

PROPOSED SOUTH ELEVATION



PROPOSED EAST ELEVATION



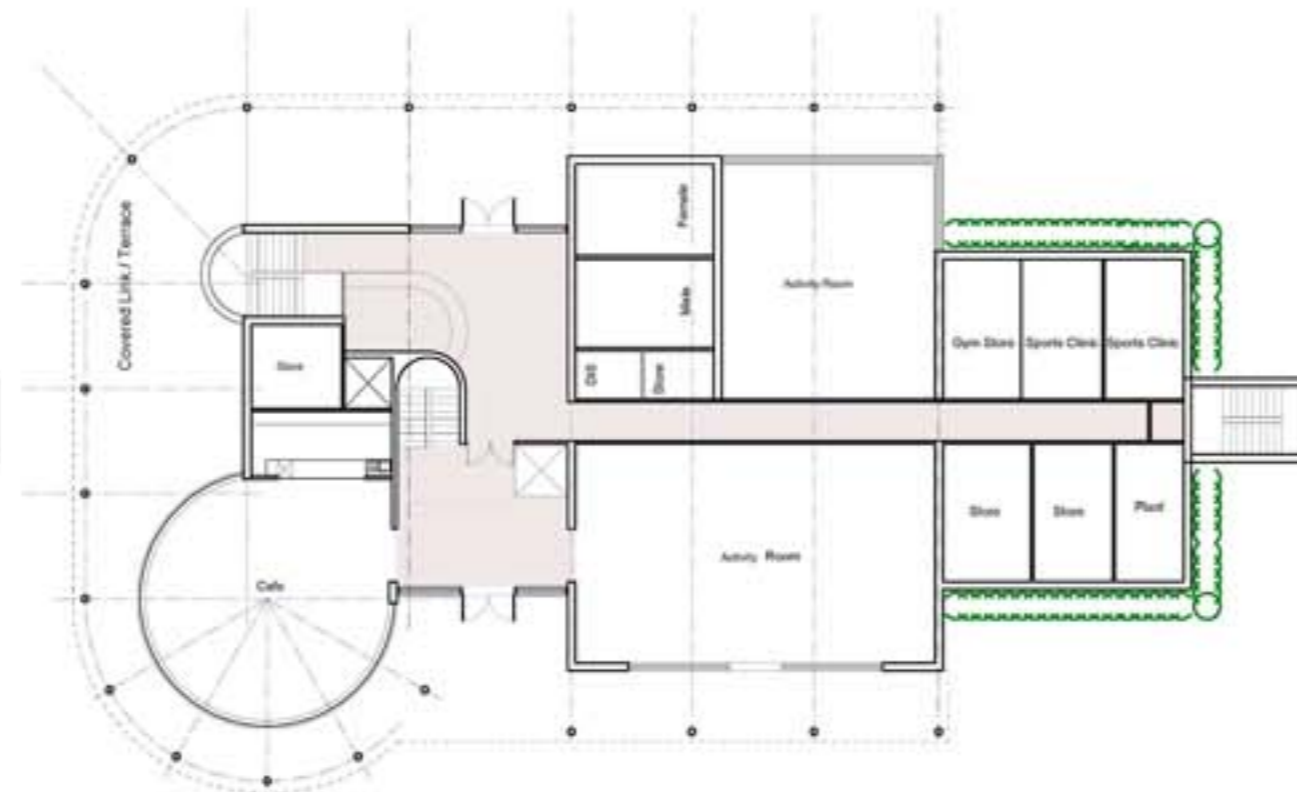
PROPOSED WEST ELEVATION

It should be noted that these plans are indicative at this stage. There is still a period of ongoing and detailed consultation to be undertaken with local resident and user groups in order to fine the optimum design solution for the building.

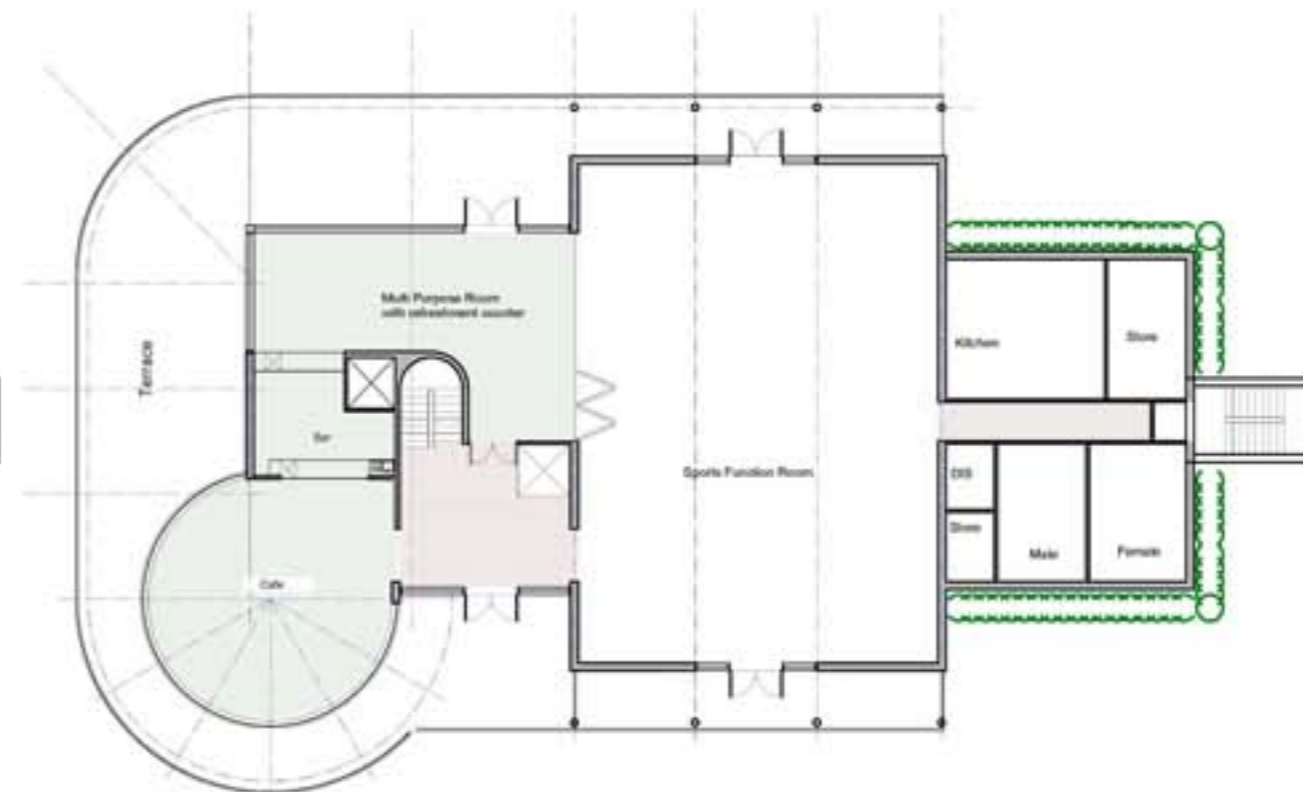
We are very aware that noise is a major concern for residents that live in close proximity to the site. It has been raised by a number of residents during our consultation that they would be happier to see function spaces at the ground floor with activity spaces located at first floor level. As such following this Fun Day we will be reviewing the design to see if this is possible. We welcome any further comments you may have.



PROPOSED BASEMENT FLOOR



PROPOSED GROUND FLOOR



PROPOSED FIRST FLOOR



Site Plan



01 Ecology Wildlife Education

STRATEGY

A range of opportunities are available to encourage increased biodiversity on the site which can both be used to create a sustainable habitable environment for flora and fauna, but also a key device to assist the local school's educational curriculum.

Our aim is to create a sustainable building not just in terms of its own energy performance, but crucially how it responds to its surrounding context. A building's surrounding landscape must ultimately support local wildlife and the lives of its residents in order for the building to function well.

The planting, water management and landscaping strategy will create an external setting which can both entertain its users and be an **external learning environment** for school children.

Wildlife Planting



Fast Growing Poplars



Nature Trail



Bird Boxes



Batboxes



Rainwater Harvesting



Tree Planting



Bug Boxes



Dog Agility Course



Landscape Plan Scale - 1:1250



New Hedge Planting



Green Wall/Roof



Pond/ Reed Bed



BREEAM

Over its 20 years of existence, the **Building Research Establishment's Environment Assessment Method (BREEAM)** has aimed to provide:

- a credible, independently assessed sustainability label for buildings
- recognition of a building's sustainability credentials
- a driver to stimulate demand for sustainable buildings
- assistance to clients and designers in mitigating life-cycle impacts of buildings.

BREEAM 2011 assess a range of buildings under nine categories:

- Management
- Health and Well Being
- Energy
- Transport
- Water
- Materials
- Waste
- Land Use and Ecology
- Pollution
- Innovation

A credit score is awarded by an assessor and the total score allows a client to demonstrate that their building demonstrates an acceptable level of sustainability performance, provides a marketable and sustainable asset to the area and meets the clients social responsibility objectives.

Advice and guidance will be sought from a BREEAM assessor so that the aim of achieving a very good BREEAM rating can be accomplished.

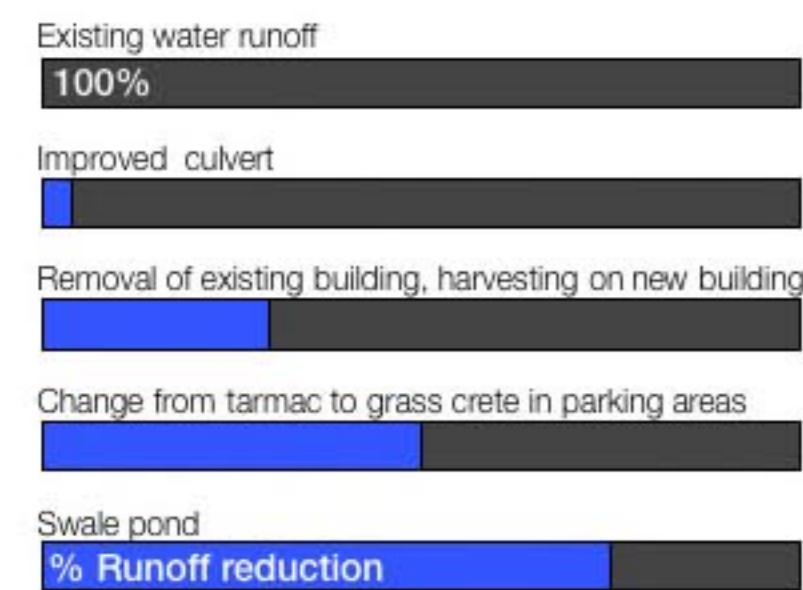
STRATEGY

Water management is essential to help improve drainage, recycle a precious resource and improve the defense against flooding.

Information has been gathered and discussed with the National Environment Agency and the site has been carefully designed to mitigate against the risk of flooding and to deal with water through a sustainable urban drainage (SUDS - described opposite) strategy.

The proposed building situates itself away from the immediate flood risk zone.

Considered landscaping design and drainage methods will help to REDUCE the flood risk to surrounding buildings. Reduction of hard surface areas will INCREASE infiltration, reducing the level of surface runoff. Water collection and reuse will further assist a sustainable water management of the site.



Consultation with Environment Agency

As our scheme progresses and we move towards a formal planning application, further detailed consultations will take place with the Environment Agency who will help guide the projects drainage and landscape strategy to meet National and Local requirements.



Sustainable Urban Drainage

Sustainable drainage systems (SUDS) are "a sequence of management practices and control structures designed to drain surface water in a more sustainable fashion than some conventional techniques" (Shaffer *et al* 2004b). The primary aim of SUDS is to mimic the natural drainage pattern of a site. In other words, the drainage system should imitate the way the site would drain if there had been no development on it - often referred to as greenfield conditions. In order to achieve this aim the principles of the "SUDS management train" were developed (Sustainable drainage systems (SUDS) - an introduction - Environment Agency, 2003).

The primary consideration is that runoff should be controlled as close to the source as possible. Water should only be conveyed elsewhere when it cannot be dealt with effectively on-site. The treatment train should also include elements that provide infiltration and attenuation as part of the drainage process.



FILTER STRIPS are wide, gently sloping areas of grass or other dense vegetation that treat runoff from adjacent impermeable areas.



SWALES are broad, shallow channels covered by grass or other suitable vegetation. They are designed to convey and/or store runoff, and can infiltrate the water into the ground (if ground conditions allow).



INFILTRATION BASINS are depressions in the surface that are designed to store runoff and infiltrate the water to the ground. They may also be landscaped to provide aesthetic and amenity value.



WET PONDS are basins that have a permanent pool of water. They provide temporary storage for additional storm runoff above the permanent water level.



EXTENDED DETENTION BASINS are normally dry, though they may have small permanent pools at the inlet and outlet. They are designed to detain a certain volume of runoff as well as providing water quality treatment.

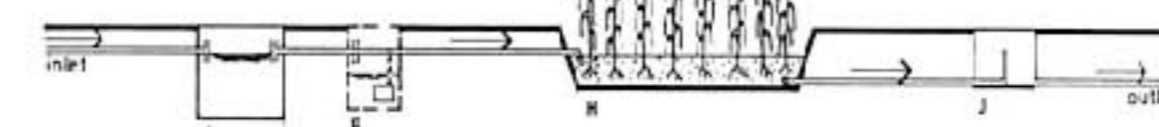


CONSTRUCTED WETLANDS are ponds with shallow areas and wetland vegetation to improve pollutant removal and enhance wildlife habitat. These are regarded as one of the most effective SUDS techniques for biodiversity and water quality improvements.



DETAIL INFORMATION

- Key
- A Existing Septic Tank
- B Pumping Station (if required.)
- H Horizontal Reed Bed
- J Flow Control Chamber



The site offers a relatively unique opportunity for sustainable drainage system. Linking to the stream, a Reed Bed could be created to both clean the waste water from the building and increase the biodiversity of the area.

The principle of the treatment of sewage by Reed Beds is relatively simple. The Common Reed (Phragmites Australis), has the ability to transfer oxygen from its leaves, down through its stem, porous speta and rhizomes, and out via its root system into the rhizosphere (root system). As a result of this action, a very high population of micro-organisms occurs in the rhizosphere, with zones of aerobic, anoxic, and anaerobic conditions. Therefore with the waste water moving very slowly and carefully through the mass of Reed roots, this liquid can be successfully treated, in a manner somewhat similar to conventional biological filter bed systems of sewage treatment. Earlier Reed Bed Sewage Treatment systems, used the horizontal flow type of reed bed, where the liquid flows horizontally through the bed. However it is essential that any form of treatment of sewage should have the capability to not only treat the sewage effectively, but also that its maturation time should be kept to a minimum.

To achieve this the reed plants are partially pre-grown, and also with the development of a vertical reed bed system, this maturity of the total system can be more readily achieved.

03 Mitigating Light Concerns

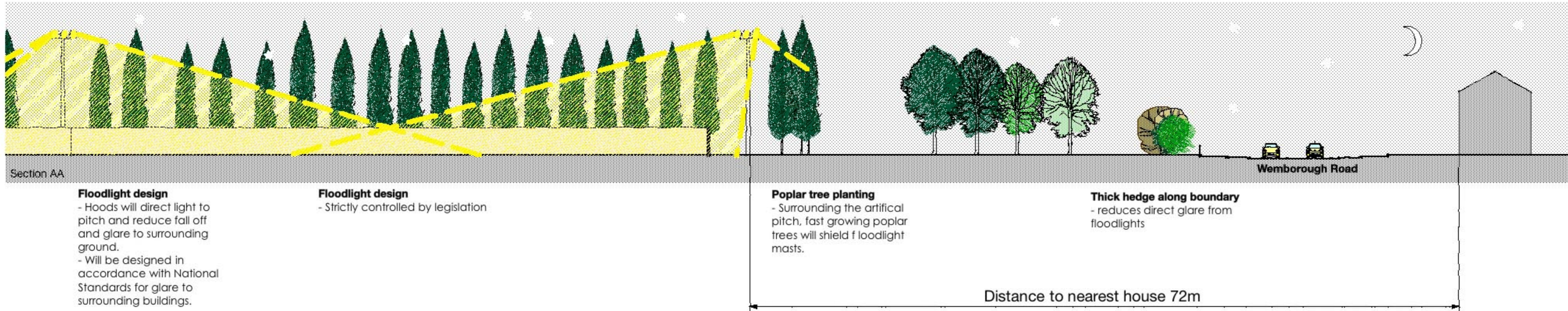
STRATEGY

Lighting is critical to the integration of the new facilities into the site. Lighting must be bright and focussed on the pitches and infrastructure, but shielded from the residential homes.

Design of both the lights and also the natural protection is central to the strategy.

Floodlighting will be used between 5:30pm or 6:30pm then reduce at 9pm to go off at 9:15pm.

Times will be licensed following detailed discussions with the planning department and local councils.



Floodlight design
 - Hoods will direct light to pitch and reduce fall off and glare to surrounding ground.
 - Will be designed in accordance with National Standards for glare to surrounding buildings.

Floodlight design
 - Strictly controlled by legislation

Poplar tree planting
 - Surrounding the artificial pitch, fast growing poplar trees will shield floodlight masts.

Thick hedge along boundary
 - reduces direct glare from floodlights

Distance to nearest house 72m



**Floodlight Layout Plan
 Scale 1:2000**

POLICY WHICH IS IN PLACE AND MUST BE FOLLOWED TO PROTECT LOCAL RESIDENTS

DETAIL INFORMATION

ILE (Institute of Lighting Engineers) Environmental Lighting Guidance
 The following table defines the environmental lighting conditions the lighting design has been designed to.

Environment Zones
 Local Planning Authorities would normally specify the following environmental zones for exterior lighting control within their Development Plans.

Category Examples:

E1: Intrinsically dark landscapes National Parks, Areas of Outstanding Natural Beauty, etc.

E2: Low district brightness areas Rural, small village, or relatively dark urban locations.

E3: Medium district brightness areas Small town centres or urban locations.

E4: High district brightness areas Town/city centres with high levels of night-time activity.

Where an area to be lit lies on the boundary of two zones the obtrusive light limitation values used shall be those applicable to the most rigorous zone.

Table 1 - Obtrusive Light Limitations for Exterior Lighting Installations Light Trespass.

Environmental Zone	Sky Glow ULR [Max %]	Light Trespass (into Windows) Ev [Lux] (2)		Source Intensity I [kcd] (3)		Building Luminance Pre curfew (4)
		Pre curfew	Post curfew	Pre curfew	Post curfew	
E1	0	2	1*	2.5	0	0
E2	2.5	5	1	7.5	0.5	5
E3	5.0	10	2	10	1.0	10
E4	15.0	25	5	25	2.5	25

ULR = Upward Light Ratio of the installation is the maximum permitted percentage of luminaire flux for the total installation that goes directly into the sky.

Ev = Vertical Illuminance in Lux and is measured flat on the glazing at the centre of the window.

I = Light Intensity in Cd.

L = Luminance in Cd/m².

Curfew = The time after which stricter requirements (for the control of obtrusive light) will apply; often a condition of use of lighting applied by the local planning authority, if not otherwise stated, 23.00hrs is suggested.

* = From Public road lighting installations only

Upward Light Ratio

Some lighting schemes will require the deliberate and careful use of upward light e.g. ground recessed luminaires, ground mounted floodlights, festive lighting to which these limits cannot apply. However, care shall always be taken to minimise any upward waste light by the proper application of suitably directional luminaires and light controlling attachments.

Light Trespass (into Windows)

These values are suggested maxima and need to take account of existing light trespass at the point of measurement. In the case of road lighting on public highways where building facades are adjacent to the lit highway, these levels may not be obtainable. In such cases where a specific complaint has been received, the Highway Authority shall endeavour to reduce the light trespass into the window down to the after curfew value by fitting a shield, replacing the luminaire, or by varying the lighting level.

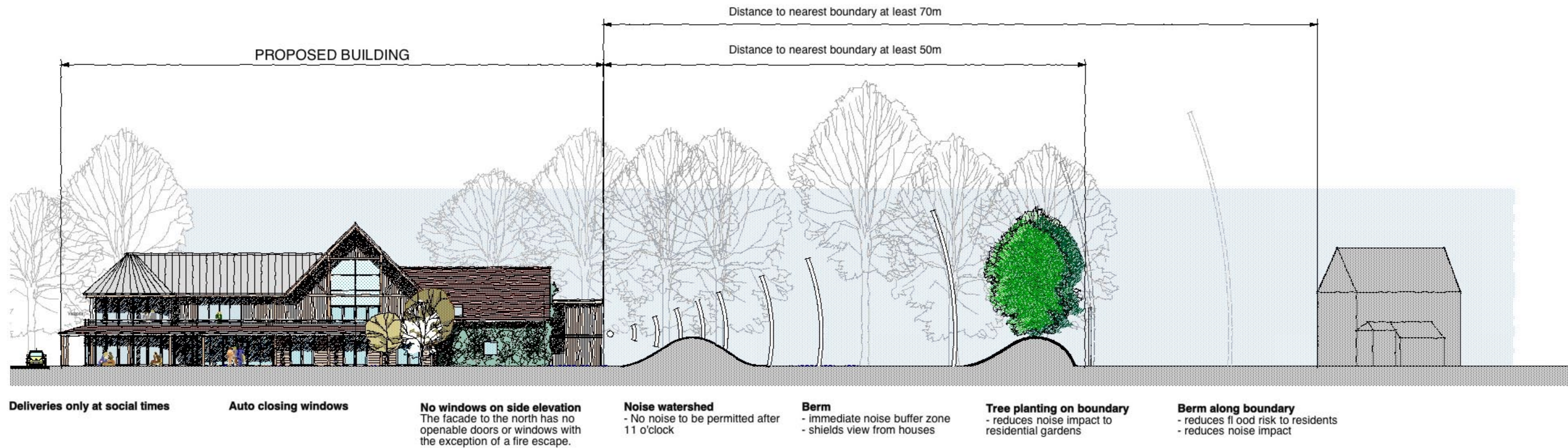
Source Intensity

This applies to each source in the potentially obtrusive direction, outside of the area being lit. The figures given are for general guidance only and for some sports lighting applications with limited mounting heights, may be difficult to achieve.

Building Luminance

This shall be limited to avoid over lighting, and related to the general district brightness. In this reference building luminance is applicable to buildings directly illuminated as a night time feature as against the illumination of a building caused by spill light from adjacent luminaires or luminaires fixed to the building but used to light an adjacent area.





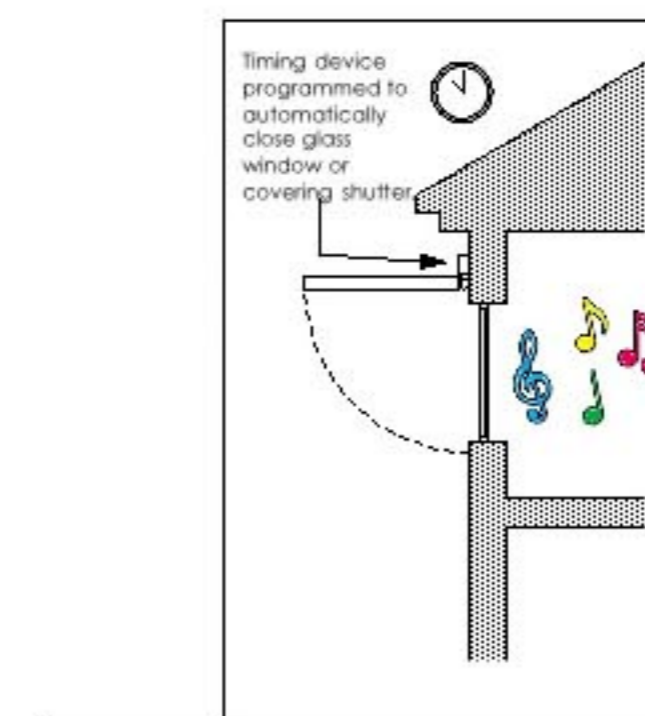
Sound Concern Remediation Measures

DESIGN CONTROLS

1. The design's strategy utilises site position and insulated facades to minimise risk of sound pollution.
2. It is positioned almost equidistant between, and so maximised its distance from, the East and West boundaries of the site.
3. No windows directly face the boundary to the North.
4. All boundary edges will have new trees planted and in some areas, a raised earthwork will be created on which further shrubs and trees will be grown.
5. This Berm and planting will help limit overlooking, reduce the amount of direct sound and at night, help prevent glare from lighting **and help with flooding.**
6. Windows will be constructed with an automatic closing mechanism to close shutters at an exact time every night.

LICENSE CONTROLS

7. Licensed hours (see across).
8. This license also ensures suitable timing of deliveries and bin collection to prevent against the effects of sound pollution during unsocial hours.
9. The building's PA system will be connected to the door locks, ensuring automatic cutoff to the system's power if doors are opened at night.
10. Sound Surveys will be conducted to review current and proposed noise levels across the site.
11. Noise from spectators and their planned seating/standing areas will be recommended and checked by planning.



TIMES

Weekdays and Sunday
11:00am - 9:30pm

Friday and Saturday
11:00am - 11:30pm

Grounds
6am - 10pm

Pavilion
6:30am

Car Park Gates
6am - 10pm



STRATEGY

The park is a place for the community. The security and safety of its users, most especially that of our children, is the most important aim we can accomplish in this project.

Through consultation with the school and nursery, we understand that the environment needs to be both protective of, and enhancing of childrens' lives.

The boundary conditions will employ fencing, natural planting and entrance gateways to ensure that the site can be controlled to prevent anti social behaviour and the safety of our members.

A members' card will allow selective access to the park. With access points around the whole perimeter, this will help reduce the volume of traffic going to Wemborough Road.

Pedestrian access is key to helping create a convenient environment. Dog walkers are welcomed and will be given membership through an open book policy. This will require their cooperation to clean up any mess and so numerous bins will be provided, however it may be necessary to continually review access rights to maintain cleanliness and safety of others.

CCTV will be employed as discretely as possible to help dissuade antisocial behaviour, and create a secure environment. The landscaped terrain will have sensor controlled path lighting, bins, and appropriate signage helping keep the area accessible to people of all ages. The aim is to create an environment which people can enjoy using and have pride in, without any fear to their safety.

There will be a caretaker on site at all opening times and possibly further security.

A security strategy will be negotiated with local police to incorporate their crime prevention advice.

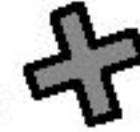


Medical Room



Call points and signage

- including first aid points along stream



CCTV



Beta fences



Soft planting

- to help security and wildlife



Park lighting

-along pathways and controlled by sensors



Members' card

- secure keycard entry at access points in boundary.



Dog litter bins



06 Parking and Access

Total Site Area
 104320.277 square metres
 10.432 Hectares

Building Area
 Gross External
 649.38 sqm

Gross Internal
 560 sqm - Basement Floor
 610 sqm - Ground Floor
 606 sqm - First Floor

1976 sqm - Total

Number of Parking Spaces
 Existing - 100
 Proposed additional - 130

The intended demolition of the existing pavilion will create a large area which will support 130 new parking spaces. These will be accessed upon immediate entry through the existing gateway or from the existing parking spaces. Used infrequently, the area will be made from grass-crete - a permeable and semi natural grass surface. This will allow water infiltration and importantly create the appearance of a continuous green landscape, which will seemingly reduce the impact of built surfaces on the site.

A shuttle bus service will be implemented to reduce the level of car traffic.

Car sharing will be encouraged for fans and players who will use the site, further alleviating the level of traffic.

The existing pavement and access areas will be re-surfaced to give entrances greater visibility for pedestrians and motorists. Car parking areas will be raised to pavement areas to create a shared surface. Shared surfaces are proving to reduce motorist speed and increase the awareness of both drivers and walkers thereby reducing accidents. Routes will nevertheless be clearly demarcated to direct flows of traffic.



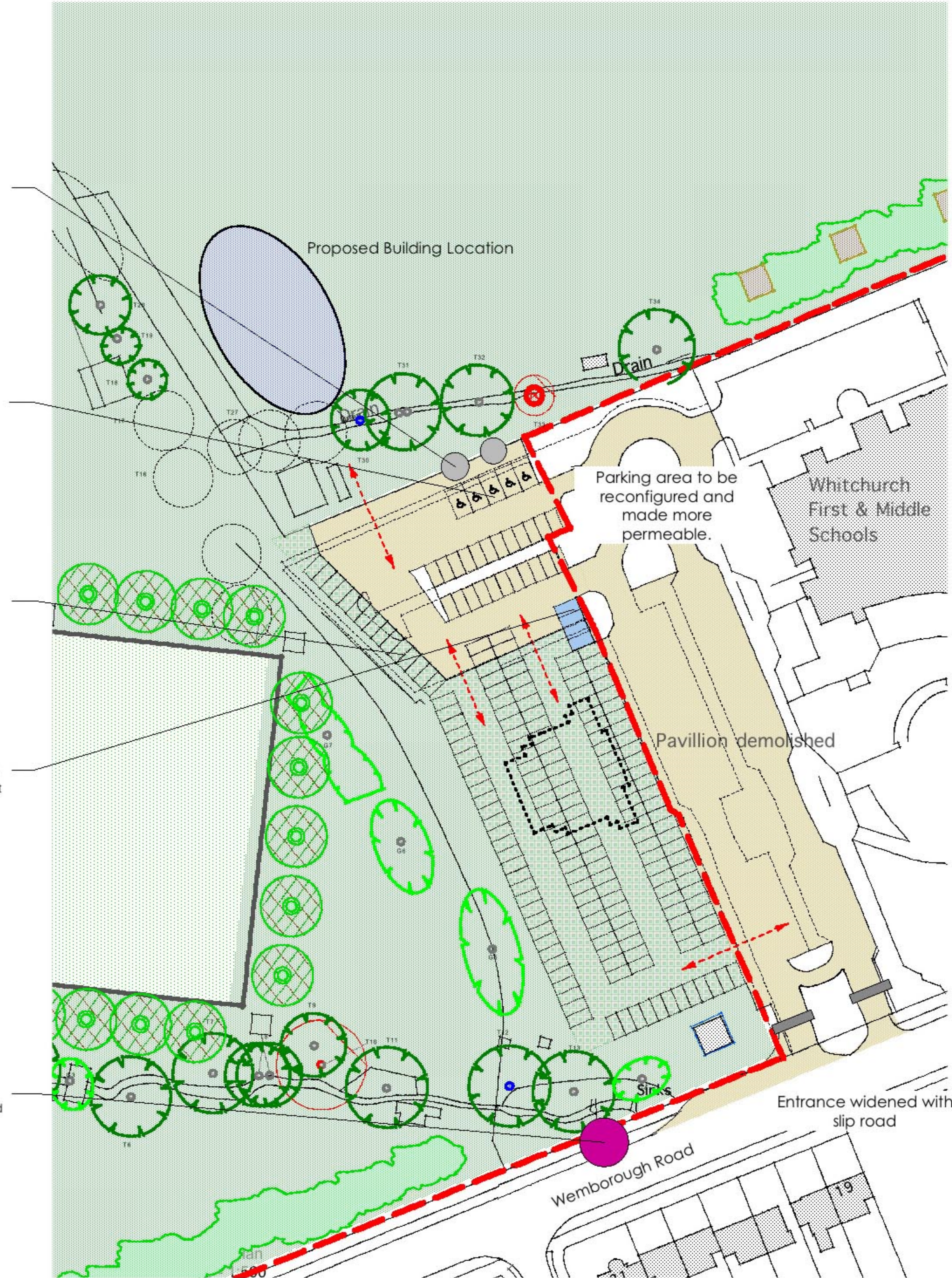
Bike storage pods
 - covered and lockable

Accessible parking

Hardsurface removed and replaced with grasscrete

Electric Vehicle Spaces
 - with a dedicated charging point

Shuttle Bus
 - Route implemented to park and schools



Shared Surface
 -demonstrably safer.
 -people orientated public space.
 - drivers, cyclists and pedestrians have equal priority.
 -reduce clutter.
 -facilitate civility.



Existing parking area to be improved.

