

Application No: 19/1069M

Location: KINGS SCHOOL, CUMBERLAND STREET, MACCLESFIELD, CHESHIRE, SK10 1DA

Proposal: Listed building consent for the demolition of existing buildings and the residential redevelopment of The King's School Cumberland Street site to provide a mixture of conversion and new build dwellings and 'Later Living' apartments, with associated access, car parking, open space, landscaping and infrastructure

Applicant: Mr James Payne, Hillcrest Homes (est 1985) ltd and the Foundation of Sir John Percyvale

Expiry Date: 07-Jun-2019

SUMMARY

The proposal would remove the existing unsightly 20th Century additions to the principal Grade II Listed buildings and would thereby enhance the heritage asset. The proposal would secure the retention of the heritage asset and provide it with a viable future use. Any harm would be less than substantial and, in any event, would be outweighed by the public benefits of the scheme. Such benefits include ensuring a sustainable future use is secured for such an important and prominent site within Macclesfield; the provision of a public pedestrian / cycle link increasing connectivity through the site; the high quality design credentials; the retention / relocation of the cricket pavilion and opening up views of the principal listed buildings from the Sainsburys roundabout. There are also the general environmental, economic and social benefits attributed to bringing forward housing on this now vacant site within a highly sustainable location close to the town centre. Accordingly, the application is recommended for approval subject to conditions.

SUMMARY RECOMMENDATION

Approve subject to conditions

DESCRIPTION OF SITE AND CONTEXT

This application relates to part of the King's School campus off Cumberland Street, Macclesfield, which has now been vacated following completion of the new school at Prestbury.

The site occupies a prominent position on the north side of Cumberland Street, one of the main arterial routes through the town. It is positioned in between the two roundabouts that juncture with Westminster Road, Churchill Way and Hibel Road (A537) with some listed Alms houses located on the opposite side of the road to the south. Westminster Road runs along the western boundary to the site with Sainsbury's supermarket located on the opposite side.

Coare Street, which is formed predominantly by terraced residential properties, is located to the north of the site and dissects the school campus. The northern side is not part of this application but there are proposals for the erection of retirement living housing and extra care retirement accommodation for older people, which the Council has approved under planning ref; 18/4540M. Further to the north, the rest of the Westminster Road campus is being developed for housing.

To the east of the site, Pownall Street and Tunnicliffe Street bound the site and accommodate further residential properties. The site benefits from vehicular and pedestrian accesses from Cumberland Street, Westminster Road, Coare Street and Pownall Street.

Within the site itself, there are 2 principal listed buildings comprising of the original school (now library) and Headmasters House and lodge. There are also a number of pre-1948 curtilage listed elements: the extensive stone walls around the perimeter of the site, the main school building circa 1911, the Science block and the cricket pavilion (both 1930s). At the centre of the site, enclosed by buildings to the north, mature attractive trees and stone walls, is the cricket pitch.

Buildings on the site are predominantly 2 storeys, however, the arts block is 3 storeys on the Westminster Road side. The former library and the original school building are characterised by steeply pitched roofs, whilst the main school building is laid out in a 'U' plan with shallower, hipped roofs.

To the south of the main school buildings the site is relatively flat, but there is a change of level north of the buildings on Coare Street and to a lesser degree on Westminster Road, with the stone boundary wall retaining the site. The change in level on Coare Street is circa 5 metres, with the school building perched above and more modern additions on the rear of the main building and immediately behind the library constructed into the slope.

Save for the cricket pitch, the site is designated as being within the predominantly residential area of Macclesfield according to the Macclesfield Borough Local Plan (MBLP) 2004. The area that the cricket pitch occupies is allocated as 'existing open space' in the MBLP. The Town Centre Boundary bounds Cumberland Street to the south.

DETAILS OF PROPOSAL

This application seeks Listed Building Consent for the demolition of existing buildings and the residential redevelopment of The King's School Cumberland Street site to provide a mixture of conversion and new build dwellings and 'Later Living' apartments, with associated access, car parking, open space, landscaping and infrastructure. The proposal would provide 121 residential units on the site comprising of:

- Houses - 33 units made up 8 x 2 beds, 10 x 3 beds, 15 x 4 beds
- Main School Building - 29 units made up of 23 x 2 beds and 6 x 1 beds
- Library 7 x 2 beds units
- Later Living building - 45 units made up of 22 x 1 beds, 22 x 2 beds and 1 x 3 beds
- Gate House - 1 x 3 bed
- Duplex Apartments – 6 x 1 bed

RELEVANT HISTORY

001192P - GLASS CANOPY TO MAIN ENTRANCE – Approved 12-Jul-2000

42635P & 42547P - EXTENSION TO LIBRARY & CLASSROOM ACCOMMODATION – Approved 03-Oct-1985

75449P - ROOF EXTENSION AND EXTERNAL ALTERATIONS TO CRICKET PAVILLION (FORMER LIBRARY) – Approved 27-Oct-1993

19/1069M – Planning application for demolition of existing buildings and the residential redevelopment of The King's School Cumberland Street site to provide a mixture of conversion and new build dwellings and 'Later Living' apartments, with associated access, car parking, open space, landscaping and infrastructure – Currently under consideration

In addition to the above, there are other applications which are of relevance as they relate to additional sites associated with Kings School. These applications are relevant because they are part of the schools overall plan to move from this site to their new purpose built school at Alderley Road in Prestbury. These are:

Alderley Road, Prestbury:

15/4286M – Construction of a new school comprising classrooms, libraries and supporting facilities together with additional playing fields and various associated outbuildings, infrastructure, car parking and access – Approved 23-Jan-2017

18/6002M - Change of use of land from agricultural use to education and sports and retained as open land for use by the school – Approved 28-Feb-2019

19/1270M - Full planning application for engineering works for outdoor sports facilities to provide a replacement cricket pitch for the King's School site at Cumberland Street- Approved 10-Dec-2019

Fence Avenue, Macclesfield:

15/4287M – Outline application for partial change of use and partial demolition of existing buildings and structures, residential development for up to 300 units, landscaping, supporting infrastructure and means of access – Approved 23-Jan-2017

20/0246M - Approval of reserved matters, Appearance, Landscaping, Layout & Scale on outline planning app 15/4287M, for partial change of use and partial demolition of existing buildings and structures, including the change of use of Fence House into 27 apartments, and erection of 273 dwellings, landscaping, supporting infrastructure and means of access – Approved 16-Oct-2020

Westminster Road, Macclesfield:

15/4285M – Demolition of existing buildings and structures, residential development up to 150 units, landscaping, supporting infrastructure and access – Approved 23-Jan-2017

18/3545M - Reserved matters approval (appearance, landscaping, layout and scale) on Outline application 15/4285M for the erection of 132 dwellings, landscaping and associated infrastructure – Approved 13-Dec-2018

18/4540M - Erection of Retirement Living Housing (Category II type accommodation) and erection of Extra Care Retirement Accommodation for Older People (Use Class C2), with associated communal facilities, landscaping and car parking – Approved 12-Feb-2021

POLICIES

Development Plan

Cheshire East Local Plan Strategy

SE7 The Historic Environment

Macclesfield Borough Local Plan (saved policies)

BE16 (Setting of Listed Buildings)

BE17 (Preservation of Listed Buildings)

BE18 (Design Criteria for Listed Buildings)

BE19 (Changes of Use of Listed Buildings)

Other Material Considerations

National Planning Policy Framework (The Framework)

National Planning Practice Guidance

CONSULTATIONS (External to Planning)

Historic England - No comment to make but advise that advice should be sought from the Council's own archaeologist and conservation services.

War Memorials Trust – Originally objected to the loss of the cricket pavilion

VIEWS OF THE MACCLESFIELD TOWN COUNCIL

Note that this application would be under the direction of the Conservation Officer but asked that any decisions are made with sensitivity.

OTHER REPRESENTATIONS

Representations were received from 12 addresses including a petition, submissions made by Macclesfield Civic Society, the Kings School, and residents and community groups, expressing the following views:

- All of the Kings school sites should have been considered collectively – separation of planning applications
- When considering previous proposals at the other Kings Schools sites, the case was made that this site was of little commercial value and used to justify a lack of affordable housing on these sites
- Proposal are contrary to policy and guidance
- Support the residential use of the site
- Development is not needed for the Council's housing land supply – no strategic need
- Brownfield development is already running ahead of expectations
- Proposal represents an overdevelopment of the site with high density
- Design, layout, scale, height and density of the proposed buildings are not sympathetic to the site and surroundings and will appear prominent
- Use of flats roofs not appropriate
- Lack of affordable housing
- Loss of green open space and playing field
- Demolition of the War Memorial Cricket Pavilion does not respect the memory of those who arranged its construction and those it commemorates
- Cricket pavilion should be repurposed
- War memorial garden will not compensate loss of the cricket pavilion
- Increase in traffic on local highway network
- Lack of parking provision
- Development too close to neighbouring properties resulting in overshadowing and loss of light
- Series of balconies overlooking neighbouring properties would result in overlooking
- Increase in air pollution and impact on air quality and health of residents
- Impact on residential amenity from construction works
- Materials not in keeping (grey brick)
- Coare Street should be closed at its mid point as was planned a few years ago
- The access only onto Coare Street / Pownall Street is continually ignored and this would be made worse
- Impact on trees including those subject of Tree preservation Orders
- The visibility splays required for the access off Coare Street would reduce on street parking for existing residents
- Proposals not sympathetic to the heritage of the site
- Heritage assessments flawed
- Noise nuisance from Coare Street will be made worse with more traffic
- Development will not stand the test of time

- Town has declared a climate change emergency yet the carbon footprint does is a big concern
- Increased risk to safety of children travelling to school
- Use of Pownall Street entrance could impact on amenity
- Loss of iconic views
- Access proposals could create a rat rut
- Impact on drainage and flooding
- Impact on protected species including bats and owls
- Lack of explanation as to planning process
- Lack of information available to assess proposals and uploaded after consultation notification letters sent
- Retention of existing stone boundary walls and potential damage
- Lack of proposals for new trees
- Encroachment into tree root protections areas
- Size and bulk of school extension in relation to the existing school block in excessive and change in roofline will detract from its appearance
- Loss of existing chimneys
- Large expanse of brick work on side elevation of Coare Street block
- Non listed buildings should be treated with similar value to the listed building owing to their group value
- Materials from demolition should be reused within the site
- Unsustainable incursion into minimum root protection area of established trees
- Small gardens
- Unsustainable restrictive covenants
- Inaccuracies in plans
- Subsidence risk
- Vibration to neighbouring properties from construction
- Cycle and walking opportunities very limited and wider connections should be made with Beech Road and Manchester Road
- Scheme should be reviewed by an expert for disabled access
- Electric charging points, charging storage for mobility scooters and adequate bin storage should be included
- Proposal will add much needed vitality to the town centre
- Impact on townscape underestimated
- Pre-consultation process has been flawed
- Lack of co-ordination with other strategic development in the area e.g. Local Development Orders at Whalley Hayes car park and Strategic Regeneration Framework
- Statements made by the applicant are misleading
- CEC found to have previously falsified air quality data
- Retention of boundary walls
- Welcome the replacement Percy Vale building
- Emergency vehicle access will be difficult and illegal parking will continue to be a problem
- Construction hours should be limited
- Loss and impact on wildlife
- Existing drainage infrastructure insufficient to support development
- Remembrance gates not wide enough for access

- Other brownfield sites should be utilised
- Housing density
- Parking
- Traffic flow – what plans are in place for a by pass for the traffic
- Privacy and overlooking
- Design and style
- Environment, including air quality, wildlife, trees
- Affordable housing
- Ownership and maintenance responsibility
- for gates, boundary walls, trees
- Loss of protected green open space in centre of Macclesfield
- Loss of memorial cricket pavilion
- Lack of parking including a loss of existing on street parking on Coare Street
- Lack of affordable housing
- Overdevelopment of the site and density too high
- Nothing has changed regards poor access to and from the site and increased traffic and parking problems in an already densely built up area
- Some key documents not uploaded (Zones 1, 2, 3 and 4)
- Loss of the cricket pavilion war memorial
- Loss of view of the school through the main gates on Cumberland St
- Design of the proposed dwellings is not sensitive enough to the site
- Impact on privacy of neighbouring properties
- Impact on air quality
- Proposals will destroy the beautiful aspect of the open space from the Memorial Gates
- Loss of privacy and in contravention of CEC separation distances including emerging policy
- Optimum viable use for heritage assets should be secured without harm
- The balance of harm versus benefit has not been adequately explored
- The public benefit of “bringing forward housing” on the cricket pitch has not been demonstrated to outweigh the public disbenefits of (i) diminishing the setting of the heritage assets, and (ii) contravening local plan policies, including those on separation distances, parking, and affordable housing
- The plans are not to a standard that the Council should accept
- Site will be fragmented with parcels sold on to other developers
- The viability appraisal needs to be redone as it is out of date and unsound and does not follow RICS guidelines
- There will be harm to the heritage assets
- The developer’s ongoing failure to recognise the cricket pavilion’s memorial status puts the integrity of its conversion in jeopardy
- Concern that the memorial lintel will be lost
- It was originally stated that this development will not involve building on the cricket pitch and would be low density
- Not later living is a C3 use not C2
- CGIs are misleading
- Design and house-types are poor, too tall and will not stand the test of time
- Proposed accesses will reduce on street parking and conflict with visibility
- Coare street is used as a cut through which will increase

- Refuse and emergency vehicle access will be hindered
- Increase in Traffic - Highways should be discussing 15/4285M, 15/4540M and 19/1068M together
- 70% loss of cricket pitch / open space
- Density of housing proposed is too high for a small site
- More vehicles will further reduce air quality
- The science block should be retained
- The second row of houses on the cricket should be removed
- Potential structural impact on neighbouring properties
- More detail on noise attenuation required
- Affordable housing location should be reviewed

OFFICER APPRAISAL

Background

The application seeks Listed Building Consent for the redevelopment of the existing King's School site at Cumberland Street in Macclesfield for residential purposes. This follows the relocation of Kings School from its current two separate girls and boys' campuses in Macclesfield town to a newly constructed girls and boys' school at the site adjacent to the existing Derby Fields off Alderley Road in Prestbury. The other King's School sites at Fence Avenue and Westminster Road will be redeveloped for housing. Work to construct the residential development of part of the Westminster Road site is well underway.

Heritage Considerations

Policy SE7 of the CELPS states that, the Council will support development proposals that do not cause harm to, or which better reveal the significance of heritage assets and will seek to avoid or minimise conflict between the conservation of a heritage asset and any aspect of a development proposal by:

- i. Requiring development proposals that cause harm to, or loss of, a designated heritage asset and its significance, including its setting, to provide a clear and convincing justification as to why that harm is considered acceptable. Where that case cannot be demonstrated, proposals will not be supported.
- ii. Considering the level of harm in relation to the public benefits that may be gained by the proposal.
- iii. The use of appropriate legal agreements or planning obligations to secure the benefits arising from a development proposal where the loss, in whole or in part of a heritage asset is accepted.

Paragraph 195 of the Framework states that, where a proposed development will lead to substantial harm to or total loss of a designated heritage asset, LPAs should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve public benefits that outweigh the harm or loss.

Paragraph 196 of the NPPF states that 'where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed

against the public benefits of the proposal including, where appropriate, securing its optimum viable use'.

Each of these local plan policies sets out a clear presumption against substantial harm of loss of designated heritage assets except in exceptional circumstances or cases of clear public benefit.

Assessment of Impact

The alterations proposed for the change of use of the principal listed building on this site, (formerly in use as a library and Headmasters house) are:

Internally:

The closing up of many current door openings to allow separation (for apartments), there will also be the introduction of new studwork (timber and plasterboard stud portions) to form new bathrooms kitchens etc. Additionally, there will be new staircases to modify the current internal layout. The ventilation requirements do need further information but could be conditioned. Given the previous work undertaken within the building, these proposed alterations can be accommodated within the fabric of the existing building without detracting from its historic significance and will help with the general internal condition of the building.

Externally:

The South, West and East elevations: The lengthening of the current Gothic windows (lowering of the existing sills) with a new transom detail to accommodate the interface with the new internal floor line and the redesign of these windows (alteration to transoms) to accommodate for new opening when viewed from a distance will not appear to alter the view of the current Library building, although there will be some change to the historic fabric. The Council's Design and Conservation Officer does not object to this.

North Elevation:

The demolition of a non-original part of the building is proposed with the insertion of contemporary glazing into part of this elevation exposed by the demolition. This is acceptable to the listed building as it will reveal the original fabric of this elevation and therefore serves as benefit of the scheme. The proposed works while losing some of the original fabric of the building will allow this building to be brought into a new use as apartments without losing its essential architectural appearance and thus save this building for future generations to enjoy.

Boundary Walls:

In regard to boundary walls, the proposals generally seek retention and repair. Some localised modification will occur, but this will not lead to harm to the character of the walls in their entirety and planning conditions could be used to ensure this.

Demolition:

In addition to the conservation works to the principal buildings, the proposal also intends the demolition of the one pre-1948 building falling within the curtilage: the science block, which as the assessment identifies, are subject to the same protection and considerations as those for the principal listed buildings. The cricket pavilion is now proposed to be retained and relocated a short distance from where it already sits.

Both have significance in their own right. However, they also have an enhanced collective value as part of the Kings ensemble, with the cricket pitch as their foreground. The relationship between the pitch and the cricket pavilion is especially strong. As it stands, demolition of the science block would result in total loss of one these two curtilage buildings and there would be harm as a consequence. The cricket pavilion would be relocated so as to front out over the cricket pitch whilst still accommodating the development along the eastern edge of the site and integrating it also.

The submitted heritage statement sets out the assessment of significance undertaken for the various assets. Both the science block and the pavilion are assessed as having low significance. This is a fair reflection of the significance of the Science Block. It was initially considered that it did not adequately reflect the communal significance of the cricket pavilion, thought to be built to commemorate the fallen of WWI. This historic connection is something very important to the school, reflected both in the pavilion but also the memorial within the Main School building and the memorial gates (WWII).

The submitted Heritage Statement uses the assessment of heritage significance using Highways England's Design Manual for Roads and Bridges 2016 (DMRB). The DMRB recommends that heritage assets should be assessed into one of five categories, based upon specified criteria. Whilst the DMRB methodology rightly identifies greater significance attached to the principal listed buildings, the main school building, and the enclosing structures, it does not enable a more subtle distinction when assessing these lesser assets. The added communal value of the pavilion clearly sets it apart from the science block in terms of significance.

The present group of buildings forming the School as viewed from the south have a strong group value. However, from Coare Street and Pownall Street, the school has a lower group value arising from the modern elements that are of low architectural quality except the original school and headmaster's house at the corner of Coare Street and Westminster Road. The removal and replacement of more modern and unsympathetic extensions and buildings on the northern side of the main school buildings will enable betterment, whereas the proposed demolition of the science block will erode the present group value experienced from the main viewpoint. It is considered that, at best, the significance of heritage impact would result in slight/moderate harm based on the current proposals. This harm has been reduced following the decision to retain the cricket pavilion albeit in a different position.

Impact upon the setting of the assets:

The setting of heritage assets is defined in policy as the surroundings within which assets are experienced and often this is expressed in terms of views. The setting of the assets at Kings are interrelated and contribute to one another, including that of the Alms houses to the south of Cumberland Street. The principal view of the heritage assets is that from the site entrance toward the north. But the Kings setting is more than just this view; it is also about atmosphere within the site. The openness within the front part of the site contributes greatly to this, albeit it is not a formal or designed space. It epitomises King's. Views out from buildings across the space and from the cricket pitch toward the hills to the east of the town also contribute toward the setting of the assets, creating a visual connection to the wider landscape.

The area of concern in terms of setting is the proposed development in the western part of the site, forward of the headmaster's house and the original school building. As already discussed, the proposals for the later living block will be far more strident by virtue of the scale and mass

of the building. Whilst it may not be any taller than the Art block that it would replace, or the ridge line of the old school building, its footprint is larger than that of the building to be demolished and it will enclose much of the western side of the site as seen in the view from the site entrance off Cumberland Street. This has been improved by widening the gap between the northern end of the Later Living block and the school building and this would allow greater views of the heritage asset from the Sainsbury's roundabout. It is considered that this aspect of openness will be restricted to a limited view and the benefits of the scheme as a whole are considered to outweigh this harm as discussed previously in this report.

The amended scheme does not have any greater impact on the designated heritage assets than the schemes that have been considered previously by Members save for the benefit of retaining the existing cricket pavilion. The conclusions drawn by officers remain the same. On this basis, officers conclude that the impact on the designated heritage assets would be acceptable in this case in accordance with Policy SE 7 of the CELPS and saved policies BE16, BE17, BE18 and BE19 of the Macclesfield Borough Local Plan.

Cricket Pavilion and Memorials

The cricket pavilion was originally constructed in 1934 as a library and pavilion partly using funds left over from donations following WW2. An alcove was left to indicate the source of part of the funds where an inscription was later placed reading 'In Memoriam, 1914-18'. Many representations expressed concern at the loss of the cricket pavilion and stated that it should either be retained, relocated on site or at the new school site. Member's expressed similar concerns and as a consequence, the amended scheme proposes to relocate the pavilion within the site and to re-purpose it as two affordable two-bedroom dwellings. This is considered to be a positive of the scheme as it will result in the retention of a curtilage listed structure, will maintain the memorial connection with the school and the fallen whilst also providing a reference to the former use of the site as a school cricket pitch.

With respect to the memorials specifically, the school previously submitted their own representation on this matter in the form of a Memorial Statement. The submission set out primarily how the school continues to honour those former staff and pupils that have lost their lives in conflict.

Firstly, the school's memorial plans take the form of:

- 900 seat assembly hall at the new school campus which will be the principal memorial facility
- Relocation of the physical memorials to new school site
- Replica of the war memorial gates to the Cumberland Street entrance to be erected at the new school site
- Lintel within the existing cricket pavilion reading 'In Memoriam, 1914-18' to be incorporated into a new cricket pavilion

The 900 seat assembly hall is now operational at the site of the new Kings School and the war memorial plaques listing the names of the fallen have already been relocated and displayed in the hall.

The remaining memorials take the form of:

- War memorial gates to the Cumberland Street entrance
- Memorial lintel in the cricket pavilion

Now that the scheme has been amended to retain the cricket pavilion on site, the memorial lintel would be retained. There is also an opportunity to maintain a continuity of connection with the site of the new school. This could take the form of an interpretation of the wider history of the school (e.g. history boards), of which part would be the remembrance of those ex pupils lost in conflict. This would add weight to the commemoration and help raise awareness within the community and future residents of this historic connection. Coupled with the applicant's proposal for the memorial garden within the site, retention of the cricket pavilion and memorial gates, the proposal is found to be acceptable in terms of its heritage impacts and memorial proposals.

CONCLUSIONS

The proposal would remove the existing unsightly 20th Century additions to the principal Grade II Listed buildings and would thereby enhance the heritage asset. The proposal would secure the retention of the heritage asset and provide it with a viable future use. Any harm would be less than substantial and, in any event, would be outweighed by the public benefits of the scheme. Such benefits include ensuring a sustainable future use is secured for such an important and prominent site within Macclesfield; the provision of a public pedestrian / cycle link increasing connectivity through the site; the high quality design credentials; the retention / relocation of the cricket pavilion and opening up views of the principal listed buildings from the Sainsburys roundabout. There are also the general environmental, economic and social benefits attributed to bringing forward housing on this now vacant site within a highly sustainable location close to the town centre. Accordingly, the application is recommended for approval subject to conditions.

RECOMMENDATION

APPROVE subject to the following conditions:

1. Commencement of development (3 years)
2. Development in accordance with approved and amended plans
3. No development involving the loss of the existing cricket pitch shall be carried out until a timetable has been agreed for its replacement.
4. Details of ground levels to be submitted, approved and implemented
5. Details of external facing materials to be submitted, approved and implemented and notwithstanding the submitted detail, to include the use of stone.
6. Details of surfacing materials to be submitted and to be conservation style in accordance with design guide
7. Details of boundary treatments to be submitted, approved and implemented including retention of boundary walls
8. Retention of war memorial gates
9. Scheme of memorial proposals to be submitted and approved
10. Submission of a scheme and method statement for the retention of the façade of the main school block to be submitted and approved

11. Submission of a scheme and method statement for relocation of cricket pavilion to be submitted and approved (including retention of memorial lintel)
12. The material and colour of any rainwater goods to be installed on the principal listed buildings shall be cast metal and painted black, unless otherwise agreed
13. Prior to the installation of any fenestration as part of the works to the principal listed buildings, drawings indicating details of all windows and external doors, including cross sections of glazing bars shall be submitted and approved
14. All windows and doors in the external elevations of principal listed buildings shall be fabricated in timber
15. Details of any repairs to the boundary walls shall be submitted to and approved
16. Details showing the location, size, design and materials of the proposed boundary treatments shall be submitted to and approved
17. No new plumbing, pipes, soil stacks, flues, vents, ductwork grilles, security alarms, lighting, satellite dishes, cameras or other fixtures shall be attached to the external faces of the principal listed buildings

In order to give proper effect to the Committee's intentions and without changing the substance of the decision, authority is delegated to the Head of Planning, in consultation with the Chairman (or in his absence the Vice Chair) of the Strategic Planning Board to correct any technical slip or omission in the wording of the resolution, between approval of the minutes and issue of the decision notice.



- CROSS REFERENCE KEY**
- Storage Block - for detail drawings refer to 404-01-000-1000 drawing series
 - Library - for detail drawings refer to 404-02-000-1000 drawing series
 - Gift Shop - for detail drawings refer to 404-03-000-1000 drawing series
 - Art Room - for detail drawings refer to 404-04-000-1000 drawing series
 - Music Room - for detail drawings refer to 404-05-000-1000 drawing series
 - Science Room - for detail drawings refer to 404-06-000-1000 drawing series
 - Design - for detail drawings refer to 404-07-000-1000 drawing series
 - Gym/Fit - for detail drawings refer to 404-08-000-1000 drawing series
 - Performance Building - for detail drawings refer to 404-09-000-1000 drawing series

version: 0001 | notes:
 A 21/03/2019 based for planning

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project:
 King School Macaulay
 site
 location plan
 scale:
 1:1250 @ A3
 date:
 21/03/2019
 drawing number (working):
 404-MP-020-0001-A
 based for:
 planning document

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