

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

**1. Recommendations**

Subject to comments from Environmental Health relating to the extended opening hours; approval is recommended subject the following conditions: -

- i) Implementation of drainage including SUDS;
- ii) Site investigations and remedial measures where appropriate;
- iii) External materials;
- iv) Review of parking restrictions along King Street following occupation;
- 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) Implementation of boundary treatment;
- ix) Implementation of landscaping;
- x) External lighting;
- xi) Refuse storage;
- xii) CCTV;
- xiii) Implementation of secure cycle parking;
- 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 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**

At your last meeting Committee resolved to visit the site, following a late request from the applicant to increase the originally proposed opening hours of the health centre from those suggested in condition (xxiii) above to 22.00 hours every day. Environmental Health as well as neighbouring residents have been re-consulted regarding the proposed increase in opening hours since your last meeting.

This application is being brought to the attention of your Committee because both the applicant and agent are Council employees and there have been objections 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.

When the application was submitted the proposed opening hours were 07.15-20.00 Monday to Friday and 08.30-16.30 on Saturdays with no Sunday or Bank Holiday opening. However, the applicant now wishes to open from 07.15-22.00 hours every day including Sundays and Bank Holidays. 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 dwellings, including two pairs of 2-bed semis facing King Street and one detached 3-bed dwelling at the rear of the semis facing the health centre. Each 2-bed dwelling would have one off-street parking space with the 3-bed having two off-street parking spaces. All dwellings would have 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 originally submitted application was 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 a resident in King Street. 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.

Following the late proposal to increase the opening hours I have received two additional letters both from residents in King Street, one of which is from the original objector. In this regard concern is raised about loss of amenity from the increased opening hours from one of the residents. The other resident raises concerns about parking problems.

### **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. Comments are awaited regarding the proposed increase in opening hours.

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 residents. 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.



My main issue with the proposal is the extended opening hours until 22.00 hours every day. I am concerned about the impact this will have on residential amenity of residents in King Street as well as the occupants of the new dwellings that form part of this development. In my opinion the originally proposed opening hours until 20.00 hours Mondays to Fridays and 16.30 on Saturdays were both reasonable and appropriate given the proximity of residential property and should not be extended further. If the development were to be accessed wholly off the Leisure Centre (High Bullen) and the residential element completely disconnected from the proposal then the request for extended opening hours could be considered but it is not. I therefore recommend that the originally proposed opening hours be conditioned.

### **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

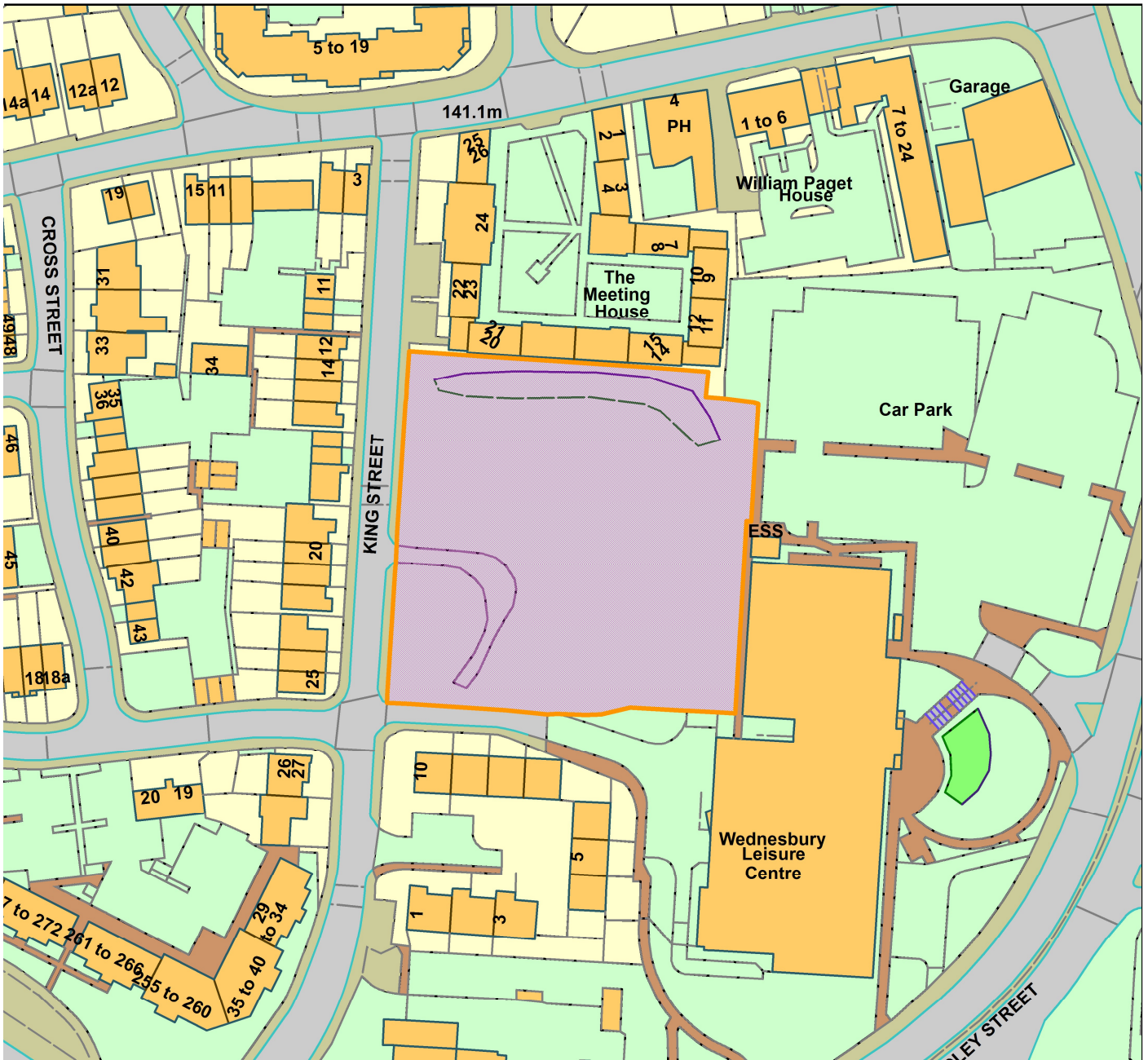
SADD - EOS9: Urban Design Principles  
ENV5 - Flood Risk, Sustainable Drainage Systems and Urban  
Heat Island  
ENV8 – Air Quality.  
HOU5 - Education and Health Care Facilities

**6. Contact Officer**

Mrs Christine Phillips  
0121 569 4040  
[christine\\_phillips@sandwell.gov.uk](mailto:christine_phillips@sandwell.gov.uk)

DC/18/62165

Site of Former Kingsbury House and Resource Centre



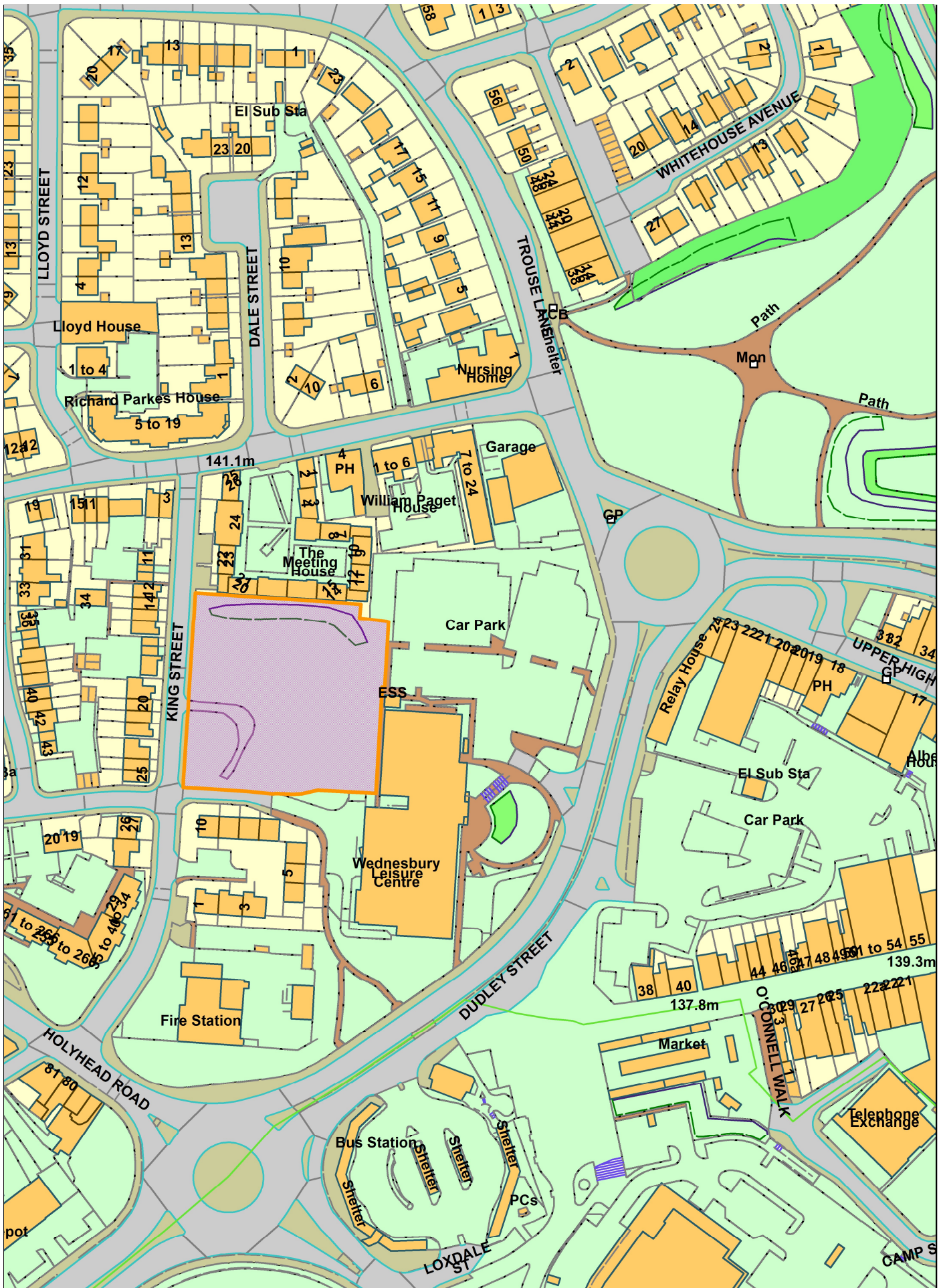
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<b>Organisation</b>	Not Set
<b>Department</b>	Not Set
<b>Comments</b>	Not Set
<b>Date</b>	27 March 2019
<b>OS Licence No</b>	



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- Notes:**  
 The Contractor shall be responsible for utility mark outs.  
 All dimensions must be obtained on existing on the day.  
 Where dimensions to be used by reference on site.
- 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
  - Dropped kerbs
  - Grass
  - Ornamental planting
  - Metrolinia 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
  - Cross fall
  - Proposed level
  - Existing level



**Key Plan:**

**01** Underground services

R/W	Date	Revision No.	By	Check

Wedgesbury Health Centre - Site Redevelopment  
 King Street, Wednesbury

Project No: 14020219  
 CD: 1300  
 Date: 14/02/2019

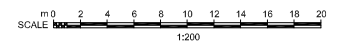
FOR PLANNING

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

Q17004

Urban Design & Building Services

14020219-01-01-01-01  
 Project: Wednesbury Health Centre  
 Date: 14/02/2019



**Notes:**  
 The Client accepts full responsibility for setting out the works.  
 All dimensions must be obtained or checked on the day.  
 Figures of materials to be used in construction to comply.



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



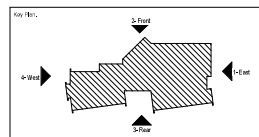
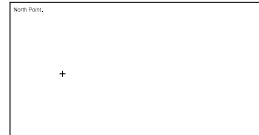
**2 Front Elevation**  
 1 : 100



**3 Rear Elevation**  
 1 : 100



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



Issue	Date	Issue Note	By	Check



Project No: **Wedsbury Health Centre**

Client: **King Street, Wednesbury**

Project No: **GA Proposed (Coloured) Elevations**

Issue No: **Q17004**

Urban Design & Building Services  
 100-102, High Street, Wednesbury, West Midlands, B70 4JG  
 Tel: 0121 581 4545

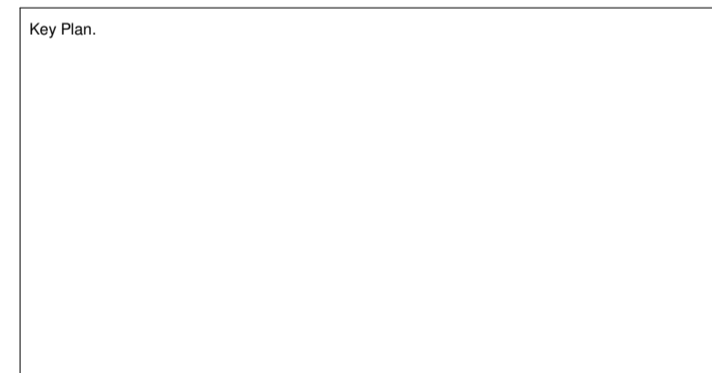


### Wednesbury Health Centre - Room Schedule

Number	Name	Area
0.001	Entrance Lobby	11.85 m <sup>2</sup>
0.002	Interview Room	9.14 m <sup>2</sup>
0.003	Reception	14.25 m <sup>2</sup>
0.004	Waiting Area	145.38 m <sup>2</sup>
0.005	AWC	3.15 m <sup>2</sup>
0.006	Baby Feed	4.18 m <sup>2</sup>
0.007	Baby Change	4.89 m <sup>2</sup>
0.008	AWC	3.37 m <sup>2</sup>
0.009	Circulation	26.23 m <sup>2</sup>
0.010	Consulting Room	16.28 m <sup>2</sup>
0.011	Consulting Room	16.34 m <sup>2</sup>
0.012	Consulting Room	16.34 m <sup>2</sup>
0.013	Consulting Room	16.34 m <sup>2</sup>
0.014	Consulting Room	16.34 m <sup>2</sup>
0.015	Consulting Room	16.74 m <sup>2</sup>
0.016	Dirty Utility	9.11 m <sup>2</sup>
0.017	Clean Utility	8.82 m <sup>2</sup>
0.018	District Nurses Store	18.19 m <sup>2</sup>
0.019	Admin Office	155.89 m <sup>2</sup>
0.020	Records Store	13.93 m <sup>2</sup>
0.021	Circulation	34.55 m <sup>2</sup>
0.022	Podiatry	16.01 m <sup>2</sup>
0.023	Podiatry	16.03 m <sup>2</sup>
0.024	District Nurse	16.19 m <sup>2</sup>
0.025	District Nurse	16.03 m <sup>2</sup>
0.026	Treatment	16.34 m <sup>2</sup>
0.027	Treatment	16.06 m <sup>2</sup>
0.028	Treatment	16.06 m <sup>2</sup>
0.029	Clean Utility	11.02 m <sup>2</sup>
0.030	Dirty Utility	11.02 m <sup>2</sup>
0.031	Podiatry Store	6.51 m <sup>2</sup>
0.032	AWC	3.56 m <sup>2</sup>
0.033	AWC	3.56 m <sup>2</sup>
0.034	Meeting Room	22.46 m <sup>2</sup>
0.035	Plant Room	9.93 m <sup>2</sup>
0.036	Sub-Waiting Area	33.72 m <sup>2</sup>
0.037	Sub-Waiting Area	36.22 m <sup>2</sup>
0.039	Staff Area	40.28 m <sup>2</sup>
0.040	WC/Shower	4.6 m <sup>2</sup>
0.041	Cloaks	3.9 m <sup>2</sup>
0.042	WC	1.98 m <sup>2</sup>
0.043	WC	1.98 m <sup>2</sup>
0.044	Electrical Intake	1.57 m <sup>2</sup>
0.045	Practice Manager	6.23 m <sup>2</sup>
0.046	GP Store	5.73 m <sup>2</sup>
0.047	Cleaner	3.26 m <sup>2</sup>
0.048	D.N Manager	6.31 m <sup>2</sup>
0.049	Hub Room	8 m <sup>2</sup>



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.



Issue	Date	Issue Note	By	Check



Project Title  
Wednesbury Health Centre  
Location  
King Street, Wednesbury

Sheet Title  
GA Proposed Plan

Status  
Planning

Drawn by	Date	Checked by
JAA	31/05/18	

Scale at A1: 1:100  
Scale at A3:

Zone	Level	Classification	Sheet No.	Subs.	Ver/Rev
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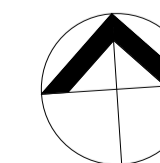
Job No.  
Q17004  
Contractors Drawing No. (if required)

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



1

Floor Plan  
1 : 100



**Notes:**  
 The client accepts full responsibility for obtaining all necessary permissions.  
 All dimensions must be obtained or provided on the drawings. If a dimension is not provided, it is assumed to be the same as the previous drawing.



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



Issue	Date	Issue Note	By	Check



Project Name: **Wednesbury Health Centre**  
 Location: **King Street, Wednesbury**

Client: **Building 3D Views 1**  
 Discipline: **Planning**

Code	Rev	Description	Rev No	Created By	Checked By
XX	XX	A-P(09) 01	S2	P1	

Reference: **Q17004**





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 information provided.  
 All dimensions must be checked or double checked on the site.  
 All figures are subject to change in accordance with the design.

North Point  
 +

Key View


Issue	Date	Issue Note	By	Check
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Project: **Wednesbury Health Centre**  
 Location: **King Street, Wednesbury**  
 Drawing: **Building 3D External Views**

Discipline: **Planning**

Version	Issue	Drawn By	Checked By
JAN 2018	01		

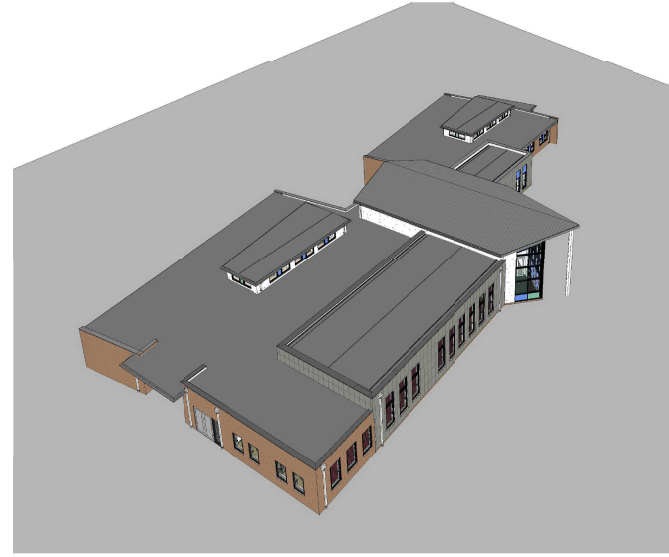
Code	Level	Revision	Sheet No.	Scale	Version
XX	XX	A-P(09)02	S2	P1	

Project No: **Q17004**      Construction No:

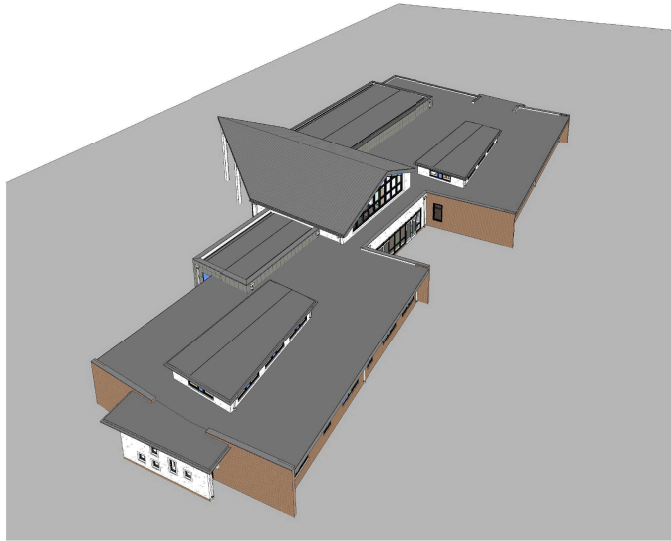
Urban Design & Building Services  
 100-102, High Street, Birmingham, B4 7AD  
 Tel: 0121 553 4545



1 North-West



2 North-East



3 South-West



4 South-East

**Notes:**  
 The Client and Council will be responsible for obtaining all necessary permissions.  
 All dimensions must be checked or approved on the drawings before construction is commenced.  
 The drawings are for information only.

North Point  
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Key View


Issue	Date	Issue Note	By	Check



Project Name:  
**Wednesbury Health Centre**  
 Location:  
**King Street, Wednesbury**

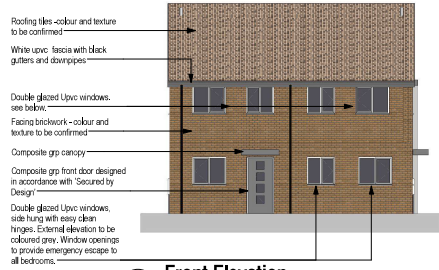
Project Title:  
**Isometric Building Views**

Client Reference	Drawn By	Checked By	Issue No.	Scale	Revision

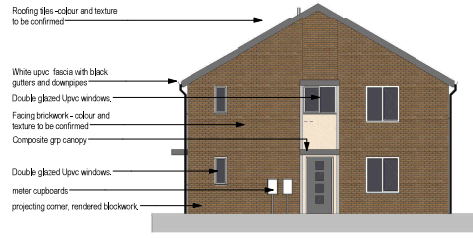
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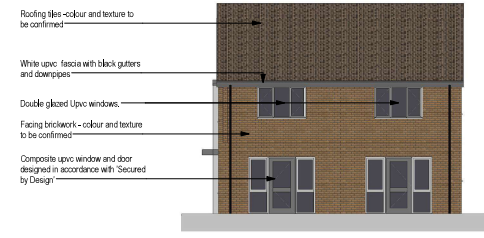
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 Figures of materials to be used in construction to be confirmed.



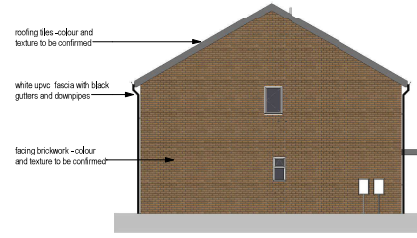
**3 Front Elevation**  
 1 : 100



**4 Side Elevation A**  
 1 : 100



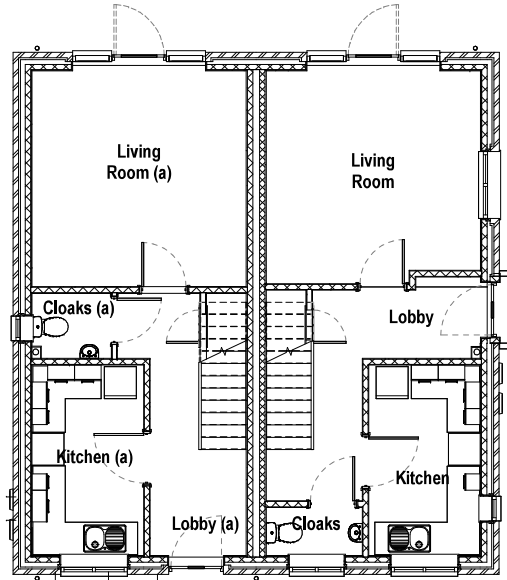
**5 Rear Elevation**  
 1 : 100



**6 Side Elevation B**  
 1 : 100

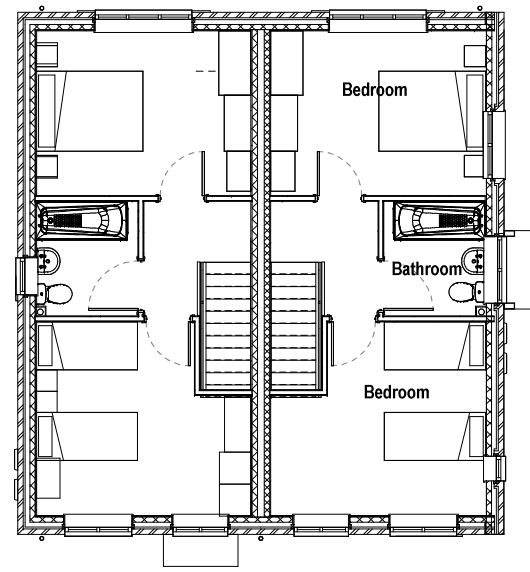


NOTE: Refer to Landscape GA drawing & Drainage Engineers details for exact number & position of rain water down pipes.



**1 Ground Floor Plan**  
 1 : 50

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



**2 First Floor Plan**  
 1 : 50

North Point

Key/Rev.

Issue	Date	Issue Note	By	Check



Project: Housing Development  
 Location: Wednesbury Health Centre

Drawn for: Plans & Elevations - H1\_2 bed\_semi\_corner detail

for Planning

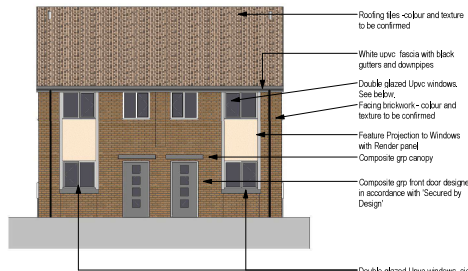
Quantity	CP	02	02	S2
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Q17004

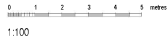
Urban Design & Building Services  
 141-143, High Street, Wednesbury, West Midlands, B70 4JF  
 Tel: 0121 561 4544



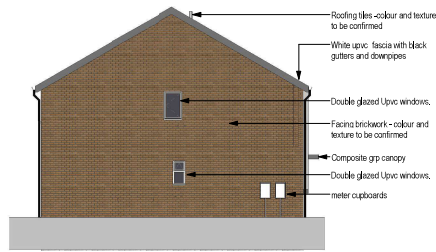
**H1sc HANDED**



3 Front Elevation  
1:100

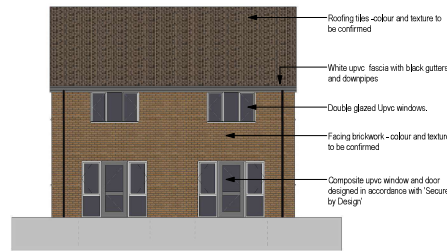


- Roofing tiles - colour and texture to be confirmed
- White upvc fascia with black gutters and downpipes
- Double glazed upvc windows. See below. Facing brickwork - colour and texture to be confirmed
- Feature Projection to Windows with Render panel
- Composite gpp canopy
- Composite gpp front door designed in accordance with 'Secured by Design'
- Double glazed upvc windows, side hung with easy clean hinges. External elevation to be coloured grey. Window coverings to provide emergency escape to all bedrooms.



4 Side Elevation A  
1:100

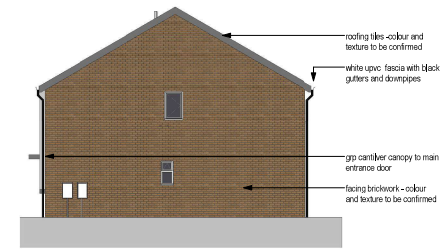
- Roofing tiles - colour and texture to be confirmed
- White upvc fascia with black gutters and downpipes
- Double glazed upvc windows.
- Facing brickwork - colour and texture to be confirmed
- Composite gpp canopy
- Double glazed upvc windows.
- meter cupboards



5 Rear Elevation  
1:100

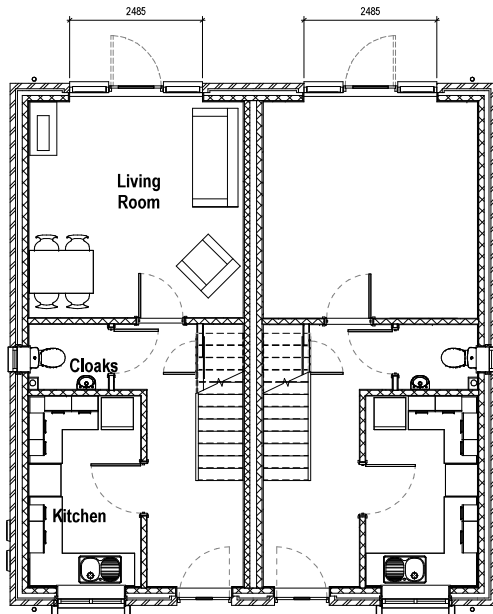
- Roofing tiles - colour and texture to be confirmed
- White upvc fascia with black gutters and downpipes
- Double glazed upvc windows.
- Facing brickwork - colour and texture to be confirmed
- Composite upvc window and door designed in accordance with 'Secured by Design'

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



6 Side Elevation B  
1:100

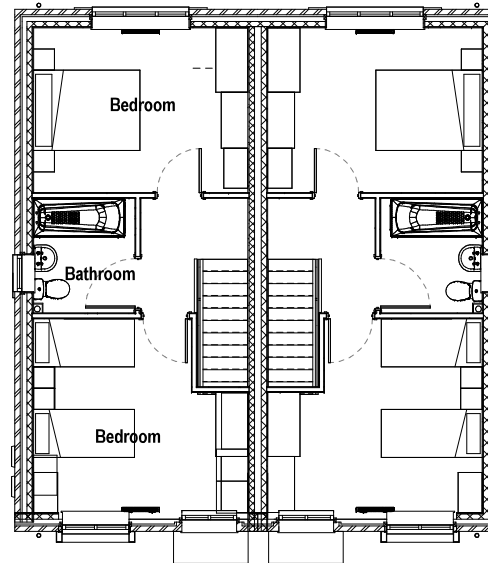
- Roofing tiles - colour and texture to be confirmed
- White upvc fascia with black gutters and downpipes
- gpp cantilever canopy to main entrance door
- facing brickwork - colour and texture to be confirmed



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

**Notes**  
This document will be responsible for setting out in words. All dimensions must be obtained or checked on the drawings if variations to be used in construction to build.

North Point  
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Key/Rev.

Issue	Date	Issue Note	By	Check

**Sandwell**  
Metropolitan Borough Council

Project No: H1\_2Bed\_Semi  
Location: Wednesbury Health Centre

Plans & Elevations - H1\_2 bed

for Planning

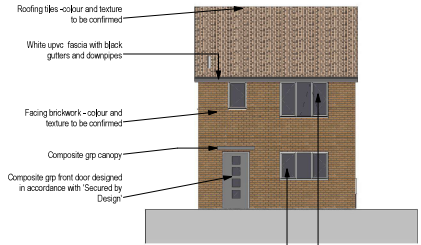
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1:00	1:00	1:00	1:00	1:00	1:00

Phase/Version	Issue No	Issue Date	Issue By	Issue For
H1s	ZZ	AP(0-)	01	S2
Q17004		Construction Services		

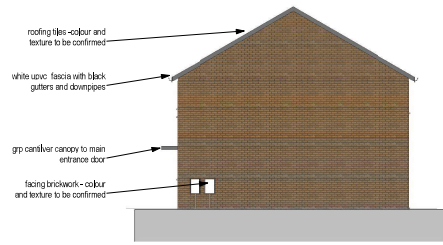
Urban Design & Building Services  
100-102, The Quadrant, Wednesbury, West Midlands, B70 4JZ  
0121 551 4540

**URBAN DESIGN BUILDING SERVICES**

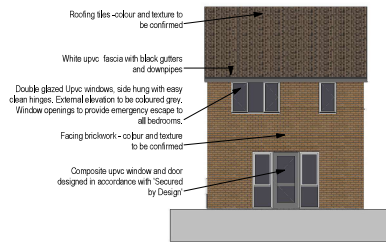
Gross internal Area = 73m<sup>2</sup>



**3 Front Elevation**  
1:100

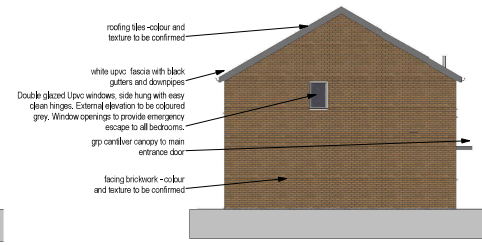


**4 Side Elevation A**  
1:100

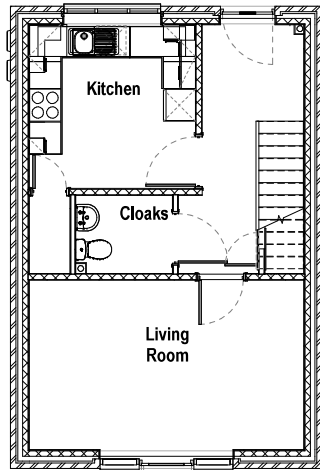
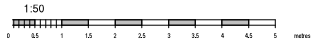


**5 Rear Elevation**  
1:100

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

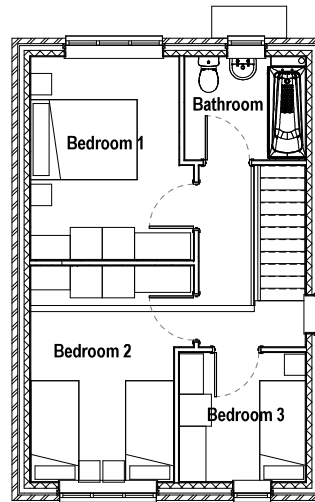


**6 Side Elevation B**  
1:100



**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 shall be responsible for obtaining all consents.  
All dimensions must be checked or double checked on the day.  
All work is to be carried out in accordance with the Building Regulations.

North Point

Key/Rev.

Issue	Date	Issue Note	By	Check



Project Name: Housing Development  
Location: Wednesbury Health Centre  
Drawing Title: Plans & Elevations - H2\_3 Bed

for Planning

Drawn By	Checked By	Approved By	Issue No	Rev No	Rev Description
H2d	ZZ	AP(0-)	03	S2	

Q17004

Urban Design & Building Services  
100 Canal Street, Birmingham, B3 7YU  
Tel: 0121 553 4545





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**  
 This plan should not be reproduced or altered in any way.  
 All dimensions must be checked or double-checked on the site.  
 All rights reserved to the author.

North Point  
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Key/Rev.

Issue	Date	By	Check



Project No: **Wednesbury Health Centre**  
 Location: **Kings Street Wednesbury**  
 Site No: **Elevated 3D Perspective Site Views**

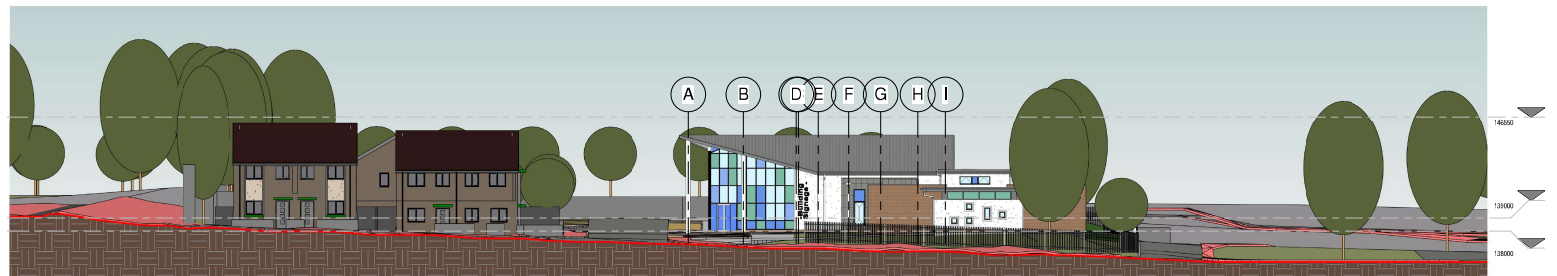
Prepared By: **Planning**  
 Drawn By: **JAN** Date: **02/04/20** Checked By: **[Signature]**

Drawn By	Check	Revision	Sheet No	Scale	Version
XX	XX	AP(09)	12	S2	P1

Project No: **Q17004** Construction Drawing No: (blank)



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 all the responsibility for obtaining all the necessary permissions for this work.  
All dimensions must be obtained or checked on the site.  
Figures of quantities are based on information available.

North Point

Key/Rev.

Rev	Date	Issue/Revision	By	Check

Issue Date Issue Note By Check

**Sandwell**  
Metropolitan Borough Council

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

Prepared by: **Planning**

Author:	XX	Checker:	XX	Drawn:	A-P(9-)	Scale:	10	Sheet:	S2	Project:	P1
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Drawing No: **Q17004** Construction Services (No. 17004)

Urban Design & Building Services  
100-100 Central Street, Birmingham, B15 1TU  
Tel: 0121 223 2541