

## 5.10 Lighting, Security and Waste

### Waste

Waste and recycling area has been provided on an external wall to provide maximum natural ventilation; highlighted in yellow in adjacent diagram. It has also been located within the appropriate distance of the refuse vehicle collection; this vehicle movement has been demonstrated and tracked in the Highways report.

An external area identified on the plan has been designated as the external area where bins can be located on collection day ahead and post refuse collection.

In terms of sizing, the number of bins has been calculated as follows:

The refuse store has been sized in accordance with BS5906.

Based on a restaurant and an indicative 500 covers, it is estimated that 9.375L/cover of waste will be generated which equates to 4,687.5L/week.

Based on the above amount of waste, the bin store can hold 4 x 1,100L bins, 1 x 240L bin and 1 x 120L bin.

### External Lighting

The proposed external lighting will be sympathetic to the building's Green Belt setting. External lighting will be designed and installed in accordance with ILP Guidance to avoid excessive light spills which would impact on wildlife.

As part of the landscape design around the perimeter of the building there will be some low level lighting included as part of the building design, as well as within the Secret Garden area.

Low level and low light spill lighting will be provided along the winding path and pagoda.

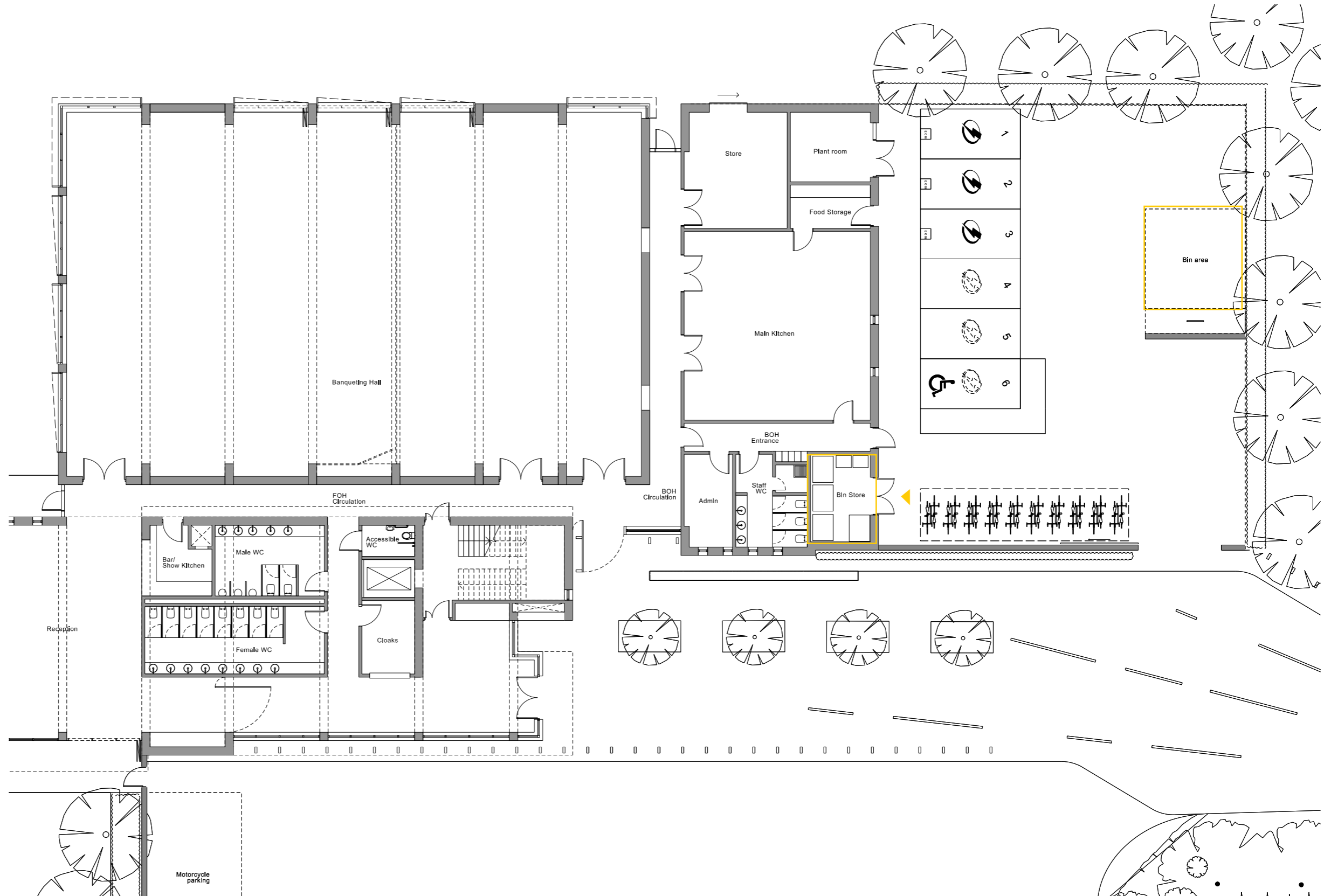
It is not anticipated that these lights will be used outside of event hours.

Existing lighting within the car park area will be reviewed but it is anticipated that these column lights will remain.

### Security

It is intended to discuss the project with a suitably qualified security consultant from the Local Police. Discussions will include the site and building.

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



1. Proposed Ground Floor Plan

## 5.11 Access and Accessibility

### Site Access

The site is accessed from Brockley Hill. All users will follow the same site entry and egress route which involves an immediate left turn upon entering the car park.

Visitors attending an event will park in the designated car or motorcycle parking spaces. Coaches will follow the route as outlined in diagram 1 below. Coach parties will disembark the coach as indicated and guests will follow the same processional route as guests attending by car.

Staff arriving by car will follow the same initial route but will continue on into the designated staff area which includes car and bicycle parking spaces.

Refuse vehicles will follow the route as indicated in diagram 2. It is not intended that refuse vehicles tend to the Banqueting Facility during event hours.

### Car Parking and Coach Management

Separate staff and guest car parking areas are proposed at the site, their extents have been calculated as to be sufficient to avoid overspill and/or informal parking, while not being excessive as to hinder the use of sustainable alternatives, with mind to the Mayor and TfL's overarching transport objectives. A policy-compliant level of electric vehicle and disabled vehicle parking will also be provided. A servicing/delivery area is also proposed which is separated from the main guest parking area to further promote highway safety on site. Safe access by servicing vehicles has been demonstrated through swept path analysis, though moreover, safety will be promoted by ensuring delivery and servicing movements on site do not coincide with events. Similarly, designated areas will be provided for coach circulation to minimise movement conflict.

### Building Access

The Main entrance to the Banqueting Facility lies centrally to the processional route visitors will follow; this has been highlighted in yellow in the diagram below. This will lead the visitor straight into the Reception space past the cloakroom and WCs.

A secondary entrance adjacent to the main entrance provides a more discrete access point.

Upon entering the building, the main staircase can be followed to reach the upper floor meeting rooms, Bridal Suite and Secondary Function Space. Alternative access to the First Floor is provided via a lift.

A secondary staircase is provided from the First Floor Secondary Function Space into the Secret Garden.

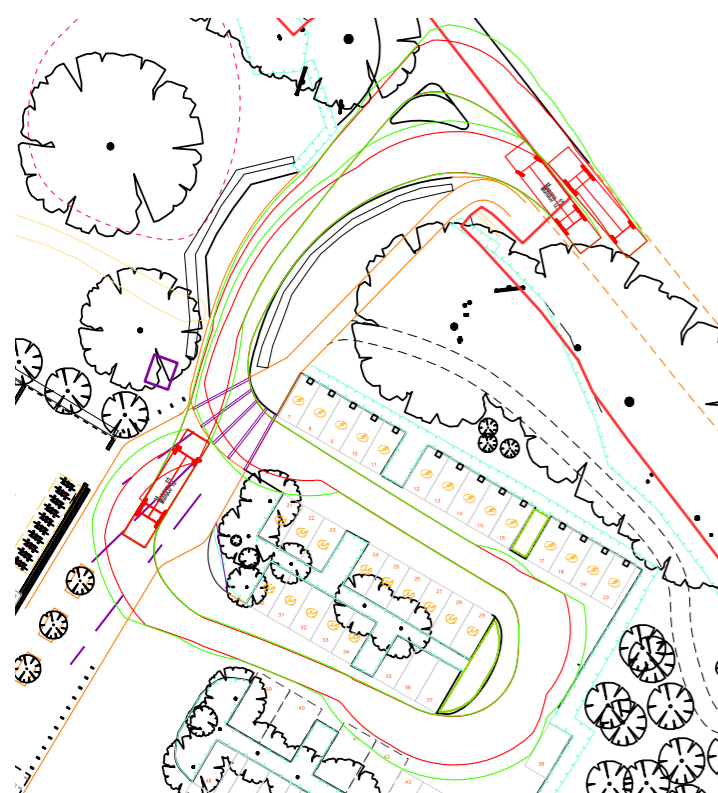
The Back of House building has a dedicated Staff entrance from within the staff car park area. Staff facilities are located in the entrance area of the Back of House building for easy access.

### Accessibility

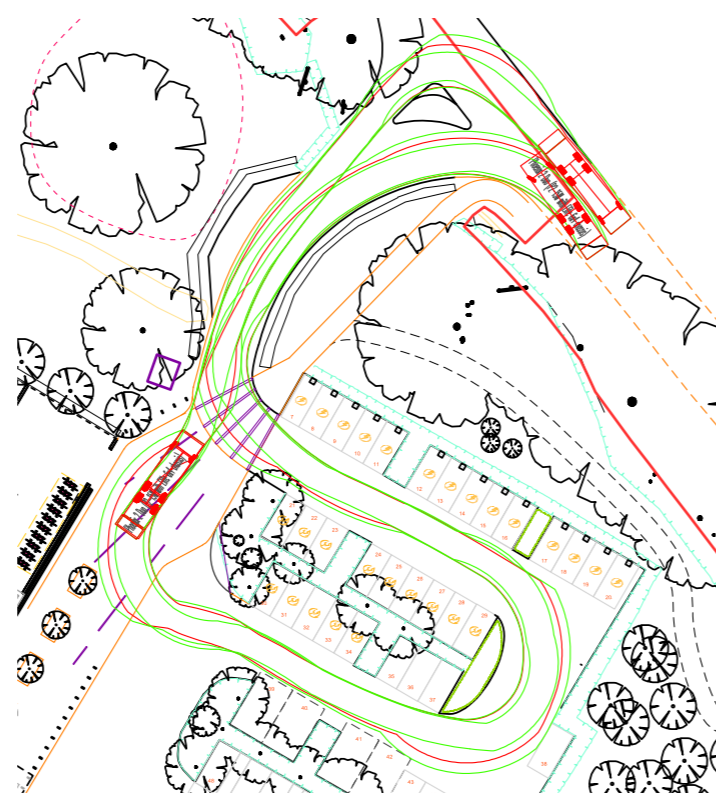
The site has level access and Part M compliant car parking spaces are located in close proximity to the main entrance, as well as the staff entrance along with enlarged car parking spaces.

The building will have compliant thresholds throughout. The main stairs will be ambulant accessible and the lift will enable first floor access.

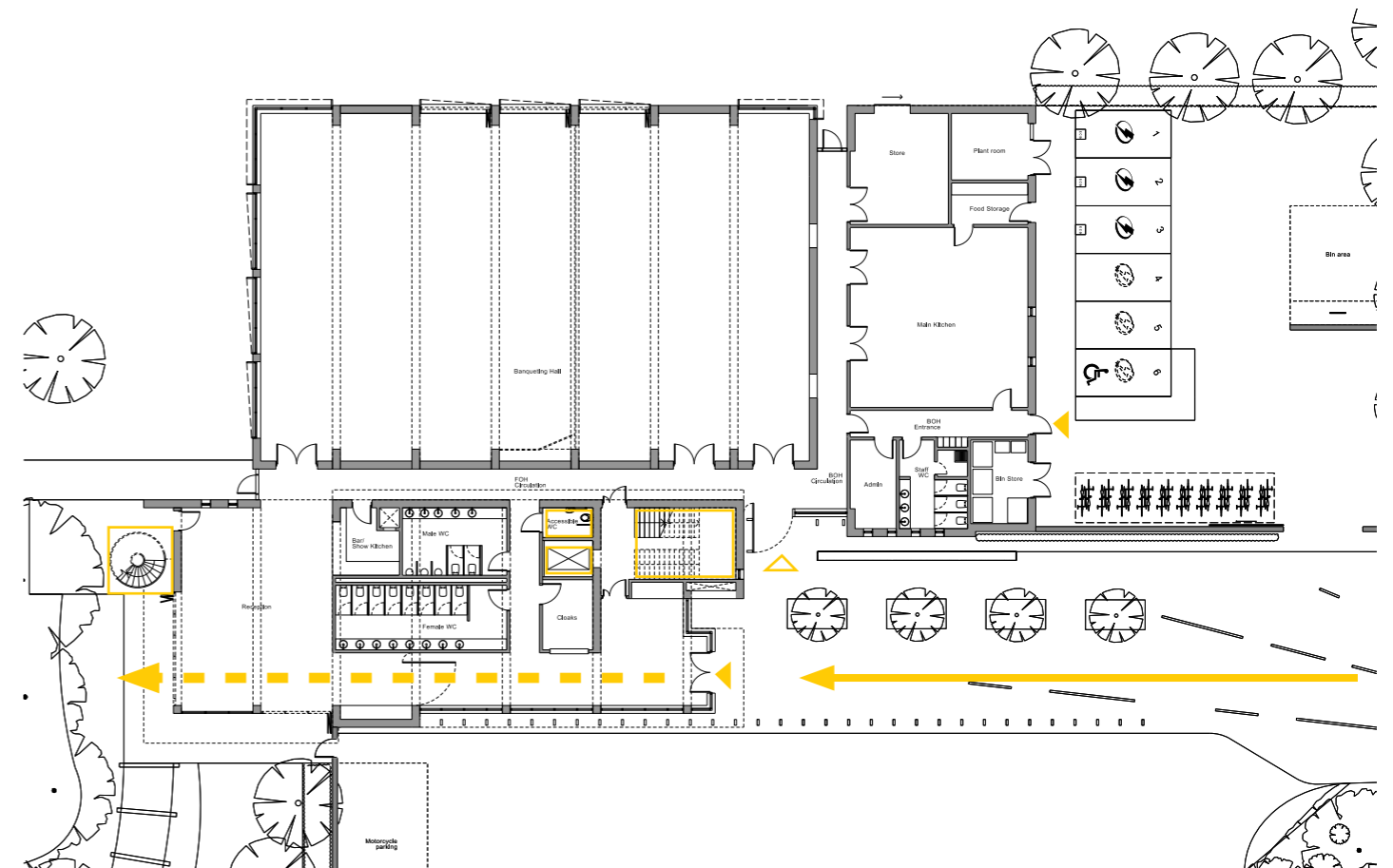
A Part M compliant WC is provided on the Ground Floor, as well as on the First Floor.



1. Coach swept path



2. Refuse vehicle swept path



3. Proposed Ground Floor Plan

# 5.12 Materials Palette

## Natural Materials

### Material Palette

1. Living Wall
2. Gravel
3. Accent Material - further development required - to be selected from
  - 3.1 Woven metal mesh
  - 3.2 Metallic-effect cladding
  - 3.3 Mineral composite cladding
4. Slate cladding
5. Blackened timber
6. Anodised metal framing
7. Laser-cut metal panel
8. Grey/Blue brick



### Concept images



Gemstone Geode - rough shell, iridescent, special and luxurious core



Fabrics that drape, fold and fall

# 5.13 Materials Palette

## Building Precedents



2 - Modern slate cladding with crisp edge detailing and matching coping details - Credit: RS+ Architects



1 - Wide format natural timber - Credit: CT Architects



3 - Barn-like structure revealing warm interiors - Credit: Ludescher und Lutz Architekten

## 5.14 Materials Palette

### Proposed Elevations

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**



# 5.15 Materials Palette

## Proposed Elevations

Proposed South Elevation

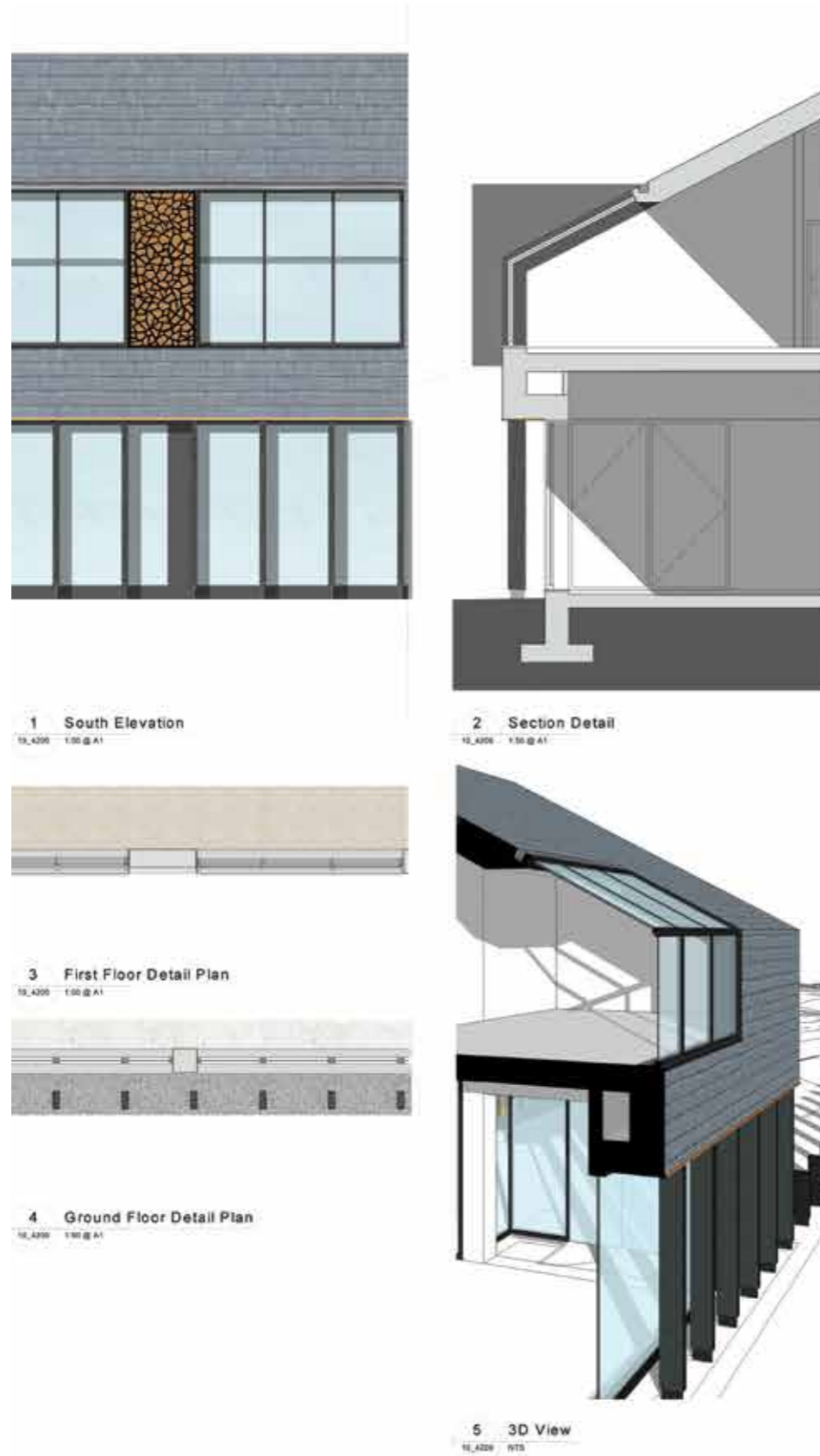


Proposed East Elevation

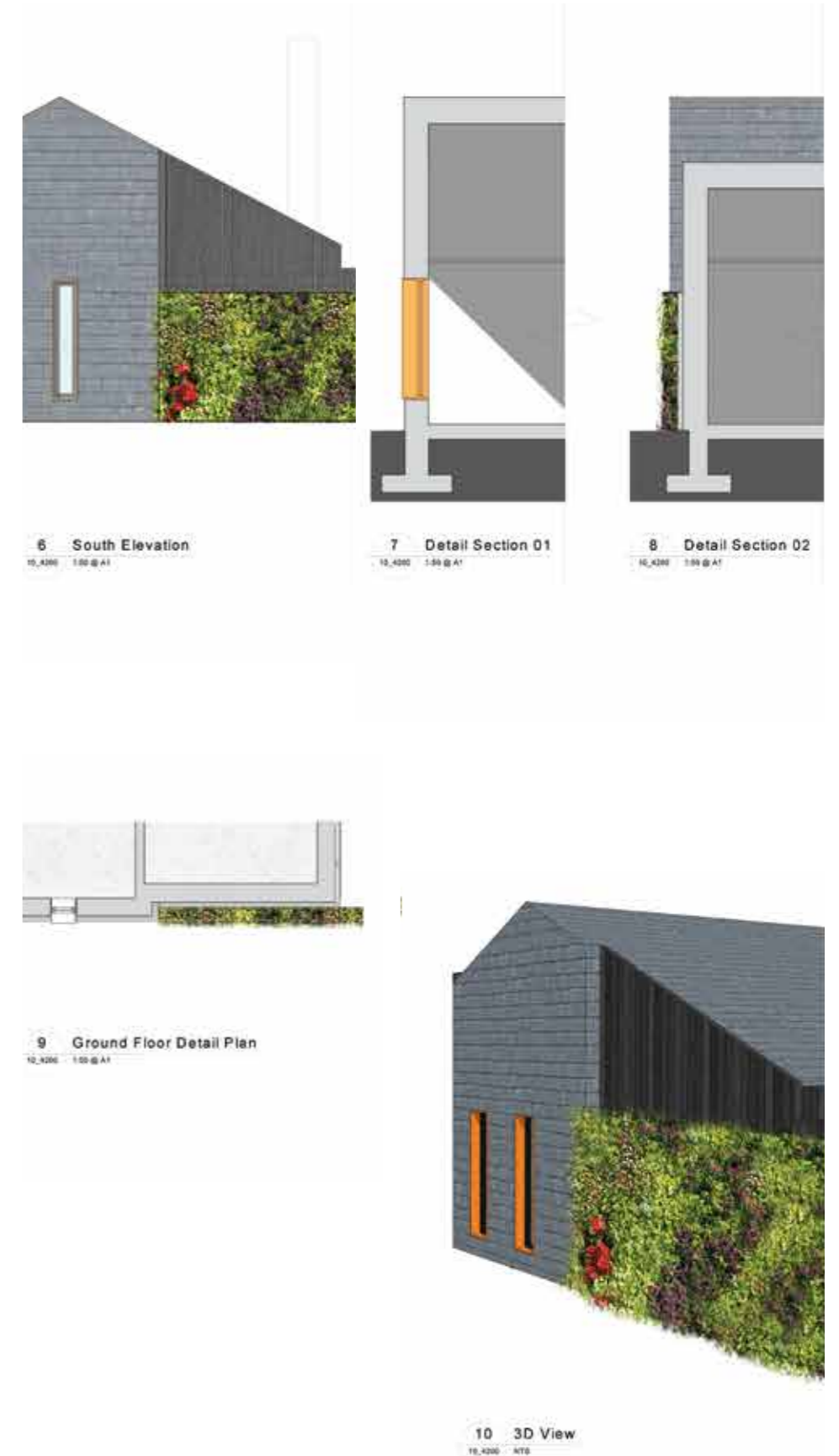


# 5.16 Materials Palette Bay Studies

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.

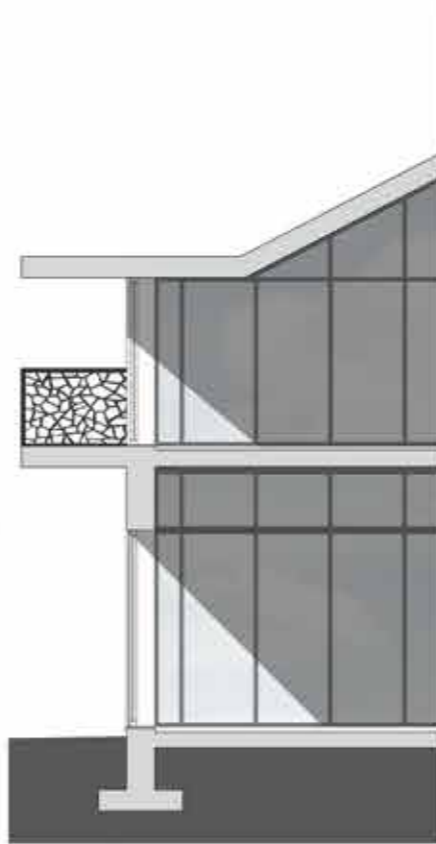


# 5.17 Materials Palette Bay Studies

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



## 5.18 Materials Palette

Proposed Building



# 5.19 Materials Palette

Proposed Building

