DESIGN AND ACCESS STATEMENT

16 Bedwell Street, Moss Side M16 7LN
Proposed Rear Extension and new 2m High Brick Wall and Sliding Gate
For Arranhaman Islam Community Centre

PLANNING AND BUILDING CONTROL
25 APR 2012

GENERAL

Site History and Background

The site of approximately 1100sq m located on the corner of Radley Street and Bedwell Street, Moss Side and consists of a car park serving single storey Community Centre flat roofed with a pitched tiled roof self contained first floor 2-bed flat over brick walls and partly surrounded at the front boundary by a tall metal fence of ultra modern design
Planning permission was granted on 14th August 2080 to convert the previous Public House usage to a Church,
Planning was approved 1st April 2010 ref 092322 for a single storey rear extension

Environs

The site, although addressed 16 Bedwell Street, is vehicular accessed by Bedwell Street with pedestrian access from front and side from both streets
The site is surrounded by residential modern terraced housing on three sides and also from the Elwick Green site

Security by Design

The building and grounds are insecure to all sides
The existing disabled accesses and toilet facilities that comply with DAF2 requirements will be retained with disabled ramps added to both sides of the new building

The Scheme and Proposal

The scheme is to extend the side of the building to construct a new single storey mortuary facility for short term storage followed by formal blessing of deceased members of the Community Centre prior to burial
The proposals have been carefully designed to compliment the existing building with no alterations to parking and servicing
It is proposed to construct a new 2m high brick wall with sliding gated access to surround the grounds to alleviate the installation of shutters to the building

Car Parking

There are 13no car-parking spaces that are to be demarcated in the front on the existing tarmac area with proposed extension to include an additional 7no spaces with the existing garage and side yard retained

Waste Management

There is no change to the existing waste management strategy as this requirement will only involve a minor sprinkling of water

Landscaping

There is existing hard standing in the yard area and front which will be maintained and a small grassed area to one side which will also be maintained

Conclusion

The improved toilet areas and meeting room areas will increase to community usage of the building and the walling the security of the site. We are of the opinion that these proposals enhance the property and the surrounding environment to the benefit of all parties concerned.