



# LEE EVANS PARTNERSHIP

**MILTON ROAD COMMUNITY CENTRE**

*Reaching out to students and the people of Brighton*

**DESIGN, ACCESS & HERITAGE STATEMENT**

**SEPTEMBER 2023**

## INTRODUCTION



As a church we want to invest in and build up the local community.

St Joseph's Catholic Church has had an active presence in the local neighbourhood of Hannover for over 100 years through its church building and also through its facility on Milton Road which was originally a primary school and later became a church hall. We are hoping to replace the existing church hall on Milton Road with a new and beautiful hub for our local community. We want it to be an exciting new space responding with creativity and compassion to local needs and where people can be welcomed, connect, grow and be inspired.

The new building will also become the hub for Catholic student activity in the city, moving from it's current base next to Falmer station.

We are looking to build a range of spaces suitable for different activities: a community coffee lounge\*\* as a gateway, a space of welcome for connecting with one another; meeting rooms and a library for study and small group meetings and a main hall for larger events and groups.

There will be facilities dedicated to serving students, young adults and young people and particular care and attention has been give to making the facilities accessible for all and safe for parents with young children. The building and its activity will be an opportunity to build a broad and cohesive local community, bringing together both long term residents with students or young adults who only live in the city for a few years. Future groups and activity may include wellbeing groups, parent and toddler groups, student support, courses, events and hospitality. Environmental impact and sustainability have be central throughout the planning process and we will be seeking to make the building as energy efficient as possible.

*We would love to keep you updated on developments and to hear from you so if you have any comments or questions please visit [www.eastbrightoncatholic.org.uk/milton](http://www.eastbrightoncatholic.org.uk/milton) or email us at [projects.eastbrighton@abdiocese.org.uk](mailto:projects.eastbrighton@abdiocese.org.uk)*

*\*\* Please note that the coffee lounge is not a commercial venture but a neutral and natural space for people to spend time together whether it is catching up with friends and family, celebrating good news or sharing in grief.*



## SITE LOCATION

The old Church Hall is a two storey building in a predominantly residential area. It sits opposite St Joseph's Church and the adjacent Diocesan owned houses. Elm Grove is a major road leading between the University and the centre of the City.

Most properties along Elm Grove are two stories in height, but there is a repeating pattern of three stories buildings where the side roads meet the main road. Therefore we feel we can recommend a three storey re-development of the site to the Council.

If further accommodation is needed a basement could be considered but this will be costly.

The neighbourhood character is typically represented by a mix of terraced houses. These often feature painted render accompanied by tiled roofs of either slate or concrete in appearance. There are other properties face in brick.



## TIMELINE

We have carried out a review of map sources to identify the historical use and development of the site, which is shown on the following pages. Historically the Elm Grove district of Brighton was laid out at the end of the 19th Century, when the town was expanding into open countryside rapidly. The mapping evidence shows that the nearest Listed Building is St Joseph's Church, which is a local landmark. The area around the Church is not a Conservation Area. The OS map of 1876 shows that the site was originally used as a school.



1876



1880

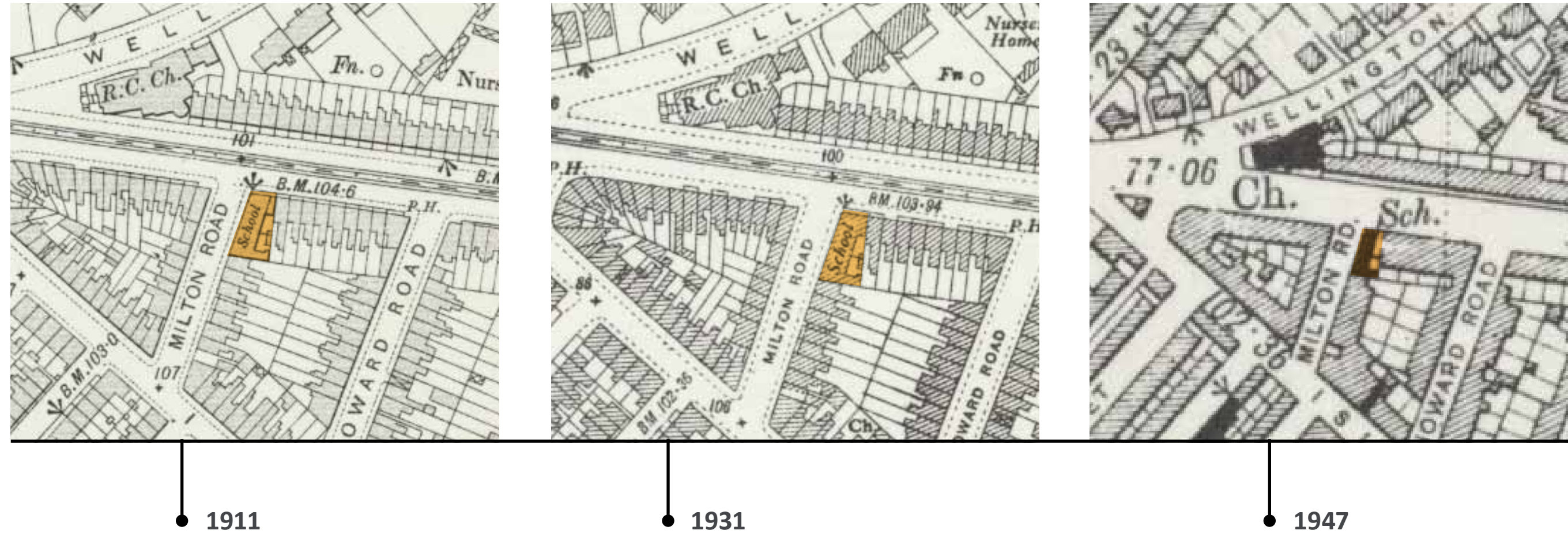


1889

## 02 HISTORY

## TIMELINE

The Council have specific Planning Policies for the area (DA3 Lewis Road Area) which “encourages development which makes closer links between the Universities and local communities through sharing facilities and developing local opportunities for training and learning”. We will be able to show the re-use of the hall site which would suit this Planning Policy objective.



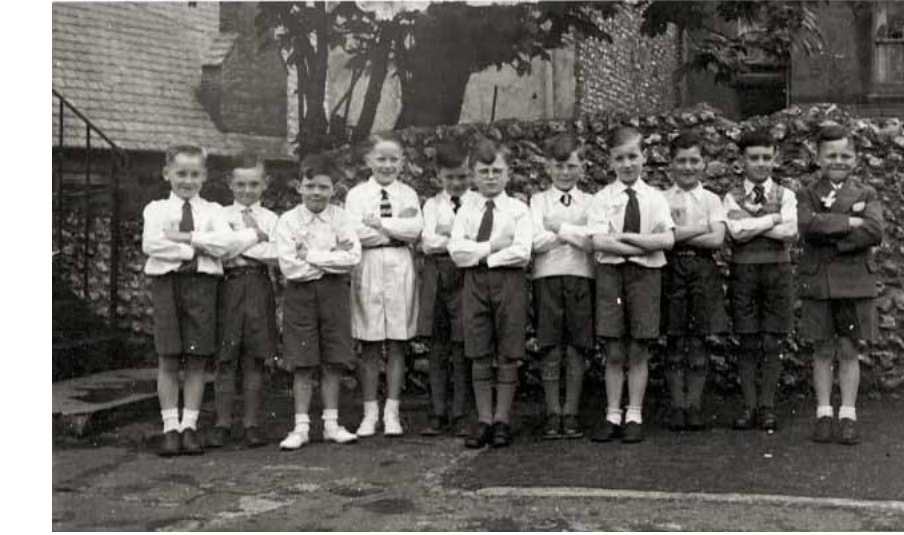
## HISTORY

Our site is located off Elm Grove which was originally known as Race Hill Road due to it leading down to the race course. The road was renamed in 1852 when a row of Elm trees were planted.

The original building on the site was built as a church to cater for the Irish Catholic Soldiers who were stationed in Brighton. The building was then used to open St Joseph’s Roman Catholic School in 1879. The premises were small and the largest room was divided into four classrooms.



Photo of St Joseph’s R.C. Primary School in 1973



1951 photo in school playground



C. 1955 photo in school playground

The boys played in the street along Milton Road with the girls playing in the small yard to the rear. This had a trap door to a small air raid shelter. In 1956, the school moved out of their premises on Elm Grove to a new building on Davey Drive in Hollingdean. The building was then (and still is) used as the Parish Hall for St Joseph’s Church.

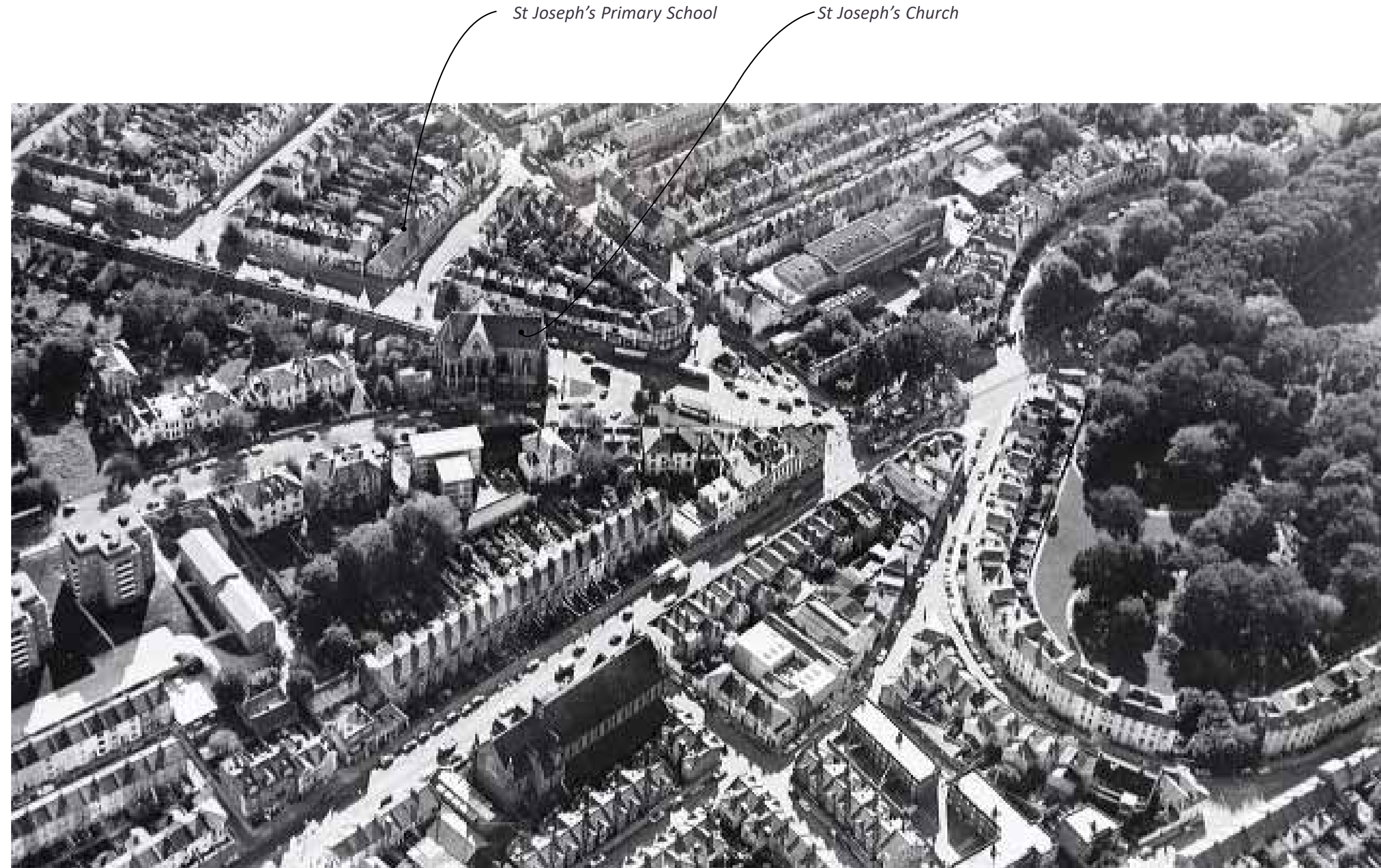


1950’s photo in front of the school



1954 photo in school playground

# HISTORY



St Joseph's Primary School

St Joseph's Church

# HISTORY

In the 1930's, the Elm trees along Elm Grove were removed in order to make way for the overhead tram lines.



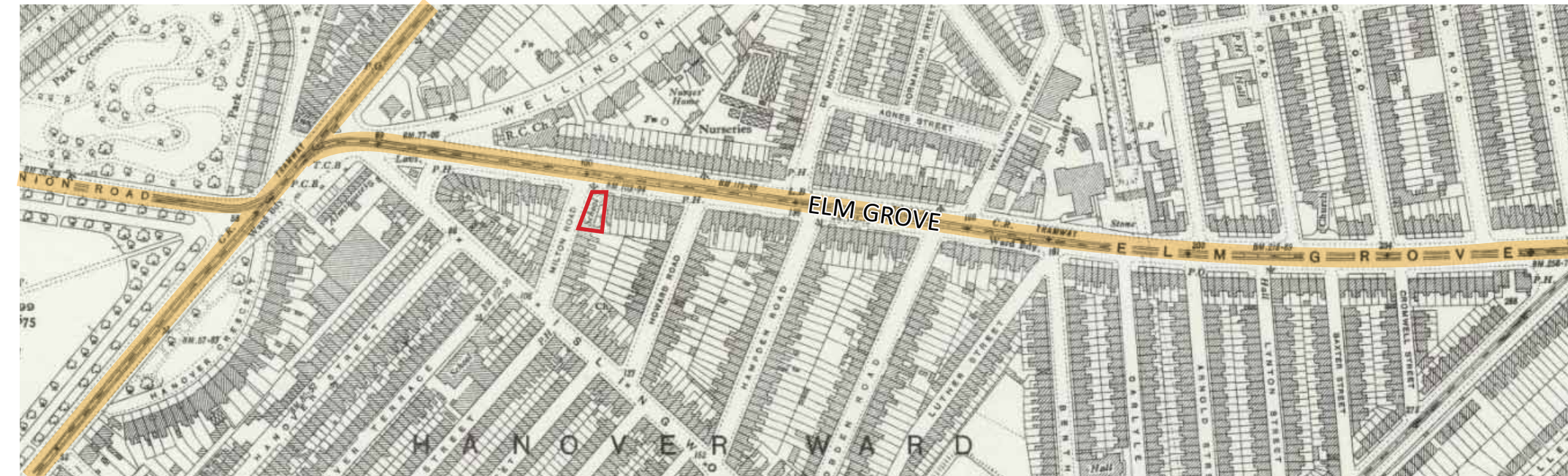
1948 photo looking up Elm Grove



Photo looking up Elm Grove showing the trams



Photo of Elm Grove from the corner of St Joseph's school showing the Elm trees removed

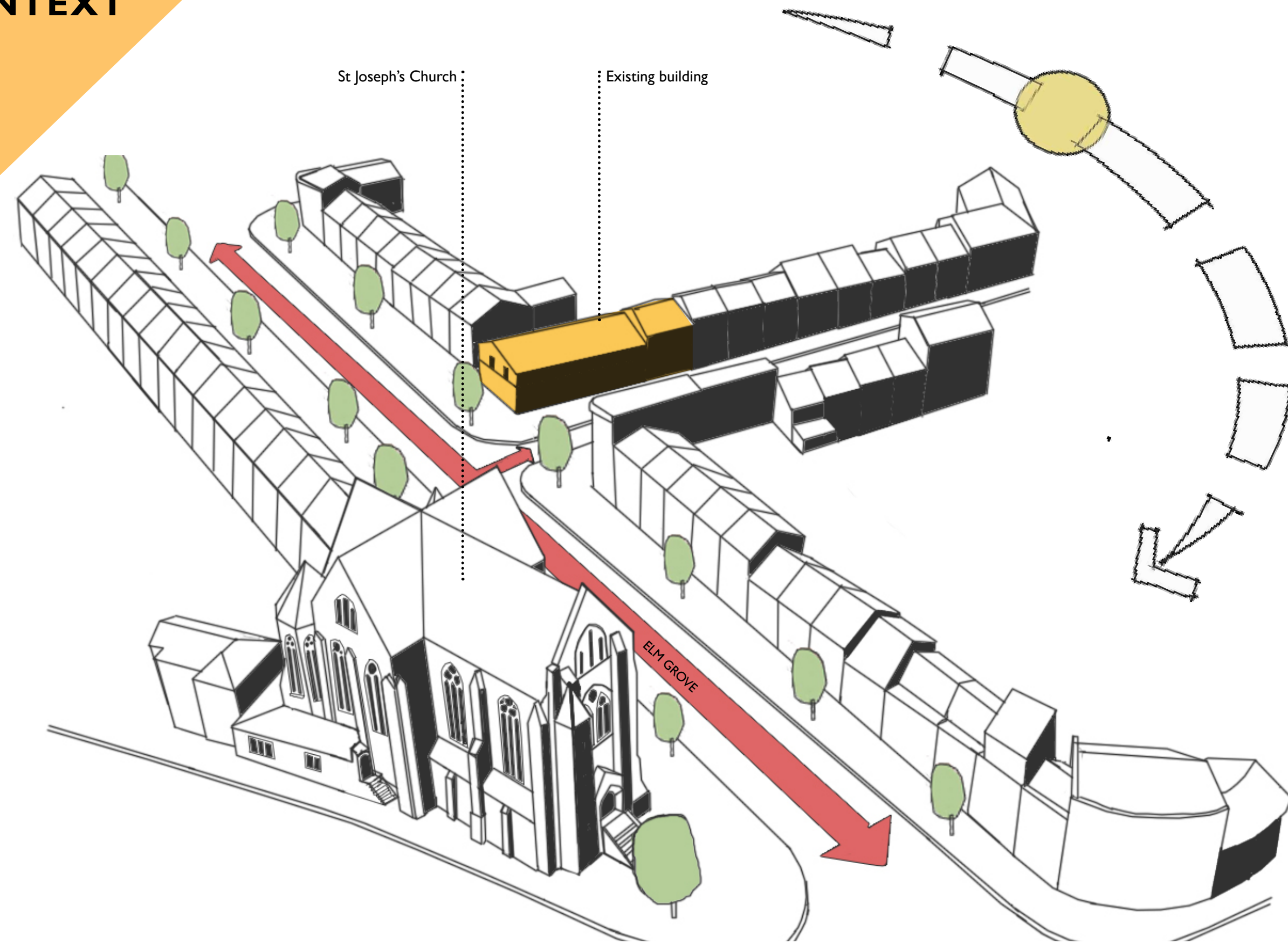


1930's OS map showing Elm Grove as the main tram route



1938 Photo showing the removal of the Elm trees

# SITE CONTEXT



03  
EXISTING

# SITE PHOTOS



View 1

View 2

View 3

View 4

View 5

View 6

View 7

View 8

## SITE CONTEXT



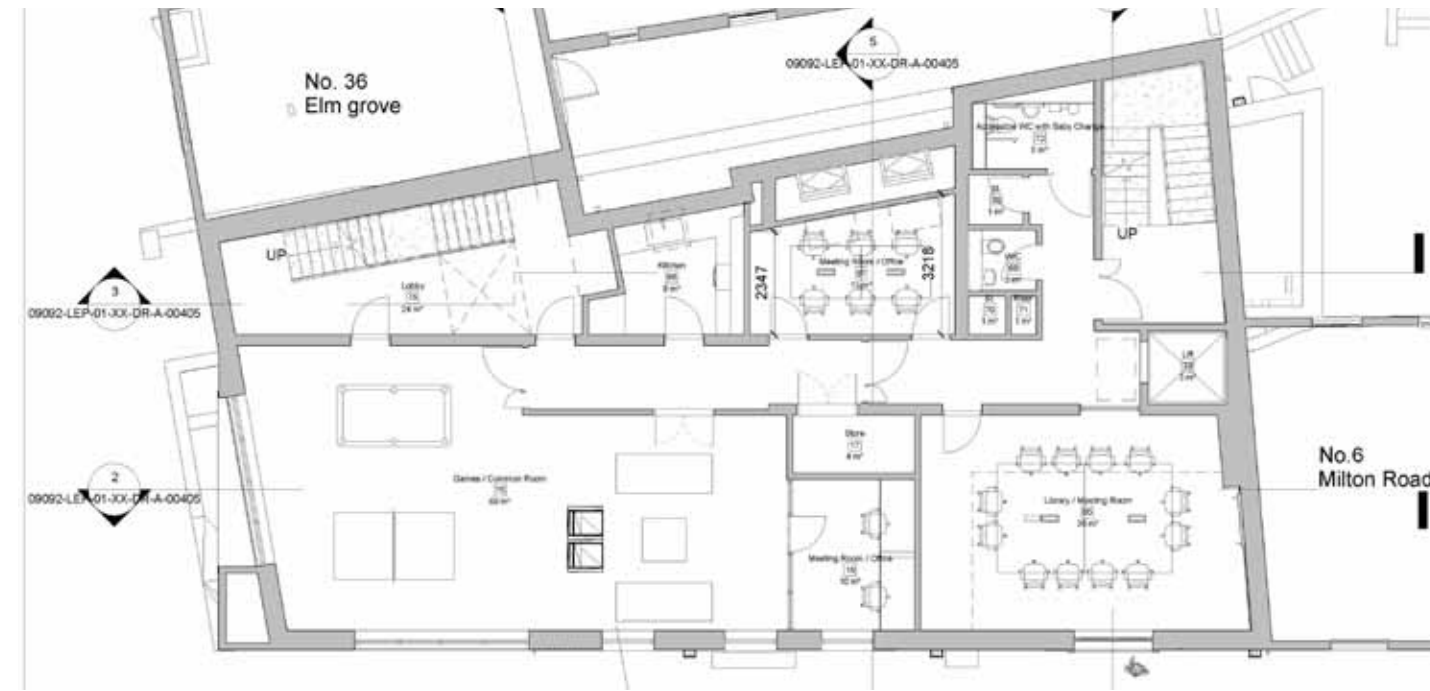
The proposed design takes into account various constraints on the site, such as the presence of party walls with neighbouring properties on both sides, and the potential impact on the right of light for the rear neighbours. These factors have been carefully considered in the development of the design.

## EXISTING BUILDING

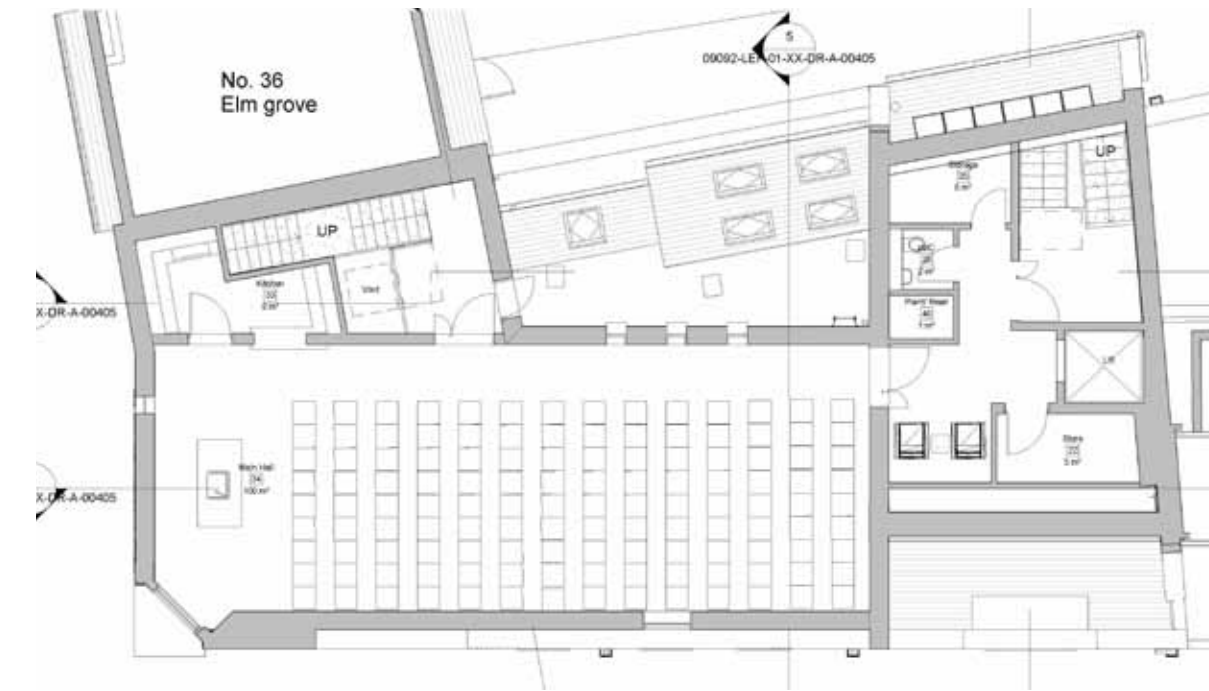
The existing hall has a concrete frame and masonry wall construction. Mostly it is a single storey building but it does have a second floor meeting room over the entrance. The building has little architectural merit and contributes very little to the street scene.



# PROPOSAL



First Floor

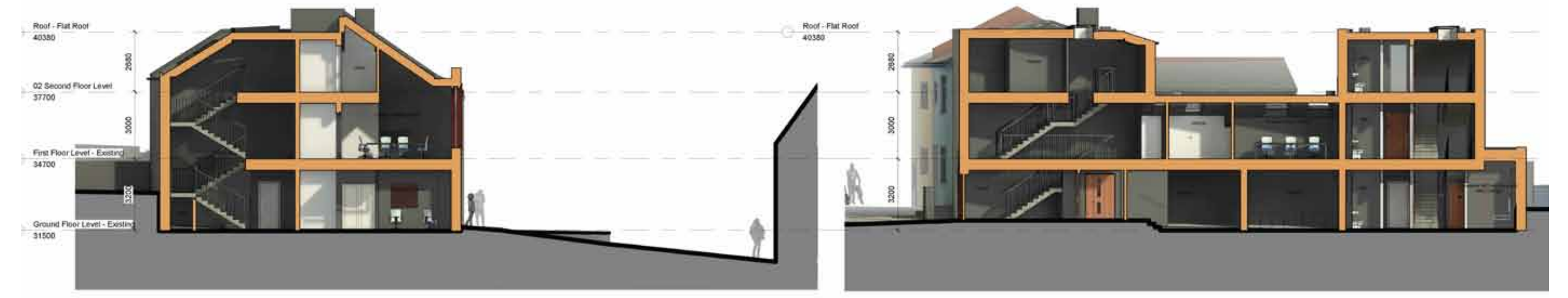


Second Floor



View of the Church through the oriel window at the proposed second floor Main Hall

# BUILDING SCALE - RIDGE LINES / SECTIONS



Section DD  
Scale: 1 : 100

Section CC  
Scale: 1 : 100

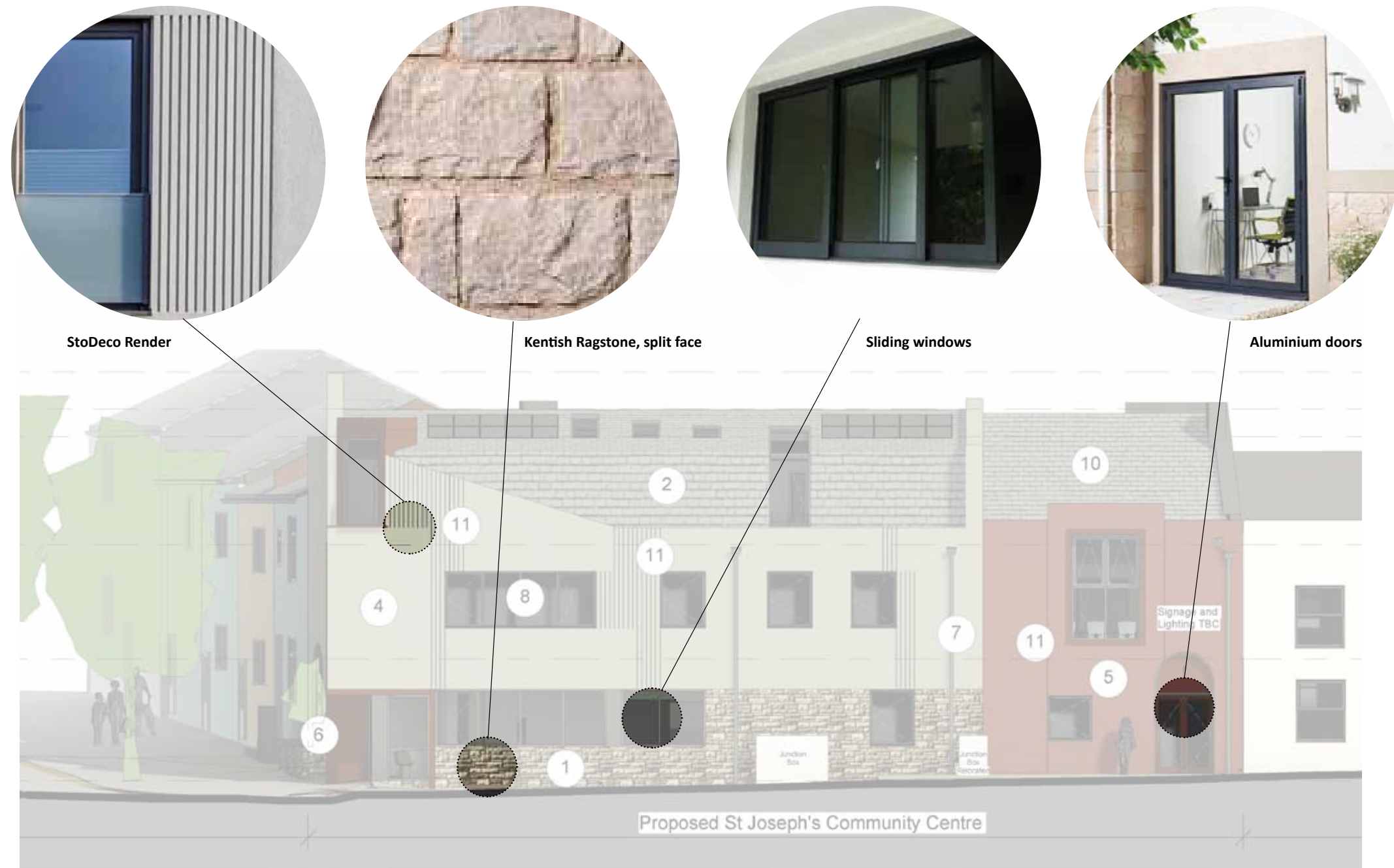


Section EE  
Scale: 1 : 100

Section BB  
Scale: 1 : 100



# MATERIALITY



## GA ELEVATION KEY

- 1 Stone panel system  
Type - Ragstone
- 2 Plain clay tile hanging  
Type TBC (Colour TBC)
- 3 Facing Brickwork  
Type TBC (Colour TBC)
- 4 Through coloured render  
Type TBC (Colour 1 TBC)
- 5 Through coloured render  
Type TBC (Colour 2 TBC)
- 6 Trim, Cappings: Powder coated  
Aluminium (Anthracite grey - RAL 7016)
- 7 Rain Water Pipe: Powder coated  
Aluminium (Anthracite grey - RAL 7016)
- 8 Windows: Aluminium  
(Anthracite grey - RAL 7016)
- 9 Doors: Aluminium  
(Anthracite grey - RAL 7016)
- 10 Plain clay tiled roof  
Type TBC (Colour TBC)

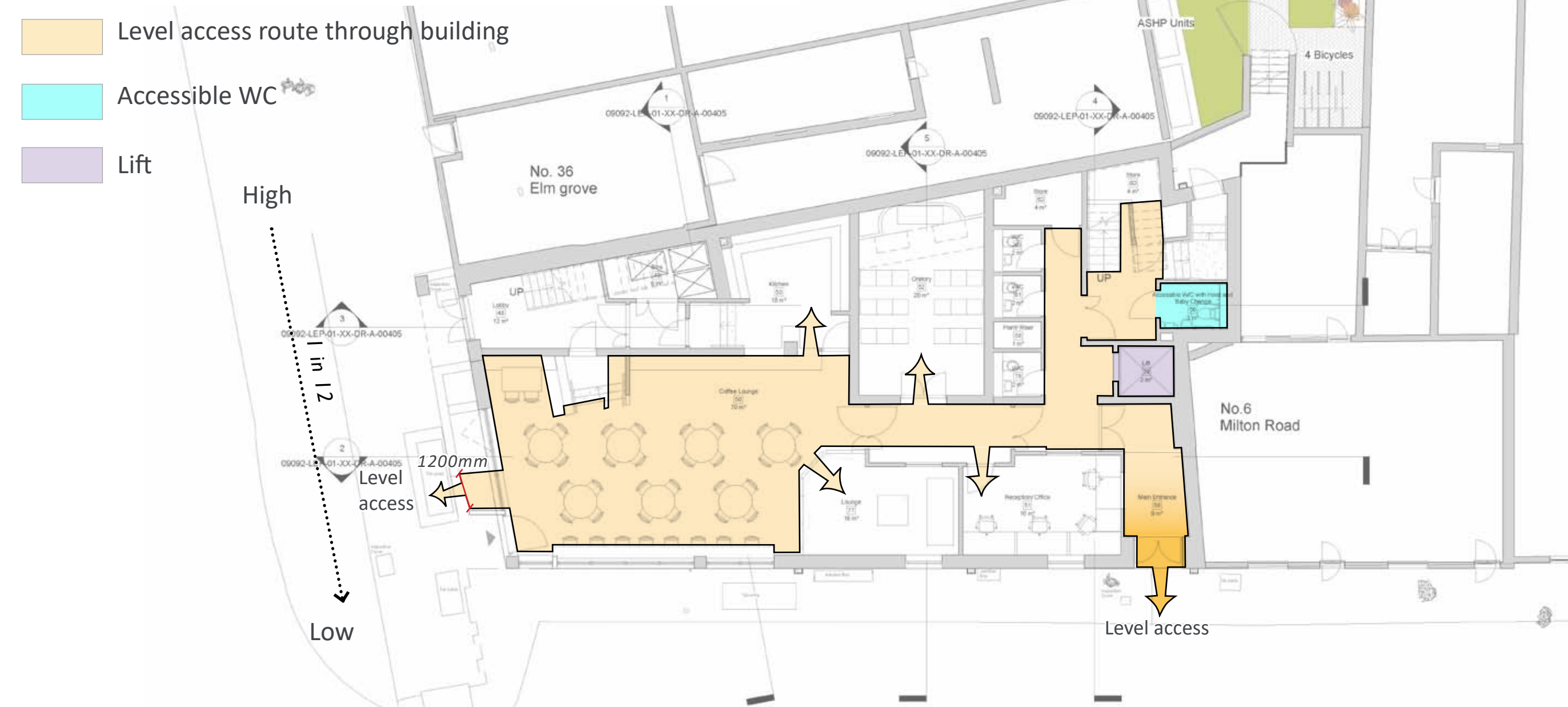
# ACCESS

- 1. Secondary level entrance - bin store / access to upper rooms when reception is closed
- 2. Main entrance to coffee lounge
- 3. Main level entrance to hall / library / games room



## ACCESSIBILITY

The pavement along Elm Grove is on a slope dropping down to the corner of the existing hall. In order to allow the building to be fully accessible from the street, we have ensured the building is set to provide level access to the coffee lounge as shown below. In order to maintain a level access along Milton Road, we have proposed an internal ramp.



## SUSTAINABILITY

- Use of renewable energy resources such as solar panels and air-source heat pumps
- Above minimum national Building Regulation standards regarding energy performance of the building, including high thermal performance of external walls
- Where possible use of materials sourced locally
- Maximise daylight and use of materials with low VOC emissions
- Use of low maintenance external cladding



## SUSTAINABILITY

- Bee bricks to be used on side elevation
- Wildflower plants and grass to increase biodiversity.
- The existing bricks from the building are not suitable for structural works, however we will re-use bricks for landscaping of the courtyard where possible.



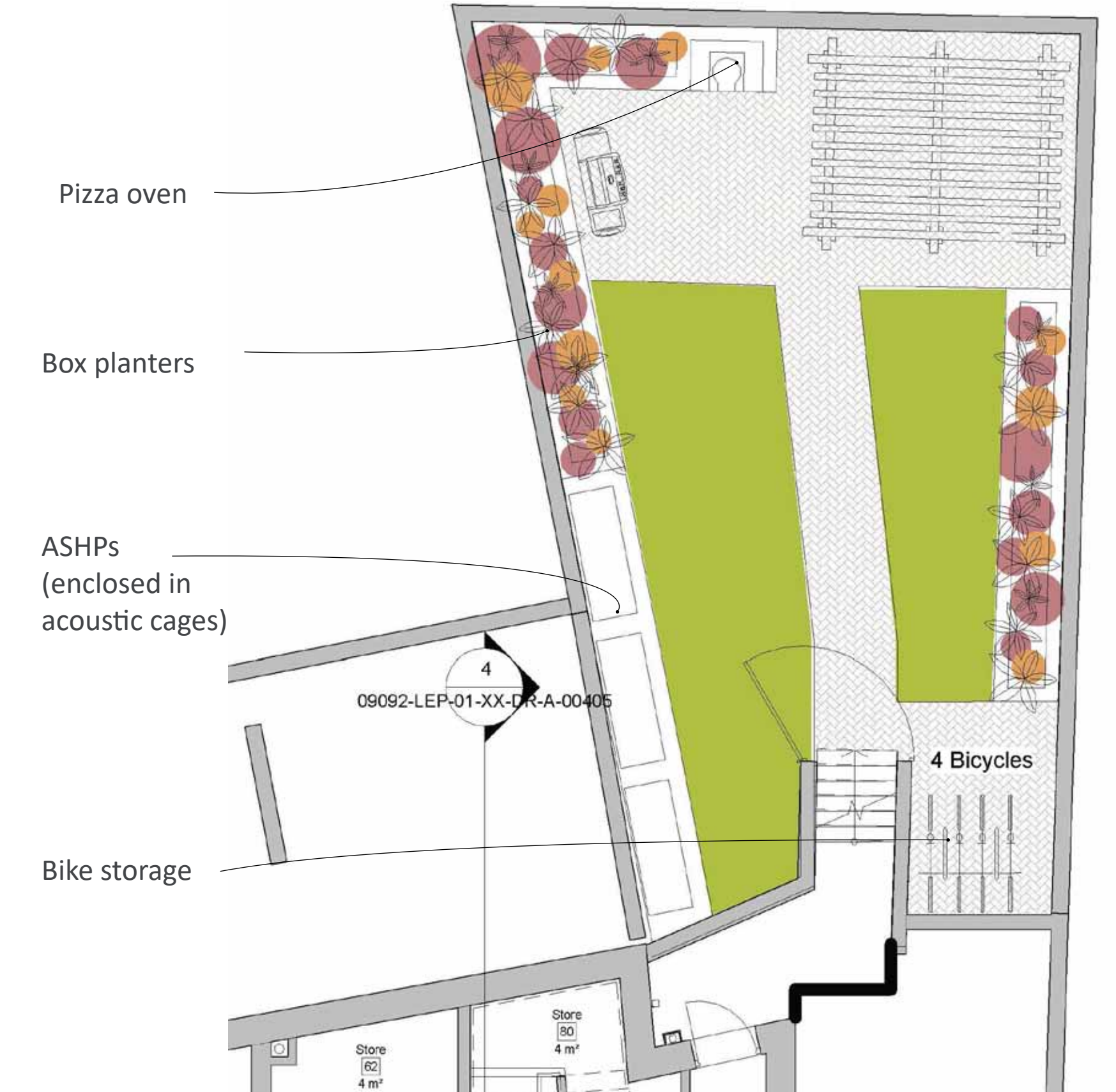
## GARDEN / CYCLE STORAGE



Pergola



Pizza oven



**Artist's Impression - VIEW FROM ELM GROVE LOOKING SOUTH WEST**



**Artist's Impression - VIEW FROM ELM GROVE LOOKING SOUTH EAST**



# Artist's Impression - VIEW FROM MILTON ROAD LOOKING NORTH

