

162 HAMILTON ROAD, LONGSIGHT, MANCHESTER, M13 0PG

Design and Access Statement
in support of a Full Planning Application
for a side extension

September 2024

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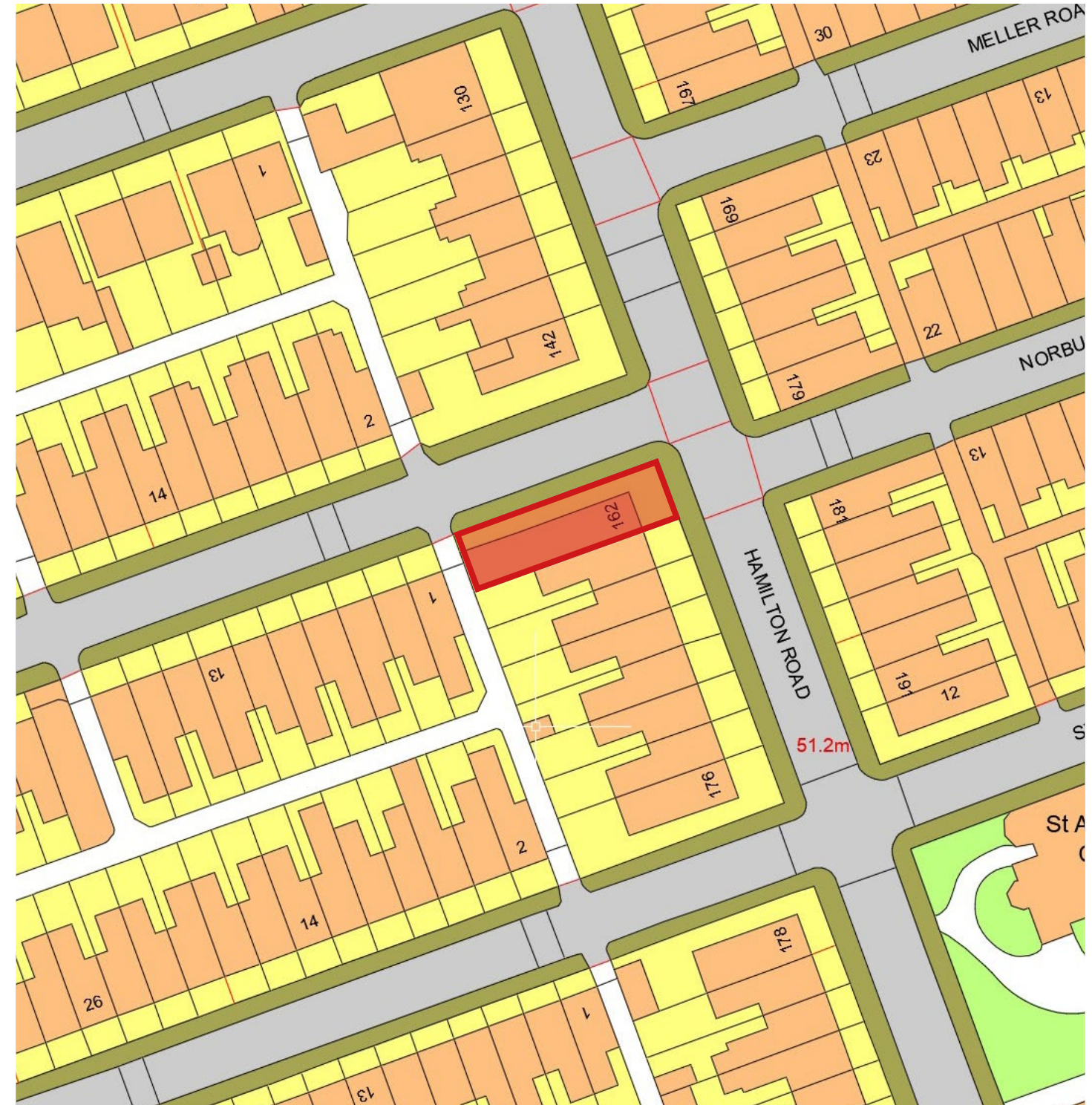
1.0 Introduction

This Design and Access Statement is in support of a full planning application for the side extension at 162 Hamilton Road, Longsight, Manchester, M13 0PG. This report aims to outline the necessity and rationale behind the proposed side extension to the existing mosque located at 162 Hamilton Road.

The aim of the design is to enhance the current facilities of the existing mosque to better serve the local community through a ground floor, single-storey side extension which seeks to provide better wudu (cleaning) and kitchen facilities.

The application site currently houses a Mosque which is used as a place of worship and religious education for the local neighbourhood.

The proposal site is an end terrace property at the junction of Hamilton Road and Campbell Road in the Longsight area of Manchester. This is predominantly a residential area where most properties are 2 storey terraced houses, with some ancillary uses which serve the residential use.



2.0 Site

The existing building is constructed of red facing brickwork and the roof uses concrete roof tiles. There are two double height feature bay windows to the front elevation of the property, the roofs of which tie back into the main roof of the building.

The original windows to the building have feature stone sills and heads, which have been painted white.

To the front of the building there is a 7.6 metre wide driveway, of which 2.6m runs along the side of the building. The sites boundary is defined by a dwarf wall which finishes at approximately 900mm-1200mm above the public footpath level. The proposal site houses the Islamic Foundation, which is a small organisation that offers a facility for local children to learn Islamic Studies. The site also has the facility to perform the daily prayers for local residents.



Purpose of the Extension

The mosque's involvement to the local neighbourhood has had significant impact in creating a sense of place and community, necessitating the need for additional space to provide for improved facilities and therefore a more enriching experience for worshippers.

This proposal has been developed to meet the current and growing needs of the mosque and the wider community. The planned extension will provide dedicated consultation rooms, which are urgently needed at this time. Many individuals and families are facing significant challenges due to the rising cost of living, and there is an increasing demand for private, supportive spaces where they can seek guidance and assistance.

The proposed side extension will allow the promotion of the much needed consultation areas to educate and allow the community to get more involved in all matter

Design Principles

In response to previous planning refusals citing concerns of 'bulkiness' and 'overdevelopment', the design is well thought out and addresses previous concerns, prioritising sensitivity to the neighbouring context in terms of massing, height, and aesthetics.

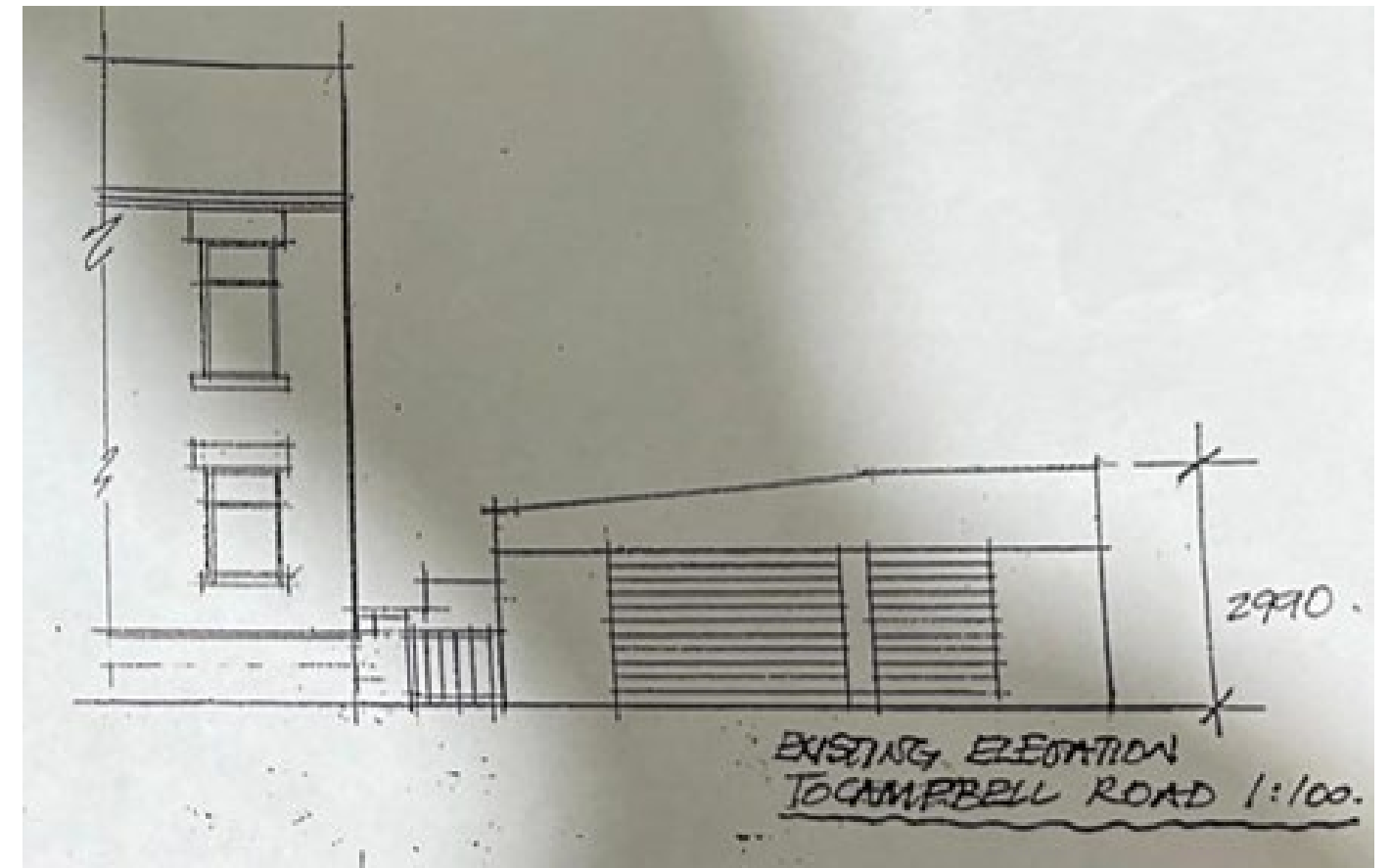
The design approach has been guided by a commitment to harmonise with the surrounding built environment, ensuring seamless integration and minimal visual impact. Through thoughtful consideration of massing, the

building's footprint and functional efficiency have been optimised.

The proposed side extension takes into consideration the architectural aesthetics of the existing mosque.

By utilising the unused space, we can optimise the site's potential and integrate the extension with the mosque's existing structure.

It is noted that the previous shed did have an eaves height of 2.9m, however in order to better treat the streetscene and maintain character, the proposed extension is designed with an eaves height lower than that of the previous shed.



PREVIOUS EXISTING BUILDING

3.0 Surrounding Context

Precedents:

In response to the previous refusal (ref: 106157/FO/2014/N2) for a side extension at 162 Hamilton Road, citing the previous proposals as being a “detrimental impact on the visual and residential amenities of the area” and having “an overbearing impact on the streetscene by virtue of its siting in close proximity to the northern boundary”, it is firstly worth highlighting that other sites around the area, such as:

- *Makki Masjid & Islamic Centre*

- *Shahporan Mosque & Islamic Education Centre*

- *Clipper King Barbers*

- *The house situated at 130 Hamilton Road*

have all successfully completed much larger and similar extension projects. These projects bring to light the feasibility of building to the boundary, whereupon in all cases, they have been approved.

It is worth noting that 162 Hamilton Roads’ proposal has a much smaller single storey side extension whereby it replaces the need for the continuous requirement of temporary structures being built to facilitate the mosques needs, which currently is unsustainable and detracts from the local streetscene and character.

These precedents demonstrate the feasibility and relevance of the proposal within the local context, further emphasising the need for the mosque’s expansion to keep pace with the current requirements of the community.





Temporary Structures on side of Mosque

Scale bar 1:500

0 10 20 30 40 50 m



Scale bar 1:1250

0 25 50 75 100 125 m

[illegible]

Project
162 Hamilton Road M13 0PG

Site Location & Block Plan



0070 | 03 01 | Rev. No.

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Client
Abdullah Hayat

Project
162 Hamilton Road M13 0PG

Existing Plans & Section

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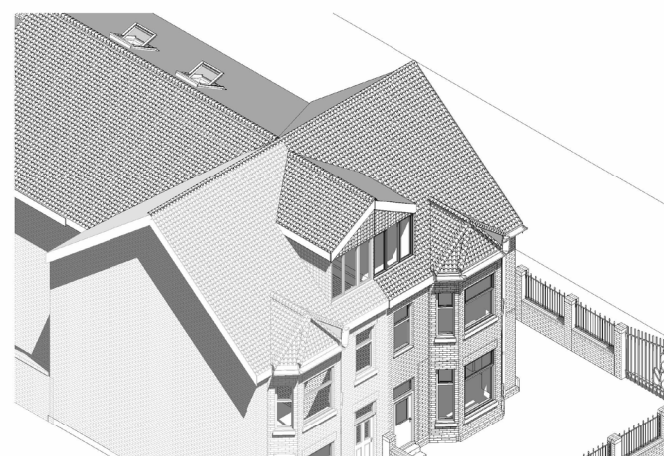
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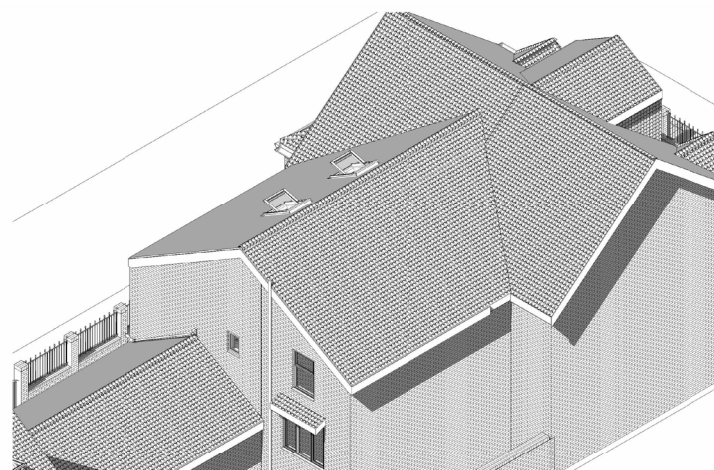


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Existing External View 2



Existing External View 3

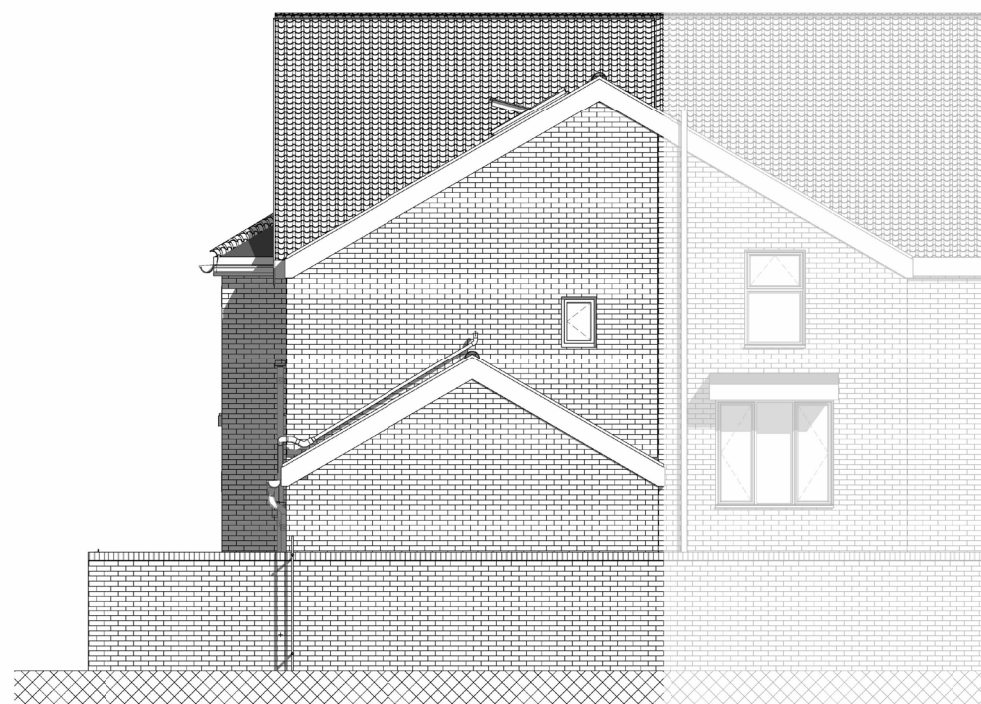


Existing External View 4



Adjacent
Neighbour

Existing Front Elevation
1 : 50



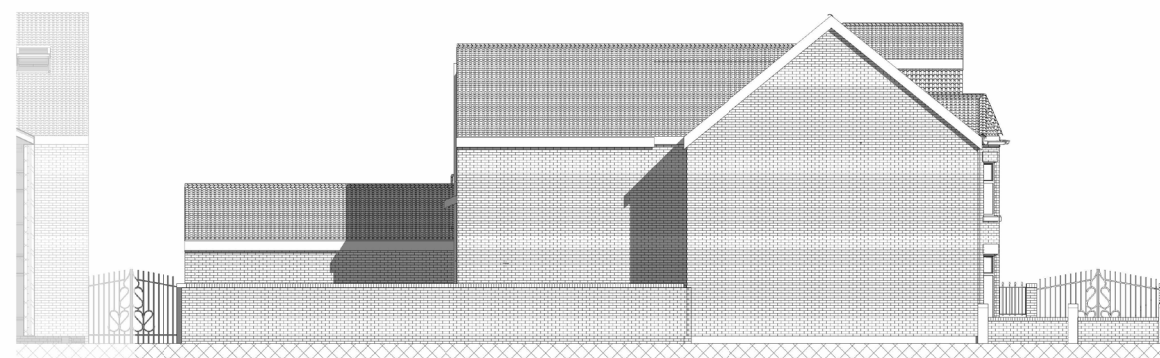
Adjacent
Neighbour

Existing Rear Elevation
1 : 50



Neighbour

Existing Side Elevation 1
1 : 100



Neighbour

Existing Side Elevation 2
1 : 100

PLANNING

Rev	Description	Issued	Dwn	Chk

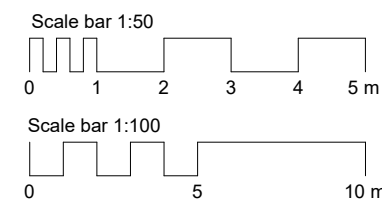
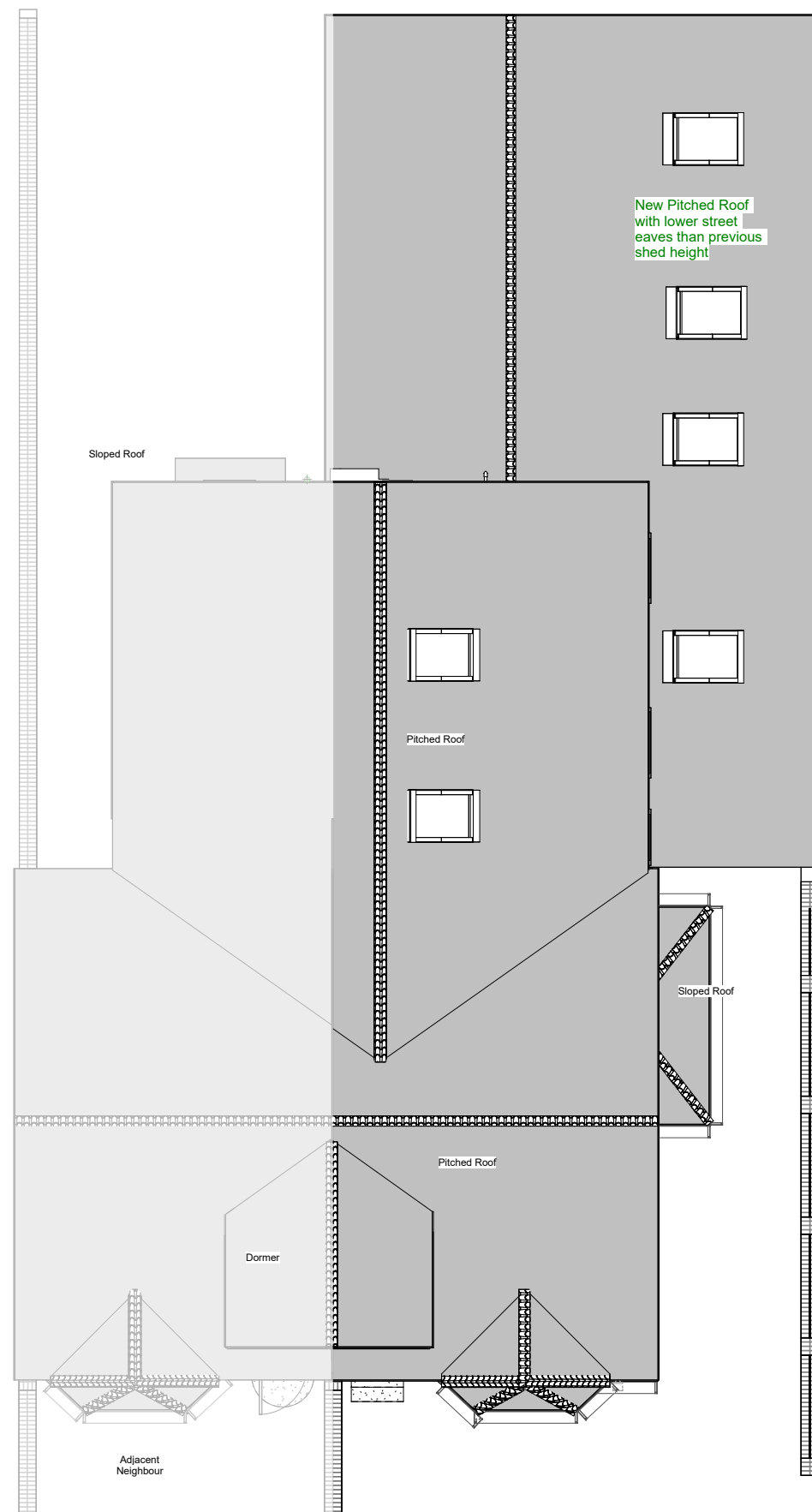
Client
Abdullah Hayat
Project
162 Hamilton Road M13 0PG

Drawing
Existing External Views & Elevations

Scale
As
indicated@A1

Date
MAR '24
AI
US
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Rev. No.
0070 | 03 | 03



D	Amended to preapp comments	09.10.2025			
C	Amended to pre-app comments	28.09.2025			
B	Amended Drawings to Clients Comments	02.05.2024			
A	Amended Drawings to clients comments	19.02.2024			
Rev	Description	Issued	Dwn	Chk	

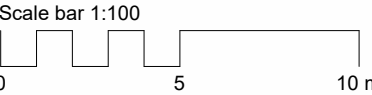
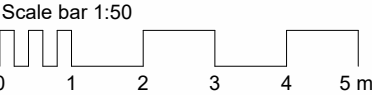
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Neighbour

Proposed Side Elevation 1
1 : 50



PLANNING

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Client
Abdullah Hayat

Project
162 Hamilton Road M13 0PG

Drawing

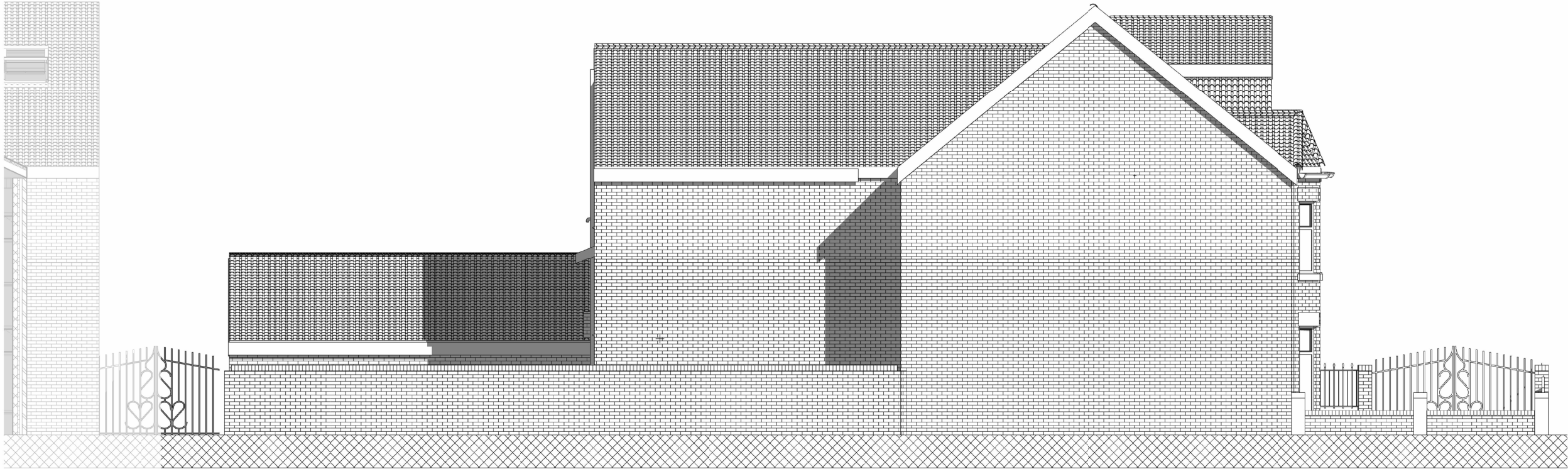
Proposed Elevations

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Neighbour

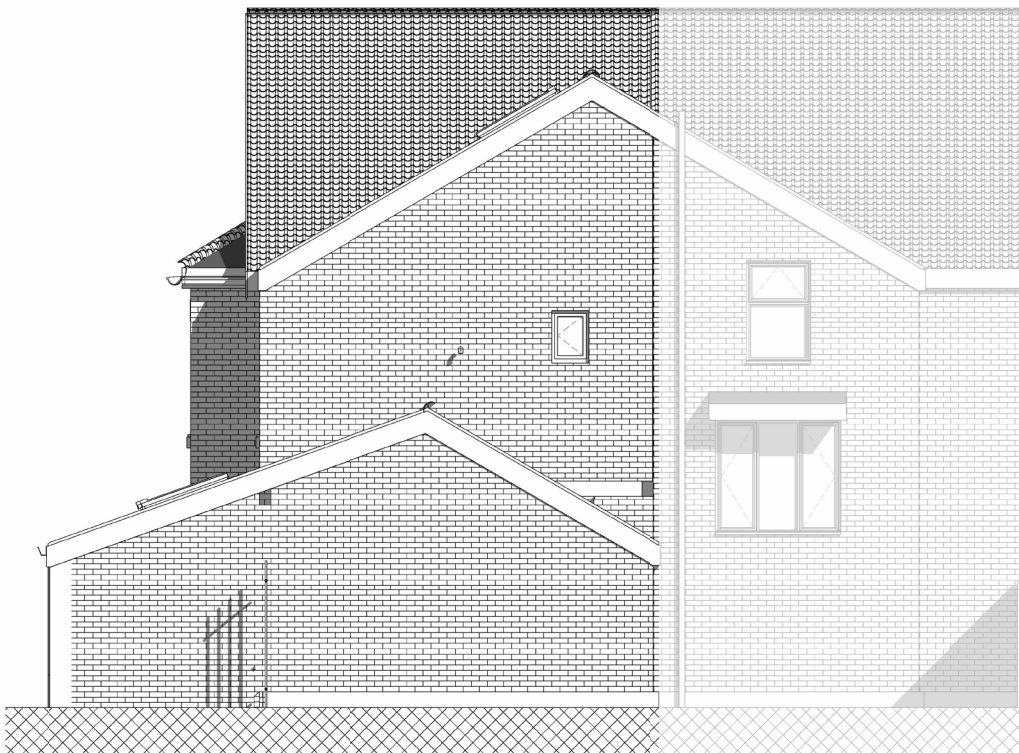
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1 : 50

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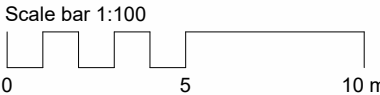
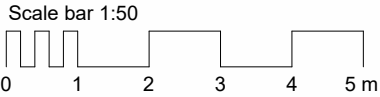
Adjacent
Neighbour

Proposed Front Elevation
1 : 50



Proposed Rear Elevation
1 : 50

Adjacent
Neighbour



PLANNING

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Client
Abdullah Hayat

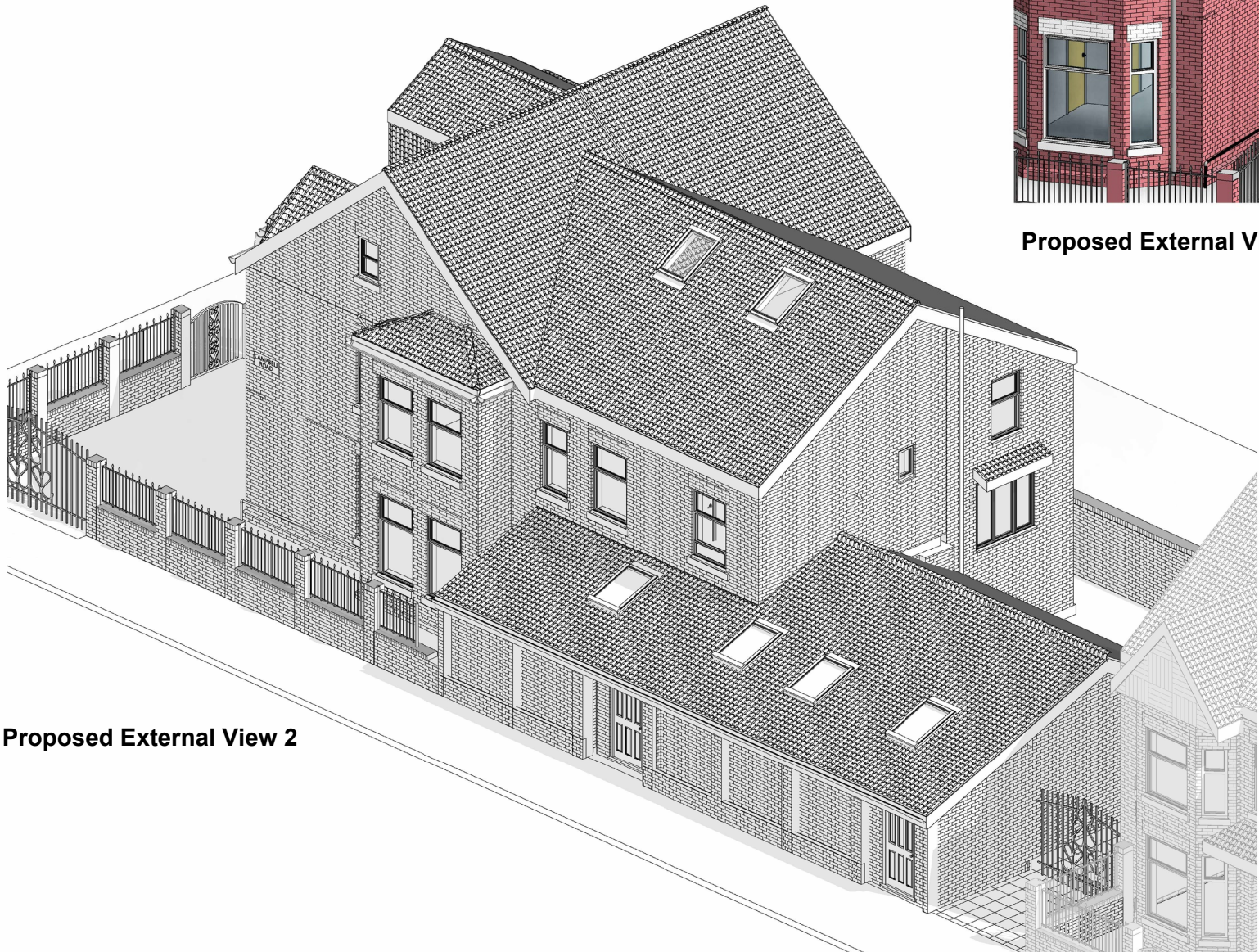
Project
162 Hamilton Road M13 0PG

Drawing
Proposed Elevations

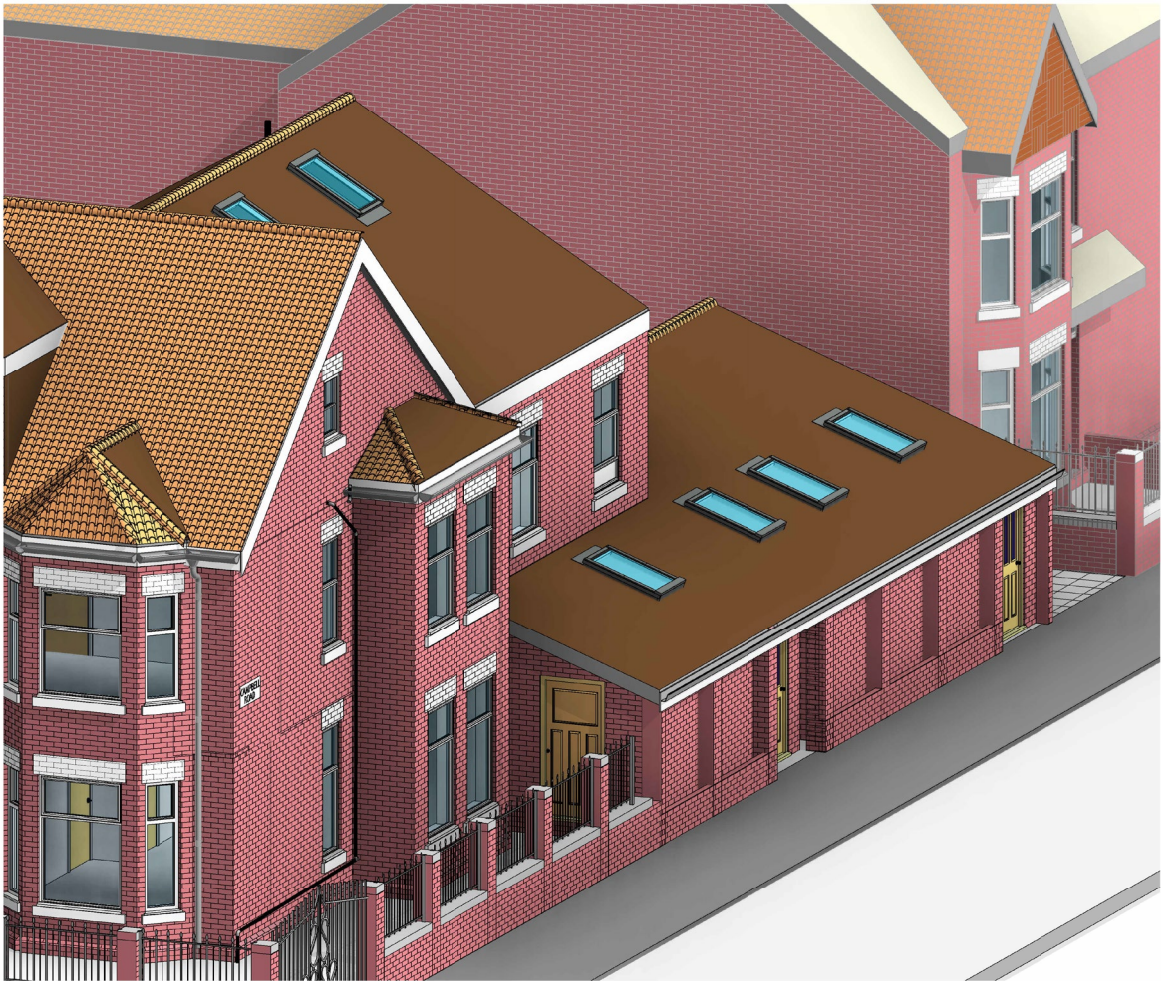
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Proposed External View 2



Proposed External View 1

Rear Extension

PLANNING

D	Amended to pre-app comments	09.10.2025	
C	Amended to pre-app comments	28.09.2025	
B	Amended Drawings to Clients Comments	02.05.2024	
A	Amended Drawings to clients comments	19.02.2024	
Rev	Description	Issued	Dwn Chk

Client:
Abdullah Hayat
Project
162 Hamilton Road M13 0PG

Drawing
Proposed External Views

Scale	Date	MM	US
@A1	JAN '24	MM	US



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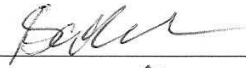
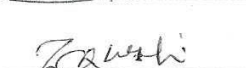
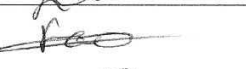
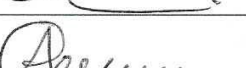
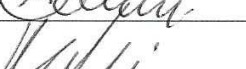
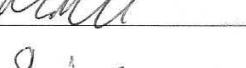
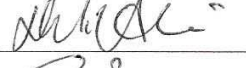
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5.0 Local Response

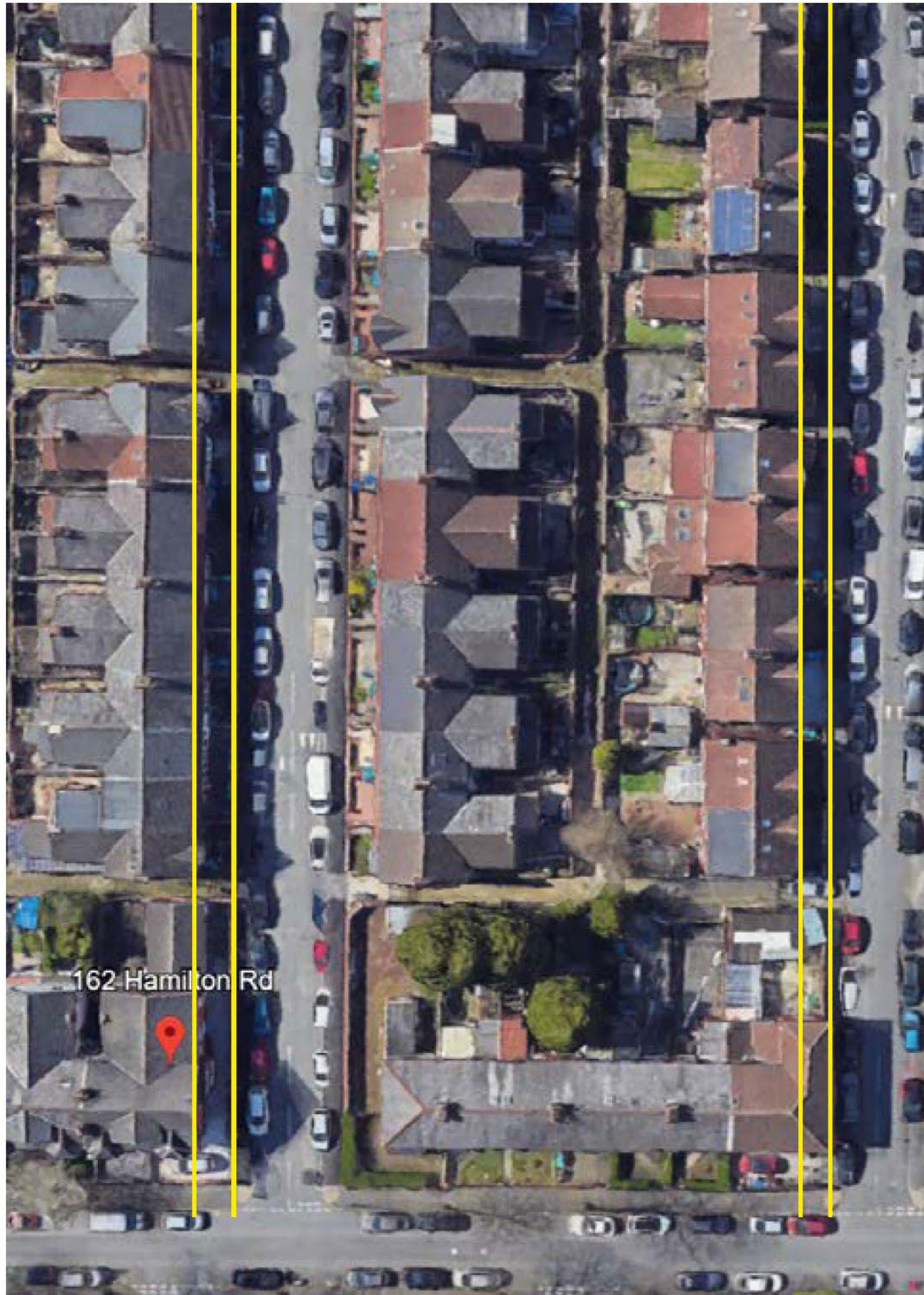
The proposal has been recieved positively with the support and signatures from various locals of the neighbourhood as well as from councillor, Mr Shahbaz Sarwar.

Neighbourhood Survey:

162 Hamilton Road Longsight Manchester M13 0PG
Proposed Single Storey Side Extension

	NAME	ADDRESS	SIGNATURE
1.	JAQIB KHURSHID	168 Hamilton Road	
2.	PASIR UDIN	164 HAMILTON RD	
3.	Amjad Hussien	170 Hamilton Rd	
4.	Zameer	172 Hamilton	
5.	FARUK AHMED	176 HAMILTON RD	
6.	Muhammad RATHMAN	1 Campbell Road	
7.	Ah Choudhury	5 Campbell Rd	
8.	Mahdi Al-Imam	7 Campbell Road	
9.	Shaim Ullin	3 Campbell Road	
10.	ABDUL	17 CAMP RD	
11.	Rihman	3 Campbell Rd	
12.	NurunNaharHaque	2 Campbell Road	N.M. HAQUE
13.	Dilnaz Ali	8 " "	
14.	Rafique	16 Campbell Road	
15.	Qadir Munir	16 Campbell Road	
16.	Mouzma	21 Campbell Road	M-H
17.	KHALID	25 Campbell Rd	
18.	SHARAFAT ULLAL	27 Campbell Rd	

Street Elevation Analysis



Similar to the next street from the site, it seems to make more sense to end the street scene with the full extension proposal which will be more in keeping with the surrounding areas.



Street Elevation Analysis



Existing Street Line



**Proposed Street Line
(Half Extension)**



**Proposed Street Line
(Full Extension)**

6.0 Conclusion

In conclusion, the proposed side extension to the existing mosque at 162 Hamilton Road is essential to better facilitate the current needs of the users and provide a more enhanced experience with the New Consultation rooms and disabled access areas.

The utilisation of the space previously occupied by the shed, combined with the side extension precedents set by other properties in the area, underscores the validity and necessity of our proposal.

The proposal is in order to meet the current needs of the mosque. This extension will accomodate the consultation rooms which are a necessity for people in the community right now that need serious urgent help with cost of living right now.