

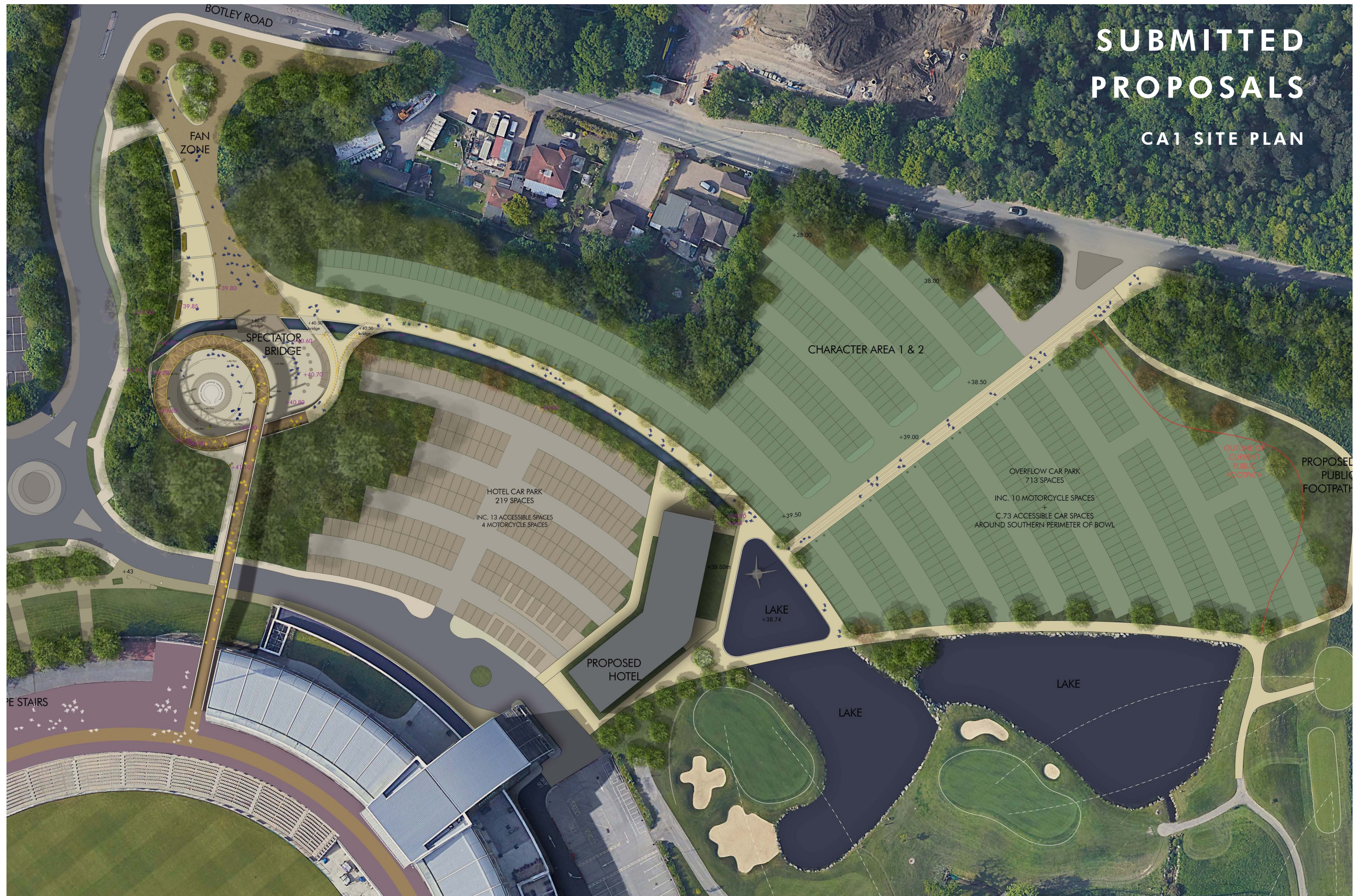
# ADDENDUM:

Revised design

July 2023

# SUBMITTED PROPOSALS

## CA1 SITE PLAN



## DESIGN CHANGES

Following wide consultation with numerous stakeholders during the determination period resulted in a number of design changes of which key elements of note are:

- New car parking to north revised to protect and enhance existing mature trees
- Ramp removed and car parking to the west retained to protect and enhance existing trees between car park and adjacent residential properties
- New western car park punctuated by random tree clusters
- Existing drainage landscape enhanced
- Base of hotel softened and bin/bike store added

**REVISED PROPOSALS**

**CA1 SITE PLAN**

The site plan illustrates a proposed development area. Key features include:

- Vegetation:** Numerous trees are shown, labeled with codes like G20, G28, G35, G36, and G37. Some are circled in blue or green.
- Parking:** A central area is designated as 'HOTEL CAR PARK' with 119 spaces.
- Water Features:** A large blue area represents a water body with a 'WATER LEVEL +37.43'. Another area shows 'WATER LEVEL +38.74'.
- Green Spaces:** A yellow area is labeled 'PRESUMED 9TH GREEN'. Other areas are labeled 'PRESUMED 10TH TEE' and 'PRESUMED 11TH TEE'.
- Boundaries and Roads:** A red line indicates a boundary or road. A yellow line is labeled 'F.F.L. 41.00'.
- Annotations:** Various numerical values and labels are scattered throughout, such as 'WATER LEVEL +38.74', 'F.F.L. 41.00', and 'PRESUMED 10TH TEE'.

**REVISED PROPOSALS**

**CA1 SITE PLAN**

The site plan illustrates a proposed development with a central parking area (HOTEL CAR PARK) containing 119 spaces. The plan is characterized by extensive greenery, including numerous trees (G20, G28, G35, G36, G37) and a large green area labeled 'PRESUMED 9TH GREEN'. A significant water body is shown with a water level of +37.43, and another area is marked 'WATER LEVEL +38.74'. The plan also features a 'PRESUMED 10TH TEE' and a 'PRESUMED 11TH TEE'. Various annotations provide specific details, such as 'FLL 41.00' and 'HOTEL CAR PARK 119 SPACES'. The plan is bounded by a red line, likely representing a road or boundary, and includes numerous other site-specific details and annotations.



## DESIGN CHANGES

Following wide consultation with numerous stakeholders during the determination period, resulted in a number of design changes of which key elements of note are:

- Apartment blocks redesigned to remove flat roof and relate to housing architecture
- Apartments rotated 90 degrees to act as more of a threshold between stadium and housing
  - Parking courts held behind the apartments
    - Apartments now fully accessible
  - Houses now face on to telegraph woods
    - 20 metre ecology offset buffer
- Housing over looking distances improved and space standard issues addressed
  - Open space and play areas addressed
- Site edge sectional condition illustrated

# REVISED PROPOSALS OCA5 SITE PLAN



## CHARACTER AREA 3

PAVILION

## CHARACTER AREA 4

ACCESS TO  
THORNEYDOWN  
PARKING

## DESIGN CHANGES

Following wide consultation with numerous stakeholders during the determination period, resulted in a number of design changes of which key elements of note are:

- Architectural treatment simplified following DRP comments. Care home now has an architectural language with the hotel and well-being centre
  - Existing monkey puzzle tree removed
- Proposed landscape more successfully addresses level changes as a consequence (additional drawings submitted to elaborate further).
- Southern gateway removed with existing parking and outbuildings retained.

## CA4 SITE PLAN