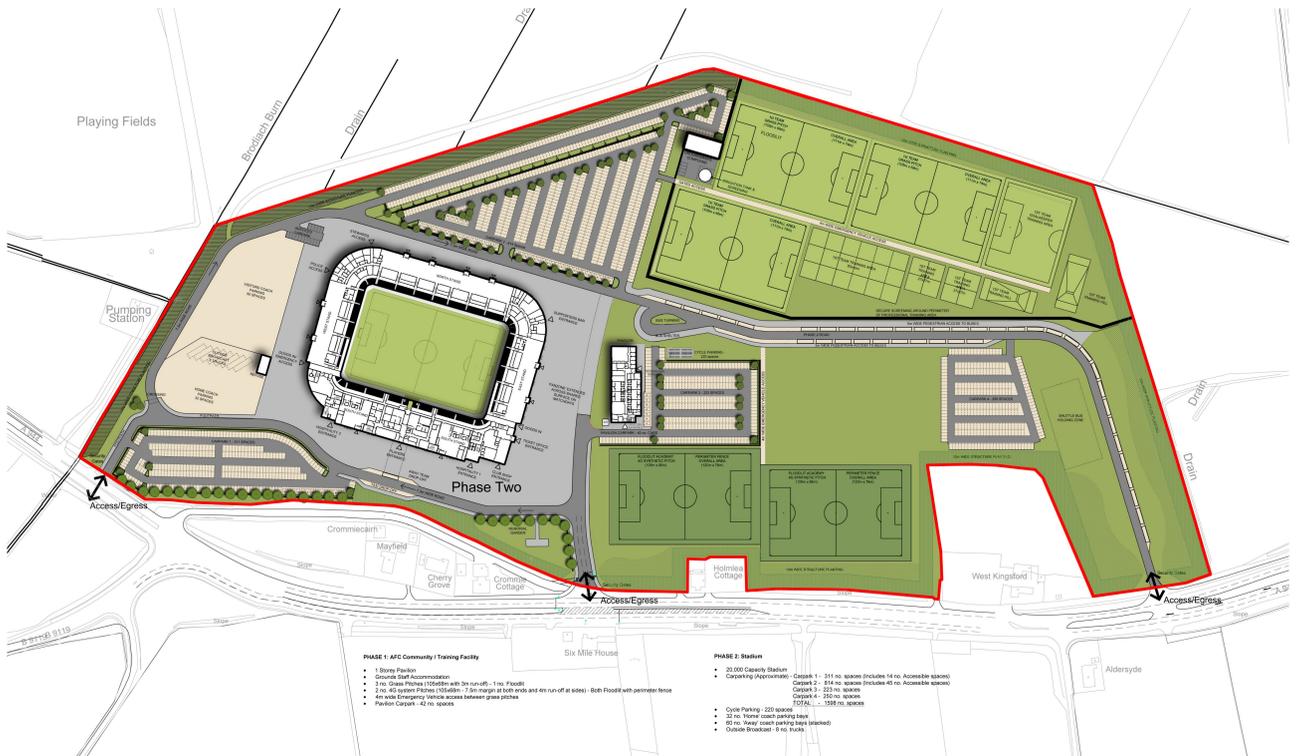


MASTERPLAN



SITE PLAN

In collaboration with the design team the masterplan was developed comprising the following elements :

- Maintain greenbelt appropriate land uses across much of the site;
- Locate the Stadium building in the west of the site, near the existing business park and create a distinct campus for the Stadium and its associated facilities;
- Enhanced mixed structural woodland to buffer the development from the adjacent burn corridor; and provide screening and visual integration with the wider landscape;
- Create a legible, robust and locally appropriate internal site landscape;
- Create extensive new locally appropriate habitat corridors to promote biodiversity gain;
- Retain a green landscape corridor along the A944 on the boundary of the development and provide visual screening for close residents.

The layout of the site has been developed to provide the most efficient layout of pitches for the Professional training areas and the Community/Youth Academy facilities. The position of the Stadium has been determined in conjunction with the training pitch layouts to ensure consistency in their orientation.

Access routes throughout the site have been designed to provide large, safe concourse areas around the Stadium for the supporters to gather with a Fanzone area to the East of the Stadium located in close proximity to car-parking and bus drop-off areas.

The Pavilion serving the Professional and Community Training pitches has been located to open up the area adjacent to the bus drop-off and turning areas, providing a greater sense of arrival for the supporter and further enhance the visual and physical connection with the extended Fanzone.

The location of the Club Shop, Ticket Office, Heritage Museum and Red Café on the South East corner of the Stadium, and nearby Memorial Garden, creates a lively heart to the site, enhancing the pre-match atmosphere and provide a 'family-friendly' experience on both match-days and non match-days.



VIEW OF STADIUM FROM SOUTH OF A944, LOOKING NORTH EAST



VIEW WEST ALONG A944

bottom 30cm (beneath 214.5cm) will be in roller