



Mr S Archer
Hinckley and Bosworth Borough Council
Hinckley Hub
Rugby Road
Hinckley
LE10 0FR

Our Ref: UK0037182.5555

13 December 2024

Dear Sullivan,

Updates to S73 application at Twycross Zoo (LPA ref: 24/00838/CONDIT)

As you are aware, on behalf of Twycross Zoo, in September 2024, we submitted a Section 73 (S73) application (LPA ref: 24/00838/CONDIT) to amend the layout, design and materiality in relation to the planning application for a National Science and Conservation Centre and a new orangutan enclosure (LPA ref: 23/00948/FUL).

The approved scheme is no longer viable in relation to the project budget, which is reliant on Government grants, and therefore costs savings are required. The proposed amendments endeavour to achieve this without materially affecting the quality of the project (in line with Paragraph 140 of the National Planning Policy Framework, which states that Local Planning Authorities should seek to ensure the quality of approved development is not materially diminished between permission and completion, as a result of changes being made to the permitted scheme). The proposed amendments should be considered alongside the overall benefits delivered by the scheme, including conservation efforts, enhanced habitats, creation of permanent jobs, alongside construction jobs, enhanced facilities at the Zoo, increased education opportunities for school children and an enhanced landscaping scheme.

Following the submission of the S73 application, the Local Planning Authority provided a number of comments and queries on 3 October 2024. A meeting was subsequently held with officers and the project team on 11 October 2024 to discuss these comments. As requested, we have prepared a comprehensive list of the proposed amendments and associated justification, which is provided at Appendix A.

Alongside this letter, we have also issued the following to the Council:

- Updated drawing pack, produced by HLM Architects and Dearadh Zú, to supersede the previous iterations;
- Sketch visual booklet, produced by Dearadh Zú; and
- Design and Access Statement, produced by HLM Architects.



We trust that the revised plans and associated information is satisfactory, and that the application can be supported on this basis. If you have any queries or require any further information, please do not hesitate to contact me (matthew.stocks@wsp.com) or my colleague Zac Wade (zac.wade@wsp.com).

Yours faithfully

A handwritten signature in black ink, appearing to read 'M C Stocks'.

Matt Stocks

Associate Director



APPENDIX A - AMENDMENTS

The following amendments have been made as shown in the table below:

Amendment	Justification
NSSC and Residential Building	
Residential building and NSSC classroom and research block façade rationalisation.	Following design development, the horizontal structural and M&E zones were identified as oversized and therefore reduced. This resulted in the lowering of the building heights, which impacted the proportions of the horizontal facade bandings and features that were included in the original consent. The height has been reduced by approximately 1m, providing a reduced building volume. Therefore, a simpler approach to the facade treatment was required, while keeping the quality of the original consent. It is proposed to reduce the banding to two brickwork types which retains the contemporary rural aesthetic, but places emphasis on the deep window/door reveals (which have been retained). The pockets of recessed brickwork and bat boxes (relating to the gable ends) have been retained.
Lecture Theatre - Replacement of equitone fibre cement 'wrap around' cladding and fins, with brickwork and localised features.	The upper cladding banding facing the external Orangutan enclosure (Elevation B) encroached on the 4m high clearance zone from ground level. Within this clearance zone, there needs to be a robust material due to being in potential reach of the animals. Therefore, the cladding needed to be reduced. Use of blockwork or precast was the alternative material selected and has been designed to tie in with the NSSC and residential buildings. Three louvres have been added to Elevation B since the S73 application following development of the ventilation strategy. Following submission of the S73, and in response to the LPA comments received, the lecture theatre façade required additional detail to be added to break up the brickwork. The rear elevations facing the courtyard (Elevations C & D) are either broken up by the pergola or screened by the planting (once established).

	Therefore, focus was placed on the principal elevation, which was the NSCC car park entrance/principal elevation (Elevation A). The amendments re-introduce projecting brickwork and soldier coursing to the top of the parapet and above two external doors. The low level planting also plays a role in breaking up the mass of bricks.
Window and louvre/air bricks combined.	As a result of the building height being reduced, the separation of louvre and air bricks was no longer viable. The louvres have therefore been combined with the windows to mitigate this.
Omission of double height curtain walling to BOH/rear elevations C & D.	Glazing to the stairs has been reduced as the elevations have limited intervisibility with the public and the amount of glazing was resulting in impacts on viability. The ground and first floor lobbies have been infilled with a changing places and store, which do not necessitate the need for natural light. Double height curtain walling on Elevation B (facing the lecture theatre and serving the ground floor Cafe, and first floor breakout spaces) have been retained.
NSCC entrance curtain walling recess removed. Curtain walling extended to external wall line (GL.1).	The double height entrance lobby resulted in wasted space, and therefore have aligned the curtain walling with the external wall line (GL.1), extended the first floor breakout space, which has resulted in improved views and alleviated the busy space, and provided a fire escape route.
Removal of window and curtain walling bris solei, with exception to NSCC Glazed Link Entrance Curtain Walling.	The horizontal bris solei also restricted the window accessibility for cleaning and maintenance. Providing internally tilt and turn openable windows to allow cleaning from the inside was not feasible due to resident disturbance.
Removal of residential gable parapet/offset wall.	This decision was taken for operational reasons and does not materially impact the scheme or the layout.
Removal of PV roof tiles.	Solar thermal now positioned on lecture theatre flat roof.
Orangutan building	
Building materiality, size and orientation. Minor change to ramp access.	The position of the entrance walkway relating to the male habitat area was deemed an issue by the Zookeepers and required separation. This resulted in an adjustment of the building and outdoor habitat size, layout and orientation and changes to external habitat spaces and boardwalk.

Provision of a ditch on outdoor enclosure C.	The second floor area in the original scheme was underutilised and therefore has been amended from flat to pitched roof to allow the plant space to be located within the roof space. Several rooms on ground floor in the original scheme were also not required from a client perspective, again leading to a more efficient rectangular floor plan. An equitone façade is now proposed to tie in with NSCC. The canopies retained to form main focal point to entrances along boardwalks. A secondary fence line in front of the equitone panelling was removed as the new brickwork facade was inherently robust (same principle as NSCC lecture theatre).
Village area	
Pathway/play area updated. Viewing structures relocated within the village.	This decision was taken for operational reasons and does not materially impact the scheme or the layout.
Aviary house	
Omitted from scheme.	This decision was taken for operational reasons and does not materially impact the scheme or the layout.
Babirusa habitat house	
Reintroduced following scope change.	This decision was taken for operational reasons and does not materially impact the scheme or the layout.
Otter house and outdoor classroom	
Omitted from scheme.	This decision was taken for operational reasons and does not materially impact the scheme or the layout.
Store	



Reverted back to original consent and is now proposed as an animal house, with some tweaks to the internal layout.	This decision was taken for operational reasons and does not materially impact the scheme or the layout.
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APPENDIX A – PROPOSED AMENDMENTS TO CONDITIONS

PROPOSED AMENDMENT TO CONDITION 2 (APPROVED PLANS)

The following wording is proposed for Condition 2 (approved plans):

“The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details received by the Local Planning Authority as follows:

- Combined Masterplan ~~P10 09 (submitted: 31.01.2024)~~ dated 05.07.24
- Demolition Plan ~~02 (submitted: 13.10.2023)~~ dated 05.07.2024
- Existing Lemur Habitat P01 (submitted: 13.10.2023)
- Existing Site Plan ~~00 1 (submitted: 13.10.2023)~~ dated 05.07.2024
- Existing Site Sections ~~00~~ dated 18.07.2024 ~~1 (submitted: 13.10.2023)~~
- Landscape GA Ground Floor ~~05 (submitted: 13.10.2023)~~ dated 05.07.2024
- Landscape GA ~~Upper First Floor 06 3 (submitted: 13.10.2023)~~ dated 05.07.2024
- ~~Proposed Animal House (01) Elevations and Sections 144-02 (submitted: 13.10.2023)~~
- Proposed Animal House (01) Plans 140-03 (submitted: 13.10.2023)
- Proposed ~~Animal House Elevations and Sections 145-02~~ dated 19.07.2024 ~~Animal House (02) Elevations and Sections 145-02 (submitted: 13.10.2023)~~
- Proposed Animal House Roof/Floor Plans 141-00 dated 19.07.24 ~~Animal House (02) Plans 141-03 (submitted: 13.10.2023)~~
- ~~Proposed Animal House (03) Plans and Elevations 143-01 dated 19.07.2024 03 (submitted: 13.10.2023)~~
- ~~Proposed Animal House (03) Elevations and Sections 148-00 dated 19.07.2024 2 (submitted: 13.10.2023)~~
- ~~Proposed Bird Aviary Elevations and Sections 146-00 dated 01.08.2024 2 (submitted: 13.10.2023)~~
- ~~Proposed Bird Aviary Plans 142-00 dated 01.08.2024 142-03 (submitted: 13.10.2023)~~
- Proposed Boardwalk Details (Sheet 1) 320-P02 dated 19.07.24 (submitted: 13.10.2023)
- Proposed Boardwalk Details (Sheet 2) 321-P02 dated 19.07.2024 (submitted: 13.10.2023)
- Proposed ~~Fence Boundary~~ Details (Sheet 1) 310-P03 dated 15.07.2024 (submitted: 13.10.2023)
- Proposed ~~Fence Boundary~~ Details (Sheet 2) 311-P03 dated 15.07.2024 (submitted: 13.10.2023)
- Proposed ~~Fence Boundary~~ Details (Sheet 3) 312-P02 dated 15.07.2024 (submitted: 13.10.2023)
- Proposed ~~Fence Boundary~~ Details (Sheet 4) 313-P03 dated 15.07.2024 (submitted: 13.10.2023)
- Proposed ~~Fence Boundary~~ Details (Sheet 5) 314-P03 dated 15.07.2024 (submitted: 13.10.2023)
- Proposed ~~Fence Boundary~~ Details (Sheet 6) 315-P02 dated 15.07.2024 (submitted: 13.10.2023)
- Proposed Boundary Details (Sheet 7) 316-P04 dated 15.07.2024
- Proposed Boundary Details (Sheet 8) 317-P04 dated 15.07.2024
- Proposed Boundary Details (Sheet 9) 318-P01 dated 15.07.2024
- Proposed Hard Landscape ~~P08~~ dated 05.07.24 ~~3 (submitted: 13.10.2023)~~
- Proposed Lodge GA Plans and Elevations P01 (submitted: 13.10.2023)
- ~~Proposed Market Stalls Elevations and Sections 147-01 (submitted: 13.10.2023)~~
- Proposed NSCC Elevations (Sheet 1) ~~P05 3 (submitted: 13.10.2023)~~

- Proposed NSCC Elevations (Sheet 2) ~~P04 2 (submitted: 13.10.2023)~~
- Proposed NSCC First Floor Plan ~~P14 08 (submitted: 13.10.2023)~~
- Proposed NSCC GA Sections (Sheet 1) ~~P07 3 (submitted: 13.10.2023)~~
- Proposed NSCC Ground Floor Plan ~~P14 09 (submitted: 13.10.2023)~~
- Proposed NSCC Roof Plan ~~P08 4 (submitted: 13.10.2023)~~
- Proposed NSCC Site Plan ~~P12 07 (submitted: 19.01.2024)~~
- ~~Proposed Site Outline Levels P07~~
- Proposed NSCC Soft Landscaping Strategy Plan ~~P07 3 (submitted: 19.01.2024)~~
- ~~Proposed Hard Landscape Strategy P08~~
- Proposed Orangutan Habitat Elevations (Sheet 1) ~~P06 4 (submitted: 13.10.2023)~~
- Proposed Orangutan Habitat Elevations (Sheet 2) ~~P06 4 (submitted: 13.10.2023)~~
- Proposed Orangutan Habitat Elevations (Sheet 3) P04 (submitted: 13.10.2023)
- Proposed Orangutan Habitat First Floor ~~P13 08 (submitted: 19.01.2024)~~
- Proposed Orangutan Habitat GA Sections (Sheet 1) ~~P07 2 (submitted: 13.10.2023)~~
- Proposed Orangutan Habitat Ground Floor Plan ~~P13 08 (submitted: 13.10.2023)~~
- Proposed Orangutan Habitat Roof Plan ~~P08 4 (submitted: 13.10.2023)~~
- Proposed Orangutan Habitat Second Floor Plan ~~P11 6 (submitted: 13.10.2023)~~
- ~~Proposed Outdoor Classroom Plans and Elevations P02 (submitted: 13.10.2023)~~
- Proposed Refuse Store GA Plans and Elevations P01 (submitted: 13.10.2023)
- Proposed Residential Block Elevations ~~P05 3 (submitted: 13.10.2023)~~
- Proposed Residential Block GA Sections ~~P05 1 (submitted: 13.10.2023)~~
- Proposed Site Levels P04 (submitted: 13.10.2023)
- Proposed Site Sections (Sheet 1) 200-~~P03 dated 17.07.2024 3 (submitted: 13.10.2023)~~
- Proposed Site Sections (Sheet 2) 201-~~P03 dated 17.07.2024 3 (submitted: 13.10.2023)~~
- Proposed Site Sections (Sheet 3) 202-04 (submitted: 13.10.2023)
- Proposed Sub Station A-GA Plans and Elevations P01 (submitted: 13.10.2023)
- Proposed Sub Station B-GA Plans and Elevations P02 (submitted: 13.10.2023)
- Proposed Zoo Soft Landscaping Plan ~~01 dated 19.07.2024 2 (submitted: 13.10.2023)~~
- Render Masterplan ~~P01 (submitted: 13.10.2023) dated 19.07.2024~~
- Site Location Plan P04 (submitted: 13.10.2023)
- Tree Removal/Retention Plan ~~P02 4 (submitted: 13.10.2023) dated 05.07.24~~
- Waste Management Strategy ~~P03 1 (submitted: 13.10.2023)~~
- ~~Proposed Animal Stable Plan Sections and Elevations P01 dated 29.11.24~~
- Viewing Structure Details P01 dated 15.07.24
- Viewing Structure Village P01 dated 15.07.24
- Boundary Plan P04 dated 15.09.23
- Levels Plan P08 dated 09.07.24
- Planting Strategy P06 dated 11.07.24
- Proposed Hard Landscape Plan P01 dated 04.12.2024
- Proposed Soft Landscape Plan P01 dated 04.12.2024

PROPOSED AMENDMENT TO CONDITION 14 (PARKING)

“The development hereby permitted shall not be occupied until such time as the parking (and turning facilities) have been implemented in accordance with HLM Architects drawing number TWZ-HLM-00-00-DR-L-00001 Rev ~~P012 7~~. Thereafter the onsite parking (and turning) provision shall be kept available for such use(s) in perpetuity.”

PROPOSED AMENDMENT TO CONDITION 22 (HARD AND SOFT LANDSCAPING WORKS)

“No development above floor plate level shall take place until full details of a scheme of hard and soft landscaping works, consistent with approved plan TWZ-HLM-XX-ZZ-DR-L-45001 Rev ~~P07 3~~, including boundary treatments for the site and an implementation scheme, has been submitted in writing to and approved in writing by the Local Planning Authority. The scheme shall be carried out in full accordance with the approved landscaping

scheme. The soft landscaping scheme shall be maintained for period of five years from the date of planting. During this period any trees or shrubs which die or are damaged, removed, or seriously diseased shall be replaced by trees or shrubs of a similar size and species to those originally planted at which time shall be specific in writing by the Local Planning Authority.”