
Design and Access Statement for the Retrospective Application to Split an Existing Semi-Detached House into a Flat at First Floor and a Private Prayer Hall at Ground Floor

Introduction:

This Design and Access Statement presents a retrospective application for the conversion of an existing semi-detached house into two distinct premises – a residential flat on the first floor and a Sabbath-only prayer hall on the ground floor.

The application also involves the erection of a porch at the front of the property.

The property is located at 52 Albert Ave Prestwich, Manchester M25 0LX, and this statement outlines the considerations for the proposed development.

Site History:

Planning permission was granted on Oct 21 for a two-storey rear extension with a juliet balcony, application number: 67418.

The client proceeded with the works and included a conversion to include a prayer hall and residential flat without prior consent. Upon being made aware of this oversight, they submitted a retrospective application. The client is committed to securing the necessary approvals, having learned the importance of adhering to planning regulations for conversions

Design Rationale:

The proposed conversion aims to accommodate the specific needs of an extended Orthodox Jewish family that will use the prayer hall solely for Sabbath worship. All worshippers reside within walking distance of the prayer hall, ensuring minimal external transportation needs. The proposed porch is required to allow for better entry and egress at the front.

Sabbath-Only Prayer Hall (Ground Floor):

The design of the prayer hall ensures it meets the specific requirements of Sabbath worship. The activities within the prayer hall are not anticipated to be particularly noisy or cause undue disturbance to the attached neighbour.

Residential Flat (First Floor):

The first-floor flat has been designed to create a comfortable living space for the Clients elderly parents, adhering to all relevant building regulations and guidelines. To ensure accessibility a stairlift will be installed to provide ease of movement between floors.

Impact:

The proposal has been developed with consideration for the surrounding community. To mitigate potential noise transmission, an acoustically isolated stud wall has been erected alongside the party wall. Please refer to the attached Sound Insulation Test Report which shows how the noise transmission meets regulations.

The proposed porch would have minimal impact to the building line along Albert Avenue and matches the design of the porch at No.48.

Accessibility:

The property benefits from a highly accessible location with convenient access to public transportation. It is easily accessible via bus stops on Bury New Road and Bury Old Road. The property has been assigned a high Greater Manchester Accessibility Level (GMAL) score of 5, indicating excellent accessibility. The design ensures that both the prayer hall and residential flat are accessible to all individuals, including those with disabilities. Wheelchair access to the front of the prayer hall and a stairlift for the first-floor flat ensure inclusivity and ease of movement for all family members and visitors. Given the observance of the Sabbath by the extended family, no additional parking facilities are required, as family members will solely walk to the prayer hall during the Sabbath.

Conclusion:

The proposed retrospective conversion of the semi-detached house into a residential flat and a Sabbath-only prayer hall aims to accommodate the specific needs of an extended Orthodox Jewish family during Sabbath worship. The property's high Greater Manchester Accessibility Level (GMAL) score further enhances its accessibility and suitability for both residential and religious purposes. We have taken significant measures, including the proximity of worshippers and the use of soundproofing, to ensure a harmonious and respectful relationship with the neighbouring property.

We believe this development will have a positive impact on the community and respectfully request your favourable consideration of this application.

Sincerely,

Joseph Chelms,
Director,
JCD Planning & Architecture

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