

Introduction

This statement accompanies the planning application for the proposed development at 1-7 Seymour Road, M8 5BQ. The proposal seeks permission for a front extension, side entranceway and infill extension in part of the inner courtyard.

This covering letter provides information on the history of planning applications for this site; and the due consideration taken in the creation of these plans in order to be compliant with all requirements. This letter also provides information on the proposed extension and the application is accompanied by a site plan, existing and proposed elevations and drawings.

- GSS24014 - Manchester Kollel - 003 - Existing Elevations
- GSS24014.3 - Manchester Kollel - 002.3 - Existing and Proposed Plans
- GSS24014.3 - Manchester Kollel - 004.3 - Proposed Elevations
- GSS24014.3 - Manchester Kollel - 502 - Site Existing and Proposed

Site

The site is located at 1-7 Seymour Road, Manchester M8 5BQ. The site is a place of worship and a place of religious study (a Talmudic College). The Class Use is F1 (Learning and Non-Residential Institutions) and this Talmudical College is for mature post-graduate students.

The surrounding properties are a mix of commercial and residential, with a large school located adjacent to the site (also Class F1). The site is in close proximity to local amenities, such as numerous shops and eateries and services as well as good access to public transport links as Seymour Road is adjacent to Cheetham Hill – the main arterial route in the area.

Existing

The property currently comprises of a ground floor and a first floor. Manchester Yeshiva Kollel uses part of the ground floor and rents out the remaining spaces on the ground floor, and units on the first floor, to various community organisations.

Manchester Yeshiva Kollel uses part of the ground floor as a prayer and study hall with ancillary toilets, cloakrooms and some meetings rooms/shiur rooms (smaller study rooms) located to the front of the property. The current main entrance is on Seymour Road, and within the current layout, one must walk through the entrance way and a lobby hallway passing all the smaller rooms, before reaching the main study and prayer hall (See Existing Plans Drawing 002.3).

Manchester Yeshiva Kollel, a centre of study and prayer, services the local residents who live on the nearby streets and surrounding area. Most of the attendees arrive by foot.

Proposal

The current application seeks permission to place the main entranceway on the right elevation and a single-storey infill extension in part of the current courtyard which will be located on left elevation of the current study hall and will lie opposite the new proposed entrance. This proposal also includes plan for a single storey front extension on part of the front elevation.

These three changes, together with internal reconfiguration will allow the Kollel benefit from separate and specifically dedicated prayer hall and study hall. Currently there is one room being utilised as both study and prayer.

The existing combined study and prayer hall will be used solely as a prayer hall, and the existing smaller study rooms, shiur rooms, meeting rooms, together with the extension at the front elevation, will be combined to create a dedicated study hall and library.

By relocating the main entrance to the right elevation, this design has been comfortably configured with the prayer hall located to the right of the new entrance way and the proposed study hall and library to the left of the new entrance.

Necessary offices, bathrooms, cloakrooms, kitchen and coffee room, have all been incorporated into the design to ensure the smooth running of the daily requirements of Manchester Kollel.

These changes will enhance the experience of using this building for prayer and study, for the existing users. There is no anticipated increase in members or users of this site, since the Manchester Yeshiva Kollel are no longer accepting new members as they are at maximum capacity for their staff to pupil ratio and have reached the maximum size congregation for the capability of the leading Rabbi. This is an adult Talmudical College and therefore members and pupils are all adults.

Within the reconfiguration, the rooms being removed to allow for implementation of the Study Hall, are either being replaced or are now no longer required. Room OE2 Office, will be replaced with a new office Room OP7. Room OE3 Otzer was used as a library but this is now redundant as the new Study Hall OP4, will have ample space to store the books. Shiur Room OE7 was used for studying matters and discussion and that will now take place in the dedicated study Hall OP4. Toilets OE16 and Cloak OE4 will be replaced with Cloak OP2 and Toilets OP14. OE9 Kitchen and OE10 will be replaced with OP16 and OP17 which are larger and will be of a superior design for the purposes required.

Conclusion

The proposed development at 1-7 Seymour Road, M8 5BQ, comprising a front extension, a new side entranceway, and an infill extension in the inner courtyard, has been designed with due consideration for all planning requirements and the site's existing use. This application directly addresses the need to enhance the functionality of the facility for its existing users, the Manchester Yeshiva Kollel, by creating separate and dedicated spaces for the prayer hall and the study hall/library.

The strategic relocation of the main entrance to the right elevation facilitates a more logical and efficient internal configuration, allowing for the smooth operation of this important centre for religious study and worship. This proposal ensures that necessary ancillary facilities—such as offices, bathrooms, and a kitchen—are appropriately incorporated. Crucially, the enhancements are aimed solely at improving the user experience for the current congregation and students, as no increase in capacity or user numbers is anticipated.