

## **MARK THE EVANGELIST FUTURES PROJECT**

### **Schematic Design Issues**

The following issues have been raised by individual members of the Congregation, by Hotham Mission Board, and by the Congregation during the 18 November discussion after Church. Mark the Evangelist wishes to discuss these issues with the Architect at the earliest possible time in the Schematic Design phase.

#### **Overall Aesthetic of Church and Extension: An Inviting, Welcoming, Open Place**

There is strong concern about the first impression that a passer-by and a visitor will have of the new facility. These concerns focus on aspects of beauty, connection, and flow. It is critically important that the appearance and approach from Elm Street, including the roof line, the landscaping, and the walkway entrance into the new building and the Church, be striking and inviting, conveying a sense of welcome and openness. We are concerned that with the loss of the door directly onto Elm Street, visitors will not be drawn naturally into the new facility. When they do make it to the new front door entrance, the first impression (based on the concept plan) is the lift and stairs, and second is the lobby (narthex).

Some suggestions include an imposing double entry door (shown as a single door in Revision C plans). Could glass panels be considered to each side of the proposed Church north wall double doors to enhance the visual link between the Church and the Lobby? While access and safety are critical especially for people going to the Church offices, the lift and stairs currently seem to dominate the entry.

We are also concerned about how much natural light there will be in the medium assembly hall, the principal activity space in the ground floor extension. It seems to be the darkest part of the building, under a few skylights, whereas the less frequently used small assembly and the toilet facilities are all on window-able walls. This is to say our morning tea space will principally be illuminated by electrical lighting.

We are wondering if we really have a 3.6m setback for only 5x1m<sup>2</sup> sky lights?

#### **Operational Requirements: A Safe, Functional, Flexible, Future-Ready Place**

We want to ensure the new facility can function effectively for a wide variety of current and possible future activities, from day to day and from week to week. The facility should be flexible so that it can be easily rearranged for events.

Some operational scenarios include:

- a) logistics of a post-worship luncheon/meeting in the medium assembly;
- b) ensuring that the food for Hotham Mission programs can be delivered smoothly from a truck parked in Elm Street, and that the temporary (48 hour) storage of that food is facilitated; related to this scenario, what are the regulations around our retaining the existing vehicular cross-over on the footpath and the median strip?
- c) children, inside or outside, after worship, and with childproof site fencing;
- d) easy access from the inside to, and use of, the well-landscaped outside areas when the weather suits;
- e) handling a just-too-large funeral or other event with overflow into the lobby or the medium assembly area, and providing for coffee, tea and food afterwards;

- f) manoeuvring a coffin with dignity from Elm Street down the eastern walkway and through the entry to the building;
- g) flexible seating usage in the Church and the Medium Assembly room with easily accessible storage;
- h) What kind of security access is to be provided to the whole building, and to separate ground and first floor sections? The church could be CCTV monitored while open for 'drop-in' worshipers with toilet facilities 'on-request'. The first floor could be partially secure with meeting and toilet spaces not secured.
- i) Other regular users (external hirers) could need some storage for their equipment;
- j) It is preferable that the design enables, if we chose to do so, conversion of the Open Plan Office into individual office rooms in the future.

## **Specific Items**

### *Ground floor*

1. How will the old south door of the Church be developed as a feature internally and externally?
2. Will storage in the back of the Church detract from an otherwise minimalist aesthetic? Mark the Evangelist is proceeding to reflect on the liturgical design of the Church.
3. Could we exchange the position of the kitchen with the small assembly room to avoid congestion between toilet block doors and the kitchen servery?
4. What is the purpose of the DDA on the ground floor? Why is it not incorporated into the full amenities rooms (i.e., one each in the M/F rooms)? At present it requires 9m<sup>2</sup> (including access passage) and makes for a tucked-away vestry. If the ground floor DDA was moved to the main facilities it would be possible to expand the vestry into a vestry/store (realistically, the vestry is a store room), and a slightly larger lobby.

### *First floor*

5. Privacy for the offices is imperative. Acoustical measures need to be incorporated to achieve this.
6. The toilet on the first floor needs to be a DDA.
7. Reposition the storeroom from in front of the first-floor toilet. It needs to be a workroom which houses the photocopier, stationary storage, a fire-proof safe, and IT infrastructure.
8. Could some of the first-floor spaces be better utilised (e.g., a larger staff room, larger toilet and store, smaller open plan office)?

## **Subdivision**

The driveway from Queensberry Street to the four church parking spaces should be part of Lot 1 instead of being included in Lot 4a.

Are we obliged under new MCC regulations to provide off-street parking for the cottages?

**Mark the Evangelist Church Council**

**6 December 2018**