

# 6.0 Summary

## 6.1 Design and Access Summary

### Use and Amount:

The application is for a purpose built banqueting venue. This is a D2 use class, which is the same as the former Golf Club on the site. This is therefore not a change of use application.

The new wedding venue has a floorspace of 1,458 sq.m. This is an 11% increase compared to the existing floorspace of the structure this replaces.

The overall footprint of the new facility will be 1,108sq.m. This is a 30% increase compared to the existing footprint.

The overall hardstanding areas of car park and tarmac will be 3,709sq.m. This is a 4% decrease compared to the existing hardstanding.

### Layout:

The location of the building on site is determined by the location of the existing building. The proposals show the new building completely located on land considered previously developed.

The layout of the existing carpark on site is mostly retained as existing.

The building layout takes advantage of the generous landscaped site around the building. The aspect of the banqueting hall is west and north, to ensure views of the landscape whilst sat at tables at the event, whilst reducing solar overheating.

The reception area faces south and west with access to the 'Secret Garden'. This more southerly aspect uses the upper balcony to reduce solar overheating.

This arrangement positions the functional aspects relating to kitchens, deliveries and storage nearest the site entrance.

The arrangement is fully integrated with the landscape, with a walking journey to the summit of the hill and pavilion / pagoda for ceremonial events.

### Scale:

The height of the development is less than the existing building. The existing building had an AOD of 106.450m compared to the new structure AOD of 106.055. This represents a 0.4m reduction in overall height of the ridge.

As demonstrated earlier, eaves heights and ridge heights of lower existing structures have also been matched.

Additionally the overall width of the building has been reduced, leading to an improvement in openness, and a betterment of visual impact.

### Landscaping:

The building has been considered in its surroundings, and the design has developed to ensure the inside / outside relationship is strong. A concept scheme for the landscape design has been included in this document.

### Appearance:

The collection of buildings has been developed to respect the local vernacular of pitched roof buildings, and to harmonise with the more agricultural precedents of the Green Belt in the area. The forms have been developed and clad with natural materials and both, elevations and visuals have been presented in this document. The building's appearance is appropriate for this setting, and the high quality design and materials are in-keeping with the setting.

### Access and Accessibility:

Access to and from the site has been set out in the Transport Assessment. In line with comments from the GLA, pedestrian access into the site has been prioritised.

The site is generally level at the approach, and level access is provided to the front door and threshold. Door widths are in excess of requirements for accessibility.

Access around the building is generally on the ground floor, with generous corridors of 1.5m width. This will allow for passing of wheelchairs and wheelchair turning.

Both, an accessible toilet and ambulant cubicles have been provided on the ground floor.

Access to the first floor can be undertaken either by the ambulant staircase or the passenger lift. There is a second accessible toilet on the first floor.

As the design is developed, all aspects of accessibility will be considered and developed in accordance with Part M of the Building Regulations and in accordance with BS8300.



# 7.0 Selected Architectural Drawings

# 7.1 Site Plan

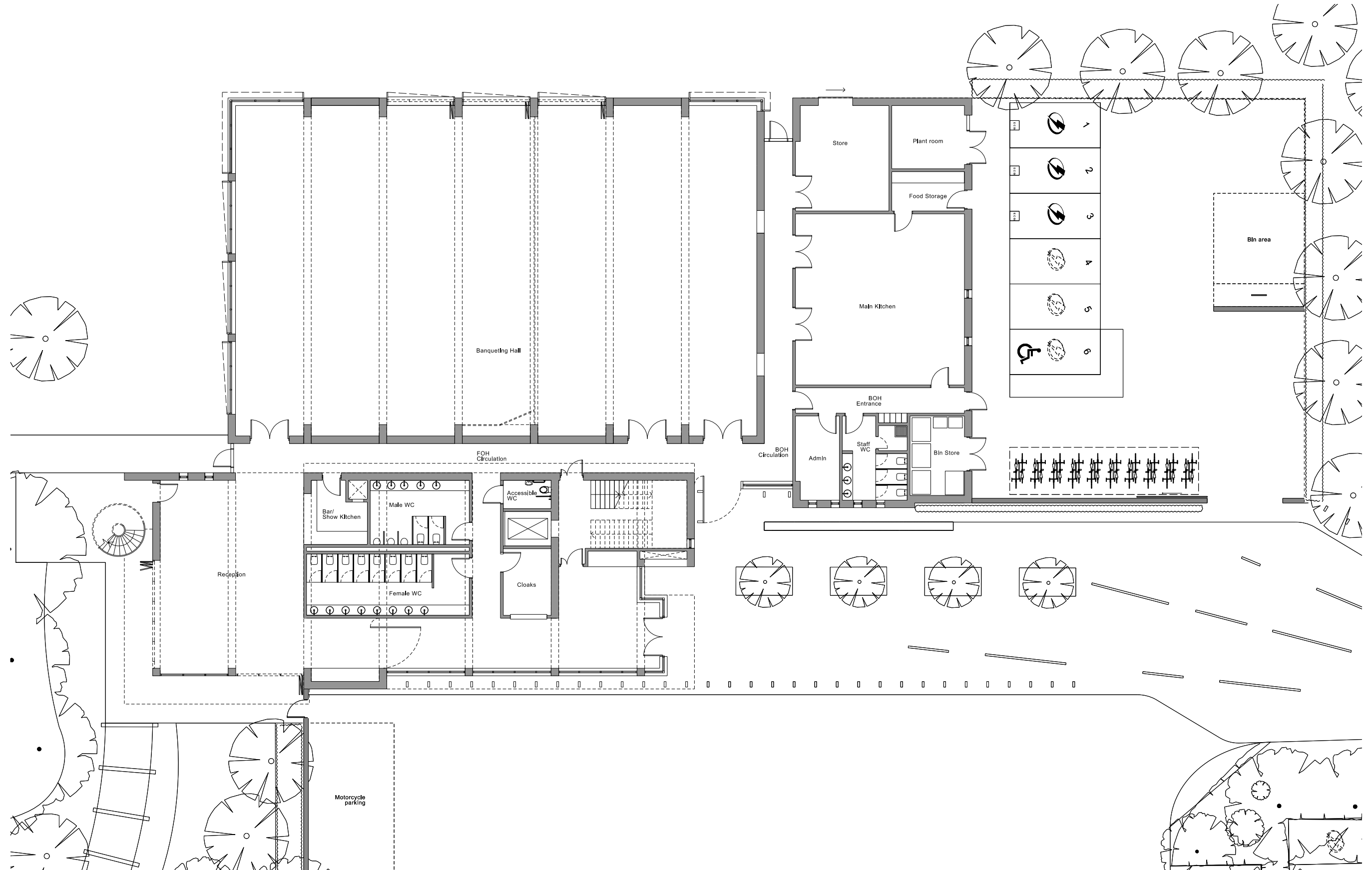




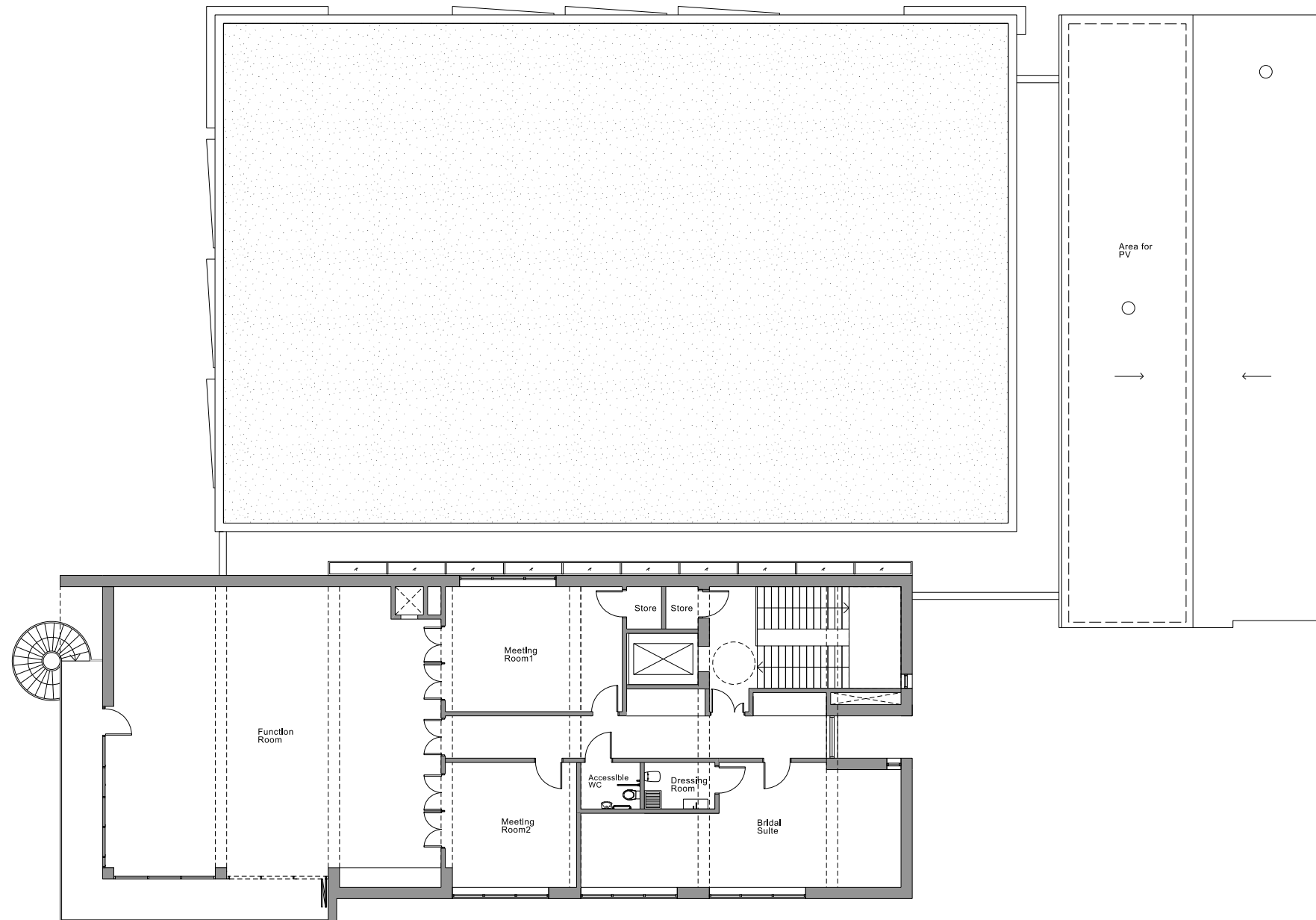
# 7.2 Site Plan



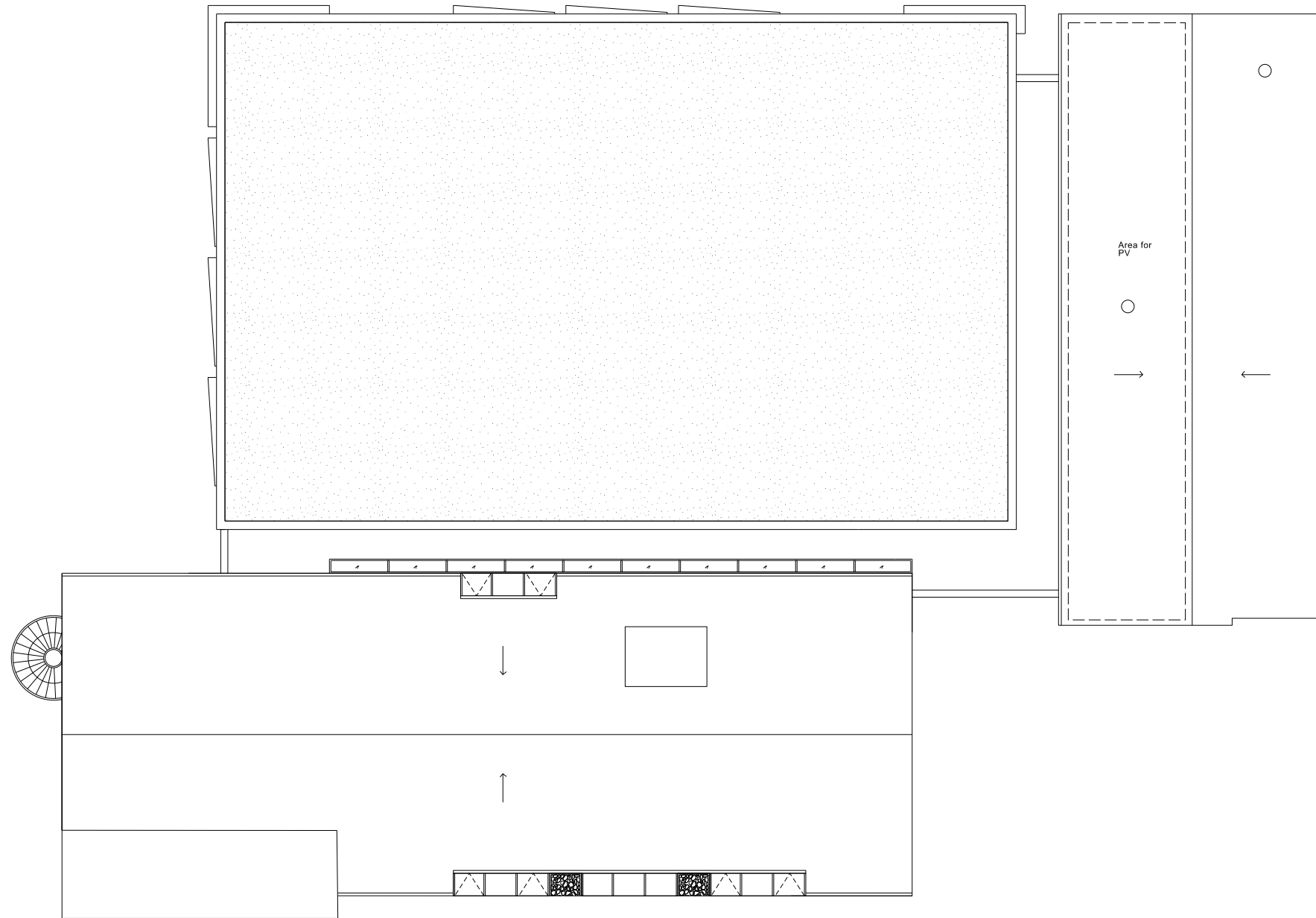
### 7.3 Ground Floor Plan



# 7.4 First Floor Plan

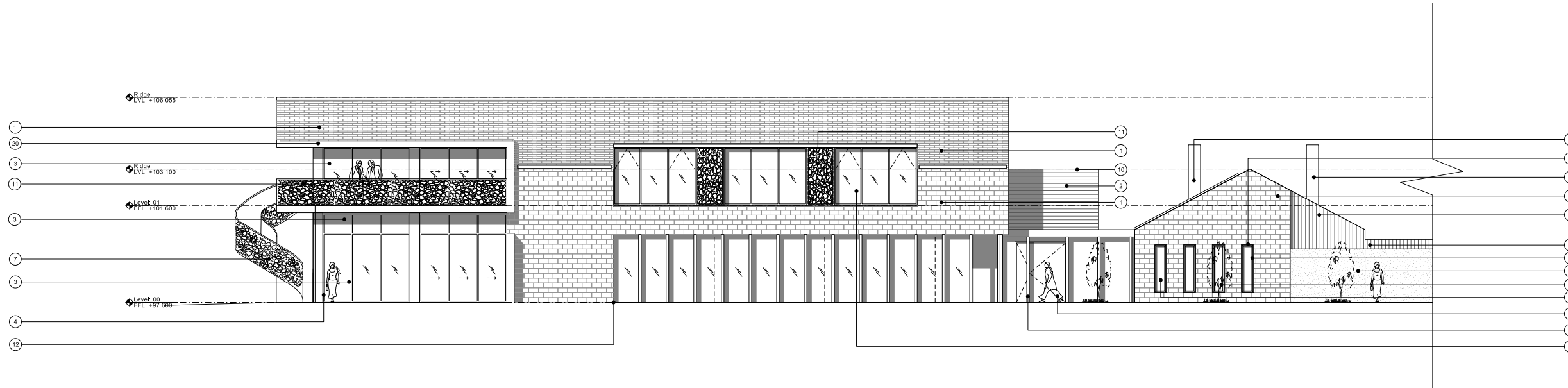


# 7.5 Roof Plan



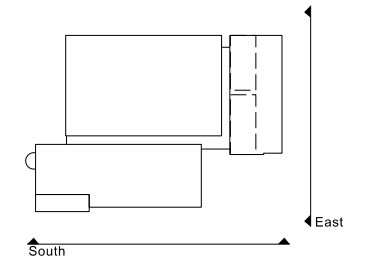


# 7.6 Elevations



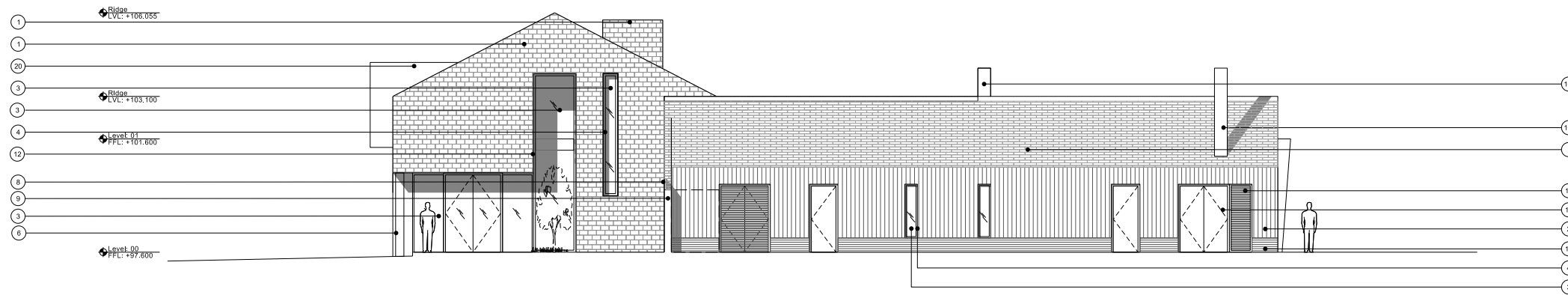
1 South Elevation  
04\_2200 1:100 @ A1

Key Plan



Materials Key

- 1 Slate cladding / roofing
- 2 Blackened timber cladding
- 3 Glazing / Obscured glazing
- 4 Black anodized framing
- 5 Back-painted glass
- 6 Blackened timber fins
- 7 Painted metal staircase with laser cut balustrade
- 8 Timber fencing
- 9 Green Wall
- 10 PPC Flashing
- 11 Black anodized laser-cut panel
- 12 Bronze textured panel
- 13 High security door - painted
- 14 Louvre - PPC
- 15 Grey/Blue Brick
- 16 Stainless steel flue
- 17 Timber door
- 18 External lighting
- 19 PPC Flashing trims
- 20 Black metal sheeting

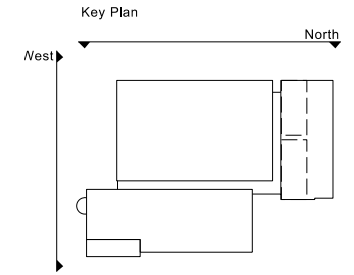


2 East Elevation  
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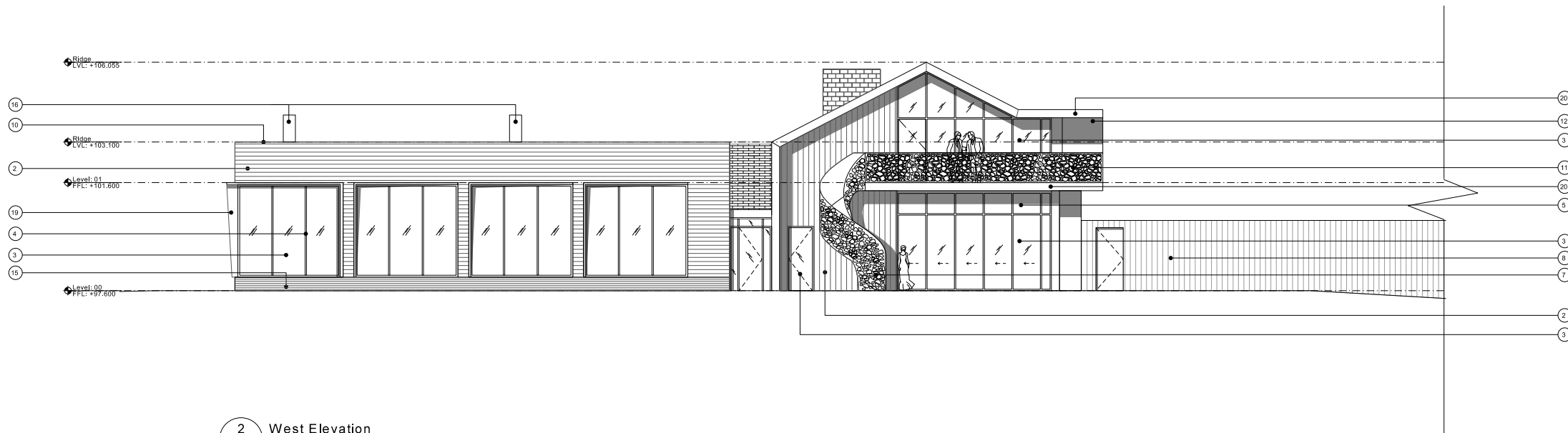
# 7.7 Elevations



1 North Elevation  
04\_2201 1:100 @ A1

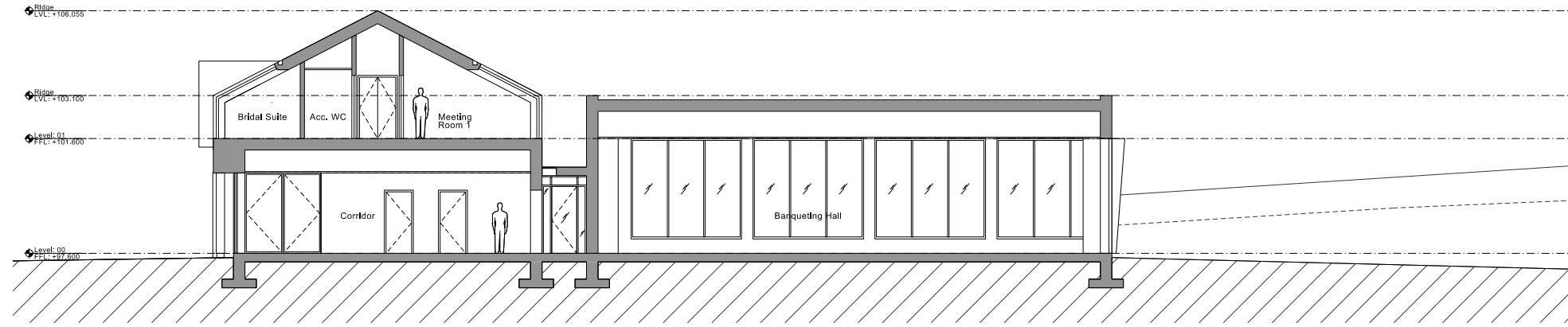


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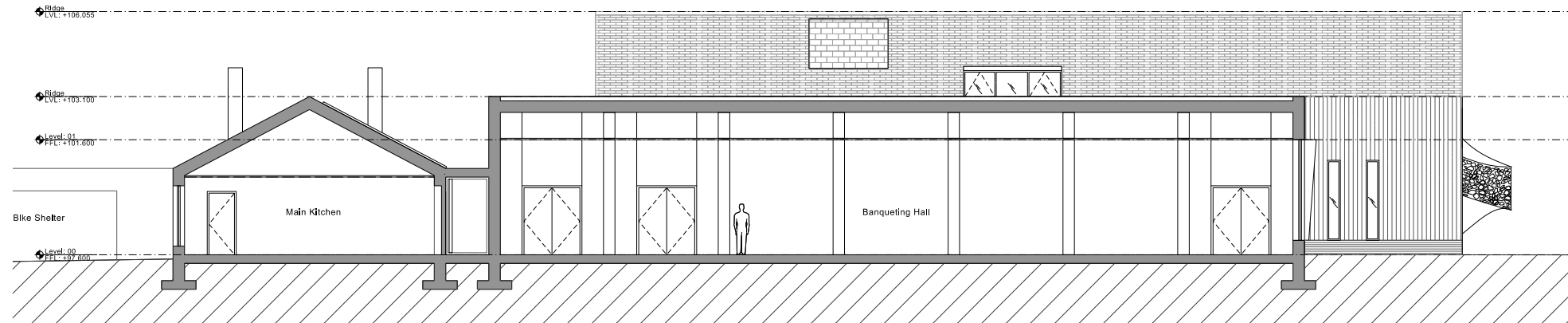


2 West Elevation  
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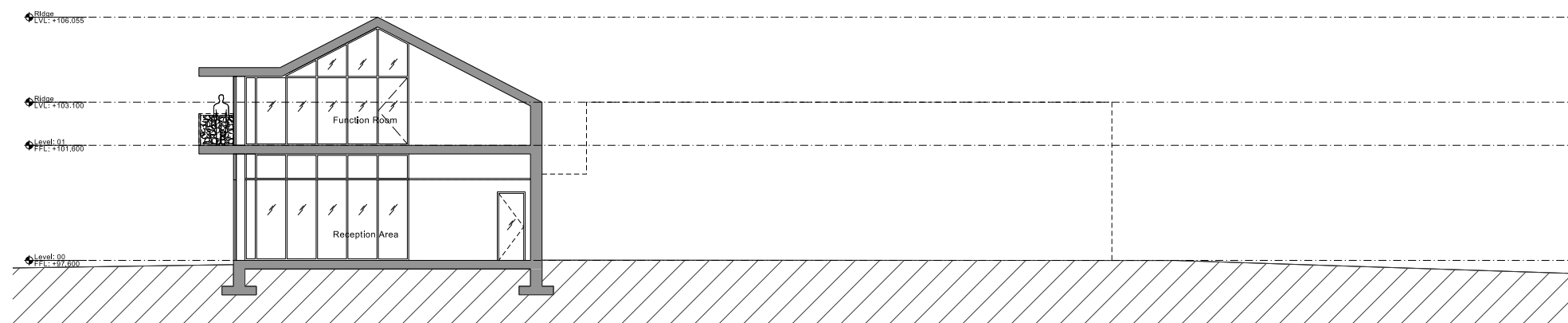
# 7.8 Sections



1 Section AA  
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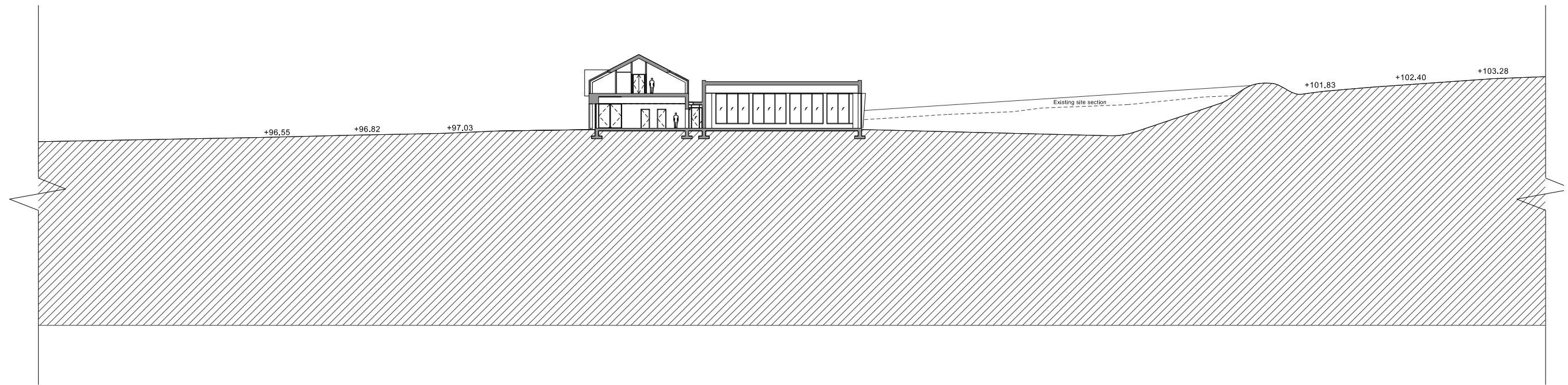


2 Section BB  
05\_2200 1:100 @ A1



3 Section CC  
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# 7.9 Site Section



**We listen**  
**We question**  
**We think**  
**We design**  
**We deliver**

**5plus**