


REPORT TO PLANNING COMMITTEE

15 January 2020

Application Reference	DC/19/63392
Application Received	6 th August 2019
Application Description	Proposed 20 No. dwellings
Application Address	Former Resource Centre, Lowry Close, Smethwick
Applicant	Mr Alan Martin, Sandwell MBC, Sandwell Council House, Freeth Street, Oldbury, B69 3DE
Ward	Smethwick
Contribution towards Vision 2030:	
Contact Officer(s)	William Stevens 0121 569 4897 William_stevens@sandwell.gov.uk

RECOMMENDATION

Subject to the receipt of satisfactory amended plans and the Lead Local Flood Authority withdrawing their objection, approval is recommended subject to:

- i) Details of retaining walls;
- ii) Finished floor levels;
- iii) External materials;
- iv) Hard and soft landscaping to include additional trees;
- v) Highway Improvements (including waiting bay removal);
- vi) Drainage details;
- vii) Ground remediation validation report;
- viii) Electric vehicle charging point infrastructure being installed;
- ix) Affordable housing;
- x) Construction management plan including hours of working;
- xi) Details for protecting the existing culvert and
- xii) Skills and employment details.

1 **BACKGROUND**

- 1.1 This application was originally reported to your Planning Committee because the applicant is Director of Regeneration and Economy and the proposal has generated local interest.
- 1.2 Members visited the site in December and at your last Committee, Members resolved to defer the application in order that amended plans could be submitted.
- 1.3 At the time of writing this report, suitable amended plans had yet to be received, however, Members will be updated at the committee meeting.

2 **SUMMARY OF KEY CONSIDERATIONS**

- 2.1 The site is unallocated in the adopted development plan.
- 2.2 The material planning considerations which are relevant to this application are;

Local and Government Policy (NPPF);
Public visual amenity;
Layout and density of building;
Design, appearance and materials;
Access, highway safety, and parking;
Contamination by a previous use;
Loss of trees;
Affordable housing; and
Drainage.

3. **THE APPLICATION SITE**

- 3.1 The application site is bound by Church Hill Street, and Vicarage Road, Smethwick, with the site separated in two by Lowry Close. The site slopes from Vicarage Road/Church Hill Street towards Stoney Lane Vicarage Street.
- 3.2 The immediate area is residential with retail and offices nearby. Opposite the application site is a multi-storey car park.
- 3.3 A water culvert runs along the boundary of the site adjacent to proposed plots 1, 10 and 11.

4. **PLANNING HISTORY**

4.1 Planning Permission was granted in 2018 (DC/18/62088) for the demolition of the former resource centre. The resource centre has since been demolished and the site remains vacant.

4.2 Relevant planning applications are as follows: -

DC/18/62088	Demolition of resource centre	Approved 15.08.2018
-------------	-------------------------------	------------------------

5. **APPLICATION DETAILS**

5.1 The applicant proposes to erect 20 no. dwellings. These will be made up of different house types including 11 no. 2 bedroom semi-detached properties, 4 no. 4 bedroom properties, and 5 no. 2 bedroom bungalows, all with associated car parking and gardens.

5.2 The properties will be managed by the council and socially rented.

6. **PUBLICITY**

6.1 The application has been publicised by neighbour notification letters, site notice and press notice. One letter has been received regarding the publicity procedure. The same person has raised objections to the proposal:

6.2 **Objections**

Objections have been received on the following grounds: -

- (i) Loss of trees; and
- (ii) Overdevelopment of the site.

Immaterial issues have also been raised regarding ownership

6.3 **Responses to objections**

I respond to the objector's comments in turn;

- (i) There are no Tree Preservation Orders on any of the trees on site. Trees have been removed prior to the application being submitted. However, the applicant proposes to replace the lost trees along Church Hill Street, and any approval can be conditioned accordingly,

- (ii) It is the opinion of the Council that the site can accommodate the 20 proposed properties, and

6.4 **Support**

No comments have been received from the public consultation process which supports the application.

7. **STATUTORY CONSULTATION**

7.1 **Highways**

Part of the site relates to highway land and access to driveways for plots 13-16 will require the removal of the existing limited waiting bays. This along with alterations to the proposed footpaths can be conditioned.

7.2 **Environmental Health (Air Quality)**

They raise no objections, subject to electric vehicle charging points being installed. However; it has been agreed with the applicant that the infrastructure will be provided to enable future installation, if required, by the tenants.

7.3 **Environmental Health (Contaminated Land)**

The site has potential for ground contamination and Environmental Health recommends that site investigations are carried out, and comments are submitted, along with any remediation works, prior to development commencing onsite. It is considered that a condition requesting that the applicant provides a validation report once any remediation works have been carried out would satisfy this requirement.

7.4 **Severn Trent Water**

No objections received, however they wish for their standard drainage condition to be attached to any approval.

7.5 **Healthy Urban Design Officer**

Confirms that Electric Vehicle Charging points should be provided, and that secure cycle parking should be made available and not the “opportunity” to just provide them. Given that the proposal is a Council application where these properties will be rented, the applicant is reluctant to provide secure, undercover cycle parking such as sheds etc, as this has the potential to have ongoing maintenance costs. That

said, the applicant would allow future tenants to provide their own cycle storage within their garden areas.

7.6 The Canal and River Trust

No objection subject to a condition that details the protection of the existing culvert that runs along the edge of the site.

7.7 Cadent

Comments received regarding a gas pipeline that lies outside of the application site has been passed onto the applicant.

7.8 Lead Local Flood Authority

Recommend refusal on the grounds of lack of information. Additional information has now been submitted and a response is awaited from the Flood authority which will be reported to your Committee.

7.9 Urban Design

In the main, the Urban Design Team are satisfied with the layout. However, the garden lengths to plots 10 and 11 are significantly deficient and further information is required given the significant level changes across the site. The house types also require further detailing. Amended plans and subsequent comments will be reported to your Committee.

7.10 Planning Policy

The site is unallocated but meets the guidance for new housing under the housing windfall policy (SAD H2) being previously developed land and housing being compatible to the surrounding area. The site also provides affordable housing with a range of house types (HOU3, SAD H3, and HOU2). The scheme should seek to provide a good quality design, address drainage (ENV5) and air quality issues (ENV8).

8. GOVERNMENT GUIDANCE/NATIONAL PLANNING POLICY

8.1 National Planning Policy Framework promotes sustainable development but states that that local circumstances should be taken into account to reflect the character, needs and opportunities for each area.

9. LOCAL PLANNING POLICY

9.1 The following policies of the Council's Local Plan are relevant:-

HOU1: Delivering sustainable Housing Growth
HOU2: Housing Density, Type and Accessibility
HOU3: Delivering Affordable Housing
EMP5: Improving Access to the Labour Market
ENV3: Design Quality
ENV5: Flood Risk, Sustainable Drainage System and Urban Heat Island Effect
ENV8: Air Quality
SAD H2: Housing Windfalls
SAD H3: Affordable Housing
SAD EOS9: Urban Design Principles
SAD EMP2 – Training and Recruitment

- 9.2 With regard to policies HOU1 and HOU2 and SAD H2, the site is unallocated for housing and hence consideration should be given to the need to provide additional housing to meet future needs, that such sites are on previously developed land, compatible with their surroundings, have good public transport accessibility and provides a mix of house types. The application site is surrounded by existing housing close to public transport, will provide much needed affordable homes and provides a mixture of different house types.
- 9.3 HOU3 and SAD H3 sets out the requirement of 25% affordable housing. This development would provide 100% affordable homes.
- 9.4 ENV3 and SAD EOS9 refers to well designed schemes that provide quality living environments. In the main the layout is considered to be acceptable, however the proposal is currently deficient on garden sizes to plots 10 and 11 and land level changes and boundary treatments need to be clarified to improve the overall appearance of the scheme. In addition, further architectural detailing has been requested. The applicant is addressing these comments and amendments will be reported to your Committee meeting.
- 9.5 ENV5 seeks the incorporation of sustainable drainage systems to assist with reducing the impact of flooding and surface run-off. The Lead Local Flood Authority has raised concerns over the lack of information and further information has now been submitted. Members will be updated accordingly.
- 9.6 ENV8 refers to mitigation measures to offset air quality issues, in this instance, electric vehicle charging infrastructure has been proposed.

9.7 EMP5 Improving Access to the Labour Market Training and Recruitment and SAD EMP2 – Training and Recruitment requires large employment generating schemes to provide opportunities for training and recruitment. This could be conditioned to secure these opportunities.

10. MATERIAL CONSIDERATIONS

10.1 The material considerations relating to Government policy (NPPF) and proposals with the local plan have been referred to above in Sections 8 and 9. With regard to the other considerations these are highlighted below:

10.3 Public visual amenity

It is not anticipated that the development will cause any significant amenity issues to occupiers of the existing development.

10.5 Access, highway safety, and parking

The Council's highways Department have raised no issues subject to the existing traffic orders being revoked.

10.6 Ground contamination by a previous use

A condition can be attached to any approval requiring the investigation and remediation of the existing ground contamination.

10.7 Loss of trees

A number of trees were felled prior to this application being submitted. However, the applicant proposes to plant more along the boundary of the site which can be conditioned accordingly.

10.8 Affordable housing

All properties will be affordable homes, and planning conditions can be attached to control this.

10.9 Drainage

As indicated above appropriate further information has been provided to ensure that the scheme is deemed to be acceptable and reduces surface water flooding.

11. IMPLICATIONS FOR SANDWELL'S VISION

- 11.1 The proposal supports Ambition 3, 7, 8 and 10 of the Sandwell Vision 2030:-
- 11.2 Ambition 3 – Our workforce and young people are skilled and talented, geared up to respond to changing business needs and to win rewarding jobs in a growing economy
- 11.3 Ambition 7 – We now have many new homes to meet a full range of housing needs in attractive neighbourhoods and close to key transport routes.
- 11.4 Ambition 8 – Our distinctive towns and neighbourhoods are successful centres of community life, leisure and entertainment where people increasingly choose to bring up their families.
- 11.5 Ambition 10 – Sandwell has a national reputation for getting things done, where all local partners are focussed on what really matters in people's lives and communities.

12. CONCLUSIONS AND SUMMARY OF REASONS FOR THE RECOMMENDATIONS

- 12.1 The principle of residential development is supported by relevant policies and provides an opportunity to provide new homes which are affordable. Further details have been requested to ensure that the layout of the scheme is acceptable.
- 12.2 Drainage details remain outstanding, however further details have now been submitted to the Lead Local Flood Authority (LLFA) and it likely that conditions can then be imposed to ensure that a satisfactory drainage scheme is provided to ensure that surface water flooding is appropriately controlled.
- 12.3 Subject to receipt of the satisfactory amended plans and no objections from the LLFA conditional approval is recommended.

13. STRATEGIC RESOURCE IMPLICATIONS

- 13.1 When a planning application is refused the applicant has a right of appeal to the planning inspectorate, and they can also make a claim for costs against the council.

14. LEGAL AND GOVERNANCE CONSIDERATIONS

14.1 This application is submitted under the Town and Country Planning Act 1990.

15. EQUALITY IMPACT ASSESSMENT

15.1 There are no equalities issues arising from this proposal and therefore an equality impact assessment has not been carried out.

16. DATA PROTECTION IMPACT ASSESSMENT

16.1 The planning application and accompanying documentation is a public document.

17. CRIME AND DISORDER AND RISK ASSESSMENT

17.1 There are no crime and disorder issues with this application.

18. SUSTAINABILITY OF PROPOSALS

18.1 Refer to the national planning framework (8) and local plan policies (9) and material considerations (10).

19. HEALTH AND WELLBEING IMPLICATIONS (INCLUDING SOCIAL VALUE)

19.1 Refer to the summary of the report (12) in particular the scheme can be conditioned to provide opportunities for training and recruitment in accordance with SAD EMP2.

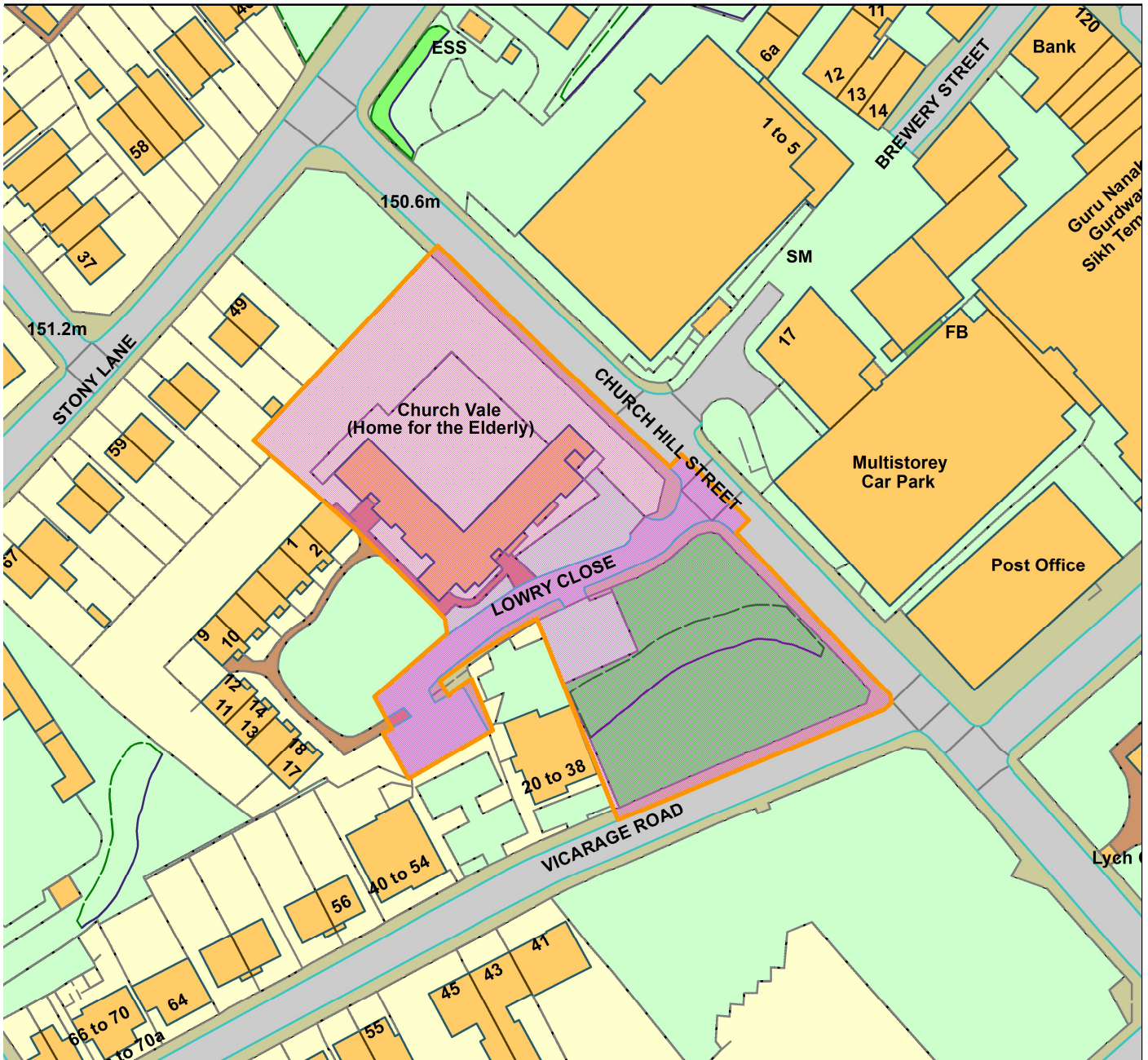
20. IMPACT ON ANY COUNCIL MANAGED PROPERTY OR LAND

20.1 The proposal is on Council owned land.

21. APPENDICES:

Site and Context Plan
ZZ ZZ AG(0-) 01 S2
ZZ XX AE(04) 01 S2
ZZ XX AE (04) 02 SE
ZZ XX AP(08) 01 S2
ZZ XX AP(08) 03 S2
ZZ XX AP(08) 02 S2
H1G XX AP(o-) 01 S2
H5 XX AP(0-) S2 P1
H5G XX AP(0-) 01 S2
H9 XX AP(0-) 01 S2
BG XX AP(0-) 01 S2 P3
B3 XX AP(0-) 01 S2 P1

DC/19/63392
Former Resource Centre, Lowry Close



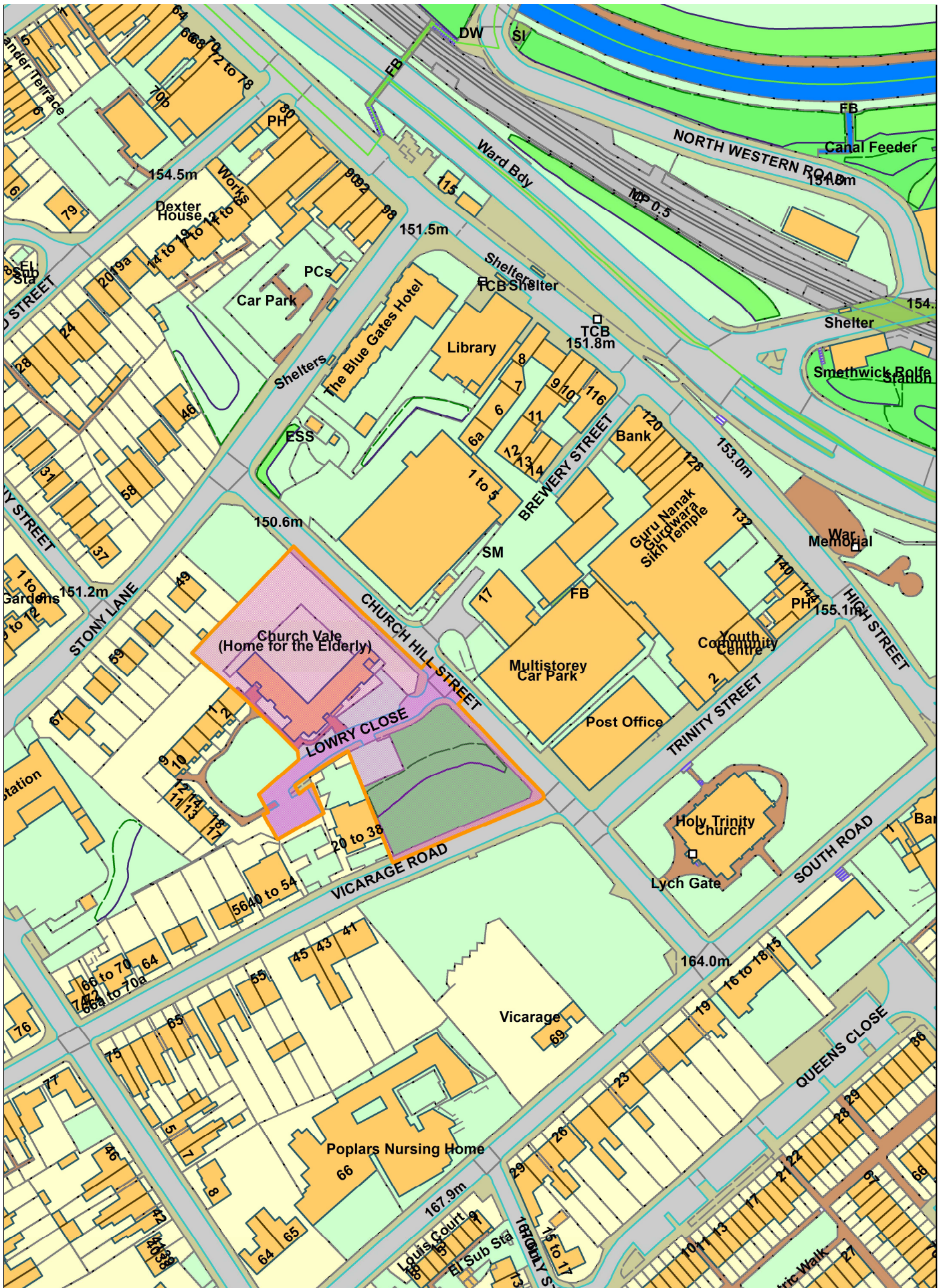
Legend

Sc 1:1251



© Crown copyright and database rights 2019
Ordnance Survey Licence No 100023119

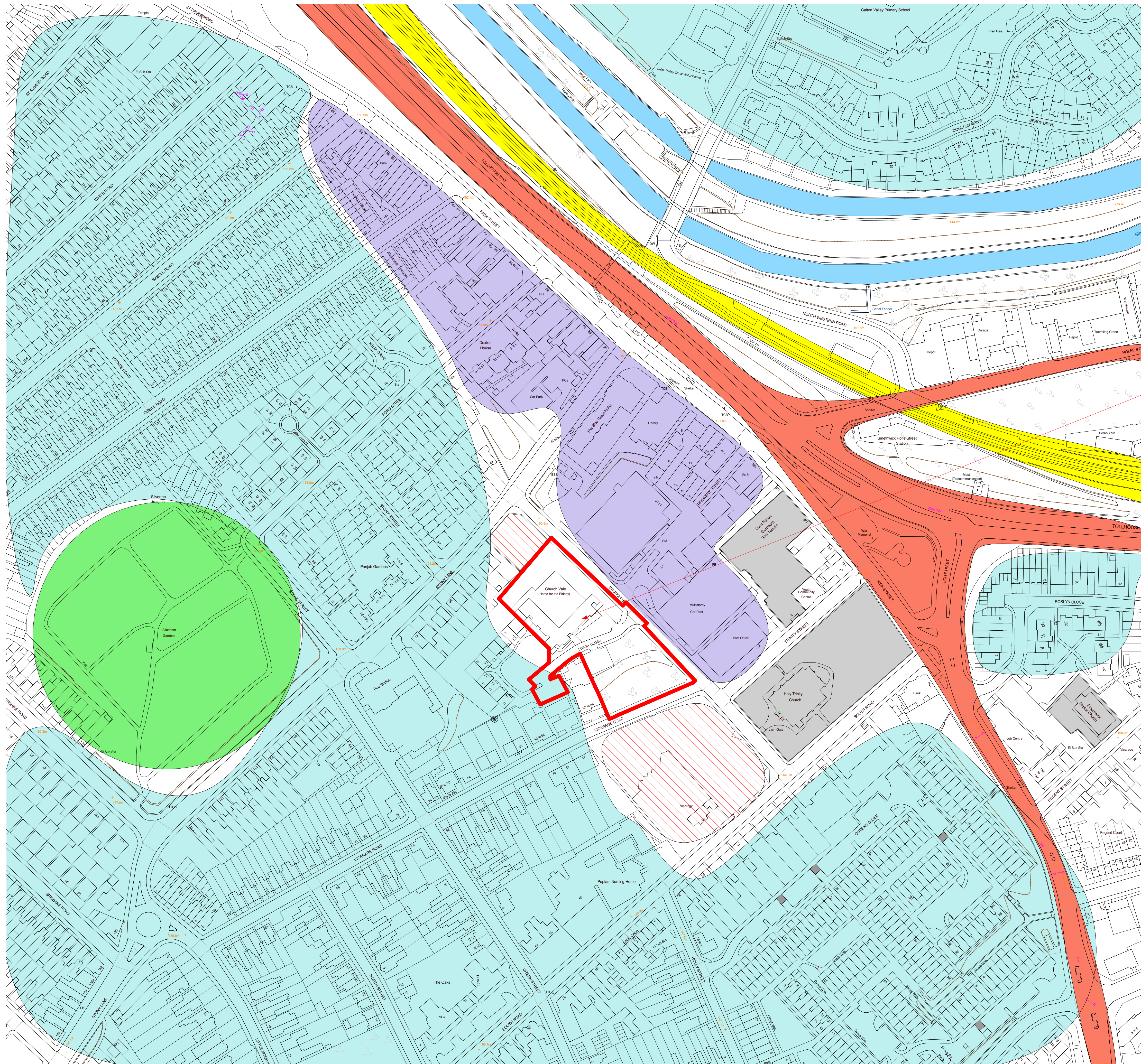
Organisation	Not Set
Department	Not Set
Comments	Not Set
Date	24 October 2019
OS Licence No	



This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown copyright.

Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Sandwell MBC Licence No LA 076309 2013 2016





Church Hill Street,
Smethwick
West Midlands

E:401919
N:288581

Lat: 52.495131
Long: -1.9731644

Site Area : 6659.50 sq.m

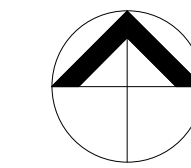
Notes
The Contractor will be responsible for setting out the work.
All dimensions must be obtained or checked on the site.
Figured dimensions to be used in preference to scale.

- Residential
- Commercial
- Greenspace/Agricultural
- Canal/Waterway
- Trainline
- Vacant Land
- Place of Worship
- Main Road / Transport Link

Site Legend
1 : 50

The Site

North Point



Key Plan:

Issue	Date	Issue Note	By	Check



Project Title
Church Hill St - Housing

Location
**Church Hill Street,
Smethwick, B66 1WG**

Sheet Title
Location Plan

Status
For Planning

Drawn by CJF	Date 15/02/19	Checked by	Scale at A3
Scale at A1 1:1250			

Zone ZZ	Level XX	Classification AE(04)	Sheet No. 01	Suitability S2	Ver/Rev
-------------------	--------------------	---------------------------------	------------------------	--------------------------	---------

Job No.
Q17024

Contractors Drawing No. (if required)

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




Plot	Build	Feature	Parking
1	H5	Det	2
2	H9	Semi	1
3	H9	Semi	1
4	H9	Semi	1
5	H9	Semi	1
6	H1	Corner Ha	1
7	H9	Semi	1
8	B	Corner	1
9	B	Semi	1
10	B	Semi	1
11	B	Semi	1
12	H5	Corner Ha	2
13	H9	Semi	1
14	H9	Semi	1
15	H5	Semi	2
16	H5	Corner Ha	2
17	H9	Semi	1
18	H9	Semi	1
19	H9	Det	2
20	B	Det	1

Housetype	Qty
H1	1
H5	4
H9	10
B2	3
B3	2

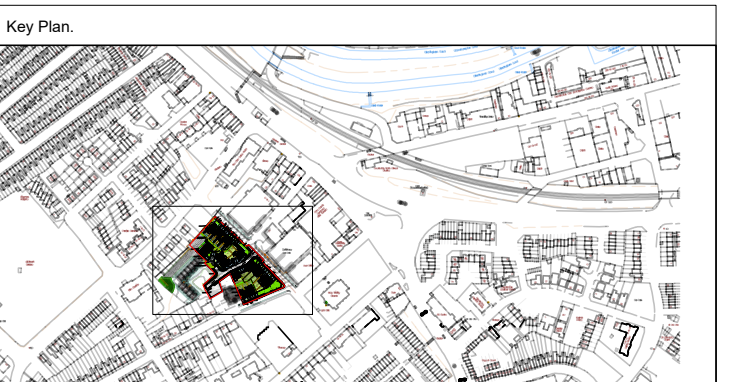
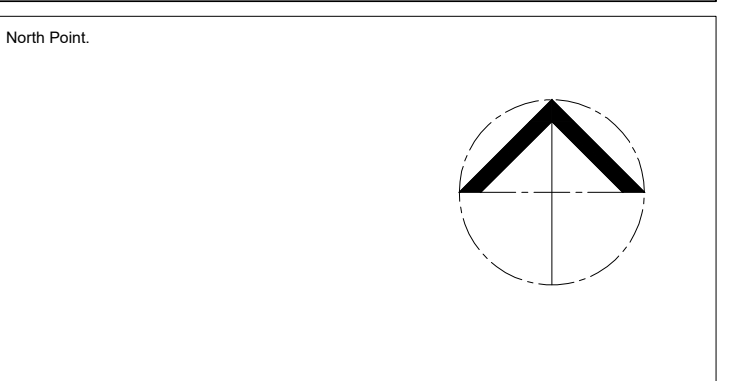


Notes
The Contractor will be responsible for setting out the work.
All dimensions must be obtained or checked on the site.
Figured dimensions to be used in preference to scale.

- Extg Utilities**
- Excavating/Disturbing underground Utilities**
- Large Excavations**
- Retaining Walls Height exceeding 3m**
- Culvert Watercourse**
- Working next to Culvert**
- Increased Disruption**
- Working near to Extg Residents**
- Limited Access**
- Conflict with Residents/Construction Activity**

KEY - CHURCH HILL STREET

- Adoptable Highway
- Private Drive (SMBCC Homes)
- Maintainable Plot Body
- Patio/Paved Area
- High Trafficked Paving
- Landscape/Garden Area to Street
- Facing Elevation
- Trees/LA Design Req'd
- Parking Space - Block Paving
- Retaining Wall, H1 TBC, requires Structural Engineer Design
- Garden Boundary Wall Treatment, H1 TBC
- Garden Wall Treatment, H1 TBC
- Indicative Fenceline Position
- Gate to Rear Garden Access Typically Timber Gate with Latch and Lock
- PCC Edging Kerb 50mm x 150mm
- Railing Location, Style, Colour TBC
- Dimension
- x151.00 Extg Level
- p151.00 Proposed Level
- 19 Plot No
- FFL Finish Floor Level



Rev	Date	Revision Note	By	Check



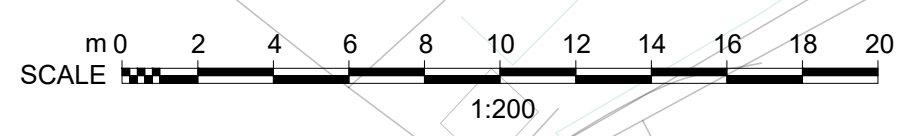
Project: Church Hill St, Housing
Location: Church Hill Street, Smethwick, B66 1WG
Sheet title: Site Proposed GA
Status: For Planning

Drawn by	Date	Checked
Cfoxall	10.07.2019	

Issue	Level	Classification	Sheet No.	Suitability	Ver/Rev
ZZ	ZZ	AG(0-)	01	S2	

Job No: Q17024
Contractor Drawing No. (if required):

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

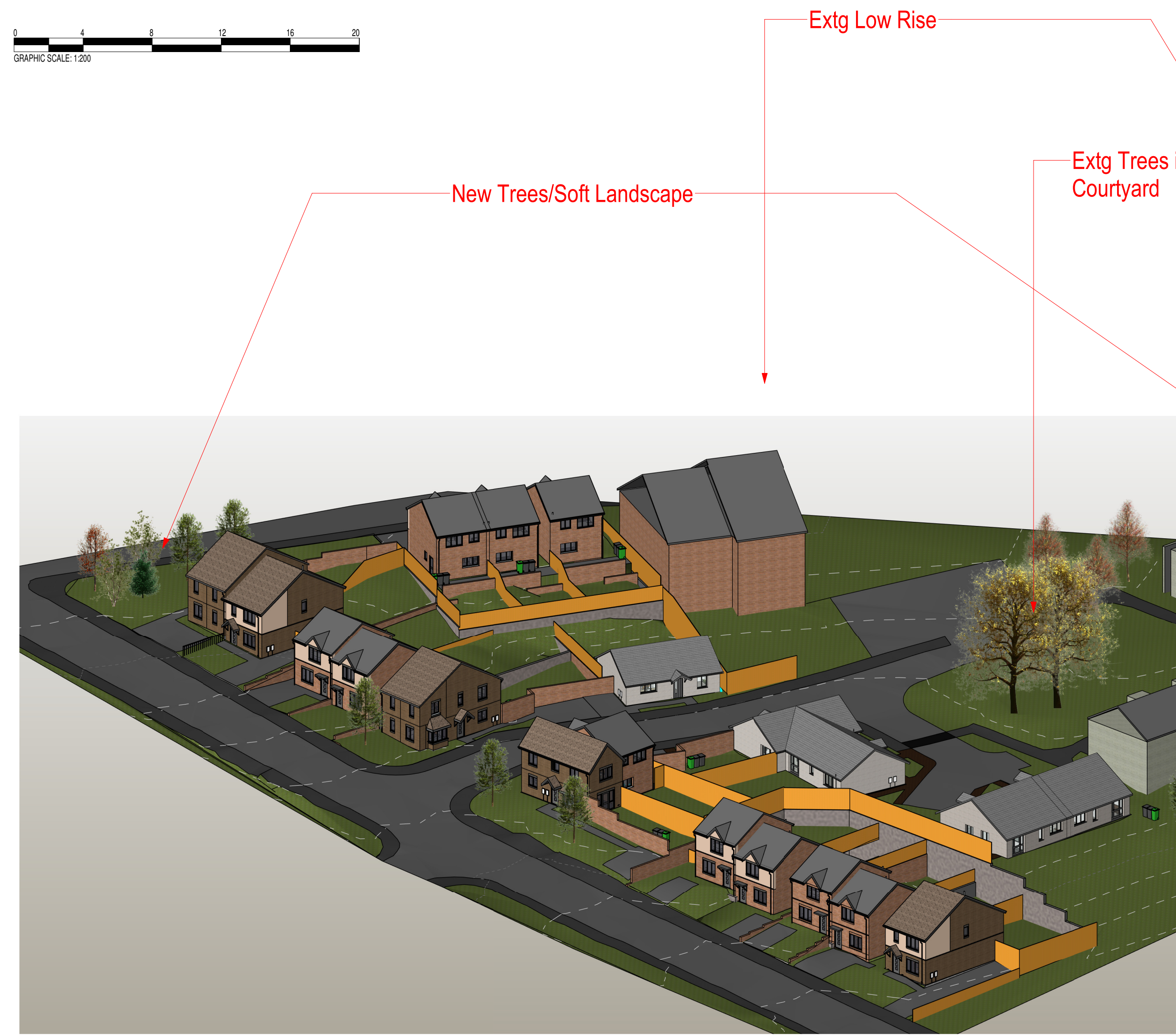


Notes
 The Contractor will be responsible for setting out the work.
 All Dimensions must be obtained or checked on the site.
 Figured dimensions to be used in preference to scale.

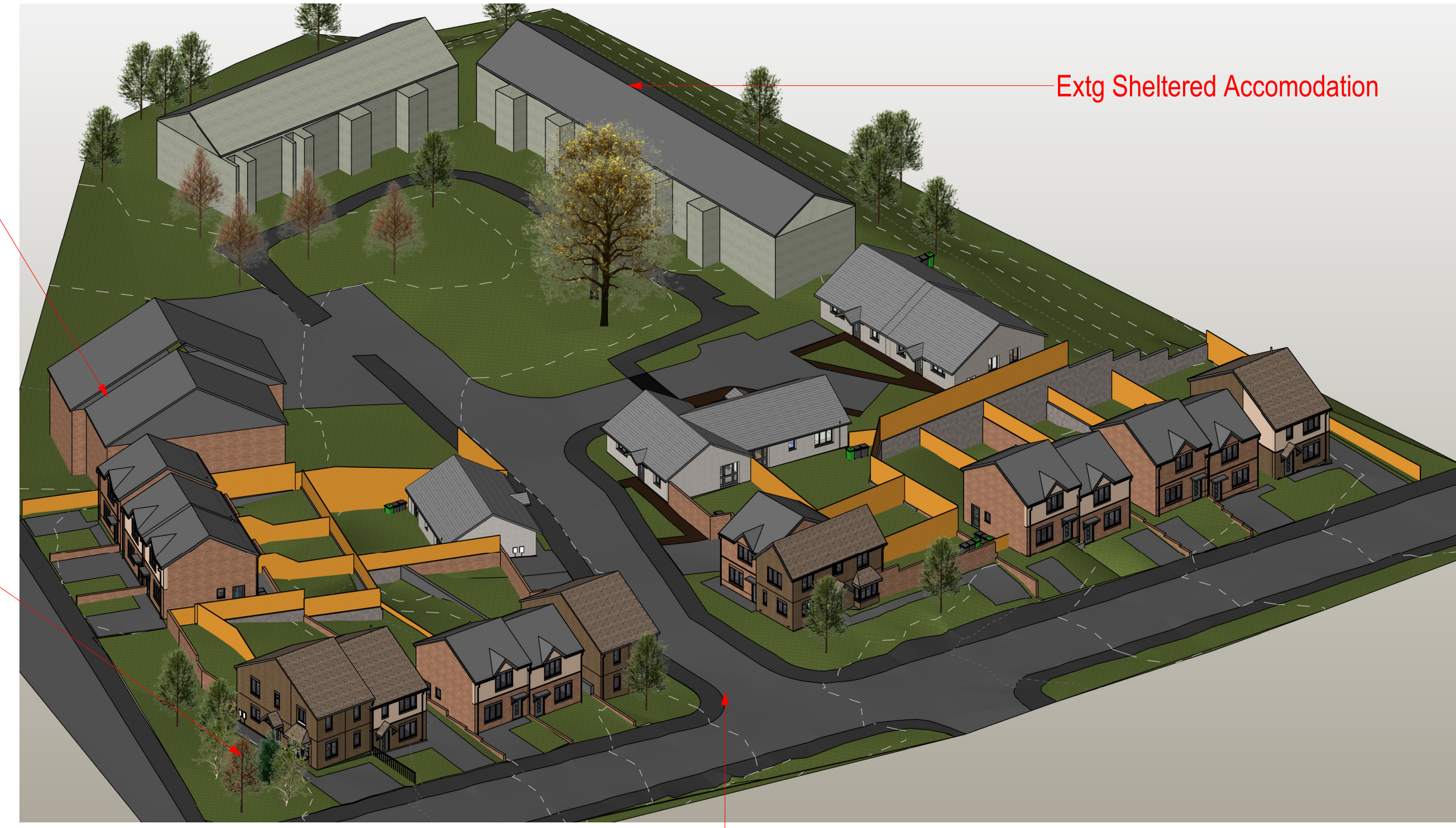
Note: For Materials Schedule See:
 AG(08)03 and AG(08)04



1 Elevation 1 - a
 1 : 200

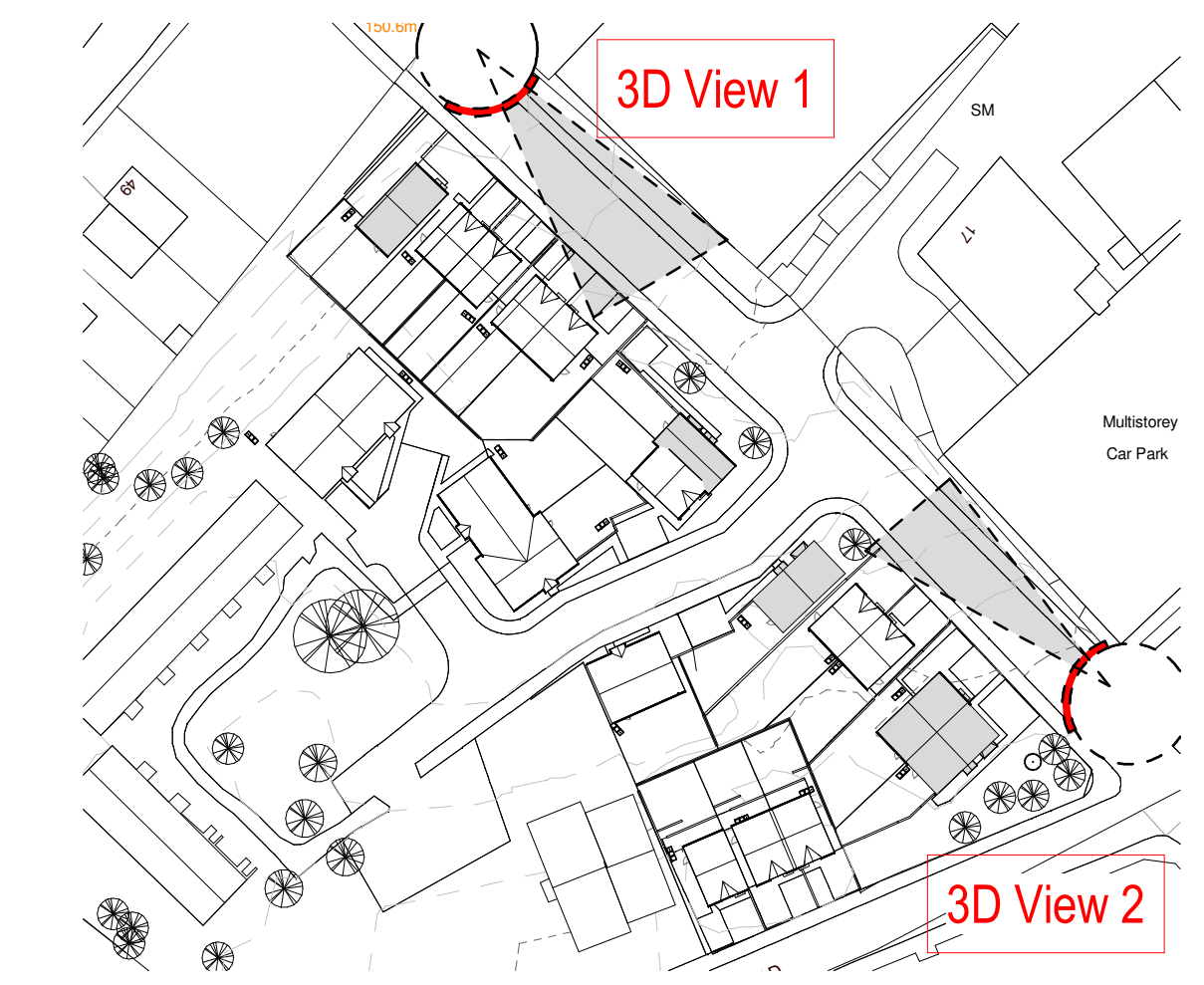


2 3D Prop 1

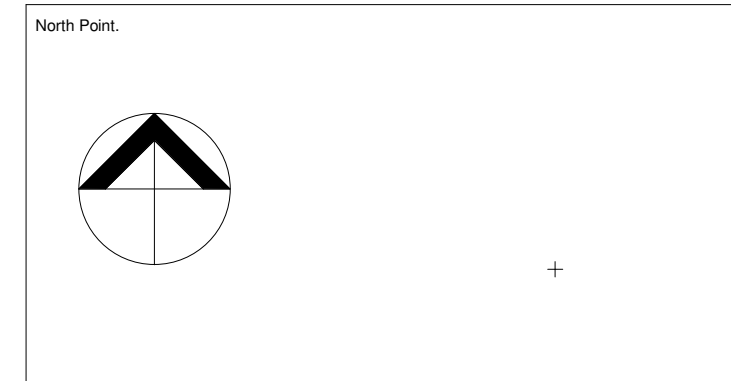


3 3D Prop 2

Proposed New Re-aligned Junction Mouth



4 KeyPlan
 1 : 1000



Key Plan:

Issue	Date	Issue Note	By	Check



Project Title
 Church Hill St - Housing
 Location
 Church Hill Street,
 Smethwick, B66 1WG
 Sheet Title
 Proposed Street Elevations and Views

Station
 For Planning
 Drawn by: GJF Date: 12/03/19
 Checked by: Scale at A3
 Scale at A1: As Noted

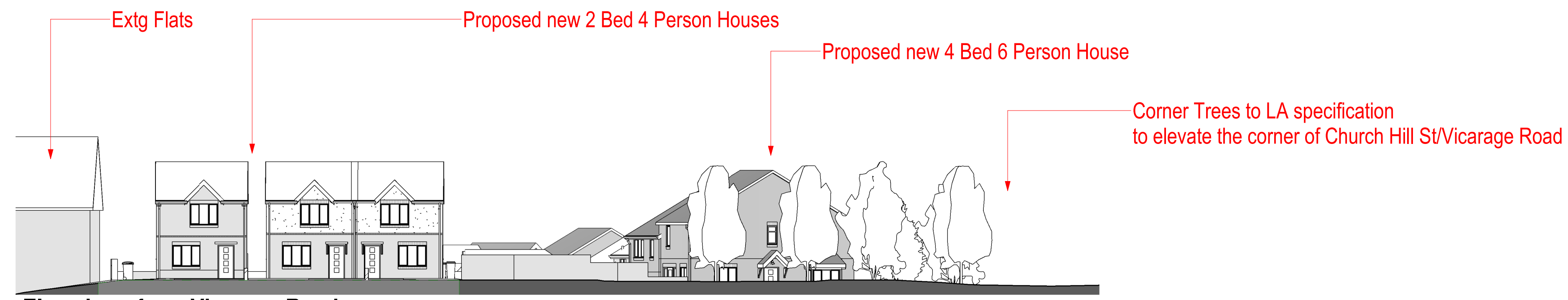
Zone	Level	Classification	Sheet No.	Suitability	Ver/Rev
ZZ	XX	AP(08)	01	S2	

Job No.
 Q17024
 Contractors Drawing No. (if required)

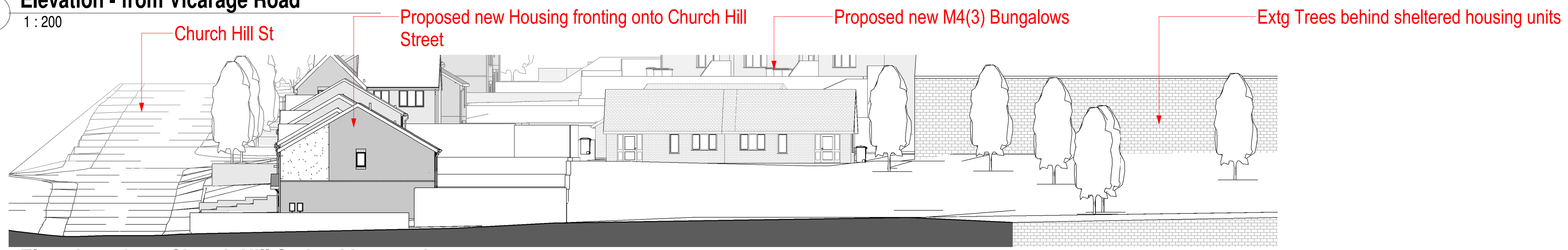
Urban Design & Building Services
 Sandwell Council House
 Fresh Street,
 Oldbury,
 B69 3DE
 Tel: 0121 569 4541



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.



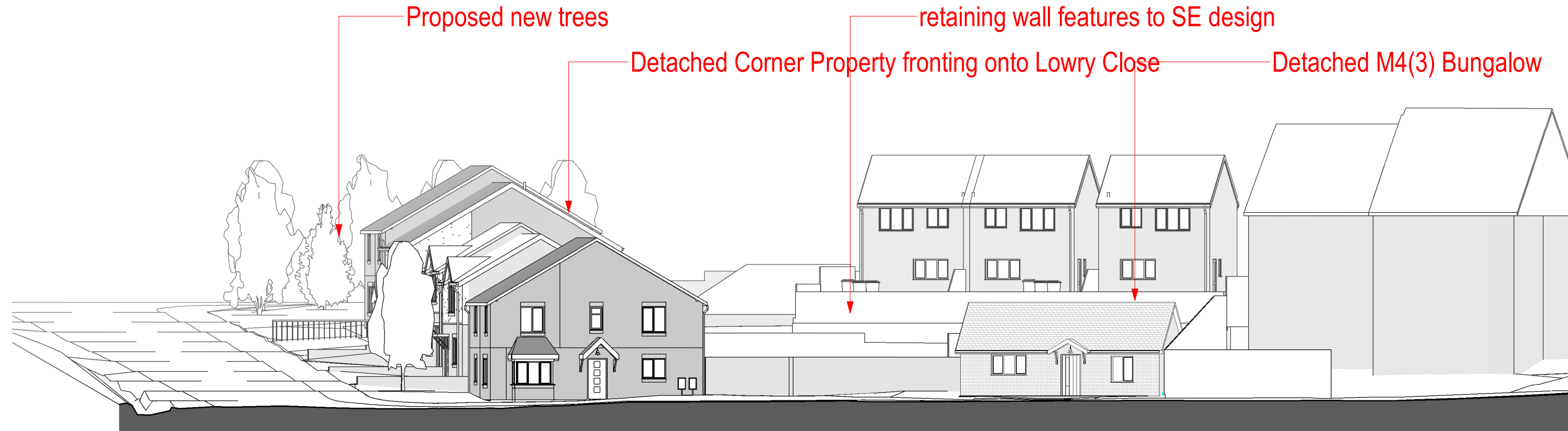
1
Elevation - from Vicarage Road
 1 : 200



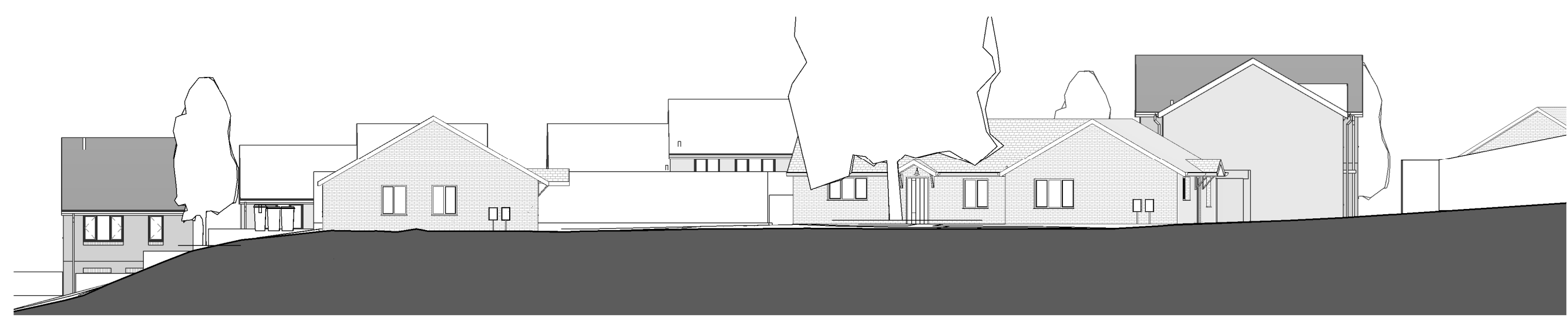
2
Elevation - from Church Hill St, Looking up site
 1 : 200



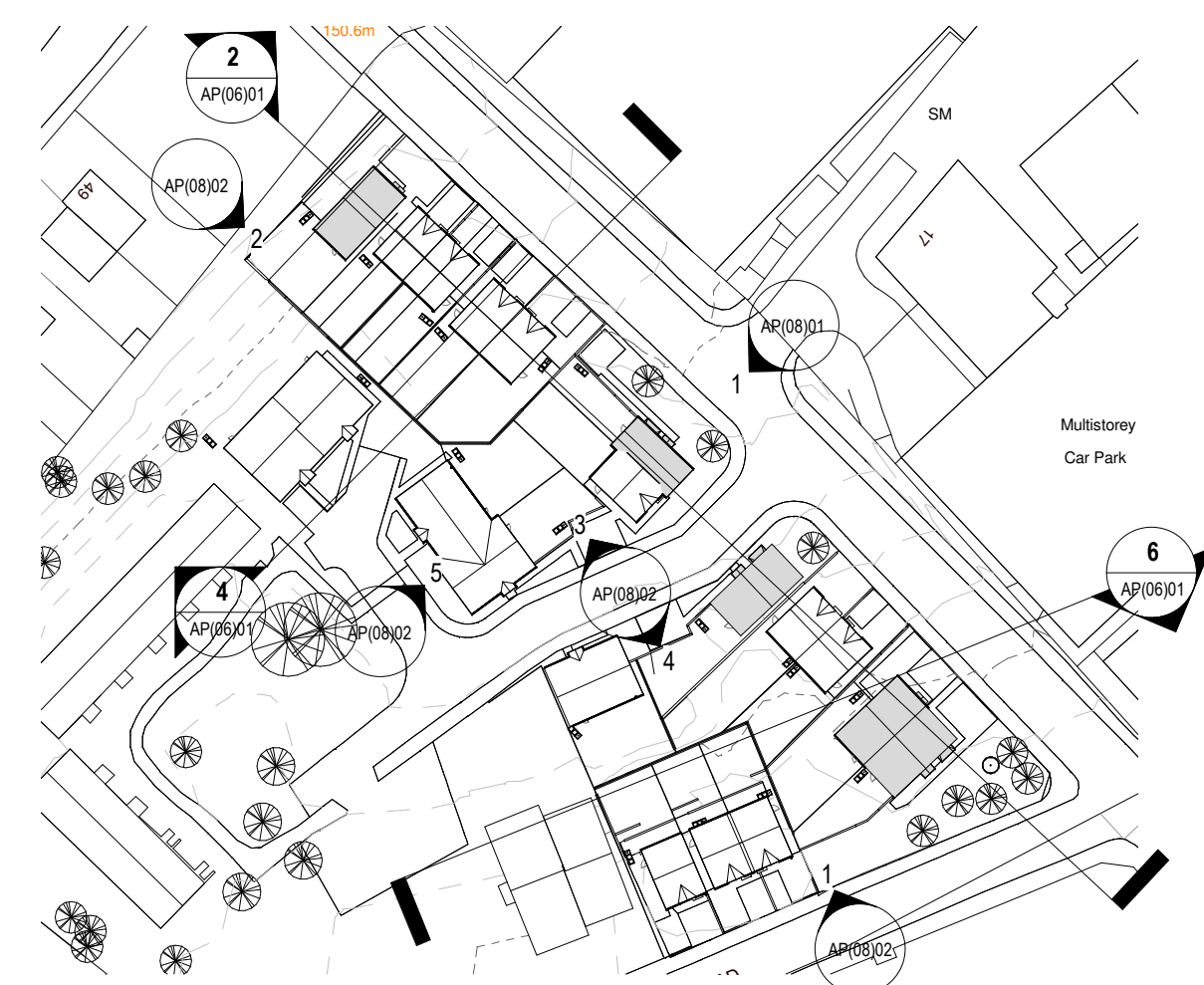
3
Elevation - Lowry Close facing North
 1 : 200



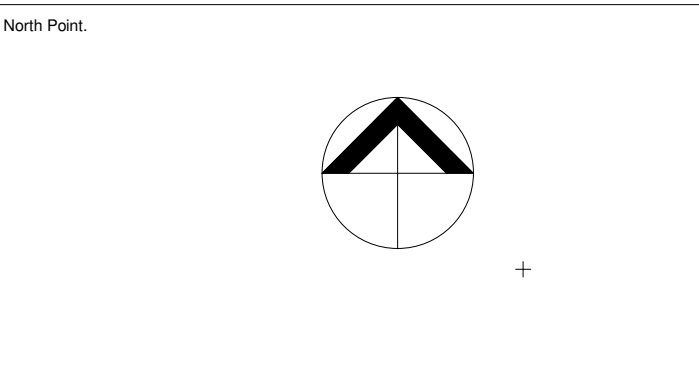
4
Elevation - Lowry Close facing South
 1 : 200



5
Elevation - Lowry Close facing East
 1 : 200



6
KeyPlan Copy 1
 1 : 1000



Key Plan.

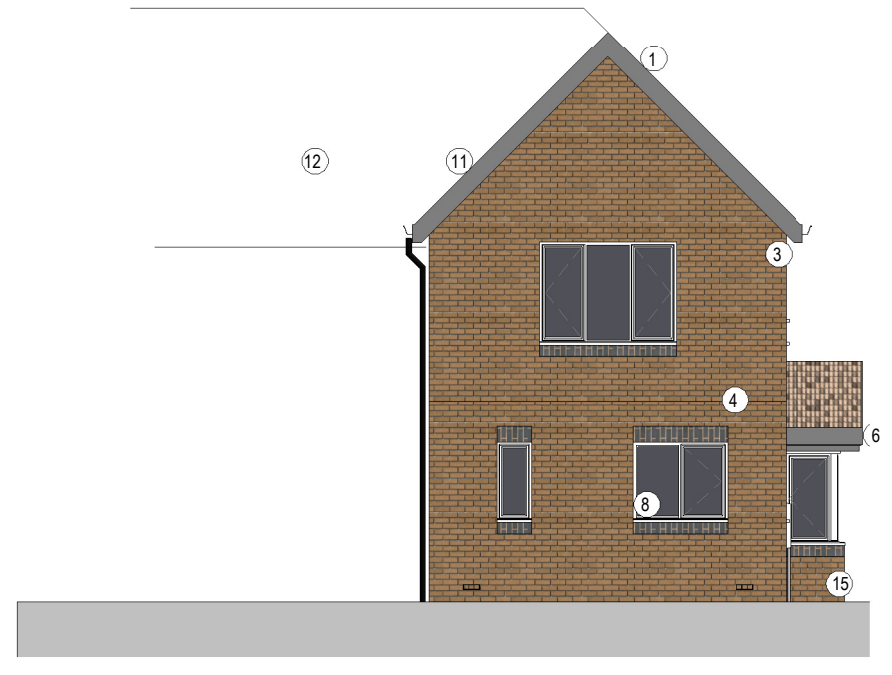
Issue	Date	Issue Note	By	Check



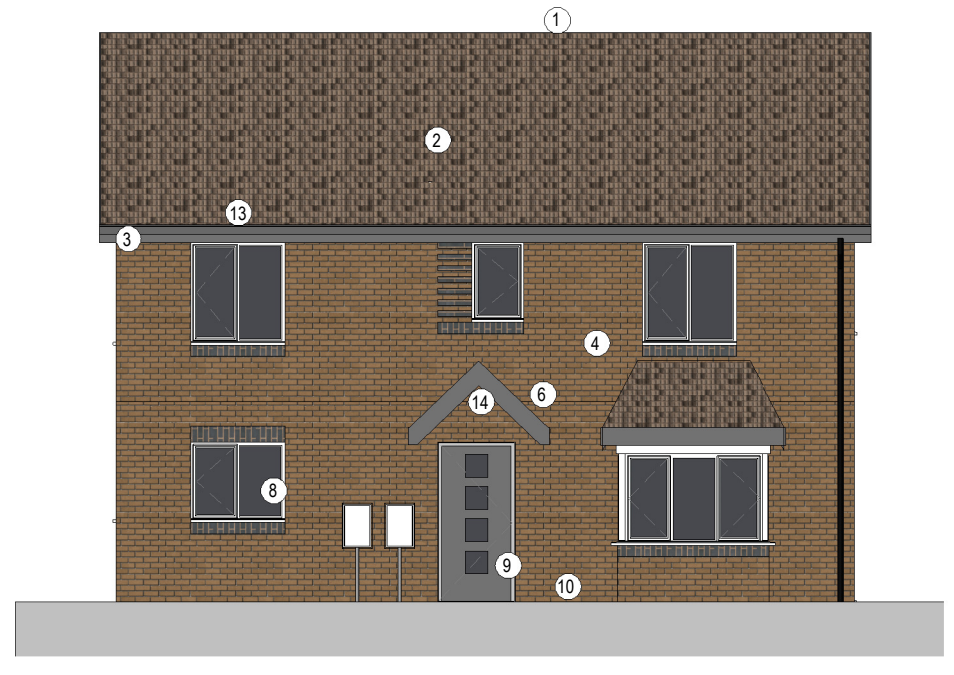
Project Title Church Hill St - Housing					
Location Church Hill Street, Smethwick, B66 1WG					
Sheet Title Proposed Street Elevations					
Status For Planning					
Drawn by C.J.F.		Date 12/03/19		Checked by S2	
Scales at A1 1:200		Scale at A3 (blank)			
Sheet Identifier					
Zone ZZ	Level XX	Classification AP(08)	Sheet No. 02	Suitability S2	Ver/Rev
Job No. Q17024		Contractors Drawing No. (if required) (blank)			
Urban Design & Building Services Sandwell Council House Fourth Street, Oldbury, B69 3DE Tel: 0121 569 4541					



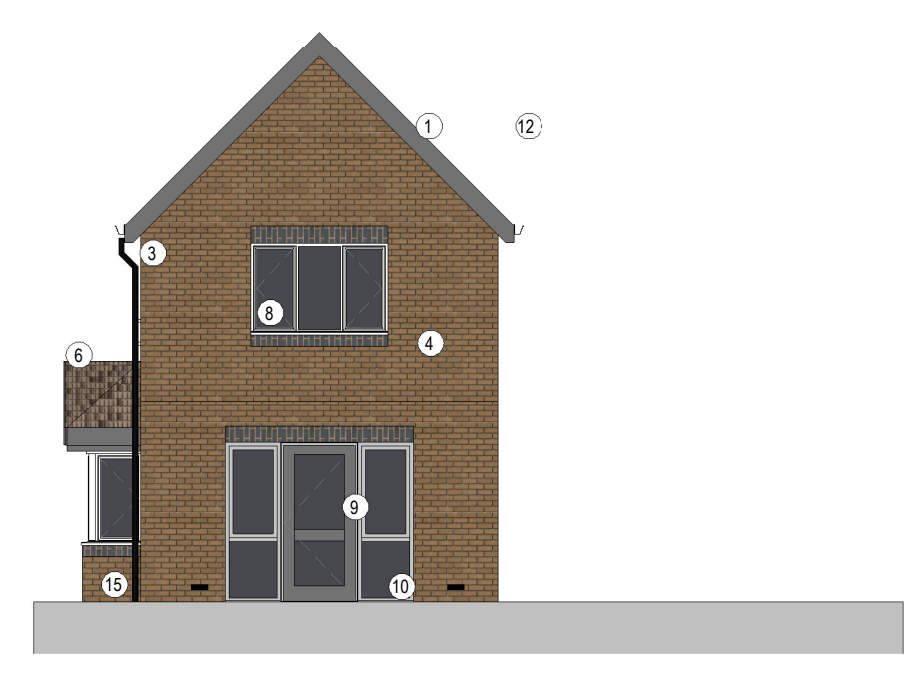
Notes
 The Contractor will be responsible for setting out the work.
 All Dimensions must be obtained or checked on the site.
 Figured dimensions to be used in preference to scale.



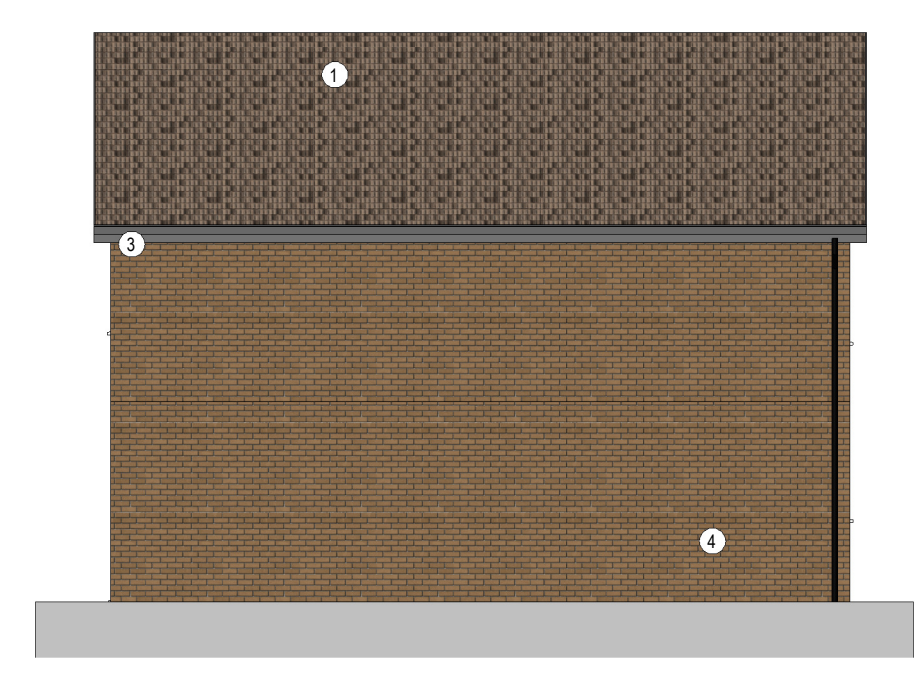
3 Side Elevation - Street Facing
 1 : 100



4 Front Elevation - Street Facing
 1 : 100

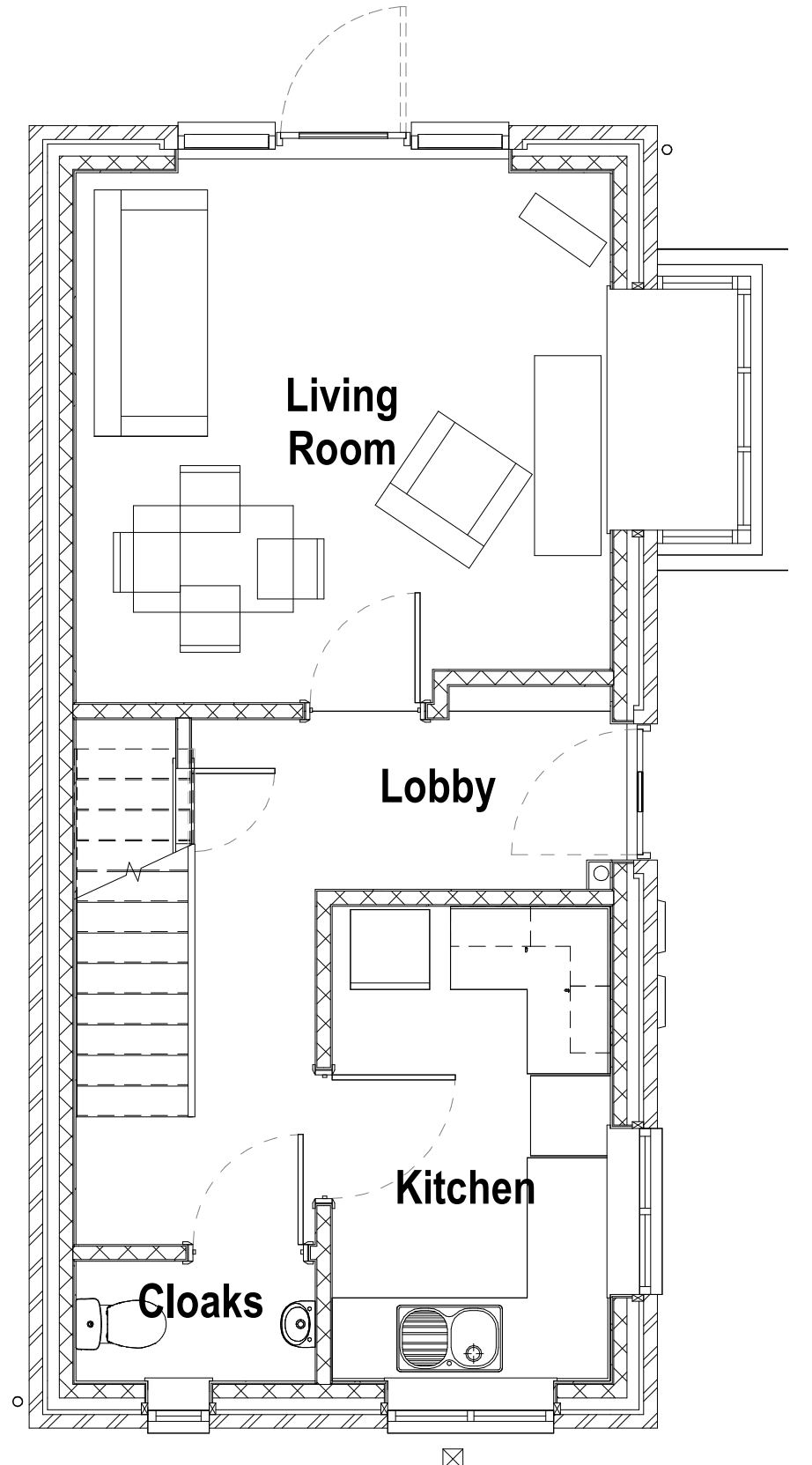
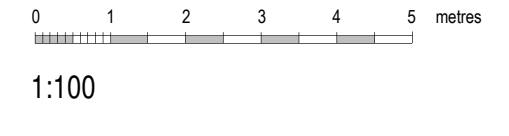


5 Side Elevation - Garden Facing
 1 : 100

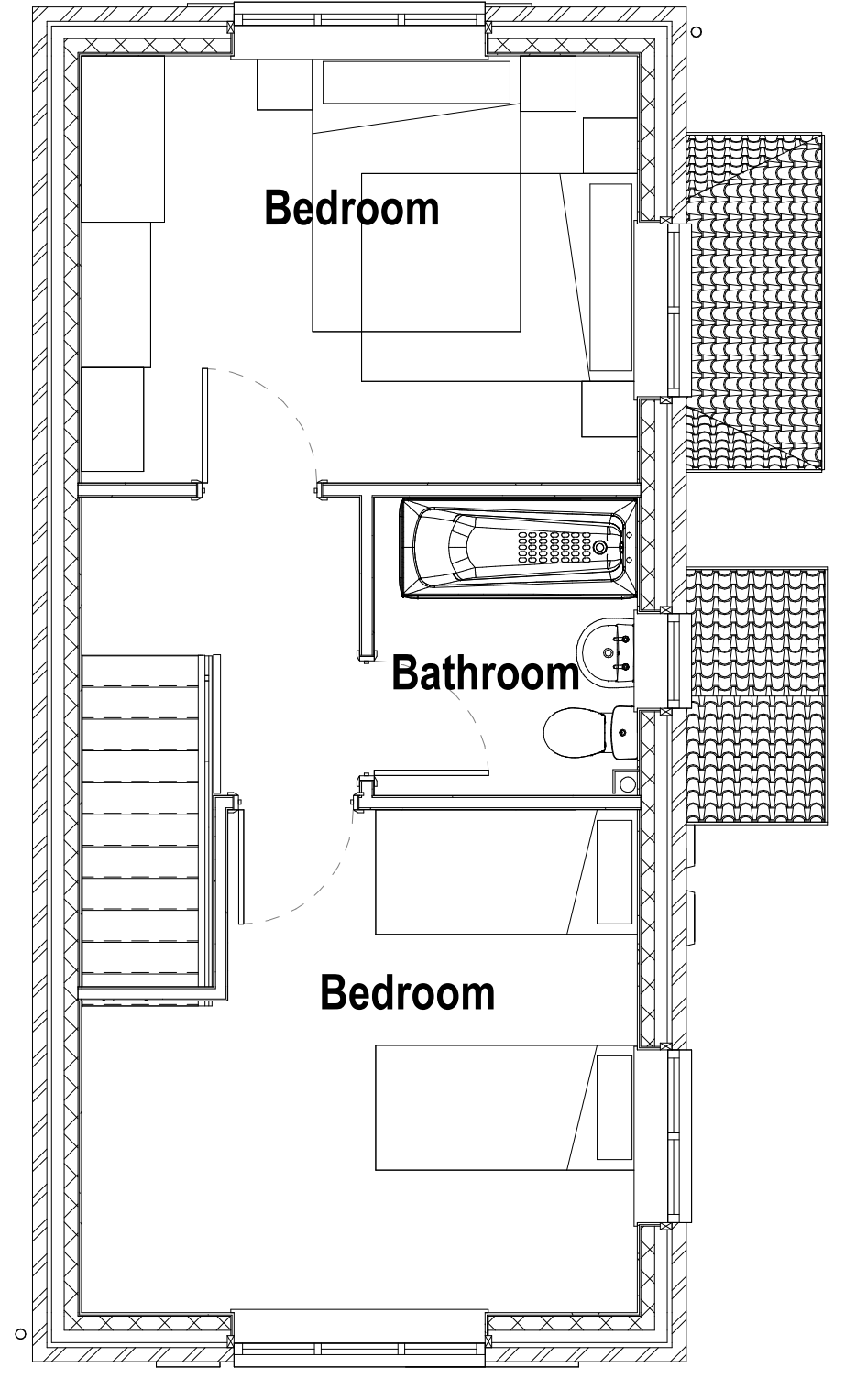


6 Rear Elevation
 1 : 100

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



1 Ground Floor Plan
 1 : 50

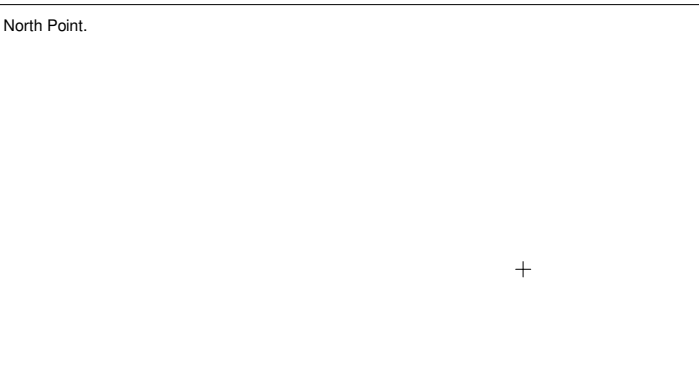
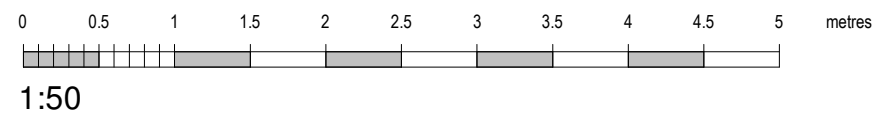


2 First Floor Plan
 1 : 50

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



7 3D View



Issue	Date	Issue Note	By	Check
1	22.07.20	Changed to Box style Bay Window, Amended Roof Pitch	CF	
	19			



Project Title
 Housing Development
 Location
 Church Hill Street, Smethwick
 Sheet Title
 H1sc - Plans and Elevations
 Status
 For Planning
 Drawn by
 C Foxall
 Scale at A3
 1:50,100
 Date
 09/10/17
 Checked by

Zone	Level	Classification	Sheet No.	Suitability	Ver/Rev
H1G	XX	AP(0-)	01	S2	

Job No.
 H16707
 Contractors Drawing No. (if required)

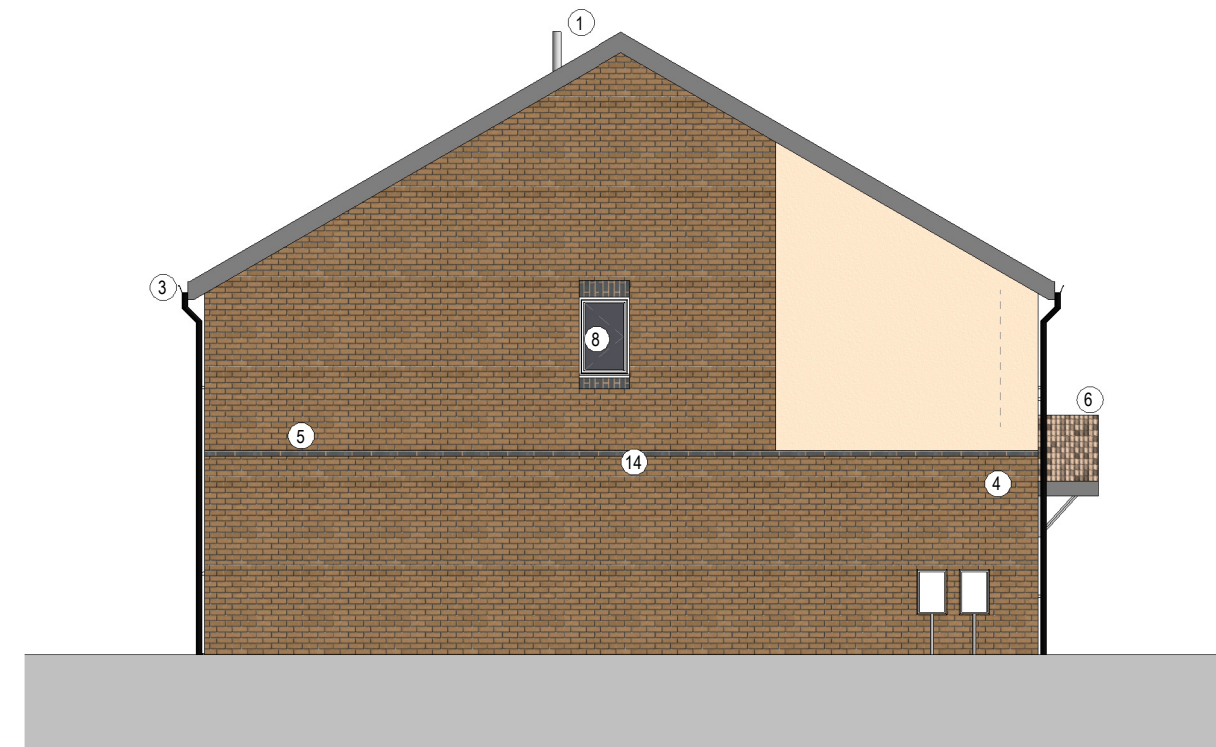
Urban Design & Building Services
 Sandwell Council House
 Fresh Street,
 Oldbury,
 B69 3DE
 Tel: 0121 569 4541

H1G

Plot 6 - As above



3 Front Elevation
1:100
Render Panel to First Floor to Plots 1 only

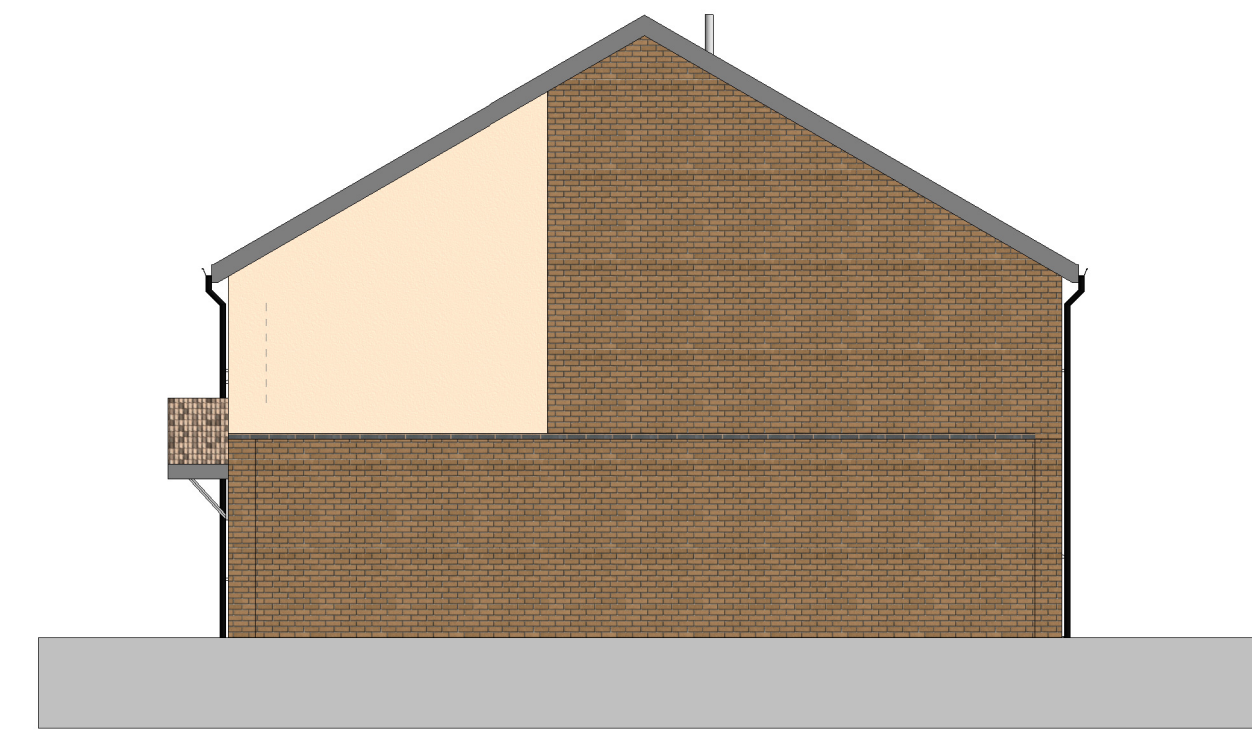


4 Side Elevation A
1:100
Render Panel to First Floor to Plots 1 only



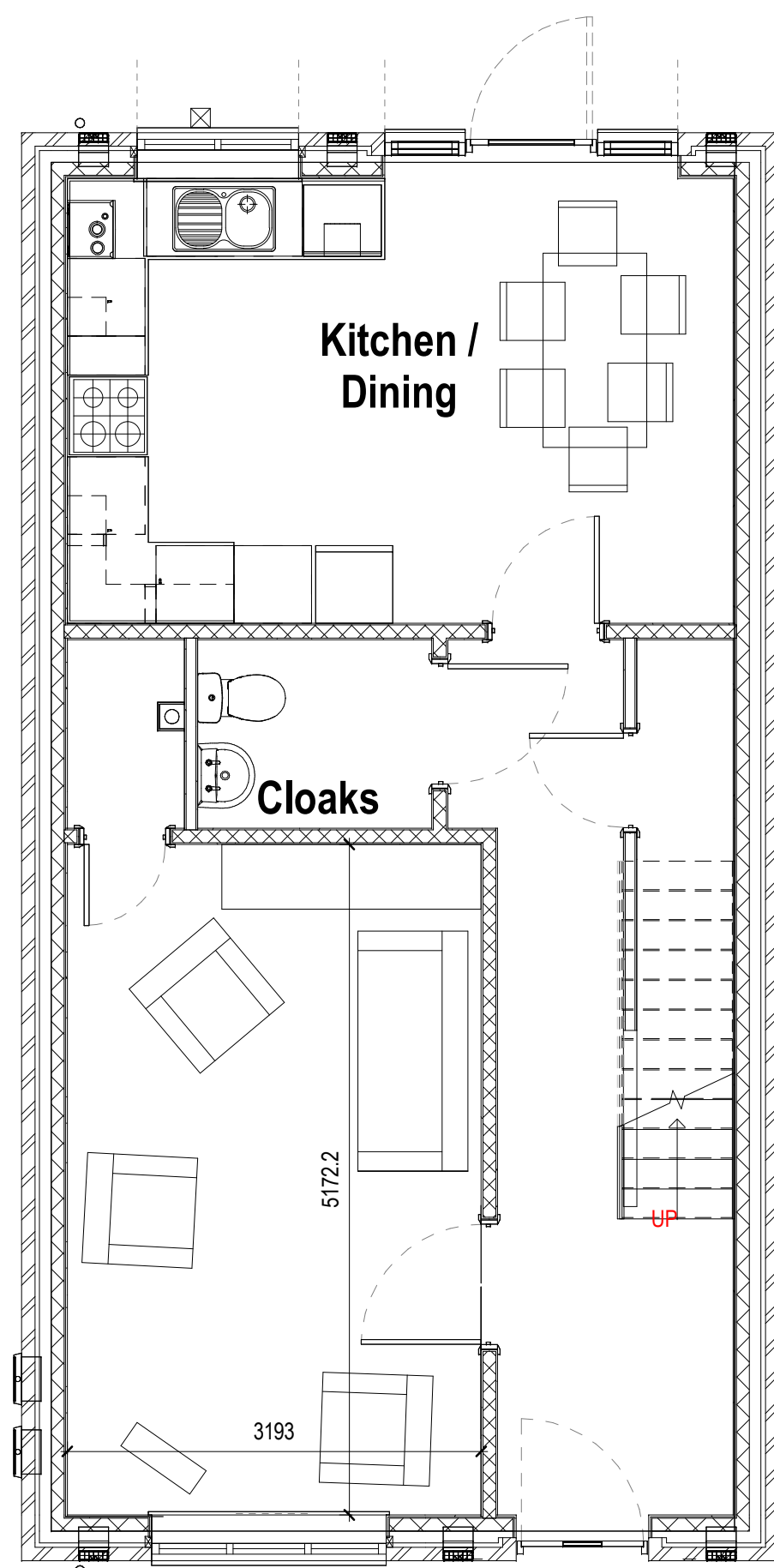
5 Rear Elevation
1:100

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



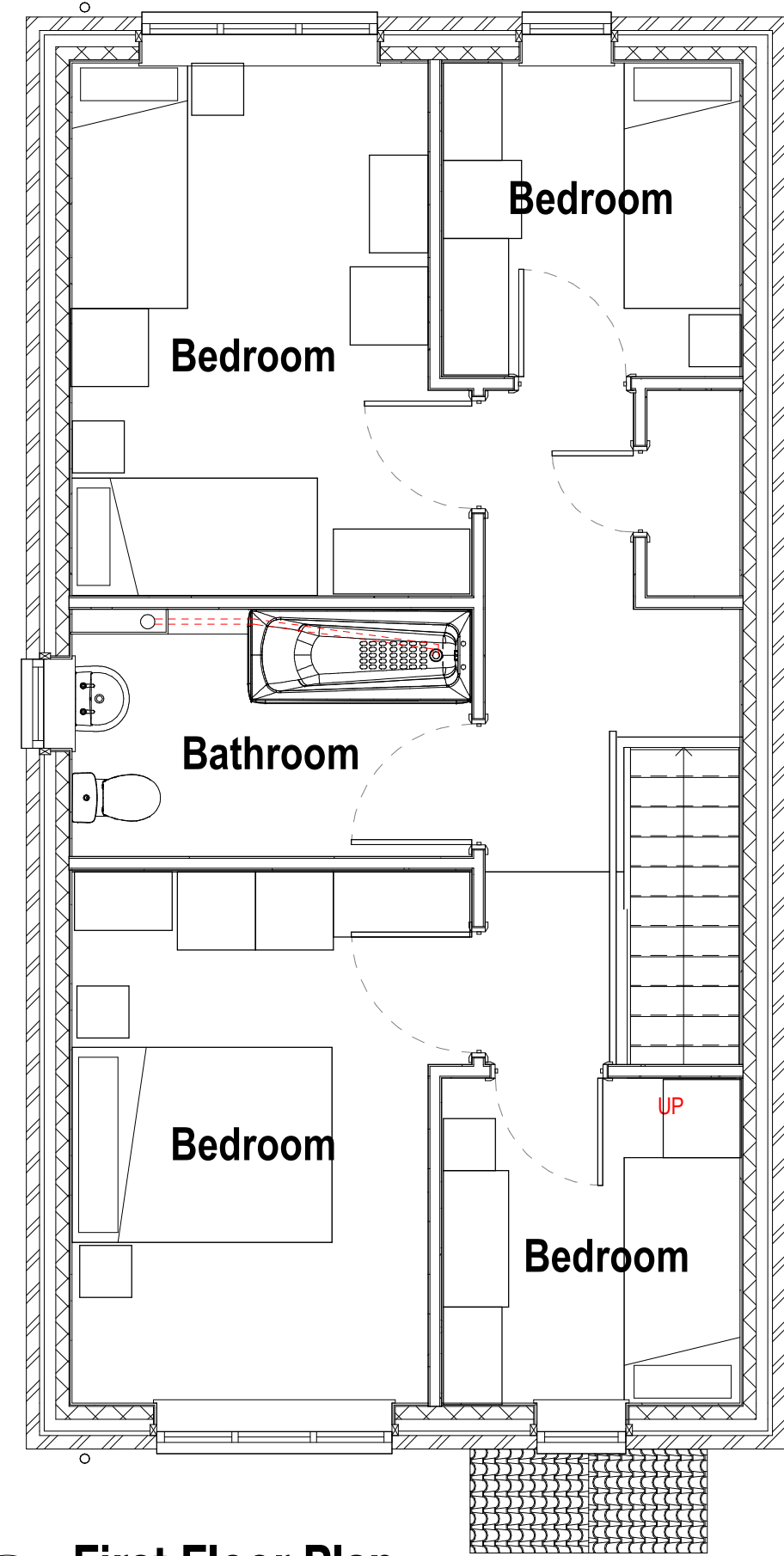
6 Side Elevation B
1:100
Render Panel to First Floor to Plots 1 only

0 1 2 3 4 5 metres
1:100



1 Ground Floor Plan
1:50

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

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

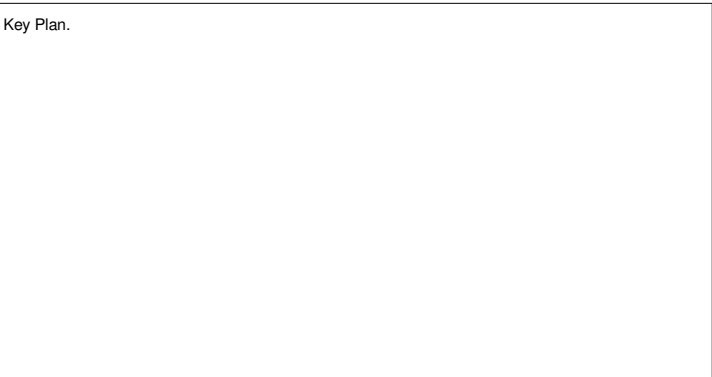
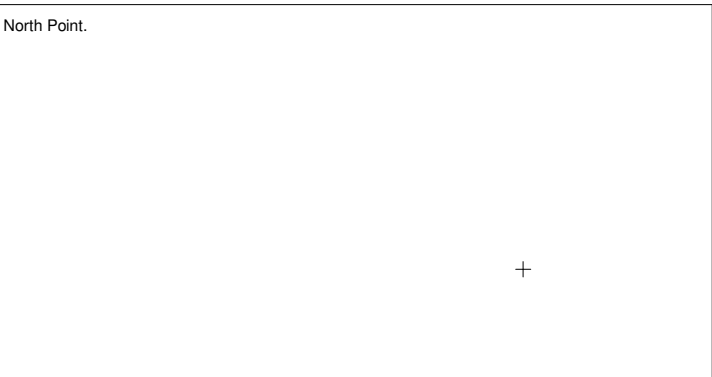


7 3D View

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.

Notes Schedule

1. Roof Tiles to be
2. Dormer Roof
3. White upvc fascia with black gutters and downpipes
4. Facing Brick to be
5. Brick Band in contrasting brick
6. Canopy to principle entrance as per AD M
7. First Floor Render
8. Double Glazed Windows, side hung with easy clean hinges. External Elevation to be grey. Window Openings to provide emergency escape to all bedrooms.
9. Composite GRP Front Door designed in accordance with 'Secured By Design'
10. Level Access to Entrances
11. Brick Corbelling feature to Gables
12. Adjoining Property where used in a Semi-detached Plot
13. Brick Header and Cill to Windows in contrasting brick
14. External Light
15. Bay Window to Street Facing Elevation



Issue	Date	Issue Note	By	Check
1	28.08.20	Clarified House Plots		CF



Project Title
Housing Development
Location
Church Hill Street, Smethwick

Sheet Title
H5d - Plans and Elevations

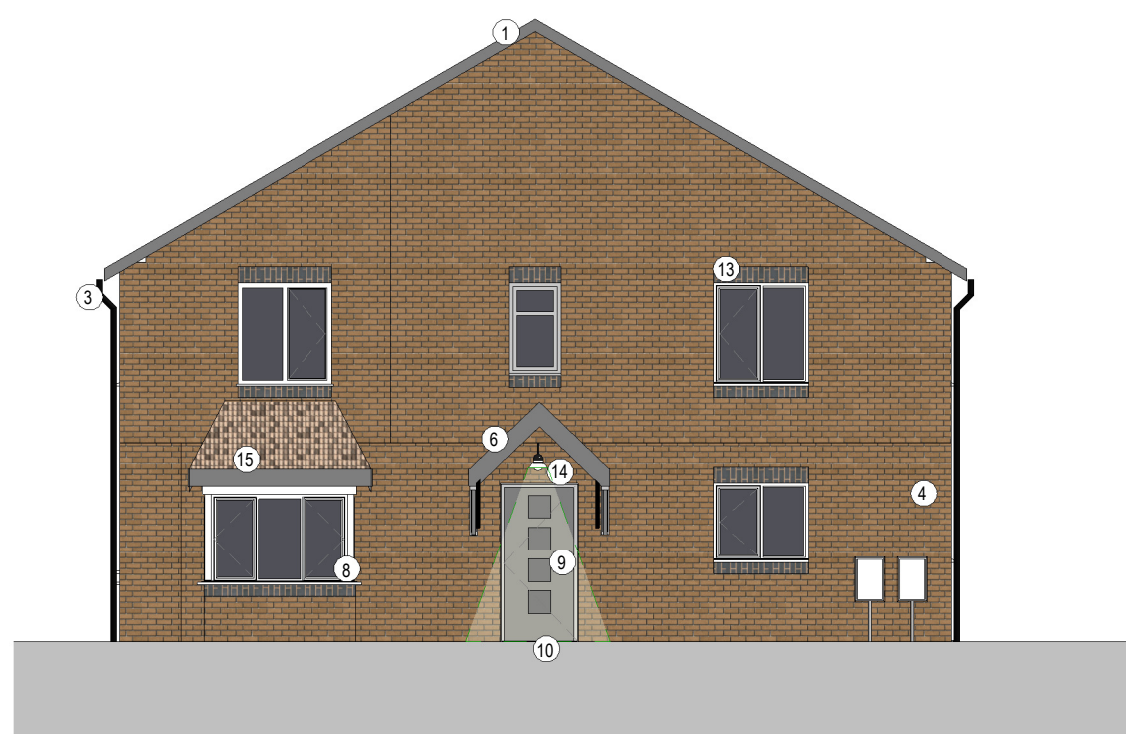
Drawn by C Foxall	Date 09/10/17	Checked by	
Scale at A1 1:50, 100	Scale at A3		

Zone	Level	Classification	Sheet No.	Suitability	Ver/Rev
H5	XX	AP(0-)	01	S2	P1

Job No.
H16707

Urban Design & Building Services
Sandwell Council House
Farnth Street,
Owlbur,
B89 3DE
Tel: 0121 569 4541

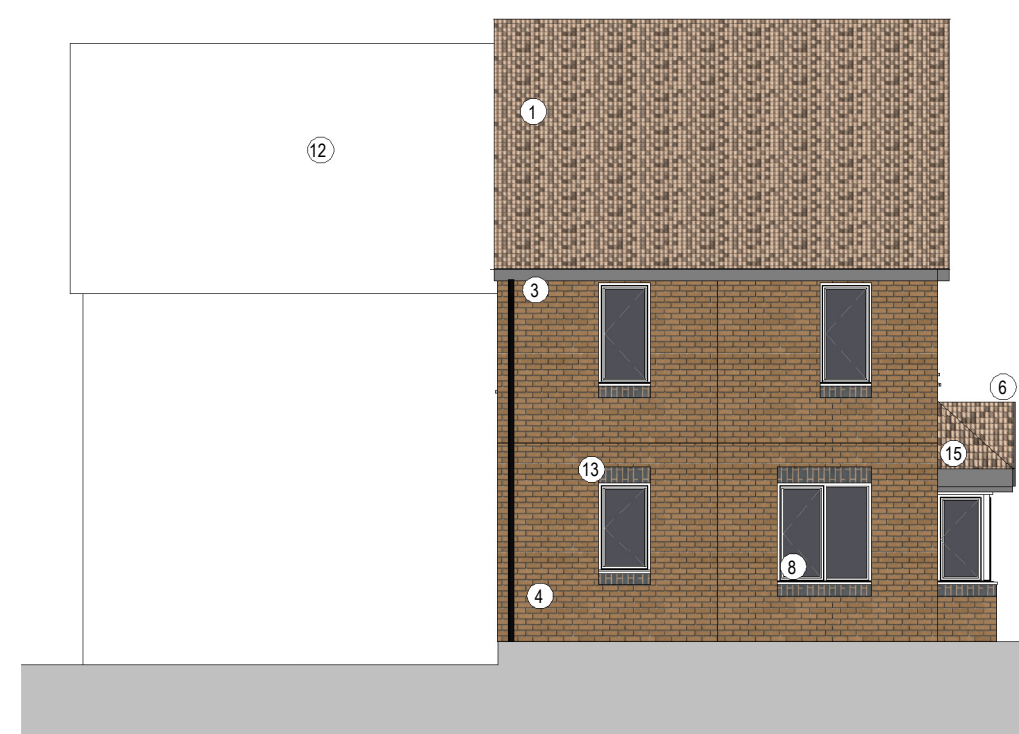




4 Front Elevation - Street Facing
1 : 100

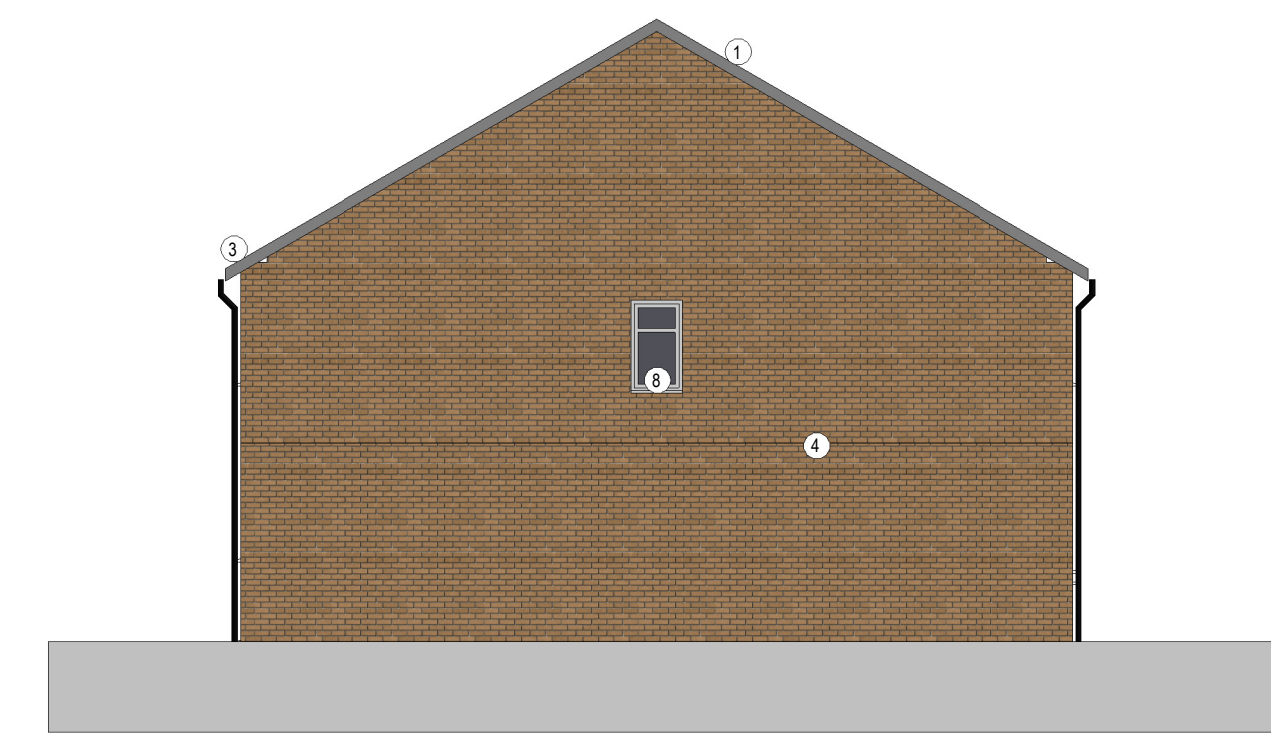


3 Side Elevation B - Rear Garden Facing
1 : 100



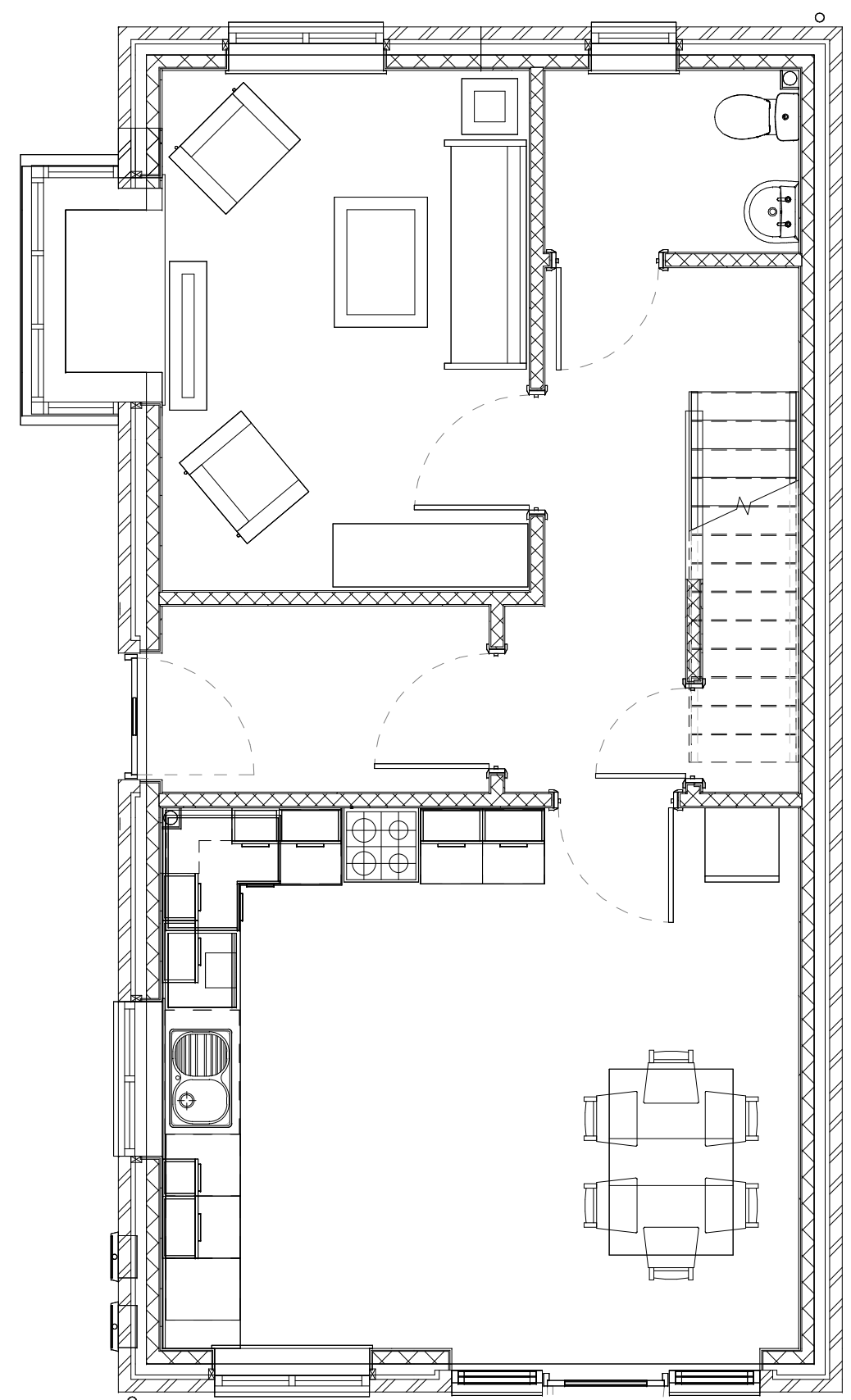
5 Side Elevation A - Street Facing
1 : 100

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

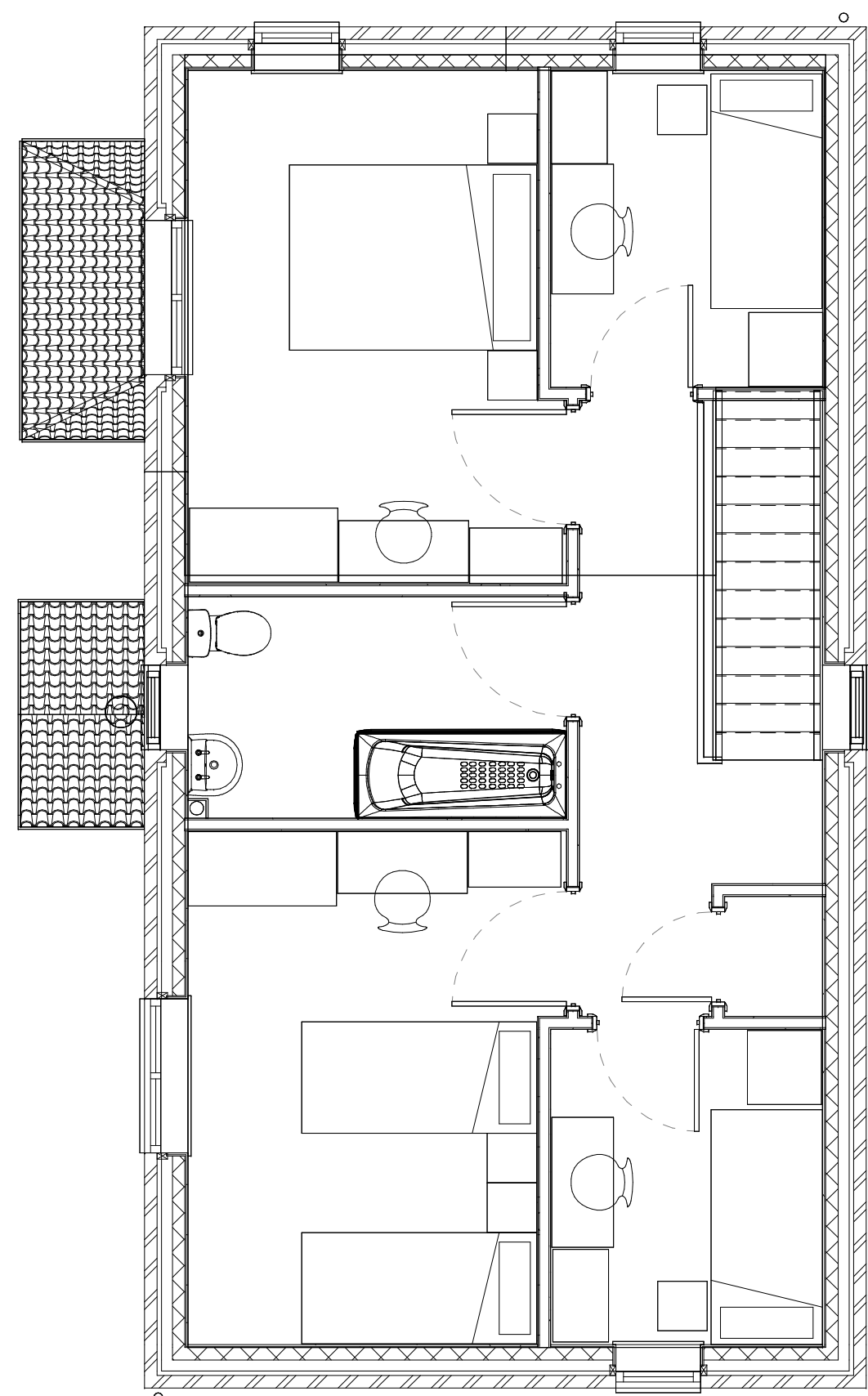


6 Rear Elevation
1 : 100

Window on Gable Elevation B omitted when forming part of semi-detached property

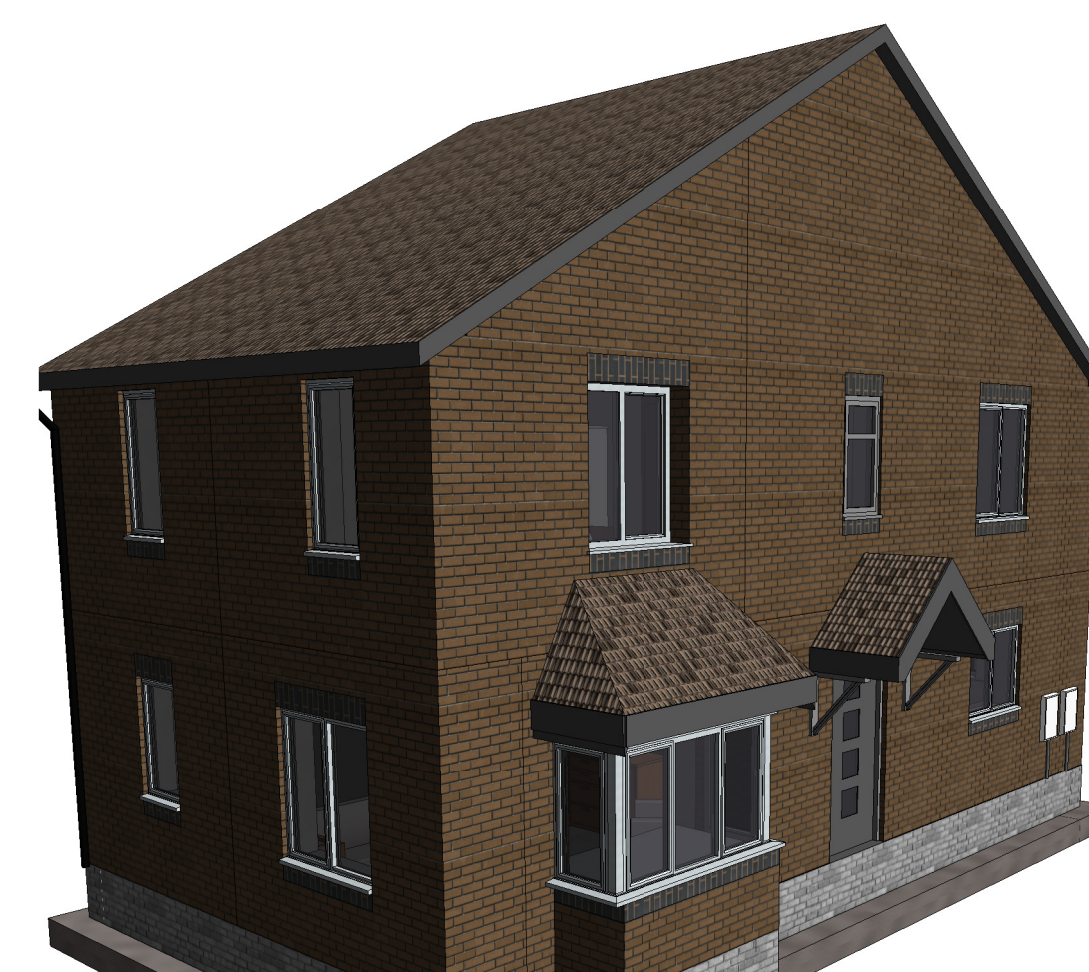


1 Ground Floor Plan
1 : 50



2 First Floor Plan
1 : 50

Window on Gable Elevation B omitted when forming part of semi-detached property



7 3D View 1

Plot 12 - As above
Plot 16 - Handed

H5G

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.

Notes Schedule

1. Roof Tiles to be
2. Dormer Roof
3. White upvc fascia with black gutters and downpipes
4. Facing Brick to be
5. Brick Band in contrasting brick
6. Canopy to principle entrance as per AD M
7. First Floor Render
8. Double Glazed Windows, side hung with easy clean hinges. External Elevation to be grey. Window Openings to provide emergency escape to all bedrooms.
9. Composite GRP Front Door designed in accordance with 'Secured By Design'
10. Level Access to Entrances
11. Brick Corbelling feature to Gables
12. Adjoining Property where used in a Semi-detached Plot
13. Brick Header and Cill to Windows in contrasting brick
14. External Light
15. Bay Window to Street Facing Elevation

North Point:



Key Plan:



Issue	Date	Issue Note	By	Check



Project Title
Housing Development
Location
**Church Hill Street,
Smethwick**
Sheet Title
H5dc - Plans and Elevations

Scale
For Planning
Drawn by: C Foxall
Date: 09/10/17
Scale: A3
Checked by: [blank]
Scale: A3

Zone	Level	Classification	Sheet No.	Suitability	Ver/Rev
H5G	XX	AP(0-)	01	S2	

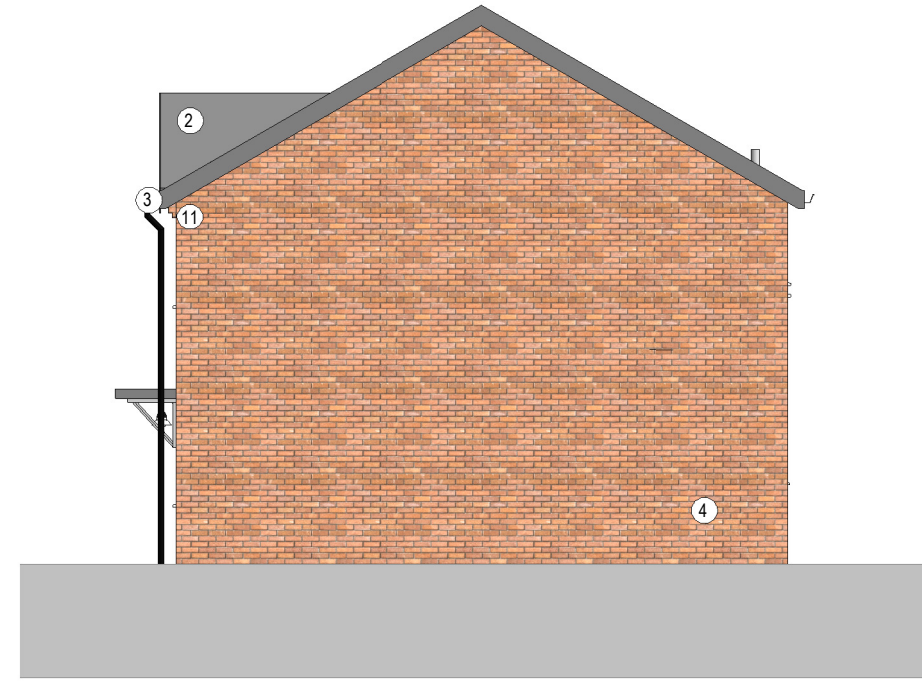
Job No.
Q17026
Contractors Drawing No. (if required)

Urban Design & Building Services
Sandwell Council House
Fleeth Street,
Ouburn,
B89 3DE
Tel: 0121 569 4541

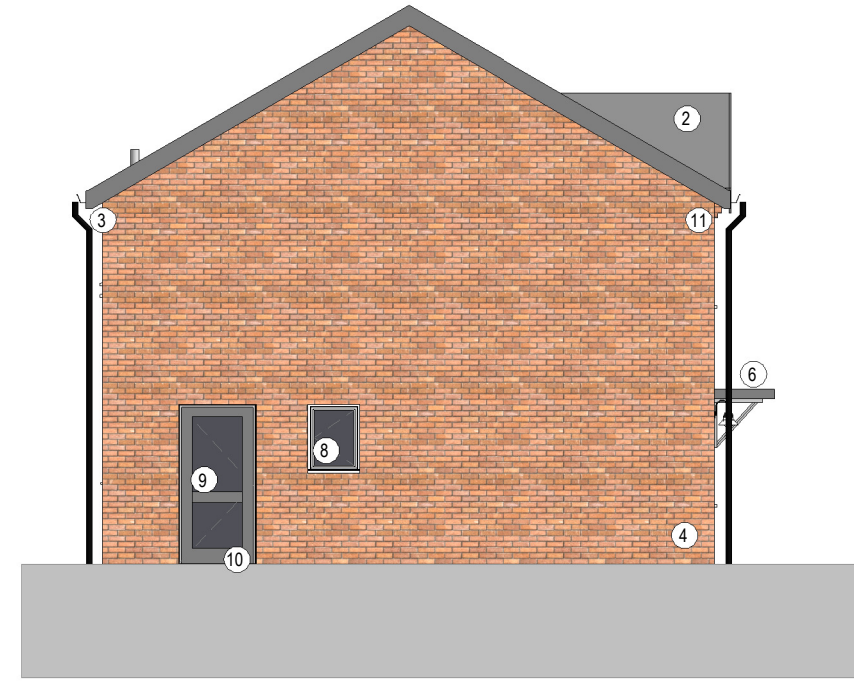




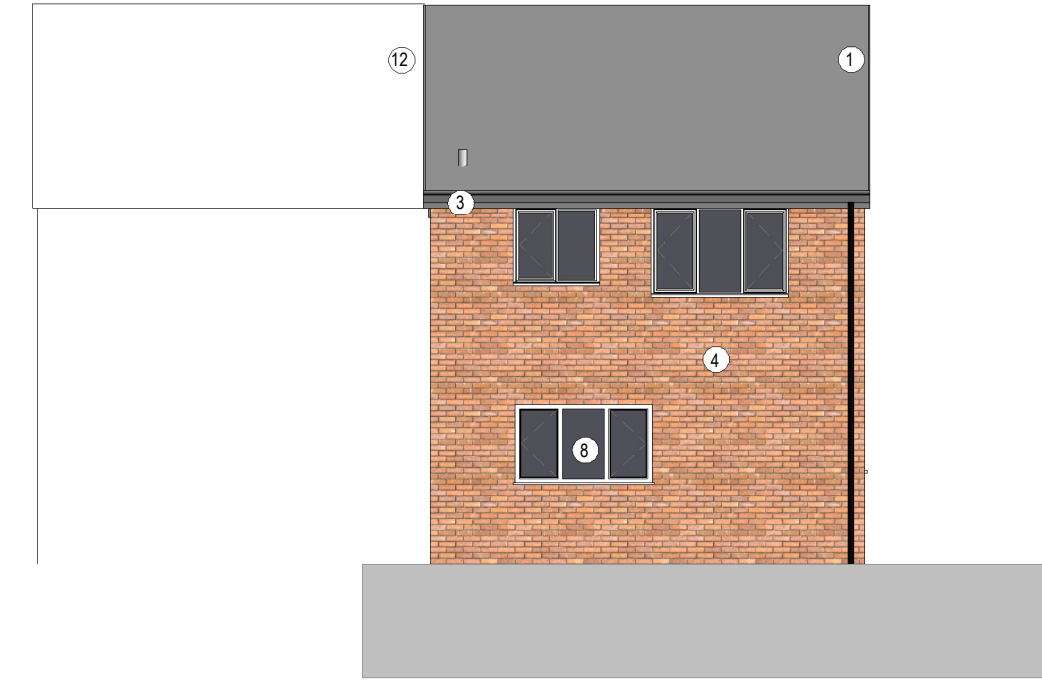
5 Elevation - A Features 1
1 : 100



3 Elevation - B Features 1
1 : 100

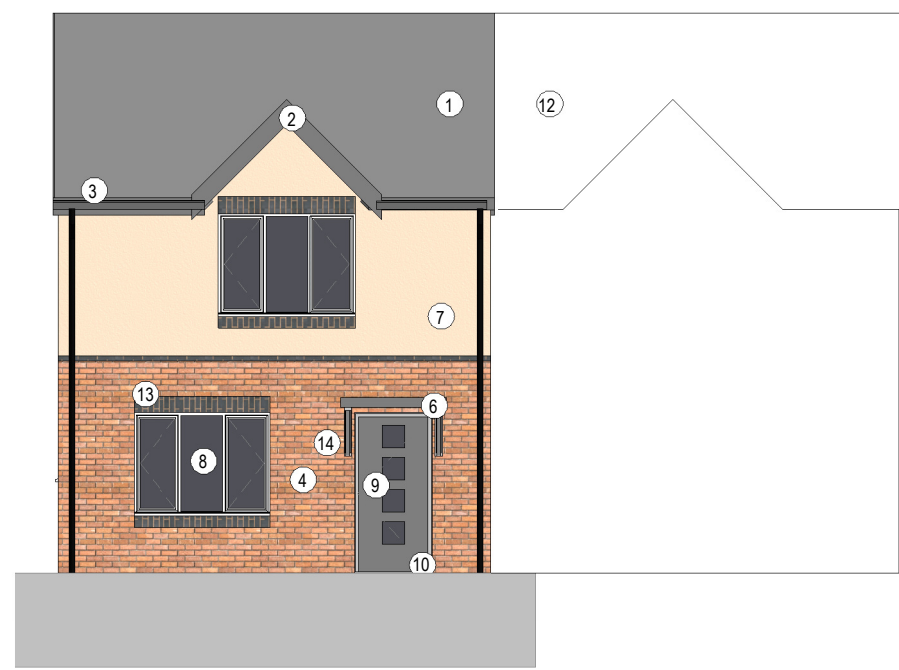


6 Elevation - C Features 1
1 : 100

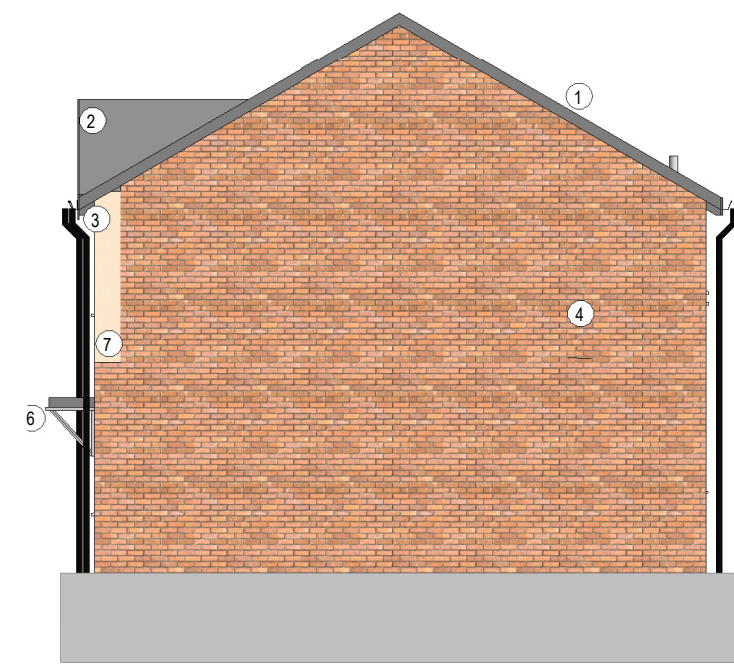


4 Elevation - D
1 : 100

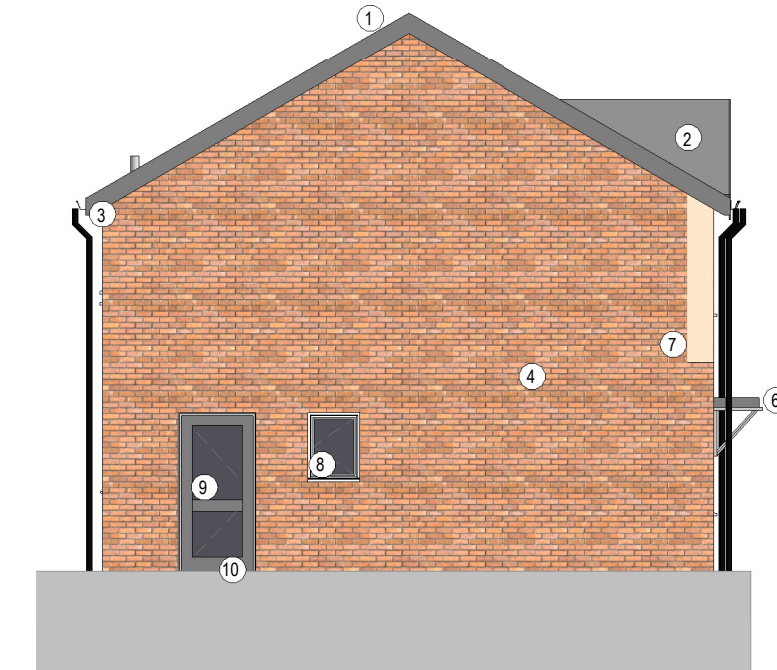
Brick Banding to First Floor to Plots
4/5/7/19



9 Elevation - A Features 2
1 : 100

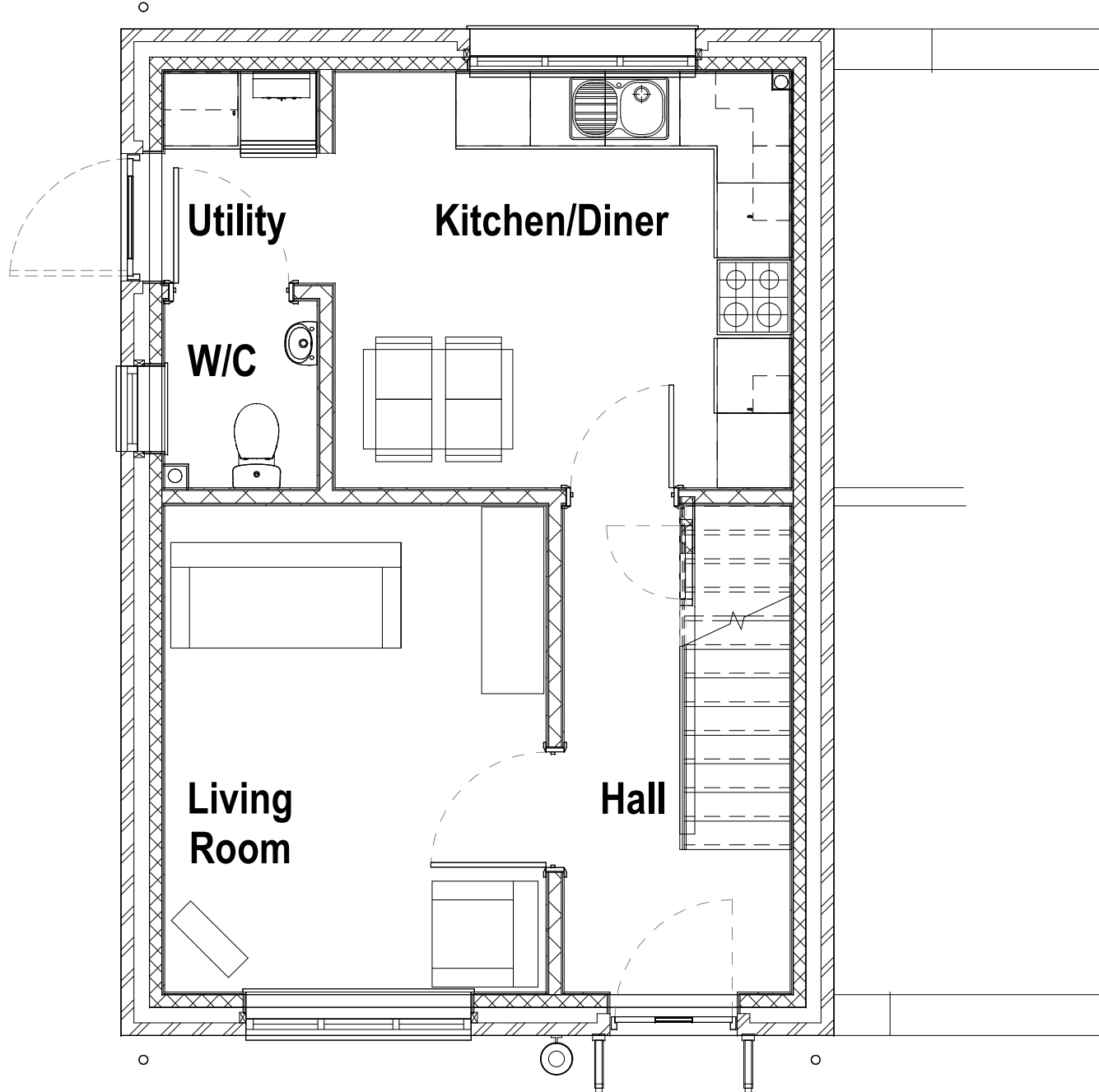


11 Elevation - B Features 2
1 : 100

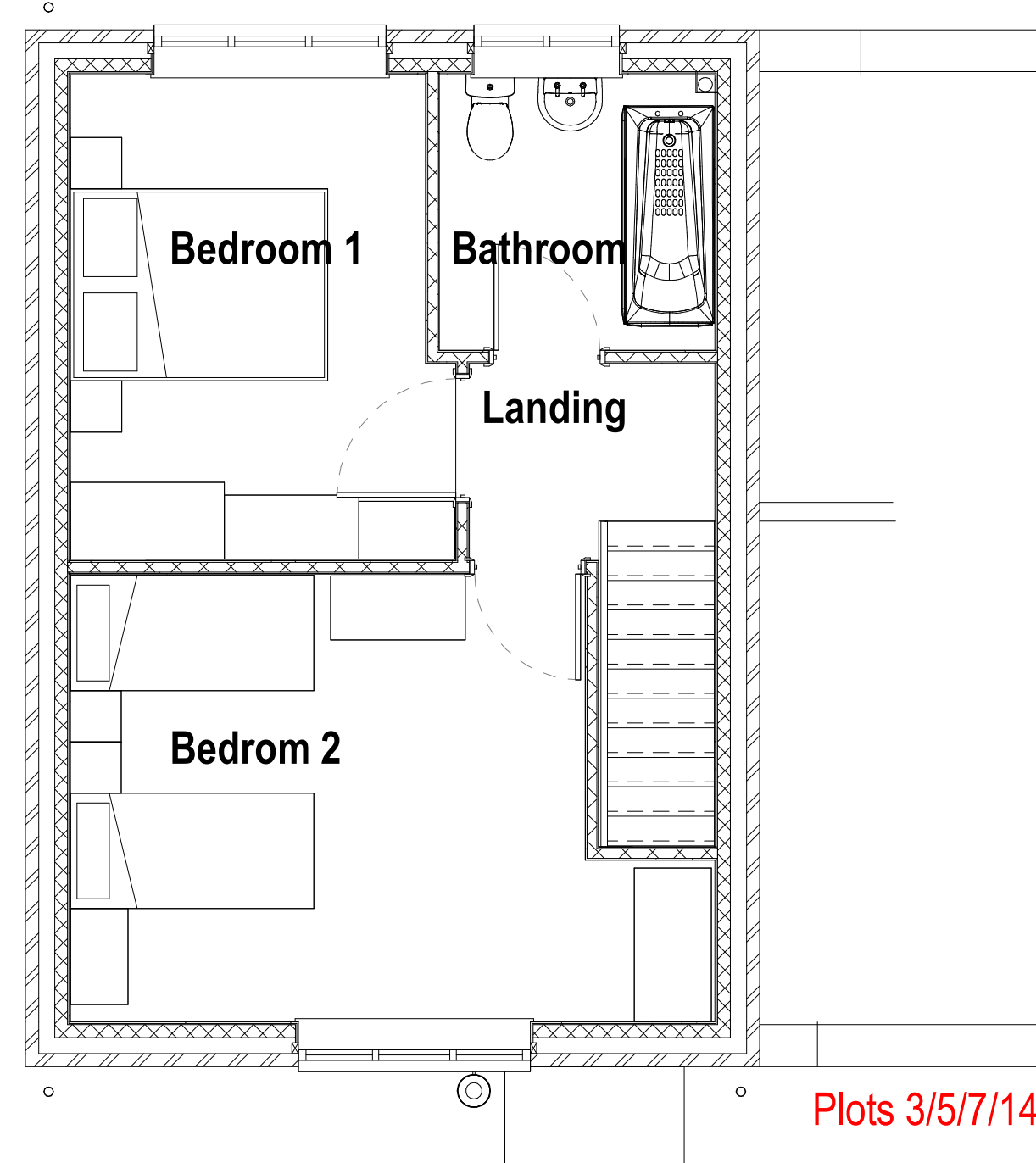


10 Elevation - C Features 2
1 : 100

Render Panel to First Floor to Plots
2/3/13/14/17/18



1 Ground Floor
1 : 50



2 First Floor
1 : 50

Plots 3/5/7/14/18/19 as Floor Plan

Plots 2/4/13/17 handed



8 3D View - Features 1



7 3D View - Features 2

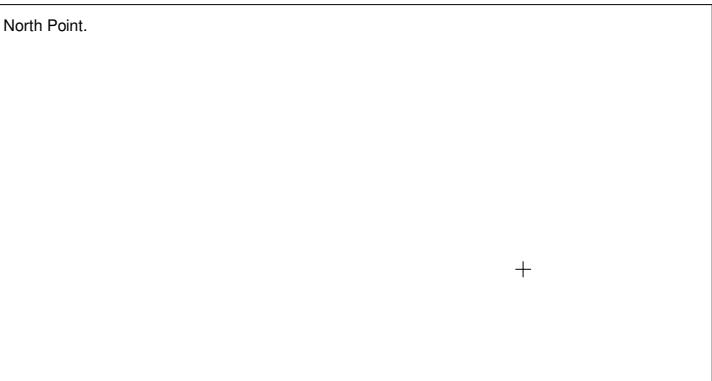
Notes
The Contractor will be responsible for setting out the work.
All dimensions must be obtained or checked on the site.
Figured dimensions to be used in preference to scale.

Notes Schedule

- 1. Roof Tiles to be
- 2. Dormer Roof
- 3. White upvc fascia with black gutters and downpipes
- 4. Facing Brick to be
- 5. Brick Band in contrasting brick
- 6. Canopy to principle entrance as per AD M
- 7. First Floor Render
- 8. Double Glazed Windows, side hung with easy clean hinges. External Elevation to be grey. Window Openings to provide emergency escape to all bedrooms.
- 9. Composite GRP Front Door designed in accordance with 'Secured By Design'
- 10. Level Access to Entrances
- 11. Brick Corbelling feature to Gables
- 12. Adjoining Property where used in a Semi-detached Plot
- 13. Brick Header and Cill to Windows in contrasting brick
- 14. External Light

Note: Refer to Site Plan for Plot Handing/Front Elevation Feature

Note: Refer to Lanscape GA Drawing and Drainage Engineers details for exact number and position of drainage downpipes.



Issue	Date	Issue Note	By	Check



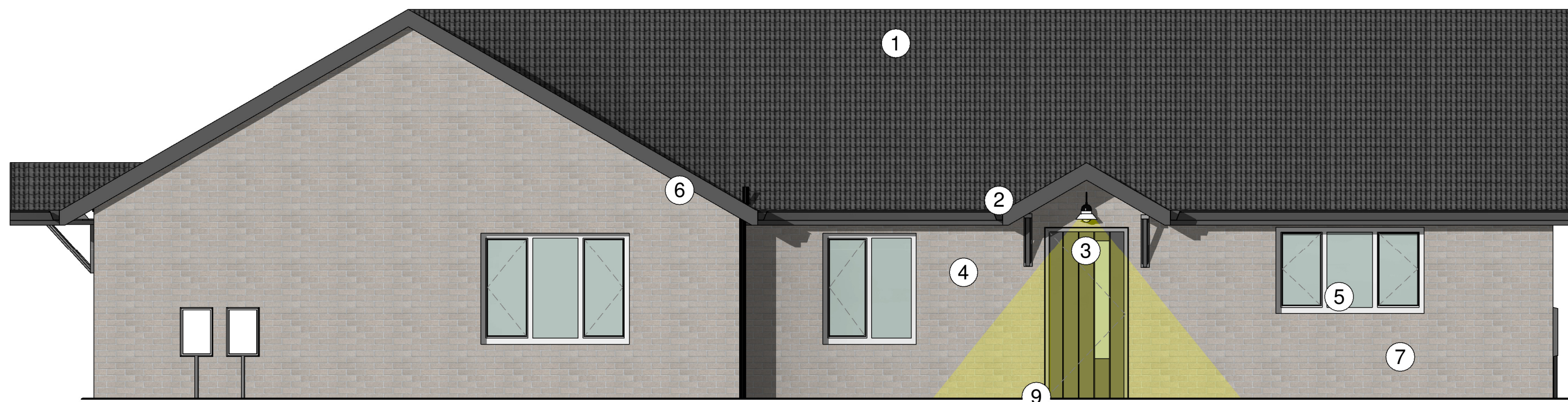
Project Title: Church Vale
Location: Church Hill Street, Smethwick
Sheet Title: H9 - Plans and Elevations
Status: For Planning
Drawn by: CF **Date:** 18.06.19 **Checked by:**
Scale: A1 1:50 **Scale:** A3
Sheet Number: 100

Zone	Level	Classification	Sheet No.	Subsidiary	Ver/Rev
H9	XX	AP(0-)	01	S2	

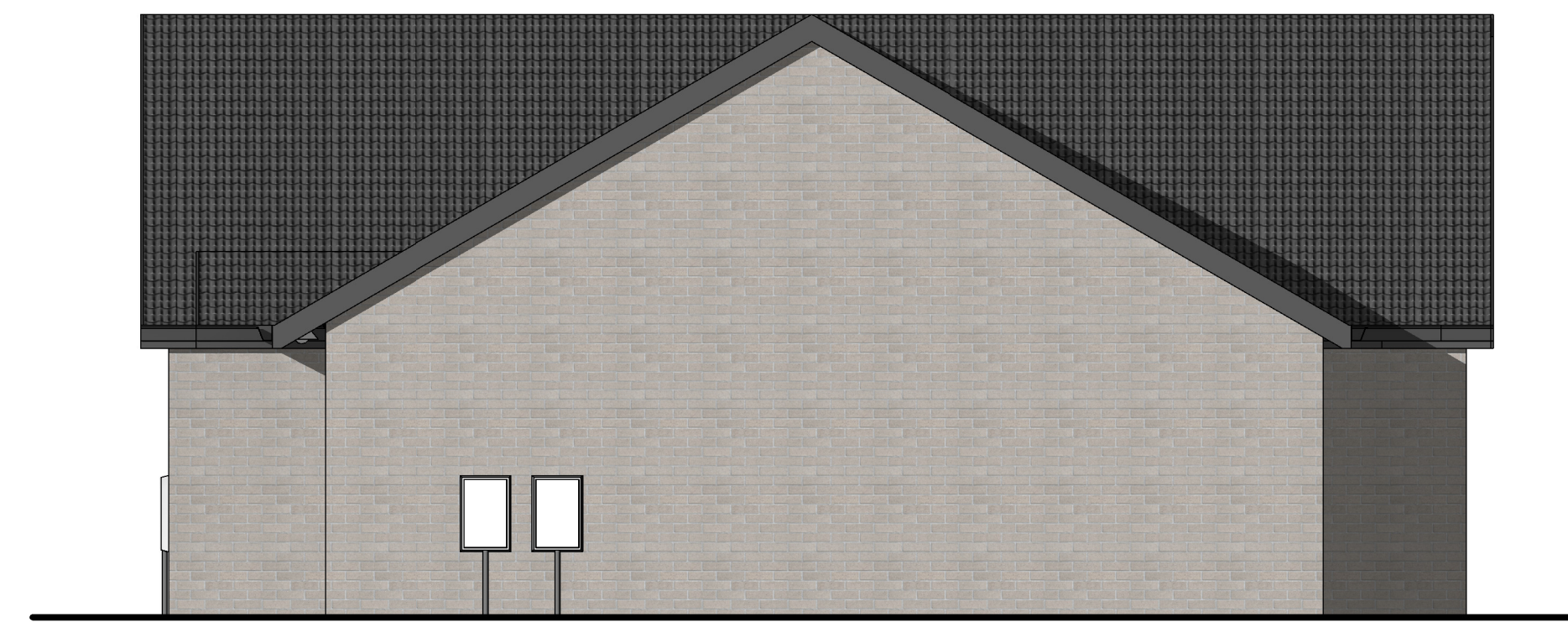
Job No.: Q17024
Contractors Drawing No. (if required):
Urban Design & Building Services
 Sandwell Council House
 Fresh Street,
 Oldbury,
 B69 3DE
 Tel: 0121 569 4541

H9





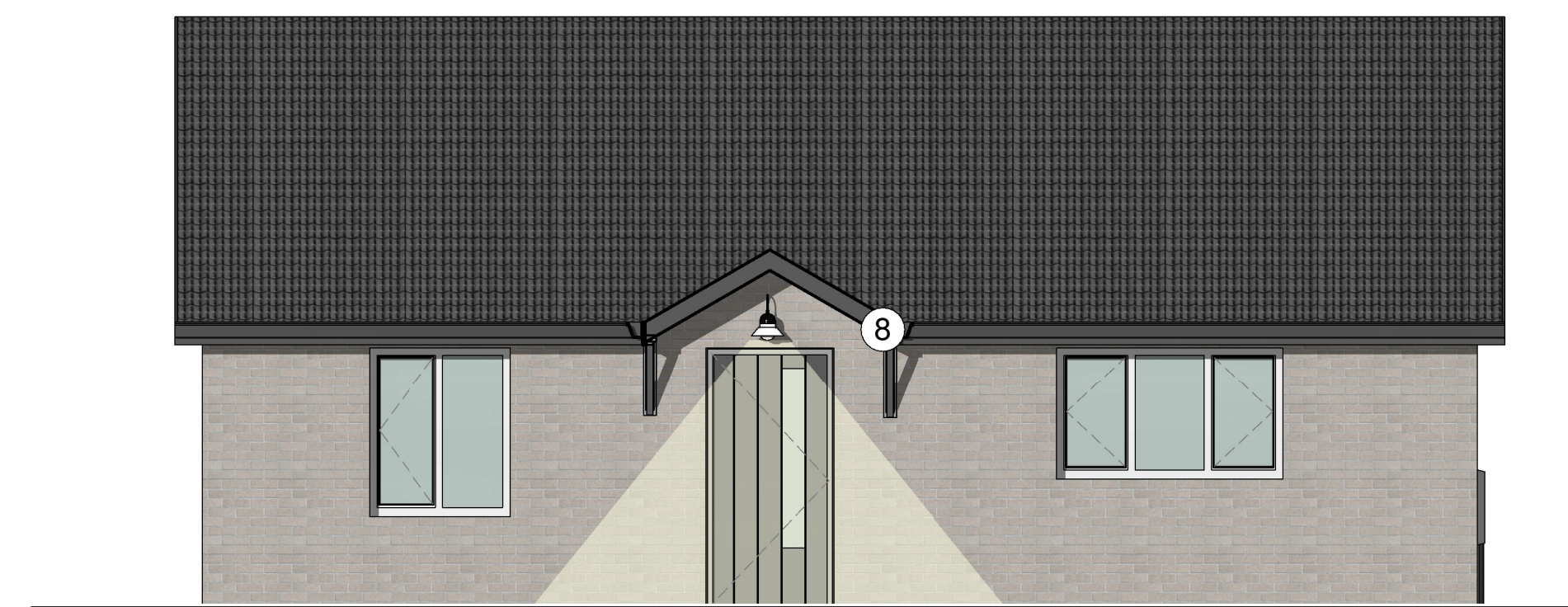
Front Elevation



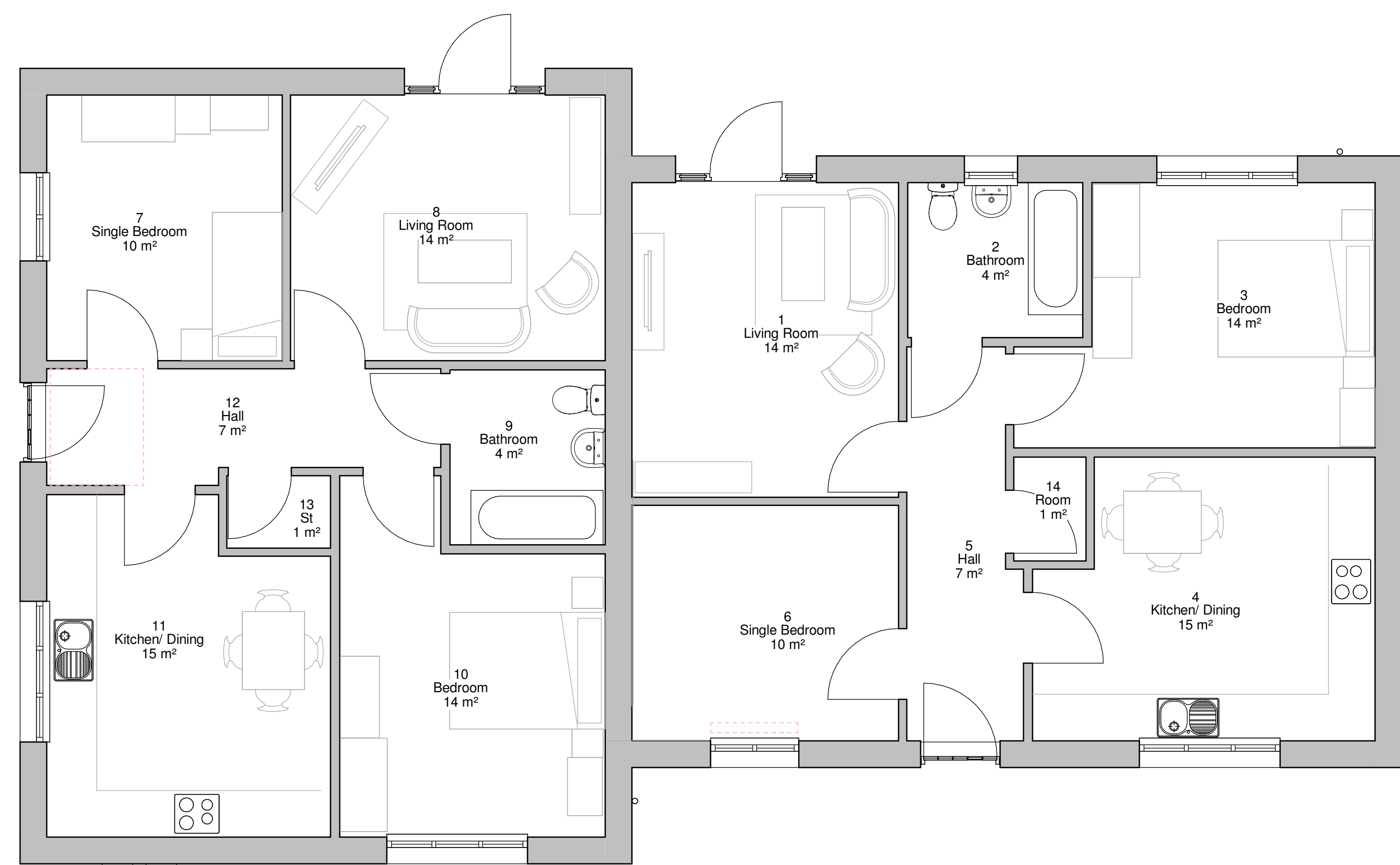
Right Side Elevation



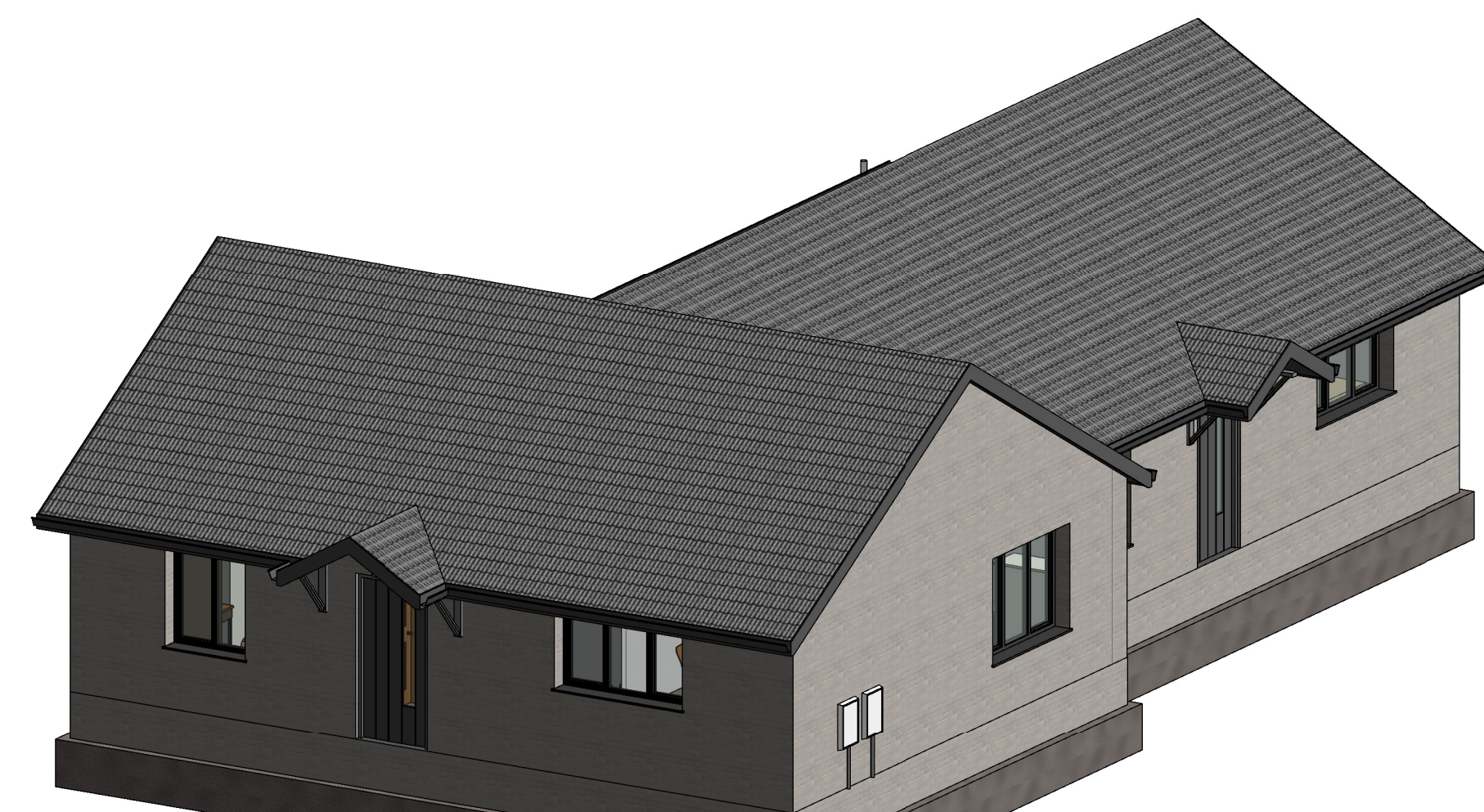
Rear Elevation



Left Side Elevation



Bungalow Set 2 - Ground Floor Plan
Area of long Plot - 65m2
Area of Plot - 65m2



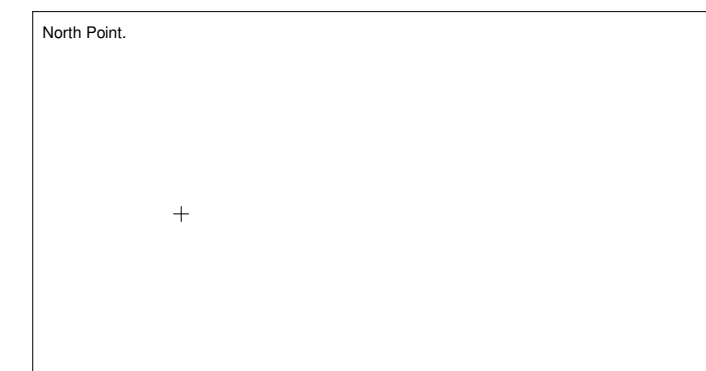
Bungalow Set 2 - 3D View

Plots 8/9 - Handed
BG Plot 20 - RHS unit only

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.

Materials Schedule

1. Roof Tile Colour tbc
2. Flat Roof Canopy
3. UPVc Doors Colour: Dark Gray
4. Buff/Grey Brick to complement extg
5. UPVc Windows Colour: Dark Grey
6. Off white Render
7. Off with Render Window Surround
8. Exterior Security Lighting
9. Level access



Issue	Date	Issue Note	By	Check
3	09.09.20	Amended Text		
2	28.08.20	Added scale bar and clarified plots on Church Hill Street	CF	
1	22.07.20	Amended Bungalow Sizes to comply with SMBC min Space req	CF	



Project Title
Church Vale, Housing
Location
Church Hill Street, Smethwick

Sheet Title
M4(2) Bungalow

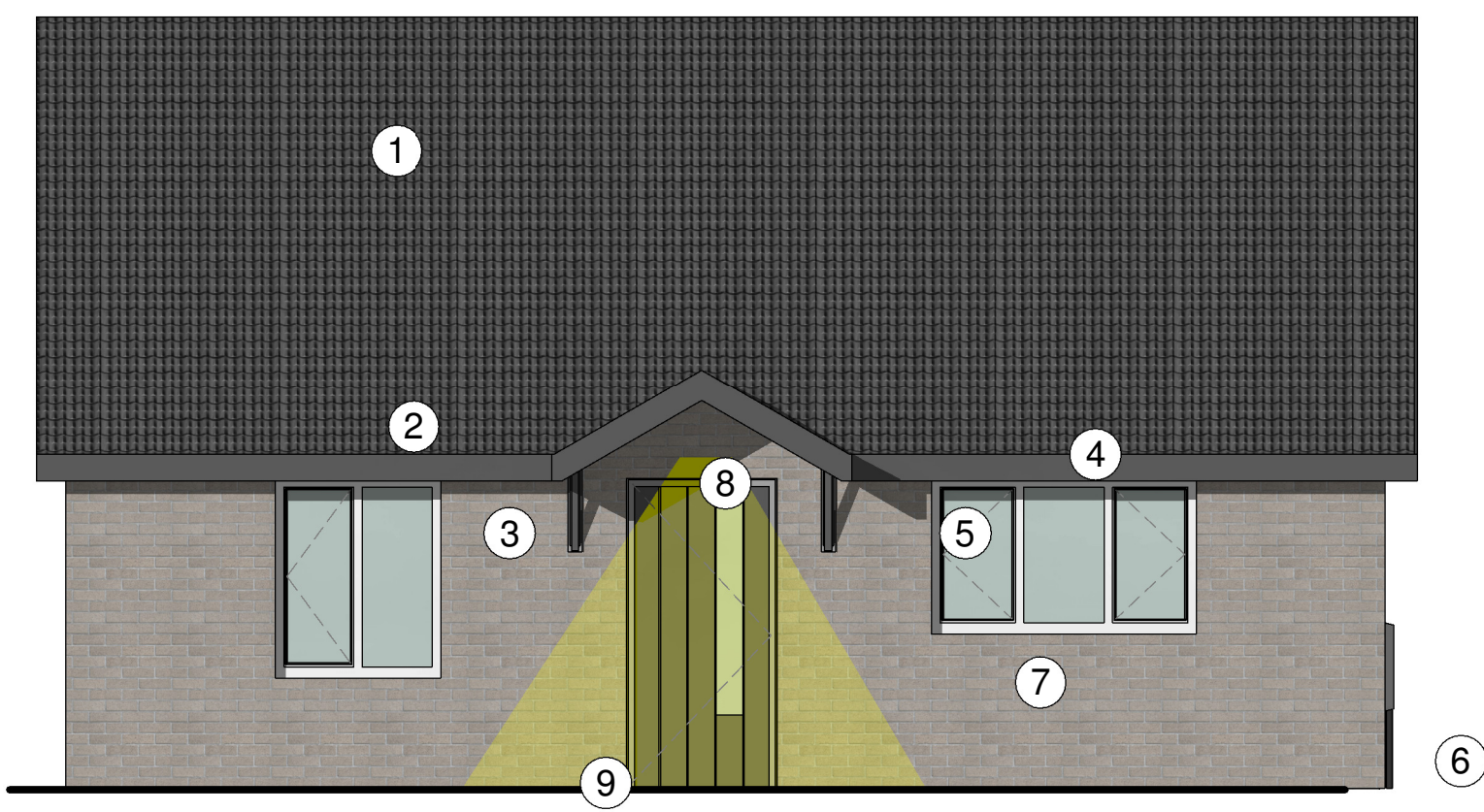
Drawn by	Date	Checked by
CF	11/07/18	
Scale at A1	1:50	Scale at A3

Zone	Level	Classification	Sheet No.	Subsidiary	Ver/Rev
BG	XX	AP(0-)	01	S2	P3

Job No.
Q17024

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

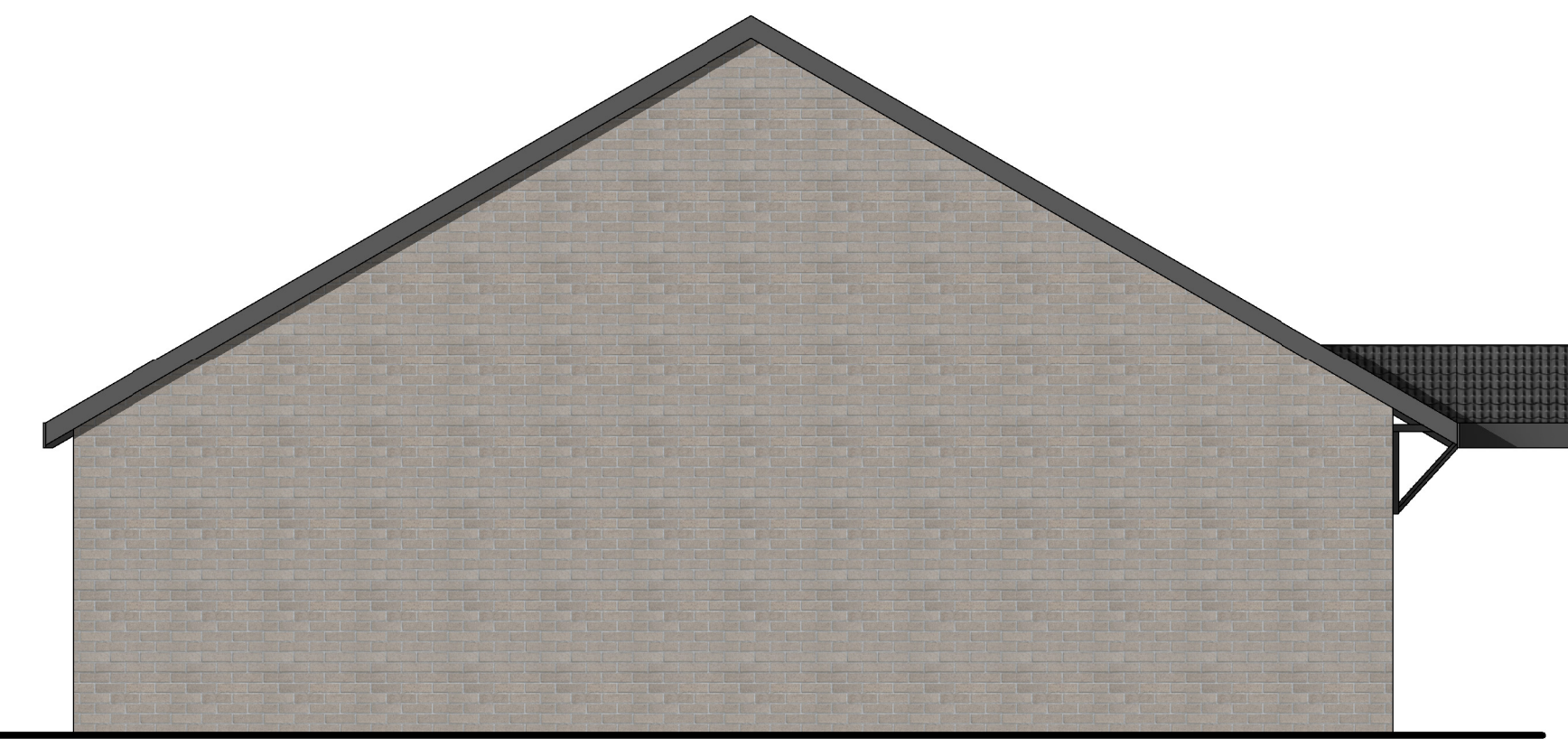




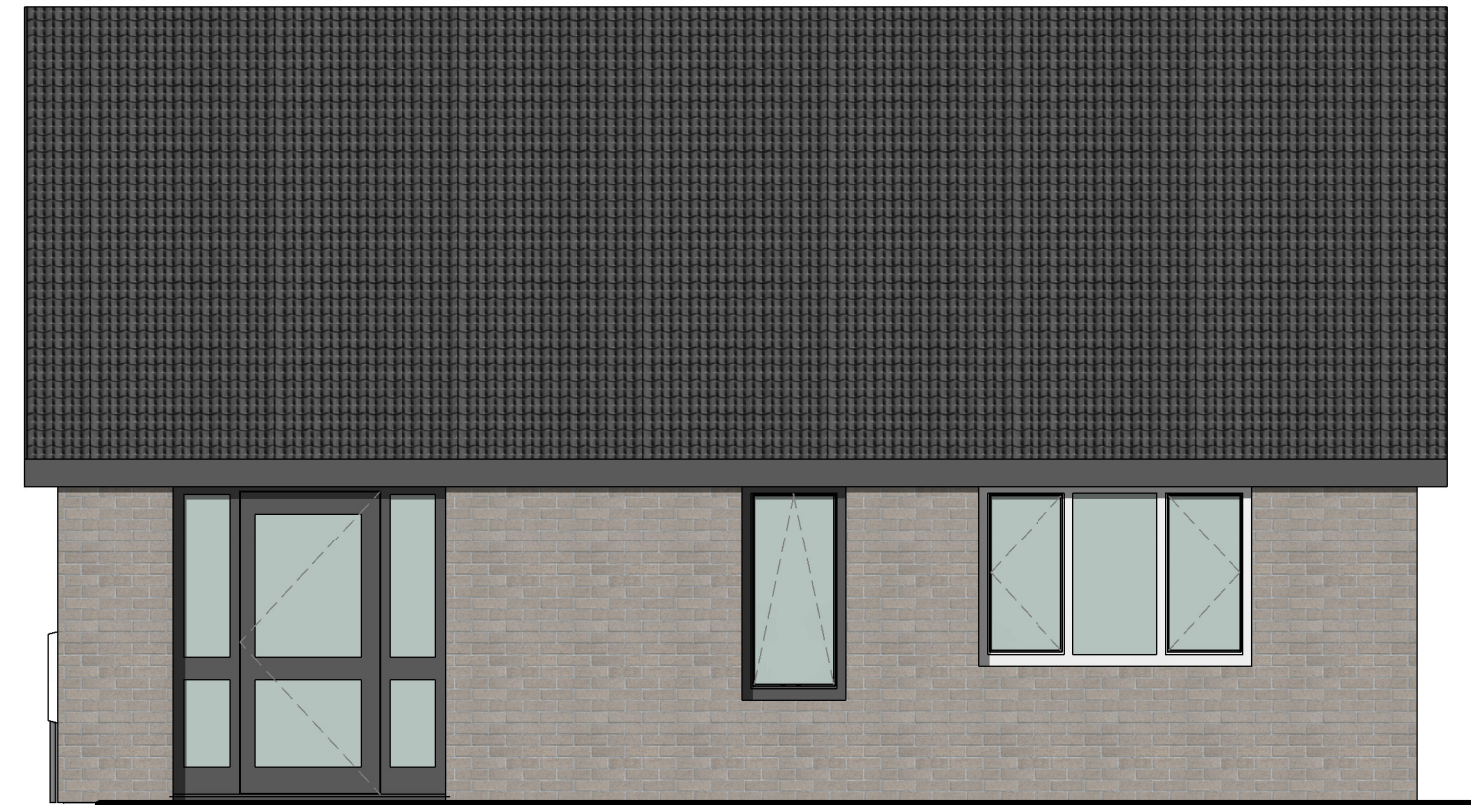
Front Elevation



Right Side Elevation



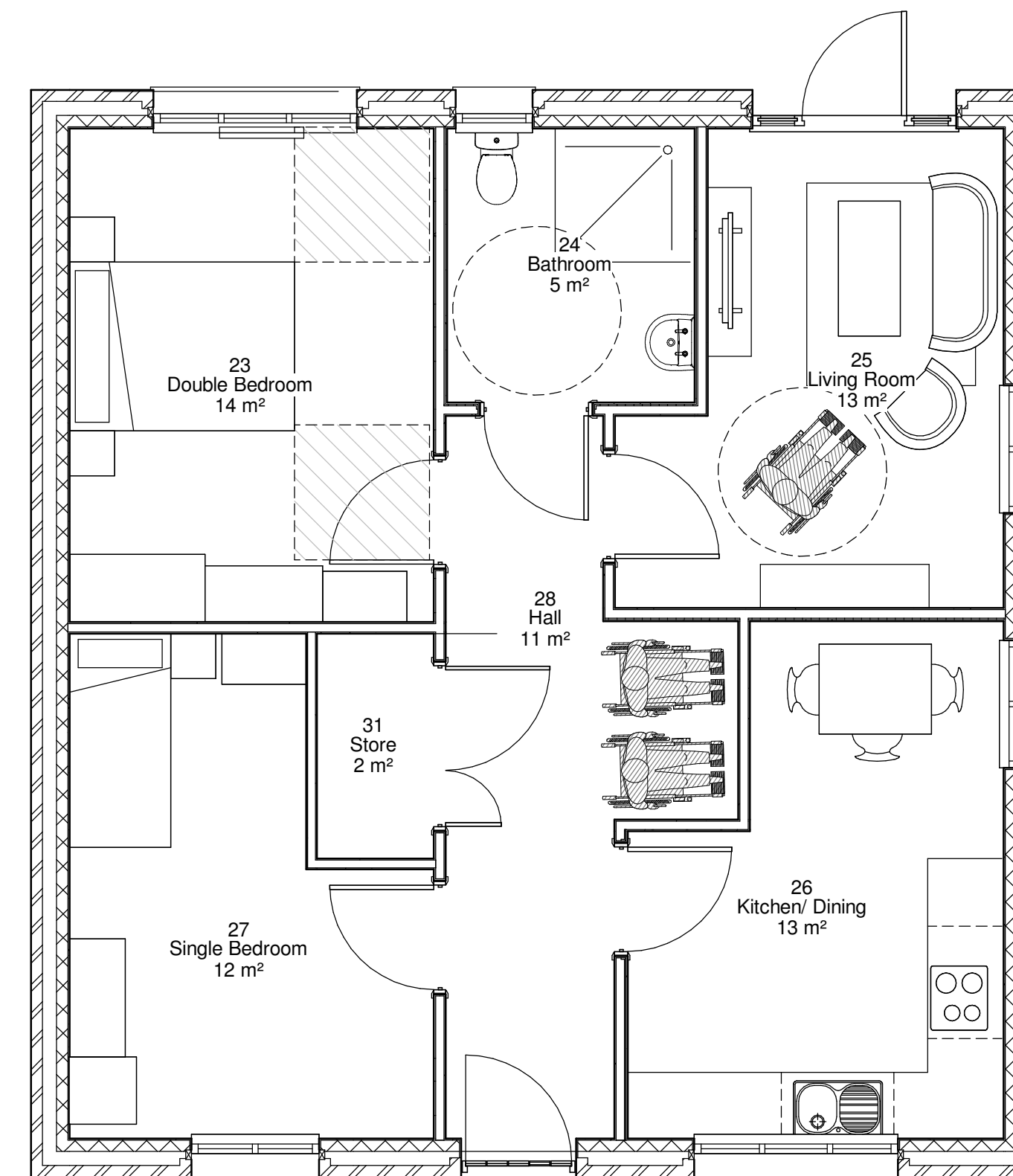
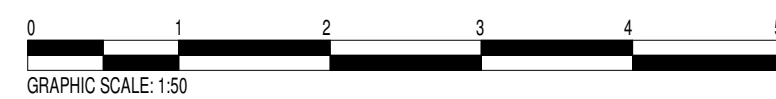
Left Side Elevation



Rear Elevation



Bungalow Set 1 - 3D View

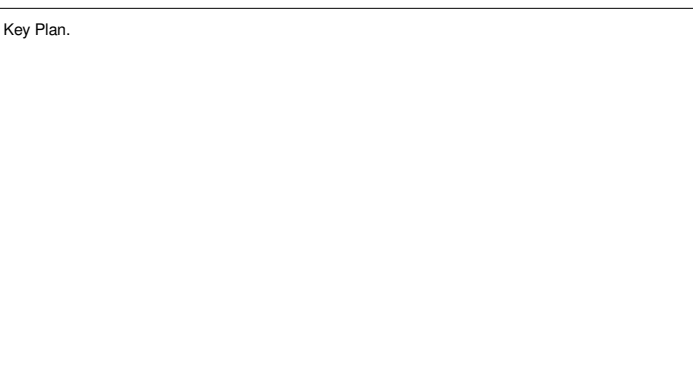
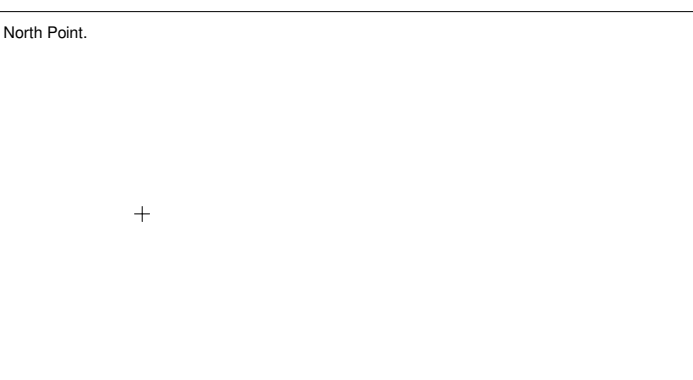


Bungalow Set 1 - Ground Floor Plan
Area Per Individual Plot - 70m2

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.

Materials Schedule

1. Roof Tile TBC
2. Flat Roof Canopy
3. Timber External doorset with VP
4. Brick TBC
5. UPVc Windows Colour: Dark Grey
6. Off white Render
7. Off with Render Window Surround
8. Exterior Security Lighting
9. Level Access to all bungalows



Issue	Date	Issue Note	By	Check
1	28.08.20	Added Scale Bar and Clarified Plots		CF



Project Title
Church Vale, Housing
Location
Church Hill Street, Smethwick

Sheet Title
Bungalow M4(3) Compliant

Station
Planning
Drawn by: CCL
Date: 11/07/18
Scale: at A3
Checked by:
Scale at A1: 1:50

Zone	Level	Classification	Sheet No.	Subsidiary	Ver/Rev
B3	XX	AP(0-)	01	S2	P1

Job No.
Q17024
Contractors Drawing No. (if required)

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



B3 Plots 10 shown(Plot 11 handed)