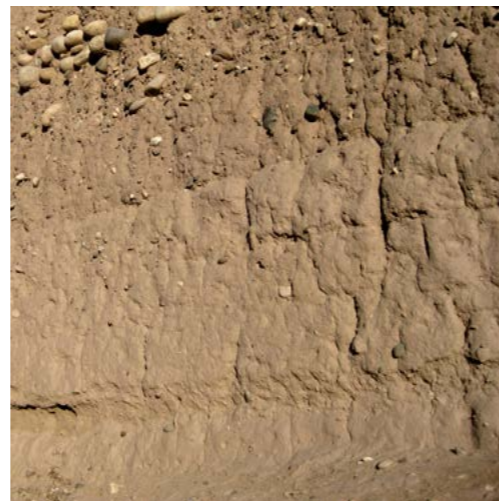
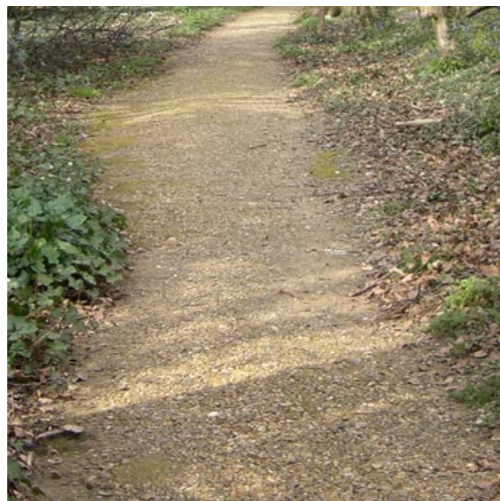
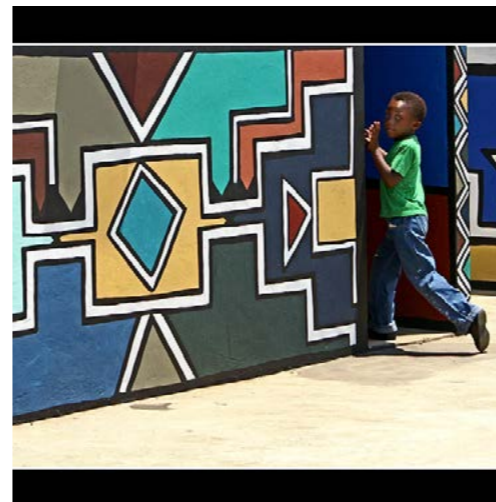


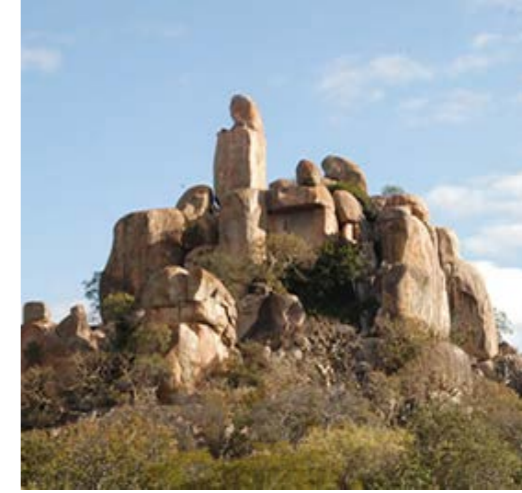
Theming: Materials



Theming:
Indigenous Art

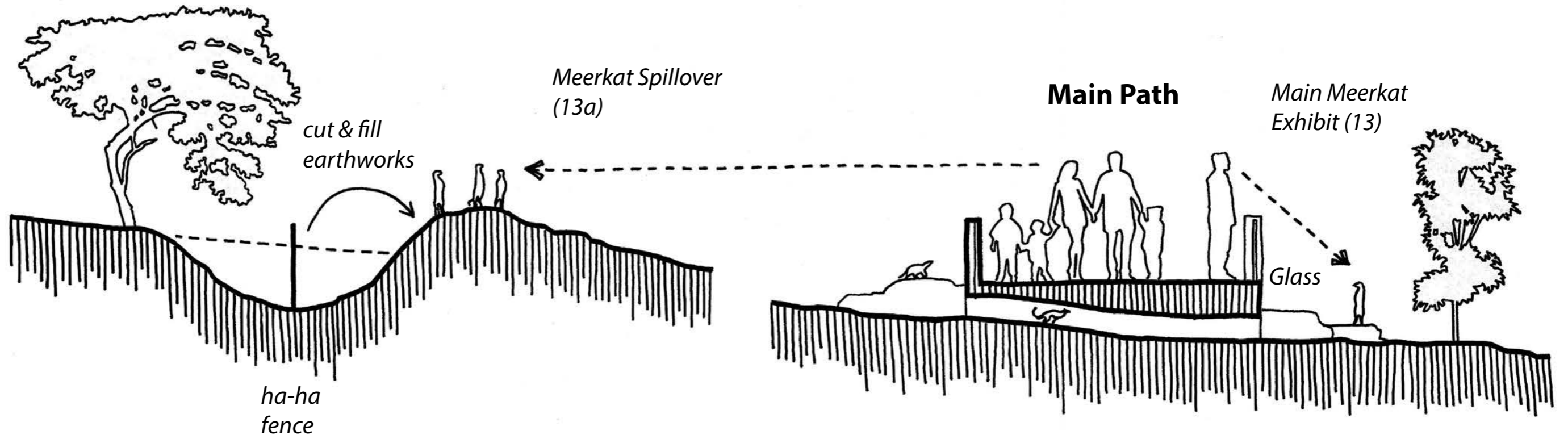


Theming:
Savannah Landscape

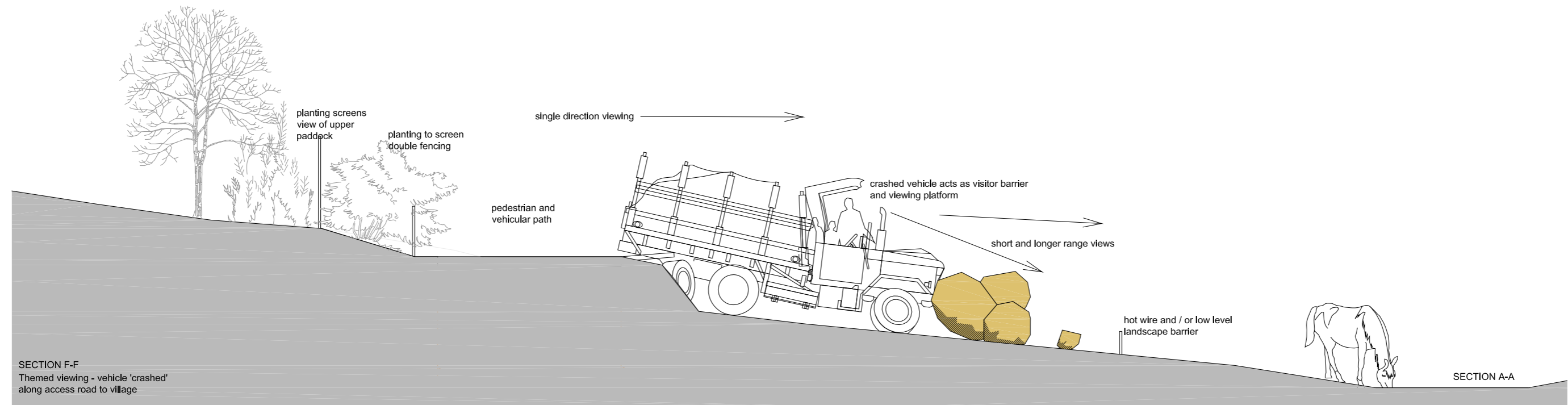


Route Event:
Meerkat Exhibit

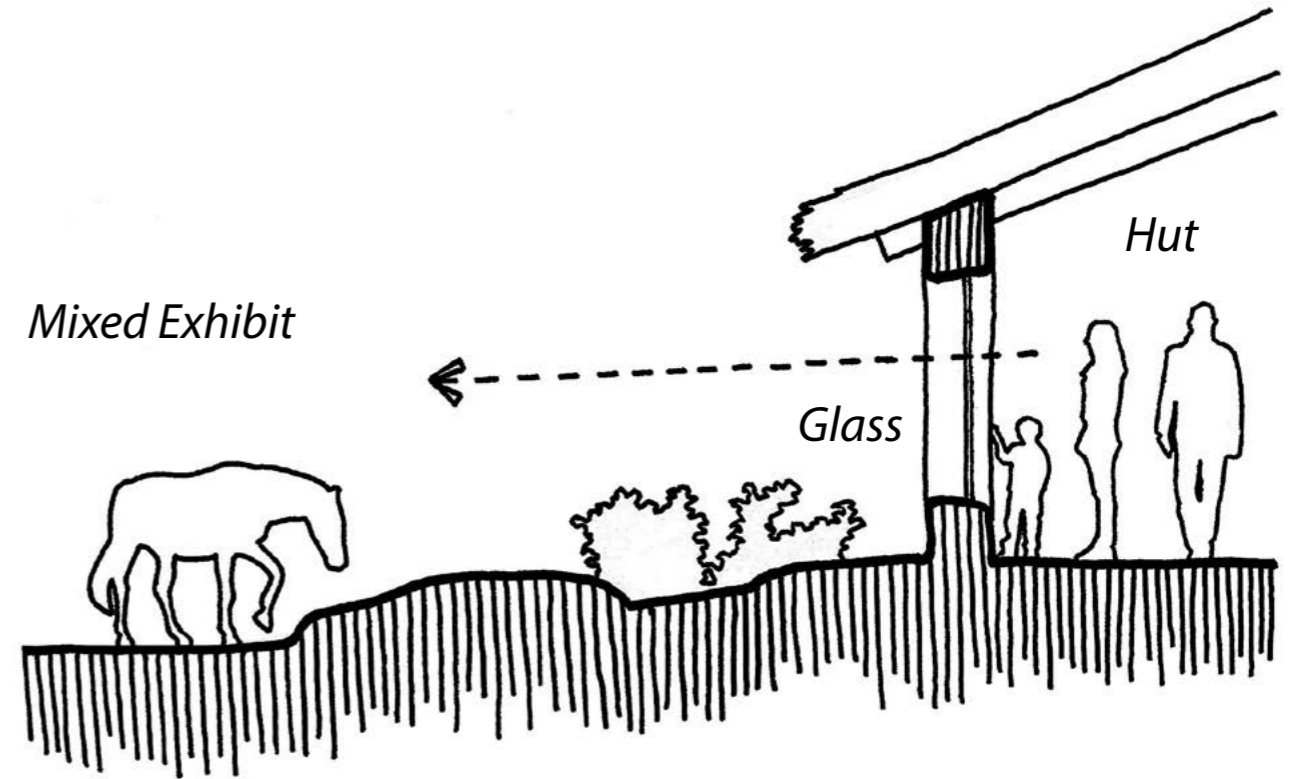
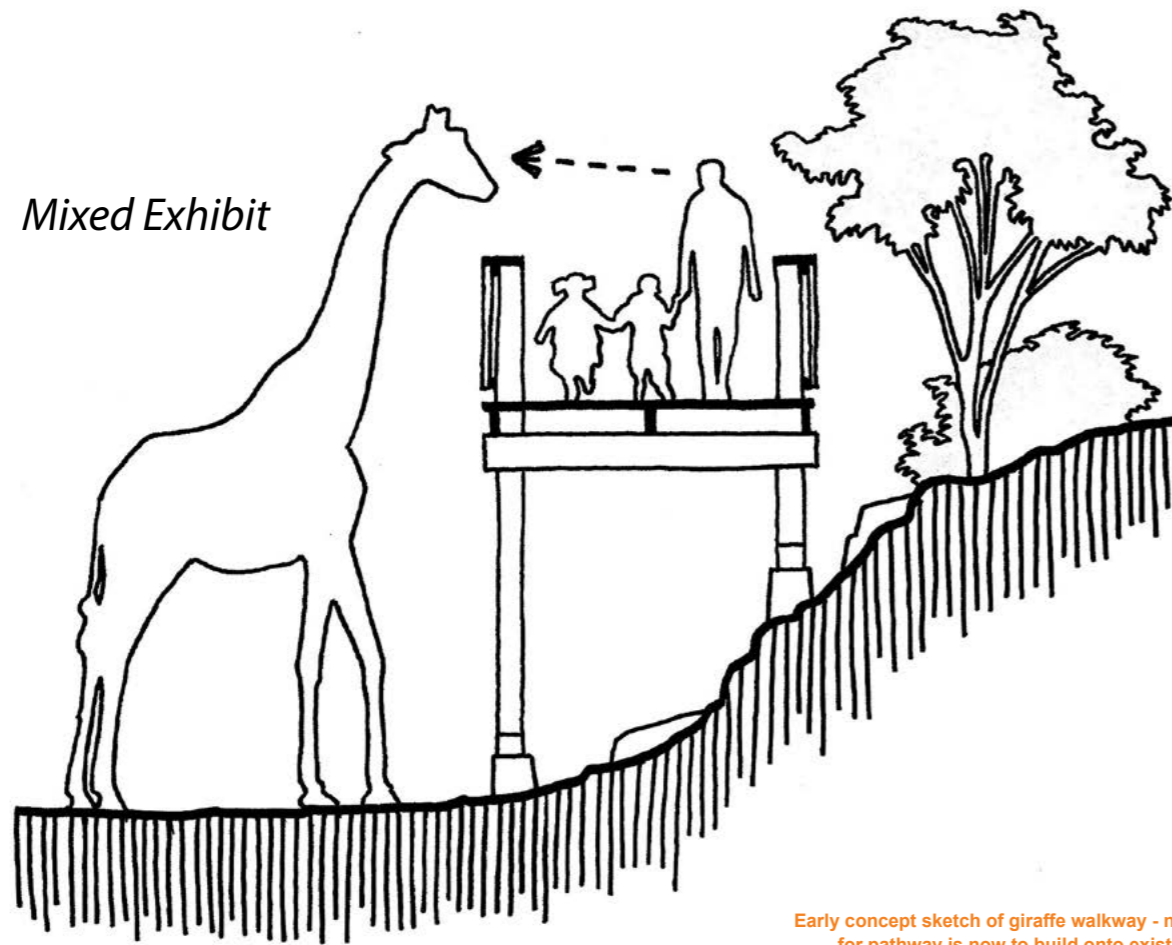
Mixed Exhibit



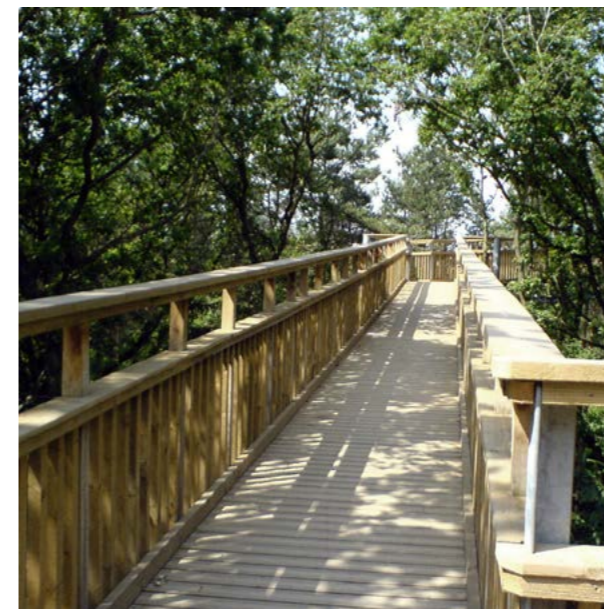
Route Event: Savannah Themed Viewing



Route Event:
**Giraffe Feeding Walkway
& Sheltered Viewing**



Early concept sketch of giraffe walkway - note proposal for pathway is now to build onto existing cliff edge



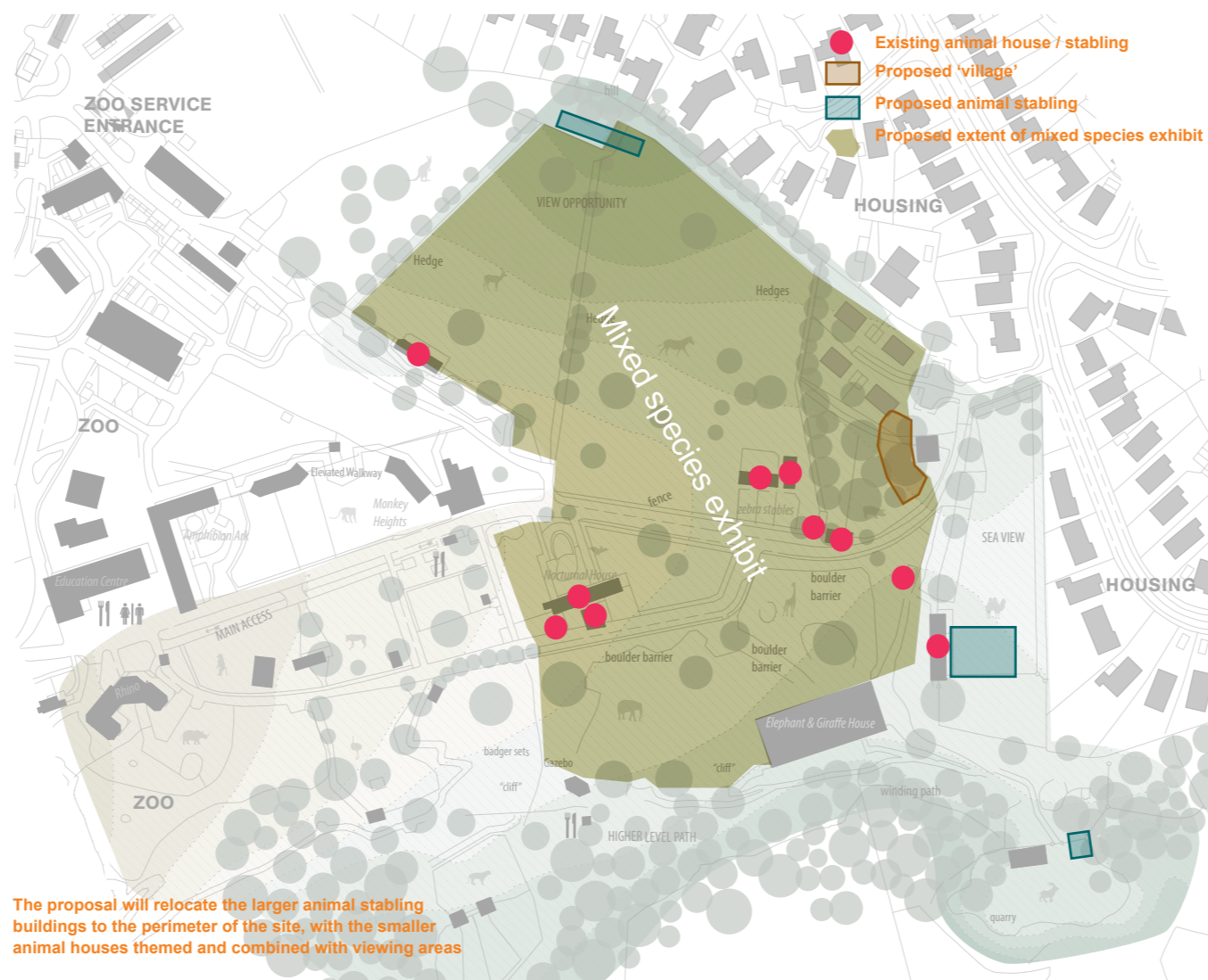
Visual Impact: Off-show Buildings

In order for the mixed species paddocks to be created a number of the animal stabling buildings require relocation. Many of the existing buildings themselves are also reaching the end of their useful life, and a number of the sloping hardstanding yards are problematic for the zoo's keepers to effectively manage movement of the animals. The ideal location for replacement buildings from a visitor experience and animal husbandry viewpoint is around the perimeter of the site. This is in order that the buildings and extensive containment fencing do not detract from the sense of immersion created by the exhibit and also that the necessary servicing and animal care can take place out of the public eye. The site is bounded by residential development on its northern and eastern edges, as such siting the larger off-show buildings around the perimeter creates an issue in terms of visual impact on these properties. This issue is further exacerbated by the need for the buildings and external hardstanding areas to be largely level, requiring the existing ground to be dug down or built up as required. The requirement for level hardstanding is in order to minimise risk of injury to animals as they are run in and out of the stabling areas. The buildings themselves are level internally due to their requirement for highly flexible interconnected layouts.

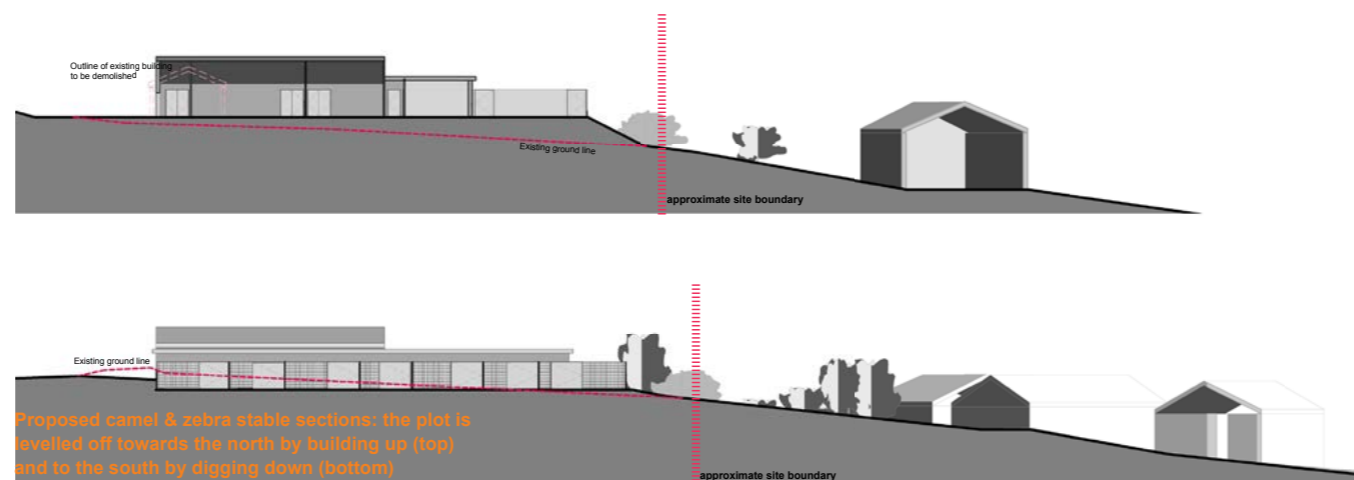
As well as the buildings all being single storey with flat or low-pitched roofs, we have used several further measures to eliminate, minimise and mitigate the visual impact on adjacent properties.

Takin Stables

The existing takin and camel stable will be demolished as part of the proposals, with the takin relocated into the quarry in the south-east corner of the site. This will allow the takin access to terrain more akin to its natural habitat and also free up space for relocating the zebra stables. In order to take advantage of the natural sense of immersion created by the quarry and to maximise paddock space for both the takin and barbary sheep, the building will be aligned with the existing barbary sheep building to form a gateway. This places the building over 50m from the nearest adjoining property and screened from view by significant retained trees and other foliage.



The proposal will relocate the larger animal stabling buildings to the perimeter of the site, with the smaller animal houses themed and combined with viewing areas



Proposed camel & zebra stable sections: the plot is levelled off towards the north by building up (top) and to the south by digging down (bottom)

Camel and Zebra Stables

Relocation of the takin stable and paddock will free up area adjacent to the current camel paddock for the zebra stables to be placed. This location is ideal to allow the zebras to enter the mixed exhibit over the public footpath via a gated crossing. Having accommodated hoof stock of various species for a number of years there will be little change to the type and nature of animals being accommodated in the vicinity of the neighbouring boundaries. The plot, as with the vast majority of the application site, has a sloping topography. The advantage however that this location has over alternatives that were considered is that it is surrounded by retaining walls that have considerably reduced the steepness of the slope. However in order to be suitable for the new building and hardstanding yards it will need to be levelled further. In order to allow the main pathways to meet inclusive access standards, the terrain bordering the plot to the west cannot be significantly lowered. As such the plot will be levelled off with excavation and a deeper retaining wall to the south but built up to the north to allow a minimal drainage fall across the site.

Limiting impact: both the camel and zebra stables will be combined into a single building with shared keeper access, to minimise the built footprint. Early proposals set the building up against the inner perimeter fence however perspective studies showed this to appear imposing on neighbouring properties. As such the internal arrangement was changed to allow the footprint to set back by approximately 7.5m from the site boundary and further alterations were made to lower the roof profile of the eastern end of the building. The camel stable will now include an on-show section and also requires a metre more in height than the zebra. As such, this portion of the building was relocated towards the west end of the plot. In contrast, the zebra stable which extends further east has been kept as low as possible, with a flat roof to minimise visibility. The ground between the plot and the adjacent properties will be battered down towards the site boundary and the buildings and fences screened further with some native planting.

Visual Impact: Village & Education Space

Ostrich & Lechwe Stables

The ostrich & lechwe paddock will be to the north of the main savannah walkway, with views both from along the path and from the upper walkway to the south of the site. The current stables, which include the zebras, will be demolished to allow for the construction of the exhibit and village buildings, and a new stable building will be placed at the northern corner of this paddock.

Limiting impact: The topography of this section of the paddock, in addition to the significant extent of dense foliage will allow the building to be largely screened from the exhibit below and houses on the crest of the hill. Unlike the camel and zebra stables whose level is dictated by inclusive access issues this building is able to be set down into the terrain, rendering it largely obscured from nearby properties. Where existing foliage has been removed to allow for construction of the building, further screening and mitigation planting will be added between the building and the boundary.

Limiting visual impact: the education space (right) will be set down into the terrain, and screening planting will be introduced to minimise or eliminate visual impact on adjacent properties (left). The existing buildings to be demolished are dashed in red (existing and proposed trees shown indicatively)

Village

The village is a collection of buildings themed after traditional buildings of Southern Zimbabwe. All single storey, they will house a cafe, red river hog house, WCs and covered viewing areas. The village is sited towards the east of the site so as to look out over the exhibit and maximise its visual scale. As such the buildings are relatively close to the site boundary and have been considered in terms of visual impact on nearby properties.

Limiting visual impact: In limiting the visual impact of the building, much of the existing planting will be retained, with mitigation and screening planting added. This planting will also serve the purpose of screening views of the properties from within the exhibit.

Education Space

The education space is a covered but unenclosed multi-function space with an external terrace intended for scheduled talks, educational displays and panoramic viewing of the savannah exhibit. It is set slightly apart from the other village buildings to allow some separation both in terms of acoustics and pedestrian flow. Its siting, along with the village, towards the eastern corner of the site is designed to maximise the visual scale of the exhibit for the visitor. As such the building is relatively close to the site boundary and has been considered in terms of visual impact on nearby properties. The four existing residential properties at the western end of Brantwood Close will be demolished to allow for the building and associated landscaping and planting. The footprint of the building has also been placed to avoid the root protection areas of adjacent category B trees which will be retained as part of the proposals. This places the building approximately 24m from the nearest adjoining property.

Limiting visual impact: The proposed building's location is more than twice the distance than the existing buildings are from the nearest property though it is taller at its apex. In limiting the visual impact of the building, much of the existing planting will be retained, with mitigation and screening planting added. This planting will also serve the purpose of screening views of the properties from within the exhibit.



Accessibility: Inclusive Access

Inclusive Access

In preparing the proposals, consideration has been given to the principles of inclusive design and accessibility for everyone, including staff and visitors with a range of physical, sensory, cognitive and learning impairments. Inclusive access has been viewed in its broadest sense and the design approach has considered accessibility with reference to both regulatory and various best practice guidance documents.

Arrival to the Zoo Main Entrance

The zoo has 29 parking spaces dedicated for disabled use, 21 of which are located on the first level with a gentle slope to the Zoo main entrance. The drop-off area outside the main doors can also be used if preferred. Free use of manual wheelchairs and hire of

Toilet Facilities

Toilet facilities are provided in the Visitor Entrance, Island Restaurant, Jungle Fun play centre, Avian Breeding Centre and at the top of the Primley section of the Zoo. Currently there is a lack of facilities to the East of the zoo, which the 'village' wc's will address.

Circulation between Buildings

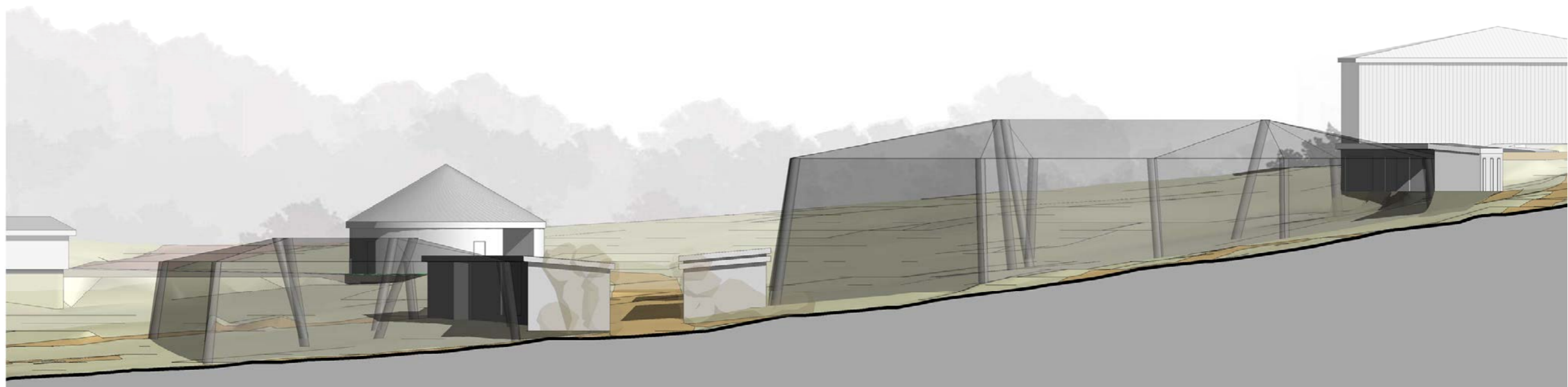
All new external footpath links between exhibit buildings will aim to achieve a maximum 1:20 slope with regular level resting areas. If not possible due to localised steep topography an alternative ramped step-free route will be provide. Buildings and shelters have been located along routes to reduce long distances between covered shelters in case of poor weather.

Building Entrances

All public entrances into the Covered Exhibits will have level access from the footpaths. Generally doors will be avoided with access being through an opening only unless a door is required to prevent animals escaping. Ie. The aviary.

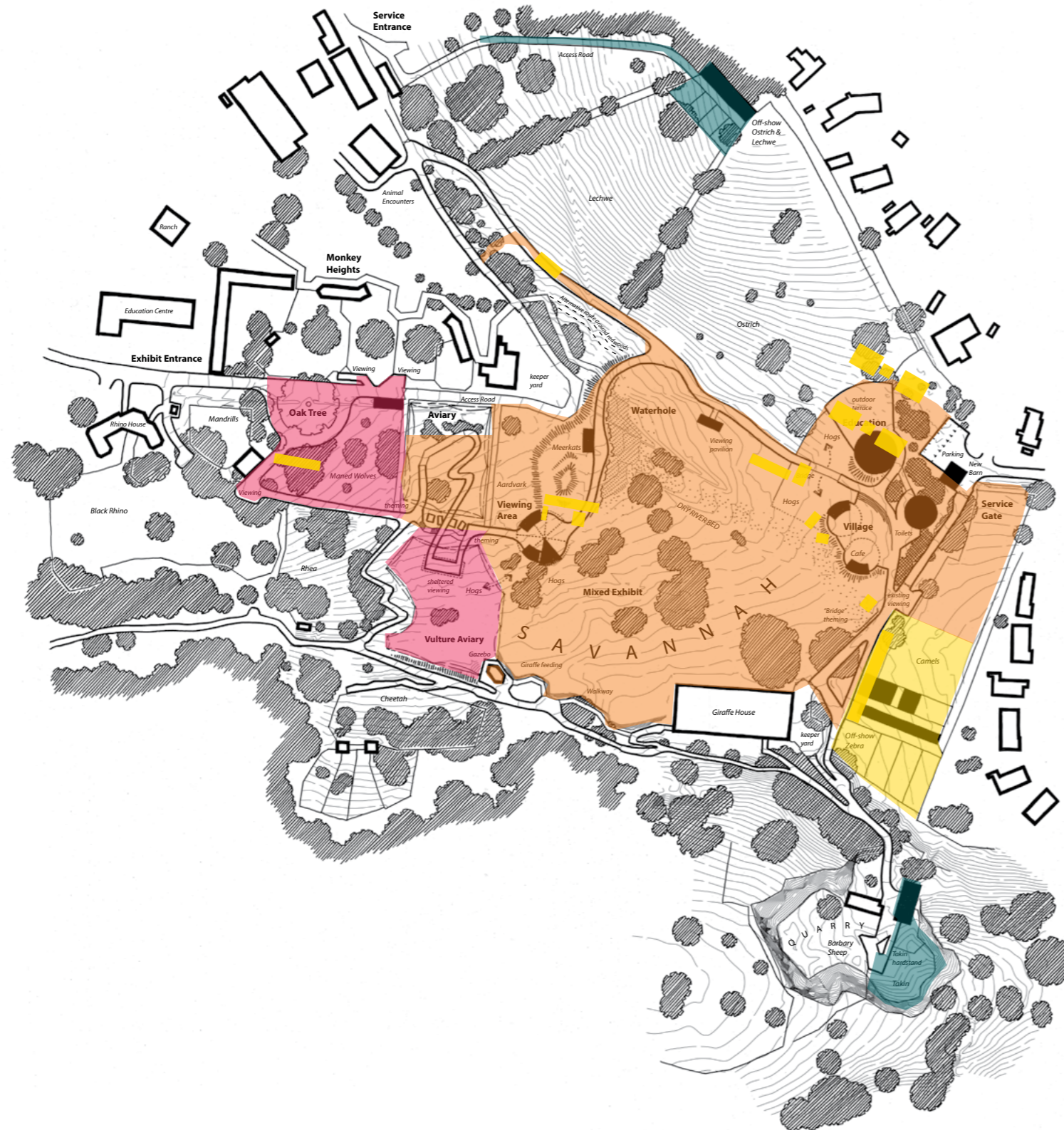
The Buildings

All internal areas within the new build areas of the development will meet current accessibility standards, with inclusion of best practice measures where practical to do so. The detailed design of the buildings will be completed in close collaboration with the zoo in order that the inclusive design of the building can be tailored to meet the needs of its visitors.



Construction: Phasing

In order to successfully manage the development of the proposals, the construction will be phased. This will minimise disruption to the animals, whilst allowing exhibits and attractions in this area of the zoo to remain open for as long as possible and during peak periods for tourism. As such, construction of new stabling and animal containment will be commenced first, with demolition to follow, allowing then for construction and landscaping of the main exhibits.



(Right) Phasing plan showing sequencing of proposed development on the site; (below) key to phases

- Phase 1: construction of ostrich & lechwe stables and takin stables
- Phase 2: demolition generally and construction of camel & zebra stables
- Phase 3 (not illustrated): infrastructure works - off-show access & below ground services
- Phase 4: construction of main exhibit landscaping and buildings; softbill aviary
- Phase 5: construction of vulture aviary & approach path landscaping works

Architecture
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Interiors
Urban Design

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