

## QUBA MASJID & EDUCATION CENTRE

### Design and Access Statement

Proposed Development at

**Project:** Extension to Quba Masjid & Education Centre, Golden Crescent, Hayes

**Client:** Quba Masjid & Education Centre



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Main entrance to Quba Masjid and Education Centre

## 1.0 INTRODUCTION

This Design & Access Statement has been prepared by BRL Design Group in support of a full planning submission for the proposed extension to Quba Masjid and Education Centre in Hayes, London. The Centre, which has served as a vital hub for the local Islamic community since its establishment, has a rich history of growth and adaptation. Originally developed to meet the religious and educational needs of the community, the Centre has evolved over the years through various phases of expansion and enhancement, most notably with the completion of the current building in 2016.

As the community continues to grow, so does the demand for more diverse and comprehensive community and social services. The need for this extension arises from the increasing requirement for additional spaces that can accommodate a broader range of activities, including religious, educational, social, leisure and recreational functions.

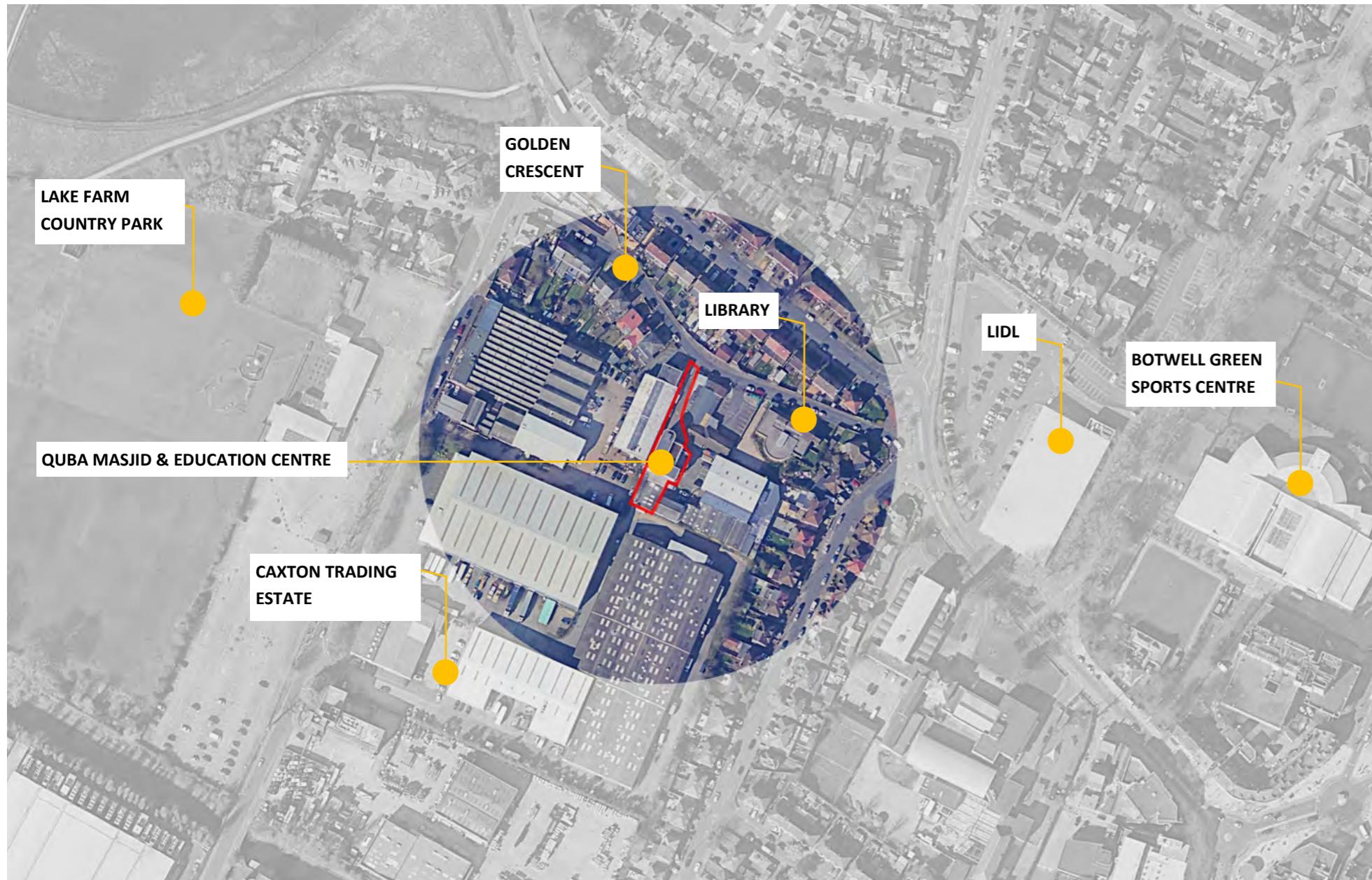
The proposed extension aims to address these needs by providing flexible multi-use spaces, enhanced leisure amenities, and improved accessibility, ensuring that the Centre can continue to serve its community effectively. In addition, the Trustees have identified an overwhelming need for dedicated spaces aimed to accommodate the local youth population. Currently, there is a lack of safe, managed and appealing spaces for younger people in Hayes, particularly in respect of the Islamic community, and the Quba Centre wishes to expand its current building to cater for this clear demand. The spaces created will be dedicated to after school activities, which will enable older children to socialise and continue educational and leisure pursuits in a safe environment.

Having operated for approximately 9 years in the current building, the Trustees of the Centre have recently acquired a part single storey and part 2 storey building to the rear, which has been identified as an opportunity to increase the usable floor area of the existing building and provide an enhanced range of facilities to the local community. Having undertaken extensive research from its current patrons, this expansion is aimed to maximise the benefit of increased religious, community, social, educational and leisure services.

## 1.1 OBJECTIVES & NEED

- Promote the use of additional services provided by the Centre to the Community.
- Ensure the centre can be used by visitors for more than simply as a prayer space. The idea is that existing visitors would utilise the building for longer periods rather than increase the capacity of the building.
- Connect spaces to work seamlessly with existing uses. to maximise flexibility.
- Integrate spaces that can operate with multiple functions.
- Organise spaces and functions that enable the Centre to maximise use of the building.
- Ensure all spaces are accessible for ambulant disabled and wheelchair users of the centre.
- Consider circulation through the building and the functional requirements required to provide additional services not currently catered for.
- Promote health and wellbeing such as leisure activities and integrate ancillary facilities that accommodate these facilities, such as changing rooms / showers etc.
- Ensure the building is designed appropriately to respect the customs and religious practices of the Islamic faith.
- Organise the building for the use of childcare / nursery provision by ensuring safeguarding measures can be implemented effectively.
- Utilise opportunities for outdoor play associated with the nursery.
- Provide spaces dedicated for youth activities.
- Ensure the building is designed appropriately to respect the amenity of nearby residential and commercial neighbours.
- Ensure the technical aspects of the design in respect of building regulation compliance is considered at all stages.

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Site aerial indicating key features of the built environment

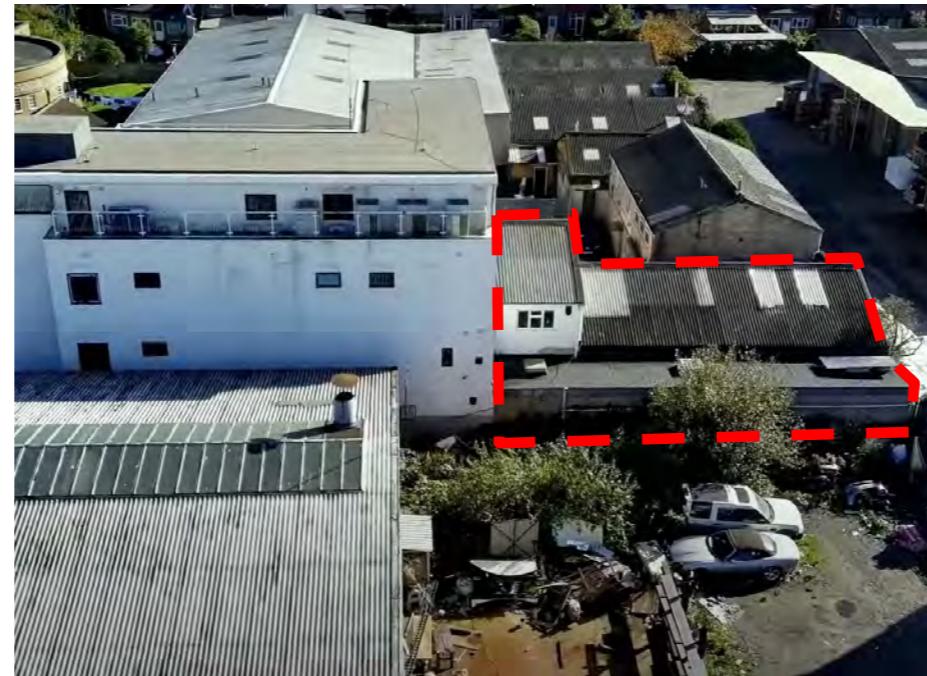
## 2.0 SITE LOCATION

The Quba Masjid & Education Centre is situated in Hayes, a suburban area in West London known for its diverse community and cultural vibrancy. The site is located within a mixed-use area, characterised by a combination of residential neighbourhoods and industrial developments. Adjacent to the Quba Centre is an established industrial site comprising warehouses and light industrial units, which contributes to the local economy and provides a dynamic contrast to the surrounding residential streets.

The residential areas near the site feature a mix of terraced and semi-detached housing, complemented by local amenities such as schools, shops, community centres, and parks, which together create a well-rounded urban environment. The Centre is strategically positioned to serve the local Islamic community while fostering connections with the broader population.

The site benefits from good transport links and connectivity, making it highly accessible to a wide demographic. Hayes & Harlington railway station, located approximately a 15-minute walk from the Centre, offers fast connections to central London via the Elizabeth Line, as well as links to Heathrow Airport and beyond. Multiple bus routes pass close to the site, providing convenient access to nearby neighbourhoods and key local destinations. The Centre is also easily reachable by road, with the M4 and A312 providing efficient connections to central London, Heathrow, and the wider region. This well-connected location ensures that the Centre is accessible for both local patrons and visitors from further afield, enhancing its ability to serve the community effectively.

The centre only provides limited parking spaces for invited visitors and staff members. Users of the centre are not allowed into the site with a motor vehicle, which is managed by staff that overlook the site entrance via Golden Crescent. While the vast majority of users of the Centre access the site on foot or use public transport, those that travel using a motor vehicle are encouraged to use public parking and then walk.



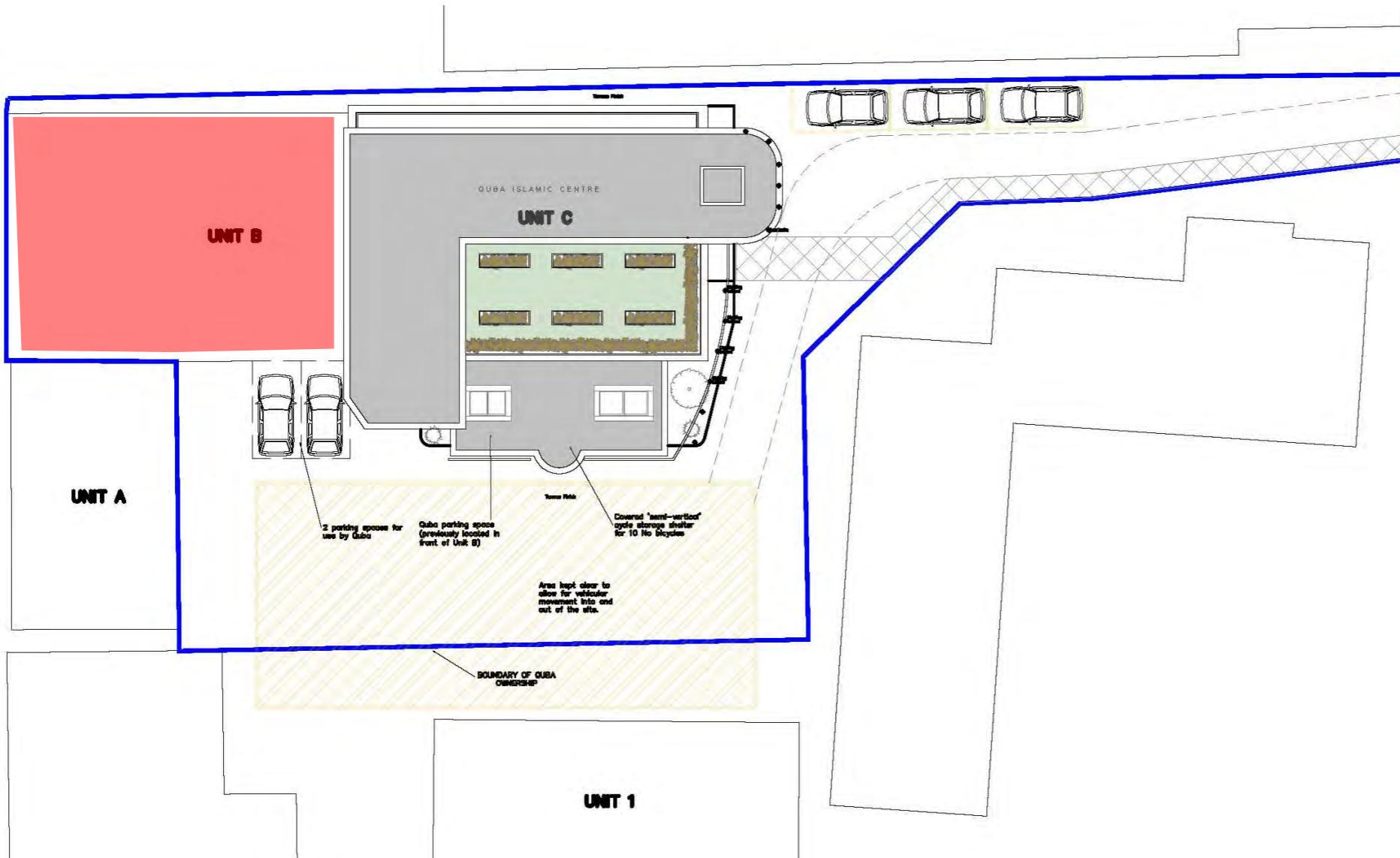
Photos of existing site (dashed red line showing outline of Unit B, which is proposed to be demolished to accommodate the extension to the Quba Centre)

## 2.1 The Site

From a development perspective, the Quba Masjid & Education Centre occupies a site that offers considerable potential for enhancement and expansion. The existing property comprises a well-maintained, purpose-built structure completed in 2016, alongside a recently acquired adjacent part single-storey and part two-storey building to the rear.

The site provides ample opportunities to maximise its functional floor area, leveraging its existing configuration and proximity to supporting infrastructure. The relatively flat topography of the site simplifies construction logistics, while the mixed-use nature of the surrounding area ensures compatibility with a range of proposed activities. The adjacency of an industrial site allows for development flexibility, reducing the likelihood of conflicts with residential neighbours during construction. Whilst it's acknowledged that Unit B is located within a defined strategic industrial area of Hillingdon, successive businesses occupying the buildings within Golden Crescent have undertaken failed marketing of their properties. This

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## 2.2 EXISTING SITE PLAN

To further support the Centre's growth and accommodate the increasing needs of its users, the trustees of Quba have recently purchased the adjacent Unit B (highlighted opposite in red). This acquisition provides additional space for expansion, enabling the Centre to enhance its facilities and better integrate with the surrounding industrial landscape while continuing to serve as a vibrant community hub.

The existing structure of Unit B, recently acquired by the trustees of Quba Masjid and Education Centre, is unfortunately not suitable for conversion due to its layout and the constraints imposed by its former industrial use. The building's layout and condition do not align with the functional requirements of the Centre, which seeks to offer modern, flexible spaces for a variety of community activities. As a result, rather than renovating the existing structure, the decision has been made to replace it with a new extension that will better meet the Centre's needs. The new construction will be designed to seamlessly integrate with the existing facilities, providing highly efficient and flexible spaces that are both functional and sustainable, thus supporting the Centre's mission to enhance community engagement and service.



## 2.3 SITE HISTORY

The Quba Masjid & Education Centre occupies a site with a history of continuous evolution, reflecting the changing needs of the local community in Hayes. Initially, the site housed a modest industrial building used for basic religious and educational purposes, serving as a focal point for the area's growing Islamic population. In response to increasing demand for more comprehensive facilities, the Centre underwent a significant transformation, culminating in the completion of the current building in 2016.

The Trustees of Quba and members of the Islamic community moved into the purpose built Mosque and Education Centre, which expanded upon a much smaller 2 storey building deemed unfit for their needs. Designed by BRL Architects, the extended building allowed the Centre to offer a wide range of services aimed to assist the local community. The layout was organised to provide a series of large flexible spaces for prayer / teaching and community use.

The change of use application (from industrial to place of worship) was initially refused by the local planning authority. However, this was granted permission on Appeal by the Planning Inspectorate. It was accepted by the Planning Inspectorate that this small enclave of industrial buildings represented poor quality building stock, with aging structures and incompatible with modern industrial work practices. In addition, it was noted that access into the site is very restricted, particularly for larger commercial vehicles and therefore the appeal concluded the Change of Use was acceptable, particularly given the significant community benefits of the charity.

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## 3.0 PLANNING POLICY APPRAISAL

The proposed extension to the Quba Masjid & Education Centre aligns with several key objectives set out in local and regional planning policy, particularly those outlined in the London Borough of Hillingdon's Local Plan and the London Plan (2021). These policies encourage the enhancement of community facilities and promote inclusive development that supports social cohesion and meets the needs of diverse populations.

Specifically, Policy DMCI 1 (Retention of Existing Community Facilities) and Policy DMCI 2 (Provision of New Community Facilities) in the Hillingdon Local Plan support the protection and expansion of community infrastructure where it meets an identified need and is accessible to the local population. The proposed development directly responds to this by expanding a well-established community facility to cater to increasing demand, particularly among youth and families.

The scheme also supports the aims of Policy S1 of the London Plan, which promotes the development of social infrastructure and encourages the flexible use of buildings to provide a range of services that meet varied community needs. Furthermore, the extension contributes to the goals of Policy D3 (Optimising Site Capacity Through the Design-Led Approach), by making efficient use of the site while respecting the existing urban character.

In terms of sustainability and environmental design, the proposal aligns with Policy SI 1 (Improving Air Quality) and Policy G5 (Urban Greening) of the London Plan through the introduction of a green roof and planting features, supporting healthier environments and biodiversity gain.

Overall, the proposed extension supports the strategic vision for Hayes as a well-connected, inclusive, and sustainable community, and fully accords with the planning policy framework at both borough and regional levels.

## 3.1 RECENT PLANNING HISTORY

36918/PRC/2024/174 - **PRE-APP:** In Q3 of 2024, pre-application advice was sought for the 'Erection of a 4 storey side extension, following demolition of existing structures, and erection of a 5 storey tower to the front of the property.' BRL received a positive response with a number of suggestions that should be implemented moving forward to this full planning application. An appraisal of the preapplication response follows on the next page.

36918/APP/2017/1215 - **Approved:** Variation of the following conditions as attached to planning permission ref. 36918/APP/2010/2469 (as extended by 36918/APP/2014/888 and amended by 36918/APP/2016/3717). Condition 10 (cycle parking) involving reduction in number of cycle parking spaces provided from 46 to 10; Condition 11 (parking, turning and access) involving reduction of off street car parking spaces from 7 to 6 and loss of turning area for servicing vehicles; Condition 14 (hours of use) to allow for hours of use of upper two floors to be unrestricted.

36918/APP/2016/3717 - **Approved:** Non material amendment to application 36918/APP/2010/2469 "Alterations and additions including extension to east elevation at first floor level (above existing car parking spaces) with an additional 2 storeys above existing building and a curved stairwell tower to the north elevation" PROPOSED AMENDMENTS TO INCLUDE: - Additional doors and windows to north elevation. - Provision of 1500mm high plinth. - Addition of solar panels to roof. - Replacement of louvres on east elevation with glazing.

36918/APP/2010/2469 - **Approved:** Alterations and additions including extension to east elevation at first floor level (above existing car parking spaces) with an additional 2 storeys above existing building and a curved stairwell tower to the north elevation.

The planning history of the Quba Masjid and Education Centre site reflects its evolution as a key community hub in Hayes, London. Initially developed to meet the religious, educational, and social needs of the local Muslim community, the site has seen several phases of growth and improvement over the years.

The original structure was established with a focus on providing a space for prayer and religious education. As the community grew, so did the need for expanded facilities, leading to a series of planning applications aimed at enhancing the Centre's capacity and functionality. Notably, a significant development occurred in 2016 when the existing building was completed. This project included the construction of a modern facility featuring prayer halls, classrooms, and communal spaces, all designed to serve the diverse needs of the Centre's users.

The current proposed extension builds on this history, aiming to provide an even more comprehensive range of services and facilities, including flexible multi-use spaces, enhanced leisure amenities, and improved energy efficiency measures. This latest development continues the site's legacy of growth and adaptation, ensuring it remains a vital resource for the Hayes community.



Option 2 (pre-app submission)



Final Design (pre-app submission)



Refined design for planning submission

## 3.2 RECENT PLANNING HISTORY (PRE-APP CONSULTATION & RESPONSE)

36918/PRC/2024/174 - **PRE-APP:** In Q3 of 2024, pre-application advice was sought for the 'Erection of a 4 storey side extension, following demolition of existing structures, and erection of a 5 storey tower to the front of the property.' BRL received a positive response with a number of suggestions that should be implemented moving forward to this full planning application. An appraisal of the preapplication response follows on the next page.

As referenced overleaf, this planning submission has been subject to pre-application consultation with the London Borough of Hillingdon. The written consultation response was received by the Planning Officer, Mike Kemp, on 22nd November 2024. A summary of the points raised during this consultation are as below:

**1. Loss of employment space:** The application site lies within the Hayes Strategic Industrial Location. Under Policy DME2 proposals for other uses will be only be considered acceptable if D(i) There is no realistic prospect of the land being developed with criterion A, B or C, or (ii) sites have been vacant and consistently marketed for a period of 2 years; and (iii) the proposed alternative use does not conflict with the policies and objectives of this plan.

[Please refer to the marketing report as submitted with the planning application.](#)

**2. Design:** In assessing the design proposal as submitted for the pre-app consultation, various 'design development' options were presented. The officer stated a preference for design option 2, which presented a continuation of the 'Bauhaus' inspired integrity with an industrial architecture echoing early 20th century modernity.

The design as presented at pre-app stage has been refined to present a far simpler architecture, which promotes the modernist industrial architecture. Whilst the minaret feature has been retained, its height has been reduced and modernist vertical glazing replaces the ornate Islamic motif. In addition, the decorative 'dome' feature has been removed to present a far more restrained architecture in keeping with the existing building. Retaining the minaret feature was considered by the design team and the applicant as an important architectural element for various reasons, 1. Provide an identifying architectural marker for the building, and 2. provide vertical and horizontal articulation, while retaining the industrial aesthetic.

The only other change implemented is in reference to the fire escape strategy. At the time of the pre-app submission, it was believed the service road to the south of the site was a public road allowing safe passage of persons in the event of a fire. It has subsequently been established that this road is likely to be privately owned, and therefore the ground floor layout has been amended to allow for a protected corridor to wrap around the south and east elevations, leading to an escape directly into land owned by the applicant.

**3. Amenity:** The proposals should not adversely impact on the amenity, daylight and sunlight of adjacent properties and open space. In addition, it is important that the proposed use does not inhibit the function of the surrounding industrial uses.

The design has been considered to ensure users of the Centre do not impede the operation of industrial work places. In fact the extension facilitates additional space to ensure historic issues with visitors having to congregate outside at peak times (Friday prayer and religious festivals such as Ramadan) will be alleviated. The new roof terrace will be controlled in respect of hours of opening to ensure any potential for adverse noise emission will be limited.

## 3.2 RECENT PLANNING HISTORY (PRE-APP CONSULTATION & RESPONSE)

**4. Highways:** The application site lies within the Hayes Strategic Industrial Location. Under Policy DME2 proposals for other uses will be only be considered acceptable if (i) There is no realistic prospect of the land being developed with criterion A, B or C, or (ii) sites have been vacant and consistently marketed for a period of 2 years; and (iii) the proposed alternative use does not conflict with the policies and objectives of this plan.

Please refer to the [technical Transport Assessment](#) for details.

**5. Biodiversity Gain:** From 2nd April 2024 delivery of mandatory 10% biodiversity net gain (BNG) on all small developments (except householder planning applications) is required except where specific exemptions apply as set out in the NPPG. The area of the site which would be developed appears to consist of the existing building a hardstanding and is therefore likely to have negligible biodiversity value. On this basis, the site is likely to be exempt from a requirement to deliver 10% biodiversity net gain. Nevertheless, the provision of planting across the rooftop terrace, green roofs or any other measures that would enhance biodiversity would be strongly encouraged

[As suggested in the pre-app consultation response, the intention is to utilise the newly created roof terrace to provide low level planting and opportunities for biodiversity gain.](#)

**6. Land Contamination:** The proposals involve the removal of the existing industrial building and intrusive ground works. Owing to the sites existing industrial use there is the potential for contamination to be present on site, therefore a contamination/ground investigation report will be required in order to identify potential sources of contamination and risks arising during the construction and for end users.

Please refer to the [Phase 1 Contamination Report](#) for details.

### Application Submission:

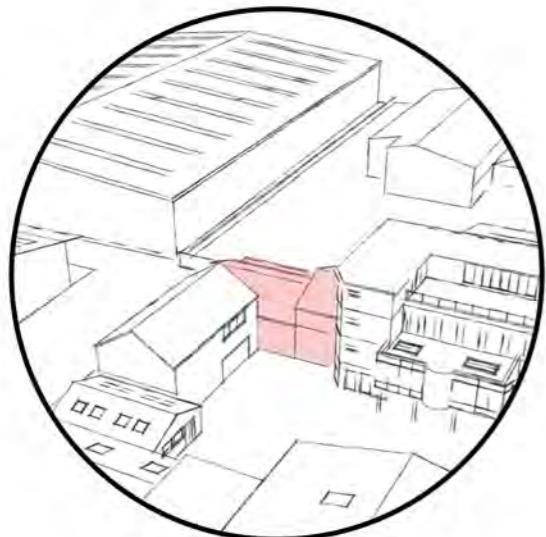
In order to comply with the local planning validation requirements, the pre-application report specifies the necessary documents, as below:

- Application forms including Certificates of Ownership
- Plans, to include: site location and block plan, existing and proposed plans, existing and proposed elevations
- Design and Access Statement
- Accessibility Statement
- CIL form
- Land Contamination Report
- Transport Statement
- Travel Plan
- Noise Impact Assessment
- Marketing Report
- Management Plan

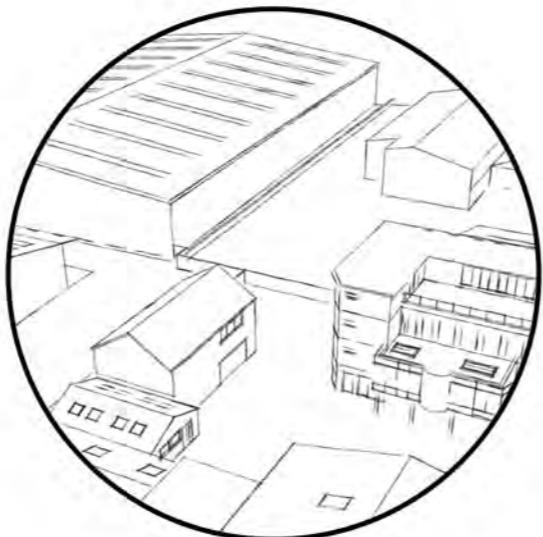
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## 4.0 DESIGN DEVELOPMENT

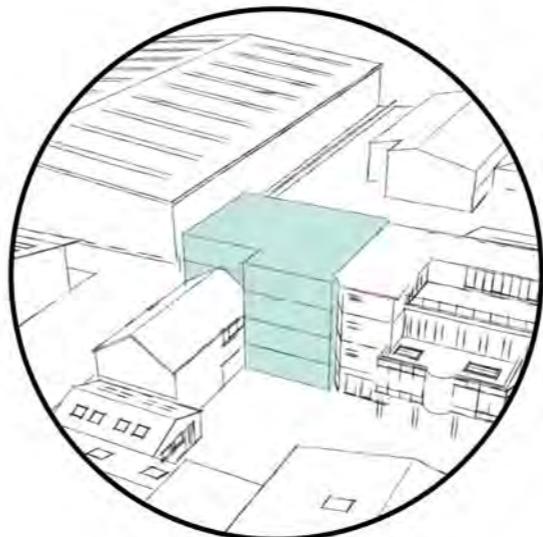
In developing a design strategy for the site, an iterative massing process is undertaken to establish, in the first instance, how the extension should respond to the existing built environment. The diagrammatic illustrations below document this process, using the maximum perceived 'developable' form as a starting point and subtracting elements in response to site conditions.



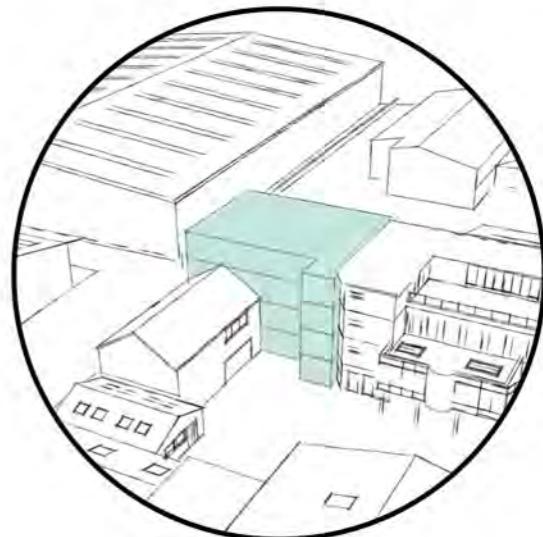
4.01 Demolition of existing building



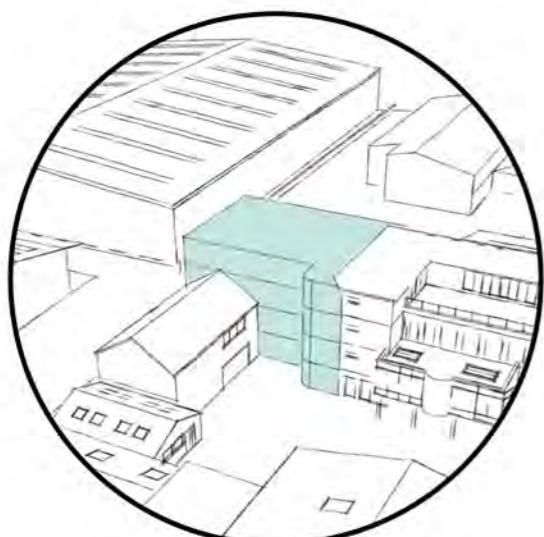
4.02 Identify the development parameters



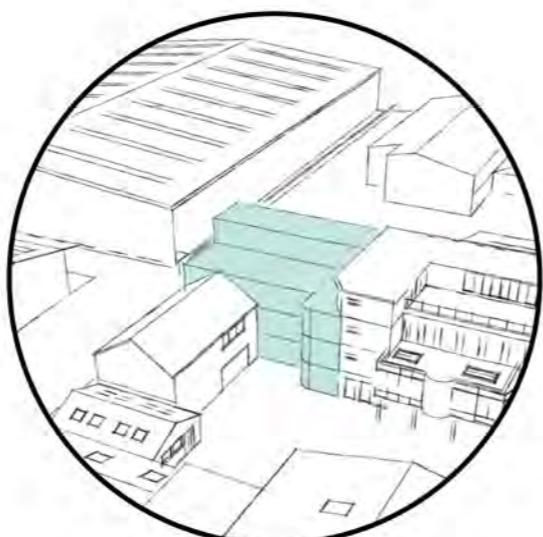
4.03 Maximise the development opportunity



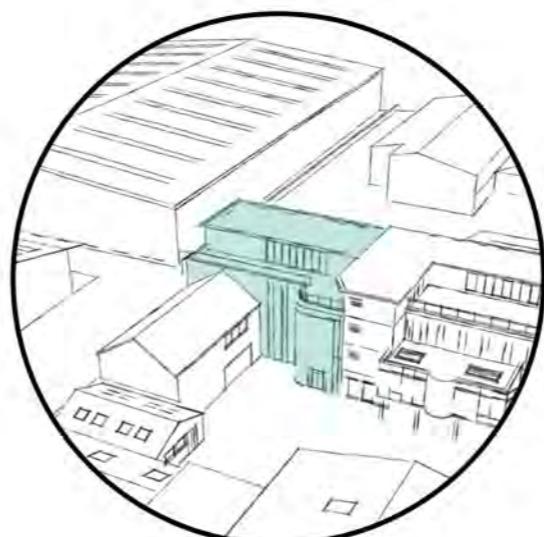
4.04 Retain existing access and light to neighbours



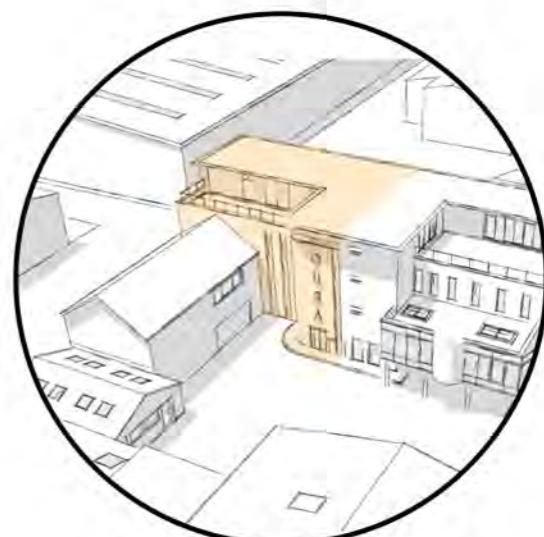
4.05 Continue architectural rhythm



4.06 Minimise impact on the built environment



4.07 Adding fenestration to match existing architecture



4.08 Spatial planning with consideration to circulation

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## 4.10 Existing building



## 4.1 DESIGN DEVELOPMENT & VISUAL IMPACT

Taking inspiration from the architecture of the Quba Centre, the language of the extended element derives from the establishment of deliberate extrusions, designed to work harmoniously with the existing building in both form and materiality. This stepping of form allows for a coherent architecture and maximises opportunities to bring natural light into the building.

Having established the general form, BRL undertook various concept design iterations, as indicated (4.10 - 4.14). In collaboration with the Trustees of Quba Masjid and Education Centre, the design in both plan form and elevation was progressed to maximise utility, respect the needs of neighbouring commercial premises and express an architecture that the local community would be proud. The final design features a contemporary minaret, which is successful in visually breaking up a large continuous façade and will act as a local landmark, without dominating the built environment due to the 'hemmed in' nature of the site. As the images overleaf demonstrate (images 4.15 - 4.18), the tallest aspect of the design can only be publicly viewed from the approach towards the site from Golden Terrace (looking south west). All other views towards the site from pedestrian or vehicular vistas are effectively masked by existing buildings.

## 4.11 Design Iteration 1



## 4.13 Final Design (as submitted for pre-app)



## 4.12 Design Iteration 2

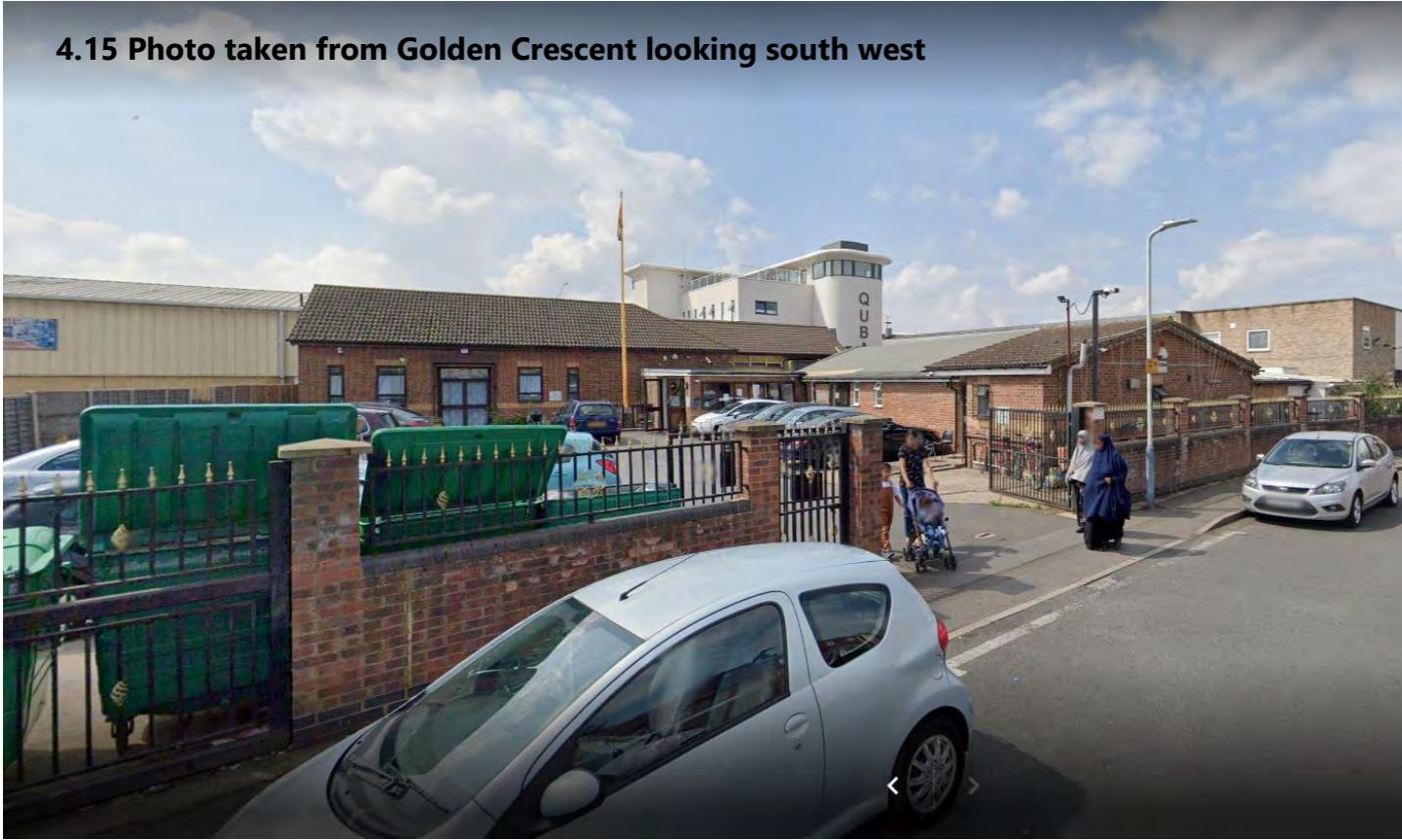


## 4.14 Final Design (Planning Submission)



# BRL design

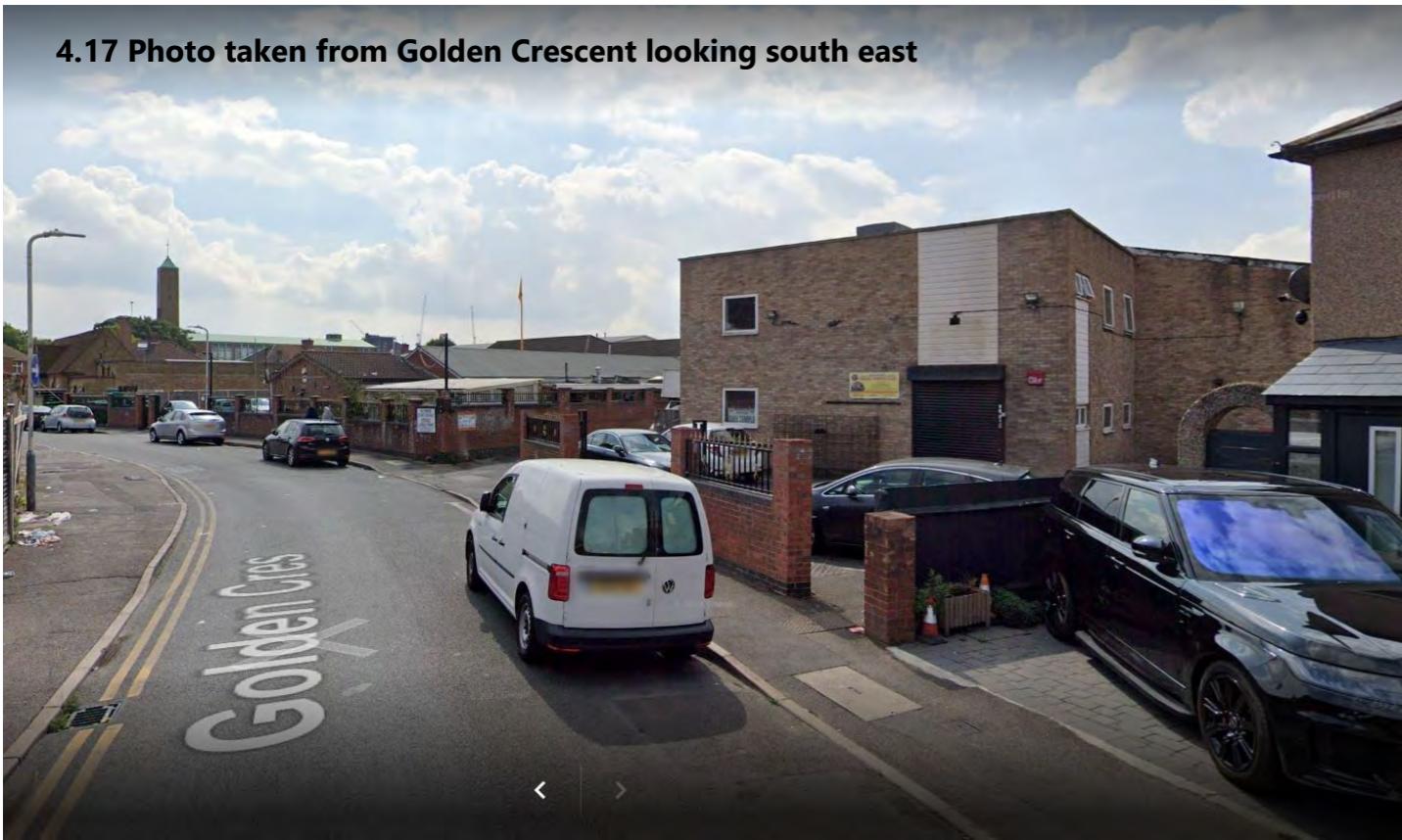
4.15 Photo taken from Golden Crescent looking south west



4.16 Concept design showing minaret in context



4.17 Photo taken from Golden Crescent looking south east



4.18 Concept design showing minaret in context



## 4.19 Proposed North and East elevation



Key to the design philosophy of this architectural intervention was to ensure the extension responded positively and sympathetically to the existing Quba Centre. By adopting an architecture characterised by the International style, synonymous with industrial buildings of the early twentieth century, the intention is to expand upon the restrained material palette, clean lines, simple geometric form and avoidance of excessive decoration.

The massing diagrams assist in developing a form that assimilates effectively with the existing building. Various extrusions both horizontally and vertically assist in articulating a visually interesting architecture that will enhance the immediate built environment and create the utility necessary for the Trustees of Quba to deliver the expanded services desired.

Early iterations of the design, as submitted for pre-application consultation, included a vertical element extended a storey above the existing building. This vertical feature represented a modernist representation of a minaret, albeit Officer's considered certain decorative elements were incongruous to the overall architecture. In consultation with the Trustees, the design team agreed that this vertical element formed an important visual element and should be retained. To better integrate the minaret into the overall architecture, decorative elements have been removed and the height has been significantly reduced.

## 4.20 Proposed East Elevation





## 5.0 USE

The Quba Masjid & Education Centre currently serves as a vital hub for the local community, providing spaces for prayer, religious education, and community events. The Centre's existing facilities accommodate a range of activities, including daily congregational prayers, Quranic classes, and social gatherings, fostering a sense of unity and belonging among its patrons. However, as the community has grown, so too has the demand for more versatile and inclusive spaces to cater to diverse needs.

The proposed extension will significantly enhance the Centre's ability to offer a wider range of community focussed services, with a focus on creating flexible, multi-use spaces designed to benefit the entire community. A key feature of the new extension will be dedicated areas for evening education, addressing the specific needs of school-aged children. These spaces will support after-school programs, providing a safe and managed environment for educational enrichment, social interaction, and leisure activities.

In addition to evening education, the extension will house adaptable spaces suitable for a variety of purposes, including workshops, community meetings, and recreational activities. This multi-use approach ensures that the Centre can offer an expanded range of services, from faith-based initiatives to broader cultural, educational, and leisure programming. By addressing current and future demands, the extension will reinforce the Centre's role as a cornerstone of the community, serving individuals of all ages and fostering greater engagement and inclusivity.

## 6.0 AMOUNT

The proposed extension to the Quba Masjid & Education Centre has been carefully designed to provide additional floor space that meets the growing needs of the community while maintaining an efficient and sustainable use of the site. The extension will increase the total gross internal floor area by approximately 750m<sup>2</sup>.

The additional space will be distributed across four storeys, accommodating a range of facilities, including multi-use community rooms, dedicated educational spaces, and enhanced leisure amenities. The new layout has been planned to optimise functionality and flexibility, ensuring that the space can serve a variety of purposes, from evening education programs to recreational activities and community gatherings. This measured increase in floor area reflects the Centre's commitment to addressing the immediate and long-term needs of its patrons while adhering to planning and development principles.

## Existing building



## Proposed building with extension



## 7.0 SCALE

The scale of the proposed extension to the Quba Masjid & Education Centre has been carefully designed to respect the character of the site and its surrounding context. The extension will utilise the same footprint as the existing industrial unit that is being demolished, ensuring that the development remains within the established boundaries of the site. This approach minimises the impact on the surrounding area and maintains the site's relationship with its immediate built environment.

The design references the existing building (Quba Mashid) in both form and proportion, ensuring a cohesive architectural language across the Centre. The height and massing of the extension have been deliberately aligned with the existing building to preserve a sense of balance and harmony. By maintaining these principles, the proposal ensures that the development is respectful of its surroundings while providing the additional space and facilities necessary to meet the needs of the growing community.

## 8.0 LAYOUT

The extension has been planned to maximise the flexibility of spaces and provide a multitude of additional services that can be provided by the Centre. Fundamental to the layout design on all levels, is how all spaces relate to each other and how the separation of specific user groups can be achieved.

As illustrated on page 9, the layout of the existing building is fundamentally retained, albeit organised in such a way as to allow for the functioning of an early years nursery at 2nd and 3rd floor levels (subject to planning consent). Here, BRL has identified an opportunity to separate the nursery from other areas of the building to ensure safeguarding measures can be implemented effectively.

The extension has been designed to maximise the available footprint whilst respecting the architectural form of the existing building. Utilising the verticality of the existing escape staircase, a curved return reflecting the principle stair core on the north elevation has been designed, providing an architectural balance and additional floor area beyond the footprint of the acquired building.

The general layout on each level provides for large open plan spaces, which can be subdivided by a series of moveable walls to allow flexibility of use. Anticipating a number of additional leisure uses will require the storage of equipment, large stores are provided throughout.



## 9.0 APPERANCE

Taking inspiration from the architecture of the Quba Centre, the language of the extended element derives from the establishment of deliberate extrusions, designed to work harmoniously with the existing building in both form and materiality. This stepping of form allows for a coherent architecture and maximises opportunities to bring natural light into the building.

Having established the general form, BRL undertook various concept design iterations, previously set out in the pre-application documents. In collaboration with the Trustees of Quba Masjid and Education Centre, the design in both plan form and elevation was progressed to maximise utility, respect the needs of neighbouring commercial premises and express an architecture that the local community would be proud.

The final design iteration features a contemporary minaret, which is successful in visually breaking up a large continuous façade and will act as a local landmark, without dominating the built environment due to the 'hemmed in' nature of the site. The tallest aspect of the design can only be publicly viewed from the approach towards the site from Golden Terrace (looking south west). All other views towards the site from pedestrian or vehicular vistas are effectively masked by existing buildings.



## 10.0 SUSTAINABILITY

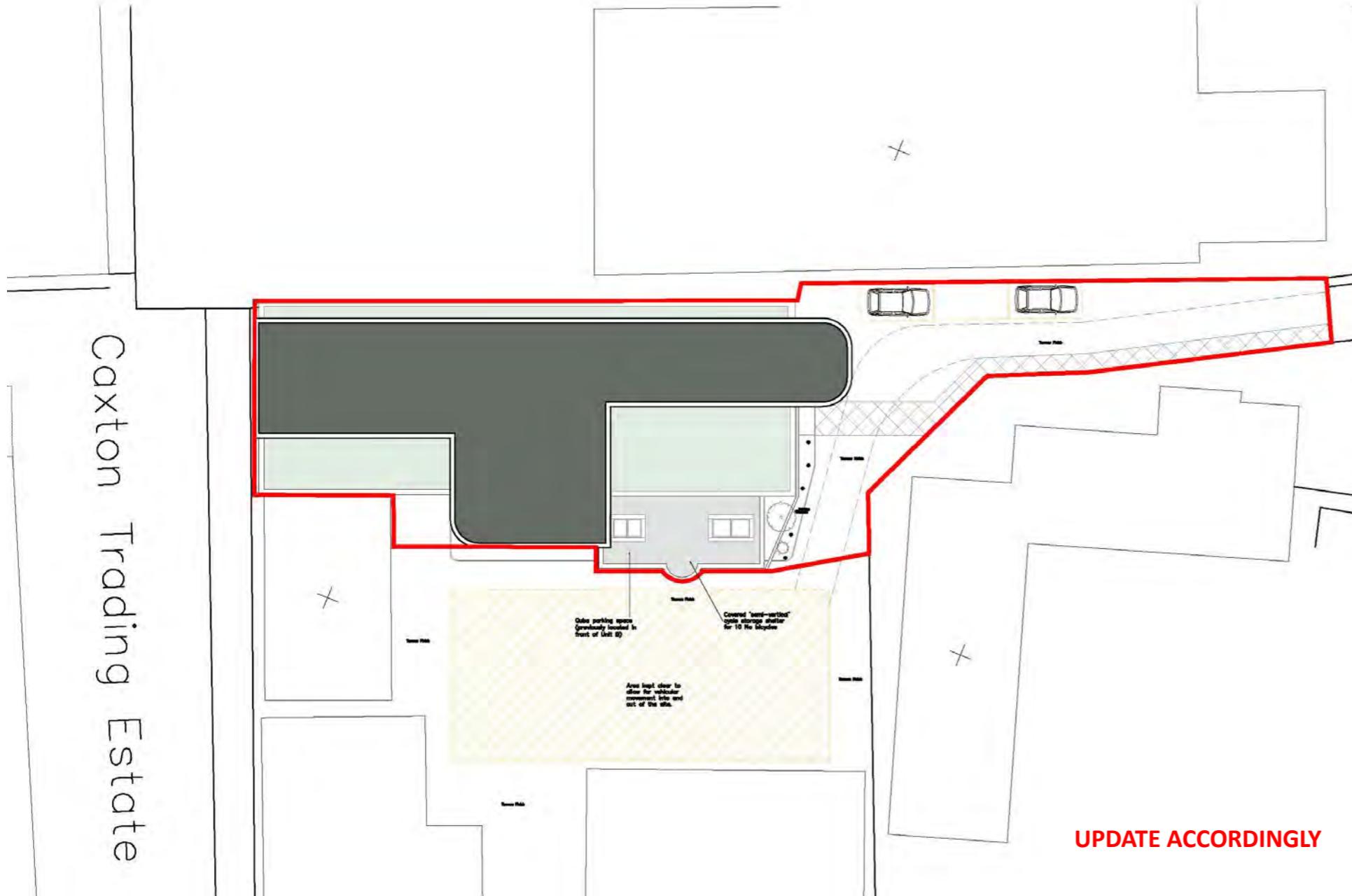
The proposed extension to the Quba Masjid & Education Centre has been designed with a strong emphasis on sustainability, reflecting the Centre's commitment to environmental responsibility and community well-being. A key feature of the design is the inclusion of a green roof, which will provide numerous environmental benefits, such as improved thermal insulation, enhanced biodiversity, and rainwater management through natural absorption.

Utilising the efficient heating system already installed at the Centre, reduction in carbon use is supported by an intention to install solar PV's on the new flat roof and implement a fabric first strategy to ensure the construction exceeds the requirements of Part L of the building regulations.

In addition to the green roof, the development will incorporate planters strategically located on the ground floor and the amenity deck. These planters will feature a variety of native and drought-tolerant plant species to promote biodiversity, improve air quality, and create inviting, green spaces for users of the Centre. The inclusion of these elements aligns with broader sustainability goals by fostering a healthier urban environment and enhancing the aesthetic appeal of the site.

Together, these measures underscore the Centre's dedication to sustainable design, ensuring that the extension not only meets the functional needs of the community but also contributes positively to the local environment and significantly reduces its carbon footprint.

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## 11.0 LANDSCAPING

The landscaping proposal aims to thoughtfully separate and designate distinct vehicular and pedestrian routes to improve safety and enhance the overall access through the site. Recognising the limited space available for soft landscaping, the design incorporates innovative solutions to introduce greenery and natural elements.

Around the building's footprint, small ground-level planters are proposed to add touches of greenery and soften the building's edges. These planters, though modest in size, will contribute to the overall appearance of the site and provide a welcoming environment for visitors.

Additionally, the design includes external amenity spaces on the third floor, which will feature raised planters and maximise opportunities for biodiversity gain, whilst also providing safety buffer zones and prevent potential climbing of balustrades. The incorporation of these green elements reflects a commitment to creating a harmonious blend of urban architecture and natural landscaping, even within the constraints of a predominantly built environment.

The landscaping plan includes well-lit pedestrian routes to ensure safety and accessibility throughout the site. Lighting bollards will be strategically placed along these pathways, providing clear, consistent illumination for visitors, particularly during evening hours, and enhancing the overall security and usability of these spaces.



## 12.0 BIODIVERSITY GAIN

The proposed extension to the Quba Masjid & Education Centre includes several features aimed at enhancing local biodiversity. The addition of a green roof will create habitats for pollinators and other wildlife, supporting ecological networks within the urban area. Ground-level and amenity deck planters will feature native and drought-tolerant plant species, further contributing to the ecological value of the site. These measures will help to promote biodiversity, improve the surrounding environment, and align the development with national and local objectives for ecological enhancement.

- **Green Roof:** The introduction of a green roof provides habitat for various wildlife, including insects and birds. Native plant species are chosen to support local biodiversity and absorb rainfall, reducing stormwater runoff.
- **Soft Landscaping:** The addition of soft landscaping opportunities within the car park enhances biodiversity by creating habitats for wildlife. Trees, shrubs, and grasses attract diverse species and improve soil quality.
- **Habitat Creation:** The green roof and soft landscaping offer new habitats for insects, birds, and small mammals. These features contribute to the overall biodiversity of the site and support local ecosystems.
- **Ecological Connectivity:** Green infrastructure promotes ecological connectivity by creating green corridors for wildlife movement. This connectivity enhances the resilience of local ecosystems and allows wildlife to thrive in urban environments.

In summary, the soft landscaping enhancements to the existing industrial unit represents significant biodiversity gain, providing habitat, food, and shelter for wildlife while promoting ecological connectivity.

## 13.0 MANAGEMENT/OPERATION

The management and operation of the Quba Masjid & Education Centre, including the proposed extension, will remain under the stewardship of the Trustees. The Trustees are committed to ensuring that the Centre continues to serve the community effectively, with a focus on providing accessible, inclusive, and well-organised services.

Activities within the extended facilities will be carefully scheduled to accommodate a wide range of community needs while minimising any disruption to the surrounding area. The Trustees will ensure that the use of spaces is well-coordinated, with particular attention given to balancing religious, educational, and social functions with respectful consideration for the local community. This will include managing noise levels, operating hours, and event timings to maintain harmonious relationships with nearby residents and businesses. The Trustees will also regularly review the Centre's operations to ensure that all activities align with the Centre's ethos and serve the best interests of the community.

In respect of opening hours, there is no intention to alter this as a result of the extension. The Centre will effectively operate under the same conditions as existing. Whilst the purpose of the extension is to broaden the range of services offered to the existing community, and ensure patrons can utilise these services whilst visiting the building, it is recognised there may be a small increase in the number of overall users who wish to benefit from these community facilities. To manage

## 14.0 NOISE IMPACT

A qualitative noise impact assessment has considered potential noise impacts associated with the proposed four-storey extension to Quba Masjid and Education Centre in Hayes, with particular attention to the small roof terrace included in the design.

To mitigate any potential adverse noise impact, the following measures will be adopted:

- The hours of operation will remain unchanged.
- No amplified call to prayer will be permitted
- The roof terrace is small in size (approximately 40 square metres) and access will be limited.

The purpose of the extension is to provide additional community activities. It is concluded that the proposed development is unlikely to result in significant adverse noise impacts on surrounding noise-sensitive receptors. With the implementation of the proposed mitigation measures, noise levels can be maintained at or below the No Observed Adverse Effect Level (NOAEL) as defined in the PPG -Noise guidance.

The proposed development is therefore considered acceptable from a noise perspective and in accordance with the aims of the Noise Policy PPG, which seeks to avoid significant adverse impacts on health and quality of life, and to mitigate and minimise adverse impacts.

To ensure that these conclusions remain valid, it is recommended that the mitigation measures outlined in this assessment are implemented and maintained throughout the operation of the extended facility. The applicant is committed to ensure the operation of the Centre is in line with the planning conditions as set out for the construction of the existing building, and is fully aware of their obligations to their neighbours. It is anticipated, the approval of this planning application will be accompanied by planning condition(s) aligned to existing condition(s) associated with the existing consent, that protects the amenity of nearby properties.

A noise impact assessment has been carried out and a submitted as part of the planning application. Please refer to the NIA as submitted.

## 15.0 ACCESS



The proposed extension to Quba Masjid and Education Centre has been designed to achieve the highest standards of accessibility and inclusivity, meeting and in many cases exceeding the requirements of relevant legislation, regulations, and local planning policies. Through careful consideration of all aspects of the building's design and operation, the intention is to create an environment that is welcoming and accessible to all community members, regardless of age or ability.

The inclusion of a passenger lift serving all floors ensures that the entire building will be accessible to wheelchair users and those with limited mobility. Combined with level thresholds, appropriate circulation spaces, and accessible facilities throughout, the development represents a significant enhancement to the accessibility of Quba Masjid for the whole community.

We believe this proposal fully aligns with the objectives of 'Accessible Hillingdon' and demonstrates the applicant's commitment to creating a truly inclusive environment that support the needs of all users.

Please refer to the separate Accessibility Statement for more details.



## 16.0 TRANSPORT

A transport assessment and travel plan has been carried out and a submitted as part of the planning application. Please refer to these statements for further details.



## 17.0 WASTE AND REFUSE

The existing bin store at the Quba Masjid & Education Centre is currently underutilised, and it is not anticipated that the proposed extension will generate waste beyond the capacity of this facility. The bin store has been designed to accommodate the Centre's needs effectively, with ample space for the segregation and disposal of general waste, recyclables, and other refuse.

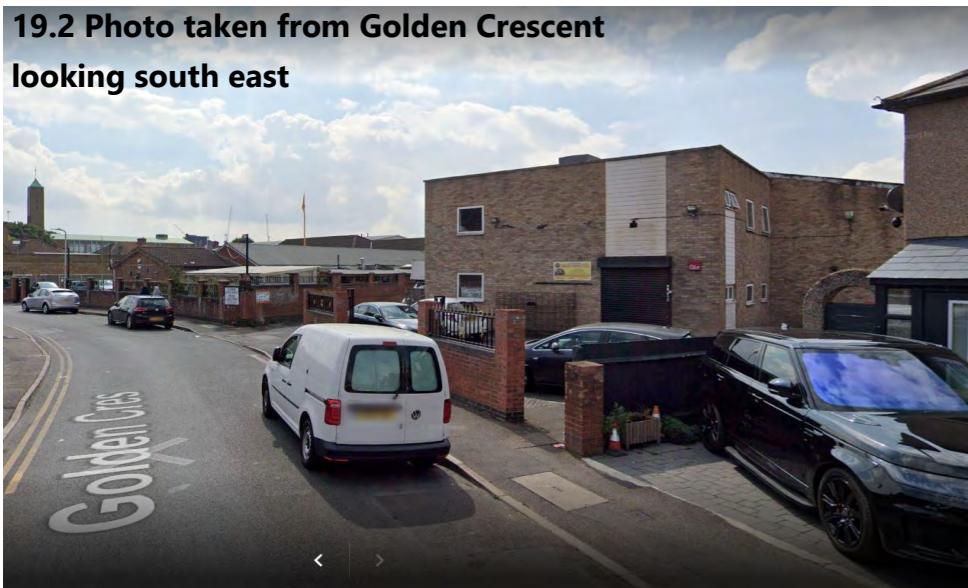
The Trustees will ensure efficient use of the bin store and promote sustainable practices, including recycling and minimising waste generation. Regular monitoring and maintenance of the waste facilities will be carried out to ensure that they remain clean, functional, and sufficient for the Centre's needs, maintaining a high standard of hygiene and respect for the surrounding community.

# BRL design

**19.1 Photo taken from Golden Crescent looking south west**



**19.2 Photo taken from Golden Crescent looking south east**



**19.3 Design showing Quba in context**



**19.4 Design showing Quba in context**



## 18.0 VISUAL IMPACT

To aid in an assessment of visual impact resulting from the proposed extension, a review of potential receptors from around the site were appraised to understand which locations the site could be viewed from. Having undertaken this review, it is clear that due to the proximity of nearby building, the site is obscured from view from most receptors. The only notable receptor that offers a view towards the Centre, can be seen from Golden Crescent (see fig 19.1 and 19.2).

As viewed from Golden Crescent looking south west, the only visible part of the extension that can be observed is minaret feature, which stands slightly above the existing roof line. (Fig. 19.3)

As viewed from Golden Crescent looking south east, the only part of the existing building that can be viewed is the lift overrun, which projects above the roof line of Quba. Fig 19.4 demonstrates the extension cannot be viewed from this receptor.

In conclusion, it can be demonstrated the only visual impact resulting from the extension is from within the site. Receptors from public roads and footpaths show that the Centre is largely masked by the existing built environment, and therefore any adverse visual impact should be considered negligible.



## 29.0 CONCLUSION

The proposed extension to the Quba Masjid & Education Centre represents a carefully considered response to the growing needs of the local community. Architecturally, the design has been crafted to complement and enhance the existing building, drawing inspiration from key features such as the curved stairwell and metal motif screens. By building upon the architectural language of the Quba Masjid, the extension aims to create a cohesive and visually harmonious addition to the Centre.

Internally, the extension prioritises flexibility, enabling the Centre to expand its range of services to include enhanced educational, social, and recreational activities. This adaptability reflects the Trustees' commitment to delivering a facility that can meet the diverse and evolving needs of its patrons.

While the Trustees do not anticipate a significant increase in the total number of daily visitors, the additional space is expected to enrich the experience for current users, allowing them to stay longer and engage more deeply with the Centre's offerings. This development represents a vital step in ensuring that the Quba Masjid & Education Centre continues to serve as a cornerstone of the community, fostering growth, inclusivity, and connection for years to come.