 Reigate & Banstead BOROUGH COUNCIL Banstead Horley Redhill Reigate	TO:	PLANNING COMMITTEE
	DATE:	15 April 2020
	REPORT OF:	HEAD OF PLANNING
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AGENDA ITEM:	5 a and b	WARD: CKW

APPLICATION NUMBER:		a) 19/01548/F b) 19/01549/LBC	VALID:	7.8.20
APPLICANT:	Legal and General PLC		AGENT:	Avison Young
LOCATION:	Legal And General Kingswood House St Monicas Road Kingswood Surrey Kt20 6eu			
DESCRIPTION:	Redevelopment of the site to create a Continuing Care Retirement Community (Use Class C2), comprising refurbishment and conversion of Legal & General House (Grade II* Listed) to provide 130 no. Assisted Living Units and respite units, Assisted Living support facilities in the rotunda to include a cafe, cinema/theatre and library, creche, ancillary on-site shop/store units at lower ground floor level, a restaurant and wellness centre including refurbishment of the existing swimming pool and car parking internally at lower ground levels, refurbishment and conversion of St Monica's House to provide 19 no. Assisted Living Units, erection of new build accommodation on existing hard-standing/parking areas to provide 131 no. Assisted Living Units, creation of a new access point from St Monica's Road, with associated parking, landscaping and open space including retention of green space on land to the east.			
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SUMMARY

These applications relate to a full application 19/01548/F (a) and a listed building consent 19/01549/LBC (b) respectively.

Legal and General House is a grade II* listed building formerly a headquarters office building but vacant since 2017. A locally listed building St Monica's is also part of the scheme. Overall the site contains a number of buildings and structures some which would be removed and others which would form part of the development

scheme. It is proposed to convert the existing L & G House and St Monica's into assisted living apartments providing 139 units, to erect 10 apartment blocks and 36 villas on the grounds of the existing car park to provide an additional 131 assisted living apartments. Works would take place to provide additional car parking to the south of the existing L & G House. Open space would be provided to the east of L & G House and landscaping works would be undertaken around the site.

The site has been comprehensively marketed and no viable alternative proposal has come forward. It is considered that the scheme in this respect complies with the Council's policies seeking to retain existing employment sites unless no other viable alternative use can be found. Therefore, the loss of this employment site to a residential use is considered acceptable.

The site lies wholly in the Green Belt and, though new development would take place mainly within the existing car park areas (previously developed land), the extent of new development would be harmful to openness and constitute inappropriate development causing definitional harm and harm to the openness and visual amenities of the Green Belt. However, it is considered that all the benefits provided by this scheme would be sufficient to comprise the very special circumstances (VSCs) required to clearly outweigh the identified harms to the Green Belt. The primary consideration in this VSC assessment is the need for the proposed development within the grounds to fund the repair of the main Grade II* listed building and ensure its future occupancy. Further benefits also derive from the contribution to an identified housing need that the proposal would bring. On that basis no objections are raised on Green Belt grounds.

Legal and General House was designed by Arup Associates as a purpose-built company headquarters which was constructed between 1986 and 1991. It was listed by Historic England as Grade II* in 2017 as a fine example of a modern campus office headquarters. The offices comprised over 275,000sqft and were designed in a figure of eight focussed around two internal landscaped courtyards which were joined by a central rotunda. Today the building is little altered. Works to restore the building would generate a conservation deficit and this scheme is proposed to provide enabling development (the new build element within the car park areas) that would address that deficit.

A viability assessment was submitted to accompany the application which has been scrutinised by external consultants on behalf of both the Council and Historic England. After considerable scrutiny it has been concluded that the proposed scheme represents the minimum amount of development required to address the conservation deficit.

The impact of the works both upon the building itself and its setting, as well as the setting of the locally listed St Monica's have been considered by both Historic England and the Councils Conservation Officer.

It is concluded that the scheme would cause some harm to the significance of the designated heritage asset resulting from the change of use of L & G House and the consequent internal and external alterations which erode little altered office character and unity of design. Additionally new construction within the setting of

Legal and General House would affect the relationship with the landscape in which it stands .

However, it would bring a very large redundant grade II* listed building into viable long term use with the site under single management and will retain many of the set piece interiors of Legal and General House and seek to reintroduce a number of lost internal, external and landscape details. The overall harm is less than substantial and harmful development may sometimes be necessary and justified in the interests of realising the optimum viable use of an asset, notwithstanding the loss of significance caused, and provided the harm is minimised. Accordingly, the project is considered an appropriate means to secure a future for this high grade listed building and the landscape that forms its setting.

The impacts upon the surrounding highway are considered likely to be less than the existing, lawful office use with high numbers of office workers driving to and from the site at peak times. It is therefore concluded that the network is capable of accommodating the reduced level of traffic which would attend the site at any one time. The change in pattern of use of the site could be accommodated in terms of highways safety and capacity terms.

Concerns regarding the level of parking on site have been raised in particular regarding the impacts of residents attending the site from elsewhere. Evidence submitted shows that the scheme would be able to accommodate its own parking requirement, with retirement uses such as this having a low parking demand, and this will be monitored. Access to the site as well as the use of Traffic Regulation Orders will be used to regulate parking and be adjusted as necessary with various conditions and S106 obligations addressing this issue.

The design of the scheme is considered acceptable, reflecting the need to relate to the design of L & G House and its curtilage features . The level of development proposed would change the character of the area with the apartment blocks visible from the adjacent highway and houses/gardens. The level of development is considered acceptable, taking account of the conservation deficit and whilst it would change the character of the site within the surrounding area it would not harm the character of the area.

Impacts upon neighbours' amenities will range from a visual change of the site to greater levels of overlooking compared to the existing situation. The new apartments have been sited such as to provide a sufficient set back from the immediate neighbours' gardens to be considered acceptable.

The site would have a different character following completion in terms of the level and extent of activity, but it is not considered that this would be harmful – being similar to many existing residential areas that experience change as a result of new dwellings being built in the near vicinity. It must also be assessed in the context of the existing, lawful office use of the site with the car parking areas extensively used and the associated comings and goings and shutting of car doors.

The site will be subject to some tree losses but overall the degree of new landscaping across the site is welcomed. This would in turn also improve the

biodiversity of the site, particularly in relation to new planting within the area of public open space to be secured and the new lake being proposed by the villas.

The proposed drainage strategy needs to be clarified but since this site lies in flood zone 1 it is considered acceptable to address this by means of appropriate conditions.

The S106 obligation would secure the C2 use of the site, together with a range of contributions and benefits to the local area. These would address potential impacts arising from the scheme but also provide new benefits in terms of facilities for the local area.

Sustainability has three objectives – social, economic and environmental. Whilst this scheme has some disbenefits in terms of its position in relation to existing services and facilities, overall and as a result of the benefits being offered by the scheme to future residents as well as local residents it is considered that it would comprise a sustainable development.

It is concluded that taking account of all the above issues that planning permission should be approved, and listed building consent granted subject to the completion of the S106 Agreement and recommended conditions.

RECOMMENDATION

Subject to the referral of the application to the Secretary of State under the Town and Country Planning (Consultation) (England) Direction 2009 and there being no call-in by the Secretary of State within a period of 21 days from the date of referral, then;

Subject to the completion of all documentation required to create a planning obligation under Section 106 of the Town and Country Planning Act 1990 (as amended) to secure:

1. Financial contribution for upgrades to the Kingswood Level Crossing to make it safer during hours of low light.
2. Agreement to a S278 Agreement with the County Highway Authority relating to Financial contribution towards highway improvements to the junction of Waterhouse Lane and Furze Hill
3. Travel Plan submission and auditing - Developer to implement a Site Travel Plan prior to occupation of the development and thereafter comply with the terms of the Site Travel Plan.
4. A financial monitoring fee within three months of the site being 50 percent occupied of £6,150 towards future auditing of the Site Travel Plan.
5. Audit and review of on-street parking reports.
Developer to pay a financial monitoring review fee of £3,000 within three months of the development being fully occupied for Surrey County Council to audit and

review the on-street parking reports to be submitted by the Developer post-occupation. If there is demand for car parking on the identified streets the developer is to fund and implement an appropriate Traffic Regulation Order to provide parking restrictions to mitigate such parking.

6. Section 278 Agreement

Developer to enter into a full Section 278 Agreement with Surrey County Council to facilitate the required changes to the adopted highway.

7. Open Space provision

Developer to provide 8.47 hectares of publicly accessible Open Space Land, as shown for use only for outdoor recreation, leisure and/or sports use and as landscaping in perpetuity.

8. Occupancy Restrictions to Ensure Class C2 Use Classification*

The Use Class of the proposed development is Class C2.

The Heads of Terms to relate to occupancy restrictions to ensure that the land use is such that it can be classified as Class C2 Use, and that it remains so in perpetuity.

The Operator will not permit any Extra Care Apartment to be occupied by anyone who does not meet the definition of a Qualifying Person, as set out by the S106 Definitions.

9. Minimum Specialist Design Features

The development will incorporate at least the Minimum Specialist Design Features as listed by the S106 Definitions.

10. Village Transport Service

The Operator shall ensure the Village Transport Service, as described by the S106 Definitions, is in operation and available prior to the occupation of the first Extra Care Apartment.

11. That the wellbeing centre is to be made available to local residents at reasonable cost

12. Contribution towards public rights of way network £20,000 Specification to be agreed with the County Council Countryside Access Team.

Planning permission is **GRANTED** subject to conditions.

In the event that a satisfactorily completed obligation is not received by 15 July 2020 or such longer period as may be agreed, the Head of Planning Services be authorised to refuse permission for the following reason:

1. The proposal fails to provide a contribution towards the provision and improvement of local infrastructure and facilities and is therefore contrary to policy INF1 of the Reigate and Banstead Local Plan Development Management Plan 2019.

2. The proposal fails to provide sufficient information with respect to parking management and the travel plan contrary to the provision of Policy TAP1 of the Reigate and Banstead Development Management Plan 2019.

Consultations:

Environment Agency:

Planning permission should only be granted if conditions are attached relating to:

- Contamination of controlled waters
- Submission of verification report relating to any remediation required in respect of the above condition
- Process required in the event of any contamination being found during development
- Surface water drainage
- Piled foundations

Historic England: (HE) Summarised)

Legal and General House, with hard landscaping including front boundary walls, car park walls, piers and pergolas was grade II* listed on the 14th December 2017. Legal and General House was designed by Arup Associates as a purpose-built company headquarters which was constructed between 1986 and 1991 with the associated landscaping designed by Peter Swann Associates.

Legal and General House was designed as an innovative Post-Modernist building which combined an abstracted classical vocabulary with traditional materials and high-tech elements. The offices comprised over 275,000sqft and were designed in a figure of eight focussed around two internal landscaped courtyards which were joined by a central rotunda. The building was designed to ensure that the height and bulk was less dominant than that of its predecessor building on the site. This was achieved by using the topography of the land to enable upper and lower terraces.

Today the building is little altered, with its 1986-1991 form and function and unity of design clearly visible. The interior of the building is of remarkable quality for an office building of its date, with a consistency of design and detailing throughout the building seen in the usage of high-quality Derbyshire limestone, Belgian black marble, brass, copper, maple wood and timber lattice work and set-piece interiors including those seen in the rotunda, octagonal lobbies, basement corridors and restaurant. This quality of design, craftsmanship and high quality materials provides aesthetic value to the significance of the listed building.

Arup Associates were a pioneering interdisciplinary practice that set new standards for corporate office buildings in their planning and integration of structure, services, architectural design and attention to detailing. Legal and General House, its interior, exterior and surrounding landscaping uses a limited but consistent palette of high quality, durable materials, carefully detailed and crafted, of which the majority remains in a good condition.

The site is a prestigious example of a 'green-field' corporate campus which combined energy efficiency, flexibility and employee amenities. Its grade II* designation reflects its significance as a building of more than special interest, with only 5.8% of listed buildings in England being grade II* and only c.0.027% of those dating to the post Second World War period. Significantly Legal and General House is therefore one of the youngest buildings to be included on the list.

Enabling Development: It is for your council to determine if this development is contrary to planning policy and therefore involves enabling development engaging paragraph 202 of the National Planning Policy Framework

Marketing: It is our understanding that there is no other party who might secure the sites future conservation without requiring development in the setting or who might bring forward proposals that have a less adverse impact. We are content that appropriate marketing has been undertaken and that the current proposals are the optimum viable use as described in Planning Practice Guidance.

Conservation Deficit: Historic England understands that BNP Paribas has undertaken viability analysis which demonstrates that the conservation, repair and conversion of Legal and General House to its optimum viable use generates a negative residual land value and therefore there is a conservation deficit. The question of a present conservation deficit is critical in understanding the necessity for cross subsidy and the quantum of any proposed development. The applicant is proposing new build development to make up a shortfall, be it as enabling development or cross subsidy. This development is proposed to be built within the campus boundary of the Legal and General site and within the setting of the highly graded Legal and General House. Historic England therefore understands that the present scheme has been calibrated to ensure the minimum necessary development is proposed in order to fully mitigate the conservation deficit, ensure a viable scheme and therefore deliver the heritage benefit.

Development in the setting of Legal and General House: It is proposed to erect new development on parts of the existing parking areas in the setting of the grade II* listed building. Through pre-application discussion we advised that the setting of Legal and General House contributes to its significance as a post- modern rural head office campus and therefore changes in its setting have the ability to affect heritage significance.

Whilst the proposals change the view from the west to Legal and General House, they preserve the main processional way, formal axial geometry, visibility of the listed walls and pergolas to the 'walled gardens' and the legibility of the entrance facade.

The clusters of assisted living 'villas' are pushed to the northern perimeter of the site and are separated from Legal and General House by a small lake surrounded by landscaping. The choice of built form in this part of the site seeks to respond to the initial 1980s design intent for this part of the site as being open landscape. Looking to the development from the east, much of the housing will be masked by existing and augmented tree planting. With the location of the two storey villas on the outer ring, the 'villas' will be subservient to Legal and General House and the primacy of the principal heritage asset will remain preserved.

We welcome the introduction of a small lake as part of the development to the north. We understand this aims to introduce elements of the original design concept, whilst also seeking to mitigate development to the north.

The clusters of assisted living 'villas' are pushed to the northern perimeter of the site and are separated from Legal and General House by a small lake surrounded by landscaping. The choice of built form in this part of the site seeks to respond to the initial 1980s design intent for this part of the site as being open landscape. Looking to the development from the east, much of the housing will be masked by existing and augmented tree planting. With the location of the two storey villas on the outer ring, the 'villas' will be subservient to Legal and General House and the primacy of the principal heritage asset will remain preserved.

We welcome the introduction of a small lake as part of the development to the north. We understand this aims to introduce elements of the original design concept, whilst also seeking to mitigate development to the north.

We agree with the Heritage Statement in identifying some harm associated with the construction of housing in the setting of Legal and General House and in our view the choice of 'villa' developments does not avoid this. The harm comes from changes to the listed buildings setting, changing from a rural landscaped open office campus with fewer buildings to an assisted living campus with multiple built elements. We conclude that this harm is less than substantial and acknowledge in light of the conservation deficit the need for cross subsidising development in order to sustain and enhance the significance of the designated heritage asset by putting it to viable use consistent with its conservation; we also conclude that the scope and style of the proposed new development is acceptable.

Landscape phasing: The applicant provided a landscape phasing plan on 15th October 2019. It would seem to contradict point 5.63 figure 5.1 of Chapter 5 of the EIA which suggests It would be our preference that work to the lake north of Legal and General House would take place in phase 1 not phase 4 in order to secure the public benefit.

Further to this the Review of the Viability Assessment draws attention to the cost associated with landscaping proposals. We suggest that you could condition the landscaping proposals to ensure that the high quality required in view of the grade II* heritage asset is delivered.

Cladding: The Arup Associates design of the cladding to the elevations of the office wings of Legal and General House is today little altered and provides aesthetic value which contributes to the significance of the highly graded building. Historic England identified and highlighted the significance of this aspect of the building during pre-application discussion and as such has drawn on the expertise of facade consultant Edith Mueller in considering the proposed replacement of the cladding including the glazing at application stage. The Arup Associates design of the predominantly glazed elevations of the office wings, which make up a large amount of the building, is made up of fixed floor to ceiling slim framed windows, with each window forming a bay and every 10th bay being openable with a slightly thicker frame.

From the information provided it is our understanding that the applicant is seeking to replace the cladding to the entirety of Legal and General House. The total loss of the currently little altered cladding to the office wings of Legal and General House

causes harm and the proposed replacement will have an impact on the significance of the listed building. In our view this harm is less than substantial and with a sensitive high quality design and choice of materials of the replacement cladding a satisfactory replacement scheme is possible.

The total loss of the currently little altered cladding to the office wings of Legal and General House causes harm and the proposed replacement will have an impact on the significance of the listed building. In our view this harm is less than substantial and with a sensitive high quality design and choice of materials of the replacement cladding a satisfactory replacement scheme is possible.

There are four instances where party walls fall between the external colonnade columns and are highly visible. This occurs to the first floor north and south ranges in their centre and are seen both externally and to the internal courtyards. We strongly advise that this arrangement be amended prior to determination of LBC and planning permission to ensure the party walls fall behind the external colonnade columns.

Measures to mask the increase in openings, the wide central mullions of the doors opening outwards and the visibility of the winter gardens externally are all critical to limiting the harm brought about by the replacement of the cladding. The detailed design of the reintroduced louvres to the external colonnade should appear as close as possible to those originally designed. Additionally we would welcome the introduction of an external lighting scheme that emphasises the sculptural qualities of the building and diminishes the prominence of the new bonded glass elements. This might be achieved by up lighting each of the columns of the external colonnade; if so these works should be added to the lighting scheme proposals.

Conservation Officer Comments: We understand that comments have been provided by your Conservation Officer. It is for you to take these comments along with ours and other statutory consultees into account and consequently we would like only to pick up on a couple of points:

- The proposed change of use entails alteration to the interior which causes a level of harm through the loss of architectural interest associated with the former office use as highlighted in the list description. Alterations should seek to conserve the building in a manner appropriate to its significance and avoid or minimise harm.
- The Conservation Officer, Historic England and the 20th Century Society have made numerous requests for a greater level of information about the interior of the building, its features and proposals for change. The list description highlights the high architectural interest of the interior and its contribution to the buildings significance. It states that 'the interior of the building is of remarkable quality for an office building of this date, and is consistent throughout most of the building with set-piece interiors.' The interior uses a limited but consistent palette of high quality, durable materials, carefully detailed and crafted. Without existing and proposed plans and a photographic survey for the entirety of the building showing wood panelling, veneered doors, trellis panels and other architectural features it is difficult to know where the higher quality finishes are, the extent of repetition within the building or to understand the level of retention, relocation or removal proposed. We would therefore request this work be undertaken and agreed in writing prior to commencement in order to meet NPPF paragraph 190 and 199. Additionally where

new materials and joinery are to be introduced we request that this be approved in writing prior to work beginning and undertaken in high quality materials and executed to the same standard already seen in the building.

- We understand that the columns to the central corridors will be fully visible, but not seen in the round and will only be partially visible where in use as part of fire doors or in the party wall to flats in the north wing. Our preference is that the columns are seen in the round where possible. Additionally we would welcome that, where possible, the internal outer colonnade pilasters be legible in the residential units in the same manner.

- In the same vein proposals to the swimming pool should seek to retain the space as originally conceived and any new auxiliary facilities such as steam room and sauna should be located away from the designed interior.

Canteen: It would appear that much of the interest of this space is seen in the joinery work, with lattice screens dividing seating and servery areas and timber panelling to seating areas. There should be a presumption for retaining these timber features in situ wherever possible. Where plan form changes require the removal of such features we would expect them to be reinstalled in newly formed areas. As detailed above we would request these detailed designs be submitted and confirmed in writing prior to work beginning.

Survey : Prior to any works taking place on the building we request that a full internal and external record survey of the existing building should be made, with the results interpreted as part of a written report and then archived.

Conclusion: We conclude that the proposals cause some harm to the significance of the designated heritage asset. This is the result of the change of use of the principal asset and the consequent internal and external alterations which erode the at present little altered office character and unity of design. Additionally new construction within the setting of Legal and General House affects the sophisticated interplay with the landscape in which it stands, with the ability to appreciate the original design intent of a building akin to being within a country house style landscape setting reduced. We note that the application has the benefits of bringing a very large redundant grade 11* listed building into viable long term use with the site under single management. The proposals retain many of the set piece interiors of Legal and General House and seek to reintroduce a number of lost internal, external and landscape details. Listed hard landscape features which contribute strongly to the overall design are repaired and incorporated into proposals and the new development within the setting is set back allowing the principal heritage assets dramatic composition and scale to be appreciated, all be it in an altered context.

On this basis Historic England is broadly content with proposals for development in the setting of Legal and General House and with proposals for the conservation, repair and conversion of Legal and General House. We recognise that the tender costs reflect a proposed high quality of workmanship and design which will need to be secured by planning conditions.

In our view the overall harm is less than substantial and we note that harmful development may sometimes be necessary and justified in the interests of realising the optimum viable use of an asset, notwithstanding the loss of significance caused,

and provided the harm is minimised. Based on the above we do not wish to object to the proposals and we can support the overall project as in our view an appropriate means to secure a future for this high grade listed building and the landscape that forms its setting.

20th Century Society: (summarised)

The building was listed at Grade II* and is one of only 10 post war office buildings to be listed at this high grade in England. Many businesses chose to leave London in the post war period in favour of spacious cheaper locations in the south east often commissioning leading architects to design bespoke buildings with a wealth of amenities of employees. A handful of these have been acknowledged as significant examples through listing and L & G Houses' designation at a high grade ie exceptional

The Society previously acknowledged the challenges faced in converting this listed building to facilitate change of use noting the benefits of sustaining single ownership and management of the whole site. We continue to consider the proposed subdivision of the internal spaces to be acceptable in principle, however we wish to emphasise that this change alone presents significant departure from the buildings original design. We remain unconvinced that the overall scale of material changes proposed of the building and surrounding landscape can be achieved while sustaining the buildings more than special historic and architectural interest.

Concerns remain regarding:

- the proposed window replacement arrangement with concerns regarding the location of party walls abutting the centre of window units
- The absorption of internal columns into corridor partitions remains – an alternative arrangement would go further to sustain the listed buildings significance
- The components of the pergola to be removed should be recorded during disassembly
- Concern that some areas of original timber joinery are proposed to be removed unnecessarily. The complexity of these details warrants a full survey and we trust this will be delivered
- The level of new development in the setting of the house

The proposed scale of intervention is considerable for a Grade II* listed building and we remain unconvinced that the cumulative impact of all proposed changes will sustain this buildings historic significance.

Natural England (NE):

Based on the submitted plans, Natural England do not consider that the development would have any significant adverse impacts upon statutorily protected nature conservation sites or landscapes.

Additional advice is protected relating to a number of issues, but of particular relevance to this site are those relating to the provisions of the NPPF at para 170 seeking to secure enhancements of valued landscapes . The Council may wish to consider whether any local landscape features of characteristic could be incorporated into the scheme.

NE also suggest that new development offers the potential for bio diversity enhancements and consideration should be given to what features can be retained on the site, what impacts can be mitigated and what new features can be incorporated into the development. Suggestions include a number of suggestions including the provision of new native planting, the creation of a new pond, incorporating swift or bat boxes into new buildings.

NE support and encourage the provision of new paths or improved access to existing footpaths within the countryside .

Surrey Wildlife Trust:

Protected Species- Bats:

A Preliminary Ecological Appraisal, June 2019 (PEA) and Bat Survey Report, June 2019 have been submitted with the current planning application. The buildings relevant to the current application are the Gym Pavilion, which holds high Bat roost suitability; St Monica's, which holds moderate Bat roost suitability; and Legal and General House and the maintenance building, which hold negligible Bat roost suitability. Following the PEA, emergence/re-entry surveys were undertaken in 2017, which appeared appropriate in scope and methodology. During these surveys, no Bats were recorded emerging from the buildings. In January 2019, an updated walk of the site was undertaken and the ecologist stated that the site and buildings condition remained the same. Two activity surveys were undertaken in May 2019.

The emergence/re-entry surveys are now almost 3 years old. As Bats are highly mobile and move roost sites frequently, we advise that prior to determination of the current planning application, the Council should require the applicant to undertake updated emergence/re-entry surveys in order to avoid contravention of above referenced Protected Species legislation.

It is noted that a number of trees on site hold moderate, and one high, Bat roost suitability. The Bat Survey Report sets out that impacts to these trees caused by the proposals is unlikely. If works are to be undertaken to any of these trees, we would wish to be reconsulted.

Reptiles:

The PEA for the site identified Slow Worm on site, in the south and around the sports field in the east. Further Reptile surveying was undertaken at the site between May and July 2017. 58 mats were laid down across the 19ha site (which would result in less per ha than good practice suggests; however, it is understood that the concentration across the site differed, depending on the suitability of the area. For absence/presence, a minimum of 7 visits are recommended at appropriate times of day, which the methodology used accords with. July is considered to be suboptimal for Reptile surveys as basking time is reduced. However, during all surveys, Slow Worms were recorded. The peak count across the surveys was 7, making the population a 'good' population the majority of sightings were in the south of the site. The conclusions of the survey are that a translocation of the population will be required within the application site.

No details relating to the timing of enhancements to the translocation site have been provided in the Reptile survey, although section 6 of the Reptile Survey Report confirms that improvements to this area will be undertaken prior to works commencing on site, which will then be fenced off to prevent Reptiles moving in to the construction area. The fencing can then be removed after construction works finish. We advise that, should the Council be minded to grant planning permission, the receptor site should be ready for translocation prior to Reptiles being moved. Paragraph 4.12 of The Landscape and Ecology Management Plan (LEMP) sets out information relating to the trapping exercise, which should follow good practice guidance, followed by vegetation clearance. No information is provided as to the timing of this work and therefore we advise that this information is clarified prior to commencement of any translocation works beginning on site. We would also advise that details in the LEMP should set out how the translocation site will be secured financially in the long term and who will be responsible for management to ensure the ongoing favourable status of the Slow Worm population.

Onsite enhancements for Reptiles are also set out in the LEMP at paragraphs 4.33 and 4.34, which are considered suitable.

Badgers:

The PEA and Badger Survey, June 2019 confirms that a walkover of the site was undertaken and Badger setts were identified; mapped then monitored for four weeks. The site conditions were reviewed in a walkover survey in December 2018 and May 2019. The Badger survey follows an appropriate methodology and identifies the site as containing two active outlier setts (one used by one Badger on two occasions and one used by one Badger on one occasions) and 3 disused setts. No onsite main sett was identified. It is understood that one of the outlier setts requires closure to allow the proposals to take place. The other sett is understood not be impacted by the planning proposals. Badgers were confirmed to be foraging on site in 2019 and the foraging areas will be retained and enhanced.

The applicant will therefore need to apply to Natural England for a protected species licence in order to close the outlier sett. The licence application will need to be supported by an appropriately detailed impact mitigation method statement based on section 6 of the Badger Survey report, which will address measures to mitigate and compensate for both the loss of the sett and any loss of associated foraging areas.

In addition to the closure of the outlier sett, the remaining active outlier sett is understood not to be impacted by the proposals and a buffer area of 30m is stated will be put in place around this sett within which no works should be allowed to take place. We advise that, should the Council be minded to grant planning permission, the applicant ensures that a 30m buffer be put in place around this sett to ensure that it is not damaged or destroyed during construction.

The development could result in harm to Badgers, both during and post construction. Therefore, precautionary working methods should be implemented and the development proposals should be designed to ensure they are sensitive to the presence of Badgers. The applicant should also ensure that construction activities on site have regard to the potential presence of Badgers to ensure that Badgers do

not become trapped in trenches, culverts or pipes. All trenches left open overnight should include a means of escape for any animals that may fall in.

In addition, if any closed fencing is to be erected as part of the proposals, this should include 20cm x 20cm holes in the base to allow the free movement of Badgers over the development site.

Hedgehogs:

Hedgehogs are listed as a Priority Species for conservation action under the UK Biodiversity Action Plan, and protected from harm in the UK under Schedule 6 of the Wildlife and Countryside Act 1981.

Hedgehogs are also listed as a species of Principle Importance within the Natural Environment and Rural Communities (NERC) Act 2006. The NERC Act also places a duty on Local Planning Authorities to have regard to the purpose of conserving biodiversity within the planning function, where 'conserving biodiversity' is clarified as including 'restoring or enhancing' a population or habitat.

We advise that works should take place in accordance with the Landscape and Ecology Management Plan submitted with the application. In addition, if any closed fencing is to be erected as part of the proposals, this should include 13cm x 13cm holes in the base to allow the free movement of Hedgehogs over the development site.

Dormice:

The PEA report submitted with the application identifies onsite habitat connecting with the wider landscape with the potential to support Hazel Dormice. Further survey effort- which appears appropriate in scope and methodology- reported in Dormouse Survey Report, June 2019 sets out that appropriate surveys undertaken in 2017 recorded no dormouse activity in nest tubes and that further walkovers in January 2019 and May 2019 recorded that site conditions had not changed and further survey not deemed necessary. The Dormouse surveys are now over two years old but it has been confirmed by the ecologist that it is not considered that further survey work is required given the complete absence of the species on site.

Should the Council be minded to grant planning permission, works should be undertaken in accordance with section 6 of the Dormouse survey Report.

Nesting Birds: Evidence of nesting Birds was found in the gym pavilion and hedgerows and suitable habitat exists on site for nesting Birds. The applicant should be made aware that Part I of the Wildlife and Countryside Act 1981 makes it an offence to intentionally kill, injure or take any wild bird, or intentionally to damage, take or destroy its nest whilst it is being built or in use. The applicant should take action to ensure that development activities such as vegetation or site clearance are timed to avoid the Bird nest season of early March to August inclusive.

If this is not possible and only small areas of dense vegetation are affected, the site could be inspected for active nests by an ecologist immediately prior to clearance works. If any active nests are found they should be left undisturbed with a buffer zone around them, until it can be confirmed by an ecologist that the nest is no longer in use.

Deciduous Woodland:

Land included within the application boundary at the south abutting the railway line is identified by Natural England as being Deciduous Woodland, a Habitat of Principal Importance for the purpose of conserving biodiversity in England, in line with the provisions of Section 41 of the Natural Environment and Rural Communities (NERC) Act 2006.

It is understood that new car parking as part of the current planning proposals is to be located immediately adjacent to deciduous woodland.

We advise that any construction works, including the movement of vehicles carried out onsite in respect of the development proposals should be undertaken in a way that avoids impacts to the protected habitat. We advise that construction materials should not be placed on or adjacent to the habitat, nor should materials be burnt on or adjacent to the protected habitat. Appropriate fencing as part of the development process can be erected to minimise adverse impacts to this habitat if required.

Landscape and Ecological Management Plan (LEMP):

It is noted that a LEMP, July 2019 has been submitted with the current planning application, which contains useful information relating to onsite habitat improvements, which would benefit a number of species, as set out above, including the provision of Bat and Bird boxes; Bee hotel; and Reptile refugia.

Sensitive Lighting:

As nocturnal animals, Bats are sensitive to any increase in artificial lighting of their roosting and foraging places and commuting routes.

Paragraph 180 of the National Planning Policy Framework states that planning policies and decisions should “limit the impact of light pollution from artificial light on ... dark landscapes and nature conservation”.

It is noted from plans included in the External Lighting Strategy submitted with the application that wooded areas will remain unlit and boundary areas will include some lighting. In order to comply with above referenced legislation, any external lighting installed on this development, including commuting features should comply with the recommendations of the Bat Conservation Trusts’ document entitled “Bats and Lighting in the UK – Bats and The Built Environment Series”.

In addition, we would recommend that all construction activities take place outside active Bat hours

This development offers opportunities to restore or enhance biodiversity and such measures will assist the Local Authority in meeting the above obligation and also help offset any localised harm to biodiversity caused by the development process. The development should progress in accordance with all ecology reports submitted with the planning application and Landscape and Ecology Management Plan.

Network Rail: (NR) (Summarised)

NR are concerned about the potential impact of the proposal upon the usage and subsequent increased risk to the nearby Kingswood Footpath Level Crossing. The proposed uses of the development are likely to increase usage over the level crossing at various times of the day and night. As a result the level crossing will require upgrades to make the crossing safe during hours of low light. Currently the crossing as a higher risk walking route in the hours of darkness due to the presence of steps near the rails and little lighting in the area making this a notable hazard. Outside the night time quiet period (12 – 6am) the crossing is reliant on train whistles to provide a warning to users as the crossing is a of a length that there is insufficient sighting with the current traverse.

For the application to be deemed acceptable to Network Rail the applicant will need to mitigate the risk of their proposal by contributing via a S106 Obligation to the essential improvements which are estimated c.£60,000 ensuring the safety of the operational railway and level crossing users.

The following need to be addressed:

- Straightening the skew
- Remove the step ups
- Add a marked outline 2 m's on the outer rails to act as decision points
- Solar deck lighting
- Backlit safety signs – light up STOP LOOK LISTEN signs

If the applicant is unwilling Network Rail would be forced to object to the application in its current form.

Surrey Police: (summarised)

To reduce crime and the opportunity for crime I apply principles of Crime Prevention through Environmental Design (CPTED). The CPTED concept relies on a premise that the way space is designed can have an effect on the behaviour of people using it and how the built environment can send out signals which people either consciously or sub-consciously recognize and respond to.

Crime should not be seen as a standalone issue to be addressed separately from other design considerations. That is why guidance on crime has been embedded throughout the guidance on design rather than being set out in isolation. It is important to note that crime is a material planning consideration and is a determining factor in gaining planning consent.

Supporting recommendations contained within Section 8 the Home Office publication the National Planning Policy Framework (republished July 2018) which underpins guidance to ensure crime and disorder or the fear of crime does not undermine quality of life or community cohesion and resilience is relevant

I offer the following comments.

'Overall the site should ensure that the management of space is a major consideration.

'Creation of zoned regions across the site would support this consideration.

'Use of one way vehicle movement across the site would offer further support.

In support of Approved Document Q which was incorporated into Building Regulations 2010, in October 2015, compliance to the 'Secured by Design' scheme would satisfy all requirements.

Use of the Home Office Secured by Design (SBD) award scheme as a planning condition would provide both the developer and future residents with a police preferred minimum level of security. Reducing opportunity for crime and the fear of crime to support community sustainability clearly in line with current policy.

I recommend a planning condition or information is included: 'The development shall achieve standards contained within the Secured by Design award scheme to be successfully granted the award'.

Surrey Hills AONB Unit: (summarised)

The open area to the east of the House lies in the AGLV as does the countryside to the north and east. There is no relationship with the Surrey Hills AONB. The proposed development avoids intruding into the AGLV and that the boundary between the development and the AGLV will be reinforced.

I would have preferred that the buildings closest to this boundary be pulled a little further away and planting thickened to provide a better screen. However I do not consider that I could suggest this as a requirement since the setting of the AGLV is not protected under national planning policy. Also I doubt the buildings would have an impact on significant public views.

I do not have any concerns about the form and design of the proposed buildings I am also conscious that this type of development is much needed

Thames Water

No objections in respect of sewage and foul water

Sutton and East Surrey Water:

No Comments Received

UK Power Network:

No comments received

Clinical Commissioning Group:

No comments received

Reigate Ramblers Assn:

No comments received

Kingswood Residents Association: (summarised)

Support the applications expressing a number of concerns most of which appear to have been addressed:

- The reviewed Transport Statement shows that all traffic related points have been fully addressed
- Competition between the proposed new shops and those in the village, although it is noted that the Chairman of IVG is in discussion with the chair of the Village Hall and the business in the parade to ensure that there will be no direct competition.
- Subject to the final legal agreement protecting the remaining Green Belt with full public access in perpetuity, the applications now have the full support of the Kingswood Residents Association

Surrey County Council Highways: (CHA)(summarised)

No objections subject to the appropriate S106/S278 contributions and appropriate conditions relating TO:

S106:

- financial monitoring fee towards future auditing of the site
- provision of real time passenger information at a local bus stops
- financial monitoring review fee of £3,000 to allow SCC to audit and review the on street parking report in accordance with condition 9.
- Completion of a S278 agreement to facilitate required changes to the highway

Conditions:

- Provision of new access on to St Monica's Road prior to first occupation/opening and the appropriate pedestrian inter visibility splay
- Removal of existing secondary access
- Submission of a CTMP
- Provision of details regarding deliveries and removals to/from the site
- Provision of bicycle facilities/spaces and details of safe routes to/from the station
- Details of loading/unloading of vehicles within the site and parking/turning so that vehicles may leave in a forward her
- Details of parking management on site
- Details of electric vehicle charging

Additionally the CHA draw officers attention to the following:

- Junction improvements: As part of these proposals, the applicant submitted a Transport Assessment {TA}, and within the document the CHA were aware that two options relating to the junction of Waterhouse Lane and Furze Hill were outlined. In assessing the proposals, the CHA have taken account of National Policy, including the National Planning Policy Framework .
- In relation to the proposed development, the CHA concluded that in relation to the extant use of the site, as demonstrated by the TA, the proposals would not result in any adverse or significant impacts that would require mitigation. Primarily, the type of development being sought (supported living units class C2) would result in an overall reduction of single vehicle trips being generated by the site at network peak times, which represents an improvement to the operation of the wider highway network.

In brief, the junction changes put forward were not considered necessary, or demonstrated as being required, for the development to mitigate in terms of congestion, capacity or highway safety.

However, should the Planning Authority be of the opinion that this is something that they would like to see delivered to support the development proposal, then they do have the gift to secure highway mitigation measures, as part of the planning determination process.

Should the Planning Authority look to secure the highway mitigation measures at the junction of Waterhouse Lane and Furze Hill, then the CHA would accept this. However, this would be subject to the caveat that any changes proposed at the junction would still be subject to all the necessary statutory processes such as a Road Safety Audit and obtaining approval for any design from the Highway Authority, subject to a S278 agreement.

Use Class: Concerns regarding the use class of the proposed development – suggesting that a large number of apartments and villas do not fall within the Use Class C2. These units would be accessed by their own key to their own front door and in this regard would be a C3 use. Only a small element would in the CHA view, fall within use class C2.

Sustainability: The NPPF 2018, states that local planning authorities should support a pattern of development which, where reasonable to do so, facilitates the use of sustainable modes of transport, and that developments should be located where practical to give priority to pedestrian and cycle movements, and have access to high quality public transport facilities. The NPPF does, however, recognise that opportunities to maximise sustainable transport solutions will vary from urban to rural areas.

This concern is noted against the Surrey County Council recommended walk distance to local bus services, being beyond the 400 metre recommended distance. Train access is slightly improved, with Kingswood Railway station under being around 500 metres from the site entrance.

The applicant has not sought to identify or provide any mitigation measures that enhance or improve the sustainable credentials of the site and its location. This position has been noted most clearly in the Framework Travel Plan which is very generic and does not consider each land use separately, instead it considers a blanket approach across the whole site. This is noted within the targets referenced, which are not land use specific. Although the FTP suggests that the site would seek to reduce the percentage of private car use, the mitigation measures indicated, are again very generic and focus on soft measures only. The CHA flag that in terms of private car use, this appears to be further promoted with the use of electric taxis and car club. There does not appear to be any physical sustainable measures being put forward. The CHA further question both of these measures as being unviable and undeliverable. The car club in particular has no justification and does not meet the Surrey guidance on car clubs as not accessible to the general public.

The CHA also note that Network Rail are requested a financial payment of £60,000 towards pedestrian improvements connected to the railway crossing. The CHA fully support this request and would recommend that the applicant agrees to fully fund these improvements. The CHA would also request that Network Rail are consulted to again to determine if a further contribution would be sought in relation to the railway bridge strengthening works on Kingswood Lane.

SCC Public Rights of Way:

This application is on land which carries Banstead Public Footpath nos 47 and 509 and public bridleway no 46 is carried just to the north.

We note the applicants commitment to providing public access to the site and the public footpaths will be integral to his. We are always willing to work with developers to improve local facilities for the community and would therefore invite the applicant to include improvements to the paths in the proposals. We will be pleased to discuss this with them. Contributions towards improvements to the wider rights of way network in the locality would also be welcomed by, for example, a S106 agreement.

While work is underway there should be no obstructions on the public right of way at any time. Any alterations or replacements of the existing boundary with the PROW or erection of new fencing must be done in consultation with the Public Rights of Way Group, giving at least 3 weeks notice.

SCC Minerals and Waste:

No comments

SCC Sustainable Drainage Team: (summarised)

Are not satisfied that sufficient information has been submitted. Further information is required regarding soakaway drainage, a drainage design that takes account of the SuDS hierarchy and details of the existing drainage layout.

However these matters can be dealt with by condition and in the event that planning permission is granted it is recommended that conditions are attached to ensure that the SuDS system is properly implemented and suitably maintained throughout the lifetime of the development.

SCC Principal Archaeologist: (summarised)

The submitted Environmental Statement concludes that the site has a low to moderate archaeological potential for the prehistoric periods and archaeological works are required in order to properly assess the nature and extent of any archaeology that may be present.

I agree with this conclusion and confirm that in the first instance this should comprise of a geophysical survey followed by an evaluation trial trenching exercise which will rapidly establish whether archaeological assets are present. The results will enable suitable mitigation measures to be developed.

Given that the report does not suggest that remains of national importance will be present I do not consider that it is necessary for the archaeological work to be

undertaken in advance of any planning permission. Securing archaeological work as a condition of any planning permission is an acceptable and proportionate response.

An acceptable condition is recommended.

SCC Spatial Planning:

No comments received

RBBC Conservation Officer: (summarised)

In summary it is accepted that the development will occur in the grounds subject to viability justifying the size and scale of development. Equally it is accepted that the interior will be divided. This will ensure that the listed buildings are repaired and kept in a viable use. There will be harm at the high level in terms of building on the landscape setting, subdivision of Legal and General House and the replacement of external glazing. Given the need to preserve the outstanding II* status it is important to minimise avoidable harm, in this case the stylistic asymmetrical approach to the office subdivision, which is at odds with its existing abstracted classical symmetry.

My original concerns regarding the design approach upon the character of the office interior have been addressed insofar as the applicant has now submitted illustrative drawings to demonstrate that, subject to condition, the internal layout could achieve a symmetrical layout retaining not only the columns, but the pilaster colonnade within the sub divided flats. Details of concern such as coving and the removal of elements such as the wayfinding, dado panelling and winter gardens can be addressed by condition.

Summary of Key Concerns:

The main elements of LGH is its landscape setting, its exterior and interior.

Landscape Setting:

The grounds are an essential part of the character and setting of the listed building. Development in the grounds will harm the original landscape concept. Given the cost of repairs it is evident that development will need to take place in the grounds but should be minimised.

I am of the view that the development in the grounds is harmful to the original landscape concept as it changes it from a “country house” landscape setting to an urban or suburban residential development. This is likely to be unavoidable in some form. The lack of spaciousness to the neighbours boundary, the closeness and lack of screening of the northern villas to the open countryside and the height of the flats in certain locations are matters of concern. I am concerned that proposed trees are unlikely to soften the urban form much particular given their size and close proximity to residential units limiting their future growth. The proposed removal of the Tulip Tree Avenue will increase this impact. I also consider that planting in the vicinity of St Monicas Road is insufficient at present. The impact of the villas could be reduced and softened in terms of their boundary walls and hardstandings. Therefore whilst it is accepted that there will be development in the grounds this should be no more than is necessary in terms of the viability and planning requirements.

Exterior:

The façade glazing is an ongoing discussion. I have concerns in regard to the details, such as the interface between the new internal walls and the glazing, as well as the new elements on the outer layers such as the louvres and balustrades, which would need further consideration, but this can be addressed by means of conditions.

Interior:

The 20th Century Society expresses concern that the LBC application has been submitted despite several aspects not being finalised or justified, in relation to matters including, the location of wood panelling, veneered doors, trellis panels and other architectural features showing the retention of their features or their relocation or removal.

The Historic England Advice Report of December 2017 (HEAR) offers useful additional information on the reasons for designation and in respect of the interior comments that the interior “appears little altered....is of remarkable quality....consistent throughout most of the building...with attention to detail....and the quality and degree of survival of the interior raises its interest considerably”

A summary of the "set-piece interiors" are as follows;

- 1) a reception area with a coved ceiling,
- 2) central atrium/ the rotunda
- 3) six office pavilions office ranges coved ceiling ,central pairs of circular columns. smaller meeting rooms outer corners
- 4) The stair towers
- 5) lower ground floor level use of maple timber for doors, surrounds and panelling continues
- 6) a large staff restaurant . large staff restaurant with communal dining areas, some with panelling and some lattice screens,
- 7) smaller dining rooms, with panelling, timber flooring and some inbuilt dressers.
- 8) large swimming pool

"service areas are largely functional and do not have the same level of decoration as other areas." The sports hall is also purely functional.

The whole building is set around the 6 office pavilions, These have a consistent plan form of central columns with pilaster colonnades set back from the outer glazed faces, often functioning as corridors, forming a strong and impressive abstracted classical formal symmetry using minimalist hi tech structural concrete . These pavilions are in a hi tech glazed exterior with rusticated concrete pergola columns. To the corner and centre of the building are brick towers and terraces.

Office Space: The Office Interior is a major element and a very high proportion of the overall building floorspace. Whilst subdivision to the degree shown is likely to be inevitable, a loss of symmetry to the central north south corridors, loss of the detailing to surviving elements of the colonnade and the change in detail should be avoided in order to preserve a symmetrical corridor (including lantern positions) with more regular and balanced recesses to observe the original philosophy behind the

Arup design. Illustrative plans have now been submitted to demonstrate that the floorplate could be design to acknowledge the original Arup philosophy.

Restaurant Area and small dining rooms: This area requires further discussion in terms of the impact of the alterations. There is loss of original plan form and interior treatment including joinery.

Swimming Pool: The replacement of the polycarbonate roof with a solid roof obviously changes the quality of the light within the swimming pool area but it is unclear whether there was an alternative. However the interruption with the abstracted classical symmetry and colonnade with an off centre extension from the changing rooms is unacceptable to the overall form. This should be omitted and I would also prefer the small pools to be sited along the east west axis. This north south access is important as the end glazed view towards St Monica, an important and deliberate interplay between the Arup building, the lower terrace landscape and the Edwardian building will form part of the setting.

I had hoped that the photographic survey would include codified location plans with a key identifying standard repetitive features, such as doors, panelling, trellis, differentiating the detail, material and finish, those in maple or other veneers or solid iroko obviously being of higher importance. It should have been possible to identify where features of the same material, size and design are repeated and illustrate these with a photograph. In reviewing the submission it is apparent that ceiling treatment, such as recessed ceilings with uplit cornices, and floor finishes are important to the original design concept but have been hidden by later carpets or ceiling tiles and these need to be defined and quantified for an accurate understanding of the interior, and these features often define the form of a room in terms of the central space.

I am of the view that the harm is at the high end and whilst changes have been recently made in respect of corridor symmetry and exposure of internal columns, for instance, it is not possible to be clear of the fullest extent of harms because many aspects of the interior design are having to be addressed by condition, as a result of the lack of information at this stage.

RBBC: Contaminated Lane Officer: (summarised)

There is potential for contamination on the site or in close proximity to and conditions are recommended to address this issue relating to:

- Requirement for a desktop study
- Contaminated land site investigation proposal.
- Contaminated land and risk assessment carried out in accordance with the approved proposal above
- Provision of a detailed remediation statement
- Provision of a remediation validation report
- Details of process in the event that unexpected contamination is found during construction

RBBC: Air Quality:

No issue with pollution for the boilers/AC equipment but concern expressed regarding the output of wood burning stoves which should be discouraged.

OFFICER NOTE:

These have now been removed from the scheme and prevention of their provision is addressed by condition.

R & B Estates Surveyor/Asset Manager:

The marketing undertaken by Knight Frank over the last 12 months would appear to be comprehensive . There is little demand for large office space/headquarters buildings in any case and this site is further hampered by the lack of the type of local facilities that office occupiers require. A small town centre space is the preference . The nature of the Grade 2* listed building has meant that it would be hard and costly to subdivide the floorspace into smaller viable units although the site was being marketed with potential units down to 7000sq ft without any firm interest.

Little interest was shown in the alternative uses such as hotels, conferencing or educational facilities.

Conversion to a continuing care retirement community would seem appropriate bearing in mind the circumstances above.

RBBC Parks and Countryside Manager:

No comments received

RBBC Housing:

No comments received

Viability Consultant: (summarised)

Marketing: The existing premises have been the subject of a comprehensive marketing campaign to seek to establish if there is any demand from office occupiers to acquire all or some of the accommodation since April/May 2018. This was on the basis of suites from 7,000sq ft with the northern and southern wings being split and that further sub division could occur. Only 13 interested parties expressed an interest with at least one of those later withdrawing . Finding another large corporate occupier to acquire all this space may be challenging, albeit not necessarily impossible. Creating a multi-tenanted environment may not be that realistic and would involve a reasonable amount of capital expenditure to accommodate such an arrangement. Insufficient interest was expressed in the marketing campaign to take this option forward.

A potential alternative use could be a hotel but we are unaware of any such interest being expressed.

Turning to a residential use the rationale behind a retirement scheme compared to a traditional residential scheme is unclear, but it could be that the wellness centre made this the most attractive use. The values adopted by the applicants suggest a premium being charged above second hand values in the area, the rationale being that this is both for a new build premises and the facilities provided by the wellness

centre. The average size of the apartments is 25% higher than the modern average and the 2/3bed villas are oversized by at least a similar amount. However, oversized units would not expect to achieve the same £per sq ft rate as an average modern sized unit, but indeed a lower rate, which would suggest the premium being applied is higher.

It may therefore be possible to better value engineer the proposed scheme by increasing the number of units and as a consequence reducing their average size. This may increase the overall gross development value and as consequence reduce the premium being suggested.

This approach however would need to be considered in terms of the impact upon the setting of the listed building and greater Green Belt impacts.

The applicant advises that these unit sizes are those found to be attractive for residents who are usually downsizing from larger properties.

Wellness Centre: The proposed scheme uses some of the existing sports facilities as well as converting some of the main building to provide the new facilities. The proposal is for the centre to be used not only by the residents but also by the wider paying public. As such this may be considered in valuation terms as traditional health and fitness investment. The valuation carried out by the applicants is broadly in line with the market .

Construction costs: Given the build costs have been commercially tendered, with four bidders, it is considered the cost of construction is reasonably fixed. This means that it is the adjustment in the GDV which may impact the overall residual value. Given the scheme is currently about breakeven, the GDV would need to increase to generate a higher value. However, given the proposed residential values are already proposed to be at a substantial premium to existing residential values in this locality, I consider this is unlikely.

General valuation methodology:

The applicants have relied upon residual valuation methodology in the absence of available evidence from sales of comparable development sites. This requires the estimation of the total sales proceeds on the special assumption that the proposed scheme has been completed (Gross Development Value 'GDV'). From this, the costs required to achieve it have been deducted, including construction costs, professional fees, finance costs, sales and legal fees and developer's profit. Subjective judgements are involved in this valuation process and material changes in the input data may produce significant changes in the resultant valuation, such as construction costs, GDV, developers profit and timescales.

My overall opinion of the GDV for the residential elements is in the order of £196,350,000. In arriving at my opinion of value for the Wellness Centre, I have adopted the estimated annual surplus in year 3 of £1.39m. I have then capitalised this by adopting an equivalent yield of 7.50% but have assumed no income for the first two years including a rent free period of 3 years. I have deducted standard purchaser's costs amounting to 6.72%, which provides a Market Value in the order

of £14,000,000. This reflects a reversionary yield upon the property becoming fully income producing of 9.30%.

In summary, my opinion of GDV for the entire development is therefore in the order of £210,350,000.

Summary: Subject to the valuation figures reported the subject property is considered to provide an attractive potential development site for a residential led scheme. It is not without its challenges and risks in terms of both the planning situation and in connection with the conversion of the existing buildings and the associated infrastructure/ enabling works.

On the face of it the proposed scheme in my opinion is viable based upon the tendered construction costs. However, whilst the residual value is only £235,000 based on a profit of 20% of GDV, this does not provide any capacity to reduce the quantum of the proposed scheme as this would result in a negative land value. For example, the loss of only 10 villas would result in the land value being minus £2.74m.

Looking at the appraisal a different way, by adopting a fixed land value of £1, my residual appraisal would reflect a profit on GDV of 20.16% (in contrast to my assumption of 20% on GDV to generate the residual value of £235,000). If 10 villas were lost, this would reduce to 18.13%.

It is based on this analysis, that I consider there is no scope to reduce the size of the proposed scheme.

REPRESENTATIONS

Representations:

Letters were sent to neighbouring properties on 13 August 2019 and a site notice was posted 23 August 2019, and advertised in the local press in August 2019. Over 40 responses, have been received, with approximately 2/3's raising objection whilst the remaining residents either expressly support or do not raise objections. Letters of support have been received from the Kingswood Residents Association and the Kingswood Village Community Association.

32 letters were submitted in respect of the Listed Building Application but these appear to replicate the concerns expressed in regard to the full application and are not specifically in relation to listed building matters.

The following issues are raised by those objecting to this scheme:

Overdevelopment	See Paragraph 6.77
Harm to the Green Belt	See paragraphs 6.6-6.31,6.154-6.172
Significant traffic increases causing highways safety issues	See paragraphs 6.127-6.116128

Inadequate parking	See paragraphs 6.129-6.133
Harm from construction traffic	See paragraphs 6.98
Concern about Waterhouse lane junction	See paragraph 6.135
Concern about strength of railway bridge	See paragraph 6.162
Harm to Landscape	See paragraphs 6.14-6.20, 6.109-6.112
Wildlife	See paragraphs 6.115-6.124
Loss of trees	See paragraphs 6.107-6.114
Impact upon conservation area	See paragraph 6.161
Harm to character of the area/Design	See paragraphs 6.68-6.84
Harm to neighbours amenities through noise, loss of privacy and outlook, odours and general level of activity	See paragraphs 6.87-6.106
External use of facilities	See paragraphs 6.23-6.27, 6.96-6.97
Competition with existing services and facilities	Not a material planning consideration
Viability approach	See paragraph 6.37 & Viability Consultant and Historic England Comments
Potential crime increase	See paragraph 6.162
No need for the development	See paragraphs 6.48-6.53

Those supporting raise the following:

Improved facilities	See paragraph 6.23-6.27, 6.67
Good range of accommodation for the elderly	See paragraph 6.67
Improved open space provision	See paragraph 6.107
Best use of the site	See paragraph 6.38-6.46
Good future for a listed building	See paragraphs 6.38-6.46
Contribution to the local economy	See paragraph 6.155

1.0 Site and Character Appraisal

- 1.1 The site comprises approximately 19.4 hectares that lies within the Green Belt, but adjacent to the built confines of Kingswood. It is bound to the north by Copt Hill Lane, and to the west and south by properties fronting onto Furze Hill and St Monica's Road. To the east lies open countryside with the boundary of the Area of Great landscape Value lying to the east of Legal and General house (L & G House). To the north (beyond Copt Hill Lane) and east of the site lies open countryside.

- 1.2 The site was in office use until December 2017 and has since then been vacant with only a security presence on site.
- 1.3 The site comprises a number of different buildings and areas as set out below:
- i) *Legal and General House*: 1986-1991 by Arup Associates, with landscaping by Peter Swann Associates, was listed on the 14 December 2017 as Grade II* for the following principal reasons:
- an innovative Post-Modernist design combining an abstracted classical vocabulary with traditional materials and High-Tech elements;
 - the building is little altered
 - the interior of the building is of remarkable quality for an office building of this date,
 - the building has a sophisticated interplay with the landscape in which it stands,
 - the elements of hard landscaping contribute strongly to the overall design; Arup Associates were a pioneering interdisciplinary practice who set new standards for corporate office buildings
 - Historic interest: as a prestigious example of a 'green-field' corporate campus, combining energy efficiency, flexibility and employee amenities."
- 1.4 ii) *St Monica's*: a locally listed former Edwardian boarding school most recently used by Legal and General as a training space/short stay accommodation for staff.
- St Monica's, was purposed built as a school in 1905 to the designs of Lionel Beresford Bethell (1864-1926), with 1963 east extension by Ronald Fielding (and Arup extensions of 1986).
 - It is designed in the arts and crafts free style, typical of Bethell buildings
 - The west colonnade of St Monica's is a rare example of arts and crafts mannerist classical architecture.
 - To the west is the Headmistresses' House of 1913 by Bethell, now joined to the main range. In 1963 the school was considered worthy of preservation and the architect Ronald Fielding, who designed the glass Legal and General office block adjacent (now demolished) skilfully added an east extension to St Monica's in keeping with the original building, which together results in the imposing south principal elevation, and is an early and admirable example of the conservation of an arts and crafts building. In 1986 Arup added rear extensions. Vera Brittain, the author of "Testament of Youth", feminist and pacifist, was the school's most famous pupil.
- 1.5 Other ancillary buildings include:

- Ground Keepers Building comprising a single storey brick built building with pitched tiled roof situated to the north west corner of the site adjacent to Copt hill Lane on the edge of the northernmost part of the car park
- Free standing gymnasium within a single storey glazed pavilion with a pitched tiled roof which overlooks the nearby tennis courts to the east of the pavilion
- Single storey swimming pool building located between St Monicas and the south western side of L & G House with a curved glazed roof and within a sports hall and fitness studios

1.6 Other areas within the site include:

- An extensive car park located to the west and north of the L & G Building with spaces for around 1,500 vehicles;. The parking area adjacent to the main entrance lies within surrounding boundary walls and planting beds with lighting columns across the parking area. The parking areas are separated from general visibility from the main access by the boundary walls with accesses formed within the walls to provide access into and out of the parking areas.
- To the north of L & GF House lies a continuation of the parking area but without the formality of the walled boundaries. Planting beds and lighting columns continue.
- To the north east of L & G House lies an open grassed space with planted boundaries
- This adjoins the pavilion to the south and the 6 tennis courts which lie to the east of the pavilion.
- To the south of St Monicas lies a woodland area separated from St Monica's and L & G House by an area of lawn.

1.7 Access to the site is available from the main entrance onto Furze Hill, a secondary access to St Monica's and access via the spur road of St Monicas to the southern most part of the site which runs past Woodland Cottages. This connects to an existing car park in this part of the site but is currently blocked off. A further access lies to the northern boundary of the site via Copt Hill Lane to the groundsmans building.

1.8 The site lies approximately 480-500m's from Kingswood Station to the south west, whilst the closest bus service lies approximately 1.3km to the west of the site. The nearest shops lie in Waterhouse Lane some 540m's from the main entrance to the site.

Character appraisal of area

1.9 The surrounding area is predominantly residential in character with mostly detached houses set within generous sized gardens of a variety of designs and ages. Most of the houses are set back from the road such as to allow off street parking.

1.10 Houses in St Monicas Road including opposite the southern boundary of the site are generally smaller, some terraced and with smaller plot sizes than in

Furze Hill for example. There are a number of flatted blocks in this road and a close of terraced housing with a different character than the more spacious housing to the north.

- 1.11 The area generally has a very spacious feel with grass verges, a good set back of houses from the front boundary and plentiful mature planting adding to the character of the area. Within the larger plots there are some blocks of apartments, however they do not detract from the generally spacious 'quieter' character of the area.
- 1.12 The Kingswood Conservation Area lies some 110 m's at the closest point from the southernmost part of the site. The main entrance to the site lies over 300m's to the Conservation Area (as the crow flies).
- 1.13 The application site is of a wholly different character to the surrounding area with the listed office building being of a size and design unrelated to the surrounding area, and as a result of the scale and formality of the main entrance and parking area that lies at the front of the house in front of L & G House. The character of the site frontage with its tall boundary walls is at variance with the domestic well planted scale of dwellings around it.
- 1.14 However the site makes a contribution to the character of the area by virtue of the space around the site which is visible from the adjacent highway and dwellings. Whilst the boundary wall and formal walled entrance into the site is a different character feature compared to the nearby housing, it is nevertheless part of the generally spacious low key character of the surrounding area. At the moment whilst the site is vacant it does not add any activity to the area, emphasising the lower density quieter character of the area, although previously its impacts would have been very different due to activity levels.
- 1.15 When viewed from Copt Hill Lane the site presents an open character as a result of the significant set back of L & G House from the Lane – viewed over/through boundary planting and across the car park. From the spur road in St Monica's drive it is of a wooded character with any buildings seen through existing planting.

2.0 Added Value

2.1 Improvements secured at the pre-application stage:

The application has been subject to several months of pre-application discussions to consider the range style and extent of development across the site, as well as the detail of the conversion of L & G House and St Monica's involving both the Council and Historic England. The resultant scheme follows several amendments to refine the scheme to minimise impacts upon the Green Belt and AGLV, neighbours amenities, the highway and ensure the most appropriate changes to the heritage assets.

2.2 Improvements secured during the course of the application:

Changes have been made to respond to the residents concerns regarding traffic impacts around St Monica's by providing a two way access route within the site rather than relying on a one way system to push more traffic onto the adjacent public highway.

Changes have been made to the floor layouts of some of the apartment block to respond to concerns regarding a lack of privacy between proposed units

Changes have been made to the internal layout of the swimming pool area to respond to the concerns of the Conservation Officer

Illustrative plans have been submitted to demonstrate that a symmetrical floor layout could be achieved with L & G House to respond to concerns of the Conservation Officer

The principle of additional planting secured along the boundaries of the site to respond to concerns regarding the gaps in existing planting between residents gardens and the proposed apartment blocks

Incorporation of the principle of external use of the Wellness Centre incorporated into the proposed S06 obligation

2.3 Further improvements to be secured through conditions or legal agreement:

The Heads of Terms of the S106 Obligation are set out above and over 50 conditions would control the way in which the development is carried out and provide substantial additional information to clarify various aspects of the scheme.

3.0 Relevant Planning and Enforcement History

3.1	10/01084/F	Replacement of external plant	Granted
3.2	09/01801/F	Replacement of external plant	Granted
3.3	85/05496/RM	Details of design for swimming pool and maintenance workshop	Granted
3.4	85P/0549/1	Landscape details	Granted
3.5	85P/0549/2	Revised detailed elevations and plans of new office	Granted
3.6	85P/0549/3	Details of central rotunda and corner stair towers	Granted

3.7	85P/0549/4	Details of sports pavilion and entrance portico	Granted
3.8	83P/0160	Extension to car park	Granted

4.0 Proposal and Design Approach

4.1 The scheme comprises the redevelopment of the site to create a continuing care retirement community (use class C2) which will involve the conversion and refurbishment of the grade II* listed Legal and General House to provide 130 assisted living and respite units. Additionally the scheme proposes the creation of support facilities including a cafe, cinema/theatre, library and creche. To the lower ground floor there will also be an on-site shop, restaurant and wellness centre which will include the refurbishment of the existing swimming pool. The proposals additionally include the conversion and refurbishment of the locally listed St Monica's House to provide 19 assisted living units and the creation of new build accommodation on existing hard-standing parking areas in the setting of the grade II* listed building to provide 131 assisted living units. In association with these proposals are works for the creation of access, parking and landscaping.

4.2 The applicant details a number of facilities and features that would form part of the scheme in addition to the accommodation, including:

- the wellness spa, restaurant, library/meeting room
- transport facilities including 2 vehicles which residents can use for pre-arranged trips/visit outside the site at no additional cost
- staff servicing the various facilities on offer
- landscaped grounds
- village manager
- wellbeing navigator to connect residents together and with the various services/facilities on offer
- reassurance response – a 24 hour callout response
- security staff
- domestic assistance as part of the care package
- identify although not provide the registered care provider
- care manager and care workers
- minimum care package of 1.5 hours per week

4.3 L & G house would be converted to provide:

- 130 assisted living including 10 respite care units on the ground and upper floors. They would be arranged around the two wings of the building to the north and south of the rotunda. All units would have access to the external or courtyard facades with amenity space being provided in the central courtyards. Private amenity space would be provided in the 'winter gardens' inside the existing glazing line. All units to meet nationally prescribed standards.
- The main rotunda would provide a café, library, multi functional rooms and exhibition space.

- The lower ground floor would be converted to provide ancillary support services including staff facilities, a wellness centre comprising retention and refurbishment of the swimming pool, changing rooms, steam room sauna gym creche and club room.
 - a restaurant for use by residents and the local community with 100 covers, bar, terraces, kitchen and toilets
 - arcade of small on site stores
 - car parking
 - a cinema/theatre with 162 seats in place of the existing sports hall.
- 4.4 St Monicas will be refurbished to provide 19 assisted living apartments across the ground and first floors.
- 4.5 A new access road will be installed running past St Monicas to provide access to three car parks (one existing) and two proposed including a new undercroft carpark beneath the southern lawn of L & G House and an extension to the existing car park. All to be contained within the deciduous woodland to the south of L & G house. This will result in an arrangement of three car parks – two surface leading from the access road within the site and finally leading to the undercroft car park where half of the parking in that car park would be provided beneath the lawn of L & G House.
- 4.6 Originally it was proposed to use the spur road from St Monicas as part of a one way system to provide egress from these parking areas but the plans have been amended to respond to residents concerns and the access route into the site is now a two way access allowing the spur road to remain unused by this traffic. To respond to concerns regarding the potential noise of traffic and its impacts upon local residents, an acoustic barrier is now shown adjacent to that part of the access road that lies closest to 5 St Monicas Road and Woodland Cottages.
- 4.7 The existing car park adjacent to the main entrance would provide for the erection of 10 apartment blocks – a mixture of two storeys and 3 storeys high. They would be arranged in a cluster of 2 adjacent to The Conifers fronting Furze Hill, a cluster of 4 arranged in a block to the north of St Monica's and in a line of 4 across the back of the car park closest to L & G House. The buildings would be of the same contemporary design across the site set around planted courtyards. On the 3 storey blocks the lower two storeys would be brick faced with the top floor being set back from the main elevations and in a different material and colour to the main floors below: the intention being to soften the impact of the buildings in the wider setting. Balconies are proposed on the corners of the blocks, each unit having a terrace, whilst the units on the top floor would have significant sized terraces. All the units would have a dual aspect. Balustrades to the terraces and balconies would be in timber to reference the use of timber on the façade of L & G House and the proposed brickwork is shown to match the colour brickwork on the existing walls around the car park being a light grey/buff colour .

- 4.8 The 4 blocks in a cluster would lie in close proximity to each other which will result in a level of mutual overlooking between units not characteristic in the surrounding area. The applicant has reviewed the layout to move windows and change room positions around such as to minimise levels of direct overlooking, although this is still possible in many instances where secondary windows could look into nearby flats. This could be overcome by the use of obscure glazing in some of the windows on secondary elevations.
- 4.9 The two 2- storey blocks would lie to the north of the access road adjacent to the garden and house The Conifers. They would be 'L' shaped lying alongside the house and also adjacent to the boundary of the rear garden – some 27m's from the rear elevation of The Conifers. The same general design approach has been followed with the units having terraces on the corner of the blocks. The windows to habitable rooms on these blocks lie either 14m's laterally from the shared boundary with the adjacent house or 27m's from the rear of the house. Some overlooking could be prevented by the use of screens on some elevations of the terraces.
- 4.10 One of the three storey blocks would lie in close proximity to the rear garden boundaries of The Conifers and Ardoch which front onto Furze Hill with a second block offset just off the rear boundary of The Conifers. Their design would be consistent with the other blocks in this part of the site with the second floor set back and with terraces on each corner. These blocks would have windows to habitable rooms facing towards the rear garden of Ardoch and The Conifers. Their separation from each other would be acceptable and they would be offset from the boundary with the houses by approximately 5m's. Additional planting can be provided along this boundary to add some additional tree screening adding to that already in the rear gardens of the adjacent neighbours. These are placed at a distance of approximately 75m's from the rear of the two houses.
- 4.11 The car park to the north of L & G House would accommodate 36 single and two storey assisted living villas. They are formed in clusters in a broadly 'u' shape around this part of the site with many facing onto the newly created lake lying between the villas and L & G House – in a position originally envisaged as part of the Arup design. They would be predominantly single storey with the two storey units located around the edge of the scheme. Even the two storey villas would be relatively modest in scale with little more than a single bedroom and terrace at first floor levels. They would be a mixture of flat and low profiled pitched roofs. The materials palette would match that across the apartments. All units would have a south facing walled garden/terrace with some having roof terraces. This part of the site would create plenty of new planting in and around the units as well as around the boundaries of the site to soften the general feel and character of this part of the site.
- 4.12 Those units lying adjacent to the boundary with the rear gardens of houses in Furze Hill would avoid any overlooking of the adjacent rear gardens through orientation and window placement.

4.13 Access to the site is currently gained via the existing main vehicular access, with a maintenance/emergency access on Copt Hill Lane and a private vehicular access to the south of the site on St Monica's Road. This would change to maintain the existing main entrance for vehicular traffic into the site but with a new vehicular access approximately 150m's to the south of the existing access, to pass in front of St Monica's to reach the proposed new parking areas to the south of L & G House. The proposed access road to these parking areas would be a two way road in/out of the proposed new entrance, which would remove the need for any traffic using the site to use the nearby spur of St Monicas Road that lies in close proximity to the new parking areas. Externally a one way system would be implemented with vehicles entering the site from Furze Hill using St Monica's for egress. Signage would be installed at the exit and these instructions would be communicated to local residents and users of the site.

4.14 Across the site 475 parking spaces would be provided as follows:

- southern lawn car park 146
- staff car parking 46
- St Monicas parking 19
- visitor parking 28
- Residents parking 236

Spaces would be provided at a rate of 1 space for every assisted living unit and 1 space per two dwellings for those respite/close care units being provided . Visitor spaces would account for a visitor to 10% of the units at one time. These figures have been justified based upon the levels provided and found acceptable at other IVG sites across the country. The schemes from which these figures were drawn, are considered to be in similar locations in relation to access to the strategic road network and access to public transport services.

4.15 The applicants have also provided figures to illustrate their experience that many people moving into assisted living units give up their car ownership, using information from a McCarthy and Stone survey. This shows that after one year of occupation car ownership reduces by approximately 30% with a further decline in the following years.

4.16 The scheme would result in some tree loss across the site, but no trees the subject of a TPO would be lost. However it would also provide substantial levels of planting of trees and other plants across the site and the creation of a new parkland open space , amounting to 6.5ha within the AGLV to be retained in perpetuity for access by the general public as well as residents of the scheme. As part of the works to the open space and ground it is proposed to improve the public footpaths/bridleway within the site.

4.17 The site will be sub divided into 6 landscape areas : wildflower meadow and bio diverse parkland, grass garden, formal gardens and courtyards to L & G House, walled amenity gardens and shared amenity gardens. Across the site the amount of greenspace will increase from 12.23ha to 13.12ha.

- 4.18 The existing tennis court and pavilion would be refurbished and retained as part of the Wellness provision.
- 4.19 A replacement groundkeepers building is proposed to the east of the tennis courts by reusing existing structures originally built for maintenance purposes. This structure would not be large than the one it replaces.
- 4.20 Evidence of the applicants design approach is summarised below:

Assessment	The main character issues are assessed as relating to the protection and preservation of the enhancement of the statutorily and locally listed buildings on the site, the Green Belt and adjacent Area of Great Landscape Value. Site features meriting retention are listed as the heritage assets including the Grade II* listed building, and other heritage assets, minimising impact upon the Green Belt and Area of Great Landscape Value.
Involvement	The applicant has undertaken pre-application consultation with the Council and with Historic England. Exhibitions/Consultations held with the local community.
Evaluation	No alternative proposal has been put forward
Design	This design is considered to best reflect the protection of the on site heritage assets, minimising impacts upon the Green Belt, adjacent AGLV and the adjacent residents.

- 4.21 Further details of the development are as follows:

Site area	19.4ha
Existing use	Vacant Office
Proposed use	Care/Retirement Community (Use Class C2)
Existing parking spaces	1500
Proposed parking spaces	475
Parking standard	1/assisted living unit 1/ 2 close care units
Number of affordable units	n/a – this is a C2 use
Net increase in dwellings	150
Infrastructure contribution	Not CIL liable. See S106 Heads of Terms
Existing site density	n/a
Proposed site density	14dph
Density of the surrounding area	5.8 (Furze Hill RASC)

5.0 Policy Context

5.1 Designation

Green Belt

Individual TPO's – two oaks at the front of L & G House and two belts of mixed species trees – along the frontage with St Monicas Road and along the boundary of L & G House with the open space to the rear AGLV to the north of the site and encompassing the open space to the east
Listed Building – L & G house Grade II*
St Monicas - Locally Listed
Surface Water Flooding along the main entrance and in the north east part of the car park at a 1:30 1:100 and 1:1000 year events
Low Accessibility Score – level 1
Adjoins the Furze Hill and Copt Hill Lane RASC
Kingswood Conservation Area lies 11-300m's to the south

5.2 Other Material Considerations

Reigate and Banstead Core Strategy:

CS1 (Sustainable Development)
CS2 (Valued Landscapes and Natural Environment),
CS3 (Green Belt)
CS4 (Valued Townscapes and Historic Environment)
CS10 (Sustainable Development),
CS11 (Sustainable Construction),
CS14 (Housing Needs)
CS15 (Affordable Housing)
CS17 (Travel Options and accessibility)

5.3 Reigate and Banstead Development Management Plan 2019

EMP3 (Employment development outside employment areas)
EMP4 (Safeguarding employment land and premises)
DES1 (Design of New development)
DES3 (Residential Areas of Special character)
DES6 (Affordable Housing)
DES7 (Specialist Accommodation)
DES8 (Construction Management)
DES9 (Pollution and Contaminated land)
TAP1 (Access, Parking and Servicing)
CCF1 (Climate Change Mitigation)
CCF2 (Flood risk)
NHE1 (Landscape Protection)
NHE2 (Protecting and enhancing biodiversity and areas of geological importance)
NHE3 (Protecting trees, woodland areas and natural habitats)
NHE4 (Green and blue infrastructure)
NHE5 Development within the Green Belt)
NHE9 (Heritage Assets)
OSR1 (Open space in new developments)

INF1 (Infrastructure)
INF2 (Community Facilities)

5.4 Other Material Considerations

National Planning Policy Framework (NPPF)
National Planning Practice Guidance (NPPG)
Surrey Landscape Character Assessment

Supplementary Planning Guidance:
Surrey Design
Local Distinctiveness Design Guide
Vehicle and Cycle Parking Guidance 2018
Affordable Housing SPD (Draft 2020)

Other:
Human Rights Act 1998
Community Infrastructure Levy Regulations 2010

6.0 Principal Issues

6.1 The main issues to consider are:

- o Principle of Development
- o Green Belt
- o Heritage Impact
- o Viability
- o Housing Supply
- o Design and Impact upon Character of the area
- o Neighbour amenity
- o Trees, Open Space and Landscaping
- o Ecology
- o Parking & Highway matters
- o Flooding
- o Community Infrastructure Levy/Affordable Housing
- o S106 Obligation
- o Sustainability
- o Other matters
- o Very Special circumstances

Principle of Development

- 6.2 The site was last in use as an employment site and Policy EMP4 seeks to protect the existing supplies of employment land and premises. It advises that such a loss will only be permitted where:
- it can be clearly demonstrated that there is no reasonable prospect of, or demand for, the retention or redevelopment of the site for employment use; or
 - the loss of employment floorspace is necessary to enable a demonstrable improvement in the quality and suitability of employment accommodation; or
 - the proposal would provide a public benefit which would outweigh the loss of the employment floorspace.

- 6.3 Operationally the property closed in December 2017 and was marketed for from April 2018 on an “all enquiries” basis. The marketing campaign has been comprehensive including:
- sales board,
 - marketing brochure – 1000 hard copies and a pdf version produced May 2018
 - distribution of brochures to c. 200 agents in the London/South M25/Surrey area, first in June 2018 and repeated in May 2019,
 - brochure distribution in response to selected enquiries ongoing since May 2018,
 - responses to specific enquiries ongoing since early 2018,
 - use of third party search engines from the property search page of the Knight Frank website
 - targeting retained agents since April 2018,
 - agents tours of the site conducted in February/March 2019 with approximately 90 leading agents in the office and wider markets invited to attend. A total of 20 agents attended the two events.
- 6.4 Since the first marketing initiatives in January 2018, enquiries were received seeking premises primarily for office use but including residential use, healthcare use and a school use. These enquiries were not progressed further due to a range of factors. In summary the response from the office market has been muted, with the location of the property, its age and aesthetics being considered undesirable. Knight Frank conclude that having marketed the site for all enquiries since January 2018 that no parties have been found to take the site forward for office, education, hotel or any other commercial use.
- 6.5 The Councils Estates Surveyor has assessed the submitted marketing campaign and considers that it is comprehensive and compliant with the provisions of Policy EMP4. It is considered therefore that the principle of the change of use of this site away from a commercial use is acceptable, subject to consideration of the factors detailed below.

Green Belt

- 6.6 The site lies wholly within the Metropolitan Green Belt, the boundary with the built up area lying along the rear garden boundaries of properties fronting Furze Hill and St Monica’s Road and the railway line to the south.
- 6.7 The NPPF advises that limited infilling or the partial or complete redevelopment of previously developed land (PDL), whether redundant or in continuing use, which would:
- not have a great impact on the openness of the Green Belt than the existing development or
 - not cause substantial harm to the openness of the Green Belt where the development would re-use PDL and contribute to meeting an identified affordable housing need, may be considered not inappropriate development.

- 6.8 Inappropriate development should not be approved except in very special circumstances and Local Planning Authorities should ensure that substantial weight is given to any harm to the Green Belt and very special circumstances will not exist unless the potential harm to the Green belt by reason of inappropriateness and any other harm is clearly outweighed by other considerations.
- 6.9 Core Strategy Policy CS3 states that planning permission will not be granted for inappropriate development in the Green Belt, unless very special circumstances exist which clearly outweigh the potential harm to the Green Belt.
- 6.10 The fundamental aim of the Green Belt is to keep land permanently open, the essential characteristics of the Green Belt being its openness and permanence.
With regards to the impact on openness, the NPPG published advice on the assessment of openness in the Green Belt in July 2019. It states that “assessing the impact of a proposal on the openness of the Green Belt, where it is relevant to do so, requires a judgment based on the circumstances of the case. By way of example, the courts have identified a number of matters which may need to be taken into account in making this assessment. These include, but are not limited to:
- openness is capable of having both spatial and visual aspects – in other words, the visual impact of the proposal may be relevant, as could its volume;
 - the duration of the development, and its remediability – taking into account any provisions to return land to its original state or to an equivalent (or improved) state of openness; and
 - the degree of activity likely to be generated, such as traffic generation.”

Each of these issues is discussed in turn below:

- 6.11 *Spatial Impact:*
The scheme under consideration proposes the construction of 2 x 2 storey villas and 8 three storey villas on the area of the existing car park in front of L & G House. The existing car park is delineated by boundary walls with some lighting and landscaping, but is otherwise a flat open space. The volume of the proposed apartment blocks (providing 95 assisted living apartments) would be substantial in this context, clearly causing significant harm to the openness of the Green Belt at this point.
- 6.12 Additionally to the north of L & G house in the northern part of the car park 36 part single part two storey villas are proposed which would have a clear spatial impact upon the Green Belt compared to the impact of a flat open car park.
- 6.13 Further development in the form of additional parking is proposed to the south of the L & G House and east of St Monica's. This would be surface level parking set within surrounding woodland. Whilst the surface clearly has a spatial aspect, it is limited due to the nature and design of the scheme.

6.14 *Visual Impact:*

The applicant has submitted a Landscape and Visual Impact Assessment which assesses the impacts of the scheme on landscape and visual amenity. A number of public footpaths/bridleways lie in close proximity to the site and 4 groups of viewpoints have been identified:

- Views from the FP47 which runs north-south through the site giving views of the future villa development
- Views from FP509 which runs across the southern end of the site with heavily filtered views towards existing buildings but not of proposed new build area
- Views from Bridleway 46 which runs alongside the northern boundary with heavily filtered views through a roadside hedge to the site of the proposed villas
- Views from the footpath to the north of the site with views over and through the boundary hedgerow towards the L & G Building and filtered views of the proposed villa site.
- Views from nearby residential dwellings and roads within the built confines although these are screened to a degree by existing planting and walls around the site

6.15 No views from the AONB and no other views of the proposed development although views are possible of the wider site from other PROWS.

6.16 Views from the public rights of way and neighbouring residential area are regarded as sensitive for the purposes of this green belt impact assessment.

6.17 Views of the proposed apartments, with their set back from the Highway and adjacent houses and design features including a set back of the top floor on the 3 storey blocks, would be viewed against the setting of the partial enclosure of the site by relatively high boundary walls, St Monica's and L & G House as well as in the context of surrounding residential development. The boundary walls would not prevent such views and additionally views would be available along the accesses into the site.

6.18 Views of the proposed villas to the north of the site with their generally low profile and tight cluster within the site would be seen against the background of the urban area to the west and L & G House in the background with sporadic residential housing on the opposite side of Copt Hill Lane. This part of the site is visually protected, at least to a degree by raised planted banks around the car park which help obscure, although not prevent views into the site. The villas would be visible albeit partially screened from outside the site.

6.19 The new parking area and road into the site adjacent to St Monica's would be viewed within the context of the surrounding woodland and housing in St Monica's Road to the south and not highly visible from beyond the parking itself.

6.20 There would be a clear visual impact upon this part of the Green Belt, in respect of views into and around the site, although it is acknowledged that

existing planting, boundary walls and proposed planting would mitigate such views, at least to a certain degree. However such views would not be obliterated and to that extent harm would be caused compared to the existing situation.

6.21 *Duration of Development:*

The PPG refers to the duration of the development, and its remediability – taking into account any provisions to return land to its original state or to an equivalent (or improved) state of openness. In this case, the proposed development would comprise the erection of a substantial number of permanent new structures which would have a permanent future impact upon the Green Belt .

6.22 *Degree of activity likely to be generated:*

The existing site, when in its original use was a busy company headquarters site with 1,971 employees with consequent levels of activity in terms of both vehicular activity (72.7% car ownership amongst employees) and people moving about the site. The application site would provide for a reduced parking level of 475 parking spaces (compared to over 1,500 currently) to service the assisted living/close care apartments and the Wellness Centre. Access into the site would be split between the main entrance and that adjacent to St Monica's leading to access routes and paths around the site.

6.23 The proposed site would generate traffic in relation to the living units, the Wellness Centre, theatre, creche and restaurant which have all been assessed. The assessment demonstrates that it is anticipated that the proposed scheme would result in a net reduction in two way trips overall in the AM and PM peak with a 662 reduction in two way car driver trips in the AM peak and reduction of 446 car driver trips in the PM peak compared to those during the optimum use of the L & G Headquarters.

6.24 The new parking area to the south of the site would attract levels of vehicular activity that have previously been unknown to this part of the site and those houses lying in close proximity to the proposed new access road. This would be likely to only affect those houses to the north of this spur of St Monica's Road, but nevertheless represents a clear difference to the original situation in this part of the Green Belt.

6.25 Whilst the proposed use would have a different pattern of development insofar as the hours of use would be expected to be longer and activity would be present at weekends overall it is not considered that the generated levels of activity could be considered harmful in terms of impacts upon the Green Belt.

6.26 *Purposes of including land within the Green Belt:*

There are 5 purposes listed in paragraph 134 of the NPPF. Of the 5 listed, it is considered that two are relevant, namely a) and c). Purpose (a) states that land is included within the Green Belt to check the unrestricted sprawl of large built-up areas. The built-up area of Kingswood is located to the east and south of the site. The proposed new development of apartments and

villas would lie immediately adjacent to existing built form and would to project no further than the existing L & G house into the open countryside to the east, nor St Monicas lying to the south. To the north it would project no further than Copt Hill Lane – broadly equivalent to the outer edges of development in Furze Hill.

- 6.27 Although spreading no further than the existing car park it would clearly provide a greater scale and mass of development than the existing car park and would in that way not comply with the intent behind section a).
- 6.28 A new parking area is proposed to the south of L & G House set within existing woodland to the east of St Monica's. This would represent a clear extension of development into undeveloped countryside.
- 6.29 The proposed development would be largely concentrated on the footprint of existing built development, but as a result of the change in scale from a car park to 1/2/3 storey buildings, as well as a new parking area on previously undeveloped land, would result in an increase of built form beyond the confines of the previously developed land. In this regard, the proposals would conflict with part (a).
- 6.30 Purpose (c) states that land is included within the Green Belt to assist in safeguarding the countryside from encroachment. The development would at least in part encroach into previously undeveloped countryside whilst the development proposed on the existing car park would be visible from the adjacent countryside and to that extent the proposals would conflict with part (c).
- 6.31 In light of this assessment, it is considered that the proposals would comprise inappropriate development within the Green Belt. The proposals would therefore not accord with Core Strategy Policy CS3 and with DMP Policy NHE5 nor the NPPF, unless very special circumstances exist to outweigh the green belt harm caused.

Heritage Impact

- 6.32 Policy NHE9 advises that development will be required to protect, preserve and wherever possible enhance the Borough's designated and non designated heritage assets and historic environment including special features, area character or setting of statutory and locally listed buildings. In order to carry out the assessment a clear understanding is required of the significance, character and setting of the asset, and it must be demonstrated how this has informed the proposed development. In considering planning applications that directly or indirectly affected designated assets the Council will give great weight to the conservation of the asset, irrespective of the level of harm.
- 6.33 Reigate and Banstead Policy CS4: Valued townscapes and the historic environment has similar considerations to the NPPF and the Act (see below).

- 6.34 The following heritage policies also apply: The Planning (Listed Buildings & Conservation Areas) Act 1990 requires a local planning authority to have special regard to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest which it possesses. It also requires a local planning authority to have special regard to the desirability of preserving or enhancing the character or appearance of that area. The NPPF Part 16. "Conserving and enhancing the historic environment" considers Statutory Listed Buildings and Conservation Areas to be designated heritage assets.
- 6.35 In accordance with the legislation the applicant has described the significance of the heritage assets and the local planning authority has identified the particular significance of the heritage asset. In considering the impact of a proposed development, under paragraph 193, on the significance of a designated heritage asset, great weight has been given to the asset's conservation and harm has been considered under paragraph 194 to 196.
- 6.36 Comments received from Historic England and the Councils Conservation Officer take a slightly different approach to the assessment of the scheme – with the Councils Conservation Officer deeming the provision of a greater level of detail regarding the internal alterations as more important prior to determination than Historic England, who consider that this detail can be dealt with by condition. Ultimately the Council can attach pre-commencement conditions to the listed building consent that address the concerns raised, so that the information required is provided prior to any works being carried out to the interior of the building. This allows the Council to retain control over those elements of the scheme which are considered so important to the eventual impact upon the quality of the Grade II* Listed Building.
- 6.37 The scheme has been discussed over a number of months with the Council and Historic England - it is a large site and the level of works proposed are significant. Viability has formed a key part of the assessment of the scheme – essentially the applicant has undertaken a viability analysis which demonstrates that the conservation, repair and conversion of Legal and General House to its optimum viable use generates a negative residual land value and therefore there is a conservation deficit. The Councils assessment concludes that the proposed scheme is viable based upon the tendered construction costs. The residual value is likely to be in the region of £235,000 and does not appear to provide any capacity to reduce the quantum of the proposed scheme without resulting in a negative land value. It is therefore understood that the present scheme has been calibrated to ensure the minimum necessary development is proposed in order to fully mitigate the conservation deficit, ensure a viable scheme and therefore deliver the heritage benefit.
- 6.38 The scheme is considered to be a departure from planning policy as already discussed in terms of the Green Belt and therefore in accordance with paragraph 202 of the NPPF the Local Planning Authority should assess whether the benefits of a proposal for enabling development which would otherwise conflict with planning policies, but which would secure the future

conservation of a heritage asset, outweigh the disbenefits of departing from those policies.

- 6.39 Significant works are proposed within the setting of L & G House comprising the 10 apartment blocks and 36 villas on the site of the existing car park, as well as the creation of a new parking area to the south of L& G House. Changes in its setting have the ability to affect heritage significance.
- 6.40 The designs of the flatted blocks to the west are set back from Legal and General House and are sat within and aligned to the retained listed 'walled gardens'. Whilst the proposals change the view from the west to Legal and General House, they preserve the main processional way, formal axial geometry, visibility of the listed walls and pergolas to the 'walled gardens' and the legibility of the entrance facade.
- 6.41 The clusters of assisted living 'villas' are pushed to the northern perimeter of the site and are separated from Legal and General House by a small lake surrounded by landscaping. The choice of built form in this part of the site seeks to respond to the initial 1980s design intent for this part of the site as being open landscape. Looking to the development from the east, much of the housing will be masked by existing and augmented tree planting. With the location of the two storey villas on the outer ring, the 'villas' will be subservient to Legal and General House and the primacy of the principal heritage asset will remain preserved.
- 6.42 The Heritage Statement identifies some harm associated with the construction of housing in the setting of Legal and General House and the choice of 'villa' developments does not avoid this. The harm comes from changes to the listed buildings setting, changing from a rural landscaped open office campus with fewer buildings to an assisted living campus with multiple built elements. It is concluded that this harm is less than substantial and in light of the conservation deficit the need for cross subsidising development in order to sustain and enhance the significance of the designated heritage asset by putting it to viable use consistent with its conservation is recognised. The scope and style of the proposed new development is acceptable.
- 6.43 The list description highlights the high architectural interest of the interior and its contribution to the buildings significance. It states that *"the interior of the building is of remarkable quality for an office building of this date, and is consistent throughout most of the building with set-piece interiors"* The interior uses a limited but consistent palette of high quality, durable materials, carefully detailed and crafted. Without existing and proposed plans and a photographic survey for the entirety of the building showing wood panelling, veneered doors, trellis panels and other architectural features it is difficult to know where the higher quality finishes are, the extent of repetition within the building or to understand the level of retention, relocation or removal proposed. This aspect of the detail will be sought by means of an appropriate condition in order to meet NPPF paragraph 190 and 199. Additionally where new materials and joinery are to be introduced this will be conditioned so that

it would be approved in writing prior to work beginning and undertaken in high quality materials and executed to the same standard already seen in the building.

- 6.44 Works to convert L & G House from the current open office plan into a care facility dividing up the interior into a number of individual apartments and multitude of other spaces would change the character of the interior of the building – however the need for this sub division is acknowledged and now that it has been demonstrated with recently revised illustrative plans that the internal layout could, subject to condition, reflect the original Arup concept around symmetrical development previous concerns have been overcome. Efforts should be made wherever possible to reveal and incorporate existing features and this will be shown in the plans required by condition to show the revised floor plan for L & G House.
- 6.45 Externally the applicant is seeking to replace the cladding on the exterior to the entirety of Legal and General House. The Arup Associates design of the cladding to the elevations of the office wings of Legal and General House is today little altered and provides aesthetic value which contributes to the significance of the highly graded building. Historic England identified and highlighted the significance of this aspect of the building during pre-application discussion. The total loss of the currently little altered cladding to the office wings of Legal and General House causes harm and the proposed replacement will have an impact on the significance of the listed building. This harm is considered less than substantial and with a sensitive high quality design and choice of materials of the replacement cladding, a satisfactory replacement scheme is possible. Concerns are still expressed regarding the finer detail of this replacement work and accordingly conditions are suggested to ensure the finally implemented details are acceptable.
- 6.46 The proposals cause some harm to the significance of the designated heritage asset as a result of the change of use of the principal asset and the consequent internal and external alterations which erode the at present little altered office character and unity of design. Additionally new construction within the setting of Legal and General House affects the landscape in which it stands, with the ability to appreciate the original design intent of a building akin to being within a country house style landscape setting reduced. However the application has the benefits of bringing a very large redundant grade II* listed building into viable long term use with the site under single management. The proposals retain many of the set piece interiors of Legal and General House and seek to reintroduce a number of lost internal, external and landscape details. Listed hard landscape features which contribute strongly to the overall design are repaired and incorporated into proposals and the new development within the setting is set back allowing the principal heritage assets dramatic composition and scale to be appreciated, all be it in an altered context.
- 6.47 It is considered that the harm to the assets have been minimised as far as possible and will be further reduced by the details to be secured by condition. The scale of harm is considered to be less than substantial. However it is

considered that the scheme would conflict with some planning policies and in accordance with policy 202 of the NPPF the heritage benefit of securing a future for the assets must be assessed against the public benefits to be derived from the scheme. These are dealt with throughout this report but would include securing the long term future of this heritage asset, securing the future of a non designated asset, provision of care accommodation within the district which is needed, open space accessible in perpetuity for local residents, landscape enhancements, provision of new on site social and healthcare facilities, improved ecological environment, improvements to the local highways network, economic benefits through the creation of 80 full time jobs on completion of the scheme, and a contribution to the pedestrian facilities at the nearby station. In summary these public benefits are considered to outweigh the identified disbenefits of the scheme

Viability Assessment:

- 6.48 The National Planning Practice Guidance advises that:
A Viability assessment is a process of assessing whether a site is financially viable, by looking at whether the value generated by a development is more than the cost of developing it. This includes looking at the key elements of gross development value, costs, land value, landowner premium, and developer return.
- 6.49 The applicants have undertaken a viability appraisal that demonstrates that the conservation, repair and conversion of L & G House to its optimum viable use generates a negative residual land value and therefore there is a conservation deficit. In this instance the viability assessment is used to demonstrate what quantum of development is required to address the identified conservation deficit, deliver the scheme and deliver the heritage benefit. The appraisal has been scrutinised by an external expert consultant team (GL Hearn) appointed jointly by the Borough Council and Historic England. As is always the case with such appraisals, they are based on assumptions made against all available evidence at that time. Since the appraisal was undertaken the Covid-19 crisis has occurred which is likely to impact various aspects of society and the economy. This is likely to include construction and the housing market. It is unlikely that Covid-19 will result in any significant betterment to the financials of the proposal such that the appraisal could extract more value if undertaken now or in the near future. However, and more importantly, this is an unknown and for that reason the guidance is clear that viability assessments should be undertaken once on the evidence available at that time. It would not be possible for them to take account of unknown future circumstances and, if reappraisals were required then there would be considerable delay to the process with no greater certainty.
- 6.50 The weight to be given to a viability assessment is a matter for the decision taker and an assessment against whether the plan and viability evidence underpinning the plan is up to date, site circumstances and the transparency of assumptions behind evidence submitted as part of the viability assessment. The NPPG advise that viability helps to strike a balance between the aspirations of developers and landowners, in terms of returns

against risk, and the aims of the planning system to secure maximum benefits in the public interest through the granting of planning permission (or in this case minimising harm).

- 6.51 The appointed independent consultants undertook rigorous scrutiny of the appraisal, probing various assumptions made and seeking to extract value where possible. The final report of GL Hearn concludes that the scheme proposed represents the optimum level of development necessary to address the conservation deficit and deliver the heritage benefits to this Grade II* Listed Building. The main features of the assessment are set out above in the Viability Consultants summarised comments.
- 6.52 The scheme is considered to have been comprehensively marketed over a sufficient period of time to demonstrate that an alternatively purchaser (who would use the premises in a manner that would retain the building and wider site in its current use and form), or with less invasive works, is not currently available, nor has been for the period of advertisement. This is regarded as a sound basis to conclude that the Councils policy requirement in this respect has been met and that the scheme represents the only one available that could provide a future for this site. Whilst the use is considered to be the optimum viable, it contains many elements which add to the build costs, such as the wellness centre. Viability appraisals are usually undertaken on the proposed scheme, rather than alternatives that may be more profitable (given that will be the scheme delivered), however different scenarios were requested to be factored into the viability assessment to determine whether a more profitable scheme could be delivered which minimised development within the green belt. However, the wellness centre, gym, cinema room etc are partly attributable to the higher-than-average sales prices input into the appraisal and the removing such elements from the scheme had a negative impact on residual land value through a combination of decreased revenue and/or lower sales prices.
- 6.53 In terms of the local housing market the assessment concluded that the south east can expect house price inflation to fall behind the UK average over the next 4 years, but the region will still have the most expensive property prices outside London. The retirement market is identified as one with huge potential due to the ageing population.
- 6.54 In arriving at their opinions of value of the subject site, the applicants have relied upon residual valuation methodology in the absence of available evidence from sales of comparable development sites. This requires the estimation of the total sales proceeds on the special assumption that the proposed scheme has been completed (Gross Development Value 'GDV'). In arriving at an opinion of the GDV of the proposed development, this is based on the assumption that it has been completed to a good standard and the specification as proposed.
- 6.55 From this, the costs required to achieve it have been deducted, including construction costs, professional fees, finance costs, sales and legal fees and standard developer's profit of 20%. Professional assumptions are involved in

this valuation process and material changes in the input data may produce significant changes in the resultant valuation, such as construction costs, GDV, sales prices and timescales. It is stressed that any value produced by the residual valuation method is sensitive to a wide range of inputs; relatively small changes in the cost or revenue can have a disproportionately large impact on value.

- 6.56 The scheme is proposed to be developed in 4 phases - L & G House, St Monicas plus 60 new build units, 36 villas, 35 new build apartments and the Wellness Centre. The GDV for the whole development is assessed to be £210,350,000.
- 6.57 In regard to costs, the construction costs adopted by the applicant for the residential elements appear to be quite high when compared to new build schemes in this area. However in summary the tendered construction costs amount to a total of about £118.435m, compared with BNP's of £116.20m before any other additions. It should be noted that the cost of converting premises is often the same as new build, although there can be complications with conversions which may increase costs. Given that the construction costs have been tendered they are considered to be reasonably fixed.
- 6.58 Taking account of other costs as outlined above a residual value of approximately £235,000 is reached, reflecting a developers profit of 20% of GDV. The assessment concludes that any capacity to reduce the quantum of development would result in a negative land value...advising that, for instance, the loss of only 10 villas would result in the land value being minus £2.74m. In the context of the overall financials involved, £235,000 is insignificant and does not factor in the costs of the Section 106 Agreement. However, even without these costs being factored into the residual value, a value of £235,000 for a site such as this, purchased for £65 million only 3 years ago (before listing).
- 6.59 The appointed viability consultants therefore conclude that the quantum of development within the site is the minimum necessary to overcome the conservation deficit associated with the restoration and occupation of the Grade II* listed building.

Housing Supply:

- 6.60 The NPPF supports the Governments objective to significantly boost the supply of homes, advising that it is important that a sufficient amount and variety of land comes forward where it is needed.
- 6.61 A review of the Core Strategy was completed in July 2019, prior to the five year anniversary of the Core Strategy in accordance with the Regulations. The review concluded that the Core Strategy did not require updating or modification at this time and as a result, the Core Strategy housing requirement to deliver at least 460 dwellings per annum remains.
- 6.62 DMP Policy MLS1 manages the release of identified housing sites. It requires the Council to produce an annual Housing Delivery Monitor by June which

sets out the five year land supply position for the Council for that year and assesses whether the Council will be able to demonstrate a five year land supply for the next year and says that where the Council is unable to predict that a five year land supply will be maintained over this period that the allocated SUEs will be released for development.

- 6.63 Prior to the adoption of the DMP, the Council published its annual housing delivery monitor on 1st July 2019 and in the anticipation of the adoption of the DMP with this policy produced a housing trajectory in early September. These show that the Council is able to demonstrate a five year land supply in 2019/20, at 7.8 years.
- 6.64 Policy DES7 relates to specialist accommodation and refers to the provision of accommodation for the elderly: the objective being to provide enough such accommodation. It advises that the Council will support schemes that are easily accessible to the shops, public transport and community facilities and services appropriate to the needs of the intended occupiers. Development must be of a high quality, with adequate amenity space, and include opportunities for sitting, socializing gardening and active leisure pursuits. For C2 uses the Council will encourage applicants to incorporate provision of, or contributions to affordable rooms or care packages that meet strategic requirements for elderly care.
- 6.65 The supporting text is clear that the need to provide housing for older people is critical given that the increase in the number of households aged 65 and over is projected to amount to over half of new households. At a local level the DMP Housing for Older People Study forecasts potential growth of those over 65 as accounting for between 35%-50% over the period to 2027, identifying a significant percentage increase in the percentage increase in the population over 85 over the same period. This scheme does not therefore have to be justified in terms of its need. The Council are satisfied that the S106 agreement would ensure that the scheme was only available to the target group.
- 6.66 In terms of compliance with the provisions of this policy the site is not considered to be in the most sustainable location in relation to surrounding facilities and services, as noted in the full response from the County Highways Authority. Although the train station is within walking distance for at least some (480m's) with 4 trains per hour, the CHA draw attention to the fact that this would involve a walk up hill back to the site, which may put it outside the reach of many residents. Other services and facilities are outside the distance generally considered to be practicable to reach on foot.
- 6.67 Parking provision would be made available at a rate of one space per dwelling and although this does not form the sustainable approach to such provision anticipated by the Councils policies, it does ensure that every household would have the means to access surrounding facilities and services by private car. However the scheme itself addresses the locational difficulties posed by the site and proposes a number of services and strategies to address this issue including:

- Provision of a car club providing access to a car without the necessity of individual ownership
- Provision of two electric residents taxis to meet demand for short trips within the surrounding area
- provision of a Travel Plan (sought by S106.condition) to explore the means by which travel by non car modes would be encouraged and supported
- on site facilities including a café, cinema, library, shop/store units on the lower ground floor, restaurant, wellness centre including a swimming pool and tennis courts and pavilion, outdoor space adjacent to the site (parkland) for recreation, sitting, walking etc.
- on demand shuttle service

6.68 Policy DES7 refers to affordable units being sought or contributions towards care packages being made. In this instance such contributions would be part of the consideration of the viability of this scheme. The viability review concludes the scheme would represent the minimum level of development to make this scheme viable and that assessment does not include the provision of affordable units of a contribution towards the care package of any future residents. In this instance it is concluded that such provision would not be possible.

6.69 Whilst the site is not ideally located for access to existing services, it is however considered that in view of the steps being proposed to provide access to facilities outside the site, as well as the provision of a wide range of on site facilities, that the site would provide a level of accessibility to future residents that would ensure that they would not be isolated from the surrounding community and would have access to those facilities needed for day to day living. Indeed given the quite wide range of facilities proposed on site, many facilities would be provided on site that on other sites would require trips by car or taxi to the surrounding area: it not being every local centre that has a theatre, library or sports facilities.

6.70 In summary it is considered that whilst not the most sustainable location, that the scheme would in total provide sufficient access to the surrounding area and provide a wide enough range of facilities to ensure that residents are well catered for such as to comply with the aims of Policy DES7.

Design and Impact Upon Character of the area:

6.71 Policy CS10 requires development to be at an appropriate density, taking account of and respecting the character of the local area.

Policy DES1 of the Development Management Plan requires new development to be of a high quality design that makes a positive contribution to the character and appearance of its surroundings. It must, amongst others, reinforce local distinctiveness, respect the characteristics of the local neighbourhood and visual appearance of the immediate streetscene, have due regard to the layout, density, plot sizes, building siting, scale, massing,

height and roofscapes of the surrounding area, the relationship to neighbouring buildings and views into and out of the site.

- 6.72 As noted elsewhere in this report the scheme has been under discussion for many months prior to the submission of the application during which time the form and layout of development on the car park was considered and amended resulting in the form now under consideration.
- 6.73 The greatest impact upon the character of the area would arise from the construction of the 2 and 3 storey apartment blocks and the villas, on the site of the existing car park to the west and north of L & G House. These two areas are visible from the adjacent highways, countryside and dwellings.
- 6.74 Local policies seek to ensure that new development respects and enhances existing character. However the site already has a completely different character to the surrounding area and it would not be an appropriate response when developing the site to simply replicate the form of housing already seen in this area. Given the strong unified feel of the site, it is considered to be the correct approach to ensure that new development within the boundary walls respects the context of the site, referring to the influence and impacts of L & G House and its interaction with landscape rather than the external influences of adjacent suburban housing. The visual impacts upon the character of Furze Hill and St Monica's Road would be seen most strongly from the main approach to the site, which is defined by the central avenue and surrounding walls, pergolas and trees. The proposed apartment blocks would be placed in a symmetrical form behind the existing walls, arranged around green courtyards with gardens, planting and pergolas in between. They would be 2- 3 storeys high with the third floors set back to soften the visual impact upon their wider setting. They are designed to be subservient to the main bulk of L & G House, but to provide a unified character, for instance using the same brick colour as the existing walls around the car park.
- 6.75 To the north of L & G House would lie the part single and part two storey villas set around a newly created lake in broadly the position originally envisaged for the site, but never developed as part of the Arup scheme. The villas with their clustered low level appearance, using sympathetically coloured materials to the wider site, would be set in a broadly 'U' shaped layout around the proposed lake. Arranged in clusters of 3, 5, 6 and 7 units with interspersed planting and footpaths this would create a subservient development form to L & G House seeking to minimise the impacts upon views of L & G House from outside the site and views into the site from the adjacent countryside and AGLV. The existing boundaries would have supplemental planting to assist in the softening and screening of the site from outside the boundaries. This development would not project further into the Green Belt nor AGLV than the line of L & G House, sitting behind an existing raised planted bund along the eastern boundary with the AGLV. This part of the site would actually be contained by an existing public footpath that runs through the site from Copt Hill Lane to the south.

- 6.76 Both forms of development would be entirely different in character, style and scale to the adjacent area, but this is considered wholly appropriate given the context of the site. The adjacent areas abutting the site are not in a conservation area and whilst attractive in their own right, given the heritage context of this site it is correct that the assets dictate the design approach taken to the site.
- 6.77 Neighbouring residents have suggested that, whilst being supportive of the conversion of L & G House that the new build elements are considered to represent the over development of the site being harmful to the character of the area. Certainly a comparison of the density figures quoted above indicates a much denser scale of development in these two areas. However this is a complicated site where the need to find a viable future for the preservation of the heritage assets, consider impacts upon the wider landscape, the need to mitigate harms upon the Green Belt and to find a form of development that is sympathetic to the general style and form of the listed L & G house all influence the final design and scale of development. The interplay between all of these elements makes a simple assessment of density more challenging.
- 6.78 Through the pre-application process a number of different design forms and layouts have been considered all trying to balance the various issues at play. A layout that spreads the development out across a wider area would have more harm to the Green Belt or AGLV, would result in the loss of the open space which is being secured or would result in a taller form of development on parts of the site that would be harmful to the setting of L & G House. Whilst the scheme proposed does result in a larger quantum of development than would have been preferred, it is seen from the viability assessment that this is the minimum required to preserve the listed buildings.
- 6.79 On balance therefore whilst acknowledging that the scale of development is significantly higher compared to that on surrounding sites, this scheme is regarded as acceptable in density terms given all the constraints with which it has to contend.
- 6.80 The works to the south of the site to create a new parking area would be well screened within the existing woodland from external view with some glimpsed views along the access roads. However their appearance would be generally modest with supplemental planting to enhance the new areas. Overall it is not considered that these aspects of the scheme would adversely affect the character of the area.
- 6.81 A major benefit of the scheme would be the permanent retention and planting of the open space in the adjacent AGLV to the east of L & G House. There would be a substantial amount of new planting providing visual and ecological benefits that would provide an enhancement to the existing largely open field. This would be an appropriate response to its location within the AGLV.

- 6.82 The site lies adjacent to the Furze Hill and Copt Hill Lane Residential Area of Special character. Policy DES3 advises that each RASC is unique and that these areas warrant a specific design approach to ensure the specific characteristic of the RASC include a prevailing low density character, with detached buildings set back from the road, within wide spacious plots and with mature soft landscaping, wide verges and general leafy character. The average density is identified as 5.18dph. this RASC includes dwellings mainly from the 20C with an identifiable character which relates to the local distinctiveness of the area. The summary of the areas characteristics also identifies that a small section around Long Orchard has been left out as the flats are not of the same character as the RASC.
- 6.83 Policy DES3 places constraints upon any development within the RASC, but sites that lie outside the RASC are not bound by this policy. The application site, as already identified, has an existing wholly different character to the RASC and whilst in general terms the development of the site must not cause harm to the character of the wider area and RASC in particular, the site is not bound by the provisions of Policy DES3. The character of new development on the site may therefore exhibit a different character to that adjacent .
- 6.84 As considered above it is considered that whilst the scheme represents a substantial change to the character of the existing site and therefore the surrounding area, it would be of an acceptable form in the context of the wider site and would be compliant with those local and national policies seeking to ensure a good quality development that enhances the character and amenities of the local area.
- 6.85 The scheme was presented to the Design South East Review Panel who were generally supportive of the scheme, commending the general approach and supporting the principle of the development of the site. The scheme is felt to be sympathetic to its context. Support was given to the approach along the main approach and to the layout and character of the villas to the north of L & G House. Support was given to the sympathetic architectural response to the context of the L & G House and the existing landscape. They “applaud” the layout of buildings in the main approach and how they respond to the site’s landscape, in particular the existing walls. The buildings in the main approach are considered interesting in their distinctiveness and they commend the architecture. Further details was requested in a number of respects and some improvements were suggested relating to, for instance, the constrained size of the lake, the view from the parkland, the proposed hierarchy of paths, with improved wayfinding in respect of pedestrian and vehicular movement around the site.
- 6.86 The applicant adjusted their plans in response to some of the comment made but nevertheless the scheme still received positive response from the Panel.

Neighbours amenities:

- 6.87 Policy DES1 of the Development Management Plan requires that new development must provide an appropriate environment for future occupants

whilst not adversely affecting the amenities of occupants of existing nearby buildings by way of overbearing, obtrusiveness, overshadowing and loss of privacy.

- 6.88 In this instance the scheme has the potential to affect neighbours amenities in a number of ways:
- Visual impact/loss of outlook
 - Increased noise and disturbance
 - Loss of privacy
 - Overshadowing/loss of sunlight
- 6.89 *Visual Impact/Loss of Outlook:* Those residents living to the east of Furze Hill would be closest to the development with their rear gardens abutting the site boundary, whilst the property The Conifers lying immediately adjacent to the site along its flank boundary also. This is the dwelling that would be most affected by the scheme.
- 6.90 The proposed villas would lie to the rear of the majority of these dwellings at a distance of approximately 60-70 m's to the rear walls of the existing houses. Whilst the villas would lie within quite close proximity to the shared boundary, it is considered that they would lie far enough from the boundary and the trees that lie within the rear gardens of the adjacent houses to ensure that the tree cover would not be prejudiced. In view of the separation distances involved it is considered that the visual impact therefore of these part single part two storey villas would be minimal upon the existing residents from their houses and majority of the garden space. Clearly when standing right next to the boundary the residents would have a close view of the villas but the outlook would not be considered to be so significantly affected as to be unacceptable in these circumstances. It should be noted that additional planting can be provided on the applicants side of the boundary in many positions along this boundary to supplement the existing tree planting within residents gardens that would further soften the visual impacts.
- 6.91 Whilst most houses face directly onto the site, the nearest house accessed from Copt Hill Lane lies at right angles to the site – its flank boundary separated from the application site by a relatively narrow strip of land which accesses Copt Hill Lane and which is currently the subject of a planning application for a new detached dwelling. The lateral separation between the house and the site would be sufficient to prevent the proposed scheme being visually intrusive to those residents. The planning application is not due to be determined until after this application and this scheme will be taken into account if approved in that determination.
- 6.92 The two houses closest to the main entrance would have three storey flats located on the opposite side of the shared rear boundary. The apartment blocks would lie 5m's from the shared rear boundary. The apartment blocks are not considered to lie so close as to cause risk of harm to the existing trees that the residents have in their rear gardens and which provides substantial screening of the proposed development. In addition it is proposed that additional planting could take place on the applicants side of the boundary to

supplement the residents planting as to make an acceptable screen between the apartments and the residents gardens.

- 6.93 The property The Conifers would lie adjacent to the two 2 storey apartment blocks sited to the north of the main access road into the site. At their closest (where adjacent to the flank wall of The Conifers and some 29m's along the rear garden of The Conifers) the nearest part of the two blocks would be set back 5m's from the flank wall of The Conifers at the front of the site and 5m's from the shared flank boundary with this house on the block to the rear. These blocks are 'L' shaped and the further wall that would face onto the rear garden of The Conifers would be 14m's from the shared boundary.
- 6.94 The height of the blocks would be visible above the shared boundary wall, and although this is much taller than the usual 1.8m garden fence and would to a degree soften the impact. Nevertheless the blocks of apartments would be visible from the rear and side of the house (dining room window faces the site boundary) and from all points of the garden. This will undoubtedly represent a significant change in outlook for these residents. However the Council does not specify any lateral separation distances and in this instance officers are aware of an appeal decision where the Inspector concluded that a lateral separation from a garden boundary of 14m's, such as in this case, would not significantly or unacceptably affect the residents amenities. Furthermore, to mitigate this impact, significant new planting would be provided along this shared boundary to help screen the new development from view.
- 6.95 In summary it is not considered that the proposed scheme would significantly adversely affect residents outlook albeit it is recognised that a different outlook would result.
- 6.96 *Increased Noise and disturbance:* This would result to surrounding residents from the construction activities as well as the general noise and disturbance from the additional residents and activities including vehicular movements on the site following construction.
- 6.97 As outlined in the section on Green Belt impacts above, the proposed scheme would result in fewer traffic movements in and out of the site during the peak hours in the week – when previously the site accommodated over 1900 people working on the site. However levels of activity would as a result of this scheme extend across the whole 24 hour period and also at the weekend. This would represent a different noise environment than residents have been used to, particularly recently whilst the site has been vacant. However whilst the pattern of traffic noise and movement around the site would change it would not be so individually harmful to any particular property as to be unacceptable. In fact this would be no different to the change that many existing residential areas experience when new residential development takes place to create new estates or pockets of development.
- 6.98 Changes are likely to be most noticeable during the construction phase. However a scheme cannot be refused permission due to inconveniences

during the construction phase and a raft of conditions are proposed that seek to minimise the impacts.

- 6.99 The proposed new parking areas to the south of the site has the potential to create additional noise and disturbance to the residents living in closest proximity to the access road and the parking areas themselves. The closest house would lie some 18m's from the garden boundary to the access road and much further to the nearest parking area. However it is proposed to erect a 2m high acoustic fence along the boundary of the access road to the parking area that lies adjacent to the nearest house, 5 St. Monicas Road. In this circumstance it is not considered that the scheme would adversely affect the residents amenities such as to be unacceptable, albeit it is acknowledged that the character of the area would change for these residents.
- 6.100 It is not therefore considered that this scheme would represent a threat to the existing residents amenities such as to cause significant harm or be unacceptable: it would create a different character not an unacceptable one.
- 6.101 *Loss of Privacy:* Most residents in Furze Hill would lie sufficiently far from the site , as already described, as to prevent any significant loss of privacy: the villas having been designed to avoid any such overlooking at close proximity. The two most affected houses would be those nearest to the blocks of apartments as referenced above. The proposed apartment blocks at the rear of the gardens of The Conifers and its neighbour Ardoch would lie sufficiently far from the rear windows of the existing houses not to result in any significant loss of privacy to either house. There would be some loss of privacy where the apartment windows overlook the rear gardens of these two houses but at the distances involved this is not considered to result in a significantly adverse impact.
- 6.102 The separation distances between The Conifers and the nearest apartment blocks is considered acceptable - with a distance of 14m's between the nearest overlooking windows and the shared boundary. Put into context a separation distance of 21m's between principal facing windows would result in a potential separation distance of only 10.5m's from the rear facing windows of one house to the garden of the other. The proximity of the block that lies adjacent to the house would lie in close proximity to the flank facing dining room window in the Conifers. However the only ability to overlook this window (at an oblique angle) is from the proposed first floor terrace of the nearest flat. A condition can be used to ensure that a screen is used to prevent such overlooking. In that basis it is considered that the proximity of this block would be little different to many examples of houses lying alongside each other with flank facing windows. This relationship is not considered unacceptable.
- 6.103 Finally the distance between the rear of the conifers and the proposed apartment block to the south east of the house , at 27m's is considered to be a suitable separation distance to prevent unacceptable levels of overlooking, again considering the intervening tree planting along this shared boundary.

- 6.104 *Overshadowing/Loss of sunlight:* Most existing residents would lie far enough from the site boundaries as to avoid any loss of sunlight or overshadowing of their properties. The most affected house would be The Conifers as a result of proximity to the apartment blocks adjacent to the main access into the site. The submitted Daylight, Sunlight and Overshadowing report considers the impacts of the scheme upon the dining room window and glass lantern to the roof of that same room and concludes that this room would suffer a negligible impact to its levels of daylight resulting from the development. It concludes that the flank facing window would suffer a marginally greater loss of light than recommended (2% greater) but that as a result of the roof lantern, overall the room's level of daylight would remain within acceptable limits. In terms of impacts upon the sunlight available to this room the report identifies that the flank facing window would suffer a loss of winter sunlight such as to fall below the recommended criteria – with probable winter sunlight hours falling from 13% as existing to 4% as proposed. Whilst seeming a significant fall this is only marginally below the 5% level required to meet the minimum requirements of the Building Research Establishment guidelines. However this window would retain annual probable sunlight hours of 51% which exceeds the minimum 25% recommended by the guidance. The rooflight would fully comply with the standard required by the guidance and therefore sufficient light would remain to the room to meet the BRE and the Council's own supplementary planning guidance.
- 6.105 BRE guidance in respect of overshadowing is based upon the Sun Hours on Ground assessment assessed on the Spring Equinox of 21st March. The path of the sun is tracked at one minute intervals to establish where sunlight would fall on the ground and where it would be prevented from doing so due to obstructions. For a garden to appear adequately sunlit through the year at least half of the area should receive two or more hours of sunlight on 21st March. In the case of the impact upon the Conifers the analysis indicates that the garden would comply with this test receiving 2 or more hours sunlight on 21st March to over 93% of the garden area. It is considered that there would be negligible impact as a result of the proposed scheme to the overshadowing of the neighbouring garden to this site.
- 6.106 In summary it is not considered that subject to appropriate conditions, as referred above, that the scheme would cause unacceptable impacts upon neighbours amenities such as to warrant a refusal of permission and accords with both the BRE and Council's own SPG.

Trees, Open Space and Landscaping:

- 6.107 Policy NHE3 requires new developments to include an assessment of existing trees and landscape features on the site and generally seeks to retain trees, protected or unprotected, that make a positive contribution to the character and ecology of the surrounding area.
- 6.108 Policy NHE1 seeks to protect Areas of Great Landscape Value as an important landscape but also other non designated landscapes in terms of their landscape character and features with particular regard to potential impacts on ridgelines, public views and tranquillity.

- 6.109 The impacts upon the landscape have been considered as part of the Green Belt assessment and impacts upon the visual impacts upon the Green Belt. The site is generally quite well contained and whilst the proposed development would be visible from outside the site, with improved planting along some boundaries the impact would be minimised. It is concluded that whilst there will be changes to the landscape that these would not be so significant as to be harmful and in the long term the proposed planting plans would reduce further the visual impacts.
- 6.110 The main areas of tree removal would be those trees that are planted within the car park to the north of L & G House, the Tulip Trees that line the main access into the site and trees that would lie on or close to the newly proposed parking areas to the south of the site. The former would lie within the footprint of the proposed villas but overall given the level of planting that will take place in and around the proposed villas and the landscaping benefit resulting from the new lake it is considered that these losses are more than compensated for. The Tulip Trees are considered to be too large for their position in relation to new development. However it is proposed that they be replaced with a suitable species so that the visual benefits arising from a symmetrical planting regime along the access can be retained. The trees to be removed as a result of the new parking areas would be more than compensated for with additional planting both in the local area and in general terms across the wider site.
- 6.111 The majority of trees would be retained and whilst a planting plan has been submitted indicating substantial new planting around the site, officers would like to see amendments to this with more planting particularly around St Monica's and therefore it is suggested that the details of the final planting plan should be secured by condition.
- 6.112 A major benefit of this scheme relates to the protection of the area of AGLV within the site (that lies immediately to the east of L & G House) with enhanced planting plans to improve the visual character and bio diversity range of the area. The S106 obligation would commit to making this area open and publicly accessible in perpetuity.
- 6.113 Other gains resulting from the scheme in respect of open space include works to upgrade the public footpaths within the site and this would be discussed and agreed with the Public Rights of Way Team team and secured by means of an appropriate condition.
- 6.114 Overall it is considered that the scheme would represent an improvement to the general character, bio diversity and green infrastructure within the local area, although it is acknowledged that some aspects of the scheme would be visually different to those currently seen.

Ecology:

- 6.115 Policy NHE2 requires that throughout the Borough development proposals will be expected to retain and enhance valued priority habitats and be

designed wherever possible to achieve a net gain in bio diversity. The application site is not an identified priority habitat nor in close proximity to such a site.

- 6.116 An extended ecological phase 1 survey was carried out to identify the extent and distribution of different habitats including surveys to identify the likely presence of protected species and species protected by statute. Additional surveys were recommended for badgers, bats, reptiles and dormice. Breeding birds are considered capable of protection through appropriately timed works.
- 6.117 Impacts upon protected species are identified above as part of the response from the Surrey Wildlife Trust which generate the need for a number of conditions to either secure further survey work immediately prior to the commencement of works on site, or protective barriers or steps to mitigate the impacts of the proposed works during the construction phase. Works to a badger sett will require a licence for Natural England which would be dealt with separately from this application.
- 6.118 A number of statutory and non statutory sites of nature conservation interest have been identified which could potentially be affected by the scheme, although none lie within the site boundaries or immediately adjacent to the site. These range from the nearest site being the Ruffet Wood Site of nature Conservation Interest at 0.6km distance to the Mole Gap to Reigate Escarpment Special Area of Conservation and SSSI at 5.12 km distance. Impacts upon these environments would be likely to arise as a result of increased visitors to the sites rather than direct impacts emanating from the site.
- 6.119 Minor adverse or negligible impacts have been identified to existing habitats on the site including:
- Semi improved grassland
 - Hedgerows
 - Trees with roosting potential for bats
 - Loss or fragmentation to foraging habitats
 - Trees with nesting potential for birds
 - Site clearance could result in the loss of foraging breeding and nesting habitat for reptiles
 - Loss of foraging nesting and breeding habitats for a variety of species
- 6.120 It is proposed that these impacts could be minimised by the use of a Construction Environmental Management Plan, to be secured by means of a condition.
- 6.121 By contrast the following benefits are identified as a result of the scheme:
- Management of the open space as an informal nature reserve
 - Improvements to the existing woodland by means of planned phasing of replanting, thinning and establishment of coppicing regime where appropriate

- New specimen tree planting
- New orchard planting with heritage varieties
- New areas of scrub created to enhance existing habitats
- Construction of a new lake
- Construction of seasonal ponds in the field area
- Ground remodelling along some boundaries to provide ecological variety
- Bat friendly lighting (in accordance with recommendation of the Bat Conservation Trust and Institute of Lighting Professionals)
- Use of the Construction Environmental Management Plan to mitigate construction impacts

6.122 The site has been identified as of potential value to a number of ecological receptors including habitats and species with a number of statutory and non statutory designated site identified within the sites vicinity which could be potentially impacted by development proposals. The landscape strategy and proposed mitigation is considered to address the impacts identified such that overall the scheme would have a permanent moderate beneficial impact.

6.123 *The Mole Gap to Reigate Escarpment SAC and SSSI:* Internationally designed sites including the Mole Gap to Reigate Escarpment Special Area of Conservation will be afforded the highest level of protection as outlined in Policy NHE2. Development which is likely to have a significant effect on these sites either individually or in combination with other development must be accompanied by an Appropriate Assessment and will only be permitted where:

- it is demonstrated that the proposed development would not have an adverse impact upon the integrity of the site or

Where adverse effects are predicted it is demonstrated that

- There are imperative reasons of overriding public interest for permitting the development
- There are no satisfactory alternative sites or solutions
- Any impacts will be suitably mitigated

6.124 The applicant submitted an application seeking a scoping opinion in respect of opinion the Environmental Statement which has been submitted with this application. Natural England were consulted as part of that process and they concluded that the proposal does not appear to affect any nationally designated or geological or ecological sites including the SAC and SSI.. Therefore it is concluded that the proposed scheme would not have an impact upon the Mole Gap to Reigate Escarpment SAC and SSSI

Parking & Highway Matters

6.125 Policy TAP1 of the Development Management Plan 2019 requires new development to demonstrate that it would not adversely affect highways safety or the free flow of traffic, that it would provide sufficient off street parking in accordance with published standards and that it would constitute development in a sustainable location.

- 6.126 A key focus of the NPPF is to support and promote sustainable travel with the planning system being advised to manage patterns of growth to support this objective.
- 6.127 The County Highways Authority (CHA) have discussed this scheme over a number of months with the applicants and have reached the position where they raise no objections, subject to a number of provisions being secured via a S106 Obligation, a S278 Agreement and appropriate conditions.
- 6.128 The CHA acknowledge the reduction in traffic numbers associated with the residential use of the site compared to the previous office use of the site. The previous use had a much higher level of traffic drawn to the site during peak hours than this scheme which would have a more sustained use of local roads during a 24 hour period. Essentially it is not considered that this scheme would place any greater strain on the local highways network such as to cause concerns regarding highways safety or the free flow of traffic when compared to previous levels of use. It would change the pattern of use across a greater part of the day, but that would not result in concerns regarding the operation of the local highways network. The different pattern of use becomes a question of the impact upon the neighbours amenities and that of the area rather than a highways capacity issue.
- 6.129 Other concerns raised by residents relates to the amount of parking provided on site and the CHA have been keen to understand the impacts of traffic drawn to the site for the Wellness Centre and other uses proposed on the site, alongside the residential uses. Clarification has also been sought regarding the parking methods proposed (in particular the stacked car park) and further information sought regarding the sustainable transport initiatives, in view of the apparent continued reliance on the private car for access to the site.
- 6.130 The CHA has expressed concern regarding the impacts resulting from the combination of different uses proposed on site and in particular since membership of the Wellness Centre would be extended to residents outside the site, the ability of the site to cater for all the parking required, without resulting in cars seeking to park on local roads. The applicants have carried out a parking accumulation exercise to chart the predicted levels of parking for all individual uses on site and estimate that there would be sufficient capacity within the site for all proposed land uses. In the absence of any contradictory data the submitted assessment is considered representative of the proposed levels of use. Furthermore, a number of the Heads of Terms in the S106 obligation relate to parking issues both in terms of monitoring, potential changes to the highway network if the levels of parking within the site spill out onto local roads and in terms of gaining a clearer picture of the travel plan – which has not been sufficiently clarified at this stage.
- 6.131 In addition the applicants advise that if the traffic drawn to the wellness centre exceeds capacity of the site to manage the parking that since this is a membership only scheme, that if necessary the quantum of memberships offered can be monitored and restricted.

- 6.132 Additionally IVG will carry out parking monitoring resulting from a S106 clause which will allow changes to be made, as necessary and as far as is possible. Additionally a parking management scheme is required by condition for submission prior to the first occupation or use of the site which will provide details currently unavailable about the proposed management of parking across the site. It should also be noted that Monitoring of the Travel Plan will include discussions with local residents on a quarterly basis which will help to inform the management of the site. Overall whilst the impacts resulting from parking pressures/provision must be of concern it is considered that enough safeguards are built into the permission, as recommended to ensure that the scheme would be managed in a way that would prevent adverse impacts upon the surrounding highways networks. ensure that
- 6.133 The CHA raised questions about the efficacy of the stacked parking system which is proposed for use in the underground car park accessed via the main access into the site. Their concern is that despite assurances to the contrary that this is not a common means of regulating and providing on site parking. It is suggested that this is more common for commercial uses such as car storage rather than day to day operations to support residents, especially on an extra care site. The applicant has responded by referring the Council to examples of where such parking means are in use and reference to the use of a valet parking service for this part of the site so that residents are not required to retrieve their cars – this being done by IVG staff. These systems do operate albeit perhaps in a mostly commercial environment but if staff are retained to operate the system it is not anticipated as an unviable system.
- 6.134 The CHA raises concerns regarding the sustainability of this site in terms of encouraging the use of a variety of public transport modes of travel such as to reduce reliance upon the private car. As detailed elsewhere in this report this aspect of the scheme is considered by DMP Policy DES7 concerning the provision of accommodation for the elderly. Briefly it is considered that sufficient access to means of travel outside the site, although limited in terms of public transport, in combination with the range of facilities and services being provided on the site that the scheme would be considered a sustainable development.
- 6.135 The scheme proposes, junction improvements to the junction of Waterhouse Lane and Furze Hill with two options being proposed by the applicant. A study has been undertaken to consider options to improve safety and operation of the junction following feedback during the public consultation events. The existing junction is a 4 way junction with priority given to traffic on Waterhouse Lane. The junction is subject to a 30mph speed limit. A raised uncontrolled pedestrian crossing is provided on Furze Hill, north of the junction and the whole junction is subject to double yellow lines.
- 6.136 Two options are presented for consideration but the CHA advises that they have *“concluded that in relation to the extant use of the site, as demonstrated by the TA, the proposals would not result in any adverse or significant impacts that would require mitigation. Primarily, the type of development*

being sought would result in an overall reduction of single vehicle trips being generated by the site at network peak times, which represents an improvement to the operation of the wider highway network.

The junction changes put forward were not considered necessary, or demonstrated as being required, for the development to mitigate in terms of congestion, capacity or highway safety. “

However, responding to concerns expressed by local residents who are the most frequent users of this junction, Officers consider that the improvements proposed should be carried out. In this case the CHA would accept this, but the works would still be subject to all the necessary statutory processes such as a Road Safety Audit and obtaining approval for any design from the Highway Authority, subject to a S278 agreement.

- 6.137 Briefly, the works propose the use of speed humps to reduce traffic speeds, the replacement of give way marking with stop signs on Bonsor Drive and Furze Hill, tighten the corner radius on Bonsor Drive to discourage high speeds, and the use of coloured surfaces for traffic calming purposes. The second option would additionally some localised widening on the Furze Hill arm to provide two lanes to allow left turning traffic onto Waterhouse Lane to exit without being held up behind traffic going straight ahead or turning right.
- 6.138 A number of objections have been received from local residents regarding the new access to the southern car parks and the potential impact upon residents of St Monicas Road. As outlined above, the initial one way system that would have relied upon the use of the spur road in St Monica's Road has been amended to provide a two sway system within the site such that traffic will enter St Monica's Road within the main part of the road.
- 6.139 Overall it is considered that whilst concerns exist regarding the parking management of the site, that subject to the provisions of the S106 Obligation, the S278 Agreement and relevant conditions, that the management of the site can be addressed in a way that would ensure no significant adverse impacts upon the local road network of residents amenities.

Flooding

- 6.140 Policy CCF2 relates to Flood risks and advises that development must avoid areas at risk of flooding where possible and prioritise areas with lowest risk of flooding. This site lies inf Flood Zone 1 , ie the area at lowest risk of flooding. There are two areas across the site with potential surface water flood issues - one along part of the main access into the site and the other in the car park to the north of L & G House. This site would therefore accord with the provisions of Policy CCF2 insofar as it lies in an area with the lowest risk of flooding – providing the issues relating to surface water flooding can be overcome.
- 6.141 In this instance the Lead Local Flood Authority advise that insufficient information has been submitted to allow them to confirm that the proposed drainage scheme is acceptable. However, it is suggested that this matter

could be dealt with by means of an appropriately worded condition to secure details, prior to the commencement of development, of the proposed surface water drainage scheme. This approach reflects the low flood risk on the site and is a common way of addressing such issues.

- 6.142 Accordingly, subject to the use of a condition to secure the required details prior to the commencement of development and also the submission of a verification report prior to first occupation of the development, to demonstrate that the works have been satisfactorily implemented this aspect of the scheme is considered to be in compliance with Policy CCF2.

CIL and Affordable Housing:

- 6.143 The Community Infrastructure Levy (CIL) is a fixed charge which the Council will be collecting from some new developments from 1 April 2016. The development would not be liable for CIL because it is considered to lie within the Use Class C2 (Residential Institution).
- 6.144 Affordable housing contributions would only be collected on a residential use falling with Use Class C3 (Dwellinghouses). The scheme under consideration is considered to fall within Use Class C2 (Residential Institutions) and therefore an affordable housing contribution is not appropriate.
- 6.145 The County Highways Authority has expressed concern that not all of the units would be a true C2 use – in view of the fact that residents have their own door key and have unfettered access and egress to the site and accommodation. It is likened more to conventional C3 residential use .
- 6.146 There have been a considerable number of appeal decisions and High Court cases considering this issue which have identified a number of issues that indicate a C2 use rather than C3 use. These are varied but can include, amongst others,
- requiring an objectively-verifiable assessment of need upon entry/purchase.
 - domiciliary care packages comprised at least 1½ hours of care per week.
 - developments where the design of the proposals incorporated self contained units of one type or another, along with a significant degree of communal facilities;
 - a mandatory residential qualification is the requirement that residents are professionally assessed as in need of care ‘packages
- 6.147 Other features are noted that contribute to the approach often adopted by care facilities and by this scheme in particular surrounding the wide range of communal facilities specifically designed and operated to promote physical and mental health and well being that are not usually found in a general residential scheme, including the Wellness Centre, Theatre, Restaurant, transport service, Studio rooms/Library/Meeting space, landscaped Grounds and Back of House and Staff Facilities. Additionally it is noted that the

individual apartments have a number of features that would not normally be found in a standard C3 apartment including, Level Access, Internal Room Layout/Fit Out specifications aimed at making the accommodation easier to use for elderly residents, Connectivity: Apartments are equipped with tablets that allow communication with staff in the Core Building and Reassurance Response being a 24-hour-a-day/7-days-a-week call out response, co-ordinated through the central reception.

6.148 In this instance the applicant has responded to those concerns by submitting a QC's legal opinion confirming that, in the authors opinion, the use falls "squarely within the Use Class C2", referring amongst other comments to the facilities described above: as being representative of accommodation aimed at eh elderly in a care environment rather than conventional residential development.

6.149 It is considered that this scheme would fall within the remit of a C2 development and thus an affordable housing contribution would not be needed.

S106 Obligation:

6.150 Policy INF1 advises that the Council will require the timely provision of infrastructure to support a particular development and/or mitigate any negative impacts that would otherwise result from the development.

6.151 In this instance the S106 Obligation would primarily provide contributions towards local infrastructure in the form of works to the railway crossing and to the Waterhouse Lane junction, but also confirm that the property would remain as a C2 use. This is achieved through the guarantee of a particular range of build standards that would ensure the properties are built out only to those standards that are compatible with housing for the elderly and those in need of care rather than the different general build standards. The management proposals relate to ensuring that age specific and need specific entry requirements are bound into the sale of every property. The standards applied in relation to parking for instance are assessed against such a use and surety is needed regarding the future use of the site.

6.152 Additional provision relates to the provision in perpetuity of open space on the site as secured by the S106 obligation.

Sustainability:

6.153 The NPPF clarifies that the purpose of the planning system is to contribute to the achievement of sustainable development . Paragraph 8 identifies the three overarching objectives which ae interdependent and need to be pursued in mutually supportive ways to secure net gains in sustainability and these are:

- economic objective: to help build a strong responsive and competitive economy
- social objective to support strong, vibrant and healthy communities by ensuring a sufficient range and number of homes to meet the needs of present and future generations with accessible services and open spaces

that reflect current and future needs and support communities health, social and cultural wellbeing.

- an environmental objective to contribute to protecting and enhancing our natural built and historic environment, making effective use of land, helping to improve bio-diversity and mitigating and adapting to climate change including moving to a low carbon economy.

6.154 The CHA has drawn attention to the fact that the scheme does not in terms of its proximity to a range of means of public transport services and facilities comprise the most sustainably located development. However the scheme needs to be assessed in the round against all three objectives.

6.155 In terms of the economic objective the scheme would result in the loss of a large scale headquarters office building employing nearly 2000 people. Whilst that site has been lost to this district those jobs have been relocated so are not lost to the wider economy. The proposed scheme would provide substantial numbers of construction jobs during the development process and 80 permanent jobs when in operation. This is a different quantum of jobs compared to the site at its height but in the absence of an alternative employer showing interest in the site, such jobs would fulfil the economic objectives of the NPPF.

6.156 The social objective would certainly be met by this scheme with a large number of care units for the elderly that are much needed as the district experiences a rise in the age of its population. It would provide an environment that could be described as well designed and safe. The scheme would provide a range of services and facilities including shops, a library, wellness centre, sporting facilities and an enhanced open space both to the residents of the scheme and to surrounding residents also. It would not lie within an acceptable distance of a range of existing facilities and services and to that extent the scheme would not fully comply with this objective.

6.157 The scheme would not protect the Green Belt within which the site lies, causing identified harm. It would however contribute to the protection of the historic environment with limited impact upon the landscape quality of the area. As a result of its lack of connectivity with a range of public transport means it would not offer the degree of mitigation sought to the use of the private car, although mitigated to an extent by the provision of on site facilities. Equally those facilities could however draw people to the site using the private car. At the same time however it would prevent a large number of people driving to the site to attend this employment site.

6.158 Additionally the applicant has submitted details of the sustainability strategy including achieving the BREEAM very good rating as a minimum for the shell and core construction works, retrofitting St Monica's rather than seeking its demolition is more sustainable based upon the energy and carbon required, electric vehicle charging points, re-use of L & G house, enhanced bio diversity, benefits from passive design and energy efficiency measures, photovoltaic cells on the new build elements and the installation of low water consumption fittings .

- 6.159 Overall despite the concerns of the CHA regarding the proximity of this site to surrounding public transport and services and facilities, it is considered overall that this scheme would comprise a sustainable form of development.

Other matters:

- 6.160 *Planning History:* Concerns have been expressed relating to the refusal of previous schemes on a site nearby for block of flats, those having been refused and dismissed on appeal. The appeals concerned new residential development on land within the built confines, considered on matters of impact upon neighbours amenities, the transition to the green belt and design. They were materially different from the scheme under consideration and of note in one of the decisions was the comment by the Inspector drawing attention to the context of the site. Those sites lie in a wholly different physical context and policy context such as to make a direct comparison impossible.
- 6.161 *Impact upon Conservation Area:* Due to the separation of several hundreds of between this site and the nearest conservation area there is considered to be no impact upon the character and setting of the conservation area.
- 6.162 *Increased risk of crime:* There is no evidence to suggest that this is a material planning consideration in this case.
- 6.163 *Railway Bridge:* Concerns have been expressed by residents regarding the strength of the railway bridge. At the time of writing this report no comments had been made by Network Rail in this respect – their comments relating to only to the safety of the crossing.
- 6.164 *Competition with Existing Businesses:* Whilst the Kingswood Village Community Association support this scheme, it is conditional upon the applicant continuing to work with them to avoid direct competition between existing businesses in the village and those within the application site. Matters of competition between business are not a planning matter and whilst this co-operation is encouraged it cannot be enforced by condition.

Very Special Circumstances (vsc)

- 6.165 As identified above the scheme would constitute inappropriate development in the Green Belt definitional and other harm. That harm could only be overcome if the very special circumstances are considered to be sufficient to clearly outweigh the harm identified .
- 6.166 In this case central to the scheme, to the quantum of development proposed, to the form and spread of that development across the site lies the issue of the preservation of the Grade II* listed building of L & G House.
- 6.167 As has been discussed above no other viable use or future user is known to facilitate the works that would be required to ensure the preservation of the building and its setting. We know that the works proposed are the minimum required to make the scheme and thus preservation of the asset viable. The

works would also enable the preservation of the locally listed St Monica's. This matter carries significant weight.

- 6.168 The scheme would provide a significant number of assisted living units within an environment that would provide a number of facilities and services to its residents when it has been identified that there is a need for such development. That too must carry significant weight.
- 6.169 The site includes an area of AGLV and that will be given in perpetuity to provide access to a landscaped open space for residents and local people. Access to the open countryside is already available but this is a benefit to which modest weight must be attached.
- 6.170 The scheme would result in an increased level of planting and improvements to bio diversity across the site that attracts modest weight in the balance of this issue.
- 6.171 S106 contributions are to be received providing monies to improve the pedestrian access at the local station and to facilitate improvements to the local highway network in an area that local residents identify as problematic and moderate weight is given to these benefits – which would otherwise be unavailable.
- 6.172 The site lies on the edge of the built environment and many of the green belt views into the site would set the proposed scheme against a background of existing development thus softening the impacts of the scheme.
- 6.173 Overall it is considered that benefits would clearly outweigh the harm identified to this part of the Green Belt such that very special circumstances exist and therefore the scheme is considered acceptable.

CONDITIONS - Application A – 19/01548/F

- 1. The development hereby permitted shall be carried out in accordance with the following approved plans:

Reason: To define the permission and ensure the development is carried out in accord with the approved plans and in accordance with National Planning Practice Guidance.

- 2. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason:

To comply with Section 91(1) of the Town and Country Planning Act 1990 as amended by Section 51 (1) of the Planning and Compulsory Purchase Act 2004.

Pre commencement conditions:

3. No development shall commence until the applicant has secured a programme of archaeological works in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Local Planning Authority

Reason: To ensure the protection of any archaeological assets in accordance with the provisions of Policy NHE9 of the Reigate and Banstead Development Management Plan 2019 and the NPPF.

4. Prior to the commencement of the development hereby approved, details of the design of a surface water drainage scheme shall be submitted to and approved in writing by the local planning authority. The design must satisfy the SuDS hierarchy and be compliant with the national Non Statutory Technical Standards for SuDS, nppf and Ministerial Statement on SuDS. The required drainage details shall include:

- The results of infiltration testing completed in accordance with BRE Digest: 365 and confirmation of groundwater levels.
- Evidence that the proposed final solution will effectively manage the 1:30, and 1:100 (+40% allowance) for climate change) storm events, during all stages of the development
- Detailed drainage design drawings and calculations to include a finalised drainage layout detailing the location of drainage elements, pipe diameters, levels, and long and cross sections of each element including details of any flow restrictions and maintenance /risk reducing features (silt traps, inspection chambers, etc).
- Details of the existing surface water drainage system and how it functions for the lifetime of the development
- A plan showing exceedance flows (ie during rainfall greater than design events or during blockage) and how property on and off site will be protected
- Details of drainage management responsibilities and maintenance regimes for the drainage system
 - Details of how the drainage system will be protected during construction and how runoff (including any pollutants) from the development site will be managed before the drainage system is operational

Reason: To ensure the development meets the National Non Statutory Technical Standards for SuDS and the final drainage design does not increase flood risk on or off site.

5. Prior to first occupation of the development a verification report carried out by a qualified drainage engineer must be submitted to and approved by the Local Planning Authority. This must demonstrate that the drainage system has been constructed as per the agreed scheme (or detail any minor variation), provide the details of any management company and state the national grid reference of any key drainage elements (surface water attenuation devices/areas, flow restriction devices and outfalls).

Reason: To ensure the development meets the National Non Statutory Technical Standards for SuDS and the final drainage design does not increase flood risk on or off site.

6. Prior to commencement of development a written comprehensive environmental desktop study report is required to identify and evaluate possible on and off site sources, pathways and receptors of contamination and enable the presentation of all plausible pollutant linkages in a preliminary conceptual site model. The study shall include relevant regulatory consultations such as with the Contaminated Land Officer and be submitted to the Local Planning Authority and is subject to the approval in writing of the Local Planning Authority and any additional requirements that it may specify. The report shall be prepared in accordance with the Environment Agency's Model Procedures for the Management of Contaminated Land (CLR 11) and British Standard BS 10175.

Reason: To ensure that the proposed development and any site investigations and remediation will not cause harm to human health or pollution of controlled waters with regard to Reigate and Banstead Borough Council Local Plan Development Management Plan 2019 and the NPPF.

7. Prior to commencement of development, in follow-up to the environmental desktop study, a contaminated land site investigation proposal, detailing the extent and methodologies of sampling, analyses and proposed assessment criteria required to enable the characterisation of the plausible pollutant linkages identified in the preliminary conceptual model, shall be submitted to the Local Planning Authority. This is subject to the written approval in writing of the Local Planning Authority, and any additional requirements that it may specify, prior to any site investigation being commenced on site. Following approval, the Local Planning Authority shall be given a minimum of two weeks written notice of the commencement of site investigation works. Please note this means a proposal is required to be submitted and approved prior to actually undertaking a Site Investigation.

Reason: To ensure that the proposed development and any site investigations and remediation will not cause harm to human health or pollution of controlled waters with regard to Reigate and Banstead Borough Council Local Plan Development Management Plan 2019 Policy DES9 and the NPPF.

8. Prior to commencement of the development, a contaminated land site investigation and risk assessment, undertaken in accordance with the site investigation proposal as approved that determines the extent and nature of contamination on site and is reported in accordance with the standards of DEFRA's and the Environment Agency's Model Procedures for the Management of Contaminated Land (CLR 11) and British Standard BS 10175, shall be submitted to the Local Planning Authority and is subject to the approval in writing of the Local Planning Authority and any additional requirements that it may specify. If applicable, ground gas risk assessments should be completed inline with CIRIA C665 guidance.

Reason: To ensure that the proposed development and any site investigations and remediation will not cause harm to human health or pollution of controlled waters with regard to Reigate and Banstead Borough Council Local Plan Development Management Plan 2019 Policy DES9 and the NPPF.

- 9a. Prior to commencement of the development a detailed remediation method statement should be produced that details the extent and method(s) by which the site is to be remediated, to ensure that unacceptable risks are not posed to identified receptors at the site and details of the information to be included in a validation report, has been submitted to and approved in writing by the Local Planning Authority, and any additional requirements that it may specify, prior to the remediation being commenced on site. The Local Planning Authority shall then be given a minimum of two weeks written notice of the commencement of remediation works.
- 9b. Prior to occupation, a remediation validation report for the site shall be submitted to the Local Planning Authority in writing. The report shall detail evidence of the remediation, the effectiveness of the remediation carried out and the results of post remediation works, in accordance with the approved remediation method statement and any addenda thereto, so as to enable future interested parties, including regulators, to have a single record of the remediation undertaken at the site. Should specific ground gas mitigation measures be required to be incorporated into a development the testing and verification of such systems should have regard to CIRIA C735 guidance document entitled 'Good practice on the testing and verification of protection systems for buildings against hazardous ground gases' and British Standard BS 8285 Code of practice for the design of protective measures for methane and carbon dioxide ground gases for new buildings

Reason: To demonstrate remedial works are appropriate and demonstrate the effectiveness of remediation works so that the proposed development will not cause harm to human health or pollution of controlled waters with regard to Reigate and Banstead Borough Council Local Plan Development Management Plan 2019 Policy DES9 and the NPPF.

- 10. Prior to commencement of development including demolition and or groundworks preparation until a detailed, scaled finalised Tree Protection Plan (TPP) and the related finalized Arboricultural Method Statement (AMS) is submitted to and approved in writing by the Local Planning Authority (LPA). These shall include details of the specification and location of exclusion fencing, ground protection and any construction activity that may take place within the Root Protection Areas of trees (RPA) shown to scale on the TPP, including the installation of service routings and location of site offices. The AMS shall also include a pre commencement meeting, supervisory regime for their implementation & monitoring with an agreed reporting process to the LPA. All works shall be carried out in strict accordance with these details when approved.

Reason: To ensure good arboricultural practice in the interests of the maintenance of the character and appearance of the area and to comply with British Standard 5837:2012 'Trees in Relation to Design, demolition and Construction – Recommendations' and policies Pc4 and Ho9 of the Reigate and Banstead Borough Local Plan.

11. Immediately prior to commencement of development updated emergence/re-entry surveys shall be undertaken and shall be submitted in writing to the Local Planning Authority together with any mitigation details that may arise as a result of the finding of the surveys.

Reason: To ensure up to date survey results are available to inform the mitigation strategy, in accordance with the provisions of Policy NHE2 and Schedule 5 of the Wildlife and Countryside Act 1981 (as amended) and Schedule 2 of the Conservation of Habitats and Species Regulations 2017.

12. Prior to the commencement of works on site full details shall be provided in writing to the Local planning Authority regarding the relocation of the slow worm population including, but not confined to details of improvements to the area of relocation (unless carried out in accordance with details in the LEMP at paragraphs 4.33 and 4.34), the timing of the relocation, the means by which Reptiles will be prevented moving in to the construction area and details of how the translocation site will be secured financially in the long term and who will be responsible for management to ensure the ongoing favourable status of the Slow Worm population.

Reason: To ensure up to date information is available to ensure the successful relocation of the slow worm population in accordance with the provisions of Policy NHE2 of the Reigate and Banstead Development Management Plan, standing advice of Natural England and the provisions of the NPPF.

13. Prior to the commencement of development a 30m buffer shall be put in place around the remaining active outlier set to ensure that it is not damaged or destroyed during construction. Details shall be provided to and be agreed in writing by to the Local Planning Authority prior to of the barrier works. The scheme shall be carried out in accordance with the approved scheme.

Reason: To protect the sett in accordance with the provisions of Policy NHE2 and Schedule 5 of the Wildlife and Countryside Act 1981 (as amended) and Schedule 2 of the Conservation of Habitats and Species Regulations 2017.

14. Prior to the commencement of development a Construction Transport Management Plan, to include details of:
 - a) parking for vehicles of site personnel, operatives and visitors
 - b) loading and unloading of plant and materials
 - c) storage of plant and materials
 - d) programme of works (including measures for traffic management)
 - e) provision of boundary hoarding behind any visibility zones

- f) HGV deliveries and hours of operation
- g) vehicle routing
- h) measures to prevent the deposit of materials on the highway
- i) before and after construction condition surveys of the highway and a commitment to fund the repair of any damage caused
- j) HGV movements to or from the site shall take place between the hours of 8.30 am and 4.30 pm only, nor shall the contractor permit any HGVs associated with the development at the site to be laid up, waiting in St Monicas Road and Waterhouse Lane outside of these times
- (k) on-site turning for construction vehicles

has been submitted to and approved in writing by the Local Planning Authority. Only the approved details shall be implemented during the construction of the development.

Reason: in order that the development should not prejudice highway safety nor cause inconvenience to other highway users in accordance with the provisions of Reigate and Banstead Local Plan Development Management Plan Policy TAP1 and the provisions of the NPPF 2019, Section 9 Promoting Sustainable Transport ,

15. Prior to commencement of any works on L & G House and notwithstanding the submitted floor layouts of the proposed assisted living units, details shall be submitted in writing to and be approved by the Local Planning Authority to show a revised floor layout to accommodate the symmetrical corridor layout as shown in the Revised Internal Corridor Study dated March 2020. The scheme shall be constructed in accordance with the revised layouts.

Reason: To ensure the Local Planning Authority are satisfied with the details of the proposal and to safeguard the visual amenities of the site and locality with regard to Reigate and Banstead Development Management Plan 2019 policies DES1 and NHE9.

16. If any closed fencing is to be erected as part of the proposals, this should include 13cm x 13cm holes in the base to allow the free movement of Hedgehogs over the development site.

Reason: To allow the movement of hedgehogs around the site in accordance with the provisions of Policy NHE2 and Schedule 5 of the Wildlife and Countryside Act 1981 (as amended) and Schedule 2 of the Conservation of Habitats and Species Regulations 2017.

17. Works shall be implemented in accordance with the Landscape and Ecology Management Plan by Greengage dated July 2019.

Reason: To ensure the protection of bio diversity across the site and protection of the landscape in accordance with the provisions of Policy NHE2 of the Development Management Plan, Natural England standing advice and the provisions of the NPPF.

18. Works should be undertaken in accordance with section 6 of the Dormouse Survey Report by Greengage dated June 2019.

Reason: To ensure the protection of dormice on the site in accordance with the provisions of Policy NHE2 and Schedule 5 of the Wildlife and Countryside Act 1981 (as amended) and Schedule 2 of the Conservation of Habitats and Species Regulations 2017.

19. Construction works on the site shall only be undertaken outside active bat hours (ie not between dusk and dawn).

Reason: To ensure protection of Bats and accord with the provisions of Policy NHE2 and Schedule 5 of the Wildlife and Countryside Act 1981 (as amended) and Schedule 2 of the Conservation of Habitats and Species Regulations 2017.

20. Contamination not previously identified by the site investigation, but subsequently found to be present at the site shall be reported to the Local Planning Authority as soon as is practicable. If deemed necessary development shall cease on site until an addendum to the remediation method statement, detailing how the unsuspected contamination is to be dealt with, has been submitted in writing to the Local Planning Authority. The remediation method statement is subject to the written approval of the Local Planning Authority and any additional requirements that it may specify.

Note: Should no further contamination be identified then a brief comment to this effect shall be required to discharge this condition Contamination

Reason: To ensure that the proposed development and any site investigations and remediation will not cause harm to human health or pollution of controlled waters with regard to Reigate and Banstead Borough Council Local Plan Development Management Plan 2019 Policy DES9 and the NPPF.

21. The development shall achieve standards contained within the Secured by Design award scheme to be successfully granted the award.

Reason: To support the provisions of Policy DES1 of the Reigate and Banstead Development Management Plan 2019 and Section 8 of the NPPF.

22. No wood burning stoves shall be provided nor permitted within any part of the development hereby permitted.

Reason: To minimise pollution in accordance with the provisions of Policy CS10 of the Reigate and Banstead Core Strategy and Policy DES9 of the Reigate and Banstead Development Management Plan 2019.

23. No part of the development shall be first occupied and/or first opened for trading unless and until the proposed new vehicular access to the Legal and General site on St Monicas Road directly opposite Stanacre Court has been

constructed and provided with visibility zones in accordance with the approved plans and thereafter the access visibility zones shall be kept permanently clear of any obstruction over 0.6m high.

Reason: In order that the development should not prejudice highway safety nor cause inconvenience to other highway users in accordance with the provisions of Reigate and Banstead Local Plan Development Management Plan Policy TAP1 and the provisions of the NPPF 2019, Section 9 Promoting Sustainable Transport

24. The development hereby approved shall not be first occupied and/or first opened for trading unless and until a pedestrian inter-visibility splay measuring 2m by 2m has been provided on each side of the new access off St Monicas Road, the depth measured from the back of the footway (or verge) and the widths outwards from the edges of the access. No obstruction to visibility between 0.6m and 2m in height above ground level shall be erected within the area of such splays.

Reason: in order that the development should not prejudice highway safety nor cause inconvenience to other highway users in accordance with the provisions of Reigate and Banstead Local Plan Development Management Plan Policy TAP1 and the provisions of the NPPF 2019, Section 9 Promoting Sustainable Transport

25. No part of the development shall be first occupied and/or first opened for trading unless and until the existing secondary access to the Legal and General site on St Monicas Road directly opposite the boundary between Stanacre Court and Furze Hall has been removed and full height kerbs and footway has been reinstated.

Reason: in order that the development should not prejudice highway safety nor cause inconvenience to other highway users in accordance with the provisions of Reigate and Banstead Local Plan Development Management Plan Policy TAP1 and the provisions of the NPPF 2019, Section 9 Promoting Sustainable Transport ,

26. The development hereby approved shall not be first occupied unless and until space has been laid out within the site in accordance with the approved plans for vehicles to be parked and for vehicles to turn so that they may enter and leave the site in forward gear. Thereafter the parking and turning areas shall be retained and maintained for their designated purposes.

Reason: The condition above is required in order that the development should not prejudice highway safety, nor cause inconvenience to other highway users, and to accord with the National Planning Policy Framework 2019 and Policies DES1 and TAP1 Parking, and Servicing of the Reigate and Banstead Local Plan Development Management Plan September 2019.

27. No development, groundworks or demolition processes shall be undertaken until an agreed scheme of supervision for the arboricultural protection

measures have been submitted to and approved in writing by the local planning authority. The pre commencement meeting, supervision and monitoring shall be undertaken in accordance with these approved details. The submitted details shall include.

1. Pre commencement meeting between the retained arboricultural consultant, local planning authority Tree Officer and individuals and personnel responsible for the implementation of the approved development
2. Timings, frequency of the supervision and monitoring regime and an agreed reporting process to the local planning authority.
3. The supervision monitoring and reporting process shall be undertaken by a qualified arboriculturist.

Reason: To ensure good arboricultural practice in the interests of the maintenance of the character and appearance of the area and to comply with British Standard 5837:2012 'Trees in Relation to Design, demolition and Construction – Recommendations' and policy NHE3 of the Reigate and Banstead Borough Local Plan Development management Plan 2019.

28. The development hereby approved shall not be first occupied and/or first opened for trading unless and until a scheme specifying arrangements for deliveries to and removals from the site, to include details of:

The types of vehicles to be used and hours of their operation
The design of delivery areas within the development site
The dimensions and layout of servicing parking areas and turning spaces
Management of servicing for Legal and General House in relation to the underground parking operations

have been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved details shall be implemented.

Reason: In order that the development should not prejudice highway safety nor cause inconvenience to other highway users in accordance with the provisions of Reigate and Banstead Local Plan Development Management Plan Policy TAP1 and the provisions of the NPPF 2019, Section 9 Promoting Sustainable Transport ,

29. The development hereby approved shall not be first occupied and/or first opened for trading unless and until the following facilities have been provided in accordance with a scheme to be submitted for:

The secure, level and covered parking of 36 bicycles spaces (one space for each individual Villa on Plot 2),
The secure, level, easily accessible and covered parking for 40 bicycle spaces for the remaining residential elements within the development site,
The secure, level and covered parking for 28 bicycle spaces in relation to the other designated uses within the development site
Providing safe routes for pedestrians/ cyclists to travel between Kingswood Railway Station and the development site, as per Network Rail response

The applicant to fully fund off-site sustainable mitigation measures in relation to the local bus stops and/or fully fund the provision of a new bus shelter.

Reason: In order that the development provides facilities that contribute to the sustainable development of the site and comply with the provisions of Reigate and Banstead Local Plan Development Management Plan Policy TAP1 and the provisions of the NPPF 2019, Section 9 Promoting Sustainable Transport

30. Within three months of the development being 50 percent occupied a Baseline Travel Plan shall be submitted (addressing the initial comments already made) for the written approval of the Local Planning Authority in accordance with the sustainable development aims and objectives of the National Planning Policy Framework, Surrey County Council's "Travel Plans Good Practice Guide", and in general accordance with comments provided by the Travel Planning Officer.

And then the approved Travel Plan shall be implemented for the site and every subsequent occupation of the development, thereafter maintain and develop the Travel Plan to the satisfaction of the Local Planning Authority.

Reason: In order that the development responds to the provisions of Reigate and Banstead Local Plan Development Management Plan Policy TAP1 and the provisions of the NPPF 2019, Section 9 Promoting Sustainable Transport.

31. The development hereby approved shall not be first occupied and/or first opened for trading unless and until space has been laid out within the site in accordance with the approved plans for vehicles / cycles to be parked and for the loading and unloading of vehicles to turn so that they may enter and leave the site in forward gear. Thereafter the parking / loading and unloading / turning areas shall be retained and maintained for their designated purpose.

Reason: In order that the development responds to the provisions of Reigate and Banstead Local Plan Development Management Plan Policy TAP1 and the provisions of the NPPF 2019, Section 9 Promoting Sustainable Transport.

32. The development hereby approved shall not be first occupied and/or first opened for trading unless and until a scheme specifying arrangements for the management of the car parking arrangement, including monitoring of the parking levels both on and off-street connected to the various uses proposed for the site, to include details of:

- The number of parking spaces available for each land use provided on-site
- Provision of at least five percent of parking spaces to be designated as Blue Badge bays
- The number and monitoring of parking permits issued for on-site parking, particularly in relation to external members

- The management of the stacked car parking arrangements on the site, to include commentary on the uptake of these parking locations and operation within servicing area
- Monitoring of the on-street parking levels, taking place along St Monicas Road and Furze Hill, at times to be agreed, to ensure no overspill car parking is taking place
- Payment of financial monitoring fee towards reviewing the parking monitoring reports and reviewing the restrictions on St Monicas Road and Furze Hill for period of up to 5 years post full occupation of the proposed development

within a period of five years following occupation of the development, if required by Surrey County Council following the above review process, the applicant shall fully fund the cost of advertising and implementing a Traffic Regulation Order (TRO) for a revised traffic management scheme on St Monica's Road and Furze Hill, in the vicinity of the site.

Reason: In order that the development responds to the provisions of Reigate and Banstead Local Plan Development Management Plan Policy TAP1 and the provisions of the NPPF 2019, Section 9 Promoting Sustainable Transport

33. a) The development hereby approved shall not be occupied unless and until at least 85 of the available parking spaces associated with residential use (1:1 for Villas and 20 percent for flats) are provided with a fast charge socket (current minimum requirement: 7kw Mode 3 with Type 2 connector - 230 v AC 32 amp single phase dedicated supply) in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority.
- b) the development hereby approved shall not be occupied unless and until at least 44 of the available parking spaces associated with the Commercial uses (20 percent of spaces, including staff) are provided with a fast charge socket (current minimum requirement: 7kw Mode 3 with Type 2 connector - 230 v AC 32 amp single phase dedicated supply) in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority
- c) The development hereby approved shall not be occupied unless and until at least 100 of the remaining available parking spaces associated with the site are provided as passive spaces, ready to accommodate a fast charge socket (current minimum requirement: 7kw Mode 3 with Type 2 connector - 230 v AC 32 amp single phase dedicated supply) for future conversion, is submitted to and approved in writing by the Local Planning Authority

Reason: In order that the development responds to the provisions of Reigate and Banstead Local Plan Development Management Plan Policy TAP1 and the provisions of the NPPF 2019, Section 9 Promoting Sustainable Transport

34. Prior to any works to public footpaths and bridleways within the site, details shall be provided in writing to the Local planning Authority, of the proposed works, to a specification to be agreed by and in consultation with the SCC Countryside Access Officer. The details shall include the timescale for these

works. The works shall only be implemented in accordance with the scheme approved in writing by the LPA.

Reason: To secure a satisfactory surface to these footpaths and bridleways to secure improved access through the footpath network in accordance with the provisions of Policy NHE4 of the Reigate and Banstead Development Management Plan 2019.

35. Prior to the first use of the new access road to the new car parks to the south of ST Monicas and L& G House, details shall be provided of the acoustic barrier proposed adjacent to the access road.

Reason: To ensure a satisfactory noise environment for residents in close proximity to the new access road in accordance with the provisions of Policy DES1 of the Reigate and Banstead Development Management Plan 2019.

36. Before works commence above slab level, details shall be submitted to and approved in writing by the LPA showing external materials and colour palette of new buildings and original buildings including roofing materials. The scheme shall be carried out in accordance with the approved details.

Reason: To ensure the Local Planning Authority are satisfied with the details of the proposal and to safeguard the visual amenities of the site and locality with regard to Reigate and Banstead Development Management Plan 2019 policies DES1 and NHE9.

37. No development above slab level shall commence on site until a scheme for the landscaping of the site including the retention of existing landscape features has been submitted to and approved in writing by the LPA. Landscaping schemes shall include details of hard and soft landscaping, including any tree removal/retention, planting plans, written specifications (including cultivation and other operations associated with tree, shrub, and hedge or grass establishment), schedules of plants, noting species, plant sizes and proposed numbers/densities and an implementation and management programme.

All hard and soft landscaping work shall be completed in full accordance with the approved scheme, prior to occupation or within the first planting season following completion of the development hereby approved or in accordance with a programme agreed in writing with the local planning authority.

Any trees shrubs or plants planted in accordance with this condition which are removed, die or become damaged or become diseased within five years of planting shall be replaced within the next planting season by trees, shrubs of the same size and species.

Reason: To ensure good arboricultural and landscape practice in the interests of the maintenance of the character and appearance of the area and to comply with Reigate and Banstead Development Management Plan 2019 policies DES1 and NHE3.

38. Before works commence above slab level the following details shall be submitted,:
- revised details shall be submitted to and approved in writing by the LPA showing the setting of St Monica's in terms of omitting tree planting on the front terrace as this unbalances the composition, omitting the pergola and provide cross sections of the view from the south which shall be graded to improve appreciation of the main front of the building and reduce the impact of the road.
 - o Details of the restoration of the Laburnum pergola and Laburnum planting and details of ramp design on the terrace and its relation to laburnum walk.
 - o Northern boundary and St Monicas Road screening
 - o Plans showing strengthened screen to the northern boundary north of the proposed villas, and strengthened planting in the vicinity of the west boundary of St Monicas Road adjacent to the proposed new flat blocks.

Reason: To ensure good arboricultural and landscape practice in the interests of the maintenance of the character and appearance of the area and to comply with Reigate and Banstead Development Management Plan 2019 policies DES1, NHE3 and NHE9

39. Before works commence above slab level the following details shall be submitted,:
- revised details shall be submitted to and approved in writing by the LPA showing the setting of St Monica's in terms of omitting tree planting on the front terrace as this unbalances the composition, omitting the pergola and provide cross sections of the view from the south which shall be graded to improve appreciation of the main front of the building and reduce the impact of the road.
 - o Details of the restoration of the Laburnum pergola and Laburnum planting and details of ramp design on the terrace and its relation to laburnum walk.
 - o Northern boundary and St Monicas Road screening
 - o Plans showing strengthened screen to the northern boundary north of the proposed villas, and strengthened planting in the vicinity of the west boundary of St Monicas Road adjacent to the proposed new flat blocks.

Reason: To ensure good arboricultural and landscape practice in the interests of the maintenance of the character and appearance of the area and to comply with Reigate and Banstead Development Management Plan 2019 policies DES1, NHE3 and NHE9

40. Notwithstanding the submitted plans, prior to the commencement of works above slab level, revised details shall be submitted to and be approved in writing by the local planning authority showing the elevations of the new greenhouse and new pergola.

Reason: To ensure the Local Planning Authority are satisfied with the details of the proposal and to safeguard the visual amenities of the site and locality

with regard to Reigate and Banstead Development Management Plan 2019 policies DES1 and NHE9.

41. Before works commence other than the clearance of the site, details shall be submitted to and be approved in writing by the local planning authority of the phasing of development to ensure restoration of the listed buildings prior to significant new build commencing.

Reason: To ensure the restoration of the listed buildings is secured with regards policy NHE9 of the Reigate and Banstead Development Management plan 2019.

42. Before works commence other than the clearance of the site, details shall be submitted to and be approved in writing by the local planning authority showing a revised corridor pattern for the existing Office floors showing a symmetrical plan form, retention of the coving, retention of the columns in the round and omission of the dado panelling.

Reason: To ensure a satisfactory layout that supports the original architectural symmetry of the scheme and to accord with the provision of Policies DES1 and NHE9 of the Reigate and Banstead Development Management plan 2019.

43. Prior to the commencement of works above the slab level, revised details shall be submitted to and approved in writing by the LPA showing the reapplication of staining of the iroko, generally grey for Legal and General House and timber structures within the grounds and brown for the brise soleil, including a survey report from a paint conservator on the original treatment. The scheme shall only be carried out in accordance with the approved details.

Reason: To ensure the Local Planning Authority are satisfied with the details of the proposal and to safeguard the visual amenities of the site and locality with regard to Reigate and Banstead Development Management Plan 2019 policies DES1 and NHE9..

44. Before works commence revised details shall be submitted to and approved in writing by the local planning authority showing the design and position of the lantern vents.

Reason: To ensure the Local Planning Authority are satisfied with the details of the proposal and to safeguard the visual amenities of the site and locality with regard to Reigate and Banstead Development Management Plan 2019 policies DES1 and NHE9.

45. Before works commence above slab level, revised details of the external cladding, glazing and party walls to the external cladding and glazing to Legal and General House shall be submitted to and approved in writing by the LPA. The current detail requires revision.

Reason: To ensure the Local Planning Authority are satisfied with the details of the proposal and to safeguard the visual amenities of the site and locality with regard to Reigate and Banstead Development Management Plan 2019 policies DES1 and NHE9.

46. Before works commence revised details shall be submitted to and approved in writing by the local planning authority showing external louvres and balustrade which should be as close as possible to the originally Arup design.

Reason: To ensure the Local Planning Authority are satisfied with the details of the proposal and to safeguard the visual amenities of the site and locality with regard to Reigate and Banstead Development Management Plan 2019 policies DES1 and NHE9.

47. All Photovoltaic arrays and solar arrays shall be no higher than the lowest part of parapet.

Reason: To ensure a satisfactory appearance upon completion in accordance with the provisions of policies DES1 and NHE9 of the Reigate and Banstead Development Management Plan 2019.

48. Before works commence above slab level revised details shall be submitted to and approved in writing by the local planning authority showing for St Monicas and its extensions, detailed drawings of windows and joinery including dentillation of sash windows. All casements to be equal casements with projecting frames and revised drawings of north wall windows. All windows shall be of white painted timber and set back behind the reveal at one brick depth.

Reason: To ensure the Local Planning Authority are satisfied with the details of the proposal and to safeguard the visual amenities of the site and locality with regard to Reigate and Banstead Development Management Plan 2019 policies DES1 and NHE9.

49. No development shall take place until the developer obtains the Local Planning Authority's written approval of details of both existing and proposed ground levels and the proposed finished ground floor levels of the buildings. The development shall be carried out in accordance with the approved levels.

Reason: To ensure the Local Planning Authority are satisfied with the details of the proposal and its relationship with adjoining development and to safeguard the visual amenities of the locality with regard to Reigate and Banstead Development Management Plan 2019 policy DES1.

50. The development shall not be occupied until a plan indicating the positions, design, materials and type of boundary treatment to be erected has been submitted to and approved in writing by the Local Planning Authority. The boundary treatment shall be completed before the occupation of the development hereby permitted.

Reason: To preserve the visual amenity of the area and protect neighbouring residential amenities with regard to the policy DES1 of the Reigate and Banstead Development Management Plan 2019.

51. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015, (or any Order revoking and re-enacting that Order with or without modification), no windows above ground floor other than those expressly authorised by this permission shall be constructed.

Reason: To preserve the visual amenity of the area and protect neighbouring residential amenities with regard to the policy DES1 of the Reigate and Banstead Development Management Plan 2019.

52. The development hereby approved shall ensure that the potential water consumption by occupants of each new dwelling does not exceed 110 litres per person per day.

Reason: To ensure that the development supports the efficient use of resources and minimises carbon emissions with regard to Policy CS10 of the Reigate & Banstead Core Strategy 2014 and Policy CCF1 of the Reigate & Banstead Development Management Plan 2019.

53. All dwellings within the development hereby approved shall be provided with the necessary infrastructure to facilitate connection to a high speed broadband. Unless otherwise agreed in writing with the Local Planning Authority, this shall include as a minimum:
- a) A broadband connection accessed directly from the nearest exchange or cabinet
 - b) Cabling and associated installations which enable easy access for future repair, replacement or upgrading.

Reason: To ensure that the development promotes access to, and the expansion of, a high quality electronic communications network in accordance with Policy INF3 of the Reigate & Banstead Development Management Plan 2019

54. No development shall commence until an Employment and Skills Plan has been submitted to and approved in writing by the Local Planning Authority. The Plan shall detail how the development will promote local training and employment opportunities during construction and include:
- Measures to ensure the developer and contractors work directly with local employment and training agencies;
 - Targets for employment of local labour
 - Targets for work experience and apprenticeships
 - Measures for monitoring and reporting outcomes against the plan to the Local Planning Authority at appropriate intervals during the development.

The development shall be carried out in accordance with the approved plan unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure the development promotes local training and employment opportunities with regard to Policy CS5 of the Reigate & Banstead Core Strategy 2014 and Policy EMP5 of the Reigate & Banstead Development Management Plan 2019.

55. No materials shall be burnt and no bonfires started within the vicinity of any woodland or trees on site .

Reason: To ensure the protection of the trees and the biodiversity of the woodland in order to comply with Policies NHE2 and NHE3 of the Reigate and Banstead Development Management Plan 2019 and the provisions of the NPPF.

56. Details shall be provided to the Local Planning Authority of the proposed acoustic fence which shall be approved in writing by the LPA and implemented in accordance with the approved details prior to first use of the adjacent access road.

Reason: To protect the amenities of the adjacent residents in accordance with the provision of Policy DES1 of the Reigate and Banstead Development Management Plan 2019.

57. The first floor terraces on apartment blocks A and B lying adjacent to the boundary with The Conifers, shall obscure glaze that part of the first floor terraces facing onto the Conifers with screens , the details of which shall be submitted to and be approved in writing by the LPA in writing prior to the first occupation of the flats. The scheme shall be implemented in accordance with the approved details and the screens shall be retained in perpetuity.

Reason: To protect the privacy of the adjacent residents in accordance with the provisions of Policy DES1 of the Reigate and Banstead Development Management Plan 2019.

58. Development works on site shall only operate between the hours of 0800 – 1800 Mondays to Friday, 0900– 1300 on Saturdays and not at all on Sundays and Bank holidays.

Reason:

To protect the character and amenities of the surrounding area in accordance with the provision of Policy DES1 of the Reigate and Banstead Development Management Plan 2019.

59. Prior to the first occupation of the development, a Parking Management Plan shall be submitted to the Local Planning Authority for approval in writing. The plan should describe how parking will be managed on the site, including any stacking, valet and enforcement arrangements and the location of electric vehicle charging points.

Reason: To ensure suitable arrangements for car parking as part of the development in accordance with Policy TAP1 of the Development Management Plan 2019.

INFORMATIVES - Application A – 19/01548/F:

1. Design standards for the layout and construction of access roads and junctions, including the provision of visibility zones, shall be in accordance with the requirements of the County Highway Authority. (Note: Controller should only use this informative on outline applications).
2. Details of the highway requirements necessary for inclusion in any application seeking approval of reserved matters may be obtained from the Transportation Development Planning Division of Surrey County Council.
3. The permission hereby granted shall not be construed as authority to obstruct the public highway by the erection of scaffolding, hoarding or any other device or apparatus for which a licence must be sought from the Highway Authority Local Highways Service.
4. The permission hereby granted shall not be construed as authority to carry out any works on the highway or any works that may affect a drainage channel/culvert or water course. The applicant is advised that, a Section 278 agreement must be obtained from the Highway Authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway. All works on the highway will require a permit and an application will need to be submitted to the County Council's Street Works Team up to 3 months in advance of the intended start date, depending on the scale of the works proposed and the classification of the road. Please see <http://www.surreycc.gov.uk/roads-and-transport/road-permits-and-licence/sthe-traffic-management-permit-scheme>. The applicant is also advised that Consent may be required under Section 23 of the Land Drainage Act 1991. Please see www.surreycc.gov.uk/people-and-community/emergency-planning-and-community-safe/tfyflooding-advice

When access is required to be 'completed' before any other operations, the Highway Authority may agree that surface course material and in some cases edge restraint may be deferred until construction of the development is complete, provided all reasonable care is taken to protect public safety.

5. Any unilateral undertaking shall be in accordance with Surrey County Council's standard format.
6. A TRO would be required should the CHA consider that over-spill parking is resulting from the proposed development, with such parking resulting in danger and inconvenience to highway users.

7. The developer is advised that as part of the detailed design of the highway works required by the above condition(s), the County Highway Authority may require necessary accommodation works to street lights, road signs, road markings, highway drainage, surface covers, street trees, highway verges, highway surfaces, surface edge restraints and any other street furniture/equipment.
8. The developer would be expected to instruct an independent transportation data collection company to undertake the monitoring survey. This survey should conform to a TRIGS Multi-Modal Survey format consistent with the UK Standard for Measuring Travel Plan Impacts as approved by the Highway Authority. To ensure that the survey represents typical travel patterns, the organisation taking ownership of the travel plan will need to agree to being surveyed only within a specified annual quarter period but with no further notice of the precise survey dates. The Developer would be expected to fund the survey validation and data entry costs.
9. The developer would be expected to agree a programme of implementation of all necessary statutory utility works associated with the development, including liaison between Surrey County Council Streetworks Team, the relevant utility companies and the developer to ensure that where possible the works take the route of least disruption and occurs at least disruptive times to highway users.
10. It is the responsibility of the developer to ensure that the electricity supply is sufficient to meet future demands and that any power balancing technology is in place if required. Please refer to:
<http://www.beama.org.uk/resourceLibrary/beama-guide-to-electric-vehicle-infrastructure.html> for guidance and further information on charging modes and connector types.
11. Your attention is drawn to the comments on the Travel Plan included in the county highways comments dated 29th August 2019 – in relation to additional information that should be provided as part of the Travel Plan required by Condition 19.
12. No obstructions should be caused during construction works to the Public rights of Way and any alterations to or replacement of existing boundaries must be done in consultation with the Rights of Way Group , giving at least 3 weeks notice.
13. If the works affect an Ordinary Watercourse, Surrey County Council as the Lead Local Flood Authority should be contacted to obtain prior written Consent. More details are available on their website.
14. If proposed works result in infiltration or surface water to ground within a Source Protection zone the Environment Agency will require proof of surface water treatment to achieve water quality standards.

15. Environmental Health would like to draw the applicants attention to the specifics of the contaminated land conditional wording such as 'prior to commencement', 'prior to occupation' and 'provide a minimum of two weeks notice'.
16. The use of a suitably qualified arboricultural consultant is essential to provide acceptable submissions in respect of the arboricultural tree condition above. All works shall comply with the recommendations and guidelines contained within British Standard 5837
17. It is noted from document 9. Ecology and Nature Conservation submitted with the application that Rhododendron and Cotoneaster species have been identified on site. Some Rhododendron and Cotoneaster species are considered to be invasive and are listed on Schedule 9 of the Wildlife and Countryside Act 1981 (Part II) and as such it is an offence to allow them to spread in the wild. Care will need to be taken not to cause these plants to spread as a result of the development works. To prevent invasive species spread, these should be eradicated using qualified and experienced contractors and disposed of in accordance with the Environmental Protection Act (Duty of Care) Regulations 1991. Further information on this species can be obtained from the GB Non-native Species Secretariat at 'www.nonnativespecies.org'.
18. Your attention is drawn to the safety benefits of installing sprinkler systems as an integral part of new development. Further information is available at www.firesprinklers.info.
19. The applicant is advised that prior to the initial occupation of any individual dwelling hereby permitted, to contact the Council's Neighbourhood Services team to confirm the number and specification of recycling and refuse bins that are required to be supplied by the developer. The Council's Neighbourhood Services team can be contacted on 01737 276292 or via the Council's website at http://www.reigate-banstead.gov.uk/info/20085/planning_applications/147/recycling_and_waste_developers_guidance
20. In accordance with Policy EMP5 of the Development Management Plan, it is expected that the Employment and Skills Plan will seek to achieve at least 20% of the jobs and apprenticeship opportunities created by the construction of the development for local residents of the borough of Reigate & Banstead.
21. You are advised that the Council will expect the following measures to be taken during any building operations to control noise, pollution and parking:
 - (a) Work that is audible beyond the site boundary should only be carried out between 08:00hrs to 18:00hrs Monday to Friday, 08:00hrs to 13:00hrs Saturday and not at all on Sundays or any Public and/or Bank Holidays;
 - (b) The quietest available items of plant and machinery should be used on site. Where permanently sited equipment such as generators are necessary, they should be enclosed to reduce noise levels;

- (c) Deliveries should only be received within the hours detailed in (a) above;
- (d) Adequate steps should be taken to prevent dust-causing nuisance beyond the site boundary. Such uses include the use of hoses to damp down stockpiles of materials, which are likely to generate airborne dust, to damp down during stone/slab cutting; and the use of bowsers and wheel washes;
- (e) There should be no burning on site;
- (f) Only minimal security lighting should be used outside the hours stated above; and
- (g) Building materials and machinery should not be stored on the highway and contractors' vehicles should be parked with care so as not to cause an obstruction or block visibility on the highway.

Further details of these noise and pollution measures can be obtained from the Council's Environmental Health Services Unit.

In order to meet these requirements and to promote good neighbourliness, the Council recommends that this site is registered with the Considerate Constructors Scheme - www.ccscheme.org.uk/index.php/site-registration

23. The applicant is advised that the Borough Council is the street naming and numbering authority and you will need to apply for addresses. This can be done by contacting the Address and Gazetteer Officer prior to construction commencing. You will need to complete the relevant application form and upload supporting documents such as site and floor layout plans in order that official street naming and numbering can be allocated as appropriate. If no application is received the Council has the authority to allocate an address. This also applies to replacement dwellings. If you are building a scheme of more than 5 units please also supply a CAD file (back saved to 2010) of the development based on OS Grid References. Full details of how to apply for addresses can be found

http://www.reigatebanstead.gov.uk/info/20277/street_naming_and_numbering

24. The submission of information not in accordance with the specifics of the planning conditional wording can lead to delays in discharging conditions, potentially result in conditions being unable to be discharged or even enforcement action should the required level of evidence/information be unable to be supplied. All relevant information should be formally submitted to the Local Planning Authority and not direct to Environmental Health.

CONDITIONS Application B - 19/01549/LBC

1. The development for which Listed Building Consent is hereby permitted shall be begun before the expiration of three years from the date of this consent

Reason: To comply with Section 18(1)(a) of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 52 (4) of the Planning and Compulsory Purchase Act 2005.

2. The development hereby permitted shall be carried out in accordance with the following approved plans:

Reason: To define the permission and ensure the development is carried out in accord with the approved plans and in accordance with National Planning Practice Guidance.

3. Before works commence other than the clearance of the site, details shall be submitted to and be approved in writing by the local planning authority of the phasing of development to ensure restoration of the listed buildings prior to significant new build commencing.

Reason: To ensure the restoration of the listed buildings is secured with regards policy NHE9 of the Reigate and Banstead Development Management plan 2019.

4. All existing buildings and structures to be retained (including Legal and General House and St Monicas House), shall be fully repaired and converted before the occupation of the new buildings, in accordance with a specification for repair submitted to and agreed in writing by the LPA before works commence and in accordance with the approved conversion drawings.

Reason: To ensure the restoration of the listed buildings is secured with regards policy NHE9 of the Reigate and Banstead Development Management plan 2019.

5. Before works commence above slab level, details shall be submitted to and approved in writing by the LPA showing external materials and colour palette of new buildings and original buildings including roofing materials. The scheme shall be carried out in accordance with the approved details.

Reason: To ensure the Local Planning Authority are satisfied with the details of the proposal and to safeguard the visual amenities of the site and locality with regard to Reigate and Banstead Development Management Plan 2019 policies DES1 and NHE9.

6. Before works commence details shall be submitted to and approved in writing by the LPA showing a revised corridor pattern for the existing Office floors showing a symmetrical plan form, retention of the coving, retention of the columns in the round and omission of the dado panelling.

Reason: To ensure the Local Planning Authority are satisfied with the details of the proposal and to safeguard the visual amenities of the site and locality with regard to Reigate and Banstead Development Management Plan 2019 policies DES1 and NHE9.

7. Before works commence details shall be submitted to and approved in writing by the local planning authority showing existing and proposed details, plans and cross section elevations along the line of the internal outer colonnade arches and pilasters showing how both sides of the internal outer colonnade arches and

pilasters will remain legible on all floors in their existing manner to the greatest extent where possible.

Reason: To ensure the Local Planning Authority are satisfied with the details of the proposal and to safeguard the visual amenities of the site and locality with regard to Reigate and Banstead Development Management Plan 2019 policies DES1 and NHE9.

8. Before works commence details shall be submitted to and approved in writing by the LPA showing a revised swimming pool layout and internal elevations with an east west axial symmetrical plan including the elevations of the east elevation wall openings with gauged brick arches, and retention of the original open space.

Reason: To ensure the Local Planning Authority are satisfied with the details of the proposal and to safeguard the visual amenities of the site and locality with regard to Reigate and Banstead Development Management Plan 2019 policies DES1 and NHE9.

9. Before works commence details shall be submitted to and approved in writing by the LPA showing elevations and plans, existing and proposed of the former canteen, restaurant, servery and private dining areas showing retention of the internal space, recessed ceilings, floor treatments and joinery, lattice screens timber panelling, retained in situ where possible or within similar layouts in newly formed areas.

Reason: To ensure the Local Planning Authority are satisfied with the details of the proposal and to safeguard the visual amenities of the site and locality with regard to Reigate and Banstead Development Management Plan 2019 policies DES1 and NHE9.

10. Before works commence revised details shall be submitted to and approved in writing by the LPA showing the proposals in regard to the fire engineer's proposals, including for fire doors and glazed screens etc, in regard to managing the potential impact on the listed interior. This would include upgrading existing finishes to meet the appropriate fire standard or where this is not possible to replicate existing architectural features with materials that meet the appropriate fire standard.

Reason: To ensure the Local Planning Authority are satisfied with the details of the proposal and to safeguard the visual amenities of the site and locality with regard to Reigate and Banstead Development Management Plan 2019 policies DES1 and NHE9.

11. Before works commence revised details shall be submitted to and approved in writing by the local planning authority showing the proposed internal lining fabric upgrade.

Reason: To ensure the Local Planning Authority are satisfied with the details of the proposal and to safeguard the visual amenities of the site and locality with

regard to Reigate and Banstead Development Management Plan 2019 policies DES1 and NHE9.

12. Before works commence revised details shall be submitted to and approved in writing by the LPA showing the treatment of the basement shop frontages and any security or fire protection measures. There will be a preference towards clear glazed fire glass additions behind the existing trelliage and shopfronts and the omission of the proposal shutters.

Reason: To ensure the Local Planning Authority are satisfied with the details of the proposal and to safeguard the visual amenities of the site and locality with regard to Reigate and Banstead Development Management Plan 2019 policies DES1 and NHE9.

13. Before works commence revised details shall be submitted to and approved in writing by the local planning authority showing the rotunda balustrade and Post Modern lighting Columns restored within the rotunda.

Reason: To ensure the Local Planning Authority are satisfied with the details of the proposal and to safeguard the visual amenities of the site and locality with regard to Reigate and Banstead Development Management Plan 2019 policies DES1 and NHE9.

14. Before works commence, details shall be submitted to and approved in writing by the LPA showing for Legal and General House existing and proposed plans and detailed internal elevations, floor and ceiling plans, and complete photographic survey of the joinery, wood panelling, veneered doors, trellis panels and other architectural features including coving and recessed and uplighted ceilings and original floor and ceiling treatment for the former reception, corridors, office subdivisions, reception, rotunda atrium, stairwells, basement corridor, servery, restaurant and dining areas, swimming pool and board rooms including alterations, materials and colour scheme.. This should include identification of the location of existing joinery, features and finishes, extent of repetition within building and the retention or relocation within the building of these existing features. This will include details and drawings of where new materials and joinery are to be introduced. The proposals will also include details of the existing and proposed colour scheme , which should retain the existing interior limited palette. The proposals will also include existing and proposed floors and ceiling treatment including information on where original arup floor surfaces and ceilings survive exposed or concealed by later works. Joinery including doors, lattice screens etc will generally be expected to be retained in situ or reused as an architectural element within the building.

Reason: To ensure the Local Planning Authority are satisfied with the details of the proposal and to safeguard the visual amenities of the site and locality with regard to Reigate and Banstead Development Management Plan 2019 policies DES1 and NHE9.

15. Before works commence revised details shall be submitted to and approved in writing by the LPA showing the reapplication of staining of the iroko generally

grey for Legal and General House and timber structures within the grounds and brown for the brise soleil, including a survey report from a paint conservator on the original treatment.

Reason: To ensure the Local Planning Authority are satisfied with the details of the proposal and to safeguard the visual amenities of the site and locality with regard to Reigate and Banstead Development Management Plan 2019 policies DES1 and NHE9.

16. Before works commence revised details shall be submitted to and approved in writing by the local planning authority showing the top edge protection of external detail and parapets and closure of unintended water gulleys and the proposed method of cleaning of existing masonry and water staining.

Reason: To ensure the Local Planning Authority are satisfied with the details of the proposal and to safeguard the visual amenities of the site and locality with regard to Reigate and Banstead Development Management Plan 2019 policies DES1 and NHE9.

17. Before works commence revised details shall be submitted to and approved in writing by the local planning authority showing the design and position of the lantern vents.

Reason: To ensure the Local Planning Authority are satisfied with the details of the proposal and to safeguard the visual amenities of the site and locality with regard to Reigate and Banstead Development Management Plan 2019 policies DES1 and NHE9.

18. Before works commence revised details shall be submitted to and approved in writing by the local planning authority showing the removal of the galvanised flue to the front of Legal and General house.

Reason: To ensure the Local Planning Authority are satisfied with the details of the proposal and to safeguard the visual amenities of the site and locality with regard to Reigate and Banstead Development Management Plan 2019 policies DES1 and NHE9.

- 19 Before works commence revised details of the external cladding, glazing and party walls to the external cladding and glazing to Legal and General House shall be submitted to and approved in writing by the LPA. The current detail requires revision.

Reason: To ensure the Local Planning Authority are satisfied with the details of the proposal and to safeguard the visual amenities of the site and locality with regard to Reigate and Banstead Development Management Plan 2019 policies DES1 and NHE9.

- 20 Before works commence, notwithstanding the submitted details, revised details shall be submitted to and approved in writing by the local planning authority

showing external louvres and balustrade which should be as close as possible to the originally Arup design.

Reason: To ensure the Local Planning Authority are satisfied with the details of the proposal and to safeguard the visual amenities of the site and locality with regard to Reigate and Banstead Development Management Plan 2019 policies DES1 and NHE9.

21. Before works commence revised details shall be submitted to and approved in writing by the local planning authority showing the restoration of St Monica's stonework, including bird sculptures, which shall be completed before occupation of the building.

Reason: To ensure the Local Planning Authority are satisfied with the details of the proposal and to safeguard the visual amenities of the site and locality with regard to Reigate and Banstead Development Management Plan 2019 policies DES1 and NHE9.

22. Before works commence, revised details shall be submitted to and approved in writing by the LPA showing the setting of St Monica's in terms of omitting tree planting on the front terrace as this unbalances the composition, omitting the pergola and provide cross sections of the view from the south which shall be graded to improve appreciation of the main front of the building and reduce the impact of the road.

Reason: To ensure the Local Planning Authority are satisfied with the details of the proposal and to safeguard the visual amenities of the site and locality with regard to Reigate and Banstead Development Management Plan 2019 policies DES1 and NHE9.

23. Before works commence revised details shall be submitted to and approved in writing by the LPA of the brick cleaning of St Monicas.

Reason: To ensure the Local Planning Authority are satisfied with the details of the proposal and to safeguard the visual amenities of the site and locality with regard to Reigate and Banstead Development Management Plan 2019 policies DES1 and NHE9.

24. All St Monica's chimneystacks shall be structurally supported from the ground level.

Reason: To ensure the Local Planning Authority are satisfied with the details of the proposal and to safeguard the visual amenities of the site and locality with regard to Reigate and Banstead Development Management Plan 2019 policies DES1 and NHE9.

25. Before works commence revised details shall be submitted to and approved in writing by the LPA showing for St Monicas and its extensions, detailed drawings of windows and joinery including dentillation of sash windows. All casements to be equal casements with projecting frames and revised

drawings of north wall windows. All windows shall be of white painted timber and set back behind the reveal at one brick depth.

Reason: To ensure the Local Planning Authority are satisfied with the details of the proposal and to safeguard the visual amenities of the site and locality with regard to Reigate and Banstead Development Management Plan 2019 policies DES1 and NHE9.

26. Before works commence revised details shall be submitted to and approved in writing by the LPA showing the St Monica's Automatic Opening Vents, Rooflights and Vents relocated to alternative positions eg gable or as conservation rooflights where this is not possible.

Reason: To ensure the Local Planning Authority are satisfied with the details of the proposal and to safeguard the visual amenities of the site and locality with regard to Reigate and Banstead Development Management Plan 2019 policies DES1 and NHE9.

27. During works a photograph record of the original interior shall be kept when revealed during works and a copy of the record shall be deposited with the local planning authority before occupation of the building.

Reason: To ensure the Local Planning Authority are satisfied with the details of the proposal and to safeguard the visual amenities of the site and locality with regard to Reigate and Banstead Development Management Plan 2019 policies DES1 and NHE9.

28. Notwithstanding the application drawings the Sports Pavilion fenestration and detailing shall be retained and repaired as painted timber joinery.

Reason: To ensure the Local Planning Authority are satisfied with the details of the proposal and to safeguard the visual amenities of the site and locality with regard to Reigate and Banstead Development Management Plan 2019 policies DES1 and NHE9.

29. Before works commence revised details shall be submitted to and approved in writing by the LPA showing Belvedere repairs.

Reason: To ensure the Local Planning Authority are satisfied with the details of the proposal and to safeguard the visual amenities of the site and locality with regard to Reigate and Banstead Development Management Plan 2019 policies DES1 and NHE9.

30. Before works commence revised details shall be submitted to and approved in writing by the LPA showing the lighting scheme details.

Reason: To ensure the Local Planning Authority are satisfied with the details of the proposal and to safeguard the visual amenities of the site and locality with regard to Reigate and Banstead Development Management Plan 2019 policies DES1 and NHE9.

REASON FOR PERMISSION

The development hereby permitted has been assessed against development plan policies CS1 CS2 CS3 CS4 CS10 CS11 CS14 CS15 CS17 EMP4 DES1 DES6 DES7 DES8 DES9 TAP1 CCF1 CCF2 NHE1 NHE2 NHE3 NHE4 NHE5 NHE9 OSR1 INF1 INF2 and material considerations, including third party representations. It has been concluded that the development is not appropriate development within the Metropolitan Green Belt but that very special circumstances exist to outweigh the harm caused.

Proactive and Positive Statements

The Local Planning Authority has acted positively and proactively in determining this application/listed building consent by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant consent in accordance with the presumption in favour of sustainable development where possible, as set out within the National Planning Policy Framework.

19/01548/F - Legal & General, Kingswood House,
St Monicas Road, Kingswood



[illegible]

Pr	Time	Event	Driver
01	12:35	Stage 3 Start	LW
02	13:00	Stage 3 End	LW
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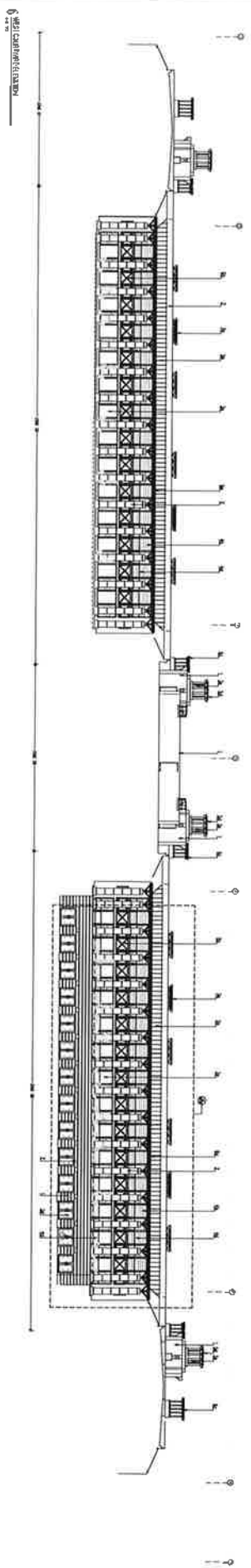
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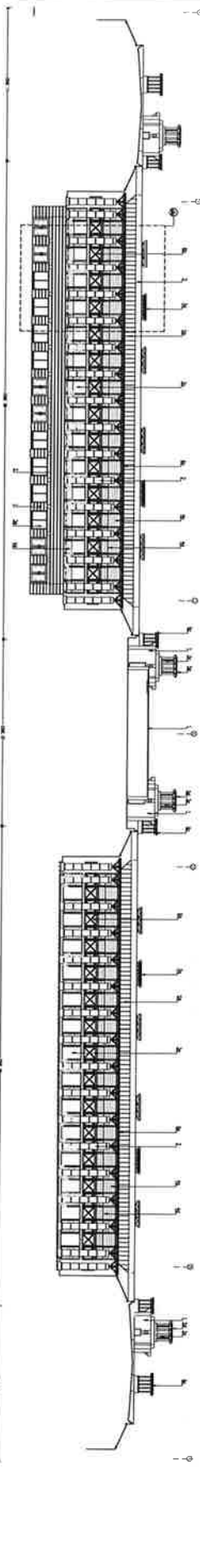
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1. ALL DIMENSIONS ARE IN METERS.
2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
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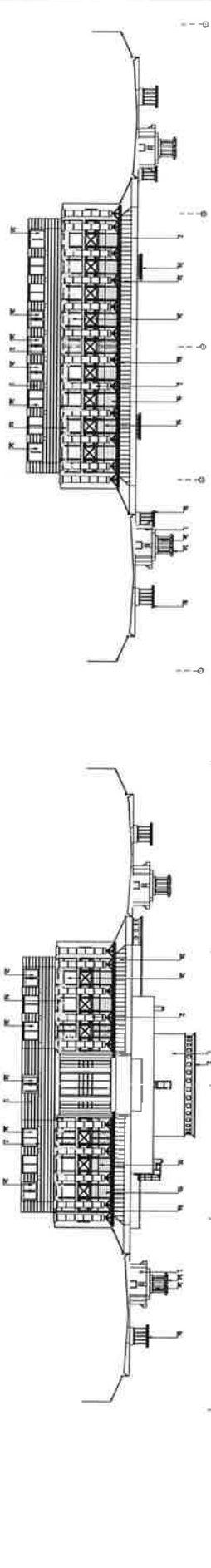
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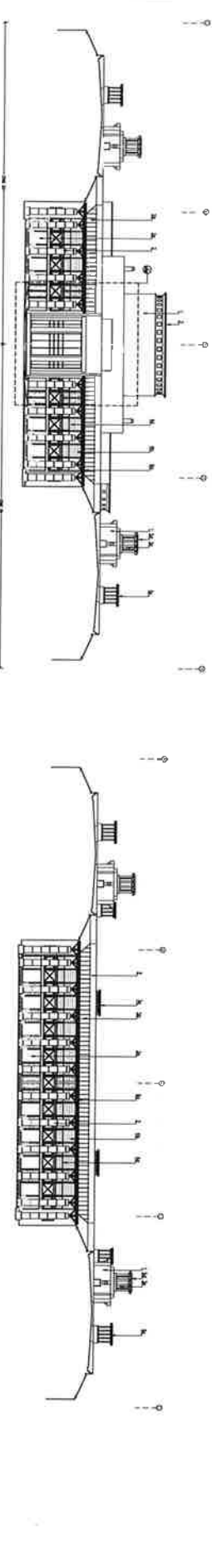
6. WEST ELEVATION SECTION



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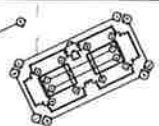
9. WEST ELEVATION SECTION



10. WEST ELEVATION SECTION



11. WEST ELEVATION SECTION



NO.	REVISION	DATE	BY	CHKD.
1	ISSUED FOR CONSTRUCTION	10/1/2010	J. SMITH	M. JONES
2	REVISED FOR MATERIALS	11/1/2010	J. SMITH	M. JONES
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18	REVISED FOR WATER CONSERVATION	3/1/2012	J. SMITH	M. JONES
19	REVISED FOR AIR QUALITY	4/1/2012	J. SMITH	M. JONES
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26	REVISED FOR VIBRATION INSULATION	11/1/2012	J. SMITH	M. JONES
27	REVISED FOR ELECTROMAGNETIC INTERFERENCE	12/1/2012	J. SMITH	M. JONES
28	REVISED FOR RADIATION PROTECTION	1/1/2013	J. SMITH	M. JONES
29	REVISED FOR BIOLOGICAL CONTAMINATION	2/1/2013	J. SMITH	M. JONES
30	REVISED FOR CHEMICAL CONTAMINATION	3/1/2013	J. SMITH	M. JONES
31	REVISED FOR PHYSICAL CONTAMINATION	4/1/2013	J. SMITH	M. JONES
32	REVISED FOR MICROBIAL CONTAMINATION	5/1/2013	J. SMITH	M. JONES
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34	REVISED FOR CARCINOGENIC CONTAMINATION	7/1/2013	J. SMITH	M. JONES
35	REVISED FOR MUTAGENIC CONTAMINATION	8/1/2013	J. SMITH	M. JONES
36	REVISED FOR REPRODUCTIVE TOXICITY	9/1/2013	J. SMITH	M. JONES
37	REVISED FOR DEVELOPMENTAL TOXICITY	10/1/2013	J. SMITH	M. JONES
38	REVISED FOR IMMUNOTOXICITY	11/1/2013	J. SMITH	M. JONES
39	REVISED FOR NEUROTOXICITY	12/1/2013	J. SMITH	M. JONES
40	REVISED FOR SYSTEMIC TOXICITY	1/1/2014	J. SMITH	M. JONES
41	REVISED FOR LOCAL TOXICITY	2/1/2014	J. SMITH	M. JONES
42	REVISED FOR ACUTE TOXICITY	3/1/2014	J. SMITH	M. JONES
43	REVISED FOR CHRONIC TOXICITY	4/1/2014	J. SMITH	M. JONES
44	REVISED FOR SUBCHRONIC TOXICITY	5/1/2014	J. SMITH	M. JONES
45	REVISED FOR REPRODUCTION STUDIES	6/1/2014	J. SMITH	M. JONES
46	REVISED FOR TERATOGENICITY	7/1/2014	J. SMITH	M. JONES
47	REVISED FOR EMBRYO FETAL TOXICITY	8/1/2014	J. SMITH	M. JONES
48	REVISED FOR PERINATAL TOXICITY	9/1/2014	J. SMITH	M. JONES
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52	REVISED FOR CLASTOGENICITY	1/1/2015	J. SMITH	M. JONES
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55	REVISED FOR MUTAGENICITY	4/1/2015	J. SMITH	M. JONES
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62	REVISED FOR GENOTOXICITY	11/1/2015	J. SMITH	M. JONES
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65	REVISED FOR CARCINOGENICITY	2/1/2016	J. SMITH	M. JONES
66	REVISED FOR MUTAGENICITY	3/1/2016	J. SMITH	M. JONES
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76	REVISED FOR CARCINOGENICITY	1/1/2017	J. SMITH	M. JONES
77	REVISED FOR MUTAGENICITY	2/1/2017	J. SMITH	M. JONES
78	REVISED FOR REPRODUCTIVE TOXICITY	3/1/2017	J. SMITH	M. JONES
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80	REVISED FOR EMBRYO FETAL TOXICITY	5/1/2017	J. SMITH	M. JONES
81	REVISED FOR PERINATAL TOXICITY	6/1/2017	J. SMITH	M. JONES
82	REVISED FOR POSTNATAL TOXICITY	7/1/2017	J. SMITH	M. JONES
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87	REVISED FOR CARCINOGENICITY	12/1/2017	J. SMITH	M. JONES
88	REVISED FOR MUTAGENICITY	1/1/2018	J. SMITH	M. JONES
89	REVISED FOR REPRODUCTIVE TOXICITY	2/1/2018	J. SMITH	M. JONES
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92	REVISED FOR PERINATAL TOXICITY	5/1/2018	J. SMITH	M. JONES
93	REVISED FOR POSTNATAL TOXICITY	6/1/2018	J. SMITH	M. JONES
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98	REVISED FOR CARCINOGENICITY	11/1/2018	J. SMITH	M. JONES
99	REVISED FOR MUTAGENICITY	12/1/2018	J. SMITH	M. JONES
100	REVISED FOR REPRODUCTIVE TOXICITY	1/1/2019	J. SMITH	M. JONES

Project: 1000 Main Street
Client: ABC Company
Architect: J. Smith & Associates
Date: 10/1/2010

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28	REVISED FOR RADIATION PROTECTION	1/1/2013	J. SMITH	M. JONES
29	REVISED FOR BIOLOGICAL CONTAMINATION	2/1/2013	J. SMITH	M. JONES
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59	REVISED FOR DEVELOPMENTAL TOXICITY	8/1/2015	J. SMITH	M. JONES
60	REVISED FOR EMBRYO FETAL TOXICITY	9/1/2015	J. SMITH	M. JONES
61	REVISED FOR PERINATAL TOXICITY	10/1/2015	J. SMITH	M. JONES
62	REVISED FOR POSTNATAL TOXICITY	11/1/2015	J. SMITH	M. JONES
63	REVISED FOR LIFETIME TOXICITY	12/1/2015	J. SMITH	M. JONES
64	REVISED FOR GENOTOXICITY	1/1/2016	J. SMITH	M. JONES
65	REVISED FOR CLASTOGENICITY	2/1/2016	J. SMITH	M. JONES
66	REVISED FOR ANEUGENICITY	3/1/2016	J. SMITH	M. JONES
67	REVISED FOR CARCINOGENICITY	4/1/2016	J. SMITH	M. JONES
68	REVISED FOR MUTAGENICITY	5/1/2016	J. SMITH	M. JONES
69	REVISED FOR REPRODUCTIVE TOXICITY	6/1/2016	J. SMITH	M. JONES
70	REVISED FOR DEVELOPMENTAL TOXICITY	7/1/2016	J. SMITH	M. JONES
71	REVISED FOR EMBRYO FETAL TOXICITY	8/1/2016	J. SMITH	M. JONES
72	REVISED FOR PERINATAL TOXICITY	9/1/2016	J. SMITH	M. JONES
73	REVISED FOR POSTNATAL TOXICITY	10/1/2016	J. SMITH	M. JONES
74	REVISED FOR LIFETIME TOXICITY	11/1/2016	J. SMITH	M. JONES
75	REVISED FOR GENOTOXICITY	12/1/2016	J. SMITH	M. JONES
76	REVISED FOR CLASTOGENICITY	1/1/2017	J. SMITH	M. JONES
77	REVISED FOR ANEUGENICITY	2/1/2017	J. SMITH	M. JONES
78	REVISED FOR CARCINOGENICITY	3/1/2017	J. SMITH	M. JONES
79	REVISED FOR MUTAGENICITY	4/1/2017	J. SMITH	M. JONES
80	REVISED FOR REPRODUCTIVE TOXICITY	5/1/2017	J. SMITH	M. JONES
81	REVISED FOR DEVELOPMENTAL TOXICITY	6/1/2017	J. SMITH	M. JONES</

THE CONTRACTOR IS TO CHECK AND VERIFY ALL BUILDING AND STRUCTURE LEVELS AND FINISH LEVELS AT POINTS BEFORE WORK BEGINS.

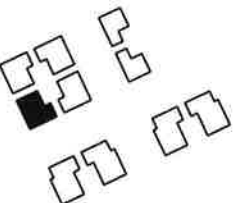
TO BE USED BY CONSUMERS WITH CARE AND READ THE FULL INSTRUCTIONS AND CAUTIONS ATTACHED TO THE PRODUCT.

[illegible]

Monetary Evaluation



NAME



Year	Number of students	Number of students who passed	Percentage of students who passed
2010	10	8	80%
2011	12	10	83.33%
2012	15	12	80%
2013	18	15	83.33%
2014	20	18	90%
2015	22	20	90.91%
2016	25	22	88%
2017	28	25	89.29%
2018	30	28	93.33%
2019	32	30	93.75%
2020	35	32	91.43%
2021	38	35	92.11%
2022	40	38	95%
2023	42	40	95.24%
2024	45	42	93.33%
2025	48	45	93.75%
2026	50	48	96%
2027	52	50	96.15%
2028	55	52	94.55%
2029	58	55	94.83%
2030	60	58	96.67%
2031	62	60	96.77%
2032	65	62	95.38%
2033	68	65	95.59%
2034	70	68	97.14%
2035	72	70	97.22%
2036	75	72	96%
2037	78	75	96.15%
2038	80	78	97.5%
2039	82	80	97.62%
2040	85	82	96.47%
2041	88	85	96.59%
2042	90	88	97.78%
2043	92	90	97.83%
2044	95	92	96.84%
2045	98	95	96.94%
2046	100	98	98%
2047	102	100	98.04%
2048	105	102	97.14%
2049	108	105	97.22%
2050	110	108	98.18%
2051	112	110	98.21%
2052	115	112	97.39%
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2054	120	118	98.33%
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2087	202	200	99.01%
2088	205	202	98.54%
2089	208	205	98.56%
2090	210	208	99.05%
2091	212	210	99.06%
2092	215	212	98.6%
2093	218	215	98.63%
2094	220	218	99.09%
2095	222	220	99.1%
2096	225	222	98.67%
2097	228	225	98.68%
2098	230	228	99.13%
2099	232	230	99.14%

HaworthTompkins

Parental criticism

⁹11.27⁹ Largest and Greatest! Because

Proposed - Page 1 - Ruben E. Bichard

1010-4-2000-184-114-01

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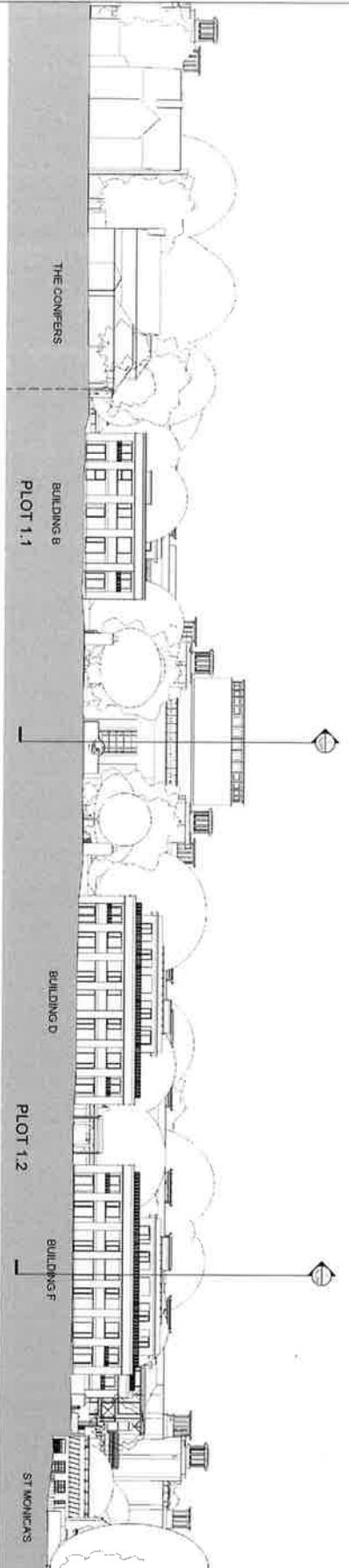
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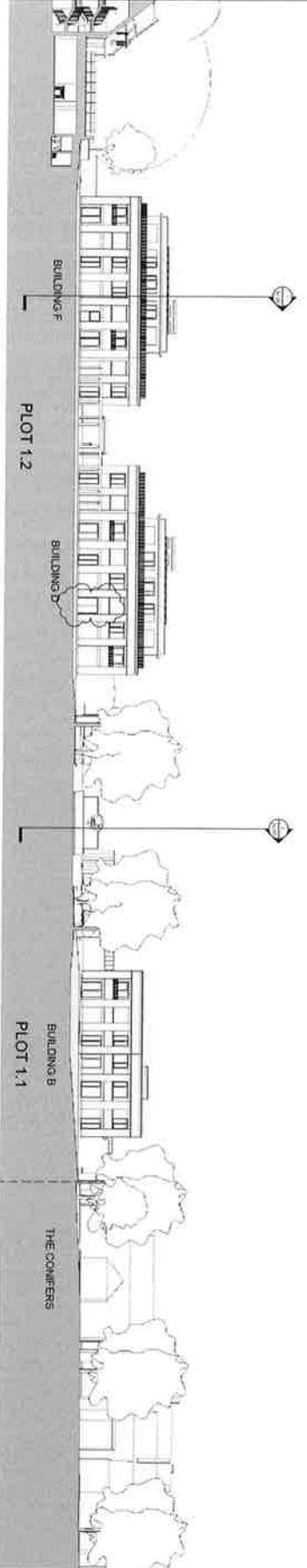
THE CONTRACTOR IS TO CHECK AND VERIFY ALL BUILDINGS AND AREAS SHOWN ON THIS PLAN. THE CONTRACTOR IS TO BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED ON THIS PLAN. THE CONTRACTOR IS TO BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED ON THIS PLAN. THE CONTRACTOR IS TO BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED ON THIS PLAN.

NOTES

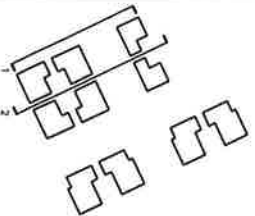
1. TO BE USED IN CONNECTION WITH THE PLAN, THE CONTRACTOR IS TO BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED ON THIS PLAN.



Plot 1 Elevation 1



Plot 1 Elevation 2



HaworthTompkins

4077 Light and General House

Proposed - Plot 1 - Elevation 1

10/04/2011 10:00:00 AM 10/04/2011 10:00:00 AM

10/04/2011 10:00:00 AM 10/04/2011 10:00:00 AM

10/04/2011 10:00:00 AM 10/04/2011 10:00:00 AM

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Journal of Internal Medicine 247: 115-121

[illegible]

1. *Pharmaceutical industry*—The pharmaceutical industry is the largest and most profitable of the major industries in the United States. It is a highly competitive industry with a high degree of technological sophistication. The industry is characterized by a high degree of concentration, with a few large firms dominating the market. The industry is also characterized by a high degree of innovation, with new drugs being developed at a rapid pace. The industry is also characterized by a high degree of regulation, with the Food and Drug Administration (FDA) playing a central role in the approval and oversight of new drugs. The industry is also characterized by a high degree of marketing, with pharmaceutical companies spending large amounts of money on advertising and promotion. The industry is also characterized by a high degree of research and development, with pharmaceutical companies investing large amounts of money in the development of new drugs. The industry is also characterized by a high degree of competition, with pharmaceutical companies competing for market share and profitability. The industry is also characterized by a high degree of innovation, with pharmaceutical companies developing new drugs and technologies. The industry is also characterized by a high degree of regulation, with the FDA playing a central role in the approval and oversight of new drugs. The industry is also characterized by a high degree of marketing, with pharmaceutical companies spending large amounts of money on advertising and promotion. The industry is also characterized by a high degree of research and development, with pharmaceutical companies investing large amounts of money in the development of new drugs. The industry is also characterized by a high degree of competition, with pharmaceutical companies competing for market share and profitability.

DATE	DESCRIPTION	AMOUNT	BALANCE
1987	1987 L&O HOUSE		

Haworth
Tompkins

1997

Keywords: child sexual abuse, child sexual exploitation, child sexual abuse, child sexual exploitation, child sexual abuse, child sexual exploitation

100

Specialty:

Year	Industry	Value
1990	Manufacturing	10.5
1991	Manufacturing	11.2
1992	Manufacturing	12.1
1993	Manufacturing	13.0
1994	Manufacturing	14.5
1995	Manufacturing	16.0
1996	Manufacturing	17.5
1997	Manufacturing	19.0
1998	Manufacturing	20.5
1999	Manufacturing	22.0
2000	Manufacturing	23.5
2001	Manufacturing	25.0
2002	Manufacturing	26.5
2003	Manufacturing	28.0
2004	Manufacturing	29.5
2005	Manufacturing	31.0
2006	Manufacturing	32.5
2007	Manufacturing	34.0
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2011	Manufacturing	40.0
2012	Manufacturing	41.5
2013	Manufacturing	43.0
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2015	Manufacturing	46.0
2016	Manufacturing	47.5
2017	Manufacturing	49.0
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2028	Manufacturing	65.5
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2099	Manufacturing	172.0
2100	Manufacturing	173.5
2101	Manufacturing	175.0
2102	Manufacturing	176.5
2103	Manufacturing	178.0
2104		

1996-1997

Year	Number of cases
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1991	15
1992	20
1993	25
1994	30
1995	35
1996	40
1997	45
1998	50
1999	55
2000	60
2001	65
2002	70
2003	75
2004	80
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2008	100
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2019	155
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2029	205
2030	210

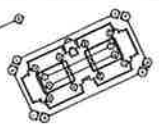
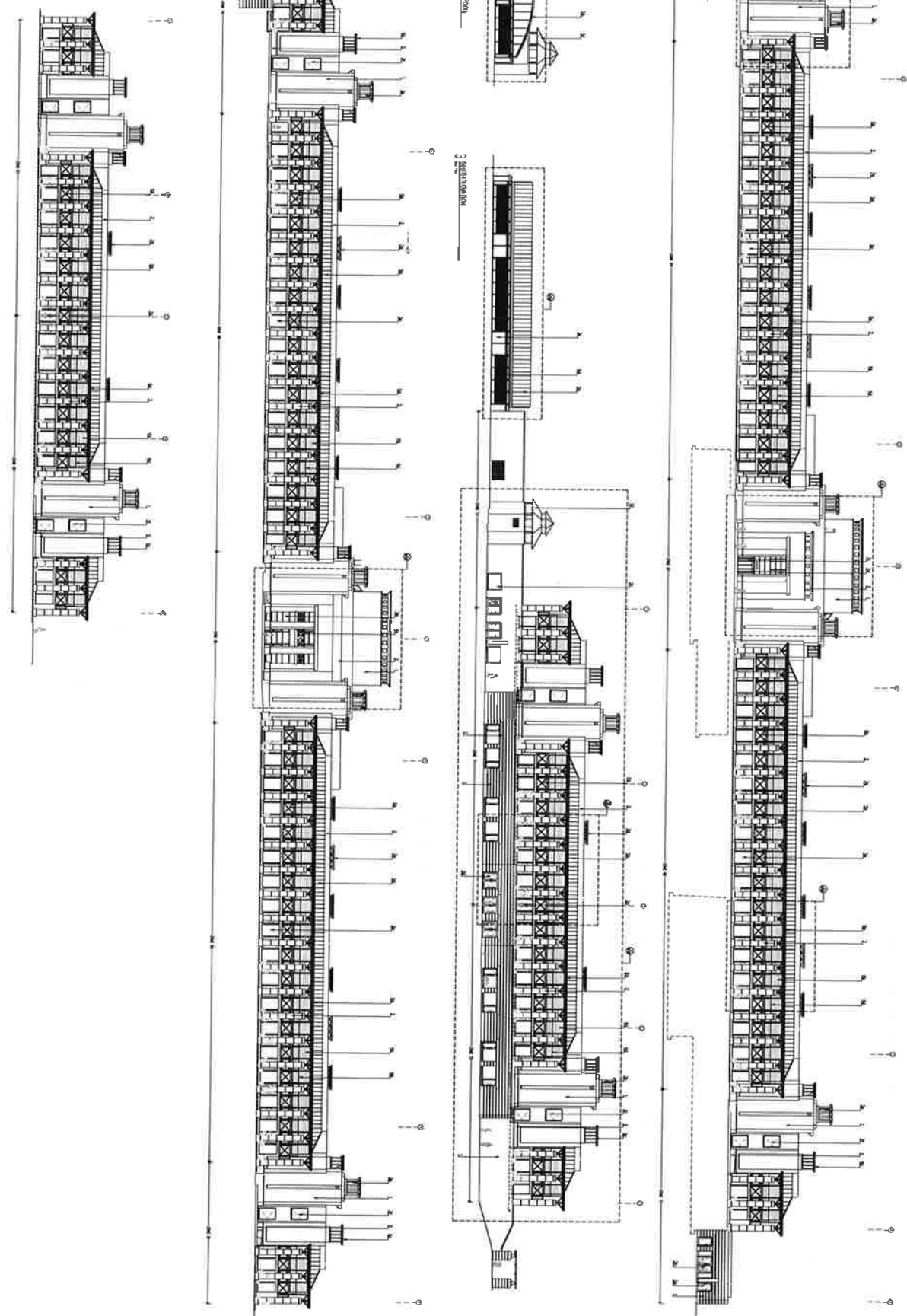
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5. 10/10/10

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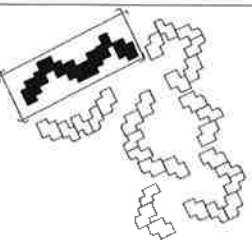
2 WEST HEBRON, MISSOURI

4. Exotic Fertilizer



[illegible]

TO BE READ IN CONJUNCTION WITH A PLANS SECTION.
ELEVATION AND LANDSCAPE ARCHITECTURE INFORMATION.

[illegible]

1. *Journal of the American Medical Association*, 1997; 277: 1001-1005.

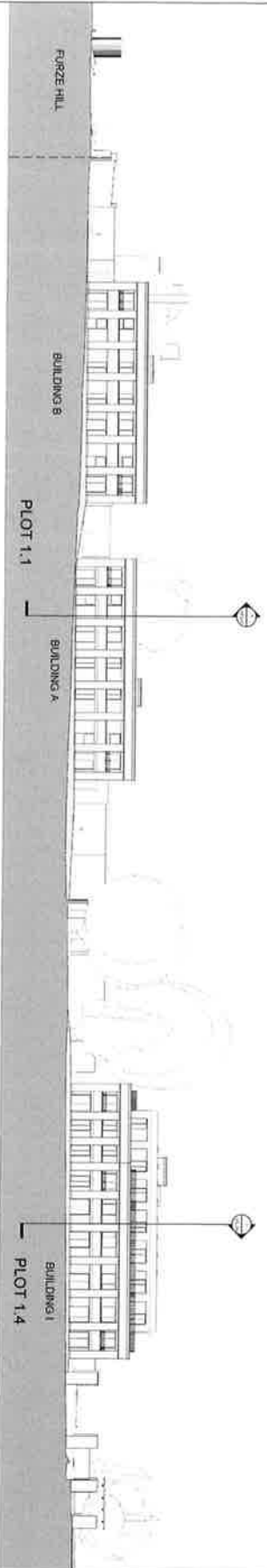
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1241	PLANNED	

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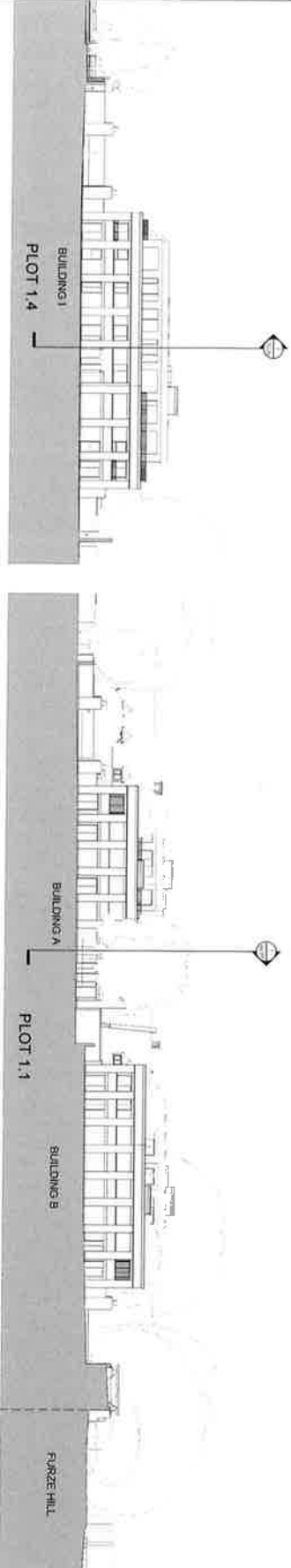
THE CONTRACTOR IS TO CONSIDER AND VERIFY ALL BUILDINGS AND SITE CONDITIONS PRIOR TO COMMENCEMENT OF WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO COMMENCEMENT OF WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO COMMENCEMENT OF WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO COMMENCEMENT OF WORK.

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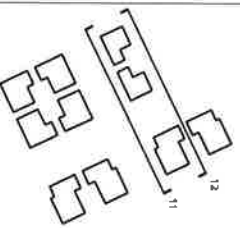
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Plot 1 Elevation 11



Plot 1 Elevation 12



HaworthTompkins

1001 Legat and Oakwell Road

Sheffield, S10 1 1, Elevation Street 8

0114 2740651 2007/18

11/18 2007/18 2007/18

11/18 2007/18

DO NOT SCALE

THE CONTRACTOR IS TO CHECK AND VERIFY ALL BUILDING AND STRUCTURE AND ELEVATION LEVELS AT POINTS NOTED ON THE DRAWING.

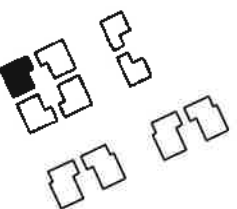
THE DRAWING IS TO BE READ AND CHECKED BY CONSULTING ENGINEERS AND OTHER SPECIALIST CONSULTANTS.

THE CONTRACTOR AND THE WORKS CONTRACTOR, THE COPYRIGHT OF WHICH IS RESERVED, SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE DRAWING.

NO BE SIGHT BY CONSULTATION WITH THE PLANNING, SSC REPORT
AND ELIJA SECOND AND LABORATORY AND REPORTS
REPORTING THE

NO BE SIGHT BY CONSULTATION WITH THE PLANNING, SSC REPORT
AND ELIJA SECOND AND LABORATORY AND REPORTS
REPORTING THE

1	Large laboratory machines break and a supervisor and a senior primary teacher investigate the problem
2	Investigation
3	Discussion
4	What is the problem?
5	What are the causes?
6	What are the effects?
7	What are the solutions?
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100	What are the solutions?

[illegible][illegible]

Proposed - Part 1 - Building Foundation

U044471.4631.XOX-DNA-4-000006

1 second

[illegible]

PM	PM
PM	PM

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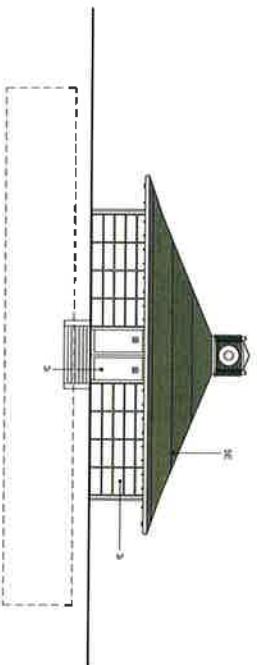
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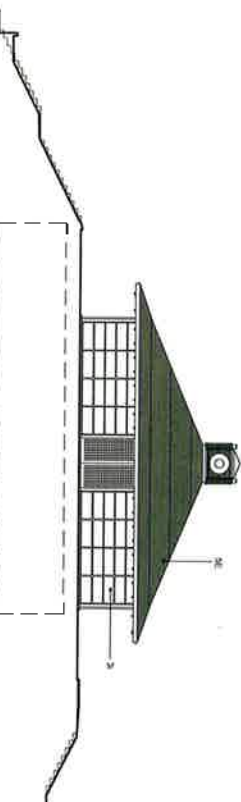
THIS DRAWING IS A PRELIMINARY DESIGN AND SHOULD NOT BE USED FOR CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE CLIENT TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS. THE DESIGNER ACCEPTS NO LIABILITY FOR ANY ERRORS OR OMISSIONS. THE CLIENT AGREES TO HOLD THE DESIGNER HARMLESS FROM ALL CLAIMS, DAMAGES, AND LOSSES, INCLUDING REASONABLE ATTORNEY'S FEES, ARISING OUT OF OR RESULTING FROM THE USE OF THIS DRAWING.

NOTES

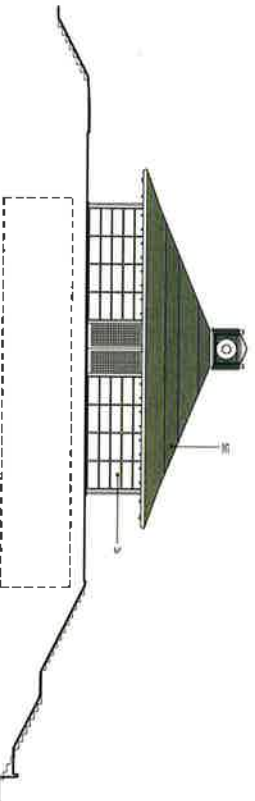
1. SEE ARCHITECT'S SPECIFICATIONS FOR MATERIALS AND FINISHES.
2. SEE ELECTRICAL SPECIFICATIONS FOR ELECTRICAL SYSTEMS.
3. SEE MECHANICAL SPECIFICATIONS FOR MECHANICAL SYSTEMS.



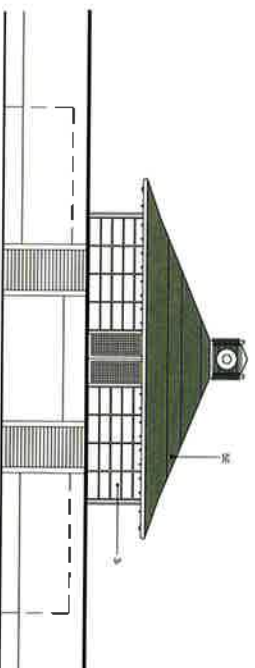
1 WEST ELEVATION



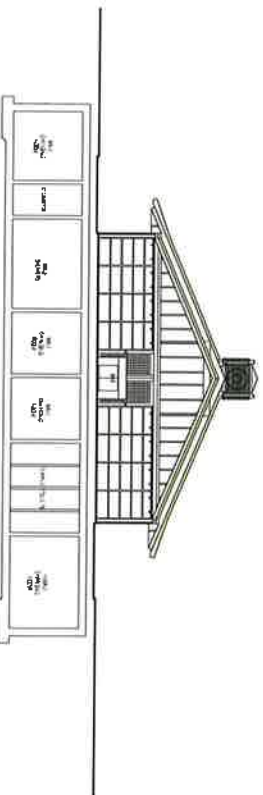
2 NORTH ELEVATION



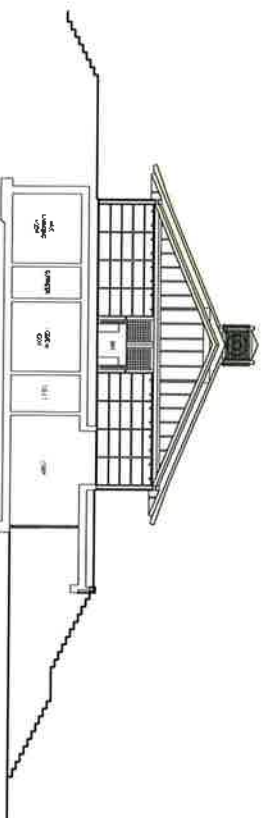
3 SOUTH ELEVATION



4 EAST ELEVATION



5 NORTH SOUTH SECTION A-A



6 EAST WEST SECTION B-B

PROJECT NAME

PROJECT ADDRESS

PROJECT CITY

PROJECT STATE

PROJECT ZIP

PROJECT PHONE

PROJECT FAX

PROJECT EMAIL

PROJECT WEBSITE

PROJECT NOTES

PROJECT DATES

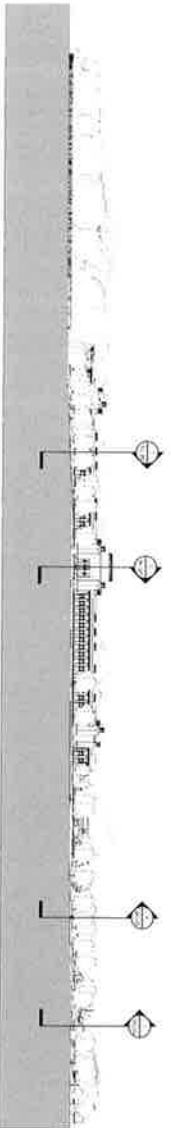
DO NOT SCALE

THE CONTRACTOR IS TO CHECK AND VERIFY ALL DIMENSIONS AND AREAS OF THE PROJECT PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO CONSTRUCTION.

NOTES

1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

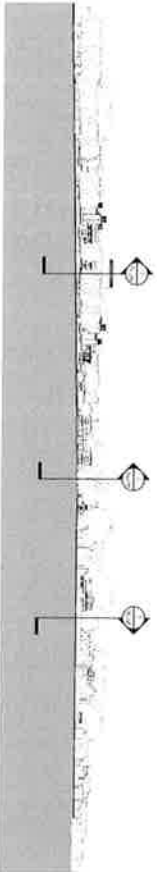
1 / Proposed Site Elevation



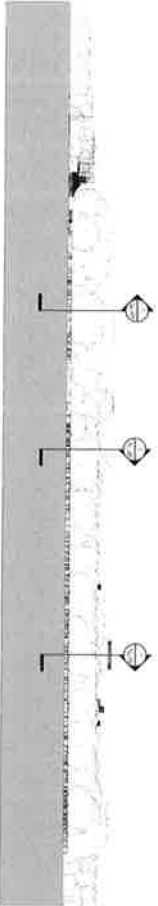
2 / Proposed Site Water Elevation



3 / Proposed Site North Elevation



4 / Proposed Site South Elevation



HaworthTompkins

1107 1st Street, Suite 100, San Francisco, CA 94103

Phone: (415) 398-1234 Fax: (415) 398-1235

Website: www.haworthtompkins.com

Project: 1107 1st Street, Suite 100, San Francisco, CA 94103

Client: 1107 1st Street, Suite 100, San Francisco, CA 94103

Architect: 1107 1st Street, Suite 100, San Francisco, CA 94103

THE CONTRACT IS IN FORCE AND COVER ALL BUSINESS AND OTHER TRANSACTIONS OF THE COMPANY IN ANY LEVEL OF FORM IT SHOULD BE MADE.

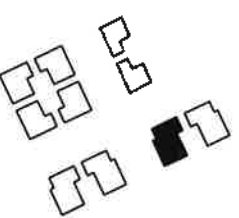
THIS AGREEMENT IS THE ONLY ONE AND CANNOT BE CHANGED FROM ANY OTHER CONTRACT OR OTHER CONTRACT DOCUMENT.

THE COMPANY AND THE OTHER CONTRACT ARE THE COMPANY OF THE CONTRACTING AND THE WAY AND NOT BE REPRODUCED EXCEPT BY THE CONTRACTING.

TO GET RESULTS, BE CONSISTENT. WORK WITH ONE PERSON, PARTNERING AND CO-OPERATING. AND, UNDERSTAND AND RESPECT THE DIFFERENCES AMONG PEOPLE.

For more information, visit www.oxfordjournals.org/advance/abstract

1	Light halogen or halocarbon bulbs with a light fixture that brings your work into focus.
2	Incandescent lighting systems.
3	Accumulated dust on lenses.
4	Uncontaminated lenses (this is the only way to avoid contaminated lenses).
5	Uncontaminated cover lenses.
6	Light gray or silver matte.
7	Matte.
8	Correct exposure settings.
9	Correct exposure and focus.
10	Correct exposure and focus.
11	Properly adjusted lenses (auto-focus systems).
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Case No.	Case Name	Case Type	Case Status	Case Date	Case Time	Case Location	Case Description	Case Action	Case Result	Case Comment
1	Case 1	Case 1 Type	Case 1 Status	Case 1 Date	Case 1 Time	Case 1 Location	Case 1 Description	Case 1 Action	Case 1 Result	Case 1 Comment
2	Case 2	Case 2 Type	Case 2 Status	Case 2 Date	Case 2 Time	Case 2 Location	Case 2 Description	Case 2 Action	Case 2 Result	Case 2 Comment
3	Case 3	Case 3 Type	Case 3 Status	Case 3 Date	Case 3 Time	Case 3 Location	Case 3 Description	Case 3 Action	Case 3 Result	Case 3 Comment
4	Case 4	Case 4 Type	Case 4 Status	Case 4 Date	Case 4 Time	Case 4 Location	Case 4 Description	Case 4 Action	Case 4 Result	Case 4 Comment
5	Case 5	Case 5 Type	Case 5 Status	Case 5 Date	Case 5 Time	Case 5 Location	Case 5 Description	Case 5 Action	Case 5 Result	Case 5 Comment
6	Case 6	Case 6 Type	Case 6 Status	Case 6 Date	Case 6 Time	Case 6 Location	Case 6 Description	Case 6 Action	Case 6 Result	Case 6 Comment
7	Case 7	Case 7 Type	Case 7 Status	Case 7 Date	Case 7 Time	Case 7 Location	Case 7 Description	Case 7 Action	Case 7 Result	Case 7 Comment
8	Case 8	Case 8 Type	Case 8 Status	Case 8 Date	Case 8 Time	Case 8 Location	Case 8 Description	Case 8 Action	Case 8 Result	Case 8 Comment
9	Case 9	Case 9 Type	Case 9 Status	Case 9 Date	Case 9 Time	Case 9 Location	Case 9 Description	Case 9 Action	Case 9 Result	Case 9 Comment
10	Case 10	Case 10 Type	Case 10 Status	Case 10 Date	Case 10 Time	Case 10 Location	Case 10 Description	Case 10 Action	Case 10 Result	Case 10 Comment

Howorthiompsonkins

4227 Legend and General Notes

Prepared • Page 1 • Ending | 09/06/2017

[illegible]

Author	Year	Ref
Wang	2005	10
Wang	2006	11
Wang	2007	12
Wang	2008	13
Wang	2009	14
Wang	2010	15
Wang	2011	16
Wang	2012	17
Wang	2013	18
Wang	2014	19
Wang	2015	20
Wang	2016	21
Wang	2017	22
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Wang	2020	25
Wang	2021	26
Wang	2022	27
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Wang	2024	29
Wang	2025	30

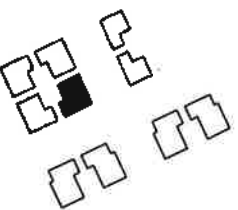
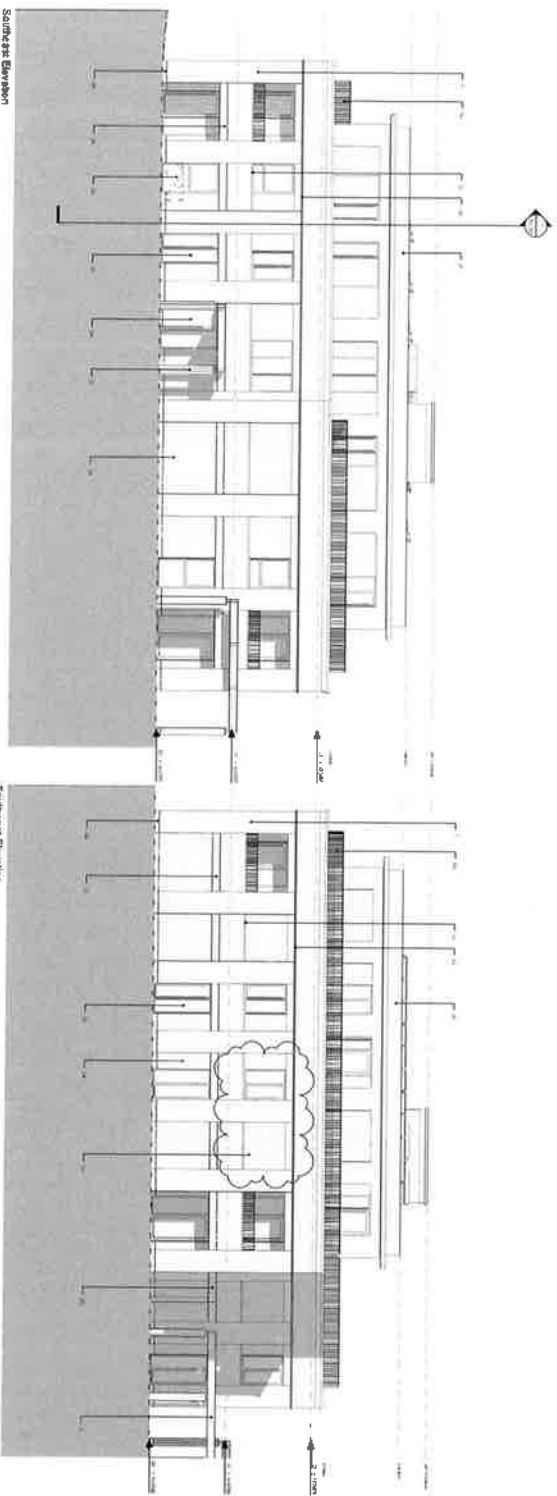
Answers

THE CONTRACTOR IS TO CHECK AND VERIFY ALL BUILDING AND STRUCTURING LEVELS AND ELEVATION LEVELS AT PORTS THROUGH WORK STATION.

THE DRAWING IS TO BE READ AND CHECKED BY CONSULTATION ENGINEER AND OTHERS DISCREPANT DRAWING.

BE CAREFUL AND THE WORKS PORTS ARE THE CONTRACTOR'S RESPONSIBILITY AND ARE NOT BE SUPPORTED BY EXISTING FOUNDATION.

TO BE USED BY COUNTRIES WITHIN THE SCOPE OF THE
AND REGULATIONS AND LAURENCE AND PATRICK
INFORMATION

[illegible]

$\alpha_1^2 \leq \alpha_2 \leq \alpha_3$ and $\beta_1^2 \leq \beta_2 \leq \beta_3$ in \mathbb{R} .
 and $\alpha_1 = \alpha_2 = \alpha_3 = \beta_1 = \beta_2 = \beta_3 = 0$ in \mathbb{R} .

[illegible]

1827 Legal and General Insurance

References

Proposed - Feb. 1 - Budget C Amendment

LEH+MIL+MOR+DOR+DTSZ

1. **WORLD**

100

2

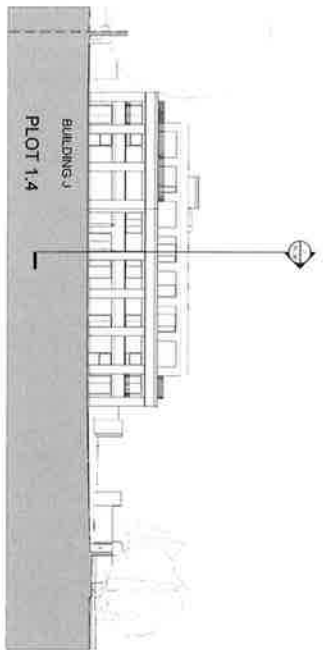
Pureland

DO NOT SCALE

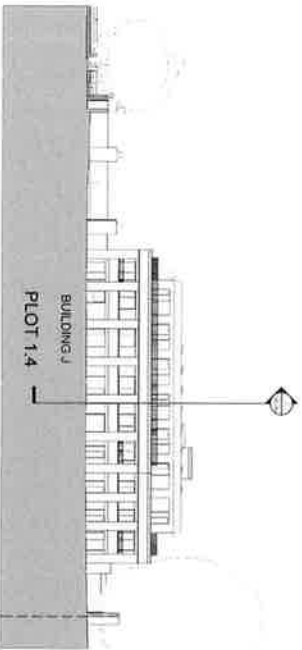
This drawing is to be used as a guide only. It is not intended to be used as a basis for construction. It is the responsibility of the client to ensure that the drawing is used in accordance with the relevant standards and specifications. The drawing is not to be used for any other purpose without the written consent of the architect.

NOTES

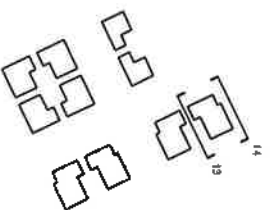
1. The drawing is to be used as a guide only. It is not intended to be used as a basis for construction. It is the responsibility of the client to ensure that the drawing is used in accordance with the relevant standards and specifications.



Plot 1 Elevation 13



Plot 1 Elevation 14



HaworthTompkins

4027 Lloyd Road, Greenville, SC 29615

Proposed: Plot 1, Building J

12/14/11 (487) 700-0000

1/20/12 (487) 700-0000

PLANNING

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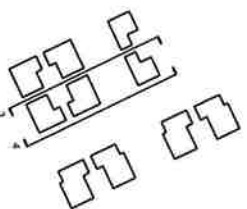
THE CONSTRUCTION OF THIS CHART AND MEASUREMENT OF ALL BUILDINGS AND STRUCTURES SHOULD BE BASED ON THE FINISHED FLOOR LEVELS AND FINISHED ROOF LEVELS.

THIS CHART IS TO BE USED AND GUARANTEED BY CONSULTING ENGINEERS AND OTHERS WITHOUT LIABILITY.

THE DEVELOPMENT OF THE AIRPORT CONSTRUCTION TIME CHART IS THE PROPERTY OF HANSON BUILDING AND CONSTRUCTION, INC. AND MAY BE USED WITHOUT THE WRITTEN PERMISSION OF HANSON BUILDING AND CONSTRUCTION, INC.

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P&W, 3501 Market Street, Philadelphia, PA 19104

Architectural elevation drawing of the south side of the plot. The drawing shows three buildings labeled BUILDING A, BUILDING C, and BUILDING E. BUILDING A is a multi-story structure with a flat roof and a series of windows. BUILDING C is a similar structure with a flat roof and a series of windows. BUILDING E is a multi-story structure with a flat roof and a series of windows. The buildings are surrounded by trees and shrubs. Two streetlights are shown, one on the left and one on the right. The drawing is oriented vertically, with the top of the page representing the north side of the plot and the bottom representing the south side. The text 'ST MONICA'S' is visible at the bottom of the page.

[illegible]

HaworthTompkins

[illegible]

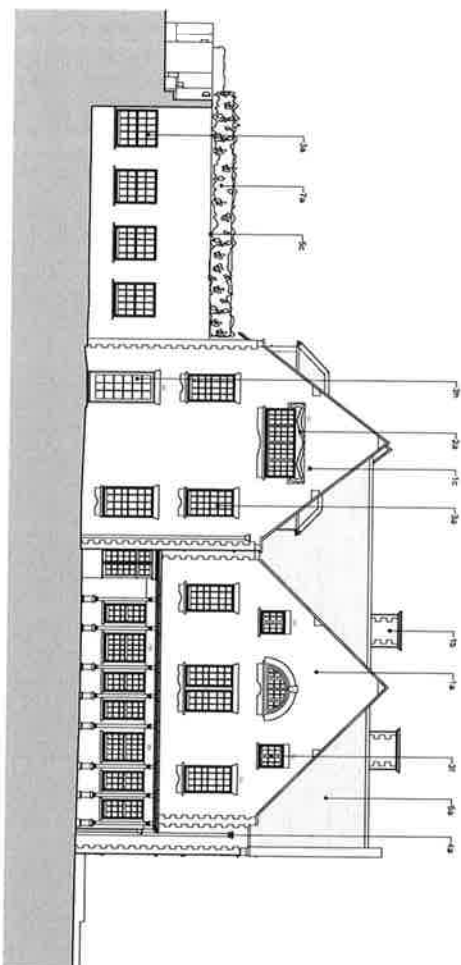
[illegible][illegible]

HOW CAN WE MAKE THE QUALITY OF THE RETAILING SERVICE TO CUSTOMERS STRAIGHTER AND DECISIONS BETTER? BY THE WAY...

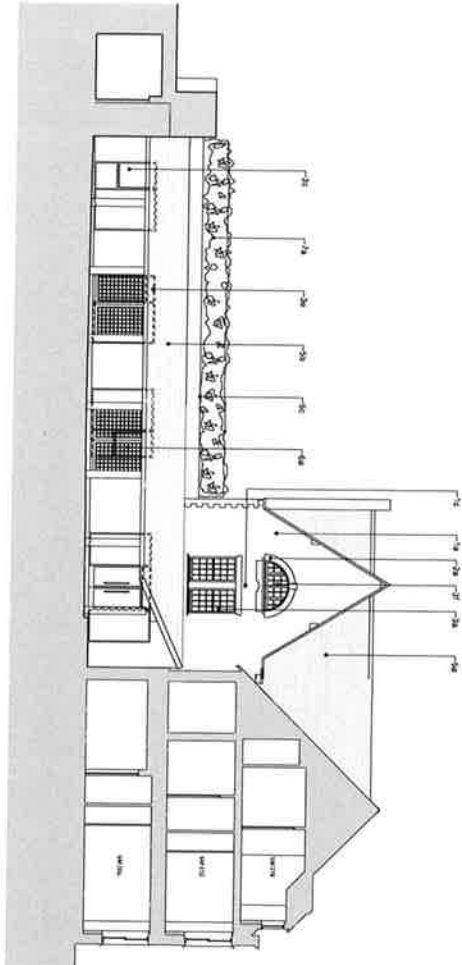
REFER TO BIRNBAUM, ARONSON ET AL. AND LINDENBAUM, EVIDENCE FOR DIFFERENTIATION RECOMMENDS TO SHOPPER FOR OPTIMAL CHOICE STRATEGIES.

MATERIALS KEY

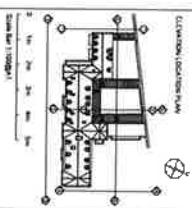
19. **Labeling:** Labeling is the process of identifying the elements of a system. It is a key step in the design process, as it allows the designer to communicate the intended function of the system to the user. Labeling should be clear, concise, and consistent.
20. **Color:** Color is a visual element that can be used to convey information. It can be used to highlight important elements, to create a hierarchy, or to convey a specific meaning. Color should be used sparingly and consistently.
21. **Layout:** Layout is the arrangement of elements on a page. It should be clear, organized, and easy to navigate. The layout should follow a logical flow, from top to bottom and left to right.
22. **Navigation:** Navigation is the process of moving through the system. It should be intuitive and easy to use. The user should be able to find what they need quickly and easily.
23. **Feedback:** Feedback is the process of providing information to the user about their actions. It can be used to confirm successful actions, to warn of errors, or to provide guidance. Feedback should be timely and clear.
24. **Consistency:** Consistency is the process of using the same elements and patterns throughout the system. It helps to create a sense of familiarity and makes the system easier to learn and use.
25. **Accessibility:** Accessibility is the process of making the system usable by people with disabilities. It involves using accessible design principles, such as providing alternative text for images and using high-contrast colors.
26. **Performance:** Performance is the speed and efficiency of the system. It should be optimized to ensure that the user can complete their tasks quickly and easily.
27. **Security:** Security is the process of protecting the system from unauthorized access and data loss. It involves implementing security measures, such as encryption and authentication.
28. **Documentation:** Documentation is the process of creating a record of the system's design and development. It should be clear, concise, and easy to understand.
29. **Testing:** Testing is the process of verifying that the system meets the requirements and is usable by the target audience. It involves conducting user tests and other types of testing.
30. **Deployment:** Deployment is the process of making the system available to the user. It involves installing the system on a server and configuring it for use.



1 WEST ELEVATION



2 WEST COURTYARD ELEVATION

[illegible]

**St. Mary's
Required
Above Board School 1**

SHEET NO.	
L.C.M.H.T.S.N.A-06-A-09300	REV P1
SCALE 1"=10'-0"	DATE 30.07.19
DRAWN BY JC	CHECKED BY CJH
DESIGNED BY	
APPROVED BY	
PLANNING	

The CONNECTION is to CHECK AND VERIFY ALL BUILDING AND FIRE INSURANCE, LEVELS AND EXISTING BUILDING AT CONNECTION POINTS BEFORE WORK STARTS.

THIS PLAN IS TO BE READ AND CHECKED BY EDUCATION WITH EXPERTISE AND OTHER ARCHITECT DRAWINGS.

The dynamic and the various projects are to be completed or under the planning and the work and to be completed by the end of the year.

PLEASE, SEE

7700 W. 104th St., Suite 100, Overland Park, KS 66204
Tel: 913.241.1000
Fax: 913.241.1001
www.bentley.com

FORTICTIONS OF HIGHLIGHTS VOLUME 10 OF
STUDIES IN THE HISTORY OF THE
CIVILIZATION OF THE UNITED STATES AND
THE WORLD.

16. Further research is being done by the EPA regarding the use of the information on the "redox" potential of the water, and the possibility of using the information to help in the design of the water treatment system.

24. **What are the major components of the human immune system?**

25. **How does the immune system respond to a pathogen?**

26. **What are the major types of immune cells?**

27. **How do immune cells communicate with each other?**

28. **What are the major types of immune responses?**

29. **How do immune responses differ from each other?**

30. **What are the major types of immune disorders?**

For more information, contact the publisher, Ciba-Geigy, Ltd., P.O. Box 4000, Basel, Switzerland.

the other hand, we found that

4. **Calligraphy.** Calligraphy is the art of writing in a decorative style. It is a form of visual art that uses the pen or brush to create beautiful, stylized letters and words. Calligraphy is often used in religious and ceremonial contexts, as well as in decorative arts and design.

Exposure and detection of asbestos during building fire has not been thoroughly examined. Although not well understood, the fire can induce asbestos release, potentially harm workers, and require asbestos abatement. This paper reviews asbestos release during fire, asbestos exposure, and asbestos abatement. The authors conclude that asbestos release during fire is a significant concern, and that asbestos abatement should be considered for buildings with asbestos-containing materials.

4a. Caching these answers is an **optional** optimization.

ELEVATION LOCATION PLAN

Figure 1: *see text*

[illegible]

	RECEIVED	DATE	REFERENCE
Haworth			

10mpkins
• at BOSTON SOX
• www.10mpkins.com

Experiment 3	
Condition	RT (ms)
Control	24.1
Load	24.1

PLANNING	PROTECTED BY	CR
----------	--------------	----

This architectural drawing shows the elevation of a building facade. The building features a gabled roof with a chimney on the right side. The facade includes several windows of different sizes and a door. In the foreground, there is a decorative garden bed with various plants and flowers. The drawing is a black and white line art illustration.

[illegible]

PLANNING

DO NOT SCALE

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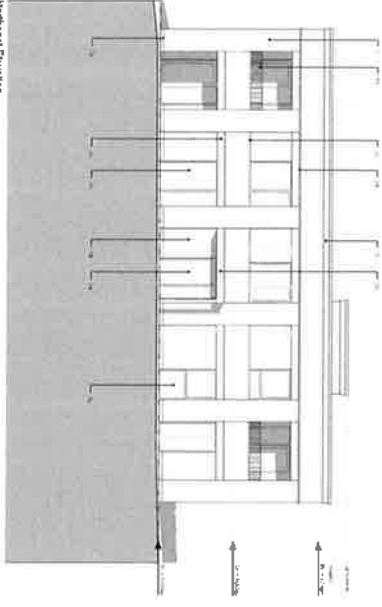
NOTES

1. ALL WORK IS TO BE CONSTRUCTION WITH ALL MAJOR SECTIONS AND DETAILS TO BE APPROVED BY THE ARCHITECT PRIOR TO CONSTRUCTION.

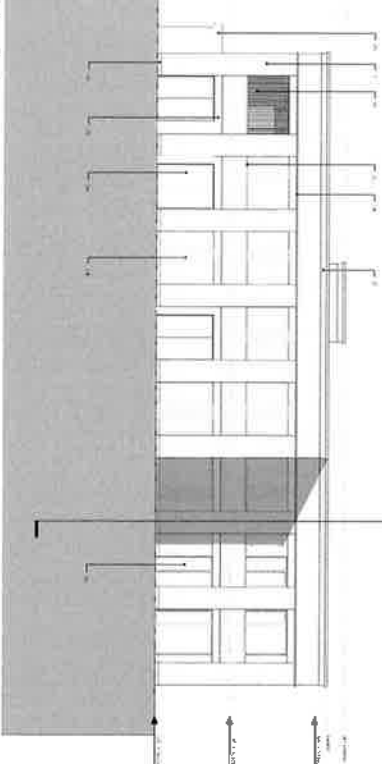
Materials Key

1. Light gray masonry
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4. Red masonry
5. Yellow masonry
6. Green masonry
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97. Black masonry
98. White masonry
99. Dark gray masonry
100. Light gray masonry

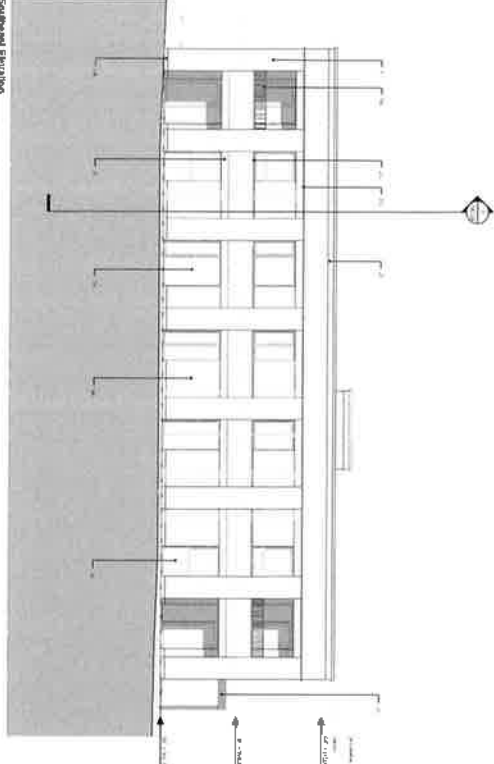
Northwest Elevation



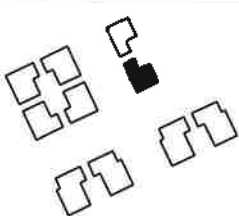
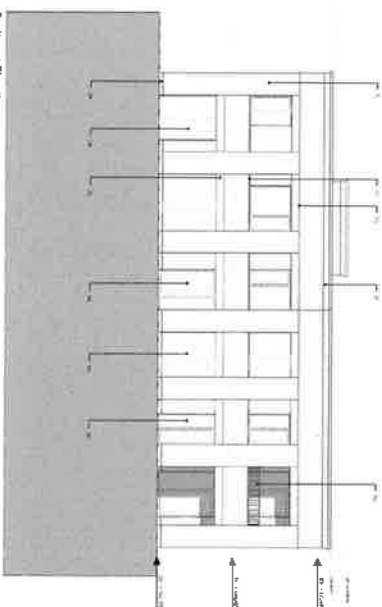
Northwest Elevation



Southwest Elevation



Southwest Elevation



HaworthTompkins

1007 Laurel and Oxford House

Proposed: 1007 Laurel and Oxford House

1007 Laurel and Oxford House

1007 Laurel and Oxford House

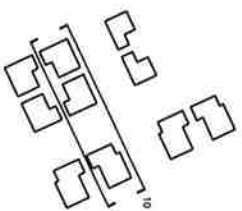
1007 Laurel and Oxford House

DO NOT SCALE

THE CONSTRUCTION OF THIS PLAN AND EVERY PART THEREOF HAS BEEN PREPARED IN ACCORDANCE WITH THE STANDARDS AND PRACTICES OF THE ARCHITECTURAL PROFESSION. THE ARCHITECT HAS NOT BEEN REQUIRED TO CONDUCT A SURVEY OF THE SITE OR TO OBTAIN ANY INFORMATION FROM ANY OTHER SOURCE. THE ARCHITECT HAS NOT BEEN REQUIRED TO OBTAIN ANY INFORMATION FROM ANY OTHER SOURCE. THE ARCHITECT HAS NOT BEEN REQUIRED TO OBTAIN ANY INFORMATION FROM ANY OTHER SOURCE.

NOTES

1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.



Plot 1 Elevation 10

BUILDING H
PLOT 1.3

BUILDING C
PLOT 1.2

BUILDING D

ST. MONICA'S ROAD

Plot 1 Elevation 9

ST. MONICA'S ROAD

BUILDING D

PLOT 1.2

BUILDING C

BUILDING H
PLOT 1.3

DO NOT SCALE

THE CONTRACTOR IS TO CHECK AND VERIFY ALL DIMENSIONS AND ELEVATIONS OF THE EXISTING AND PROPOSED STRUCTURES. THE CONTRACTOR IS TO BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR IS TO BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR IS TO BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.

NOTES

1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

2. ALL ELEVATIONS ARE TO FINISH UNLESS OTHERWISE NOTED.

3. ALL MATERIALS ARE TO BE OF THE HIGHEST QUALITY AVAILABLE.

4. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.

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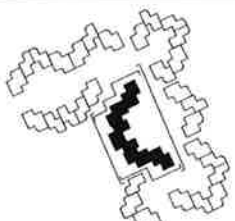
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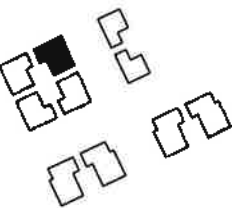
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1027 Long and General Motors

Prepared: Part 1, Question D - Correct

1. *Adaptation to the environment*

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Puzzles

7.2 Landscape Constraints

Constraints

These can be summarised as;

- Green Belt – washes over whole site
- Area of Great Landscape Value – covers the open eastern part of the site
- Residential Area of Special Character – part of which abuts the western boundary
- Grade II* listing of Legal and General House including connecting walls and structures
- Local listing of St Monica's
- Tree Preservation Order – covers two groups of trees adjacent to St Monica's and Legal and General House
- Other unprotected mature trees and woodland
- Badger setts, potential bat roosts and slow worm habitat
- Public footpaths FP47 and FP509 which traverse the site
- Incoming views from St Monica's Road and from public Rights of Way both within and outside the site.

