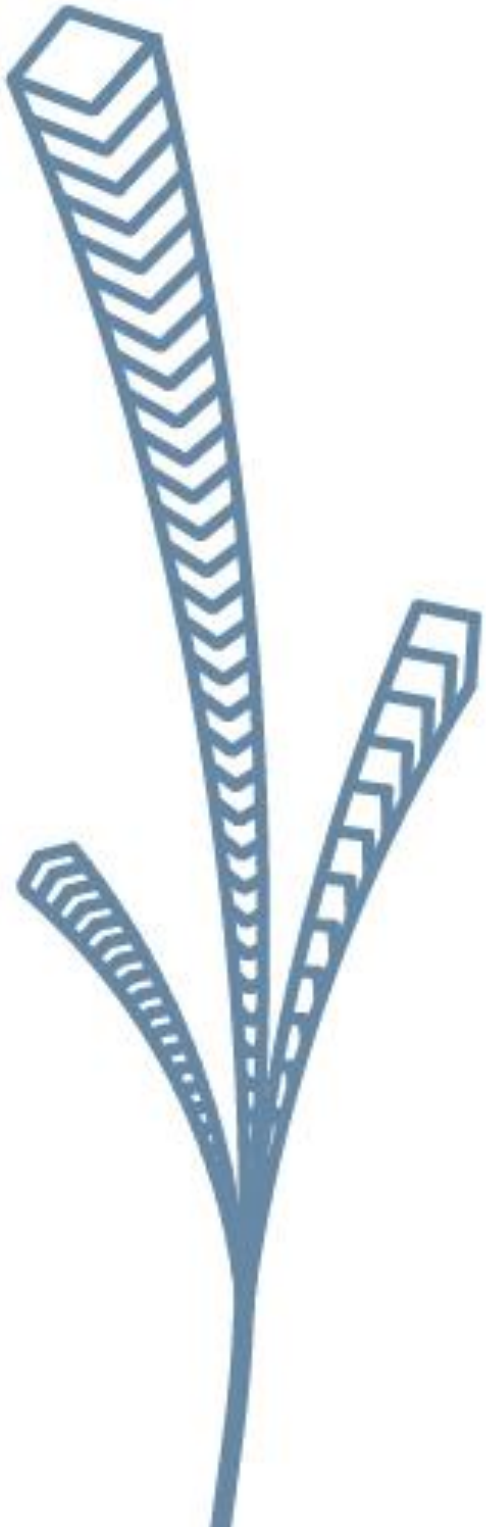
AL SUNNAH MOSQUE

13 Winterford Road
Cheetham Hill
M8 9PB, Manchester

Design & Access statement
3283/DA001 Rev C
November 2023



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INTRODUCTION

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PURPOSE OF THE DOCUMENT

This document is in support of the demolishing and new building for the existing mosque situated at 13 Winterford Road, Cheetham Hill. Replacing and improving the existing former mosque with a high-quality development.

This statement has been prepared on behalf of Al-Sunnha mosque to accompany an application for planning permission made to Manchester Council for the replacement of the existing building with a new proposal to enhance the current installations for the local community.

The Proposals aim to create an attractive new building which will improve the current conditions of the parishioners as well as adding value to the neighbourhood. Proposing a new and more complete development will bring activity to the area scattering the attendance from weekly prayers to daily educational and communal purposes.

This statement records the stages of design including design proposals. In addition, it provides an explanation of the final proposal and gives an understanding of the principles and concepts that have informed the design.

It is intended that this Design and Access statement is read in-conjunction with all documents and drawings supplied as part of the planning application.

PLANNING STATEMENT

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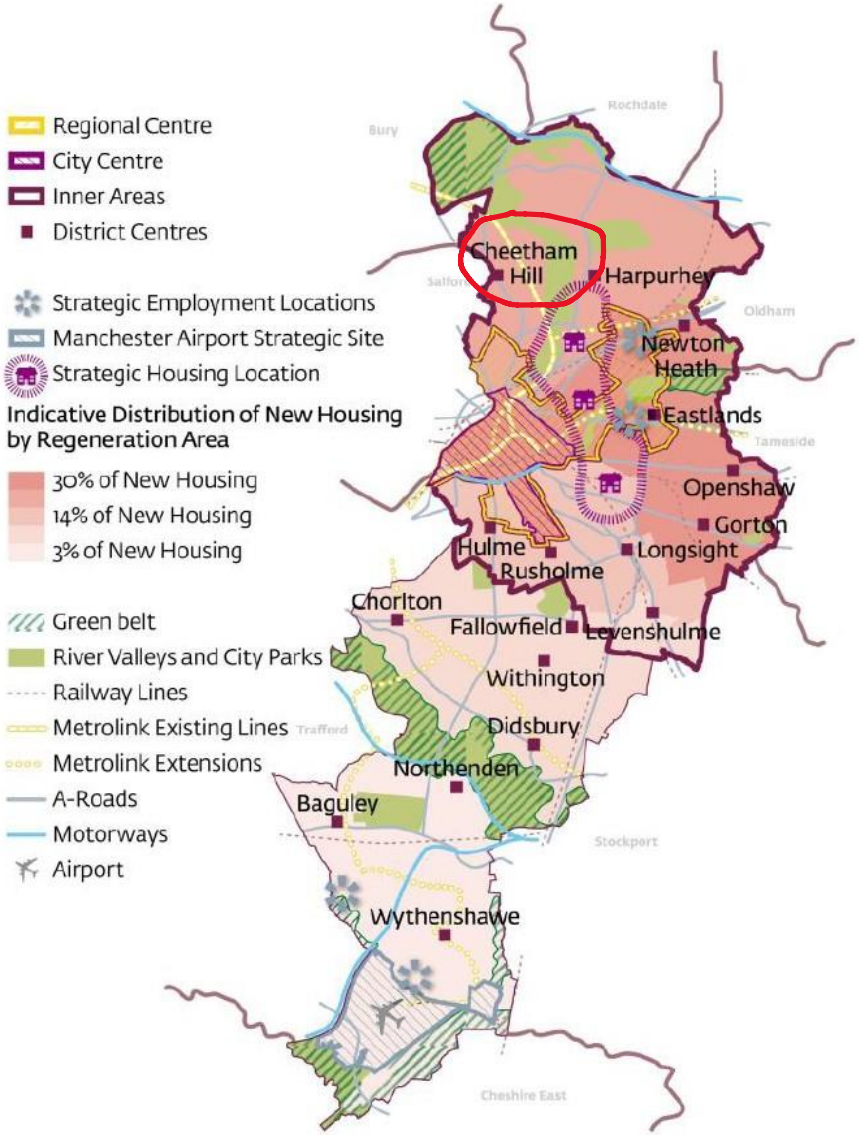
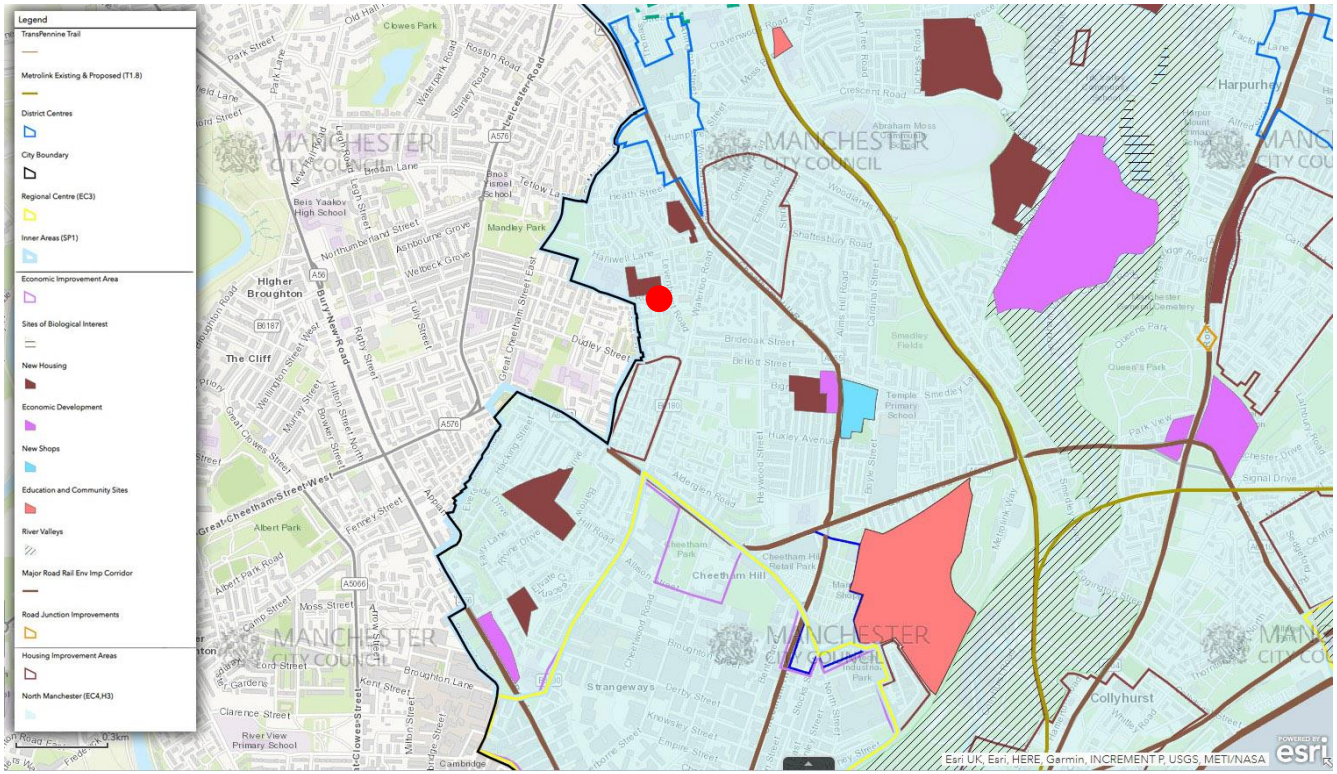


Manchester council Core strategy – Key Diagram

PLANNING STATEMENT

'Manchester Core Strategy spatial vision and planning strategy to 2027, which includes topic and area policies relating to, the economy, housing, environment, retail and transport. It also includes a key diagram covering the plan area, and general policies for the control of development… The Core Strategy is the spatial expression of the Community Strategy and provides the framework to support the delivery of those actions which have a development/land use element; provides a framework to guide investment to deliver the strategic outcomes the City is seeking and identifies the infrastructure requirements'
(Manchester Council, 2012)

This area is part of the Cheetham Hill district centre which is mainly a residential area with a diverse ethnic presence. It's potential as a growing community urging new developments and economic opportunities, enhancement of the existing infrastructures will be key as well as any new ones to serve this area and help the community bind providing educational and socializing options.



Manchester council Core strategy and UDP – Extant policies (extract from The interactive Proposal map)

The Site – Al-Sunnah Mosque

MANCHESTER CORE STRATEGY

The site lies within the North Manchester defined on the policies map (Manchester Core strategy 2012). More precisely within the Cheetham Hill District area close to the Council boundary.

The area is described at the Core Strategy as follows: '*This area is attractive to young professionals looking for lower cost city centre style living with easy access to employment opportunities and the cultural offer of the City Centre. However areas of Collyhurst remain in need of radical transformational change to achieve sustainability.'*

Among the challenges pointed out on the Core Strategy for the Northern district is *'the lack of quality in the design of the built form an the public realm'*

The area where the site is located is aiming to be one of the most active in housing development, increasing economical activities trying to increase retail provisions which will generate employment and promote daytime vitality.

Setting places that will gather people from different ages and conditions will help binding the community together and help to build a well structured neighbourhood promoting activities for the whole family in a safe and healthy environment.

In order to enhance the provision of communal services as well as bringing new educational opportunities to both the existing community and the possible growth of potential users, upgrading the existing infrastructures will be beneficial for the area and the wellbeing of their residents.

The existing muslin community is large and well stablished. The current attendance to the mosque is regular but more focused on weekly prayers and concrete events, and as the council framework states in all the documents, offering spaces for getting together and bringing activities outside peek times will scatter the affluency throughout different times and days and keeping local centres alive and active.

Manchester council Core strategy – North Manchester Regeneration area

Strategic Objectives

The proposal works strongly towards Manchester city council strategic objectives particularly:

CC8-Change and Renewal – *'The Council will also provide appropriate support, including site assembly, for schemes which are likely to contribute to the promotion or improvement of the social, economic or environmental well-being of Manchester'* through significant improvements and greater activity within the existing and growing community. A better place to gather, meet, blend learn and integrate.

CC10-A place for everyone – '*The City Centre will develop as a location which appeals to a wide range of residents and visitors. Development which promotes this objective will be supported, particularly through uses which increase the diversity of activity in the City Centre, with an emphasis on family-oriented activity'* through making easy to families and community groups to develop different activities in a same location, bringing people together and making them interact.

C1-Centre Hierarchy – *'District centres have an essential role in providing key services to the City's neighbourhoods including shopping, commercial, leisure, public and community functions, ensuring that residents can access such services easily'* through proposing a high activity spot in a local area within a highly sustainable location.

C3-North Manchester District centres – '*There could be small increases in retail provision in Cheetham Hill, but development for other uses which promote vitality during the daytime will be supported'* by joining several activities in the same building and scattering the use of it throughout different days of the week.

T3-Strategic integration – *'The Council will support proposals that contribute to an economically and environmentally sustainable transport network'* through offering alternative ways of reaching the site as well as concentrating different activities in the same location would save further travelling.

EN3-Heritage – *'Throughout the City, the Council will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods'* through keeping the spirit of the site by offering a better venue not only for a place of worship but for an educational and community centre.

Further key policy:

EN8-Adaptation to climate change – *'All new development will be expected to be adaptable to climate change in terms of the design, layout, siting and function of both buildings and associated external spaces'* through offering a new building with external amenity spaces as well as an efficient design to control internal temperature trough passive design such as opening location and material use.

EN9-Green infrastructure – *'New development will be expected to maintain existing green infrastructure in terms of its quantity, quality and multiple function'* through replacing the soft surfacing and proposing quality external green spaces around the building as well as amenity spaces such as roof terraces.

SP1-Spatial Principles – *'Make a positive contribution to neighbourhoods of choice including creating well designed places that enhance or create character and considering the need of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity or income'* through upgrading the current situation with a scheme that is design to offer better infrastructure for the whole local community.

As well as the mentioned policies on the Local plan, the Supplementary Planning Document give some further guidance worth considering:

9.3-Build opportunities for social interaction – *'Create environments with natural social foci*
where people can meet informally; promote local services, clustered together to encourage
mixed-use trips; ensure that people are adequately involved in developments in their area'
Promoting places for public gathering specially involving people from different age brackets and social background is a desirable way to improve the sense of local community.

9.6-Ensure accessibility for all – *'to ensure that the needs of the more vulnerable road users such as pedestrians, disabled people, cyclists and those using public transport are taken into full consideration at the planning stage of any new development'*
Providing a new scheme taking in consideration all this desired features such as disabled parking spaces, bike hubs and racks and flat and levelled access to all the internal uses.

9.9-Promote social inclusion – *'City Council's area based approach to regeneration with a view to maintaining and creating integrated sustainable communities'*
The whole intention of the proposal is to upgrade the existing building with a new one that will improve the current situation helping the exiting community by giving them a better place to develop healthy and positive communal activities. Enhancing the existing infrastructures will not only bring the exiting community together but make it possible for

9.11-Improve the quality and aesthetics of the built environment– *'Promote a high standard of design in development. In the interests of improving the health and sense of well-being of those who live and work in Manchester, developers should promote a high quality of design and detail in all developments.'*
A place of worship has been historically an urban reference and tends to be an iconic building within the city street scene. In this case, a mosque and community centre should definitely be a readable and recognisable place as well as being eye catching and a landmark spot of the area.

11.1-City's Character Areas – *'The first key principle of good urban design 'Character and Context – A Place with its own identity', recognises the importance of an area's character in setting the context for new development.'*
Keeping the elements that bring character to the area and sustain the community life should be retained, emphasized and enhanced.

11.4-City's Character Areas – *'Our aim is to ensure that new developments fit comfortably into, and enhance the character of each distinct area, and that the City does not become a homogenous urban sprawl. This does not mean that new and different developments will be rejected but that where they add to and enhance the area's distinct sense of place they will be welcomed.'*
The development has to proposed a new significant piece of architecture to become the refence element witing the area that a place of worship has to be, while being both respectful to the character of the area while being in line with the historical nature of the type of building proposed.

11.25-District and Local centres – *'Centres should accommodate a range of facilities and services, not simply shops and hot food premises'*
Not only commercial uses are desirable, within a well established neighbourhood some other type of developments are needed to complement housing, retail and commercial premises, health utilities, open spaces and of course educational and community uses.

11.26-District and Local centres – *'Whilst it is recognised that some centres will remain specialised, it will be necessary to ensure that a broad range of local services are retained'*.
Keeping the character of the area is always desirable and maintain its assets is a good sign of a strong community, specially with services that add to the neighbourhood wellbeing and its healthy environment.

11.28-District and Local centres – *'The provision of on-site car parking will not be an automatic requirement, however opportunities to provide well-designed, secure car parking for the whole centre, rather than for the individual development alone'*.
Besides improving the capacity for car parking on the premises including disabled spaces, the proposal tries not to focus exclusively on private vehicles offering alternative

The proposed development helps meet the three objectives of sustainable development, which are defined in paragraph 8 of the Framework (July 2018) as:

Economic
'an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure.'

The site is within a residential area with high perspective in growth both on housing and retail/commercial. As an addition to these developments an upgrade on the existing infrastructure and services will be necessary to increase the wellbeing and assure that the community need will be respected

Social
'a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being'

This renewal of the existing mosque is a vital action to set a strong foundation towards a healthy environment of the local community. In order to achieve a well bonded neighbourhood the communal elements that gather plural activities for all the people is key in enhancing the relationship between the residents. Investing in services that will be beneficial for the wellbeing of community and the family life must be a main objective, specially when these involve educational elements that will help future generation as well as bringing the possibility to current ones to improve their cultural status and integration.

Environmental
'an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.'

The proposed development makes more effective use of the site and provides additional floorspace in a highly accessible location, being well served by bus and train services. Gathering multiple activities in the same building for different range of people will redeem family trips reducing the number of displacements within the area. As well as that, making use of the building throughout the week instead of just assisting on certain sporadic dates will help the sustainability of the use of the local services. The improvement to the existing building helps the regeneration of the local area, in a manner that is in keeping with its existing character.

Overall, the proposed development strongly meets the objectives of sustainable development and helps meet Manchester council's economic, social and environmental aspirations and add substantial value to the area and its community.

The improvement of the existing mosque is supported by section 2 of the Framework (plan-making), which encourages planning decisions to, '*promote a sustainable pattern of development that seeks to: meet the development needs of their area; align growth and infrastructure; improve the environment; mitigate climate change (including by making effective use of land in urban areas) and adapt to its effects'*. (paragraph 11)

The framework strongly supports developments that helps bringing life and activity to town centres. Paragraph 86 of the Framework states: *'Planning policies and decisions should support the role that town centres play at the heart of local communities, by taking a positive approach to their growth, management and adaptation. Planning policies should define a network and hierarchy of town centres and promote their long-term vitality and viability – by allowing them to grow and diversify in a way that can respond to rapid changes in the retail and leisure industries, allows a suitable mix of uses (including housing) and reflects their distinctive characters.'*

At paragraph 92 of the NPPF the document supports communal oriented developments that will revert value to the affected area promoting healthy and safe communities stating: *'Planning policies and decisions should aim to achieve healthy, inclusive and safe places which promote social interaction, including opportunities for meetings between people who might not otherwise come into contact with each other – for example through mixed-use developments, strong neighbourhood centres, street layouts that allow for easy pedestrian and cycle connections within and between neighbourhoods, and active street frontages… and enable and support healthy lifestyles, especially where this would address identified local health and well-being needs.'* On the following paragraph the framework talks about this kind of spaces as follows: *'To provide the social, recreational and cultural facilities and services the community needs, planning policies and decisions should plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments.'*

The applicant, Al-Sunnah Mosque, is a local, well established and homely community that has been growing and bringing values to the area in the past decades. The improvements to the mosque will enable the community to expand, not only in numbers but in quality of the services they provide, increasing the possibilities to help their members providing positive assets to the area.

The application site is already a place dedicated for this purpose and its acceptance and attendance is totally set, the situation is demanding an improvement of the installations in order to carry on with its activities and be able to cover more users in a more appropriate way while enlarging its possibilities.

This development represents a significant investment in the fabric of the area, helping regenerate the existing buildings and providing for a new opportunity to reach further goals and keep assisting the local community with its more than valuable tasks and activities.

The proposed development is in keeping with the character of the area and represents an improvement on the current situation by bringing together contemporary elements with historic and traditional features mixing innovation with the exiting character of the area.

A high quality piece of architecture is being proposed to improve the internal spaces for all the religious, educational and community purposes as well as being integrated responsibly in the existing site by offering external open spaces as well as amenity areas.

The proposals make more efficient and effective use of this highly accessible district centre site, in accordance with local and national policy. It is supported by key policies EC4, SP1, CC4, CC8, CC9, CC10, C1, C3, T1, T3, EN3, EN8 and EN9. It is in accordance with Manchester's UPD extant policies helping to deliver the aspirations of those documents for regeneration of the area. Furthermore, the proposals are supported by the National Planning Policy Framework, particularly paragraphs 92 & 93 in relation to enhancing the urban situation and improving the communal value of the neighbourhoods and paragraph 86 in relation to providing vitality and healthy environments for the residents.

In summary the development accords with local and national policy as well as having the potential to become a valuable asset of the area and we therefore commend it to Manchester council for its approval.

SITE ANALYSIS

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Site location and transport key points

SITE LOCATION

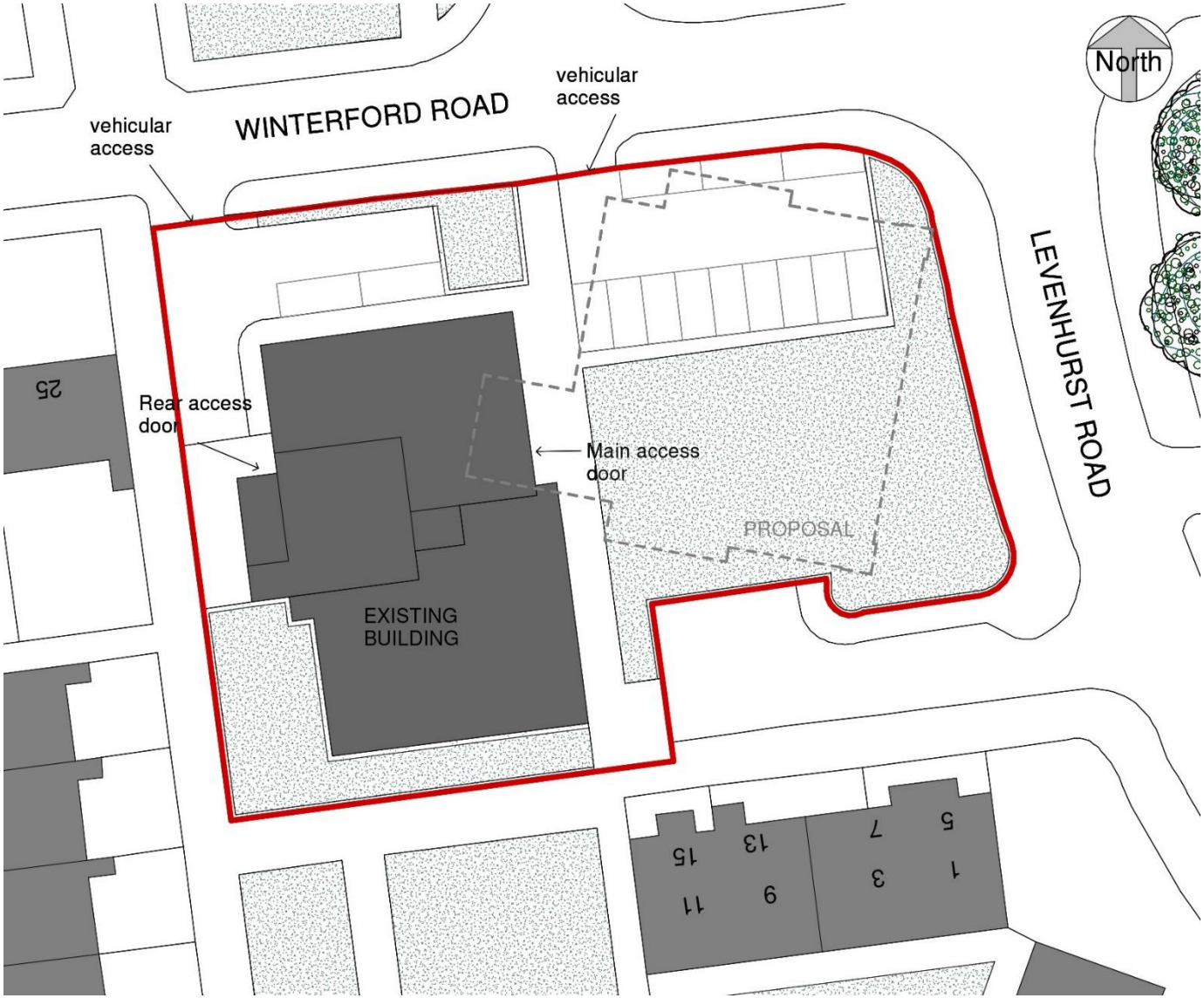
The site is located at the North area of Manchester council boundaries on the junction of Winterford and Levenhurst Roads, just next to Cheetham Hill Road, which is a main artery of the area offering quick and direct access to city centre either by car or public transport with over 6 different bus lines that link the site to city centre as well as with places like Bury, Oldham and Roachdale. It occupies a strategic location between a housing area and a cluster of commercial premises.

It is located on a mainly residential neighbourhood, the surrounding buildings are dwelling house of different nature, offering a wide option of commercial possibilities on Cheetham Hill Road, where a large amount of shops, cafes and restaurants can be found.

The site has been dedicated for the past decades to the exiting mosque and being a local community and educational centre. Being in an area with a high growing speciation within the district, the council is aiming to increase the commercial opportunities as well as the rest of services accordingly to maintain or increase the quality of the area for the residents to have a balanced neighbourhood.

The architectural language of the wider area is largely brick, mainly red/dark brown colour, for the dwelling houses with some rendered facades. For more significant building the same range of materials can be seen with some punctual features and details to stand out within the area and bring attention to this reference buildings. Soft landscaping and green open areas are common on the area and can be found on the surrounding of this mentioned landmark buildings.

The site is ideally located for access to the Cheetham Hill's town centre and its retail core as well as Manchester city centre by car, bike or public transport.



Existing Site plan with overlayed proposal based on OS map

SITE DESCRIPTION

The existing building is currently in use actively and it is dedicated to the Al-Sunnah Mosque, who has been making use of it for over a decade. The current building located to the west of the site having the north side dedicated to a car park that is reached through Winterford Road.

Lanbury Drive is a service road at the south boundary of the site and is mainly used for public parking purposes. It runs all the way to the edge of the building side walk and is used for colleting and dropping goods to the mosque.

There are 2 parking areas at the north boundary of the site, both accessed from Winterford Road. The main one offer around 12 ps and the one next to the building can accommodate 2 or 3 cars apart from being a drop off point.

The east side of the site facing Levenhurst Road is currently vacant, being dedicated to a soft landscaped area. The main access door is located on this side next to the car park area.

The current boundary treatment has been recently modified placing a mesh fencing around the premises of the site as part as a planning application to relocate the car park into the vacant green area in the front part of the site, that has not been taking to reality yet.

The existing building has a footprint of 559.6m^2 within the 2,046.6m^2 site, meaning that the current occupancy is approximately 27%.

The building is not listed, nor is the building within a conservation area. It is not considered suitable for listing against the national statutory criteria. It is not considered that alterations to the site would negatively affect the setting or character of the area. In fact, the current situation would surely need an upgrade and the area character will be vastly improved by replacing the exiting building with a more appropriate architectural icon.

Having a privilege location on a corner plot, it should exploit this situation by positioning the building in the most visible emplacement to emphasize the concept of becoming a refence point of the neighbourhood. The site has great potential and the urge to be improved and regenerated, benefiting from improved infrastructure and area attractiveness and its potential growth.

Streetview from Winterford Rd

EXISTING BUILDING

The existing building is red brick 2 storey high building with a posterior single storey extension in the south side of the plot. Currently dedicated to the local mosque from 2000 when it changed its use from a day nursery.

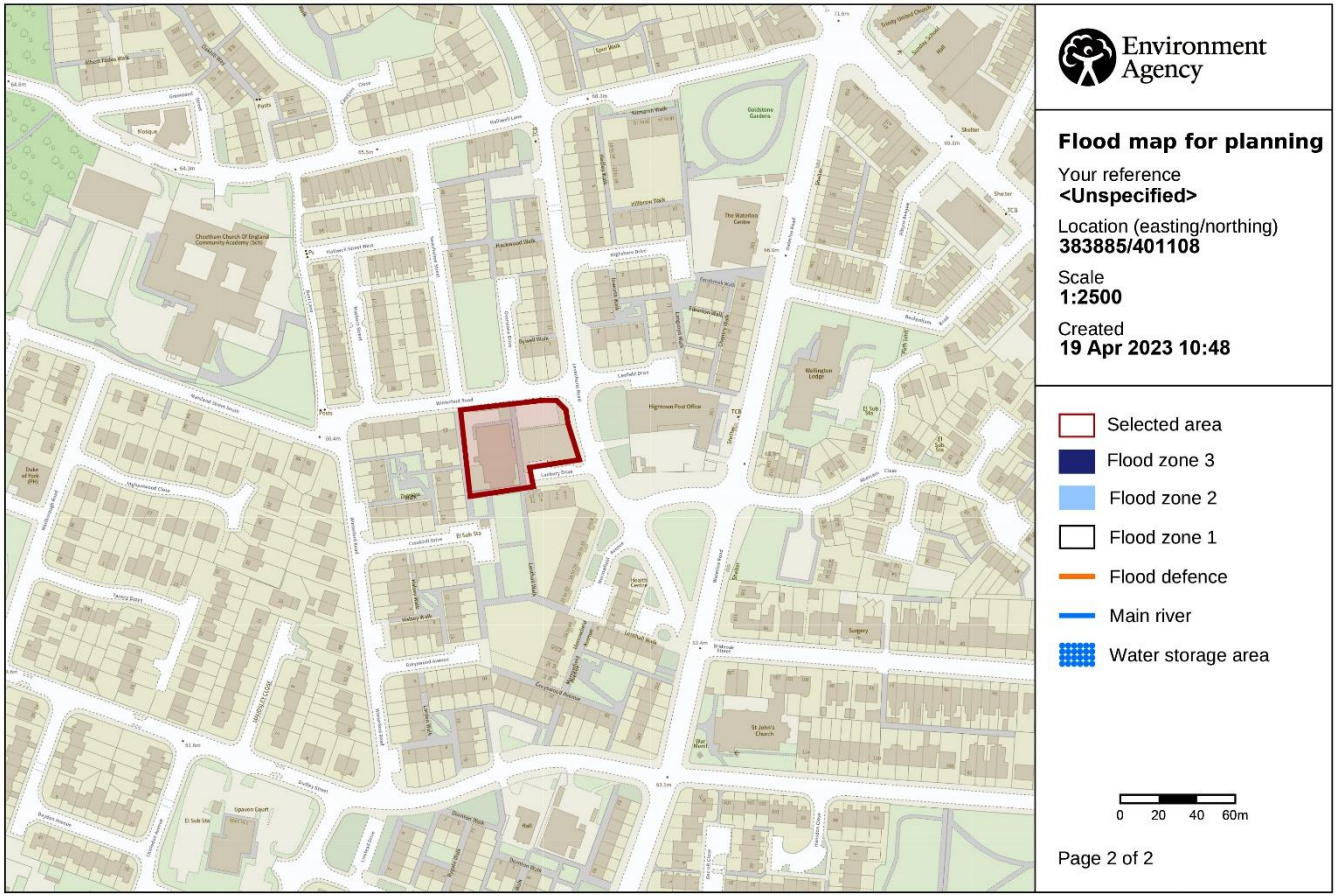
The original building has a footprint of 307.8m^2 and the southern extension 251.8m^2. Between them a total of 559.6m^2 is added an approximately 608m^2 of internal floor space is offered among the different levels.

The existing building is absolutely extent from any adjacent buildings and is located on the south-west corner away from both street frontages.

Apart from the main south extension some other elements has been added to try and adapt the existing building to the successive needs that the situation has been demanding over the years.

Streetview from Levenhurst Rd

Existing building and site



Environment Agency

Flood map for planning

Your reference
<Unspecified>

Location (easting/northing)
383885/401108

Scale
1:2500

Created
19 Apr 2023 10:48

- Selected area
- Flood zone 3
- Flood zone 2
- Flood zone 1
- Flood defence
- Main river
- Water storage area

0 20 40 60m

Page 2 of 2

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FLOOD RISK

The site is within flood zone 1, of low probability of flooding. The site is less than 1ha and away from flooding risks from rivers or sea threats, there fore no need for further assessment is needed.

DESIGN

4

DESIGN CONCEPT

The proposal for the new Al-Sunnah Mosque, is a reference development to create a landmark building that will function not only as a place of worship but as an educational and community centre, that will obviously be the place for weekly prayers as well have classrooms for kids and adults to educate and help with integration, and will also host different social events. The necessity to renew the existing conditions as being insufficient not just in terms of capacity but in how comfortably people can make use of the premises, as well as many other quality aspects that are demanded by a growing and faithful community. In order to accommodate new services for the existing and potential new users a more extensive building is needed, and it should in this particular case be design accordingly to the specific needs and nature of the purpose.

Religious building have been historically referential spot within the urban scene while being iconic pieces of architecture and a representation of its cultural character. The existing element is lacking all this conditions apart from being obsolete in terms of the desired purpose and needs to be able to respond to the raising demands. All the consecutive extension and additions have swerved the problems for some time, but the appropriate intervention should tackle the necessities in the right way.

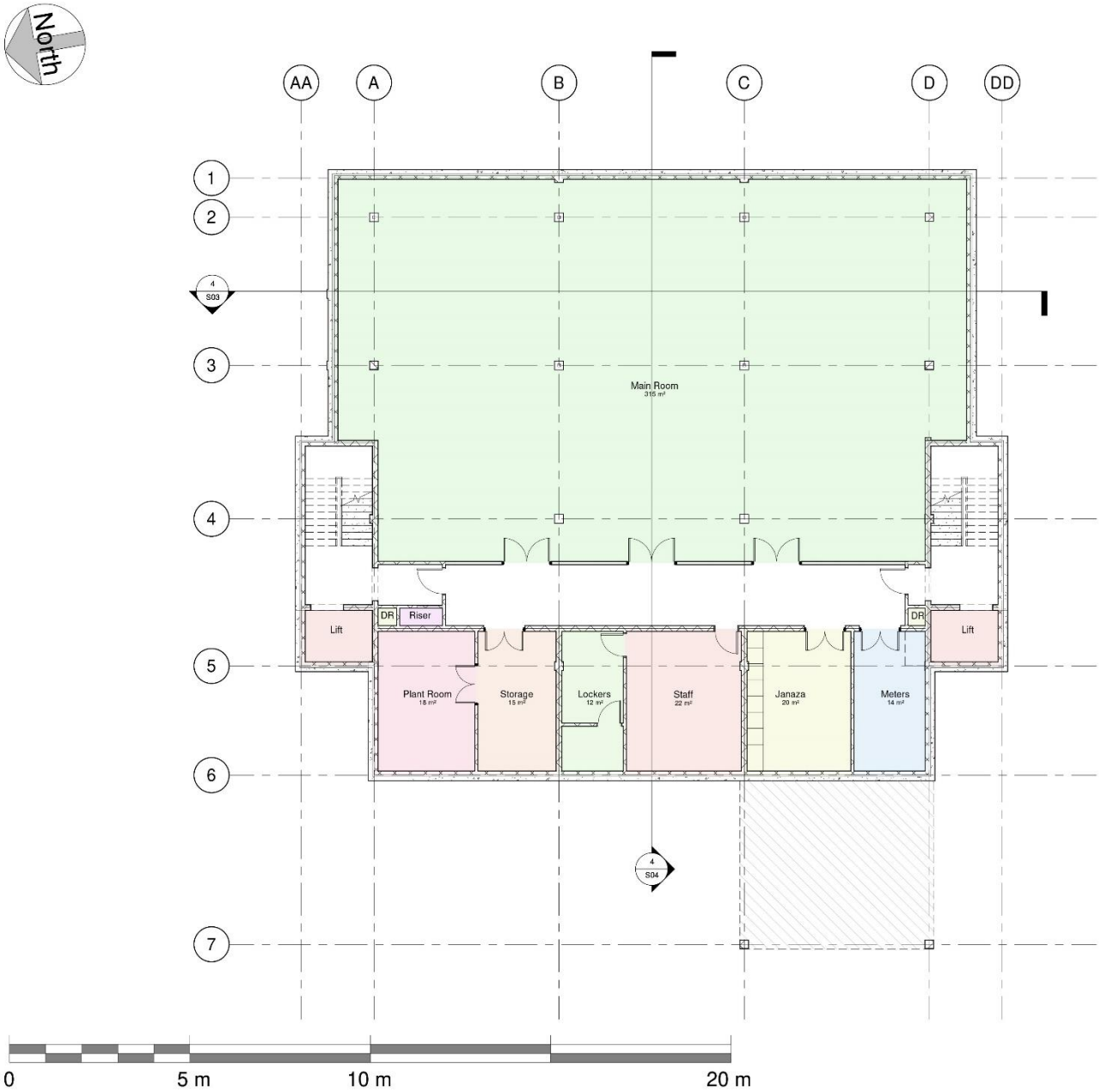
The aesthetical concept will be aim to incorporate all the traditional features that defines these type of architecture and bringing that in line with the character of the area using a contemporary language and logistic to offer all the modern architectural possibilities to the historical and cultural heritage.

AMOUNT

In order to provide the desired internal floor area we are proposing a 3 storey high building that will be sufficient to reduce the current footprint giving the appropriate height, giving it the visibility that a building of its nature deserves without oversizing it. From the current 559.6m^2 footprint extension the proposed one will reduce that to 533.8m^2 to allow some of that extra space both for external open space and parking facilities.

Adding basement, ground, first and second floor the proposal offers a total of 1,757.3m2 increasing the current situation by nearly 3 times to accommodate all the new possibilities and facilities.

From the existing split car park that offers around 14 spaces, that proposal will join all the space in a rear drive in with 38 parking spaces (including 2 disabled spots) as well as a secure cycle store and a public Sheffield bike rack.



BASEMENT

LAYOUT

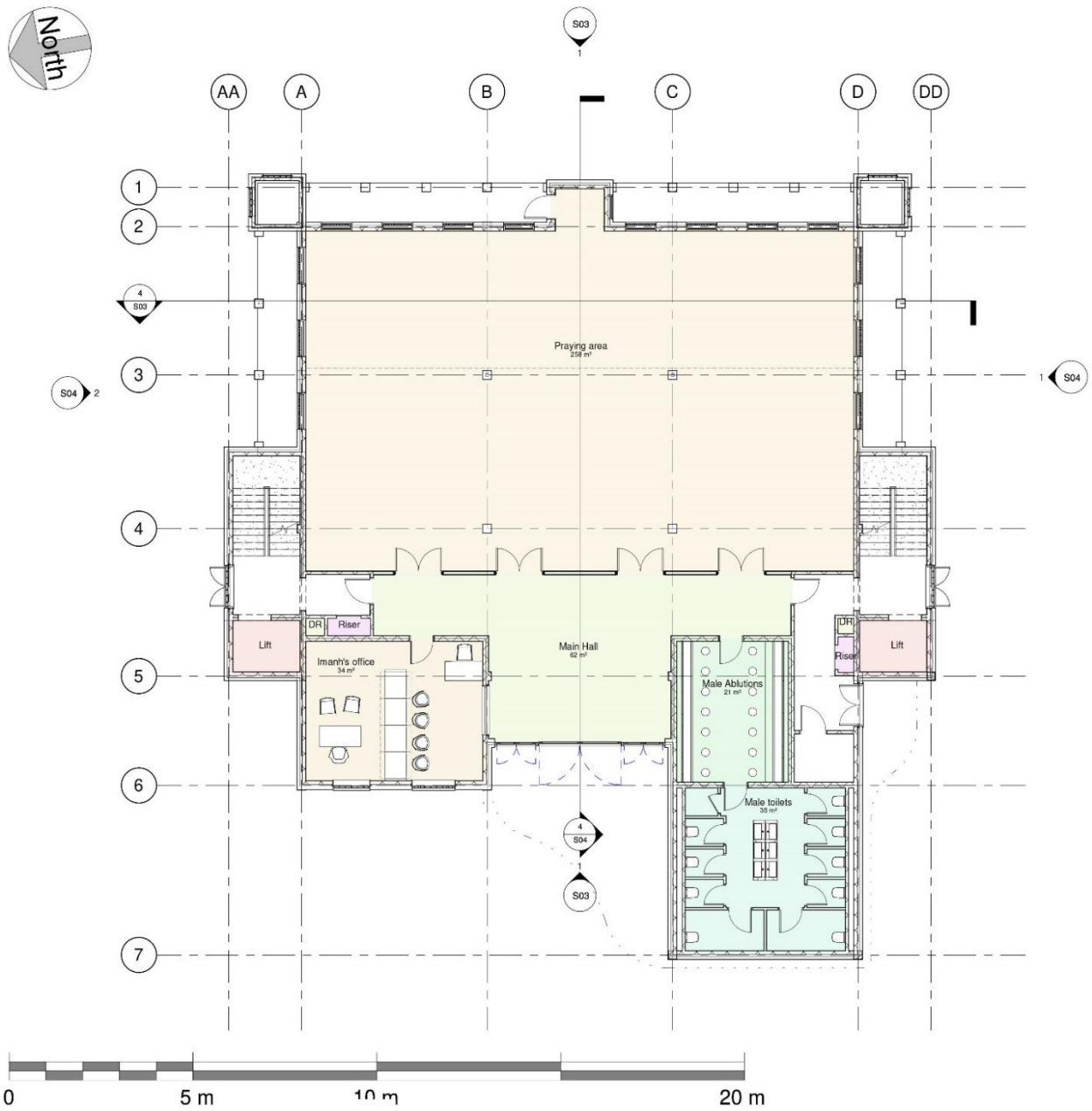
An underground level making use of most of the footprint is proposed to maximise the options of the site occupancy. A quiet and stable area in terms of external stimulation can be achieved in this level. An open hall for different type of more private events such as funerals, weddings, etc occupy the majority of space of this level. Different service rooms can be found grouped on the east side of this storey and serve not only the event hall but the rest of the building.

The Janaza will be placed on this level as while being well accessed from the lift, its location is perfectly shelter avoiding being in a busy part of the building, giving it the quietness it requires.

Staff rooms with its lockers and possible first medical attention area will be situated in this level as well, moving it away from more public spaces.

A total of 517.6m^2 floor space is offered by the basement level with a break down as follows:

- Main hall_315m^2
- Plant room and meters_32m^2
- Storage_15m^2
- Janaza_20m^2
- Staff Room_22m^2
- Lockers/first aid_12m^2



GROUND FLOOR PLAN
LAYOUT

This floor hosts the principle spaces to make them easily accessible for the majority of users. The main access is facing the car park and it is granted through the middle of the front façade and sheltered under a canopy to allow a transition space between the exterior and the main hall. Secondary access doors are located on both side elevation to grant a quick way to reach.

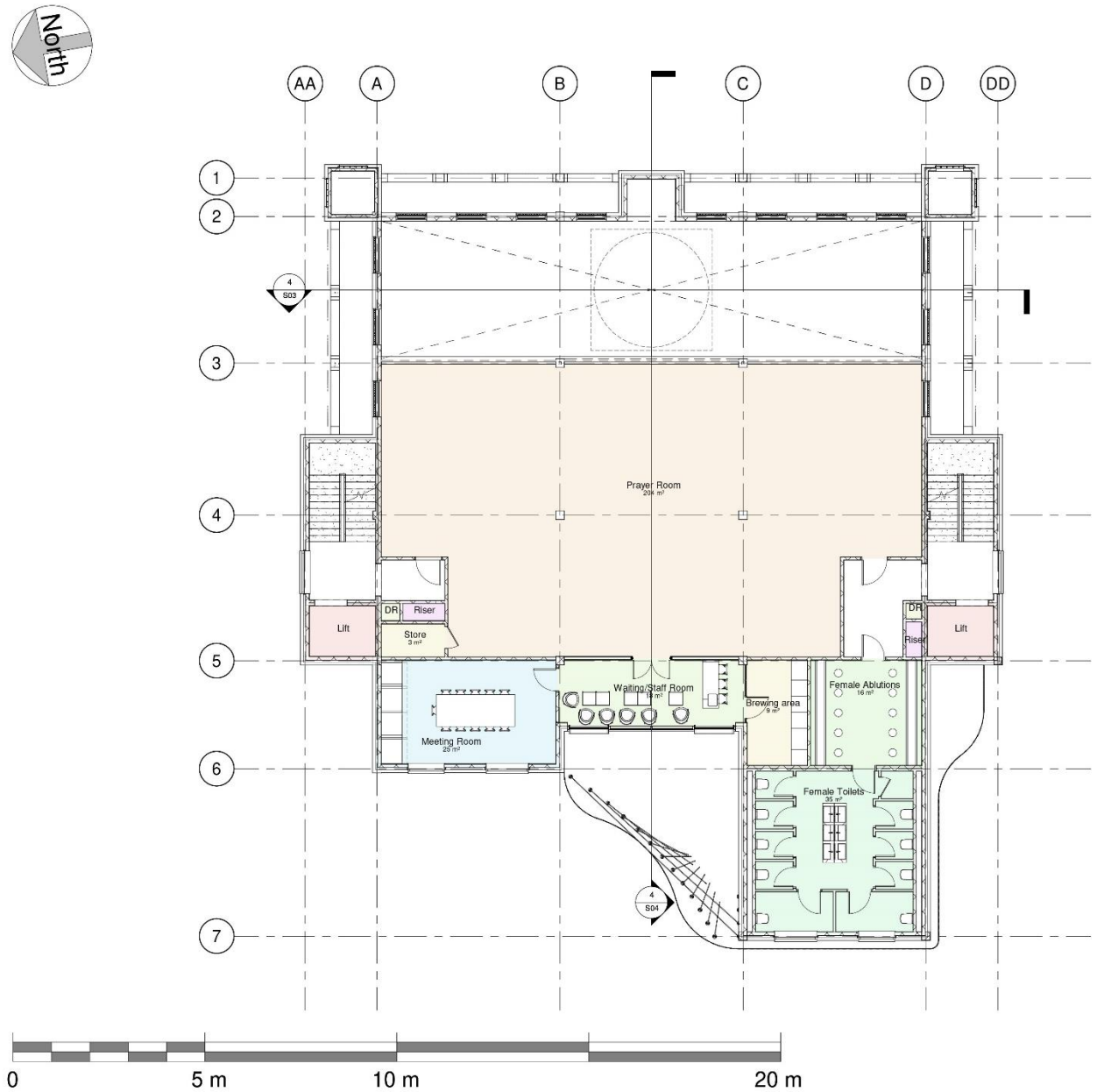
Right past the Access hall, on this level the main prayer room is located occupying most of the floor space in this floor. A rear door straight to the mihrab for the exclusive use of the Iman. The Qibla wall is facing south east towards Mecca as it is required by the Islamic religion. This is the main directive when orientating the building.

Iman's office will be also located on this floor, along with the reception right next to the office with a window serving the access door for an agile manner to direct people within the premises.

Male ablutions room can be found in this level and it is placed on the way in to the prayer area to offer a functional disposition of areas to follow the custom of taking the shoes off at the hall, cleaning your feet and then going into the prayer area. Toilets will be accessed through the ablutions area so it has the privacy it needs as well as keeping all the wet areas together for practicality.

A total of 488.2m^2 floor space is offered by the ground floor level with a break down as follows:

- Praying area_258m^2
- Access hall_62m^2
- Imanh's office & reception_34m^2
- Ablutions_21m^2
- Toilets_35m^2



FIRST FLOOR PLAN
LAYOUT

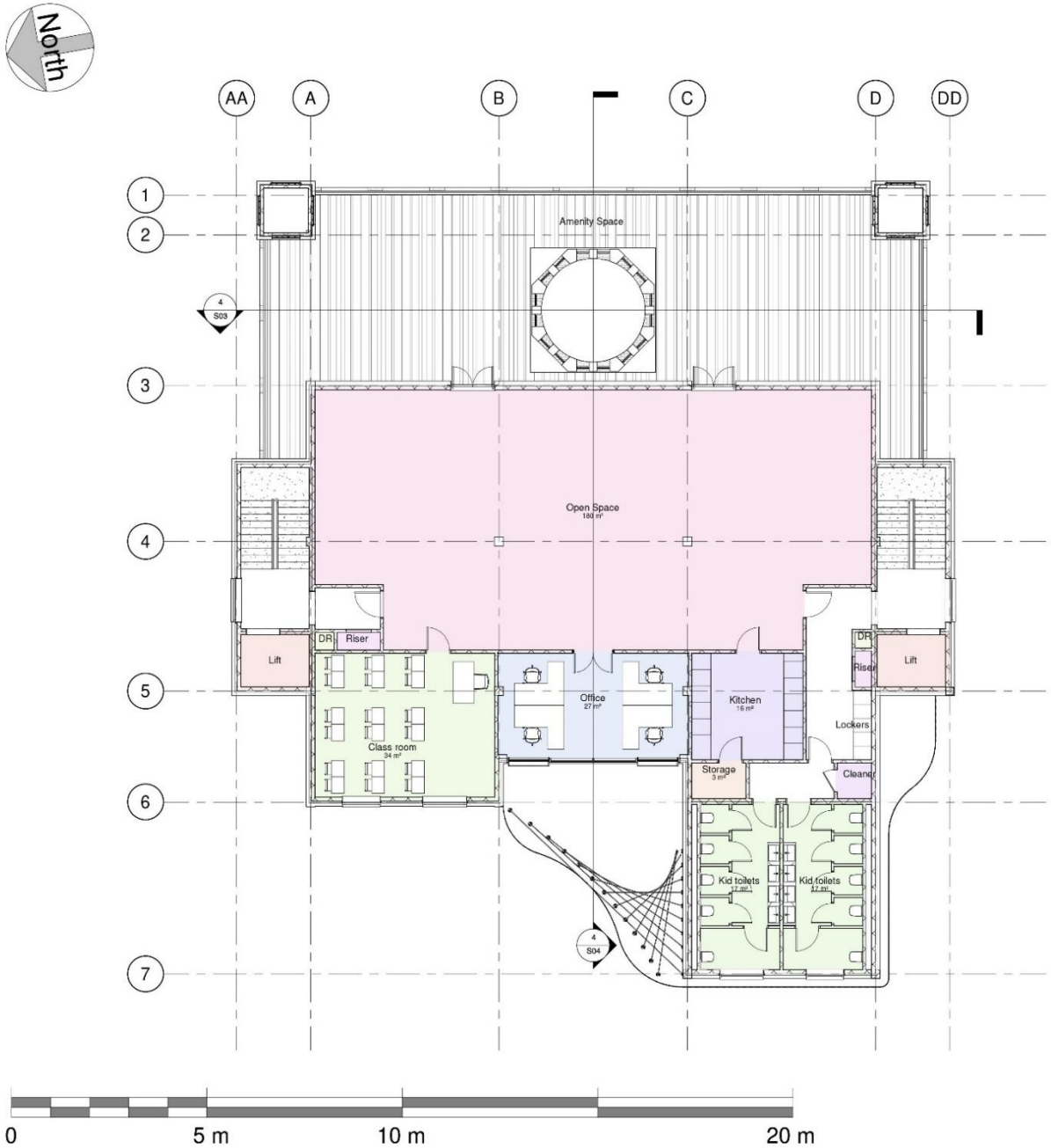
The first floor would also hold a big praying area placed on top of the one on the ground floor in a dual height in order to keep the prayers all at once in different places. It would be dedicated to female attendants and this way there could still be linked while limiting the visual connection. On the ceiling of this level a hemispheric dome will bring light and be a celestial feature bringing a further connection for both levels while making it a more meaningful space. This big joint space will not only be illuminated from above from the proposed dome, but from all the opening located on the three facades, 8 on the Qibla wall running through the full dual height, and 3 on each of the other 2 side. In every case all the windows will have opaque brisolei to filter the light that comes into this sainted space.

Even though it can be accessed from both stairs the main way of access for female users would be from the south side, as the ablutions area is on its way into the praying area like in the lower level, so the cleaning liturgy can take place in a fluid and functional way. Right after the access there will be a locker area to leave the footwear and then the lobby will allow the access to the wet area where the ablutions and toilets are located.

As part of the more hermetic uses, a meeting room will be allocated on the opposite corner from the toilets to give place to general meetings for the internal workers/committee or for the members of the mosque. A waiting area with a brew station will precede the meeting room becoming a functional filter before accessing the room or just a place for staff to rest.

A total of 377.0m^2 floor space is offered by the first floor level with a break down as follows:

- Praying area_204m^2
- Meeting room_25m^2
- Staff room/waiting area_27m^2
- Ablutions_16m^2
- Toilets_35m^2



SECOND FLOOR PLAN
LAYOUT

This last floor will be a communal area where all the congregation will be able to gather for a variety of activities. The main space is an open area that could be defined as a multifunctional place that could hold different types of congregations, from religious, cultural or just leisure events of the community.

An external terrace can be accessed from this versatile area and will function as amenity space serving this open space and complementing it. This gathering place will be key in bringing the parishioners together and being a bonding place for the community.

A kitchen will be placed in this level to serve not only this level were certain event can take place, but for any cooking purposes that the staff or the users may require.

For educational purposes a classroom will be proposed. This space will be use for all types of teaching to either kids or adults, not only with religious themes but with social and educational topics as well.

An office space will be located on the glass section of the middle of the front façade for administration, research or any working purposes for the internal staff and users.

Split toilets can be found on the same place as in lower levels to serve younger users to help them make use of them without having to go very far.

A total of 374.5m^2 floor space is offered by the ground floor level with a break down as follows:

- Multifunctional area_180m^2
- Classroom_34m^2
- Kitchen_16m^2
- Office_27m^2
- Toilets_35m^2

North-West Elevation – Front access from car

South-East Elevation – Rear to Levenhurst

STREET FRONTAGE

SCALE & APPEARANCE

Front elevation seen from the proposed car park will locate the main access sheltered under a canopy to serve as a transition from the exterior to the access hall that give way to the rest of the building. The middle section between the two main bodies will be glassed to emphasize the view of a centre gap that remarks the way to follow into the building.

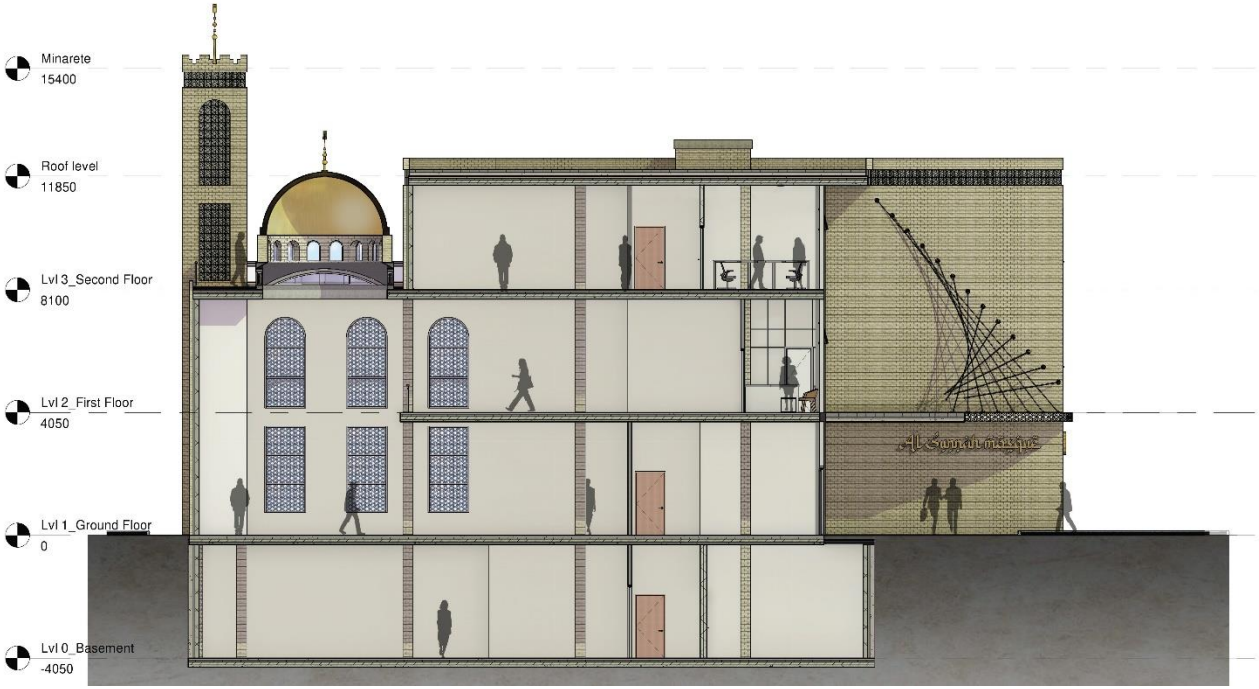
The main material will be a light brown/ochre colour facing brick in order to maintain the coherence with the area while standing out without clashing with it. As a resource to include aesthetical features without incorporating dissonant materials, terracotta/clay tiles of a similar tone to the proposed brickwork will be proposed to add value to the elevation outlining openings and other relevant volumetric lines.

The pattern for this tiles will be a traditional geometric pattern typical of the muslin architecture to incorporate elements from the Islamic tradition. This pattern will be used both for the opaque tiles that cover the gaps among the openings as well as for the brisolei on the main praying area windows to filter the light coming into the interior and to show an attractive feature when the light is coming from inside the building.

On the rear elevation 2 minarets will be place symmetrically on both sides as it is an essential element of this type of architecture. They will overrun the building height as its is meant to be the place from where people were called to the prayers. Another outstanding feature will be the dome on situated over the main praying room, that will not only will have an impact by allowing light inside the building but will be an architectural icon for the area.

Staggered from the external wall there will be a colonnade to support the upper terrace allowing light into the internal windows and giving depth to the façade. A double set of arches will again bring traditional element into the proposal and the sliming columns will give a lighter appearance to the whole element.

South-West Elevation – Side from Lanbury Drive



Cross Section – Trough main prayer room

FEATURES AND INTERIOR

SCALE & APPEARANCE

Side elevations will be in line with the rest of facades, showing the same material mixture and the same features, alternating the opaque tiles with the hollow brisolei both with the same pattern.

The proposal will almost be symmetrical, only the South-West element will be slightly longer than the one on the other side, but the way to treat the side elevations will be aimed to maintain that sense of order brought by symmetry.

On the section the dual height proposed for the main prayer area can be appreciated, were the idea of a single space crowned with the dome will make that connection so they all can follow the same orison but limiting the visual connection between parishioners.

The cables that will support the entrance canopy will be set in order to form a warped surface by staggering the location of the pin points for the cables giving it a more dynamic aspect while being more efficient structurally.

Opaque tiles

Ochre brickwork

Hollow brisolei

Main view from junction of Winterford Road and Levenhurst Road.

Amenity roof terrace.

Proposed access and landscaped front area.

LANDSCAPE

5

Proposed back soft landscape and external roof terrace.

LANDSCAPING

The building will be relocated to the more exposed corner of the plot which is appropriate for the streetscape location bearing in mind the nature of the building. The car park will accordingly be placed in the opposite corner right in front the main access so the hard surfacing is out of sight in a functional position. The amount of landscaped soft surfacing g will be maximised to ensure a rich and pleasant environment for the community providing trees and street furniture for users to enjoy the surrounding of the proposal.

The proposed external amenity terrace will be in this mentioned corner again to make the most of this privileged situation where the dome and the Qibla features will provide an eye-catching façade to enhance the street scene by offering an iconic piece of architecture.

BIODIVERSITY

Biodiversity gain will be provided through improved planting within the new green spots, included a new soft landscaped division across the proposed car park and to the rear elevation. The amenity roof terrace also includes planters, with planting strategy designed to be hardy plants on the rooftop location.

PLANTING STRATEGY

The front car park will be the only hard surfaced area, then the necessary walking areas to reach the main access door will be pavemented with permeable materials to allow surface rainwater to run into the ground. Grassed areas will be proposed where ornamental ‘street’ trees will be planted with species chosen to suit an urban environment and provide season change. A mix of native and wildlife beneficial species are proposed to enhance the urban sensation with a more natural environment that will work towards sustainability and reduce pollution.

The external roof terrace and amenity include raised planters with a mix of shrubs, perennials and ornamental grasses which provide movement and texture, colour and scent.

ACCESS

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General view from Winterford Road

TRANSPORT ASSESSMENT

LINKS TO TRANSPORT

Building users will arrive to the site via various means of transport, both public and private. Certain families may choose to drive to site and a wider option for these users as well as reduced mobility ones will be offered for their convenience. Visitors arriving by private transport have easy road access from Winterford Street, with ample road parking located right in front of the main entrance.

Cheetham Hill Road is a couple minutes away from the site where many bus lines from different locations can be reached for users who could opt for public transport.

In most of the cases people may be able to just walk or cycle to the mosque as a large number of the members of the community live locally.

CAR PARKING

Current car park only offers 14 spaces split into 2 parking areas and no disabled spaces are provided. With the proposed scheme a total of 38 spaces, including 2 disabled ones, enhancing the parking possibilities.

At the service drop off drive in the south side of the plot no further parking should be allocated from the current position, and clear access should be granted for service loading, waste management and emergency purposes.

As most of the users are local, visitors will be encouraged to travel to the development by sustainable travel methods, such as walking, cycling or by bus. With very good public transport provision from Cheetham hill Road that is right next to the site.

CYCLE PARKING

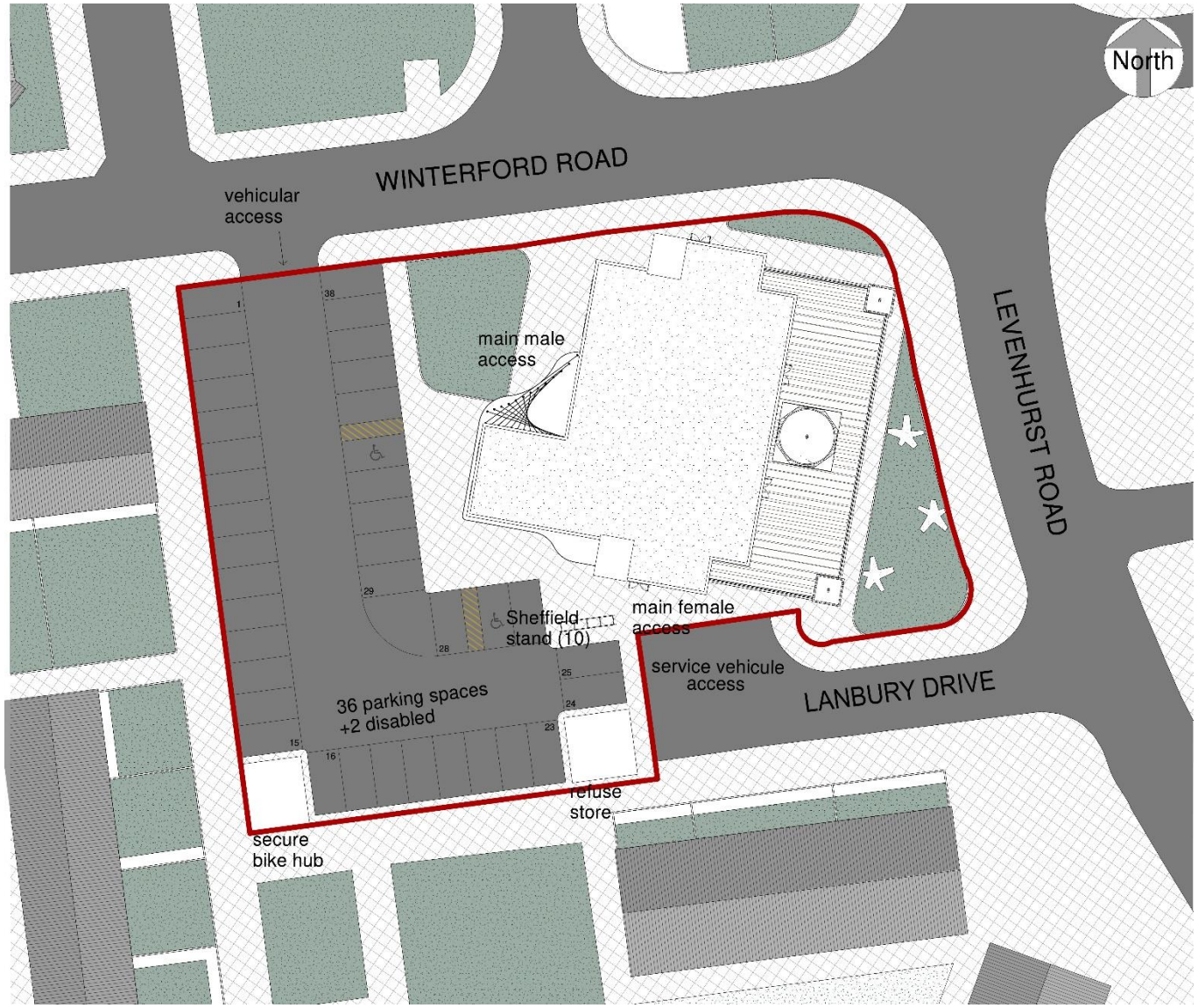
Provision for bicycle parking will be provided by a secure cycle room offering 20 spaces for staff members and users and an external Sheffield stand with another 10 bike spaces for all type of visitors.

Side access from the car park for female attendants straight to the proposed staircase

Front access from the car park into the main lobby area.

ACCESS TO THE BUILDING

Pedestrian access to the building will be via two communal entrances, main entrance facing the car park for male attendants. The female users will have a separate access that will lead straight upstairs to the female praying area. A rear access for the Iman straight into the praying space through the Mihrab.



Site plan as proposed.

ACCESSIBILITY AND INCLUSIVE ACCESS

The main entrances will provide a Document M compliant level access threshold with a fully wheelchair accessible door for ease of access. All interventions to external surfaces will be non-slip with minimal undulations to provide a level surface.
Corridor widths, door widths, and opening patterns all comply with Document M of the building regulations.

Flat, level and comfortable access is granted from the external car park into the ground floor and both side lifts, which will provide further access to the rest of floors, making the whole new proposal fully accessible for reduced mobility users and wheelchairs.

ACCESS FOR EMERGENCY VEHICLES AND FIRE ESCAPES

Access for emergency vehicles is available via the service road along Lanbury Drive. This could also function as a drop off area for trucks, be used for services vehicles as well as be the point for funerary purposes.

Both staircases are meant to function as fire exit and give external escape to either Winterford Road and Lanbury Drive. From the ground floor 2 additional means of scape could potentially be used through the main access into the car park or through the Mihrab door into Levenhurst Road.

REFUSE STRATEGY

The building is proposing an external refuse store in the car parking right next to the service road for easy access from the side exit door as well as making it easy to be collected (see proposed site plan drawing SP01 and Waste management drawing D02).

7No 1100 litre eurobins can be potentially fitted on the refuse store and can be dedicated to recycle purposes or general waste as needed. After considering the dedicated space to office/administration use (of approximate 125 sq.m) a total of 300L would be needed as advised on Appendix C of the council guidance document (2600L/1000 sq.m) using half of that volume for recycling purposes. The remaining 1625 sq.m would require less volume as the use of the majority of spaces would produce minimal dispose of waste from a residual source mainly, and a sensible provision of 1000L for that area would be more than sufficient, split according to the document advice a result of 650L general waste, 375L of each recycling types and 150L of organic/food waste will cover both considered spaces.

A 1100L eurobin for general waste,2x 660L eurobins small eurobins and a 240L wheel bin will be more than enough to widely cover the refuse demands, leaving plenty of room at the store for manoeuvring, cleaning or to accommodate extra bins if necessary at a certain event or unforeseen circumstances.

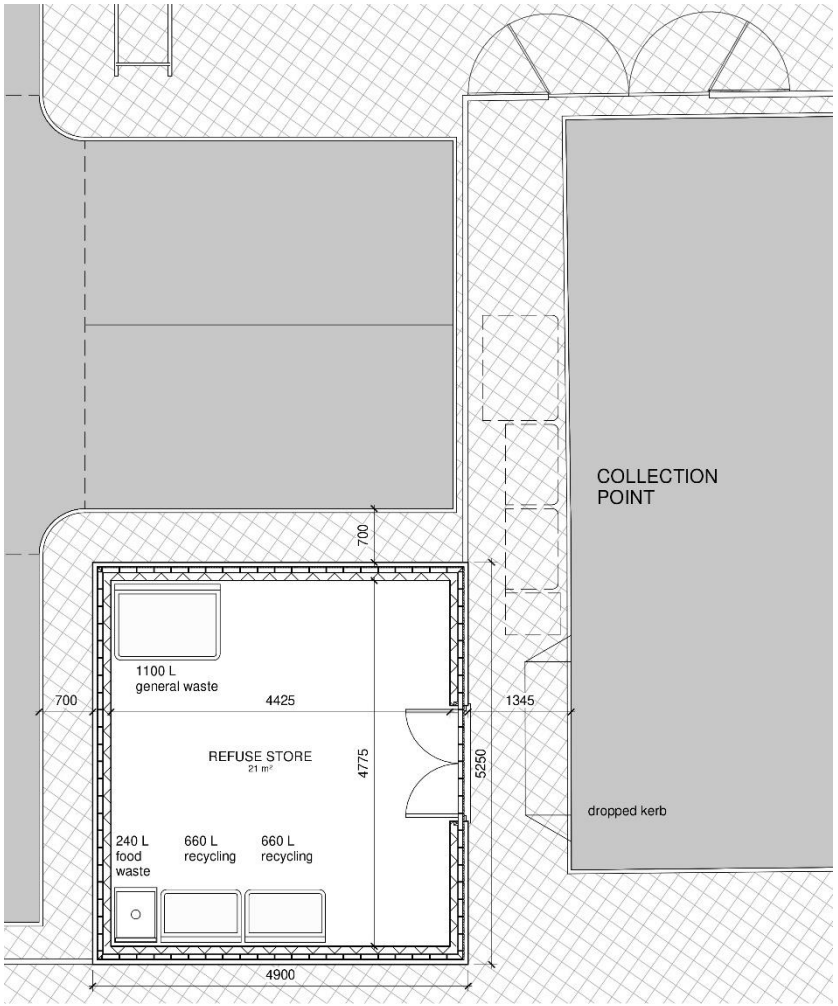
Collection to take place from Lanbury Drive. Within the bin store, a degree of room for expansion has been provided to enable any future higher uptake in recycling. The store is not adjacent to the main building, therefore a ventilation can be easily obtained from any of the side walls through a grid vent as required. The bins can be cleaned inside or right next to it as needed.

Bins to be left and retrieved on the kerb by the staff or access to the store can be granted by a coded locked door by collection services as agreed with the council.

SERVICING STRATEGY

Easy access to the external terrace is granted from the building and a roof hatch will be placed on one of the staircases to provide maintenance access to the roof as required.

The windows will be cleaned and maintained from external boundary being a fully exempt building.



SECURITY

A crime impact statement has been incorporated by Greater Manchester Police. Please refer to CIS and associated boundary treatment (drawing S10)