

8.0 Schedule



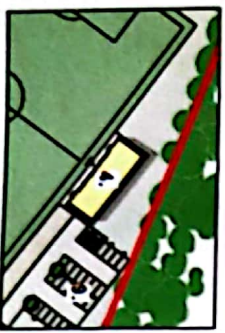
Speedwell House		Key Spaces		Total GIA
Area GIA (sqm)	Multi Gym 126	Offices and Meeting 289	Dance Studio 163	1482



Leisure Facility		Key Spaces		Total GIA
Area GIA (sqm)	Cafe 415	Reception 240	Sports Hall 930	3145



Hotel		Key Spaces		Total GIA
Area GIA (sqm)	Reception 130	Restaurant/Café 340	Bedrooms 1360	2580



Pavilion		Key Spaces		Total GIA
Area GIA (sqm)	Viewing 130	Changing 55	Store 60	245

Five Acres Site Acquisition – Aerial drawing and plan to indicate the location and retention of Speedwell Building and tennis courts.

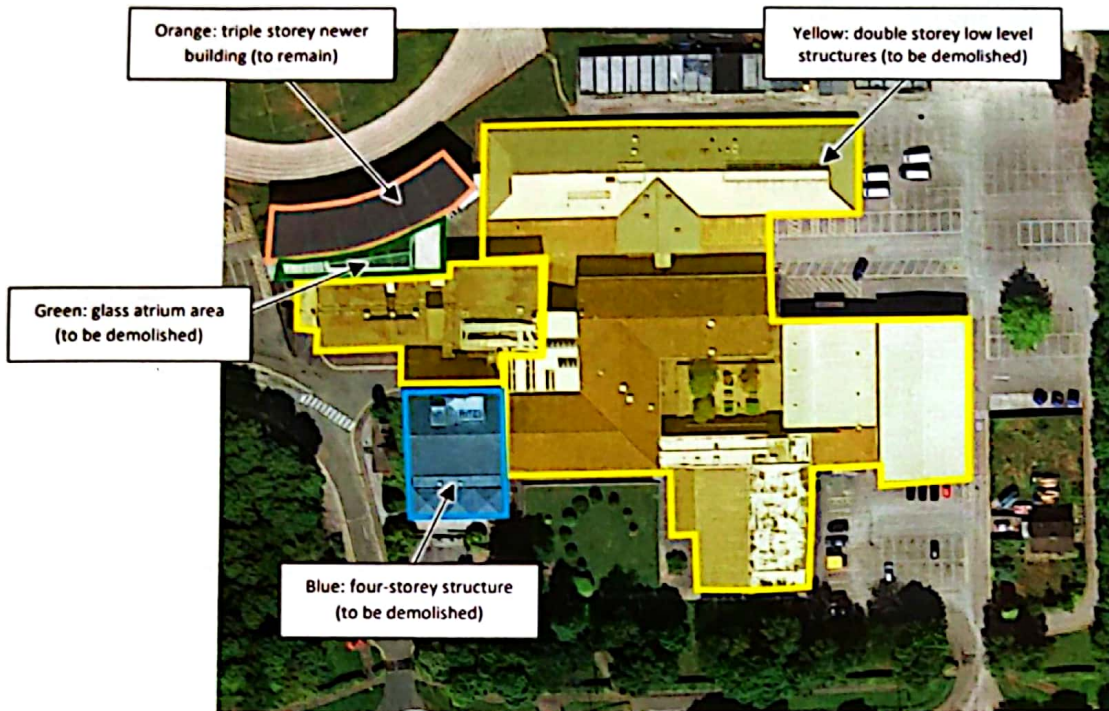


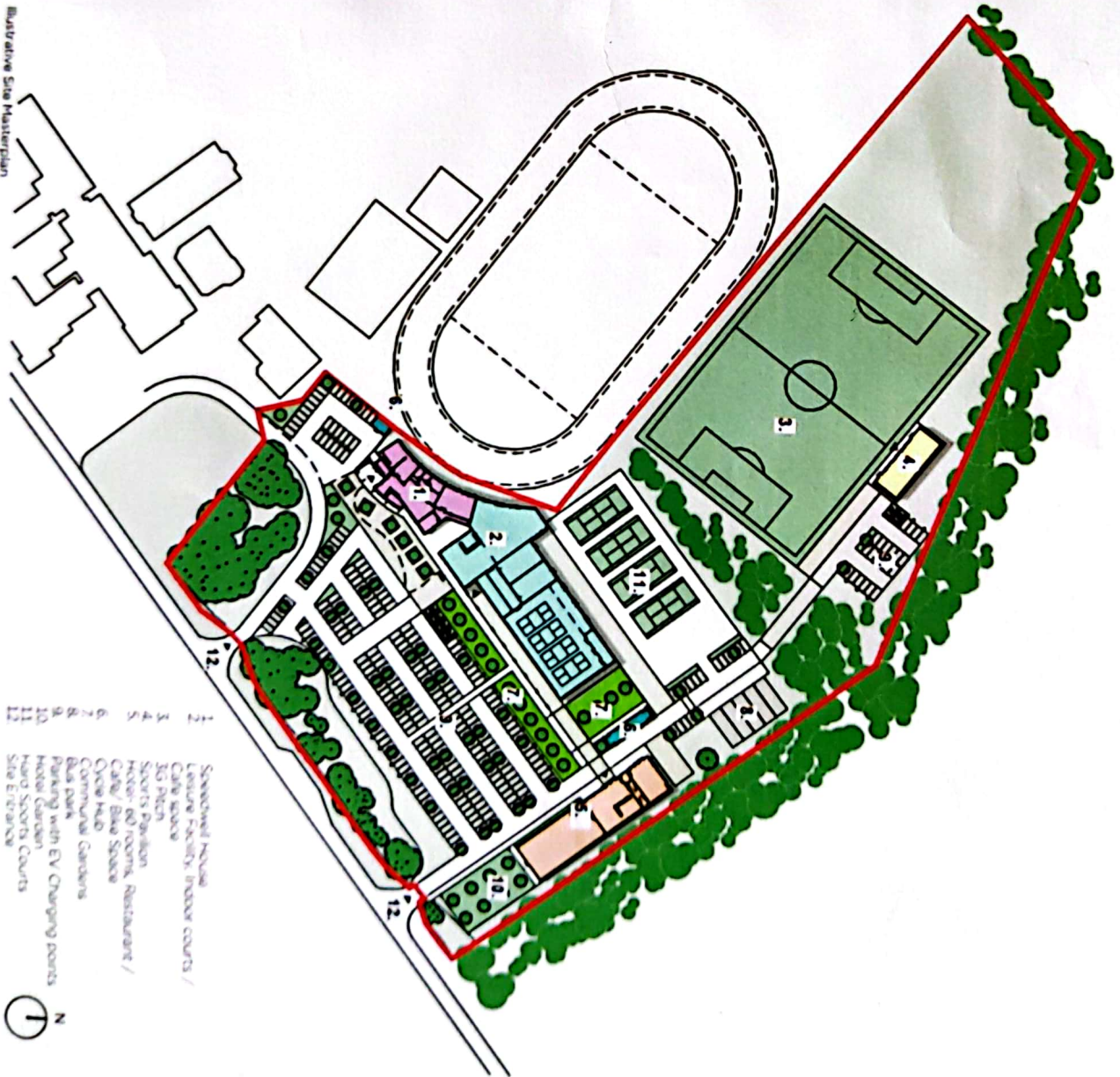
Figure 2 - Block Locations and Proposed works



Existing site

5.0 Illustrative Masterplan

- The masterplan incorporates the required new uses and arranges them in to one cohesive layout putting usability and sustainability at the forefront.
- The two main access points from the main road are retained with the southern point providing parking for Speedwell House and the northern access being the main link to the Leisure Facility, Hotel and 3G pitch beyond.
- The masterplan has extensive new tree planting and provides a number of new garden spaces to encourage biodiversity and for people to enjoy.
- **The Leisure facility** contains 4 indoor sports pitches, a café break out space and further facilities which is linked to Speedwell House via a glazed atrium forming the main social hub for both buildings. Communal gardens wrap around the building. Access and viewing is provided at the rear towards the tennis courts and the running track. To the north of the sports hall the hard sports courts are retained and enhanced with a bus park located opposite, hidden from the main part of the site.
- **The Hotel** is linked to the Leisure facility via external hard landscaping and a colonnade which orientates you between both buildings. The hotel puts sustainability at its heart providing extensive space for cyclists to rest, meet and prepare for rides around the area. The ground floor comprises a café space, main entrance and cycle hub adjacent to the south facing garden meet up point. There are 2 upper floors containing 60 rooms.
- **The Cycle Hub** is located between the sports hall and the Hotel containing a large store and repair facility to be used by anybody accessing the site on bike. Another store is located adjacent to Speedwell House.
- **The 3G pitch** is located at the most northern part of the site, separated from the southern part by extensive tree planting helping pull the trees on the eastern boundary in to the site. Adjacent to the 3G pitch is a small pavilion and changing room space. Parking emergency access and EV charging points are also located in this area.



6.0 Aerial View

