



Report from the Head of Development Management to Development Control Committee

Application number: 7/2025/5293

Application type: Reserved Matters

Applicant: Mr Berry, GGE Ltd

Location: St Annes Elleray School, Windermere, Cumbria, LA23 1AP

Grid reference: 341242, 498813

Proposal: Erection of 7 no dwellings (5 local occupancy and 2 affordable) with associated infrastructure and ancillary facilities

Report prepared by: Paula Allen, Area Planner

Report agreed by: Andrew Smith, Head of Development Management

Recommendation: **APPROVE with conditions**

1 About this report

- 1.1 The case planner has prepared this report, assessment and recommendation taking into account our policies (known as the Development Plan), written representations we have received, and any other material considerations.
- 1.2 Material considerations are things that are relevant to our decision making and which we are able to take into account – for example site specific factors, or Government planning policy (the National Planning Policy Framework) and Government planning guidance (the National Planning Practice Guidance).

- 1.3 The Development Control Committee will determine the application at its meeting having regard to the provisions of the Development Plan, representations we have received, and all other material considerations, following a verbal and visual summary of the application by the case planner and, where applicable, after hearing any verbal representations made in accordance with our Policy for Public Speaking at Meetings.
- 1.4 Most applications are decided under powers delegated to the Head of Development Management. A small number of significant or more contentious applications are considered by our Development Control Committee as set out in our Scheme of Delegation.

2 Background and proposals

- 2.1 This application is being reported to Committee because our recommendation for approval is contrary to Windermere and Bowness Town Council's objection.
- 2.2 In 2022 we granted outline planning permission with conditions (7/2021/5689) for the erection of five local needs dwellings and two local affordable dwellings in the wooded area to the east side of the access drive to Elleray. That application approved matters of principle and access arrangements. Access for four of the houses is approved via the main existing access drive by the lodge, and for the other three houses (including the two affordable units, is approved from the private access road that leads to Orrest Head. The approved details were a location plan, a Controlling Parameter Plan showing areas where development could be located, and an arboricultural report. Scale, layout, appearance and landscaping were reserved matters for future submission.
- 2.3 In July 2025 we refused planning permission for a full application for the erection of five local needs houses on this site (7/2025/5086), consisting of 4 x three bed units and 1 x four bed unit. The reasons for refusal related to tree protection and woodland restoration, housing size and mix and design. An appeal against that decision was lodged and subsequently dismissed as it would be unduly harmful to the character and appearance of the area. The

Inspector did however conclude that “*despite the generous scale of the proposed dwellings, there is no clear evidence that the internal floor space or configuration of the accommodation of the proposed dwellings would make them unsuitable for local needs.*”

- 2.4 This application is a reserved matters submission under outline permission 7/2021/5689. The proposals provide details of the appearance, landscaping, layout and scale of the five local occupancy houses and two affordable houses already approved. The houses proposed would be four detached houses (1 x five bedroom and 3 x three bedroom) and a row of three two-bedroom houses including the affordable units.
- 2.5 Amended Proposed Plans and elevations (Rev E) were submitted in April 2026 and were subject to formal consultation.

3 Representations

- 3.1 Windermere and Bowness Town Council (TC) recommend refusal. They maintain their position regarding access to the site off Orrest Head Lane which they own, specifically, that permission to use Town Council land for either access during building work or to access the resultant properties would not be granted by the Town Council at that or any future time. The town council Planning sub-committee also recommend refusal on the grounds of public safety due to the proposed access for three properties onto the busy, Miles Without Stiles accessible public footpath up Orrest Head. Additionally, the town council considers the loss of 16 trees rather than the nine indicated in the outline application, represents a loss of mature established habitat which new planting cannot replicate. The impact on overall quality of ecology and biodiversity renders the development unacceptable to the town council.
- 3.2 The town council also state that overall, this revised application satisfactorily addresses their previously expressed concerns with regard to the buildings' size and affordability.

- 3.3 The Local Highway Authority consider that insufficient information has been provided in respect of access, turning and parking, commenting that the layout shown is inadequate for the affordable homes served by Tuchwud where the parking bays are too short without enough carriageway width to allow them to manoeuvred into and out of, and there is no turning facility or bin collection arrangement shown.
- 3.4 The Lead Local Flood Authority considers that insufficient information has been provided in respect of drainage. There is no Drainage Strategy provided with this application and the Lead Local Flood Authority comments at the outline stage recommended that revisions were made to the Drainage Strategy. The drainage design for this development should significantly affect the layout of the site.
- 3.5 The Environment Agency have no objections to the development as proposed. The Heritage, Design and Access Statement confirms that foul drainage will be connected to the existing public foul sewer.
- 3.6 United Utilities recommend a condition in relation to foul and surface water drainage and offer advice about water efficiency and their infrastructure.
- 3.7 The Authority's Senior Rights of Way Officer requests that as a footpath runs alongside the boundary of the proposed development the impact on the amenity of footpath users should be considered, and the applicants need to be aware that any hedges planted alongside the footpath should be regularly maintained to avoid encroachment onto the footpath.

4 Development plan policies and other relevant guidance

- 4.1 The relevant Development Plan comprises:
- The Lake District National Park Local Plan 2020-2035
- 4.2 The following Lake District National Park Local Plan policies are relevant to this application:

- Policy 01: National and international significance of the Lake District
- Policy 04: Biodiversity and geodiversity
- Policy 05: Protecting the spectacular landscape
- Policy 06: Design and development
- Policy 07: Historic environment
- Design Code Supplementary Planning Document (SPD)
- Landscape Character Assessment Supplementary Planning Document (SPD)

4.3 The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these are expected to be applied. Development plan policies materially inconsistent with NPPF policies should be given very little weight. The following NPPF decision-making policies are relevant to the determination of this application:

- DM3: Determining development proposals
- DM6: Use of planning conditions and obligations
- DM7: Relationship with other regulatory regimes
- DP3: Key principles for well-designed places
- N4: Protected Landscapes
- HE6: Proposals affecting designated heritage assets
- HE9: Conservation Areas

4.4 There is no community plan in this area.

5 Main issues and assessment

5.1 The principle of housing development on the site to deliver five local needs and two affordable houses and the means of access thereto has been established by the grant of the outline permission. The reserved matters that are before us for consideration are therefore restricted to Appearance, Scale, Layout and Landscaping.

5.2 For clarity, I have referred to the Town and Country Planning Procedure Order for the correct meanings of the above, as set out below.

- **Appearance** - the aspects of a building or place within the development which determines the visual impression the building or places makes, including the external built form of the development, its architecture, materials, decoration, lighting, colour and texture.
- **Scale** - the height, width and length of each building proposed within the development in relation to its surroundings.
- **Layout** - the way in which buildings, routes and open spaces within the development are provided, situated and orientated in relation to each other and to buildings and spaces outside the development.
- **Landscaping** - the treatment of land (other than buildings) for the purpose of enhancing or protecting the amenities of the site and the area in which it is situated and includes—
 - (a) screening by fences, walls or other means;
 - (b) the planting of trees, hedges, shrubs or grass;
 - (c) the formation of banks, terraces or other earthworks;
 - (d) the laying out or provision of gardens, courts, squares, water features, sculpture or public art; and
 - (e) the provision of other amenity features;

5.3 Access is already approved by the outline planning permission. Access means the accessibility to and within the site, for vehicles, cycles and pedestrians in terms of the positioning and treatment of access and circulation routes and how these fit into the surrounding access network.

Appearance

5.4 Development in this location requires a high-quality design. The public will experience the development primarily from the Public Right of Way FP 581024 along Orrest Head Lane, in glimpses from the A591 and from the main drive to Elleray.

- 5.5 The site is located within the Windermere Conservation Area. We have a duty under Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to pay special attention to the desirability of preserving or enhancing the character or appearance of the Conservation Area. We also need to have regard to HE6(1) of the NPPF which explains that when considering the potential effect of a development proposal on the significance of a designated heritage asset, substantial weight should be given to the asset's conservation. This is reinforced by Policy 07 which seeks to conserve and enhance the significance of heritage assets.
- 5.6 Policy 06 states development must reinforce the importance of local character by having regard to scale, height, density, layout, appearance and materials. The Design Code SPD states "the design of new development must be inspired by and respect landscape character." It also advises that understanding the physical, cultural and spiritual factors that shape place identity is a critical first step in the design of developments that preserve and enhance local character and make a positive contribution to placemaking. This is consistent with NPPF policy DP3 (g).
- 5.7 The proposed development is located within an area of woodland, a tranquil setting within Lower Windermere Area of Distinctive Character as set out in the Landscape Character Assessment SPD. The distinctive urban character of Windermere Town dates predominantly to the Victorian period, where the buildings are unified by a common use of local stone - grey slate stone, often with buff sandstone or limestone dressings and fitted barge boards.
- 5.8 The scheme consists of four detached dwellings and one terrace of three dwellings and is located within the spacious grounds of Elleray (formerly Windermere St Annes School) which was constructed in the 1800s of Lakeland stone. It is also on the northern edge of the historic core of Windermere Town. Whilst the principle of of seven new houses on this site is established by the outline planning permission, the site's location within the Windermere Conservation Area demands a well-designed scheme using appropriate materials that respond positively to their historic setting.

- 5.9 The character of the Conservation Area is hugely important in this application. The current proposal addresses previous reservations regarding the design, particularly concerns about the lack of elements which adequately reflect the importance of local character, local distinctiveness and sense of place resulting in an adverse effect on the character and appearance of the Conservation Area. The revised design [Rev E] submitted is considered acceptable. It has taken the design cues from the existing buildings within the area amending the style of the glazing and introducing appropriate detailing such as window mullions and surroundings, quoins and steeply pitched roofs.
- 5.10 The proposed materials palette consists of slate roofs, predominantly white render walls broken up with smaller sections of Lakeland stone, and appropriate glazing details. Other external features include dark grey aluminium fascia, grey aluminium doors and windows and floor-mounted glass balustrade.
- 5.11 Whilst the walls would be predominantly finished in white render, with only small sections of Lakeland stone facing, the changes to the windows, the steeply pitched roofs and chimney details in my opinion mean the proposals take on a more vernacular architectural form which reflects the surrounding area. Although some more contemporary elements remain such as the glazed balustrade, overall, the proposed development is harmonious in character and appearance within the Conservation Area. I am satisfied the revised scheme would conserve the integrity of the Conservation Area and the significance of the English Lake District World Heritage Site. The appearance of the proposed development is in accordance with the policies 01, 05 and 06 of the Local Plan, the Design Code SPD and policies DP3, N4 and HE9 of the NPPF.

Scale

- 5.12 The proposed development is for four detached houses (1 x five bedroom and 3 x three bedroom) and a row of three two-bedroom houses including the affordable units. The houses now proposed (Rev E) would be: Plot 1 is 3

storey five bedroom with study and lift; Plot 2 is 3 storey three bedroom with study and lift; Plot 3 is 2 storey three bedroom with study; Plot 4 is 2 storey three bedroom with study.

- 5.13 Scale means the acceptability of the height, width and length of each building proposed within the development in relation to its surroundings. I am satisfied the proposed development is acceptable in respect. Although the proposed detached buildings are substantial houses that are generous in scale and exceed the nationally described minimum space standards, they would be located within the 'build zones' as approved in the outline application. In my opinion they can be accommodated comfortably within the 'build zones' without overbearing effect on neighbouring properties and public footpaths and would not compromise the woodland setting. The terraced properties would be modest and appropriate. Together, the proposed dwellings would sit satisfactorily within the site and context. Their height, width and length would relate appropriately and acceptably to each other and their surroundings.

Layout

- 5.14 Drawing No PL.04 *Outline Planning Permission Site Layout Comparison* shows some minor amendments to the private parking areas proposed from the outline permission 7/2021/5689. However, the proposed development would still be located within the Build Zones 1, 2 and 3 as indicated on the approved plan Controlling Parameter Plan Dwg No 06 Rev B approved under permission 7/2021/5689.
- 5.15 Each Build Zone is accessed separately (access arrangements into and within the site are already approved) The proposed density and scattered urban grain are consistent with the Design Code.
- 5.16 Plots 1-3 are located in Build Zone 1, Plot 4 in Build Zone 2 and Plots 5-7 in Build Zone 3. The dwellings in Build Zone 1 are set at oblique angles to avoid direct overlooking, and the massing is unlikely to block daylight/sun light from reaching neighbouring properties. Plots 5-7 is a terrace building and again is

set at an oblique angle to the other proposed dwellings within the site. Due to the undulating nature of the site, Build Zone 3 is on higher ground, but is well screened from other parts of the site due to its woodland character. I therefore consider the proposed layout is acceptable.

Landscape

- 5.17 Trees are a vital part of the conservation area particularly in the northern fringe, it is important therefore that the woodland context is not unacceptably undermined by the proposed development, and the landscaping proposals serve to enhance the woodland amenity.
- 5.18 The Town Council recommend refusal on the grounds the loss of 16 trees rather, than the nine indicated in the outline application, represents a loss of mature established habitat which new planting cannot replicate.
- 5.19 The Authority's Trees and Woodlands Officer has visited the site on numerous occasions and is familiar with the condition of the woodland. She provided the following comment on the application as originally submitted:
- "Whilst it is encouraging to see that 44 trees are proposed for planting to enhance the woodland, it is considered that the species mix represents a more formal, ornamental landscape rather than the more informal woodland characteristic that is more akin to the nature of the site. It is recommended that common, native species are used such as Oak, Yew, Lime and Beech. It is also noted that the hedgerow mix and shrub species mentioned are also features that are ornamental in character. Some species, such as Laurel and Rhododendron are proposed and should be avoided due to their potential harmful effects on woodlands. Instead, it is recommended to move the species pallet more towards low maintenance, unmanaged woodland understory species such as Holly, Hawthorn, Hazel and Hornbeam."*
- 5.20 The applicant has since submitted revised plans and details. The revised details indicate appropriate mixes of tree, understory and hedgerow planting can be delivered across the site – although final positioning can only be

confirmed after tree removal has occurred and ground conditions are confirmed. I consider the submitted landscaping approach acceptable, subject to a condition requiring the approval of final planting positions.

- 5.21 Taking into consideration the proposed replacement planting, and the retention of prominent trees within the no build zone adjacent to the roadside, the site would continue to contribute to the verdant character of the area. Subject to the suggested condition, the proposed landscaping details will enhance the woodland amenity and the development is in accordance with Local Plan Policy 04 and Policy N4 of the NPPF.

Other considerations

- 5.22 *Access to the site across Town Council owned land* – Windermere and Bowness Town Council maintains its objection to the access arrangements from Orrest Head Lane, as they are the landowners of the lane and will not consent the new access arrangements. This is a private matter to be resolved between the Town Council and developer. . From a planning perspective, access arrangements are approved.
- 5.23 *Drainage Strategy* – representations have commented on the fact that no Drainage Strategy has been submitted with this application. Information was provided at the outline stage regarding drainage requirements, including connection to the Combined Sewer System that serves Elleray Lodge and surface water retention capacity. The outline permission 7/2021/5689 requires a surface water drainage scheme to be submitted to and approved by the Local Planning Authority prior to the commencement of any development. I have no reason to believe at this stage that this cannot be achieved. Existing conditions are adequate and do not need to be repeated.
- 5.24 In responding to this application the Local Highway Authority state they consider that insufficient information has been provided in respect of access, turning and parking. Access arrangements was assessed and approved at the outline application stage and is outside the scope of this application. The Local

Highway Authority had no objections to the access arrangements when they were approved.

5.25 *Housing mix* -The Strategic Housing and Economic Needs Assessment April 2023 indicates that the greatest need is for two-and three-bedroom properties. The outline permission is subject to a S106 Obligation. As indicated in the applicant's supporting information the proposal would provide "85% dwellings (6 of 7) – two-and three-bedroom dwellings". In this regard the proposed development would contribute to the local housing needs of the area.

5.26 The Rights of Way officer advises the applicants need to be aware that any hedges planted alongside the footpath should be regularly maintained to avoid encroachment onto the footpath. This could be included as an informative.

6 Conditions

6.1 I recommend a condition requiring the development to be carried out in accordance with the plans and details for the avoidance of doubt. I also recommend a condition requesting details of the understorey planting species be provided and agreed by the Authority to enhance the quality of the woodland within a Conservation Area and the improve the biodiversity of the area. Given the conservation area position, slate should be mined or quarried within Cumbria, render should be roughcast, and details of lintels and quoins along with a sample panel of stonework should be submitted for approval.

6.2 An informative should also be included to ensure the owners of the properties are aware of the need to maintain the hedgerow immediately adjacent the Public Right of Way to protect the amenity of the footpath users.

7 Conclusion

7.1 For the reason set out above, I recommend approval of the details set out in this Reserved Matters application. The proposal is in accordance with the policies in the Local Plan specifically Policies 01, 04, 05, 06, and 07, the

Design Code, the development management policies DP3, N4, HE6 and HE9 in the NPPF and material considerations.

Recommendation: APPROVE with conditions

Conditions/Reasons

1 The development hereby permitted shall not be carried out otherwise than in conformity with the following submitted plans and details:

- Proposed Plans & Elevations, Drawing nos. PL.10 - PL.16 received by the Local Planning Authority on 17 April 2026
- Tree Protection Plan received by the Local Planning Authority on 14 August 2026
- Design and Access Statement received by the Local Planning Authority on 9 May 2025

REASON: For the avoidance of doubt.

2 No development, demolition or site clearance shall take place until the arrangements to be taken for the protection of trees and hedges on the site (including the erection of protective fencing to trees to be retained), have been submitted to and approved in writing by the Local Planning Authority. Details shall be in accordance with BS 5837:2012. The agreed arrangements shall be carried-out in full prior to any activity taking place and shall remain in-situ for the duration of the development.

Within 12 months of substantial completion or first occupation of any dwelling (whichever is soonest) planting of the site shall be undertaken in accordance with the details shown on drawing PL.03 Rev.E save that the precise position of such planting shall have first been submitted to, and approved in writing by, the Local Planning Authority. Any tree, shrub or plant which is removed or dies within five years of its planting shall be replaced with a specimen of the same species in a similar position within the next planting season.

REASON: To safeguard trees and natural features which are important to the visual amenities of the area.

3 The roof of the building hereby permitted shall be covered and maintained in slates which have been mined or quarried in Cumbria. Such slates shall be riven not sawn, and shall be laid in diminishing courses from eaves to ridge.

REASON: To ensure a satisfactory standard of appearance of the development by the use of traditional materials in accordance with Policies 01 and 06 of the Lake District National Park Local Plan 2020-2035 and policy DP3 of the National Planning Policy Framework 2026.

4 A sample panel of stonework to be used on the building shall be constructed for inspection and approval by an Officer of the Local Planning Authority prior to the

application of the stone to the building. The external walls of the building shall thereafter be constructed in such a manner as to match the approved panel.

REASON: For the avoidance of doubt and to ensure a satisfactory standard of appearance of the development in accordance with the provisions of Policies 05 and 06 of the Lake District National Park Local Plan 2020-2035 and policy DP3 of the National Planning Policy Framework 2026.

5 The rendered external walls of the building hereby granted permission shall be completed with a finish of roughcast in which the final coat contains a preparation of fairly coarse aggregate thrown on as a wet mix and left rough.

REASON: For the avoidance of doubt and to ensure a satisfactory standard of appearance of the development in accordance with the provisions of Policies 05 and 06 of the Lake District National Park Local Plan 2020-2035 and policy DP3 of the National Planning Policy Framework 2026.

6 Prior to their inclusion in the development hereby permitted, details of the stone to be used for the lintels and quoins of the buildings shall be submitted to the Local Planning Authority for approval (such details to include the stone type, source, cut and finish). Thereafter the lintels and quoins shall be installed and retained to accord with the approved details.

REASON: For the avoidance of doubt and to ensure a satisfactory standard of appearance of the development in accordance with the provisions of Policies 05 and 06 of the Lake District National Park Local Plan 2020-2035 and policy DP3 of the National Planning Policy Framework 2026.

INFORMATIVE

The land abuts a public right of way. Boundary hedges and other vegetation should be maintained so as not to impinge upon or impede users of the right of way.

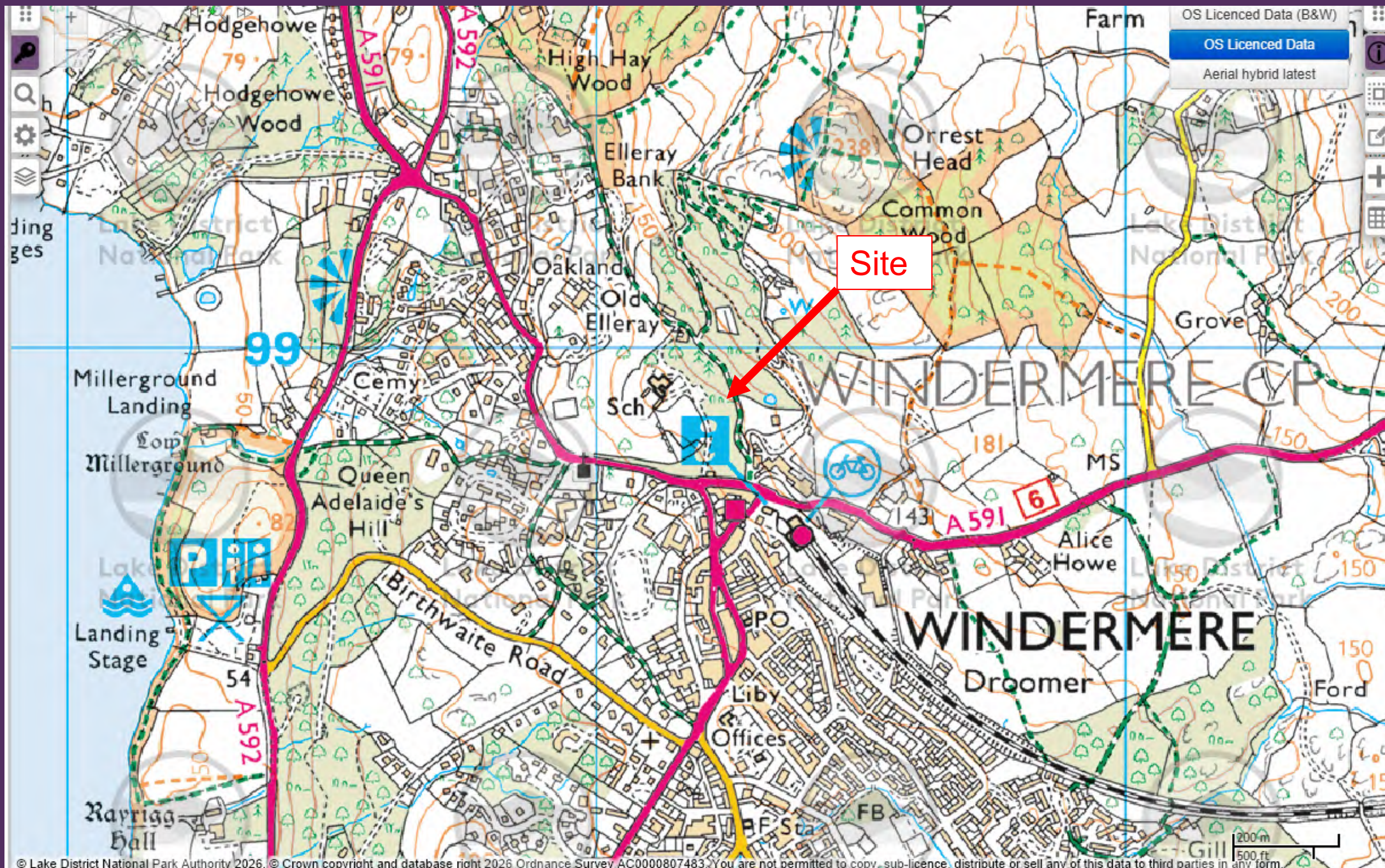
Background papers

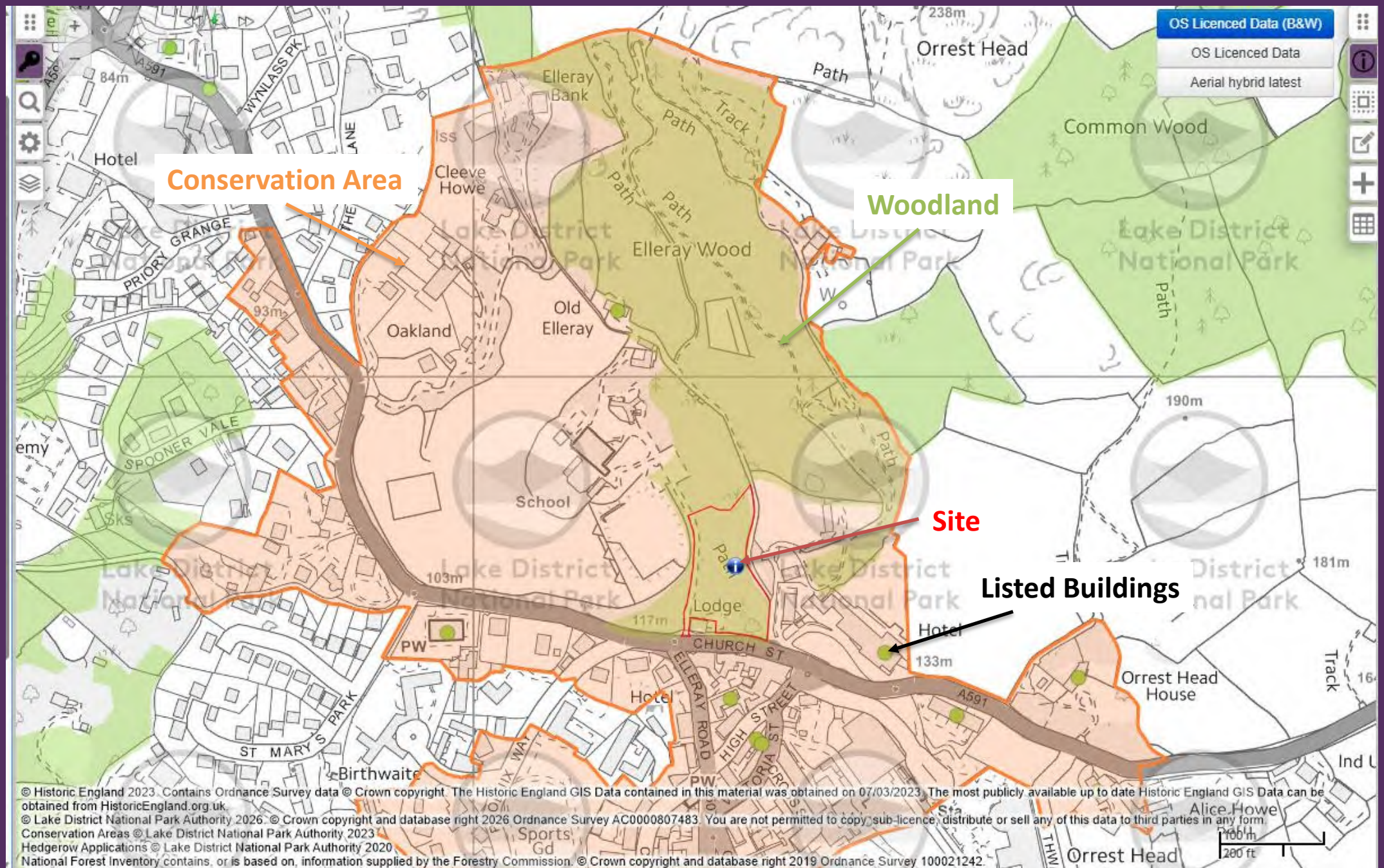
Background papers are available for inspection on the planning application file unless otherwise specified on that file as confidential by reasons of financial/personal circumstances in accordance with the Local Government (Access to Information) Act 1985.

7/2025/5293

St Annes Elleray School, Windermere, LA23 1AP

Erection of 7 no dwellings (5 local occupancy and 2 affordable) with associated infrastructure and ancillary facilities





Location Plan

Site Address: St Annes Elleray School, Access Road To Elleray School, Windermere, LA23 1AP



Date Produced: 14-May-2025

Scale: 1:1250 @A4



Planning Portal Reference: PP-14007540v1





Search Google Maps

Share X

← 6 Church St
Windermere, England

 Google Street View

Sept 2024 See more dates



Google Maps

Navigation controls including a compass, zoom in (+) and zoom out (-) buttons, and a street view pegman icon.

7/2021/5689

The erection of 7 no. dwellings (5 local occupancy and 2 affordable) with associated infrastructure and ancillary facilities in Outline with Access defined.

Approved with conditions 23 June 2022

Subject to a S106 Planning Obligation





ROOF PLAN

Scale: 1:100



UPPER GROUND FLOOR PLAN

Scale: 1:100



FIRST FLOOR PLAN

Scale: 1:100



LOWER GROUND FLOOR PLAN

Scale: 1:100

All work is proposed to be completed in accordance with the National Building Code of Canada (NBCC) and all applicable codes. Where there are any discrepancies, consult the principal designer.

Should any discrepancy be found on this drawing or related project information then the project must be brought back for attention of Chadwick and Partners for consideration as possible.

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Revision	Drawn	Checked	Date
PROJECT NAME:			
LAND AT ELLERAY SCHOOL			
CLIENT:			
GGE LTD			



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SHEET NAME:
PLOT 1- PROPOSED PLANS

DRAWING NO.
REVISION

PL.10

REV. B

DATE:
09/05/2025

ORIENTATION:
N

SCALE:
1:100

SHEET SIZE:
A1

0m 1m 2m 3m 4m 5m 6m 7m 8m 9m 10m



A linear polymer chain consisting of five repeating units. The first unit is labeled 'A1' and the last unit is labeled 'A5'.



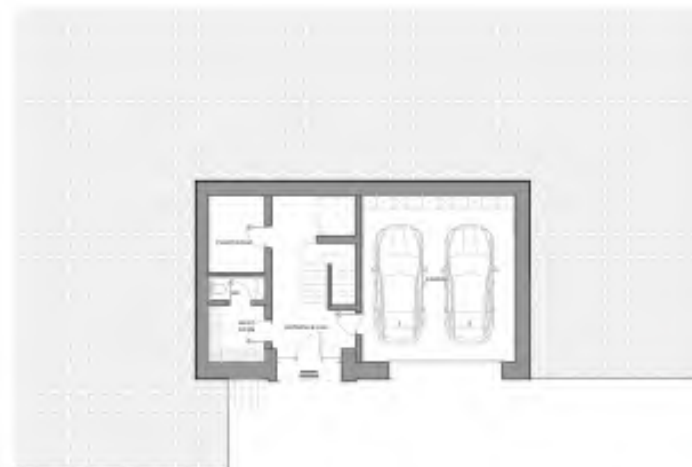
FIRST FLOOR PLAN



SECOND FLOOR PLAN



THIRD FLOOR PLAN



FOURTH FLOOR PLAN



GENERAL NOTES:

All work proposed shall be conducted in accordance with the latest RACI/COM regulations. Where doubt arises over any aspect of safety, consult the principal designer.

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GENERAL NOTES:

History: Design: Proposed: Legal:

PROJECT NAME:
LANDAT GALLERY SCHOOL

Client:
ICSE LTD

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Tel: 01323 810000
Email: info@chadwickandpartners.co.uk
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Drawn by:
PL12 - PROPOSED PLANS

Checked by:
PL12

Rev: E

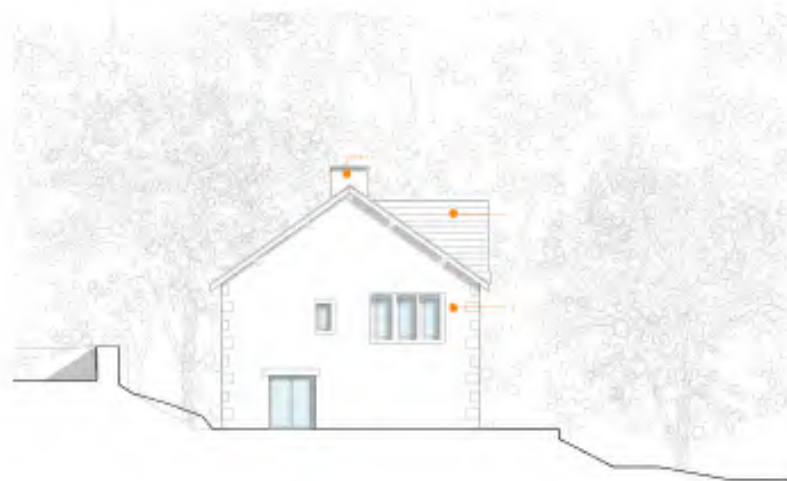
Date:
10/04/2024

Scale: 1:500

Sheet: 1 of 1

Rev: E

Rev: E



FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



FRONT ELEVATION

GENERAL NOTES

All work proposed shall be completed in accordance with the latest HSE / CDM regulations. Where there are any safety issues, consult the principal designer.

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GENERAL NOTES

Max dwelling height will not exceed 13m, in accordance with calculated outline planning permission 19/011/1668

PROPOSED MATERIAL PALETTE

1. Slate Roof
 2. Slate Panels
 3. White render
 4. Limestone Cladding
 5. Dark Grey Aluminium Slats
- Windows & Doors: aluminium frame in grey/green finish - RAL 7035/3506 - etc.
 - Stone is to be used for Lintels, window sills and surrounds, quoins and pilasters
 - Gutters and Downpipes: dark grey
 - Sustainable: floor insulation glass

DESIGN: CHASWICK AND PARTNERS LTD

PROJECT: LAND AT ELLERAY SCHOOL

CLIENT: CLE LTD

DATE: 19/04/2026

REVISION: 1

SCALE: 1:50

PROJECT: LAND AT ELLERAY SCHOOL

CLIENT: CLE LTD

DATE: 19/04/2026

REVISION: 1

SCALE: 1:50

PROJECT: LAND AT ELLERAY SCHOOL

CLIENT: CLE LTD

DATE: 19/04/2026

REVISION: 1

SCALE: 1:50

PROJECT: LAND AT ELLERAY SCHOOL

CLIENT: CLE LTD

DATE: 19/04/2026

REVISION: 1

SCALE: 1:50



NORTH ELEVATION



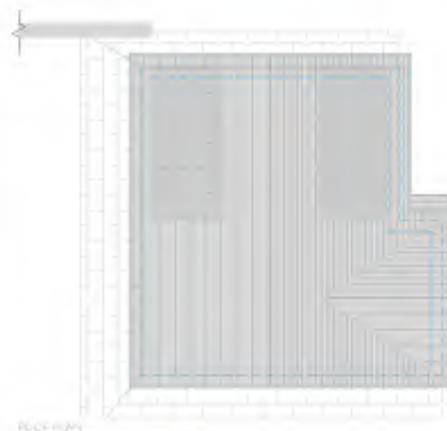
EAST ELEVATION



EAST ELEVATION



WEST ELEVATION



REAR ELEVATION



FIRST FLOOR PLAN



SECOND FLOOR PLAN

GENERAL NOTES

All works proposed shall be completed in accordance with the latest RAG / CDM regulations. Where local authorities have any specific safety, health or general concerns.

Should any discrepancy be found on this drawing or related project information then the owner must be brought in for attention of Chadwick and Partners for resolution as soon as possible.

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Max dwelling height will not exceed 12.7m in accordance with associated outline planning permission 15/02/18/009

PROPOSED MATERIAL PALETTE

1. Slate Roof
 2. Slate Panels
 3. White render
 4. Limestone Stone
 5. Dark Grey Aluminium fascia
- Millwork & Doors: aluminium frame in grey/green finish - RAL number 6010
 - Stone is to be used for chimneys, window sills and surrounds, quoins and stone-courses
 - Glazing and Overglazing: dark grey aluminium frame-mounted glass

Location: GLEBE, GLEBE, GLEBE, GLEBE

Project name

LAND AT ELLERAY SCHOOL

Client

GCE LTD

CHADWICK AND PARTNERS

ARCHITECTURAL RECORD BOOK
The Chadwick and Partners Group
The Chadwick and Partners Group
The Chadwick and Partners Group
The Chadwick and Partners Group
The Chadwick and Partners Group
The Chadwick and Partners Group
The Chadwick and Partners Group

Project name

PLT 3 - PROPOSED PLANS & ELEVATIONS

Drawn by

11/10/2019

PL14

REV E

Scale

1:100

Orientation

North arrow

Scale

1:100

Orientation

North arrow



CHEMICAL SECTION

All works presented should be conducted in accordance with European HSE / OSH regulations. Where doubt arises over any aspect of safety, consult the principal clinician.

Should any discrepancy be found on the statement related project information from the project must be brought to the attention of Chatham, and Fort now for consideration even as possible.

The scale from 1 to 5 was used for planning purposes. All dimensions are in millimeters unless otherwise stated. All formation and logs is created on the existing and subject to site dimension sheets. This drawing may be based on a measured survey or Geomatic Survey information.

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GENERAL FACTORS

Max dwelling height will not exceed 131 in. in accordance with associated outline planning permission 7/2027/1688

PROPOSED MATERIAL PALETTE

1. Stone Panel
2. Solar Panels
3. White render
4. Limestone Stone
5. Dark Grey Aluminium Gutter

- Windows & Doors: aluminium frame in grey/green finish - RAL number 7035
- Frame to be used for lattice, window mullions and surrounds, quads and store-fronts
- Gutters and Downpipes: dark grey aluminium, face-mounted, gable

CP **CONFIDENCE AND BASTNESS**
www.confidenceandbastness.com
 The Confidence and Bastness (C+B) Network is a community of professionals and business owners who are committed to helping each other succeed. We offer a variety of services, including coaching, consulting, and training. Our goal is to help you achieve your business goals and increase your confidence and bastness.

EXHIBIT A - PROPOSED PLANS & ELEVATIONS

PL15 REV E





LAND ELEVATION



SIDE ELEVATION



REAR ELEVATION



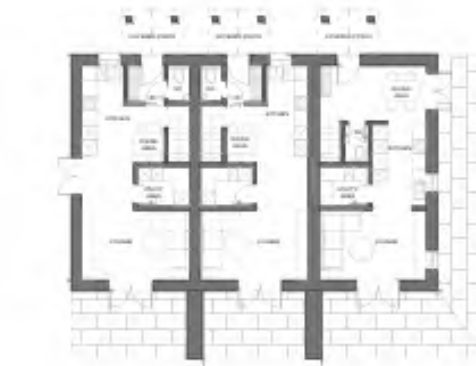
FRONT ELEVATION



SIDE ELEVATION



FIRST FLOOR PLAN



GROUND FLOOR PLAN

GRAND NOTES

All works proposed shall be undertaken in accordance with the relevant HSE / CDM regulations. Where safety issues arise over any aspect of safety, consult the principal designer.

Should any discrepancy be found on this drawing or in the project information then the owner must be brought to the attention of Chadwick and Partners for confirmation as far as possible.

Do not scale from this drawing unless for planning purposes. All dimensions shown on drawings unless otherwise stated. All information and details included on this drawing are subject to site inspection. This drawing may be issued as a modified survey or Customer Survey information.

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Max building height will not exceed 13.1m, in accordance with associated outline planning permission (05/07/1608)

PROPOSED MATERIAL PALETTE

1. Brick Roof
2. Solar Panels
3. Glass render
4. Limestone Stone
5. Dark Grey Aluminium Scales

- Windows & Doors: aluminium frame in grey/green finish - RAL outdoor lac
- Stone to be used for walls, window mullions and surrounds, quoin and sills
- Quoin and Cornice: dark grey
- Salubrious: face-mounted glass

WINDYCLIFF, CLAYTON, L. PROPOSED, L. 10/11

THE CHADWICK GROUP
LAND AT ELLERBAY SCHOOL

THE CHADWICK GROUP
ECC LTD

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Plot 5, 6 & 7, Ellerbay School, W8 5JF

Plot 5, 6 & 7 - PROPOSED PLANS & ELEVATIONS

CHADWICK AND PARTNERS

PL16 REV E

DATE

10/04/2022

SCALE

1:50

1:50

1:50

1:50

