



SUMMARY

The application site Divya Jyoti Jagrati Sansthan, 96D West End Lane, Hayes, Middlesex, UB3 5LX is a charitable organisation for religious prayer and teaching that has established use class F1(f) (previously D1) and has been in use as such for many years. The current site has an existing security hut building in a very poor state of repair with issues of severe rising damp that is hazardous to health and wellbeing. The environmental condition renders this space currently unusable, coupled with a poor layout arrangement.

CONTEXT

The congregation centre is part of the local community and provides a place of worship, teaching and socialising for people of all ages practicing Hindu worship. The application site is surrounded by predominantly residential properties with rear gardens that back onto the application site along the west boundary line. The site is accessed through large security gates for vehicular and pedestrian traffic on the south elevation via a private access road on West End Lane.

SITE

The application site is vast and covers a total area of 1,169 sq.m / 12,583 sq.ft. The application site provides private off-street parking for a total of 14 vehicles, two of these spaces have been made accessible parking spaces. The main worship congregation centre for visitors will remain unchanged, none of the existing visitors' facilities are proposed to be removed from the public congregation centre and relocated into the proposed private staff only security hut. This means there is no additional visitor loading expected that would provide a draw for increased visitor numbers and therefore the existing parking arrangements are sufficient for this proposed arrangement.

During the implementation of any approved building work The Code of Considerate Practice will be observed to ensure the appearance of the site is well managed and respect for the community is maintained including hours of construction work restricted to between 8am-6pm Monday-Friday and 8am-1pm on Saturdays.

ACCESS

Access from the public highway to the application site remains unchanged. Existing vehicle access is through the main gates south of the application site from West End Lane. Car parking spaces are located north of the application site and currently there is sufficient parking for 14 private car parking spaces two of which are accessible spaces, and this is sufficient for existing daily use.

The proposed extension to the security hut building will provide an accessible entrance ramp, accessible washroom facilities and improved changing / toilet facilities to all staff members. The main entrance door is proposed to be located on the north elevation with accessible ramp to the left for direct access into the building. 1500mm wheelchair turning circles have been provided within the corridor at appropriate locations. 926mm doors provide adequate width openings to allow access to all rooms within the staff area.

The accessible building entrance will provide a secondary means of escape from the building in the event of fire to all staff members. Neighbouring amenity will remain unaffected by the proposed alteration and extension.

DESIGN

The application seeks to renovate the existing security house building that is ancillary and subservient to the main host worship congregation centre. The ancillary building requires improvements structurally, in addition the internal arrangement of space requires improvement for accessibility and separate sex changing / toilet facilities. The proposed works will secure the buildings future space for worship use, whilst improving the fabric of the building to meet current Building Regulation standards.

There would be no expected change to patronage visiting numbers to the application site, background noise within the curtilage of the application site will remain unchanged. The existing situation of background noise from visitors arriving and leaving the centre would be improved for adjacent residents as the proposed extension to the security hut creates a sound buffer for background noise between resident's garden amenity on the west boundary and the entrance doors of the main congregation building. To further improve any environmental impacts of noise pollution it is proposed that new signage would be erected advising patrons to "Keep noise down and respect the local residents" on leaving after prayer.

No additional external lighting is proposed within the application site as part of this proposal.

USE

The buildings will remain FI (f) Public Worship or Religious Instruction (or in connection with such use) Use Class.

SIZE

The proposed development building is to be extended at ground floor level to the north of the application plot, increasing the security hut building from 39.3 sq.m / 423 sq.ft to 99.1sq.m / 1,067 sq.ft. The proposed extension is needed for improved ancillary staff requirements of solitary prayer, staff office, accessible washroom, separate male, and female changing / toilet facilities. There is currently no access for visiting patrons to the ancillary security hut building and this will remain staff only following the proposed extension work.

There is no proposed increase in space for the Divya Jyoti Jagrati Sansthan worship centre as a result of the proposed security hut extension as demonstrated in drawing 704-PL-013-00 'Proposed Building Use'. The worship congregation centre use remains unchanged between the existing and proposed security hut extension. This reaffirms that patronage visitor numbers to the congregation centre would not change as a direct result of the proposed extension. It is therefore acceptable to determine that there would be no additional demands placed on visitor car parking space numbers as a result of the proposed security hut extension.

LAYOUT

The existing security hut layout does not provide adequate accessible staff facilities or separate sex changing facilities for staff members. Improvements in accessibility and the additional staff areas would enable staff members to launder clothes, prepare meals and change / use toilet facilities away from the main congregation centre visitors in private. The proposed layout arrangement improves existing facilities for staff whilst providing privacy away from visitors attending the worship centre, providing a professional working environment that allows members to feel more comfortable and allowing staff to focus their time on helping others.

SCALE

The building height will remain unchanged. The existing building is proposed to be extended towards the north of the application site by 8.74m parallel to the existing worship centre main building. This would not create any additional massing as viewed from the street frontage on the south elevation and due to its single-storey height

would not adversely impact neighbouring amenity along the west boundary line.

APPEARANCE

All materials proposed will be sympathetic in design, character and appearance to the existing building, matching colour, size and type to ensure continuity and a harmonised approach between existing and proposed extension.

LANDSCAPING

There are no landscaping proposals as part of this application other than to make good any areas that are temporarily affected as a direct result of implementing the proposed building work.

SKETCH STUDIO ARCHITECTS

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