M. FAROOQ **BUILDING DESIGN SERVICES**

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Design & Access Statement

Location: *115 + 117 Halifax Road Rochdale OL16 1RX*

Proposal: *change of use of first floor flat (above 117 Halifax Road) to extension of existing teaching centre (above 115 Halifax Road) including alterations internal layout of ground floor and first floors.*

The above -mentioned site is situated in the middle of a residential and commercial area. The property is situated on the end of a row of terraces. Currently the building is a double storey and is two properties merged into one. The current use of the building is an Islamic teaching centre at the first floor of 115 Halifax Road with a cloth shop at the ground floor. At the ground floor of 117 Halifax Road is a mobile phone shop with first floor flat above.

Mr. Abdul Hamid is the founder and the owner of the teaching centre and has now consulted Building Design Services (BDS) and in the last few months or so and showed his intentions to change the use of the first floor flat above 117 Halifax Road to extend the existing teaching centre above 115 Halifax Road. He also proposes to make internal alterations of the ground and first floors.

Mr. M Farooq of BDS visited the site following initial discussion and proposed the flowing plan: -

The proposed plan is:

- Change of use of first floor flat (above 117 Halifax Road) to the extension of the existing teaching centre (above 115 Halifax Road)
- First floor internal alterations to 115 + 117 Halifax Road
- New stair case and toilet at the ground floor

The building has four accesses two facing Halifax Road for each ground floor shop and two at the rear of the building which is the access to the teaching centre above. The new staircase will lead up to landing of the first floor and into the teaching centre above. The existing stair case at 115 Halifax Road shall be removed to enable the installation of the new stair case. The wall between 115 from 117 Halifax Road on the first floor shall be removed to make as one classroom above. To access the teaching centre above the entrance is from the rear of the building at 115 Halifax Road. However, there would be no external view change from the front of the building facing on to Halifax Road.

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The additional floor space created will be for the teaching of Islamic studies at the existing centre. At the current time there are a proximately fifteen students studying at the centre and perhaps with the extra space anticipated the teaching centre will expect addition five to six students more. The teaching centre is for children aged six and up to the age of sixteen.

The level of activity is relatively low at the mosque as members only in the immediate vicinity travel by foot and there is a mealy hand full of members who arrive by car for which there is a car park at the rear of the premises on John Ashworth Street. The teaching centre has been up and running for several years and there seems to be no traffic problems reported.

The immediate neighbours and the local community members have been consulted and found to be happy with the proposed plans. The proposed plan has been the best practicable option by BDS and it would the improve the appearance in the area.