



BHAKTIVEDANTA MANOR

SUPPORTING DOCUMENTATION FOR PLANNING BRIEF

FOR CONSULTATION
FEBRUARY 2012

Introductory note

This document is intended to provide supporting documentation for the Bhaktivedanta Manor, Letchmore Heath Planning Brief for Public Consultation. It has been prepared by a consultant team commissioned by the site owner, the International Society for Krishna Consciousness (ISKCON). The team has worked with the Council to produce a draft for public consultation. The document includes a needs assessment for the Manor.

00_____REPORT CONTENTS

01 Introductory note and table of contents

01_____EXISTING SITE

03 Chapter contents

04 - 05 Site & Surroundings (1:5000)

06 - 07 Manor Setting (1:1250)

08 - 09 Manor Complex (1:625)

02_____PLANNING CONTEXT

11 Chapter contents

12 - 13 Site & Surroundings (1:5000)

14 - 15 Manor Setting (1:1250)

16 - 17 Historical Development

03_____NEEDS ANALYSIS

19 Chapter contents

20 - 37 Existing Buildings Analysis Key Points

38 Site Appraisal

04_____ARCHITECTURAL PROPOSAL

39 Chapter contents

41 - 48 Building Location Options

05_____LANDSCAPE PROPOSAL

49 Chapter contents

51 Landscape Strategy (by Hankinson Duckett Associates)





01 _____ **EXISTING SITE**

03	Chapter contents
04 - 05	Site & Surroundings (1:5000)
06 - 07	Manor Setting (1:1250)
08 - 09	Manor Complex (1:625)



01 EXISTING SITE : Site & Surroundings

The size of the site is 30 hectares, comprising most of grazing pasture, small areas of arable fields and the Grade II listed house with its associated grounds in the Green Belt. “The Green” in Letchmore Heath village lies to the north-east of the Manor. This and neighbouring residential properties are shown on the diagram opposite. The Manor’s grounds provide a wooded setting to the south-western part of the village. The village is set within the ‘Letchmore Heath Conservation Area’ and the Manor itself falls just within the western edge of the Conservation Area. To The M1 corridor is within 70 metres of the nearest part of the site - the site entrance on Hilfield Lane. A large Electricity Substation is located on the south-west boundary and approximately 1.1 km from the south boundary is the runway for Elstree Aerodrome.

The whole of the Manor estate is a ‘Dhāma’ – a sanctified place, and in addition to the main Manor building housing the shrines, the site is mainly used as farm, dairy and agricultural land given over to pasture– producing, flowers for use in the temple, and milk products and vegetables for the use of the residents and visitors. The farm demonstrates practical cow protection.



KEY

BUILDINGS

J. Holland Farm

SITE FEATURES

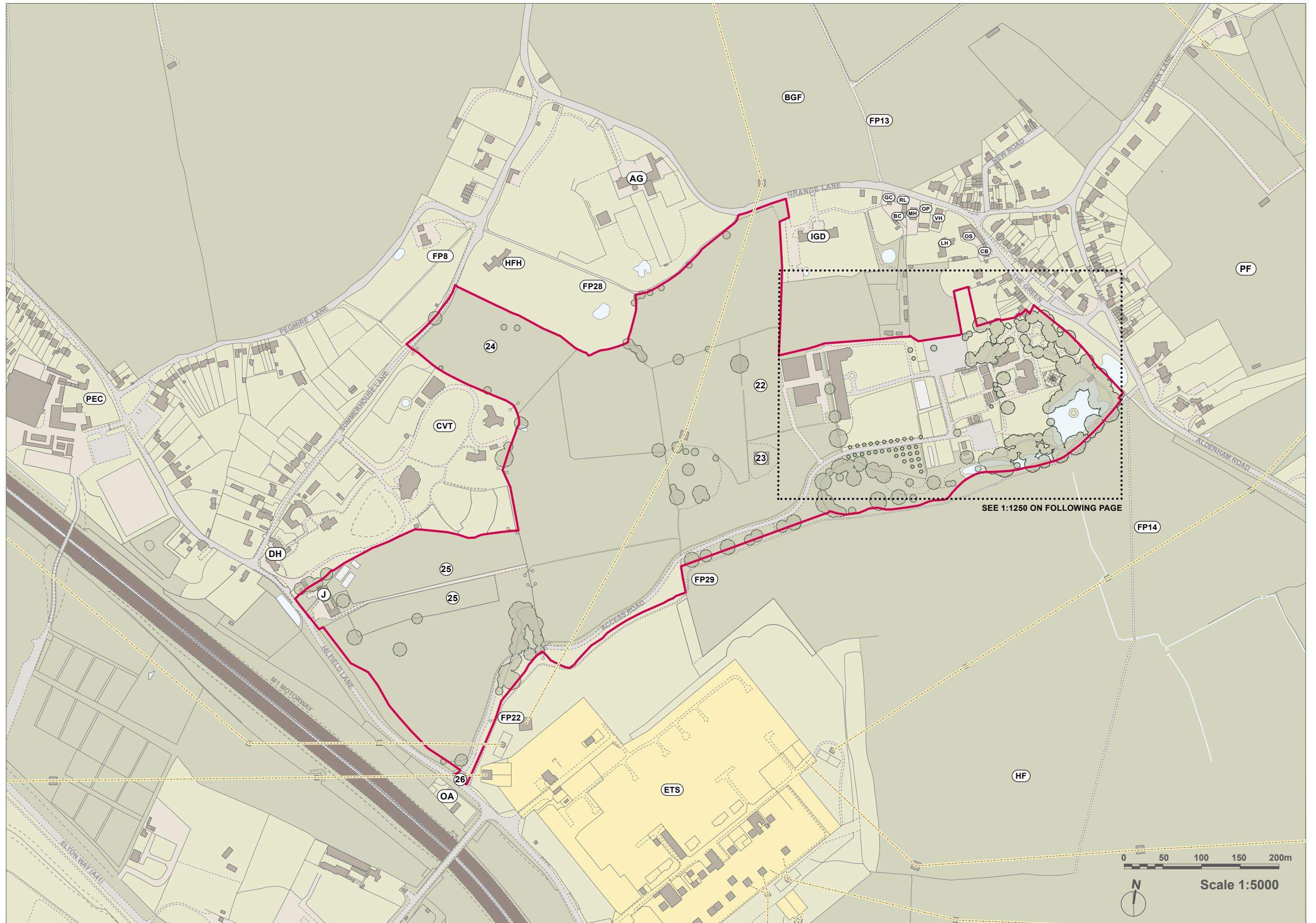
- 22. Hospital Field
- 23. Slurry Lagoon
- 24. Cultivated Field
- 25. Vegetable Patches
- 26. Main site entrance

CONTEXTUAL FEATURES

- FP Footpath
- ETS Electricity Transfer Station
- PF Playing Fields
- VH Village Hall (War memorial)

COLOUR PALETTE

- Buildings and structures
- Natural surface
- Developed site
- Hard surface and footpaths
- Water
- Electricity Transfer Station
- Road
- M1 Motorway
- Site boundary
- Power Line/Pylon
- Site vegetation

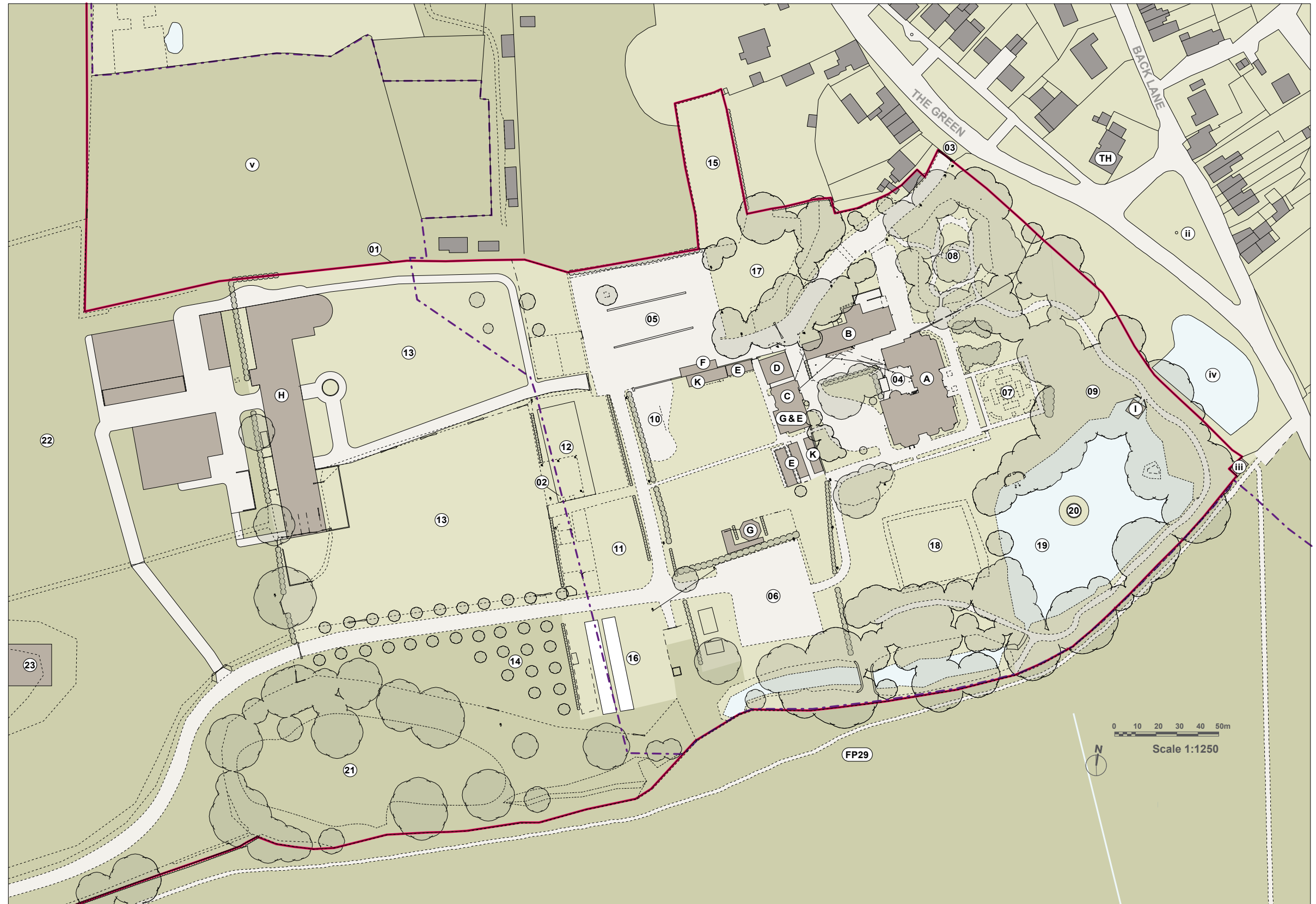


All aerial photographs and maps are reproduced from the Ordnance Survey mapping with the permission of the controller of Her Majesty's Stationary Office. Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Hertsmere Borough Council Licence number: 10017428



KEY

BUILDINGS		COLOUR PALETTE	
A.	Manor		Buildings and structures within site boundary
B.	Stable block		Buildings and structures outside site boundary
C.	The Cottage		Natural surface
D.	Shop		Developed site
E.	Greenhouses		Hard surface, roads and footpaths
F.	Workshop		Water
G.	Nursery		Site boundary
H.	Goshalla		Conservation Area boundary
I.	Boat house		Hedgerows
J.	Holland Farm		Trees
K.	Sheds		
SITE FEATURES			
1.	Site boundary		
2.	Conservation area boundary		
3.	Emergency site gates		
4.	Manor courtyard		
5.	Car park (N) - Staff car park		
6.	Car park (S) - Visitor car park		
7.	Formal Garden		
8.	George Harrison Garden		
9.	Woodland		
10.	Equipped play area		
11.	Japa Garden		
12.	Site marquee		
13.	Festival field		
14.	Fruit orchard (S)		
15.	Flower production (N)		
16.	Flower production (S)		
17.	Clothes drying area		
18.	Croquet lawn		
19.	Lake and stream		
20.	Island		
21.	Woodland / Marsh		
22.	Hospital Field Copse		
23.	Slurry Lagoon		
24.	Cultivated Field		
25.	Vegetable Patches		
26.	Main site entrance		
CONTEXTUAL FEATURES			
i.	Ditch		
ii.	War memorial		
iii.	Electrical substation		
iv.	Letchmore Heath Pond		
v.	Paddock		
FP	Footpath		
TH	Three Horseshoes (public house)		



All aerial photographs and maps are reproduced from the Ordnance Survey mapping with the permission of the controller of Her Majesty's Stationary Office. Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Hertsmere Borough Council Licence number: 10017428



KEY

BUILDINGS		COLOUR PALETTE	
A.	Manor		Buildings and structures within site boundary
B.	Stable block		Natural surface
C.	The Cottage		Developed site
D.	Shop		Hard surface, roads and footpaths
E.	Greenhouses		Water
F.	Workshop		Conservation Area boundary
G.	Nursery		Hedgerows
H.	Goshalla (cow barn)		Trees
I.	Boat house		
J.	Holland Farm		
K.	Sheds		
SITE FEATURES			
1.	Site boundary		
2.	Conservation area boundary		
3.	Emergency site gates		
4.	Manor courtyard		
5.	Car park (N) - Staff car park		
6.	Car park (S) - Visitors car park		
7.	Formal Garden		
8.	George Harrison Garden		
9.	Woodland		
10.	Equipped play area		
11.	Japa Garden		
12.	Site marquee		
13.	Festival field		
14.	Fruit orchard (S)		
15.	Flower production (N)		
16.	Flower production (S)		
17.	Clothes drying area		
18.	Croquet lawn		
19.	Lake and stream		
20.	Island		
21.	Woodland / Marsh		
22.	Hospital Field Copse		
23.	Slurry Lagoon		
24.	Cultivated Field		
25.	Vegetable Patches		
26.	Main site entrance		
CONTEXTUAL FEATURES			
i.	Ditch		
ii.	War memorial		
iii.	Electrical substation		
iv.	Letchmore Heath Pond		
v.	Paddock		
FP	Footpath		



All aerial photographs and maps are reproduced from the Ordnance Survey mapping with the permission of the controller of Her Majesty's Stationary Office. Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Hertsmere Borough Council Licence number: 10017428





02 _____ **PLANNING CONTEXT**

11	Chapter contents
12 - 13	Site & Surroundings (1:5000)
14 - 15	Manor Setting (1:1250)
16 - 17	Historical Development



KEY

MANOR & ANCILLARY BUILDINGS

- 1. CHANGE OF USE TP/94/0014
- 2. REMOVE & RELOCATE WALL (MANOR) TP/89/0180
- 3. ROOF TIMBER/TILE/WINDOW REPLACEMENT (MANOR) TP/91/0119
- 4. REPLACED & NEW DORMERS TP/92/0542 and TP/92/0625
- 5. FIRE DOORS (MANOR) TP/95/0575
- 6. ALTERATIONS / REPAIRS (MANOR) TP/03/0333
- 7. RENEWAL OF TILES (MANOR) TP/05/0186
- 8. MANOR SOLAR THERMAL PANELS & ROOFLIGHTS TP/10/1633
- 9. ALTERATIONS / PORCH (STABLE BLOCK) TP/97/0220 and TP/97/0381
- 10. GLAZED CANOPY (STABLE BLOCK) TP/98/0800
- 11. GLAZED CANOPY (KITCHEN) TP/98/0650

EXTERNAL STRUCTURES

- 12. PLAYGROUND TP/2004/0996
 - Western boundary hedge to be retained at min 3m.
 - Max equipment height 3.3m.
- 13. NURSERY PLAY ROOM TP/09/1565
- 14. WEDDING MARQUEE TP/09/1913 (under consideration)
- 15. HOLLAND FARM TP/01/0232

BUILDINGS - AGRICULTURAL

- 16. REPLACE COW BARNS TP/93/0064
- 17. HAY & STRAW BARN TP/94/0844
- 18. GOSHALLA & SLURRY LAGOON TP/07/0263
- 19. GOSHALLA TP/10/1177 (retrospective)
- 20. NEW GREENHOUSES TP/2002/1374
- 21. DEMOLISHED GREENHOUSES TP/2003/0101
- 22. FLOWER POLYTUNNEL TP/06/0654
- 23. POLYTUNNEL (1 NO.) TP/07/0161
- 24. POLYTUNNELS (2 NO.) TP/08/1522

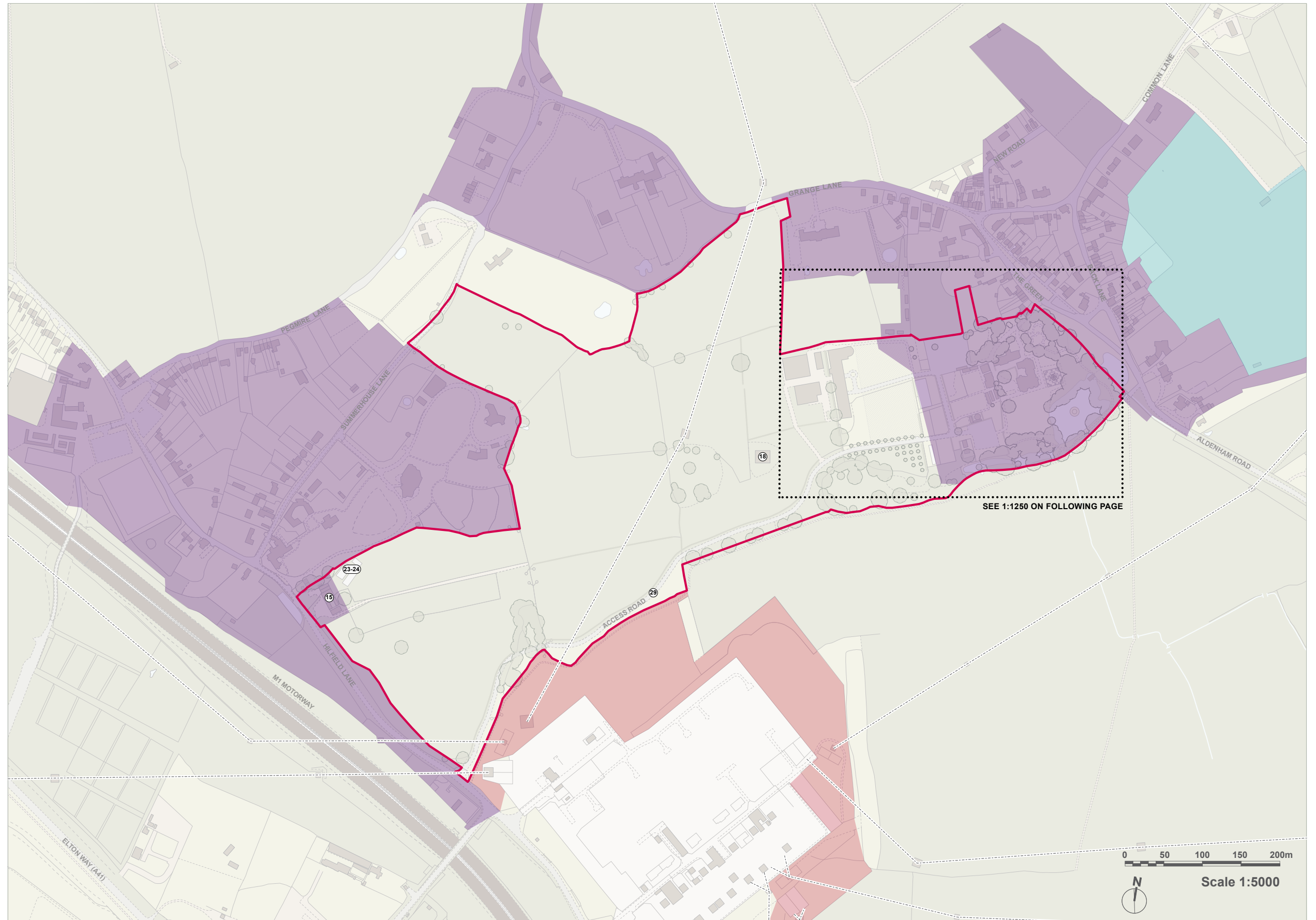
SITE & LANDSCAPE

- 25. PARKING TP/94/0014, condition 12
 - main/staff/north car park and visitor/south car park for daily use
 - cow fields for Sundays and festivals (see GEOGRID)
 - drive north of manor for access / deliveries
- 26. GEOGRID (capacity 170 spaces) TP/09/0641
 - Under condition 12 of the original permission (TP/94/0014) for the change of use of the Manor and adjoining land for use by The International Society for Krishna Consciousness (ISKCON), these fields have got permission to be used for overflow car parking on Sundays, as required.
 - Field 1 = max. 67m x 64m max
 - Field 2 = 65m x 68.5m
 - Number of Car Parking Spaces Approximately 400
 - For overflow car parking on Sunday as required - including the six festival periods held each calendar year as identified in the relevant planning approval for the whole site reference TP/94/0014.
- 27. LIGHTING TP/94/0014, condition 17
 - 15 No. bollards
 - 5 No. pole mounted floodlights
 - Time switches required
- 28. Railing TP/95/0630
- 29. ACCESS ROAD TP/94/0014

COLOUR PALETTE

ALL AREAS SHOWN ARE WITHIN THE GREEN BELT (POLICY C1)

-  WILDLIFE SITE (POLICY E2)
-  CONSERVATION AREA (POLICY E19-E30)
Much of Letchmore Heath conservation area falls under Article 4 direction 2009
-  MAJOR DEVELOPED SITE WITHIN THE GREEN BELT (POLICY C18)
-  Site boundary



All aerial photographs and maps are reproduced from the Ordnance Survey mapping with the permission of the controller of Her Majesty's Stationary Office. Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Hertsmere Borough Council Licence number: 10017428



KEY

MANOR & ANCILLARY BUILDINGS

- 1. CHANGE OF USE TP/94/0014
- 2. REMOVE & RELOCATE WALL (MANOR) TP/89/0180
- 3. ROOF TIMBER/TILE/WINDOW REPLACEMENT (MANOR) TP/91/0119
- 4. REPLACED & NEW DORMERS TP/92/0542 and TP/92/0625
- 5. FIRE DOORS (MANOR) TP/95/0575
- 6. ALTERATIONS / REPAIRS (MANOR) TP/03/0333
- 7. RENEWAL OF TILES (MANOR) TP/05/0186
- 8. MANOR SOLAR THERMAL PANELS & ROOFLIGHTS TP/10/1633
- 9. ALTERATIONS / PORCH (STABLE BLOCK) TP/97/0220 and TP/97/0381
- 10. GLAZED CANOPY (STABLE BLOCK) TP/98/0800
- 11. GLAZED CANOPY (KITCHEN) TP/98/0650

EXTERNAL STRUCTURES

- 12. PLAYGROUND TP/2004/0996
 - Western boundary hedge to be retained at min 3m.
 - Max equipment height 3.3m.
- 13. NURSERY PLAY ROOM TP/09/1565
- 14. MARQUEE TP/09/1913 (refused permission)
- 15. HOLLAND FARM TP/01/0232

BUILDINGS - AGRICULTURAL

- 16. REPLACE COW BARNS TP/93/0064
- 17. HAY & STRAW BARN TP/94/0844
- 18. GOSHALLA & SLURRY LAGOON TP/07/0263
- 19. GOSHALLA TP/10/1177 (retrospective)
- 20. NEW GREENHOUSES TP/2002/1374
- 21. DEMOLISHED GREENHOUSES TP/2003/0101
- 22. FLOWER POLYTUNNEL TP/06/0654
- 23. POLYTUNNEL (1 NO.) TP/07/0161
- 24. POLYTUNNELS (2 NO.) TP/08/1522

SITE & LANDSCAPE

- 25. PARKING TP/94/0014, condition 12
 - main/staff/north car park and visitor/south car park for daily use
 - cow fields for Sundays and festivals (see GEOGRID)
 - drive north of manor for access / deliveries
- 26. GEOGRID (capacity 170 spaces) TP/09/0641
 - Under condition 12 of the original permission (TP/94/0014) for the change of use of the Manor and adjoining land for use by The International Society for Krishna Consciousness (ISKCON), these fields have got permission to be used for overflow car parking on Sundays, as required.
 - Field 1 = max. 67m x 64m max
 - Field 2 = 65m x 68.5m
 - Number of Car Parking Spaces Approximately 400
 - For overflow car parking on Sunday as required - including the six festival periods held each calendar year as identified in the relevant planning approval for the whole site reference TP/94/0014.
- 27. LIGHTING TP/94/0014, condition 17
 - 15 No. bollards
 - 5 No. pole mounted floodlights
 - Time switches required
- 28. Railing TP/95/0630
- 29. ACCESS ROAD TP/94/0014

COLOUR PALETTE

ALL AREAS SHOWN ARE WITHIN THE GREEN BELT (POLICY C1)

-  CONSERVATION AREA (POLICY E19-E30)
Much of Letchmore Heath conservation area falls under Article 4 direction 2009
-  GEOGRID AREA
-  Site boundary



All aerial photographs and maps are reproduced from the Ordnance Survey mapping with the permission of the controller of Her Majesty's Stationary Office. Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Hertsmere Borough Council Licence number: 10017428

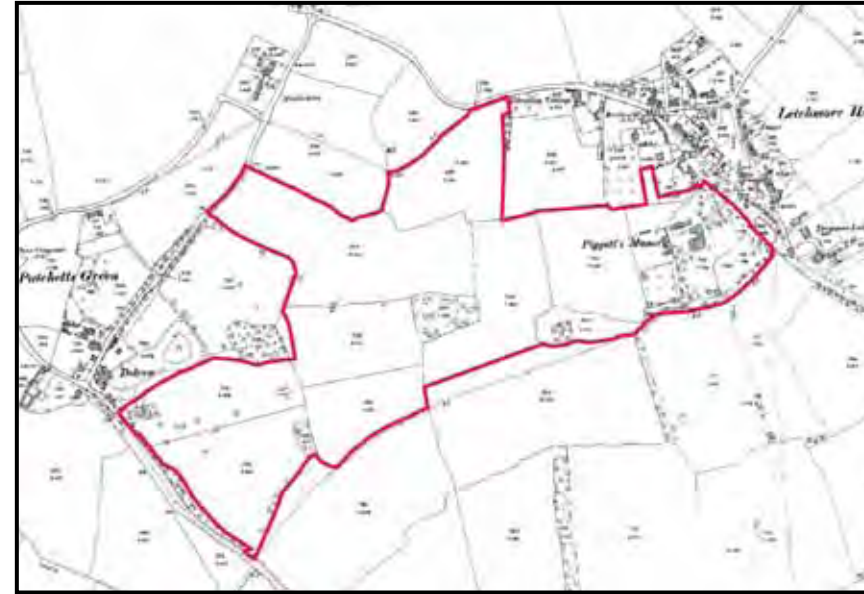


02 PLANNING CONTEXT : Historical Development



1805

Assumed to predate Manor building. A few structures on the site (not clear which ones) on a small area of land circumscribed by water to the south (as today), the green to the east (as today), and roads to both north and west (no longer present). The footbridge along the south boundary apparently leads to a path and a fairly large structure in what is now Hilfield Farm, with three other small features which may also be buildings.

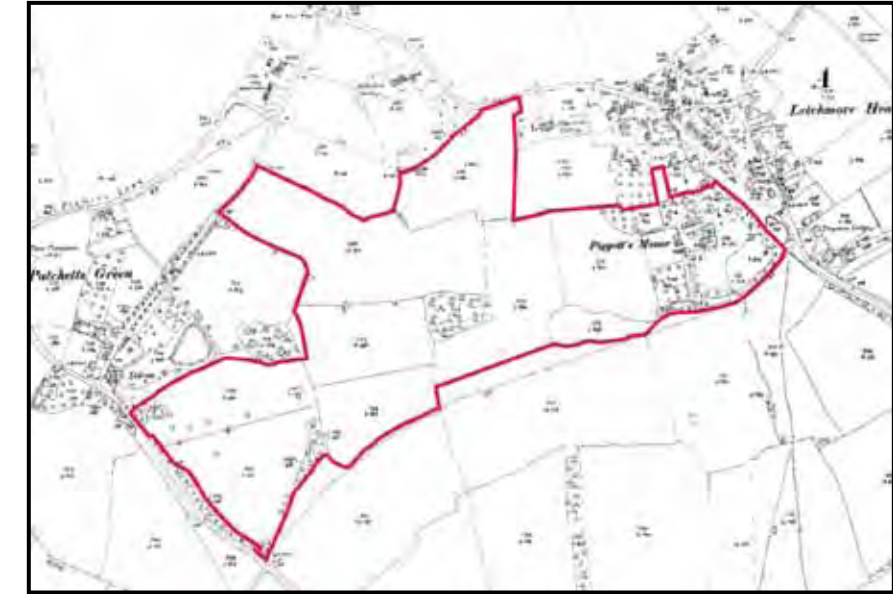


1890

The area of the current north car park appears as a field. There is a building south of the Ladies' Ashram which has since disappeared (see also 1961). The current workshop along the wall is visible more or less with its current footprint.

1898

The Manor is rebuilt, keeping only a small portion of the old building and introducing a new first floor construction "throughout in steel and concrete".



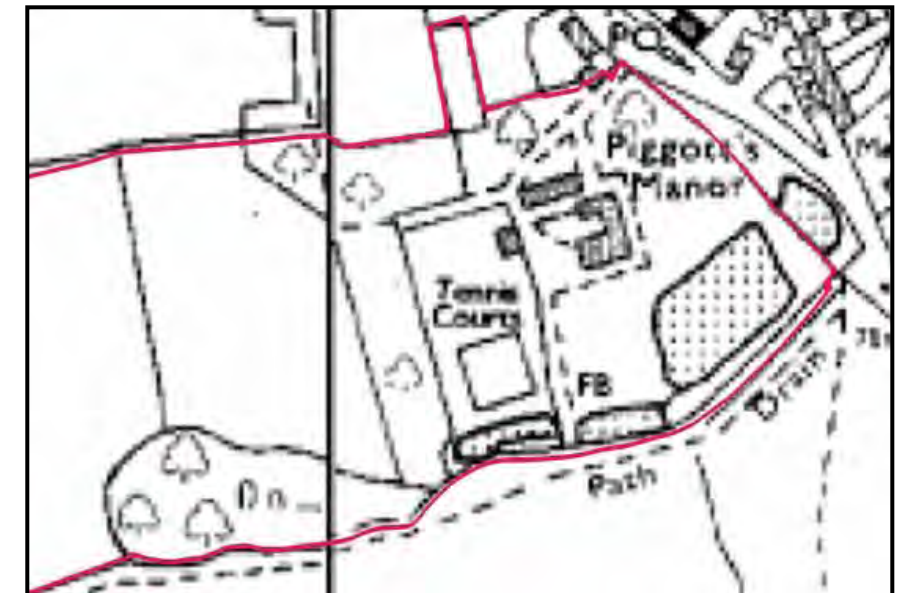
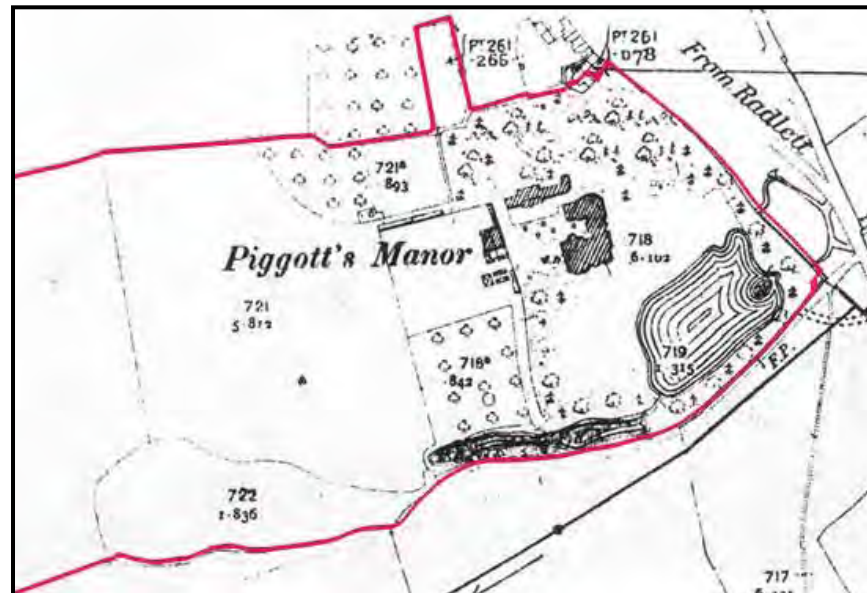
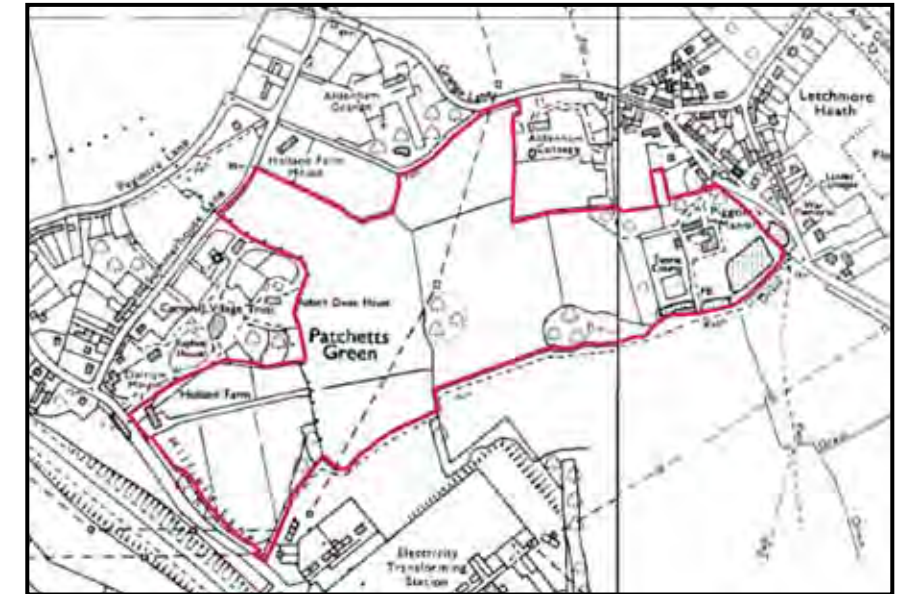
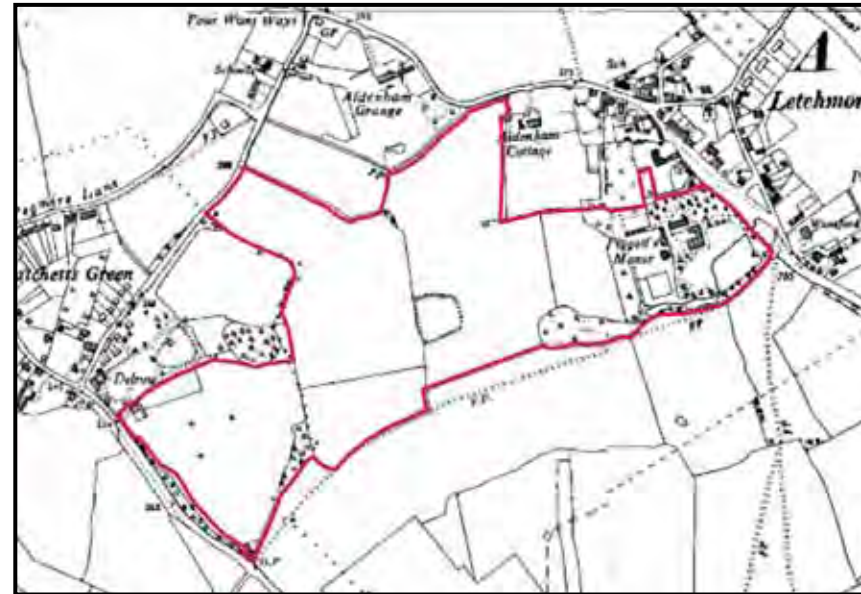
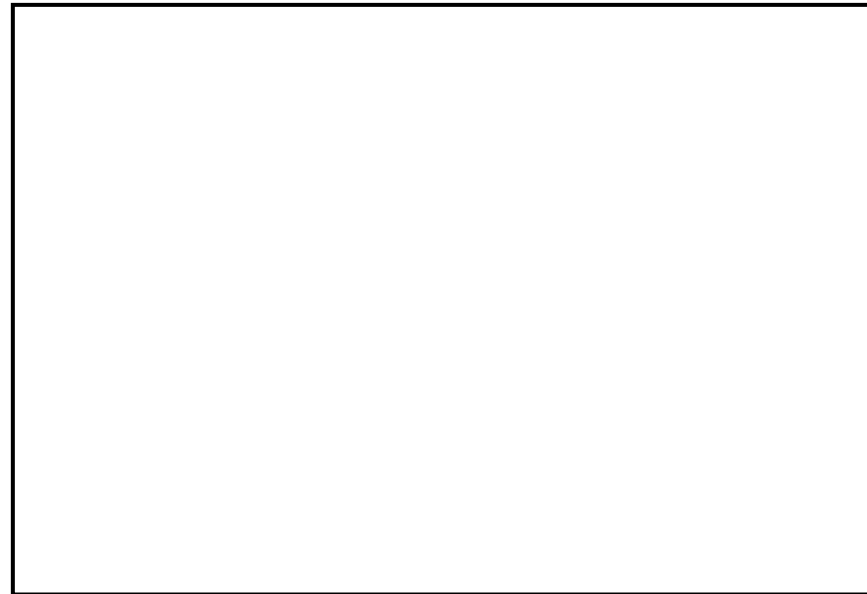
1920

Orchards and gardens extended into fields to the north. A footpath is shown behind Piggott's Cottage.

The Manor and outbuildings are faintly visible but it appears that some of the buildings abutting the Ladies' Ashram are in place. There is also a building abutting the Stable block which is not present today.

On the current south car park there is a path leading to a small structure but no tennis courts – presumably this map was drawn some time after 1920 but before 1931.





1931

A detailed plan of the title. The footpath behind Piggott's Cottage links to the current north parking lot. The Ladies' Ashram sits among several small outbuildings that may have replaced earlier versions. The apparent extension to the Stable block in the direction of today's north car park has disappeared.

The selling ad boasts of "four cottages, model stabling and garage premises, chauffeur's flat", and pleasure grounds with "croquet and other lawns, two hard tennis courts, lake, kitchen and vegetable gardens, paddock and parklands".

1961

The Manor is broadly in its current setting of woodland, lake, orchards and fields. The access road and paths are similar to today, linking to The Green to the east and the footbridge to the south. The current north boundary behind Piggott's Cottage is visible as a road or path leading to fields north of the site. The current conservation area boundary follows approximately the boundary between orchard and fields to the west. The tennis lawn is visible west of the croquet lawn (now south car park). Manor outbuildings include the current Ladies' Ashram, Stable block (predating extensions), an extension of today's workshop along the wall, and an unidentified building south of the Ladies' Ashram (now greenhouses and sheds).

1990

The tennis courts are still visible. The current conservation area boundary appears to coincide with a revised boundary between field and orchard west of the Manor complex.





03 _____ NEEDS ANALYSIS

19	Chapter contents
20 - 37	Existing Buildings Analysis Key Points
38	Site Appraisal



03 NEEDS ANALYSIS : Existing Facilities

Introduction

This section summarises an appraisal of the demands on Bhaktivedanta Manor and ISKCON's future needs for the site.

A main issue recognised by the Council is the immense pressure placed on the use of the existing accommodation at the Manor and the need for additional space to satisfactorily cope with these functions. As a result ISKCON commissioned a team of consultants, including architects to undertake an assessment of the existing uses and to consider the potential that a new haveli building would have to relieve these pressures and deficiencies..

In assessing future needs for a haveli and improved community facilities, the following principles were adopted:

- 1 The uses evaluated were the lawful uses authorised by the existing planning permission. No new uses are proposed.
- 2 The general level of use will continue to be regulated by the existing permitted car parking capacity i.e. 175 on weekdays, 540 on Sundays and far larger capacity involving parking on fields on 6 Hindu festival occasions.
- 3 Improved accommodation requirements should satisfy forecast needs for the next 10 years or more within the time span of Hertsmere's Development Plan review.
- 4 The status of Bhaktivedanta Manor and the Temple as a special religious place of national importance demands a high quality environment for the many devotees and visitors to the Hindu temple and shrine.

As the quality of the experience for the visiting Hindu community, from a religious and as well as user-friendly perspective, is an important consideration, the future needs assessment has examined both quantitative and qualitative factors.

A Summary of ISKCON's Future Requirements and Proposed Uses

The Society has gradually overtime improved the facilities at the Manor principally involving the following projects:

- The restoration and improvement of the listed building has essentially been completed

- The compassionate agriculture project linked with the construction of the goshalla was completed in 2009

The improvement of overflow car parking facilities for Sunday worshippers was implemented with the installation of the geo-grid and stabilisation of the grassed parking area.

The priority now is for a new community facility known as a haveli (including a replacement for the marquee now used to accommodate weddings) to relieve pressure on the Temple and associated facilities and to enhance the quality of the environment and experience for those visiting and worshipping and living at Bhaktivedanta Manor.

Coupled with this would be landscape enhancement scheme, countryside walkway and ecological master plan that would be implemented at the same time for the estate as a whole.

ISKCON, in consultation with its stakeholders, and professional consultants, has examined the **role, function and needs** of the working temple community as well as the wider Hindu and non-Hindu community.

Needs Analysis Methodology

Regular workshops and brainstorming sessions were held with key stakeholders from the Temple community (Manor Trust Education/ Bhaktivedanta Manor Foundation/ Ashram/ Theatre/ Admin/ School/ Creche/ Fundraising/ Weddings/ Kitchen/ Farm/ Youth etc) to identify the range and scope of existing and future needs.

Issues discussed covered the Temple's spiritual, educational, and social roles and relationship with neighbours and the wider community. A main issue is the immense pressure placed on the use of the existing accommodation at Bhaktivedanta Manor and the need for additional space to satisfactorily accommodate these functions.

In 2010, the Manor held a competition to select architects to work with the Temple stakeholders to help refine a strategy for accom-

modating these needs that could form the basis of a Planning Brief.

Deficiencies of Existing Accommodation

The existing facilities at the Manor are used for a variety of purposes often over-lapping within the same spaces:-

- Worship – both for resident monks and students & college community as well as for the congregation and public. This includes religious festivals, cultural activities & life passage rites including weddings.
- Religious Community – as a theological college offering contemplative & devotional lifestyle, study and fellowship for both residents as part of a residential ashram and non-residents.
- Education – for the ashram members, congregation, public and special interest groups, schools etc.
- Charitable works – as a feature of devotional life, including Food for Life.
- Agriculture – as a feature of devotional lifestyle and commitment to the philosophy and values of the religion.
- Ancilliary activities – accommodation, administration, catering, storage etc to support the ashram, college, public worship, festivals and educational projects.

The scope for re-arranging the accommodation in the Manor is minimal as it is a listed building whose internal features, with certain merit, have been appropriately preserved by its present use.

Major internal alterations have been discounted as they would detract from the established spiritual significance of the Temple created by its founder, His Divine Grace Swami Prabhupada.

The present degree and type of activity at the Manor have been evaluated on a room by room basis through observation and



consultation with members of the Society. This analysis has confirmed a range of significant deficiencies that have been categorised and are summarised as follows:

At present the majority of activities for the visiting Hindu community are focussed on the Manor itself, although there are linked activities in adjoining buildings, in particular the Stable Block (main kitchen and school classrooms on the ground floor and residential above) the Cottage Block (ladies residential ashram) and the Goshalla.

- 1 A principal problem lies in the **congestion** arising in the Manor's public areas due to the strong attraction of the Temple and Shrine to the Hindu community and the demands of providing for the range of holy rituals of the Gaudiya Vaisnava tradition. Hinduism promotes **inclusivity**, but due to the congestion and nature of the existing facilities, wheelchair users, frail, elderly, and parents with babies will sometimes require the assistance of the Temple ushers to participate in worship.
- 2 The **sanctity of worship** in the Temple Room is **severely undermined** by conflict between related activities (school visits, wedding functions, Prasad, dining) that, through lack of space, overlap and clash with regular worship. The Temple Room should be wholly reserved for worship at the shrine, therefore and new accommodation is needed to relieve conditions in the Temple Room by relocating undesirable activities to allow a proper focus on the worship of the Deities.
- 3 Worshippers who come to view the Arati ceremony at the Shrine, and to hear Pravachan (sermons) or engage in Kir-tan (chanting) should do so in an atmosphere of peaceful contemplation, but invariably, through lack of space, have to share the Temple room with other often **incompatible functions** (e.g. visiting school lunches). These overlapping functions interrupt and greatly diminish the environment for worship.
- 4 **Dining facilities** for Prasad for the congregation and resident monks (a vital part of Hindu religious devotion) are altogether **inadequate** both in terms of size (concentrated on the original domestic scale dining room) and

operational efficiency (due to the location of the kitchen in an outside stable block). Consequently visitors are forced to take Prasad in separate sittings or wherever they can in hallways, on the stairs and landings, or outside subject to the prevailing weather. A new building, complete with an integral kitchen, would cater for the large number of people taking Prasad especially at peak times.

- 5 The dining hall is one of the larger, (but nevertheless modestly sized) rooms available in the Manor for **other regular events** interspersed between the three daily meals. These regular events include youth club, meals for disability groups, community meetings, community dinners, yoga classes, theological workshops, minding children during Kir-tan, etc. Given the important dining function of the room these other activities **should be transferred** into a new building as there is no other spare accommodation.
- 6 On the **cultural side** the theological college is **impoverished** due to the severely restricted size of the theatre and adjoining library. These rooms double up for other activities which seriously compromise the main use. Even in its principal use the theatre is deficient, in that with a capacity of 60 persons it only serves a fragment of the demand on Sundays and on other occasions is timetabled for plays, lectures and presentations. It is both congested and insufficient and if relocated in modern purpose built space would become a major asset for the Temple devotees and their families. As the library is in multi-functional use, it fails to perform as a place of study, so reducing the learning environment at the Manor. New accommodation would release the library for its proper function to the great benefit of monks and scholars.
- 7 **Sunday, the main day of family worship**, attracts a large congregation that **places huge pressure** on the Manor's internal space, and requires attendance of Temple volunteer ushers. Visitors have to queue to see Arati and to take Prasad (often forced outside), and there is totally inadequate space for seating families with young children, the old and the disabled. Likewise ancillary amenities such as the reception area, cloakrooms, shoe depositories, and crèches are inadequate and would be better addressed as part of a new building thereby improving visitors' impres-

sions and taking further pressure off the Manor itself.

- 8 **Wedding functions impose an enormous stress** on the Temple Room and the Manor's public areas as there are inadequate facilities for the reception and entertainment of guests short of erecting a marquee in the grounds. A new building with flexible space and an adequate dining facility to accommodate weddings would also relieve pressure on the Manor and the Temple Room and resolve this current problem.
- 9 **The administrative space is generally very cramped** and many of the current departments/communities have no administrative spaces of their own so there is scope for rationalisation by transferring some of the present activities from the Manor to a new building.
- 10 **The main kitchen in the stable block** is inadequate both in terms of size and layout to meet the daily demands placed upon it by visiting members of the community, especially on Sundays and other peak events such as weddings and festivals. By building a purpose built kitchen attached to the new dining facility, some of the space occupied by the current kitchen can be freed up to house activities located elsewhere (e.g. nursery) and deliveries to and refuse collection from the kitchen will be closer to the Hilfield Lane entrance.
- 11 The current Bhaktivedanta communities require **education and training** spaces, which are not provided in the existing buildings

Future Requirements

An assessment been made of the size and type of accommodation that would be required to remedy identified shortcomings. Four guiding principles have been adopted, namely;

- The scale of new accommodation required should be kept to a reasonable minimum given local planning policy constraints.

03 NEEDS ANALYSIS : Existing Facilities

- The accommodation, both existing and new, should be used as efficiently as possible, for instance sharing space where feasible through timetabling and by multi-functional flexible layouts.
- The quality of the space and the personal experience derived from a spiritual and visitor perspective should be given significant weight.
- There is no scope for substantially extending or altering the listed building because of The Manor's Grade II status and potential impact on its special architectural interest.

The identified needs which have generated the requirement for purpose-built accommodation can be summarised as follows:

- A facility that will be fully accessible and welcoming to all so that wheelchairs and parents with baby buggies can access all of the building without the need of assistance from Temple ushers
- A new hall with a flexible layout for Sunday worship, Kirtan, ceremonies, theatre and other cultural performances, community activities etc.
- A large dining area for Prasad on Sundays and festivals and weddings or other major occasions and also youth and sport activities.
- Large enough reception and lobby space comfortably to accommodate visitors at all times.
- An efficient modern kitchen with capacity to meet peak demands and stores for kitchen sup-

plies.

- Class/presentation rooms for religious education and community activities.
- Additional administrative and ancillary spaces (offices, meeting rooms, kitchenettes and day-rooms)
- Visitors amenities (cloakrooms/locker room, crèche/toddlers changing facilities)
- Supporting facilities – in particular WCs, shoe repository, showers stores etc.
- A hospitality room for visiting dignitaries.

Below and right: examples of overcrowded areas within the existing manor building



Bhaktivedanta Manor Existing Facility and Future Requirement Analysis

1. Existing User Group / Activity Catagories

Bhaktivedanta Manor has planning consent to operate as a theological college, religious community and a place of public worship, including the observance of religious festivals. There are also the accepted ancillary uses for agriculture, primary and nursery education and the outreach and charitable activities of the ISKCON charity. The Manor functions as a religious community and theological centre involving a range of interconnected uses. The existing user groups / activities at Bhaktivedanta Manor are categorized as; worship, college & religious, congregation, public, Manor school, and ISKCON charity other educational activities, religious community, administration, ancillary space, agriculture. These are distinguished in colour in this analysis. However many of the existing rooms are congested in multiple activities. The colour represent the main / fundamental activity of the room.

Worship	Worship related to shrine carried out by qualified personnel
College and religious community function	The role of the Manor as a “theological college” aims to incorporate the lifestyle and education that would be expected within a traditional ashram framework. This entails teaching, coaching and immersion in the devotional lifestyle and services for both male and female ordained priests, monks and novices as well as lay members aspiring to deepen their faith and understanding. The monks and novices tend to be residents of the ashram – though available space requires that many must reside locally. Many of the senior priests (particularly the grhastas – married devotees) also live locally as, of course, do the laity. Together, all these persons form the “religious community” of the Manor and will tend to attend the Manor, if not daily, at least a couple of times a week. They have a commitment to the religious teaching, practices and values of the religion and attend worship, classes, programmes, festivals as well as participating in voluntary service within the estate or in the Manor’s outreach programmes. The vast majority of those regarding themselves as part of the religious community will either already be initiated into the faith through the diksha ceremony or have aspirations to receive diksha at some point and are following guidance under the Manor’s teaching and tutorial systems towards that end.
Congregation	There is no definitive boundary or designation between who is a member of the “religious community” or of the “congregation of ISKCON”. However, generally, congregational members attend the Manor for weekly or less frequent worship as opportunity permits. They often have a keen interest in learning more from the scriptures and being assisted in deepening their spiritual lives. As they increase their knowledge and commitment, they naturally become inclined to the tutoring and active participation that ISKCON offers both at the Manor and in Nama Hatta (congregational) centres and programmes in the region. Some of these persons, in due course, might be informally assimilated into the “religious community”.
Public	There is a strong interest amongst the general public both for understanding other faiths and for exploring particular aspects of a religious tradition without necessarily sharing the core beliefs. This is particularly true of the Hindu tradition which contains many facets which, whilst supportive of its doctrine and religious culture, have broader application and attraction. For instance, yoga, meditation, vegetarianism, ayur-veda, vastu are all seen to offer benefits without necessitating the commitment of belief in the Hindu religion. And ISKCON is required to assist in the understanding of these topics. ISKCON has also been very successful in presenting to the general public the wide scope of the Hindu faith and practice in terms of worship at the shrine, music, song, and the interpretation of the scriptures. The Manor also has the facility for demonstrating the application of the theology to animal husbandry and agriculture. Thus, it attracts many special interest groups, most notably visits from school groups throughout term times.
Manor school	Manor primary school and pre-school
ISKCON charity	

2. Catagories of the Current State of Use

Single /adequate	the unit of accommodation has a single purpose and is more or less sufficient
Single /congested	the space has a single use but is too small to cope with the severe pressure experienced in its use for the activity concerned.
Multi / congested	the space is in multiple uses for various activities but is too small and suffers from over-use and conflict between activities.

FOR MANOR BUILDING (BLOCK A) REFER TO ATTACHED PLANS FOR CURRENT AND FUTURE USE. FOR STABLE BLOCK AND COTTAGE REFER APPENDIX C



03 NEEDS ANALYSIS : Existing Facilities

Manor Building (Block A)											
Room No.	Room Name	size (m2)	User groups / Activities	Current use / occupancy	Inappropriate use of the room	Issue	State	Compromised by congestion elsewhere	Solution	Future use of the existing rooms	Proposal for new facility
Ground Floor											
AG01	SHRINE - Garbhagriha	38.6	Deity: Altar	The most sacred space which contains the shrine. Used for attendance and service by priests to shrine.		Although the space is quite tight for its use, the space is considered acceptable. Issue that altar is often closed off from view of congregation when non-appropriate activities are being carried out in temple room. Issue of connections of this area to other spaces involved with the service to the altar	Single /adequate		No change proposed	Remains as it is	None
AG10	PREP ROOM	10.3	Priest preparation	Preparation space for service to the altar		Small and cramped, but sufficient	Single /adequate		No change proposed	Remains as it is	None
AG02	TEMPLE ROOM - Darshan Mandap	97.15	Darshan : viewing the arati ceremony on the main altar by all user groups	The Arati ceremonies take place six times per day, the numbers on all days except Sunday are between 50- 150. On Sunday the numbers are up to 2500 - accommodated by a queuing system allowing worshippers only a few moments each in front of the altar.		Temple room is congested by mixed usages and frequency of activities, which is due to insufficient floor area. Queuing system copes but is compromised in its operation by the congestion in nearby rooms and corridors on ground floor.	Multi / Congested		New accommodation is needed to relieve conditions in the Temple Room by relocating activities which are undesirable in the room to allow the proper use of the Darshan Mandap for its traditionally singular function of focus on the worship of the Deities. It is proposed that those activities not orthodoxly held in the darshan mandap such as samskars, including weddings, school lunches and other non-worship activities are relocated to a new facility while Darshan remaining in the existing temple room. Although kirtans and pravachans are acceptable activities in front of the altar, they are more usually accommodated in another space to avoid mutual disruption to and from those who are visiting and praying at the shrine and many of these functions should also be relocated.	Temple room to be returned to its prime function as darshan mandap. Better arrangements for darshan queues on Sunday by freeing the nearby rooms and corridors.	No change because darshan and arati ceremonies can only take place in front of shrine
			Kirtan: congregation chanting (chanting hymns with accompaniment of instrument)	During worship a certain number always sit to join in with the kirtan.		The sanctity of worship in the Temple is severely undermined by conflict between related activities that, through lack of space, overlap and clash with regular worship. New accommodation is needed to relieve conditions in the Temple Room by relocating activities which are undesirable in the room to allow a proper focus on the worship of the Deities. Some spiritual activities such as kirtan and pravachan are acceptable but are disrupted by the need for devotees to pay respects and pray at the shrine. Also are limited by space in Darshan Mandap and therefore cause congestion and further disruption to nearby rooms and corridors.					Kirtans for special or larger congregational functions held elsewhere
			Pravachan: sermons (religious discourse, lecture)	Sermons take place morning and evening during the week. On Sundays there are four throughout the day.		Certain activities (e.g. dining) are unsuitable for this room and the frequency of activities compromises the sanctity of the room and the fabric of the listed building					Pravachans for special classes or larger congregational functions held elsewhere
			Large congregational kirtan and pravachan								
			Sanskaras: some rites of passage ceremonies particularly weddings	The most observed samskar in the darshan mandap is the wedding, which due to demand take place on Thursdays, Fridays afternoons/early evening and Saturdays all day - effectively closing off the temple room for other activities. Although these samskars are best observed within a sanctified area, they are traditionally not carried out within the darshan mandap.							Samskars including weddings to be held elsewhere
AG20	SRILA PRABHUPADA	6.5	Shrine to Srila Prabhupada, the Founder of ISKCON	Dedicated and sacred space within Temple Room - accessed solely by priests		Is often compromised by pressure of congregation using Darshan Mandap.	Single /adequate		Retained as present	No change proposed	None
AG15	DEITY OUTFITS	7.3	Used for storage of outfits for the altar Deities.	Sacred storage related to the shrine and access by altar priests only.		Too small for its purpose, but only space within reasonable proximity to altar.	Single /congested		No change proposed	No change proposed	None
AG14	LOBBY		All groups / Circulation	As emergency escape route from temple room and for disabled access during Sundays and festivals.		Because it enters the temple room directly, it cannot serve any other purpose than access to and from this space. Otherwise there would be inappropriate circulation through the sacred Darshan Mandap to reach other parts of the Manor. And because it lacks facility for shoes, it is used only for emergency escape and disabled access on Sundays and festivals.	Single /adequate		No change proposed	No change proposed	None
AG03	RECEPTION ROOM	72.35	Main reception, book store, and preparation area for college user	Acts as main entrance to Manor building and reception/greeting space. Overflow, waiting & queuing area for darshan mandap		Reception is compromised because room is overflow space for the Temple Room and overcrowded due to intense activities having to take place in Temple Room and other areas of the Manor building.	Multi / Congested		To move some of the Temple room activities listed above as well as other congregational and public activities from the rest of the Manor building, this space can better serve the needs of devotees and visitors to the shrine and act as a reception and welcoming space to the Manor building as a shrine and college. Create proper shoe facility at the main entrance of the Manor outside the reception room.	Reception to Manor building for visitors to shrine and college. Preparation space for devotees going in front of shrine. Area to assist queuing on Sundays and festival days	Reception for new community hall and all the functions to be carried out there. Main shop for books and religious paraphernalia.
			Preparation area for congregation, public, school, and outreach			This area would traditionally serve as a "preparation" space allowing the worshipper to prepare for the spiritual act of going in front of the shrine.					
			Temple room overflow								
			Dining room overflow								
			reception, lobby, waiting area for public								
			Charity and admin.								



Manor Building (Block A)											
Room No.	Room Name	size (m2)	User groups / Activities	Current use / occupancy	Inappropriate use of the room	Issue	State	Compromised by congestion elsewhere	Solution	Future use of the existing rooms	Proposal for new facility
AG04	PRASAD / DINING ROOM	73.9	Meals for the residents and guests of college and religious community	Daily three times		Temple room is congested by mixed usages and frequency of activities, which is due to insufficient floor area.	Multi / Congested		All activities other than the daily dining for resident devotees and visitors to the college require to be relocated to another facility.	Prasad room is used solely as a meditative space for contemplative dining for residents and visitors and participants in the college functions. Serving of Maha-prasad to visitors to the temple after some of the arati ceremonies and on Sundays.	Serving Prasad (different from Maha-prasad) to Sunday congregation, weddings, daily meals for schools, visitors and other community groups.
			Meals for disability groups	They join in with others at regular lunch times		The space can only accommodate 50 people at one sitting, therefore it is necessary to timetable multiple sittings and manage the associated queues and keeping food warm. The Prasad room is a considerable distance from the kitchen, therefore requires elaborate trolley transportation. Due to the absence of facilities other activities also take place in the dining room such as worship, workshops, meetings, children and youth activities and etc. This often entails the resident devotees having to take their meals elsewhere in the building - landings or even in their dormitories.					Meals for disability groups
			Sanskaras: ceremonies not including weddings	Rites of passage ceremonies such as New-born visit to temple, Name giving, First grains, Hair cutting, Remembrance.							All samskars and religious and community functions.
			Maha-Prasad-seva: distributing holy food from the altar to guests	Daily serving up to fifty guests at midday							None
			Sunday Prasad	Space for 50 feeding up to 2000 in a day							Serving of Sunday prasad
			Dinner programs	Patrons dinner, Village dinner, birthdays,							Dinner programmes
			Wedding dinner	Whenever there is a wedding ceremony							Wedding dinners
			Workshops	Used as a venue							Workshops
			Gatherings	Community meetings, family functions, specialised spiritual gatherings - memorials, honouring, celebrations							Gatherings
			Youth activities	Weekly youth club/ periodic events							Youth activity room with enhanced facility
			Children's activities	During classes, kirtans or formal functions, becomes children's area							Crèche & children's facilities
			Meetings	Staff meetings							Meetings
			Festival preparations	Making and packing sweets, samosas, and various food items, mail outs							Festival preparations
			Yoga classes	Evenings and weekends							Yoga / well being rooms
			Educational courses	Evenings and weekends, bhakti-sastri, Samanya-bhakti							Classrooms & educational functions for congregation and public
			Temple Overflow	During any main talks or functions, the crowds use this facility							None
			Manor School Assembly	40 to 100 (40 pupils/staff and parents)							School assembly and other school functions
AG11	PANTRY for individuals to wash plates, hands	5.4	College & religious community use Congregation use Public use Manor school use	Used by most persons taking prasad of eating meals within Manor.		Far too small for number of persons taking meals	Single /congested		To be used for college purposes only	As pantry linked to dining room for college participants	Washing area needed in new facility linked to dining as described above.
AG05	LIBRARY	26.3	Storage of books Lending books Space for study	The library is a very busy room and used for meetings, classes and other activities not directly related to study.		The library is congested because it is too small too and its function as a reading or study room is often compromised by non-library activities taking place.	Multi / Congested		The library is a very important part of the theological college. A larger and uncompromised space is required & it might be better relocated in a quieter space within the Manor. Meetings should also be held elsewhere. This room would best be reserved for theological study, tutorials & seminars.	To be used as a seminar room. Library/reading rooms to be created on First floor. Also separate meeting rooms for administrative and college community purposes.	Library, study rooms, teaching, meeting & seminar rooms for other than college & religious community function to be created in community centre.
			Meetings (groups, or individuals)								
			Work space								
			Hosting PTA (school) meetings								
AG06	SUPPORT/ ADMIN	12.1	Administration for college Administration for congregation Administration for public Charity and admin.	Used as support space & reception for a various congregational functions and interactions.		Useful to have space within Manor for looking after visitors to the college and coordinating the non-residential college aspects.	Single /congested		Remove need for office and admin of congregational and public functions from within Manor	Used in similar way to present, but with focus on non-resident college functions	Offices, reception and admin for congregational and public functions.
AG07	THEATRE for performance, drama & film show, seminar, lecture and presentations	49.5	College and religious community function Congregation Public use Manor school	Every weekend the theatre is used for performances and through the week, for rehearsals and costume preparation. Special meeting and presentations also take place in the theatre. It is the only room with fixed seating and in demand for lectures and presentations.		The seating capacity of 60 means that every drama or video show has to be performed multiple times and still there is insufficient capacity. The queuing outside the theatre contributes to inordinate congestion in the hall. As the theatre group has little or no alternate space the room, the theatre's needs and the demand for the theatre to be used for other purposes - lectures and presentations - are in constant conflict and neither satisfied satisfactorily.	Multi / Congested		All weekend performances and theatre facilities need to be part of a greater space with adequate supporting spaces and storage to avoid the theatre's needs conflicting with other presentations and programmes.	Space to be used for theological lectures, seminars, presentations & in-house performances for the college.	New theatre including stage adequate to hold Sunday audiences with ancillary facility for theatre group's dressing rooms and costume & props storage .
AG08	STAGE for theatre	22.1	College and religious community function Manor school	Stage for performance and presentations, stage set making workshop, store, stage control room (lighting and etc)		Stage is Congested due to lack of space for storing stage set/mock-up, controlling space, and workshop. It is also Unsuitable because it is not purpose made (re-ordered within the existing fabric)	Single /congested		As above		
AG09	DRESSING ROOM for theatre and stage	10.8	College and religious community function Manor school	Back stage and change facilities for performers		Ideally separate male/ female dressing rooms required	Single /congested		As above	The current space is just about adequate for equipment and paraphemalia related to the college's use of the theatre room for lectures, presentations etc	As above



03 NEEDS ANALYSIS : Existing Facilities

Manor Building (Block A)											
Room No.	Room Name	size (m2)	User groups / Activities	Current use / occupancy	Inappropriate use of the room	Issue	State	Compromised by congestion elsewhere	Solution	Future use of the existing rooms	Proposal for new facility
AG12	KITCHEN	28.6	Deity kitchen	Used to prepare the offerings of foodstuff on the altar five times daily. (Presently the other offering of sweets is prepared in main kitchen, despite the lack of brahminical standards.)		Barely adequate in size. Because it must operate from early morning through to evening without break, the management and cleaning is complex. Daily mangal-arati sweets are currently made elsewhere because of this difficulty.	Single /congested		To remain as it is, though additional space and facility would be a major advantage.	To be used as present, but with enhanced space for cooking and food preparation.	None
AG13	SHOE CHANGE / STORE ROOM	15	All groups	Back entrance into Manor - mostly used by college personnel and the Manor school. But also by other visitors, congregation and public, including special interest groups daily and particularly at weekends.		This room is also insufficient for the current demand - particularly at weekends and for most congregational functions.	Single /congested		Reduce impact on this entrance by removing most congregational and public use from the Manor building and hence from this entrance. Create proper shoe area at main entrance outside Reception room.	Use of this room for shoe storage primarily for college & Manor school purposes.	Provision in new building for shoe storage etc linked to its functions
AG16	BRIDAL ROOM	12	Used for dressing and preparation room for weddings	Mainly used during times of weddings or other samskars		For weddings, two rooms are actually needed - for the Bride's party and the Groom's party. Also should have access to en-suite toilet and basin.	Single /adequate		To relocate wedding functions to community centre.	To be used for non-resident priests to bathe and prepare for altar service.	Suitable preparation rooms for Bride's & Groom's parties with en-suite wash and toilets.
AG17	ADMIN	12	Pre-school and school admin	Used by both the pre-school and the school administration		Inadequate space for these functions	Single /congested		Separate pre-school and school administration & relocate elsewhere.	Should be linked to Deity kitchen to provide additional preparation facility	Pre-school administration linked to new pre-school and congregational crèche facilities
AG18	MALE WC		All groups	4 cubicles		Refer to Ancillary and supporting space below	Single /congested		Remove most congregational and public activities from Manor building and these facilities are then adequate for college purposes.	For non-resident college participants and general visitors to Manor	wc provision in new building
AG19	FEMALE WC		All groups	4 cubicles			Single /congested				
AG21	STORE	4.1		Storage under staircase		Refer to Ancillary and supporting space below	Single /congested				
AG22	DIS WC		All groups			It is more or less adequate but it is required additional dis. WCs for more inclusive operation	Single /adequate				dis. wc provision in new building
	CIRCULATIONS		All groups			Refer to Ancillary and supporting space below	Single /congested				
FIRST FLOOR										The first floor of the Manor becomes calmer and available to the monks and theological community	
AF01	ADMIN / SUPPORT	22	College outreach	College and community outreach administration and communication		Used by too many groups and functions.	Multi / Congested		Remove the needs for congregational and public outreach.	College outreach	Offices and meeting rooms for congregational groups and public
AF02	DEITY OUTFITS & STORAGE	20.3		Design, sewing & preparation of the outfits and small paraphernalia for the altar.		Tight and constrained. Used to maximum capacity for the creation of the Altar outfits as well as overflow storage from the Temple Room Outfit store AG15	Single /congested		No change proposed	No change proposed	None
AF03	ADMIN	10.9	College Office	Used for several areas of educational coordination		Too small for coordinating more than college functions	Single /congested		Remove admin and office needs for most of the congregational and public educational functions	Office for college education	Offices and training spaces for congregation and public provided in new building
AF04 to AF 07	PRABHUPADA'S ROOMS: BEDROOM, BATHROOM, WC, LOUNGE	AF04 28.6	Srila Prabhupada's quarters	The rooms are dedicated as a museum and pilgrimage place for members and visitors. Since the departure of His Divine Grace, the rooms are maintained just as he lived in them. They were his last residence before he passed away. The space is treated as sacred and the appropriate mood is reverence and quiet.		Because of an overall lack of facility and the lack of dedicated teaching or meeting rooms, many activities currently take place within these quarters which are inappropriate and intrusive on their primary purpose.	Multi / Congested		The rooms need to be available for visiting and silent reading or contemplation. They need to be accessible and maintained immaculately for visitors, at all times. Therefore all the activities, especially the school visits require to be located in another facility.	Srila Prabhupada's rooms are to be for devotional use appropriate to the sacred quality of these spaces	School programmes & lectures and seminars etc relocated to new building
		AF05 26.5	Visits by All groups	All pilgrims and worshippers visit the rooms which are sacred and contain relics used by His Divine Grace		This function is appropriate but highly compromised by other functions and activities held in these rooms.			Acceptable and experience for visitors should be enhanced	For visits to these rooms as a shrine to Srila Prabhupada	
		AF07 60	Reading	One of the few places of occasional quiet where scriptures are read		Appropriate activity, but compromised			Acceptable and experience should be enhanced	For personal quiet reading	
			Meditation	Persons often sit in silence		Appropriate activity, but compromised			Acceptable and experience should be enhanced	For personal meditation	
			Museum for all groups	The relics of His Divine Grace are here.		Appropriate activity, but compromised			Acceptable and experience for visitors should be enhanced	For visits to these rooms as a shrine to Srila Prabhupada	
			School programs, ISKCON Education Service	Daily visits of 50- 100 (or more). School visit presentation room. The room is often used as cloak room for school visit.	Inappropriate for cloakroom use	Although a short visit to these rooms might not be inappropriate, their use for presentations such as school groups compromises their mood of reverence as well as reduce the availability for meditation and reading.			Relocate presentations to school groups to new facility		Presentaion and locker room facility for school visits
			Seminars & lectures	Periodic thematic presentations and regular devotional talks	Some type of educational and lecture may be inappropriate	Although educational presentations, lectures and seminars held in these rooms might not be inappropriate, some types of presentations etc might compromise their mood of reverence. They all however reduce the availability for meditation and reading.			Relocate seminars and lectures etc related to the college to other rooms being assigned for those specific purposes. Relocate educational programmes for congregation and public to new facility.		Some new rooms for education programmes for congregation and public
			Music classes for congregation and public	Once or twice per week		Music classes are generally inappropriate for this space and best relocated.			Relocate music lessons related to the college to other rooms being assigned for those specific purposes. Relocate educational programmes for congregation and public to new facility		Music teaching rooms for congregation and public
			Residential meetings	residents' monthly gathering		Not necessarily appropriate for all types of discussion and gatherings - and interferes with use for personal meditation.			Theological meetings may be appropriate in these spaces, but all other meeting should be relocated		Meeting spaces for congregation and school
			Meetings for congregation								
			school presentaion						Relocate presentations to school groups to new facility		Facility for school groups as identified elsewhere

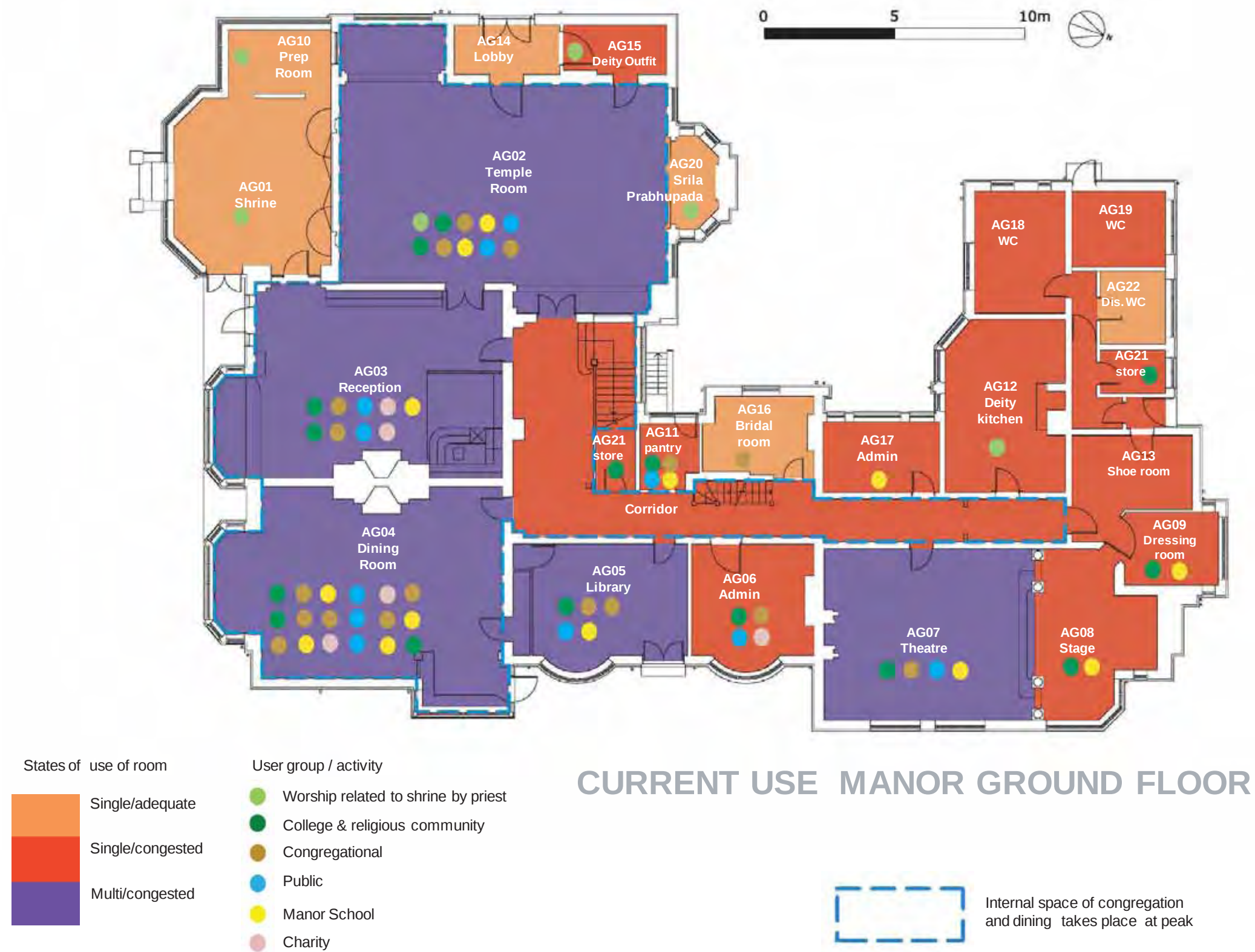


Manor Building (Block A)											
Room No.	Room Name	size (m2)	User groups / Activities	Current use / occupancy	Inappropriate use of the room	Issue	State	Compromised by congestion elsewhere	Solution	Future use of the existing rooms	Proposal for new facility
AF08	FAMILY GUESTROOM	29.38	Senior international guests, including religious figure heads	Guest bedroom with two single beds and ensuite toilet and bathroom		This is the only guest room can accommodate family. The room is fully booked all year round and most requests are unfortunately turned down. Needed primarily for senior teachers within ISKCON.	Multi / Congested		More guest accommodations (ideally on-site). Keep this room solely for senior ISKCON visitors to the college.	Guest room for visiting sannyasis and ISKCON teachers	Several more guest rooms for guests to temple, families & international Life Members
			Family guests, International Life-members, Parents and family members of residents								
AF09	ENSUIT SHOWER		As Above						As Above	As Above	As Above
AF10	ENSUIT WC										
AF11	PATRON ROOM	31.9	Donor administration	This office is a hub of many activities.			Multi / Congested		Separation of the activities into other facilities is required. Many of these functions are best served alongside new congregational and public functions	New library and seminar/teaching room in traditional format - cushions on the floor.	Offices and reception/welcome areas for the various types of guests, congregational members and VIPs to the temple.
		Fund Raising									
		Mail out department									
		Outreach									
		Sunday preaching									
		Patron reception and hospitality									
		Congregational management and administration									
		Department meetings									
AF12	ADMIN	19.9	College	Admin for coordinating school groups		single purpose, but not necessary within Manor building	Multi / Congested		Best accommodated in new facility adjacent to where school groups are looked after.	Reading, meeting and teaching room for ladies of college.	Office for IES as part of Schools programme (IES) facility
			Manor school IES								
AF13	Cupboard		store used by all groups				Multi / Congested				Storage space required
AF14	ADMIN.	5.5	For college and religious community	Admin for Manor premises		Too small for purpose	Single /congested		Retained, deptsite size	As Manor premises supervisor's office (TC)	None
			For charity admin.								
AF15	ADMIN TREASURY	13.2	For college and religious community	Financial admin for multi-usergroup		Small and pressed for space. Some financial functions could be relocated out of Manor building, but some must remain.	Single /congested		Relocate some of the financial administration elsewhere in new facility. But retain those financial functions related to the Shrine and college operation.	As treasury for shrine and college	Other financial administration realted to congregation, public and broader operation of ISKCON projects
			For congregation								
			For charity admin.								
AF16	HEAD PRIEST ROOM	10.3	Office for Head Priest	Too small for adequate use.		No area for training or counselling	Single /congested		None proposed	As office of Head Priest	None
AF17	MEETING ROOM	18	College and religious community function	Meetings and seminars. Currently the only dedicated meeting room within Manor.		Highly overbooked and when not available puts strain on other rooms - particularly dining room and library.	Multi / Congested		Relocate the range of congregational and public functions that call on this space to new facility and reserve for college education and meetings only.	Seminar/meeting room for college	Meeting and educational rooms for congregation and public
			Congregation								
			Public								
			ISKON charity								
AF18	ADMIN.	16.7	College and religious community function	All Manor fiscal administration & support to president and other departments		Too small for the wide range of admin needs. College and President's needs compromised.	Single /congested		Relocate admin and fiscal functions not related directly to Temple President's role or operation of college.	College admin & support for role of Temple President	Offices for general admin of project and the ISKCON charity
Public											
ISKON charity											
AF19	PRESIDENT ROOM	31	President's room visited by all groups	Room for Temple President. Includes space to receive devotees and visitors		Sufficient for purpose.	Single /adequate		No change proposed	No change proposed	The new facility will need its own lounge and reception for visitors.
AF20	CIRCULATIONS		All groups / multi cativities	Landing area is often used as temple & dining overflow and informal meetings			Multi / Congested				
AF21	CIRCULATIONS		related user groups	Normally edequate but gets congested as activities overlapped in the adjacent rooms			Single /adequate				
SECOND FLOOR											
	Brahmacari ashram		Residential quarters for monks	Bed rooms with WCs and Shower facilities			Single /adequate			No change proposed	None
ANCILLARY & SUPPORTING FACILITIES											
	WCs		Further Sanitary installation is required as the building over-used. For the public use, facilities for Dis. users will be required				Insufficient				Sanitary facilities in new building
	Storage		Generally there is not enough storage space in Manor for various activities. Valuable archive space is required				Insufficient				Storage facilities in new building
	Circulation		As the building overcrowded circulation space is overcrowded and insufficient				Insufficient				New facility will required for adequate circulation for access, emergency and maintenance
BASEMENT											
	Plantrooms						Fixed use			No change proposed	None

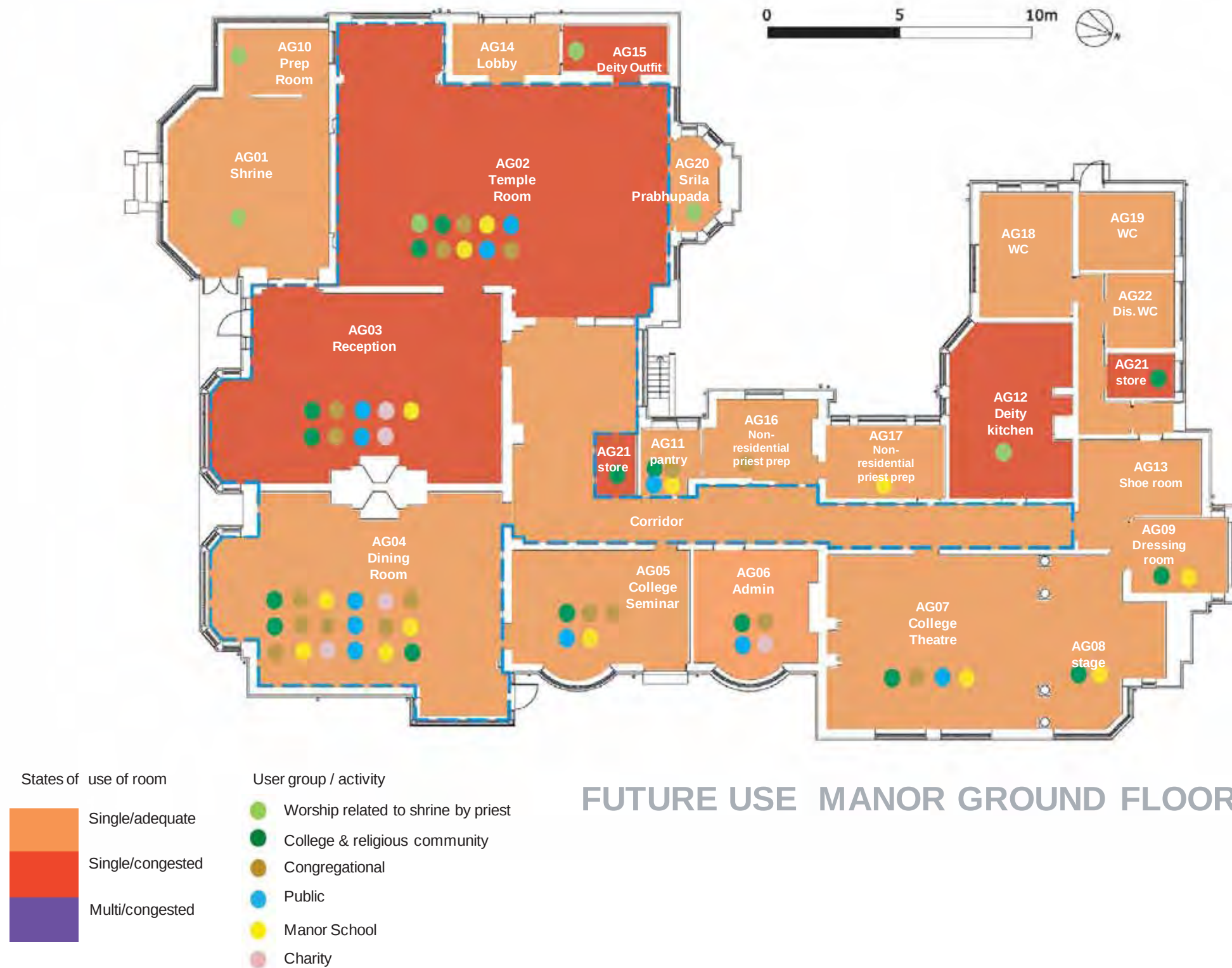


03 NEEDS ANALYSIS : Existing Facilities

Stable Block (Building B)									
Building Location refer to the attached plan EXISTING SITE : Manor Complex (1:625 plan) Appendix C									
Building No.	Name	size (m2)	Facility / Activity	Current use / occupancy	Issue	State	Solution	Future use of the existing rooms	Proposal for new facility
B	Stable Block								
Ground Floor									
	Classrooms		Manor School Classrooms (2no.)	For 32 Children	Only two classrooms available - so issue of limited intake and facility for them.	Single / adequate	Larger and more classrooms needed as well as other supporting facilities for the school.	As present	Shared use of some facilities within new Community Centre for dining, assembly, activities etc.
	Showers		Mens Ashram	Serves bedrooms above	Limited but barely adequate	Single / adequate	None proposed	As present	None
	Main Kitchen incl. Main cooking area, preparation and pot washing area		Daily meal for college residents and visitors	Three times daily from 50- 200	The main kitchen is working round the clock. It is providing for too many requirements and should be focused on the daily food requirements of college residents and guests, for which higher <i>brahmanical</i> / spiritual standards are required. Multi-users for multi-functions create a very difficult situation to work in or manage.	Multi /congested	Separate all cooking needs from this kitchen, other than the daily food requirement for the residents and visitors to the college.	Brahmanical cooking for college and some preparations for altar to continue here.	A new purpose built kitchen connected to the new dining hall
			Visiting school lunch	Cooking for 50- 100			Create a functions kitchen providing for all other purposes.		
			Manor school lunch	Cooking for 40			Functions kitchen		
			Weddings and other ceremonies	Cooking for 250- 500			Functions kitchen		
			Sunday cooking	Cooking for 500-2000			Functions kitchen		
			Food for All	Food distribution for the homeless, cooking for 500 per day			Functions kitchen		
			Festival	Cooking for 5000- 60,000 (six times per year)			Functions kitchen		
			Daily milk sweet offerings	Cooked for offering on the main altar as part of the worship, over sixty sweets taking about 6 hours			Could remain within college kitchen if brahminical standards are upheld.		
			Food items for the temple shop	Daily			Create purpose-made bakery		
			All other functions	All other dinners, internal and external functions			Functions kitchen		
	Office		Kitchen office		Some office and storage space required but whole area congested and over-used.	Multi /congested	Relocate office and storage related to functions kitchen.		
			Covered Kichen Canopy	Kitchen maintenace yard		Single / adequate			
First Floor									
	Bedroom / dormitories		Separate ashram/student areas for men and ladies with ancillary spaces (entrance, shower/ W/C)	ashram/ student rooms	Each room is over-used and over-subscribed.	Single / adequate	More ashram bedrooms are required with ancillary facility.	As present	None proposed
Cottage (Block C)									
C	Cottage								
Ground F					Do not have any private external space. Rooms over-suscribed. WCs on ground floor annex only.		More bedrooms required. Relocation to a more private & secure location.	Guest rooms only	New bedroom facility for ladies ashram
	Ladies Ashram		Residential quarters			Single /			
First F						Single / adequate			
	Ladies Ashram		Residential quarters						
Around the Grounds									
D	Shop		Shop/ bakery/storage	Shop		Single / adequate	possible relocation	Consider in new scheme	shop incorporated into community centre
G	Classroom		Manor school	Pre-School 15 chidren	Not quality building. May be better facilitated elsewhere.	Single / adequate	possible relocation	Consider in new scheme	New Pre-school
	Pre-school		Manor school	Pre-school	Distant location from classroom	Single / adequate	relocation required	Consider in new scheme	Building will require relocating
	Laundry Room & Storage			Wash & Dry/ shop storage	Not quality building. May be better facilitated elsewhere.	Single / adequate	possible relocation	Consider in new scheme	Shop storage. Possible need for laundry.
E	Green houses		Lean-to glass house	Gardens		Single / adequate	possible relocation	Consider in new scheme	may need new shed
			Derelict Lean-to plastic green house	Storage			relocation required	Consider in new scheme	new storage space
			Tulsi Green house						
K	Sheds		Storage						
F	workshop			Maintenance/ store		Single / adequate	No change.	As present	None

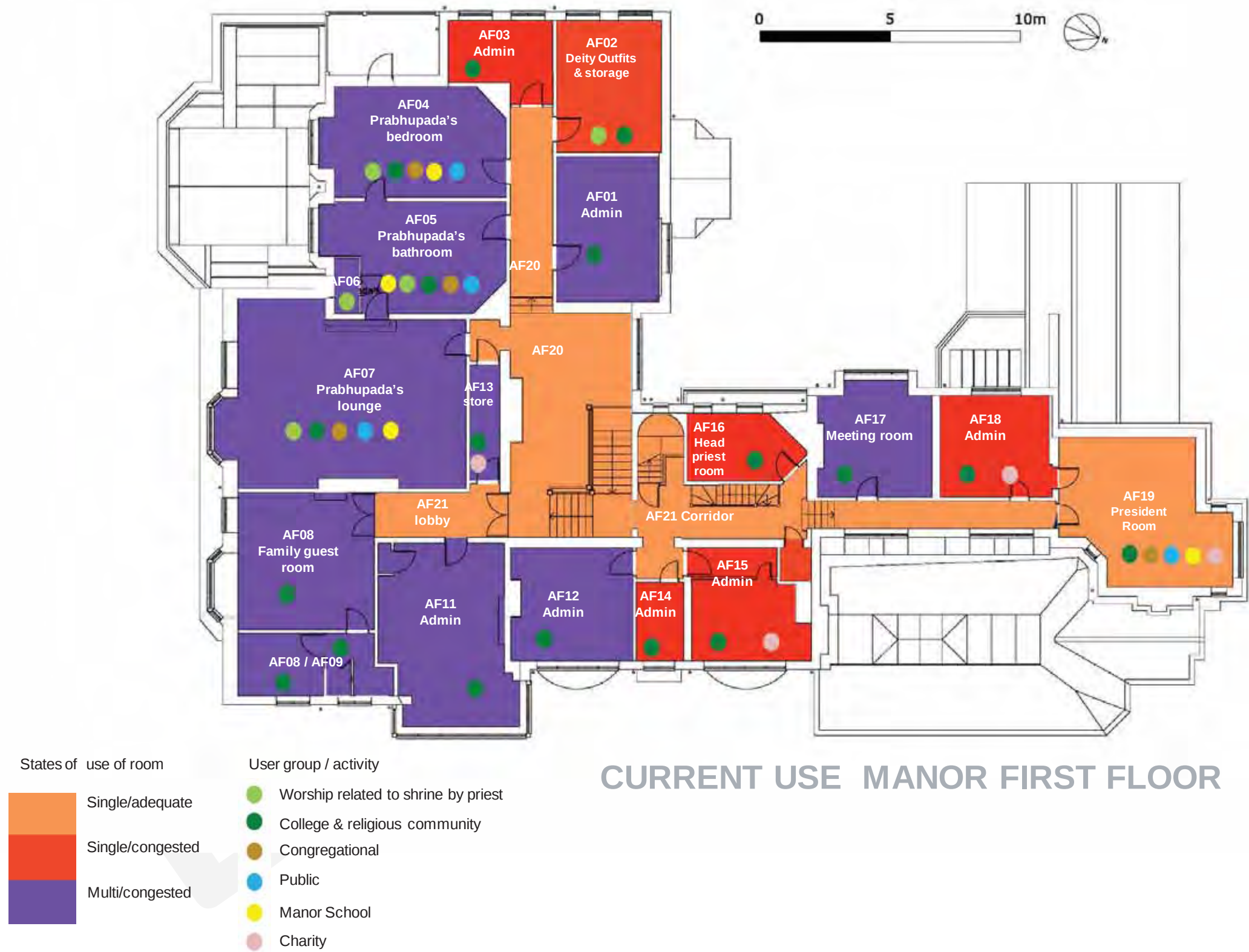


03 NEEDS ANALYSIS : Manor Future Building Ground Floor



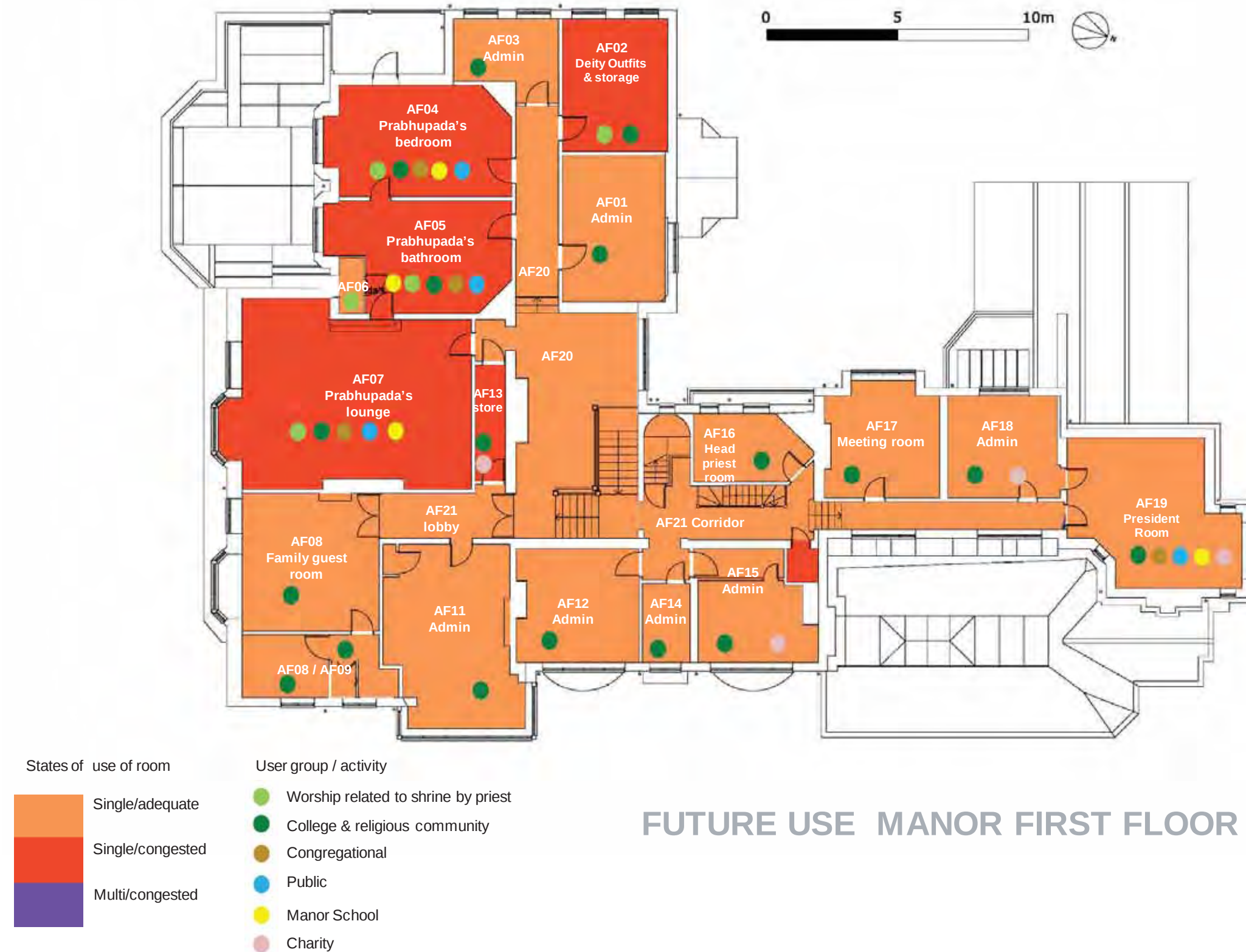
FUTURE USE MANOR GROUND FLOOR





CURRENT USE MANOR FIRST FLOOR

03 NEEDS ANALYSIS : Manor Future Building First Floor



FUTURE USE MANOR FIRST FLOOR



Bhaktivedanta Manor New Haveli Community Facility Area Requirement Analysis

General Note

- 1. This area analysis is developed from Bhaktivedanta Manor Needs Analysis: Existing Facility and Future Requirment Analysis. Please read this document together.
- 2. Without a room layout, the current National Standards and Guidances are used to anticipate the required area. Refer to below for references used for this document

References of Area Calculation	
Reference Name	Quotation
1. The Building Regulations, Approved Document Part B2: 2006 Fire Safety, Buildings other than dwelling houses (AD B2), ocupancy capacity measurement	Standing spectator area: 0.3m2/person Assembly hall (including a general purpose place of assembly): 0.5m2/person Committee, common room, conference room, dining, meeting room, reading room, staff room, and etc: 1m2/person Office: 6m2/person
2. Technical Standards for Places of Entertainment: 2009 - technical guidance for the assembly, theatre, licensed premises.	Individual seating: For seats with backs but without arms - 0.65m2/person. For seats with backs and arms - 0.75m2/person Bench seating: For beanches without backs or arms - 0.55m2/person. Standing area for spectator: 0.3m2/person
3. DFE Building Bulletin 98 and 99 (Briefing Framework for school (Area Guideline for school).	These documents are used as guidance to anticipate area of workshop, presentaion type of facilities.
4. National Standards for under Eights Day Care & Childmining	Under 2 year - 3.5m2/child. 2 year - 2.5m2/child. 3-7year - 2.3m2/child
5. New Metric Handbook Planning and Design Data: 2nd edition	Refernced to anticipate ancillary spaces such as cloakroom, storage, and etc.
6. BS 8300:2009 and The Building Regulations, Approved Document Part M: 2004	Referenced for space allowance for DDA.



03 NEEDS ANALYSIS : Haveli Community Facility Area Analysis

Bhaktivedanta Manor Haveli Community Facility Area Requirement					
New Facilities	User groups / activity	Times of Use (based on the current use)	Number of users (based on the current use)	Proposed Area (m2)	Proposed Area Calculation Note Also refer to References of Area Calculation in the front page
A large community hall with a flexible layout to be time-tabled for the activities as listed in the next column	Worship and other congregational gatherings, e.g. Theatre / Lectures/ Kirtan/ Performances & presentations/ Film shows/ Video link to temple.	Sundays all day. Fridays or Saturday evenings, and rarely other weekday evenings.	900	500	The community hall floor target area was based on 900 people on chairs (900x0.65m2 = 585m2) + extra space for wheelchair turning and access (15m2), therefore arrived at 600m2. Although this is the preferred area ISKCON would be prepared, albeit reluctantly, to reduce this to 500m2 to reflect the Council's wish to seek whatever "efficiencies" can be made in reducing the scale of the new building The compromised floor area of 500m2 is based on 500 people seated on chairs (500x0.65m2 =325m2) plus 400 people seated on the floor (400x0.43m2=175m2). There is no formal UK guidance for seating on the floor but, the floor area allocated per person seated on the floor (0.43m2) is smaller than a person seated on a bench (0.55m2/person) and General Assembly Space allowance (0.5m2/person), but larger than Standing Spectator Area allowance (0.3m2/person). It would be impracticable given the number of adults and older people to reduce the seated component any further. For references of area calculation refer to the front page
	Wedding Ceremonies	Sundays all day. Fridays or Saturday evenings, and rarely other weekday evenings.	Largest weddings 450 or more (say 500) guests on chairs		
	Theatre/Artist Performances	Theatre/Artist Performances	Sundays, festival and special occasions		
	During Festivals: drama/ lectures/ performances/ films/ abhisekhams/ kirtan including dancing.	Festival days	Fits within available capacity (200-900)		
	Bhaktivedanta Community	Gatherings & various community functions, events and meetings	Currently once a week		
	Pandava Sena & Youth:	Youth gatherings, kirtan, dramas, talks, performances, functions such as Christmas party, art and games.	Weekly and monthly gathering and 4 annual gatherings		
	Krishna Club:	Periodic gatherings for Vyaspuja; parents, teachers and children meetings; promotion events	Occasional, when required		
	Manor School	School functions: prize-giving evenings and events including performances and drama, gatherings of teachers, parents and children.	Weekdays or evenings, occasionally weekends		
	Manor Foundation charity	Special dinners & functions	Any day other than Sunday. When dining hall is not available		
	IES (ISKCON Educational Services)	ISKCON Educational Services (IES): Presentations/ assembly point, activities such as dramatic performances or mock ceremonies.	Regularly with large groups during Sept-June		
	MTE (Manor Training & Education)	Open Days, presentations, retreats presentations	Mostly Fridays and Saturdays		
Facilities ancillary to main hall and dining hall	Birthdays/ engagements/ parties/ Sanskaras/ conventions/ local use/ conferences.	When available	as available	200	200m2 is adopted based on the original brief area from ISKCON which in turn took account of practical requirements. For detail area analysis of Main Hall ancillary facilities see at the end of this table.
	Large classes/ seminars/classes	Occasional - evenings	as available		
A large dining area to serve dining at peak and used as other activities as listed	stage, control room, back stage, dressing rooms etc	Used to support all theatre, multi-media and educational and worship programmes in hall.		500	Area is based on max. 500 people seating at once. 1m2/person for dining as area calculation guidance in the front page.
	Sunday congregation: Serving and eating Prasad/ activities.	Sundays all day.	800		
	Wedding dinner.	Mostly Thurs- Sat, though other days	Up to 500		
	All festival feasts/ activities/ engagements for children.	All festival days, excluding Janmastami and including those not among top six.	For 800 people, inc. 600 seated, 200 on chairs, 10-50 activity groups		
	Daily Meals Monday - Sat for : guests, staff, special groups	Monday- Sat	50-400		
	ISKCON Educational Services: School visit groups eating lunch/ could use for presentation.	During school visits, 12.25pm – 3pm	50- 250		
	Prasad for Bhaktivedanta Community gatherings	Once per month	200-500		
	Prasad for Pandava Sena, Youth and sports activities.	Weekly and monthly gathering and 4 annual gathering	100-200		
	Krishna Club: Gatherings/ classes/ activities/ Games.	seasonal	150		
	Manor School Assembly / PE.	Weekdays mornings	40 to 100 (40 pupils/staff + parents)		



Bhaktivedanta Manor Haveli Community Facility Area Requirement					
New Facilities	User groups / activity	Times of Use (based on the current use)	Number of users (based on the current use)	Proposed Area (m2)	Proposed Area Calculation Note Also refer to References of Area Calculation in the front page
	Special dinners (large) MTE: Open Days Birthdays/ engagements/ parties/ Sanskaras/ conventions/ local use/ conferences. Large classes/ seminars/classes	Any day other than Sunday. When main hall is not available When available Occasional - evenings	100 100 Up to 300 Up to 150		
Kitchen	A modern kitchen with capacity to meet peak demands, dry store, vegetable store, freezer room, fridge room, janitorial store, disposables store. Area for kitchen staff and volunteer worker's changing, washing, resting, and toilet facilities.	In constant use		250	250m2 of the kitchen area includes catering space, storages and staff (20) area. The approximate floor area of the existing kitchen is 200m2 but this excludes external storage shed structures (area is not measured). 50m2 of the existing kitchen area will be retained as a Brahmanical kitchen. The rest of the existing kitchen area will be used for replacement nursery spaces that will be lost if the proposed Haveli site is accepted. Therefore, the increase of kitchen area is around 50m2. The existing kitchen is in an adapted stable and is very cramped with a poor working environment. Not unnaturally ISKCON wishes to provide a modern / purpose built kitchen and staff area to the new Haveli, and modern standards require that this is larger than the existing kitchen.
Workshop / Presentation rooms for religious education and community activities. User group listed	MTE (Manor Training & Education) IES (ISKCON Educational Services) Volunteer training Krishna Club: Introductory course Special group visits Open days	4 classrooms are to be time tabled between departments and they are also used as meeting rooms as available.	Each classroom to accommodate 25 to 50.	200	These classrooms are to be the sharing meeting / workshop / presentation spaces for the religious education and community activities undertaken at the Manor. Floor area may vary based on the activities and layout of the rooms. 50m2 is allowed for each classroom in the basis of small classroom for 25 (BB98) and 1m2/person (as meeting room in AD B2). Refer to the front page for area calculation guidance.
Administration and ancillary spaces for the community groups / departments of listed in the column next	A shared office for staff of Community and Well-being departments A small gathering, meeting and waiting space for visitor and staff of Community and Well-being departments A shared office for Volunteers, kitchen, and introduction course A lounge space for Volunteers An office for Pandava Sena & Youth A lounge space for small gathering, meeting space for Pandava Sena & Youth 2 well being rooms for spiritual counselling, therapy A sick room for staff, Volunteers, visitors Kitchenette and WCs to be shared by communities / departments shared stores for admin. and Workshop / presentation rooms	fixed use, all time fixed use, all time fixed use, all time fixed use, all time fixed use, all time fixed use, all time fixed use, all time fixed use, all time fixed use, all time	3 desks + 1 hot desk 3 desks space 3 desks space	200	24m2 (6m2/person, refer to the front page for area calculation guidance) 25m2 as required by ISKCON 18m2 (6m2/person, refer to the front page for area calculation guidance) 20m2 as required by ISKCON 18m2 (6m2/person, refer to the front page for area calculation guidance) 20m2 as required by ISKCON 24m2 (12m2 each) as required by ISKCON 12m2 (based on 2no. resting beds) 27m2 (20m2 of shared kitchenette + 7m2 of WCs (based on 2no. Dis.WCs)) 12m2
Visitor's amenities	Cloak / locker room for school visit, wedding, MTE, volunteers, and etc Crèche and ancillary space includes children's changing/WC , milk prep and feeding room, adult area, storage, etc	Fixed use, weekdays Fixed use, all time	Currently the Manor has no cloaks facilities. As a result coats are left on the floor & in corridors, and visiting schools leave their possessions on the floor in the Founder Member's room. There are no crèche or baby feeding facilities at the Manor. This function currently takes place in corridors and reception. Crèche for 16 children required	40 75	Coat storage is required for up to 500 people. The method of area calculation varies depends on storing method. Metric Handbook (refer to the front page for area calculation guidance) shows 3 different calculation methods; 0.07m2/user, 0.08m2/user, and 0.098m2/user. 0.08m2/user method adopted for Haveli cloakroom proposed area: 40m2 (0.08m2 x 500) Space to accommodate 8 children of age under 2 year - 28m2 (3.5m2/child) and 8 children of age over 2 year - 20m2 (2.5m2/child). Refer to the front page for area calculation guidance. Ancillary spaces for crèche include staff area (min. 2 staffs, 8m2), children's changing/toilet facility (8m2), children's feeding area (8m2), and storage (3m2). Total 75M2 is anticipated.



03 NEEDS ANALYSIS : Haveli Community Facility Area Analysis

Bhaktivedanta Manor Haveli Community Facility Area Requirement					
New Facilities	User groups / activity	Times of Use (based on the current use)	Number of users (based on the current use)	Proposed Area (m2)	Proposed Area Calculation Note Also refer to References of Area Calculation in the front page
	Hospitality suit for special guests	Fixed use, all time	Guests from all walks of life (visiting Holy men, community leaders, high profile national and international politicians, business leaders, etc) meet in the Temple Presidents office. New Hospitality suite is required to host maximum 12 people	35	There is no national guidance available. 35m2 is based on the existing President room (31m2) plus a WC (4m2)
Total Area Required for Functions to be accommodated within Haveli Community Facility				2000	

Main Hall Ancillary Facilities Area Analysis. Also refer to Existing Facilities Analysis for the existing Manor facilities		
Proposed ancillary space for Community Hall	Existing facilities in Manor (room number/area/state)	Future use of existing facility
Stage – 4x9m (36m2). *	AG08 / Stage / 22m2 / (single/congested)	Existing theatre and its ancillary spaces are to be used for theological lectures, seminars, presentations & in-house performances for the "theological college".
Back stage area – (24m2). originally 36m2 *	No dedicated back stage area in Manor. Curtain is being used on stage	
Costume Store (24m2). *	No dedicated costume store in Manor. Stored in backstage area	
Dressing rooms, 2no. (36m2). *	AG09 / dressing room (1no.) / 10.8m2 / (single/congested)	
Control room (8m2).	No dedicated control room in Manor Theatre. Activity places at the corner of stage.	
Chair/cushion store (40m2).	Fixed tiered seating in existing theatre. Other chairs are stored in external shed which is to be demolished if the proposed Haveli site is accepted.	
En-suite male and female performers changing and preparation	AG16 / Bridal room / 12m2 / (single/adequate)	To be used for non-resident priests to bathe and prepare for altar service.
Total	200m2	
Most of the above area allowance (marked with *) are from the ISKCON's assessment rather than based on design or national guidance. In our opinion the areas required are not excessive given the demands placed on the Manor, Other areas such as the control room, backstage, and chair store have been estimated by architect from a practical point of view .		

Bhaktivedanta Manor Haveli Community Facility Area Explanation					
The below is an explanation of the approach used for the needs assessment. The ground and first floor of Manor are on average twice oversubscribed. This overlapping is moved to the new building. Some outbuildings are retained as they are, some outbuildings are demolished/relocated into new building or stable block.					
The location of the below buildings refer to Bhaktivedanta Manor Site information, appendix					
EXISTING MANOR BUILDINGS	Internal Floor Area (m2)	PROPOSED MANOR BUILDINGS	Internal Floor Area (m2)	PROPOSED DEMOLITION Internal Floor Area (m2)	Note
Manor Ground and First Gross internal Floor Area	1200	Manor Ground and First floor Gross internal Floor Area	1200		Overall internal area of Manor will remain the same. Unsuitable activities in the existing Manor are proposed to be relocated to the new Haveli Community Facility. The Manor is to be Worship & Theological College only.
Second Floor Manor Ashram	240	Second Floor Manor Ashram	240		No change
Kitchen in Stable block	200	Kitchen in stable block	50		Approximate 50m2 of the existing kitchen area will be retained as a Brahmanical kitchen. The rest of the existing kitchen area will be used for replacement nursery spaces that will be lost if the proposed Haveli site is accepted. Therefore, the area of stable block is unchanged
Manor school/ashram in Stable block, ground floor	185	Stable block, ground floor (nursery to be relocated)	335		No change
First Floor stable ashram	190	First FI stable ashram	190		No change
Shop	120	Shop	120		No change
Cottage, ground floor	82	Cottage, ground floor	82		No change
Cottage, first floor	77	Cottage, first floor	77		No change
Nursery/ Laundry, next to Cottage	78	Nursery/ Laundry, next to Cottage	0	78	The building is to be demolished and the facilities are to be moved to the stable block if the proposed Haveli site is accepted.
Nursery, by visitor carpark	48	Nursery, by visitor carpark	0	48	The building is to be demolished and the facilities are to be moved to the stable block if the proposed Haveli site is accepted.
Greenhouses (2no.)	70	Greenhouses (2no.)	0	70	To be demolished
Tulsi greenhouses x 2	108	Tulsi greenhouses x 2	108		No change
Shed north	60	Shed north demolish	0	60	The building is to be demolished and the facilities are to be moved to the new building if the proposed Haveli site is accepted.
Shed near Tulsi	45	Shed near Tulsi demolish	0	45	The building is to be demolished and the facilities are to be moved to the new building if the proposed Haveli site is accepted.
Workshop	48	Workshop	48		No change
		New Haveli Community Facility	2000		As noted in Haveli Community Facility Area Requirement
TOTAL	2751	TOTAL	4450	301	
Net Increase in Area				1699	
The above figures exclude Manor basement plant/storage, cow barns, and etc					

03 NEEDS ANALYSIS : Site Appraisal

NOISE

The site is generally quiet. However, Elstree Aerodrome is located approximately 1 km from the site, so the Manor estate experiences intermittent noise from aircraft. The electricity transfer station to the south east of the site, and the power lines running across it cause a constant background hum in some areas of the site.



OPENNESS

Although the area appears open, the presence of existing trees, hedgerows and buildings significantly mitigates the sense of openness across the site.



HEDGEROWS

Throughout the site old hedgerows demarcate fields. Some are up to 3m tall.



SENSITIVE BOUNDARIES

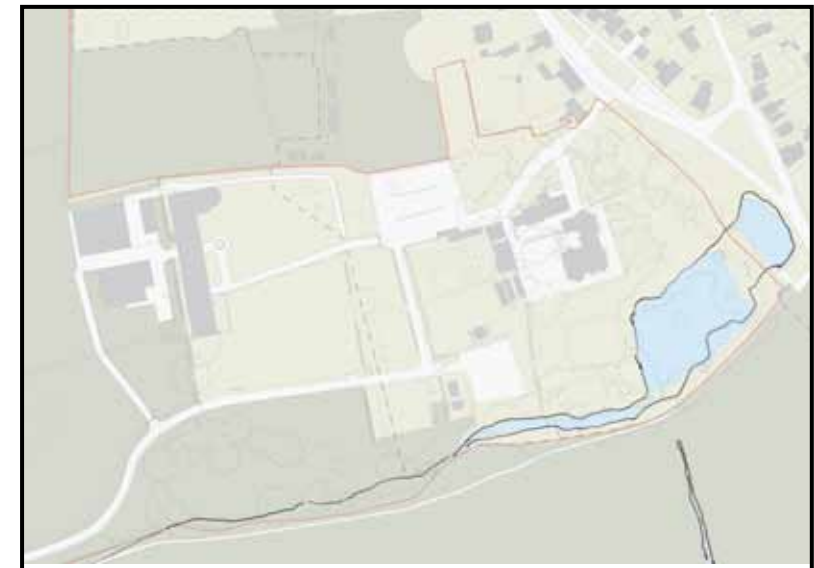
The north boundary is adjacent to residential properties and is perceived to be sensitive by certain residents.

The east boundary is to the green and although this is well screened by planting, there are potential issues with noise of any new development.



WATER

The south boundary coincides with ponds and a stream. The wet ground makes building here more challenging.



VEGETATION

Existing hedgerows and trees create well defined spaces in the landscape.



All aerial photographs and maps are reproduced from the Ordnance Survey mapping with the permission of the controller of Her Majesty's Stationary Office. Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Hertsmere Borough Council Licence number: 10017428



04 ARCHITECTURAL PROPOSAL

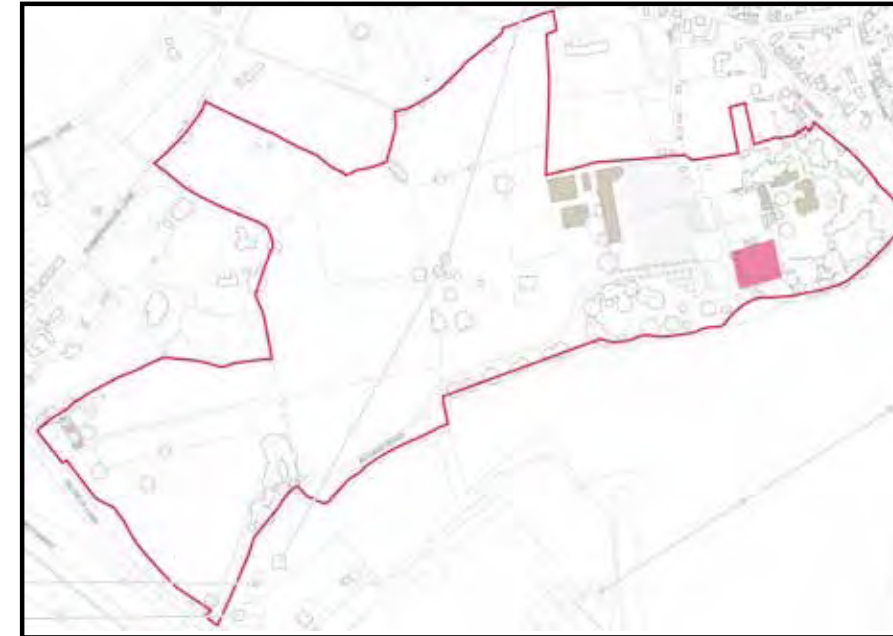
39	Chapter contents
41 - 48	Building Location Options



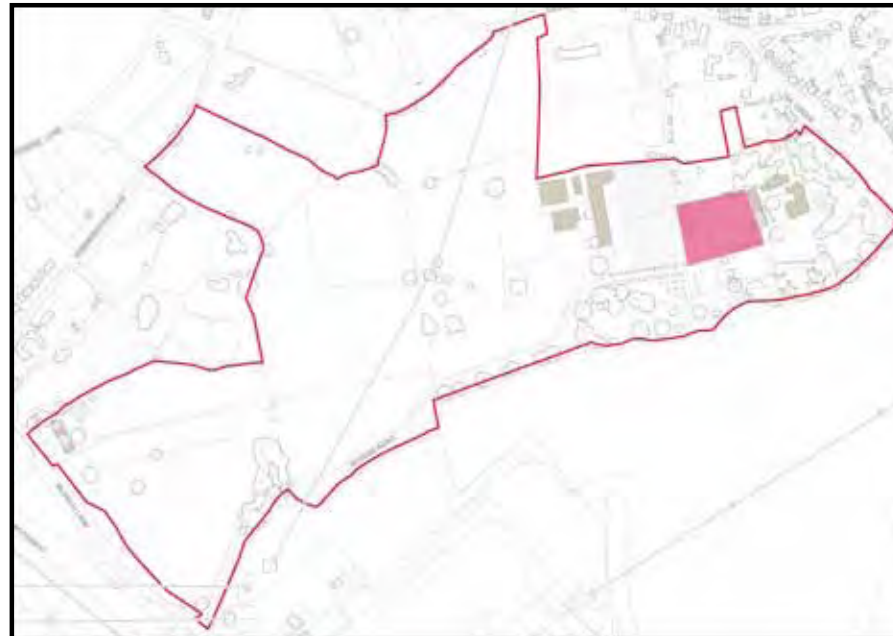
04 PROPOSAL : Building Location Options



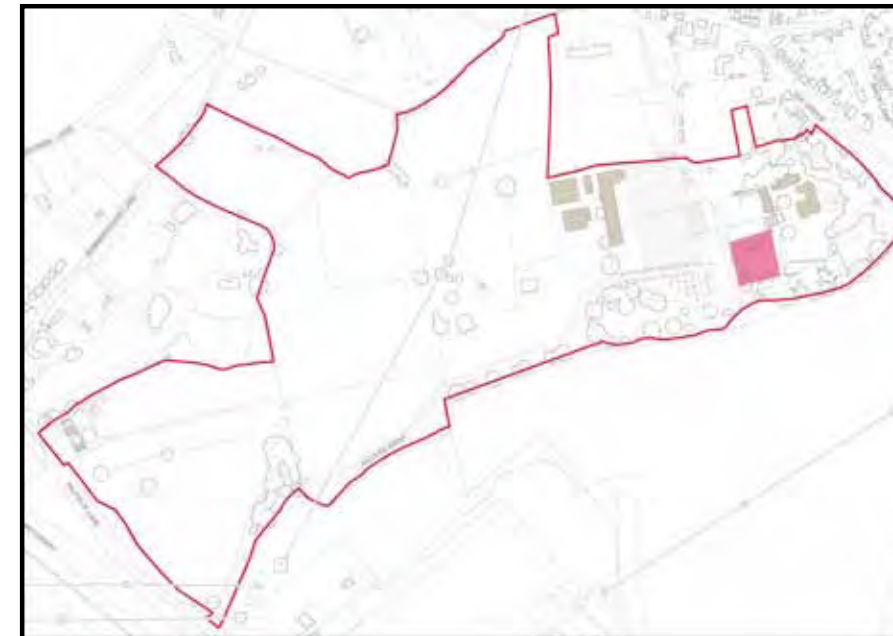
AREA 1
 Close to Manor & existing parking
 Well contained by existing hedgerows, sheltering the development from view and retaining openness
 Offers good opportunity to consolidate existing buildings west of Manor for improved overall coherence
 Areas displaced (nursery, playground garden, greenhouses) are relatively easy to incorporate in new masterplan.



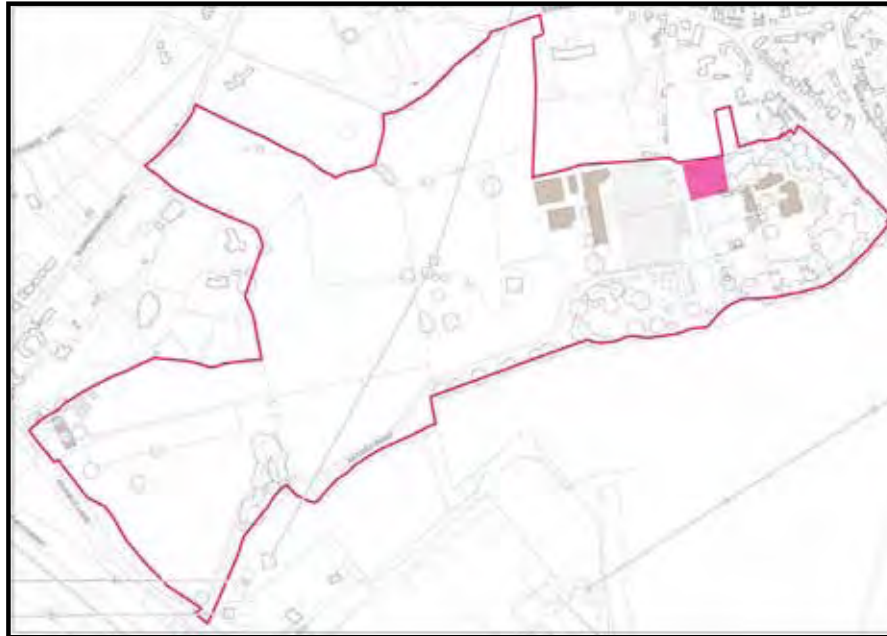
AREA 2
 Well contained by existing landscape, sheltered from view and with minimal impact on openness
 Areas displaced: carpark and contractors site
 Wet ground makes building challenging and increases flood risk



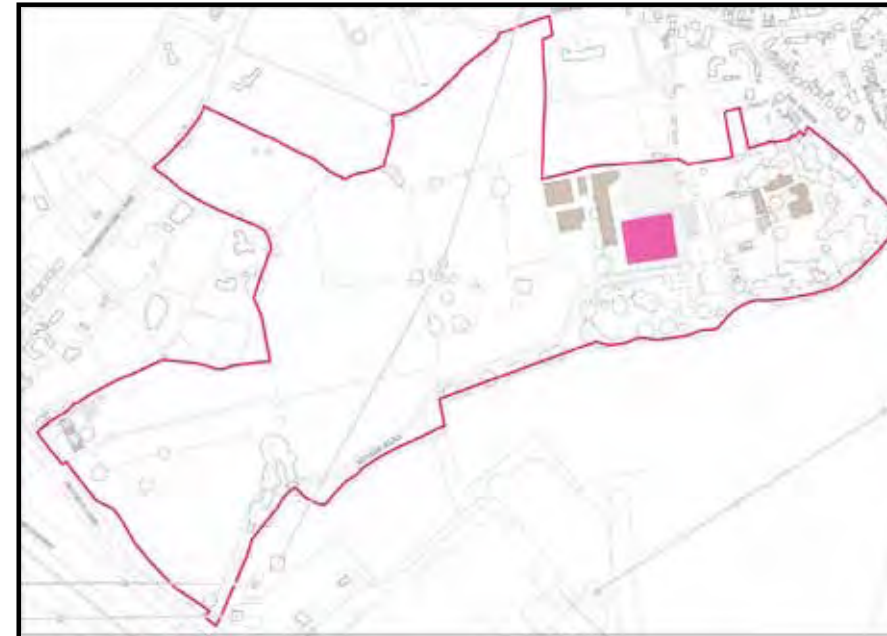
AREA 1 EXTENDED
 More distant from Manor
 Increased area allows for a gentler treatment of landscape with less excavation and more enclosed external space
 Necessitates moving of road and disturbing holly hedgerow
 Encroaching on more open Green Belt



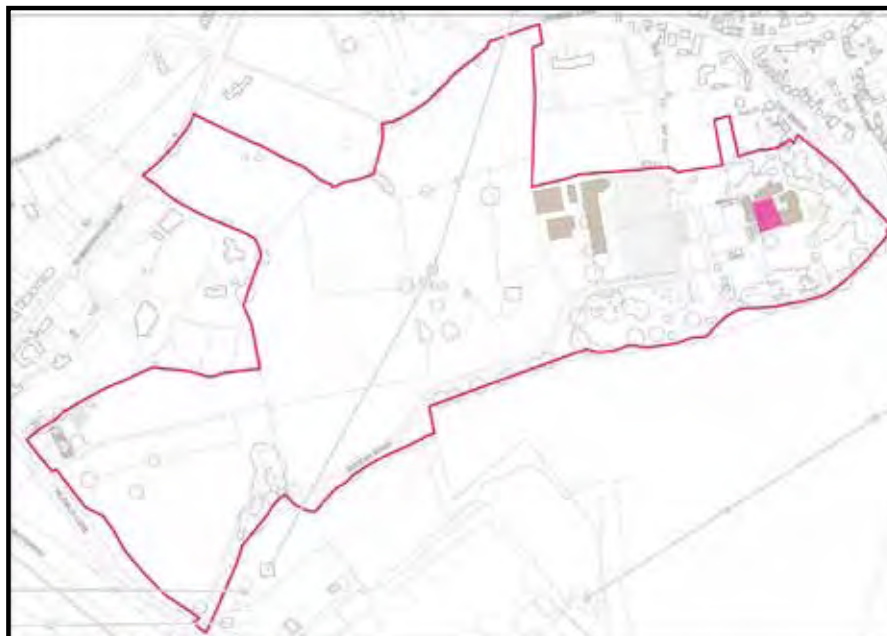
AREA 2 EXTENDED



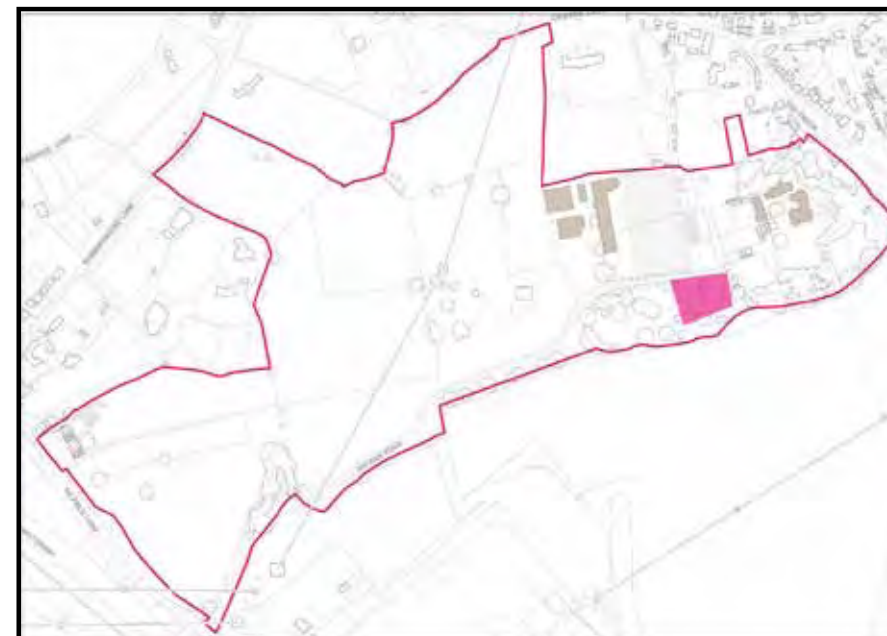
AREA 3
 More distant from Manor and interrupted by main service access route
 No containment from more open Green Belt by existing landscape features
 Very near sensitive residential boundary



AREA 5
 Located in the festival field
 Encroaching on more open Green Belt
 More visible from some neighbouring properties
 Distance from Manor is problematic for daily use and pedestrian access is across internal access road
 Restricts festival operations



AREA 4
 Extension to Manor building in courtyard between Manor, Cottage & Stable Block
 Well contained by existing buildings
 Well located for access to Manor
 Will require substantial below ground accommodation
 Screens the development from the Green Belt
 Considerable impact on the setting of the listed building



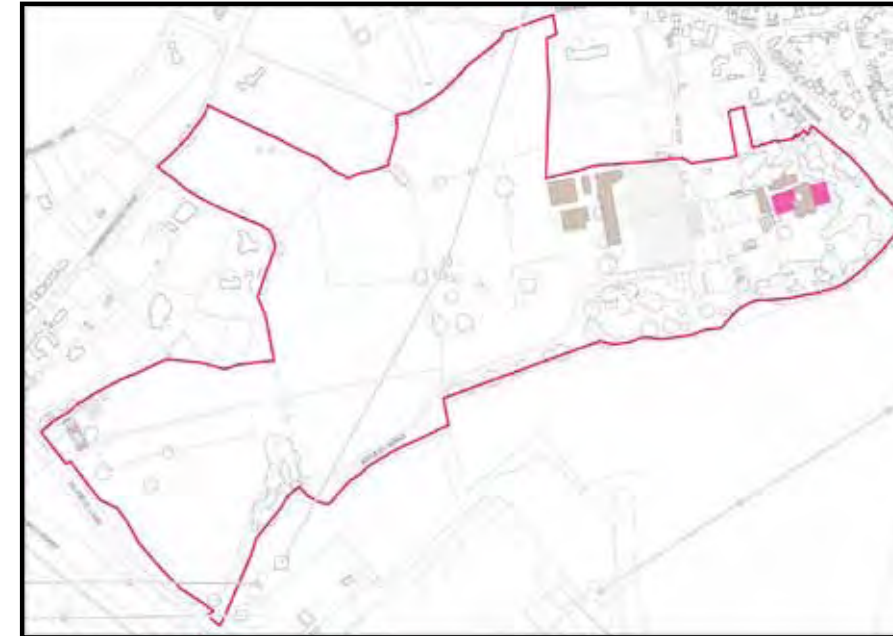
AREA 6
 Located south of festival field
 This area of the site has drainage catchment ponds / marsh and may encounter flooding
 Encroaching on more open Green Belt
 Removed from sensitive boundaries but visible from Footpath 29
 Too far removed from Manor and pedestrian access across access road





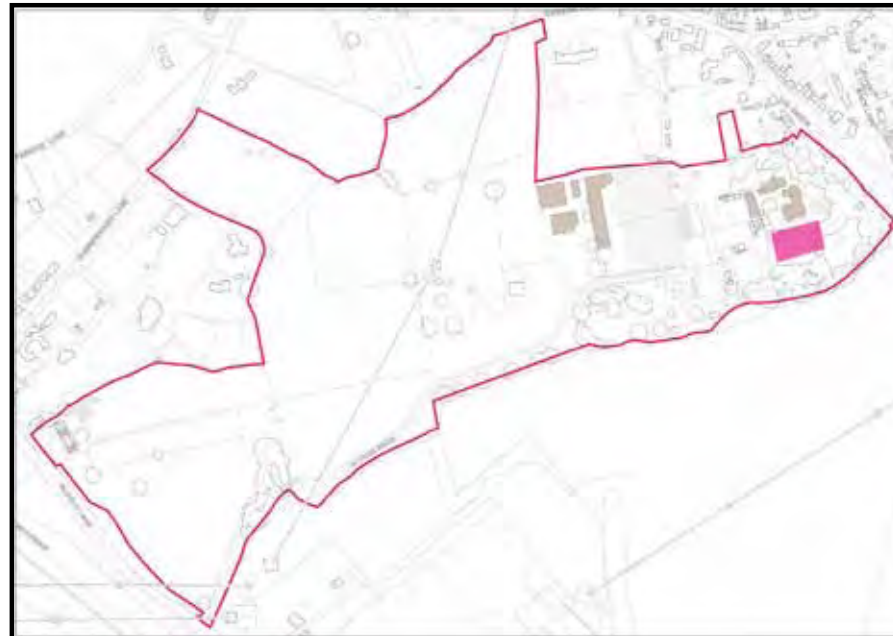
AREA 7

Located in north festival field
Visible from neighbouring properties
Encroaching on more open Green Belt
Acoustic issues near residential boundaries
Distance from Manor is problematic for daily use
Pedestrian access across internal access road
Restricts festival operations



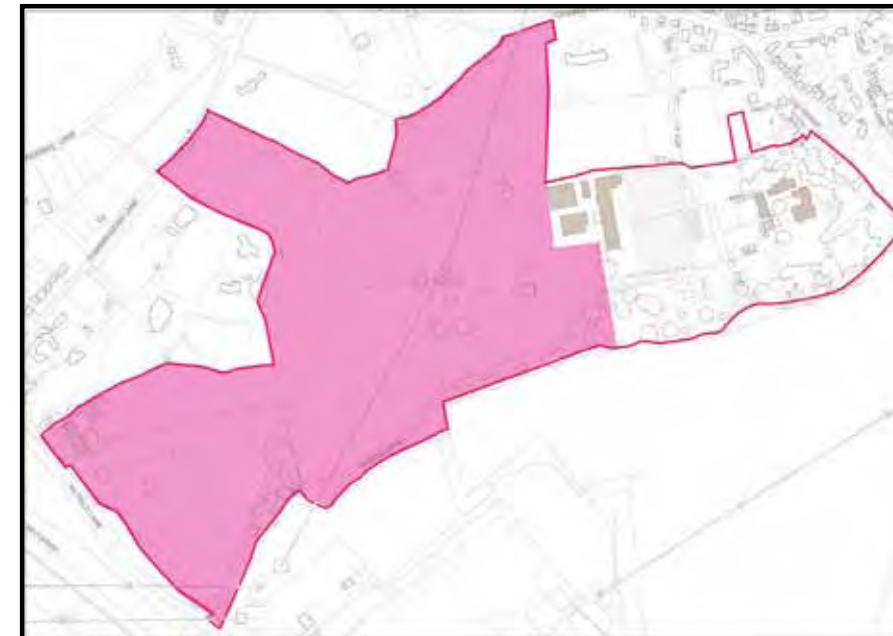
AREA 9

Extension to east and west of the Manor house
Conveniently located for Manor access
Well contained by existing buildings
Not visible from surrounding properties
Providing disabled access whilst also retaining the fabric of the listed building is difficult
Considerable impact on setting of listed building



AREA 8

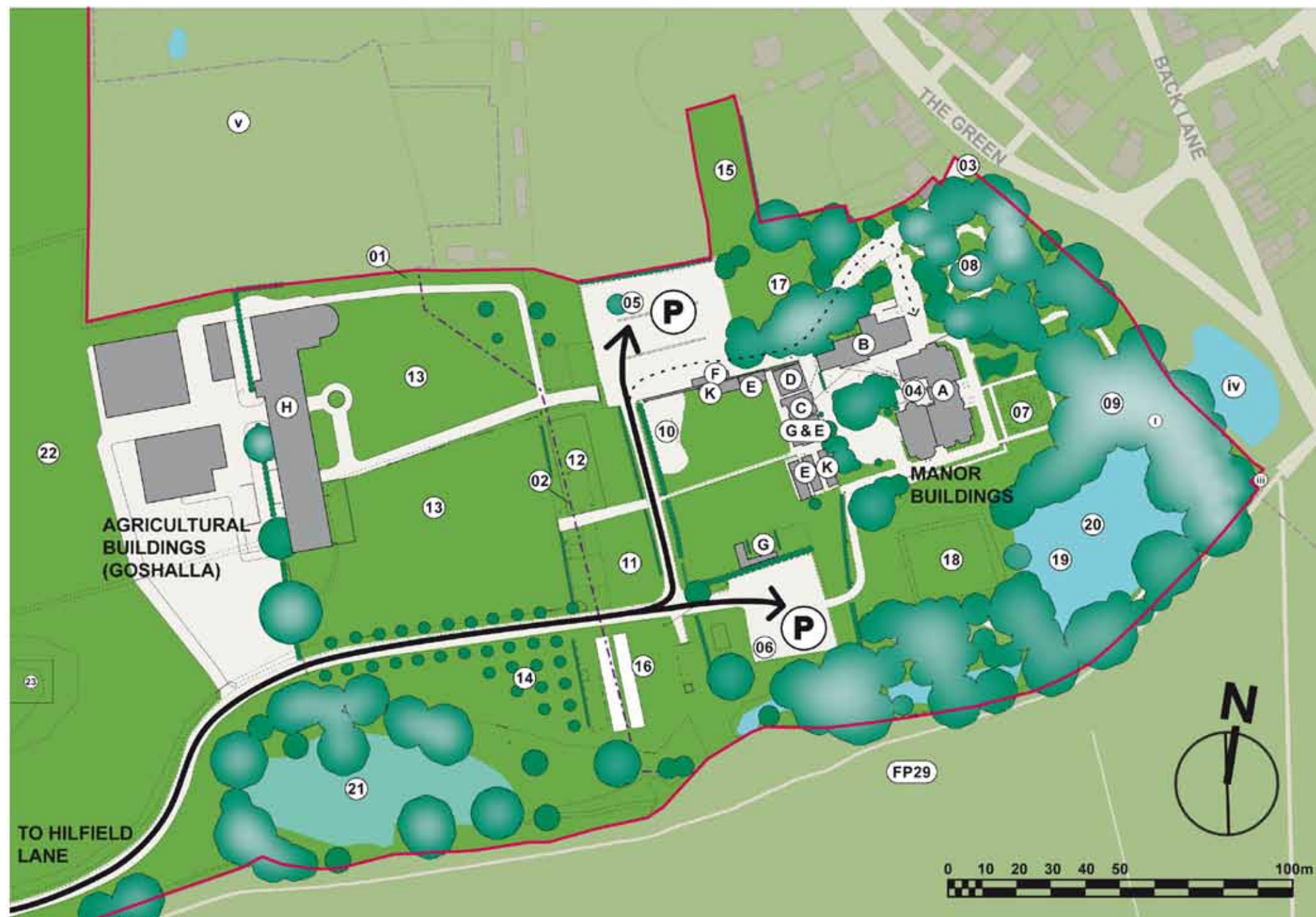
On croquet lawn south of Manor
Not visible from residential properties
Well connected to Manor
Obscures views of the listed building and has a considerable impact on the listed building



AREA 10

Entire area west of goshala
Visible from neighbouring properties and Footpath 28 and Footpath 29
With the exception of some development at Holland Farm this is arable farmland and loss of grazing impacts on viability of the farm
Impacts on openness of Green Belt
Interrupts goshala operation
Unsuitable location for pedestrian connections to Manor therefore access roads and carparking will be required





EXISTING

Two options for the building are currently being explored. Both occupy the central area west of the temple, and offer the opportunity to improve the setting of the original building by removing greenhouses and outbuildings and forming a double courtyard. Both options are largely single-storey, with some basement area (not indicated), and double volume space for the halls.

KEY

- CONSERVATION AREA BOUNDARY
- SITE BOUNDARY
- EXISTING BUILDINGS
- SITE ROAD
- TREES
- P PARKING

BUILDINGS

- A. Manor
- B. Stable block
- C. The Cottage
- D. Shop
- E. Greenhouses
- F. Workshop
- G. Nursery
- H. Goshalla
- I. Boat house
- K. Sheds

SITE FEATURES

- 1. Site boundary
- 2. Conservation area boundary
- 3. Emergency site gates
- 4. Manor courtyard
- 5. Car park (N) - Staff car park
- 6. Car park (S) - Visitor car park
- 7. Formal Garden
- 8. George Harrison Garden
- 9. Woodland
- 10. Equipped play area
- 11. Japa Garden
- 12. Site marquee
- 13. Festival field

14.

- 14. Fruit orchard (S)
- 15. Flower production (N)
- 16. Flower production (S)
- 17. Clothes drying area
- 18. Croquet lawn
- 19. Lake and stream
- 20. Island
- 21. Woodland / Marsh
- 22. Hospital Field Copse
- 23. Slurry Lagoon
- 24. Cultivated Field
- 25. Vegetable Patches
- 26. Main site entrance

CONTEXTUAL FEATURES

- i. Ditch
- ii. War memorial
- iii. Electrical substation
- iv. Letchmore Heath Pond
- v. Paddock
- FP Footpath
- TH Three Horseshoes (public house)





DEMOLITION PLAN

The plan shows the likely scope of demolition required to implement the various options. The buildings and areas are also detailed in the Haveli Community Facility Area Explanation in the Needs Analysis section (section 03, page 37).

KEY BUILDING

- A nursery / laundry (incl adj greenhouse)
- B nursery and pergola
- C north shed and adj greenhouse
- D sheds (near Tulsi greenhouses)

KEY

- CONSERVATION AREA BOUNDARY
- SITE BOUNDARY
- EXISTING BUILDINGS
- DEMOLISHED BUILDING
- SITE ROAD
- TREES
- P** PARKING
No additional parking



OPTION 1

New facilities are arranged in a U-shape around a courtyard, with the existing Japa garden and festival field used for outdoor activities to the west. The existing shop is replaced with a new double storey building.

Advantages

- Existing hedgerows and road layout remain largely undisturbed.
- The new building is well screened from the open fields by existing planting, minimising the impact on openness.
- The setting of the listed building is improved by removal of outbuildings.

Disadvantages

- The outdoor areas are disconnected, restricting flexibility of use.
- Temporary structures will be more visible as they are unlikely to fit in the courtyard.
- Early testing of the scheme indicates that it may not satisfy the brief fully.

KEY

- CONSERVATION AREA BOUNDARY
- SITE BOUNDARY
- EXISTING BUILDINGS
- AREA OF PROPOSED SINGLE STOREY DEVELOPMENT
- SITE ROAD
- TREES
- P PARKING
No additional parking spaces are proposed





OPTION 1 extended

New facilities are arranged in an L-shape, with an ancillary single storey structure to the north. The new buildings define a large courtyard. Existing buildings are removed or refurbished.

Advantages

- The courtyard is large and flexible, enabling outdoor gatherings to be contained by the buildings, thus minimising noise and visual disturbance to neighbouring properties
- The client's brief is better accommodated, increasing the long-term sustainability of the proposal

Disadvantages

- Relocation of road
- Removal of old hedgerow
- The building elevations are more visible from the south and the west, with the south elevation in particular requiring careful study

KEY

--- CONSERVATION AREA BOUNDARY

— SITE BOUNDARY

■ EXISTING BUILDINGS

▨ AREA OF PROPOSED SINGLE STOREY DEVELOPMENT

— SITE ROAD

■ TREES

Ⓟ PARKING
No additional parking spaces are proposed



OPTION 2 extended

New facilities are located on and adjacent to the current south visitor parking.

Advantages

- Existing hedgerows and road layout remain largely undisturbed.
- The public domain around the listed building is improved, creating a series of open interlinked spaces flanked by the new building, and removing unremarkable outbuildings.

Disadvantages

- Significant level change across site
- It may not be possible to build so close to the water
- Parking has to be extended to current greenfield space.
- Any temporary structures will not be screened by the new facilities.

KEY

--- CONSERVATION AREA BOUNDARY

— SITE BOUNDARY

EXISTING BUILDINGS

AREA OF PROPOSED SINGLE STOREY DEVELOPMENT

— SITE ROAD

TREES

PARKING
Note: Relocation of existing only
No additional parking spaces are proposed



05_____APPENDIX

49	Chapter contents
51	Landscape Strategy (by Hankinson Duckett Associates)





