

22/01743/FUL

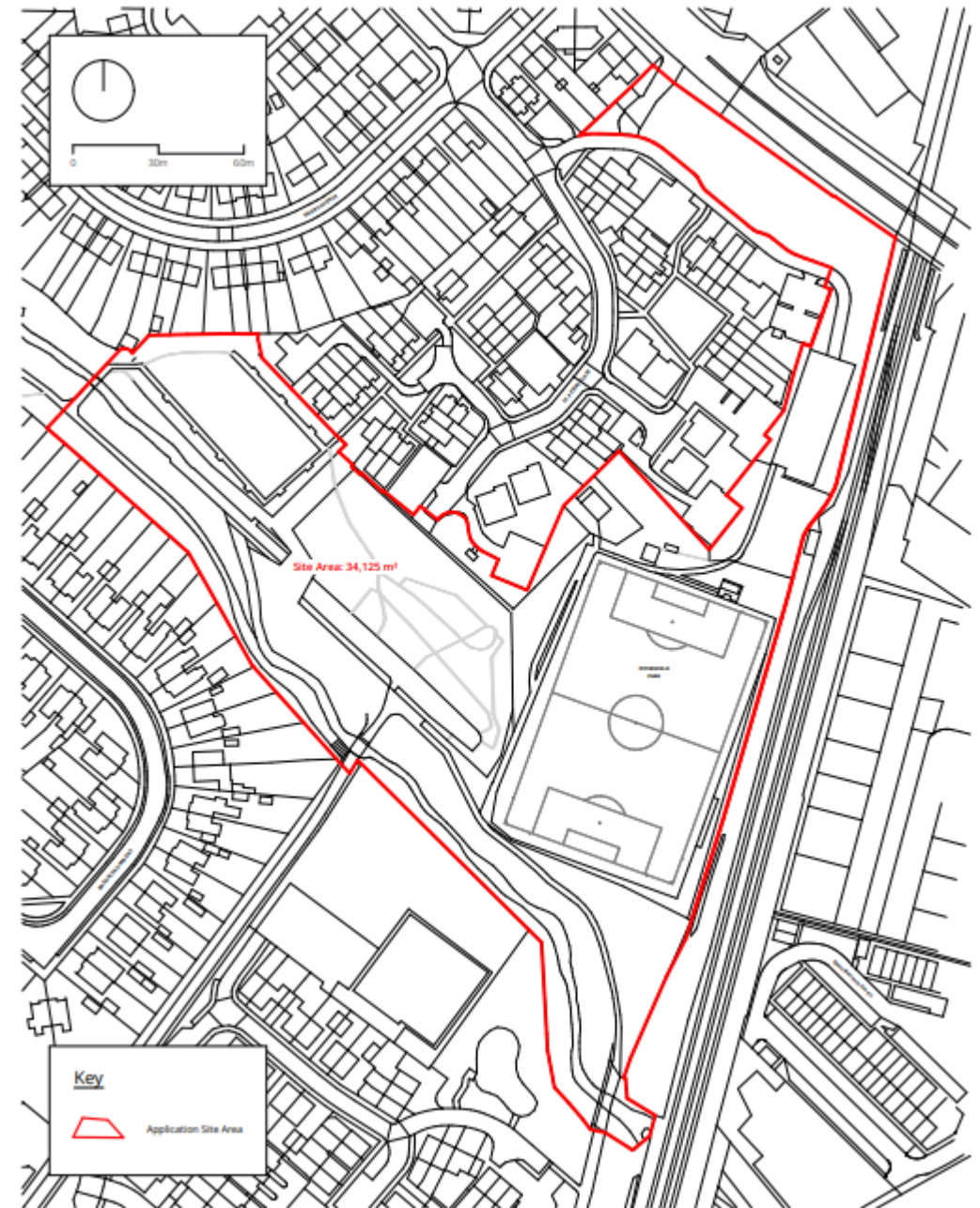
St Peters Playing Field, St Peters Close

Erection of a new single storey Community Sports Hub building, creation of a new private access road off St. Peters Close, the expansion of the existing carpark, and the enhancement of the riverside park including realignment of existing foot/cycleway and compensatory tree planting.

The application is at planning committee as the site is owned by Cheltenham Borough Council.

Recommendation: Permit

Site location

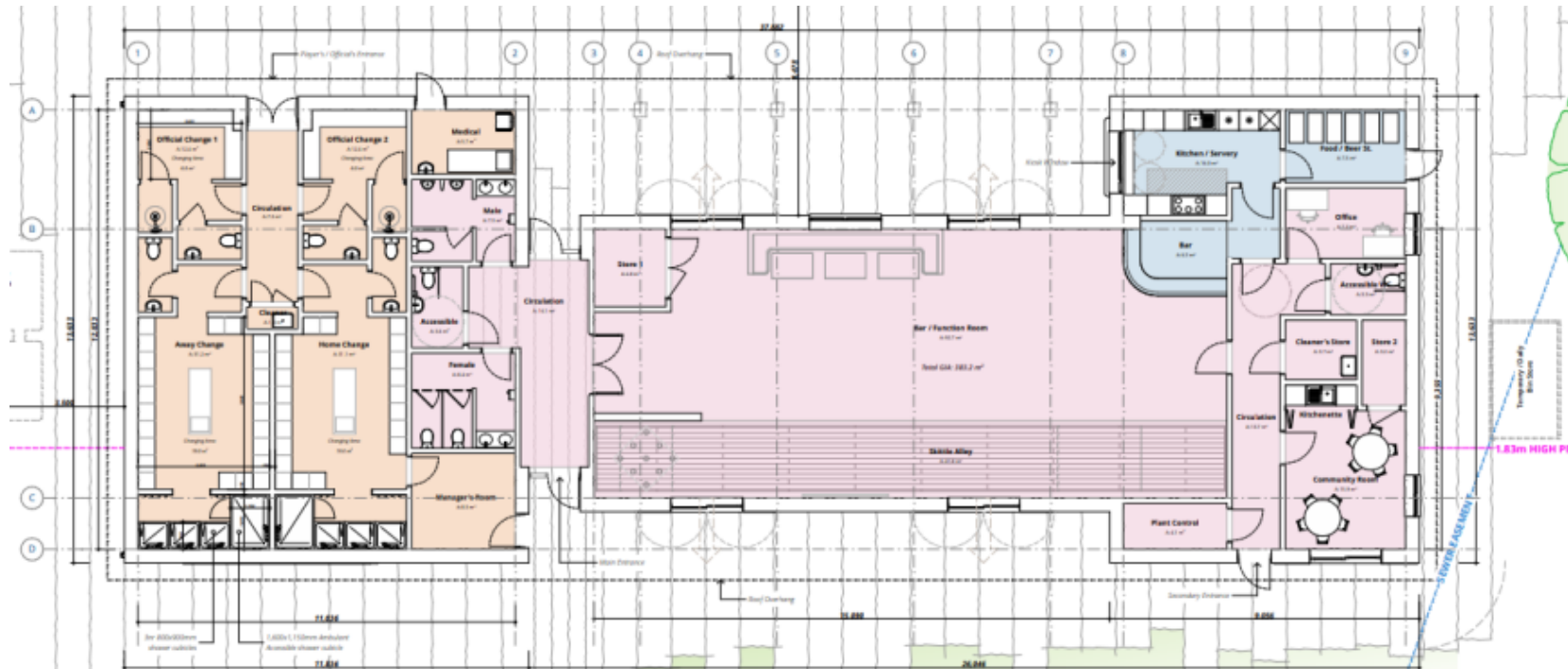
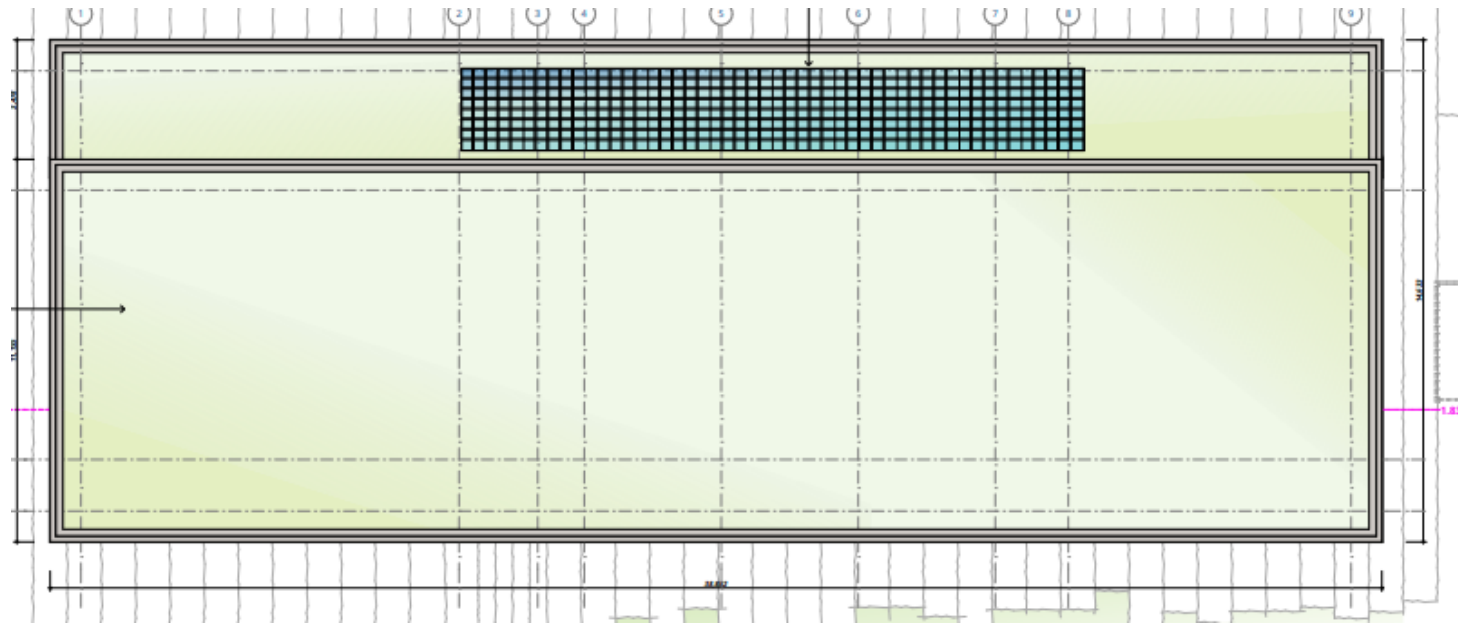


22/01743/FUL

Existing and proposed site plan



Proposed ground floor
plan and roof plan



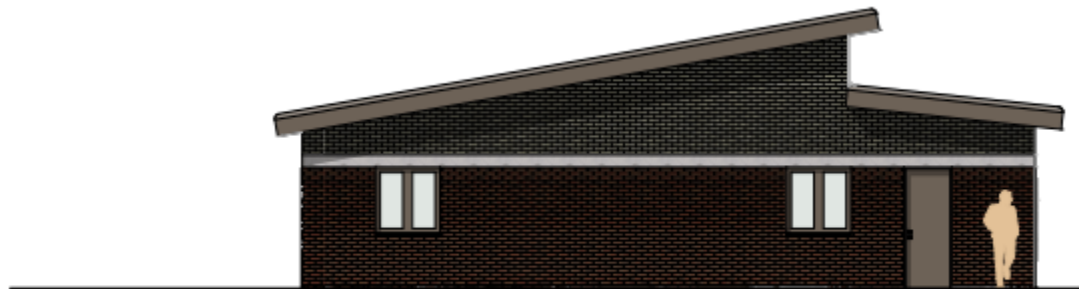
Proposed elevations



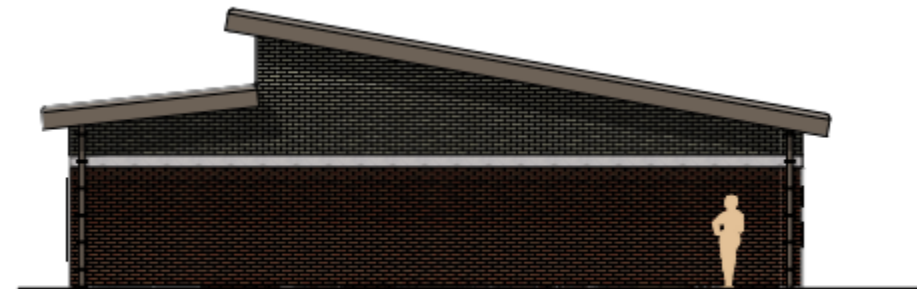
E-01 - Pitch Side Elevation @ 1:100



E-02 - Park Side Elevation @ 1:100



E-03 - South Elevation @ 1:100



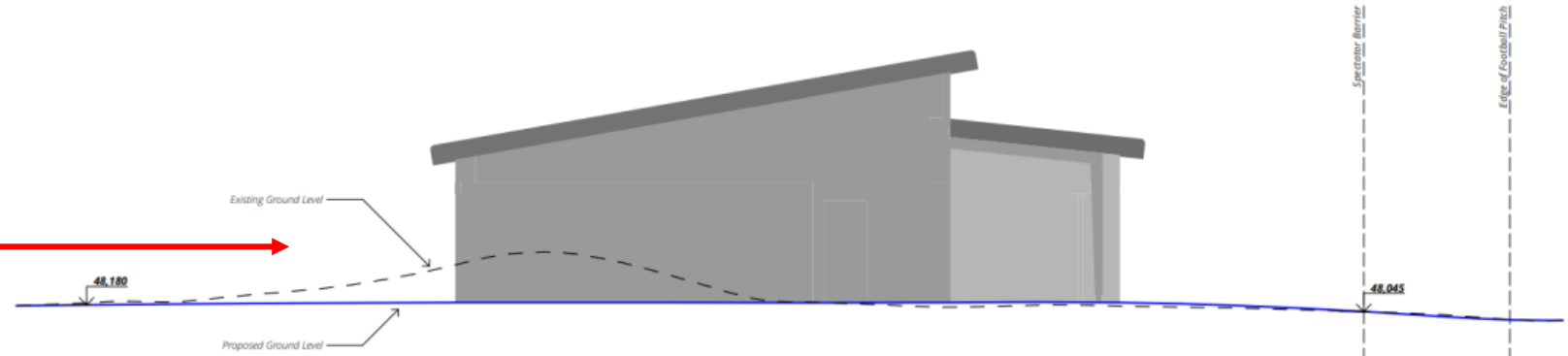
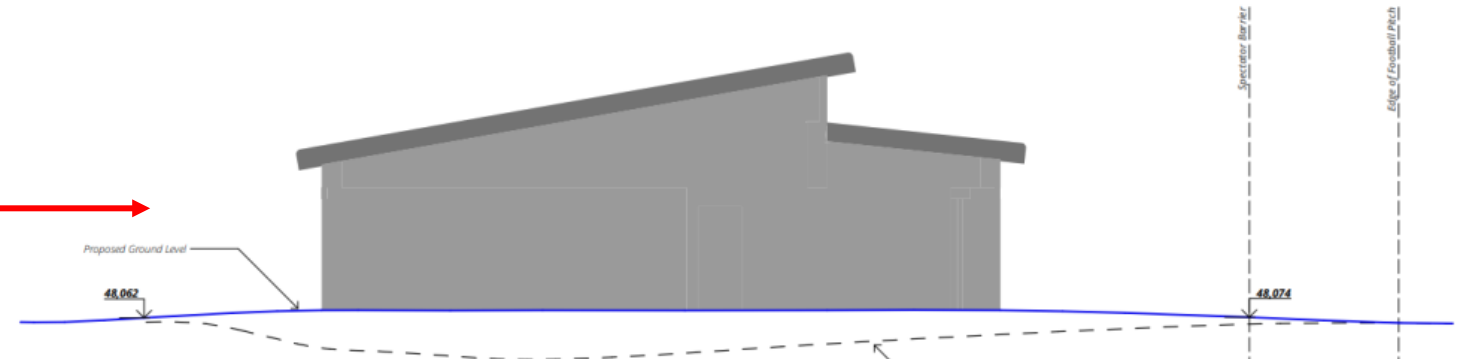
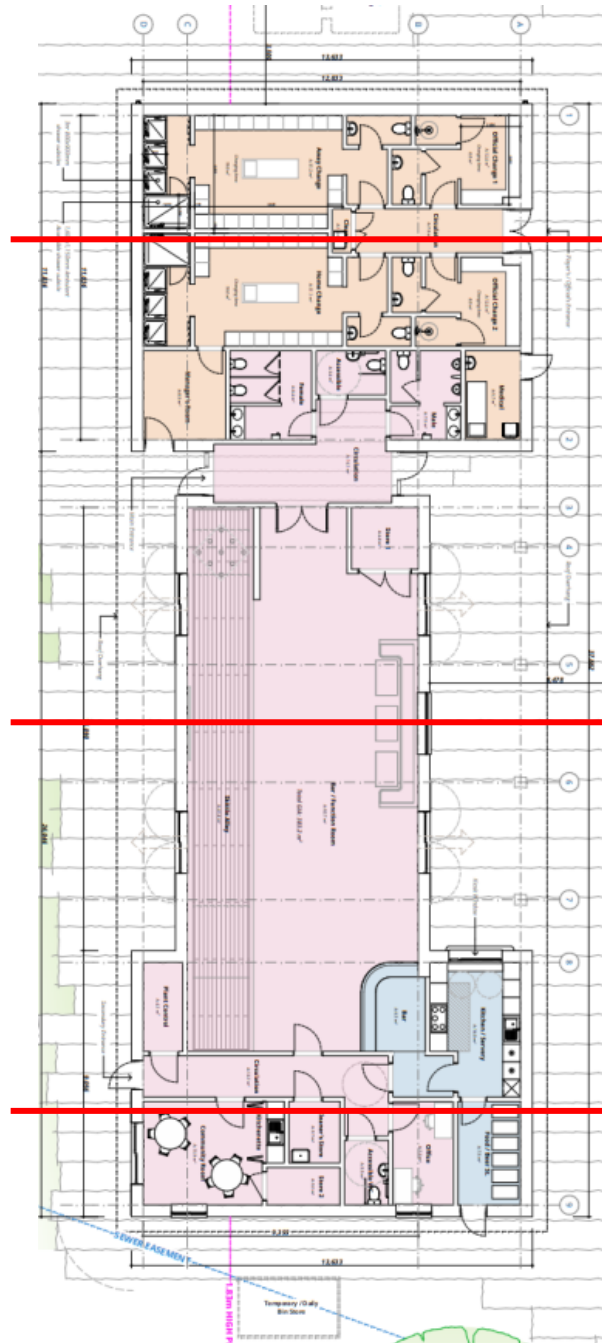
E-04 - North Elevation @ 1:100

Proposed building visual

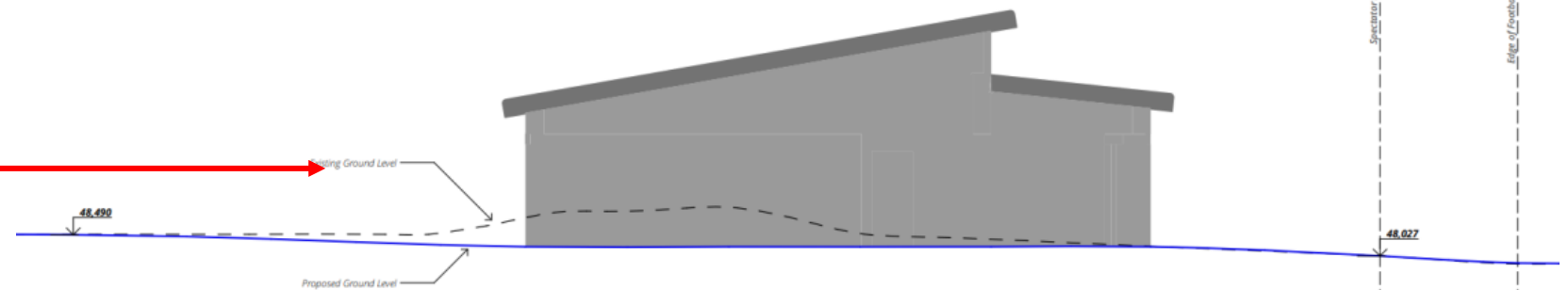


22/01743/FUL

Proposed site sections

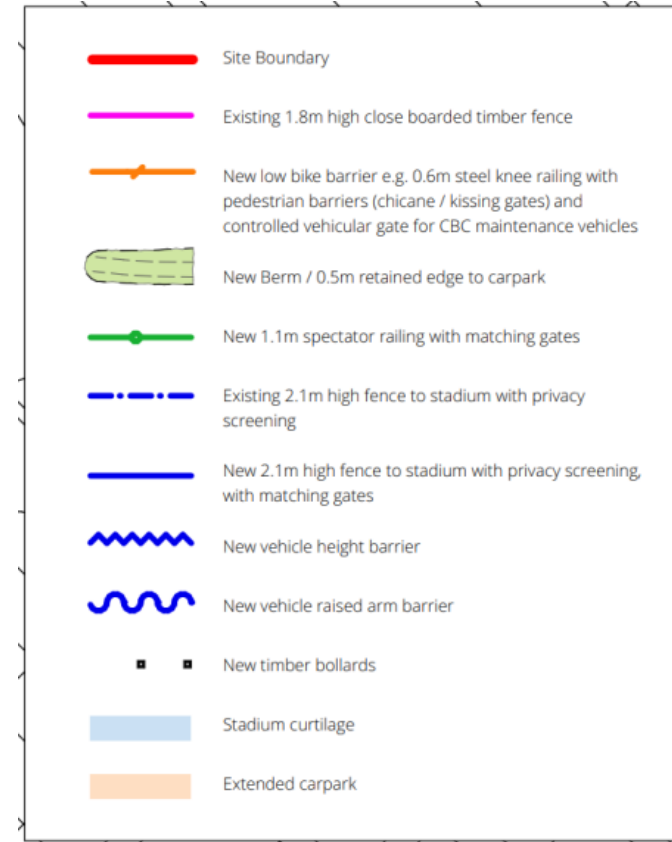
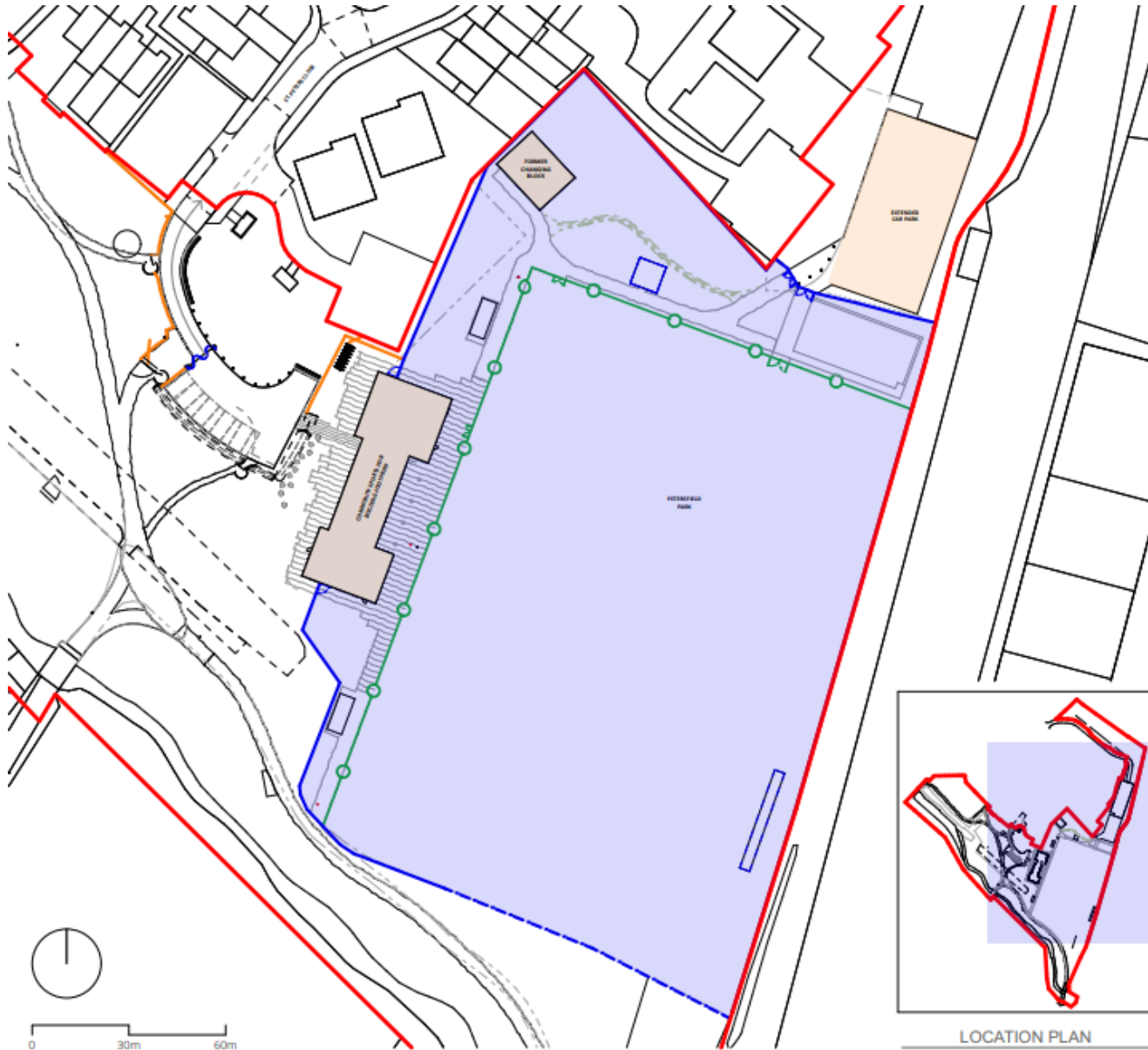


SS-02 - Site Section Through Central Function Room



SS-01 - Site Section Through Community Room & Kitchen

Proposed boundary/fencing plan



Proposed planting plan





KEY - Proposed Landscape Plan

- 1 Community Hub / Clubhouse
- 2 Pathway between carpark and Clubhouse building
- 3 Managed access turnstile
- 4 Extended stadium curtilage at existing pinchpoint
- 5 Existing carpark
- 6 Extended carpark approx 65 parking spaces
- 7 Petersfield Park football playing pitch
- 8 Existing changing block to remain, refurbished as storage and spectator toilet facility
- 9 New 2.1m high perimeter fence to prevent onlooking
- 10 Managed vehicle access to pitch
- 11 New vehicular road access created off St Peters Close, with retention of existing earth banking with timber retaining wall, 1:21 gradient up from road level to carpark
- 12 5 disabled parking spaces each with EV charging points
- 13 Managed vehicle access via raised arm barrier with access to Clubhouse for deliveries, access controlled by Clubhouse
- 14 Vehicular access to St Peter's Park for maintenance
- 15 New low vehicle barrier
- 16 Kissing gate provides controlled access to park
- 17 Chicanes with lockable side gate in approach to Community Hub
- 18 St Peter's Park, enhancement of biodiversity and ecology through planting and landscape management
- 19 Natural play elements, detail design to be confirmed
- 20 Chelt Walk Cycle Trail - an inclusive route with boardwalk section in approach to bridge*1
- 21 Lookout points
- 22 Riverbank enhancement through vegetation and tree management
- 23 Repair & maintenance of existing bridges
- 24 Rose Garden - informal playing field with differential mowing and wildflowers. Grass surface levelled / seeding with wildflower mix
- 25 Existing trees*2
- 26 Proposed new trees with protective fencing
- 27 Fruit trees - mini orchard
- 28 Trees proposed for removal
- 29 Severn Trent concrete underground apparatus - 250mm soil coverage / wildflower seeding
- 30 Existing bowling green within stadium curtilage
- 31 Gated entrance to carpark
- 32 Low brick retaining wall removed and soil re-graded/grassland reinstated to enable pedestrian movement east-west
- 33 Hard surfaces drain to adjacent planting and land drains linked to soakaways
- 34 Sheffield stand bicycle parking
- 35 Existing Male, Female & Accessible Toilet block to remain

Notes

- *1 - Boardwalk construction to include steel frame with composite decking using recycled materials
 *2 - Tree and woodland proposals are based on recommendations of the tree survey and AIA reports: Chelt Walk - Saracens area B55837 B/LPC dated June22

Proposed landscaping plan

22/01743/FUL

Key considerations

- Principle of development,
- Design,
- Impact on neighbouring amenity,
- Highways safety and access,
- Landscaping,
- Flooding and flood risk,
- Sustainability

Suggested conditions

- Standard time,
- Approved documents,
- Material samples,
- Green roof details,
- Construction management plan (highways),
- SuDS,
- Landscaping scheme,
- Replacement trees,
- Contaminated Land,
- Hours of activity,
- Lighting