



**Design & Access Statement
(97)001 PL0**

For

**Wythenshawe Masjid
7 Moor End
Northenden
M22 4JQ**

(22.09.25)

1. Consultant Details

All correspondence regarding this matter is to be sent to:

Ahmed Choudhry
NADA Architects
169 Kingsway
Burnage
Manchester
M19 2ND

2. Introduction

NADA Architects have been appointed by Mr Yusuf Mirza to produce this report, which aims to provide information on the existing site and the development works to the site at Wythenshawe Masjid, 7 Moor End, Northenden, M22 7JQ.

The property sits within an established residential area with a large office block directly opposite. The building is detached with its own front off street parking for 10.no. vehicles. Adjacent are numerous terraced properties with a detached dwelling directly adjacent south of the site.

The mosque has been operating for a number of years now where it serves the local community and residents in the vicinity.

The ground floor accommodates a prayer hall with a small classroom/multifunction space. To the upper floor is Clergy accommodation which remains unaffected.

3. Proposal

The application looks to do the following:

1. Erect a single storey side extension along the northern boundary to provide improved/additional washroom/ablution facilities for the visitors of the mosque.
2. Erection of a single storey front extension towards the southern corner of the property to create a secondary entrance with redesigned internal space for washroom/ablution facilities.



The single main entrance currently is narrow and further constricted by shoe racks. The layout of the building also provides for poor circulation. The extensions will improve the flow.

The new extensions will improve the flow of the building with ablution and washing facilities accessed via the main entrance before entering the prayer room.

The secondary entrance would further assist with pedestrian traffic and will help serve the guests visiting the site for classes. The secondary entrance also leads to the redesigned ablution/washing facilities also avoiding public to have to walk through the building to access washing facilities.

The extensions are to be simple flat roof extensions mainly due to the low eaves of the upper floors as we do not wish to affect these windows and the daylight benefit for the upper floor room particularly to the front. The side extension along the northern boundary would also be single storey running along the gable wall of the property also with a flat roof to help retain the high level landscape windows serving the main prayer hall.

The main entrance form is of odd shape and would make more sense to rebuild and of course would be to new building regulations, retaining heat within the building.

The side extension retains comfortable access too towards the rear garden for general access and bin storage and will be sealed with a secure gate by the management. A store room has been added to the rear of this extension which will serve the main prayer hall with furniture, etc mainly for the benefit of the elderly.

The overall site area is approximately 0.0571 hectares (571m²).

The existing GIA of property is 3358sq.ft (312m²).

The proposed GIA of the property is 3918sq.ft (364m²).

PLEASE NOTE: We would like to add pre application advice discussions and response has been received by MCC (Ellie Knowles) on 30th July 2025 which was very informative and helpful. The proposal has been updated and supporting documentation has been provided as part of this submission for LPA assistance. The comments and feedback has been taken on board and all the pre application advice items have been addressed within the reports provided.

4. Bin Storage

Bins are stored in the rear yard and is proposed to be the same arrangement moving forward. The secure access to the side is the method in which all bins can be accessed and will be brought forward for collection by registered



waste management firm which is the current arrangement. The bins have been indicated on the attached plans.

5. Conclusion

We would like the support of the local authority for this application as it would:

- Make better use of the mosque and its facilities by meeting the applicants requirements of the operations
- Create an improved building with a new structure to the front and side which would be all to current building regulations.
- The extensions, which all seek to provide ancillary spaces such as entrance areas, toilet and washing facilities and an office area, would improve the quality of the accommodation without affecting the capacity or the intensity of the use.
- The size of the extensions, which are all single storey, and the design rationale as set out above, would ensure the proposal compliments the existing building and does not impact on any neighbouring properties.

