

<p>David Jones Interserve Construction Ltd 395 St George Road Erdington Birmingham B23 7RZ</p>	<p><b>Proposed multi phased development comprising of: secondary school academy and associated external amenities including; sports pitches, MUGA (multi use games area), external play areas, car parking, pupil drop off area, service area, and landscaping (full application); and proposed classroom extension and sports hall (outline application all matters reserved).</b> Land Adjacent Bethel Hall Kelvin Way West Bromwich</p>
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**Date Valid Application Received** 30<sup>th</sup> November 2017

**1. Recommendations**

Subject to the application being referred to Full Council as a departure from the adopted development plan and no adverse comments from the Head of Environmental Health, in respect of each element of the submission, approval is recommended subject to the following conditions:-

**Full planning application**

- i. External materials;
- ii. Development carried out in accordance with the Flood Risk Assessment/Drainage Strategy;
- iii. Details of all boundary treatments for the site; once approved these shall be implemented on site;
- iv. Revised Travel Plan;
- v. Implementation and retention of approved revised Travel Plan;
- vi. Revised Transport Assessment;
- vii. Prior to commencement site layout plans of each phase should be submitted to and approved by the Local Planning Authority ;
- viii. Prior to commencement detailed design of each access (vehicle and pedestrian) should be submitted to and approved by the Local Planning Authority;
- ix. A review of parking restrictions on the highway network

surrounding the site should be completed prior to occupation; and install new/change existing TRO as necessary. Any cost associated with this needs to be met by the applicant;

- x. Full details of the pedestrian access path off of Maud Road; provision and retention of path. This would include who would be responsible for lighting the path and also the lights future maintenance after installation;
- xi. Revised hard and soft landscaping plans;
- xii. External lighting/flood lighting;
- xiii. Provision and retention of car parking;
- xiv. The hours of use of the sports/football pitch are limited to 9.00 to 18.00 weekdays and 10.00 to 13.00 weekends and bank Holidays;
- xv. Provision and retention of electric vehicle charging points;
- xvi. Provision and retention of cycle parking;
- xvii. Employment and skills;
- xviii. Public open space contribution for enhancement and maintenance of the retained open space to the north of the site (Lyng/Maud Road OS); and maintenance of pedestrian path off of Maud Road;
- xix. Compliance with Policy ENV7;
- xx. Details of pedestrian guard rail to the front of the school on Kelvin Way shall be submitted to and approved by the Local Planning Authority;
- xxi. The approved pedestrian guard rail shall be implemented before the school is occupied; and once provided it shall be retained as such;
- xxii. Provision and retention of playing field and pitches;
- xxiii. Community use agreement;
- xxiv. Risk assessment to assess the impact of ball strike from the use of the proposed cricket pitch on the car park, playground and MUGA;
- xxv. Details of sprinkler tank compound; once approved it shall be implemented on site;
- xxvi. Details of rubbish bin compound; once approved it shall be implemented on site;
- xxvii. Details of electric sub-station; once approved it shall be implemented on site;
- xxviii. Details of gas meter housing; once approved it shall be implemented on site;
- xxix. Modeshift STARS

#### Outline application

- i. Details of access, appearance, landscaping, layout and scale (reserved matters);

- ii. External materials;
- iii. Development carried out in accordance with the Flood Risk Assessment/Drainage Strategy
- iv. Hard and soft landscaping;
- v. Compliance with Policy ENV7;
- vi. Provision and retention of cycle parking;
- vii. Employment and skills;
- viii. Site investigation and remediation;
- ix. Boundary treatments;
- x. Provision and retention of electric vehicle charging points;
- xi. Community use agreement;
- xii. Reserved matters details for the design and layout of the sports shall should include the following:
  - Plans and sections to show internal dimensions (length, width and height) of the sports hall
  - Proposed line markings for all sports to be played in the sports hall
  - Details of proposed flooring material of the sports hall
  - Details of heating, ventilation and lighting of the sports hall
  - Details of internal surface colour finishes including light reflectance values of the sports hall
  - Details of the associated changing and shower facilities
  - Details of proposed storage areas

## **2. Observations**

The application is reported to your Planning Committee as the proposal is on a site allocated as Community Open Space (Kelvin Way Open Space) in the Sandwell Site Allocations and Delivery DPD; and therefore represents a departure from the development plan. It should be noted that the application had been presented to Members previously on two occasions; the first time being on the 14<sup>th</sup> February 2018 to enable Members to visit the site; and the second time on the 14<sup>th</sup> March 2018 to confirm to Members that the application be deferred. As additional information has now been forthcoming, this full report is now submitted for your consideration.

### **Site and Surroundings**

The application relates to a piece of open space on the northern side of Kelvin Way. To the north of the site is allotments/Lyng Primary School; to the east are houses on Dawes Avenue; to the south is Kelvin Way Trading Estate; and to the west is a mixture of buildings, which includes the Bethel Convention Centre.

## **The Proposals**

This is a hybrid application, which relates to a scheme proposed to be developed over two phases and comprises of the following:

### The Full Planning Application Element

Phase 1 is the full planning application element and relates to the proposed secondary school academy (main teaching block and adjoining hall block). The overall dimensions of this building would measure 44.5 metres deep by 61.5 metres wide by 11.6 metres high from ground floor level to the maximum height of the metal parapet capping. As full external material finishes have not been submitted, then an external materials condition would be applicable in this instance.

Also associated external amenities are proposed including sports pitches, MUGA (multi use games area), external play areas, car parking, pupil drop off area, service area, and landscaping. This Phase 1 element would enable the school to accept an intake of 300 pupils. Vehicular access to the site would be off Kelvin Way; whilst pedestrian access would be from Kelvin Way/Maud Road. Details of the pedestrian access from Maud Street have not been finalised, although this could be conditioned.

### The Outline Application Element

Phase 2 is the outline planning application element and relates to a proposed classroom extension and new sports hall. It should be noted that this outline application is all matters reserved. It is envisaged that once this phase is complete the school would then have a role of 750 pupils.

The hybrid application is accompanied by a Design & Access Statement, Arboricultural Survey and Constraints Report, Ecological Walk-over Survey, Energy and Sustainability Report, Environmental Noise Assessment, Flood Risk Assessment, Non-Residential Mining Report, Ground Investigation, Proposed Grass Pitches Inspection Report, School Travel Plan, Transport Statement and Planning Statement.

## **Publicity**

The application has been publicised by neighbour notification, site and press notice without response.

## Consultation

The Head of Highways notes that the Travel Plan and Transport Assessment now mentions the use of the Bethel convention centre; however the Bethel Convention Centre should reciprocate the arrangement so that the school can also use the convention centre as a pupil drop off/pick up. Therefore the Head of Highways has requested that conditions be attached to ensure that the Travel Plan and Transport Assessment are updated to incorporate this fundamental requirement.

Also the Head of Highways has requested that the following conditions be imposed upon this application - prior to commencement site layout plans of each phase should be submitted and approved by highways; prior to commencement detailed design of each access (vehicle and pedestrian) should be submitted and approved by highways; a review of parking restrictions on the highway network surrounding the site should be completed prior to occupation; and the Travel Plan should be implemented.

The Lead Local Flood Authority has no objection, subject to the imposition of conditions to ensure that the development is carried out in accordance with the Flood Risk Assessment/Drainage Strategy.

Urban Design has no significant concerns.

The Council's Parks and Green Spaces have confirmed that a public open space contribution is required. The public open space contribution would go towards the enhancement and maintenance of the retained open space to the north of the site (Lyng/Maud Road OS); and also the maintenance of the pedestrian path (excluding lights) from Maud Road. However, if possible they would also like to utilise some of this open space contribution towards the enhancement and maintenance of nearby Kenrick Park and Lyng POS. Parks and Green Spaces have also confirmed that they will manage the retained open space and path.

The Head of Environmental Health has commented as follows:

- i. Air Quality: No objection subject to the imposition of conditions to ensure the provision and retention of electric vehicle charging points.
- ii. Contaminated Land: Final comments are still awaited.
- iii. Noise: No objection subject to the imposition of conditions to ensure that the hours of use of the sports/football pitch are

limited to 9.00 to 18.00 weekdays and 10.00 to 13.00 weekends and bank Holidays.

Following the receipt of satisfactory information Severn Trent Water has no objections to the proposal.

Community Benefits Coordinator has requested the imposition of conditions relating to a method statement setting out job and apprenticeship opportunities.

Planning Policy has no objection.

The Councils Tree Officer has no objection.

West Midlands Police has no objection.

No comments have been received from the Wildlife Trust.

Sport England has no objection, subject to the imposition of the following conditions:

Full application –

- i) The playing field and pitches shall be constructed and laid out in accordance with the recommendations set out in the Sports Pitch construction plan dated 30th January 2018 submitted with this planning application, and with the standards and methodologies set out in the guidance note 'Natural Turf for Sport' (Sport England 2011) and shall be made available for use before the school is first brought into use or other such alternative timetable for implementation as may be agreed in writing with the Local Planning Authority in consultation with Sport England. The pitch shall thereafter be maintained in accordance with the pitch maintenance strategy submitted with this application.
- ii) Use of the development shall not commence until a community use agreement prepared in consultation with Sport England has been submitted to and approved in writing by the Local Planning Authority, and a copy of the completed approved agreement has been provided to the Local Planning Authority. The agreement shall apply to the playing field, MUGA and the sports hall, and shall include details of pricing policy, hours of use, access by non-educational establishment users, management responsibilities and a mechanism for review. The development shall not be used other than in compliance with the approved agreement.
- iii) Prior to the construction of the staff car park, playground and MUGA hereby approved, a risk assessment to assess the

impact of ball strike from the use of the proposed cricket pitch on the car park, playground and MUGA shall have been submitted to and approved in writing by the Local Planning Authority in consultation with Sport England. Where ball stop mitigation is recommended to be provided, details of the design and specification of such works, including details of management and maintenance shall be submitted to and agreed in writing with the Local Planning Authority in consultation with Sport England prior to construction of the staff car park, playground and MUGA. The approved details shall be installed in full prior to the laying out and first use of the cricket pitch and shall thereafter be managed and maintained in accordance with the approved details.

Outline application –

- i) Use of the development shall not commence until a community use agreement prepared in consultation with Sport England has been submitted to and approved in writing by the Local Planning Authority, and a copy of the completed approved agreement has been provided to the Local Planning Authority. The agreement shall apply to the playing field, MUGA and the sports hall, and shall include details of pricing policy, hours of use, access by non-educational establishment users, management responsibilities and a mechanism for review. The development shall not be used other than in compliance with the approved agreement.
- ii) Reserved matters details for the design and layout of the sports shall should include the following:
  - Plans and sections to show internal dimensions (length, width and height) of the sports hall
  - Proposed line markings for all sports to be played in the sports hall
  - Details of proposed flooring material of the sports hall
  - Details of heating, ventilation and lighting of the sports hall
  - Details of internal surface colour finishes including light reflectance values of the sports hall
  - Details of the associated changing and shower facilities
  - Details of proposed storage areas

No comments have been received from Fisher German.

Transport Planning have no significant concerns, but stipulate that the revised Travel Plan should take into account Sandwell Council's SMOTS strategy as well as Sandwell's Transport Assessment and Travel Plan SPD; Modeshift STARS should also be conditioned.

In regards to Planning Committee's visit to the site, Members raised the following concerns; these have hopefully been addressed by the responses from the Applicants and the Head of Highways below:

1. What guarantees are there that the open space to the north of the site will be retained?

In regards to the above, a condition would be imposed upon this application to ensure that a public open space contribution is provided. The majority of this open space contribution would then go towards the enhancement and maintenance of this open space to the north of the site to ensure that it is retained.

2. Parking restrictions are required in front of the school. Can the existing red route from the Bromford Lane junction be extended?

The Head of Highways has confirmed that it is only a red route in part and certainly does not cover the whole frontage of the proposed school site. There will be a need to review the parking restrictions in front of the school and on neighbouring roads (there may be a need for resident parking schemes). This part of Kelvin Way was left free of parking restrictions to aid both the Bethel Centre when it has national events and WBA home game parking issues. Therefore there should be a condition attached to this application to investigate the parking restrictions around the site and install new/change existing TRO as necessary. Any cost associated with this needs to be met by the applicant.

3. Kelvin Way is not served by public transport. What provision is being made for pupils?

The Applicant has confirmed that consultation with local public transport providers will form part of the transport assessment/travel plan. There is also a requirement for the Academy to have its own travel plan which will encourage and identify safer routes to school.

4. If pupils have to walk to Bromford Lane to catch a bus, are railings at the edge of the footpath required to protect them?

The Head of Highways has confirmed that Pedestrian guard railing will be required; therefore this can be conditioned.

5. Vehicles leaving the school site should not be able to turn right.

The Head of Highways cannot agree with this request. The exit to the parking should be designed as two lanes, one for left turners



and one for right turners. Restricting the site to left turn only would provide a number of issues:

- Driver Compliance – with no effective enforcement by the school drivers will simply ignore the left turn only. Note as the left turn will be on school property there will be no formal traffic order for the Police to enforce against and the likelihood of police enforcement even if a TRO was in place would be minimal.
- Risk of U-turns further up Kelvin Way. As Kelvin Way is wide, vehicles will turn left and then U-turn at the next available space which is likely to be an industrial access. This provides far more risk and potential of conflict than doing a more traditional normal right turn from the school site.
- Sending all vehicles left could potentially add additional strain on the Kenrick way roundabout which is heavily used in morning peak hour. This would need to be identified as a risk and tested in the TA to prove there is no issue.
- Risk of pupil drop off on the red route rather than parents entering the site and potentially have a large detour if they are only allowed to turn left.

In line with the above, it is proposed that the highway works for the exit to the parking should be designed as two lanes, one for left turners and one for right turners; this could be conditioned.

### **Policy considerations**

A Planning Statement has been submitted to support the planning application and states how the relevant planning policies have been complied with.

The need for a new school is accepted in principle; however the loss of Community Open Space must be addressed in accordance with SAD EOS4 and BCCS ENV6. It is recognised that the site was rated as Low Quality/Low Value in the Green Space Audit 2013 and therefore can be considered for alternative uses. The loss of the wider open space can be justified for the addition of a new Secondary School to serve the wider community and address the pressure on school places. It is also acknowledged that some of the open space to the north of the site is to be retained and enhanced (through a commuted sum).

The provision of sport facilities on the site help to justify the loss of the open space as long as it is conditioned that these will be available for wider community use outside of normal school hours.

As stated in Policy HOU5 new and redeveloped education facilities should include maximum provision for community use of sports and other facilities. This is acknowledged in Para 7.21 of the planning statement which states “the proposed school includes three MUGA pitches, changing facilities and a sports hall which will all provide and contribute to new facilities within the area for the benefit of the local community outside of school hours”. ENV6 also supports this approach.

As the pitches and sport facilities are likely to be outside of school hours EOS 7 would be applicable to protect the residential amenity of properties that adjoin the site (such as Dawes Avenue) and nearby areas. This would be addressed through appropriate conditions relating to Community Use Agreement and external lighting/flood lighting.

SAD EMP 2 - Training & Recruitment and EMP 5 Improving Access to the Labour market will be relevant particularly in relation to the construction phase of the development. This would be achieved through the imposition of an applicable condition.

The requirements of Policy ENV5 have been complied with, as the Lead Local Flood Authority is satisfied with the proposal.

In regard to ENV7 – Renewable Energy, further information is required and this will be conditioned to ensure this policy is complied with.

### **Summary**

This proposal is welcomed on this site, as the introduction of the new Secondary School and playing fields etc. would serve the wider community and address the pressure on school places. It is also acknowledged that the open space to the north of the site is to be retained and enhanced, so it would also benefit the wider community. From a design perspective the appearance of the site will be considerably enhanced and the development overall will bring many community benefits. The aspiration to deliver a high quality sustainable scheme is supported by national and local policy.

Approval is therefore recommended subject to conditions.

### **3. Relevant History**

DC/27804	Five-A-Side football development with two storey pavilion and car parking. Withdrawn – 05.02.1992
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#### 4. **Central Government Guidance**

NPPF promotes sustainable development and the re-use of land and premises.

#### 5. **Development Plan Policy**

##### **Black Country Core Strategy (BCCS)**

CSP4 – Place Making

DEL1 – Infrastructure Provision

HOU5 – Education and Health Care Facilities

EMP5 – Improving Access to the Labour Market

TRAN2 – Managing the Transport Impacts of New Development

TRAN4 – Creating Coherent Networks for Cycling & Walking

ENV3 – Design Quality

ENV5 – Flood Risk, Sustainable Drainage Systems and Urban Heat Island

ENV6 – Open Space, Sport and Recreation

ENV7 – Renewable Energy

ENV8 – Air Quality

WM5 – Resource Management and New Development

##### **Site Allocations and Delivery Development Plan Document (SAD)**

SAD EMP 2 – Training and Recruitment

SAD TRAN 3 – Car Parking

SAD EOS 4 – Community Open Space

SAD EOS 5 – Environmental Infrastructure

SAD EOS 7 – Floodlighting, Synthetic Turf Pitches & Multi Use Games Areas

SAD EOS 9 – Urban Design Principles

SAD DM4 – Car Parking for Disabled People & People with Mobility Difficulties

#### 6. **Contact Officer**

Mr Douglas Eardley

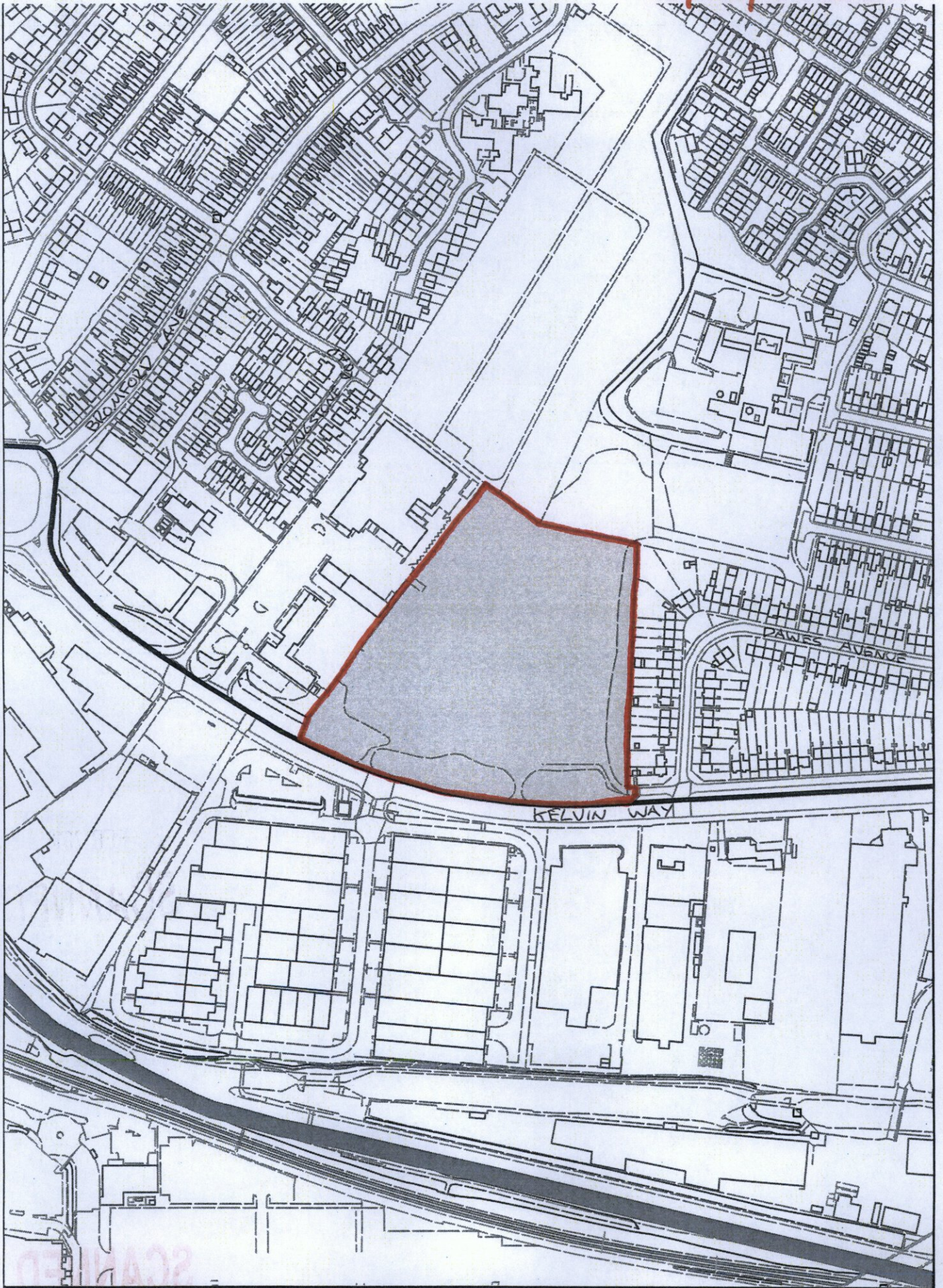
0121 569 4892

douglas\_eardley@sandwell.gov.uk

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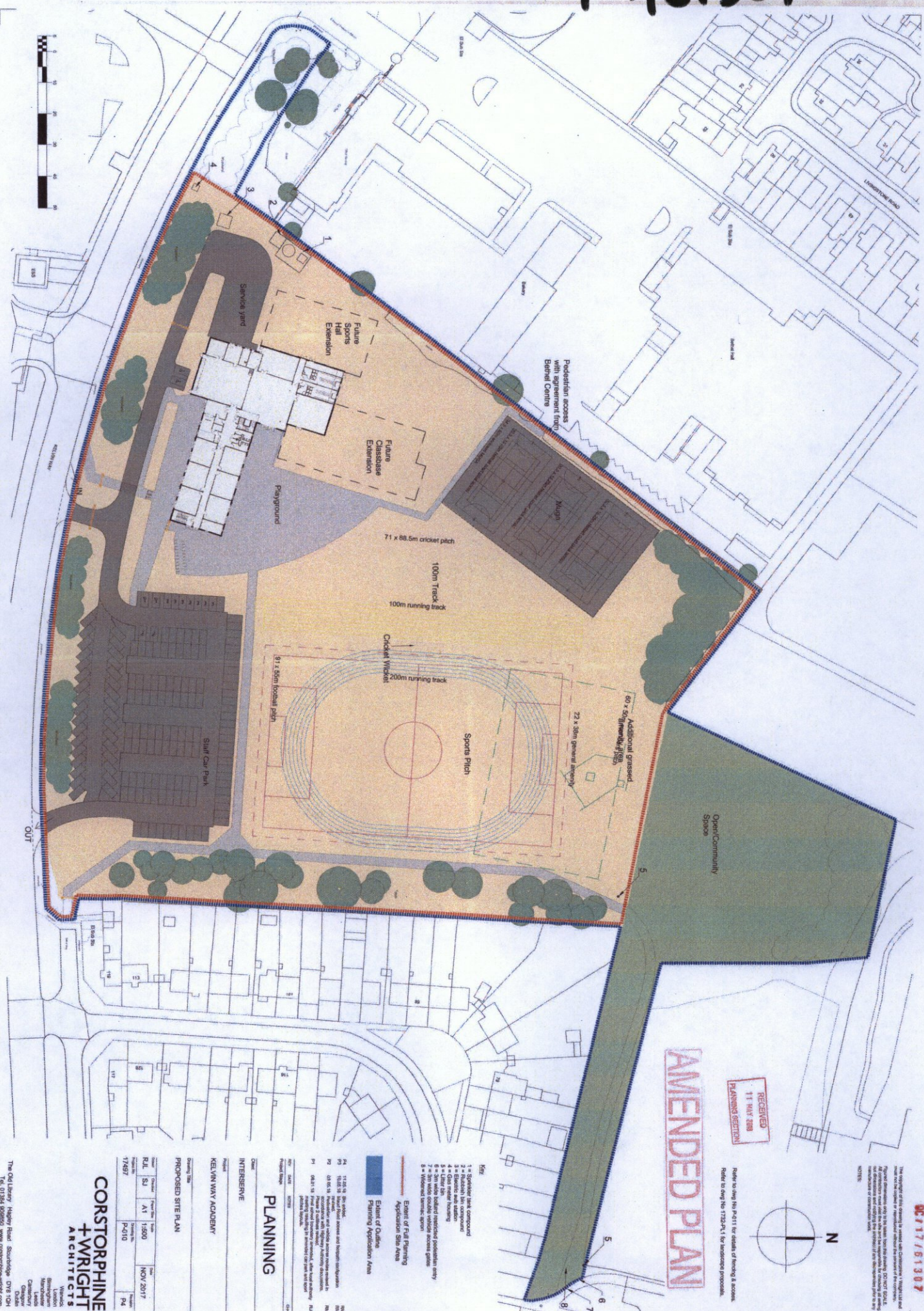
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Refer to the Pa111 for details of zoning & access.  
Refer to the Pa112 for landscape proposals.



AMENDED PLAN

The proposed site plan is submitted in accordance with the Planning (Listed Buildings and Conservation Areas) Act 1967 and the Planning (Listed Buildings and Conservation Areas) Regulations 2001. It is submitted for your information and does not constitute an offer of any guarantee, representation or warranty of any kind. The applicant is responsible for the accuracy of the information provided and for obtaining all necessary consents and permissions.

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- 159
- 1 = Squash court compound
  - 2 = Tennis courts
  - 3 = Electronic and outdoor
  - 4 = Club room building
  - 5 = 20m wide outdoor basketball court
  - 6 = 20m wide outdoor basketball court
  - 7 = 20m wide outdoor basketball court
  - 8 = 20m wide outdoor basketball court
  - 9 = 20m wide outdoor basketball court
  - 10 = 20m wide outdoor basketball court
- Extent of Full Planning Application Site Area
- Extent of Outline Planning Application Area

**PLANNING**

Client: **INTERSEIVE**

Project: **KELVIN WAY ACADEMY**

Existing Title: **PROPOSED SITE PLAN**

PA	DATE	DESCRIPTION	STATUS
PA 152	14/01/16	Outline planning application for the proposed site plan	REFUSED
PA 153	14/01/16	Full planning application for the proposed site plan	REFUSED
PA 154	14/01/16	Full planning application for the proposed site plan	REFUSED
PA 155	14/01/16	Full planning application for the proposed site plan	REFUSED
PA 156	14/01/16	Full planning application for the proposed site plan	REFUSED
PA 157	14/01/16	Full planning application for the proposed site plan	REFUSED
PA 158	14/01/16	Full planning application for the proposed site plan	REFUSED
PA 159	14/01/16	Full planning application for the proposed site plan	REFUSED
PA 160	14/01/16	Full planning application for the proposed site plan	REFUSED
PA 161	14/01/16	Full planning application for the proposed site plan	REFUSED
PA 162	14/01/16	Full planning application for the proposed site plan	REFUSED
PA 163	14/01/16	Full planning application for the proposed site plan	REFUSED
PA 164	14/01/16	Full planning application for the proposed site plan	REFUSED
PA 165	14/01/16	Full planning application for the proposed site plan	REFUSED
PA 166	14/01/16	Full planning application for the proposed site plan	REFUSED
PA 167	14/01/16	Full planning application for the proposed site plan	REFUSED
PA 168	14/01/16	Full planning application for the proposed site plan	REFUSED
PA 169	14/01/16	Full planning application for the proposed site plan	REFUSED
PA 170	14/01/16	Full planning application for the proposed site plan	REFUSED
PA 171	14/01/16	Full planning application for the proposed site plan	REFUSED
PA 172	14/01/16	Full planning application for the proposed site plan	REFUSED
PA 173	14/01/16	Full planning application for the proposed site plan	REFUSED
PA 174	14/01/16	Full planning application for the proposed site plan	REFUSED
PA 175	14/01/16	Full planning application for the proposed site plan	REFUSED
PA 176	14/01/16	Full planning application for the proposed site plan	REFUSED
PA 177	14/01/16	Full planning application for the proposed site plan	REFUSED
PA 178	14/01/16	Full planning application for the proposed site plan	REFUSED
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PA 180	14/01/16	Full planning application for the proposed site plan	REFUSED
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PA 195	14/01/16	Full planning application for the proposed site plan	REFUSED
PA 196	14/01/16	Full planning application for the proposed site plan	REFUSED
PA 197	14/01/16	Full planning application for the proposed site plan	REFUSED
PA 198	14/01/16	Full planning application for the proposed site plan	REFUSED
PA 199	14/01/16	Full planning application for the proposed site plan	REFUSED
PA 200	14/01/16	Full planning application for the proposed site plan	REFUSED

**CORSTORPHINE + WRIGHT ARCHITECTS**

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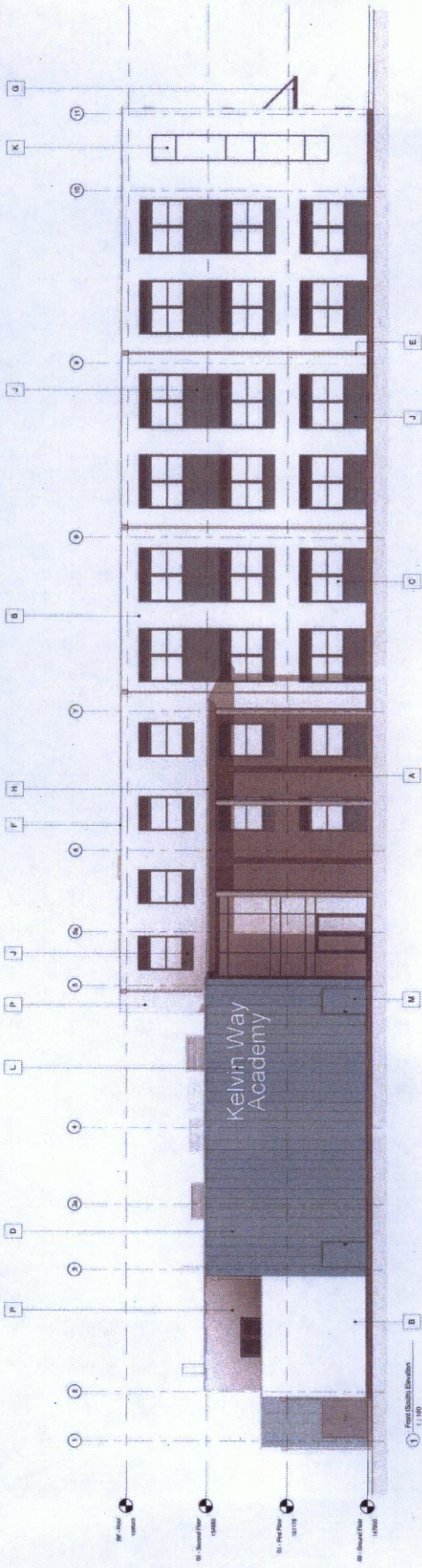


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 All dimensions must refer to the site and be responsible for checking all dimensions and certifying the architect of any discrepancies between the drawing and construction work.  
 NOTES:

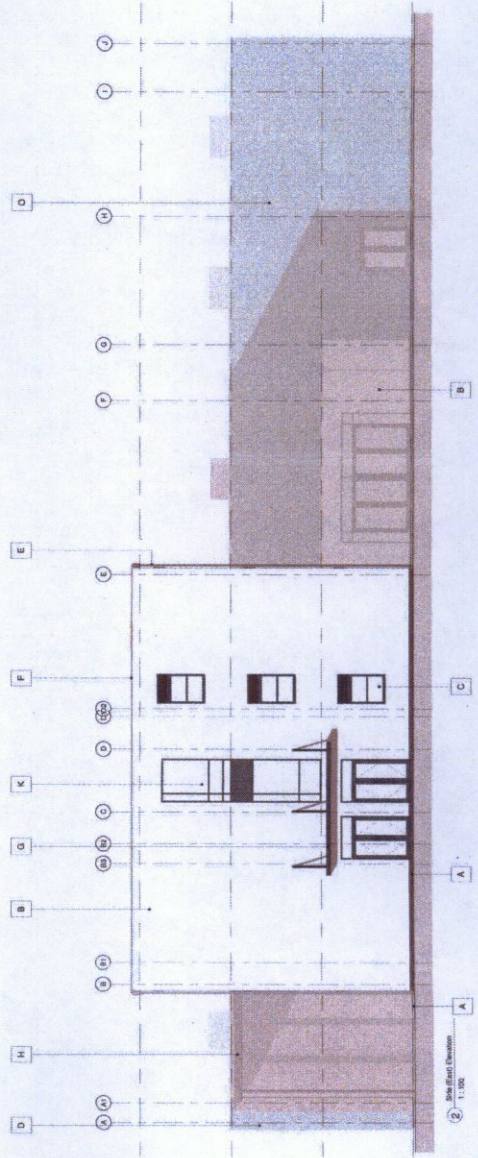
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- A Windowless lift "closed border" or similar with back-to-back joints in natural grey render.
- B Insulated through colour render in off white.
- C Powder coated (RAL 7016) aluminium double glazed windows with integral louvre panel over.
- D Metal vertical standing seam cladding, finished to simulate a zinc appearance.
- E Powder coated (RAL 7016) square, flush fire-rated entrance doorways & loggias.
- F Powder coated (RAL 7016) pressed metal parapet coping.
- G Programmatically clad/covered canopy.
- H Double height canopy and CHB colours finished in RAL 7016.
- J Feature through coloured panels under or above entrance in dark grey.
- K Powder coated (RAL 7016) double glazed curtain walling with "book-lift" glass operable and access for panels.
- L Safety anodised aluminium individual cut letter sign to front elevation.
- M Powder coated (RAL 7016) aluminium doors, windows, frames, frames, frames, frames or formed as it required by their location.
- N Krypton VS1000 DR secure fire retardant cladding panels.
- O Sacrificial Krypton VS1000 RW tapered cladding panels.
- P Through colour render in off white to non-landed aspects.



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AMENDED PLAN



Project Name		Date		By	
PL	PLANNING	15.05.2018	JT	PL	JT
AL	AMENDED PLAN	13.02.2018	JT	AL	JT
DR	DESIGN REVIEW			DR	

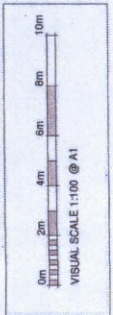
  

Client	Project	Drawing No.	Scale	Date
INTERSERVE	WEST BROMWICH COLLEGIATE ACADEMY	JT	1:100 @ A1	05/03/18
Author	Checked	Drawn	Scale	Date
11497	P-200			
17467.000.XX.ZZ.A3.A-XXXX-01.P01				

Client	Project	Drawing No.	Scale	Date
INTERSERVE	WEST BROMWICH COLLEGIATE ACADEMY	JT	1:100 @ A1	05/03/18
Author	Checked	Drawn	Scale	Date
11497	P-200			
17467.000.XX.ZZ.A3.A-XXXX-01.P01				

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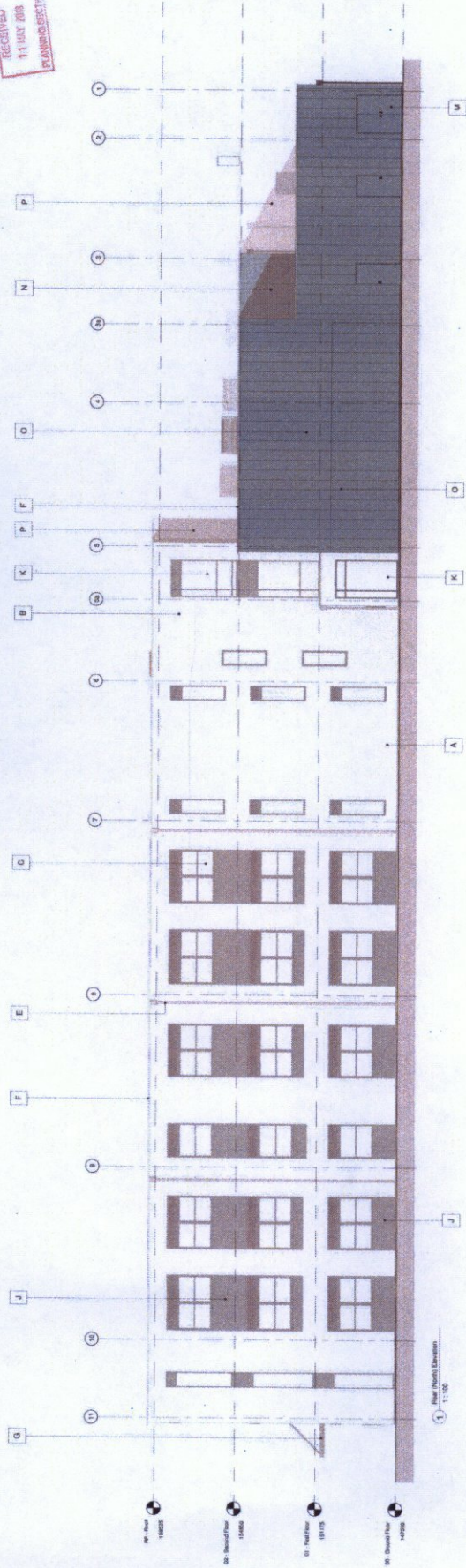
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These drawings are to be used in conjunction with the contract documents. All dimensions are to be taken from these drawings. DO NOT scale dimensions. The contractor shall be responsible for checking all dimensions and verifying the work of any subcontractors, manufacturers or construction work.

NOTES:

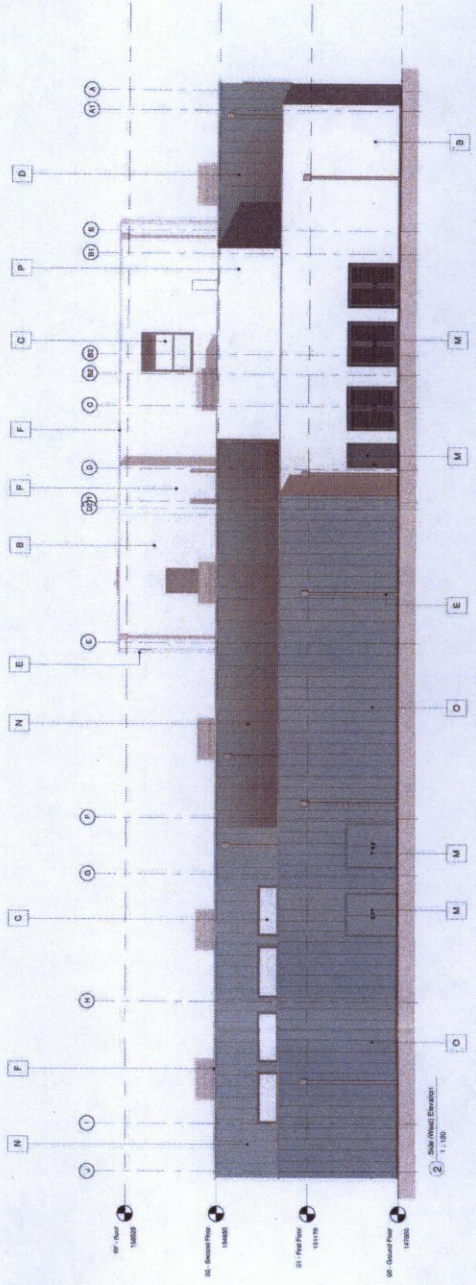
- A. Wainscoting (RAL 7016) or similar with buckled handle joints in natural grey tone.
- B. Insulated through eaves render in off white.
- C. Powder coated (RAL 7016) aluminium double glazed windows with integral louvre panel over.
- D. Most vertical rendering base coating. Finished to simulate a zinc appearance.
- E. Powder coated (RAL 7016) square, flush zinc or zinc aluminium copings & kopings.
- F. Powder coated (RAL 7016) pressed metal parapet coping.
- G. Proprietary anticlimb canopy.
- H. Double height canopy and CHS columns finished in RAL 7016.
- J. Finish through covered panels under or above windows in off white.
- K. Powder coated (RAL 7016) double glazed curtain walling with 'rock-e-lay' glass specialist zinc anodic top panes.
- L. Self modified aluminium individual cast metal sign to front elevation.
- M. Powder coated (RAL 7016) aluminium door. Non-vented aluminium door or door frame as a required by their location.
- N. Knapen MS1000 DR secret fix rafterhead cladding panels.
- O. Sacrificial Knapen MS1000 RW rafterhead cladding panels.
- P. Through colour render in off white to non-ventilated spaces.

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11 JULY 2018  
PLANNING SECTION

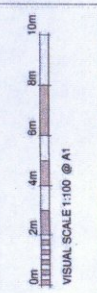


1. Front North Elevation  
1:100

AMENDED PLAN



2. Side West Elevation  
1:100



Project Name	PLANNING	
Client	INTERSERVE	
Project	WESTBROMWICH COLLEGIATE ACADEMY	
Drawing Title	Proposed Rear (North) & Side (West) Elevations	
Scale	1:100 @ A1	08/09/18
Project No.	P-201	17487
Revision No.		
Scale	1:100 @ A1	
Issue		
Author		
Checker		
Drawn		
Scale		
Issue		
Scale		
Scale		
Scale		

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