



بسم الله الرحمن الرحيم

مسجد ابن تيمية

B R I X T O N M O S Q U E
A N D I S L A M I C
C U L T U R A L C E N T R E
F E A S I B I L I T Y S T U D Y

JULY 2020 / DHUL HIJAH 1441H

C O N T E N T S		
INTRODUCTION		
Executive Summary	3	Executive Summary
Prime Objectives / Brief	4	Prime Objectives / Brief
SITE ANALYSIS		
Urban Information	5	Urban Information
Other Religious And Community Buildings	6	Other Religious And Community Buildings
Conservation Area & Listed Buildings	7	Conservation Area & Listed Buildings
Neighbouring Developments	8	Neighbouring Developments
EXISTING MOSQUE ANALYSIS		
SWOT	10	SWOT
Site Information	11	Site Information
Ground Floor	12	Ground Floor
First Floor	13	First Floor
Overview	14	Overview
Previous Planning Permission	15	Previous Planning Permission
DESIGN PROPOSALS		
1. Refurbishment	17	1. Refurbishment
Option A - Light	18	Option A - Light
Option B - Heavy	22	Option B - Heavy
Comparison	25	Comparison
Cost Indication - Precedents	26	Cost Indication - Precedents
Additional Connected Program	27	Additional Connected Program
Summary	29	Summary
REDEVELOPMENT		
2. An Opportunity	31	2. An Opportunity
A New Hub	32	A New Hub
Integrated Scheme	33	Integrated Scheme
Site Analysis	34	Site Analysis
Concept Diagram	35	Concept Diagram
Basement Level	36	Basement Level
Ground Level	37	Ground Level
First Level	38	First Level
Roof Plan	39	Roof Plan
Visualisation	40	Visualisation
Comparison	43	Comparison
Overview	44	Overview
Cost Indication - Precedents	46	Cost Indication - Precedents
Summary	47	Summary
REIMAGINE		
Sketch	49	Sketch
NEXT STEPS AND RECOMMENDATIONS		
50	50	NEXT STEPS AND RECOMMENDATIONS

INTRODUCTION	
Executive Summary	3
Prime Objectives / Brief	4
SITE ANALYSIS	
Urban Information	5
Other Religious And Community Buildings	6
Conservation Area & Listed Buildings	7
Neighbouring Developments	8
EXISTING MOSQUE ANALYSIS	
SWOT	10
Site Information	11
Ground Floor	12
First Floor	13
Overview	14
Previous Planning Permission	15
DESIGN PROPOSALS	
1. Refurbishment	17
Option A - Light	18
Option B - Heavy	22
Comparison	25
Cost Indication - Precedents	26
Additional Connected Program	27
Summary	29
REDEVELOPMENT	
2. An Opportunity	30
A New Hub	31
Integrated Scheme	32
Site Analysis	33
Concept Diagram	34
Basement Level	35
Ground Level	36
First Level	37
Roof Plan	38
Visualisation	39
Comparison	40
Overview	43
Cost Indication - Precedents	44
Summary	46
REIMAGINE	
Sketch	49
NEXT STEPS AND RECOMMENDATIONS	
	50

INTRODUCTION

Executive Summary

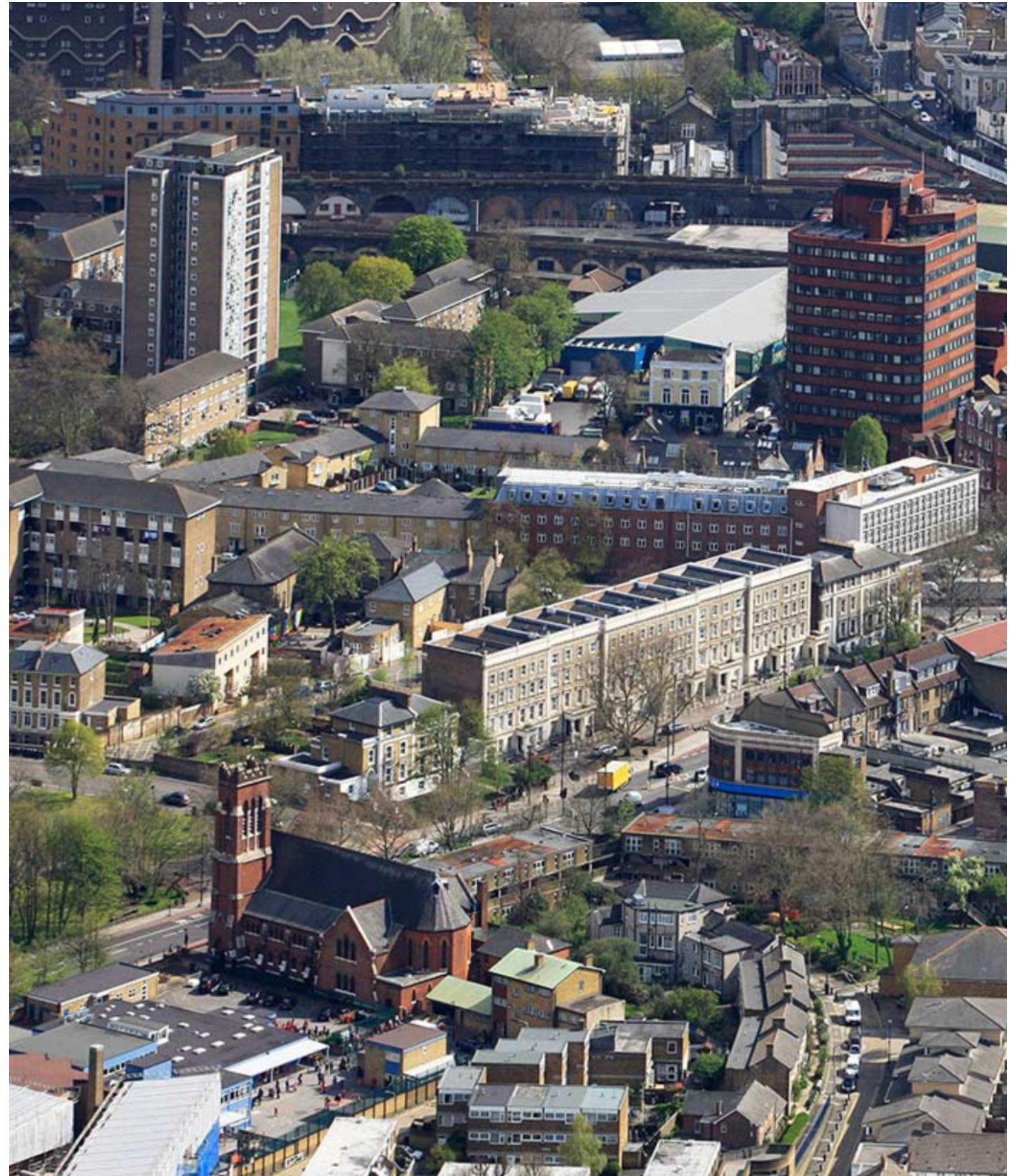
The community of the Brixton Mosque has had an interesting journey of development and growth since the 1980s, and have been at their current location since the 1990s.

AWMA has carried out this feasibility study by looking at the past, and understanding the limitations, aims and the ambitions of the centre, creating a vision to the future. This study looks at possibilities for the site; a refurbishment of the existing building maximising its use and a new build option, and even potentially expanding the site.

Both options look at the rear part of the site as additional use that could be incorporated as part of the Mosque's progression.

This document outlines how the proposal could ultimately aim to deliver community facilities and amenity space within a sustainable, active, vibrant place which contributes positively to this unique area of Brixton.

This document represents work in progress in terms of design development and identifies additional scope to follow at a later stage. This document could be used as a base to develop the scheme for a pre-planning application advice from Lambeth Council.



PRIME OBJECTIVES / BRIEF

WORSHIP

- Increase prayer facilities for men
- Increase prayer facilities for ladies
- Better multi-purpose use space
- Better classroom facilities
- Better use of the space available
- Enhancement of existing facilities

COMMUNITY

- Sustainable brotherhood
- Religious and spiritual hub
- A more co-operating and connected community
- Increase facilities for the community
- A social hub

SUSTAINABILITY

- A self-sufficient Mosque
- An income-generating intervention to sustain the activities of the mosque.

OPPORTUNITIES

- A solution for the land at rear
- Connected Program
- Fulfilling a need



SITE ANALYSIS

SITE ANALYSIS

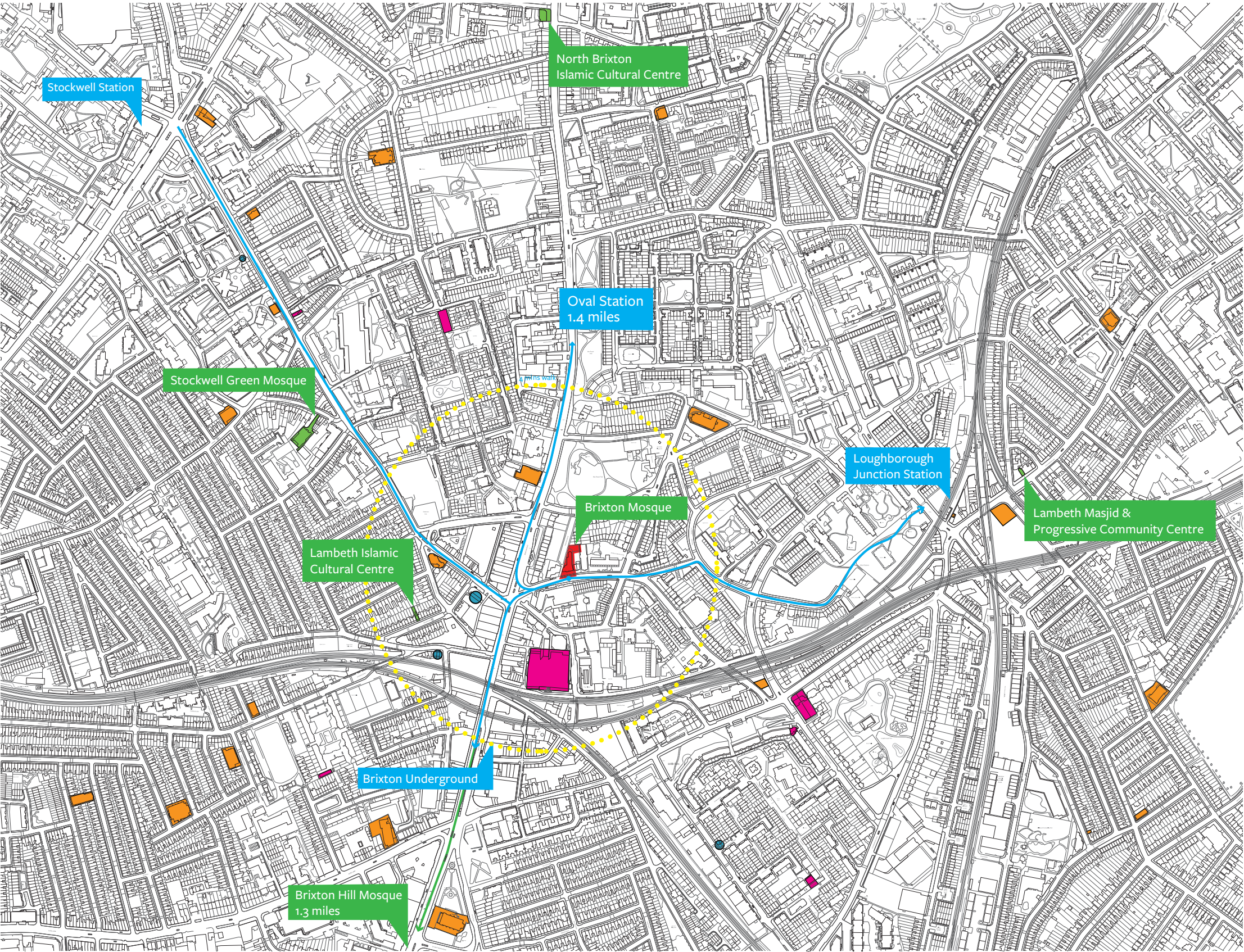
URBAN INFORMATION

Wards	2011 Census	2018 Estimate
Coldharbour	16,784	17,079
Ferndale	15,032	14,886
Brixton Hill	15,842	16,792
Tulse Hill	15,771	15,995
Total population	63,432	64,752
Christian		58%
Muslim		7.8%
Hindu		1.1%
Jewish		0.4%
Buddhist		1.1%
Sikh		0.2%
Other Religion		0.6%
Religion not Stated / No Religion		30.7%
Average property value ZED-INDEX		£502K
Average property value LONDON.GOV		£525K



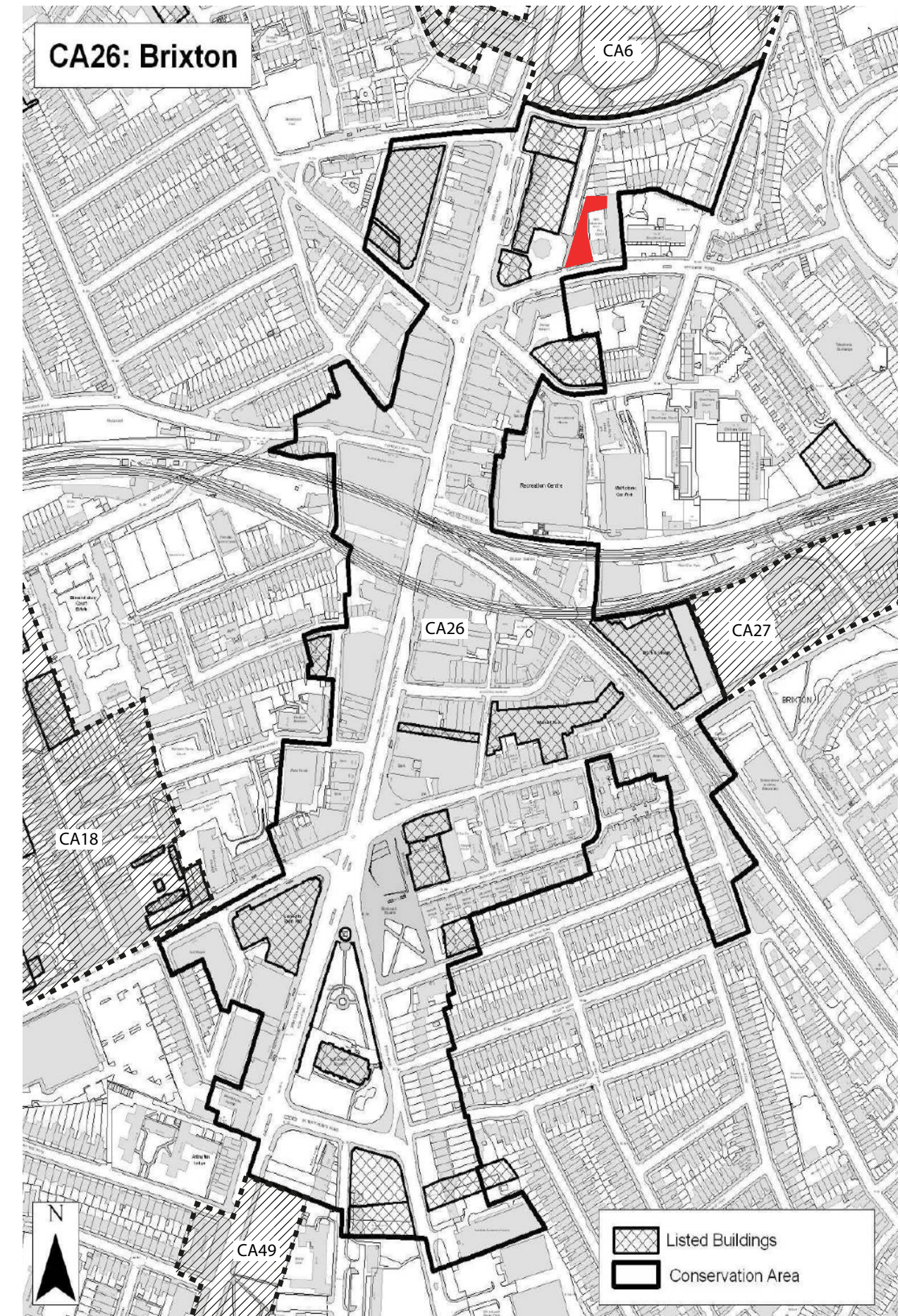
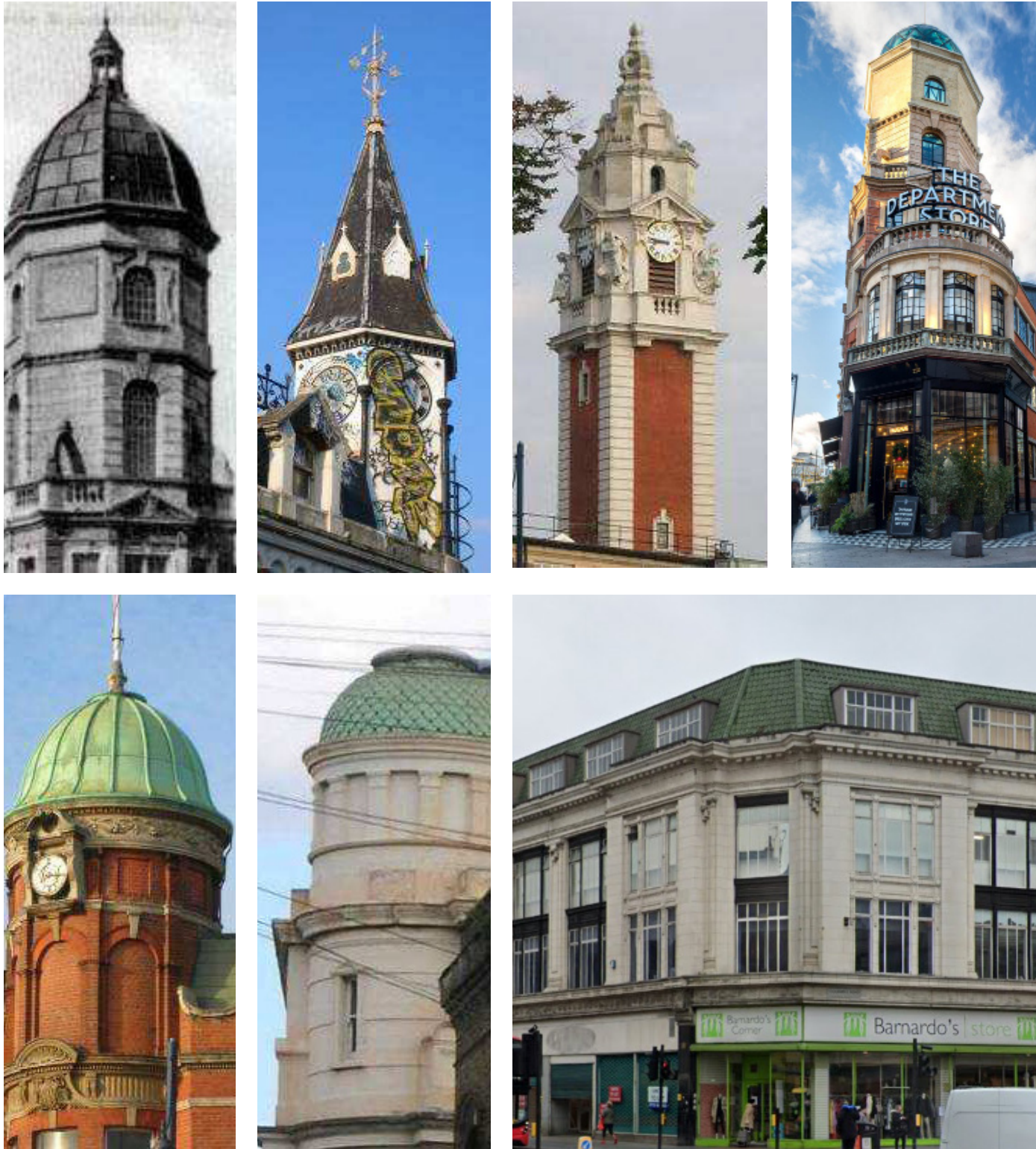
SITE ANALYSIS

OTHER RELIGIOUS AND COMMUNITY BUILDINGS



CONSERVATION AREA & LISTED BUILDINGS

1.2 CHARACTER



NEIGHBOURING DEVELOPMENTS



4 Hondo Tower



8 The Edge



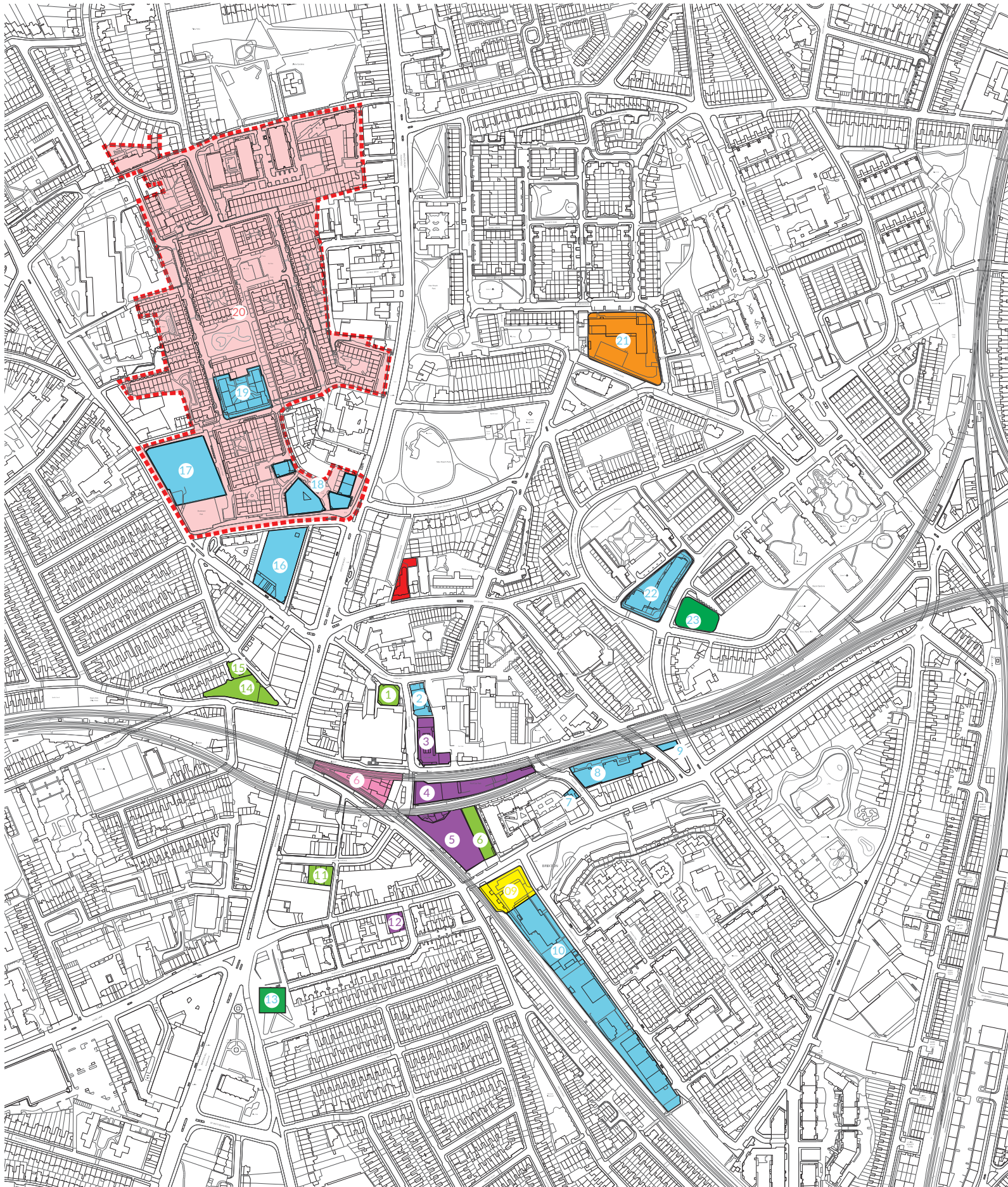
9 Ovalhouse Theatre



15 Workspace Squire & Partners

- Residential
- Work Space
- Retail / Food
- Mixed used
- Entertainment
- Education
- Public Art

- International House
- Pope Road Residential
- Pop Brixton
- Hondo Tower
- Brixton Village
- Walton Lodge
- Valentia Place
- The Edge
- Ovalhouse Theatre
- Somerlyton Road
- Electric lane Office
- Rusch Croft Rd
- Windursh Sq Art
- Department Store
- Bellefield Road Dev
- Academy Works
- Thrayle House
- SW9 Housing
- Rumsey Rd
- Regeneration Plan
- St John School
- SW9 Apartments
- Wyck Gardens





EXISTING MOSQUE ANALYSIS

SWOT ANALYSIS

STRENGTHS



- Diverse community
- Established brand
- Education
- Good location
- Basic religious activities
- Quran & Sunnah

WEAKNESSES



- Transparency
- Funds & fundraising
- Technology skills
- Media & Marketing
- Poor Relations
- Outdoor activities
- Lack of sisterhood
- Lack of Vision, Direction and planning

OPPORTUNITIES



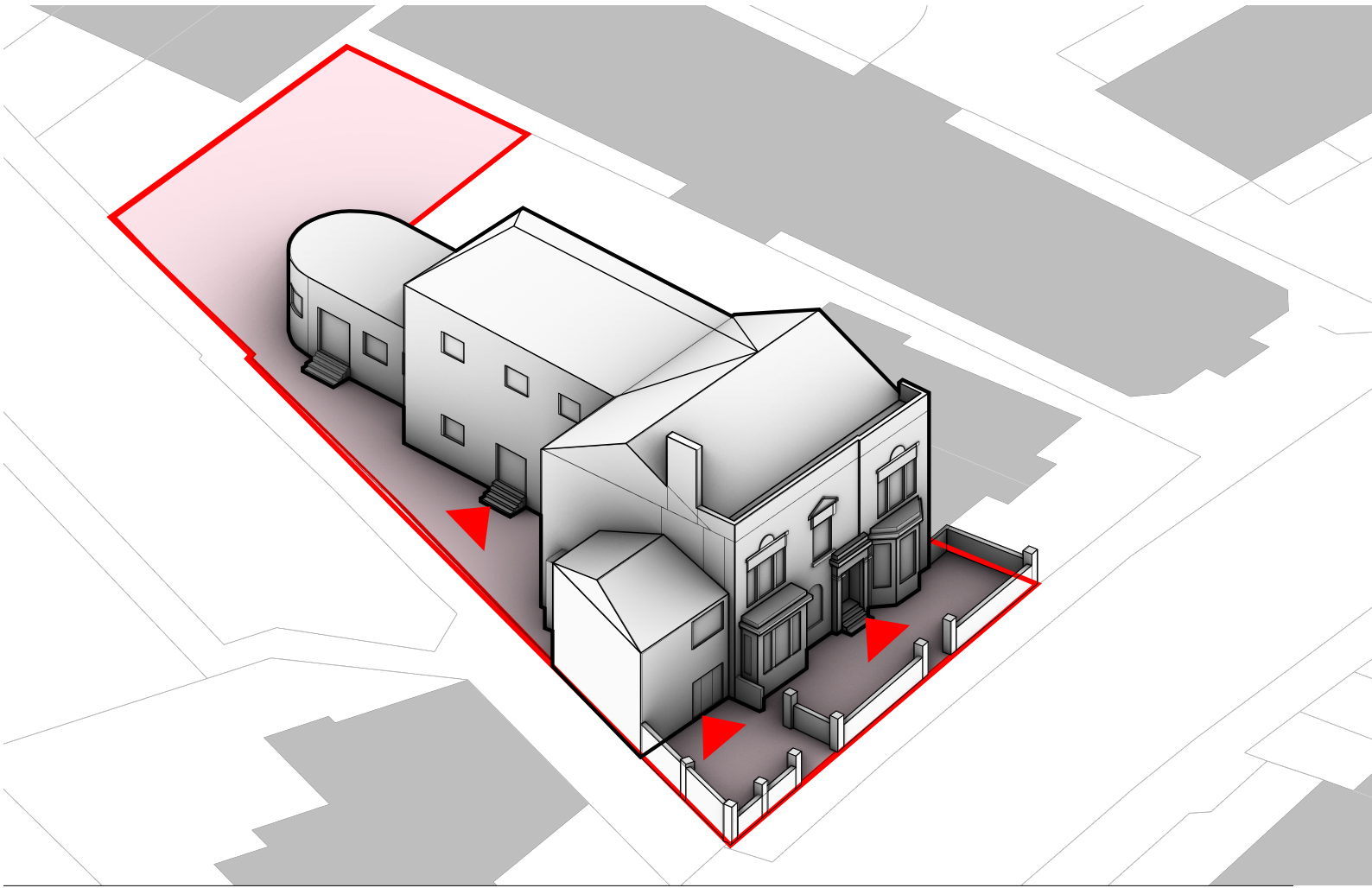
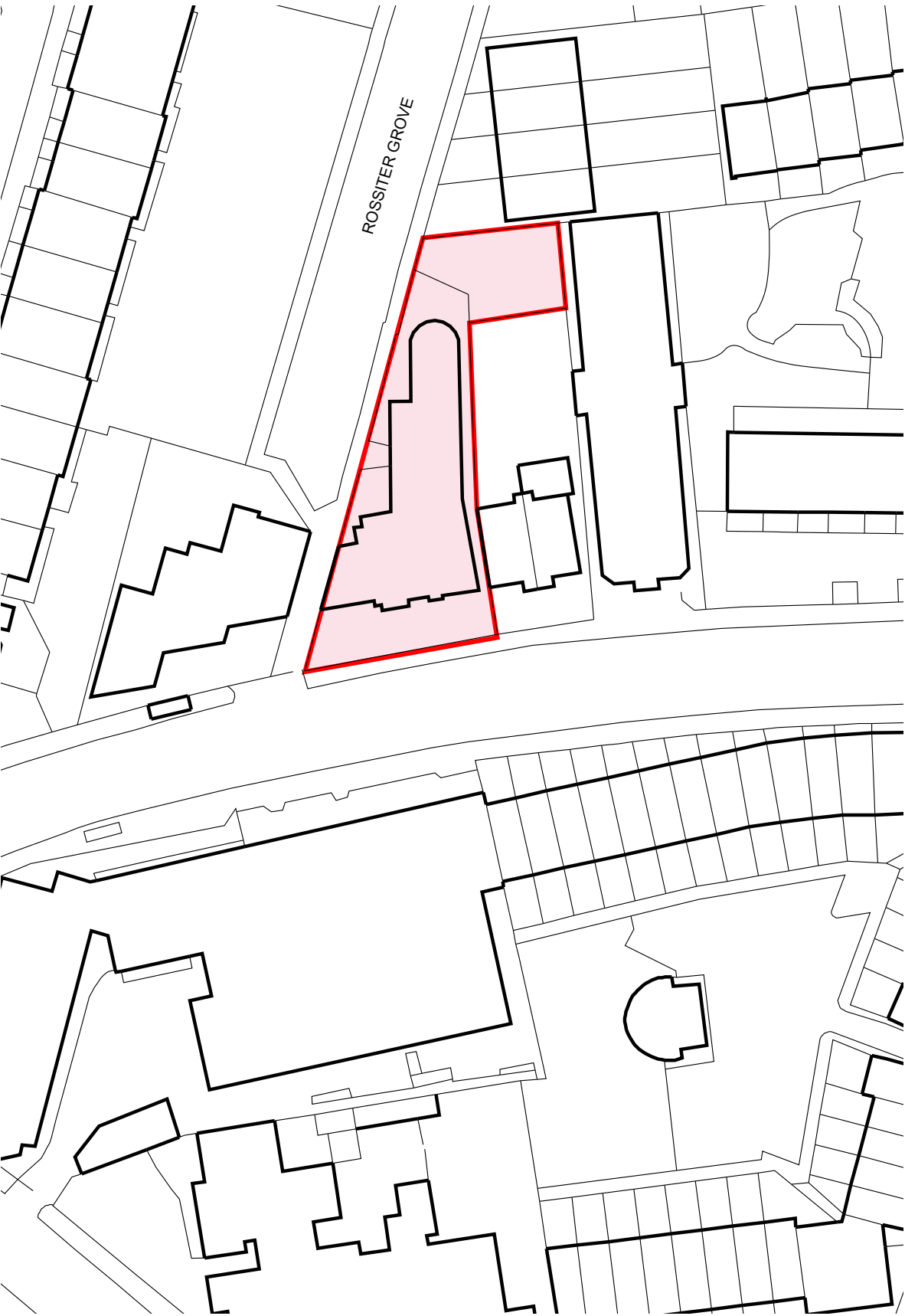
- Community outreach
- Burial services
- Capacity increase
- Local human resources
- Teach vocational skills
- Business fundraising

THREATS



- Trust in management
- Charities
- Generation Gap
- Lack of Class attendance
- Previous image of the masjid
- Increasing number of social issues
- Reduced community support

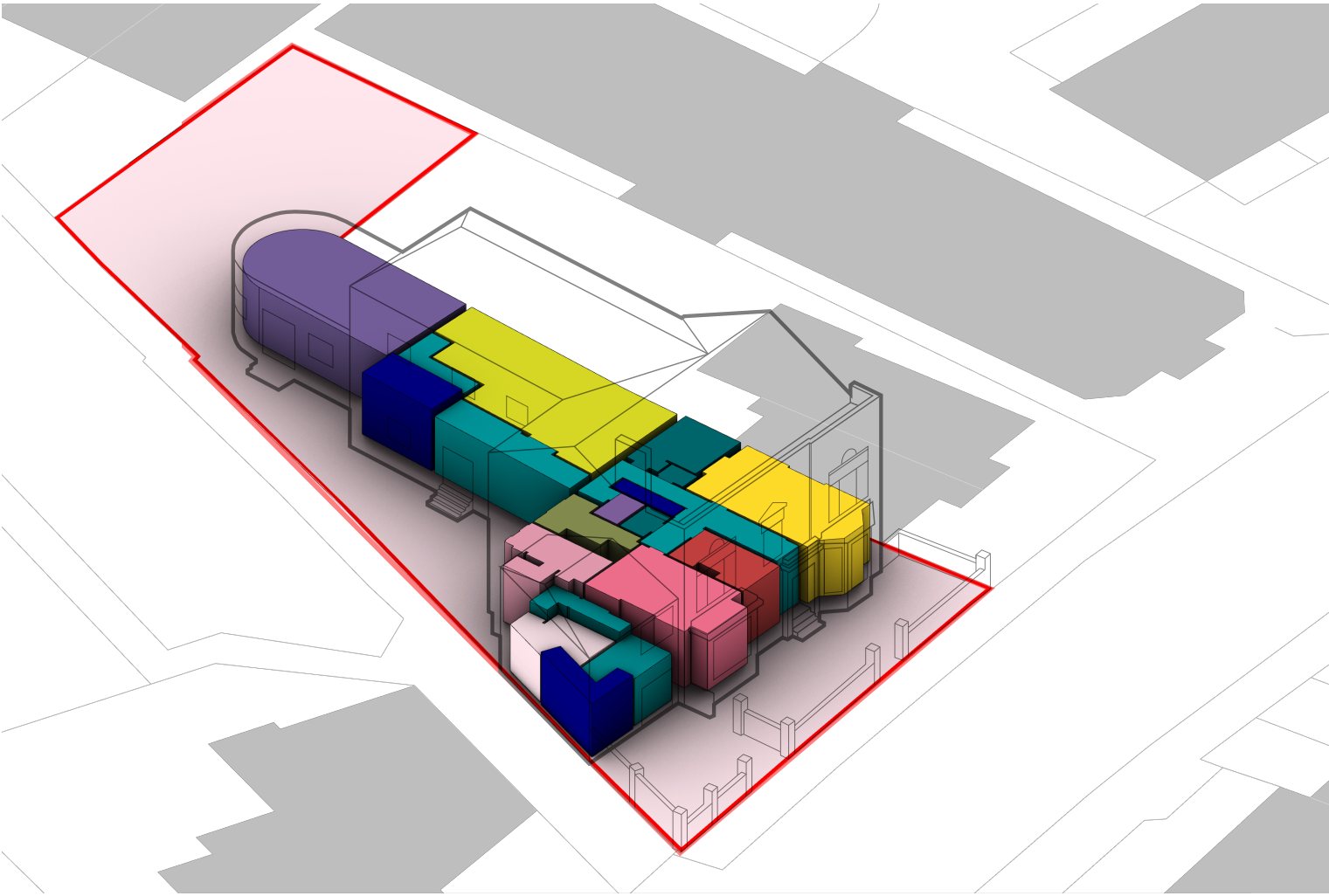
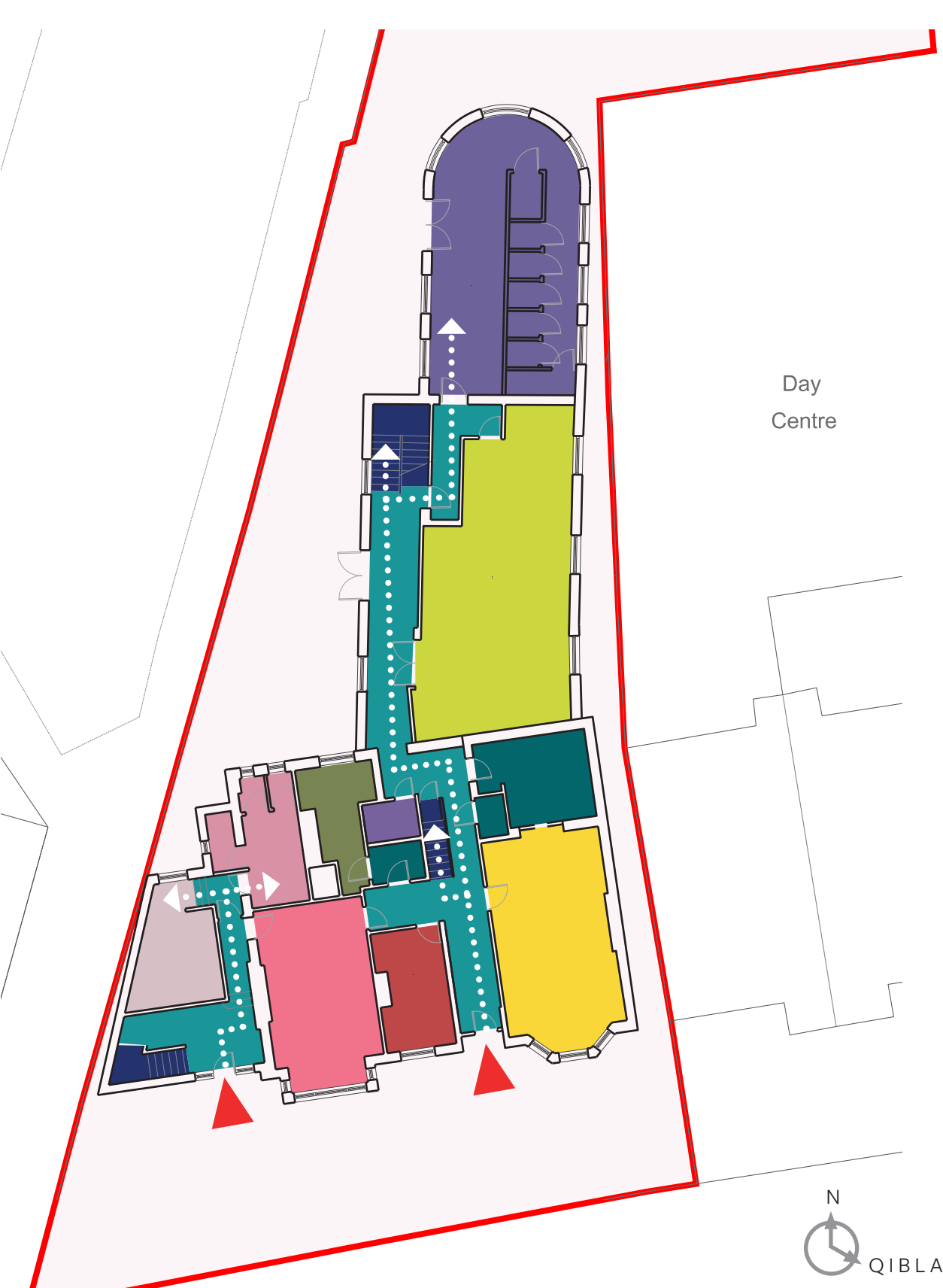
EXISTING BUILDING ANALYSIS



Site Area	826 sqm
Built Footprint	342 sqm (41%)
GFA	528 sqm
FAR / Plot ratio	0.64

EXISTING BUILDING ANALYSIS

GROUND FLOOR

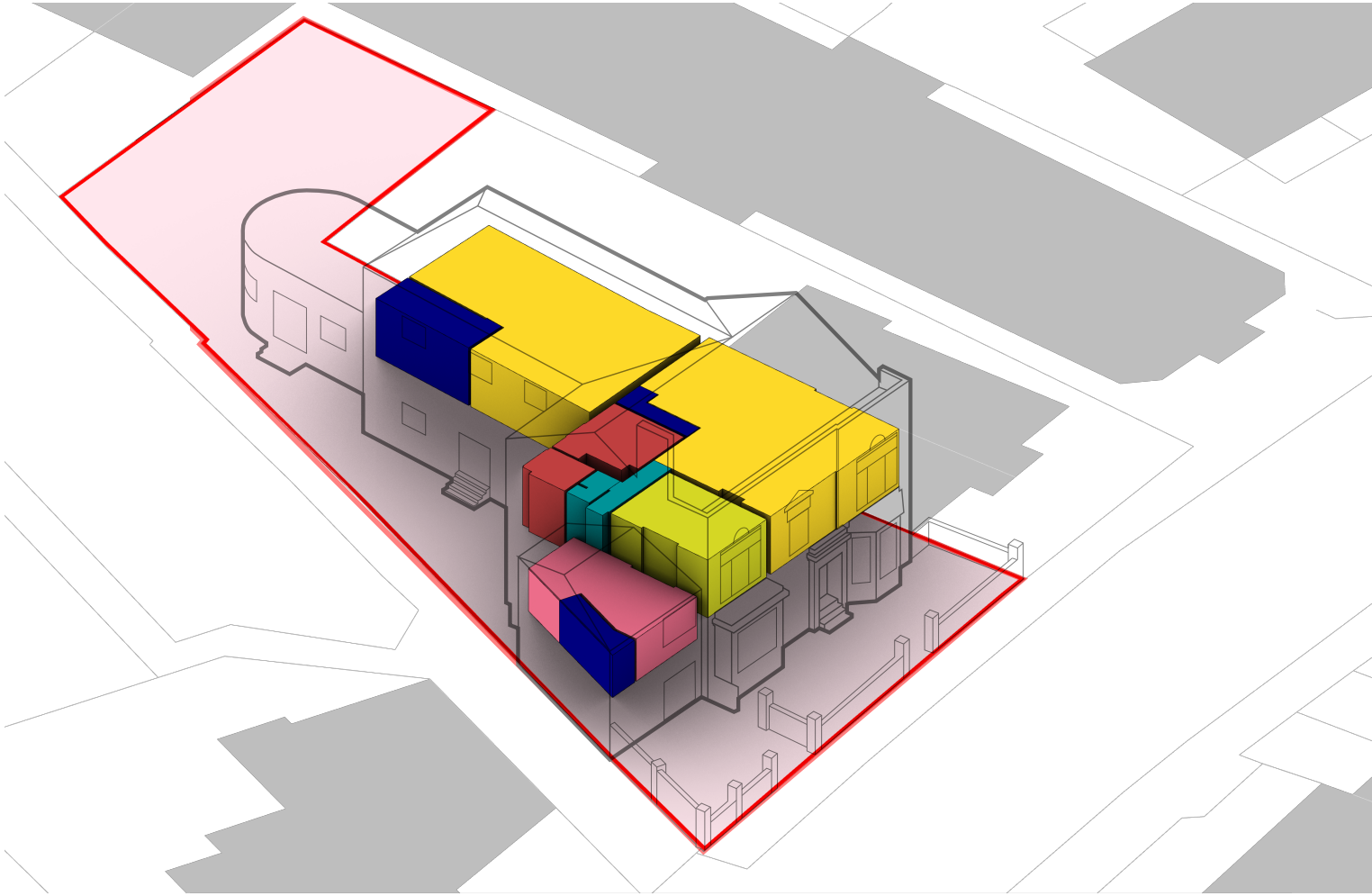
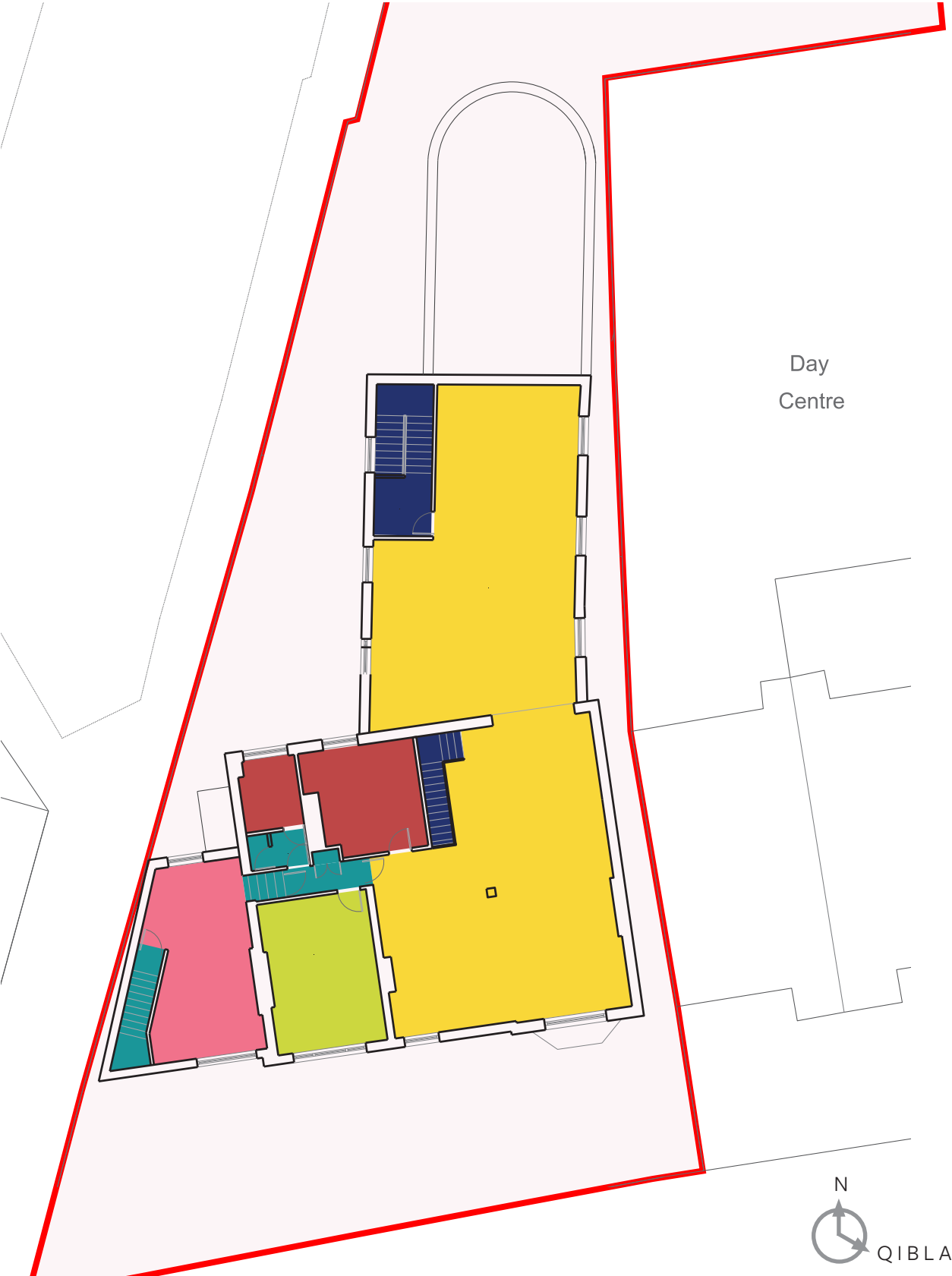


It is evident that the ground floor layout of the existing plan is rather convoluted and broken into many parts with much circulation space being used as corridor. Also the central front access for the men is not useful, as it breaks the program further.

PROGRAM	AREA M ²	UNITS
Male Prayer	31	51
Female Prayer	24	37
Multi Purpose	58	-
Male Wudhu / WC	49	-
Female WC	12	-
Female Wudhu	11	-
Kitchen	8	-
Storage/ unused space	19	-
Lobby / Circulation	66	-
Shop	10	-
TOTAL GF INTERNAL AREA	288 m²	

EXISTING BUILDING ANALYSIS

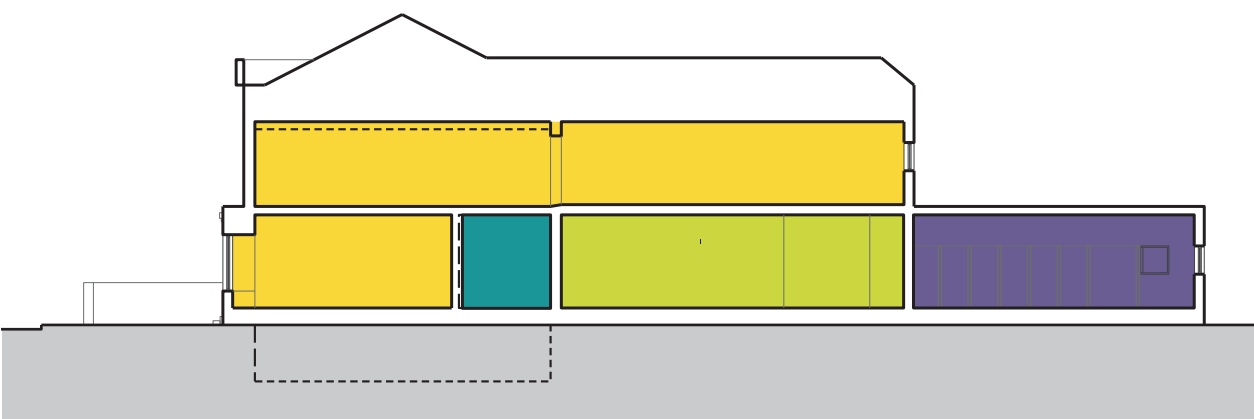
FIRST FLOOR



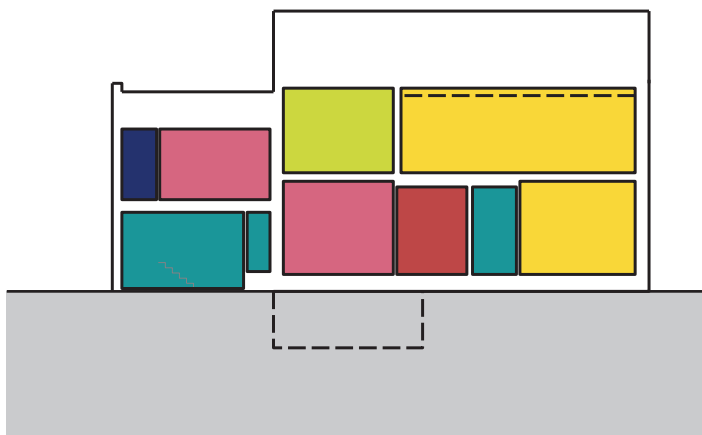
First floor appears slightly more efficient than the ground floor, however the stairs and office spaces are not in the right location.

PROGRAM	AREA M ²	UNITS
Male Prayer	150	227
Female Prayer	24	37
Multi Purpose	20.6	-
Lobby / Circulation	26	-
Office	19.5	-
TOTAL FF INTERNAL AREA	240 M²	

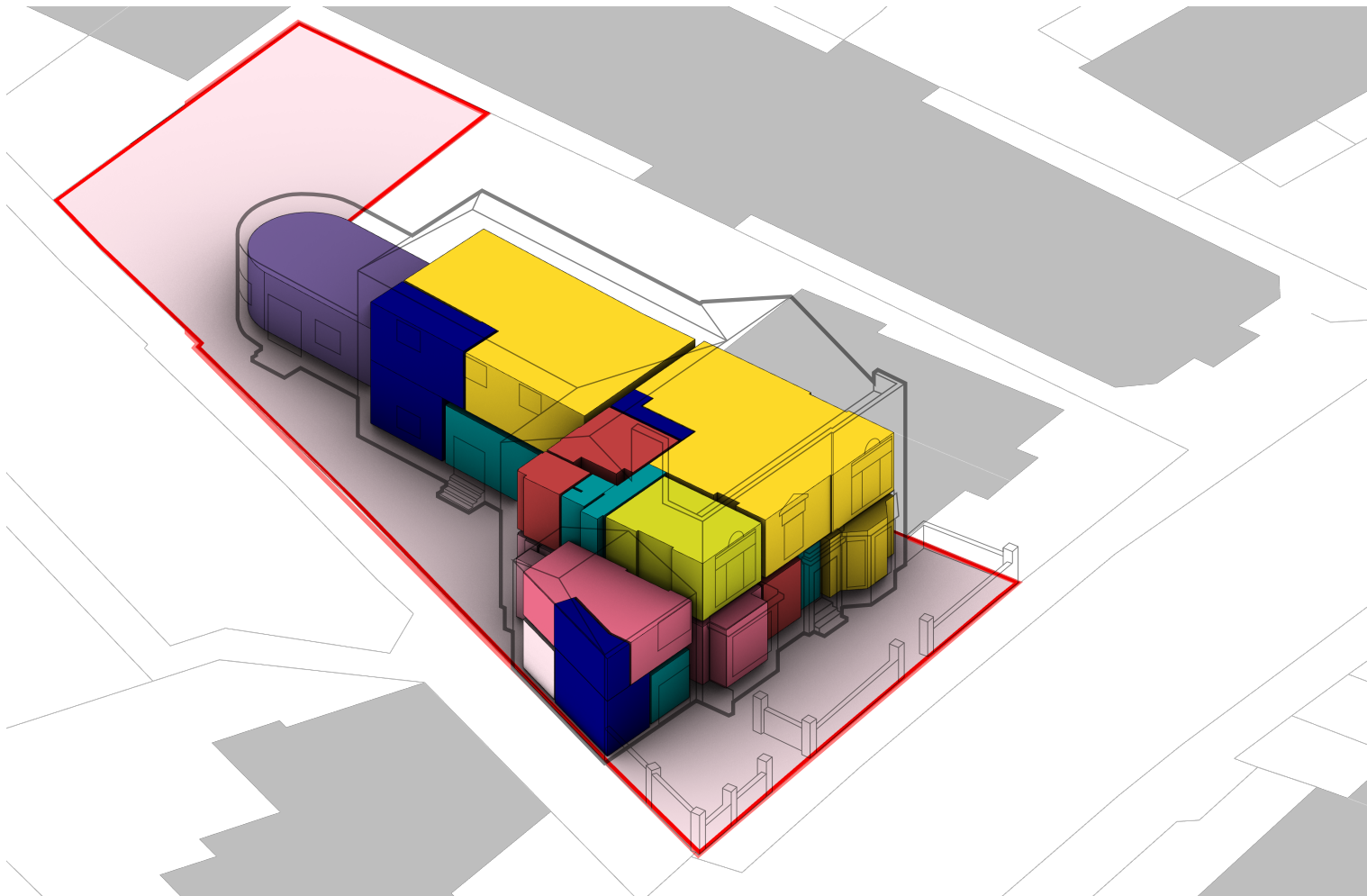
EXISTING BUILDING ANALYSIS



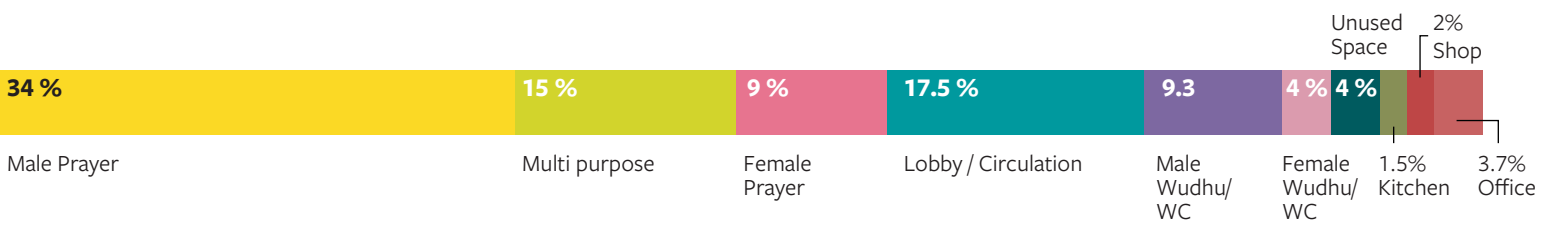
Section AA



Section BB



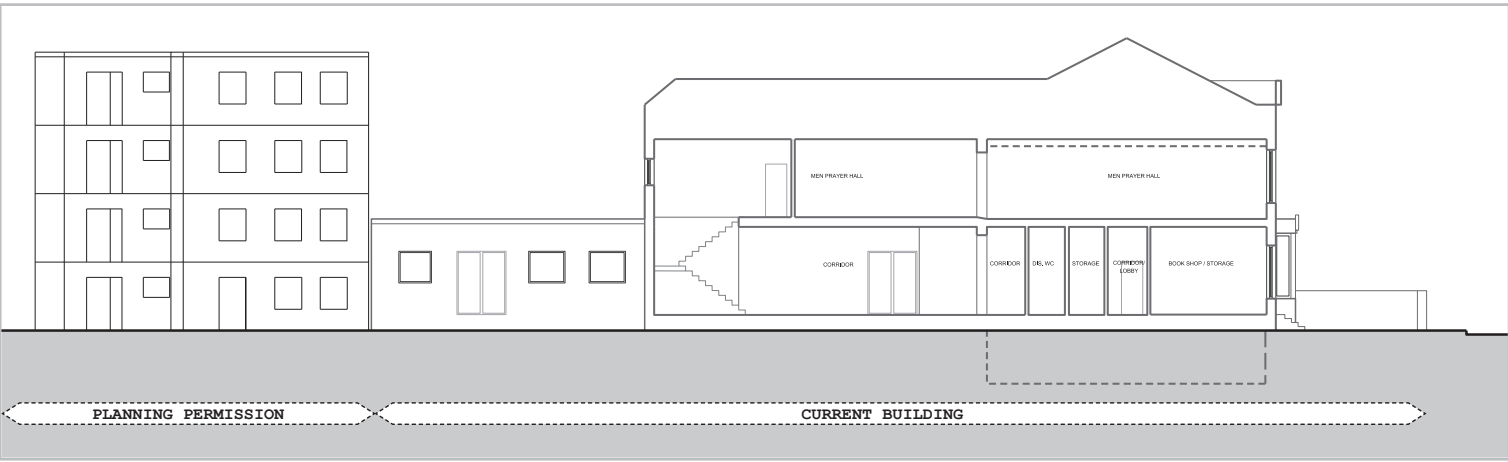
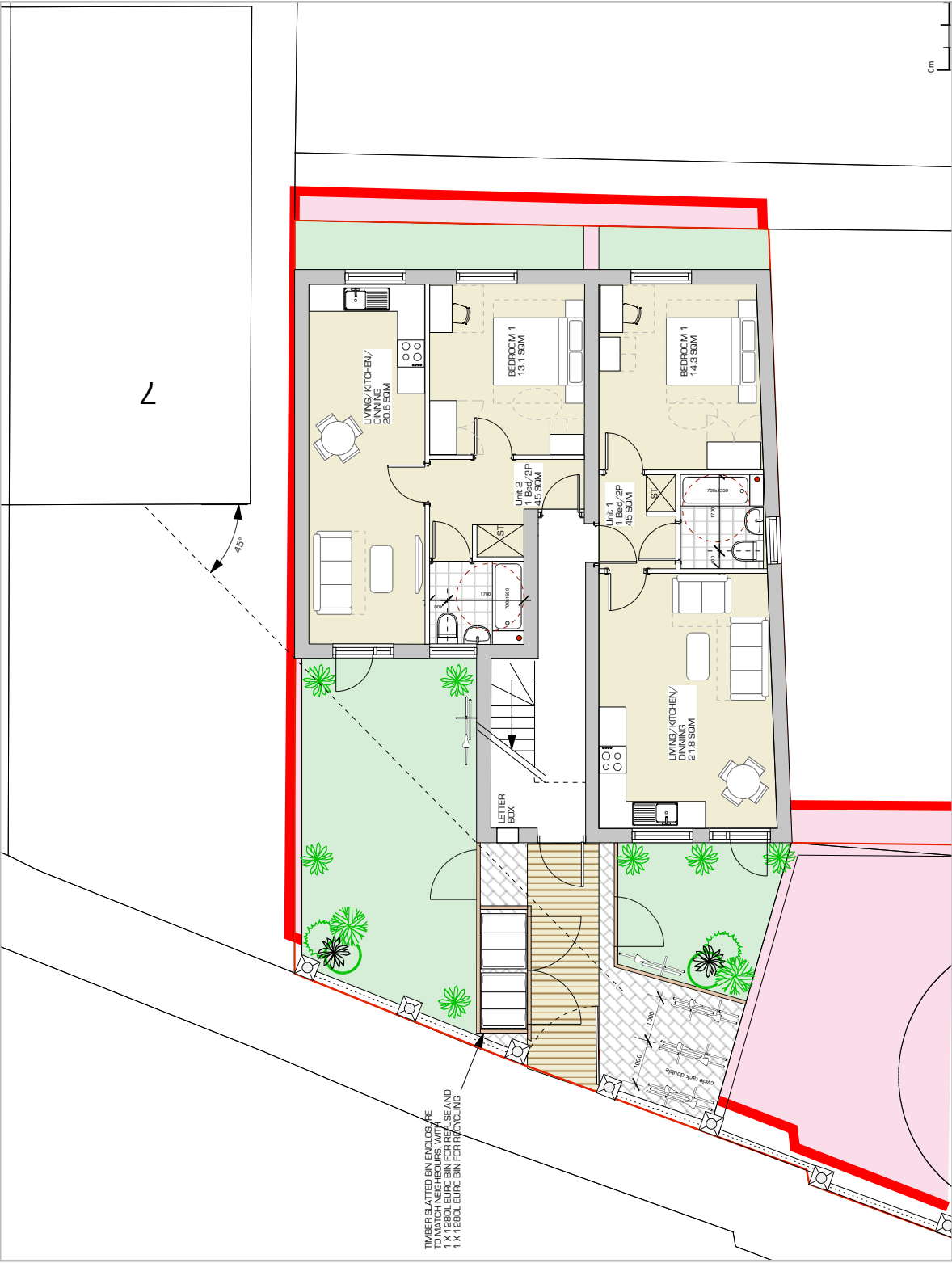
BOTH FLOOR TOTAL - 528 m²



From this programmatic study it becomes clear that the arrangement of the space within the building is very inefficient and broken. Also the combined prayer and wudhu facility for ladies are inadequate; less than 15% of overall uses, whereas the circulation space specially in the ground floor seems to be a lot more, and that is due to fragmentedness of the spaces.

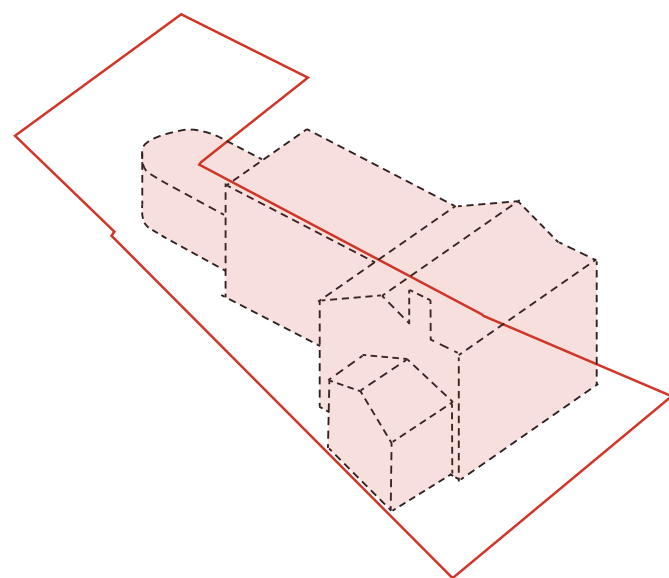
EXISTING BUILDING ANALYSIS

PREVIOUS PLANNING PERMISSION

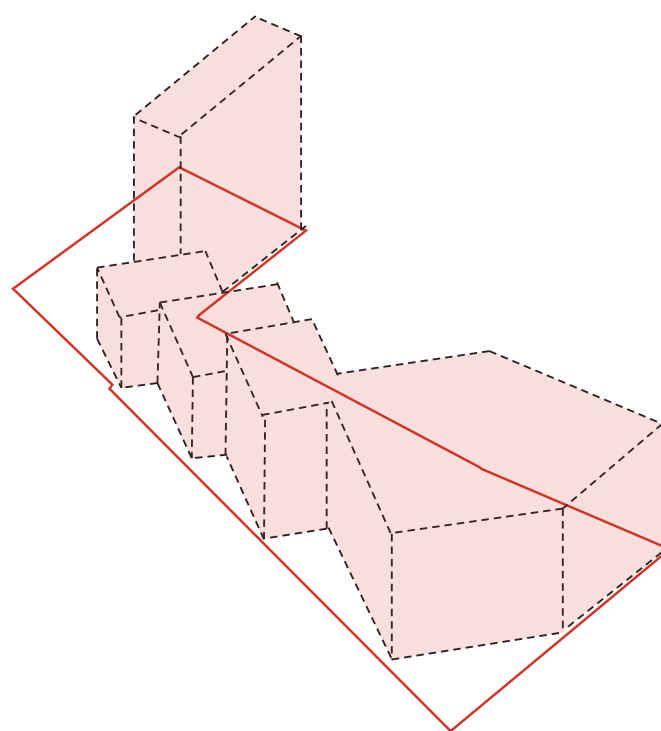


The rear of the mosque

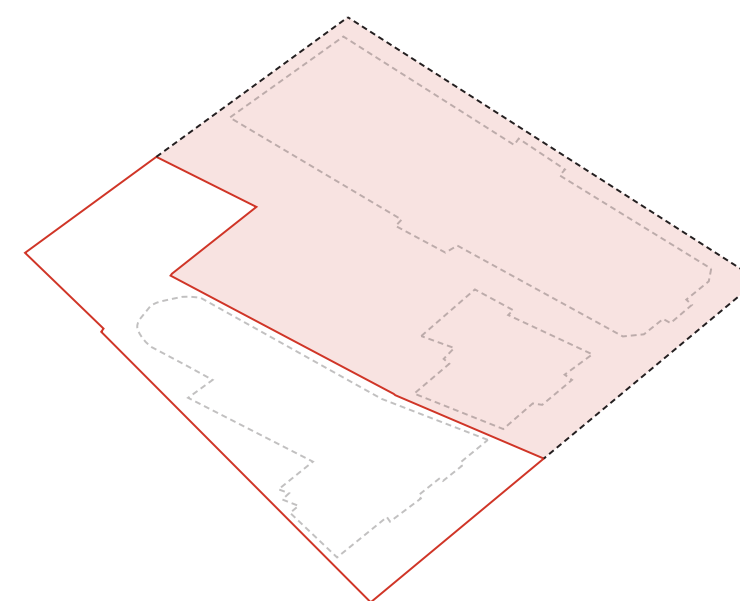
DESIGN PROPOSALS



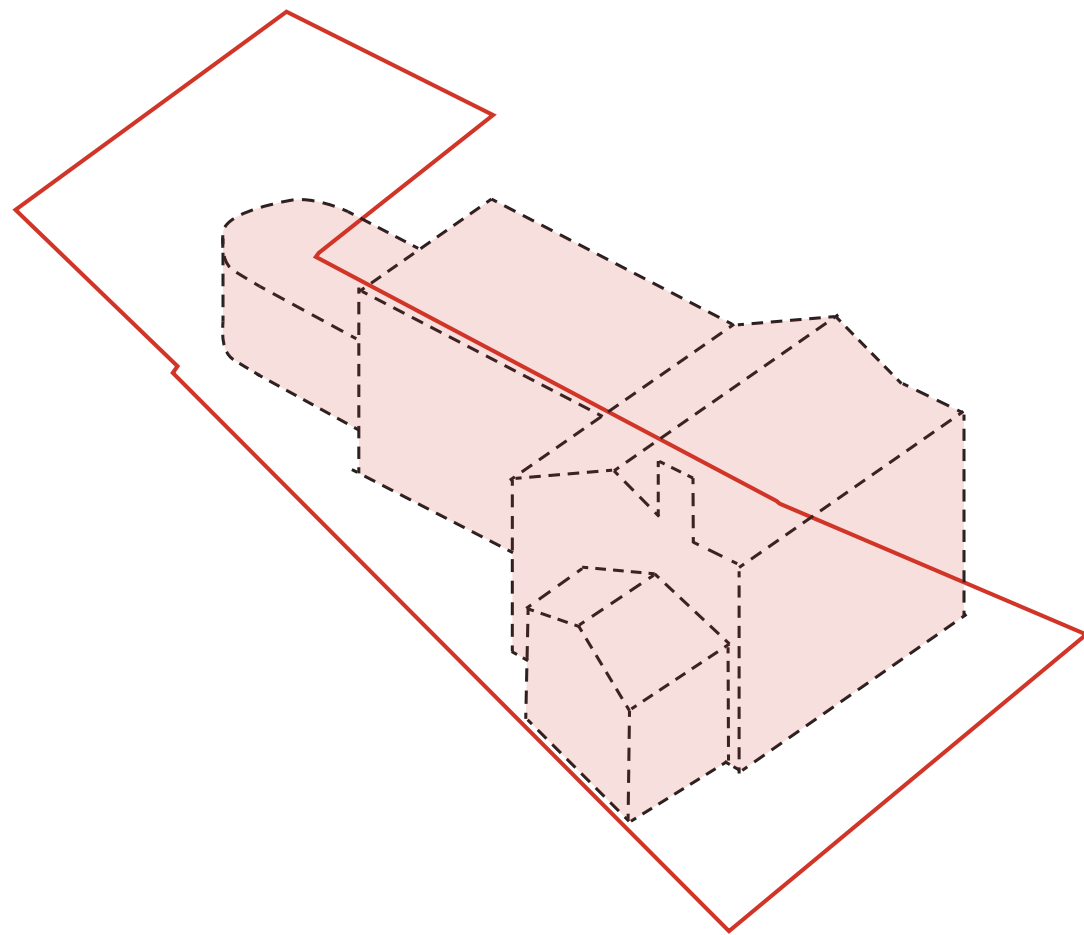
1
REFURBISHMENT



2
REDEVELOPMENT



3
REIMAGINE



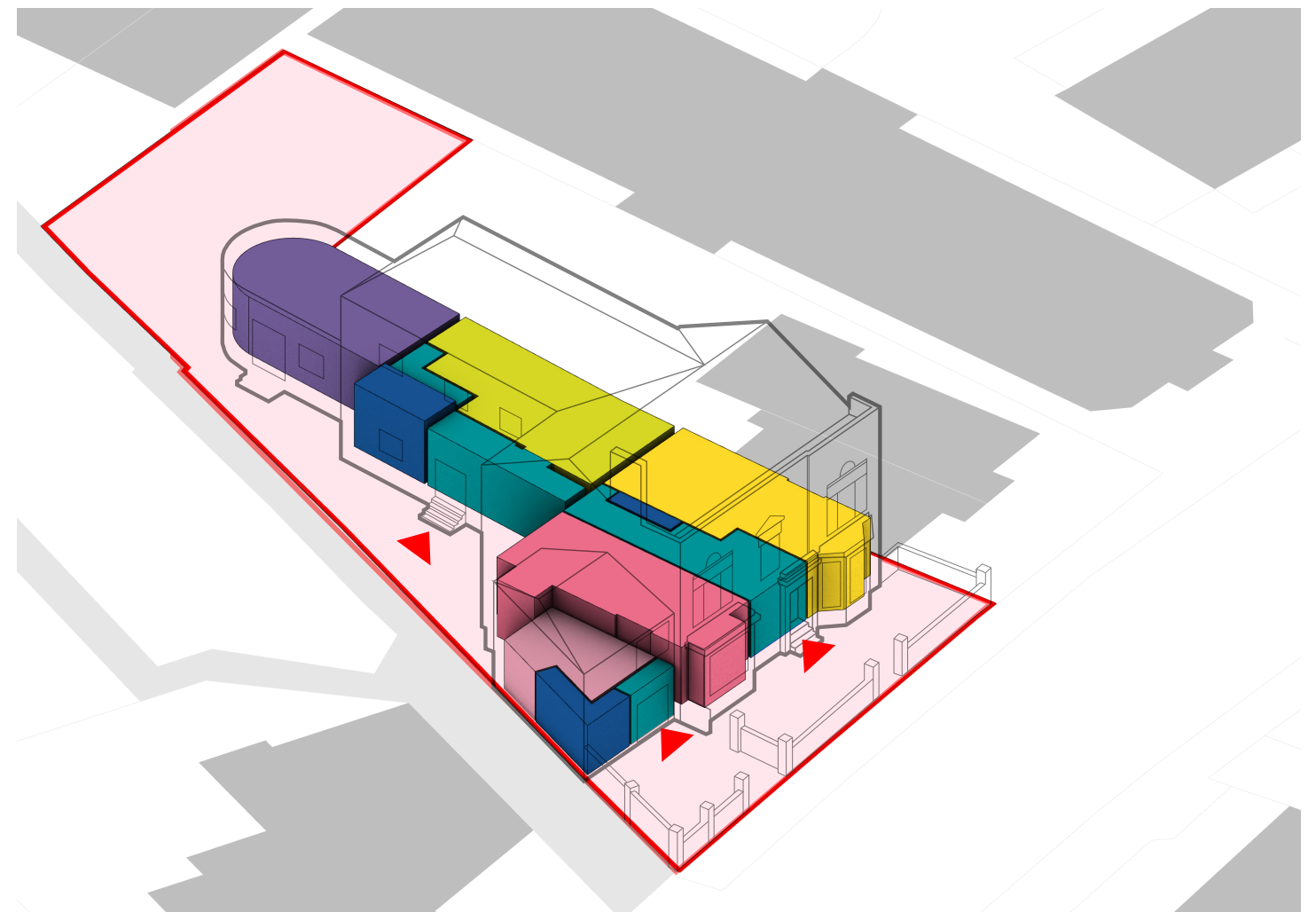
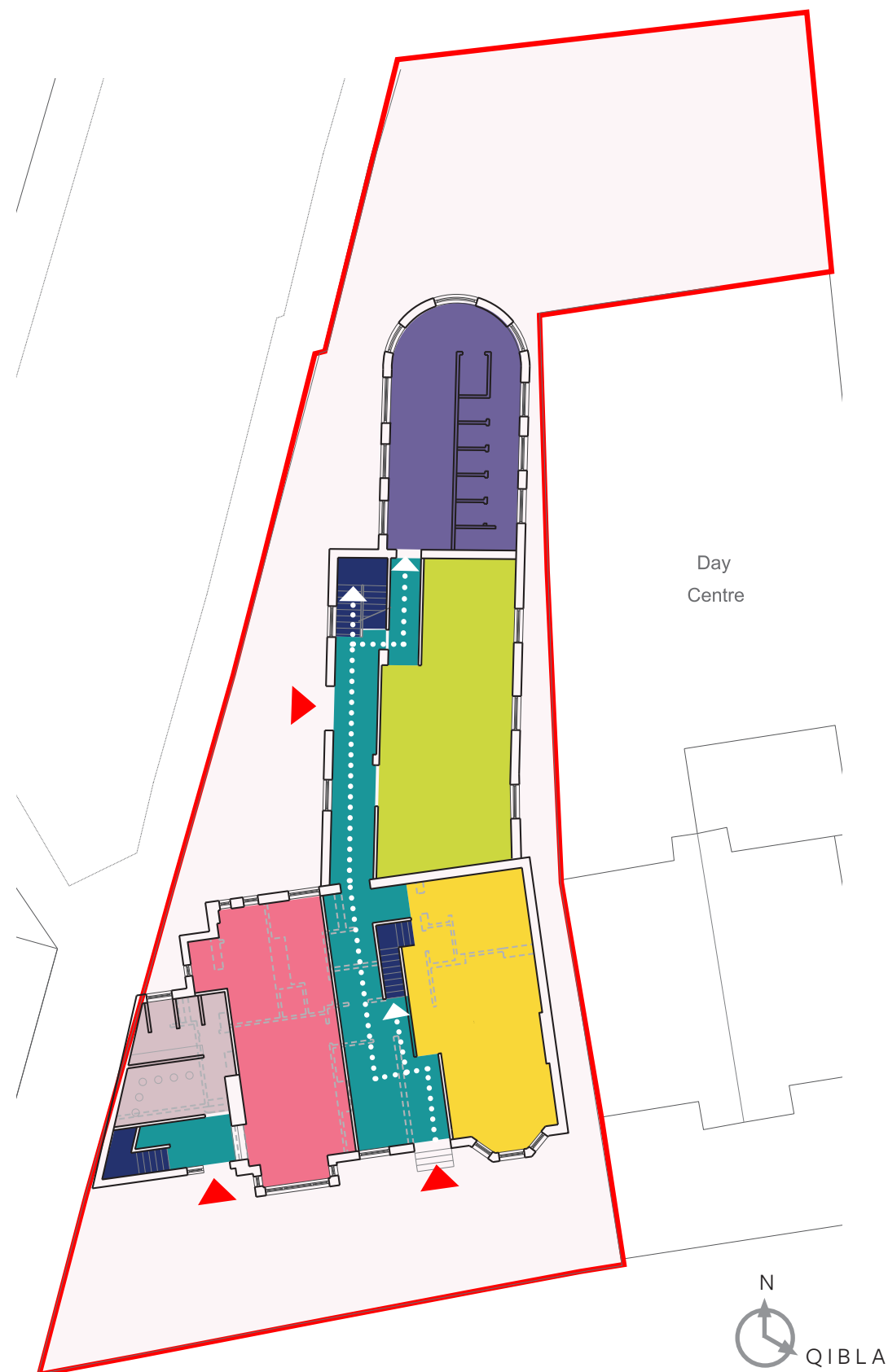
1A

REFURBISHMENT LIGHT

- Maintaining existing vertical circulation
- Maintaining existing Entrances
- Rearranging Ground floor to create more space for ladies
- Rearranging First floor to increase capacity for men
- New extension above men WC

REFURBISHMENT

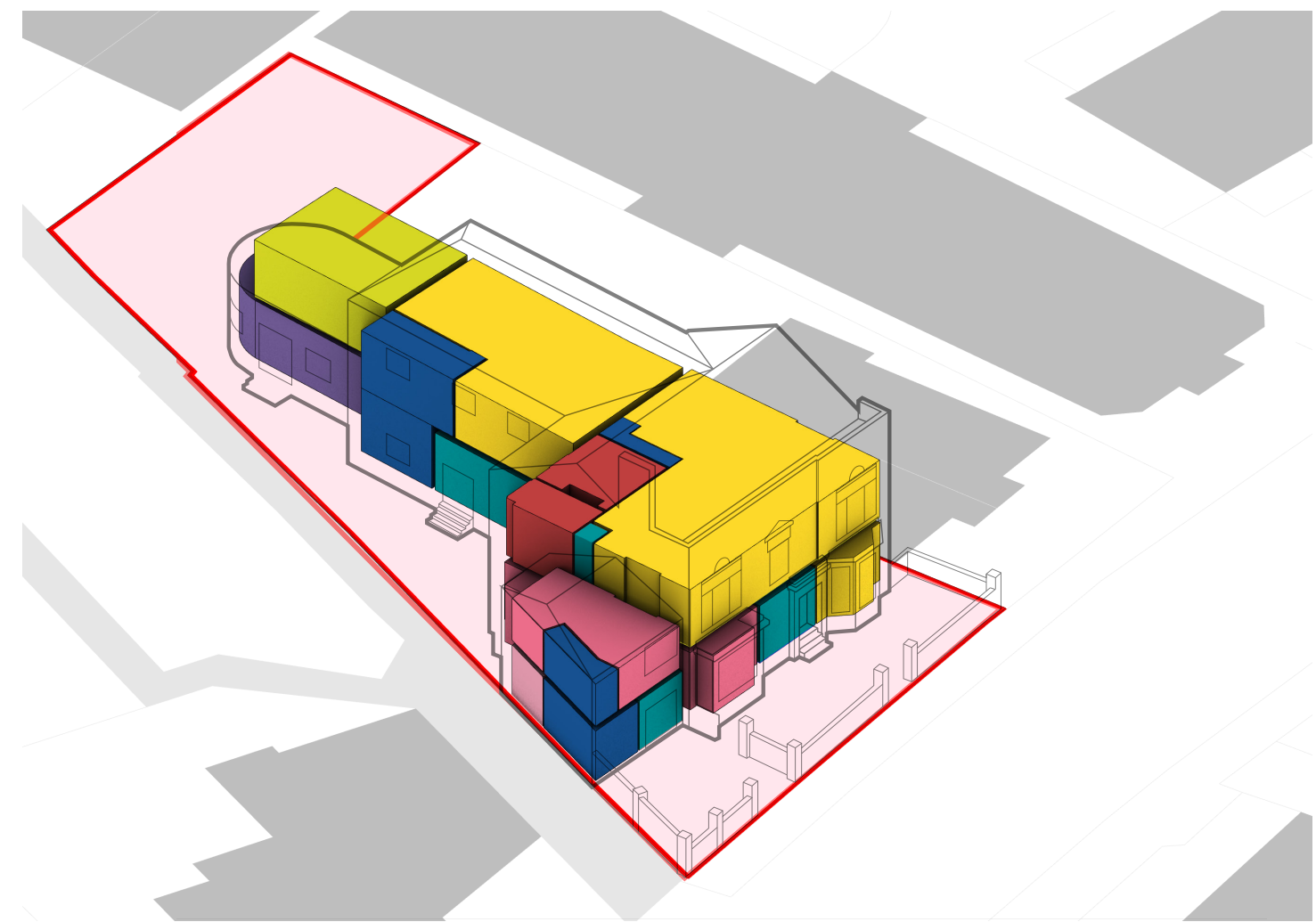
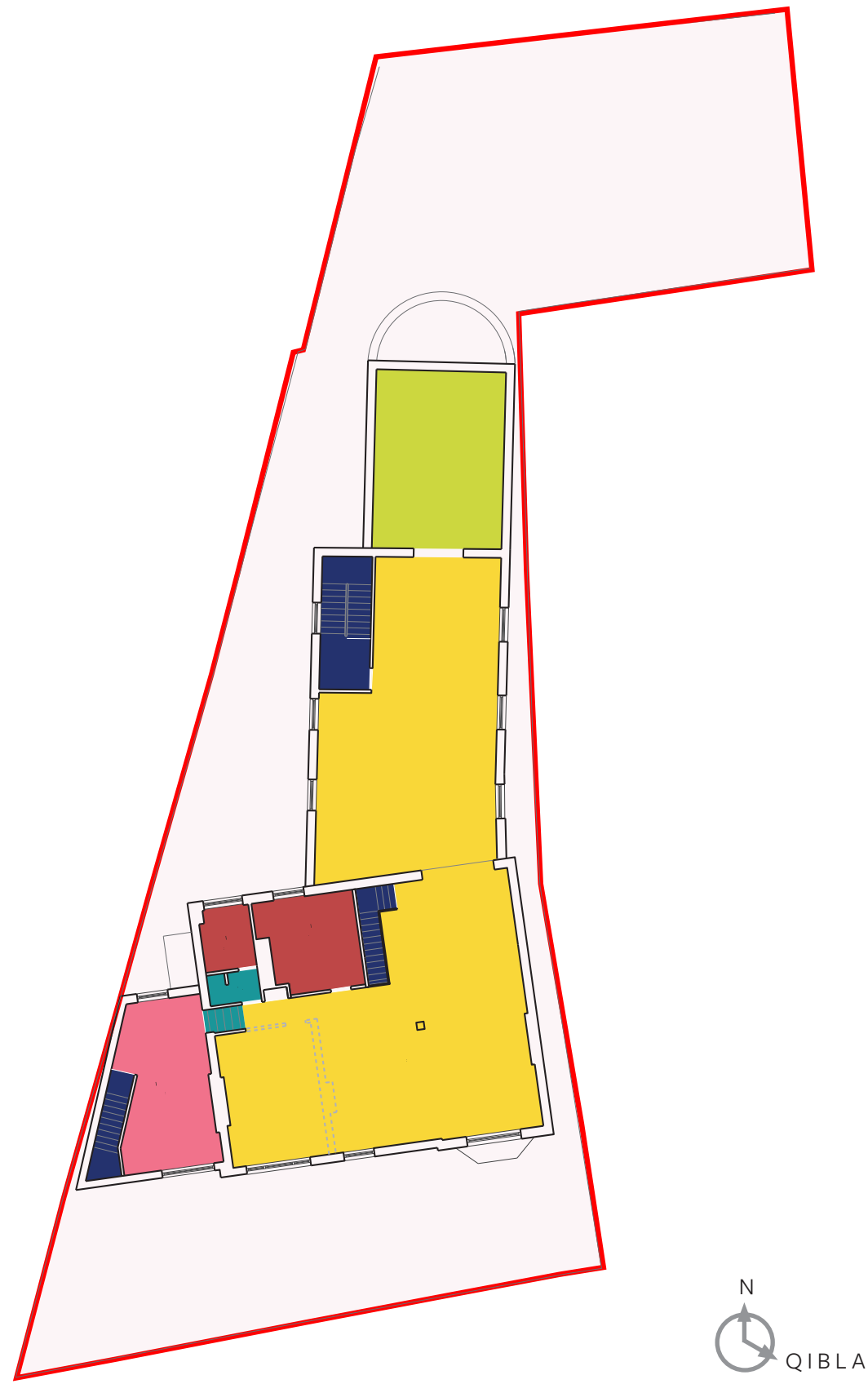
OPTION 1A - GROUND FLOOR



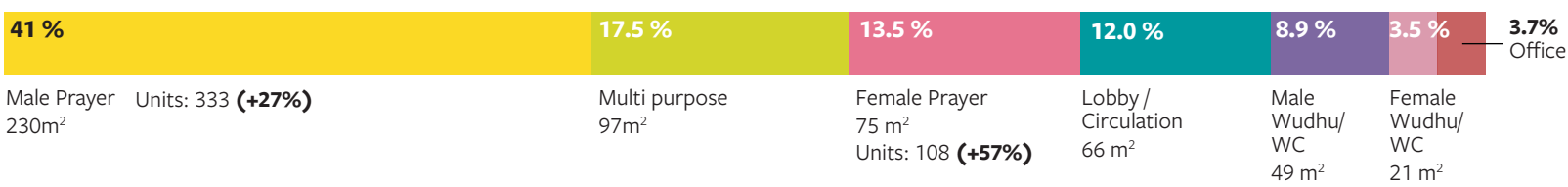
This option looks at maintaining all the stairs at their current locations and rearranging the program to maximise the space. However due to the location of the stair the issue with long corridor persists. This would also require many load-bearing walls to be demolished, hence making it much expensive for not much gain.

REFURBISHMENT

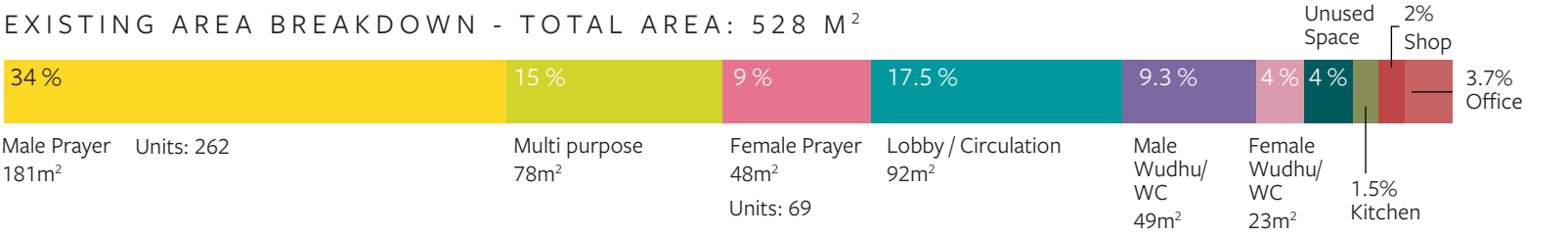
OPTION 1A - FIRST FLOOR



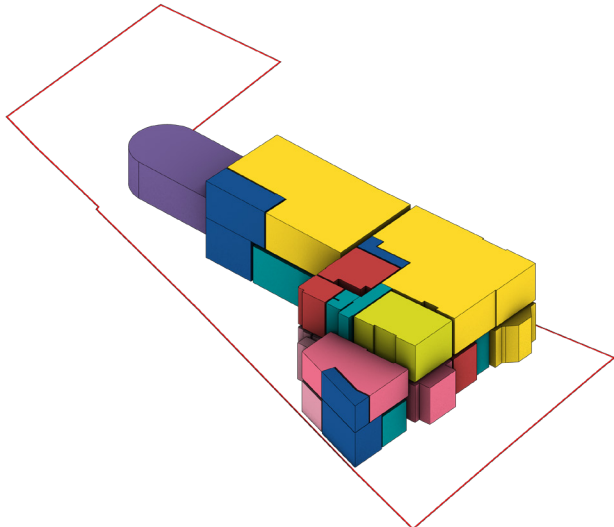
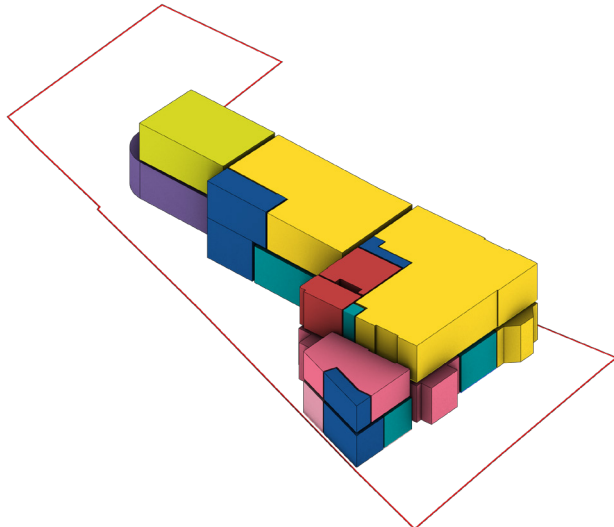
Option 1A - Area breakdown - TOTAL AREA: 548 M²

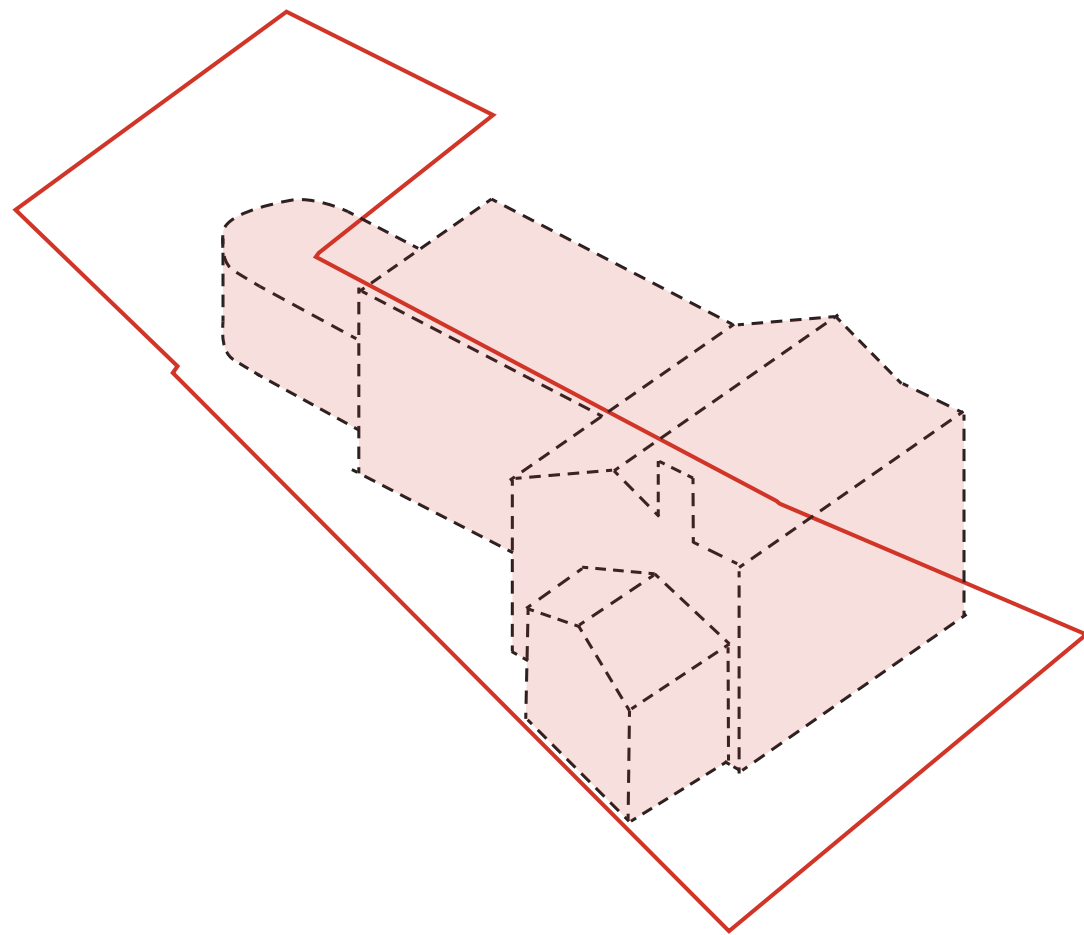


EXISTING AREA BREAKDOWN - TOTAL AREA: 528 M²



OVERVIEW COMPARISON

						
	Existing Masjid	Option 1A				
PROGRAM	AREA M ²	%	UNITS	AREA M ²	%	UNITS
Male Prayer	181	34	262	230	41	333
Female Prayer	48	9	69	75	13.5	108
Multi Purpose	78.6	15	113	97	17.5	140
Male Wudhu / WC	49	9.3	12 / 6	49	8.9	12 / 6
Female Wudhu / WC	23	4	6 / 3	21	3.5	6 / 3
Kitchen	8	1.5		Moved to out building		
Storage / unused space	19	4		-	-	
Lobby / Circulation	92	17.5		66	12.0	
Shop	10	2		Moved to out building		
Office	19.5	3.7		19.5	3.6	
TOTAL INTERNAL AREA	528 m ²	100		548 m ²	100	
TOTAL PRAYER SPACE			444			581
INCREASE IN PRAYER		-	-		+30%	+137



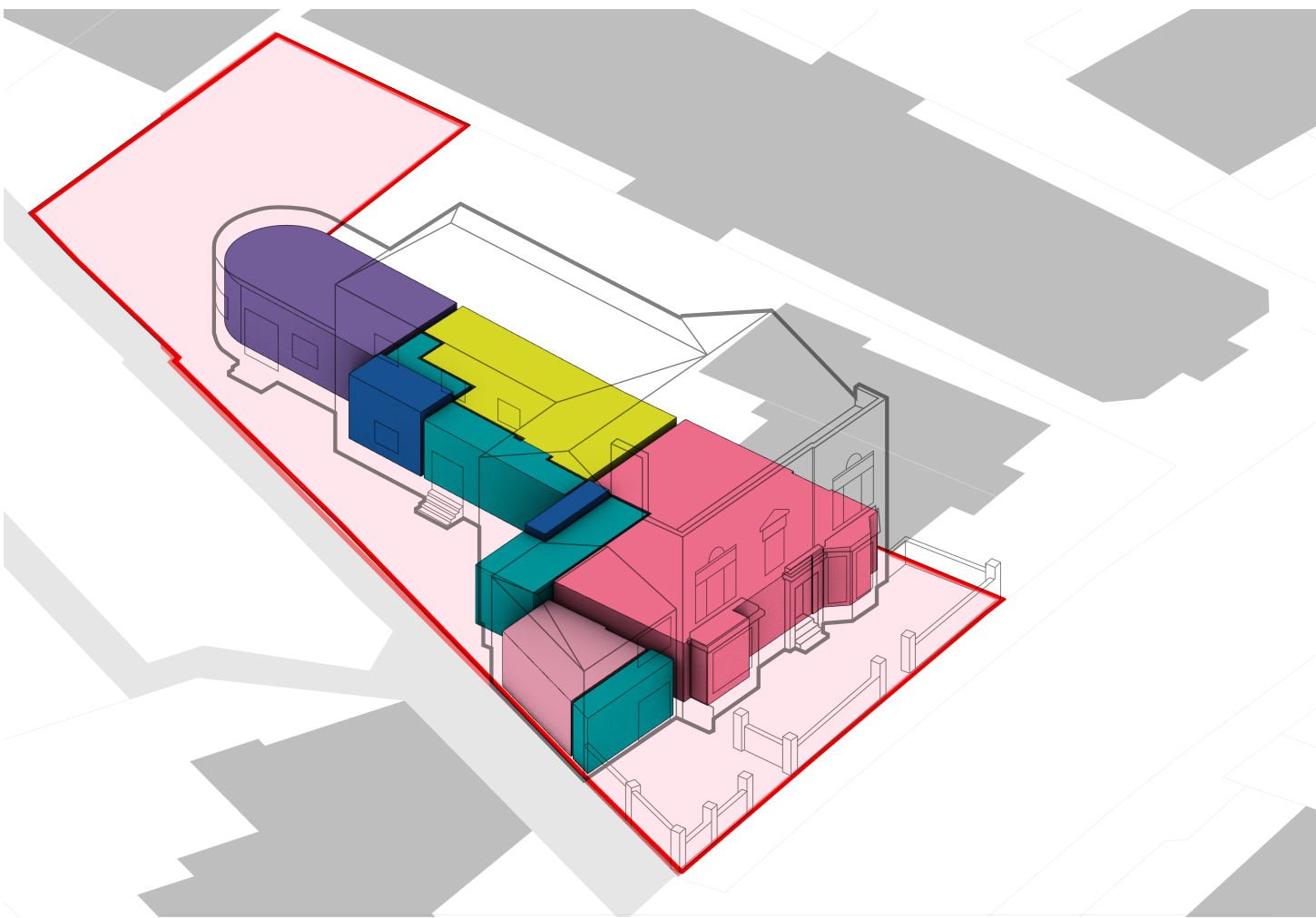
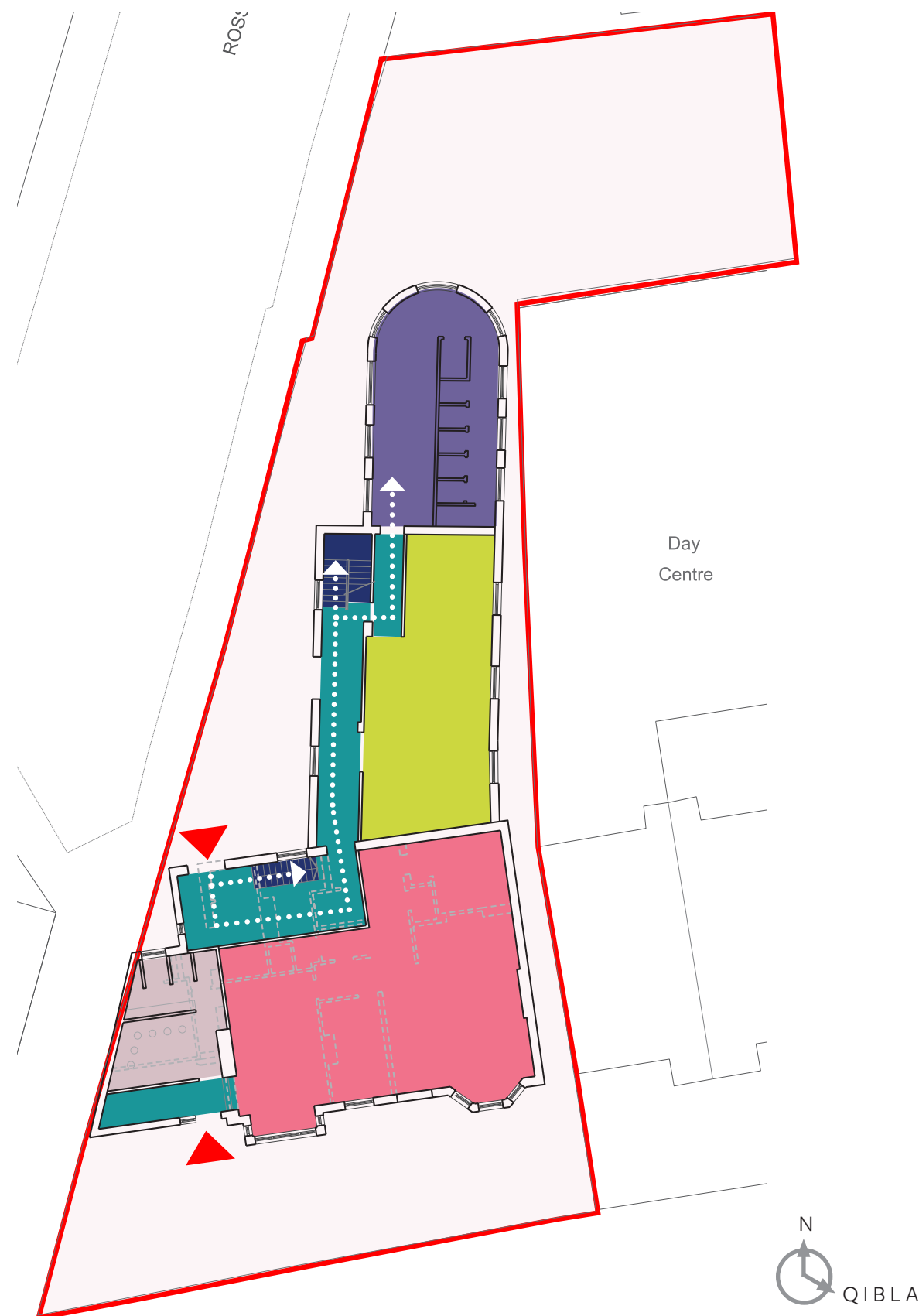
1B

REFURBISHMENT HEAVY

- Moving vertical circulation
- Introducing new entrances
- Re-arranging Ground floor to create more space for ladies
- Re-arranging First floor to increase capacity for men
- New level as mezzanine level to increase capacity for men

PROPOSED REFURBISHMENT

OPTION 1B - GROUND FLOOR



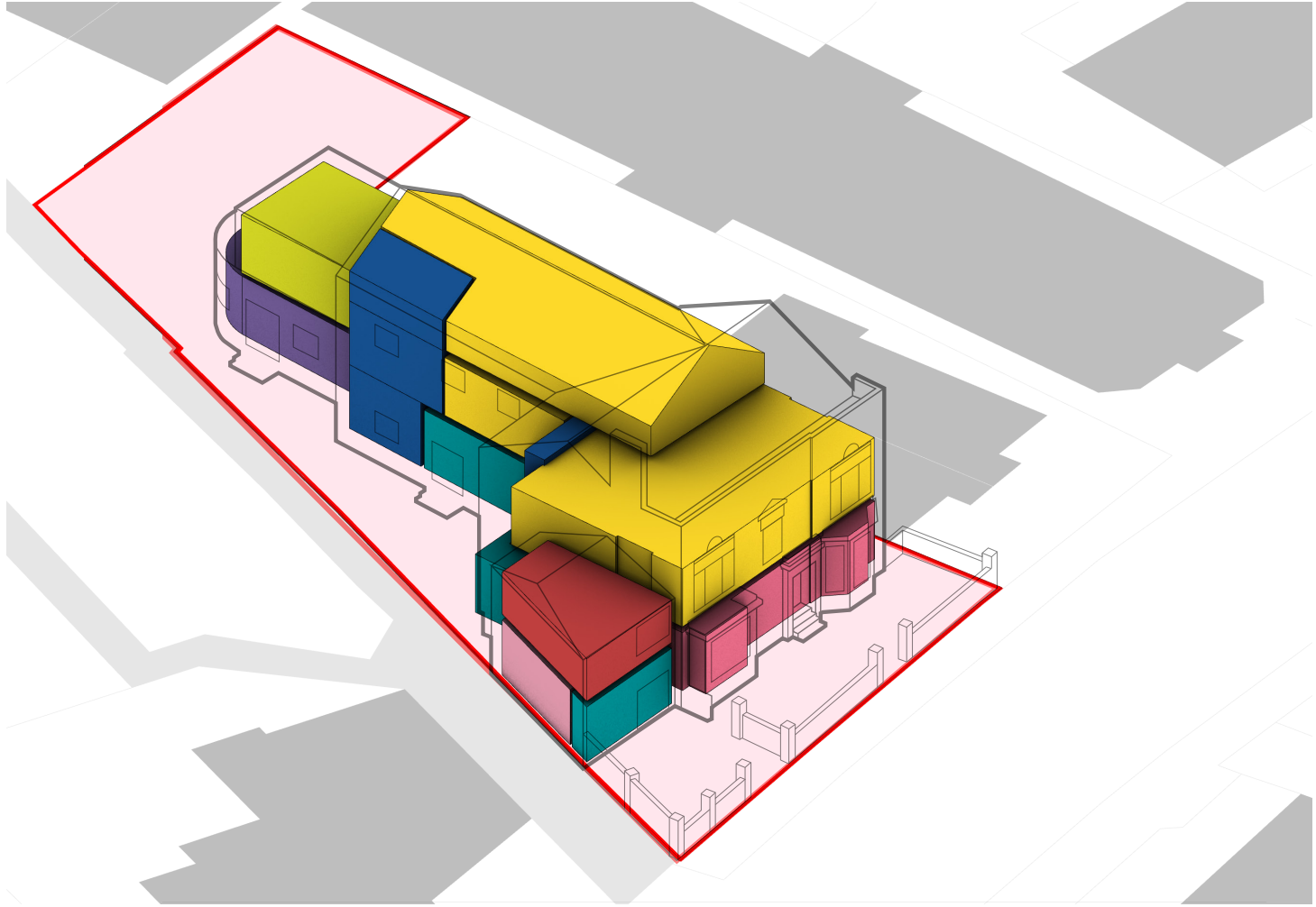
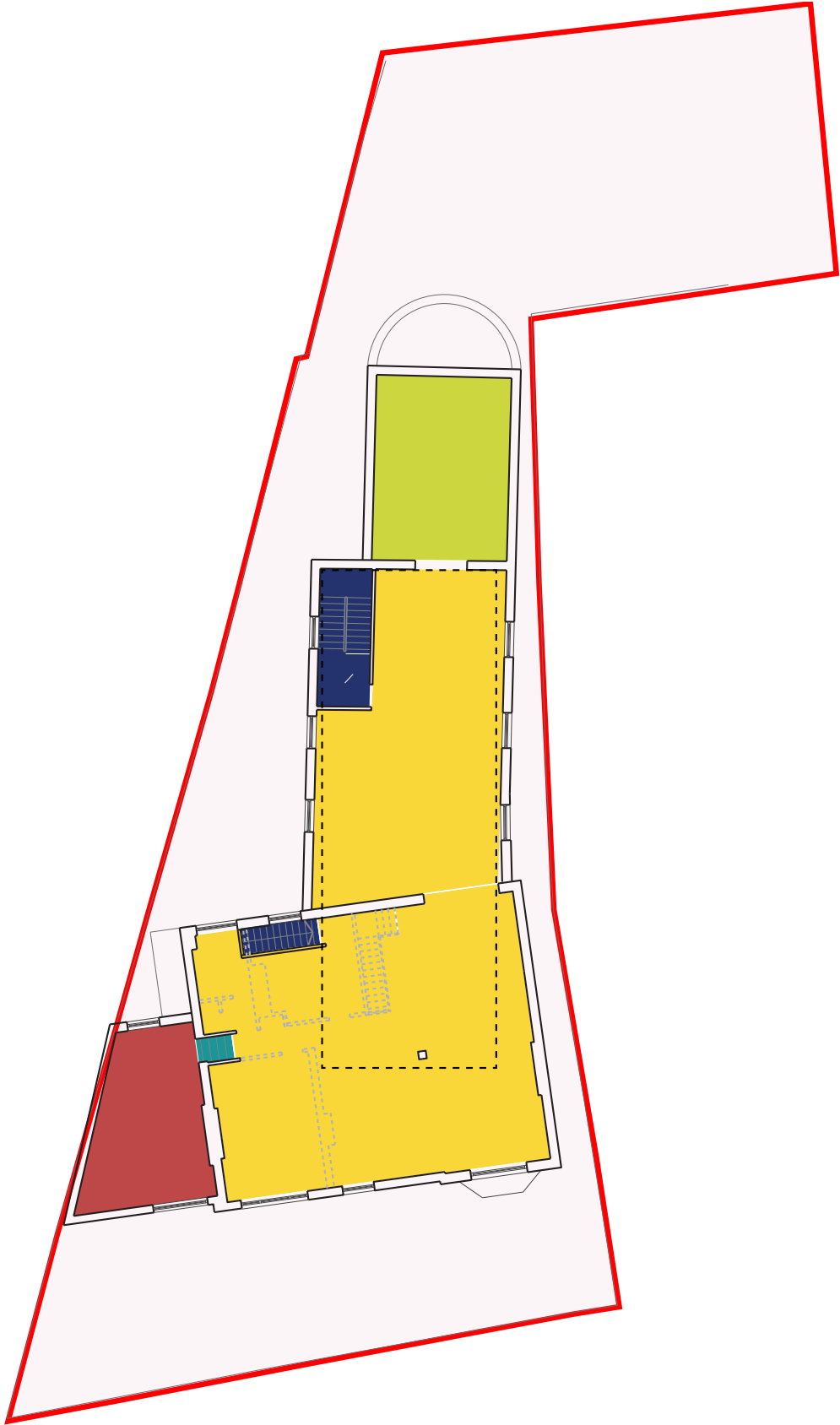
This option looks at changing the men's access to the back of building, which reduced the long corridor scenario and allows the front of the ground floor to be opened as one large space that could be used as larger female prayer space.

Again this would require much of the walls to be demolished, which can be an expensive exercise. This options also introduces a mezzanine level on the first floor which can uplift the men's capacity by a large percentage.

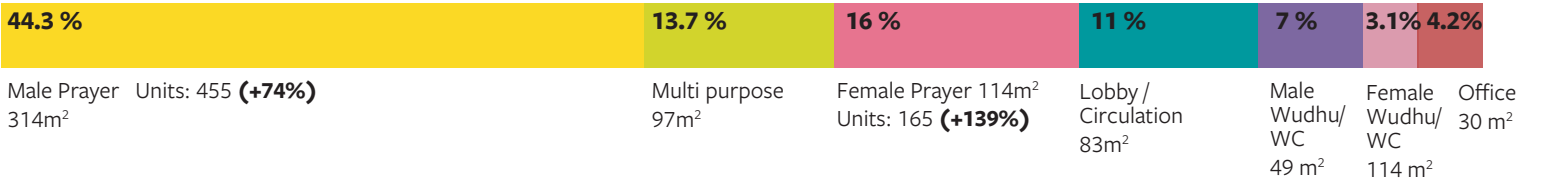
- Vertical Circulation
- Lobby / Circulation
- Female Prayer
- Female Wudhu / WC
- Multi Purpose
- Male Wudhu / WC
- Female Wudhu / WC
- Shop
- Office

PROPOSED REFURBISHMENT

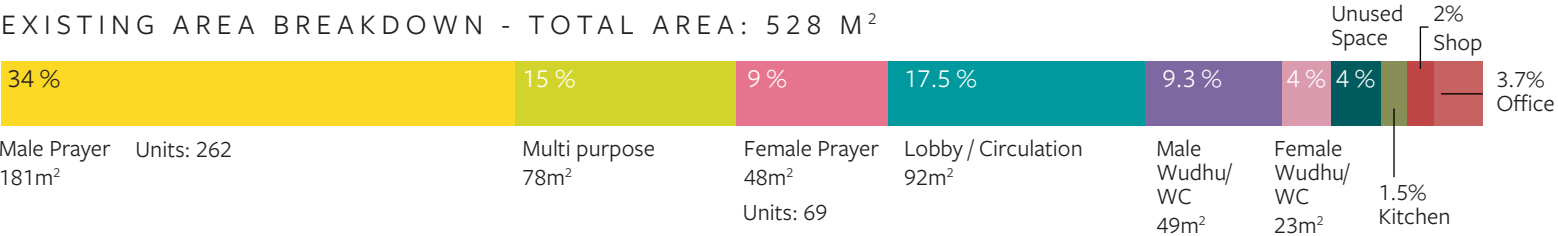
OPTION 1B - FIRST FLOOR + MEZZANINE



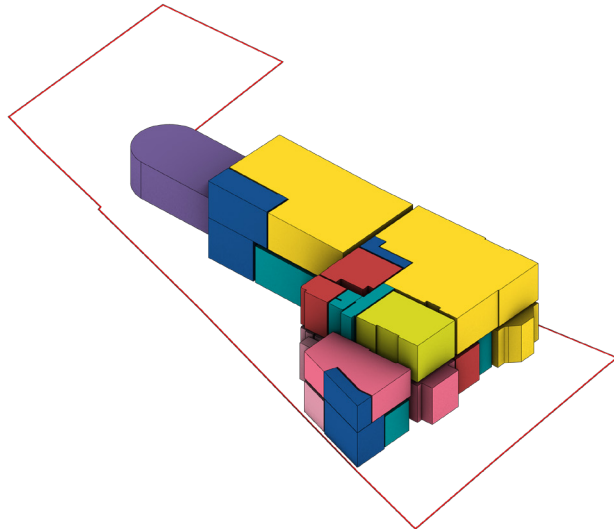
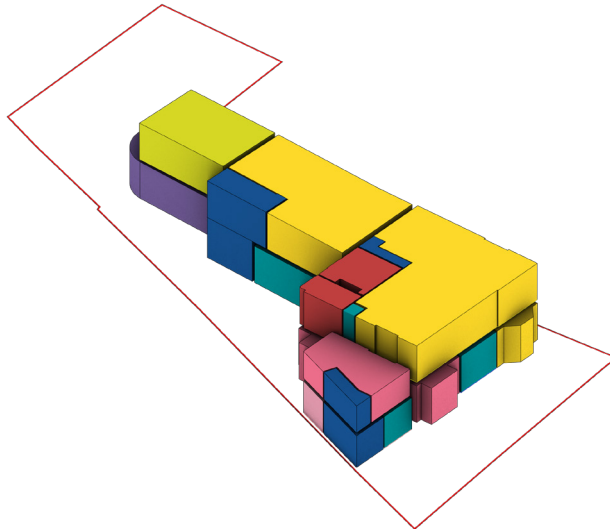
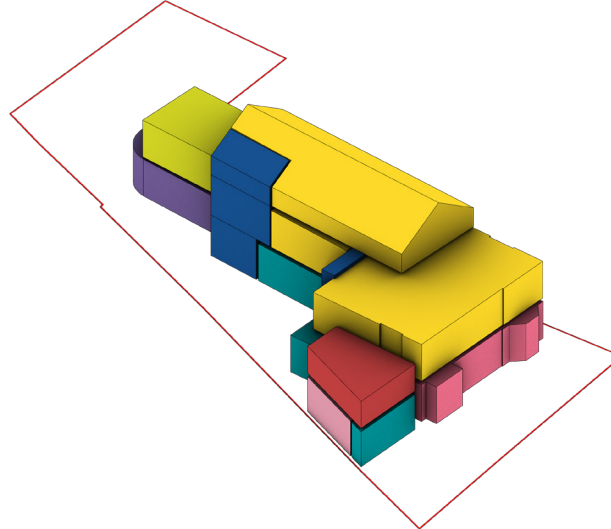
Option 1B - Area breakdown TOTAL AREA: 709 M²



EXISTING AREA BREAKDOWN - TOTAL AREA: 528 M²



COMPARISON

									
	Existing Masjid	Option 1A	Option 1B						
PROGRAM	AREA M²	%	UNITS	AREA M²	%	UNITS	AREA M²	%	UNITS
 Male Prayer	181	34	262	230	41	333	314	44.3	455
 Female Prayer	48	9	69	75	13.5	108	114	16	165
 Multi Purpose	78.6	15	113	97	17.5	140	97	13.7	140
 Male Wudhu / WC	49	9.3	12 / 6	49	8.9	12 / 6	49	7	12 / 6
 Female Wudhu / WC	23	4	6 / 3	21	3.5	6 / 3	22	3.1	6 / 3
 Kitchen	8	1.5		Moved to out building			Moved to out building		
 Storage / unused space	19	4		-	-		-	-	
 Lobby / Circulation	92	17.5		66	12.0		83	11.7	
 Shop	10	2		Moved to out building			Moved to out building		
 Office	19.5	3.7		19.5	3.6		30	4.2	
TOTAL INTERNAL AREA	528 m²	100		548 m²	100		709 m²	100	
TOTAL PRAYER SPACE			444			581			760
INCREASE IN PRAYER		-	-		+30%	+137		+71%	+316

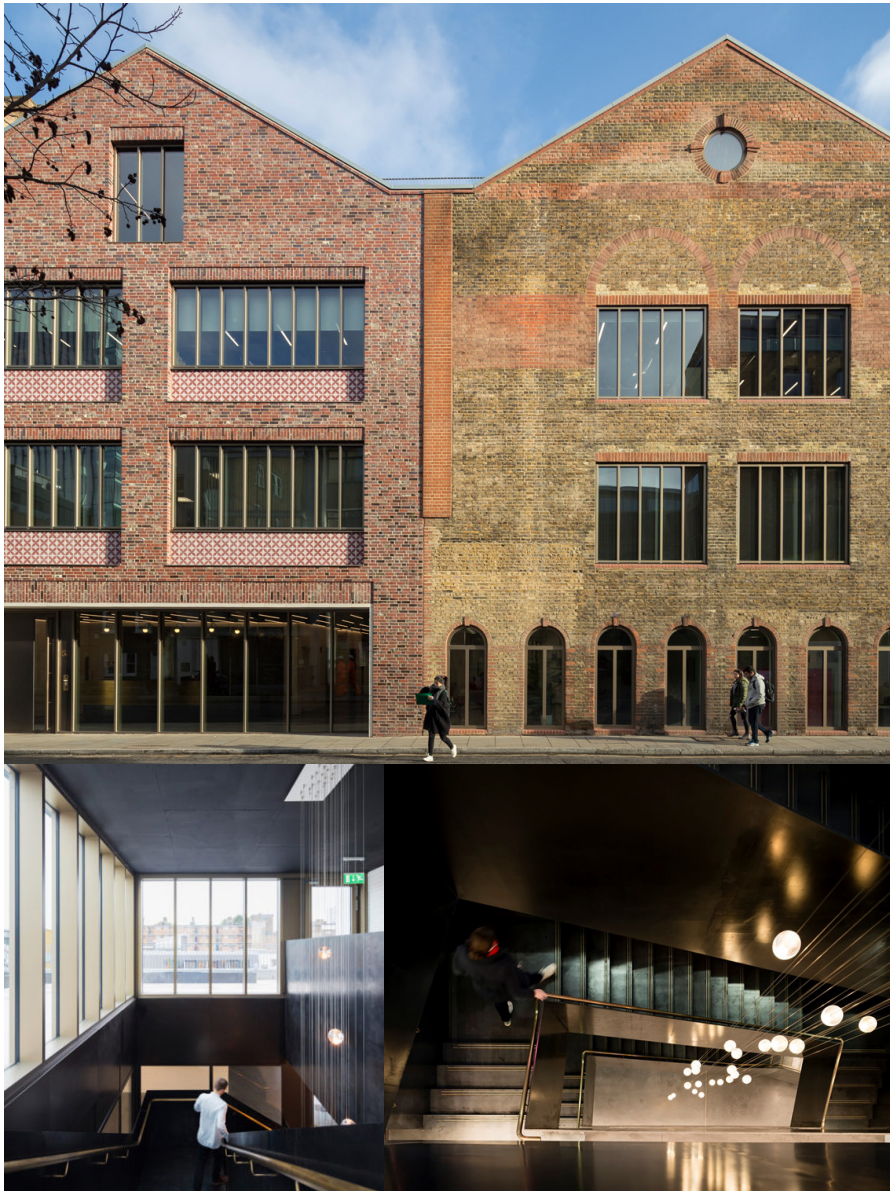
COST INDICATION - PRECEDENTS

OPTION 1B



Cultural-Centre for Czech & Slovak emigrés

Typology	Cultural / Community
Construction	Refurbishment with new build
Construction Time	2 Years
Internal Area	752m ²
Construction Cost	£2.1.m
Cost per m ²	£2860
Brixton Mosque	
Option 1B Area	710m ²
Projected Cost	£2.0m



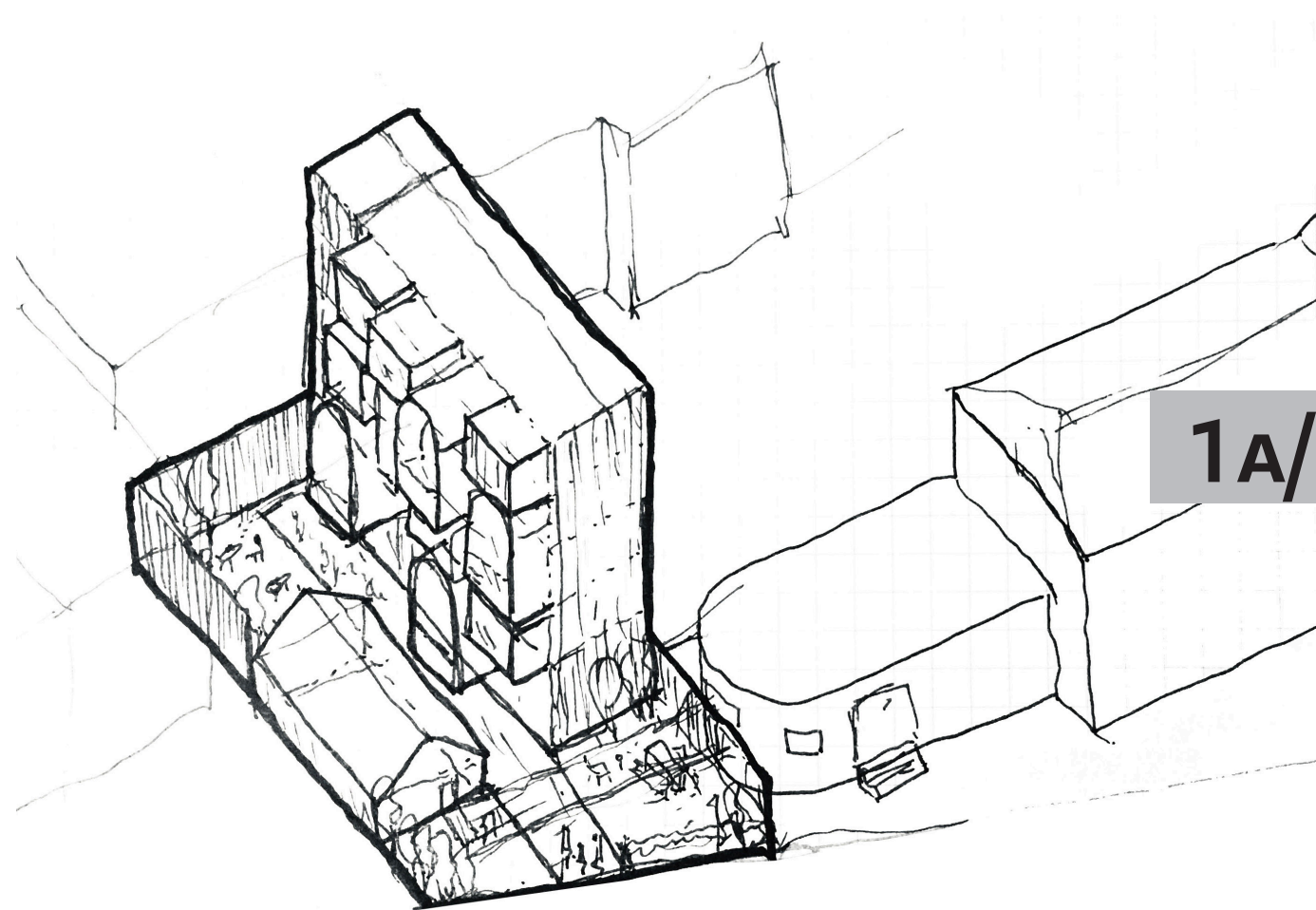
Southwark Warehouse Project

Typology	Workspace
Construction	Refurbishment with extension
Construction Time	2.5 Years
Internal Area	3,700m ²
Construction Cost	£10.3m
Cost per m ²	£2,783
Brixton Mosque	
Option 1B Area	710m ²
Projected Cost	£1.9m



Plumstead Library / Community Centre

Typology	Cultural / Community
Construction	Refurbishment with extension
Construction Time	3 Years
Internal Area	2,500m ²
Construction Cost	£16.m
Cost per m ²	£6400
Brixton Mosque	
Option 1B Area	710m ²
Projected Cost	£4.5m

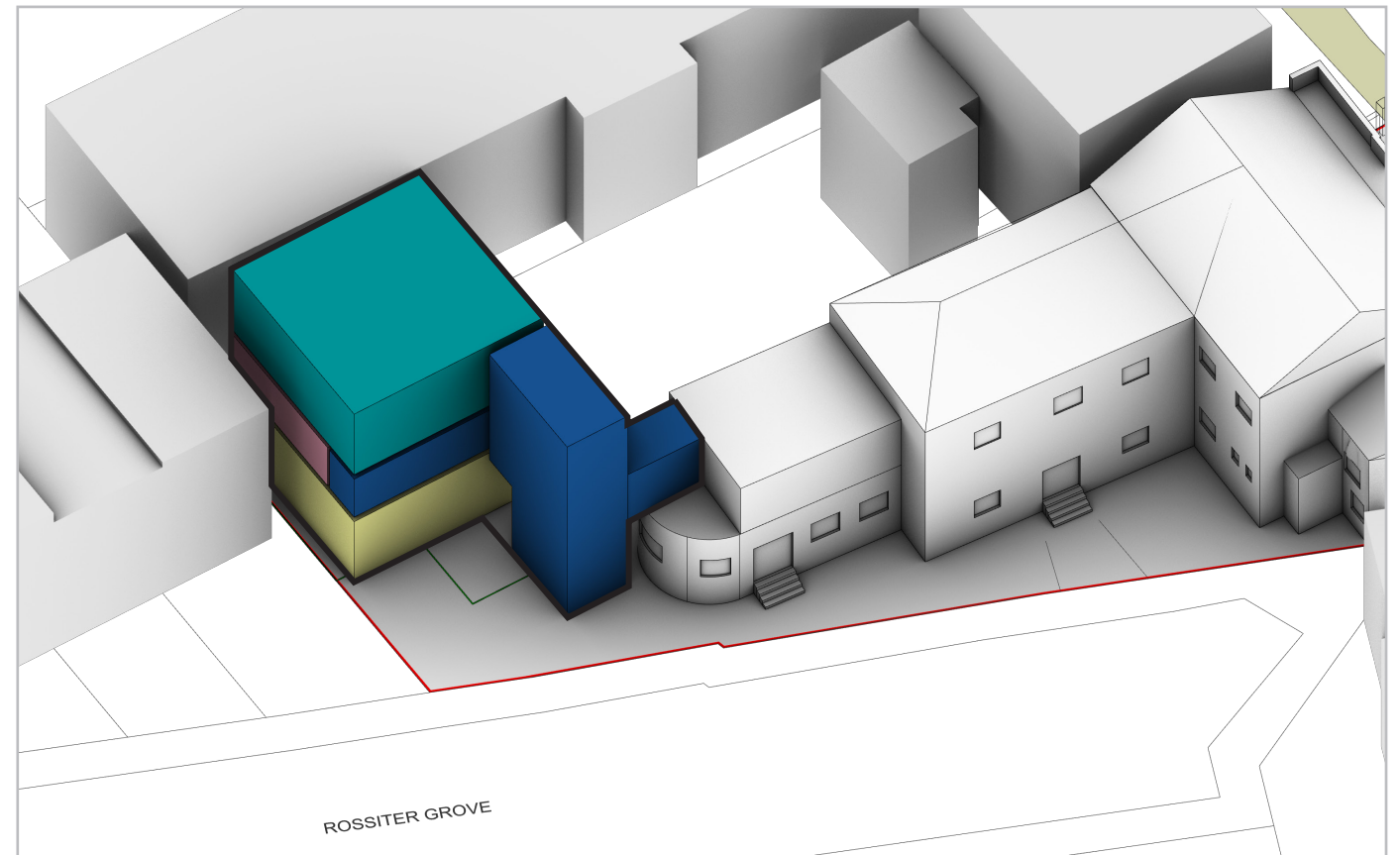
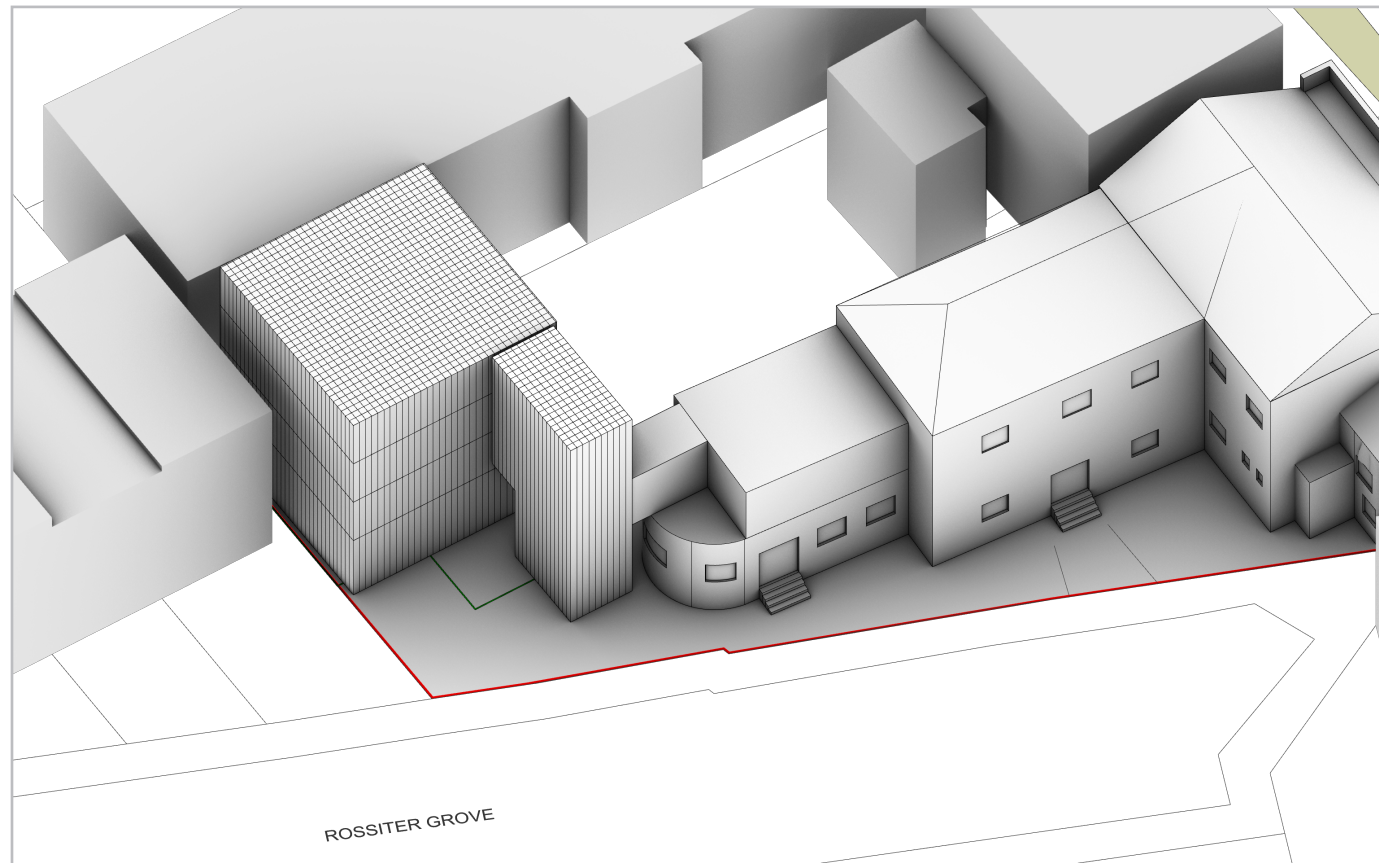


1A/B +

ADDITIONAL CONNECTED PROGRAM

ADDITIONAL CONNECTED PROGRAM

OPTION 1



Clearing some plan at the main building will require some of the uses to be relocated, perhaps the rear land may be the right place for it. Although relocating them may work, integrating them with rest of the building will prove to be complicated specially the circulation.

01

■ Cafe / Retail
■ Jinaza / Ghusl

■ Kitchen
■ Community Gym

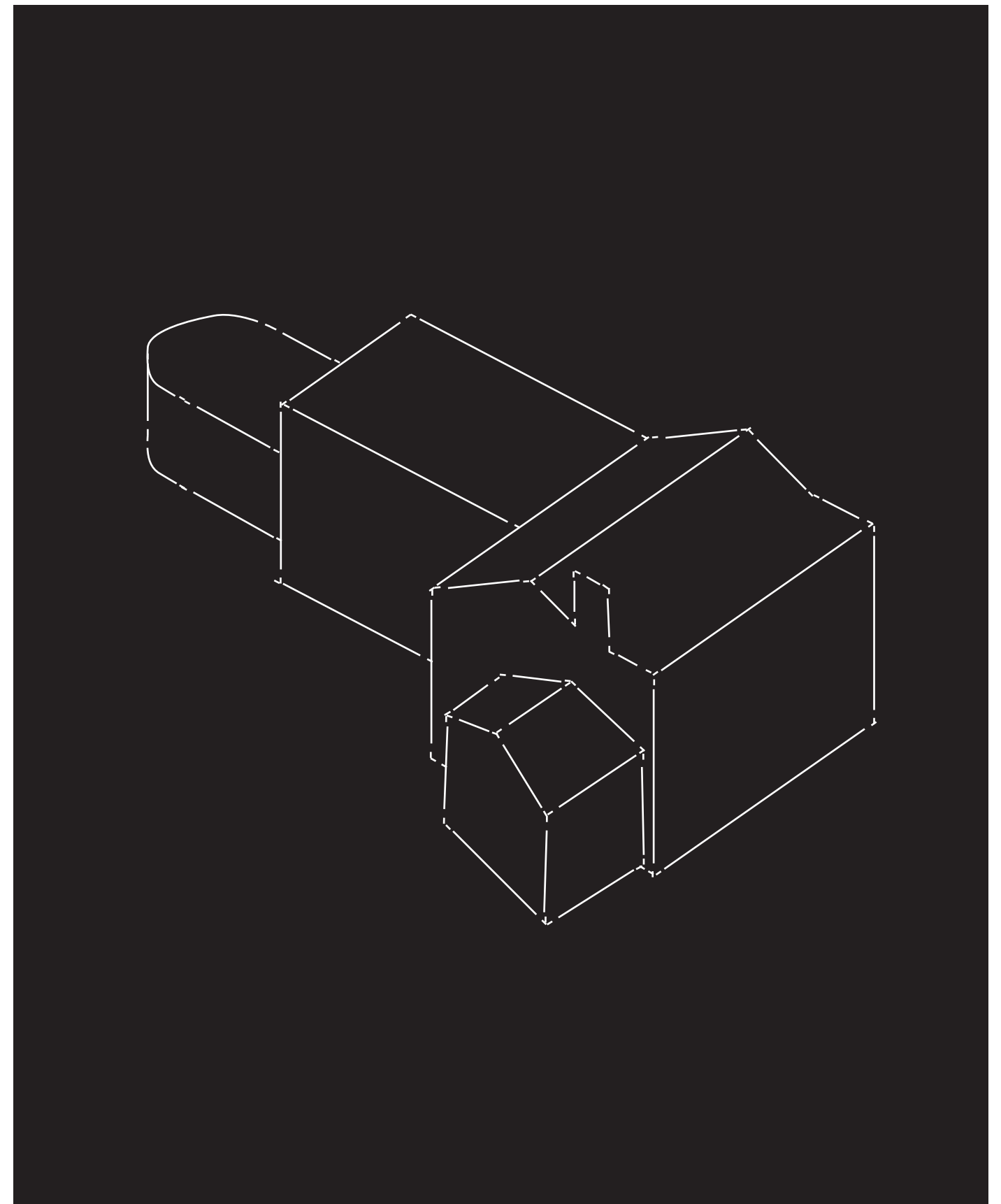
■ Circulation

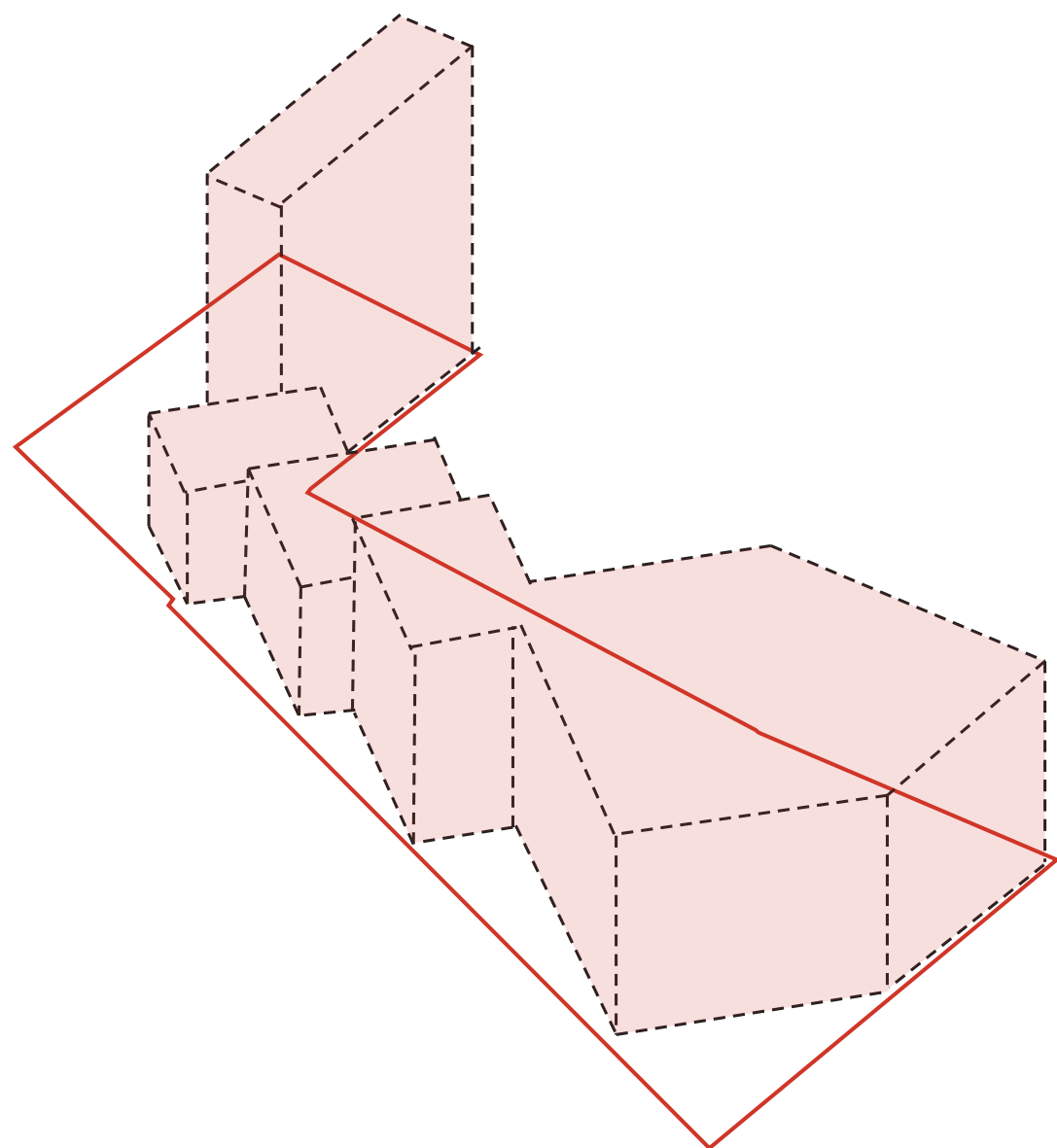
OPTION 1 - SUMMARY

Option 1 was an exploratory exercise to test the potential of the site with existing envelope. It has become clear that there is room for improvement considering the current layout.

However both options could potentially be rather costly considering the amount internal demolition they require, and yet the building continues to be limited by its current envelope and orientation, raising the question for its justification.

For both options the rear land remains a further problem to resolve and integrating the programs with existing building can create further circulation problems.





2

REDEVELOPMENT NEW VISION

Taking a fresh look at the site as a new opportunity to develop a centre for excellence.

DESIGN OBJECTIVES - AN OPPORTUNITY



Connecting communities

Enhancing a focal point for existing and future communities alike. By delivering much needed versatile amenities and activities, bringing them together in one exciting place.



For today, for the Future

Develop an exemplar mosque with, amenity and community centre, respectful of the context, contemporary in style and aspiring to set a new standard for sustainable mosque in London. It's maximising the potential of today, for the future.



A Destination in London

Creating a unique and memorable destination by combining urban lifestyle with proximity to nature and providing an inspiring environment for local residents, worshippers and visitors alike.



A holistic Sustainable Approach

DESIGN OBJECTIVES - A NEW HUB



Spiritual

Masjid should fulfil its primary function as at all times, and meets the overgrowing needs of the community at multiple levels.



Education

A centre that focuses heavily on education for all ages and background,



Front Runner

Set the pace, being at the forefront across the board with a good balance. to be an example of thinking, goal setting and planning.



Social

A masjid that Should also be a Hubb for the needs of the community be more connected, tapping into the other social aspects of life that



Giving Back

An urban roof farm that grows fruits and vegetables for the local residents and business, as away of giving back to the community.

DESIGN OBJECTIVES INTEGRATED



Shelter

Inspired by the concept of the Ahle sufa at the time of the Prophet (pbuh), this program could be sheltering displaced members of community in and around London.



Hospitality

Commercial program that can sustain it self and help aid the running of



Youth Facility

A program to welcome and empower youth and the next generation from all backgrounds



Urban Farming

Roof terrace that could be used for growing agriculture



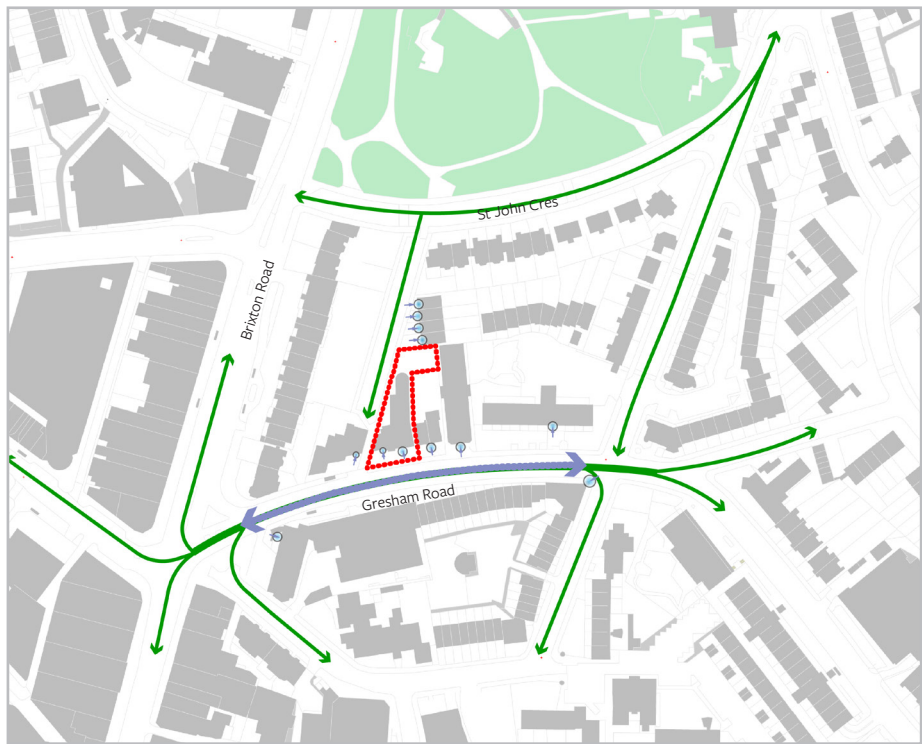
Gallery

An open gallery to connect with the wider diverse community of Brixton and providing a platform for the creative community within Brixton

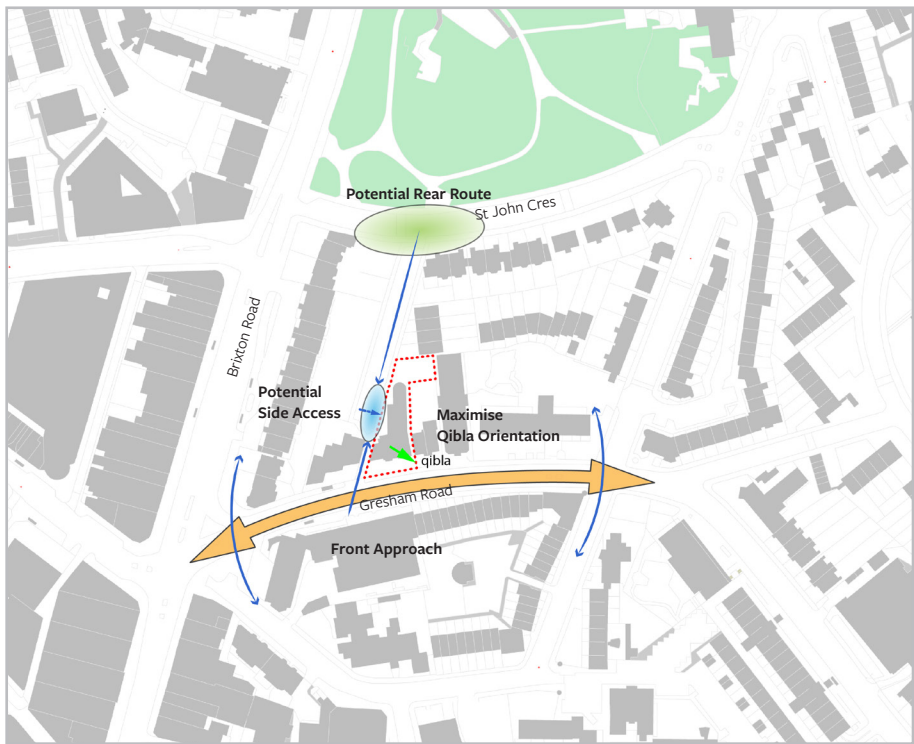
SITE ANALYSIS

The Urban Relationship

The site is lays on Gresham Road, which connects Brixton Road to Coldharbour lane, and is one of the major bus routes. The main access to site is from the front, however there could be opportunity to create access on the side.



CONNECTIONS AND PROXIMITIES



QUESTIONS AND OPPORTUNITIES

Frontage & Approach

The current front access to the mosque creates an overbearing congestion on Gresham Road during peak hours. A way to reduce this congestion would be to disperse the access to the side so the flow of people becomes more gradual.

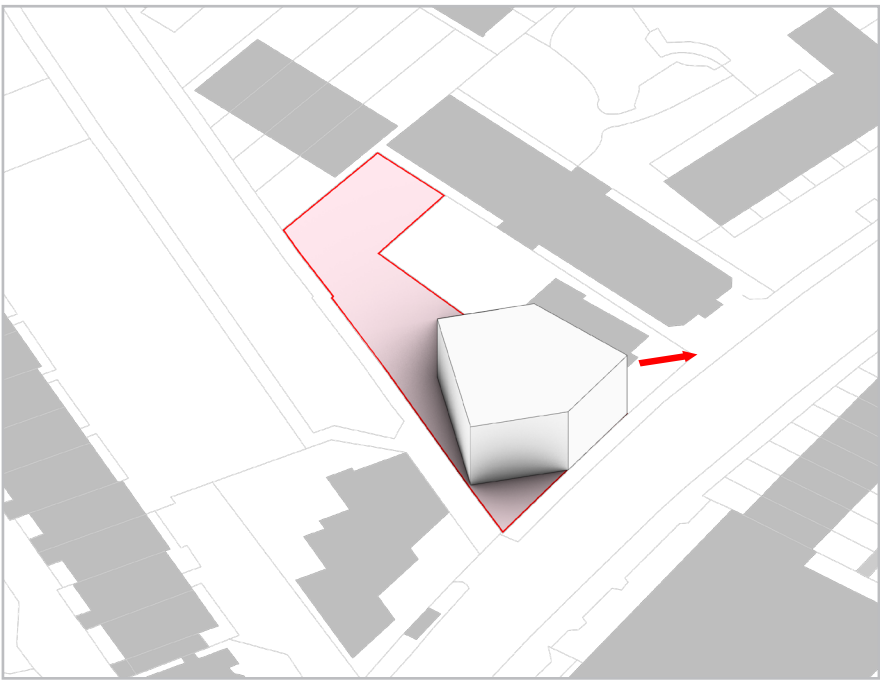


EXISTING



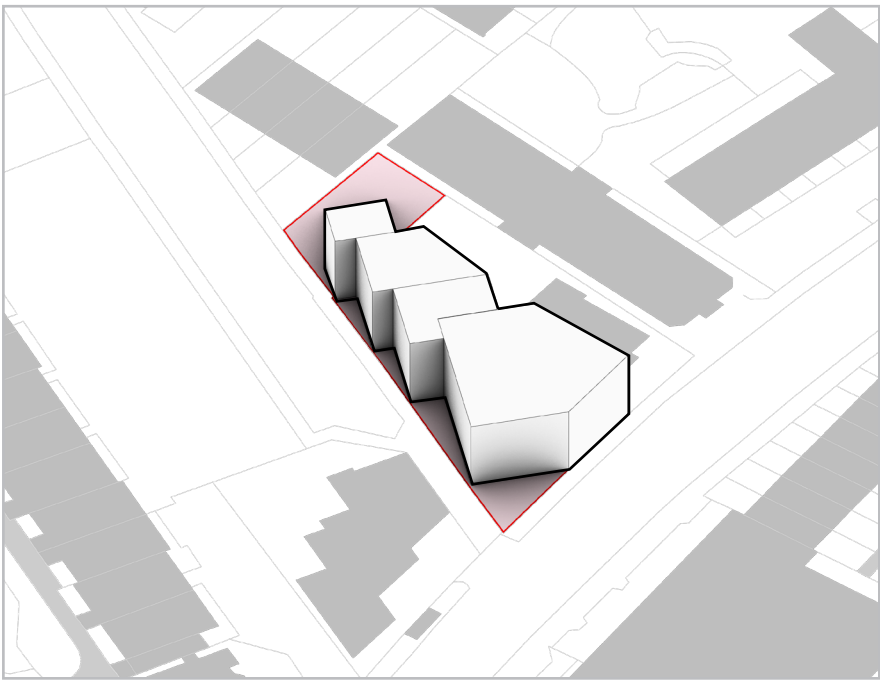
IDEAL

NEW DEVELOPMENT CONCEPT DIAGRAM



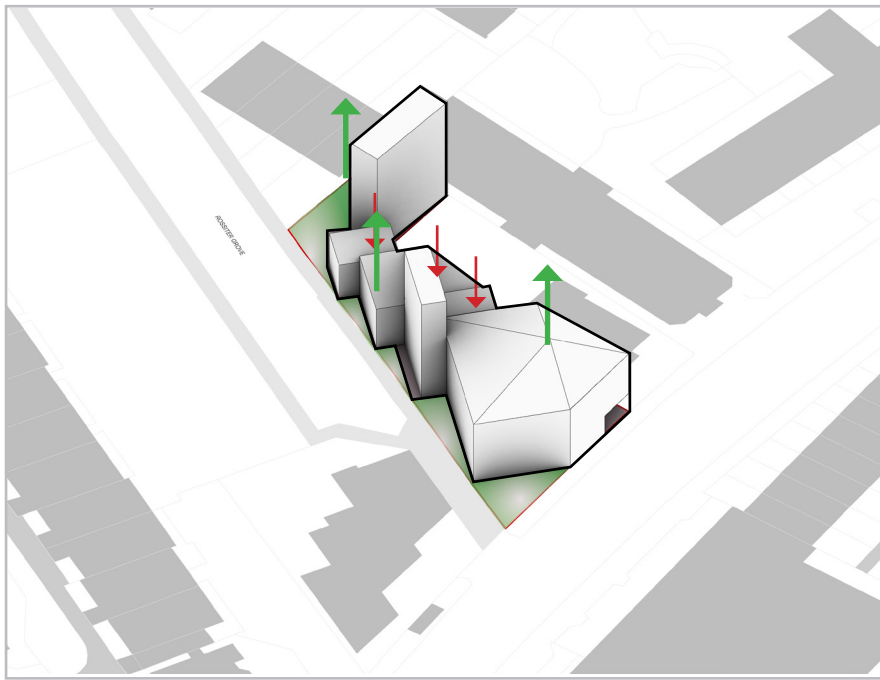
01

Main prayer hall to be oriented towards the Qibla



02

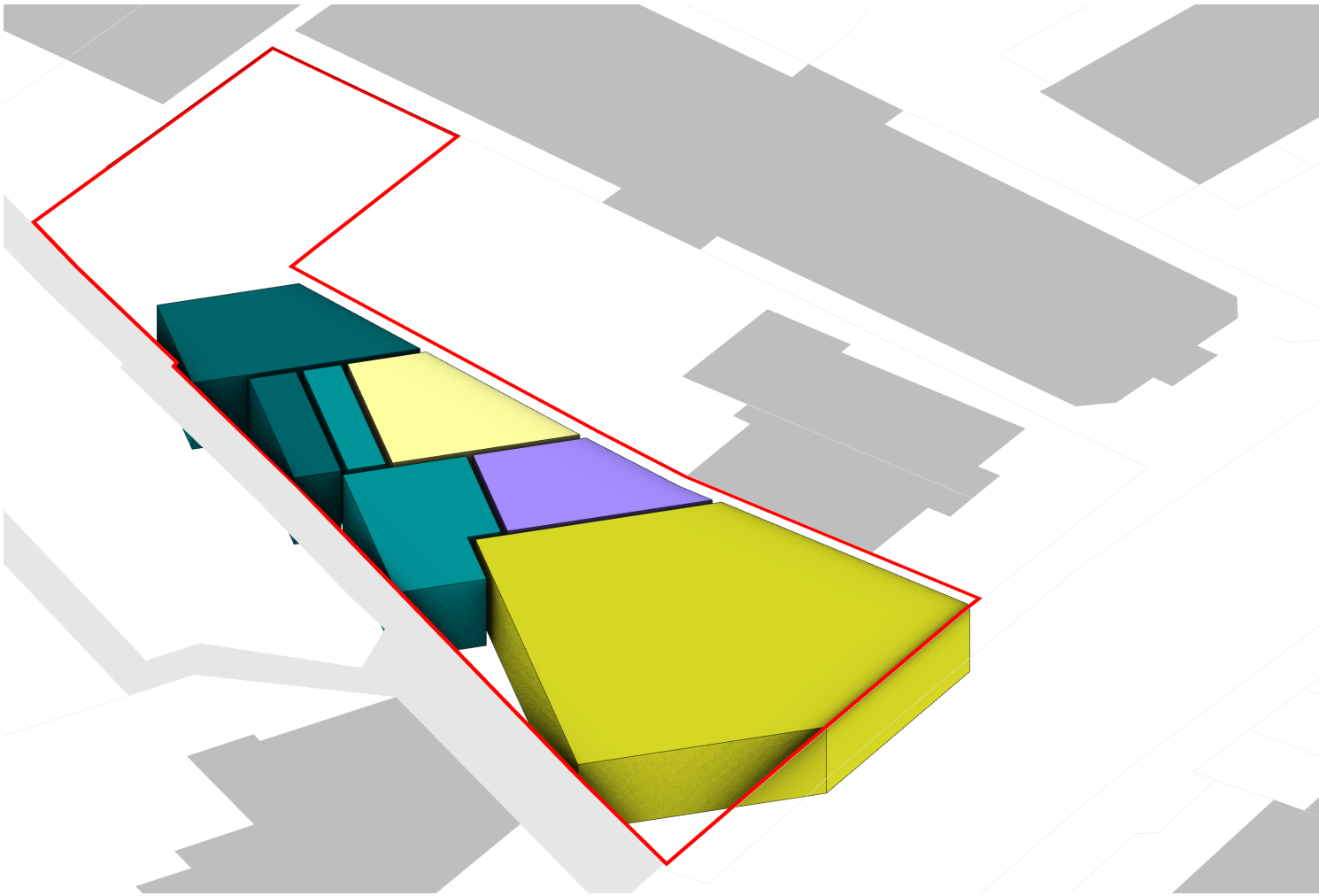
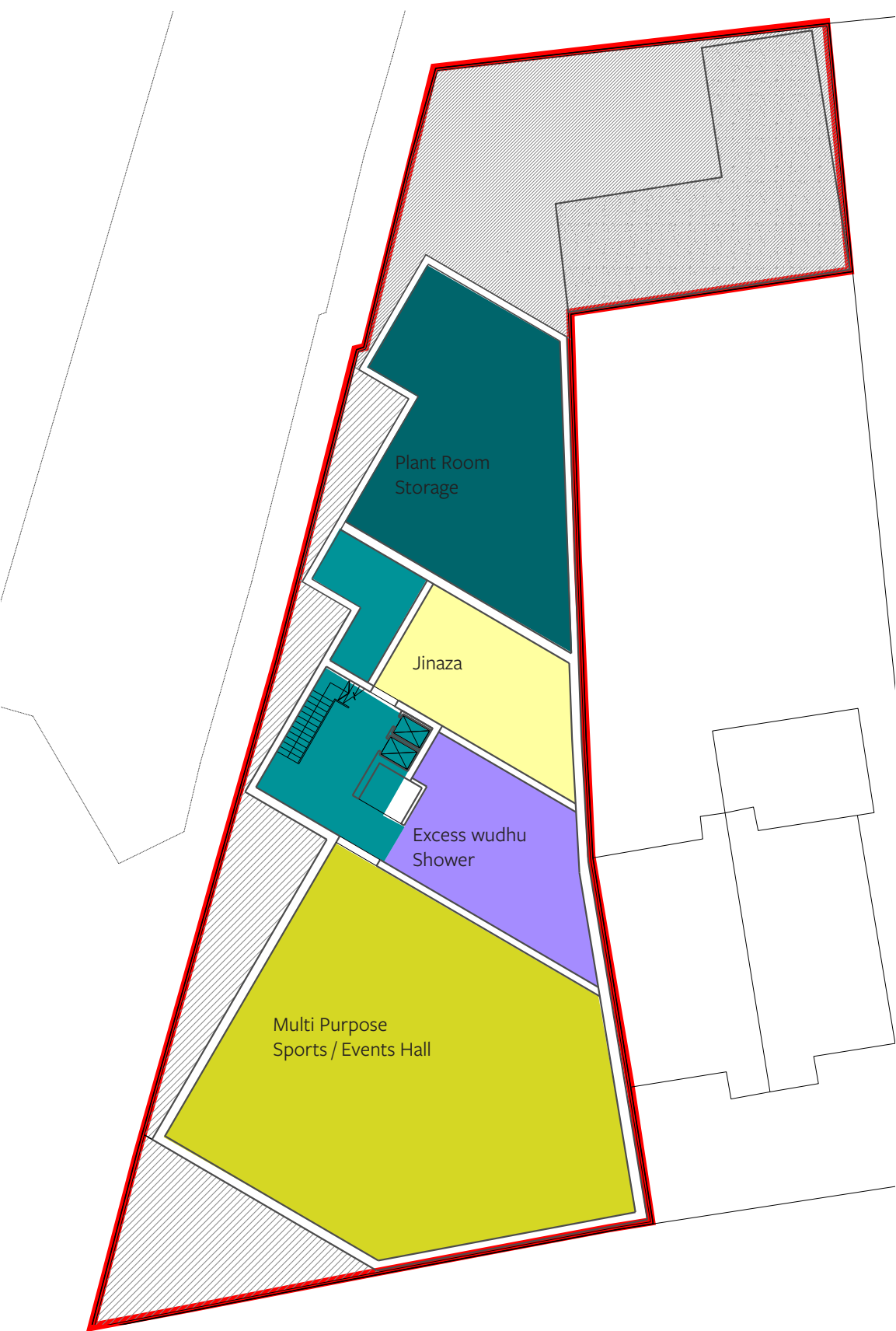
Other programs at rear, creating the access to the side



03

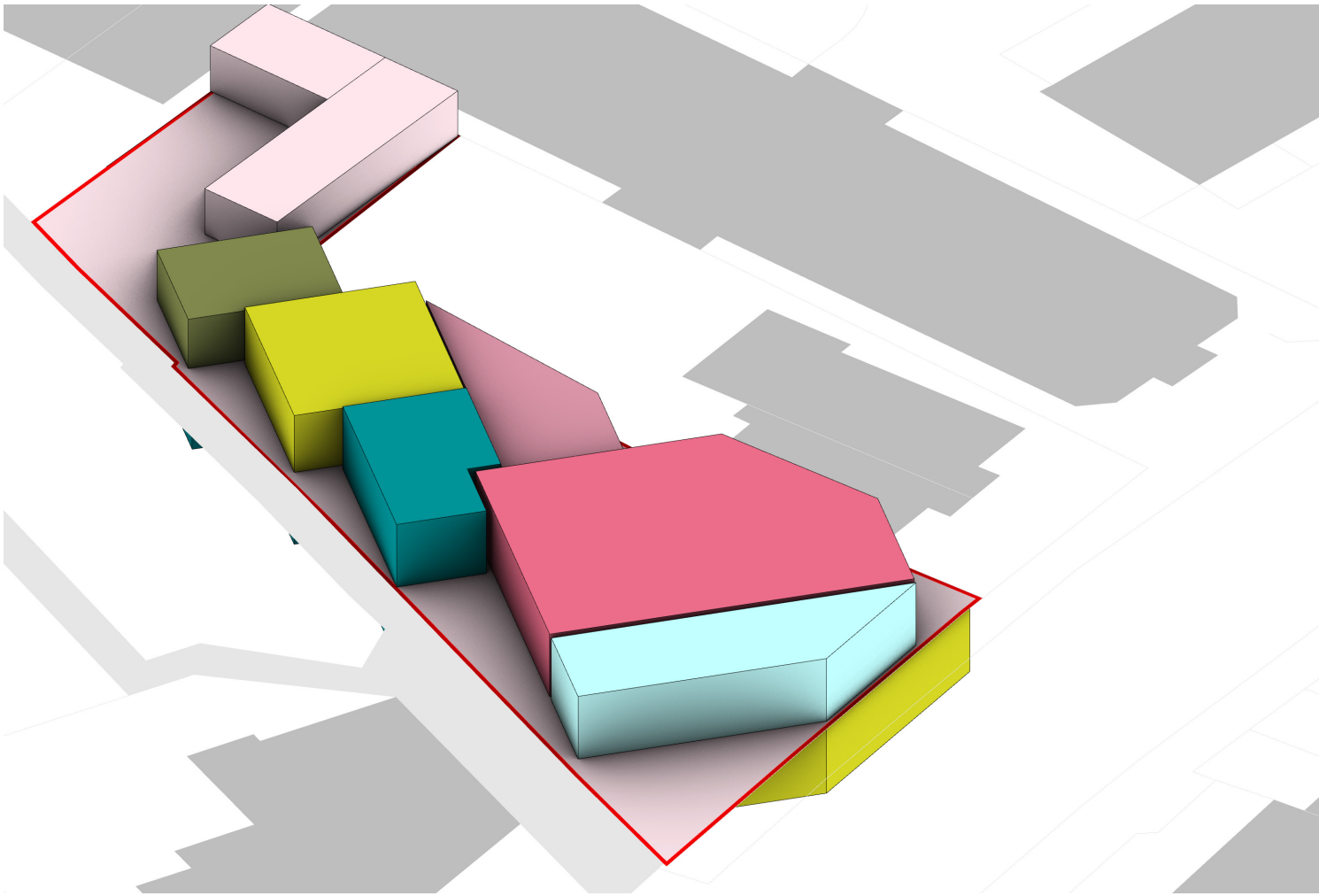
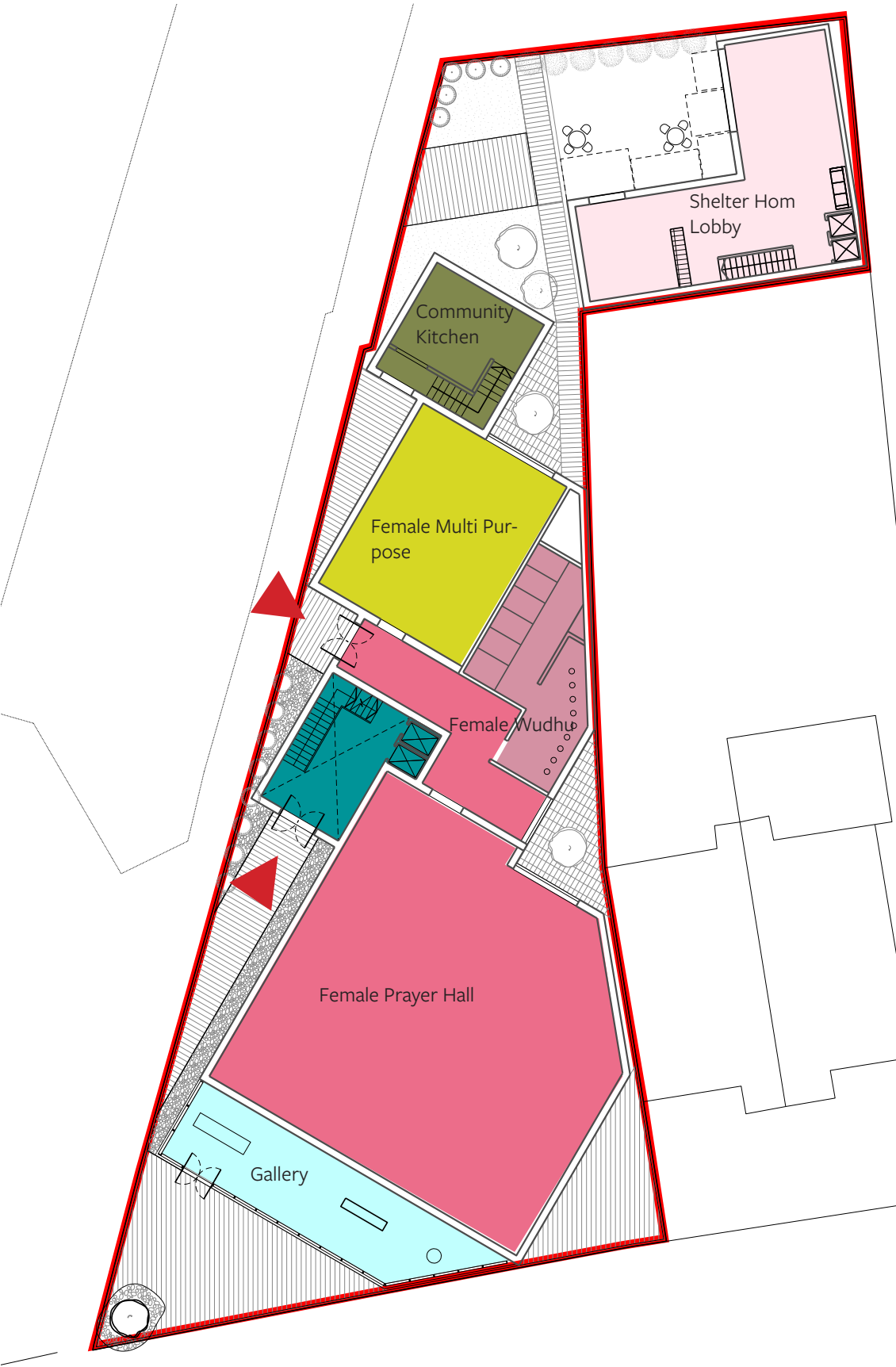
Height adjusted based on the programs and uses.

OPTION 2 PROPOSED BASEMENT LEVEL

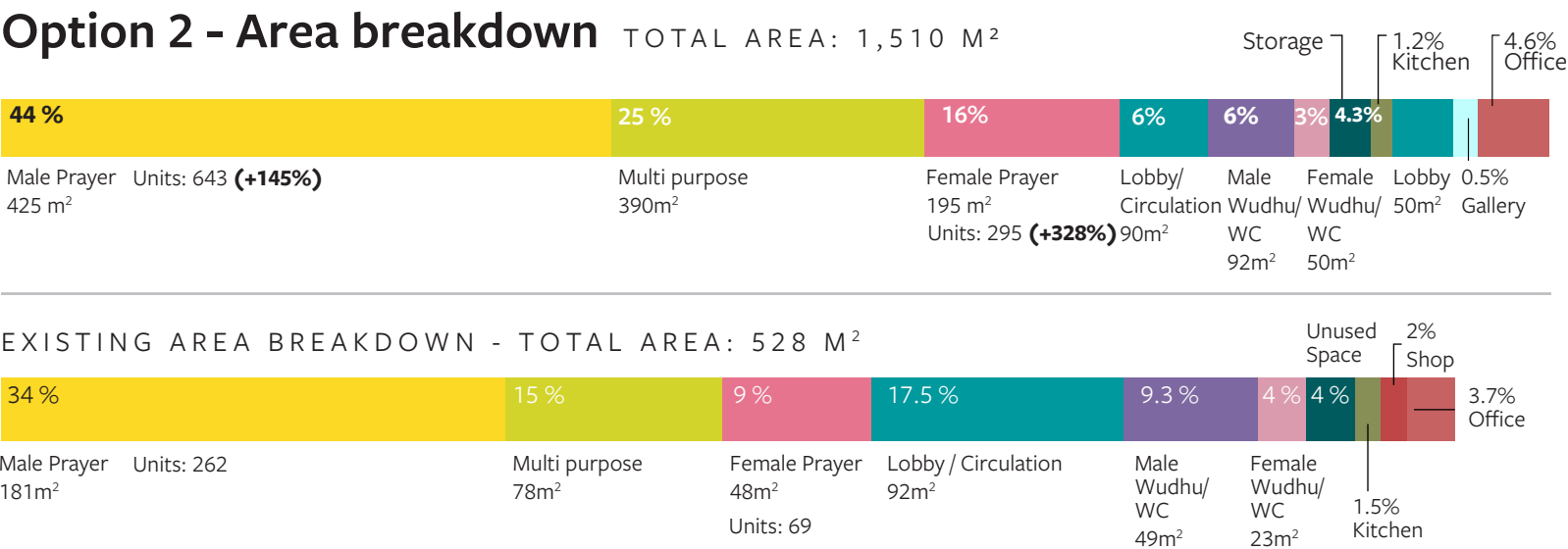
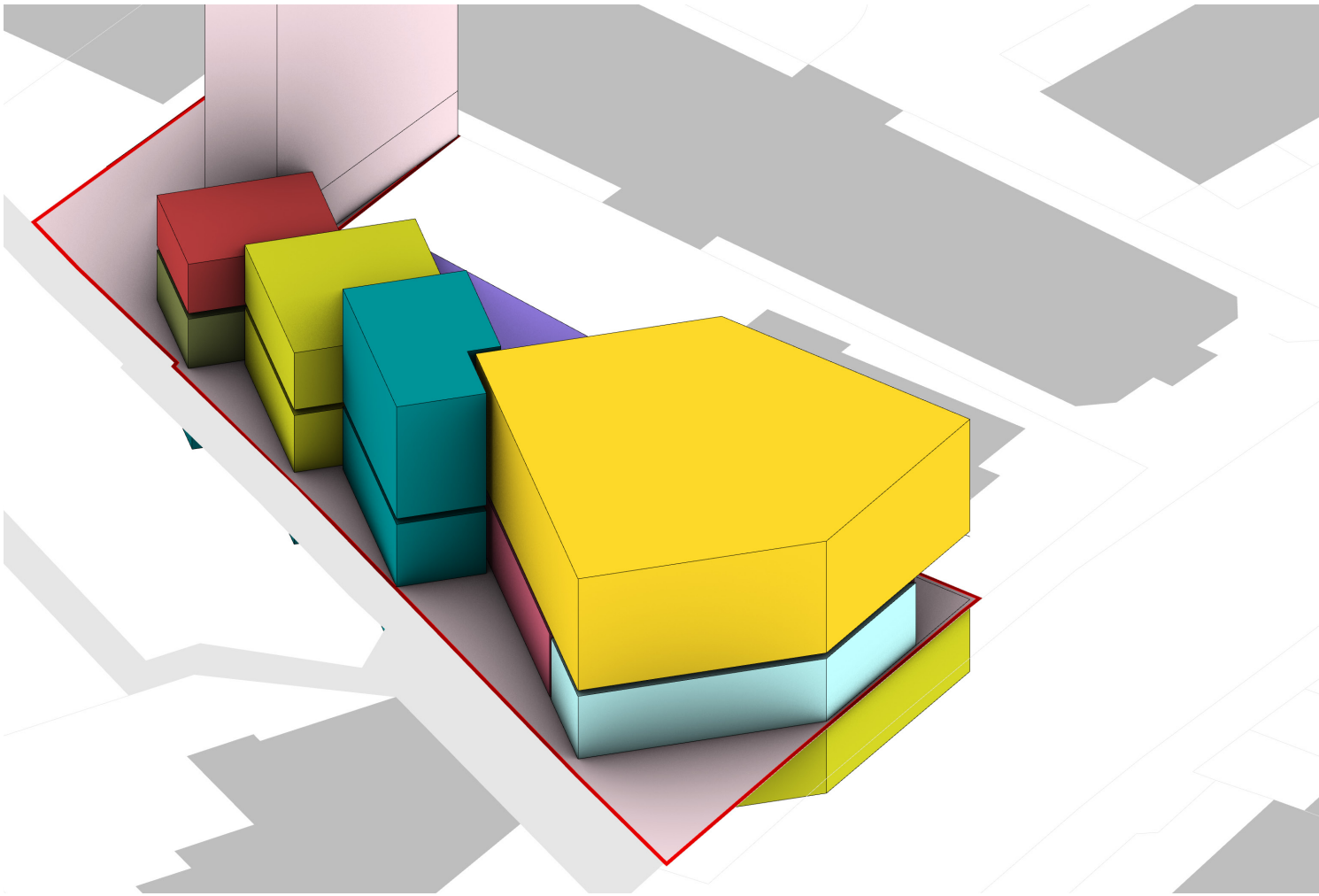
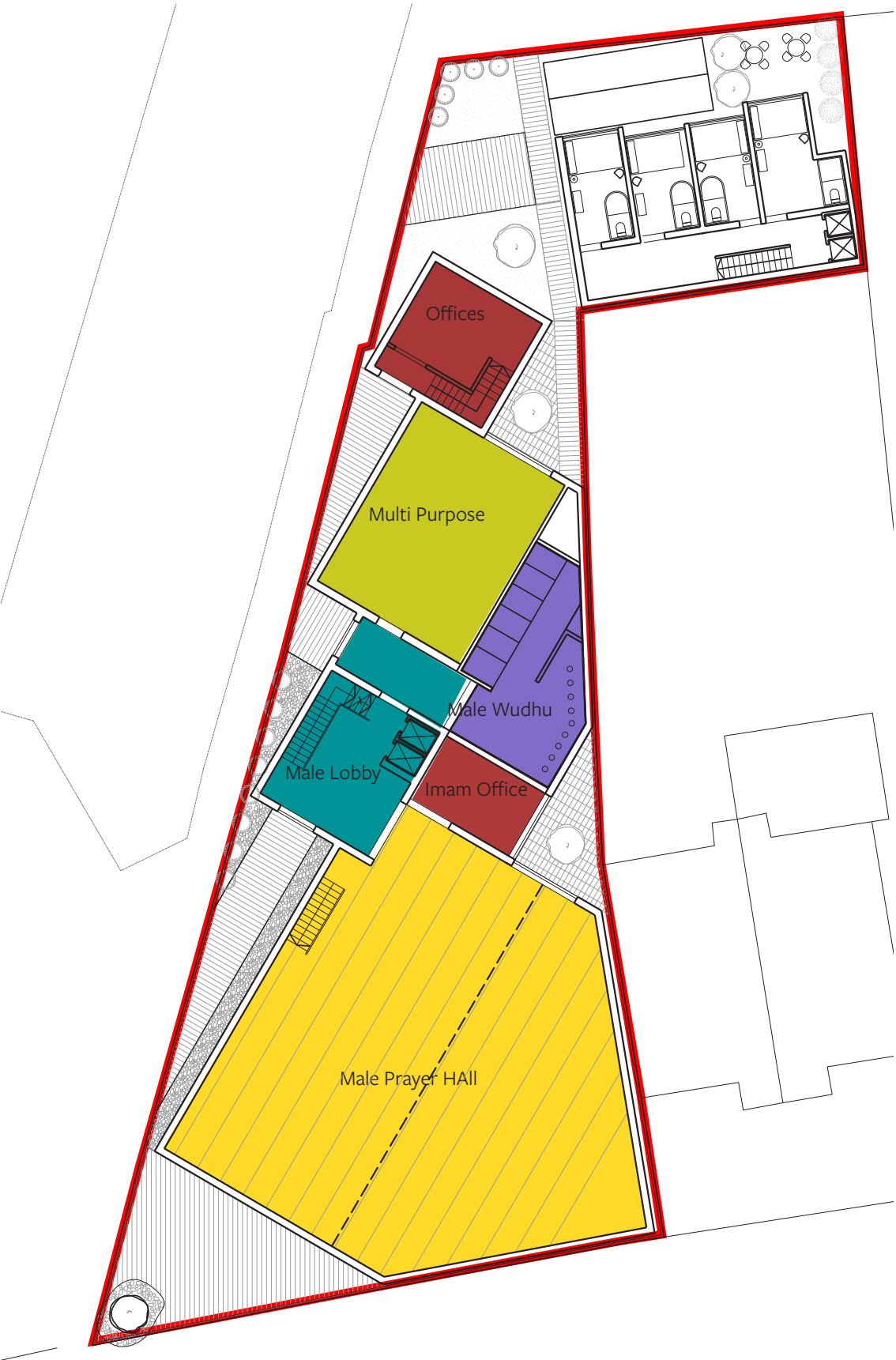


- Events Hall
- WC / Wudhu
- Circulation
- Plant Room / Storage Room
- Jinaza

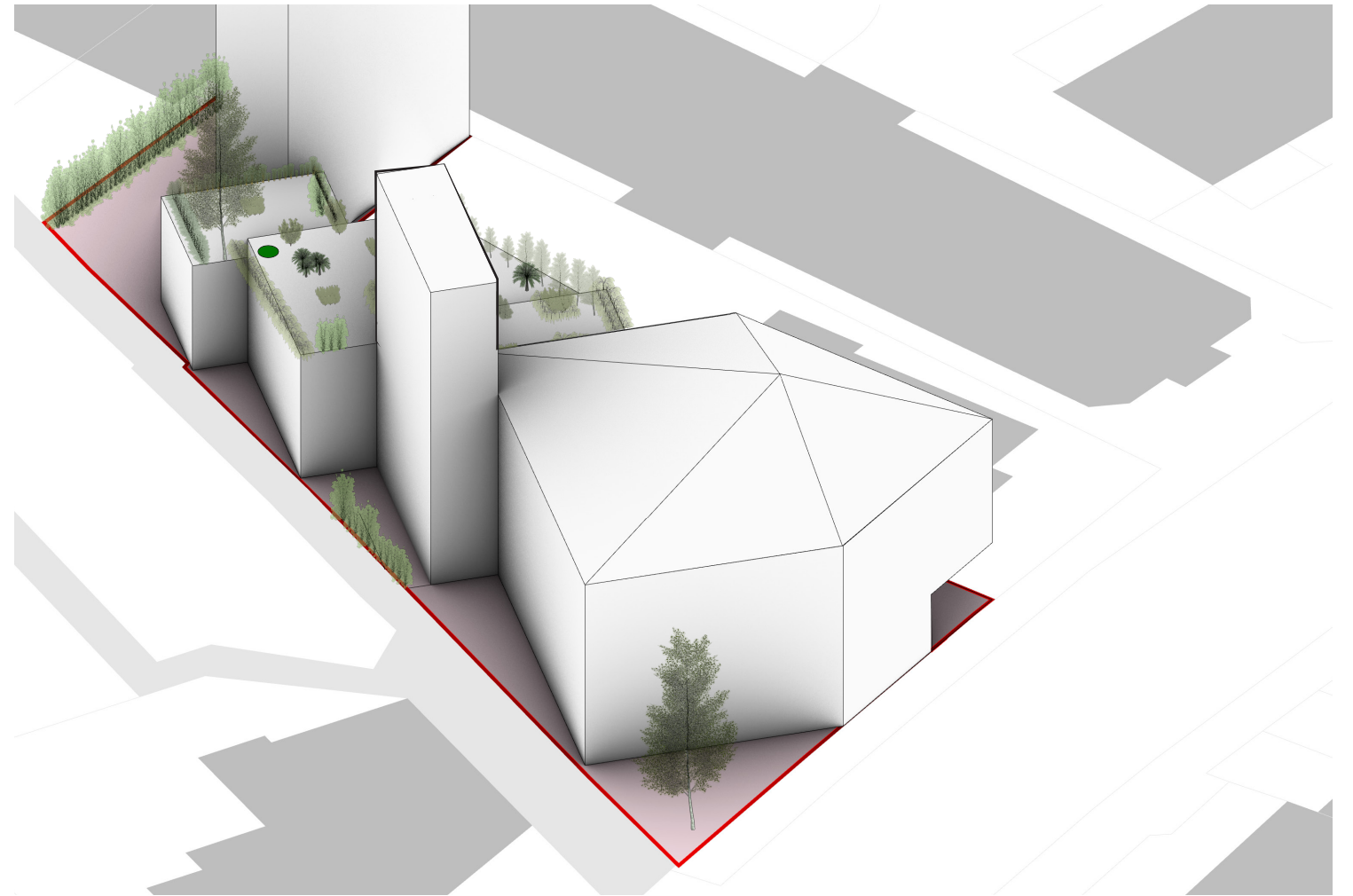
OPTION 2 PROPOSED GROUND LEVEL



OPTION 2 PROPOSED FIRST LEVEL



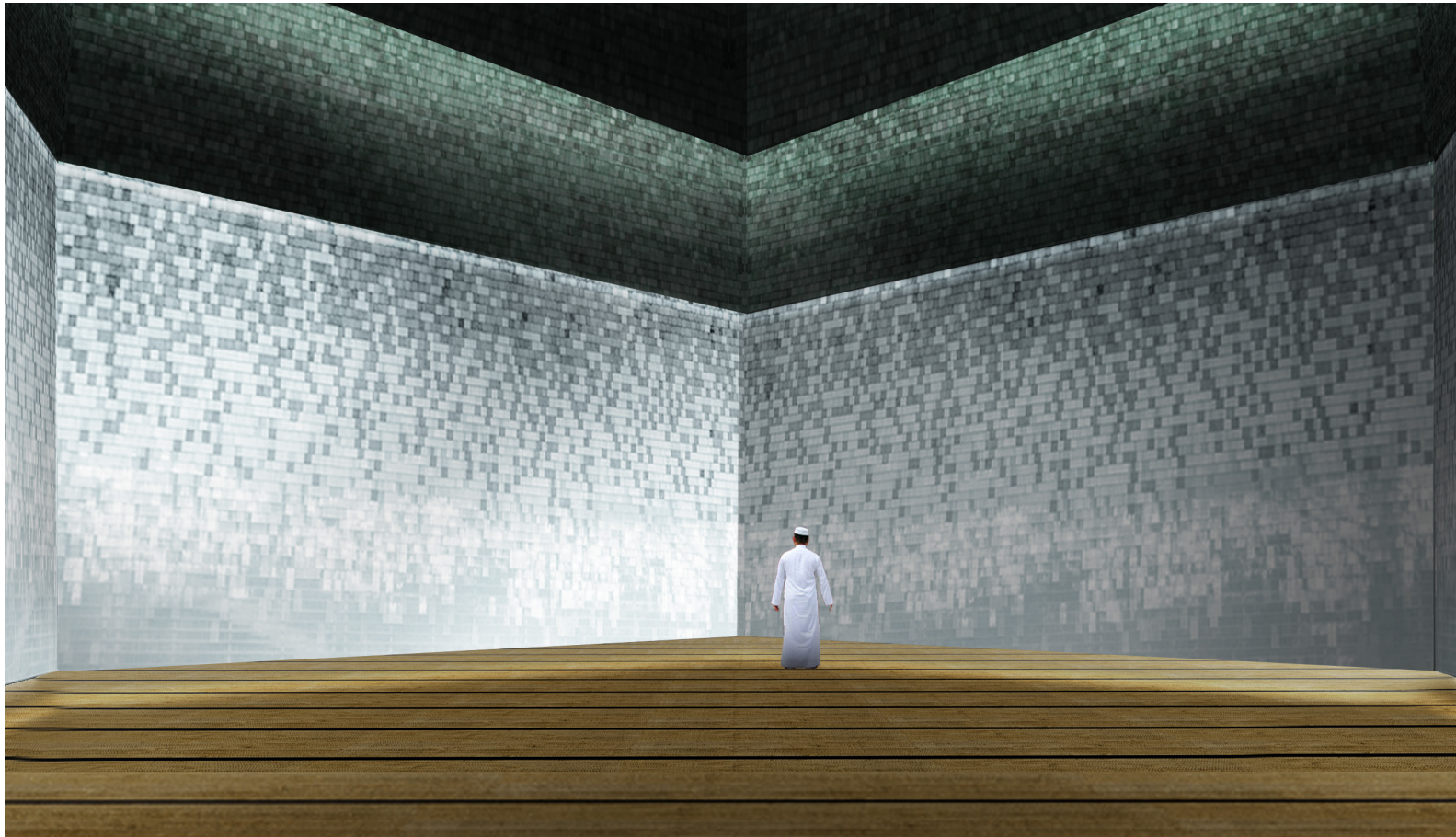
OPTION 2 PROPOSED ROOF PLAN



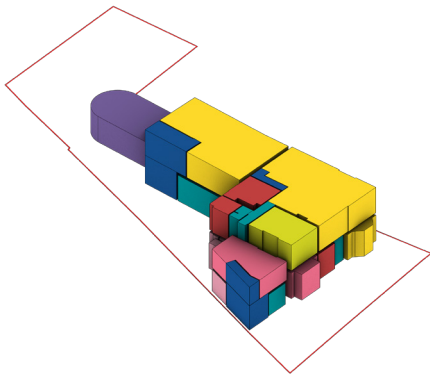
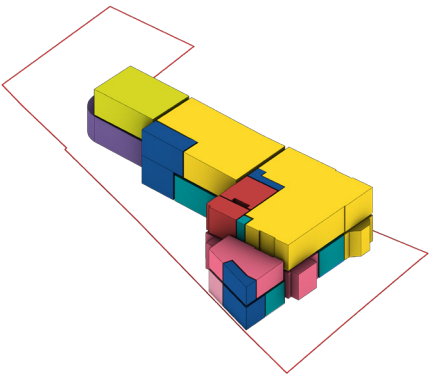
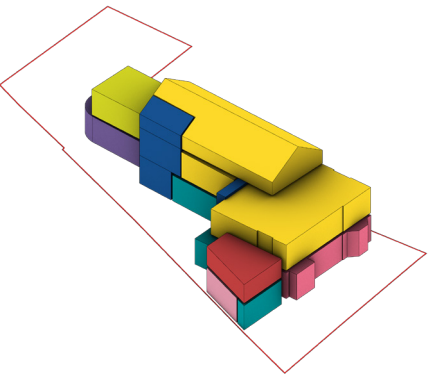
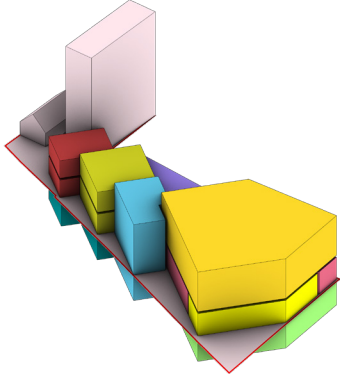




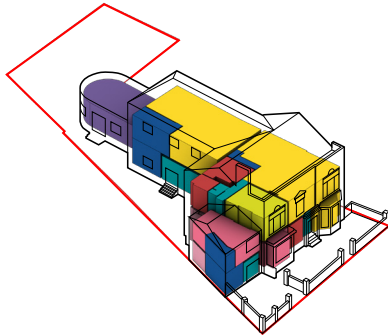
مسجد ابن تيمية BRIXTON MOSQUE



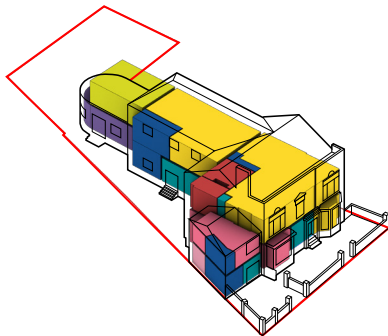
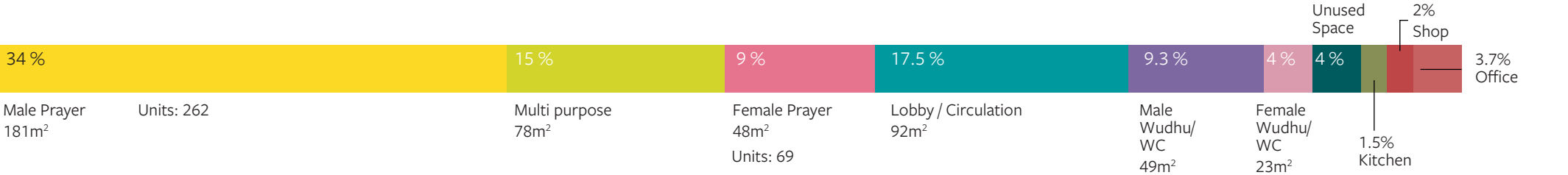
COMPARISON

				
	Existing Masjid	Option 1A	Option 1B	Option 2
PROGRAM	AREA M ² %UNITS	AREA M ² %UNITS	AREA M ² %UNITS	AREA M ² %UNITS
Male Prayer	18134262	23041333	31444.3455	42528.3643
Female Prayer	48969	7513.5108	11416165	19513295
Multi Purpose	78.615113	9717.5140	9713.7140	39025590
Male Wudhu / WC	499.312 / 6	498.912 / 6	49712 / 6	926
Female Wudhu / WC	2346 / 3	213.56 / 3	223.16 / 3	503.3
Kitchen	81.5	Moved to out building	Moved to out building	281.9
Storage / unused space	194	- -	- -	654.3
Lobby / Circulation	9217.5	6612.0	8311.7	906
Shop/Gallery	102	Moved to out building	Moved to out building	600.4
Office	19.53.7	19.53.6	304.2	704.6
Janzah				453
TOTAL INTERNAL AREA	528 m ² 100	548 m ² 100	709 m ² 100	1,510 m ² 100
TOTAL PRAYER SPACE		444	581	1010 m ² 1520
INCREASE IN PRAYER		- -	+30%+137	+300%+1000

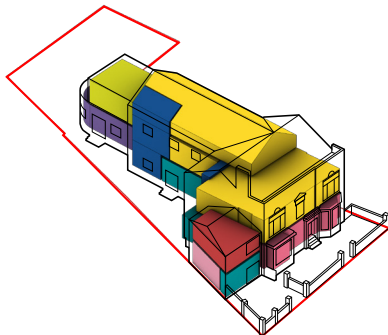
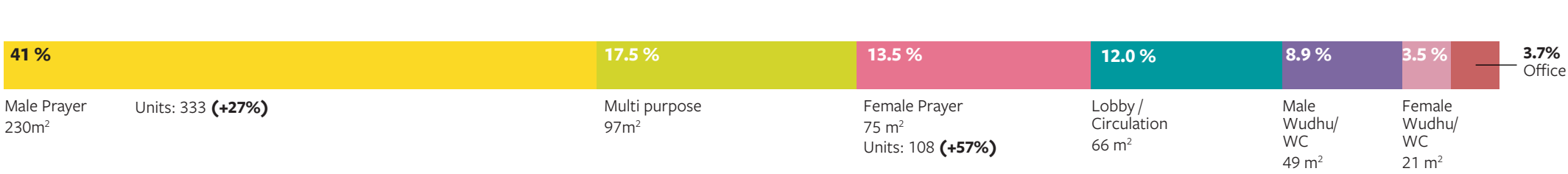
OVERVIEW



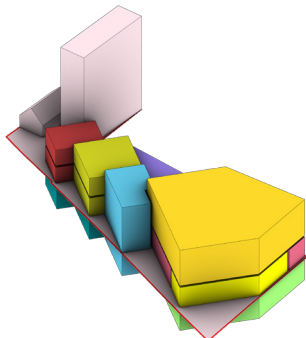
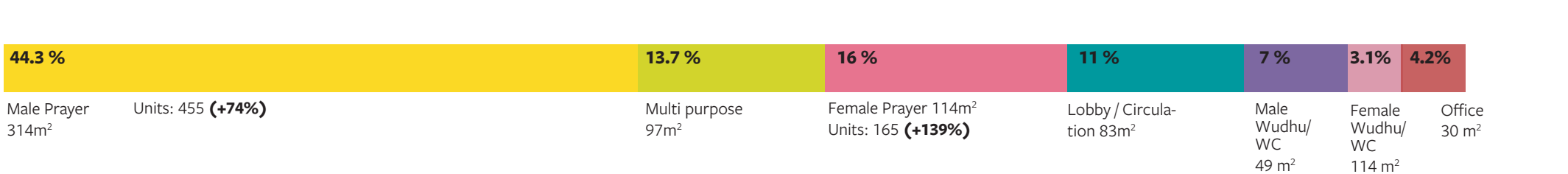
Existing Masjid TOTAL AREA: 528 M²



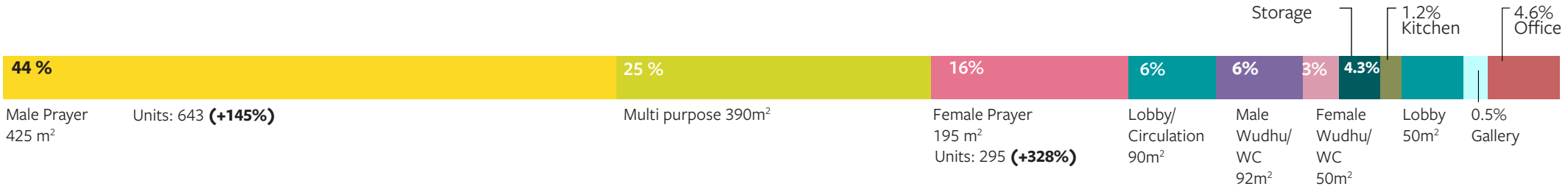
Option 1A - TOTAL AREA: 548 M²



Option 1B TOTAL AREA: 709 M²



Option 2 TOTAL AREA: 1,510 M²

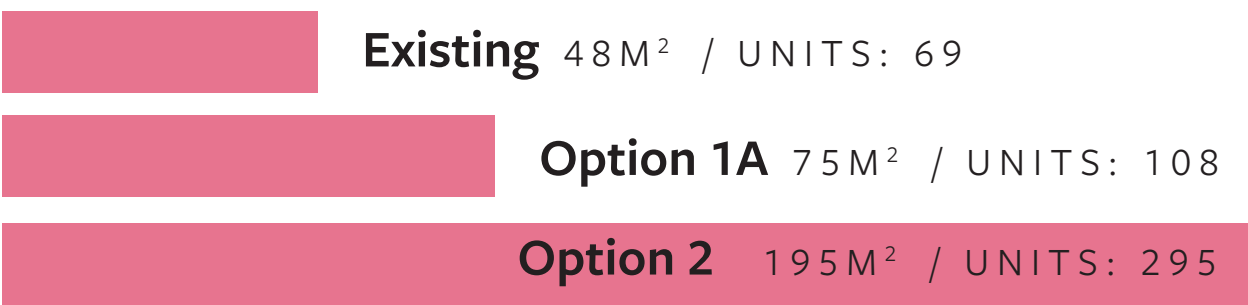


OVERVIEW

MALE PRAYER AREA



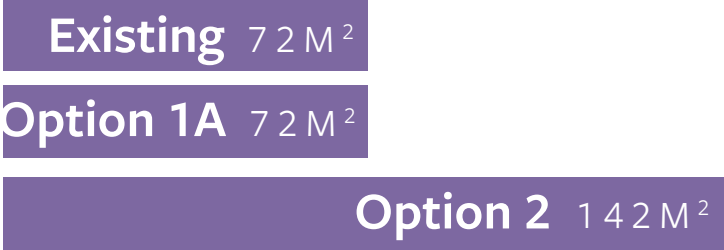
FEMALE PRAYER AREA



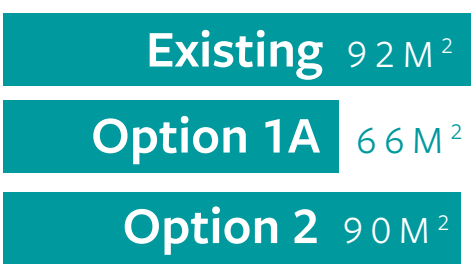
MULTI PURPOSE AREA



MALE & FEMALE WUDHU



LOBBY / CIRCULATION



COST INDICATION - PRECEDENTS

OPTION 2



The Lee Building

Typology	School
Construction	New Build
Construction Time	2 Years
Internal Area	640m ²
Construction Cost	£1.42.m
Cost per m ²	£2218
Brixton Mosque	
Option 2 Area	1510m ²
Projected Cost	£3.3m



Grand Junction at St Mary Magdalene's

Typology	Religious
Construction	New Extension
Construction Time	3.5 Years
Internal Area	1464 m ²
Construction Cost	£3.6 m
Cost per m ²	£2,460
Brixton Mosque	
Option 2 Area	1510m ²
Projected Cost	£3.8m



Bishop Edward King Chapel

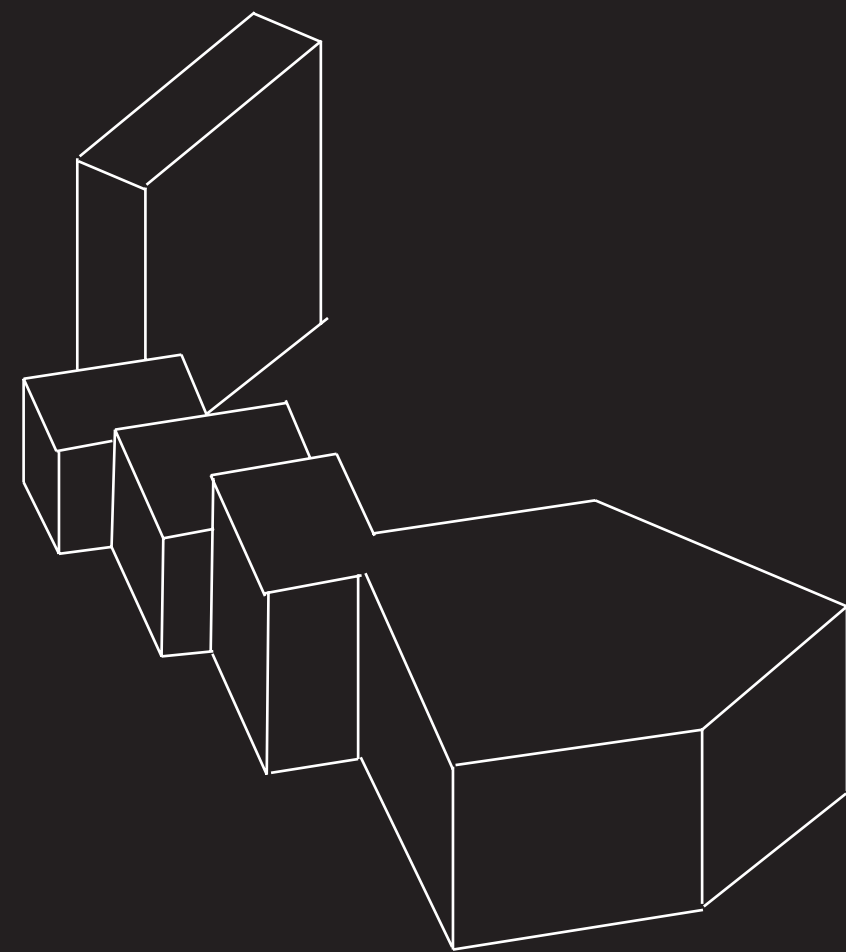
Typology	Religious
Construction	New Built
Construction Time	3 Years
Internal Area	280m ²
Construction Cost	£2.6 m
Cost per m ²	£7264
Brixton Mosque	
Option 2Area	1510m ²
Projected Cost	£10.9m

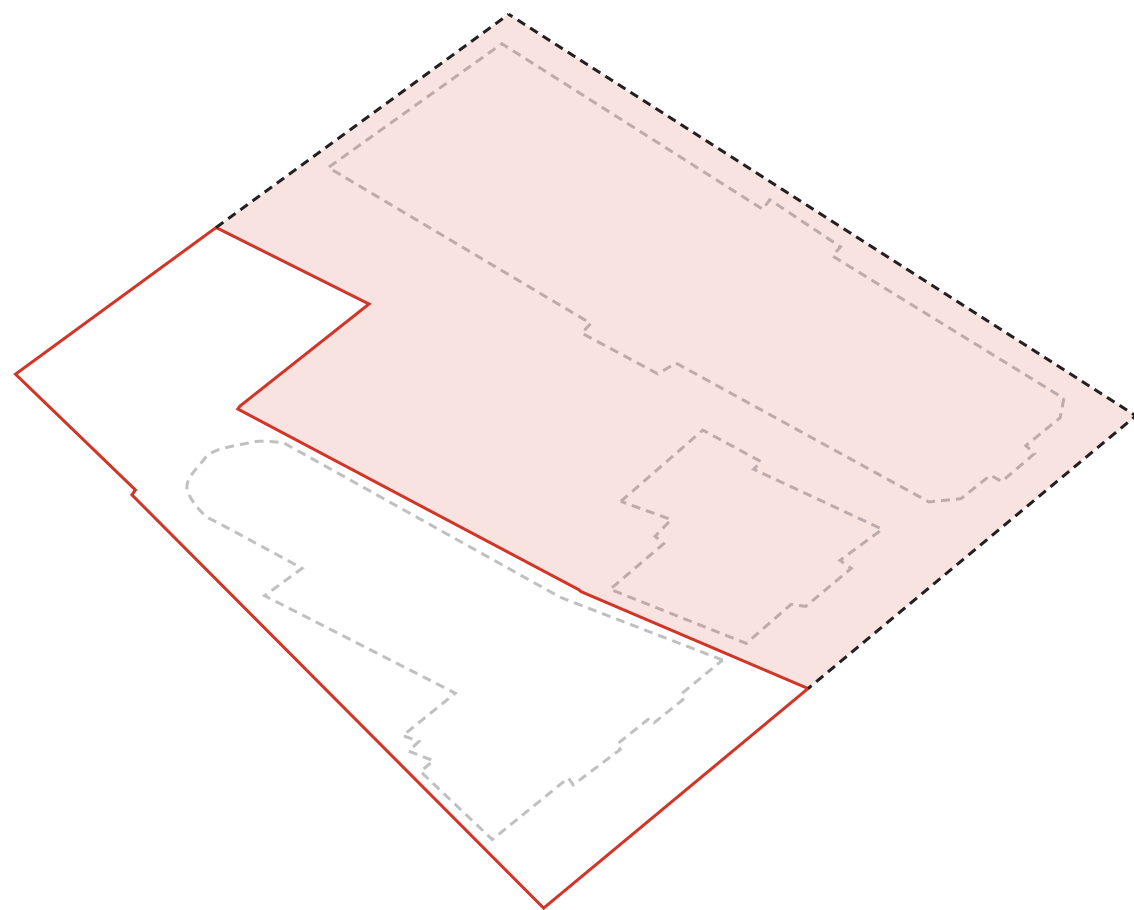
OPTION 2 - SUMMARY

Option 2 was an exploratory exercise to test the potential without the restrictions of the existing building envelop and structure.

It has clearly shown that a new build option and thinking of the future holistically not only solves many of the problems that the existing Mosque has had in terms of space, circulation and program, but also makes the Mosque and the Muslim community relevant to its ever changing context. This option is designed with the future generation in mind and gives an opportunity for us and the current generation to leave a long lasting legacy.

It is also evident that the construction cost per sqm is very similar to the refurbishment options, although further design development would be required





3

REIMAGINE

A NEW DEVELOPMENT
AND EXPANSION

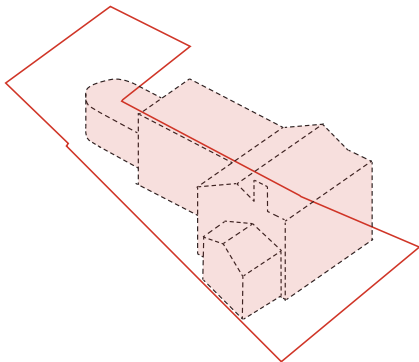
OPTION 3



NEXT STEPS AND RECOMMENDATIONS

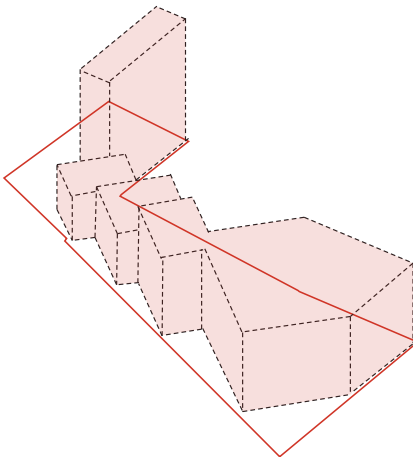
CURRENT STUDY EARLY STAGE FEASIBILITY	NEXT STAGE PRE-PLANNING ADVICE	FUTURE STAGE PLANNING APPLICATION	FUTURE STAGE CONSTRUCTION
• Understand the scope of the current building • Understand what it would mean to renovate existing building for its full potential use. • Understand scope of a new purpose built centre.	• Develop concept and prepare document to seek pre-planning advice • Public consultation to assess and address any comments or concerns from the local community	• A fully co-ordinated scheme, to be submitted to the local authority, that not only is a holistic vision for Brixton Mosque, but integrates the local authorities feedback from the planning app, and addresses any concerns and and additional opportunities form the public consultation. • The scheme must be co-ordinated with structural and mechanical engineers, in addition to a selected number of additional specialists to ensure all planning legislations are met and that the building can be constructed successfully.	• Once the planning is approved the construction can begin, which requires a full set of co-ordinated tender drawings. • The technical drawings will allow the time and cost of the building to be understood and managed. • The type of contract used for the procurement of construction will be an important decision in relation to the risk and quality of construction. Which should be discussed once the next steps become clearer.

جزاك الله خيراً



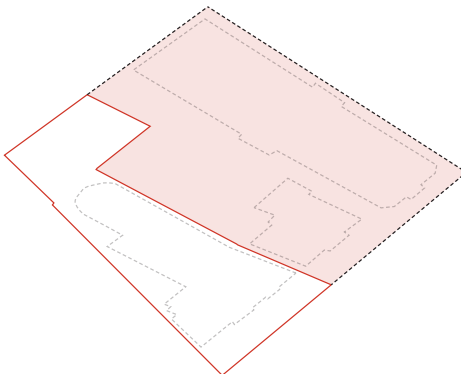
1

REFURBISHMENT



2

REDEVELOPMENT



3

REIMAGINE

