

DESIGN AND ACCESS STATEMENT

16 Bedwell Street, Moss Side M16 7LN

**Proposed Ground Floor Rear Extension for Repositioned Mortuary
For Arranhaman Islam Community Centre**

GENERAL

Site History and Background

The site of approximately 1100sq m located on the corner of Radley Street and Bedwell Street, Moss Side and consists of a car park serving single storey Community Centre with first floor office and classrooms

Planning permission was granted on 14th August 2080 to convert the previous Public House usage to a Church,

Planning was approved 1st April 2010 ref 092322 for a single storey rear extension and access

Planning was approved for further extensions and alterations on 6th January 2016 ref 110532

Environs

The site, although addressed 16 Bedwell Street, is vehicular accessed by Bedwell Street with pedestrian access from front and side from this and Radley Street

The site is surrounded by residential modern terraced housing on all sides

Security by Design

The building and grounds are insecure to all sides

The existing disabled accesses and toilet facilities that comply with DAF2 requirements will be retained with disabled ramps added to the new building

The Scheme and Proposal

The scheme is to extend the rear corner of the ground floor store to form a repositioned new mortuary area with a side entry with mortuary facilities for short term storage followed by formal blessing of deceased members in the Community Centre prior to burial

It is proposed to construct the building abutting the boundary brick wall to allow for easy access for pawl-bearers

The existing mortuary will be converted into a store

The proposals have been carefully designed to compliment the existing building with no alterations to parking and servicing

Car Parking

There are 21no car-parking spaces that are to be demarcated in the front on the existing tarmac area

Waste Management

The existing waste management strategy will be enhanced and maintained

Landscaping

There is existing hard standing in the yard area and front which will be maintained and a small grassed area to one side which will also be maintained

Conclusion

The existing usage of the Community Centre has been successfully integrated into the immediate community to the extent that a larger facility is now required to satisfy the needs of the mostly local members .

We are of the opinion that these proposals enhance the property and the surrounding environment to the benefit of all parties concerned.