7.0 Fabric Connections

7.4 Distinguishing repair from loading requirements

The basement proposals have two related purposes: addressing existing deterioration and separately providing the structural conditions required for the replacement room. Repairs to damaged fabric and measures to control water ingress respond to the building's present condition. Strengthening and additional support respond to the assessed capacity of the existing structure and the loading associated with the proposed use and construction.

These purposes are distinguished in the report by SFK and the Heritage Statement so that the necessity and extent of each intervention can be understood. Their assessment considers what can be retained or repaired, where replacement is necessary, and where additional support is required.

7.5 Phasing and Sequencing

The works follow a coordinated sequence beginning with basement stabilisation and conservation, including the temporary support required for the subsequent stages. The existing Panorama Room and affected floor elements are then carefully removed. Replacement structural floor and waterproofing works establish the supporting and weathering arrangements for erection of the new frame

This sequence brings the below-floor and replacement-building work together while recognising their separate design requirements. Protection of retained fabric, temporary stability and control of water ingress are considered across the transitions between phases. The Construction Method Statement explains the sequence and the measures associated with each stage.

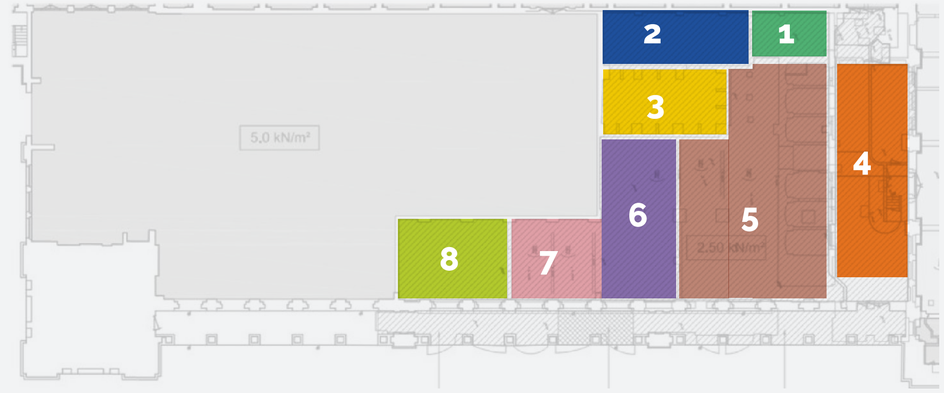
7.6 Necessity and Reversibility

Approximately ten years of SFK monitoring provides an established basis for investigating the condition of the supporting construction and the progression of water-related deterioration. Additional supports form part of the strengthening concept, with their number, size and position determined by the engineering design. Their justification is the provision of an identified load path with a defined relationship to historic construction, limited to the extent demonstrated to be necessary.

Each intervention requires a clear account of its purpose and effect. For a damaged element, the assessment considers the nature and extent of decay, the feasibility of repair and why replacement is necessary where proposed. For new support, it considers the load being introduced, the capacity of the retained construction and the consequences of alternative support arrangements. This distinction prevents a general description of basement repair from obscuring the separate effects of the new building's structural requirements.

Reversibility is considered at the level of individual components. A demountable frame and discrete weathering connections may leave future options open, but basement supports, replaced concrete or local foundations can have different and more lasting consequences. The conservation response is to make these differences explicit and justify them against condition, structural need and the significance of the affected fabric. The project does not rely on a claim that every intervention can be removed without a trace.

Waterproofing, outlets and drainage require provision for inspection and maintenance after completion. Resolving water ingress protects the repairs and avoids recreating the conditions that caused deterioration. The replacement structure, floor and basement should therefore be considered as a continuous water-management problem, with access to gutters and outlets and a clear maintenance responsibility. This provides a practical link between the new architecture and the long-term protection of the retained structure.





Basement Exisiting Condition

8.0 External Views

8.0 External Views

The view study compares existing photographs with illustrative impressions of the replacement Panorama Room. These views, based on the Development Management DPD, were agreed as part of pre-application discussions. They capture the replacement structure at close range from the Palace terraces, within the parkland setting and in a longer view from the surrounding townscape. These different scales are relevant to the design. At close range the framing, glazing and materials are visible within the retained architecture. In wider views the principal considerations are the continuity of the Palace composition and the relationship between the new roof and the surviving façade.



8.0 External Views

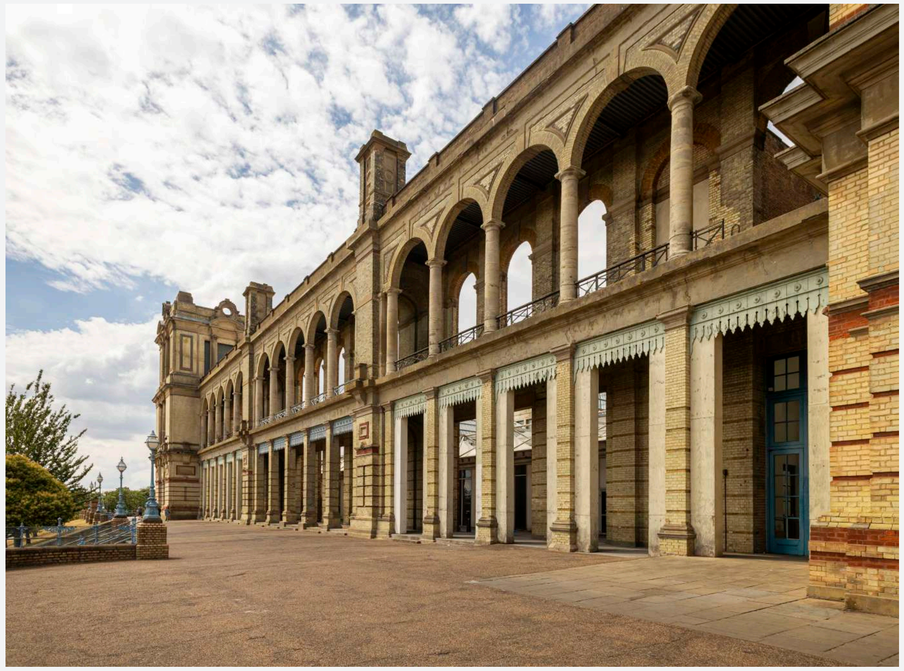
8.1 Oblique view along the South Terrace

The oblique terrace view brings the repeated columns and openings into a strong perspective. Their depth, the modelling of the masonry and the horizontal cornice lines are the principal architectural features. The structure sits behind this foreground, allowing the colonnade to remain the main element experienced by people approaching along the terrace.

Clear glazing maintains the relationship between the events space and the terrace while responding to the rhythm of the historic openings. The proposed green finish is intended to read within the shaded recesses, reducing the prominence of the new framing against the masonry.

The comparison illustrates an approach in which the new work forms a subordinate layer within the retained architecture. It supports the choice of a restrained structure and simple detailing, with the colonnade continuing to provide the principal element in this view.

Existing - Photograph



Proposed - Artistic Impression



8.0 External Views

8.2 Closer View of the Entrance Opening

At the entrance, the new structure is more directly exposed to view. The existing opening is framed by decorative masonry, the cornice and the adjacent tower. These features establish the scale and architectural character of the location, while the replacement entrance gives a clear contemporary expression to the events accommodation behind them.

The green finish and clear glazing provide the basis for the proposed entrance treatment. The approach is to use a limited palette and straightforward framing so that the new work remains visually secondary to its architectural surround. Clear glass also helps maintain a visual connection between the approach and the interior.

The proposal introduces a discernible change at this close viewpoint. Its success depends on the finish, frame proportions and junction details working together. The design response therefore concentrates on the relationship of the insertion to the existing opening, allowing the Palace masonry to retain its architectural emphasis.

Existing - Photograph



Proposed - Artistic Impression



8.0 External Views

8.3 Oblique view from the parkland

From the parkland, the Panorama Room forms part of a wider composition that includes the colonnade, the adjoining gabled elevation and the landscape below the South Terrace. Existing trees and planting filter parts of the view. The form and detail of the Palace remain the principal architectural references in both the existing photograph and the proposed impression.

The structure is intended to sit behind the surviving façade, with its roof and elevations limited in visual prominence. The material and glazing treatment are part of this response. They allow the replacement room to perform its events function without introducing a competing architectural focus within the composition.

The illustration supports the preference for containing the new accommodation within the retained setting. It also shows why the assessment must consider the building and landscape together. The detailed heritage assessment addresses the significance of the view and the effects of the proposed intervention

Existing - Photograph



Proposed - Artistic Impression



8.0 External Views

8.4 Wider view of the colonnade

The wider view makes the continuity of the arcade and its relationship with the adjoining towers and gabled elevation particularly apparent. The repeated openings create a strong horizontal composition, while the larger architectural elements establish its ends and wider context. The replacement room is experienced as part of that composition rather than as an isolated building.

The design seeks to retain the legibility of these relationships. Clear glazing and restrained framing form a backdrop to the colonnade, and the roof profile is considered in relation to the retained architectural lines. The green finish supports the intention that the replacement structure should remain visually recessive behind the masonry.

In the proposed impression, the arcade and adjoining Palace architecture remain the dominant features. This provides a visual basis for the preferred design approach. The view also reinforces the importance of coordinating the final roof, framing and material details across the whole length of the room.

Existing - Photograph



Proposed - Artistic Impression



8.0 External Views

8.5 Distant view from the surrounding townscape

In the distant townscape view the Palace is read as a landmark above the surrounding residential streets and trees. Individual details of the Panorama Room are less apparent than the overall outline, extent and composition of the Palace. The relationship of the replacement roof to that larger building form is therefore the principal design consideration at this scale.

The proposed impression shows limited discernible change to the overall appearance at the scale presented. The architectural objective is to accommodate the replacement room within the established composition, allowing the Palace to retain its landmark role in longer views.

Existing - Photograph



Proposed - Artistic Impression



9.0 Access and Inclusive Use

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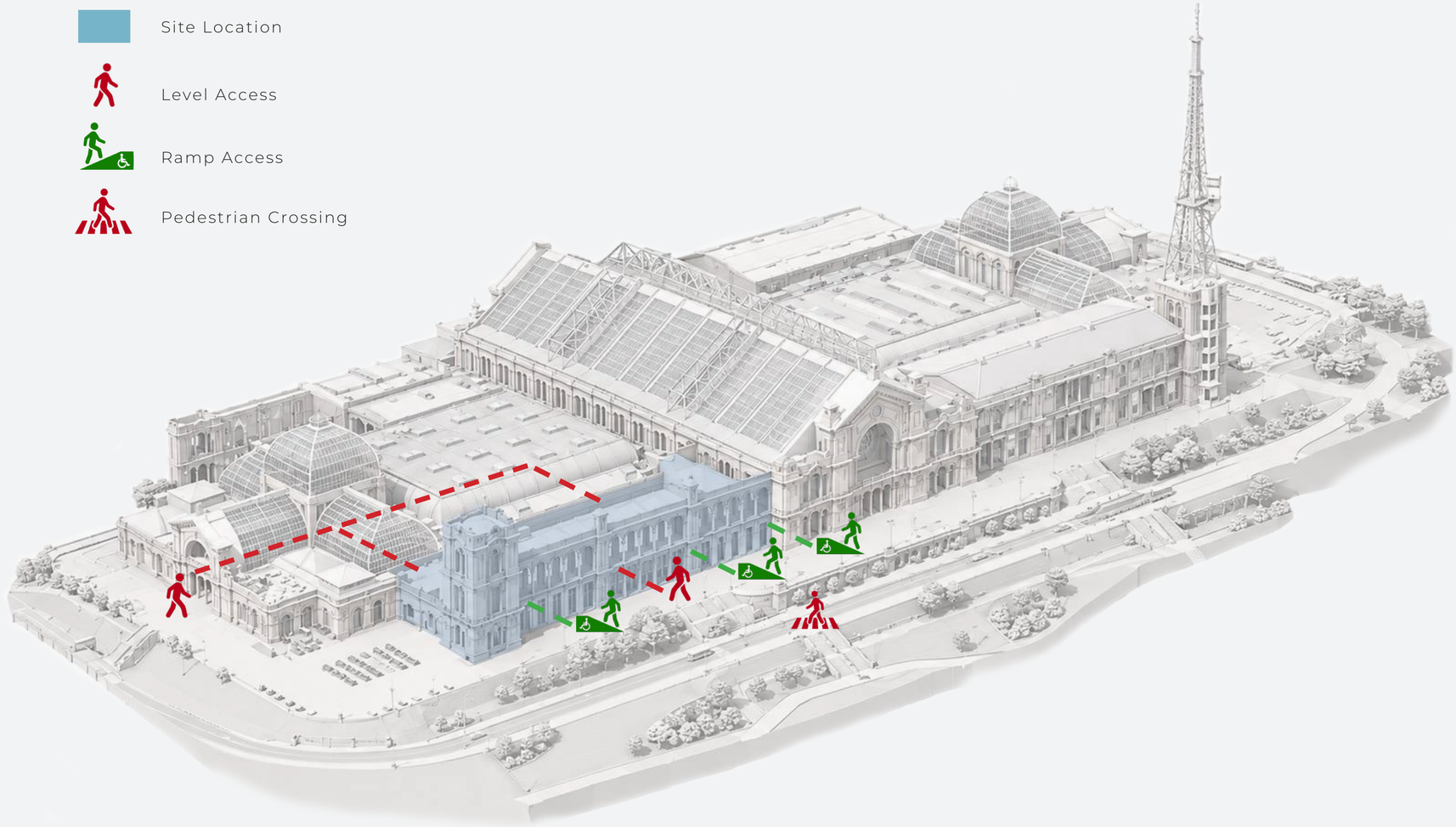
The replacement Panorama Room largely retains the existing approach and access arrangements within the Palace. The access strategy works with the retained building, its established circulation and the levels of the South Terrace. The project seeks to maintain use of the events accommodation within these physical constraints.
The proposed layout continues to provide an entrance lobby, event space and accessible WC, together with the supporting accommodation needed for events.

For a visitor, the complete journey extends from arrival within the estate, through the Palace's pedestrian routes, to the Panorama Room entrance and its facilities. These established routes and changes in level form part of the constraints within which the replacement is designed. The project retains the approach in principle and coordinates its local interface with the new structure, including entrance thresholds and door operation.

Within the room, the principal circulation routes must remain usable when the event layout changes. Tables, queuing, cloakroom use, bar service and production equipment can all reduce clear space if they are not considered as part of event planning. The design intent is to keep routes to the event area and sanitary accommodation understandable and usable, with the final arrangement coordinated against door swings, furniture and the new structural columns.

The improvement achieved by the replacement is principally in the quality of the accommodation reached by these retained routes. A more weather-tight structure, more stable internal conditions, renewed sanitary provision and a more welcoming entrance support a better experience for visitors, including those for whom cold, draughts or difficult door operation present additional barriers. These are intended improvements to use and comfort.



10.0 Sustainability

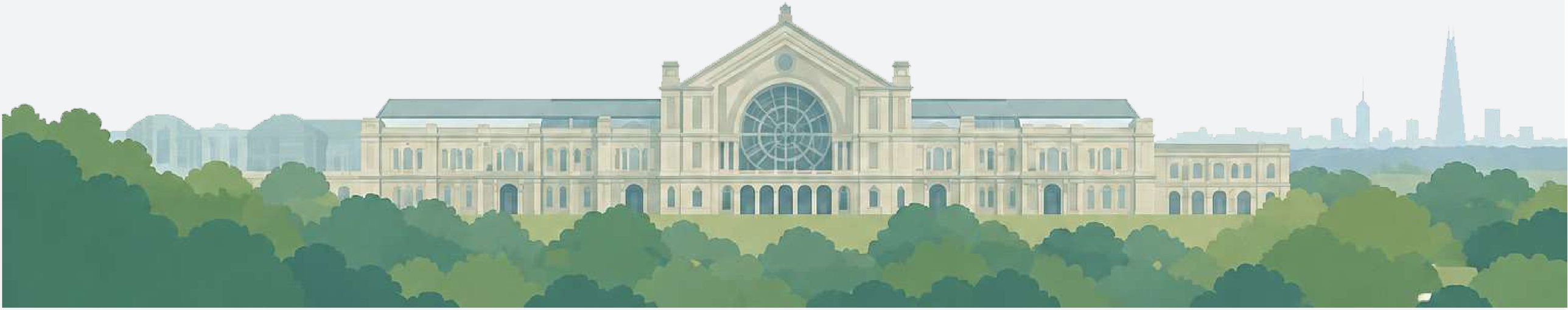
10.0 Sustainability

The replacement Panorama Room seeks to improve the comfort and environmental performance of the existing accommodation through a renewed envelope, improved thermal performance and coordinated building services. The existing room's draughts, heating difficulties and recurrent water ingress provide an operational basis for these improvements.

The approach is conservation-led. Roof form, glazing and the physical relationship with the historic fabric respond to the retained Palace setting. These constraints influence the design choices available and the way energy and sustainability measures are incorporated. The supporting Sustainability Statement sets out the proposed measures and modelled performance in detail.

A more durable replacement structure, effective heating and cooling and modern controls are intended to support more efficient management of internal conditions. A greater degree of off-site fabrication also offers opportunities to improve construction efficiency, reduce material wastage and limit disruption during installation. Careful interface detailing, drainage and waterproofing support the durability of both the replacement structure and the retained structure.

These measures are considered over the intended period of use. The assessment distinguishes improvements relative to the existing accommodation from the separate requirements and comparison baselines used in energy modelling and Building Regulations. The design aims to provide a practical improvement in performance while responding to the conservation objectives that have informed the architecture.



11.0 Fire Strategy