Design and Access Statement

For 19 Edward Street, Salford M7 1SN

Proposed change of use from Class E (retail) at ground floor to Class F1(f) Public worship or religious instruction

Introduction

This Design and Access Statement seeks to support the planning application for the change of use from Class E (retail) to Class F1(f) mosque at 19 Edward Street, Salford. The proposed development aims to serve the religious and community needs of the local Muslim business users, providing a space for worship and communal activities.

Site Location

The site is located at 19 Edward Street, Cheetham Hill, Salford M7 1SN and is currently a wholesale store for mobile phones, their accessories, parts and repair services. Accessible primarily from both Edward Street and Moulton Street at the rear, the site is strategically located for convenience. The surrounding land uses dominantly feature local businesses focusing on electronic devices.

Proposal

The proposed development aims to provide a dedicated space for daily prayers to the business users in the area. The challenging traffic conditions in the area deter business users from venturing to the nearest mosques, fearing parking difficulties and traffic congestion. Consequently, there exists a pressing need for a conveniently accessible facility within walking distance.

This prayer space is tailored for the exclusive use of business owners and their staff, presenting a valuable solution that not only addresses the logistical challenges of parking and traffic but also contributes positively by curbing vehicular movements during prayer times.

Spaces have been allocated for prayer halls, community room, administrative offices and storage. In addition, adequate facilities for ablution and toilets have been integrated on the ground and first floor.

Accessibility and Parking

The neighboring building blocks allocated a total of 28 parking spaces for the site. Given that the prayer space is exclusively designated for use by business owners and their staff, the current provision of parking spaces is deemed more than sufficient, rendering any additional allocations unnecessary for the scope of this application.

Conclusion

In conclusion, it is believed that this proposed development will be a valuable addition to the community, fulfilling the spiritual and communal needs of the business users while respecting the local context. We are confident that the proposed development aligns with the local planning policies and regulations.