

Appendix J

Analysis of Existing and Proposed Open Space 30 May 2007 CC

	Description	Area m2:
1	Current Area of West Open Source LBH drawing	20863 m2 (2.1 Ha)
2	10% Loss would be :	2086
3	Nominal 90% of Existing Open Space would be	18777
	PROPOSAL INFORMATION PROVIDED BY APPLICANT REF 0108 109:	
4	Applicant states scheme proposes 20,256 of public and accessible open space (per SDC report). This includes service access roads and car park area in front of Campion House.	20256 (2.02)
	Comprised of:	
5	Landscape Front	1302
6	West Open Space + Courtyard Space per SDC 7.37	18953 (about 91%)
7	Landscaped service area with pedestrian access, Campion House Drive and main access corridors	2536
	CC Calculation and analysis:	
8	7.40 says 18953 includes courtyard , the courtyard is over the underground car park and of reduced quality as well as being overlooked (ppg17).	2340 = Courtyard Square only = (52 x 45)
9	West Open Space remaining (including service access roads but excluding courtyard square)	16,613 (6) 18953- (8) 2340
10	No 104 Area (Described as private garden)	390 sq m (30x13)
	Conclusions	
11	West Open space loss <u>based on quality</u> (basically loss of west green open space). This loss does not include the service access roads and other areas over the underground car park which would result in a potential greater loss	20.4 % (Minimum) (1)20863 - (9) 16613
13	Quantative loss of existing West Open Space which can support mature trees and or sports related activity could also be measured (1)-(9)	4250 sq metre loss (minimum)
13	As 104 is not part of site (10) the total private gardens in the proposal is reduced by more than 10%. May add to private amenity deficit.	Actual Private garden area is reduced from 3043 to 2653 m2
14	The remaining west open space could not now accommodate a full size pitch	Existing pitch area encroached upon by built

Evidence:

Drg 0108 109 'Private and Public Space Designation' Date 10.06

Landscape and Visual Statement Figure K /02 'The Courtyard'

Underground Car park plan