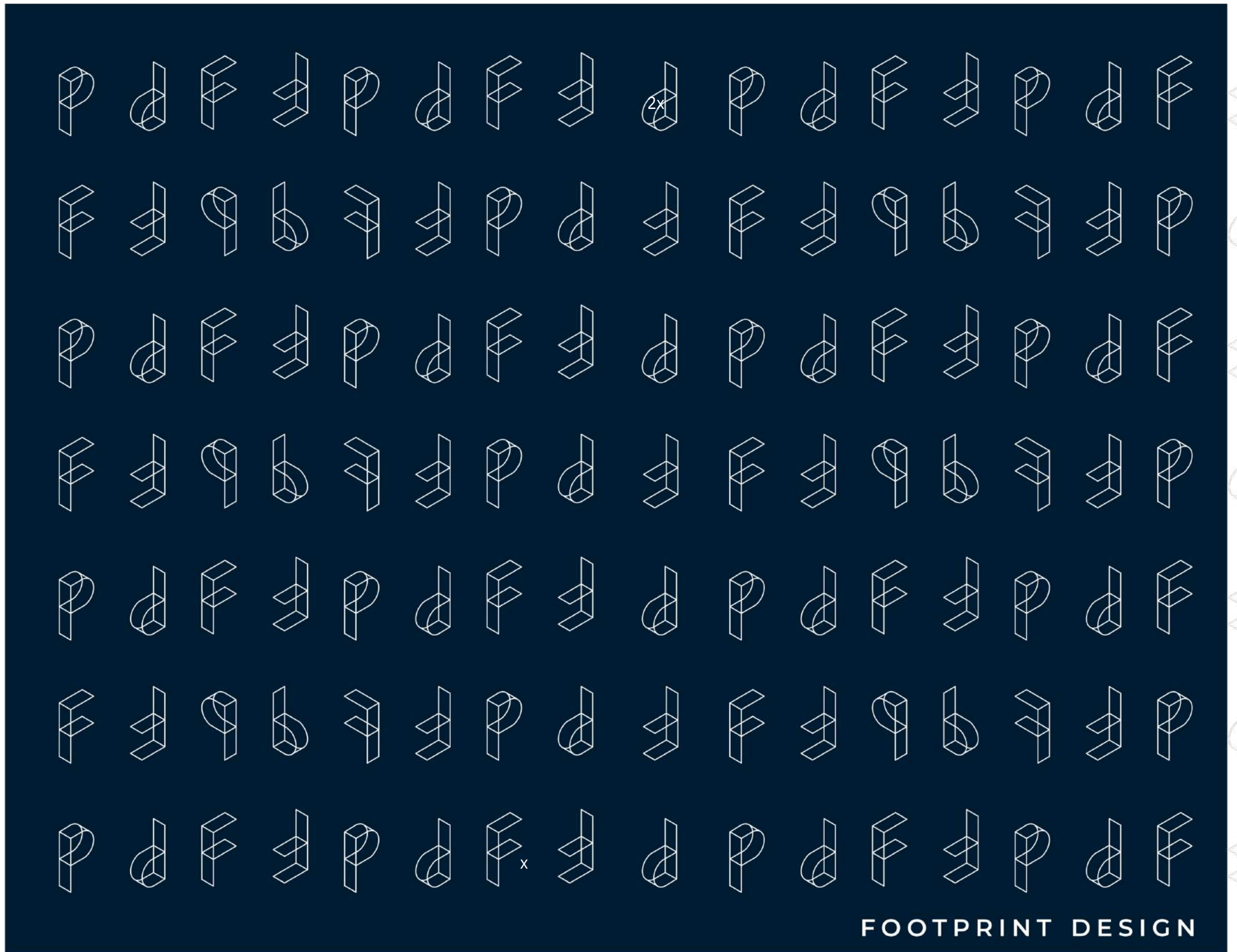
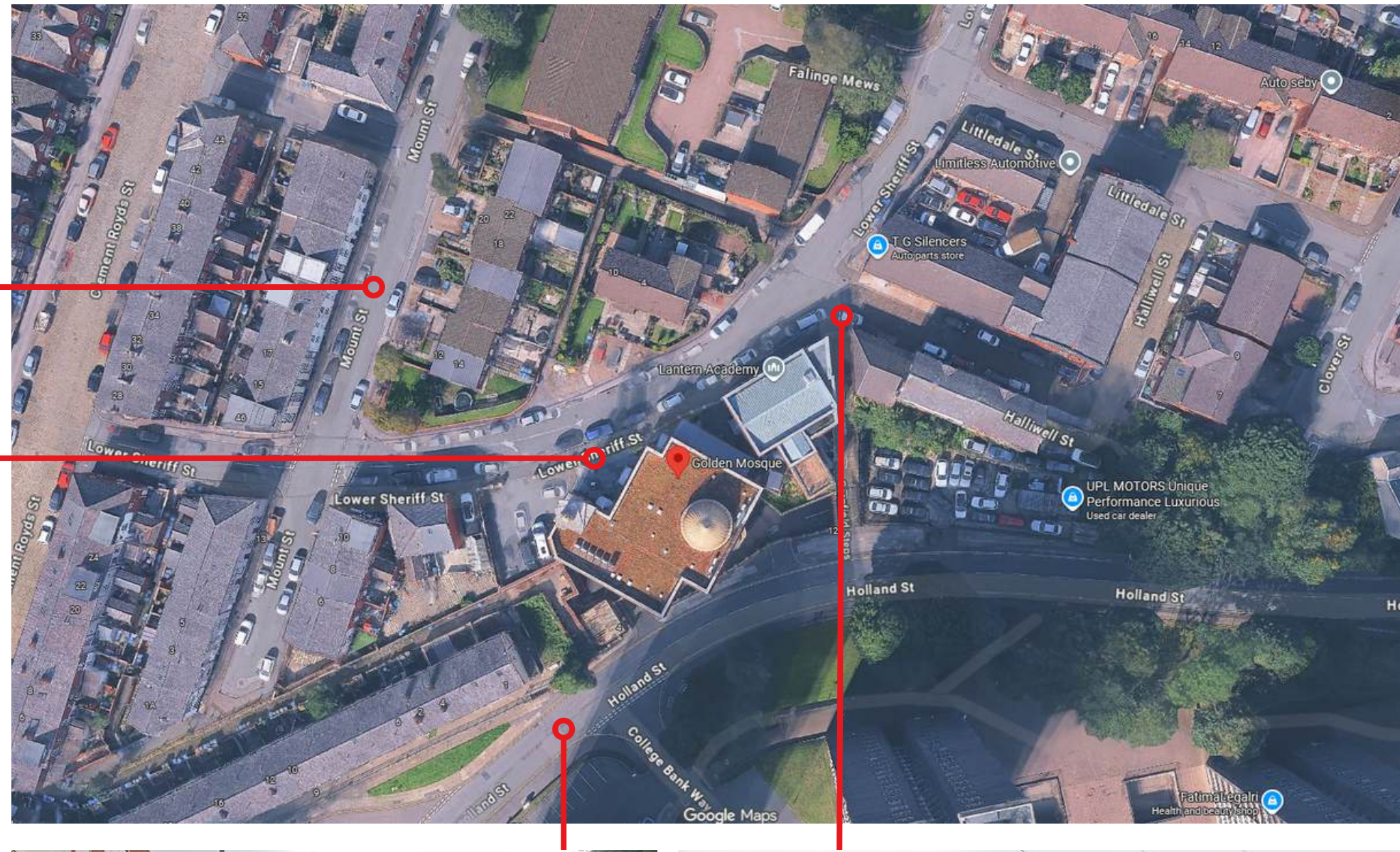




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PROJECT INTRODUCTION



PROJECT. SITELOCATION

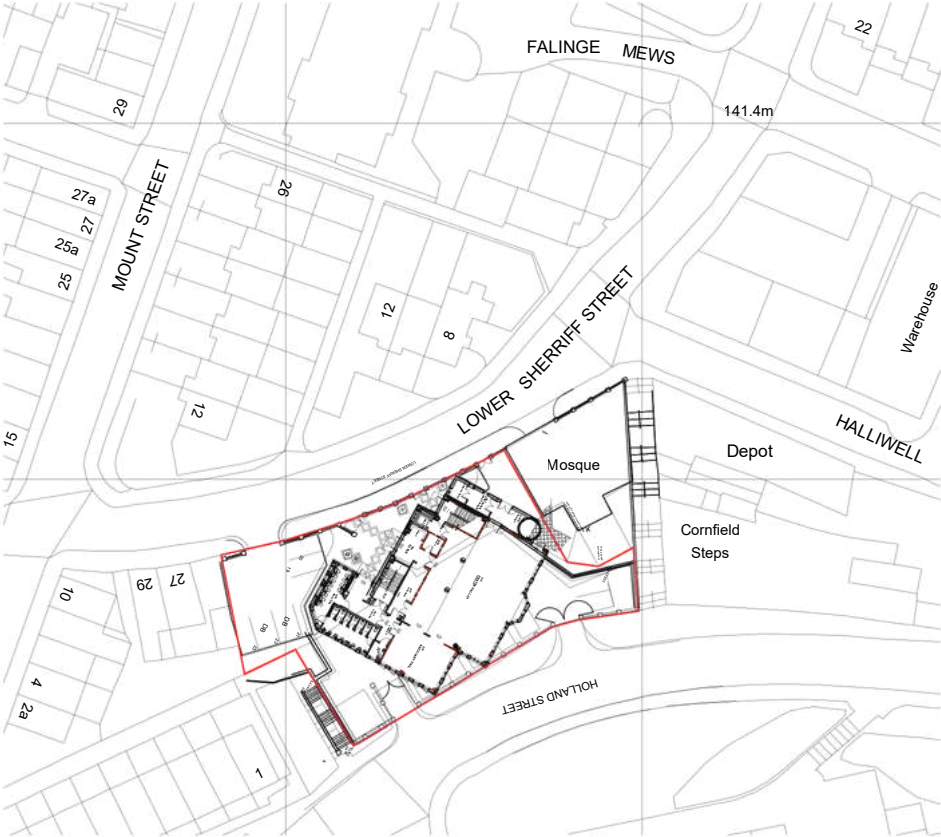
The site is located to the south of Lower Sheriff Street and to the North of Holland Street, approximately 1.6km north of Rochdale town centre. The surrounding area is characterised by a predominantly residential fabric with a strong presence of greenery and mature landscaping. This creates a calm, low-density environment with a clear emphasis on community and residential amenity.

The mosque itself acts as a local landmark and focal point within the neighbourhood. The site is within an acceptable walk distance of the nearby residential areas of Spotland Bridge, Shawclough and Wardleworth, as well as numerous transport facilities including several bus services and Rochdale Railway Station to encourage visitors to travel via sustainable modes.

UNDERSTANDING THE SITE ANALYSIS



EXISTING SITE LOCATION PLAN
SCALE 1 : 1250



EXISTING SITE PLAN
SCALE 1 : 500

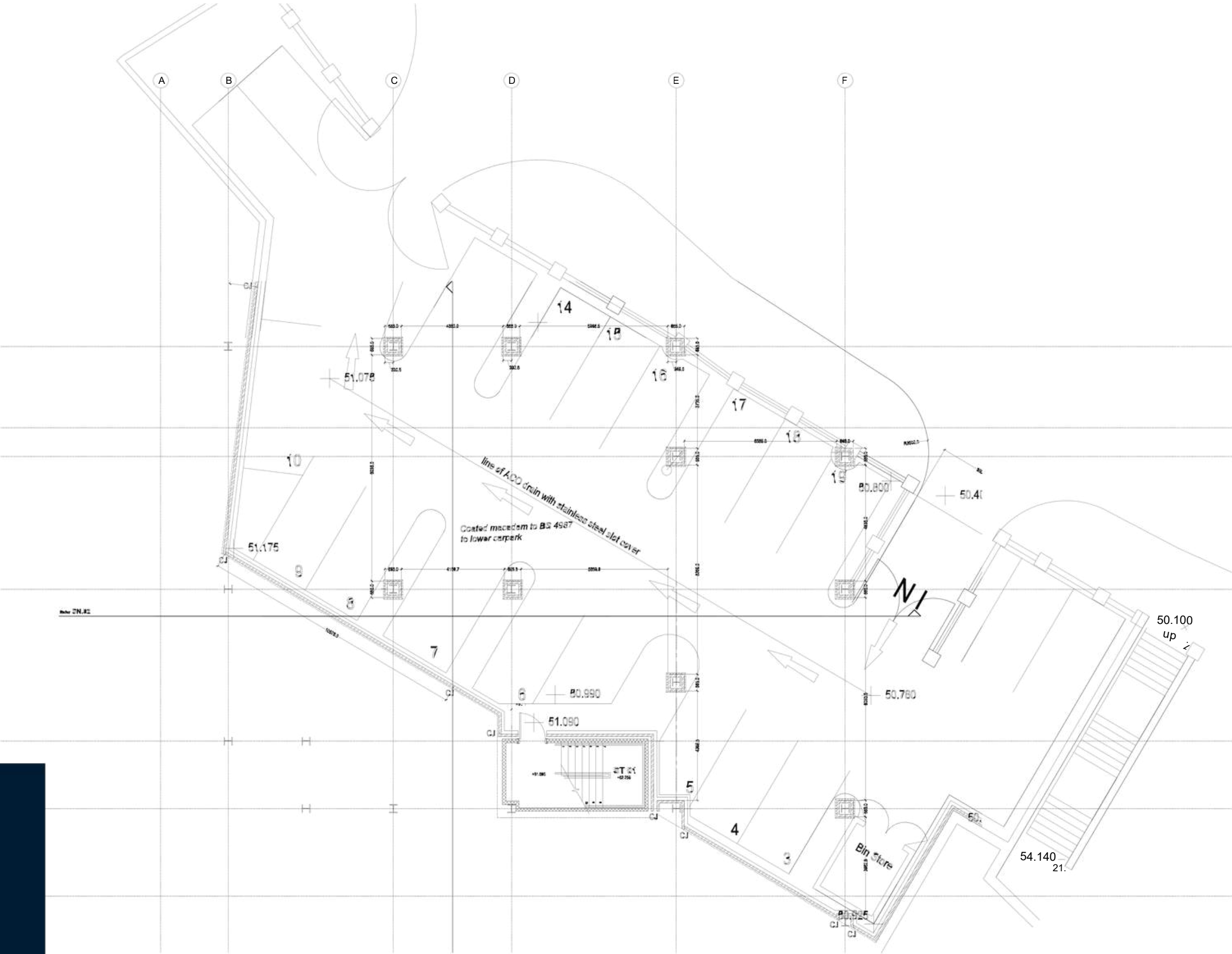
UNDERSTANDING THE SITE.

PLOT LAYOUTS

The proposed building footprint is informed by the established urban grain of the Mossley Hill area, where development is typically set within clearly defined plots and responds sensitively to both residential and community uses. The design approach maintains utilizes the available space with an extension while also reinforcing the existing building line. This ensures the proposal integrates comfortably within the streetscape and respects the relatively open, suburban character of the surrounding area.

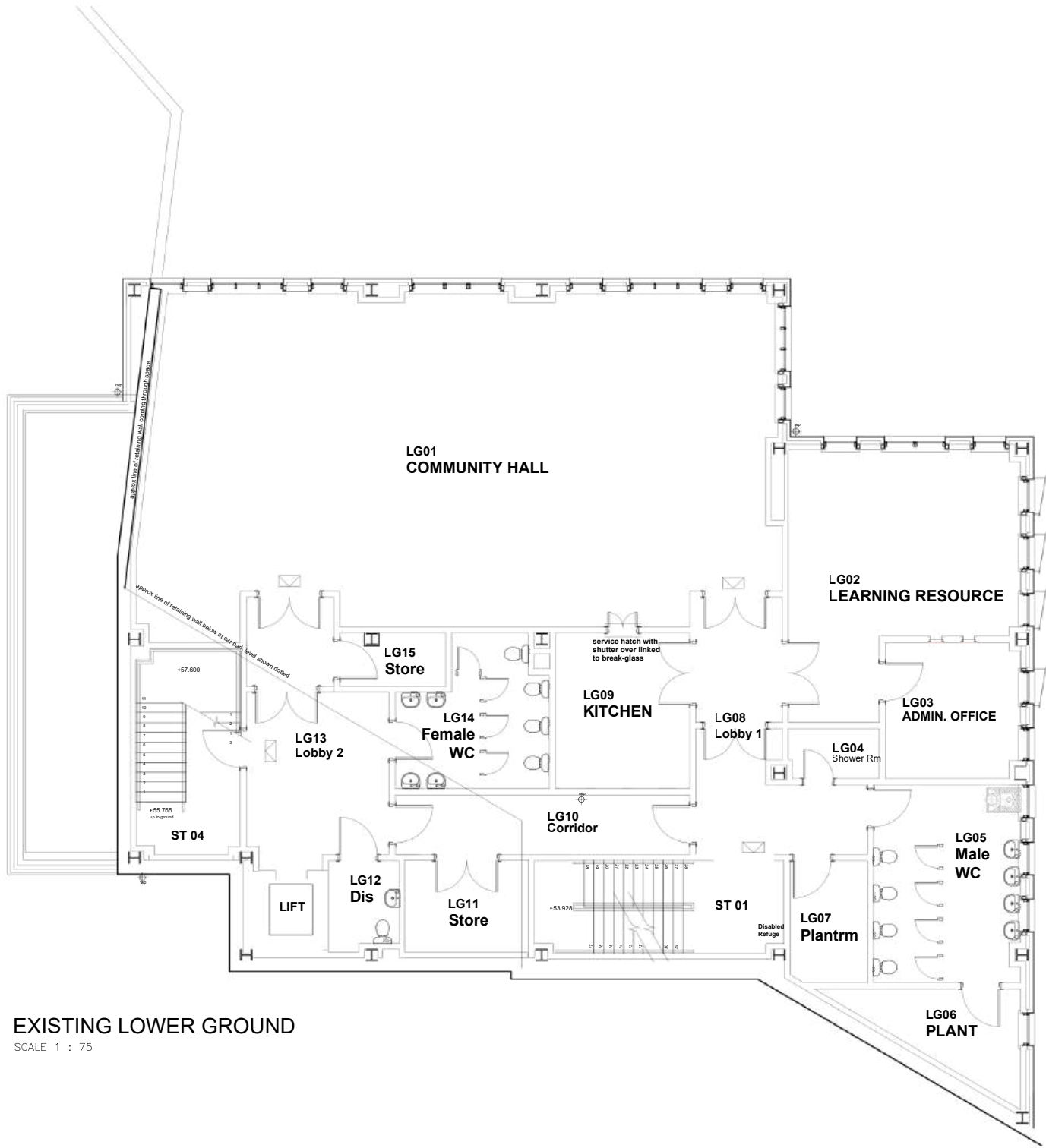
The massing strategy is carefully considered to reflect the scale and hierarchy of the existing mosque and neighbouring properties, avoiding over-dominance while maintaining a clear civic presence appropriate to its community function. The footprint is organised to optimise circulation, accommodate increased capacity, and provide dedicated areas for access, parking, and external gathering, while retaining opportunities for landscape enhancement. This results in a balanced proposal that responds to its context, supports functional requirements, and reinforces the site's role as a local community asset.

THE EXISTING
PLANS & ELEVATIONS



**THE EXISTING
BASEMENT CAR PARK
PLAN**

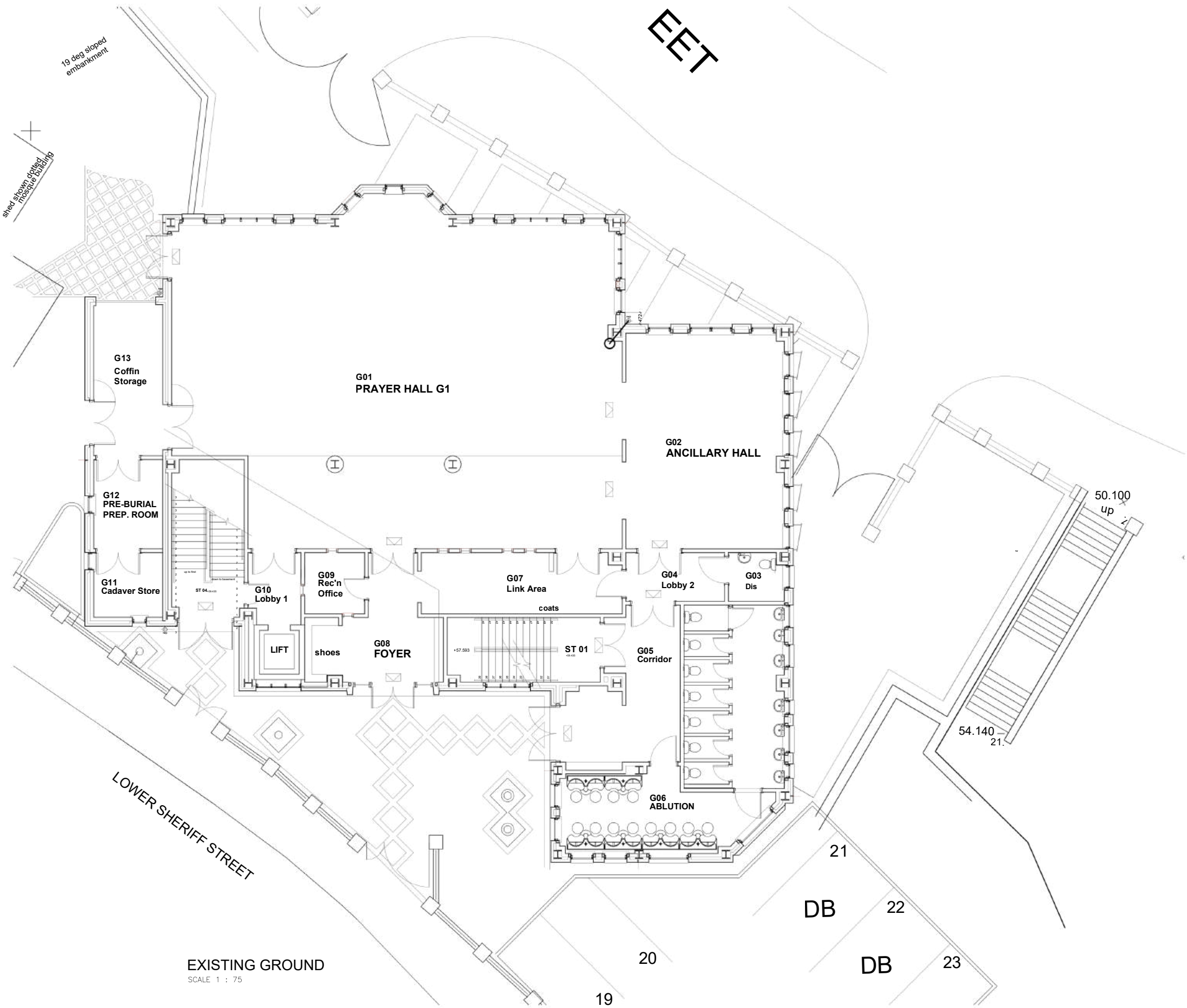
EXISTING BASEMENT CAR PARK

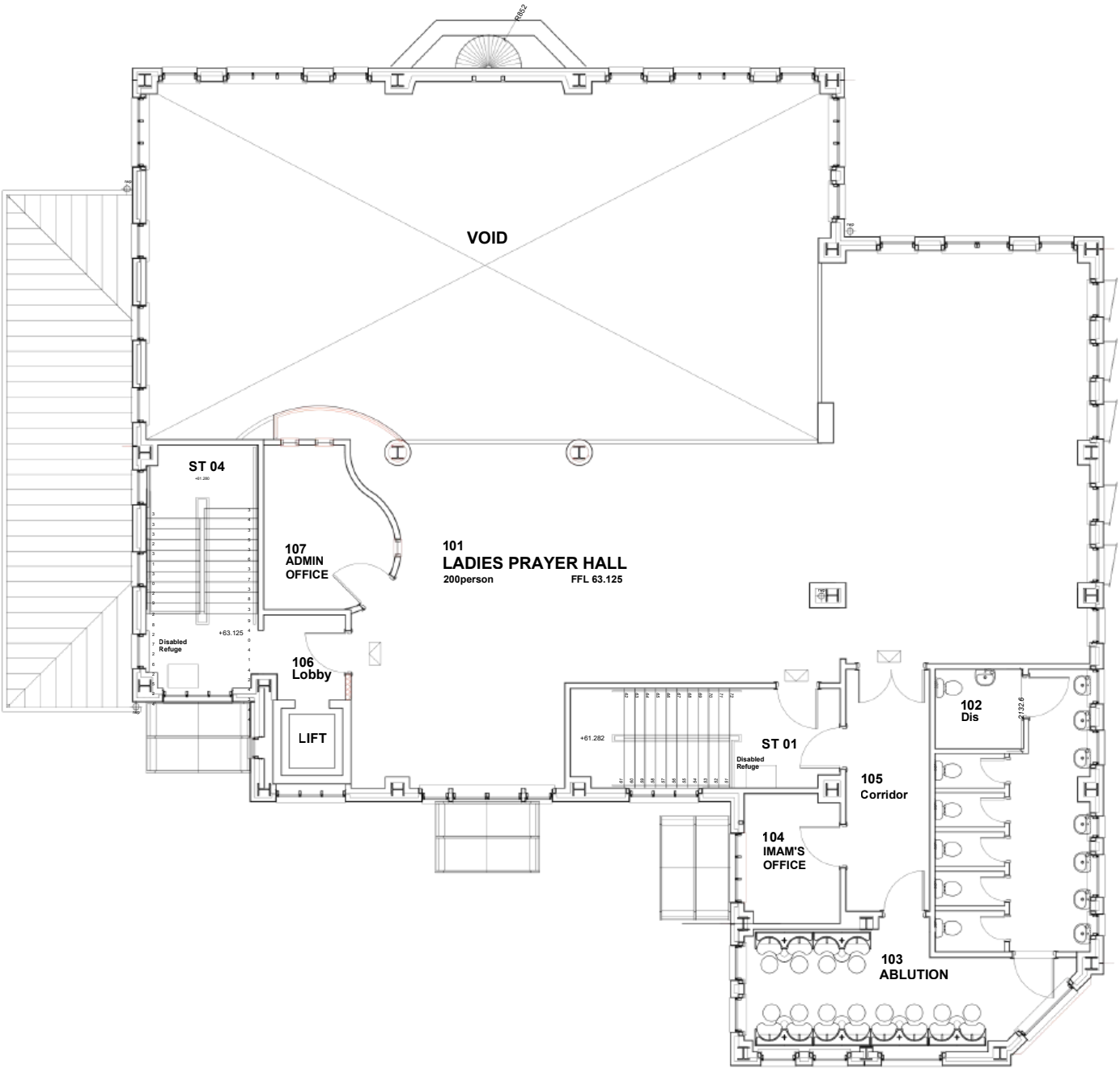


EXISTING LOWER GROUND
SCALE 1 : 75

**THE EXISTING
LOWER GROUND
FLOOR PLAN**

THE EXISTING
GROUND FLOOR PLAN

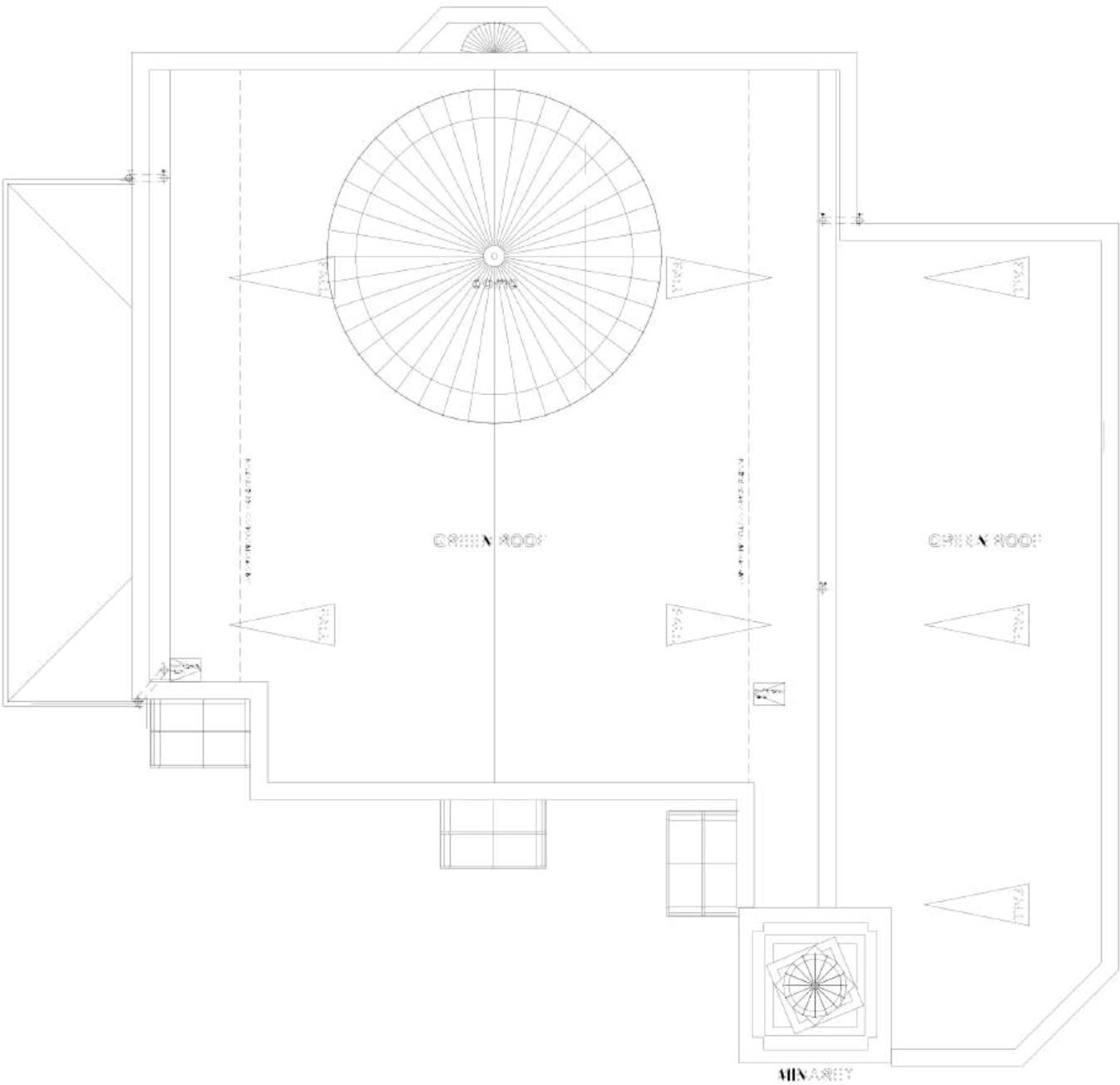




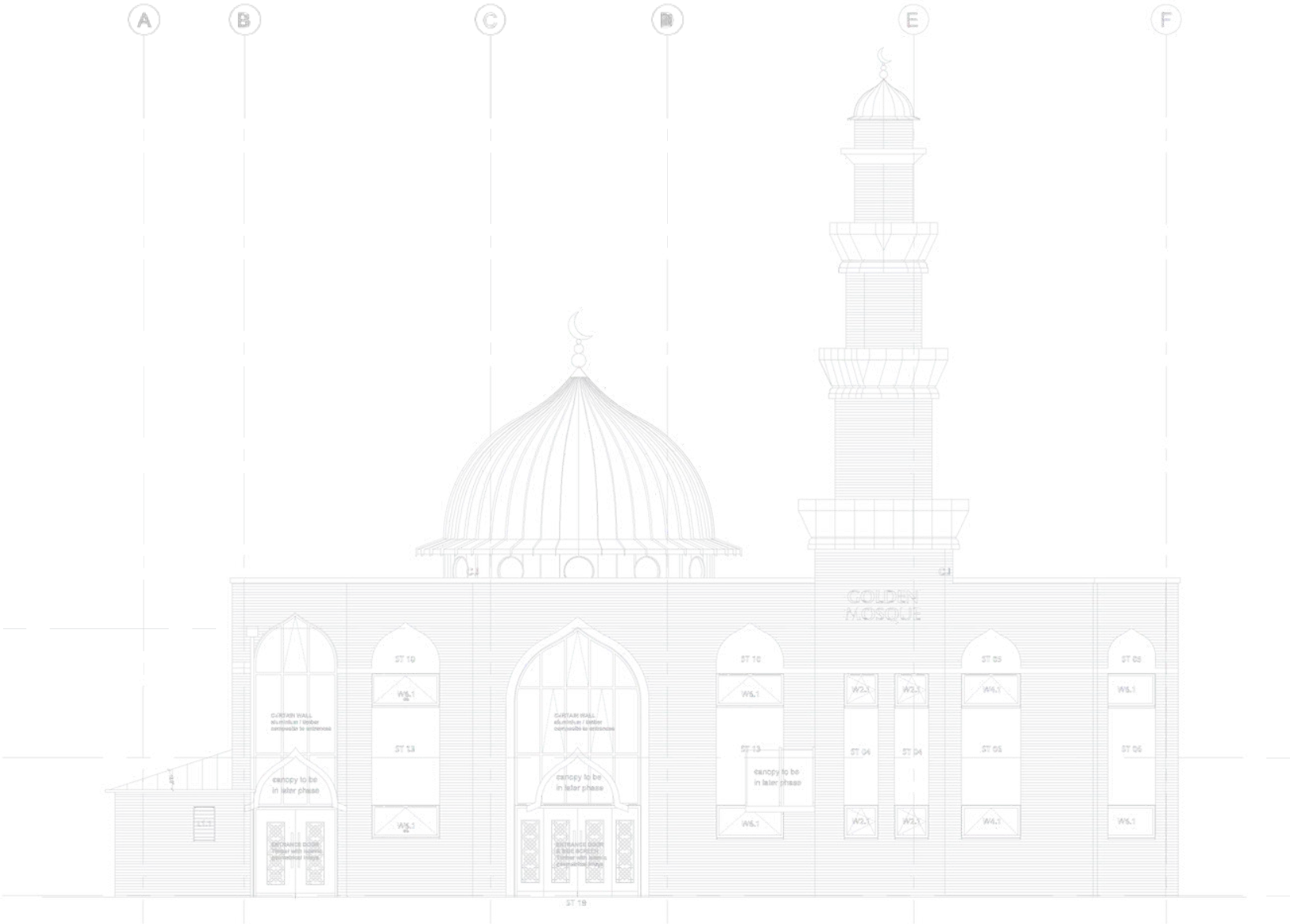
EXISTING FIRST
SCALE 1 : 75

**THE EXISTING
FIRST FLOOR PLAN**

**THE EXISTING
ROOF PLAN**



EXISTING ROOF
SCALE 1 : 75



EXISTING FRONT ELEVATION
SCALE 1 : 75

**THE EXISTING
FRONT ELEVATION**



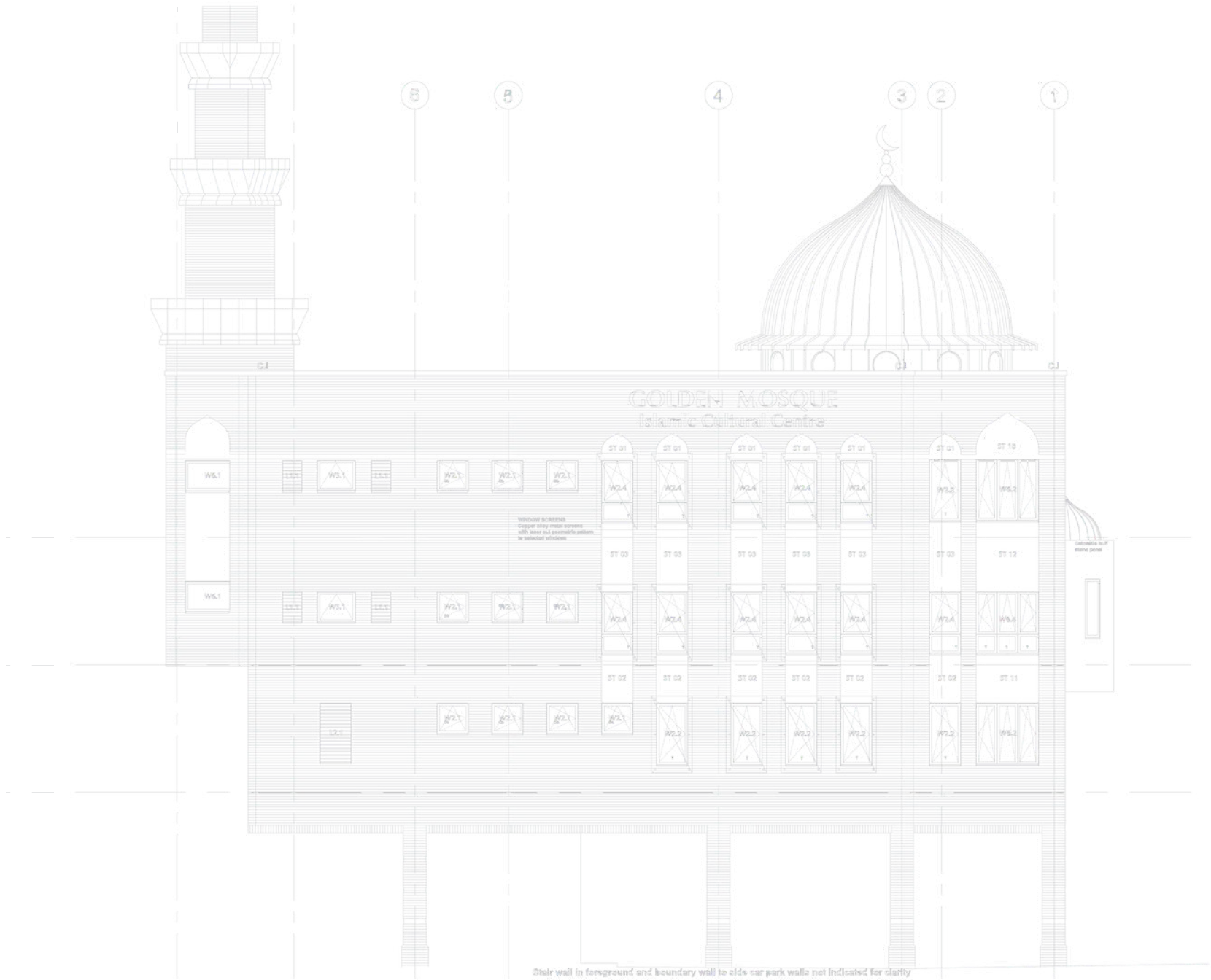
EXISTING REAR ELEVATION
SCALE 1 : 75

**THE EXISTING
REAR ELEVATION**



EXISTING GABLE 1 ELEVATION
SCALE 1 : 75

**THE EXISTING
GABLE 1 ELEVATION**



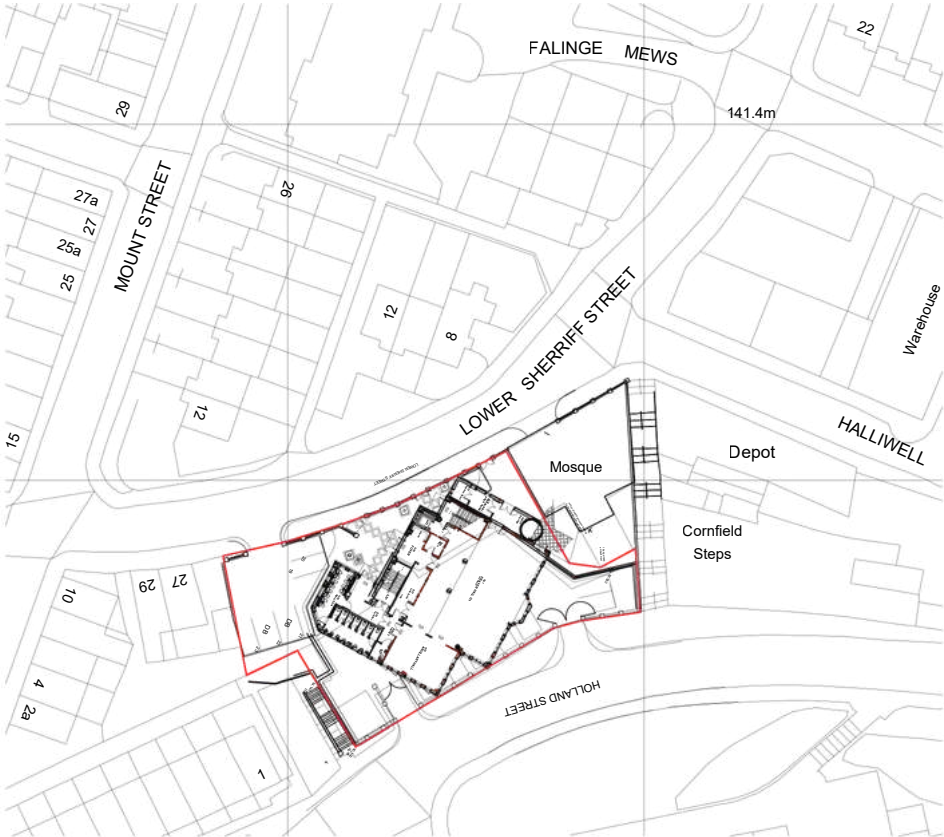
EXISTING GABLE 2 ELEVATION
SCALE 1 : 75

**THE EXISTING
GABLE 2 ELEVATION**

THE PROPOSAL
PLANS, ELEVATIONS & MATERIAL



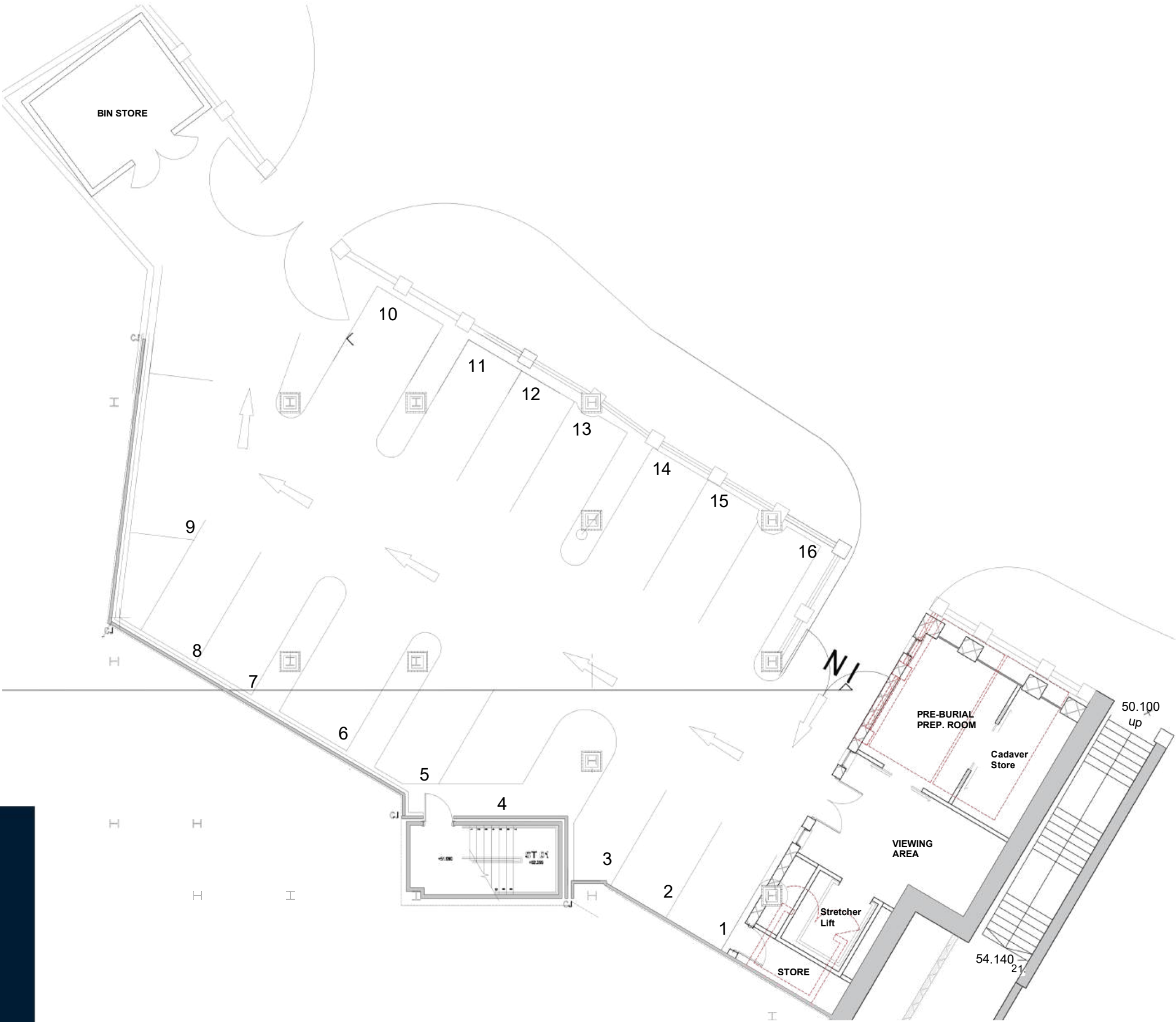
EXISTING SITE LOCATION PLAN
SCALE 1 : 1250



EXISTING SITE PLAN
SCALE 1 : 500

**THE PROPOSAL
SITE PLAN**

THE PROPOSAL
BASEMENT CAR PARK
PLAN



PROPOSED BASEMENT CAR PARK
SCALE 1 : 75

- EXISTING
- PROPOSED
- DEMOLITION LINE

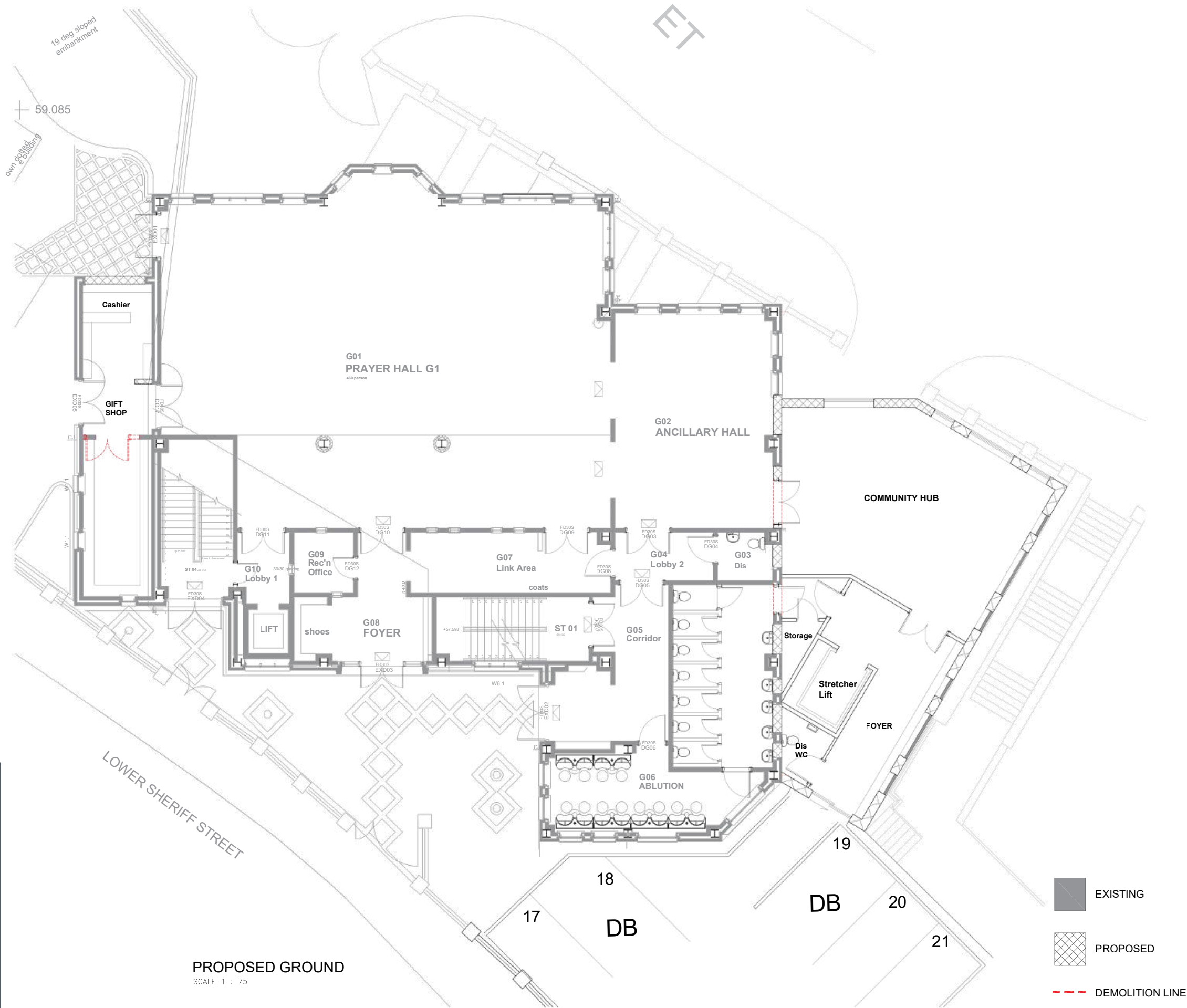


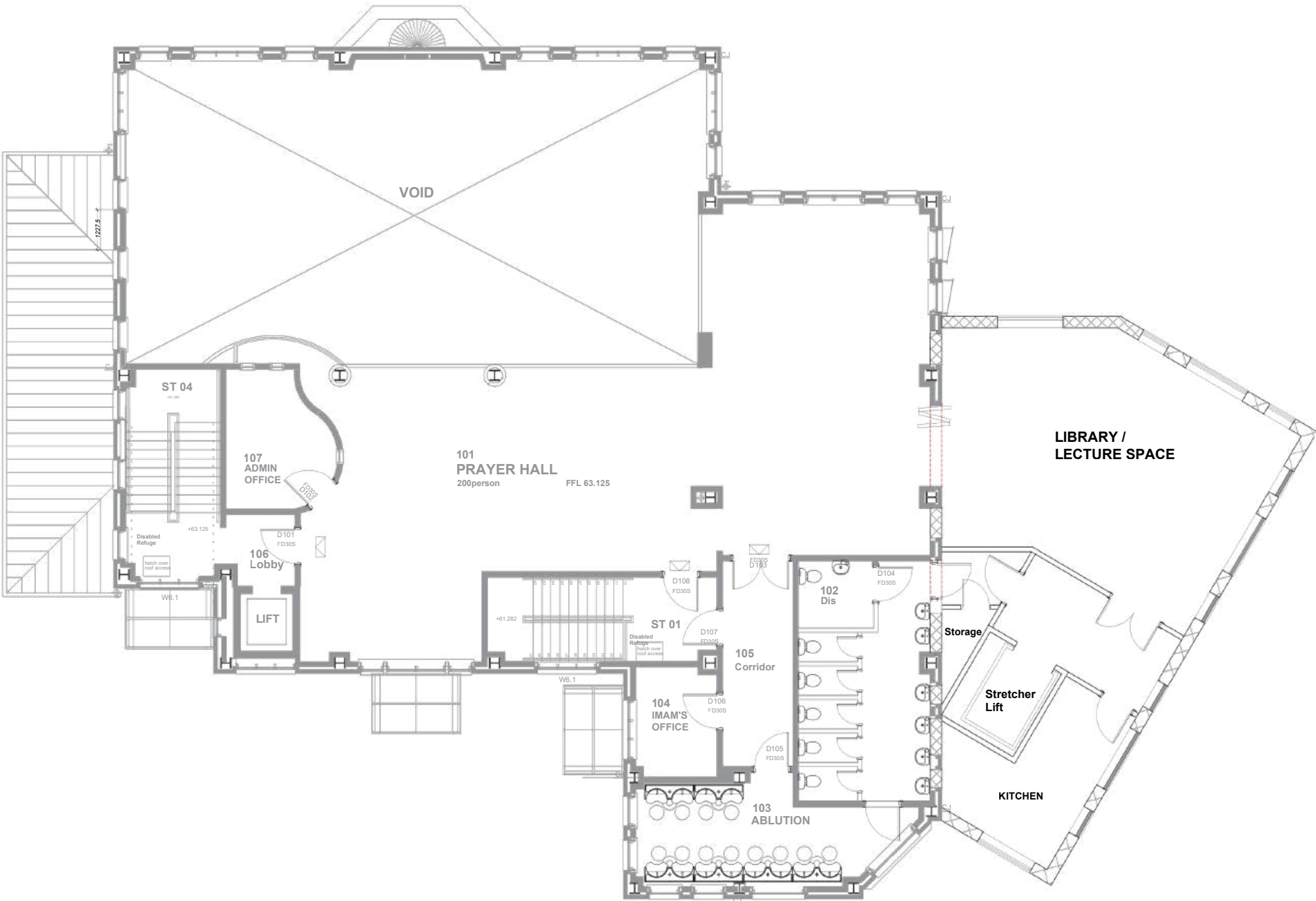
PROPOSED LOWER GROUND
SCALE 1 : 75

- EXISTING
- PROPOSED
- DEMOLITION LINE

THE PROPOSAL
LOWER GROUND PLAN

THE PROPOSAL
GROUND FLOOR PLAN



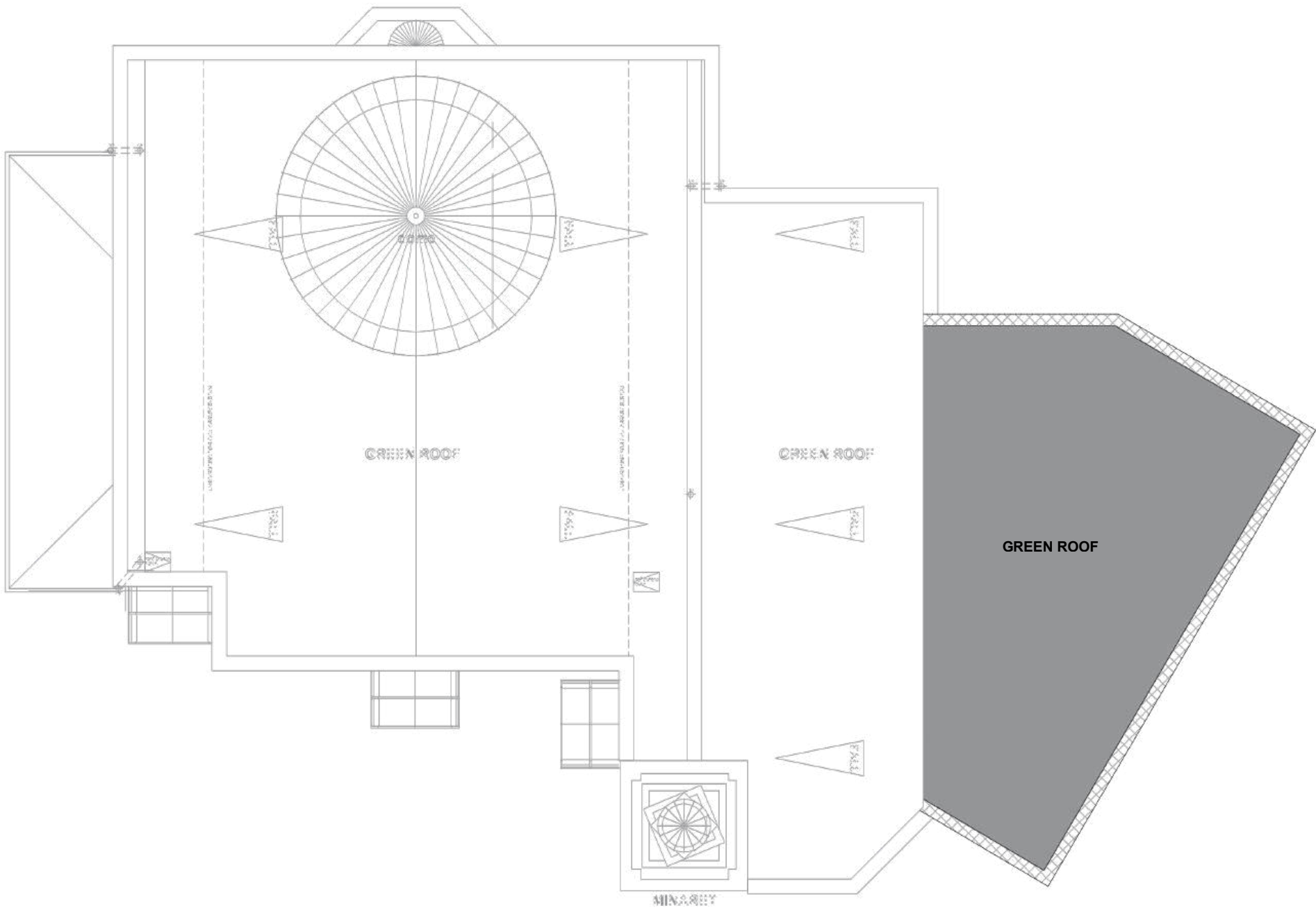


PROPOSED FIRST FLOOR
SCALE 1 : 75

- EXISTING
- PROPOSED
- DEMOLITION LINE

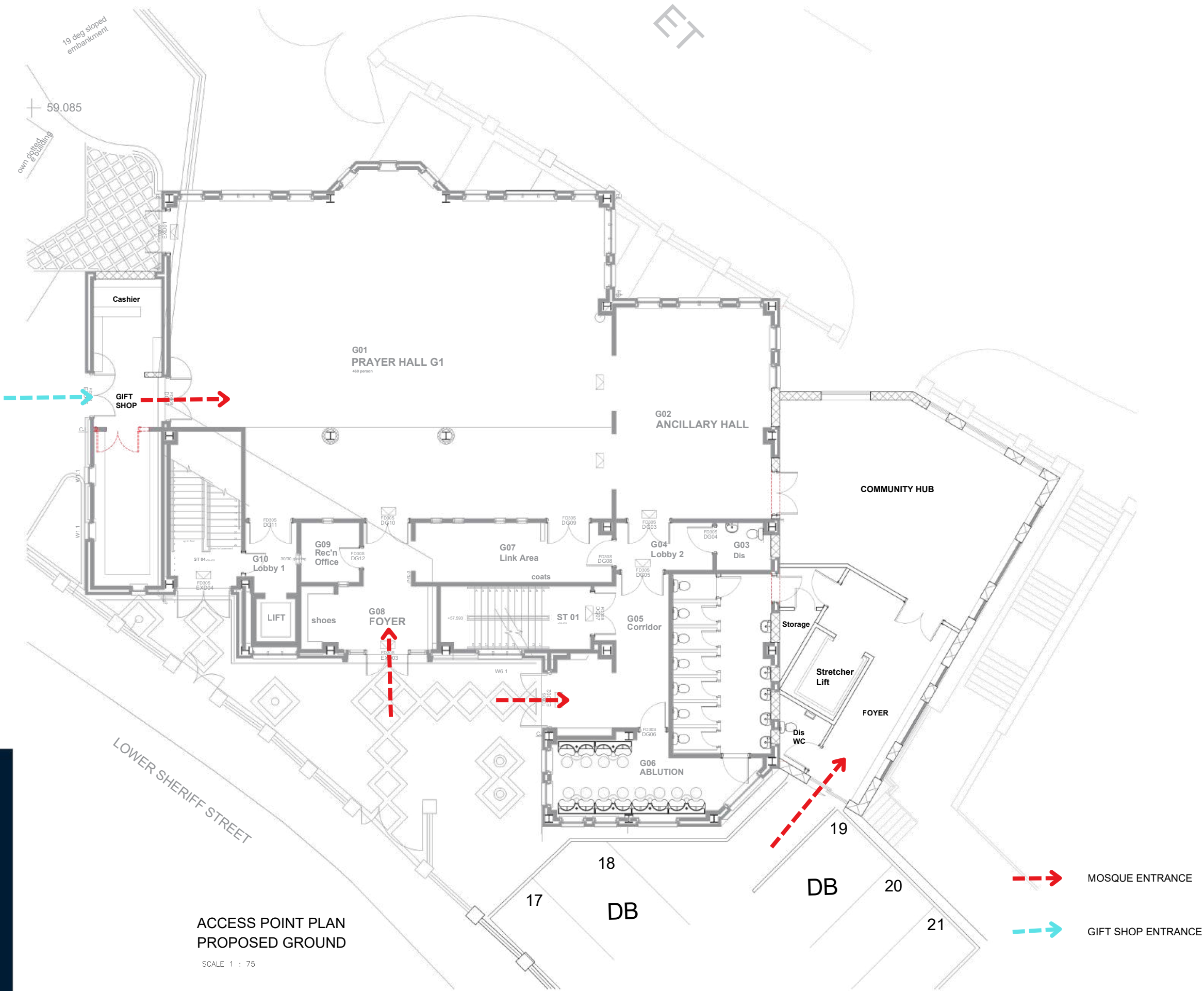
THE PROPOSAL
FIRST FLOOR PLAN

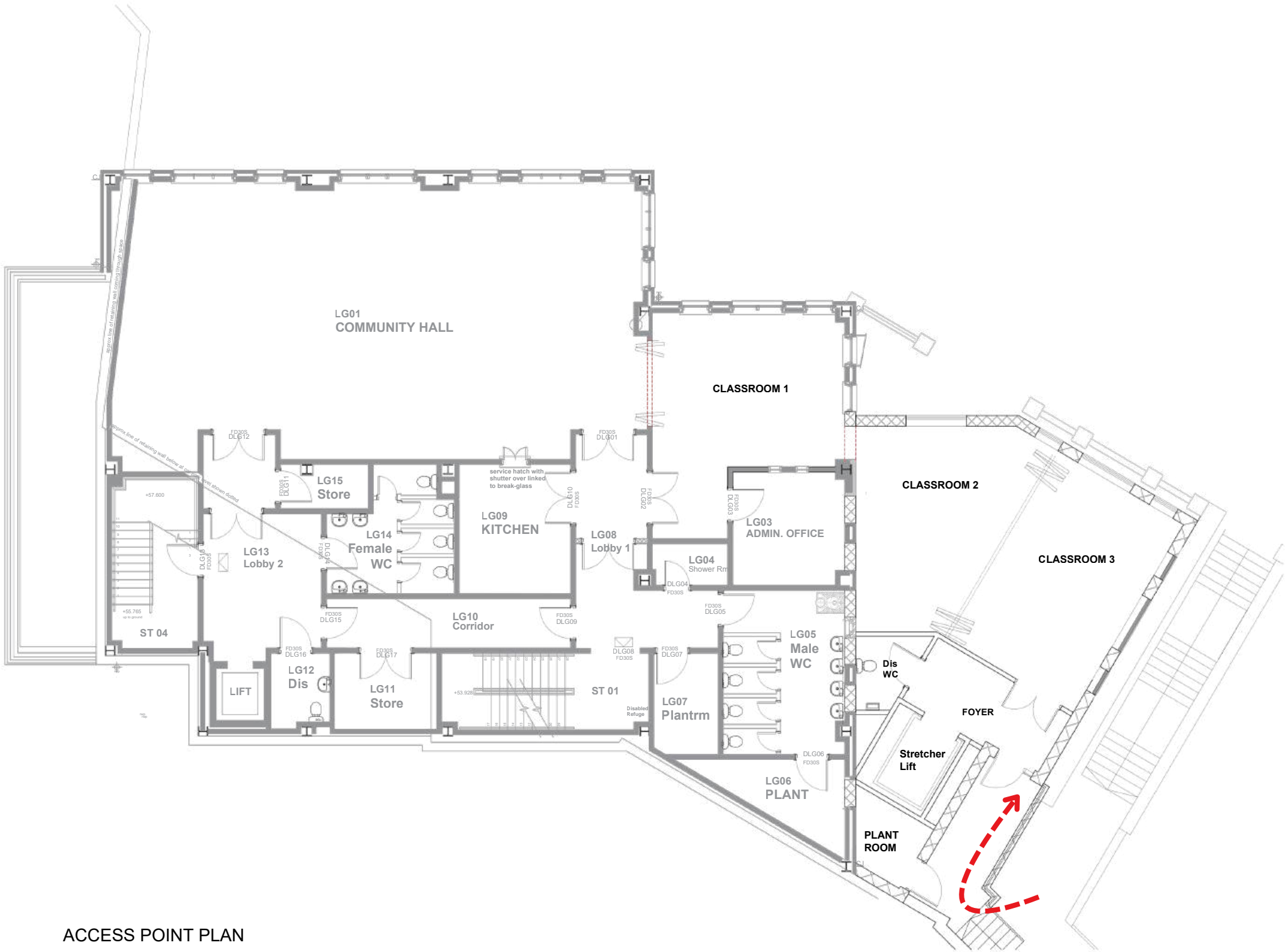
**THE PROPOSAL
ROOF PLAN**



PROPOSED ROOF
SCALE 1 : 75

THE PROPOSAL
ACCESS POINT PLAN



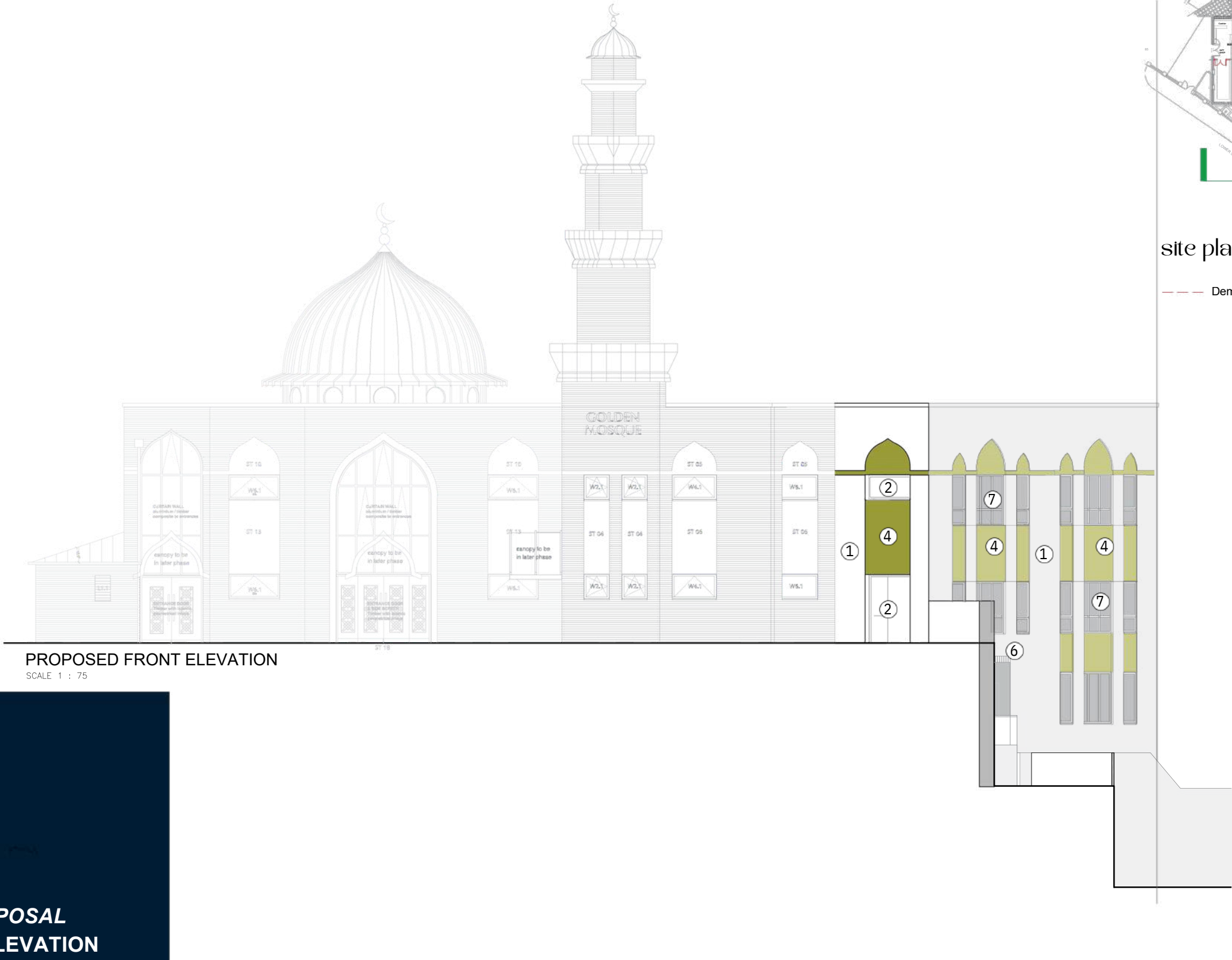


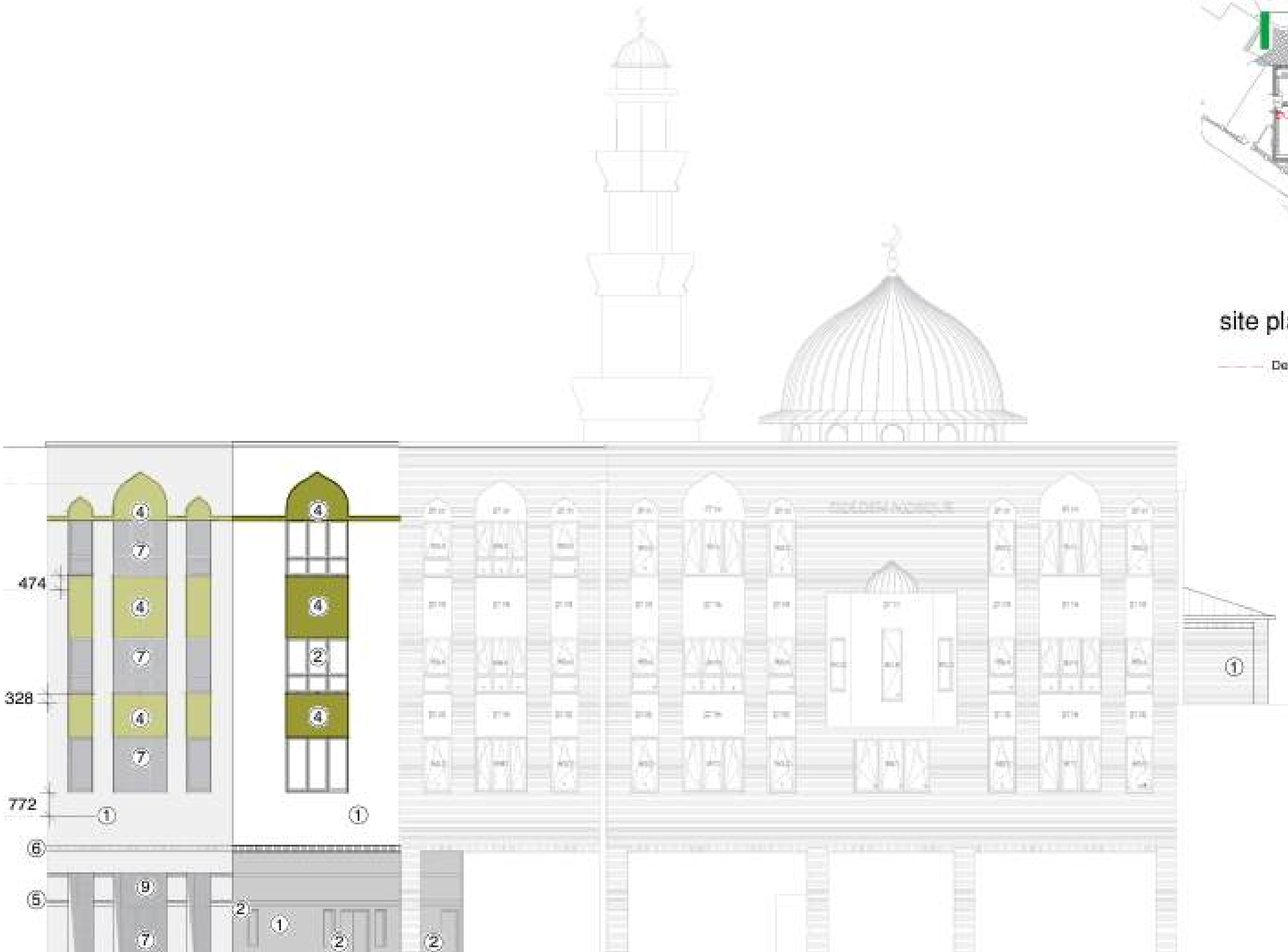
ACCESS POINT PLAN
PROPOSED LOWER GROUND

SCALE 1 : 75

-  MOSQUE ENTRANCE
-  GIFT SHOP ENTRANCE

THE PROPOSAL
ACCESS POINT PLAN

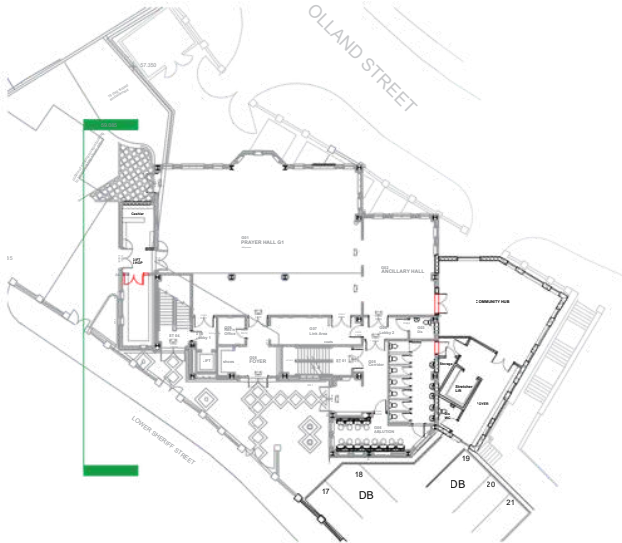




site plan key

- ① Brickwork match existing
- ② Off-White Aluminium double glazed window/door assembly to match existing
- ③ Flat Green roof to match existing
- ④ Opaque/ Colour panel to match Doms
- ⑤ Horizontal linear brick detail with protruded alternative courses.
- ⑥ Soldier Course brick detail to match existing
- ⑦ Opaque panel
- ⑧ New external stairs and railing
- ⑨ Recessed Brick work

THE PROPOSAL
REAR ELEVATION



site plan key

--- Demolition Line



PROPOSED GABLE 1 ELEVATION

- 1 Brickwork match existing
- 2 Off-White Aluminium double glazed window/door assembly to match existing
- 3 Flat Green roof to match existing
- 4 Opaque/ Colour panel to match Dome
- 5 Horizontal linear brick detail with protruded alternative courses.
- 6 Soldier Course brick detail to match existing
- 7 Opaque panel
- 8 New external stairs and railing
- 9 Recessed Brick work

EXISTING

PROPOSED

THE PROPOSAL
GABLE 1 ELEVATION



site plan key

--- Demolition Line



PROPOSED GABLE 2 ELEVATION
SCALE 1 : 75

- ① Brickwork match existing
- ② Off-White Aluminium double glazed window/door assembly to match existing
- ③ Flat Green roof to match existing
- ④ Opaque/ Colour panel to match Dome
- ⑤ Horizontal linear brick detail with protruded alternative courses.
- ⑥ Soldier Course brick detail to match existing
- ⑦ Opaque panel
- ⑧ New external stairs and railing
- ⑨ Recessed Brick work

EXISTING

PROPOSED

THE PROPOSAL
GABLE 2 ELEVATION

DESIGN PROCESS

Pre-Application Process and Officer Feedback

This Design and Access Statement has been prepared in support of the proposed development at the Golden Mosque and sets out the design evolution of the scheme following the pre-application planning process.

Pre-Application Submission

As part of the pre-application process, a package of supporting information was submitted to the Local Planning Authority on 6 October 2025. The submission included:

- Existing and proposed site plans
- Existing and proposed floor plans
- Existing and proposed elevations
- A Travel Report prepared by SCP
-

The purpose of the pre-application submission was to obtain early planning guidance on the proposed extension and to ensure that the design responded appropriately to the site context and surrounding streetscape.

In addition to the submitted documents, an on-site meeting was held with the planning officer. This meeting was important in providing a clear understanding of the proposal, particularly the need for the extension to the right-hand side of the Mosque, which is considered essential to support the operational requirements of the Mosque and the wider community it serves. The extension is intended to improve the functionality of the building and provide additional space necessary for community use, religious activities, and associated services.

Planning Officer Feedback

Formal feedback was received from the planning officer on 11 December 2025. Overall, the response to the proposal was positive, with the principle of the development being viewed favourably.

The planning officer's comments primarily related to the architectural appearance of the extension and its relationship with the character of Holland Street.

Setback of the Extension

A key recommendation was that the extension should be set back further from the street elevation in order to better preserve the established rhythm and spatial quality of the street scene.

In response to this feedback, the proposed extension has been revised and set back further from the front building line. This amendment ensures that the development better respects the existing building pattern and maintains the visual rhythm of Holland Street.

Improvement to the Side Elevation

The planning officer also noted that the side elevation of the proposed extension appeared visually plain and overly monotonous. To address this concern, it was recommended that simple brick detailing be introduced to provide visual interest and break up the massing of the new gable elevation.

Following this feedback, the design was updated to improve the appearance of the gable elevation. The revised proposal introduces opaque panel detailing, creating a more balanced and harmonious rhythm that better relates to the existing Holland Street elevation.

Revision of Material Treatment

Further comments were provided in relation to the material treatment between the glazed sections of the extension. The planning officer advised that the previously proposed stonework between glazing elements should be replaced with opaque panels, with a colour finish that matches the existing dome.

This amendment has been incorporated into the revised design in order to improve the visual coherence of the extension and create a stronger architectural relationship with the existing Mosque building.

Design Evolution

The current proposal has therefore been directly informed by the constructive feedback received through the pre-application process.

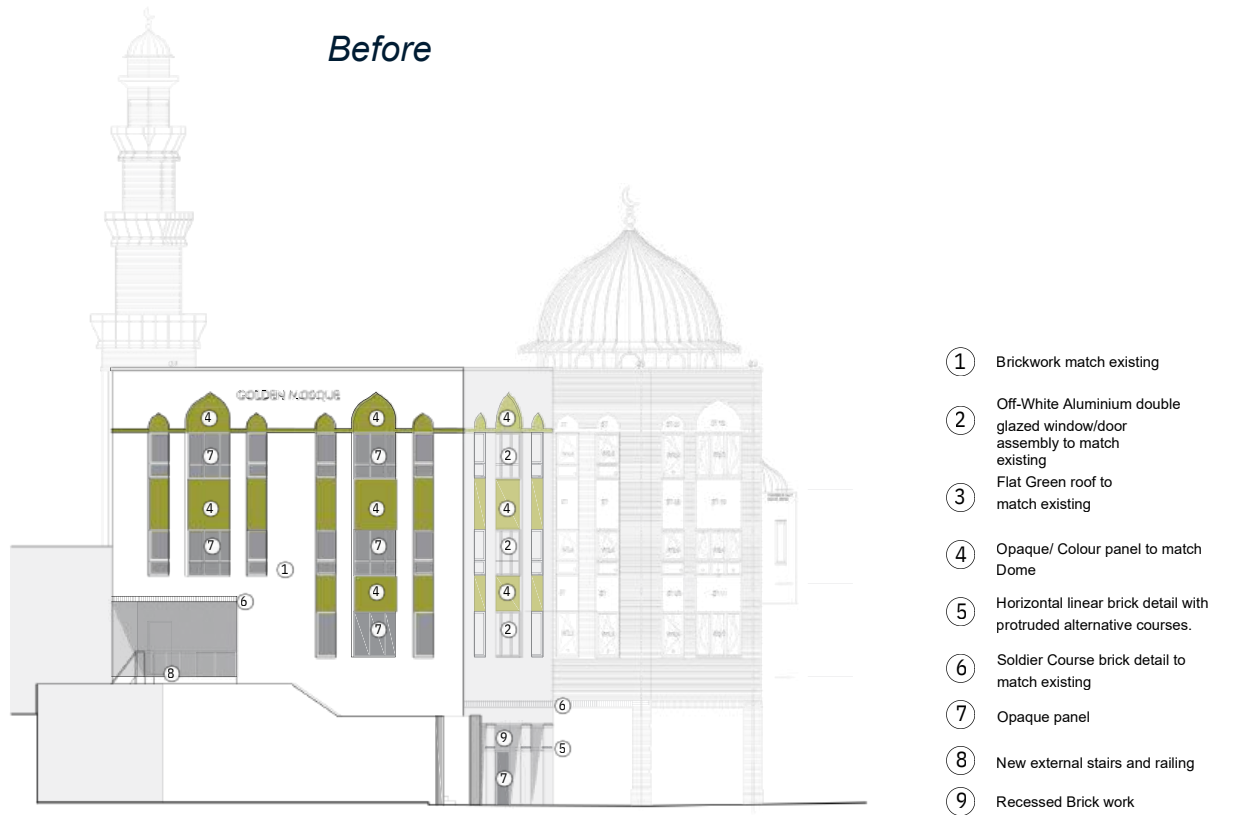
The key amendments made include:

- Increased setback of the extension
- Revised gable elevation treatment
- Introduction of opaque panel detailing
- Material finishes coordinated with the existing dome colour

These changes have enhanced the overall appearance of the proposal and ensured that the extension better preserves the character and visual quality of the surrounding streetscape while continuing to meet the functional needs of the Mosque and its community.

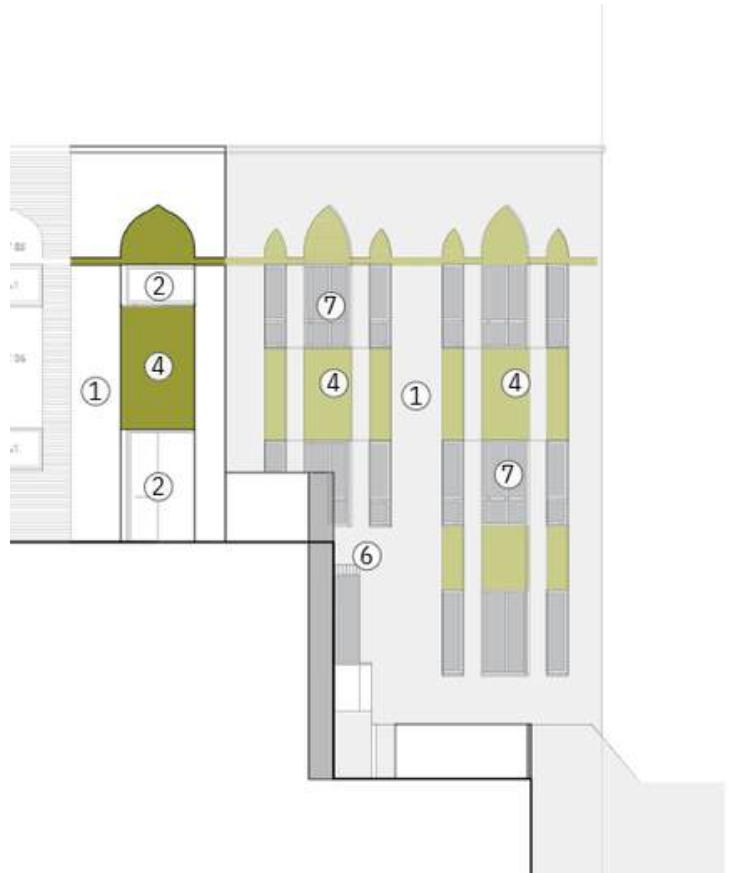
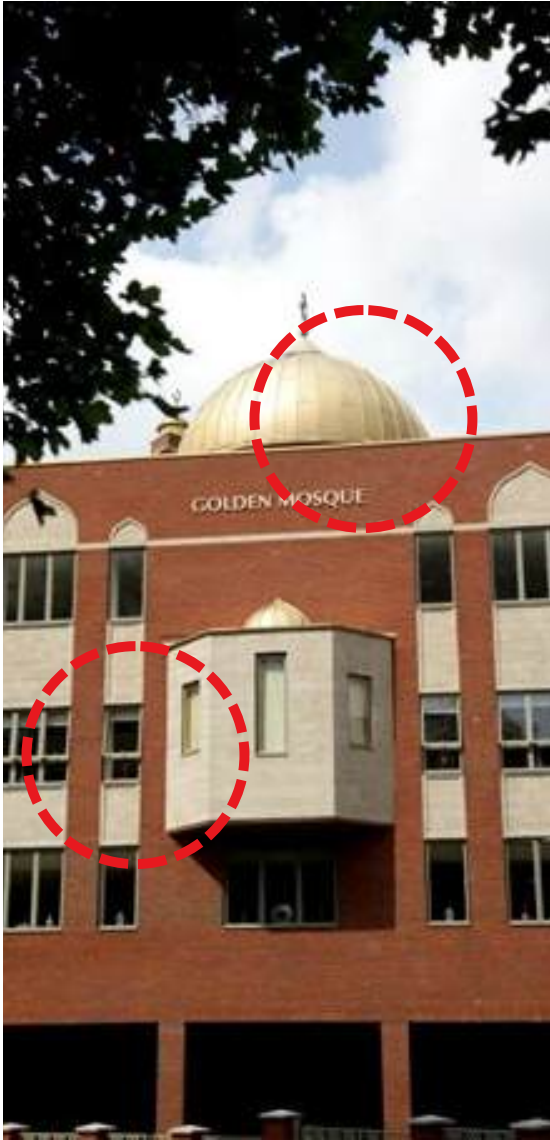


Before



After

THE PRECEDENCE
DESIGN & MATERIAL



- ① Brickwork match existing
- ② Off-White Aluminium double glazed window/door assembly to match existing
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- ⑨ Recessed Brick work

**PRECEDENCE
DESIGN & MATERIAL**

3D PREVIEW
PRE & POST DESIGN ON SITE



Before



After

