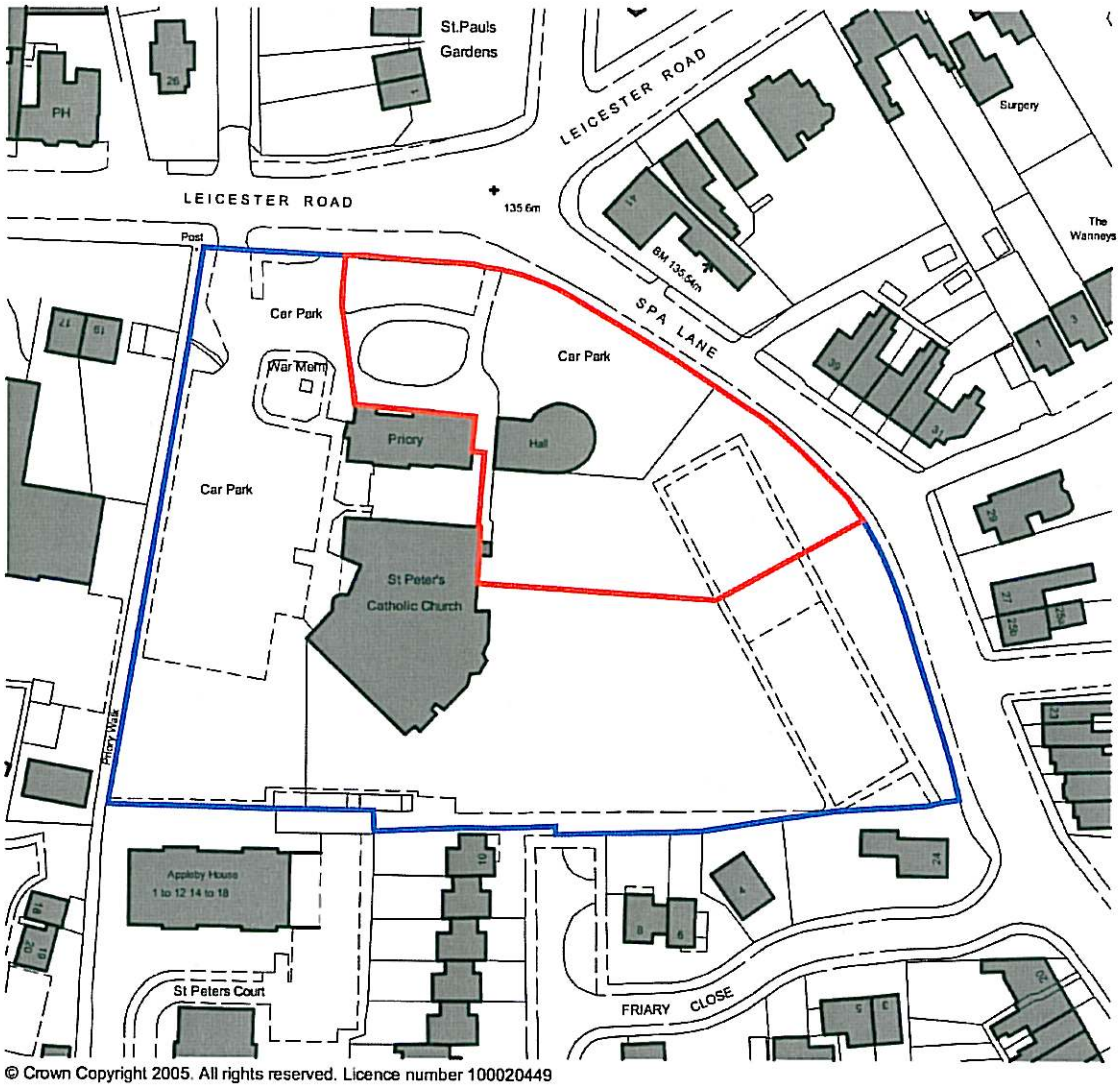
MATTHEW MONTAGUE
ARCHITECTS

DESIGN STATEMENT
TO SUPPORT A PLANNING APPLICATION FOR A NEW CHURCH HALL AT ST PETER'S CHURCH, LEICESTER ROAD, HINCKLEY



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site location plan

1. LOCATION

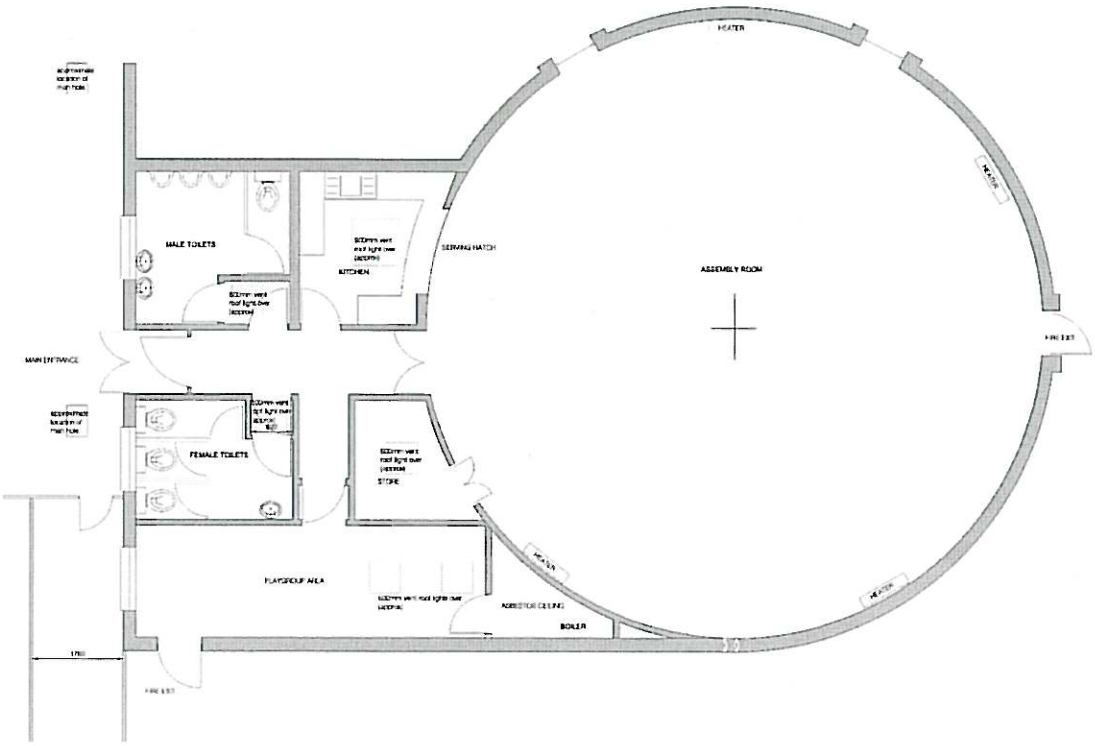
St Peter's Church occupies a 1.25Ha site at the junction of Spa Lane with Leicester Road in Hinckley. As well as the church on the site there is also a priory, which is home to the priest and an existing church hall. Also on site is car parking for approximately 69 cars and a playing field used for informal games.



view showing relationship between existing hall, priory and church

2. USE

The existing church hall was built approximately 25 years ago. It has a single circular function room, a small kitchen, toilets and storerooms, altogether totalling 172m^2 floor area. It has an unwelcoming entrance that leads to a narrow passageway, which does not meet current accessibility standards and there is no accessible toilet. Because of its unusual shape the main function room has very poor acoustics and its uses are limited. The building was constructed to a tight budget and barely met the building regulations of the time. It is already showing serious signs of wear and tear with cracks appearing in walls and floors and obvious signs of dampness due to poor ventilation.



existing hall floor plan

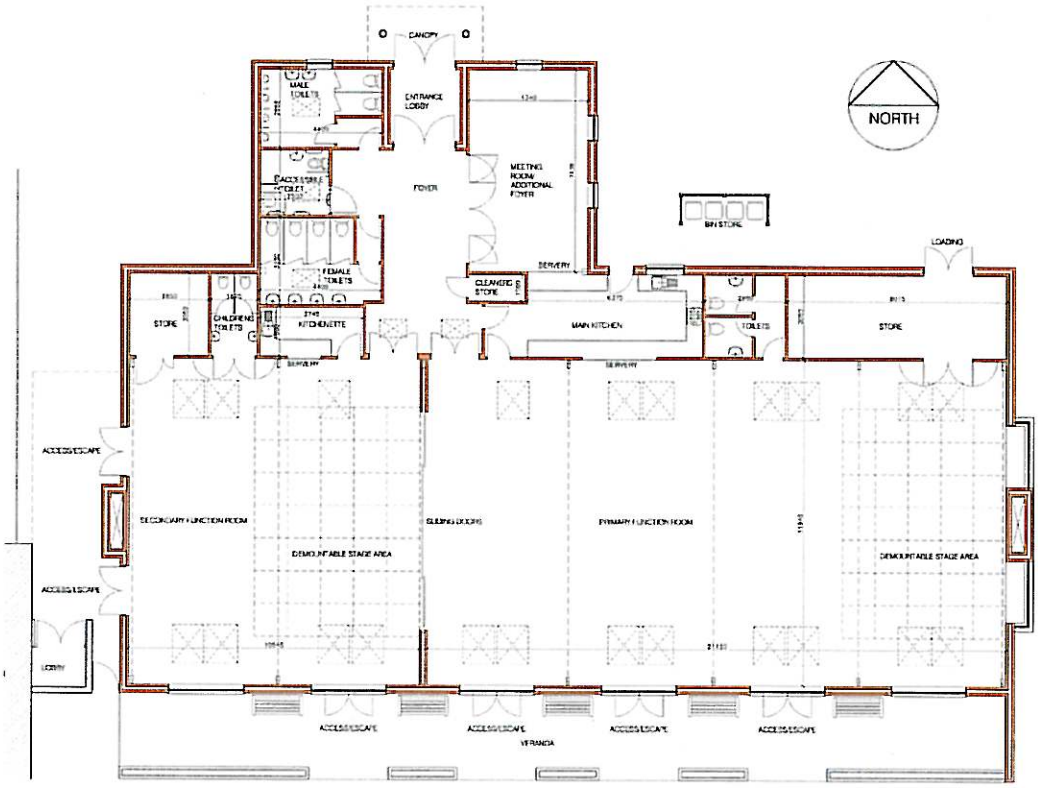


existing hall viewed from the east

3. PROPOSAL

The parishioners of St Peter's have concluded that due to the shortcomings of the building, it would not provide good value for money to refurbish the existing building and alter/extend it to meet the current needs of the parishioners and current regulations. A much larger function room that can be subdivided together with an additional meeting room and improved kitchen and toilet facilities are required. The brief also requires that the new hall has a direct, covered link to the church. It is intended therefore to demolish the existing hall.

The proposed new church hall designed by Matthew Montague Architects is a single storey building with a floor area of 572m^2. It incorporates a large multi-purpose function room, which can be subdivided into 2 areas by sliding acoustic panels. The smaller of the 2 areas has dedicated storage, a small kitchenette and junior size toilets for use by the playgroup that currently uses the hall. The larger area also has a kitchen and storage facilities.



proposed floor plan of new hall

Off the entrance lobby, which is much more spacious that the current one, are male and female toilets, an accessible toilet and a meeting room. It is proposed that the meeting room will have a folding screen to the lobby so that when the main hall is being used for a large function the lobby area can be expanded to incorporate the meeting room.

The building is planned so that all 3 function rooms can be utilised simultaneously as separate rooms with separate functions or combined for a single function.





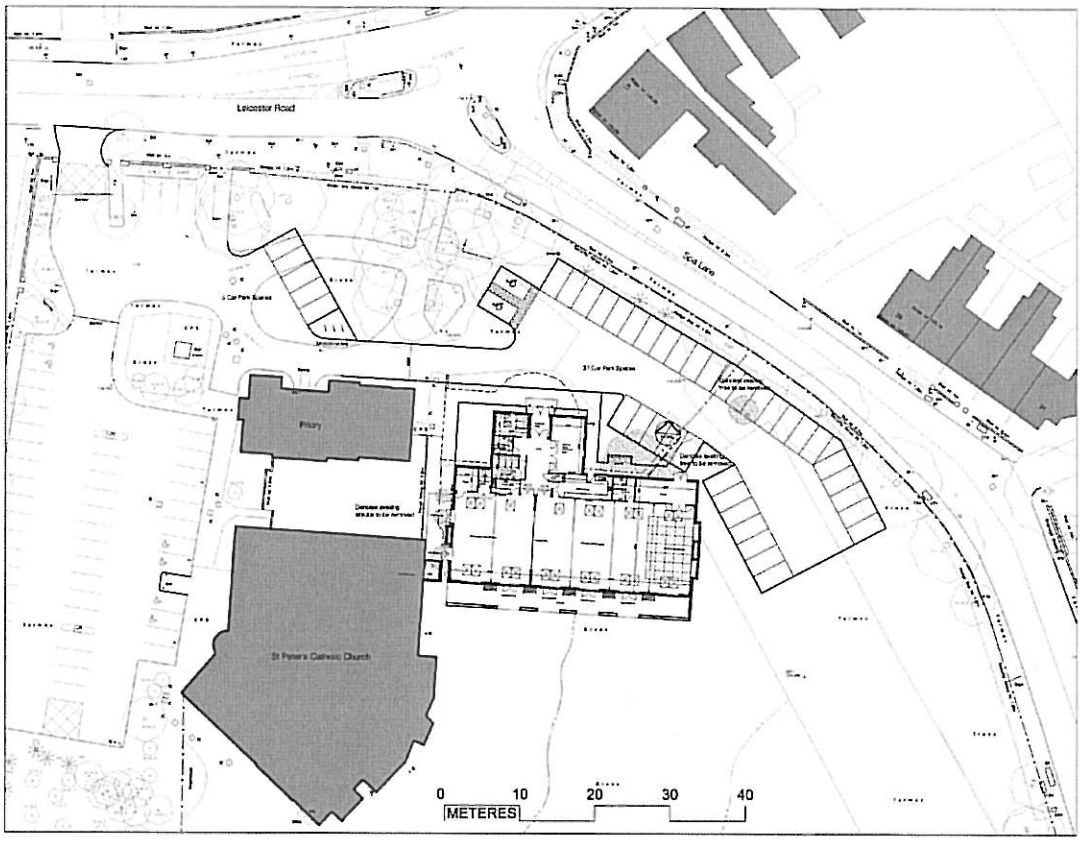




proposed elevations with highest ridge height the same as the apex of the existing hall

4. LAYOUT

The new building partly occupies the site of the existing hall but is set back slightly from the car park area to provide an improved entrance approach and expansion of the car park. The new building is more than 3 times larger than the existing one. It extends further east and south into the field area but there is sufficient space left to meet the needs for informal play. The new building incorporates a veranda, which extends across the full length of the southern elevation. This fulfils two objectives: to provide a pleasant covered, external seating area which overlooks the field and solar shading to the south facing windows to reduce summer overheating. A veranda to the western elevation provides a covered link to the existing emergency exit from the church and this will allow parishioners to move from one building to the other under cover.



proposed site plan showing new building location and enlarged car park

5. SCALE

Although the footprint of the new building will be larger than the existing hall, the ridge height will be the same at 6.5m high. The two chimney type features at each end of the main roof will provide natural ventilation to the hall to help minimise energy usage.

6. APPEARANCE

It is proposed to construct the new hall from traditional building materials that closely match those on the church, i.e. red brick walls with blue brick features and brown interlocking concrete pan tiles on the roof. Windows will be powder coated aluminium finished in a mid-grey colour. Cappings to chimney ventilators will be white pre-cast concrete with powder coated aluminium louvred grilles. Rainwater gutters and down pipes will be powder coated aluminium.

7. LANDSCAPING

The development will require the removal of approximately 5 small trees, a silver birch, an alder, a hawthorn and 2 cypress which will be replaced by 10 new trees as part of a landscaping scheme to be submitted at a later date. The existing mature hedges to the site boundary will be unaffected by the proposed work.



these four trees plus a silver birch to be removed



view of eastern site boundary towards Spa Lane



view of eastern site boundary from Spa Lane

8. ACCESS

As the building will only have vehicular access on the north side the main entrance has been emphasised at the centre of the gable of the projecting north wing. Secondary entrances to the kitchen and store are set back and less prominent. Bin storage is located near to the kitchen for convenience and will be screened with fencing and planting from the car park. A further entrance on the western elevation provided access to the church and to the south French doors open onto the veranda. All access points will have level thresholds.

As part of the proposed development the car park will be enlarged, surfaced with tarmac and formally laid out. It is proposed that the number of parking spaces on the site as a whole is increased from 69 to 97, an increase of 28 spaces. It is not envisaged that a large function will take place in both the church and the church hall at the same time and therefore peak traffic flows to and from the site are likely to remain the same and concentrated at off-peak times during evenings and weekends. Four accessible standard parking spaces are proposed to be located near to the main entrance with level access between the parking spaces and entrance. There is also level access between the entrance to the building and the entrance to the site from the public highway.



view along Leicester Road with St Peter's Church site entrance on the right



existing car park to be enlarged and resurfaced