

Please ask for: Mrs. W. Rowe
Extension No: 4584
E-Mail: wendyrowe@cannockchasedc.gov.uk

10 August 2021

Dear Councillor,

Planning Control Committee
3:00pm, Wednesday 18 August 2021
Council Chamber, Civic Centre, Cannock

The meeting will commence at 3.00pm or at the conclusion of the site visit, whichever is the later. Members are requested to note that the following site visit has been arranged:-

Application Number	Application Description	Start Time
CH/21/0055	<i>Silvertrees Caravan and Chalet Park, Stafford Brook Road, Rugeley, WS15 2TX</i> - the change of use of two areas within Silver Trees Holiday Park to accommodate static caravans in lieu of touring caravans (retrospective) and an extension to the park limits to accommodate a further 12 static holiday caravans	2.00pm

Members wishing to attend the site visit are requested to meet at Silvertrees Caravan and Chalet Park, Stafford Brook Road, Rugeley, WS15 2TX at 2.00pm, as indicated on the enclosed plan.

Yours sincerely,



Tim Clegg
Chief Executive

To: Councillors

Startin, P. (Chairman)
Muckley, A. (Vice-Chairman)
Allen, F.W.C. Layton, A.
Cartwright, Mrs. S.M. Smith, C.D.
Fisher, P.A. Sutton, Mrs. H.M.
Fitzgerald, Mrs. A.A. Thompson, Mrs. S.L.
Hoare, M.W.A. Wilson, Mrs. L.J.
Jones, Mrs. V. Witton, P.T.
Kruskonjic, P.

Agenda

Part 1

1. **Apologies**
2. **Declarations of Interests of Members in Contracts and Other Matters and Restriction on Voting by Members**

To declare any personal, pecuniary or disclosable pecuniary interests in accordance with the Code of Conduct and any possible contraventions under Section 106 of the Local Government Finance Act 1992.

3. **Disclosure of details of lobbying of Members**

4. **Minutes**

To approve the Minutes of the meeting held on 28 July, 2021 (enclosed).

5. **Members' Requests for Site Visits**

6. **Report of the Development Control Manager**

Members wishing to obtain information on applications for planning approval prior to the commencement of the meeting are asked to contact the Development Control Manager.

Finding information about an application from the website

- On the home page click on planning applications, listed under the 'Planning & Building' tab.
- This takes you to a page headed "view planning applications and make comments". Towards the bottom of this page click on the text **View planning applications. By clicking on the link I agree to the terms, disclaimer and important notice above.**
- The next page is headed "Web APAS Land & Property". Click on 'search for a planning application'.

- On the following page insert the reference number of the application you're interested in e.g. CH/11/0001 and then click search in the bottom left hand corner.
- This takes you to a screen with a basic description - click on the reference number.
- Halfway down the next page there are six text boxes - click on the third one - view documents.
- This takes you to a list of all documents associated with the application - click on the ones you wish to read and they will be displayed.

Site Visit Application

	Application Number	Application Location and Description	Item Number
1.	CH/21/0055	Silvertrees Caravan and Chalet Park, Stafford Brook Road, Rugeley, WS15 2TX - the change of use of two areas within Silver Trees Holiday Park to accommodate static caravans in lieu of touring caravans (retrospective) and an extension to the park limits to accommodate a further 12 static holiday caravans	6.1 – 6.28

Planning Application

2.	CH/21/0314	McArthur Glen Designer Outlet West Midlands, Mill Green, Eastern Way, Cannock, WS11 7JZ – Non Material Amendment to CH/21/0197 – changes to elevational treatment of units, external areas, Unit 71 and relocation and addition of signage across McArthur Glen Outlet West Midlands site	6.29 – 6.74
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Cannock Chase Council
Minutes of the Meeting of the
Planning Control Committee

Held on Wednesday 28 July 2021 at 3:00 pm
in the Council Chamber, Civic Centre, Cannock

Part 1

Present:
Councillors

Startin, P. (Chairman)

Allen, F.W.C.	Kruskonjic, P.
Crabtree, S. (Substitute)	Layton, A.
Cartwright, Mrs. S.M.	Smith, C.D.
Fisher, P.A.	Sutton, Mrs. H.M.
Fitzgerald, Mrs. A.A.	Thompson, Mrs. S.L.
Hoare, M.W.A.	Wilson, Mrs. L.
Jones, Mrs. V.	Witton, P.T.

The Chairman reported that the order of the Agenda would be changed for this meeting. The new order would be: Application No: CH/21/0201, CH/21/0095, CH/21/0250 and CH/21/0081.

The Development Control Manager advised the Committee that an update had been circulated in advance of the meeting. He read the update out as follows:-

General Update on Changes to National Policy Framework

“Members were advised that since the publication of the agenda the National Planning Policy Framework has been. The latest revision is dated 20 July 2021. One of the consequences of the revision is that it has affected the paragraph numbering within the framework. As such some of the paragraphs referenced within the agenda are now incorrect. Therefore each application considered would be subject to a review in the light of the changes”.

25. Apologies

An apology for absence was received from Councillor A. Muckley.

Councillor S. Crabtree was in attendance as substitute for Councillor A. Muckley.

26. Declarations of Interests of Members in Contracts and Other Matters and Restriction on Voting by Members

None declared.

27. Disclosure of Lobbying of Members

Councillors Mrs. V. Jones and Mrs. L. Wilson declared that they had been lobbied in respect of Application CH/21/0095, Stumble Inn, 264 Walsall Road, Cannock, WS11 0JL – change of use on ground floor to a nursery. Re-configuration and change of use of first floor from residential to 2 residential apartments and offices/historical centre.

28. Minutes

Resolved:

That the Minutes of the meeting held on 7 July 2021 be approved as a correct record.

29. Members requests for Site Visits

No site visits were requested.

30. Application CH/21/0201, 2 Davy Place, Rugeley, WS15 1NA – Erection of 3 Bedroom Detached Dwelling, Land between 44 Flaxley Road and 2 Davy Place, Pear Tree Estate, Rugeley

Consideration was given to the report of the Development Control Manager (Item 6.54 – 6.75 of the Official Minutes of the Council).

The Development Control Manager advised the Committee that an update had been circulated in advance of the meeting. He read the update out, as follows:-

“Following compilation of the report for the Committee agenda, the following additional information was received:

SCC Highways Response:

SCC Highway Consultation response states that

‘The area being developed does not form part of the Highway and so would not need stopping up. An ‘Extent of the Highway’ search can be requested to be sure but it looks as though the Highway Boundary at this location is marked by the pavement edge. My understanding is that the development will not include any alterations to the pavement and so the dropped kerb will be left in situ’.

Further information is provided if there is still some concern about this or if any issues arise during the Construction phase.

Further Neighbour Objection:

- A further 2-page letter has been received in response to the above consultation response from SCC’s Highways. It is stated that the SCC response is ‘utterly inadequate’ and that ‘neither Cannock Chase nor Staffordshire even understand the premise of highway matters, the statutory consultee and the planning process’ and that the application ‘should be called in as should the reckless process for every single dwelling being at this committee’

- It is also claimed the SCC Highways Officer is 'not remotely qualified to make these claims', that the land is not registered, that it forms amenity to the development and the registration of the land should not be encouraged.
- The objector states he 'is sure none of the legalities will be address or prevented by planning, so a consent will simply result in it happening'.
- 'The simple levels issue alone is so astoundingly obvious and history will repeat itself with poor quality'.

Officer Response:

In order to make a lawful application an applicant has to sign one of four certificates (A to D), depending on the particular circumstances, which are as follows:-

Certificate A

This applies only where the applicant is the sole owner of the site. If the site is owned by a couple, married or unmarried, or by any other party see note* under the Certificate B section below.

Certificate B

Where the applicant does not own the whole of the site, (or is a joint owner) a declaration that Notice has been served on the other owner(s)* is required. The name and address of the person(s) on whom Notice has been served should be listed, together with the date on which the Notice was served (which must not be later than the date of the application declaration nor earlier than 21 days prior to the submission of the application). *NB this would also include a couple, married or unmarried. For example if the applicant is stated as the husband alone, a Notice must be served on the wife. If the applicant is stated as Mr and Mrs ... and they are the only owners together, then notice does not need to be served.

Certificate C

For use as with Certificate B above except that not all of the owners are known. Those which are known should be listed and an advertisement placed in a local newspaper, the publication date of which must be no more than 21 days before the submission of the application.

Certificate D

As with Certificates B and C but where none of the other owners are known. A statement of any steps taken to identify the owners is included, together with the date of publication of the advertisement in the local newspaper (which must not be more than 21 days before the submission of the application).

The application was originally accompanied with certificate D. Part way through the processing of the application the Council's Principal Estate Surveyor contacted the agent for this application to say the District Council owns the land fronting Flaxley Road which contains two parking spaces. The agent then changed to Certificate B and sent a notice to the Council's Estate Surveyor.

Members' attention is drawn to condition 7 within the report, which states: -

"The development hereby permitted shall not be brought into use until the access, parking and turning areas have been provided in accordance with the 'Location & Site Plan Rev C' and shall thereafter be retained for the lifetime of the development."

As such the applicant would not be able to bring the dwelling into use until the parking provision is provided and that could only be done by the applicant gaining a controlling interest in the land.

If permission is granted either on the application, or appeal, the agent is aware that the applicant will need to negotiate to acquire the Council's land.

Given that the Council has indicated that it has no objection in principle the condition is considered to meet the test of reasonableness.

NPPF Revision:

In the light of the recent revision to the NPPF the following amendments to the report should be noted:-

Paragraphs 3.3 to 3.6 of the report should be amended to read as follows: -

3.3 National Planning Policy Framework

3.4 The NPPF (2021) sets out the Government’s position on the role of the planning system in both plan-making and decision-taking. It states that the purpose of the planning system is to contribute to the achievement of sustainable development, in economic, social and environmental terms, and it states that there should be “presumption in favour of sustainable development” and sets out what this means for decision taking.

3.5 The NPPF (2021) confirms the plan-led approach to the planning system and that decisions must be made in accordance with the Development Plan unless material considerations indicate otherwise.

3.6 Relevant paragraphs within the NPPF include paragraphs: -

- 8: Three dimensions of Sustainable Development
- 11-14: The Presumption in favour of Sustainable Development
- 47-50: Determining Applications
- 126, 130, 1132, 134: Achieving Well-Designed Places
- 218, 219 Implementation

3.7 In the report reference to certain paragraphs is hereby amended as follows: -

Reference in Officer Report	New Paragraph Reference
109	111
124	126
127	130
128	132
130	134
155	167
178	183
212	218
213	219

Conclusion

The comments received by the objector and the revisions to the NPPF do not alter the overall assessment of the application and the original recommendation outlined in the officer report still stands”.

The Development Control Officer advised the Committee that a further supplementary update to that previously provided had been circulated in advance of the meeting. He read the update out, as follows:-

“Further to the officer update sheet, it has come to Officers’ attention that although Officers’ have received the appropriate certificate from the applicant there is no evidence that the applicant has served the appropriate notice on the Council, as land owner. Property Services have stated that they have received no such notification. The failure to serve the appropriate notice therefore renders the application invalid and any decision open to legal challenge.

In response to this the applicant has requested that the application be deferred from Planning Control Committee on 28 July 2021 to allow him the opportunity to serve the correct notice on the Council. The application would then return to day one and a further period of 21 days consultation would need to take place.

Recommendation

It is recommended that the application be deferred”.

Resolved:

That the application be deferred for the reasons stated.

- 31. Application CH/21/0095, Stumble Inn, 264 Walsall Road, Cannock, WS11 0JL – change of use on ground floor to a nursery. Re-configuration and change of use of first floor from residential to 2 residential apartments and offices/historical centre**

Following a site visit, consideration was given to the report of the Development Control Manager (Item 6.20 – 6.39 of the Official Minutes of the Council).

The Development Control Manager advised the Committee that an update had been circulated in advance of the meeting. He read the update out, as follows:-

“NPPF Revision:

In the light of the recent revision to the NPPF the following amendments to the report should be noted: -

Paragraphs 3.3 to 3.6 of the report should be amended to read as follows:-

3.3 National Planning Policy Framework

- 3.4 The NPPF (2021) sets out the Government’s position on the role of the planning system in both plan-making and decision-taking. It states that the purpose of the planning system is to contribute to the achievement of sustainable development, in economic, social and environmental terms, and it states that there should be

“presumption in favour of sustainable development” and sets out what this means for decision taking.

3.5 The NPPF (2021) confirms the plan-led approach to the planning system and that decisions must be made in accordance with the Development Plan unless material considerations indicate otherwise.

3.6 Relevant paragraphs within the NPPF include paragraphs: -

8:	dimensions of Sustainable Development
11-14:	The Presumption in favour of Sustainable Development
47-50:	Determining Applications
126, 130, 1132, 134:	Achieving Well-Designed Places
218, 219	Implementation

3.7 In the report the reference to certain paragraphs is hereby amended as follows: -

Reference in Officer Report	New Paragraph Reference
109	111
124	126
127	130
128	132
130	134
155	167
170	174
174	180
178	183
212	218
213	219

Conclusion

The revisions to the NPPF do not alter the overall assessment of the application and the original recommendation outlined in the officer report still stands, subject to the reasons for conditions being amended to reflect the new paragraph numbering in the NPPF”.

The Development Control Manager provided a presentation to the Committee outlining the application showing photographs and plans of the proposals.

Prior to consideration of the application a representation was made by Sarah Pritchard, the Applicant speaking in favour of the application.

(Councillors S. Crabtree and F.W.C. Allen were advised that they would be unable to take part in the debate or vote on this application as they were not present at the previous meeting where this application was discussed).

Resolved:

That the application be approved subject to the conditions contained in the report for the reasons stated therein and to the receipt of a Section 106 Unilateral Agreement securing the mitigation for impacts on Cannock Chase SAC.

32. Application CH/21/0250, 53 Stafford Road, Cannock WS11 4AF – Application under Section 73 of the 1990 Town and Country Planning Act to remove Condition No. 1 (12 months temporary permission) pursuant to CH/19/143

Consideration was given to the report of the Development Control Manager (Item 6.40 – 6.53 of the Official Minutes of the Council).

The Development Control Manager advised the Committee that an update had been circulated in advance of the meeting. He read the update out, as follows:-

“NPPF Revision:

In the light of the recent revision to the NPPF the following amendments to the report should be noted:-

Paragraphs 3.3 to 3.6 of the report should be amended to read as follows:-

3.3 National Planning Policy Framework

3.4 The NPPF (2021) sets out the Government’s position on the role of the planning system in both plan-making and decision-taking. It states that the purpose of the planning system is to contribute to the achievement of sustainable development, in economic, social and environmental terms, and it states that there should be “presumption in favour of sustainable development” and sets out what this means for decision taking.

3.5 The NPPF (2021) confirms the plan-led approach to the planning system and that decisions must be made in accordance with the Development Plan unless material considerations indicate otherwise.

3.6 Relevant paragraphs within the NPPF include paragraphs: -

8:	Three dimensions of Sustainable Development
11-14:	The Presumption in favour of Sustainable Development
47-50:	Determining Applications
111:	Highway Safety
126, 130, 1132, 134:	Achieving Well-Designed Places
167:	Drainage and Flood Risk
218, 219	Implementation

3.7 In the report reference to certain paragraphs is hereby amended as follows: -

Reference in Officer Report	New Paragraph Reference
109	111
124	126
127	130
-	131
128	132
130	134
155	167
178	183
212	218
213	219

The revisions to the NPPF do not alter the overall assessment of the application and the original recommendation outlined in the officer report still stands, subject to the reasons for conditions being amended to reflect the new paragraph numbering in the NPPF”.

Prior to consideration of the application a representation was made by Sascha Westhoefer, speaking in favour of the application.

Resolved:

That the application be approved for a further 12 months subject to the conditions contained in the report for the reasons stated therein.

33. Application CH/21/0081, 139A Hill Street, Hednesford, WS12 2DW – Residential Development to site to rear (resubmission of CH/20/210)

Following a site visit, consideration was given to the report of the Development Control Manager (Item 6.1 – 6.19 of the Official Minutes of the Council).

The Development Control Manager advised the Committee that an update had been circulated in advance of the meeting. He read the update out, as follows:-

“NPPF Revision:

In the light of the recent revision to the NPPF the following amendments to the report should be noted: -

Paragraphs 3.3 to 3.6 of the report should be amended to read as follows: -

3.3 National Planning Policy Framework

3.4 The NPPF (2021) sets out the Government’s position on the role of the planning system in both plan-making and decision-taking. It states that the purpose of the planning system is to contribute to the achievement of sustainable development, in economic, social and environmental terms, and it states that there should be “presumption in favour of sustainable development” and sets out what this means for decision taking.

3.5 The NPPF (2021) confirms the plan-led approach to the planning system and that decisions must be made in accordance with the Development Plan unless material considerations indicate otherwise.

3.6 Relevant paragraphs within the NPPF include paragraphs:-

8:	Three dimensions of Sustainable Development
11-14:	The Presumption in favour of Sustainable Development
47-50:	Determining Applications
111:	Highway Safety
126, 130, 1132, 134:	Achieving Well-Designed Places
167:	Drainage and Flood Risk
218, 219	Implementation

3.7 In the report reference to certain paragraphs is hereby amended as follows: -

Reference in Officer Report	New Paragraph Reference
109	111
124	126
127	130
-	131
128	132
130	134
155	167
178	183
212	218
213	219

Of particular relevance for this application is Paragraph 131 which inserts a new paragraph into the NPPF and states that:

‘Trees make an important contribution to the character and quality of urban environments and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that new streets are tree-lined, that opportunities are taken to incorporate trees elsewhere in developments (such as parks and community orchards), that appropriate measures are in place to secure the long-term maintenance of newly-planted trees, and that existing trees are retained wherever possible. Applicants and local planning authorities should work with highways officers and tree officers to ensure that the right trees are planted in the right places, and solutions are found that are compatible with highways standards and the needs of different users’.

This provides added weight to the second reason for refusal which should be amended as follows to incorporate reference to this paragraph and the amended numbering as shown above as follows: -

‘The applicant is required to plant two trees in the garden area of 139A, Hill Street in compensation for the loss of two trees that were subject to a Tree Preservation Order and which have been felled. The proposal would subdivide the existing plot and would remove much of the existing garden area and hence would reduce the potential to accommodate the two replacement trees without having a detrimental impact on the long term residential amenity of the occupiers of the existing and proposed dwellings. The applicant has failed to provide sufficient information to allow the Local Planning Authority to make a full and proper assessment of the proposal in terms of the standard of residential amenity and the long term impact on the character of the area that the replacement trees would have and hence to determine whether the proposal is in compliance with Policy CP3 of the Cannock Chase Local Plan and paragraphs 130, 131 and 134 of the National Planning Policy Framework.”

The Development Control Manager provided a presentation to the Committee outlining the application showing photographs and plans of the proposals.

Prior to consideration of the application a representation was made by Mr. J. Reynolds, the applicant’s agent, speaking in favour of the application.

The Applicant's agent advised that a further plan had been submitted on 11 March 2021 which superseded the plan shown.

(Councillor S. Crabtree left the meeting during consideration of this application and was therefore advised that he would be unable to take part in the vote as he had not been present for the whole of the debate).

Resolved:

That the application be deferred to allow the applicant to provide details of the replacement tree(s) on the submitted plans and that the issue of the reported incorrect plan be investigated.

The meeting closed at 4:00pm.

CHAIRMAN

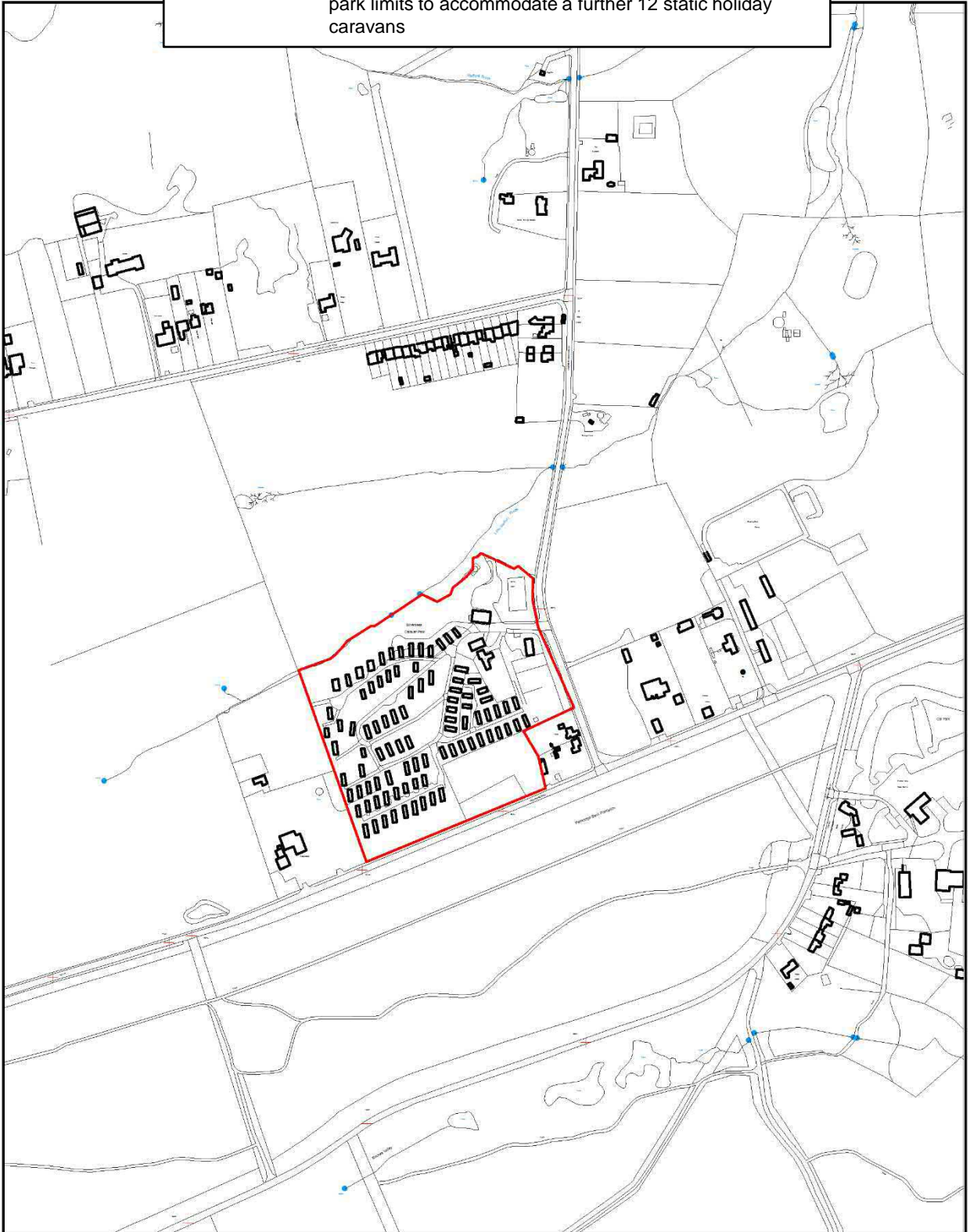


Application No: CH/21/0055

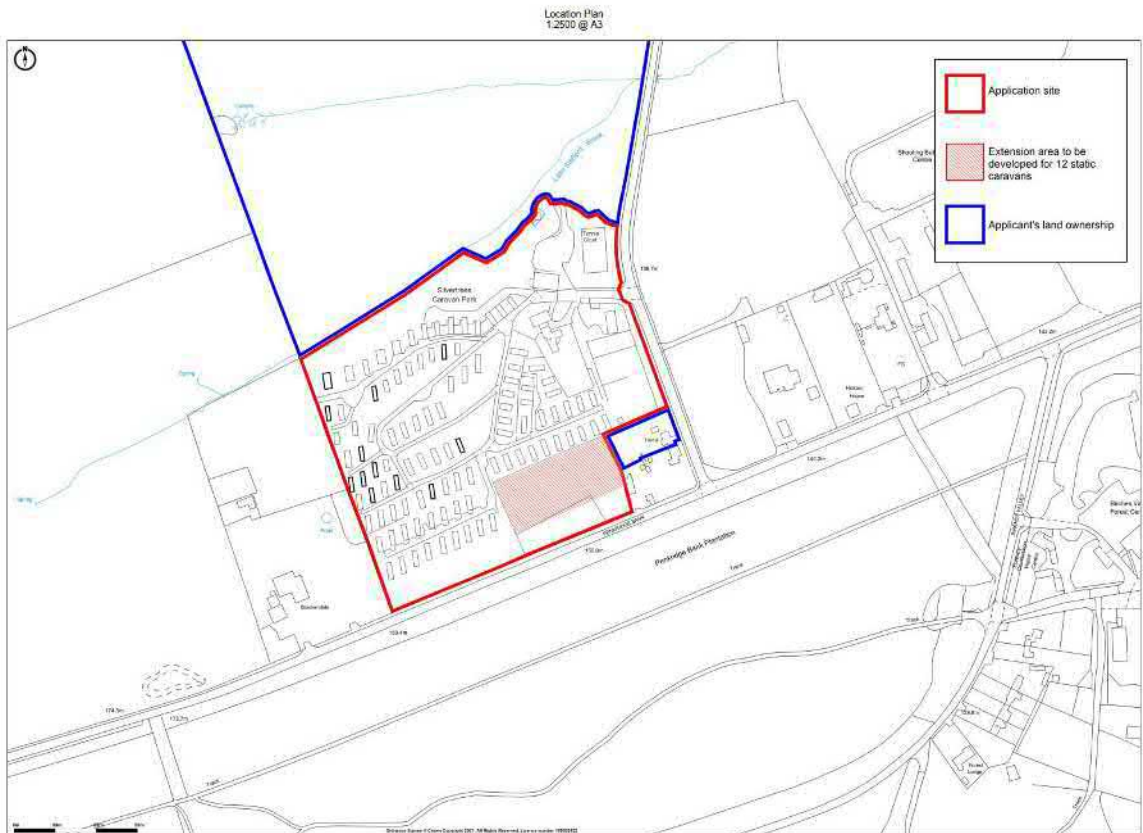
Location: Silver Trees Caravan And Chalet Park, Stafford Brook Road, Rugeley, WS15 2TX

Proposal: The change of use of two areas within Silver Trees Holiday Park to accommodate static caravans in lieu of touring caravans (retrospective) and an extension to the park limits to accommodate a further 12 static holiday caravans

Item No. 6.1



Location Plan



Existing Site Plan



REVISIONS				
No.	Description	Rev.	By	Date
-	-	-	-	-

PLANNING
 001
 SILVER TREES HOLIDAY PARK
 37001
 SILVER TREES HOLIDAY PARK
 SHARED
 EXISTING SITE

land studio

SCALE: 1:42 (1:1000)
 DATE: 20.11.2020
 DR: SR
 CRG: SR

001
 A

Proposed Site Plan

PLANTING SCHEDULE

Tree Planting Mix:
Standard trees to be planted in a row to form canopy layer, with underplanting of remaining species

Species	Specifications
Quercus robur (22%)	Clm 10-12cm, Height 300-350cm, R3
Sorbus aucuparia (10%)	c0-50cm, BR, 1+1, Transplant
Acer campestre (22%)	Clm 10-12cm, Height 300-350cm, R3
Malus sylvestris (10%)	c0-50cm, BR, 1+1, Transplant
Ilex aquifolium (15%)	2 litre pot, container grown
Crataegus monogyna (11%)	40-60cm, BR, 1+1, Transplant
Corylus avellana (10%)	40-60cm, BR, 1+1, Transplant



KEY

- Site Boundary
- Existing Landscape:**
 - Woodland/Tree Block
 - Grass
 - Hedge/row
 - Sludge Trees
 - Harshland
- Proposed Landscape:**
 - Access road with 1no. parking space per plot
 - 12 x 30ft (3.6m x 10.6m) static caravan
 - 24 x 70ft (7m x 21m) lodges
 - Trees planting (please see planting schedule for details)
- Services:**
 - Connection to foul drainage and water supply
 - Connection to electricity supply

Plan of services (not to scale): All excavation to enable the installation of services within the trees/hedge/row areas to be hand dug to maximum depth of 500mm.



REVISIONS

No.	Description	Date	By	CHKD
A	Volume parking increase	08/11/23	AKG	AKG
B	Plotting long solution boundary resolution	20/04/23	AKG	AKG
C	Service extension update	03/02/23	AKG	AKG

Registered with the Planning Authority in accordance with the provisions of the Control of Pollution Act 1974 and the Planning (Listed Buildings and Conservation Areas) Act 1987.

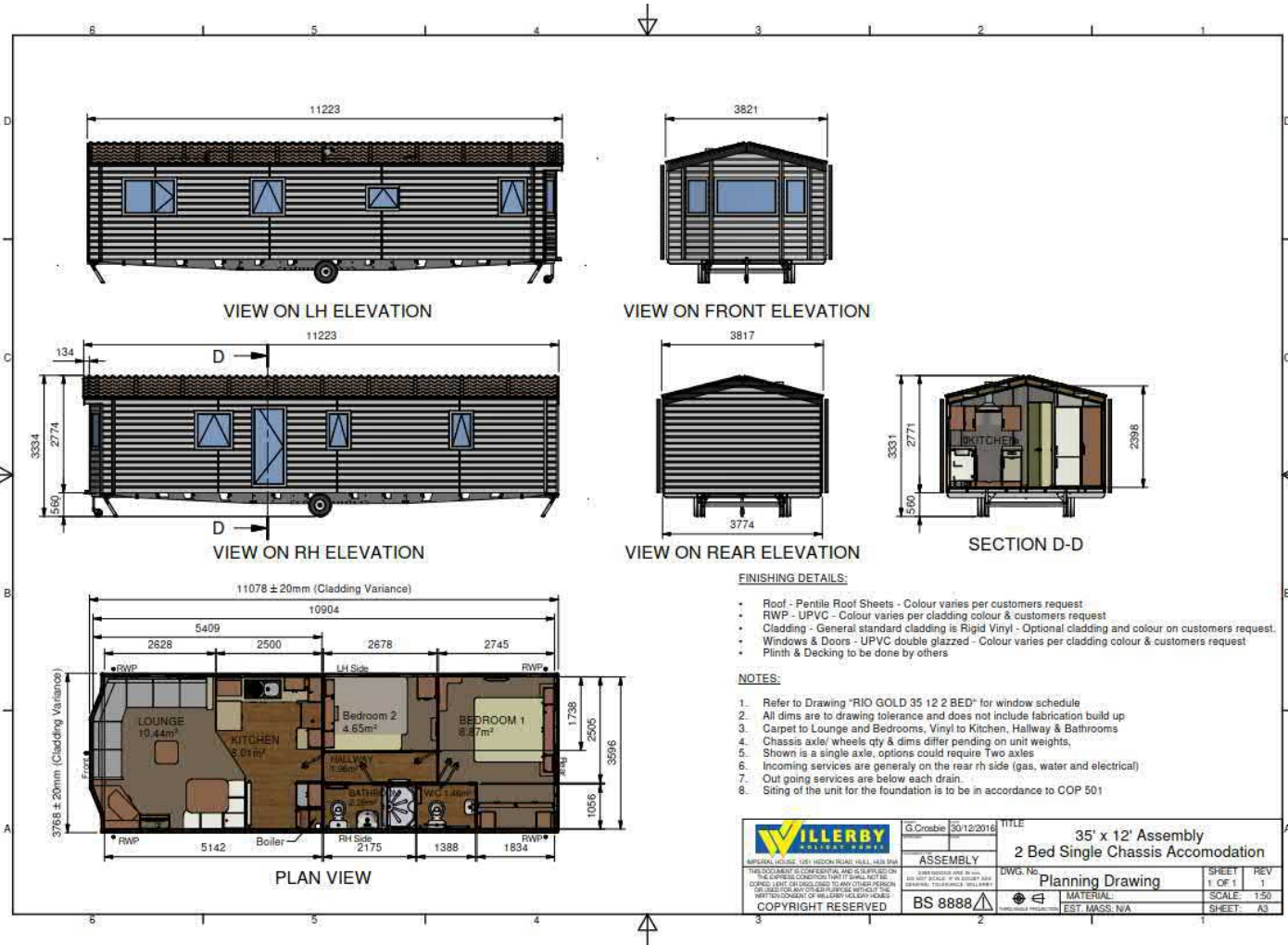
land studio

PROJECT: SILVER TREES HOLIDAY PARK
DRAWING TYPE: PROPOSED SITE PLAN

SCALE: @ A3 1:1000
DATE: 18/12/2023
DWG: 1514
SITE: BR

002
C

Proposed Elevations



FINISHING DETAILS:

- Roof - Pentile Roof Sheets - Colour varies per customers request
- RWP - UPVC - Colour varies per cladding colour & customers request
- Cladding - General standard cladding is Rigid Vinyl - Optional cladding and colour on customers request.
- Chassis axle/ wheels sty & dims differ pending on unit weights.
- Windows & Doors - UPVC double glazed - Colour varies per cladding colour & customers request
- Plinth & Decking to be done by others

NOTES:

1. Refer to Drawing "RIO GOLD 35 12 2 BED" for window schedule
2. All dims are to drawing tolerance and does not include fabrication build up
3. Carpet to Lounge and Bedrooms, Vinyl to Kitchen, Hallway & Bathrooms
4. Chassis axle/ wheels sty & dims differ pending on unit weights.
5. Shown is a single axle, options could require Two axles
6. Incoming services are generally on the rear rh side (gas, water and electrical)
7. Out going services are below each drain.
8. Siting of the unit for the foundation is to be in accordance to COP 501

<p>WILLERBY LIVING HOMES</p> <p>THIS DOCUMENT IS CONFIDENTIAL AND IS NOT TO BE REPRODUCED OR DISCLOSED TO ANY OTHER PERSON OR ENTITY WITHOUT THE WRITTEN CONSENT OF WILLERBY LIVING HOMES. COPYRIGHT RESERVED</p>	G.Crosbie	30/12/2016	TITLE	35' x 12' Assembly 2 Bed Single Chassis Accomodation	SHEET	REV
	ASSEMBLY	2016/12/30	DWG No.	Planning Drawing	1 OF 1	1
	BS 8888		MATERIAL:	EST. MASS. N/A	SCALE:	1:50
					SHEET:	A3

Contact Officer:	Audrey Lewis
Telephone No:	01543 464 528

<p>Planning Control Committee</p> <p>18 August 2021</p>

Application No:	CH/21/0055
Location:	Silver Trees Caravan and Chalet Park, Stafford Brook Road, Rugeley, WS15 2TX
Parish:	Brindley Heath
Ward:	Etching Hill and The Heath
Description:	The change of use of two areas within Silver Trees Holiday Park to accommodate static caravans in lieu of touring caravans (retrospective) and an extension to the park limits to accommodate a further 12 static holiday caravans
Application Type:	Full Planning Application

Recommendation:

Refuse for the following reason:

The site is in the West Midlands Green Belt wherein there is a presumption against inappropriate development. Inappropriate development is, by definition, harmful to the Green Belt and should only be allowed where very special circumstances have been demonstrated to exist. Very special circumstances can only exist where the harm to the Green Belt and any other harm is clearly outweighed by other considerations.

The proposed development by virtue of its siting and design would fail to preserve the openness of the Green Belt and would, by reason of encroachment, conflict with the purposes of including land within it and hence constitutes inappropriate development. As such the proposal is harmful to the Green Belt and, in accordance with paragraph 148 of the NPPF, substantial weight should be afforded to that harm.

The considerations advanced by the applicant in respect to the Site Characteristics', the 'Scale of the Development' and the 'Impact of the Proposal' lend no weight in favour of the proposal. As to the economic and social benefits of the proposal it is considered that only very limited weight should be afforded to these factors.

As such it is concluded that the harm to the Green Belt .is not clearly outweighed by other considerations and that very special circumstances to justify approval of the application have not been demonstrated to exist. As such in accordance with paragraph 148 the application is refused.

Reason(s) for Recommendation:

Reason for Refusal of Planning Permission

In accordance with paragraph (38) of the National Planning Policy Framework the Local Planning Authority has worked with the applicant in a positive and proactive manner to approve the proposed development. However, in this instance the proposal fails to accord with the Local Plan and the National Planning Policy Framework.

Notes to the Developer:

Not applicable.

Consultations and Publicity

External Consultations

Cannock Chase AONB Unit

The information includes elevations of the static caravans proposed, amended Arboricultural Report and Proposed Site Plan 0028. The static caravan elevations specify that colour finishes are subject to customer requirements, previously described in the Design and Access statement as environmental green cladding. Plan 0028 indicates a belt of woodland planting comprising native trees and shrub planting alongside the boundary hedge to the south of the proposed extension area.

I am satisfied that the amended planting proposals would deliver enhanced screening of the proposed development. Planting density is not specified, and for clarity it would be useful for the Authority to establish this. Similarly, the Arboricultural report refers to replacement planting for the mature trees that will be removed, but no specified replanting location. I assume this forms part of the new planting belt, which would be acceptable. The proposed planting should be sensitive to existing patches of semi natural vegetation and complement these.

No objection, subject to conditions.

Natural England

No objections received.

Historic England

No objections

Brindley Heath Parish Council

No objections

Police Liaison Officer

No comments received.

County Flood Risk Management (SUDS)

No objections subject to condition.

Environment Agency

No objections.

Internal Consultations

Planning Policy Manager (dated 4 March 2021)

The application site is located within the Cannock Chase Area of Outstanding Natural Beauty (AONB) and the Green Belt. It is adjacent to a SSSI (Site of Special Scientific Interest) and within close proximity to the Cannock Chase SAC (Special Area of Conservation).

The National Planning Policy Framework (P4) states that there should be a presumption in favour of sustainable development, unless specific policies indicate that development should be restricted; this includes Areas of Outstanding Natural Beauty such as Cannock Chase, a SSSI and Green Belt. The NPPF (P9) states that in order to support a prosperous rural economy the expansion of all types of business should be supported if it is sustainable and the buildings are well designed. Rural tourism developments should respect the local character of the area. The NPPF (P26-7) states that great weight should be given to conserving the landscape in the A.O.N.B. The need for the development in the location and any detrimental effects on the environment should be assessed. The NPPF (p20-21) states that inappropriate development is harmful to the Green Belt and should not be approved except in very special circumstances. Paragraphs 133 – 147 in the NPPF set out the purpose of the Green Belt and what types of development are appropriate within it.

The Cannock Chase Local Plan (Part 1) 2014 was adopted more than five years ago; it is therefore the subject of a review. This review is at an early stage in the process with consultation on 'Issues and Options' being undertaken in May-July 2019. Therefore limited weight can be afforded to it. The starting point for the determination of planning applications remains the adopted development plan (Local Plan (Part 1)).

The following Cannock Chase Local Plan – Local Plan (Part 1) 2014 policies are considered relevant to the application:

- Policy CP1 reflects the position in the NPPF by permitting sustainable development, unless material considerations indicate otherwise.
- Policy CP3 in the Local Plan requires high quality design and integration with the existing environment. The proposal should show how it forms appropriate development within the Green Belt to a design in keeping with its surroundings and preserve the landscape and character of the AONB. The Design SPD should be consulted for additional design guidance.

- Policy CP9 says that tourist accommodation and visitor facilities will be supported where they comply with national Green Belt policy and other Core Strategy (Local Plan) policies.
- Policy CP12 safeguards biodiversity and protected habitats from harmful development states that planning permission will be refused for developments resulting in adverse effects upon designated sites, even where the impacts are indirect.
- Policy CP13 says that development will not be permitted where it would directly or indirectly lead to an adverse effect on the integrity of the SAC.
- Policy CP14 states that the landscape character of the AONB and sense of place will be protected, development proposals must be sensitive to the landscape character and that their setting must not have an adverse impact on the location.

The development is close to the Cannock Chase SAC (Special Area of Conservation). Natural England and the Cannock Chase SAC Officer can provide further advice on these issues if required.

Conclusion

The overall number of caravans both in terms of the site extension and replacement caravans is not considered an issue as it will still be below the maximum number of caravans/plots permitted on the caravan site. In addition the replacement of the touring caravans with static caravans within the existing caravan site is likely to be limited in terms of visual impact as the site is relatively well screened. However the replacement of the touring caravans with static caravans does introduce fixed/permanent development within the site and materially larger caravans, although in the same area as the touring caravans would be sited, and any impact on the Green Belt still needs to be considered.

The extension appears to relate well to the rest of the site being sited between the existing site and existing dwellings fronting the road, however it may require additional planting to the road frontage to help screen the site. The appropriateness of the site extension will need to be considered both in terms of any impact on the Green Belt and the visual impact from within the AONB.

The proposal will not increase the recreational impact on Cannock Chase SAC given the proposed number of caravans will be below the total number already permitted on the site.

County Flood Risk Management (SUDS)

No objection subject to condition

Travel Management and Safety

No objections.

Ecological Officer

No comments received.

Environmental Health (Housing)

No objections.

Economic Development

No comments received.

Parks & Open Spaces

The site is situated on land that is designated as Greenbelt and is within the Cannock Chase AONB (as previously commented) .

- Soakaways are positioned within the RPAs of T28, T33, T36, and T37.

Recommended mitigation is acceptable and should be conditioned (as previously commented).

- The revised planting schedule adds height to the scheme and so is acceptable and should be conditioned (as previously commented).
- Tree protection details including installation of services, position of protective fences, and the TPP are acceptable.

Waste and Engineering Services

No comments received.

Response to Publicity

The application has been advertised by site notice and neighbour letter. Three letters of representation have been received on the following grounds:

- I have been familiar with this business for a number of years and have been very impressed with the way it is managed. The owners operate their holiday site in an efficient way with great care for the environment. As it is set in the beautiful landscape of Cannock Chase, it is essential that any development is handled sensitively, showing an awareness of the protected landscape within which they operate. I am confident that the owners will demonstrate a level of care for their environment that reflects the importance of their setting and continue to make a significant contribution to the tourism trade in Cannock Chase.

Silver Trees is a well-founded business that operates in an ethical and environmentally sound way, so I have no hesitation in recommending that their application to extend their operation into the land they have recently acquired should be accepted.

The Holiday Home and campsite industry in the UK supports Over 170,000 Jobs, generating £9.3 Bn in visitor expenditure, equivalent to £5.3Bn GVA.

A park (as with Silver Trees) supports their local communities through:

- Expenditure – Capital expenditure, Operating expenditure, Wages and salaries, with shops, pubs, restaurants often relying on the rural spend supporting the wider community.

- Local Community Engagement - Hosting events, fund raising.
- Environmental Activities – including support for wildlife, recycling and conservation, and participation in conservation David Bellamy Awards.
- Health and Wellbeing - Including, cycling, walking and encouragement of outdoor activity.

As one of the largest holiday home retailers in the UK we constantly monitor consumer behaviour.

The Holiday Park industry has changed dramatically over the last 10 years, with consumer demand for bigger and better, behaviour has seen an increase in demand for larger more luxury Holiday homes, and simultaneously the decline in demand for smaller pitches and units. There has been an 80% reduction in the manufacture of shorter holiday homes in the last decade. It is vital for the applicant to stay in line with consumer demand.

We believe one of the changes from the Covid-19 Pandemic will be the desire for additional space, for both larger Holiday homes and space around the unit.

As an industry we believe that domestic tourism can and will be an important tool to re start the economy as customer decide to holiday in the UK.

Relevant Planning History

- CH/00/0504: Variation of condition 2 on planning permission CH/11/85 to allow the siting of 140 caravans (comprising 100 static and 40 tourers). Full - Approval with conditions 05/09/2001.
- CH/11/85: Intensification of use of caravan site approved with conditions 1985
- CH/96/0253: Amendment of condition 3 on planning permission CH/11/85. Full - Approval with conditions 08/07/1996
- CH/96/0610: Amendment of condition 3 planning permission CH/96/0253 Full - Approval with 3 conditions 01/08/1997

1 Site and Surroundings

- 1.1 The application site is comprised of the Silver Trees Holiday Park and an adjoining paddock that has been recently acquired by the owners of the park. The Silver Trees Holiday Park is an area comprising 4.9 ha, containing 105 static caravans (in breach of planning permission CH/00/0504 that allows 100 static caravans). It lies within the Cannock Chase AONB and Green Belt. The park extends, in part, alongside Penkrudge Bank Road, a main route running east-west through the AONB. The Holiday Park lies adjacent to the Cannock Chase SAC in the north.
- 1.2 Existing caravans are set back approximately 20 metres from the highway, and views towards these are mainly filtered by a buffer of vegetation approximately 10 metres wide consisting of established trees and a conifer hedge.

- 1.3 There is a network of well used paths and cycle tracks on the Forestry England estate that have views towards the site.
- 1.4 The application site is designated as an Area of Outstanding Natural Beauty and Green Belt. It lies within a Mineral Safeguarding Area, Coal Authority Low Risk Boundary. It is adjacent to a Site of Special Scientific Interest and subject to a Tree Preservation Order.

2 Proposal

- 2.1 The applicant is seeking consent for the change of use of two areas within Silver Trees Holiday Park to accommodate static caravans in lieu of touring caravans (retrospective) and an extension to the park boundary limits to accommodate a further 12 static holiday caravans (a total of 117 static caravans) on the adjoining paddock.
- 2.2 The extension element comprises an area of 0.6 ha of paddock. The Design and Access Statement says this has been driven by high demand for larger modern units which cannot be accommodated on the existing site due to the constrained pitch sizes.
- 2.3 The 12 caravans would sit in a linear layout, with the units slightly offset from one another. The larger static units would measure 11m x 3.8m x 3.3m and would be sited 0.6m above ground level. They would comprise a pitched pentile roof sheet design and cladded sides, with UPVC windows and doors - which would vary in colour according to customer requirements.
- 2.4 There would be direct vehicular access to each caravan with one private parking space next to each caravan. The access road and parking spaces would be laid with a natural crushed stone top lay in line with the existing park.

3 Planning Policy

- 3.1 Section 38 of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the provisions of the Development Plan, unless material considerations indicate otherwise.
- 3.2 The Development Plan currently comprises the Cannock Chase Local Plan (2014) and the Minerals Local Plan for Staffordshire (2015 – 2030). Relevant policies within the Local Plan include: -
- CP1 - Strategy
 - CP2 - Developer contributions for Infrastructure
 - CP3 - Chase Shaping-Design
 - CP5: - Social Inclusion and Healthy Living
 - CP9 - A Balanced Economy
 - CP12 - Biodiversity and Geodiversity

- CP13 - Cannock Chase Special Area of Conservation (SAC)
- CP14- Landscape Character and Cannock Chase Area of outstanding Natural Beauty
- CP16 - Climate Change and Sustainable Resource Use

3.3 National Planning Policy Framework

3.4 The NPPF (2021) sets out the Government's position on the role of the planning system in both plan-making and decision-taking. It states that the purpose of the planning system is to contribute to the achievement of sustainable development, in economic, social and environmental terms, and it states that there should be "presumption in favour of sustainable development" and sets out what this means for decision taking.

3.5 The NPPF (2021) confirms the plan-led approach to the planning system and that decisions must be made in accordance with the Development Plan unless material considerations indicate otherwise.

3.6 Relevant paragraphs within the NPPF include paragraphs: -

- 8: Three dimensions of Sustainable Development
- 11-14: The Presumption in favour of Sustainable Development
- 47-50: Determining Applications
- 111: - Highway safety and capacity
- 84(c): - Sustainable rural tourism and leisure developments
- 126, 130, 1132, 134: Achieving Well-Designed Places
- 147-150: - Green Belt
- 176: - Areas of Outstanding Natural Beauty
- 179-182: - Biodiversity
- 218, 219 Implementation

3.7 Other relevant documents include: -

Design Supplementary Planning Document, April 2016.

Cannock Chase Local Development Framework Parking Standards, Travel Plans and Developer Contributions for Sustainable Transport.

Manual for Streets.

The AONB Management Plan 2019-2024

4 Determining Issues

4.1 The determining issues for the proposed development include: -

- i) Principle of development in the Green Belt
- ii) Design and impact on the character and form of the area, including the AONB..
- iii) Impact on residential amenity.
- iv) Impact on highway safety.
- v) Impact on nature conservation interests.
- vi) Drainage and flood Risk.
- vii) The applicant's case that very special circumstances exist.
- viii) Assessment of the Applicant's case.
- ix) The planning balance and the test as to whether very special circumstances exist.

4.2 Principle of the Development

4.2.1 Both the NPPF and the Local Plan contain a presumption in favour of sustainable development, the latest version of which is contained within the NPPF (2019) and states: -

“For decision-taking this means:

- c) approving development proposals that accord with an up-to-date development plan without delay; or
- d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
 - i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
 - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

4.2.2 The first stage in the determination of the application is to determine whether the proposal is in accordance with the development plan. In this respect it is noted that the application site lies within West Midlands Green Belt, wherein there is a presumption against inappropriate development. Inappropriate development is, by definition, harmful to the Green Belt and any such development should be considered a departure from the development plan.

4.2.3 In respect to whether a proposal constitutes inappropriate development in the Green Belt the starting point should be the Local Plan. Local Plan Policy CP1 states that development 'proposals in the Green Belt will be assessed against the NPPF and Policy CP14. Local Plan Policy CP14 (and also bullet point 11 of Policy CP3) relate to impacts on landscape character rather than to whether a proposal constitutes appropriate or inappropriate development and therefore are not of assistance in determining whether proposals constitute inappropriate development, or not .

4.2.4 Whether a proposal constitutes inappropriate development is set out in Paragraphs 149 & 150 of the NPPF. Paragraph 149 relates to new buildings whereas Paragraph 150 relates to other forms of development, including the making of material changes of use of land.

4.2.5 The proposals involve the siting of caravans which constitute the making of a material change in the use of land. As such the proposal engages paragraph 150 of the NPPF which states: -

'Certain other forms of development are also not inappropriate in the Green Belt provided they preserve its openness and do not conflict with the purposes of including land within it. These are [amongst other things]:

e) material changes in the use of land (such as changes of use for outdoor sport or recreation, or for cemeteries and burial grounds);'

4.2.6 With regards to the above it is noted that the application is in two parts namely

(i) the change of use of two areas within Silver Trees Holiday Park to accommodate static caravans in lieu of touring caravans (retrospective) and

(ii) an extension to the park boundary limits to accommodate a further 12 static holiday caravans.

4.2.7 In order to not constitute inappropriate development each part must demonstrate that it would preserve the openness of the Green Belt not conflict with the purposes of including land within.

4.2.8 The purposes of including land within the Green Belt are set out in paragraph 138 of the NPPF, which states: -

'Green Belt serves five purposes:

a) to check the unrestricted sprawl of large built-up areas;

b) to prevent neighbouring towns merging into one another;

c) to assist in safeguarding the countryside from encroachment;

d) to preserve the setting and special character of historic towns; and

e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land'

- 4.2.9 The site benefits from planning permission for the siting of 100 static caravans and 40 touring caravans under planning permission CH/00/0504 dated 5 September 2001. The proposal seeks to amend this to regularise the existing situation whereby 105 static caravans and no tourers are sited within the camp. This would in effect reduce the total number of caravans within the confines of the current site by 35 tourer units.
- 4.2.10 Notwithstanding the above, the impact of the reduction in numbers of tourers would be off-set by the increase in the number of statics (5 units) on the current site which are larger than the tourers and the additional 12 statics that would be accommodated on the adjoining paddock, that is a total increase of 17 statics spread across a wider area).
- 4.2.11 The applicant has stated that each static caravan would measure 11.2m by 3.8 by 3.3m high and therefore have a volume of 140m^3 , meaning that the proposed 17 statics would have a combined volume of 2380m^3 .
- 4.2.12 Under UK law the maximum width for a trailer is 2.5 and many touring caravans are between 2.2 to 2.3m wide. Furthermore, there is a maximum length of 7 metres for a trailer towed by a vehicle weighing up to 3,500 kilograms. Given that tourers will have a similar height to statics one would expect that the maximum volume of tourer caravan would be 2.3m by 7m by 3.3m high, that is 53m^3 . Therefore, the maximum combined volume of 35 tourers can reasonably assumed to be 1860m^3 .
- 4.2.13 It is quite clear that the proposal would result in an increase in volume of 520m^3 . Furthermore, this additional volume would be spread out over an additional 0.6 ha of open, undeveloped paddock. As such it can only be reasonably concluded that the proposal will have some harm to the openness of the Green Belt, albeit that harm may be limited. However, even limited harm is sufficient to mean that a proposal will fail to preserve the openness of the Green Belt.
- 4.2.14 In respect to the issue of conflicts with the purposes of including land in the Green Belt the most relevant purpose in respect to this application is to 'assist in safeguarding the countryside from encroachment'. The siting of 12 static caravans with a combined volume ($140\text{m}^3 \times 12$) 1680m^3 on an area of 0.6ha of undeveloped paddock land can only reasonably be concluded to constitute an encroachment into the countryside.
- 4.2.15 As such it is concluded that the proposal would fail to preserve the openness of the Green Belt and that it would conflict with the purposes of including land within the Green Belt. Therefore, it is also concluded that the proposal must constitute inappropriate development in the Green Belt and a departure from the development plan.
- 4.2.16 Paragraph 147 of the NPPF states that 'Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances'. Furthermore, paragraph 148 goes on to make it clear that 'When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt' adding

'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations'.

4.2.17 In accordance with paragraph 148 it is considered that substantial weight should be afforded to the harm to the Green Belt. The next part of this report will go to consider the impacts of the proposal on acknowledged interests to determine whether there are any other harms that should be added to the harm to the Green Belt. It will then move on to outline the case made by the applicant that there are other considerations which in their opinion clearly outweigh the harm to the Green Belt, an officer assessment of the those considerations and finally a weighing exercise to determine whether very special circumstances exist.

4.3 **Design and the Impact on the Character and Form of the AONB**

4.3.1 In respect to issues in relation to design Policy CP3 of the Local Plan requires that, amongst other things, developments should be: -

- (i) well-related to existing buildings and their surroundings in terms of layout, density, access, scale appearance, landscaping and materials; and
- (ii) successfully integrate with existing trees; hedges and landscape features of amenity value and employ measures to enhance biodiversity and green the built environment with new planting designed to reinforce local distinctiveness.

4.3.2 Relevant policies within the NPPF in respect to design and achieving well-designed places include paragraphs 126, 130, 132 and 134. Paragraph 128 makes it clear that the creation of high quality buildings and places is fundamental to what the planning and development process should achieve.

4.3.3 Paragraph 130 of the NPPF, in so much as it relates to impacts on the character of an area goes on to state: -

Planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

4.3.4 Finally Paragraph 134 states planning permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions, taking into

account any local design standards or style guides in plans or supplementary planning documents. Conversely, where the design of a development accords with clear expectations in plan policies, design should not be used by the decision taker as a valid reason to object to development.

4.3.5 In addition to the above paragraph 176 of the NPPF states: -

‘Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas, and should be given great weight in National Parks. Where significant development of agricultural land is demonstrated to be necessary, areas of poorer quality land should be preferred to those of a higher quality. and the Broads. The scale and extent of development within these designated areas should be limited. ‘

4.3.6 In order to inform the application the applicant has submitted a ‘Landscape Appraisal & Design Strategy’. This concludes

‘As set out in the early pages of this report, the hedged and wooded boundaries to the site limit views of the holiday park from the nearby paths and roads. As part of the assessment, the report has evaluated the potential impact of the proposals from a selection of viewpoint locations taken from the footpaths and lanes that surround the holiday park.

The conclusion of this assessment is that due to the screening of views into the park, and the existing use of the site, there will be negligible impact generated by the proposals on the wider landscape. In addition to the proposed extension of the park, we have set out environmental improvements of tree and wildflower planting that will enhance the natural character of the area and relate more directly to the surrounding landscape character of fields and woodland blocks. These proposals will create a higher quality, more integrated setting for the proposed extension area of the park.’

4.3.7 This has been assessed by the AONB Unit and the Landscape Officer and the Tree Officer. The AONB Unit has not objected to the proposal and has commented that

‘The information includes elevations of the static caravans proposed, amended Arboricultural Report and Proposed Site Plan 0028. The static caravan elevations specify that colour finishes are subject to customer requirements, previously described in the Design and Access statement as environmental green cladding. Plan 0028 indicates a belt of woodland planting comprising native trees and shrub planting alongside the boundary hedge to the south of the proposed extension area.

I am satisfied that the amended planting proposals would deliver enhanced screening of the proposed development. Planting density is not specified, and for clarity it would be useful for the Authority to establish this. Similarly, the Arboricultural report refers to replacement planting for the mature trees that will be removed, but no specified replanting location. I assume this forms part of the new planting belt, which would be acceptable. The proposed planting

should be sensitive to existing patches of semi natural vegetation and complement these.

I request a standard condition for implementation of the landscape scheme and a 5 year aftercare period.'

- 4.3.8 Similarly no objections have been received from the Landscape Officer or the Tree Officer and the observations all three consultees are accepted.
- 4.3.9 As such it is concluded that subject to conditions in respect to landscaping, colour finishes of the caravans the proposal would be sensitively sited, so as not to appear visually prominent within the streetscene, or from wider views.
- 4.3.10 Therefore, having had regard to Policy CP3 of the Local Plan and the above mentioned paragraphs of the NPPF it is considered that the proposal would be well-related to existing surroundings, successfully integrate with existing features of amenity value, maintain a strong sense of place and be visually attractive such that it would be acceptable in respect to its impact on the character and form of the area and AONB.

4.4 **Impact on Residential Amenity**

- 4.4.1 Policy CP3 of the Local Plan states that the following key requirements of high quality design will need to be addressed in development proposals and goes on to include [amongst other things] the protection of the "amenity enjoyed by existing properties". This is supported by the guidance as outlined in Appendix B of the Design SPD which sets out guidance in respect to space about dwellings and garden sizes.
- 4.4.2 Paragraph 130(f) of the NPPF states that planning policies and decisions should ensure that developments [amongst other things] create places with a high standard of amenity for existing and future users.
- 4.4.3 No neighbour objections have been received to the proposal.
- 4.4.4 A facing distance of at least 40m would be preserved between the nearest caravans and the existing surrounding dwellings.
- 4.4.5 Given the above it is considered that subject to the attached conditions, a high standard of residential amenity would be achieved for all existing neighbouring properties and the proposal is considered in accordance with Policy CP3 and paragraph 130(f) of the NPPF.

4.5 **Impact on Highway Safety**

- 4.5.1 Paragraph 111 of NPPF states that development should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.
- 4.5.2 The County Highways Authority has raised no objections to the proposal. The access into the site would remain the same and dedicated parking provision for each static caravan would be provided.

4.5.3 It is therefore considered that the proposal would not have an unacceptable impact on highway safety and that its residual cumulative impacts on the road network would not be severe, in accordance with paragraph 111 of the NPPF.

4.6 Impact on Nature Conservation Interests

4.6.1 Policy and guidance in respect to development and nature conservation is provided by Policy CP12 of the Local Plan and paragraphs 179-182 of the NPPF.

4.6.2 Policy CP12 of the Local Plan states that the District's biodiversity and geodiversity assets will be protected, conserved and enhanced via

'the safeguarding from damaging development of ecological and geological sites, priority habitats and species and areas of importance for enhancing biodiversity, including appropriate buffer zones, according to their international, national and local status. Development will not be permitted where significant harm from development cannot be avoided, adequately mitigated or compensated for;

- support for the protection, conservation and enhancement of existing green infrastructure to facilitate robust wildlife habitats and corridors at a local and regional scale (particularly to complement Policy CP16);
- supporting and promoting initiatives for the restoration and creation of priority habitats and recovery of priority species and the provision of new spaces and networks to extend existing green infrastructure;
- supporting development proposals that assist the delivery of national, regional and local Biodiversity and geodiversity Action plan (LBAP/GAP) targets by the appropriate protection, incorporation and management of natural features and priority species;
- the promotion of effective stewardship and management across the district to contribute to ecological and geological enhancements.'

4.5.5 Paragraph 179 of the NPPF states [amongst other things] that

- 'Planning policies and decisions should contribute to and enhance the natural and local environment by:
- protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan); [and]
- minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;'

4.5.6 Paragraph 180 goes on to state

When determining planning applications, local planning authorities should apply the following principles:

- a) if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;
- b) development on land within or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted. The only exception is where the benefits of the development in the location proposed clearly outweigh both its likely impact on the features of the site that make it of special scientific interest, and any broader impacts on the national network of Sites of Special Scientific Interest;
- c) development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists; and
- d) development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to incorporate biodiversity improvements in and around developments should be encouraged, especially where this can secure measurable net gains for biodiversity.

4.5.7 In order to inform the application the applicant has submitted a Preliminary Ecological Assessment. This concludes: -

‘Statutory and non-statutory sites

It is unlikely for the development to have a significant adverse effect on the statutory or non-statutory sites that lie within 2km, as the development site is not linked physically or hydrologically to have an indirect effect.

Habitats

The construction of the access road in the northwest corner of the site will result in the loss of six semi-mature trees from the broad-leaved plantation. Five of the trees are beech, which are not a locally native species and due to their small size are considered not to be of significant conservation value.

The static caravans are to be located on approximately 0.27ha of species-poor semi-improved grassland. The habitat has a low conservation value due to a lack of herb and grass species and regularly mowing has resulted in a uniform structure.

Great crested newts

Due to the lack of water bodies within 250m of the site, and the regularly mown grassland on much of the site, it is considered that disturbance to this species by development works is considered to be very low.

Bats

It is not proposed to remove any mature trees within the site boundary that might have potential roost features for bats. Proposed works will involve the removal of approximately six semi-mature trees from the plantation on the western side of the site to allow access, but due to the lack of potential roost features in these trees, disturbance to roosting bats is considered negligible.

Birds

Clearance of some six semi-mature trees and vegetation will be required during development works which potentially could cause disturbance to nesting birds. Clearance works should be ideally conducted outside the main bird nesting season (March – August inclusive). If works are carried out during the nesting season then a suitably qualified ecologist should make a check for nesting birds immediately before works commence. 4.3.4 Reptiles The unmanaged fenced off area along the southern side of the site offers greatest potential for supporting reptile species. It is not proposed to locate caravans in this area and instead the site will be managed as a wildlife habitat as mitigation/enhancement for the tree felling required to access the site.'

On –Site nature Conservation Issues

- 4.5.7 Officers note that habitats present on the extension site are broadleaved plantation, hedgerow, semi improved acid grassland and species poor semi improved grassland. The construction of the access road in the north west corner of within the site would result in the loss of 6 No. semi mature trees from the broad leaved plantation (5 of which comprise small sized Beech species).
- 4.5.8 Species present within 2 km of the extension site are great crested newts, bats, badgers, woodland and hedgerow birds and reptiles. The Ecology report considers that there will be 'negligible' to 'very low' impact on these species as a result of the proposed development. Tree felling would take place outside of nesting season to avoid disturbance to birds. Due to the lack of potential root features on the trees to be felled, the impact on bats is considered to be negligible.
- 4.5.9 No objections have been received from the Council's Ecology Officer. The application site does not support any rare or protected habitats or species given special protection. It is recommended to impose conditions for clearance of site to be undertaken in accordance with the Ecology Report and shall take place outside of bird breeding season.
- 4.5.10 Subject to the imposition of suitable conditions, it is therefore considered that the proposal would not have a significant adverse impact upon ecological interests.

Impact on Cannock Chase SAC

- 4.5.11 Under Policy CP13 development will not be permitted where it would be likely to lead directly or indirectly to an adverse effect upon the integrity of the European Site network and the effects cannot be mitigated. The proposal would not lead to an increase in visitors to the SAC, given the proposed number of caravans will be below the total number already permitted on the site.
- 4.5.12 As such the proposal is not required to mitigate its adverse impact on the SAC.

4.6 **Drainage and Flood Risk**

- 4.6.1 The site is located in Flood Zone 1 on the Environment Agency's Flood Zone Maps, and therefore is in the zone least at risk of flooding.
- 4.6.2 In this respect it is noted that paragraph 159 of the NPPF states 'inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future)' adding 'where development is necessary in such areas, the development should be made safe for its lifetime without increasing flood risk elsewhere'.
- 4.6.3 In addition to the above it is paragraph 169 of the NPPF states 'Major developments should incorporate sustainable drainage systems unless there is clear evidence that this would be inappropriate. The systems used should:
- a) take account of advice from the lead local flood authority;
 - b) have appropriate proposed minimum operational standards;
 - c) have maintenance arrangements in place to ensure an acceptable standard of operation for the lifetime of the development.
- 4.6.4 The LLFA, Staffordshire Water and Severn Trent have no objections subject to the imposition of suitable conditions.
- 4.6.5 Subject to the attached conditions, it is considered that the proposal would be acceptable with regard to drainage and flood-risk, in accordance with the requirements of the NPPF and Policy CP16 of the Local Plan.

4.7 **The Applicant's Case that Very Special Circumstances Exist**

- 4.7.1 In support of the application the applicant has submitted a Planning Statement within which are outlined the considerations that the applicant believes outweighs the harm to the Green Belt and any other harm such that 'very special circumstances' exist to warrant approval of the application. These are summarised as: -

1. Site Characteristics
2. Scale of Development
3. Impact of Development
4. Sustainability

Taking each consideration in turn: -

Site Characteristics

- 4.7.2 The applicant's Planning Statement states:

'The extension land to the south of the park is bordered on 3 of its boundaries by development, either in the form of the existing caravan park to the north and west, or by built dwellings to the east which are used as holiday lets. Also to the immediate south of the extension site is Penkrige Bank Road. The site is

therefore an enclosed paddock which lends itself to being incorporated into the existing holiday park. It is therefore not considered to demonstrate true and unconstrained 'openness' in order to contribute significantly to this specific green belt quality.'

Scale of Development

4.7.3 The applicant's Planning Statement states:

'The proposed development is small-scale and involves an extension to Silver Trees Holiday Park to accommodate 12 static holiday caravans. The total number of static caravans that will be accommodated at Silver Trees Caravan Park should this planning application be approved will be 117; far below the approved number of 140 mixed static and touring pitches permitted under planning permission CH/00/0504. The 40 touring caravans permitted under CH/00/0504 were able to remain on site for the full 12 months of the year, so their replacement with small number of static caravans does not introduce a more permanent or intense use of the land.'

Impact of the Proposal

4.7.4 The applicant's Planning Statement states:

'Views are restricted from all directions as demonstrated within the Visual Appraisal and Landscape Strategy report. The extension to the park will be viewed in the context of the existing holiday park and will not be an incongruous addition to the development that already exists in this location. Any impact resulting from the development of the extension land will be offset by a reduction in the intensity of the use on the existing site, as a result of the cessation of the touring caravans. Accordingly, the proposed caravans would have no significant harmful visual impact on its setting or the wider landscape, nor on the openness of the green belt.'

Sustainability Benefits

4.7.5 The applicant's Planning Statement states:

'In economic terms, the extension to the site to allow for 12 further pitches to be created will contribute to the economic sustainability of Silver Trees Holiday Park as a rural tourism business, in a way that respects the setting in which it is located. This is supported by paragraph 84 of the NPPF and is a material consideration in determining this planning application. On top of this, the expansion of this park will have positive financial impacts on the local economy both directly and indirectly.'

'In environmental (and economic) terms, the extension of an existing caravan park is more sustainable than the creation of a new caravan site. This proposal is a low-impact way of catering to the enormous demand for domestic holidays. In addition, sustainable modes of travel can be actively encouraged to and from the site. In social terms, the proposed development will result in a high quality, well-designed holiday development in an attractive rural location which offers numerous footpaths, trails and cycle routes for holidaymakers. Following the pandemic, holidaymakers are more than ever seeking trips which allow them to get outdoors and explore nature for the wellbeing and health benefits it offers.'

4.8 Officer's Assessment of the Applicant's Case

Site Characteristics

- 4.8.1 The applicant's submission argues that as the site is "exceptionally well screened" and is enclosed by Penkrigde Bank Road that it lends itself to be "incorporated into the existing holiday park". Furthermore, the agent argues that the site "does not contribute significantly to the purposes of including land within the green belt and that it does not demonstrate true and unconstrained 'openness' in order to contribute significantly to this specific green belt quality.
- 4.8.2 Officers would point out that openness in terms of Green Belt means the absence of built form. In this respect it is noted that the area to be extended into is an open paddock, free from built form. It may be abutted to by the existing caravan park along its northern boundary, however the caravans within the park to the west only come down one third of the western boundary and the dwellings to the east are set well away from the boundary and near to Stafford Brook Road. To the south across Penkrigde Bank Road is open countryside dominated by the wooded landscape of the Chase. As such it is officers' opinion that the site does have the key characteristic of the Green Belt, that is of being permanently open.
- 4.8.3 The fact that the proposal to extend the site into the paddock, constitutes inappropriate development, (a circumstance that the applicant's agent concedes), demonstrates that the paddock has the essential attributes of Green Belt of being open and contributes to the purposes of including land within it; because in order to constitute inappropriate development the proposal must fail to preserve the openness of Green and conflict with the purposes of including land within it (in this case to prevent encroachment).
- 4.8.4 It should also be noted that harm to the openness of the Green Belt can exist irrespective of whether, or not, a site is observable from the public realm, or whether it is well screened. Large parts of the Green Belt benefits from screening, an excellent example of which is the wooded part of the Chase itself, yet it still contributes to the purposes of the Green Belt.
- 4.8.5 As such it is considered that this part of applicant's argument has very little merit and should consequently be given no weight.

Scale of Development

- 4.8.6 The applicant argues that the proposed extension of Silver Trees Holiday Park to accommodate 12 static holiday caravans is 'small scale'. Officers would point out that it is questionable as to whether a proposal of this nature and size this could be described as 'small scale'. Officers would also point out that static caravans are the size of modest bungalows and 12 bungalows would not be considered a small-scale development. Furthermore, officers note that if the proposal was for bricks and mortar houses it would be considered a major planning application.
- 4.8.7 In addition to the above officers would point that the assertion that the proposed extension is small scale does not of itself lend any weight in favour of a proposal. At best it may indicate that harm to openness, or to the character of the area or by reason of encroachment would be limited. However, harm to the Green Belt would still exist and in accordance with the NPPF substantial weight should be

afforded to that harm. As such the 'small-scale' of the proposal cannot be a factor that lends weight in support of the proposal.

- 4.8.8 As to the applicant's assertion the total number of static caravans that will be accommodated at Silver Trees Caravan Park should this planning application be approved will be 117; far below the approved number of 140 mixed static and touring pitches permitted under planning permission, it has already been demonstrated that any potential benefit to openness by the reduction in numbers of caravans would at best be counterbalanced and at worse be outweighed by the overall increase in built form by the accommodation of larger statics and the fact that they would be distributed across a wider area than the existing park.
- 4.8.9 Having had regard to the above officers conclude that there is little merit in this part of the applicant's argument and that no weight should be attributed to it.

Impact of the Proposal

- 4.8.10 As to the applicant's assertion that the 'visual impact of the extension land will be very limited, even without the proposed landscape planting and that views are restricted from all directions as demonstrated within the Visual Appraisal and Landscape Strategy report' Officers would point out that although this may be so, such a factor only means that there is no harm to the character of the area to add to the harm to the Green Belt by reason of inappropriateness.

Sustainability Benefits

- 4.8.11 The applicant's asserts that 'In economic terms, the extension to the site to allow for 12 further pitches to be created will contribute to the economic sustainability of Silver Trees Holiday Park as a rural tourism business, in a way that respects the setting in which it is located. This is supported by paragraphs 84-85 of the NPPF and is a material consideration in determining this planning application. On top of this, the expansion of this park will have positive financial impacts on the local economy both directly and indirectly.'
- 4.8.12 Officers would point that although the NPPF and the Local Plan offer support to rural tourism that support has to be taken in the wider context of policy, including the presumption in favour of sustainable development and the presumption against inappropriate development in the Green Belt. However, any additional tourism units have the potential to contribute to the local economy and the economic sustainability of the business. In this case no information has been provided that the business is economically unsustainable or to the magnitude of the economic benefits that would arise from the proposal. At best 12 caravans would make only a very modest contribution and as such only limited weight should be afforded to this argument.
- 4.8.13 As to the applicants argument that "In environmental (and economic) terms, the extension of an existing caravan park is more sustainable than the creation of a new caravan site officers note that this is not supported by any empirical data or evidence base. In addition, although this may be the case there are no other proposals for a caravan park and any such proposal would have to considered on its own individual merits. As such it is officer's opinion that this part of the applicant's argument does not lend any significant weight in favour of the proposal.

4.8.14 The Planning Balance and the Weighing Exercise

4.8.15 As stated earlier in this report Paragraph 147 of the NPPF states that 'Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances'. Furthermore, Paragraph 148 makes it clear that 'very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations'. This part of the report will therefore seek to apportion weight to the various considerations.

4.8.16 The proposal constitutes inappropriate development in the Green Belt, which is, by definition harmful, and would cause harm to the openness of the Green Belt and by virtue of encroachment conflict with the purposes of including land within the Green Belt. In accordance with Paragraph 148 it is considered that substantial weight should be given to the harm to the Green Belt. This report has not identified any further harm to acknowledged interest to be added to the harm to the Green Belt.

4.8.17 For the reasons given above it is considered that no weight should be afforded to the applicant's comments about the 'Site Characteristics', the 'Scale of the Development' and the 'Impact of the Proposal' and only very limited weight should be afforded to the economic benefits of the proposal.

4.8.18 As such, it is considered that the harm to the Green Belt has not been clearly outweighed such that very special circumstances exist to justify approval of the application

5 Human Rights Act 1998 and Equalities Act 2010

Human Rights Act 1998

5.1 The proposals set out in this report are considered to be compatible with the Human Rights Act 1998. The recommendation to approve the application accords with the adopted policies in the Development Plan which aims to secure the proper planning of the area in the public interest.

Equalities Act 2010

5.2 It is acknowledged that age, disability, gender reassignment, pregnancy and maternity, religion or belief, sex and sexual orientation are protected characteristics under the Equality Act 2010.

By virtue of Section 149 of that Act in exercising its planning functions the Council must have due regard to the need to:

Eliminate discrimination, harassment, victimisation and any other conduct that is prohibited;

Advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;

Foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

It is therefore acknowledged that the Council needs to have due regard to the effect of its decision on persons with protected characteristics mentioned.

Such consideration has been balanced along with other material planning considerations and it is considered that the proposal is acceptable in respect to the requirements of the Act. Having had regard to the particulars of this case officers consider that the proposal would not conflict with the aim of the Equalities Act.

6 Conclusion

- 6.1 The site is in the West Midlands Green Belt wherein there is a presumption against inappropriate development. Inappropriate development is, by definition, harmful to the Green Belt and should only be allowed where very special circumstances have been demonstrated to exist. Very special circumstances can only exist where the harm to the Green Belt and any other harm is clearly outweighed by other considerations.
- 6.2 The proposed development by virtue of its siting and design would fail to preserve the openness of the Green Belt and would, by reason of encroachment, conflict with the purposes of including land within it and hence constitutes inappropriate development. As such the proposal is harmful to the Green Belt and, in accordance with paragraph 148 of the NPPF substantial weight should be afforded to that harm.
- 6.3 No harm to other acknowledged interests has been found to exist
- 6.4 As to the considerations advanced by the applicant in respect to the 'Site Characteristics', the 'Scale of the Development' and the 'Impact of the Proposal' it is considered that these lend no weight in favour of the proposal. As to the economic and social benefits of the proposal it is considered that only very limited weight should be afforded to these factors.
- 6.5 As such it is concluded that the harm to the Green Belt is not clearly outweighed by other considerations and that very special circumstances to justify approval of the application have not been demonstrated to exist. It is recommended that the application be refused.

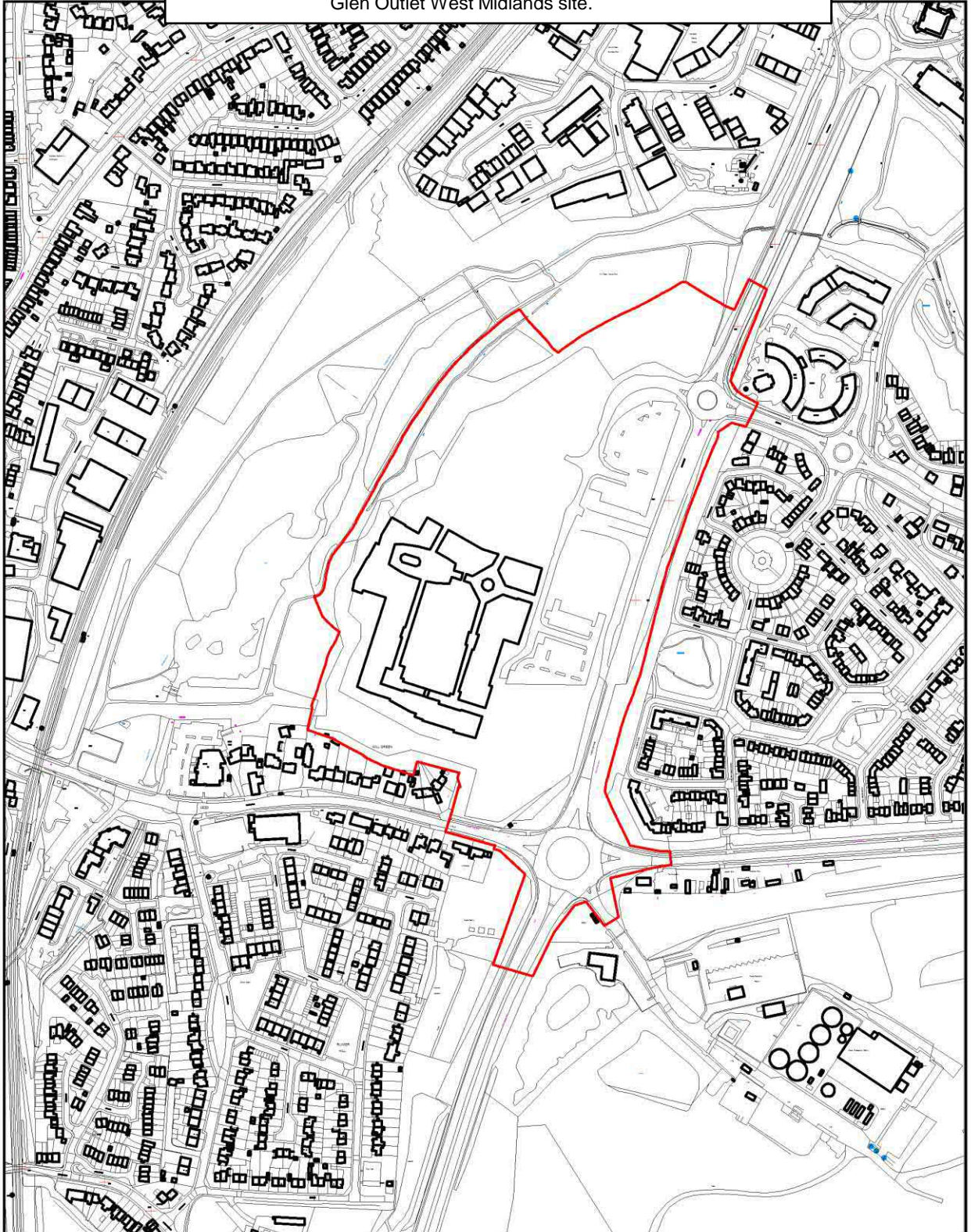


Application No: CH/21/0314

Location: McArthur Glen Designer Outlet West Midlands, Mill Green, Eastern Way, Cannock, WS11 7JZ

Proposal: Non Material Amendment to CH/21/0197 - changes to elevational treatment of units, external areas, Unit 71 and relocation and addition of signage across the McArthur Glen Outlet West Midlands site.

Item No. 6.29



Proposed Site Plan

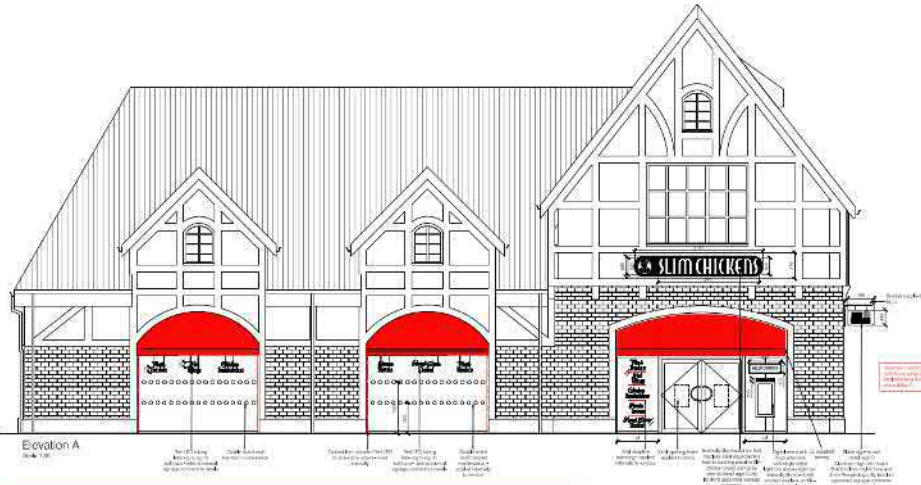


Proposed Site Plan



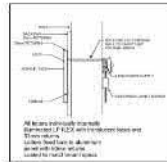
General Arrangement Plans

Plans and Elevations

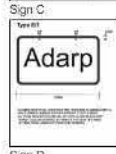


REV

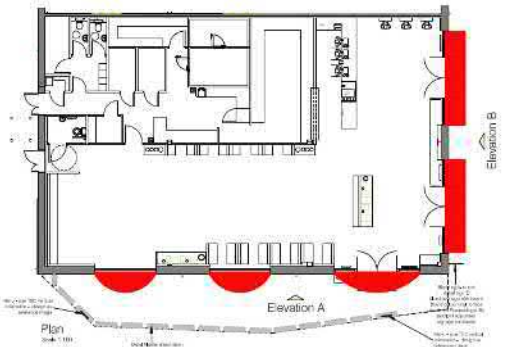
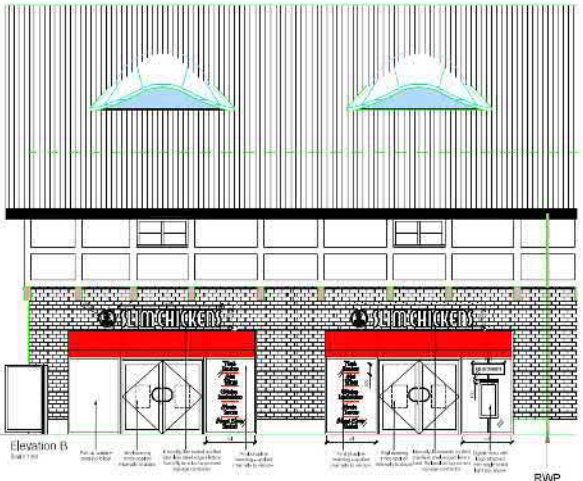
NO.	DATE	DESCRIPTION
1	01/20/2021	ISSUED FOR PERMIT
2	02/02/2021	REVISED PER COMMENTS
3	02/02/2021	REVISED PER COMMENTS
4	02/02/2021	REVISED PER COMMENTS



Menu board reference image (To be fixed into planter)



Sign D



FOR TENDER

Client: Boparan Restaurant Group
 Site: Clatskanie, Clatskanie
 Project: Proposed Exterior Elevation
 Date: 08/20/2021
 4781/04/D

Harrison

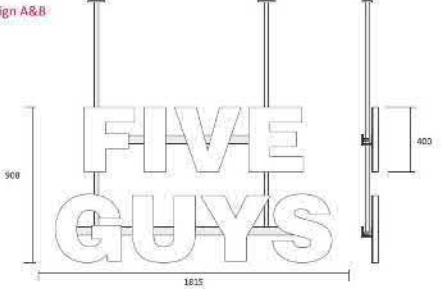
Plans and Elevations



① Block 4 - Elevation 1
1:100

② Block 4 - Elevation 2
1:100

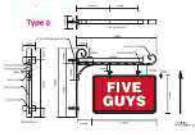
Sign A&B



LETTERS TO BE UP FLEX 30MM DEEP WHITE FACE ILLUMINATED WITH CLASS RETIPNS WITH DWGUP RAILINGS WHITE GLASS RETIPNS 30MM ALUMINUM FINISH PAINTED RAL8005 GLASS SELF SL 75-24 POWER SUPPLY TO BE MOUNTED INSIDE RAILS, ALL ELECTRICAL CONNECTIONS TO BE IP65 RATED.

THE HORIZONTAL SUPPORT BAR FOR CARRYING THE LETTERS ARE TO BE 50MM X 20MM X 4MM ALUMINUM U SECTION WITH SOLID ENDS THESE WILL CONCEAL THE DRIVERS AND ALL CABLES 25MM X 25MM X 25MM VERTICAL BOX SECTION SUPPORTS ARE TO BE WELDED INSIDE THE U SECTION AND WILL FITTED TO CEILING WITH FLAT PLATES (DETAIL TO BE CONFIRMED FOLLOWING SURVEY) POWER CABLES CONCEALED IN VERTICAL BOX SECTION. EXT AT TOP ALL TO BE POWDER COATED RAL 7047 40% MATT ACCESS REQUIRED INSIDE STORE FOR FITTING DRIVER, MAKING LETTER CONNECTIONS AND FUTURE MAINTENANCE.

Sign C



HANGING SIGN PANEL CONSTRUCTED FROM 6MM ALUMINIUM WITH 30MM X 20MM ALUMINIUM BORDER BONDED TO BOTH SIDES ALL TO BE POWDER COATED RAL 8017 50% GLOSS BLACK GREY TENANT COLOUR ACHIEVED BY USING A 7-10 YEAR LIFE VINYL LETTERS TO BE LASER CUT FROM 3MM PERSPEX.



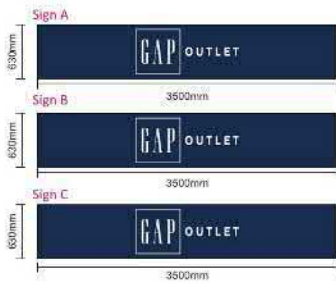
② Block 4 - Elevation 4
1:100



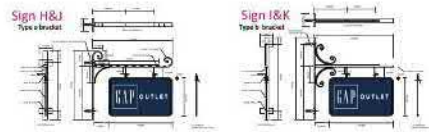
① Block 4 - Elevation 5
1:100

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Drawn	Samuel Tang
Checked	Five Guys
Approved	Five Guys
Project	Five Guys
Client	Five Guys
Site No.	506 No.
Scale	1:100
Drawn	Samuel Tang
Checked	Five Guys
Approved	Five Guys
Project	Five Guys
Client	Five Guys

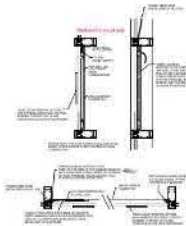
Elevations



FACE FINISH CONSTRUCTED FROM 3MM FOLDED ALUMINIUM WITH 3MM BRUSHED METALLIC FINISH. ALL INCL. DRIVES AND POWDER COATED TO MATCH RAL 9005 80% GLOSS. ALL FILING HOLES TO BE POWDER COATED AND COUL-TERRUM. ALL SCREWS TO BE COATED TO MATCH. LETTERS TO BE UP PLEX 3MM DEEP WITH WHITE DRAGLE RETURNS. VITE FACE ILLUMINATED WITH CAST IN LED MODULES. MEANWELL POWER SUPPLY TO BE MOUNTED TO THE REAR OF THE FACE PANEL. ALL ELECTRICAL CONNECTIONS TO BE IP 67 RATED.



FRAMED SIGN PANEL CONSTRUCTED FROM 3MM ALUMINIUM WITH 3MM ABRASIVE METALLIC FINISH. ALL INCL. DRIVES AND POWDER COATED TO MATCH RAL 9005 80% GLOSS. ALL TO BE POWDER COATED EXCEPT WITH 60% GLOSS BLACK GREY. SIGN COLOURS TO BE RAL 9005 80% GLOSS. LETTERS TO BE LASER CUT FROM 3MM DEEP WHITE POREX. MEANWELL POWER SUPPLY TO BE MOUNTED TO THE REAR OF THE FACE PANEL. ALL ELECTRICAL CONNECTIONS TO BE IP 67 RATED.



FRAMED SIGN PANEL CONSTRUCTED FROM 3MM ALUMINIUM WITH 3MM BRUSHED METALLIC FINISH. ALL INCL. DRIVES AND POWDER COATED TO MATCH RAL 9005 80% GLOSS. ALL FILING HOLES TO BE POWDER COATED AND COUL-TERRUM. ALL SCREWS TO BE COATED TO MATCH. LETTERS TO BE UP PLEX 3MM DEEP WITH WHITE DRAGLE RETURNS. VITE FACE ILLUMINATED WITH CAST IN LED MODULES. MEANWELL POWER SUPPLY TO BE MOUNTED TO THE REAR OF THE FACE PANEL. ALL ELECTRICAL CONNECTIONS TO BE IP 67 RATED.

Drawn by	sbm
Checked by	sbm
Approved by	sbm
Issue No.	1.0
Issue Date	22-10-2020
Project Name	Unit 478-52 GAP
Client	Unit 478-52 GAP
Location	Unit 478-52 GAP
Project No.	Unit 478-52 GAP
Job No.	Unit 478-52 GAP
Colour	Unit 478-52 GAP
Material	Unit 478-52 GAP
Log	Unit 478-52 GAP
Notes	Unit 478-52 GAP
sbm	Unit 478-52 GAP

Elevations

NIKE UNITE

Cannock
Unit 36, Mill Green Outlet Village,
Cannock WS11 7XU

AREAS AND PERCENTAGES:		
ROH	BOH	TOTAL
696 m ²	503 m ²	1199 m ²
58 %	42 %	100 %

DRAWING CODE:
NFS - GB - 0026 - MA - DRG

DRAWING REFERENCE: 2271

DRAWING TITLE:
Proposed
Elevations - Sheet 1

DATE: December 2020

SCALE: 1:50
1:100

DRAWING NOTES

1. This drawing is to be read in conjunction with drawings 2272 & 2273.

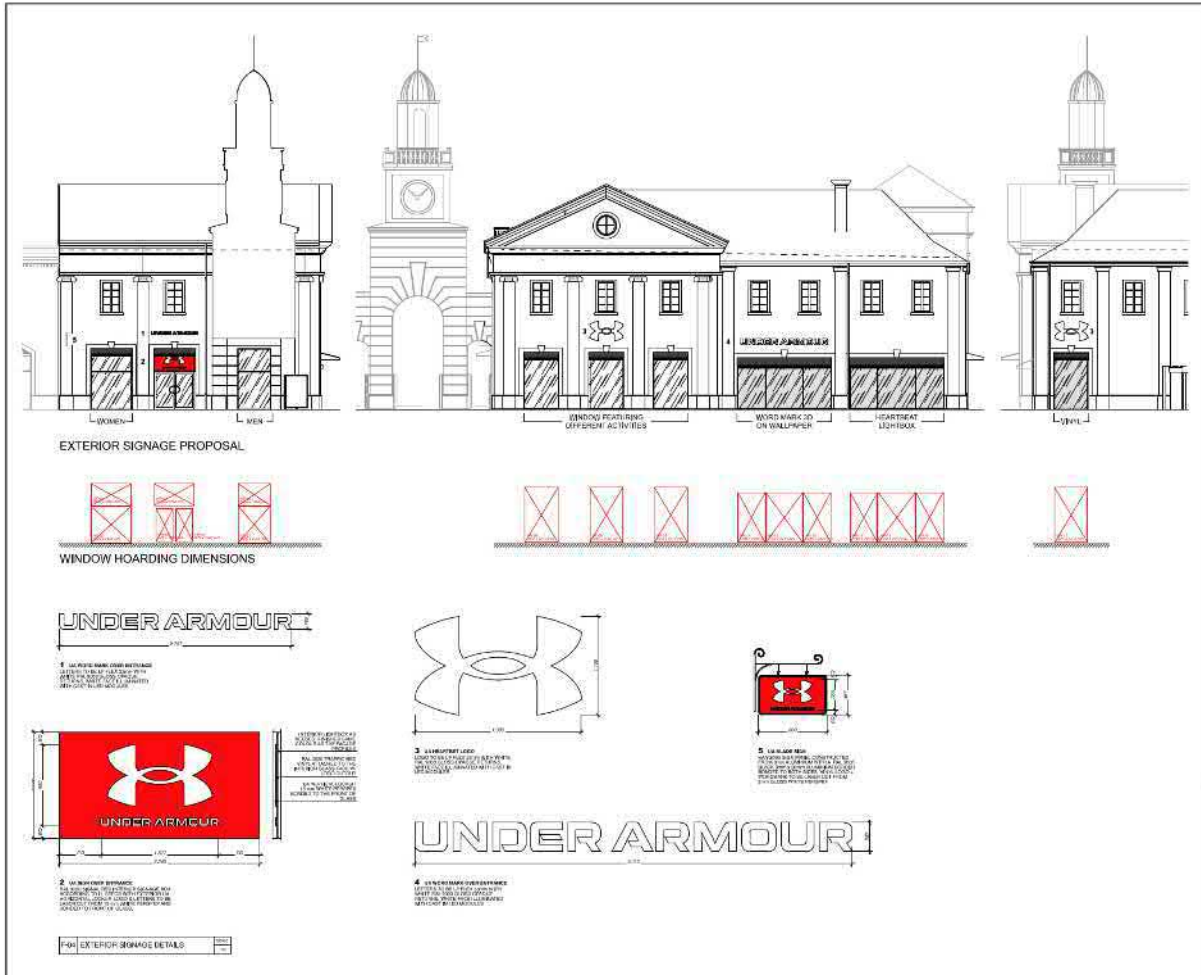
ELEVATION LOCATION PLAN

MARKWICK ARCHITECTS
11 THE COLLEGE, 11-13 THE PARADE, STAMFORD
LEICESTERSHIRE, LEICESTERSHIRE, LEICESTERSHIRE, LEICESTERSHIRE
01530 410000 | 01530 410001 | 01530 410002 | 01530 410003


MA PROJECT no. 1001

THESE NOTES ARE IMPORTANT
Do not scale from this drawing. If you are in any doubt about something - ASK. This drawing must be read in conjunction with all secondary information, structural & services drawings, and scope of works. This drawing is copyright.

Elevations



PROJECT OWNER:




CONSULTANT:



Scale on Drawing 77 1" = 2"
 06133 Dundee
 01 853 851 754
 06133@dundee.com

DISCLAIMER:
 Do not scale, use figured dimensions only. Subject to site survey and all necessary consents.
 All drawings to be checked by user and any discrepancies, errors or omissions to be reported to 061333 before work commences.
 No liability for any loss which may arise from the use of this information will be accepted. This drawing is to be used in accordance with all other relevant documentation.



REVISION HISTORY:

NO	DATE	DESCRIPTION

SHEET TITLE: UAFH WEST MIDLANDS

CONCEPT SET
 Store Front Proposal

PROJECT NUMBER: UAFH_WEST_MIDLANDS
DATE: 24/03/2020
DRAWN BY: [Name]

CS-06

Elevations



Sign A, B, C & D



LETTERS TO BE 1.5 FLEX 3MM DEEP WITH BLACK OPAQUE RETURNS, WITH DAY NIGHT FOIL - BLACK FACE IN THE DAY, WHITE FACE ILLUMINATED AT NIGHT WITH CAST IN LED MODULES.

FACE PANS CONSTRUCTED FROM 3MM FOLDED ALUMINIUM WITH 3MM RETURNS ALL ROUND. UPSTAND/DOWNSTAND, ALL INCLUDED. FINISHED AND POWDER COATED TO MATCH THE COLOUR OF THE STORE FACIAL. ALL FITTING HOLES TO BE PRE-COLLED AND COUNTERSUNK. ALL SCREWS TO BE COATED TO MATCH.

MEANWELL POWER SUPPLY TO BE MOUNTED TO THE REAR OF THE FACE PAN. ALL ELECTRICAL CONNECTIONS TO BE IP 67 RATED.



Sign J
SLIM LINE FLEX FACE SIGN TO BE FITTED EXTERNALLY. INTERNALLY ILLUMINATION BY LED LIGHT SHEET.

Sign E & F

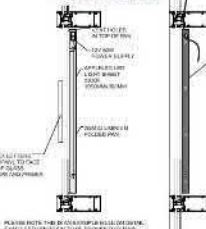


DAY COLOURED ALUMINIUM ANGLE WITH 3MM DEEP LETTERS TO BE 1.5 FLEX 3MM DEEP WITH BLACK OPAQUE RETURNS, WITH DAY NIGHT FOIL - BLACK FACE IN THE DAY, WHITE FACE ILLUMINATED AT NIGHT WITH CAST IN LED MODULES.

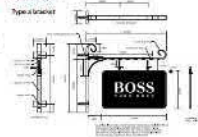
3MM CLEAR SPACED LETTERS WITH WHITE FILL AND BLACK OUTLINE TO BE FITTED TO THE REAR OF THE SIGN TO BE FITTED EXTERNALLY. INTERNALLY ILLUMINATION BY LED LIGHT SHEET.

METAL WIRE ATTACHED TO BACK OF GLASS TO BE FITTED TO THE REAR OF THE SIGN TO BE FITTED EXTERNALLY. INTERNALLY ILLUMINATION BY LED LIGHT SHEET.

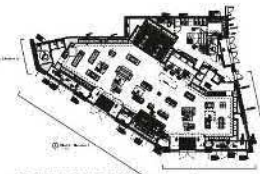
Motions for visual only



Sign G & I



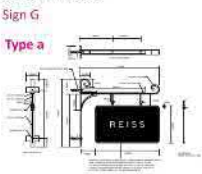
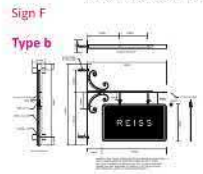
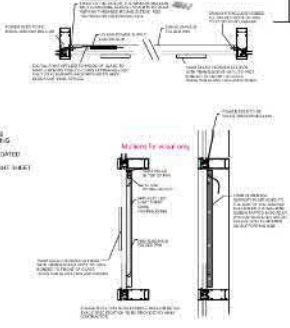
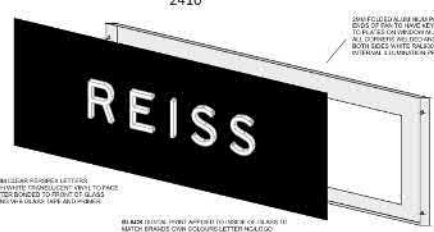
Sign H



OVERVIEW, SCALE 1:260

Client	Prago Boss UK Ltd
Project	Prago Boss UK Ltd
Drawn	Prago Boss UK Ltd
Scale	1:260
Date	15/11/2023
Sheet No.	6.38
Drawn	Prago Boss UK Ltd
Scale	1:260
Date	15/11/2023
Sheet No.	6.38

Elevations



FACE PANEL CONSTRUCTED FROM 3MM POLISHED ALUMINIUM WITH 20MM DEEP RECESSED CHANNELS. WEATHER STRIPPING AND POWDER COATED TO MATCH RAUH'S FINISH TO MATCH LANDSCAPE WALL FINISH. ALL FIXING HOLES TO BE PRE-DRILLED AND COATED TO MATCH. LETTERS TO BE 10MM DEEP WITH 100% BLACK GLOSS FACE AND RETURN WHITE HALO. ILLUMINATED WITH CAST IN LED MODULES. MEANWELL POWER SUPPLIES TO BE MOUNTED TO THE REAR OF THE FACE PANEL ALL ELECTRICAL CONNECTIONS TO BE IP 67 RATED. BACK PANEL CONSTRUCTED FROM 1.5MM ALUMINIUM WITH 20MM RETURN ALL POWDER COATED RAUH'S FINISH GLOSS.

FACE PANEL CONSTRUCTED FROM 3MM POLISHED ALUMINIUM WITH 20MM DEEP RECESSED CHANNELS. WEATHER STRIPPING AND POWDER COATED TO MATCH RAUH'S FINISH TO MATCH LANDSCAPE WALL FINISH. ALL FIXING HOLES TO BE PRE-DRILLED AND COATED TO MATCH. LETTERS TO BE 10MM DEEP WITH 100% BLACK GLOSS FACE AND RETURN WHITE HALO. ILLUMINATED WITH CAST IN LED MODULES. MEANWELL POWER SUPPLIES TO BE MOUNTED TO THE REAR OF THE FACE PANEL ALL ELECTRICAL CONNECTIONS TO BE IP 67 RATED. BACK PANEL CONSTRUCTED FROM 1.5MM ALUMINIUM WITH 20MM RETURN ALL POWDER COATED RAUH'S FINISH GLOSS.

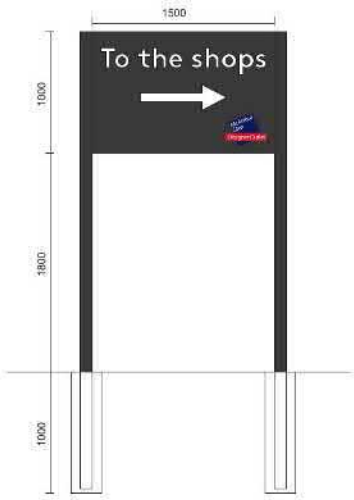
Drawn by: J. Smith
 Checked by: J. Smith
 Date: 15/11/2020
 Project: Unit 29 - Food Paradise
 Scale: 1:100
 Unit 29 - Food Paradise
 Weight: 100kg
 Color: Silver
 Size: 2410mm x 230mm
 Mounting: Surface
 Material: 3mm Polished Aluminium
 Finish: Powder Coated
 LED: 100% Black Gloss
 Return: White Halo
 Illumination: Cast In LED
 Power: Meanwell
 Electrical: IP 67 Rated
 Back Panel: 1.5mm Aluminium
 Back Panel Finish: Powder Coated
 Back Panel Return: 20mm
 Back Panel Material: 1.5mm Aluminium
 Back Panel Finish: Powder Coated
 Back Panel Return: 20mm
 Back Panel Material: 1.5mm Aluminium

Elevations



Date of original drawing
17/09/20

Revisions:



3No. Post and panel signs with graphics applied
sign to be core drilled and cast in concrete.

Client:
McArthurGlen
West Midlands

Subject:
To the shops

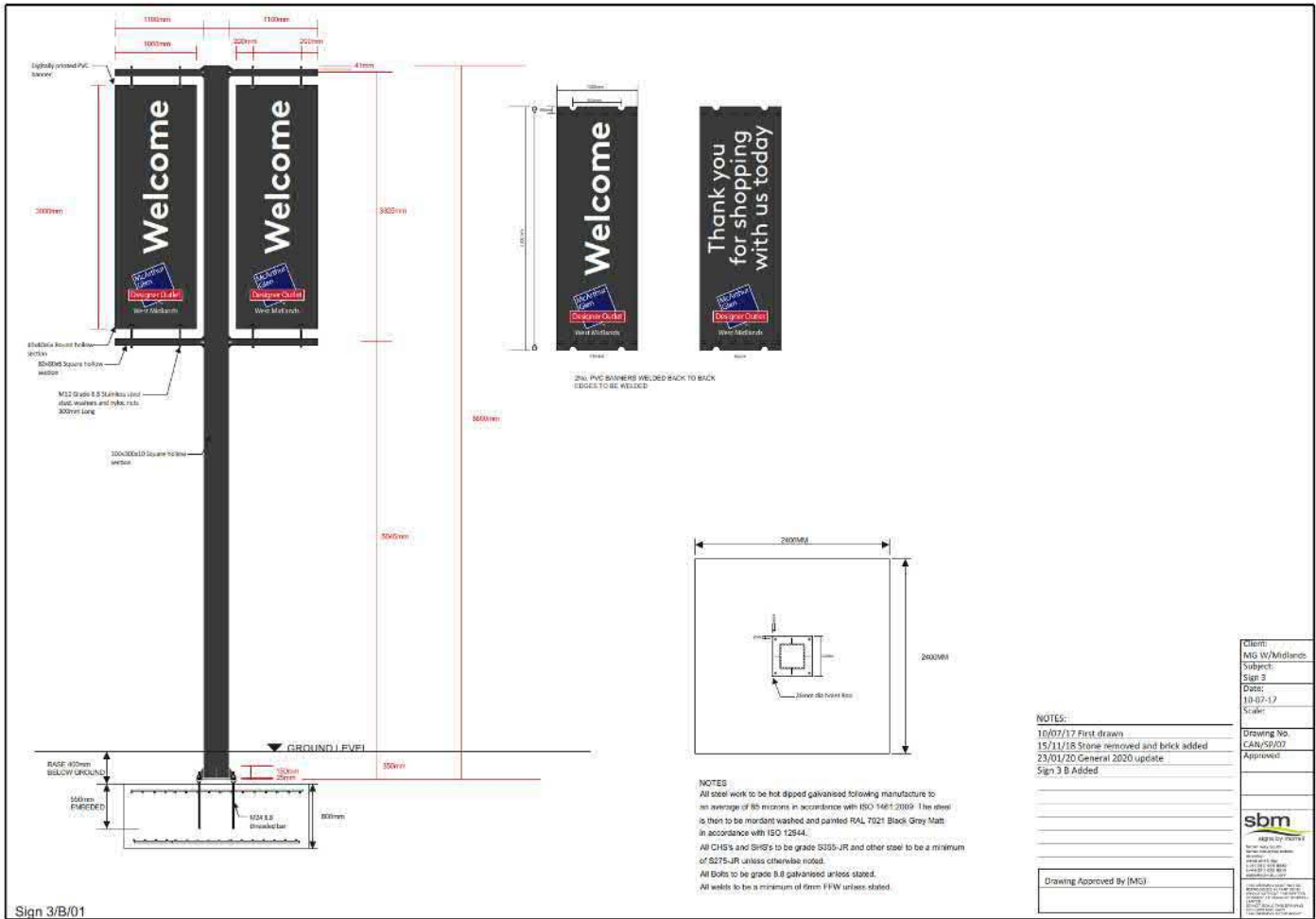
Job No.:

Ref: TTS1



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Elevations



Client: MG W/Midlands
 Subject: Sign 3
 Date: 19-07-17
 Scale:

10/07/17 First drawn
 15/11/18 Stone removed and brick added
 23/01/20 General 2020 update
 Sign 3 B Added
 Drawing No. CAN/S002
 Approved:

NOTES:

NOTES
 All steel work to be hot dipped galvanised following manufacture to an average of 85 microns in accordance with ISO 1461:2009. The steel is then to be mordant washed and painted RAL 7021 Black Gray Matt in accordance with ISO 12944.
 All CHS's and SHS's to be grade S235-JR and other steel to be a minimum of S275-JR unless otherwise noted.
 All bolts to be grade 8.8 galvanised unless stated.
 All welds to be a minimum of 6mm FFW unless stated.

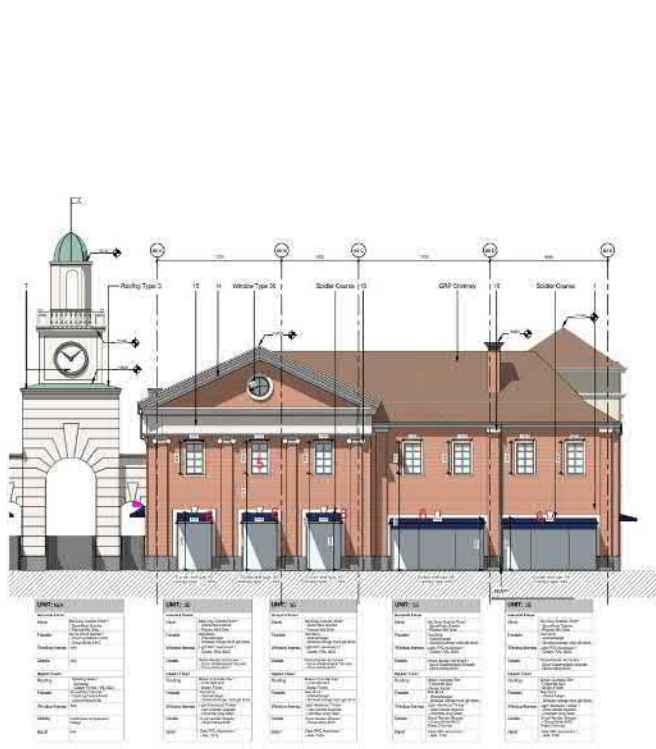
sbm
ALWAYS BY DESIGN

BRIDGES
 BARS
 STEELWORK
 FABRICATION
 CONSTRUCTION
 CONTRACTORS

Birmingham
 Warwick
 London

Drawing Approved By (MG)

Elevations



1 Block 6 - Elevation 3
1 - 125

General Notes:

These elevations are preliminary drawings and are not to be used for construction. All dimensions are approximate and subject to change. The contractor shall verify all dimensions and conditions on site. The contractor shall be responsible for obtaining all necessary permits and approvals. The contractor shall be responsible for the final appearance of the building. The contractor shall be responsible for the final appearance of the building. The contractor shall be responsible for the final appearance of the building.



Materials:

The materials listed below are the current materials to be used. The contractor shall be responsible for obtaining all necessary permits and approvals. The contractor shall be responsible for the final appearance of the building. The contractor shall be responsible for the final appearance of the building. The contractor shall be responsible for the final appearance of the building.

Architectural Details:

- 1. Brickwork
- 2. Windows
- 3. Doors
- 4. Cornices
- 5. Pediment
- 6. Clock Tower
- 7. Scaffolding
- 8. Signage
- 9. Landscaping
- 10. Utilities
- 11. Foundation
- 12. Roofing
- 13. Insulation
- 14. Drywall
- 15. Paint
- 16. Flooring
- 17. Stairs
- 18. Elevators
- 19. Mechanical
- 20. Electrical
- 21. Plumbing
- 22. Fire Protection
- 23. Security
- 24. Accessibility
- 25. Sustainability

Notes:

1. All dimensions are in feet and inches. 2. All materials are to be installed in accordance with the manufacturer's instructions. 3. The contractor shall be responsible for the final appearance of the building. 4. The contractor shall be responsible for the final appearance of the building. 5. The contractor shall be responsible for the final appearance of the building.

HolderMathias architects

1000 14th Street, Suite 1000
Denver, CO 80202
Phone: (303) 733-1111
Fax: (303) 733-1112
www.holdermathias.com

Project: 100 Green Outer Village
Client: Caprock
Architect: Holder & Kinland
Block 6 - Elevation (3A-E)

Information: 3839 A.01.092 D

Elevations



UNIT 501		UNIT 502		UNIT 503	
Item	Description	Item	Description	Item	Description
1	Roof	1	Roof	1	Roof
2	Roofing	2	Roofing	2	Roofing
3	Roof edge	3	Roof edge	3	Roof edge
4	Roof edge	4	Roof edge	4	Roof edge
5	Roof edge	5	Roof edge	5	Roof edge
6	Roof edge	6	Roof edge	6	Roof edge
7	Roof edge	7	Roof edge	7	Roof edge
8	Roof edge	8	Roof edge	8	Roof edge
9	Roof edge	9	Roof edge	9	Roof edge
10	Roof edge	10	Roof edge	10	Roof edge
11	Roof edge	11	Roof edge	11	Roof edge
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14	Roof edge	14	Roof edge	14	Roof edge
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17	Roof edge	17	Roof edge	17	Roof edge
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36	Roof edge	36	Roof edge	36	Roof edge
37	Roof edge	37	Roof edge	37	Roof edge
38	Roof edge	38	Roof edge	38	Roof edge
39	Roof edge	39	Roof edge	39	Roof edge
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1 Block 6 - Elevation 5
1-100

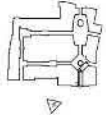


UNIT 301		UNIT 302		UNIT 303		UNIT 304	
Item	Description	Item	Description	Item	Description	Item	Description
1	Roof	1	Roof	1	Roof	1	Roof
2	Roofing	2	Roofing	2	Roofing	2	Roofing
3	Roof edge	3	Roof edge	3	Roof edge	3	Roof edge
4	Roof edge	4	Roof edge	4	Roof edge	4	Roof edge
5	Roof edge	5	Roof edge	5	Roof edge	5	Roof edge
6	Roof edge	6	Roof edge	6	Roof edge	6	Roof edge
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27	Roof edge	27	Roof edge	27	Roof edge	27	Roof edge
28	Roof edge	28	Roof edge	28	Roof edge	28	Roof edge
29	Roof edge	29	Roof edge	29	Roof edge	29	Roof edge
30	Roof edge	30	Roof edge	30	Roof edge	30	Roof edge
31	Roof edge	31	Roof edge	31	Roof edge	31	Roof edge
32	Roof edge	32	Roof edge	32	Roof edge	32	Roof edge
33	Roof edge	33	Roof edge	33	Roof edge	33	Roof edge
34	Roof edge	34	Roof edge	34	Roof edge	34	Roof edge
35	Roof edge	35	Roof edge	35	Roof edge	35	Roof edge
36	Roof edge	36	Roof edge	36	Roof edge	36	Roof edge
37	Roof edge	37	Roof edge	37	Roof edge	37	Roof edge
38	Roof edge	38	Roof edge	38	Roof edge	38	Roof edge
39	Roof edge	39	Roof edge	39	Roof edge	39	Roof edge
40	Roof edge	40	Roof edge	40	Roof edge	40	Roof edge

2 Block 6 - Elevation 4
1-100

General Notes:

Read in conjunction with the following notes and specifications.
 Allow for movement joints at lintels, sills, and at other locations as indicated on the drawings.
TOP OF THERMAL BREAKING SYSTEM:
 The break above and below the window or door is indicated by the dashed line on the drawings.
 Any additional location to specify will be noted on the drawings.
SIGNAGE:
 Signs and graphics, as indicated, to be shown to meet for approval.
 Allow for signs, lighting, and other accessories as indicated on the drawings.
 Provide adequate signage for each floor level.
CASINGS:
 Casings to be shown as indicated on the drawings.
 All casings to be provided with suitable finish to match the surrounding wall or ceiling.
SCREENS AND SHUTTERS:
 Screens and shutters to be provided as indicated on the drawings.
INSULATION WINDOW:
 Insulation window to be provided as indicated on the drawings.
NOTE:
 Provide adequate waterproofing and flashing to prevent water penetration.
 All materials to be approved for use in the area.
 All work to be in accordance with the relevant building codes and standards.
 All work to be completed in accordance with the relevant building codes and standards.
 All work to be completed in accordance with the relevant building codes and standards.
 All work to be completed in accordance with the relevant building codes and standards.
 All work to be completed in accordance with the relevant building codes and standards.



Material Schedule:

The materials listed below are the current materials to be used in the project.
 Materials to be approved for use in the area.
 All materials to be approved for use in the area.

Additional Detail Elements:

Additional detail elements to be provided as indicated on the drawings.

Finish Schedule:

1. Groutwork
2. Masonry
3. Plaster
4. Drywall
5. Paint
6. Floor
7. Ceiling
8. Window
9. Door
10. Stair
11. Elevator
12. Balcony
13. Terrace
14. Pool
15. Garden
16. Landscape
17. Fencing
18. Gate
19. Signage
20. Lighting
21. Security
22. Fire
23. Mechanical
24. Electrical
25. Telecommunications
26. Other

Signage Schedule:

- 1. Sign Type A
- 2. Sign Type B

Signage to be provided as indicated on the drawings.

1	Roof	Roofing	Asph/Flt Shingles
2	Roof edge	Roof edge	Asph/Flt Shingles
3	Roof edge	Roof edge	Asph/Flt Shingles
4	Roof edge	Roof edge	Asph/Flt Shingles
5	Roof edge	Roof edge	Asph/Flt Shingles
6	Roof edge	Roof edge	Asph/Flt Shingles
7	Roof edge	Roof edge	Asph/Flt Shingles
8	Roof edge	Roof edge	Asph/Flt Shingles
9	Roof edge	Roof edge	Asph/Flt Shingles
10	Roof edge	Roof edge	Asph/Flt Shingles
11	Roof edge	Roof edge	Asph/Flt Shingles
12	Roof edge	Roof edge	Asph/Flt Shingles
13	Roof edge	Roof edge	Asph/Flt Shingles
14	Roof edge	Roof edge	Asph/Flt Shingles
15	Roof edge	Roof edge	Asph/Flt Shingles
16	Roof edge	Roof edge	Asph/Flt Shingles
17	Roof edge	Roof edge	Asph/Flt Shingles
18	Roof edge	Roof edge	Asph/Flt Shingles
19	Roof edge	Roof edge	Asph/Flt Shingles
20	Roof edge	Roof edge	Asph/Flt Shingles
21	Roof edge	Roof edge	Asph/Flt Shingles
22	Roof edge	Roof edge	Asph/Flt Shingles
23	Roof edge	Roof edge	Asph/Flt Shingles
24	Roof edge	Roof edge	Asph/Flt Shingles
25	Roof edge	Roof edge	Asph/Flt Shingles
26	Roof edge	Roof edge	Asph/Flt Shingles
27	Roof edge	Roof edge	Asph/Flt Shingles
28	Roof edge	Roof edge	Asph/Flt Shingles
29	Roof edge	Roof edge	Asph/Flt Shingles
30	Roof edge	Roof edge	Asph/Flt Shingles
31	Roof edge	Roof edge	Asph/Flt Shingles
32	Roof edge	Roof edge	Asph/Flt Shingles
33	Roof edge	Roof edge	Asph/Flt Shingles
34	Roof edge	Roof edge	Asph/Flt Shingles
35	Roof edge	Roof edge	Asph/Flt Shingles
36	Roof edge	Roof edge	Asph/Flt Shingles
37	Roof edge	Roof edge	Asph/Flt Shingles
38	Roof edge	Roof edge	Asph/Flt Shingles
39	Roof edge	Roof edge	Asph/Flt Shingles
40	Roof edge	Roof edge	Asph/Flt Shingles

Holder Mathias architects

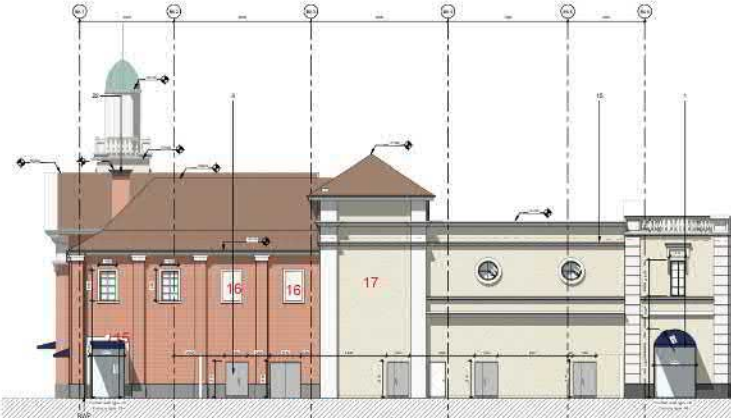
Project: 143 Green Outer Village
 Client: Bower & Kimland
 Block 6 - Elevation (Left)

DATE: 2024-10-11
 DRAWING: A.01.091
 SCALE: AS INDICATED
 SHEET: 3839

Project: 143 Green Outer Village
 Client: Bower & Kimland
 Block 6 - Elevation (Left)

DATE: 2024-10-11
 DRAWING: A.01.091
 SCALE: AS INDICATED
 SHEET: 3839

Elevations



1 Block 6 - Elevation 2
1:100



2 Block 6 - Elevation 1
1:100

General Notes:

Refer to conditions with relevant drawings, ABCI 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.

TOP OF THE FINAL DEVELOPMENT WORKS
The boundary between the proposed development and the existing site is indicated by a dashed line. All works shall be completed within this boundary.

WORKING LEVELS
The working levels are indicated by a dashed line. All works shall be completed within this level.

CONCRETE
Concrete shall be cast in place. All concrete shall be finished to a smooth surface.

PAINTS
Paints shall be applied to all surfaces. The color of the paint shall be as indicated on the drawings.

ROOFING
Roofing shall be installed in accordance with the relevant specifications. The roof shall be finished to a smooth surface.

GLAZING
Glazing shall be installed in accordance with the relevant specifications. The glazing shall be finished to a smooth surface.

ITEM NO.	DESCRIPTION
1	Concrete
2	Paints
3	Roofing
4	Glazing
5	Signage
6	Structural Steel
7	Masonry
8	Windows
9	Doors
10	Handrails
11	Lighting
12	Landscaping
13	Site Works
14	Other

ITEM NO.	DESCRIPTION
15	Concrete
16	Paints
17	Roofing
18	Glazing
19	Signage
20	Structural Steel
21	Masonry
22	Windows
23	Doors
24	Handrails
25	Lighting
26	Landscaping
27	Site Works
28	Other

ITEM NO.	DESCRIPTION
29	Concrete
30	Paints
31	Roofing
32	Glazing
33	Signage
34	Structural Steel
35	Masonry
36	Windows
37	Doors
38	Handrails
39	Lighting
40	Landscaping
41	Site Works
42	Other

ITEM NO.	DESCRIPTION
43	Concrete
44	Paints
45	Roofing
46	Glazing
47	Signage
48	Structural Steel
49	Masonry
50	Windows
51	Doors
52	Handrails
53	Lighting
54	Landscaping
55	Site Works
56	Other

ITEM NO.	DESCRIPTION
57	Concrete
58	Paints
59	Roofing
60	Glazing
61	Signage
62	Structural Steel
63	Masonry
64	Windows
65	Doors
66	Handrails
67	Lighting
68	Landscaping
69	Site Works
70	Other

ITEM NO.	DESCRIPTION
71	Concrete
72	Paints
73	Roofing
74	Glazing
75	Signage
76	Structural Steel
77	Masonry
78	Windows
79	Doors
80	Handrails
81	Lighting
82	Landscaping
83	Site Works
84	Other

ITEM NO.	DESCRIPTION
85	Concrete
86	Paints
87	Roofing
88	Glazing
89	Signage
90	Structural Steel
91	Masonry
92	Windows
93	Doors
94	Handrails
95	Lighting
96	Landscaping
97	Site Works
98	Other

ITEM NO.	DESCRIPTION
99	Concrete
100	Paints
101	Roofing
102	Glazing
103	Signage
104	Structural Steel
105	Masonry
106	Windows
107	Doors
108	Handrails
109	Lighting
110	Landscaping
111	Site Works
112	Other



Materials List:
The materials listed below are the current materials specified in the contract documents. The materials listed below are the current materials specified in the contract documents.

Additional Detail Elevations:
The additional detail elevations are indicated by a dashed line. All works shall be completed within this boundary.

- 1. Signage
- 2. Structural Steel
- 3. Masonry
- 4. Windows
- 5. Doors
- 6. Handrails
- 7. Lighting
- 8. Landscaping
- 9. Site Works
- 10. Other

Notes:
1. Refer to the relevant specifications for the materials listed above.
2. The materials listed above are the current materials specified in the contract documents.

NO.	REV.	DESCRIPTION
1	1	Issue for Approval
2	1	Issue for Approval
3	1	Issue for Approval
4	1	Issue for Approval
5	1	Issue for Approval
6	1	Issue for Approval
7	1	Issue for Approval
8	1	Issue for Approval
9	1	Issue for Approval
10	1	Issue for Approval

Holder Mathias architects

Project: 151 Green Outer Village
Client: Eastman & Kinland
Block 6 - Elevation 1 (1/17)

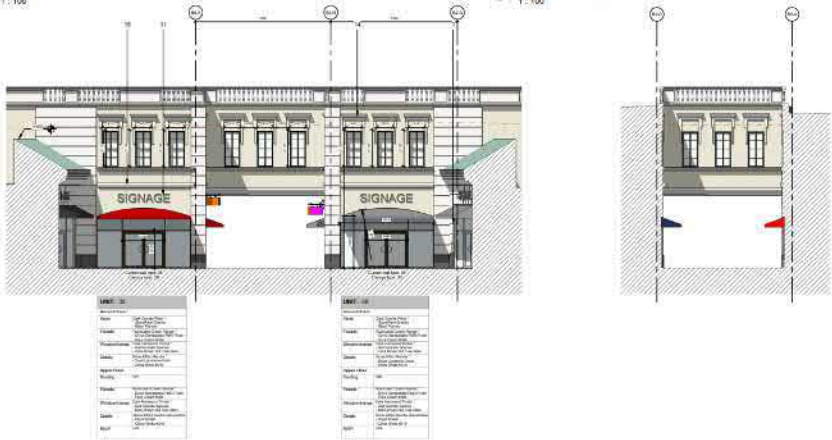
NO.	REV.	DESCRIPTION	DATE
3839	A.01.090	G	

Elevations



1 Block 5 - Elevation 5
1:100

2 Block 5 - Elevation 7
1:100



3 Block 5 - Elevation 6
1:100

4 Block 5 - Elevation 8
1:100

General Notes:

Read in conjunction with relevant architectural drawings. All work to comply with the Building Act 2004 and the Building Regulations 2004. The contractor shall be responsible for obtaining all necessary permits and approvals.

TOP OF TERMINAL FINISHES:

For details see relevant architectural drawings. All work to comply with the Building Act 2004 and the Building Regulations 2004. The contractor shall be responsible for obtaining all necessary permits and approvals.

CONCRETE:

Unless otherwise specified, all concrete shall be in accordance with the requirements of the Building Act 2004 and the Building Regulations 2004.

PAVING:

Unless otherwise specified, all paving shall be in accordance with the requirements of the Building Act 2004 and the Building Regulations 2004.

GLAZING:

Unless otherwise specified, all glazing shall be in accordance with the requirements of the Building Act 2004 and the Building Regulations 2004.

ROOFING:

Unless otherwise specified, all roofing shall be in accordance with the requirements of the Building Act 2004 and the Building Regulations 2004.

MECHANICAL:

Unless otherwise specified, all mechanical work shall be in accordance with the requirements of the Building Act 2004 and the Building Regulations 2004.

FINISHES:

Unless otherwise specified, all finishes shall be in accordance with the requirements of the Building Act 2004 and the Building Regulations 2004.

UTILITIES:

Unless otherwise specified, all utilities shall be in accordance with the requirements of the Building Act 2004 and the Building Regulations 2004.



Material Key:

The materials listed below are the current approved materials for use in this project. Materials to be used shall be in accordance with the Building Act 2004 and the Building Regulations 2004.

Architectural Drawings:

Architectural drawings shall be in accordance with the requirements of the Building Act 2004 and the Building Regulations 2004.

Roofing Details:

Roofing details shall be in accordance with the requirements of the Building Act 2004 and the Building Regulations 2004.

High Level Windows:

High level windows shall be in accordance with the requirements of the Building Act 2004 and the Building Regulations 2004.

MEC:

MEC (Mechanical, Electrical, and Civil) work shall be in accordance with the requirements of the Building Act 2004 and the Building Regulations 2004.

Roofing Details:

Roofing details shall be in accordance with the requirements of the Building Act 2004 and the Building Regulations 2004.

Roofing Details:

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Roofing details shall be in accordance with the requirements of the Building Act 2004 and the Building Regulations 2004.

Roofing Details:

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Roofing Details:

Roofing details shall be in accordance with the requirements of the Building Act 2004 and the Building Regulations 2004.

1	Concrete	Concrete
2	Brick	Brick
3	Paint	Paint
4	Glazing	Glazing
5	Roofing	Roofing
6	MEC	MEC
7	Roofing	Roofing
8	Roofing	Roofing
9	Roofing	Roofing
10	Roofing	Roofing
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29	Roofing	Roofing
30	Roofing	Roofing

Holder Mathias architects

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Fax: +64 7 552 1001
www.holdermathias.com

Project Information

Project: [Name]
Client: [Name]

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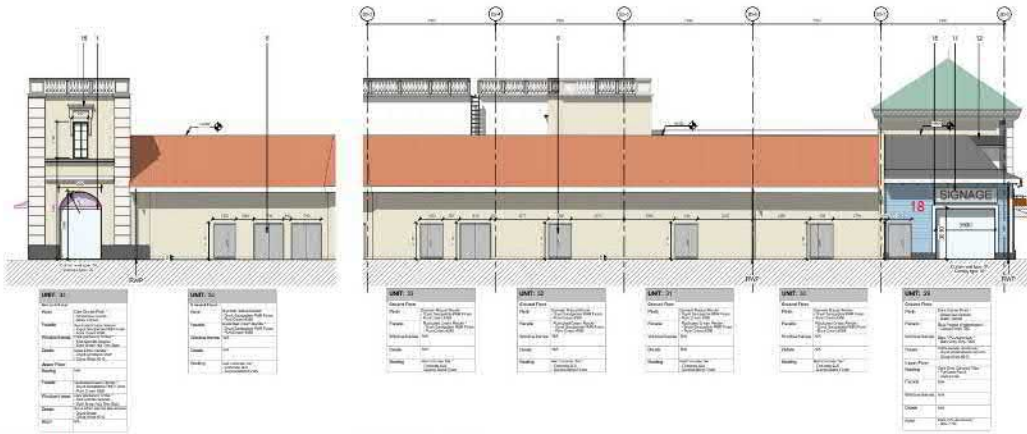
Project: [Name]
Client: [Name]

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Project: [Name]
Client: [Name]

Elevations



1 Block 5 - Elevation 1a
1:100

2 Block 5 - Elevation 1b
1:100



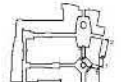
3 Block 5 - Elevation 3
1:100



4 Block 5 - Elevation 4
1:100



5 Block 5 - Elevation 2
1:100



Material Key:

- 1. Concrete As Finish (FC) (shown in section and elevation of facade wall)
- 2. Concrete As Finish (FC) (shown in section and elevation of facade wall)

Additional Detail Reference:

- 1. Facade Details
- 2. Window Details
- 3. Window Details
- 4. Window Details
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- 21. Window Details

Symbol	Description
[Symbol]	Sign Type A
[Symbol]	Sign Type B

HolderMathis architects

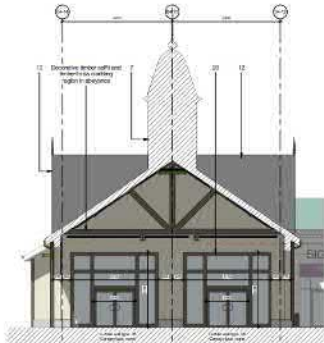
100 Green Oaker Village
Carleton & Kimland
Pick 3 - Elevation (1 of 7)

As indicated

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01/19/2024 09:50:00 AM 100 Green Oaker Village

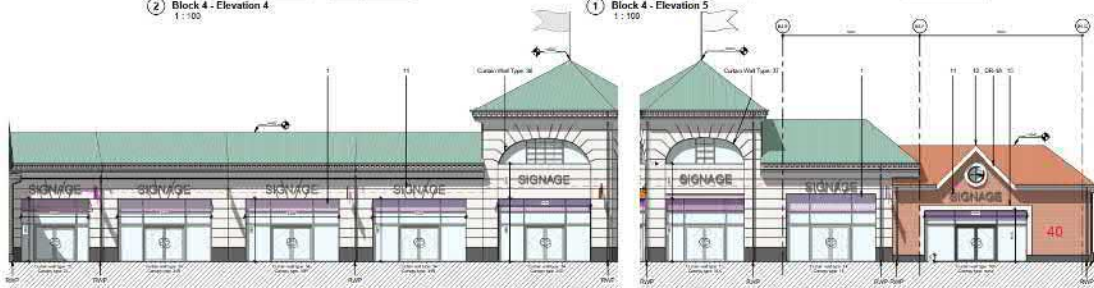
Elevations



2 Block 4 - Elevation 4
1:100



1 Block 4 - Elevation 5
1:100



3 Block 4 - Elevation 6
1:100

4 Block 4 - Elevation 7
1:100

General Notes:

Refer to construction and details of drawings for material, U.S.C., Code, and standards. For details and other materials, refer to the specifications. Allow for movement and expansion, contraction, and settlement. Refer to the specifications for details of construction. For details and other materials, refer to the specifications. For details and other materials, refer to the specifications. For details and other materials, refer to the specifications.

TOP OF INTERNAL ENVELOPE FINISH:

For details and other materials, refer to the specifications. For details and other materials, refer to the specifications. For details and other materials, refer to the specifications. For details and other materials, refer to the specifications.

SHOW:

On site or quality submission to be made. Allow for surface finish system, as specified. Change structure to be in place, as specified. Protection blocks storage brackets for each window.

CAPITALS:

Columns to be shown in detail, as specified. Columns to be shown in detail, as specified. Columns to be shown in detail, as specified. Columns to be shown in detail, as specified.

DISCREET BLINDING:

Blindings to be shown in detail, as specified. Blindings to be shown in detail, as specified. Blindings to be shown in detail, as specified. Blindings to be shown in detail, as specified.

HEADLINE WINDOWS:

Headline windows to be shown in detail, as specified. Headline windows to be shown in detail, as specified. Headline windows to be shown in detail, as specified. Headline windows to be shown in detail, as specified.

ROOF:

Roof to be shown in detail, as specified. Roof to be shown in detail, as specified. Roof to be shown in detail, as specified. Roof to be shown in detail, as specified.

DETAILS:

Details to be shown in detail, as specified. Details to be shown in detail, as specified. Details to be shown in detail, as specified. Details to be shown in detail, as specified.

FINISHES:

Finishes to be shown in detail, as specified. Finishes to be shown in detail, as specified. Finishes to be shown in detail, as specified. Finishes to be shown in detail, as specified.

PAINTS:

Paints to be shown in detail, as specified. Paints to be shown in detail, as specified. Paints to be shown in detail, as specified. Paints to be shown in detail, as specified.

GLAZING:

Glazing to be shown in detail, as specified. Glazing to be shown in detail, as specified. Glazing to be shown in detail, as specified. Glazing to be shown in detail, as specified.

ROOFING:

Roofing to be shown in detail, as specified. Roofing to be shown in detail, as specified. Roofing to be shown in detail, as specified. Roofing to be shown in detail, as specified.

MECHANICAL:

Mechanical to be shown in detail, as specified. Mechanical to be shown in detail, as specified. Mechanical to be shown in detail, as specified. Mechanical to be shown in detail, as specified.

ELECTRICAL:

Electrical to be shown in detail, as specified. Electrical to be shown in detail, as specified. Electrical to be shown in detail, as specified. Electrical to be shown in detail, as specified.

PLUMBING:

Plumbing to be shown in detail, as specified. Plumbing to be shown in detail, as specified. Plumbing to be shown in detail, as specified. Plumbing to be shown in detail, as specified.

MECHANICAL/ELECTRICAL/PLUMBING (MEP):

MEP to be shown in detail, as specified. MEP to be shown in detail, as specified. MEP to be shown in detail, as specified. MEP to be shown in detail, as specified.

MECHANICAL/ELECTRICAL/PLUMBING (MEP) - CONTINUED:

MEP to be shown in detail, as specified. MEP to be shown in detail, as specified. MEP to be shown in detail, as specified. MEP to be shown in detail, as specified.

MECHANICAL/ELECTRICAL/PLUMBING (MEP) - CONTINUED:

MEP to be shown in detail, as specified. MEP to be shown in detail, as specified. MEP to be shown in detail, as specified. MEP to be shown in detail, as specified.

MECHANICAL/ELECTRICAL/PLUMBING (MEP) - CONTINUED:

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MECHANICAL/ELECTRICAL/PLUMBING (MEP) - CONTINUED:

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MECHANICAL/ELECTRICAL/PLUMBING (MEP) - CONTINUED:

MEP to be shown in detail, as specified. MEP to be shown in detail, as specified. MEP to be shown in detail, as specified. MEP to be shown in detail, as specified.



Material Key:

The material key lists the material names and their corresponding colors and textures. It includes a legend for the material key and a list of materials with their respective colors and textures.

Additional Detail Elements:

Additional detail elements include a list of materials and their corresponding colors and textures. It includes a legend for the additional detail elements and a list of materials with their respective colors and textures.

Finish Schedule:

Finish schedule includes a list of materials and their corresponding colors and textures. It includes a legend for the finish schedule and a list of materials with their respective colors and textures.

Roofing Schedule:

Roofing schedule includes a list of materials and their corresponding colors and textures. It includes a legend for the roofing schedule and a list of materials with their respective colors and textures.

Paint Schedule:

Paint schedule includes a list of materials and their corresponding colors and textures. It includes a legend for the paint schedule and a list of materials with their respective colors and textures.

Glazing Schedule:

Glazing schedule includes a list of materials and their corresponding colors and textures. It includes a legend for the glazing schedule and a list of materials with their respective colors and textures.

MEP Schedule:

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MEP Schedule - CONTINUED:

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MEP Schedule - CONTINUED:

MEP schedule includes a list of materials and their corresponding colors and textures. It includes a legend for the MEP schedule and a list of materials with their respective colors and textures.

Material	Color	Texture
UNIT 1700	Light Gray	Smooth
UNIT 1700A	Dark Gray	Smooth
UNIT 1700B	Light Gray	Smooth
UNIT 1700C	Dark Gray	Smooth
UNIT 1700D	Light Gray	Smooth

Holder Mathias architects

150 Green Street, Suite 100
Cambridge, MA 02142
Phone: 617.452.1234
Fax: 617.452.1235
www.holdermathias.com

Project: 150 Green Street Village
Client: Eastman & Kendall
Block 4 - Elevation 4 (Left)

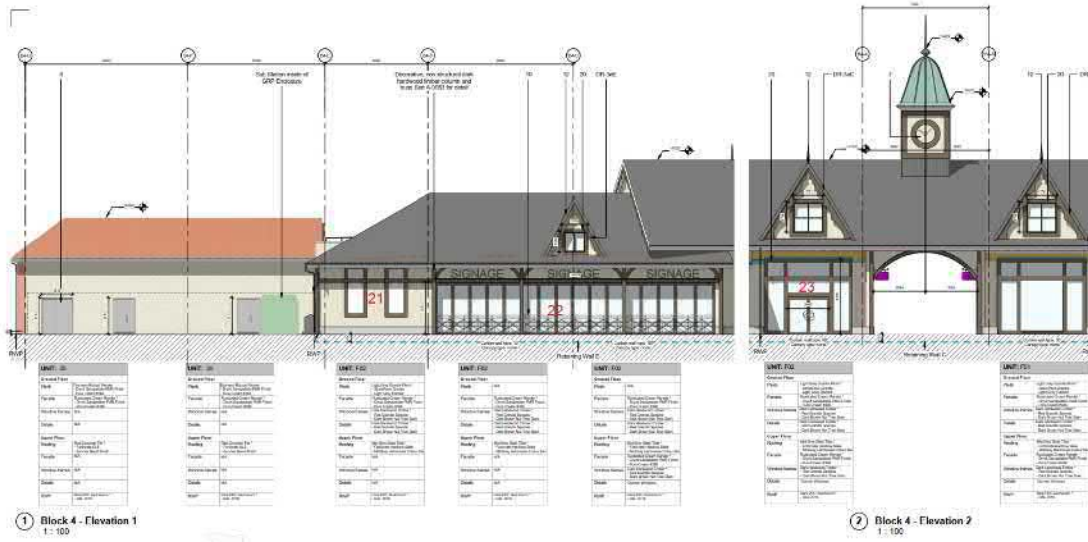
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Holder Mathias architects

Elevations



General Notes:

Make in consultation with relevant professionals (MEP, etc., Civil, Structural, Fire protection and other consultants) wherever and appropriate.

Allow for necessary joints in finishes, exposed to visible and suitable concealed fasteners and to standard 'in-situ' construction practices.

Do not include any decorative elements unless specifically noted and approved in public realm context and in accordance with the City.

Any top height construction to apply only, unless otherwise noted, unless otherwise specified.

FINISHES
Obtain appropriate submissions to the municipality for approval.

Allow for surface finish lighting to A/C classification (where applicable) for searchlight type, for light pollution control.

Approved finish samples to be used for the work.

CONCRETE
Concrete and masonry to be made to meet for all uses to be provided with suitable form for casting, to follow approved practice of the industry.

STRUCTURAL GLASSING
To be in accordance with the relevant standards and specifications.

ROOF LEVEL WINDOWS
To be in accordance with the relevant standards and specifications.

MISC.
To be in accordance with the relevant standards and specifications.

Support - Be in accordance with the relevant standards and specifications.

Other notes - Be in accordance with the relevant standards and specifications.

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Material Key

- 1. Brickwork (Red)
- 2. Brickwork (White)
- 3. Concrete
- 4. Glass
- 5. Metal
- 6. Stone
- 7. Timber
- 8. Paint
- 9. Plaster
- 10. Render
- 11. Slate
- 12. Terrazzo
- 13. Granite
- 14. Marble
- 15. Copper
- 16. Zinc
- 17. Aluminum
- 18. Steel
- 19. Bronze
- 20. Lead
- 21. Tin
- 22. Nickel
- 23. Silver
- 24. Gold
- 25. Platinum
- 26. Palladium
- 27. Rhodium
- 28. Iridium
- 29. Osmium
- 30. Rhenium
- 31. Boron
- 32. Carbon
- 33. Nitrogen
- 34. Oxygen
- 35. Fluorine
- 36. Neon
- 37. Sodium
- 38. Magnesium
- 39. Aluminum
- 40. Silicon
- 41. Phosphorus
- 42. Sulfur
- 43. Chlorine
- 44. Argon
- 45. Potassium
- 46. Calcium
- 47. Scandium
- 48. Titanium
- 49. Vanadium
- 50. Chromium
- 51. Manganese
- 52. Iron
- 53. Cobalt
- 54. Nickel
- 55. Copper
- 56. Zinc
- 57. Gallium
- 58. Germanium
- 59. Arsenic
- 60. Selenium
- 61. Bromine
- 62. Krypton
- 63. Rubidium
- 64. Strontium
- 65. Yttrium
- 66. Zirconium
- 67. Niobium
- 68. Molybdenum
- 69. Technetium
- 70. Ruthenium
- 71. Rhodium
- 72. Palladium
- 73. Silver
- 74. Cadmium
- 75. Indium
- 76. Tin
- 77. Antimony
- 78. Tellurium
- 79. Xenon
- 80. Barium
- 81. Lanthanum
- 82. Cerium
- 83. Praseodymium
- 84. Neodymium
- 85. Promethium
- 86. Samarium
- 87. Europium
- 88. Gadolinium
- 89. Terbium
- 90. Dysprosium
- 91. Holmium
- 92. Erbium
- 93. Thulium
- 94. Ytterbium
- 95. Lutetium
- 96. Hafnium
- 97. Tantalum
- 98. Tantalum
- 99. Tantalum
- 100. Tantalum

Other notes - Be in accordance with the relevant standards and specifications.

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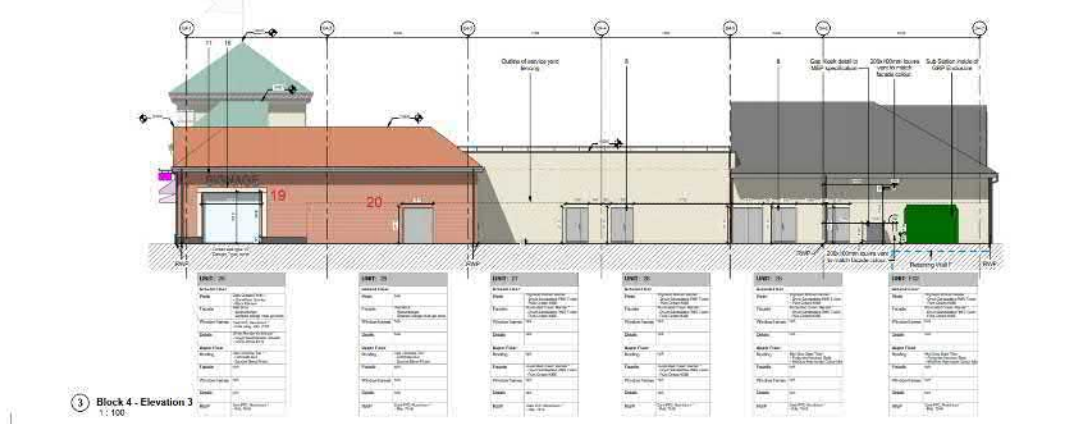
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Block	Elevation	Scale	Notes
Block 4	Elevation 1	1:100	
Block 4	Elevation 2	1:100	
Block 4	Elevation 3	1:100	

Holder Mathias architects

151 Green Outer Village
Cape Town & Kinross

Block 4 - Elevations (1/21)

3839 A.01.070 K

As indicated

3839 A.01.070 K

As indicated

3839 A.01.070 K

As indicated

3839 A.01.070 K

As indicated

Elevations



Block 3b - Elevation 3
17100

General Notes:

General contract documents including architectural, MEP, E.E., Civil, Landscape, and mechanical and electrical drawings and specifications.

Allow for movement joints or breaks, subject to professional engineering judgement and as indicated on the drawings.

TOP OF INTERNAL DEVELOPE SECOND

For facade finish and decorative elements, provide maximum height and position for the facade construction levels work.

Any height construction for sign, etc., above maximum height shown on drawings to be subject to the approval.

SIGNAGE

Show maximum height and position for the facade construction levels work.

Allow for the sign height to be 45% maximum of the facade height for letter signage, to 50% for graphic signage.

Project facade signage materials to work with the facade.

CANOPES

Canopies are subject to the approval for their design.

All canopies to be constructed using strong materials, to be subject to the approval of the architect.

Canopies for both the facade and the entrance to the building.

OPACLED GLAZING

Types of glazing to be used on the facade and entrance to the building.

Types of glazing to be used on the facade and entrance to the building.

HERVEY VENTILATION

To provide good ventilation and natural lighting to the facade.

To provide good ventilation and natural lighting to the facade.

Notes:

Allow for the facade to be subject to the approval of the architect.

Allow for the facade to be subject to the approval of the architect.

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Block 3b Key:

The red area indicates the location of Block 3b within the development.

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Code	Description
1	Block 3b - Elevation 3
2	Block 3b - Elevation 2
3	Block 3b - Elevation 1
4	Block 3b - Elevation 0
5	Block 3b - Elevation -1
6	Block 3b - Elevation -2
7	Block 3b - Elevation -3
8	Block 3b - Elevation -4
9	Block 3b - Elevation -5
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102	Block 3b - Elevation -98
103	Block 3b - Elevation -99
104	Block 3b - Elevation -100

Holder Mathias architects

1200 1st Street, Suite 100, Vancouver, BC V6C 2M8
403.481.8235
www.holdermathias.com

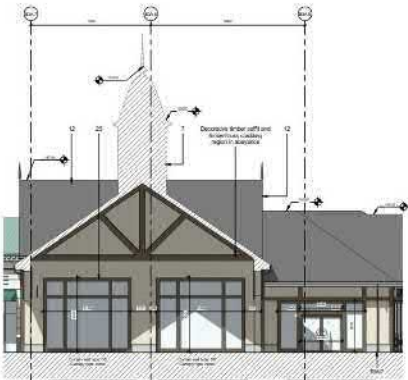
Holder Mathias architects

Client: Hill Green Outer Village
Concept: Bayshore & Kirkland
Project: Block 3b Elevations (Part)

Information	Issue	As Issued
3839	A.01-051	E

1/24/2017 10:30 AM (PST) - 10/16/2017 10:30 AM (PST)
This document was prepared under the contract number 3839-051-001

Elevations



1 Block 3a - Elevation 4a
1:100



2 Block 3a - Elevation 4b
1:100

UNIT 101	UNIT 102	UNIT 103	UNIT 104	UNIT 105	UNIT 106																																																																																																																								
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General Notes:

Builder to coordinate with structural engineer for all structural steel connections. All structural steel connections to be designed and fabricated in accordance with AS/NZS 4600:2005. All structural steel connections to be designed and fabricated in accordance with AS/NZS 4600:2005. All structural steel connections to be designed and fabricated in accordance with AS/NZS 4600:2005.



TOP OF TERMINAL ELEVATION DESIGN:

For levels provided, elevations shown to be a maximum of 100mm above or below the actual ground level. All elevations to be confirmed by the contractor prior to construction.

NOTICE:

Owner to provide all necessary approvals for the construction of the building. All approvals to be obtained prior to the start of construction.

CONCRETE:

Concrete to be cast in accordance with the specifications provided. All concrete to be tested and certified in accordance with the specifications provided.

ROOFING:

Roofing to be installed in accordance with the specifications provided. All roofing to be tested and certified in accordance with the specifications provided.

GLAZING:

Glazing to be installed in accordance with the specifications provided. All glazing to be tested and certified in accordance with the specifications provided.

MEP:

Mechanical, Electrical and Plumbing (MEP) services to be installed in accordance with the specifications provided. All MEP services to be tested and certified in accordance with the specifications provided.

FINISHES:

Interior finishes to be installed in accordance with the specifications provided. All interior finishes to be tested and certified in accordance with the specifications provided.

Materials:

All materials to be of a quality and standard suitable for the intended use. All materials to be tested and certified in accordance with the specifications provided.

Additional Detail Elements:

Additional detail elements to be provided as per the specifications provided. All detail elements to be tested and certified in accordance with the specifications provided.

Glazing Details:

Glazing details to be provided as per the specifications provided. All glazing details to be tested and certified in accordance with the specifications provided.

Roofing Details:

Roofing details to be provided as per the specifications provided. All roofing details to be tested and certified in accordance with the specifications provided.

MEP Details:

MEP details to be provided as per the specifications provided. All MEP details to be tested and certified in accordance with the specifications provided.

Finishes Details:

Finishes details to be provided as per the specifications provided. All finishes details to be tested and certified in accordance with the specifications provided.

Signage:

Signage to be installed in accordance with the specifications provided. All signage to be tested and certified in accordance with the specifications provided.

1	Structural Concrete
2	Structural Steel
3	Roofing
4	Glazing
5	MEP Services
6	Interior Finishes
7	Signage

Holder Mathias architects

Holder Mathias architects
 100 Green Quarter Village
 Corner
 Eborham & Kimland
 Block 3a Eborham (4/6)
 INFORMATION: 3839 A.01-043 G
 3839 A.01-043 G
 3839 A.01-043 G

Elevations



General Notes:

- Read in conjunction with related documents: 0101 - 01 - 01, 0101 - 01 - 02, 0101 - 01 - 03, 0101 - 01 - 04, 0101 - 01 - 05, 0101 - 01 - 06, 0101 - 01 - 07, 0101 - 01 - 08, 0101 - 01 - 09, 0101 - 01 - 10, 0101 - 01 - 11, 0101 - 01 - 12, 0101 - 01 - 13, 0101 - 01 - 14, 0101 - 01 - 15, 0101 - 01 - 16, 0101 - 01 - 17, 0101 - 01 - 18, 0101 - 01 - 19, 0101 - 01 - 20, 0101 - 01 - 21, 0101 - 01 - 22, 0101 - 01 - 23, 0101 - 01 - 24, 0101 - 01 - 25, 0101 - 01 - 26, 0101 - 01 - 27, 0101 - 01 - 28, 0101 - 01 - 29, 0101 - 01 - 30, 0101 - 01 - 31, 0101 - 01 - 32, 0101 - 01 - 33, 0101 - 01 - 34, 0101 - 01 - 35, 0101 - 01 - 36, 0101 - 01 - 37, 0101 - 01 - 38, 0101 - 01 - 39, 0101 - 01 - 40, 0101 - 01 - 41, 0101 - 01 - 42, 0101 - 01 - 43, 0101 - 01 - 44, 0101 - 01 - 45, 0101 - 01 - 46, 0101 - 01 - 47, 0101 - 01 - 48, 0101 - 01 - 49, 0101 - 01 - 50, 0101 - 01 - 51, 0101 - 01 - 52, 0101 - 01 - 53, 0101 - 01 - 54, 0101 - 01 - 55, 0101 - 01 - 56, 0101 - 01 - 57, 0101 - 01 - 58, 0101 - 01 - 59, 0101 - 01 - 60, 0101 - 01 - 61, 0101 - 01 - 62, 0101 - 01 - 63, 0101 - 01 - 64, 0101 - 01 - 65, 0101 - 01 - 66, 0101 - 01 - 67, 0101 - 01 - 68, 0101 - 01 - 69, 0101 - 01 - 70, 0101 - 01 - 71, 0101 - 01 - 72, 0101 - 01 - 73, 0101 - 01 - 74, 0101 - 01 - 75, 0101 - 01 - 76, 0101 - 01 - 77, 0101 - 01 - 78, 0101 - 01 - 79, 0101 - 01 - 80, 0101 - 01 - 81, 0101 - 01 - 82, 0101 - 01 - 83, 0101 - 01 - 84, 0101 - 01 - 85, 0101 - 01 - 86, 0101 - 01 - 87, 0101 - 01 - 88, 0101 - 01 - 89, 0101 - 01 - 90, 0101 - 01 - 91, 0101 - 01 - 92, 0101 - 01 - 93, 0101 - 01 - 94, 0101 - 01 - 95, 0101 - 01 - 96, 0101 - 01 - 97, 0101 - 01 - 98, 0101 - 01 - 99, 0101 - 01 - 100.



- Material Key:**
- 1. Masonry
 - 2. Concrete
 - 3. Steel
 - 4. Glass
 - 5. Aluminum
 - 6. Copper
 - 7. Zinc
 - 8. Titanium
 - 9. Stainless Steel
 - 10. Polycarbonate
 - 11. Acrylic
 - 12. Fiberglass
 - 13. PVC
 - 14. HDPE
 - 15. LLDPE
 - 16. LDPE
 - 17. PP
 - 18. PE
 - 19. PS
 - 20. PC
 - 21. PMMA
 - 22. PMMA (Cast)
 - 23. PMMA (Extruded)
 - 24. PMMA (Sheet)
 - 25. PMMA (Rod)
 - 26. PMMA (Pipe)
 - 27. PMMA (Profile)
 - 28. PMMA (Foam)
 - 29. PMMA (Gel)
 - 30. PMMA (Ink)
 - 31. PMMA (UV)
 - 32. PMMA (Anti-Static)
 - 33. PMMA (Anti-Scratch)
 - 34. PMMA (Anti-Fingerprint)
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 - 100. PMMA (Anti-Static)



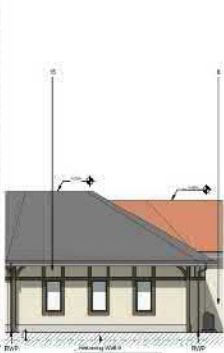
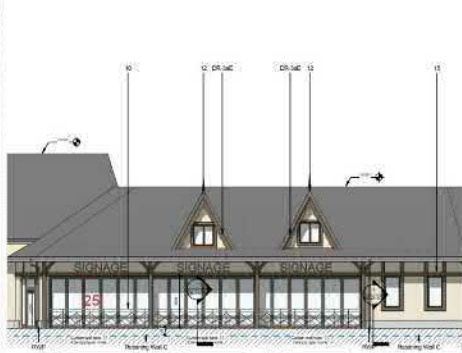
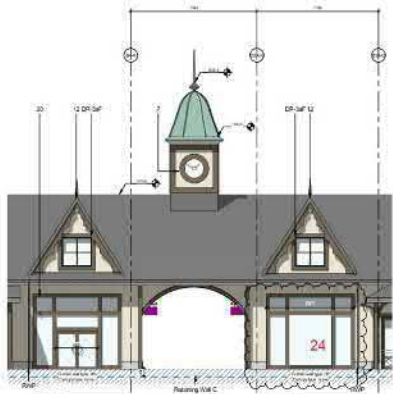
Section	Material	Color	Finish
1	Masonry	Light Gray	Smooth
2	Concrete	Light Gray	Smooth
3	Steel	Light Gray	Smooth
4	Glass	Clear	Smooth
5	Aluminum	Light Gray	Smooth
6	Copper	Patina	Smooth
7	Zinc	Patina	Smooth
8	Titanium	Patina	Smooth
9	Stainless Steel	Patina	Smooth
10	Polycarbonate	Clear	Smooth
11	Acrylic	Clear	Smooth
12	Fiberglass	Clear	Smooth
13	PVC	Clear	Smooth
14	HDPE	Clear	Smooth
15	LDPE	Clear	Smooth
16	PP	Clear	Smooth
17	PE	Clear	Smooth
18	PS	Clear	Smooth
19	PC	Clear	Smooth
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45	PMMA (Anti-Fingerprint)	Clear	Smooth
46	PMMA (Anti-Reflection)	Clear	Smooth
47	PMMA (Anti-Static)	Clear	Smooth
48	PMMA (Anti-Scratch)	Clear	Smooth
49	PMMA (Anti-Fingerprint)	Clear	Smooth
50	PMMA (Anti-Reflection)	Clear	Smooth
51	PMMA (Anti-Static)	Clear	Smooth
52	PMMA (Anti-Scratch)	Clear	Smooth
53	PMMA (Anti-Fingerprint)	Clear	Smooth
54	PMMA (Anti-Reflection)	Clear	Smooth
55	PMMA (Anti-Static)	Clear	Smooth
56	PMMA (Anti-Scratch)	Clear	Smooth
57	PMMA (Anti-Fingerprint)	Clear	Smooth
58	PMMA (Anti-Reflection)	Clear	Smooth
59	PMMA (Anti-Static)	Clear	Smooth
60	PMMA (Anti-Scratch)	Clear	Smooth
61	PMMA (Anti-Fingerprint)	Clear	Smooth
62	PMMA (Anti-Reflection)	Clear	Smooth
63	PMMA (Anti-Static)	Clear	Smooth
64	PMMA (Anti-Scratch)	Clear	Smooth
65	PMMA (Anti-Fingerprint)	Clear	Smooth
66	PMMA (Anti-Reflection)	Clear	Smooth
67	PMMA (Anti-Static)	Clear	Smooth
68	PMMA (Anti-Scratch)	Clear	Smooth
69	PMMA (Anti-Fingerprint)	Clear	Smooth
70	PMMA (Anti-Reflection)	Clear	Smooth
71	PMMA (Anti-Static)	Clear	Smooth
72	PMMA (Anti-Scratch)	Clear	Smooth
73	PMMA (Anti-Fingerprint)	Clear	Smooth
74	PMMA (Anti-Reflection)	Clear	Smooth
75	PMMA (Anti-Static)	Clear	Smooth
76	PMMA (Anti-Scratch)	Clear	Smooth
77	PMMA (Anti-Fingerprint)	Clear	Smooth
78	PMMA (Anti-Reflection)	Clear	Smooth
79	PMMA (Anti-Static)	Clear	Smooth
80	PMMA (Anti-Scratch)	Clear	Smooth
81	PMMA (Anti-Fingerprint)	Clear	Smooth
82	PMMA (Anti-Reflection)	Clear	Smooth
83	PMMA (Anti-Static)	Clear	Smooth
84	PMMA (Anti-Scratch)	Clear	Smooth
85	PMMA (Anti-Fingerprint)	Clear	Smooth
86	PMMA (Anti-Reflection)	Clear	Smooth
87	PMMA (Anti-Static)	Clear	Smooth
88	PMMA (Anti-Scratch)	Clear	Smooth
89	PMMA (Anti-Fingerprint)	Clear	Smooth
90	PMMA (Anti-Reflection)	Clear	Smooth
91	PMMA (Anti-Static)	Clear	Smooth
92	PMMA (Anti-Scratch)	Clear	Smooth
93	PMMA (Anti-Fingerprint)	Clear	Smooth
94	PMMA (Anti-Reflection)	Clear	Smooth
95	PMMA (Anti-Static)	Clear	Smooth
96	PMMA (Anti-Scratch)	Clear	Smooth
97	PMMA (Anti-Fingerprint)	Clear	Smooth
98	PMMA (Anti-Reflection)	Clear	Smooth
99	PMMA (Anti-Static)	Clear	Smooth
100	PMMA (Anti-Scratch)	Clear	Smooth

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3839 A.01-042 H

3839 A.01-042 H

Elevations



UNIT: F12	UNIT: F13
<p>Roof: Asphalt Shingles</p> <p>Exterior Wall: Stone</p> <p>Windows: White Painted Wood</p> <p>Doors: White Painted Wood</p> <p>Interior Wall: Drywall</p> <p>Floor: Concrete</p> <p>Finish: Paint</p>	<p>Roof: Asphalt Shingles</p> <p>Exterior Wall: Stone</p> <p>Windows: White Painted Wood</p> <p>Doors: White Painted Wood</p> <p>Interior Wall: Drywall</p> <p>Floor: Concrete</p> <p>Finish: Paint</p>

1 Block 3a - Elevation 3a
1 / 100

UNIT: F13	UNIT: F14	UNIT: F15	UNIT: F16
<p>Roof: Asphalt Shingles</p> <p>Exterior Wall: Stone</p> <p>Windows: White Painted Wood</p> <p>Doors: White Painted Wood</p> <p>Interior Wall: Drywall</p> <p>Floor: Concrete</p> <p>Finish: Paint</p>	<p>Roof: Asphalt Shingles</p> <p>Exterior Wall: Stone</p> <p>Windows: White Painted Wood</p> <p>Doors: White Painted Wood</p> <p>Interior Wall: Drywall</p> <p>Floor: Concrete</p> <p>Finish: Paint</p>	<p>Roof: Asphalt Shingles</p> <p>Exterior Wall: Stone</p> <p>Windows: White Painted Wood</p> <p>Doors: White Painted Wood</p> <p>Interior Wall: Drywall</p> <p>Floor: Concrete</p> <p>Finish: Paint</p>	<p>Roof: Asphalt Shingles</p> <p>Exterior Wall: Stone</p> <p>Windows: White Painted Wood</p> <p>Doors: White Painted Wood</p> <p>Interior Wall: Drywall</p> <p>Floor: Concrete</p> <p>Finish: Paint</p>

2 Block 3a - Elevation 3b
1 / 100

UNIT: F17
<p>Roof: Asphalt Shingles</p> <p>Exterior Wall: Stone</p> <p>Windows: White Painted Wood</p> <p>Doors: White Painted Wood</p> <p>Interior Wall: Drywall</p> <p>Floor: Concrete</p> <p>Finish: Paint</p>

3 Block 3a - Elevation 3c
1 / 100

General Notes:

- Review contractor's submittals for all exterior materials, finishes, colors, and textures. Obtain samples and color chart from contractor for review and approval.
- Allow for material substitution, finishes, colors, and textures, which require manufacturer's approval and manufacturer's coordination.

TOP OF THERMAL ENVELOPE BEYOND

- For material finish or decorative elements, indicate location and material to be used. Show finish schedule on drawings.
- Any additional materials shall be used only when approved by the architect and subject to the manufacturer's approval.

- FINISHES:** Obtain manufacturer's data sheet for all finishes to be used by the contractor. Provide finish schedule to the contractor.
- GROUNDING:** Verify that all electrical systems are properly grounded and meet the requirements of the applicable codes.
- INSULATION:** Verify that all insulation is properly installed and meets the requirements of the applicable codes.

REQUIRED CLADDING:

- Verify that all cladding materials are properly installed and meet the requirements of the applicable codes.

TRAP AND VENT WINDOWS:

- Verify that all trap and vent windows are properly installed and meet the requirements of the applicable codes.

MISC:

- Provide labels, plates, indicators, and other elements as indicated on drawings.
- Provide labels, plates, indicators, and other elements as indicated on drawings.
- Provide labels, plates, indicators, and other elements as indicated on drawings.
- Provide labels, plates, indicators, and other elements as indicated on drawings.
- Provide labels, plates, indicators, and other elements as indicated on drawings.



Material Key:

- 1 - Brickwork (Cladding)
- 2 - Stone (Cladding)
- 3 - White Painted Wood
- 4 - White Painted Wood
- 5 - White Painted Wood
- 6 - White Painted Wood
- 7 - White Painted Wood
- 8 - White Painted Wood
- 9 - White Painted Wood
- 10 - White Painted Wood
- 11 - White Painted Wood
- 12 - White Painted Wood
- 13 - White Painted Wood
- 14 - White Painted Wood
- 15 - White Painted Wood
- 16 - White Painted Wood
- 17 - White Painted Wood
- 18 - White Painted Wood
- 19 - White Painted Wood
- 20 - White Painted Wood
- 21 - White Painted Wood

Additional Elements:

- 1 - Signage (Cladding)
- 2 - Signage (Cladding)
- 3 - Signage (Cladding)
- 4 - Signage (Cladding)
- 5 - Signage (Cladding)
- 6 - Signage (Cladding)
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- 20 - Signage (Cladding)
- 21 - Signage (Cladding)

Material Key:

- 1 - Signage (Cladding)
- 2 - Signage (Cladding)
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- 4 - Signage (Cladding)
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- 21 - Signage (Cladding)

Material Key:

- 1 - Signage (Cladding)
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- 21 - Signage (Cladding)

Material Key:

- 1 - Signage (Cladding)
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- 17 - Signage (Cladding)
- 18 - Signage (Cladding)
- 19 - Signage (Cladding)
- 20 - Signage (Cladding)
- 21 - Signage (Cladding)

UNIT: F17
<p>Roof: Asphalt Shingles</p> <p>Exterior Wall: Stone</p> <p>Windows: White Painted Wood</p> <p>Doors: White Painted Wood</p> <p>Interior Wall: Drywall</p> <p>Floor: Concrete</p> <p>Finish: Paint</p>

3 Block 3a - Elevation 3c
1 / 100

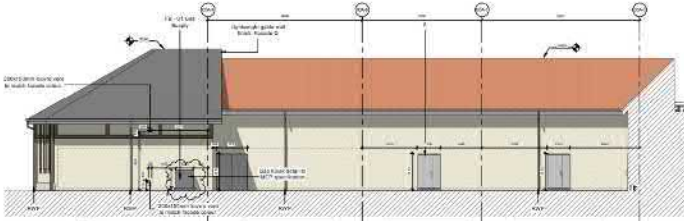
HolderMathis architects

1000 12th St. SW
Seattle, WA 98101
360.475.1200

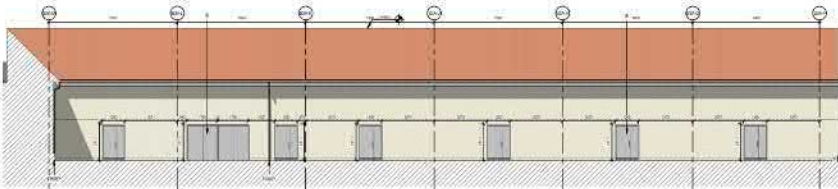
Project: Hill Green Outer Village
Client: Cannon
Architect: Boyner & Kinsland
File No: 19-0000000-001
Title: Block 3a Elevations (2/21)

DATE: 2/21/20
BY: [Signature]
CHECKED: [Signature]
SCALE: As Indicated

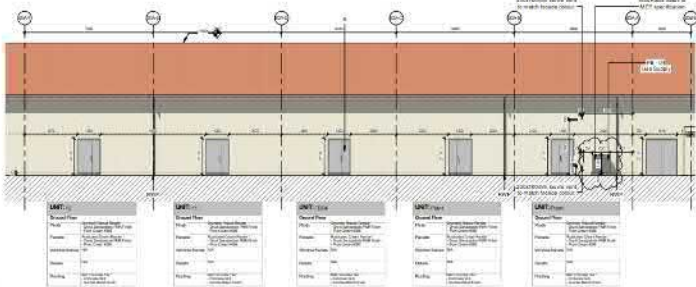
3839 A 01-041 H



1 Block 3a - Elevation 2
1:100



2 Block 3a - Elevation 1b
1:100



3 Block 3a - Elevation 1a
1:100

General Notes:

1. This drawing is to be read in conjunction with the relevant specification and schedule of work. It is to be read in conjunction with the relevant contract documents and conditions of sale.

2. All dimensions are to be taken as indicated unless otherwise stated.

3. All work is to be in accordance with the relevant standards and specifications.

4. All materials are to be of a quality suitable for the intended use and to be of a standard to be agreed with the client.

5. The contractor is to provide all necessary labour and equipment for the completion of the works.

GENERAL NOTES:

1. The contractor is to provide all necessary labour and equipment for the completion of the works.

2. All work is to be in accordance with the relevant standards and specifications.

3. All materials are to be of a quality suitable for the intended use and to be of a standard to be agreed with the client.

4. The contractor is to provide all necessary labour and equipment for the completion of the works.

GENERAL NOTES:

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2. All work is to be in accordance with the relevant standards and specifications.

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GENERAL NOTES:

1. The contractor is to provide all necessary labour and equipment for the completion of the works.

2. All work is to be in accordance with the relevant standards and specifications.

3. All materials are to be of a quality suitable for the intended use and to be of a standard to be agreed with the client.

4. The contractor is to provide all necessary labour and equipment for the completion of the works.

Holder Maxis architects

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 Phone: +603 4245 3333
 Email: info@holdermaxis.com

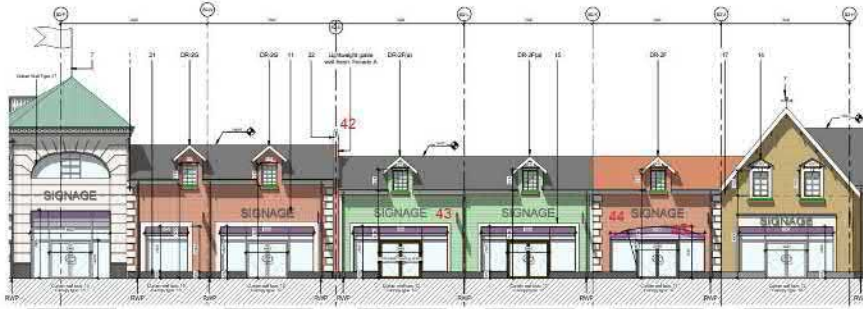
Project Information

Project Name: **SE Green Quay Village**
 Client: **Green Quay**
 Location: **Green Quay**
 Date: **10/10/2023**

Project Information (ERP)

Project No.	Project Name	Project Type
3839	A.01.040	F

Elevations



UNIT 36A	UNIT 36B	UNIT 36C	UNIT 36D	UNIT 36E	UNIT 36F
<p>UNIT 36A</p> <p>Unit 36A: 1st Floor: Living, Dining, Kitchen, Bed, Bath, Terrace. 2nd Floor: Bed, Bath, Terrace.</p> <p>Unit 36A: 1st Floor: Living, Dining, Kitchen, Bed, Bath, Terrace. 2nd Floor: Bed, Bath, Terrace.</p>	<p>UNIT 36B</p> <p>Unit 36B: 1st Floor: Living, Dining, Kitchen, Bed, Bath, Terrace. 2nd Floor: Bed, Bath, Terrace.</p> <p>Unit 36B: 1st Floor: Living, Dining, Kitchen, Bed, Bath, Terrace. 2nd Floor: Bed, Bath, Terrace.</p>	<p>UNIT 36C</p> <p>Unit 36C: 1st Floor: Living, Dining, Kitchen, Bed, Bath, Terrace. 2nd Floor: Bed, Bath, Terrace.</p> <p>Unit 36C: 1st Floor: Living, Dining, Kitchen, Bed, Bath, Terrace. 2nd Floor: Bed, Bath, Terrace.</p>	<p>UNIT 36D</p> <p>Unit 36D: 1st Floor: Living, Dining, Kitchen, Bed, Bath, Terrace. 2nd Floor: Bed, Bath, Terrace.</p> <p>Unit 36D: 1st Floor: Living, Dining, Kitchen, Bed, Bath, Terrace. 2nd Floor: Bed, Bath, Terrace.</p>	<p>UNIT 36E</p> <p>Unit 36E: 1st Floor: Living, Dining, Kitchen, Bed, Bath, Terrace. 2nd Floor: Bed, Bath, Terrace.</p> <p>Unit 36E: 1st Floor: Living, Dining, Kitchen, Bed, Bath, Terrace. 2nd Floor: Bed, Bath, Terrace.</p>	<p>UNIT 36F</p> <p>Unit 36F: 1st Floor: Living, Dining, Kitchen, Bed, Bath, Terrace. 2nd Floor: Bed, Bath, Terrace.</p> <p>Unit 36F: 1st Floor: Living, Dining, Kitchen, Bed, Bath, Terrace. 2nd Floor: Bed, Bath, Terrace.</p>

1 Block 2 - Elevation 3a 1:100

General Notes:

- 1. Read the elevation with elevation of structure above 100.00. Elevation of structure below 100.00 is indicated by the elevation of the ground level.
- 2. All elevations are to be shown in elevation, unless otherwise specified in writing.
- 3. All elevations are to be shown in elevation, unless otherwise specified in writing.
- 4. All elevations are to be shown in elevation, unless otherwise specified in writing.
- 5. All elevations are to be shown in elevation, unless otherwise specified in writing.
- 6. All elevations are to be shown in elevation, unless otherwise specified in writing.
- 7. All elevations are to be shown in elevation, unless otherwise specified in writing.
- 8. All elevations are to be shown in elevation, unless otherwise specified in writing.
- 9. All elevations are to be shown in elevation, unless otherwise specified in writing.
- 10. All elevations are to be shown in elevation, unless otherwise specified in writing.
- 11. All elevations are to be shown in elevation, unless otherwise specified in writing.
- 12. All elevations are to be shown in elevation, unless otherwise specified in writing.
- 13. All elevations are to be shown in elevation, unless otherwise specified in writing.
- 14. All elevations are to be shown in elevation, unless otherwise specified in writing.
- 15. All elevations are to be shown in elevation, unless otherwise specified in writing.
- 16. All elevations are to be shown in elevation, unless otherwise specified in writing.
- 17. All elevations are to be shown in elevation, unless otherwise specified in writing.
- 18. All elevations are to be shown in elevation, unless otherwise specified in writing.
- 19. All elevations are to be shown in elevation, unless otherwise specified in writing.
- 20. All elevations are to be shown in elevation, unless otherwise specified in writing.

MOBILE WINDOWS
 (1) Mobile windows are to be shown in elevation, unless otherwise specified in writing.

WALLS
 (1) Walls are to be shown in elevation, unless otherwise specified in writing.

ROOFING
 (1) Roofing is to be shown in elevation, unless otherwise specified in writing.

SCREENING
 (1) Screening is to be shown in elevation, unless otherwise specified in writing.

PAINTING
 (1) Painting is to be shown in elevation, unless otherwise specified in writing.

WOODWORK
 (1) Woodwork is to be shown in elevation, unless otherwise specified in writing.

IRONWORK
 (1) Ironwork is to be shown in elevation, unless otherwise specified in writing.

GLASS
 (1) Glass is to be shown in elevation, unless otherwise specified in writing.

CONCRETE
 (1) Concrete is to be shown in elevation, unless otherwise specified in writing.

BRICK
 (1) Brick is to be shown in elevation, unless otherwise specified in writing.

STUCCO
 (1) Stucco is to be shown in elevation, unless otherwise specified in writing.

PLASTER
 (1) Plaster is to be shown in elevation, unless otherwise specified in writing.

CEILING
 (1) Ceiling is to be shown in elevation, unless otherwise specified in writing.

FLOORING
 (1) Flooring is to be shown in elevation, unless otherwise specified in writing.



UNIT 36G	UNIT 36H	UNIT 36I	UNIT 36J	UNIT 36K	UNIT 36L	UNIT 36M
<p>UNIT 36G</p> <p>Unit 36G: 1st Floor: Living, Dining, Kitchen, Bed, Bath, Terrace. 2nd Floor: Bed, Bath, Terrace.</p> <p>Unit 36G: 1st Floor: Living, Dining, Kitchen, Bed, Bath, Terrace. 2nd Floor: Bed, Bath, Terrace.</p>	<p>UNIT 36H</p> <p>Unit 36H: 1st Floor: Living, Dining, Kitchen, Bed, Bath, Terrace. 2nd Floor: Bed, Bath, Terrace.</p> <p>Unit 36H: 1st Floor: Living, Dining, Kitchen, Bed, Bath, Terrace. 2nd Floor: Bed, Bath, Terrace.</p>	<p>UNIT 36I</p> <p>Unit 36I: 1st Floor: Living, Dining, Kitchen, Bed, Bath, Terrace. 2nd Floor: Bed, Bath, Terrace.</p> <p>Unit 36I: 1st Floor: Living, Dining, Kitchen, Bed, Bath, Terrace. 2nd Floor: Bed, Bath, Terrace.</p>	<p>UNIT 36J</p> <p>Unit 36J: 1st Floor: Living, Dining, Kitchen, Bed, Bath, Terrace. 2nd Floor: Bed, Bath, Terrace.</p> <p>Unit 36J: 1st Floor: Living, Dining, Kitchen, Bed, Bath, Terrace. 2nd Floor: Bed, Bath, Terrace.</p>	<p>UNIT 36K</p> <p>Unit 36K: 1st Floor: Living, Dining, Kitchen, Bed, Bath, Terrace. 2nd Floor: Bed, Bath, Terrace.</p> <p>Unit 36K: 1st Floor: Living, Dining, Kitchen, Bed, Bath, Terrace. 2nd Floor: Bed, Bath, Terrace.</p>	<p>UNIT 36L</p> <p>Unit 36L: 1st Floor: Living, Dining, Kitchen, Bed, Bath, Terrace. 2nd Floor: Bed, Bath, Terrace.</p> <p>Unit 36L: 1st Floor: Living, Dining, Kitchen, Bed, Bath, Terrace. 2nd Floor: Bed, Bath, Terrace.</p>	<p>UNIT 36M</p> <p>Unit 36M: 1st Floor: Living, Dining, Kitchen, Bed, Bath, Terrace. 2nd Floor: Bed, Bath, Terrace.</p> <p>Unit 36M: 1st Floor: Living, Dining, Kitchen, Bed, Bath, Terrace. 2nd Floor: Bed, Bath, Terrace.</p>

2 Block 2 - Elevation 3b 1:100

3 Block 2 - Elevation 3c 1:100



General Notes:
 The elevation shall be shown in elevation, unless otherwise specified in writing.

MOBILE WINDOWS
 (1) Mobile windows are to be shown in elevation, unless otherwise specified in writing.

WALLS
 (1) Walls are to be shown in elevation, unless otherwise specified in writing.

ROOFING
 (1) Roofing is to be shown in elevation, unless otherwise specified in writing.

SCREENING
 (1) Screening is to be shown in elevation, unless otherwise specified in writing.

PAINTING
 (1) Painting is to be shown in elevation, unless otherwise specified in writing.

WOODWORK
 (1) Woodwork is to be shown in elevation, unless otherwise specified in writing.

IRONWORK
 (1) Ironwork is to be shown in elevation, unless otherwise specified in writing.

GLASS
 (1) Glass is to be shown in elevation, unless otherwise specified in writing.

CONCRETE
 (1) Concrete is to be shown in elevation, unless otherwise specified in writing.

BRICK
 (1) Brick is to be shown in elevation, unless otherwise specified in writing.

STUCCO
 (1) Stucco is to be shown in elevation, unless otherwise specified in writing.

PLASTER
 (1) Plaster is to be shown in elevation, unless otherwise specified in writing.

CEILING
 (1) Ceiling is to be shown in elevation, unless otherwise specified in writing.

FLOORING
 (1) Flooring is to be shown in elevation, unless otherwise specified in writing.

Color	Material
[Color swatch]	Opp Type A
[Color swatch]	Opp Type B
[Color swatch]	Opp Type C
[Color swatch]	Opp Type D
[Color swatch]	Opp Type E
[Color swatch]	Opp Type F
[Color swatch]	Opp Type G
[Color swatch]	Opp Type H
[Color swatch]	Opp Type I
[Color swatch]	Opp Type J
[Color swatch]	Opp Type K
[Color swatch]	Opp Type L
[Color swatch]	Opp Type M
[Color swatch]	Opp Type N
[Color swatch]	Opp Type O
[Color swatch]	Opp Type P
[Color swatch]	Opp Type Q
[Color swatch]	Opp Type R
[Color swatch]	Opp Type S
[Color swatch]	Opp Type T
[Color swatch]	Opp Type U
[Color swatch]	Opp Type V
[Color swatch]	Opp Type W
[Color swatch]	Opp Type X
[Color swatch]	Opp Type Y
[Color swatch]	Opp Type Z

Color	Material
[Color swatch]	Opp Type A
[Color swatch]	Opp Type B
[Color swatch]	Opp Type C
[Color swatch]	Opp Type D
[Color swatch]	Opp Type E
[Color swatch]	Opp Type F
[Color swatch]	Opp Type G
[Color swatch]	Opp Type H
[Color swatch]	Opp Type I
[Color swatch]	Opp Type J
[Color swatch]	Opp Type K
[Color swatch]	Opp Type L
[Color swatch]	Opp Type M
[Color swatch]	Opp Type N
[Color swatch]	Opp Type O
[Color swatch]	Opp Type P
[Color swatch]	Opp Type Q
[Color swatch]	Opp Type R
[Color swatch]	Opp Type S
[Color swatch]	Opp Type T
[Color swatch]	Opp Type U
[Color swatch]	Opp Type V
[Color swatch]	Opp Type W
[Color swatch]	Opp Type X
[Color swatch]	Opp Type Y
[Color swatch]	Opp Type Z

Holder Mathias architects

151 Green Outer Village
 Charlotte
 Boyner & Kinland

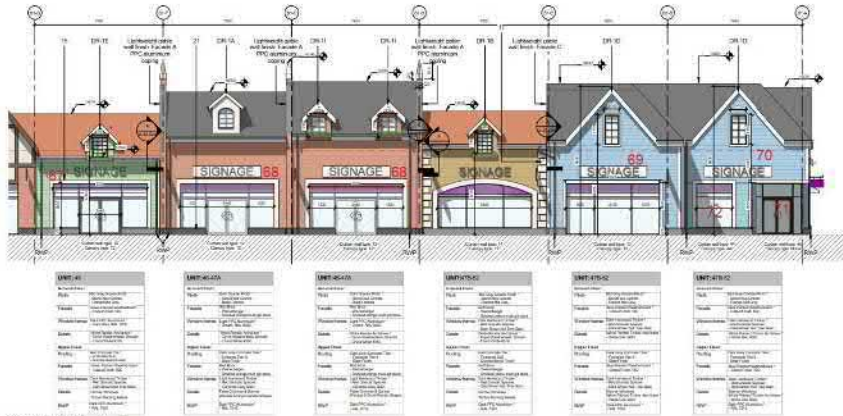
Block 2 Elevations (2x5)

INFORMATION As indicated

3839 A.01.032 H

10/18/2018 10:00 AM

Elevations



1 Block 1 - Elevation 3a
1/100



2 Block 1 Elevation 3b
1/100

General Notes:

React to condition with respect to structural, MEP, etc. Coord. to owner. The owner and other contractors to manage and implement.

Allow for movement joints as indicated, required to allow building movement and prevent wet or moisture-related material damage.

TOP OF FINISH: ALWAYS COPY NOTICES

For detail, material and construction elements, refer to the notes and sections in the project book. All work shall be done in accordance with the project book and approved in writing.

Any lighting installation is approved only as shown on the drawings and subject to approval.

SIGNAGE:

Signage shall be installed in accordance with the project book and approved in writing.

Signage shall be installed in accordance with the project book and approved in writing.

Signage shall be installed in accordance with the project book and approved in writing.

CONCRETE:

Concrete shall be installed in accordance with the project book and approved in writing.

Concrete shall be installed in accordance with the project book and approved in writing.

Concrete shall be installed in accordance with the project book and approved in writing.

GLASS AND WINDOWS:

Glazing shall be installed in accordance with the project book and approved in writing.

Glazing shall be installed in accordance with the project book and approved in writing.

Glazing shall be installed in accordance with the project book and approved in writing.

MEP:

Mechanical, Electrical, and Plumbing shall be installed in accordance with the project book and approved in writing.

Mechanical, Electrical, and Plumbing shall be installed in accordance with the project book and approved in writing.

Mechanical, Electrical, and Plumbing shall be installed in accordance with the project book and approved in writing.

ROOFING:

Roofing shall be installed in accordance with the project book and approved in writing.

Roofing shall be installed in accordance with the project book and approved in writing.

Roofing shall be installed in accordance with the project book and approved in writing.

DRAPERY:

Drapery shall be installed in accordance with the project book and approved in writing.

Drapery shall be installed in accordance with the project book and approved in writing.

Drapery shall be installed in accordance with the project book and approved in writing.



Materials List:

The materials listed below are the current project materials. All materials shall be approved in writing by the owner and the architect.

Additional Detail Elements:

Additional detail elements shall be installed in accordance with the project book and approved in writing.

Finish Details:

Finish details shall be installed in accordance with the project book and approved in writing.

Roofing Details:

Roofing details shall be installed in accordance with the project book and approved in writing.

Drapery:

Drapery details shall be installed in accordance with the project book and approved in writing.

Other Details:

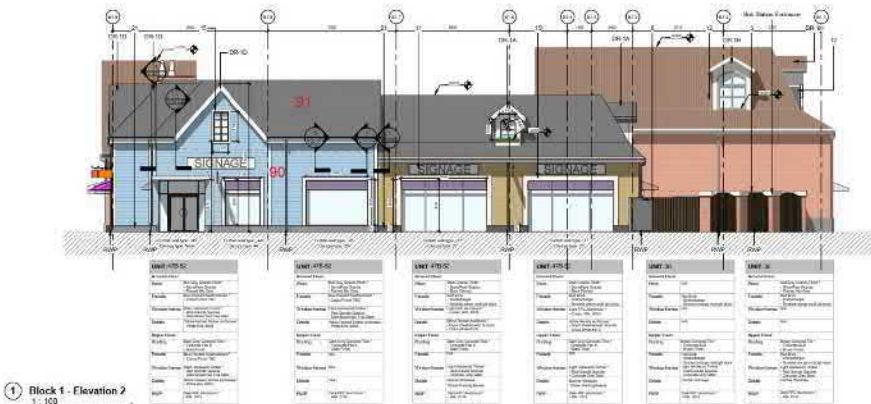
Other details shall be installed in accordance with the project book and approved in writing.

Item	Description	Quantity	Unit
1
2
3
4
5
6
7
8
9
10

Holder Mathis architects

Project:	Mt. Green Outer Village
Client:	Canoe & Kinland
Block:	Block 1 Elevations (2/25)
Information:	As issued
Sheet:	3839
Date:	A.01.022
Scale:	J

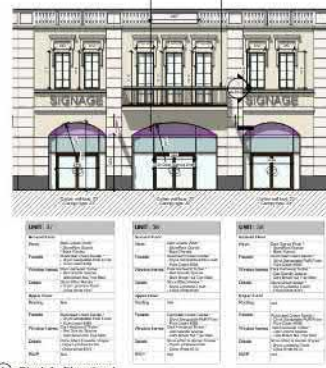
Elevations



Block 1 - Elevation 2
1 : 100



Block 1 - Elevation 5
1 : 100



Block 1 - Elevation 4
1 : 100

General Notes:

- 1. All construction work shall conform with the relevant Australian Standards (AS/NZS), Codes of Practice, and any applicable Council, State and Federal laws and regulations.
- 2. The Architect's design is intended to be a guide only. It is the responsibility of the Contractor to ensure that all construction work is in accordance with the relevant Australian Standards, Codes of Practice, and any applicable Council, State and Federal laws and regulations.
- 3. The Contractor shall ensure that all construction work is in accordance with the relevant Australian Standards, Codes of Practice, and any applicable Council, State and Federal laws and regulations.
- 4. The Contractor shall ensure that all construction work is in accordance with the relevant Australian Standards, Codes of Practice, and any applicable Council, State and Federal laws and regulations.



- Additional Detail Schedules:**
- 1. Structural Carcass
 - 2. External Thermal Insulation
 - 3. External Thermal Insulation
 - 4. External Thermal Insulation
 - 5. External Thermal Insulation
 - 6. External Thermal Insulation
 - 7. External Thermal Insulation
 - 8. External Thermal Insulation
 - 9. External Thermal Insulation
 - 10. External Thermal Insulation
 - 11. External Thermal Insulation
 - 12. External Thermal Insulation
 - 13. External Thermal Insulation
 - 14. External Thermal Insulation
 - 15. External Thermal Insulation
 - 16. External Thermal Insulation
 - 17. External Thermal Insulation
 - 18. External Thermal Insulation
 - 19. External Thermal Insulation
 - 20. External Thermal Insulation
 - 21. External Thermal Insulation

HolderMathias architects

100 Green Quarter Village
Corner
Bower & Kintland
Richmond (VIC) 3121

INFORMATION **As indicated**

3839	A.01.021	L
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Contact Officer:	Richard Sunter
Telephone No:	01543 464 481

Planning Control Committee

18 August 2021

Application No:	CH/21/0314
Received:	14 July 2021
Location:	McArthur Glen Designer Outlet West Midlands, Mill Green, Eastern Way, Cannock, WS11 7JZ
Parish:	Non-Parish Area
Ward:	Cannock South Ward, Cannock East Ward
Description:	Non-Material Amendment to CH/21/0197 – Changes to elevational treatment of units, external areas, Unit 71 and relocation and addition of signage across the McArthur Glen Outlet West Midlands site.
Application Type:	Non-Material Amendment

Recommendation:

Approve.

Reason(s) for Recommendation:

In accordance with paragraph 38 of the National Planning Policy Framework the Local Planning Authority has worked with the applicant in a positive and proactive manner to approve the proposed development, which accords with the Local Plan and the National Planning Policy Framework.

Conditions (and Reasons for Conditions):

1. The non-material amendment hereby approved relates to the details shown in the following plans subject to the provisions in condition 2.

A-01-020 Rev F	Block 1 Elevations (1 of 3)
A-01-021 Rev L	Block 1 Elevations (2 of 3)
A-01-022 Rev J	Block 1 Elevations (3 of 3)
A-01-030 Rev H	Block 2 Elevations (1 of 3)
A-01-031 Rev I	Block 2 Elevations (2 of 3)

A-01-032 Rev H	Block 2 Elevations (3 of 3)
A-01-040 Rev F	Block 3a Elevations (1 of 4)
A-01-041 Rev H	Block 3a Elevations (2 of 4)
A-01-042 Rev H	Block 3a Elevations (3 of 4)
A-01-043 Rev G	Block 3a Elevations (4 of 4)
A-01-050 Rev E	Block 3b Elevations (1 of 2)
A-01-051 Rev E	Block 3b Elevations (2 of 2)
A-01-060 Rev J	Block 3c Elevations (1 of 2)
A-01-061 Rev H	Block 3c Elevations (2 of 2)
A-01-070 Rev K	Block 4 Elevations (1 of 2)
A-01-071 Rev H	Block 4 Elevations (2 of 2)
A-01-080 Rev G	Block 5 Elevations (1 of 2)
A-01-081 Rev F	Block 5 Elevations (2 of 2)
A-01-090 Rev G	Block 6 Elevations (1 of 3)
A-01-091 Rev H	Block 6 Elevations (2 of 3)
A-01-092 Rev D	Block 6 Elevations (3 of 3)
P1134-00-001-100 Rev 34	General Arrangement Plan
WM/AO/01 Rev R CAN/SP/07	Signage

Reason

For the avoidance of doubt and in the interests of proper planning.

2. Notwithstanding the details of the approved plans the non-material amendments hereby approved shall only relate to the following elements and to no other amendments shown on those plans from the plans approved under planning permission CH/21/0197: -

Amendments to Unit 71

Unit 71 raised by 2.45m to match the balustrade of the adjoining unit and incorporation of a first floor and increase in floor area of 18 sq. m.

Amendment to Layout

The entrance road between Car Parks C and D moved further south and pedestrian footpath from Car Park D aligned with main entrance mall;

Paving material changed to granite;

Re-configuration of Car Park F; and

Revised tree provision / layout.

Amendment to Signage Scheme

Sign 2/1 – position moved further south towards totem due to levels on site;

Sign 3B/1 – New welcome signs added (see Drawing ref: CAN/SP/07 for detail);

Sign 4/7 – new finger post sign added;

Sign 4/8 – new finger post sign added;

Sign 4/9 – new finger post sign added;

Signs 6/2, 6/5, 6/6, 6/7 – new signs added at pedestrian entrances; and

Three x “To The Shops” signs added to car park 4 (see also Drawing ref: TTS1 for detail).

Elevation Changes

Unit	Elevation	Change
47B-52	elevation 1a	glazing between gl B1-B and B1C replaced with brickwork signage zones amended decorative surround added to brickwork between gl B1-C and B1-D
36	elevation 1b	decorative surrounds added to GF windows
35	elevation 3	signage panel removed and replaced with window at 1F decorative surrounds added to GF windows
clock tower	elevation 1b	pitched roof removed
9	elevation 1a	roof tiles changed from red to grey
8	elevation 1a	roof tiles changed from red to grey
7	elevation 1a	roof tiles changed from red to grey
6	elevation 2a	roof tiles changed from mid grey to dark grey
5	elevation 2a	roof tiles changed from mid grey to dark grey
4	elevation 2a	roof tiles changed from mid grey to dark grey
3	elevation 2a	roof tiles changed from mid grey to dark grey
35D	elevation 2	decorative surround added to GF window 2nr decorative panels added at 1F

Unit	Elevation	Change
35C	elevation 2	signage panel removed
29	elevation 1b	blue brick changed to blue weatherboard
28	elevation 3	buff brick changed to red brick light render changed to red brick
F02	elevation 1	decorative timber surrounds added between gl B4-E & B4-D frame of sliding doors changed from dark hardwood to aluminium (RAL 8007 fawn brown)
	elevation 2	timber shopfront changed from dark hardwood to aluminium (RAL 8007 fawn brown)

Reason

For the avoidance of doubt and in the interests of proper planning.

Notes to the Developer:

As this is a non-material amendment all conditions relating to planning permission CH/21/0197 will continue to be in force with equal affect subject to the specific non-material amendments hereby permitted.

Consultations and Publicity

External Consultations

None.

Internal Consultations

None.

Response to Publicity

As this is application is for a non-material amendment it has not bene advertised.

Relevant Planning History

- CH/15/0048 - Hybrid planning application for a designer outlet village development was approved on 26-Jul-2016.
- CH/17/279: - Application (under Section 73 of the Town and Country Planning Act 1990 (as amended)) to vary conditions 33 (control of mezzanine floorspace), 36 (control of A1 & A3 floorspace) & 44 (approved plans) to permit minor material amendments to Phase 1 in terms of elevation treatment, place-

making, layout, form and services provision and Addendum to Environmental Statement of planning permission was approved on 11-Oct-2017.

CH/20/435: - An application for a Minor Material Amendment to alter Condition 35 (Q) of Planning Permission CH/17/279 to allow for click & collect services for Unit 36 was approved on 18-May-2021.

CH/21/0197: - An application Under Section 73 of the 1990 Town and Country Planning Act for a Minor Material Amendment to Planning Permission CH/20/435 (Conditions 33 & 41) in relation to Unit FB03 (Slim Chickens). Enabling works to increase Unit FB03 by 83.14sq m, reducing the amount of retail floorspace by 83.14sq m was approved on 26-May-2021.

1 Site and Surroundings

1.1 The application site is the West Midlands Designer Outlet Village, situated off Eastern Way Cannock. Phase 1 of the Village opened in April 2021.

2 Proposal

2.1 The Applicant is seeking consent for a Non Material Amendment to CH/21/0197 - changes to elevational treatment of units, external areas, Unit 71 and relocation and addition of signage across the McArthur Glen Outlet West Midlands site.

2.2 The application in effect seeks to regularise a plethora of small design changes that have taken place during the construction phase and have been submitted together to prevent the submission of series of applications for each minor change.

2.3 In summary the application seeks retrospective planning permission for:

- Amendments to elevation materials and replacement of a number of shopfront doors with fixed glazing;
- Changes to Unit 71;
- Changes to the general arrangement / layout; and
- Additional and relocated signage

These will be described in detail below.

2.4 The changes to Unit 71 have been brought about to enhance public facilities including the introduction of an escalator, provision of a female and male prayer room and a separate foot washing area and lockers, together with increasing the entrance lobby to both the female and male public toilets. The ridge line of the roof of Unit 71 has also been raised by 2.45m to match the balustrade of the adjoining unit and a first floor has been incorporated to provide the additional facilities. The changes have increased Unit 71 by just over 18 sq. m.

2.5 In respect to 'external works' a revised General Arrangement Plan (Drawing ref: P1134-00-001-100 Rev 34) has been included as part of this submission, and this confirms the amendments made to the approved layout which includes:

- The entrance road between Car Parks C and D moved further south and pedestrian footpath from Car Park D aligned with main entrance mall;
- Paving material changed to granite;
- Re-configuration of Car Park F; and
- Revised tree provision / layout.

2.6 A number of signs have been added or relocated, with their updated position shown on (Drawing ref: WM/AO/01 Rev R). The changes are summarised as follows:

- Sign 2/1 – position moved further south towards totem due to levels on site (1.2m x 2.5m x 0.5m);
- Sign 3B/1 – New welcome signs (1.2m x 2.5m x 0.5m) added (see Drawing ref: CAN/SP/07 for detail);
- Sign 4/7 – new finger post sign (0.8m x 0.8m x 0.6m) added;
- Sign 4/8 – new finger post sign (0.8m x 0.8m x 0.6m) added;
- Sign 4/9 – new finger post sign (0.8m x 0.8m x 0.6m) added;
- Signs 6/2, 6/5, 6/6, 6/7 (0.6 x 2.1m x 0.3m) – new signs added at pedestrian entrances; and
- Three x "To The Shops" signs (0.55 x 0.55m x 0.5m) added to car park 4 (see also Drawing ref: TTS1 for detail). Also included as part of this application are the details of the external signage for the following units:

2.7 The applicant has also submitted details of the signage to a number of shop units within the outlet. These include: -

- Unit 29 – Reiss (Drawing ref: Rev B – 11-11-2020);
- Unit 34 – Hugo Boss (Drawing ref: Rev B – 02-10-2020);
- Unit 35D – Under Armour (Drawing ref: CS-06);
- Unit 36 – Nike (Drawing ref: NFS-GB-0026-MA-DRG);
- Unit 47B-52 – GAP (Drawing ref: Rev D – 15-12-2020);
- Unit FB01 – Wagamama (Drawing ref: Rev WA206.20.450);
- Unit FB02 – Five Guys (Drawing ref: Rev F); and
- Unit FB03 – Slim Chickens (Drawing ref: 478104/D)

2.8 The submission also outlines a variety of changes to the approved elevational treatment/materials that have taken place. The detail of all the amendments is included in the document titled 'WMDO s96a Elevation Changes'. The full list is shown in appendix 1 to this report and includes items such as: -

- decorative surrounds added to GF windows
- glazing between gl B1-B and B1C replaced with brickwork
- roof tiles changed from red to grey
- roof tiles changed from mid grey to dark grey
- 2nr decorative panels added at 1F
- blue brick changed to blue weatherboard
- chimney pot added to gable wall on gl B2-B

3 Planning Policy

3.1 Section 38 of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the provisions of the Development Plan unless material considerations indicate otherwise.

3.2 The Development Plan currently comprises the Cannock Chase Local Plan (2014) and the Minerals Local Plan for Staffordshire (2015 – 2030). Relevant policies within the Local Plan include: -

CP1: - Strategy – the Strategic Approach

CP3: - Chase Shaping – Design

3.3 There are no relevant policies within the Minerals Plan.

3.4 National Planning Policy Framework

3.5 The NPPF (2021) sets out the Government's position on the role of the planning system in both plan-making and decision-taking. It states that the purpose of the planning system is to contribute to the achievement of sustainable development, in economic, social, and environmental terms, and it states that there should be "presumption in favour of sustainable development" and sets out what this means for decision taking.

3.6 The NPPF (2021) confirms the plan-led approach to the planning system and that decisions must be made in accordance with the Development Plan unless material considerations indicate otherwise.

3.7 Relevant paragraphs within the NPPF include paragraphs: -

8: Three dimensions of Sustainable Development

11-14:	The Presumption in favour of Sustainable Development
47-50:	Determining Applications
126, 130, 132, 134:	Achieving Well-Designed Places
218, 219	Implementation

3.8 Other relevant documents include: -

Design Supplementary Planning Document, April 2016.

3.9 Planning Practice Guidance

3.9.1 Paragraph: 001 (Reference ID: 17a-001-20140306) states

‘When planning permission is granted, development must take place in accordance with the permission and conditions attached to it, and with any associated legal agreements.

New issues may arise after planning permission has been granted, which require modification of the approved proposals. Where these modifications are fundamental or substantial, a new planning application under section 70 of the Town and Country Planning Act 1990 will need to be submitted. Where less substantial changes are proposed, there are the following options for amending a proposal that has planning permission:

- Making a non-material amendment
- Amending the conditions attached to the planning permission, including seeking to make minor material amendments’.

3.9.2 Paragraph: 002 (Reference ID: 17a-002-20140306) goes on to state: -

‘There is no statutory definition of ‘non-material’. This is because it will be dependent on the context of the overall scheme – an amendment that is non-material in one context may be material in another. The local planning authority must be satisfied that the amendment sought is non-material in order to grant an application under section 96A of the Town and Country Planning Act 1990.’

3.9.3 Finally, paragraph 005 (Reference ID: 17a-005-20140306) goes on to state: -

‘As an application to make a non-material amendment is not an application for planning permission, the existing Town and Country Planning (Development Management Procedure) (England) Order 2015 provisions relating to statutory consultation and publicity do not apply. Therefore local planning authorities have discretion in whether and how they choose to inform other interested parties or seek their views.

As by definition the changes sought will be non-material, consultation or publicity are unlikely to be necessary, and there are unlikely to be effects which would need to be addressed under the Environmental Impact Assessment Regulations 2011.’

4 Determining Issues

4.1 The determining issue for the determination of the application is whether the proposed changes are material or non-material in nature. If the decision taker considers that the changes are non-material in nature, then they should approve the application as a non-material amendment to planning permission. CH/21/0197.

4.2 Changes to Unit 71

4.2.1 Changes to Unit 71 have been brought about to enhance public facilities and include the introduction of an escalator, provision of a female and male prayer room and a separate foot washing area and lockers, together with increasing the entrance lobby to both the female and male public toilets. These elements are all internal and have no impact on the external appearance of the outlet.

4.2.2 However, to accommodate the changes the ridge line of the roof of Unit 71 has also been raised by 2.45m to match the balustrade of the adjoining unit and a first floor has been incorporated to. The changes have increased Unit 71 by just over 18 sq. m. Whilst, on first glance the changes may look significant, when viewed within the context of the outlet, taken as whole, which would eventually have 10,389 sqm (GEA) of commercial floor space on a site area 160,723.47sqm they are very small. Furthermore, the changes are only observable within the confines of the outlet centre and as such have had no observable impact on the character of the wider area. As such officers consider that these amendments to the approved scheme are non-material in nature.

4.3 Changes to the External Environment

4.3.1 These entail the movement of the entrance road between Car Parks C and D further south and the pedestrian footpath from Car Park D aligned with the main entrance mall; paving material changed to granite; the re-configuration of Car Park F; and associated revised tree provision / layout. This provides a better and more legible layout than the arrangement that was approved and helps to guide the visitor to the main entrance to the shopping area. Again, in the context of the wider car park these changes are relatively small and well within the site such that the visual effect viewed from outside of the site is negligible.

4.3.2 As such officers consider that these amendments to the approved scheme are non-material in nature.

4.4 Signs

4.4.1 Additional and amended signs falls within two categories, namely (i) directional and welcome signs throughout the outlet; and (ii) signage on the unit fronts. As to the former there are 12 in number that would be distributed across the 16ha site. Set within the 16ha site the additional or amended signs would not have any material impact on either public safety or the visual amenity of the area

4.4.2 As such officers consider that these amendments to the approved scheme are non-material in nature.

4.4.3 As to the signs on the unit fronts these would all be sited within the confines of the enclosed space within the shopping centre. As such they would fall within the definition of signs within Class A (An advertisement displayed on enclosed land.) of Schedule 1 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 which fall outside of the scope of advertisement control as they would not be 'readily visible from outside the enclosed land or from any place to which the public have a right of access'.

4.4.4 As to this part of the application it is recommended that the appropriate response would be to notify the applicant that the advertisements fall outside of planning controls.

4.4.5 Given the above it is considered that the advertisements and signs that fall under planning control are non-material in nature.

4.5 **Elevational Changes**

4.5.1 These changes, although numerous relate to relatively small details of design to individual units or changes to materials within the palette of materials that have already been approved within the outlet. Examples of such changes include the addition of a chimney pot, decorative surrounds to windows added, and red brick changed to light render and Tudor boarding above signage zone and into dormers.

4.5.2 Given that the outlet is purposely designed to resemble a West Midlands town centre high street its composite units have facades which have a wide range of architectural styles and materials. As such the amendments from the approved scheme have not materially affected the external appearance of the inside of the centre. In addition, the amendments can only be seen once the observer has entered the shopping area. Even then only the most discerning observer with the benefits of approved and as built plans would be able to discern the changes to the elevations.

4.5.3 As such officers consider that these amendments to the approved scheme are non-material in nature.

5 Human Rights Act 1998 and Equalities Act 2010

Human Rights Act 1998

5.1 The proposals set out in this report are considered to be compatible with the Human Rights Act 1998. The recommendation to approve the application accords with the adopted policies in the Development Plan which aims to secure the proper planning of the area in the public interest.

Equalities Act 2010

5.2 It is acknowledged that age, disability, gender reassignment, pregnancy and maternity, religion or belief, sex and sexual orientation are protected characteristics under the Equality Act 2010.

By virtue of Section 149 of that Act in exercising its planning functions the Council must have due regard to the need to:

Eliminate discrimination, harassment, victimisation, and any other conduct that is prohibited;

Advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;

Foster good relations between persons who share a relevant protected characteristic and persons who do not share it

It is therefore acknowledged that the Council needs to have due regard to the effect of its decision on persons with protected characteristics mentioned.

Such consideration has been balanced along with other material planning considerations and it is considered that the proposal is acceptable in respect to the requirements of the Act. Having had regard to the particulars of this case officers consider that the proposal would not conflict with the aim of the Equalities Act.

6 Conclusion

- 6.1 The Applicant is seeking consent for a Non Material Amendment to CH/21/0197 - changes to elevational treatment of units, external areas, Unit 71 and relocation and addition of signage across the McArthur Glen Outlet West Midlands site.
- 6.2 The determining issue for the determination of the application is whether the proposed changes are material or non-material in nature.
- 6.3 'There is no statutory definition of 'non-material'. This is because it will be dependent on the context of the overall scheme – an amendment that is non-material in one context may be material in another.
- 6.4 Given that the amendments sought would be viewed within the context of a development of 10,389 sqm (GEA) of commercial floor space on a site area 16ha it is considered that the amendments sought, taken as a whole, would be acceptable as a non-material amendment to planning permission CH/21/0197.

Appendix 1

Amendments to Elevations

Unit	Elevation	Change
47B-52	elevation 1a	glazing between gl B1-B and B1C replaced with brickwork signage zones amended decorative surround added to brickwork between gl B1-C and B1-D
36	elevation 1b	decorative surrounds added to GF windows
35	elevation 3	signage panel removed and replaced with window at 1F decorative surrounds added to GF windows
clock tower	elevation 1b	pitched roof removed
9	elevation 1a	roof tiles changed from red to grey
8	elevation 1a	roof tiles changed from red to grey
7	elevation 1a	roof tiles changed from red to grey
6	elevation 2a	roof tiles changed from mid grey to dark grey
5	elevation 2a	roof tiles changed from mid grey to dark grey
4	elevation 2a	roof tiles changed from mid grey to dark grey
3	elevation 2a	roof tiles changed from mid grey to dark grey
35D	elevation 2	decorative surround added to GF window 2nr decorative panels added at 1F
35C	elevation 2	signage panel removed
29	elevation 1b	blue brick changed to blue weatherboard
28	elevation 3	buff brick changed to red brick light render changed to red brick
F02	elevation 1	decorative timber surrounds added between gl B4-E & B4-D frame of sliding doors changed from dark hardwood to aluminium (RAL 8007 fawn brown)
	elevation 2	timber shopfront changed from dark hardwood to aluminium (RAL 8007 fawn brown)