

Accessibility Assessment

in support of the planning application

Proposed Development at

Project: Extension to Quba Masjid & Education Centre

Client: Quba Masjid & Education Centre

CONTENTS

EXECUTIVE SUMMARY	03
1.0 SITE & CONTEXT	04
2.0 PLANNING POLICY	05
3.0 MARKETING EVIDENCE	06
4.0 MARKET ANALYSIS	09
5.0 OPERATIONAL CONSTRAINTS	09
6.0 VACANCY & VIABILITY	10
7.0 EMPLOYMENT BALANCE	11
8.0 CONCLUSION & PLANNING BALANCE	12

Executive Summary

This accessibility statement accompanies the planning application for a four-storey extension to the existing Quba Masjid & Education Centre, Golden Crescent, Hayes. The proposed development has been designed with inclusivity as a fundamental principle, ensuring that all users, regardless of age, disability, or personal circumstance, can access and use the facilities safely and with dignity. The design incorporates a passenger lift serving all levels, accessible toilet facilities, step-free access routes, and appropriate circulation spaces throughout the building.

1.0 Introduction

This statement has been prepared in accordance with the London Borough of Hillingdon's accessibility requirements as set out in the 'Accessible Hillingdon' Supplementary Planning Document (2017) and the Hillingdon Local Plan policies. It demonstrates the applicants commitment to inclusive design principles and compliance with:

- Building Regulations 2010, Approved Document M Volume 2: Access to and use of buildings other than dwellings
- London Plan Policy D5 regarding accessible and inclusive design
- The Equality Act 2010 and the Equality Act 2010 (Disability) Regulations 2010

We recognise that "inclusive design is indivisible from good design" as stated in the London Plan, and have integrated accessibility considerations from the earliest stages of the design process rather than treating them as an afterthought.

2.0 Safe Access and Approach

External Access Routes:

- All external access routes to the building entrances will be level or gently sloping with gradients not exceeding 1:20
- Where ramps are necessary, they will comply with the requirements set out in Approved Document M, with appropriate gradients, widths, landings, and handrails
- All pathways will have a minimum clear width of 1500mm to accommodate wheelchair users and those with mobility aids
- External lighting will be installed to ensure safe access during hours of darkness
- The surfaces of all access routes will be firm, durable, and slip-resistant in all weather conditions

Building Entry Main Entrance:

- The main entrance will be clearly identifiable from the approach route with appropriate signage
- The entrance doors will have a minimum effective clear width of 1000mm
- Power-assisted doors will be installed with manual override capability
- Level thresholds will be provided
- A vision panel will be incorporated in the entrance door at an appropriate height
- A reception desk with a lowered section (760mm) will be provided immediately inside the entrance

Alternative Entrances:

- All other entrances to the building will meet the same accessibility standards as the main entrance
- Clear signage will indicate alternative accessible entrances where applicable

3.0 Internal Circulation

Horizontal Circulation:

- All corridors will have a minimum clear width in accordance with Part M to allow for easy passage of wheelchair users and people with mobility aids
- Where corridors are narrower in limited sections, passing places will be provided at reasonable intervals
- Door openings will have minimum effective clear widths in accordance with Table 2 of Approved Document M
- All internal doors will have appropriate vision panels, lever handles, and opening forces not exceeding 30N
- Floor surfaces will be slip-resistant and avoid strong patterns that might cause visual confusion

Vertical Circulation:

- A passenger lift serving all floors will be installed with:
- Internal car dimensions of 1400mm x 1100mm (minimum)
- Door clear width of at least 900mm
- Controls at a height between 900mm and 1200mm from the floor
- Visual and audible indicators
- A mirror on the rear wall to assist wheelchair users when reversing
- Handrails on at least one wall at a height of 900mm
- Emergency communication system suitable for people with hearing impairments
- Stairs will be designed to comply with Approved Document M and K requirements, including:
- Consistent rise and going throughout the building
- Handrails on both sides, 900mm above the pitch line
- Visual contrast on the leading edge of each step
- Tactile warning surfaces at the top and bottom of each flight

4.0 Sanitary Accommodation

- Accessible WC facilities will be provided on each floor of the building
- All accessible WCs will comply with the requirements of Approved Document M Volume 2, Section 5, including:
- Minimum dimensions of 2200mm x 1500mm
- Outward-opening doors with a clear width of at least 900mm
- Emergency assistance alarms with visual and audible indicators
- Appropriate grab rails, sanitary fittings, and accessories with colour contrast
- WC pans positioned to allow transfer from both sides
- Appropriate space for wheelchair manoeuvrability (1500mm turning circle)

5.0 Internal Spaces

- All general spaces will be accessible to wheelchair users
- A range of seating options will be provided, including spaces for wheelchair users integrated within the general seating area
- Hearing enhancement systems (induction loops) will be installed in all meeting rooms, prayer halls, and teaching spaces
- Adequate space will be provided for circulation around fixed features and furniture
- Lighting will be designed to be adjustable to accommodate various activities and visual requirements

6.0 Switches, Outlets, and Controls

- All switches, outlets, and controls will be positioned between 450mm and 1200mm from the floor
- Light switches will be large plate, easy to operate designs with visual contrast to their backgrounds
- Door handles, window controls, and other operating mechanisms will be designed to be easily grasped and operated with one hand

7.0 Emergency Egress

- An evacuation strategy will be developed and documented for all building users, including those with mobility, visual, or hearing impairments
- In addition to the evacuation lift, refuge points will be provided on each floor with emergency communication systems
- All emergency exit routes will be clearly signed with appropriate tactile and visual information
- Fire alarm systems will include both visual and audible warnings
- A Personal Emergency Evacuation Plan (PEEP) system will be implemented for regular building users with specific requirements

8.0 Management and Maintenance

- Staff will receive training in accessibility awareness and providing assistance to users with specific requirements
- Regular maintenance will be scheduled for all accessibility features, including the passenger lift, automatic doors, and hearing enhancement systems
- Information about the building's accessibility features will be made available to visitors in accessible formats
- Feedback mechanisms will be established to continuously improve accessibility

9.0 Conclusion

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.