

PLANNING APPLICATION NUMBER:P10/0210

Type of approval sought	Full Planning Permission
Ward	BRIERLEY HILL
Applicant	Stourbridge College
Location:	LAND AT SOUTH OF VENTURE WAY, VENTURE WAY, BRIERLEY HILL, DUDLEY
Proposal	DEVELOPMENT OF FURTHER EDUCATION COLLEGE CAMPUS WITH ASSOCIATED ACCESS AND CAR PARK.
Recommendation Summary:	APPROVE SUBJECT TO A 106 AGREEMENT

SITE AND SURROUNDINGS

- 1 The application site is located on the Eastern side of Brierley Hill town centre. The site has an elevated vantage point overlooking the adjacent canal and the Merry Hill Centre and much further views towards Dudley and Netherton church which also sits on a vantage point. There is a clear change of levels between the site, the much lower canal and then the Merry Hill shopping centre below. The parcel of land extends to 1.6 hec and is presently located within an area that is currently undergoing substantial regeneration

- 2 The site is adjacent to the new Health Centre (LIFT) with the recently opened parallel route Venture Way running to the front of the site. On the opposite side of the parallel route is a large supermarket car park and town centre shops and rear of the High Street.

- 3 The site has very clear topographical/physical constraints which govern the size and shape. These come in the form of the parallel route to the west and the canal to the east where there is a drop of around 30m between the site and the shopping centre and 10m between the site and canal corridor.

- 4 The site is presently being utilised as the remains of a compound for the adjacent health facility. A small woodland corridor runs along the boundary of the site running along the east.
- 5 The site is located within an area identified as a central employment zone and the Regional Spatial Strategy for the West Mids Phase 1 Revision identifies Brierley Hill as the Strategic Town Centre of the Dudley Borough. The site would falls within this remit.

PROPOSAL

6. This application seeks approval for a new further education campus associated with the Creative Industries Faculty of Stourbridge Further Education College. The campus would accommodate 675 full time equivalent pupils and 62 members of staff. The College have previously applied for Planning Permission to develop a larger college building on the site but this was reliant on partial funding from the Learning and Skills Council and was cancelled due to the LSC funding crisis. The College now propose to develop a smaller (approx 3800sqm) building tailored specifically to the needs of their Creative Industries Faculty. The faculty would relocate from Longlands Centre.

The original scheme proposed to develop the eastern part of the site with prominent elevations to Dudley Canal but with simpler façade treatments facing west toward Venture Way. Future phases of development would develop toward Venture Way. The current proposal is to construct at the western end of the site, addressing Venture Way and thus providing an active frontage. The external design of the proposed structure is considered as an exuberant architectural style which is intended to reflect the nature of the buildings use. The proposal may form part of a larger, phased development but the content and form of any such possible future development is as yet unclear and therefore the current design is to be considered to 'stand alone' whilst being mindful of the possibility to adapt to future needs.

The proposed development would be accessed from Venture Way by vehicular traffic and the proposed junction would utilise a "left in left out" arrangement. The proposed car park would be to the rear of the site and accommodate 76 Vehicle parking spaces

including 6 designated disabled bays. The site also makes provision for a bike shelter.

HISTORY

7.

APPLICATION No.	PROPOSAL	DECISION	DATE
P08/1663	Development of new further education college with associated access, car park and including public library.	Decision pending the signing of the S106 agreement.	

PUBLIC CONSULTATION

8. The application was advertised by way of direct neighbour notification, site notice and press advertisement. The consultation period expired on the 31 March and no representations have been received from residents or businesses.

OTHER CONSULTATION

9. Group Engineer (Development) – No objections to the proposal subject to conditions related to the travel plan, bicycle store and junction arrangement.
10. Head of Environmental Protection and Trading Standards – No objections subject to conditions related to contaminated land report, noise and boiler flue details.
11. Environment Agency – No objections received.
12. British Waterways – No objections to the scheme subject to conditions related to boundary treatments, landscaping and lighting.
13. Centro – No objections subject to conditions related to the Travel Plan submitted.
14. Policy – No objections to the proposals.

15. Urban Design – No objections to the proposed scheme.
16. Conservation Officer – No objections to the scheme subject to conditions relating to landscaping, protected species and lighting.

RELEVANT PLANNING POLICY

17. Adopted UDP (October 2005)
- S2 – Creating a More Sustainable Borough.
 - S11 – Urban Renewal
 - S12 – Central Employment Zone
 - S16 – Access and Movement
 - DD1 – Urban Design
 - DD6 – Access and Infrastructure
 - DD7 – Planning Obligations
 - DD9 – Public Art
 - UR1 – Central Employment Zone
 - AM14 – Parking
 - AM16 – Travel Plans
 - CS4 – Educational provision
 - NC1 – Biodiversity
 - NC5 – Sites of Local Importance for Nature Conservation
 - NC6 – Wildlife Species
 - NC9 – Mature Trees
 - NC10 – The Urban Forest
18. Supplementary Planning Document(s)
- Parking Standards and Travel plans
 - Nature Conservation
 - Planning Obligations – DD7

19. Brierley Hill Area Action Plan (Stage – Currently with Secretary of State awaiting Examination in Public).
20. National Planning Policy
 - PPS1 – Delivering Sustainable Development (2005)
 - PPS9 – Biodiversity and Geological Conservation
 - PPG13 Transport
21. Regional Spatial Strategy for the West Midlands - RSS
 - UR1A – Black Country Regeneration Priorities
 - UR3 – Enhancing the roles of City, Town and District Centres
 - UR4 – Social Infrastructure
 - PA4 – Development related to Higher/Further Education and Research Establishments and Incubator Units.
 - PA11A – Brierley Hill and Dudley

ASSESSMENT

22. The key Issues with this proposal are:
 - Policy/principle of the development
 - Regeneration
 - Access/parking/future metro development impact on associated metro link
 - Design
 - Impact on SLINC/ecology and Trees
 - Other issues
 - Contributions/obligations

Policy/Principle of Development

23. The application site lies with the central employment zone and the Regional Spatial Strategy for the West Midlands (RSS) defines Brierley Hill as a Strategic Town Centre for Dudley Borough. The Brierley Hill Area Action Plan is awaiting its

Examination in Public and whilst this document does not carry significant weight in terms of its level of adoption it sets out clear aspirations for Brierley Hill and this particular area is allocated for educational use. The proposed siting does extend beyond the boundary of the Education area as set within the AAP, however in planning policy terms the proposed scheme does comply with the framework outlined. In this regard the proposed scheme is consistent with the requirements of Policies S2, S11, S12, UR1 and CS4 of the Adopted UDP (October 2005) and Policies UR1A, UR3, UR4, PA4 and PA11A of the West Midlands Regional Spatial Strategy (January 2008).

Regeneration

24. The site provides the most ideal location to meet the objectives of the emerging AAP as there are a number of economic benefits associated with the siting of the college in this location including positive connections to Brierley Hill High Street. It is envisaged that the building will provide a further catalyst for regeneration due to the resultant increase in the number of students in the location along with the staff employed in the college and supporting roles. The benefits of further education will raise aspirations of people within the area thus increasing social inclusion and provide wider benefits for the location and thus attracting further prosperity. The proposed development is therefore considered to accord with the requirements of policies S11 and S14 of the Adopted UDP (October 2005) and policies PA4 and UR4 of the West Midlands Regional Spatial Strategy (January 2008).

Access/parking/future metro development impact on associated metro link

25. The College building is in a sustainable location, located in the Town Centre and in close vicinity to a number of public transport routes, namely a number of frequent bus services running along the main High Street. Moreover the site is freely accessible from the new Parallel Route which runs along the front of the site. Parking has been proposed for the site and this also includes disabled spaces and secure storage for cycles. These parking spaces have been minimised to 76 to encourage staff and students to travel by alternative modes of transport, for

example; by foot and cycle. PPG13 states that facilities should not encourage over provision of parking especially when sites are to be located adjacent to and accessible by public transport. In this instance the site fulfils this aspiration. The parking provision of 76 meets the maximum parking standards requirements as set out in Supplementary Planning Document – Parking standards and Travel Plans which requires 1 space for every two members of staff and 1 space for every 15 students. The Group Engineer (Development) has requested 141 Cycle stands which is a minimum standard as outlined in the Parking Standards and Travel Plans Supplementary Planning Document. Whilst it is acknowledged that this is a minimum standard, the college have provided some justification for a reduction in this number. They state that cycle facilities are provided at both their existing campuses and they are underused. At the application site they propose 45 cycle spaces. This is a 750% increase on the number that is present at their existing Longlands Campus and is on balance considered as acceptable.

26. A travel plan has been submitted as part of the proposed development which outlines clear objectives to ensure that the college development will encourage a reduction in car use. The Travel Plan outlines the following methods to achieve the goal:

- Reduce the number of staff, students and visitors travelling to the site by car;
- Encourage car sharing by staff and students;
- Promote TravelWise;
- Increase the number of journeys to the site by public transport;
- To ensure all staff, pupils and visitors are aware of the Travel Plan;

Akin to any Travel Plan offered it is essential that this plan is implemented monitored and reviewed with the results made available. This should also include future initiatives to further reduce car dependency, with monitoring over a given period. The proposed travel plans embodies this and may be adequately controlled by the imposition of a suitably worded condition to ensure this is carried out.

27. The route of the Wednesbury to Brierley Hill (WBHE) metro extension is adjacent to the site and Centro were notified of the proposal. Centro have indicated that the

site is well served by public transport and that links to maximise the routes to and from that public transport should be encouraged. Policy AM6 of the Dudley UDP encourages the development of a light rail system and will ensure that the route will be safeguarded. The site does not infringe this route and it is considered that the development is acceptable. In this regard the proposed development would be in accordance with the requirements of Policies S2, S16, DD6, AM14 and AM16 of the Adopted UDP (October 2005), Parking standards and Travel Plans Supplementary Planning Document, PPG13 and Policy PA11A of the West Midlands Regional Spatial Strategy (January 2008).

Design

28. The design of the building has evolved from the site characteristics making full use of the difficult shape and surrounding restraints. The site possesses a number of challenges to development including two natural fault lines, pit shafts, unstable embankments and established ecology. Furthermore the site is constrained to the north by the proposed route of the Metro and of a proposed pedestrian link to Merry Hill via a future canal crossing. The design is 'iconic' and will clearly be seen with the context of the area, especially the Brierley Hill skyline with the neighbouring 'lift' building and the Brierley Hill high rises. Given the individual design of the building it should be seen as making a positive statement for the regeneration of the area.
29. The site has well defined boundaries to both the North and West. The Boundary to the West is defined by the newly constructed Parallel Route and to the West the canal corridor and significant changes in levels over the Merry Hill centre and beyond define the boundary. The building has been designed to take full advantage of the active frontage associated with Venture Way and has a large glazed entrance atrium with feature college name text.
30. The proposed floor plans offer an intuitive easily read layout with clear circulation routes, with flexible teaching and learning spaces coupled with staff facilities. The Gallery atrium is intended as the focal hub of the layout and contains a mixture of tiered and full-height exhibition space for display and exhibition of student work. The

Gallery would contain the lift and the principal accommodation stair from the main entrance and reception. The Gallery would provide a large and dramatic shop-window onto Venture Way. The main feature stair within the Gallery offers further movement visible through the large glazed façade.

31. Externally the proposed design is a balance of functional practicality and vibrant form. Each elevation blends with adjacent elevations to create a seamless elevational treatment most notably at the prominent corners facing Venture Way. The external material palette is monochrome allowing view into the building as the colour within or the exhibited art. A dark plinth is contrasted with glazed area and white render. Angular glazed openings offer views into and from circulation and studio areas to the west and north. The south west elevation uses perforated sheet metal solar shading to contribute to the angular form whilst the south east facing elevations use horizontally configured brise soliel to suit the aspect. Plant is proposed to the lower roof of the first floor at the eastern end of the building where it is screened from view by extended parapet walls. It is proposed that the important hard landscaped public realm to the Venture Way frontage will share the angular geometry of the building using contrasting bands of high quality paving and using the sites natural topography to achieve level changes that enhance the setting and lock the building into its landscape.
32. PPS1 advocates high quality design in terms of development and individual buildings in terms of function and impact. It also states that 'High quality design should be integrated into the existing urban form and natural and built environment', (para 35). Further, policy DD1 of the Dudley UDP advocates the principles of good design and the context of site and its environs. In this case the applicant has provide a full and detailed design and access statement. It is considered that the scheme effectively demonstrates good design and relates positively to the site and its surroundings. Details have yet to be provided with regards to the detailing of the site frontage and associated materials and planting. Those details can be secured by the addition of an appropriately worded condition. On this basis the proposed development would comply with the requirements of

Policies S11, DD1, AM14 and AM16 of the Adopted UDP (October 2005), PPS1 and Policy UR1A of the West Midlands Regional Spatial Strategy (January 2008).

Impact on SLINC/Ecology and Trees

33. The site is located adjacent to the canal corridor which comes from Delph Locks up to the more highly developed 'Waterfront' development. As the site sits between the two areas it provides an interface between the heritage/wildlife area around Delph locks to the developed urban grain of the waterfront. The application proposal has been supported by a wildlife management plan, tree survey and updated ecological statement which was associated with the previous planning application P08/1663.
34. The adjacent canal system, common to most towns and cities, provides connectivity to major river systems and rural areas. It is clear from the report that the canals provide a corridor for the flora and fauna to colonise through more hostile (urban) environments. The canal adjacent to the application site is no exception. The report highlights the fact that the canal, unlike the river corridors, are relatively unpolluted and this provides a opportunity for animals to navigate the canal networks, providing opportunities for travelling otters as the banks of the canal networks provide spaces to forage undisturbed. The siting of the proposed building is 125m from the canal, as apposed to the previous scheme which abutted its boundary. The siting of the proposed building as well as the findings of the Wildlife Management Plan and updated Ecology report, result in the Nature Conservation Officer having no concerns with the scheme. On this basis the proposed development would comply with the requirements of Policies NC1, NC5 and NC6 of the Adopted UDP (October 2005), PPS9 and Nature Conservation - Supplementary Planning Guidance.
35. There are a number of trees on the site and adjacent woodland. The proposal involves the loss of these trees which are not protected under the terms of the Local Biodiversity Action Plan. However, as part of the on site mitigation and enhancement these trees could be simply replaced. This will be proposed by way of a landscaping scheme imposed by way of condition. On this basis the proposed

development would comply with the requirements of Policies NC1, NC9 and NC10 of the Adopted UDP (October 2005).

Other issues

36. No further representations have been received with respect to the scheme. Given the context of the site and the nearest neighbouring uses no adverse amenity impacts are considered. This is with particular regard to overlooking or privacy. The college would join with the temple and health centre to provide a mixed frontage and variety to the new parallel route.

Planning obligations.

37. The proposed development has a requirement to provide both on site and off site contributions for the additional infrastructure identified in the Supplementary Planning Document – Planning Obligations. For this application off site contributions related to Transport Infrastructure Improvements would be required as well as on site contributions for Public Realm, Public Art and Nature Conservation. Further a Local Employment Statement would be required. The obligations required for this application would be:

Off site

- A contribution towards transport infrastructure improvements in accordance with the Council's adopted policy of **£23,152.50**.

On Site

- On site improvements to the Public Realm in accordance with the Council's adopted policy. This should include a high quality boulevard style frontage addressing Venture Way and to the right of way to the north. The materials and

planting proposed will only be deemed acceptable if they result in a high-class public realm environment.

- An onsite contribution for Public Art in accordance with the Council's adopted policy. This should be provided by way of the students designing a piece of public art with the final design and location to be agreed by the Local Planning Authority.
- An on site contribution and mitigation scheme with regards to nature conservation enhancement in accordance with the Council's adopted policy. This should be inline with the proposals outlined in the submitted management plan as well as a landscaping scheme that includes nature conservation enhancements.
- An obligation would be required by the developer to enter into a Local Employment Statement with the Council in order to provide for economic and community development benefits. This could be in the form of commitments to sourcing building materials locally and the provision of jobs for local people in both the construction and end-use phases. This would be added within the S106 agreement.
- A charge for the monitoring, management and implementation of the S106 Agreement of **£1666.50**.

At the date of writing this report the applicant had been made aware of the obligations by way of email and agreed verbally to enter into the agreement. It was agreed to follow this up in writing in due course. An agreement to enter into a financial agreement will be reported by way of a pre-committee note. The proposal is therefore consistent with the requirements of Policies DD7 – Planning Obligations of the Adopted UDP (October 2005) and Supplementary Planning Document – Planning Obligations (December 2007).

CONCLUSION

38. The building is located in a sustainable location in Brierley Hill Town Centre which is readily accessible to public transport. It provides a focus for the regeneration of the area with its iconic design which utilises the site constraints to its advantages with internal layouts designed to take into account the uses of the building and its elevated location.

The access with 'left in left out' arrangement and appropriate vehicle parking provision ensures its compliance with highway safety along with a comprehensive mitigation for wildlife and flora and fauna ensures the development complies with policies S2, S11, S12, S14, S16, DD1, DD6, DD7, DD9 UR, AM14, AM16 CS4 NC1, NC5 NC6, NC9, NC10 of the Dudley UDP 2005

RECOMMENDATION

39. It is recommended that the application be approved subject to:

- a) The development shall not be commenced until a scheme for the submission and approval of a planning obligation to guarantee the off site provision of Transport Infrastructure Improvements and a Monitoring and Management charge of £24,819 as well as onsite contributions for Public Realm, Public Art, Nature Conservation and an obligation to enter into a Local Employment Statement with the Council has been submitted to and agreed in writing by the Local Planning Authority.
- b) The Scheme shall include the method, timing and arrangements including a means to guarantee a financial payment, increased through index linking from the first April each subsequent year, in accordance with the Council's planning obligations policies.
- c) The following conditions, with delegated powers to the Director of the Urban Environment to make amendments to these as necessary

Reason for Approval:

The building is located in a sustainable location in Brierley Hill Town Centre which is readily accessible to public transport. It provides a focus for regeneration of the area with its iconic design which utilises the site constraints to its advantages with internal layouts designed to take into account the uses of the building and its elevated location.

The access with "left in left out" arrangement and appropriate vehicle parking provision ensures its compliance with highway safety along with a comprehensive mitigation for wildlife and flora and fauna.

The decision to grant planning permission has been taken with regard to the policies and proposals in the Dudley Unitary Development Plan and to all relevant material considerations including supplementary planning guidance.

The above is a summary of the reasons for the grant of planning permission. For further detail on the decision please see the application report.

Note for Applicant

The development hereby permitted shall be in accordance with the drawings received in these offices and referenced 090413/A/ 101 revision E, 090413/A/102 revision C, 090413/A/103 revision C, 090413/A/104 revision C and 090413/A/106 revision C unless otherwise agreed in writing by the local planning authority.

Conditions and/or reasons:

1. Development shall not commence until an arrangement for the provision of:

Transoprt Infrastructure Improvements
Local Employment Agreement
Monitoring and Management Charge

has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include the method, timing and arrangement to comply with the Council's policies for the provision of the infrastructure required in conection with the proposed development.

2. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
3. Prior to the commencement of development, details of the types, colours and textures of the materials to be used on the external surfaces of the buildings hereby approved shall be submitted to and approved in writing by the Local Planning

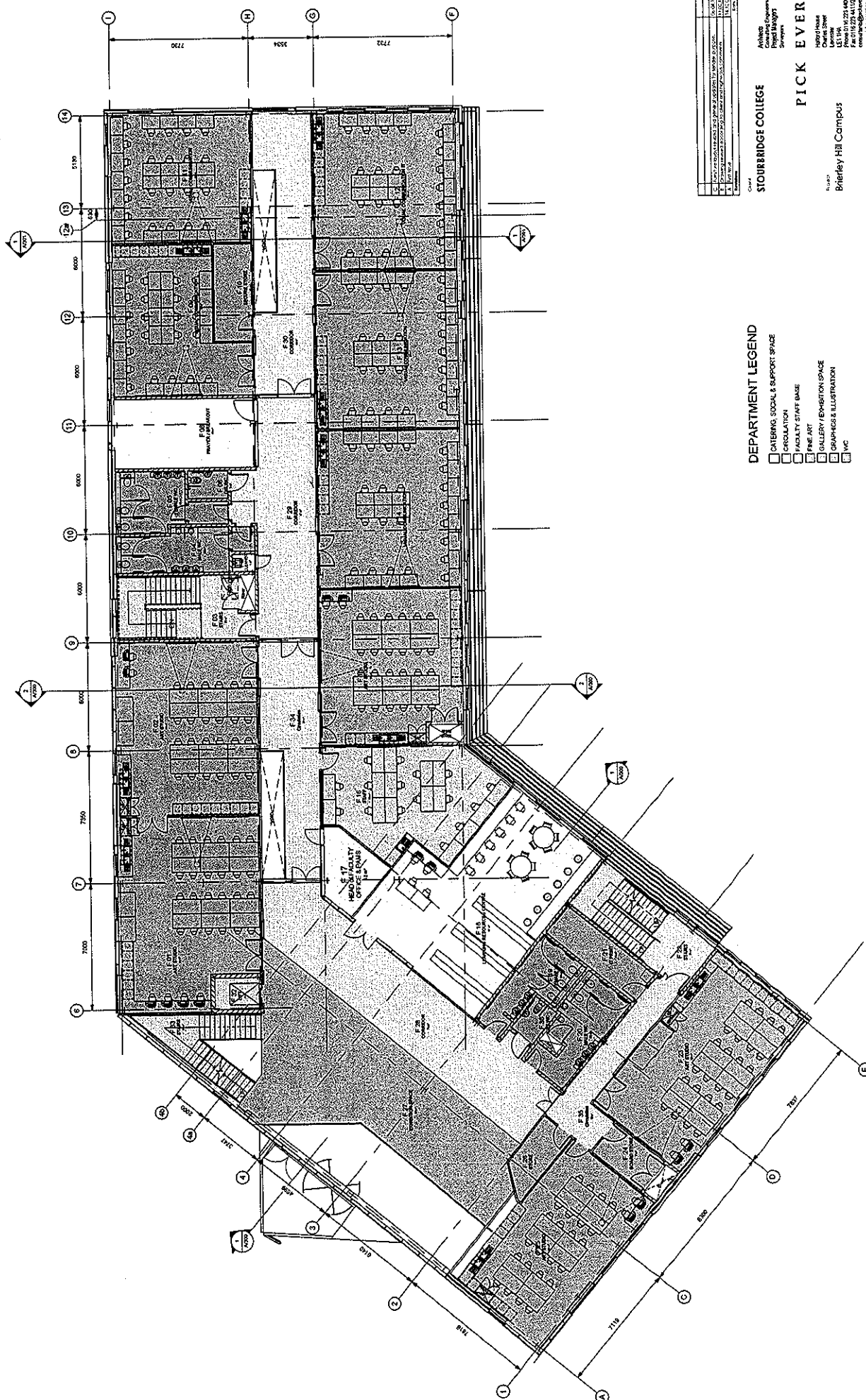
- Authority. The development shall be carried out in complete accordance with the approved details.
4. Prior to the commencement of development, details of the works for the disposal of foul and surface water drainage shall be submitted to and approved in writing by the Local Planning Authority. All works shall be completed in accordance with the approved details prior to the occupation of the dwellings hereby permitted.
 5. Development shall not begin until details of the vehicular access to the site have been submitted to and approved in writing by the local planning authority and the building shall not be occupied or brought into use until that access has been constructed in accordance with the approved details.
 6. The building[s] shall not be occupied until the area shown for [car parking/loading and unloading/manoeuvring] on the plan numbered [x] has been graded, levelled, surfaced, drained and marked out in accordance with the agreed scheme and that area shall not thereafter be used for any other purpose unless otherwise agreed in writing with the local planning authority.
 7. Prior to the commencement of development, details of the types, sizes and locations of the boundary treatments around the site and between the proposed plots shall be submitted to and approved in writing by the Local Planning Authority. The boundary treatment shall be carried out in complete accordance with the approved details prior to the occupation of the dwellings hereby approved and thereafter retained for the lifetime of the development unless otherwise agreed in writing with the local planning authority.
 8. Prior to the commencement of development, a detailed landscape strategy for the site shall be submitted to and approved in writing by the Local Planning Authority. This strategy shall include a plan detailing suitable replacement native trees (including Black poplar), and their establishment programme as well as species which will add to the nature conservation value of the site. Further details should be submitted regarding the treatment of the Japanese knotweed. The strategy shall also include a timetable for the implementation of the works and their ongoing maintenance, and shall be implemented in accordance with the approved details.
 9. Any outside lighting should conform to the Bat Conservation Trust and Institute for Lighting Engineers' guidance 'Bats and lighting in the UK'. It should be close to the ground and directed downwards. It should be activated by a timed sensor with a low movement sensitivity, so as not to be triggered by wildlife. A plan detailing outside lighting will be submitted and approved in writing by the Council before any works proceed and should include luminance in candelas and hours of operation. All works must be carried out in accordance to the approved plan and shall be retained as such thereafter.
 10. The development hereby approved shall be subject to a further Travel Plan submission after 6 months of the buildings use/occupation. This Travel Plan should be submitted within 12 months of the date of commencement of the use and should include up-to-date survey data. This travel plan should be submitted to and approved in writing by the local planning authority, including details of a Travel Plan Co-ordinator, Staff Travel Survey, Car Parking Management, Walking and Cycling initiatives, Publicity and Marketing, Set targets and monitoring and to join Company Travel Wise in Dudley together with a timetable for the implementation of each such element. The Travel Plan shall be implemented in accordance with the details approved by the local planning authority and remain operational for the life of the development.

11. Prior to commencement of the scheme hereby approved details of the signage strategy proposed to direct traffic into the site and around the surrounding area as well as its proposed maintenance should be submitted to and approved by in writing by the Local Planning Authority. The agreed scheme should be implemented in its entirety in accordance with the approved scheme prior to the building first being brought into use and remain in place for the lifetime of the development unless otherwise prior to the agreed in writing by the Local Planning Authority.
12. Development shall not begin until a comprehensive written site investigation strategy (in a form to be agreed with the local planning authority), has been submitted to and approved by the local planning authority. Such a strategy shall facilitate the identification of contaminants and permit the risk-based assessment of the development site. Where the investigations identify the presence of contamination, development shall not begin until a scheme to protect the development from the effects of such contamination has been submitted to and approved by the local planning authority. Such a scheme shall: include provisions for validation monitoring & sampling; be implemented before the development is first occupied; and be retained throughout the lifetime of the development.
13. Development shall not begin until a comprehensive written site investigation strategy (in a form to be agreed with the local planning authority), has been submitted to and approved by the local planning authority. Such a strategy shall facilitate the identification of ground gases and vapours that have the potential to pose a risk to human health and the wider environment. Where the investigations identify the presence of ground gases and vapours, development shall not begin until a scheme to protect the development from the effects of such gases and vapours has been submitted to and approved by the local planning authority. Such a scheme shall: include provisions for validation monitoring & sampling; be implemented in accordance with the approved details before the development is first occupied; and be retained throughout the lifetime of the development.
14. Development shall not begin until a scheme for protecting users of the proposed educational establishment from noise from road traffic from Venture Way has been submitted to and approved in writing by the local planning authority. All works which form part of the approved scheme shall be completed before use of the permitted establishment, unless otherwise agreed in writing by the Local Planning Authority.
15. No boiler shall be used to serve the development until details of the location, height, design and visual appearance of its chimney have been submitted to and approved in writing by the local authority.
16. Notwithstanding the plans submitted prior to the commencement of development, details of the relationship between the proposed development and canal in the form of sections/existing/proposed ground levels/finished floor levels shall be submitted to and agreed in writing by the Local Planning Authority and thereafter implemented in accordance with the agreed details unless otherwise agreed in writing.
17. The demolition of the buildings and the clearance of trees and other vegetation should avoid the bird nesting season (February – August inclusive) unless a breeding bird assessment (with recommendations) is carried out by a trained ecologist within 7 days of the works commencing. This should be submitted in writing and approved by the Council before works begin. All works must be carried out in accordance to the approved assessment's recommendations.
18. If protected species are found during any stage of the development all works must stop immediately and Natural England, the project's ecologist and the Council's

Nature Conservation Officer must be contacted immediately. Works should not recommence until relevant licences have been obtained and written permission is granted by Natural England and the Council.

19. No works should commence, or continue, if the most recent protected species survey and assessment is over 12 months old. These surveys and assessments must be of, or above, the standard detailed within the Nature Conservation SPD. They must include the whole of the site and be carried out by an experienced and qualified ecological consultant and integrated into a site mitigation plan. All of these must be submitted to and approved in writing by the Council before any works commence (or continue). All works must be carried out in accordance to the approved plan.
20. Detailed working protocols, based on good practice such the Pollution Prevention Guidelines PPG1 (general) by the Environment Agency, should be prepared and adhered to during all works. These should ensure no negative impacts could occur, such as contamination, light pollution or disturbance affects the adjacent wildlife site and/or protected species. The location of the temporary compound should be identified on the plan for plant and material storage during construction. These protocols must be submitted and approved in writing by the Council before any works commence. All works must be carried out in accordance to the approved protocols.
21. Within 12 months of first occupation of the building hereby approved a scheme shall be submitted to and approved by in writing by the local planning authority detailing of the piece (s) of on site public art, designed by pupils or local artists, proposed on the site. The scheme shall include the design, location and timing for the implementation. All works shall be carried out in accordance with the agreed details and shall be maintained for the life of the development unless otherwise agreed in writing by the local planning authority.
22. Prior to commencement of the development a plan detailing appropriate on site public realm works, in accordance with the requirements of the adopted Planning Obligations SPD, shall be submitted to and approved by in writing by the local planning authority. All works shall be carried out in accordance with the agreed plan and shall be maintained throughout the life of the development unless otherwise agreed in writing by the Local Planning Authority.

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<input type="checkbox"/>	FACULTY STAFF BASE
<input type="checkbox"/>	FINE ART
<input type="checkbox"/>	GALLERY / EXHIBITION SPACE
<input type="checkbox"/>	GRAPHICS & ILLUSTRATION
<input type="checkbox"/>	WC

PICK EVERARD

5100
Brierley Hill Campus

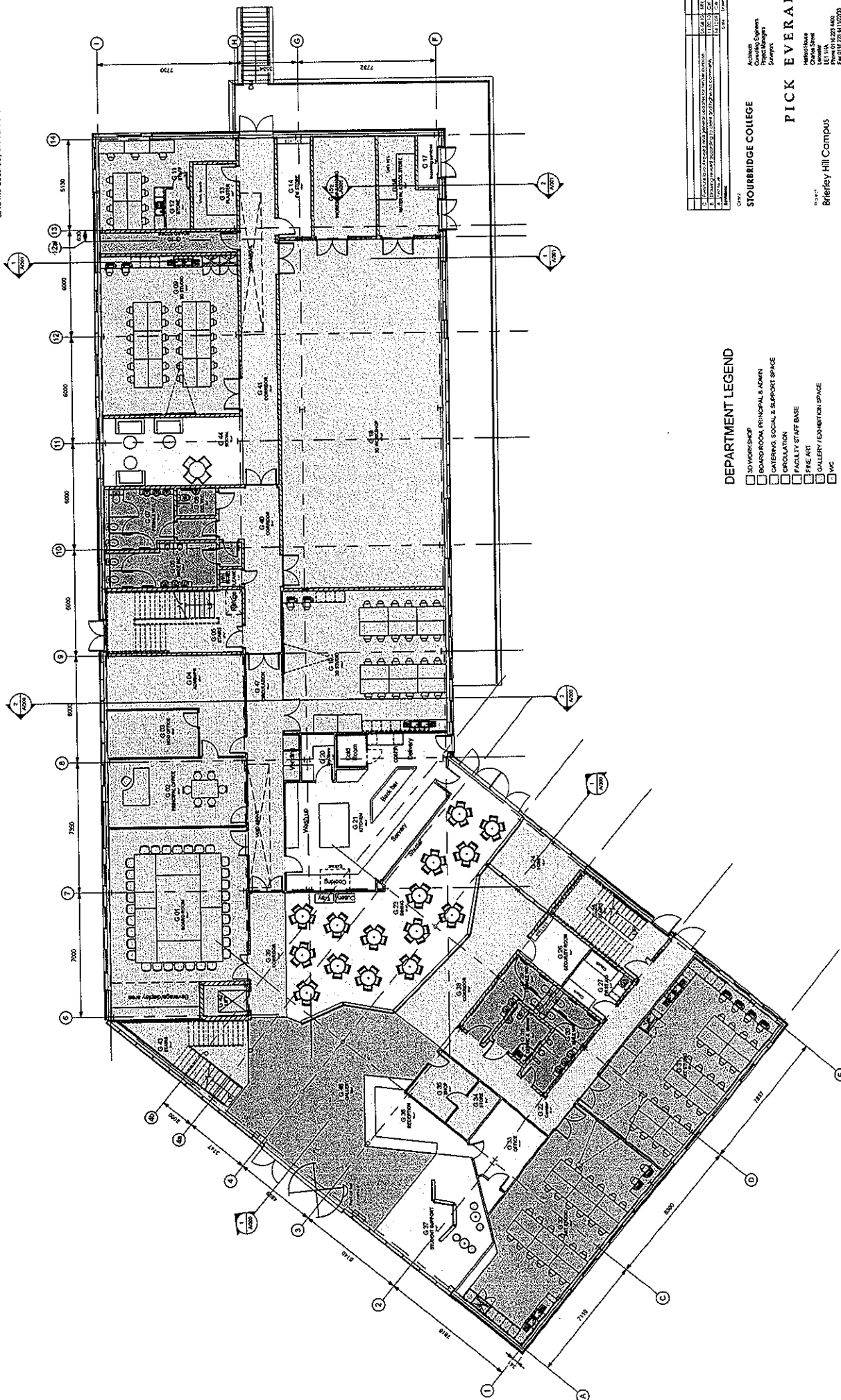
Architects
Consulting Engineers
Project Managers

History of House
Charlottesville
Lancaster
LE 1144
Phone 0116 223 6400
Fax 0116 223 4411223333
conservation@pickover.co.uk
www.pickover.co.uk

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	DATE	TIME	DATE	TIME	DATE	TIME
C. Anterior to 12th vertebra and posterior to 12th thoracic vertebra.	11/24/10	10:00	11/24/10	10:00	11/24/10	10:00
D. (Transverse) and according to 12th vertebra and 12th thoracic vertebra.	11/24/10	10:00	11/24/10	10:00	11/24/10	10:00

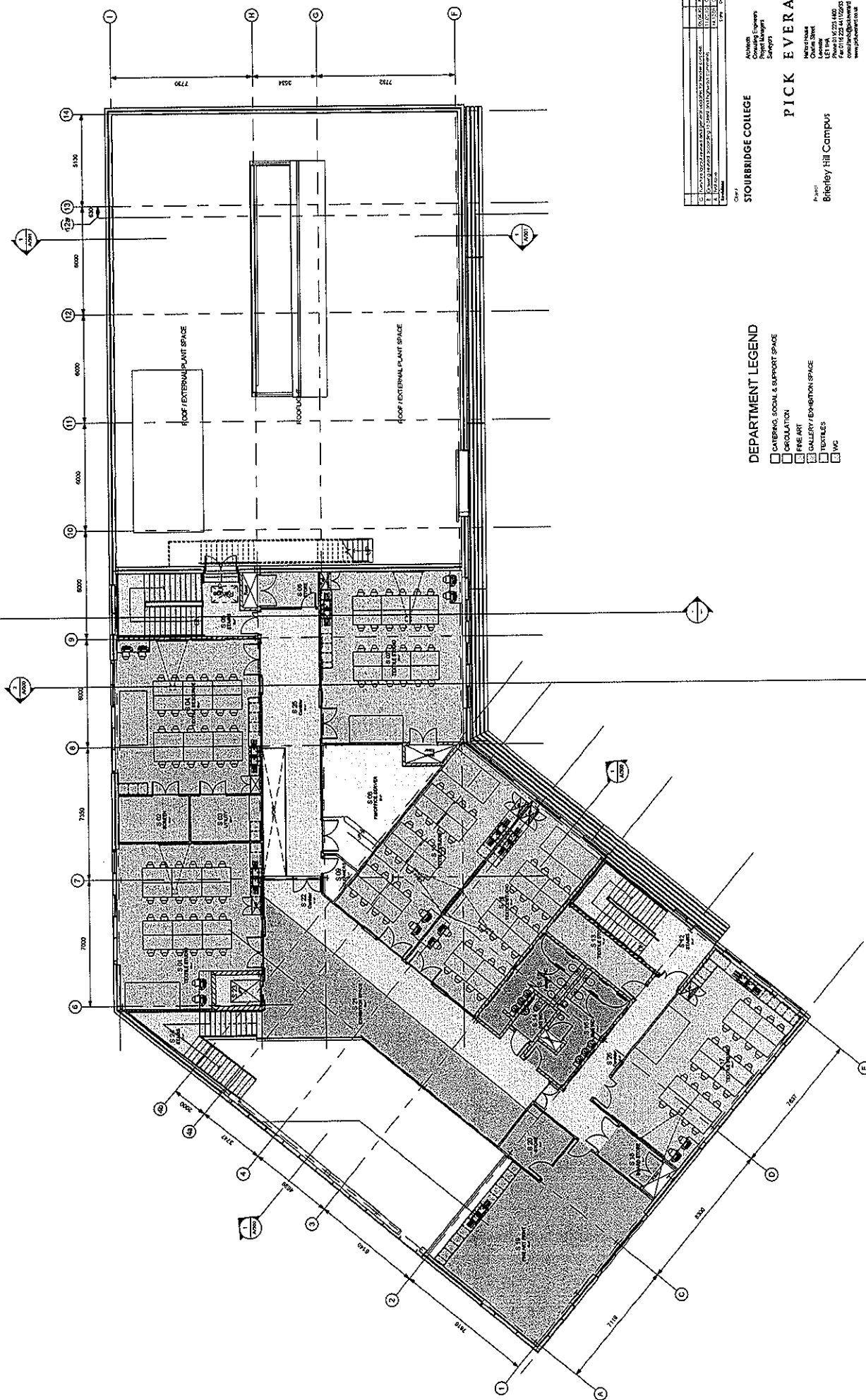
Architects
Consulting Engineers
Project Managers
Surveyors

Brierley Hill Campus

Charles Street
Leicester
LE1 1HA
Phone 0145 223 44
Fax 0145 223 44
comf@leicester.gov.uk
www.leicester.gov.uk

PROPOSED GROUND FLOOR	TITLE	TENDER
	S.S. 80 - 1000 - 1000 - 1000	1 : 100 at A1
	CORPORATION	090413 / A / 102 C

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DEPARTMENT LEGEND

- ☐ CATERING, SOCIAL & SUPPORT SPACE
☐ CIRCULATION
☐ FINE ART
☒ GALLERY / EXHIBITION SPACE
☐ TEXTILES
☐ WC

STOURBRIDGE COLLEGE

Architects
Consulting Engineers
Project Managers
Surveyors

PICK EVERARD

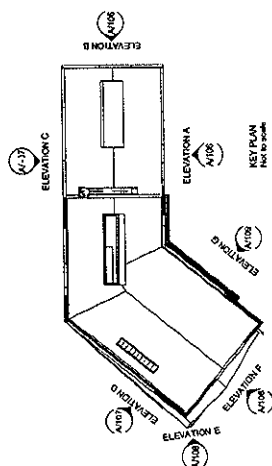
Brierley Hill Campus

Harford House
Charles Street
Leicester
LE1 1HA
Phone 0116 223 4400
Fax 0116 223 4411
consultants@pickover
www.pickover.co.uk

[illegible]

	PROPOSED SECOND FLOOR	TENDER	090413/A/104 C
		DATE OF TENDERS OPENED	1 : 100 at A1
		Currency / unit	Per

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	1997-1998	1998-1999	1999-2000	2000-2001	2001-2002	2002-2003	2003-2004	2004-2005	2005-2006	2006-2007	2007-2008	2008-2009	2009-2010	2010-2011	2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032	2032-2033	2033-2034	2034-2035	2035-2036	2036-2037	2037-2038	2038-2039	2039-2040	2040-2041	2041-2042	2042-2043	2043-2044	2044-2045	2045-2046	2046-2047	2047-2048	2048-2049	2049-2050	2050-2051	2051-2052	2052-2053	2053-2054	2054-2055	2055-2056	2056-2057	2057-2058	2058-2059	2059-2060	2060-2061	2061-2062	2062-2063	2063-2064	2064-2065	2065-2066	2066-2067	2067-2068	2068-2069	2069-2070	2070-2071	2071-2072	2072-2073	2073-2074	2074-2075	2075-2076	2076-2077	2077-2078	2078-2079	2079-2080	2080-2081	2081-2082	2082-2083	2083-2084	2084-2085	2085-2086	2086-2087	2087-2088	2088-2089	2089-2090	2090-2091	2091-2092	2092-2093	2093-2094	2094-2095	2095-2096	2096-2097	2097-2098	2098-2099	2099-2100	2100-2101	2101-2102	2102-2103	2103-2104	2104-2105	2105-2106	2106-2107	2107-2108	2108-2109	2109-2110	2110-2111	2111-2112	2112-2113	2113-2114	2114-2115	2115-2116	2116-2117	2117-2118	2118-2119	2119-2120	2120-2121	2121-2122	2122-2123	2123-2124	2124-2125	2125-2126	2126-2127	2127-2128	2128-2129	2129-2130	2130-2131	2131-2132	2132-2133	2133-2134	2134-2135	2135-2136	2136-2137	2137-2138	2138-2139	2139-2140	2140-2141	2141-2142	2142-2143	2143-2144	2144-2145	2145-2146	2146-2147	2147-2148	2148-2149	2149-2150	2150-2151	2151-2152	2152-2153	2153-2154	2154-2155	2155-2156	2156-2157	2157-2158	2158-2159	2159-2160	2160-2161	2161-2162	2162-2163	2163-2164	2164-2165	2165-2166	2166-2167	2167-2168	2168-2169	2169-2170	2170-2171	2171-2172	2172-2173	2173-2174	2174-2175	2175-2176	2176-2177	2177-2178	2178-2179	2179-2180	2180-2181	2181-2182	2182-2183	2183-2184	2184-2185	2185-2186	2186-2187	2187-2188	2188-2189	2189-2190	2190-2191	2191-2192	2192-2193	2193-2194	2194-2195	2195-2196	2196-2197	2197-2198	2198-2199	2199-2200	2200-2201	2201-2202	2202-2203	2203-2204	2204-2205	2205-2206	2206-2207	2207-2208	2208-2209	2209-2210	2210-2211	2211-2212	2212-2213	2213-2214	2214-2215	2215-2216	2216-2217	2217-2218	2218-2219	2219-2220	2220-2221	2221-2222	2222-2223	2223-2224	2224-2225	2225-2226	2226-2227	2227-2228	2228-2229	2229-2230	2230-2231	2231-2232	2232-2233	2233-2234	2234-2235	2235-2236	2236-2237	2237-2238	2238-2239	2239-2240	2240-2241	2241-2242	2242-2243	2243-2244	2244-2245	2245-2246	2246-2247	2247-2248	2248-2249	2249-2250	2250-2251	2251-2252	2252-2253	2253-2254	2254-2255	2255-2256	2256-2257	2257-2258	2258-2259	2259-2260	2260-2261	2261-2262	2262-2263	2263-2264	2264-2265	2265-2266	2266-2267	2267-2268	2268-2269
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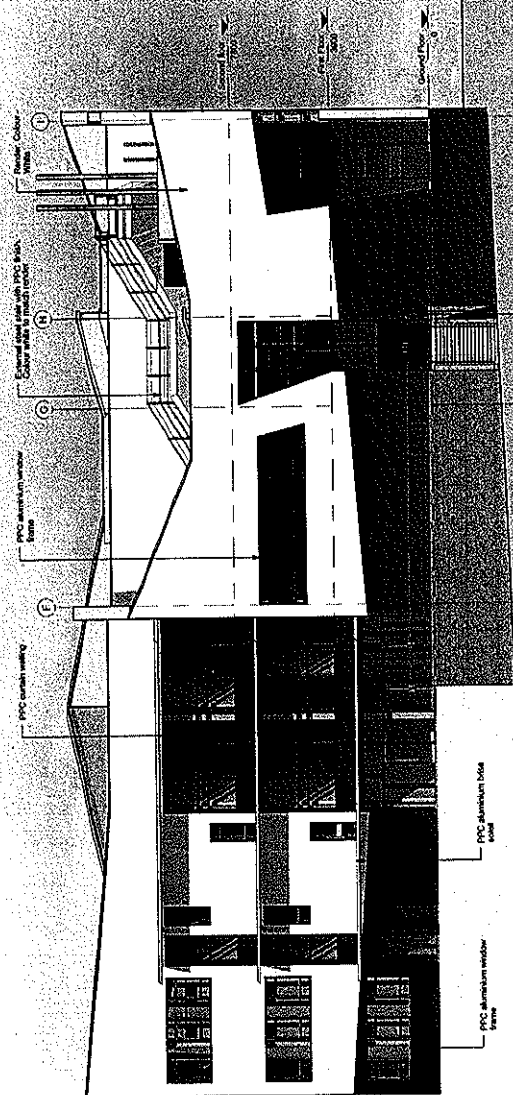
Associate
 Consulting Engineers
 Project Managers
 Surveyors

1st Floor House
 Charles Street
 Leicester
 LE1 1HA
 Phone 0116 221 223
 Fax 0116 221 444
 e-mail: info@leicester.gov.uk

LE11 1HA
Phone 0116 223 4400
Fax 0116 223 4411/2233
coralliant@piccadilly.co.uk

Drawing Title	PROPOSED ELEVATION A & B
SHEET NO.	PRELIMINARY
Scale - unless otherwise noted	As indicated 3/16"
Drawing Number	090413 /A/106 C

Scale :
Curtain wall facades are to include areas of insulation bonded to glazing as determined by detailed thermal modelling.
Sloping and wording to be confirmed



3 ELEVATION B