



Appeal Ref: APP/A3655/W/20/3265969
Appeal Ref: APP/A3655/W/20/3265974
Site Addresses: Land South of Kingfield Road
and East of Westfield Avenue, Westfield Avenue,
Westfield, Woking and Land South of Hoe Valley
School, Woking

WOKING FOOTBALL CLUB WOKING

Clarification of Architectural and Landscape
Information in response to DSE Comments 2.4 and
2.5 of the Design Review Panel

MAY 2021 | 7884-L(00)745

VERSION 1

PREPARED BY

LeachRhodesWalker





Clarification of Architectural and Landscape Information in response to DSE Comments 2.4 and 2.5 of the Design Review Panel.

SITE PLAN AS PRESENTED TO DSE



Proposed Ground Floor Plan Ref: L(00)79L

COMMENTS FROM DSE

The following two paragraphs, in the DSE (at page 6), were put to me in cross examination by Mr Straker QC. At the invitation of the inspector I have produced this note to show the changes made in relation to these two paragraphs prior to submission of the application. The Panel Review made 7 key recommendations along with 34 other more detailed suggestions of which these two paragraphs formed part of that detailed section. The paragraphs I was cross examined on were;

- 2.4 The tight proximity of Blocks 4 and 5 to the site boundary has resulted in narrow and dark alleyways to the rear of the residential blocks. We urge the design team to provide detailed boundary treatment sections to show the relationship between the buildings and the site boundary to demonstrate how more space will be provided at the edge of the development for the provision of safe and well-lit pedestrian routes.
- 2.5 While the orientation and location of Blocks 1 - 3 successfully respond to both the stadium and surrounding streets, this approach has not been extended to Blocks 4 - 5, which makes the design strategy appear unfinished. We recommend further consideration of the orientation of Blocks 4 - 5, to better engage with the different context and edge conditions addressed by each block.

ARCHITECTURAL RESPONSE TO PARAGRAPHS 2.4 AND 2.5

The DSE Panel requested that ‘the team provided **detailed boundary treatment** sections to show the relationship between the buildings and the site boundary.

This was requested in order to ‘demonstrate how more space will be provided at the edge of the development for the provision of safe and well lit pedestrian routes’.

The issue raised here was principally regarding a concern about the routes being ‘safe and well lit’ – with ‘safety’ being the main issue. The main issue **was not** the width of the space from a design perspective but about ‘**safety**’ and ‘**lighting**’.

The distances from the boundary to the buildings on the East were already 10m (a commonly used building to boundary distance). The team decided in addition to, and in response to other points made by the DSE, not only to provide the information the DSE requested (shown in the D and A pages 177 to 189), but more importantly to **change the nature** of those spaces, to make them **safer by their use**.

The change to the use of spaces in many ways mitigated the DSE comments regarding safety, but as requested information was also provided to illustrate what the DSE requested showing sufficient space along these edges – refer to D and A statement pages 177 to 189.

The key change on the plans was to make these spaces ‘**non public**’ and gate these with access control to allow residents access only. This means the potential ‘safety’ risk identified by the DSE was **resolved**.

The applicant deemed that this change to the ‘nature and restriction of access’ to the spaces dealt with the point, and after a further review of the detailed sections, and clarity on pathway widths, that **no** additional width in these areas **was required**.

It is clear that given this information was provided as suggested by the DSE, and considered by the planning officers in their assessment, and thus the planning officer accepted the spaces were safe and well lit, and did not require further adjustment.

It is worth noting that the Design and Access statement included a brief summary of a response by the applicant to the ‘Key Recommendations’ made by the DSE, on pages 195 and 196 of the D and A – this point was however NOT one of the key recommendations made, albeit the comments were picked up as identified above within the proposals.

The following plans illustrates the significant change in the nature and thus improved safety of the spaces, comparing the before and after scenarios, and then identifies the revised plan with the amendments highlighted following the review. The conclusion of that review did not necessitate a change to the block positions.

PUBLICLY ACCESSIBLE AREA BEFORE



PUBLICLY ACCESSIBLE AREA AFTER

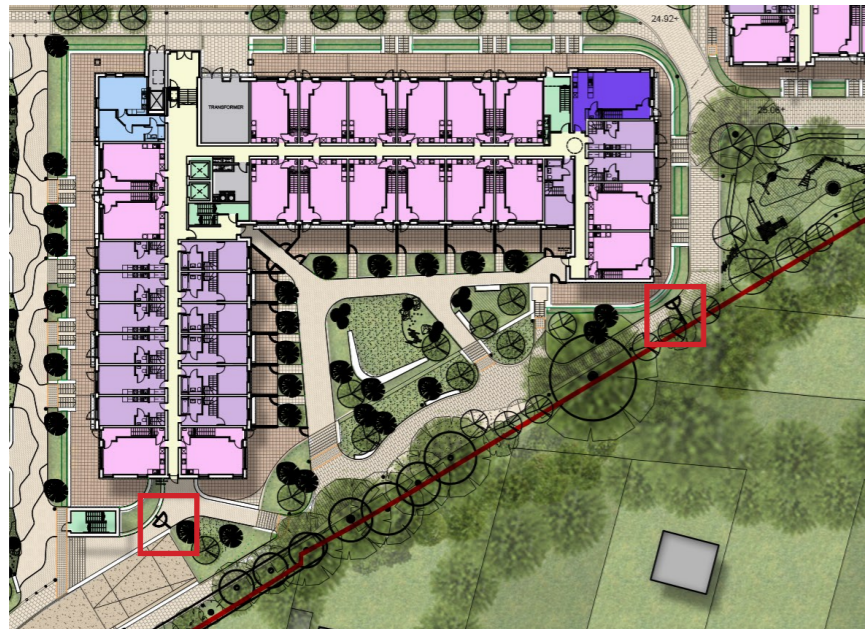


NEW PROPOSED PLAN

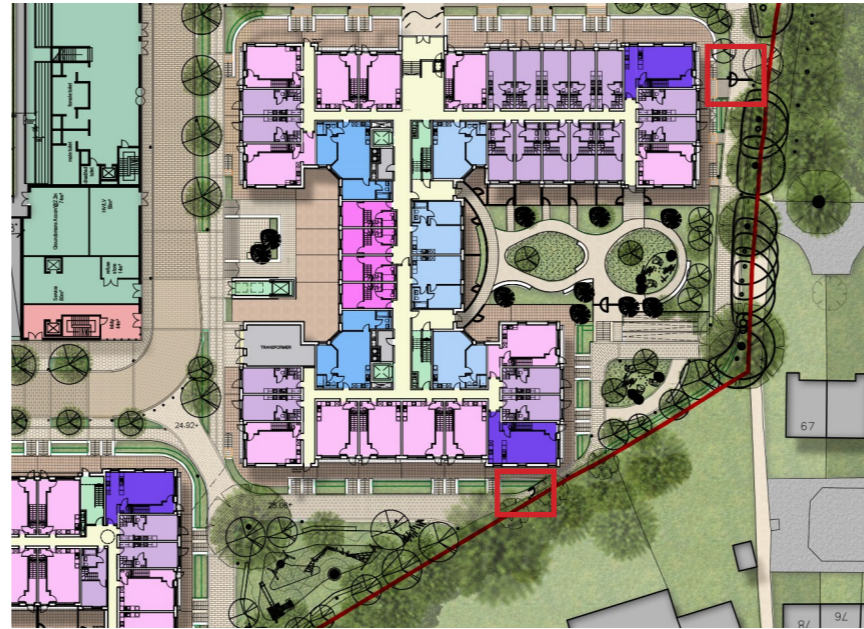


- New gated access to the private areas
- New play area

NEW PROPOSED PLAN



Large scale extract of Block 3 showing new gated access to private area.



Large scale extract of Block 4 showing new gated access to private area.



Large scale extract of Block 5 showing new gated access to private area.

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