

DESIGN & ACCESS STATEMENT

Proposed Linear Canopy to Rear Amenity Area

At **Muslim Community Centre, 4-5 Cowley Mill
Road, Uxbridge, UB8 2QB**

**Knightsbridge
Prime
Development Ltd**

Proposed Linear Canopy to Rear Amenity Area

Muslim Community Centre, 4–5 Cowley Mill Road, Uxbridge, UB8 2QB

1. Introduction

This Design & Access Statement accompanies a full planning application seeking permission for the erection of a rear linear canopy within the existing rear yard of the Muslim Community Centre at 4–5 Cowley Mill Road, Uxbridge.

The proposal has been developed as follows:

- Formal pre-application discussions with the London Borough of Hillingdon;
- Detailed consideration of officer comments relating to scale, enclosure, visual impact, and residential amenity;
- The preparation of a professional Noise Impact Assessment by NOVA Acoustics Ltd;
- Subsequent design amendments to minimise height, retain openness, and incorporate mitigation measures.

The application seeks to deliver a modest, well-designed, and policy-compliant structure that enhances the functionality of an established community facility, while safeguarding the amenity of neighbouring residential occupiers.

2. Site Description and Surrounding Context

2.1 Site Location and Use

The application site comprises a Muslim Community Centre formed from a pair of converted semi-detached residential properties with a substantial single-storey rear extension. The lawful use of the premises as a community centre was granted planning permission in December 1994, subject to operating conditions.

The site is located on the southern side of Cowley Mill Road, approximately 100m from its junction with Cowley Road (A408), a heavily trafficked route leading to the North Uxbridge Industrial Estate.

2.2 Surrounding Context

- North / Front: Cowley Mill Road with a predominately residential character consisting of terraced and semi-detached dwellings.
- South / Rear: Industrial and commercial buildings forming part of the wider North Uxbridge Industrial Area.

- Immediate Adjacency: Residential properties at Nos. 3 and 7 Cowley Mill Road, with No. 3 being the most sensitive receptor due to its proximity.

The rear yard of the community centre currently functions as an outdoor amenity space associated with the lawful use of the site.

3. Pre-Application Advice

3.1 Pre-Application Advice Summary

Formal pre-application advice was provided by the London Borough of Hillingdon (ref: 48098/PRC/2025/69, dated 17 June 2025).

Key officer concerns included:

- Visual impact of a canopy or extension that would fully enclose the rear yard;
- Increased sense of enclosure and loss of outlook to neighbouring residential properties, particularly No. 3 Cowley Mill Road;
- The potential for increased noise disturbance through intensified use of the rear area once covered.

Officers specifically advised that:

- A reduction in the rearward projection of the structure;
- The retention of meaningful open space toward the rear boundary; and
- A robust Noise Impact Assessment with clear mitigation measures would be essential to supporting any future planning application.

The current proposal has been substantially revised from the pre-application scheme to directly respond to these comments.

4. Description of the Proposed Development

4.1 Nature of the Proposal

The application seeks permission for the erection of a single-storey linear canopy within part of the rear yard of the community centre.

The proposal will:

- Provide a covered external breakout area;
- Improve usability during poor weather;
- Remain ancillary to the primary community centre use.

4.2 Design Evolution

The pre-application scheme explored a barrel vault fabric canopy option. However, following further discussions with specialist suppliers, the design was amended to a linear canopy form in order to:

- Achieve a lower overall height;
- Reduce bulk and visual mass;

Importantly, the revised layout does not fill the entire rear yard. A proportion of the space is intentionally left open, directly addressing planning officer concerns.



Figure 1. Example of Linear Canopy

4.3 Use of the Space

The covered area will be used strictly during the daytime only (09:00–17:00) and principally as:

- A breakaway space for children attending weekend Islamic classes;
- A waiting area for parents during pick-up times;
- Low-key recreational uses (e.g. table tennis and pool).

No amplified music or speech will occur within the canopy.

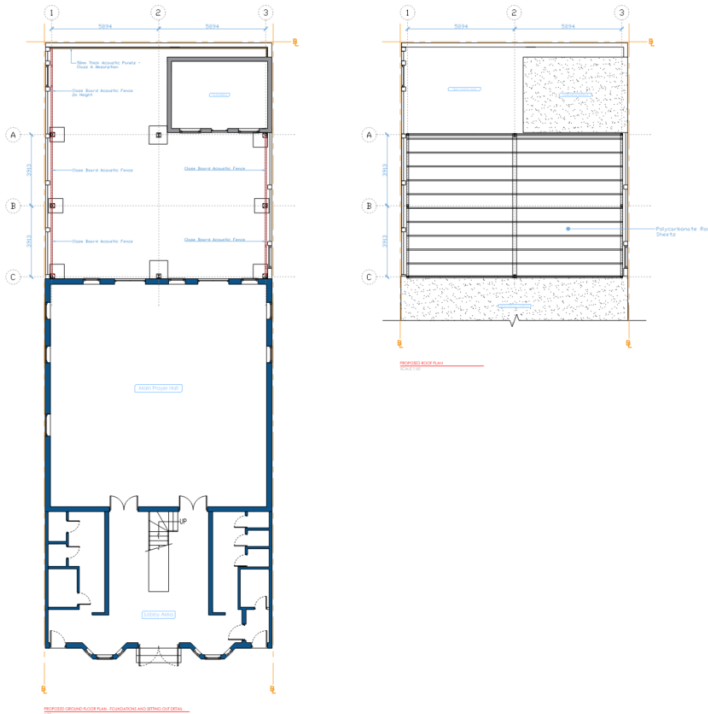


Figure 2. Ground Floor and Roof Plan

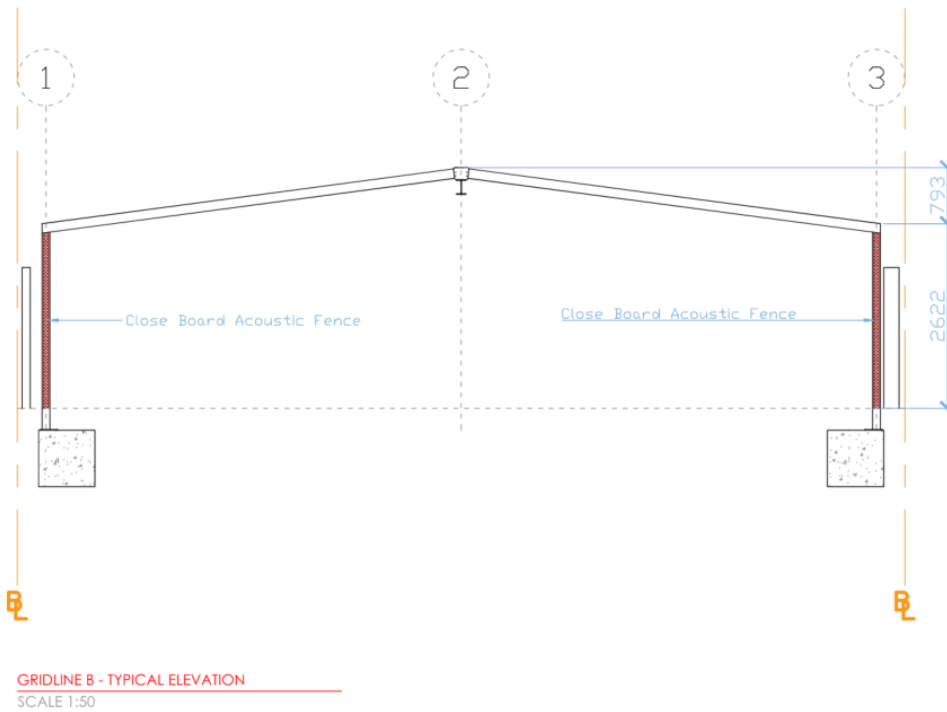


Figure 3. Typical Section

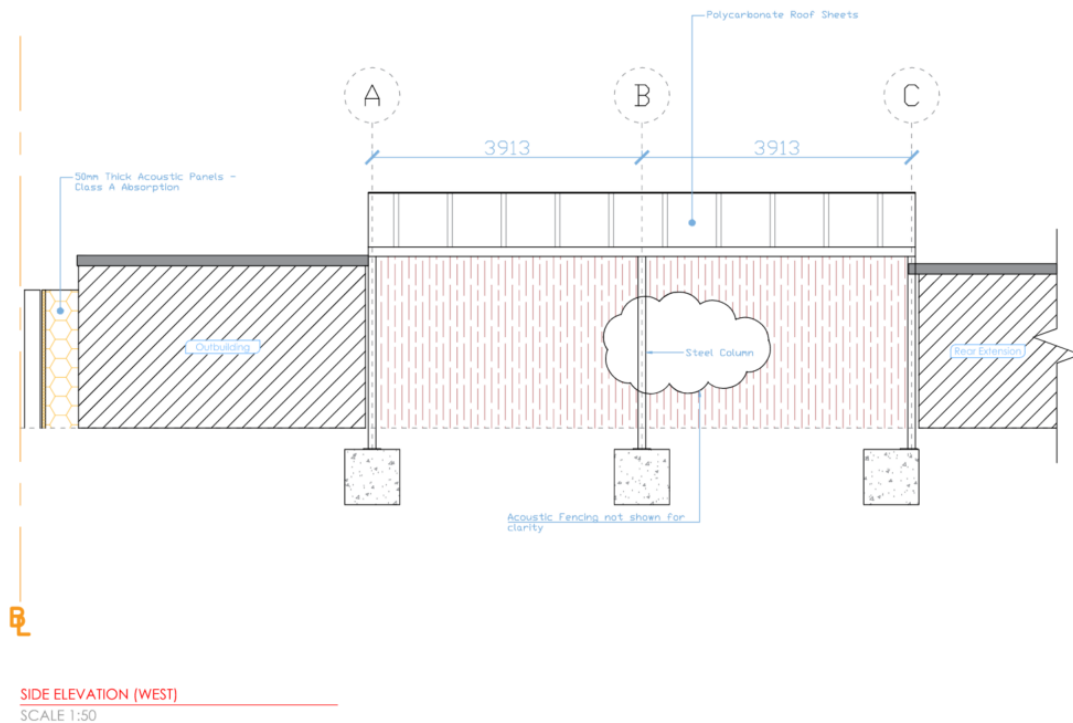


Figure 4. Side Elevation (West)

5. Design Assessment

5.1 Scale, Massing and Form

The proposed canopy is:

- Subordinate to the host building;
- Single storey in height;
- Limited in depth to avoid full enclosure of the yard.

The linear form, shallow roof profile, and retained open-ended design ensure the structure reads as a lightweight, functional addition, rather than an extension of built form (refer to *Figures 2, 3 & 4*).

5.2 Appearance and Materials

Materials have been selected for durability and minimal visual impact, including:

- Heat Reflective Polycarbonate roof sheeting;
- Integrated acoustic treatments (see Section 7).

The design responds appropriately to the mixed residential and industrial context to the rear of the site.



Figure 5. Design Intent

6. Access and Inclusive Design

- Access is provided directly from the existing rear entrance;
- The arrangement is step-free, ensuring inclusive access;
- Existing fire escape routes and emergency access are retained.

The proposal does not alter pedestrian or vehicular access arrangements to the site.

7. Noise Impact and Mitigation

7.1 Noise Impact Assessment

A detailed Noise Impact Assessment (NOVA Acoustics Ltd, Ref: NP-013408, dated 17 November 2025) accompanies this application.

The assessment includes:

- Long-term baseline noise monitoring;
- Predictive modelling of external activity noise;
- Assessment against IEMA guidelines, NPSE, and NPPF criteria.

Unmitigated modelling identified potential impacts during the quietest daytime periods; however, a comprehensive mitigation package has been developed.

7.2 Mitigation Measures Incorporated into the Design

The approved design incorporates the following mitigation:

- Close-boarded acoustic fencing (minimum 10 kg/m²) abutting the canopy roof;
- Class A Acoustic Absorption panels along the rear wall;
- Retention of an open-ended canopy to avoid reverberation build-up;
- Capacity limits aligned with existing planning conditions;
- No amplified sound;
- Daytime-only operation.

With mitigation in place, predicted noise impacts reduce to:

- LOAEL at worst-case periods; and
 - NOAEL for the majority of operating times, compliant with the NPPF and NPSE.
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8. Impact on Residential Amenity

The proposal has been carefully designed to:

- Retain open yard space;
- Minimise enclosure and loss of outlook;
- Avoid late evening or night-time use;
- Control and mitigate noise at source.

The revised scheme represents a significant improvement over the pre-application concept and addresses officer concerns in full.

9. Planning Policy Compliance

The proposal complies with key policies, including:

- National Planning Policy Framework (2024);
- London Plan Policies D3 and D13;
- Hillingdon Local Plan Policies BE1, DMHB 11, and CI1.

The development represents sustainable and proportionate growth of an existing community facility.

10. Conclusion

This Planning Statement demonstrates that the proposed rear canopy:

- Responds positively to pre-application advice;
- Is carefully scaled and sensitively designed;
- Retains meaningful open space;
- Incorporates robust acoustic mitigation;
- Protects neighbouring residential amenity; and
- Complies with national, London-wide, and local planning policy.

The proposal therefore constitutes a sustainable, acceptable, and policy-compliant form of development, and it is respectfully requested that planning permission be granted.