

3.4 Existing Drawings

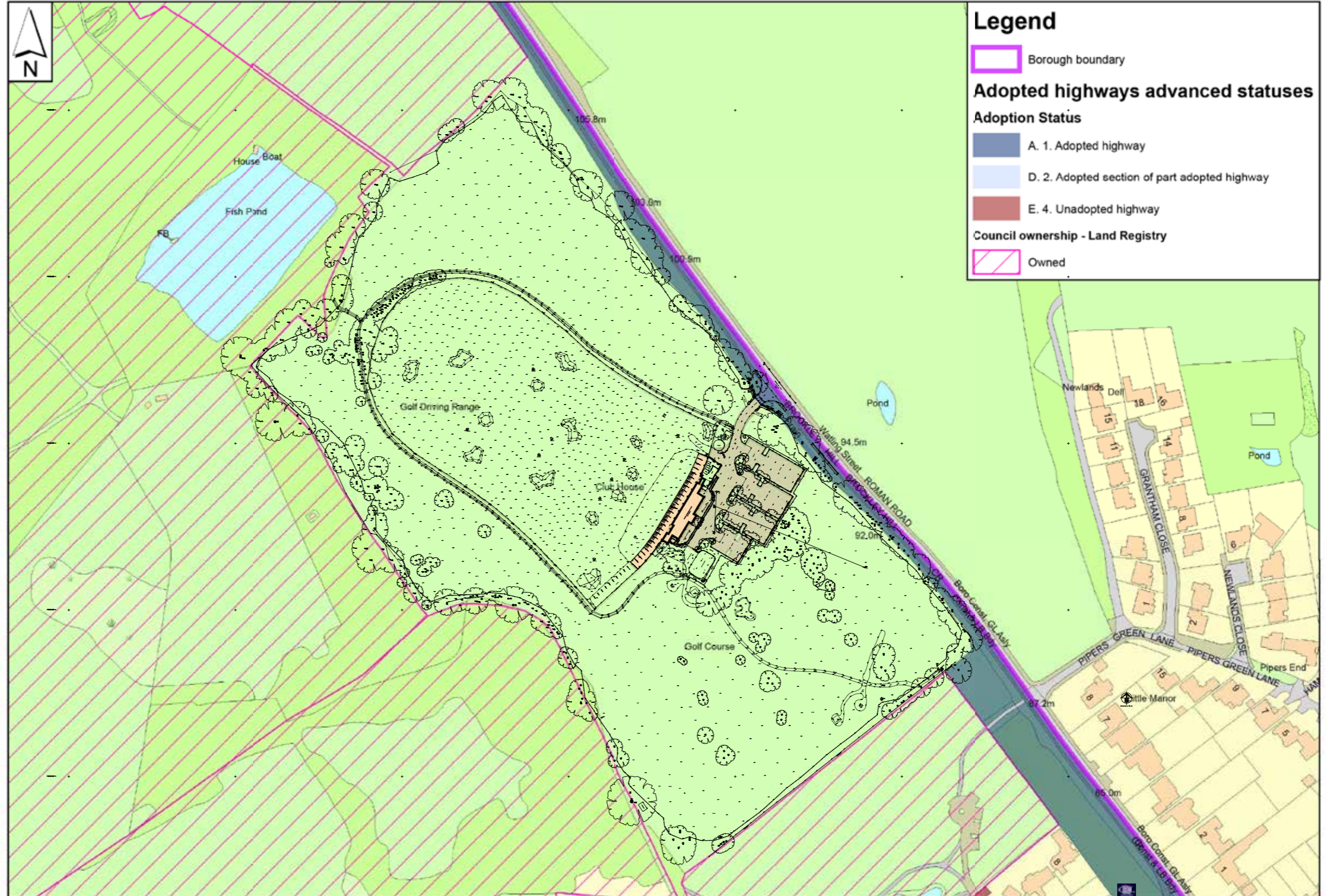
Topographical Survey and Adopted Highways

Survey information by CSL Surveys (Stevenage) Ltd, received 5th December 2019. Drawing: 22219RB_TOPO-2D_F0.

This and the Topographical Survey has been overlaid onto the 'Adopted Highways Plan' as provided by Transport Consultants EAS.

As can be seen, the access from Brockley Hill can be made directly onto the site without the need for any third party land. Any adjustments to the vehicle entrance to facilitate better pedestrian and vehicle access will require minor modifications to the highway.

Brockley Hill Adoption Status



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3.5 Site Analysis

Local Domestic Vernacular

A review of the local vernacular has been undertaken to establish the most appropriate form for the building. As can be seen, there is a prevalence of pitched roofs and gable ends. This vernacular is not dissimilar to the existing building on site shown earlier.

In terms of materiality there is a large existing palette of materials used, ranging from brick and slate / tile to render, stone and timber cladding.

Images

1. Julius Caesar Way
2. Pipers Green Lane
3. Brockley Hill
4. Brockley Hill
5. The Stables, Allum Lane, Elstree
6. Pipers Green Lane

Interpretation of materials applied to buildings in proximity to the site

7. Brick of varying shades used to provide external wall cladding at low level plinth or throughout.
8. Stone cladding applied in key locations as part of the main building or surrounding low level walls.
9. Uniform Timber cladding.
10. Timber cladding varying shades of colour and texture.
11. Render panels in selective areas providing crisp corners and detailing.
12. Render panels with texture.
13. Ceramic roof tiles in varying shades.
14. Slate roof tiles in varying size and form.
15. Metal window frame



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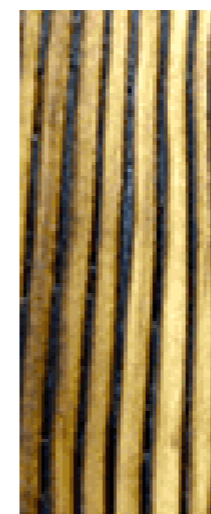
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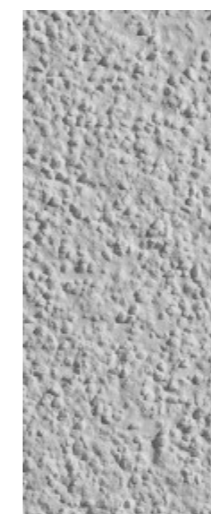
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4.0 Design Development and Consultation

4.1 Design Development and Consultation

The client's initial direction was to replicate the existing spaces that they have in central Harrow. We visited and reviewed the existing building, and compiled a space schedule as a starting point for the brief. In terms of modification the existing spaces at Premier Banqueting work well, but the entrance foyer and reception is too small, the kitchen areas too small, and there are too many toilets. Taking this on board we reviewed the process and flow and developed some initial ideas. The spaces should allow the people using the building to modify the internal spaces to adapt to their themes and culture. As designers we were struck by the colourful nature of the events. This is paired with the location of the new building in the Green Belt, with an envelope requiring a natural and harmonious feel. The un-quarried gemstone is the perfect metaphor.

Having reviewed the programme, and looked at agricultural barn style precedents, we have undertaken a number of Pre-application reviews with Harrow Council, presented to Harrow's Design Review Panel, and also to the GLA.

The scheme has also been presented to Local Ward Councillors on 24th August 2020.

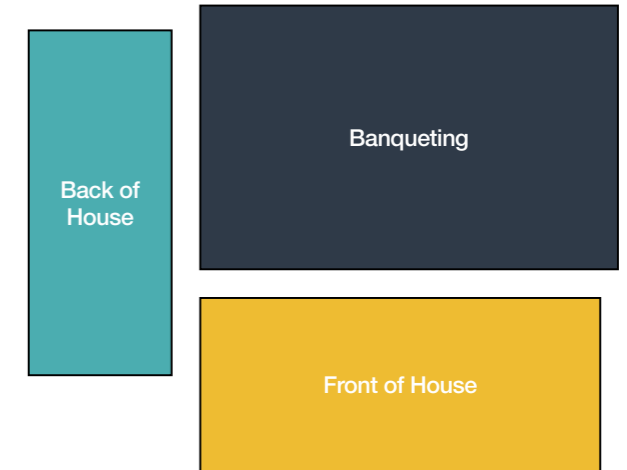
This chapter documents the evolution of the scheme, documenting the various design decisions and revisions culminating in the final scheme.



1



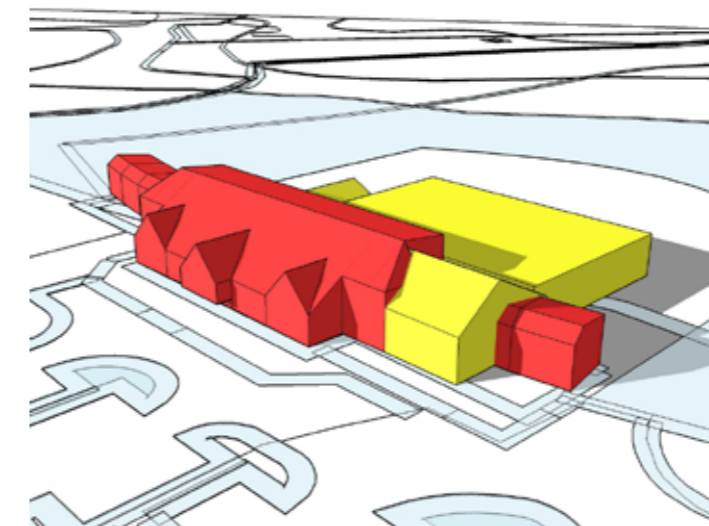
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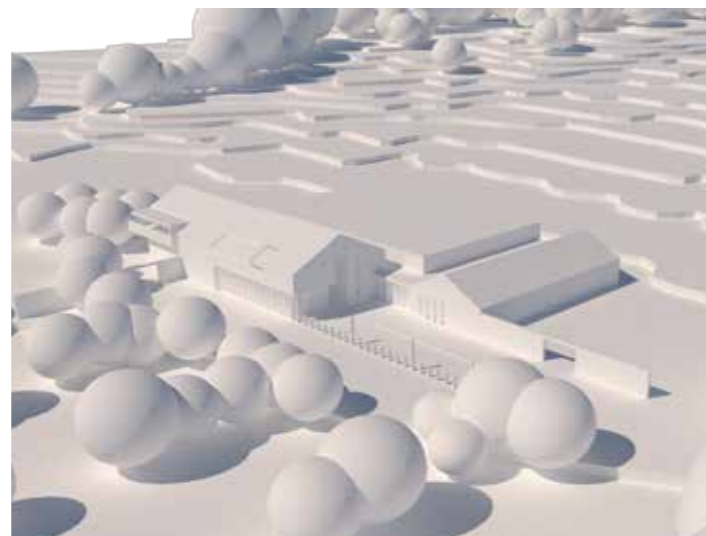
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Images

1. Inspiration - a joyous occasion
2. Concept - Natural on the outside, sparkling on the inside
3. The Arrangement of programme
4. Precedent studies
5. Initial location in yellow
6. Illustrative view at Design Review Panel
7. Massing for GLA Presentation
8. Proposed Entrance
9. Proposed Reception and Secret Garden

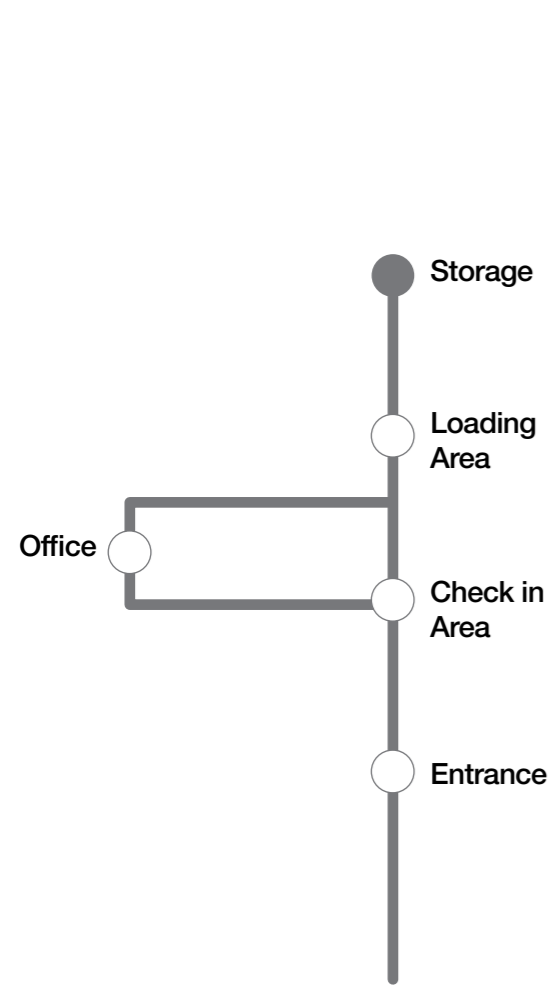
4.2 Design Development and Consultation

Making the Day a success

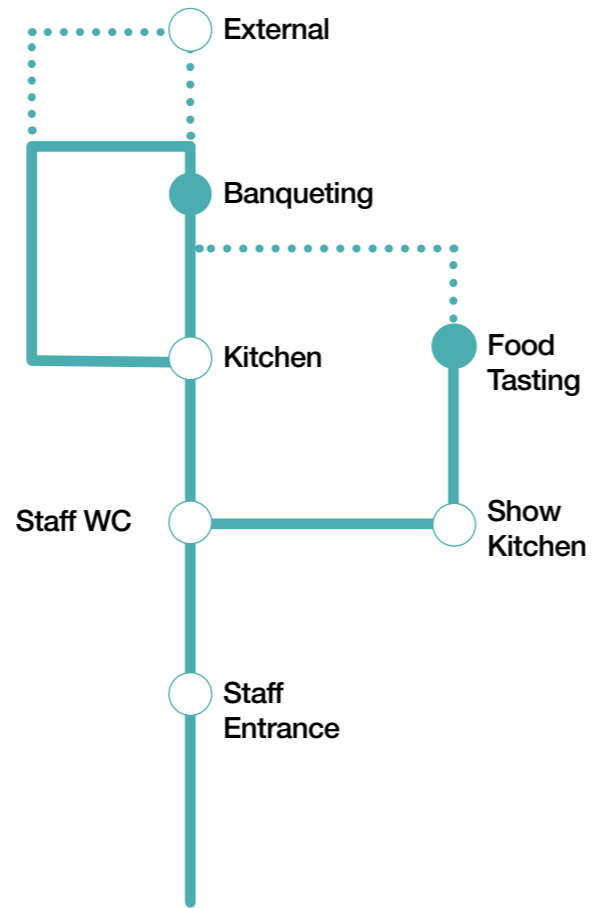
The client has over 15 years experience in organising wedding days for their clients. They understand that for the day to be a success, the organisation behind the scenes must be impeccable. This building type is therefore heavily driven by process and adjacency.

The building programme and spaces will be occupied by different user groups at different times. They will essentially occupy either the Front of House or Back of House spaces. Access to the Front of House and Back of House will be kept separate from each other.

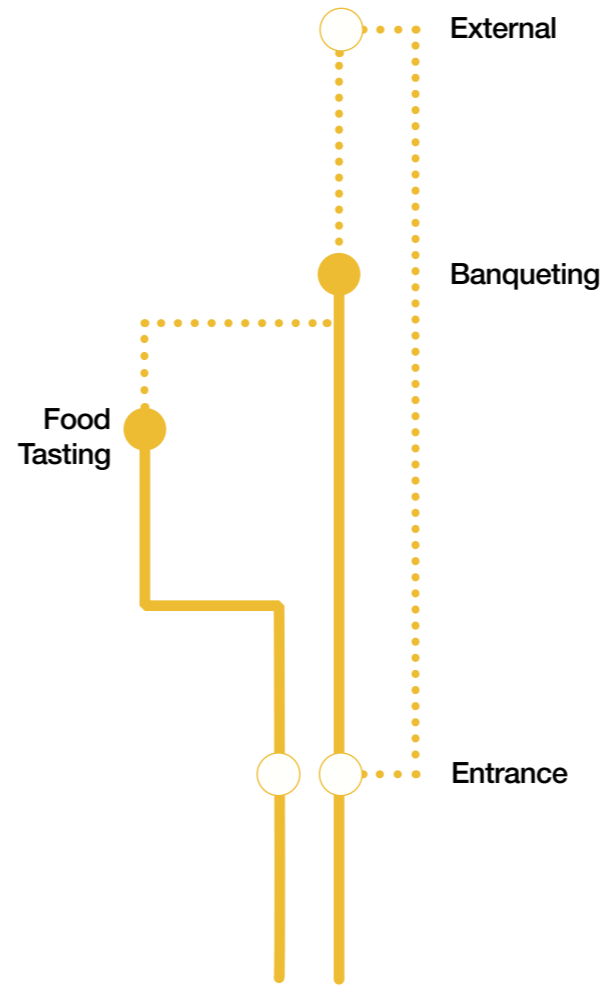
The success of events held in the Front of House and Banqueting area rely on the successful operation of the Back of House activities.



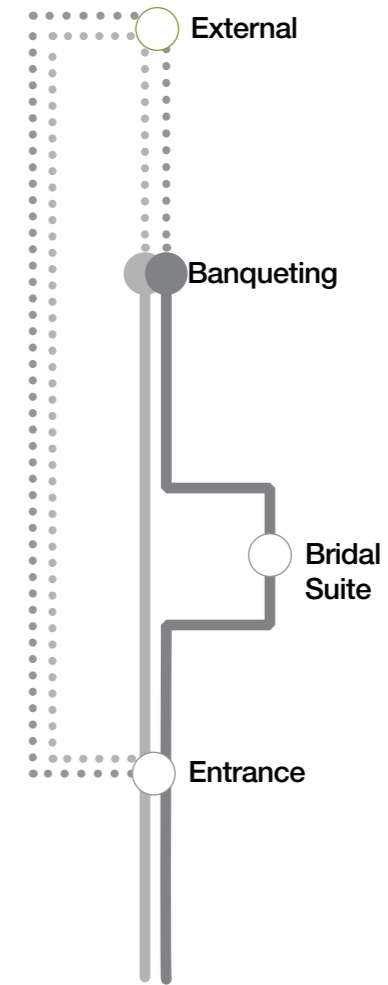
DELIVERY



STAFF



GUEST



HAPPY COUPLE

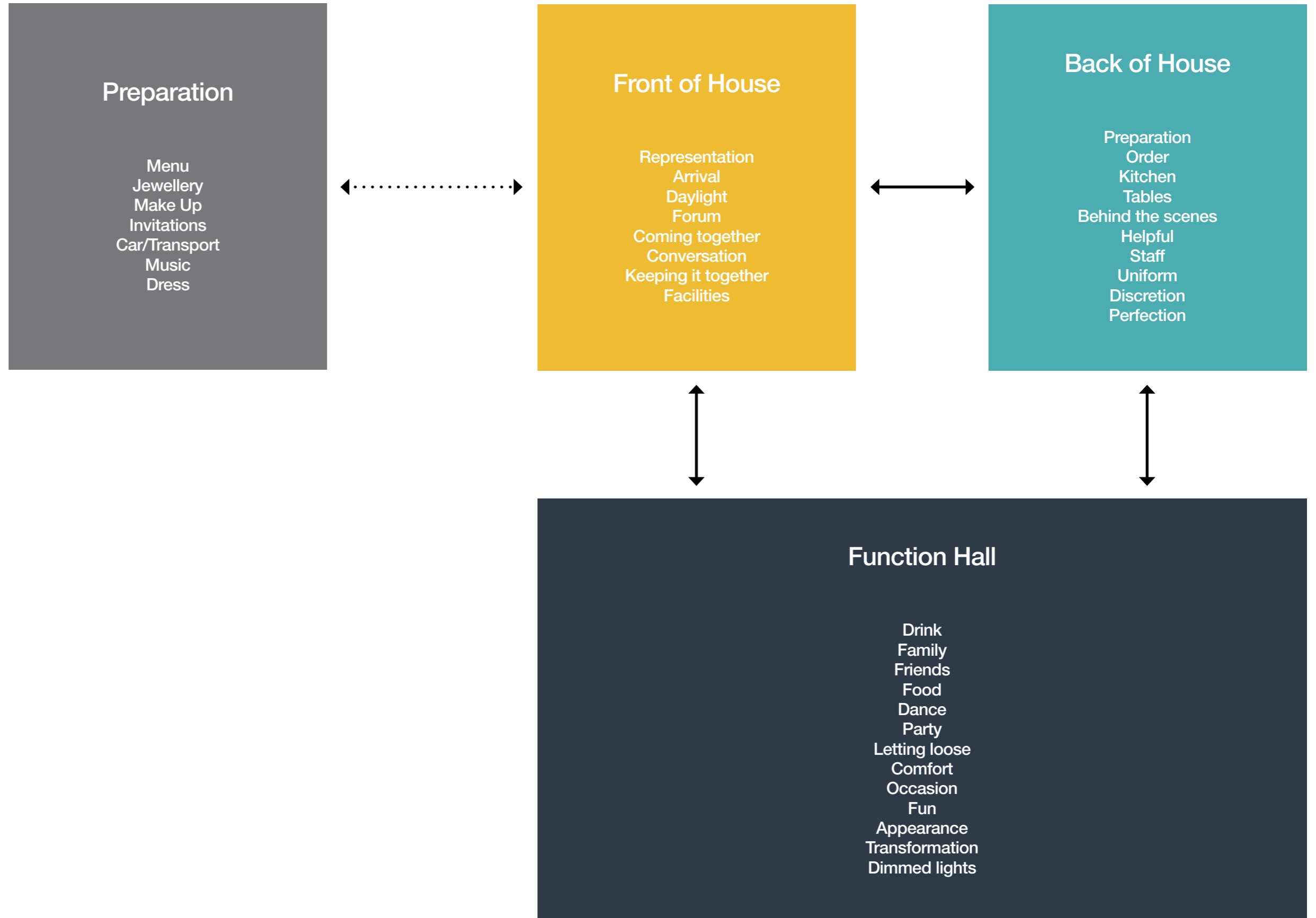
4.3 Design Development and Consultation

Event Compilation

From the outset of the design process, to reflect the flows on the previous page, the three main building functions were considered:

- Function Hall
- Front of House
- Back of House

For any successful event to take place, all three of the above require careful consideration and planning ahead of the event.



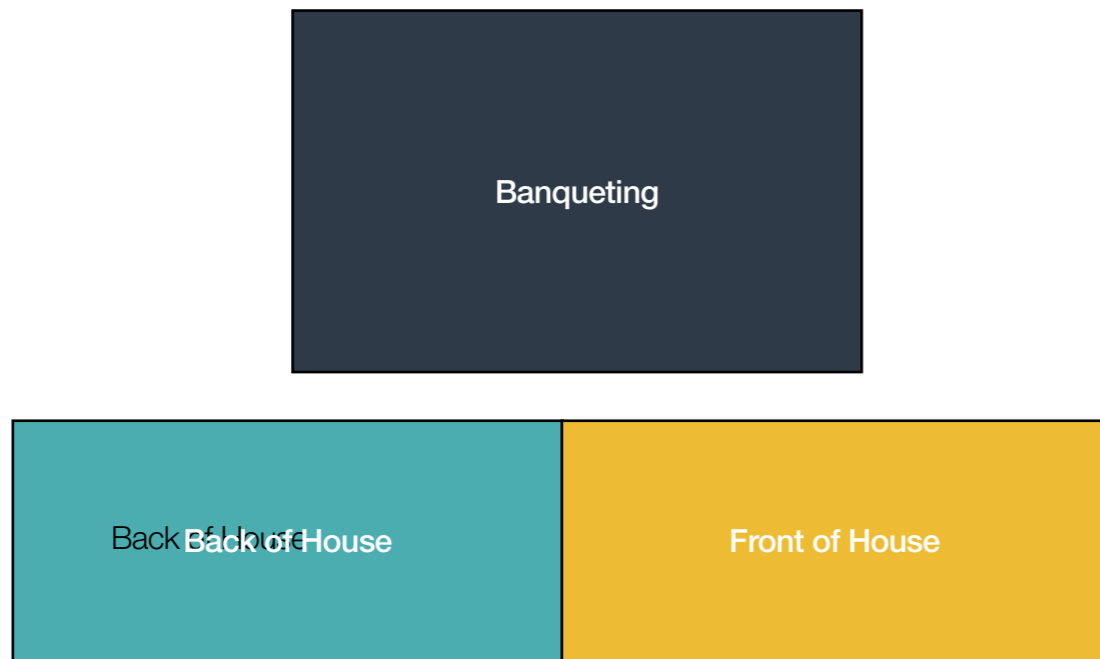
4.4 Design Development and Consultation

Design Evolution

Proposed Linear with Extension

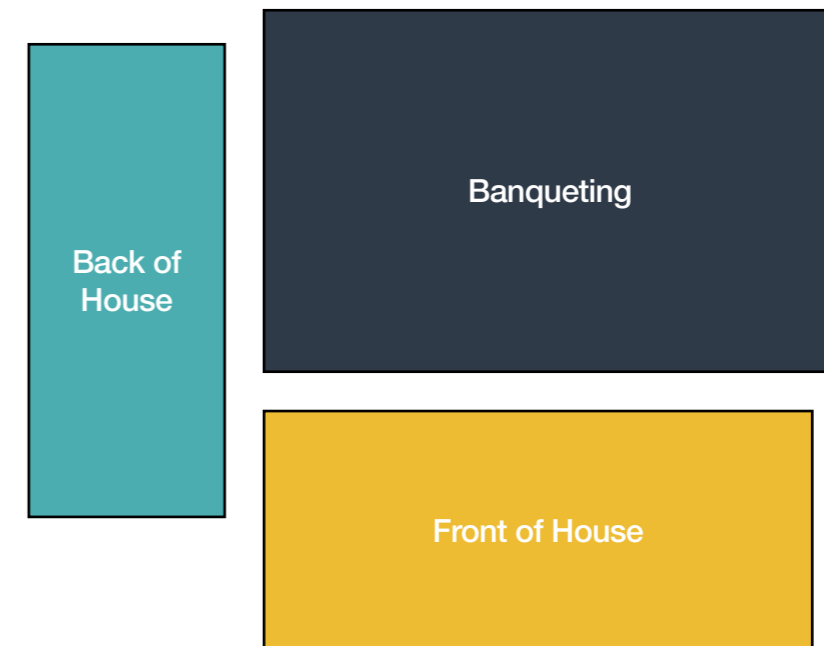
This diagram shows the proportions of the Front of House and Back of House spaces in relation to the Banqueting space.

This relationship would be akin to extending the existing building.



Proposed Building Group

This diagram shows the best relationships between the identified spaces which provides the client with service links required for the successful operation of an event.



4.5 Design Development and Consultation - Initial Proposal at first Pre-Application meeting

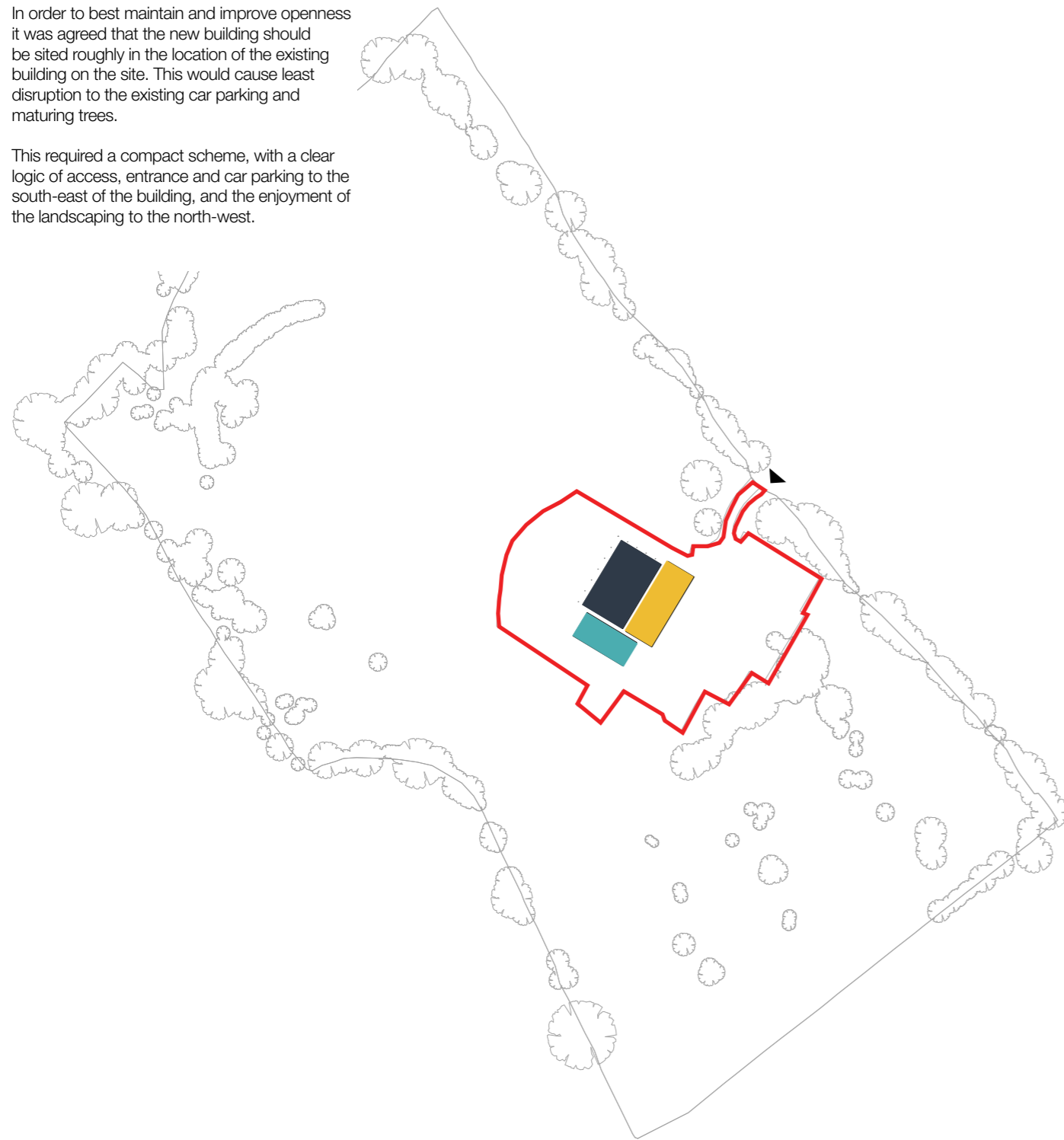
Three Buildings

Initially proposed site plan

The scheme was initially constrained by land ownership. The client had acquired the right to develop within the red line depicted below.

In order to best maintain and improve openness it was agreed that the new building should be sited roughly in the location of the existing building on the site. This would cause least disruption to the existing car parking and maturing trees.

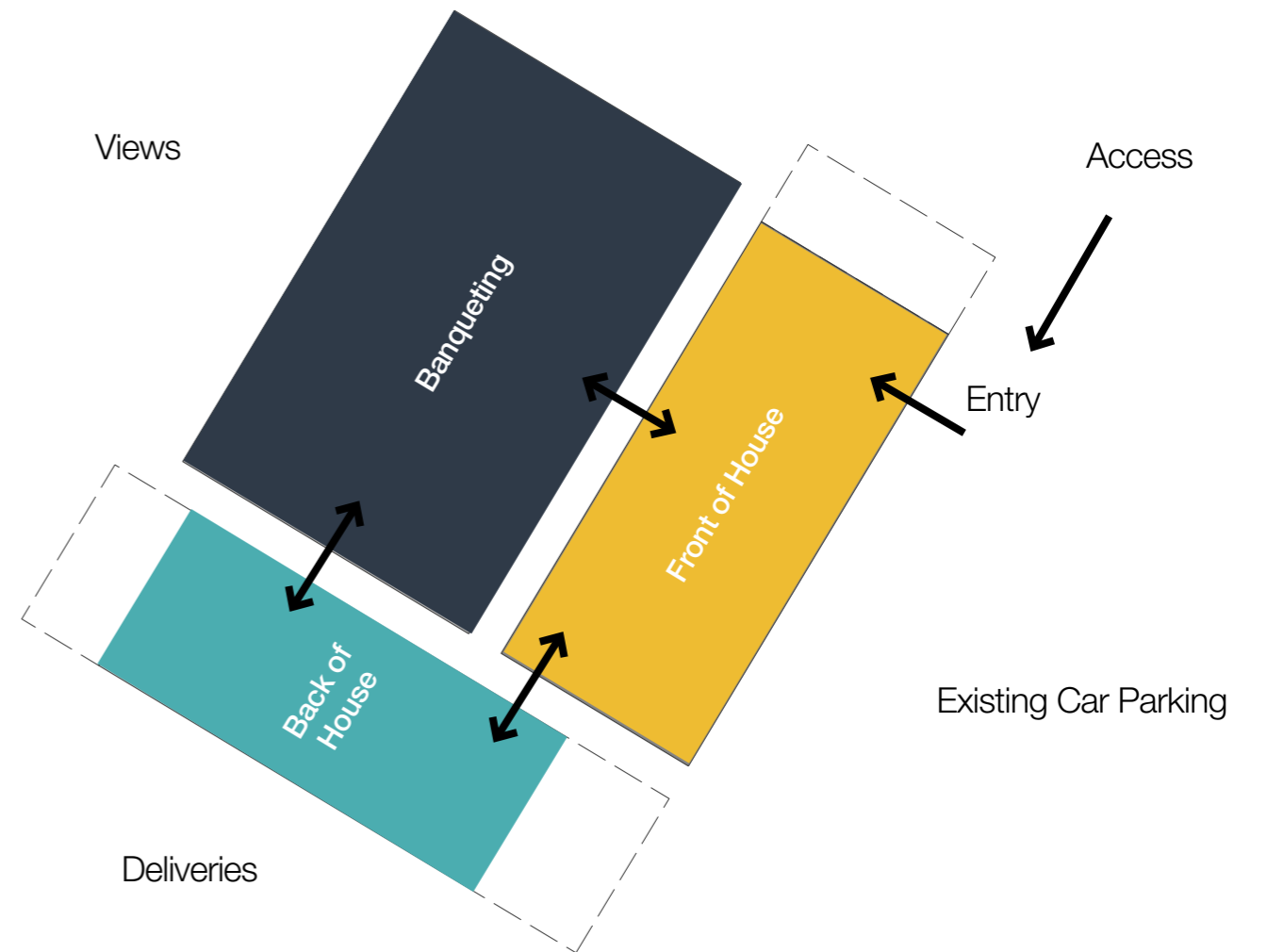
This required a compact scheme, with a clear logic of access, entrance and car parking to the south-east of the building, and the enjoyment of the landscaping to the north-west.



Key
— Original ownership line



Proposed Block Arrangement



4.6 Design Development and Consultation - Initial Proposal at first Pre-Application meeting

Building Footprint Comparison

Initially proposed site plan

The design team were transparent in demonstrating the overlap between the existing and proposed footprint.

It was felt that alignment of the front of the building would be most beneficial visually, with more visual receptor points south of the site. This meant that the building protruded north outside of the land considered previously developed.

In terms of footprint, it is important to keep as many functions as possible on the ground floor. The banqueting, toilets, kitchen and reception areas should all be on the same level to encourage accessibility and movement between the spaces. Only secondary functions such as meeting rooms, the Bridal Suite and Secondary Function Space were located on the upper level.

The footprint therefore had increased from an existing 850 sq.m. to a proposed 1,406 sq.m. This was a 65% increase.

Feedback from the first pre-application meeting was that the footprint should be reduced, and the building moved south east so that it protruded less into undeveloped Greenbelt areas.

Existing and Proposed Site Plan Overlay



Key

— Not proposed planning boundary



4.7 Design Development and Consultation

Comparative Overlay Pre-App 1 and Pre-App 2

Pre-Application 1 – Footprint 65% increase

This overlay shows the existing Golf Club house and the proposed full-size Banqueting Venue as previously presented in Pre-Application 1.

Harrow Council were comfortable with the small reduction in height, but requested the footprint be reduced.

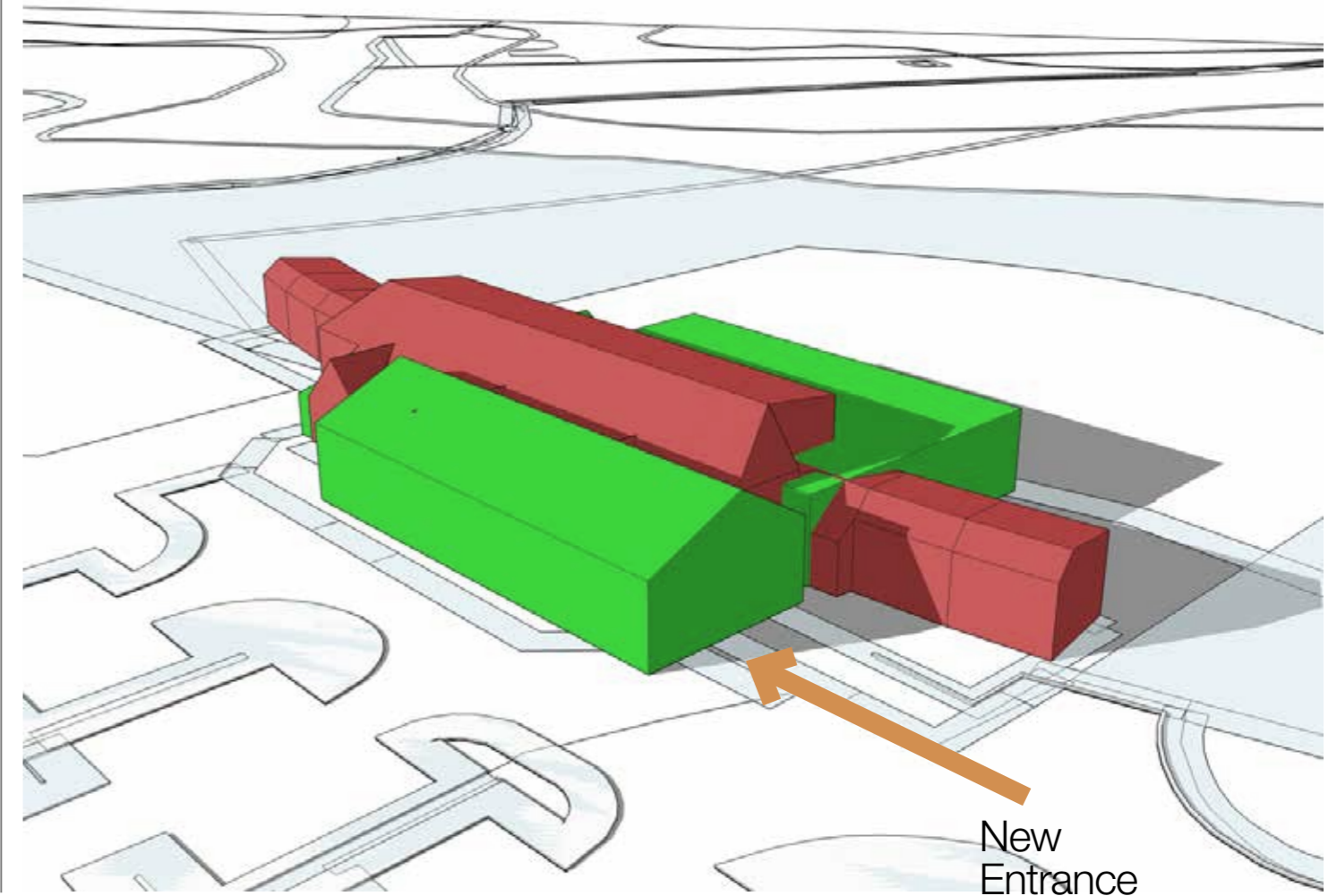


Pre-Application 2 – Footprint 40% increase.

In direct response to the feedback from Pre-Application 1, the design team developed the design to reduce the footprint and to move the building closer to the car park.

This overlay shows the reduced footprint of the proposed Banqueting Venue in green and positions the building forward of the existing Club house Building without affecting the existing car park.

As a direct result, the entrance also rotates to face Brockley Hill, avoiding any conflict with car park circulation.




















4.8 Design Development and Consultation - Proposals to the Design Review Panel

Design Review Panel Landscape Plan

Design Review Panel Presentation Footprint 40% increase in footprint

Harrow Council welcomed the re-positioning of the building, but were still concerned over the footprint; the scheme that was presented to the Design Review Panel showed a footprint increase of 40% as the adjacent layout.

-  Site Boundary
-  Proposed Formal Lawn
-  Proposed Species Rich Wildflower Meadow Planting
-  Proposed Evergreen Hedging
-  Proposed Shrub Planting
-  Proposed Architectural Naturalistic Planting- Formal
-  Proposed Architectural Naturalistic Planting
-  Proposed Bund
-  Proposed Formal Shrub and Herbaceous Planting
-  Proposed Kitchen Garden/Herb Garden Planting
-  Proposed Multi-Stemmed Trees
-  Proposed Specimen Trees
-  Proposed Avenue Trees
-  Proposed Native Broadleaved Trees
-  Proposed Hard Landscaping
-  Proposed French Drain
-  Proposed Underground Drain Connecting to Existing Drainage Ditch



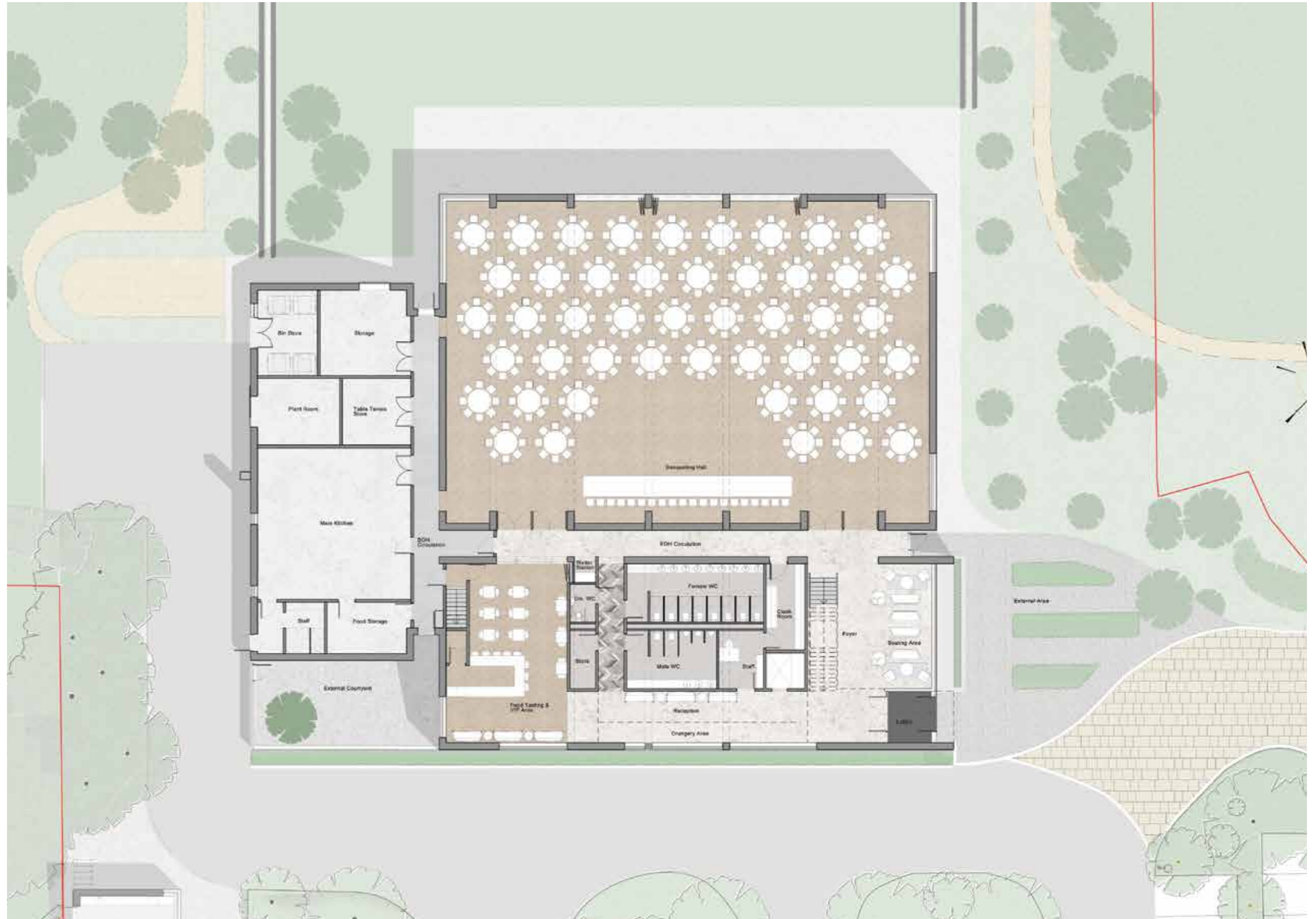
4.9 Design Development and Consultation

The Venue - Ground Floor Plan presented to The Design Review Panel

Design Review Panel Presentation

Footprint 40% increase in footprint

This is the ground floor layout presented to the Design Review Panel. The Entrance is clearly visible from the highway, and the Front of House functions are clearly contained in the southern most building. The Back of House functions are contained in the western building, with the Banqueting Hall perfectly accessible between the two.



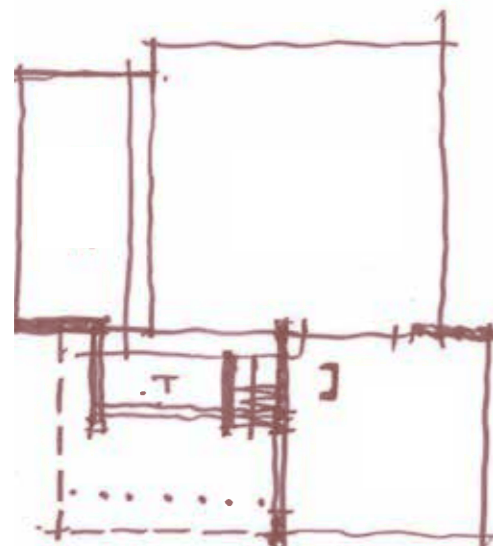
4.10 Design Development and Consultation - Feedback from The Design Review Panel & Harrow Council

Building orientation and relationship to outdoor space

The Design Review Panel provided both instant verbal feedback and a written response. The feedback was discussed with Harrow Council and distilled to the following key comments.

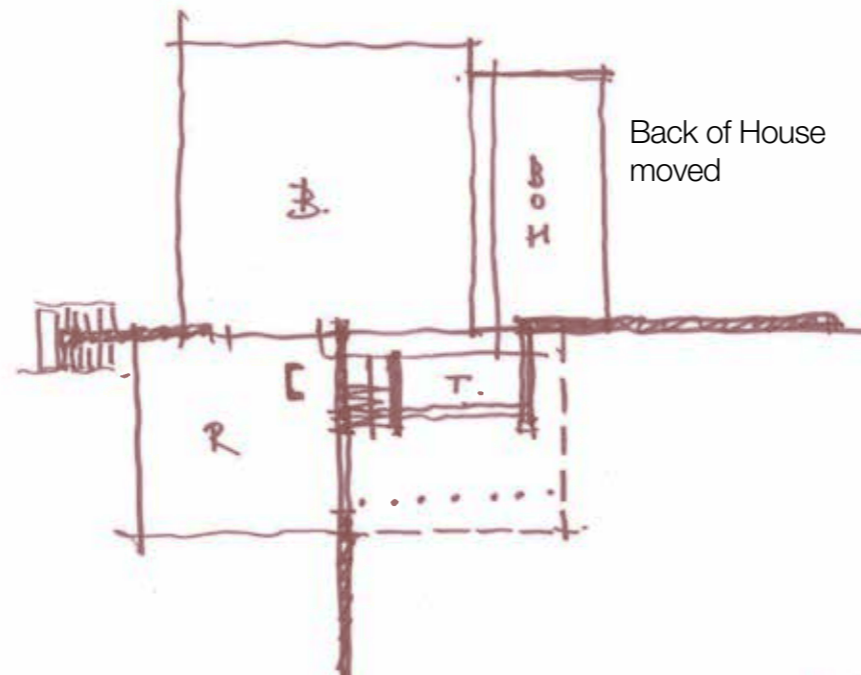
- BREEAM Excellent should be targeted since the scheme was currently only demonstrating Very Good.
- More Processional Routes could be introduced
- The scheme should show better Integration with landscape. Inside / outside. This was difficult due to the constrained red line.
- Memory Moments / photo opportunities
- The scheme was not making enough of the wider site. Again this was difficult due to site constraints.
- The scheme did not make enough of the South / West aspect
- The three buildings felt too separate. A reduced Palette of Materials should be reviewed to unify the buildings
- Conflicts between a compact / courtyard scheme. On balance, in discussions with Harrow Council, the more compact scheme was preferred
- Agreement with Harrow Council to a compact scheme with no more than 30% footprint increase

The thumbnail sketches below set out some of the overall design adaptations reviewed to assist in addressing the comments.



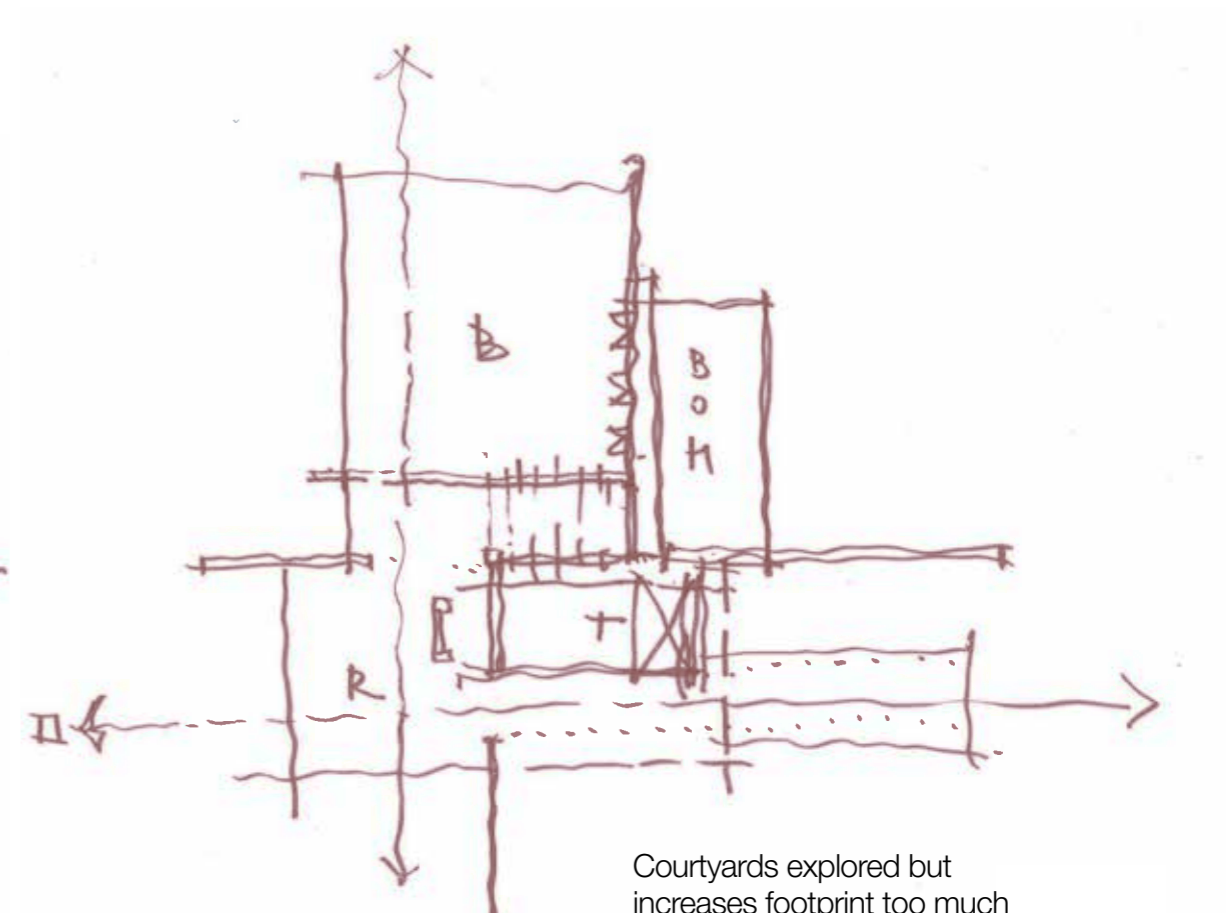
Southern Aspect

By moving the reception space to the western side of the plan, the reception and food tasting areas could be combined into a larger single space with better south and west aspect.



Back of House moved

By moving the Back of House space to the road side aspect of the building, the banqueting space could benefit from both northern and western aspects.



Courtyards explored but increases footprint too much

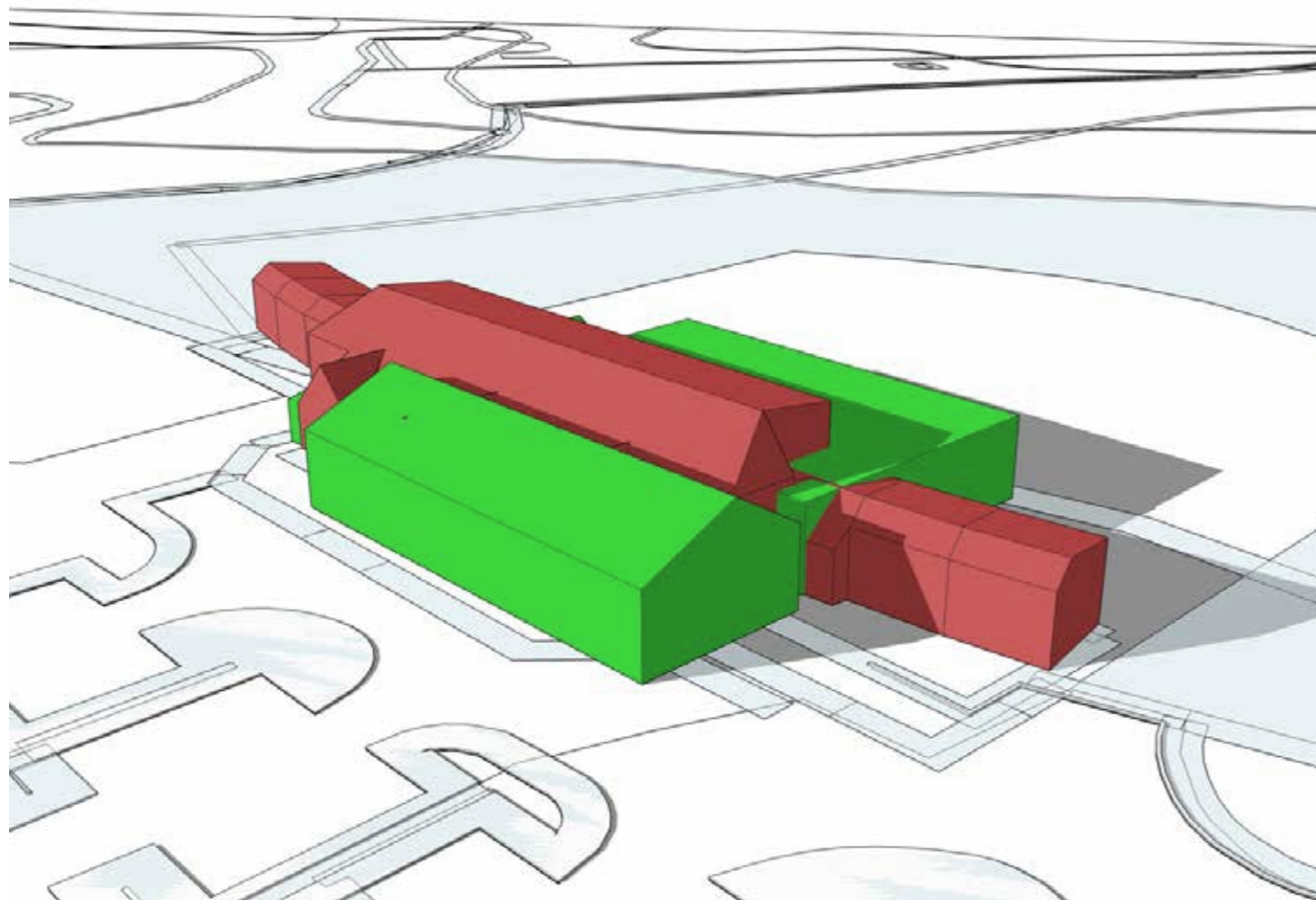
A more spread out, organised scheme with internal courtyards was also explored, but it was felt this moved too far away from a compact scheme, and would put further pressure on footprint.

4.11 Design Development and Consultation

Comparative Schemes Design Review Panel and Current Scheme

Design Review Panel – Footprint 40% increase

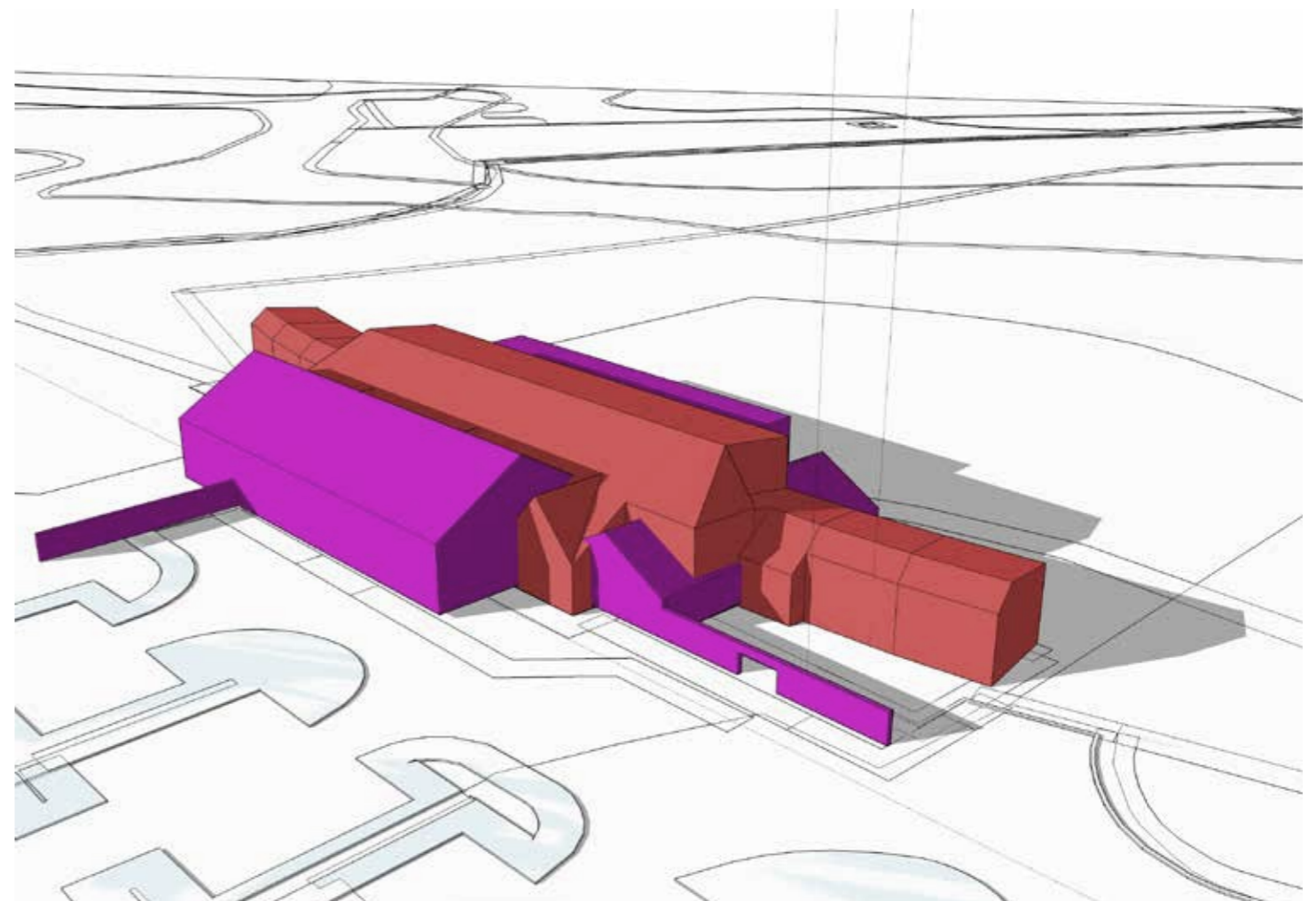
This is the scheme massing presented to the Design Review Panel.



Current Scheme – Footprint 30% increase

This overlay shows the former Golf Club house in red and the proposed reduced-size Banqueting Venue shown in purple.

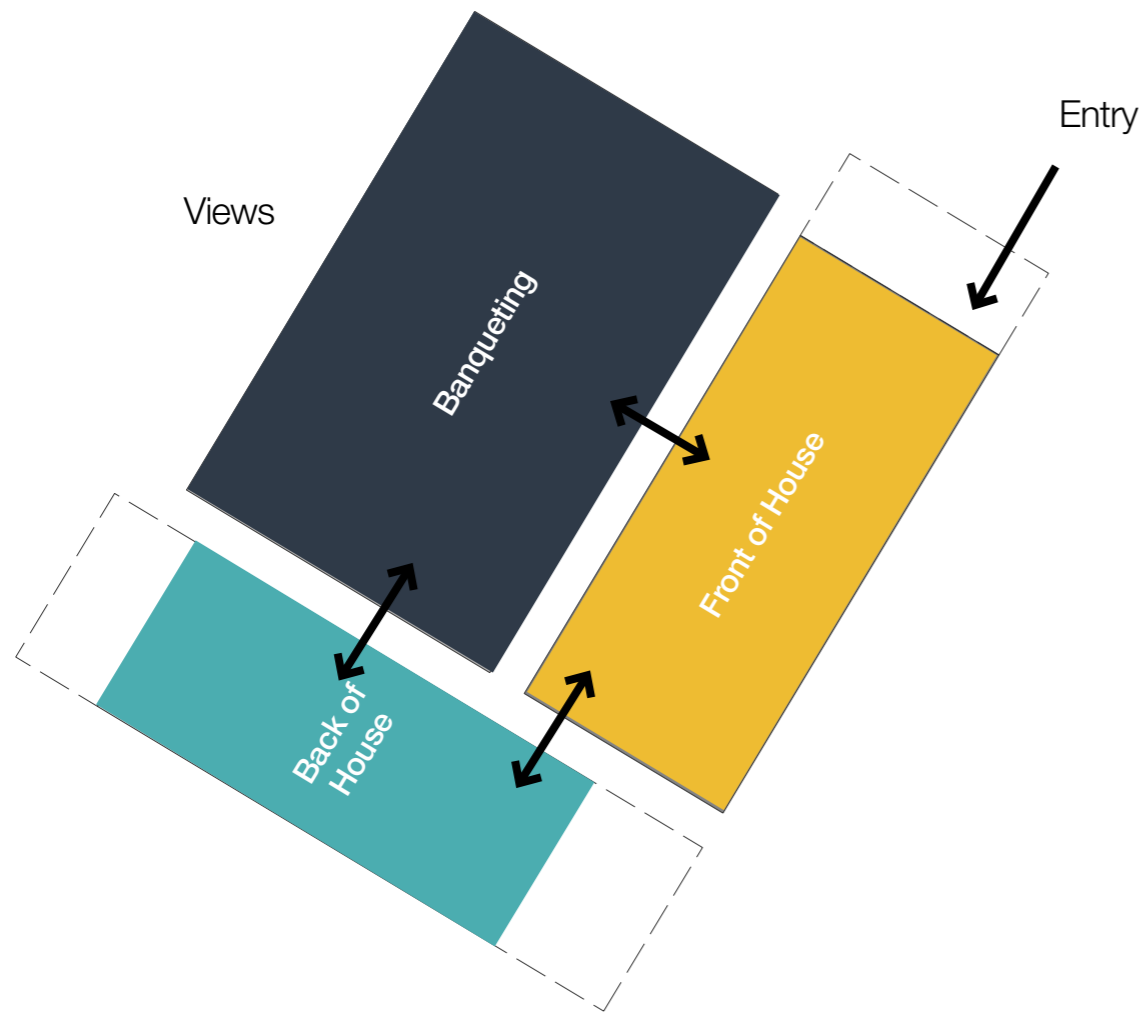
This overlay shows the reduced footprint of the proposed Banqueting Venue and positions the building forward of the existing Club house building without affecting the existing car park.



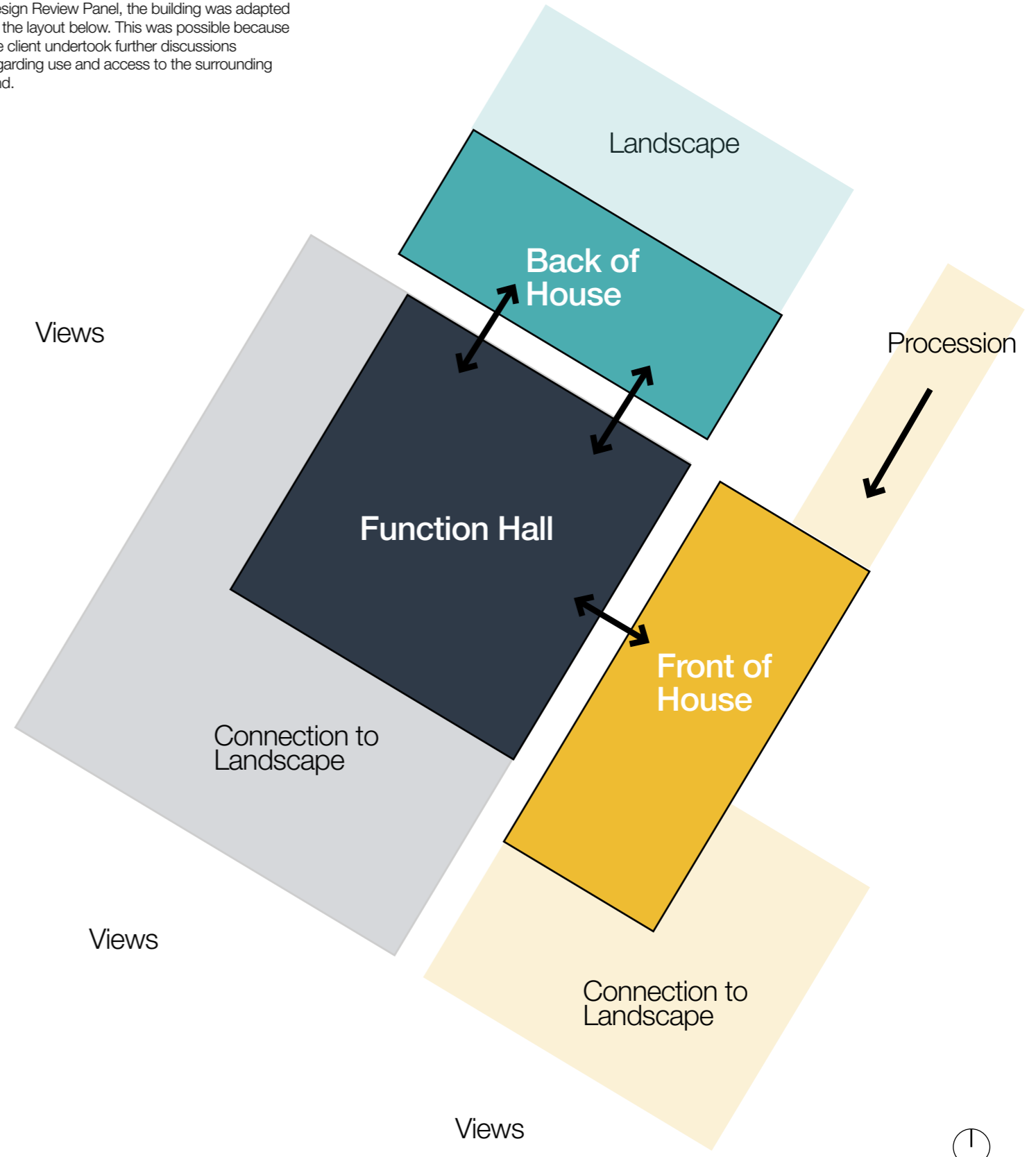
4.12 Design Development and Consultation

Comparison of Design Review Panel scheme with the GLA presentation scheme.

Site Plan for Design Review Panel
This is the layout presented to the Design Review Panel



Site Plan for GLA Presentation
In direct response to the comments of the Design Review Panel, the building was adapted as the layout below. This was possible because the client undertook further discussions regarding use and access to the surrounding land.



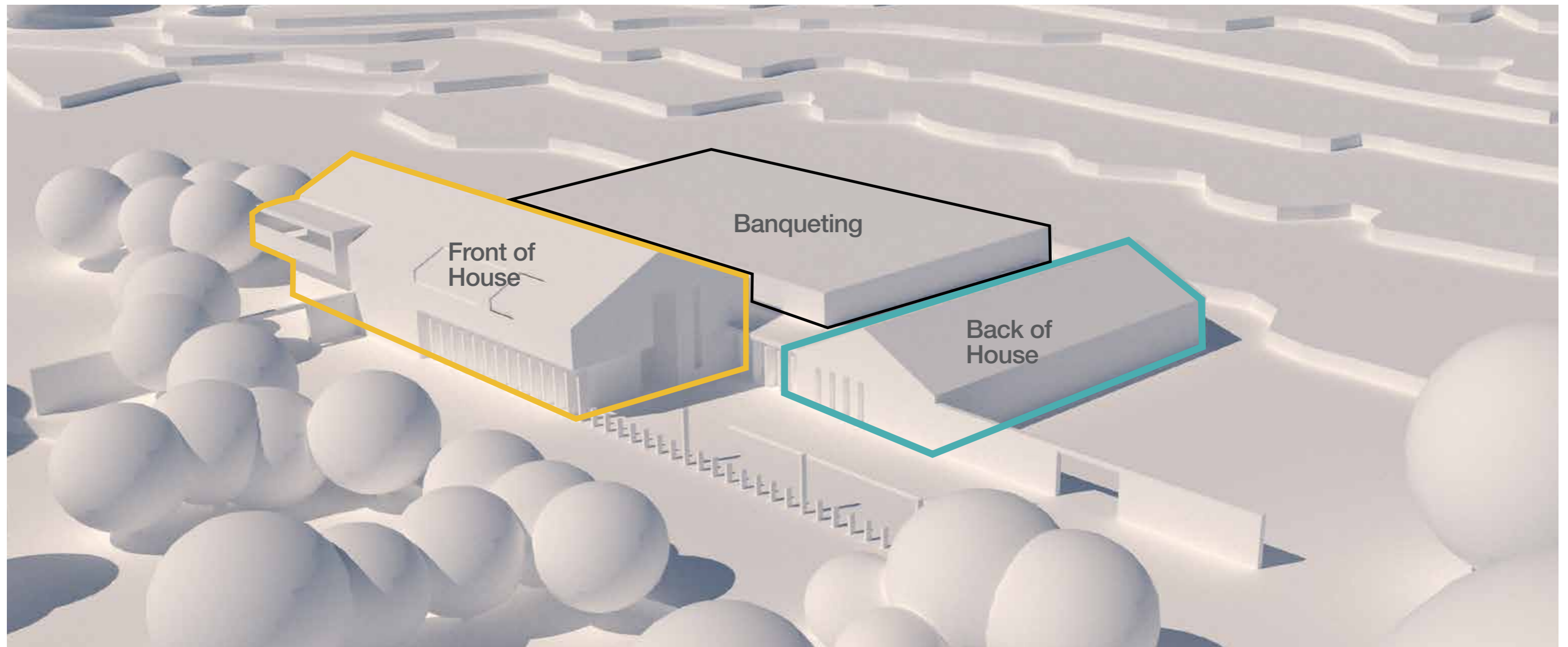
4.13 Design Development and Consultation

The Venue - The Three Buildings presented to the GLA

Building Form and Volume

The forms of the building have been generated from the functional requirements and modern barn precedents.

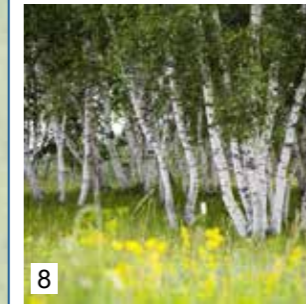
The Front of House building requires two storeys, and the other functions single storey. These principles have not changes since the original scheme



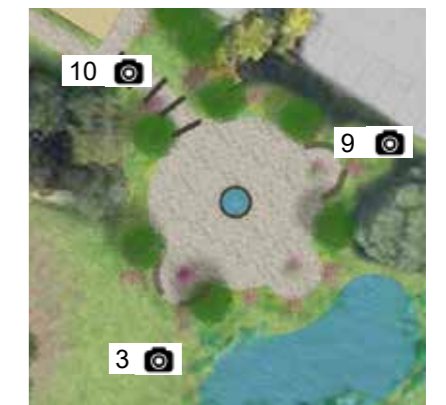
4.14 Design Development and Consultation Memory Points

Integration with the Landscape

As a direct response to the Design Review Panel comments, the wider landscape has now been integrated into the design, with a series of memory points and processional routes created around the site.



-  Site Boundary
-  Proposed Formal Lawn
-  Proposed Scrub Planting/Ecological Enhancements
-  Proposed Native Hedgerow
-  Proposed Architectural Naturalistic Planting with Pollinating Species
-  Proposed Bund
-  Proposed Wildflower Meadow
-  Proposed Specimen Trees
-  Proposed Native Broadleaved Trees
-  Proposed Hard Landscaping
-  Proposed Marginal Planting to SuDS
-  Proposed Hibernacula (in line with ecologists recommendations)



Project Brockley Golf Club

Drawing Title **Memory Points Within The Landscape**

Scale 1:1000 @ A3

Drawing No. 13201/P13a

Date August 2020

Checked KL/RP



4.15 Design Development and Consultation The Secret Garden

Southern Aspect to the Reception Space

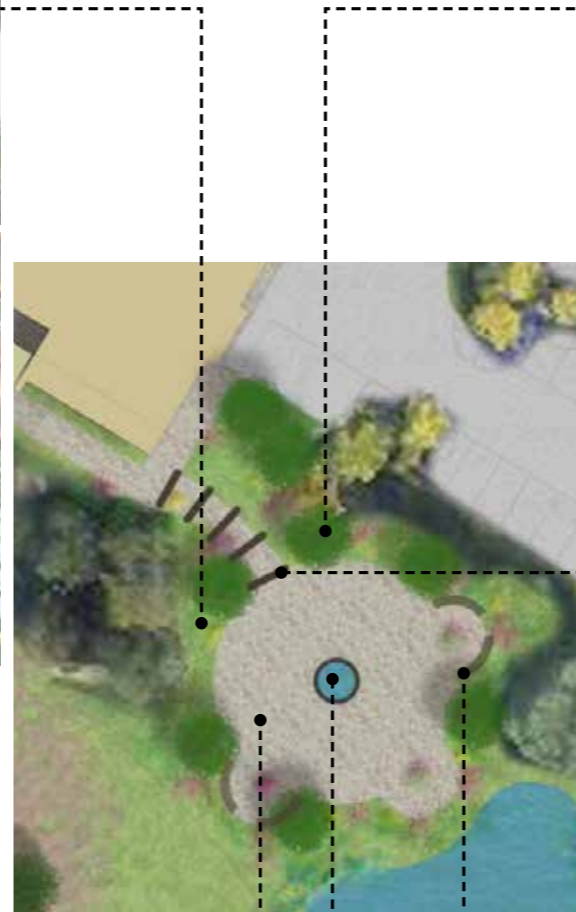
Beyond the wall of the car park, it has been possible to develop a 'Secret Garden' which can be used as an overflow for the reception function.



Proposed planting a mixture of perennial whites/purples/yellows and oranges with grasses and naturalistic secret garden feel - lots of colour and lots of sensory plants/textures/smells - Max height 1.5m



Permeable resin bound paving with permeable block paving edging and linear features.



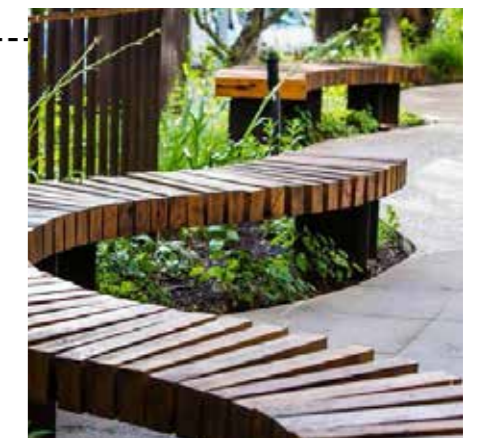
Multi stem Amelanchier - summer/autumn colour coming out of planting beds - Mature height 6 metres



Series of metal gateway arch features with climbing roses/clematis/honeysuckle - precessionary route



Central water feature - raised off the ground



Curved timber benches with planting to the rear

4.16 Design Development and Consultation - Latest Plan Arrangement

Proposed Ground Floor Plan Design Review Panel and GLA

Design Review Panel Comments

1. Processional nature of the event to be reflected in the plan.
2. South Western /Western Aspects to be addressed.
3. Integration of Building within the Landscape.
4. Use of the wider Landscape of the site.
5. Improve sustainability measures.

Design Review Panel Comments reflected in the Final Scheme

1. Internal plan is part of an event and the procession through the building illustrated.
2. Building Orientation amended to facilitate South Western / Western external spaces.
3. The West facing reception and banqueting areas extend into the garden.
4. Ecological measures have been applied across the wider site.
5. BREEAM Excellent targeted.



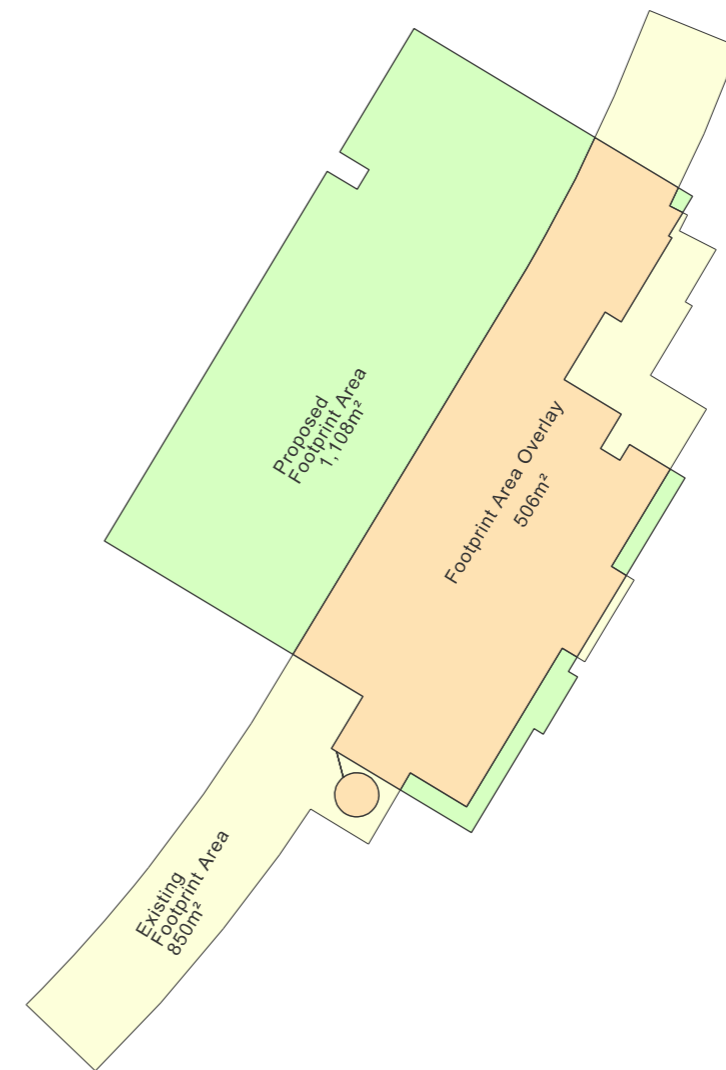
4.17 Design Development and Consultation

Building Footprint Comparison of Final Scheme

The overlays here show the existing and proposed footprint. The overall increase in footprint is 30%



Proposed Site Overlay - Aerial View



Existing and Proposed Site Plan Overlay



4.18 Design Development and Consultation - Footprint Summary

Footprint and Heights

In addition to a comparison of footprint, we have also reviewed the increase in volume and floorspace and the decrease in height.

These are compared in the adjacent table.

The overall footprint of the building is increased by 30%

The overall floorspace is increased by 11%.

The overall volume is increased by 30%.

Volume Calculation of proposed building:

Banqueting Mass
 $28.4m \times 18.3m \times 5.5m = 2,858 \text{ cub.m}$

Back of House Mass
 End Elevational Area: $(9.5m \times 3m) + (2.5m \times 9.5m \times 0.5)$
 = 40.375 sq.m.

$40.375\text{sq.m.} \times 21.7m = 876 \text{ cub.m}$

Connecting Corridors Mass
 $1.5m \times 18.75m \times 3m = 84.4 \text{ cub.m}$
 $1.5m \times 28.5m \times 3m = 128.3 \text{ cub.m}$
 $0.9m \times 7.6m \times 3m = 13.9 \text{ cub.m}$

Front of House Building Mass
 End Elevational Area: $(11.5m \times 5.5m) + (2.955 \times 11.5m \times 0.5)$
 = 80.5 sq.m.

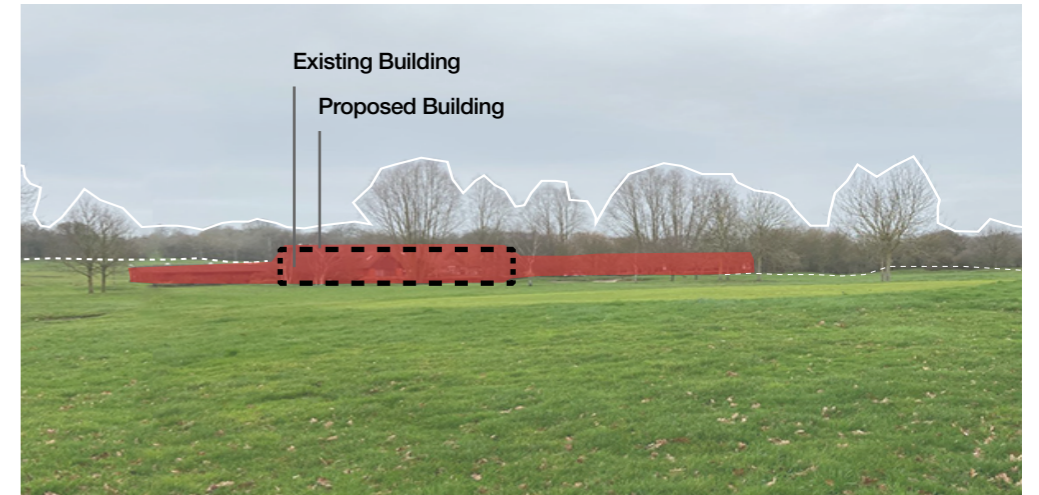
$80.5 \text{ sq.m.} \times 28.5m = 2,295 \text{ cub.m}$

Additional balcony
 $1.5m \times 3m \times 17.4m = 78.3 \text{ cub.m}$

Less Ground Floor cut aways
 $0.7m \times 16.3m \times 3.5m = (40 \text{ cub.m})$

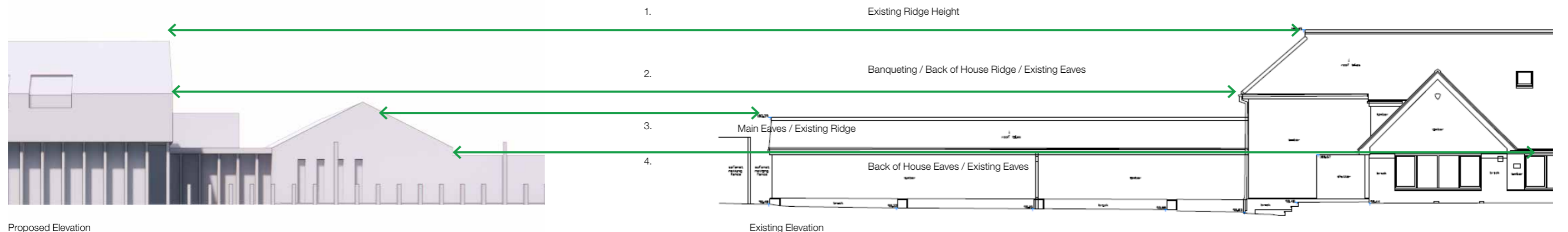
Total Volume = 6,294 cub.m
29.5% increase

Please note that for the purposes of the calculations provided in the table, the proposed volumetric figure has been rounded to 6,300 cub.m.



Existing Golf Club house	
Footprint	850sqm
Floorspace	1,308sqm
Volume	4859m ³
Maximum height	9.0m

	Existing Golf Club house	Proposed Wedding Venue	Increase (%)
Footprint	850 sqm	1,108 sqm	30%
Floorspace	1,308 sqm	1,458 sqm	11%
Volume	4,859 cubm	6,300 cub.m	30%
1. Roof Datum level	106.450	106.055	0.4m Reduction
2. Existing Eaves / Banqueting	103.520	103.100	0.42m Reduction
3. Existing Lower Ridge / Eaves	102.390	102.675	0.28m Increase
4. Existing Lower Eaves / Eaves	100.670	100.600	0.07m Reduction



Proposed Elevation

Existing Elevation

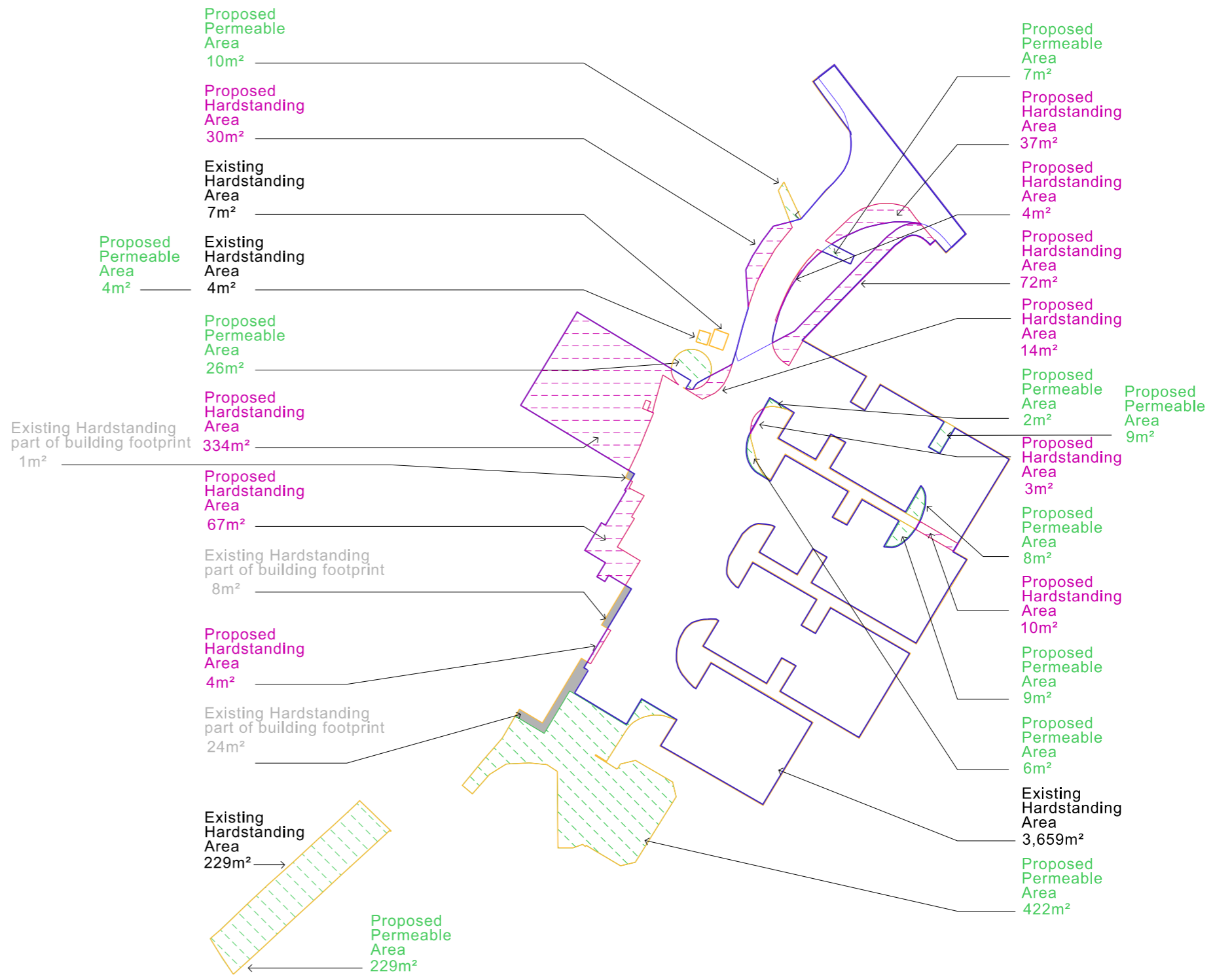
4.19 Design Development and Consultation - Hardstanding Summary Comparison

This drawing shows the comparison between existing and proposed Hardstanding and the proposed change of existing Hardstanding to Permeable





Existing Hardstanding	Hardstanding to Permeable	Existing Hardstanding remaining
3,866 sqm	732 sqm	3,134 sqm

Proposed New Hardstanding	Existing Hardstanding remaining	Combined Hardstanding	Percentage
575 sqm	3,134 sqm	3,709 sqm	4% Reduction of Hardstanding

Building Footprints have been excluded from this calculation.



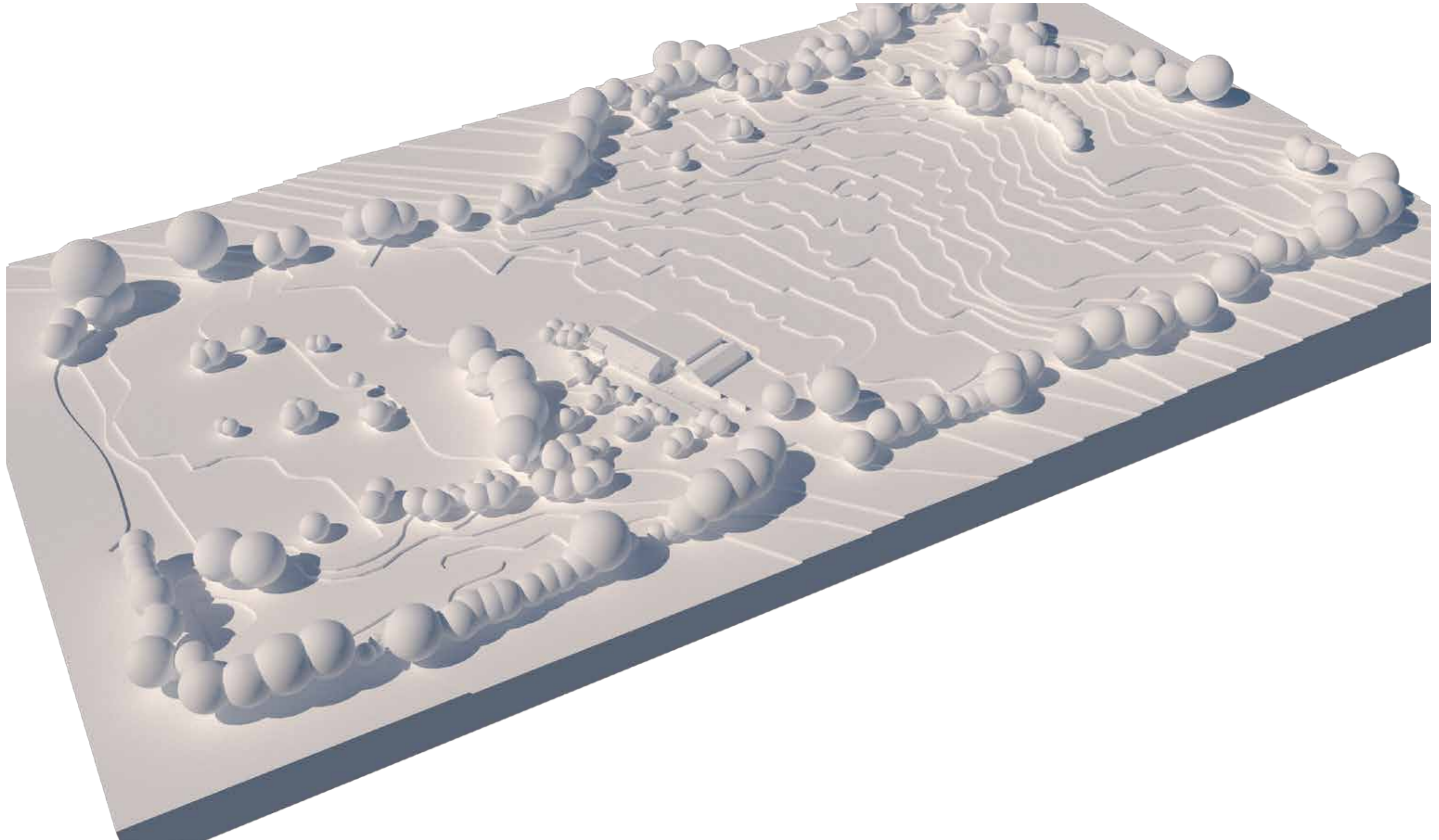
Key

-  Existing Hardstanding
-  Existing Hardstanding as permeable
-  Proposed New Hardstanding
-  Proposed Hardstanding

5.0 Proposed Scheme

5.1 Proposed Scheme

3D Model Overview



5.2 Proposed Scheme

Proposed Site Layout

Ground Floor Plan

1. Site Entrance from Brockley Hill which includes modified highway access to the South and provides generous vehicular access into the site. Right turns into the site from the North are not permitted in order to prevent waiting vehicles on Brockley Hill in a southerly direction.
2. The proposed footpath prioritises pedestrian access at the site entrance. A level table will be introduced as part of the site works.
3. Cars immediately turn left on entering the site to slow down vehicular traffic. This will help to segregate motor vehicles and pedestrian movements as much as possible.
4. A dedicated parking area for the wedding car and coach drop off has been planned for near the main entrance.
5. The end bay of the car park is reserved for larger events and will be closed during other times.
6. The staff car park and delivery yard includes staff and guest bicycle parking. A dedicated staff entrance provides access to the Back of House areas and staff facilities.
7. Electrical charging points are located in positions to cause least disruption to the existing mature planting. These will be accessible and visible to all vehicle users upon entering the site.
8. The Entrance Plaza directs visitors on a processional route to the reception space via the main entrance.
9. The Secret Garden is an extension to the Reception Area and is accessible through large glazed doors. It is a South-West facing space overlooking the existing and proposed planting, proposed pond and the existing wider landscape. This hidden garden is separated from the car park area and is the final destination of the processional route.
10. This path is accessible from the Reception Area or First Floor Function Space and leads to the top of the hill to a pagoda.
11. The Sustainable Urban Drainage pond (SUDS) helps to regulate and control the outflow of rain and surface water run-off. The pond will form part of the Landscape Strategy and appropriate planting will be featured around its perimeter.



5.3 Proposed Scheme

The Venue - Proposed Ground Floor Plan

Ground Floor Plan

1. Welcome and Arrival Foyer with access to cloakroom, WCs and reception area. Direct access to the banqueting hall is provided via a short corridor or via the reception area. The upper floor meeting rooms can be reached via the stair case or lift.
2. The staircase provides ambulant access to the upper floor which can also be reached via a deep lift.
3. Male, female and Disabled WCs are centrally located.
4. The reception area with southern and western aspects includes direct access into the Secret Garden. This space can also be used for food tasting in preparation for the big event.
5. The secondary service point and kitchen provides a link to the main kitchen, as well as a link to the first floor facilities via a dumb waiter. This secondary kitchen can also be used as the kosher kitchen.
6. 1.5m wide corridors provide links from the reception area and banqueting hall to the kitchen enabling straight forward service links.
7. The Banqueting Hall will be column free for maximum flexibility, with the ability to create two smaller halls for more intimate functions.
8. The main kitchen is located across the corridor from the Banqueting Hall with service doors and openings strategically located to provide seamless service.



5.4 Proposed Scheme

The Venue - Proposed First Floor Plan

First Floor Plan

1. The Bridal Suite with dressing area and bathroom facilities. The suite has close access to the lift and staircase with almost direct access to the Banqueting Hall. The Bridal Suite has a secret window which allows the bridal party to survey the arrival of the guests and atmosphere before the event.
2. A central well-lit corridor provides a direct connection from the Bridal Suite to the Secondary Function Room and balcony.
3. A Secondary Function Space for smaller events which replicates the Secondary Function Space at Premier Banqueting's existing facility.
4. The plant space above the store and plant will provide space for Air Source Heat Pumps; it will be fitted with louvres which facilitate fresh air intake.
5. Roof lights to the central corridor at Ground Floor provide daylight into the building and main circulation space.
6. An external balcony accessible from the Secondary Function Space with south westerly views.

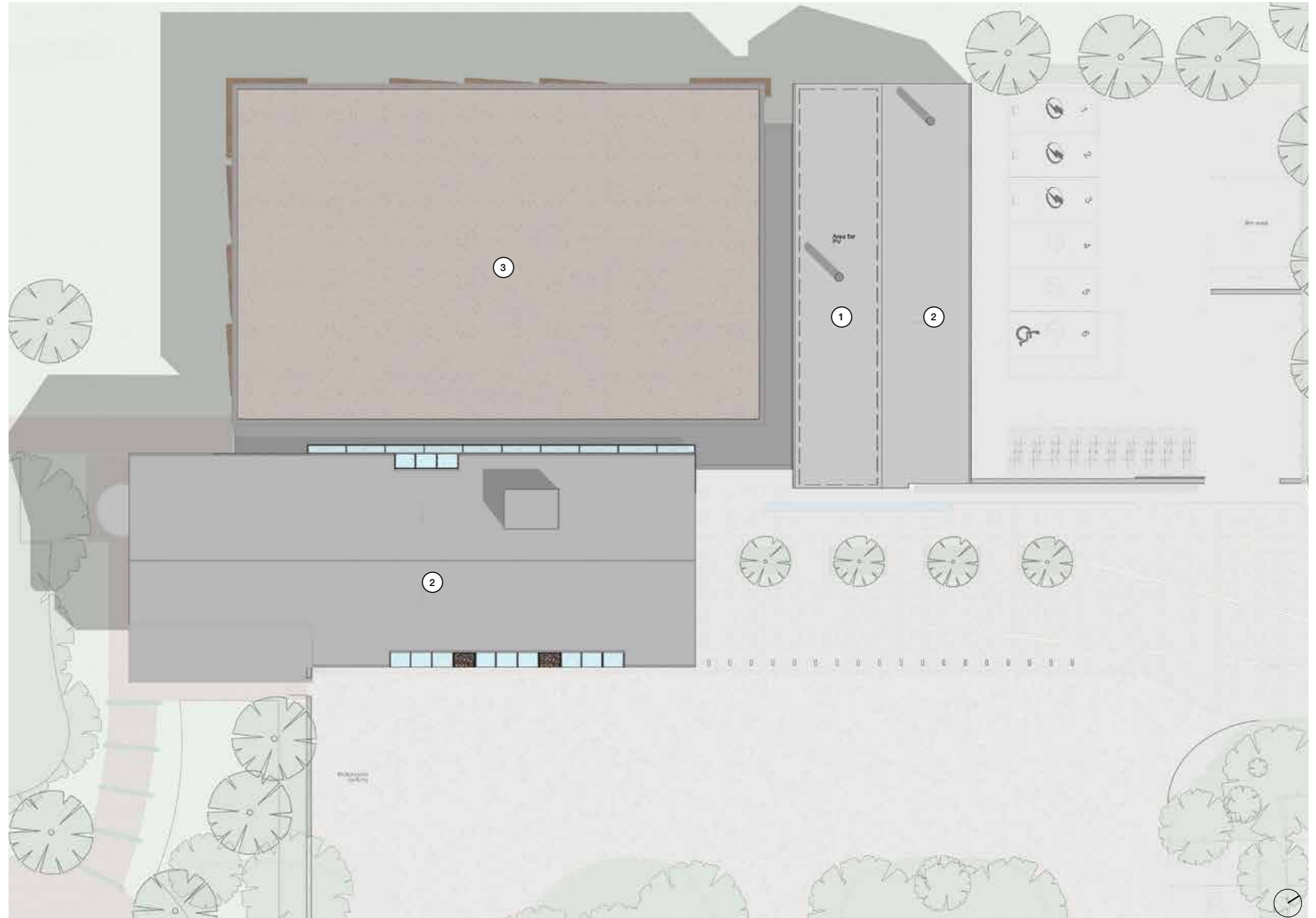


5.5 Proposed Scheme

The Venue - Proposed Roof Plan

Roof Plan

1. Photovoltaic panels will be installed on the south-western facing roof pitch of the Back of House building. These panels will help with the energy strategy whilst not being visible from the highway.
2. The pitched roofs will be laid with slate which is in-keeping with the local vernacular, as well as the former Golf Club house on site.
3. The Banqueting Hall will have a ballasted roof to blend in more naturally with the landscape and environment.



5.6 Proposed Scheme

Site Sections



5.7 Landscaping and Visual Impact

Internal View - Banqueting Hall





5.8 Landscaping and Visual Impact

Landscaping Strategy Plan

In addition to the building, the landscape strategy has been considered and is included in the landscape section of this report in brief. Landscaping is covered in full in The Landscape and Visual Assessment.



-  Site Boundary
-  Proposed Formal Lawn
-  Proposed Scrub Planting/Ecological Enhancements
-  Proposed Native Hedgerow
-  Proposed Architectural Naturalistic Planting with Pollinating Species
-  Proposed Bund
-  Proposed Wildflower Meadow
-  Proposed Specimen Trees
-  Proposed Native Broadleaved Trees
-  Proposed Hard Landscaping
-  Proposed Marginal Planting to SuDS
-  Proposed Indicative Locations of Hibernacula



- Proposed Species Selection**
- Proposed Native Scrub Planting**
(Ecological enhancements. Areas to also include proposed hibernacula)
- Dog wood, Dog rose, Hazel, Spindle, Buckthorn, Wild Privet, Elder, Holly, Ivy, Yew, Blackthorn, Hawthorn*
- Proposed Native Hedgerow**
- Hawthorn 60%, Blackthorn 5%, Field Maple 10%, Wild Privet 10%, Honeysuckle 5%, Dog Rose 10%*
- Proposed Architectural Planting with Pollinating Species** (Comprising of but not exhaustive)
- Verbena bonariensis, Salvia nemorosa, Hebe rakaiensis, Escallonia, Hydrangea macrophylla, Rosa species, Geranium, Lupins, Allium, Miscanthus, Carex*
- Proposed Wildflower Meadow**
- Emorsgate Standard General Purpose Meadow Mixture EM2 or similar approved (comprising 20% wildflowers and 80% grasses)*
- Proposed Specimen Trees**
(Comprising of but not exhaustive)
- Service Berry, Tibetan Cherry, Hornbeam, Multi Stem Birch.*
- Proposed Native Broadleaved Trees**
(Comprising of but not exhaustive)
- Birch, Field Maple, Oak, Hawthorn, Hornbeam, Alder, Rowan, Willow*
- Proposed Marginal Planting to SuDS**
- Emorsgate Pond Edge Wildflower mixture EP1 or similar approved*

5.9 Sustainability Measures

