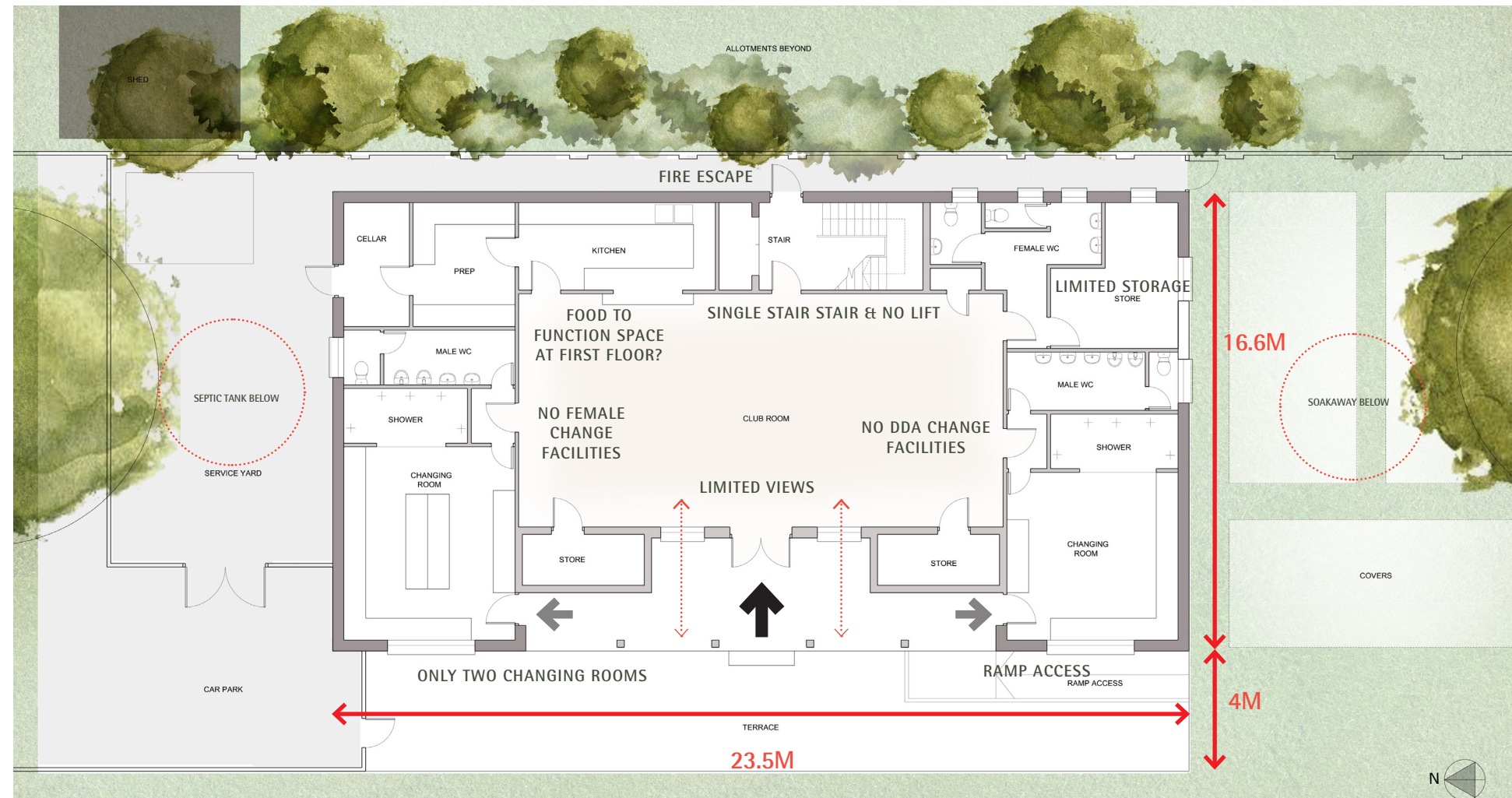
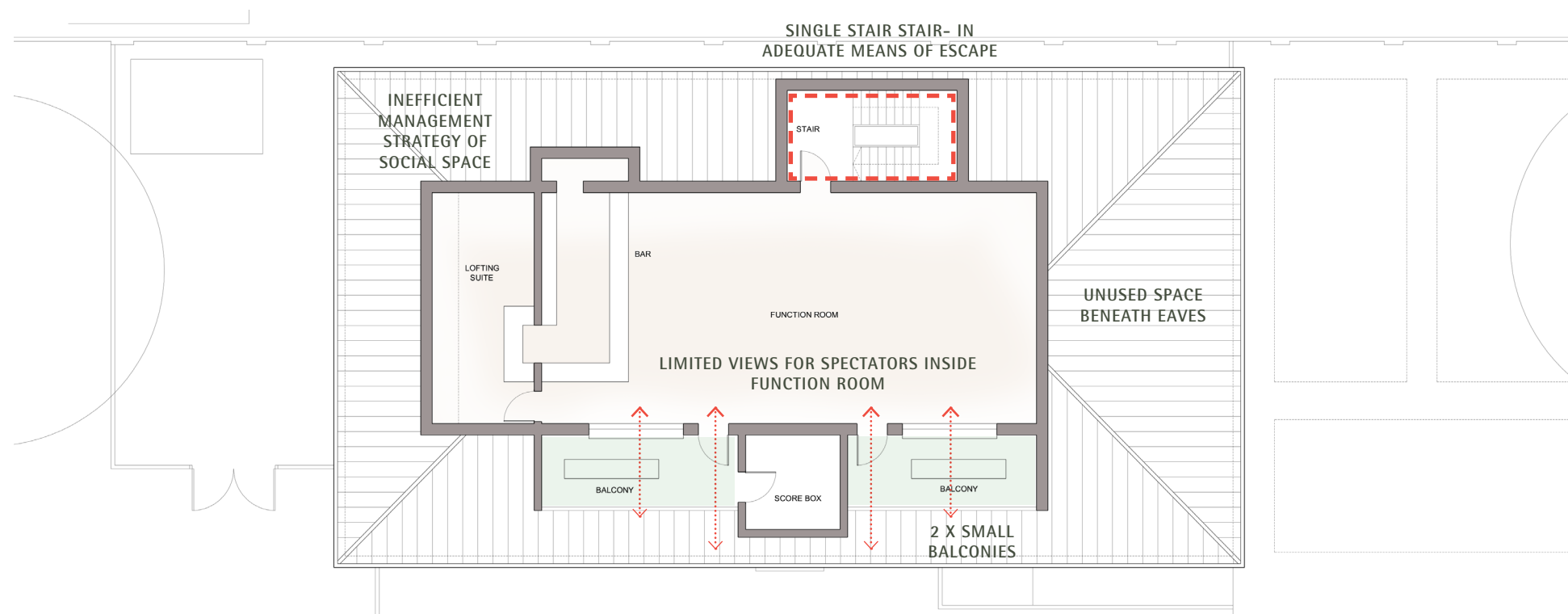


1.6 Former Pavilion - Opportunities & Constraints



Ground Floor Plan



First Floor Plan

Ground Floor

- Insufficient changing facilities for both teams and for officials
- No dedicated female changing facilities
- No Disabled facilities
- Social spaces lack flexibility
- Layout fails to take advantage of views and outlook towards both field and parks beyond
- Inefficient use of space with facilities split over two levels
- Difficulty to manage facility and staff the Pavilion efficiently.
- No sewer connection
- Septic tank at capacity due to increased membership
- Issues with security and anti social behavior leading to fire risk and vandalism

First Floor

- Layout fails to take advantage of views and outlook towards both field and parks beyond
- Small contained balcony fails to take advantage of outlook and raised platform
- Roof structure/ eaves inefficient use of space.
- Difficulty to manage facility and staff the Pavilion efficiently with split bars

Design Brief for redesign:

- Re provide Pavilion with a sustainable design of high architectural merit with improved facilities, amenities to encourage club growth
- Build on similar foot pint as previous Pavilion following similar height, scale and volume of space.
- Create a strong sense of arrival with clear way finding and improved access.
- 4 x changing rooms with WC and shower
- Separate Officials Changing room, WC and shower
- Guest WC facilities
- DDA lift to first floor to allow for larger capacity function space.
- Storage for Junior and Senior Teams
- Clear separation from playing facilities and social facilities, rationalise and combine social spaces to first floor.
- Function space for 100-120 people to follow other clubs within the Royal park
- Large viewing balcony- Maximise views of site and setting towards pitch and the park
- Protect trees and natural habitat, contributing to existing biodiversity
- Re use and recycle existing foundations where possible.
- Ensure 24 hr security is maintained.



2.0 Design Intent & Consultation

2.1 Planning Policy

The preparation of the scheme has required consideration of a range of planning issues and policies. An assessment of the Proposed Development's compliance with the adopted Development Plan and national policies is provided in the supporting Planning Statement, produced by Washbourne Consulting, which is to be read in conjunction with this report.

Key Planning Policy and framework guidance relevant to the Site and the Proposed Development:

- The National Planning Policy Framework (NPPF) forms a primary consideration for the planning application.
- The London Plan (2021)
- Local Plan (2018)
- Draft local Plan - REG 19
- Supplementary Planning Documents
- Bushey Park Conservation Area Statement

Key Planning Considerations:

- Impact on Metropolitan Land
- Design, local character and impact on Heritage assets
- Sports facilities
- Community Use
- Impact on neighbouring amenity
- Transport, Access, Servicing and Construction Management
- Ecology
- Trees
- Flood Risk and Sustainable drainage
- Sustainable construction
- Fire Safety

Further details of the recent Pre-Application consultation process and subsequent feedback will now be discussed to demonstrate how the scheme has been developed as a result of the process and thus been informed by the suggestions made by the Planning officers and other relevant governing bodies.

