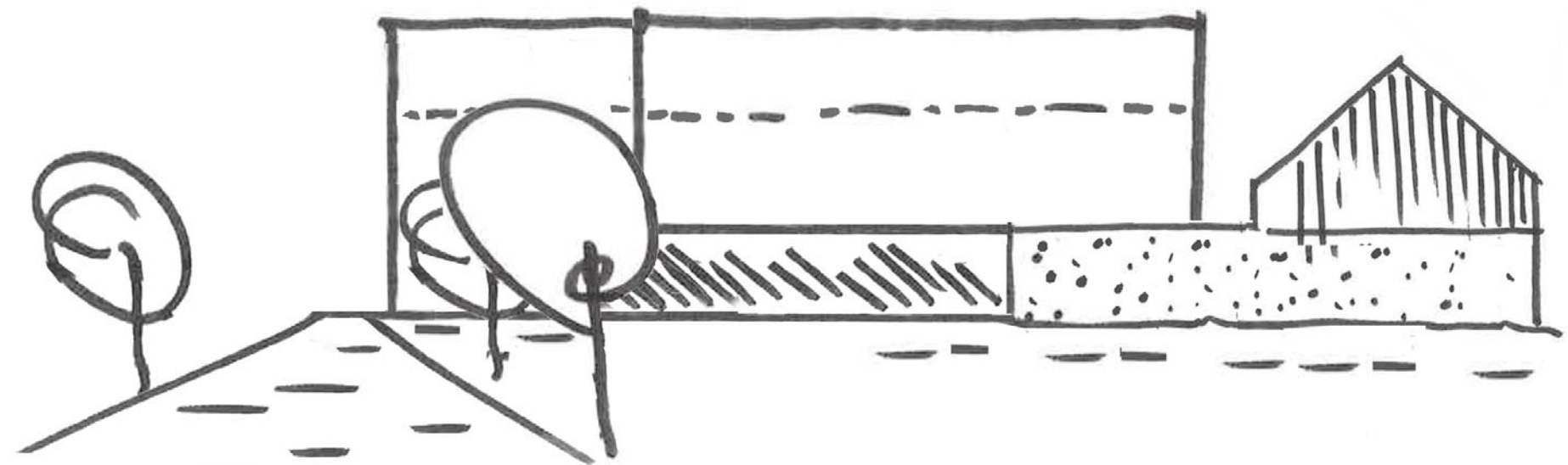


Sairam (Holdings) Limited

Brockley Hill, Stanmore - New Banqueting Facility

5plus

Supplementary Design and Access Statement



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3.0 Response to Statutory Consultees	7
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Consultants

Traffic and
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1.0 Introduction

1.1 Introduction

This supplementary Design and Access Statement has been prepared to reflect firstly the change to the red line and secondly to respond to comments from:

- Harrow Council's Urban Design Officer in respect of design elements of the building
- The Secure by Design Officer
- The Greater London Authority in respect of inclusive access

The structure of this supplementary Design and Access Statement has been set out to clearly and succinctly respond to the comments relating to the above.

2.0 Change to red line and scheme amendments

2.1 Changes to red line and scheme amendments

Proposed Site Plan

Proposed amendments

- ① Planning application area 1.63 hectares.
- ② Re-siting of SUDS pond. No change to volume.
- ③ Re-siting of secret garden.
- ④ Existing trees to now be retained.
- ⑤ Revision to pagoda and path to increase accessibility for wedding guests.
- ⑥ Re-routing of drainage ditch to reflect re-sited SUDS pond.
- ⑦ 17no. short stay covered bicycle parking spaces.
- ⑧ A gate has been proposed at the site entrance.
- ⑨ Removal of 2 Category C trees.

No changes are proposed to the following:

- Siting of the building
- Site entrance
- The area or number of proposed staff or visitor car parking spaces
- The proposed area of hardstanding
- Mound with integral planting
- Site strategy in general



3.0 Response to Statutory Consultees

3.1 Response to Statutory Consultees

Introduction

On 19th October 2020, 5plus received comments from the Harrow Design Officer regarding the Brockley Hill planning application.

The comments below are the ones received regarding the architectural form, composition and materiality. These have been incorporated into the proposed design, resulting in the design changes which will be presented in this document.

There are no changes to the floor area, footprint, building heights, volume and concept design. A small amendment to the western part of the ground and first floor plans is illustrated on the following pages in response to the Design Officer's comments.

No.	Design Officer Comments	5plus Response
1.	There is concern as to the use of patterned laser-cut metal panels as shown. This appears to be incongruous with the remaining external material palette and may date quickly, limiting the versatility of the venue. Whilst it is appropriate for celebratory detailing, the applicant is strongly advised to revise this element to compliment other materials or limit its use to the interior.	The proposed building design overall is restrained and the proposed material range limited. Deliberately, certain elements are emphasized and attention drawn to them. The balcony cladding is one of these. We feel that this area is appropriate to be expressed differently from the horizontal and linear building language and instead use a pattern to celebrate the happy couple toasting their guests or the bride tossing the bouquet. We have explored the use of other perforated materials.
2.	Presently the corner eave glazing to the southern elevation is unsuccessful and dilutes the barn typology. Likewise, the projecting wraparound balcony has a similar effect and feels unnecessary. Revision of this balcony to be less overbearing is highly encouraged.	We have brought the gable wall down to ground at the gable end of the Front of House building, reinforcing the barn typology. This has reduced the wraparound balcony to two separate balconies on the south and west elevations. This helps define separate uses, with the balcony being about views and celebration and the gable about movement and means of escape.
3.	There remain concerns with the Banqueting Hall elevations, which do not fully integrate with the other venue buildings. Lighter facades, with a more pleasing rhythm should be considered.	The banqueting hall elevations themselves are symmetrical. The glazing wraps around the corner and the fins provide some shading to the hall itself. We have emphasised the north-facing banqueting hall elevation to ensure it reads well that the Front of House building is set back and therefore in a different plane. The rhythm is established as part of the structural grid.
4.	The Southern elevation generally has limited success and appears cluttered. Rationalisation is strongly encouraged, with eastern block elevations being much more successful in this regard. Likewise, the spiral staircase is a positive feature, but balustrading design is poor.	The southern elevation has been simplified and the projecting balcony has been rationalised. We have explored the use of other perforated materials for the spiral staircase and the balustrade.

3.2 Response to Statutory Consultees

South Elevation

Current Proposed South Elevation



New Proposed South Elevation

The projecting box element on the south elevation has been simplified. This has rationalised the concept of a barn typology with modern interventions.

The wraparound balcony has been split into two separate balconies on the west and south elevations.

1. Introduction of a wall to close off the gable end of the Front of House building.
2. Wraparound balcony replaced with a dormer-like projecting balcony.
3. Reduced extent and change of the laser cut material.



3.3 Response to Statutory Consultees

West Elevation

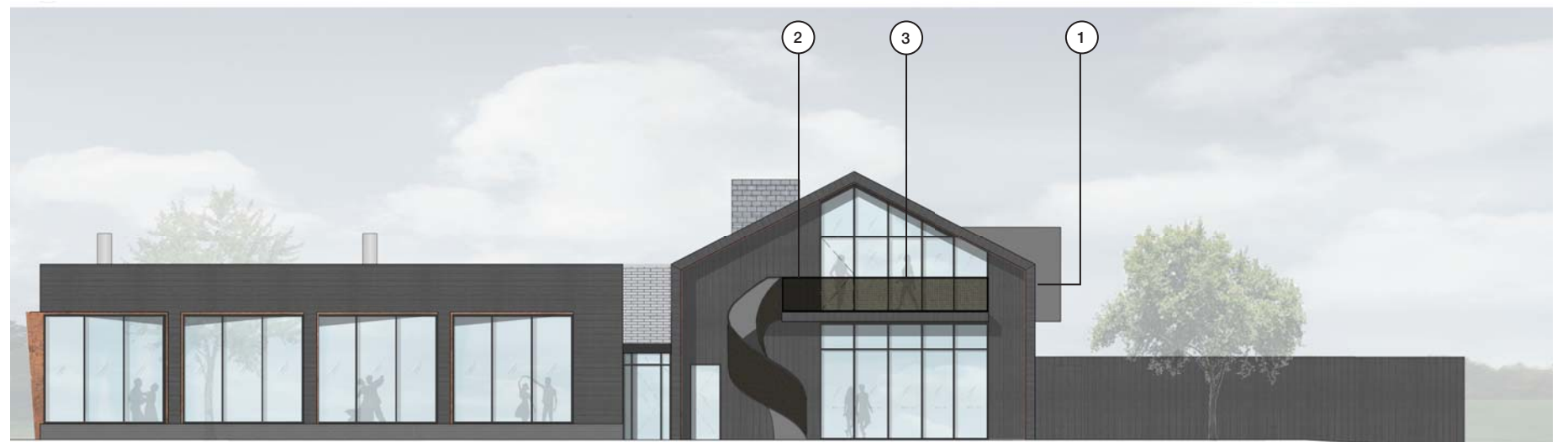
Current Proposed West Elevation



New Proposed West Elevation

The gable end of the Front of House building has been brought down to ground, emphasizing the barn typology.

1. Introduction of a wall to close off the gable end of the Front of House building.
2. Wraparound balcony split into two separate balconies on the west and south elevations.
3. Reduced extent and change of the laser cut material.



3.4 Response to Statutory Consultees

North Elevation

Current Proposed North Elevation



New Proposed North Elevation

The north elevation has been graphically edited to emphasize the north facing banqueting hall elevation and to ensure that the Front of House building is set back and read as a different plane.

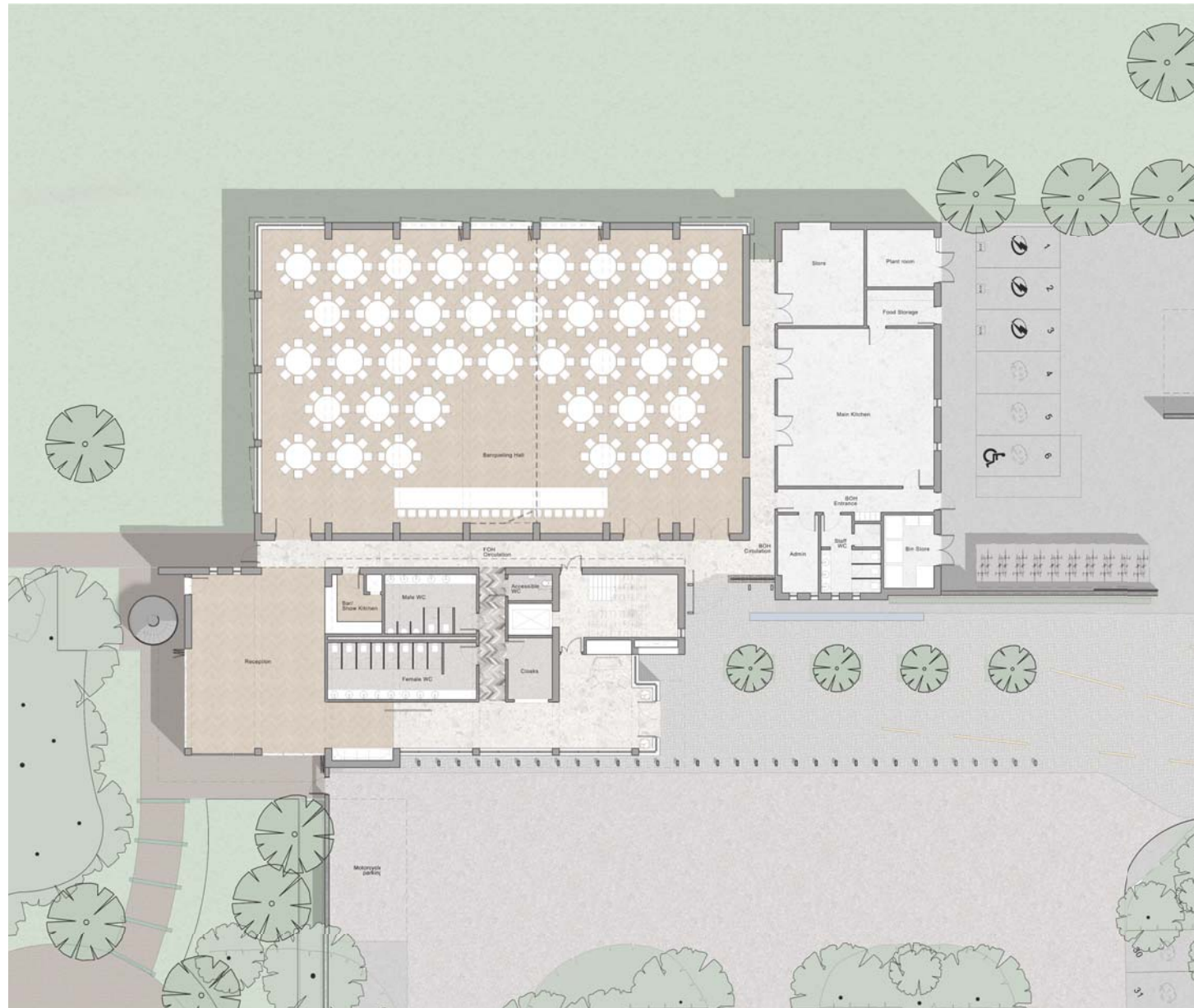
- 1. Graphical edit to elevation to emphasize the different planes.
- 2. Change of the laser cut material.



3.5 Response to Statutory Consultees

Ground Floor Plan

Current Proposed Ground Floor Plan

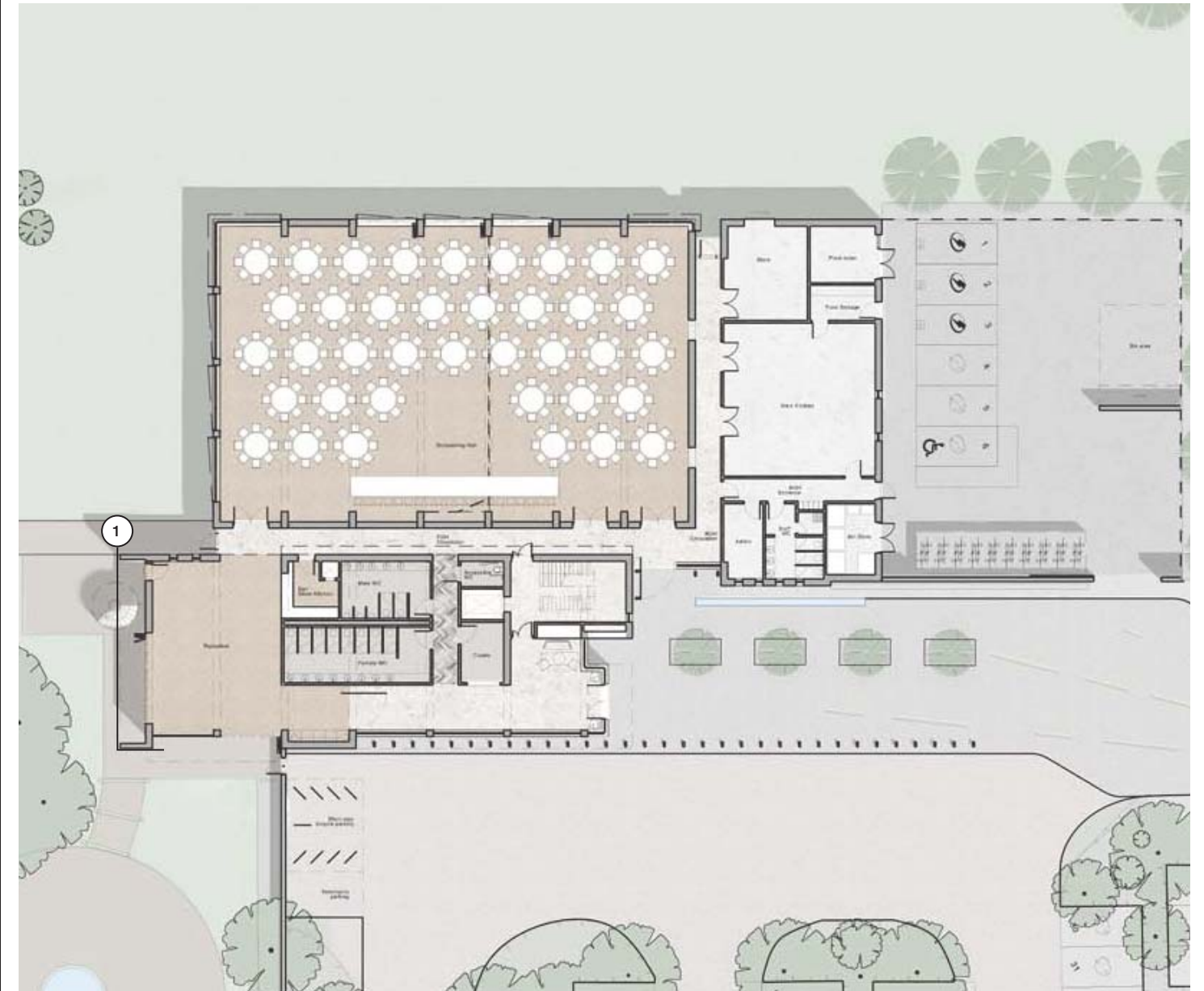


New Proposed Ground Floor Plan

The gable end of the Front of House building has been brought down to ground, emphasizing the barn typology.

This has simplified the structure and hasn't affected the internal area of the proposal.

- 1. Introduction of a wall to close off the gable end of the Front of House building.



3.6 Response to Statutory Consultees

First Floor Plan

Current Proposed First Floor Plan

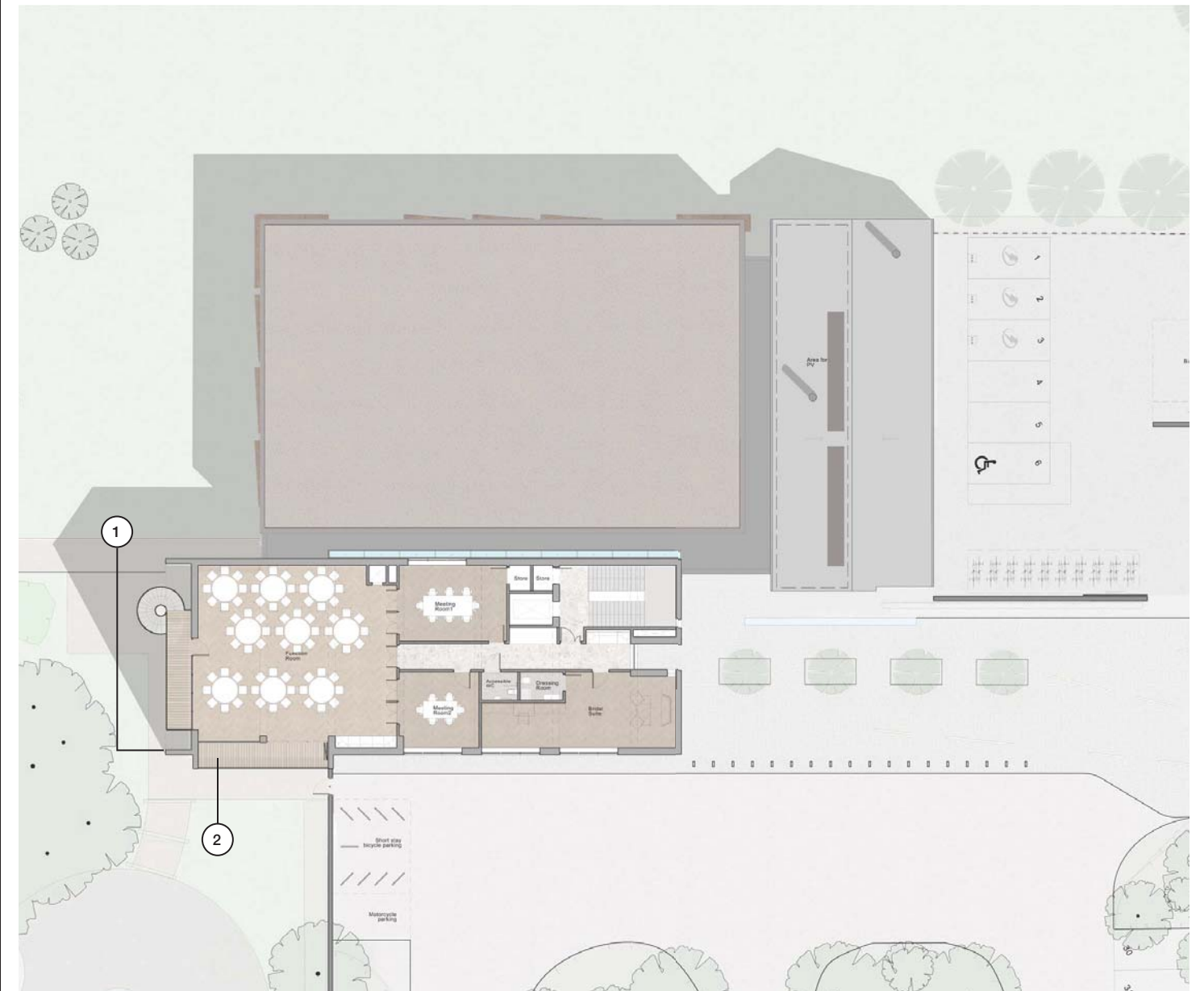


New Proposed First Floor Plan

The wraparound balcony has been split into two separate balconies on the west and south elevations of the Front of House building.

This hasn't affected the internal area of the proposal.

1. Introduction of a wall to close off the gable end of the Front of House building.
2. Wraparound balcony split into two separate balconies on the west and south elevations.



3.7 Response to Statutory Consultees Roof Plan

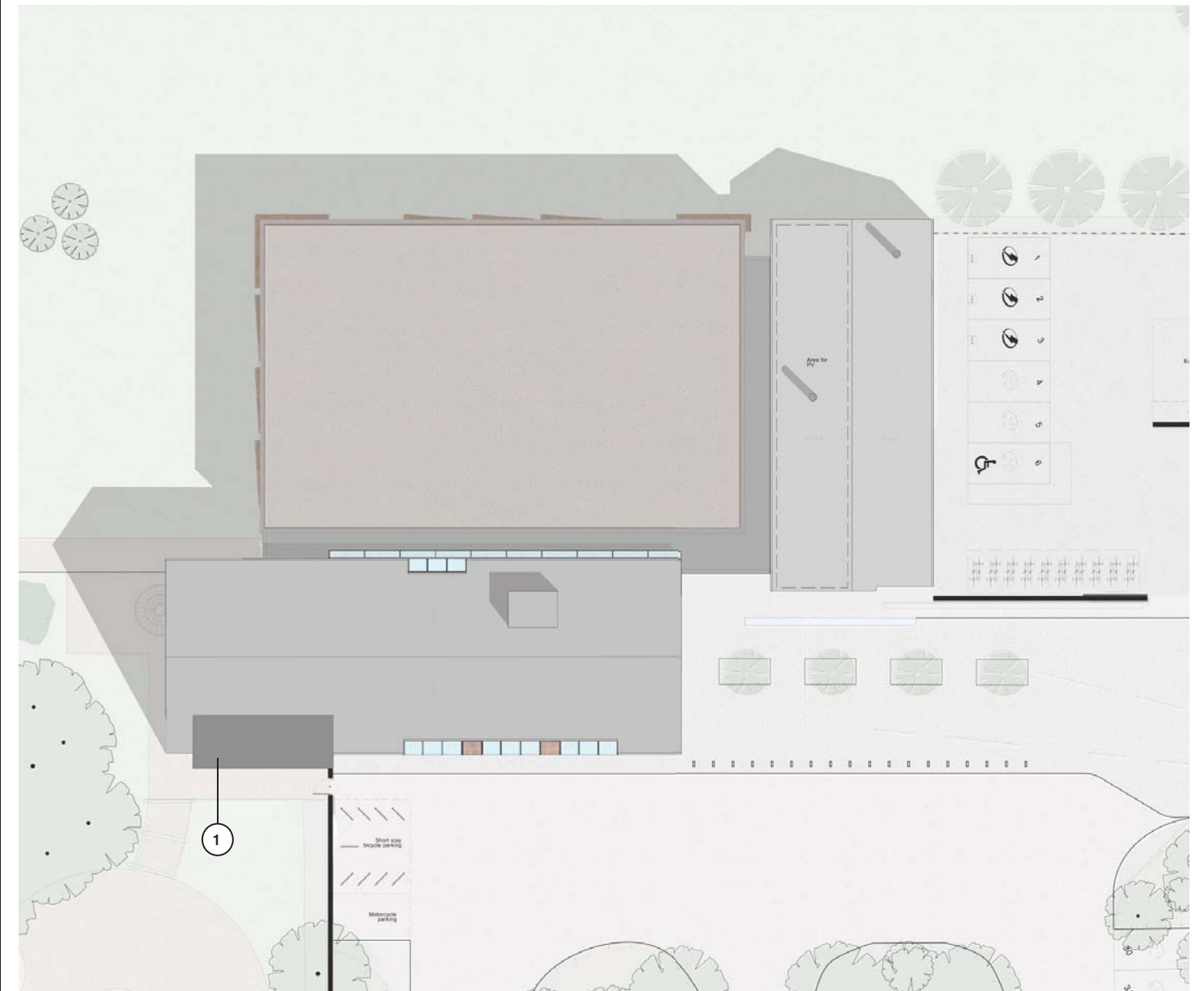
Current Proposed Roof Plan



New Proposed Roof Plan

The gable end of the Front of House building has been brought down to ground, emphasizing the barn typology.

1. Wraparound balcony replaced with a dormer type projecting balcony.



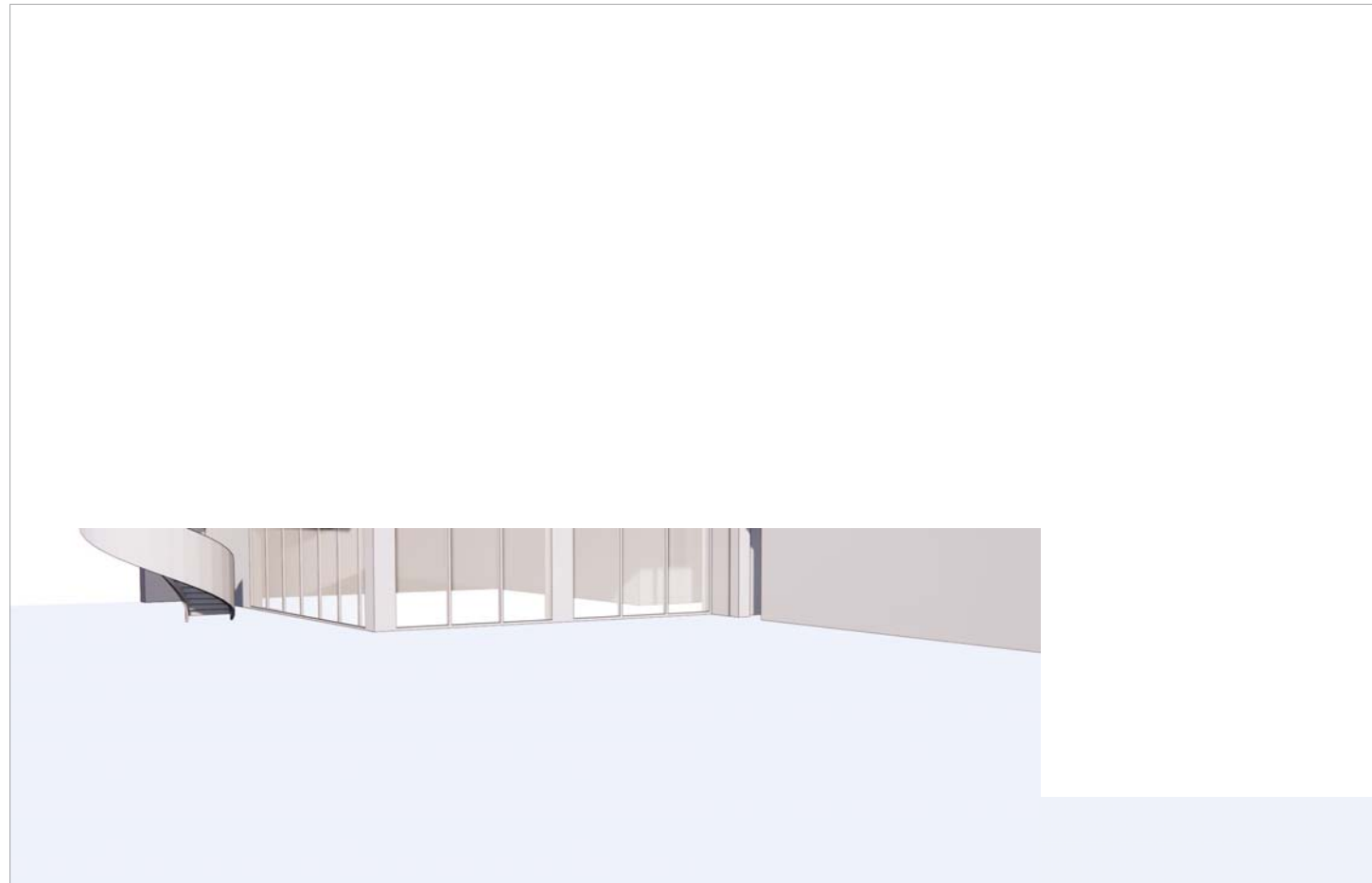
3.8 Response to Statutory Consultees

Building Model

The new proposed massing model (shown on the right) shows the incorporated design changes, predominantly to the south west corner of the Front of House building.

The two images below illustrate the proposed amendment to the south western corner of the building.

Current Proposed Visual



New Proposed Building Model



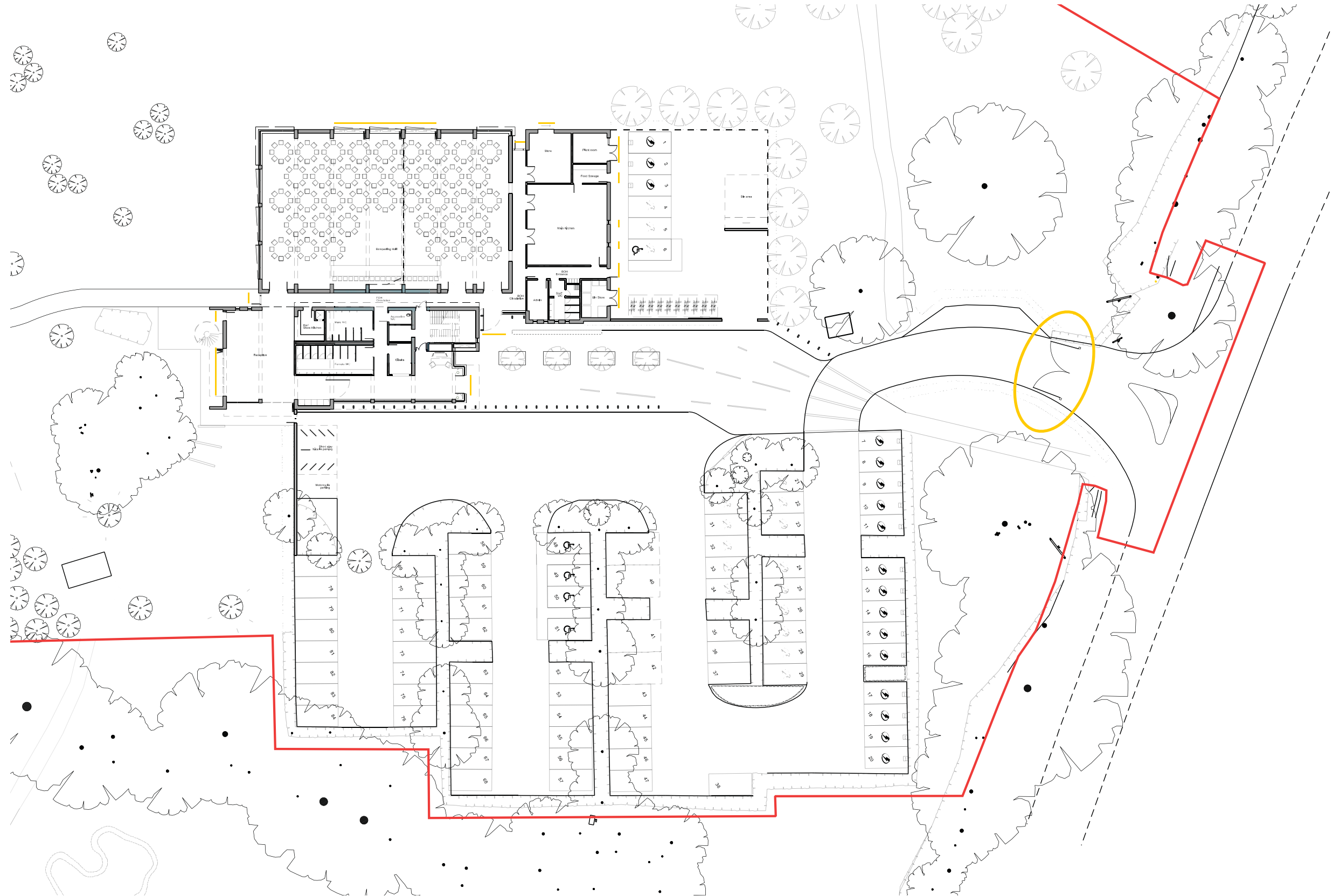
3.9 Response to Statutory Consultees

Security

Security

We have consulted with Danny McPhail, Design Out Crime Officer of the Metropolitan Police Service, on 19 October 2020. Some of the elements discussed are shown on the adjacent plan including the external ground floor openings, as well as the gate to the site entrance.

The client's own set of security requirements will be discussed and included into the detailed design.



1. Proposed Site and Building Plan

3.10 Response to Statutory Consultees

Accessibility

Site Accessibility

The GLA requested further details in respect of accessibility around the site.

The building forecourt has level access and Part M compliant car parking spaces which are located in close proximity to the main entrance. The back of house yard includes dedicated staff car and cycle parking which includes a disabled car parking bay as well as an enlarged bicycle space.

The Secret Garden is considered an extension to the reception area at ground floor and as such level access between the two is included.

The landscaped gardens will be laid level as much as the existing site topography and existing change in level from North to South allow. The landscaping generally has been designed to include access on paths and along the processional route from site entry point to pagoda. The path will be suitable for wheelchair users, albeit will follow the existing undulation of the landscape.

Accessibility

The building has been designed in accordance with Part M of the Building Regulations. The main stairs will be ambulant accessible and the lift will enable first floor access whilst the thresholds to external doors will ensure level access to the outside.

A Part M compliant WC is provided on the Ground Floor, as well as on the First Floor.



Key

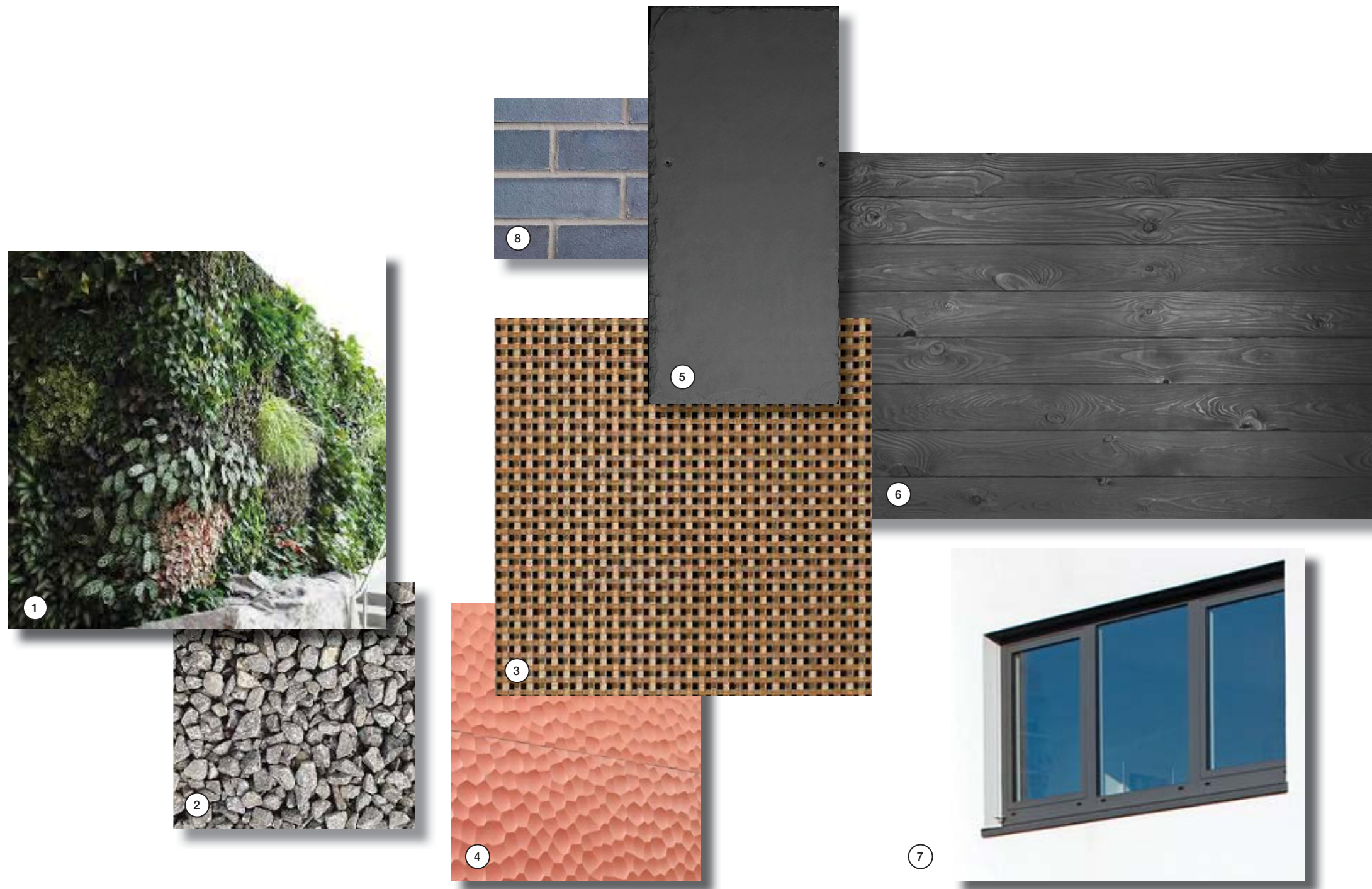
1. Disabled car parking bays
2. Secret Garden
3. Garden path to pagoda

3.11 Response to Statutory Consultees

Natural Materials

Revised Material Palette

- 1. Living Wall
- 2. Gravel
- 3. Accent Material woven metal mesh
- 4. Metallic-effect cladding
- 5. Slate cladding
- 6. Blackened timber
- 7. Anodised metal framing
- 8. Grey/Blue brick



3.12 Response to Statutory Consultees

Proposed Elevations

The following pages contain updated elevations and bay studies.

The New Banqueting Facility comprises three buildings; Front of House building, Banqueting Hall and Back of House building.

The three buildings are identifiable in plan and elevation. The buildings share the same design principles and material selection leading to the cohesive design visible in the elevation design and throughout.

Proposed North Elevation



Proposed West Elevation



3.13 Response to Statutory Consultees

Proposed Elevations

Proposed South Elevation

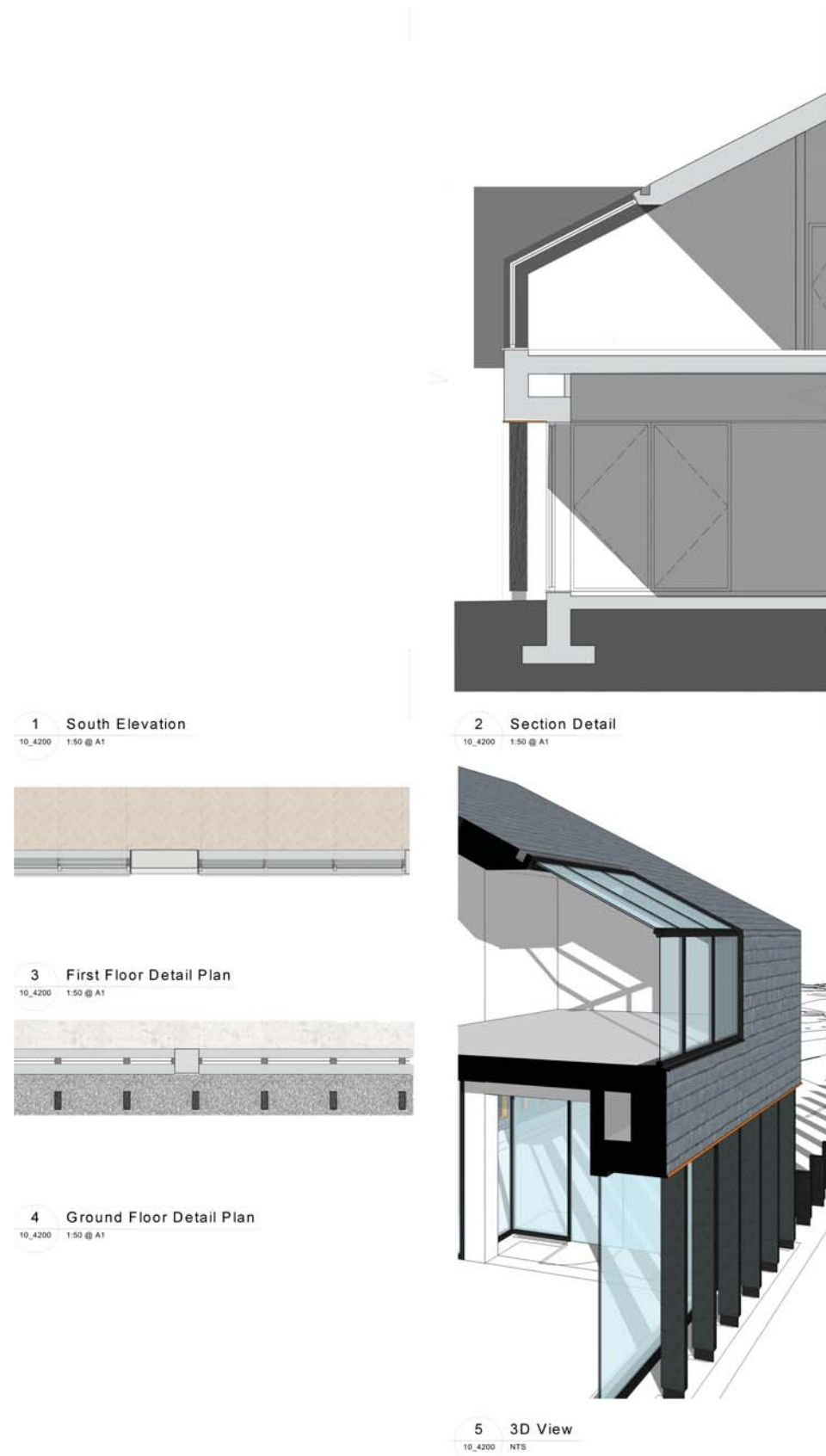


Proposed East Elevation

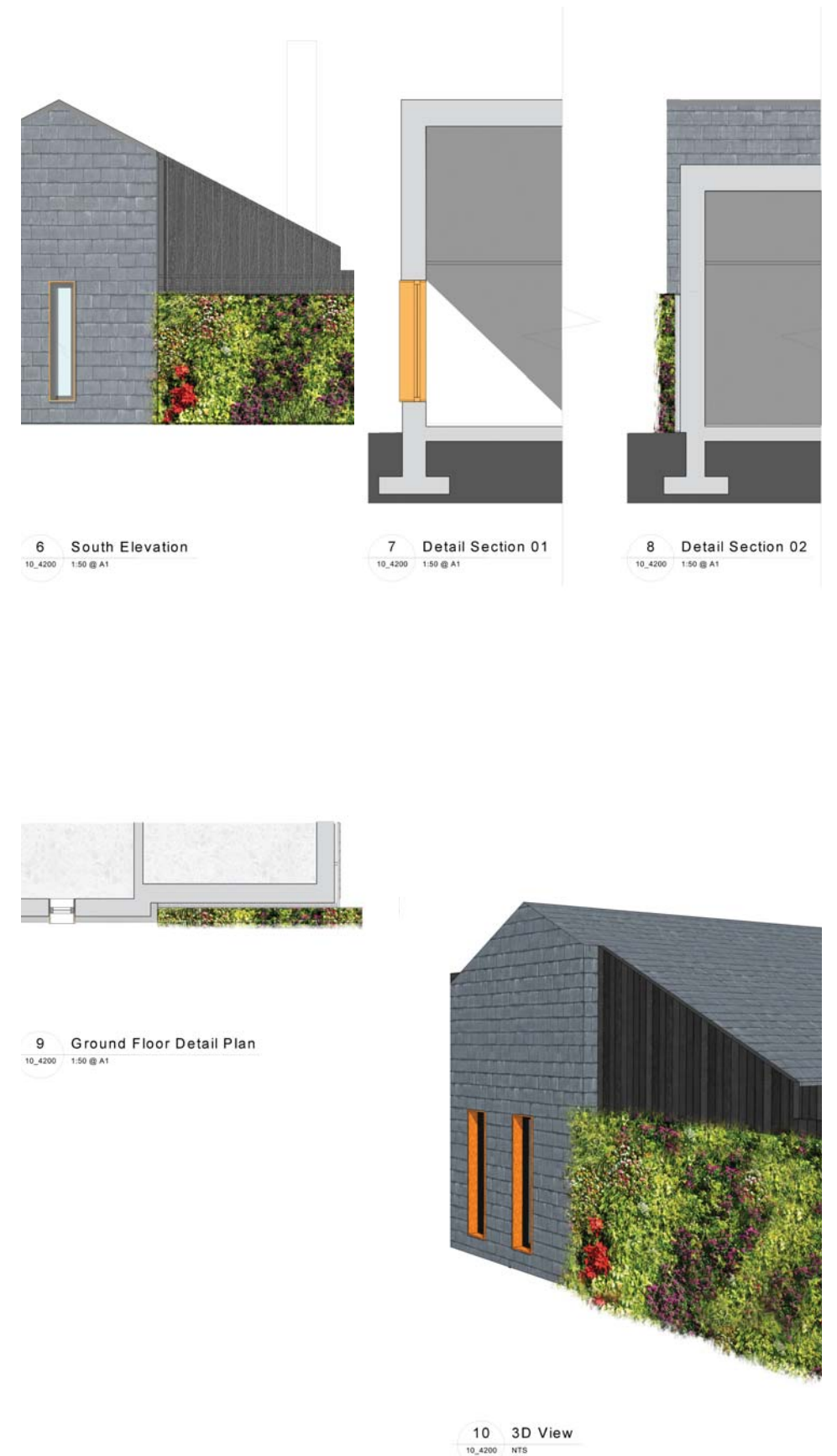


3.14 Response to Statutory Consultees Bay Studies

Bay Study 1 taken at the South Elevation illustrates the junctions at ground and first floor. The glazing framing at ground and first floor aligns with the timber fins which help to provide shade.

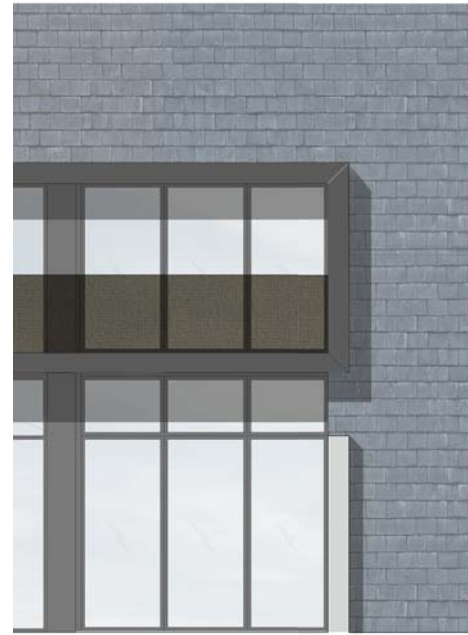


Bay Study 2 taken at the South Elevation shows the glazing with accent material in relationship to the green wall and grey slate as well as the timber cladding on the Back of House building.

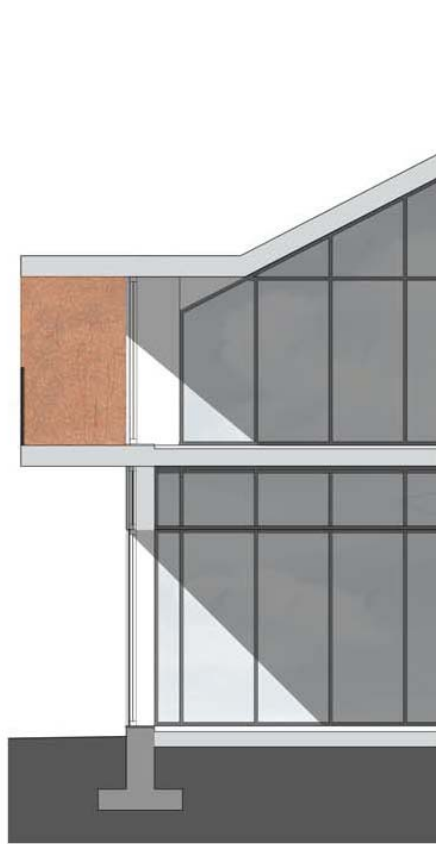


3.15 Response to Statutory Consultees Bay Studies

Bay Study 3 taken at the South Elevation illustrates the external balcony at first floor level. The warm accent cladding material is wrapped around the internal face of the balcony. It provides a colourful backdrop to the balcony but is barely visible in elevation.



1 South Elevation
10_4201 1:50 @ A1



2 Detail Section
10_4201 1:50 @ A1



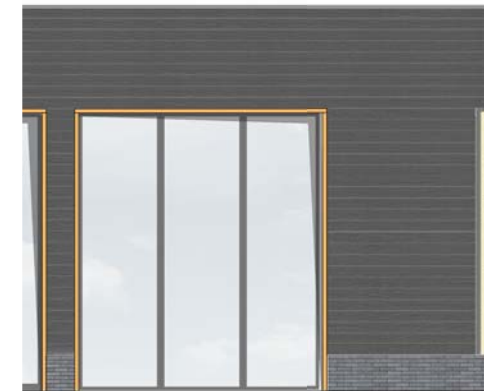
3 First Floor Detail Plan
10_4201 1:50 @ A1



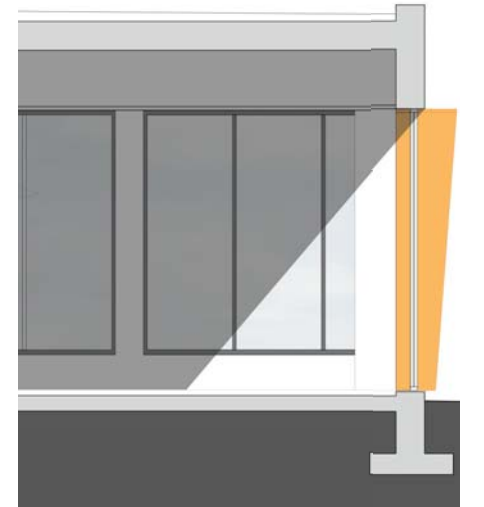
4 Ground Floor Detail Plan
10_4201 1:50 @ A1



Bay Study 4 taken at the North Elevation shows the glazing and metal fins. The glazed doors will provide access onto the terrace and garden area whilst the fins are set out to provide shade from the westerly sun. The accent colour of the fins compliments the material selection.



6 North Elevation
10_4201 1:50 @ A1



8 Detail Section
10_4201 1:50 @ A1



7 Ground Floor Detail Plan
10_4201 1:50 @ A1



9 3D View
10_4201 NTS

4.0 Selected Architectural Drawings

4.1 Selected Architectural Drawings

Proposed Site Plan



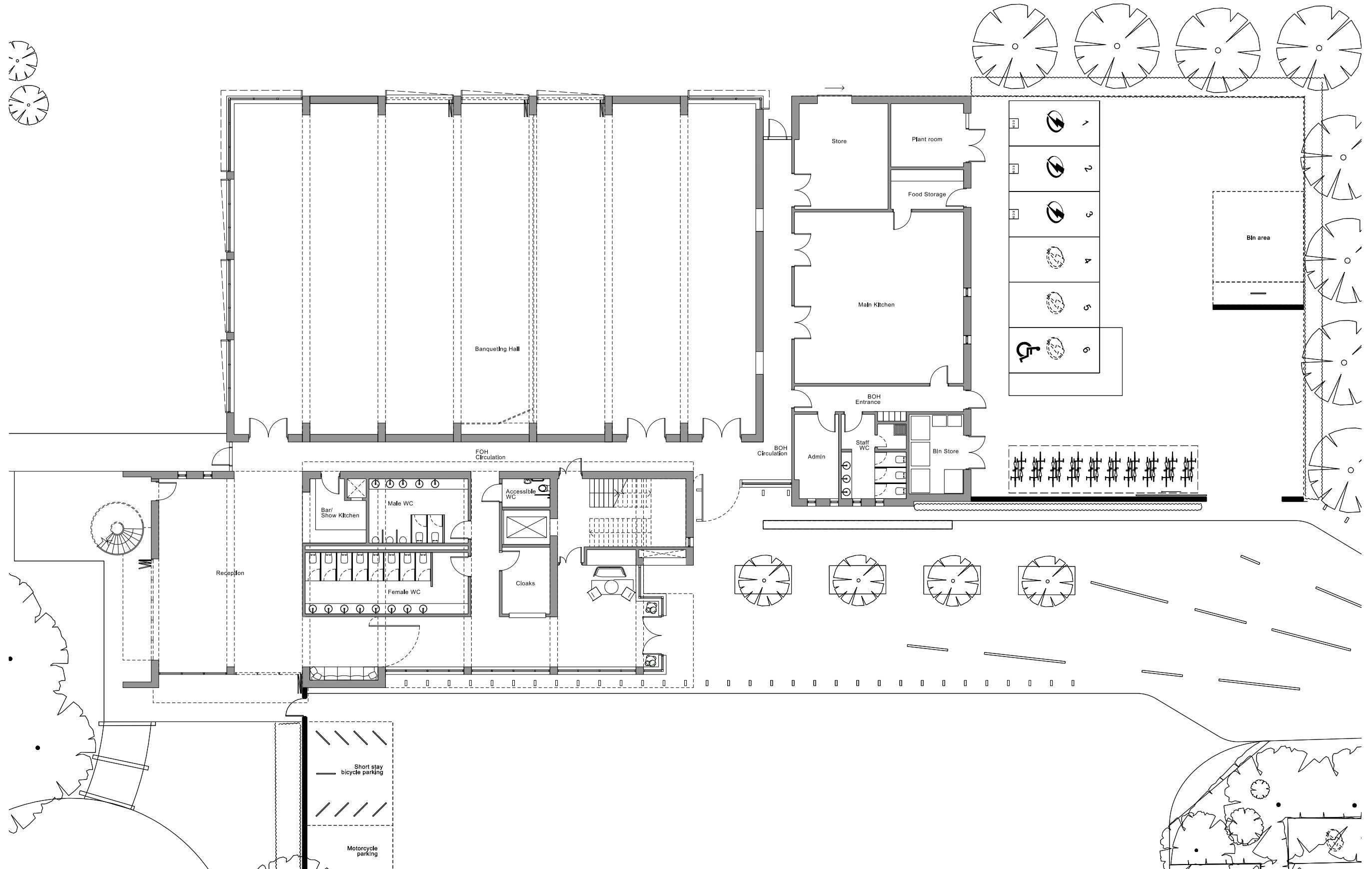
4.2 Selected Architectural Drawings

Proposed Site Plan



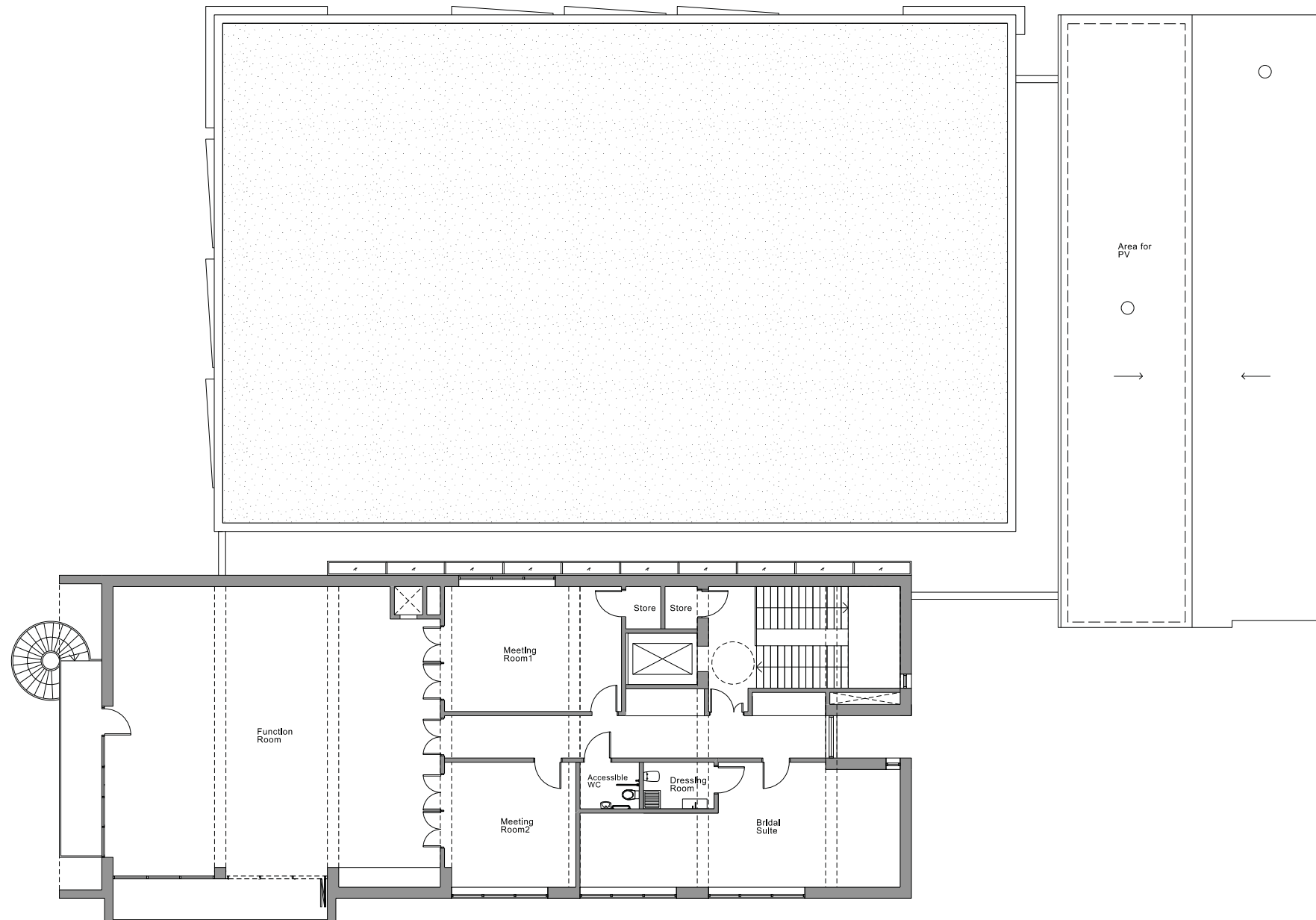
4.3 Selected Architectural Drawings

Proposed Ground Floor Plan



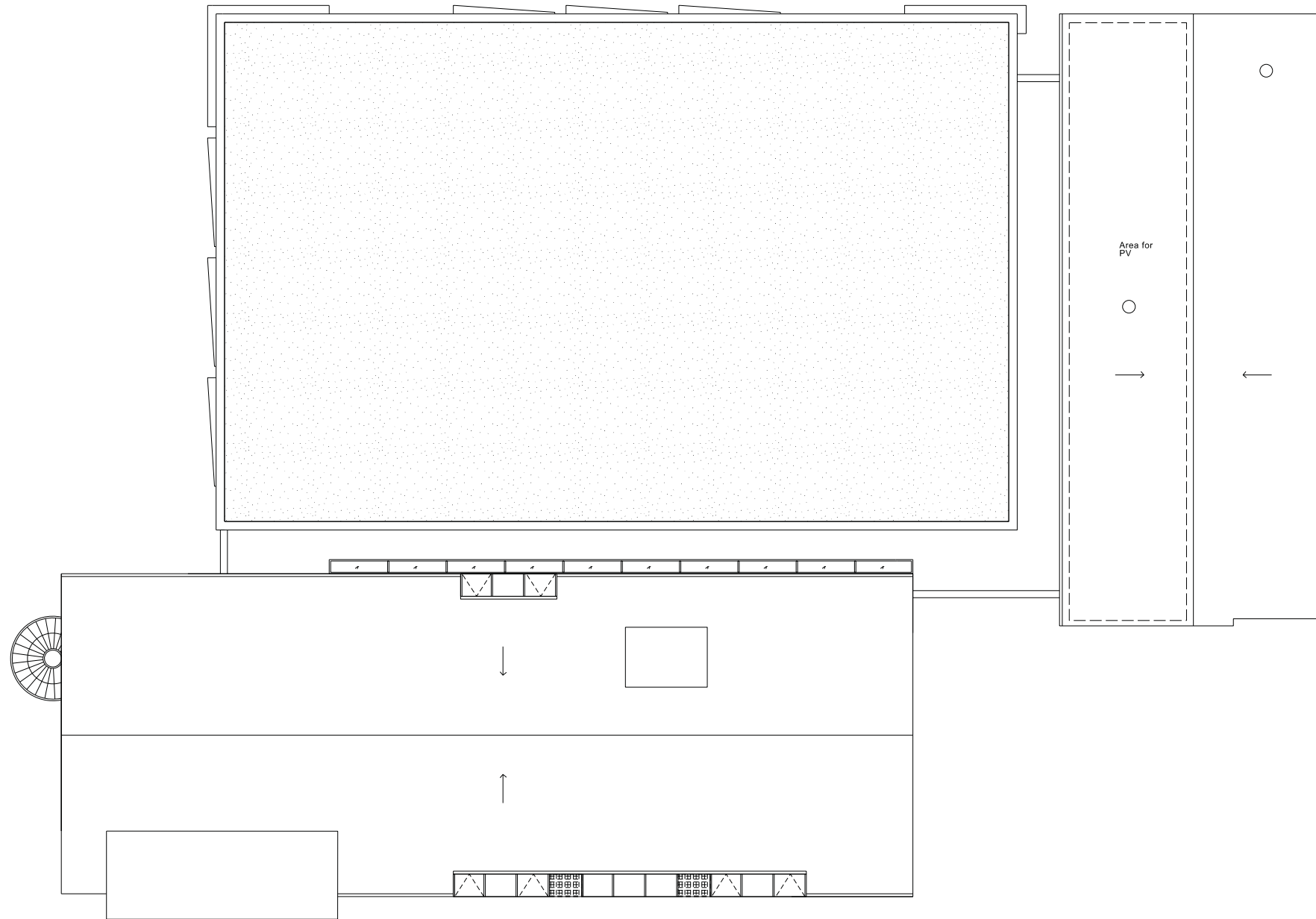
4.4 Selected Architectural Drawings

Proposed First Floor Plan

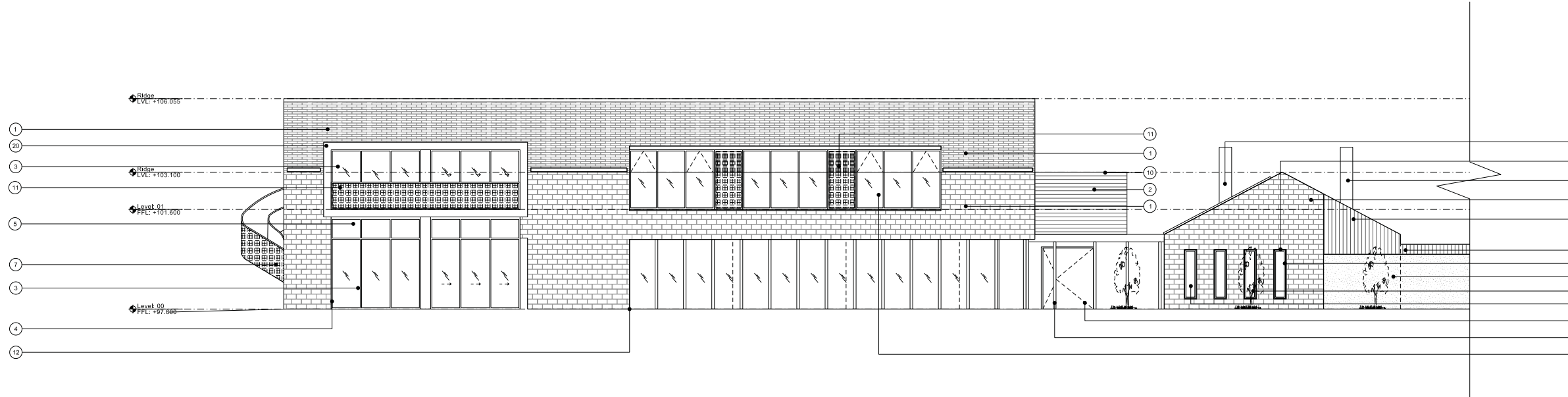


4.5 Selected Architectural Drawings

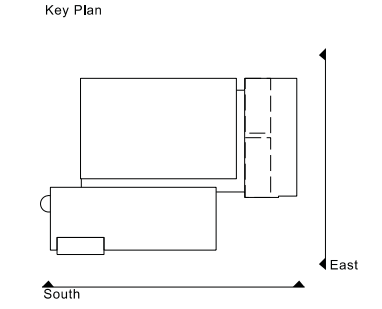
Proposed Roof Plan



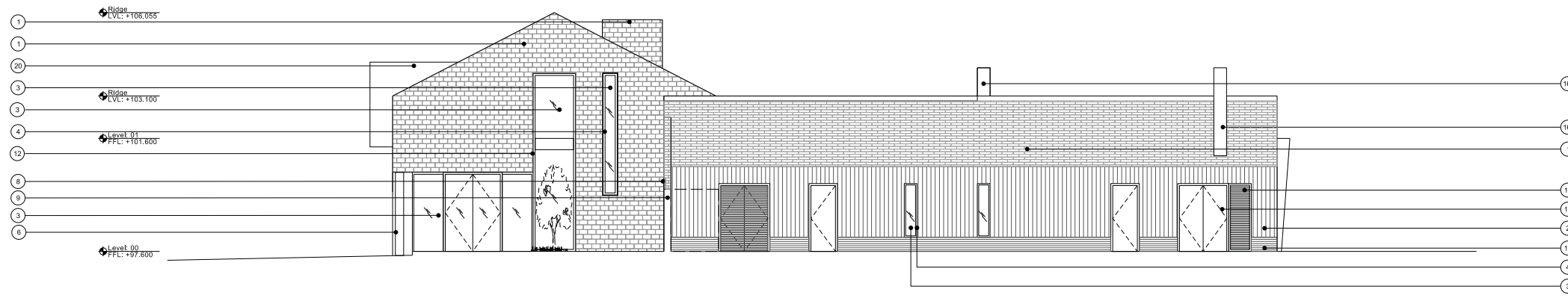
4.6 Selected Architectural Drawings Proposed Elevations



1 South Elevation
04_2200 1:100 @ A1

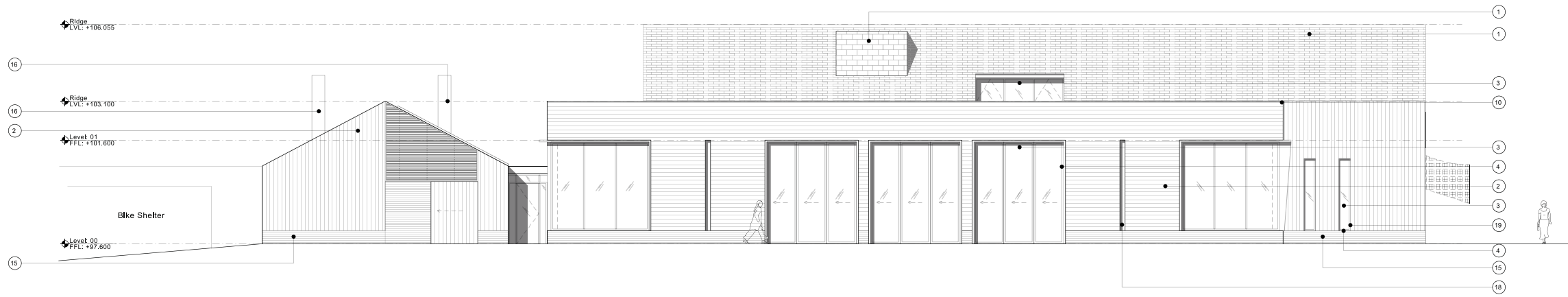


- Materials Key
- 1 Slate cladding / roofing
 - 2 Blackened timber cladding
 - 3 Glazing / Obscured glazing
 - 4 Black anodized framing
 - 5 Back-painted glass
 - 6 Blackened timber fins
 - 7 Painted metal staircase with mesh balustrade
 - 8 Timber fencing
 - 9 Green Wall
 - 10 PPC Flashing
 - 11 Mesh 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

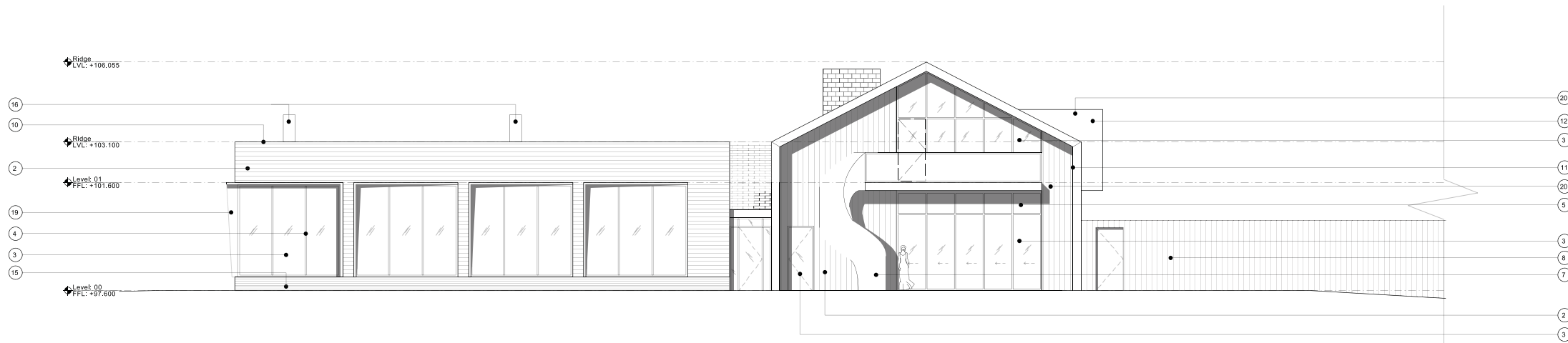


2 East Elevation
04_2200 1:100 @ A1

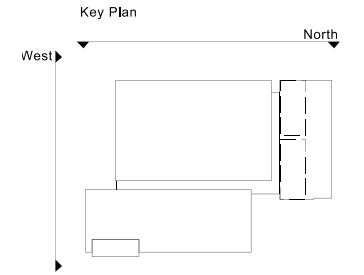
4.7 Selected Architectural Drawings Proposed Elevations



1 North Elevation
04_2201 1:100 @ A1



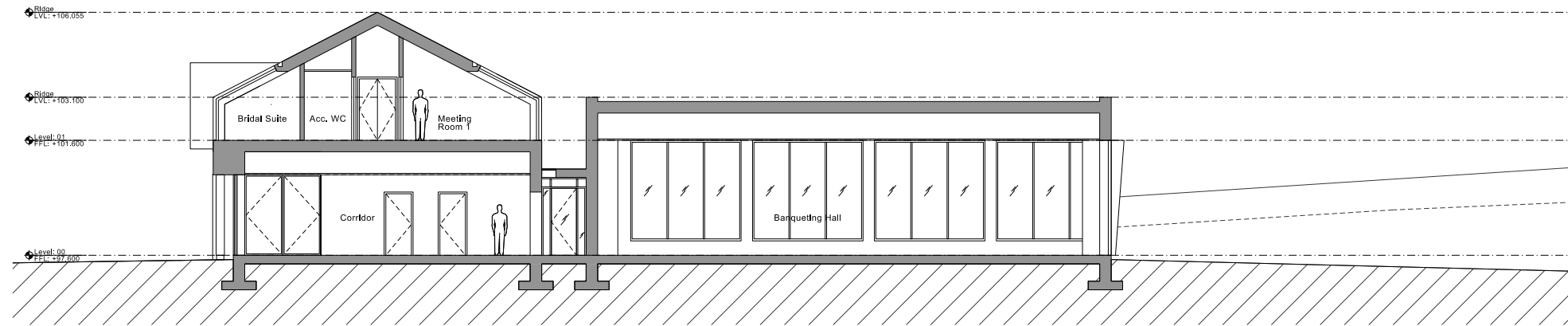
2 West Elevation
04_2201 1:100 @ A1



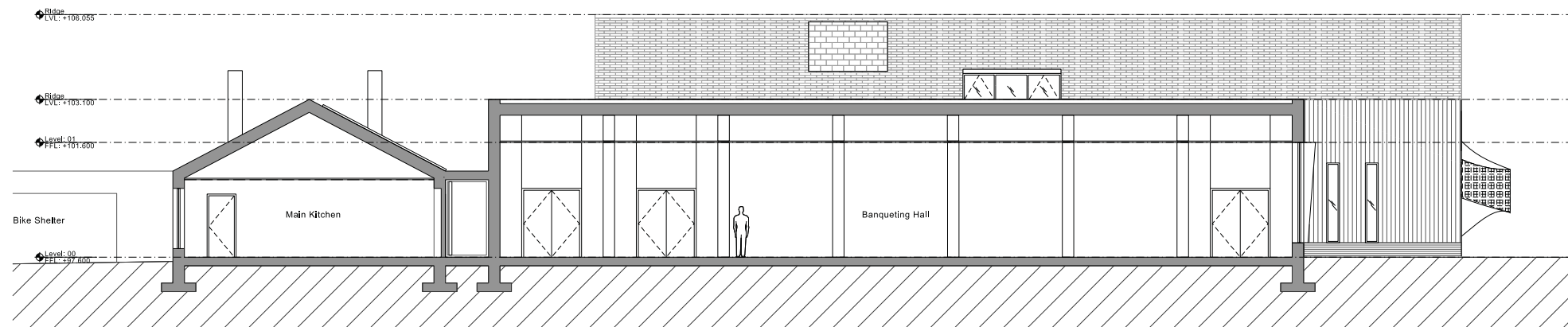
- Materials Key
- 1 Slate cladding / roofing
 - 2 Blackened timber cladding
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 - 17 Timber door
 - 18 External lighting
 - 19 PPC Flashing trims
 - 20 Black metal sheeting

4.8 Selected Architectural Drawings

Proposed Sections



1 Section AA
05_2200 1:100 @ A1



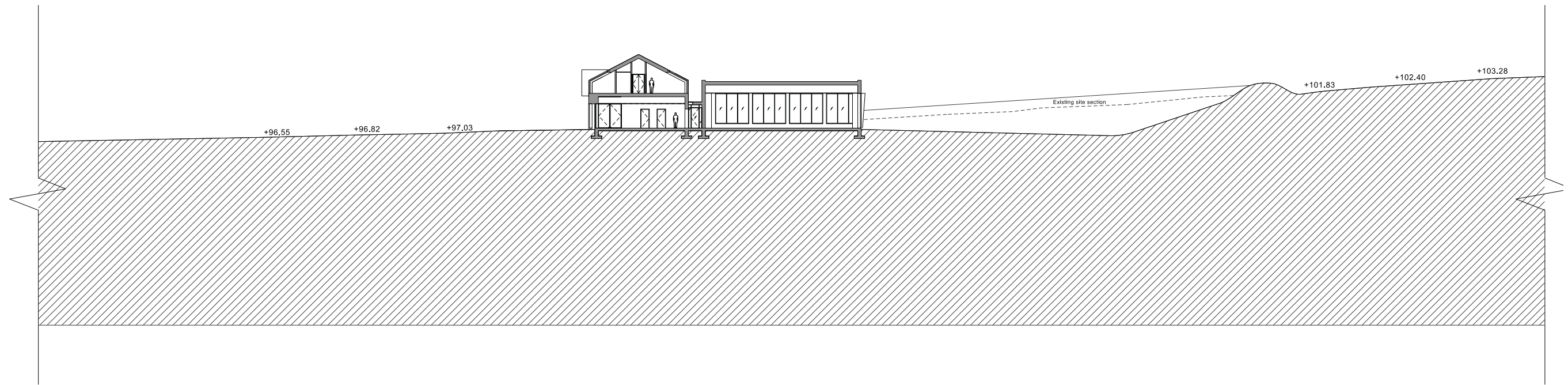
2 Section BB
05_2200 1:100 @ A1



3 Section CC
05_2200 1:100 @ A1

4.9 Selected Architectural Drawings

Proposed Site Section



We listen
We question
We think
We design
We deliver

5plus