

Planning Application Proposal For

ZAKARIYA MOSQUE: Double Storey Extension at Rear & Side DESIGN STATEMENT

INTRODUCTION

This statement has been prepared to support the planning application for “**Construction of a Double Storey Extension at the Rear & Side at Zakariya Mosque, 22-24 Clarendon Road, Manchester, M16 8LD:**”

LOCATION

Zakariya Mosque, 22-24 Clarendon Road, Manchester, M16 8LD



Image 1: Existing view of building from Clarendon Road.

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PREVIOUS PLANNING APPLICATION HISTORY

Reference 024079 (1985)

Conversion of 1st and 2nd floors above mosque into self-contained flats and provision of storeroom and an "occasional chapel of rest" in basement.

Decision: Approved

Reference 022034 (1984)

Conversion of dwellinghouses to a mosque and self-contained flat for the priest

Decision: Approved

PROPOSAL

This statement should be read in conjunction with the drawings provided.

The proposal aims to provide additional space for the local Zakariya mosque, a pillar of support for the surrounding Muslim community. A proposed double storey side and rear extension aims to unify a muddled façade and create much needed space for prayer and religious contemplation. With the already pressing need for additional accommodation becoming further exacerbated by the recent Covid-19 pandemic prior to the second lockdown when religious centres were allowed to function with social distancing, this mosque has struggled due to its relatively small size and the large congregation with 2 metre spacing

In order to allow for social distancing measures during religious gathering, additional spaces for prayer have been proposed at the rear; for both ground floor and first floor levels. The existing prayer spaces are also being extended outward to the side, whilst maintaining access routes for car parking at ground level.

The masses at the rear, which are currently a conglomeration of disjointed, worn-out blocks, are being combined into simpler geometries, with a new gable end wall protruding outward at the rear and a simple, flat roofed building lying to its side. The windows on the rear elevation are kept simple. A small porch has been created too, again designed in the Islamic vernacular style.

The rear car parking capacity remains the same as before, providing spaces for nine cars. The existing plot of land at the rear generates little value as things stand, not only for surrounding communities, but even for the environment, as it is currently asphalt. What little greenery there is within the boundaries of the proposal will be maintained as is.



Image 2: Existing view of rear elevation from Car Park.

SCALE & PRIVACY

The side extension is proposed adjacent to an existing boundary wall. The east elevation will maintain a pathway for vehicular access, sheltered by a proposed canopy; consisting of a series of arches with the Islamic vernacular style.

To the West of the proposal lie some residential buildings whose windows face Eastward, toward the direction of the Mosque. And whilst being approximately 12m away from the existing building, this should not present an issue, as not only does the proposal not extend in their direction, but there are no visible openings on that side, besides one door opening at ground level.

ACCESS

The rear car parking capacity remains the same as before and it doesn't need to be increased, providing spaces for nine cars

The arrangement within the mosque dictates that the *Imam* leading the congregation stand ahead of the rest of the worshippers and within the niche in the mosque known as a *Mehrab* (please refer to Plans attached).

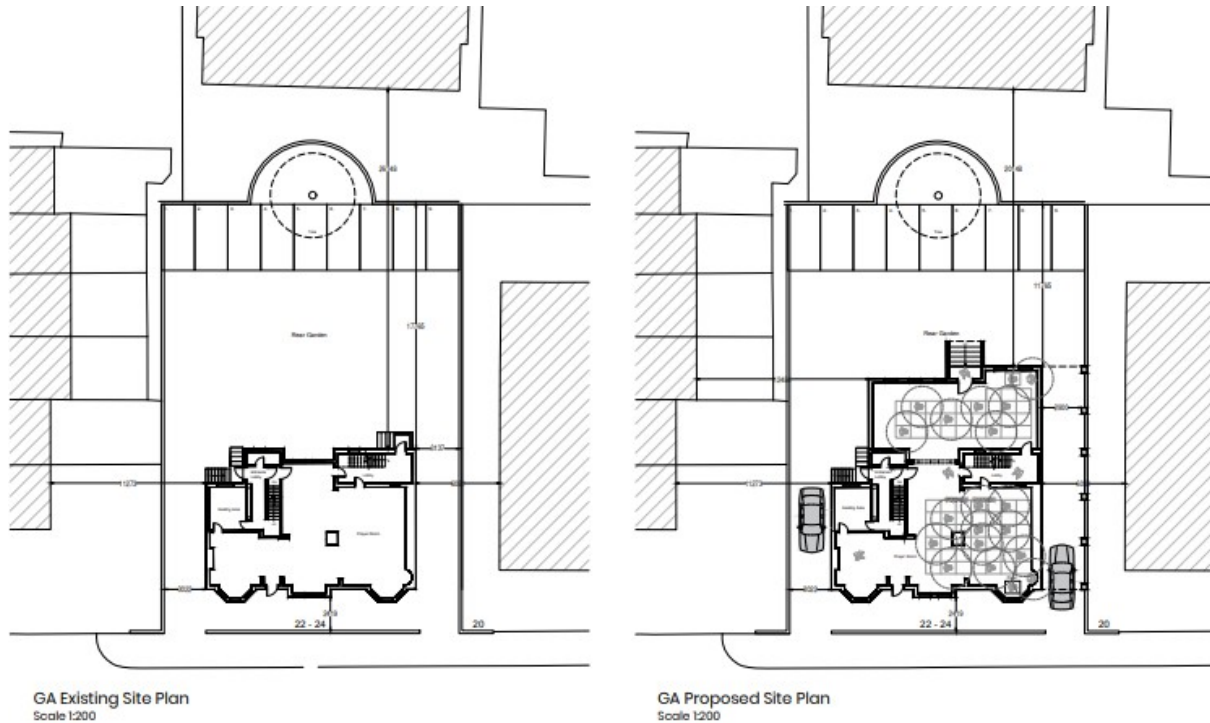


Image 3: Proposed Site Plan

APPEARANCE

In spite of the fact of being build as dwelling houses, since 1984 the building has been used as a mosque, increasing the number of the congregation through the years.

During these years the building has received a maintenance and at the moment of this statement the existing brickwork has been painted over in white.

The proposal aims to preserve the difference as a religious building and proposed the building to be rendered over to clean the appearance, keeping the whole image simple as well as the new openings to the rear.

The rear extension will have a new porch to access the back door, which leads into the new prayer space.



Image 4: Proposed Elevation

CONCLUSION

The extension will claim a residual space within the plot of land of the mosque that currently generates no value for the surrounding communities, to provide much needed accommodation for religious communion and veneration. Despite the footprint of the extension, its infringement on the adjacent neighbours should be minimal once construction is completed.

The new extension will help generate social and spiritual value for the local residents and provide solace during these difficult times. The building could also be used for non-religious, grass-roots level community activities, which could help create much needed resilience against negative externalities.