

03 | DESIGN PROPOSAL

SUSTAINABILITY

The pavilion would have a green roof for enhanced bio-diversity and rainwater attenuation. Rooflights provide natural light into the various rooms, reducing reliance on electric lighting and saving energy and money. We anticipate the south facing photo-voltaics will make enough energy to power the pavilion for the majority of the time with only mains electric needed in gloomy winter periods.

SEDUM ROOF



PV PANELS



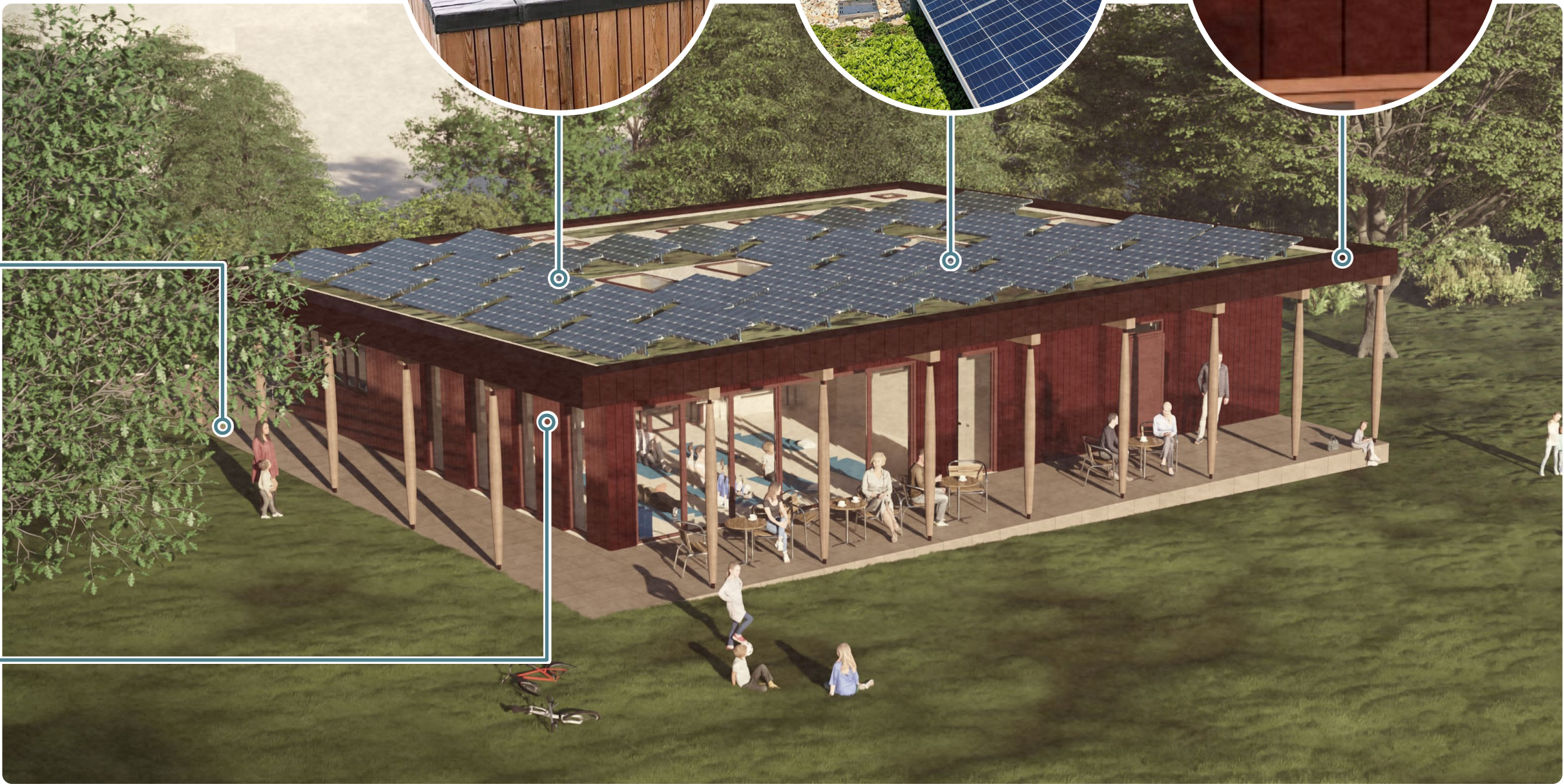
COMPOSITE METAL CLADDING



PERMEABLE SURFACE FINISH



SOLAR SHADING FOR SOUTH FACING GLAZING



03 | DESIGN PROPOSAL

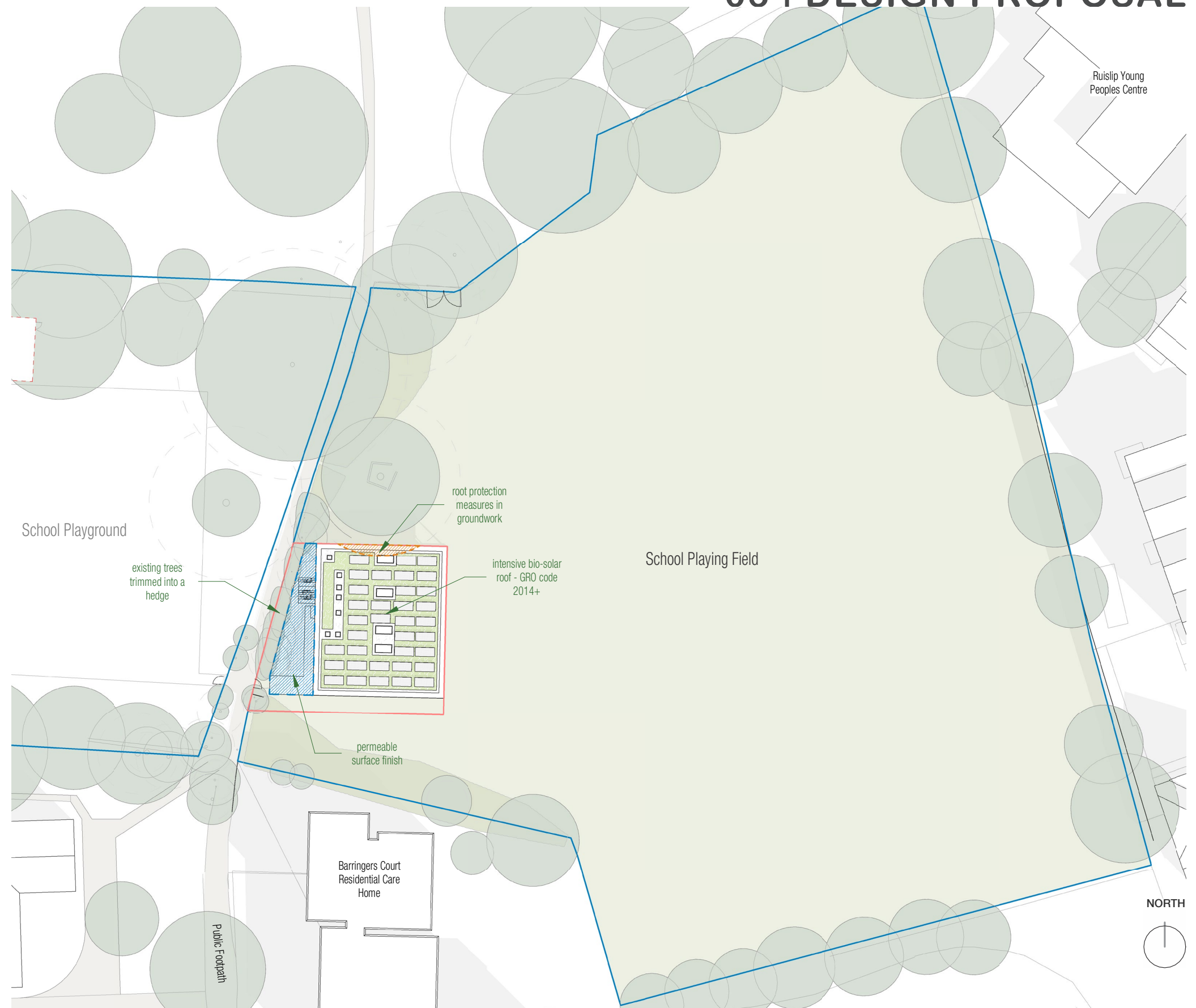
LANDSCAPE STRATEGY - PLAYING FIELD

1:500@A3

A number of strategies are in place surrounding the pavilion proposal to maximise its sustainability an to protect and enhance the existing and proposed foliage in the adjacent landscape. All trees on site are to be retained with the shrubs along the boundary fence to be trimmed back to form a hedge. The ground finish around these trees will be permeable to ensure they maintain appropriate water intake and sta healthy.

To the north of the pavilion root protection measures will be taken in the construction of the strip foundations to insure there is no intrusive or damaging works carried out in the root protection zone of T3 Field Maple (See Arboricultural Impact Assessment Method Statement & Tree Protection Plan included in the submission for more info).

The roof of the pavilion will be bio-solar, constructed to GRO code 2014+ to help increase biodiversity and generate electricity for the pavilion.



03 | DESIGN PROPOSAL

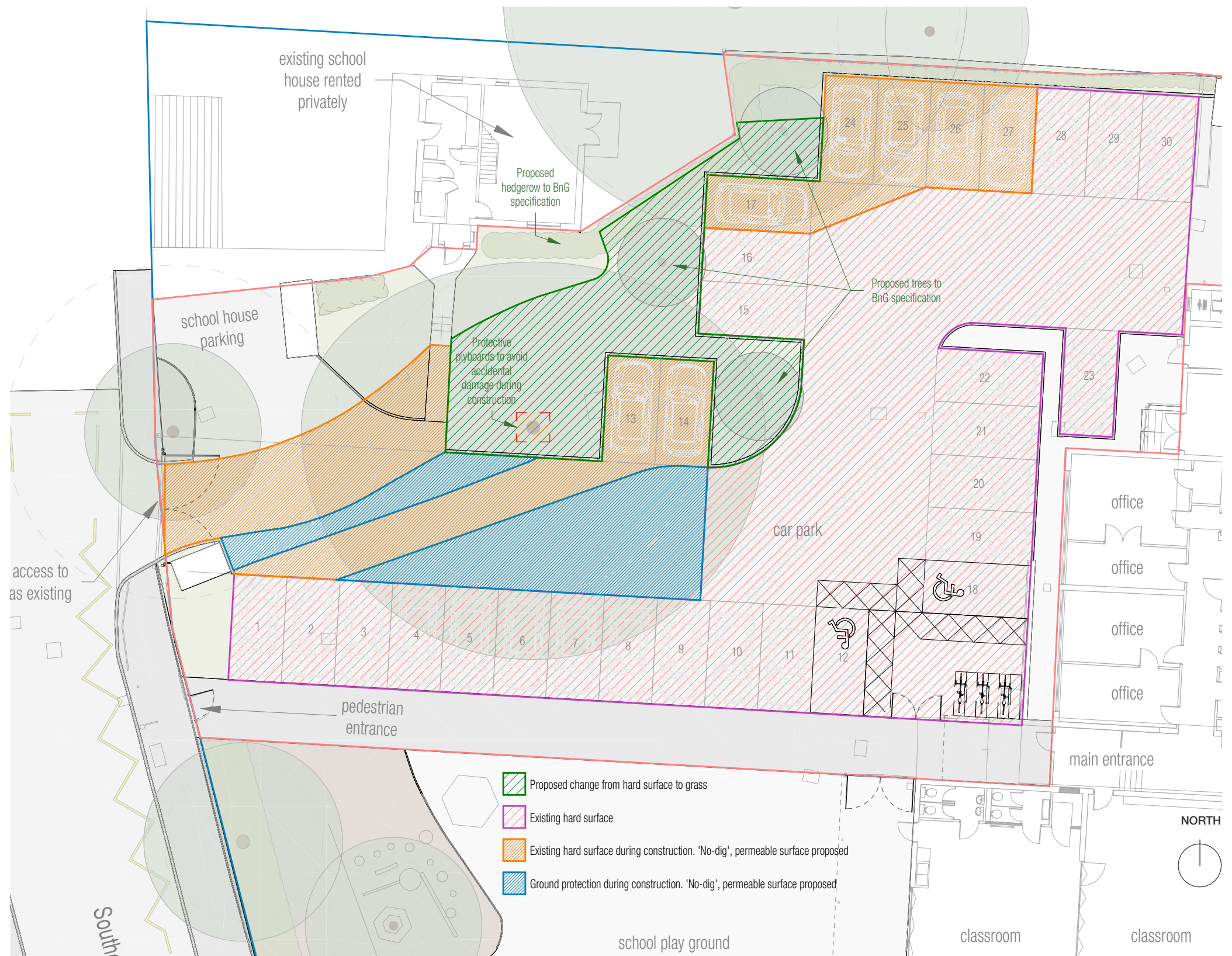
LANDSCAPE STRATEGY - CAR PARK

1:200@A3

For works proposed to the carpark, much of the existing hardstanding will be retained as to reduce the impact on adjacent trees, and keep works and resulting costs to a minimum. For areas around the root protection zones precautions will be taken during works. Areas that are existing hard surface are retained during construction and a no-dig, permeable surface after (shown in orange) and areas that will require ground protection during works (shown in blue) will also be finished as no-dig, permeable surface.

The oak tree marked T31 in the arboricultural report will be stem boxed in with wooden plyboards to avoid accidental during works damage.

Shown in green is a proposed new area of grassland that will replace existing hardstanding. This area totals **101m2 of new greenspace.**



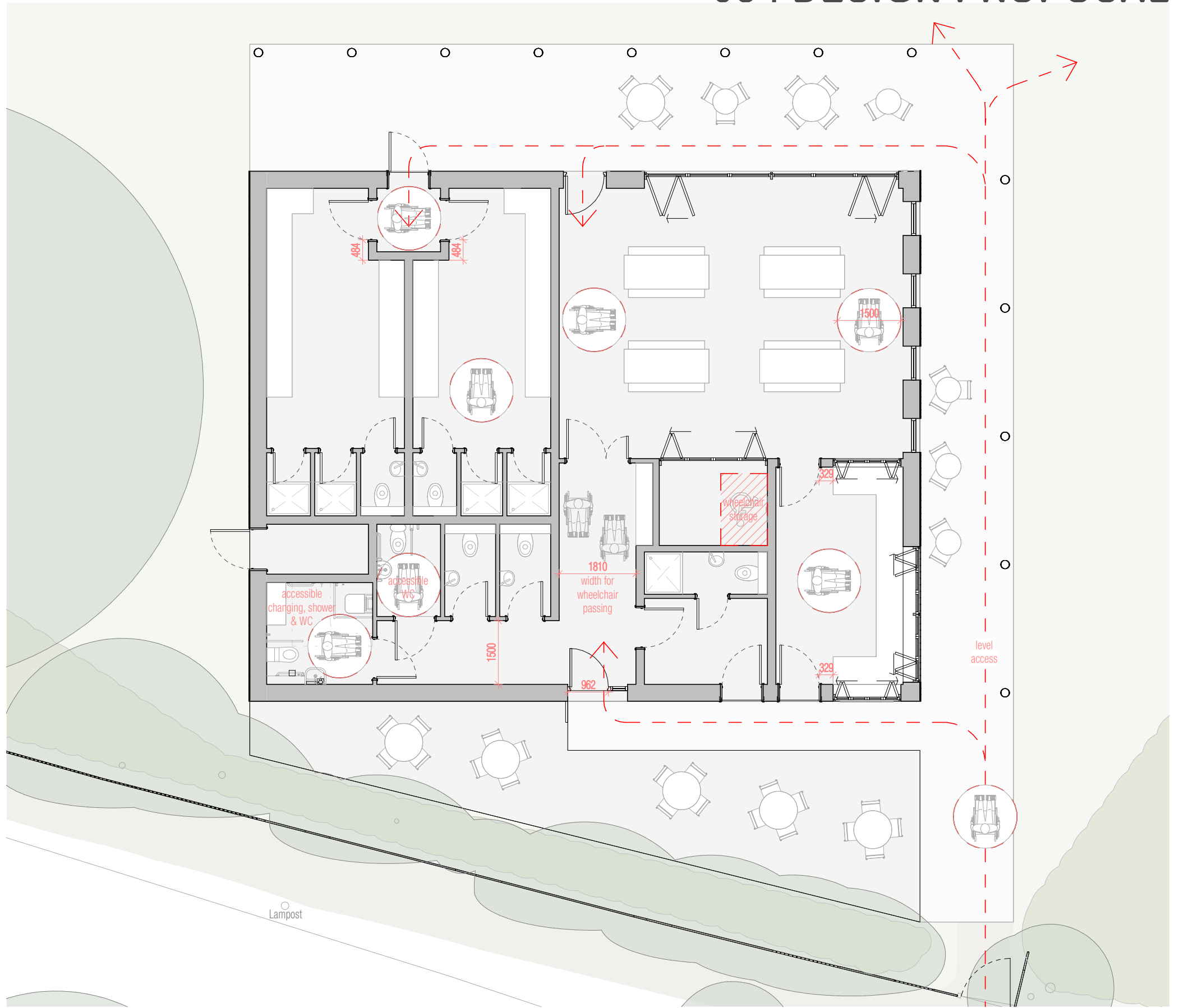
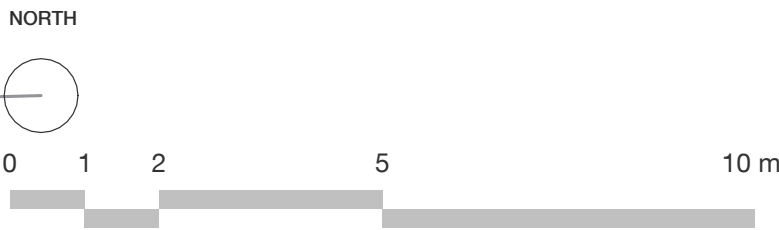
03 | DESIGN PROPOSAL

ACCESSIBILITY STRATEGY

1:100@A3

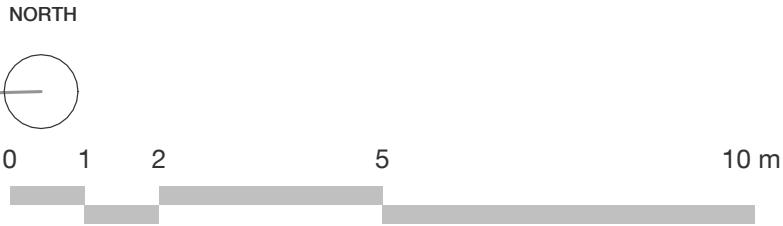
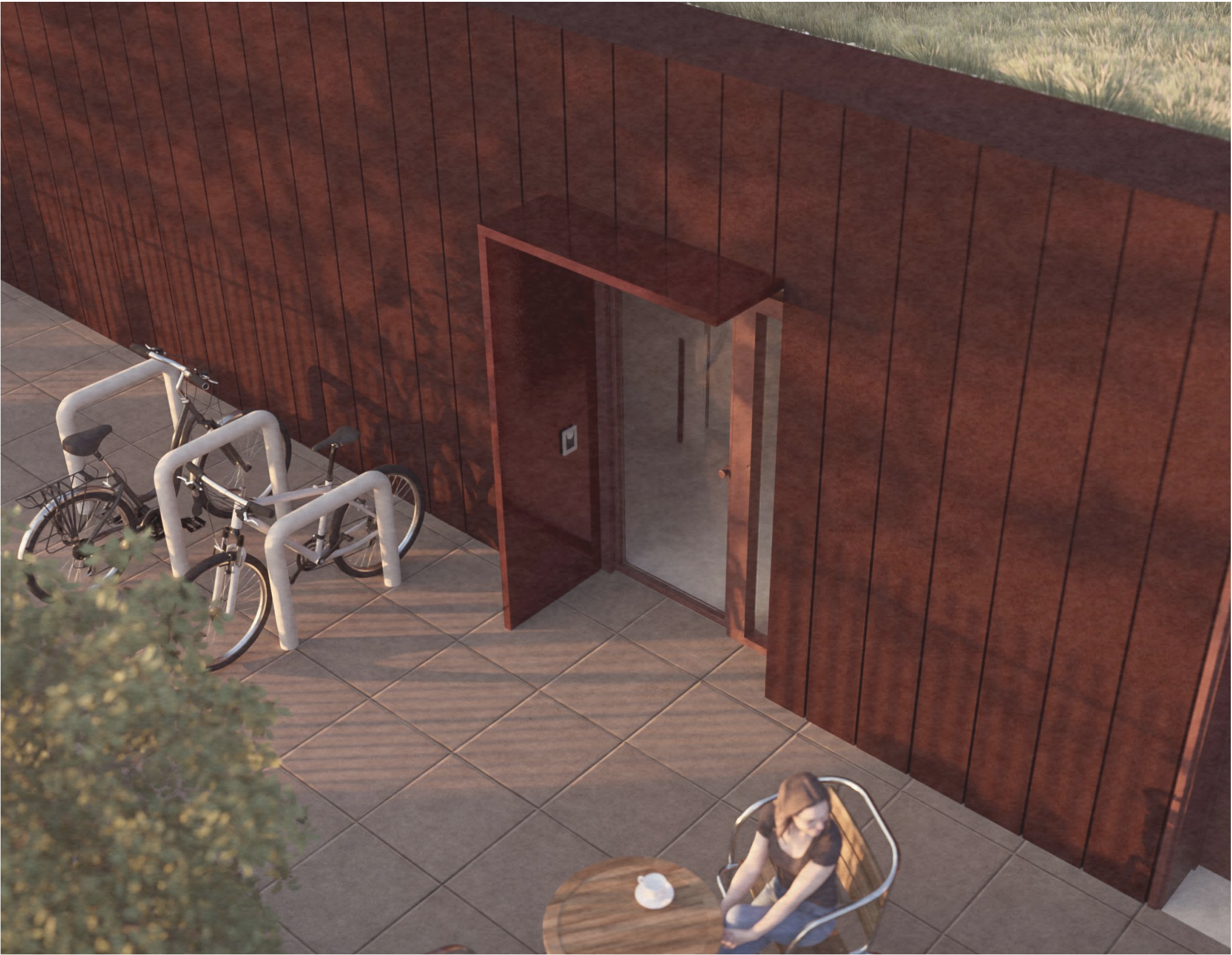
A number of measures have been taken to ensure the pavilion is accessible to all in compliance with building regulations Part M. Level access is provided at the entrance to the site and contuse onto the terrace, throughout the pavilion and onto the playing field. All general entrance and circulatory doors are to have a clear width of minimum 1000mm. Door nibs allow unobstructed space of at least 300mm on the pull side of the door between the leading edge of the door and any return wall. 1500mm wheelchair turning spaces have been allowed for in all circulation routes.

The Main entrance lobby has a width of 1810mm to allow two wheelchairs to pass each other. An accessible WC is provided along with a separate accessible changing space that includes an additional accessible WC and shower. Space for wheelchair storage is also incorporated in the storage accessed off of the main function room.



ENTRANCE CANOPY

This CGI demonstrates the proposed canopy designed to provide shelter and demarcate the main entrance on the western facade of the pavilion.



03 | DESIGN PROPOSAL

SECURITY

The school playing field is secure at its perimeter by 2.4m high metal fence with lockable vehicle and pedestrian gates providing access in two locations. Therefore access to the pavilion is limited and controlled by the school.

The pavilion is design using robust materials and clad in metal panels which are light weight, robust and fire resistant. All windows and door will be enhance performance security rated PAS24 standard and designed to meet Building Regulations Part Q.

We will liaise the local Secured By Design Officer at the MET Police to ensure that all security precautions are considered.

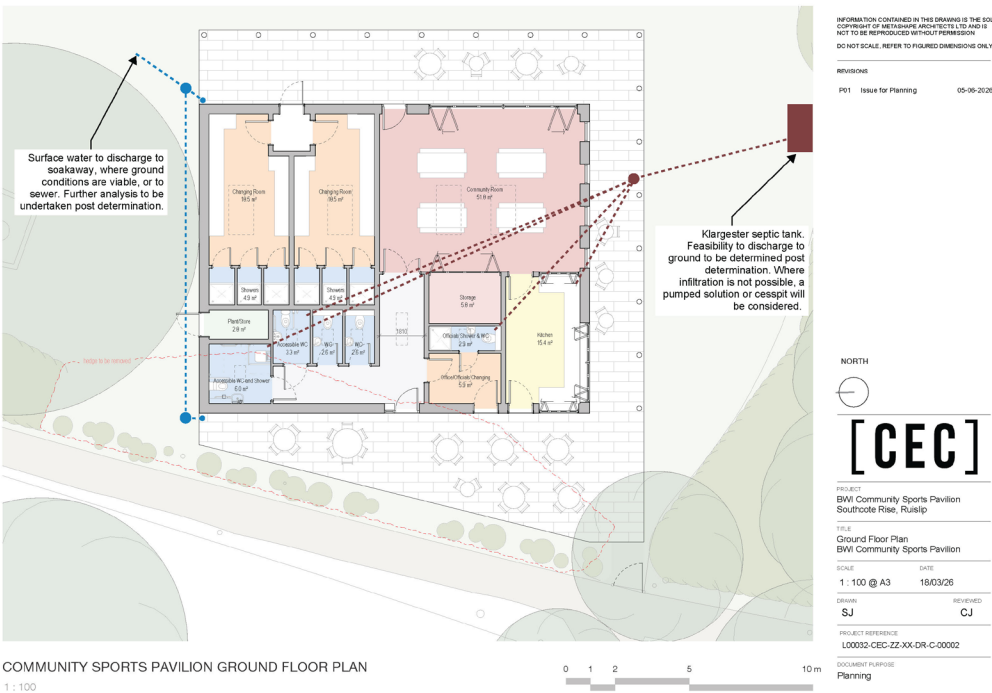
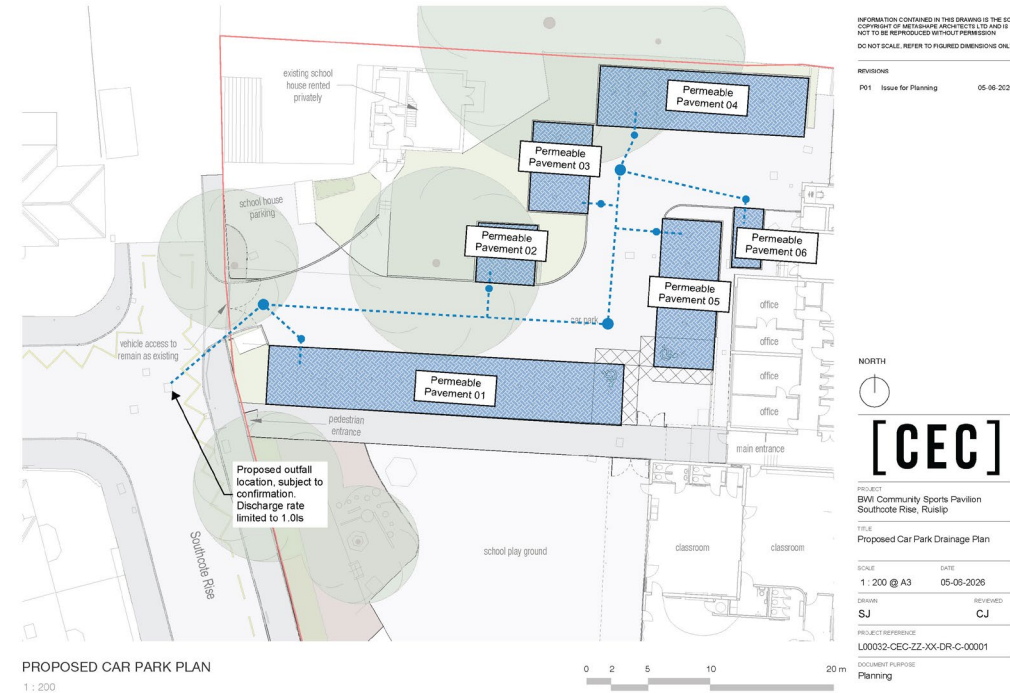
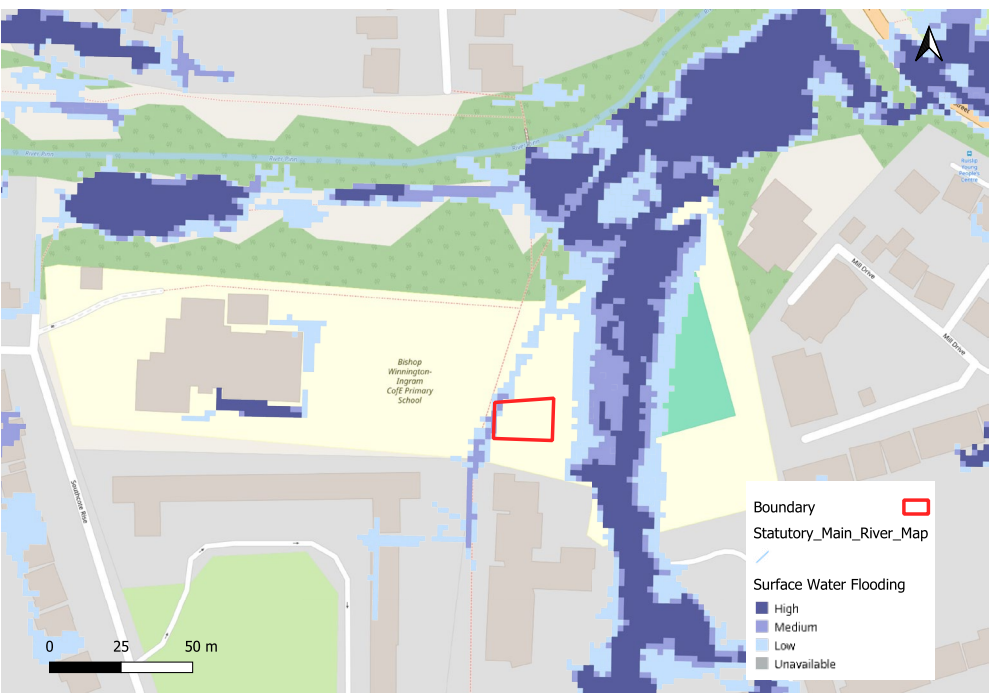
- Secure Perimeter Fence
- Playing Field Entrance



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FLOOD RISK ASSESSMENT AND DRAINAGE STRATEGY

For the full Flood Risk Assessment and Drainage Strategy please refer to document 'L00032-CEC-ZZ-XX-RP-C-00001' by The Civil Engineering Collective, submitted as part of the planning application.



03 | DESIGN PROPOSAL

TRANSPORT ASSESSMENT

For the full Transport Scoping Note please refer to document '211584 - 02 - BWI Pavillion Transport Statement complete' by TTC, submitted as part of the pre-app.



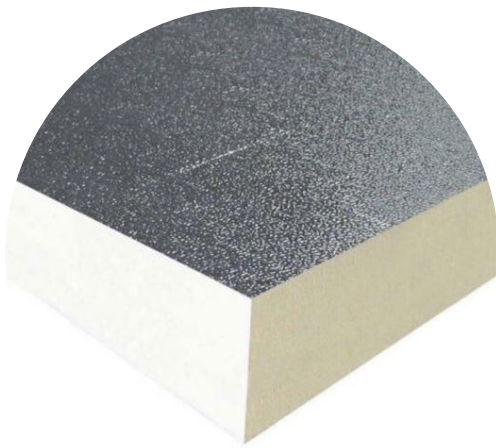
03 | DESIGN PROPOSAL

FUNDING AND MAINTENANCE



Running costs

The pavilion can have PV panels on the roof as well as a lithium storage battery. It could generate its own electricity and sell surplus back to the grid



High performance

A well designed building envelope reduces heating and cooling needs and can help increase surplus for the grid



Maintenance

Robust, low maintenance materials can be effectively used to reduce long term costs



Income generation

The pavilion will be designed to be suitable for renting out for group activities, events and games



Community outreach

The kitchen's external hatch can enable the pavilion to be operated separately as a cafe (opening times to be confirmed). This can serve a passing trade of parents, dog walkers, cyclists and others using the public footpath

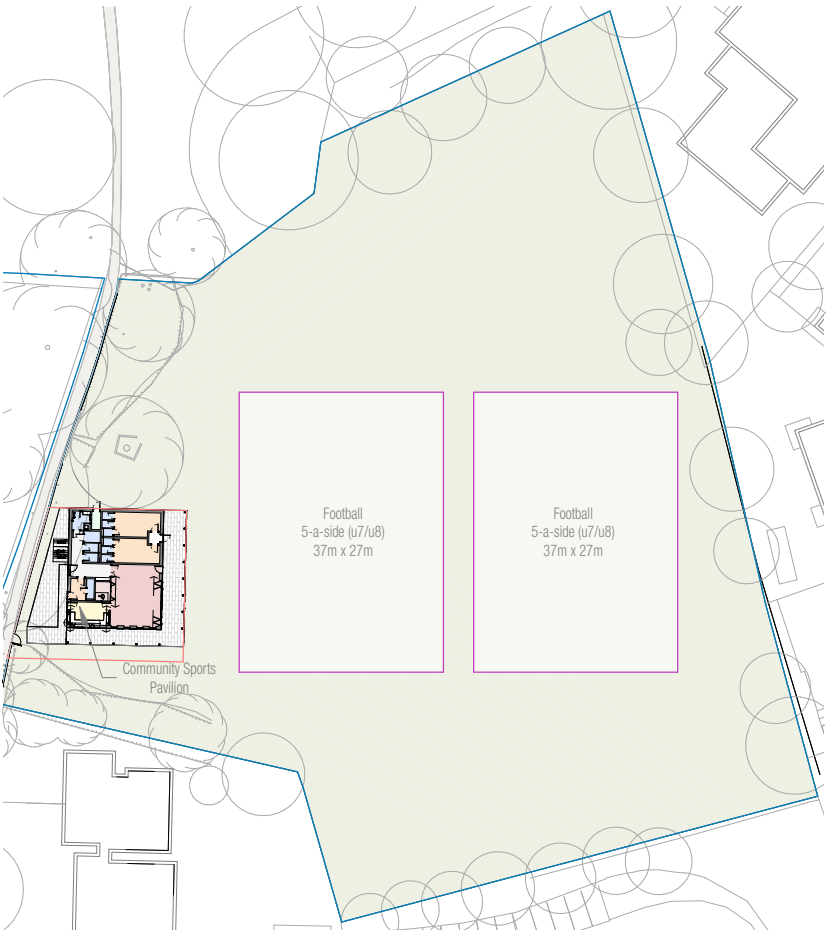


Drainage

Wastewater treated on site in a septic tank

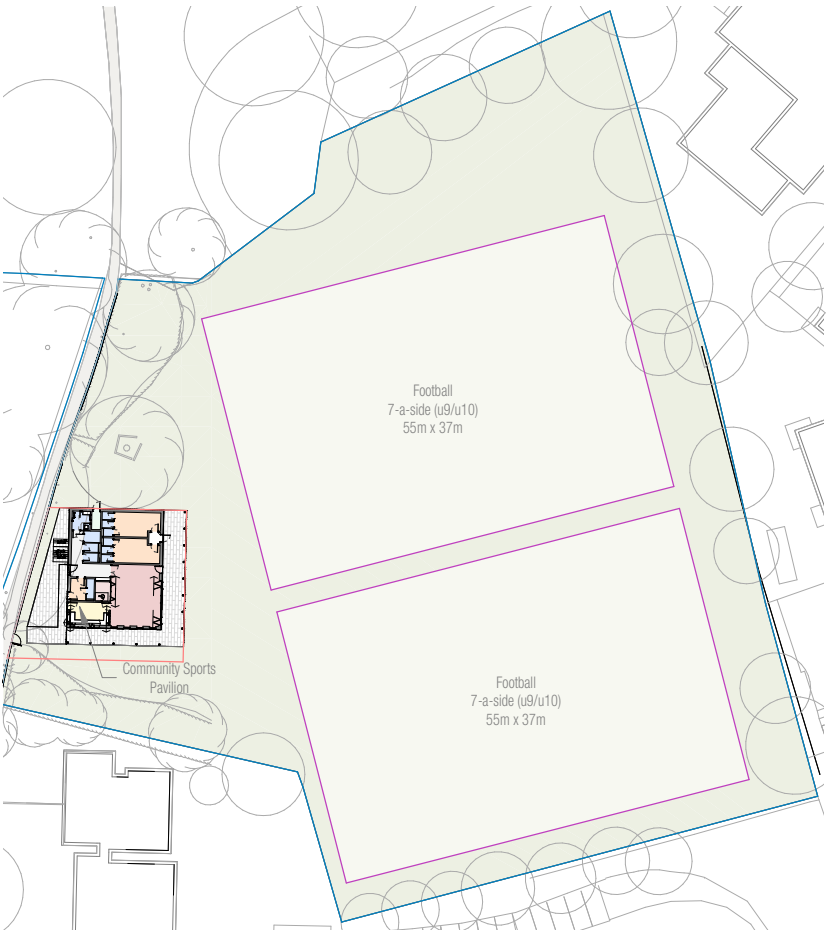
03 | DESIGN PROPOSAL

PLAYING FIELDS



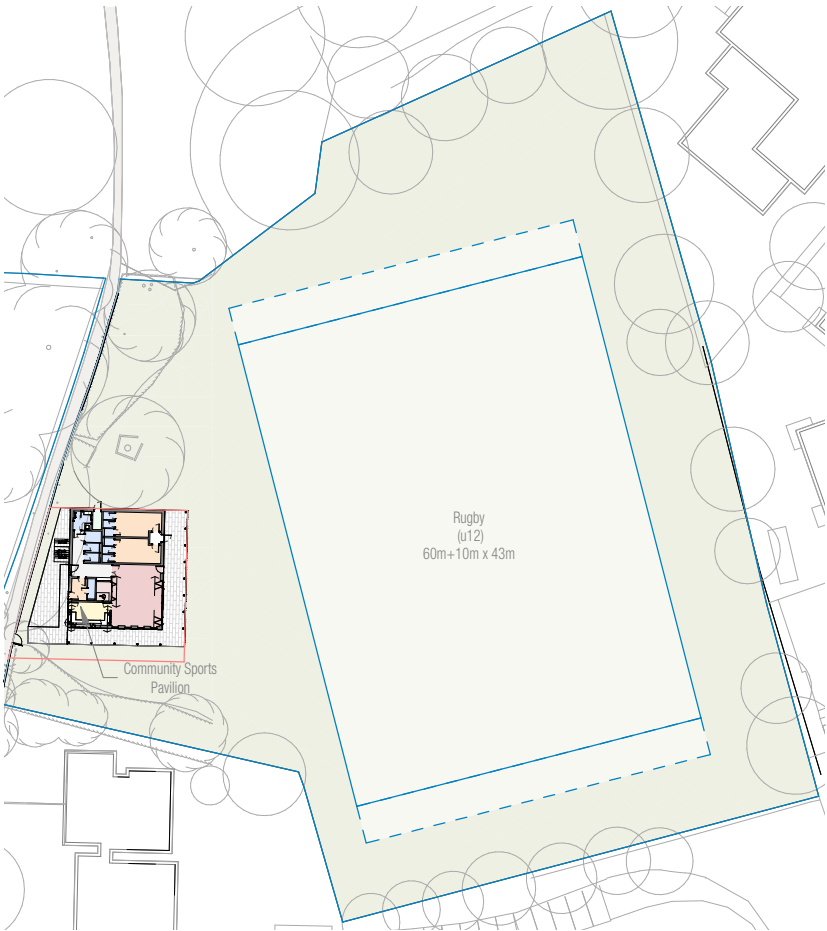
Football
5 a side (U7/U8)

37m x 27m



Football
7 a side (U9/U10)

55m x 37m

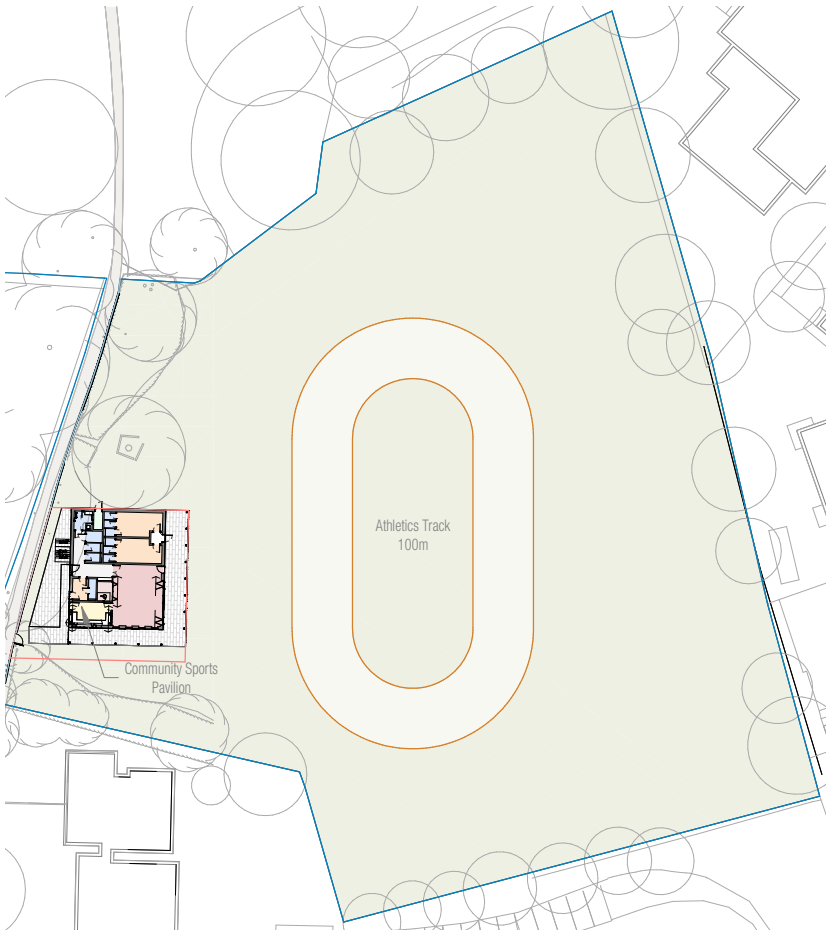


Rugby
(U12)

60m+10m x 43m

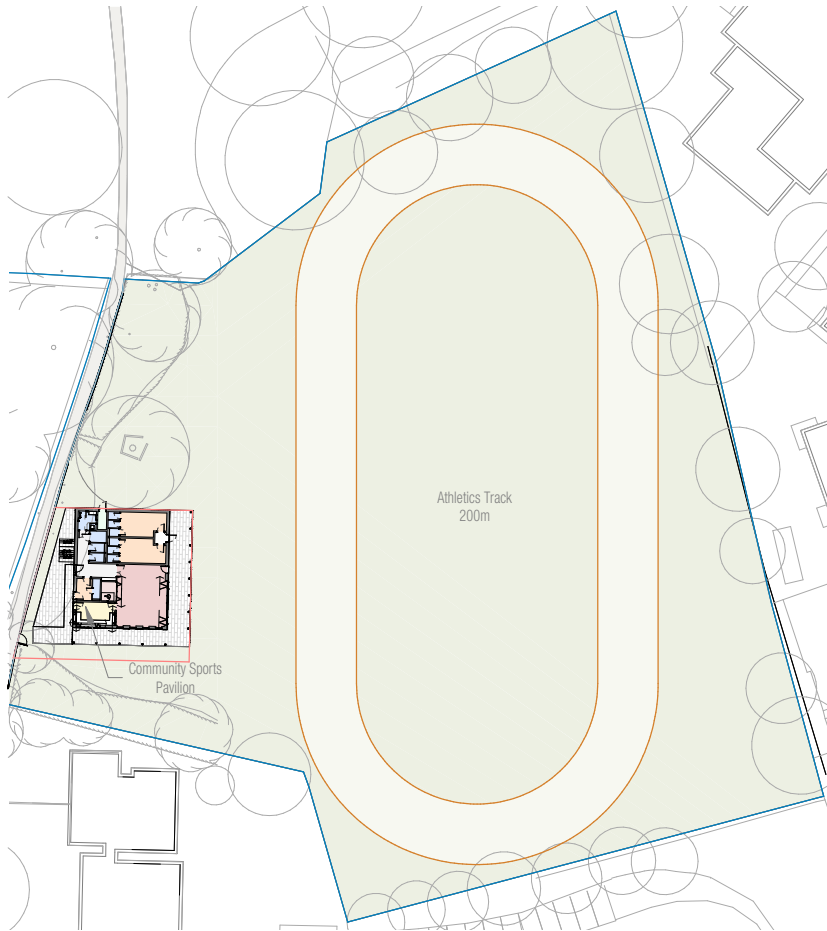


PLAYING FIELDS



Athletics
Running Track

100m



Athletics
Running Track

200m



EXTERIOR VISUALISATIONS

