

Design and Access Statement

Change of Use from Former
Salvation Army Hall to
Buddhist Religious/Community
Centre (Use Class F1(f)) with
Ancillary Residential
Accommodation and Internal
Alterations to Toilet/Bathroom
Layout

at

125 Uxbridge Road

Uxbridge

UB10 0LQ

June 2025

Design and Access Statement

Proposed Development:

Change of Use from Former Salvation Army Hall to Buddhist Religious/Community Centre (Use Class F1(f)) with Ancillary Residential Accommodation and Internal Alterations to Toilet/Bathroom Layout

Site Address:

Former Salvation Army Hall,
125 Uxbridge Road,
Uxbridge
UB10 10LQ
London Borough of Hillingdon

Date: 18th June 2025

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1. Introduction

- 1.1 This statement accompanies a full planning application for the change of use of the former Salvation Army Hall at 125 Uxbridge Road to a Buddhist religious and community centre with ancillary residential accommodation, along with internal alterations to the existing toilet and bathroom layout.
- 1.2 The application complies with the Town and Country Planning (Development Management Procedure) (England) Order 2015 and aligns with the guidance provided by the London Borough of Hillingdon.

2. Site and Surrounding Context



Image 1. Aerial view of site (Courtesy of Google map)

The Salvation Army, 125, Uxbridge Road, Uxbridge, Hillingdon, UB10 0LQ



Image 2. Extract from Ordnance Survey showing the site marked in red

- 2.1 The site comprises a purpose-built former Salvation Army community hall located on Uxbridge Road, within a mixed-use area that includes residential properties, retail, and community facilities.

- 2.2 The site is no longer in use and presents an opportunity for sustainable reuse as a community and faith-based facility.
- 2.3 The building is a single-storey brick structure with ancillary spaces to the rear.
- 2.4 The property benefits from:
 - 2.4.1 Existing pedestrian and vehicular access directly from Uxbridge Road.
 - 2.4.2 On-site and/or adjacent parking potential.
 - 2.4.3 Proximity to public transport connections, including Uxbridge Underground Station and local bus routes.
 - 2.4.4 The site is not within a Conservation Area and is not a listed building.

3. Proposed Use and Justification

- 3.1 The proposal seeks to establish a Buddhist religious and community centre (Use Class F1(f)) for worship, meditation, and community activities. Ancillary residential use will provide accommodation for resident monk or caretaker.
- 3.2 Key activities include:
 - 3.2.1 Daily prayer and meditation sessions
 - 3.2.2 Educational and cultural workshops
 - 3.2.3 Community meals or discussions (non-commercial)

3.2.4 Occasional religious observances or festivals (low-key, indoor events)

3.3 These uses will support cultural cohesion and spiritual wellbeing for a local Buddhist community and offer a respectful reuse of a site formerly used for religious and community purposes.

4. Design and Layout

4.1 There are no external alterations proposed to the structure.

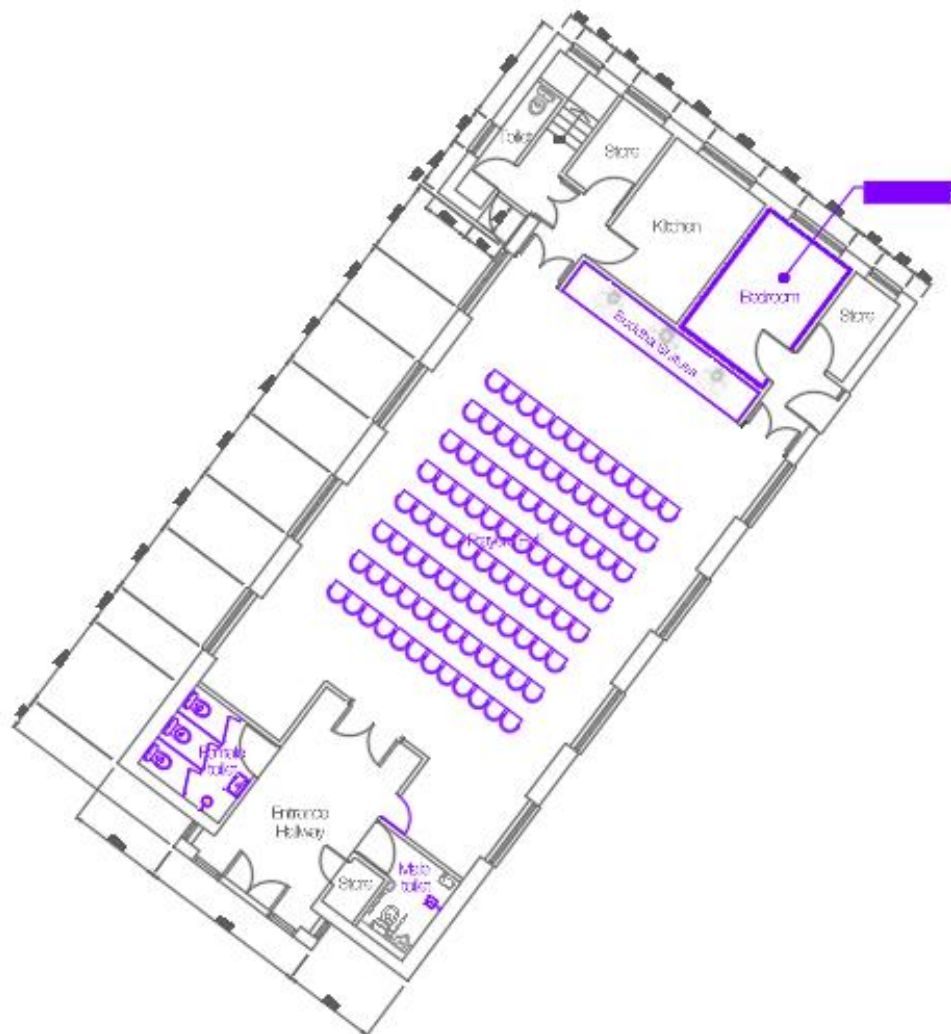


Image 3. Proposed Ground Floor Plan

4.2 Internal works include:

4.2.1 Rationalisation of the toilet and bathroom facilities to:

4.2.2 Provide separate male and female WCs

4.2.3 Include an accessible toilet compliant with Part M of the Building Regulations

4.2.4 Add shower facilities for resident use

4.2.5 Minor partitioning to enhance functionality (e.g., prayer hall, kitchen, and private rooms)

4.3 Design Principles:

4.3.1 Maintain open-plan format of main hall for flexible use

4.3.2 Ensure residential accommodation remains clearly ancillary

4.3.3 Deliver dignified, functional, and accessible facilities

4.3.4 All finishes and materials will be appropriate to the existing building character and intended use.

5. Access

5.1 Pedestrian and Inclusive Access:

5.1.1 Step-free level access from the public pavement into the main entrance

5.1.2 Internal circulation is barrier-free, with proposed accessible toilet provision

5.2 Transport and Parking:

5.2.1 Existing vehicular access and forecourt remain unchanged

5.2.2 On-site parking spaces will accommodate limited visitor and residential use

5.2.3 No significant increase in trip generation is expected

5.2.4 Public transport options include multiple nearby bus routes and Uxbridge Station (~10 min walk)

5.3 The centre will actively encourage sustainable travel by promoting walking, cycling, and use of public transport.

6. Environmental and Amenity Impact

6.1 This application anticipates a low environmental and traffic impact.

6.2 Activities are largely passive (meditation, prayer, discussion) and occur during daytime/evening hours.

6.3 Noise and disruption will be minimal and managed via:

6.3.1 A clear code of conduct for users

6.3.2 Limited opening hours

6.3.3 No amplified music or loudspeaker use outdoors

6.4 Waste will be handled in line with council guidelines and collections.

7. Planning Policy Context

7.1 The proposal aligns with:

7.1.1 Hillingdon Local Plan Part 1 (Strategic Policies): promoting community cohesion, sustainable reuse of buildings, and cultural provision.

7.1.2 London Plan: supporting accessible and inclusive community infrastructure

7.1.3 National Planning Policy Framework (NPPF): supporting places of worship and efficient use of existing buildings

7.2 This application meets key social, cultural, and environmental objectives.

8. Conclusion

8.1 This proposal for 125 Uxbridge Road represents a sensitive, respectful, and appropriate reuse of a former religious/community facility.

8.2 The internal-only alterations are minimal, and the use will be beneficial to the wider community, particularly the local Buddhist population.

8.3 The proposal respects the site's setting, ensures accessibility, and provides a long-term sustainable use for a currently underutilised building.