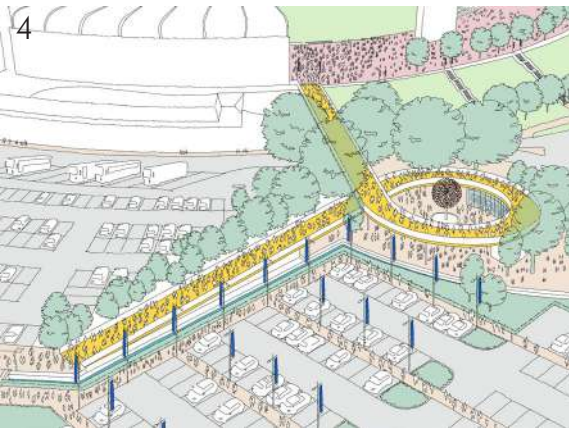
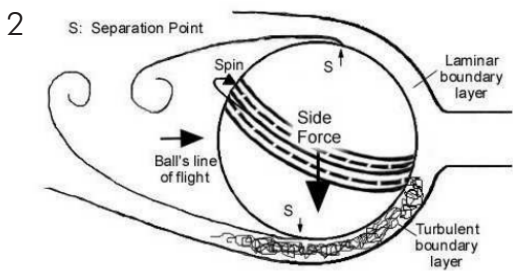


Proposed Design

3.4 | Character Area 01 Development



- (1) Proposed analysis of character area 01.
- (2) The shape of the ramp influenced by the swing of a cricket ball.
- (3) Ramp precedent.
- (4) Conceptual sketch of the car park and ramp.

Proposed Design

3.4 | Character Area 01 Development

Use

A merchandise/retail shop as well as a processional ramp situated nearby the main visitor entrance will seek to serve fans and spectators - use class E.

A new car park will also provide 936 spaces.

Amount

- One merchandise/retail shop :
- 25 Sq.m
 - 269.1 Sq.ft
 - New Build

Total GIA : 269.1 sq.ft
Total NIA : 269.1 sq.ft

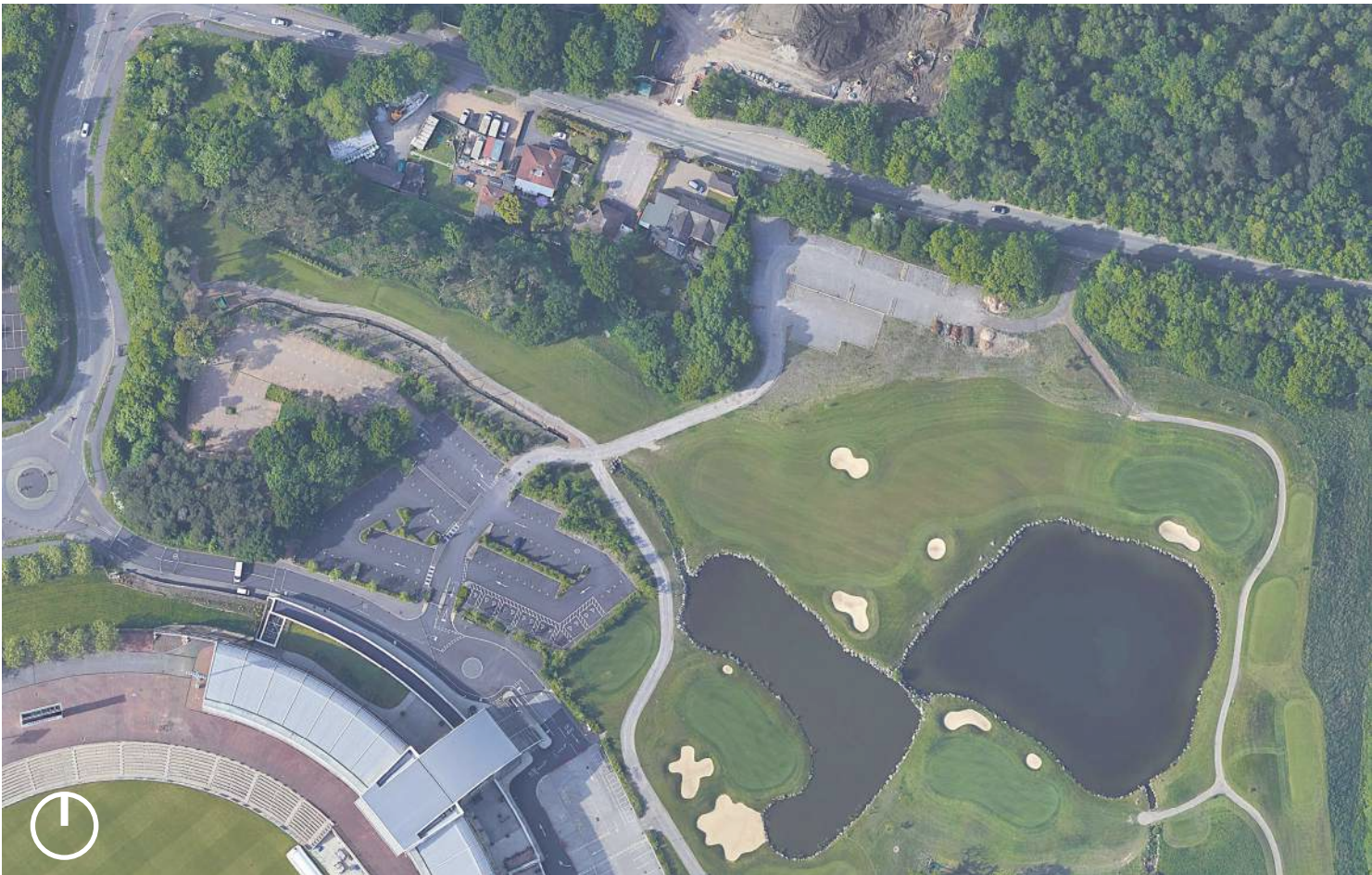
Layout

The ramp, situated at the entrance to the site helps form both a visual and physical landmark for both visitors and passers by to the site. Its design is also pivotal in leading the circulation of visitors into the stadium.

The geometrical shape of the existing stadium has been a key driver in influencing the layout of the proposed car parking. A reshuffling of the existing ponds and culvert has resulted in a design layout which responds directly to its context and also provides sufficient vehicular parking to manage the growing scale of the cricket club.

Scale

The massing of the ramp directly corresponds to the size and scale of the existing stadium and does not exceed the height of the trees. This ensures it is partially hidden from sight and carefully embedded within the greenary, so as to produce the effect of the ramp suddenly emerging from within the foliage.



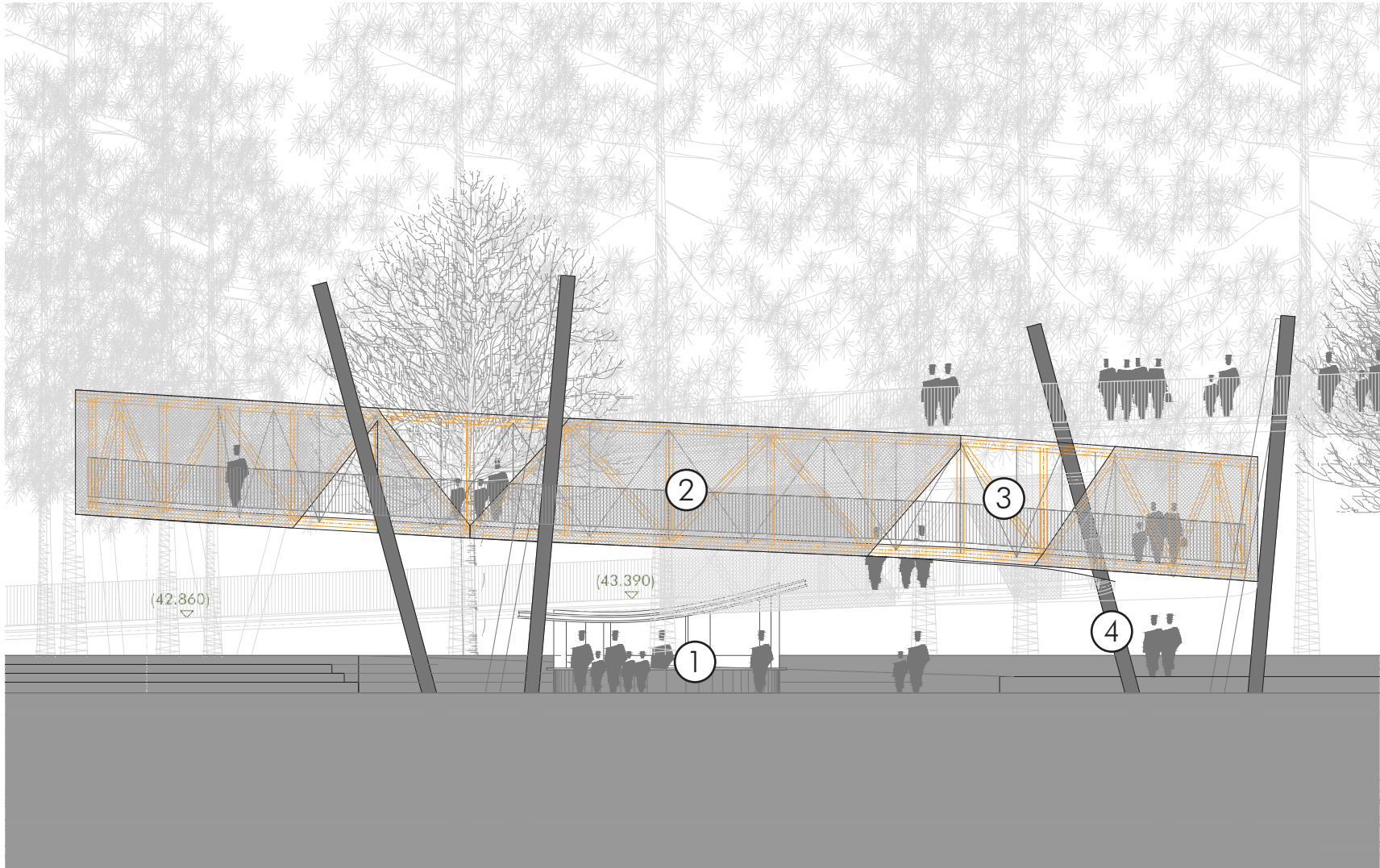
Existing Site - Character Area 01



Proposed Site - Character Area 01

Proposed Design

3.4 | Character Area 01 Development

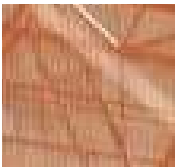


Elevation of Ramp and merchandise shop

MATERIALITY



1 Glazed pavillion



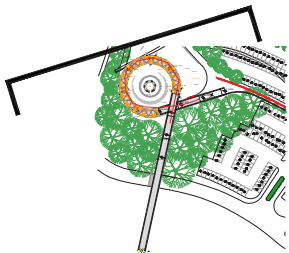
2 Powder coated perforated sheet metal (mesh)



3 Powder coated structural steel frame



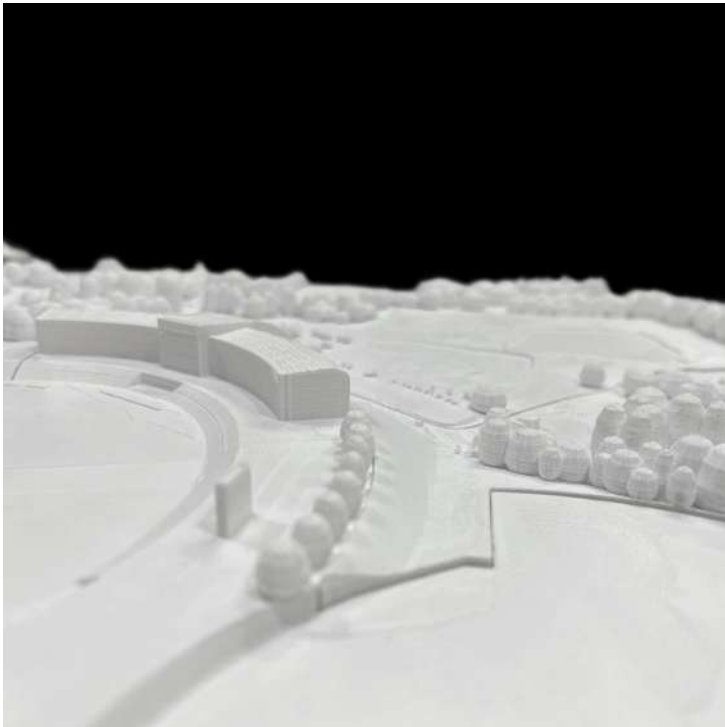
4 Powder coated structural steel columns



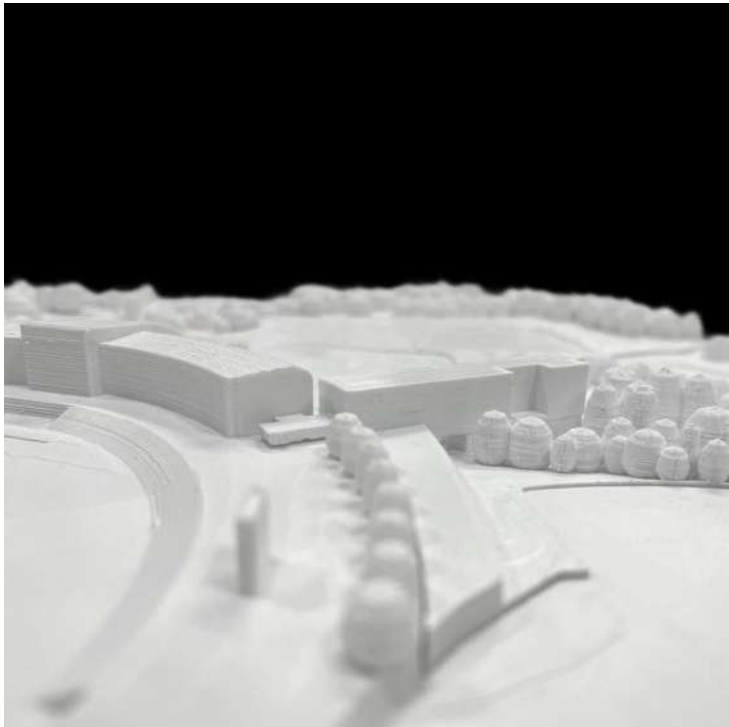
Proposed Design

3.5 |

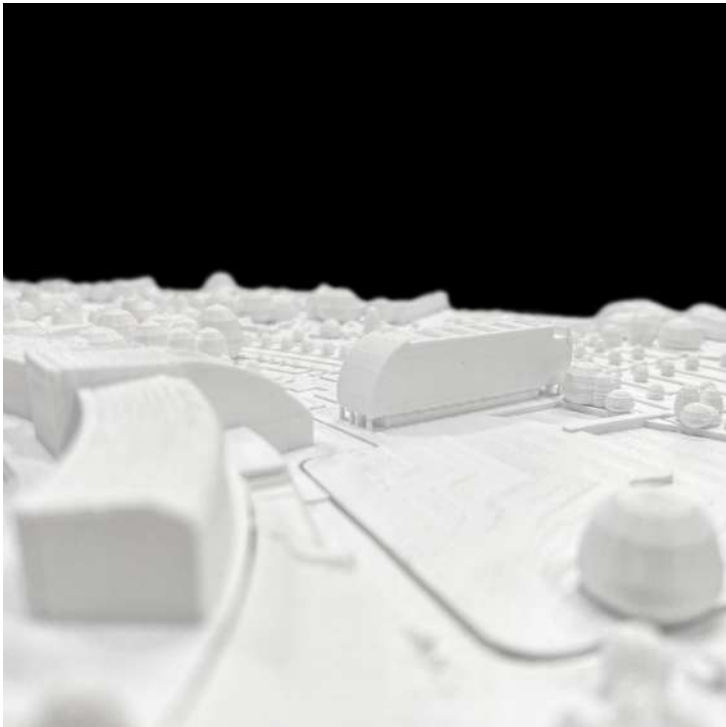
Character Area 02 Development



Existing site



Pre-Application Scheme

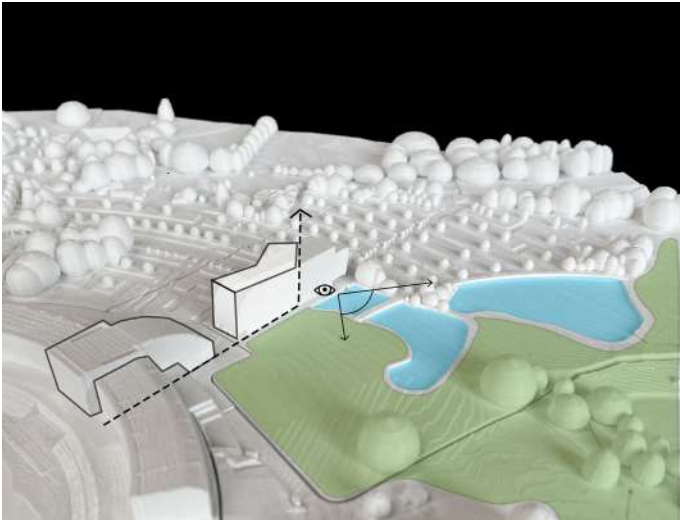


Current Proposal

Proposed Design

3.5 | Character Area 02 Development

A new hotel building, independent yet complement to the existing Hilton hotel is proposed. Comprising 142 bedrooms the facility aims to add to the capacity creating a true conference destination at the Ageas Bowl. The architecture responds in scale and form to the iconic Hilton hotel whilst not directly copying it. Following responses from the design review panel, the siting of this building was moved to improve the visitor arrival experience and respond to the strong design of the stadium and existing hotel.



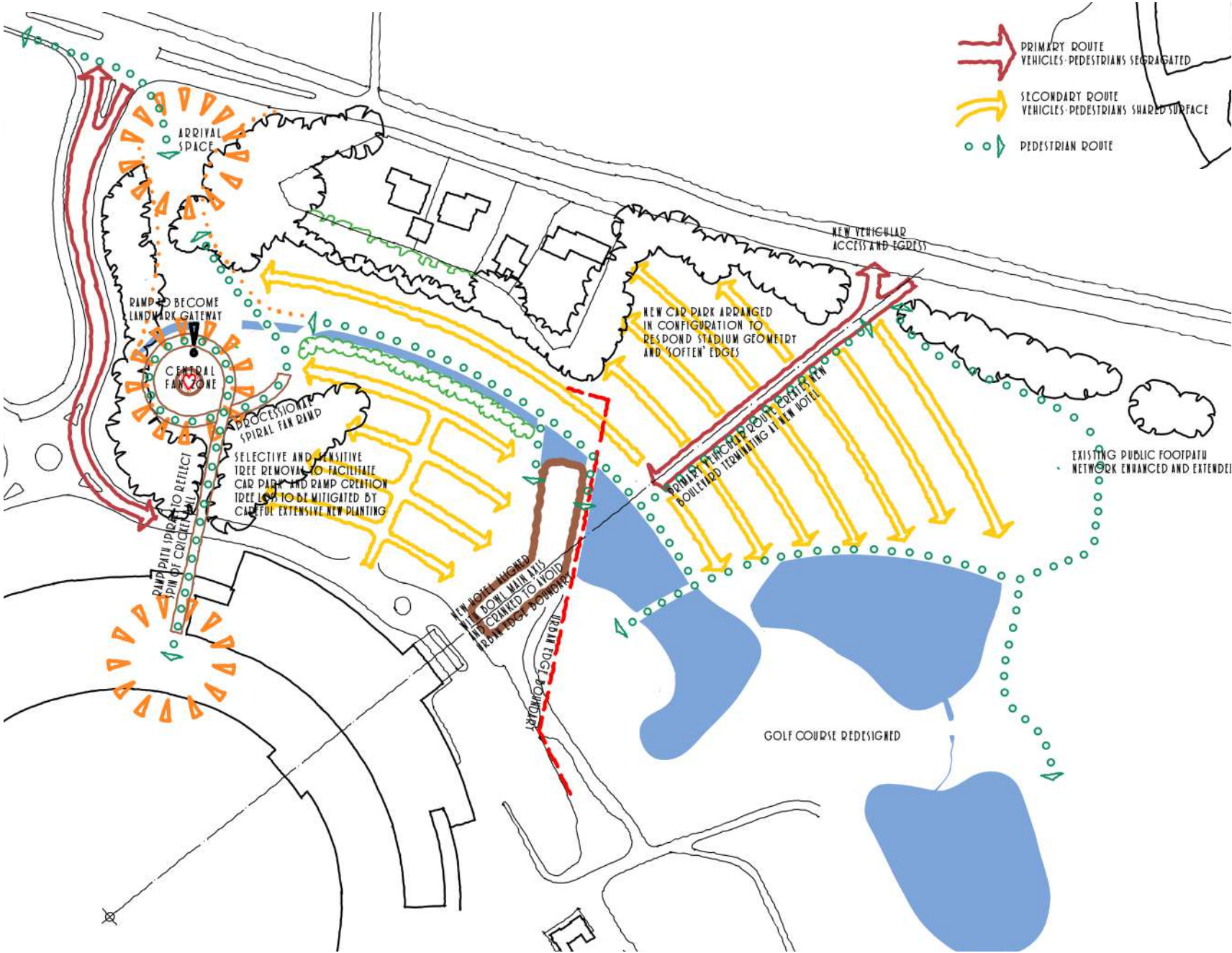
- Existing Axis of Ageas Bowl - - -
- Proposed Pond Layout - - -
- Proposed Golf Course Layout - - -

MATERIALITY

- 

1 Buff brick
- 

2 Anthracite Grey window and door profiles



Proposed North West Elevation of Proposed Hotel

Proposed Design

3.5 | Character Area 02 Development

Use

The proposal is for a new build budget hotel - use class C1 - seeking to serve spectators and visitors to the Ageas Bowl.

Amount

142 Hotel rooms of 3 different rooms types:

- Standard family room @ 21 sq.m
- Accessible room @ 22 sq.m
- Double shower room @ 15 sq.m

Allocation:

- Ground floor = 26 rooms (11 standard family, 13 double shower room & 2 accessible)
- Typical upper floor = 29 rooms (14 standard family, 13 double shower room & 2 accessible)

Total GIA : 46,877 sq.ft

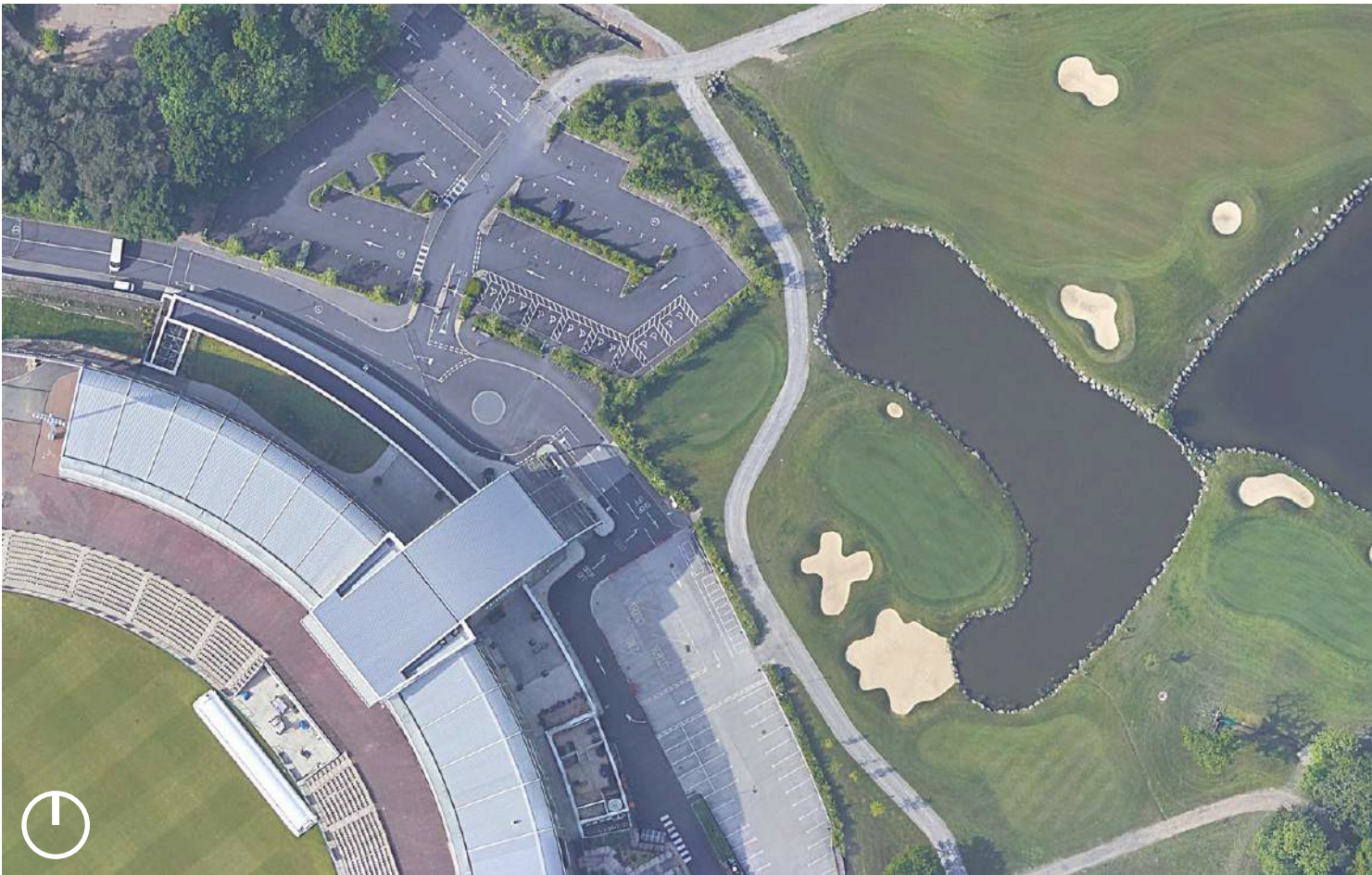
Total GEA: 49,848 sq.ft

Layout

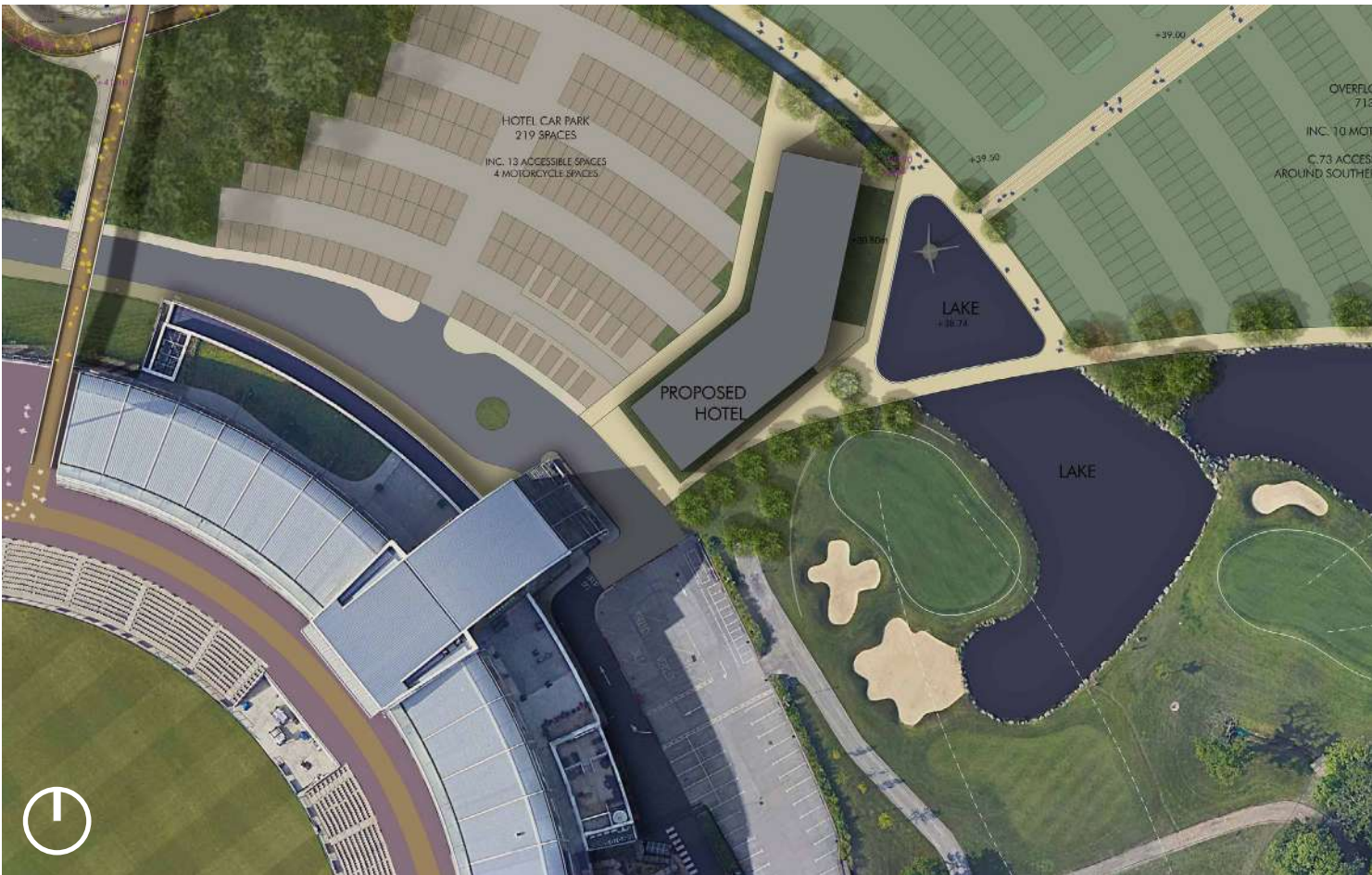
The existing layout of the stadium and Hilton hotel have influenced the layout of the proposed hotel. Its orientation which points perpendicularly towards the centre of the Rose Bowl aligns it with the shape of the Hilton hotel as well as forming a seamless continuation of its built massing. Additionally, the proposed layout offers easy and accessible access for visitors as its integrated into the new car park layout, as well as providing desirable views out towards the greenery and water features of the golf course beside it.

Scale

The scale of the existing context has been carefully taken into consideration within the massing of the proposed hotel. Therefore it has been important to ensure its dimensions do not exceed that of the existing Hilton hotel beside it in order to minimise its physical and visual presence on the landscape.



Existing Site - Character Area 02



Proposed Site - Character Area 02

Proposed Design

3.5 | Character Area 02 Development

External Lighting

In regards to the proposed lighting provision across the site, it's important to ensure that external lighting provided doesn't exceed the amount of light required.

Specifically for character areas 1 & 2, the external lighting is intended to operate when it's needed and is designed in a manner to provide a series of wayfinding points to guide pedestrians towards the spectator ramp. During non-event days when the overflow parking out of use and no access is provided from Botley Road, external lighting will be operated by motion sensors when the need for light is sensed and simple curfew periods will be applied when lights are switched off, such as very late evenings/early mornings which reduces amounts of wasted energy and light.

In more sensitive areas, such as the boundary to the north along Botley Road, a programme of dimming lights will operate at periods where there is minimal use to that area of the site.

By using external lighting across character areas 1 and 2 when required helps reduce the potential for light pollution, reducing the harmful effects of extended periods of daylight on wildlife and adjacent residents.

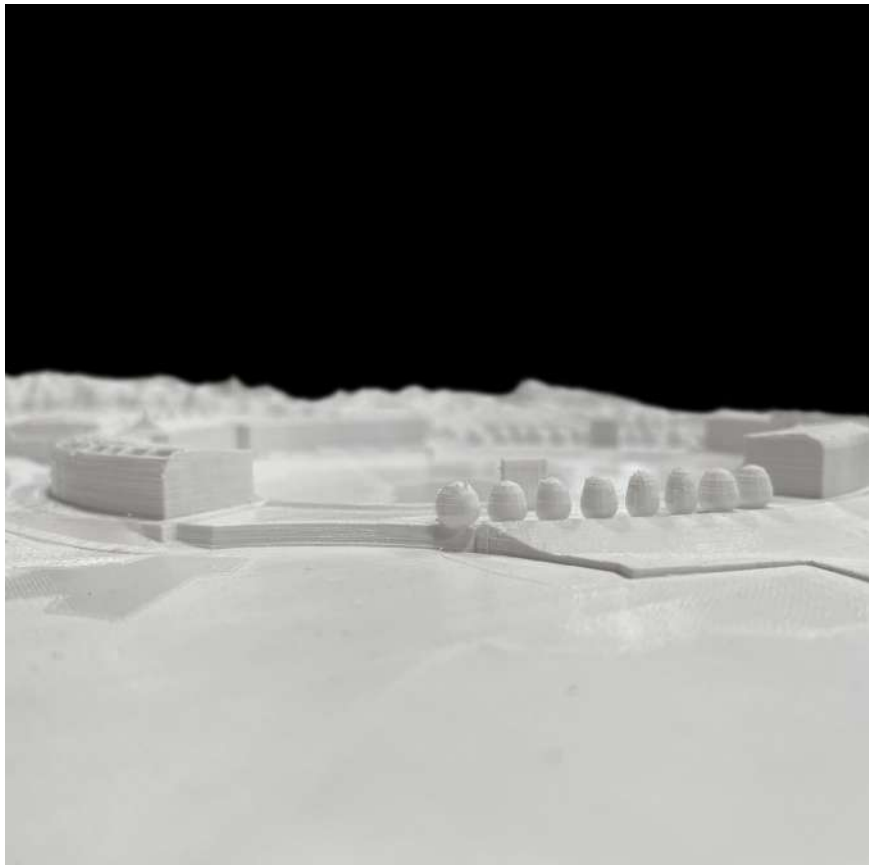
- 1 Fanzone lighting
- 2 Wayfinder lighting along pedestrian routes towards ramp
- 3 General external lighting to parking areas



Proposed Design

3.6 | Character Area 03 Development

Character Area 03 Development



Existing site



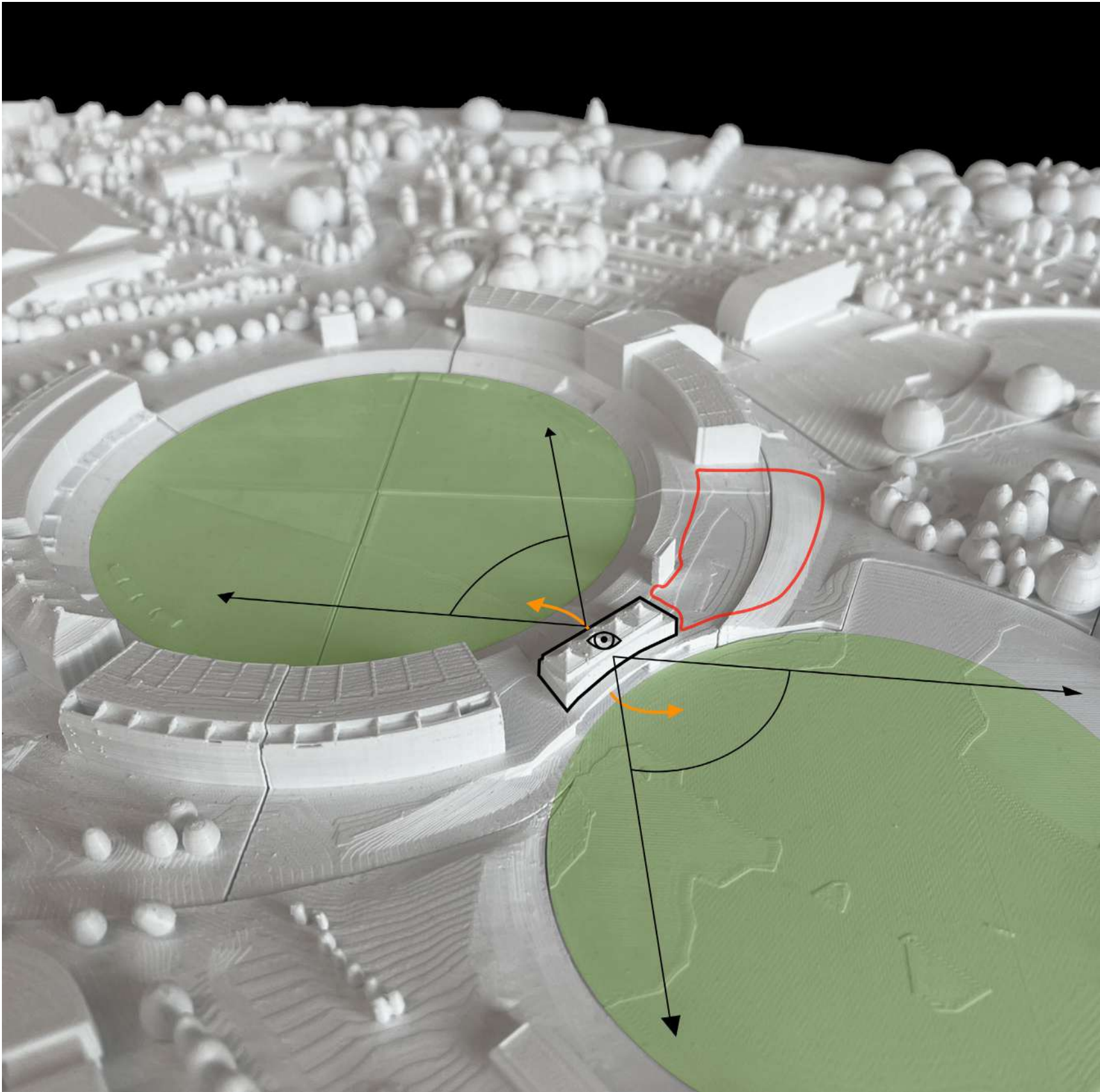
Current Proposal

Proposed Design

3.6 | Character Area 03 Development

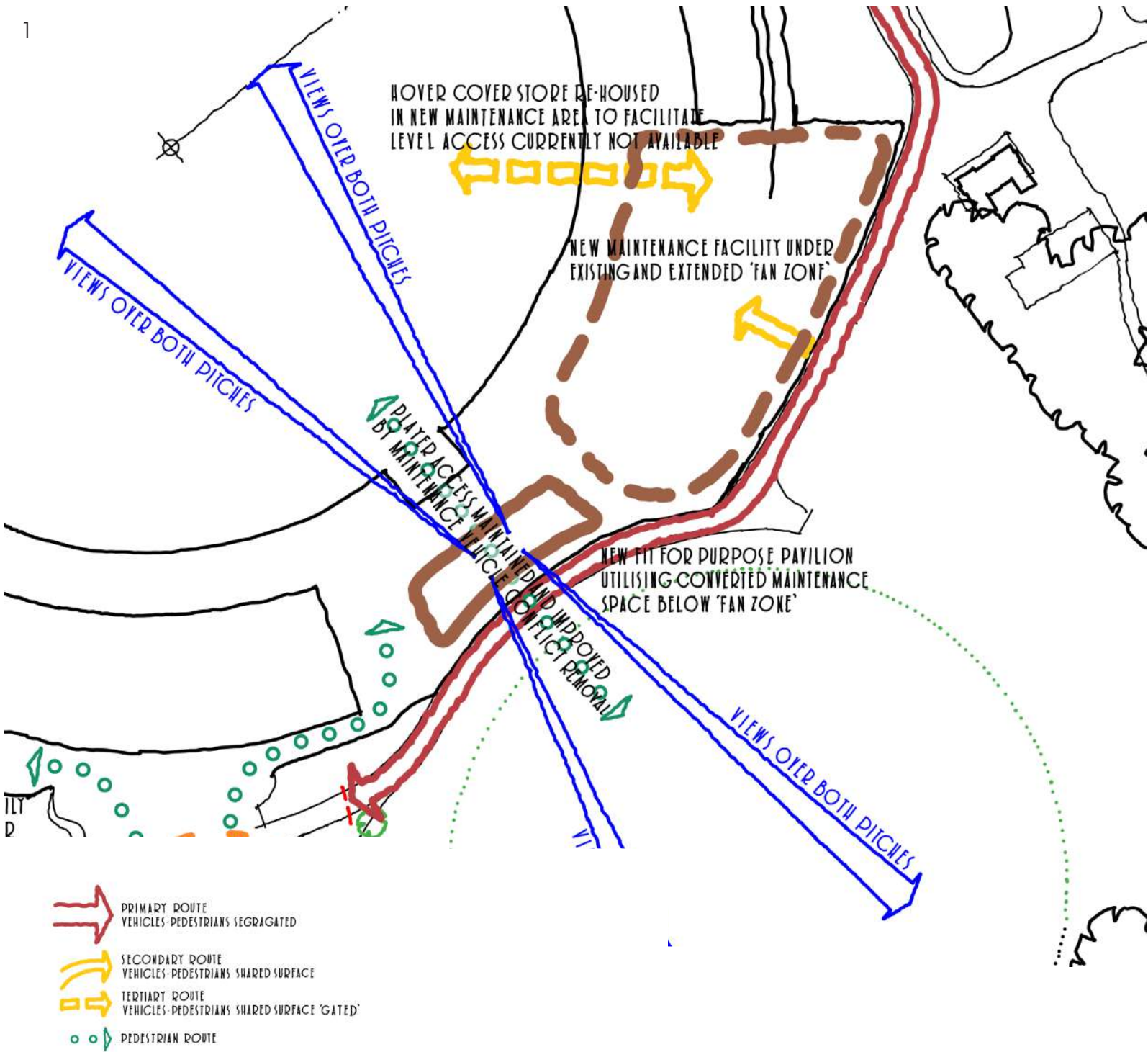
A brand-new pavilion building is proposed to the south of the stadium, sitting directly between the main stadium pitch and the practice pitch on the fan zone area. It is proposed to reconfigure the space under the pavilion to provide new access, changing and shower facilities where the grounds maintenance area currently resides. The removal of maintenance vehicles from this area also addresses potential conflicts between these and players migrating from one pitch to the other. The maintenance facility will be relocated to a new space under an extended fan zone that provides a dedicated, larger and more usable space. The hover cover will also be rehousing in a more appropriate location.

-  Focal link
-  Extended Freedom to Roam Zone
-  Cricket Pitches



Proposed Design

3.6 | Character Area 03 Development



(1) Proposed analysis of character area 03.
(2) Elevation of proposed pavilion looking onto the stadium.
(3) (4) Precedents.

Proposed Design

3.6 | Character Area 03 Development

Use

The proposal is for a new pavillion and maintenance stores to serve the Rose Bowl and training ground - use class B and E.

Amount

Pavillion and maintenance stores

- Pavillion @ 392sq.m (4219.1sq.ft)
- Maintenance Stores @ 2136sq.m (5381.5sq.ft)
- Cricket Nets @ 500sq.m (1603.7sq.ft)
- WC/Changing @ 149sq.m (1603.7sq.ft)
- Wicket Cover St. @ 463sq.m (4983.3sq.ft)

Total GIA : 41,383.3 sq.ft

Total NIA : 39,177.3 sq.ft

Layout

Situated in between both cricket pitches and sitting atop the existing stadium, the new pavillion offers the dual advantage of serving views out on to the main Rose Bowl pitch as well as the adjacent training ground. Through this it helps unify and form an essential visual link between the two pitches, which were previously seen as independent and separate from one another. The location of the pavillion also helps form an equal sense of importance for matches taking place on the training ground pitch, due to its integration within the structure of the main stadium.

Scale

Located on top of the existing stadiums freedom to roam zone, the proposed pavillion consists of two storeys and does not exceed the height of the Ageas Bowls structure.



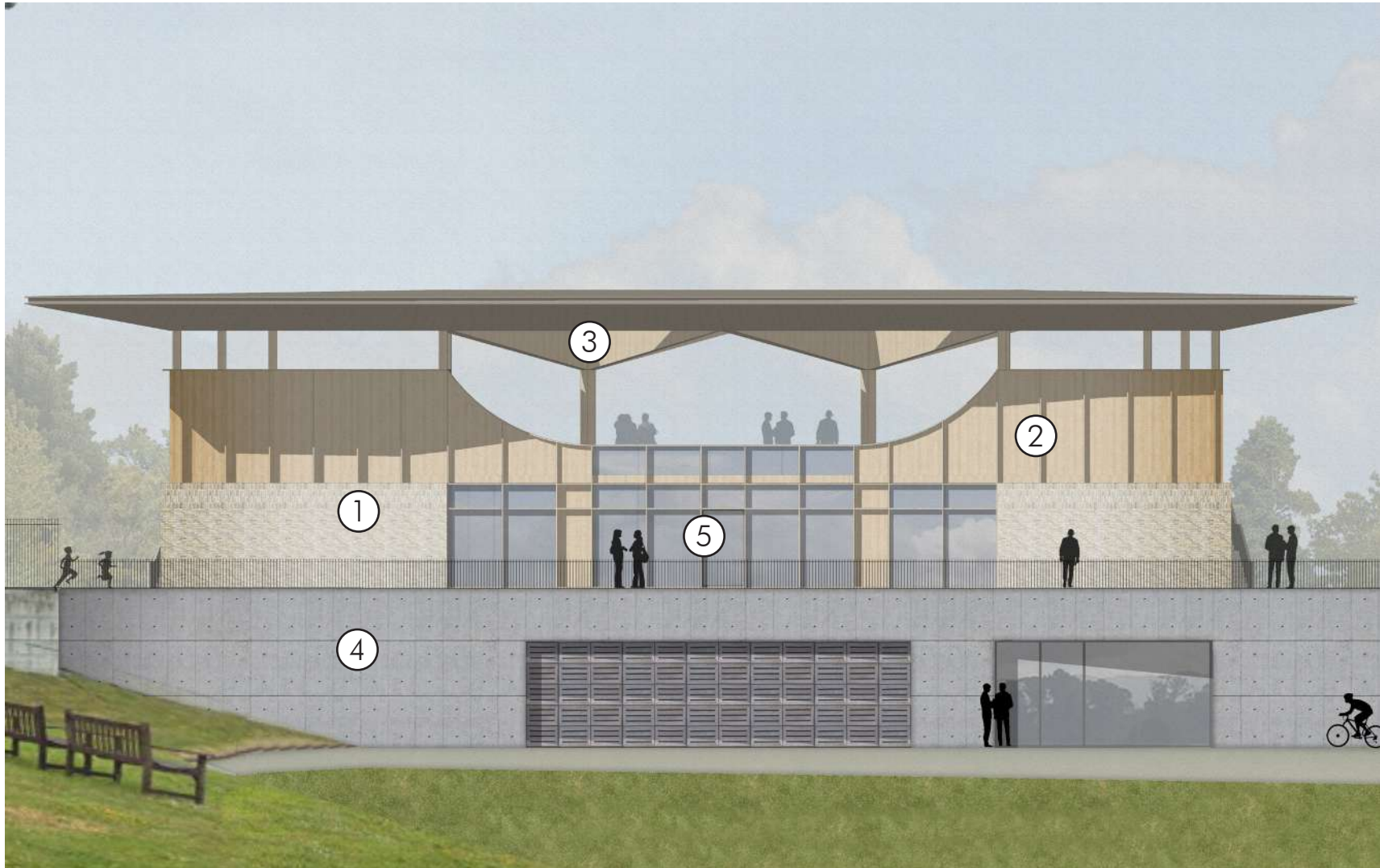
Existing Site - Character Area 03



Proposed Site - Character Area 03

Proposed Design

3.6 | Character Area 03 Development



Elevation of pavillion from training grounds.

MATERIALITY



1 Buff brick with solider course detail



2 Timber cladding



3 Structural timber columns and roof



4 In-situ concrete wall



5 Timber curtain wall system

Proposed Design

3.7 | Character Area 04 Development

Character Area 04 Development



Existing site



Current Proposal

Proposed Design

3.7 | Character Area 04 Development

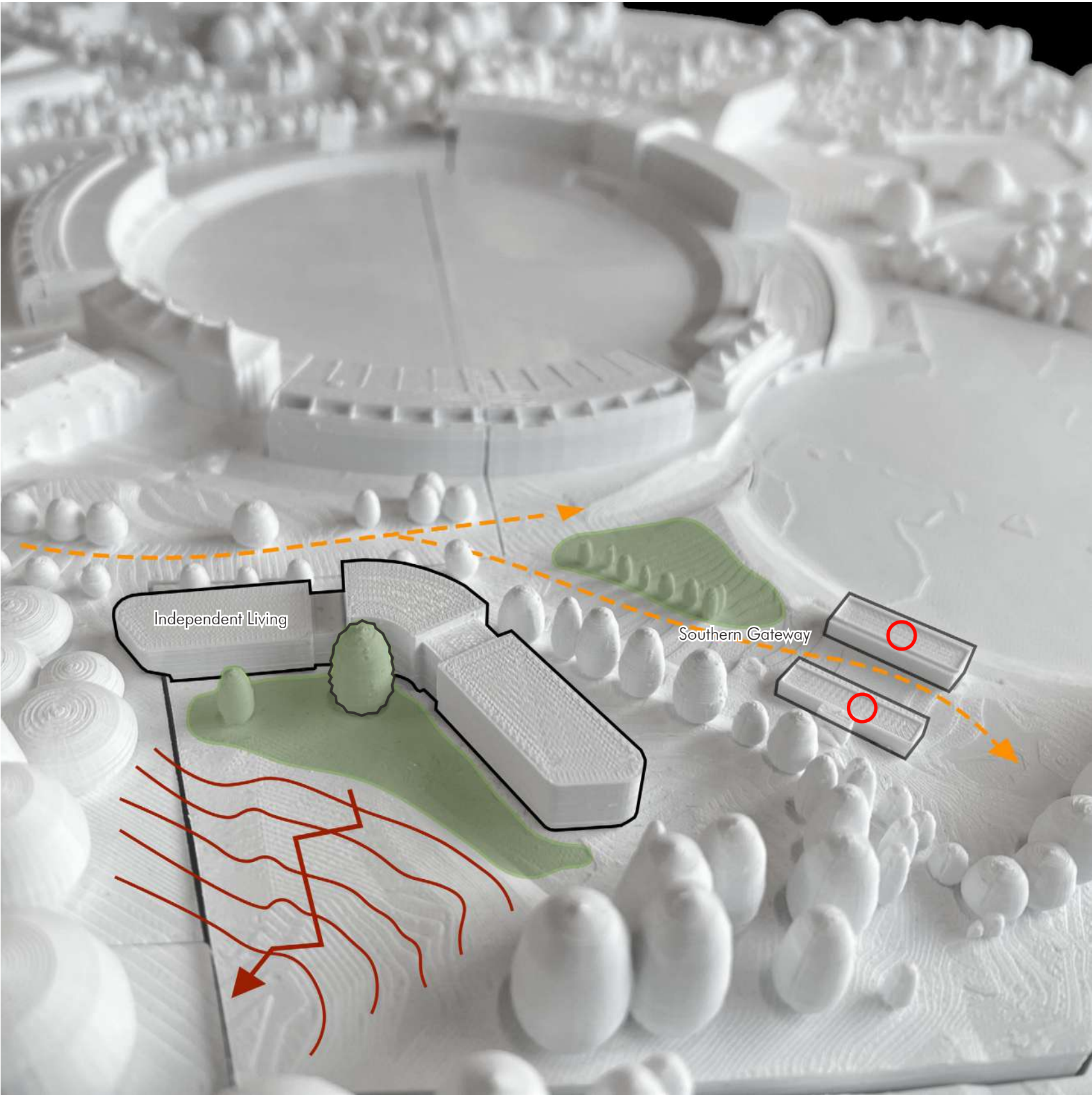
Independent living

A high-quality independent living facility is proposed to the southwest of the stadium, on a previously developed site. This building will house 71 ensuite units and responds directly to the site landscape, topography, the stadium and the proposed new southern gateway processional space. The building retains and enhances the setting of an existing mature monkey puzzle tree and creates a terraced garden to the rear for the enjoyment of residents. The curved form echoes the curved edge of the stadium and is reflected in the architectural treatment.

Southern Gateway

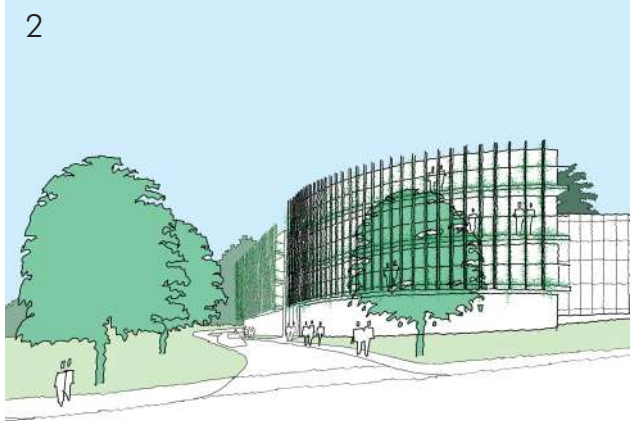
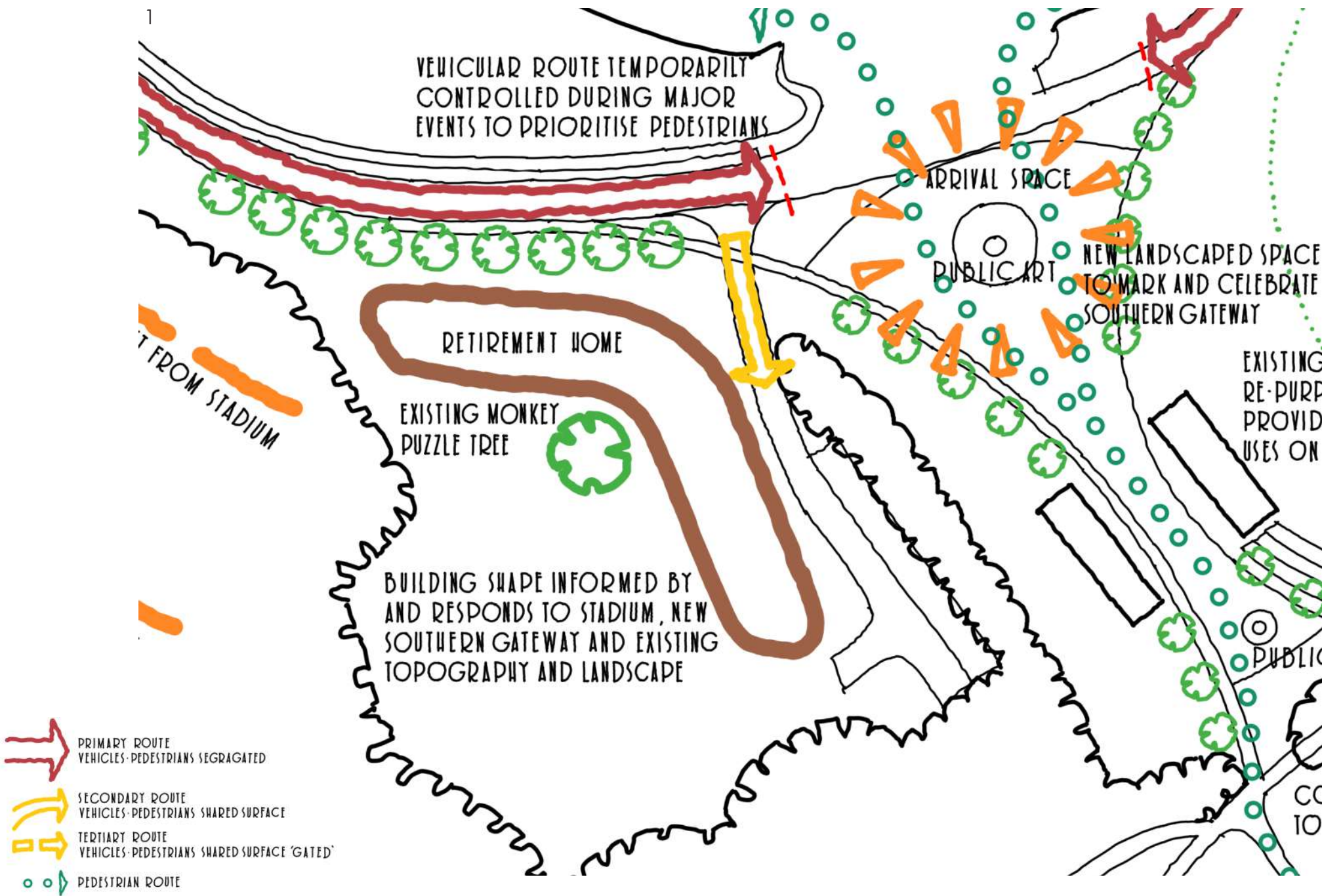
A new public space is proposed to the south of the stadium. This area connects the existing southern gateway to the stadium and the golf course, and beyond to the temporary overflow car park. It is intended that this space will celebrate the transition of stadium visitors at large events that will be held no more than twelve times a year. The existing pavilion buildings that are no longer fit for purpose will be utilised as concessions for those occasions. The space will house public art and be a positive landscaped environment, that addresses the practice pitch to the east, connects into Telegraph Woods and successfully frames and reinforces the qualities of the proposed independent living building the west.

- Proposed Pedestrian link
- Proposed Landscaping
- Sloping Topography
- Existing Monkey Puzzle Tree
- Repurposed Existing Pavilion Structures



Proposed Design

3.7 | Character Area 04 Development



(1) Proposed analysis of character area 04.

(2) Proposal sketch of the front of the retirement home.

(3) (4) Precedents.

Proposed Design

3.7 | Character Area 04 Development

Use

The proposal is for a care home comprised of 71 en-suite units, staff rooms, back of house area and breakout spaces - use class C2.

Amount

Care home consists of three room types of en-suite units spread over three floors and a concierge on the ground floor. (Staff rooms, back of house and breakout spaces included in GIA)

- 27 en-suite rooms per typical floor
- 17 en-suite rooms on the top floor
- Concierge @ 390sq.m.

Total amount of rooms : 71 no.

Total GIA : 39808.0 sq.ft

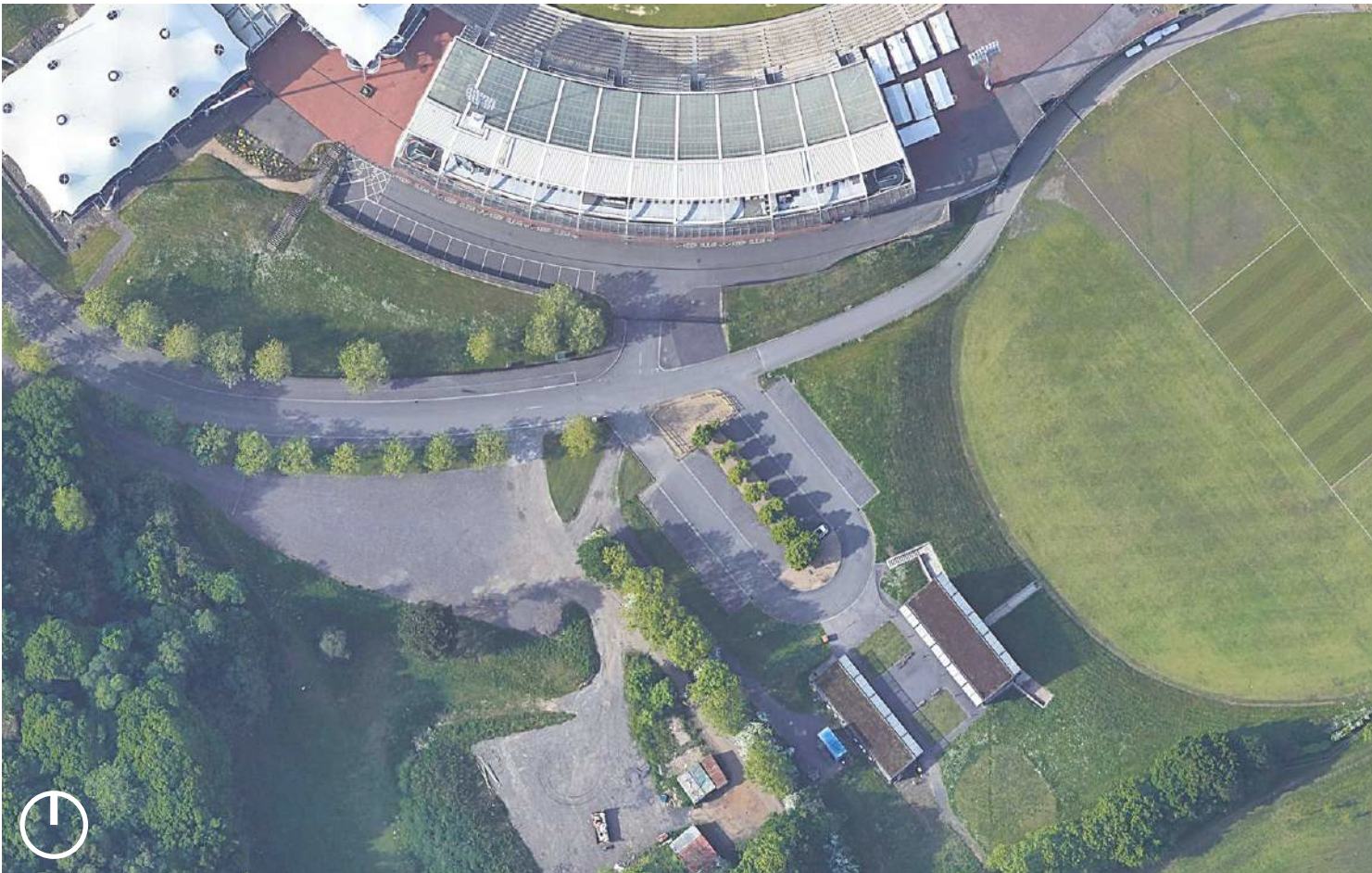
Total NIA : 21805.8 sq.ft

Layout

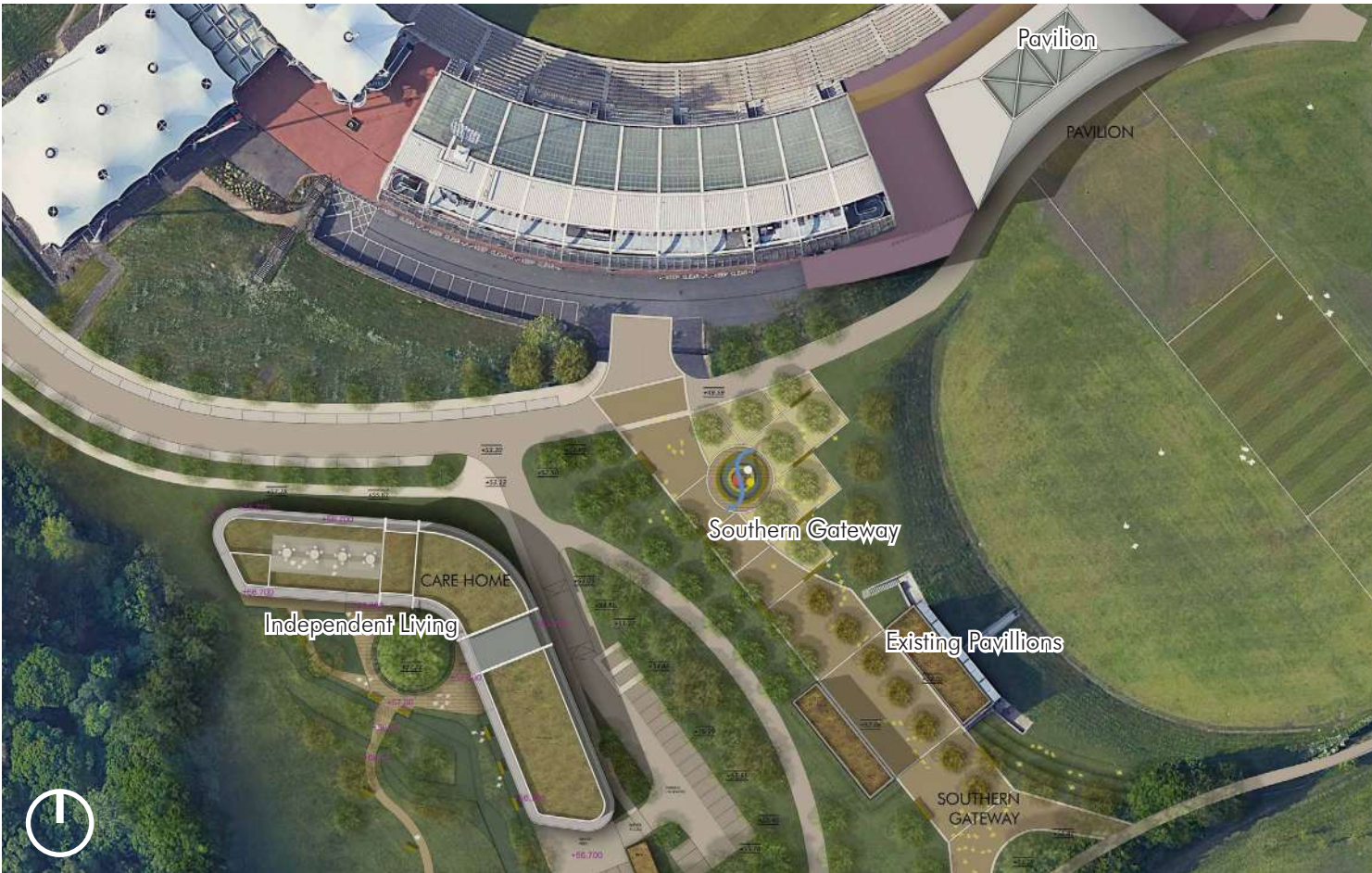
The curved form of the care home has been dictated by the parameters set out on the site, such as: the sloping topography from telegraph woods, retaining the existing monkey puzzle tree and the formation of the Southern Gateway. In order to carefully embed the proposal within the existing topography, the building is split-level and follows a landscape driven approach.

Scale

The proposal is comprised of four storeys, with the ground floor split-level and subsequent three storeys comprised of en-suite units for residents.



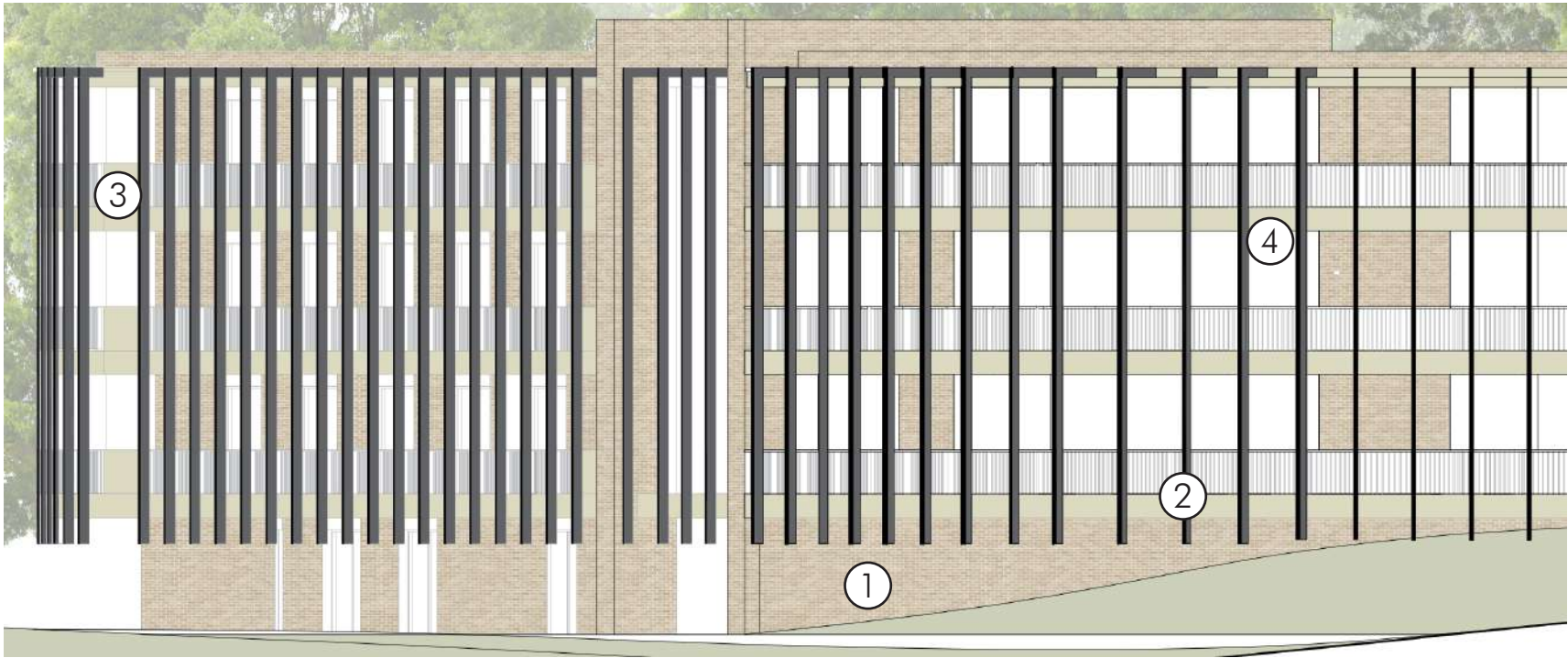
Existing Site - Character Area 04



Proposed Site - Character Area 04

Proposed Design

3.7 | Character Area 04 Development



MATERIALITY



1 Buff brick



2 Timber cladding fins



3 Powder coated light bronze effect aluminium cladding



4 All windows and door casements to be powder coated aluminium to match light bronze effect cladding



Proposed North Facing Elevation

Proposed Design

3.7 | Character Area 04 Development

External Lighting

In regards to the proposed lighting provision across the site, it's important to ensure that external lighting provided doesn't exceed the amount of light required.

Specifically for character area 4, the external lighting is intended to operate when it's needed and is designed in a manner to provide a series of wayfinding points to guide pedestrians through the southern gateway towards the stadium. During non-event & smaller event days, external lighting will be operated by motion sensors when the need for light is sensed and simple curfew periods will be applied when lights are switched off, such as very late evenings/early mornings which reduces amounts of wasted energy and light. By operating the lights intermittently to character area 4 reducing the amount of light pollution into the care home building.

In more sensitive areas, such as the rear terraced gardens and boundary between the southern gateway & care home, a programme of dimming lights will operate at periods where there is minimal use to that area of the site.

1 Southern gateway external lighting.

2 Wayfinder lighting southern gateway.

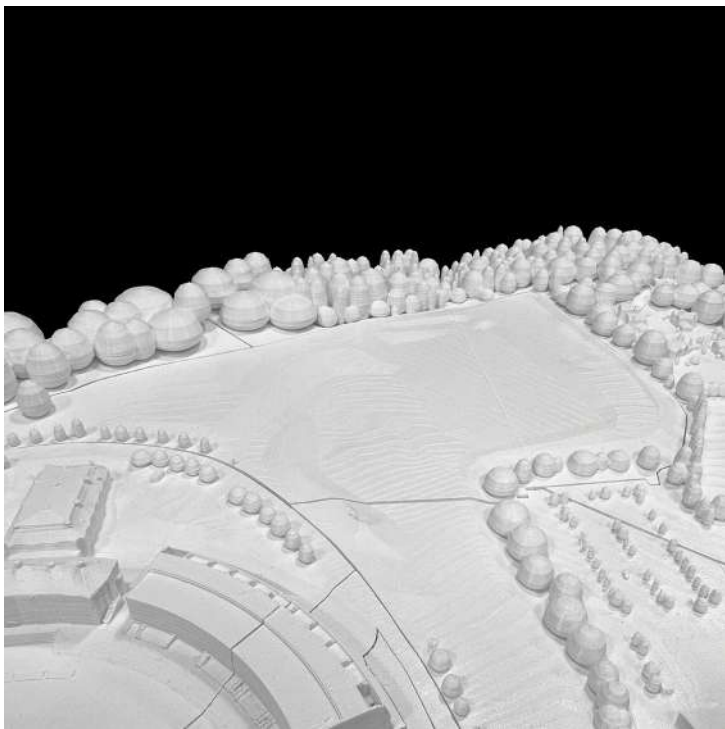
3 General external lighting to rear terraced gardens.



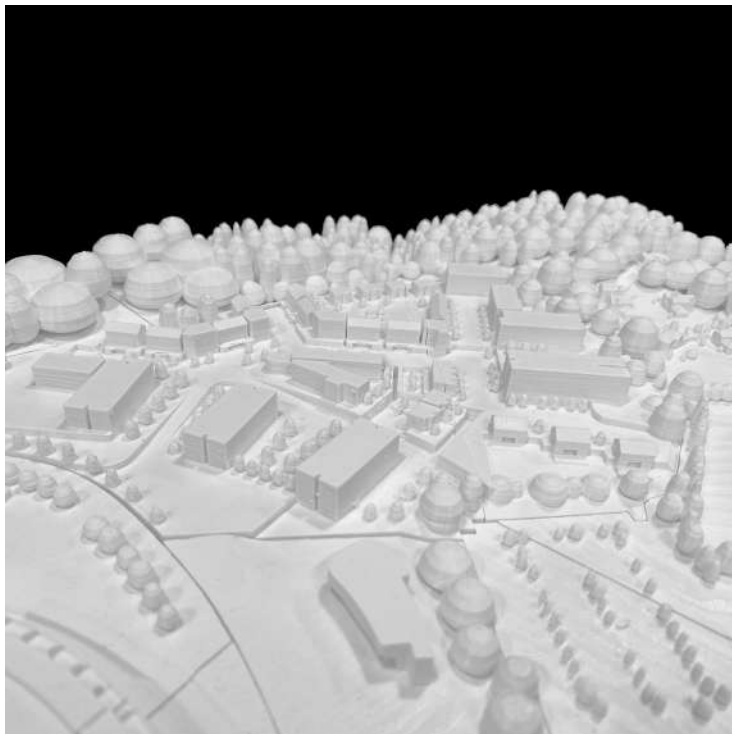
Proposed Design

3.8 |

Character Area 05 Development



Existing site



Pre-Applicaton Scheme



Current Proposal

Proposed Design

3.8 | Character Area 05 Development

Residential

The proposed residential development to the west of the stadium has been through a number of design iterations following consultation with the council and the design review panel. The current proposal provides a mix of homes units comprising 103 houses and 82 apartments. The design reflects the progression of the site from the stadium edge to the boundaries of Telegraph Woods, with apartment buildings being located near the stadium and houses located behind.

A legible hierarchy of main streets, secondary streets and pedestrian routes through the site, creates an opportunity to provide different public spaces (such as greens and squares), that help with place making. The scheme responds to existing topography, with the taller buildings being arranged towards the stadium, implementation of split level houses and a more organic and less dense layout towards the woods.

Well-Being Centre

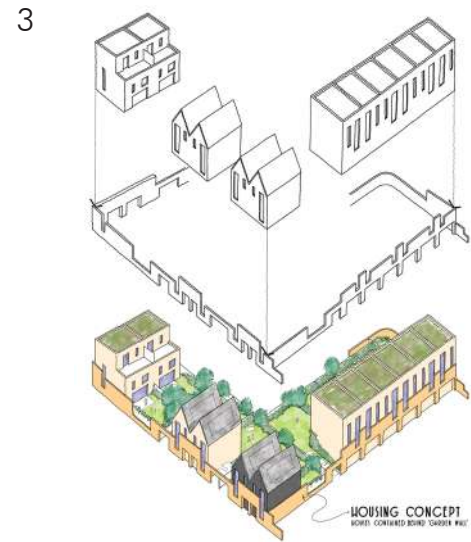
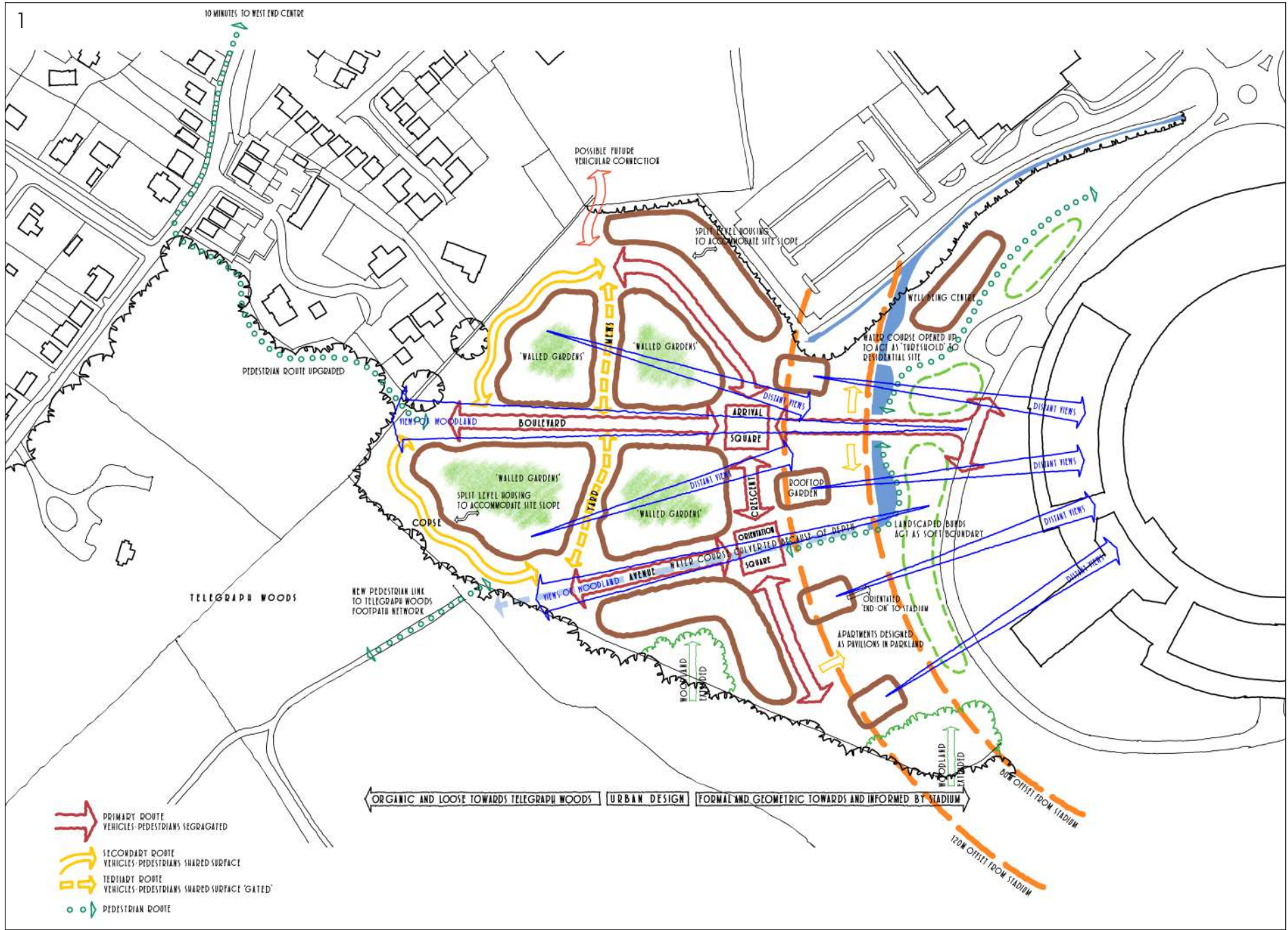
A new facility that complements the sports and leisure activities at Ageas Bowl is proposed to the northwest of the stadium. The well-being centre is a two-storey structure that nestles into the existing landscape, and acts as an architectural gatehouse to the proposed residential development further into the site. It could accommodate a range of potential health services, such as sports physiotherapy, GP medical consultation rooms, a scanning suite, a pharmacy, opticians, a pilates/yoga studio, a gymnasium and staff facilities. All fully accessible to all as a community asset linked to the sport and fitness drive from the cricket club.

- Proposed Pedestrian and Cycle Routes
- North to South Gridline
- Proposed Culvert
- Existing Berm
- Existing Woodland/Trees



Proposed Design

3.8 | Character Area 05 Development



- (1) Proposed analysis of character area 05.
- (2) Precedent. The Gables, DK Architects - Crosby.
- (3) Sketch demonstrating the continuous wall element of the residential scheme.
- (4) Proposed street section through the Boulevard.



Proposed Design

3.8 | Character Area 05 / Residential

Use

The proposal is for a new residential area comprised of 103 individual dwellings and 82 apartment units - use class C3.

Amount

There are 8 different housetypes and two types of apartment units of differing areas.

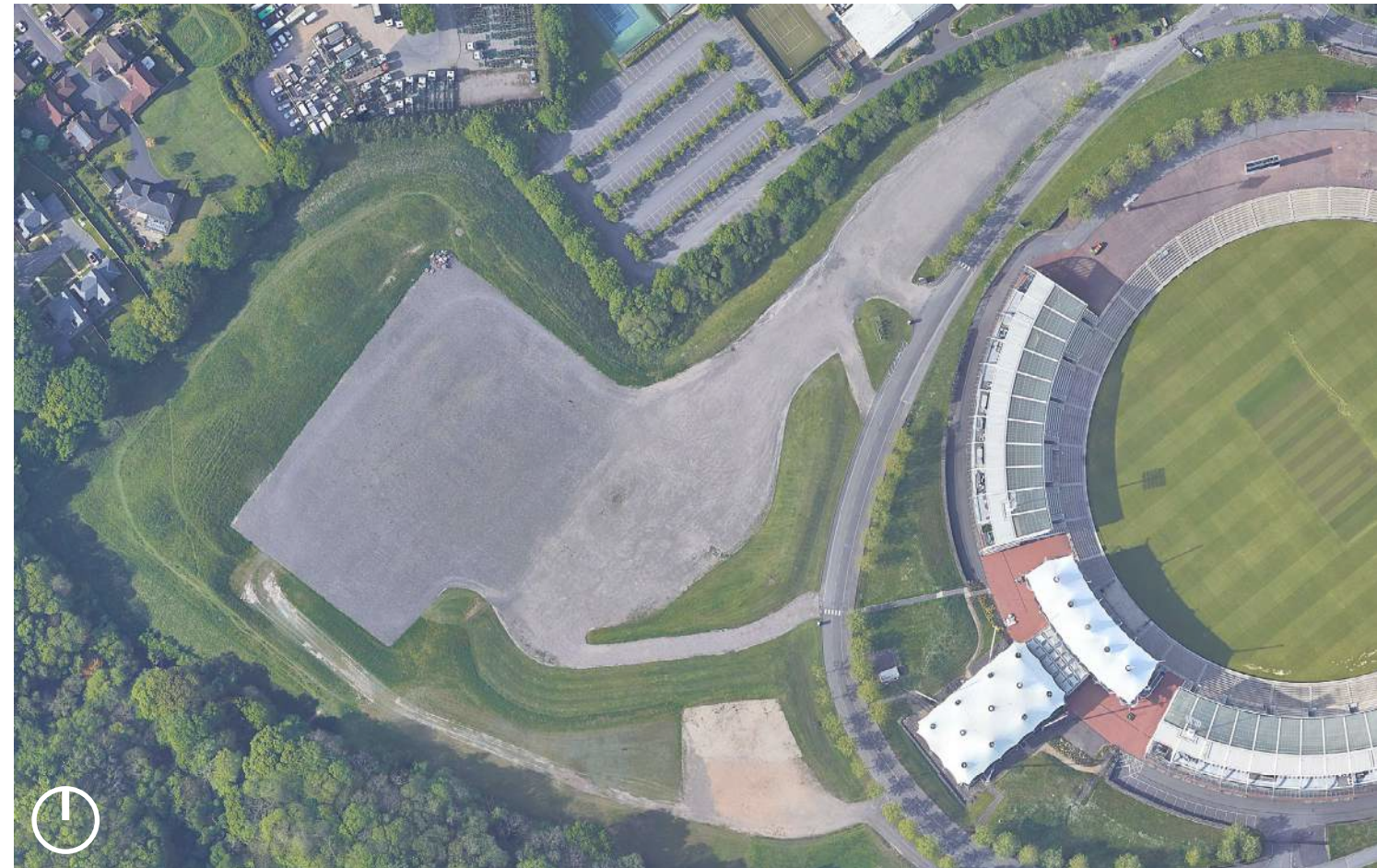
- House type A - 3B5P @ 97.8sq.m NIA - 23 units
- House type B - 2B4P @ 73sq.m NIA - 18 units
- House type C - 4B6P @ 140sq.m NIA - 3 units
- House type D - 3B5P @ 98.5sq.m NIA - 10 units
- House type E/E+ - 3B6P @ 102.3sq.m NIA - 27 units
- House type F - 4B6P @ 133.9sq.m NIA - 10 units
- House type F(-) - 4B6P @ 138.4sq.m NIA - 8 units
- House type F(+) - 3B6P @ 110.8sq.m NIA - 4 units
- Apartment - 1B2P @ 43sq.m NIA - 14 units
- Apartment - 2B4P @ 70sq.m NIA - 68 units

Layout

The organisation of the residential layout has been influenced by the iconic geometry of the existing stadium and through acoustic testing performed on match day simulations. As a result, the apartments have been set like pavillions within the landscape, placed perpendicularly side on to the stadium in order to reduce noise pollution and act as a threshold into the residential area. The rest of the layout consists of roads which maintain direct views from Telegraph Woods to the stadium, as well as narrower and more sensitive streets.

Scale

The housetypes vary from two to three storeys and some are split-level in order to suit the varying topography. The apartment blocks are either 4 or 5 storeys high with a split-level dependant on its block type and does not exceed the height of the stadium.



Existing Site - Character Area 05



Proposed Site - Character Area 05

Proposed Design

3.8 | Character Area 05 / Well-Being Centre

Use

The proposal is for a new well-being centre with a range of health and leisure accommodation for the benefit of the local community. This could include: sports physiotherapy, GP medical consultation rooms, a scanning suite, a pharmacy, opticians, a pilates/yoga studio, a gymnasium and staff facilities.

Amount

The well-being centre is comprised of three floors, health and leisure facilities house the ground and first floors, while the lower ground has space for bin storage and the plant room only.

- Lower ground floor @ 68.5sq.m (737.3 sq.ft)
- Ground floor @ 775.2sq.m (8343.5 sq.ft)
- First floor @ 367.3sq.m (3953.2 sq.ft)

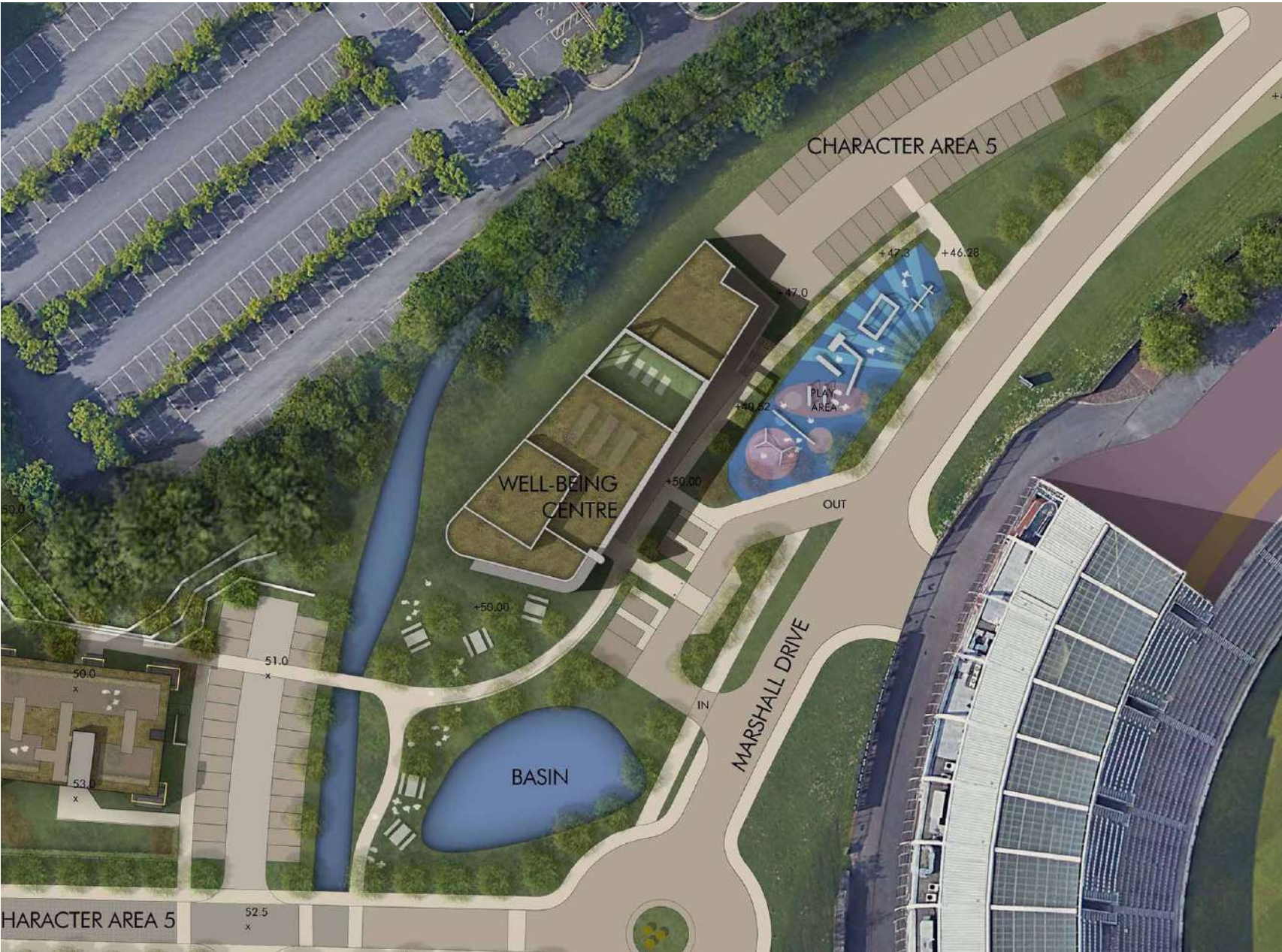
Total GIA : 13034.0 sq.ft

Layout

The organisation of the well-being centre follows a fluid form which fits into the circulation route towards the residential area. Subtle hints have been taken from points of the existing stadium adjacent to it, such as: the north west face aligning with the opening up of the stadium structure, its position facing longitudinally perpendicular to the centre of the Rose Bowl and its mimicing of an oval form.

Scale

The proposed building is comprised of three floors and a split-level on the lower ground in order to suit the sloping topography. In addition, the overall low height of the building helps produce a more welcoming and human scale for visitors.



MATERIALITY



1 Buff brick with snapper head detail to match residential



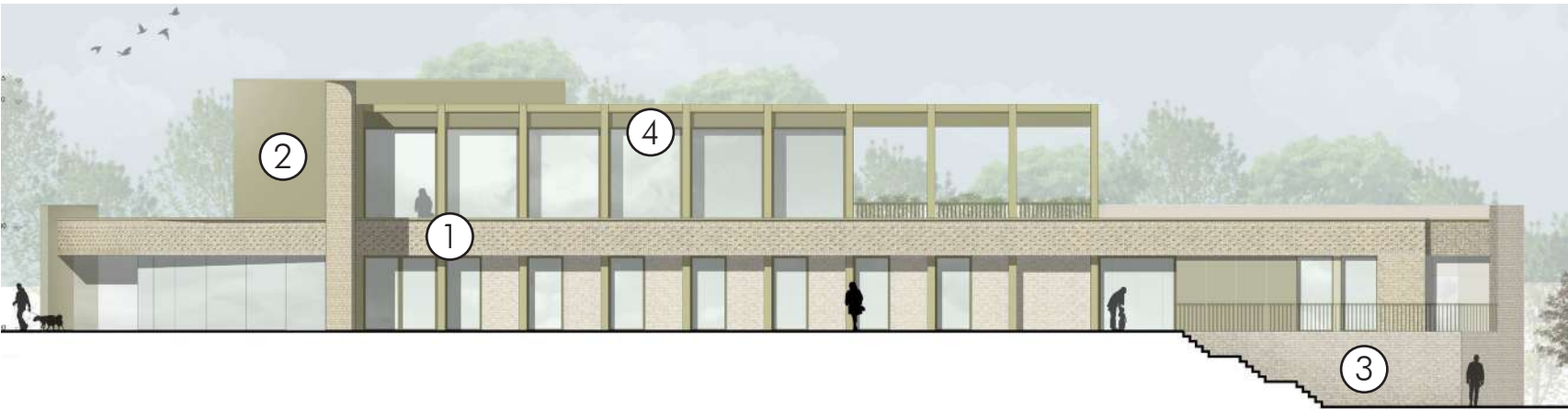
2 Powder coated light bronze effect aluminium cladding



3 Buff brick



4 All windows, door casements & rainwater hoppers to be powder coated aluminium to match light bronze effect cladding



Proposed Design

3.8 | Character Area 05 / House Typologies

Type A
3B5P - NIA 97.8 sq.m (1052.6 sq.ft) - 23 units
Variations - Type A, Type A (timber) & Type A (garage)

Type B
2B4P - NIA 73sq.m (785.7 sq.ft) - 18 units
Variations - Type B, Type B (timber) & Type B (garage)

Type C
4B6P - NIA 140sq.m (1506.8 sq.ft) - 3 units
Variations - Type C

Type D
3B5P - NIA 98.5q.m (1060.2 sq.ft) - 10 units
Variations - Type D



MATERIALITY



1 Buff brick



2 Charcoal timber cladding



3 Snapper head brick detail



4 Assorted colour front doors



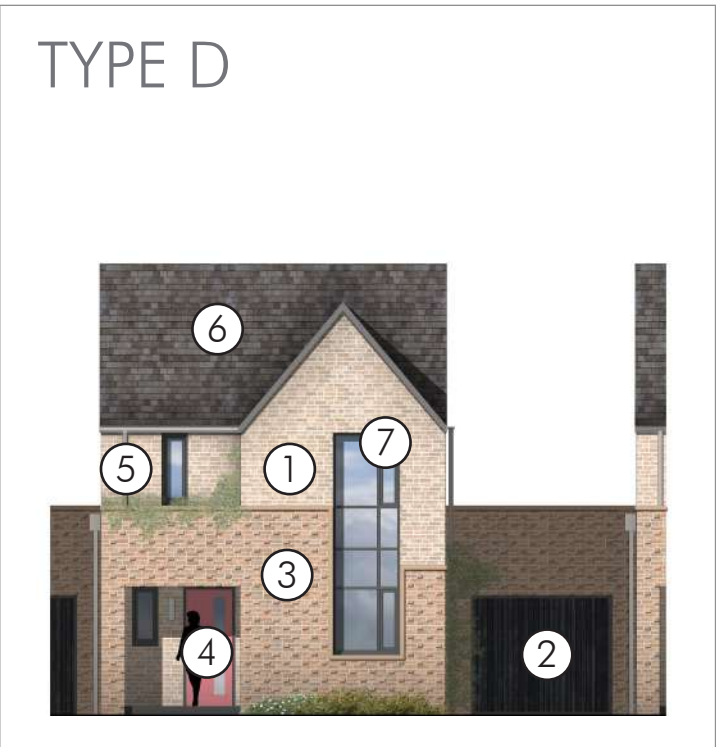
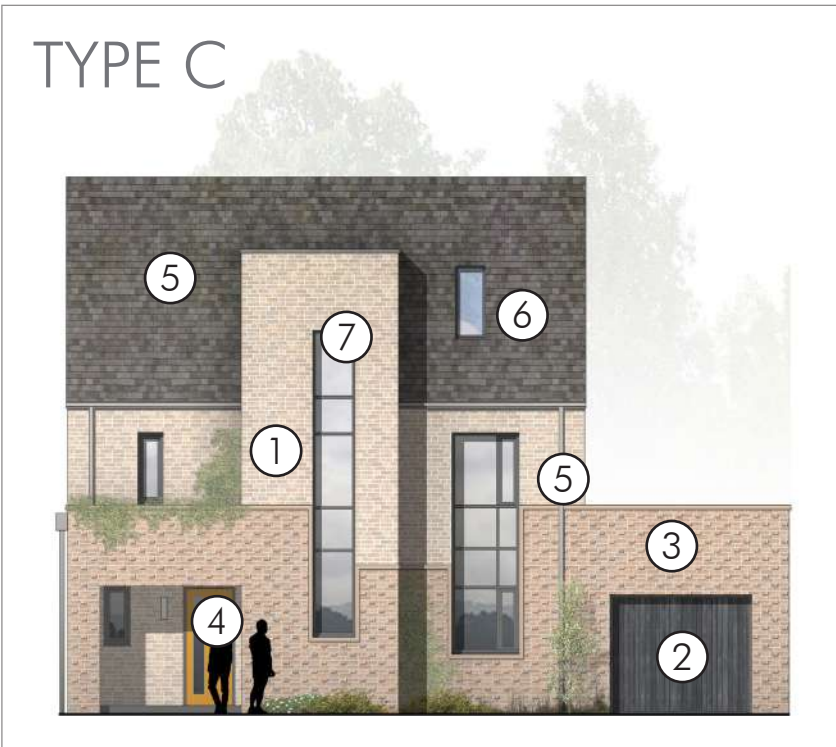
5 Galvanised rainwater pipes



6 Slate roof tiles



7 All windows & door casements to be powder coated aluminium



Proposed Design

3.8 | Character Area 05 / House Typologies

Type E/E+
3B6P - NIA 102.3 sq.m (1101.1 sq.ft) - 27 units
Variations - Type E, Type E (timber), Type E+, Type E+(timber), Type E- & Type E- (timber)

Type F
4B6P - NIA 133.9 sq.m (1441.2 sq.ft) - 10 units
Variations - Type F

Type F-
4B6P - NIA 138.4 sq.m (1489.6 sq.ft) - 8 units
Variations - Type F- & Type F- (garage)

Type F+
3B6P - NIA 110.8 sq.m (1192.5 sq.ft) - 4 units
Variations - Type F+



MATERIALITY



1 Buff brick



2 Charcoal timber cladding



3 Snapper head brick detail



4 Assorted colour front doors



5 Galvanised rainwater pipes



6 Slate roof tiles



7 All windows & door casements to be powder coated aluminium

