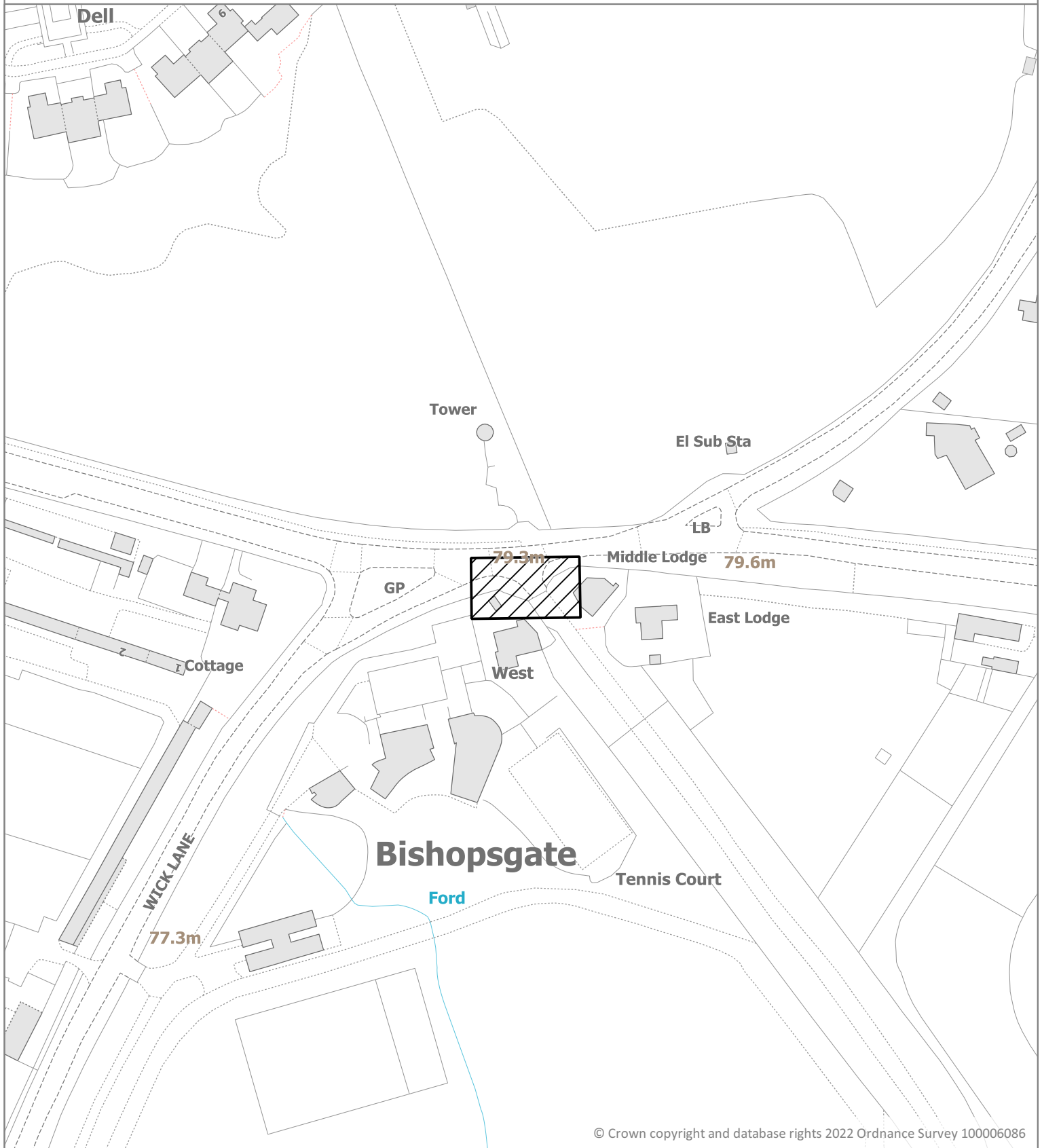




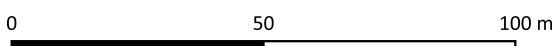
Date: 01/06/2022

Fairmont Park, Windsor Park Hotel



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Scale: 1:1,500



RU.22/0086



COMMITTEE AGENDA REFERENCE: - 5D

APPLICATION REF:	RU.22/0086
LOCATION	Fairmont Windsor Park Hotel, Wick Lane, Englefield Green, TW20 0YL
PROPOSAL	Retention of existing illuminated hotel lettering sign mounted on a stone wall with trough fountain at main hotel entrance on Bishopsgate Road (retrospective application)
TYPE	Advertisement
EXPIRY DATE	10/06/22
WARD	Englefield Green West
CASE OFFICER	Louise Waters
REASON FOR COMMITTEE DETERMINATION	Listed by the CHDMBC following consideration of a committee call in request by Cllr (at the time of request) J Sohi taking in to account the number of letters of representation received.
<i>If you have questions about this report please contact Ashley Smith, Victoria Gibson or the case officer.</i>	

1. SUMMARY OF RECOMMENDATION

It is recommended subject to the receipt of comments from the County Highway Authority and subject to no objections being received the Planning Committee authorises the CHDMBC:	
1.	Grant Consent - subject to conditions and no objection being raised by the Highway Authority (SCC)

2. DETAILS OF THE SITE AND ITS SURROUNDINGS

- 2.1 The application site includes a small triangular parcel of land at the entrance of the existing 4* hotel known as The Fairmont Windsor Park Hotel positioned along Bishopsgate Road. The main hotel and grounds are situated to the south of the application site. The application site falls within the Green Belt and a Priority Habitat Inventory. Tree Preservation Order 442 (Land at Saville Court) covers existing trees to the south of the application site within the wider hotel site. Land to the east of the site is covered by Tree Preservation Order 220 (Land to the east of Wick Lane). The application site is surrounded by existing residential dwellings with open land to the north.

3. APPLICATION DETAILS

- 3.1 This application is a retrospective advertisement application. The application seeks the retention of an existing illuminated hotel sign mounted on a wall with a trough fountain to

the front. The existing sign is positioned to the west of the main hotel entrance on Bishopsgate Road. The entrance to the hotel has an existing brick wall/metal railings and entrance gates. The illuminated sign is set back some 5.4 metres from the adjoining public highway and is positioned to the front of the existing entrance wall, railings and gate. The sign is constructed of black marble cladding and also incorporates smooth concrete polished panels. The advertisement has internally illuminated lettering 'Fairmont Hotel and Resorts' with 2 illuminated lamps positioned on the top of the structure. The fountain feature located to the front of the sign has been designed with 4 trough lights. The wall upon which the signage is mounted has a maximum height of some 2.58 metres excluding the lamps. The lamps extend to some 0.72 metres above the top of the wall. The footprint of the advertisement (including the fountain) extends to a depth of some 1.72 metres and a width of some 2.86 metres. The applicant has advised that all previous signage including 2 ground-based floodlights and an illuminated stone plaque set in a wall on the east side of the access have been removed.

- 3.2 The applicant has submitted a covering letter in support of the application. This covering letter advises that the vast majority of guests travel east to west along the surrounding roads to access the hotel from the wider strategic road network. The letter states that the hotel's entrance is set back from the road on the inside of a slight bend in Bishopsgate Road and there is no advance warning of the hotel's entrance. The hotel operates on a 24-hour basis and on this basis the applicant confirms that the existing signage had to be improved including improved lighting. The supporting covering letter confirms that the design of the sign is considered to be of a high quality and reflective of its purpose for identifying the location of the prestigious 5* hotel, spa and conference. The covering letter also includes an appeal decision in support of the application. The applicant has also submitted a Lighting Lux Levels Plan in support of the application which advises that the maximum lux lighting levels within close proximity to the signage would be some 15 lux reducing to 4 lux by the entrance of the site where it adjoins the highway.

4. RELEVANT PLANNING HISTORY

- 4.1 The following history is considered relevant to this application. The existing hotel has recently been demolished and rebuilt to provide an upgraded 5* hotel facility within the borough. There is an extensive planning history relating to these works including applications seeking approval of details reserved by condition. The most relevant includes the following:

Reference	Details
RU.21/2211	Application seeking retrospective planning permission for the proposed erection of 4 detached treehouse lodges ancillary to the existing hotel use at Fairmont Hotel with associated access and pathways and the proposed part change of use of existing land at Dell Park House for hotel use (Use Class C1). No decision to date.
RU.20/1088	Application seeking a variation to planning condition 3 (approved drawing numbers) and 12 (hard and soft landscaping) of planning application RU.16/0824 for the redevelopment and refurbishment of the existing hotel, spa and conference facility to allow for the removal of a Wellingtonia Tree. Granted.
RU.19/0613	Application seeking a variation to planning condition 3 (approved drawing numbers) and 12 (hard & soft landscaping and tree protection measures) of planning application RU.18/1239 to allow for the removal of a Wellingtonia Tree which was previously shown for

	retention. Withdrawn.
RU.18/1239	Variation to planning condition 3 (approved drawing numbers) of planning application RU.16/0824 to allow for revisions for the redevelopment and refurbishment of the existing hotel, spa and conference facility to provide a 5* facility. Granted.
RU.17/1368	Variation to planning condition 3 (approved drawing numbers) of planning application RU.16/0824 to allow for revisions to the approved design for the redevelopment and refurbishment of the existing hotel, spa and conference facility to provide a 5* facility (amended plans received 23/10 , 3/11 and 09/11 to include the complete demolition of the building and revisions to the floor plans and design). Granted.
RU.16/0824	Redevelopment and refurbishment of the existing hotel, spa and conference facility to provide a 5* facility, including extensions to the existing building (including the basement) to provide additional bedrooms, an improved conference facility, improved spa and banquet hall, proposed erection of a replacement roof and demolition of parts of the existing building, creation of a new service area and alterations to existing parking, hard and soft landscaping. Granted.

5 SUMMARY OF MAIN RELEVANT STRATEGIES AND POLICIES RELEVANT TO THE DECISION

- 5.1 National Planning Policy Framework and Guidance.
- 5.2 The Runnymede 2030 Local Plan was adopted on 16 July 2020 and the policies have to be read as a whole. Any specific key policies will be referred to in the planning considerations.
- 5.3 Runnymede Design Guide 2021
- 5.4 This site falls within the designated Englefield Neighbourhood Area. However, a neighbourhood Plan has not been developed yet for this area.

6. CONSULTATIONS CARRIED OUT

6.1 Consultees responses

Consultee	Comments
Surrey Wildlife Trust	No objections
Councils Tree Officer	No objections
County Highway Authority	Comments are awaited from the County Highway Authority, and they will be reported to the Committee through the addendum item.
Englefield Green Neighbourhood Forum	A letter of representation has been received from the Englefield Green Neighbourhood Forum which is summarised below: <ul style="list-style-type: none"> The Fairmont Hotel obviously needs to have a sign at its entrance to advertise where it is, and this one on its own seems to us to be reasonably discreet and

	<p>suitable for a hotel of this stature.</p> <ul style="list-style-type: none"> • There is a precedent to refuse this retrospective planning application, namely Hox Park, Coopers Hill Lane, Englefield Green, where an illuminated sign was refused retrospective planning consent, requiring the developer to subsequently remove that sign. • However, it is the way this application has come about and its content and deficiencies that we wish to comment on. • This is the second retrospective planning application for the Fairmont this year. Given the advisors they employ it is difficult to understand how they could not have known that an application was required prior to undertaking the installation. • The location plan shows the Fairmont to include the whole of Dell Park as well as the hotel itself (<i>Officers comments: The red line of the application site includes a small parcel of land at the site entrance to include the location of the new signage. The site location plan includes a wider area outlined in blue which does not form part of the application site but is neighbouring land which is owned by the applicant</i>) • The title on the site location plan refers to the Savill Court Hotel which is inaccurate. (<i>Officers comments: The applicant has been requested to update this plan to make reference to the updated name of the Hotel. This updated plan will be included within the addendum to the planning committee</i>). • The supporting letter uses a completely inappropriate example to illustrate a supposedly similar situation where a sign has been approved. The example given is therefore irrelevant to the decision-making process • The Lighting level drawing only indicates the lights on the sign. There is no reference to the recently installed lights on the main entrance brick columns to either side of the sign or on the entrance gate to the hotel. The 'site boundary' should be extended to include these as part of the scheme. (<i>Officers comments: This application relates to an application for Advertisement Consent. On this basis the lights which have been recently installed lights on the main entrance brick columns to either side of the sign and on the entrance gate to the hotel cannot be considered under this application. This new lighting will be separately considered by the Local Planning Authority</i>) • In conclusion we consider the sign itself to be discreet, but the combination of the sign with the existing
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	<p>(unapproved) lighting on the pillars and the gate to be unacceptable. On this basis the applicant should reapply incorporating the existing lighting to give the overall picture but proposing to reduce the number of pillar lights to a balanced 3 on either side of the gate and retaining their lowered light emission levels. <i>(Officers comments: Any new lighting which does not form part of this Advertisement Application will be considered separately by the Local Planning Authority and an application will be sought should this be required)</i></p> <ul style="list-style-type: none"> • An Exterior Lighting Plan (rev B) was approved under application RU.21/0455 which was seeking approval of details reserved by planning condition 13 (external lighting) of planning application RU.18/1239 for the redevelopment and refurbishment of the existing hotel, spa and conference facility to provide a 5* facility. The Exterior Lighting Plan (ELP) under this application do not include the drive, and do not include the entrance gate and there is no indication in the report that the scope is other than the area marked on the plans. Lamp posts have been placed all down the drive as well as tree uplighters. These lights should have been the subject of a further submission by the applicant explaining the effect on the ecology of this Green Belt location and the mitigating actions proposed. The submission only referred to bats which are not the only protected species. This lighting previously installed is considered to result in light pollution and a revised application should be submitted to include this previous lighting with modifications (as previously approved under RU.21/0455) and should also include the retrospective signage. Until this is done and a satisfactory report produced and mitigating measures proposed this application should not even be considered. <p><i>(Officers comments: These comments relate to a separate planning application and cannot be considered as part of this Advertisement Application. These comments will be considered separately by the Local Planning Authority outside of the determination of this current application).</i></p>
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Representations and comments from interested parties

6.2 42 Neighbouring properties were consulted in addition to being advertised on the Council's website and 25 letters of representation have been received which can be summarised as follows:

- Objections raised due to light pollution caused to neighbouring properties.

- impact on the right of residents to enjoy their property especially after dark.
- Whilst the hotel certainly needs some sort of sign the current signage is both illegal and unsuitable for the area. The original consent for the development under RU.16/0824 clearly indicates that the developers should have submitted details before installation.
- The sign is within an Area of Special Control of Advertisements.
- The owners of the site have neglected its position of responsibility & stewardship of the Green Belt once the company had been granted planning permission in 2016.
- The sign as it stands is illegal, and an appropriate fine should be applied.
- The sign should be redesigned to be in keeping with the area (i.e. the Fox and Hound)
- The Fairmont Hotel obviously needs to have a sign at its entrance to advertise where it is and this one on its own seems to be reasonably discreet and suitable for a hotel of this stature.
- There is a precedent to refuse this retrospective planning application, namely Hox Park, Coopers Hill Lane, Englefield Green.
- Letters of representation wish to reiterate objections already raised by the Englefield Green Neighbourhood Forum.
- The sign was erected without proper consent and is wholly inappropriate in size, style and materials and is an eyesore within its setting next to Windsor Great Park.
- The sign should not be illuminated as this negatively impacts on the surroundings which are rural and peaceful and natural.
- This sign and the fountain which is incorporated into it are wholly inappropriate in this setting. The development is not in- keeping with the surrounding area.
- The application should be looked at in the wider context of the applicant blatantly breaching planning regulations and laws time after time. If the applicant continues to get retrospective planning, then he will continue to game the system and the council will be setting a terrible precedent. Each time you break the rules it doesn't seem like much, but it all adds up to flagrant breaches of the rules/ laws, a loss of the benefits of the Green Belt and a loss to biodiversity and wildlife.
- The sign is much larger than the sign it replaced and it's neon lighting is not appropriate.
- The property is close to Windsor Great Park and concerns are raised regarding detrimental impacts of light pollution on local wildlife.
- Completing developments without planning permission seems to be a tactic by the developers calculating that they have a better chance of success by seeking forgiveness rather than by asking permission.
- If this application is granted it will provide no incentive for the applicant to apply for planning permission in the future. Concerns are raised as to what further unauthorised developments will be undertaken as the applicant owns a further 100 acres of Green Belt land. It is time to say 'no'.
- it is the responsibility of the council and planning department to ensure that such

breaches do not happen.

- A significant number of lights on pillars have also been erected either side of the entrance and along the main access road leading from the entrance to the main Hotel facility. Before the hotel was replaced there were no lights on Bishopsgate Road. This results in significant light pollution and has a negative impact on biodiversity and will negatively impact on surrounding residents' quality of life. (Google images and photographs have been submitted to demonstrate the extent of this lighting and the light pollution) These lights should have been the subject of a further submission by the applicant explaining the effect on the ecology of this Green Belt location. (*Officers comments: This application relates to an application for Advertisement Consent. On this basis these lights cannot be considered as part of this application*)
- The previous signage for the Savill Court Hotel consisted of a small sign illuminated by a very small light and 2 lights on the gate posts.
- Harmful impacts upon the Green Belt.
- The development is an eyesore and it should be removed.
- The area is "Countryside". It is not an urban setting and therefore should not have commercial lighting within this rural area.
- The application is contrary to the National Planning Policy Framework. There are no very special circumstances to support this application.
- A sign similar to the neighbouring Dell Park Farm which is discreet with white lettering on a dark green board and lit by down lighters would be more appropriate for the rural setting
- The development is contrary to planning condition 16 of RU.16/0824.
- Previous external lighting applications for the site have stated that the lighting should 'incorporate reflectors, louvre and shields to direct light downwards to avoid any spilled light and preserve dark skies. The current signage and pillar mounted globe lights across the hotel site do not meet this requirement.
- An ecological survey should have been undertaken prior to the commencement of the development.
- At the very least this retrospective application should be refused and the applicant should reapply incorporating the extensive lighting installed and include a comprehensive bat survey after the lighting has been switched off for at least two years in order to allow bat species to return to their original foraging and roosting patterns.
- Cowarth Park Hotel has a similar profile to the Fairmont. The entrance to this hotel is on a much busier road, but the signage and entrance lighting shows how an awareness of, and care for, the immediate environment can be successfully combined with the marketing needs of a commercial enterprise.
- This specific retrospective application must not be looked at in isolation but must be considered in view of all modifications to the site landscape as a whole.
- The signage is too modern in design, overly illuminated at night and jars against the backdrop of traditional homes that reside in that road and lead to an entrance to

Windsor Great Park.

- The signage is tacky, unsightly and of poor quality.
- The signage encroaches on an area people have enjoyed for a very long time.
- The signage negatively impacts on the visual amenity of its immediate environ.
- The scale and illumination of the advertising sign is wholly inappropriate in this setting.
- The inclusion of a fountain has a negative impact on the aural amenity of its surrounds and constitutes a noise pollution infringement on the rights of neighbouring premises to the use and enjoyment of their land.
- The erection of the illuminated sign without express consent constitutes a criminal act and the applicant should be prosecuted.
- There should be no retrospective approval granted and the sign should be required to be removed immediately.
- There is a responsibility to protect the environment for future generations.
- The owners of the site have desecrated the Green Belt under their ownership.

6.3 A letter of representation has also been received from the Englefield Green Village Residents' Association. The EGVRA wish to reiterate the concerns raised by the Englefield Green Neighbourhood Forum and urge that the application be refused.

7. PLANNING CONSIDERATIONS

7.1 In the determination of this application regard must be had to the Development Plan and National policy within the NPPF. This must be considered in light of the presumption in favour of sustainable development advocated by the NPPF. Paragraph 136 of the NPPF confirms that a separate consent process within the planning system exists to control the display of advertisements. This is principally set out in the Town and Country Planning (Control of Advertisements)(England) Regulations 2007. The NPPG relating to Advertisements confirms that advertisements should be subject to control only in the interests of amenity (aural and visual amenity) and public safety taking account of cumulative impacts. The NPPG confirms that consent cannot be refused unless the nature of the advertisement is in itself harmful to amenity or public safety.

7.2 Policy EE1 (Townscape and Landscape Quality) of the 2030 Local Plan confirms that all development proposals will be expected to achieve high quality of design which responds to the existing local context. Policy EE1 also seeks to ensure no adverse impact on the amenities of occupiers of neighbouring properties or uses. The new signage is set back some 5.4 metres from the public highway which seeks to reduce its prominence and visual impact within this rural Green Belt Location. This positioning coupled with the scale, design and footprint of the sign is considered to be in character with the local area. The structure incorporating the signage is considered to be simple in its design and comprises high quality external materials. The illumination levels of the signage is considered to protect the amenity of the area by focussing the illumination upon the main front facade of the sign and the water feature to the front with 2 low level lights on the top of the sign. This ensures that lighting levels are restricted within the site and do not create harmful light pollution outside of the site to surrounding areas. There are not considered to be any harmful impacts upon the amenity of neighbouring residential properties given the design, illumination levels, positioning and

scale of the development coupled with distances retained to neighbouring properties.

- 7.3 It is acknowledged that the previous signage for the hotel (prior to its redevelopment) was smaller in design with reduced illumination. The new signage however is considered to be of a high quality of design which better reflects the operation of the site as a 5* hotel, spa and conference facility and clearly identifies the main entrance of the site for all visitors to the facility. The new advertisement is considered to protect the amenity of the area (aural and visual amenities) given its scale, level of illumination, design and positioning within the site and would comply with policy EE1 of the Runnymede 2030 Local Plan and relevant policies within the NPPF and PPG.
- 7.4 The new signage is not considered to have any harmful impacts upon public safety given its design, scale, positioning within the site and the level of illumination. The new signage is set back some 5.4 metres from the adjoining public highway and is positioned close to the existing boundary wall, gates and railings at the hotel entrance. The illumination is concentrated upon the main front facade of the sign and would be static in nature. Comments however are awaited from the County Highway Authority and their response will be reported to the planning committee through the addendum.
- 7.5 The letters of representation have been carefully considered by officers. It is noted that a number of the letters of representation (including comments received from the **Englefield Green Neighbourhood Forum** and the Englefield Green Village Residents' Association) acknowledge that the Fairmont Hotel needs to have a sign at its entrance to advertise where it is and that the new signage on its own seems to be reasonably discreet and suitable for a hotel of this stature. The letters of representation received however raise concerns in relation to the new lighting which they advise has been recently installed on either side of the entrance and along the driveway leading from the main entrance to the hotel facility. This application relates to an application for Advertisement Consent and on this basis these additional lights cannot be considered under this current application. These concerns however will be separately passed to the Council's planning enforcement section for their further consideration.

8. PLANNING OBLIGATIONS/COMMUNITY INFRASTRUCTURE LEVY (CIL)

- 8.1 Given the nature of the application the new signage would not be CIL liable.

9. EQUALITY AND HUMAN RIGHTS CONSIDERATIONS

- 9.1 Consideration has been given to Articles 1 and 8 of the First Protocol of the European Convention on Human Rights. It is not considered that the decision would result in a violation of any person's rights under the Convention.

Consideration has been given to s149 of the Equality Act 2010 (as amended), which imposes a public sector equality duty that requires a public authority in the exercise of its functions to have due regard to the need to:

- (a) Eliminate discrimination, harassment, victimisation and any other conduct prohibited by the Act
- (b) Advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it
- (c) Foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

It is considered that the decision would have regard to this duty.

10. CONCLUSIONS

- 10.1 The new signage which has been erected at the entrance of the recently redeveloped 5*

hotel, conference and spa facility is not considered to be harmful to amenity (aural and visual amenity) or public safety taking account of cumulative impacts. The application site is located within the Green Belt in a relatively rural location. The new signage is not considered to be incongruous or obtrusive given its design, scale and positioning within the site and is considered to protect amenity. The level of illumination is also considered to be acceptable within this location and is considered to be necessary to guide visitors to the main hotel entrance which is a 24 hour facility within the borough. It is also considered that the new signage would not harm public safety given its design, scale and positioning within the site and the level of illumination.

- 10.2 The development has been assessed against the following Development Plan policies – EE1 of the Runnymede 2030 Local Plan, The Councils Design Guide, the policies of the NPPF, guidance in the PPG, and other material considerations including third party representations. It has been concluded that the development would not result in any harm that would justify refusal in the public interest. The decision has been taken in compliance with the requirement of the NPPF to foster the delivery of sustainable development in a positive and proactive manner.

11. FORMAL OFFICER RECOMMENDATION

Subject to the receipt of comments from the County Highway Authority the CHDMBC be authorised to grant planning permission subject to the following planning conditions:

1 Advertisement (time limit)

a. This consent is for a limited period of 5 years from the date of the consent hereby granted and the advertisement shall be removed following the expiry of this period unless otherwise agreed in writing by the Local Planning Authority (LPA).

b. No variations from the deposited plans and particulars will be permitted unless previously authorised in writing by the LPA.

c. All advertisements displayed, and any site used for the display of advertisements, shall be maintained in a clean and tidy condition.

d. Any hoarding or similar structure, or any sign, placard, board or device erected or used principally for the purpose of displaying advertisements shall be maintained in a safe condition.

e. Where any advertisement is required under these Regulations to be removed, the removal thereof shall be carried out to the reasonable satisfaction of the LPA.

f. No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.

g. No advertisement shall be sited or displayed so as to obscure or hinder the ready interpretation of any road traffic sign or so as otherwise to render hazardous the use of any highway.

Reason: To comply with Regulation 14 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007, and with the terms of the application and to ensure that the temporary sign is removed in the interests of amenity

2 Advertisement (intensity of illumination)

The illumination of the advertisement hereby granted consent shall be by fixed and constant lights and not by lights which are, or appear to be intermittent, moving, flashing or vibrating. The intensity of the illumination of the sign permitted by this consent shall be as detailed within the Signage Lux Levels Plan (drawing number 063-L(90)-305 Rev PL1) and there shall be no variation in these approved lighting levels unless a variation is agreed in writing by the Local Planning Authority.

Reason: To protect visual amenities and highway safety, the amenities of neighbouring properties, to avoid glare and discomfort to local residents and passers-by and to limit sky glow and to comply with Policies EE1 and EE2 of the Runnymede 2030 Local Plan and guidance in the NPPF.

3 List of approved plans

The development hereby permitted shall not be carried out except in complete accordance with the following approved plans:

Location Plan for Main Gate (063-L(90)-201 PL3) received 24.03.2022

Signage Lux Levels (063-L(90)-305 PL1) received 24.03.2022

Main Gate Proposed Floor Plan (063-L(90)-304 PL3) received 24.03.2022

Main Gate Existing Floor Plan (063-L(90)-303 PL4) received 24.03.2022

Proposed Short Section (063-L(90)-400 PL1) received 24.03.2022

Main Gate Existing Elevation (063-L(90)-504 PL1) received 24.03.2022

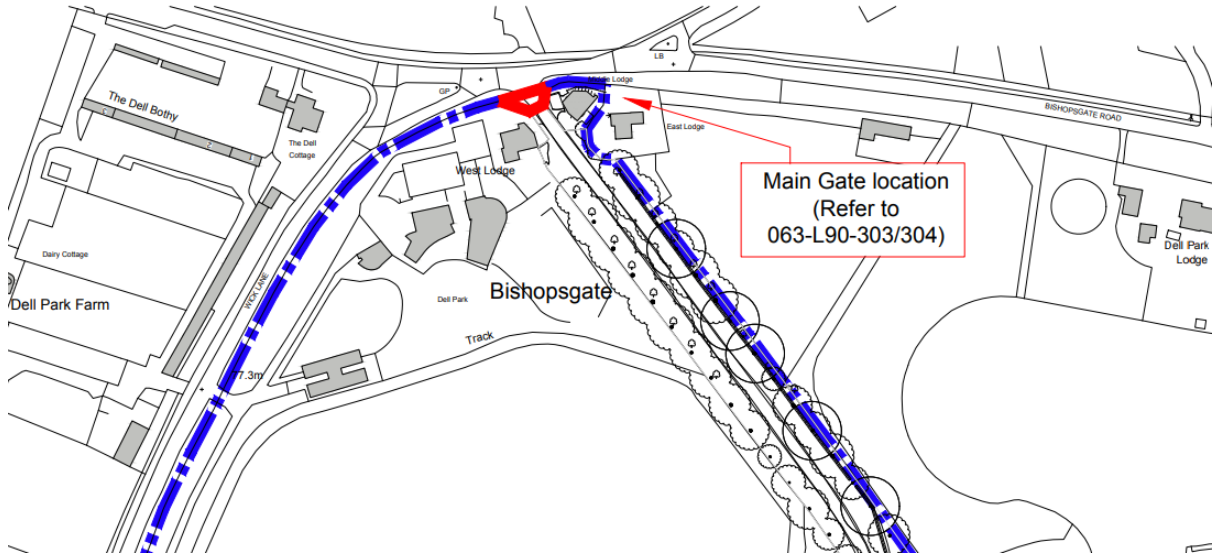
Main Gate Proposed Elevation 063-L(90)-505 PL1) received 24.03.2022

Illuminated Lettering - Detail (2.0) received 24.03.2022

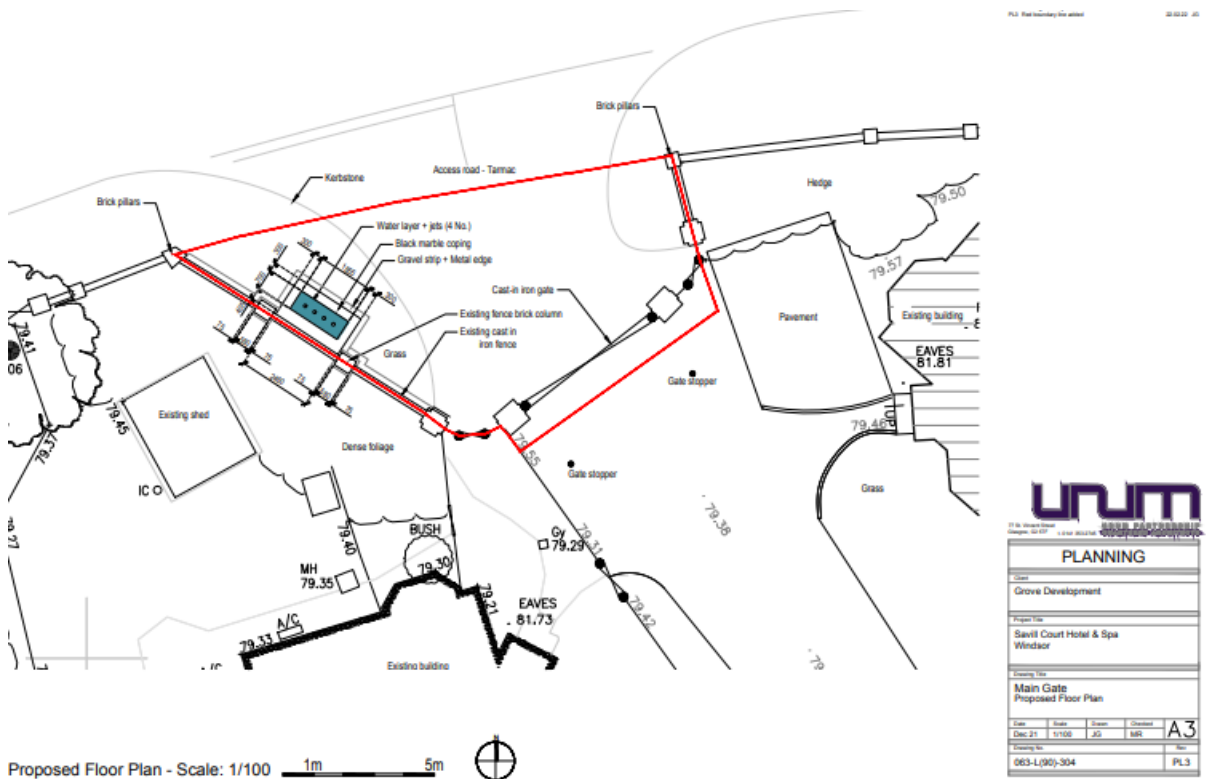
Reason: To ensure a high quality design and to protect amenity and public safety to comply with Policies EE1 and EE2 of the Runnymede 2030 Local Plan, the Runnymede Design Guide, guidance in the NPPF and PPG.

RU.22/0086 – Fairmont Windsor Park Hotel

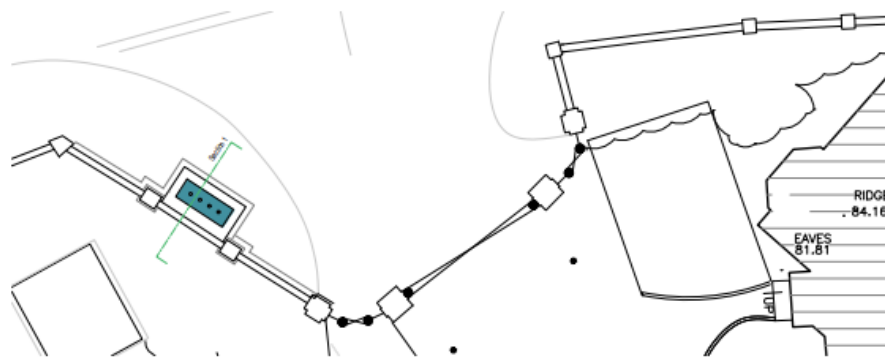
Site Location Plan 1:1250



Proposed Floor Plan



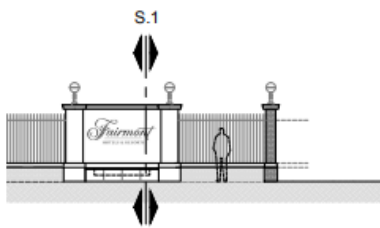
Proposed section



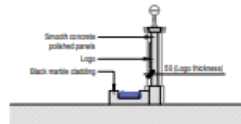
Location plan - Scale: 1/100

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1:1 Plot Area



Proposed Elevation (refer to 063-L90-500)

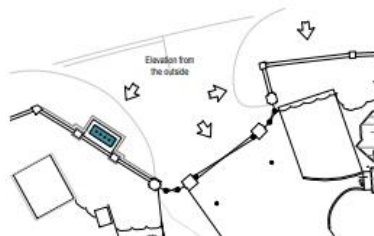


Section 1

1m 5m

UNUM	
UNUM PLANNING	
Project Name	
Savill Court Hotel & Spa Windsor	
Drawing No.	
Main Gate Proposed (short) section	
Date	Scale
Jan 22	1:100
Drawn	Checked
JJD	MR
Sheet	Size
063-L(90)-400	A3
PL1	

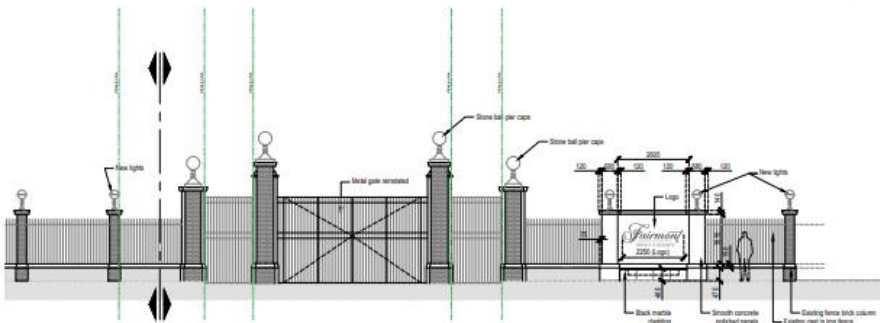
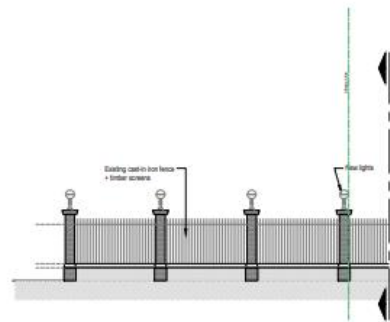
Main Gate – Proposed elevation



Location plan - Scale: 1/250

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1:1 Plot Area



Proposed Elevation

1m 5m

UNUM	
UNUM PLANNING	
Project Name	
Savill Court Hotel & Spa Windsor	
Drawing No.	
Main Gate Proposed elevation	
Date	Scale
Dec 21	1:100
Drawn	Checked
JJD	MR
Sheet	Size
063-L(90)-505	A3
PL1	

Illuminated Lettering Detail

Illuminated Lettering - Detail

Specification: Set of individual built up s/steel letters with 50mm fabricated returns, coated to RAL colour and clear acrylic backtrays with internal LED modules. Stand off threaded stud fixings to the rear to create halo effect illumination.

Fairmont
WINDSOR PARK

144 mm
2250 mm



01306 733 789
info@prestigesigns.net
www.prestigesigns.net

Client: Grove Developments
Site Address: Saville Court, Egham
Drawing No: 2.0

 - RAL 7016 Anthracite