Application for
Planning Permission for works at

11a Bedford Ave
Whalley Range
Manchester
M16 8JS

June 2013



architecture:m
RIBA
Chartered Practice

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Project overview

This supporting planning statement is submitted by architecture:m on behalf of the client in support of a householder application for planning permission. This document contains the following supporting information for your consideration:

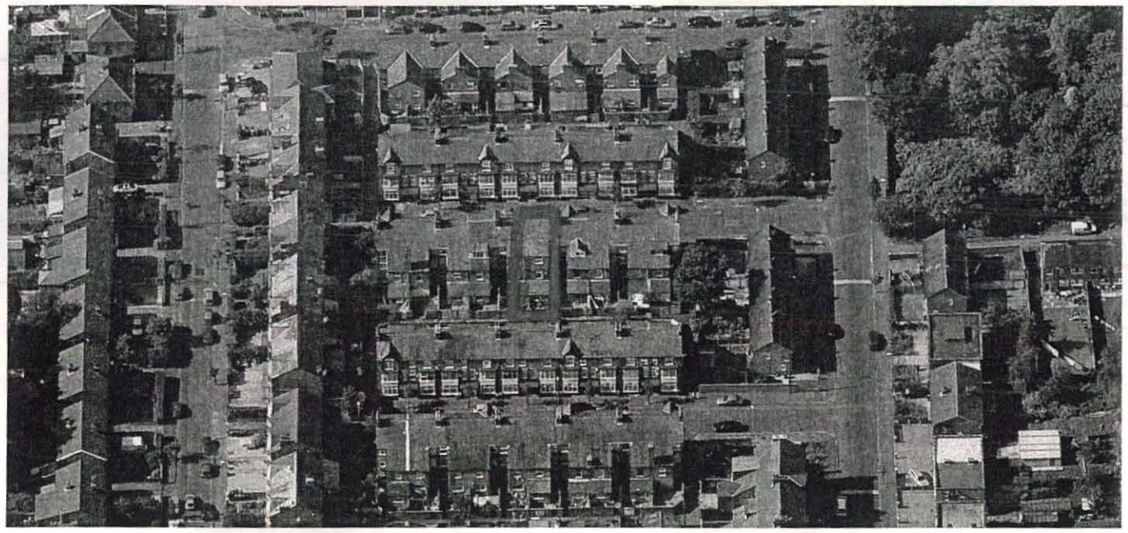
- Drawings; illustrating the existing and proposed details of the development.
- Photography; illustrating the existing and proposed details of the development.
- Design and Access Statement; an assessment of the design evolution and principles of the development.

We are proposing the development of an Mosque in the area of Whalley Range.

The scheme looks to construct an extension to the rear of the property to increase the space to allow better access for an aging population through a disabled down stairs toilet, space for parking mobility scooter, etc.

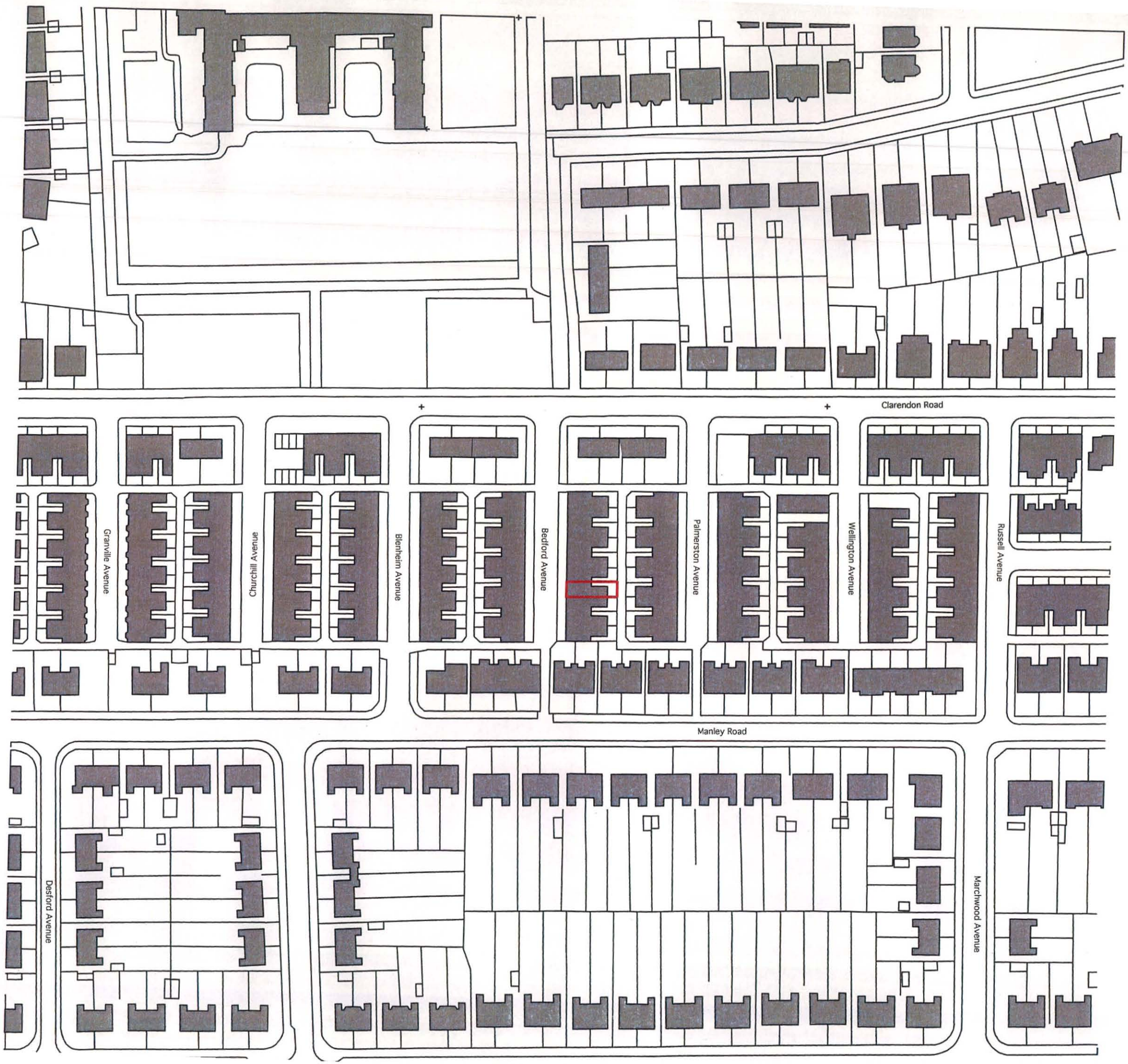
Aerial Photographs











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Status Key
S: Survey
F: Feasibility
P: Planning
D: Detailed Detail
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Red line represents site

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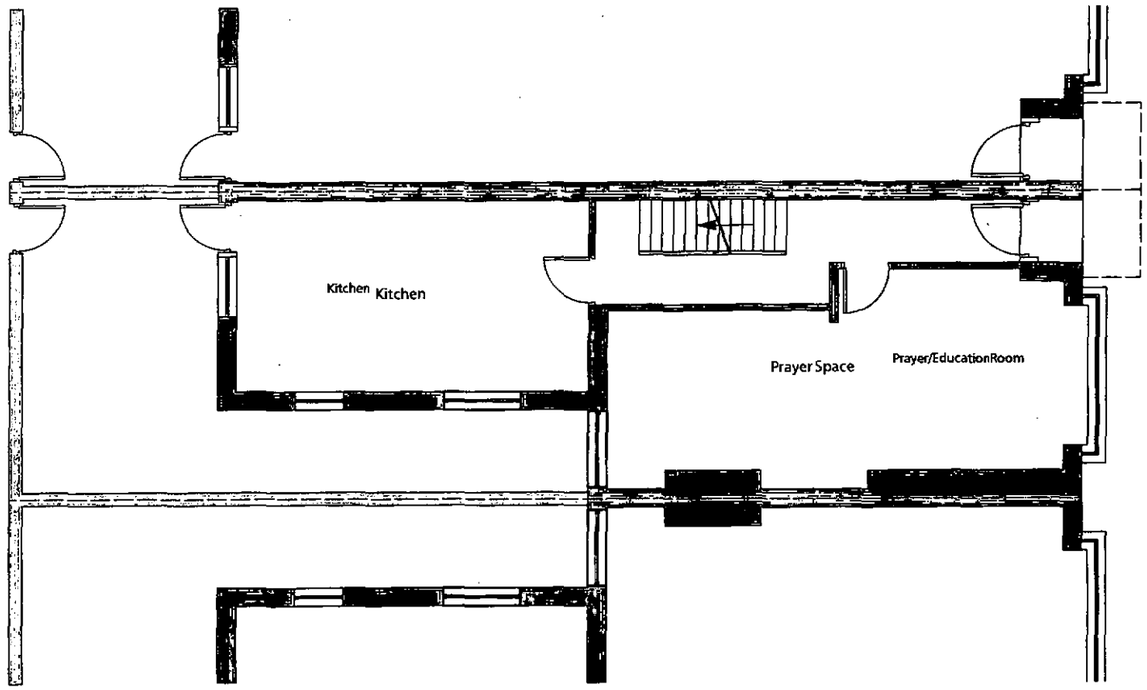
p: 11a Bedford Street
d: Site Plan

d: 22.10.2012
s: 1:200@A3
db: TH
n:

project: 315 • drawing: 001 • status: P • rev: A



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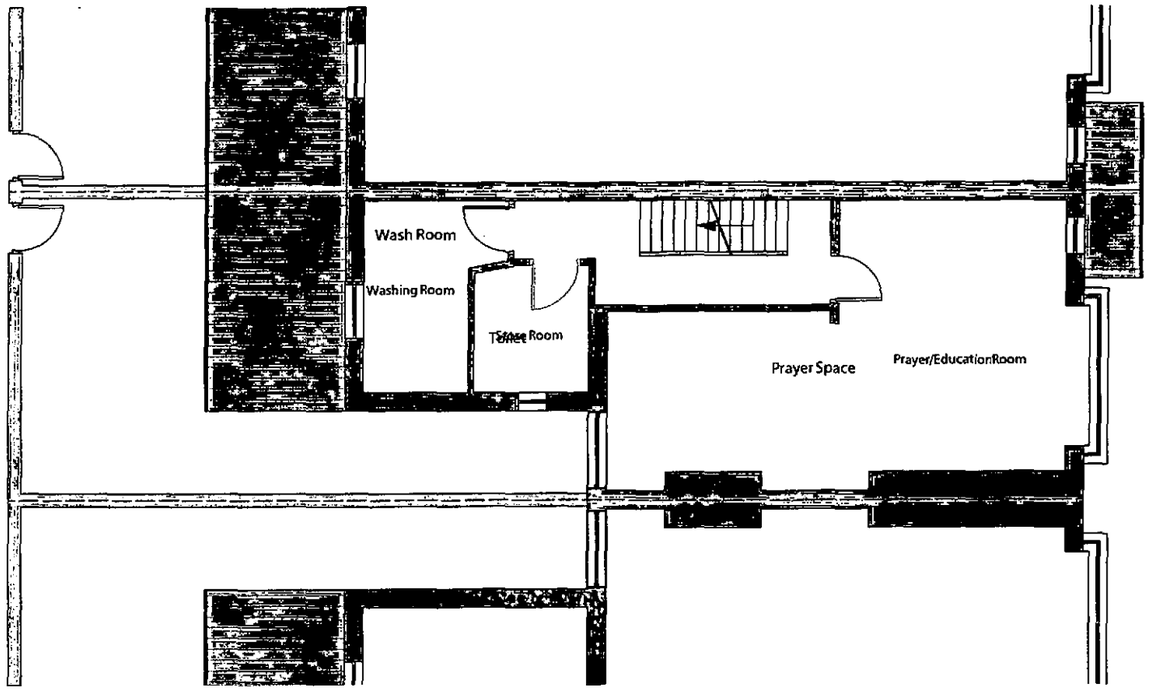
f: +44 (0) 161 236 7448
e: mail@architecturem.co.uk

p: 11a Bedford Street
d: Existing Ground

d: 06.09.12
s: 1:100@a3
db: MA
n:

project: 315 • drawing: 101 • status: P • rev: A



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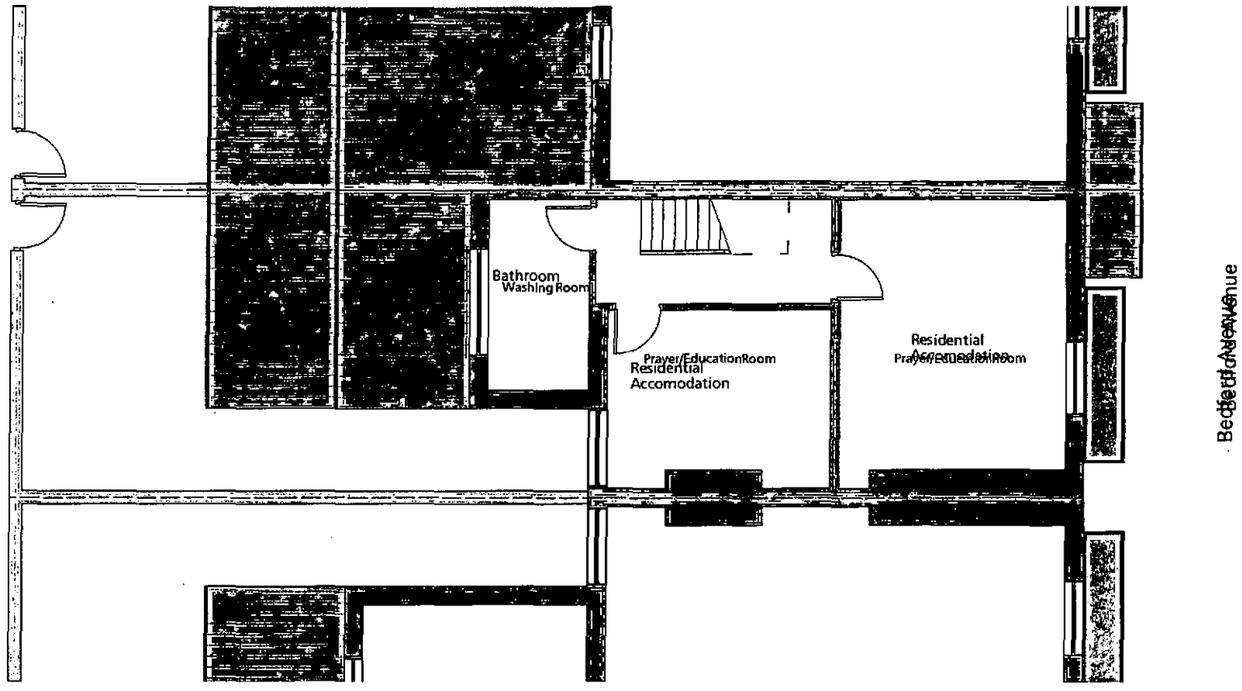
p: 11a Bedford Street
d: Existing First

d: 06.09.12
s: 1:100@a3
db: MA
n:

project: 315 • drawing: 102 • status: P • rev: A



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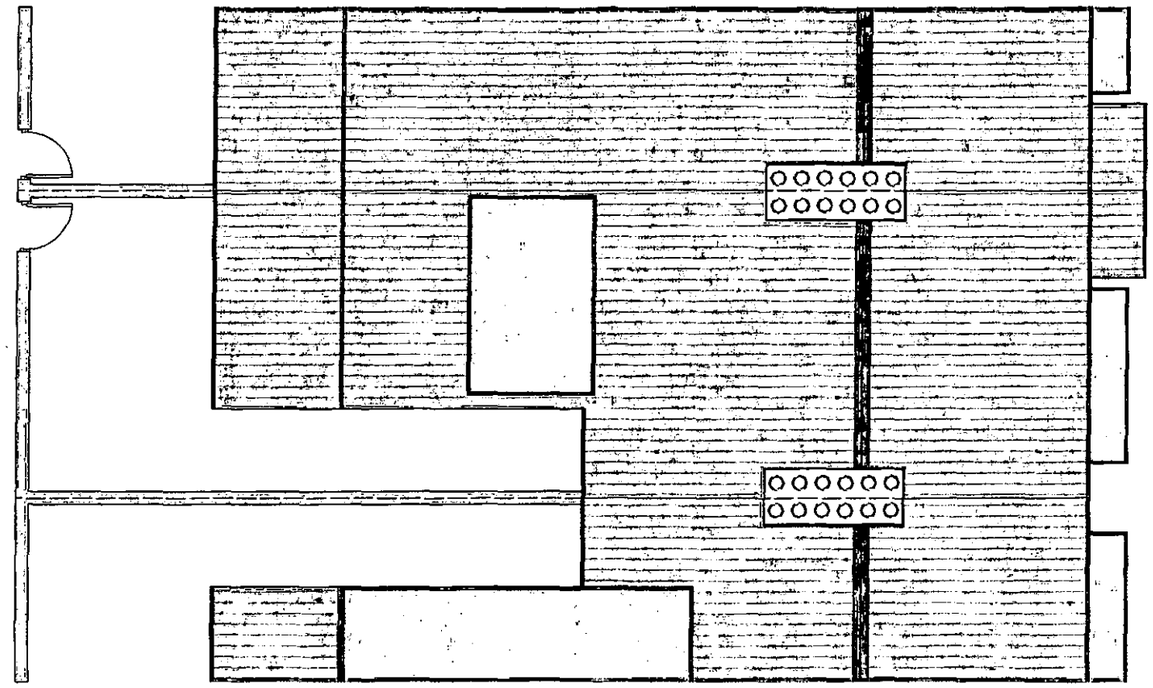
p: 11a Bedford Street
d: Existing Second

d: 05.09.12
s: 1:100@a3
db: MA
n:

project: 315 • drawing: 103 • status: P • rev: A



Bedford Avenue

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p: 11a Bedford Street
d: Existing Roof

d: 22.0.2012
s: 1:100@a3
db: TH
n:

project: 315 • drawing: 104 • status: P • rev: A

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p: 11a Bedford Street
d: Existing Front

d: 06.09.12
s: 1:100@a3
db: MA
n:

project: 315 • drawing: 110 • status: P • rev: A

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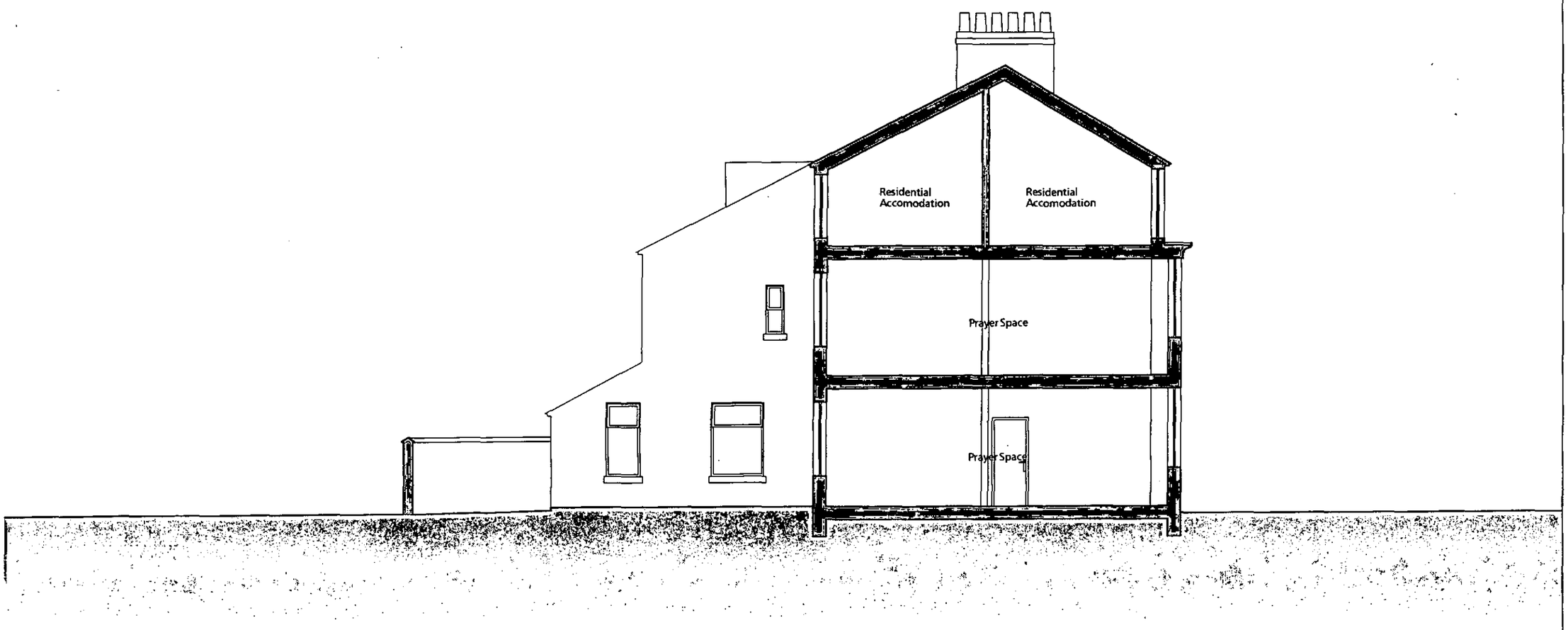
p: 11a Bedford Street
d: Existing Rear

d: 05.09.12
s: 1:100@a3
db: MA
n:

project: 315 • drawing: 111 • status: P • rev: A



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p: 11a Bedford Street
d: Existing Side Elevation

d: 22.10.2012
s: 1:100@a3
db: TH
n:

project: 315 • drawing: 112 • status: P • rev: A

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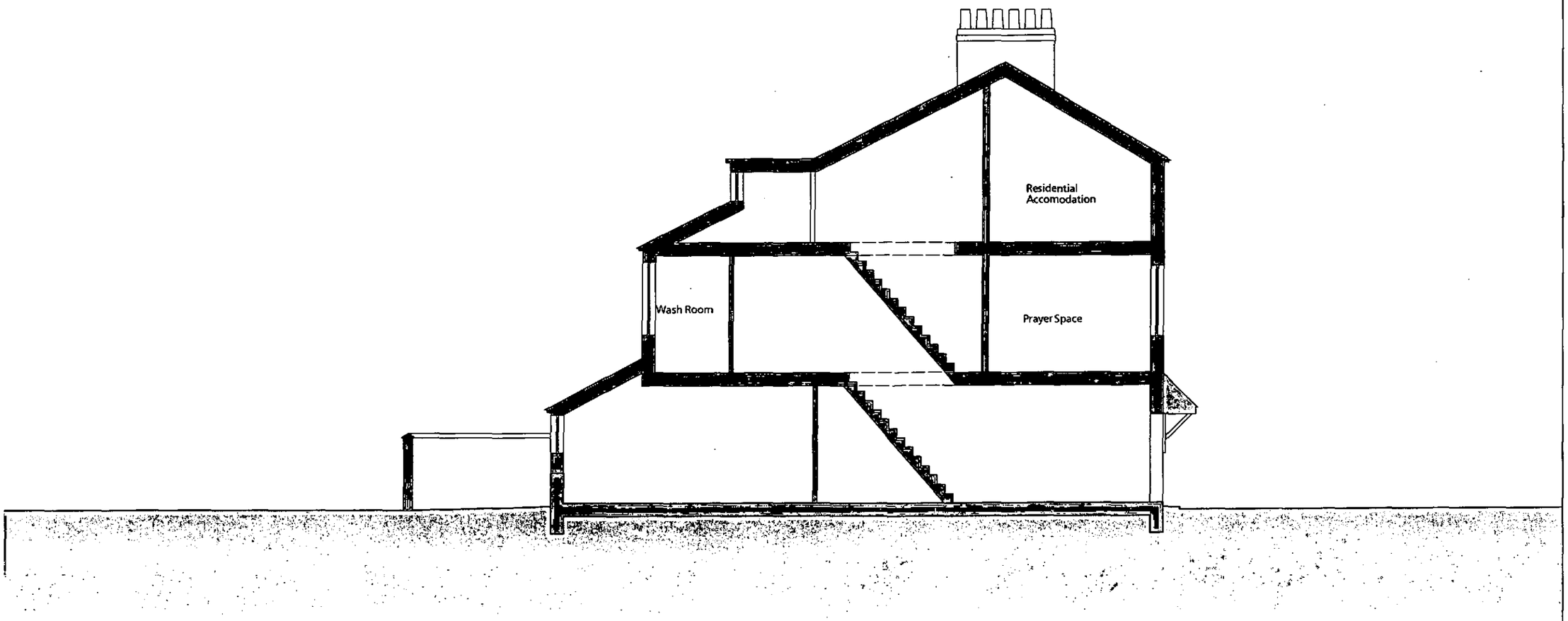

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p: 11a Bedford Street
d: Existing Section

d: 22.10.2012
s: 1:100@a3
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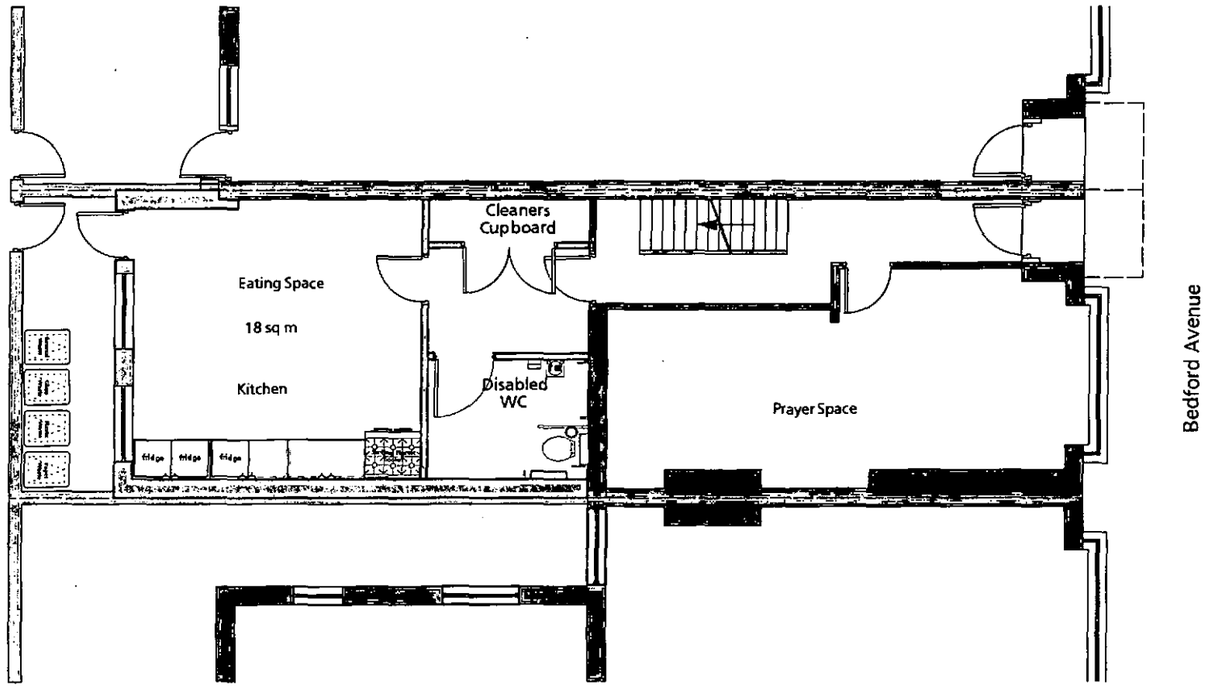

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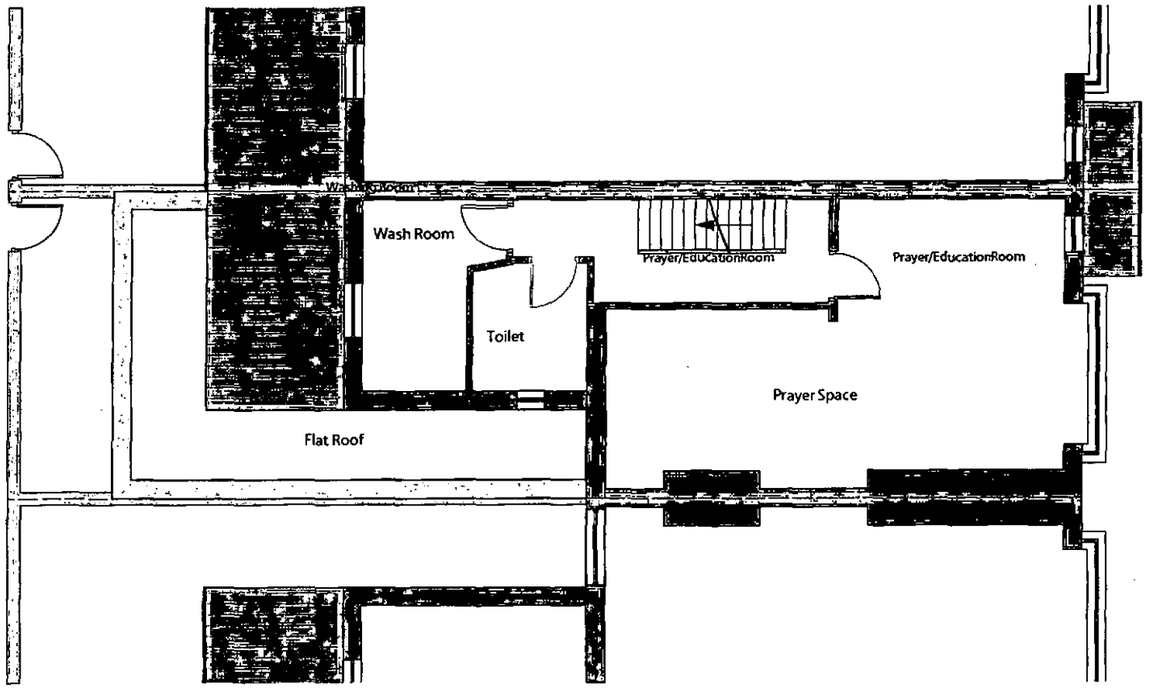
p: 11a Bedford Street
d: Proposed Ground

d: 22.10.12
s: 1:100@a3
dby: TH
n:

project: 315 • drawing: 201 • status: P • rev: A



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f: +44 (0) 161 236 7448
e: matt@architecturem.co.uk

p: 11a Bedford Street
d: Proposed First

d: 22.10.12
s: 1:100@a3
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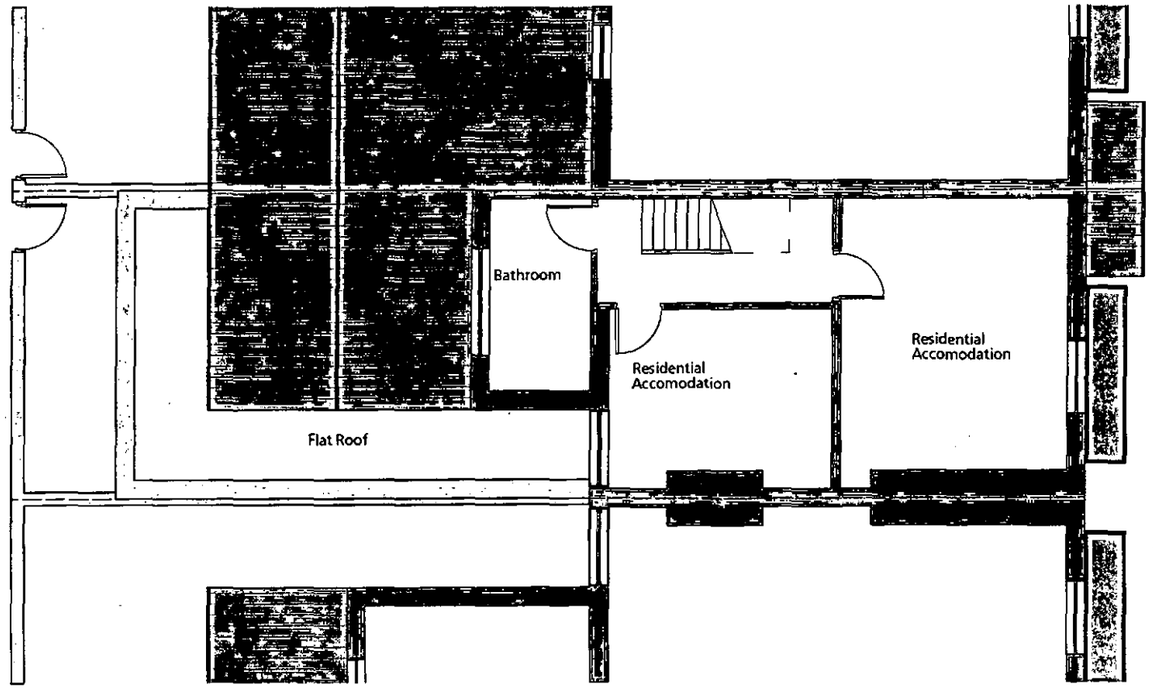

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f: +44 (0) 161 2367448
e: mail@architecturem.co.uk

p: 11a Bedford Street
d: Proposed Second

d: 22.10.2012
s: 1:100@a3
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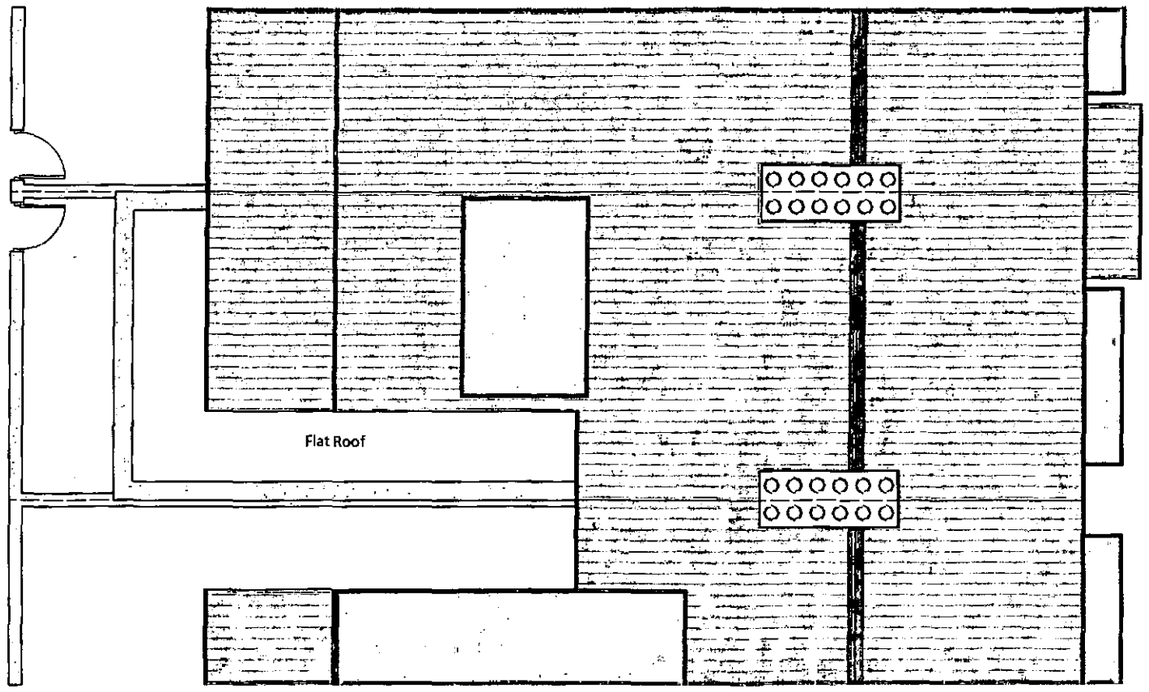

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p: 11a Bedford Street
d: Proposed Roof

d: 22.10.2012
s: 1:100@a3
db: TH
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01. Existing building unaffected to front

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p: 11a Bedford Street
d: Proposed Front

d: 22.10.2012
s: 1:100@a3
db: TH
n:

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01. Proposed extension - external brickwork to match existing
02. Flat roof to proposed extension

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e: mail@architecturem.co.uk

p: 11a Bedford Street
d: Proposed Rear

d: 22.10.2012
s: 1:50@a3
db: TH
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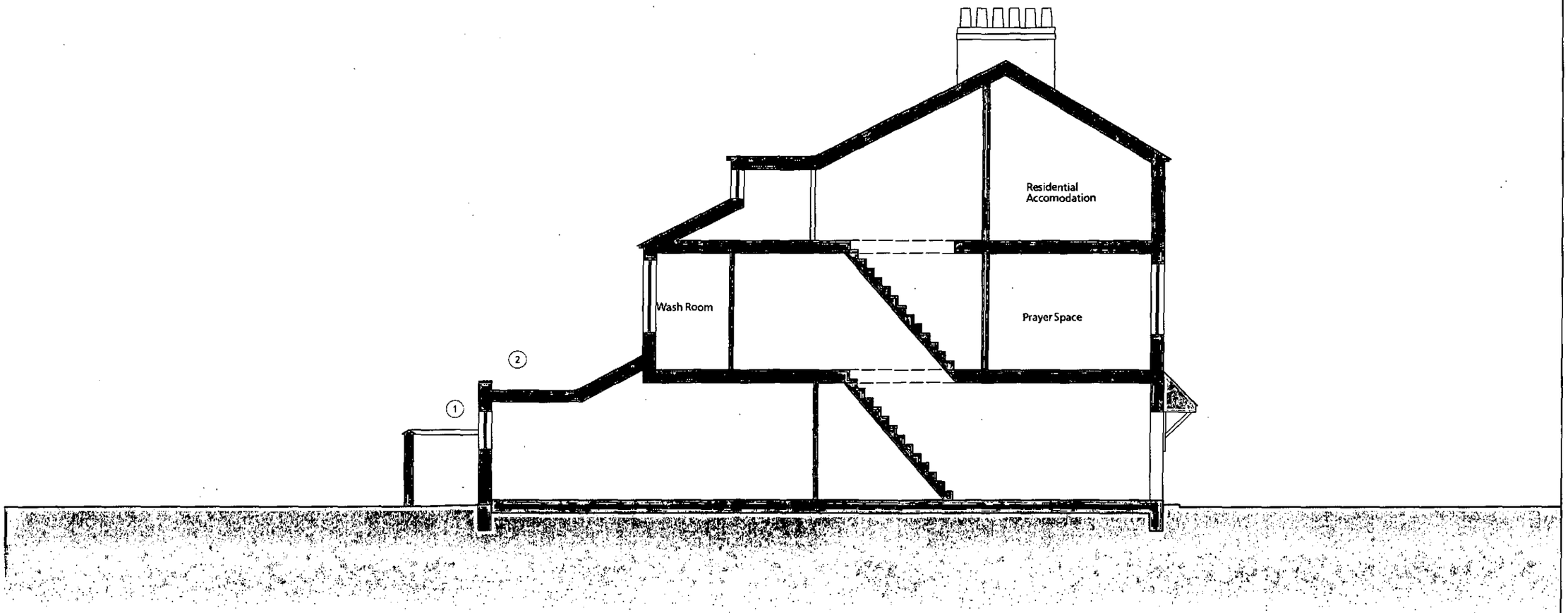

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02. Flat roof to proposed extension

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p: 11a Bedford Street
d: Proposed Section

d: 22.10.2012
s: 1:100@a3
db: TH
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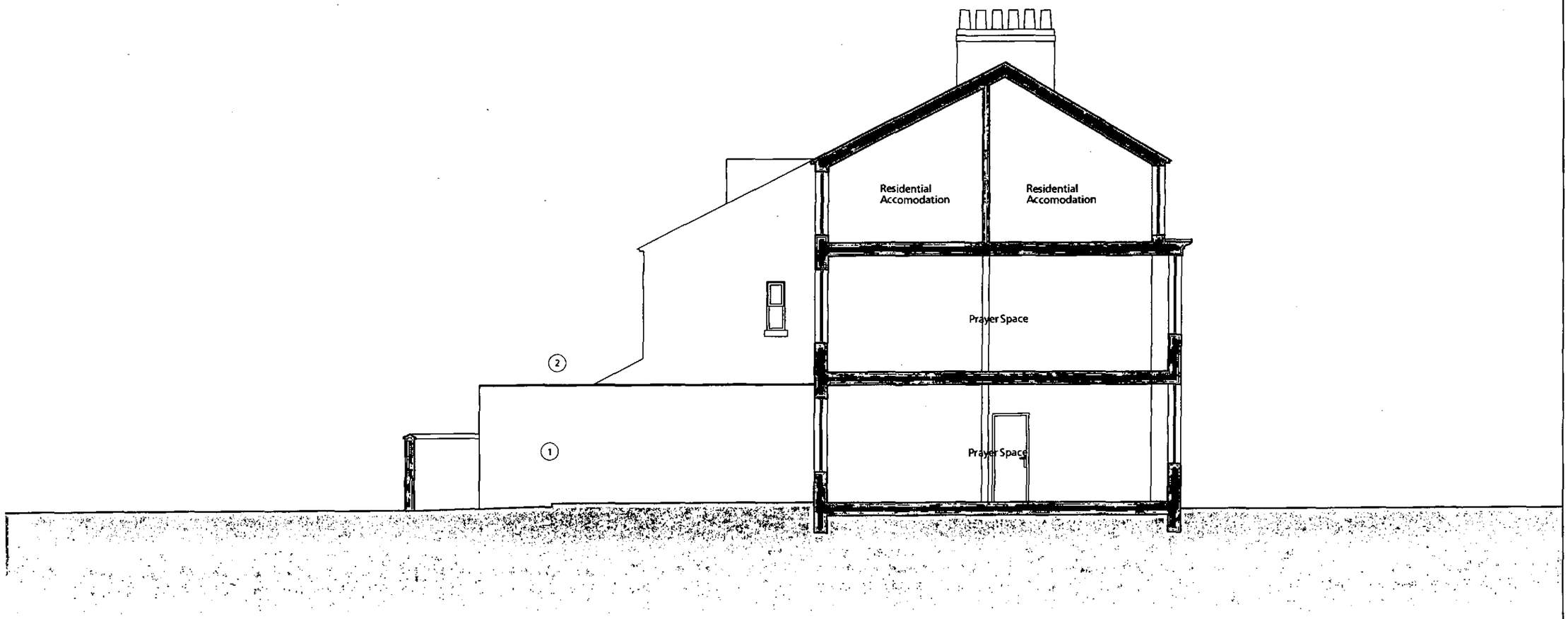
project: 315 • drawing: 212 • status: P • rev: A



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f: +44 (0) 161 236 7448
e: mail@architecturem.co.uk

p: 11a Bedford Street
d: Proposed Side Elevatic

d: 22.10.2012
s: 1:100@a3
db: TH
n:

project: 315 • drawing: 213 • status: P • rev: A

Design & Access

This report has been prepared by architecture:m in support of the planning application for the construction of a new dwelling with associated hard landscaping.

This report describes the objectives, development and design solutions of the proposed house and should be read in conjunction with the accompanying documentation:

- Planning Statement
- Construction Method
- Heating and Energy
- Waste Management

This report has been prepared with regard to the CABE guidance document 'Design and access statements : How to write, read and used them'.

Design & Access Statement

The site is located in south Manchester in the area of Whalley Range. The property forms part of a row of terraced housing and is currently a school of teaching and a place of prayer for the local muslim community.

The proposal seeks to extend the property at the rear creating a better flow and internal arrangement in the property as the space is currently extremely cramped. The proposal will add a larger kitchen for better access and a disabled toilet on the ground floor.

Like much of this area the property is in need of renovation and needs care and attention. The proposal looks to tidy up the appearance of the property at the rear.

The development will not cause any loss of natural light to any of the neighbouring properties and the extension will have minimal impact on the amenity space of neighbours.

There has been work carried out on properties on the same row in which the second floor has been extended to pull the rear facade in line with the ground floor.

The proposal also has space for storage of waste undercover which the building currently doesnt have in its current state.

The design of the extension will be traditional construction and the materials will match the existing materials of the area, having little impact on the neighbourhood.

Design & Access Statement

(Use) This application for planning permission looks to create an extension to the rear of the property at 11a Bedford Ave, Whalley Range. The property is a house of religious teaching and prayer and will be continued to be used as so in this new application.

The rear of the property has a small outdoor space which backs onto as shared rear walkway. The rear space is not a suitable outdoor space to use and goes wasted. The proposal looks for a better use of this space with the construction of the extension. The proposal will create a better internal flow to the property allowing the occupants a more comfortable place of worship.

(Amount) The existing space at the rear of the property is not a large space, therefore this dictates the size of the extension. The size of the extension is a small footprint and will not have a great overall impact on the property or the row of housing.

(Scale) The scale of the extension will be less than a 3rd of the size of the existing property. This is dictated by the size of the plot and the heights of the surrounding buildings. We do not believe that the extension causes any harm or has a detremental impact on any of the surrounding properties in the area.

Landscaping & Appearance

Please note that the landscaping will not be changing other then in areas abutting new development, which will be made good to match.