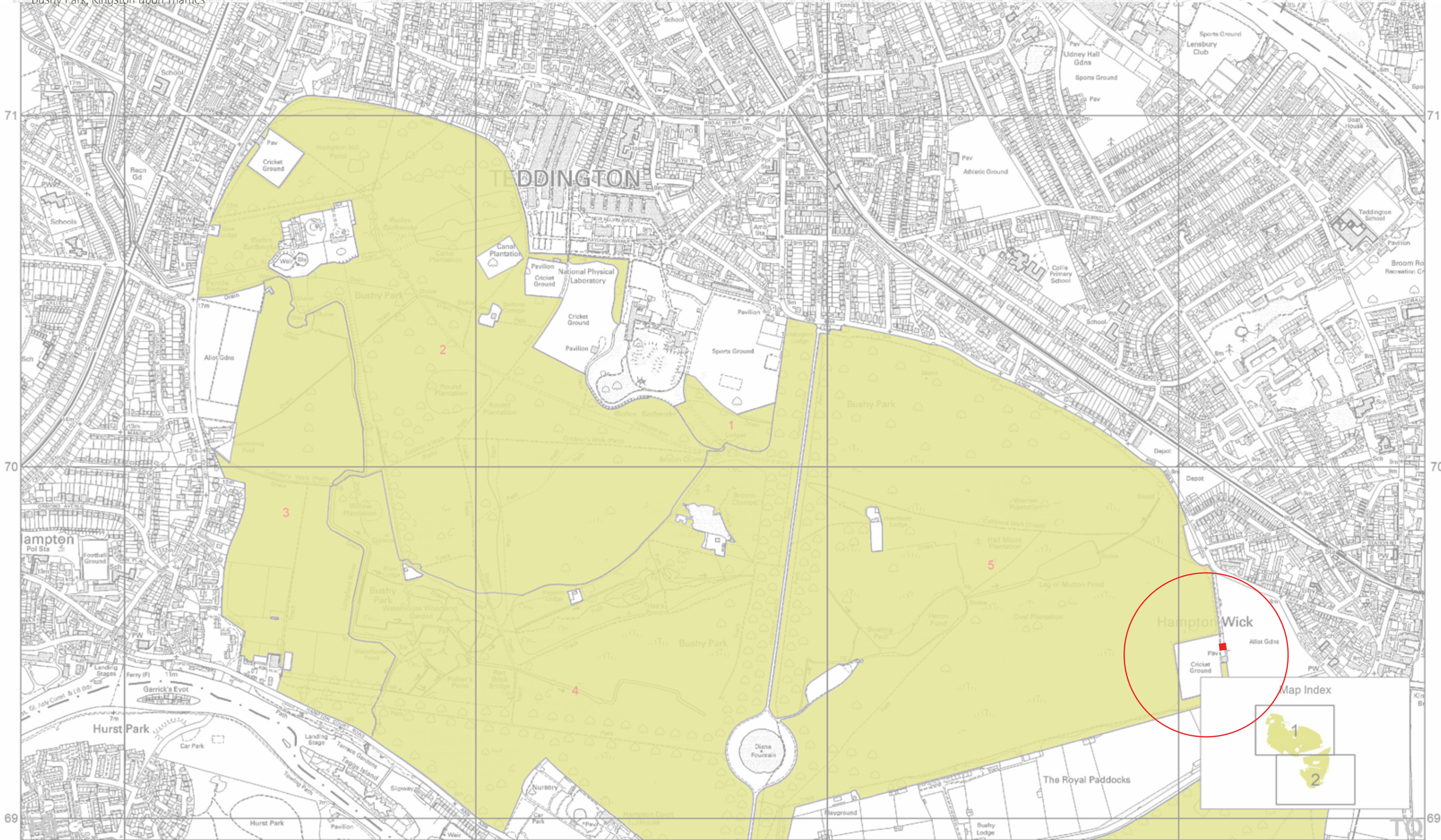


3.0 Proposed Scheme – Form & layout

3.1 Bushy Park



Site of Special Scientific Interest
Bushy Park and Home Park
 Outer London, Surrey
 Notification Date: 5 September 2014
 Confirmation Date: 12 May 2015

Site of Special Scientific Interest
 540.39 Hectares
 Site Unit

Note:
 The boundary shown is derived from large scale Ordnance Survey Mastermap,
 and may not match the background detail on this map. Definitive larger scale maps are available on request.

Theme ID: 147753
 Grid Ref: TQ159692
 Version: 20150414
 Plotted: 14/04/2015

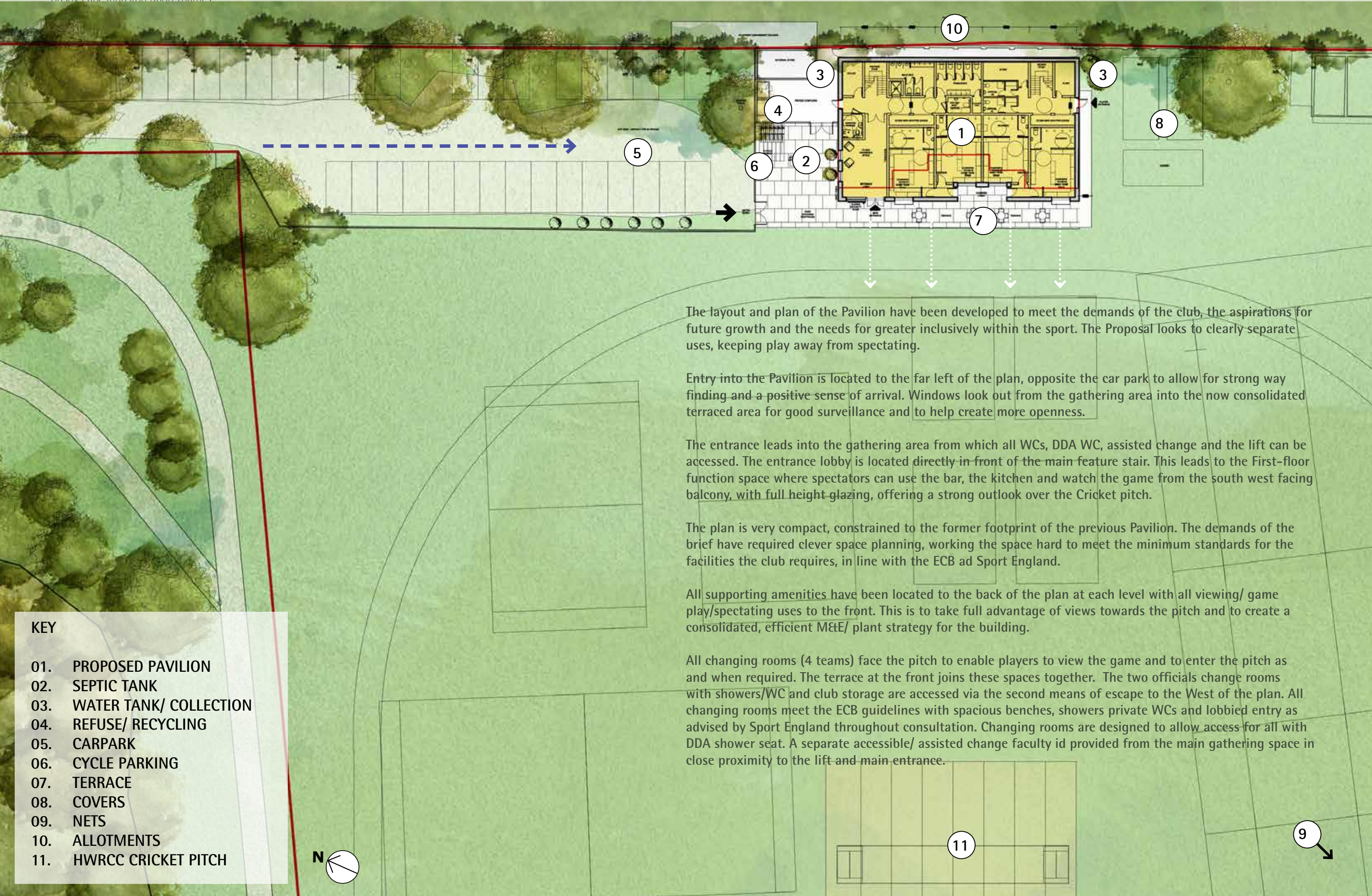
Scale 1:10,000 at A3
 Map 1 of 2

0 200 400 600m
 1500ft

Grid North

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3.2 Proposed Site Plan



The layout and plan of the Pavilion have been developed to meet the demands of the club, the aspirations for future growth and the needs for greater inclusivity within the sport. The Proposal looks to clearly separate uses, keeping play away from spectating.

Entry into the Pavilion is located to the far left of the plan, opposite the car park to allow for strong way finding and a positive sense of arrival. Windows look out from the gathering area into the now consolidated terraced area for good surveillance and to help create more openness.

The entrance leads into the gathering area from which all WCs, DDA WC, assisted change and the lift can be accessed. The entrance lobby is located directly in front of the main feature stair. This leads to the First-floor function space where spectators can use the bar, the kitchen and watch the game from the south west facing balcony, with full height glazing, offering a strong outlook over the Cricket pitch.

The plan is very compact, constrained to the former footprint of the previous Pavilion. The demands of the brief have required clever space planning, working the space hard to meet the minimum standards for the facilities the club requires, in line with the ECB and Sport England.

All supporting amenities have been located to the back of the plan at each level with all viewing/ game play/spectating uses to the front. This is to take full advantage of views towards the pitch and to create a consolidated, efficient M&E/ plant strategy for the building.

All changing rooms (4 teams) face the pitch to enable players to view the game and to enter the pitch as and when required. The terrace at the front joins these spaces together. The two officials change rooms with showers/WC and club storage are accessed via the second means of escape to the West of the plan. All changing rooms meet the ECB guidelines with spacious benches, showers private WCs and lobbied entry as advised by Sport England throughout consultation. Changing rooms are designed to allow access for all with DDA shower seat. A separate accessible/ assisted change facility is provided from the main gathering space in close proximity to the lift and main entrance.

KEY

- 01. PROPOSED PAVILION
- 02. SEPTIC TANK
- 03. WATER TANK/ COLLECTION
- 04. REFUSE/ RECYCLING
- 05. CARPARK
- 06. CYCLE PARKING
- 07. TERRACE
- 08. COVERS
- 09. NETS
- 10. ALLOTMENTS
- 11. HWRCC CRICKET PITCH



3.3 Proposed Ground Floor Plan

Key Points:

1. Social area/ Terrace area in replacement of existing concrete hard standing. Permeable paving solution to allow for drainage. Area of hard standing consolidated with the front terrace to allow for a better use of the space and to allow for maneuvering room/ clear access onto the septic tank located below the hard standing area, away from the neighbouring trees. Main entrance to Pavilion located on the left corner of the Ground Floor, opposite the main arrival space to allow for clear way finding and a positive sense of arrival. Entrance located before players changing rooms to clearly define/zone spectators from players use. The arrangement allows for efficient use and a clear separation of uses.

2. Former pavilion had a ramped access to Ground floor. The proposal will bring site levels back to grade to allow level access for all. Security to the site will be enhanced and improved with fencing, alarm systems and security lighting orientated towards gates and points of entry only.

3. HWRCC club logo will be positioned on the corner to the main entrance to help way finding and orientate spectators/ visitors towards the entrance and into lobby/ gathering area. All visitors and spectators viewing areas have been located at First floor, WCS at Ground. Changing rooms, showers, WCS, storage and players amenities have been located on the ground, allowing for a clear separation of uses, effective management of public and private areas. DDA facilities are in close proximity to the entrance lobby and lift. Clear separation between public and players use as shown opposite. Intuitive layout allows for efficient management strategy and operation of the facility with limited resources.

4. Large entrance lobby doubles as a gathering foyer for visitors to meet and for the club/ community organisations to advertise/ put up displays for local fund raising/community events. Space for a table/ boards/ a point for interaction.

5. Covered lobby for players to stand and take shelter adjacent to changing rooms.

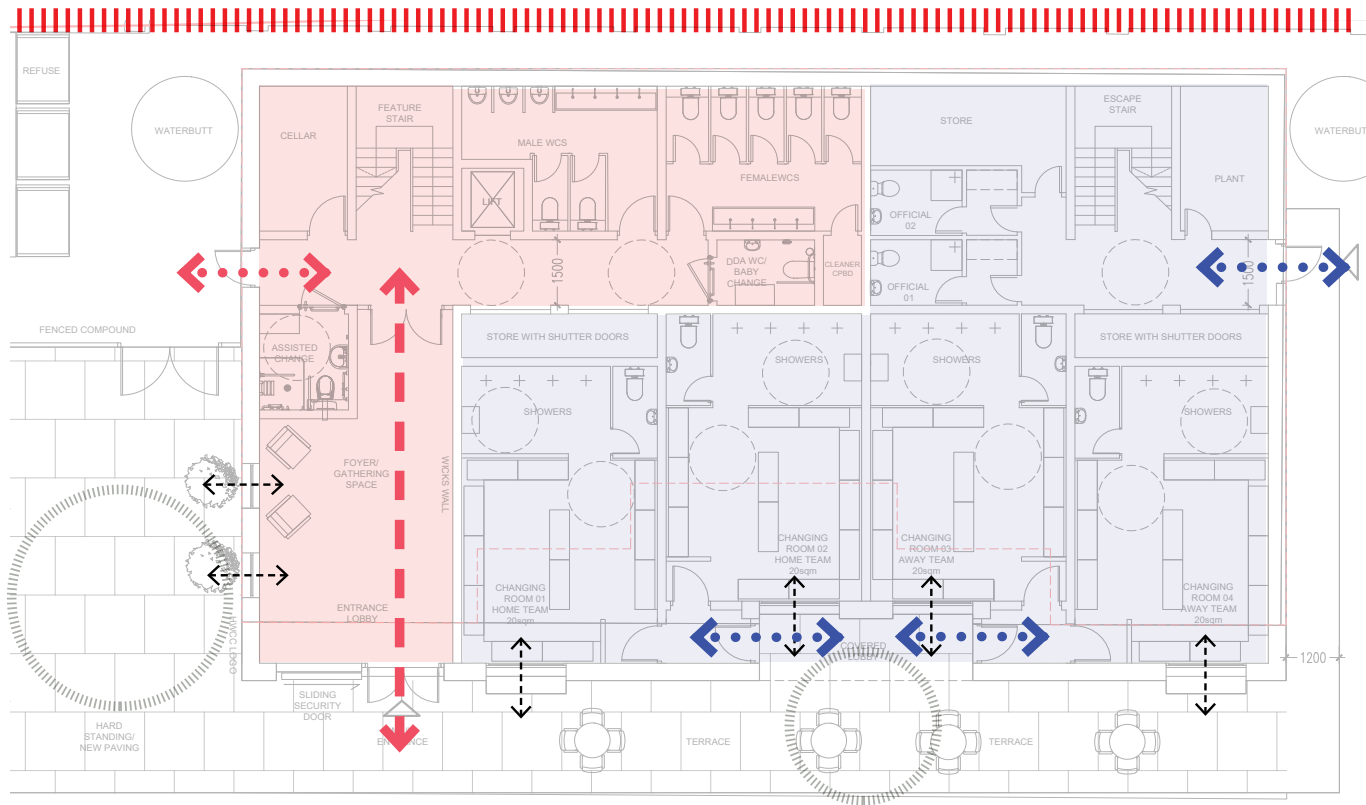
6. Fenced compound/ screen for external storage, refuse and cellar/ bar goods.

7. Feature stair located directly opposite the entrance lobby, aligned to the main doors to allow for a clear route to the upper floor. The lift located closely to the main gathering space at ground enables access for all abilities and a stronger management strategy for the first-floor function space, allowing easy access from the cellar to the supporting bar and kitchen at first floor. All uses are consolidated towards the back of the plan into one area for an efficient M&E strategy, operation, maintenance and use.

8. 6 x covered, lockable, secure Cycle spaces for visitors and players.

9. The second means of escape allows for a more considered fire escape strategy towards an open manageable space for people to gather in the event of an emergency. The second point of entry/escape will be used by officials and players on match days. This allows better separation of visitors/ spectators. The second point of entry also allows access to storage and plant, again kept separate from the main gathering area and visitors to the club. The previous means of escape to the rear of the former pavilion will no longer be used and the area will be distributed to create this new and practical route.

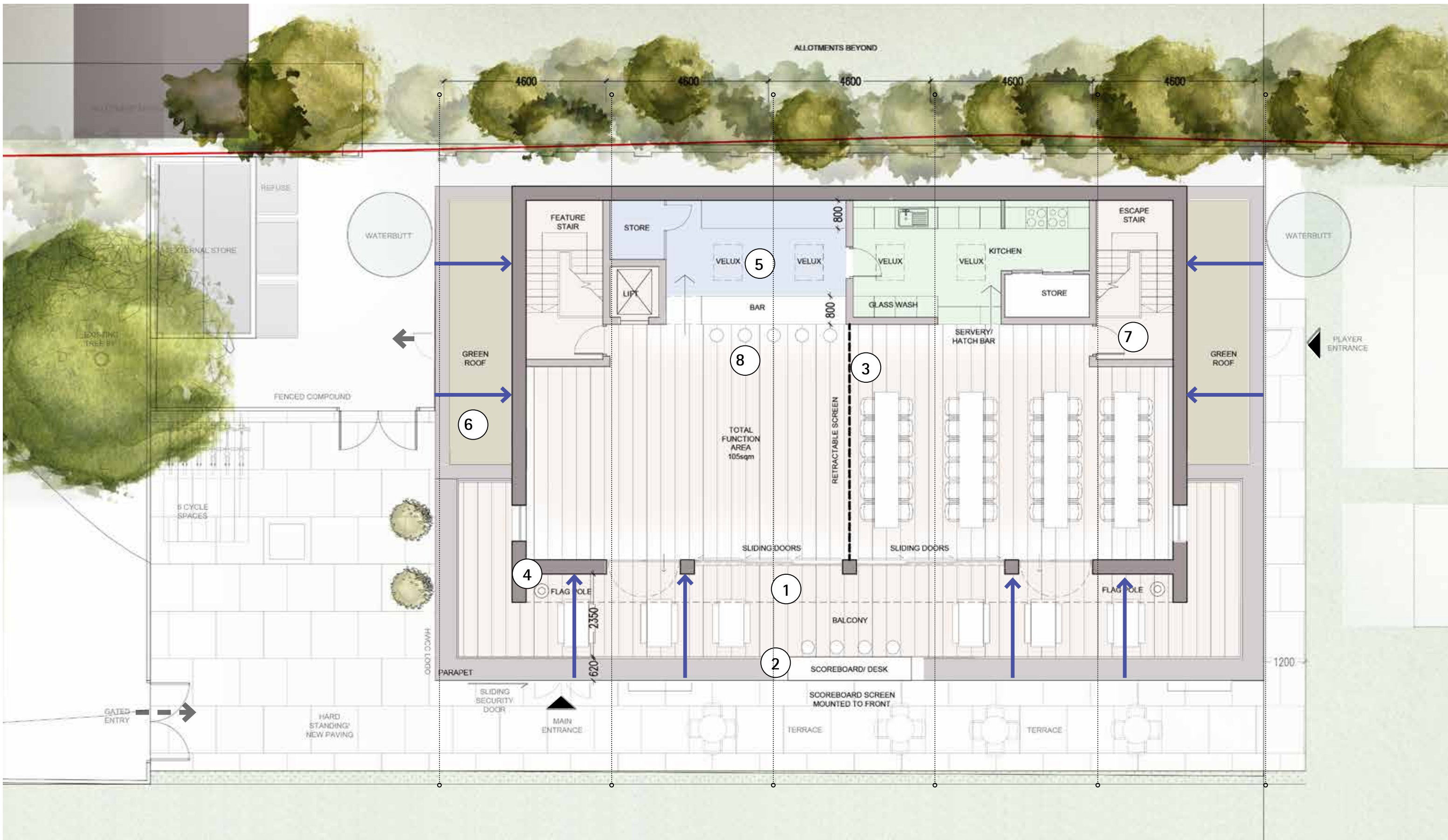
10. Changing rooms, DDA provision and supporting amenities have been designed to meet the ECB guidelines and follow the feedback received from Sport England throughout the consultation process. The plans were fully reviewed alongside all the design guidance provided and the proposed scheme now reflects this. Given the constraints of the footprint, the restriction to build to the former area/ scale/ volume of the former Pavilion, the design works hard to address all the needs of the club to ensure a future proofed scheme.



Proposed Ground Floor Plan – Intuitive layout allows for efficient management strategy and separation of uses.



Precedent example of the look & material choices for the main entrance/ gathering area of the Proposed Pavilion.



3.4 Proposed First Floor Plan - Scale 1:100 @ A3

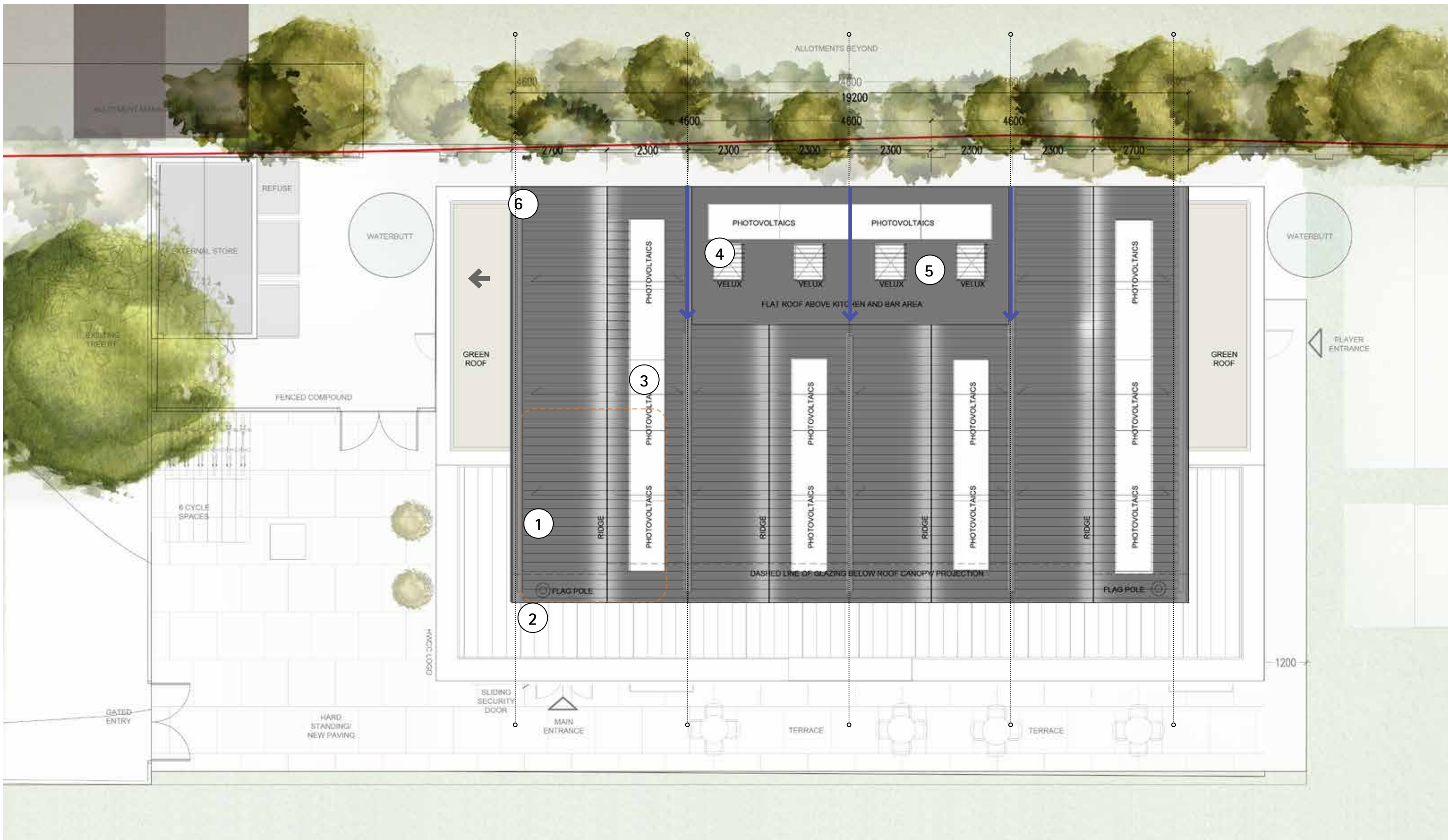


3.4 Proposed First Floor Plan

Key Points:

1. Outdoor Balcony designed to optimise on views and the outlook towards the pitches. Roof canopy projects over the balcony to provide shelter and solar shading into the function area.
2. Scoreboard with officials desk/ seating. Desk designed to be the same height of brushed metal balustrade located around the perimeter of the balcony.
3. Retractable screen separates the function space into two areas allowing for a more flexible club uses.
4. Two Flagpoles are located at the First-Floor deck and fed through roof canopy echoes details of Former Pavilion.
5. Flat roof with openable velux roof lights above the kitchen and bar area for ventilation and light into the deeper, back area of the plan. Security bars will be positioned over the roof lights to deter any anti-social behavior.
6. Roof stepped in from the North, South and West, reducing the bulk at first floor. Flat roof areas allow for balcony/ viewing deck and green roofs. Low intensity green roofs allow for enhanced biodiversity (further details in report). The proposal has been designed to mitigate against any loss of green space, built entirely on former hard standing, within the parameters of the former pavilion. The proposed green roofing is an addition to the amount of green already on the existing site, thus increasing the bio diversity on the site.
7. The second stair allows for an improved fire escape strategy and for greater flexibility/ adaptable space. The second stair allows the function space to be accessed separately from two points, a public and player's entrance.
8. Function space with supporting bar and kitchen. Clerestory lights above the bar and kitchen area allow for natural ventilation and light into the first-floor space. As shown in the image, opposite the upper floor social area will be a space for all the club community, families and supporters to gather to enjoy the game. The space is open and flexible.





3.5 Roof Plan - Scale 1:100 @ A3



3.5 Proposed Roof Plan

Key Points:

1. Standing seam metal roof covering. Wrap around material finish around first floor external walls and roof pitches. Folds and fin details to be aligned to timber vertical cladding at Ground Floor.
2. New flagpole at first floor protrudes through roof creating the support and holding required for the two poles.
3. Photovoltaic panels located along south facing slopes of the roof pitches as part of the sustainability strategy of the scheme.
4. Velux roof lights to the bar and kitchen areas. Security bars placed over roof lights to deter anti-social behavior.
5. Roof covering to be of the same RAL colour as the metal roofing finish to the roof ridges. Roof stepped in at the rear. Middle two pitches stepped inwards to create a flat roof above the below amenities. Reduced mass and volume.
6. Concealed guttering designed within the roof structure to allow for a contemporary flush finish. Gutters will be connected to a water harvesting strategy, feeding the rainwater towards a water butts, collection system for watering the pitches in the summer months.

3.6 Impact on Metropolitan Open land – Quantitative Comparison table

In the Pre-App feedback the Planning officers stated that, there is no definition of what constitutes a 'materially larger' building. What is material is a more nuanced question and the impact of a larger building on the openness of the site will depend on its design, including its form, siting and materials.

The facilities being provided in the new pavilion have been kept to the minimum possible specification due to the constrained footprint and fundamental costs. The community funded project will be modest and will strictly follow the parameters of the former Pavilion, kept within the demise of the former hard standing and height. To comply with governing bodies and standards the changing rooms on the ground have been designed to the minimum compliant size.

The better utilisation of space and volume at First has resulted a better sized and proportionate function room, multi-functioning and flexible. The social space will provide facilities for the club and community. The revised dynamic form of the roof has opened up the skyline and treescape improving the of the openness of the site from the previous bulky, heavy mansard roof.

A pathway has been introduced to the right of the pavilion. The former fire escape route to the rear of the Pavilion will no longer be used. The former route was impractical, dangerous, and resulted in a poor means of escape in the event of a fire. The area to the rear will be sectioned off. The new path will be smaller than the previous path and therefore result in no loss of green space. The path will allow for a more visible, open escape, which will also be used as a second point of entry for officials and players on a match day.

The inclusion of a green roof was welcomed as part of the planning balance at Pre-App, and has not been included as a like-for-like replacement. The green roof has been included to improve the local biodiversity, enhance the local ecology and to provide a pleasant outlook onto the flat roofs created by reducing the mass at the first floor with the step ins from the north and the south.

The figures below show how the proposed footprint of the Ground Floor is larger than the existing/former as the building encroaches into the area of the existing hard standing. The figures also demonstrates that the proposed scheme has 9m2 less hard standing than the former scheme when the amount of hardstanding and the extent of the footprint are compared. Technically 9m2 of green space now being offered back to the Royal Park.

	EXISTING	PROPOSED	DIFFERENCE	NOTES
Roof Form	Pitched (Mansard)	Pitched(4xGlables)		
Number of Floors	2	2		
Total area of hardstanding (m2)	286m2	223m2	(-63m2)	Proposed G Floor footprint larger, former hardstanding utilised for proposed footprint.
Ground Floor footprint/GEA (m2)	266m2	320m2	(+54m2)	9m2 surplus green space with Proposed scheme in comparison to Former Pavilion
First Floor footprint/GEA (m2)	157m2	211m2	(+54m2)	Space better utilised at First floor.
Total GEA of all floors (m2)	423m2	531m2	(+108m2)	
Ground floor GIA (m2)	244m2	292m2	(+48m2)	Proposed G Floor footprint larger, former hardstanding utilised for proposed footprint.
First floor GIA (m2)	141m2	187m2	(+46m2)	Space better utilised at First floor.
Total GIA of all Floors (m2)	385m2	479m2	(+94m3)	
Ground floor Volume (m3)	635m3	783m3	(+148m3)	Proposed G Floor footprint larger, former hardstanding utilised for proposed footprint.
First floor Volume (m3)	738m3	609m3	(-129m3)	Improved openness and permeability.
Total Volume from whole buiding (m3)	1373m3	1392m3	(+19m3)	
Building Dimensions (W X D X H m2)	23500mm x 12600mm x 7520mm	23500mm x 14020mm x 7350mm		
Building at its highest point(mm)	7520mm	7350mm		