


REPORT TO PLANNING COMMITTEE

5th August 2020

Application Reference	DC/20/64114
Application Received	16 th March 2020.
Application Description	Proposed construction of a new two storey teaching block within the grounds of Bristnall Hall Academy, including new access to the school, increased parking provision and landscaping.
Application Address	Bristnall Hall Academy Bristnall Hall Lane Oldbury B68 9PA
Applicant	Mrs Racheal Hill Sandwell Metropolitan Borough Council
Ward	Bristnall
Contribution towards Vision 2030:	
Contact Officer(s)	Mr Andrew Dean 0121 569 4056 andrew_dean@sandwell.gov.uk

RECOMMENDATION

That planning permission is granted subject to no adverse comments being received from the Lead Local Flood Authority and conditions concerning:-

- (i) Drainage.
- (ii) External materials.
- (iii) Ground conditions.
- (iv) Noise.
- (v) Extraction and filtration specification and management plan.
- (vi) Method Statement.
- (vii) Car parking implemented and retained.
- (viii) Hard and soft landscaping.
- (ix) Electric vehicle charging points.
- (x) External lighting scheme.
- (xi) Gate management plan.
- (xii) Staff only entrance signage.

- (xiii) Car parking hereby approved shall not be used on weekend or bank holidays.
- (xiv) The development to be constructed in accordance with the fabric first approach.
- (xv) Boundary treatment.
- (xvi) Implementation of submitted travel plan.

1. BACKGROUND

- 1.1 This application is being reported to your Planning Committee because the application is major in nature and Sandwell Metropolitan Borough Council is the applicant.
- 1.2 To assist members with site context, a link to Google Maps is provided below:

[Bristnall Hall Academy, Bristnall Hall Lane, Oldbury](#)

2. SUMMARY OF KEY CONSIDERATIONS

- 2.1 The site is unallocated in the development plan.
- 2.2 The material planning considerations which are relevant to this application are:-

Government policy (NPPF)
Planning history (including appeal decisions)
Overlooking/loss of privacy
Loss of light and/or outlook
Design, appearance and materials
Access, highway safety, parking and servicing
Contamination by a previous use
Noise and disturbance from the scheme
Disturbance from smells
Flood risk

3. THE APPLICATION SITE

- 3.1 The application site relates to the Bristnall Hall Academy located on the northern side of Bristnall Hall Lane, Oldbury. The site consists of multiple school buildings, hardstanding play areas and a grassed field used for sports. The main entrance to the school is from Bristnall Hall Lane with a further staff only entrance and car park accessed from Bristnall Hall Road. The site is surrounded by residential properties.

4. PLANNING HISTORY

4.1 The school has undertaken various minor works in the past such as extensions and increased parking facilities.

4.2 Relevant planning applications are as follows:-

DC/04/42886	Provision of 2.4m high security fences to curtilage of site.	Grant Permission 09.08.2004
DC/17/60554	Proposed single storey extension to existing WC facilities, alterations to existing staff car park to include pedestrian and vehicular access gates and fencing.	Grant permission subject to Conditions. 10.07.2017
DC/18/62431	Proposed additional 24 car parking spaces with altered vehicular access and gate to match existing fencing, with associated lighting.	Grant Permission subject to Conditions

5. APPLICATION DETAILS

5.1 The applicant is proposing to erect a new two storey teaching block within the grounds of Bristnall Hall Academy which would include a new access to the school, increased parking provision and landscaping.

5.2 The proposed teaching block would measure 47.9 metres (L) by 20.7 metres (W) and have a maximum height of 10.1 metres. Due to a change in ground levels, the height of the building at the eastern elevation would measure 6.4 metres.

5.3 The proposal includes creating a new entrance and car parking area from Bristnall Hall Road and the creation of a new car park on an existing tarmacked area used as tennis courts. This car parking area would be accessed via the entrance and car parking area approved under application reference DC/18/62431.

6. PUBLICITY

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

7. STATUTORY CONSULTATION

7.1 Planning and Transportation Policy – No objections.

7.2 Highways – No objections.

7.3 Public Health (Air Quality)

No objections have been raised subject to details of electric vehicle charging points being submitted and approved by the Local Planning Authority and the submitted travel plan being implemented.

7.4 Public Health (Contaminated Land)

No objections subject to a contaminated land condition.

7.5 Public Health (Air Pollution and Noise)

No objections subject to a noise condition contained within the recommendation and hours of construction.

7.6 West Midlands Police

No objections. The agent has been made aware of comments and observations made by the police.

7.7 Urban Design

No objections regarding the siting and massing of the proposed teaching block. Further comments are as below.

This is a two-storey building which is orientated away from the immediate residential edge so to mitigate any overlooking issues. If this was a typical residential scheme, we would consider the building to be siding on so would apply a 14m offset distance. If we used the direct back to back distance, we would use the 21m rule and therefore this proposal is in excess of 25m to the closest building point from the residential face even with slight change in levels, I consider this to be acceptable.

I welcome the subtle colour scheme, materials and general design of the building presenting a functional space for the Academy.

The existing tree belt needs to be managed as it acts as an important visual screen between the sites. As they have to remove a couple of trees perhaps at the most visible positions they should re plant with a suitable columnar variety to assist the general coverage.

7.8 **Sport England**

They have raised a non-statutory objection due to the loss of the hard courts without equitable mitigation being secured as part of the planning application.

7.9 **Lead Local Flood Authority** – Comments will be reported verbally to your committee.

8. **GOVERNMENT GUIDANCE/NATIONAL PLANNING POLICY**

8.1 National Planning Policy Framework promotes sustainable development but states that that local circumstances should be taken into account to reflect the character, needs and opportunities for each area.

9. **LOCAL PLANNING POLICY**

9.1 The following policies of the Council's Development Plan are relevant:-

ENV3: Design Quality

ENV5: Flood Risk, Sustainable Drainage System and Urban Heat Island Effect

ENV8: Air Quality

HOU5 – Education and Health Care Facilities

SAD EOS9: Urban Design Principles

9.2 ENV3 and SAD EOS9 refers to well-designed schemes that provide quality environments. Urban Design has raised no objections to the proposed teaching block and welcome the subtle colour scheme, materials and general design of the building presenting a functional space for the Academy. A condition for boundary details has been included within the recommendation.

9.3 ENV5 seeks the incorporation of sustainable drainage systems to assist with reducing the impact of flooding and surface water run-off. The applicant submitted a drainage strategy as part of the application which explored the use of soakaways and permeable paving on the site.

9.4 ENV8 refers to mitigation measures to offset air quality issues, in this instance, electric vehicle charging infrastructure has been proposed and a travel plan has been submitted.

9.5 HOU5 refers to education and health care being fundamental to achieving the vision for sustainable communities and states the existing network of education facilities will be protected and enhanced. The proposal would

enhance the existing school by providing a modern education facility for Bristnall Hall Academy.

10. MATERIAL CONSIDERATIONS

10.1 The material considerations relating to Government Policy (NPPF) and proposals within the Development Plan have been referred to above in Sections 8 and 9. With regards to the other considerations these are highlighted below:

10.2 Planning history

The site has been subject to a previous approval under application reference DC/18/62431 for a car parking area. Planning conditions were included within the decision notice to ensure the new entrance from Bristnall Hall Road was for the use of staff only. This was to prevent noise and disturbance to neighbouring residential dwellings from parents dropping off and picking up their children. The agent has confirmed on the submitted site plan that the access approved under application reference DC/18/62431 and the proposed new car parking area to the north would remain as staff only entrances. To ensure the access remain for the use of staff only, a condition for a gate management plan and staff signage has been included within the recommendation.

10.3 Overlooking/loss of privacy

The elevation facing onto the dwellings on Bristnall Hall Road would contain no windows. I am therefore satisfied no significant loss of privacy or overlooking would occur to neighbouring dwellings. Furthermore, an existing tree belt acts as an important visual screen between the sites. A soft landscaping condition has been included within the recommendation which will include details of replacement trees removed by the proposal.

10.4 Loss of light and/or outlook

The proposed two-storey building has been designed to be orientated away from the immediate residential edge so to mitigate any overlooking issues. If this was a typical residential scheme, we would consider the building to be siding on so would apply a 14-metre offset distance. If we used the direct back to back distance, we would use the 21-metre rule. This proposal is in excess of 25-metre to the closest building point from the residential face, therefore even with slight change in levels the separation distance is deemed to be acceptable. I therefore consider no significant loss of light or outlook would occur to neighbouring dwellings.

10.5 Design, appearance and materials

Urban Design has raised no objections to the proposed teaching block and welcome the subtle colour scheme, materials and general design of the building which would present a functional space for the Academy. A condition for boundary details has been included within the recommendation.

10.6 Access, highway safety, parking and servicing

The Head of Highways has raised no objections to the application. The site is constrained in nature and the proposal to increase off street car parking is welcomed.

10.7 Contamination by a previous use

The Pollution Control Team (contaminated land) have reviewed the submitted ground condition reports and raised no objections to the application subject to a condition being included within the recommendation to ensure that in the event that contamination is found at any time when carrying out the approved development that was not previously identified, it must be reported in writing immediately to the Planning Authority. An investigation and risk assessment must be undertaken, and where remediation is necessary a remediation scheme must be prepared, which is subject to the approval in writing of the Local Planning Authority

10.8 Noise and disturbance from the scheme

The Pollution Control Team (noise) have raised no objections to the application subject to a noise condition included within the recommendation. Details regarding hours of construction has been included within the submitted method statement.

10.9 Disturbance from smells

To protect neighbouring residents from cooking odours, a condition has been included within the recommendation for the design and specification of the proposed extraction and filtration system. Furthermore, the condition includes the requirement for a management/maintenance plan to ensure the equipment is well maintained.

10.10 Flood risk

The Lead Local Flood Authority have been consulted and at the time of writing this report no comments have been received. Comments will be verbally reported to committee members at this meeting. Severn Trent

have raised no objections to the application subject to the standard drainage condition.

11. IMPLICATIONS FOR SANDWELL'S VISION

- 11.1 The proposal supports Ambitions 3, 8 and 10 of the Sandwell Vision 2030:-
- 11.2 Ambition 3 – Our workforce and young people are skilled and talented, geared up to respond to changing business needs and to win rewarding jobs in a growing economy.
- 11.3 Ambition 8 – Our distinctive towns and neighbourhoods are successful centres of community life, leisure and entertainment where people increasingly choose to bring up their families.
- 11.4 Ambition 10 – Sandwell has a national reputation for getting things done, where all local partners are focussed on what really matters in people's lives and communities.

12. CONCLUSIONS AND SUMMARY OF REASONS FOR THE RECOMMENDATIONS

- 12.1 Whilst it is accepted that Sport England have raised concerns about the loss of hardstanding courts, this is not a statutory objection and when considering the enhanced wider facilities this proposal provides for the existing school, it is considered that this would not be sufficient to warrant refusal.
- 12.2 On balance, subject to comments from the Lead Local Flood Authority, the proposal is considered to be acceptable and is recommended for conditional approval.

13. STRATEGIC RESOURCE IMPLICATIONS

- 13.1 When a planning application is refused the applicant has a right of appeal to the Planning Inspectorate, and they can make a claim for costs against the council.

14. LEGAL AND GOVERNANCE CONSIDERATIONS

- 14.1 This application is submitted under the Town and Country Planning Act 1990.

15. EQUALITY IMPACT ASSESSMENT

15.1 There are no equality issues arising from this proposal and therefore an equality impact assessment has not been carried out.

16. DATA PROTECTION IMPACT ASSESSMENT

16.1 The planning application and accompanying documentation is a public document.

17. CRIME AND DISORDER AND RISK ASSESSMENT

17.1 There are no crime and disorder issues with this application.

18. SUSTAINABILITY OF PROPOSALS

18.1 Refer to the National Planning Policy Framework (8), Development Plan policies (9) and material considerations (10).

19. HEALTH AND WELLBEING IMPLICATIONS (INCLUDING SOCIAL VALUE)

19.1 Refer to the summary of the report (12).

20. IMPACT ON ANY COUNCIL MANAGED PROPERTY OR LAND

20.1 The Council are the applicants for this application.

21. APPENDICES:

Site Plan

Context Plan

Plan No.

BHA-BML-ERD-ZZ-DR-C-0501P01 REV 01(A1)

ADP-00-ZZ-DR-A-0903 REV S2 P4 (A1)

WDBHA-ADP-00-00-DR-A-0902 S2 P8

ADP-00-00-DR-A-0800 REV S2 P2 (A1)

ADP-00-00-DR-A-0901 REV S2 P11 (A1)

ADP-00-02-DR-A-1027 REV S1 P1 (A1)

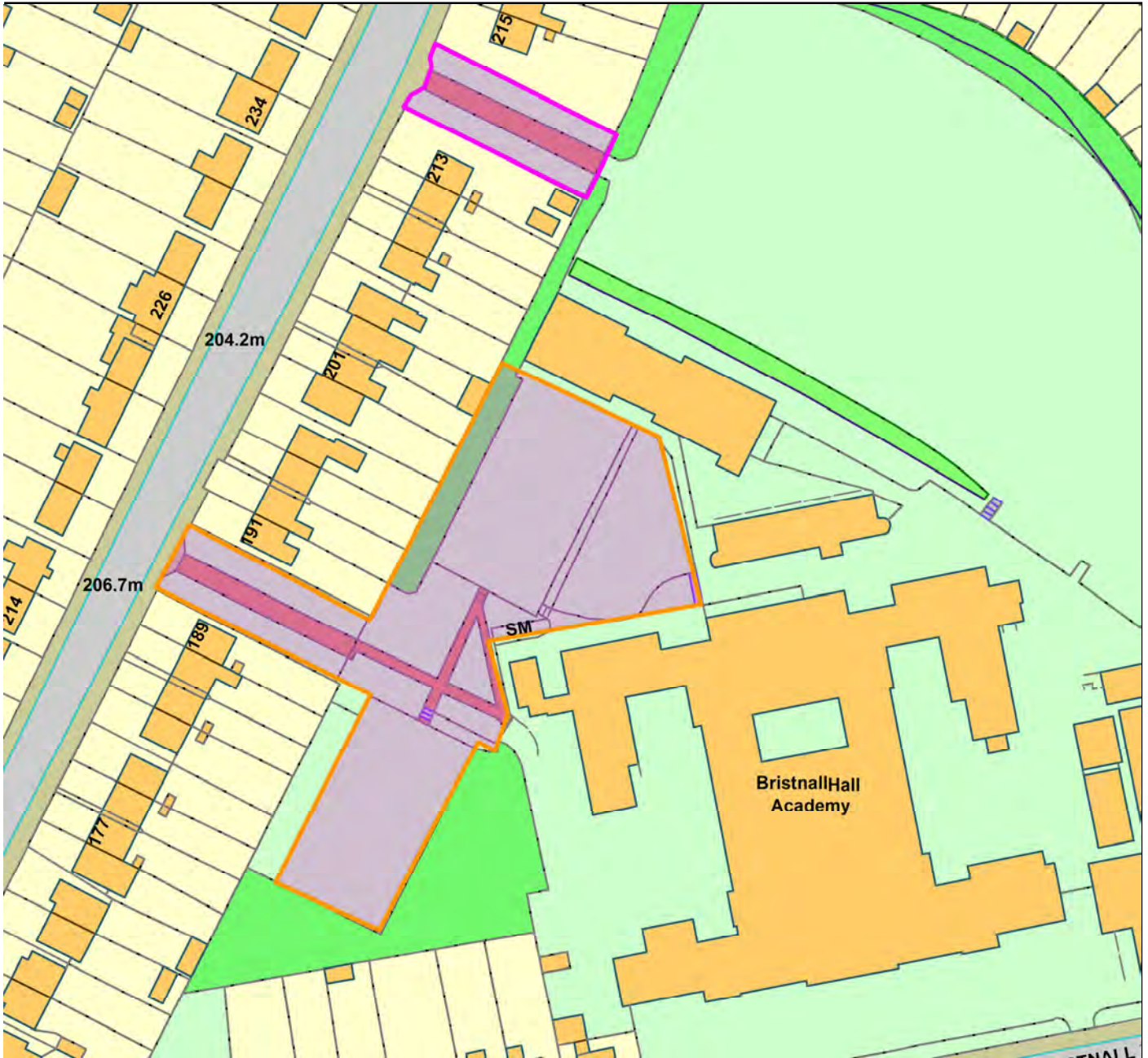
ADP-00-ZZ-DR-A-1200 REV S1 P1 (A1)

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ADP-00-ZZ-DR-A-1300 REV S1 P1 (A1)

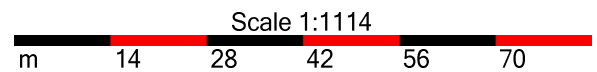
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DC/20/64114
Bristnall Hall Academy, Bristnall Hall Lane, Oldbury



Legend

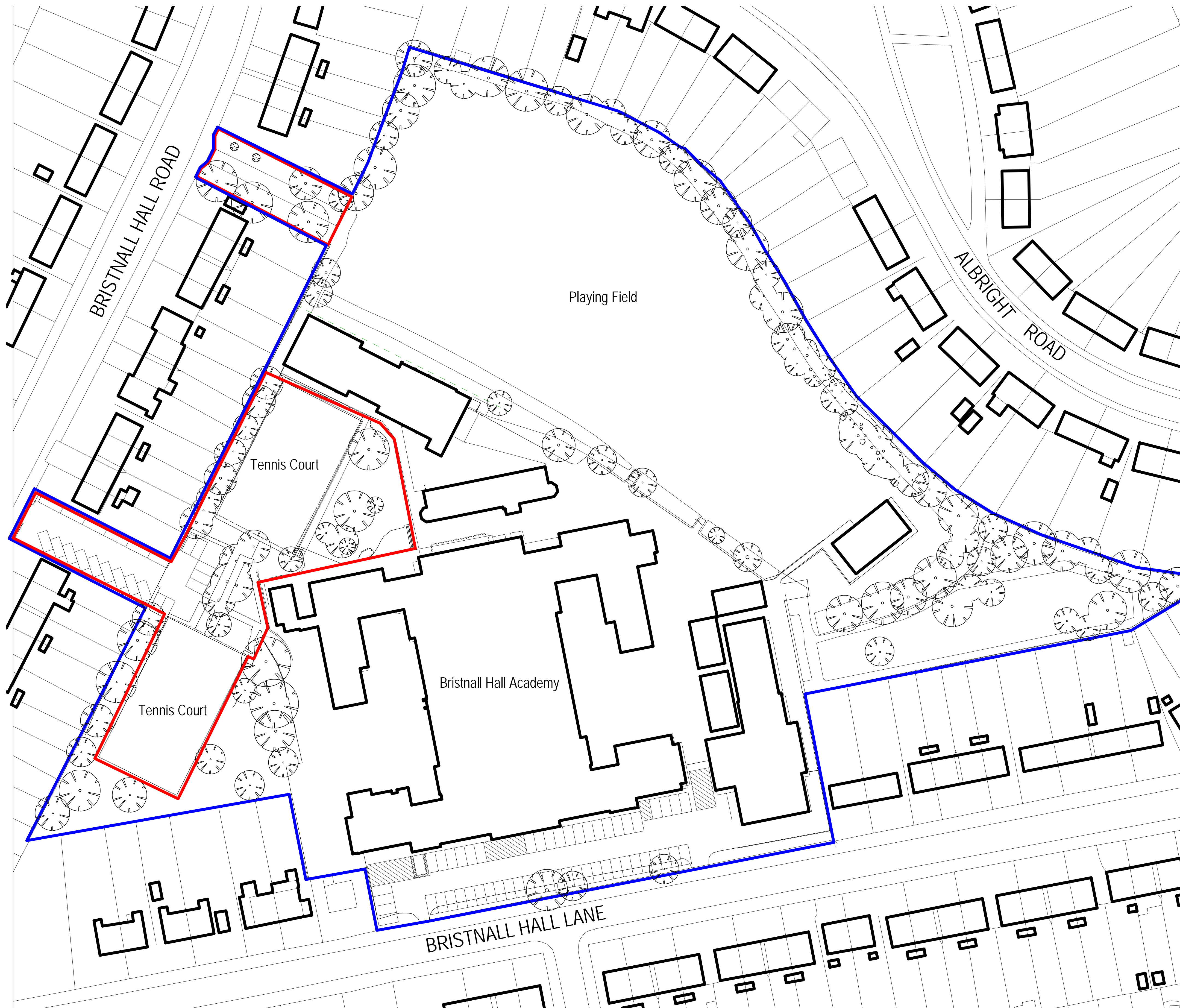
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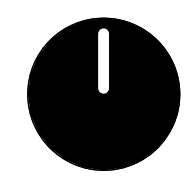
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Organisation	Not Set
Department	Not Set
Comments	
Date	22 July 2020
OS Licence No	





- WORKS BOUNDARY
- SITE OWNERSHIP BOUNDARY



REVISION	DATE	DESCRIPTION	ARCHITECT PARTNER
S1 P 1	03.04.20	Work Stage 4 Information Issue	ADP
S2 P 2	31.05.20	Parking arrangement updated following feedback from Highways, Sports England, and consultation with the School.	ADP

CHECK ALL DIMENSIONS AND VERIFY ON SITE. REPORT ANY ERRORS OR OMISSIONS

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JOB TITLE:
**NEW TEACHING BLOCK
BRISTNALL HALL ACADEMY**

DRAWING TITLE:
LOCATION PLAN

SCALE: 1 : 500	DRAWING SHEET SIZE: A1	
JOB CODE: WDBHA	DRAWING NUMBER: ADP-00-00-DR- A-0800	REVISION: S2 P 2

1 Location Plan
1 : 500

New 2m high painted palisade fence and gated access. The gate will be manually locked during the day, and opened only at the start and end of the school day.

Access road to be modified to provide additional staff parking spaces. Tarmac finish.

12 new staff parking bays. New CCTV and external lighting to be installed.

Existing retaining wall cut back and ground regraded. 1:3 grass sloping bank created up to tennis court level.

New rainwater attenuation tank to existing tennis court. Tarmac to be made good.

Grass sloping bank between pathway and access road
New Pedestrian Pathway

New 2m high painted palisade fence and gated access. The access will be staff only, and the gate will be manually locked during the day, and opened only at the start and end of the school day.

Parking Spaces
7 Standard
3 Accessible
2 Electric

Existing access road modified to provide pedestrian walkway
New 1:10 ramp vehicular access to new car parking

New services enclosures serving new building


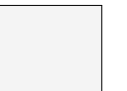
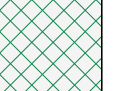


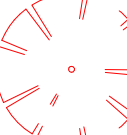
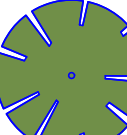
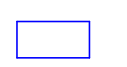
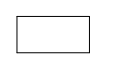
Tennis court to be modified to provide additional staff parking spaces. Tarmac finish.
22 new staff parking spaces. New CCTV and external lighting to be installed.

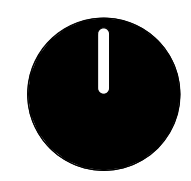
New bin store

New stepped access and retaining wall



KEY

-  Tarmac Pedestrian
-  Tarmac
-  Existing Tarmac to be made good
-  Landscaping/Grass
-  Existing tree to be retained
-  Existing tree to be removed
(18 Total trees to be removed)
-  New native tree species to be planted
(18 Total new native tree species to be planted)
-  New parking bay
-  Existing parking bay



REVISION	DATE	DESCRIPTION	ARCHITECT	PARTNER
S1 P 6	10.03.20	Stage 3 Update	ADP	
S1 P 7	03.04.20	Work Stage 4 Information Issue	ADP	
S2 P 8	29.04.20	U15 Football pitch added to site plan	ADP	
S2 P 9	06.05.20	Parking arrangement updated following feedback from Highways and Sports England	ADP	
S2 P 10	14.05.20	Parking arrangement updated following feedback from Highways and Sports England	ADP	
S2 P 11	31.05.20	Parking arrangement updated following feedback from Highways, Sports England, and consultation with the School.	ADP	

CHECK ALL DIMENSIONS AND VERIFY ON SITE. REPORT ANY ERRORS OR OMISSIONS

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JOB TITLE:
**NEW TEACHING BLOCK
BRISTNALL HALL ACADEMY**

DRAWING TITLE:
PROPOSED SITE PLAN

SCALE: **1 : 500** DRAWING SHEET SIZE: **A1**

JOB CODE: **WDBHA** DRAWING NUMBER: **ADP-00-00-DR- A-0901** REVISION: **S2 P 11**



Existing retaining wall cut bank and ground regraded. 1:3 grass sloping bank created upto tennis court level.

New rainwater attenuation tank to existing tennis court. Tarmac to be made good

New precast concrete stairs with paver tread

Grass sloping bank between pathway and access road

New Pedestrian Pathway

New 2m high painted palisade fence and gated access. The access will be staff only, and the gate will be manually locked during the day, and opened only at the start and end of the school day.

Parking Spaces
7 Standard
3 Accessible
2 Electric

Existing access road modified to provide pedestrian way

New services enclosures serving new building

New 1:10 ramp vehicular access to new car parking

Pre-cast concrete retaining wall

Tennis court to be modified to provide additional staff parking spaces. Tarmac finish. 22 new staff parking spaces. New CCTV and external lighting to be installed.

New bin store enclosure

New precast concrete stairs with paver tread

- KEY:
- Existing Tarmac to be Made Good
 - Tarmac Pedestrian
 - Tarmac
 - New Precast Concrete Stairs with Concrete Paver Tread and Riser Finish. Tactile Paving at Top and Bottom.
 - Landscaping/Grass
 - Retained Existing Tree
 - Tree to be Removed
 - New Blockwork Retaining Wall. Paint Grade Block
 - New Painted Flat Steel Balustrade
 - New Concrete Kerb Line
 - Existing Fence Line
 - New 2m High Painted Palisade Fence
 - Disabled Parking Bay
 - Electric Charging Bay
 - Sloping Bank

REVISION	DATE	DESCRIPTION	ARCHITECT PARTNER
S1 P 1	07.02.20	Stage 3 Issue	ADP
S1 P 2	10.03.20	Stage 3 Update	ADP
S1 P 3	03.04.20	Work Stage 4 Information Issue	ADP
S2 P 4	31.05.20	Parking arrangement updated following feedback from Highways, Sports England, and consultation with the School.	ADP

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JOB TITLE:
**NEW TEACHING BLOCK
BRISTNALL HALL ACADEMY**

DRAWING TITLE:
PROPOSED LANDSCAPE PLAN

35 34 33

SCALE:
As indicated

DRAWING SHEET SIZE:
A1

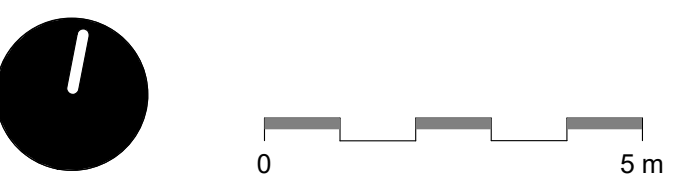
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1 Proposed Landscape Plan
1 : 200



Department Legend

- CIRCULATION
- PLANT
- SANITARY
- STAFF
- STORAGE
- TEACHING



REVISION	DATE	DESCRIPTION	ARCHITECT PARTNER
S1 P 1	09.03.20	Planning Issue	ADP
S1 P 2	26.03.20	Planning Issue - scale bar added as requested	ADP

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JOB TITLE:
BRISTNALL HALL ACADEMY

DRAWING TITLE:
GENERAL ARRANGEMENT PLAN - GROUND FLOOR PLAN

SCALE: 1 : 100 DRAWING SHEET SIZE: A1

JOB CODE: WDBHA DRAWING NUMBER: ADP-00-00-DR- A-1025 REVISION: S1 P 2

1 Ground Floor Plan
1 : 100



TENNIS COURT

ICT BUILDING 2

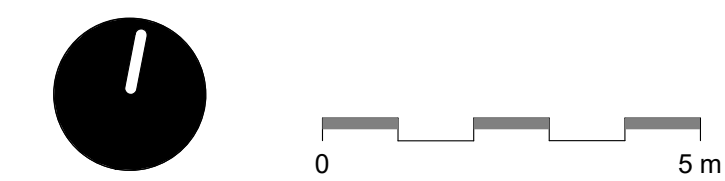
ICT BUILDING 1

MAIN SCHOOL BUILDING

HALL

Department Legend

- ANCILLARY
- CIRCULATION
- PLANT
- SANITARY
- SHARED
- STAFF
- STORAGE
- TEACHING



REVISION	DATE	DESCRIPTION	ARCHITECT PARTNER
S1 P 1	09.03.20	Planning issue	ADP
S1 P 2	26.03.20	Planning issue - scale bar added as requested	ADP

CHECK ALL DIMENSIONS AND VERIFY ON SITE. REPORT ANY ERRORS OR OMISSIONS

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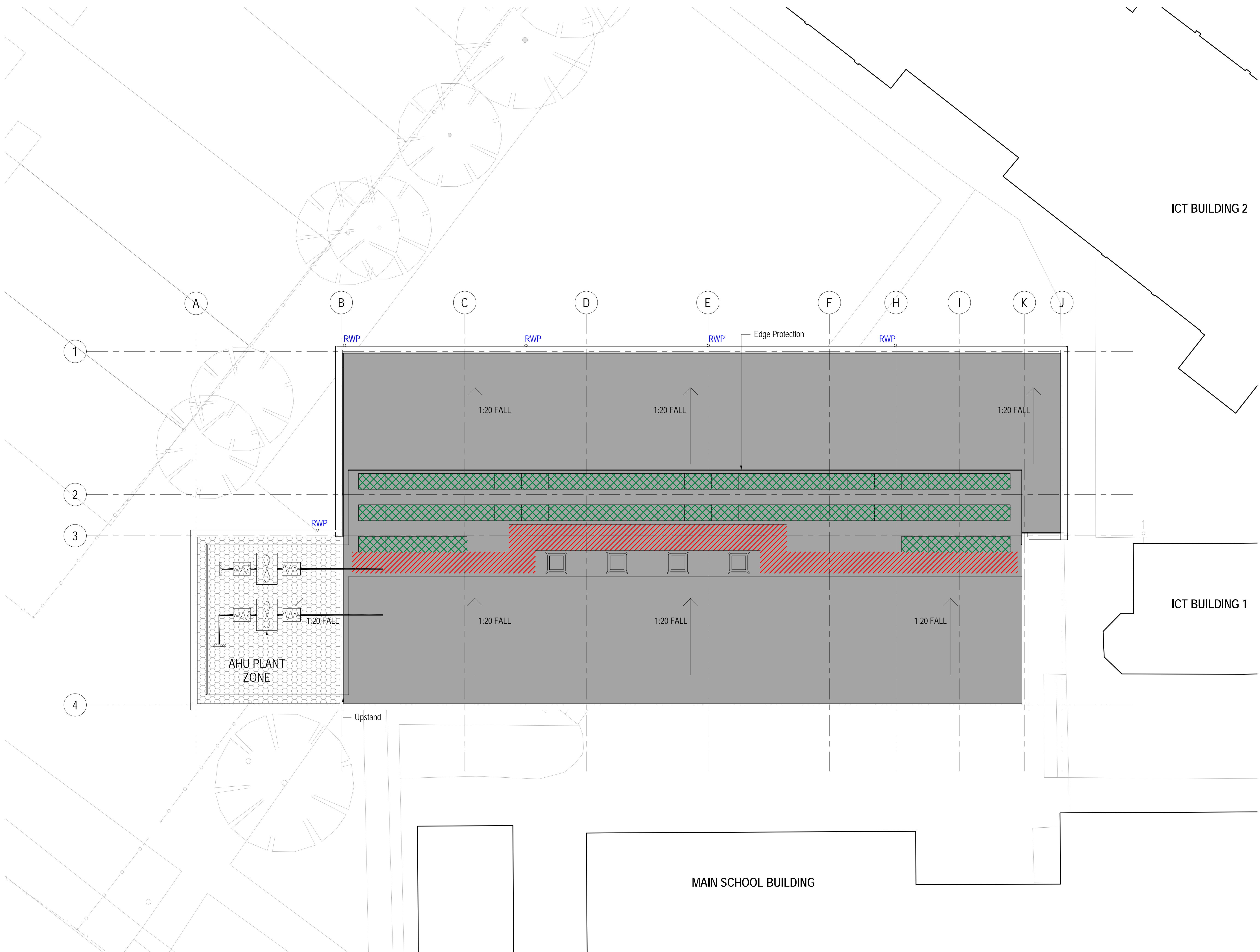
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GENERAL ARRANGEMENT PLAN - FIRST FLOOR PLAN

SCALE:
1 : 100

DRAWING SHEET SIZE:
A1

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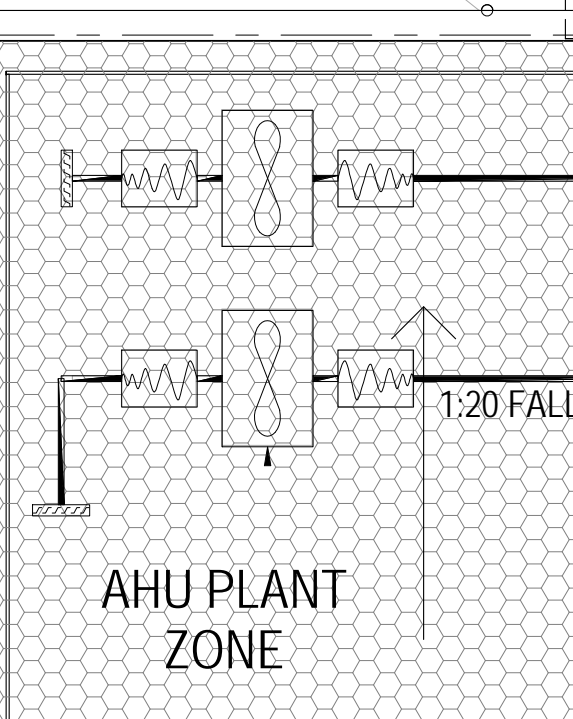
1 First Floor Plan
 1 : 100



ICT BUILDING 2

ICT BUILDING 1

MAIN SCHOOL BUILDING



- ROOF PLAN KEY:**
- INVERTED HOLT MELT ROOF SYSTEM WITH BALLAST
 - SINGLE PLYWOOD ROOF MEMBRANE SYSTEM
 - MAINTENANCE ACCESS ROUTE
 - PHOTOVOLTAIC PANELS AREA
 - WIND CATCHER

REVISION	DATE	DESCRIPTION	ARCHITECT PARTNER
S1 P 1	09.03.20	Planning Issue	ADP

CHECK ALL DIMENSIONS AND VERIFY ON SITE. REPORT ANY ERRORS OR OMISSIONS

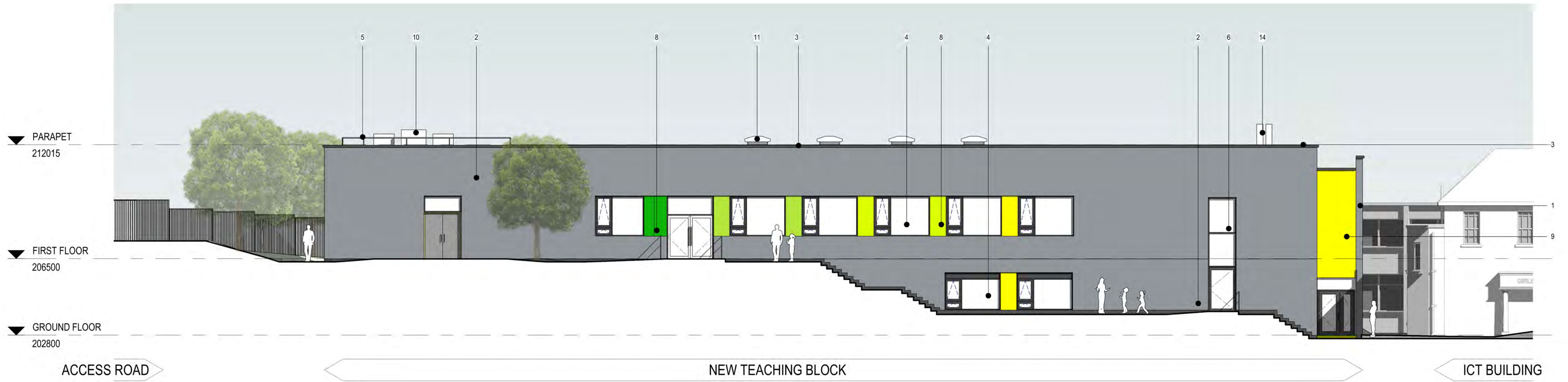
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JOB TITLE:
BRISTNALL HALL ACADEMY

DRAWING TITLE:
GENERAL ARRANGEMENT PLAN - ROOF PLAN

SCALE: As indicated	DRAWING SHEET SIZE: A1
JOB CODE: WDBHA	DRAWING NUMBER: ADP-00-02-DR- A-1027
REVISION: S1 P 1	




1 SOUTH ELEVATION
1 : 100

- ① DARK GREY INSULATED RENDER
- ② MID GREY INSULATED RENDER
- ③ DARK GREY PPC ALUMINIUM CAPPING
- ④ DARK GREY PPC ALUMINIUM WINDOWS
- ⑤ BALUSTRADE EDGE PROTECTION
- ⑥ CURTAIN WALLING TO STAIRS
- ⑦ DARK GREY LOUVRES
- ⑧ FEATURE COLOURED RENDER PANEL
- ⑨ YELLOW INSULATED RENDER
- ⑩ PLANT EQUIPMENT
- ⑪ WIND CATCHERS
- ⑫ PV PANELS
- ⑬ NEW RETAINING WALL
- ⑭ FLUES
- ⑮ EXTERNAL RAINWATER PIPE

REVISION	DATE	DESCRIPTION	ARCHITECT PARTNER
S1 P 1	09.03.20	Planning issue	ADP

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PLANNING

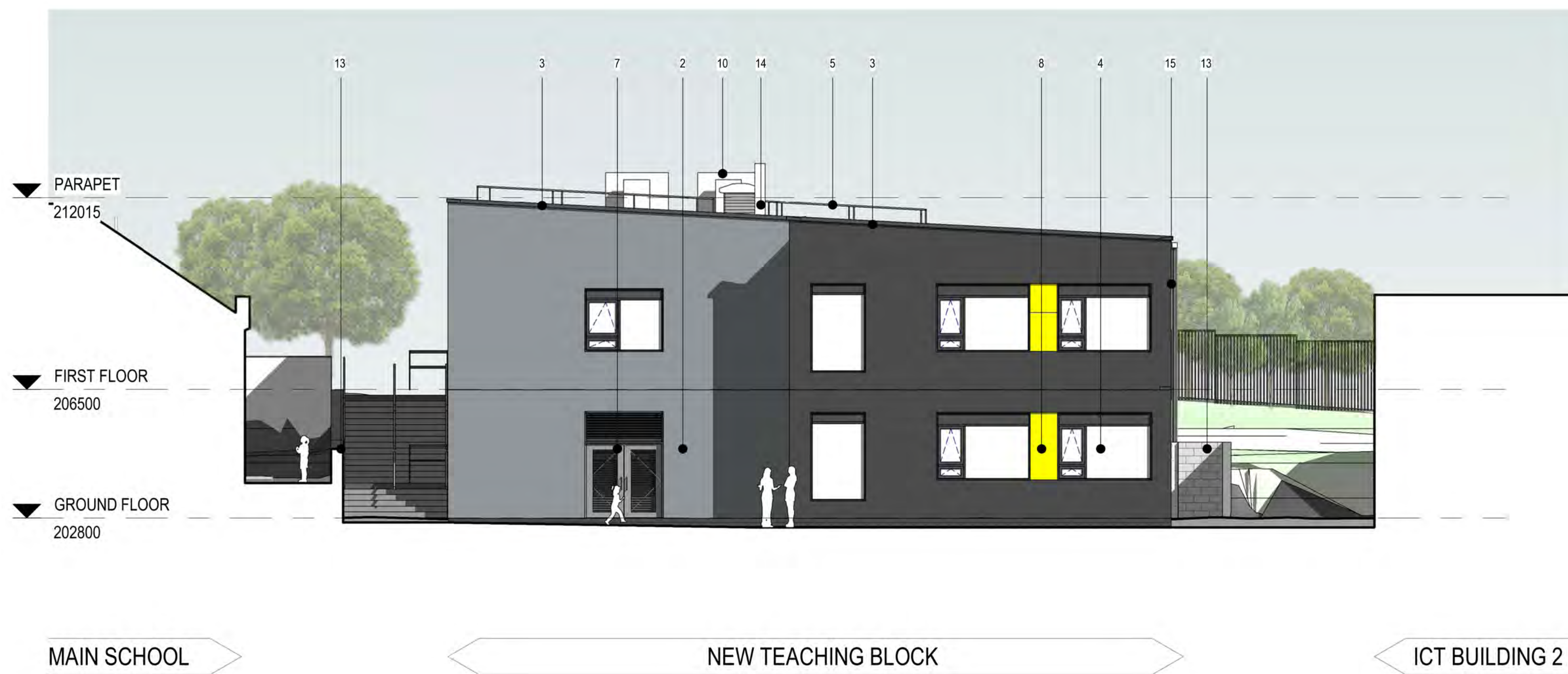


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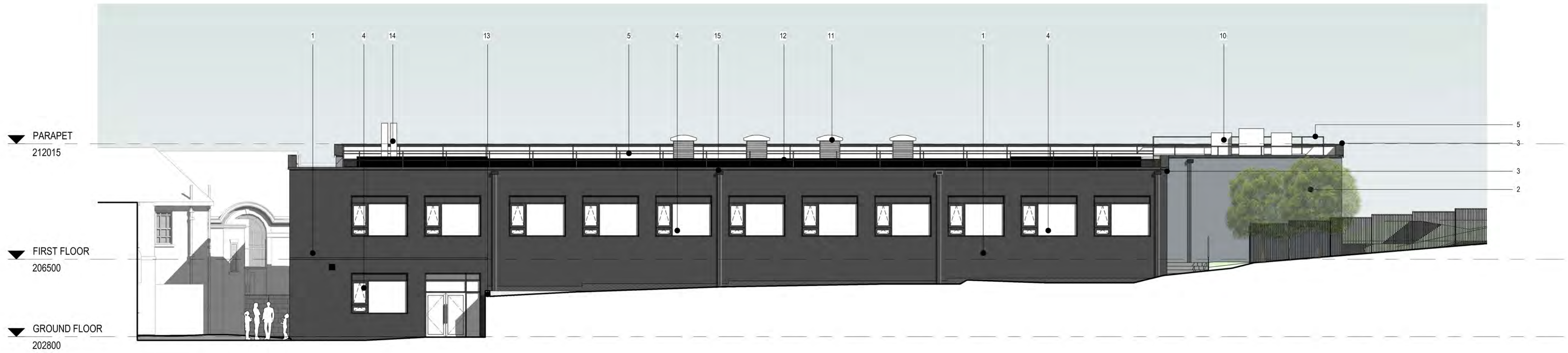
JOB TITLE:
BRISTNALL HALL ACADEMY

DRAWING TITLE:
ELEVATIONS

SCALE: 1 : 100	DRAWING SHEET SIZE: A1
JOB CODE: WDBHA	DRAWING NUMBER: ADP-00-ZZ-DR-A-1200
REVISION: S1 P 1	



2 EAST ELEVATION
1 : 100

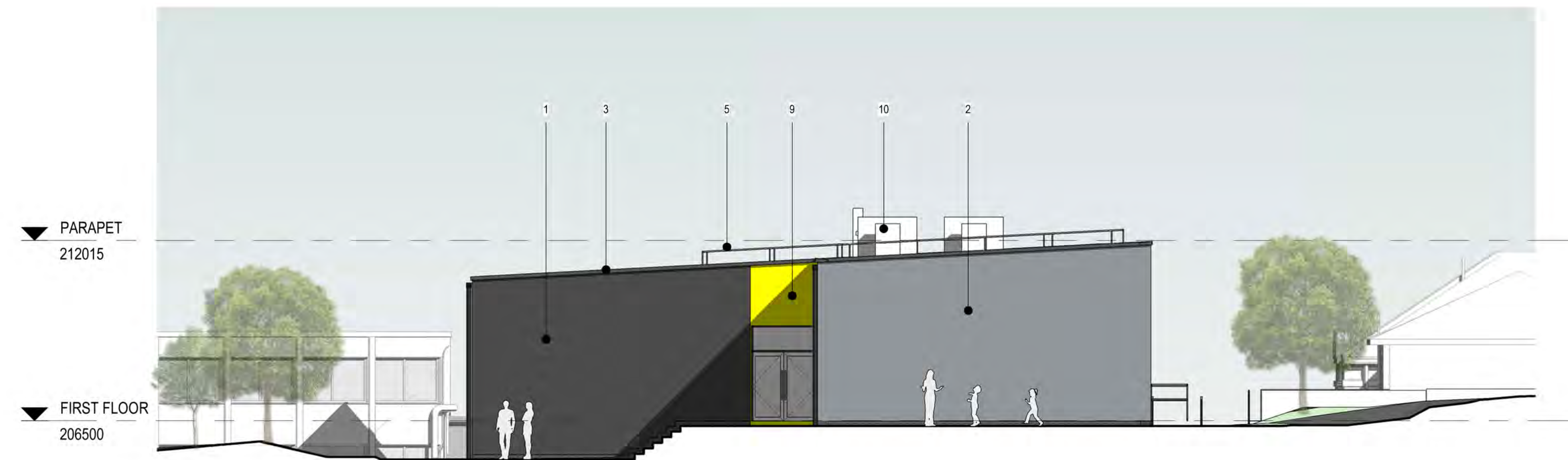


ICT BUILDING

NEW TEACHING BLOCK

SITE BOUNDARY

1 NORTH ELEVATION
1 : 100



TENNIS COURT

NEW TEACHING BLOCK

MAIN SCHOOL BLOCK


2 WEST ELEVATION
1 : 100

- ① DARK GREY INSULATED RENDER
- ② MID GREY INSULATED RENDER
- ③ DARK GREY PPC ALUMINIUM CAPPING
- ④ DARK GREY PPC ALUMINIUM WINDOWS
- ⑤ BALUSTRADE EDGE PROTECTION
- ⑥ CURTAIN WALLING TO STAIRS
- ⑦ DARK GREY LOUVRES
- ⑧ FEATURE COLOURED RENDER PANEL
- ⑨ YELLOW INSULATED RENDER
- ⑩ PLANT EQUIPMENT
- ⑪ WIND CATCHERS
- ⑫ PV PANELS
- ⑬ NEW RETAINING WALL
- ⑭ FLUES
- ⑮ EXTERNAL RAINWATER PIPE

REVISION	DATE	DESCRIPTION	ARCHITECT PARTNER
S1 P 1	09.03.20	Planning Issue	ADP

CHECK ALL DIMENSIONS AND VERIFY ON SITE. REPORT ANY ERRORS OR OMISSIONS

PLANNING

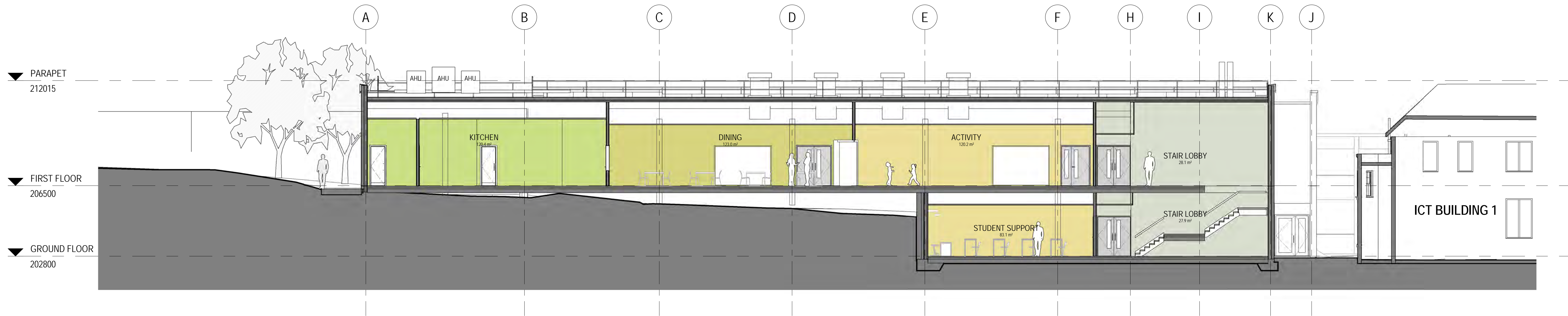


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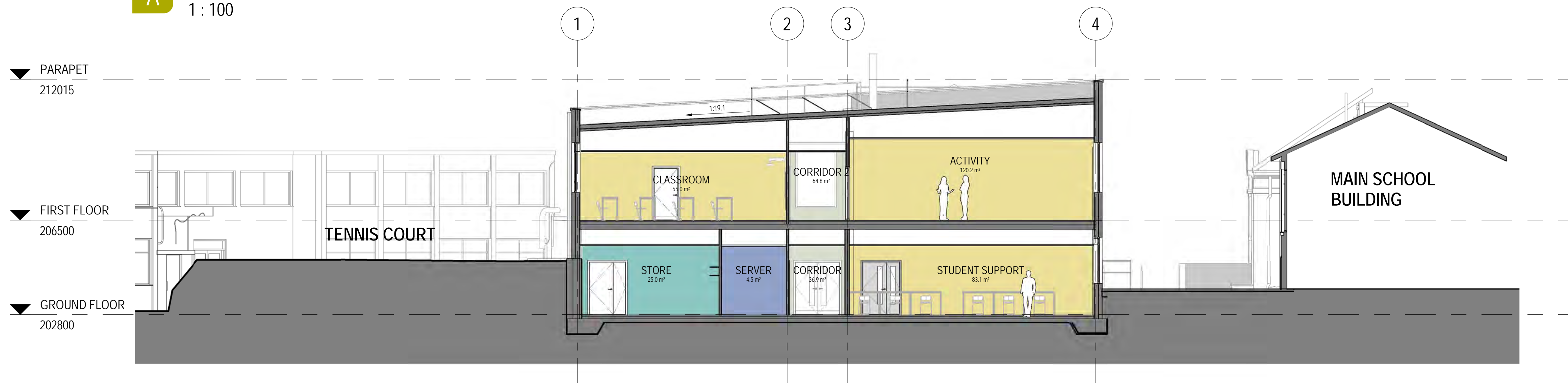
JOB TITLE:
BRISTNALL HALL ACADEMY

DRAWING TITLE:
**ELEVATIONS
NORTH AND WEST**

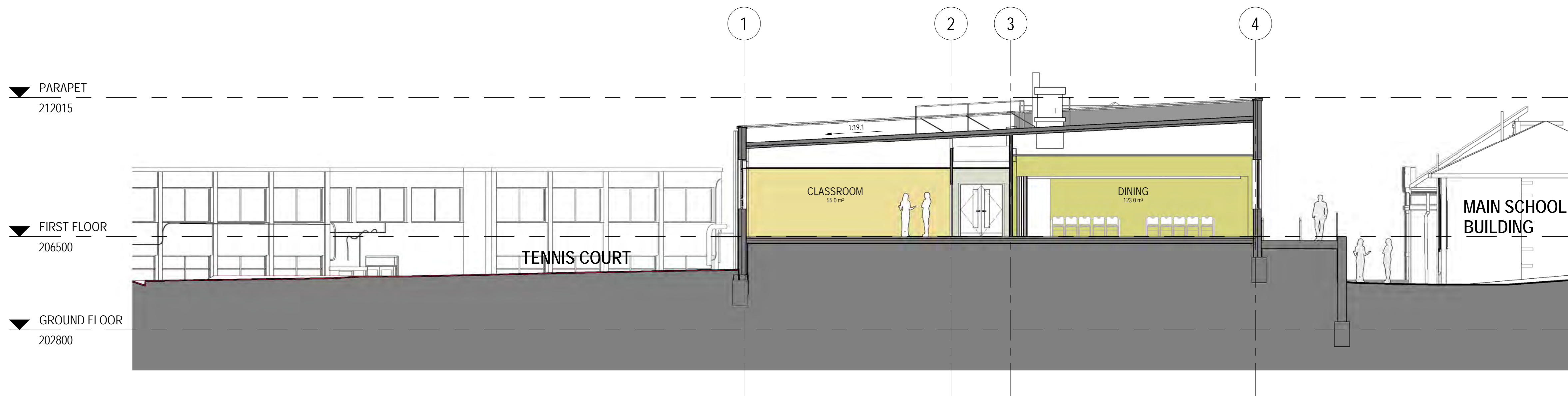
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JOB CODE: WDBHA	DRAWING NUMBER: ADP-00-ZZ-DR-A-1201
REVISION: S1 P 1	



A SECTION A
1:100



B SECTION B
1:100




C SECTION C
1:100

REVISION	DATE	DESCRIPTION	ARCHITECT PARTNER
S1 P 1	09.03.20	Planning Issue	ADP

CHECK ALL DIMENSIONS AND VERIFY ON SITE. REPORT ANY ERRORS OR OMISSIONS

PLANNING



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JOB TITLE:
BRISTNALL HALL ACADEMY

DRAWING TITLE:
SECTIONS

SCALE: 1:100	DRAWING SHEET SIZE: A1	
JOB CODE: WDBHA	DRAWING NUMBER: ADP-00-ZZ-DR-A-1300	REVISION: S1 P 1



Existing 2m high palisade fence

New 2m high painted palisade fence and gated access. The gate will be manually locked during the day, and opened only at the start and end of the school day.

12 new staff parking bays. New CCTV and external lighting to be installed.

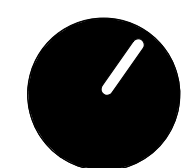
Existing gas house

Concrete kerb

Palisade fencing to the rear of Car Park. Staff access will be via existing access road off Bristnall Hall Road.

KEY:

- Tarmac Pedestrian
- Tarmac
- Landscaping / Grass
- Retained Existing Tree
- Tree to be Removed
- New Concrete Kerb Line
- Existing Fence Line
- New 2m High Painted Palisade Fence
- Disabled Parking Bay
- Electric Charging Bay
- Sloping Bank



REVISION	DATE	DESCRIPTION	ARCHITECT	PARTNER
S1 P 1	15.12.19	CEM 4	ADP	
S1 P 2	06.01.20	CEM 5	ADP	
S1 P 3	13.01.20	CEM 6	ADP	
S1 P 4	17.01.20	Stage 3 Information	ADP	
S1 P 5	07.02.20	Stage 3 Issue	ADP	
S1 P 6	10.03.20	Stage 3 Update	ADP	
S1 P 7	03.04.20	Work Stage 4 Information Issue	ADP	
S2 P 8	31.05.20	Parking arrangement updated following feedback from Highways, Sports England, and consultation with the School.	ADP	

CHECK ALL DIMENSIONS AND VERIFY ON SITE. REPORT ANY ERRORS OR OMISSIONS

PLANNING

1 Proposed Parking Spaces_Field
1 : 200

adp

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JOB TITLE:
**NEW TEACHING BLOCK
BRISTNALL HALL ACADEMY**

DRAWING TITLE:
PROPOSED PARKING LAYOUT

SCALE: As indicated	DRAWING SHEET SIZE: A1
JOB CODE: WDBHA	DRAWING NUMBER: ADP-00-ZZ-DR-A-0902
	REVISION: S2 P 8