

DESIGN & ACCESS STATEMENT

PROPOSED CHILDREN'S ROOM MILLS HILL BAPTIST CHURCH

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DESIGN STATEMENT

- 1.1 This design statement supports a planning application for a new detached modular building at Mills Hill Baptist Church on Mill's Hill Road in Middleton.
- 1.2 The statement should be read in conjunction with the architect's drawings.
- 1.3 The Church are currently in the process of selling the adjacent Community buildings across Mills Hill Road. The Community building is not well used and is costing too much in terms of heating and maintenance to justify that use.
- 1.4 The Community building is currently used by the children on Sunday mornings though, so the proposed modular building will provide the single room that is required for that purpose.
- 1.5 The building is intended to be temporary. A new extension will be considered following the sale of the Community buildings and provided that the congregation continues to grow. The building will be required for a maximum of 3 years.
- 1.6 The proposed modular building will measure approximately 7.3m long by 2.8m wide and will comprise of a single room
- 1.7 It was initially proposed to be sited at the rear of the church building, but some ownership issues have since come to light that will require the modular building to be located elsewhere.
- 1.8 The surrounding buildings, comprising of W.J Lewis (builders Merchant) Ltd and Mizkan Euro Ltd (including Sarson's vinegar works) are industrial in nature
- 1.9 The proposed building be set against the south boundary of the church grounds which includes a tall brick retaining wall and a tall perimeter hedge.
- 1.10 The location has been determined based on the restrictive delivery issues of craning the modular building in to position as there is insufficient turning space to access the private road to the west of the church (in its original location the delivery would have been from the Mizkan car park)
- 1.11 The position is also based on avoiding any damage to the existing tree to the south- west of the church grounds and avoids all of the larger tomb stones.
- 1.12 The modular building will comprise of plastisol coated steel panels with upvc windows and a flat roof.
- 1.13 As the building is modular the floor will be suspended and support is provided by 4no adjustable steel posts that will need to be supported on 600 x 600 concrete flags
- 1.14 Some localised compaction may be required at the location of the 4no legs only
- 1.15 A single rainwater downpipe will discharge to the south-east corner of the building
- 1.16 The area of Mill Hill Road suffers from regular vandalism and break ins so the upvc windows will include security mesh panels.
- 1.17 The church is not nationally listed and was extensively rebuilt in 1981 following a devastating fire. However, the Church is listed as a local heritage asset (NDHA)
- 1.18 The building will be located away from the church building and behind the principal façade. It will be against an industrial backdrop and is therefore considered to have little impact of the setting of the church itself.
- 1.19 A separate Heritage Statement has been provided with the application