



VINCENTIAN PRESBYTERY

MILL HILL, NW7 2JB

DESIGN & ACCESS STATEMENT

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1 INTRODUCTION

1.1 EXECUTIVE SUMMARY

INTRODUCTION

This application is made on behalf of the Vincentian Fathers, a historic French religious community that came to Mill Hill in 1889. The site that is the subject of this application is the Presbytery (Priests' House) on Flower Lane, situated opposite the Sacred Heart and Mary Immaculate Church. This is the home of the Charity's UK presence.

Matthew Lloyd Architects were appointed in August 2019 to develop a proposal for the re-provision and expansion of the existing Presbytery building. The existing building is of poor quality and is no longer fit for purpose in the Community's on-going mission in both the local area and beyond.

The site sits at the junction of The Broadway and Flower Lane, with the former being the High Street spine of Mill Hill and the latter being a quieter street with a primarily residential character.



Existing GIA: 423m²

Site Area: 0.275 ha

Application Area: 0.14 ha

1.2 INTRODUCTION

CONGREGATION OF THE MISSION

The Community can trace their origins in Mill Hill back to 1889 with a presence on Flower Lane since 1923, when the land was purchased by the Vincentian Fathers.

The existing Presbytery (Priests' House) was built in 1964 and has been the home for between 4 to 8 Vincentian 'confreres' ever since. Opposite the Presbytery is the Sacred Heart and Mary Immaculate Church to which the Vincentians are responsible for providing leadership and support.

In 1994, having long suffered from a series of structural issues, the original church was demolished. By July 1996 the current building was completed. Between 2017 and 2018 a small extension was added to the south of the building to create a new entrance and community hall.

The Church building was redeveloped in 1996 with a further extension added in 2017/18. The plans to replace and modernise the Presbytery represent the Community's reaffirmation and commitment to serving Mill Hill, London and beyond for the future.

The project brief includes:

- A new parish offices and meeting space
- Six suites to provide living and working space for each priest
- A guest room
- An oratory (small chapel)
- A consulting room
- Communal spaces including a Common Room & Dining Room
- A kitchen & laundry
- Ancillary spaces including WC, stores & plant room
- Re-landscaping of the car park

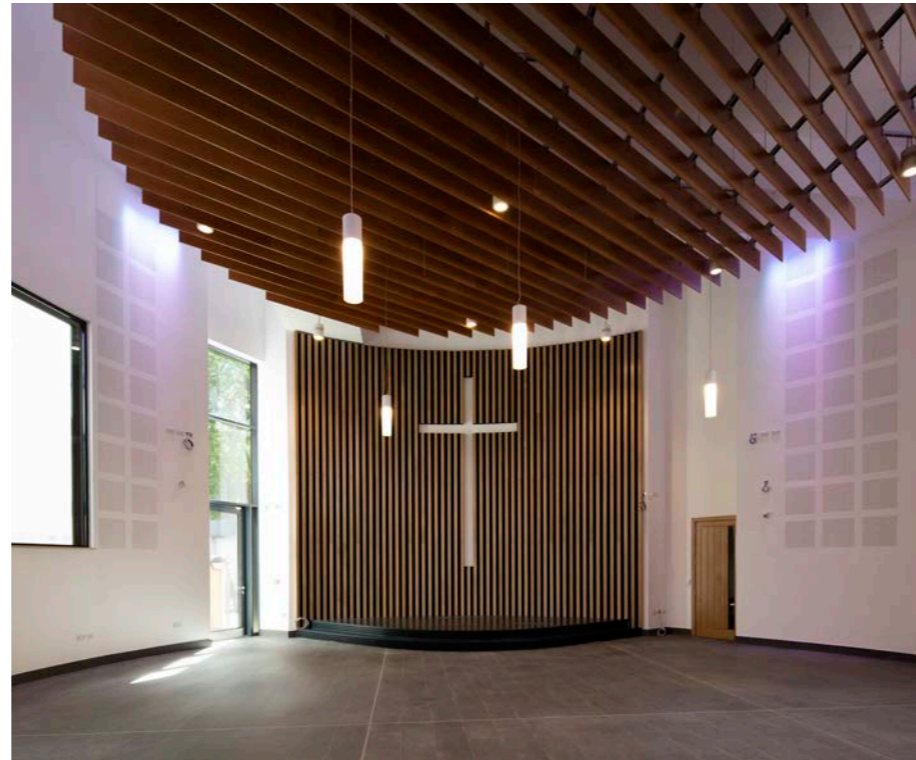


1.2 INTRODUCTION

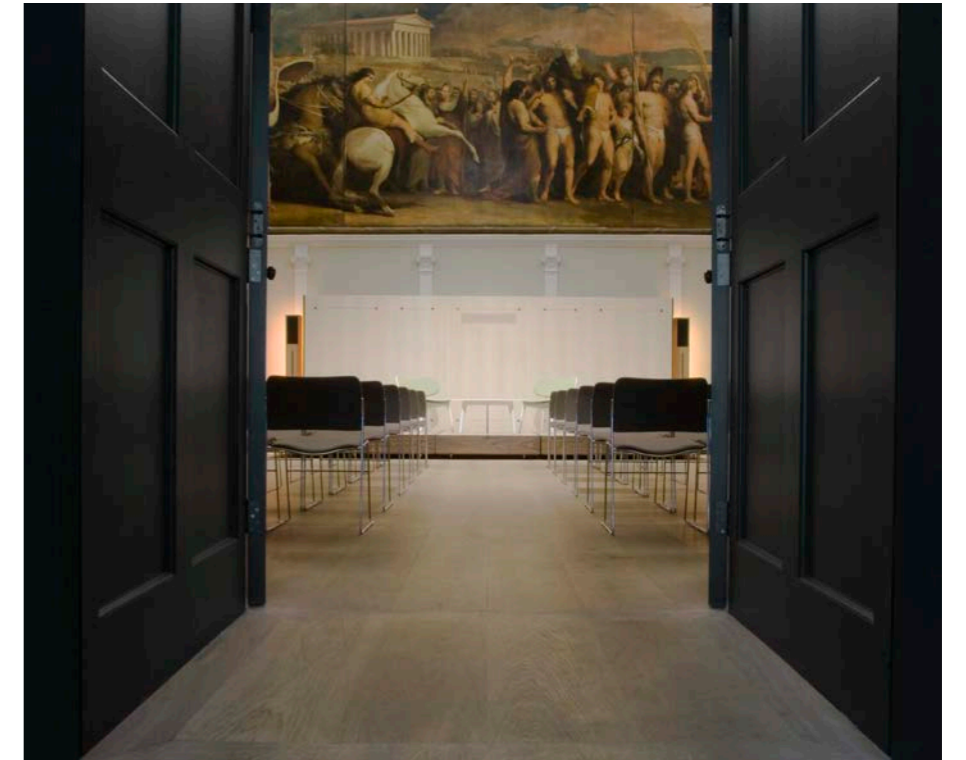
MATTHEW LLOYD ARCHITECTS



The Royal Foundation of St Katharine



New Mildmay Baptist Church



The Royal Society of Arts

Matthew Lloyd Architects are an award winning and client-centred RIBA Chartered Practice, based in Shoreditch, East London.

The practice creates sensitive, innovative, contextual architecture in London settings. Their buildings are grounded in their unique place, both in terms of the people who derive meaning from them, and their local character, setting and history.

Key projects include The Royal Foundation of St Katharine, New Mildmay Baptist Church and The Bourne Estate.

2 **SITE ANALYSIS**

2.1 SITE LOCATION

SITE OVERVIEW

The existing Presbytery accommodation, located on the southern boundary of the site, is sub-standard and heavily degraded. The footprint of the building bears no relation to the adjacent housing or axis of Flower Lane. The façades provide little active frontage to the surrounding street scape.

In order to provide a building with suitable contemporary accommodation and engagement with its surroundings the existing Presbytery is to be demolished.

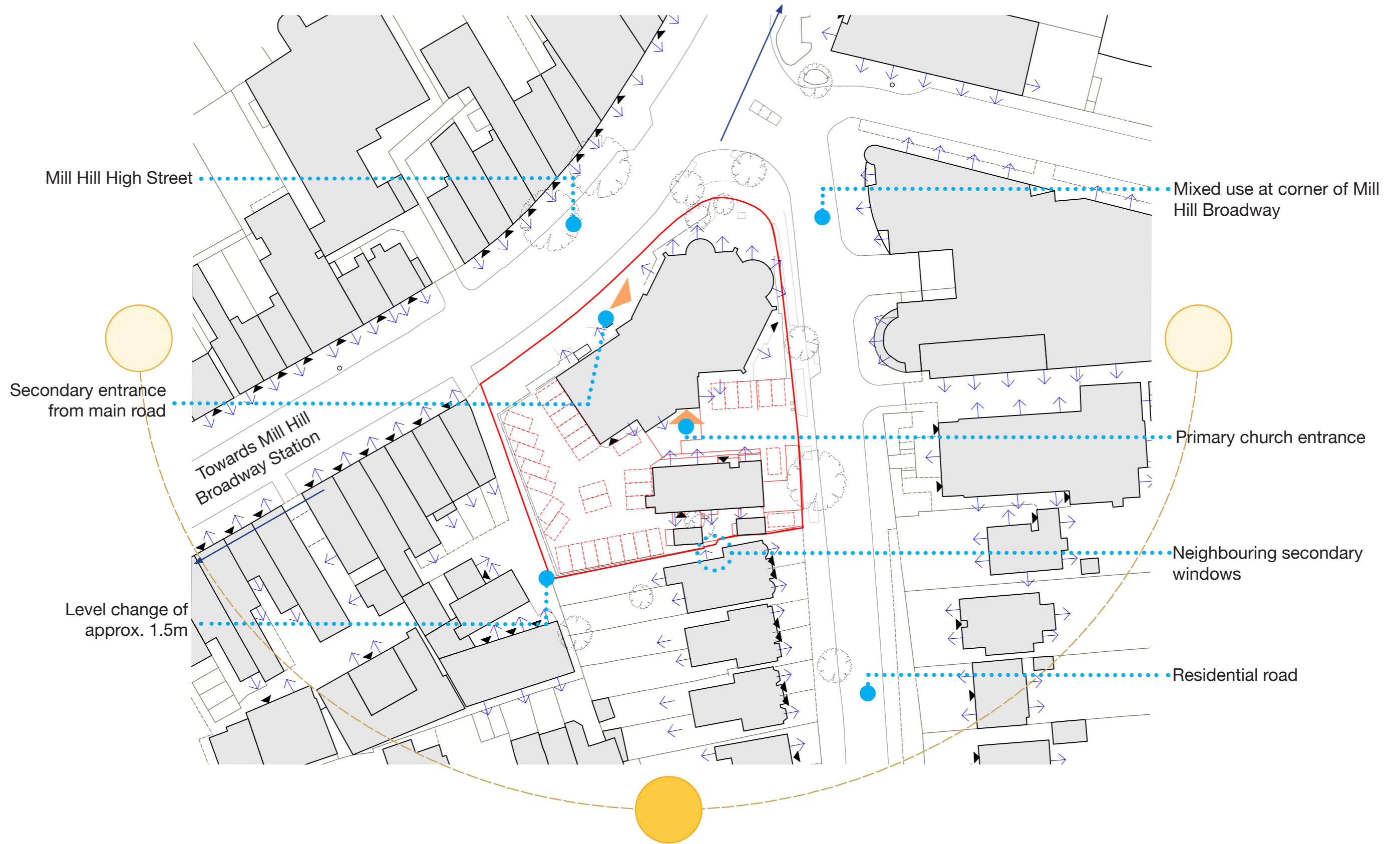
The replacement purpose-built Presbytery building and dedicated parish office extension to the church will serve Mill Hill for decades to come.

The existing parking on the site is poorly organised and in need of rationalisation to ensure current parking standards are met.



2.2 SITE CONTEXT

SITE OVERVIEW



2.2 SITE CONTEXT

EXISTING USES



2.2 SITE CONTEXT

EXISTING HEIGHTS



2.2 SITE CONTEXT

EXISTING SITE PHOTOGRAPHS



View north along Flower Lane (west side)



View north along Flower Lane (east side)



View south-west towards existing Presbytery



Sacred Heart church at corner of Flower Lane



View west towards car park



View of recently completed extension



View north toward Sacred Heart



View east towards Hartley Hall

2.2 SITE CONTEXT

EXISTING SITE PHOTOGRAPHS



View west toward Presbytery and 4-6 Flower Lane



View south towards gable of 4-6 Flower Lane



View west from Flower Lane site entrance



North elevation of existing Presbytery



View west towards site boundary



View north-west toward Mill Hill Broadway



View of west elevation of existing Presbytery and houses



Existing garage and adjacencies to 4-6 Flower Lane

2.2 SITE CONTEXT

EXISTING INTERIOR PHOTOGRAPHS



Existing common room



Existing laundry room



Existing common room



Typical existing suite



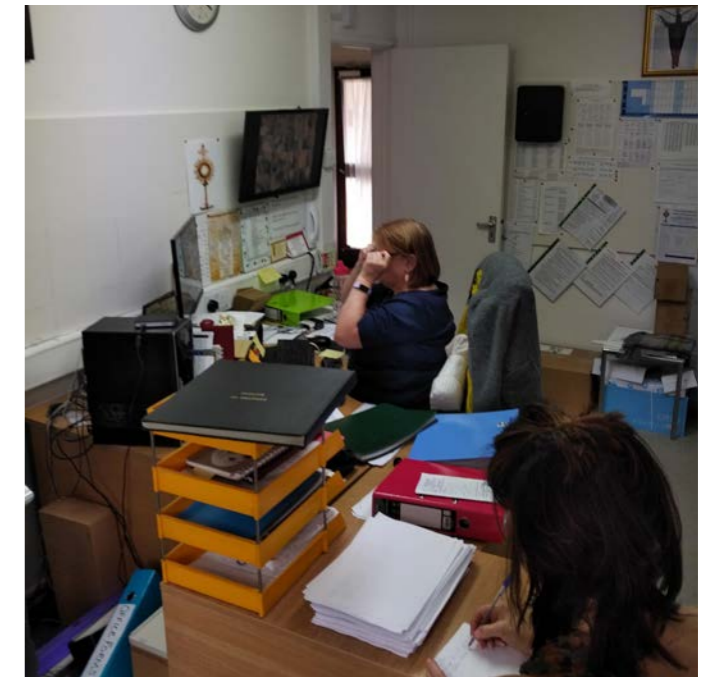
Typical existing shower room



Existing stairway



Existing kitchen



Existing Parish office

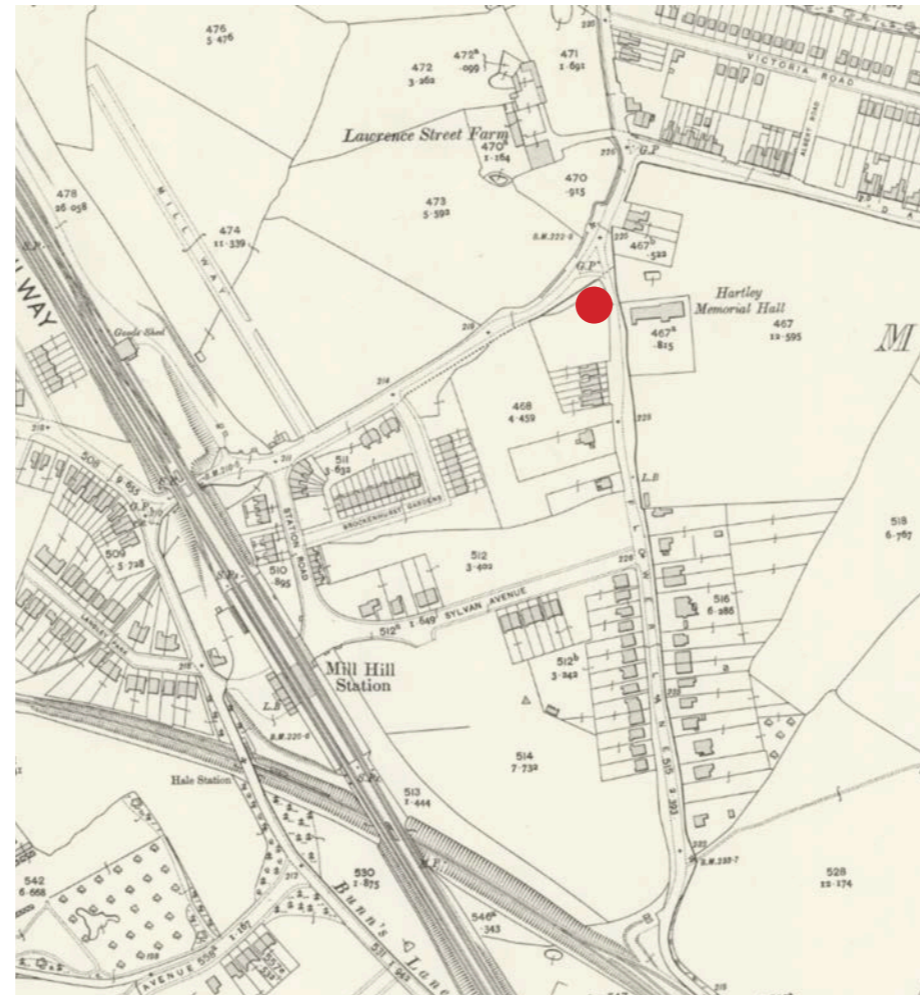
2.3 SITE HISTORY

HISTORICAL MAPPING



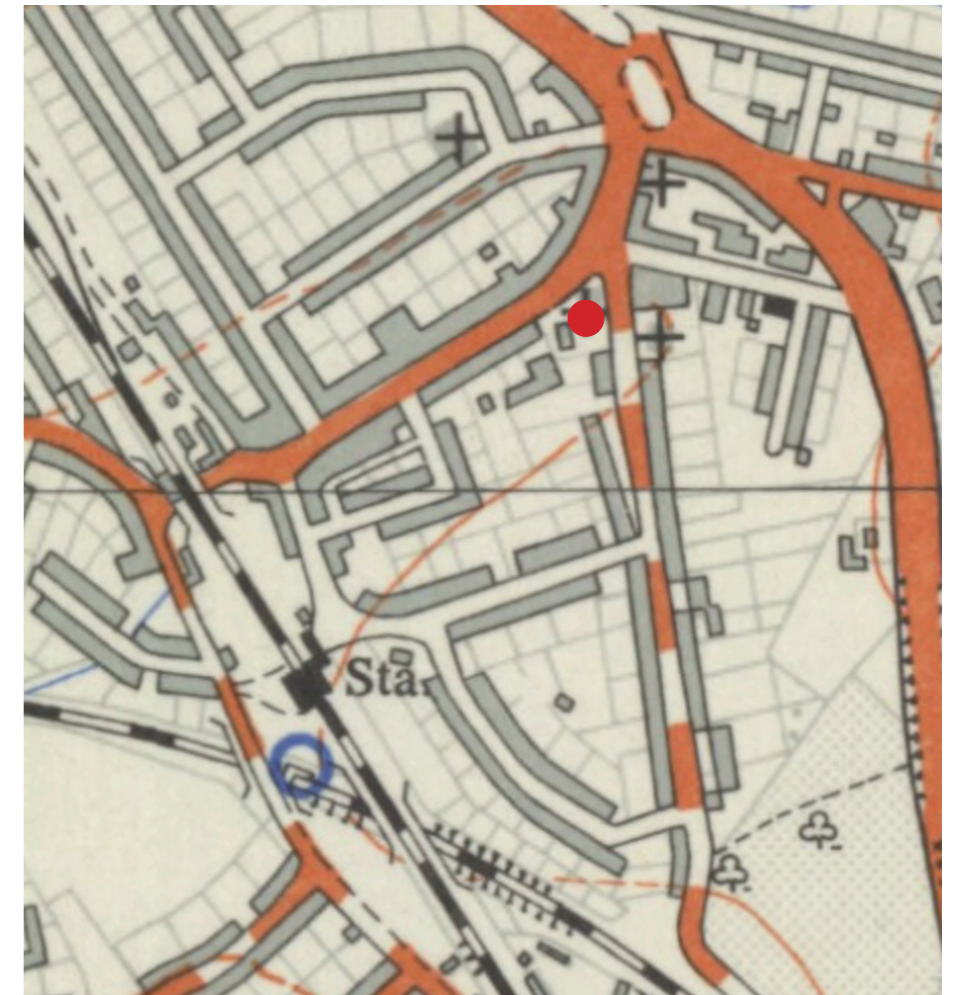
1868

All current nearby rail and road infrastructure was already established, including Mill Hill Station, however, at this stage the site sat at the junction of two country lanes surrounded by farm land.



1913

By this period, development had begun to pepper pot along both The Broadway and Flower Lane, however, the area was yet to see the establishment of the current High Street structure. The original Hartley Memorial Hall adjacent to the site had been conceived.



1956

By the 1950's the High Street had been established, along with an increased density of inhabitants, as Mill Hill became an urban centre. By this period a religious use had been established on the site.

2.3 SITE HISTORY

RECENT RELEVANT CONSENTS



16/8186/FUL

Single storey front entrance to Catholic Church of Sacred Heart and Mary Immaculate in Mill Hill including new entrance area and new meeting room with independent access. Proposing new fire escape route from the existing hall with a new footpath leading to the rear car park

Decision Date: 28 Feb 2017

Status: Implemented



H/00749/11

Demolition of existing buildings and erection of a part 3, part 4 and part 5 storey building comprising 685sqm. of office space (B1), 846sqm. of community hall and ancillary community facilities, 42no. residential flats (class C3), basement and surface level car parking, associated landscaping and cycle parking. Erection of small store behind the church.

Decision Date: 23 May 2011

Status: Implemented

3 SCHEME DEVELOPMENT

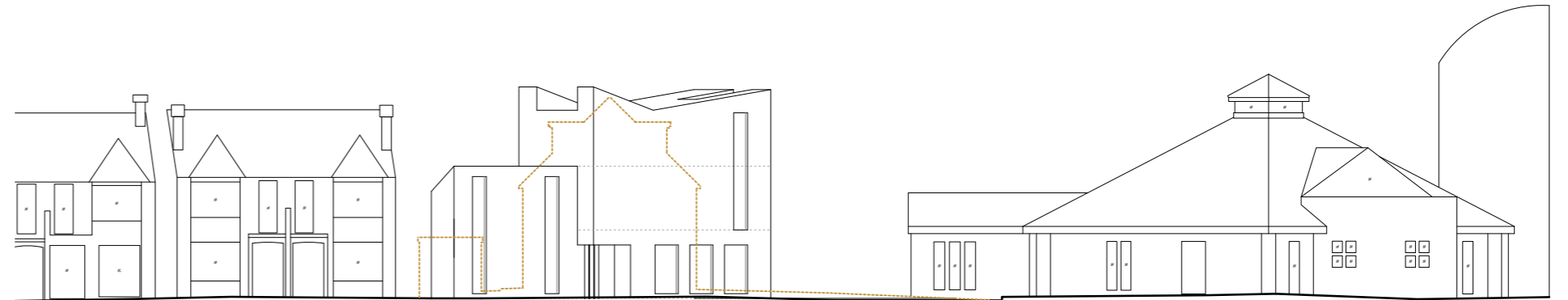
3.1 PRE-APPLICATION CONSULTATION

OVERVIEW

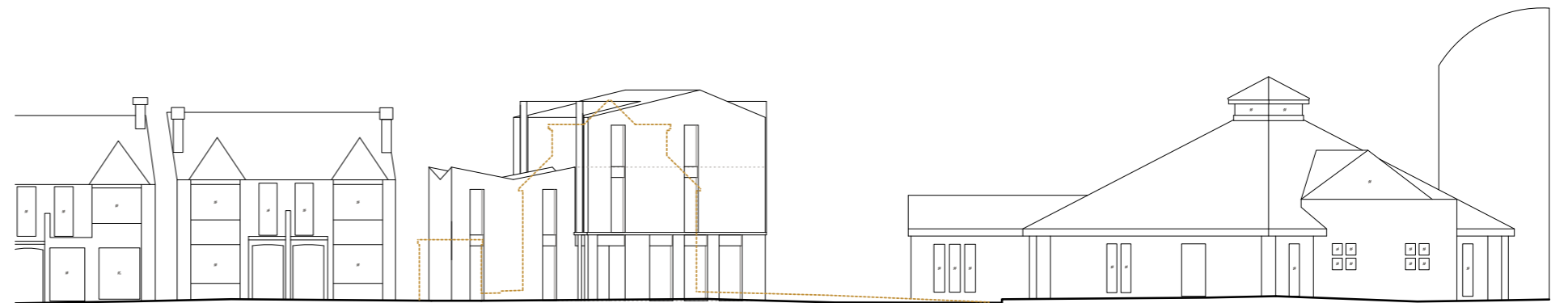
A pre-application meeting was held on 4th August 2020 where initial feedback was received. Revised plans were submitted on 1st September 2020 with written feedback received on the 16th October 2020. A brief summary of points below:

- The principle of development is considered acceptable and there is no objection to the principle of relocating the parish office or the proposed location subject to Highways input.
- Demolition of the existing Presbytery building can be supported subject to its replacement being of high quality design.
- There is no in-principle objection to a degree of design variance within the street scene, however, it must sensitively respond to the overarching visual character and design vernacular of the local area.
- The amended realignment of the proposal to run parallel with the road is supported.
- The alignment of the 2 storey element with the adjoining neighbour is supported.
- It is accepted that building is part of the institutional buildings on the site and such buildings generally command a greater presence in the street scene.
- Any future application should look to decrease the scale and bulk of the building further.
- It is considered that the stepped building line should be reduced further for the three storey element.
- It is considered that the second floor should be of a more subservient design.
- The vertical emphasis of the windows is acceptable.
- The wall dormer windows add to the bulk of the building, however, it is considered that if alterations to the roof are made as above, the impact would decrease.
- Using a warm yellow/stone brick to tone with the existing church is acceptable. A light contrast between the base and top of the building is also considered acceptable.
- The removal of the blank wall fronting Flower Lane is supported as this add a more active frontage to the street scene.
- The proposals would not have a harmful impact on the amenities of occupiers of neighbouring properties.

The subsequent pages describe in detail the design evolution of the building in addressing the above comments.



East Elevation - Pre-application 01 (dotted orange line indicates existing)



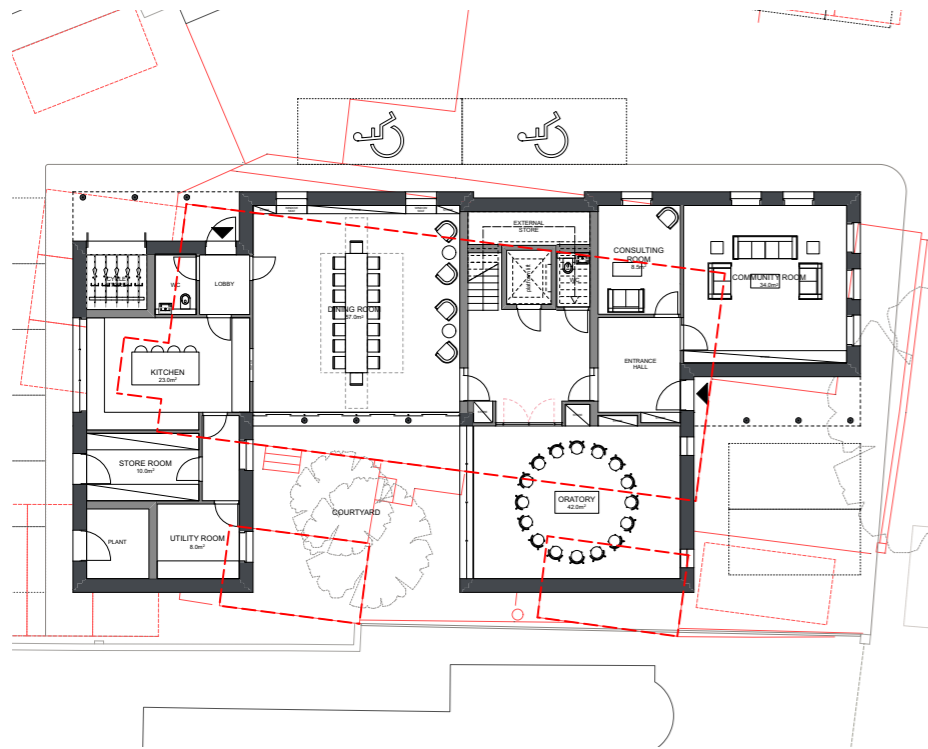
East Elevation - Pre-application 02 (dotted orange line indicates existing)



East Elevation - Final Proposal (dotted orange line indicates existing)

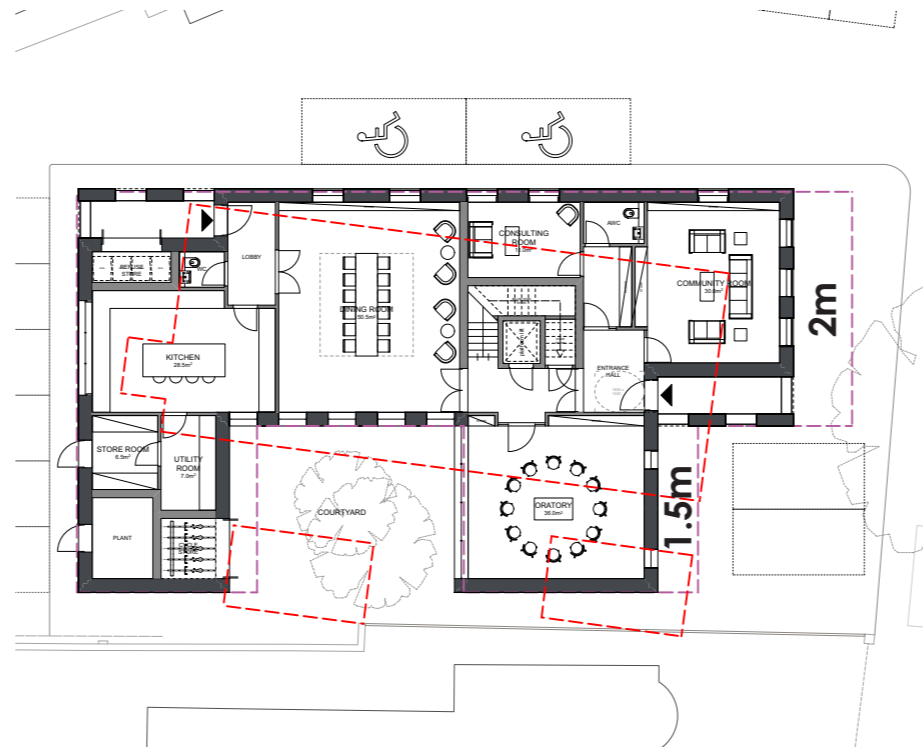
3.1 PRE-APPLICATION CONSULTATION

MASSING DEVELOPMENT - FOOTPRINT



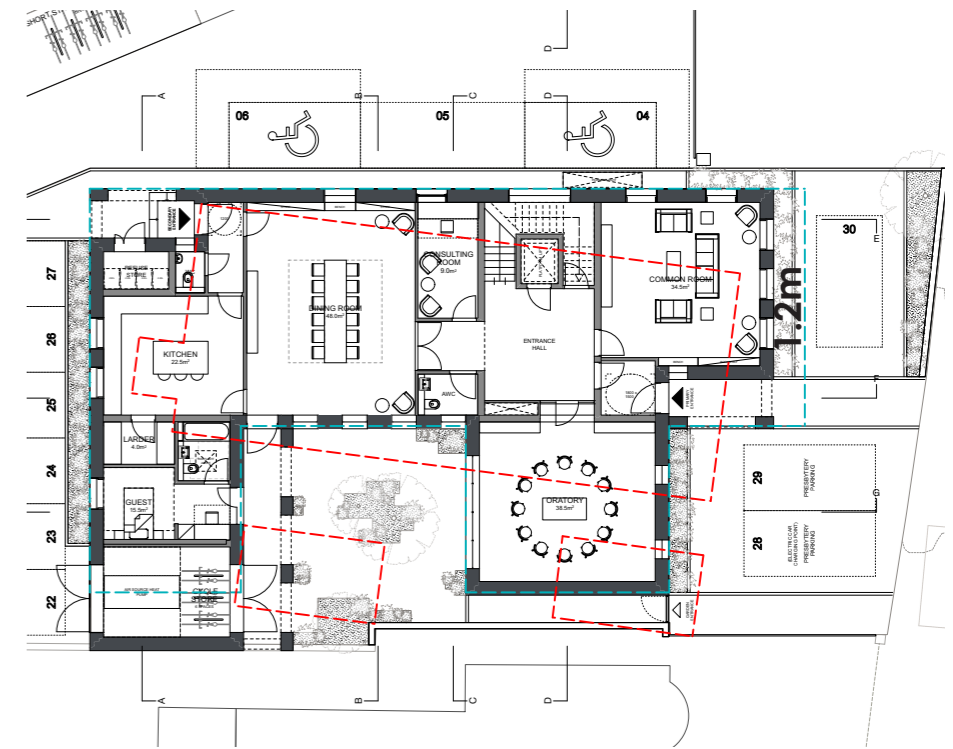
PRE-APPLICATION 01

The footprint of the first application stepped slightly for the two-storey oratory element and further towards the street for the three-storey element. LB Barnet advised that the impact of this on the street scene was of concern.



PRE-APPLICATION 02

The footprint of the 2-storey element was stepped back 1.5m to align with the neighbouring property and was supported by LB Barnet. The footprint of the 3-storey element was stepped back 2m which LB Barnet advised was an improvement but did not completely overcome their concerns.



FINAL PROPOSAL

The final proposal retains the previous footprint for the 2-storey element. The 3-storey element is stepped back a further 1.2m to sit within 850mm of the existing east wall position. This is combined with further reduction to the massing detailed in the following pages.

- - - - - Existing
- - - - - Pre-application 01
- - - - - Pre-application 02

3.1 PRE-APPLICATION CONSULTATION

MASSING DEVELOPMENT - VIEW NORTH



PRE-APPLICATION 01

The massing consisted of a full 3-storeys to the north with a 2-storey connection element to the south. The roof form was a butterfly expression. LB Barnet advised that the impact of this on the street scene was of concern.



PRE-APPLICATION 02

The massing retained the full 3-storey element to the north but changed the expression of the roof to an asymmetric pitch. LB Barnet considered this an improvement but some concern remained.



FINAL PROPOSAL

For the final proposal floor ceiling heights have been reduced as far as possible and the second storey has been incorporated into the roof to further reduce the height. The ridge of the proposed roof is now in line with that of the existing building. The roof form was amended to an equal pitch to better sit within the surrounding context.

- Existing
- Pre-application 01
- Pre-application 02

3.1 PRE-APPLICATION CONSULTATION

MASSING DEVELOPMENT - VIEW NORTH, EXISTING

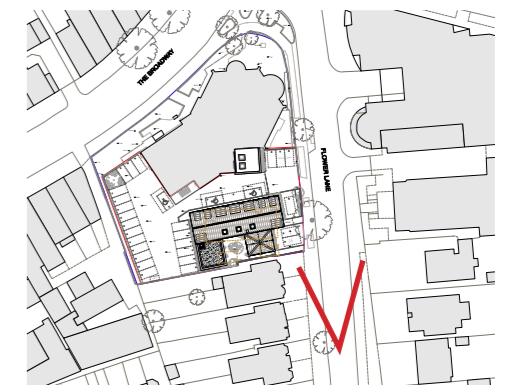


3.1 PRE-APPLICATION CONSULTATION

MASSING DEVELOPMENT - VIEW NORTH, PROPOSED

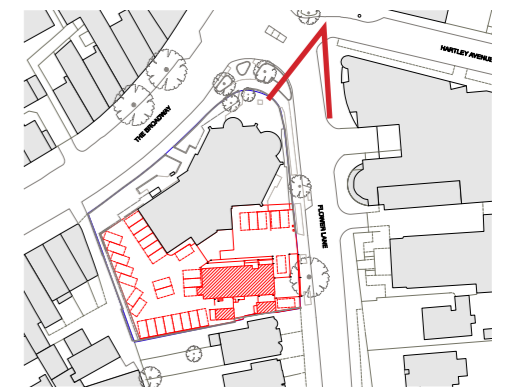


When viewed from the south of Flower Lane the final massing sits comfortably within the street scene. The proposal bridges between the residential properties to the south of Flower Lane and the institutional buildings to the north. The fenestration and colonnade create active frontages to Flower Lane.



3.1 PRE-APPLICATION CONSULTATION

MASSING DEVELOPMENT - VIEW SOUTH, EXISTING

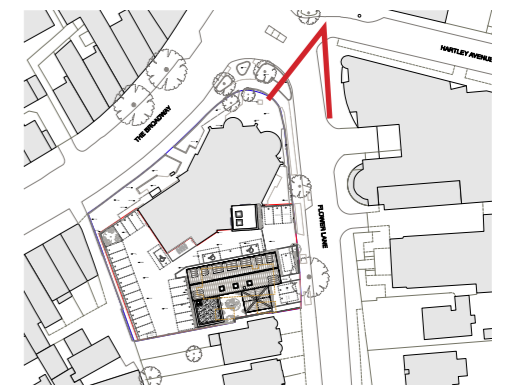


3.1 PRE-APPLICATION CONSULTATION

MASSING DEVELOPMENT - VIEW SOUTH, PROPOSED



When viewed from the corner of Flower Lane and The Broadway the final proposal appears subservient to the existing church to the north and Hartley Hall to the east. The colour palette sits harmoniously with the surrounding context. The impact of pulling back the east wall can be clearly seen in this view.



3.2 PUBLIC CONSULTATION

MASSING DEVELOPMENT - VIEW SOUTH

The current pandemic made physical consultations challenging, however, the project team has innovated around this with the following strategy:

Local letter drop

A letter describing the proposals was shared with all congregation members and residents of surrounding properties. Included in this letter were contact details to allow any queries to be raised.

Drop-ins

The layout of the church allows for covid-secure drop-ins throughout normal opening hours.

A presentation was created containing key information about the project and current drawings. This was looped on large screens within the church throughout the day.

To accompany the presentation a physical model (right) was commissioned to be viewed in a one-way system.

Visitors were encouraged to raise any queries by email with the contact provided.

Online

The client team created a short video presentation which was added to the church website. In addition, a video call was held with interested parties.



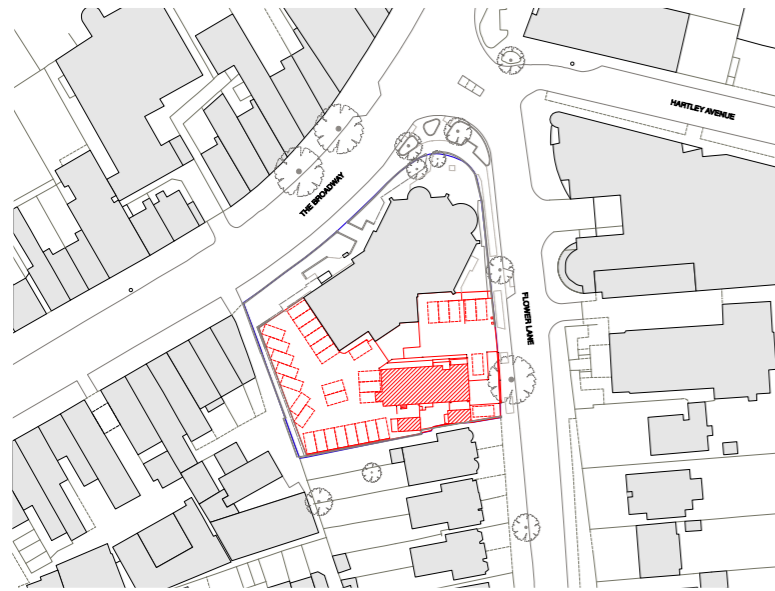
4.1 OVERVIEW

PROPOSED SITE PLAN

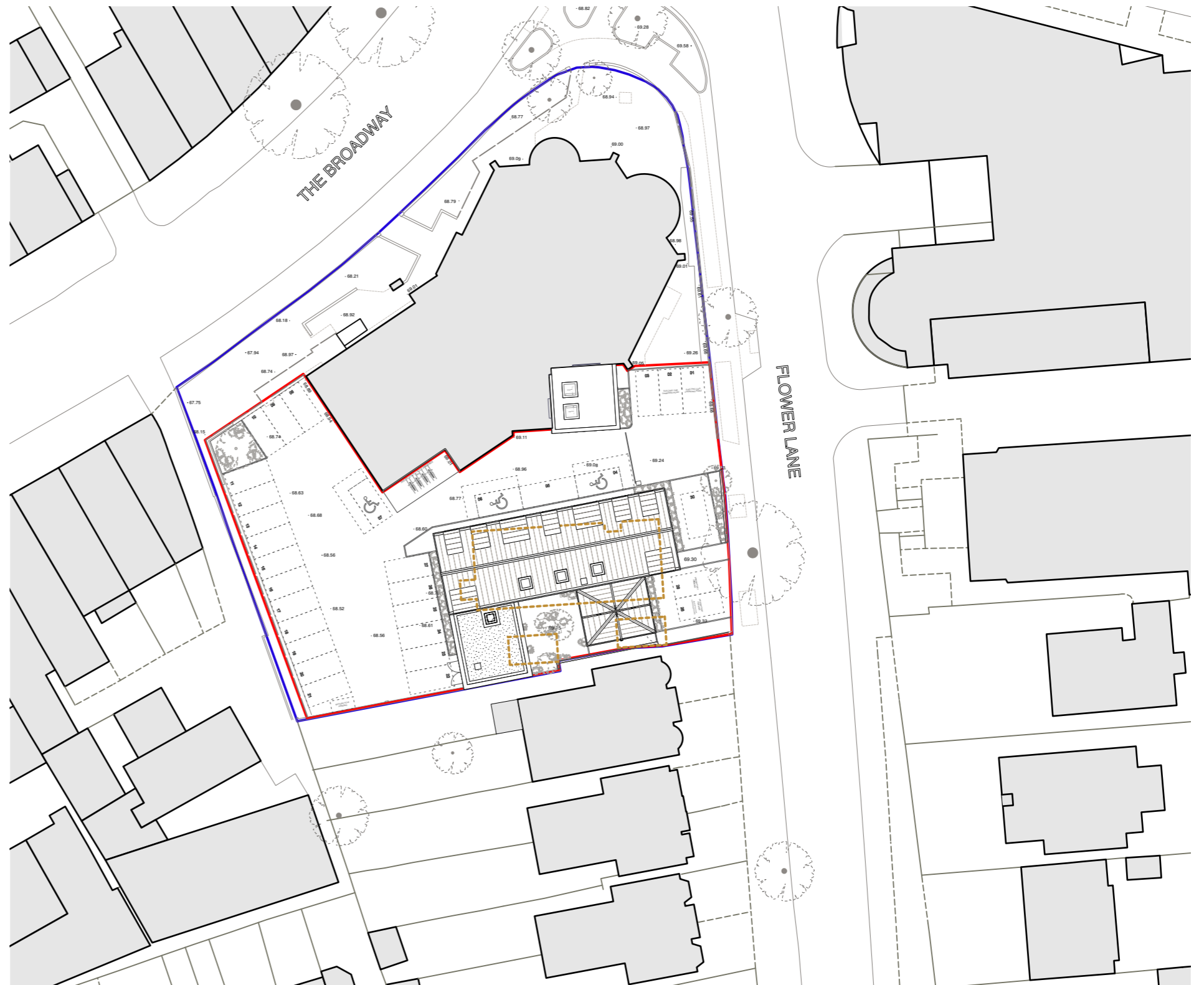
The proposals will result in a net increase in accommodation of circa. 230m². The proposed Presbytery contains six suites and a guest room along associated living, prayer and ancillary spaces. This will provide much needed additional space for the existing residents as the current room sizes and layouts are no longer suitable or sufficient for their needs.

The proposed building is conceived around a peaceful central courtyard and small chapel. Living spaces are configured to have a hierarchy of privacy as users pass deeper into, and further up, the building. The external expression of the proposal looks to tie together the various massing and pitched roofs of neighbouring buildings, whilst producing a form that portrays the institutional use of the building.

The poorly organised parking on the site is to be re-rationalised as part of the proposal to ensure current parking standards are met. The resulting proposals result in the loss of four parking spaces, but include the provision of dedicated accessible spaces, electric charging and short stay cycle parking.

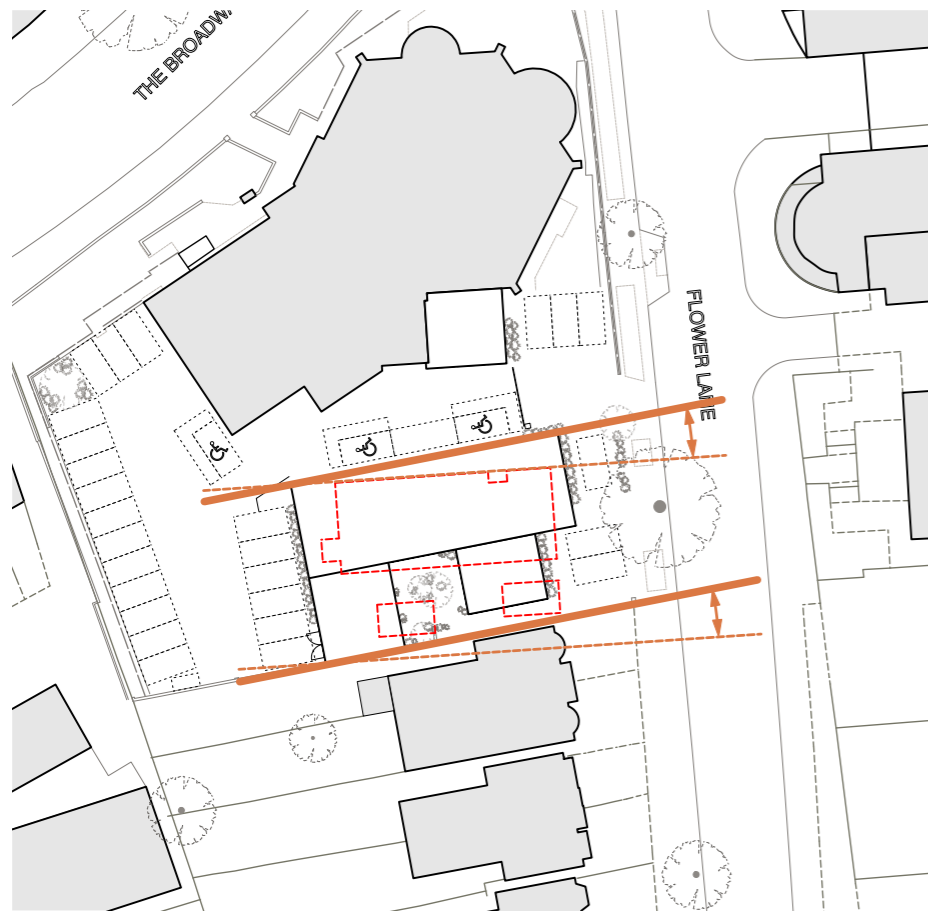


Existing Site Plan



4.2 LAYOUT & USE

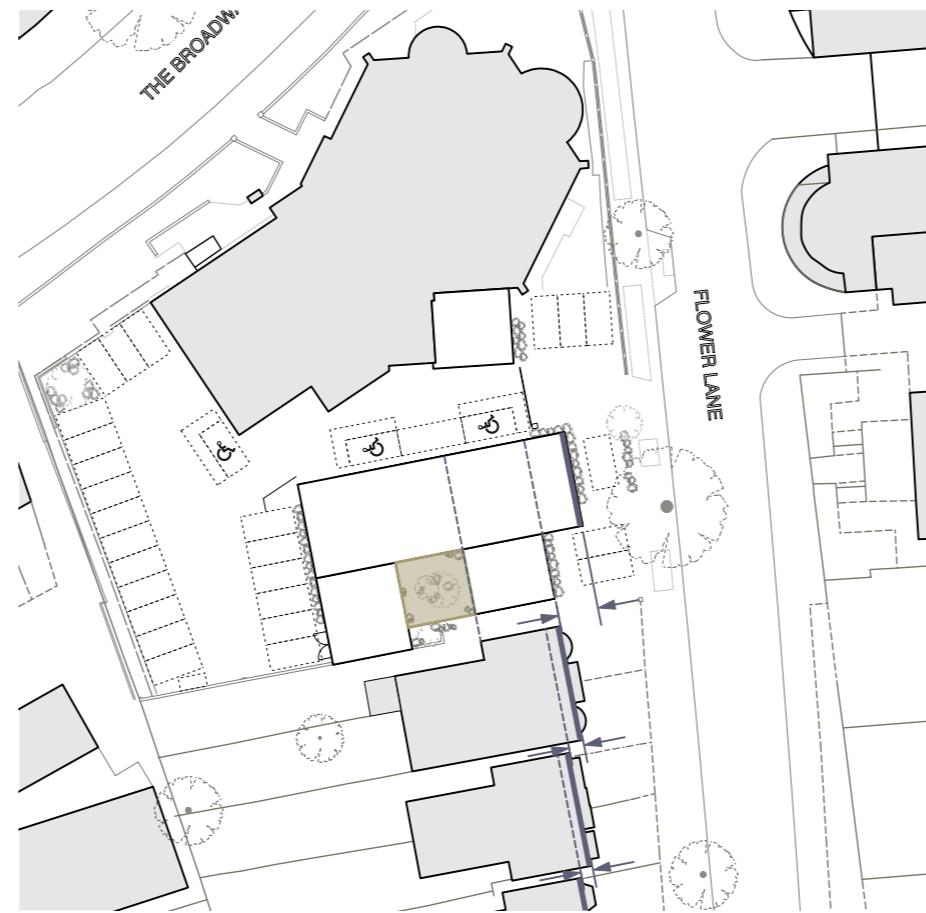
SITE STRATEGY



PARALLEL TO TERRACE ANGLE

The orientation of the current Presbytery building bears no relation to the adjacent terrace to the south.

The proposed footprint angle is rotated to run parallel.

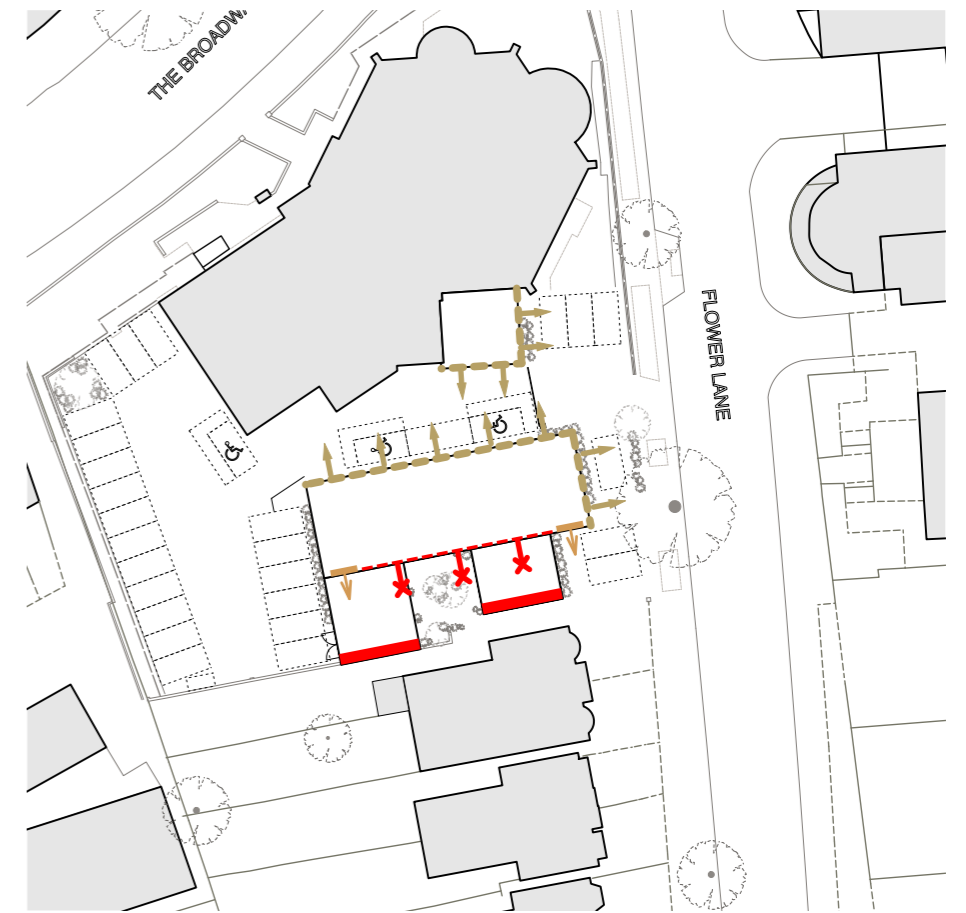


FOLLOW STEPPING OF STREET

The terraces along Flower Lane each progressively step forward to create a similar distance to the line of the road.

A two-storey bridging element sits in line with the adjacent house. A three-storey element steps out towards flower lane in a similar position to the existing building footprint.

A courtyard is carved out to the rear creating distance to the neighbouring property whilst offering a focal point for the new building.



IMPROVE OVERLOOKING & ACTIVE FRONTAGES

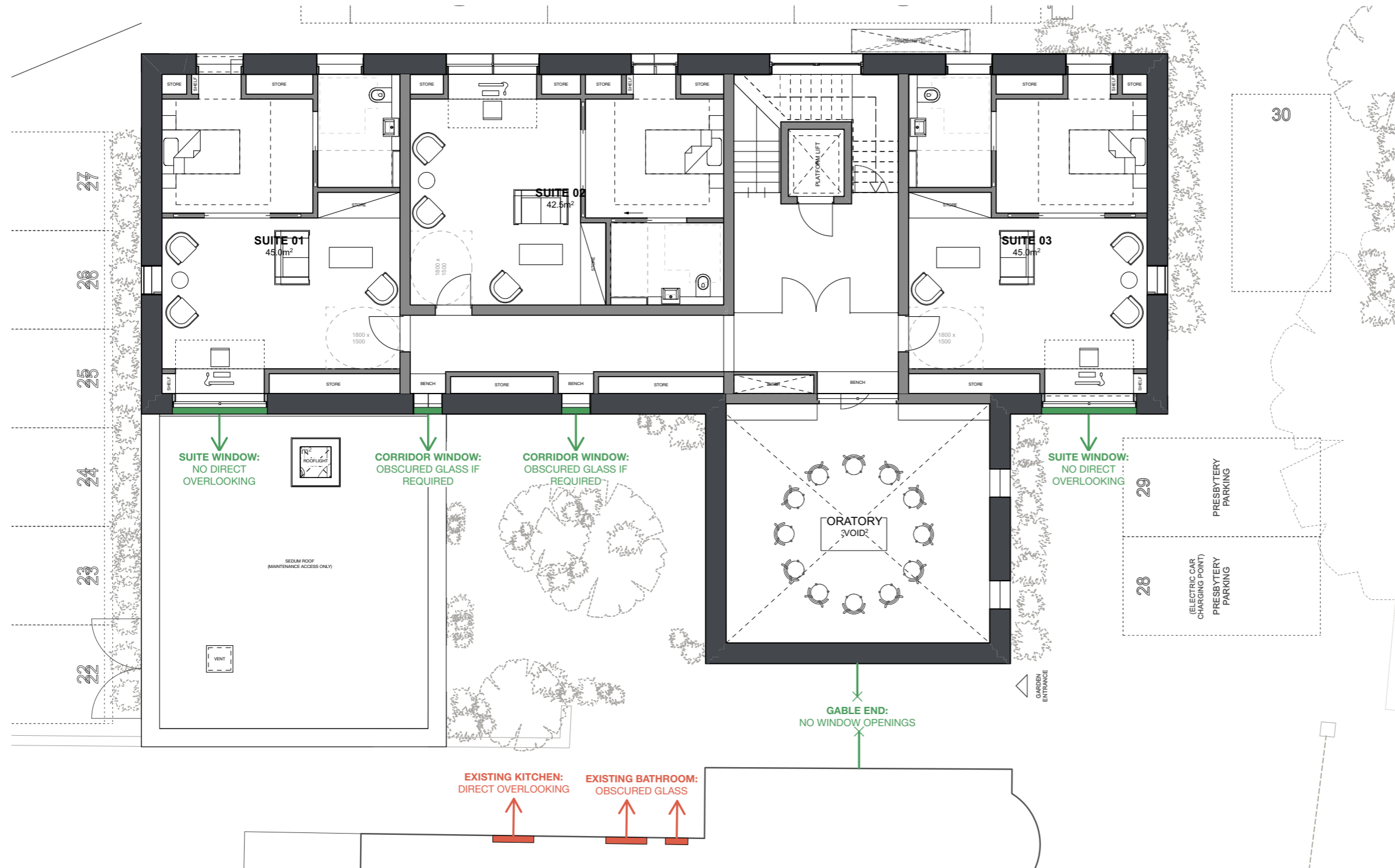
The existing Presbytery contains direct overlooking from habitable rooms into the neighbouring property. The proposed layout improves this relationship by increasing the separation, limiting any overlooking to ancillary (circulation) windows, and pushing windows to habitable rooms away from those of the neighbour.

The existing building has little to no active frontage to Flower Lane and the route into the church to the north. The proposal looks to position more active uses along these facades. The same approach is taken with the church extension, adding an active use to a prominent corner.

4.2 LAYOUT & USE

REDUCED OVERLOOKING

The proposal substantially reduces overlooking in comparison to the existing condition. There are no longer any habitable rooms with direct overlooking into the neighbouring property.



Existing neighbouring secondary windows with rooms directly overlooking.



Existing south elevation with habitable rooms overlooking to the south.

4.2 LAYOUT & USE

PARISH OFFICE EXTENSION

The new single-storey office extension will provide 42m² of ancillary space for the church. It houses a Parish Office, Clergy Office and Meeting Room.

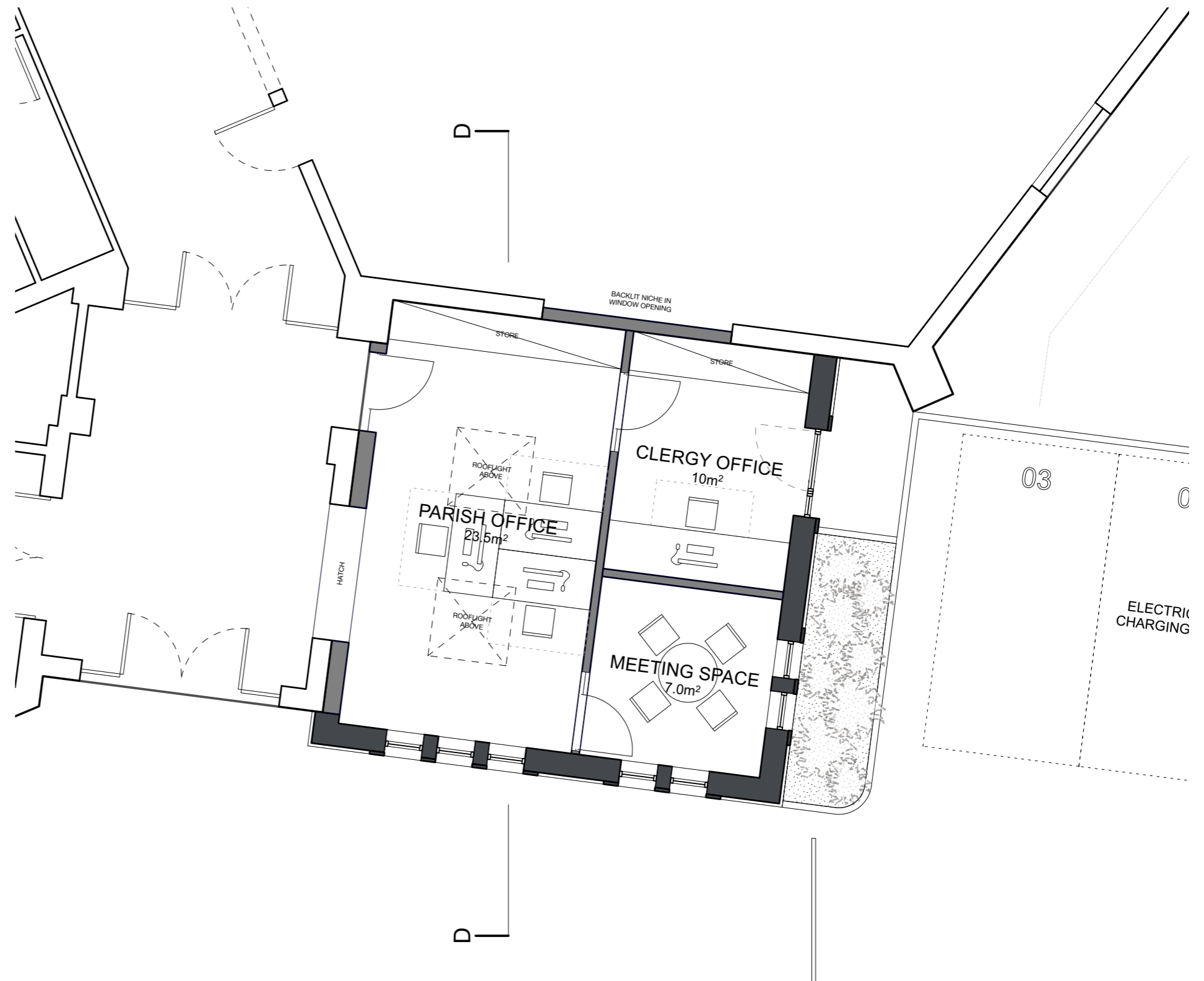
The proposal uses the existing window opening to form a hatch, whilst a new door is formed in the existing wall. The existing window to the south elevation of the church will be infilled and backlit.

Being occupied throughout the day, the parish office and meeting space provide active frontages and a public face to a prominent corner of the church. The new position of the parish office is more accessible and also provides additional natural surveillance to the church and site more generally.

Roof lights above the office provide additional natural light and ventilation.

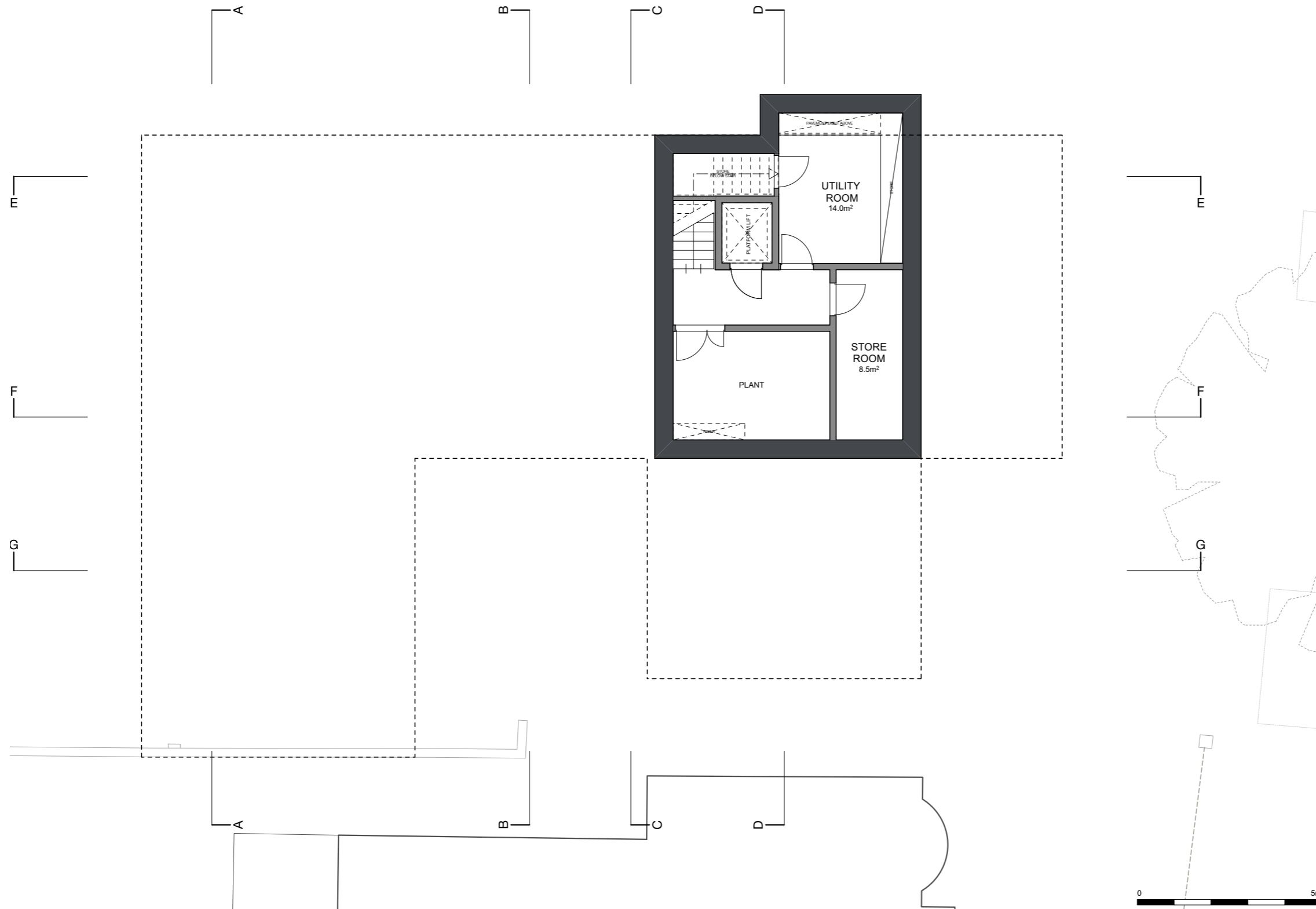


Position of proposed extension in relation to existing church entrance.



4.2 LAYOUT & USE

PROPOSED BASEMENT PLAN

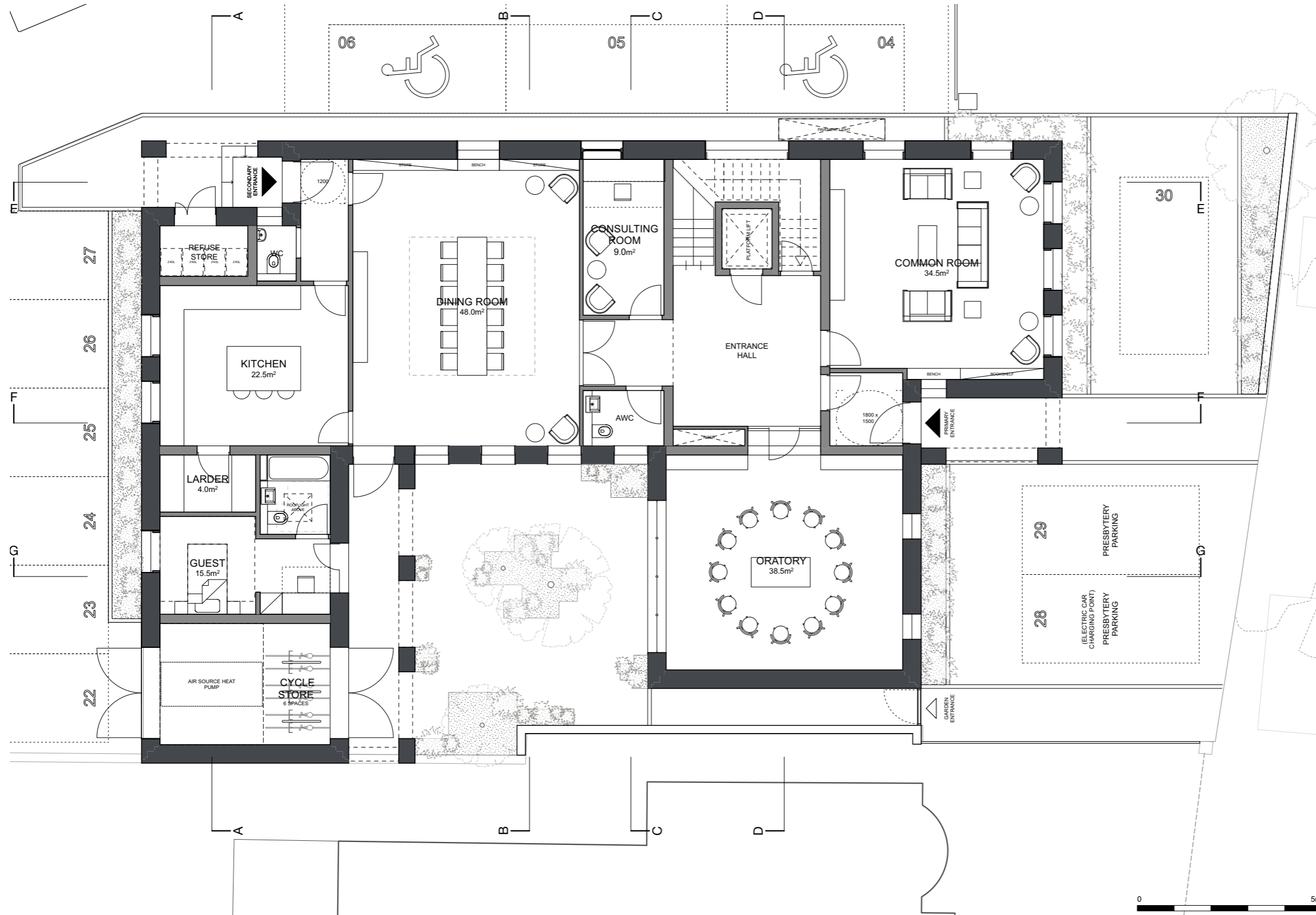


To ensure the scale of the external envelope is kept to a minimum and the active frontages are maximised a small basement is proposed to house ancillary functions.

	Area (m ²)
Floor total (GIA)	52.0
Scheme total (GIA)	652.0

4.2 LAYOUT & USE

PROPOSED GROUND FLOOR PLAN



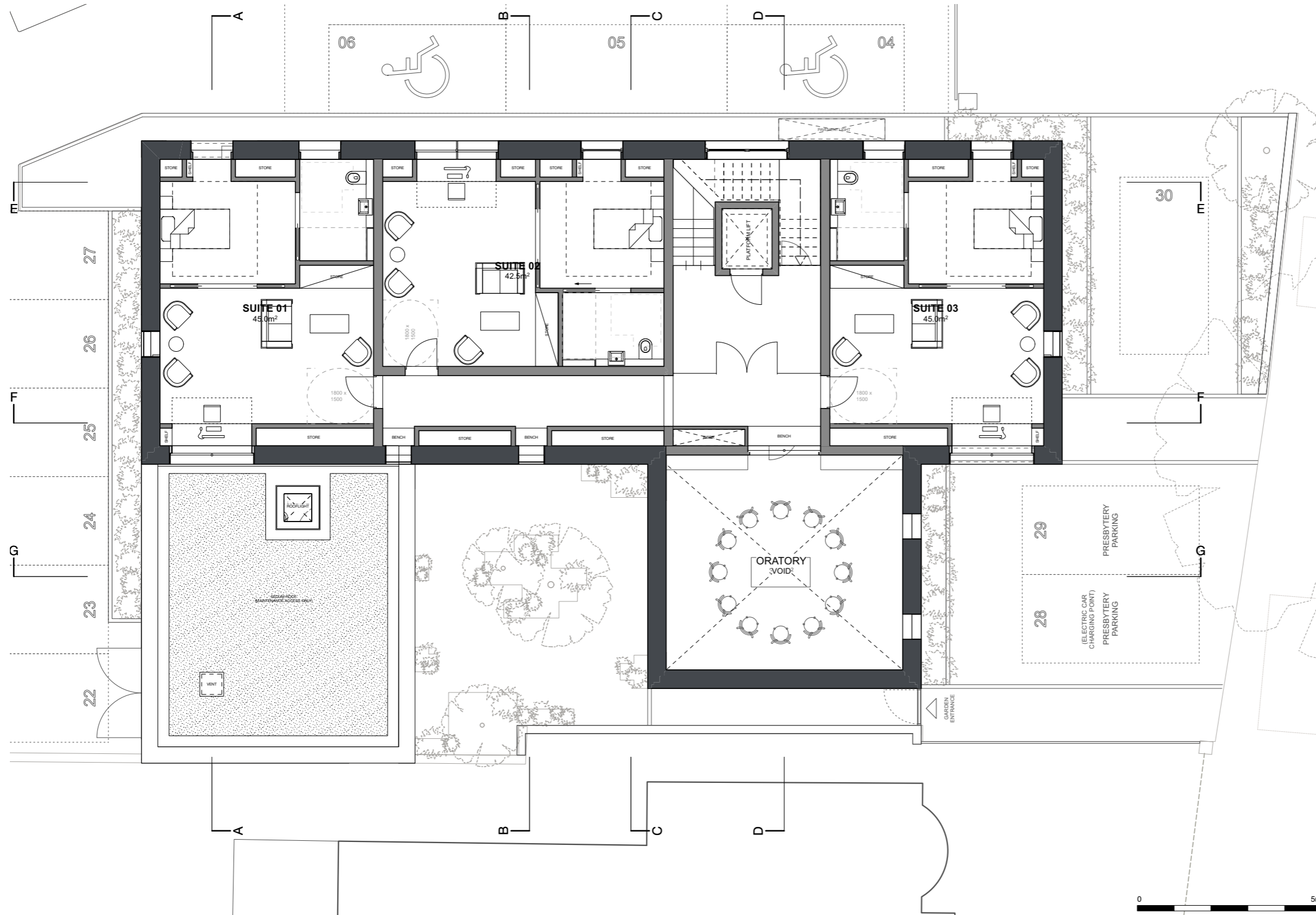
The ground floor is designed around a peaceful central courtyard. Mirrored cloisters signal the primary and secondary entrances to the building.

The plan has a hierarchy of privacy moving from Flower Lane towards the ancillary functions and guest accommodation at the back of the site.

	Area (m ²)
Oratory (NIA)	38.5
Living Space (NIA)	82.5
Guest Room (NIA)	15.5
Floor total (GIA)	248.5
Scheme total (GIA)	652.0

4.2 LAYOUT & USE

PROPOSED FIRST FLOOR PLAN



Each suite is designed as a contemporary private living and working space for a priest. These are supplemented by the communal spaces at ground floor.

	Area (m ²)
Suite 01 (NIA)	45.0
Suite 02 (NIA)	42.5
Suite 03 (NIA)	45.0
Floor total (GIA)	186.0
Scheme total (GIA)	652.0