

Explanation of Amendments to Plans – 19.03.18

1. Explanation regarding the evolution of lake design;

The shape of the lake remains unchanged from the initial planning application, along with the planned uses, aesthetics, and the overall vision of restoring this feature with its historic footprint.

The following things have been altered through the detailed design with engineering input:

- The depth has increased by 1m. The revised lake is 3m deep.
- The lake profile, with the inclusion of a shallower 'beach' area, with strengthened turf
- Inclusion and detailed specification of aeration and drainage, included to futureproof the lake.

2. Explanation regarding changes to the open space proposed adjacent to the homestead building;

The shapes of the open spaces adjacent to the Homestead, along with the path layout remains the same in the revised plans. The terraced lawns (current tennis courts) adjacent to the Homestead have been adjusted by the inclusion of planting configurations and further seating to provide a variety of spaces to spend time, along with seasonal interest and improved biodiversity through the planting.

The area adjacent to the Café terrace becomes a more useable and flexible lawn, to allow users to sit out on sunny days.

3. Explanation regarding the additional screening mounds, raising of the level of the car park, and amended earthworks design/spreading on the north-western side of the car park, particularly detailing the changes in finished ground levels/overall height increase;

To tie into the existing levels of the road adjacent to the car park, to ensure the drainage of water within the car park, and also to lessen the impact on existing tree roots, the finished ground levels had to be raised (and occasionally lowered) in certain areas. Subsequently, to mitigate the increase in levels, additional screening mounds have been included to the same extent. Care has been taken to ensure that mounding does not encroach onto the base of the existing tree trunks surrounding the car park, thereby damaging the tree.

4. Confirmation that there is no change in the number of parking bays including disability parking bays;

The previous application had 103 parking bays and 5 disabled bays. The revised plans have 104 parking bays and 5 disabled bays.

5. The fence line as shown on BP(90)LP 101 is moving only 2 metres to allow a door to open to the paving area adjacent to the Southend lodge;

Confirmed

6. *Variety in plant species only is the change in relation to garden areas annotated on the plans;*

Confirmed. The rationale behind the changes to the garden areas is also referred to in point (2) above.

7. *Annotations to playground areas merely define the type of play equipment to be installed;*

The area of play, feel and style of play equipment and path layout remains the same. The play equipment labelled and annotated on the amended plans has been adjusted for its range of play value, and to include more accessible equipment for those less able.

8. *Comments regarding the degree of change to footpath design where applicable;*

Very minor amendments to paths have been proposed. Where alignment of paths have been tweaked, it is minimal and to avoid clashes with trees e.g. in the car park area where a path was removed as it would have significantly impacted existing tree roots. Some paths were indicated in red in the initial application as receiving new surface dressing, however these are now to remain as existing with only localised repairs wherever deemed necessary on site.

9. *Confirmation and comment regarding the additional footpath to be installed to the northern side of the Mansion.*

The current ramp adjacent to the toilet block is steep and with the toilet block being removed it was felt a gentler 1:21 slope for improved accessibility was necessary in this location.