

Ward: Radcliffe - West

Item 4

Applicant: Mr Adesanya

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

Proposal: 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

Application Ref: 68549/Listed Building Consent **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 Listed Building Consent

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.

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 This proposal has been withdrawn from the application. Also withdrawn from the original submission was the proposed cleaning of external stone and maintenance of the stained glass windows.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.

An application for full planning permission, 68549, for the external perimeter railings has also been submitted.

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 this does not therefore constitute a loss of an established community facility in planning use terms as the primary use of the church as a place of worship remains.

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.

68548 - Proposed internal works to church building; Erection of fencing and railings around the perimeter of the church with gates for access - Concurrent application

21/0250 - Unauthorised works within a listed building. - 06/08/2021.

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.

2 objections and 6 letters of support and have been received and are summarised below.

- 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.
- I believe the Church is a charity organisation which do charitable work, which I believe will help and support someone or some people in that community. They are peace loving people.
- Provide a safe environment to express their life stories and given help to tackle their problems.

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
Conservation Officer - No Objection.

Traffic Section - No comment received.

Pre-start Conditions - None.

Unitary Development Plan and Policies

EN2/3 Listed Buildings

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

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires Local Planning Authorities in the exercise of their planning functions to have regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Paragraph 199 of the National Planning Policy Framework (NPPF) states when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

Paragraph 200 of the NPPF states any harm to, or loss of, the significance of a designated

heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;

b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.

Paragraph 202 of the NPPF states where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

EN2/3 - Listed Buildings - The Council will actively safeguard the character and setting of Listed Buildings by not permitting works, alterations or changes of use which would have a detrimental effect on their historical or architectural character and features. Proposals for demolition will be opposed and will only be considered where it is demonstrated conclusively that the building(s) cannot be retained.

In considering applications for Listed Building Consent, the Council will have regard to the following criteria:

- the impact of the proposal on the historic fabric of the building;
- the relationship of any extension to the Listed Building in terms of its height, size, design, and roofscape;
- the need to protect the setting of the Listed Building;
- the impact of associated ancillary facilities and infrastructure works.

Assessment

Buildings of Special Architectural or Historic interest are "listed" by the Secretary of State for the Environment. The listing of a building provides statutory protection against its alteration or demolition. The Borough's valuable heritage is reflected in the large number of Listed Buildings in the area (316 in June 1996) and the Council is mindful of the desirability to preserve them and enhance their setting and appearance.

New uses for Listed Buildings may often be the key to their preservation especially for buildings which have become wholly or partly redundant. However, new uses must not adversely affect the architectural or historic features and character or appearance of such buildings.

The setting of a Listed Building is often an essential feature of its character; unsympathetic development in close proximity to a Listed Building can mar its appearance, make its future use unattractive or untenable, or physically damage its structure. It is therefore important to consider the effect that a proposed development may have on such buildings.

Proposals

The proposals are considered to be at the lower end of the spectrum of less than substantial harm:

Internal works

- The basement works would involve the removal of 20th/21st century partitions and replacement of 20th/21st century kitchen and toilets which are not part of the historic fabric of the church and as such do not form part of its architectural or historic interest. This would open up the original plan form of the basement and as such would better reveal its significance.
- The covering of the horizontal gravestones in the basement area with a removable

timber framed reinforced walk on glass structure is proposed as part of the churches doctrine and for health and safety reasons. This would represent a non-permanent reversible structure that would still allow visibility of the stones. This area is to be opened up by the removal of non-historic partition wall to become a usable space and the current uneven surface created by the gravestones which represents a trip hazard would be removed by the proposal.

- The 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 and removal of 20th century partitions and doors, painting and other alterations to existing 20th century features are considered to be routine maintenance that would be acceptable as representing less than substantial harm. New and replacement internal railings in the main church area (ground floor) with a new rail around the stair well to the basement and glass balustrade are also considered reversible and would not harm significance by adversely impacting on the legibility of the internal space as a church.

External works

- The re-instatement of the perimeter railings would restore the original boundary treatment to the church and whilst it is not possible at this time to know exactly what the original design of the railings would have been, with an understanding of the period and there still being original Victorian ecclesiastical railings in existence, the proposed size and design of the railings and gates are considered acceptable and would enhance its architectural interest. It is recommended a condition is added to ensure the colour of the railing and gates be maintained black to preserve the special architectural and Historic interest of the Grade II listed Stand United Reformed Church.

In representing less than substantial harm, the proposals would maintain the legibility of the building as a church therefore conserving its architectural and historic interest. The proposals would have the public benefit of bringing back a vacant listed church into a sustainable and viable use, and as such the proposals would outweigh the harm identified.

The application would therefore comply with paragraphs 194, 195, 199, 200 and 203 of the NPPF and adopted UDP policy EN2/3 - Listed Buildings.

Matters relating to unauthorised works

Legal Framework and Planning Policy

Prior to the submission of this application, the church pews at ground floor had been removed. The balcony and pews at the east end of the church have been retained. The pulpit was also removed.

Section 7(1) of the Planning (Listed Building and Conservation Areas) Act 1990 states - Subject to the following provisions of this Act, no person shall execute or cause to be executed any works for the demolition of a listed building or for its alteration or extension in any manner which would affect its character as a building of special architectural or historic interest, unless the works are authorised.

Section 9(1) states - If a person contravenes Section 7 they shall be guilty of an offence.

In consideration of the particular merits of these actions, it is clear that consent should have been sought in the first place prior to anything being undertaken or removed. However, it is not considered expedient to consider a prosecution in this instance, notwithstanding any evidence of who allegedly committed the offence. The pews and pulpit did possess a lower level of historic and architectural interest. The pews were not considered to be unique in their design or to pre-date the church nor to be of exceptional aesthetic quality. The same consideration can be applied to the pulpit. Listed churches that become disused can deteriorate very quickly to a point where the building is lost completely, or its architectural and historic significance have been severely reduced. In this instance the level of harm caused by the removal of pews and pulpit would be outweighed by the public benefit of

bringing a vacant listed church back into sustainable viable use.

Response to objections raised -

- The submitted updated heritage statement has been referred to in the report. The other matters raised are not considerations for Listed Building Consent.

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

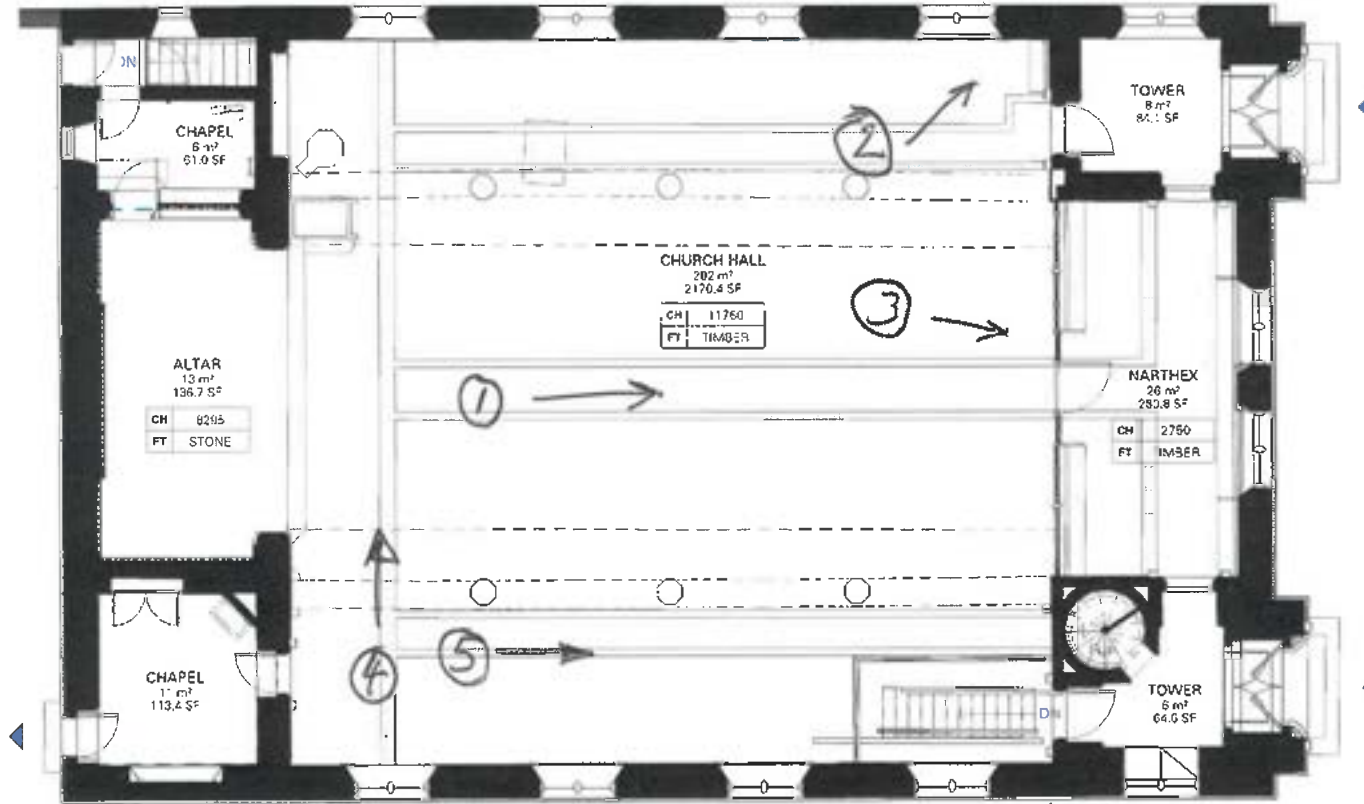
1. The development must be begun not later than the expiration of three years beginning with the date of this permission.
Reason - Required to be imposed pursuant to Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
2. This decision relates to drawings numbered Location Plan - 305 3, 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 Site Block Plan – A.01 A, Existing GA Basement Floor Plan – A.02 A, Existing GA Ground Floor Plan – A.03 A, Existing GA Front & Rear Elevations – A.06 A, Existing Walker Street Elevation – A.07 A, Existing GA Flank Elevation 02 – A.08 A, Existing Crypt Floor Plan – H.01 A, Existing Internal Elevations BT.13 – H.02 A, Proposed Crypt Floor Plan – H.03 A, New Raised Floor in Crypt – H.05, Proposed KS Ground Floor Plan – E.02 A, Proposed Basement Floor – E.01 A, Proposed Internal Elevation GD22 – E.24A 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 pursuant to the principles of the NPPF and UDP Policy EN2/3.

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



⊕ Ground Floor INTERNAL VIEWPOINTS 68549 - LISTED BUILDING CONSENT

Item 04:



KETEKTURE
RIBA CHARTERED ARCHITECTS
Revision Date Description Author

STAGED
FEASIBILITY

Client
MR A ADESANYA

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

Date **09 JUN 22** Scale **1 : 100**

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

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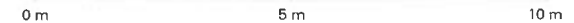
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**EXISTING GA
GROUND FLOOR
PLAN**

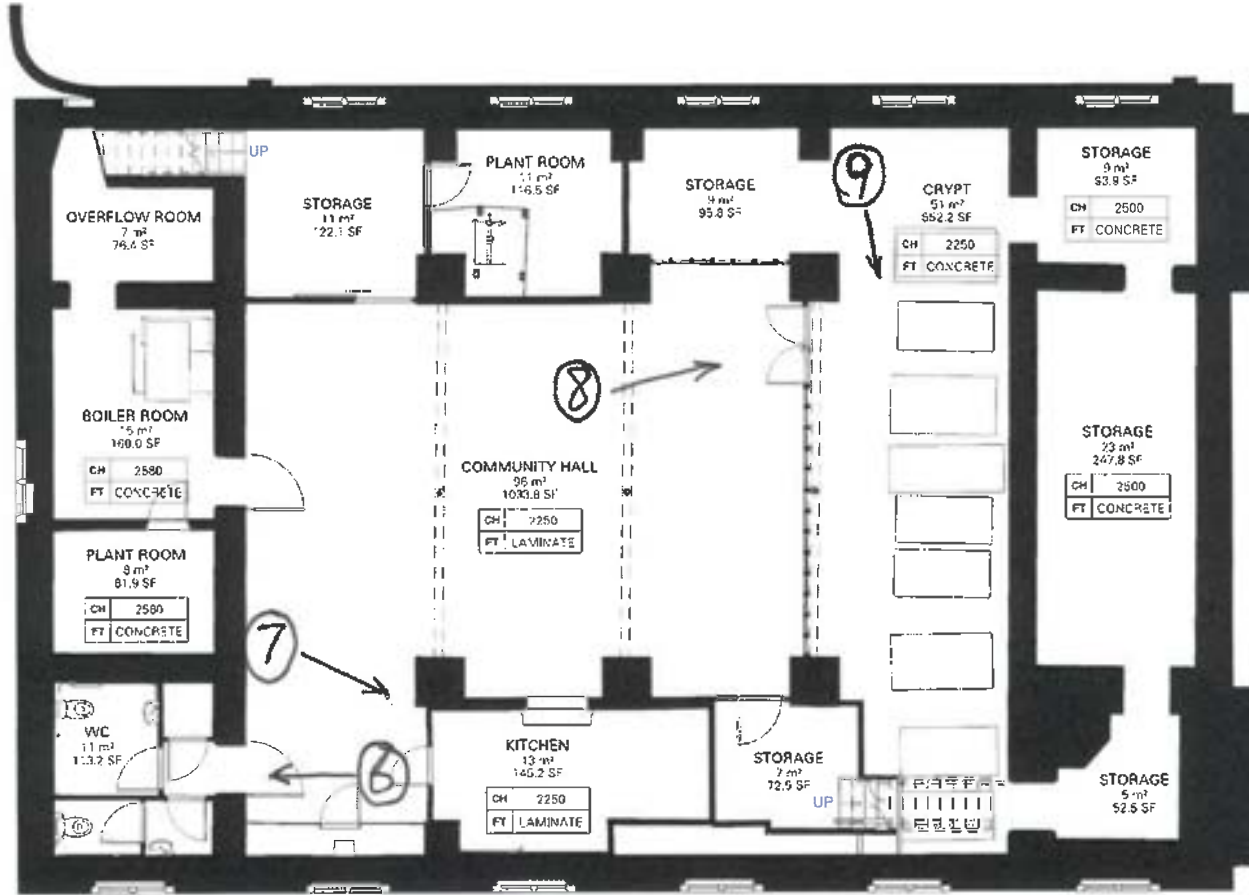
Project	Revision	Date
305	A.03	

EXISTING GROUND FLOOR PLAN





Item 04: BASEMENT VIEWPOINTS 68549 - LISTED BUILDINGS CONSENT ONLY



KETEKTURE
RIBA CHARTERED ARCHITECTS

PLANNING

Client
MR A ADESANYA

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

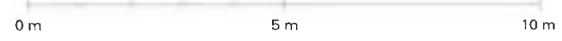
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EXISTING GA
BASEMENT
FLOOR PLAN



EXISTING GA BASEMENT FLOOR PLAN

1:100

Project no.	Drawing no.	Rev.
305	A.02	

68549 – Item 4 – Internal photos

Photo 1



Photo 2



68549 – Item 4 – Internal photos

Photo 3



Photo 4

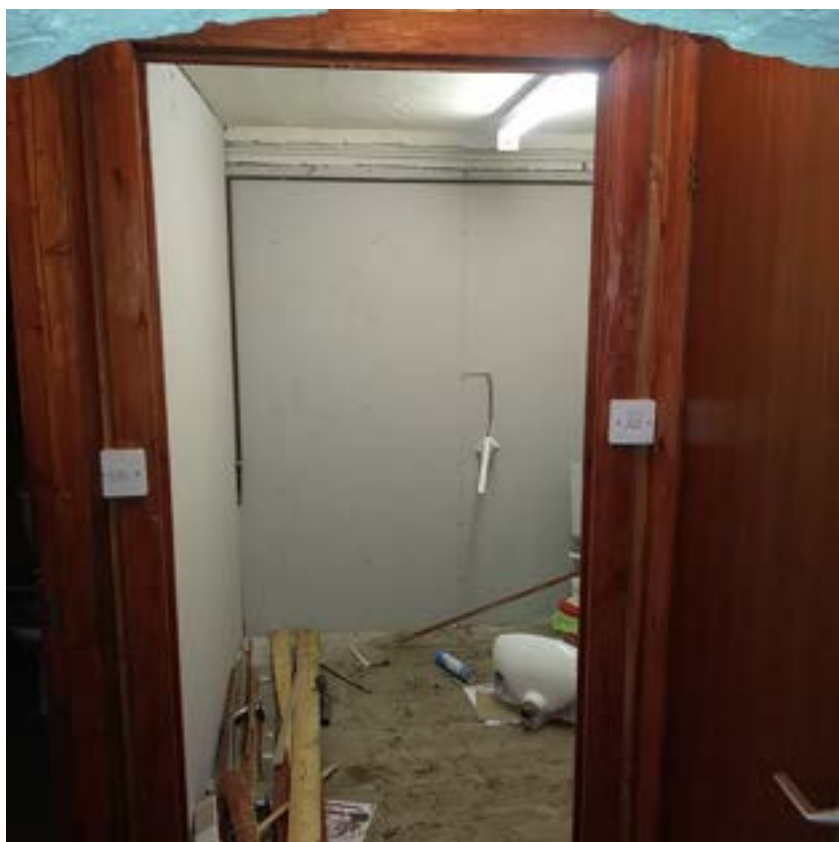


68549 – Item 4 – Internal photos

Photo 5



Photo 6



68549 – Item 4 – Internal photos

Photo 7



Photo 8



68549 – Item 4 – Internal photos

Photo 9





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

IKETECTURE
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**

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PROPOSED SITE BLOCK PLAN

Project no.	Drawing no.	Rev.
305	D.01	B

PROPOSED SITE BLOCK PLAN
1 : 200



RAILING EXAMPLE

KETEKTURE
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
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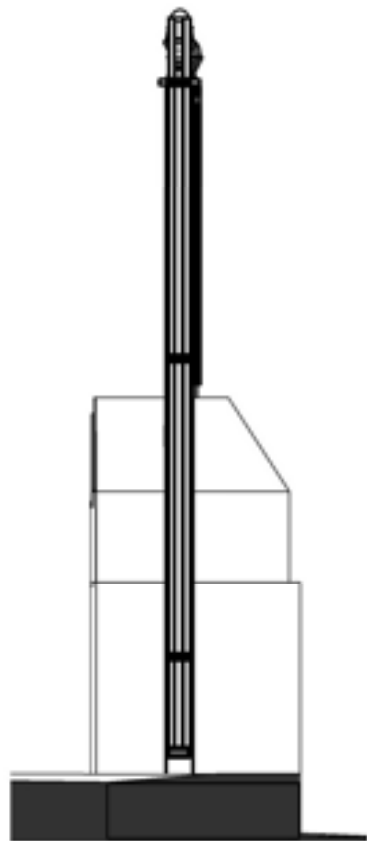
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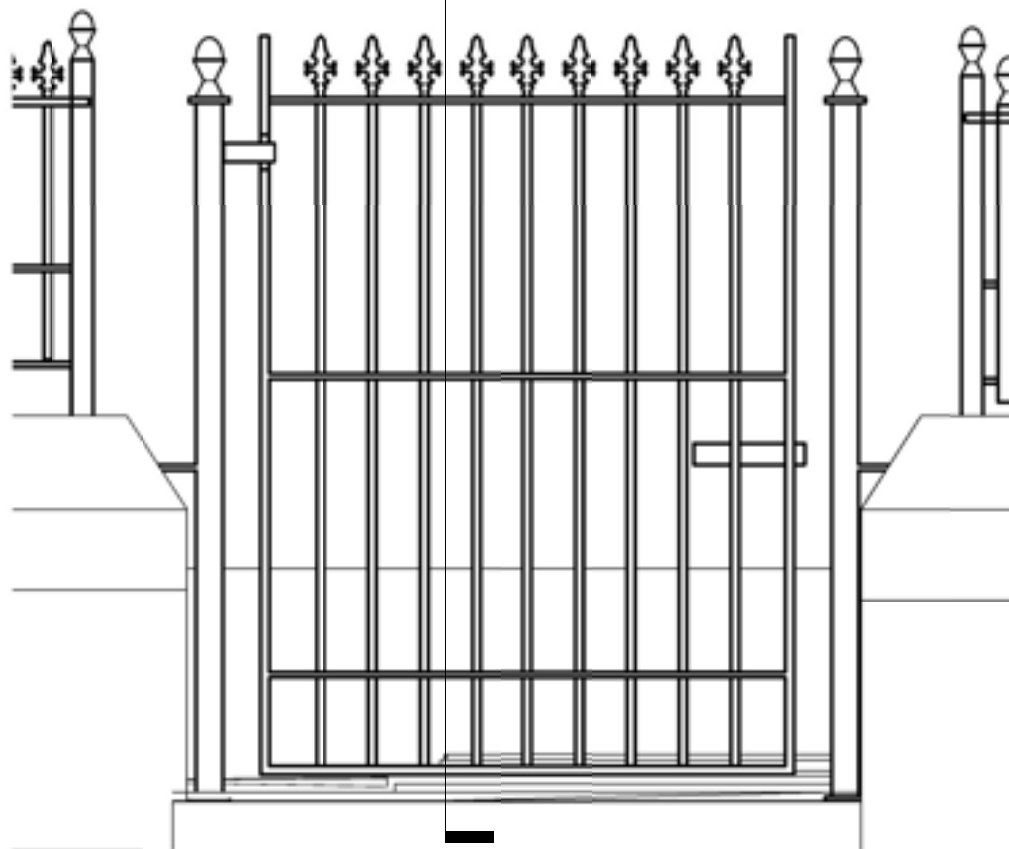
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PROPOSED EXTERNAL GATE G1

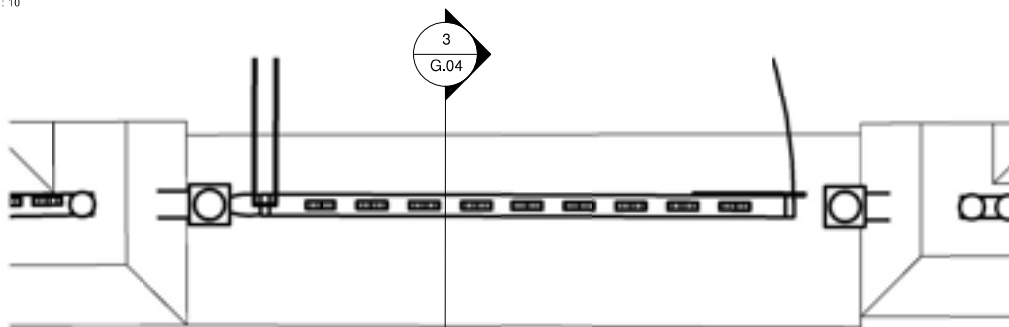
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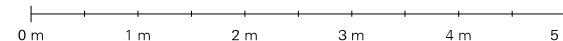
3 PROPOSED SECTION - GATE G1
1 : 10



2 PROPOSED ELEVATION - GATE G1
1 : 10



1 PROPOSED FLOOR PLAN - GATE G1
1 : 10



NEW PROPOSED METAL GATE



RAILING EXAMPLE

IKETEKTURE
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

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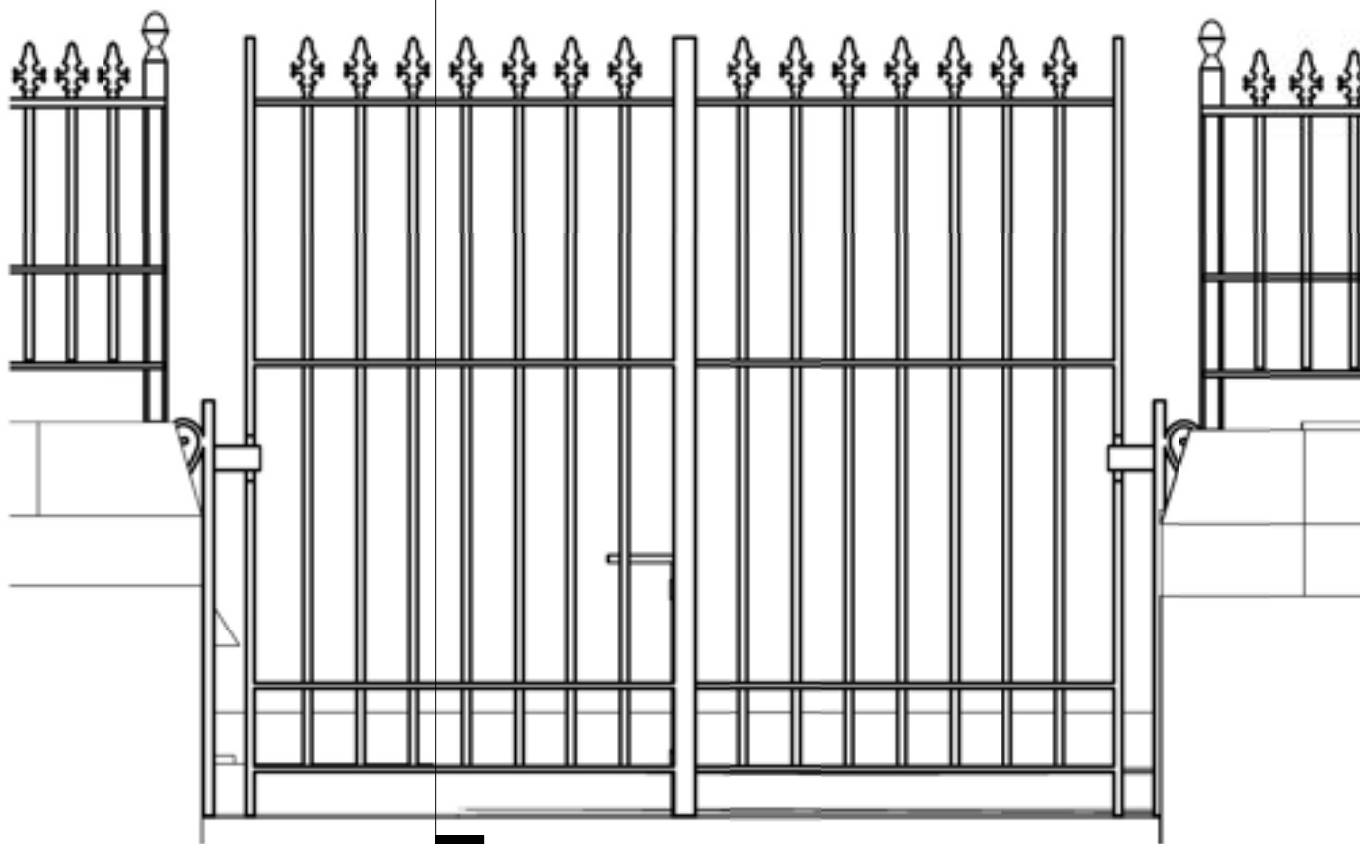
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PROPOSED EXTERNAL GATE G2

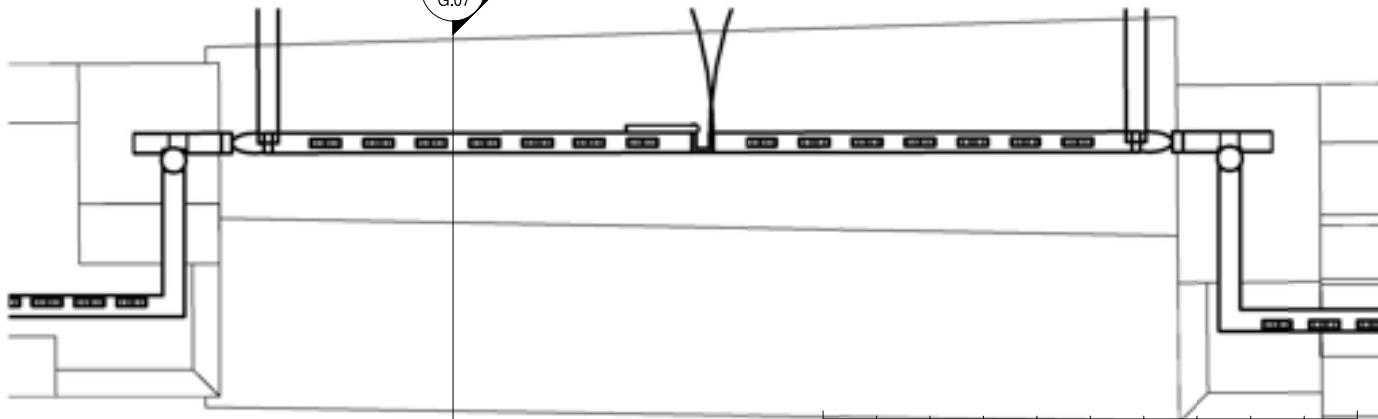
Project no.	Drawing no.	Rev.
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3 PROPOSED SECTION - GATE G2
1 : 10



2 PROPOSED ELEVATION - GATE G2
1 : 10



1 PROPOSED FLOOR PLAN - GATE G2
1 : 10

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

NEW PROPOSED GATE



RAILING EXAMPLE

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RIBA CHARTERED ARCHITECTS

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A	19,7,22	NOTES ADDED	IO

STAGE 3
PLANNING

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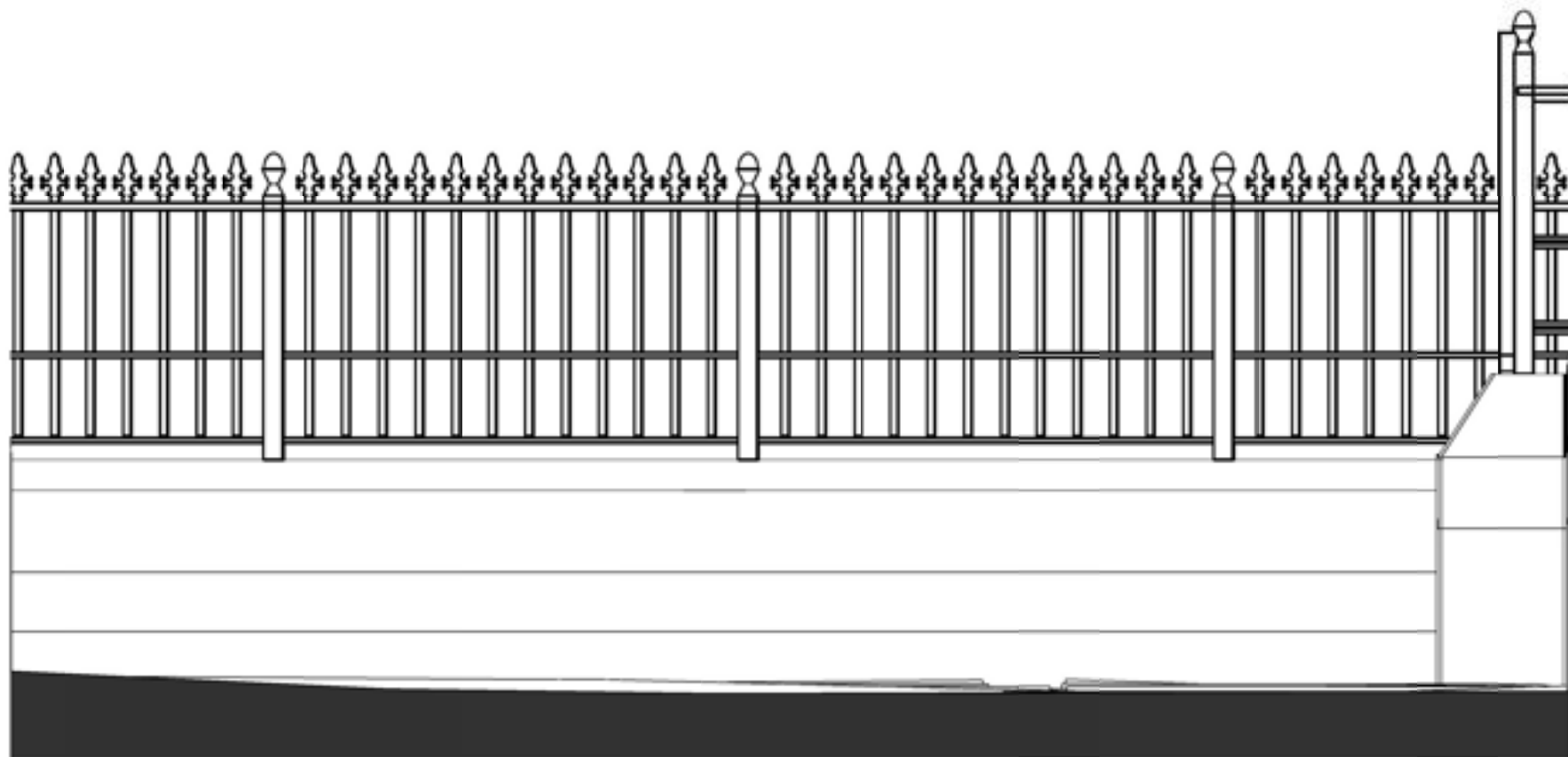
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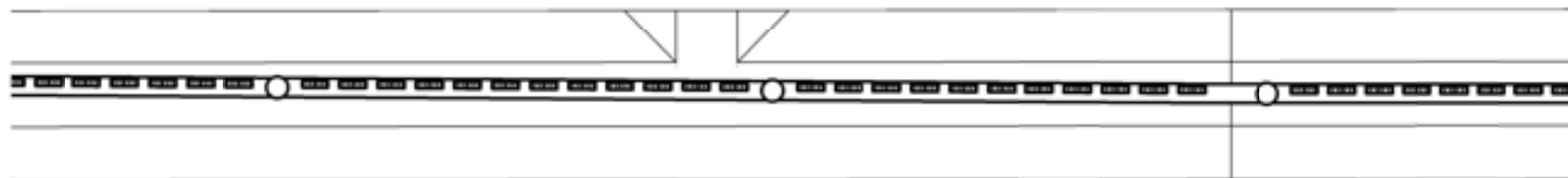
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**PROPOSED
EXTERNAL
RAILING**

Project no.	Drawing no.	Rev.
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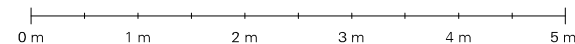


2 ELEVATION
1 : 10



1 FLOOR PLAN

NEW PROPOSED EXTERNAL RAILINGS

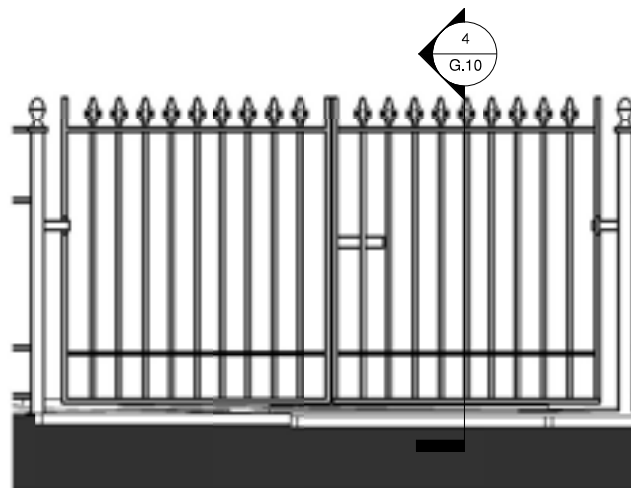




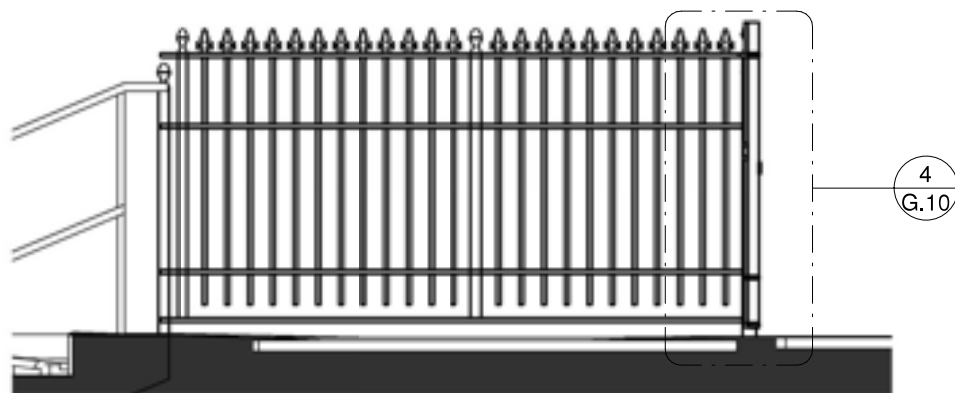
RAILING EXAMPLE



4 Section 3
1 : 20

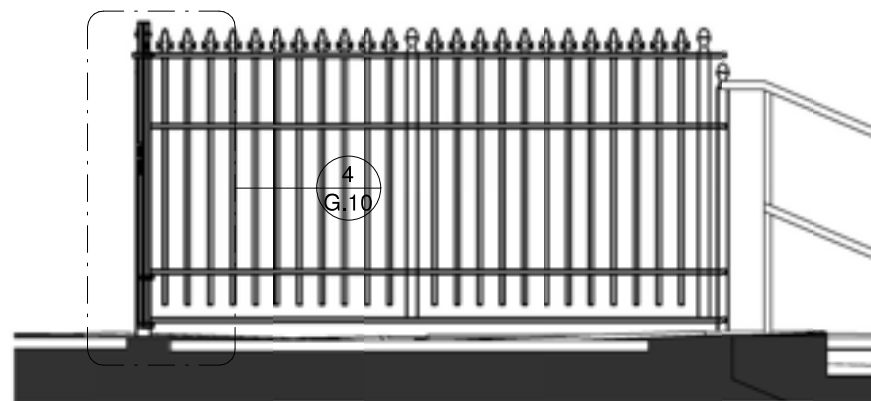


1 Elevation 24 - a
1 : 20

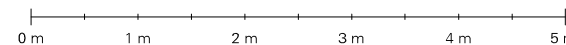


3 Elevation 24 - d
1 : 20

NEW PROPOSED METAL GATE



2 Elevation 24 - b
1 : 20



IKECTURE
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 : 20**

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

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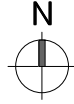
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PROPOSED EXTERNAL GATE G4 (ELEVATIONS)

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



LOCATION MAP



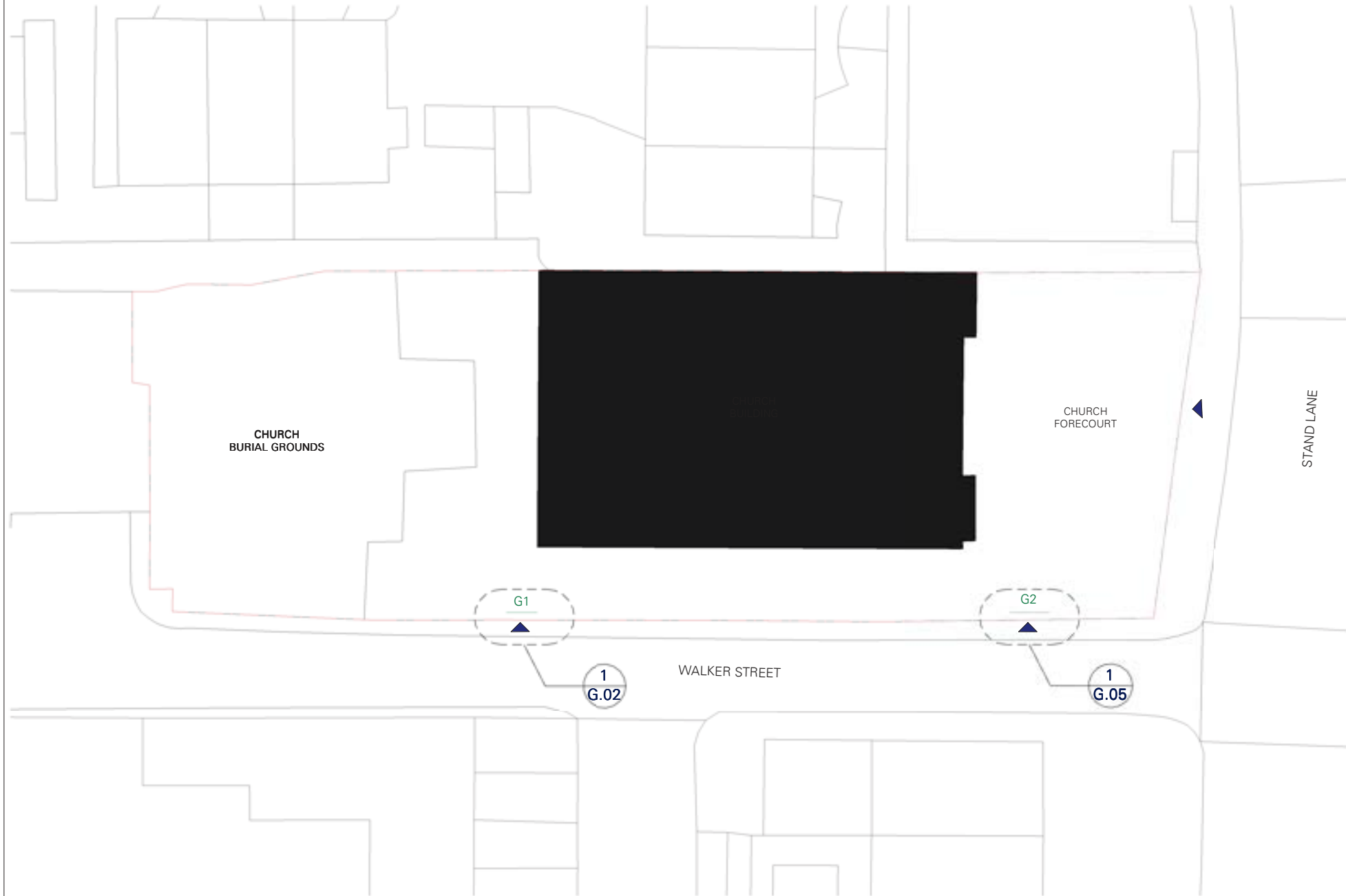
Project no.	Drawing no.	Rev	Project Address	Date	Scale @ A4	SITE BOUNDARY AREA	EXISTING FOOTPRINT
305	3		SUR CHURCH, RADCLIFFE, MANCHESTER, M26 1JE	09 JUN 22	1 : 1250	— 1050 m ²	■ 350 m ²



SITE BOUNDARY



EXISTING APPLICATION PROPERTY



PROPOSED RAILING
- 82 LINEAR METERS

EXISTING GATES
- 2NO SINGLE SWING (G1 + G2)

SITE

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 **As indicated**

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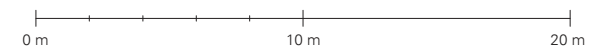
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EXISTING SITE
BLOCK PLAN

Project no.	Drawing no.	Rev.
305	A.01	A

EXISTING SITE BLOCK PLAN

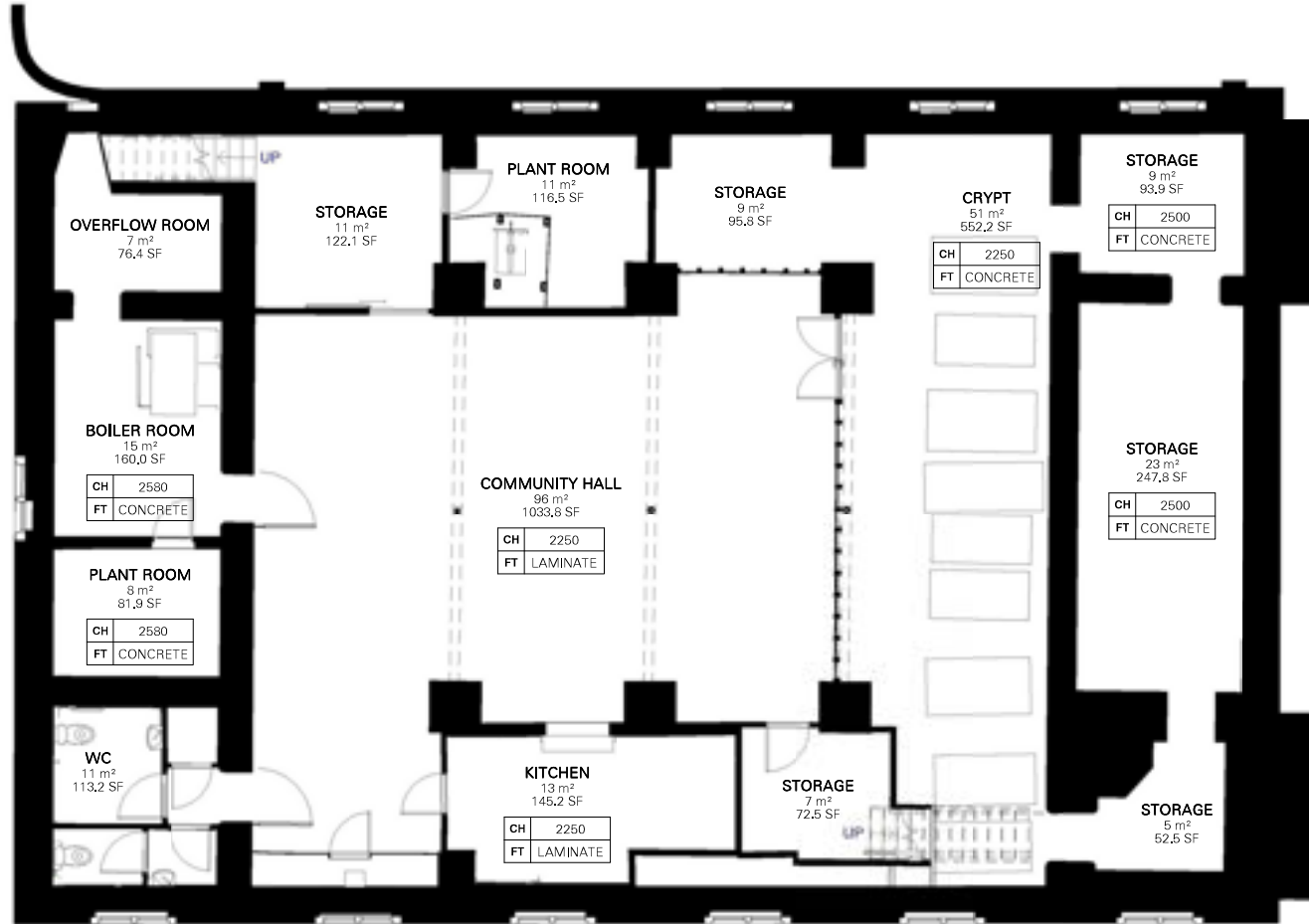
1 : 200





BOUNDARY

EXISTING BUILT FABRIC



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 : 100**

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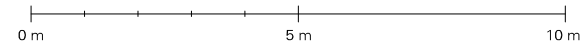
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EXISTING GA BASEMENT FLOOR PLAN

Project no.	Drawing no.	Rev.
305	A.02	A

EXISTING GA BASEMENT FLOOR PLAN

1 : 100





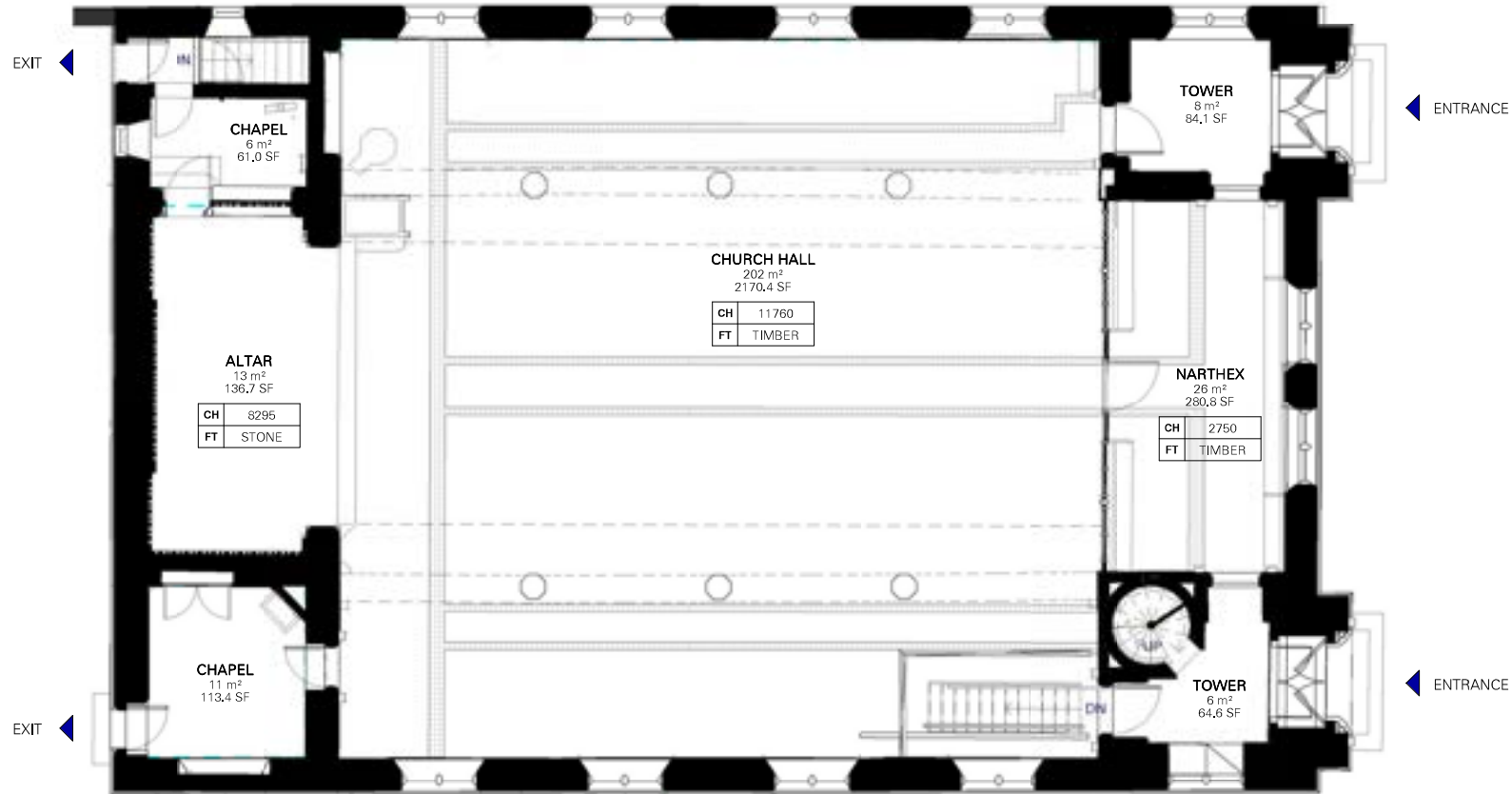
BOUNDARY

EXISTING BUILT FABRIC

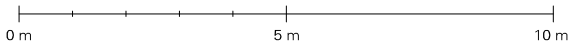
EXISTING FLOOR GRILLS
SERVICING PIPES



EXISTING FLOOR GRILLES



EXISTING GROUND FLOOR PLAN



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 : 100**

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**EXISTING GA
GROUND FLOOR
PLAN**

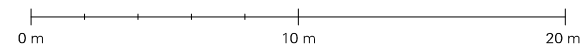
Project no.	Drawing no.	Rev.
305	A.03	A



FRONT ELEVATION
(FACING STAND LANE)



REAR ELEVATION
(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**

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EXISTING GA FRONT & REAR ELEVATIONS

Project no.	Drawing no.	Rev.
305	A.06	A



A. RUSTICATED DWARF SANDSTONE WALLS WITH STONE COPING STONES.

B. EXISTING RED BRICK WALL

KETEKTURE
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.

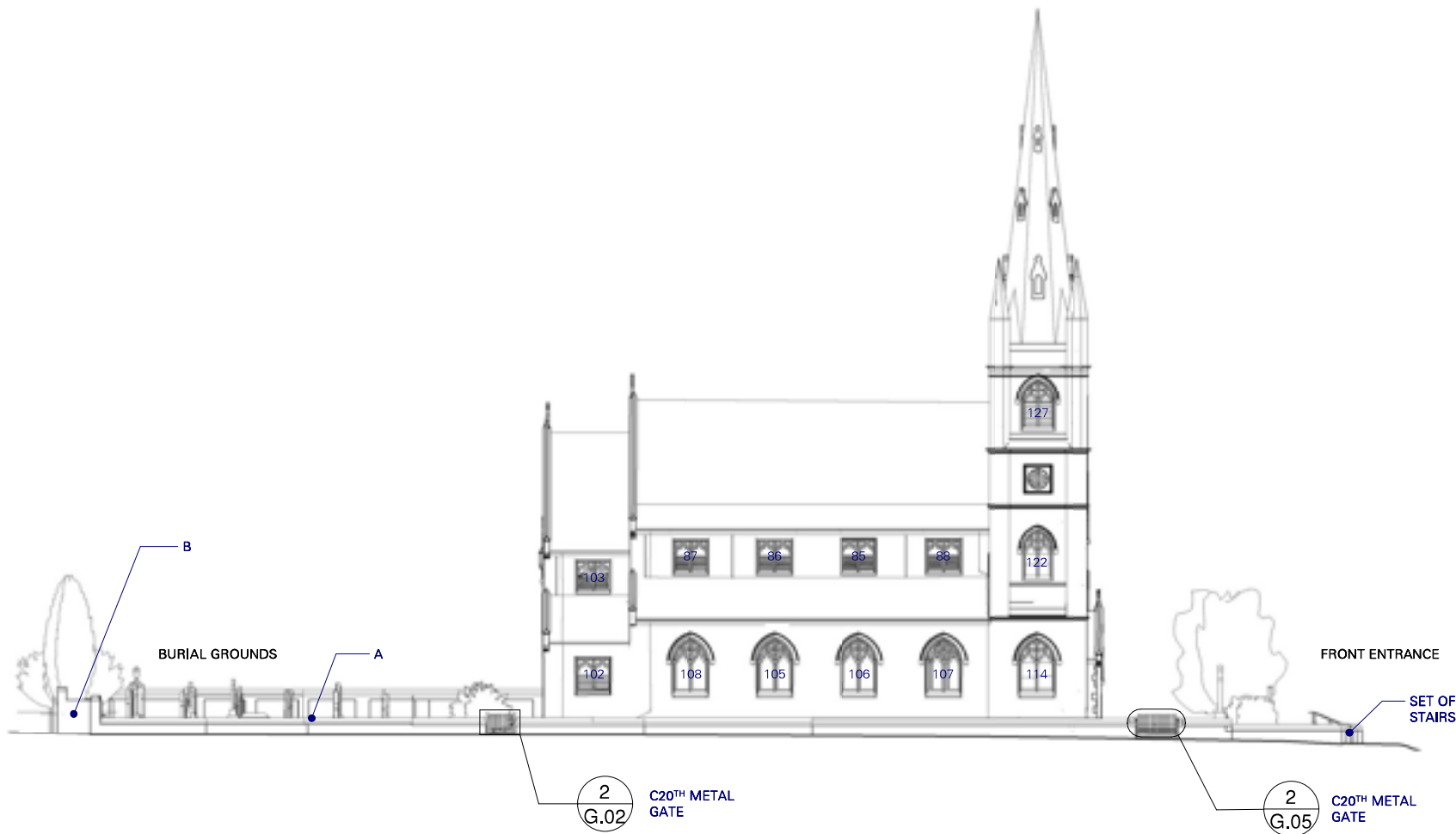
KETEKTURE TO BE NOTIFIED IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORKS ON SITE OR OFF-SITE FABRICATION.

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EXISTING WALKER STREET ELEVATION

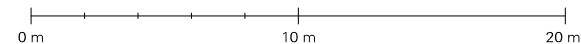
Project no.	Drawing no.	Rev.
305	A.07	A



FLANK ELEVATION 01
(FACING WALKER STREET)



FLANK ELEVATION 02
(FACING CHAPELFIELD ROAD)



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 : 200**

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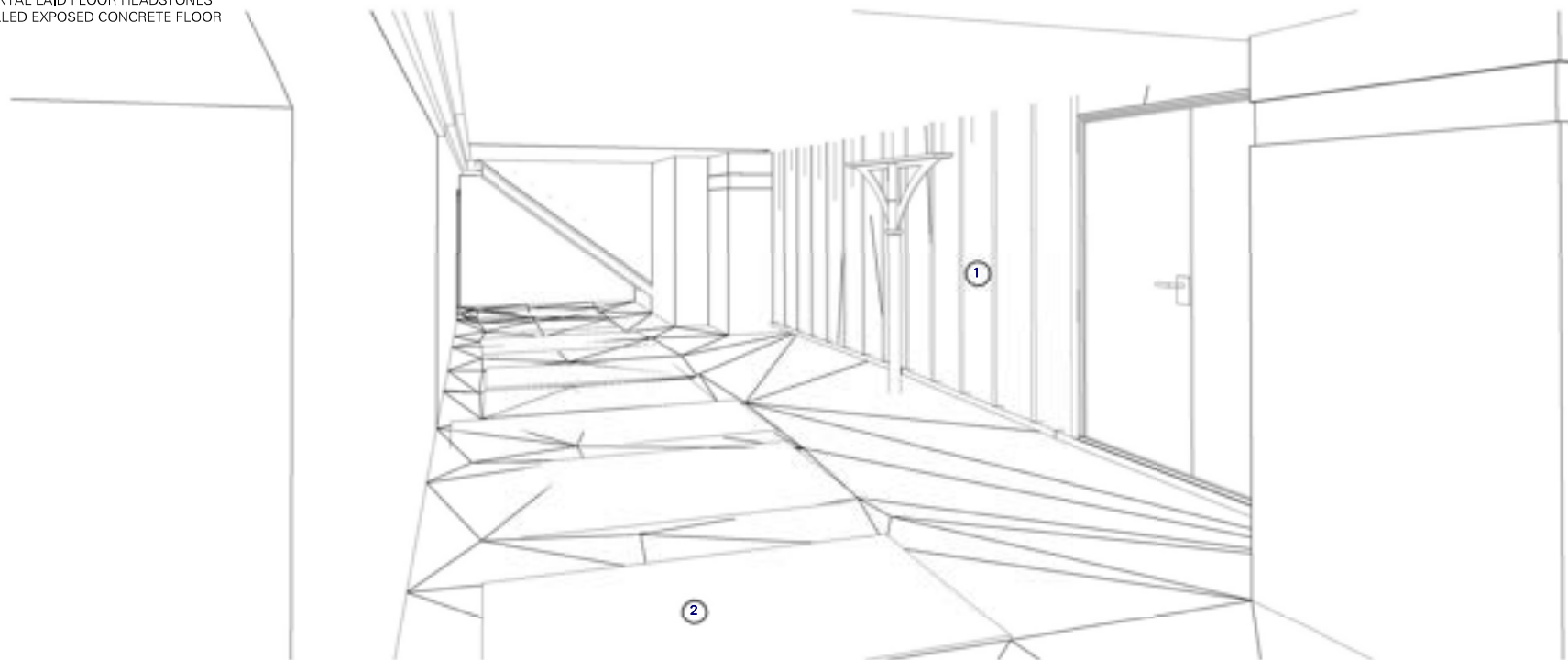
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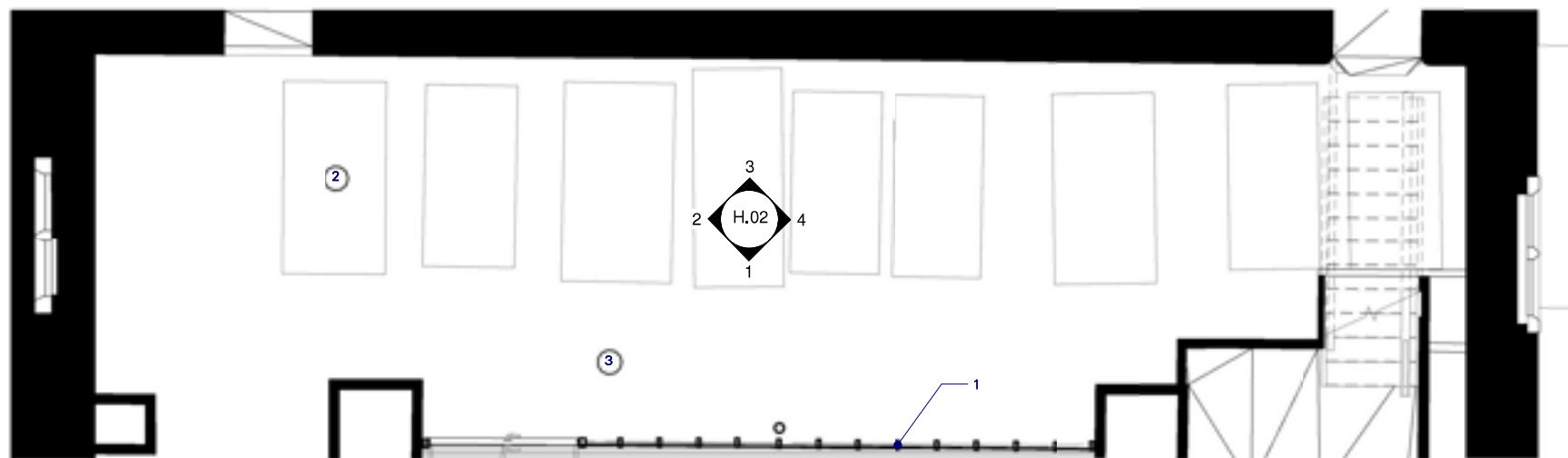
**EXISTING GA
FLANK
ELEVATION 02**

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

- 1. C20TH MODERN INTERNAL PARTITION + DOOR SET
- 2. HORIZONTAL LAID FLOOR HEADSTONES
- 3. UNLEVELLED EXPOSED CONCRETE FLOOR



2 BASEMENT CRYPT 3D VIEW - EXISTING



1 BASEMENT CRYPT FLOOR PLAN- EXISTING
1 : 50

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 : 50**

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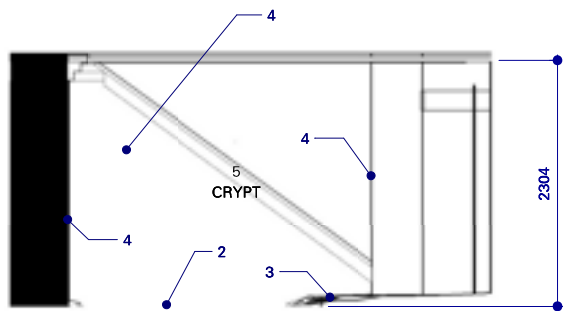
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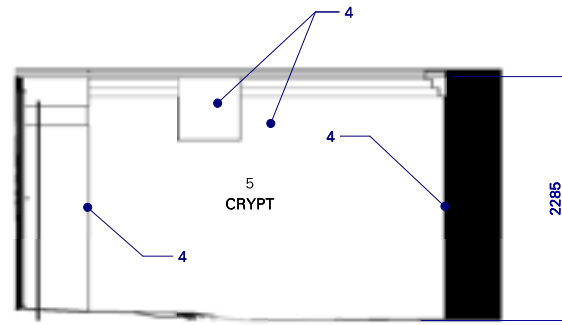
EXISTING - CRYPT FLOOR PLAN

Project no.	Drawing no.	Rev.
305	H.01	A

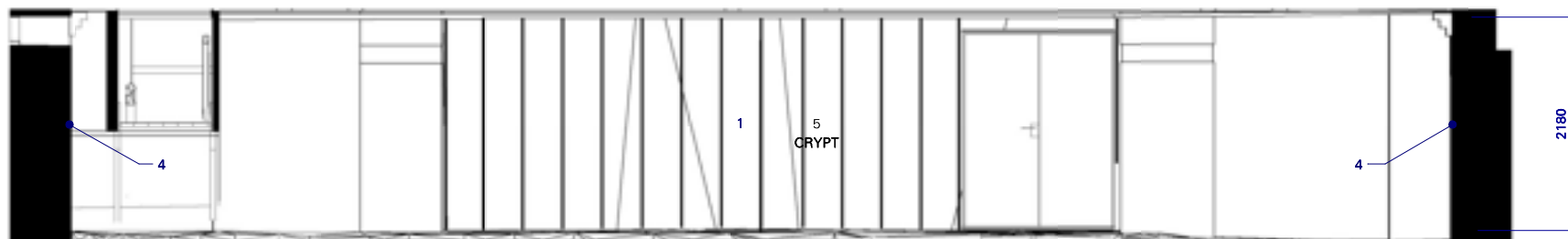
- 1. C20TH MODERN INTERNAL PARTITION + DOOR SET
- 2. FLOOR MOUNTED HEADSTONES
- 3. UNLEVELLED EXPOSED CONCRETE FLOOR
- 4. WALLS PAINTED



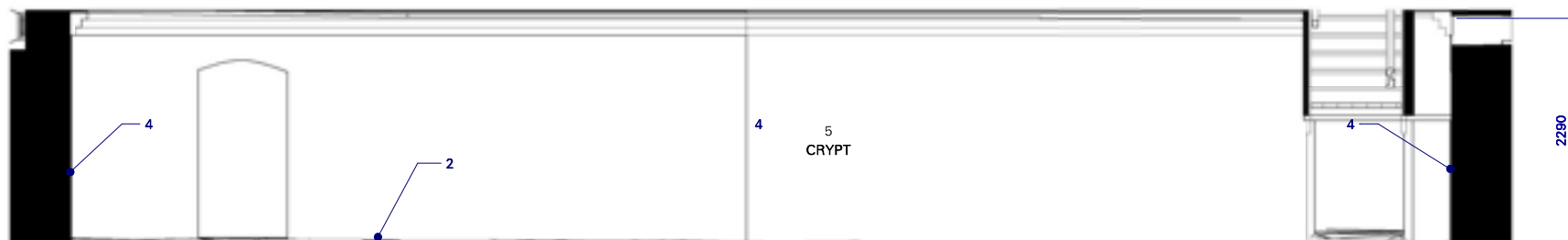
5. CRYPT: BASEMENT



5. CRYPT: BASEMENT



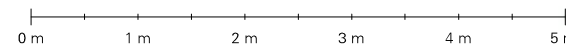
5. CRYPT: BASEMENT



5. CRYPT: BASEMENT

EXISTING INTERNAL ELEVATIONS - BT.13

1 : 50



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 : 50**

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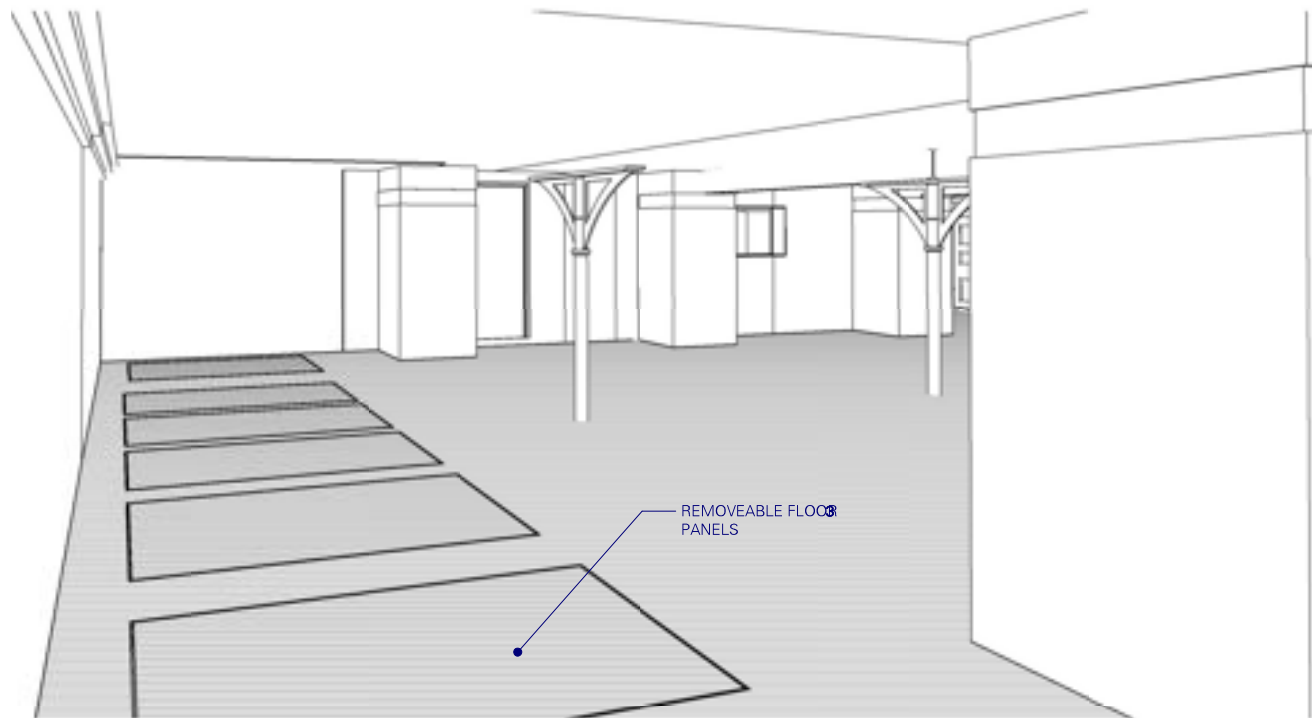
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EXISTING INTERNAL ELEVATIONS - BT.13

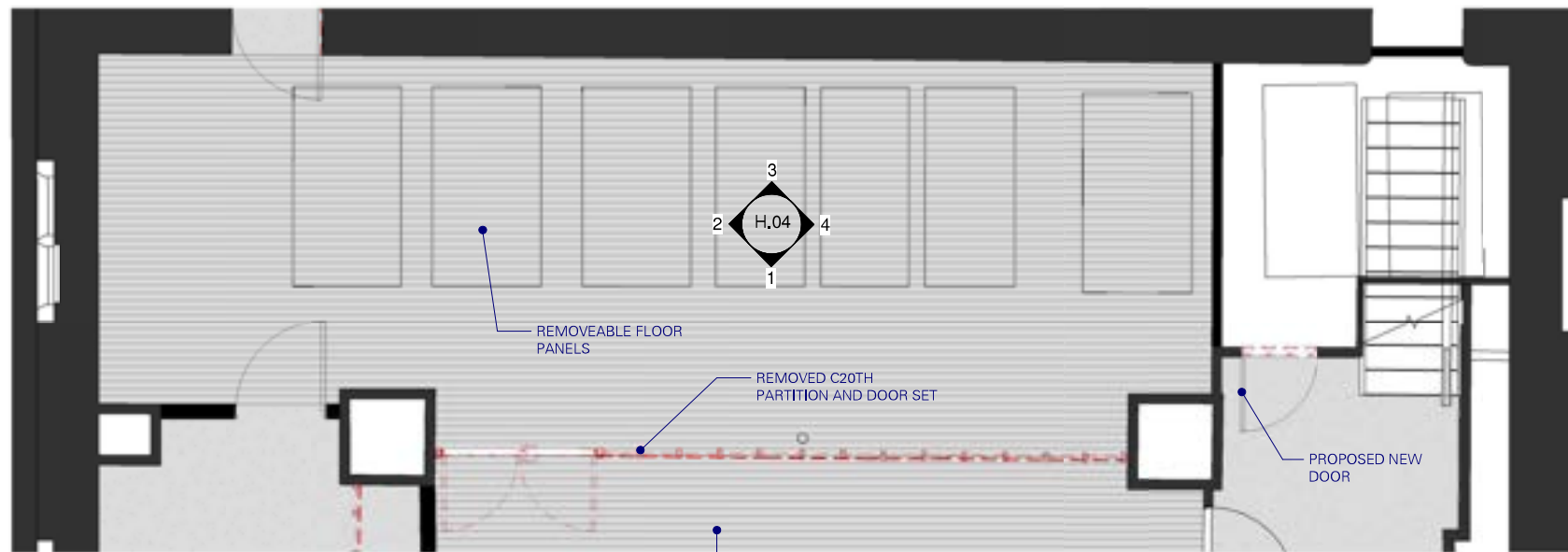
Project no.	Drawing no.	Rev.
305	H.02	A

NEW 22MM ENGINEERED TIMBER FLOOR FINISH ON FLOATING TIMBER FLOOR (ONTOP OF EXISTING CONCRETE FLOOR)



REMOVEABLE FLOOR PANELS

1 BASEMENT CRYPT 3D VIEW - PROPOSED



REMOVEABLE FLOOR PANELS

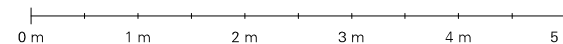
REMOVED C20TH PARTITION AND DOOR SET

PROPOSED NEW DOOR

NEW FLOOR FINISHES THROUGHOUT

2 BASEMENT CRYPT FLOOR PLAN- PROPOSED

1 : 50



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 As indicated

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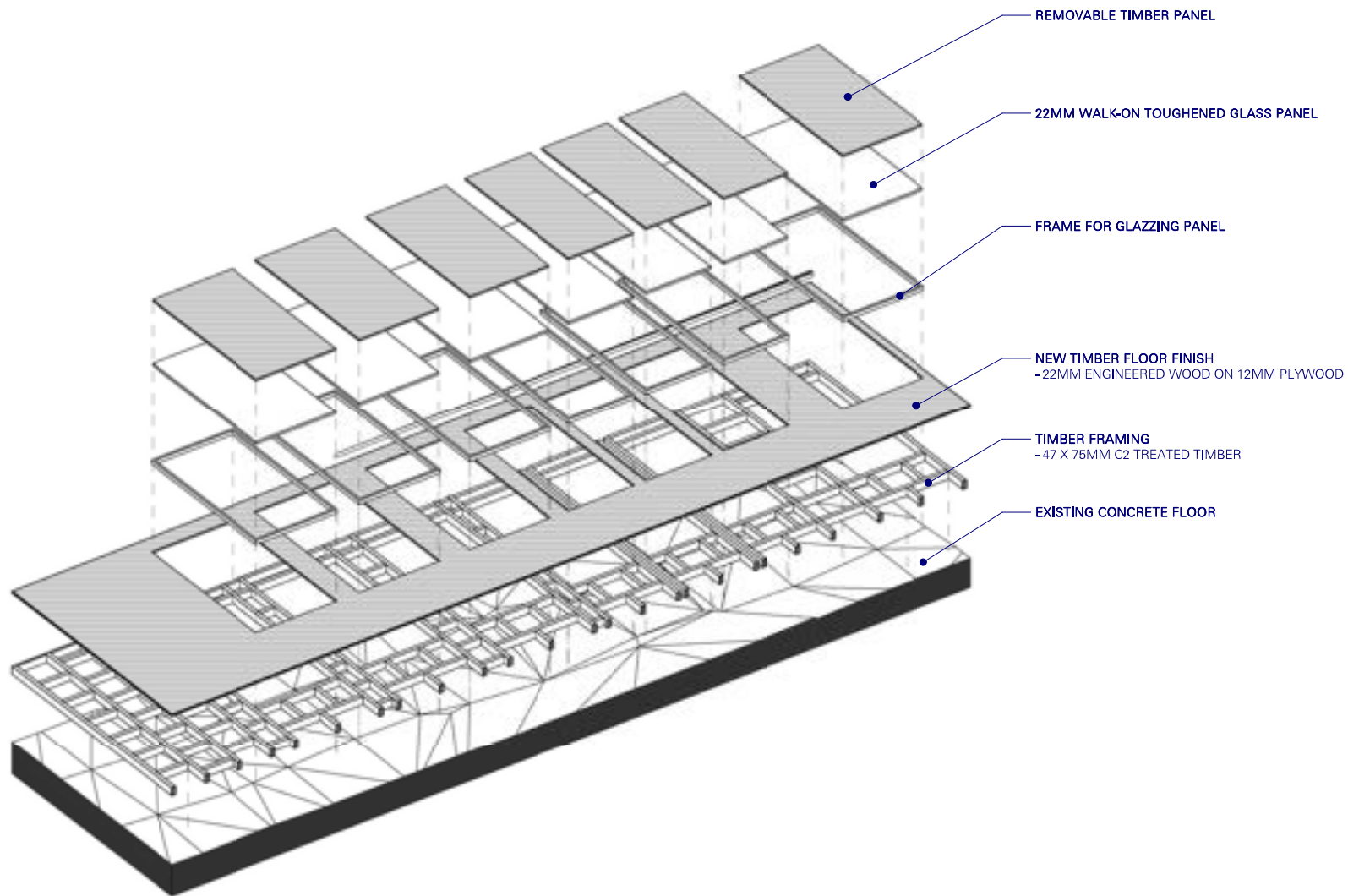
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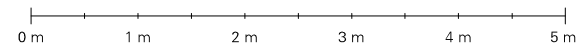
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PROPOSED -
CRYPT FLOOR
PLAN

Project no.	Drawing no.	Rev.
305	H.03	A



NEW RAISED FLOOR IN CRYPT AXONOMETRIC



IKECTURE
RIBA CHARTERED ARCHITECTS

Revision Date Description Author

STAGE 3
PLANNING

Client
MR A ADESANYA

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

Date 09 JUN 22 Scale

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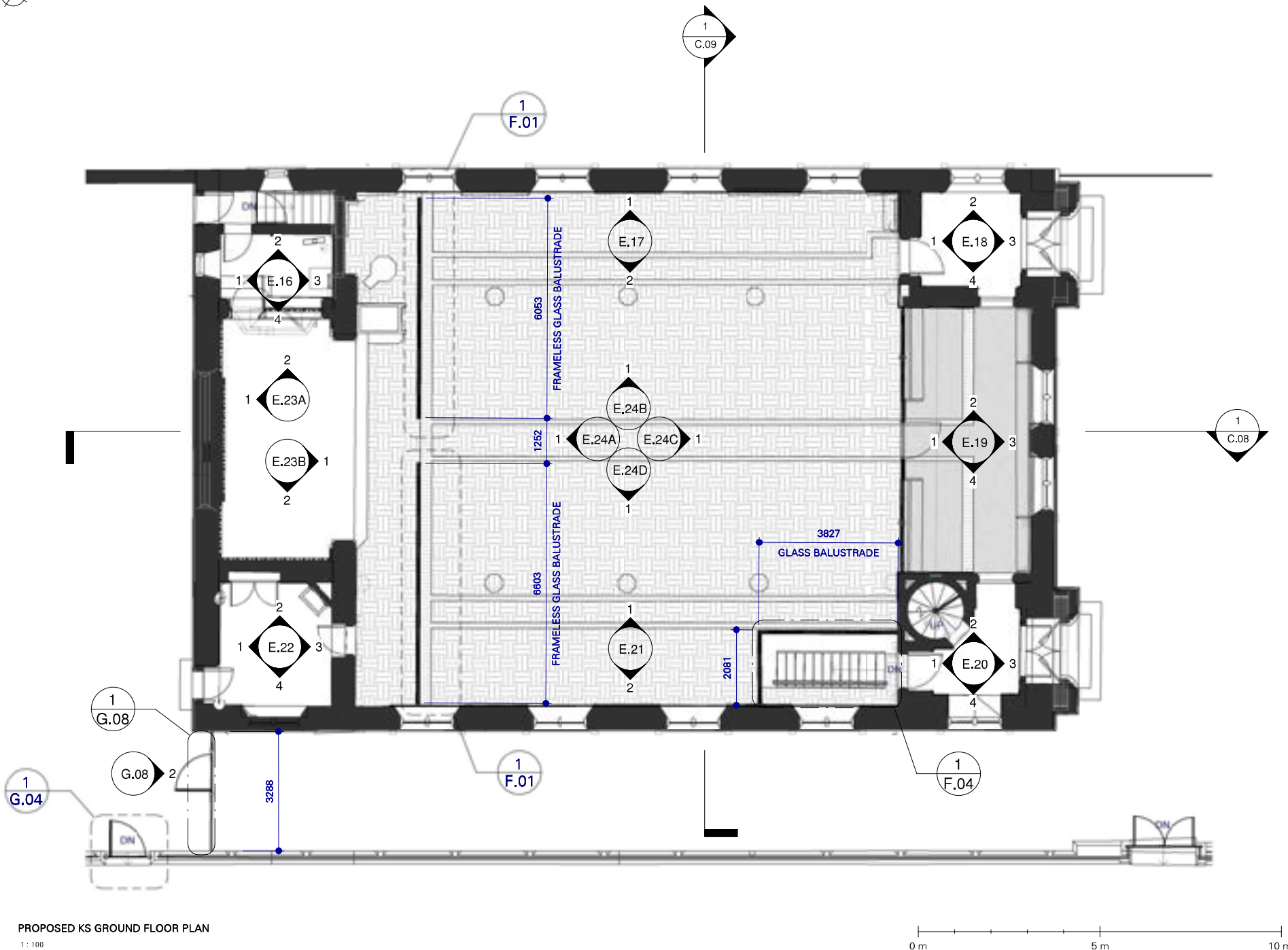
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NEW RAISED FLOOR IN CRYPT AXONOMETRIC

Project no.	Drawing no.	Rev.
305	H.05	



PROPOSED KS GROUND FLOOR PLAN

1 : 100

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 : 100**

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PROPOSED KS GROUND FLOOR PLAN

Project no.	Drawing no.	Rev.
305	E.02	A

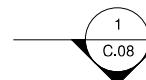
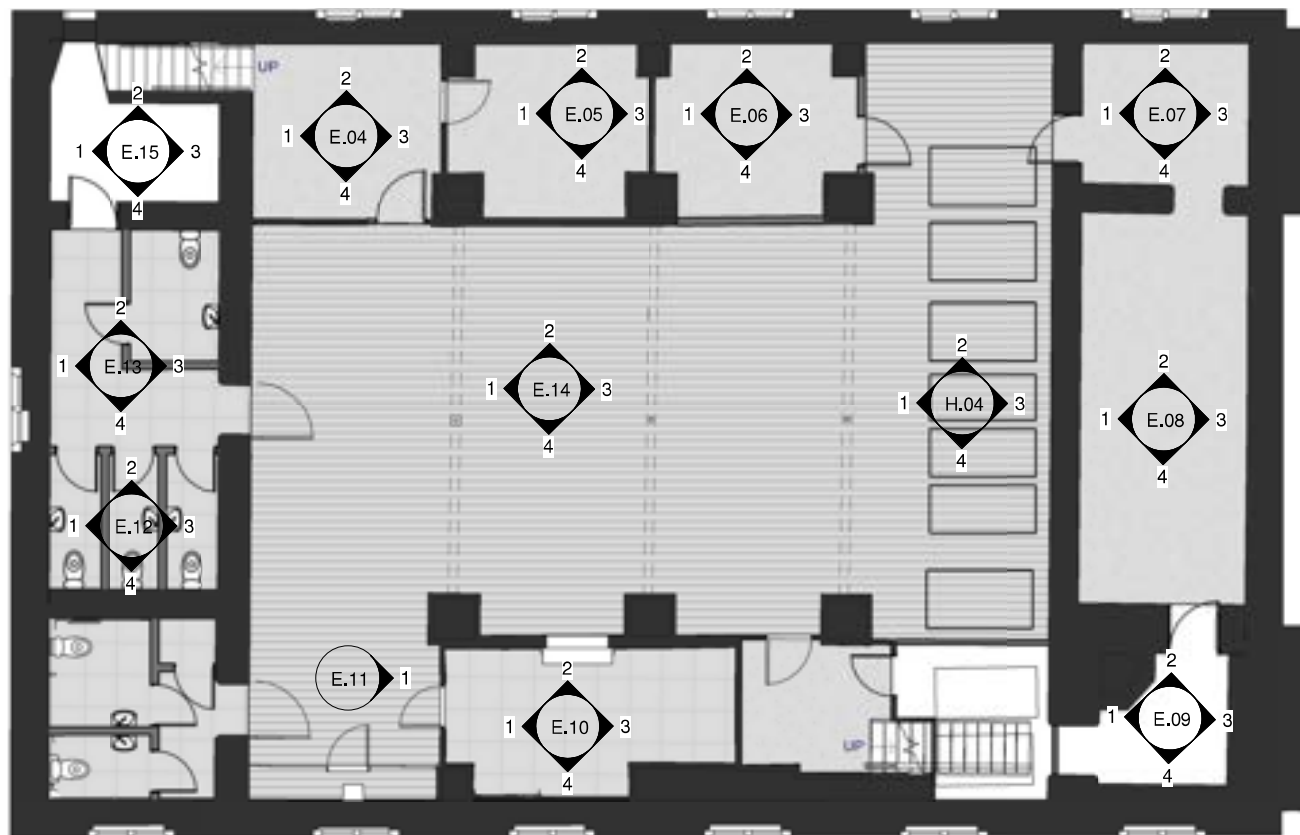
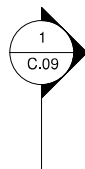


EXISTING BUILT FABRIC

STONE FLOOR FINISH

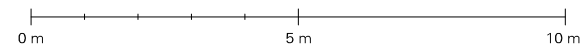
ENGINEERED TIMBER FLOOR FINISH

NEW NAVY BLUE, HIGH TRAFFIC CARPET



PROPOSED KS BASEMENT FLOOR PLAN

1 : 100



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 : 100

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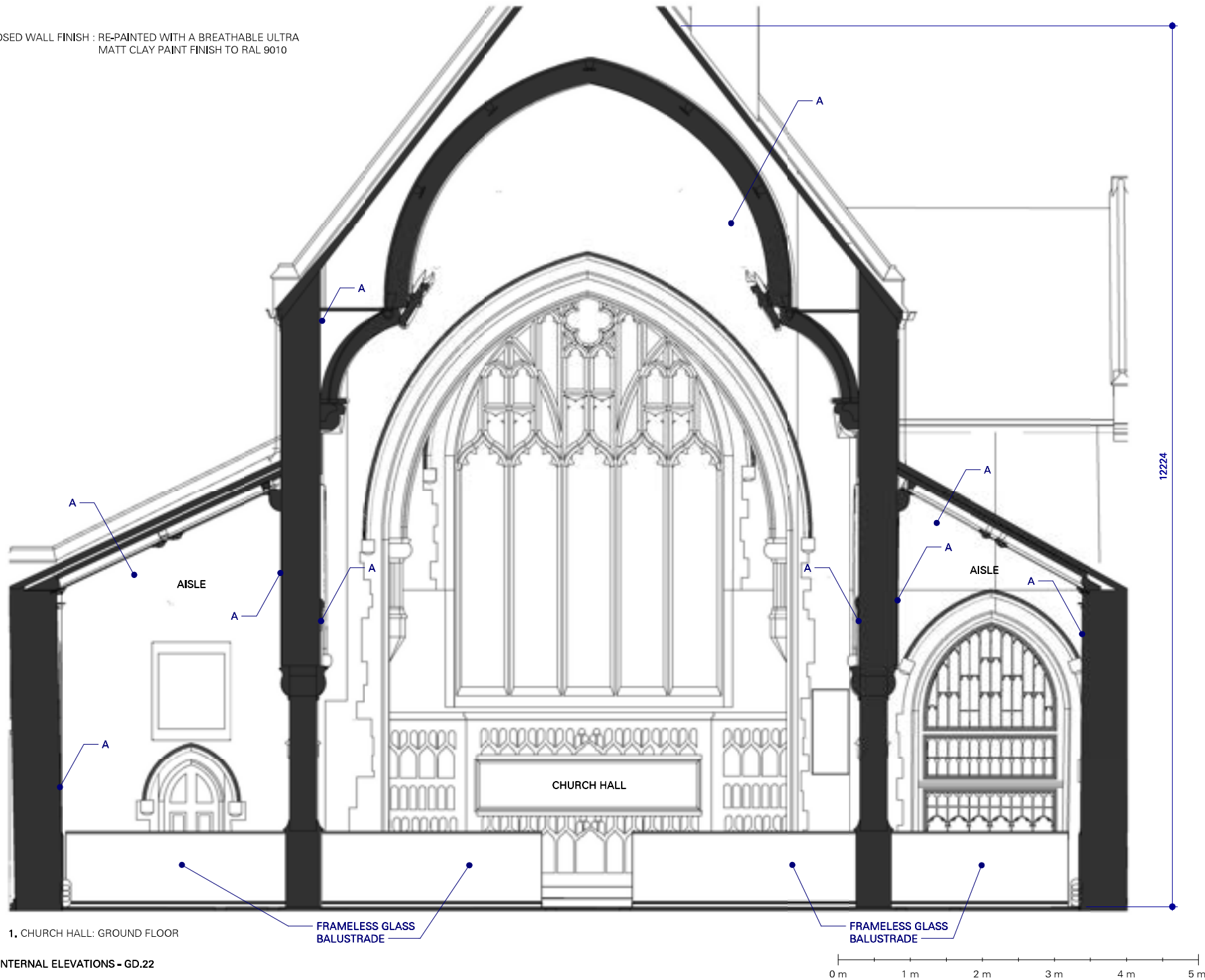
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PROPOSED KS BASEMENT FLOOR PLAN

Project no.	Drawing no.	Rev.
305	E.01	A



A: PROPOSED WALL FINISH : RE-PAINTED WITH A BREATHABLE ULTRA MATT CLAY PAINT FINISH TO RAL 9010



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 : 50

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PROPOSED
INTERNAL
ELEVATIONS -
GD.22

Project no.	Drawing no.	Rev.
305	E.24A	A

PROPOSED INTERNAL ELEVATIONS - GD.22

1 : 50