



Darus Salam Mosque & Islamic Centre

41-47 Slade Ln,
Longsight
Manchester

Design & Access Statement

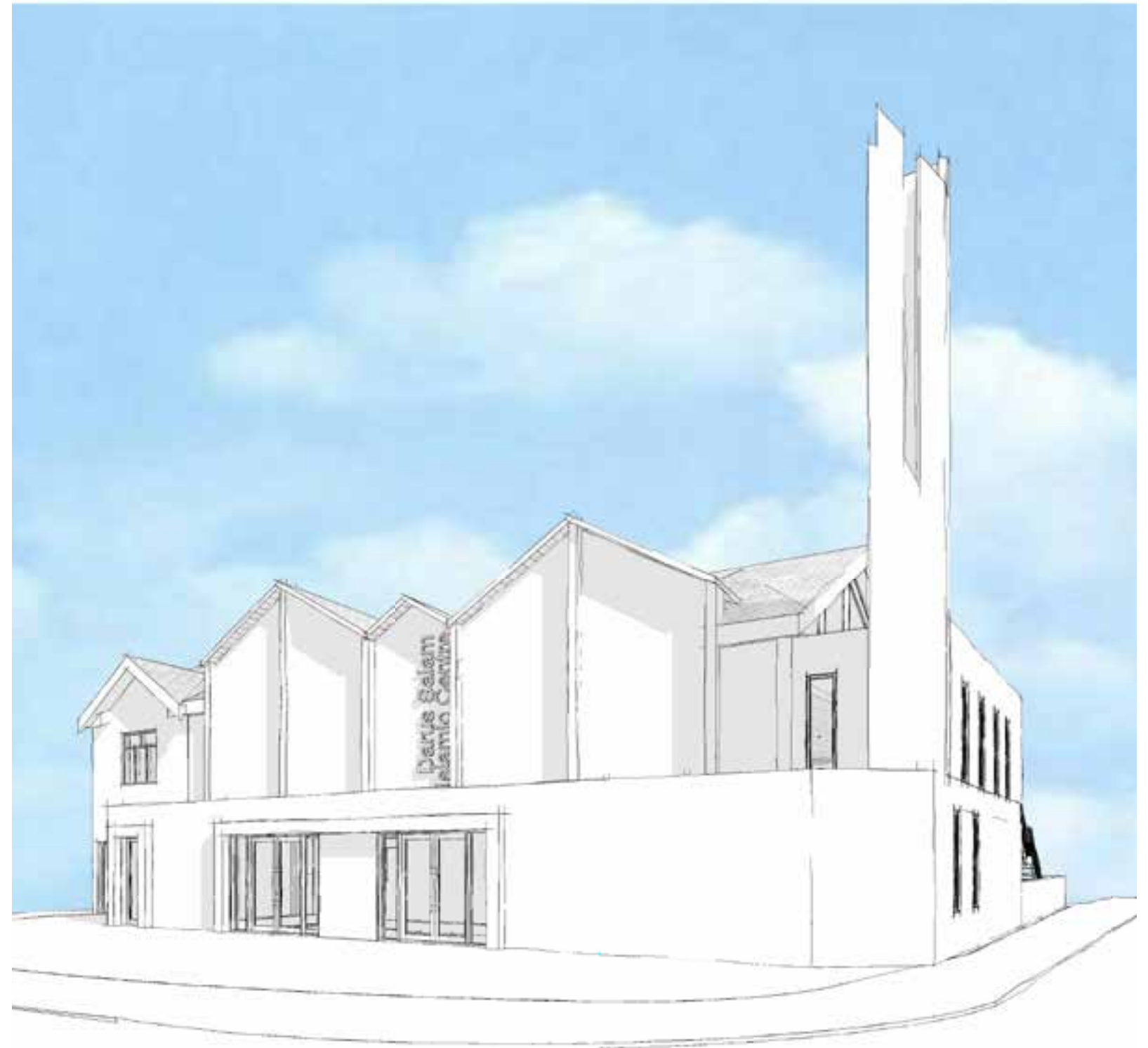
Prepared For:
Darus Salam Mosque

REV B April 2025 Issue

Introduction



This supporting Design and Access statement accompanies the planning application for the extension of Darus Salam Mosque & Islamic Centre, located at 41-47 Slade Lane, Longsight, Manchester. The extension is designed to enhance the mosque's existing facilities, ensuring better space utilisation and improved accessibility without increasing the number of attendees or activities. This document outlines how the enlarged building will operate, including a schedule of events, hours of use, maximum occupancy levels, and details of the proposed extensions.



0. Client Brief



Main Hall



Larger praying hall

Learning Centre/Youth



Library for learning

Islamic Centre



Food/ Kitchen/ Soup Kitchen/ Charity

Mosque



Enhanced capacity for learning



Seminar/ Lecture



Classrooms



Community Engagement



Expanding footprint leads to more classes.



Activity / Open Community



Youth clubs/ activities



Counselling/ therapy/ sisters sessions



More halls = increased charity generation

The brief outlines the initial concepts, justifying the proposed massing and explaining the necessity of the space. The Centre is designed to be open to all faiths, with a strong focus on community involvement, which is central to its future direction.



0.0 Typical Timetable of Activities

Darus Salam Mosque & Islamic Centre - Typical Calender Week					
Days	Hours of Activity	Event Holder/ Staff Type	Staff Hours	Activity	Occupancy (Avg estimate)
Monday					
	2	Teacher	14:00-16:00	Islamic Classes for Adults	15
	2	Teacher	16:00-18:00	Childrens Classess / Scouts (boys and girls)	40
Tuesday					
	2	Teacher	16:00-18:00	Childrens Classess (Boys and girls)	40
	2	Teacher	11:00-13:00	Mothers & Toddler Group	10
	2	Teacher	14:00-16:00	Islamic Classes for Adults	15
Wednesday					
	2.3	Teacher	12:00-14:00	Elderly Womens Group - Every Wednesday	10
	2	Teacher	14:00-16:00	Islamic Classes for Adults	15
	2	Teacher	16:00-18:00	Childrens Classess/ Scouts	40
Thursday					
	2	Teacher	11:00-13:00	Sisters Coffee Morning	10
	2	Teacher	14:00-16:00	Islamic Classes for Adults	15
Friday					
	2	Teacher	16:00-18:00	Childrens Classess	40
	1 to 2	Imam	12:45-13-15	Live Kutbah	
	2	Teacher	16:00-18:00	Childrens Classess/ Scouts	40
	2	Guest Speaker/ Events Manager	18:30-21:30	Live events/ Lectures/ Seminars	100
Saturday					
	2	Events Manager	9:00-12:00	Food Bank Collection (1st Saturday of Every Month)	20-30
	2	Teacher	16:00-18:00	Childrens Classess / Scouts	40
	2	Gym Teacher	17:30-18:30	Sisters Fitness Class	10
Sunday					
Total	32.3				

Occupancy and Transport Considerations

The proposed extension at Darus Salam Mosque & Islamic Centre is designed to improve existing facilities and rationalise various functions within the mosque without increasing the number of attendees. The extension will enhance prayer hall space, provide dedicated areas for classrooms, administration, and storage, and introduce a separate entrance for women, ensuring improved accessibility and organisation.

The mosque’s operational schedule, as detailed in the Typical Calendar Month document, remains unchanged, with consistent attendance figures across weekly classes, community events, and prayer services. The busiest period remains Friday lunchtime prayers, which currently attract approximately 200 attendees, a figure that will not be impacted by this proposal.

The accompanying Transport Statement supports this position, stating explicitly that the extension “is to improve facilities and rationalise various functions at the mosque into dedicated areas and would not result in any additional trips being generated.” Additionally, the report confirms that “the number of people accommodated, and subsequent trips/car parking demand will not be affected by the application proposals and will remain as existing.”

As such, this proposal does not introduce any new transport burdens or increased demand for parking, aligning with local planning policies that promote sustainable transport and efficient use of existing infrastructure.



0.0 Supporting Statement: Operation of the Enlarged Building

Supporting Statement: Operation of the Enlarged Building

Purpose of the Extension

The proposed extension at Darus Salam Mosque & Islamic Centre is designed to enhance the functionality of the existing facility without increasing the number of attendees. The changes focus on improving space allocation, accessibility, and organisation within the building while maintaining the same level of activity and occupation.

Schedule of Events and Hours of Use

The mosque continues to operate according to a structured timetable of religious services, educational classes, and community activities. These activities follow the current schedule:

Daily prayers (five times a day, mosque opens 15 minutes before and closes 15 minutes after prayer)

Weekly Friday Prayers (busiest service at 13:00, approx. 200 attendees)

Regular Classes & Community Events:

Islamic classes for adults (Mondays–Thursdays, 14:00–16:00)

Children's classes & Scouts (Mondays, Wednesdays, Fridays, Saturdays, 16:00–18:00)

Mothers & Toddler Group (Tuesdays, 11:00–13:00)

Elderly Women's Group (Wednesdays, 12:00–14:00)

Sisters Coffee Morning (Thursdays, 11:00–13:00)

Sisters' Fitness Class (Saturdays, 17:30–18:30)

Community Lectures & Events (Fridays, 18:30–21:30)

Monthly Food Bank Collection (1st Saturday, 09:00–12:00)

These activities ensure that the mosque remains a centre for religious and community engagement without exceeding its current operational capacity.

Maximum Levels of Occupation

Daily Prayers: Average of 30 attendees per prayer

Friday Lunchtime Prayers: Peak attendance at 200 attendees

Children's Classes & Scouts: Average of 40 attendees per session

Community Events & Lectures: Typically range from 10 to 100 attendees depending on the event

The extension does not propose an increase in these figures but instead aims to improve the spatial arrangement of these activities.

Component Parts to be Provided/Extended

The proposal involves the reorganisation and rationalisation of existing spaces to accommodate the mosque's current functions more effectively:

Main prayer hall improvement: Two smaller prayer halls combined into one

Dedicated classrooms: Providing proper spaces for educational activities

Administrative offices and storage: Dedicated rooms for staff and facility management

Separate women's entrance and prayer area: Enhancing accessibility and inclusion

Bicycle storage: Encouraging sustainable transport

Conclusion

This proposal does not seek to increase congregation numbers or introduce new activities but rather to improve facilities, enhance accessibility, and better accommodate existing users. The supporting Transport Statement confirms that no additional traffic or parking demand will be generated as a result.



0.1 Existing Building Photographs



Front of existing building



Street scene of Slade lane



Rear/ Side of Building with rear access



Cash and curry extended front shop

The massing is thoughtfully designed to relate to its surroundings, ensuring the Centre integrates seamlessly into the existing context. As a hub for the community, the building's presence on a busy street should enhance the streetscape with a modern, sleek design that not only attracts attention but also elevates the character of the area. The proposal aims to create a visually appealing and ambitious addition to the neighbourhood, while maintaining harmony with its environment, ensuring it sits well within the broader urban fabric.

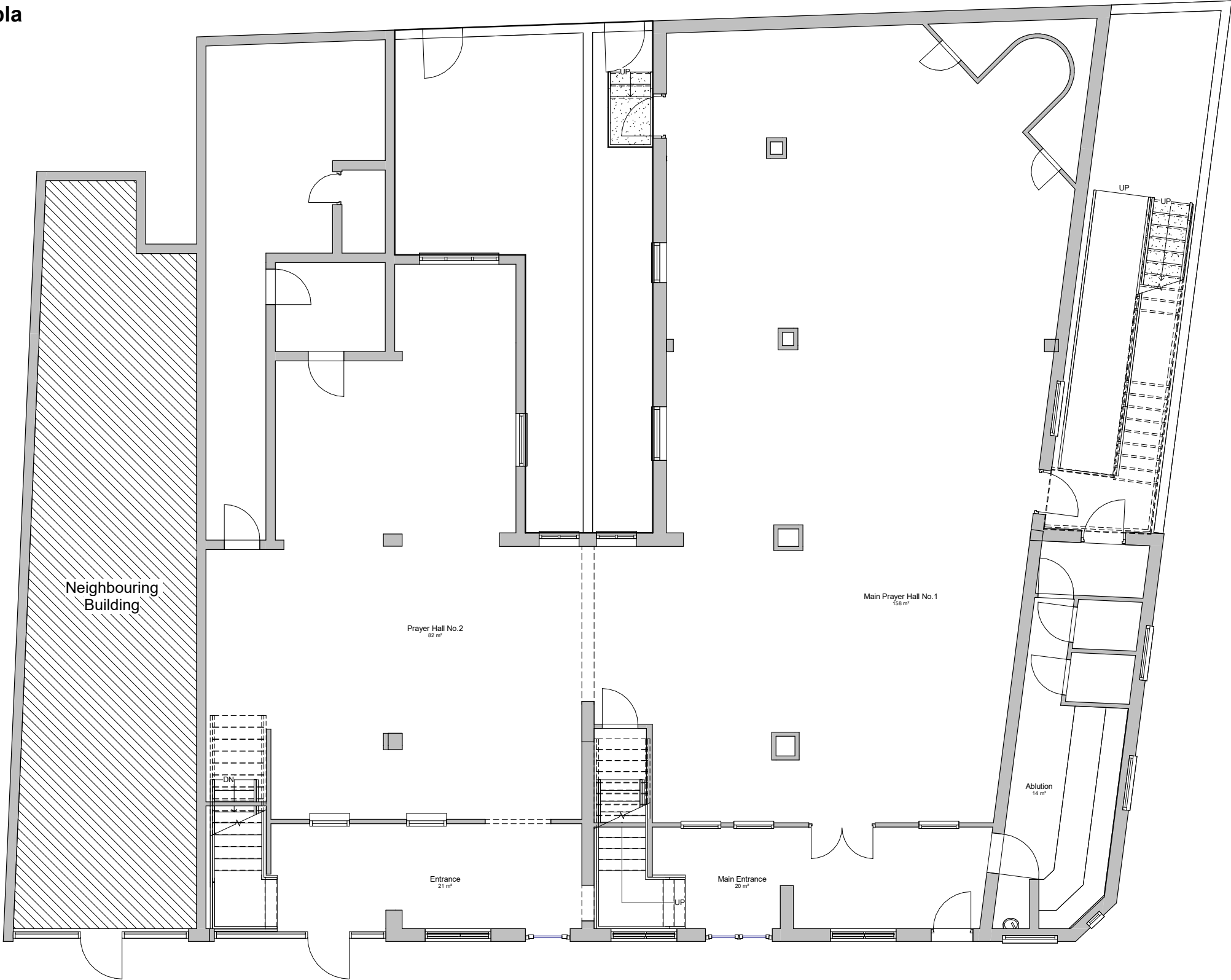


0.2 Precedent Study



The precedent study plays a crucial role in shaping our design approach. The strong, sharp roof edges, combined with the slim roofline and linear vertical brickwork, contribute to the contemporary style of the proposal. These elements not only reflect a modern aesthetic but also align with the architectural language of the surrounding area, reinforcing the building's role as a distinctive yet cohesive addition to the streetscape. This thoughtful integration of design features ensures that the proposal both respects and enhances its context.

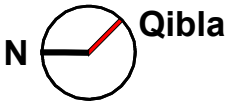
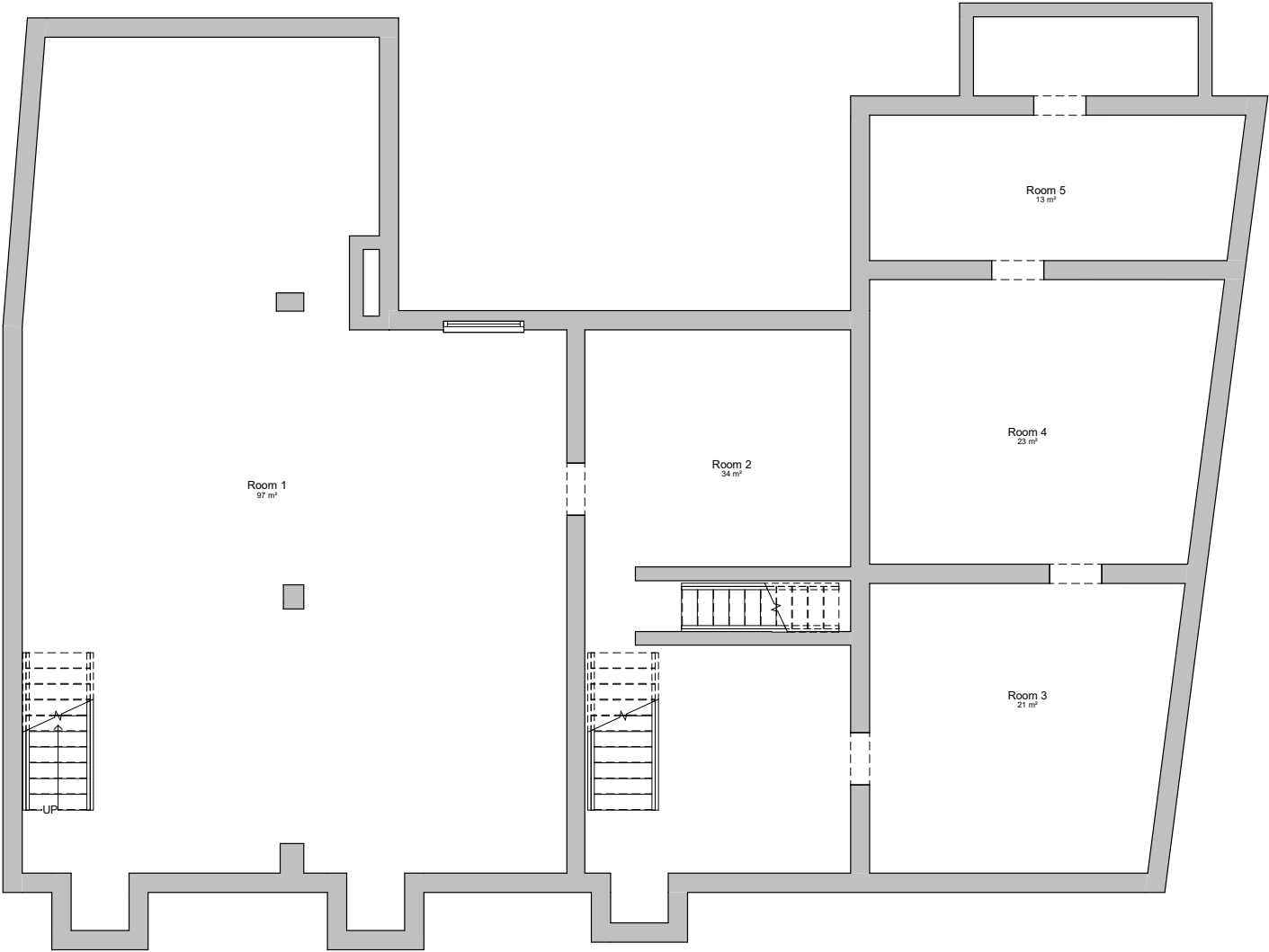
1.0 Ground Floor Existing



Level 0 - Existing
1 : 50



1.1 Basement Floor Existing



Potential Basment Plan



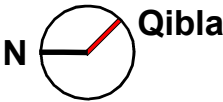
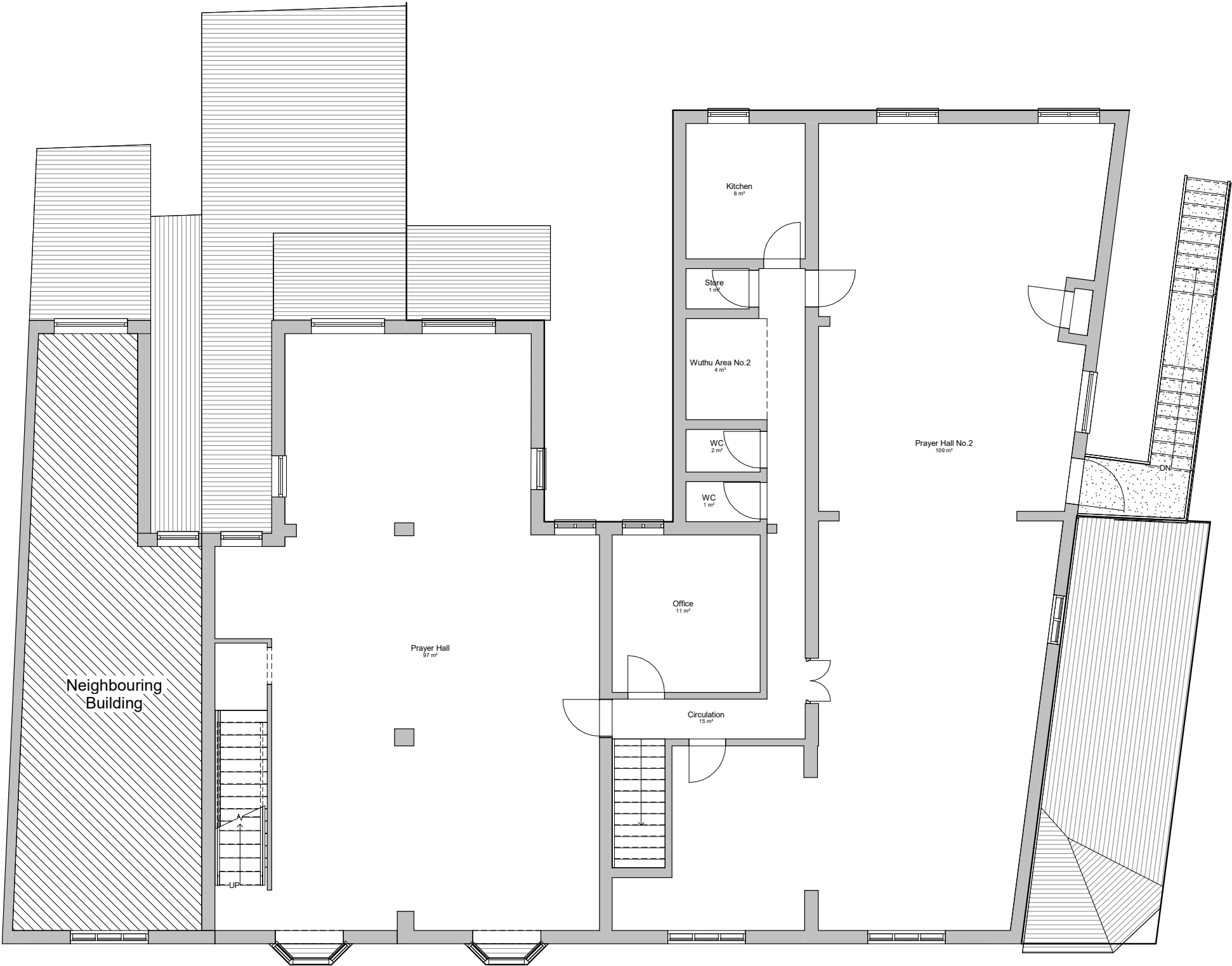
Extended wudu/ praying facilities



Basement - Existing
1 : 50



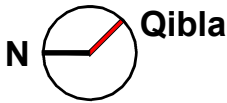
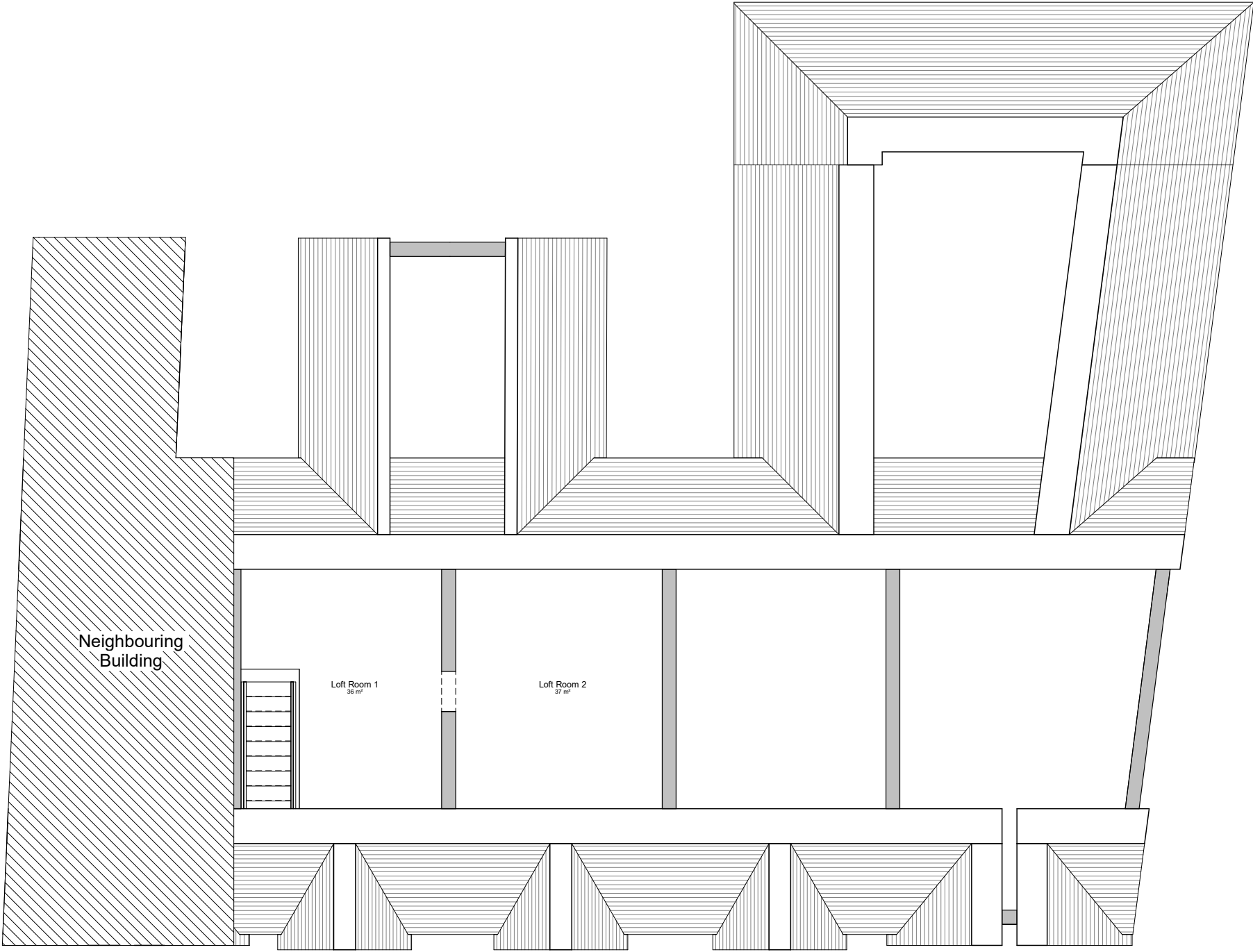
1.2 First Floor Existing



First Floor - Existing
1 : 50



1.3 Second Floor Existing



Second Floor - Existing
1 : 50



1.4 Existing Elevations



Front Elevation - Existing
1 : 50



Side Elevation - Existing
1 : 50

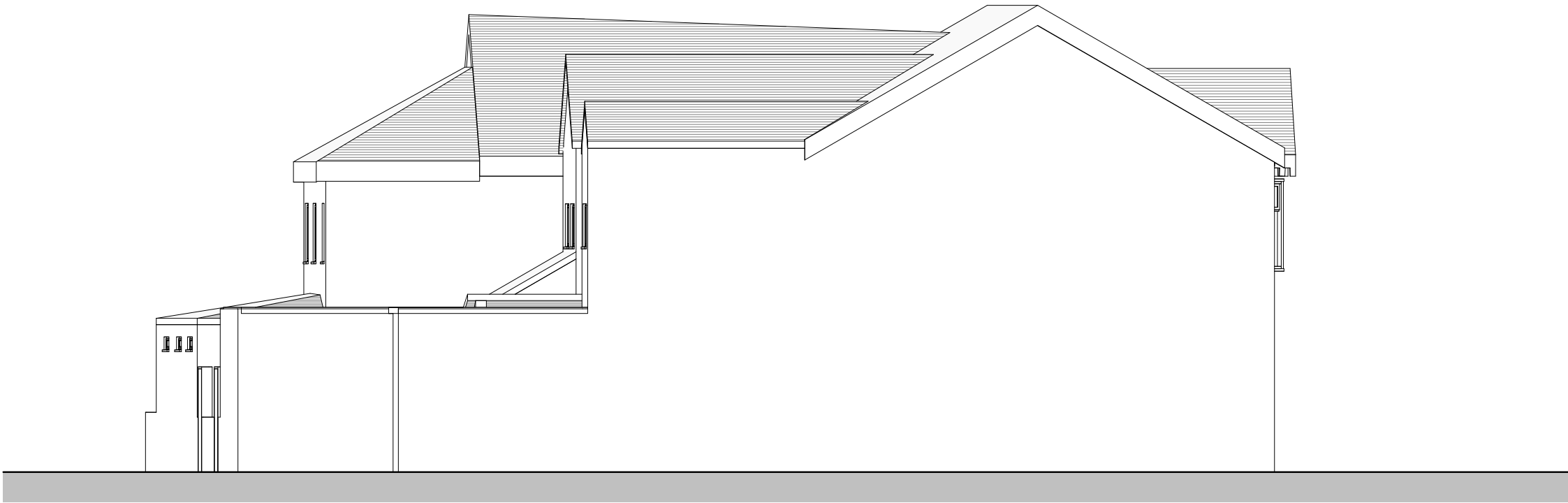
 Proposed Extension



1.5 Existing Elevations



Rear Elevation - Existing
1 : 50



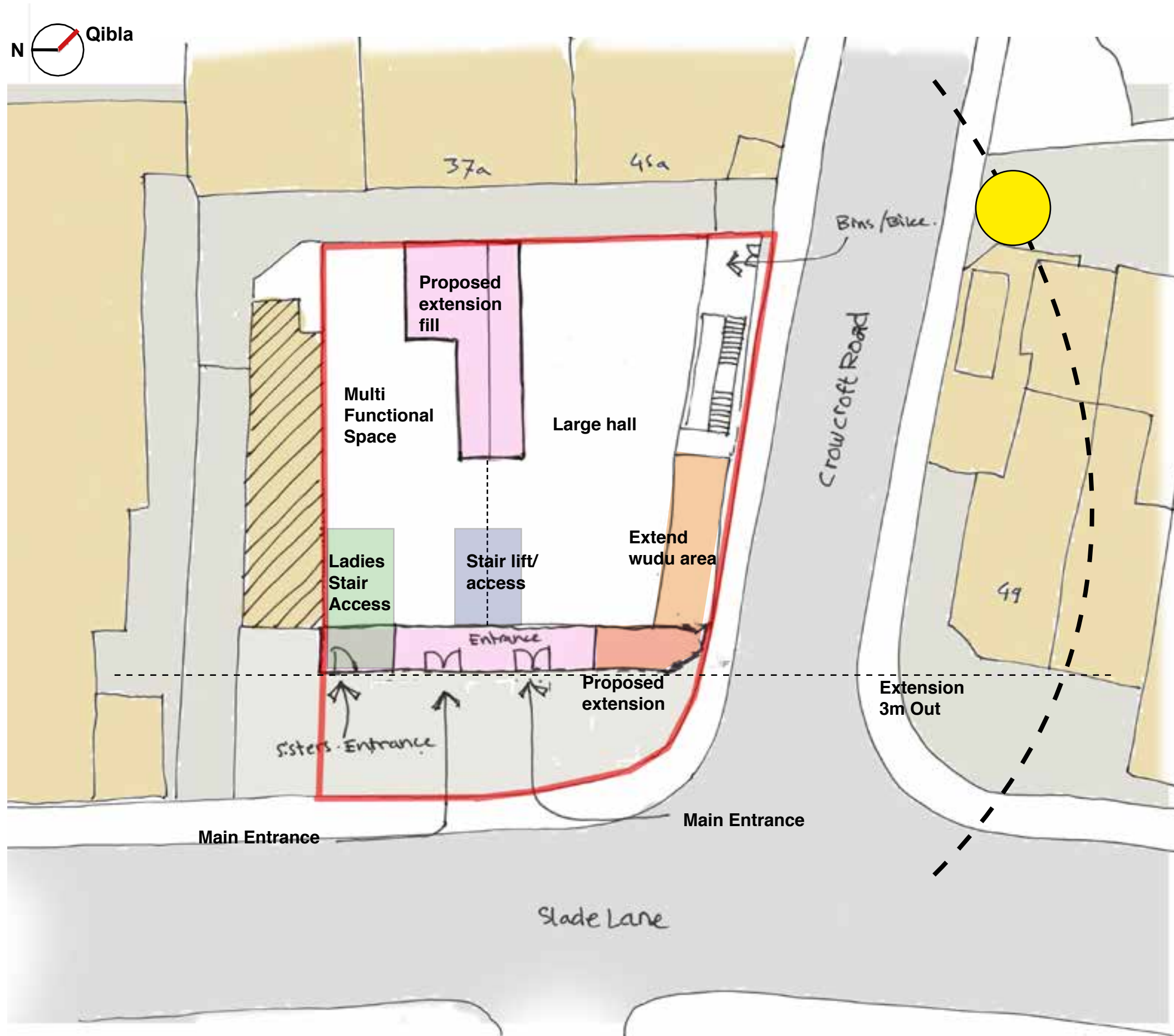
Side Neighbouring Elevation - Existing
1 : 50

 Proposed Extension





2.0 Site Plan - Sketch Idea



Multi Functional space ground floor



Seminar/ Lecture

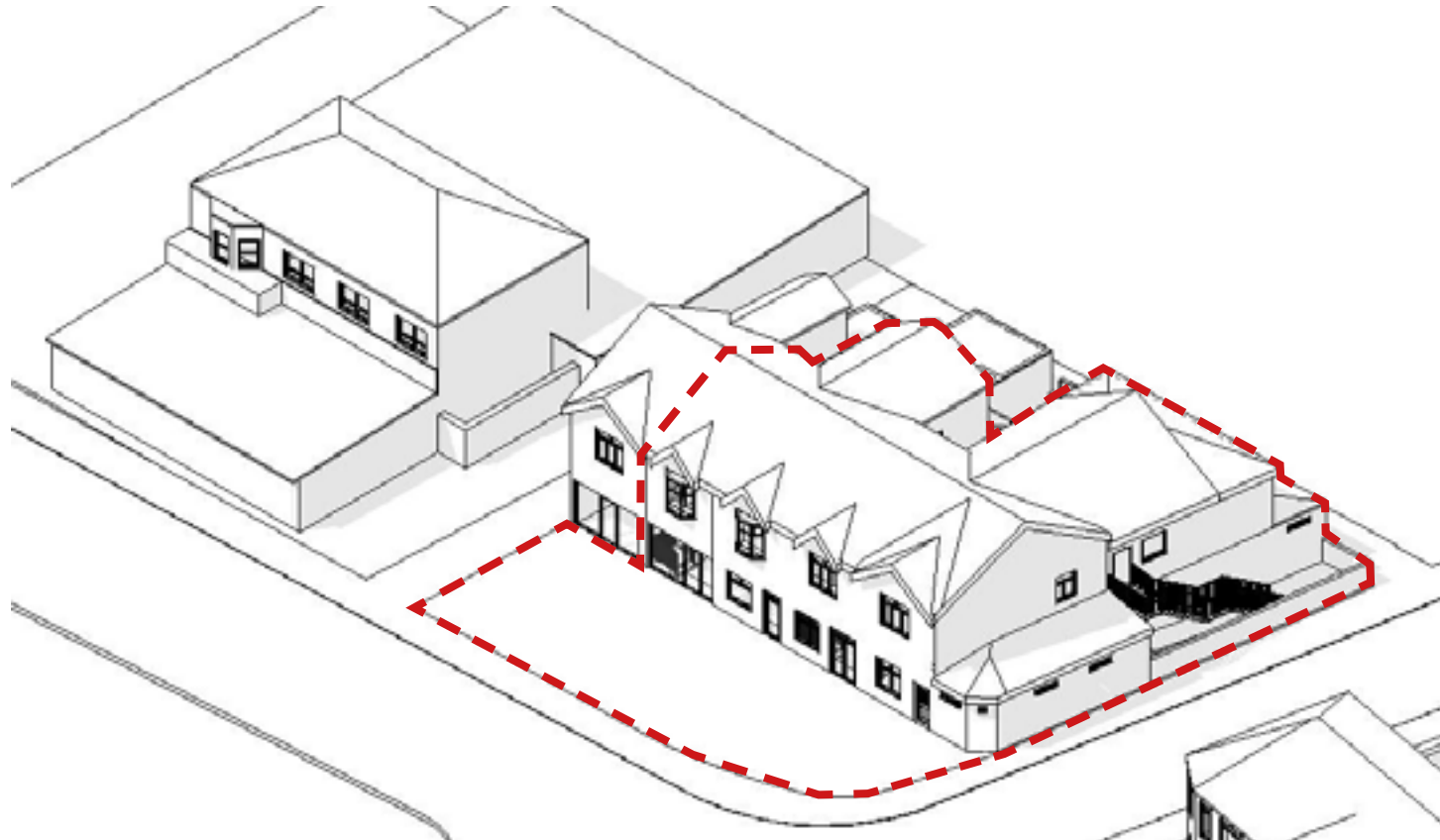


Banqueting/ Ceremony

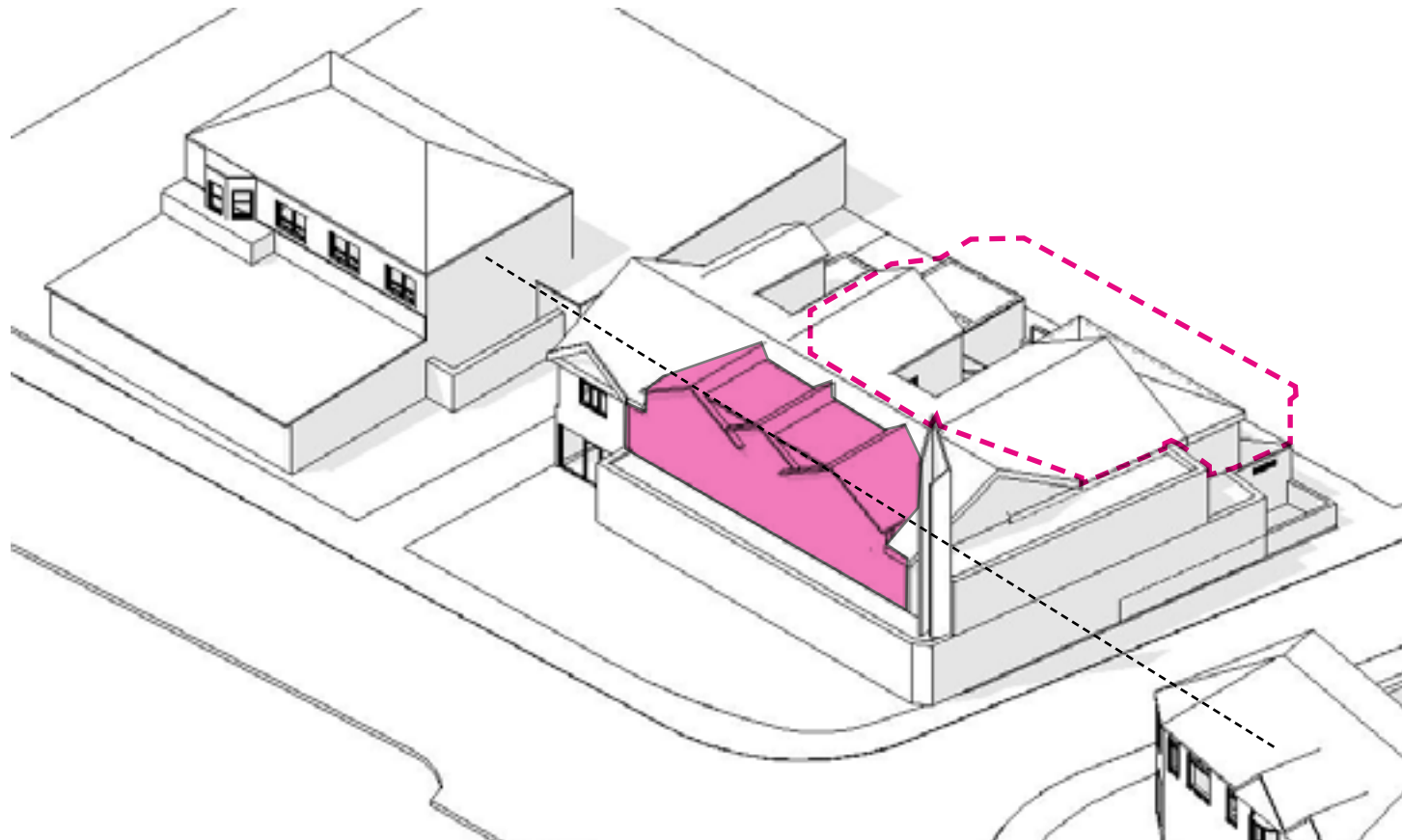
The hall on the ground floor can be enlarged by infilling the unused garden at the rear to create additional space.

In the entrance area, a foyer can be added, along with a separation between the ladies' and gents' sections, using the existing staircase on site.

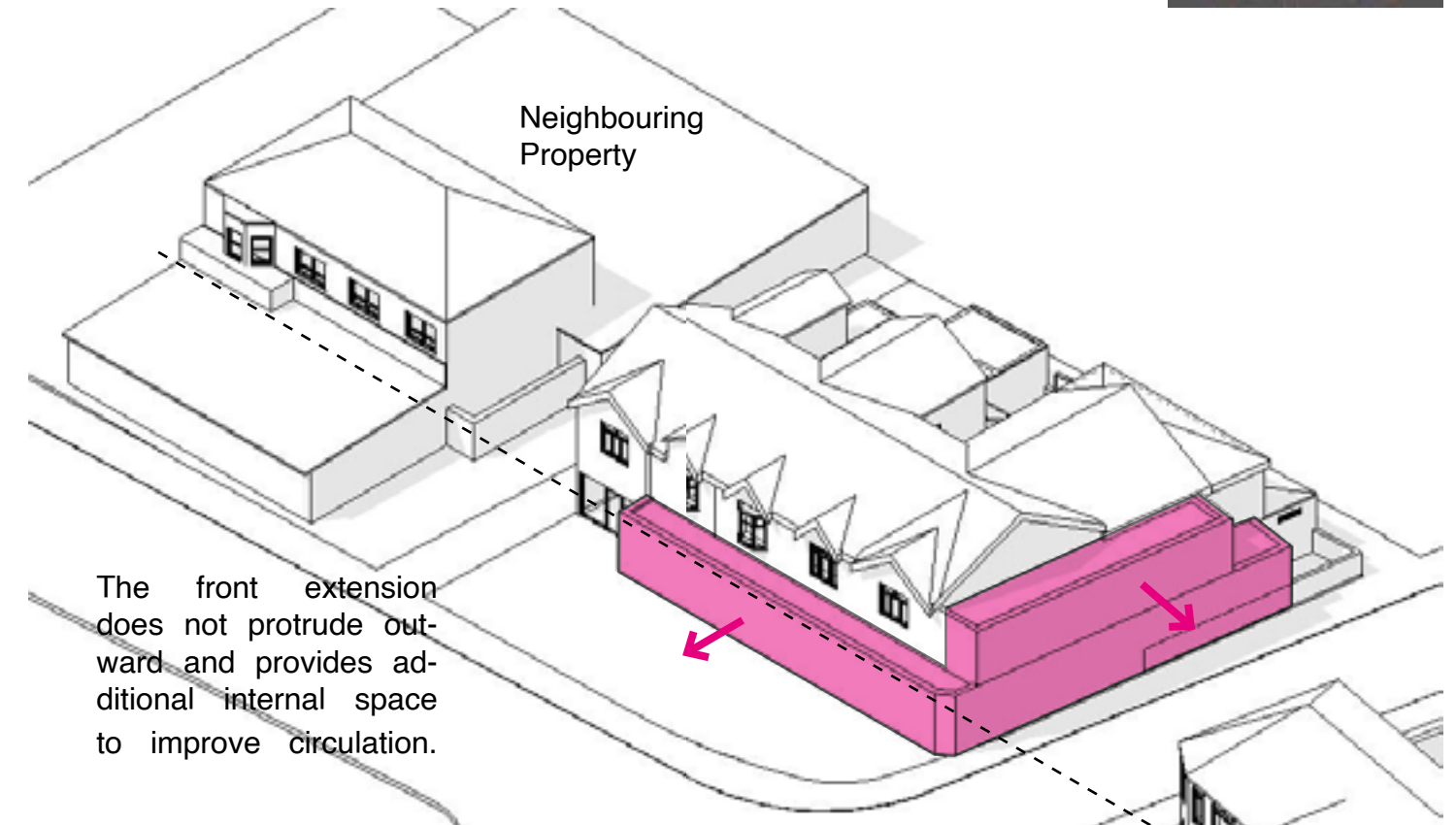
2.1 The Proposal - Massing



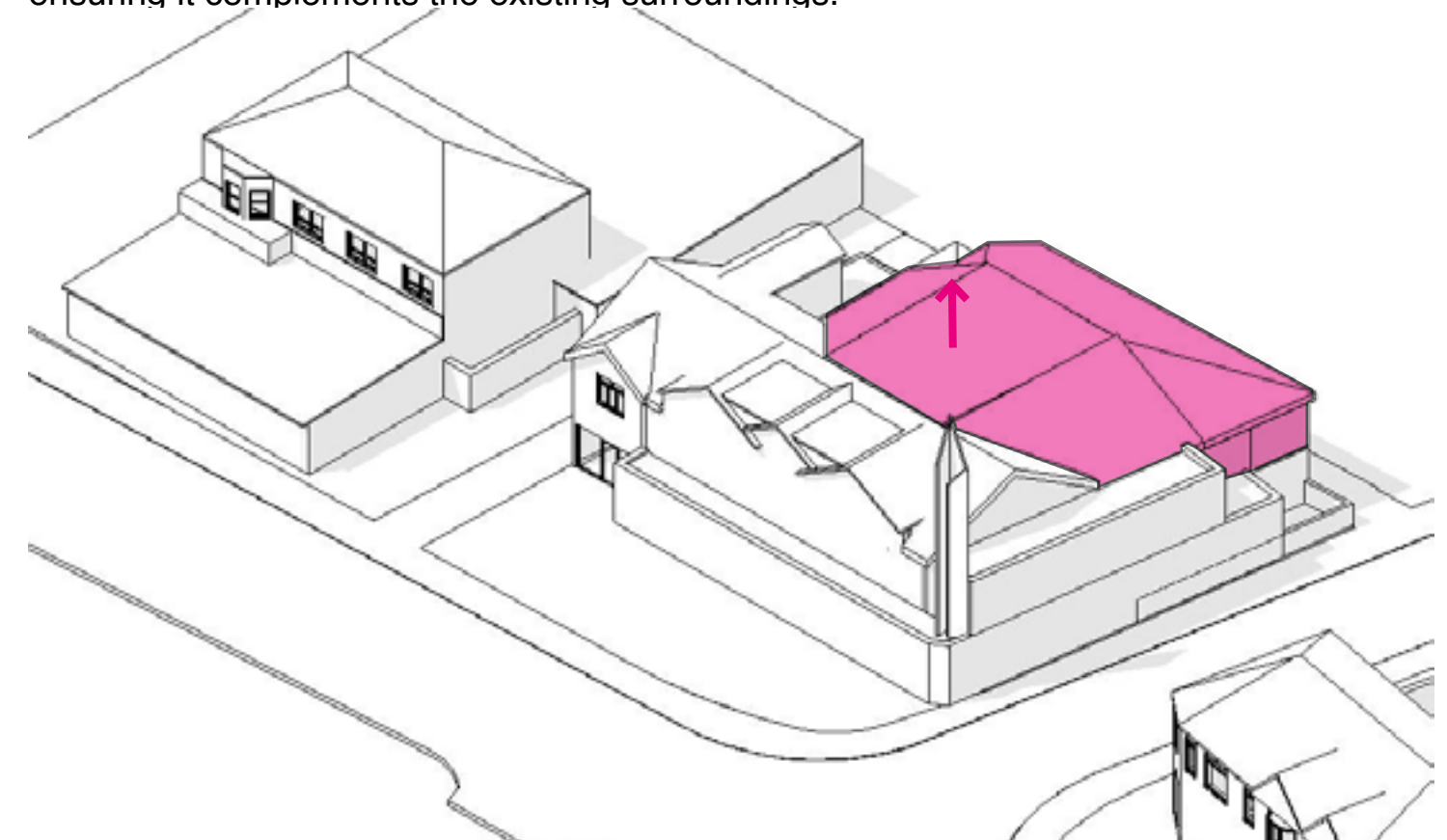
1. Building as Existing.



3. The front façade proportions are designed with minimal roof ridges for headroom, ensuring they remain discreet and unobtrusive in the street scene.

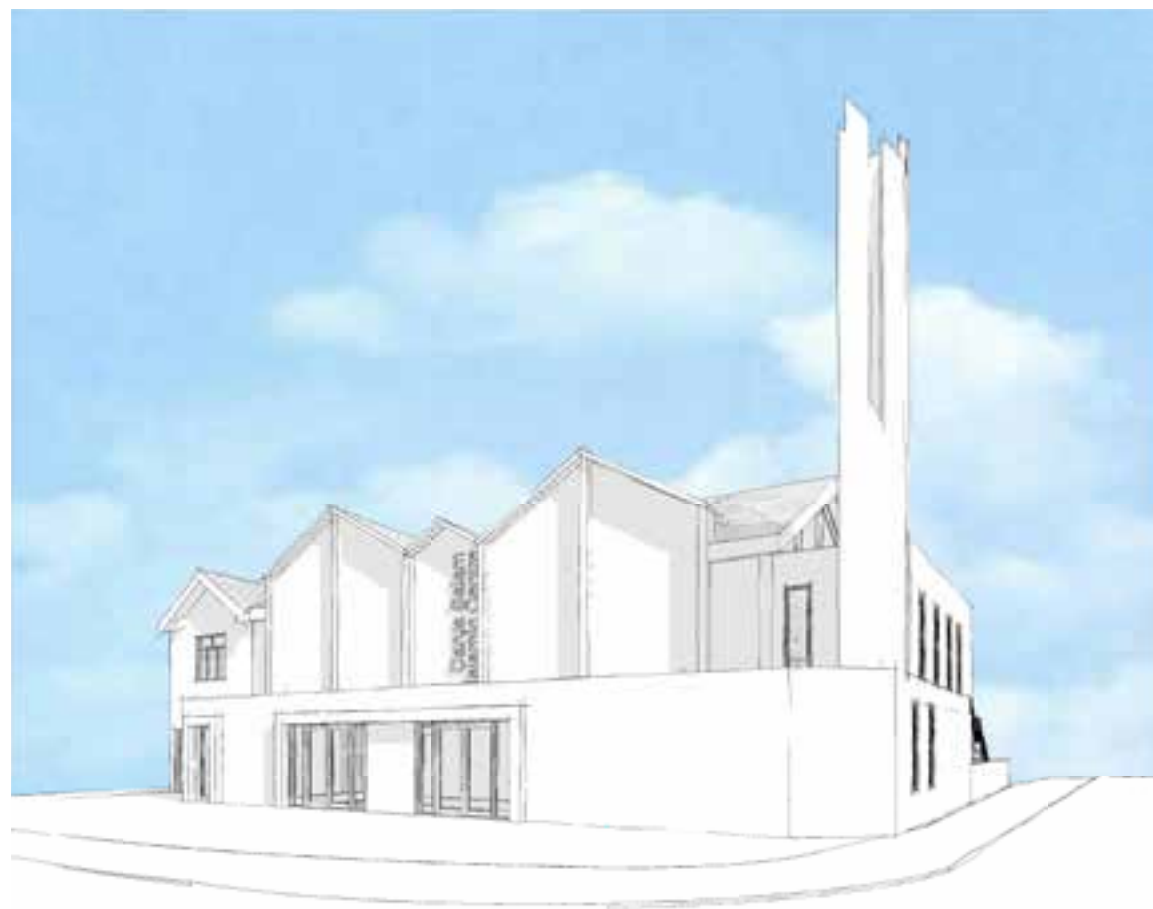


2. The massing at the front and side is designed to avoid dominating the streetscape, ensuring it complements the existing surroundings.



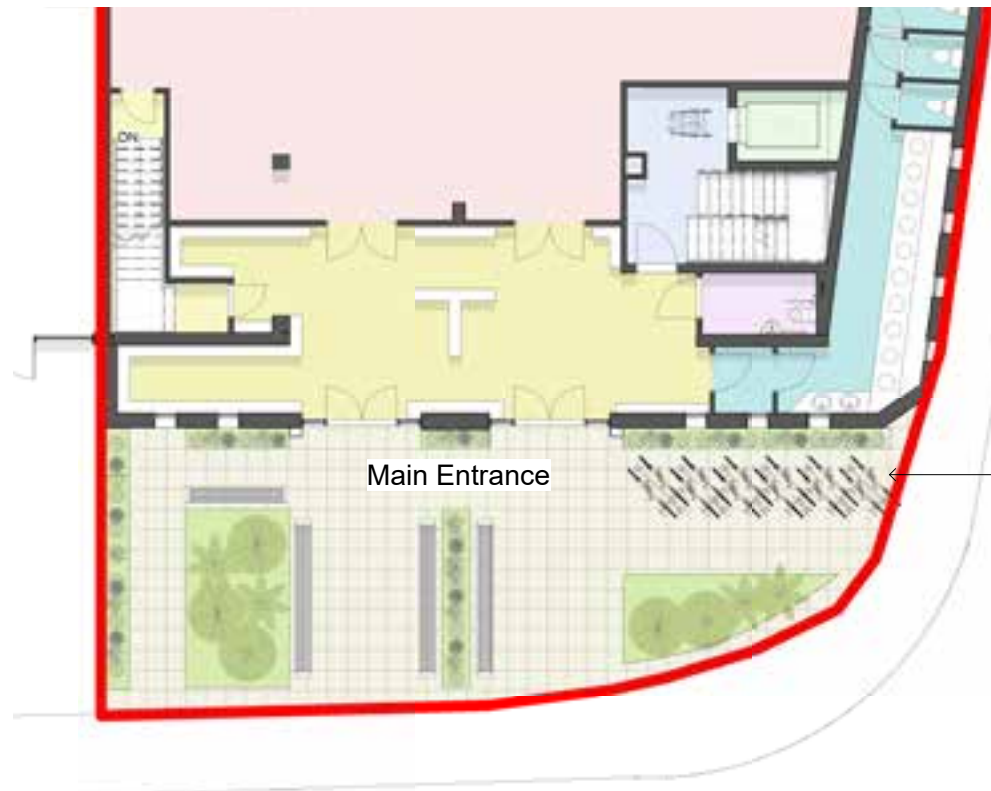
4. Extension to rear and Second Floor filled at the rear with sloping roof design.

2.2 Concept Sketch



Initial concept sketch proposal outlines the design narrative, highlighting the styled roof pitches and massing to show how the design proportions sit harmoniously within the context. In a pre-application discussion, it was noted that the proposed roof ridges should appear minimal and in keeping with neighbouring properties. The minaret serves as a distinctive feature, positioned on the corner of the building to enhance its character.

2.3 Landscape Proposal



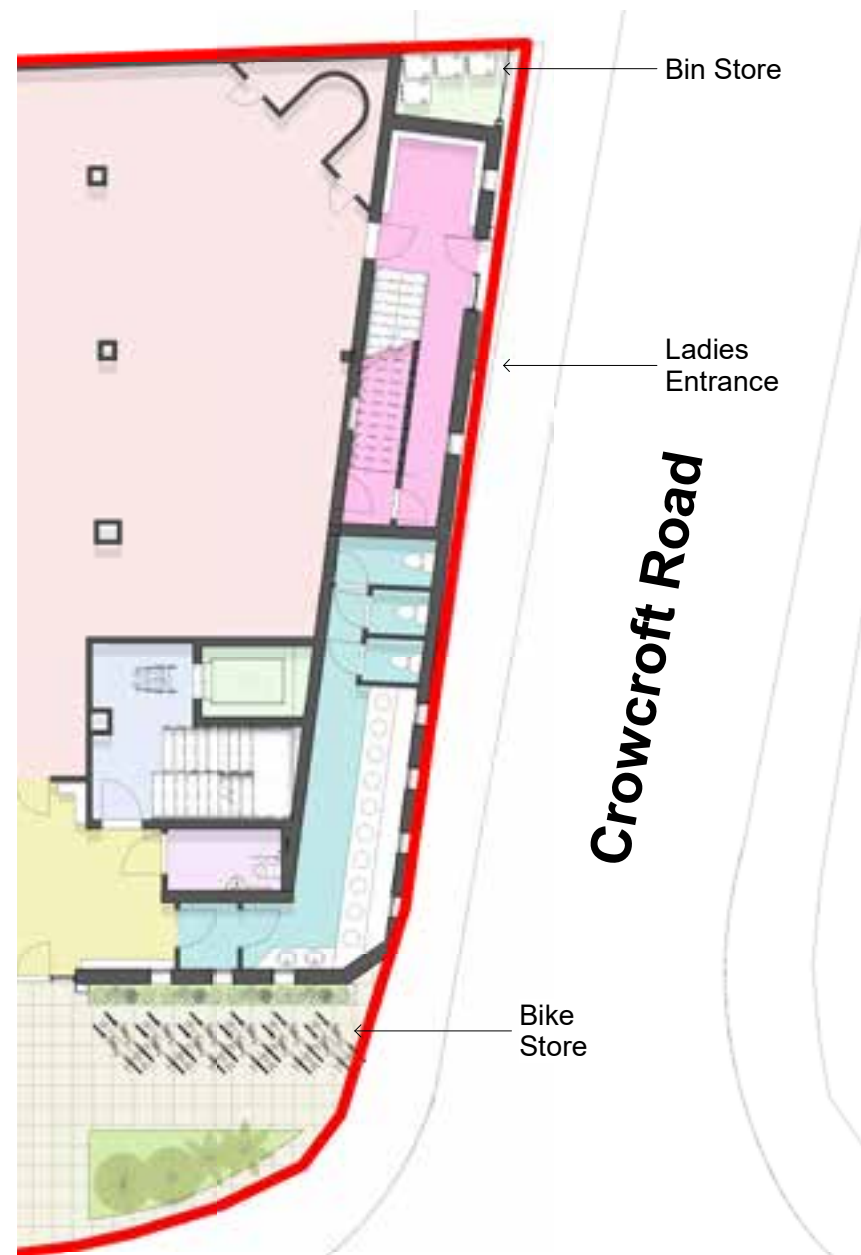
Proposed front amenity space

The proposal aims to enhance outdoor garden spaces and amenities to invite people into the building, replacing car parking entirely with a welcoming area for social gatherings.





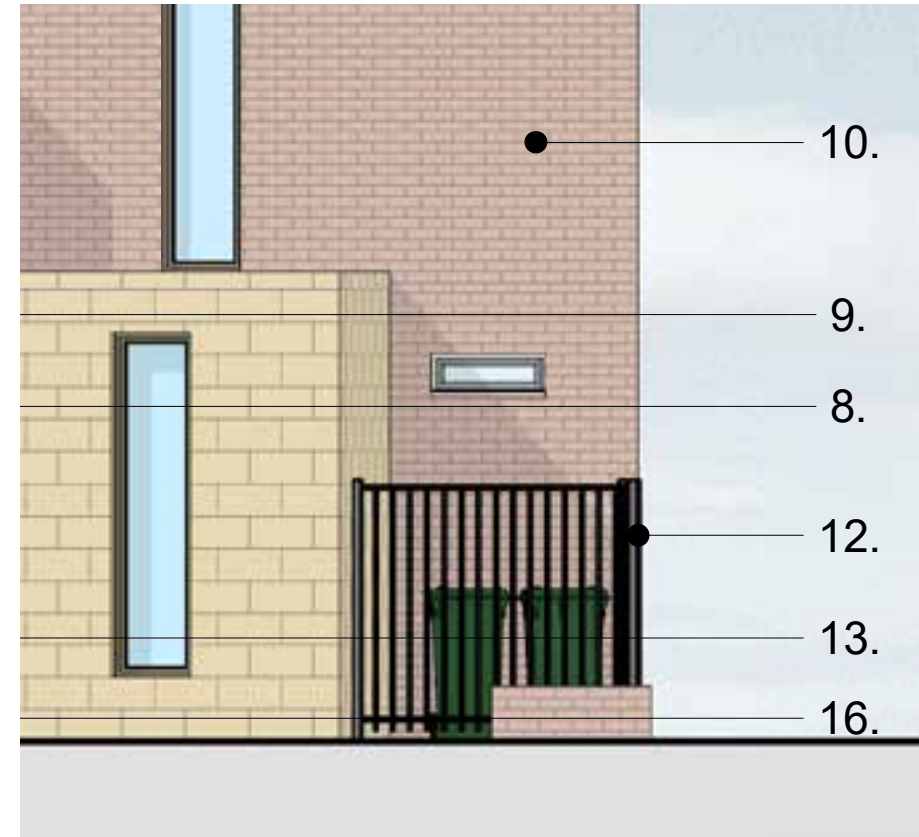
2.4 Proposed Bin & Bike Store



Proposed ground floor of the proposal

The bin store is situated at the rear, within a secure, gated, and enclosed area that was originally part of the side space. It will house one general waste bin, one recycling bin, one brown bin, and one black bin, all in compliance with the council's requirements.

The entrance has now been enclosed to create separation. The bike store will feature Sheffield stands, accommodating up to 12 bicycles.



Proposed Bin Store



Proposed Sheffield Stands



2.4 Proposed Plans - Site Plan



Slade Lane

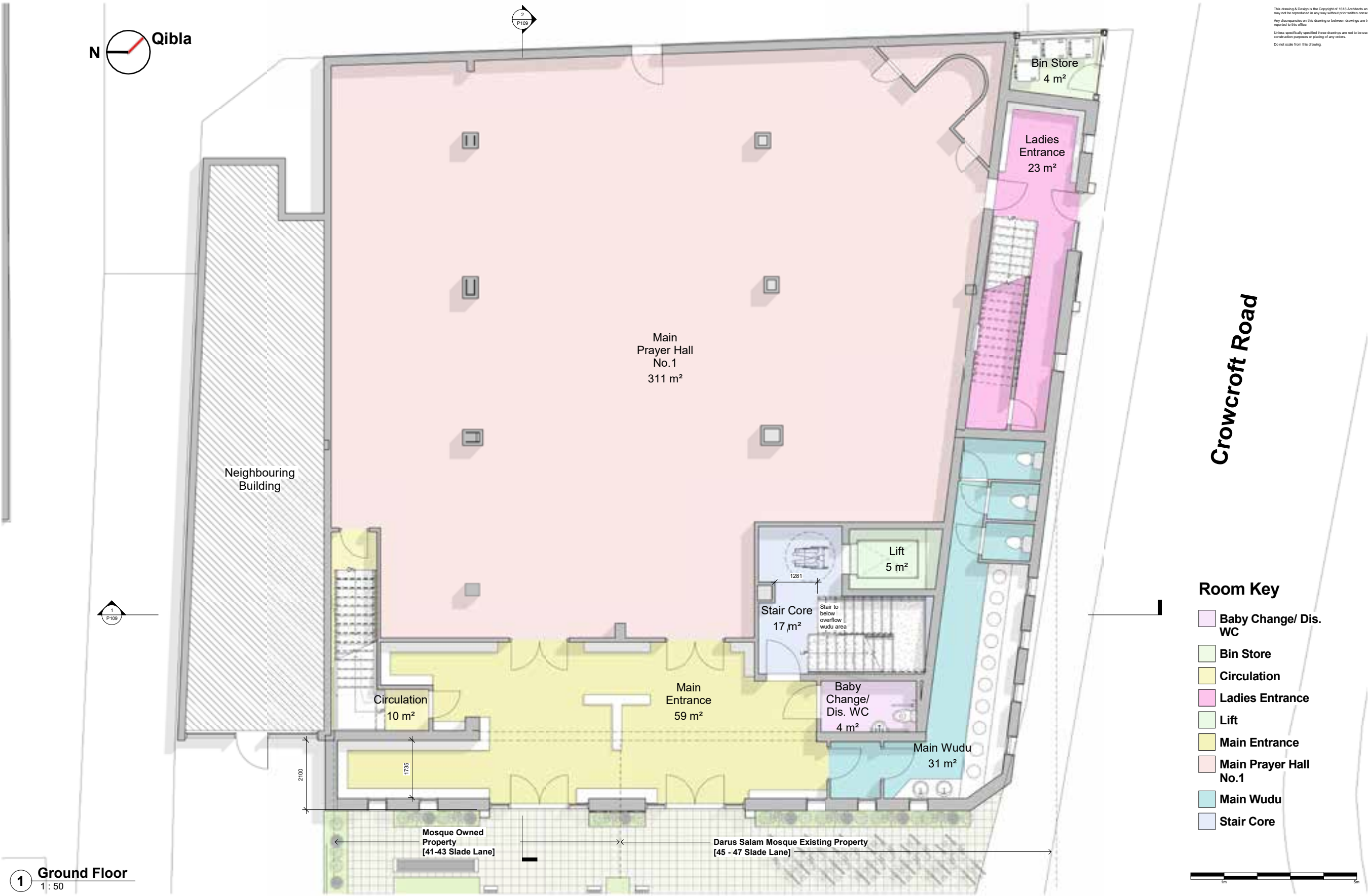
Crowcroft Road





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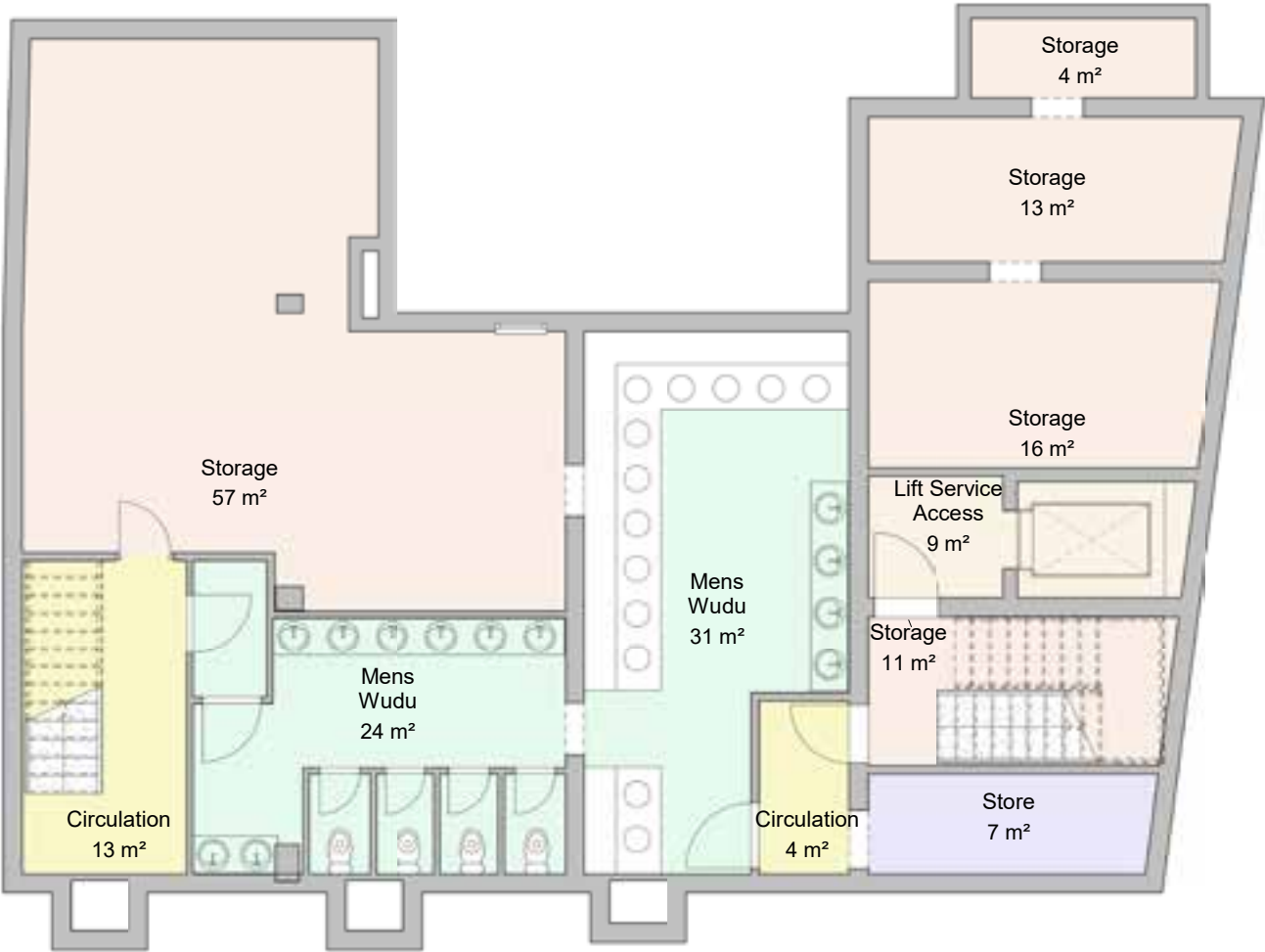
2.5 Proposed Plans - Ground Floor



2.6 Proposed Plans - Basement Floor Plan



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Room Key

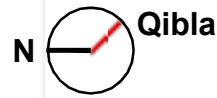
- Circulation
- Lift Service Access
- Mens Wudu
- Storage
- Store





2.7 Proposed Plans - First Floor Plan

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Crowcroft Road

Room Key

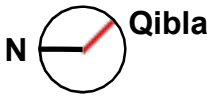
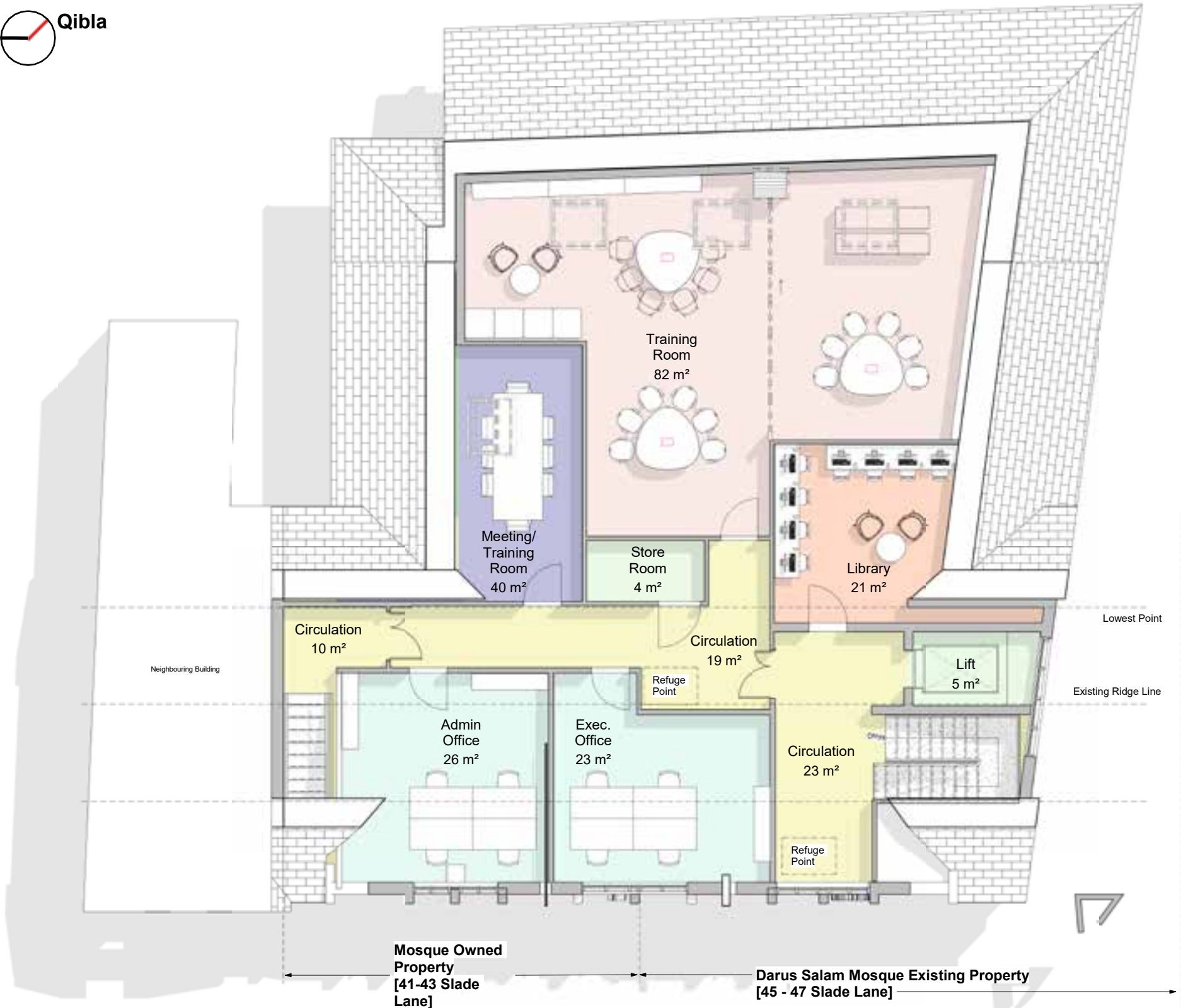
- Baby Change/ Dis WC
- Circulation
- Classrooms
- Kitchen
- Ladies Entrance
- Ladies Prayer Hall
- Ladies Wudu
- Lift
- Store Room





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2.8 Proposed Plans - Second Floor Plan



Room Key

- Admin Office
- Circulation
- Exec. Office
- Kitchen
- Library
- Lift
- Meeting/ Training Room
- Store Room
- Training Room



2.9 Proposed Plans - Elevations



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General Note
• All insulation to be non-combustible (Euro Class A1).
• All windows and doors to have cavity closers/fire stops.
*All RAL Colours and materials TBC by client and approved by planning.
All vulnerable windows (including all ground and first floor ones) to be UKAS certified to PAS24:2016.

West Elevation
1 : 50

- 1 - Aluminium frame curtain glazing in RAL 1035 Pearl beige
- 2 - Roof fascia in dark grey aluminium
- 3 - Flat roof
- 4 - Proposed Lettering in Helvetica in dark grey metal finish
- 5 - sloping roof design
- 6 - Roof tiles to match existing
- 7 - Minaret finished in light beige smooth concrete finish
- 8 - Proposed Window type 1 - Double glazed PPC aluminium composite window with pressed metal sills in RAL 1035. Recessed into brickwork min.190mm
- 9 - Sandstone finish brickwork
- 10 - Brickwork type 1
- 11 - Metal fretwork feature to entrance wall/ or glazed screen pattern
- 12 - Anodized Aluminium entrance feature in RAL TBA
- 13 - Lettering above entrance.
- 14 - Brickwork type 2 - red brick to match existing (existing to be made good to match using chemical application to match with bricks)
- 15 - Velux vents in dark grey Upvc



North Elevation
1 : 50



2.11 Proposed Plans - Elevations

General Note
• All insulation to be non-combustible (Euro Class A1).
• All windows and doors to have cavity closers/fire stops.
• All RAL Colours and materials TBC by client and approved by planning.
All vulnerable windows (including all ground and first floor ones) to be UKAS certified to PAS24:2016.

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East Elevation
1 : 50



- 1 - Aluminium frame curtain glazing in RAL 1035 Pearl beige
- 2 - Roof fascia to match existing
- 3 - Roof tiles to match existing
- 4 - Minaret finished in light beige smooth concrete finish
- 5 - Proposed Window type 1 - Double glazed PPC aluminium composite window with pressed metal sills in RAL 1035. Recessed into brickwork min.190mm
- 6 - Sandstone finish brickwork
- 7 - Brickwork type 1
- 8 - Anodized Aluminium entrance feature in RAL TBA
- 9 - Lettering above entrance.
- 10 - Brickwork type 2 - red brick to match existing (existing to be made good to match using chemical application to match with bricks)
- 11 - Velux vents in dark grey Upvc
- 12 - Metal Railing in dark grey
- 13- PPC aluminium composite glazed door in RAL 1035
- 14 - Window Type 2 - Double glazed upvc windows to match rear existing windows.
- 15 - Proposed Bench Supplied by MMcite or similar approved.
- 16 - Pattern fretwork

South Elevation
1 : 50

2.12 Proposed Plans - Street Eleva-



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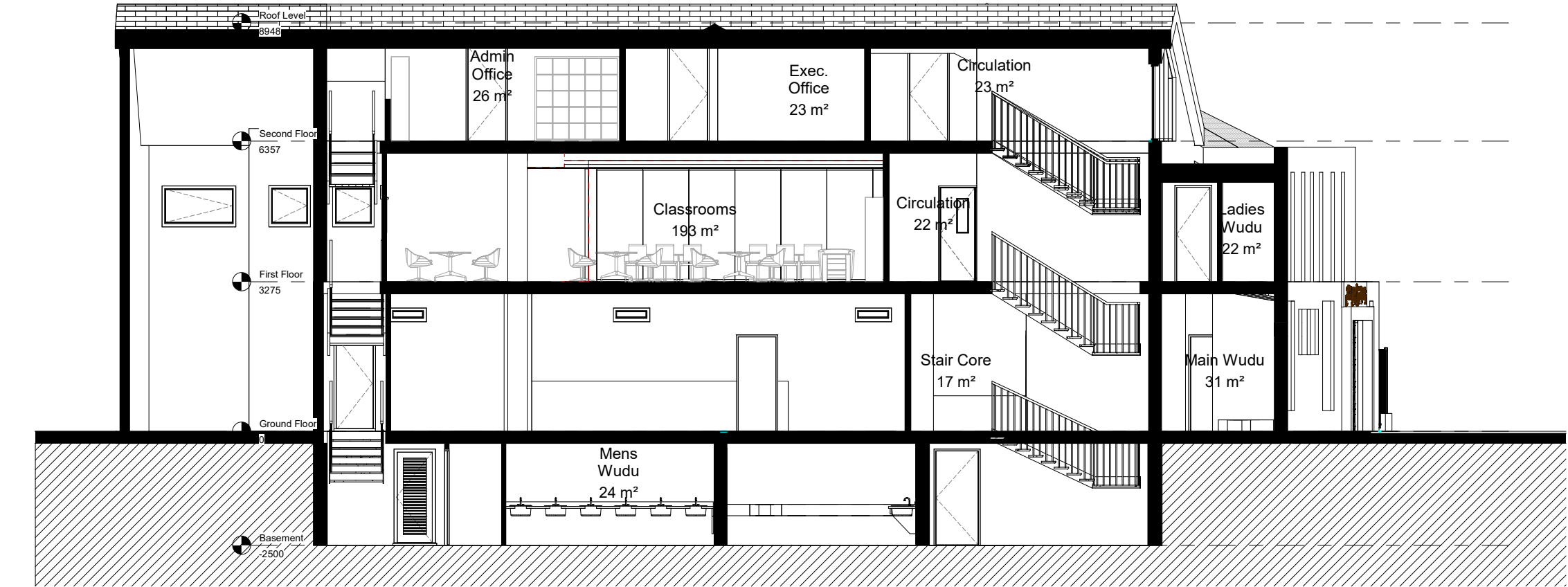
Street Elevation
1 : 100



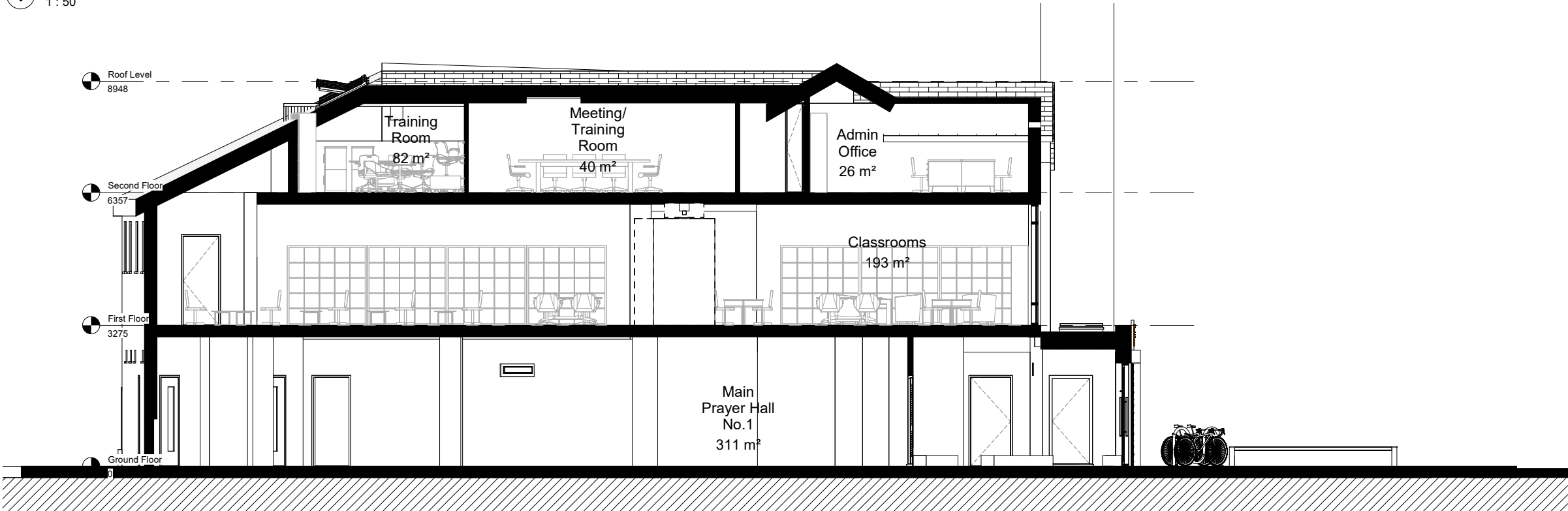


2.13 Proposed Plans - Proposed Sections

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1 Section A-A
1 : 50



2 Section B-B
1 : 50

Ground Floor: 9	465 m ²	5005 ft ²
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Grand total: 40 1294 m² 13928 ft²

3.0 CGI Views



3.1 CGI Views



3.2 CGI Views



3.3 CGI Views



