

**Ward:** Radcliffe - West

Item 3

**Applicant:** Mr Adewunmi Adesanya

**Location:** Stand United Reformed Church, Stand Lane, Radcliffe, Manchester, M26 1JE

**Proposal:** Proposed internal works to church building; Erection of fencing and railings around the perimeter of the church with gates for access

**Application Ref:** 68548/Full

**Target Date:** 05/08/2022

**Recommendation:** Approve with Conditions

### **Description**

The application relates to Stand United Reformed Church, a Grade II Listed Building built in 1885. The church is constructed from coursed sandstone with ashlar details and slate roof and original stained glass windows and in an architectural style of Victorian Gothic Revival.

The Church Building is sited on a rectilinear 'island site' bounded by Chapel Field Road (to the north), Stand Lane (to the east), Walker Street (to the south), and a small parking area (to the west) towards the end of Walker Street. The properties within the immediate vicinity are mainly terraced and semi-detached residential properties.

The Church has been vacant since 2019 when it stopped operating and was subsequently sold to the applicant, the Celestial Church of Christ. The applicants' intention is to bring the church back into use as place of worship. To achieve this it is proposed to carry out various alterations and improvements to the church, some of which are required to accord with the church's doctrine of worship.

This application seeks full planning permission.

### **External**

Externally it is proposed to reinstate the railing that would have originally been sited on top of the low stone wall that forms the boundary to the church and replace the existing pedestrian gates to match the new railing design. The railings would be 710mm high, comprising rectangular 50mm x 50mm posts to be fixed to the original centres and of a design to reflect the original railings. Three external metal gates of the same design to the railings are also proposed. These would be the overall same height as the railings around the site circa 1.4m overall.

Originally it was proposed to erect a high fence between the rear of the church and the cemetery as the churches doctrine requires 'contact' separation between the living and those passed away. The fence would have screened views of the headstones from users of the church and created a physical barrier in-between. This proposal has been withdrawn from the application. Also withdrawn from the original submission was the proposed cleaning of external stone and maintenance of the stained glass windows. It is understood this work is to be carried out when full assessments of the condition of the stone and glass can be carried out. As such an updated heritage statement has been submitted to reflect the amendment to the application submission.

There are no other external works proposed as part of this application.

### **Internal**

The proposed internal alterations are as follows:

- The covering of the horizontal gravestones in the basement area with a removable timber framed reinforced walk on glass structure. The area would be opened up to become a usable space.
- Retention and cleaning of parquet flooring and Victorian tiles on the ground floor (Church).
- Retention and restoring (re-varnish) of wood panelling on ground floor.
- Removal of 20th century partitions and doors, painting and other alterations to existing 20th century features in the basement.
- New and replacement internal railings in the main church area (ground floor) with new rail around stair well to the basement and glass balustrade.
- Re-painting white the existing render to the internal ground floor elevations.

For the avoidance of doubt.

The proposed internal alterations are not development within the meaning of Section 55(2) of The Town and Country Planning Act 1990 (as amended) and as such do not require planning permission. The element to be assessed that does require planning permission is the reinstatement of the perimeter railing along the top of the perimeter low stone wall and the new matching gates.

An application for listed building consent, 68548, has also been submitted which assesses the impact of the proposals on the architectural and historic interest of the church.

**Use of the building**

The church is in a lawfully established use as a place of worship - Learning and Non-Residential Institutions Class F1(f), formerly Use Class D1 of the Use Classes Order 1987.

Up to 2019 the United Reformed Church hosted various local community groups in the basement area of the church where there were toilets and a kitchen. This provision was ancillary to the primary established use of the church as a place of worship and the church would continue to be used as a place of worship by its new owner who is the applicant of this application.

It is understood that the new occupiers of the church would not continue this provision of hosting community groups. For the avoidance of doubt the occupant's intentions does not therefore constitute a loss of an established community facility in planning use terms as the primary use of the building/church as a place of worship or change of use class.

**Relevant Planning History**

02317/E - Change of use to restaurant and wedding banquet venue (Class A3) - Enquiry completed 05/07/2019.

02524/E - Renovation of the interior of the building and including plastering, painting and replacement of old benches with stackable chairs. External cleaning of carbon affected stone work restoring them to former glory. Enquiry completed 09/03/2021.

67226 - Internal works to church building; Erection of fencing around the perimeter of the church; Erection of fencing at rear to create a secure and maintained space for the cemetery with gate for community access - Withdrawn by Applicant 07/10/2021

67227 - Listed building consent for proposed internal works to church building; Erection of fencing around the perimeter of the church; Erection of fencing at rear to create a secure and maintained space for the cemetery with gate for community access - Withdrawn by Applicant 07/10/2021.

68549 - Listed building consent for proposed internal works to church building; Erection of fencing and railings around the perimeter of the church with gates for access - concurrent application.

### **Publicity**

Site Notice posted on 15/07/2022

Press Notice published in the Bury Times on 21/07/2022.

A letter was sent to 36 addresses at Chapel Field, Stand Lane and Walker Street dated 12/07/2022.

4 objections and 2 letters of support have been received and are summarised below.

### **Objections**

- The problem with works to the floors would be where the pews were removed without listed building consent.
- Concerned that this application is a cover to push work through that previous applications have not in the past.
- Covering or removing memorials including the war graves in the Church yard is disrespectful to the people who gave service and even their lives for their community and their country. A stained glass windows is dedicated to the first Freeman of Radcliffe. How does it portray Bury Council if these are removed and/or spoilt. I would urge a visit to this Church before any decisions are made.
- Concerns over antisocial sermon hours . This congregation in other areas of Manchester have early morning 4am sermons and late night sermons that are very loud especially when congregation leaves.
- Concerns regarding parking as its such a large community.
- Concerns about works being done currently despite not having planning permission yet and a listed building.
- Not collecting their bin off Chapelfield which has been full for months now and left on grass despite informing them its their bin.
- As a community we are concerned about sermon times, noise and parking, there is no comment on how this will be managed in the application. Please can this be part of the conditions.
- The community have worked with both Greater Manchester Police and Six Town Housing to reduce crime in the area.
- These plans will negatively impact my safety, health and wellbeing. Many do not have internet access so are unable to participate in the planning process and respectfully request the planning department extend the deadline for public comment to ensure that I am not disadvantaged by my disabilities whilst engaging with the planning application process.
- The Heritage Statement submitted with these applications is so outdated as to be misleading.
- If there is damp etc this is due to the actions of the new owners who have also ripped out internal structures before consent is granted.
- Failed to maintain the fabric of the building and its surrounding churchyard.
- New owners made it clear the local community would not only be unable to reinstate the previous community use of the church but intend to deprive residents use of their own communal gardens.
- The owners state that they intend to reinstate metal railings around the church to prevent vandalism and fly tipping, yet there has not been any fly tipping in the churchyard and the building has never been vandalised. Its open aspect without railings that has ensured the "crime free" status of the church and its graveyard.
- The new owners have demonstrated a complete disregard for the church and grounds having never undertaken even the most basic maintenance, allowing the graveyard to become an overgrown mess.
- At no time since taking ownership of this church, have their congregants / representatives been in contact with local community groups to discuss what the local community need in terms of utilising the church building, nor have they attended any of the meetings convened by local councillors.
- The Planning Statement incorrectly describes the local area and makes no reference to the vast green space areas surrounding this church.

- There is no parking area for general public use anywhere in the neighbourhood. The planning application refers to the proposed changes providing space for 95 attendees, yet makes no reference to the Church being "within walking distance" of those attendees.
- Become apparent that our diverse community would not be welcome.

### **Support**

- Celestial Church of Christ is a good and reputable organisation. The church will support the local communities for food bank, provide clothes and shelter for people in needs. The build will be open for the local community use twice in a week.
- The church will encourage coffee morning for elderly people within local area. They will also organise youth activities which includes learning musical instrument which include piano, drums guitar and organise summer holiday classes for young people who are interested with local community.
- The church will not cause any nuisance or do any overnight sermon or preaching but rather support people providing community facilities.
- The major worship day is on Sunday between 10:00am to 3pm, Wednesday 6pm to 8pm, Friday 6pm to 8pm and Saturdays 12noon for cleaning building premises.

Since the original application, revised plans and information have been received to confirm the proposed external works would now comprise perimeter boundary railings and entrance gates.

A revised Heritage Statement has been received.

Those who have made representations have been informed of the Planning Control Committee meeting.

### **Statutory/Non-Statutory Consultations**

**Traffic Section - No objection.**

**Pre-start Conditions - None.**

### **Unitary Development Plan and Policies**

EN1	Built Environment
EN1/1	Visual Amenity
NPPF	National Planning Policy Framework

### **Issues and Analysis**

The following report includes analysis of the merits of the application against the relevant policies of both the National Planning Policy Framework (NPPF) and the adopted Bury Unitary Development Plan (UDP) together with other relevant material planning considerations. The policies of the UDP that have been used to assess this application are considered to be in accordance with the NPPF and as such are material planning considerations. For simplicity, just the UDP Policy will be referred to in the report, unless there is a particular matter to highlight arising from the NPPF where it would otherwise be specifically mentioned.

**Equality Act 2010:** All planning applications are considered in light of the Equality Act 2010 and associated Public Sector Equality Duty, where the Council is required to have due regard for:

The elimination of discrimination, harassment and victimisation;

The advancement of equality of opportunity between persons who share a relevant protected characteristic and person who do not share it;

The fostering of good relations between persons who share a relevant protected characteristic and person who do not share it; which applies to people from the protected equality groups.

It is important that the religious/cultural needs of the any community are recognised and catered for. It is also important that the residential amenity of existing residents is also taken into consideration and balanced.

### **Public Sector Equality Duty**

This report sets out the Council's duties with regards to the Equality Act 2010 and the associated Public Sector Equality Duty.

Religion or belief is a protected characteristic under the 2010 Act and the main report sets out how, in considering this application, regard has been had to how any negative implication in relation to equality is based on an objective justification. The recommendation to approve the application with more restricted opening times than those applied for could be seen as negatively impacting on religion and belief. However, it is considered that this is objectively justified and proportionate because of the harm that would be caused to the residential amenity in terms of noise and disturbance as set out in the main report.

### **Policies**

EN1/1 - Visual Amenity - Development will not be permitted where proposals would have a detrimental effect on:

- public views of prominent or important buildings, especially those in areas of architectural or historic interest;
- the visual amenity both within, or viewed from, areas of environmental interest such as the Green Belt, Special Landscape Areas or the river valleys.

Paragraph 130(b) of the National Planning Policy (NPPF) states - Planning policies and decisions should ensure that development are visually attractive as a result of good architecture, layout and appropriate and effective landscaping.

### **Assessment**

To clarify the parameters of this planning application, proposals relate to the external works only and for the installation of perimeter railings and gates.

All internal works to the church summarised above together with the installation of external railings and gates would be subject to the concurrent Listed Building application reference 68549.

### **Visual Amenity**

The proposed railing and gates would have a black cast iron appearance, traditional and historic in design approach and would be a type frequently used to enclose the grounds of buildings of worship. The proposed railings would reinstate the boundary treatment which previously enclosed the church grounds.

The railings and gates would also aide in the maintenance and security of the church and its grounds.

It is therefore considered that the proposed development would not represent incongruous features or cause detriment to the visual amenity of the street scene or surrounding built environment, and would be appropriate within the context of the historical setting.

As such the proposed development would comply with adopted UDP policies EN1/1 - Visual Amenity and paragraph 130(b) of the NPPF.

It is recommended a condition is added to ensure the colour of the railing and gates be maintained black.

### **Response to objections raised -**

- The proposal would not constitute a loss or change of use of a community facility in planning terms and matters raised are not considerations for this planning application.
- Proposed internal works would be the subject of the Listed Building Consent application

**Statement in accordance with Article 35(2) Town and Country Planning (Development Management Procedure) (England) (Amendment) Order 2015**

The Local Planning Authority worked positively and proactively with the applicant to identify various solutions during the application process to ensure that the proposal comprised sustainable development and would improve the economic, social and environmental conditions of the area and would accord with the development plan. These were incorporated into the scheme and/or have been secured by planning condition. The Local Planning Authority has therefore implemented the requirement in Paragraph 38 of the National Planning Policy Framework.

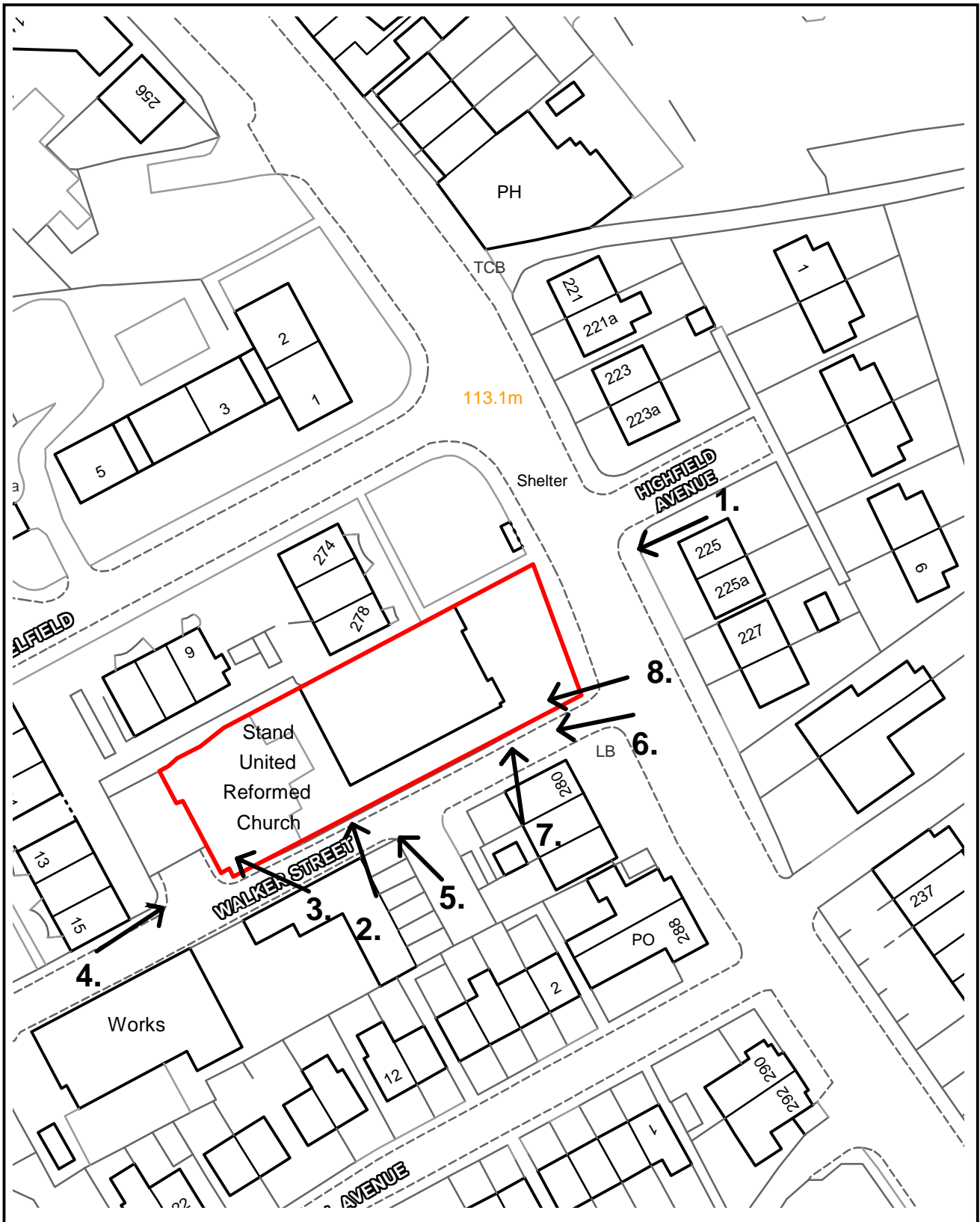
**Recommendation:** Approve with Conditions

**Conditions/ Reasons**

1. The development must be begun not later than three years beginning with the date of this permission.  
Reason. Required to be imposed by Section 91 Town & Country Planning Act 1990.
2. This decision relates to drawings numbered Proposed Site Block Plan - D.01 B, Proposed External Gate G1 - G.04 C, Proposed External Gate G2 - G.07 C, Proposed External Railing - G.08 B, Proposed External Gate G4 - G.10 C, Existing GA Front & Rear Elevations – A.06 A, Existing Walker Street Elevation – A.07 A, Existing GA Flank Elevation 02 – A.08 A and the development shall not be carried out except in accordance with the drawings hereby approved.  
Reason. For the avoidance of doubt and to ensure a satisfactory standard of design pursuant to the policies of the Bury Unitary Development Plan listed.
3. The external perimeter railing and gates detailed on drawings G.07 B, G.08 A and G.10 B and hereby approved shall be painted black within 3 months of the date of this decision and maintained as such thereafter.  
Reason: To preserve the special architectural and Historic interest of the Grade II listed Stand United Reformed Church.

For further information on the application please contact **Mark Kilby** on **0161 253 7639**

# Viewpoints - Item 03 (68548) and Item 04 (68549)



## PLANNING APPLICATION LOCATION PLAN

APP. NOS **68548 and 68549**

ADDRESS: Stand United Reformed Church,  
Stand Lane, Radcliffe,

Planning, Environmental and Regulatory Services

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68548 (Item 3) and 68549 (Item 4) – External Photos

Photo 1



Photo 2





68548 (Item 3) and 68549 (Item 4) – External Photos

Photo 3



Photo 4



68548 (Item 3) and 68549 (Item 4) – External Photos

Photo 5



Photo 6



68548 (Item 3) and 68549 (Item 4) – External Photos

Photo 7



Photo 8





- **PROPOSED RAILING**  
-82 LINEAR METERS
- **PROPOSED GATES**  
-3NO SINGLE SWING (G1, G2, G3)  
- 1NO DOUBLE SWING (G4)
- **SITE BOUNDARY**

**IKECTURE**  
RIBA CHARTERED ARCHITECTS

Revision	Date	Description	Author
A	19.7.22	NOTES ADDED	IO
B	9.11.22	EXTERNAL RAILING DESIGN UPDATED	IO

STAGE 3  
**PLANNING**

Client  
**MR A ADESANYA**

Project address  
**SUR CHURCH, RADCLIFFE, MANCHESTER, M26 1JE**

Date **09 JUN 22** Scale **1 : 200**

THE CONTRACTOR IS RESPONSIBLE FOR CHECKING DIMENSIONS, TOLERANCES AND REFERENCES.

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**PROPOSED SITE BLOCK PLAN**

Project no.	Drawing no.	Rev.
<b>305</b>	<b>D.01</b>	<b>B</b>

**PROPOSED SITE BLOCK PLAN**  
1 : 200



RAILING EXAMPLE

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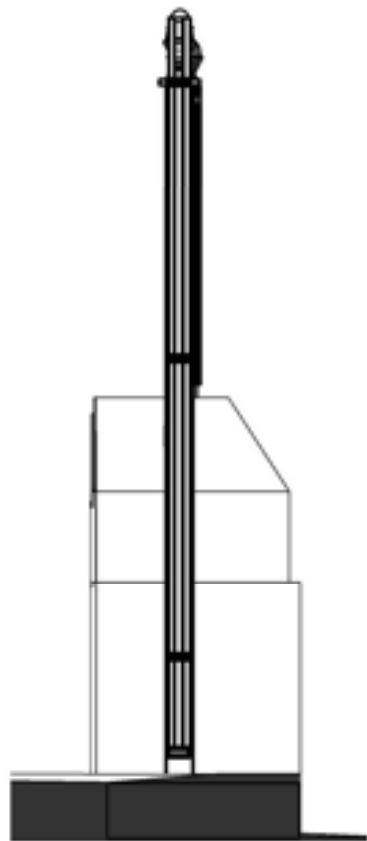
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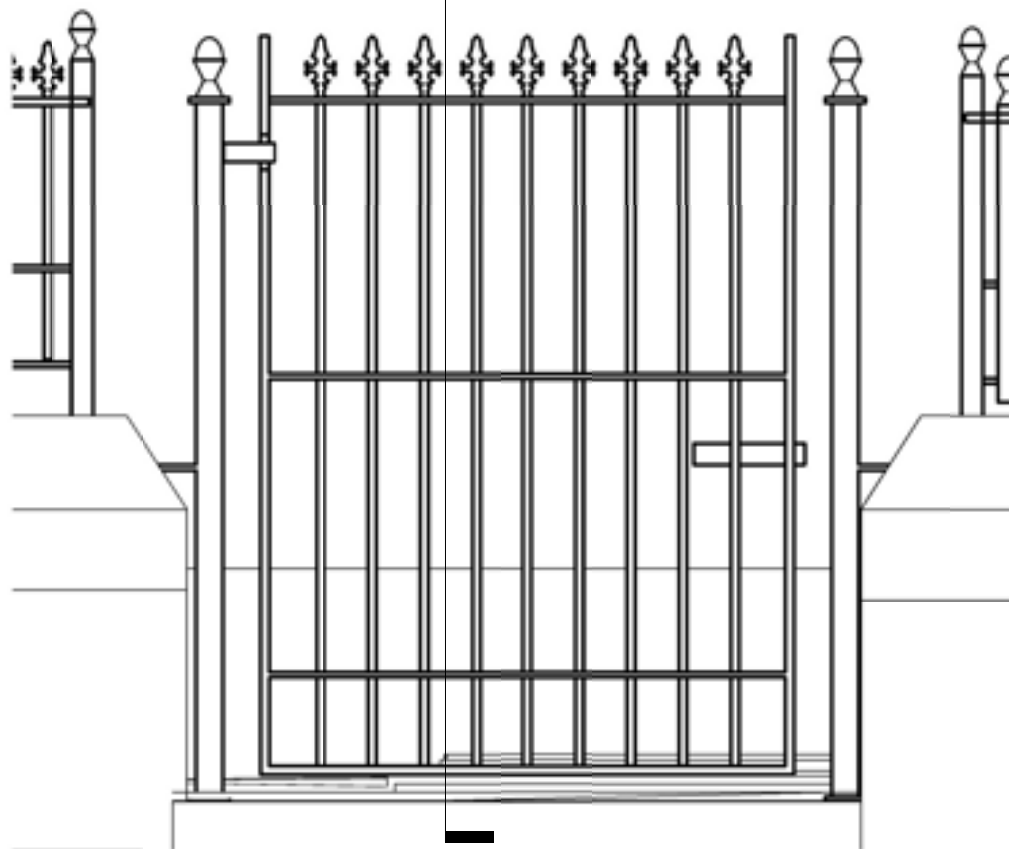
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**PROPOSED EXTERNAL GATE G1**

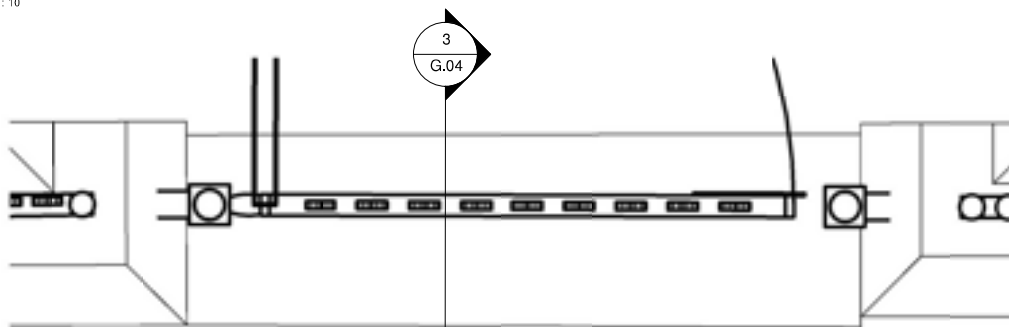
Project no.	Drawing no.	Rev.
305	G.04	B



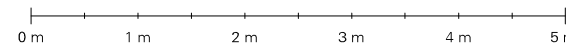
**3 PROPOSED SECTION - GATE G1**  
1 : 10



**2 PROPOSED ELEVATION - GATE G1**  
1 : 10



**1 PROPOSED FLOOR PLAN - GATE G1**  
1 : 10



NEW PROPOSED METAL GATE



RAILING EXAMPLE

**IKETEKTURE**  
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A	19.7.22	NOTES ADDED	IO
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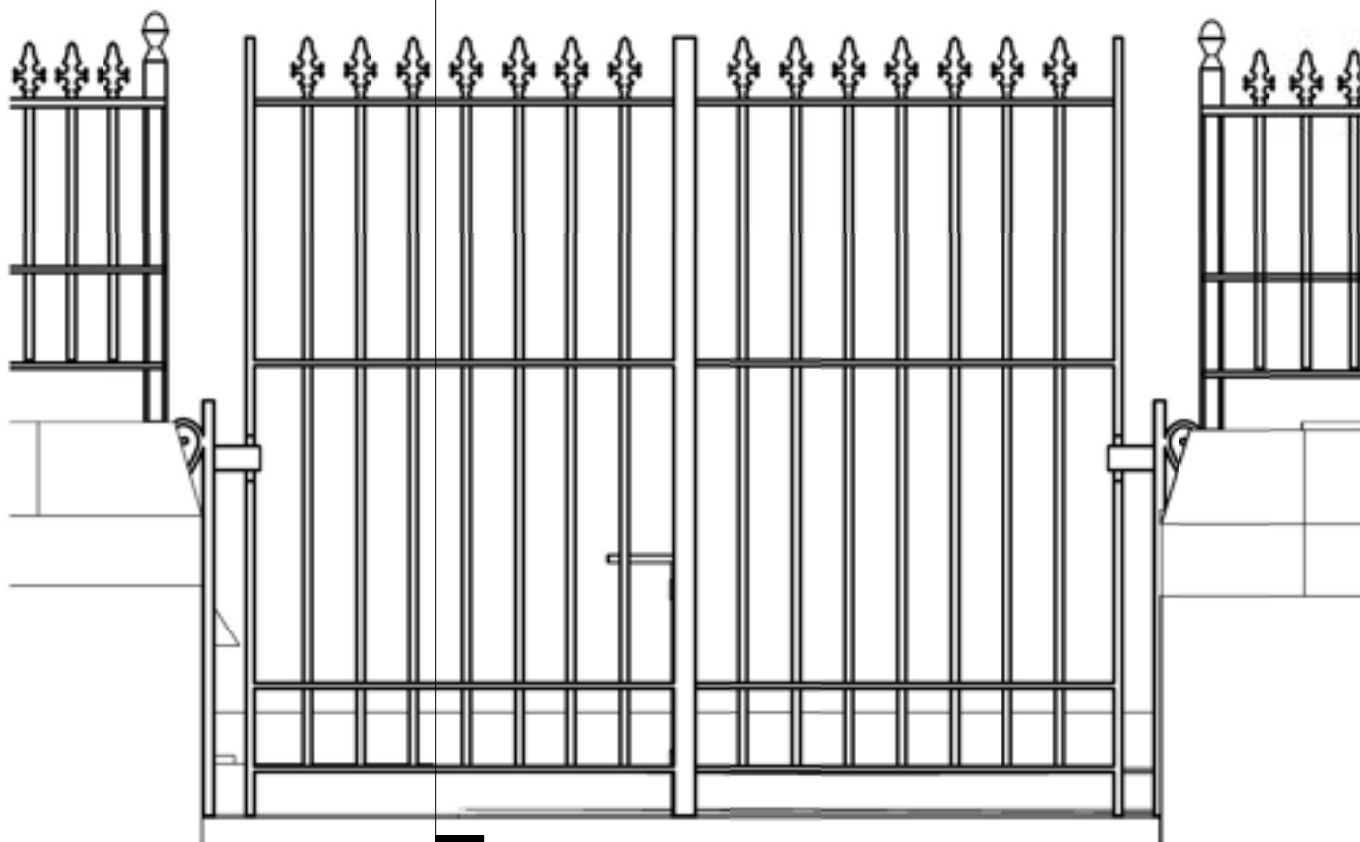
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### PROPOSED EXTERNAL GATE G2

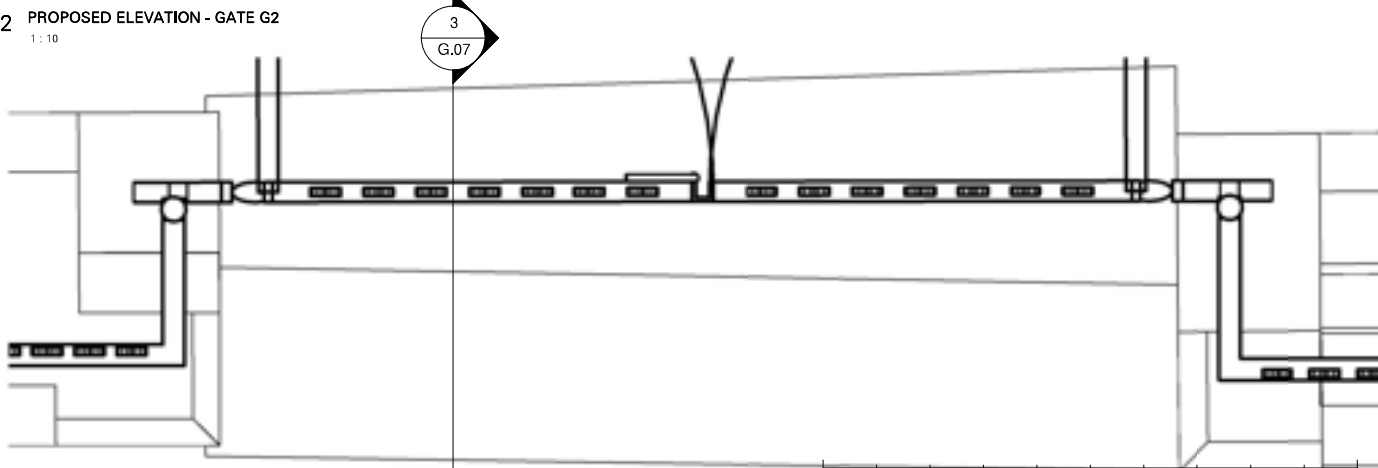
Project no.	Drawing no.	Rev.
<b>305</b>	<b>G.07</b>	<b>B</b>



**3 PROPOSED SECTION - GATE G2**  
1 : 10



**2 PROPOSED ELEVATION - GATE G2**  
1 : 10



**1 PROPOSED FLOOR PLAN - GATE G2**  
1 : 10

NEW PROPOSED GATE

0 m 1 m 2 m 3 m 4 m 5 m



RAILING EXAMPLE

IKECTURE  
RIBA CHARTERED ARCHITECTS

Revision	Date	Description	Author
A	19,7,22	NOTES ADDED	IO

STAGE 3  
PLANNING

Client  
**MR A ADESANYA**

Project address  
**SUR CHURCH, RADCLIFFE,  
MANCHESTER, M26 1JE**

Date **09 JUN 22** Scale **1 : 10**

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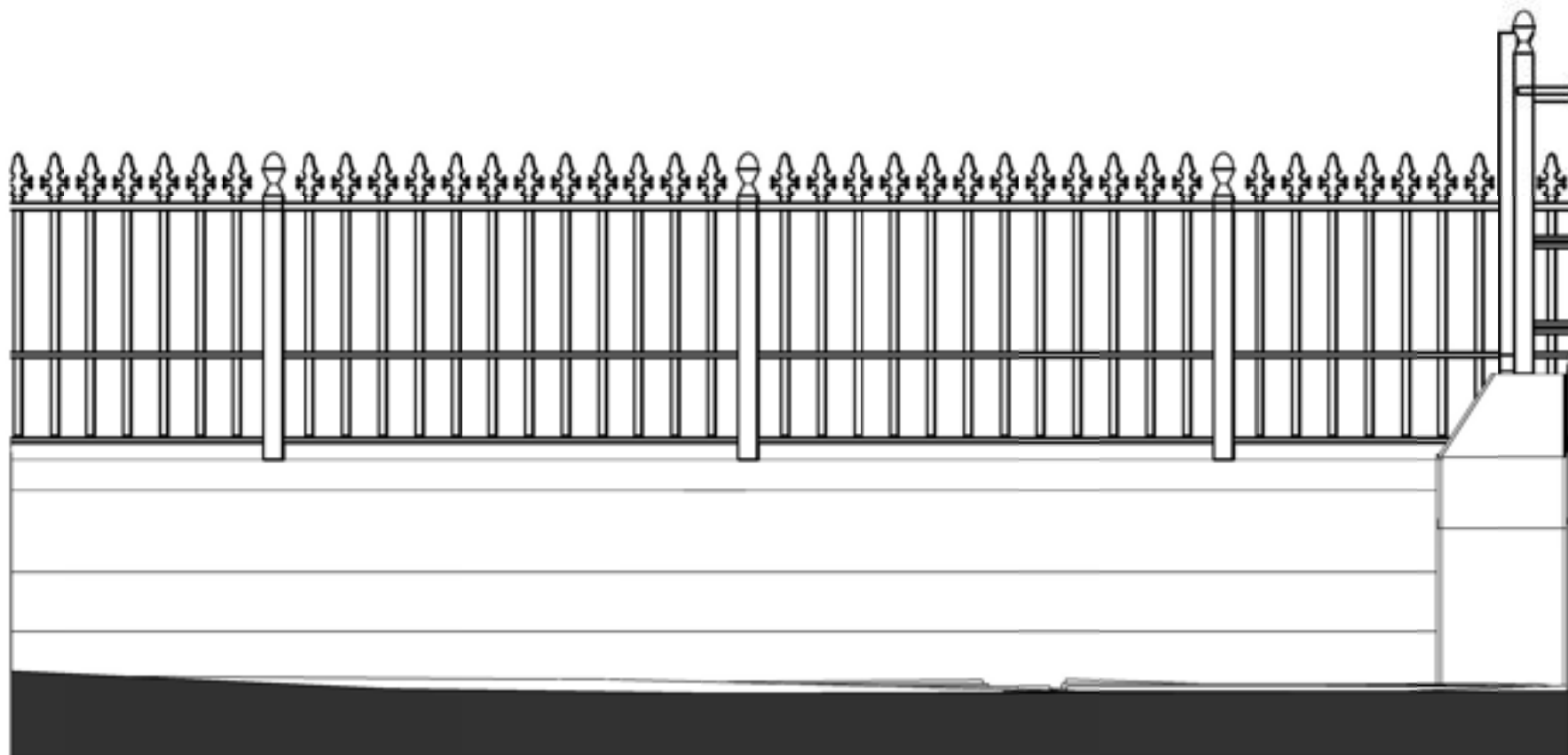
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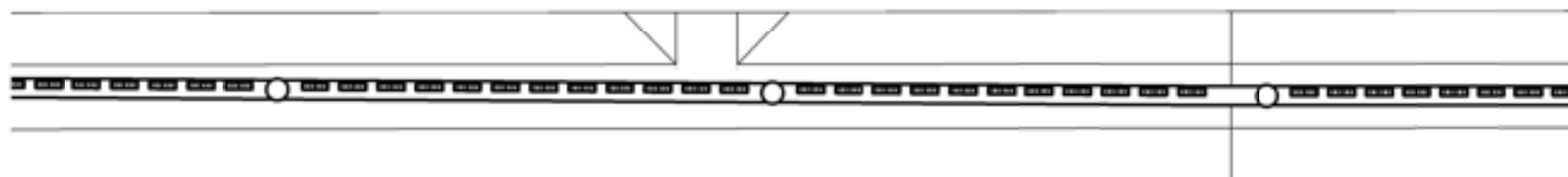
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**PROPOSED  
EXTERNAL  
RAILING**

Project no.	Drawing no.	Rev.
305	G.08	A

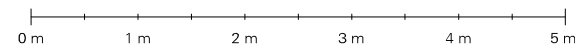


**2 ELEVATION**  
1 : 10



**1 FLOOR PLAN**

NEW PROPOSED EXTERNAL RAILINGS

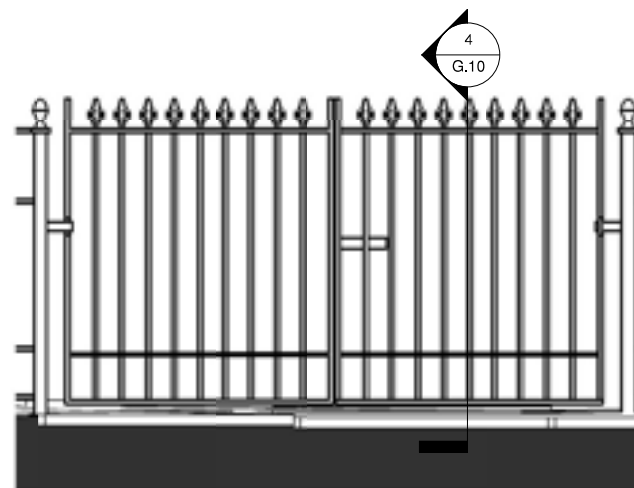




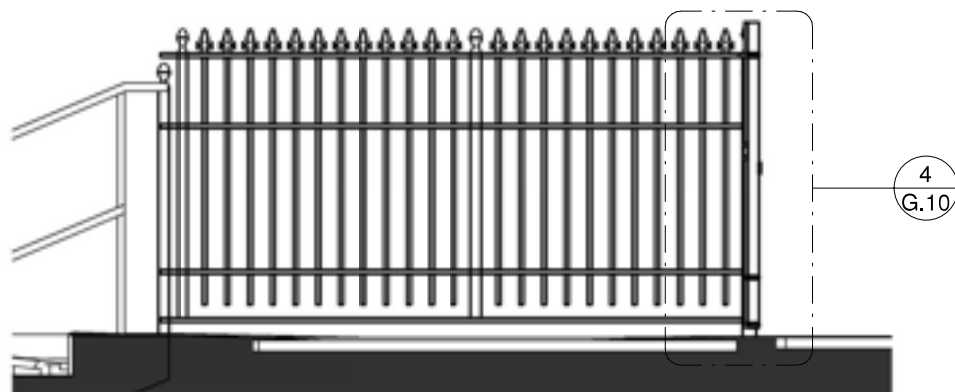
RAILING EXAMPLE



4 Section 3  
1 : 20

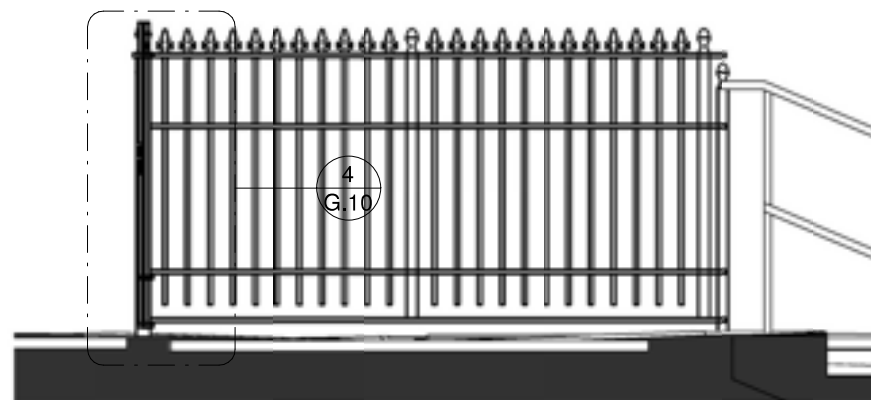


1 Elevation 24 - a  
1 : 20

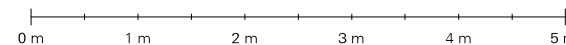


3 Elevation 24 - d  
1 : 20

NEW PROPOSED METAL GATE



2 Elevation 24 - b  
1 : 20



**IKECTURE**  
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STAGE 3  
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**SUR CHURCH, RADCLIFFE, MANCHESTER, M26 1JE**

Date **09 JUN 22** Scale **1 : 20**

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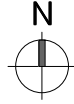
**PROPOSED EXTERNAL GATE G4 (ELEVATIONS)**

Project no.	Drawing no.	Rev.
305	G.10	B





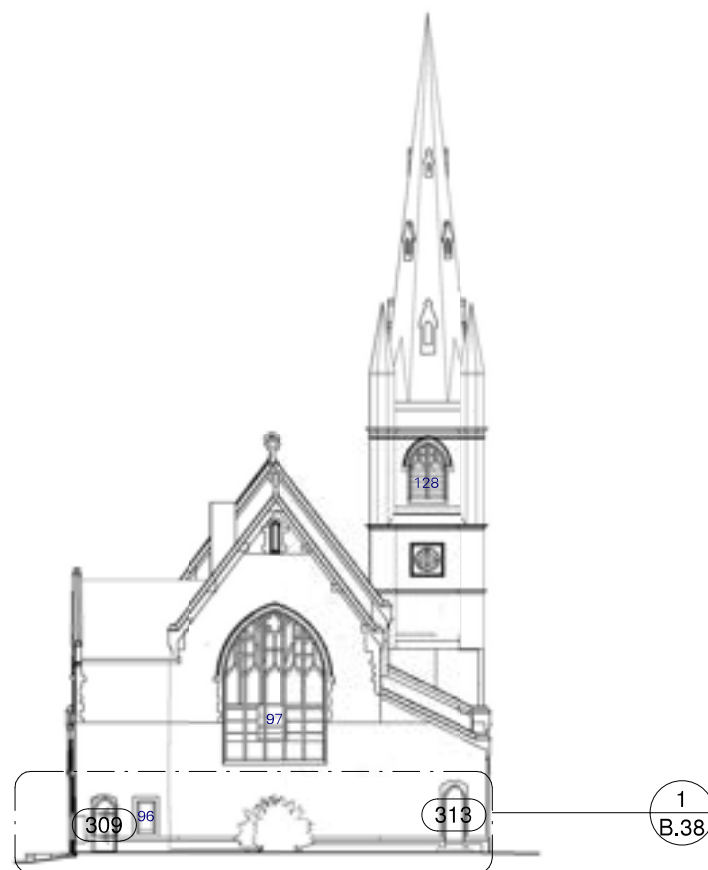
# LOCATION MAP



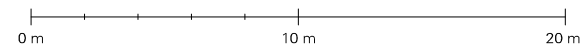
Project no.	Drawing no.	Rev	Project Address	Date	Scale @ A4	SITE BOUNDARY AREA	EXISTING FOOTPRINT
305	3		SUR CHURCH, RADCLIFFE, MANCHESTER, M26 1JE	09 JUN 22	1 : 1250	— 1050 m <sup>2</sup>	■ 350 m <sup>2</sup>



**FRONT ELEVATION**  
(FACING STAND LANE)



**REAR ELEVATION**  
(FACING CHAPELFIELD ROAD)



**IKETECTURE**  
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**EXISTING GA FRONT & REAR ELEVATIONS**

Project no.	Drawing no.	Rev.
<b>305</b>	<b>A.06</b>	<b>A</b>



**A. RUSTICATED DWARF SANDSTONE WALLS WITH STONE COPING STONES.**

**B. EXISTING RED BRICK WALL**

**KETEKTURE**  
RIBA CHARTERED ARCHITECTS

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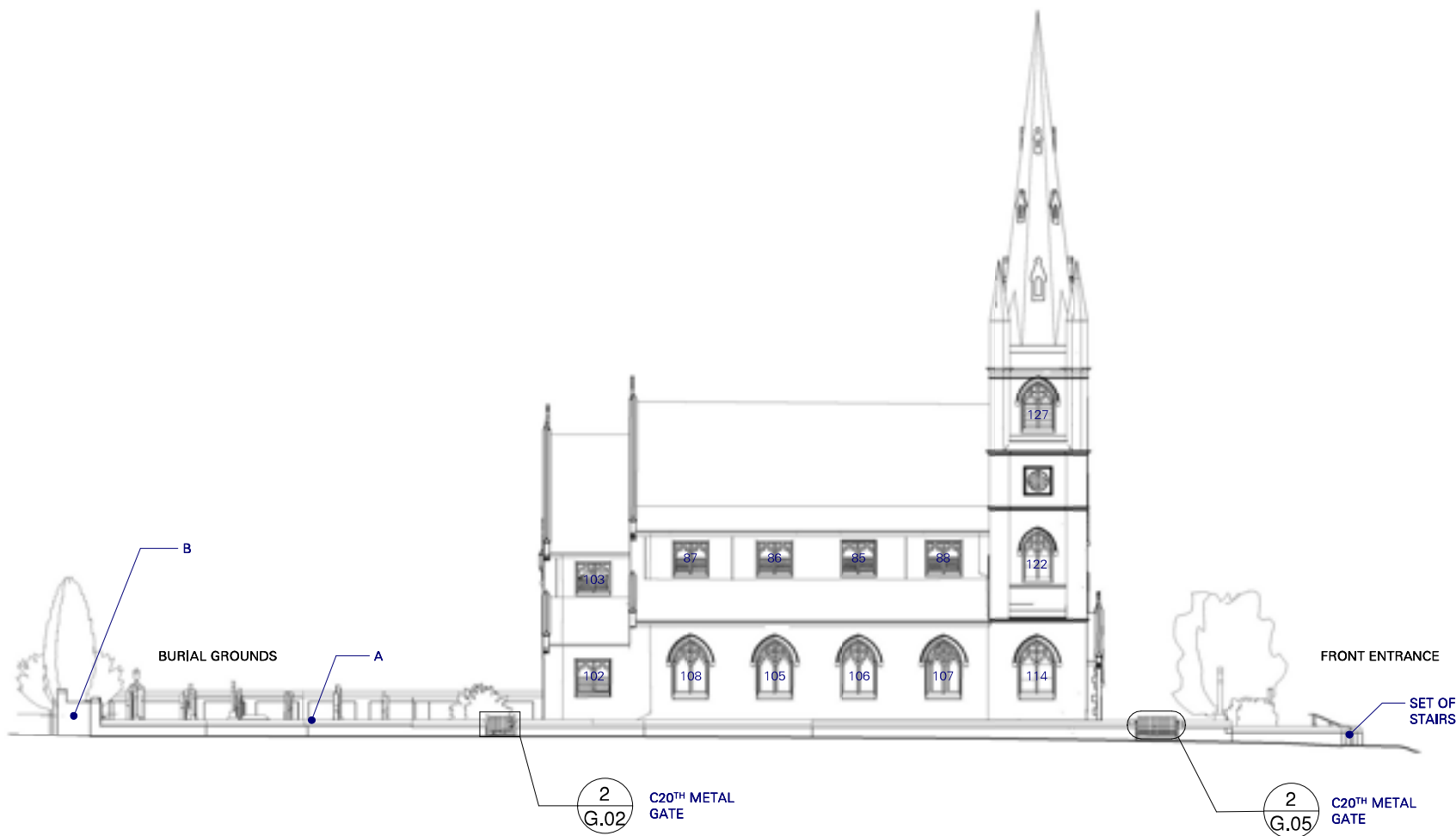
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**EXISTING WALKER STREET ELEVATION**

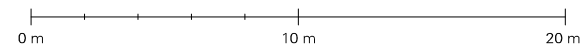
Project no.	Drawing no.	Rev.
305	A.07	A



**FLANK ELEVATION 01**  
(FACING WALKER STREET)



**FLANK ELEVATION 02**  
(FACING CHAPELFIELD ROAD)



**IKETECTURE**  
RIBA CHARTERED ARCHITECTS

Revision	Date	Description	Author
A	19,7,22	NOTES ADDED	IO

STAGE 3  
**PLANNING**

Client  
**MR A ADESANYA**

Project address  
**SUR CHURCH, RADCLIFFE, MANCHESTER, M26 1JE**

Date **09 JUN 22** Scale **1 : 200**

THE CONTRACTOR IS RESPONSIBLE FOR CHECKING DIMENSIONS, TOLERANCES AND REFERENCES.

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**EXISTING GA  
FLANK  
ELEVATION 02**

Project no.	Drawing no.	Rev.
<b>305</b>	<b>A.08</b>	<b>A</b>