


## REPORT TO PLANNING COMMITTEE

12<sup>th</sup> February 2020

<b>Application Reference</b>	DC/19/63723
<b>Application Received</b>	14 <sup>th</sup> November 2019.
<b>Application Description</b>	Proposed 10 No. bungalows, 20 No. 2 bedrooms flats and 1 No. commercial shop.
<b>Application Address</b>	Vacant land off Friardale Close/Carrington Road, Wednesbury.
<b>Applicant</b>	Mr Alan Martin, Sandwell MBC, Sandwell Council House, Freeth Street, Oldbury, B69 3DE.
<b>Ward</b>	Friar Park
<b>Contribution towards Vision 2030:</b>	
<b>Contact Officer(s)</b>	Anjan Dey 0121 569 4896 <a href="mailto:anjan_dey@sandwell.gov.uk">anjan_dey@sandwell.gov.uk</a>

### **RECOMMENDATION**

Subject to the receipt of satisfactory amended plans, approval is recommended subject to;

- (i) External materials;
- (ii) Details of boundary walls and fences;
- (iii) Finished floor levels;
- (iv) Ground remediation validation report;
- (v) Highway Improvements;
- (vi) Drainage details;
- (vii) Details of Renewable Energy & implementation thereafter;
- (viii) Details of electric vehicle charging points & implementation thereafter;
- (ix) Affordable Housing;
- (x) Construction management plan including hours of working;
- (xi) Skill and employment details;
- (xii) Commercial unit restricted to A1 (retail) use.

## **1. BACKGROUND**

- 1.1 This application is being reported to your Planning Committee because this is a major application and the applicant is Director of Regeneration and Economy.
- 1.2 At the time of writing this report, amended plans addressing minor design issues are awaited.

## **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, parking and servicing;  
Contamination by a previous use;  
Affordable housing; and  
Drainage.

## **3. THE APPLICATION SITE**

- 3.1 The application site an irregular-shaped parcel of land with access from Bassett Road, extending to the corner of Carrington Road and School Road. The land in Friardale Close previously formed part of a residential street. The land at Carrington Road and School Road is occupied by a number of buildings which are in various states of repair and there is an area of derelict land where previous buildings have been demolished. Levels throughout the site are relatively even.
- 3.2 The surrounding area is predominantly residential in character with a small parade of shops at the corner of Carrington Road and School Road. Carrington Social Club is located to the immediate west of the shops.

## **4. PLANNING HISTORY**

- 4.1 Consent was granted in 2004 (DC/04/43103) to demolish residential dwellings along Friardale Close.

4.2 Relevant planning applications are as follows:-

DC/04/43103. Demolition of nos 1 to 25 Friardale Close, Wednesbury.

## **5. APPLICATION DETAILS**

5.1 The applicant proposes to construct 10 bungalows along Friardale Close, and two separate apartment blocks comprising of 20 no. 2 bedroom flats and a retail shop at the east of the site to School and Carrington Roads. All of the bungalows would have 2 bedrooms. The submitted location and existing site plans included a telecommunications box that is not Council owned, and the red outline has now been amended to reflect this.

Currently there are 3 no. commercial properties still in use serving local residents a fish and chip shop, a news-agents, and a small children clothes retailer.,. All of these, apart from the fish and chip shop, are to be demolished to make way for the proposed development. It is proposed that a new retail unit (supermarket) will be provided within the new block adjacent to the fish and chip shop. There is also a meat packing company within the existing building that is proposed to be demolished.

5.2 Existing access from Bassett Road is to be used to access the bungalows with access to the shop and flats from School Road.

5.3 All of the residential properties are to be socially rented and managed by the Council.

## **6. PUBLICITY**

6.1 The application has been publicised by neighbour notification letter and site notice.

### **6.2 Objections**

Neighbour consultation has not generated any objections.

### **6.3 Responses to objections**

Not applicable.

### **6.4 Support**

No comments have been submitted which support the application.

## **7. STATUTORY CONSULTATION**

### **7.1 Planning and Transportation Policy**

The site is unallocated but meets the guidance for new housing under windfall policy (SAD H2) being previously developed land and housing being compatible with the surrounding area. The residential elements also provide affordable housing with a mixture types i.e. bungalows & flats (HOU3, SAD H3 and HOU2). The scheme should seek to provide good quality design, address drainage (ENV5), renewable energy (ENV7) and air quality (ENV8).

The retail element does not comprise Core Strategy Policies (CEN6 & CEN7) which focusses the majority of retail development within the borough's centres. Crankhall Lane local centre is within 400m of the proposal site and Planning Policy has requested that the commercial unit should be restricted to a retail use to meet day to day shopping needs.

### **7.2 Highways**

They raise no objections to parking arrangements, access and egress subject to the imposition of appropriate planning conditions.

### **7.3 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 this will be dealt with by way of a relevant planning condition.

### **7.4 Environmental Health (Contaminated Land)**

The site has potential for ground contamination and Environmental Health recommends that site investigations are carried out, and comments submitted along with details of remediation works, prior to development commencing on site. 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.

### **7.5 Severn Trent Water**

Has no objections to the proposal however they have requested that a standard drainage condition to be attached to any approval.

## 7.6 Health Urban Development Officer

The Health Urban Development officer recommends that Electric Vehicle Charging points are provided as well as cycle storage for the bungalows along Friardale Close.. The applicant has provided secure cycle storage to the apartment block, but is not proposing to install individual cycle storage at for each bungalow. It is considered that future tenants will be encouraged to provide their own cycle storage within their gardens on an as required basis. Transport Planners has not raised any concerns with the proposed cycle storage for the apartment block.

## 7.7 Landscaping

The Council's Tree Officer welcomes the planting of new trees to replace any that may be lost through the development of the site.

## 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 polices of the Council's Local Plan are relevant:-

HOU1: Delivering Sustainable Housing Growth

HOU2: Housing Density, Type and Accessibility

HOU3: Delivering Affordable Housing

ENV3: Design Quality

ENV5: Flood Risk, Sustainable Drainage System and Urban Heat Island Effect

ENV8: Air Quality

EMP5: Improving Access to the Labour Market

SAD H2: Housing Windfalls

SAD H3: Affordable Housing

SAD EOS9: Urban Design Principles

SAD EMP2: Training and Recruitment

- 9.2 With regards to policies HOU1, HOU2 and SAD H2, the site is unallocated for housing and therefore consideration has been given to the need to provide additional housing within the borough, to meet future needs. These houses and apartments would be built on previously developed land, and would be compatible with their surroundings, in area with good public transport links. Furthermore, the development will provide much needed affordable homes in the locality.

- 9.3 HOU3 and SAD H3 set out the requirement of 25% affordable housing on major developments of this nature. This development would provide 100% affordable homes.
- 9.4 ENV3 and SAD EOS9 refers to well-designed schemes that provide quality living environments. The department's Urban Design planner was involved in extensive pre-application discussions prior to submission, and overall the scheme is considered acceptable. Minor amendments to improve the overall design and appearance of the scheme have been requested, and at the time of writing these are awaited.
- 9.5 ENV5 seeks the incorporation of sustainable drainage systems to assist with reducing the impact of flooding and surface water run-off. This can be dealt with by way of an appropriate condition.
- 9.6 ENV8 refers to mitigation measures to offset air quality issues; in this instance, electric vehicle charging points are to be installed within the curtilage of the apartment block. Furthermore electric vehicle infrastructure is to be incorporated into each of the bungalows, with the exact details to be dealt with through condition.
- 9.7 EMP5 (Improving Access to the Labour Market Training) and SAD EMP2 (Training & Recruitment) requires larger developments to provide opportunities for training and recruitment. Such opportunities are normally secured through an appropriate condition.

## **10. MATERIAL CONSIDERATIONS**

- 10.1 The material considerations relating to Government Policy (NPPF), and proposals within the local plan, have been referred to above in Sections 8 and 9. Other considerations are highlighted below:

### **10.2 Public Visual Amenity**

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

### **10.3 Access, highway safety and parking**

The Council's highways engineers raise no objections subject to the imposition of relevant conditions.

### **10.4 Ground contamination by a previous use**

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

## 10.5 **Loss of trees**

Any trees to be felled during the development of the site are to be replaced.

## 10.6 **Affordable housing**

All properties will be affordable homes and a relevant condition can be attached to control this in the event of the scheme not coming forward, and the land being sold to a private developer.

## 11. **IMPLICATIONS FOR SANDWELL'S VISION**

11.1 The proposal supports Ambitions 3,7,5, 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

The development of this scheme will support people and jobs through the creation of apprenticeships and training opportunities within the contractual arrangements and the council's social value policy for new construction projects.

11.3 Ambition 5 – Our communities are built on mutual respect and taking care of each other, supported by all the agencies that ensure we feel safe and protected in our homes and local neighbourhoods

The re-use of underutilised land and the rebuilding of new council homes at this location of Friar Park will address longstanding anti-social behaviour issues would remain if left as they are currently. Redevelopment here, as proposed, would have a positive impact on the social, economic and environmental well-being of this deprived neighbourhood. The visual transformation will also create a new sense of place which has been lacking for many years from Carrington Road area thus offering a better environment for local residents and remove the opportunities for the anti-social behaviour attributed to dereliction and vacant land.

11.4 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.

The redevelopment of this under-utilised site with modern residential accommodation will improve the immediate area, public realm, street

scene and the asset base of the borough by providing much needed affordable housing.

- 11.5 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.

The transformation of Carrington Road, part of the Friar Park neighbourhood, through this redevelopment proposal will contribute to creating a more sustainable community. The removal of the long-term eyesore that is created by the current buildings and vacant land in this location will deliver a more vibrant area for the local residents and offer an improved environment to local residents. A new retail unit will also enhance local facilities within the neighbourhood and contribute to delivering an inclusive local economy and social environment.

- 11.6 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 for new, affordable homes. Extensive pre-application has been undertaken prior to the submission of the application, and further details are to be submitted to ensure high quality design and appearance throughout the development.
- 12.2 Subject to the receipt of satisfactory amended plans and no further concerns relating to design, 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 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 Plan

Context Plan

00XXAP(04)01 (A1) (P01)

00XXAP(04)02 (A1) (P01)

00XXAP(04)03 (A1)

00XXAP(04)04 (A1)

00XXAP(04)05 (A1)

00XXAP(04)06 (A1)

BG00AP(04)10 (A1)

BG00AP(04)11 (A1)

BG00AP(04)12 (A1)

BGXXAP(05)03 (A1)

BGXXAP(05)06 (A1)

BGXXAP(05)11 (A1)

FL00AP(04)07 (A1)

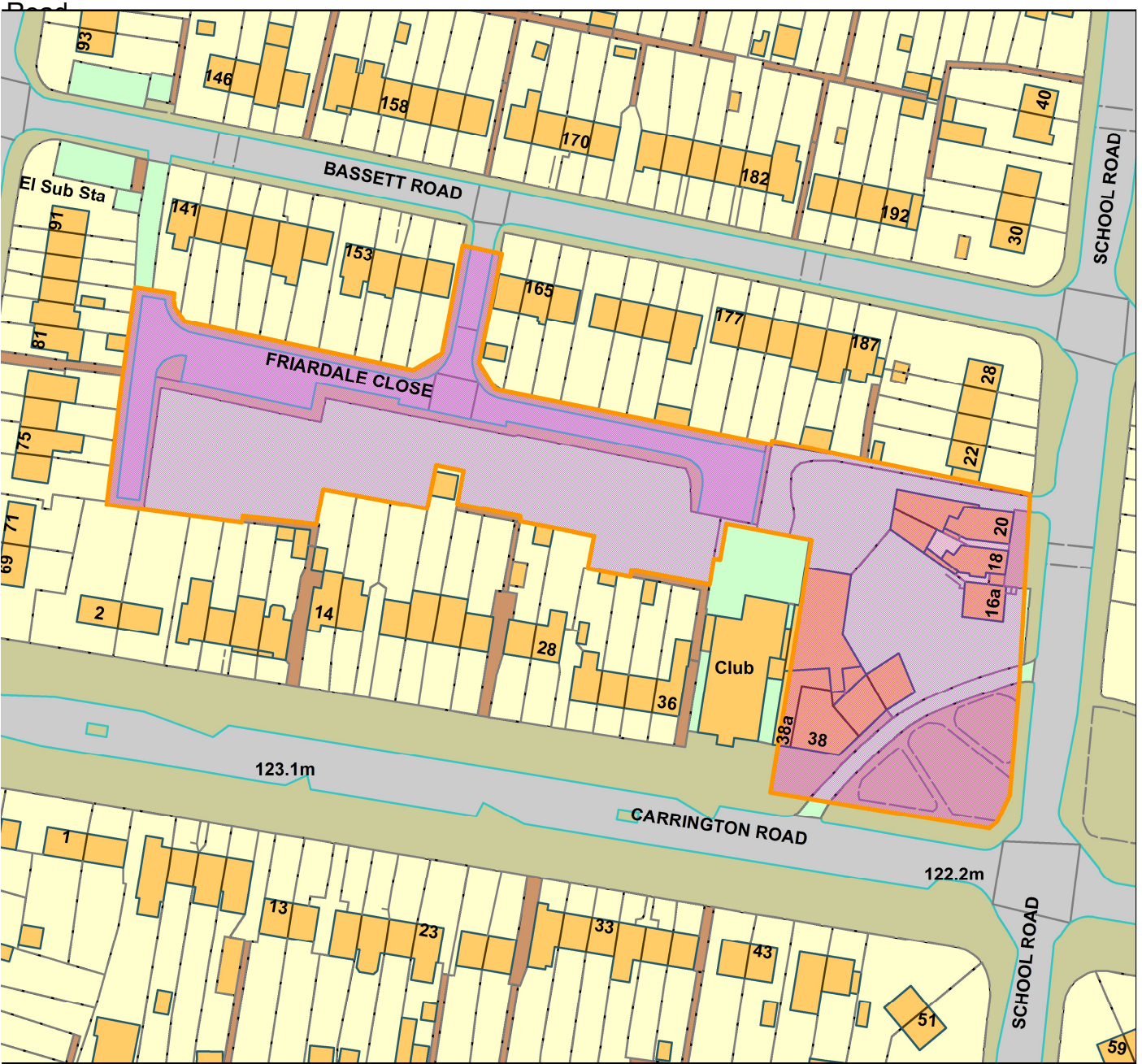
FLXXAP(05)01 (A1)

FLXXAP(05)02 (A1)  
Proposed elevations Plots 5 & 6  
Proposed first floor layout  
Proposed second floor layout

**Finished? [Click here to remove buttons and surplus icons](#)**

DC/19/63723

Vacant Land off Friardale Close/School Road/Carrington



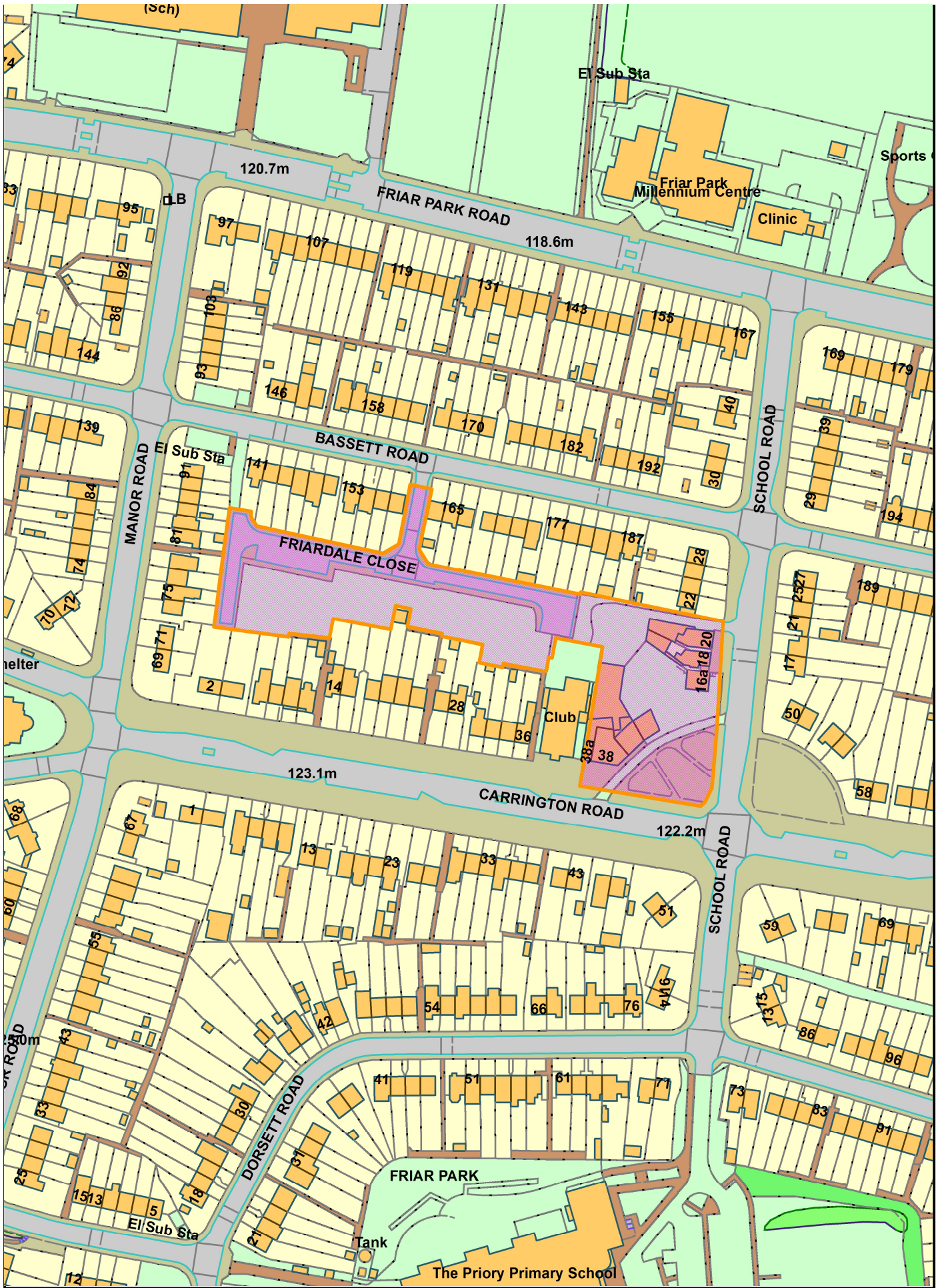
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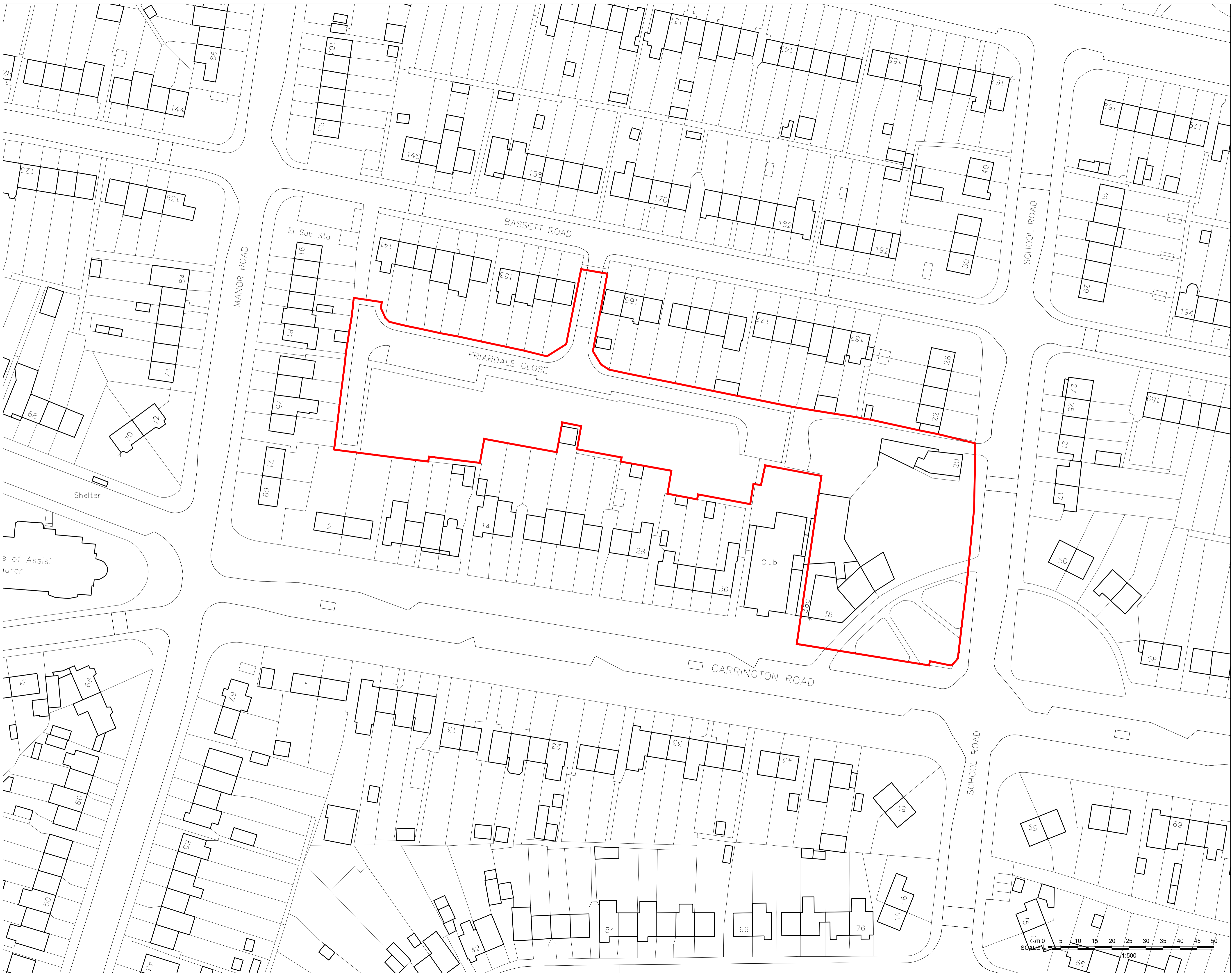
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<b>Organisation</b>	Not Set
<b>Department</b>	Not Set
<b>Comments</b>	
<b>Date</b>	29 January 2020
<b>OS Licence No</b>	





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.

Site Key  
 Indicative Site Boundary

North Point  


Key Plan  


Rev	Date	Revision Note	CDL	By	Check
01	20/01/20	Red Line Boundary Revised	CDL		



Project  
 Proposed Development of Bungalows and Flats  
 Location  
 Carrington Road/Friar Park Close  
 Wednesbury  
 Sheet title  
 Existing Site Plan

Status  
**Planning**

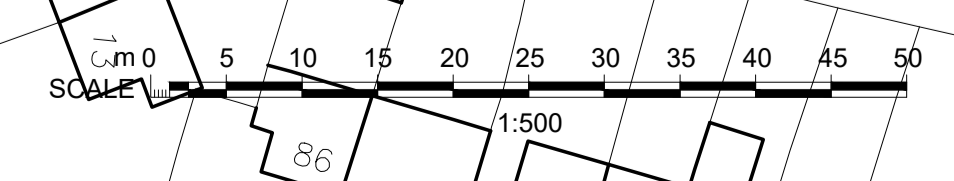
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CDL	NOV 19	

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00	XX	AP(04)	02	S0	P01

Job No.  
**H16705**

Urban Design & Building Services  
 Sandwell Council House  
 Freeth Street, Oldbury,  
 B69 3DE  
 Tel: 0121 969 4541



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**Bungalow Key**

- Bungalow Type 1, 2 Bed Property  
GIA: 75m<sup>2</sup> / 807sq ft  
Quantity: 2
- Bungalow Type 2, 2 Bed Property  
GIA: 61m<sup>2</sup> / 657 sq ft  
Quantity: 4
- Bungalow Type 3, 2 Bed Property  
GIA: 61m<sup>2</sup> / 657 sq ft  
Quantity: 4

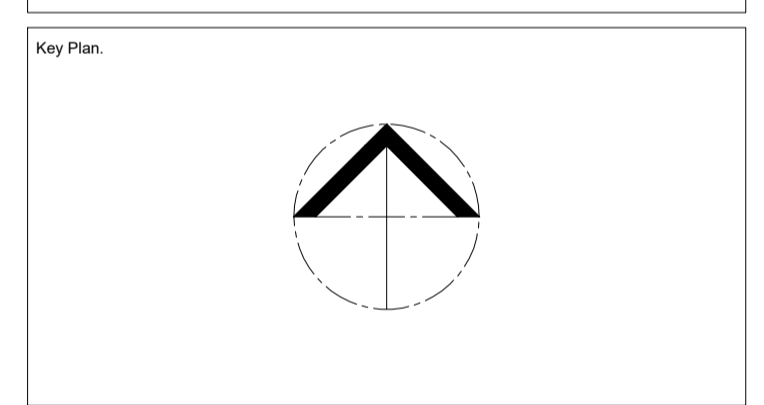
**Apartment Key**

Ground Floor		First Floor	
Flat 01	66m <sup>2</sup>	Flat 08	73m <sup>2</sup>
Flat 02	60m <sup>2</sup>	Flat 09	60m <sup>2</sup>
Flat 03	60m <sup>2</sup>	Flat 10	60m <sup>2</sup>
Flat 04	60m <sup>2</sup>	Flat 11	60m <sup>2</sup>
Flat 05	66m <sup>2</sup>	Flat 12	73m <sup>2</sup>
Flat 06	60m <sup>2</sup>	Flat 13	60m <sup>2</sup>
Flat 07	89m <sup>2</sup>	Flat 14	89m <sup>2</sup>
		Flat 15	76m <sup>2</sup>
		Flat 16	79m <sup>2</sup>
		Flat 17	60m <sup>2</sup>
Second Floor			
Flat 18	73m <sup>2</sup>		
Flat 19	60m <sup>2</sup>		
Flat 20	89m <sup>2</sup>		

**Amenity Space**

20no flats @ 10m<sup>2</sup> amenity space per flat  
Balconies = 2.7m<sup>2</sup> per balcony, 10no balconies total

2.7m <sup>2</sup> per balcony (balcony total)	27m <sup>2</sup>
Amenity 01	77.7m <sup>2</sup>
Amenity 02	48.5m <sup>2</sup>
Flat 02	23.0m <sup>2</sup>
Flat 04	17.2m <sup>2</sup>
Flat 06	20.5m <sup>2</sup>
Flat 07	21.7m <sup>2</sup>
<b>Total -</b>	<b>235.6m<sup>2</sup></b>



Rev	Date	Revision Note	By	Check



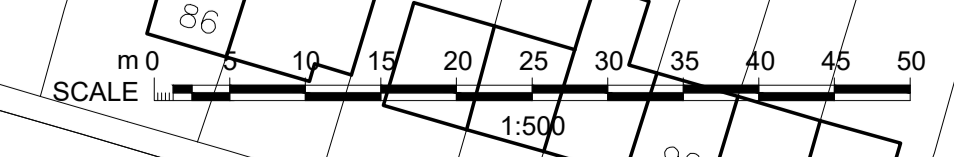
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 Location: Carrington Road/Friar Park Close, Wednesbury  
 Sheet title: Proposed Site Plan  
 Status: Planning

Drawn by: C.D.	Date: NOV 19	Checked:
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Zone	Level	Classification	Sheet No.	Subsidiary	Ver/Rev
00	XX	AP(04)	03	S0	

Job No. H16705  
 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.



North Point:

Key Plan:

Rev	Date	Revision Note	By	Check



Project  
 Proposed Development of Bungalows and Flats  
 Location  
 Carrington Road/Friar Park Close  
 Wednesbury  
 Sheet title  
 Bungalow elevations in context

Status  
 Planning  
 Drawn by: C.D. Date: NOV19  
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Zone	Level	Classification	Sheet No.	Subsidiary	Ver/Rev
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Job No.  
 H16705  
 Contractors Drawing No. (if required)

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 Friar Street, Oldbury  
 B69 3DE  
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- Finishes Key
1. Off white smooth render
  2. Red Multi brick - Type TBC
  3. Grey uPVC double glazed windows
  4. Grey concrete roof tiles to suite surrounding dwellings aesthetic
  5. Grey uPVC access doorset
  6. White fascia and soffits
  7. Timber support for canopy



Front Elevation  
 Scale 1:50



Side Elevation  
 Scale 1:50



Rear Elevation  
 Scale 1:50



Side Elevation  
 Scale 1:50

North Point:

Key Plan:

Rev	Date	Revision Note	By	Check




Project  
 Proposed Development of Bungalows and Flats  
 Location  
 Carrington Road/Friar Park Close  
 Wednesbury  
 Sheet Title  
 Plots 01,02,09,10 Elevations

Status  
 Planning  
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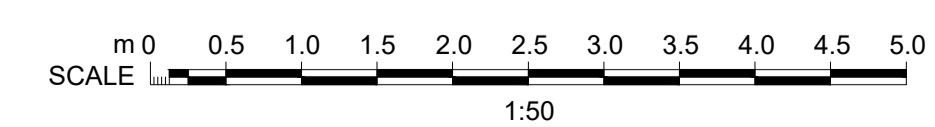
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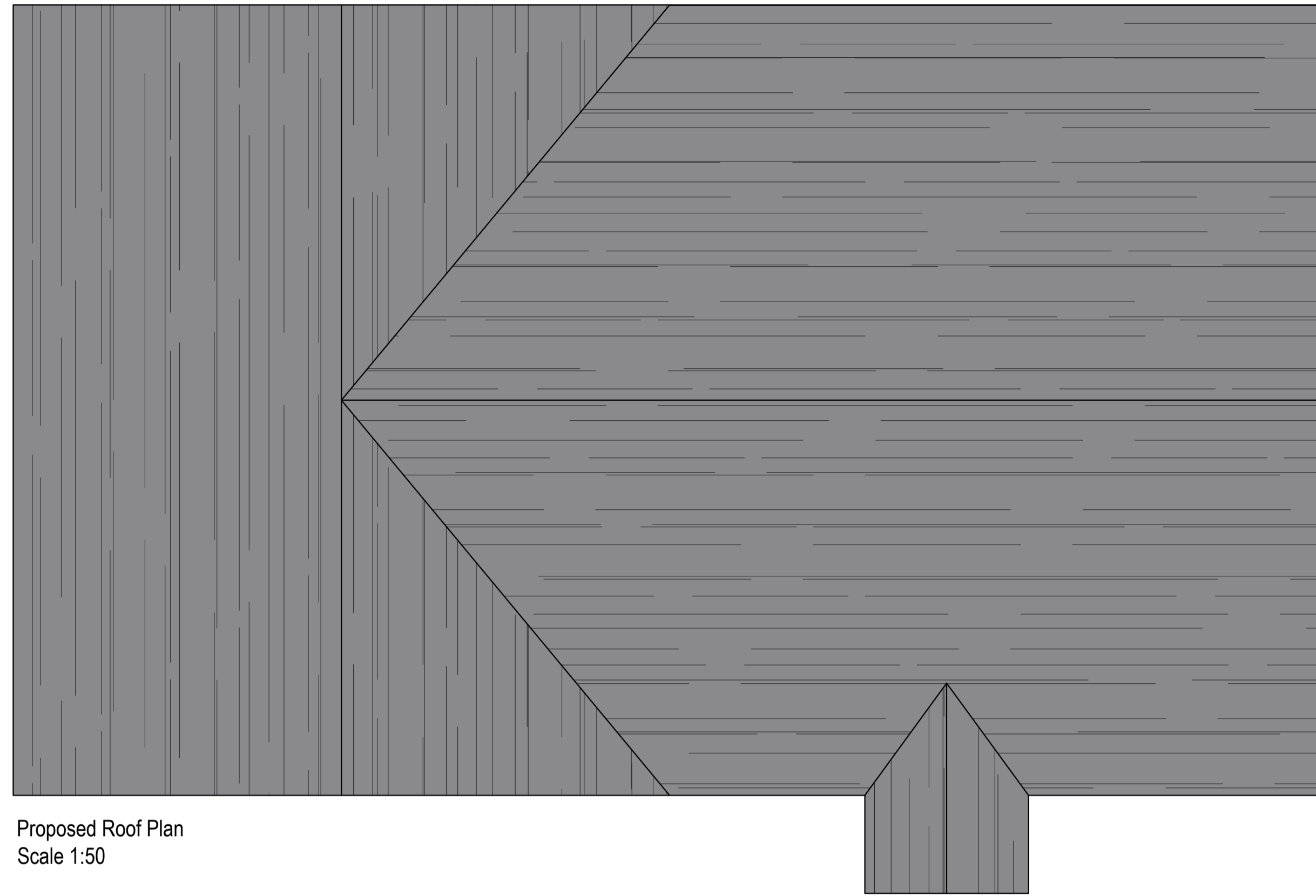
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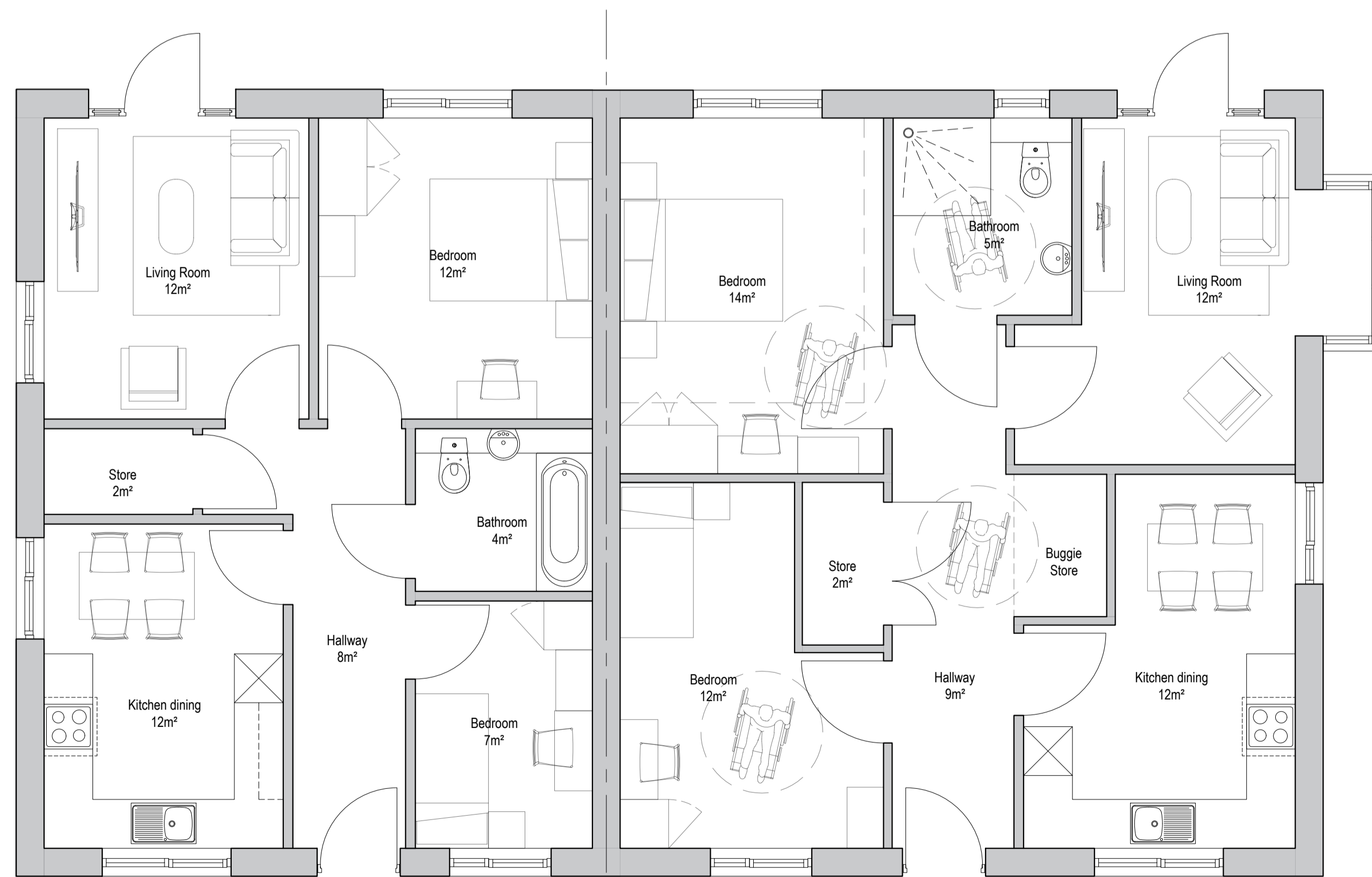


PLOTS 01,02 & 09,10  
 (Plots 09,10 without bay window)

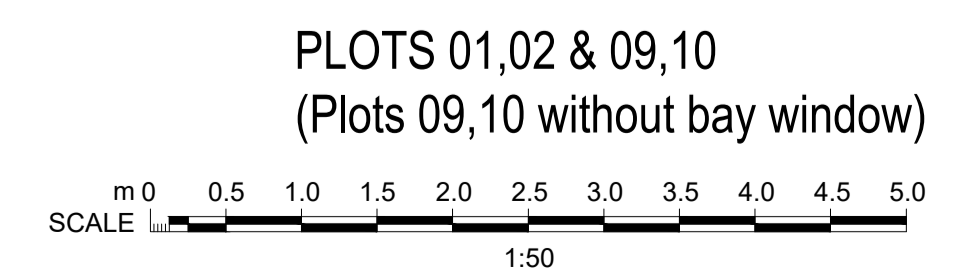




Proposed Roof Plan  
Scale 1:50



Proposed Ground Floor Plan  
Scale 1:50



Notes  
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North Point:

Key Plan:

Rev	Date	Revision Note	By	Check



Project  
Proposed Development of Bungalows and Flats  
Location  
Carrington Road/Friar Park Close  
Wednesbury  
Sheet Title  
Plots 01,02,09,10 Plans

Status  
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Drawn by  
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Date  
NOV19  
Scale at A3  
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Job No.  
H16705  
Contractors Drawing No. (if required)

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



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Front Elevation  
 Scale 1:50



Side Elevation  
 Scale 1:50



Rear Elevation  
 Scale 1:50



Side Elevation  
 Scale 1:50

North Point:

Key Plan:

Rev	Date	Revision Note	By	Check




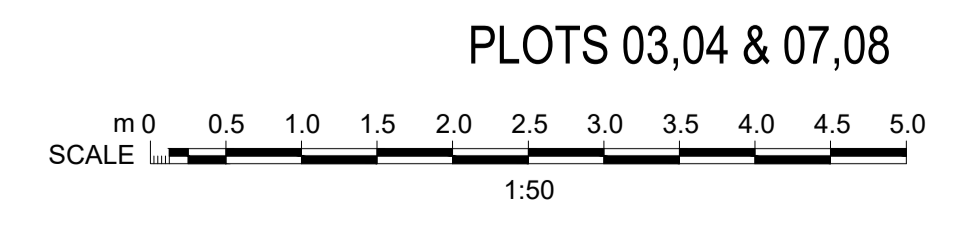
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 Wednesbury  
 Sheet Title  
 Plots 03,04,07,08 Elevations

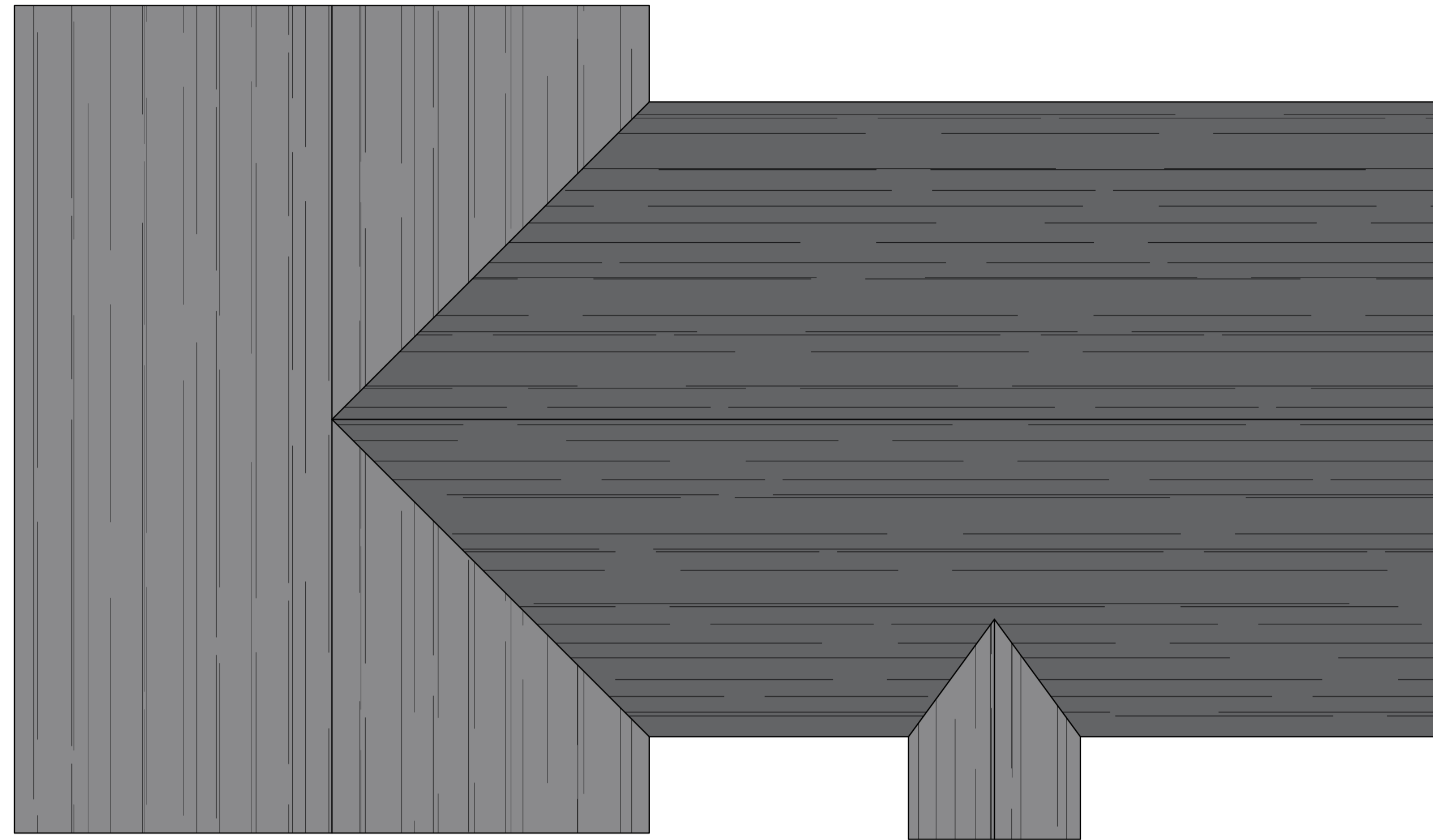
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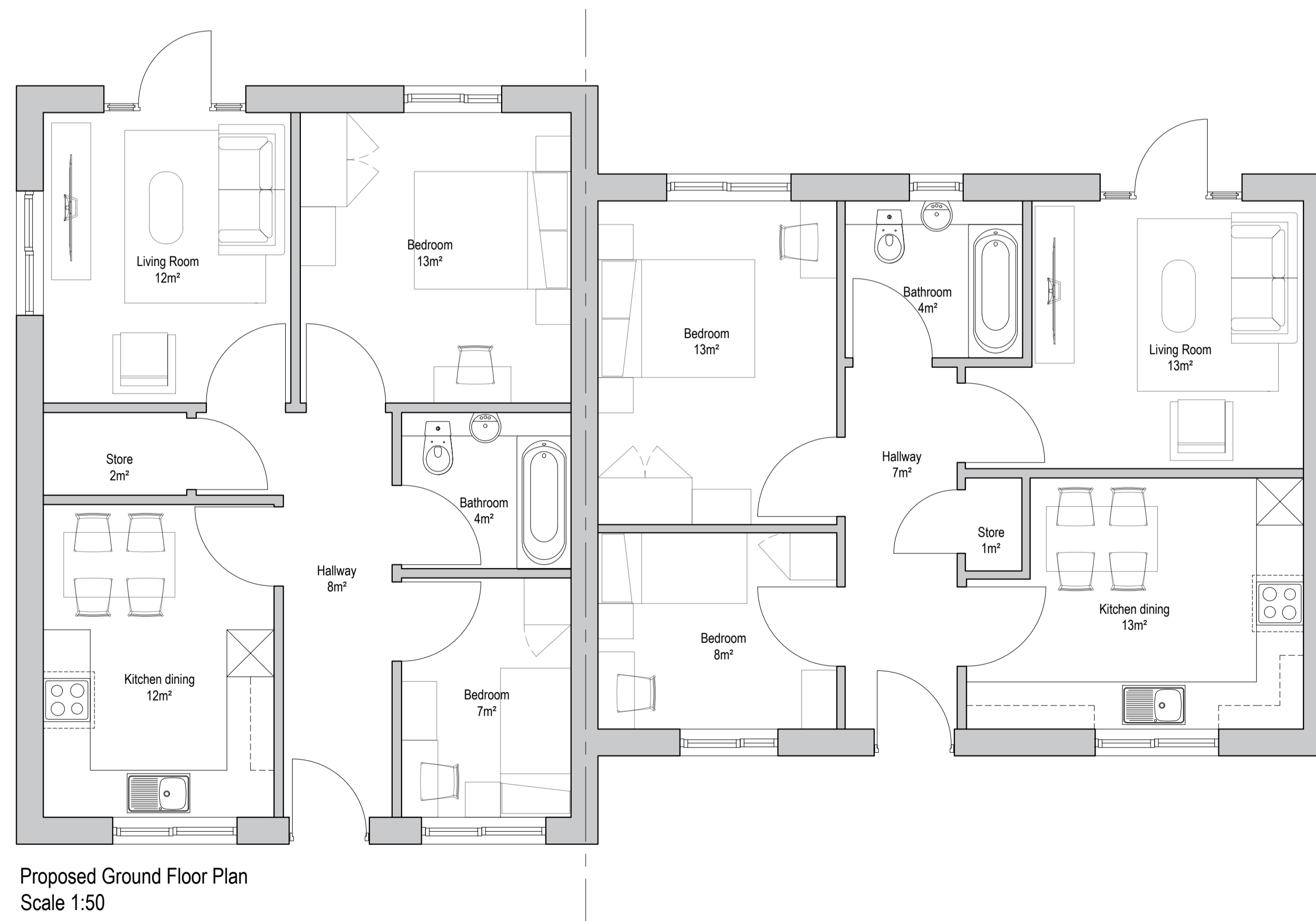
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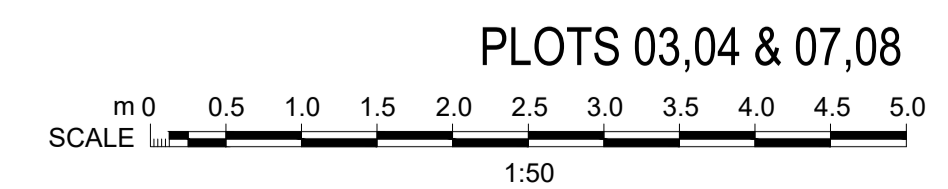





Proposed Roof Plan  
Scale 1:50



Proposed Ground Floor Plan  
Scale 1:50



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Sheet Title  
Plots 03,04,07,08 Plans

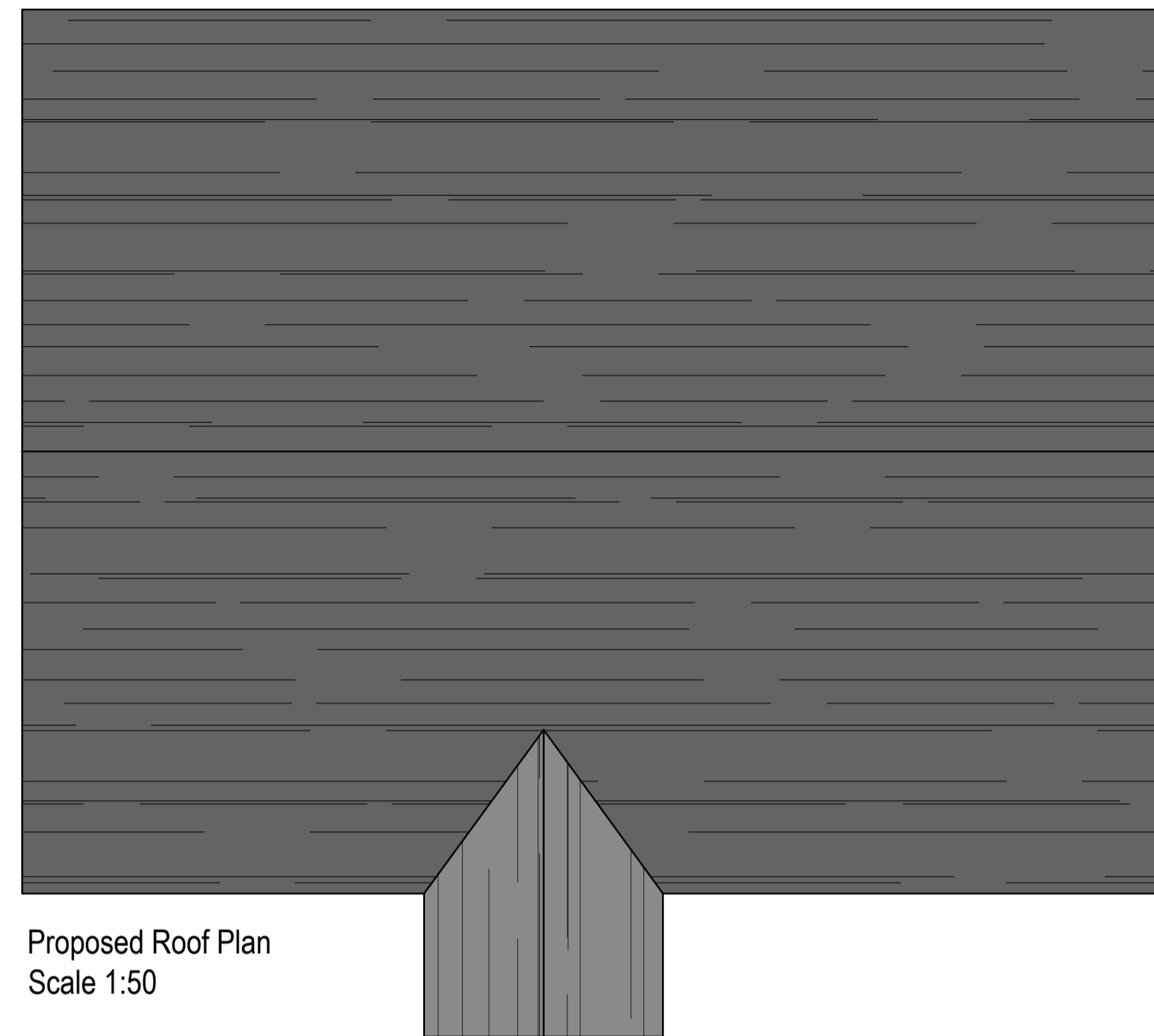
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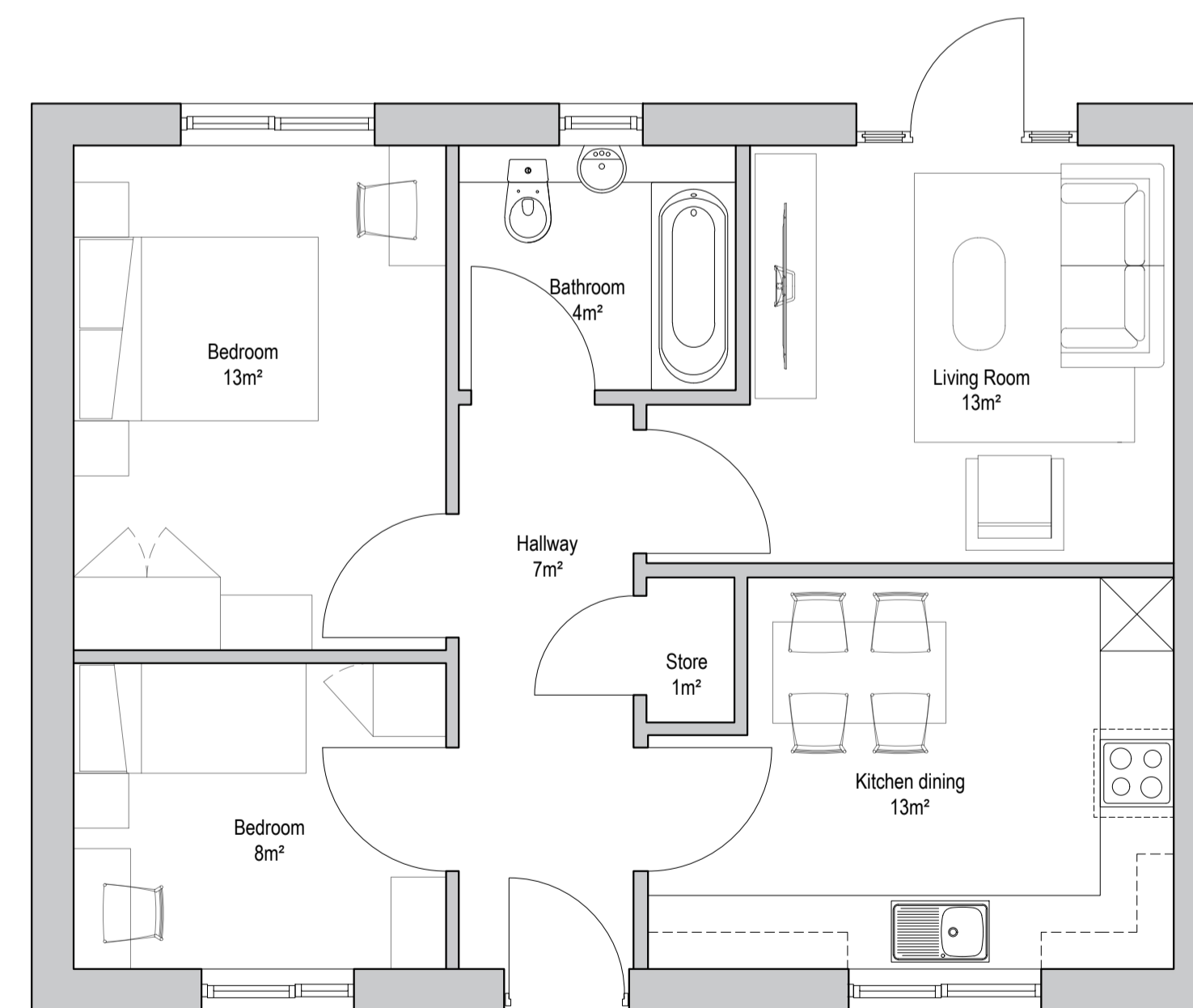
Job No.  
H16705  
Contractors Drawing No. (if required)

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





Proposed Roof Plan  
Scale 1:50



Proposed Ground Floor Plan  
Scale 1:50

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.

North Point:

Key Plan:

Rev	Date	Revision Note	By	Check



Project  
Proposed Development of Bungalows and Flats  
Location  
Carrington Road/Friar Park Close  
Wednesbury  
Sheet Title  
Plots 05,06 Plans

Status  
Planning  
Drawn by  
C.D.L.  
Scale at A1  
1:50  
Date  
NOV 19  
Scale at A3  
1:100  
Checked  
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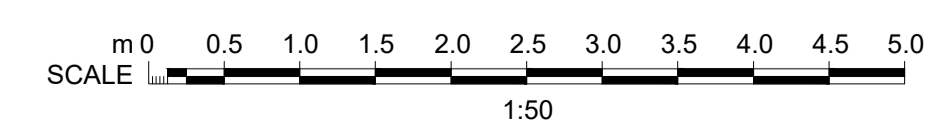
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Job No.  
H16705  
Contractors Drawing No. (if required)

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



PLOTS 05,06

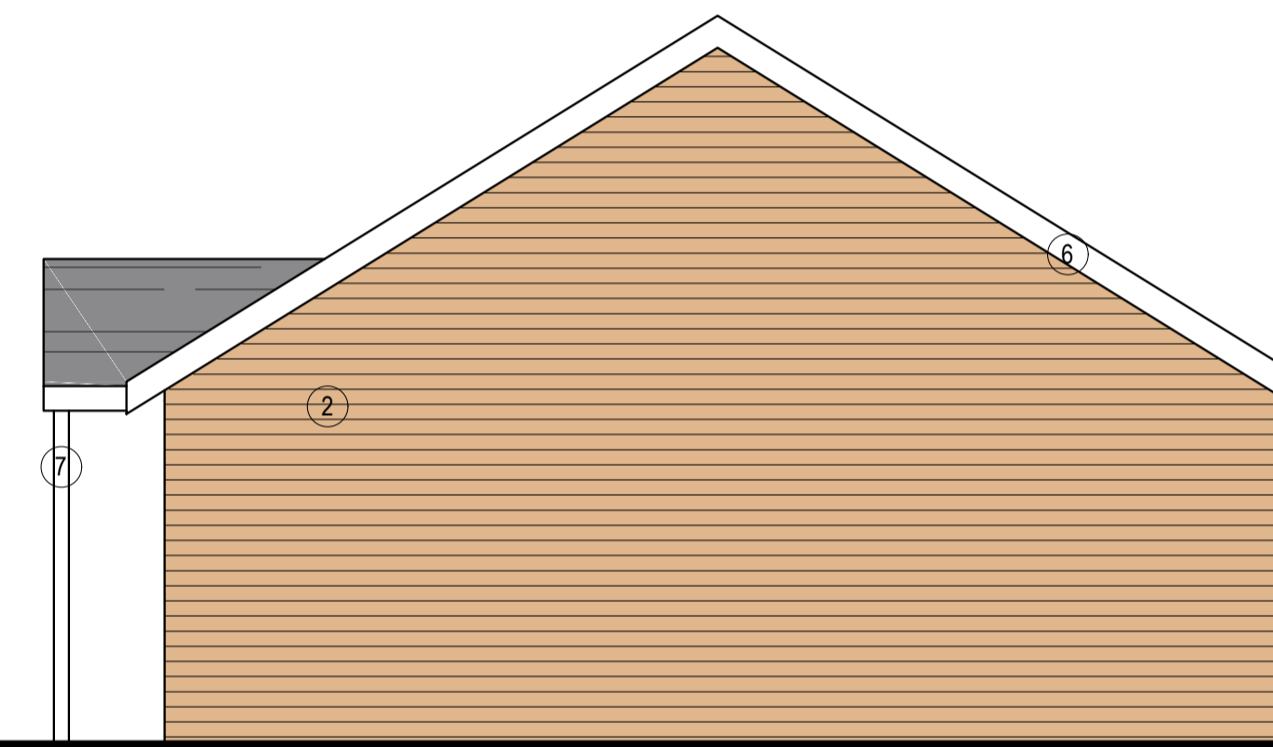




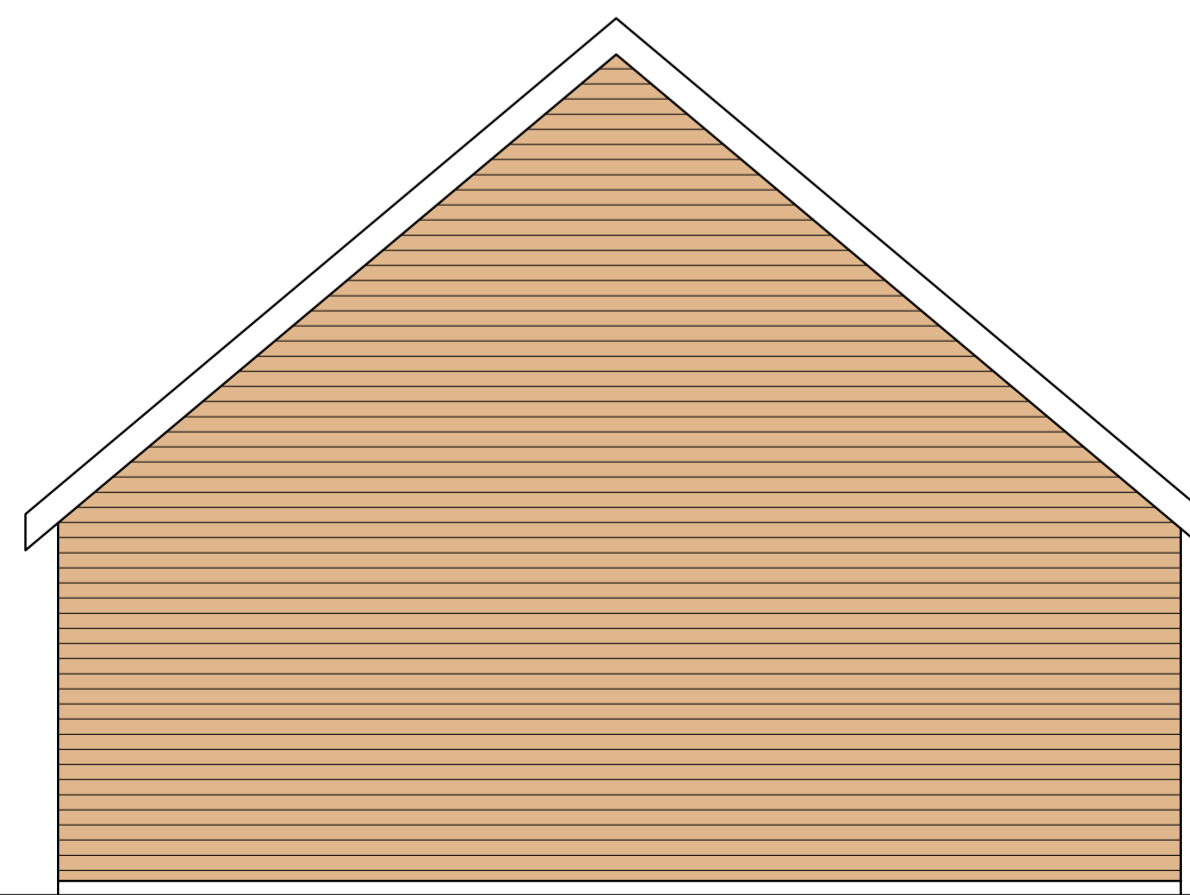
Front Elevation (Render alternative)  
Scale 1:50



Front Elevation  
Scale 1:50



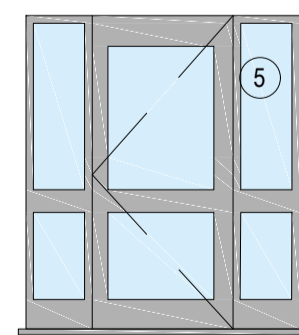
Side Elevation  
Scale 1:50



Rear Elevation  
Scale 1:50



Side Elevation  
Scale 1:50



Notes  
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Finishes Key

1. Off white smooth render
2. Red Multi brick - Type TBC
3. Grey uPVC double glazed windows
4. Grey concrete roof tiles to suite surrounding dwellings aesthetic
5. Grey uPVC access doorset
6. White fascia and soffits
7. Timber support for canopy

North Point

Key Plan

Rev	Date	Revision Note	By	Check



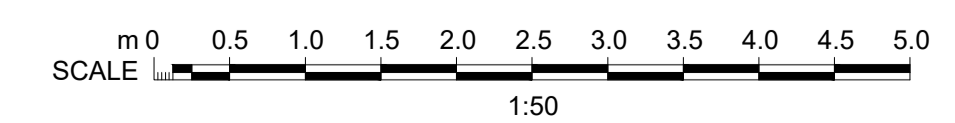
Project  
Proposed Development of Bungalows and Flats  
Location  
Carrington Road/Friar Park Close  
Wednesbury  
Street No  
Plots 05,06 Plans

Drawn by	Date	Checked
CDL	NOV 19	
Scale at A1 1:50	Scale at A3 1:100	

Zone	Level	Classification	Sheet No.	Subsidiary	VerRev
BG	00	AG(04)	12	S0	P.01

Job No.  
H16705  
Contractors 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.

Finishes Key

1. Off white smooth render
2. Red Multi brick - Type TBC
3. Grey uPVC double glazed windows
4. Aluminium balcony framing with glazed inserts. Colour to match windows
5. Grey concrete roof tiles to suite surrounding dwellings aesthetic
6. Concrete cladding board laid horizontally in blue
7. Grey aluminium access doorset with access control/intercom. 1000mm deep grp canopy with supports over Colour to match windows
8. Level wall/retaining wall (subject to levels) with flat top black railings over with brick piers or 1800mm high. See boundary treatment for further information
9. Trees to be planted to external as buffer from streetscape
10. White fascia and soffits



01 Proposed Carrington Road Elevation



02 Proposed School Road Elevation

North Point:

Key Plan:

Rev	Date	Revision Note	By	Check



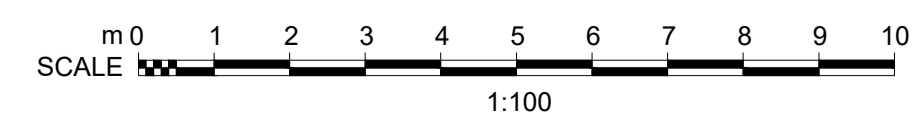
Project  
 Proposed Development of Bungalows and Flats  
 Location  
 Carrington Road/Friar Park Close  
 Wednesbury  
 Sheet title  
 Proposed Elevations

Status  
 Planning  
 Drawn by: C.D. Date: NOV19 Checked: [Signature]  
 Scale at A1: 1:100 Scale at A3: 1:200

Zone	Level	Classification	Sheet No.	Subsidiary	Ver/Rev
FL	XX	AP(05)	01	S0	

Job No.  
 H16705  
 Contractors Drawing No. (if required)

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



Notes  
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Finishes Key

1. Off white smooth render
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8. Level wall/retaining wall (subject to levels) with flat top black railings over with brick piers or 1800mm high. See boundary treatment for further information
9. Trees to be planted to external as buffer from streetscape
10. White fascia and soffits



03 Proposed Inner Courtyard Elevation



03 Proposed Inner Courtyard Elevation

North Point:

Key Plan:

Rev	Date	Revision Note	By	Check



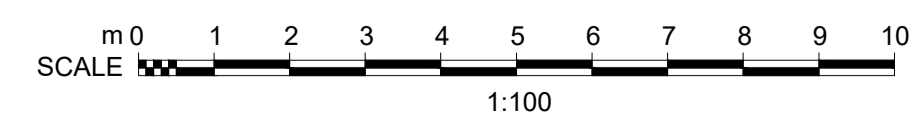
Project  
 Proposed Development of Bungalows and Flats  
 Location  
 Carrington Road/Friar Park Close  
 Wednesbury  
 Sheet title  
 Proposed Elevations

Status  
 Planning  
 Drawn by  
 C.D.L. NOV19  
 Scale at A1  
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 Date  
 NOV19  
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Zone	Level	Classification	Sheet No.	Subsidiary	Ver/Rev
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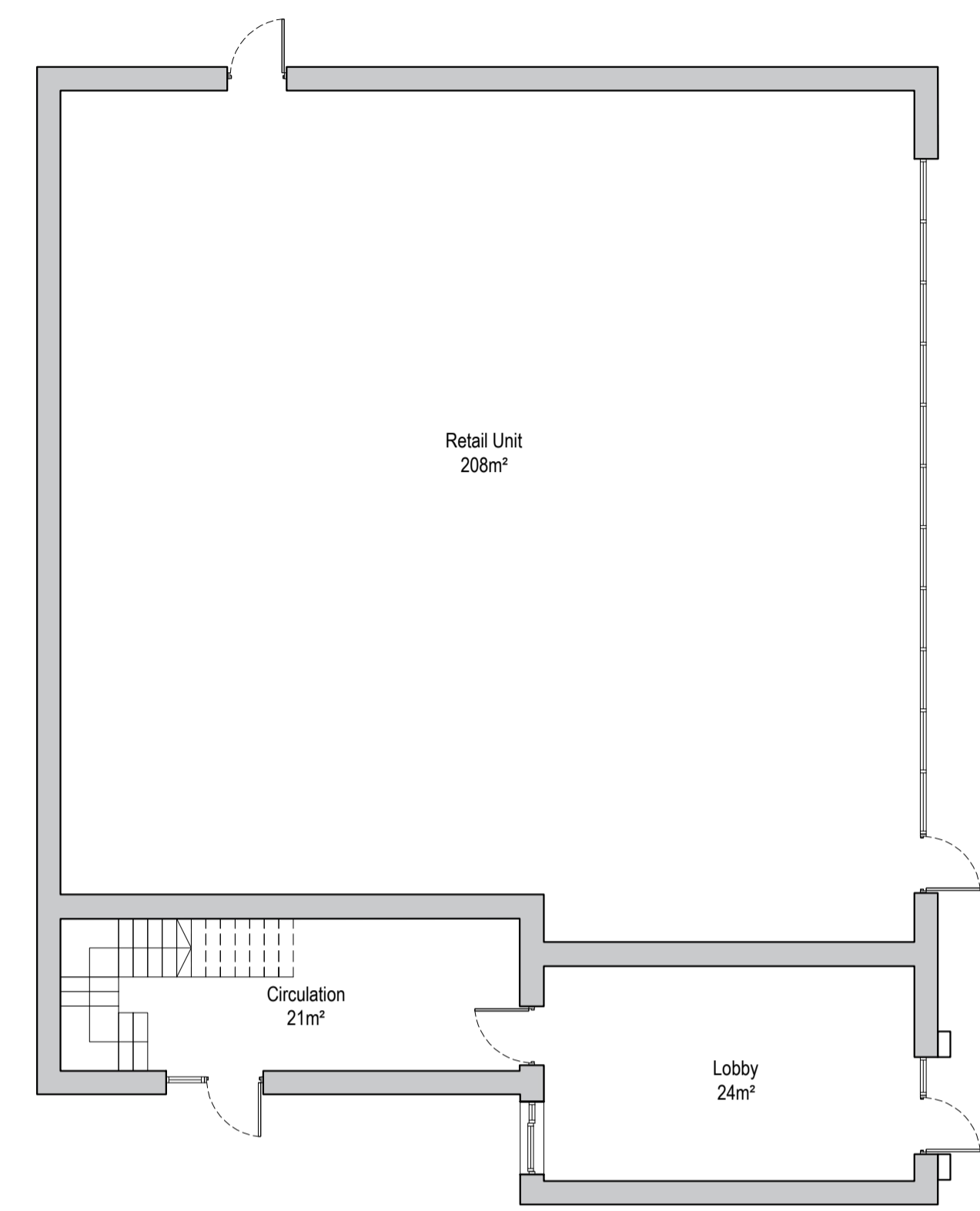
Job No.  
 H16705  
 Contractors Drawing No. (if required)

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

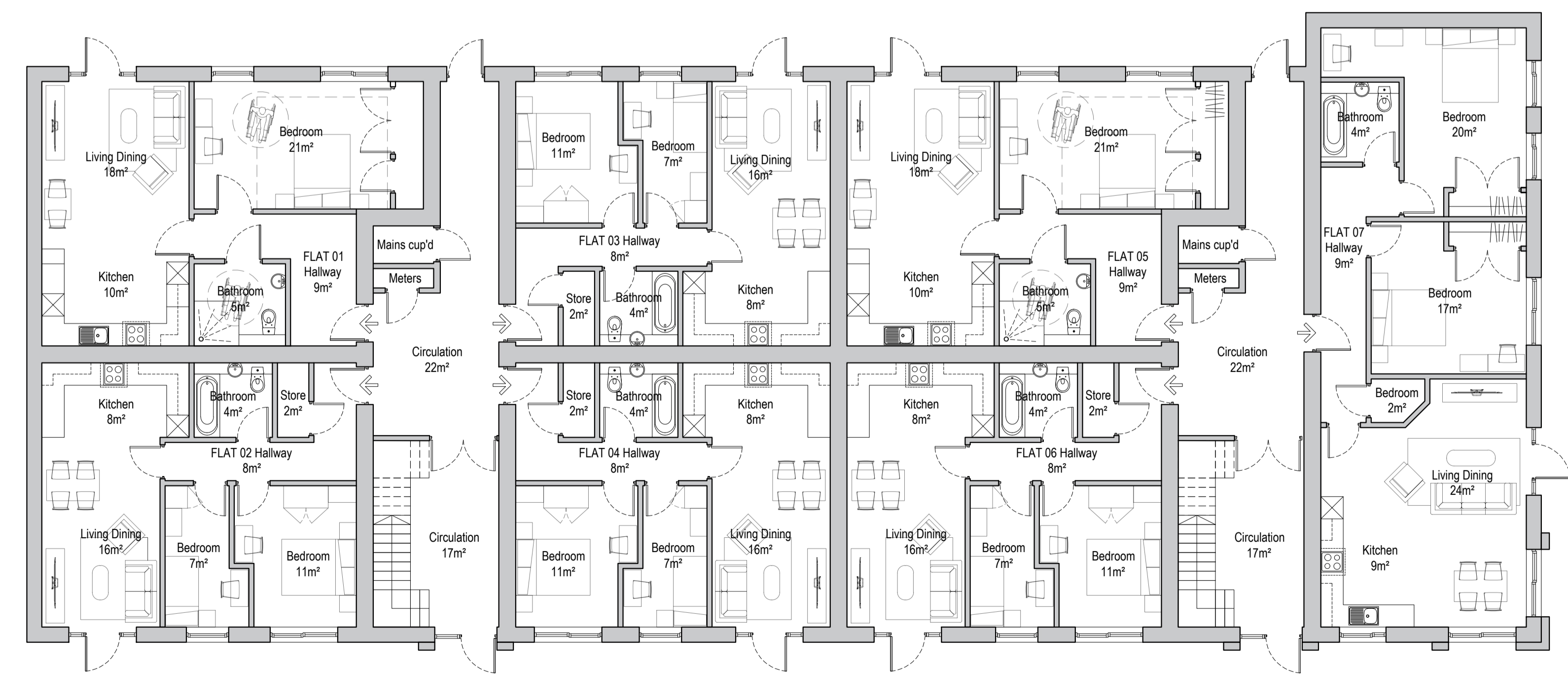
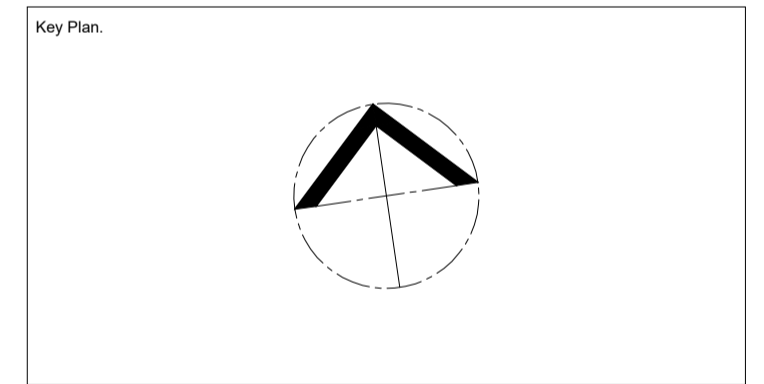




Notes  
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 All dimensions must be obtained or checked on the site.  
 Figured dimensions to be used in preference to scale.



North Point.



Ground Floor Plan  
 Scale 1:100  
 SCALE 0 1 2 3 4 5 6 7 8 9 10  
 1:100

Rev	Date	Revision Note	By	Check



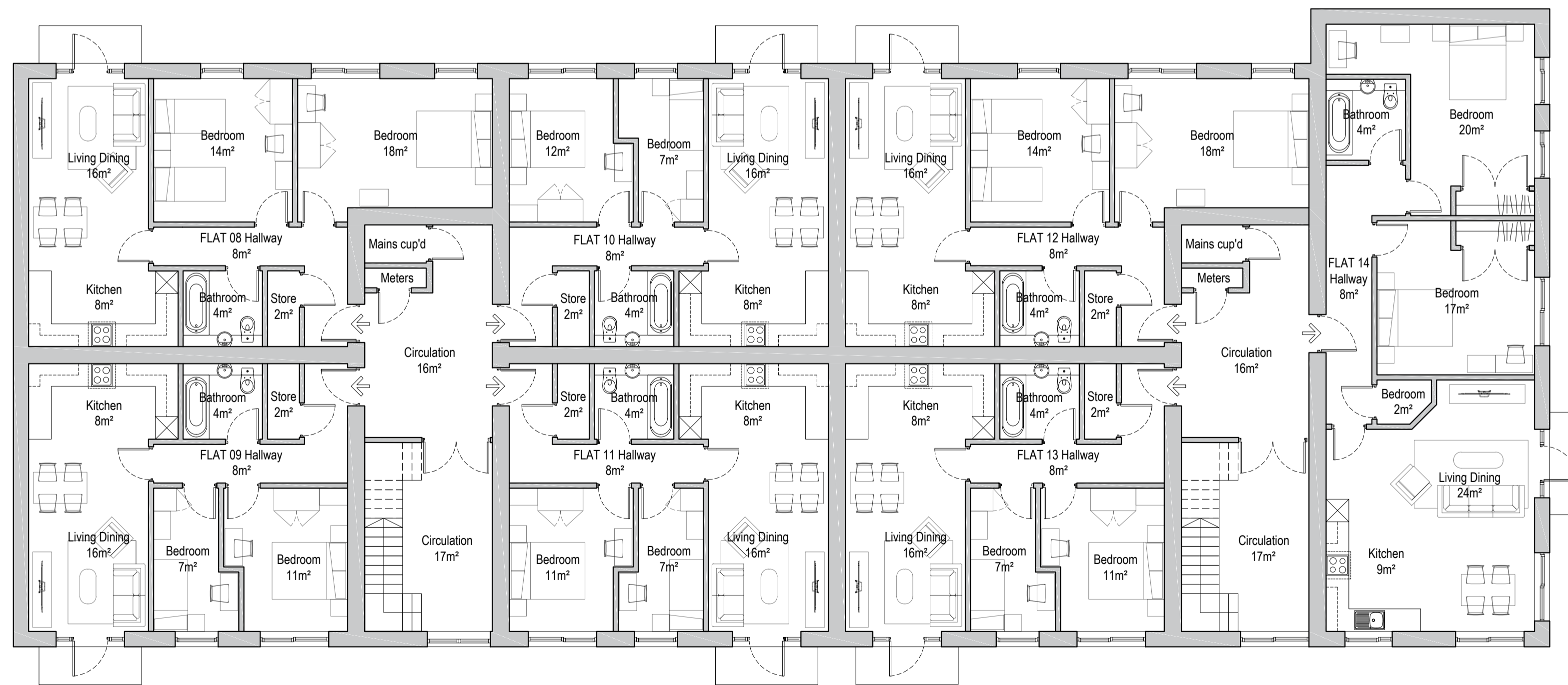
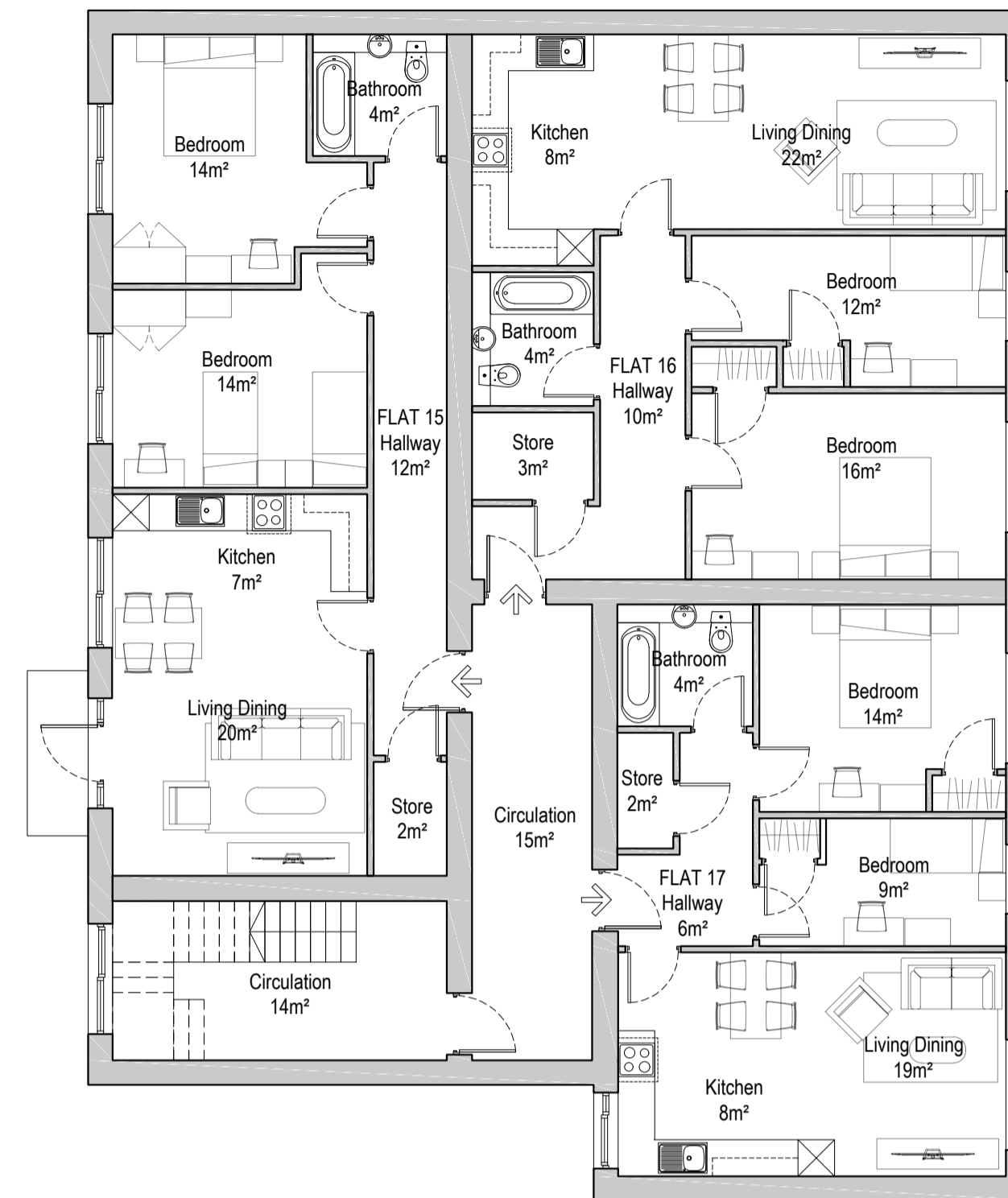
Project: Proposed Development of Bungalows and Flats  
 Location: Carrington Road/Friar Park Close Wednesbury  
 Sheet title: Proposed Ground Floor Plan

Zone	Level	Classification	Sheet No.	Subsidiary	Ver/Rev
FL	00	AP(04)	07	S0	

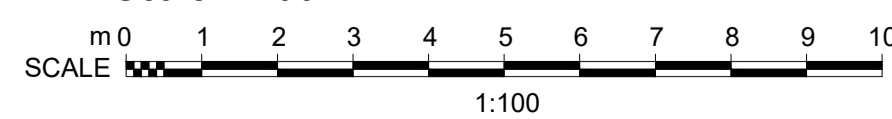
Job No. H16705  
 Contractors Drawing No. (if required)

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

Notes  
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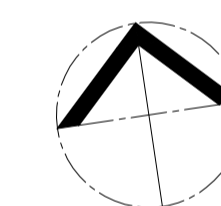


First Floor Plan  
 Scale 1:100



North Point

Key Plan



Rev	Date	Revision Note	By	Check



Project: Proposed Development of Bungalows and Flats  
 Location: Carrington Road/Friar Park Close  
 Wednesbury  
 Street Use: Proposed First Floor Plan

Drawn by	Date	Checked
CDL	NOV19	
Scale at A1	Scale at A3	
1:100	1:200	

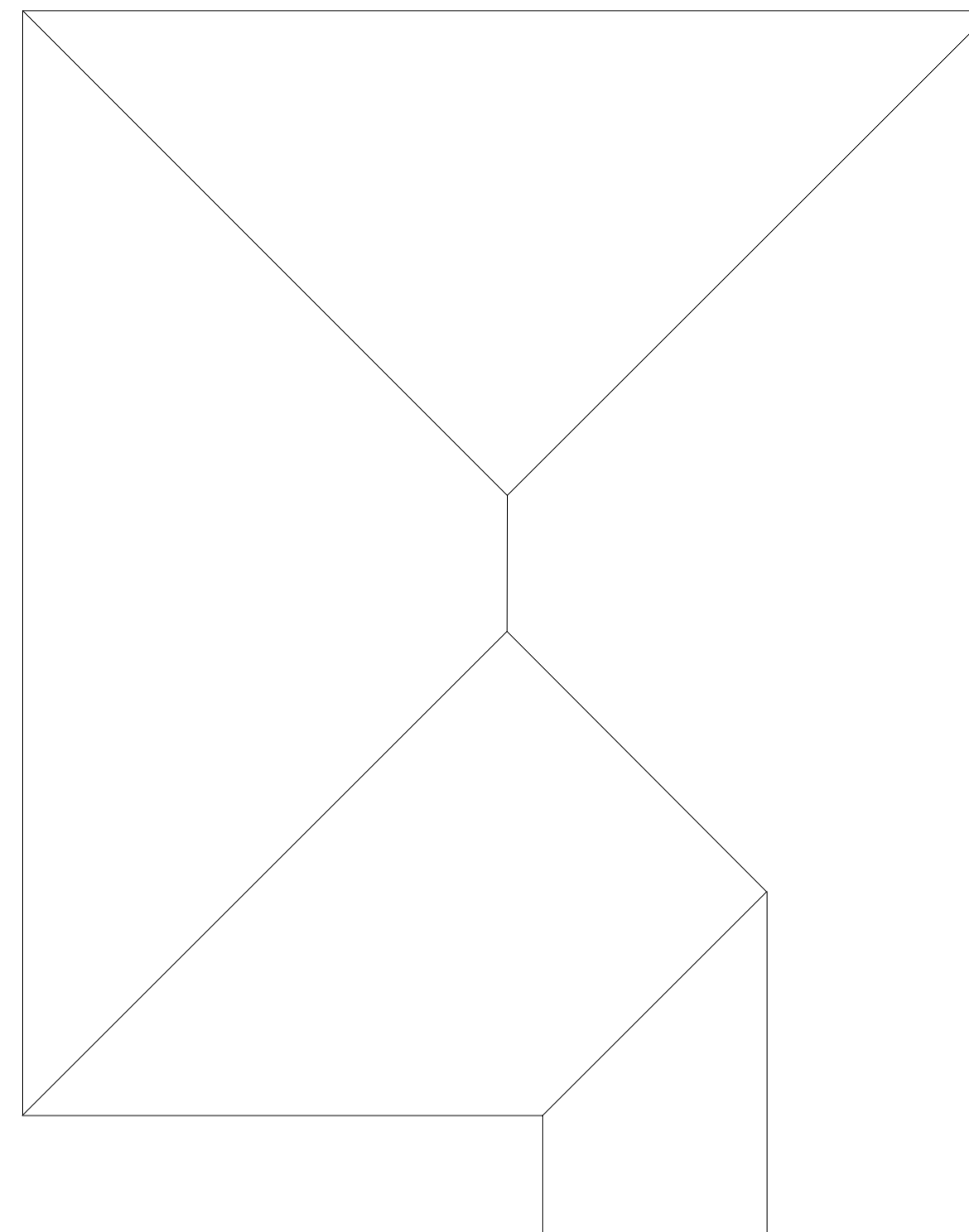
Zone	Level	Classification	Sheet No.	Subsidiary	VerRev
FL	01	AP(04)	07	S0	P.01

Job No: H16705  
 Contractors Drawing No. (if required)

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

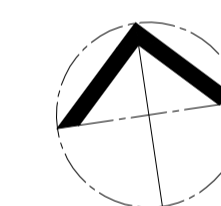


Notes  
 The Contractor will be responsible for setting out the work.  
 All dimensions must be obtained or checked on the site.  
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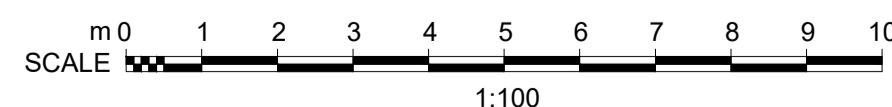


North Point

Key Plan



Second Floor Plan  
 Scale 1:100



Rev	Date	Revision Note	By	Check
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Project  
 Proposed Development of Bungalows and Flats  
 Location  
 Carrington Road/Friar Park Close  
 Wednesbury  
 Street No.  
 Proposed Second Floor Plan

Status  
 Planning  
 Drawn by  
 CDL  
 Date  
 NOV19  
 Checked  
 Scale at A1  
 1:100  
 Scale at A3  
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Zone	Level	Classification	Sheet No.	Subsidiary	VerRev
FL	02	AP(04)	09	S0	P.01

Job No.  
 H16705  
 Contractors Drawing No. (if required)

Urban Design & Building Services  
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