BARCX



Crumpsall Community Hall

2 Seymour Road, Manchester, M8 5BG

Design and Access Statement 2024

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Introduction

This Design and Access Statement has been prepared by BARCX Architects on behalf of Minhaj Group in support of the forthcoming applications for the redevelopment of 2 Seymour Road, Crumpsall.

The existing building at 2 Seymour Road is currently an MOT and mechanics centre. To the neighbourhood and local community, the building stands in a state of disrepair and presents as an eyesore to the street scene.

The applicant, has a proven track record of creating outstanding multi million pound cultural and community-focused facilities. This site has been strategically targeted as a missing community hub for residents and local workers in the area.

In addition, the development will add significant benefit to the local neighbourhood by strengthening community relationships through social interactions, as well as creating new employment opportunities. The creation of a new public place will make a meaningful contribution to the wider regeneration aspirations, including physical appearance, wayfinding, and economic growth in the area. All facilities will be available to the public.

Sustainability is at the heart of the design, construction, and management of the development, with consideration of energy use and net-zero carbon ambitions aligned with the council's goals and policies where appropriate.

The proposal for a partial community hall in this location is driven by local demographics and the lack of such facilities in the area and will serve to act as an interfaith bridge with active frontage to promote community engagement.

The addition of shared working spaces and hot-desking is to encourage young local enterprise with workshops to help start-ups flourish. Active frontage with links to the high street and residential communities will be a key feature.

Design Brief and objectives

The client brief is to create;
-A flexible community hall for exhibitions, classes and Islamic Friday prayers.
-Up to 4 classrooms for weekly classes and courses
-A cafe for initial community engagement
-A flexible hot-desking shared workspace
-A recreational room
-Sustainable-led design approach
-Green space for community gardening

1.1 Client statement

Mission statement

Minhaj-ul-Quran International UK is a contemporary organisation based on Islamic values, working to promote peace, tolerance, interfaith harmony, and education. Our vision is to provide a range of educational, welfare, and recreational facilities for the local community so that young people and women have opportunities to enhance their careers.

MQI began its education, welfare, and human rights work in the United Kingdom in 1986 and held its first international conference at Wembley Arena, London. We have an excellent track record for promoting values of moderation, charity, individual well-being, and enhancing community cohesion.

On this proposed site, we aim to construct an environmentally friendly building to provide an enclosed space for the local community. This Community and Islamic Centre will serve and empower local people through organising social, cultural, and health awareness events, similar to how Minhaj-ul-Quran London's Islamic and Cultural Centre has worked with the NHS and hosted a pop-up Covid vaccination clinic.

As an organisation, we played a vital role in raising awareness among minority ethnic groups and helped communities to uptake the Covid-19 vaccination. We are one of the leading organisations to launch the Islamic Curriculum on Peace and Counter-Terrorism in the UK and have organised various de-radicalisation camps and summer schools to educate the youth.

We aim to run various employment-based courses and strive to engage the youth in these learning and recreational activities. The desired outcome through this Community and Islamic Centre is to create a place of well-being that transforms the lives of individuals so they achieve their full potential.

We aim to work with local authorities in terms of participating in various social and health awareness campaigns, tackling anti-social behaviours, uplifting the moral values among young people, running English language classes for women, and building bridges among various faiths and religions.

Our principal concerns are to serve the needs of the local community and to work towards the common good so all segments of the community can flourish accordingly. This Islamic and Community Centre will be constructed and run by Minhaj-ul-Quran International. However, our doors are open for everyone to come in and gain knowledge, skills, and ethical values. We have the potential to achieve a genuinely plural society that celebrates and welcomes diversity.

1.2 BARCX

Capability statement

BARCX was founded on the principles of versatility, adaptation and collaboration. Just as retail and the high street is adapting towards a more experiential model, architects should see themselves as holistic designers and engage wholeheartedly with other creatives to ensure its continuation.

BARCX is not your traditional architectural outfit, we are progressively loud and disruptive. We see architecture and design in the eyes of all stakeholders. We see and hear the viewpoints of communities and developers. We can do this effectively because we are not just designers, we are also developers and a multi faceted businesses with various revenue streams in the design and food industries.

We speak the language of the eco-system around us which makes us best placed to understand the impact of design and bottom line without compromising on community collaboration and a great end product. BARCX is here to stay and excited to share our experiences and services with you.





2.0 Location and Context

2.1 Location and Context

Site Location

The site address is 2 Seymour Road, Crumpsall, Manchester, MS 5BG. The site is located north of Manchester city centre and lies within the jurisdiction of the Crumpsall area, while also bordering the Cheetham Hill area.

Immediately adjacent to the site is an active high street on Old Bury Road, dense with local businesses, restaurants, and services for residents.

Similarly, the site is surrounded by a high number of residential plots nearby. The proposal has opportunities for excellent community engagement due to its location.

There are a number of varying religious and educational centres in and around the site. A central hub in this area can promote interfaith and integrated learning facilities to strengthen community relationships.

Transport links are strong, with multiple bus, train, and tram routes. In addition, the site is accessible via bicycle, with secure on-street parking available for cyclists.



2.2 The Site

Existing site

At present the site houses an auto care centre specialising in mechanical car repairs and MOT testing. The current condition of the building is in a state of disrepair, serving as an eyesore and hindrance to the street. Waste material and scrap vehicles clutter the front elevation and entrance to the building, denying access to customers or visitors.

Bothersome factors such as noise, pollutants, and odours escape the building onto the street, creating an unpleasant experience and atmosphere for the surrounding school and residential community. Similarly, at the rear of the site, scrap vehicles and waste material litter the backyard, adding to the pollution and nuisance. The tight drive and one-way vehicle route create a bottleneck of traffic, causing unnecessary disruption.

Located at the corner of a bustling high street, we believe a more sustainable and purposeful development can be implemented to benefit the well-being of residents and the success of the local economy.



Existing building on site



Site plan 1.1000

2.3 Site photographs



Existing building on site.
In a state of disrepair and eyesore to the immediate surroundings.



Adjacent entrances to existing building and Yaya's restaurant.
Littered with bins and skips to the street front.



Entrance to the rear of site.
Waste material, scrap and vehicles populate the open space on the site.



Neighbouring building to the west of the site- Yaya's restaurant.



View to Bury Old Road from Seymour Road.
Lack of street auto resident engagement due to poor environment.



Waste stored at street from west of the site.
Owned by Yaya's restaurant.



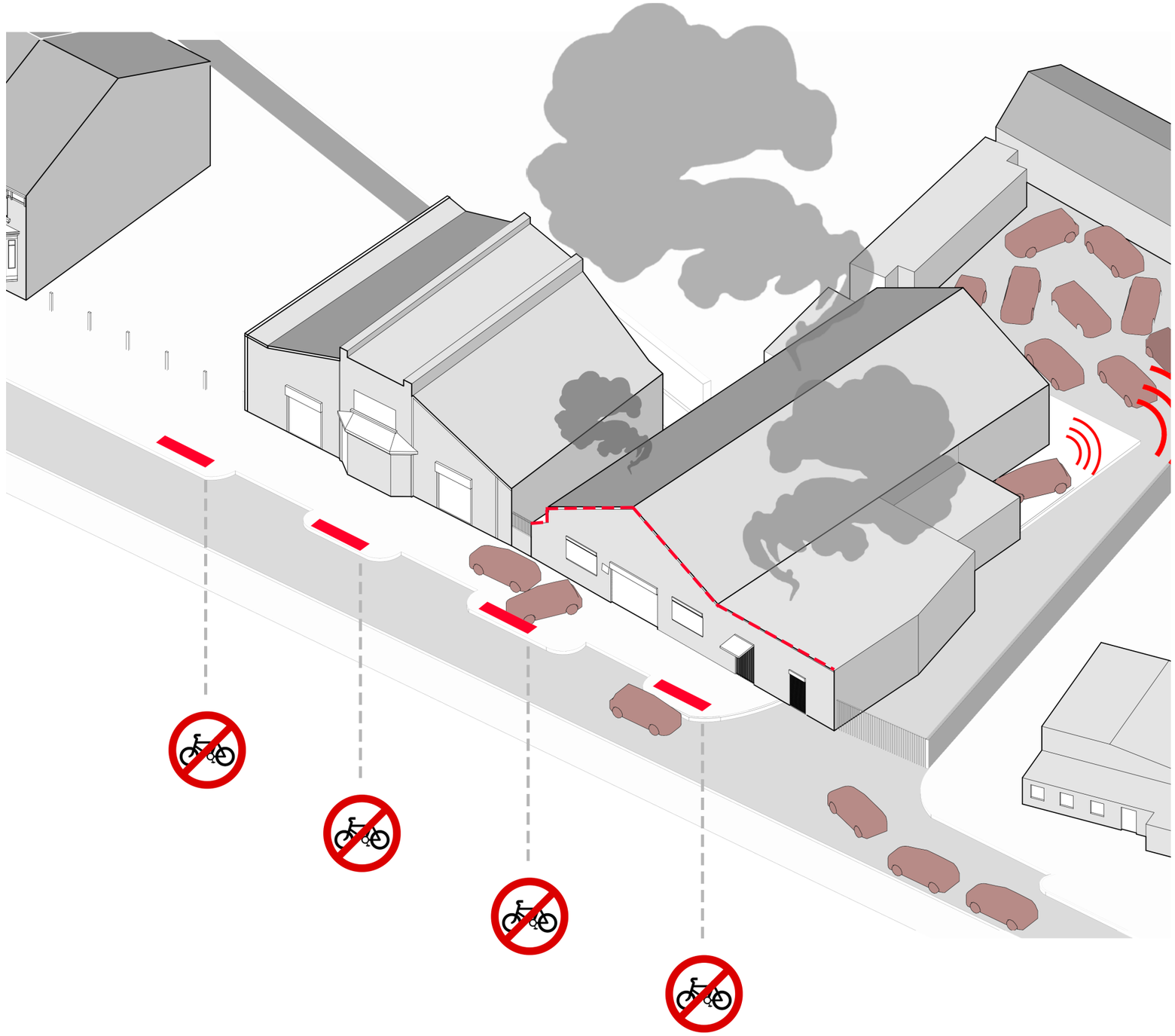
View of Seymour Road opposite the proposed site.
Damaged vehicles stored outside the site at the street front.



View from residential area on Seymour Road toward site.
Opportunities for community engagement due to high levels of local residency.

2.4 Existing Use

The existing building was previously an Auto Care Car Parts centre, functioning as a car mechanic for MOTs and servicing. Today, the building holds a large amount of waste material and scrap vehicles, resulting in a high level of pollution, noise, and unpleasant odours in the area.



2.5 Local Infrastructure

As illustrated a highly populated residential area surrounds the main high street, serving the needs of the community. Selected plots serve educational or religious institutions; however, it is clear there is a lack of community gathering spaces.

Despite 30% of the areas population being of Islamic faith, among ten other religious backgrounds, there is only one mosque in the area. This limits local Muslims, who must travel further afield, as the infrastructure in the area does not meet demand.

Similarly for individuals seeking to connect with others or participate in personal development classes, the shortage of adequate facilities is apparent. Although a small neighbourhood centre on Cheethaam Hill Road is open to local community, it does not offer the desired and necessary amenities for locals.



3.0 Economic and Social Impact

3.1 Community Engagement



Minhaj, BARCX, and Iceni (planning consultant) initiated early engagement with the King David School, resulting in positive and supportive discussions. Furthermore, Iceni extensively reached out to the community by distributing flyers and extending invitations for feedback.

Route A

Leaving for mid-day prayer, Hassan is on his work break and frustrated he must travel to his nearest Faith Centre. With limited time on his break, he explained spending the majority of his time commuting is difficult to manage, and is stressful on his day to day.

Route B

Aisha is leaving home via car to travel to her local Faith Centre as there are no local centres reachable by foot.

She explains it is frustrating that she risks losing her parking space outside her home any time she travels to her Faith Centre as she lives by a a busy high street.
She stressed that other local Muslims have the same issue, and would prefer to walk.

Route C

Paul, new to the area, expressed his difficulty in meeting new people in the community due to a scarcity of communal spaces or leisure spots. He is eager to participate in local classes or clubs that are easily accessible from his home.

3.2 Social and Economic Benefits

The proposed development encourages social interaction through multiple activities and engagements.

Social benefits

Community Engagement
-Through community gardening and allotments, people learn to interact and work together on a team project. This bonds different groups through common interest- whilst also encouraging sustainable and self-sufficient practices.

Education
-Classes and courses can provide insight between different ethnicities, genders, and ages to promote an informed society. Classes targeted at BAME and under-represented groups to provide help, advice, and support.

Interfaith
-Events open to all religions promote awareness of different cultures and beliefs. Establishing a safe space for such interactions enables locals to learn from one another and gain valuable experiences.

Sustainability
-Implementing a building programme that promotes walking, the use of public transport, and cycling aims to decrease carbon emissions. Self-sufficient activities within the community allotment further reinforce this approach.

Economic Benefits

-Job creation for local residents through building maintenance and construction, community leaders, and cafe staff.

-Improvement of the street scene visually and atmospherically by removing the previous industrial typology.

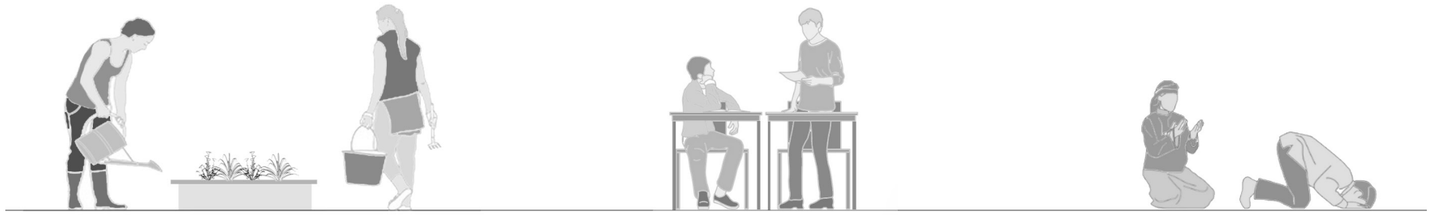
-Promotion of health and well-being, social sustainability.

-Green streets through introduction of trees, plants, and public green space.

-Promotion of business enterprise and start-ups through free hot-desking workspace facilities.

-Increase in residential property values.

-Catalyst for further regeneration in the local area.





3.3 Traffic Mitigation

The existing building currently creates a negative impact on the traffic flow in the area, causing a bottleneck at the entrance to the site, and towards Seymour Road and to the Old Bury Road.

The client is purposed a programme that reduces the chance of traffic and controlled access parking reserved for members.

With parking limited to staff members on site through a monitored key and fob system, the promotion of sustainable transport and travel methods are instilled.

The community centre is designed for local residents in the area who will be travelling by foot or public transport, and do not require extensive parking facilities.

Parking portals and lease agreements are in discussion with nearby facilities for possible extended parking. A drop-off bay is also provided.



Community Centre

Monday- Thursday OPEN
Friday- CLOSED
Saturday OPEN
Sunday OPEN



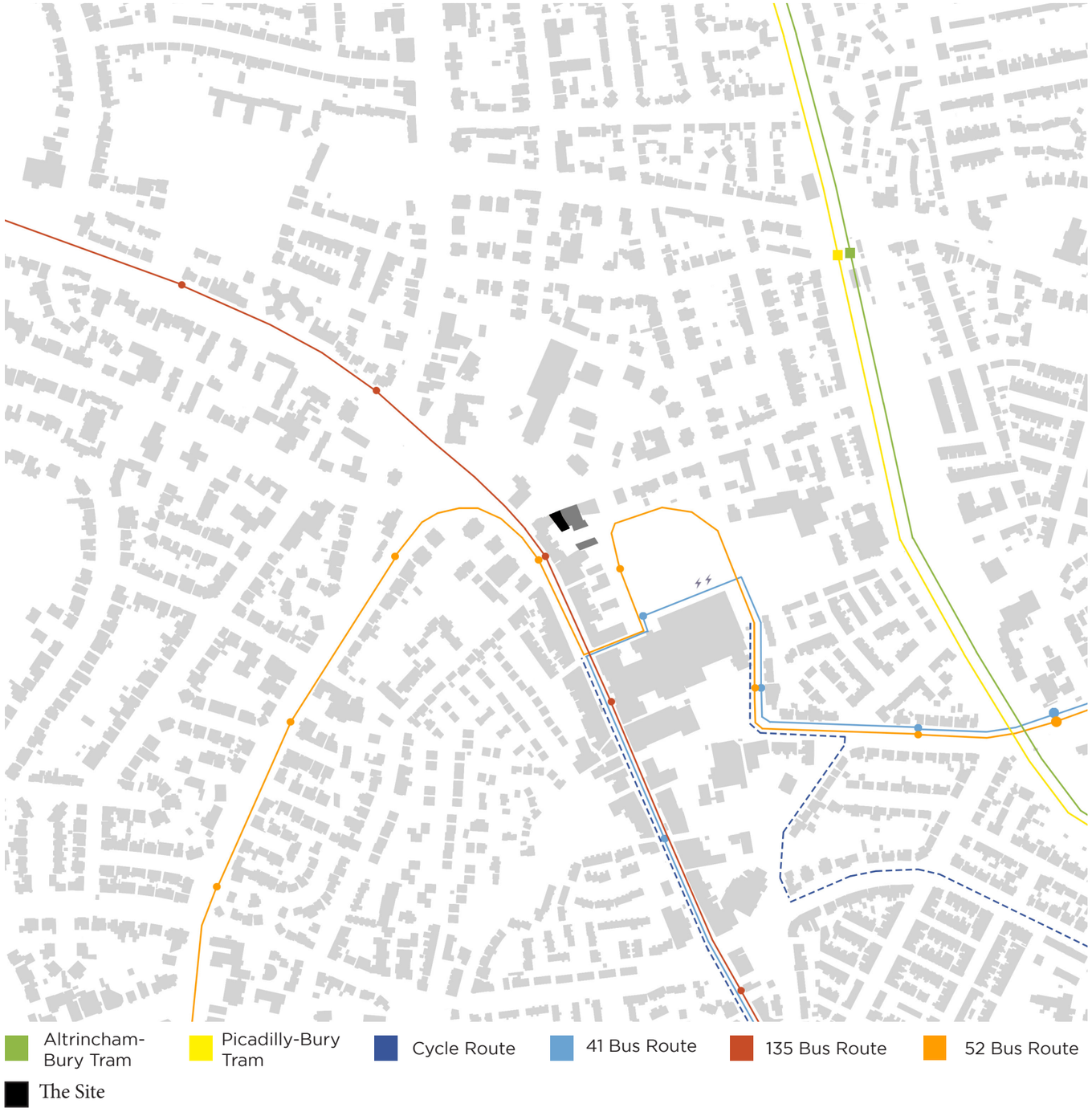
Faith Centre

Sunday- Thursday CLOSED

Friday OPEN
Saturday OPEN
Sunday CLOSED

The community centre will close on Fridays to accommodate the Faith Centre on it's main day of prayer, automatically reducing over half the buildings occupancy.

Similarly, the Faith Centre shall close on weekdays to accommodate the occupancy of the community centre.



3.4 Operational Management

Staffing:

2 Admins
1 Manager
3 Teachers

Operational Hours:

Monday to Thursday: 9am - 8pm
Friday: 9am - 8pm
Weekend: 9am - 4pm

Access Control:

Parking: Access will be controlled with automatic bollards, with parking limited to staff only.

Community Centre:

Every person must report to the admin office at the entrance, which will be managed by full-time admin staff.

The building will be open during the day for various community activities, including the coffee shop. The office will have a staff member present if needed.

In the evening, there will be classes for children and activities for the elderly. The main hall will be available for community functions.

The same procedures will apply during the weekend.



Key

First floor admin office

1300mm automated bollards

3.5 Boundary Management

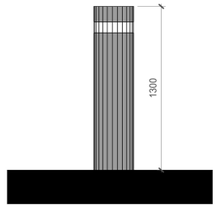


1300mm Automated bollards

1800mm Masonry wall with timber insert



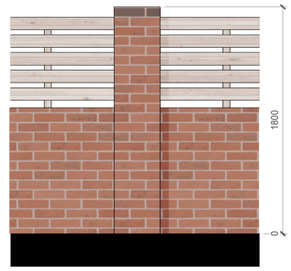
1300mm Automated bollards to limit vehicle access to site.



Scale 1:20



1800mm Masonry wall with timber inserts to provide secure site boundary



Scale 1:20

The boundary management of the design proposal has been strategised clearly. Access of vehicles will be controlled with 1300mm automatic bollards, with parking limited to staff only. This will aid in the limitation of congestion and privacy maintenance of the premises. The boundary treatment of the site will be an 1800mm masonry wall reinforced with timber inserts.

3.6 Waste Management

The proposed development identifies the requirement for a correct waste management plan.

The site is currently occupied by an auto care centre surrounded with waste material and scrap vehicles. The development proposal identifies a clear waste management and transfer strategy.

A waste container store will be located to the rear of the building beside the car parking. Waste will be stored externally in a timber fenced enclosure allowing natural ventilation for hygiene management. The building management team will be responsible for placing the bins at the collection point situated to the north of the development. Upon disposal bins will be returned by management to the property bin store.

Internal Bin Stores:

1x 60L General waste bin located in the cafe kitchen
1x 60L Mixed recycling bin located in the cafe kitchen
1x 20L Food waste bin located in the cafe kitchen
4x 40L Waste separation bins (Split 50% mixed recycling and 50% general waste) in the ground floor and first floor shared workspaces and the first floor classroom/flexible space and the second floor classroom/meeting space

External Bin Stores:

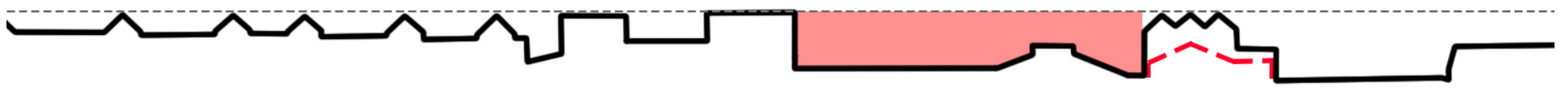
1x 1100L Euro bin (dry mixed recycling)
1x 1100L Euro bin (general waste)
2x 240L Wheeled bin (food waste)



4.0 Built Environment

4.1 Proportions

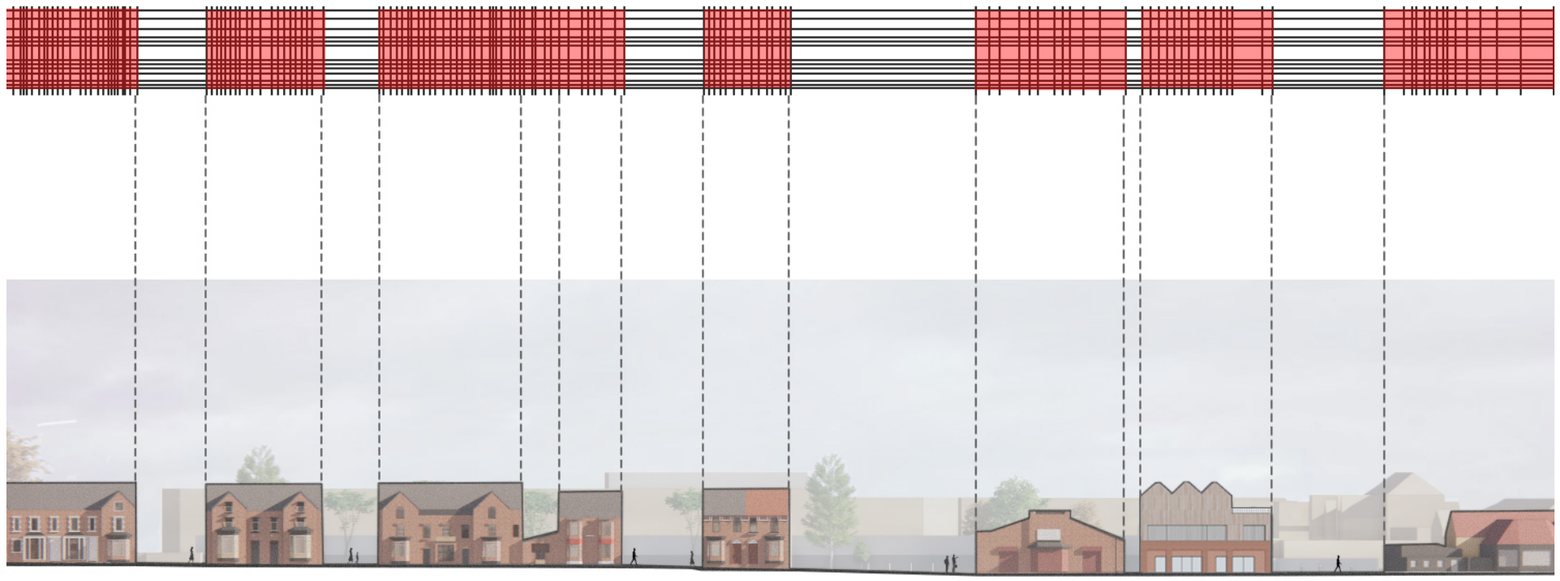
Seymour Road is populated by a rhythm of gable end roofs and pitched dormers, creating a sequential pattern along the street that is broken by the existing building on site. The proposal relates to the immediate context and speaks the same language architecturally through a series of pitched roofs.



In relation to the highest point of the street, the proposal does not exceed it's height and respects the surrounding buildings right to light.

The proposed development fills a void in the street scene, returning to the rhythmic pattern created by the residential houses along the street.

Visually from a material and architectural approach, the proposed development emulates aspects taken from the immediate context of the street, allowing a seamless integration within the surroundings.

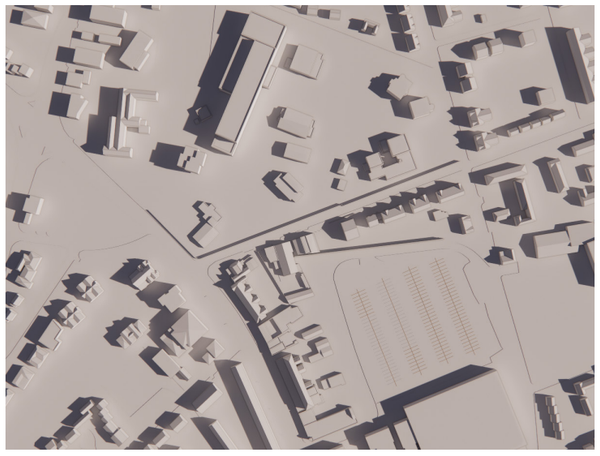


4.2 Building Heights

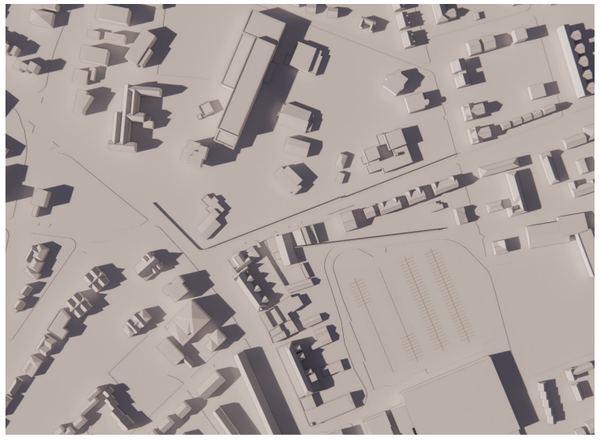
As a highly residential area, most buildings are relative to one another.

A height heat map followed by a shadow study depicts little threat from overshadowing on the site. This provides opportunities to take advantage of long lasting sun exposure on the proposal.

This is beneficial in terms of sustainable strategies for maximising sunlight access to solar panels, utilising natural daylight, and harnessing solar gain within the building.



Clay model
9am sun



Clay model
4am sun

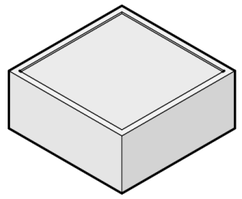


4.3 Patterns

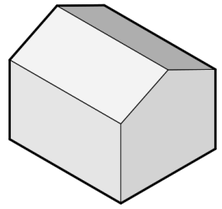
Roofscapes

Surrounding the site, the area features a variety of roof types, predominantly gable roofs, hip roofs, and flat roofs, all of which have been taken into consideration and accounted for in the proposed development. The remaining roof types seem to be combinations of the aforementioned styles.

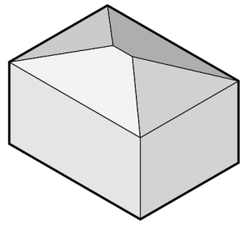
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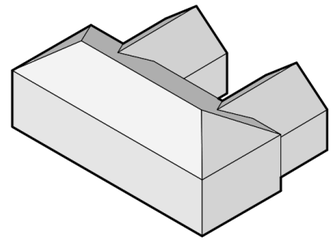
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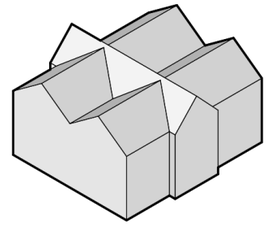
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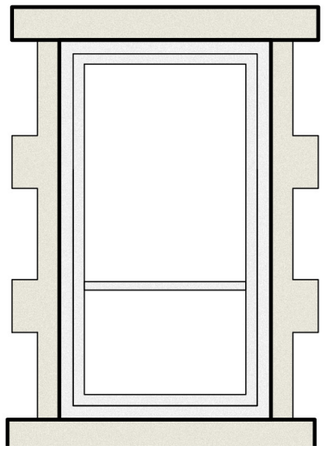


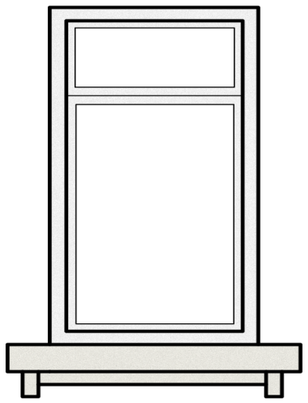
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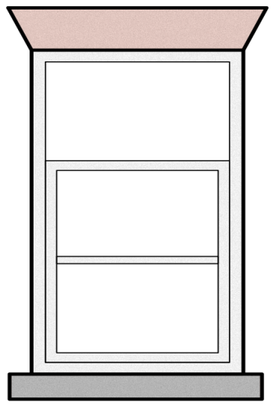


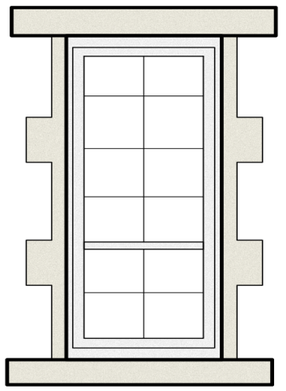
Windows

The fenestration along the street primarily consists of rectilinear shapes with bespoke shapes or ornamentation. In the proposed development, the rectilinear frame has been aligned with patterns along the street. Additionally, a vertical timber detailing surrounds the glazing in the proposed design.



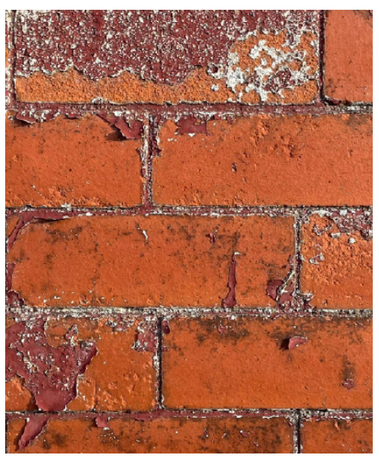


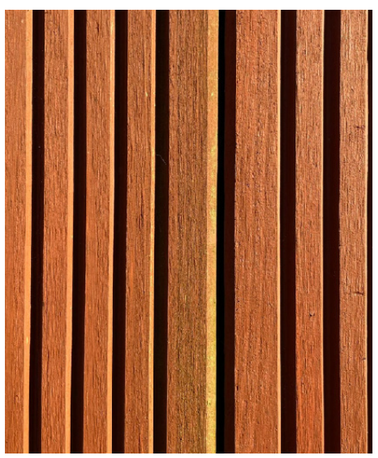




Materials and texture

Soft and warm materials, such as red brick, granite, and weathered timber, define the aesthetic of the area. In alignment with this material and texture palette, we propose employing light-weight timber cladding on the first and second storeys of the building. To distinguish between materials and glazing, dark grey powder-coated aluminium frames with be utilised.











4.4 Opportunities and Constraints



Tight bottle-necking of traffic from Seymour Road and Bury Old Road. Difficult traffic mitigation



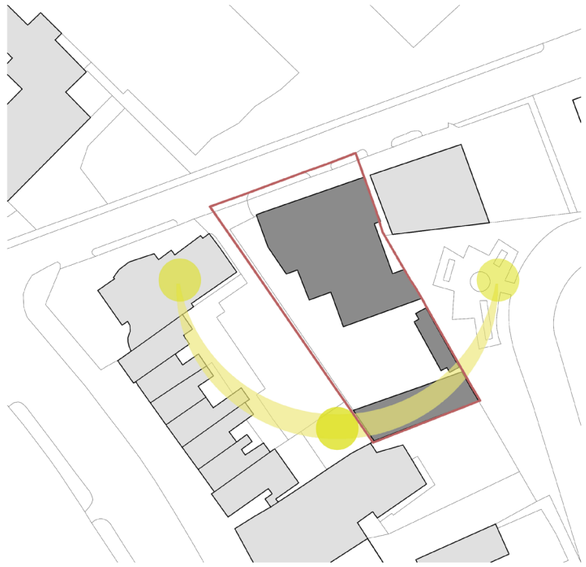
Excellent street frontage opportunities to engage with residents and high-street businesses.



Prime location with connections to the high-street, local communities, and religious and educational institutions



Noise from high-street and back-of-house businesses, as well as MOT centre next door. Must consider acoustic strategy as preventative measure.



Opportunities to take advantage of long south facing exposure, beneficial for sustainable strategy.



Excellent public transport links with connections to the city centre via bus, tram, train, and bike.

5.0 Development

5.1 Reference Projects

Dolphins Community Centre, Tetbury

The design of the Dolphins Community Centre draws from the Cotswold vernacular. The building uses local architectural typologies such as rows of gabled roofs and semi-covered colonnades in combination with local materials to create a contemporary civic building that responds to its historic context.

Through community consultation and discussions with local groups, the brief was presented to each of the identified users, focusing on their priorities and detailed requirements. An illustrated spatial map and a detailed weekly timetable, to illustrate the potential overlapping of space requirements, to provide a flexible and responsive design with well-used and efficient spaces that could be used by the whole of the local community.

Functionally, we have implemented techniques used in Dolphins Community Centre in terms of programme to utilise space effectively in accordance with the nature of the surrounding context.

Similarly, the profile and facade respond to the immediate vernacular from Seymour Road, creating a sensitive intervention that responds to its context.

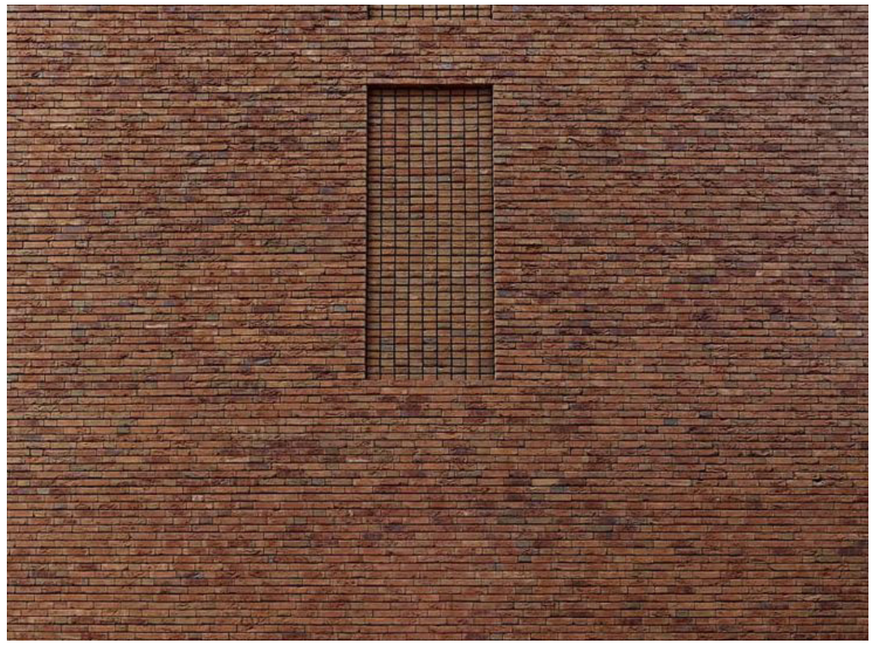




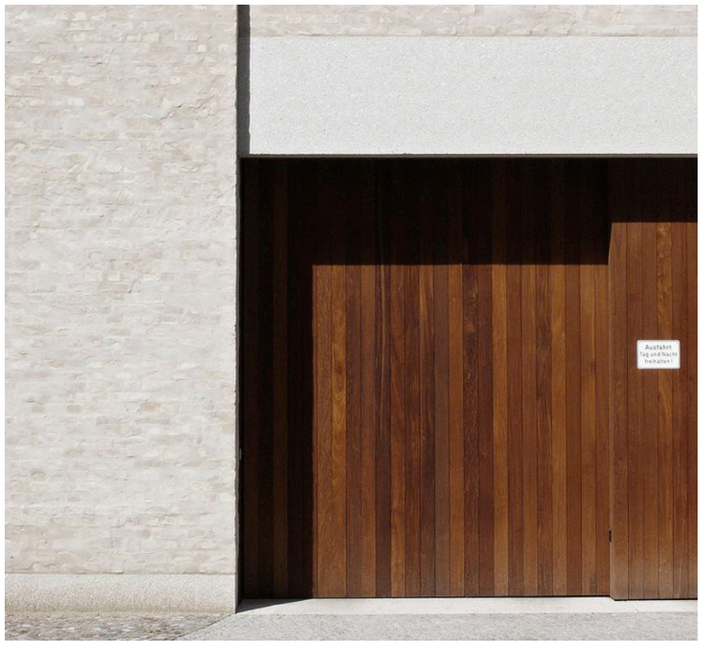


Fig.1 Dolphins Community Centre

5.1 Reference Projects



Profiled red buff brick



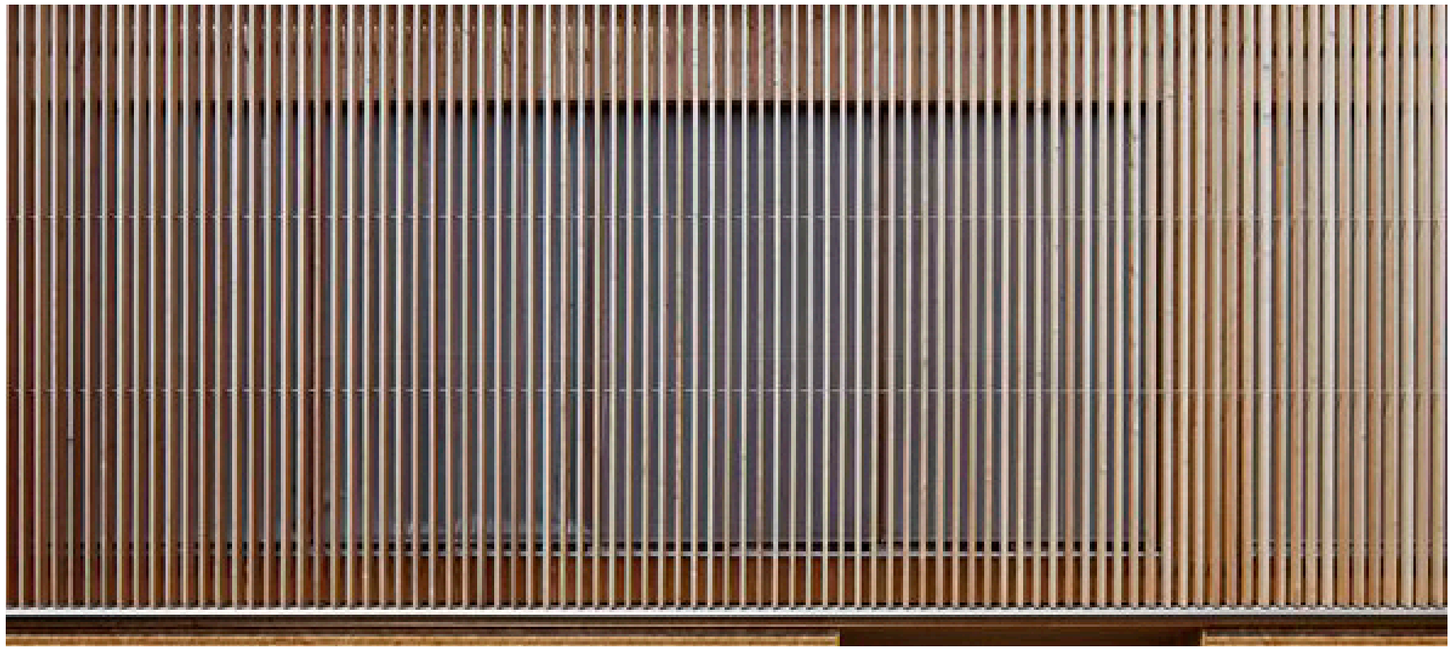
Timber Masonry Contrast



Outer Brick Leaf-Layer

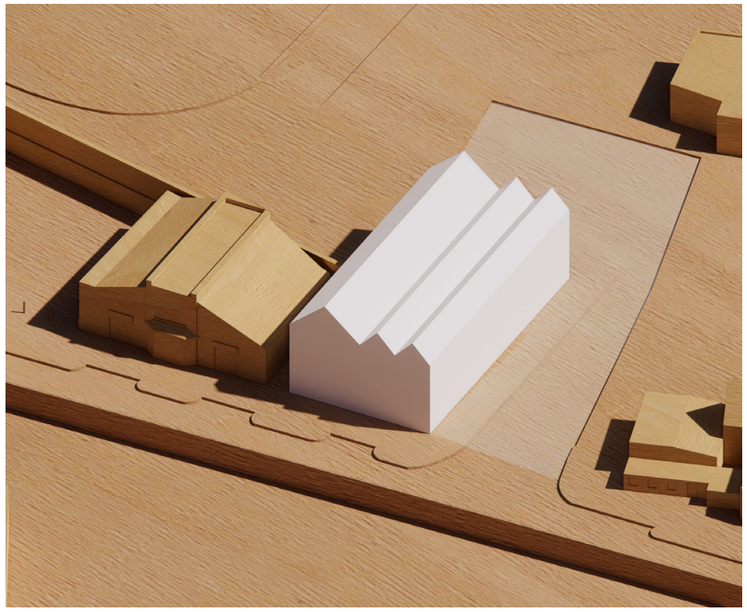


Reinforced Glazing

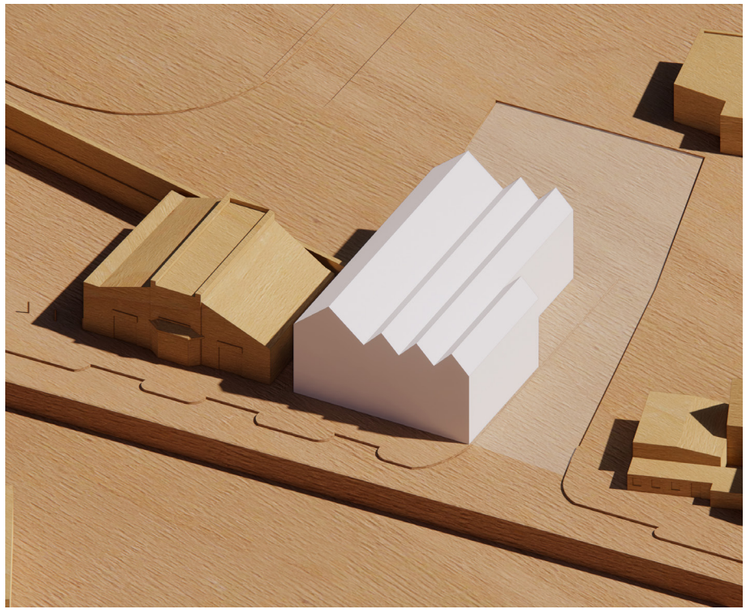


Seamless Timber Cladding

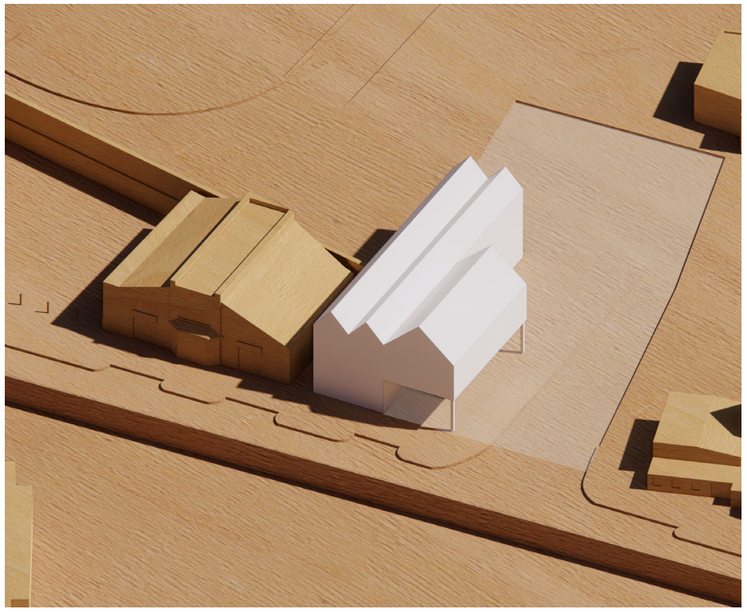
5.2 Form and Massing Concepts



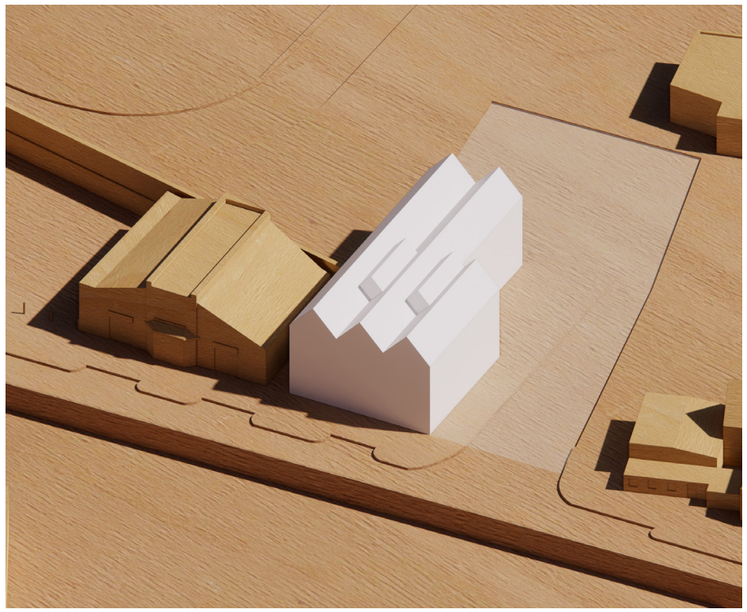
Option 1



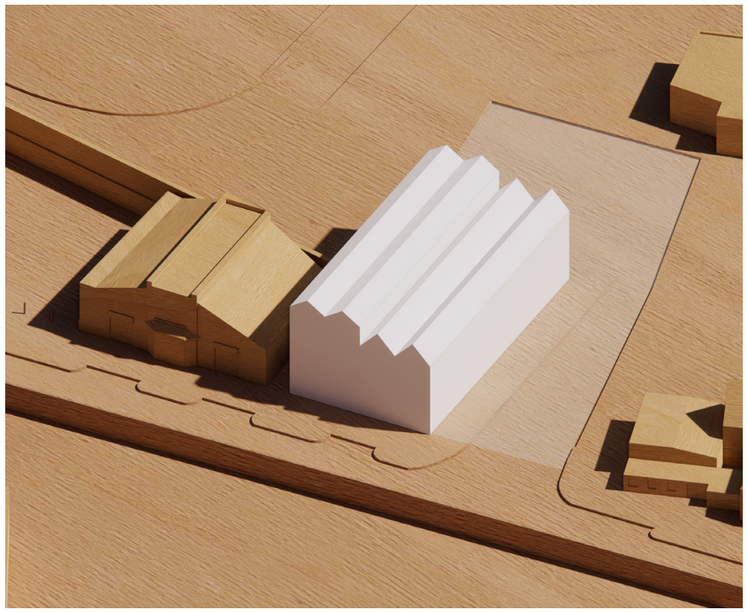
Option 2



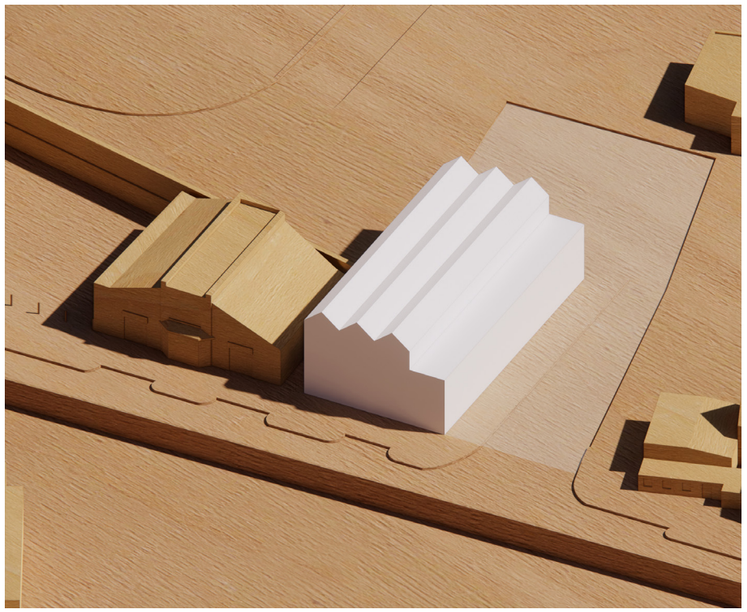
Option 3



Option 4



Option 5

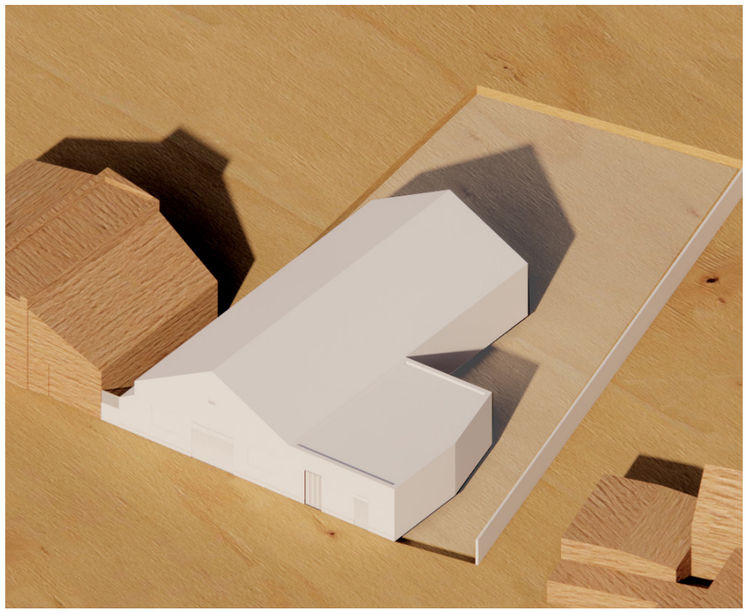


Option 6

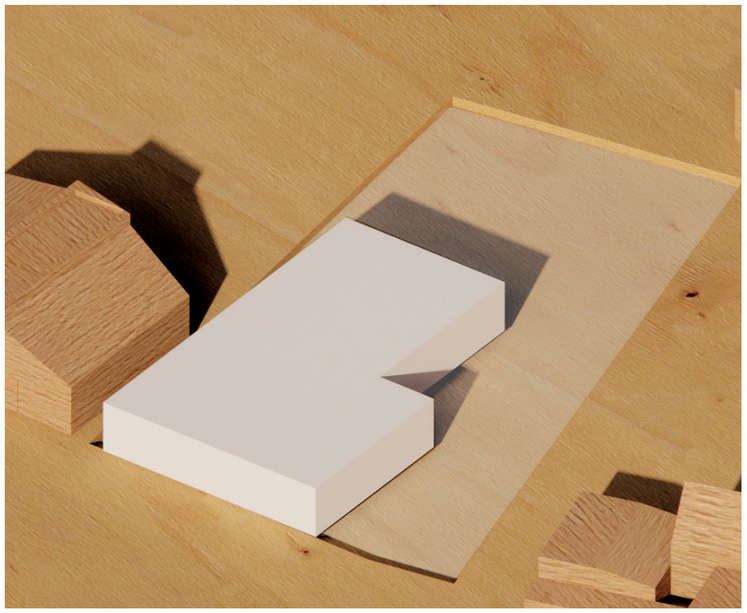
5.3 Concept Development



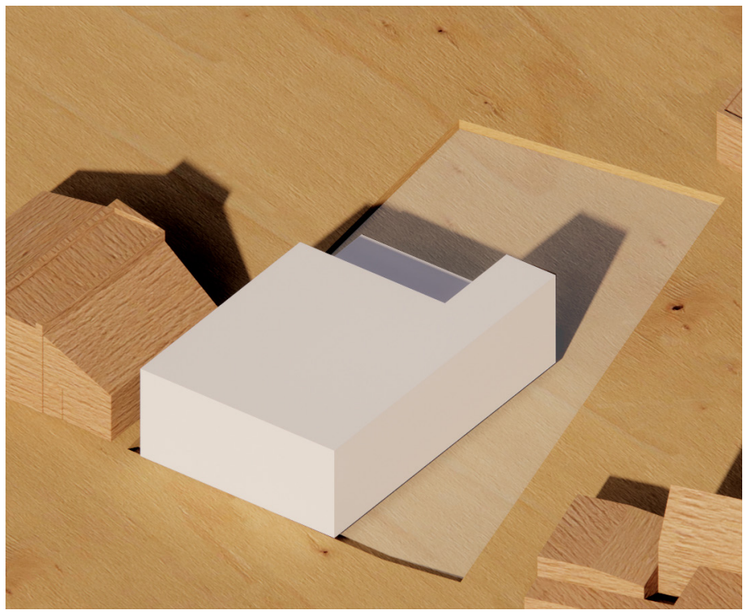
Removal of waste material and scrap vehicles from the site and surrounding areas. General footprint of the building retained as the interaction with the site creates a well-established function in the given environment.



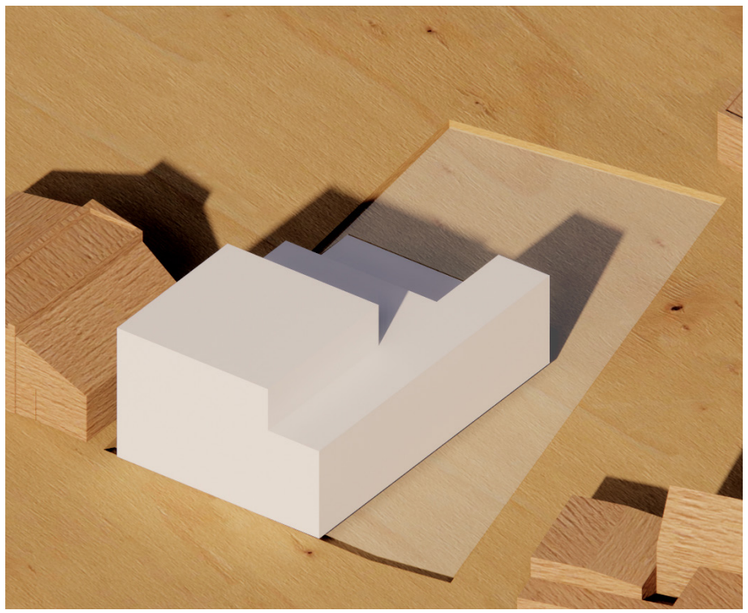
Rear units removed to create appropriate parking provision.
Remaining footprint rationalised to maximise outdoor circulation and servicing.



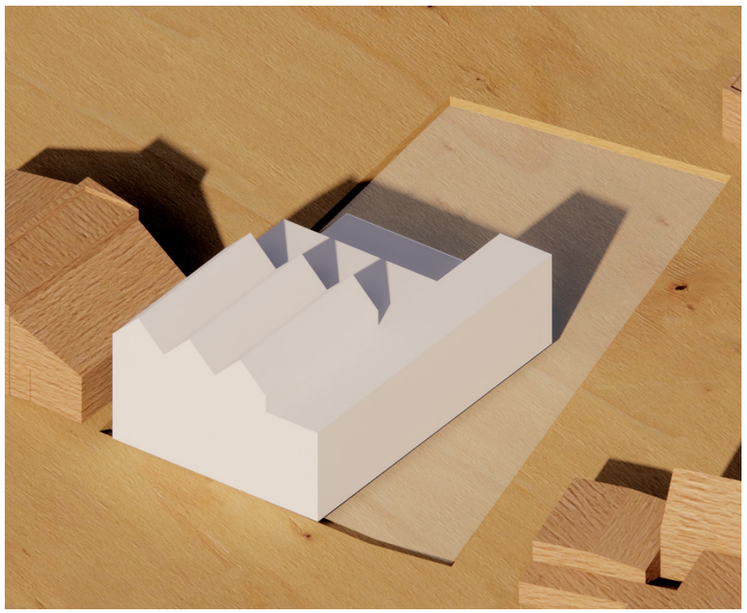
Ground floor area established on site with active street frontage for increased pedestrian interaction. Public services (cafe, workspace) are located to the front of the building with a prayer hall to the rear to mediate atmoshpherical qualities.



+1 storey to provide space for recreational usage, classroom space, and a large workshop area for co-working and community courses to be taken.
Services occupy the area to the west of the building.



The first floor becomes a double-height space with a mezzanine to create access to roof terrace to the rear of the building. Double-height space creates a different spatial environments for workshops vs. classroom spaces.



A pitched roof profile allows natural daylight to penetrate the building promoting a sustainable design strategy. Opportunity to take advantage of sunlight and daylight through the pitched roof to promote a self-sufficient building approach.

5.4 Facade Strategy

The facade strategy has been directly influenced by the immediate site context. A series of pitched dormers and gable end roof profiles have created a triple pitch. This not only enhances the atmospheric quality inside but also maximises natural daylighting into the building.

The facade showcases a clear distinction between its base, middle and top, achieved through a thoughtful arrangement of materials and forms. Drawing inspiration from the surrounding residential architecture characterised by three levels, the design maintains this traditional hierarchy.

Through a bay window, a large window on the first floor, and a pitched roof on the second floor, the building can be read externally to its function and operative systems.

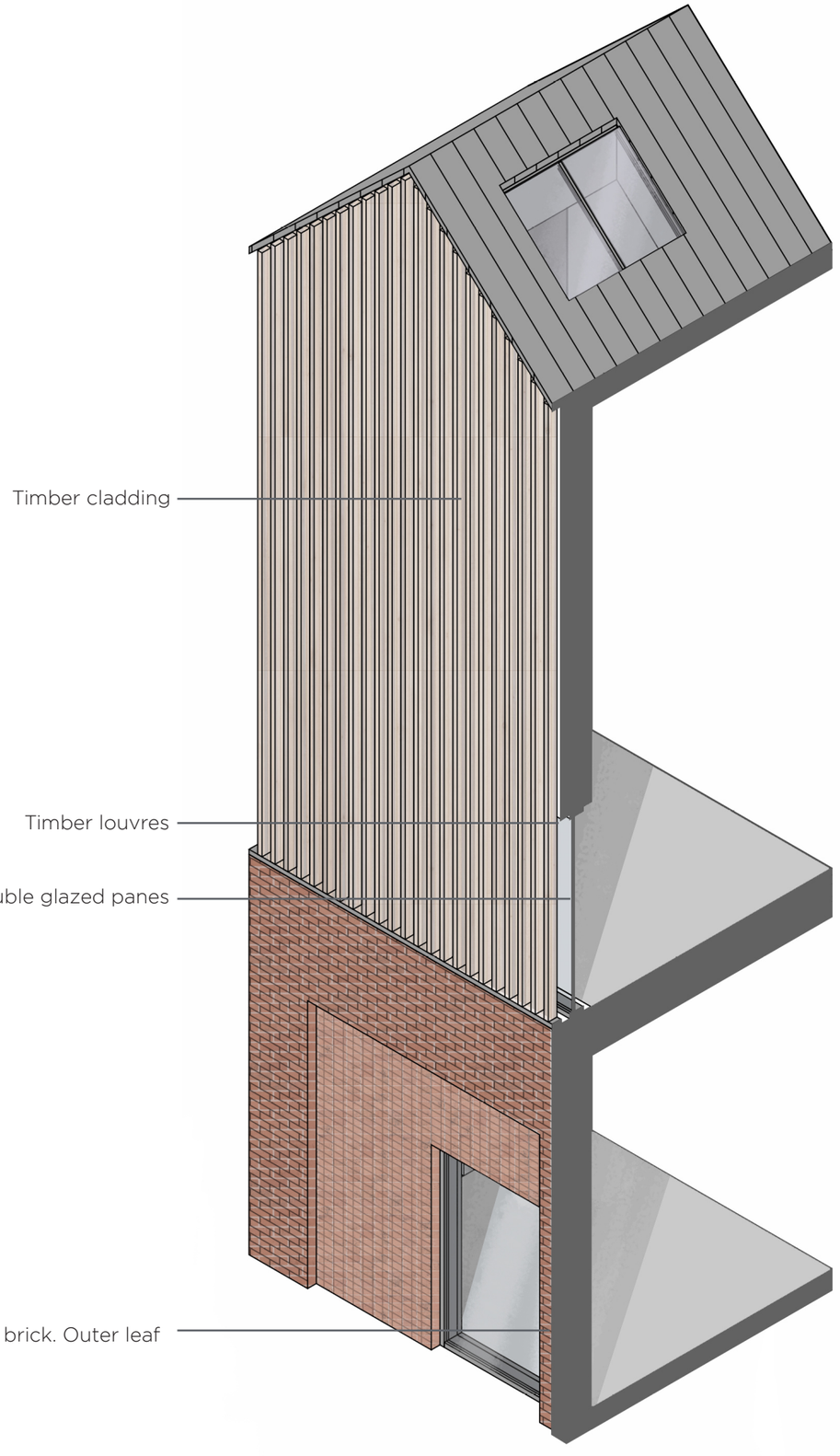
The proposed scheme explicity distinguishes between levels and thus functions.

-The ground floor is outlined by a red buff brick and large glazed openings.

-Against this, is a light timber facade, which consists of a series of louvres that provide solar shading to the large elements of glazing.

-A shadow gap and pitched roof notes a further level change to the building ultimately establishing a solid base, middle and top.

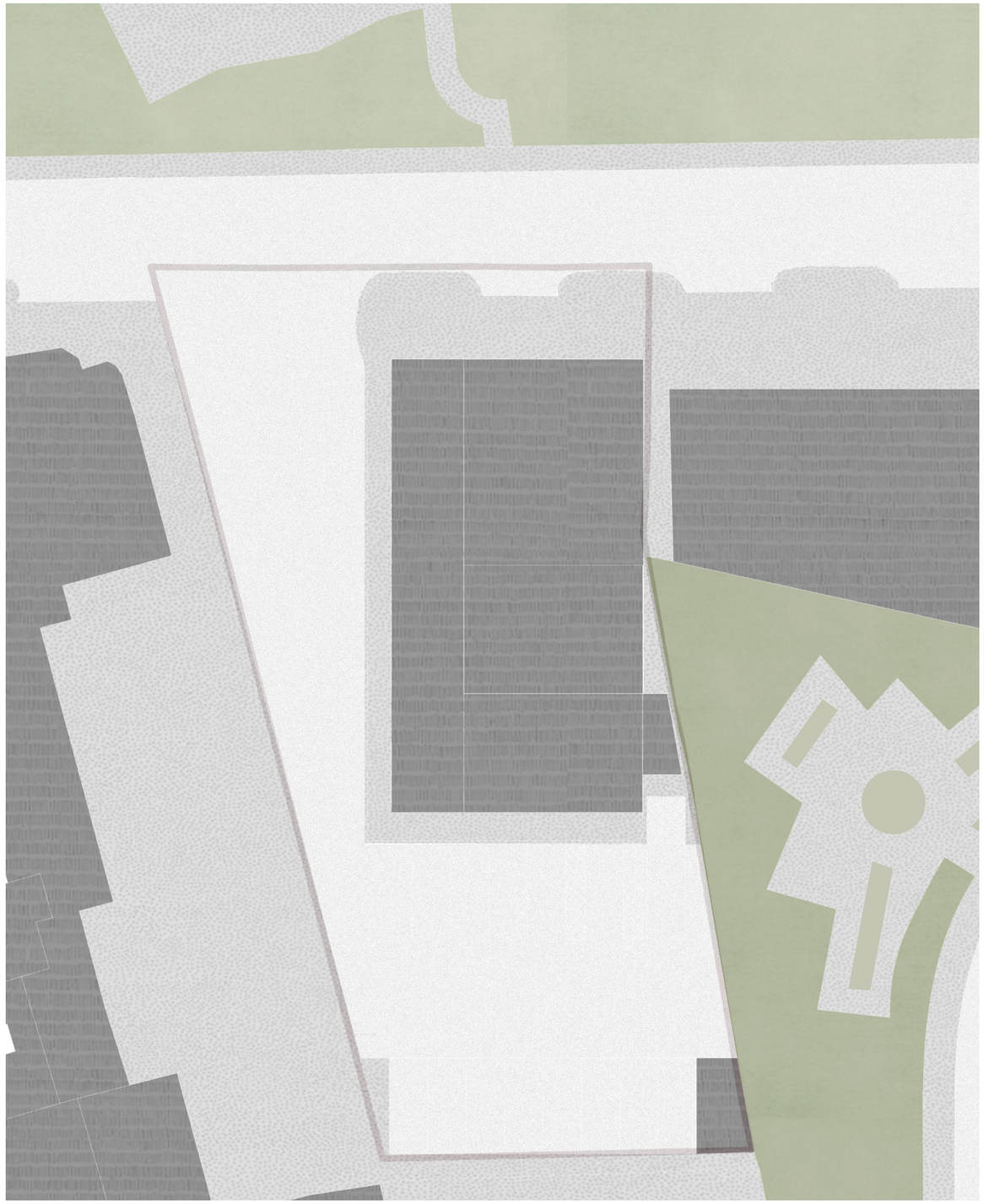




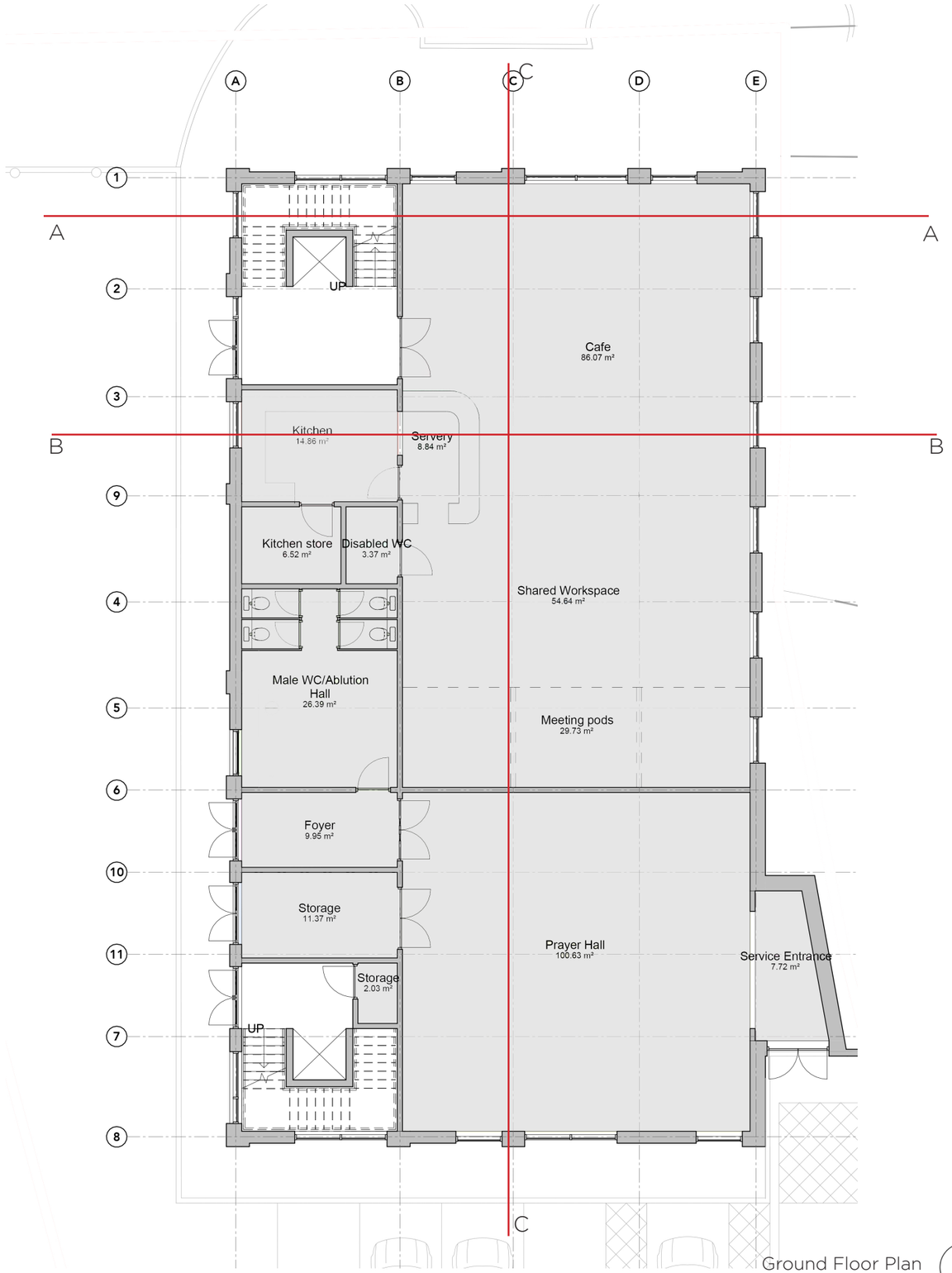
5.5 Plans

Schedule of accommodation

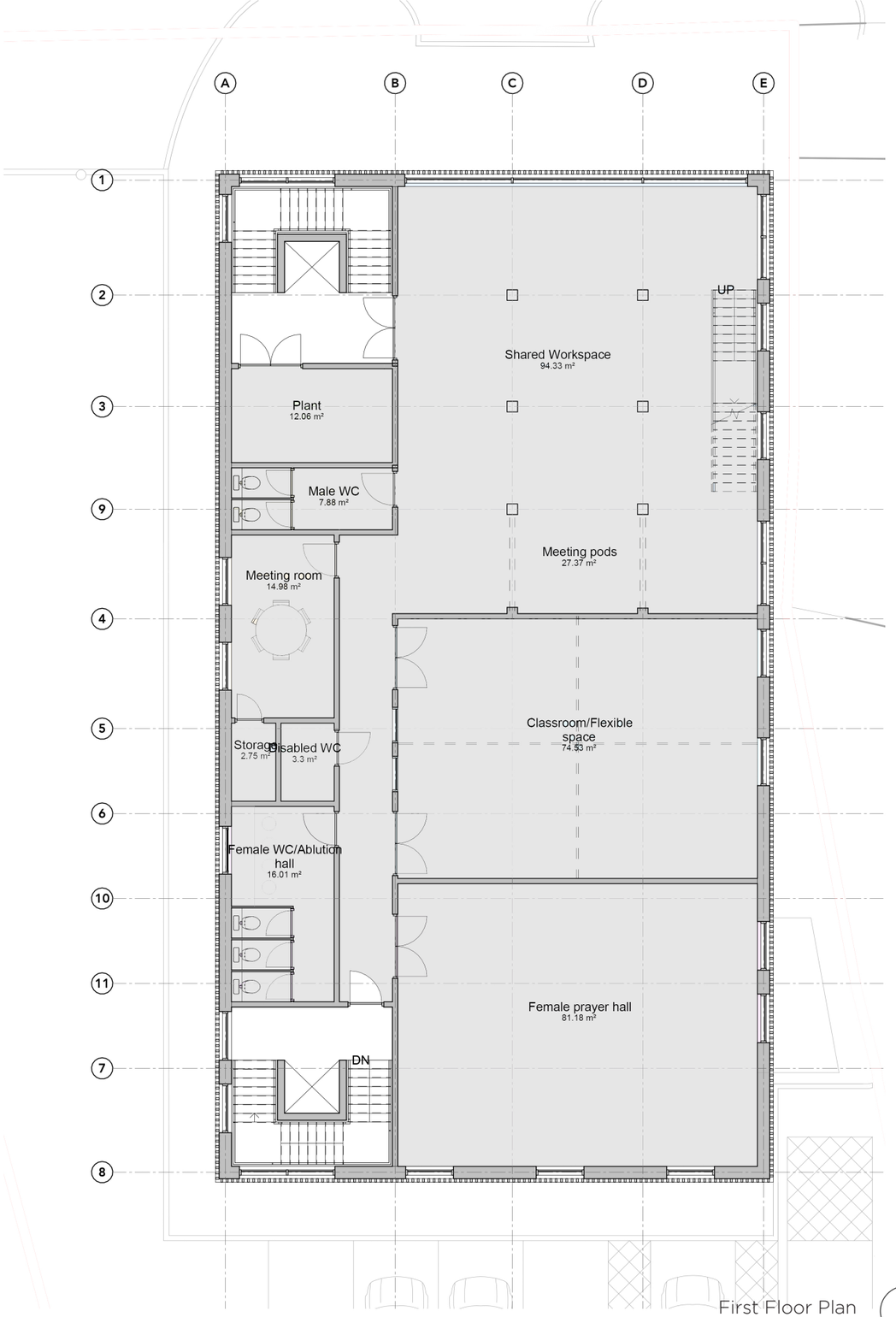
Servery 27m^2
Cafe 55m^2
Shared workspace 80m^2
Prayer Hall 75m^2
Classroom 80m^2
Outdoor terrace 75m^2
Workshops 129m^2
Recreational room 27m^2
Mezzanine 79m^2
Green roof 79m^2
WC 42m^2
Plant 12m^2
Storage 24m^2



5.5 Plans

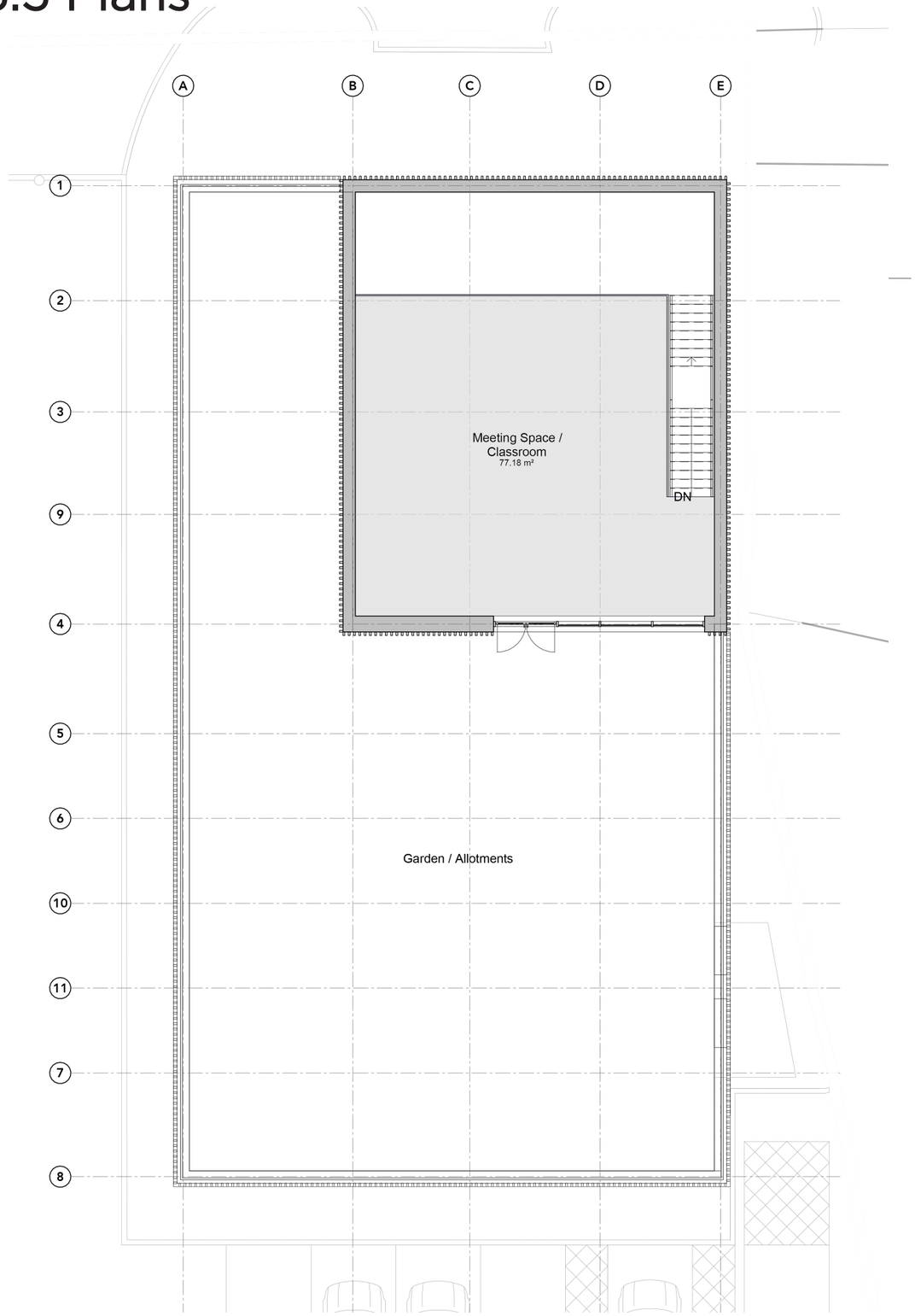


Ground Floor Plan

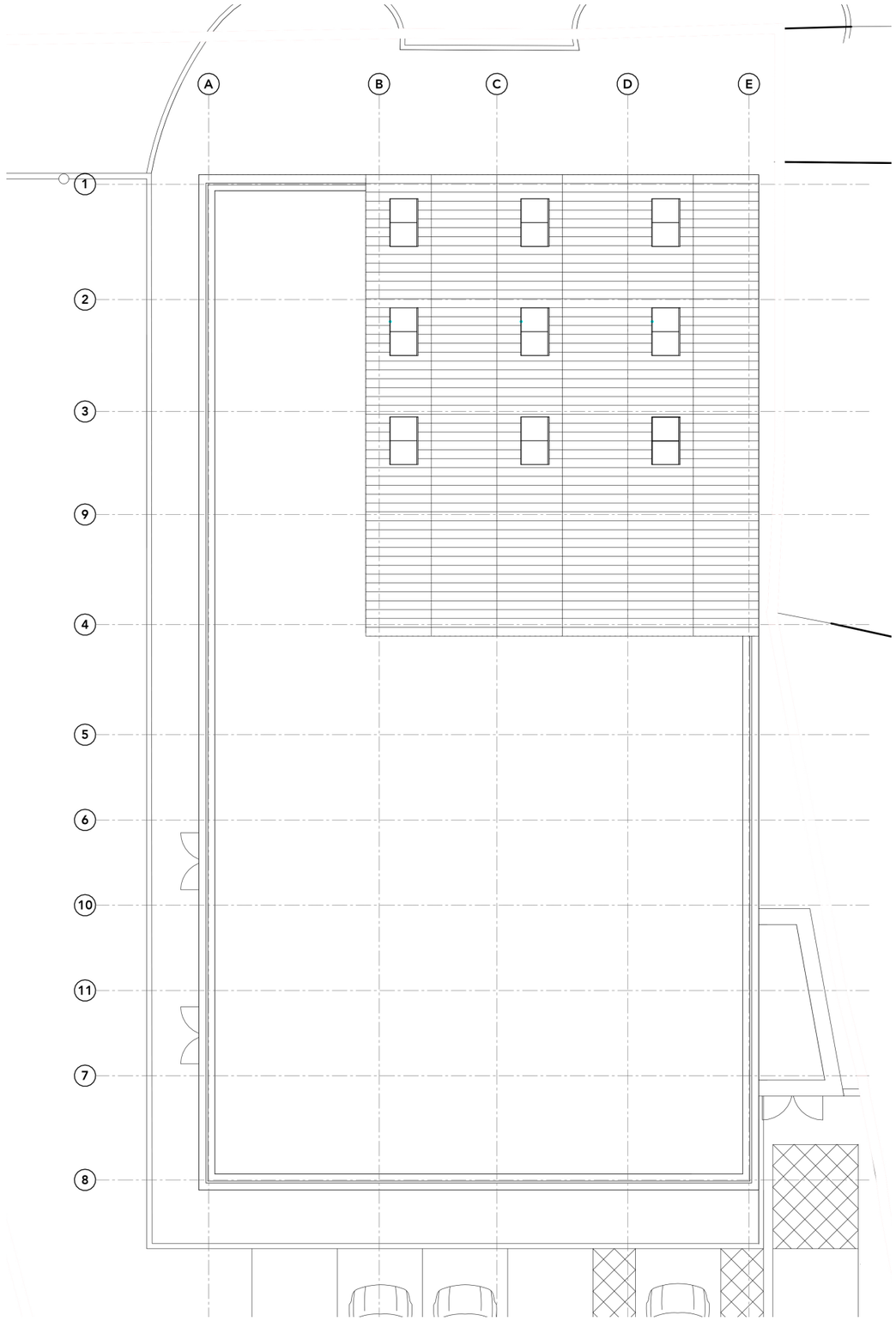


First Floor Plan

5.5 Plans

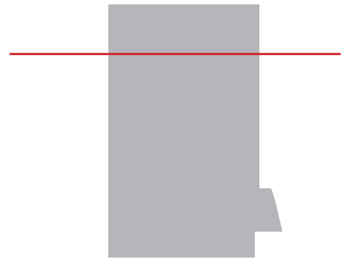


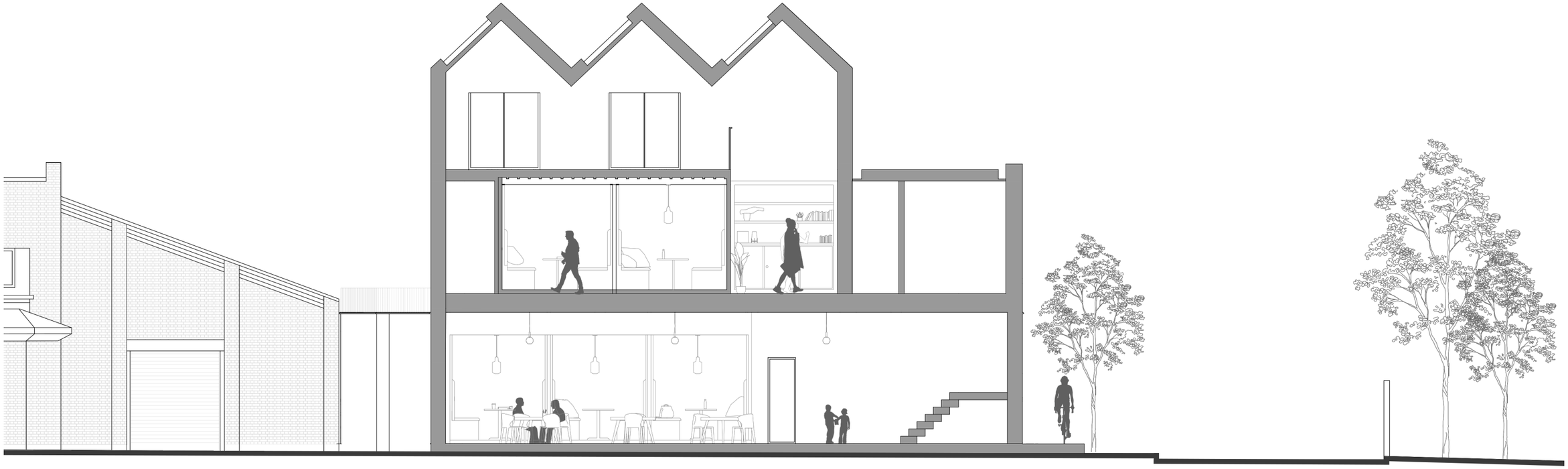
Second Floor Plan



Roof Plan

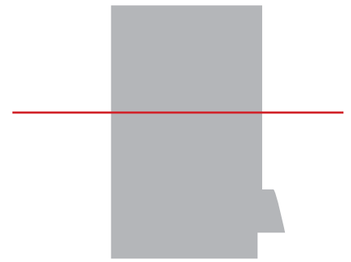
5.6 Sections

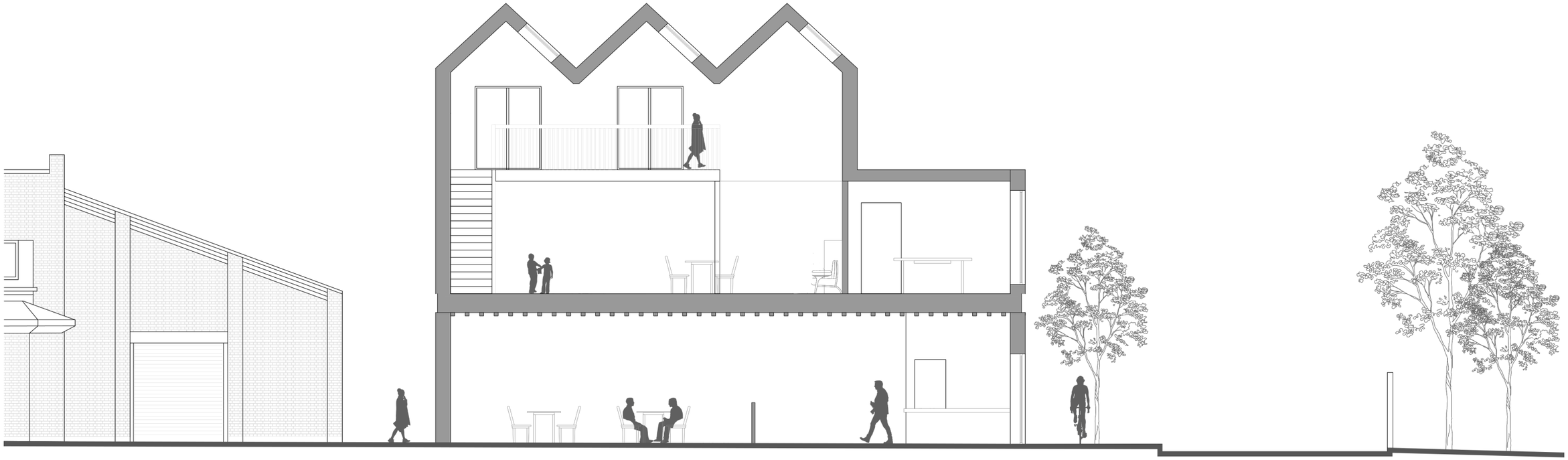




Section A-A

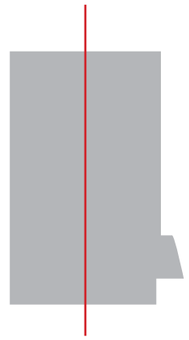
5.6 Sections

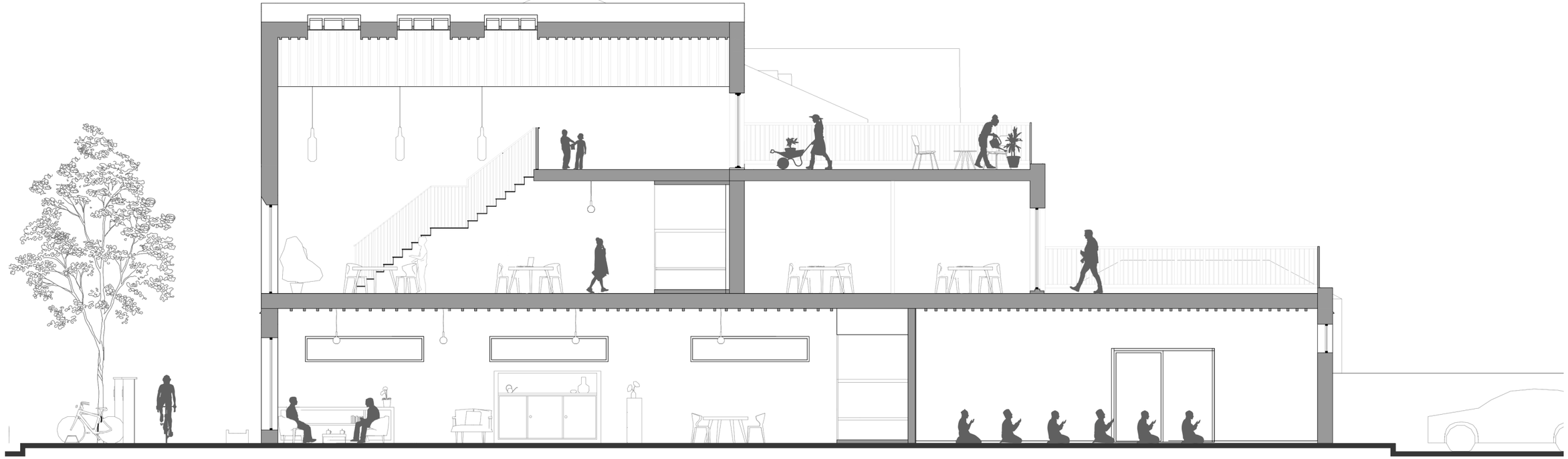




Section B-B

5.6 Sections





Section C-C

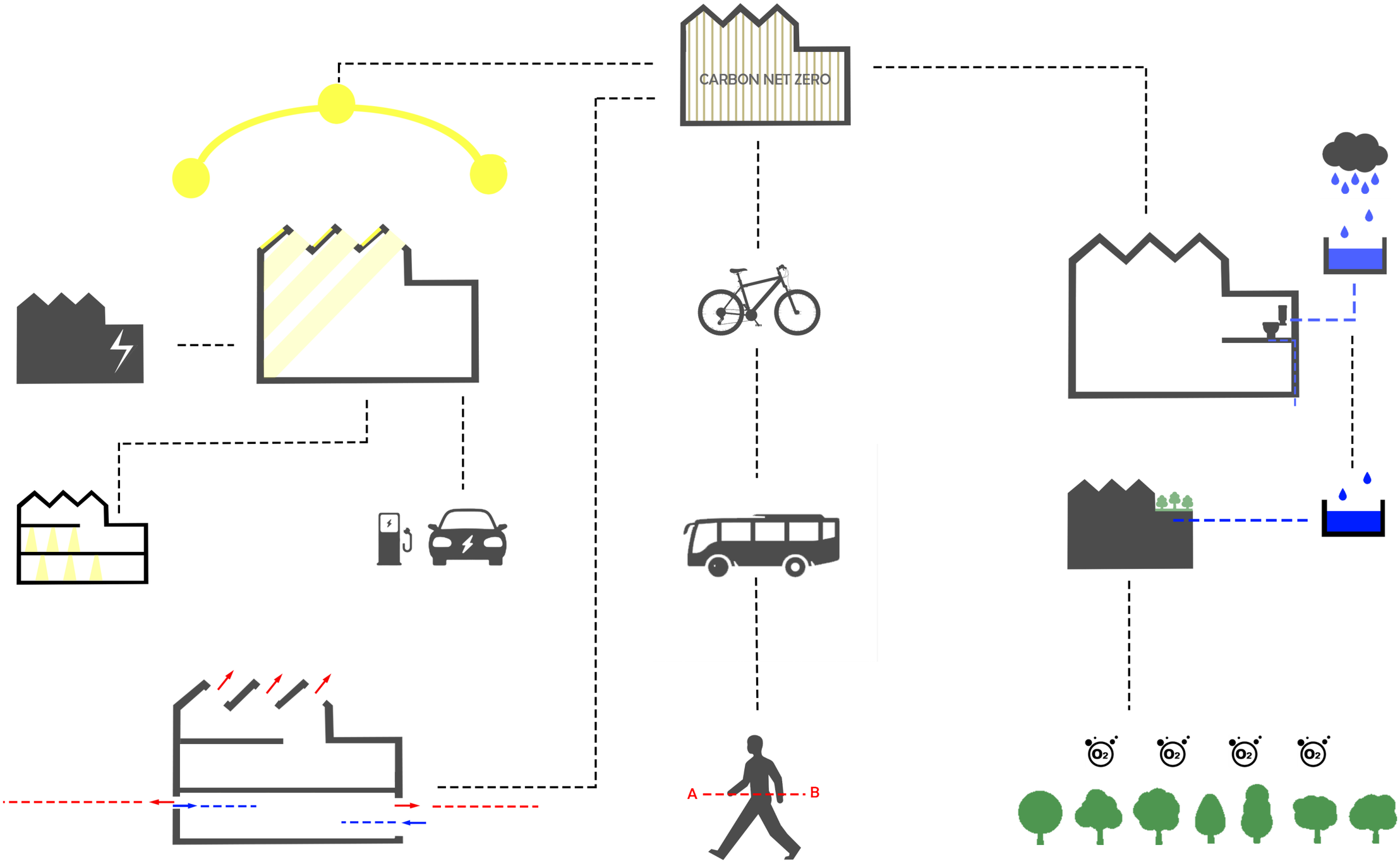
5.7 Elevations



5.7 Elevations



5.8 Sustainability Strategy













Conclusion

We are confident that the proposal we have submitted will not only revitalize the area but also foster a stronger sense of community cohesion. Our aim is to create a space that not only enhances the local economy but also becomes a focal point for community engagement.

Architecturally, our vision for the project is to serve as a beacon of sustainable design excellence, setting a high standard for future developments in the area. We envision a building that seamlessly integrates into its surroundings while showcasing innovative and environmentally friendly design elements.

Specifically, our proposal includes a carbon net-zero timber frame, which will significantly reduce the building's carbon footprint. Additionally, features such as rainwater harvesting and solar panels will further enhance the building's sustainability credentials.

Moreover, we plan to incorporate allotment spaces within the roof terraces, providing not only green spaces for relaxation but also opportunities for educational initiatives such as gardening workshops and community farming projects.

In summary, we believe that our comprehensive approach to design and sustainability will not only benefit the immediate community but also serve as a model for responsible development in the wider area.



BARCX