TO DARE IS TO DO

Ms Emma Williamson
Head of Development Management
Planning Service
6th Floor River Park House
225 High Road
Wood Green
London, N22 8HQ

10th June 2016

Via Planning Portal

Dear Madam

Northumberland Development Project: Refs HGY/2015/3000
Application for Non-Material Amendment (Condition A4)

Further to our recent pre-applications, please accept this as an application under S.96A of the Town and Country Planning Act 1990 to amend drawings listed under Condition A4 of the permission above.

The proposed amendments relate to the remodelling of the new stadium west stand main entrance.

Context and Justification for the Proposed Amendment

The proposed stadium in ostensibly its current form was considered by the Council's Quality Review Panel in July 2015. The panel expressed some concern about the west entrance and in particular, the protruding escalator box rising up along the façade, which contains the main vertical circulation element for the west stand. This feature had also been used to moderate the impact of the scale of the Stadium and also to hold the alignment along the High Road. The QRP's concerns related to how the underside of the escalator box would read to spectators walking along the High Road. They referred to the east entrance as being a successful approach to creating a key entrance to the building. QRP's comments also coincided with the Club's own wishes to review the design approach to the west entrance.

The stadium architects have therefore reviewed the west entrance and we propose to adjust the form of the box to an arch, which follows the approach to the east and south stand geometries. The arch shape helps to create a more natural focal point to the main entrance to the Stadium (under the highest point of the arch) while creating a more interesting internal environment as spectators move up the escalators.

An early iteration of the proposed amendment sought by this application was subsequently presented to QRP again in October 2015 and well received:

"The panel welcomes the response to their previous comments, of extending the glazing out to create a canopy, visually integrating the escalator."

Care has been taken to ensure that the new design also presents itself to the High Road in a manner that strengthens the alignment of the Stadium with the street, while retaining the proposed pavement width for safe movement of spectators.

Application Content

The following plans are enclosed and where stated, supersede the corresponding approved plan:

- Location Plan
- Block Plan
- Section A-A and B-B (POP/4494/PLN/SC/0180/Rev 1; replacing Rev 0)
- West Stand Section (POP/4494/PLN/SC/0182/Rev 1; replacing Rev 0)
- West and East Entrance Sections (POP/4494/PLN/SC/0198 Rev 1; replacing Rev 0)

- East and West Elevations (POP/4494/PLN/EL/0170/Rev 1; replacing Rev 0)
- West Entrance Elevation (POP/4494/PLN/EL/0194/Rev 1; replacing Rev 0)
- West Entrance Redesign – Plan Level 00 (POP/4494/SK/EE/XXXX/9298/Rev 0)
- Existing and proposed CGIs to follow separately due to size.

I enclose a cheque for £195 in respect of the statutory planning fee.

Please do not hesitate to contact me should you require any further information or clarification.

Yours faithfully

Richard Serra MRICS MRTPI
Head of Planning

Encs

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