

Welcome

The Shree Swaminarayan Gadi Community welcomes you to this exhibition of our proposals to redevelop McNicholas House.

The proposals involve the demolition of the majority of the existing commercial buildings on the site and the construction of a traditional Hindu temple, a multi-functional community building and the retention and refurbishment of part of McNicholas House as office space for small businesses.

We invite you to look at the boards and if you have any questions please ask one of our representatives.

Aerial view of proposals, looking south-west



The Shree Swaminarayan Gadi Community

The Swaminarayan faith is a branch of Hinduism, which was founded by Lord Shree Swaminarayan, at the end of the eighteenth century in Northern India.

Lord Shree Swaminarayan teachings are based on morality, respect, living a life of decency and honour, and the performing of charitable and benevolent acts.

These teachings have been kept alive through a series of spiritual successors. In 1942 Jeevanpran Shree Muktajeevan Swamibapa took responsibility of the Faith and established a Temple in Maninagar, Ahmedabad as the worldwide centre for spiritual, cultural and social welfare of the Swaminarayan Gadi Faith.

Jeevanpran Shree Muktajeevan's work has inspired the establishment of numerous temples around the world.

In 1982 one such Temple was opened in Golders Green. This is the principal Temple in the south east of England.

The existing Temple is run by Shree Swaminarayan Gadi Sansthan - Shree Swaminarayan Sidhant Sajivan Mandal, which is a registered Charity in the United Kingdom.

As well as being a place of worship, the Temple is also a place:

- Where people from all sectors of the community gather to work collectively for the welfare of society. Charitable and humanitarian activities are actively encouraged and supported by the Temple.
- A source of education, teaching people ethics, morality, and the ideals of humility, tolerance and respect for all. Its teachings raise one's spiritual and cultural awareness. One is taught to live life virtuously and to distinguish between right and wrong.
- A place of celebration and rejoicing during happy times.

- Somewhere to find comfort during sad or difficult periods in one's life.
- A retreat from the stresses and anxieties of life, from where calmness, peace and tranquillity can be evoked within one's mind.
- A place where people of all ages spend their free time constructively.

Activities currently run by the Temple include:

- **Charitable endeavours:** Including participation in a number of significant humanitarian appeals, blood donation campaigns, anti drug awareness campaigns, disease prevention, recycling and distribution of food parcels to the poor and elderly.
- **Shree Muktajeevan Sports Academy:** Over 300 people aged 8 to 55 take part in all activities organised by the SMSA: The Swamibapa Football Club, Swamibapa Cricket Club, Swamipapa Volleyball Club, Swamipapa Badminton Club, Swamibapa Youth Club, Swamibapa Netball Club.
- **Learning:** Adult education, Gujarati Classes, Careers Forum, Cookery Classes.
- **Shree Muktajeevan music, arts and cultural academies:** Shree Muktajeevan Pipe Band, Jeevan Ghagtar (Life Essentials) Satsang Shibir, to teach members of the community the essentials of living a moral, spiritual and cultured life, Shree Muktajeevan Music Academy, Shree Mukta Orchestra, Shree Muktajeevan Dance Academy Excellence in dance.

Photographs of community activities



Existing facilities at Golders Green

The existing Shree Swaminarayan Gadi Temple is located at 847, 849 and 851 Finchley Road, Golders Green.

The Temple comprises a former Church building and a pair of inter-war semi-detached residential dwellings. The existing facilities, however no longer meets the needs of the community, in terms of both size and the quality of the existing facilities.

The site is also poorly located in terms of its proximity to where the majority of our community lives. For these reasons we decided some five years ago to look for an alternative site. During this period Some twenty-five alternative sites were considered. At the conclusion of the process McNicholas House on the Kingsbury industrial estate was identified as being suitable in terms of its size, location and accessibility.

The site was acquired in 2008 and since this time the community has been working up a preferred set of proposals in close consultation with officers from Brent Council.

Community proximity from Shree Swaminarayan Gadi Temple, Kingsbury



Photographs of the existing Temple in Golders Green, on corner of Finchley Road and Helenslea Avenue



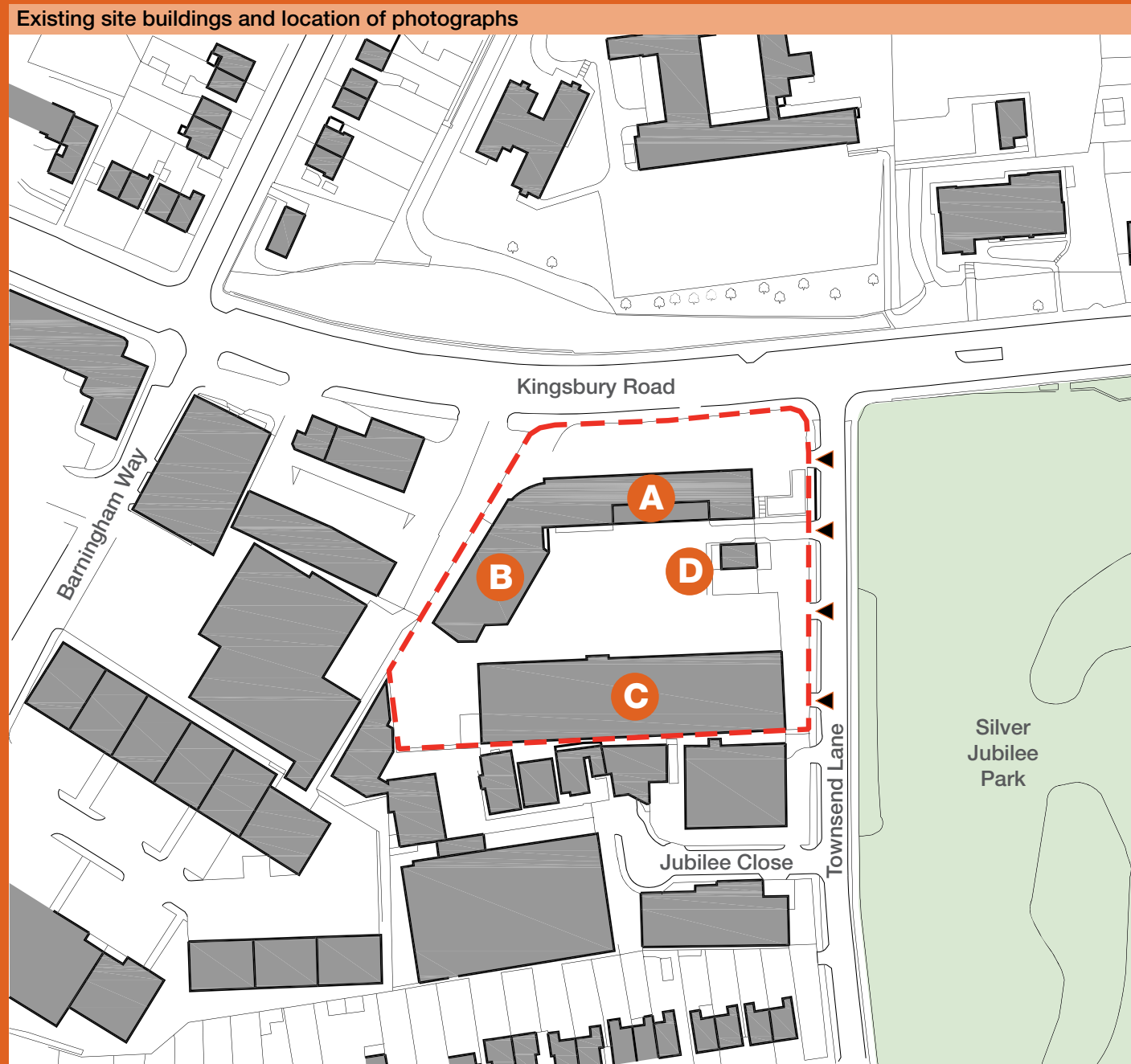
McNicholas House today

The existing site is currently occupied by a collection of vacant and underused office and warehouse buildings which have been developed over time in response to the particular needs of the previous owner operators; Harry Neal Construction, McNicholas House and Skanska.

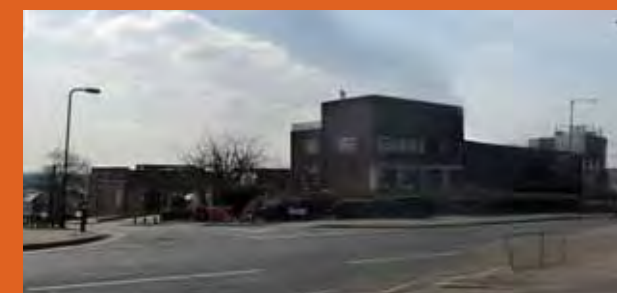
- **Building A:** A two-storey office building (circa 1955) with an undercroft parking area (1,410sqm).
- **Building B:** A three-storey office building built in the 1990's (1,462 sqm).
- **Building C:** A light industrial warehouse building built in the 1960's and serviced via the general parking/servicing area (1,765 sqm).
- **Building D:** A caretaker's cottage (290 sqm).

Buildings A, C and D provide poor quality space and are reaching the end of their economic and design lives. Building B is, however in good condition and capable of reuse.

Access is from four points on Townsend Lane. A central courtyard provides surface parking for approximately 108 cars.



Views of existing buildings



The proposals

The Community's proposals have been developed over the last two year period, and involve:

- 1** The retention of McNicholas House, and its conversion to provide flexible business suites to meet the needs of small local businesses.
 - The demolition of all other poor quality structures on the site.
- 2** The construction of a traditional Shree Swaminarayan Temple building built on an east-west orientation and accessed via an entrance portico located on the eastern elevation overlooking Silver Jubilee Park.
- 3** The construction of a new multi-purpose hall, changing facilities and cafe for use by the Temple and the wider community.
- 4** The creation of a new landscaped garden space between the Temple and the multi-purpose hall.
- 5** The provision of 92 off-street car parking spaces for use by the Temple and the retained employment space, access from Townsend Lane.



The proposals in detail

Aerial view of proposals, looking south-west



Landscaped courtyard, looking east between the temple and multi-purpose hall



Examples of Temple detail



Car park area, looking north-east towards the temple



Aerial view of proposals, looking north-east

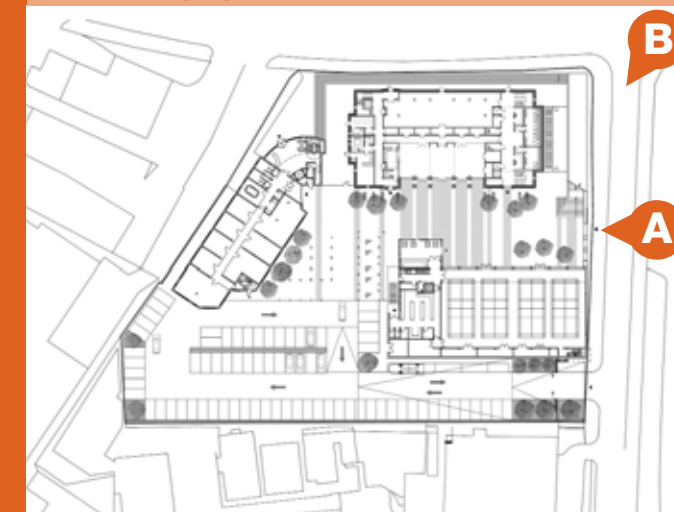


The proposals in detail

A: A view of eastern elevation from Silver Jubilee Park, showing pedestrian access point to central courtyard



Location of proposed views



B: View looking south-west showing level change between Temple and multi-functional hall



The proposals: Landscaping

Proposed landscaping plan



Landscaped courtyard, looking west between the temple and multi-functional hall



Proposed materials



Proposed pedestrian access from Kingsbury Road, looking towards multi-functional hall

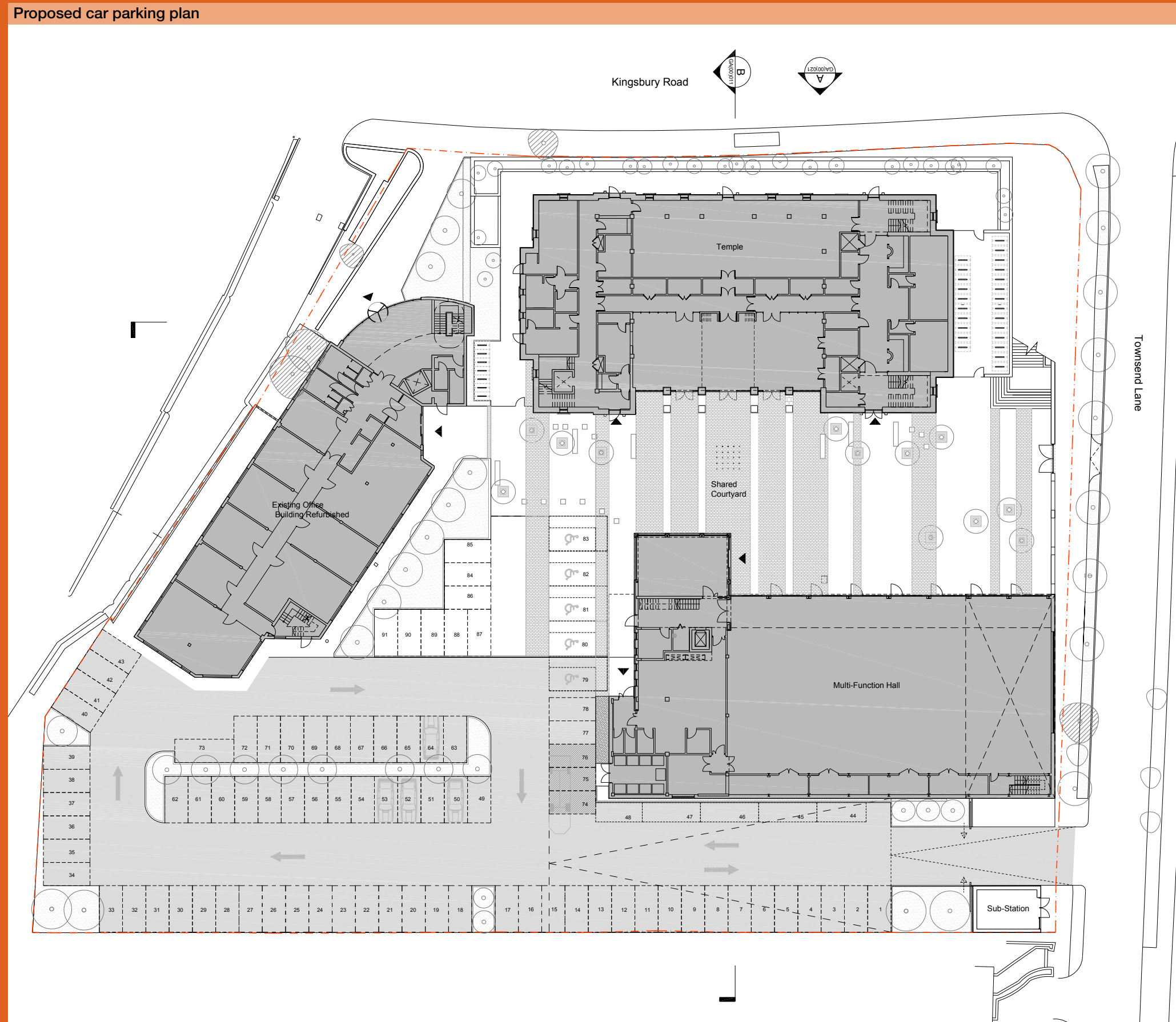


Parking area, looking north towards the temple



Car parking and servicing

- Car parking for 92 cars on site, which is sufficient to cater for the everyday activities of the temple including 5 disabled spaces.
- On street car parking in the vicinity of the site for up to 13 cars (to be used on special event days).
- Cycle parking for 60 bicycles.
- Service vehicles - refuse collection and deliveries will park to the south of the multi-functional hall.
- Adoption of a travel plan that means the majority of car traffic visiting the site can be accommodated on site:
 - Requires car sharing for Temple visits;
 - Includes for a mini-bus service for use by the Temple;
 - Encourages walking and cycling to the Temple; and
 - Contains a management strategy for special events.



Building the Temple in India



The Temple site in use

- The new Temple will become a centre of excellence for worship, learning and sport.
- The facilities will be purpose built to serve the needs of the Temple community but will also be available for use by the local community.
- The Temple will be used for regular prayer meetings and special events:
 - Sunday prayers: 17:00 - 19:30.
 - Saturday prayers: 19:00 - 20:30.
 - Weekday prayers: 09:30 - 10:00 and 19:45 - 21:00.
 - Special events: New Years day, anniversary celebrations and four other special 1-day events throughout the year (08:00 - 11:30).
 - Hindu weddings.
 - It will also accommodate a series of teaching classes that will run throughout the day and evening.
- The multi-purpose sports hall will be used throughout the week. It will be closed for use during the peak temple periods i.e. prayers. A timetable and booking system will control use.
- The office building will operate normal office hours and will accommodate a number of small business uses.

Employment, sports, education and community uses



Thank you for coming to this exhibition.

If you have any comments on these proposals or would like to be kept informed about them, please complete a comment sheet.

Or for more information, log on to: www.SwaminarayanGadi.com/London