Northside Plans Ltd

Planning and Building Design

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Prestwich
Manchester
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DESIGN AND ACCESS STATEMENT DST/D&A/1

SITE

Dasmesh Sikh Temple
Heywood Street
Manchester
M80DT

PROPOSAL

Single storey side extension, new front canopy and replacement of roofs.

USE

The premises are used as a place of worship for the local Sikh community.

AMOUNT OF DEVELOPMENT

The single storey extension has a floor area of 46sq.m. The canopy would be 5m long and project 1.2m from the face of the building. The two storey roof has a plan area of 68sq.m. and the single storey roof has a plan area of 278sq.m.

LAYOUT

The prayer room and dining room are both accessed from the entrance hall. The extension, which will replace the existing sanitary accommodation, will be accessed via the dining room. The extension will also enable the first floor means of escape in case of fire to be improved.

SCALE

The extension would be 14.6m long and 3.59m wide and the eaves height facing Huxley Street would be 3.625m.

The canopy on the Heywood Street elevation would be 3.16m above ground level.

The replacement two storey roof would be almost the same height as the existing two storey tiled roof with the eaves at 6.343m above ground level and an overall height of 7.826m.

The replacement single storey roof would be generally lower than the existing variety of single storey roofs with an overall height of 5305mm. The Huxley Street elevation would have an eaves height of 4.12m. The south elevation eaves height would be 3.871m dropping down to 3.175m above the function room.

LANDSCAPING

There are no alterations proposed to the existing landscaping.

APPEARANCE

The existing building has a variety of roofs with both ridged and flat two storey roofs and north light trussed and flat single storey roofs. Apart from their appearance, this variety of roofs has created long standing maintenance problems in terms of leakages. This proposal aims to improve the overall appearance of the building by providing a ridged tiled roof to the two storey section and replacing the combination of single storey roofs with a lower ridged roof which would continue over the proposed extension on the Huxley Street elevation.

ACCESS

The existing access arrangements to the building would not be affected by this proposal.

Nigel Tams

Northside Plans Ltd 10th February 2010