



Stockwell Gateway Mansfield

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Summary_

Summary

Why Mansfield

- No existing branded hotels in or around the town centre
- Over 100,000 population town
- Gateway location, highly visible on town centre ring road
- Accessible from all directions by car
- Adjoining multi story car park
- Strong pedestrian routes to town centre, bus station & train station
- Huge tourism potential – circa five million visitors per annum to Mansfield region
- Major national businesses in Mansfield including Pendragon national training centre
- Mansfield District Council preferred location for Hotel & Leisure uses

Delivery

- ARBA contracted with MDC
- Subject to planning work on site starts September/October 2018
- Delivery of the scheme September 2019

Location plans_



Location plan Site local context



Location plan Site wider context

Access plan_



Denotes primary vehicular flow paths



Denotes primary pedestrian flow paths

Access plan

Stockwell Gateway
Mansfield

Site plan_ showing scheme layout



Accommodation Schedule:

Unit 1	- Shop/Cafe restaurant (Ground floor unit)	333m²	3583ft²
Unit 2	- Shop/Cafe restaurant (Ground floor unit)	134m²	1440ft²
Unit 3	- Shop/Cafe restaurant (Drive through unit)	249m²	2679ft²
Unit 4	- Assembly & leisure (First floor unit)	469m²	5046ft²
Unit 5	- Cafe restaurant (Ground floor unit oversailed by hotel)	234m²	2517ft²
Unit 6	- Cafe restaurant (Ground floor unit oversailed by hotel)	314m²	3378ft²
Unit 7	- 80 Bedroom hotel with on site restaurant	2708.5m²	29,143.5ft²
Total		4442.5m²	47,801ft²

General Notes:

- 1: Please note that this sketch design has been based upon Ordnance Survey data only. Should the design be taken further a full topographical survey will be required.
- 2: Please note that ownership boundaries are to be confirmed, the current sketch designs is based upon information provided by a third party.
- 3: Please note that this sketch design assumes that the existing trees have no Tree Preservation Orders placed on them.
- 4: Please note that no services/utility data was available at the production of this sketch design, full services/utility check to be undertaken should this design be taken further.
- 5: All proposed designs **have not** been 'tracked', tracking will need to be undertaken should the design be taken further.
- 6: Please note sketch design based upon the data/guidance provided within 'Mansfield District - Parking Standards Supplementary Planning Document'
- 7: Note: It is proposed that the car parking allocation for the proposed amenities would be provided both on site and within the adjacent NCP multi storey car park.

Date 13th December 2017
Drawing scale 1:500 @ A3
Stockwell Gateway, Mansfield-OPTION 5



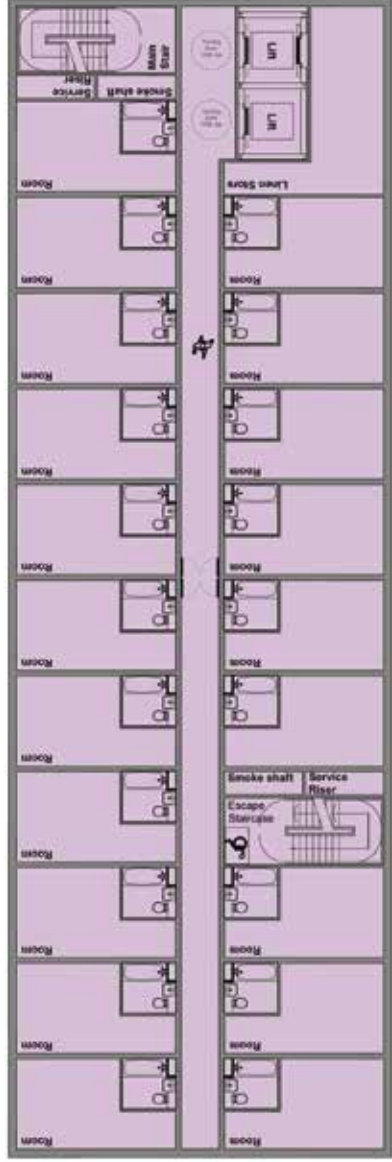
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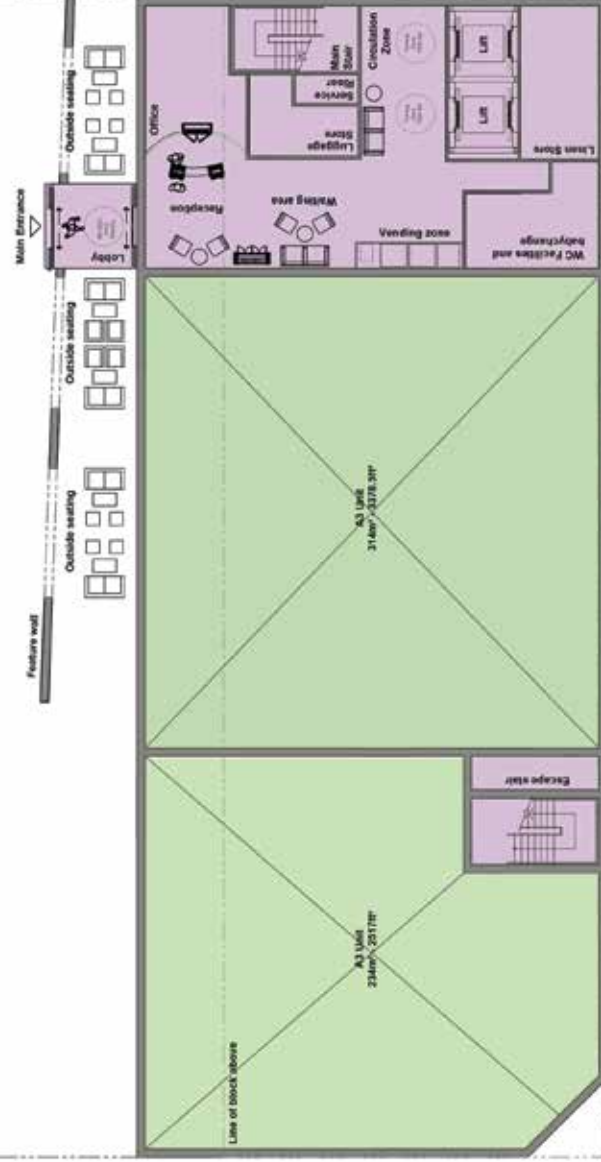
CONCEPT DESIGN

No 6 Whitehouse Way, Epworth, North Lincs
M: 07917 224361 T: 01427 875012
E: nwh@isledesign-architecture.com
CIAT Chartered Membership No: 015669

Internal layout_



Potential Hotel First Floor layout



Potential Hotel Ground Floor layout

General Notes:

- 1: Please note that this sketch/concept design has been based upon third party data.
- 2: Accommodation floor plates based upon a 'typical' 21m² (GIA) bedroom unit. Provider standards and room mix to be determined at a later date.

Accommodation Schedule:

C1 Unit - 80 Bedroom hotel

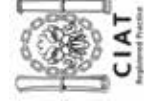
Gross Internal Area

Lower Ground Floor (Inc plant room)	51m²	549ft²
Ground Floor	175m²	1883ft²
Ground Floor escape stair	22.5m²	242ft²
First Floor accommodation	615m²	6617ft²
Second Floor accommodation	615m²	6617ft²
Third Floor accommodation	615m²	6617ft²
Fourth Floor accommodation	615m²	6617ft²

Total **2708.5m²** **29,143ft²**



Date 05th December 2017
Drawing scale 1:200 @ A3
Stockwell Gateway, Mansfield - **OPTION 3**



2017-ID-18-SK022



CONCEPT DESIGN

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The visual_





Stockwell Gateway
Mansfield



The block plan_

Aerial view of the Site

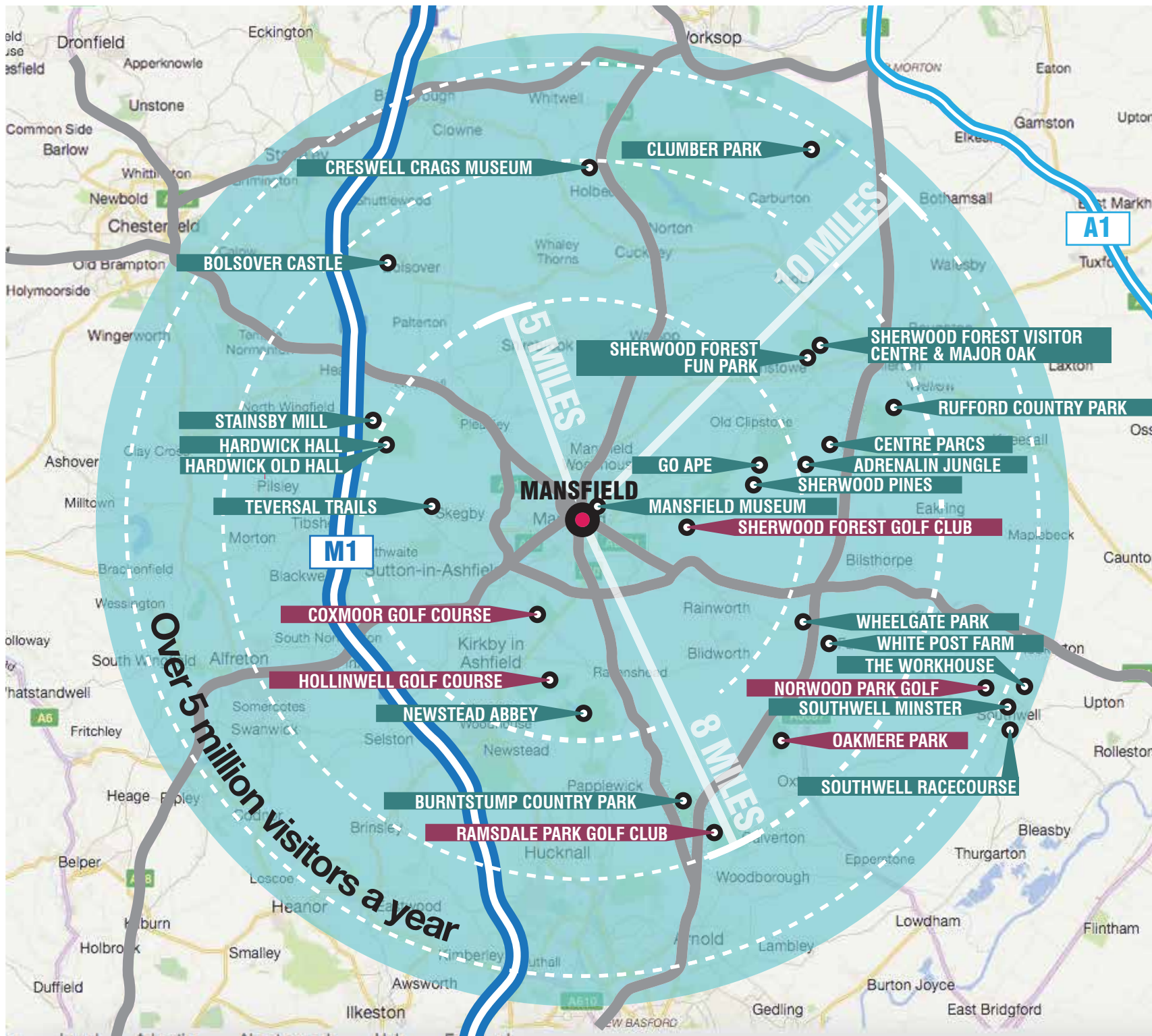


The block plan - Aerial view of the Site

Stockwell Gateway
Mansfield



Tourist map_



Attraction pinned on map	Distance to Mansfield in miles
MANSFIELD MUSEUM	1.4
TEVERSAL TRAILS VISITORS CENTRE	4.2
NEWSTEAD ABBEY	5.8
BURNSTUMP COUNTRY PARK	7.6
STAINSBY MILL	7.8
GO APE	8.2
WHEELGATE PARK	8.3
WHITE POST FARM	8.3
SHERWOOD FOREST FUN PARK	8.3
SHERWOOD PINES	8.8
SHERWOOD FOREST VISITOR CENTRE & MAJOR OAK	9.1
HARDWICK OLD HALL	9.5
HARDWICK HALL	9.5
ADRENALIN JUNGLE	9.7
BOLSOVER CASTLE	9.9
CENTRE PARCS	9.9
CRESWELL CRAGS	11.1
RUFFORD COUNTRY PARK	11.3
CLUMBER PARK	13.3
THE WORKHOUSE, SOUTHWELL	13.6
SOUTHWELL MINSTER	14
SOUTHWELL RACECOURSE	15.3
GOLF	
SHERWOOD FOREST GOLF CLUB	2.8
COXMOOR GOLF COURSE	3
NOTTS (HOLLINWELL) GOLF CLUB	4.8
OAKMERE PARK GOLF CLUB	8.48
RAMSDALE PARK GOLF CLUB	10.3
NORWOOD PARK GOLF CLUB	12.97

Tourist map

Photos_









Planning statement_

Planning Statement

The following comment provided by the planning officer at MDC demonstrates that the ARBA proposals fall in line with policy and expectation. “The site lies within Town Centre, defined by both the Mansfield District Local Plan 1998 and the Draft Mansfield District Local Plan. From a planning perspective, the site is a sequentially preferable site within the Town Centre and therefore the principle of this development is considered to be acceptable and it would obviously not be necessary to undertake a sequential test in support of any formal planning application.

Policy MCA1(a) of the Consultation Draft states that development of this site should create a vibrant, well designed high quality and environmentally sustainable flagship development. This Policy specifically states;

Proposals which help deliver major change within the Mansfield central area, as defined on the policies map, will be supported, particularly where they:

- a. bring forward high quality development of the site
- b. enhance the townscape, civic spaces and heritage assets, and improve the appearance of key gateways by providing well designed landmark buildings which help create a positive image of the town and give it a sense of identity
- c. improve energy efficiency and resilience to flooding and climate change, and adopt low carbon technologies, where applicable

- d. improve traffic arrangements, including the reduction of vehicle / pedestrian conflict and the barrier effect of the Mansfield town centre ring road
- e. create stronger walking and cycling links within the central residential and commercial areas of the town
- f. provide an environment which is open to investment and enterprise
- g. strengthen the vitality and viability of the town centre through the development of new shops, offices, leisure and community facilities

All major applications for development within the central area of Mansfield should demonstrate how the proposal helps to achieve the aims of this policy.

With specific regard to Stockwell Gate North;

Any proposal will be expected to;

Provide a mixed use scheme which enhances Mansfield’s retail, office and leisure offer;

Create a major new gateway to the town centre, with appropriate public realm and landscaping

Improve accessibility by creating strong connections with the town centre and surrounding areas

Be of high quality design which is environmentally sustainable and respects and enhances the setting of listed buildings and local green space within and adjoining the site.