

Design & Access Statement
In respect of Planning Application
For
Rebuilding & Extension
at:
Masjid Osman Mosque
32 Upper George Street, Huddersfield



May 2022

Architecture
Project Management
Surveying
Planning
Conservation


HEPPENSTALLS
Chartered Architects & Surveyors

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1 Introduction

- 1.1 Heppenstall Architects have been appointed by the Masjid Osman Mosque to prepare and submit a full planning application in support the rebuilding of the existing two storey mosque building.
- 1.2 The Masjid Osman Mosque has been located at 32 Upper George Street since 1962 when it was open to serve the local community, and is still an integral part of the local community today.
- 1.3 The building was altered internally to accommodate the new use as a Mosque shortly after its occupation and before listing on the 28th September 1978. Further alterations were undertaken in 1995 and an extension added in 2013.
- 1.4 The building has in 2015/2016 subsequently been delisted.
- 1.5 The Masjid Osman Mosque is comparable to all places of worship in respect that its location is directly related to and within the community that it serves.



Existing Upper George Street Frontage

2 Community Location

- 2.1 32 Upper George Street is a well-established mosque which has been in use since 1962 to serve the local community.
- 2.2 The location of the mosque within Springwood residential area ensured its continued use by the local residents.
- 2.3 The close proximity of the mosque to the town centre has provided a convenient location for town centre workers for day time prayer.



Community Context

3 The Proposal

- 3.1 The proposal has been developed to meet with the Mosques requirements to create open plan prayer halls to the existing/original two storey building and to improve the access to all floor levels.
- 3.2 To achieve open plan areas at all floor levels this involves the removal of the internal structural columns at ground floor and the internal structural walls at first floor and the timber trusses at attic level.
- 3.3 The combination of the extent of internal structural alterations together with the apparent structural cracking to the front elevation has resulted in the proposal to completely de-build and reconstruct the existing two storey mosque. Leaving only the existing/previous rear single storey extension in place whilst the works are completed.

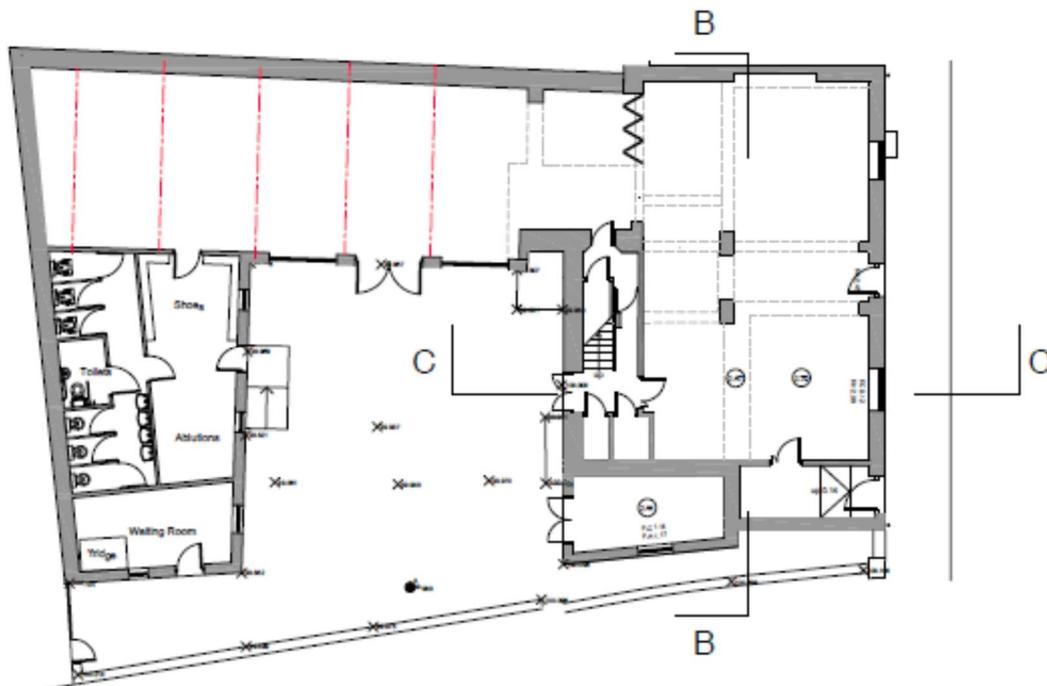


Existing Front/South Elevation Masonry cracking.

- 3.4 The rebuilding will reuse the existing masonry, replacing damaged pieces with new to match existing, this will allow the incorporation of a structural steel frame internally to facilitate the open plan floor areas whilst maintaining the existing traditional appearance.

4 Layout & Access

- 4.1 The existing mosque pedestrian access is from Upper George Street, with the building frontage having 3 doors.
- 4.2 The door placed centrally within the main two storey frontage (south elevation) is the original entrance door which once would have linked with an entrance corridor and stairs to the first floor. This entrance stair and corridor have long since been removed and replaced with a number of internal columns, and a stair to the rear of the building. This original main door now is only used as a fire exit as it opens directly into a prayer hall.
- 4.3 There are two doors within the single storey extension to the east/left of the main frontage (south elevation). Together these doors provide pedestrian access for all into the mosque. The door to the right provides access into the front prayer hall, where the door to the left provides access to the rear prayer hall.
- 4.4 There is a rear access to the mosque which is only used as a fire/emergency exit and for funeral access. This will remain unchanged as a result of this proposal.



Existing Site plan

- 4.5 The existing first floor is accessed by a stair to the rear/north of the floor layout. This stair has an external access door to the rear yard and internal access door to the ground floor prayer hall. This existing stair does not provide equal access for all, as there is currently no access to the upper floors for wheelchair users and limited ambulant disabled access.

- 4.6 The proposal will include the construction of a new stair and lift to ensure that there is equal access for all to all floor levels, and that the stair has direct access to the main exit to comply with means of escape.



- 4.7 The proposed layout allows for the ground floor hall to be used as a single open plan area or to be split to separate halls for separate groups.
- 4.8 The first floor and attic floor will be accessed from the main entrance foyer/stair which replaces the existing access from Upper George Street.
- 4.9 A combination of the existing floor level and existing sloping Upper George Street ground level that are closest together to provide level access in the position of the existing entrances dictates that the main entrance remains in the position existing position. This ensures that a level access is provided both in to the building and into the rear yard area.

5 Amount & Scale

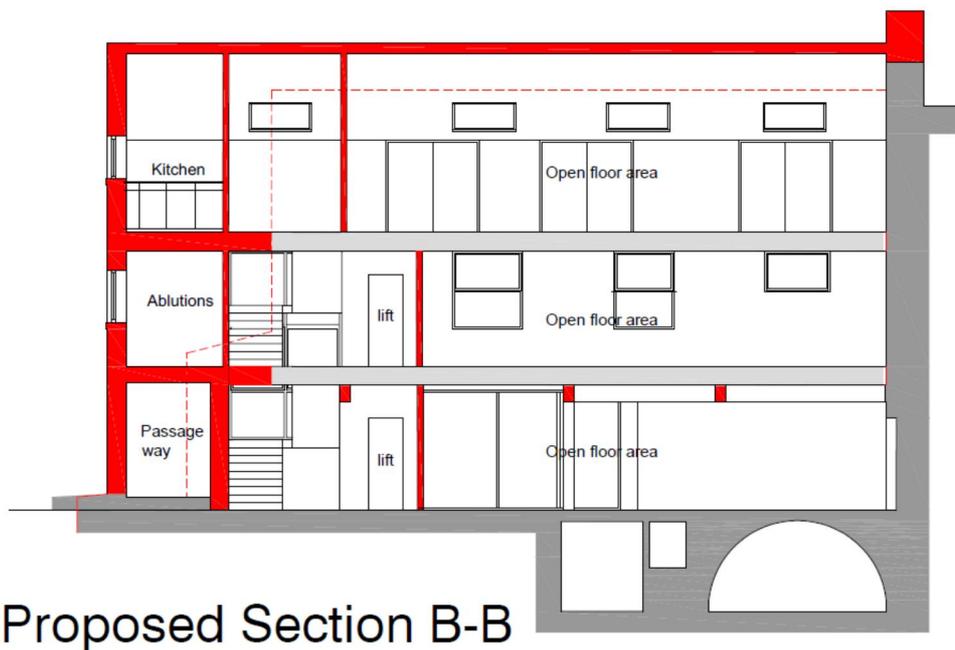
5.1 32 Upper George Street comprises of:-

- Existing Ground floor footprint area 345m²
- Existing First floor footprint area 137m²
- Existing Attic floor footprint area 127m²
- Existing Total footprint area 609m²

- Proposed Ground floor footprint area 339m²
- Proposed First floor footprint area 176m²
- Proposed Attic floor footprint area 176m²
- proposed Total footprint area 691m²

5.2 The proposed ground floor footprint area reduces slightly by 6m², this is as a result of increasing the width of the existing alley way to the rear yard area to improve the access.

5.3 The first, and attic footprint area both increase slightly by 39m² and 49m² respectively. This is as a result of building over the existing ground floor extension and alley way and rebuilding the West gable on the boundary.



New Construction shown red – Existing shown red dashed

5.4 The proposal increases the footprint area by 82m² this represents a 13.5% increase in the footprint area.

5.5 The proposal raises both the eaves and the ridge level by 1m to provide a reasonable increase to the usable floor area at attic floor level. The storage areas to both sides of the roof slope are below 2m in head height.

6 Appearance

- 6.1 The proposal has been designed to keep the proportions of the windows and doors the same as existing and respect the rhythm of the openings to the existing street.



Existing Elevation

- 6.2 The proposal will reuse the existing material with eaves cornice and intermediate string courses details exactly the same as existing.
- 6.3 The raising of the roof height will increase the difference between the proposed roof and existing adjoining/neighbours roof. This is part of the character of the group. The existing roof/gutter line steps down the street at varying heights/steps.



Proposed Elevation

- 6.4 The proposal seeks to replace the existing brown PVC windows with white PVC windows to match the white PVC windows that existing to the other adjacent properties on upper George Street. These will be more in keeping that the existing brown PVC windows
- 6.5 To the left of the front/south elevation the alleyway and entrance doors have been grouped together and setback from the façade by 1m with an arched opening. This arched opening takes its direct precedent from an established existing arched opening within the same street frontage between 20 & 22.



7 Summary

- The proposal increases the footprint area by 82m² this represents a 13.5% increase in the footprint area.
- The proposal increases the height of the existing building by 1m. This step in the roof/gutter is no different to existing steps to the same group and opposite roof/gutter steps.
- The form of construction and materials will all remain as existing. The choice and use of materials is appropriate in the conservation area.
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- The condition of the facade will be repaired as part of the proposal.
- The proposal will result in open plan rooms at each floor level.
- The proposal will improve the access by including a lift providing equal access for all.
- The proposal will improve this community asset, and ensure its continuing use.