Darus Salam Mosque & Islamic Centre

41-47 Slade Ln,
Longsight
Manchester

Design & Access Statement

Prepared For:
Darus Salam Mosque

REV A Feb 2025 Issue

RIBA Chartered Architect
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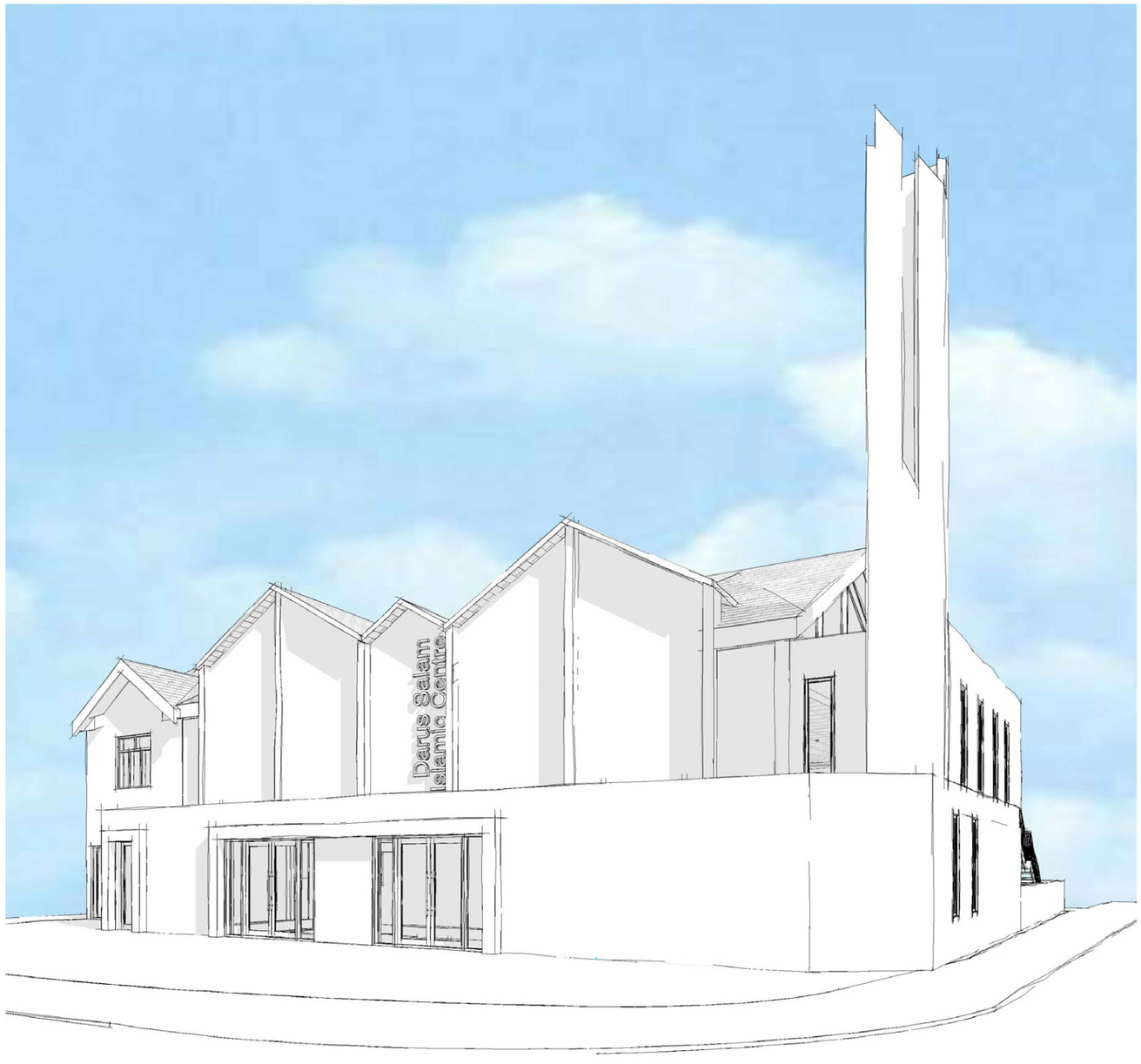
618 ARCHITECTS

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

Seminar/ Lecture

Banqueting/ Ceremony

Learning Centre/Youth

Library for learning

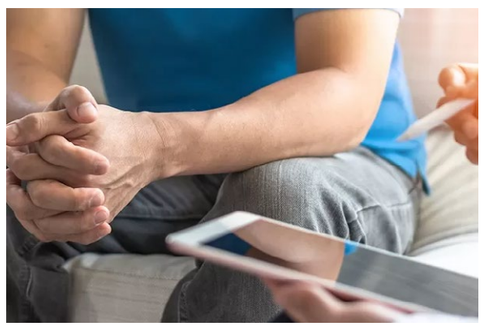
Classrooms

Youth clubs/ activities

Islamic Centre

Food/ Kitcfhen/ Soup Kitchen/ Charity

Community Engagement



Councelling/ therapy/ sisters sessions

Mosque

Enhanced capacity for learning

Expanding footprint leads to more classes.

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

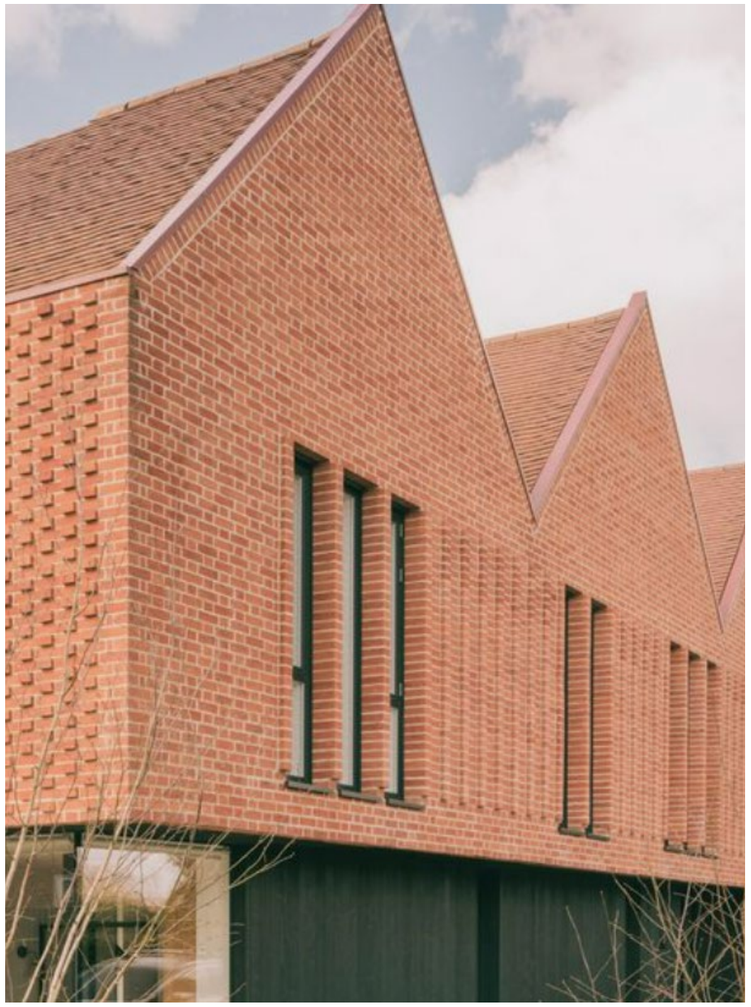
Street scene of Slade lane

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

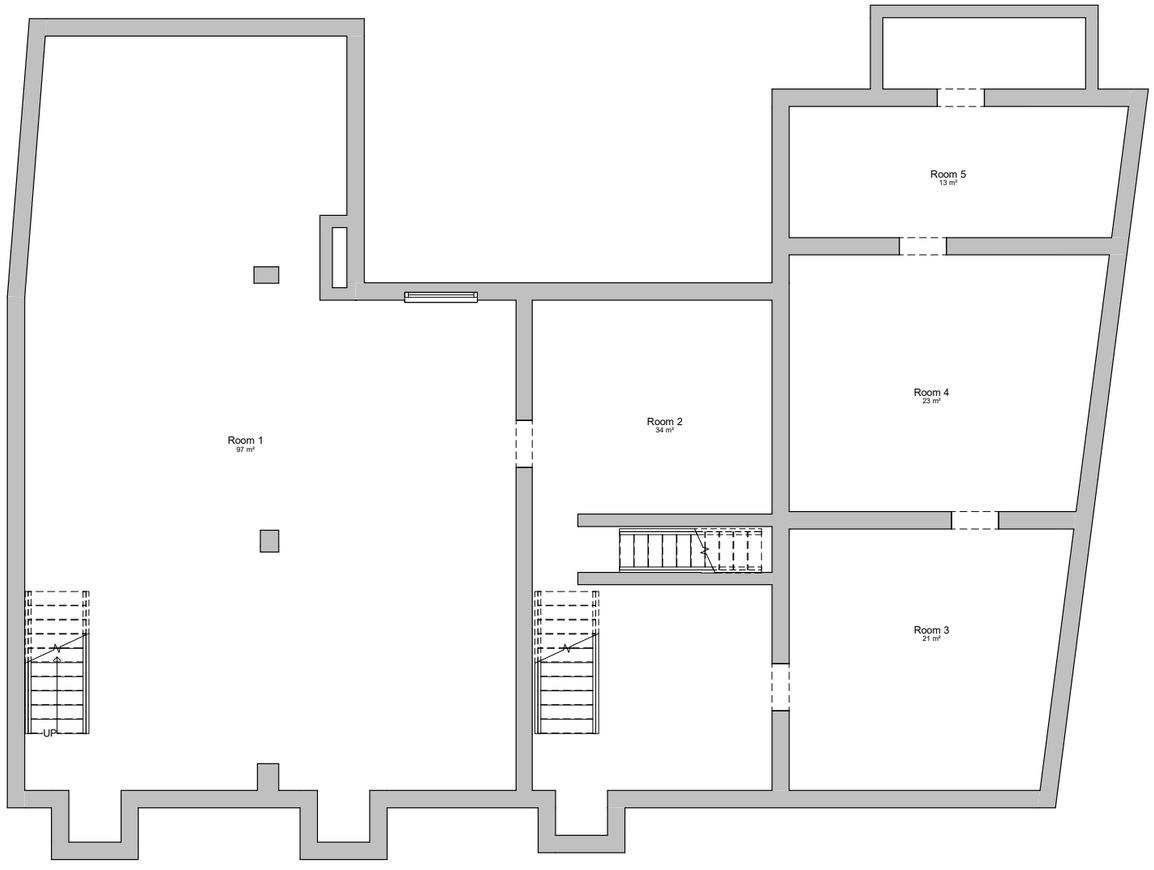
Do not scale from this drawing.

Level 0 - Existing
1 : 50

1m 5m

1.1 Basement Floor Existing

Do not scale from this drawing.



Potential Basment Plan

Extended wudu/ praying facilities

Basement - Existing
1 : 50

1m 5m

1.2 First Floor Existing

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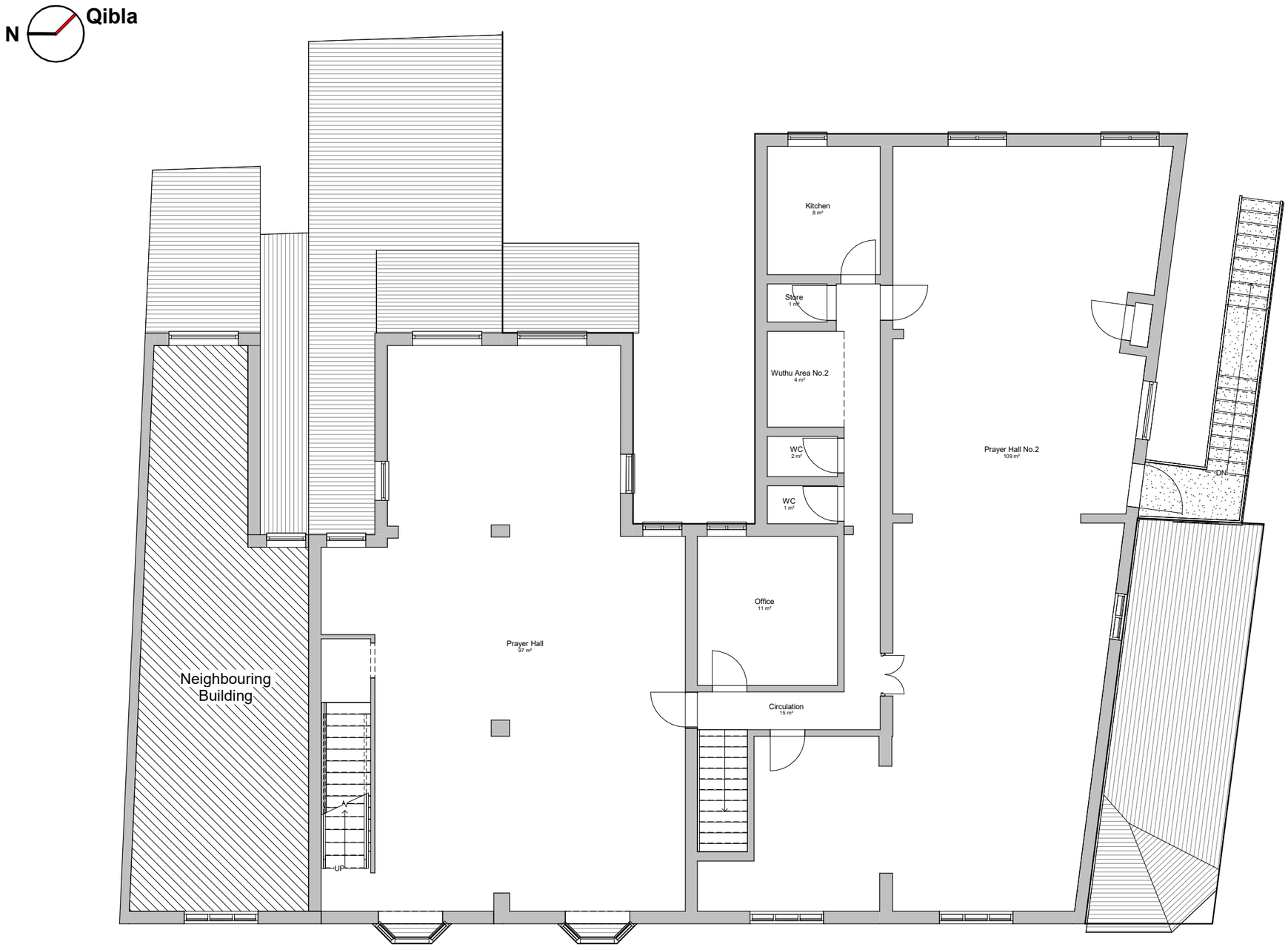

First Floor - Existing

1 : 50

1m 5m

1.3 Second Floor Existing

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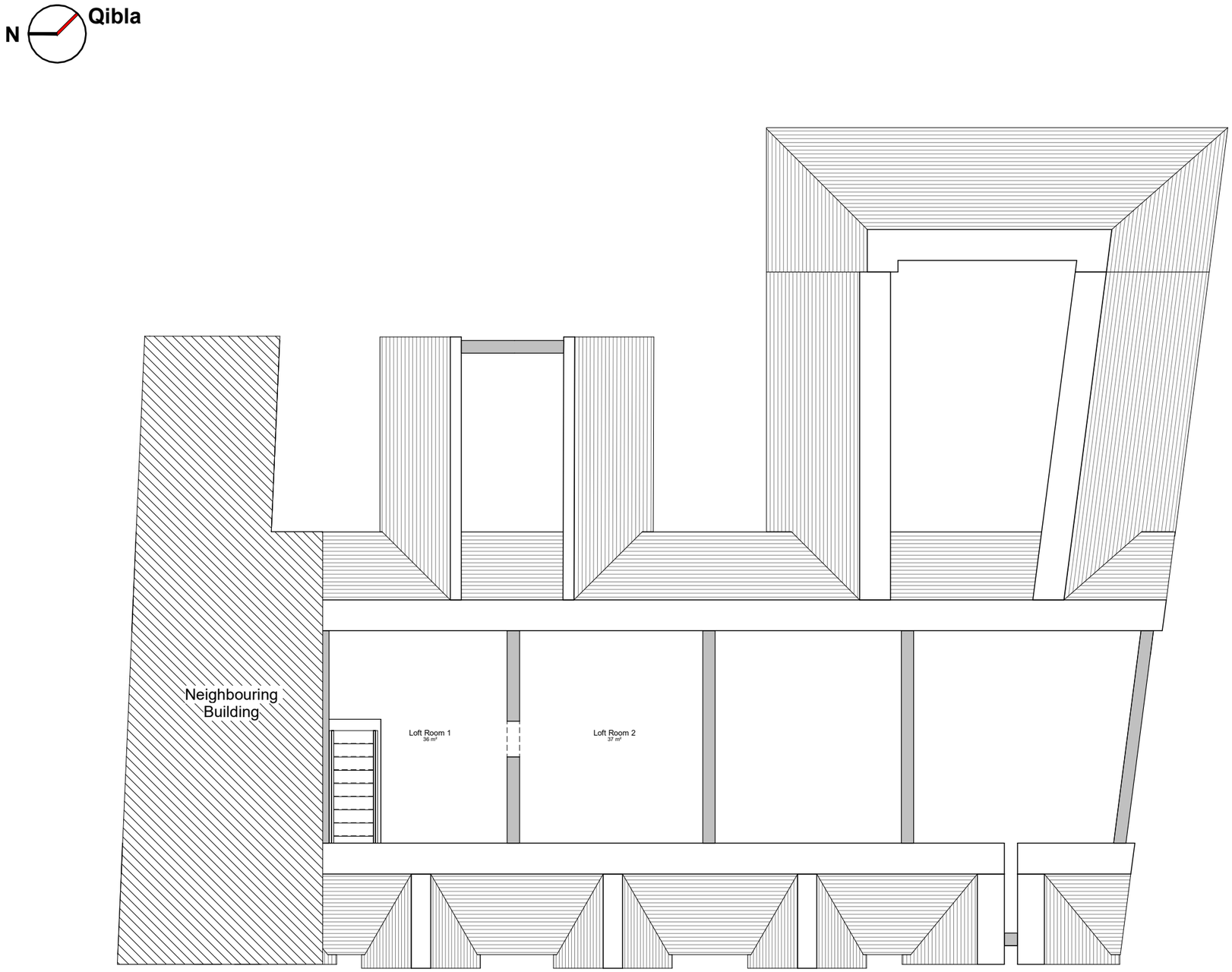

Second Floor - Existing
1 : 50

1m 5m

1.4 Existing Elevations

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Front Elevation - Existing
1 : 50

Side Elevation - Existing
1 : 50

Proposed
Extension

1m 5m

1.5 Existing Elevations

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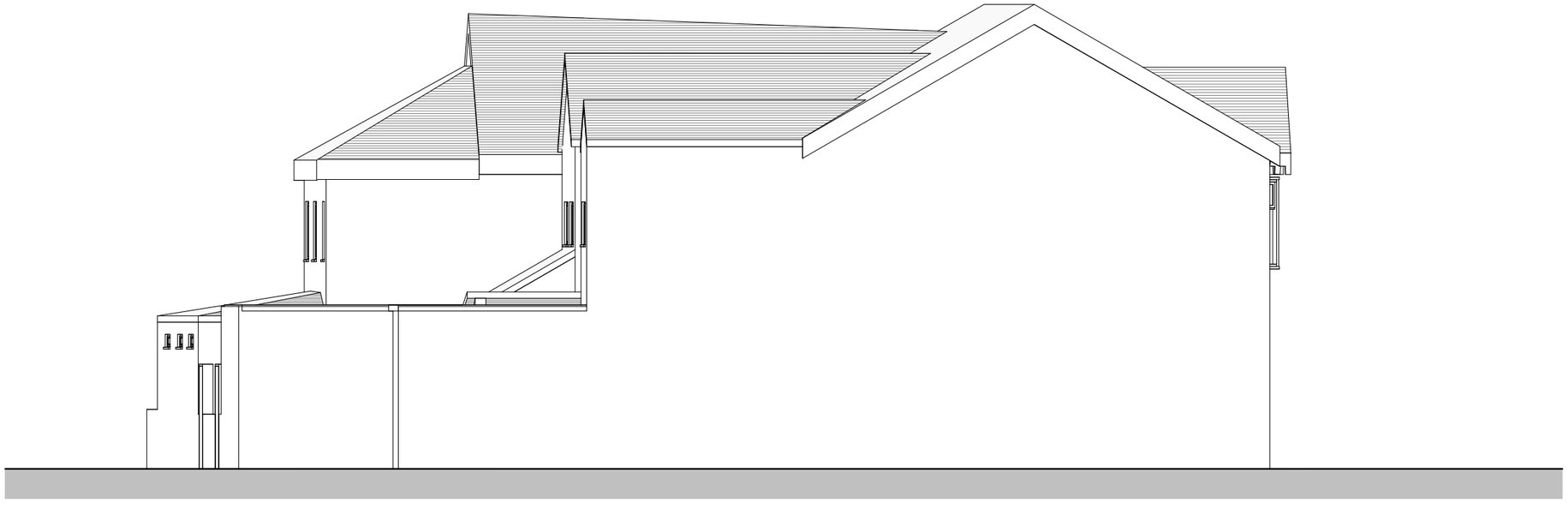
Rear Elevation - Existing
1 : 50

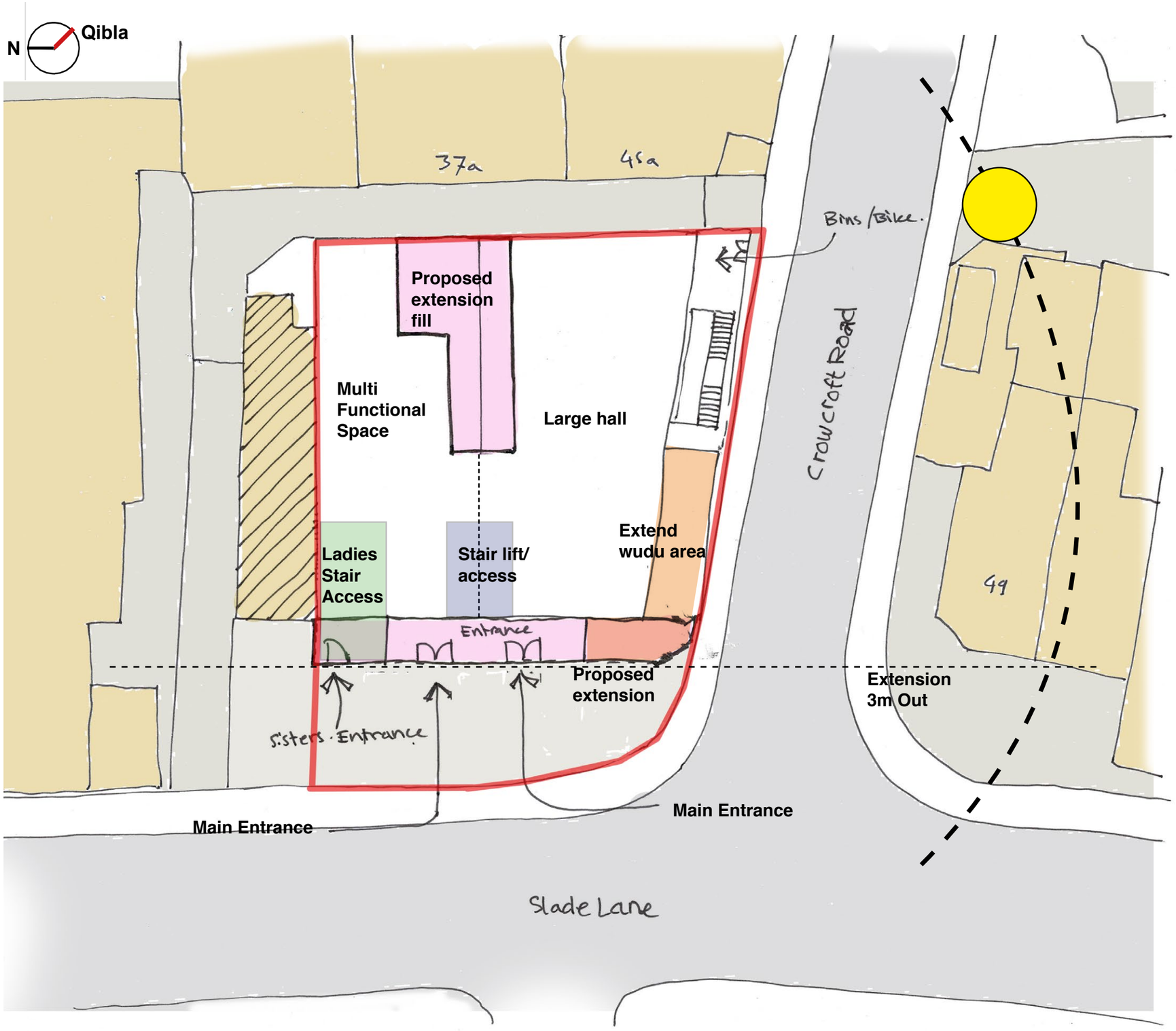


Side Neighbouring Elevation - Existing
1 : 50

Proposed Extension

1m 5m

2.0 Site Plan - Sketch Idea



Multi Functional space ground floor

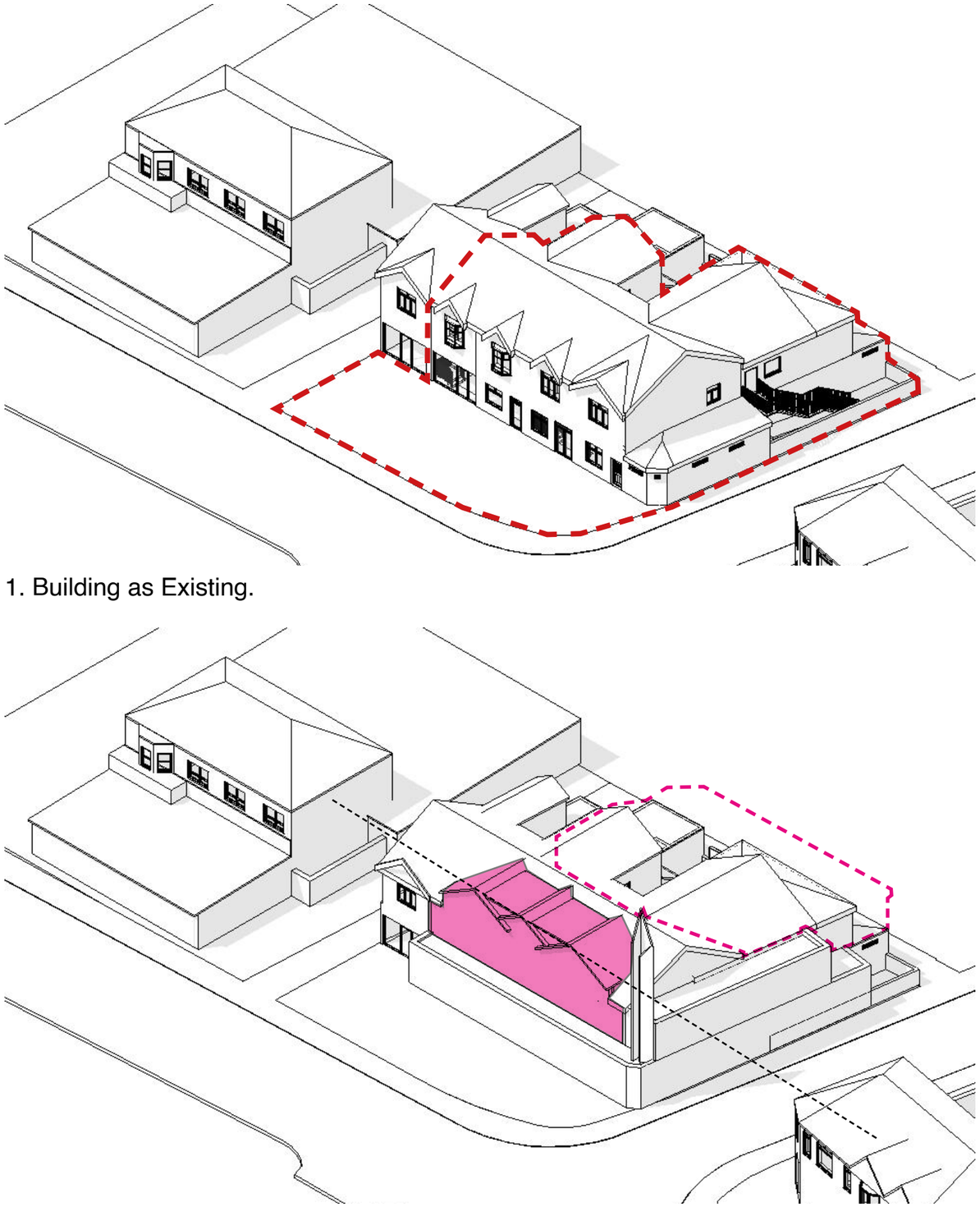
Seminar/ Lecture

Banqueting/ Ceremony

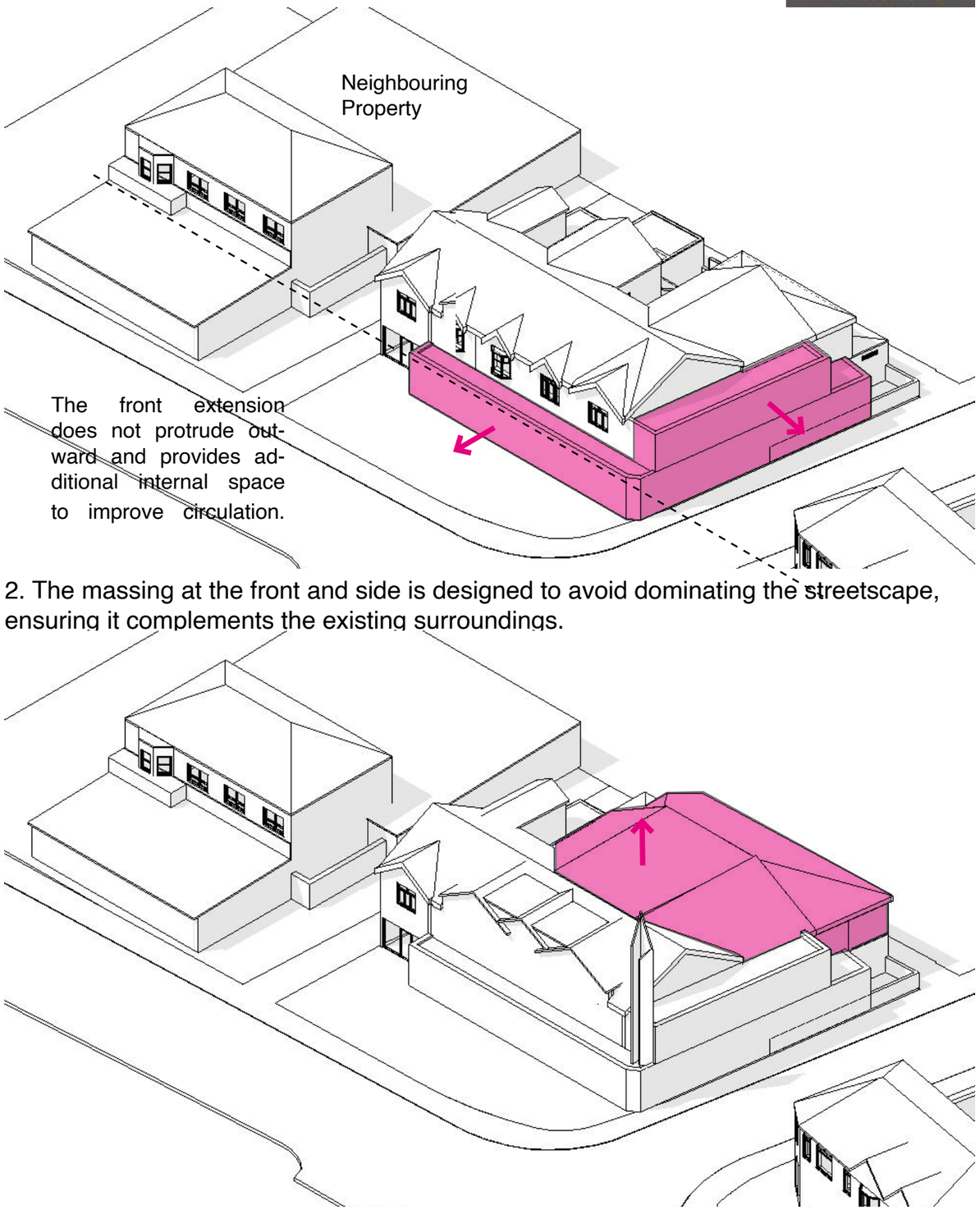
The hall on the ground floor can be enlarged by infilling the unused garden at the rear to create additional space.

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.



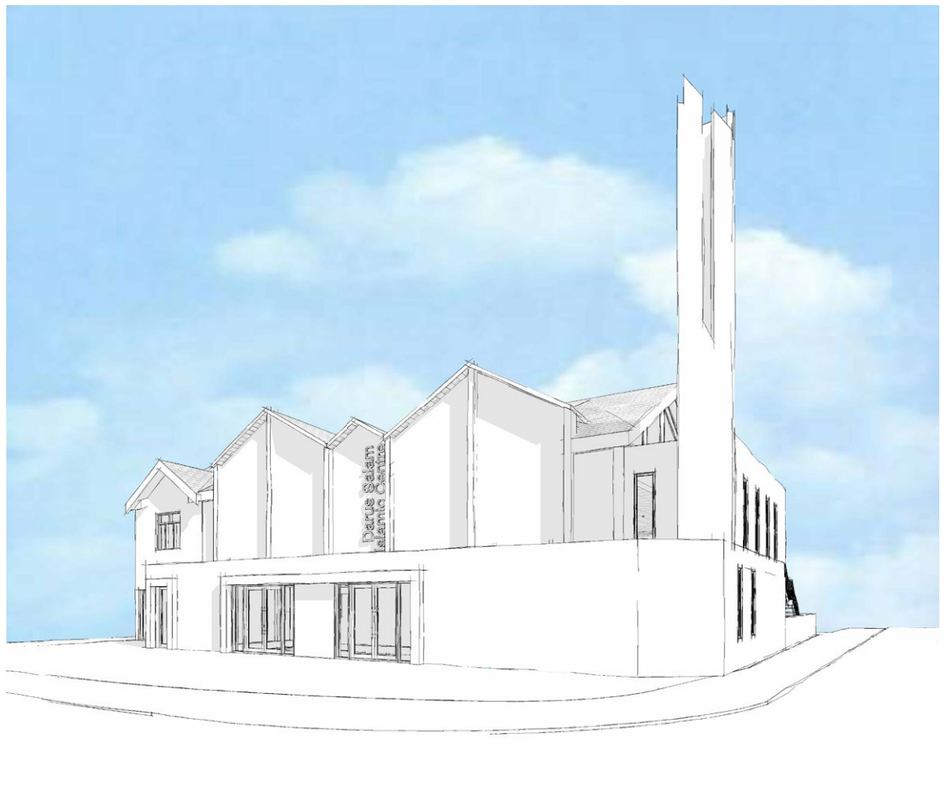
The front extension does not protrude outward and provides additional internal space to improve circulation.

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

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

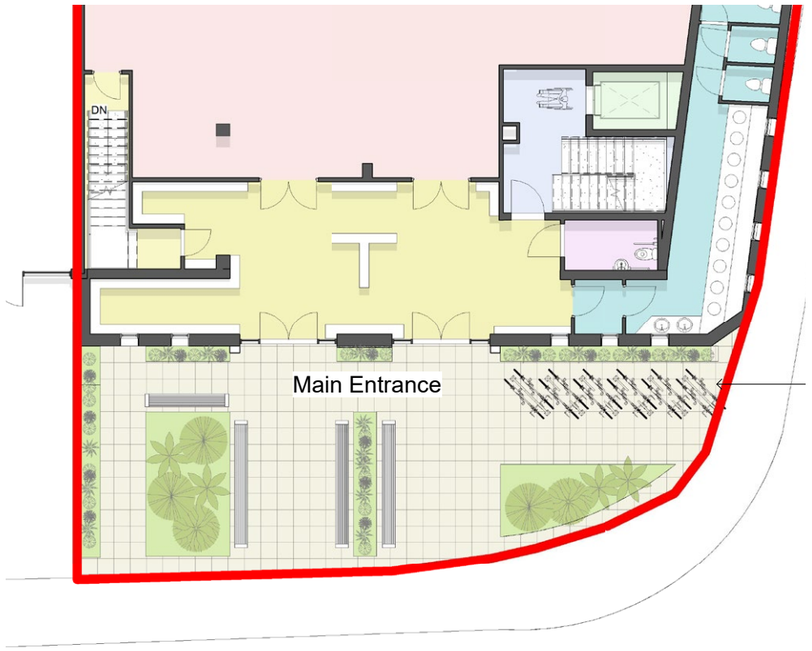
4. Extension to rear and Second Floor filled at the rear with sloping roof design.

2.2 Concept Sketch



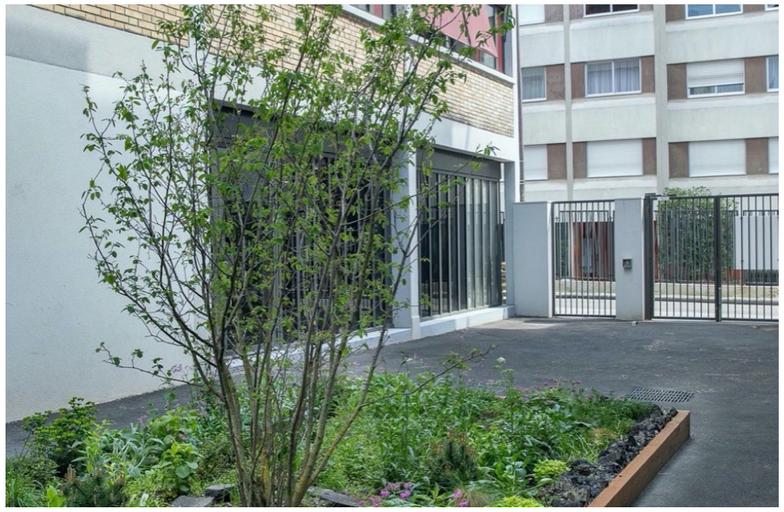
Initial concept sketch proposal outlines the design narrative, highlighting the styled roof pitches and massing to show how the design proportions sit harmoniously within the context. In a pre-application discussion, it was noted that the proposed roof ridges should appear minimal and in keeping with 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

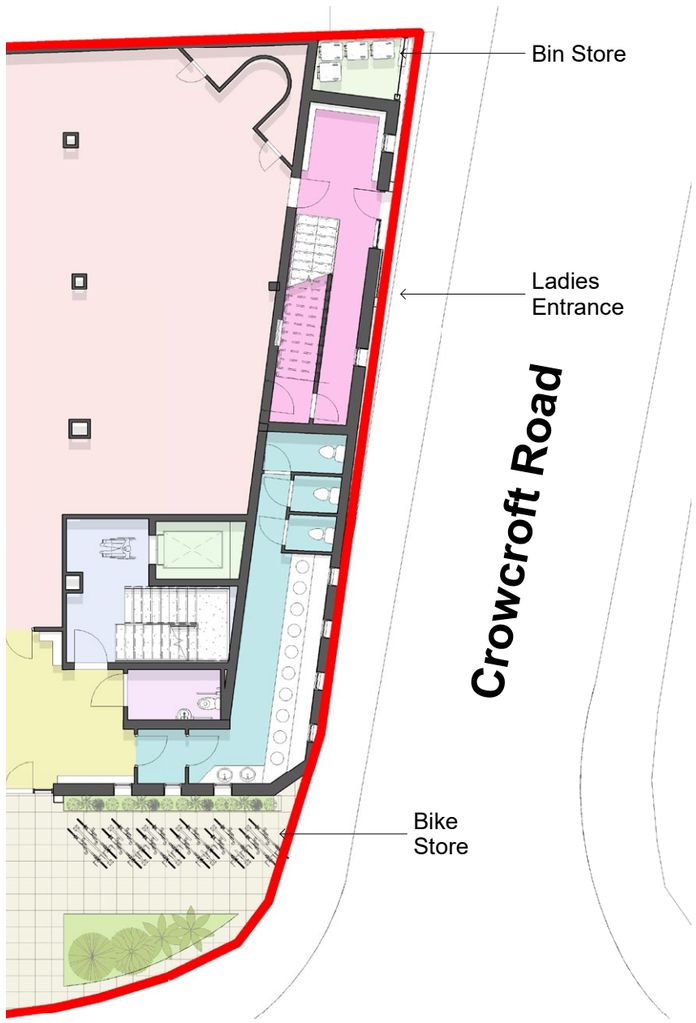
The proposal aims to enhance outdoor garden spaces and amenities to invite people into the building, replacing car parking entirely with a welcoming area for social gatherings.



SCENT

SOUND

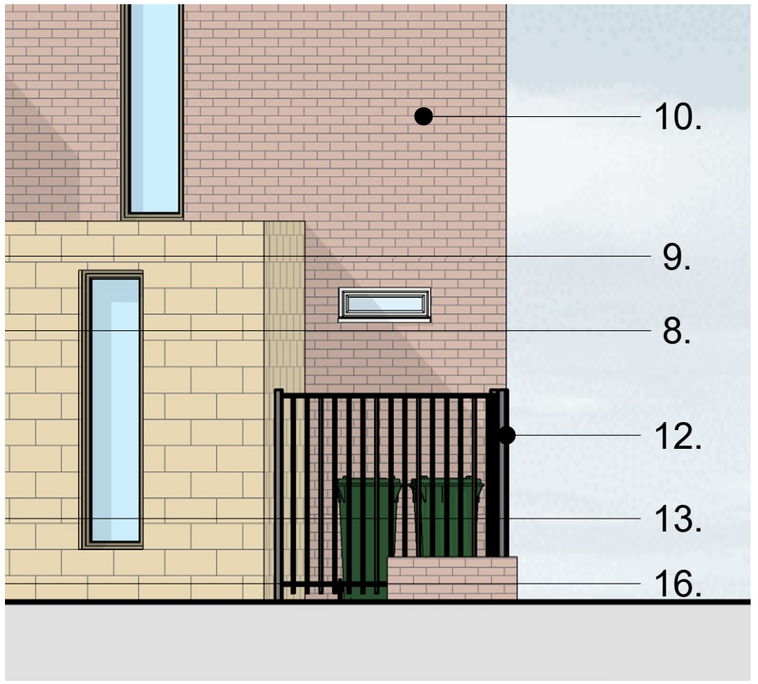
2.4 Proposed Bin & Bike Store



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

2.5 Proposed Plans - Ground Floor

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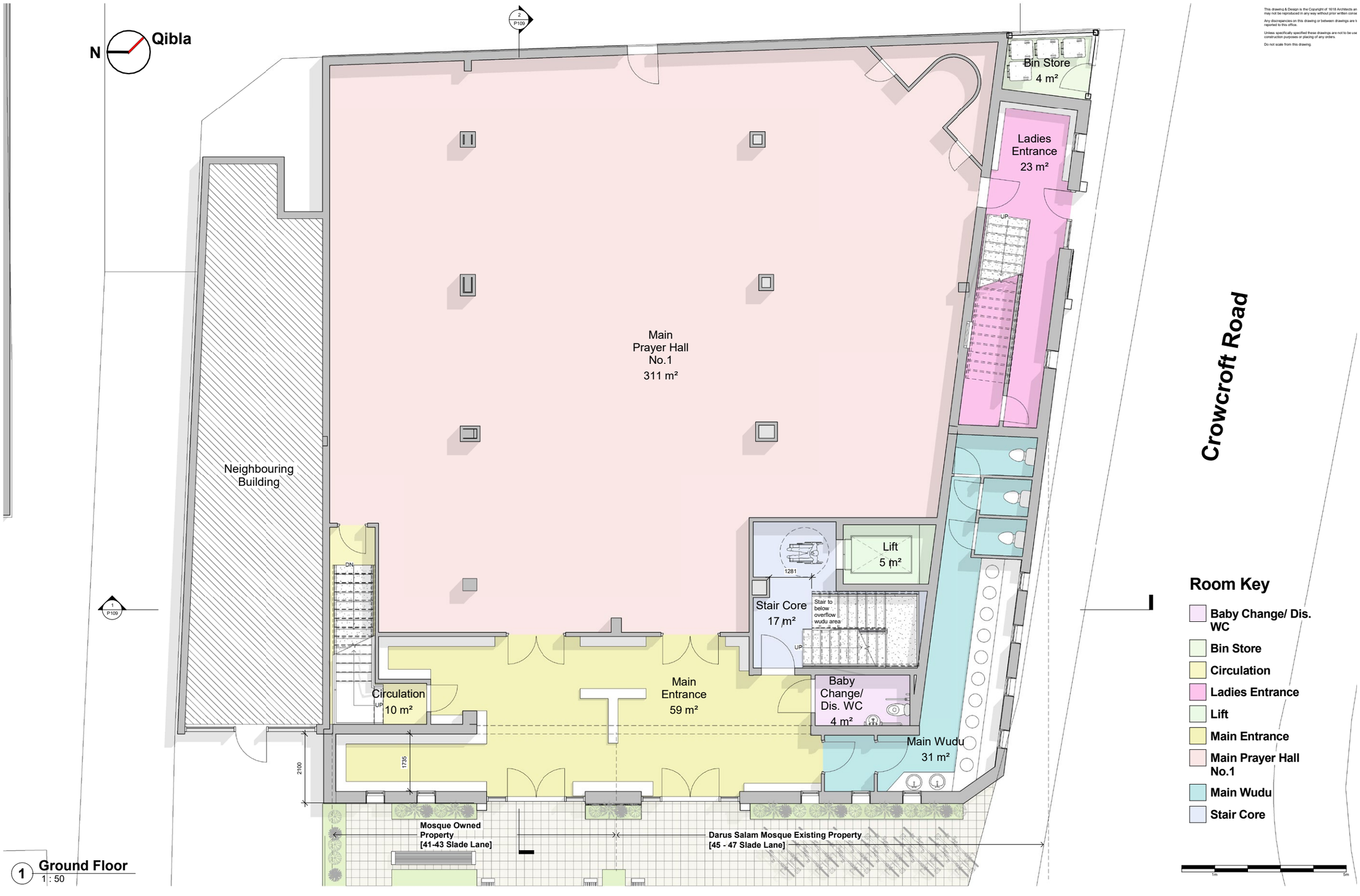

1 Ground Floor
1 : 50

2.6 Proposed Plans - Basement Floor Plan

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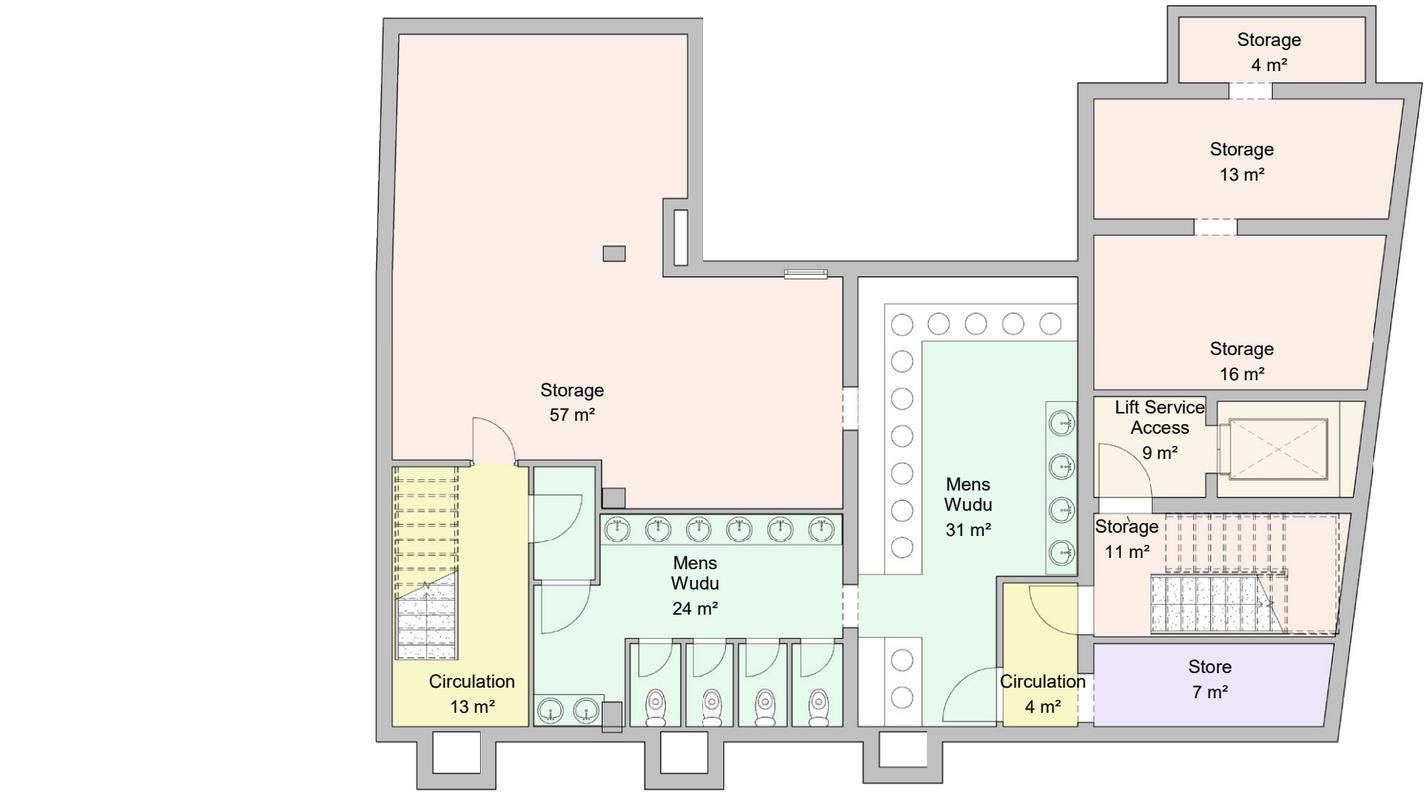

Room Key

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

1m 5m

1 **Basement**
1 : 50

2.7 Proposed Plans - First Floor Plan

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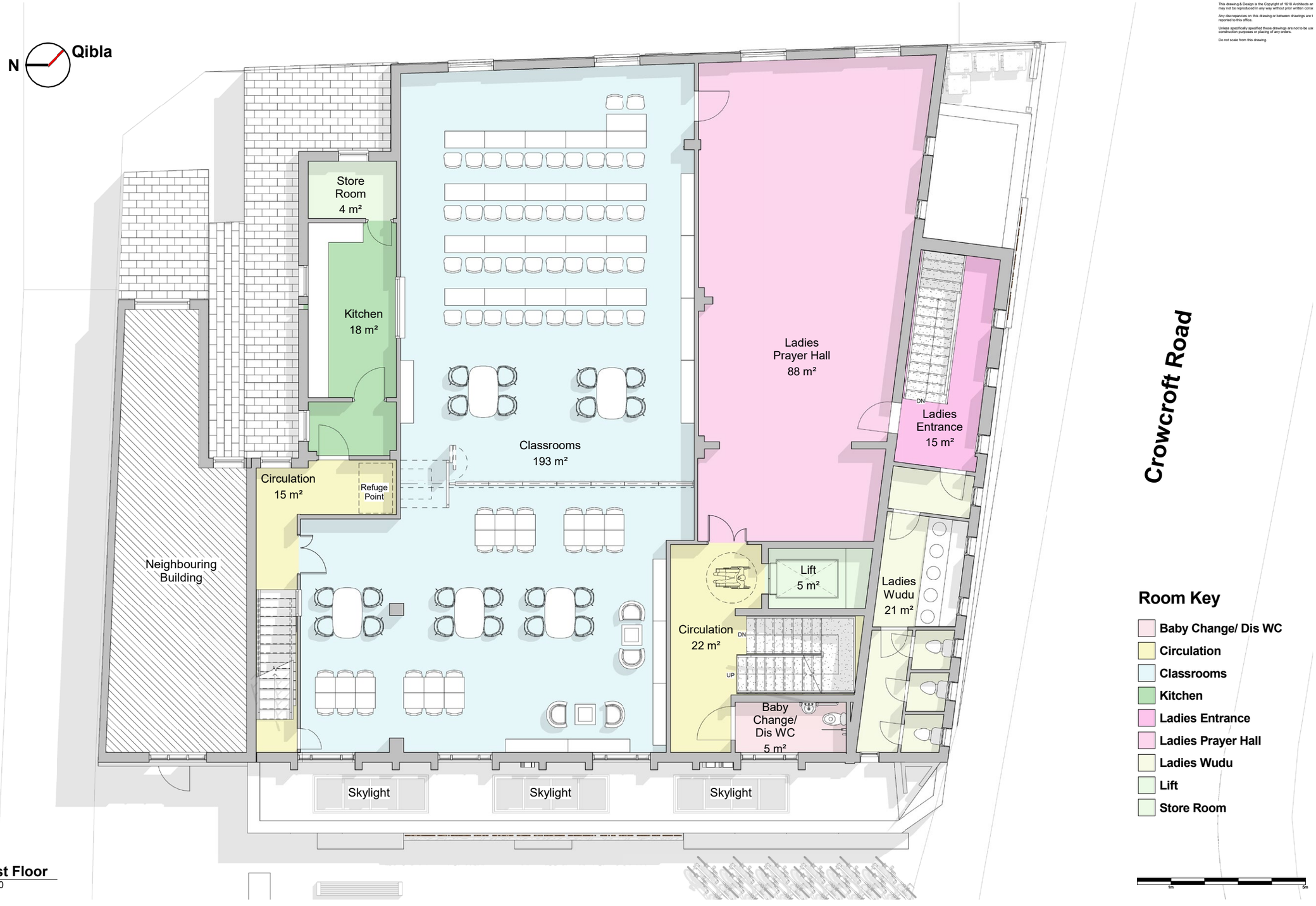

1 **First Floor**
1 : 50

Room Key

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

1m 5m

2.8 Proposed Plans - Second Floor Plan

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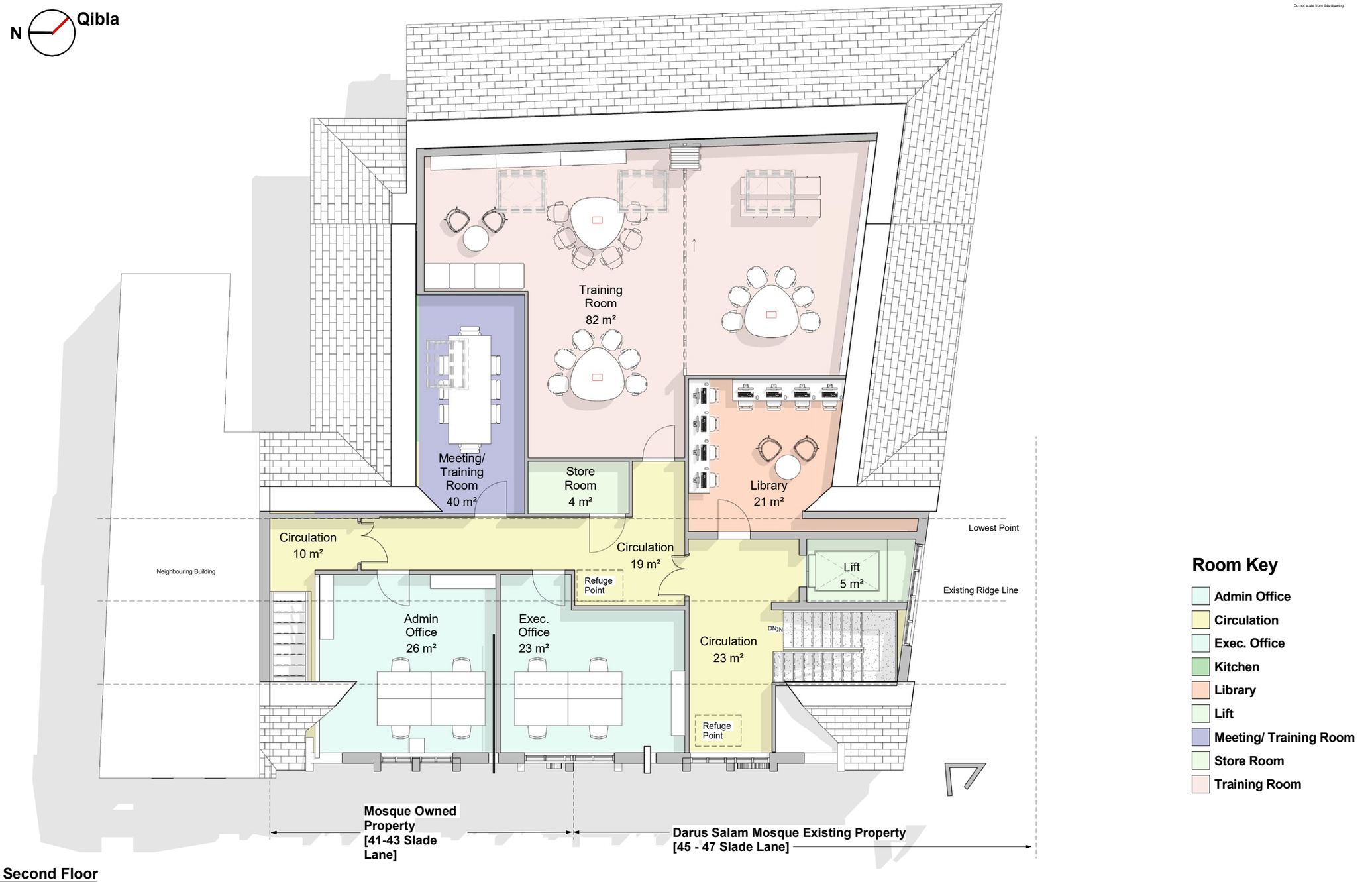

Room Key

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

1 **Second Floor**
1 : 50

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 - Alumnium 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 aluminiumcomposite 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 - Alumnium 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 aluminiumc omposite 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 aluminiumc omposite 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

1m 10m

2.13 Proposed Plans - Proposed Sections

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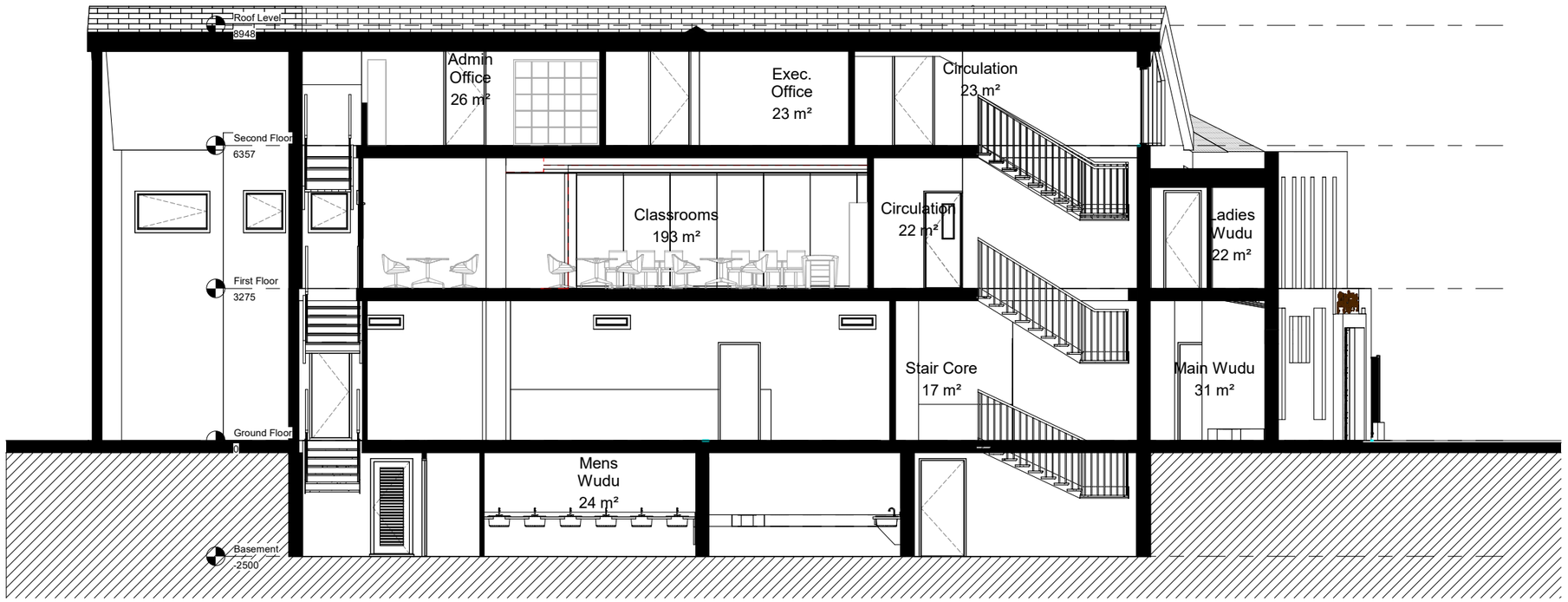
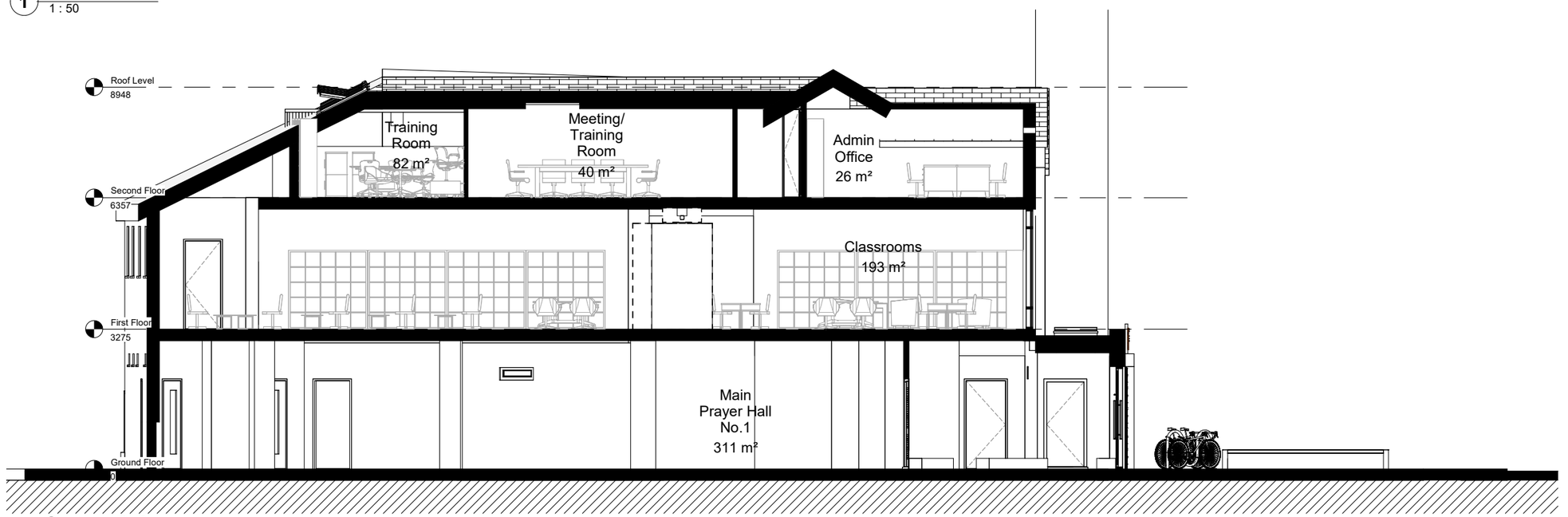


1 **Section A-A**
1 : 50



2 **Section B-B**
1 : 50

2.14 Schedule of Accommodation

Schedule of Accommodation			
Level	Name	Area	Sq ft
Basement			
Basement	Mens Wudu	31 m²	330 ft²
Basement	Storage	57 m²	618 ft²
Basement	Storage	16 m²	167 ft²
Basement	Storage	11 m²	118 ft²
Basement	Storage	13 m²	139 ft²
Basement	Storage	4 m²	46 ft²
Basement	Mens Wudu	24 m²	253 ft²
Basement	Circulation	13 m²	136 ft²
Basement	Circulation	4 m²	41 ft²
Basement	Lift Service Access	9 m²	99 ft²
Basement	Store	7 m²	74 ft²
Basement: 11		188 m²	2022 ft²
Ground Floor			
Ground Floor	Main Prayer Hall No.1	311 m²	3349 ft²
Ground Floor	Main Wudu	31 m²	333 ft²
Ground Floor	Ladies Entrance	23 m²	244 ft²
Ground Floor	Bin Store	4 m²	48 ft²
Ground Floor	Stair Core	17 m²	183 ft²
Ground Floor	Circulation	10 m²	110 ft²
Ground Floor	Lift	5 m²	52 ft²
Ground Floor	Main Entrance	59 m²	637 ft²
Ground Floor	Baby Change/ Dis. WC	4 m²	48 ft²
Ground Floor: 9		465 m²	5005 ft²

Schedule of Accommodation			
Level	Name	Area	Sq ft
First Floor			
First Floor	Classrooms	193 m²	2075 ft²
First Floor	Ladies Prayer Hall	88 m²	943 ft²
First Floor	Circulation	22 m²	235 ft²
First Floor	Ladies Wudu	22 m²	239 ft²
First Floor	Circulation	15 m²	162 ft²
First Floor	Kitchen	18 m²	196 ft²
First Floor	Lift	5 m²	58 ft²
First Floor	Store Room	4 m²	48 ft²
First Floor	Ladies Entrance	14 m²	146 ft²
First Floor	Baby Change/ Dis WC	5 m²	54 ft²
First Floor: 10		386 m²	4156 ft²
Second Floor			
Second Floor	Training Room	82 m²	880 ft²
Second Floor	Admin Office	26 m²	277 ft²
Second Floor	Library	21 m²	227 ft²
Second Floor	Meeting/ Training Room	40 m²	435 ft²
Second Floor	Circulation	19 m²	209 ft²
Second Floor	Circulation	10 m²	112 ft²
Second Floor	Store Room	4 m²	46 ft²
Second Floor	Exec. Office	23 m²	252 ft²
Second Floor	Circulation	23 m²	249 ft²
Second Floor	Lift	5 m²	58 ft²
Second Floor: 10		255 m²	2745 ft²
Grand total: 40		1294 m²	13928 ft²

3.0 CGI Views

KASHCO
Darus Salam
Mosque &
Islamic Centre
وَاللَّهُ يَدْعُو إِلَىٰ دَارِ السَّلَامِ وَيَهْدِي مَن يَشَاءُ إِلَىٰ صِرَاطٍ مُّسْتَقِيمٍ

3.1 CGI Views

3.2 CGI Views

3.3 CGI Views

Darus Salam
Mosque &
Islamic Centre
وَاللَّهُ يَدْعُو إِلَىٰ دَارِ السَّلَامِ وَيَهْدِي مَن يَشَاءُ إِلَىٰ صِرَاطٍ مُّسْتَقِيمٍ

1·618
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