

5.7 Design Intent - Materiality

The images demonstrate sustainable, contemporary precedents, which have been used to inform the design development of the elevational and internal treatment of the proposal. The new Pavilion will be designed using robust, traditional materials, in tune with Pavilion architecture, but also practical to the everyday use associated to a cricket club, which needs to be well maintained, capable of sustaining wear and tear with longevity.

Metal standing seam cladding, charcoal black timber, a contrasting natural birch toned timber and polished concrete are proposed to create a contemporary, sustainable proposal, robust and hardy but also in keeping with the Bushy Park setting.



5.8 Proposed View on arrival



5.9 Proposed Materials Schedule

Material Key

1. Timber vertical cladding panels in charcoal black finish.
2. Timber vertical cladding panels in natural birch finish.
3. Brushed metal, slim profile balustrade - RAL to match dark charcoal timber cladding.
4. Brushed Metal cladding panels - RAL to match dark charcoal timber cladding.
5. High performing low emissivity glass doors with dark grey slim metal frames - RAL to match cladding.
6. Dark charcoal vertical standing metal seam cladding with metal profiles. First floor and roof only.
7. Steel beam to be painted in same RAL to match metal frame to glass sliding doors.
8. Score board with officials desk facing balcony.
9. Treated privacy glass to changing room windows.
10. Flag mast
11. Sliding timber security door - Timber vertical cladding panels in natural birch finish.
12. Timber enclosure to external storage/ tank access - RAL to match charcoal timber cladding.
13. Timber window seat - Timber vertical cladding panels in natural birch finish.

The materials selected will be contemporary, naturally durable and sensitive to the parkland setting. All materials will be selected for their sustainability as well as for their visual qualities and practicality.

As advised post Pre-App, Timber has been chosen as an appropriate material for the Ground floor cladding. A timber will be specified, which would not require treatment or preservative. The external skin to the lower floor will be stained a dark charcoal black and internally the timber finish will kept a more natural tone and untreated.

The dark tone will help the dynamic form visually recede into the canopy of trees. The combination of light and dark timber will help control the mass and scale of the building, framing openings and defining spaces adding depth and detail.

Glazing to the upper floor will provide good natural day lighting and a strong outlook of the cricket pitch and towards The King's Field. Security shutters will be discreetly integrated into the head of each opening to avoid compromising against security and design detail.

The pitched roofs and upper floor will be enveloped in a Metal standing seam skin. The flat roof area between the two outer pitches will be treated in a roof system of a similar RAL to the Metal covering. The mass at First floor has been stepped in form the north and the south to leave areas of green roof, which will be planted to provide an a positive outlook from the terrace.



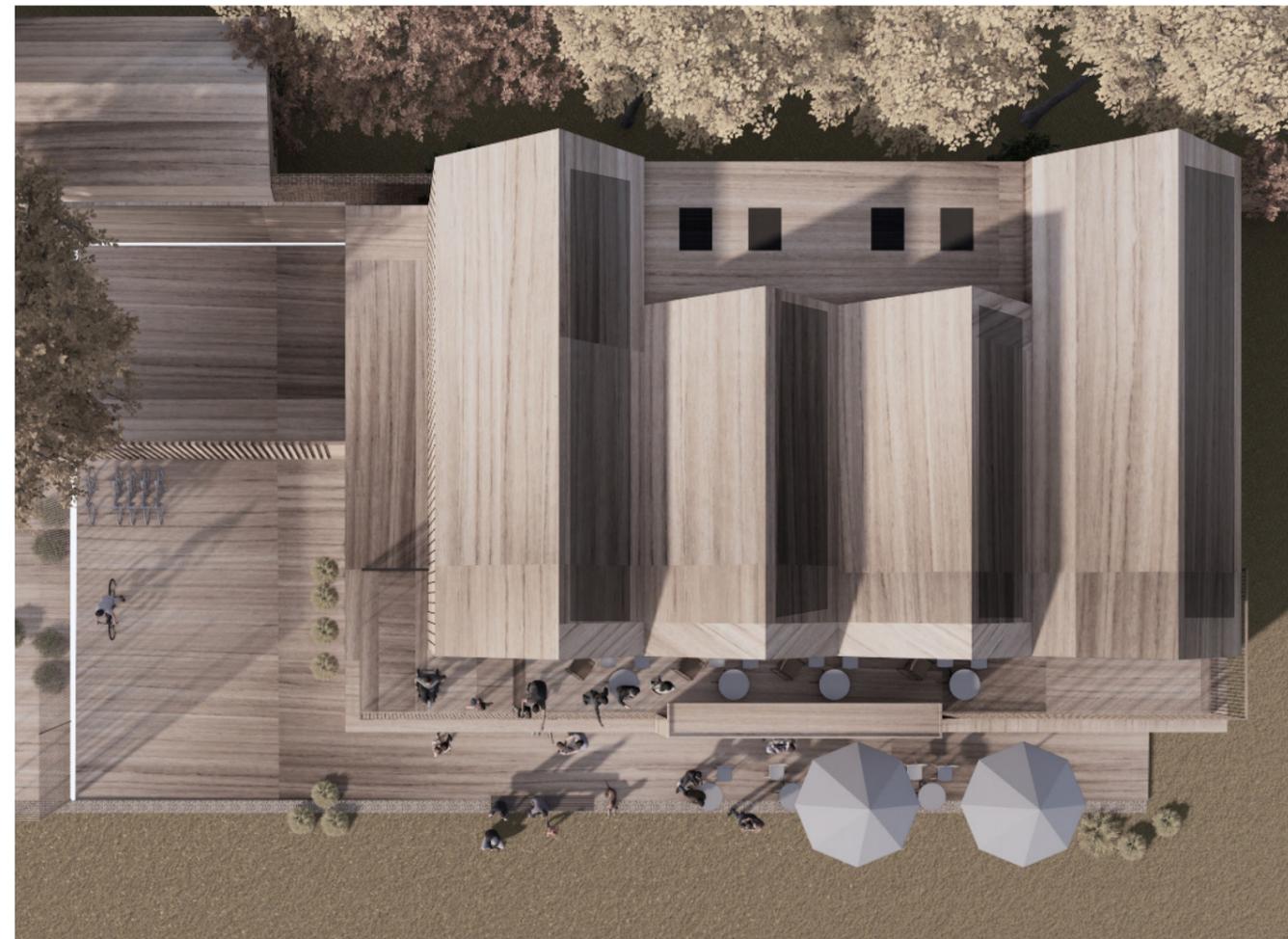
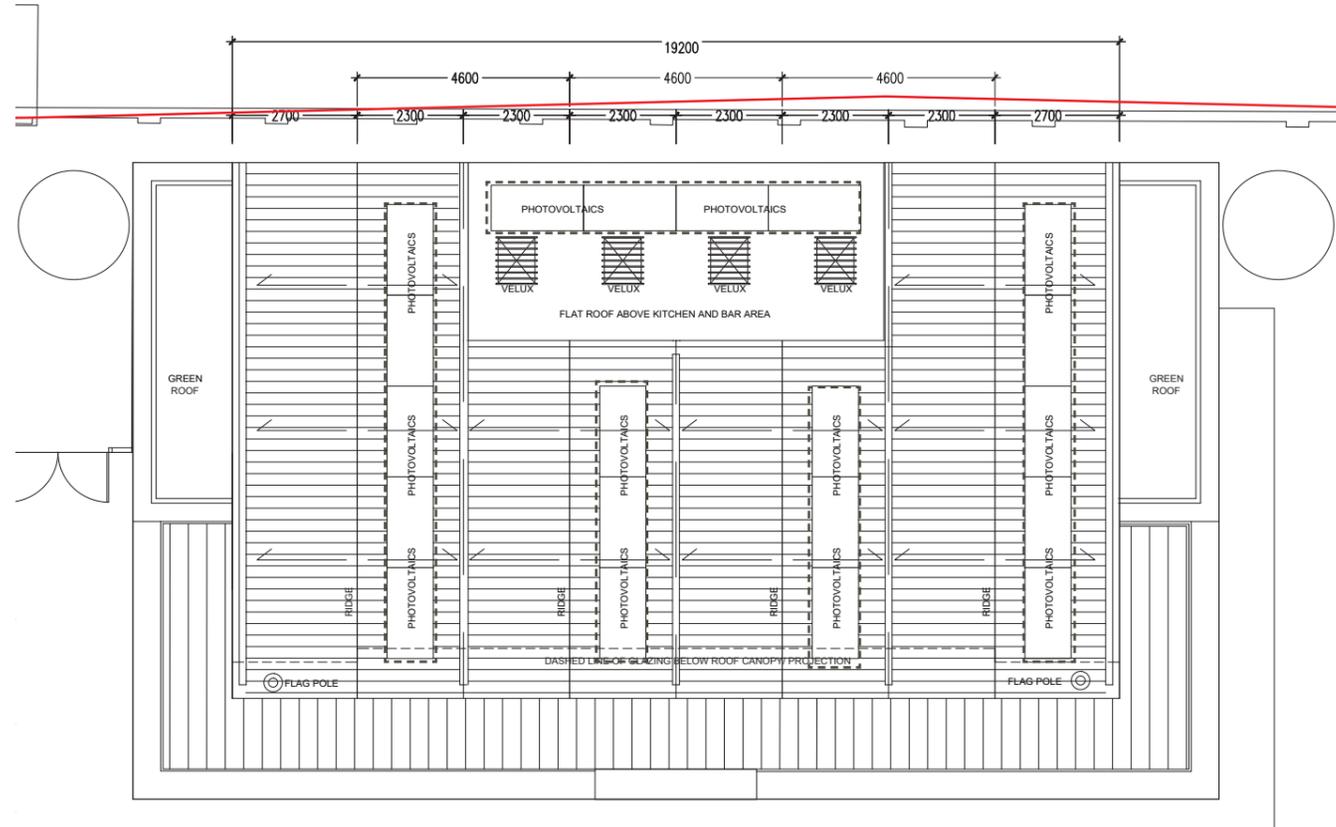
5.10 Proposed view looking South



5.11 Proposed View looking North



6.0 Technical



6.1 Energy & Sustainability

Sustainability

Environmentally responsible development is integral to the location within Bushy Park, contributing positively to the local biodiversity through considered green design principles. The sensitive rebuild has been considerably designed to mitigate against the loss of any green space, designed to make sustainable use easy for the visitors by incorporating recycling facilities, and using technologies that are economic and simple to maintain or replace.

The project will embody key principles of sustainability in the spatial planning, the specification materials, the ventilation & heating strategy to reduce the overall environmental impact across the life of the building.

The building has been designed to be efficient and resourceful with energy, a simple design with an adaptable form with repetitive rigor, which takes full advantage of the site and natural setting and orientation. The building envelope has been designed to build on former hardstanding. The building fabric will be designed to minimize energy consumption at all stages throughout construction and operation, sourcing and using materials and processes that are low in embodied energy.

The design will incorporate materials from sustainable sources, and materials and processes that are low in embodied energy, recycled and renewable. The layout has been designed to allow for easy upgrades to technologies as systems progress and improve to allow for easy adaptation, maintenance and upgrade.

All social spaces will benefit from strong outlook, daylight with control of excess solar gain. The projecting canopy will mitigate against overheating and allow for shade for comfort and control of the south/ west facade. The design, where possible, will maximise passive environmental gains in heating, lighting and ventilation.

The design of the building will reduce loss of air and heat to maximise passive environmental gains in heating, lighting, and ventilation. Social spaces will benefit from high levels of daylight, while excess solar gain should be controlled passively.

An important consideration is the lifetime of the building and its adaptability as requirements change. It is essential that the services and building fabric are able to be replaced and upgraded easily as technology advances. The building form and structure are simple and adaptable.

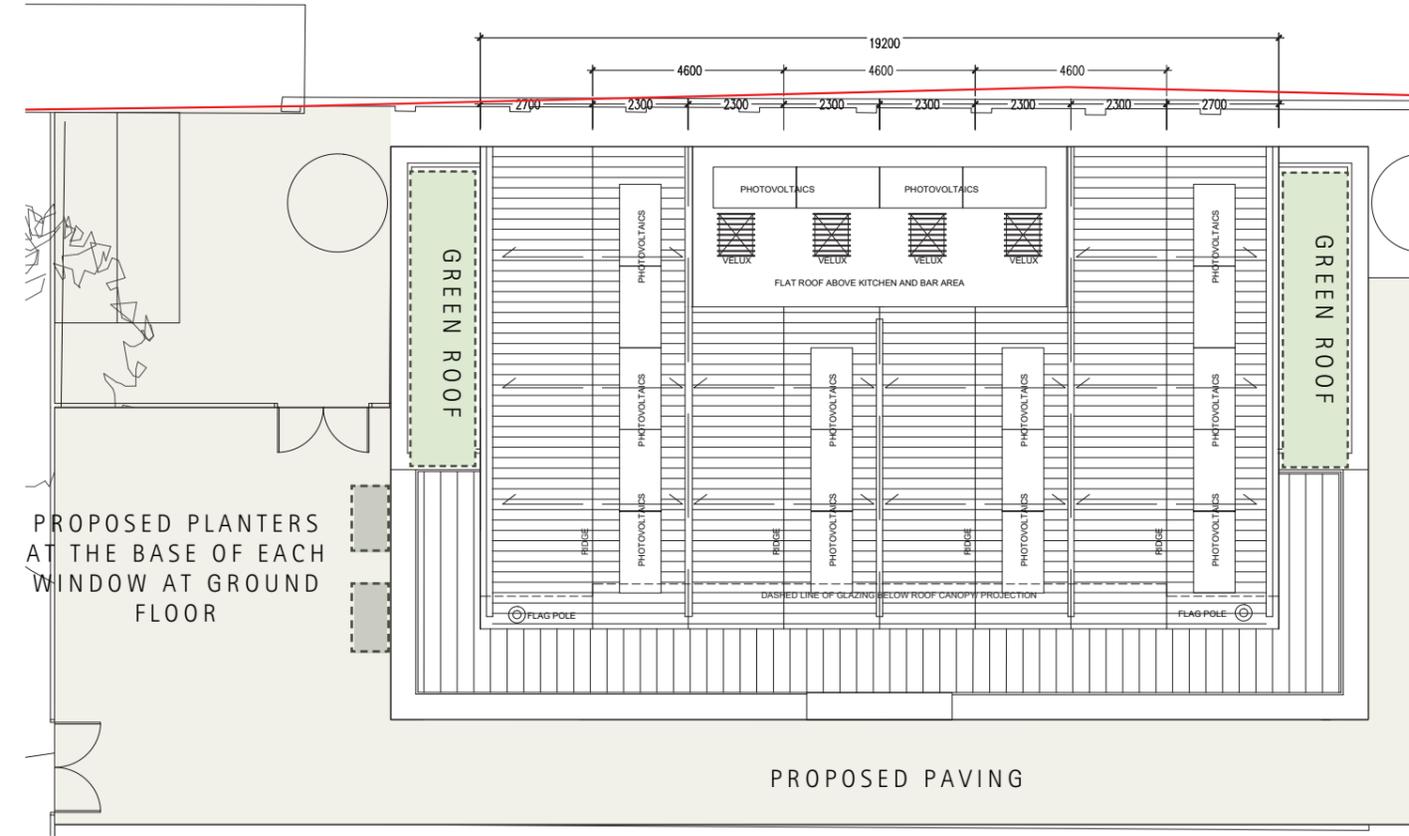
Refer also to the Sustainability Checklist and the Energy Report & BREEM assessment drafted by Hilson + Moran to accompany this report.

6.2 Landscape

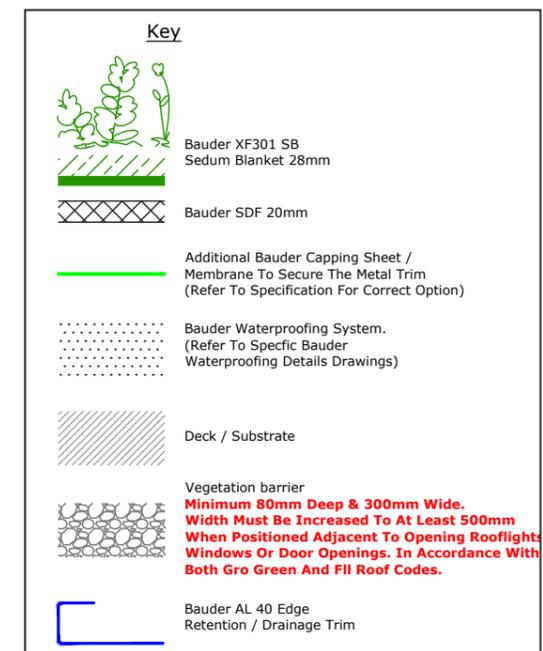
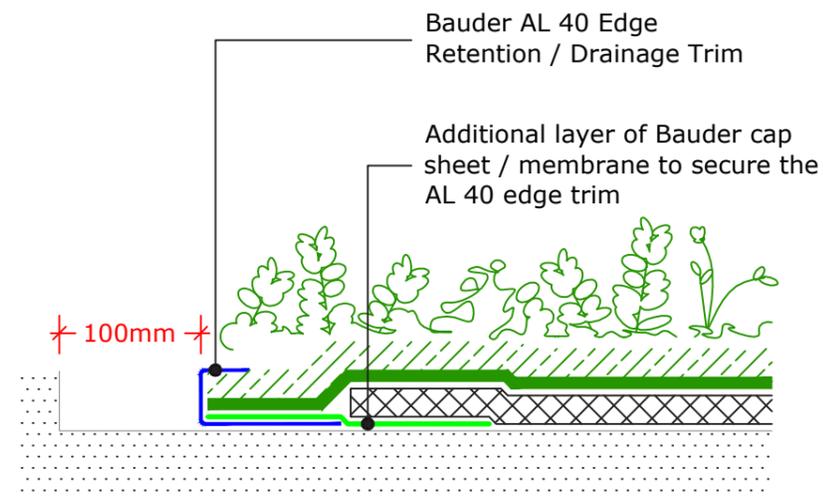
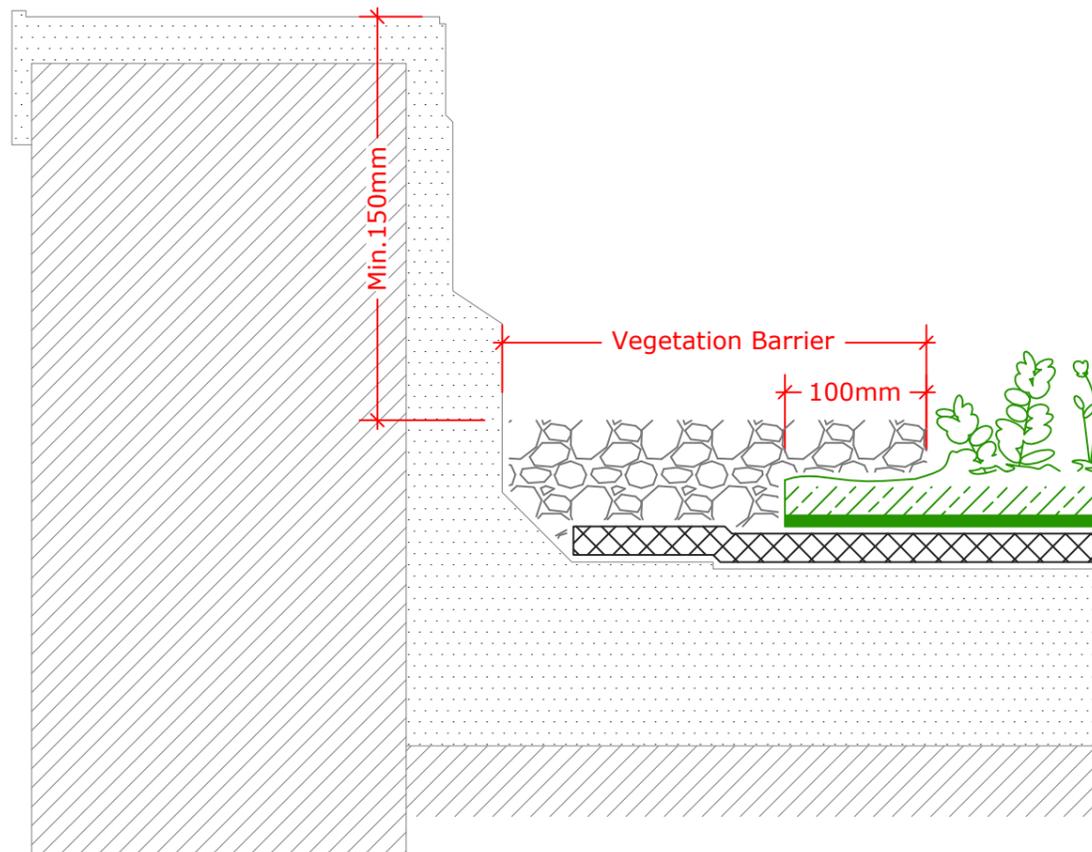
The location of the proposed Pavilion in the historic landscape of the Royal Park has been approached with care and sensitivity. The Pavilion re design works hard to follow the parameters of the Former footprint as shown throughout the report to ensure a sensitive, respectful replacement building, in keeping with the context and to ensure no harm to the existing environment.

Working closely with the Arborologist, Ecologist, Civil engineer, and Transport Consultant the landscape strategy for the Pavilion will be aligned to the former Pavilion in scale, with no intervention to existing trees. It is proposed the car park will remain as it currently is to avoid any interference with the mature trees on approach to the site. The proposed paving to the front and left of the Pavilion will follow the existing extent as explained earlier in the report but with an alternative permeable paving product, a significant improvement from the former concrete hardstanding.

The green roofs on the First floor/ Roof will be a low intensity, light weight system. 11 species of sedum are grown into the roof blanket to ensure plant diversity. The substrate is a a low maintenance system and will provide an instant greening to the roof. Details are shown below and explained in further detail in the accompanying Ecology report is submitted as a separate document (by LUC). See also the arboricultural report (by Canopy Consulting).

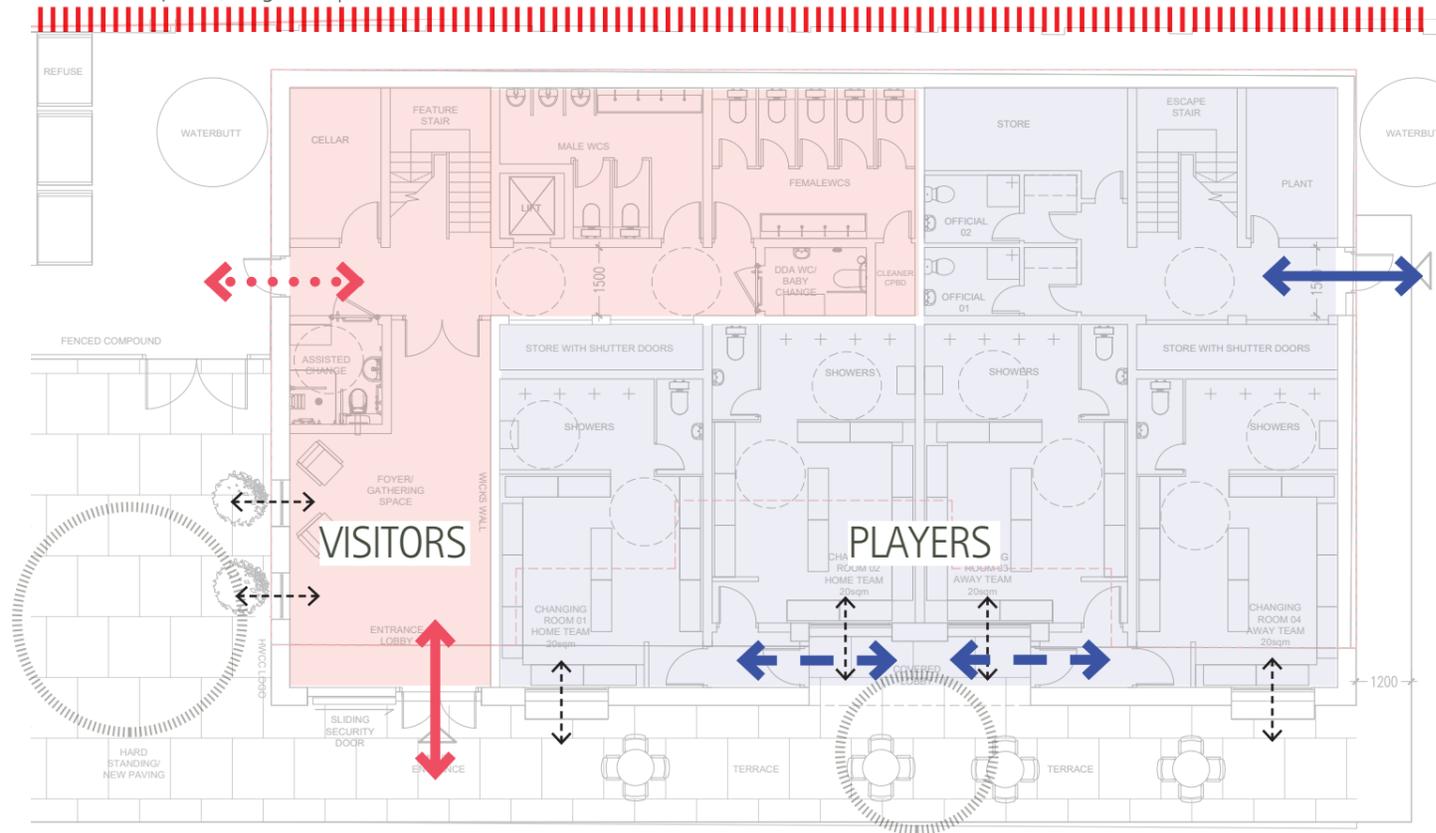


Two planters will be positioned at the base of each vertical strip window at Ground floor to add soft landscaping and texture, these planters will contain grasses, lavender and shrubs which require little water but offer excellent foliage.



Sedum/ Green roof details for a sedum blanket system

6.3 Security & Management



Lighting

The lighting strategy for the proposed scheme will be kept to a minimum and will only be required for the safety of movement in and out of the Pavilion and around the site. The security of the property will be reinforced with shutters and sliding security doors in front of main doors into and out of the Pavilion.

Lighting levels will be balanced and considered to not disturb the local wildlife, adjoining neighbours or the setting/ character of the Royal Park setting. Lights will be PIR activated when darkness falls. The lighting will be managed by the club and will be designed to be subtle and discreet for each time of the day. Lighting with sensitively adjusted light levels will be strategically positioned at key points around the building, at main entrances.

The details of the lighting scheme will develop at the next design stage and will be conditioned accordingly with the design team to ensure the strategy is appropriate for the site and sensitive to the local wildlife.

Secure By Design

The layout has been designed to allow for strong security, management, surveillance with a clear separation between Public and Private uses. With limited resources the management team will now be able to manage the match days effectively.

The diagram opposite demonstrates all access points in and out of the building which will have discreet roller shutters. The black dotted arrows demonstrate windows which have been considered and placed only where deemed essential for outlook and way finding.

Policing is limited inside the park. Park Rangers and local users monitor the area. To mitigate against anti-social behavior and vandalism, the proposals/details below will be incorporated into the design:

- Security fencing/ gates to the main entrance/ around the carpark of the site. Weldmesh or an alternate metal mesh finish. Mesh will provide good visibility and openness.
- PIR/ lighting and CCTV surveillance around perimeter.
- Alarms & visual aid/beacon- level of response to be determined at next stage.
- Metal shutters to all glazing.
- Security door to main entrance.
- Roller shutters to security standard LPS 1175.
- Doors/ glazing to be minimum PAS 24 (2012) rated.
- Climbing aids such as rainwater pipes to be lightweight so they will collapse if climbed.
- External lighting enough to guide users to and from building from carpark.
- Canopies to have rounded leading edge so difficult to get a grip if climbing.
- Enclosure and fencing has been designed to be 2.8m, a height more difficult to climb.

Proposals/details to be incorporated into the design to mitigate against anti social behavior:





6.4 Access, Transport & Means of Escape

Access Statement

The new building will be fully accessible to support the club's aim to provide cricket to suit all ages, genders, and abilities in a safe, secure and contemporary facility. The design will meet the required design standards, Building Regulations access requirements (Part M)s and best practice design guidance from associated governing Sports bodies.

Level access is provided throughout. A platform lift is located next to the main entrance and stairs to provide access from the ground to first floor social space. Locations, sizes and specifications of doors have been designed to facilitate movement through the building and to comply with the Fire Strategy drafted to accompany this report. An accessible toilet is located in the main arrival area with an accessible/ assisted changing facility/ shower.

A secondary means of escape has been located to the right of the plan from the secondary stair. The previous escape to the rear of the former Pavilion has been changed for a more visible, practical solution, which will also provide access for Officials and players on match days.

The site is in close proximity to local bus routes and 0.5 mile walk to Hampton Wick Station. It is proposed the existing parking arrangement is to be retained as existing f via the 200m long access Road (Park Road). There is pedestrian access to the site from Church Grove, which leads through Bushy Park and enters the south of the site. Pedestrians are also able to enter the site from the rest of Bushy Park with gates at Chestnut Avenue and Sandy Lane Gate. All of these gates to the park close at dusk. Cyclists can enter the site through vehicular access off Park Road or through the pedestrian gate off Church Grove.

The site currently has 18 formal car parking spaces within the hard standing to the front of the pavilion. In addition to that, there are informal spaces for cars to park between the trees along the access road that can accommodate up to 35 cars. This results in the total parking capacity of the site to be 53.

The site lies within an area with a PTAL of 2, which represents a poor level of public transport accessibility, and limited opportunities to park elsewhere in the area. Demand for parking is high during the match days, as such the proposal aims to maintain the current parking provision to meet the needs of the users and prevent parking congestion elsewhere in the area (i.e. Church Grove).

The proposal is to keep the existing parking provision and arrangement unchanged. The current parking provision aligns with the operation needs of the cricket club and takes into consideration local conditions such as poor PTAL and limited opportunities to park elsewhere in the area.

The new proposal will provide six cycle parking spaces, that will be located at the front of the pavilion entrance, and therefore comply with the policies.

The site has the loading and unloading of delivery and servicing vehicles that will take place outside the service compound to the northeast of the pavilion.

For further information please refer to the Transport Statement drafted by Velocity transport Planning LTD to accompany this report.

6.5 Drainage & Refuse

Foul Drainage

The existing pavilion is connected to a septic tank adjacent to the Pavilion within the external enclosure. Septic Tank emptying has historically been carried out – every 6-8 weeks in the summer – every 3-4 weeks in the winter.

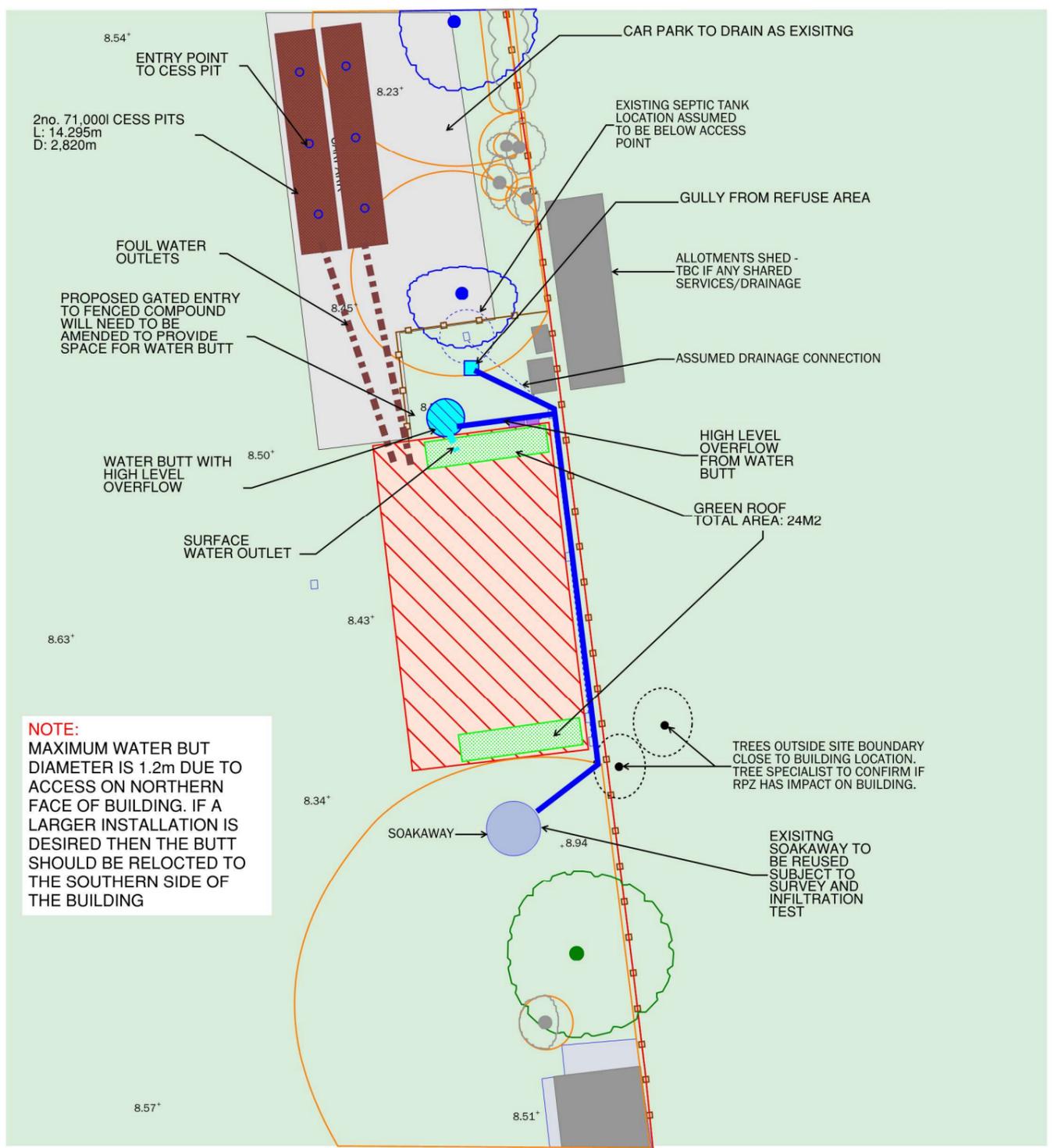
The connection to mains drainage has been investigated by Whitby Wood but has proved unfeasible. The connection would have to traverse the 200m access via large, protected mature trees. Thus, it is proposed two new foul cesspits will be installed in the car park as shown opposite, away from the trees, with adequate access. The tanks will have a larger capacity than the existing ones. This will continue to be emptied, with vehicle access from the service road connecting to Park Road. The strategy will be to reuse the existing soak away, subject to a survey of condition and infiltration test results in the next stage. For further detail and information please refer to the accompanying Drainage Strategy Report drafted by Whiby Wood.

Surface Water Drainage

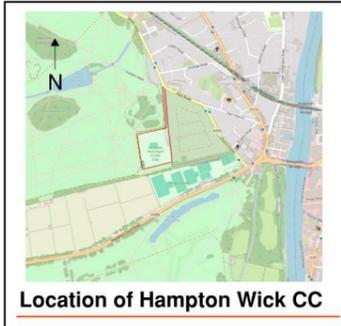
Water run off from the roofs is currently collected in two 1.2m diameter tanks which will be used to help irrigate the pitches. All roof drainage will be collected in the tanks and re-directed to the pitches. This will be managed by the club. The proposed replacement hard standing/Paving around the pavilion will be permeable. The former hard standing was concrete.

Refuse

The club currently uses two large Euro bins which are emptied once every two weeks by a private contractor. The bins were located adjacent to the Former Pavilion, the external enclosure. The Proposed Pavilion will have capacity for three Eurobins and will be stored within the new compound in the same location as the former pavilion, near to the entrance gate. It is proposed that the bins will be emptied weekly.



NOTE:
 MAXIMUM WATER BUT DIAMETER IS 1.2m DUE TO ACCESS ON NORTHERN FACE OF BUILDING. IF A LARGER INSTALLATION IS DESIRED THEN THE BUTT SHOULD BE RELOCATED TO THE SOUTHERN SIDE OF THE BUILDING



Location of Hampton Wick CC

Key

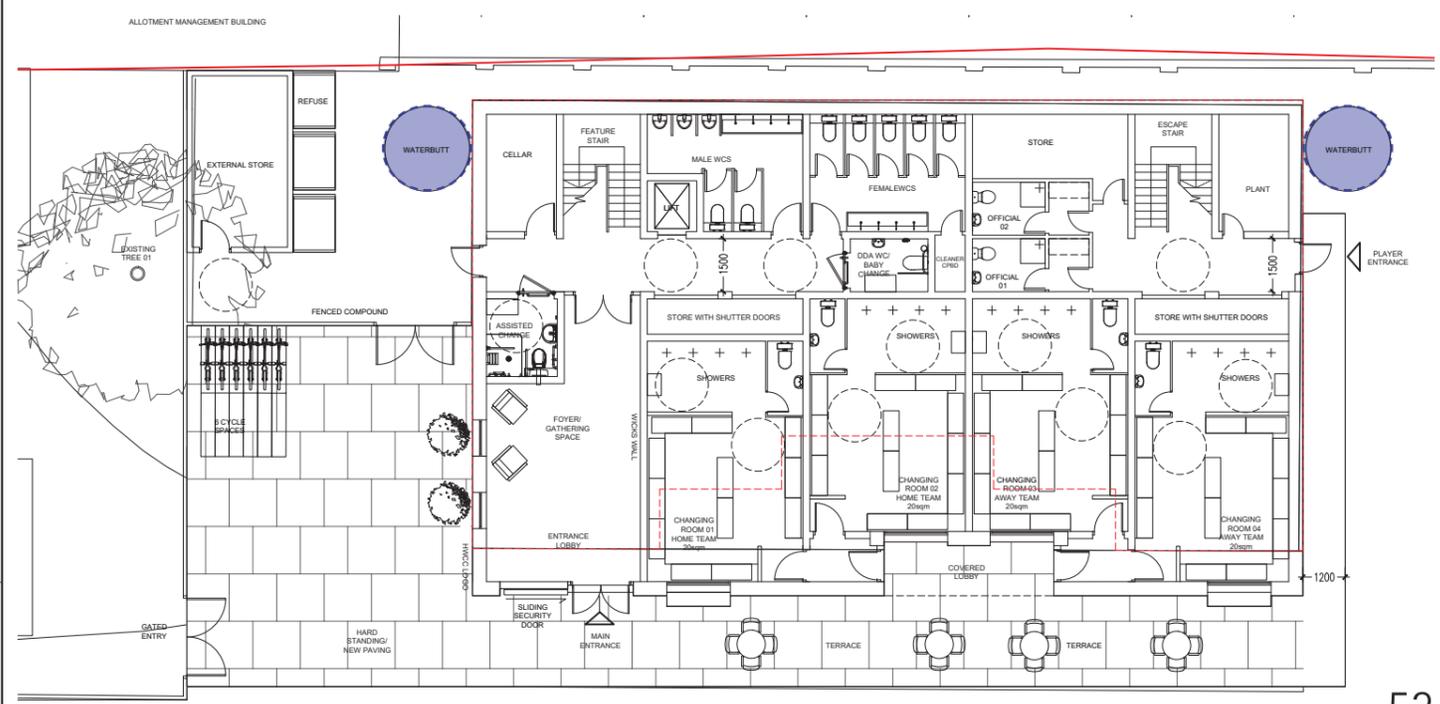
Site boundary	Fence/wall
New building location	Existing drainag
Existing buildings/structure	Root protection zone (RPZ)
Road	Category A tree
Existing building to be demolished	Category B tree
Services box	Category C tree
Concreted area	

General Notes:
 - Issued for coordination and comment only
 - Do not scale from this drawing
 - Existing building, levels and services information taken from Terrain Survey's Topographical Surveys TS24-122-1/2/3.
 - Tree information based on Canopy Consultancy's Tree Constraints plan, 24-1711-TCP dated 07/03/24.
 - Existing/proposed building extents taken from Aros Architect's Site location plan drawing 6344 (20) 000.

whitby wood

Project Title:	Hampton Wick Cricket Pavilion			
Project No:	P451640			
Sketch No:	SK-002			
Title:	Drainage Strategy Sketch			
Scale:	Rev:	Date:	Eng:	Checked:
NTS	01	23/05/24	AR	RS

PRELIMINARY



7.0 Summary



7.0 Summary

This document provides a comprehensive description of the scheme design, its development and its approach, alongside the submitted full application material. The report has documented extensive study into how the proposal has responded to the particular constraints and opportunities of the former Pavilion footprint, the site, and setting. The report demonstrates how the scheme design has evolved through an informed process of pre-application engagement with the local planning authority (London Borough Richmond Upon Thames LBRuT) (in conjunction with Sport England and the Royal Parks).

In summary:

- An Open Space Assessment was carried out to demonstrate the mitigation against the loss of any green space. The report demonstrates how the design has been kept within the parameters of the former Pavilion, resulting no loss of green space by building on the former hard standing of the Pavilion.
- No surrounding trees will be affected. The height has been kept below the Former Pavilion, the volume has been redistributed to re provide a more efficient Pavilion where the space can be used and managed more efficiently. The mass at the first floor has been sensitively stepped in comparison to the former heavy Mansard structure. Careful and rigorous consultation with Ecologists and Arborologists have informed the setting, scale and the design to ensure no negative impact upon neighbouring trees. An Arboricultural Impact Assessment has been drafted to accompany the report.
- Access has had to be revised for Fire and the second means of escape. This has been clearly detailed in this report and the Fire Report accompanying the submission.
- The proposed design is a blend of traditional and contemporary influences, which has been revised post Pre-App as advised to adopt a palette of materials attune to the Royal Parks setting. As advised a mixture of Timber and Metal roofing has been incorporated into the scheme. Glass balustrades have been replaced with slim profile metal and features distinct to the former Pavilion have been retained.
- The repetitive series of pitched gables at first floor refer to the historical vernacular of cricket pavilions and echo the rhythm of the tree canopy on approach to the Pavilion in a bold, playful, distinctive way. An eye-catching design, with features playing homage to the former Pavilion with the retention of the central scoreboard and flag posts.
- The internal arrangements, sizing of faculties have been kept to a minimum and reviewed by Sport England and governing bodies to ensure the scheme meets best practice. The layouts have been refined to ensure the future operation of the club is safe guarded and the new Pavilion will meet the club's needs.
- Rainwater harvesting has been incorporated into the design and an upgraded drainage system to meet the future demands of the growing Cricket Club and ongoing operations of the facility.
- The Pavilion has been designed to mitigate agist anti-social behavior , with adequate measures taken to deter vandalism and damage.
- A Fire Safety strategy has been drafted to address Policy D12A and to fully comply with Building Regulations.

The positive process has resulted in a considered design solution for the proposed rebuild of the Pavilion for the Hampton Wick Royal Cricket Club, after a catastrophic year for the club. A facility to be enjoyed and used to continue future operations, built to present design standards, adaptable for future change. A Pavilion to be shared amongst its diverse team and to be in keeping, sensitive to its esteemed, respected Royal Park setting