

APPENDICES

6

25/01129/FUL



Matlock Town Council
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4 Imperial Road
Matlock
Derbyshire
DE4 3NL

Please ask for:
Direct Dial No

Chelsea Johnston
01629 761336

My Ref.
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25/01129/FUL
planning@derbyshiredales.gov.uk

4 December 2025

Dear Sir/Madam,

REFERENCE NO : 25/01129/FUL

APPLICANT : Mr M Brown

DEVELOPMENT : Erection of 4 new dwellinghouses and associated gardens and change of use from current commercial use to residential.

LOCATION : Farmers Of Matlock Smedley Street Matlock Derbyshire

I am writing to notify you that the District Council have received an application for the development set out above. If you have any comments to make on this proposal will you please let me know, in writing before **25 December 2025**. It would be helpful to quote the above planning reference number on any correspondence.

The application and accompanying plans may be inspected online at www.derbyshiredales.gov.uk/PublicAccess.

If you wish to discuss the proposal with the case officer please contact **Chelsea Johnston** on .

Note: Representations submitted may be disclosed to the applicant and will be available for public inspection, with copies made available if requested, in accordance with the Local Government (Access to Information) Act 1985.

When made, the decision will be published on Council's website: www.derbyshiredales.gov.uk/PublicAccess

Yours faithfully

Chris Dale

Development Manager



Planning Supporting Statement

Proposed Development: Construction of four New Three-Bedroom Dwellings

Site Address: Smedley Street, Matlock, Derbyshire

Applicant: Mr M Brown

Date: November 2025

1. Introduction

This Planning Statement has been prepared in support of an application for full planning permission for the erection of **four new three-bedroom, 2.5-storey dwellings** on land formerly used as the **car sales forecourt of Farmer's Garage**, located on **Smedley Street, Matlock**. The site previously benefitted from **outline planning approval (Ref: 21/01447/OUT)** for residential development, establishing the principle of housing on this previously developed brownfield site. This submission seeks full planning approval for layout, scale, appearance, access, and landscaping, demonstrating that the proposed scheme accords fully with national and local planning policy and responds sensitively to the site's context.

2. Site Description

The site is a disused car sales forecourt positioned on the northern side of Smedley Street, within the established residential area of Matlock. The surrounding context comprises a mix of traditional stone terraces, modern infill housing, and commercial premises. The site is sustainably located within walking distance of:

- Local shops and services on Smedley Street and Matlock town centre
- Public transport links
- Educational and community facilities

Topographically, the land gently rises from south to north, consistent with the established pattern of development in this part of Matlock.

3. Planning History

The site benefits from **outline planning approval (Ref: 21/01447/OUT)** for residential development.

The outline permission confirmed:

- The **principle of residential use** is acceptable
- The site is **sustainable and suitable** for redevelopment
- Redevelopment represents beneficial reuse of a brownfield site

The current proposal is in line with the expectations set by the previous outline consent and seeks to provide a high-quality, deliverable scheme.



4. Proposed Development

The full application proposes:

- **4 no. semi-detached dwellings** arranged in two pairs
- **Three bedrooms** per dwelling
- **2.5 storey design**, incorporating second-floor accommodation within the roofspace
- High-quality materials sympathetic to the local built character
- Private rear gardens
- Soft and hard landscaping and boundary treatments where applicable to enhance amenity and streetscape integration

The proposed dwellings' scale and massing are designed to reflect the surrounding residential typologies, many of which include 2.5-storey forms and attic accommodation.

5. Design and Appearance

The scheme has been designed to complement the local vernacular, reflecting features typical of Matlock such as:

- Use of natural stone to the frontage of Smedley Street, with cut stone features paired with traditional looking red brickwork to the side and rear elevations in line with the neighbouring dwellings/buildings
- Vertical window proportions
- Simple roof forms with inline roof lights
- Articulation appropriate to the streetscape

The layout ensures active frontage along Smedley Street, improving visual continuity and enhancing natural surveillance.

6. Access and Parking

Vehicular parking on Smedley Street, consistent with the previously approved principle and that of neighbouring dwellings/buildings. Each dwelling is provided with:

- Safe pedestrian access to the front doors

The proposals do not create unacceptable impacts on highway safety and are expected to result in significantly lower traffic movements than the site's historic commercial use.

7. Residential Amenity

The proposed layout ensures:

- Appropriate separation distances from neighbouring dwellings
- Private amenity spaces for each unit
- Minimised risk of overlooking or overshadowing
- Acceptable internal space standards

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Company No. 07537699

VAT Registration Number: 159 8077 64



The 2.5-storey design is proportionate and consistent with nearby buildings.

8. Sustainability

The scheme incorporates sustainable design measures including:

- High-performance building fabric
- Improved thermal efficiency
- Potential for solar PV installation

These elements align with local and national climate objectives.

9. Planning Policy Compliance

The proposal accords with:

- **National Planning Policy Framework (NPPF)**
- Reuse of brownfield land
- Delivery of sustainable housing
- Efficient use of land
- Well-designed places
- **Derbyshire Dales Local Plan**

The development supports policies relating to housing delivery, design quality, sustainable transport, and enhancement of the built environment.

10. Conclusion

This application presents a high-quality residential scheme that:

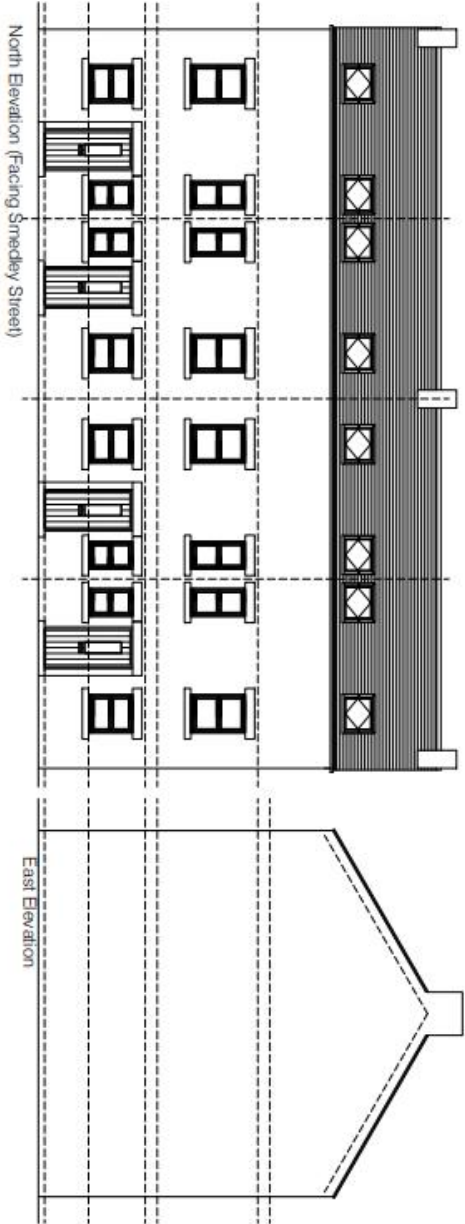
- Implements the principle of development already established through **21/01447/OUT**
- Makes efficient use of a redundant brownfield site
- Delivers much-needed family housing in a sustainable location
- Respects the surrounding townscape and local character
- Provides safe access, adequate parking, and good residential amenity
- Aligns with local and national planning policies

It is therefore respectfully requested that the application be **approved**.

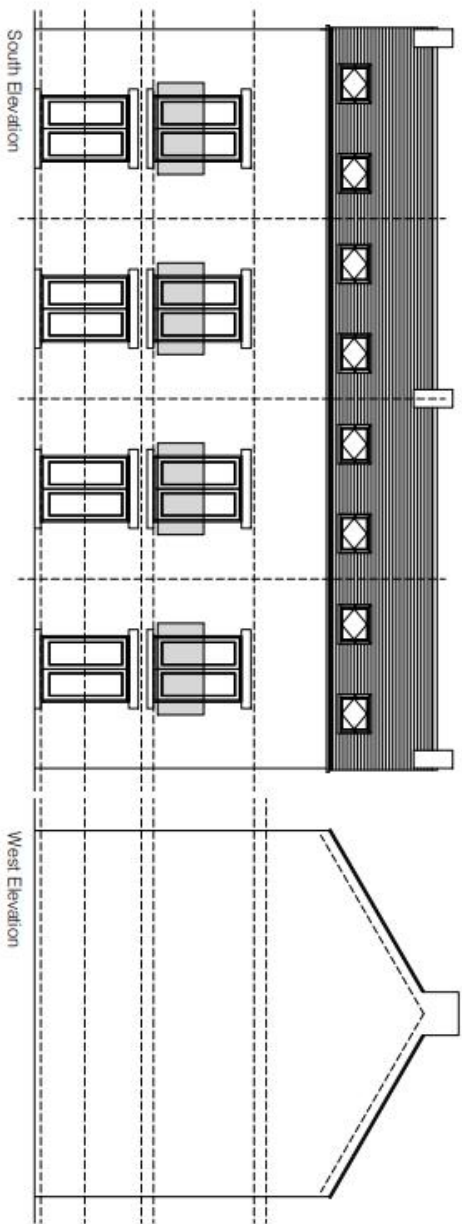
Prepared by:

Nick Taylor

Taylor Holmwood Limited



East Elevation



West Elevation

External Finishes Palette



Derbyshire Gritstone to North (Facing Smedley Street) with smooth quoins and simple window and door heads and cills (all openings) in smooth off Derbyshire Gt Stone.

TBS Oak English red multi facing brick to South, East and West Elevations with Gritstone quoins and simple window and door heads and cills to respect the character of existing dwellings on Smedley Street.

Neutral Slate roof

High performance triple glazed aluminium windows finished in Agate Grey
Sawd blasted (opaque finish) glazed Juliet balconies to FF patio doors on South Elevation.

M R M BROWN

Scale 1:50 @ A1

DATE NOVEMBER 2025

PROJECT FORMER FARMERS GARAGE, SMEDLEY STREET, MATLOCK

TITLE NEW DWELLING ELEVATIONS

DRAWN NUT DECIDED NUT

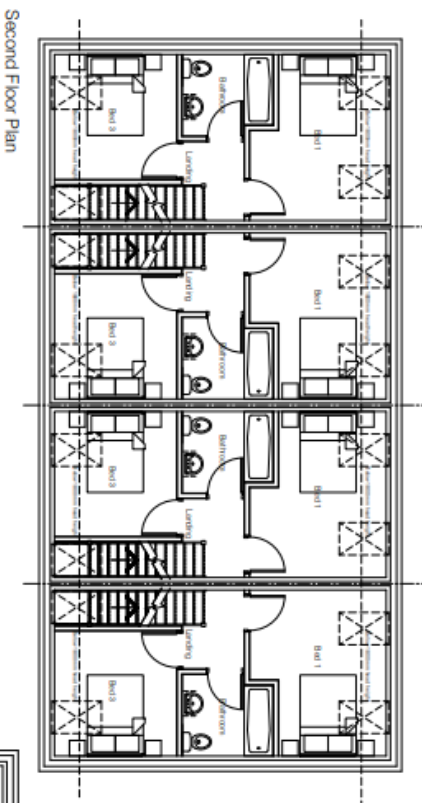
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DATE NOVEMBER 2025

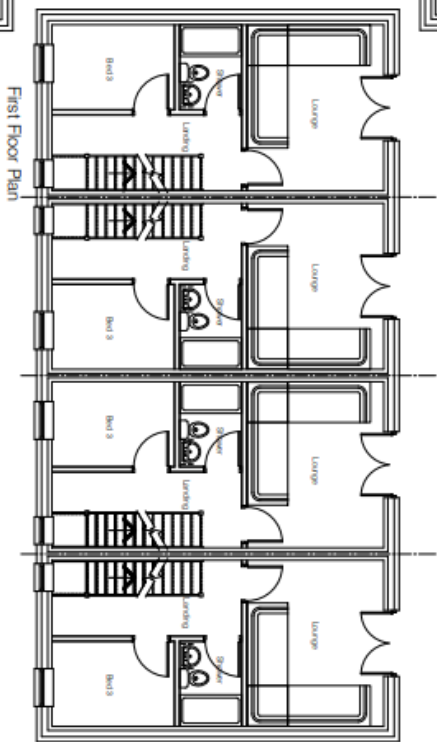


TAYLOR HOLLAMWOOD

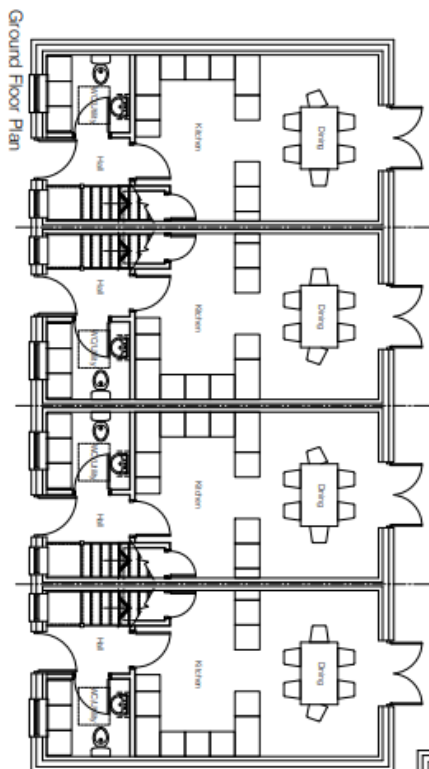
ARCHITECTURAL CONSULTANTS
25-008 A/001-03



Second Floor Plan



First Floor Plan



Ground Floor Plan

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MRM BROWN

Drawn: 1/1/2025
Checked: 1/1/2025

PROJECT

FORMER FARMERS
GARAGE, SWEDLEY
STREET, MATLOCK

TITLE

NEW DWELLING PLANS

DRAWING STATUS

PLANNING APPROVAL

DRAWN: N.J.T. CHECKED: N.J.T.

SCALE: 1:50 @ A1

DATE: NOVEMBER 2025

TAYLOR HOLSWOOD

Architects & Planning Consultants

25-008 APP/02



Scheme for Mitigating Climate Change

Introduction

This Sustainability Statement has been prepared in support of the planning application for four new three-bedroom dwellings at Smedley Street, Matlock. The statement demonstrates how the proposal incorporates sustainable design principles and construction practices consistent with the National Planning Policy Framework (NPPF), Derbyshire Dales Local Plan, and Building Regulations standards for energy efficiency, water use, materials, and waste management.

Site location and travel:

The site is located within the established urban area of Matlock, with good access to local services, public transport, and pedestrian routes. The proposal represents the sustainable redevelopment of a previously developed, predominantly hard-surfaced plot, making efficient use of existing urban land and infrastructure.

Construction phase – reducing construction pollution

Pollution during Construction the contractor will be required, to minimise dust and in line with the accompanying dust risk assessment, fumes, discharges, and any other form of pollution on site, in line with best practice policies:

Furthermore, the site will allow the successful segregation of waste on site in line with Best Practice policies. However, the contractor will be obliged to adopt many of the principles of the waste hierarchy:

- Accurate specifications of materials and volumes to reduce waste and minimise deliveries to site
- Recycling and re-use of waste on site; Responsible waste management, ensuring inert materials, plastics, timber products, metals are separately disposed or sent to responsible waste companies for the recycling.
- Arrange take back schemes with suppliers. Minimising waste on site and making use of materials on other projects
- Instruct a licensed waste contractor to ensure any waste is responsibly dealt with and recycled where possible.
- Using more sustainable materials during construction – 'A' rated and recycled or recyclable materials.
- Local labour where possible – reducing travel distances to and from site where possible, as well as supporting local economies.

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Company No. 07537699

VAT Registration Number: 159 8077 64



- Locally sourced materials used where possible – reducing national travel/imported haulage.
- Care should be taken by contractors to reduce wastage of materials.

Sustainable Design:

The principal living rooms have sufficient glazing to allow natural light to penetrate into the rooms.

Numerous studies have shown this to be beneficial to the general health and happiness of occupants. living room, dining room, and kitchen all receive adequate daylighting.

The property will benefit from a garden or private space for recreation. This will take the form of rear and side garden areas

The property has dedicated recycling facilities and accessible external storage in line with the local council waste and recycling collection scheme.

Water Usage:

Reasonable provision must be made by the installation of fittings and fixed appliances that use water efficiently for the prevention of undue consumption of water.

The estimated consumption of wholesome water of a new dwelling should be no more than 125 litres/person/day or 110 litres/person/day where the optional requirement applies. This includes a fixed factor of water for outdoor use of 5 litres/ person/day.

The "fittings approach" is to be adopted for the development meaning Less than 125 litres/person/day through the use of fitting appliances and fittings with the following ratings/restrictions:

Table 2.1 Maximum fittings consumption	
Water fitting	Maximum consumption
WC	6/4 litres dual flush or 4.5 litres single flush
Shower	10 l/min
Bath	185 litres
Basin taps	6 l/min
Sink taps	8 l/min
Dishwasher	1.25 l/place setting
Washing machine	8.17 l/kilogram



Energy Efficiency

The new dwelling will be designed to achieve high levels of energy performance through the following measures:

- Compliance with **Building Regulations Part L (2021)** energy efficiency requirements.
- High-performance insulation to the building envelope to minimise heat loss (U-values better than minimum standards).
- Air-tight construction with mechanical ventilation and heat recovery (MVHR) system considered if deemed necessary under the SAP requirements.
- Installation of low-energy LED lighting throughout.
- Energy-efficient condensing boiler or air-source heat pump for space and water heating according to the SAP requirements.

Further to this car charging points will be provided within each garage which will promote the use of hybrid and electric vehicles.

7

25/01082/LBALT



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Please ask for:
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Lucy Holland
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planning@derbyshiredales.gov.uk

4 December 2025

Dear Sir/Madam,

REFERENCE NO : 25/01082/LBALT
APPLICANT : Mr Mike Galsworthy
Derbyshire Dales District Council
DEVELOPMENT : Installation of ground anchors and helibar in to the retaining wall
LOCATION : Churchyard Wall And Gatepiers St Giles Church Church Street
Matlock Derbyshire

I am writing to notify you that the District Council have received an application for the development set out above. If you have any comments to make on this proposal will you please let me know, in writing before **25 December 2025**. It would be helpful to quote the above planning reference number on any correspondence.

The application and accompanying plans may be inspected online at www.derbyshiredales.gov.uk/PublicAccess.

If you wish to discuss the proposal with the case officer please contact **Lucy Holland** on .

Note: Representations submitted may be disclosed to the applicant and will be available for public inspection, with copies made available if requested, in accordance with the Local Government (Access to Information) Act 1985.

When made, the decision will be published on Council's website:
www.derbyshiredales.gov.uk/PublicAccess

Yours faithfully

Chris Dale

Development Manager

AtkinsRéalis



Design and Access Statement

Derbyshire Dales District Council

29 October 2025

St Giles Church Retaining Wall - Design & Access
Statement

ST GILES CHURCH RETAINING WALL

Notice

This document and its contents have been prepared and are intended solely as information for Derbyshire Dales District Council and use in relation to Listed Building Consent.

AtkinsRéalis PPS Limited assumes no responsibility to any other party in respect of or arising out of or in connection with this document and/or its contents.

This document has 14 pages including the cover.

Document history

Document title: Design and Access Statement

Document reference: St Giles Church Design & Access Statement

Revision	Purpose description	Originated	Checked	Reviewed	Authorised	Date
1.0		PHD	AG	AG	DH	29/10/25

Client signoff

Client	Derbyshire Dales District Council
Project	ST GILES CHURCH MATLOCK
Job number	
Client signature/date	



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1. Introduction

This design and access statement has been prepared in support of the listed building application for repairs to the retaining wall of St Giles Church yard, St Giles Rectory, 116 Church St, Matlock DE4 3BZ.

What 3 Words site location :///meatballs.survey.instant

St Giles Church is a Grade II* listed building, while the church yard wall and gate piers of St Giles are Grade II listed.

2. Assessment

2.1 Existing Site

St Giles Church is situated in a prominent location in Old Matlock. The immediate surrounding area is predominantly residential with some commercial. The site can be accessed via two entrances on Church Street to the south and is enclosed by a retaining boundary wall on Stoney Way, and a natural cliff face forms the northern edge.

2.2 Existing Building

The church dates back to approximately the 12th century, and has experienced several alterations over the centuries, including the rebuilding of the chancel, nave, aisle, and chapel in the 19th century. The property is constructed with local gritstone and showcases a mix of medieval and Victorian gothic architectural styles.

2.3 Location

The retaining wall subject to repairs is approximately 19 metres long and located to the east on Stoney Way. See Figure 1 showing the location of the retaining wall.





Figure 1 – Aerial view of the retaining wall, indicated by red box.



Figure 2 – Street view of the retaining wall, surrounded by temporary concrete barriers.

3. Design Principles

3.1 Existing Issues

The existing retaining wall has multiple defects which include:

- Cracking
- Leaning
- Bowing

Due to the present defects, GCA Consulting Engineers were instructed to review the condition of the wall. A representative from GCA visited site and determined that the cracking was progressive and presented a high risk of collapse within the next 0-5 years. Further to this, the section of the wall located on Stoney Way serves as a regular access route for school children traveling to and from school. Derbyshire Dales District Council subsequently installed large concrete blocks as a temporary measure and implemented a partial closure of Stoney Way.

The movement identified in the wall likely results from the lateral pressure exerted by the weight of the ground above causing movement in the wall towards Stoney Way. Given the age and construction of the wall this is not unexpected.

Photographs showing the extent of the progressive cracking, leaning and bowing are provided in Section 6 – Photographs.

3.2 Review of Options

To address the movement identified in the retaining wall and to prevent further movement, four options were considered.

3.2.1 Option 1 – Rebuild Section of Wall

Given the Grade II listing status, the preferred option initially was to rebuild the wall. However, the location of the cemetery does present issues as significant ground excavation would be required. Excavating to a suitable level to allow the wall to be safely deconstructed and reconstructed would require significant shoring as access to both sides of the wall is required.

3.2.2 Option 2 – Ground Anchors

This option proposes to install ground anchors as a method of targeted masonry interventions. The ground anchor will be driven into the wall, load-locked into position, and finished with anchor heads to restrain the wall. Existing masonry experiencing significant bow and outward lean, will be retrofitted with steel bar to provide additional structural support and limit further joint movement. This methodology is intended to reduce the likelihood of the wall collapsing in the future. The installation methodology is to drive the anchor into the ground, little to no spoil will be produced.



3.2.3 Option 3 – Reinforced Concrete Wall & Ground Anchors

This option, in the engineers opinion was the most robust engineering solution, but also the most destructive and costly. It would involve significant excavations within the cemetery, production of a reinforced concrete wall to the cemetery side of the retaining wall, as well as ground anchoring through the retaining wall and reinforced concrete wall.

3.2.4 Option 4 – No Action

Finally, the last option is to do nothing. GCA diagnosed the cracking as progressive and advised the wall will likely fail within the next 0-5 years.

3.3 Surveys and Investigations

To determine the best course of action, a series of surveys and investigations were conducted which include:

- Topographic Survey
- Utilities Survey
- Desktop Asset Search
- Trial Pits & Bore holes
- Archaeological Watching Brief

3.3.1 Topographic Survey

No significant findings to note.

3.3.2 Utilities Survey

Various voids were identified within the utilities survey that are presumed to be unmarked burial sites. The utilities survey does not identify any services in the proposed work location.

3.3.3 Desktop Asset Search

The Desktop Asset Search does not identify any services in the proposed work locations.

3.3.4 Trial Pits and Bore Holes

Aided the structural engineer in specifying a suitable methodology.



3.3.5 Archaeological Watching Brief

The archaeological watching brief did not identify any human remains during the monitoring of the excavations, and stated "the archaeological monitoring of works at the Site demonstrated low to no potential for archaeological remains (to 1.2m depth) within a 2m vicinity of the retaining wall, most likely due to the sparsity of burials in this area of the graveyard due its location at the furthest point in a southeast direction from the church".

The report also stated "despite the negative findings, if additional works were to take place within the investigated area, subsequent measures and monitoring may have to take place to avoid disturbing potential burials. The nearest headstones are ~3m from the boundary (which itself stands ~3m high), and if future excavation were to restructure the wall by rebuilding it at an angle away from vertical, there would be moderate to high potential for the disruption of human remains".

3.4 Options Appraisal

A design team meeting occurred between AtkinsRéalis, GCA Consulting Engineer & DDDC with the following decisions being made:

3.4.1 Dismissal of Option 4

As the wall is a Grade II listed structure running parallel to Stoney Way, the design team considers Option 4 – No Action to be unacceptable. Allowing the wall to fail would pose a significant risk of serious injury to people, damage to property, and could result in ground containing human burials being displaced onto Stoney Way.

3.4.2 Dismissal of Option 3

Following a review of the remaining options, Option 3 – Reinforced Concrete Wall with Ground Anchors – was discounted. While this approach could have delivered the most robust technical solution, it was deemed significantly more disruptive than the alternatives. Implementing this option would require extensive excavation, the construction of a secondary concrete wall, and the installation of ground anchors with visible patress plates, all of which would have a considerable impact on the site's character and setting.

3.4.3 Further Considerations of Option 1

An archaeological watching brief would be required for the entirety of excavation and there would be a high chance of encountering an unmarked grave. In the utilities survey, a void was identified circa 2 metres away from the stone wall which was identified as a possible unmarked burial site. The archaeological monitoring report states that there would be a moderate to high potential for the disruption of human remains using this methodology.

Further to this, the structural engineer did not recommend rebuilding the wall on a like for like basis given the defects present in the existing structure.



3.4.4 Further Considerations of Option 2

The archaeologists advised no watching brief is necessary for Option 2 as this methodology would produce no spoil. This option can be designed and manufactured to a minimum design life of 60 years.

The potential limitation to this option is that although the ground investigations appear to be suitable, trial anchors are still necessary to ensure the system can work successfully. This will not be confirmed until a trial anchor can be installed and tested.

3.4.5 Preferred Methodology – Option 2 Ground Anchors

Following a thorough design process, the design team believe that Option 2 – Ground Anchors is the most suitable option. This option has the lowest potential to disrupt human remains, and a high chance of successfully preventing further cracking.

Visibly the proposed anchor pattern plate is a powder coated circular black plate which is often used in heritage settings. Trial anchors will be installed to ensure they are suitable. In the unlikely scenario that the ground anchors are not successful, AtkinsRéalis will consult with GCA prior to proposing an alternative methodology to the Conservation Officer.

All works to the wall will be carried out by competent persons with relevant skills and experience in similar projects. GCA Consulting and Civil Engineers have produced a specification for the proposed repair works to the retaining wall. Details of these works can be found on the Structural Engineers Drawing and Structural Appraisal.



3.5 Appearance and Scale

The works have been designed to ensure the appearance of the rebuilt wall will resemble the original, while minimising the impact on the historic fabric. Key measures include:

1. **Ground Anchors:** Most of the ground anchors will not be visible with the exception of the **pattress plate**. The proposed anchor pattress plate is a powder coated circular black plate which is often used in heritage settings.



Figure 3 – Proposed Ground Anchor Pattress Plate (200mm diameter)

2. **Helical bars:** It is proposed to install helical bars at targeted locations to provide additional strengthening to the wall. To minimise the aesthetic appearance, it is proposed to carefully remove some of the existing mortar with hand tools then install the helical bars. Once in situ, the lime mortar will be installed into so the helical bars will not be visible. The helical bars will help to maintain the wall's structural integrity and reduce the chances of cracking in the future.
3. **Lime mortar:** It is proposed to use NHL 2 mortar where helical bars are installed, and to repoint areas where significant cracking is present.
4. **Original scale:** The wall will maintain its original scale and dimensions.

3.6 Landscaping

Minimal disruption to the churchyard is forecasted during the course of these works. By using ground anchors, this negates the need for extensive ground excavation in the churchyard, thereby preserving the immediate landscape and minimising the impact on the site.

4. Access

Stoney Way is a cul-de-sac, access for vehicles is provided from Knowleston Place to the north, and access on foot from Castle Street to the north. The temporary closure of Stoney Way is required for the duration of these works due to the installation methodology of the anchors. Due to the location of Stoney Way, it is unlikely to impact local traffic routes. For security purposes it is proposed the site be enclosed with Heras fencing.

5. Conclusion

The progressive cracking and other associated defects present to the Grade II listed retaining wall require remedial works to prevent collapse, injury and local disruption. Following a thorough options appraisal, the ground anchor methodology is thought to be the best solution. The methodology is minimally disruptive and believed to be an effective engineered solution. The works have been designed to be in keeping with the historic and sensitive nature of the site, the only aesthetic change is the necessary black patress plates.



6. Photographic Schedule



1.) Photograph showing interlocking concrete blocks providing protection in the event of wall failure.



2.) Photograph showing retaining wall from the top of Stoney Way.



3.) Photograph showing the wall crack monitoring, taken from Stoney Lane.



4.) Additional photograph showing the wall crack monitoring, taken from Stoney Lane.



5.) Photograph showing view up Stoney Way facing south.



6.) Additional photograph showing view up Stoney Way facing south.



7.) Photograph showing retaining wall and the interlocking concrete blocks.



8.) Additional photograph showing retaining wall and the interlocking concrete blocks.

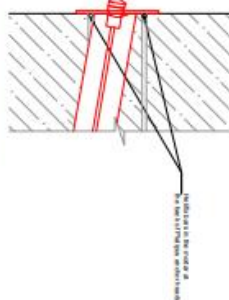


9.) Additional photograph showing retaining wall and the interlocking concrete blocks.



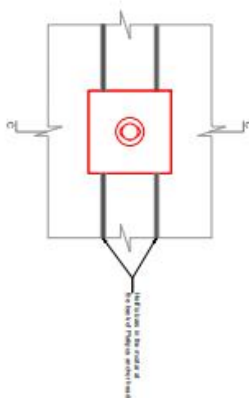
10.) Additional photograph showing retaining wall and the interlocking concrete blocks.

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Section C-C Showing Held Bars In The Mortar

Detail 1 - Elevation Showing

[illegible][illegible]

