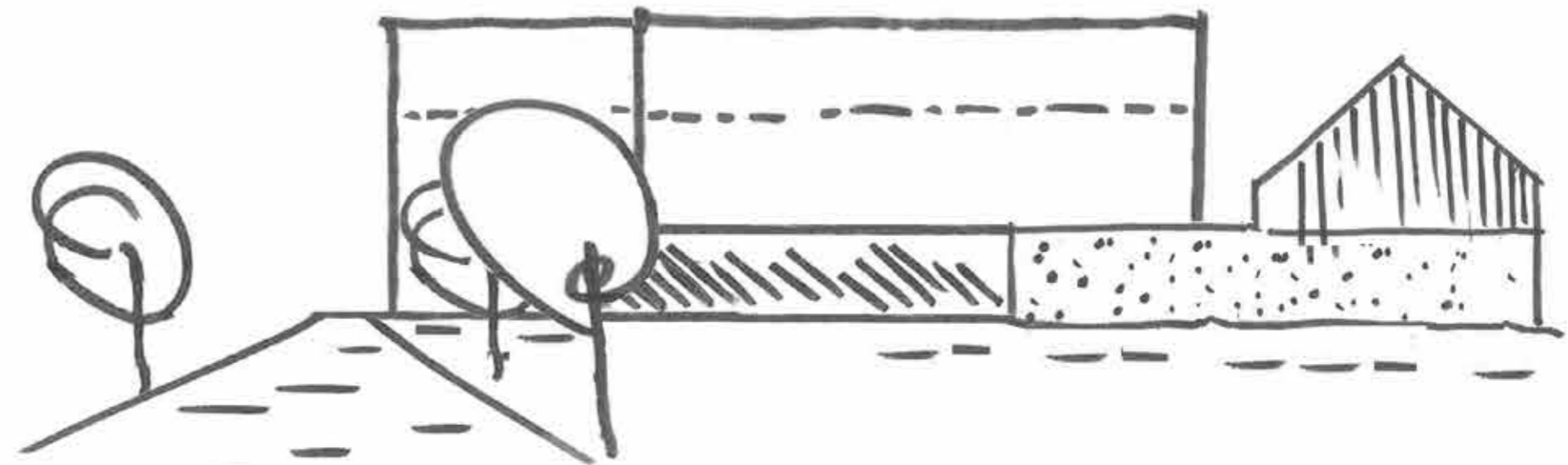


Sairam (Holdings) Limited

Brockley Hill, Stanmore - New Banqueting Facility

5plus

Design and Access Statement



Contents

1.0 Introduction and Brief	3
2.0 Existing Building and Planning History	9
3.0 Site Analysis	17
4.0 Design Development and Consultation	23
5.0 Proposed Scheme	43
6.0 Summary	63
7.0 Selected Architectural Drawings	65

Key Project Team

Architects

Planning
Consultants

Traffic and
Drainage
Consultants

Landscape Architects
and Visual Impact
Consultants

BREEAM and Energy
Consultants

5plus

hgh

EAS Transport Planning Ltd

TG Tyler Grange

eight
associates

Copyright

All pictures copyright to their respective owner(s). This document does not claim ownership of any of the pictures enclosed unless stated otherwise. The document has not knowingly intended or attempted to offend or violate any copyright or intellectual property rights of any entity.

Manchester. 0161 228 0211
Fourth Floor, The Hive, 47 Lever Street,
Manchester M1 1FN

London. 020 7253 7644
25 Chart Street, London N1 6FA

5plusarchitects.com

Contacts

Adam Thornton, Director
athornton@5plusarchitects.com

David King-Smith, Director
dks@5plusarchitects.com

1.1 Introduction and Brief

1.0 Introduction

This Design and Access Statement has been prepared by 5plus Architects with hgh Consulting. It relates to the proposed development at the site of the former Golf Club at Brockley Hill into a well-considered Banqueting and Function Facility.

This document relates to the “**Demolition of existing golf club buildings (Use Class D2) and construction of a new banqueting facility (Use Class D2), widening of existing vehicular access from Brockley Hill, car and cycle parking, waste / recycling storage, landscape enhancements and associated works**”.

The document is structured to include an in-depth investigation and explanation of the following:

- The Brief
- The Site and surrounding context
- Planning History
- Design Concepts and evolution
- Final Scheme proposals
- Technical considerations

The application for planning permission is submitted in full and comprises:

- The Banqueting Venue with ancillary spaces
- Car parking and widening of the site access
- Cycle spaces
- Landscaping and improvement works

This Design and Access Statement is to be read in conjunction with the following technical reports accompanying this application:

- Drawings
- Planning Statement
- Sequential Site Assessment
- Landscape Visual Appraisal
- Ecology Report
- Landscape Strategy
- Arboricultural Report
- Archaeological Desk Based Assessment
- Transport Assessment, Travel Plan and Car Park Management Plan, Delivery and Servicing Plan, Outline Constructions and Logistics Plan / Construction Traffic Management Plan and ATZ Healthy Street Photo Survey Assessment
- Floor Risk Assessment and Drainage Report
- BREEAM Pre-Assessment
- Energy Assessment
- Overheating Strategy
- Lifecycle Assessment
- Noise Impact Assessment

Design Team

The Design Team, led by 5plus Architects, has been assembled to design, develop and deliver a high quality Banqueting Venue.

Client lead

Sairam (Holdings) Ltd

Architects

5plus Architects

Planning Consultants

hgh Consulting

Transport Consultants

EAS

Drainage Consultants

EAS

BREEAM Consultants

Eight Associates

Energy Strategists

Eight Associates

Landscape Architects

Tyler Grange

Ecologists

Tyler Grange

Archaeologists

Archaeology Collective

Arboriculturalists

Dave Clarke Chartered Landscape Architect

Acoustic Engineers

Noise Solutions

Aerial View of the Former Golf Club



1.2 About Us

5plus architects

We are a creative, award winning, design studio operating as one practice across two offices. We deliver the core services of architecture, masterplanning, urban design, interiors, graphics and branding. Working across a diverse range of sectors, including:

- Residential
- Workplace
- Retail & Leisure
- Transport
- Education, Science & Research
- Mixed-Use Masterplanning

Projects range from small-scale sensitive refurbishment schemes to large-scale contemporary masterplans. Much of our recent work has also included work to listed and historic buildings.

Our approach is tried and tested and we have had great success in delivering award-winning, commercially successful and sustainable projects for our private and public sector clients.

For our private clients we understand the commercial value of good design and the contribution this can bring in generating investment and profit.

For our public sector clients we understand the need for our buildings and public masterplans to facilitate improved public and customer services and to drive value and generate efficiencies, whilst ensuring value for money.

We are unique from other Architects as we do not undertake building design from a sectorised approach. Unlike some of our competitors, we lead design on a scheme by- scheme basis with the approach unique to that project. This is informed through dialogue with our clients, original research and the application of cross-sector ideas and innovative solutions.

Where others might bring tired, over-used and a one size- fits-all solution, we deliver something extraordinary which meets our clients project needs whilst delivering something much more.

We maximise client aspirations, whatever they may be, in whatever the circumstances. We like to be challenged and relish the opportunity to deliver world class environments within often difficult project, cost and environmental circumstances.

This approach has enabled the practice to deliver innovative and award winning solutions in sectors and with building types in which we haven't previously worked.

Projects

1. Great Eastern Street Hotel, London
2. Trafford Town Hall, Greater Manchester
3. The Montcalm Hotel, Royal London House
4. Bath Road Hotel, Bournemouth
5. The Aviary Bar at The Montcalm Hotel, Royal London House
6. Urmston Leisure Centre, Greater Manchester



1



2



3



4



5



6

1.3 About the Client

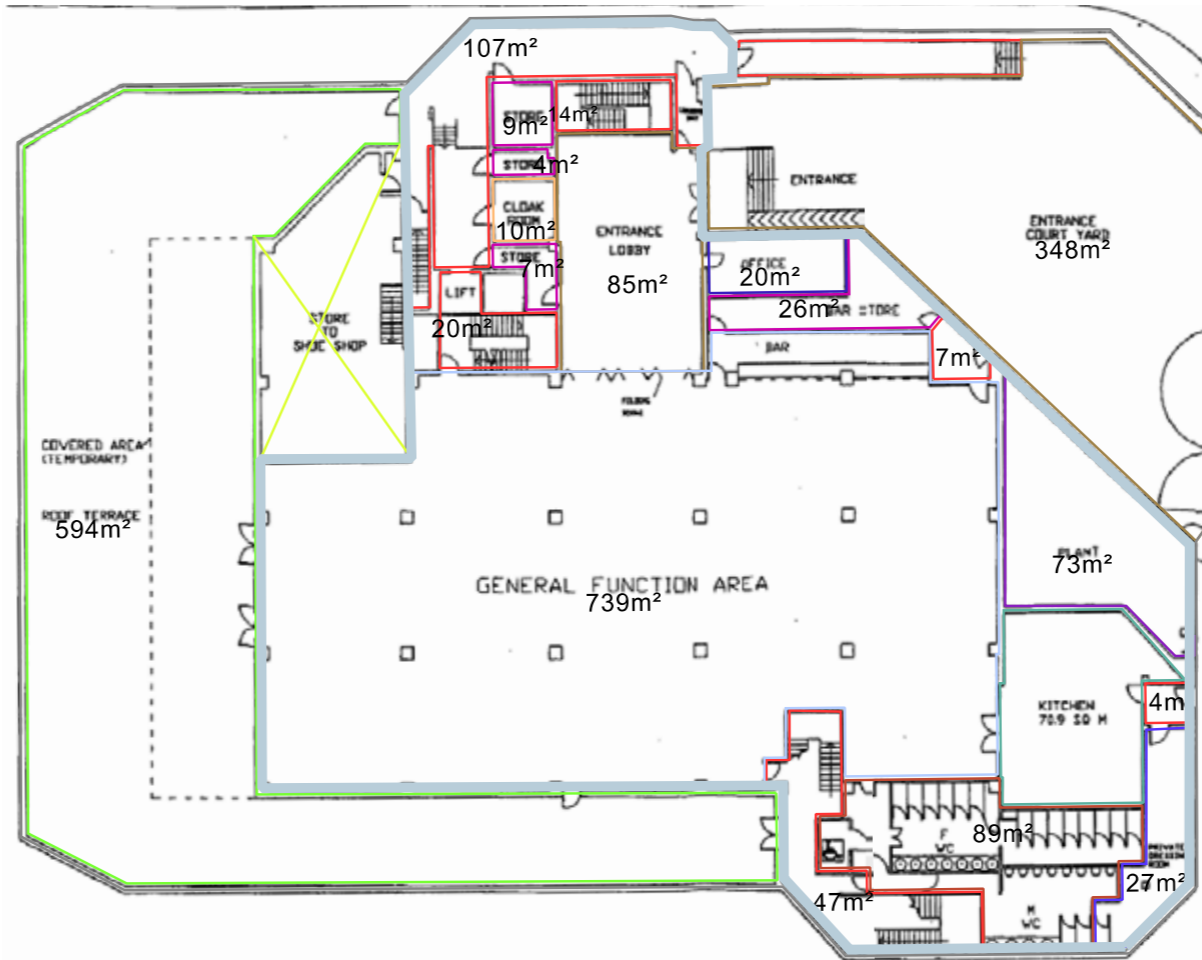
The Client

The client currently runs a successful Banqueting and Function Suite at Premier House in Harrow. This facility can host up to 600 guests seated and can be used for a wide range of functions including Weddings, Receptions, Ethnic Ceremonies and Corporate Events. It provides facilities for both Banqueting and Weddings, including a Bridal Suite. The opportunity has arisen to provide a similar facility on the site of the former Golf Club at Brockley Hill, Harrow.

The client has secured the former Golf Club House with car park and land to the North.

Existing Areas of Premier House Banqueting Facility

Space	Existing combined area sq.m	Notes
Banqueting Suite	739	Includes bar
Entrance Foyer	85	
Toilet provision	89	
Kitchen x 1	70.9	
Storage/plant	119	
Function Space	-	
Food tasting space	-	As part of the Banqueting Suite
Office/Meeting room	20	
Bridal Suite	27	
Total GIA	1387	



Existing provision at Premier House, Wealdstone



1



2



3

Images

1. The Banqueting Suite
 2. Bar services
 3. Bridal Suite
- (Image source: premierbanquetinglondon.com)



Premier House, Wealdstone

1.4 Location

Similar D2 Use Class

Similar D2 Use Class

Premier Banqueting have to relocate due to the redevelopment of the car park that serves Premier House. After a long search, this site on the former Stanmore and Edgware Golf Club site has been acquired and is very suitable.

This plan shows the location for the proposed development, remaining within the London Borough of Harrow.

Also included are existing Wedding/Banqueting function venues within Harrow and the neighbouring boroughs as well as similar D2 Use Class properties.

The proposed relocation of the Banqueting Venue reduces the vehicular traffic to the town centre of Harrow.

- 1. The Grange
- 2. Blackwell Hall
- 3. Former Stanmore Golf Club
- 4. The Great Barn at Headstone Manor
- 5. Sree Ayyappan Temple
- 6. Byron Hall
- 7. Kadwa Patidar Centre
- 8. The Great Barn
- 9. The Cavendish
- 10. Dhamecha Lohana Centre
- 11. Kenton Hall

Since the venue relies on coaches to transport a large number of the guests, relevant and local coach parking has also been included.

- Coach Parking
- 12. Hearn's Coaches
- 13. Coach Hire North West London

Key

- Harrow
- Application Site
- Premier House (Current location)
- Banqueting/Wedding venues
- D2 (Assembly and Leisure) Use Class
- Coach Parking



1.5 The Scheme & Brief

Need for Development

Lease termination

Relocation of Premier Banqueting is due to the termination of a lease (by Harrow Council) for car parking spaces at the Peel House car park, which directly serves the Premier Banqueting facility, due to the Council's approved new Civic Centre redevelopment proposals.

Multi-cultural facility

Since 2008, Premier Banqueting has operated in Harrow and over this time has become an integral part of the multi-cultural infrastructure supporting the local community in the borough.

Maintaining Local Base and Employment

Critical to business continuity and maintaining the client base, as well as the local community and to avoid local job losses.

Search For A New Site

The applicant has spent a number of years trying to find a replacement site involving the consideration of 20 alternative sites, including the one at Brockley Hill.

Relocation/Suitable Alternative Sites

The Brockley Hill site was an available and suitable site with an existing D2 use.

Competing Facilities/D2 Facilities

There is an identified lack of alternative banqueting facilities in the borough catering for large capacity numbers (only 3 other venues with a similar capacity).

The Brief

The client's current event space (Premier House) includes approximately 280 car parking spaces in an adjacent Local Authority owned car park building. This car park is due to be demolished in April 2021 with a new development due for completion in April 2023. Consequentially, the client is required to relocate. As part of the search for a replacement location, 20 sites were reviewed; with the exception of the site of the former Golf Club site on Brockley Hill, all were found to be unsuitable.

The proposals should include:

- Banqueting space with entrance foyer (550m2)
- Meeting space
- Food Tasting Area
- Appropriate toilet / kitchen and storage provisions for the above
- 2 small Meeting rooms
- A Bridal Suite
- Supporting Car Parking
- Terrace / garden / external space

Use

The proposed building will be a D2 use class events/banqueting hall with supporting facilities.

Scale

The proposed massing and scale of the building should relate to the existing building on site.

Footprint

The proposed footprint should be contained within the previously developed land.

Landscape Setting

The opportunity to integrate the new development into the landscape.

Sustainability

The development will feature a range of sustainability criteria which will contribute to the Banqueting Venue being a contemporary building with low carbon emission. BREEAM Excellent is being targeted.

Car Parking Provision

The proposals should include adequate parking for the function space and be suitable for the site location. As part of collective travel, it is expected that coaches will provide travel to and from the venue. Drop-off and pick-up space is required. It is expected that coaches will be parked off-site for the duration of the function. Adequate space for deliveries including food and furniture will be required alongside staff car and bicycle parking.

Programme of Project

Pre Application:

- First Application 03 March 2020
- Second Application 17 March 2020
- Third Application 04 June 2020
- Fourth Application 06 August 2020

Design Review Panel Presentation:

25 June 2020

GLA Panel Presentation:

29 July 2020

Councillor Presentation:

24 August 2020

Target for Planning Application:

August 2020

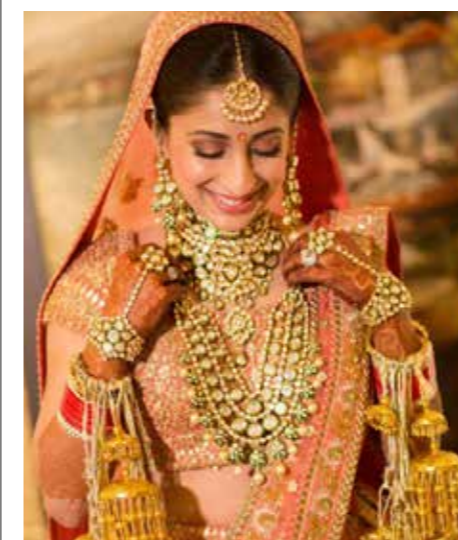
In defining the look and feel of the brief, we have considered the venue as "A Celebration of Colour with Family, Friends and Loved Ones."

The Banqueting Venue will provide the client and host with the ability to decorate and create an event in line with their personal preferences.

This building will provide the backdrop and organisational structure to Celebrations of any kind.

A Celebration of Forever and Ever.
A Celebration through Presentation and Style.
The Space used as a backdrop.

The people move into the foreground supported by the space in the background.



2.0 Existing Building and Planning History

2.1 Other Supporting Material

Existing Golf Club House - Ground Floor & First Floor Plan

The site is part of the former Stanmore and Edgware Golf Club and surrounding Course. The following plans show the former club house building on the site.

Survey information by CSL Surveys (Stevenage) Ltd, received 5th December 2019.

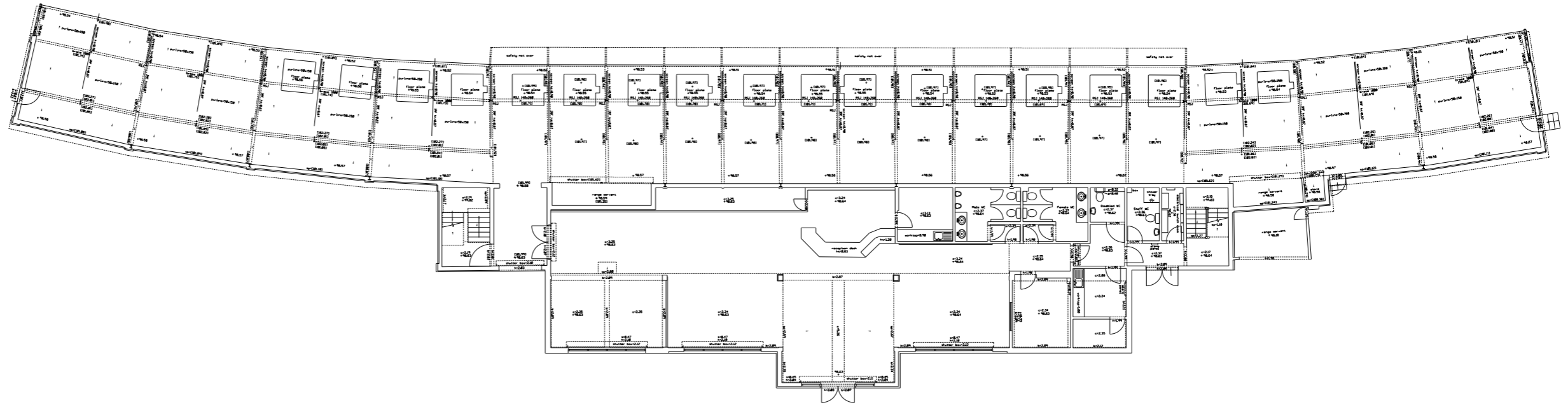
Drawings:
22219RB_GROUND_F0
22219RB_FIRST_F0.

Existing Area Schedule

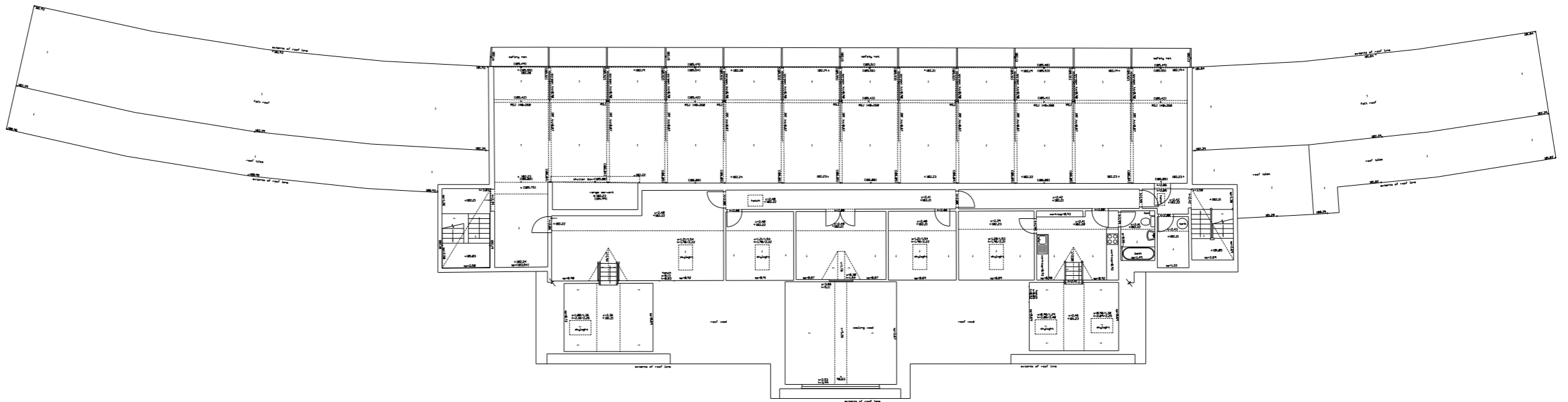
Ground Floor	850sqm	9,149sqft
First Floor	458 sqm	4929sqft
Total Floorspace	1308 sqm	14,079 sqft

Existing Building Volume: 4859m³ as noted in the Appeal Documents from former a planning consent.

Existing Ground Floor Plan



Existing First Floor Plan

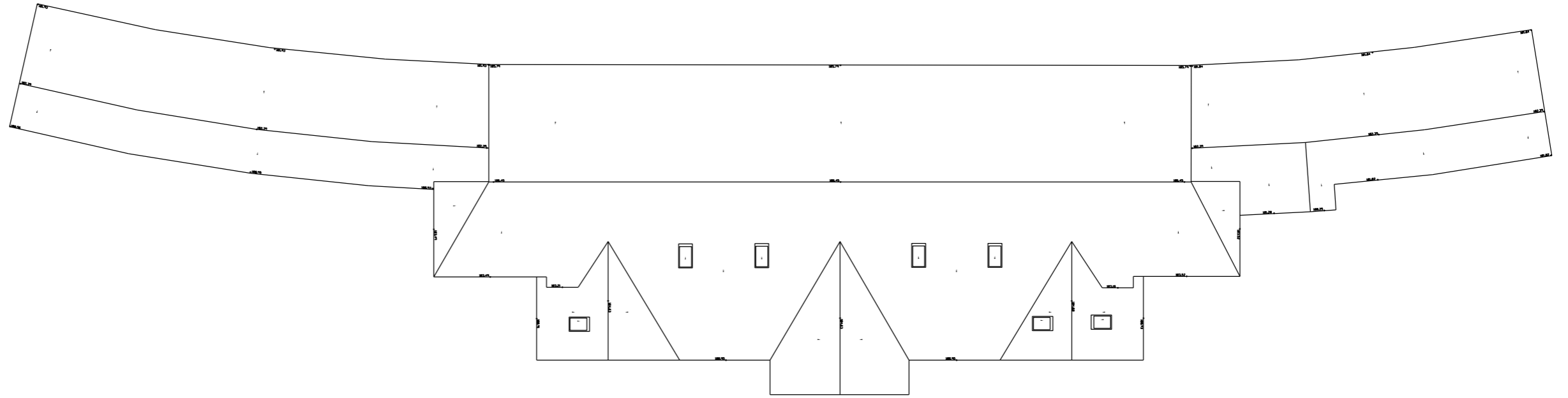


2.2 Other Supporting Material

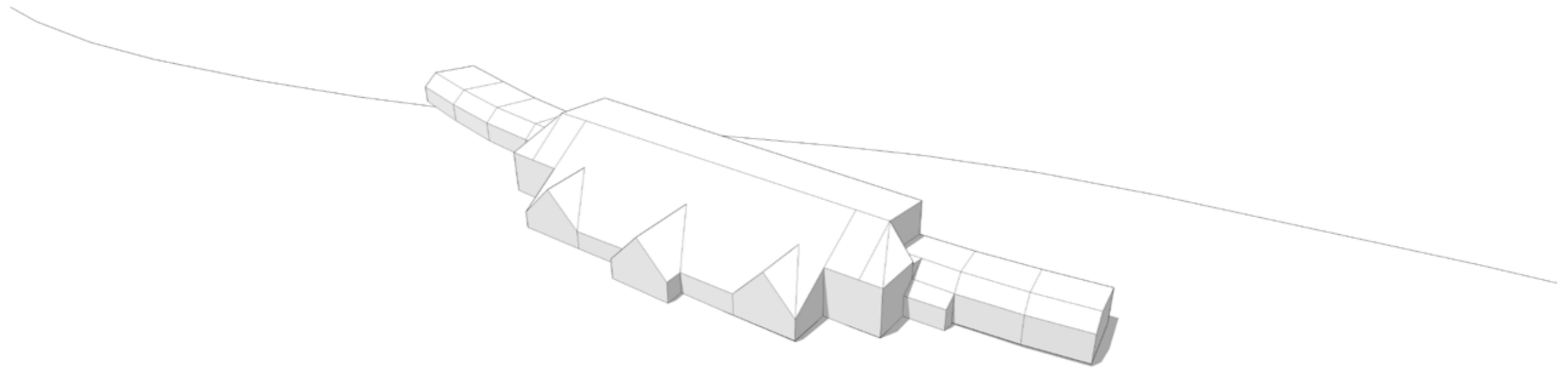
Existing Golf Club House - Ground Floor & First Floor Plan

Survey information by CSL Surveys (Stevenage) Ltd, received 5th December 2019. Drawing: 22219RB_ROOF_F0.

Existing Roof Plan



Existing building 3D massing model



2.3 Other Supporting Material

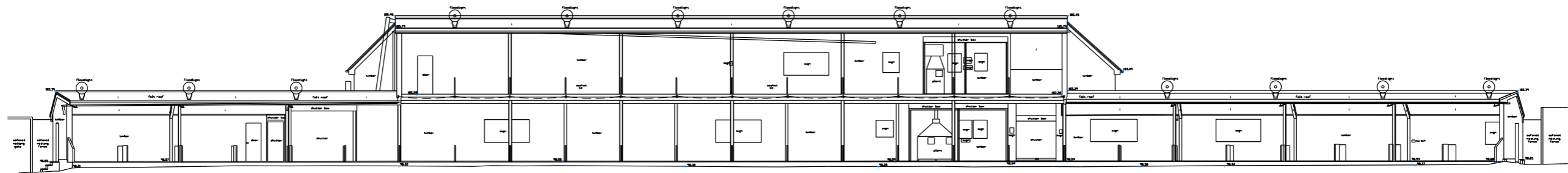
Existing Golf Club House - Elevations & Section

Survey information by CSL Surveys (Stevenage) Ltd, received 5th December 2019. Drawing: 22219RB_ELEVATION & SECTION_F0.

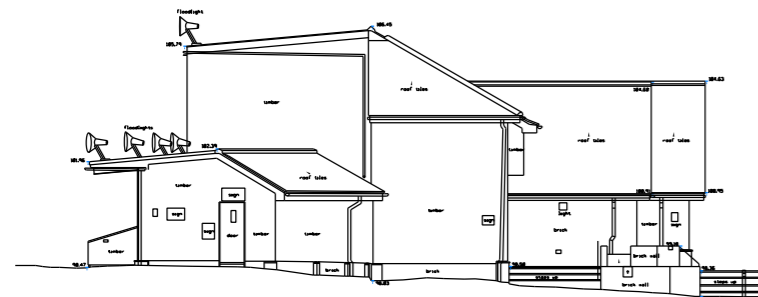
Existing Elevation 1



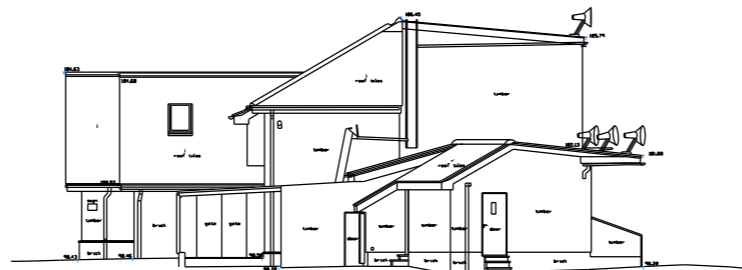
Existing Elevation 3



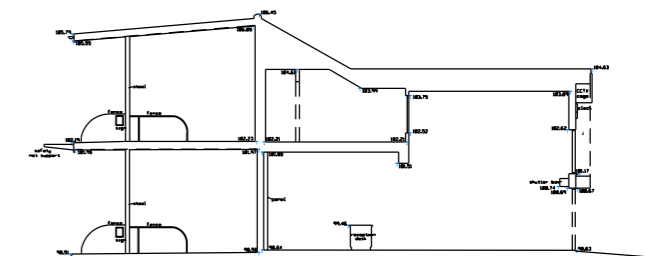
Existing Elevation 2



Existing Elevation 4



Existing Section



2.4 Site Analysis

Site Photos

Images

1. View North along A5 access road
2. Existing entrance to former Golf Club from A5
3. Approach to former Golf Club looking South-West
4. Former Golf Club house raised on podium
5. External raised terrace to Golf Club house
6. Former Golf Club house raised on podium
7. View of Driving Range looking North East
8. View of Driving Range looking North East
9. Existing car parking



1



2



3



4



5



6



7



8



9

2.5 Site Analysis

Site Views

These views were taken during the winter months without foliage on the trees. This therefore gives the best opportunity to see the existing building. As these images demonstrate, the building does not generally break the tree-line, save for views from the entrance.

Images

1. View towards the building from the site entrance and just outside the site boundary.
2. View towards the building from the North Eastern site boundary - ca 150metres from the existing building and ca. 20metres from the northern site boundary.
3. Site and building silhouette based on View 2.



1



2



3

2.6 Site Analysis

Site Views

Images

1. View towards the building from the South Eastern site boundary - ca 150metres from the existing building and ca. 10metres from the site boundary.
2. View towards the building from the South Eastern site boundary - ca 90metres from the building and ca. 70metres from the site boundary.
3. Site and building silhouette based on View 2.



1



2



3

2.7 Planning Context

Planning Designations

The development plan for Harrow comprises:

- Harrow Core Strategy (February 2012)
- Development Management Policies (July 2013)
- Site Allocations Local Plan (July 2013)
- Adopted Policies Map
- London Plan (March 2016)

The site is located within the Green Belt as shown on the Adopted Proposals Map.

The site is also covered by the following designations:

- Core Strategy Sub Areas: Stanmore and Harrow Weald;
- Harrow Weald Area of Special Character;
- Archaeological Priority Area (a strip of land to the east of the site which runs through part of the car park and golf course); and
- Surface water flood zone 3a/3 (part of the site in front of the main golf building)

The site is adjacent to the Pear Wood and Stanmore Country Park Site of Importance for Local Conservation that lies to the west.

Planning History

An extant planning permission allowed on appeal (23 August 2018 and Ref: APP/M5450/W/18/3201017) exists for the following proposed development:

“Change of use from a golf driving range with ancillary golf shop and first floor flat (Class D2) together with two storey rear extension and external alterations to nine flats (Class C3); Single storey detached building at side for use as replacement golf reception building; provision of parking, refuse and cycle facilities”

The appeal decision confirms that the golf centre building, together with its adjacent storage areas and car park, constitute previously developed land as defined in the NPPF (para 11).

The decision also considered that the removal of the high driving range fence, and the tall metal pylons which support it would further enhance the openness of the Green Belt (para 16).

The appeal decision concluded that:

“the proposed development satisfies the relevant qualifying criteria of paragraphs 145 and 146 of the NPPF. The proposal could not constitute inappropriate development within the Green Belt or conflict with the Green Belt protection aims of Policy 7.16 of the London Plan or the NPPF. As the development is not inappropriate, there is no requirement for very special circumstances to be demonstrated in this instance” (para 19).



Extract from Harrow adopted Policies Map

London Borough of Harrow

Divisional Director, Planning Services
Stephen Kelly

<ul style="list-style-type: none"> Green Belt Metropolitan Open Land Open Space Sites of Specific Scientific Interest Sites of Importance for Nature Conservation Green Chain Area of Special Character Conservation Areas Historic Parks & Gardens Scheduled Ancient Monuments Archaeological Priority Areas Regionally Important Geological Site 	<ul style="list-style-type: none"> Harrow & Wealdstone Intensification Area Proposal Sites Strategic Industrial Locations Industrial & Business Use Areas Business Use Areas Metropolitan, Major, District & Local Centres Primary Shopping Areas Primary Shopping Frontage Secondary Shopping Frontages Designated Frontages in Local Centres Neighbourhood Parades
----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

Users of the printed Policies Map should note that, for clarity, flood zones, critical drainage areas and the Harrow Green Grid have been omitted. These designations (which may be updated from time to time) can be viewed as additional layers on the online version of the Policies Map: <http://harrow.addresssafe.com/app/exploreit/>. A PDF version of the Policies Map showing these layers is also available on request.

This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationary Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. 100019206, 2013.

© Harrow Council 2013. Prepared by www.newgrove.com

Metres

Scale: 1:10,000

Key for Proposals Map

3.0 Site Analysis

3.1 Site Analysis

Site in Local Context

Local Context

The site is located in the London Borough of Harrow, between the A5 and Stanmore Country Park. The site is currently occupied by a former Golf Club House building and Golf course, associated driving range and car parking.

The area outlined in red sets out the site area which has been acquired by the client for re-development.

The site is located in the Green Belt as shown in the adjacent diagram. The site already has 14,079 sq. ft. of development within the footprint of the site; similarly there is also residential built development to the south of the site, and a collection of development associated with the Royal National Orthopaedic Hospital and Centennial Park to the North West of the site.

Residential Development

Royal National Orthopaedic Hospital

The Cloisters Residential Development

Wood Farm

Existing Golf Course facility

Cleopatra Close Park

Julius Caesar Way & Cleopatra Close

Stanmore Country Park

Key

- Site Boundary
- Boundary between Harrow and Barnet councils
- Green Belt



3.2 Other Supporting Material

Access

Access

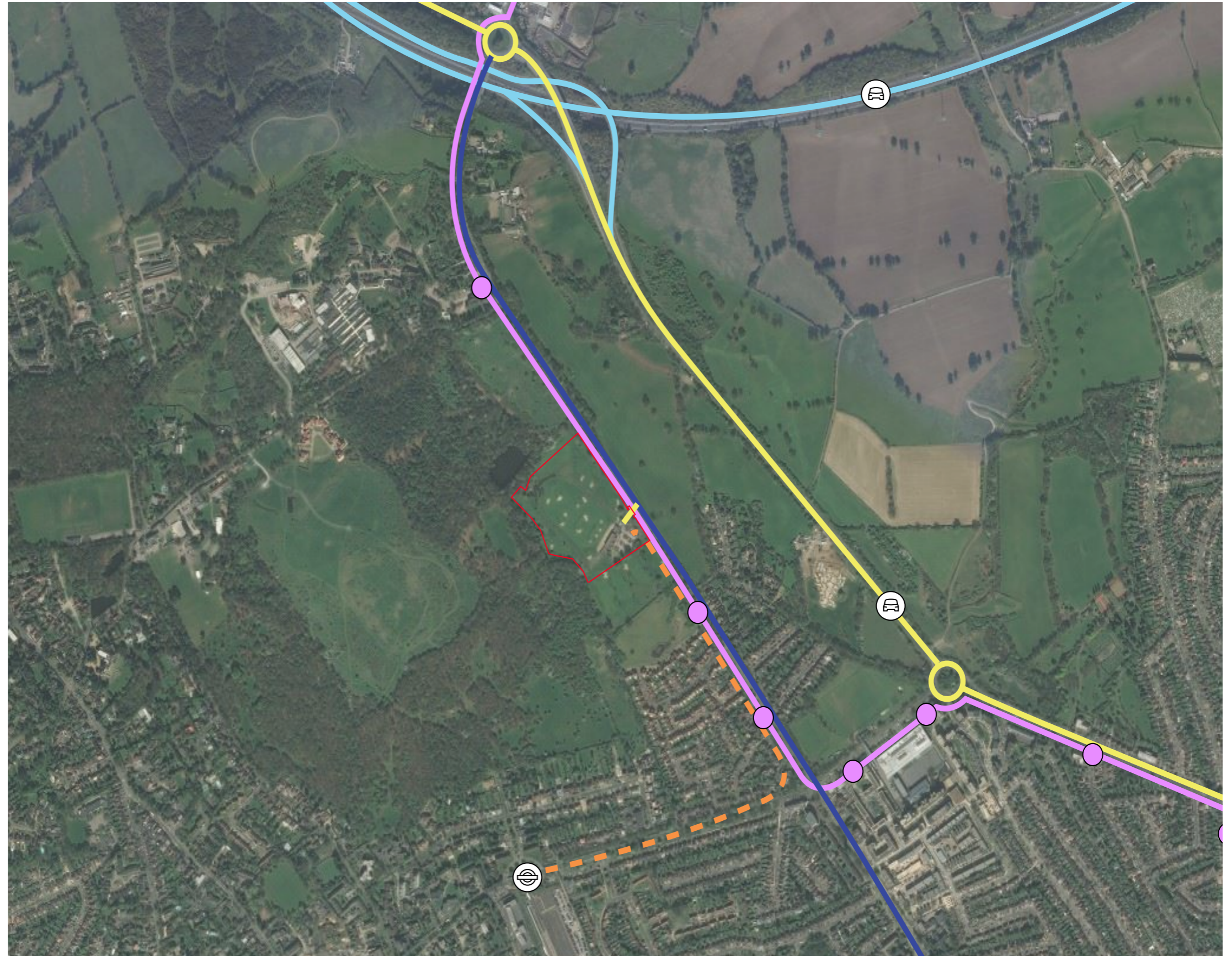
The site is accessible by both car and public transport. It is walk-able on from Stanmore Station and local bus stops.

By Underground, the nearest Underground station is Stanmore at the start of the Jubilee line. This is approximately a 20 minute walk.

By bus, the site is well served by route 107; this service starts at 5:13am, with the last service at 00:23am with approximately 4 buses per hour during peak times.

By road the site is very well connected to both the A1 and the M1. Access immediately adjacent to the site from the A5 connects well with the A41 via the A410.

Please refer to the dedicated Transport Assessment prepared by EAS Consultants for further information.



Key

- Site boundary
- M1
- A41
- A5
- 107 Bus Route
- On Foot
- Bus Stop

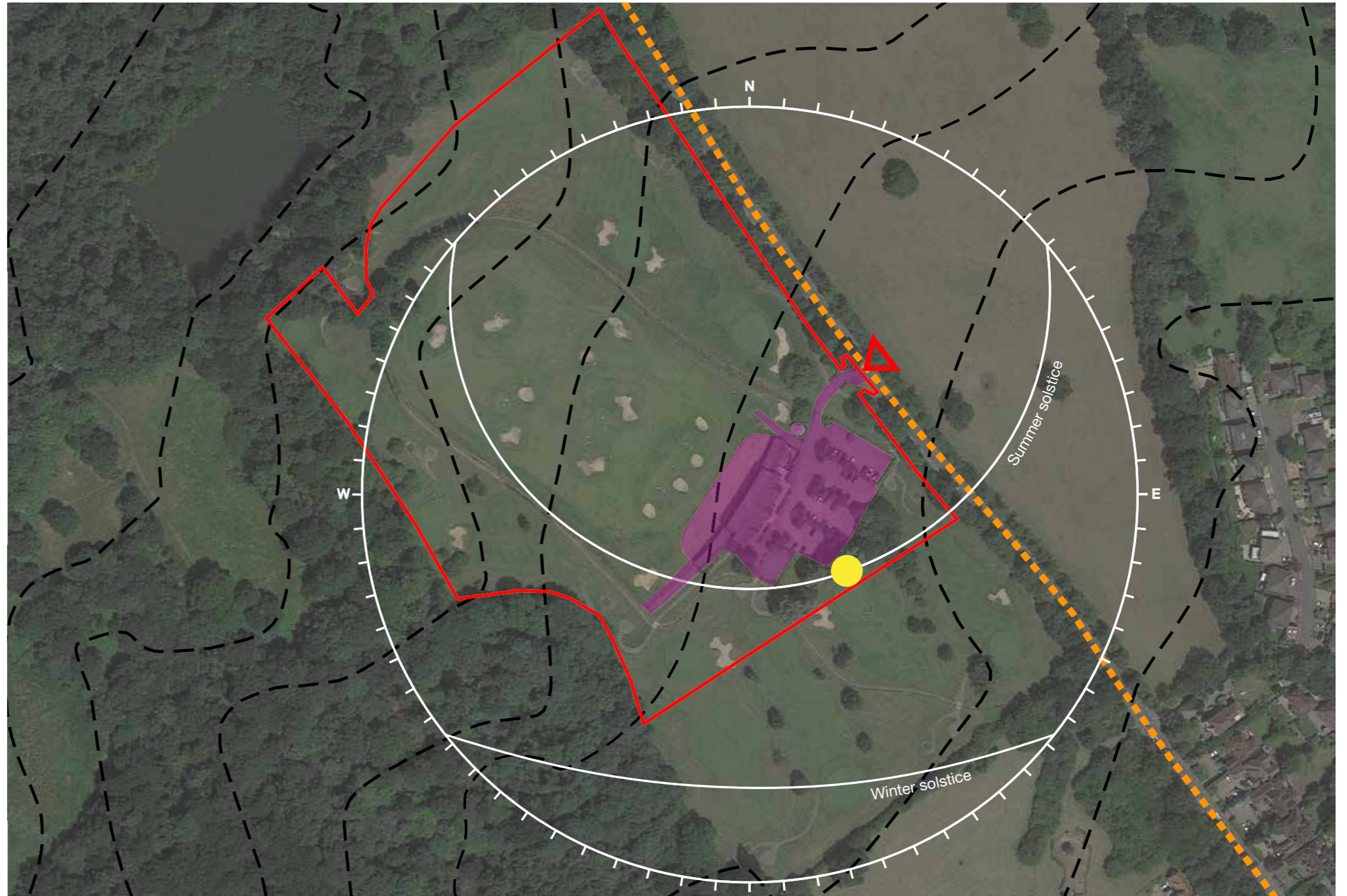
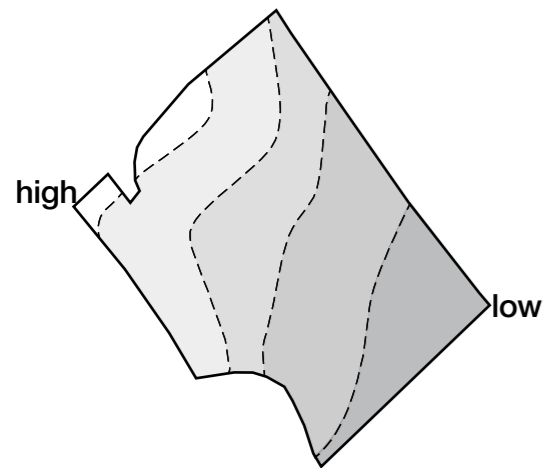
3.3 Site Analysis Constraints & Opportunities

Constraints & Opportunities

The site sits in the middle of the former Golf Course so one of the main constraints will be how the site relates to the surrounding landscaped context

There is a steep fall from north west to south east across the site. As depicted by the 5m contours adjacent, from top to bottom of the red line there is a fall of approximately 20m. This explains why the relatively modest 9m high existing building is well screened.

Due to the openness of the site, it has great solar aspect and minimal overshadowing.



- Key**
- Boundary
 - - - Access (A5)
 - - - 5m Contour Lines
 - ▲ Existing Site Entrance
 - Sun Path
 - Previously Developed Land

