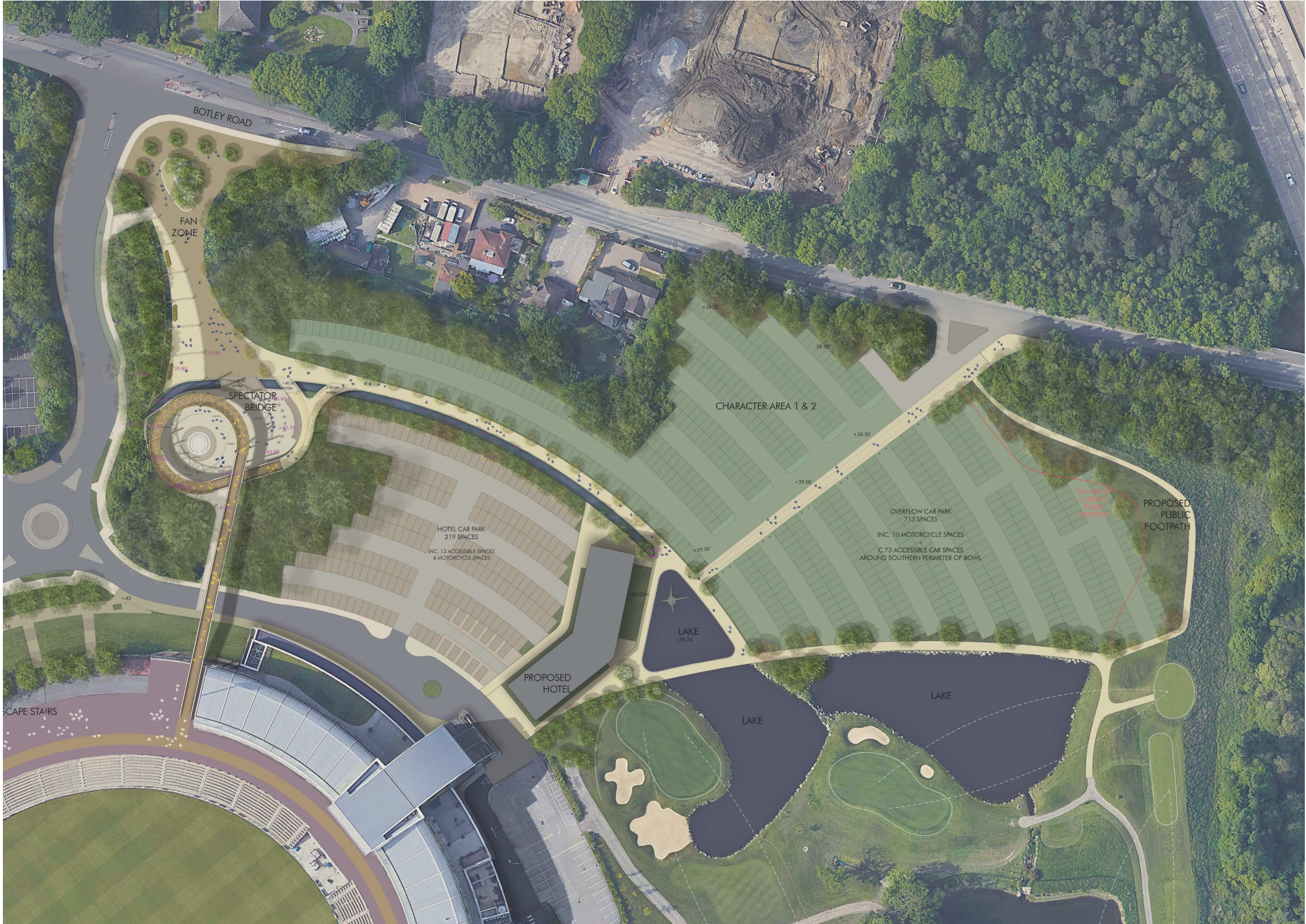




AGEAS

Design & Access Statement Addendum

1st December 2023



**SUBMITTED
PROPOSALS**

CHARACTER AREA 01

HOTEL - CAR PARK

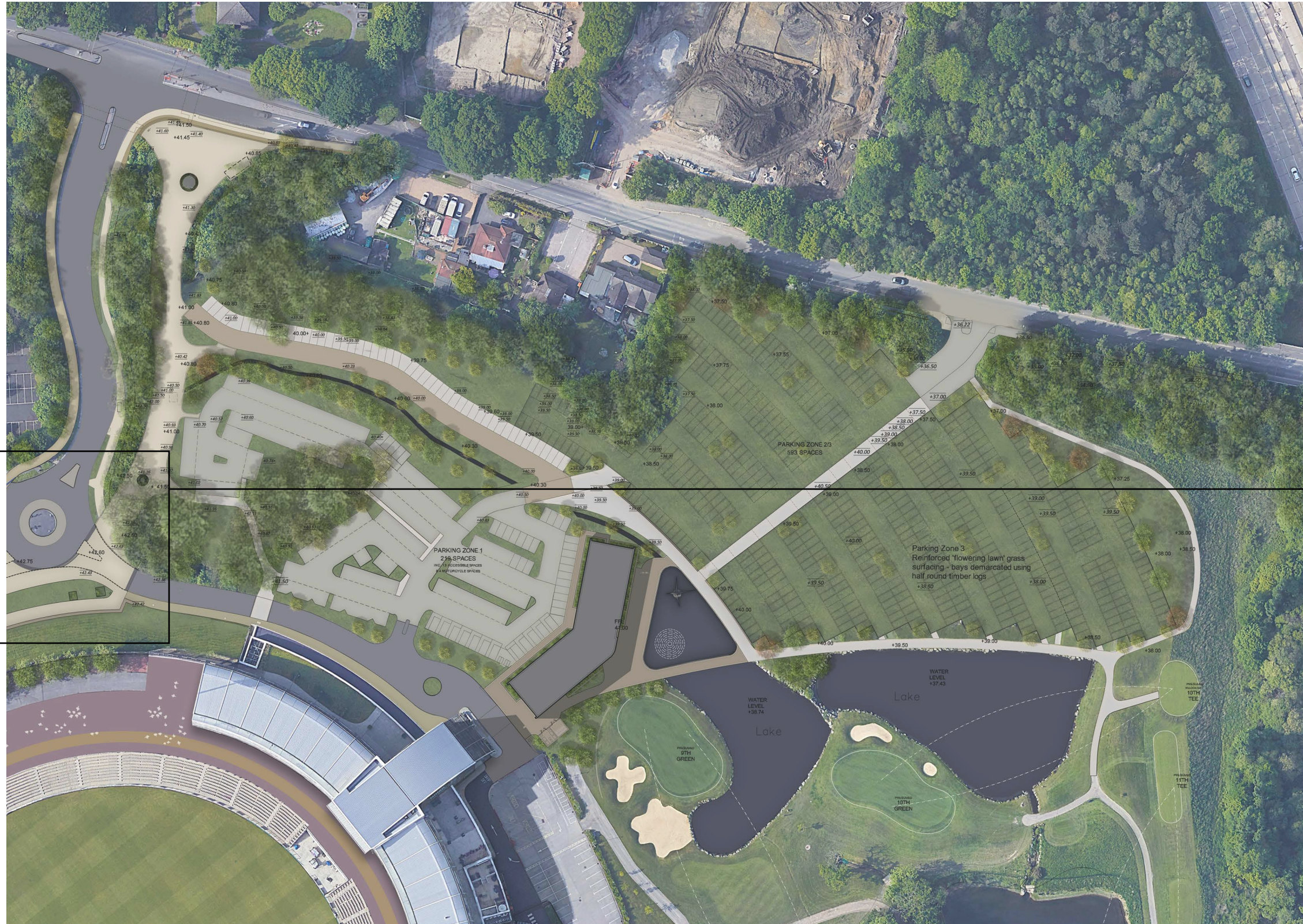
DESIGN CHANGES

Following the consultation period 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 tree clusters
- Existing drainage landscape enhanced
- A new dedicated 'Fan Zone' created to control the flow of spectators on match days.
- Base of hotel softened and bin/bike store added
- New cycle and pedestrian routes established.

REVISED PROPOSALS

CHARACTER AREA 01





CHARACTER AREA 01 - PROPOSED HOTEL



SUBMITTED PROPOSALS

CHARACTER AREA 03-04

DESIGN CHANGES

Following the consultation period 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 successfully addresses level changes as a consequence (additional drawings submitted to elaborate further).
- Southern gateway removed with existing parking and outbuildings retained.
 - Footpath & cycle route added to the west of the existing well-being centre to improve connectivity through the site.

[illegible]

CHARACTER AREA 03-04



CHARACTER AREA 03 - PROPOSED PAVILION



**SUBMITTED
PROPOSALS**

CHARACTER AREA 05

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:

- Reduction of 14 residential units overall
- Apartment blocks redesigned to improve scale and massing and relate to housing architecture
- Apartments rotated 90 degrees to act as more of a threshold between stadium and housing
 - Parking courts held behind apartments
 - Apartments now fully accessible
- Multiple houses now face on to telegraph woods
 - 20 metre ecology offset buffer
- Housing overlooking distances improved and space standard issues addressed
 - Open space and play areas addressed
- Corner plot house types created along with annotation relating to house types that are 'handed'.
- Private and public amenity calculations updated

to reflect EBC guidance. All plots exceed the EBC guidance of 60% of the total floorspace and plots with rear gardens within 30 degrees of North are a minimum of 14 metres in length with the exception of plots 27 & 28. However, plot 28 has additional width and plot 28 is within 100m of POS via a safe pedestrian footpath.

- Additional sections created to demonstrate the changes in level across the site. Sections have been created through various house types to illustrate the scale and massing of each dwelling in context.
- Apartment parking revised to 'unallocated parking' with provision for 1:1 parking for 1 bed units and 1:1.5 for 2 bed units. All houses across the site meet the minimum parking standards and 36 visitor parking spaces have been provided across site.
- Separation distances adhered to as per EBC guidance:
 - 2 storey to 2 storey - 20m
 - 2 storey to 3 storey - 25m
 - 3 storey to 3 storey - 25m

Changes in level have also been factored in. For every 1m level change an additional 2m added to reflect the

REVISED PROPOSALS

CHARACTER AREA 05





RESIDENTIAL



WELL-BEING



CALDERPEEL ARCHITECTS



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