




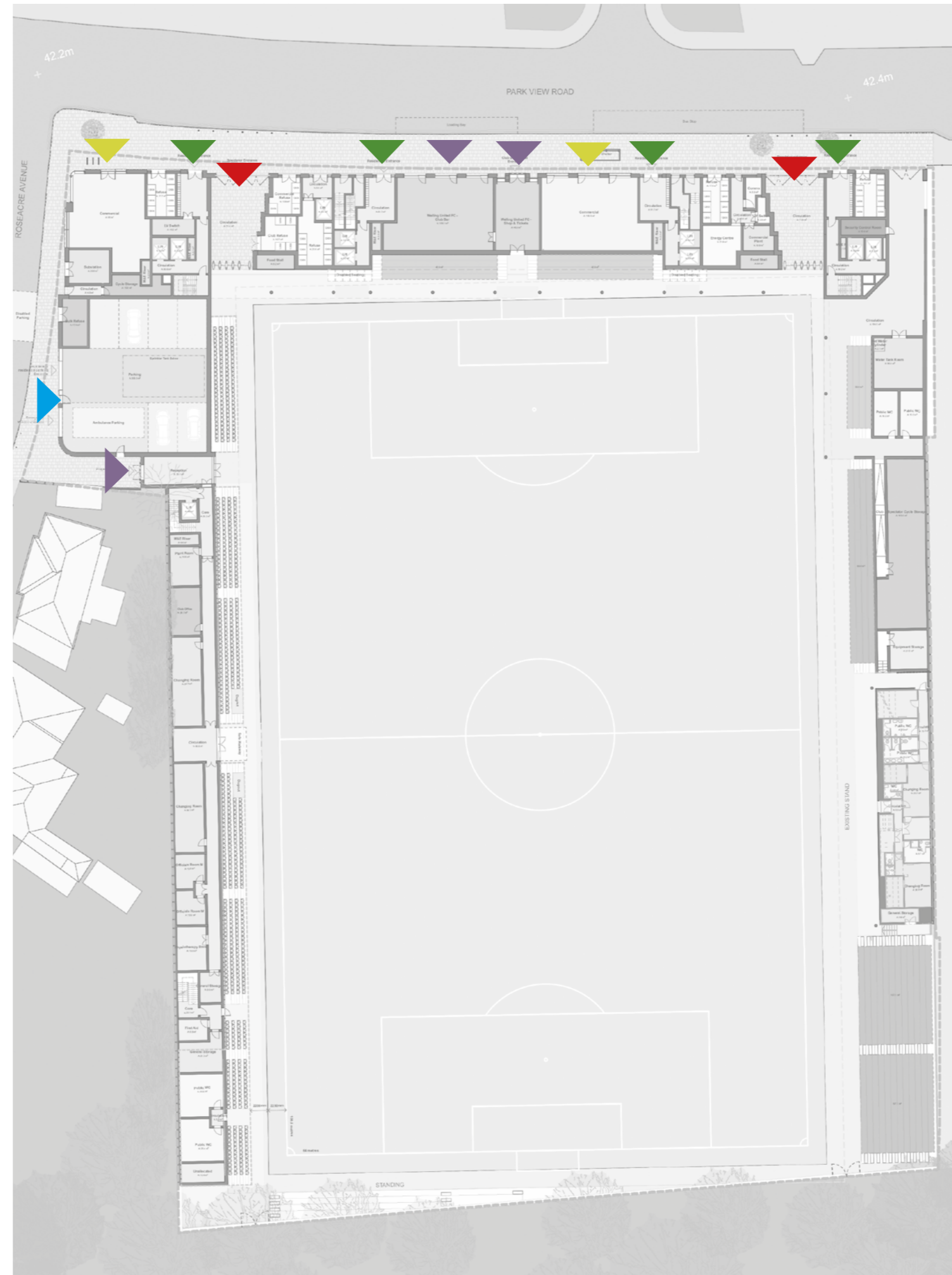
8.1 Pedestrian entrances

The plan opposite indicates the positions of each entrance for all of the main building user groups.

All pedestrian entrances at grade have step free level access.

Key

-  COMMERCIAL
-  RESIDENTIAL
-  FOOTBALL CLUB
-  SPECTATOR
-  CAR PARK











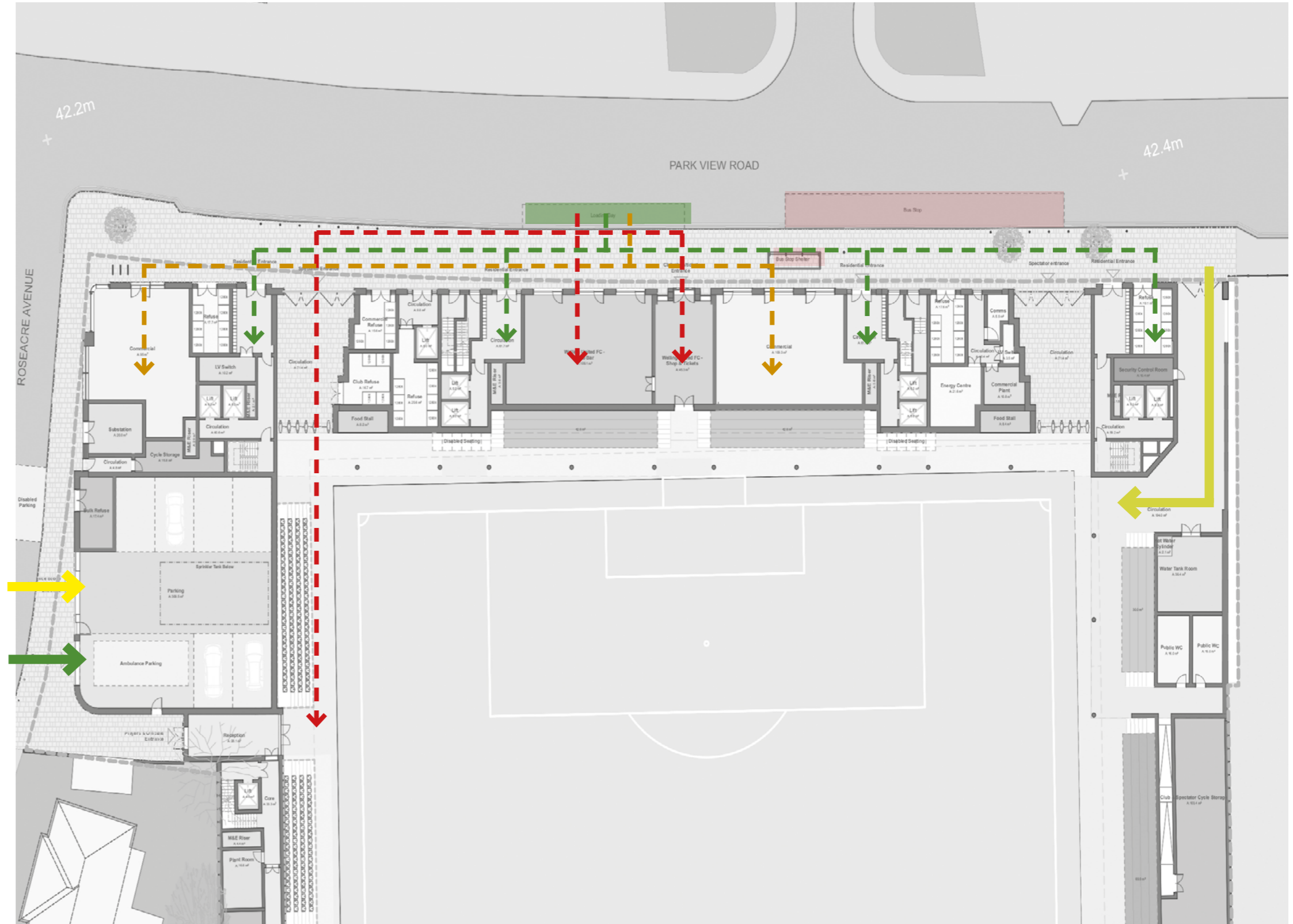
8.2 Vehicular access and servicing

The diagram on this page illustrates the vehicle entrance points for the residential, club, and commercial elements of the proposed development.

A new loading area is proposed on Park View road to facilitate loading and unloading for the entire project. Further details of its operation can be found within the Transport Statement.

Key

-  BUS STOP AND BUS SHELTER
-  SHARED LOADING BAY FOR CLUB, RESIDENTIAL, & COMMERCIAL USE
-  MAINTENANCE VEHICLES & EMERGENCY VEHICLE ACCESS TO PITCH
-  PARKING ACCESS FOR 6 BLUE BADGE HOLDERS
-  ACCESS TO AMBULANCE STATION
-  CLUB SERVICE ROUTE
-  COMMERCIAL SERVICE ROUTE
-  COMMERCIAL SERVICE ROUTE



8.3 Refuse strategy

The diagram on this page illustrates the disposition of bin stores for the residential, commercial and football club uses.







Where possible we have gathered the bin stores together in clusters to minimize the number of collection points for the refuse vehicle.

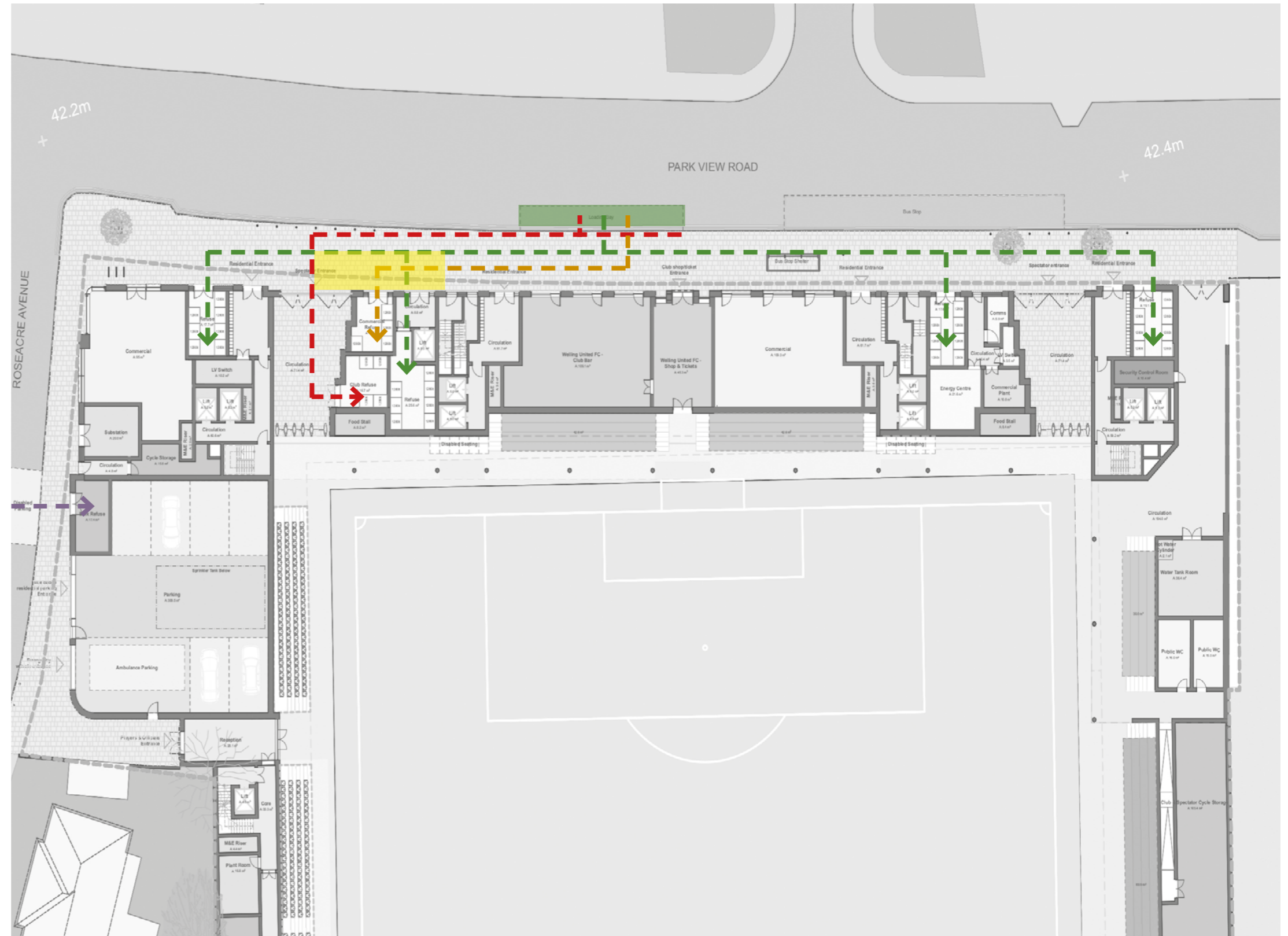
The refuse vehicle will use the loading bay situated on Park View Road.

Given the scale of the building frontage (100+m), we have identified an area to assemble all bins before collection. A building management regime will be in place to assemble the bins and return the bins to the correct storage area.

Bulky items will be collect from Roseacre Road.

Key

-  BIN COLLECTION AREA
-  SHARED LOADING BAY FOR CLUB, RESIDENTIAL, & COMMERCIAL USE
-  CLUB REFUSE
-  COMMERCIAL REFUSE
-  COMMERCIAL REFUSE
-  BULKY ITEMS REFUSE



8.3 Refuse strategy

Each of the four residential blocks has its own dedicated refuse store for waste and recycling.

The blocks serve the following number of units.

- Block A - 28 units with 84 habitable rooms
- Block B - 26 units with 83 habitable rooms
- Block C - 26 units with 83 habitable rooms
- Block D - 26 units with 59 habitable rooms

Residential bin provision

Block A - 4 x 1100l bins for waste
3 x 1280l bins for recycling

Block B - 4 x 1100l bins for waste
3 x 1280l bins for recycling

Block C - 4 x 1100l bins for waste
3 x 1280l bins for recycling

Block D - 4 x 1100l bins for waste
3 x 1280l bins for recycling

Commercial bin provision

2 x 1280l bins for waste
2 x 1280l bins for recycling

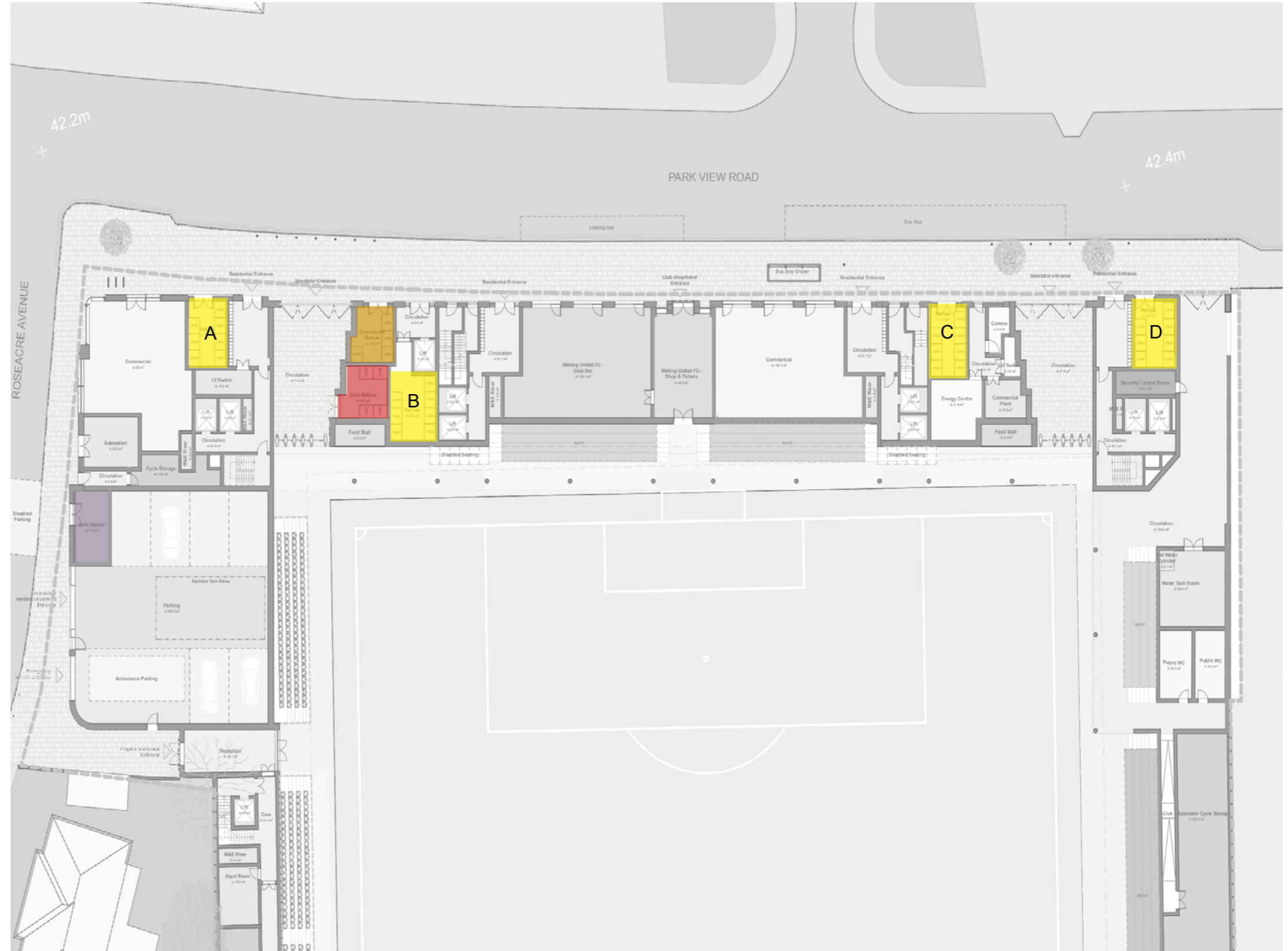
Club bin provision...

2 x 1280l bins for waste
2 x 1280l bins for recycling

A space of 17m² is allocated for bulky storage and can be accessed by all residents.

Key

- RESIDENTIAL BIN STORE
- COMMERCIAL BIN STORE
- CLUB BIN STORE
- BULKY ITEMS STORE



8.4 Cycle parking

RESIDENTIAL

All residential cycle parking is housed in a basement. Each entrance core has its own colour coded enclosure to assist with wayfinding. Every enclosure has a mixture of stackers, Sheffield stands, and space for oversized bikes.

These are apportioned as 70% stackers, 30% Sheffield stands, including 5% of which can accommodate oversized bikes. The partitions between the holds and the corridor are fabricated from galvanised steel mesh so that there is a visual connection between one hold and the next.

The basement is accessed from a lift which is large enough to house two cycles at a time. In addition, there are two escape stairs at either end which escape directly to street level.

In total, 202 spaces are provided for 104 apartments.

FOOTBALL CLUB

We have provided cycle spaces for the football club for two primary reasons. Firstly, we would like to encourage more spectators to travel to the first team matches by bike by providing convenient and safe parking. Secondly, we anticipate that many youth players using the ground facilities on a day to day basis, will travel to the ground by bicycle.

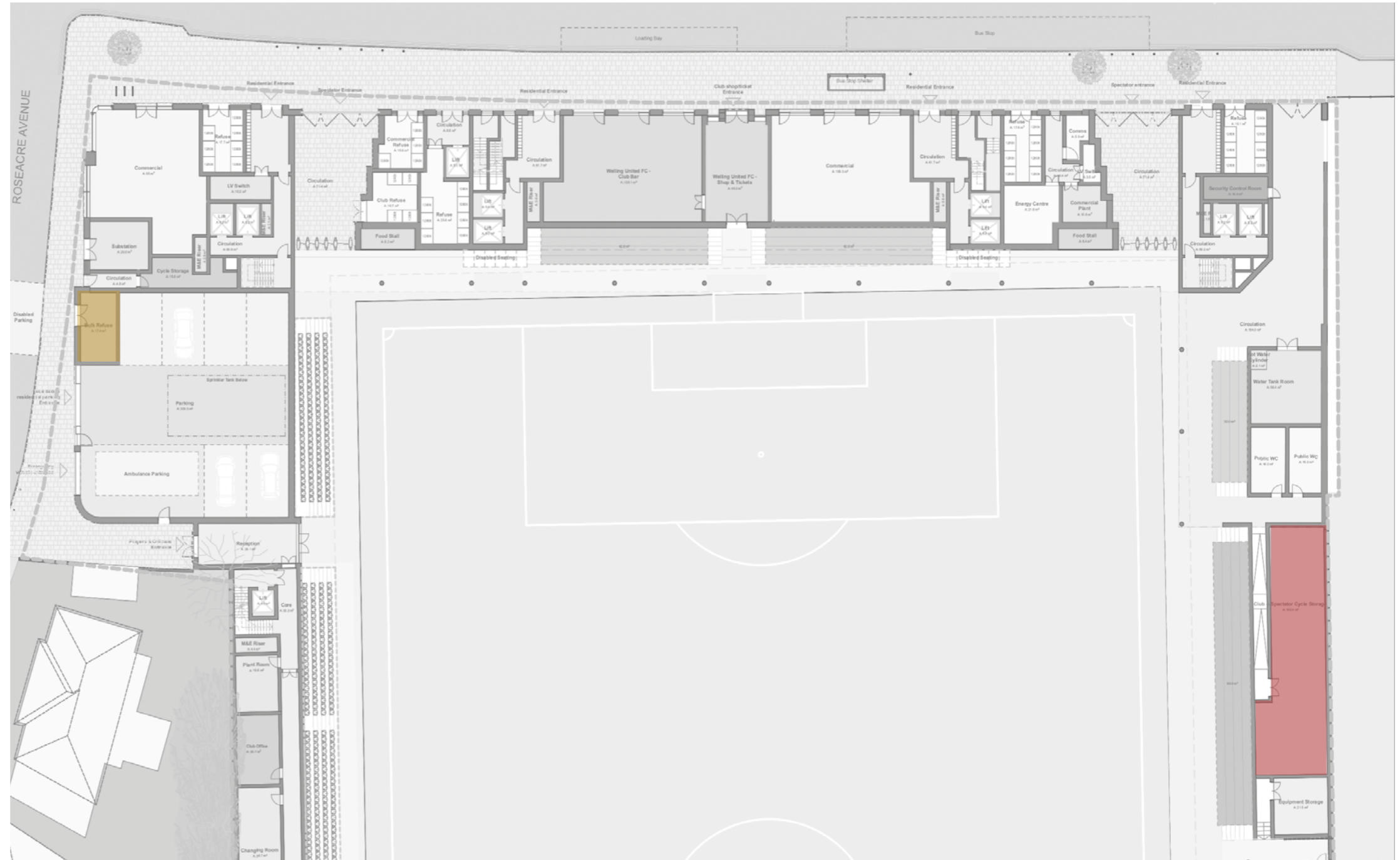
As per the residential parking we have provided a mix of stackers, Sheffield stands, and oversized spaces for disabled users. In total, 75 spaces are provided for club employees, players, coaches, and visitors.

COMMERCIAL

The project has just over 200m² of commercial space. We have provided one parking space. We have provided 5 spaces - 4 Sheffield stand spaces and one oversized for a cargo bike.

SHORT STAY

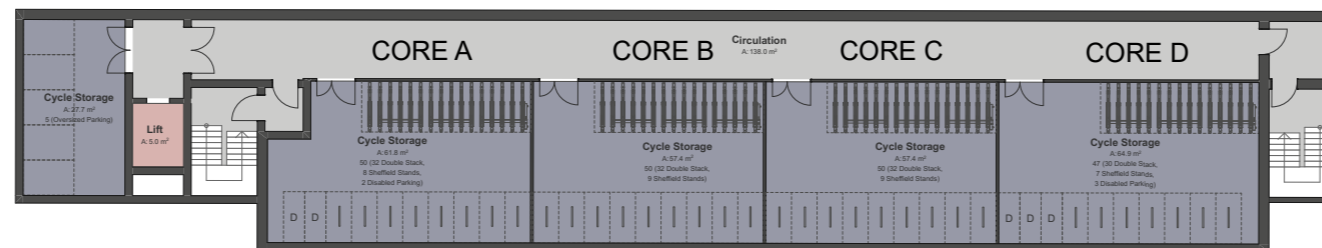
We are proposing 6 short stay spaces for visitors to the development. These are located on the Park View Road footway and in the form of Sheffield hoops.



CYCLE PARKING AT GRADE

Key

- COMMERCIAL CYCLES
- CLUB CYCLES



BASEMENT CYCLE PARKING

8.5 Car parking

The restrictive footprint of the residential development limits severely limits the quantum of car parking that can be provided for the residential portion of the scheme as well as the football club.

Given the 104 new homes proposed the space provided for car parking is limited to blue badge holders. Currently we are providing six spaces within the building and two additional on Roseacre Road.

The 8 spaces represent approximately 8% of the overall number of dwellings.

Within the parking structure there is provision to park an ambulance. This will only be used during first team match days. At other times this space could be used by the club to provide 4 standard parking spaces.






CAR CLUB

To help reduce car ownership, we have provided a Car Club opposite the development which can be used by the entire neighbourhood. Residents of this scheme will be offered a favourable membership package by the developer when they purchase their property. A further car club space is envisaged, although the location is yet to be determined.

For parking provision on match days please see the Transport Statement accompanying this planning application.

TAXI DROP OFF

The use of the loading area on Park View Road will be restricted to certain pre agreed operating hours with the local authority. The same space may be used at other times for Taxi and parent drop off.

-  TAXI DROP OFF
-  BLUE BADGE PARKING
-  CAR CLUB
-  AMBULANCE
-  EV CHARGING POINT



PARKING PLAN