

Mr Paul Evans Sandwell Council House Freeth Street Oldbury B69 3DQ	Proposed health centre and 5 no. residential dwellings Site Of Former Kingsbury House And Resource Centre King Street, Wednesbury
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Date Valid Application Received: 21st August 2018

1. Recommendations

Approval is recommended subject the following conditions: -

- i) Drainage including SUDS;
- ii) Site investigations and remedial measures where appropriate;
- iii) External materials;
- iv) Review of parking restrictions along King Street;
- v) Details of additional parking on the Leisure Centre;
- vi) Details of directional signage to all parking facilities;
- vii) Provision and retention of parking;
- viii) Boundary treatment;
- ix) Landscaping;
- x) External lighting;
- xi) Refuse storage;
- xii) CCTV;
- xiii) Secure Cycle parking provision;
- xiv) Method of working statement including hours of work limitations;
- xv) Details of fixed plant and plant room ventilation measures;
- xvi) Submission of a noise assessment;
- xvii) Details of electric vehicle charging points;
- xviii) Amendment to the Travel Plan and its subsequent implementation;
- xix) Installation of footpath/cycle link between the site and Leisure centre prior to occupation;
- xx) Reduce height of retaining wall adjacent to drive of plot 1 prior to occupation;
- xxi) Removal of PD rights in relation to the dwellings;
- xxii) Apprenticeship opportunities; and
- xxiii) Restrictions on opening hours of the health centre from

07.15-20.00 hours Monday to Friday and 08.30-16.30 hours on Saturdays with no Sunday or Bank Holiday opening.

2. Observations

This application is being brought to the attention of your Committee because both the applicant and agent are Council employees and there has been an objection to the proposal.

The Application Site

The application refers to a vacant plot of land on the east side of King Street, a residential area. The site was formally occupied by Kingsbury House and Resource Centre but is now clear of all buildings. It is relatively flat with two large unprotected trees and other natural vegetation. The site is adjoined by housing to the north, south and to the opposite side of King Street. Wednesbury Leisure Centre and its associated car park lies to the east at an elevated level from the application site by approximately 2-3m. There is an existing vehicular access point into the site that is roughly centrally located along King Street.

Planning History

The former resource centre was demolished in 2008. In 2012 outline planning consent was granted (DC/12/54180) for the construction of a health centre but this was not implemented. The proposal for a health centre has been the subject of significant pre-application discussions in subsequent years. However, more recently pre-application discussions have centred around dual use of the site for a health centre and residential development.

Proposal

During the processing of the application amendments have been sought and the proposal now seeks the construction of a health centre as well as 5 dwellings (6 originally proposed).

The purpose of the proposal is to relocate the existing Spires GP Practice from its current temporary location in Victoria Street, Wednesbury, along with District Nurses and Podiatry services currently run from Mesty Croft Clinic in Alma Street, Wednesbury, into a single purpose built permanent accommodation.

The health centre would be sited along the southern boundary of the site. It would be largely single-storey, of contemporary construction with two-storey feature elements. There would be 13 consulting/treatment rooms, a large reception area and associated offices. Two pedestrian entrances are proposed from the north and south sides of the building.

Vehicular access would be off King Street in approximately the same location as the current vehicular access point. 32 parking spaces would be provided comprising 22 patient spaces, 4 disabled access bays, and 6 secure staff spaces. However, the secure spaces would be for drop-off and pick-ups by staff (not for long stay parking). There would also be a drop-off/ambulance bay. In addition, it is anticipated that the Leisure Centre car park would provide additional parking. Although, outside the application site boundary, the Leisure Centre car park is owned and controlled by the Council and there appears to be capacity within it, to accommodate shared parking. There is a pedestrian link to the site from the Leisure Centre but a full ramped and stepped footpath/cycle route would be formed between the two sites to provide access from Wednesbury Town Centre.

The centre would be open from 07.15-20.00 Monday to Friday and 08.30-16.30 on Saturdays. There would be no Sunday or Bank Holiday opening. It is anticipated that there would be 10 full-time and 20 part-time staff employed at the centre.

The proposed residential element would be constructed on the northern half of the site, separated from the health centre by the access road. It would comprise of 5 two-storey 3-bed dwellings, including two pairs of semis facing King Street and one detached dwelling at the rear of the semis facing the health centre. Each dwelling would have two off-street parking spaces and private external amenity space.

The application is accompanied by a Design and Access Statement, Transport Statement, a Coal Mining Risk Assessment and Geotechnical site investigation report.

Publicity

The application has been publicised by neighbour notification. The proposals were also displayed at Wednesbury Health Centre and Wednesbury Library at the request of Councillor Costigan.

One objection letter has been received from the owner of 19 King Street, directly opposite the proposed vehicular access/egress point. The grounds of objection are summarised as:-

- (i) King Street is narrow and visibility on exiting the objector's drive is difficult already. Photographic evidence of problems with parking have been supplied.
- (ii) Concern that there would be insufficient parking to meet the demand of staff and patient parking resulting in parking on King Street, unsuitable to cope with the increased demands from this proposal.
- (iii) The proposed entrance and exit directly opposite the drive raises major concerns over safety particularly when the objector and his family are manoeuvring off the drive. Also, the objector has a disabled Son and there is a critical need for the objector to park close to the house.
- (iv) There is a query as to whether parked vehicles opposite the entrance would contravene the Highway Code.
- (v) Need for a residents parking scheme. Also, existing traffic calming measures need reviewing because the current speed bumps do not slow cars down.
- (vi) The drives/car ports serving the proposed dwellings would be positioned directly opposite existing residential drives causing a hazard.
- (vii) The proposed new homes should be reduced in number as they are being squeezed onto the site and more room should be made available for staff/patient parking and an improved site entrance.
- (viii) There is insufficient parking for the new dwellings resulting in further parking along King Street.
- (ix) During construction of the Leisure Centre, contractors caused a nuisance to residents because their working hours exceeded those that were agreed. There is concern that this will occur once more.
- (x) The health centre and associated development should not compromise existing parking and manoeuvring arrangements of King Street residents.

Statutory Consultee Responses

The Coal Authority – The site falls within a high risk coal mining referral area with two recorded mine shafts in the site boundary. Remediation of the shafts will be required and can be controlled by planning conditions.

Severn Trent – No objections subject to satisfactory drainage.

Cadent Gas – No objections but wish to make the applicant aware of gas apparatus near the application site. Observations have been forwarded to the applicant.

Highways – There will be a requirement to provide additional parking on the Leisure Centre car park, the details of which will require assessment and approval. Also, King Street is considered too narrow to accommodate parking on both sides of the carriageway and therefore a review of parking restrictions in the area will be required to ensure highway safety for drivers and pedestrians alike. In addition, the boundary wall adjacent to plot 1 will require lowering in height to ensure adequate driver visibility on exit. The boundary wall is in the ownership of the applicant and can be controlled by planning condition.

Environmental Health

(Contaminated Land Team) – No objection subject to a desk top study in relation to ground contamination with appropriate remedial measures.

(Air Quality Team) – No objections subject to installation of electric vehicle charging points.

(Noise Team) – No objections subject to conditions relating to external plant, ventilation of plant room details, external lighting, construction hours limitations and method of working statement. In addition, there is concern that the residential element may be unduly affected by the Leisure Centre and traffic noise from Trowse Lane and High Bullen. It is recommended that a noise report is submitted.

Planning Policy – The site is unallocated in the adopted development plans. SAD Policy H2 (Housing Windfalls) would be relevant and in this case the proposed housing is acceptable in that it is previously developed land in a sustainable location and compatible with other adopted policies. As regards the health centre, the proposal is sustainably located close to Wednesbury bus Station and therefore accords with Sustainable Communities part of the BCCS 'Vision' seeking a range of quality community services that reduce the need to travel by car. Furthermore, it generally accords to Policy HOU5 (Education and Health Care Facilities) in that it is well related to public transport infrastructure and Wednesbury Town Centre. Policies relating to sustainable drainage (ENV7) and Air Quality (ENV8) can be controlled by planning conditions. In addition, there is an opportunity to meet

Policy EMP2 (Training and recruitment) through apprentices during the construction phase and in association with the use of the health centre. Finally, the development is liable to the Community Infrastructure Levy (CIL).

Urban Design – Following the receipt of amended plans addressing design issues relating to both the health centre and residential units, the proposals are now considered satisfactory when assessed against urban design policy ENV3, SAD EOS9 and the Council’s Adopted Residential Design Guide. The number of dwellings has been reduced from 6 to 5 to ensure sufficient amenity space per dwelling, the corner plot being repositioned further away from the back edge of footpath to provide additional defensible space and the use of additional fenestration to enliven the appearance of the development.

Healthy Urban Development Officer – Requests a widening (from 1.5m to 2.5m) of the proposed pedestrian link between the development and High Bullen to ensure that it is actively used and safe for both pedestrians and cyclists. The submitted Travel Plan requires amendment to include Modeshift STARS and this can be controlled by planning condition.

Responses to objections

I sympathise with the objections raised by the neighbouring resident. The resident concerned has been notified of amendments to the proposal during application processing. In addressing each point raised I comment as follows:-

- (i) The Head of Highways recognises that King Street is narrow and recommends a review of the traffic parking restrictions along the road to assess whether existing arrangements should be amended or new measures introduced.
- (ii) There will be a requirement for the applicant to provide additional parking within the Leisure Centre car park to ensure that the proposed health centre would have sufficient off-street parking. It is also considered necessary to provide directional signage to direct drivers to the appropriate car parks.
- (iii) Highways have not raised objections in terms of safety matters in relation to the proximity of the objectors drive to the access/egress point of the development. The objector has advised that he is hoping to be able to have provision

for a disabled parking bay outside his property. However, it is noted that the objector already has the benefit of an off-street parking space within the curtilage of his house on his drive.

- (iv) Highways has confirmed that the Highway Code would not be contravened by this proposal.
- (v) With reference to a residents parking scheme and the problems with the existing traffic calming measures, as residents already have off-street spaces, King Street would not meet the criteria to introduce a resident parking scheme. In this location it appears that while some residents have rear parking courts, some choose to park on the adopted highway. As regards the speed humps, a Street Scene Inspector will visit the site and the findings will be reported back to your Committee verbally.
- (vi) Highways has raised no objections to the location of the drives associated with the new dwellings and their relationship with existing dwelling on the opposite side of King Street. Residential trip rates are low and therefore the conflict between vehicles is not appreciably high.
- (vii) The number of dwellings has been reduced from 6 to 5.
- (viii) Sufficient parking is provided for the proposed dwellings (2 off-street spaces per property) in accordance with the adopted Residential Design Guide.
- (ix) A condition can be imposed relating to a method of working statement and construction hours limitations. Should these be exceeded then the local planning authority can take appropriate enforcement action.
- (x) It is agreed that the proposed development should contain sufficient parking within its curtilage and within the adjacent Leisure Centre car park to ensure that there is no overspill parking on King Street. Appropriate planning conditions seek to achieve this aim.

Planning Policy and Other Material Considerations

The principle of establishing a health centre on this site has been supported for a number of years with outline planning consent being granted in 2012. The proposal now presented for a dual use of the site is generally supported by adopted development plan policies as outlined above. It is not considered that the health centre would have an appreciable detrimental impact on the new dwellings that would sit alongside it, nor on nearby dwellings in King Street. However, this is assuming that there is sufficient car parking and parking management (via the

appropriate use of the Travel Plan), to accommodate numbers of staff employed and patients from combining the two health centres. It is anticipated that there would be significant vehicle movements associated with the health centre and this activity must be controlled given the narrowness and residential nature of King Street. The conditions suggested in the recommendation to this report should mitigate any highway safety issues raised by the objector and by the Head of Highways.

Conclusion

The design and external appearance of the proposed development is considered acceptable and complementary to the area. Overall the proposal will bring this vacant site into beneficial use. The health centre will undoubtedly be a busy practice, but any perceived parking issues can be mitigated against.

3. Relevant History

DC/08/49638	Demolition of 2 storey residential home for elderly.	Prior Approval granted 21.07.08
DC/12/54180	Outline application with all matters reserved for proposed health centre to contain facilities for GP services, consult, treatment rooms, pharmacy, minor treatment, out-patient care, community services, x-ray, physio and community services with support admin facilities.	Outline Consent granted 3.4.12

4. Central Government Guidance

National Planning Policy Framework promotes sustainable development.

5. Development Plan Policy

BCCS (p20) Sustainable Communities Vision - seeking a range of quality community services that reduce the need to travel by car.

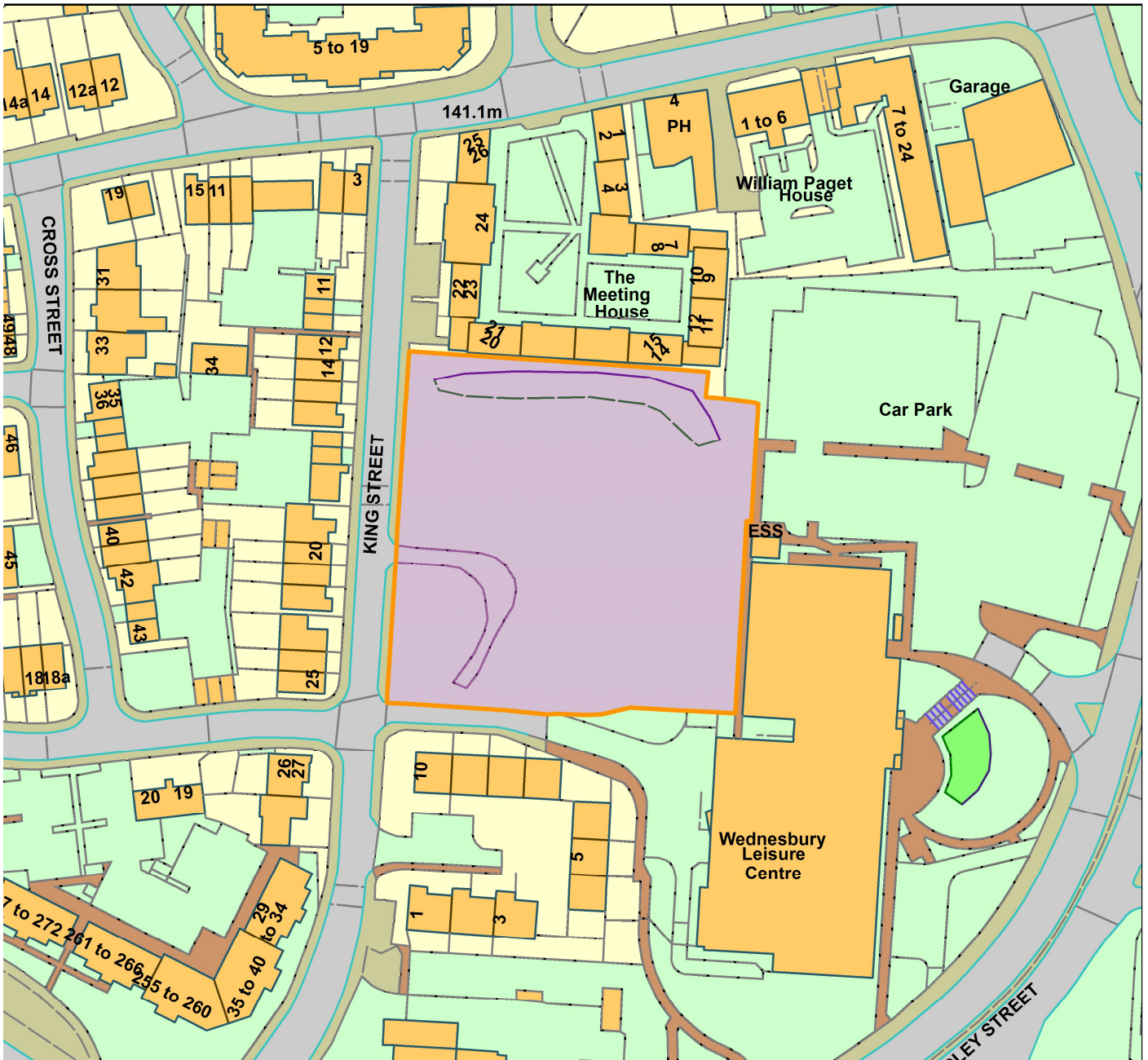
SAD H2 - Housing Windfalls
BCCS - ENV3: Design Quality
SADD - EOS9: Urban Design Principles
ENV5 - Flood Risk, Sustainable Drainage Systems and Urban
Heat Island
ENV8 – Air Quality.
HOU5 - Education and Health Care Facilities

6. Contact Officer

Mrs Christine Phillips
0121 569 4040
christine_phillips@sandwell.gov.uk

DC/18/62165

Site of Former Kingsbury House and Resource Centre



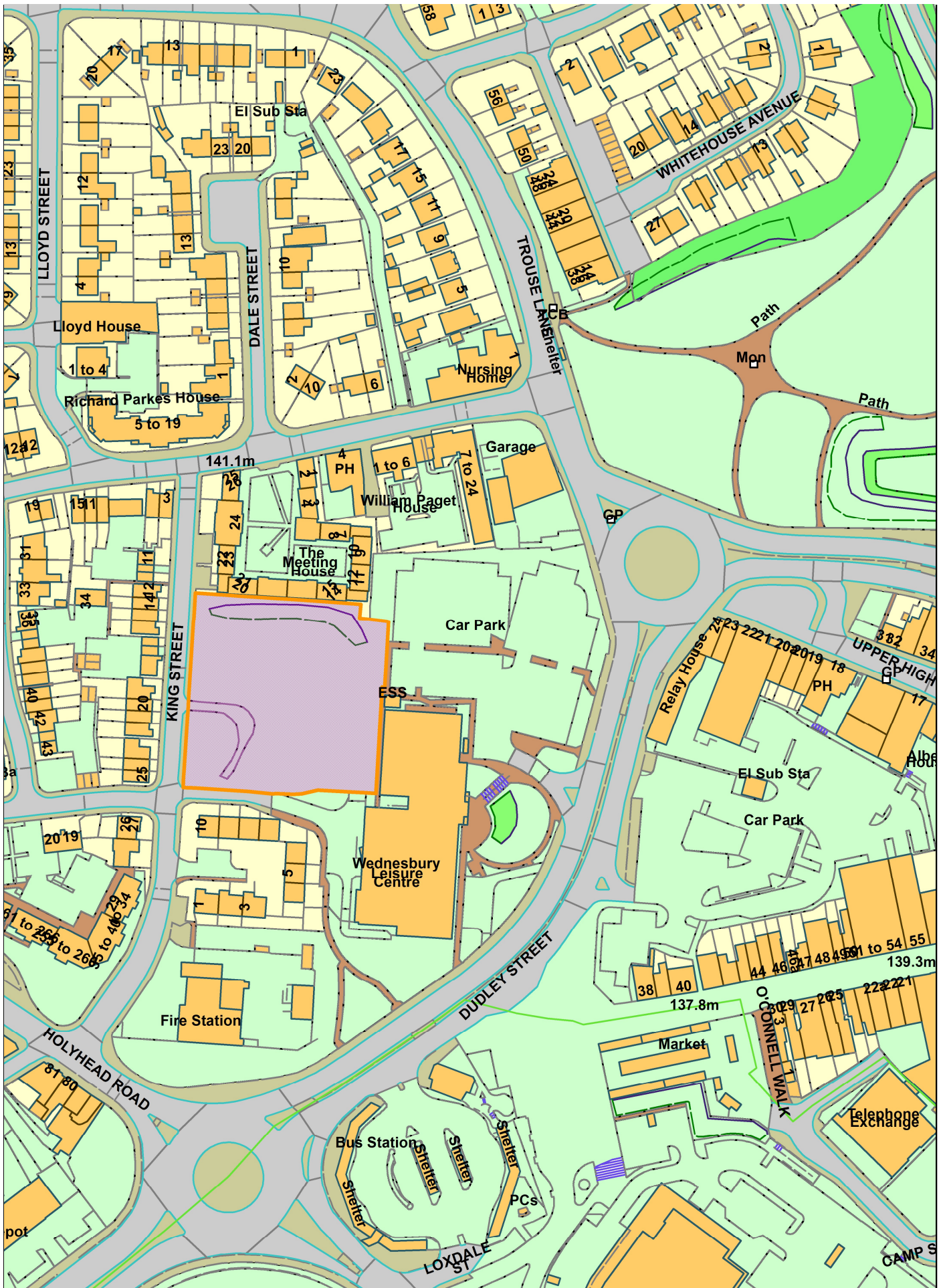
Legend

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Organisation	Not Set
Department	Not Set
Comments	Not Set
Date	27 March 2019
OS Licence No	



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Notes
The Client shall be responsible for any and all works.
All dimensions must be taken or verified on the day.
Unless otherwise stated, all dimensions are in millimetres.

Site boundary

- Steel boundary railings (black) with mowing trim beneath
- Retaining wall - varying heights
- Retaining wall with stainless steel hand
- 1.8m high close board timber fence
- 1.05m high close board timber fence
- Free standing wall 2.4m high
- Low retaining wall approx 700mm high
- Tree to be removed

- Proposed Extra heavy standard tree
- Grass
- Ornamental planting
- Metroflonia style paving
- Tarmac footpath or access road
- Tegula block paving buff colour paving slabs
- Wheelie bin store (residential)
- Hazard warning slabs (blister)
- Hazard warning slabs (ribbed)
- Weldmesh fence & gates 2.4m high
- Hit & Miss fence 1.8m high

Legend:
Cross fall
Proposed level
Existing level



01 Underground services

Rev	Date	Revision Note	By	Check

Wedsbury Health Centre - Site Redevelopment
King Street, Wednesbury

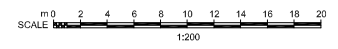
Proposed Site Plan
FOR PLANNING

CD	14/02/2019
1300	

XX XX L-P(9-01) S2 P2

Q17004

Urban Design & Building Services

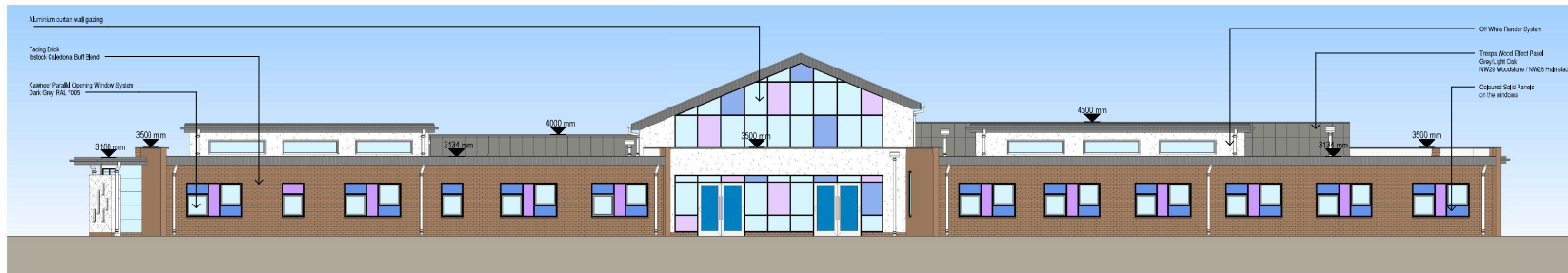




1 East Side (From Leisure Centre) Elevation
1 : 100



2 Front Elevation
1 : 100

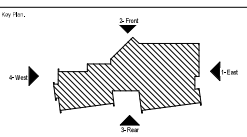


3 Rear Elevation
1 : 100



4 West Side (Facing King Street) Elevation
1 : 100

Notes
The Client will be responsible for setting out the work.
All dimensions must be checked on the site.
Figures of materials to be used in construction will vary.



Issue	Date	Issue Note	By	Check



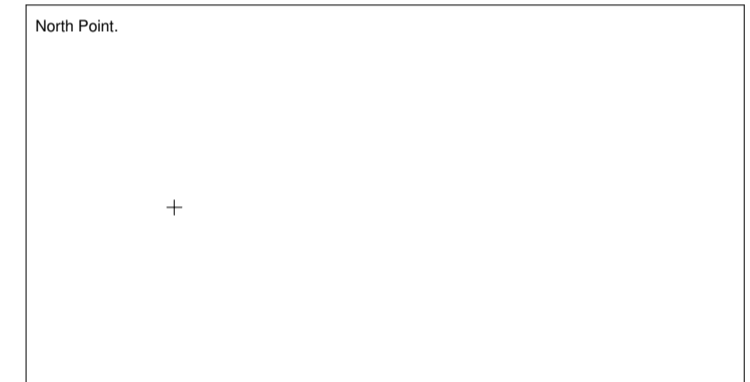
Project No: Wedgesbury Health Centre				
Client: King Street, Wednesbury				
Drawing No: GA Proposed (Coloured) Elevations				
Drawing Title: Planning				
Version:	Date:	Drawn by:	Checked by:	Quantity:
XX	XX	A-P(05)	20	S2
Drawing Scale: 1:100				
Project Name:	Sheet No:	Sheet Total:	Revision:	
Q17004				



Number	Name	Area
0.001	Entrance Lobby	11.85 m²
0.002	Interview Room	9.14 m²
0.003	Reception	14.25 m²
0.004	Waiting Area	145.38 m²
0.005	AWC	3.15 m²
0.006	Baby Feed	4.18 m²
0.007	Baby Change	4.89 m²
0.008	AWC	3.37 m²
0.009	Circulation	26.23 m²
0.010	Consulting Room	16.28 m²
0.011	Consulting Room	16.34 m²
0.012	Consulting Room	16.34 m²
0.013	Consulting Room	16.34 m²
0.014	Consulting Room	16.34 m²
0.015	Consulting Room	16.74 m²
0.016	Dirty Utility	9.11 m²
0.017	Clean Utility	8.82 m²
0.018	District Nurses Store	18.19 m²
0.019	Admin Office	155.89 m²
0.020	Records Store	13.93 m²
0.021	Circulation	34.55 m²
0.022	Podiatry	16.01 m²
0.023	Podiatry	16.03 m²
0.024	District Nurse	16.19 m²
0.025	District Nurse	16.03 m²
0.026	Treatment	16.34 m²
0.027	Treatment	16.06 m²
0.028	Treatment	16.06 m²
0.029	Clean Utility	11.02 m²
0.030	Dirty Utility	11.02 m²
0.031	Podiatry Store	6.51 m²
0.032	AWC	3.56 m²
0.033	AWC	3.56 m²
0.034	Meeting Room	22.46 m²
0.035	Plant Room	9.93 m²
0.036	Sub-Waiting Area	33.72 m²
0.037	Sub-Waiting Area	36.22 m²
0.039	Staff Area	40.28 m²
0.040	WC/Shower	4.6 m²
0.041	Cloaks	3.9 m²
0.042	WC	1.98 m²
0.043	WC	1.98 m²
0.044	Electrical Intake	1.57 m²
0.045	Practice Manager	6.23 m²
0.046	GP Store	5.73 m²
0.047	Cleaner	3.26 m²
0.048	D.N Manager	6.31 m²
0.049	Hub Room	8 m²



Notes
The Contractor will be responsible for setting out the work. All Dimensions must be obtained or checked on the site. Figured dimensions to be used in preference to scale.



Key Plan.

Issue	Date	Issue Note	By	Check



Project Title
Wednesbury Health Centre

Location
King Street, Wednesbury

Sheet Title
GA Proposed Plan

Status
Planning

Drawn by JAA **Date** 31/05/18 **Checked by**

Scale at A1 1:100 **Scale at A3**

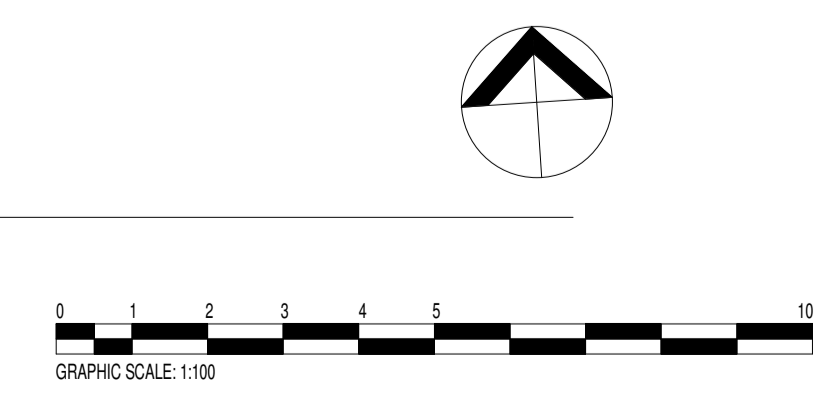
Zone	Level	Classification	Sheet No.	Subsity	Ver/Rev
XX	XX	A-P(04)	20	S2	

Job No.
Q17004

Contractors Drawing No. (if required)

Urban Design & Building Services
Sandwell Council House
Fleeth Street,
Cibury
B69 3DE
Tel: 0121 569 4541

1 Floor Plan
1 : 100





1 Front View from King Street Site Access



2 Rear View from Leisure Centre Service Yard



3 Rear View from King Street /Leisure Centre Service Road



4 Front View from Carpark



5 Front Elevation

Notes
 The design team will be responsible for obtaining all relevant consents.
 All dimensions must be obtained or checked on the site.
 All figures of area must be checked on the ground.

North Point:
 +

Key/Rev:

Issue	Date	Author	Checked	By	Check

Sandwell
 Metropolitan Borough Council

Project No:
Wednesbury Health Centre
 Location:
King Street, Wednesbury

Sheet No:
Building 3D Views 1

Discipline:
Planning

Author:
 JAK / 15/08/18

Checker:
 [Signature] / 16/08/18

Drawn By:
 JAK

Issue No:
XX XX A-P(09) 01 S2 P1

Rev No:
Q17004

Urban Design & Building Services
 100, Canal Street, Wednesbury, Birmingham, B70 4EJ
 Tel: 0121 350 4540



1 View Showing Main Entrance



2 View from Carpark Area



3 View Showing Secure Staff Entrance Points

Notes
The client accepts full responsibility for all drawings and details.
All dimensions must be obtained or checked on the site.
Typical of drawings to be used in construction only.

North Point
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Key/Rev.

Issue	Date	Issue Note	By	Check



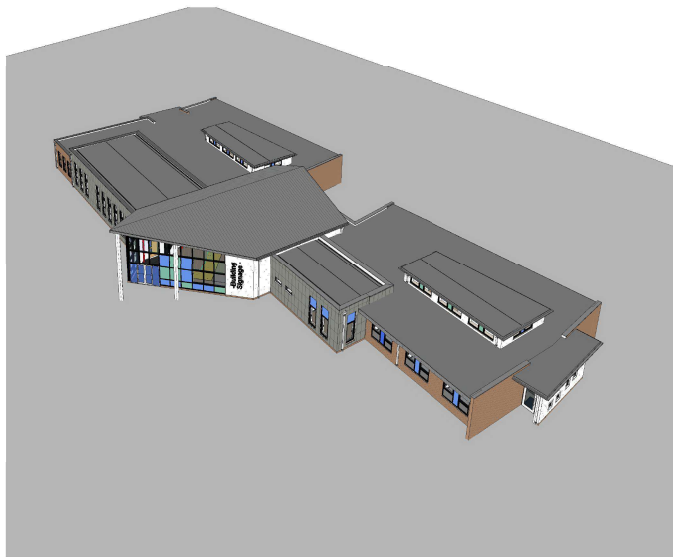
Project: **Wednesbury Health Centre**
Location: **King Street, Wednesbury**
Drawing: **Building 3D External Views**

Planning

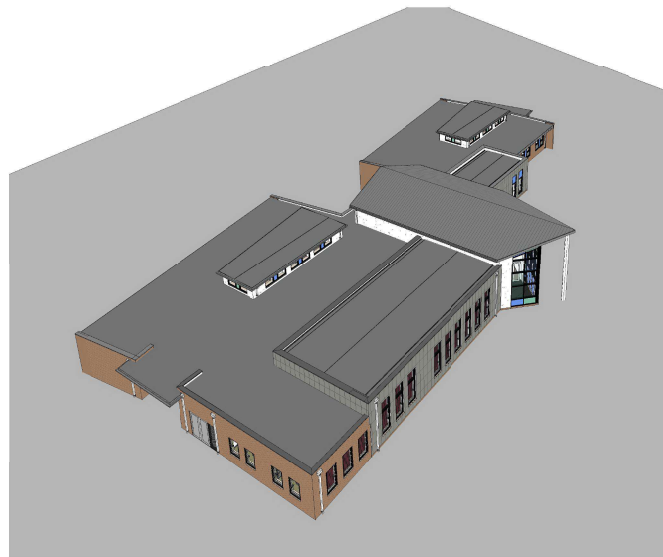
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2014/07/17	2014/07/17		

Issue No.	Issue	Revision	Scale	Drawn By	Checked By
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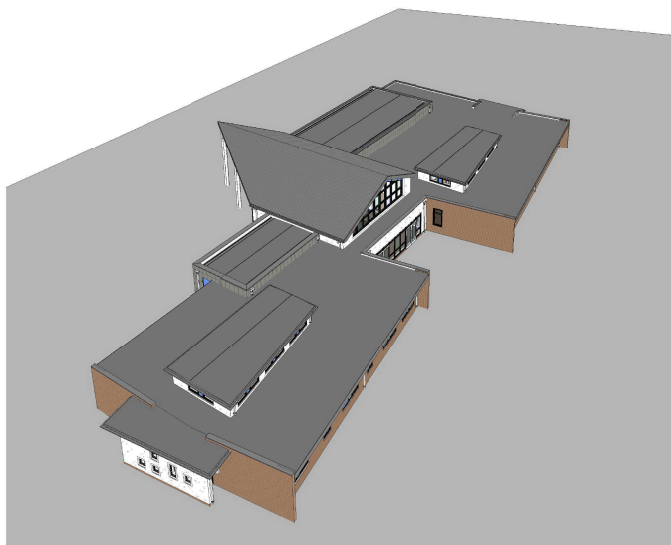
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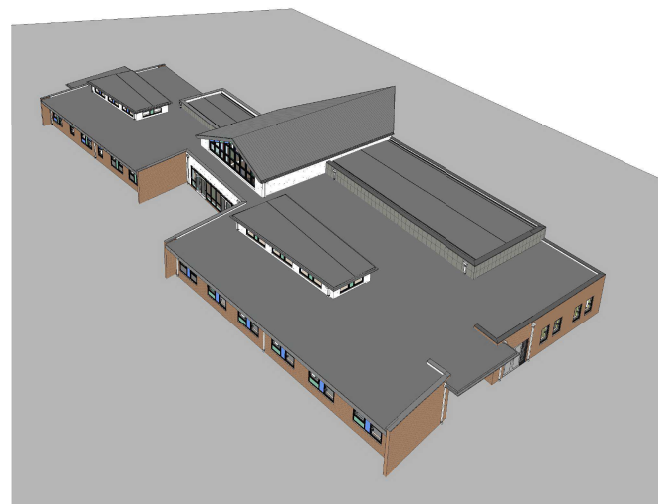
1 North-West



2 North-East



3 South-West



4 South-East

Notes:
 The Council cannot be held responsible for errors or omissions.
 All dimensions must be checked or double checked on the site.
 Figures of quantities to be used in construction to guide.

North Point:
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Key/Rev:

Issue	Date	Issue Note	By	Check
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Project #: Wednesbury Health Centre
Location: King Street, Wednesbury
Project #: Isometric Building Views

Category: Planning

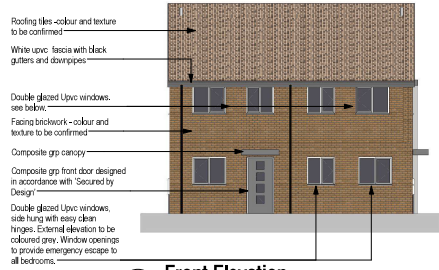
Version	Issue	Created	Checked	Approved
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Client Ref:					
	XX	XX	A-P(09) 03	S2	P1

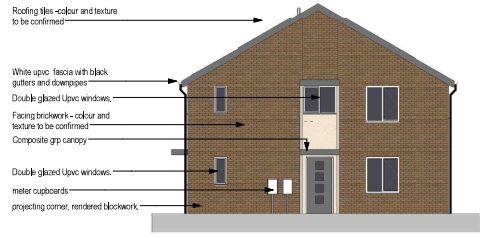
Project Ref: **Q17004**

Urban Design & Building Services
 1st Floor, The Gateway Building,
 15-17 The Gateway,
 Wednesbury, Birmingham,
 B77 3DE
 Tel: 0121 551 4545

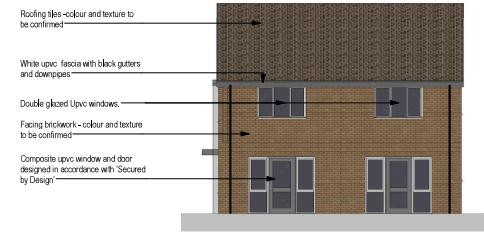
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 All dimensions must be obtained or checked on the day.
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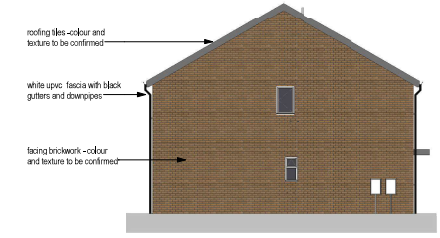
3 Front Elevation
1 : 100



4 Side Elevation A
1 : 100



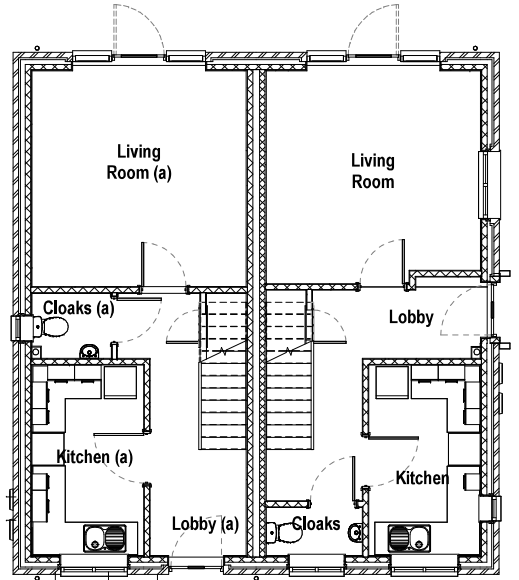
5 Rear Elevation
1 : 100



6 Side Elevation B
1 : 100

0 1 2 3 4 5 metres
1:100

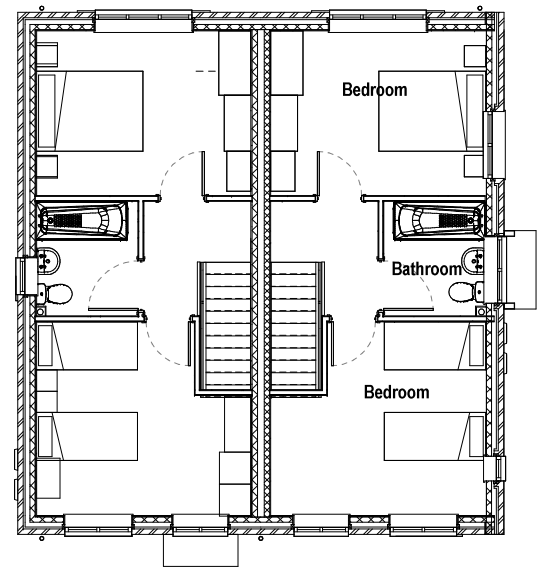
NOTE: Refer to Landscape GA drawing & Drainage Engineers details for exact number & position of rain water down pipes.



1 Ground Floor Plan
1 : 50

NOTE: Refer to Landscape GA drawing & Drainage Engineers details for exact number & position of rain water down pipes.

0 0.5 1 1.5 2 2.5 3 3.5 4 4.5 5 metres
1:50



2 First Floor Plan
1 : 50

North Point

Key/Rev.

Issue	Date	Issue Note	By	Check



Project No: Housing Development
 Location: Wednesbury Health Centre

Drawn By: Plans & Elevations - H1_2 bed_semi_corner detail

for Planning

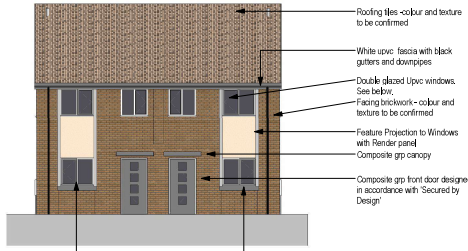
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Q17004

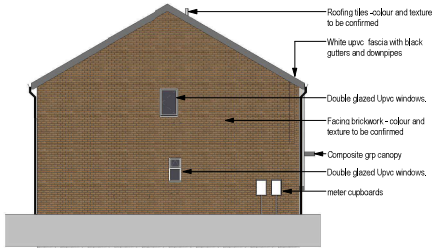
Urban Design & Building Services
 100-102, The Quadrant, Birmingham, B1 1AA
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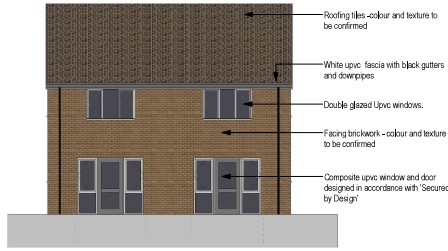




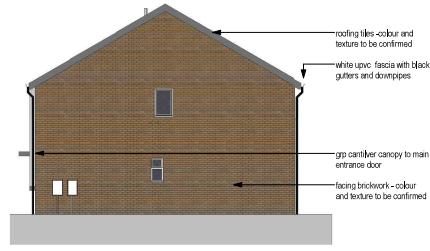
3 Front Elevation
1 : 100



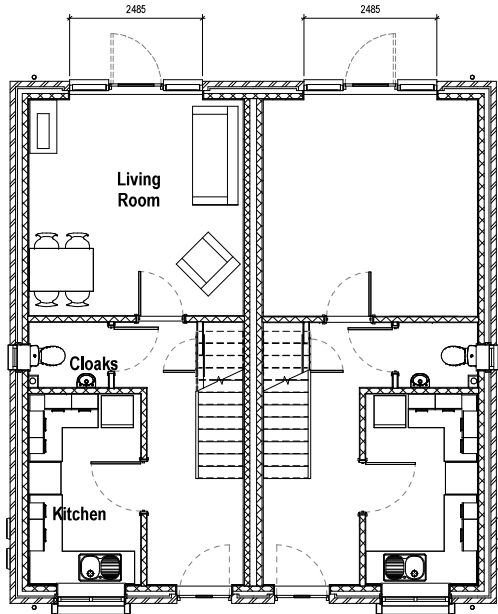
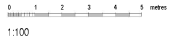
4 Side Elevation A
1 : 100



5 Rear Elevation
1 : 100



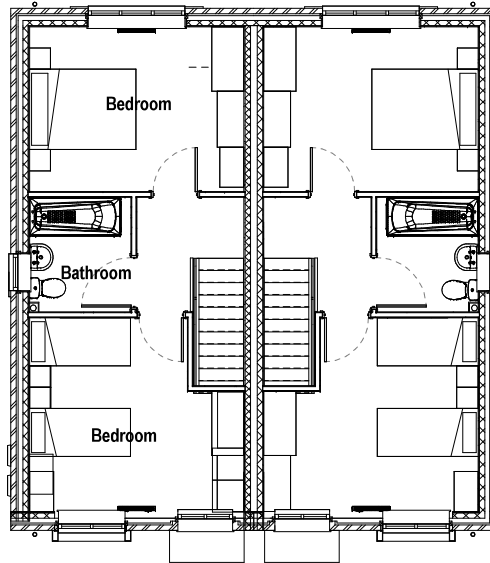
6 Side Elevation B
1 : 100



1 Ground Floor Plan
1 : 50



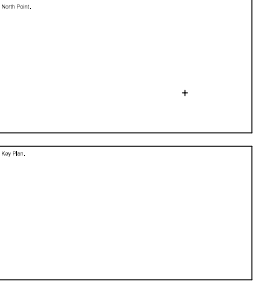
NOTE: Refer to Landscape GA drawing & Drainage Engineers details for exact number & position of rain water down pipes.



2 First Floor Plan
1 : 50

NOTE: Refer to Landscape GA drawing & Drainage Engineers details for exact number & position of rain water down pipes.

Notes:
This document will be reviewed for errors and omissions.
All dimensions must be obtained or checked on the site.
Figures of area shown to be used in preference to other.



Issue	Date	Issue Note	By	Check

Sandwell Metropolitan Borough Council

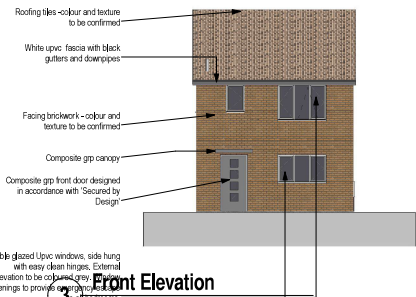
Project: H1_2Bed_Semi
Location: Wednesbury Health Centre

Plans & Elevations - H1_2 bed
for Planning

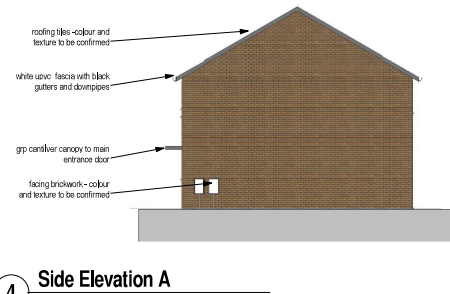
Project No.	CP	06/20/27	Drawn by	AM	Checked by	AM	Date	06/20/27
Scale	1:100, 1:50							
Issue No.								
	H1s	ZZ	AP(0-)	01	S2	P1		
	Q17004							

Urban Design & Building Services
115, Sandwell Street, Sandwell, West Midlands, B70 9JZ
Tel: 0121 561 4545

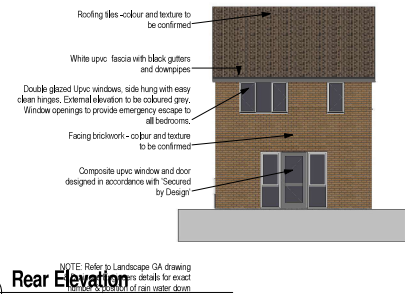
Gross internal Area = 73m²



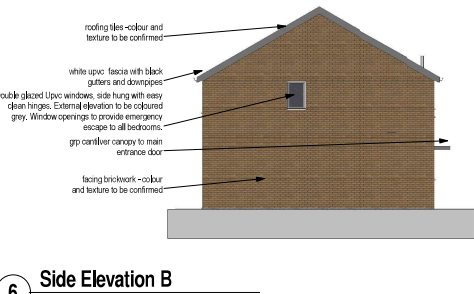
3 Front Elevation
1:100



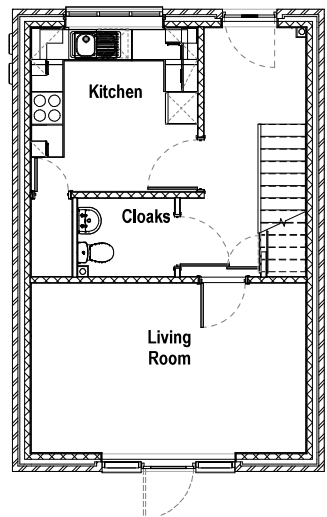
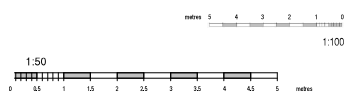
4 Side Elevation A
1:100



5 Rear Elevation
1:100

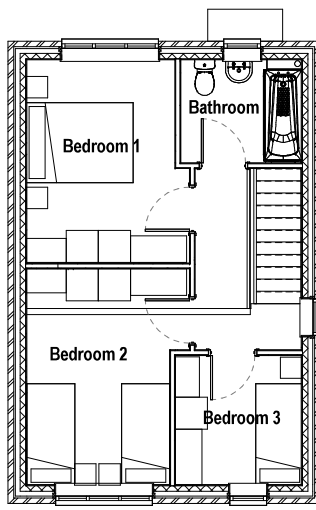


6 Side Elevation B
1:100



1 Ground Floor Plan
1:50

NOTE: Refer to Landscape GA drawing & Drainage Engineers details for exact number & position of rain water drain pipes.



2 First Floor Plan
1:50

Notes:
The client is responsible for ensuring that all dimensions are correct and that all dimensions are checked on the site. All dimensions must be checked on the site. Figures in brackets are given in parentheses to indicate.

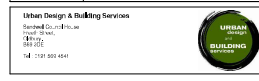


Issue	Date	Issue Note	By	Check



Project: Housing Development
Location: Wednesbury Health Centre
Drawing: Plans & Elevations - H2_3 Bed
Type: for Planning

Application ID: 1603187	Drawn: [Signature]	Scale: 1:50, 1:100	Date: 11/11/2012
Zone: H2d	Local: ZZ	Area: AP(0-)	Sheet: 03
Category: S2	Contract: General N/A (Priority)		
Reference: Q17004			





1 Elevated View from Pedestrian Link



2 Elevated View from King Street



3 Elevated View from Carpark



4 Elevated View from King Street/Service Rd Corner



5 Elevated View from Top of King Street



6 Elevated View from Leisure Centre Service Area

Notes:
 The data on this plan will be responsible for setting out the work.
 All dimensions must be checked or double-checked on the day.
 Figures of areas are for general information only.

North Point

+

Key Plan

NO	DATE	DESCRIPTION	BY	CHECKED

Issue	Date	Issue Note	By	Check

Sandwell
Metropolitan Borough Council

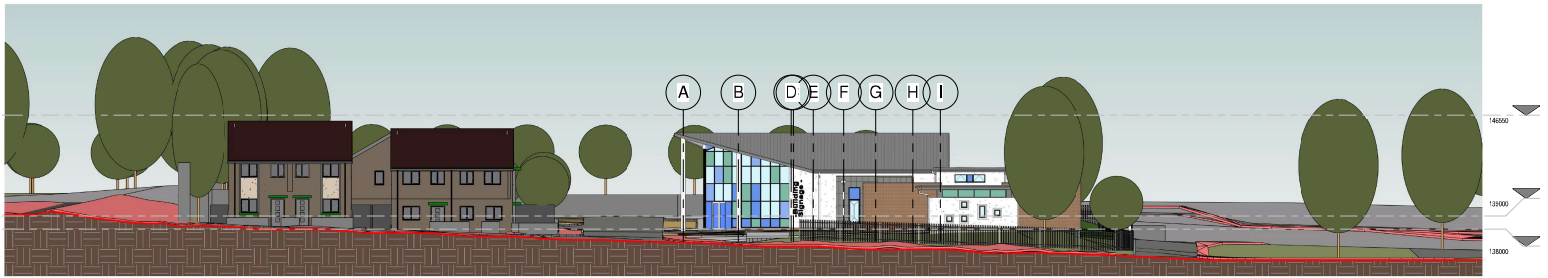
Project: **Wednesbury Health Centre**
 Location: **Kings Street Wednesbury**
 Scheme: **Elevated 3D Perspective Site Views**

Planning	
Version	Drawn By
02/14	JAN
02/14	JAN
Sheet	
No	Of
XX	XX
Reference	
Application	Scale
AP(09)	12
Grid	
Grid No	Grid
S2	P1
Drawing No	
Q17004	

Urban Design & Building Services
 100, Canal Street, Birmingham B15 1JJ
 Tel: 0121 255 0505
 Email: info@urbandesignandbuilding.com
 Web: www.urbandesignandbuilding.com



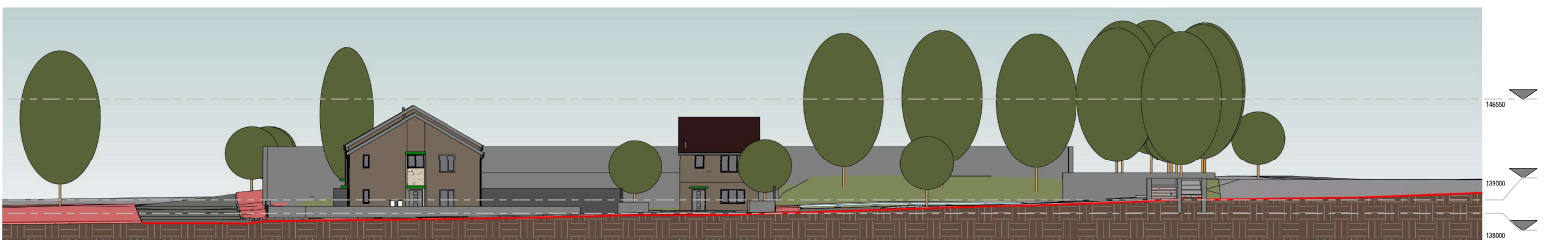
1 Site Section through South of Site
1:200



2 Site Section through King Street
1:200



3 Site Section through the Site looking South
1:200



4 Site Section through Site looking North
1:200

Notes:
The client accepts full responsibility for all data submitted.
All dimensions must be checked or double-checked on the drawings of any work to be undertaken in accordance with the drawings.

North Point:

+

Key/Rev.:

Issue	Date	Update / Revisions	By	Check



Project No: **Wednesbury Health Centre**
 Location: **Kings Street Wednesbury**
 Section: **Proposed Site Sections**

Planning					
Version	Date	Drawn	Checked	Scale	Sheet No
JAK	16/04/18	XX	XX	A-P(9-)	10

Sheet No: **Q17004** (Continuation of Q17003)

Urban Design & Building Services
 1st Floor, 100, Kings Street, Wednesbury, B70 2JF
 Tel: 01827 553 454

