

Welcome to the  
Online Public Webinar for the  
Redevelopment of Annoor  
Cultural & Community Centre,  
58-70 Church Road Centre to be  
known as Al-Hidayah Cultural &  
Community Centre

Thursday 24 October 2024,  
6pm-7pm



Artist's impression of new Al-Hidayah Cultural & Community Centre from Church Road

## Welcome

- Presentation followed by Q&A.
- Please let us know your questions using the Q&A function.
- Webinar will be recorded and added to the project website.

## Meet the Team

- Kalim Reid –  
ACCC Trust
- Abraham Laker –  
Planning Consultant  
(Rapleys)
- Ruairi Boyle –  
Architect (DFA)
- Camille Bongard –  
Architect (DFA)
- Ben Dance –  
Transport Consultant (Steer)
- Catherine Street –  
Community Engagement  
(Stantec)



Faith



Recreation



Youth



Education



Community



Annoor Cultural & Community Centre has been operating at the existing building since December 2005.

Our main objective is to provide a safe space for religious, cultural and social activities as well as educational services for the whole community.



In addition to offering space for prayer and worship the Centre also hosts activities and classes for the whole community, including:

- Five daily prayer sessions, which are attended by up to 100 visitors. Friday prayers are attended by 500 people.
- Afterschool and weekend classes for children.
- Weekly adult classes.
- Spiritual counselling and marital advice.
- Mental health and drug addiction counselling.
- Ad-hoc marriage ceremonies.
- Mother and toddler classes.
- Youth programmes.
- Community events and open days, including venue hire for the whole community.
- Education and career advice.
- Foodbanks, for the whole community.
- Eid Festival in Acton Park (twice a year).





Image of existing building at 58-70 Church Road



Site location plan

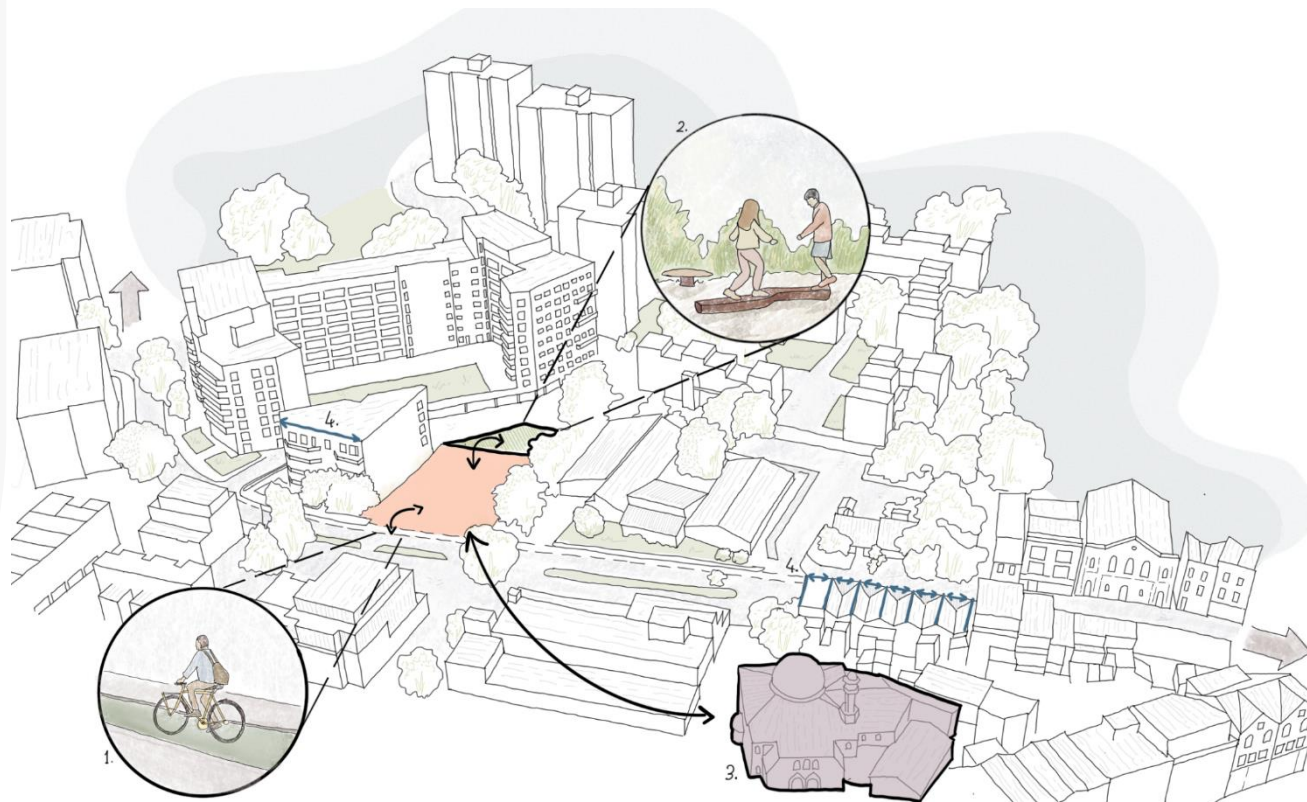
However, the existing building is old, poorly designed and no longer meets the needs of the Trust and our community.

Therefore, we have been exploring options for redevelopment to ensure it serves the needs of both current and future users for generations to come.



The existing Annoor Cultural & Community Centre is sandwiched within the context of the Acton Gardens Masterplan, therefore, we are keen to ensure that it is not left behind.

The local context offers a prime opportunity for the redevelopment of the Centre, ensuring it complements the local area, brings the facilities up to modern standards, and is well equipped for both current users and for generations to come.



Images of nearby developments





**AL-HIDAYAH**  
Cultural & Community Centre





**Improved mixed-use community facilities** on the ground, first and second floors, including a multi-space hall, café and retail space, multi-purpose community spaces and ancillary office space.



**38 new homes** above the Centre, which will secure the long-term future of the Centre.



**High-quality and sensitive design**, at 11-storeys high, which will complement the surrounding area and respect neighbouring amenities.



**Car-free development** with the exception of accessible spaces.



**Sustainable development** with the installation of green infrastructure, creating attractive landscapes and supporting biodiversity.



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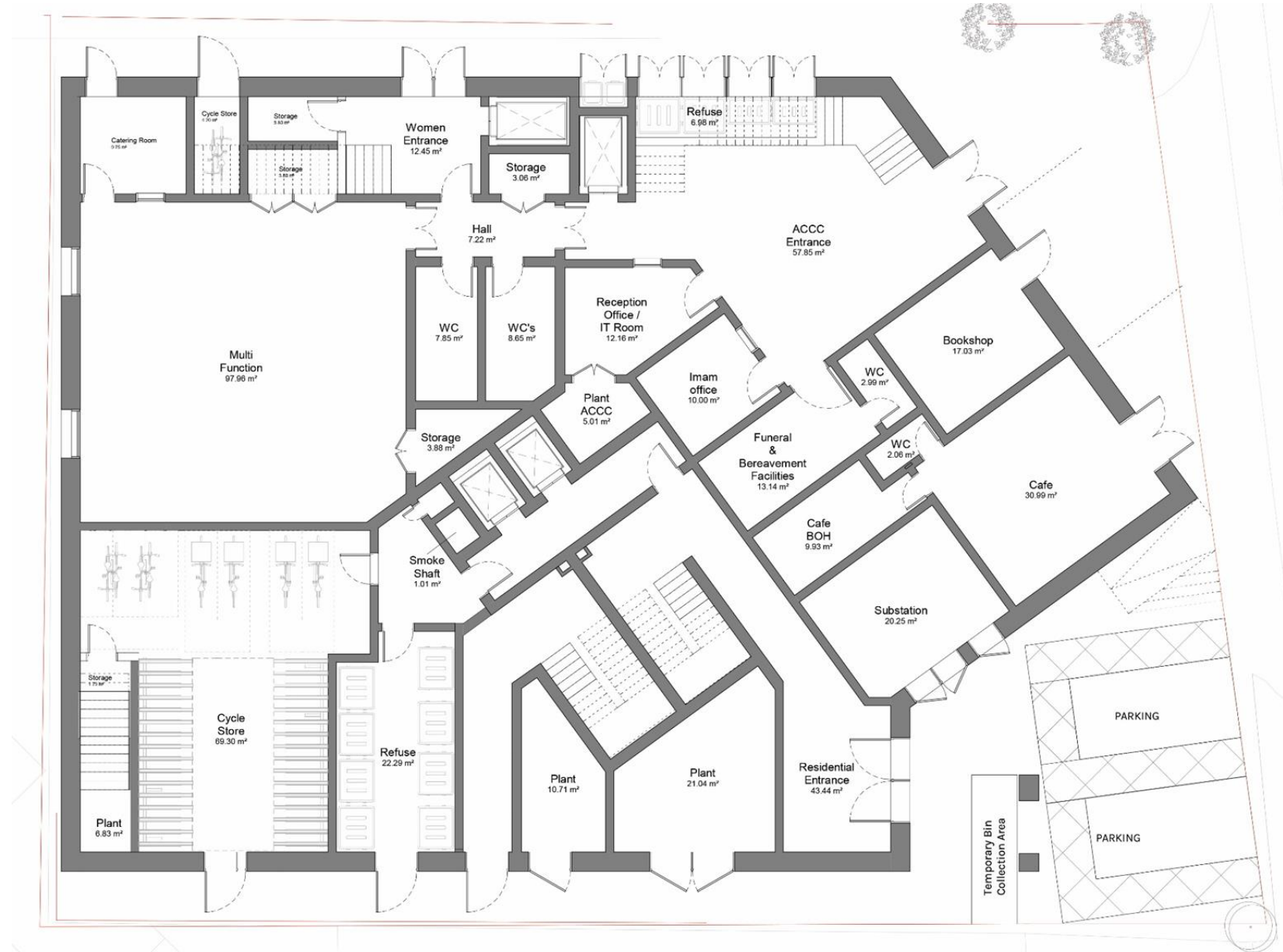
## Al-Hidayah Cultural & Community Centre Facilities

- Dedicated prayer facilities.
  - Mother and toddler area.
  - Gym/fitness area.
  - Children/youth games room.
  - Kitchen facilities.
  - Visitor's room and resource library.
  - Classrooms.
  - Meeting/conference rooms.
  - Guest rooms for visitors/staff.
  - Media/comms room.
  - Offices (internal and external use).
  - Multi-purpose halls for prayers, events and venue hire for the whole community.
  - Ad-hoc marriage ceremonies/counselling affairs.
  - Funerals and bereavement facilities (to wash and prepare the deceased).
- Social Welfare services:**
- Help, advice, and counselling.
  - Volunteering.
  - Islamic marriages.
  - Legal advice.
  - Health workshops.
  - Coffee mornings.
  - Community/mosque open days.
  - Fitness activities.
  - CV, careers and employment advice.
  - Foodbanks.
  - Community engagement.
- Education and Training services:**
- Vocational courses and training.
  - Children and adult education and recreational classes.
  - Extra-curricular classes (ESOL, tuition etc.).
  - Cultural reference library and visitor's room/exhibition hall.
  - School visits.



## Ground Floor

- Café
- Bookshop
- Offices, including Imam and reception office
- Multi-functional rooms
- Prayer rooms



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## First Floor

- Men's prayer hall
- Winter garden
- Office
- Gym



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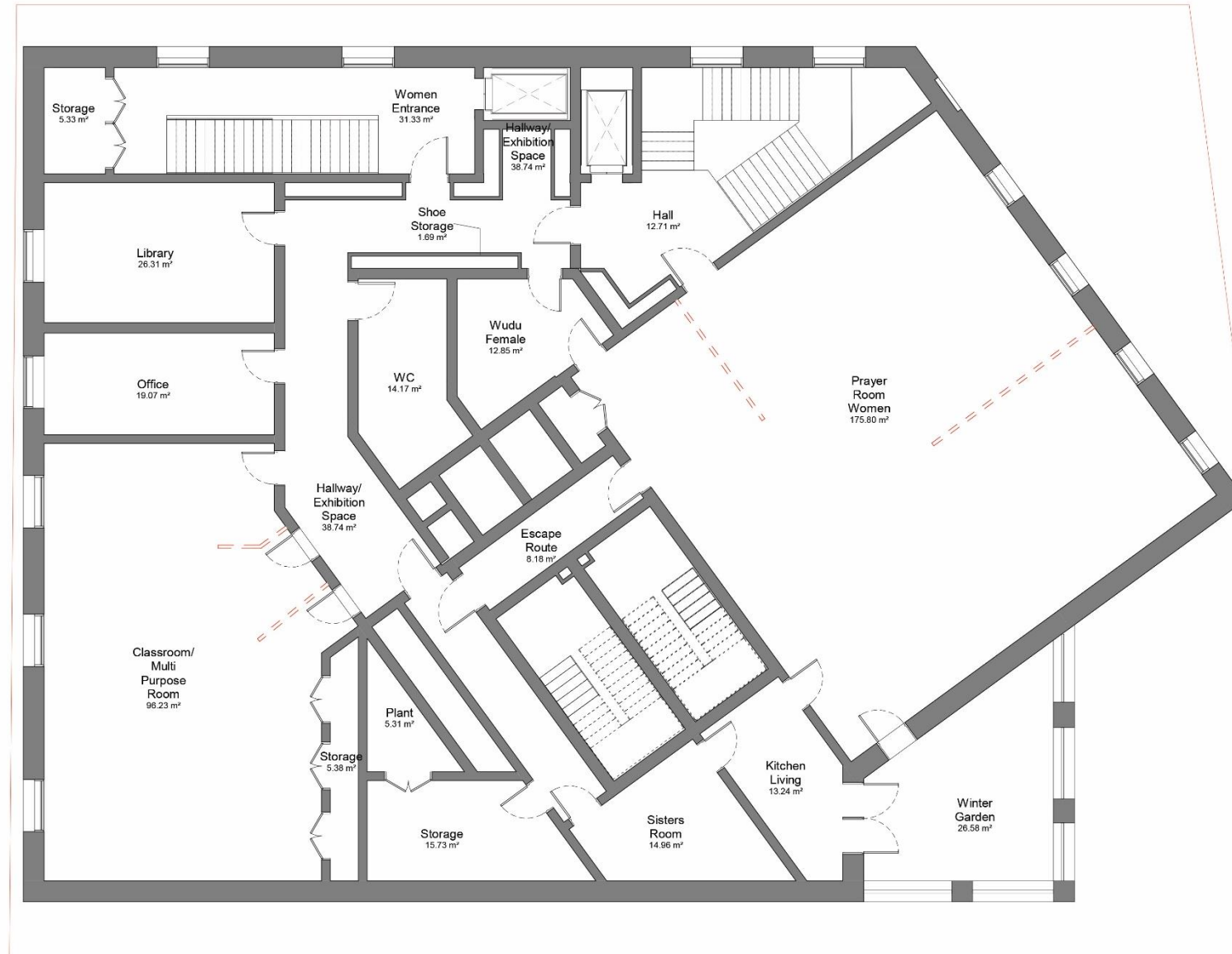


Community



## Second Floor

- Women's prayer hall
- Winter garden
- Office
- Classroom and multi-purpose space
- Sister's room
- Library



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- **38 much-needed new homes**, including affordable housing.
- A mix of **1, 2 and 3-bedroom homes** to meet the specific needs of the local area.
- The new homes will be **100% dual aspect** with optimised space utilisation, allowing homes to have a good amount of **natural light, good ventilation and enhanced privacy**.
- Use of **high-quality** external materials.

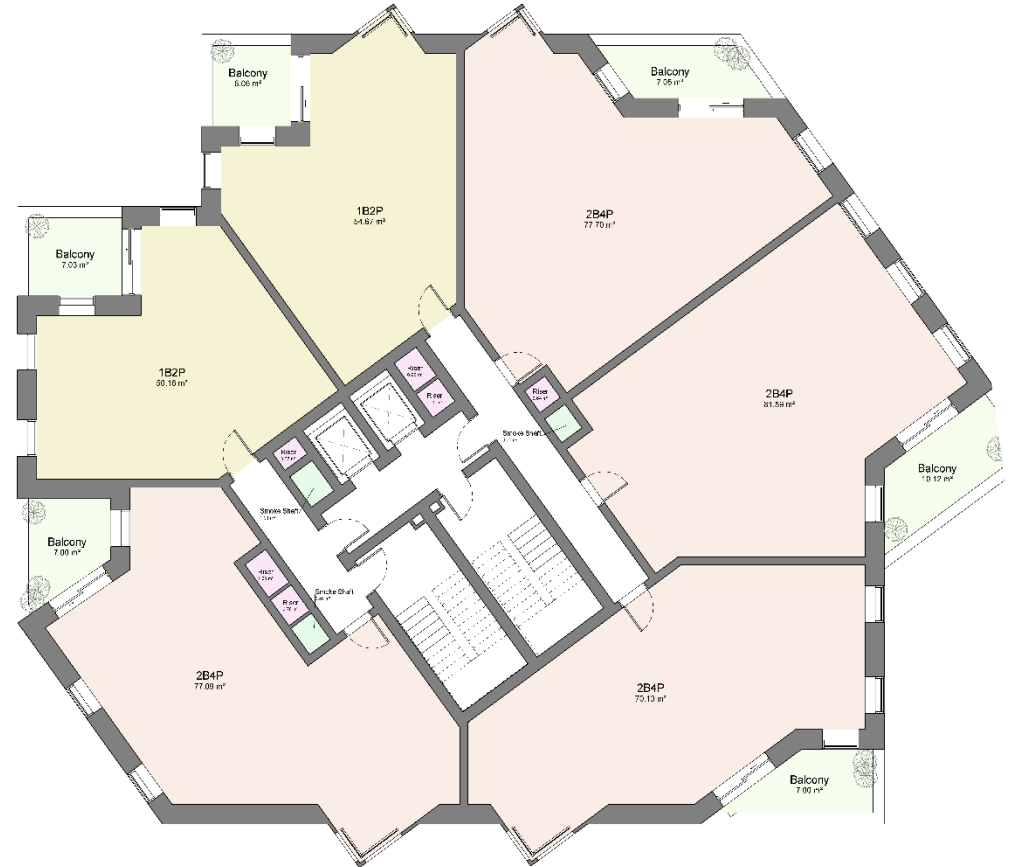
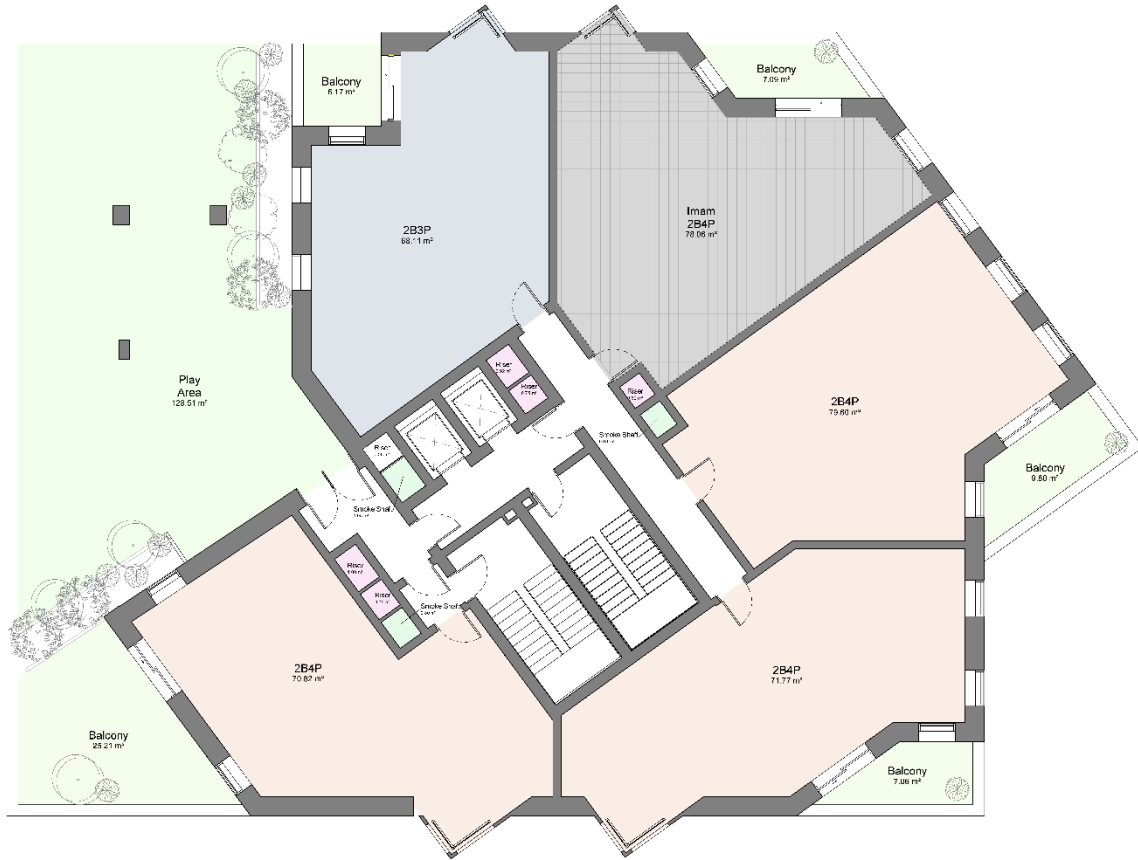


Artist's impression of new Al-Hidayah Cultural & Community Centre from Church Road

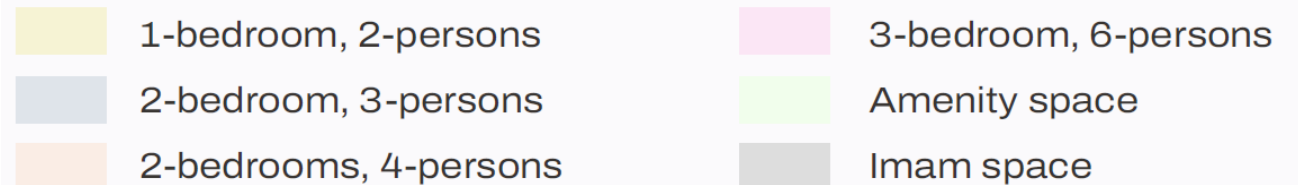


## Third floor plan

## Typical floors 4 and 5



Unit Mix	Amount	%
1-bed, 2-persons	8	21%
2-bed, 3-persons	1	3%
2-bed, 4-persons	26	68%
3-bed, 6-persons	3	8%
<b>TOTAL</b>	<b>38</b>	<b>100%</b>





## Typical floors 6 to 8

## Typical floors 9 to 11



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1-bed, 2-persons	8	21%
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- 1-bedroom, 2-persons
- 2-bedroom, 3-persons
- 2-bedrooms, 4-persons

- 3-bedroom, 6-persons
- Amenity space
- Imam space



Across the floors and terraces at different levels there will be communal gardens and amenity spaces, which will provide:

- A range of different planting.
- Playable elements woven throughout the space.
- A boundary wall brought to life with playful installations.
- High-quality paving and materials to create a consistent look across the development.
- A green enclosure and screening.
- A functional and flexible outdoor space with integrated seating elements.
- Seasonal, structural and evergreen ornamental planning.
- Raised beds for resident/community gardening.





**Our sustainability approach will include:**

- A focus on energy efficiency with high levels of insulation and low air leakage to help reduce the reliance on heating.
- Heating, individual or combined air source heat pump (ASHP) hot water cylinders located on the roof will be provided to heat all new homes.
- Renewable energy, such as solar panels to be used where possible to reduce the building's carbon footprint.
- Sustainable Urban Drainage Systems (SuDS) will be used to help reduce the impact of surface water runoff.
- Features to improve biodiversity, such as the installation of garden spaces and green infrastructure.

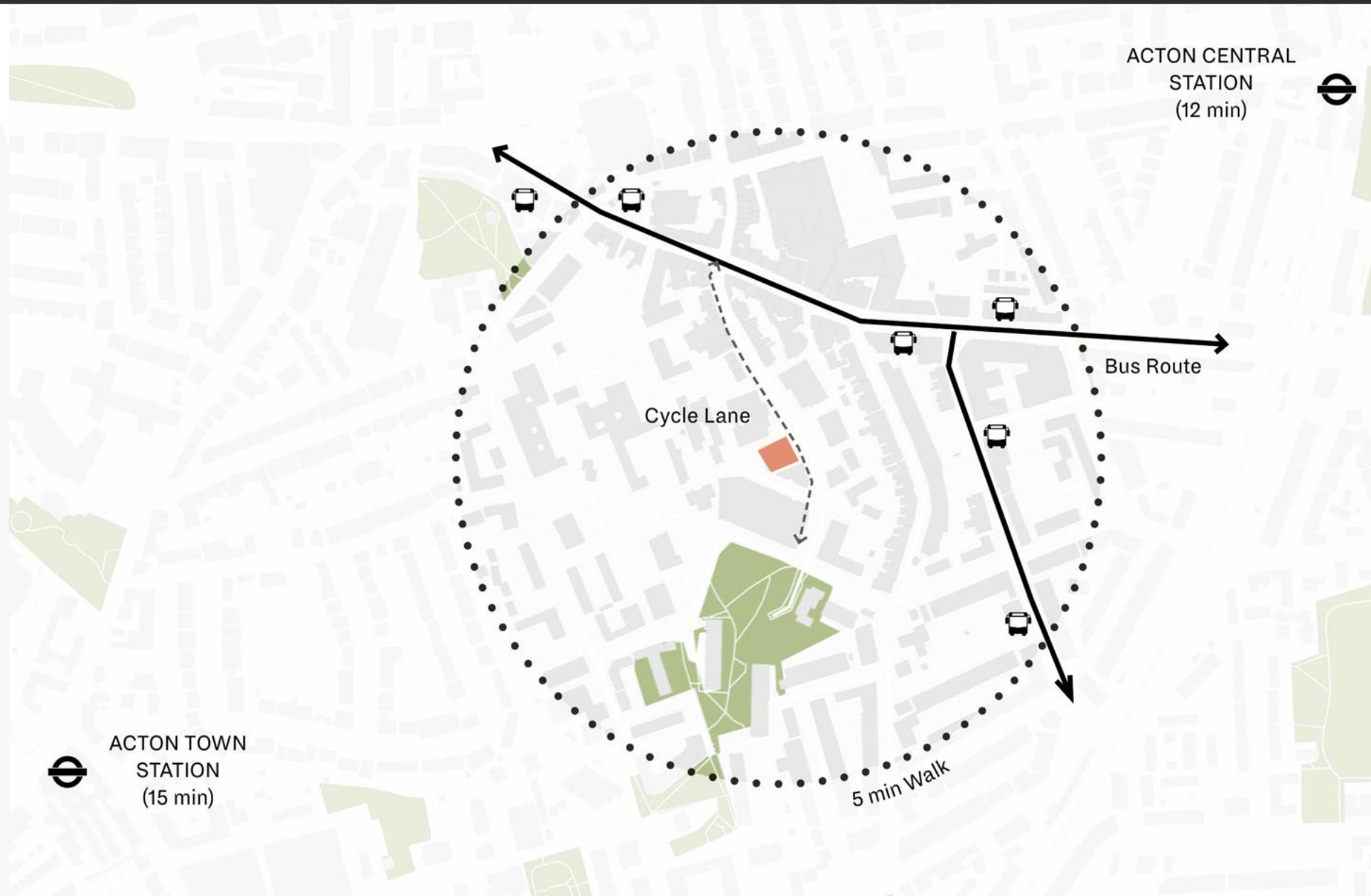


**To reduce waste during construction (especially in the demolition phase) and facilitate future alterations to the building, the following steps will be taken:**

- Over 80% of construction waste will be diverted from landfill.
- A site waste management plan will be developed.
- An approach of building in layers to allow for future demolition/adaption without wholesale change.
- Dedicated locations provided for storage of operational recyclable and non-recyclable waste, internally and externally.



- Car free development with the exception of two accessible car parking spaces at ground floor level.
- Activated street frontage with public realm.
- Cycle parking spaces for long-stay and short-stay (for the new homes and the Centre).
- Waste storage located within the building.





## Contact Us



**Phone:** +44 20 7446 6820  
(Mon - Fri, 9.30am - 5pm)



**Email:** al-hidayahcentre@stantec.com



**Post:** Al-Hidayah Centre Engagement Team, c/o Stantec, 7 Soho Square, London, W1D 3QB

Scan here to view our consultation website.



We are keen to hear your thoughts, ideas and suggestions to ensure that the very best scheme is brought forward.

We are keen to ensure the Centre is an asset for the whole community. Do you know any groups that would be interested in using the Community Centre? Or have any ideas for community uses that could be considered?



**Tuesday 22  
October 2024**

**Consultation  
launches and  
Public Exhibition**

**Thursday 24  
October 2024**

**Online Public  
Webinar**

**Tuesday 12  
November 2024**

**Consultation  
closes at 5pm**

**Winter 2024**

**Planning application  
submission to  
Ealing Council**



## Q&A

Please let us know your questions using the Q&A function.



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