

DESIGN AND ACCESS STATEMENT



Client: HOPWOOD HALL COLLEGE
Project: ANIMAL MANAGEMENT T-LEVEL PROJECT
Reference: HAT-SEV-XX-ZZ-RP-A-09000



REVISION

PROJECT TITLE	ANIMAL MANAGEMENT T-LEVEL PROJECT
PROJECT NUMBER	20847
CLIENT	HOPWOOD HALL COLLEGE
DOCUMENT TITLE	DESIGN AND ACCESS STATEMENT
DOCUMENT NO.	HAT-SEV-XX-ZZ-RP-A-09000
DATE	30/01/2024
AUTHOR	ZH
REVISION	P01

REV	DESCRIPTION	DATE	AUTHOR	CHCKD
P01	Issued for Planning.	30/01/24	ZH	SP
P02	Issued for Planning.	11/04/24	ZH	

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1.0 INTRODUCTION

1.0 INTRODUCTION

1.1 HOPWOOD HALL COLLEGE OVERVIEW

Hopwood Hall College and University Centre provides a wide range of high-quality vocational and technical training from entry level to Higher Education to learners in the Borough of Rochdale, Middleton and beyond. We continually strive to ensure that all learners achieve their individual, educational and employment goals, whilst meeting the skills needs of the region.

As one of the leading general further education colleges in the region with over 8,000 students (including around 3,300 16–18-year-olds and 5,000 adults), we provide a wide range of full-time and part-time courses across our two campuses including employer responsive courses and Apprenticeships. We work closely with employers, local communities, partners, and stakeholders who form an active part in shaping our curriculum offer and the student experience.

Hopwood Hall College works with our community, we have a restless ambition to raise aspirations by encouraging and enabling people of all ages. We are a values driven organisation living by our values to provide inspiring learning opportunities for all to thrive in life, work, and make a positive impact across the region.

Our Values:

- Integrity
- Nurturing
- Enjoyment
- Ambition
- Sustainability



1.0 INTRODUCTION

1.2 THE ANIMAL MANAGEMENT FACILITY

The Animal Care department is based at our Middleton campus and is situated in two areas, Wardle building houses our small animals and focuses on delivery of Animal Nursing and Animal Care Technical programmes. Smallbridge is our outside area towards the rear of the campus and focuses on the delivery of Animal Care Work Based programmes and essential practical animal sessions for all of our students from entry level to Higher Education. It is essential that our students have experience of a large range of species in industry standard resources in order to succeed in their chosen careers including, livestock, small domestic animals, exotics and birds.

Students also benefit from commercial experience in our day boarding kennel which is operated in term time only and our cattery which is operated for the Blue Cross animal rescue and rehoming organisation. Learners at all levels are involved in the rehoming process from maintaining the Blue Cross website to meeting the public who are rehoming the cats.

We prepare learners for employment within the animal and land-based industries, for working in areas such as zookeeping, pet care services, animal welfare organisations, veterinary practice and wildlife and conservation. Learners hone their skills when working in our industry standard animal centre. 93% of our Animal Management students' progress to positive destinations.

Students take part in a variety of skills competitions including World Skills and termly internal competitions, as well as agricultural shows and gain work experience placements with a wide variety of employers. Students also support community events including our community day and our animal academy (5-day adventures for young people aged 13-16 with aspirations of working with animals).



1.0 INTRODUCTION

1.3 AN OVERVIEW OF T LEVEL FUNDING

WHAT ARE T-LEVELS?

Delivered over a two-year period, T-Levels provide an excellent alternative to A-Levels and are aimed at 16 to 19-year-olds who would rather study work-related courses than traditional academic subjects.

T-Level students have the fantastic opportunity to progress to university or higher-level technical qualifications.

WHAT DO T-LEVELS INVOLVE?

Students spend 80% of their time in the classroom and 20% on an industry placement, giving them the chance to experience a real workplace setting.

Shaped by employers, T-Levels benefit from the unique insights of industry leaders. This means leavers will be equipped with the skills and knowledge needed to get ahead in industry.

FUNDING AWARDED

As part of the delivery of the new T level courses in animal management, the facilities need to be improved to provide state of the art, real working environment in preparation for when our learners take up future employment opportunities.

The college has successfully secured £1m of Department of Education funding to allow the college to make these improvements to these buildings. Improving the classrooms, IT facilities and the Dog grooming in line with essential course requirements. A condition of the funding is for the project to be complete at the start of the course in September 2024.

Hear from our T-Level learners...

I feel so proud of myself – studying a T-Level is a big achievement! The other students in the class are so welcoming and the tutors really recognise you as an individual.

Ludnela Andrade, T-Level Design, Surveying & Planning



T-Levels have felt very fresh and exciting! I've made some great new friends along the way and the tutors have been so supportive. The best part is that the course is so varied. The practical elements mean that you're rarely sat down – we're always out doing stuff.

Imogen Tudor, T-Level Supporting Adult Nursing



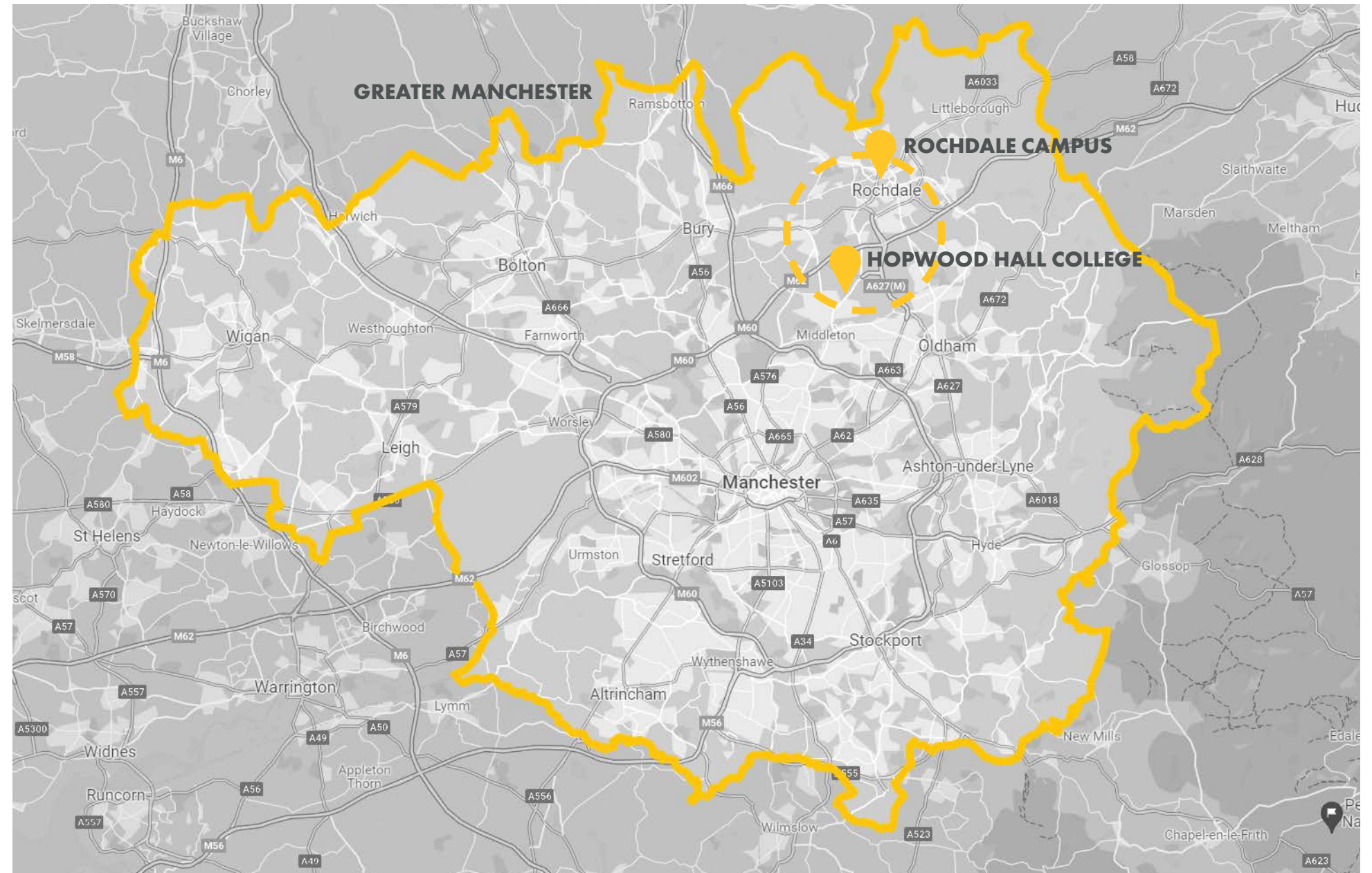
2.0 THE SITE

2.0 THE SITE

2.1 THE WIDER CONTEXT

The site in Middleton is well located within Greater Manchester to provide a significant area with a quality facility for teaching the Animal Management curriculum.

Its semi-rural setting within a wider urban area enables the College to simultaneously harness an environment suitable for the Animal Management curriculum, and a densely-populated catchment area.



2.0 THE SITE

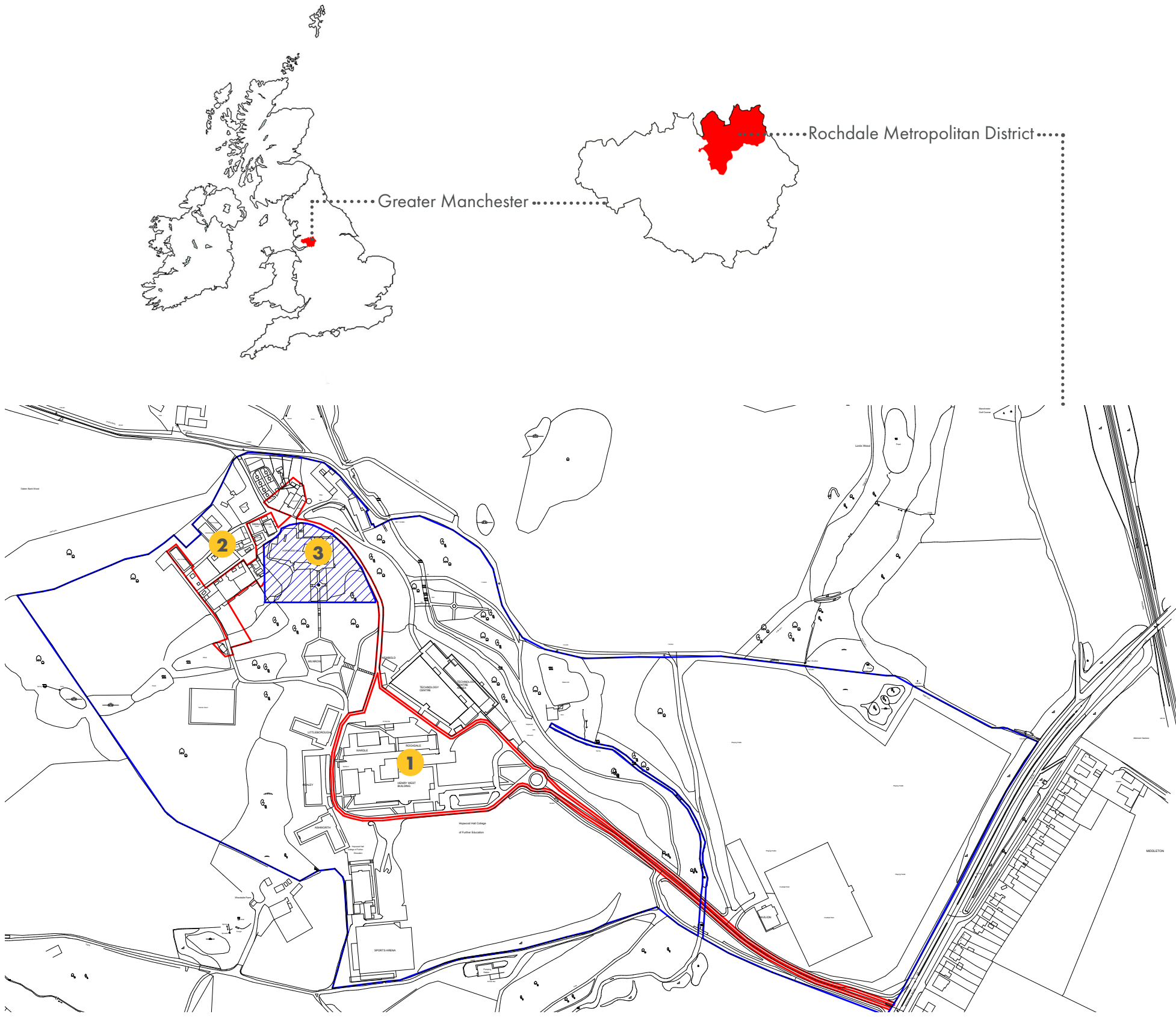
2.2 THE LOCAL CONTEXT

Hopwood Hall College is a provider of further and higher education with two campuses; one in Rochdale and one in Middleton, Greater Manchester.

The Animal Management area sits within the north-west part of the wider Hopwood Campus, which is accessed from Rochdale Road. The Campus lies to the north of Middleton.

KEY

- 1 Hopwood Hall College Central Building
- 2 Animal Management Site
- 3 Hopwood Hall
- Application Boundary
- Hopwood Hall College Ownership Boundary



Location Plan



2.0 THE SITE

2.3 EXISTING SITE PHOTOGRAPHS



Smallbridge



The Barn



Meerkat enclosures



Paddock shelters



Polytunnel



Cattery

3.0 PLANNING BACKGROUND

3.0 PLANNING SUMMARY

3.1 OVERVIEW OF HISTORY

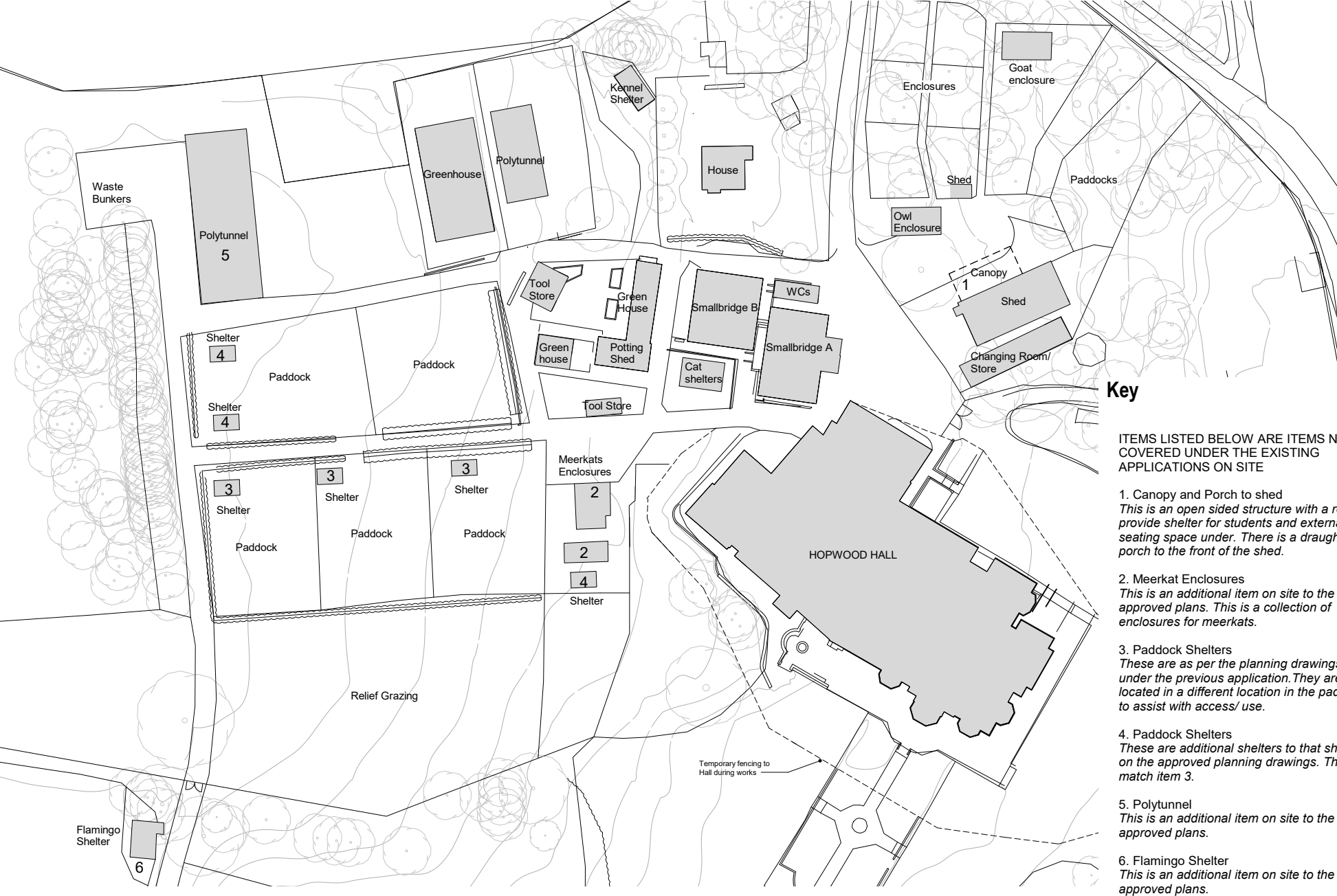
PREVIOUS APPLICATION

The current Planning Application was to increase footfall to the site and increase frequency of school and community use throughout the year. Also the application looked to seek to regularise some of the structures/ outbuildings on site.

FEEDBACK

There was feedback from the Local Planning Authority officers regarding the impact on Hopwood Hall from some of the existing structures and a request to lessen this negative impact.

THIS APPLICATION HAS BEEN WITHDRAWN DEC 2023 DUE TO A CHANGE IN CLIENT REQUIREMENTS, FUNDING BEING AWARDED AND PLANNING FEEDBACK.



ITEMS LISTED BELOW ARE ITEMS NOT COVERED UNDER THE EXISTING APPLICATIONS ON SITE

1. Canopy and Porch to shed
This is an open sided structure with a roof to provide shelter for students and external seating space under. There is a draught porch to the front of the shed.

2. Meerkat Enclosures
This is an additional item on site to the approved plans. This is a collection of enclosures for meerkats.

3. Paddock Shelters
These are as per the planning drawings under the previous application. They are located in a different location in the paddock to assist with access/ use.

4. Paddock Shelters
These are additional shelters to that shown on the approved planning drawings. They match item 3.

5. Polytunnel
This is an additional item on site to the approved plans.

6. Flamingo Shelter
This is an additional item on site to the approved plans.

3.0 PLANNING BACKGROUND

3.2 PROPOSED APPLICATION

COLLEGE OPERATION REQUIREMENTS

No need for change to commercial function.

SUCCESSFUL FUNDING BID

DFE T-Level Funding awarded to the college late 2023 to improve the T-Level Animal Management facilities on site.

Opportunity to improve the facilities for students and course offering.

PREVIOUS APPLICATION FEEDBACK

Opportunity to address the concerns raised by the Local Planning Authority officers on the existing application regarding impact on Hopwood Hall caused by some of the outbuildings on site and through some demolition/ refurbishment proposals in this new application look to improve the setting to the Hall.



3.0 PLANNING BACKGROUND

3.3 FEEDBACK

PLANNING AUTHORITY

A meeting was held 7/12/2023 between Seven and representatives of the Planning Authority - Rachel Carney Senior Planning Officer and Conservation Officer Christiana Shovlin.

Generally we ran through the proposal to withdraw the existing application and the works proposed under the funding. Discussions were around improvements being made that addressed concerns previously raised and that the proposals in principle were positive.

PUBLIC CONSULTATION

A Public Consultation was held 16/01/2024 to run through the proposals. Representatives from Hopwood Hall Estate, The Friends of Hopwood and local farms were in attendance.

Scheme was presented by Seven and the College team, with questions answered.

Summary of some key points arising as below and summary responses in red were provided by Seven to Hopwood De Pree 24/01/2024.

- Soften off the barn with planting between barn and hall - **Allowance to be made and shown on plans.**
- Review proximity of dog yard with bridleway behind - **Confirmed as greater than 25m.**
- Hours of use for dog yard/ noise - **We understand the external yard will be home to 1 dog at once during the daytime, with dogs being inside for most of the day. There are 10 kennels internally for housing dogs through the daytime only. Also, the yard is circa 25m away from the path.**
- Concern over impact of construction traffic on works going on at hall – contractor working plan and accesses to be set out and collaboration with Friends of Hopwood to make sure this is all joined up and safe. - **To be reviewed and addressed as part of the construction phase plan at later stages.**
- Could the timber to the stair tower on Smallbridge be stained, or something be done to lessen its impact as its obvious when arriving at the hall. - **Noted and incorporated in proposals.**



4.0 PROPOSED SCHEME

4.0 PROPOSED APPLICATION

4.1 EXISTING SITE PLAN

KEY:

Existing Building/ Structure

Existing Tree Canopy (only shown for areas relative to works). Refer to ARB Report.

Existing Tree Root Zone (only shown for areas relative to works). Refer to ARB Report.



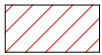
Key Plan



4.0 PROPOSED APPLICATION

4.2 PROPOSED DEMOLITION PLAN

KEY:



Proposed demolition



Existing Building/ Structure



Existing Tree Canopy (only shown for areas relative to works). Refer to ARB Report.



Existing Tree Root Zone (only shown for areas relative to works). Refer to ARB Report.



Key Plan



4.0 PROPOSED APPLICATION

4.3 PROPOSED SITE PLAN

KEY:

Refurbished Building

Proposed Building

Existing Building/ Structure

Existing Building/ Structure requiring regularisation

Existing Building/ Structure with prior approval but location differs as shown for regularisation

Original location indicated

Existing Tree Canopy (only shown for areas relative to works). Refer to ARB Report.

Existing Tree Root Zone (only shown for areas relative to works). Refer to ARB Report.

Proposed soft planting buffer zone to boundary (screening to Hopwood Hall)

Proposed timber fence - 1.8m high, with gate into polytunnel 3m wide approx.

Proposed timber rail and post fence with animal mesh and gates - to match other paddock field fencing.



Key Plan



4.0 PROPOSED APPLICATION

4.4 THE BARN AND CATTERY - EXISITNG PLANS

KEY:

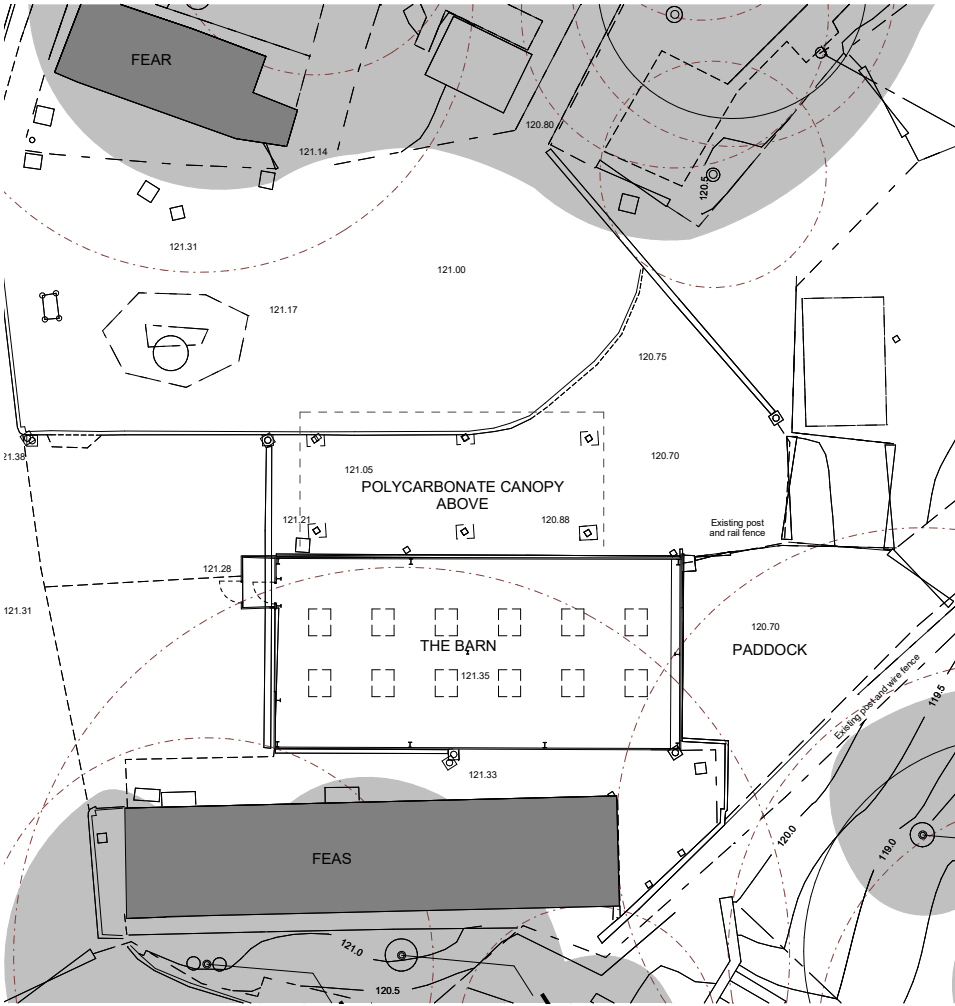
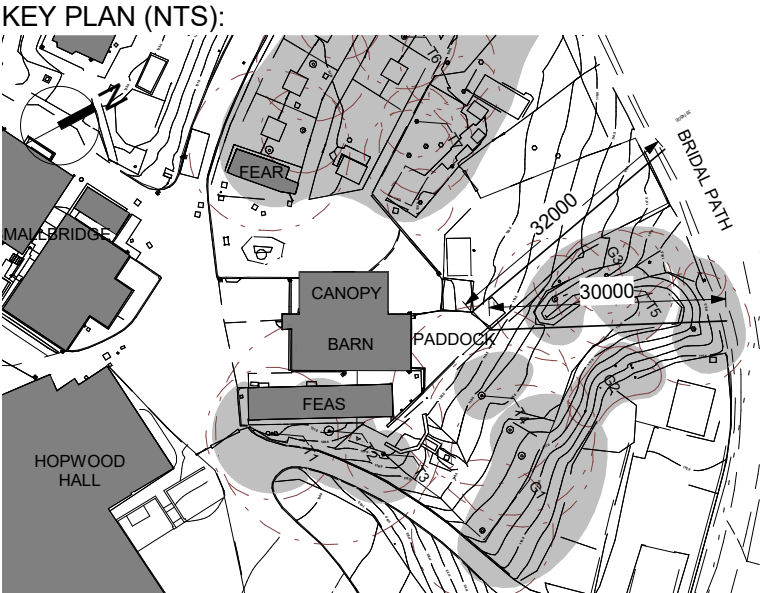
Existing Building/ Structure

Existing Tree Canopy (only shown for areas relative to works). Refer to ARB Report.

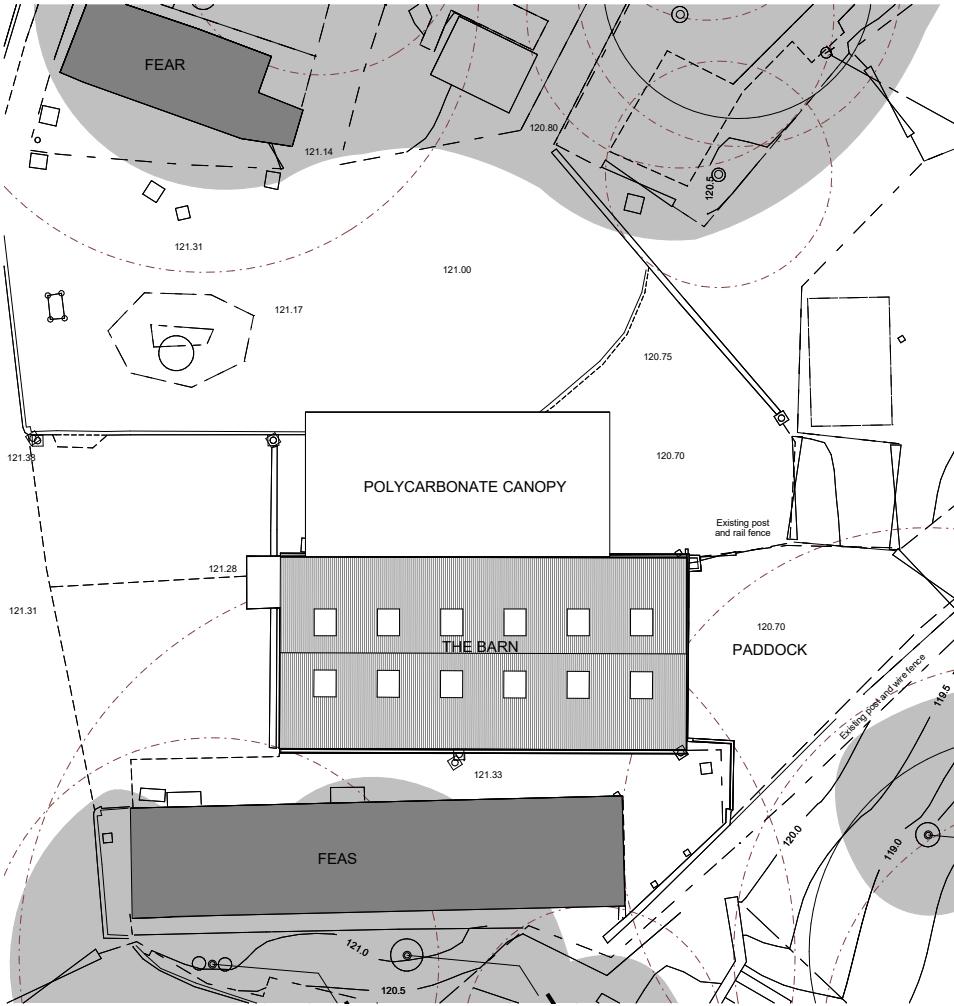
Existing Tree Root Zone (only shown for areas relative to works). Refer to ARB Report.



Key Plan



Barn Existing Floorplan
1 : 100



Barn Existing Roofplan
1 : 100

4.0 PROPOSED APPLICATION

4.5 THE BARN AND CATTERY - PROPOSED PLANS

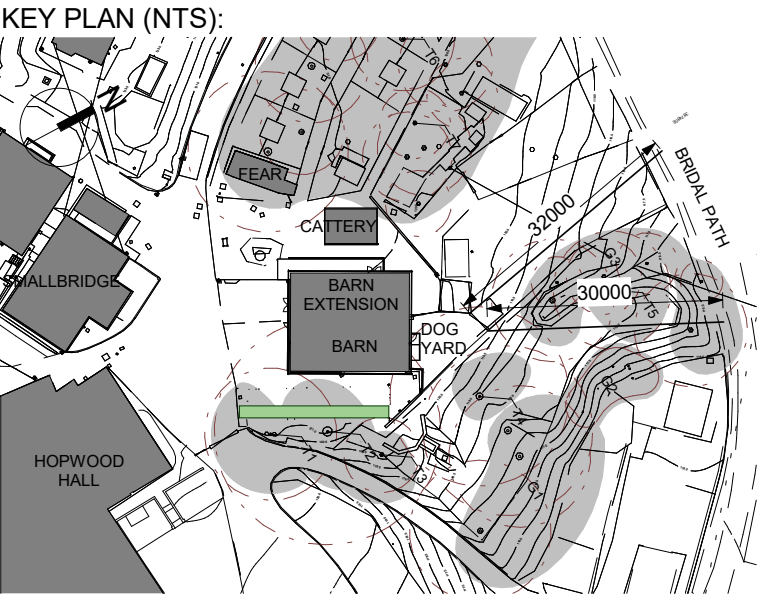
KEY:

Existing Building/ Structure

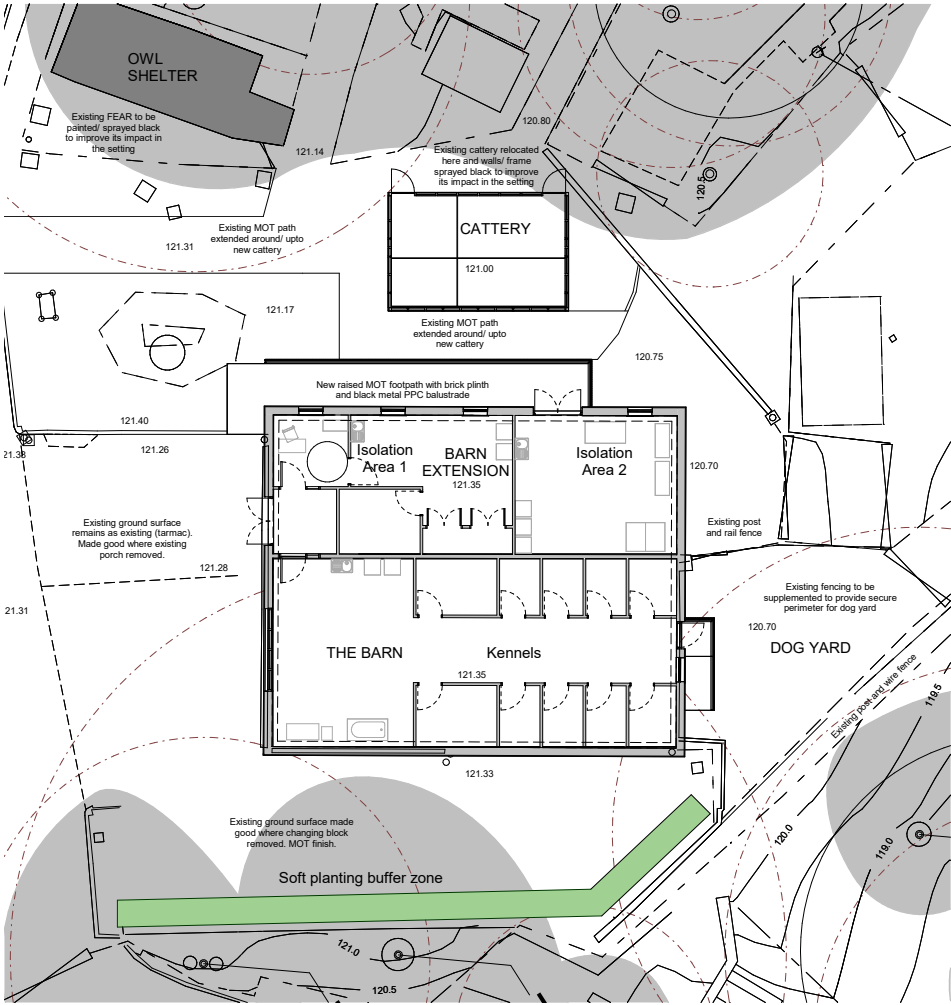
Existing Tree Canopy (only shown for areas relative to works). Refer to ARB Report.

Existing Tree Root Zone (only shown for areas relative to works). Refer to ARB Report.

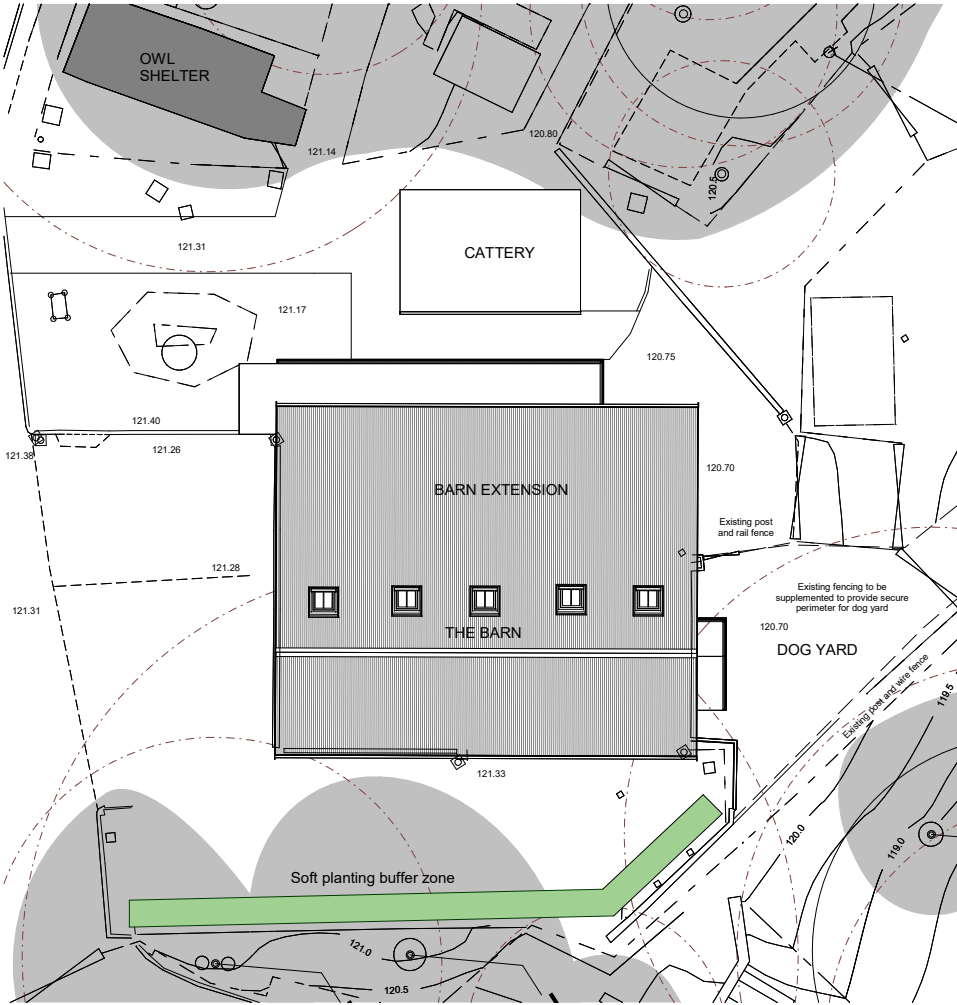
Proposed soft planting buffer zone to boundary (screening to Hopwood Hall)



Key Plan



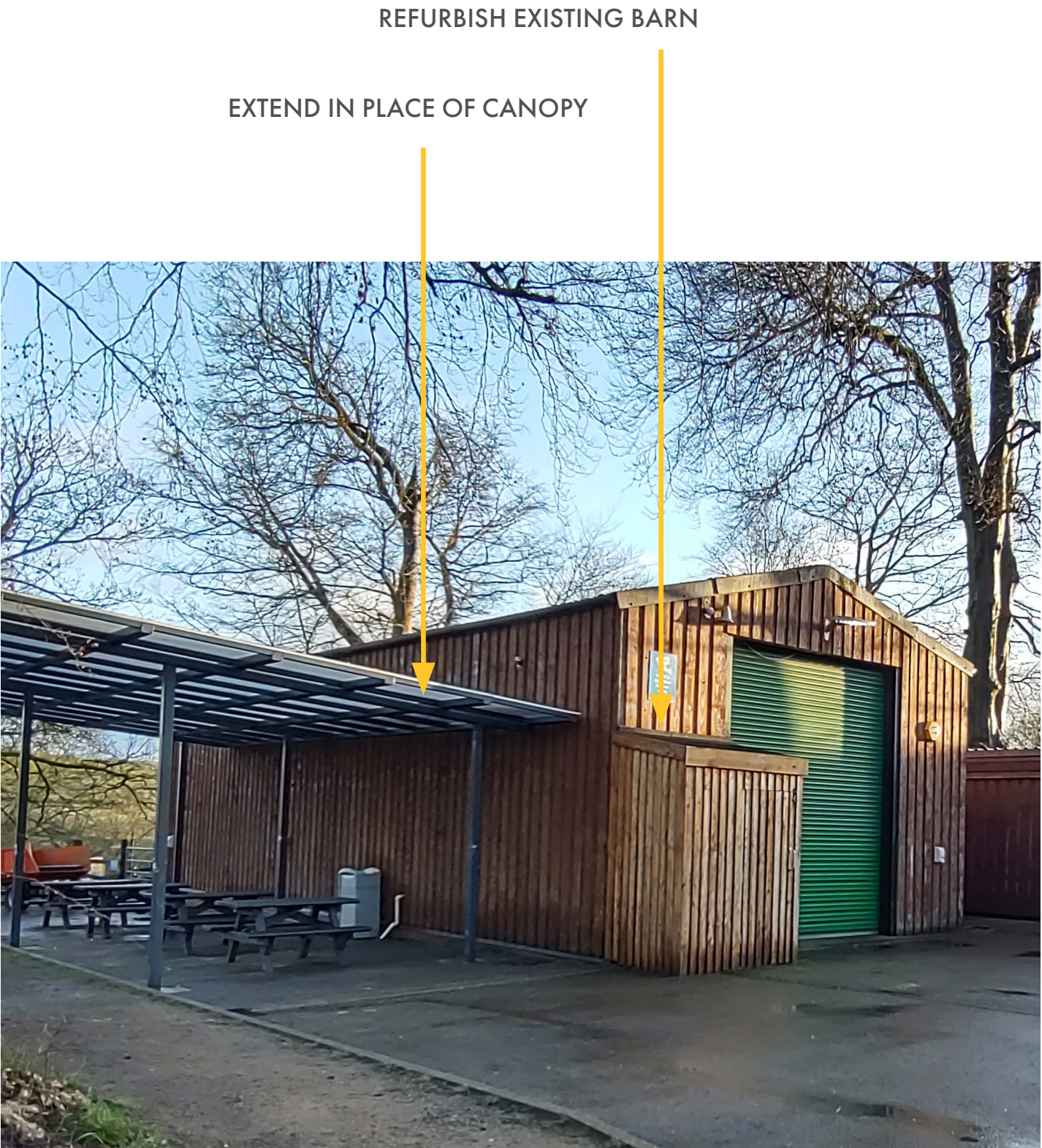
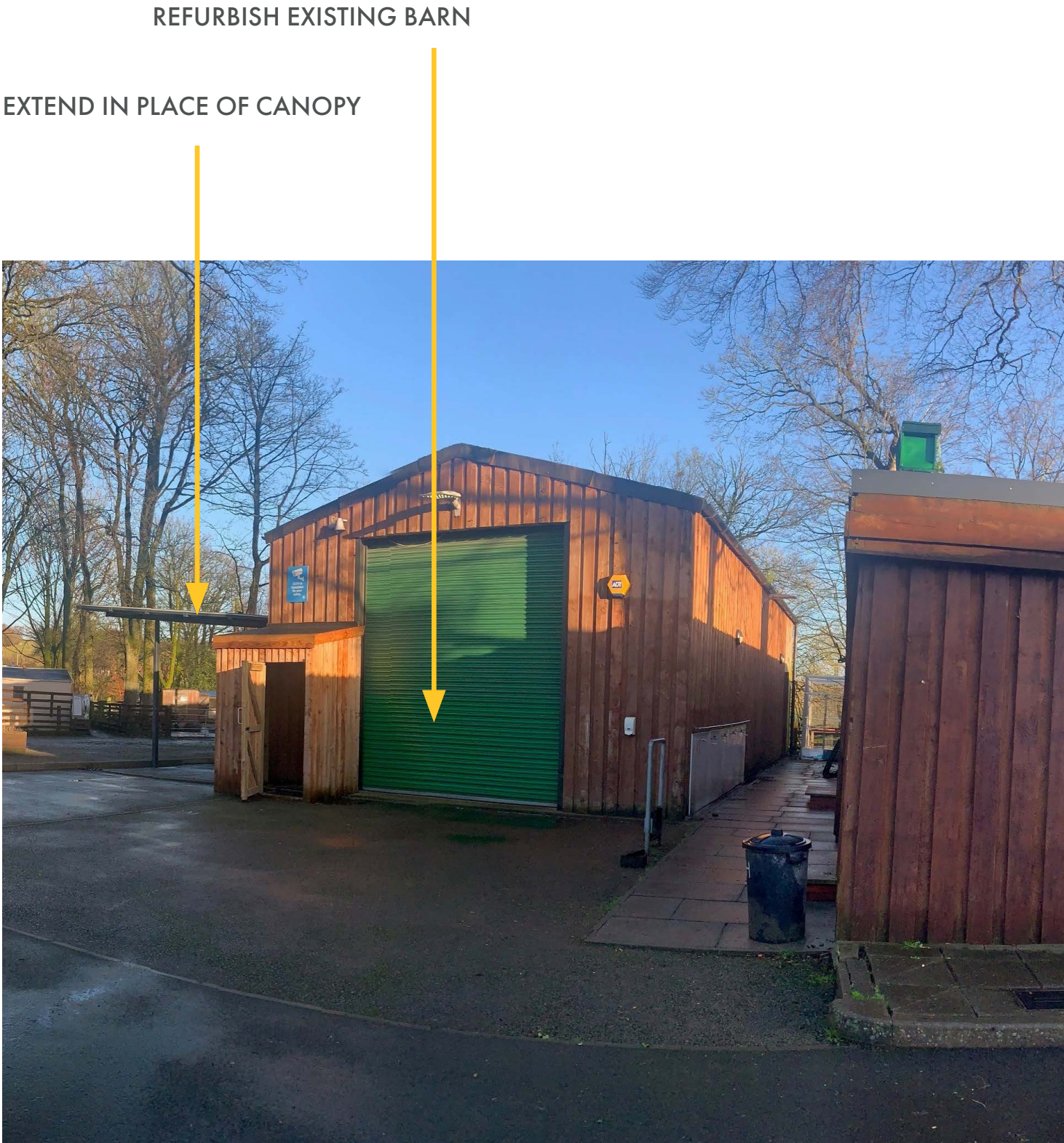
Barn Proposed Floorplan



Barn Proposed Roofplan

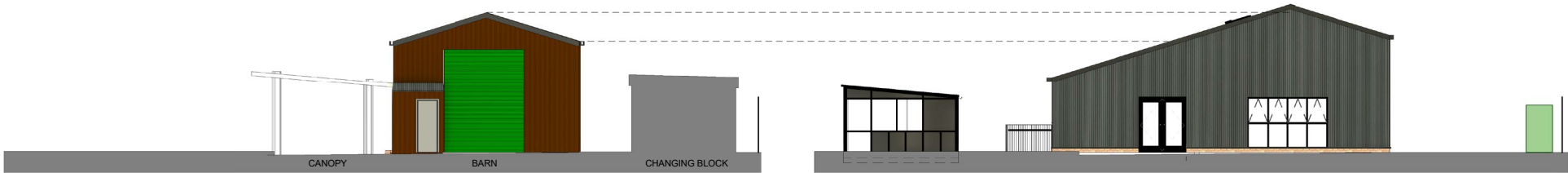
4.0 PROPOSED APPLICATION

4.6 THE BARN - EXISTING PHOTOS



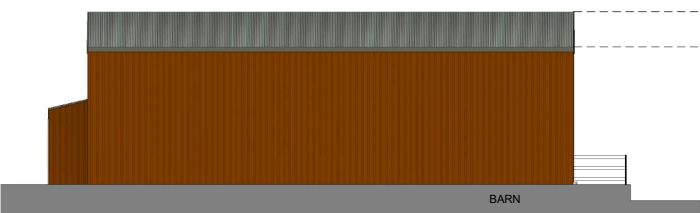
4.0 PROPOSED APPLICATION

4.7 THE BARN AND CATTERY - ELEVATIONS

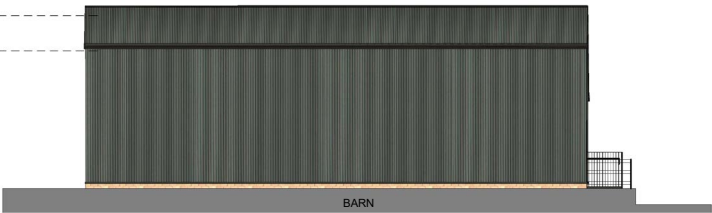


Existing Elevation SW
1 : 100

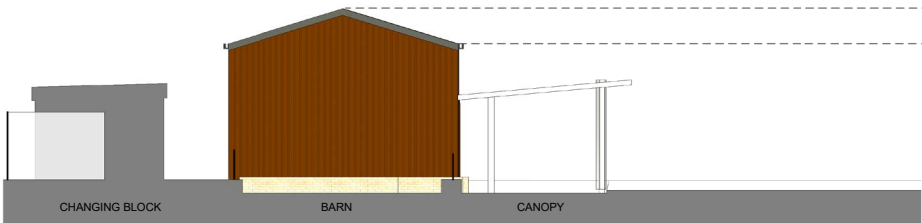
Proposed Elevation SW
1 : 100



Existing Elevation SE
1 : 100



Proposed Elevation SE
1 : 100



Existing Elevation NE
1 : 100



Proposed Elevation NE
1 : 100



Existing Elevation NW
1 : 100



Proposed Elevation NW
1 : 100

MATERIALS SUMMARY

Existing - Painted timber cladding with a metal roof to the main barn (all un-insulated). The canopy has a polycarbonate roof.

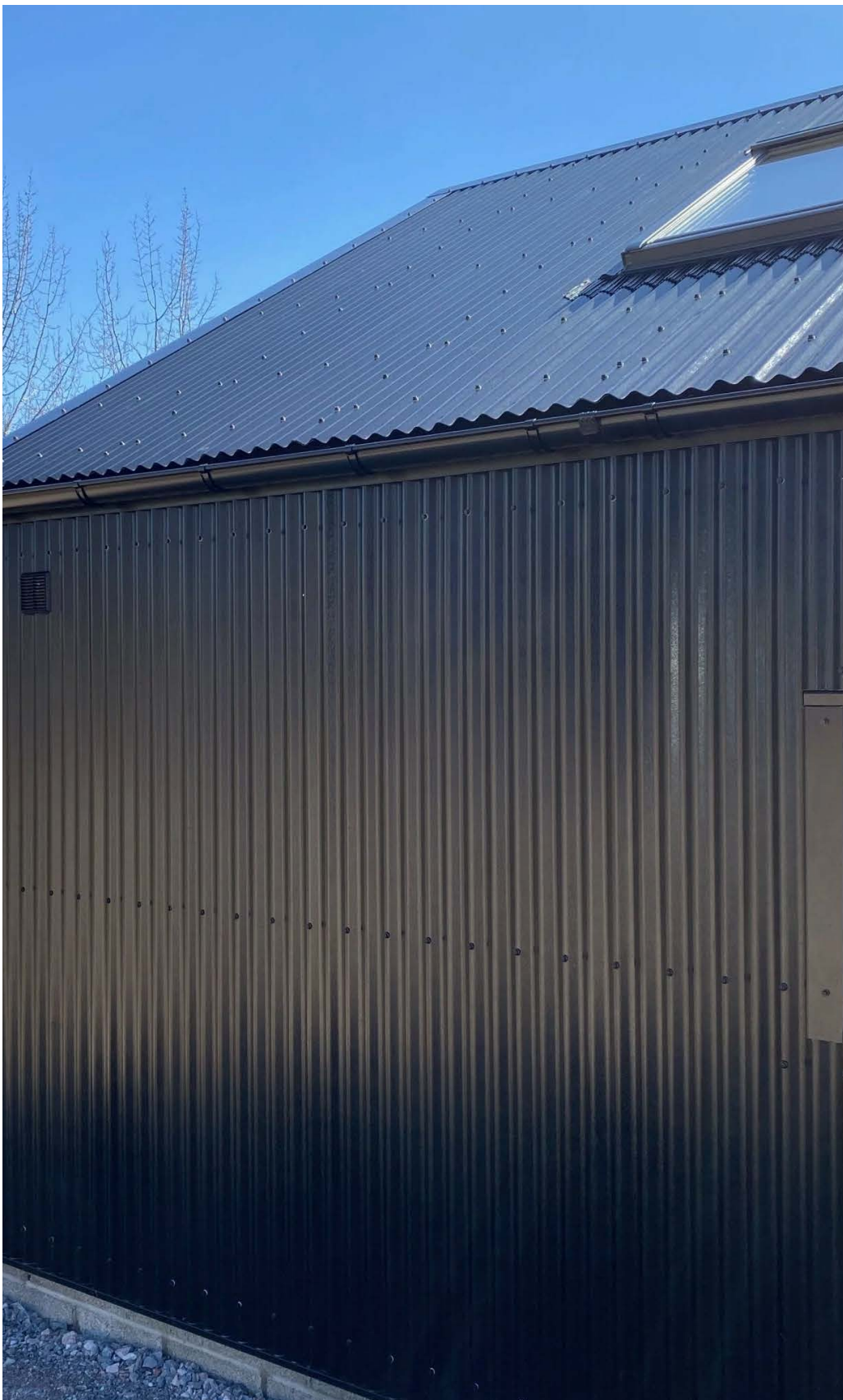
Proposed - New insulated envelope of sinusoidal black metal cladding (roof and walls) to the main barn onto existing structural frame, with a redbrick plinth. New black uPvc rainwater goods. Existing cattery structure relocated and frame/ walls/ rainwater goods to be sprayed black.



Proposed Elevation NW (Cattery)
1 : 100

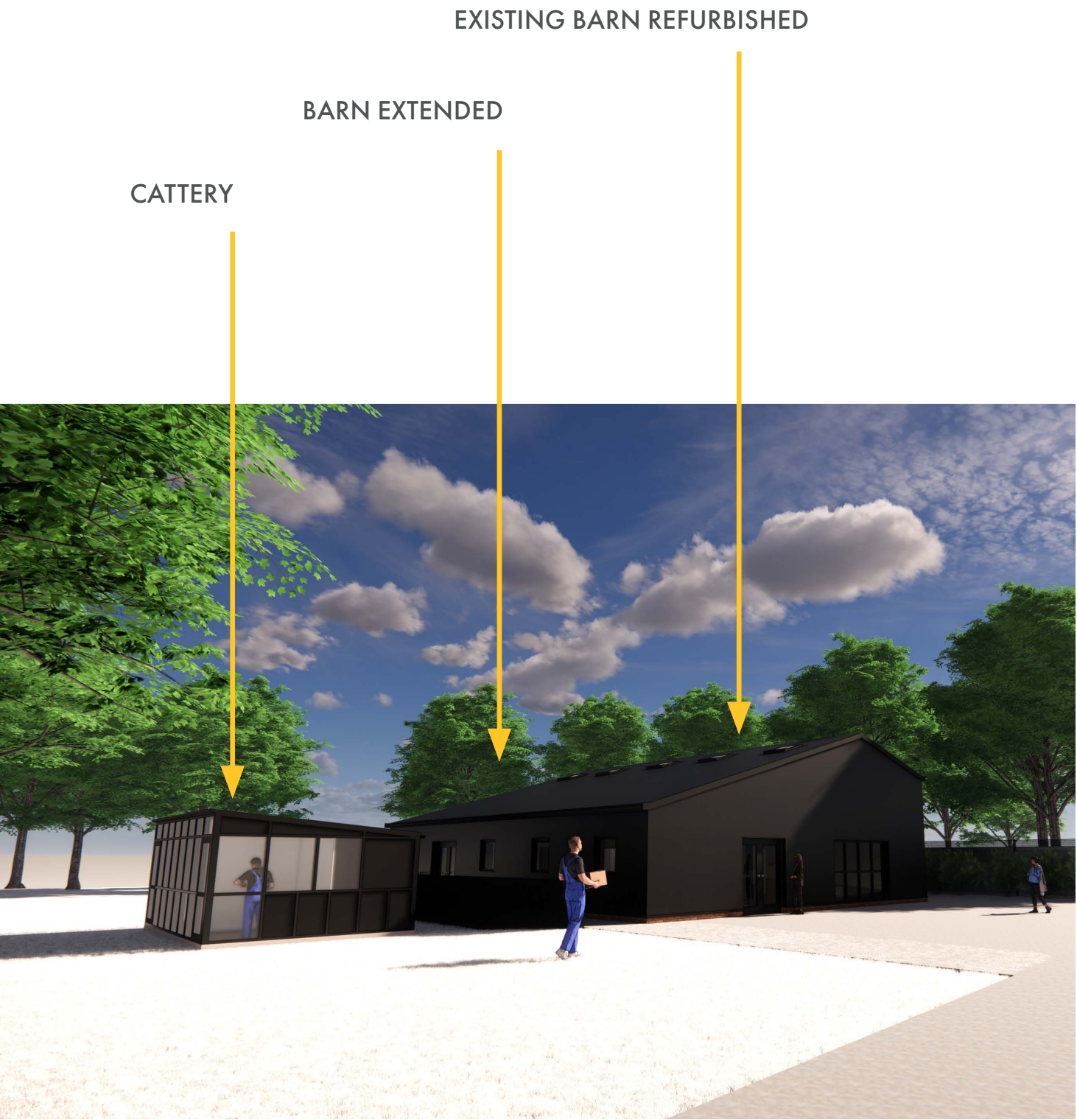
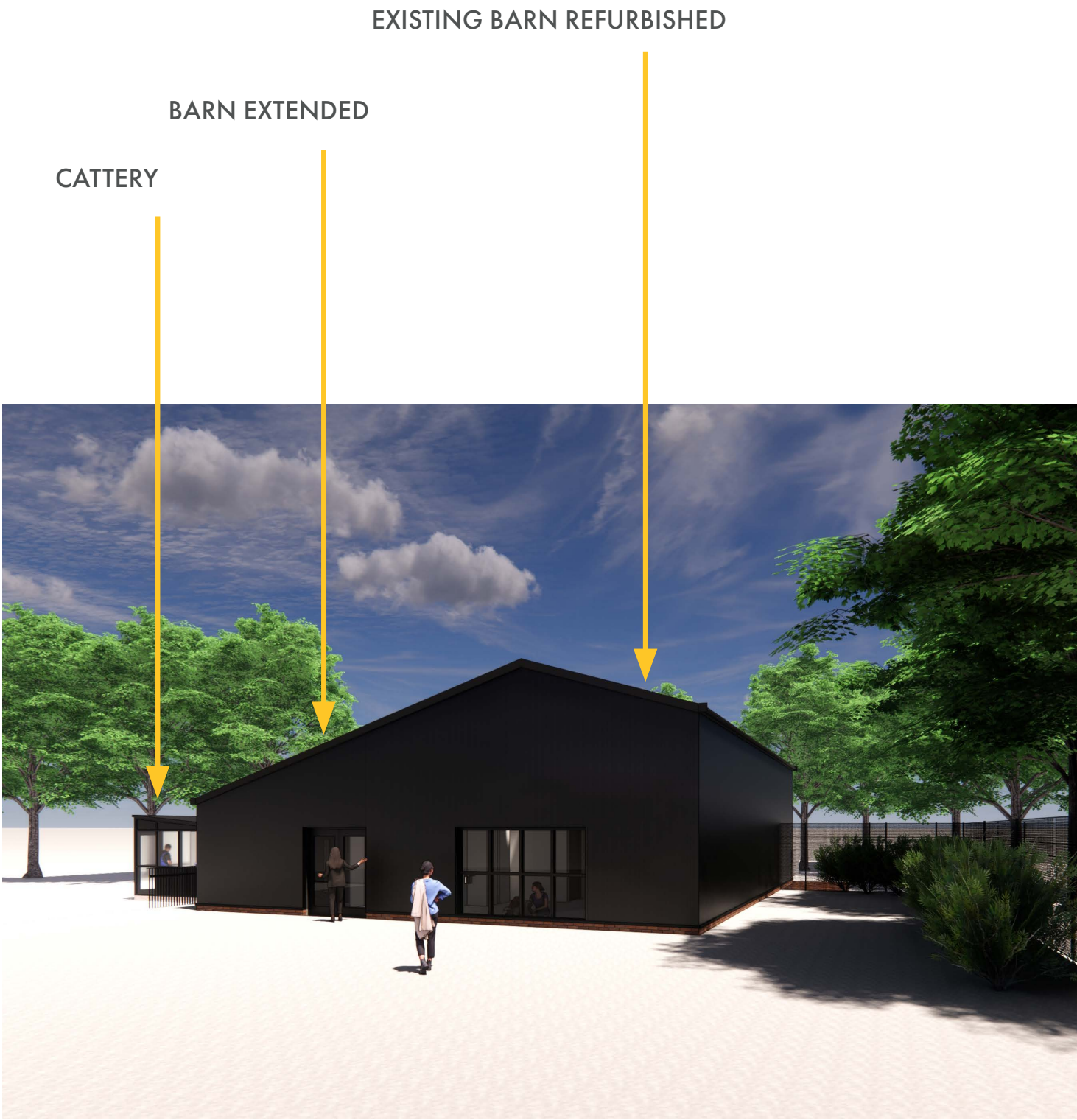
4.0 PROPOSED APPLICATION

4.8 THE BARN - MATERIAL PRECEDENTS



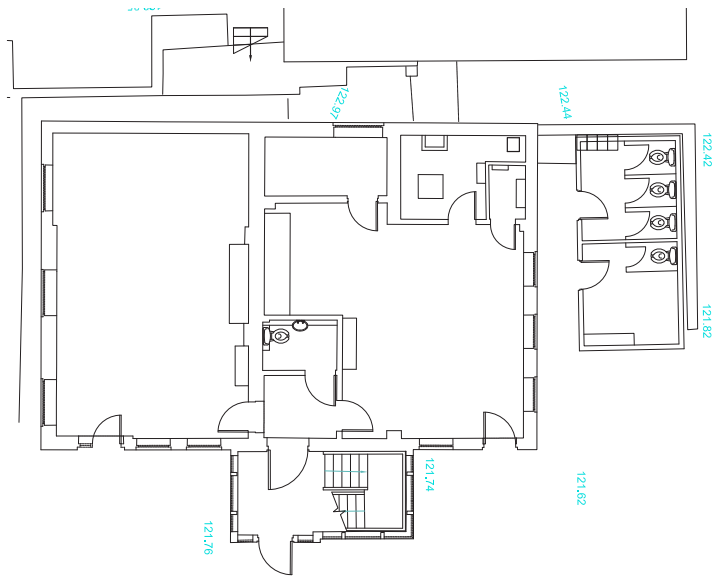
4.0 PROPOSED APPLICATION

4.9 THE BARN AND CATTERY - PROPOSED 3D VIEWS

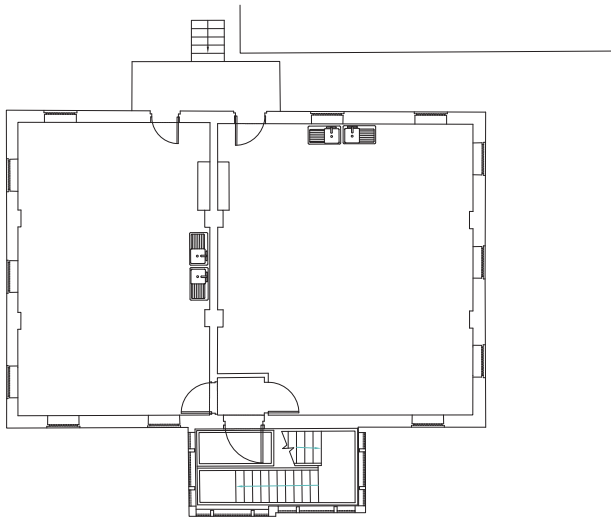


4.0 PROPOSED APPLICATION

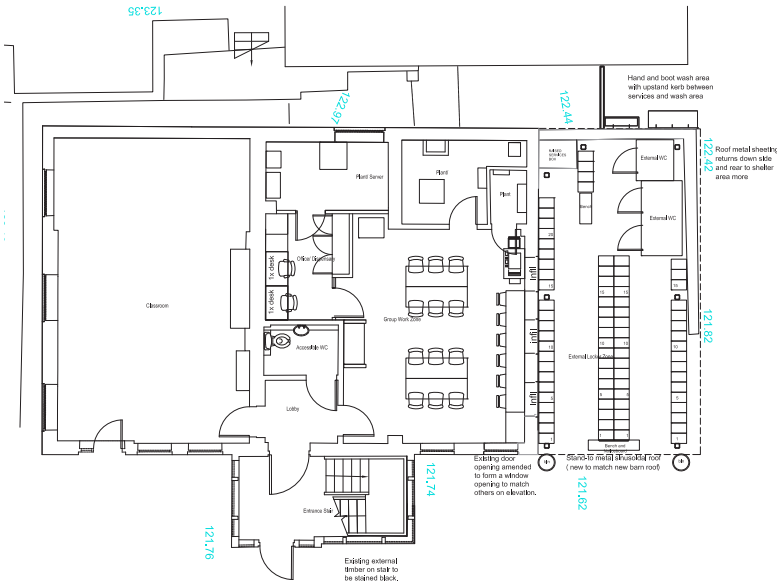
4.10 SMALLBRIDGE - FLOOR PLANS



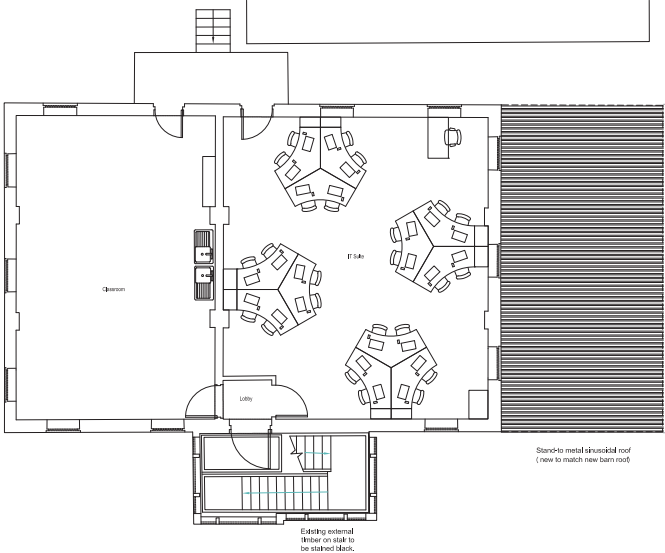
Existing Building Plans



Key Plan



Proposed Building Plans



4.0 PROPOSED APPLICATION

4.11 SMALLBRIDGE - EXISTING PHOTOS

WC BLOCK REMOVED AND NEW CANOPY

WINDOWS REMOVED TO SIDE



WC BLOCK REMOVED AND NEW CANOPY

CHANGE TO A WINDOW

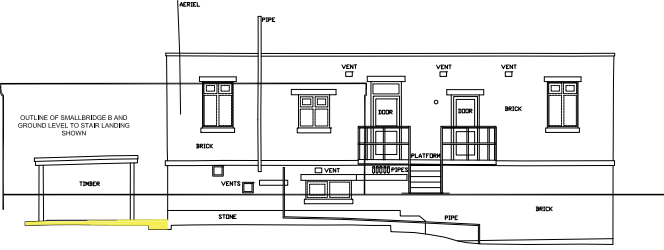


4.0 PROPOSED APPLICATION

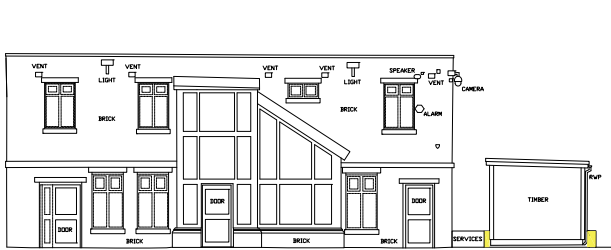
4.12 SMALLBRIDGE A- EXISTING AND PROPOSED ELEVATIONS



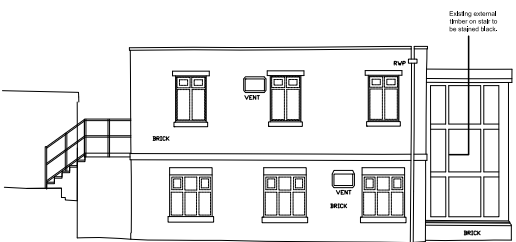
Existing South Elevation
Scale 1:100



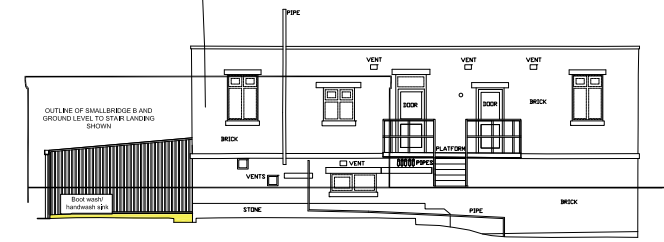
Existing West Elevation
Scale 1:100



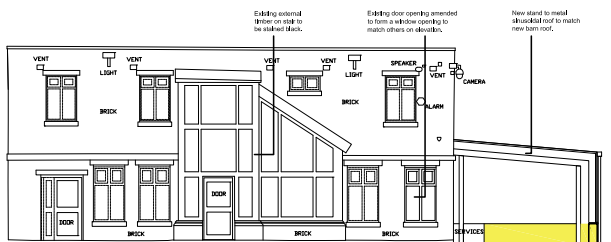
Existing East Elevation
Scale 1:100



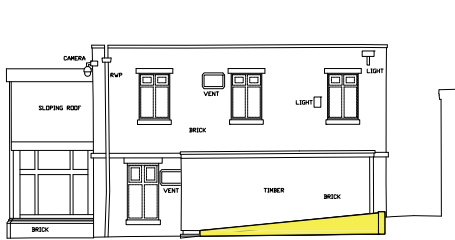
Proposed South Elevation
Scale 1:100



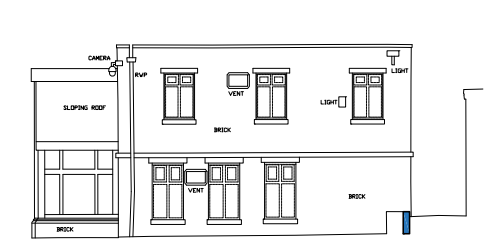
Proposed West Elevation
Scale 1:100



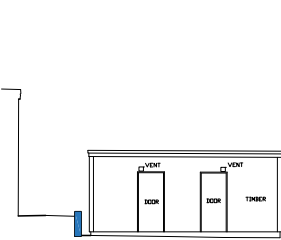
Proposed East Elevation
Scale 1:100



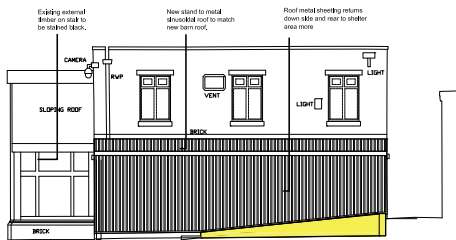
Existing North Elevation 1
Scale 1:100



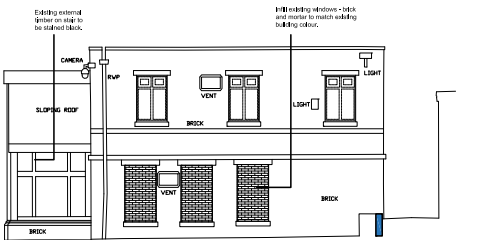
Existing North Elevation 2
Scale 1:100



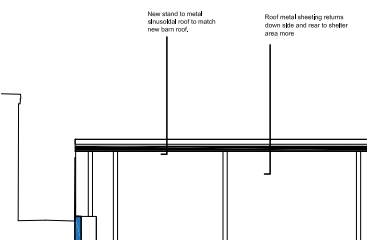
Existing South Elevation 2
Scale 1:100



Proposed North Elevation 1
Scale 1:100

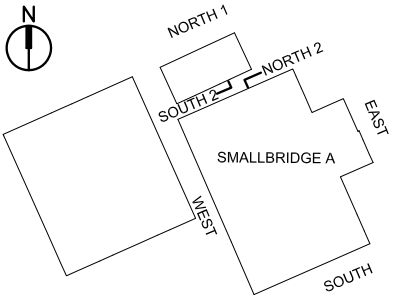


Proposed North Elevation 2
Scale 1:100



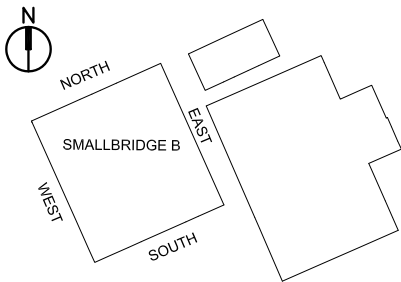
Proposed South Elevation 2
Scale 1:100

- Existing retaining wall around proposed canopy elevation view
- Existing retaining wall around proposed canopy section view



4.0 PROPOSED APPLICATION

4.13 SMALLBRIDGE B- EXISTING AND PROPOSED ELEVATIONS

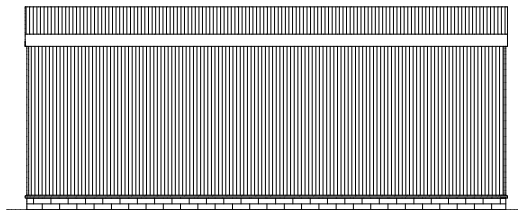


4.0 PROPOSED APPLICATION

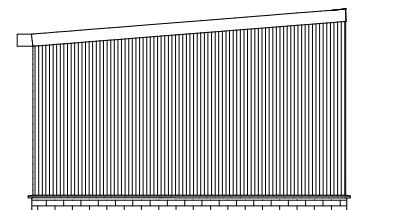
4.14 OUTBUILDING - PROPOSALS



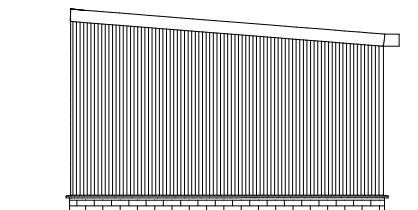
Key Plan



Rear elevation

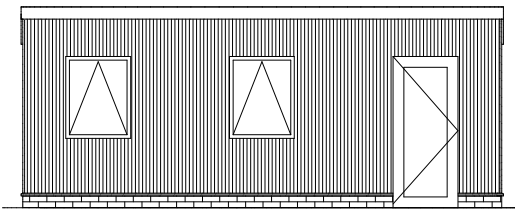


Side elevation

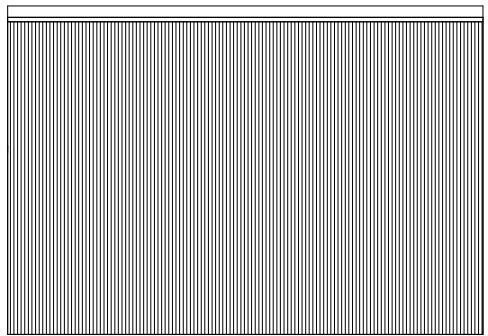


Side elevation

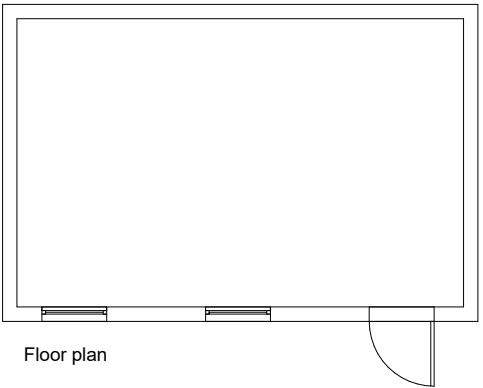
Sinusoidal black vertical metal cladding to walls and roof. Door and windows black uPVC. Black rainwater goods. Red brick plinth.



Front elevation



Roof plan



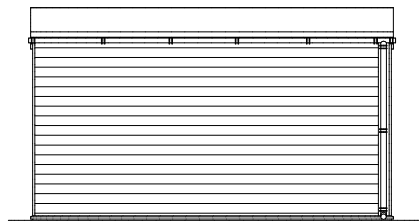
Floor plan

Outbuilding
1 : 50

Located where the existing cattery is being removed from - massing/ size to match existing cattery.

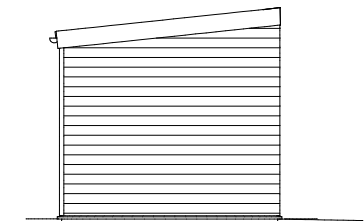
4.0 PROPOSED APPLICATION

4.15 ALPACA SHELTER - PROPOSALS

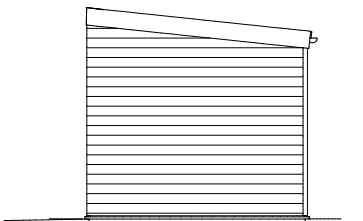


Rear elevation

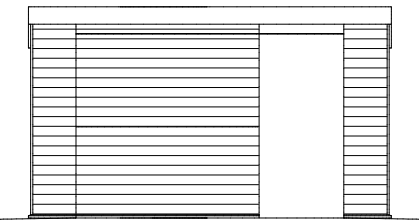
Stained timber horizontal treated s/w boarding on concrete block structure. Openable hatch to front.



Side elevation



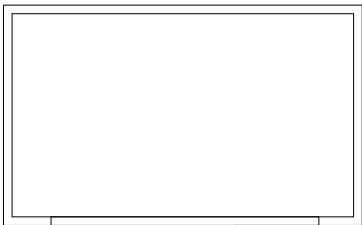
Side elevation



Front elevation



Roof plan



Floor plan

Alpaca Shelter - Existing and Proposed
1 : 50

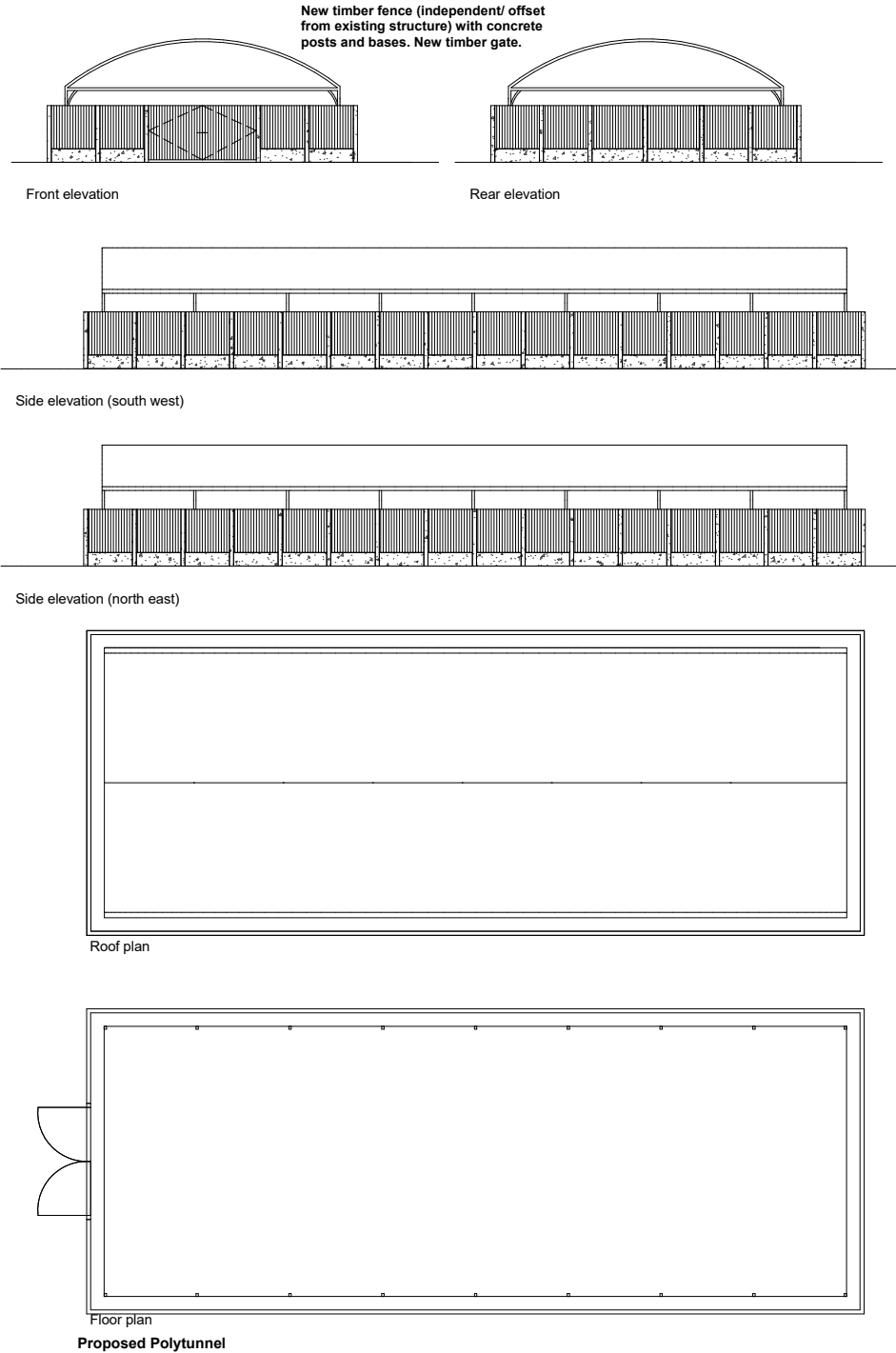
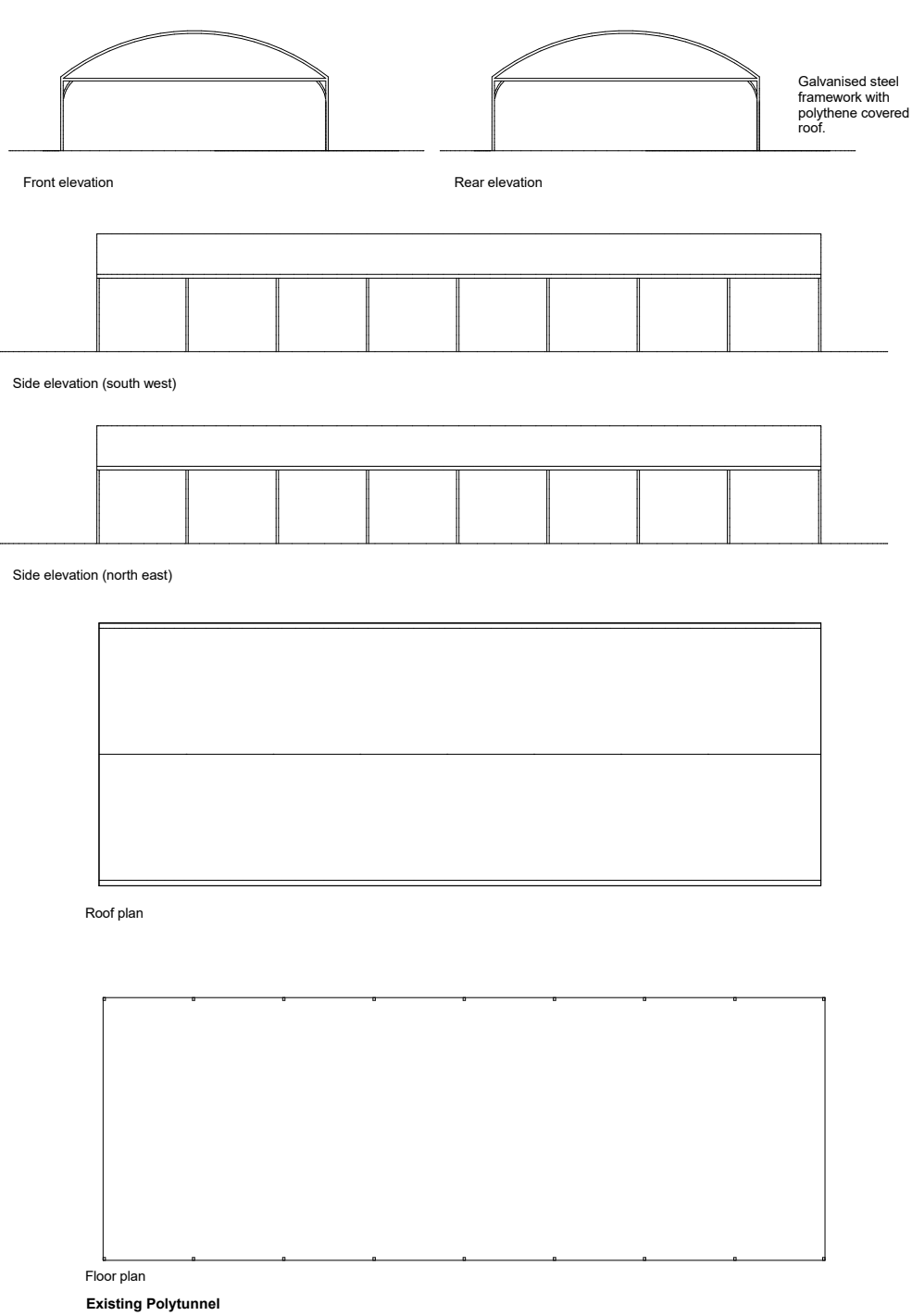
New location - like for like design to existing.



Key Plan

4.0 PROPOSED APPLICATION

4.16 POLYTUNNEL - DRAWINGS

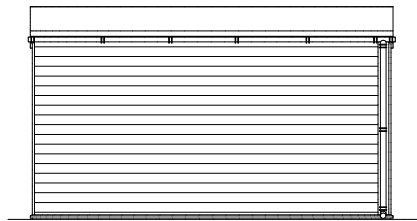


Key Plan

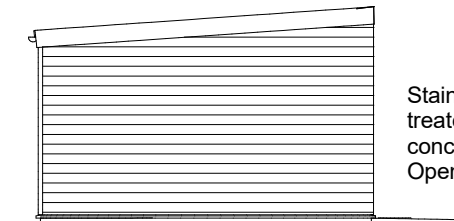
4.0 PROPOSED APPLICATION

4.17 FIELD SHELTER - DRAWINGS

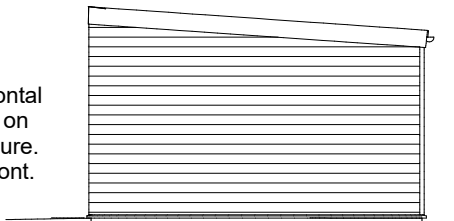
REGULARISATION ITEM



Rear elevation

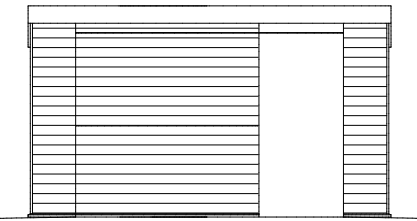


Side elevation



Side elevation

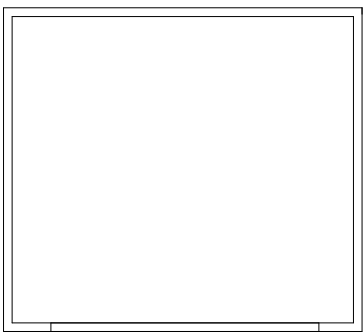
Stained timber horizontal treated s/w boarding on concrete block structure. Openable hatch to front.



Front elevation



Roof plan



Floor plan

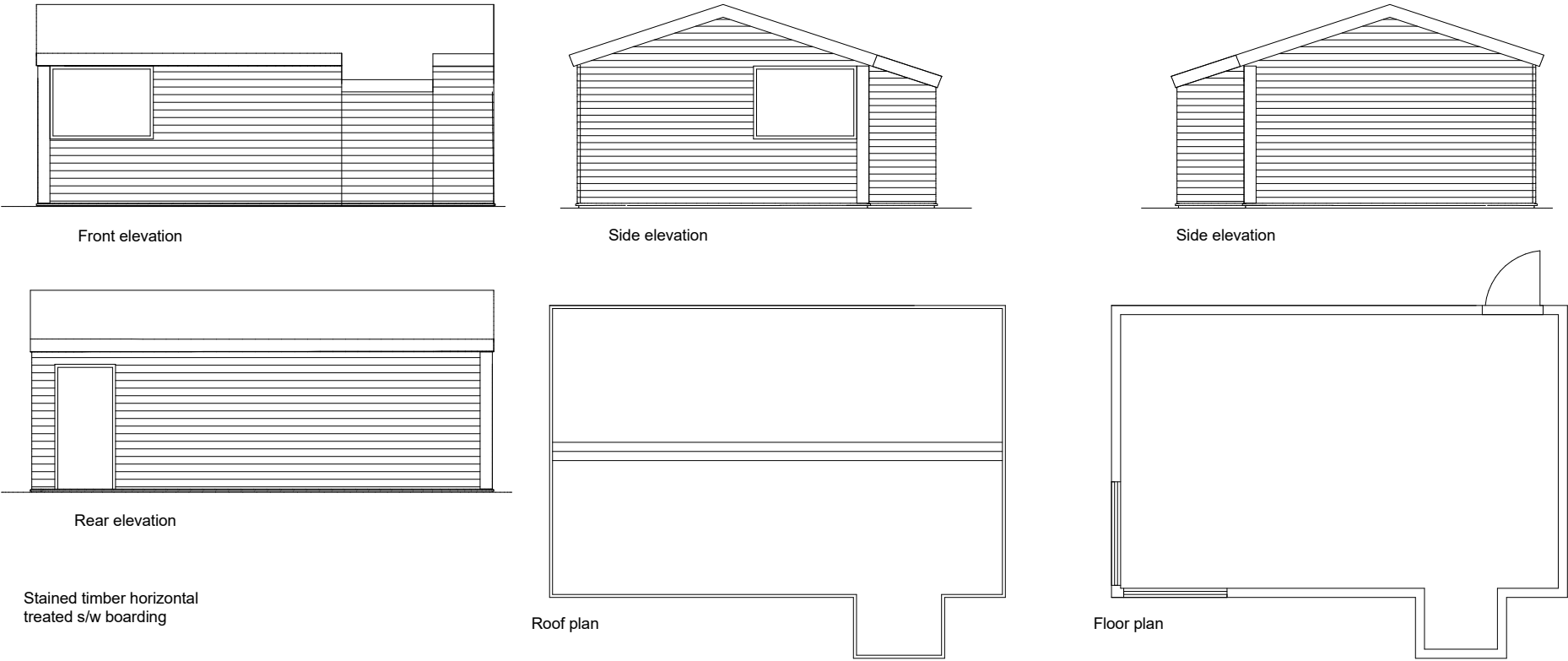
REGULARISATION ITEM



Key Plan

4.0 PROPOSED APPLICATION

4.18 FLAMINGO SHELTER - DRAWINGS



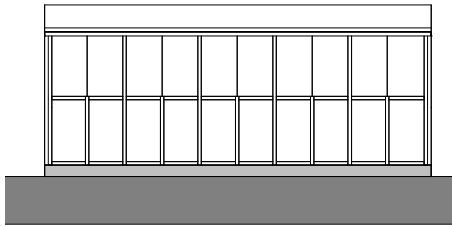
REGULARISATION ITEM



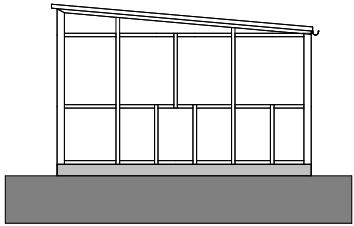
Key Plan

4.0 PROPOSED APPLICATION

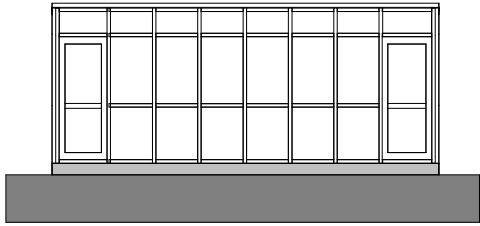
4.19 CATTERY - DRAWINGS



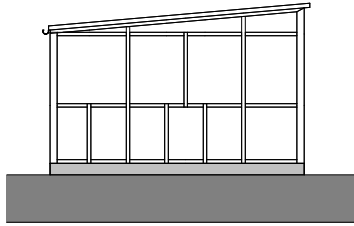
Existing North Elevation



Existing East Elevation



Existing South Elevation



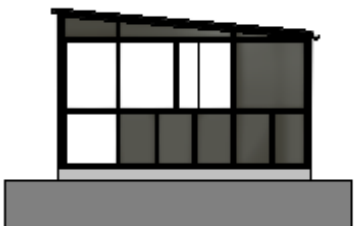
Existing West Elevation

Existing white uPVC/ metal structure with glazing.



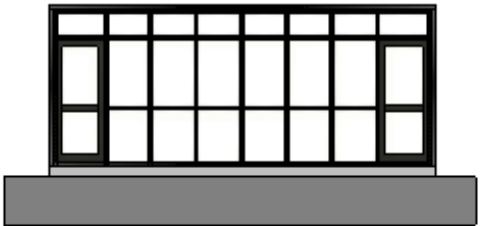
Proposed South East Elevation

(was North Elevation - new location/ orientation)



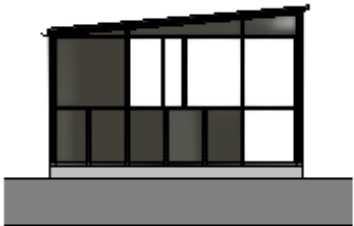
Proposed South West Elevation

(was East Elevation - new location/ orientation)



Proposed North West Elevation

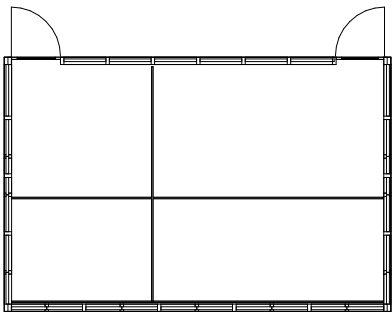
(was South Elevation - new location/ orientation)



Proposed North East Elevation

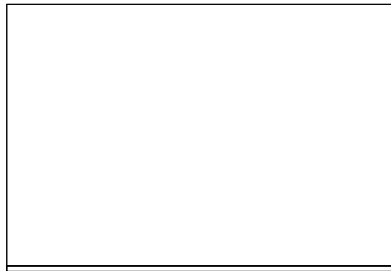
(was West Elevation - new location/ orientation)

Proposed - relocated existing structure and uPVC/metal frame panels and mullions sprayed black. Glazing retained as existing.



Floor Plan

Existing and Proposed Floor Plan is the same (just orientation differs in old location)



Roof Plan

Existing and Proposed Roof Plan is the same (just orientation differs in old location)



Key Plan

4.0 PROPOSED APPLICATION

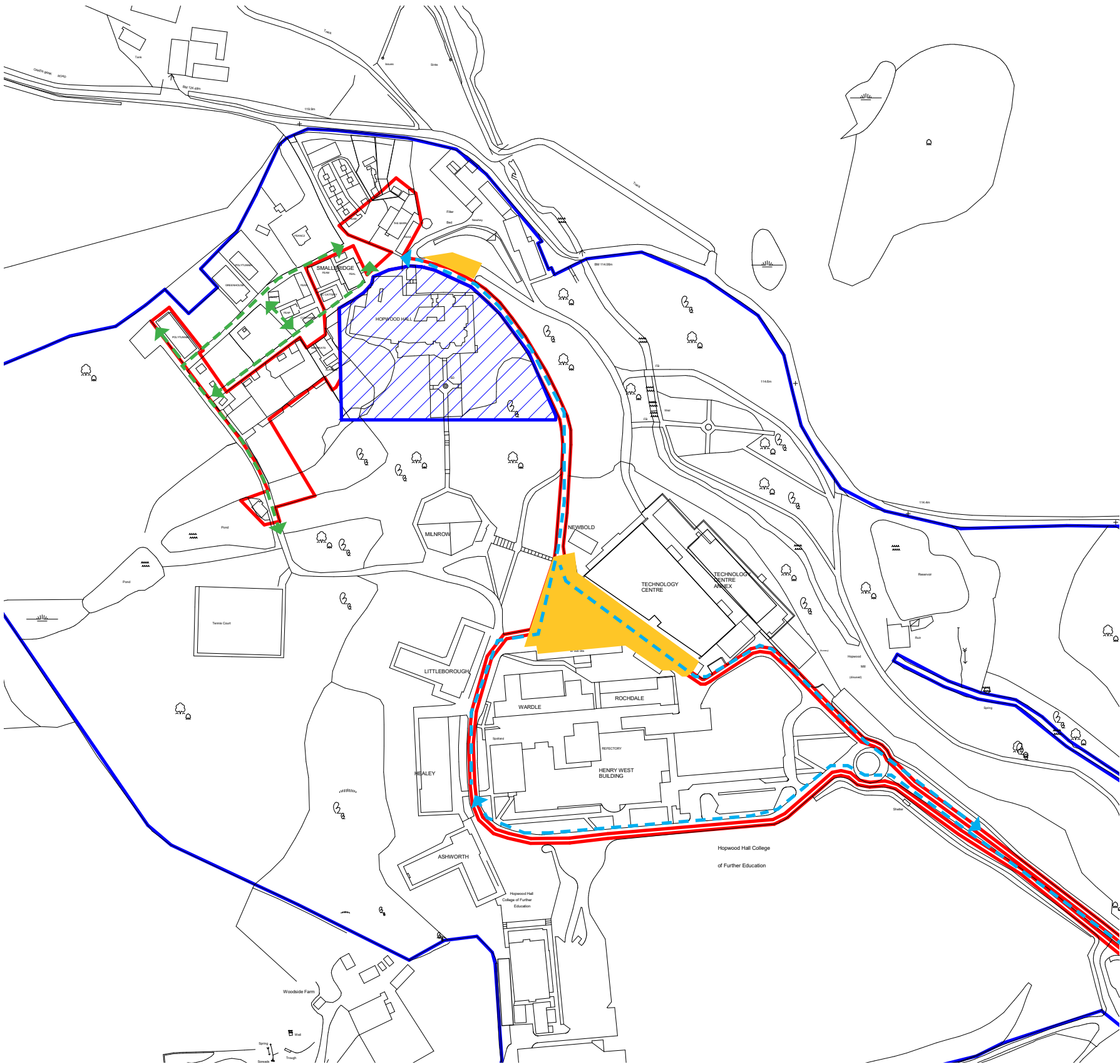
4.20 ACCESS AND PARKING

This application will use existing parking & drop-off arrangements and proposes no increase in student/ staff numbers, just improvement to the existing facilities to meet course requirements. Thus no additional pressure will be placed on the site.

There is a nearby college car park as part of the main campus parking that can be utilised by people attending the Animal Management Site. In addition there are a bank of parking spaces outside the front gate of the site area.

There is a gated secure compound for the site but behind the gate a central courtyard area provides opportunity for deliveries, drop off and general temporary access for vehicles.

The area has a current management strategy in place for vehicle access, maintenance and general use which wouldn't vary by the nature of this application.



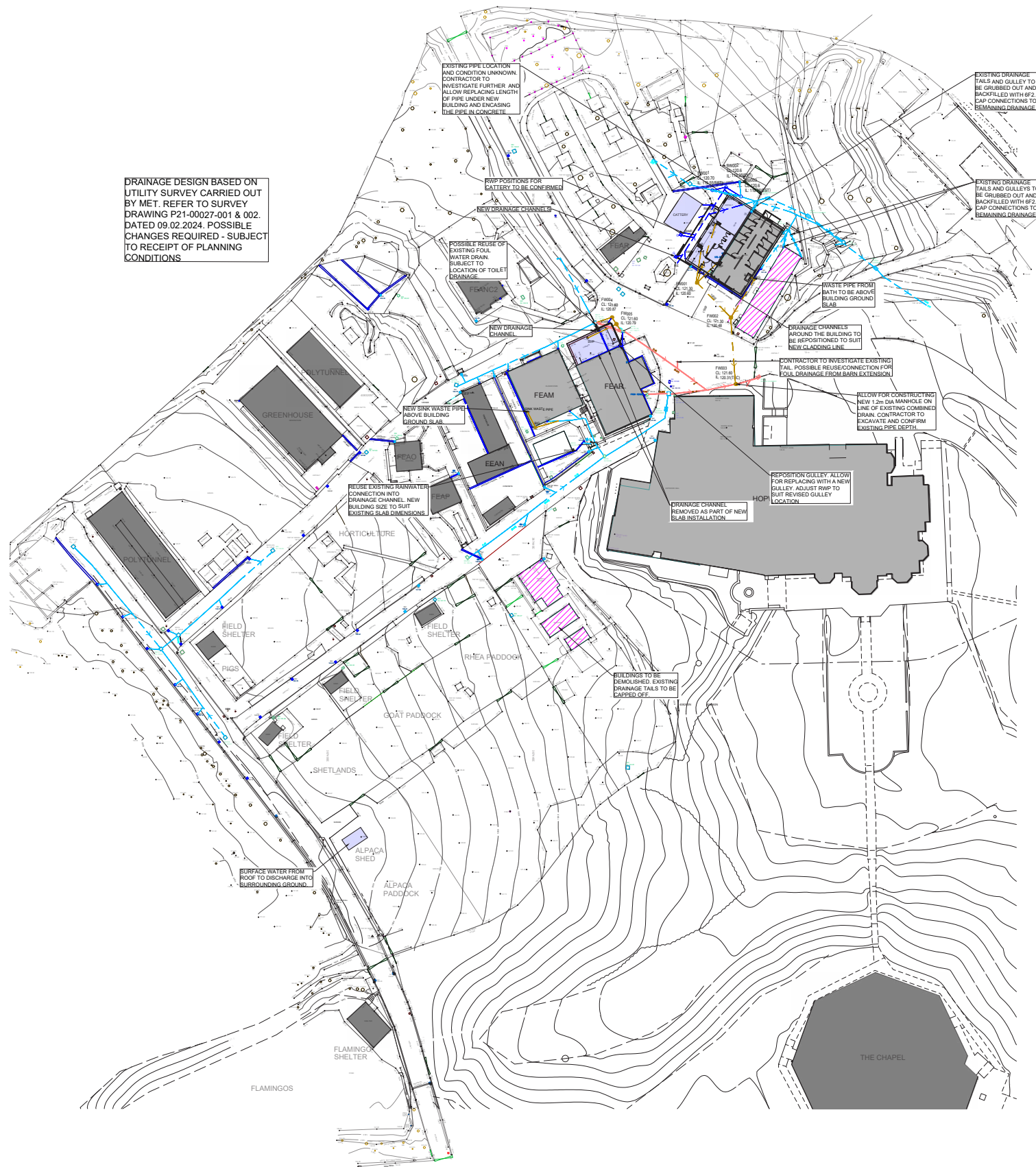
KEY

- Application Boundary
- Hopwood Hall College Ownership Boundary
- Parking provision existing on site for use
- Wider access routes to site for vehicles
- Internal access routes for site eg maintenance, servicing, deliveries

5.0 DRAINAGE STRATEGY

5.0 DRAINAGE STRATEGY

5.1 OVERVIEW



	PIPE B: 1500 IL 120.24 PIPE A: 1000 IL 129.28	PIPE C: 1000 IL 129.28		CHAMBER OFF SITE	
MH17 COMBINED	CL 121.73 CHAMBER: 4500 PIPE X: 1500 IL 120.99 PIPE A: 1500 IL 121.06	PIPE B: 1500 IL 121.01 PIPE C: 1500 IL 121.06	MH17B SURFACE	CL 124.83 CHAMBER OFF SITE	MH18 SURFACE CL 123.33 CHAMBER x 0.90m PIPE X: 1C IL 122.74 PIPE A: 1C IL 122.87 PIPE B: 5C IL 123.12 SILT: 0.75mbgl
MH19 COMBINED	CL 121.55 CHAMBER: 0.60 x 0.48 PIPE X: 1500 IL 120.99 PIPE A: 1000 IL 121.02	PIPE B: 1500 IL 120.71 PIPE C: 1000 IL 121.09	MH20 SURFACE	CL 123.08 CHAMBER: 4800 PIPE X: 1500 IL 122.02 PIPE A: 1500 IL 122.03 PIPE B: 1500 IL 122.08	MH21 SURFACE CL UNKNOWN CHAMBER LOCATED CCTV SUR POSITION REMOVED
MH22 SURFACE	CL 118.48 CHAMBER: 9000 PIPE X: 2250 IL 117.39 PIPE A: 1500 IL 117.52	PIPE B: 1500 IL 117.50 PIPE C: 2250 IL 117.41	MH23 SURFACE	CL UNKNOWN CHAMBER BURIED. LOCATED DURING CCTV SURVEY POSITION TRACED REMOVED	MH24 SURFACE CL UNKNOWN CHAMBER LOCATED CCTV SUR POSITION REMOVED
MH25 SURFACE	CL UNKNOWN CHAMBER BURIED. LOCATED DURING CCTV SURVEY. POSITION TRACED REMOVED	MH26 SURFACE	CL UNKNOWN CHAMBER BURIED. LOCATED DURING CCTV SURVEY. POSITION TRACED REMOVED	MH26 SURFACE	CL UNKNOWN CHAMBER BURIED. LOCATED DURING CCTV SURVEY. POSITION TRACED REMOVED
MH29 COMBINED	CL UNKNOWN CHAMBER BURIED. LOCATED DURING CCTV SURVEY POSITION TRACED REMOVED	MH30 COMBINED	CL 121.74 CHAMBER: 3000 PIPE X: 1000 IL 121.05 PIPE A: 1000 IL 121.18 PIPE B: 1000 IL 121.06	MH34 SURFACE	CL 121.25 CHAMBER: 3000 PIPE X: 1000 IL 120.53 PIPE A: 1000 IL 120.58 PIPE B: 1000 IL 120.58
MH35 SURFACE	CL 120.74 CHAMBER: 9000 PIPE X: 1500 IL 119.96 PIPE A: 1500 IL 120.05 SILT: 1.14mbgl WATER: 0.77mbgl	MH43 SURFACE	CL 119.56 CHAMBER: 0.72m x 0.72m PIPE X: IL 118.02 PIPE A: IL 118.03 PIPE B: IL 118.70 PIPE X&B: 1500 PIPE C: 1000 IL 118.31	MH44 COMBINED	CL 119.52 CHAMBER: 0.90 x 0.90 PIPE X: 2250 IL 117.71 PIPE A: 1500 IL 117.78
MH45 COMBINED	CL UNKNOWN CHAMBER BURIED. LOCATED DURING CCTV SURVEY POSITION TRACED REMOVED	MH46 CHARGE PIT	CL 122.27 CHAMBER: UTM PIPE X: 1500 IL 121.36 PIPE A: 1000 IL 121.82	PIPE B: 1500 IL 121.60 PIPE C: 1500 IL 121.67 SILT: 0.95mbgl WATER: 0.91mbgl	MH47 SURFACE CL 119.56 CHAMBER x 0.90m PIPE X: 1E IL 118.22 PIPE A: 1E IL 118.23 PIPE B: 1E IL 118.35
MH48 SURFACE	CL UNKNOWN CHAMBER BURIED. LOCATED DURING CCTV SURVEY POSITION TRACED REMOVED	MH49 COMBINED	CL 119.07 CHAMBER: 1.00m x 0.80m PIPE X: 2250 IL 115.26 PIPE A: 2250 IL 115.28	MH50 COMBINED	CL 119.47 CHAMBER: 10500 PIPE X: 2250 IL 117.46 PIPE A: 2250 IL 117.46
MH51 COMBINED	CL 119.61 CHAMBER TO RAISE COVER JAMMED	MH52 SURFACE	CL 125.73 CHAMBER: 0.80m x 0.60m PIPE X: 1500 IL 124.95 PIPE A: 1500 IL 124.96 PIPE B: 1000 IL 125.23	MH53 SURFACE	CL 126.03 CHAMBER: 0.45m x 0.60m PIPE X: 1000 IL 126.20 PIPE A: 1000 IL 126.22 PIPE B: 1000 IL 126.23

[illegible]

6.0 HERITAGE IMPACT

6.0 HERITAGE IMPACT

6.1 OVERVIEW

Please refer to separate Heritage Impact Statement submitted as part of the application for information.

7.0 ECOLOGY AND ARBORICULTURAL

7.0 ECOLOGY AND ARBORICULTURAL

7.1 OVERVIEW

Please refer to separate Ecology Phase 1 Report and Arboricultural Surveys/ Reports submitted as part of the application.

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seven.

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