

Reason for design changes to ZC

The reason for the design change to avoid the Yorkshire Water sewer easement.

Retaining the existing design and complying with YW requirements present programme and cost issues that make the development unfeasible in the context of many of the legal agreements already in place with major tenants.

Difference in number of car parking spaces

The previous scheme has 491 car parking spaces.

The revised design has 481 car parking spaces.

Reasons for new access / egress arrangement from rotunda

During a meeting regarding the junction designs with BMBC, they expressed concern over the proposed ZC car park and rotunda traffic exiting onto Lambra road. This was due to Lambra Road also being used by traffic exiting the Alhambra centre which enters further up the road. As the junction is to be signalized under the current proposals, it was noted that the traffic exiting the Alhambra centre would stop at the red signal and would form a queue back from that location. This would then block the exit from the rotunda. In turn traffic trying to exit the rotunda would only be able to exit when they are 'allowed to exit' by cars from the Alhambra centre. Following this, BMBC requested that the exit for the rotunda be moved to the access road side to enable a flow of traffic through a separate signal (for the access road).

Due to the required proposed levels on the access road, the best point of connection for the exit is directly adjacent to the entry ramp before the access road falls away to the basement level. This design also allows the traffic in the rotunda and the within the car park to travel on the left-hand side which replicates general roads in the UK and eliminates any potential issues.

Please refer to Highway Engineer's drawing BGW2-ACE-ZC-ZZ-DR-C-G700-0157 - P2 - Car Park Access and Exit Alterations.

Increase in MSCP height

The building footprint has reduced to avoid the Yorkshire Water easement. It is therefore necessary to increase the height of the building to maintain the same car parking capacity. The MSCP has increased in height to ensure the minimum number of car parking spaces required under the terms of the legal agreements with major tenants are satisfied.