

**ROYAL BOROUGH OF WINDSOR & MAIDENHEAD
PLANNING COMMITTEE**

MAIDENHEAD DEVELOPMENT CONTROL PANEL

17 July 2019

Item: 1

Application No.:	18/02041/FULL
Location:	Site of Clivemont House Clivemont Road Maidenhead
Proposal:	Erection of 2x four storey buildings to provide 80 apartments comprising of 9 x three bed, 44 x two bed and 27 x one bed, with basement parking, refuse stores and associated landscaping including alterations to the existing site entrance.
Applicant:	Campmass Property Ltd
Agent:	Mr Douglas Bond
Parish/Ward:	Maidenhead Unparished/Belmont Ward
If you have a question about this report, please contact: Christine Ellera on 01628 795963 or at chrisie.ellera@rbwm.gov.uk	

1. SUMMARY

- 1.1 The application site comprises some 0.4 hectares and is the site of a former office building that has been demolished. This proposed development is for 80 flatted units provided in 2x four storey buildings with flat roofs. A basement level would provide 93 car parking spaces and a further 5 spaces are provided at ground level around the site.
- 1.2 This application is a for a revised development following the refusal of planning permission 17/02538/FULL for 101 dwellings contained within one building up to five storeys in height. As part of planning application 17/02538/FULL the applicant provided evidence of a ten year marketing exercise that has included an agent being instructed and undertaking a marketing campaign, a website being created, an advertising board being displayed on site and other property search websites being used. As part of this previous planning application the Local Planning Authority was satisfied that the marketing evidence sufficiently demonstrated that there is no reasonable prospect of the site being used for its allocated employment use.
- 1.3 The planning application 17/02538/FULL, which is currently at appeal, was refused for five reasons relating to harm to the character and appearance of the surrounding area, failure to make provision for affordable housing, loss of trees, impact on highway safety and lack of an appropriate drainage strategy.
- 1.4 In terms of design the proposed layout and scale of the two residential buildings is considered to be acceptable. The architectural appearance lacks visual interest but any harm is considered to be limited. The scheme, if approved, would result in the loss of a number trees including two trees which benefit from a tree preservation order and are regarded as having high amenity value. This is considered to weigh against the scheme.
- 1.5 The proposed development is considered to provide a suitable contribution towards affordable housing and would not raise any significant issues in term of highway capacity or safety. The proposed level of parking is also considered appropriate for the form of development in this location. The proposed development is not considered to raise any significant issues in terms of impact on neighbouring amenity and would provide a suitable residential environment. The proposed development is not considered to result in any environmental impacts.
- 1.6 The proposed development would make efficient use of previously developed land in a sustainable location and provide 80 new residential units. Significant weight is given to this as a benefit of this scheme. It would also constitute 'windfall development' in which the NPPF (2019) states great weight should be given to the benefits of using suitable sites for such development. This too weighs in favour of the scheme.

- 1.7 Having due regard for the so-called ‘tilted’ balance the harm this scheme would have, notably that associated with the incursion into the root protection area of the adjacent TPO trees, along with the limited harm associated with the loss of employment land and the architectural approach of the proposed development, it is not considered that the adverse impacts of approving this application would significantly and demonstrably outweigh the benefits. On this basis the application is recommended for approval.

It is recommended the Panel DEFERS AND DELEGATES the decision to GRANT planning permission to the Head of Planning subject to the following:	
1.	The conditions listed in Section 12 of this report (including any non-material changes to the recommended conditions).
2.	Completion of a Section 106 Legal Agreement to secure matters set out within this report to mitigate the impacts of the proposal and make the development acceptable in planning terms.

2. REASON FOR PANEL DETERMINATION

- The Council’s Constitution does not give the Head of Planning delegated powers to determine the application in the way recommended; such decisions can only be made by the Panel.

3. DESCRIPTION OF THE SITE AND ITS SURROUNDINGS

- 3.1 The application site comprises some 0.4 hectares and is the site of a former office building that has been demolished.
- 3.2 The application site is situated within the Cordwallis Industrial Estate. The site’s surroundings are typical of a business/industrial park. The area is characterised by red brick or glazed modern office buildings that are typically two storey in height, metal clad industrial/warehouse type buildings and older terraced industrial units dating from the 1920s. The roof forms are predominantly discreet either being flat or shallow pitched. Whilst the application site is located within the industrial estate, it is located close to the Clivemont Road entrance. The site is in proximity to the residential properties located on Australia Avenue and Cookham Road and therefore also bears a relationship with the site’s residential surroundings. This adjacent residential area is predominantly characterised by inter/post war dwelling houses that are two storeys in height and detached or semi-detached in form.
- 3.3 With reference to the planning history below, planning permission has previously been granted to construct a new office building on this site. It is understood that it is no longer viable to proceed with the approved office scheme. A number of nearby office buildings have been granted prior approval under Class O of the General Permitted Development Order to be converted to residential.

4. KEY CONSTRAINTS

- 4.1 The main planning constraints are as follows:
- Designated Employment Land
 - Adjacent to TPO trees
 - Unclassified Road

5. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

- 5.1 This is a full planning application for the redevelopment of this site to provide 80 units. The proposed units would be provided within 2x four storey buildings (some 12m to the flat roof of each building). The smaller of the two units would be located in tandem along the site. The existing access to the site from Clivemont Road would be retained and would run along the Eastern side boundary of the site.

- 5.2 A basement level would provide 93 car parking spaces and a further 5 spaces would be provided at ground level around the site. The basement would also provide motorbike and bicycle storage.
- 5.3 Amenity space is proposed in the form of courtyards. Refuse bins are proposed to be contained within Block A and an external building to the south eastern corner.
- 5.4 This planning application has been subject to a number of design revisions and amendments, including a number of draft revisions of the scheme. Finlay revised plans were formally submitted on the 31 May 2019. Initially this planning application proposed one large and substantial five storey building with dominant balconies and ostentatious/ surplus arch detailing. The scheme has been amended as follows:
- Two buildings are now proposed
 - A reduction from 93 to 80 units.
 - Reduced from 5 to 4 storeys in height.
 - Simplified design approach.
- 5.5 The extent of the proposed revisions would usually require the applicant to submit a revised planning application. However, in the interest of expedient decision making, in this instance it is considered that the revised plans can be considered under this application. The applicants have understood that this is not the usual procedure. Moreover a more efficient manner in which the applicants could have resolved matters would have been to have entered into pre-application discussion with the Local Planning Authority in advance of submitting the application. In the future the LPA trusts the applicant will seek early and proactive engagement in line with the NPPF (2019).
- 5.6 The revised plans and the supporting additional information (including Design and Access Statement, sunlight and daylight assessment and revised trees and SuDs information) has been subject to a full neighbours re-consultation exercise, including the posting of an additional site notice.
- 5.7 The planning history considered of direct relevance is as follows:

Reference	Description	Decision
17/02538/FULL	Construction of 101 apartments comprising of x8 three bed, x60 two bed and x33 one bed with lower ground floor parking and alterations to the existing site entrance	Refused on 24.04.2018. This decision has been appealed and the hearing is scheduled to take place in Autumn 2019. The applicants planning agent has confirmed that this appeal would be withdrawn if this planning permission were approved.
<p>The above application was refused for the following reason(s):</p> <ol style="list-style-type: none"> 1. Due to the scale and height of the proposed building, the proposals represent a form of development that fails to contribute in a positive way to its surroundings and would be harmful to the character and appearance of the surrounding area contrary to saved policies DG1, H10 & H11 of the Royal Borough of Windsor & Maidenhead Local Plan (incorporating alterations) adopted June 2003, policy SP3 of the Borough Local Plan Submission Version and paragraph 64 of the NPPF. 2. The proposed development fails to make provision to contribute to the Borough's affordable housing need contrary to saved policy H3 of the Royal Borough of Windsor & Maidenhead Adopted Local Plan (incorporating alterations) adopted June 2003, policy HO3 of the Borough Local Plan Submission Version and paragraph 50 		

of the NPPF.

3. The proposed development poses a threat to trees T6 and T7, as illustrated on the submitted plans, and would likely result in their loss. The loss of these trees would be harmful the character and appearance of the locality, contrary to Saved Local Plan policies N6 and DG1 of the Royal Borough of Windsor & Maidenhead Adopted Local Plan (incorporating alterations) adopted June 2003, policy NR2 of the Borough Local Plan Submission Version and paragraph 118 of the NPPF
4. The development proposals fail to make provision for footpaths of an appropriate width and this omission poses a threat to highway safety and convenience and fails to represent an inclusive scheme contrary to saved Local Plan policy DG1 Royal Borough of Windsor & Maidenhead Adopted Local Plan (incorporating alterations) adopted June 2003; the advice contained within the Lifetime Homes Design Guide, Department for Transport's guidance document "Inclusive Mobility" and Manual for Streets and RBWM's Highway Design Guide; and paragraph 64 of the NPPF .
5. The proposed development fails to incorporate an appropriate drainage strategy and thus fails to demonstrate that the proposed development would not increase the risk of flooding on site or elsewhere contrary to paragraph 103 of the NPPF.

It is understood that the applicants have appealed the above application, which is awaiting validation by the Planning Inspectorate (there is currently a significant delay for PINs to register planning appeal). At the time of writing the LPA is therefore unable to advise how the appeal may be considered.

03/41087/FULL	Demolition of existing office building and replacement with a new part 3 storey, part 2 storey office building with a basement car park.	Permitted 8 th April 2004
03/40533/FULL	Demolition of existing office building and replacement with a new part 3 storey part 2 storey office building with basement car park	Refused 28 th August 2003
98/33230/FULL	Insertion of a mezzanine floor.	Permitted 30 th Nov 1998
91/00640/FULL	ERECTION OF A MEZZANINE FLOOR FOR STORAGE PURPOSES	Permitted 11 th Feb 1992
90/00687/FULL	CHANGE OF USE FROM CLASS III LIGHT INDUSTRY TO B1	Permitted 17 th May 1990

6. DEVELOPMENT PLAN

Royal Borough Local Plan

6.1 The Borough's current adopted Local Plan comprises of the saved policies from the Local Plan (Incorporating Alterations Adopted June 2003). The policies which are considered relevant to this site and planning application are as follows:

- N6 Trees and development
- DG1 Design guidelines
- NAP4 Pollution of groundwater and surface water
- R1 Protection of Urban Open Spaces
- R3 Public Open Space Provision in New Developments (provision in accordance with the minimum standard)
- R4 Public Open Space Provision in New Developments (on site allocation)
- R5 Children's playspace
- E1 Location of Development
- E2 Industrial and Warehousing Development

- E5 Loss of land in Employment Areas
- E10 Design and Development Guidelines
- H3 Affordable housing within urban areas
- H6 Town centre housing
- H8 Meeting a range of housing needs
- H9 Meeting a range of housing needs
- H10 Housing layout and design
- H11 Housing density
- T5 New Developments and Highway Design
- T7 Cycling
- T8 Pedestrian environment
- P4 Parking within Development
- IMP1 Associated infrastructure, facilities, amenities

6.2 These policies can be found at https://www3.rbwm.gov.uk/downloads/download/154/local_plan_documents_and_appendices

7. **MATERIAL PLANNING CONSIDERATIONS**

National Planning Policy Framework Sections (NPPF) (2019)

7.1 This document was revised in February 2019 and acts as guidance for local planning authorities and decision-takers, both in drawing up plans and making decisions about planning applications. At the heart of the NPPF (2018) is a presumption in favour of sustainable development. The document, as a whole, forms a key and material consideration in the determination of any planning permission.

7.2 Paragraph 120 is of some relevance as it states that:

“Planning policies and decisions need to reflect changes in the demand for land. They should be informed by regular reviews of both the land allocated for development in plans, and of land availability. Where the local planning authority considers there to be no reasonable prospect of an application coming forward for the use allocated in a plan:

- a) they should, as part of plan updates, reallocate the land for a more deliverable use that can help to address identified needs (or, if appropriate, deallocate a site which is undeveloped); and*
- b) in the interim, prior to updating the plan, applications for alternative uses on the land should be supported, where the proposed use would contribute to meeting an unmet need for development in the area.”*

Borough Local Plan: Submission Version

7.3 Paragraphs 48 of the NPPF (2019) sets out that decision-makers may give weight to relevant policies in emerging plans according to their stage of preparation. The Borough Local Plan Submissions Version (BLPSV) was submitted for examination in January 2018. The BLPSV does not form part of the statutory development plan for the Borough. However, by publishing and submitting the Borough Local Plan for independent examination the Council has formally confirmed its intention to adopt the submission version. The Council considers the emerging Borough Local Plan to be sound and legally compliant, officers and Councillors should accord relevant policies and allocations significant weight in the determination of applications taking account of the extent to which there are unresolved objections to relevant policies.

7.4 However and whilst submitted, the examination is currently paused and the Inspectorate has yet to reach final view on the Plan’s soundness. The BLPSV policies therefore remains a material consideration in planning applications subject to the level to which it is consistent with the relevant version of the NPPF and the extent there are unresolved objections to relevant policies. Where relevant this is considered further below.

This document can be found at:

https://www3.rbwm.gov.uk/info/201026/borough_local_plan/1351/submission/1

Other Local Strategies or Publications

7.5 Other Strategies or publications relevant to the proposal are:

- RBWM Townscape Assessment
- RBWM Parking Strategy
- Affordable Housing Planning Guidance

More information on these documents can be found at:

https://www3.rbwm.gov.uk/info/200414/local_development_framework/494/supplementary_planning

8. CONSULTATIONS CARRIED OUT

Comments from interested parties

- 8.1 34 occupiers were notified directly of the application and of the revised plans. A number of the surrounding business units are currently being converted into residential flats. For completeness a site notice was also placed on the site for the revised plans on the 03.06.2019.
- 8.2 The initial application was advertised in a local paper distributed in the borough on 26.07.2018.
- 8.3 No letters of representation have been received in connection with this application.

Statutory consultees

Consultee	Comment	Where in the report this is considered
Arboricultural Officer	The proposal would be poorly integrated with the natural environment, contrary to the National Planning Policy Framework. Trees protected by a TPO merit special care including T6 and T7. The loss of trees growing within and adjacent to this site would unacceptably harm the sylvan character and appearance of the area. It would be contrary to Policy N6 of The Royal Borough of Windsor and Maidenhead Local Plan (LP) which aims for existing suitable trees to be retained, LP Policy DG1 which seeks to not harm the character of the surrounding area through the loss of important features which contribute to that character, and the National Planning Policy Framework which aims to conserve and enhance the natural environment and to take account of the character of different areas.	See section iii) Design considerations
Highway Authority	No objections subject to a parking Management Strategy and conditions	See section vii) Highway considerations and Parking Provision
Berkshire Archaeology	The site lies within an area of archaeological potential; the line of a putative Roman road runs through the site. An archaeological condition will be required.	See section ix) Environmental Considerations
RBWM Access Advisory Forum	There is no accompanying Design & Access statement and hence information about the accessibility of the 93 apartments. Policy HO2 in the emerging Local Plan sets an expectation	See section iii) Design considerations

	that 5% of dwellings in developments of more than 20 units should be built to AD Part M 4 (2) standards. In accordance with Policy HO2 there should be at least four apartments built to AD Part M 4 (2) standards.	
Environmental Protection	No objection subject to conditions including contaminated land, construction and noise impact.	See section ix) Environmental Considerations
Environment Agency	Not an application for the EA to be consulted on.	See section ix) Environmental Considerations

9. EXPLANATION OF RECOMMENDATION

9.1.1 The key issues for consideration are:

- i) Background
- ii) Principle of the development
- iii) Design considerations
- iv) Affordable Housing Considerations
- v) Impact on Neighbouring Amenity
- vi) Provision of a Suitable Residential Environment
- vii) Highway considerations and Parking Provision
- viii) Infrastructure Provision
- ix) Environmental Considerations
- x) Other considerations
- xi) The planning balance

Issue i) Background

9.2.1 With reference to the above planning history, application 17/02538/FULL was refused on the 24.04.2018. The reasons for refusal can be summarised as:

1. The scale and height of the proposed building would be harmful to the character and appearance of the surrounding area. This was considered contrary to saved policies DG1, H10 & H11 of the Royal Borough of Windsor & Maidenhead Local Plan, policy SP3 of the Borough Local Plan Submission Version and paragraph 64 of the NPPF.
2. Insufficient provision towards affordable housing. This was considered contrary to policy H3 of the Royal Borough of Windsor & Maidenhead Adopted Local Plan, policy HO3 of the Borough Local Plan Submission Version and paragraph 50 of the NPPF.
3. The proposed development poses a threat to trees T6 and T7. The loss of these trees would be harmful the character and appearance of the locality. This was considered contrary to Saved Local Plan policies N6 and DG1 of the Royal Borough of Windsor & Maidenhead Adopted Local Plan, policy NR2 of the Borough Local Plan Submission Version and paragraph 118 of the NPPF.
4. The proposed development failed to make provision for footpaths of an appropriate width and this was considered to pose a threat to highway safety, contrary to policy DG1 of the Local Plan.
5. The proposed development failed to incorporate an appropriate drainage strategy and therefore failed to demonstrate that it would not increase the risk of flooding on site or elsewhere, contrary to para. 103 of the NPPF.

9.2.2 Officers visited the site on the 07.12.2018 and on the 10.04.2019 and it was observed that conditions on site have not changed since the previous refused application 17/02538/FULL. However some adjoining sites, including Globe House opposite are currently being redeveloped for residential purposes (granted under Class O of the General Permitted Development Order).

Policy context

- 9.2.3 There has been no material change in the Local Plan since the previous decision as noted above in paragraph 6.1.
- 9.2.4 The NPPF has been updated since the previous decision. The Updated Revised National Planning Policy Framework (NPPF) (2019) and Housing Delivery Test are a material consideration in this revised planning application. As the Council's adopted Local Plan is more than five years old, the starting point for calculating the 5 year housing land supply, for the purposes of decision making, should be the 'standard method' as set out in the NPPF (2019).
- 9.2.5 Paragraphs 11 of the NPPF (2019) states that:
- For decision-taking this means: approving development proposals that accord with an up-to-date development plan without delay; or where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:*
- i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or*
 - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.*
- 9.2.6 Footnote 7 of the NPPF (2019) clarifies that, for decision-taking, policies which are most important for determining the application are out-of-date include, for applications involving the provision of housing, situations where the local planning authority cannot demonstrate a five year supply of deliverable housing sites (with the appropriate buffer).
- 9.2.7 For the purposes of this application and based on the revisions of the NPPF (2019) the Council is currently unable to demonstrate the five year supply of deliverable housing sites that is required by the National Planning Policy Framework (the Framework). The so-called 'tilted balance' contained in paragraph 11(d)(ii) of the Framework is therefore engaged (this is discussed further in paragraphs 9.11.1 to 9.11.6). Moreover and in line with footnote 7 to paragraph 11(d) of the Framework, the development plan policies which are most important for determining the application are also therefore deemed to be out-of-date. These policies include those associated with the principle of the loss of employment land (policies E2 and E5) and policies associated with design considerations for the redevelopment of such site (policies DG1, H10, H11 and N6) contained in the Royal Borough of Windsor and Maidenhead Local Plan 1999 (incorporating alterations made in 2003). The reasons why these are considered to be 'most important for determining the application' are because matters regarding ensuring good design, sufficient affordable housing and the impact on trees formed a key reason for refusing the last planning application on this site.
- 9.2.8 The below assessment is made having due regard to the above.

Issue ii) Principle of the Development

- 9.3.1 As part of application 17/02538/FULL no objection was raised regarding the loss of employment land. This is because the development plan policies and those contained in the BLPSV were weighed against the NPPF (2012) and notably paragraph 22 which no longer from parts of the NPPF (2019) version. In view of the various material changes to planning policy as set out above, the principle of the loss of designated employment land will be considered in the context of the current policy framework.
- 9.3.2 Policy E2: Industrial and warehousing development of the current adopted Local Plan states that this employment area is allocated primarily for industrial and small scale distribution and storage uses. Policy E5: Loss of Land in Employment Areas states that the redevelopment or change of use for retail or any purpose other than a business, industrial or warehousing use will not be permitted.

- 9.3.3 The proposal is for the residential redevelopment of this site. Therefore the principle of the proposed development is contrary to the adopted development plan. However, as set out above, as this policy is out of date only limited weight can be attributed to this harm.
- 9.3.4 Section 38 (6) of the Planning and Compulsory Purchase Act 2004 sets out that applications for development should be determined in accordance with the development plan, unless material considerations indicate otherwise. In this case, the scheme would not accord with the adopted development plan, and as such it is necessary to consider whether there are material considerations which would support the granting of planning permission. As set out above, as this policy is out of date only limited weight can be attributed to this harm.
- 9.3.5 As part of planning application 17/02538/FULL the applicant provided evidence of a ten year marketing exercise that included an agent being instructed and undertaking a marketing campaign, a website being created, an advertising board being displayed on site and other property search websites being used. The Local Planning Authority therefore satisfied that the marketing evidence sufficiently demonstrated that there is no reasonable prospect of the site being used for its allocated employment use. It was considered under application 17/02538/FULL that whilst the loss of employment land was regrettable, it was justified and, in the absence of any future employment occupier, this loss was not considered to be harmful to the local economy. At the time the previous decision was made, it was for these reasons that the proposed change of use from employment to residential was considered in the planning balance at the conclusion of this report (see section 10).
- 9.3.6 The previous decision reached by the LPA that there was no reasonable prospect of the site being used for its allocated employment use is considered to be a strong and material consideration which weighs in favour of the development. Given that only limited weight is given to the proposed development failing to comply with Development Plan policies ED2 and E5, the loss of the employment floor space is considered to be acceptable.

Issue iii) Design considerations

- 9.4.1 Policies DG1 and H10 of the Borough's adopted Local Plan seek to ensure that residential development will be of a high standard of design and landscaping, compatible with the area and street scene. Policy H11 states that in established residential areas planning permission will not be granted for schemes which introduce a scale or density of new development which would be incompatible with or cause damage to the character and amenity of the area. ED10 requires that layout of activities within economic sites, along with the design and scale of the buildings and the materials used are appropriate for the area.
- 9.4.2 Section 12 of the NPPF deals with achieving well designed places and delivery of developments that will function and contribute to the overall quality of the area in the long term. To achieve this, development should be visually attractive as a result of good architecture, layout and appropriate and effective landscaping; they should be sympathetic to local character and history, including the surrounding built environment and landscape setting. The NPPF is clear to emphasise that this should not prevent or discourage change (such as increased densities).
- 9.4.3 The NPPF further states that design quality should be considered throughout the evolution and assessment of individual proposals and encourages early discussion between applicants, the local planning authority and local community about design and style and that designs should evolve to take account of the views of the community. National policy guidance is clear that applications that can demonstrate early, proactive and effective engagement with the community should be looked on more favourably than those that cannot.

Density

- 9.4.4 In terms of achieving appropriate densities the NPPF (2019) is clear that planning decisions should support development that makes efficient use of land. This is subject to a number of factors including the desirability of maintaining an area's prevailing character and setting (including residential gardens), or of promoting regeneration and change. This is also subject to

taking into account the availability and capacity of infrastructure and services, including the scope to promote sustainable travel modes that limit future car use.

- 9.4.5 The site is previously developed land in an urban area located relatively close to amenities, shops and services. The application site is not in a town centre location, it is however located within approximately 1 km from Maidenhead Town Centre and around 750m from Furze Platt Train station, a small 'satellite' train station. On this basis the application site can be considered to be within a relatively sustainable location, close to nearby shops, services and amenities.
- 9.4.6 The historic layout of the area is medium sized semi-detached or terraced two storey residential properties set out in planned residential estate layouts. The Industrial Estate sits adjacent to the residential development and is characterised by large two- three storey blocks set out in a linear layout. Some of these units have been or are in the process of being converted into residential flats through the provision(s) of the General Permitted Development Order (2015, as Amended). Whilst these have been undertaken under 'permitted development' they highlight that use class is changing within the vicinity. There are modern examples of flatted developments in close proximity to the site. Notably Grangewood Place, Cookham Road, which is a flatted development comprising of a two storey building with habitable accommodation.
- 9.4.7 The prevailing density of the area is mixed and in principle the redevelopment of this site as a flatted development would likely respond to this mixed character. This is of course subject to other design consideration including layout, height and scale.

Layout

- 9.4.8 The area is mixed in character with residential buildings being of a planned mid-density housing estate layout and the buildings within the industrial area allocation being large detached blocks. There is currently no permeability through this particular site.
- 9.4.9 In comparison to the previous refused application the layout of the proposed development has been amended to be in the form of two blocks (as opposed to one). A smaller northern block with windows typically facing north or south and a larger southern block in a 'U' shape. The access uses the existing/former access which runs parallel to the eastern side boundary. The proposed layout allows for opportunities for future connections to adjoining sites in the future depending on the redevelopment of the adjacent sites. Recommended condition 5 does seek to ensure that at least 5% of the dwellings across the application site are delivered as accessible and adaptable dwellings in accordance with Part M 4(2) standards. This is to ensure that the proposed units are accessible to those with limited mobility.

Scale and Massing and proposed architectural detailing

- 9.4.10 The industrial area is characterised by large blocks predominately 2-3 storeys in height. The proposed development is for two four storey flat roof buildings. Whilst the height and scale is above the prevailing character of the area, it does have articulated elements to break up the massing, the site is also largely contained from public views. The predominant elevation is that of the northern front elevation. The simplified design of the proposed blocks would certainly not fall within the definition of '*visually attractive as a result of good architecture*' as sought by paragraph 127 of the NPPF (2019) and would not contribute to uplifting the design quality of the area. However the architectural appearance is considered to have a neutral impact on the character of the area, particularly that of the wider business estate. Conditions are recommended to secure good quality material finishes in order to improve the rather bland facades of the proposed new dwellings (see condition 2).

Proposed landscaping including trees

- 9.4.11 The surrounding area is dominated by built form and hardstanding and displays the visual appearance of that associated with the previous (and allocated) employment use of the site. To the eastern boundary of the site is Grangewood Place, Cookham Road a residential flatted development. Within its grounds and within close proximity to the site boundaries are two protected trees (referred to as T6 and T7 in the supporting tree protection information).

9.4.12 Local Plan policies N6 and DG1 provide general design policies on the importance of high quality landscaping in delivering successful schemes. Policy N6 of the adopted Local Plan states that plans for new development should, wherever practicable, allow for the retention of existing suitable trees and include an appropriate tree planting and landscaping scheme. Where the amenity value of trees outweighs the justification for development, planning permission should be refused.

9.4.13 Following a site meeting in April 2019 a revised Arboricultural Report from Consulting with Trees Arboricultural Consultants (Rev D) was submitted in support of this application. Having reviewed this information the Council's Arboricultural Officer has still raised concerns about the impact the proposed development would have on the root protection area of the protected trees on the adjoining site. The Council's Tree Officer contends that if structures (including hard surfacing) are proposed within the root protection area of a retained tree it will require an overriding justification (5.3.1 of BS5837). The Council's Arboricultural Officer also considers that it needs to be demonstrated that the tree can remain viable, the area lost to encroachment can be compensated for elsewhere contiguous with the RPA, and that mitigation measures to improve the soil environment of the tree can be implemented. The Tree Officer concludes that the retention of the TPO trees cannot be guaranteed if this proposed development is built. These trees are considered to be of high amenity value and offer greening and amenity value when viewed from Cookham Road.

9.4.14 The potential future loss of trees T6 and T7 which are afforded protection under a TPO is considered to result in significant harm which weighs against the scheme. It is considered that the amenity value of these trees outweighs the justification for the development. The proposed development is therefore considered to be contrary to Local Plan policies N6 and DG1. However as set out above in paragraph 9.2.7, as these policies are considered to be out of date only limited weight can be attributed to this harm.

9.4.15 Whilst the NPPF (2019) seeks to ensure biodiversity enhancements there are no policies which seek to specifically protect trees (apart from ancient and veteran trees).

9.4.16 The harm this would have is considered further below as part of the balancing exercise.

9.4.17 Two further trees are proposed to be removed as part of this development, located close to the proposed external bin store, also on the eastern boundary of the site but within the control of the applicant. The Council's Tree Officer also considers that the loss of these trees would result in a significant loss of amenity on the site. This is because whilst additional tree planting is shown in other locations within the development no new tree planting is proposed in the vicinity of these trees proposed to be removed. However, Planning Officers disagree with this latter assessment as the two trees proposed to be removed within the site boundary are not overtly visible from outside of the site and in any case, can be removed by the applicant at any point. The harm proposed by the loss of the two non-protected trees is considered to be limited.

Issue iv) Affordable Housing Considerations

9.5.1 Policy H3 Affordable Housing of the adopted Local Plan states that the Borough Council will seek to achieve a proportion of the total capacity of suitable residential schemes to be developed in the form of affordable housing to meet recognised need. The Council's Affordable Housing Planning Guidance provides further guidance over developments meeting an on-site 30% requirement. It also sets out that where 30% provision cannot be provided an application should be supported by a financial viability appraisal. The adopted guidance on affordable housing rounds down to the nearest whole unit. 30% on site affordable housing would equate to 24 affordable housing units being provided on site as part of this application. The tenure mix is not specified in adopted policy; this is a consideration in the BLPSV.

9.5.2 The NPPF (2019) provides clarification on the definitions of various affordable housing tenures. Paragraph 65 of the NPPF sets an expectation that 10% of homes on major development sites should be available for affordable home ownership.

- 9.5.3 Policy HO3 of the BLPSV sets out that residential developments of ten or more dwellings should provide 30% on site affordable housing. Given the number of unresolved objections limited weight is afforded to this policy as a material consideration.
- 9.5.4 Bespoke Property Consultants, on behalf of the applicants has submitted an Affordable Housing and Viability Assessment. The viability appraisal seeks to justify the development cannot viably bear any affordable housing contribution. This assessment has been independently reviewed by the District Valuers Office. The outcome of this review is that the scheme can viably make a contribution of £280,123 towards off site affordable housing provision.
- 9.5.5 The applicants planning agent has formally agreed to this figure and at the time of writing a draft S106 legal agreement is awaiting signing and completion. Accordingly, and in the event that permission is granted, delegated authority is recommended to the Head of Planning to ensure this is completed in advance of any permission being issued.

Issue v) Impact on Neighbouring Amenity

- 9.6.1 There are no specific policies in the adopted Local Plan regarding protection of neighbour amenity. Paragraph 127 of the NPPF states that planning decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.
- 9.6.2 No previous objections were raised on amenity grounds for the redevelopment of this site under planning application 17/02538/FULL. It was considered that the separation distances to boundaries/ adjacent properties was sufficient to maintain a suitable level of amenity for the occupants of adjoining properties. It is not considered that the revisions proposed under this application nor the conversion of some of the adjoining buildings from offices to residential would raise any further substantive reasons to raise concerns in this regard. It was further concluded that given the business use and the fact that the site could reasonably accommodate a commercial building in the future, the proposed development was not considered to lead to an increased level of noise and disturbance that would warrant the refusal of planning application 17/02538/FULL on these grounds. This position remains the same for this current application.
- 9.6.3 It is noted that the Council's Environmental Protection Team have requested a noise assessment as the proposed development could affect adjoining buildings. The impact of the operations of the adjoining business park on the proposed residential development is considered further below in paragraph 9.7.7 which has due regard for the revisions in the NPPF (2019) not considered under the assessment of the former planning application.

Issue v) Provision of a Suitable Residential Environment

- 9.7.1 There are no specific policies in the adopted Local Plan regarding provision of a suitable residential environment. Paragraph 127 of the NPPF states that planning decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. The government has also published Technical Housing Standards- nationally prescribed space standards (2015) which sets out guidance on floor space requirements for new developments.
- 9.7.2 All of the proposed units are of a sufficient internal floor space to accord with the Nationally Described Space Standards (2015).
- 9.7.3 Proposed new residential development should provide an appropriate level of lighting, outlook and amenity to all habitable rooms and be of a suitable space standard. Developments are also expected to enhance existing landscaping and allow visual interest and amenity.
- 9.7.4 In relation to sunlight and daylight, a 'Daylight and Sunlight Study' prepared by Right of Light Consulting (dated May 2019) has been submitted in support of this planning application.
- 9.7.5 In terms of sunlight, 24 out of the 80 apartments (i.e 30% of the proposed units) only have north facing living rooms, the recommended guidance is 20% of all living rooms (however corner units

do benefits form dual aspect). However in terms of daylighting the report demonstrates that all rooms meet or surpass the BRE Average Daylight Factor targets. In view of this and the current policy framework it is considered that the development would provide suitable levels of lighting for future occupiers.

- 9.7.6 A large internal bin store is proposed to the northern block and a smaller external bin store, to the eastern corner of the application site. This is considered sufficient to accommodate the refuse associated with this proposed development.

Noise

- 9.7.7 Paragraph 180 of the NPPF (2019) states that planning decisions should ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development. This includes avoiding noise giving rise to significant adverse impacts on health and the quality of life. It is not considered that the proposed residential use in a (now) mixed use estate of business and residential uses would cause unacceptable noise and disturbance to adjoining uses.

Open Space

- 9.7.8 Current Local Plan policies R3 and R4 require on site open space. This sets out that 15% of the application site should be provided as open space. The proposed open space area would comply with this requirement. The proposed layout further demonstrates that the majority of upper floor units would benefit from private balconies. The On this basis the proposed level of on-site open space is considered appropriate for this form of development.

Issue vi) Highway considerations and Parking Provision

- 9.8.1 Policy TF6 of the adopted Local Plan states that all development proposals will be expected to comply with the Council's adopted highway design standards.
- 9.8.2 The NPPF (2019) states that developments should promote opportunities for sustainable transport modes that can (suitable to the type of development and its location), provide safe and suitable access to the site for all users; and any significant impacts from the development on the transport network (in terms of capacity and congestion), or on highway safety, can be cost effectively mitigated to an acceptable degree.
- 9.8.3 The NPPF (2019) is clear that proposals should be designed to give priority to pedestrian and cycle movements having due regard for the wider areas and design access to high quality public transport, with layouts that maximise the catchment area for bus or other public transport services, and appropriate facilities that encourage public transport use.

Access, egress and highway safety

- 9.8.4 The NPPF states at paragraph 109 that:

'Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.'

- 9.8.5 The development will be served by the existing access from Clivemont Road which was previously used in connection with the Employment use of the site. It is not considered that the proposed use would result in an increase in vehicle movements over the lawful use of the site. The proposed development would therefore not have a greater impact in terms of highway capacity. However the development would lead to a change in travel patterns with a reversal of flows in/out of the site during the morning and evening peak periods. The Highway Authority has reviewed this application and concluded that given the site's location, traffic would be widely

dispersed on the highway network to the extent that the impact on local road junctions would not be significant.

- 9.8.6 The submission is accompanied by a plan showing that there is sufficient room within the site to accommodate the turning manoeuvres of a typical refuse vehicle currently used by the Borough.
- 9.8.7 The proposed development is therefore considered to be acceptable in terms of highway capacity and safety grounds.
- 9.8.8 The Highway Authority has recommended the submission of a Construction Management Plan. Given the size of the site and as the site is not accessed from a main road it is not considered that there are any reasons or justifications for the submission of one as part of this application. Any obstructions to the highway are dealt with under separate legislation.

Parking Provision

- 9.8.9 The Council's Parking Strategy (2004) sets out the Council's recommended parking provision for new developments and further advises that half of the relevant parking provision standards are required for sites within the 'Areas of Good Accessibility' which is defined as sites within 800 metres distance from a rail station with regular (half hourly or better) train services. The site is located some 1.5km (1500m) from Maidenhead Railway Stations and 700m from Furze Platt Railway Station (the latter being a satellite train station which is not served by regular train service).
- 9.8.10 Therefore, and in accordance with the Council's guidance, the parking standards for this development would be 133 parking spaces. In terms of parking provision the proposed development would provide a total of 98 spaces (93 spaces in the basement and a further 5 at ground level). The proposed parking provision for this scheme is therefore 35 spaces below the Council's maximum guidance on these matters.
- 9.8.11 The NPPF is clear that:
- 'Maximum parking standards for residential and non-residential development should only be set where there is a clear and compelling justification that they are necessary for managing the local road network, or for optimising the density of development in city and town centres and other locations that are well served by public transport....'*
- 9.8.12 Given these competing material considerations it is considered that lesser weight should be given to the Parking Strategy (SPD) due to it not fully complying with the NPPF. However the emphasis of the NPPF is to ensure that parking provision on sites in less accessible locations is not artificially constrained.
- 9.8.13 It is also worth highlighting that this site remains within 1 mile of a mainline train station in a well-connected and sustainable location. On this basis it is considered that the proposed 98 car parking spaces for a development of 80 units (i.e. more than one parking space per unit) is an appropriate level of parking provision in this location.
- 9.8.14 The Highway Authority has also requested a car parking management plan, describing how the parking spaces are to be allocated as well as the measures proposed to prevent commuters and shoppers parking along the estate road. The proposed parking would be contained within the application site and provide sufficient parking for at least one space per unit. It is not reasonable for the LPA to secure how this parking is maintained. Furthermore, the Estate Road falls outside of the redline of the application site and not within the applicants ownership or control and it is not reasonable to seek details of how parking prevention in such area are secured though this application.
- 9.8.15 In terms of proposed cycle storage 80 cycle spaces are shown in the proposed basement, which complies with the Council's standards. Further details regarding the type of rack system can be secured with by way of condition (see recommended condition 9). There are some further concerns about the access and the forms of cycle rack system proposed. However as part of

details to discharge conditions it will be expected to be shown that the doors from the ground floor are of size which can accommodate a bicycle through all doors towards the proposed basement. 12 motorcycle spaces are also proposed.

Issue vii) Infrastructure Provision

- 9.9.1 The Council published its Infrastructure Delivery Plan (IDP) in January 2018 which sets out the infrastructure needed to support the development coming forward in the Borough over the Plan period (including social infrastructure) and how this will be funded. However, as this site is proposed to be allocated as an Industrial Area and not for a residential scheme, the proposal would result in greater demand on infrastructure over and above that which has been accounted for as part of the Plan making process.
- 9.9.2 A key mechanism for funding infrastructure is the Community Infrastructure Levy (CIL) which the Council adopted in September 2016. This levy is to fund the infrastructure required to support development across the Borough. For residential development in the area it is set at £100 per square metre (net increase of floor space). CIL is effectively a pool of contributions which is used in order to fund infrastructure to support new development across the Borough. The proposed development would generate CIL receipts in the region of £520,000.

Issue viii) Environmental Considerations

Ground contamination

- 9.10.1 Policy NAP4 of the Borough Local Plan seeks to ensure that development will not pose an unacceptable risk to the quality of groundwater.
- 9.10.2 Given the evidence associated with the former use there is significant potential for contaminated land. In order for a housing development to be safely developed on this site, remediation may be required and as there is currently no buildings on site evidence regarding contaminated land and remediation will be required prior to the commencement of the development (i.e. any further works below ground slab level). Recommended condition 14 provides for this.

Impact on Air Quality

- 9.10.3 In terms of Air Quality there are no specific Development Plan policies regarding air quality. The NPPF states that planning decisions should sustain and contribute towards compliance with relevant limit values or national objectives for pollutants, taking into account the presence of Air Quality Management Areas. However, the site is outside of the Air Quality Management Area. As confirmed by the Council's Environmental Protection Team the location and size of the proposed development and the distance from Maidenhead AQMA are such that it is reasonable to expect that the risk of a significant air quality effect would be low.
- 9.10.4 On this basis it is not considered that there is any policy basis to request any additional information in this regard.

Sustainable Urban Drainage

- 9.10.5 Paragraph 165 of NPPF states that all 'major' planning applications must incorporate sustainable drainage systems unless there is clear evidence that this would be inappropriate. SuDS must be properly designed to ensure that the maintenance and operation costs are proportionate and sustainable for the lifetime of the development.
- 9.10.6 In accordance with The Flood and Water Management Act 2010 the Royal Borough in its role as Lead Local Flood Authority (LLFA), is a statutory consultee for all major applications. The LLFA has considered the proposal and the applicants Sustainable Urban Drainage information submitted as part of this planning application (including the additional information submitted during the course of the application).

9.10.7 The LLFA has considered the proposal and the applicants Sustainable Urban Drainage information submitted as part of this planning application, along with the additional information submitted during the course of the application and confirmed that in principle there is no objection to the scheme. In the event that planning permission is forthcoming it is considered both reasonable and necessary for a pre-commencement planning condition requiring submission of full details of the proposed surface water drainage system and its maintenance arrangements to be imposed. This is set out in recommended condition 15.

Ecology and biodiversity considerations

9.10.8 Paragraph 170 of the NPPF states that planning decisions should contribute to and enhance the natural and local environment. The emphasis is on minimising impacts on and providing net gains for biodiversity.

9.10.9 No Ecology Assessment has been submitted in connection with this planning application. However, the site has been cleared and appears to be of limited biodiversity value. Proposed biodiversity enhancements can be secured by way of condition (see condition 17).

Sustainability and Energy

9.10.10 New development is expected to demonstrate how it has incorporated sustainable principles into the development including, construction techniques, renewable energy, green infrastructure and carbon reduction technologies. The Council's Sustainable Design and Construction SPD provides further advice on these matters.

9.10.11 The NPPF para 153 states that in determining planning applications developments should comply with any development plan policies on local requirements for decentralised energy supply unless it can be demonstrated by the applicant, having regard to the type of development involved and its design, that this is not feasible or viable.

9.10.12 No information associated with incorporating sustainable principles has been submitted as part of this application and this weighs against the proposed development. However, in the event permission is forthcoming, a condition could likely secure that this be provided as part of the proposed development (see condition 16).

Archaeological matters

9.10.13 Paragraph 141 of the NPPF states that local planning authorities should:

'require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible'.

9.10.14 An archaeological desktop assessment has not been submitted in connection with this application. Berkshire Archaeology has been consulted on this planning application and has advised that the site lies within an area of archaeological potential; the line of a putative Roman road runs through the site. They have advised that a condition will ensure the satisfactory mitigation of any impacts upon buried archaeological remains and record the significance of any heritage assets in accordance with national and local planning policy. A pre-commencement condition regarding a programme of archaeological works is therefore recommended. This condition will have to be pre-commencement as the existing buildings on site have been cleared and works will be required in advance of any further demolition or site clearance below the existing ground slab level (see condition 6).

Issue ix) Other Material Considerations

9.11.1 Paragraphs 10 and 11 of the NPPF set out that there will be a presumption in favour of Sustainable Development. The latter paragraph states that:

c) For decision-taking this means: approving development proposals that accord with an up-to-date development plan without delay; or

d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

i) the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or

ii) any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

9.11.2 In terms of the housing development, footnote 7 of the NPPF (2019) clarifies that:

'out-of-date policies include, for applications involving the provision of housing, situations where the local planning authority cannot demonstrate a five year supply of deliverable housing sites (with the appropriate buffer..).'

9.11.3 The BLPSV is not yet adopted planning policy and the Council's adopted Local Plan is more than five years old. Therefore, for the purposes of decision making, currently the starting point for calculating the 5 year housing land supply (5hyr hls) is the 'standard method' as set out in the NPPF (2019).

9.11.4 At the time of writing, the Council is able to demonstrate 4.74 years of housing land supply. Therefore, for the purpose of this planning application the LPA cannot currently demonstrate a five year supply of deliverable housing sites (with the appropriate buffer).

9.11.5 Footnote 6 of the NPPF (2019) then further clarifies that section d(i) of paragraph 11 of the NPPF (2019) is not applied where 'policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed'. The site is not subject to such 'restrictive policies.'

9.11.6 The LPA therefore accepts, for the purposes of the consideration of this application and in the context of paragraph 11 of the NPPF (2019), including footnote 7, that the so-called 'tilted balance' is engaged.

9.11.7 In respect of economic benefits, it is acknowledged that future residents of the development would make use of local services and spend in local shops. However, as the scheme is for 80 units the impact of this additional spend in the local economy would be limited. The scheme would also result in direct and indirect employment and create a demand for building supplies during the construction phase. Due to the short-term nature of these benefits, this can only be given limited weight.

10. CONCLUSION AND PLANNING BALANCE

Conclusion

10.1 The principle of the loss of this employment land is contrary to relevant Development Plan policies, however, as set out above only limited weight can be given to the application of these policies. The previous decision on this site in 2018 agreed the principle of the loss of employment land. This is considered a strong material consideration. In view of this it is considered that any harm regarding the loss of employment land would be limited.

10.2 In terms of design the proposed layout of the two residential buildings is considered, on balance to be acceptable. Whilst the height and scale is considered to be greater than buildings in the surrounding area, given the sites location and reductions made as part of this scheme, the height

and scale is considered to be acceptable. The architectural appearance lacks visual interest but given the character and appearance of the area any harm is considered to be limited.

- 10.3 In terms of the impact on the TPO trees, the applicants have sought to justify the development would employ suitable tree protection measures to retain the TPO trees (which are located on the adjoining site). The Council's Arboricultural Officer has a number of concerns regarding the impact the development would have on these trees and considers that their long term retention cannot be guaranteed as part of this proposed development. The scheme, if approved, would therefore result in the loss of a number trees, including two trees which benefit from a tree preservation order and are regarded as having high amenity value. This is considered to weigh against the scheme and would be contrary to policies DG1 and N6 of the Local Plan. However for reasons set out above, given these policies are considered to be out of date only limited harm can be attributed to this conflict with these development plan policies.
- 10.4 The proposed development is considered to provide a suitable contribution towards affordable housing and would not raise any significant issues in term of highway capacity or safety. The proposed level of parking is also considered appropriate for the form of development in this location. The proposed development is not considered to raise any significant issues in terms of the impact on neighbouring amenity and would provide a suitable residential environment. The proposed development is not considered to raise any environmental impacts or issues.

Planning balance

- 10.5 As set out in paragraphs 9.11.1 to 9.11.6 for the purpose of considering this planning application the Council cannot currently demonstrate a rolling five years housing land supply against the NPPF (2019) and in this instance the so-called tilted balance is engaged. For decision making this means approving development proposals unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole.
- 10.6 The proposed development would make efficient use of previously developed land in a sustainable location and provide 80 new residential units. Significant weight is given to this as a benefit of this scheme. It would also constitute 'windfall development' in which the NPPF (2019) states great weight should be given to the benefits of using suitable sites for such development. This too weighs in favour of the scheme.
- 10.7 Against this the proposed development would result in the loss of employment land, the harm of which is considered limited. The architectural approach proposed, whilst not considered to 'uplift' the design quality of the area is considered to only have limited harm. As part of the proposed development the long term retention of the TPO trees at the adjacent site cannot be guaranteed as part of this proposed development. However, for reasons set out above only limited weight can be attributed to this harm.
- 10.9 Therefore and having due regard for the tilted balance it is not considered that the adverse impacts of approving this application would significantly and demonstrably outweigh the identified significant benefits, when assessed against the policies in the NPPF (2019) taken as a whole. This material consideration indicates that the application should be permitted.
- 10.10 On this basis the application is recommended for approval.

12. APPENDICES TO THIS REPORT

- Appendix A - Site location plan and site layout
- Appendix B – Ground floor and second floor of proposed development
- Appendix C – Proposed elevations
- Appendix D – Indicative visual representatives

13. CONDITIONS RECOMMENDED FOR INCLUSION IF PERMISSION IS GRANTED

- 1 The development hereby permitted shall be commenced within three years from the date of this permission.
Reason: To accord with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).
- 2 No development above the existing ground floor slab level shall take place until samples of the materials to be used on the external surfaces of the development hereby approved have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out and maintained in accordance with the approved details.
Reason: In the interests of the visual amenities of the area. Relevant Policies - Royal Borough of Windsor and Maidenhead Local Plan Local Plan DG1 and the National Planning Policy Framework (2019).
- 3 No development above the existing ground floor slab level shall take place until full details of hard and soft landscaping works (including walls gates and fences) have been submitted to and approved in writing by the Local Planning Authority.

Any approved soft and hard landscaping works, including tree planting shall be carried out as approved within the first planting season following the substantial completion of the development and retained in accordance with the approved details.

If within a period of five years from the date of planting of any tree or shrub shown on the approved landscaping plan, that tree or shrub, or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted in the immediate vicinity, unless the Local Planning Authority gives its prior written permission to any variation.
Reason: To ensure a form of development that maintains, and contributes positively to, the character and appearance of the area. Relevant Policies - Local Plan DG1 and the National Planning Policy Framework (2019).
- 4 Prior to the commencement of the development above ground floor slab level a copy of the application for the Secured by Design Award Scheme and the written response from the Design out Crime Officer and/or a Secured by Design Consultant setting out the schemes compliance shall be submitted to the Local Planning Authority. Prior to occupation of the relevant building hereby approved the applicant shall submit a copy of the Secured by Design certificate for compliance to the Local Planning Authority and all proposed measures shall be implemented and maintained.
Reason: To ensure that the development achieves the secured by design award scheme to create safe and secure environments and reduce opportunities for crime in accordance with the NPPF (2019).
- 5 Prior to any works above basement level the applicant shall submit information to demonstrated how an overall total of at least 5% of the dwellings across the application site are to be delivered as accessible and adaptable dwellings in accordance with Part M 4(2) standards. Thereafter, the development shall be carried out in accordance with these approved details.
Reason: To ensure suitable provision is made for those with limited mobility and disabilities to reflect the needs of the Borough as set out in policy HO2 of the emerging Borough Local Plan and the National Planning Policy Framework (2019).
- 6 No development below the existing ground level shall take place until the applicant has secured the implementation of a programme of archaeological works, in accordance with a written scheme of investigation, which has been submitted and approved by the Local Planning Authority
Reason: The site lies within an area of archaeological potential; the line of a putative Roman road runs through the site. The Condition will ensure the satisfactory mitigation of any impacts upon buried archaeological remains and record and advance understanding of the significance of any heritage assets in accordance with national and local planning policy.- Local Plan ARCH2, ARCH3, ARCH4 and the National Planning Policy Framework (2019).
- 7 No part of the development shall be occupied until the access has been constructed in accordance with the approved drawing. The access shall thereafter be retained as approved.
Reason: In the interests of highway safety and the free flow of traffic. Relevant Policies - Local Plan T5, DG1 and the National Planning Policy Framework (2019).
- 8 No part of the development shall be occupied until vehicle parking and turning space has been

provided, surfaced and marked out in accordance with the approved plans. The space approved shall be kept available for parking and turning in association with the development.

Reason: To ensure that the development is provided with adequate parking facilities in order to reduce the likelihood of roadside parking which could be detrimental to the free flow of traffic and to highway safety, and to facilitate vehicles entering and leaving the highway in forward gear in accordance with the National Planning Policy Framework (2019) and Local Plan policy T5.

9 No part of the development shall be occupied until secure cycle parking facilities have first been provided on site in accordance with details that have first been submitted to and approved in writing by the Local Planning Authority. These facilities shall thereafter be kept available for the parking of cycles in association with the development at all times.

Reason: To ensure that the development is provided with adequate cycle parking facilities in order to encourage the use of alternative modes of transport and encourage sustainable modes of transportation in accordance with the National Planning Policy Framework (2019) and Local Plan policies T7 and DG1

10 No part of the development shall be occupied until the refuse bin storage area and recycling facilities have been provided in accordance with the approved drawing. These facilities shall be kept available for use in association with the development at all times.

Reason: To enable satisfactory refuse collection to take place in the interests of highway safety and convenience, to ensure effective waste collection services and to maximise recycling. Relevant Policies - Local Plan DG1 and the National Planning Policy Framework (2019).

11 Notwithstanding the approved plans or any indication given otherwise, in the event that any external ventilation equipment is to be installed in association with the proposed basement, this shall first be submitted to and approved in writing by the local planning authority prior to the construction of the development above ground floor slab level. Such equipment shall be installed and retained as approved and shall be maintained in good working order at all times.

Reason: To protect users of the car park from a build-up of vehicle fumes. Relevant Policies - Local Plan NAP3, along with the National Planning Policy Framework (2019).

12 No development above Ground Finish Floor Level of the relevant residential building hereby approved shall take place until a full implementation and management strategy of the acoustic and noise attenuation measures for the residential units has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and retained as such thereafter.

Reason: The site is in a mix use location where employment uses take place. The proposed development should not compromise the existing employment generating uses within the area. Relevant Policies - Local Plan NAP3 and the National Planning Policy Framework (2019)

13 Prior to any occupation an external lighting scheme shall be submitted to, and approved in writing by, the Local Planning Authority. The scheme shall be implemented before any of the external lighting is brought into use and thereafter the lighting shall be operated in accordance with the approved scheme and maintained as operational. The scheme shall include the following:

- i) The proposed design level of maintained average horizontal illuminance for the site.
- ii) The proposed vertical illumination that will be caused by lighting when measured at windows of any properties in the vicinity.
- iii) The proposals to minimise or eliminate glare from the use of the lighting installation.
- iv) The proposed hours of operation of the light.

Reason: To ensure the development contributes to the visual amenities of the area and in the interests of the amenity of future, and adjoining, occupiers of land and buildings. Relevant Policies - Local Plan DG1 and the National Planning Policy Framework (2019).

14 No development (other than demolition to ground floor level i.e. excluding the removal of floor slabs and below ground foundations) shall commence until a remediation strategy that includes the following components to deal with the risks associated with contamination of the site area shall be submitted to and approved, in writing, by the local planning authority:

- a. Site Characterisation An investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include:
 - a survey of the extent, scale and nature of contamination;
 - as assessment of the potential risks to:

- human health
- property (existing or proposed) including buildings, crops, livestock, adjoining land, groundwater and surface waters,
- ecological systems,
- archaeological sites and ancient monuments:
- an appraisal of remedial options, and proposal of preferred option(s).

This must be conducted in accordance with DEFRA and the Environment Agency's 'Model procedures for the Management of Land Contamination, CLR 11'.

b. Submission of Remediation Scheme.

A detailed remediation scheme to bring the site to a condition suitable for intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared, and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

c. Implementation of Approved Remediation Scheme.

The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works. Following completion of measures identified in the approved remediation scheme, a verification/validation report that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.

d. Reporting Unexpected Contamination In the event that contamination is found at anytime when carrying out the approved development that was not previously identified, work must stop and it must be reported immediately by telephone and in writing to the Local Planning Authority within 2 working days. An investigation and risk assessment must be undertaken in accordance with the requirements of condition 1, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition 2, which is the subject of the approval in writing of the Local Planning Authority.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with condition 3.

e. Long Term Monitoring and Maintenance

A monitoring and maintenance scheme to include monitoring the long-term effectiveness of the proposed remediation over a period of (x) years, and the provision of reports on the same must be prepared, both of which are subject to the approval in writing of the Local Planning Authority. Following completion of the measures identified in that scheme and when the remediation objectives have been achieved, reports that demonstrate the effectiveness of the monitoring and maintenance carried out must be produced and submitted to the Local Planning Authority. This must be conducted in accordance with DEFRA and the Environment Agency's Model Procedures for the Management of Land Contamination, CLR 11.

Reason: To ensure that risks from land contamination to the future users of the land and the neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors. Relevant Policy Local Plan NAP4 and the National Planning Policy Framework (2019).

15 Prior to any works below ground a surface water drainage scheme for the development, based on the submitted sustainable drainage strategy, shall be submitted to and approved in writing by the Local Planning Authority. Details shall include:

- i) A demonstration of compliance with the appropriate Non-statutory Technical Standards for Sustainable Drainage Systems;
- ii) Full details of all components of the proposed surface water drainage system including dimensions, locations, gradients, invert levels, cover levels, and relevant construction details.

iii) Full calculations demonstrating that the 1 in 100 year plus climate change design standard can be achieved, by the proposed surface water drainage system, based on infiltration rates determined by intrusive ground investigations on the site, undertaken in accordance with BRE Digest 365.

iv) Full details of the maintenance arrangements for the development, covering every aspect of the proposed surface water drainage system.

The approved surface water drainage system shall be implemented in accordance with the approved detailed design prior to the first occupation of the development and maintained thereafter.

Reason: To ensure the proposed development is safe from flooding and does not increase flood risk elsewhere in accordance with National Planning Policy Framework (2019), its associated guidance and the Non-Statutory Standards for Sustainable Drainage Systems.

16 Prior to the commencement of any works above slab level details of measures to incorporate sustainable design and construction shall be submitted to and approved by the Local Planning Authority. Thereafter the development shall be completed and maintained in accordance with these approved details.

Reason: No indication has been provided of what sustainability measures will be incorporated into the proposal and as such it is necessary to ensure that the development is sustainable and makes efficient use of energy, water and materials and to comply with Requirement 1 of the Royal Borough of Windsor and Maidenhead 'Sustainable Design and Construction Supplementary Planning Document' (June 2009), along with the National Planning Policy Framework (2019).

17 Prior to any occupation of the development details of biodiversity enhancements relating to the development as a whole shall be submitted to and approved in writing by the Local Planning Authority. This shall include a schedule of undertaking that the proposed works and maintenance and management of these areas shall accord with the proposed landscaping works set out in condition 3. Thereafter the works shall be carried out entirely in accordance with these approved details.

All agreed biodiversity enhancements shall be undertaken and maintained in accordance with an agreed management plan.

Reason: In the interest of biodiversity enhancements as required by the National Planning Policy Framework (2019).

18 Prior to any equipment, machinery or materials being brought onto the site, details of the measures to protect, during construction, the trees shown to be retained on the approved plan, shall be submitted to and approved in writing by the Local Planning Authority. The approved measures shall be implemented in full prior to any equipment, machinery or materials being brought onto the site, and thereafter maintained until the completion of all construction work and all equipment, machinery and surplus materials have been permanently removed from the site. These measures shall include fencing in accordance with British Standard 5837. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the Local Planning Authority.

Reason: To protect trees which contribute to the visual amenities of the site and surrounding area. Relevant Policies - Local Plan DG1, N6.

19 The development hereby permitted shall be carried out in accordance with the approved plans listed below.

LC-2667-01_Rev C_ Ground Floor Plan. Landscape Plan

2019_CH_1_Rev Z_ Proposed Site Plan

2019_CH_30_rev J_ Proposed Site Plan with Existing Trees

2019_CH_2_Rev P_ Proposed Underground Car Parking

2019_CH_3_Rev Y_ Proposed Ground Floor Plan

2019_CH_4_Rev Y_ Proposed First Floor Plan

2019_CH_5_Rev V_ Proposed Second Floor Plan

2019_CH_6_Rev V_ Proposed Third Floor Plan

2019_CH_9_Rev R_ Proposed Roof Plan

2019_CH_7_Rev A_ Proposed Bin Store No1. Details

2019_CH_8_Rev A_ Proposed Bin Store N02 . Details

2019_CH_10_Rev R_ Proposed East Elevation

2019_CH_14_Rev i_ Proposed West Elevation

2019_CH_15_Rev J_ Proposed North Elevation
2019_CH_16_Rev K_ Proposed South Elevation
2019_CH_18_Rev B Proposed Sections D-D & E-E.
2019_CH_19_Rev B Proposed Sections F-f, G-G, H-H, & I-I.

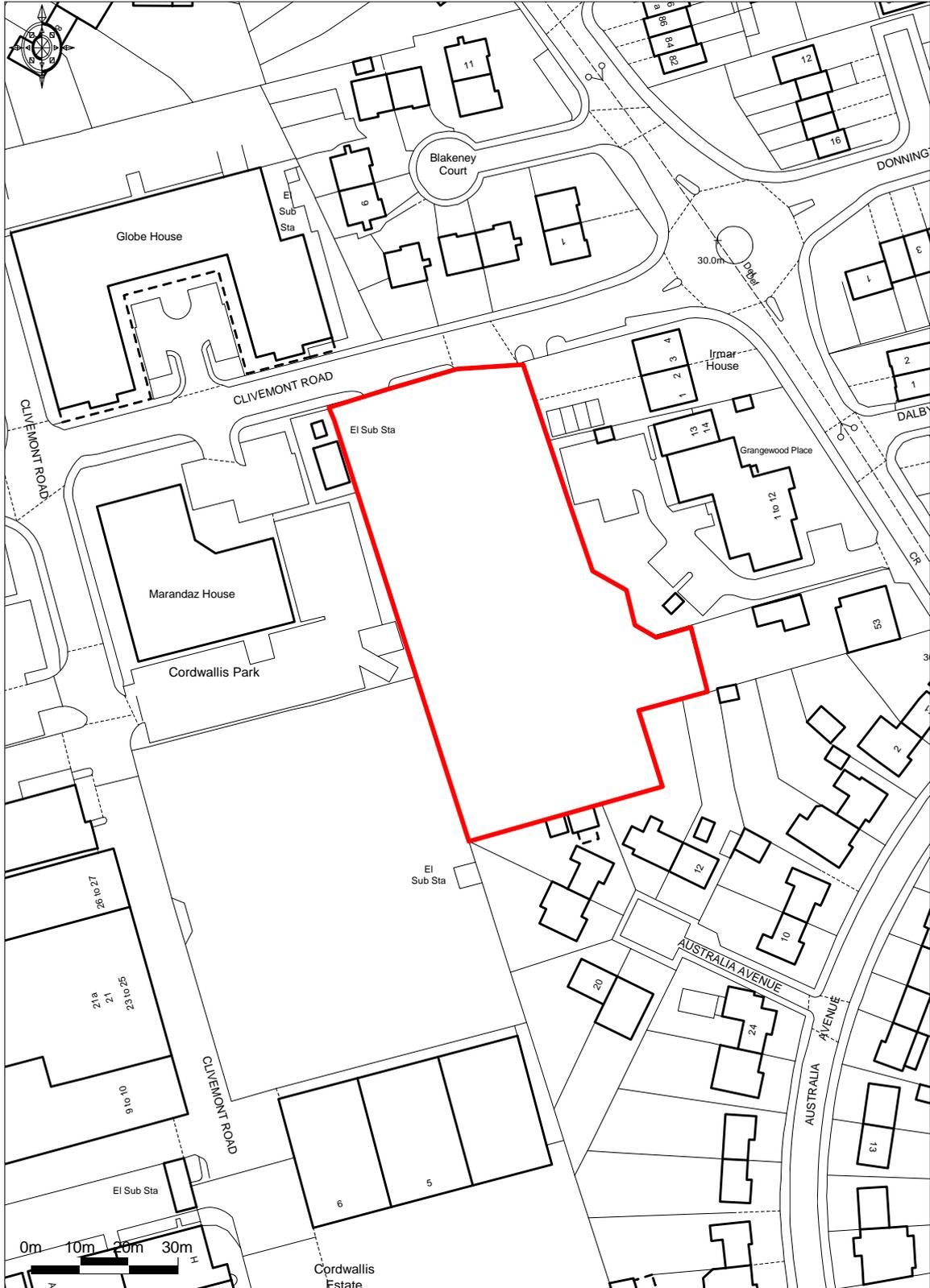
All received by the Local Planning Authority on 29/05/2019 and uploaded onto the public register on the 31.05.2019

Reason: To ensure that the development is carried out in accordance with the approved particulars and plans.

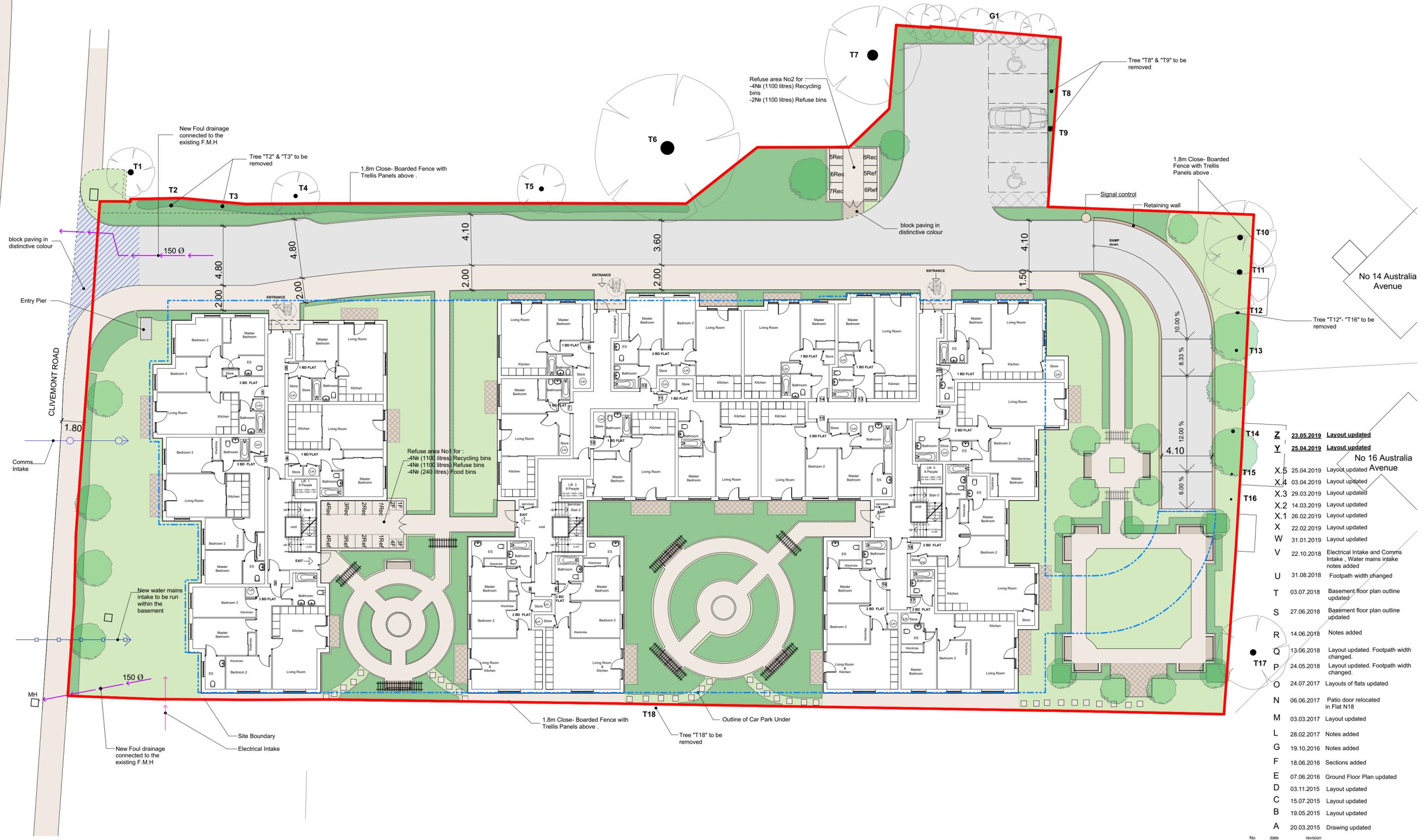
Informatives

- 1 With reference to condition 2 (sample of materials) in all instance the materials provided shall include the following: a) Brickwork Panel(s), Sample panel(s) of brickwork showing the typical facing brick(s), method(s) of bonding and colour of pointing to be used for external surfaces of the development. The sample panel shall be erected on site and maintained there during the course of construction. Details submitted shall broadly accord with the details set out in the York Road Design and access Statement Addendum August 2018.
- 2 The applicant(s) are advised that applications for the discharge of conditions application can take up to 8 weeks. Such timeframes should be taken into account as part of the construction process. This will be longer if applicant(s) wish to submit additional information and/or revisions amendments to overcome issues and concerns raised. The Local Planning Authority will expect agreements to extend the timeframe to consider discharge of conditions application where an applicant wishes to submit additional information and/or revisions amendments. Early engagement is encouraged to prevent lengthy delays
- 3 With reference to condition(s) regarding Landscaping the information submitted in connection with the discharge of this condition should include.
The soft landscape package should include tree planting plan, detail planting plan and schedules.
The provision for watering for the maintenance of the soft areas. It should be an in ground type of watering point which is vandal proof.
Hand landscape plans will include complete paving specification of various paving elements, including make, thickness, colour etc. Material samples should be provided under a condition.
The landscape proposal will need to include SUDs/ drainage details.
landscape management plan including long-term design objectives, management responsibilities and maintenance schedules for a minimum period of 5 years shall be submitted to and approved in writing by the Local Planning Authority.
- 4 Due to the close proximity of the site to existing residential properties, the applicant's attention is drawn to the Considerate Constructors Scheme initiative. This initiative encourages contractors and construction companies to adopt a considerate and respectful approach to construction works, so that neighbours are not unduly affected by noise, smells, operational hours, vehicle parking at the site or making deliveries, and general disruption caused by the works. By signing up to the scheme, contractors and construction companies commit to being considerate and good neighbours, as well as being clean, respectful, safe, environmentally conscious, responsible and accountable. The Council highly recommends the Considerate Constructors Scheme as a way of avoiding problems and complaints from local residents and further information on how to participate can be found at www.ccscheme.org.uk
- 5 The Borough's Highway Manager at RBWM, Town Hall, St Ives Road, Maidenhead, SL6 1RF should be contacted for the approval of the access construction details and to grant a licence before any work is carried out within the highway. A formal application should be made allowing at least 4 weeks notice to obtain details of underground services on the applicant's behalf.

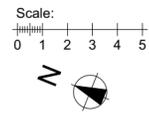
SITE LOCATION PLAN



Ordnance Survey © Crown Copyright 2018. All rights reserved.
Licence number 100022432. Plotted Scale - 1:1250



PROPOSED SITE PLAN



Z	23.05.2019	Layout updated
Y	25.04.2019	Layout updated
X.5	03.04.2019	Layout updated
X.4	03.04.2019	Layout updated
X.3	29.03.2019	Layout updated
X.2	14.03.2019	Layout updated
X.1	26.02.2019	Layout updated
X	22.02.2019	Layout updated
W	31.01.2019	Layout updated
V	22.10.2018	Electrical Intake and Comms Intake, Water mains intake notes added
U	31.08.2018	Footpath width changed
T	03.07.2018	Basement floor plan outline updated
S	27.06.2018	Basement floor plan outline updated
R	14.06.2018	Notes added
Q	13.06.2018	Layout updated. Footpath width changed.
P	24.05.2018	Layout updated. Footpath width changed.
O	24.07.2017	Layouts of flats updated
N	06.06.2017	Patio door relocated in Flat N18
M	03.03.2017	Layout updated
L	28.02.2017	Notes added
G	19.10.2016	Notes added
F	18.06.2016	Sections added
E	07.06.2016	Ground Floor Plan updated
D	03.11.2015	Layout updated
C	15.07.2015	Layout updated
B	19.05.2015	Layout updated
A	20.03.2015	Drawing updated

No date revision
 Project **Clivemont House**
 Clivemont Road,
 Maidenhead, SL6 7BZ

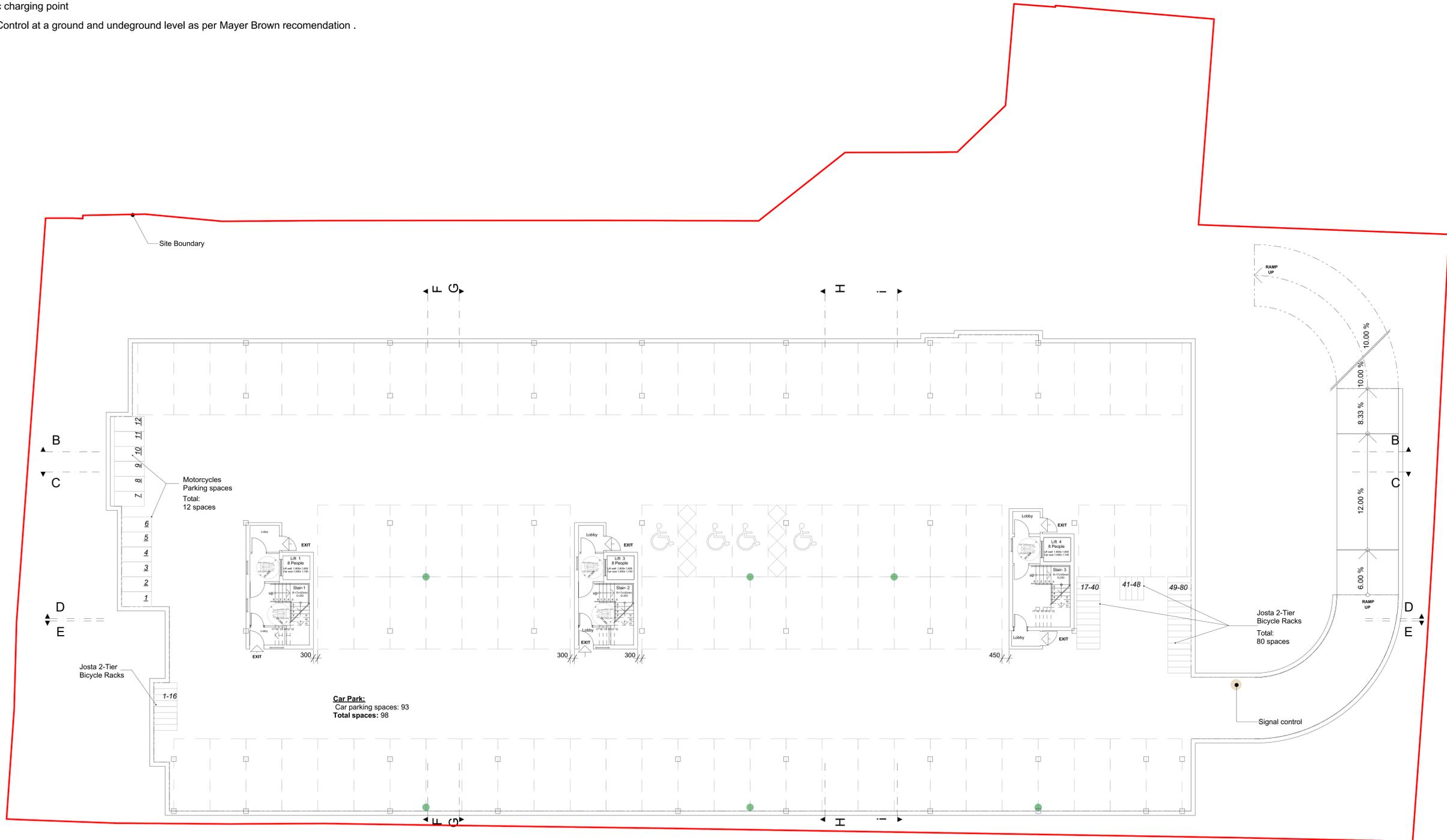
Drawing Title
Proposed Site Plan
 phone 01344 42988
 fax 01754 439157
 email ed.goodwin@deepwood.co.uk
 Campmass Property Ltd

scale 1:200 @ A2 date 23 May 2019
 Drawn by TK
2019 / CH / 1 rev **Z**

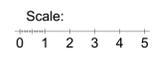
Note:

Lighting in car park to be provided with min 300 Lux and to be time clock controlled with PIR sensors.
 Floor in car park to be a power floated concrete with smooth finish.
 Walls to be painted, ceiling to be exposed concrete with fire protection to all structural elements.

- - Electric charging point
- - Signal Control at a ground and underground level as per Mayer Brown recommendation.



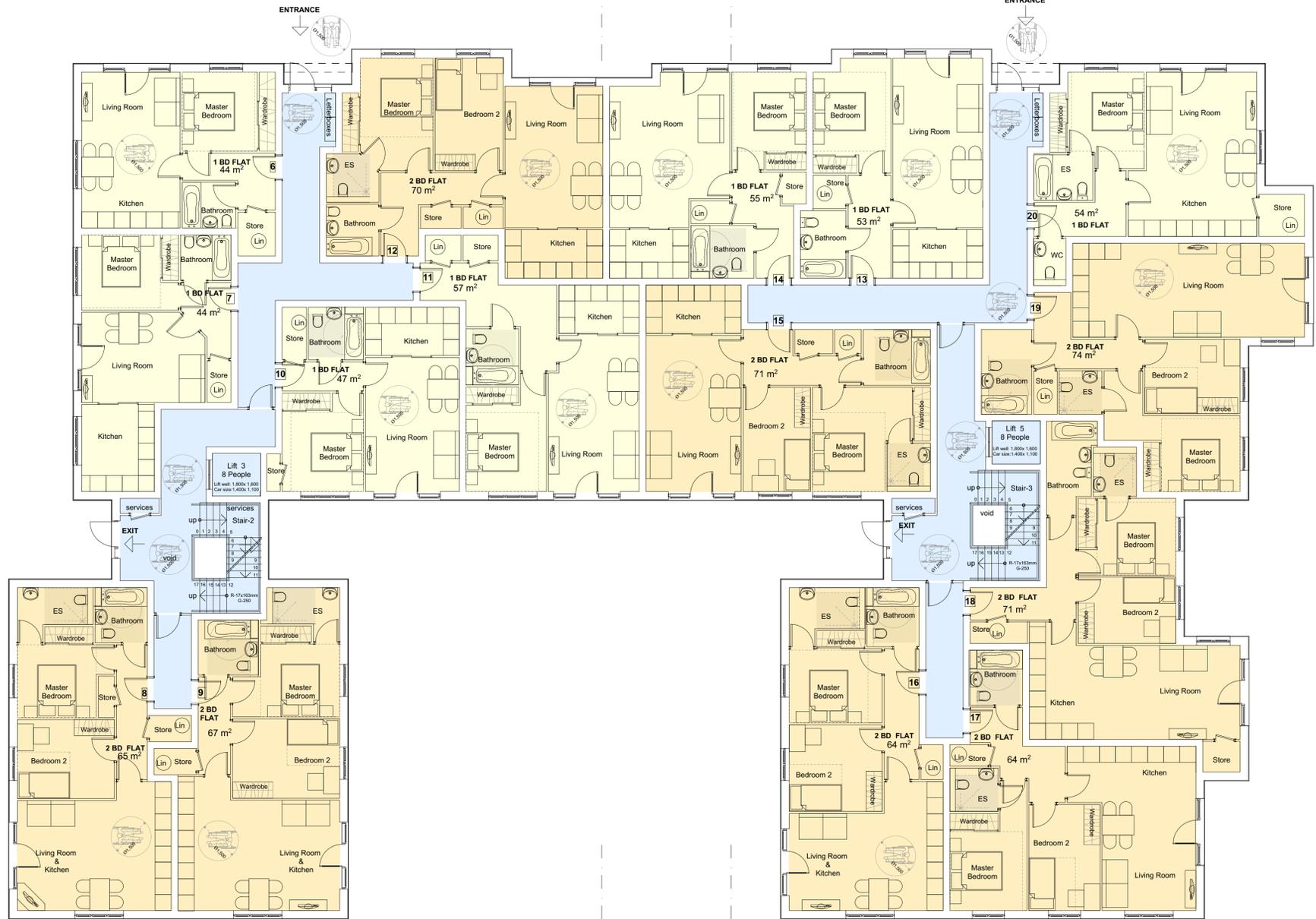
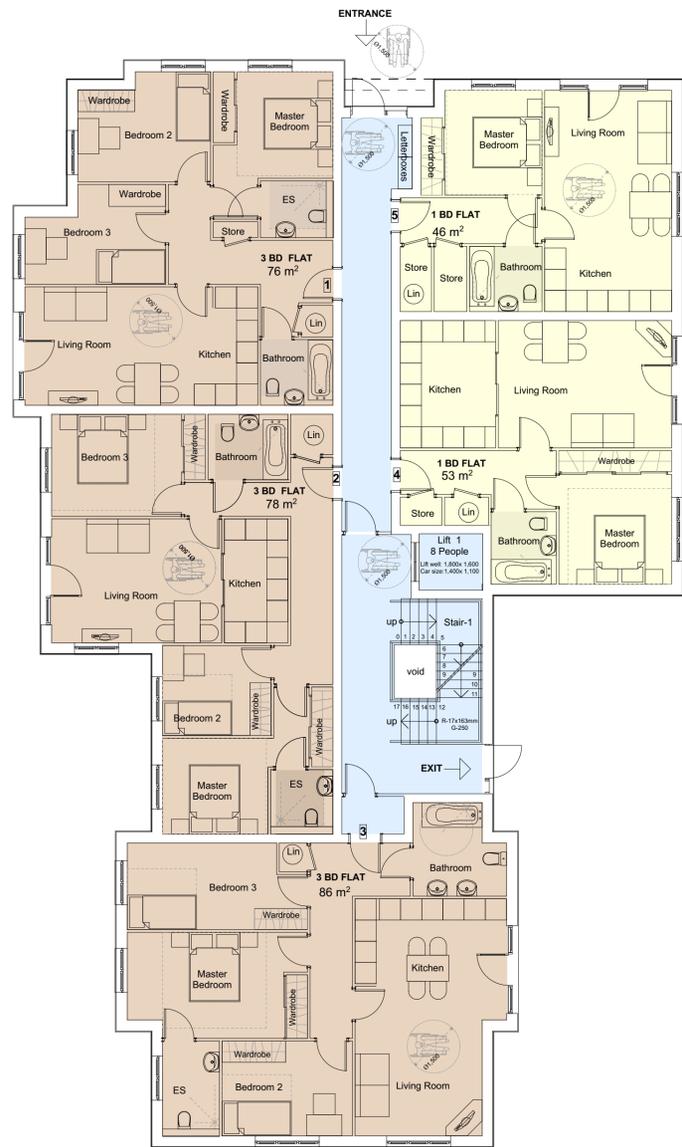
UNDEGROUND CAR PARKING



- P 24.05.2019 Layout updated
- O 02.05.2019 Layout updated
- N 03.04.2019 Layout updated
- M 14.03.2019 Layout updated
- L 22.02.2019 Layout updated
- K 31.01.2019 Layout updated
- J 04.07.2018 notes updated
- I 03.07.2018 layout & notes updated
- H 27.06.2018 layout & notes updated
- G 25.05.2018 layout & notes updated
- F 24.07.2016 layout updated
- E 06.06.2016 Sections added
- D 18.06.2016 Sections added
- C 07.06.2016 Ramp levels added. Notes added. Signal control added. Stair N3 layout changed. Lift at Stair N1 removed
- B 19.05.2015 Layout updated
- A 20.02.2015 Drawing updated

Project **Clivmont House**
 Clivmont Road,
 Maidenhead, SL6 7BZ

Drawing Title		Proposed Underground Car Parking	
Client	Camprosa Property Ltd	Drawn by	AD
Scale	1:100	Issue	24 May 2019
Project	2019 / CH / 2	Drawn by	AD
Sheet		Checked by	



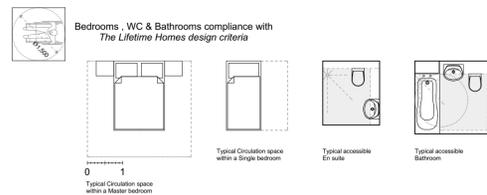
Legend to Floor Plan Areas:

	1 Bedroom Flat	No 9
	2 Bedroom Flat	No 8
	3 Bedroom Flat	No 3
	Communal Area	

Total :20 Flats

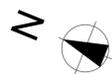
Note:

Design to comply with the current Building Regulations part Q (Security-Dwelling) and Secure by Design's New Homes 2014 & Lifetime Homes Design.



GROUND FLOOR PLAN

Scale: 0 1 2 3 4 5



Y	24.05.2019	Layout updated
X	25.04.2019	Layout updated
W	03.04.2019	Layout updated
V	14.03.2019	Layout updated
U	22.02.2019	Layout updated
T	31.01.2019	Layout updated
S	24.10.2018	Layout updated
R	27.06.2018	Layout updated
Q	24.07.2017	Layout updated
P	18.07.2017	Layout updated
O	04.07.2017	Layout updated
N	06.06.2017	Patio door and a window in a living room at Flat N18 relocated
M	03.03.2017	Layout updated
L	28.02.2017	Floor Plan updated
G	19.10.2016	Floor Plan updated
F	18.06.2016	Sections added
E	07.06.2016	Floor plan updated
D	20.03.2015	Drawings updated
C	13.03.2015	Drawings updated
B	12.03.2015	Drawings updated
A	12.03.2015	Drawings updated

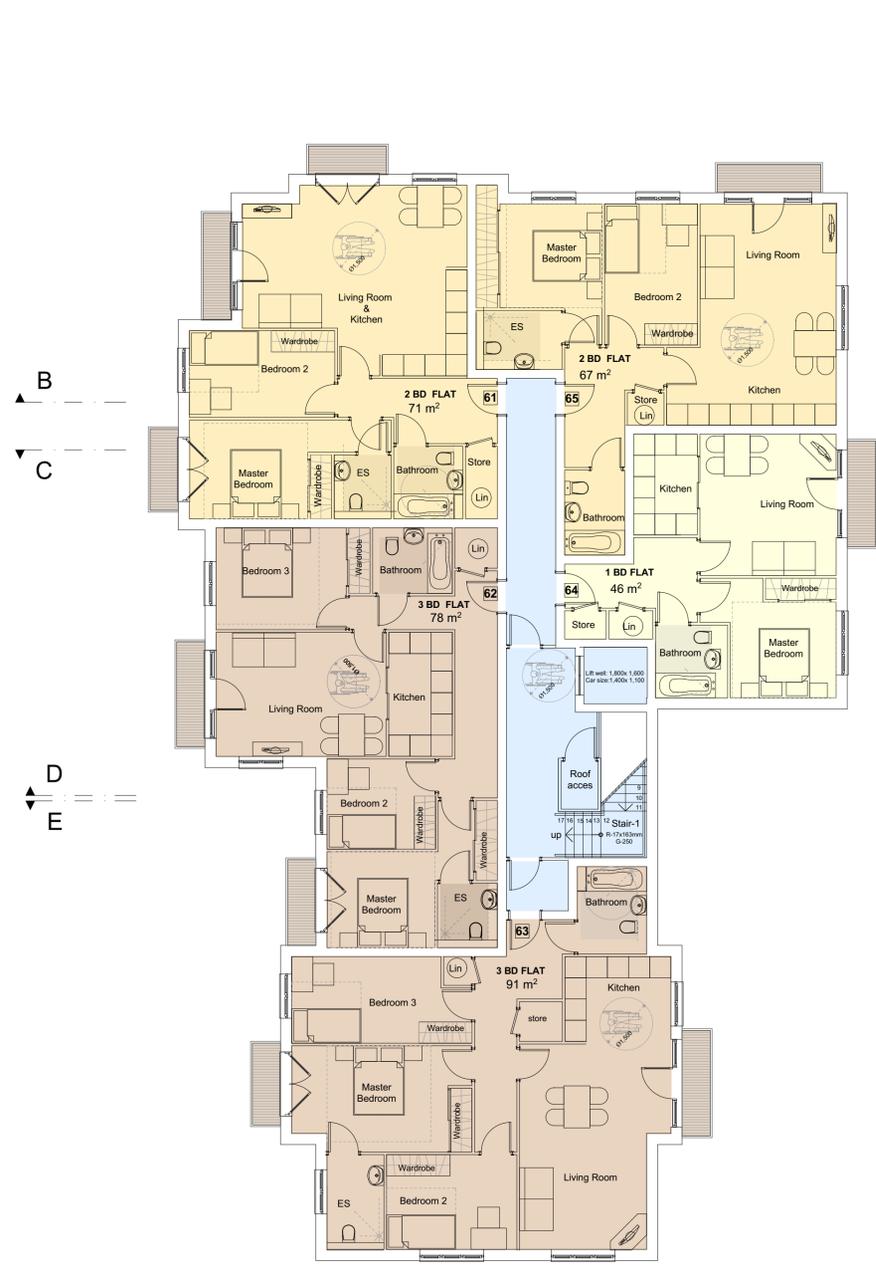
No. date revision
Project **Clivemont House**
Clivemont Road,
Maidenhead, SL6 7BZ

Drawing Title

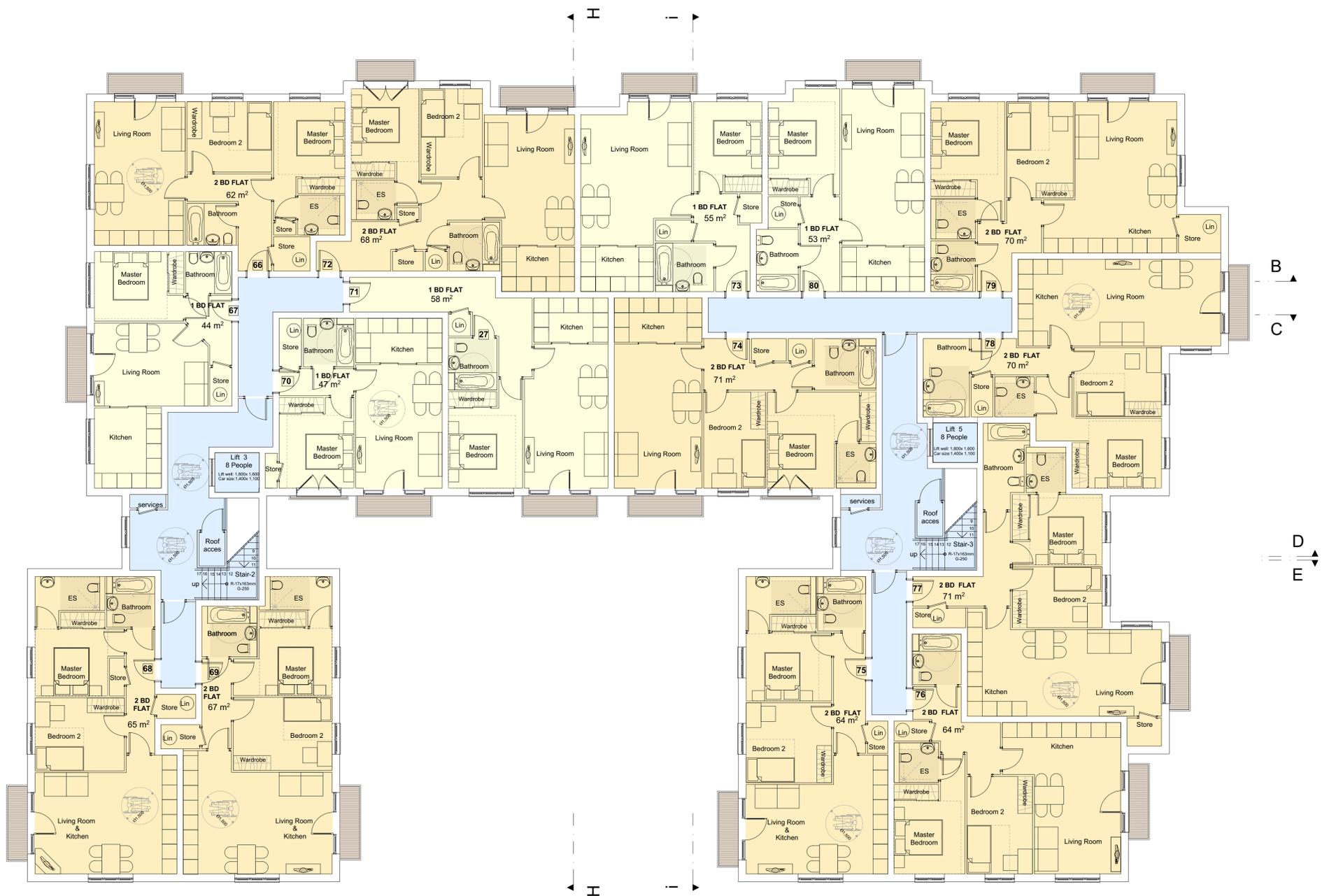
Proposed Ground Floor Plan
Campomss Property Ltd

scale 1:100 @ A1 date 24 May 2019
Drawn by TK

2019 / CH / 3



F G



I B C D E

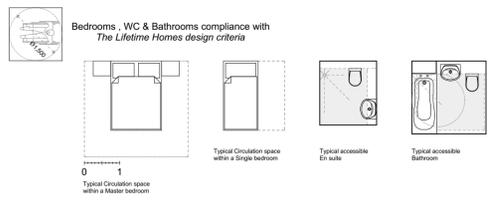
Legend to Floor Plan Areas:

	1 Bedroom Flat	No 6
	2 Bedroom Flat	No 12
	3 Bedroom Flat	No 2
	Communal Area	
	Balcony	

Total :20 Flats

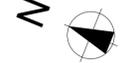
Note:

Design to comply with the current Building Regulations part Q (Security-Dwelling) and Secure by Design's New Homes 2014 & Lifetime Homes Design.



THIRD FLOOR PLAN

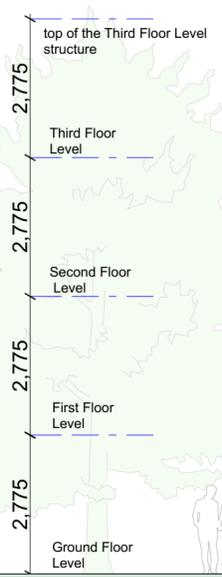
Scale:
0 1 2 3 4 5



V	24.05.2019	Layout updated
U	03.04.2019	Layout updated
T	14.03.2019	Layout updated
S	22.02.2019	Layout updated
R	24.10.2018	Layout updated
Q	27.06.2018	Layout updated
P	24.07.2017	Layout updated
O	18.07.2017	Layout updated
N	06.06.2017	Patio door and a window in a living room at Flat N61 relocated
M	03.03.2017	Layout updated
L	28.02.2017	Floor Plan updated
G	18.06.2016	Sections added
F	07.06.2016	Floor plan updated
E	19.05.2015	Balconies changed at South Elevation
D	20.03.2015	Drawings updated
C	13.03.2015	Drawings updated
B	12.03.2015	Drawings updated
A	12.03.2015	Drawings updated

No. date revision
Project **Clivemont House**
Clivemont Road,
Maidenhead, SL6 7BZ

Drawing Title	
Proposed Third Floor Plan	
Phone 01344 42588	Project Campomoss Property Ltd
Tel 01754 43912	
Email info@campomoss.co.uk	
Scale 1:100	Date 24 May 2019
Drawn by TK	Checked by V
2019 / CH / 6	rev V



Proposed North Elevation

Scale:



Schedule of External Finishes:

Walls- through colour render & through colour stock facing brick

UPVC Windows & Doors .Grey Colour

UPVC Capping. Grey Colour.

Wrought iron balcony balustrade. Black Colour

No	date	revision
J	24.05.2019	Elevation updated
i	25.04.2019	Elevation updated
H	03.04.2019	Elevation updated
G	24.10.2018	Elevation updated
F	27.06.2018	Elevation updated
E	31.05.2018	Elevation updated
D	24.07.2017	Elevation updated
C	03.03.2017	Elevation updated
B	19.10.2016	Elevation updated
A	06.06.2016	Elevation updated

Project **Clivemont House**
Clivemont Road,
Maidenhead, SL6 7BZ

Drawing Title
Proposed North Elevation
Campmoss Property Ltd
phone 01344 42988
fax 01754 439157
email ed.goodwin@deepwood.co

scale 1:100 @ A2 date 24 May 2019
Drawn by TK
2019 / CH / 15 rev J



Proposed South Elevation

Scale:



Walls- through colour render & through colour stock facing brick

UPVC Windows & Doors .Grey Colour

UPVC Capping. Grey Colour.

Wrought iron balcony balustrade. Black Colour

K	24.05.2019	Elevation updated
J	03.04.2019	Elevation updated
i	27.06.2018	Elevation updated
H	31.05.2018	Elevation updated
G	24.07.2017	Elevation updated
F	06.06.2017	Elevation updated
E	03.03.2017	Elevation updated
D	28.02.2017	Elevation updated

No date revision

Project **Clivemont House**
Clivemont Road,
Maidenhead, SL6 7BZ

Drawing Title

Proposed South Elevation

phone 01344 42988
fax 01754 439157
email ed.goodwin@deepwood.co

Campmass Property Ltd

scale 1:100 @ A2 date 24 May 2019
Drawn by TK

2019 / CH / 16

rev **K**



Proposed East Elevation

Scale:



Schedule of External Finishes:

Walls- through colour render & through colour stock facing brick

UPVC Windows & Doors .Grey Colour

UPVC Capping. Grey Colour.

Wrought iron balcony balustrade. Black Colour

R	24.05.2019	Layout updated
Q	03.04.2019	Layout updated
P	27.06.2018	Layout updated
O	31.05.2018	Layout updated
N	24.07.2017	Layout updated
M	03.03.2017	Layout updated
L	28.02.2017	Layout updated
D	19.10.2016	Layout updated
C	07.06.2016	Layout updated
B	19.05.2015	Layout updated
A	20.03.2015	Drawing updated

No. date revision
 Project **Clivemont House**
 Clivemont Road,
 Maidenhead, SL6 7BZ

Drawing Title
Proposed East Elevation

Phone 01344 42588
 Fax 01754 43912
 Email info@campossex.com

Scale 1:100 @ A1
 Date 24 May 2019
 Drawn by TK
 Rev R

2019 / CH / 10



Proposed West Elevation

Scale:



Schedule of External Finishes:

Walls- through colour render & through colour stock facing brick

UPVC Windows & Doors .Grey Colour

UPVC Capping. Grey Colour.

Wrought iron balcony balustrade. Black Colour

i	24.05.2019	Layout updated
H	03.04.2019	Layout updated
G	27.06.2018	Layout updated
F	31.05.2018	Layout updated
E	24.07.2017	Layout updated
D	18.07.2017	Layout updated
C	06.06.2017	Layout updated
B	03.03.2017	Layout updated
A	19.10.2016	Elevation updated

No. date revision

Project **Clivemont House**
Clivemont Road,
Maidenhead, SL6 7BZ

Drawing Title

Proposed West Elevation
phone 01344 42588
fax 01754 43912
email info@campos.com

scale 1:100 @ A1 date 24 May 2019
Drawn by TK

2019 / CH /14 rev i

Campos Property Ltd



Location Plan
 0 10 20 30 40 50 60 70 80 90 100
 N



Grangewood Place Irmor House Clivemont House El Sub Station Marandaz House

Street View "1"
 Scale:
 0 1 2 3 4 5 6 7 8 9 10



Australia Avenue N18 Australia Avenue N16 Clivemont House Globe House

Street View "2"
 Scale:
 0 1 2 3 4 5 6 7 8 9 10



Location Plan
 0 10 20 30 40 50 60 70 80 90 100
 N

B	29.05.2019	Layout updated
A	24.10.2018	Layout updated
No.	date	revision
Project		
Clivemont House		
Clivemont Road, Maidenhead, SL6 7BZ		

Drawing Title	
Proposed Street Views	
phone 01344 42588	Campcomm Property Ltd
fax 01754 43912	
email info@campcomm@clivemont.co.uk	
scale 1:1250, 1:1000, 1:250 @ A1	date 29 May 2019
Drawn by TK	rev B
2019 / CH /13	