

SHARED BUILDING REQUIREMENTS updated 2018

The building “specification” was defined within the Accord document that the three Synagogues voted on at the inception of Mosaic in 2013. This document suggests some changes to that specification in light of our experiences over the past four years – how we have been using our existing building and other locations, a better understanding of how that might evolve, and the changing demographics of our existing community and of potential new members. *Changes from the original specification are noted in italics.*

Securing a new home for Mosaic is a serious challenge. We are asking members to give the Property Working Group a mandate to find and negotiate the purchase of a building with the following minimum facilities /capabilities:

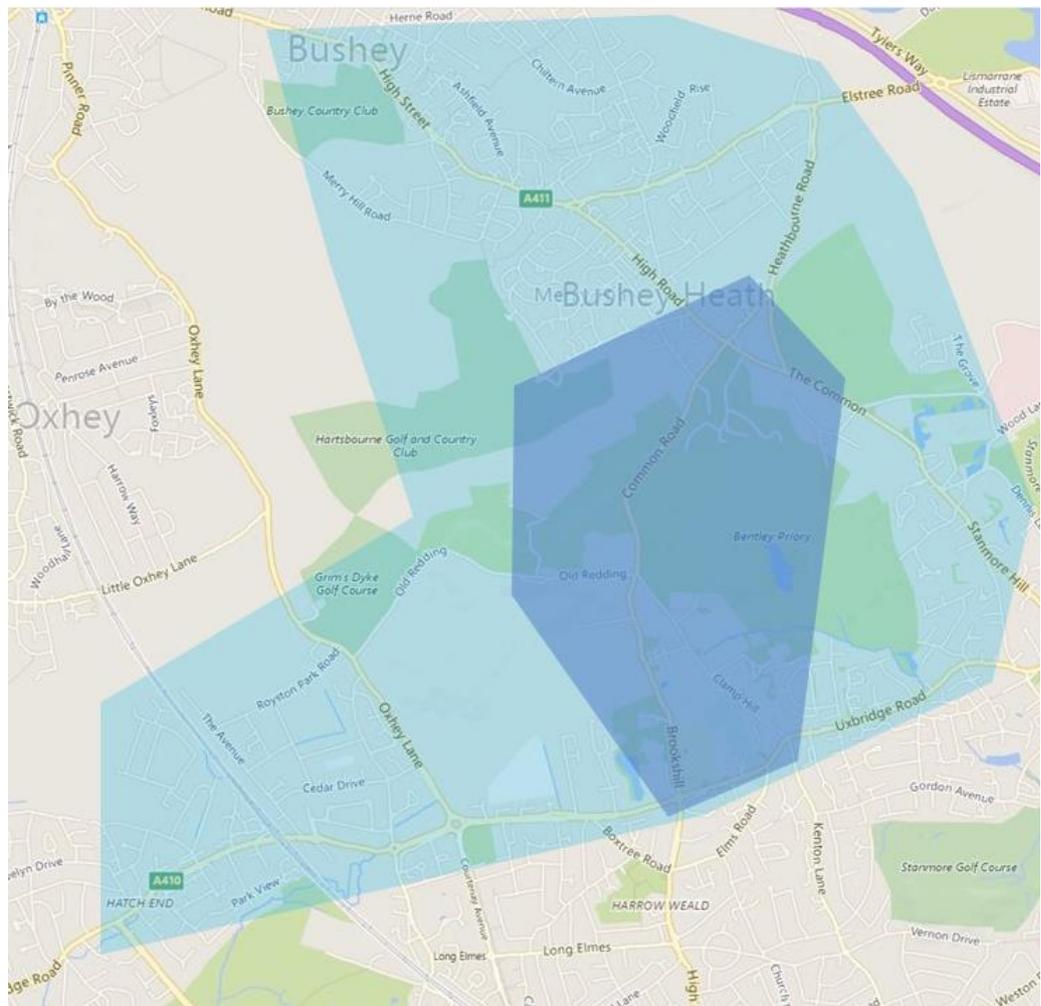
- Ability to hold 5 concurrent religious services (Reform, Liberal, Masorti, family / children, “alternative”), seating 80 people in one service and 50 in the other 4 services. *(was 80 in all 5 spaces of 60-80m²)*
- Service space to be re-configurable to allow for three concurrent services where one of the services can accommodate 200 people *(revised from 250)* and the other 2 spaces 30 people.
- A kiddush space for 300 people, by (quickly) reconfiguring the above spaces or ideally as a separate space. As a minimum, this will need 30m² of space for Kiddush tables.
- Some or all of the above spaces must be reconfigurable to hold at least 300 *(was 400)* people in lecture (theatre style), or 160 *(was 250)* people for a catered event, implying a single space of 200m² *(was 350)*.
- At least one of the above spaces must be suitable for keep fit and dance activities.
- A fully equipped kitchen (with a separate kosher preparation area within to Masorti standards), to prepare meals for 160 *(was 250)* people. This will require at least 30m² *(was 35)* of space.
- Lobby, cloakroom and toilet facilities to match the above uses.
- A space that can be used for art, youth and other activities – either one of the spaces from section 1 above or a separate dedicated space of around 50m².
- Spaces (re-configurable from the service spaces above) and facilities for the religion school, including space outside for use as a playground (could be the car park as now).
- Storage space for chairs, tables, equipment (40-80m²). *If appropriate we will use cost effective storage solutions for rarely used items e.g. shipping container or rented self-storage*
- Specifications for lighting (including balance of daylight & artificial sources) and acoustic isolation designed to support the diversity of activities occurring simultaneously.
- Disabled access, both physical and e.g. hearing loop, to be based on best practice.
- An administration office(s) for 4 *(was 5)* staff plus 3 *(was 4)* smaller offices – can be reconfigurable as prayer space / classroom(s).
- Onsite parking for at least 20 cars if on street parking for a further 50 cars is available nearby.
- External space - ideally for a garden and events for at least 100 people (e.g. a sukkah).

This implies a building of at least 500m². *(was 700)*

Several potential requirements need to be allowed for if possible:

- coffee shop, internet cafe and / or other shops such as a deli.
- Sheltered accommodation and related facilities.
- A nursery / nursery school
- On-site accommodation for a caretaker / site manager.

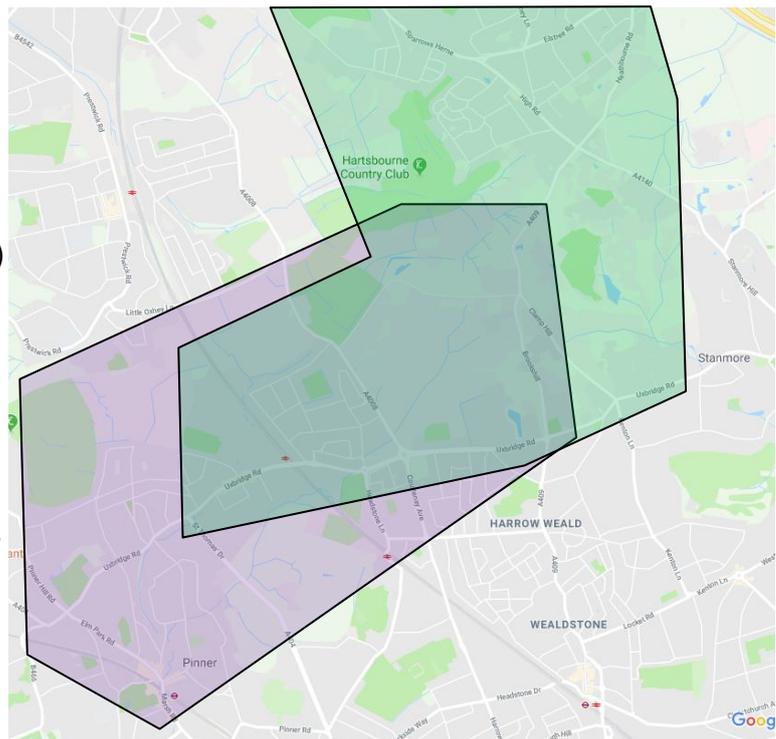
The search area will be limited to the **updated** shaded area in green and targeted on the core shown within in blue: the search area needs to balance needs of existing members – some significantly south of Harrow – with a location that can support a Jewish community in the next generation. This implies that we will organise regular services and events across the wide area that we serve and not just in our new building.



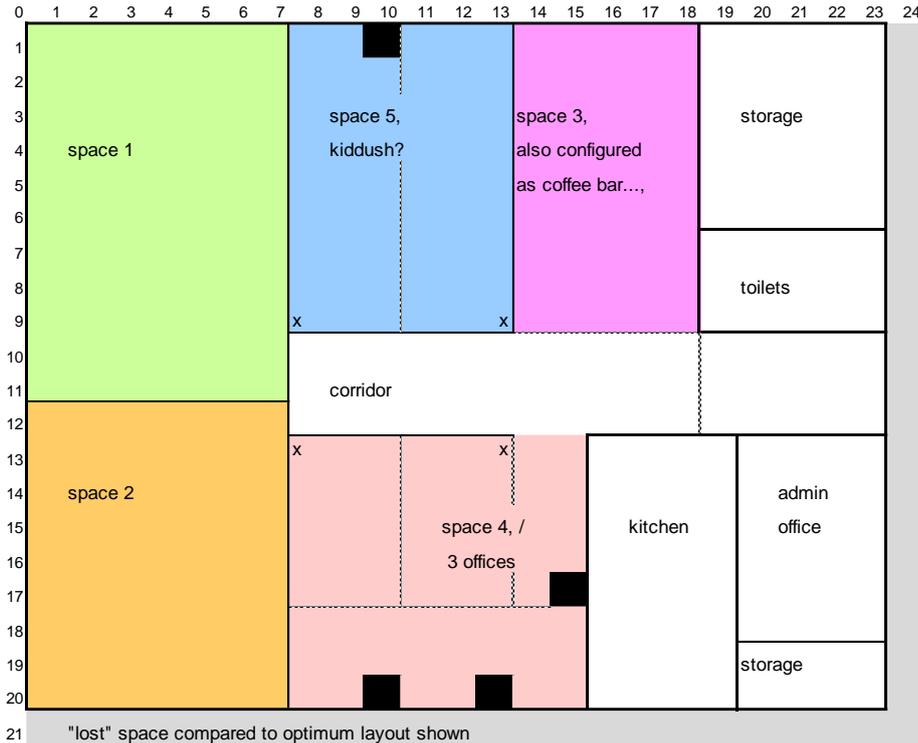
The original search area was: (in purple, overlaid with new area in green to show changes)

Removed from the Accord version:

- The Reform service will normally be held in a larger space (up to 100 people) ... If on a particular Shabbat HWPS or HEMS want to use a larger space (e.g. for a simcha) space will be re-allocated. *The spaces are now defined in a more flexible way – see next page*
- At least one of the above spaces must be suitable for keep fit and dance activities. *No specific requirements arise*
- Sports and related facilities.
- A mikva, if there is demand...



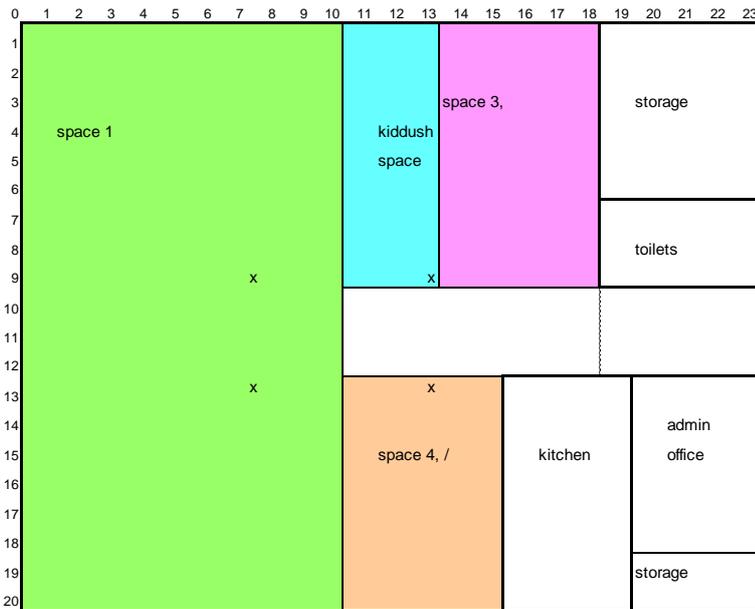
If this involved a new “rectangular” building then these requirements might be met as shown *for example*:



This is a 500m² building with 5 prayer spaces in this configuration:

- 1 77m² (larger than the Kiddush hall, holds up to 90 people for a service)
- 2 63 m² (70 people)
- 3 45 m² (“Mosaic” room, for 50 people)
- 4 64 m² (70 people)
- 5 54 m² (Liberal room, 60 people)

With reading desks, arks... these each accommodate 50 – 90 people.

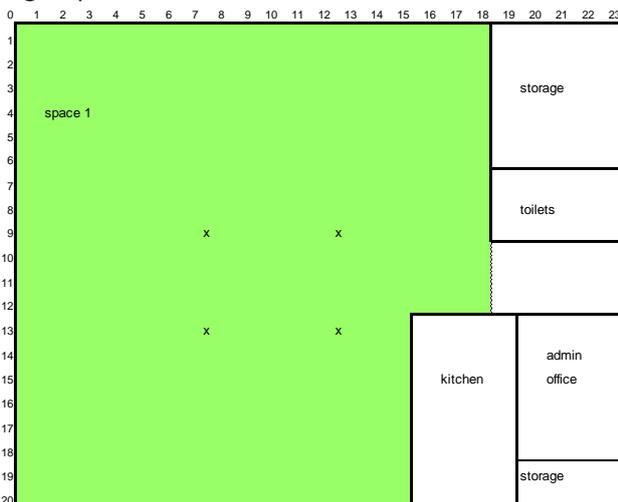


1 large service for 220-240 people and 2 smaller spaces for 30-40 each, plus 30m² for laying out kiddush

The large space is similar in size to the main hall of Bessborough Road with 1 of the 2 side halls (200 m² here compared to ~240 m²)

The single large space below is very similar in size to the hall at Bessborough Road with both side halls (320 m² here compared to ~330 m²)

Single space accommodates 300+, 200+ at tables



11 classroom spaces

