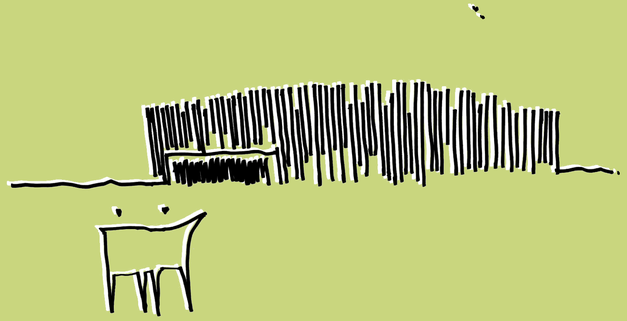
SECTION SITE MASTERPLANNING



C.1 Site Strategy



The site offers a unique opportunity to re-develop the waterfront along the south bank of the River Derwent as a sports and leisure campus. The site is located on a strategic piece land and has the potential to become a gateway from the north into Workington.

The development site sits at the centre of an emerging masterplan to redevelop the north side of Workington. This includes the new Leisure centre to the east, proposed hotel to the southwest and proposed leisure facility to the west.

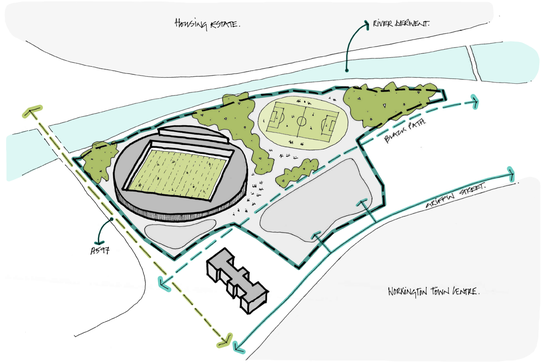


Contextual Relationship Diagram

C.2 Masterplan

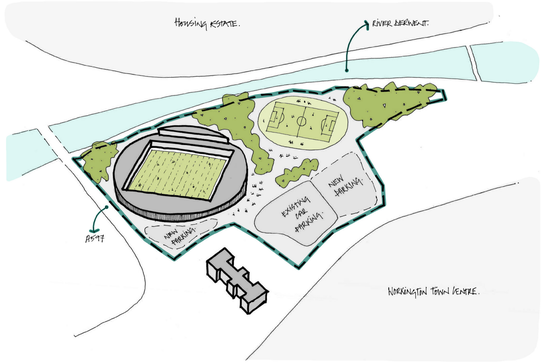


Architectural Masterplan



Main Access

The axis and approach to the new Stadium will be from the roundabout and the exit to the Black Path. Access will be both vehicular and pedestrian access and will form a direct line of sight to the main entrance of the building. The vehicles have access to a dedicated parking and accessibility for the Community Facility and also provide bus drop-off to the stadium for teams on dedicated times for match day. The Black Path will also be retained and utilised as a pedestrian access from the proposed car parking via a new footbridge over the Beck.



Parking / Site Delineation

A number of parking areas are provided in and around the site and have been positioned in and around the main entrances to the building, these have been analysed in detail in the attached traffic studies. On the South-East of the site there a dedicated parking area which would be used for accessible parking to the community facility, this space can also be utilised for dedicated match day and accessible parking at assigned times throughout the week. The Stadium has a one-way vehicle route around the perimeter of the building, which will allow bus drop-off to the stadium for the players on match and then parked offsite. The office has a dedicated accessible parking zone on the North-East of the side, directly opposite the office entrance. The majority of parking is provided to the South of the stadium and East of Allerdale House in an expanded car park.

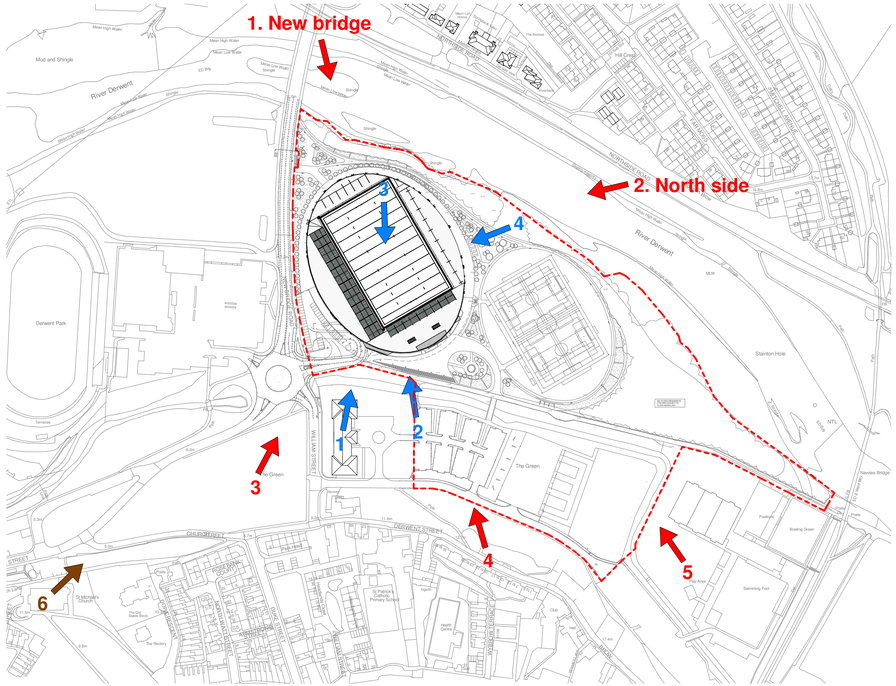
C.3 Proposed Site Plan - View Points

DEVELOPMENT AREA AS DESCRIBED IN THE PLANNING APPLICATION

LVIA PLANNING VIEW

HERITAGE VIEW

ARCHITECTURAL CGI



C.4 Proposed Site Plan - Massing Studies



01 - Existing



02 - Existing



01 - Proposed



02 - Proposed



03 - Existing



03 - Proposed



04 - Existing



04 - Proposed



05 - Existing



05 - Proposed



06 - Existing



06 - Proposed