

3.0 | Site Analysis

3.2 | Site Access

The forecourt of RMC currently serves as the main pedestrian pathway between the Senior School and the Bishopswood Road sites. An existing path runs through St Michael's School to the East and along the full length of the synthetic pitch's southern boundary. The path is used by pupils from the Senior School to attend lessons in the Mills Centre for Art and Design Technology, for sport and exercise in the Mallinson Sports Centre and the sports fields, and at lunch time to access the Dining Hall off Senior Field. This connection needs to be maintained and forms a key part of the new proposal.

Access into the synthetic pitch is through the sports fencing gates on the west of the pitch.

Emergency, maintenance and delivery vehicle access to the RMC site and the synthetic pitch is from Bishopswood Road through the existing gates to the west of the site.



- Key:
- Dyne House Site Boundary
 - Vehicle Access
 - General School Pupil Routes



3.0 | Site Analysis

3.3 | Site Constraints

Residential Properties

The Richards Music Centre is immediately adjacent to three residential properties: no.2 Bishopswood Road and 11 & 12 Highgate Close. The design of the proposal has carefully considered any effects on these buildings in regards to noise breakout, overlooking issues and impact on views.

The Rights of Light survey identified the basement room of No.2 Bishopswood Road presenting a risk to the proposed development scheme. The cut back shown on the plan indicates how the design of the proposed scheme can respond to eliminate the rights of light issues.

Tree Root Protection Zone

There are a number of trees close to the southern and eastern boundary of the site. Their respective conditions and root protection zones have been reviewed as part of the arboricultural survey and incorporated into the proposal where they will be avoided as far as possible.

The removal of the existing buildings and a reduction of the proposed basement size would provide an overall net gain to the available area for tree root growth.



- Key:
- Richards Music Centre Site Boundary
 - Tree Root Protection Zone
 - Building Footprint

