PROPOSED REBUILDING OF BURNT-DOWN MOSQUE, 87a MONTON STREET, MOSS SIDE, MANCHESTER M14 4LS

DATE : JUNE 2008

DESIGN & ACCESS STATEMENT

The above plot is currently vacant. The original building was the Al Rahma Islamic Centre and Mosque which was burnt down in November 2007.

The mosque had been in existence for over 10 years.

The proposal is to rebuild the mosque. The mosque will serve the local community and considerable support has been obtained from the local community, including petitions and letters of support from residents and businesses.

There is already a church, temple and synagogue nearby.

The location of the land is in a mixed residential and commercial district with some deprivation and historical under investment in the area. The neighbourhood is one of high concentration of mixed ethnic communities, largely living side by side in harmony with each other.

The area is served by busy traffic roads and a concentration of light industrial units, shops and rented accommodation, as well as community centres, offices, medical facilities, private owner occupied dwellings, educational and religious buildings. The proposal is in line with the surrounding use of the area.

Since it was originally built, it is understood that the building was a dancehall. For a short period of time, timber was stored in the building. No industrial or chemical processes are known to have been carried out previously.

Full disabled level access will be provided to the ground floor.

It is proposed that the ground floor will be the main prayer hall. The upper floor will be the secondary hall.

The original building had around 449m² on the ground floor and around 25m² on the first floor.

It should be noted that it is not intended to change the use of the building from its previous use.

The proposed building will be constructed in matching brickwork with feature soldier courses to break up the expanse of brickwork. The roof covering will be grey to match the neighbouring properties, though it will be clad in metal profiled sheeting. However, if the local authority so desire, the roof covering can easily be amended to be slate.

All windows will be obscure glazed, thereby ensuring privacy for residents.

Many stakeholders in the community have undertaken in writing to provide parking spaces. Over 50 parking spaces have been made available at the local church, local medical centre, Guru Nanak Dev Ji Gurdwara temple and Greenhays Home Appliances, as well as an additional 12 spaces at the Greenhays MOT station.

It is anticipated from experience that most worshippers will arrive on foot, and the site is served excellently by public transport - this fits in with the local authorities desire to discourage excessive and unnecessary vehicular usage and to promote public transport, walking and cycling.

All new building elements and refurbishment will complement and match the existing in both character and architectural style, including decorations.