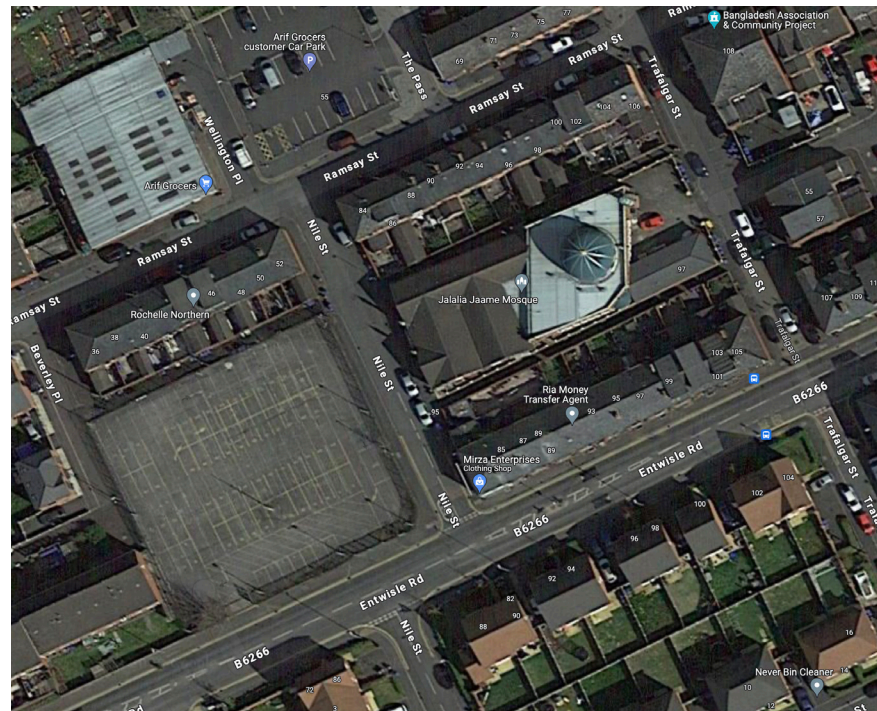




DESIGN & ACCESS STATEMENT

Nile Street view of proposed extension; at conceptual design stage



Aerial View of the Site and its Context (Source: Google)

INTRODUCTION

The site sits between Trafalgar Street to the East and Nile Street to the West just off Entwisle Road (B6266) to the South, Ramsey Street is to the North. The site is relatively flat and sits within a residential area with terrace housing to the North and South. It is located within a low risk (Flood Risk Zone 1) designated area.

The Mosque has grown over a period of time since the 1970s in a piecemeal fashion, but primarily in four stages, as summarised by the planning history.

Planning and other designations

The site is:

- not located in the Green Belt
- located in Flood Zone 1 where there is the lowest risk of flooding
- there are no ecological designations at the site
- not located in a conservation area or has locally listed assets.
- no TPOs (none in vicinity).

PLANNING HISTORY

17/00915/FUL Approved 17.10.2017

Single storey extension to rear of existing Mosque to provide a new mortuary and funeral facility.

14/00787/FUL Approved 19.08.2014

Alterations to existing mosque to include erection of new gable, construction of glass, pitched roof entranceway with two supporting minarets on Nile Street elevation and installation/replacement double door to north facing elevation.

14/00305/FUL Approved 15.05.2014

Alterations to existing mosque to include erection of gable, construction of arched glass entranceway to Nile Street elevation and installation/replacement double door to north facing elevation.

10/D53786 Approved 19.01.2011 (unrealised)

Erection of First and Second Floor to Mosque.

06/D48491 Approved 15.02.2007

Continued Use of Land to Form Car Park and Erection of 1.5m High Boundary Fence.

00/D37929 Approved 15.09.2000

Extensions and Alterations to Existing Mosque.

95//D32438 Approved 20.12.1996

Single Storey Rear Extension to Mosque Including Formation of Pitched Roofs.

LEGAL TITLES

The main Mosque has Land Title GM317083 comprising of 0.31 acres (0.12 hectares) site area.

The Entwisle Road (Car Park) site has Land Title LA61471 comprising of 0.45 acres (0.18 hectares) site area.

Use category (F1)

There would be no change-of-use from existing; F1.

The proposal relates to extension of existing facilities and elevational changes.



Existing Nile Street View



Existing Nile Street / Entwisle Street alleyway view



Existing Trafalgar Street / Ramsay Street alleyway view



Existing Trafalgar Street View

DESIGN

PROJECT OPPORTUNITY

The proposed extension and remodelling is seen as a legacy project for the Mosque community.

They want to better meet the needs of its various users via a series of dedicated spaces that are suitable for a multiple range of uses that cater for a larger portion of the user community throughout the day.

PROPOSAL

Proposed Extension & Remodelling

In principle the proposed expansion is an evolution of a previous approval 10/D53786 of 19.01.2011, for a two-storey extension which was not realised.

More recent dialogue with the Council via PREAPP/00099/24 was undertaken and the feedback from this has informed the proposed scheme design.

In principle it involves the addition of a first floor extension within the broad mass of the existing building. It incorporates a lift and two stairways along with improved common area facilities. These interventions also allows for unifying the currently disjointed visual language and for new elevational treatments to the two street elevations.

Quantum of Development

The building form consists of two merged blocks, in a linear configuration on a broadly east-west orientation. The total gross (external) floor area of the development would be circa 1745.5m². Split as follows:

- Existing building footprint; 855m²
- Extension to Trafalgar Street side; 88.5m²
- Proposed first floor extension; 802m²

External Areas comprises as follows:

- Wild flower meadow roof over entrance lobby; 23.5m²
- Paved area to perimeter; as existing; 95.6m²
- New paved area to Nile Street entrance; 17.5m²
- Peameable paved area to Trafalgar Street; 54m²
- Car park; accessed off Entwisle Street; 1783m²

Layout

The proposed first floor extension sits within the volume of the existing main building following the existing plan footprint. A modest extension is added to the Trafalgar Street side to allow for an access stair (55.5m²) and a small addition (30m²) to the main prayer space to in effect 'replace' the space taken by the addition of a lift and reconfigured common area facilities on the Nile Street side.

The first floor extension equates to 802m² gross external area

Scale & Massing

As a result of the comments raised in the PREAPP/00099/24 application and subsequent community consultations the scheme as proposed is now substantially reduced in scale and massing; being reduced to a one storey extension. This is more modest in scale; relying on adopting and reusing the existing building. This means that the existing architectural language is respected with the new elements to the side elevations.

In terms of massing the parapet line of the existing main building forms the eaves line of the proposed new roof. The new floor is inserted within the volume of the main building such that a ceiling height of 3.2m is maintained internally to the ground floor. The first floor utilises the space between this and the new roof to create usable additional space. Overall the height will be much lower than the existing dome and minaret.

New elevational treatments to the two street elevations will be added including new minaret to Nile Street which will house the kitchen flue and lift ventilation.

Appearance

The building seeks to be respectful in terms of its height in the context of the adjacent properties. The parapet line of the existing building forms the eaves line of the new first floor extension.

Given that the main building will be retained the existing architectural language will be continued within the new elements to the side elevations.

A limited palette of robust materials are proposed, refer to Appendix B, to give a contemporary aesthetic.



Aerial view from Nile Street at conceptual design stage



Street view from Trafalgar Street at conceptual design stage

Highways

Parking (62+ 25)

The Mosque benefits from a large surface carpark which is opposite its Nile Street entrance. This facility did not exist at the time of the Mosques original consecration in 1988.

The existing car park layout has 68 spaces, however it has suboptimal manouvering space from the bays, therefore it is proposed to re-mark it to be a more compliant layout. This will provide 62 spaces; including 3 EV bays and 2 badge-holder bays.

In addition, there would also be cycle loop stands for 10 bicycles, 2 spaces for motorbikes.

There is also an arrangement with Arif Grocers located at the Nile Street and Ramsay Street junction to use their car park as overspill, this has 25 spaces.

The cycle stands should encourage more active modes of transport for users.

It has to be noted however that the vast majority of users live locally and walk to the Mosque.

Drainage and Flood Risk

The site is located in Flood Zone 1, equating to having less than 1 in 1000 annual probability of flooding. Therefore, a FRA is not deemed applicable to this application.

Hours-of-Operation

Operating hours will be as per the existing facility.

Employment

Once the expansion is realised the number of people employed will be 5 people full-time equivalent.

Biodiversity Net Gain (BNG), Ecology, Trees and Landscaping

Given that the site sits in a tight urban setting with completely sealed surfaces its biodiversity value is **zero**. Accordingly, the requirement to provide 10% BNG would not be deemed applicable for this project.

Within the tight urban setting the opportunity has been taken to add a limited element of BNG gain by including for urban wildflower meadow to the first floor roof over the entrance foyer off Nile Street to encourage local flora & fauna. Also, use of SUDs drainage to the Trafalgar Street entrance courtyard and rainwater harvesting for WC flushing are proposed.

Energy

The extension provides the opportunity to increase the overall energy efficiency of the building. The new-built portions will incorporate higher levels of thermal insulation in the building fabric. In addition, solar panels to the 'southern' roof could potentially provide 15KW of energy. In order to minimise water usage it is proposed to incorporate a 7500 litre below ground rainwater harvesting tank which could provide water for flushing of the WCs.

Noise Control

As a detached building it inherently benefits from acoustic isolation. However, to ensure better acoustics for both the users of the Mosque and to mitigate break-out it is proposed to investigate utilisation of attenuated wind chimneys to draw natural air into the building at first floor level.

At the Ground floor level this will be via high-level attenuated louvres within the main windows.

Local Engagement

A series of meetings were held; refer to Appendix A, to engage with the community to determine the projects aspirations with regards users requirements and to show development options and arrive at a final design agreement.

Justification

Para 97 of NPPF, further PfE Policy JP-P3 (Cultural Facilities) encourages the principle of this type of development.

The proposed extension is in a sustainable location in an urban area. The proposal allows for the adaptive reuse of existing building stock on a tight urban site to provide much needed facilities to cater for a wider cross-section of the community.

The proposed first floor extension is modest in its scale and massing. It is similar to the existing building in that the new intervention follows the existing parapet and ridge lines whilst the overall height would be below the existing dome & minaret heights. This intervention will allow for the previously disparate architectural expressions to now be more coherent as a whole.

The proposal for a first floor extension and re-modelling should be supported given its more modest nature and more significantly the great potential it will provide to the local community now and in the future.

ACCESS

Vehicular and Transport Links

Transport Links

The site is located within 20 minutes walk or 7 minutes cycle ride from central Rochdale. In addition, there is a bus stop at the junction of Trafalgar Street and Entwisle Road (B6266) with 3 services;
457 Stansfield to Littleborough
434 Rochdale to Middleton
587 Halifax to Rochdale
800 Low Hill to Shawclough (School Service)
Frequency between these services are 20-30 minutes.

Emergency Vehicles

Vehicular access is available to the East via Nile Street and to the West via Trafalgar Street. In addition, pedestrian access is also available to the North and South via the passageways.

Inclusive Access

Location and Orientation of Entrances

The main entrances are readily identifiable via architectural expression which contrasts with the backdrop and hence facilitates visitor orientation.

Hard and Soft Landscaping

Hard landscaping will be clearly demarcated for legibility with tactile materials at entrance door locations.

Width and Gradients to Footways

Width of footways at main entrance locations will be in excess of 1800mm wide.

As the site is generally flat the gradients around the site are generally within the requirements of Approved Document Part M and BS8300.

Building

Materials (refer to Appendix B)

Materials will be selected for their tactile, colour rendition and contrast properties so that visually impaired people can differentiate various elements and better orientate and use the building.

Internal Floor Surfaces

It is proposed to use ceramic, carpets and linoleum within clearly demarcated areas dependent upon the function of the space. The colour of the floor covering will be 'dark' in relation to the walls, which would be 'mid-hue' with the ceiling plane being the lightest element. This strategy is in accordance with the requirements of BS 8300.

Entrances

There would be a granite or ceramic flooring within clearly defined areas dependent upon the function of the space. The colour of the floor covering will be 'dark' in relation to the walls, which would be 'mid-hue' with the ceiling plane being the lightest element.

Approach

The clear architectural language with regards the entrances mean that the visitor can readily identify the principle entry and exit points.

Steps and Ramps

The site topography means that there are no external steps, graded ramped access is feasible which facilitate ease of access.

Internally a lift will afford equal access to all users throughout the building.

Door Design

The principle entrance doors could be power assisted to allow ease of opening. Where vision panels form part of the door design, they will extend low enough such that children or wheelchair bound people will be able to see through. Ironmongery selection will be based on providing a sufficient contrast to the door finish and be warm-to-touch.

Stair Design

The proposed stairs would be in accordance with Approved Documents Parts K and M in terms of going and risers and balustrade height.

Means of Escape

The means of escape will be designed to allow for ease of exit in accordance with the requirements of Approved Documents Parts B, K and M.

Lighting

For reasons of user and public safety and security, lighting will be provided with good illuminance levels.

Signs and Wayfinding

The internal layout of the building is deliberately kept simple to facilitate orientation and transition. Internal decor will be derived from a simple palette of robust materials, selected for their contrast and tactile qualities to ensure that there is limited visual confusion.

Differing tactile material will be used where there is a change in level or function.

APPENDIX A

Public Consultations

A number of public consultations (8 no) were held in order to initially gather user requirements & preferences and to define the project aspiratiuons and brief. The later meetings were used to share design layouts for further comments and refinements. The latter three meetings were used to share the design proposals with the wider community.

The summary of the meetings held are as below:

Public Meetings held at Jalalia Jaame Mosque

- Sunday 16th July 2023, 12pm
o 115 Attendees
- Sunday 18th February 2024, 11:30am
o 66 Attendees
- Sunday 10th March 2024, 11:30am
o 88 Attendees
- Sunday 11th August 2024, 11am
o 82 Attendees
- Sunday 19th January 2025, 11:30am
o 63 Attendees
- Sunday 19th May 2025, 11:30am
o 70 Attendees
- Sunday 1st June 2025, 12pm
o 90 Attendees

Non-Muslim Open Day

- Sunday 25th August 2025
o Jalalia Jaame Mosque
o 7 Attendees



APPENDIX B

Materials

A limited palette of robust materials are proposed:

2. All canopies as indicated on plan; material and colour: VM Zinc Pigmento Green
3. Main entrance dome material and colour: VM Zinc Pigmento Green (ref item 10 re; positioning)
4. Minaret material and colour: VM Zinc Pigmento Red, note that the islamic geometric pattern would be around all sides as per the elevations.
5. Roof material and colour: VM Zinc Pigmento Blue. would be around all sides as per the elevations

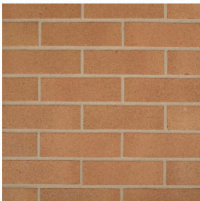


6. Window frame colour: RAL 7034.

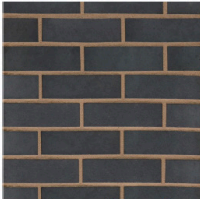
Proposed masonry palette:



contemporary look



at features



at low level