1

ROOTS HALL STADIUM REDEVELOPMENT

The Club's association with Roots Hall dates back to 1906. In 1915 it was requisitioned to aid the First World War and then subsequently used as a sand quarry and landfill site with the Club finally returning to a new stadium in 1950's, extensively assisted by local fund raising efforts through the Supporters Club.

The Club has had long held ambitions to move to a new Stadium, as the existing grounds have largely become outdated. The Club also continues to strive for Championship and beyond, which the attraction of a new Stadium will assist.

Various planning permissions have historically been granted both for a new Stadium at Fossetts and to redevelop these existing grounds. However, changes in the wider economy have required the Club's plans to adapt and be revised in order to be certain that the new Stadium at Fossetts can be funded, securing a long term future for the Club in its home town.

We invite you to look and comment on these new proposals for the redevelopment of Roots Hall. Rest assured, the Club will not be able to move from its home turf until the first phase of the new Stadium has been constructed. We look forward to answering any questions you have.

EXECUTIVE SUMMARY

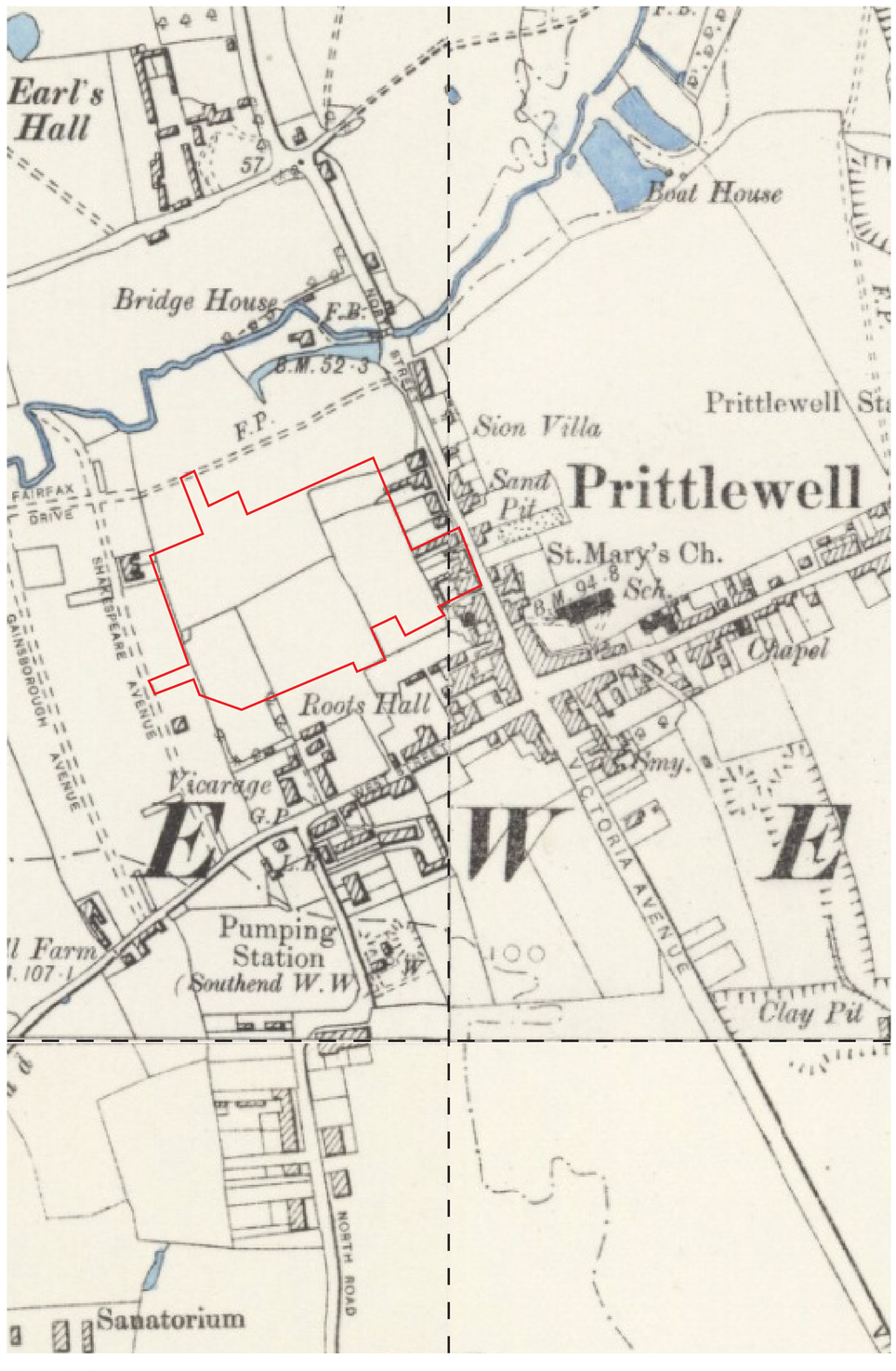
- A brownfield regeneration, a backland site in the Southend central area into a new residential quarter with its own distinct character.
- Creation of 504 homes comprising of
  151 Affordable homes (30%)
  353 Market homes (70 %)
  Compliant with the local authority's requirements on mix and tenure
- 504 parking spaces (1 per unit)
- A central benefit of enabling the club's relocation to Fossetts Farm
- Phased development, commencing with affordable housing
- Tenure blind design
- Refined architectural expression
- Use of high quality materials throughout
- Cognisant of surrounding properties and wider townscape views of St Mary's Church
- Introduction of new public routes on desire lines through the site
- Public access to high quality landscaped space

2 HISTORICAL CONTEXT

Southend derived its name by extending southwards from Prittlewell village. Growing outwards around its three main roads of East Street, West Street, and North Street. It is marked by St. Mary's Church, dating back to the 12th century.

North Street was subsequently extended south and renamed Victoria Avenue in 1889 to link Prittlewell with the centre of Southend. This north-south approach into Southend town centre, passing through the historic Prittlewell village has always been a major axis, and has been highlighted as a Main Route Network road in the Southend Central Area Action Plan (SCAAP) consultation document.

The large site managed to retain its open space condition throughout the last century in contrast to the developing neighbourhood of residential terraced houses and light industrial use to the north.



1898

1923

3 EXISTING SITE & BOUNDARY CONDITIONS

1 St Mary's Church
Listed Landmark in Conservation area

2 St Mary's Court
Four storey residential buildings aligned true north-south

3 Industrial
Warehouse building. Planning application submitted for 3 storey residential building.

4 Roots Hall Drive Apartments
4 storey apartment blocks close to the boundary.

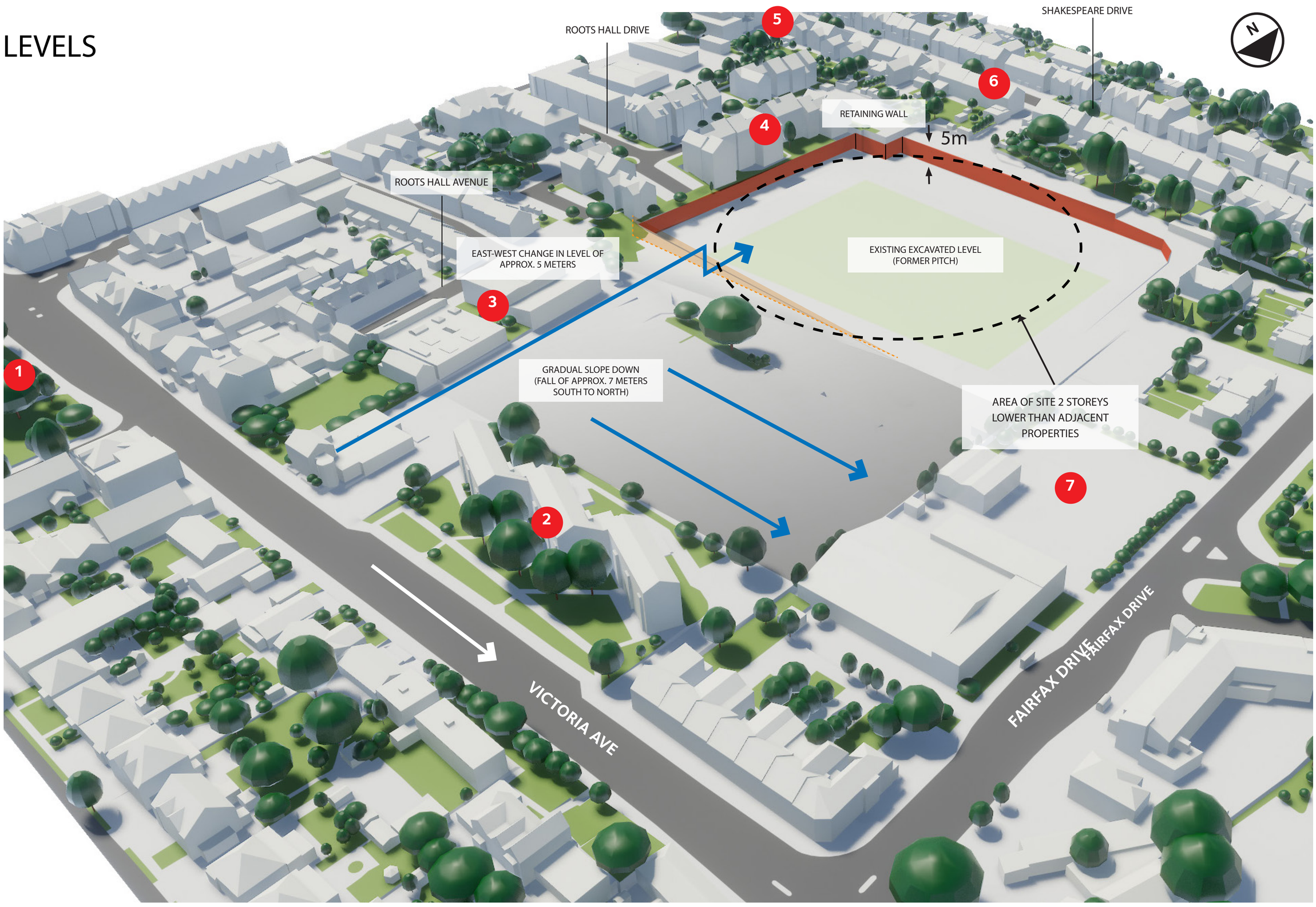
5 5 Storey Corner Residential

6 Shakespeare Drive Terraced Houses

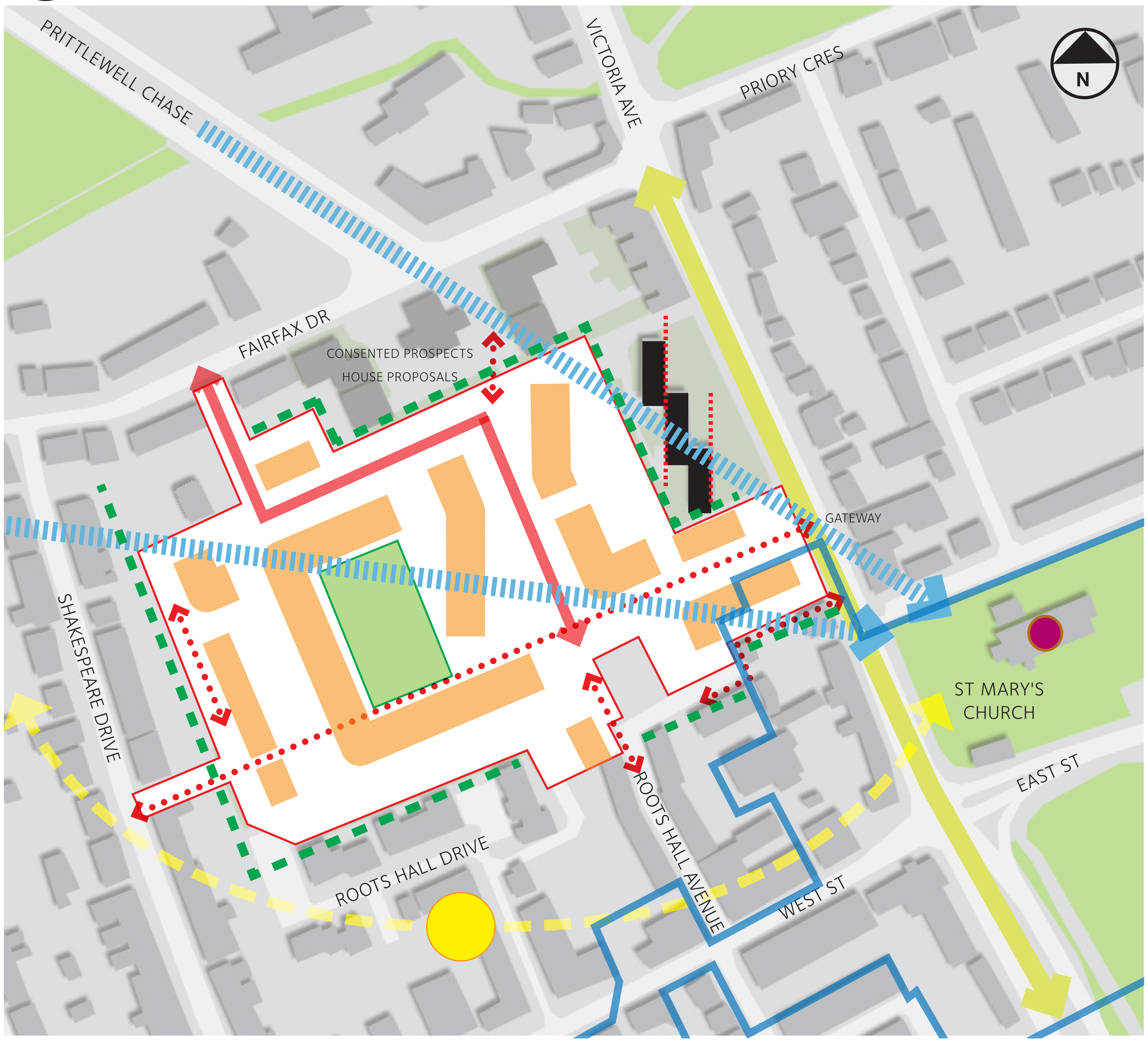
7 Former Prospects College Site
Site with Planning Permission for 3 apartment blocks ranging between 2 to 5 storeys.
(Under Construction)

Site boundary Conservation Area

LEVELS



4 MASSING INFLUENCES



Surrounding properties

St Mary's church strategic views
Building heights to acknowledge strategic views of steeple

Conservation Area
Building form and height

Victoria Avenue corridor

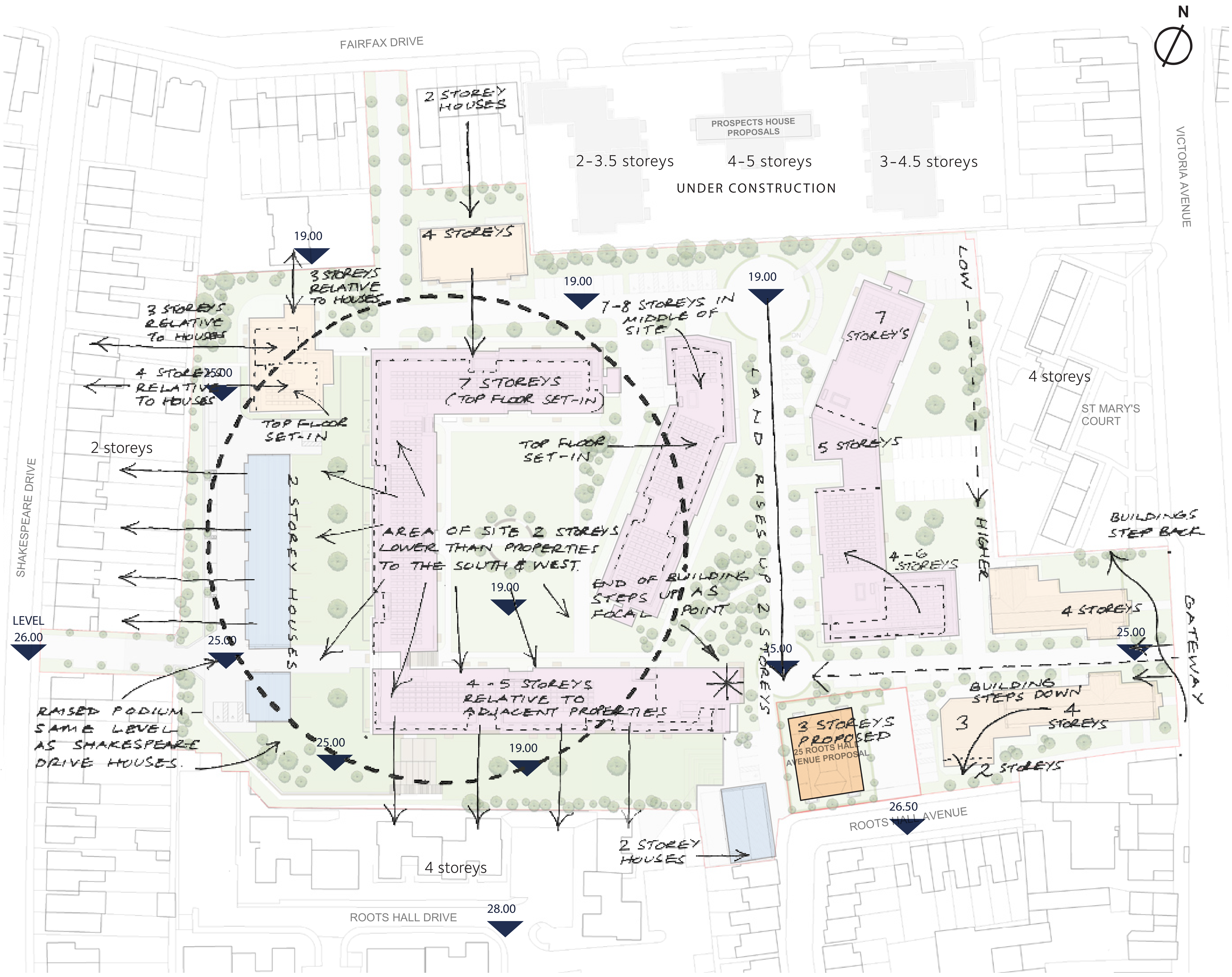
St. Mary's Court
Alignment with St. Mary's Court to integrate the language of the old with the new.

New Streets (Primary Access)
North-South vehicle circulation.

Permeable Site (Secondary Access)
Primarily pedestrian access.

Formal Garden Court (Stadium Pitch)
The stadium has been the most significant fixture of the local area in the recent history. A formal garden court to recall the grandstands seeks to provide a continuation of that evolution.

PROPOSED MASSING

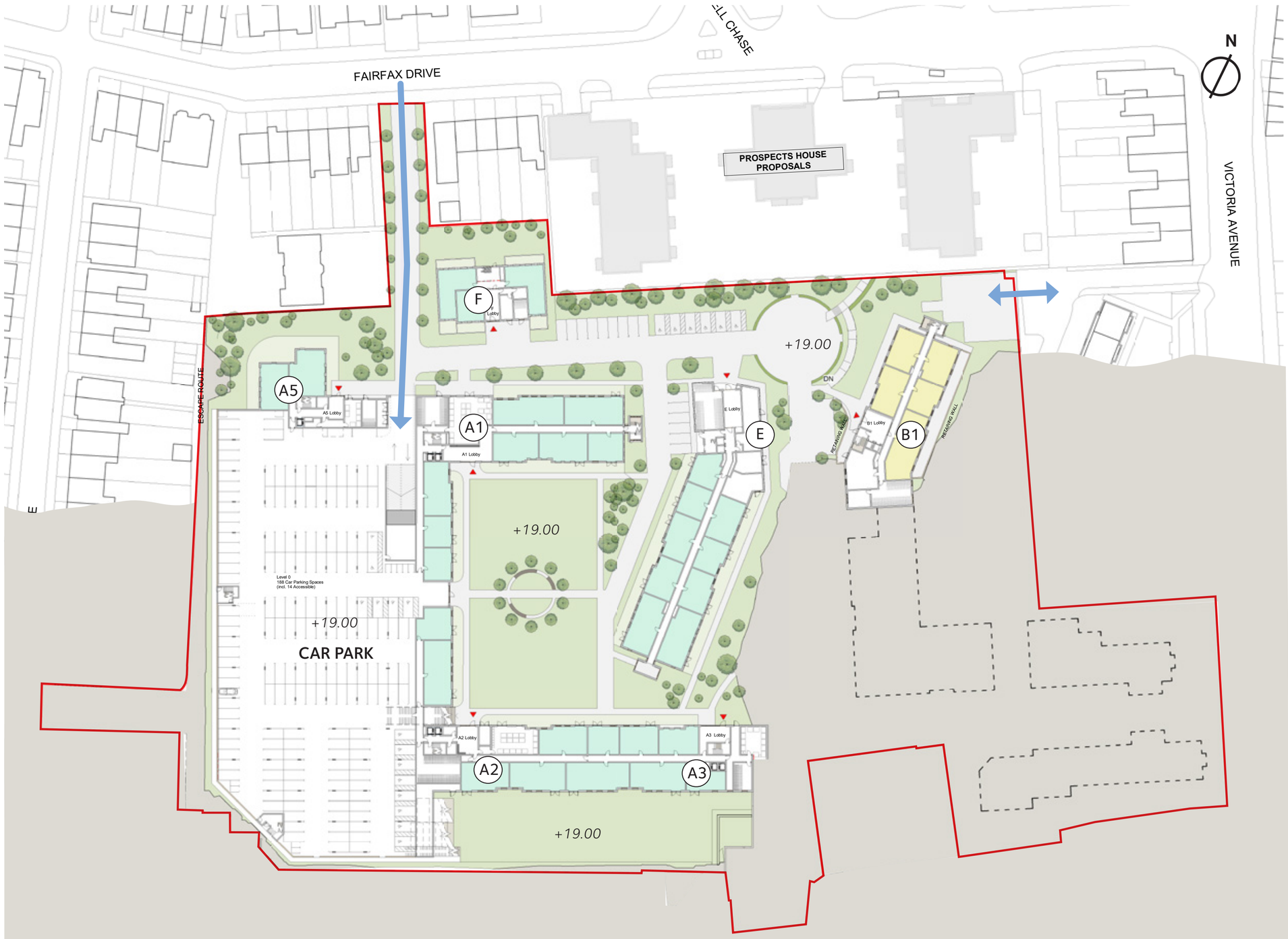


2 Storey houses

Transitional Buildings
2-4 Storeys

Mid-rise Buildings
4-8 Storeys
Top Floor Set Back

5 SITEWIDE PLANS



LEVEL 00 19.300

Affordable (Phase 1) Market (Phase 2) Vehicle Access

0 5m 10m 15m 20m 30m 40m 50m

LEVEL 01 22.300

Affordable (Phase 1) Market (Phase 2)

0 5m 10m 15m 20m 30m 40m 50m

6 SITEWIDE PLANS

LEVEL 02 25.300

Affordable (Phase 1)

Market (Phase 2)

Pedestrian permiability (publicly accessible)

Vehicle Access

0 5m 10m 15m 20m 30m 40m 50m

LEVEL 3 28.300

Affordable (Phase 1)

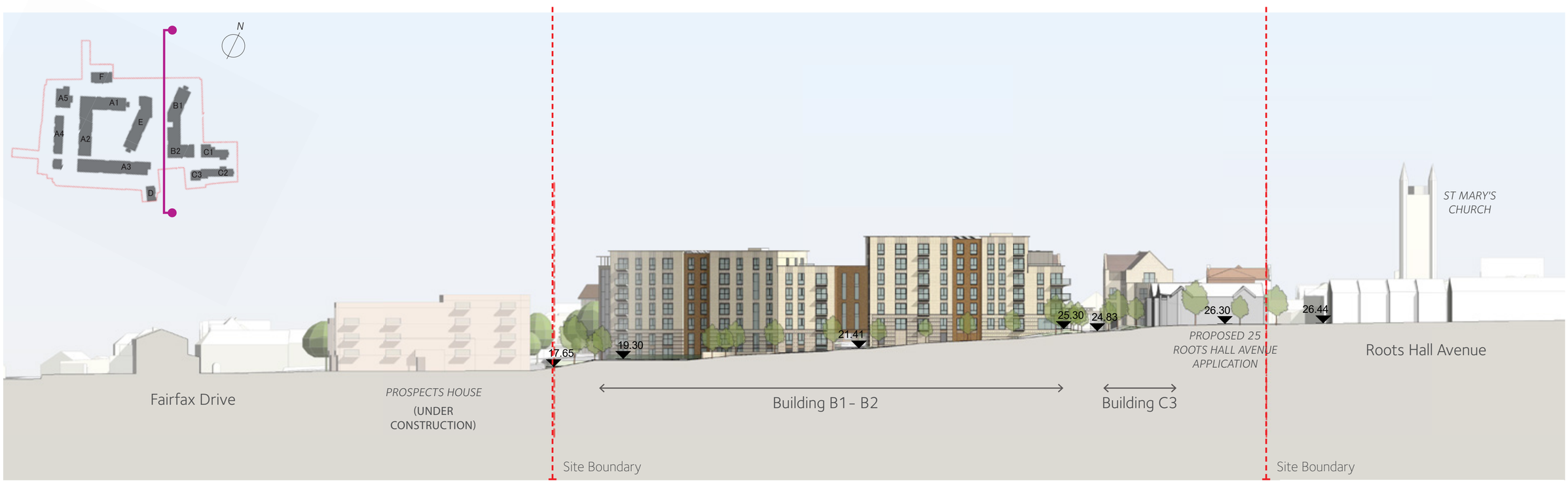
Market (Phase 2)

0 5m 10m 15m 20m 30m 40m 50m

7 ELEVATIONS

BUILDING C
VICTORIA AVENUE ELEVATION

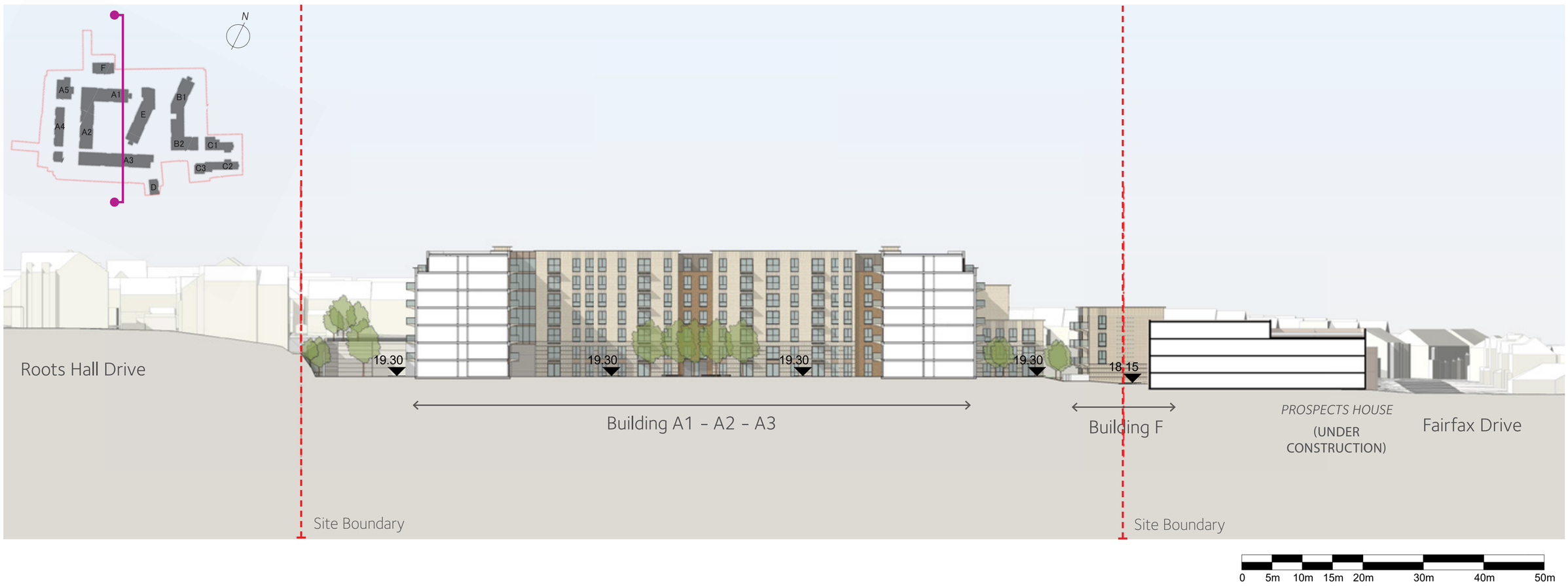
BUILDINGS B1, B2, C3
WEST ELEVATIONS



BUILDINGS A3, E, D & F
EAST ELEVATIONS

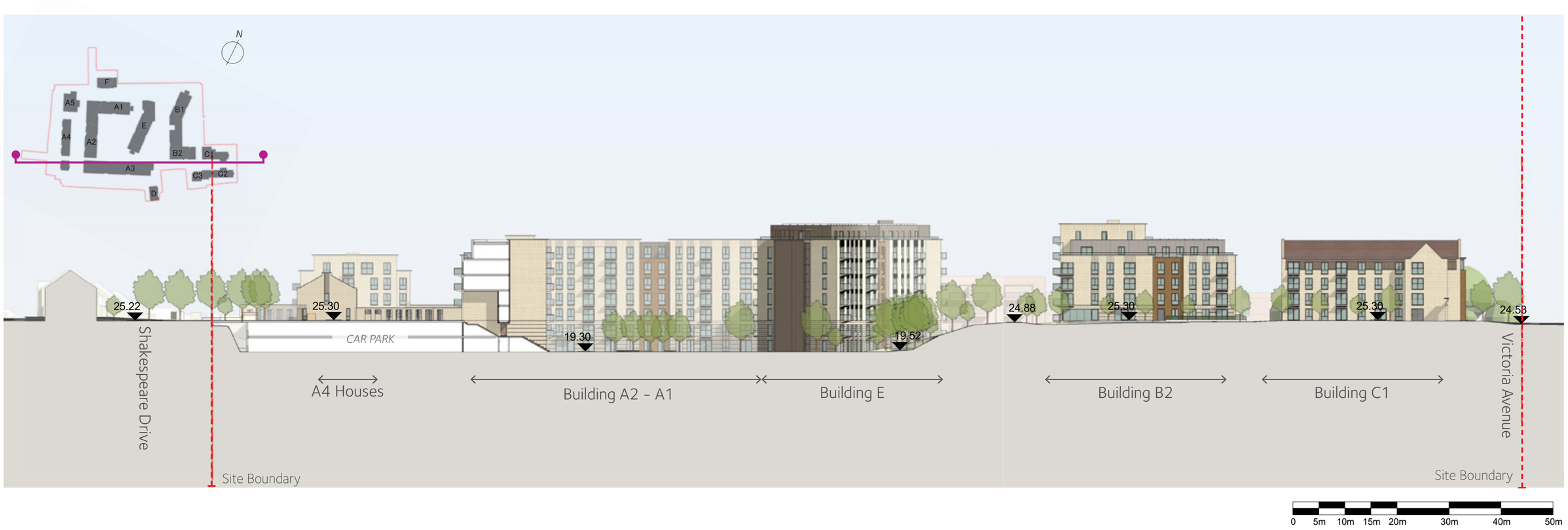
8 ELEVATIONS

BUILDING A
ELEVATION-SECTION

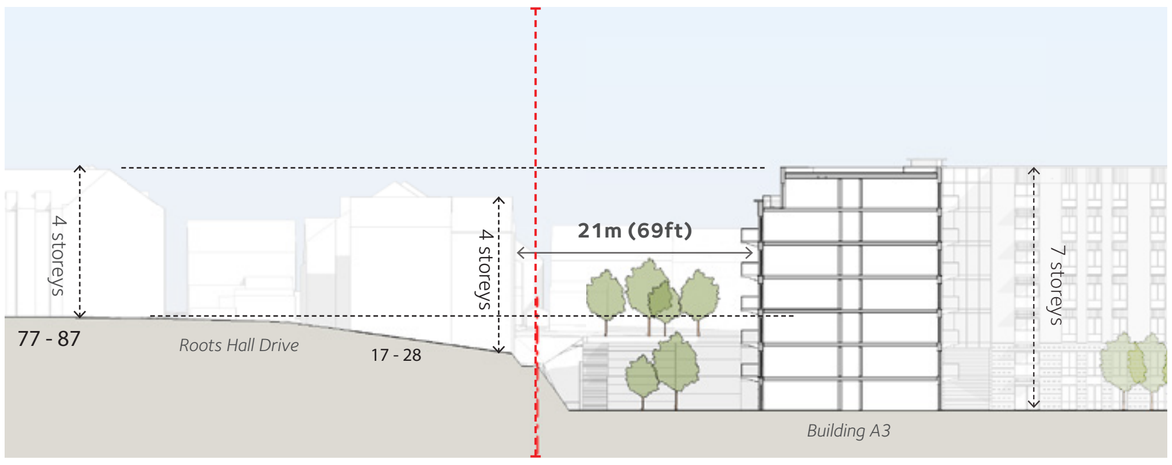


BUILDINGS A3, A4, C2, C3
NORTH ELEVATIONS

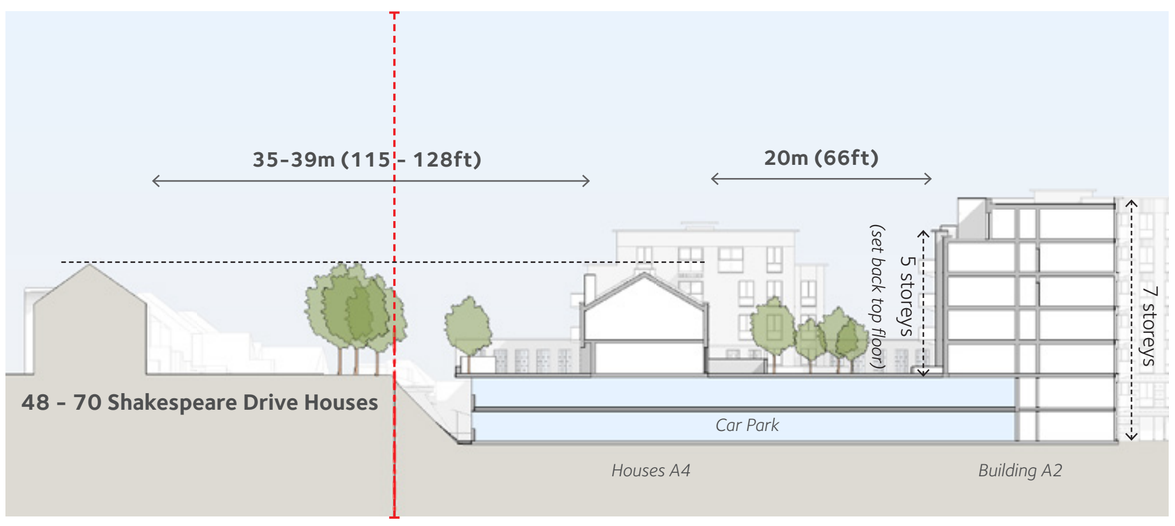
BUILDINGS A1-2, A4, B2 & C1
SOUTH ELEVATIONS

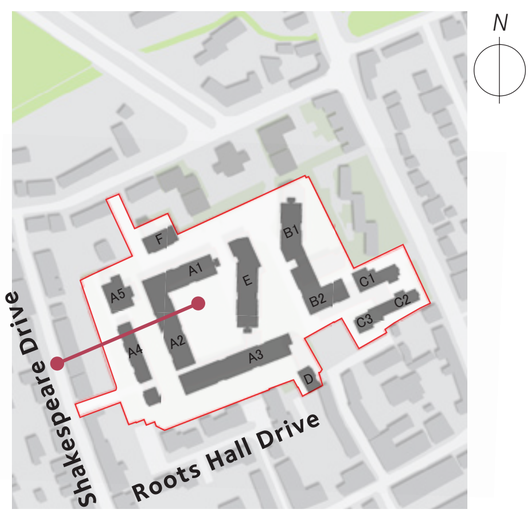


9 LOCAL CONTEXT SECTIONS

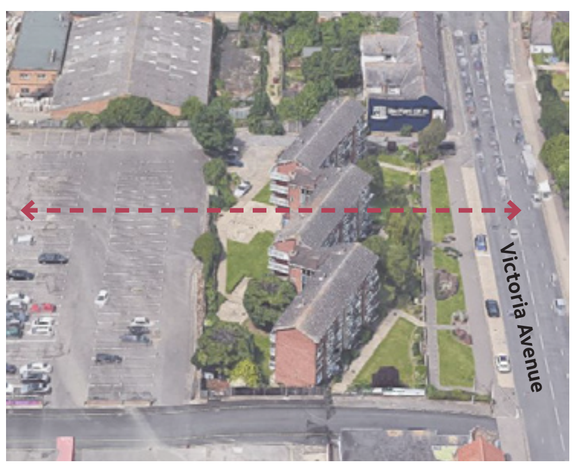


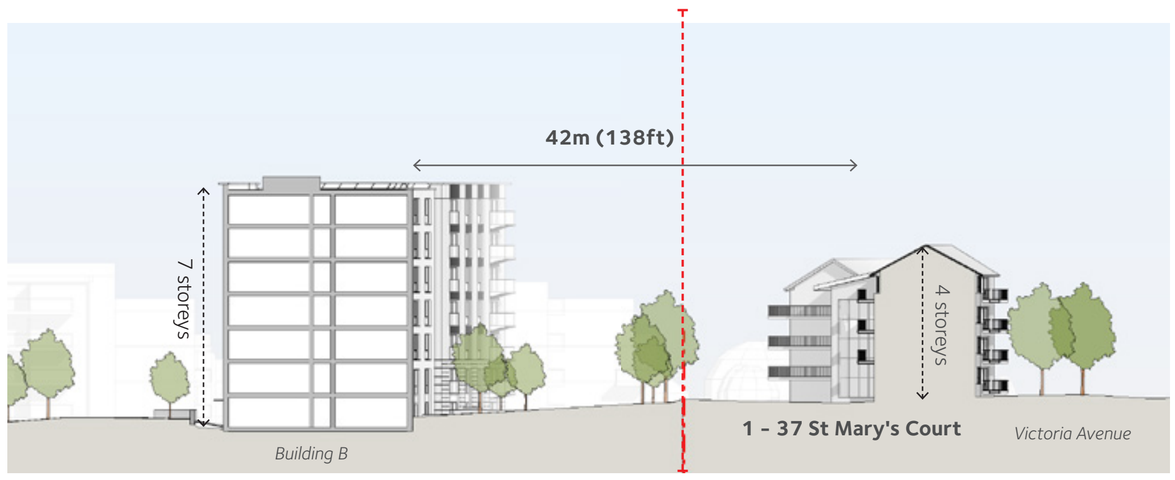
1 - 47 Roots Hall Drive



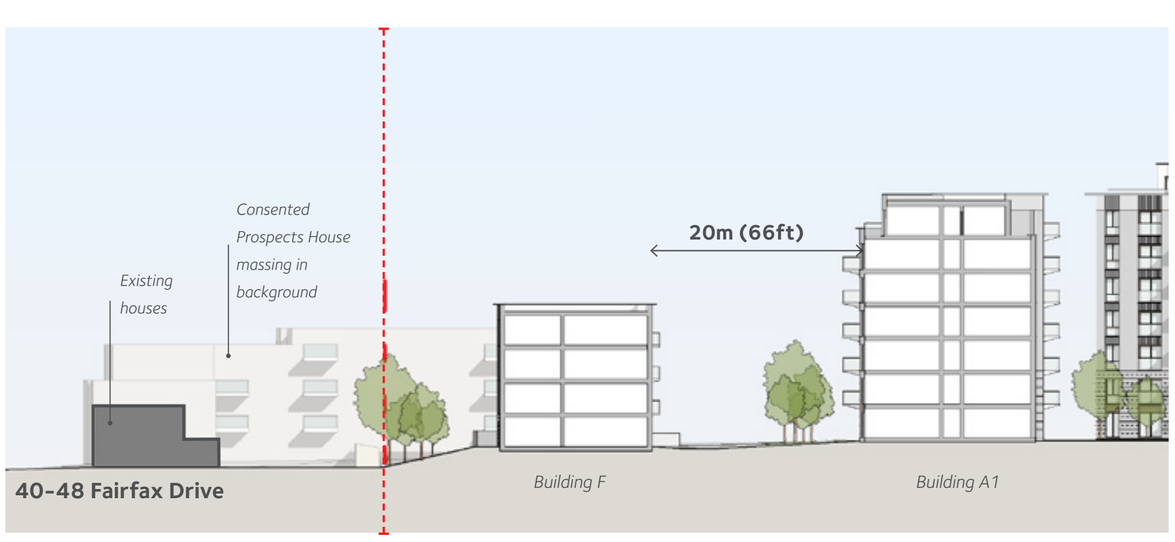


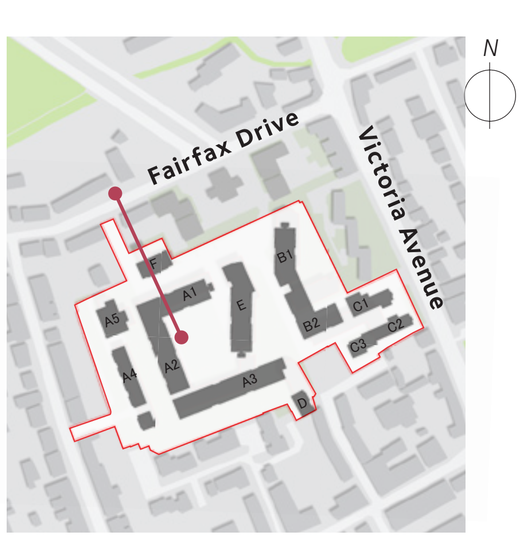
48 - 70 Shakespeare Drive





1 - 37 St Mary's Court





40 - 48 Fairfax Drive

10 FACADE MATERIALS

Vertical stack bonded bricks with projecting courses and raked joints

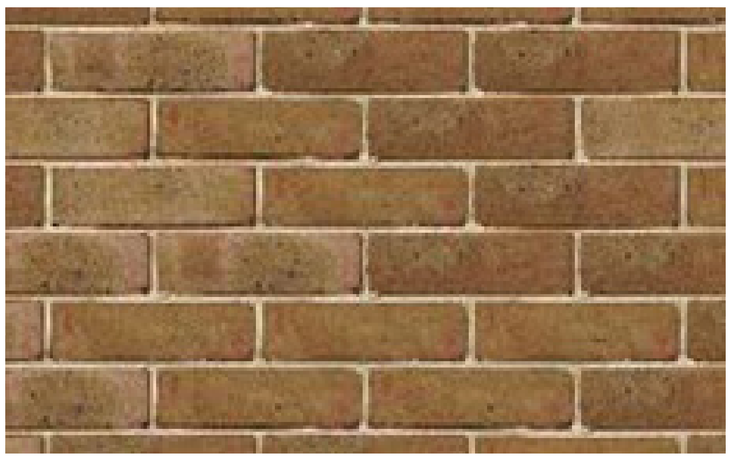
Powder coated, non combustable aluminium cladding to recess

Glazed balustrade feature balconies with curved soffits

Vertical stack bonded bricks with raked joints above and below windows

High performance composite powder coated aluminium and timber windows with full brick recess

Recessed string course and individual projecting bricks to lowest 2 storeys



Ibstock Arundel Yellow or similar

Wienerberger Oakington Buff or similar

11 BRICKWORK ARTICULATION

Facade (Upper)
Brickwork articulation

- Deep projecting powder coated aluminium coping
- Vertical stack bonded bricks with projecting courses and raked joints
- Full brick reveal

Facade (Lower)
Brickwork articulation

- Recessed string course and individual projecting stretcher bricks to lowest 2 storeys
- Full brick reveal
- Double height opening to lowest two floors
- Distinctive curved underside to balcony

12 TOWNSCAPE VIEWS

Townscape View from Victoria Avenue - Fairfax Drive

Townscape View from Prittlewell Chase

St Mary's
Church

13 VIEWS

VIEW LOOKING NORTH ALONG VICTORIA AVENUE OF BUILDINGS C1 AND C2

VIEW LOOKING SOUTH ALONG VICTORIA AVENUE OF BUILDINGS C1 AND C2

14 VIEWS

AERIAL VIEW LOOKING SOUTH ALONG MAIN NORTH-SOUTH ACCESS

BUILDING A - COURTYARD VIEW WITH ACCESS THROUGH TO VICTORIA AVENUE

15

BUILDING A - COURTYARD VIEW LOOKING SOUTH

SUMMARY SCHEDULE OF ACCOMODATION

POLICY COMPLIANT MIX AND TENURE

SITEWIDE

FLAT MIX		HOUSES/DUPLEX	
1 BED	136		
2 BED	158		
3 BED	144	3 BED	6
4 BED	53	4 BED	7

TOTAL UNITS: 504
10% ACCESSIBLE

PARKING	
Internal Car Parking Spaces	392
Surface Car Parking Spaces	112
Total	504

MARKET

FLAT MIX		HOUSES/DUPLEX		
1 BED	71			20%
2 BED	105			30%
3 BED	111	3 BED	6	33%
4 BED	53	4 BED	7	17%

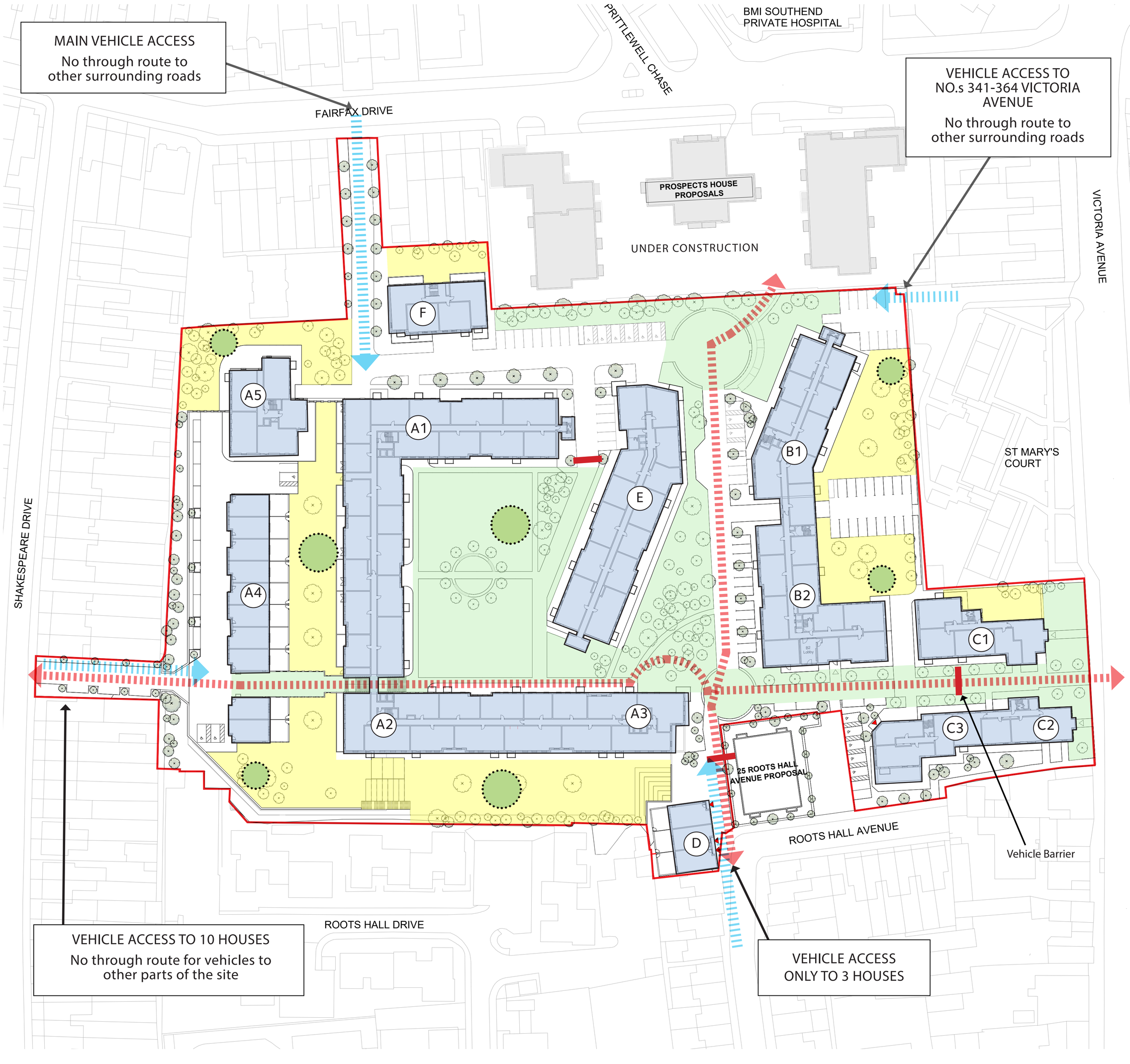
TOTAL UNITS: 353
11% ACCESSIBLE **70%**

AFFORDABLE

FLAT MIX		HOUSES/DUPLEX		
1 BED	65			43%
2 BED	53			35%
3 BED	33	3 BED	0	22%
4 BED	0	4 BED	0	0%

TOTAL UNITS: 151
8% ACCESSIBLE **30%**

16 ACCESS AND LANDSCAPE



Publicly accessible 6,700 sq,m

Residents Only 5,130 sq.m

Playspace

Public Pedestrian / Cycle Access

Vehicle Access

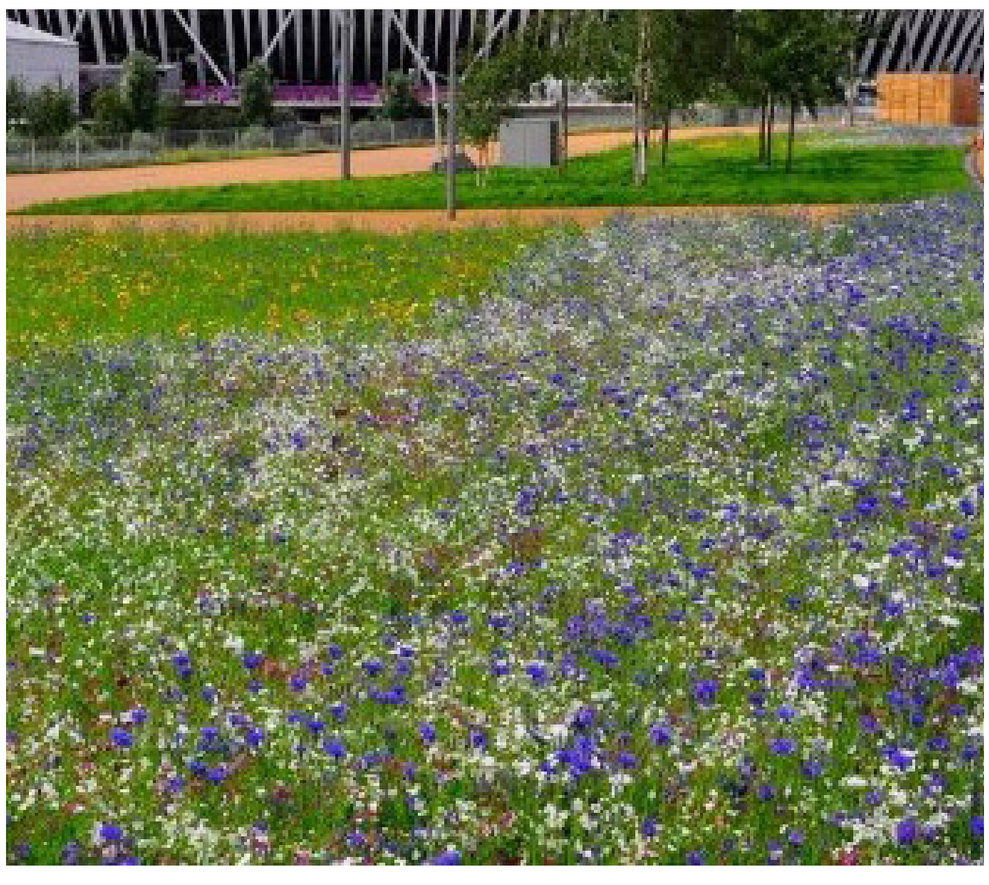
Vehicle Barrier

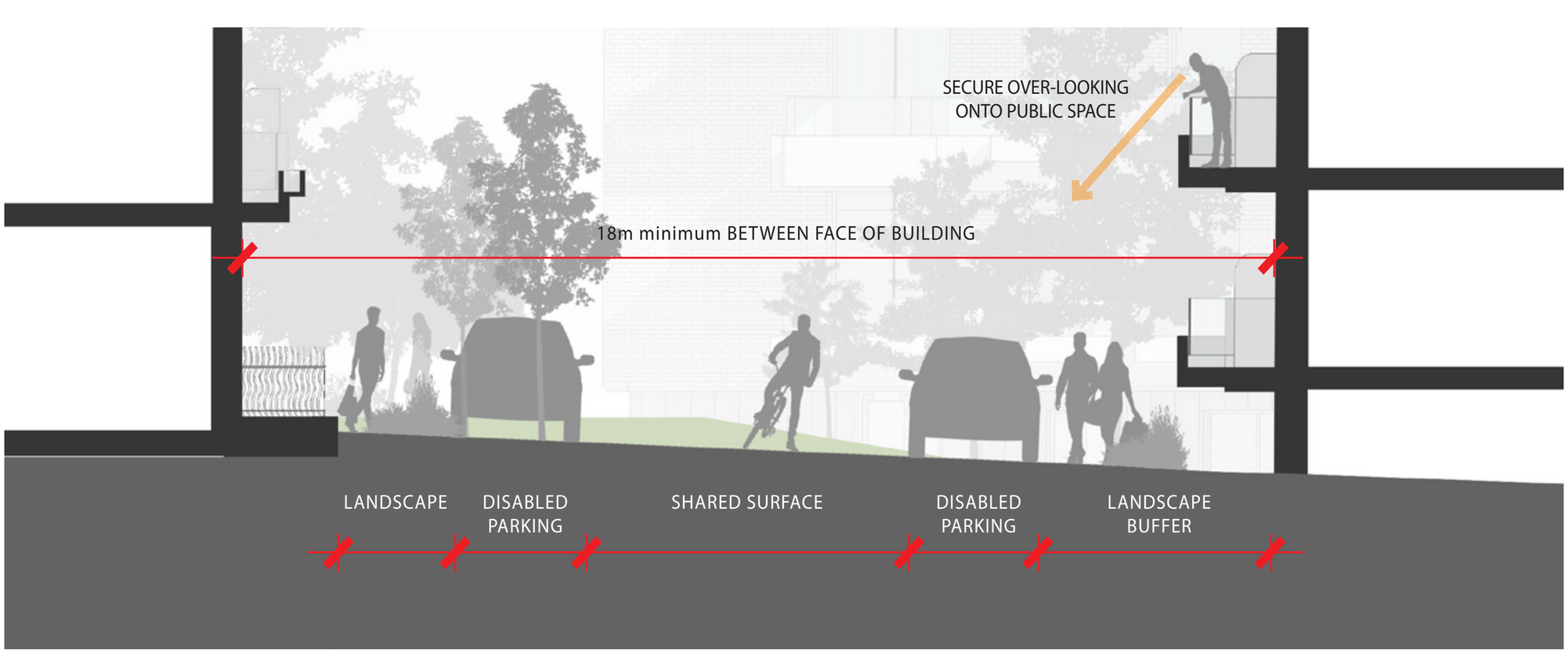
17 LANDSCAPING

Kidbrooke Village, Greenwich (CZWG Architects)

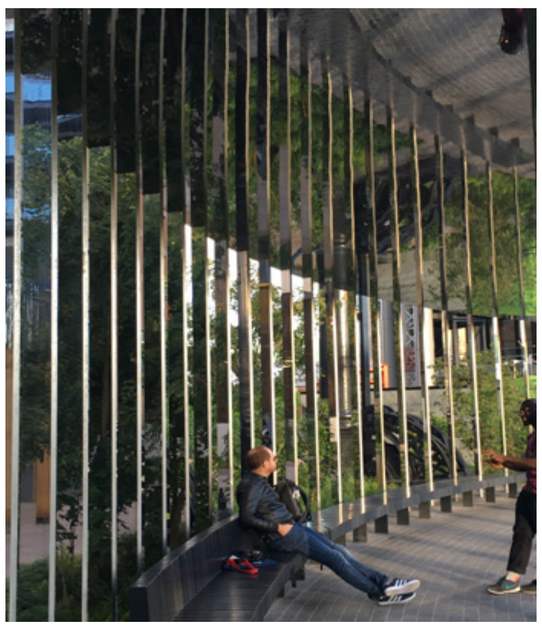
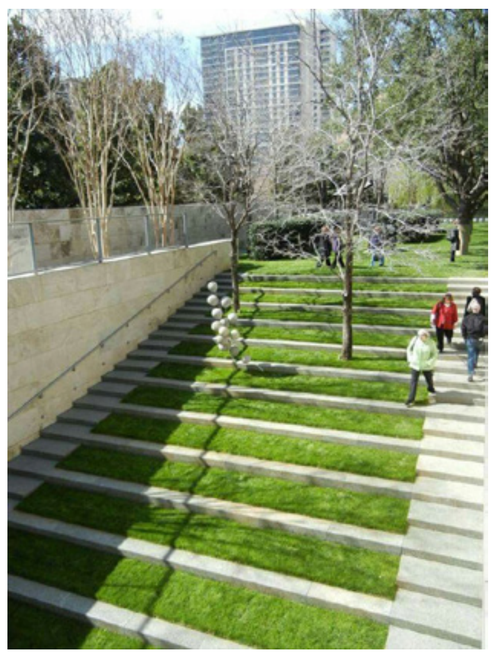
Rathbone Market, Canning Town (CZWG Architects)

SEMI PUBLIC PEDESTRIAN REALM





Street section between block B/E

18 LANDSCAPING

FORMAL, INFORMAL, SHARED SURFACES AND PLAYSPACE