


## REPORT TO PLANNING COMMITTEE

08<sup>th</sup> July 2020

<b>Application Reference</b>	DC/20/64152
<b>Application Received</b>	31 <sup>st</sup> March 2020
<b>Application Description</b>	Proposed Development of 152 No.2,3,4 bedroom dwellings and 82 No.1 and 2 bedroom apartments together with associated roads, car parking, open space and associated works.
<b>Application Address</b>	Land at West Bromwich Street, Oldbury, B69 3AT.
<b>Applicant</b>	Taylor Grange (Oldbury) Ltd & Lovell Homes
<b>Ward</b>	Oldbury
<b>Contribution towards Vision 2030:</b>	
<b>Contact Officer(s)</b>	Mr Andrew Dean. 0121 569 4056. <a href="mailto:andrew_dean@sandwell.gov.uk">andrew_dean@sandwell.gov.uk</a>

### **RECOMMENDATION**

That planning permission is granted subject to the approval of Full Council, clarification of highway access to land parcel B, clarification of Air Quality Assessment, District Valuer comments and conditions concerning: -

- (i) External Materials.
- (ii) Implementation and retention of approved car parking spaces to include garages.
- (iii) Review of parking restrictions.
- (iv) Drainage (to include implementation and retention of suds management and maintenance plan).
- (v) Ground conditions.
- (vi) Levels Plan
- (vii) Boundary treatments.
- (viii) Implementation of submitted travel plan.
- (ix) Submission of supplementary detailed site investigation in respect of contaminated land.
- (x) Submission and implementation of coal mining remedial strategy.
- (xi) Site investigation in respect to shallow coalmine workings shall be submitted to and approved by LPA.

- (xii) Submission and implementation of coal mining remedial strategy in respect of surface stability.
- (xiii) Details of an acoustic barrier to the boundary of plots numbers 230 to 234.
- (xiv) Specification and implementation of acoustic glazing and ventilation for properties fronting onto Bromford Road, Fountain Lane and West Bromwich Street
- (xv) Electric vehicle charging points.
- (xvi) Renewable energy.
- (xvii) Hard and soft Landscaping to include tree pit design.
- (xviii) Method Statement for site working.
- (xix) Employment and skills plan.
- (xx) External lighting scheme.
- (xxi) Cycle and refuse stores to be constructed in accordance with the submitted details.
- (xxii) Removal or PD rights for Class A, B, D and E.

## **1. BACKGROUND**

- 1.1 This application is being reported to your Planning Committee because the application is a departure from the Development Plan and would require a Section 106 agreement in respect of affordable housing.
- 1.2 The application has been submitted on behalf of the applicant by Nick Bubalo, the former Director of Regeneration and Economy, who is acting in a private capacity as an agent on behalf of the applicant.
- 1.3 To assist members with site context, a link to google maps is provided below:

[West Bromwich Street, Oldbury](#)

## **2. SUMMARY OF KEY CONSIDERATIONS**

- 2.1 The Site is allocated for mixed use in the Site Allocations and Delivery Plan Document with reference made to retail and leisure opportunities.
- 2.2 The material planning considerations which are relevant to this application are: -

Government policy (NPPF)  
Proposals in the Local Plan  
Overlooking/loss of privacy  
Loss of light and/or outlook  
Public visual amenity  
Layout and density of building

Design, appearance and materials  
Access, highway safety, parking and servicing  
Contamination by a previous use  
Land instability  
Flood risk  
Security and safety

### **3. THE APPLICATION SITE**

- 3.1 The application site is split into two sites located on either side of West Bromwich Street, Oldbury. Both sites have a combined site area of approximately 5.7 hectares. It is bounded by Bromford Road (A4034) to the east, Fountain Lane (B4166) to the north and West Bromwich Street to the west.
- 3.2 Both sites are cleared, and the ground levels fall quite steeply from Church Street/Oldbury Ringway down towards Fountain Lane.
- 3.3 The surrounding area is mixed use in nature with Sandwell Council House to the south, Sandwell Council's staff car park to the south west, semi-detached houses and industrial premises to the north on Fountain Lane and predominantly residential to the south east side of Bromford Road. The site is well served by bus routes and the Sandwell and Dudley Railway Station is about 120m to the east.

### **4. PLANNING HISTORY**

- 4.1 The site has a complex planning history, in November 2004, following a Local Inquiry, the First Secretary of State granted planning permission (ref DC/03/40338) for a mixed use (retail, leisure and office) regeneration scheme on the northern edge of Oldbury Town Centre. The permission was for a larger site than the current application which included the Council's car park and land beyond on Dudley Road (A457). In May 2007, July 2009 and March 2012 the Council granted approval (ref DC/06/46890, DC/07/48773 and DC/11/53841 respectively) for amendments to the permitted scheme. Each approval was subject to a Section 106 Agreement and 28 planning conditions that sought to define and control the scheme. The S106 agreement reflected the increase size of the original scheme which required a number of significant junction improvements and public transportation measures. The application is an extant planning permission following commencement of development, through the marking out of the internal roads and discharge of conditions 5 (broad phasing of development works) and 27 (extent and phasing of drainage works). A further application for a smaller section of the site was granted approval by this committee under application reference DC/16/59067 for a mixed use scheme including retail and restaurants.

#### 4.2 Relevant planning applications are as follows: -

DC/20/63871	Request for a screening opinion in respect of whether an Environmental Impact Assessment (EIA) is required in connection with the proposed development of the above land for residential purposes.	Screening Opinion -EIA Not required. 29.01.2020.
DC/16/59067	Erection of a phased retail (Class A1) development, with three associated food and beverage units (Class A1 shops, A3 restaurants and cafes, A5 hot food takeaways), a 551 space customer car park, and new signal controlled junction to Bromford Road, alongside various public realm improvement works, servicing, soft landscaping, and enhanced pedestrian linkages.	Grant Permission subject to conditions. 31.05.2016.
DC/11/53841	Variation of conditions 4, 13, 21(a), 21(b), 22 and 26, and removal of conditions 23, 24 and 25 of planning permission DC/03/40338, as amended by DC/06/46890 and DC/07/48773 - full planning permission for reclamation and regeneration of former foundry, industrial and other land to provide comprehensive mixed use redevelopment including community leisure, recreational, retail and restaurant uses and associated car parking, landscaping, public transport and highway improvements. Outline permission for the office development.	Grant Permission subject to conditions. 02.03.2012.
DC/07/48773	Section 73 application to vary conditions 4 and 21 of planning permission DC/03/40338 as amended by DC/06/46890 - Full permission for reclamation and regeneration of former foundry, industrial and other land to provide comprehensive mixed use redevelopment including community	Grant Permission subject to conditions. 23.01.2008.

leisure, recreational, retail and restaurant uses and associated car parking, landscaping, public transport and highway improvements. Outline permission for office development.

- |             |   |   |
|-------------|---|---|
| DC/07/48748 | Reserved matters application for design, external appearance, and landscaping in relation to DC/03/40338, as amended by DC/06/46890, for proposed office development.   | Grant Reserved Matters.<br>19.12.2007/                        |
| DC/06/46890 | Section 73 application to vary conditions 4,13,21,23,24 and 25 of permission DC/03/40338. Full permission for reclamation and regeneration of former foundry, industrial and other land to provide comprehensive mixed use redevelopment including community leisure, recreational, retail and restaurant uses and associated car parking, landscaping, public transport and highway improvements. Outline permission for office development. | Grant Permission subject to conditions.<br>13.12.2006.        |
| DC/03/40338 | Full permission for reclamation and regeneration of former foundry, industrial and other land to provide comprehensive mixed use redevelopment including community leisure, recreational, retail and restaurant uses and associated car parking, landscaping, public transport and highway improvements. Outline permission for office development.   | Grant Permission subject to conditions.<br>24.11.2004.        |
| DC/00/36299 | Application under S73 to vary condition 2 of planning permission BCS3579 dated 14 Feb 1997 to extend the period for submitting the final details of the landscaping of the site as required by condition 1 (e) of the consent, to 14 Aug 2000.  | Grant Outline Permission subject to conditions.<br>21.03.2000 |

BCS3579	Demolition of existing foundry and industrial buildings. Erection of comprehensive leisure complex incorporating multiplex cinema and associated car parking.	Grant Outline Permission with Conditions. 14.02.1997.
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## **5. APPLICATION DETAILS**

- 5.1 The current application is seeking approval for a residential scheme for 234 dwellings consisting of 152 No. 2, 3, 4 bedroom dwellings and 82 No.1 and 2 bedroom apartments together with associated roads, car parking, open space and associated works.
- 5.2 The design of the dwellings would contain a mixture of apartments, detached, semi detached and terraced dwellings.
- 5.3 The site is split into two parcels of land located on either side of West Bromwich Street. The larger parcel of land would contain 201 dwellings with the smaller site containing 33 dwellings.

## **6. PUBLICITY**

- 6.1 The application has been publicised by neighbour notification letter, site and press notice without response.

## **7. STATUTORY CONSULTATION**

- 7.1 **Planning Policy** – Planning Policy has raised no objections to the application. The proposal would be a departure from the local plan as a residential use does not fall within the allocated mixed use category. Although the site has been granted permission for mixed use development in the past, which would have been in line with the proposals within the Local Plan, all such proposals have failed to come to fruition. The site has therefore remained vacant for a significant number of years. An alternative but compatible use could therefore be considered in this location.
- 7.2 Planning Policy also stated in their comments that as the application is a departure from the development plan and due to the scale of the proposal, the Secretary of State would need to be informed. The Planning Policy Team Leader has reviewed this statement and confirmed the application is a departure from the development plan, however, the Secretary of State would not need to be informed. The application would however require the approval of full council should your committee be minded to grant approval of this application.

- 7.3 As the site falls adjacent to a town centre, is in close proximity to local facilities and has good connections to the public transport network, including a railway station, it is possible that a residential scheme could achieve a highly sustainable development. A residential scheme would also be appropriate for the area and would make use of the vacant land. Further comments with regards to Planning Policy can be found in section 8 of this report.
- 7.4 **Highways** – The head of highways has raised no objections to the application subject to minor amendments. One outstanding matter in relation to Highways is the clarification of highway access to land parcel B. Further technical drawings have been requested to confirm vehicles can enter the site without crossing the centre line. Highways have also requested the applicant undertakes a review of car parking restrictions due to the proximity of the site in relation to Sandwell and Dudley train station. Appropriate conditions from highways have been included within the recommendation.
- 7.5 **Urban Design** – have raised no objections to the application subject to minor amendments to the scheme. A condition for external materials and boundary treatments has been included within the recommendation.
- 7.6 **Public Health (Air Quality)** – No objection subject to further clarification with regards to confirmation whether the air quality assessment adequately addresses exposure of the future occupants of the residential units to emissions from vehicle movements on the public car park. Conditions to ensure electric vehicle charging points, the adoption of a travel plan and a method statement for the control of dust and emissions have been included within the recommendation.
- 7.7 **Public Health (Contaminated Land)** – No objections raised subject to conditions contained within the recommendation.
- 7.8 **Public Health (Air Pollution and Noise)** – No objections raised subject to the following recommendations.
1. With regard to the proposed units of accommodation adjacent to the existing highways in Bromford Road, Fountain Lane and West Bromwich Street, I would request that specific details be provided of the acoustic glazing and ventilation systems to be installed in order to attain the noise levels set out in Table 1 of the report.
  2. Plot numbers 230 to 234 of the development share a boundary with the Gupta Trading Estate. It is recommended that an acoustic barrier be installed along this boundary to mitigate the effect of noise from the units on that estate.

Further comments with regards to HGV's waiting on Fountain Lane could give rise to complaints from residents with regards to noise. This matter is outside of the control of the applicant.

- 7.9 **West Midlands Police** – No objections to the application.
- 7.10 **The Coal Authority** – No objections subject to conditions contained within the recommendation.
- 7.11 **Severn Trent** – No objections subject to the standard drainage condition.
- 7.12 **Lead Local Flood Authority** – No objections subject to a condition contained within the recommendation.
- 7.13 **Birmingham and Black Country Wildlife Trust** – No comments received.

## **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:-

CSP3: Environmental Infrastructure

CSP4: Place Making

CSP5: Transport Strategy

DEL1: Infrastructure Provision

EMP5: Improving Access to the Labour Market

HOU2: Housing Density, Type and Accessibility

HOU3: Delivering Affordable housing

TRAN1: Priorities for the Development of the Transport Network

TRAN2: Managing Transport Impacts of New Development

TRAN4: Creating Coherent Networks for Cycling and for Walking

TRAN5: Influencing the Demand for Travel and Travel Choices ENV5 – Flood Risk, Sustainable Drainage Systems and Urban Heat Island

ENV3: Design Quality

ENV6: Open Space, Sport and recreation

ENV7: Renewable Energy

ENV8: Air Quality

SAD H3: Affordable Housing

SAD EOS4: Community Open Space

SAD EOS5: Environmental Infrastructure

SAD EOS9: Urban Design Principles



## SAD EMP2: Training and Recruitment

- 9.2 HOU2 identifies the need for a range of types and sizes of accommodation within the borough and accessibility in terms of sustainable transport to residential services. The proposed site layout confirms the development would have a mixture of dwelling sizes and types. The site is within a sustainable location with Oldbury town centre with sustainable transport links within close proximity. The site is also within close proximity to Sandwell and Dudley train station. The site layout also demonstrates a number of access points for pedestrians and cyclists have been provided around the site, which adds a level of permeability and connection to the sustainable transport links. The originally proposed home zone section to the middle of the site has been removed and pavements have now proposed around the entire site.
- 9.3 HOU3 and SAD H3 sets out the requirement of 25% affordable housing. Due to the ground conditions of the site, the applicant has submitted a viability assessment as they believe it would not be viable to develop the site with the inclusion of a Section 106 agreement for affordable housing. The viability assessment is currently being assessed by the district valuer.
- 9.4 CSP3, CSP4 and CSP5 advocate connectivity, permeability and integrated transport modes in order to achieve a sustainable development. BCCS policies TRAN1, TRAN2 and TRAN4 requires schemes to be well connected to aid cycling and walking which the layout of this development seeks to provide by having good permeability. Planning policy have raised a concern regarding how the site links to the surrounding area. However, in my opinion the development has good connectivity with the surrounding area with a pedestrian and cycle only link provided to Bromford Road which is within close proximity to two bus stops and Sandwell and Dudley train station. A further pedestrian and cycle only link has been provided to West Bromwich Street, which would provide a link to Oldbury town centre.

The applicant has submitted a travel plan with the development to promote sustainable development. A condition relating to the implementation of the travel plan this has been included within the recommendation.

- 9.5 ENV3 and SAD EOS9 refers to well designed schemes that provide quality living environments. In the main the layout is considered to be acceptable, subject to conditions relating to boundary details.
- 9.6 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 no objection.

- 9.7 ENV8 refers to mitigation measures to offset air quality issues, in this instance, electric vehicle charging infrastructure has been proposed and a travel plan has been submitted.
- 9.8 EMP5 and SAD EMP2 require large employment generating schemes to provide opportunities for training and recruitment. This has been conditioned to secure these opportunities.
- 9.9 DEL1 states that all new development should be supported by the necessary on and off-site infrastructure to ensure the development is sustainable and contributes to the proper planning of the wider area. This includes the implementation of CIL, which will be required. The amount of CIL that will be required will depend on the number, size and type of dwelling.
- 9.10 Concerning ENV6 and SAD EOS4, the development has included areas of open space within the development to help to improve the image and environmental quality of the Black Country and reduce the Urban Heat Island effect. The open space would also act as sustainable drainage in the form of attenuation ponds during periods of significant rainfall.

## **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. With regards to the other considerations these are highlighted below:

### **10.2 Loss of light, outlook and or privacy**

With regards to residential amenity, the only residential dwellings within close proximity to the site can be found on the opposite side of Fountain Lane and Bromford Road. Taking into consideration both Bromford Road and Fountain Lane are wide roads in nature, I am of the opinion that the proposed dwellings would be of a sufficient distance from the existing properties as to cause no harm to the residential amenity of surrounding residents by way of a loss of light, outlook or privacy.

### **10.3 Layout and density of building**

Urban Design have raised no objections to the application subject to minor amendments. The proposed development complies with the minimum standards for internal and external amenity space as identified within the councils Revised Residential Design Guide SPD 2014. The appearance and layout of the scheme is therefore satisfactory, and the scheme meets the aspirations of design policy.

#### **10.4 Design, appearance and materials**

The scheme has been designed with two feature apartment buildings in prominent locations. The apartment block at the junction with Fountain Lane/ Bromford Road would be a maximum of four storeys in height and would mirror the height/ general design of the apartment block located on the opposite side of Bromford Road. This would therefore frame Bromford Road heading towards Oldbury town centre. The apartment block at the entrance to the estate from Fountain Lane would be three storeys in height and would provide a further key feature of the development and would also overlook the open space/ attenuation pond. The design and appearance of the dwellings are acceptable, and the development complies with design policies ENV3 (Design Quality) of the Black Country Core Strategy and SAD EOS9 (Urban Design Principles) of the Site Allocations and Delivery Plan Document. An external materials condition has been included within the recommendation.

#### **10.5 Access, highway safety, parking and servicing**

The Head of Highways has raised no objections to the application subject to minor amendments. The required number of car parking spaces per unit have been provided. Due to the proximity of Sandwell and Dudley train station, highways have recommended a condition to review parking restrictions.

#### **10.6 Contamination by a previous use**

The site has a significant industrial history and as such there is a significant likelihood of soil contamination. Public Health (Contaminated Land) have reviewed the submitted information and raised no objections to the application subject to a condition for a supplementary detailed site investigation to be carried out to establish the degree and nature of the contamination and its potential to pollute the environment or cause harm to human health. Where necessary, details of remediation measures shall be provided.

#### **10.7 Land instability**

The Coal Authority have confirmed that there are 16 mine entries either within, or within very close proximity to the planning boundary. The submitted Geotechnical and Mining Assessment confirms the results of the mineshaft investigation. Based on their review of existing geological and coal mining information, along with the results of a preliminary intrusive site investigation, the Geotechnical and Mining Assessment confirms that further investigations will be required to establish whether shallow coalmine workings pose a risk to the stability of the proposed development. The Assessment also confirms that the recorded mine

entries will also require investigation and potential treatment. Accordingly, the proposed mineshaft investigations have now been undertaken, with a number positively identified, which the proposed development layout has been designed around. The investigations undertaken appear to be appropriate having regard to the evidential source of the mine entry position and the layout also appears to afford consideration to those shafts located outside of the planning boundary. The Coal Authority have therefore identified the coal mining legacy potentially poses a risk to the proposed development and that recorded mine entries should be fully remediated prior to the commencement of development. The Coal Authority have raised no objections to the proposal subject to suitably worded conditions in relation to remediation and further site investigations.

## **10.8 Flood risk**

The scheme has provided a suitable drainage strategy to reduce surface water flooding. The Lead Local Flood Authority have raised no objections to the proposal subject to the implementation and retention of the scheme.

## **10.9 Security and Safety**

Boundary treatments and street lighting have been conditioned. Recommendations from West Midlands Police have been forward to the agent to review.

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

- 11.1 The proposal supports Ambitions 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. A condition for an employment and skills plan to submitted to and approved by the local planning authority has been included within the recommendation.
- 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 residential development of the site is welcomed as it would bring a long term highly visible, vacant and derelict site into an appropriate use. It is noted that the proposal would be a departure from the adopted development plan where the site is allocated for mixed use purposes. However, although the site has had numerous approvals for mixed use developments, none have been developed. The site, which has suffered from fly tipping and traveller incursion, would be suitable for a residential development.

12.2 The design of the development including housing and apartments would complement the surrounding two, three and four storey dwellings surrounding the site.

## **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 equality 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 The scheme has been designed/or has been asked to design the scheme in accordance with Secure by Design guidance.

## **18. SUSTAINABILITY OF PROPOSALS**

18.1 Refer to the National Planning Policy Framework (8), 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). A condition for an employment and skills plan to be submitted to and approved by the local planning authority has been included within the recommendation.

## **20. IMPACT ON ANY COUNCIL MANAGED PROPERTY OR LAND**

20.1 There will be no impact.

## **21. APPENDICES:**

Site Plan

Context Plan

20-018-01 REV C

20-018-02 REV C

20-018-03 REV C

301 REV 09

317 REV 03

318 REV 03

320 REV 03

321 REV 03

322 REV 03

323 REV 02

333

302 REV 02

303 REV 03

308 REV 02

310 REV 03

327 REV 02

328 REV 04

324 REV 02

304 REV 02

305 REV 02

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316 REV 02

319 REV 02

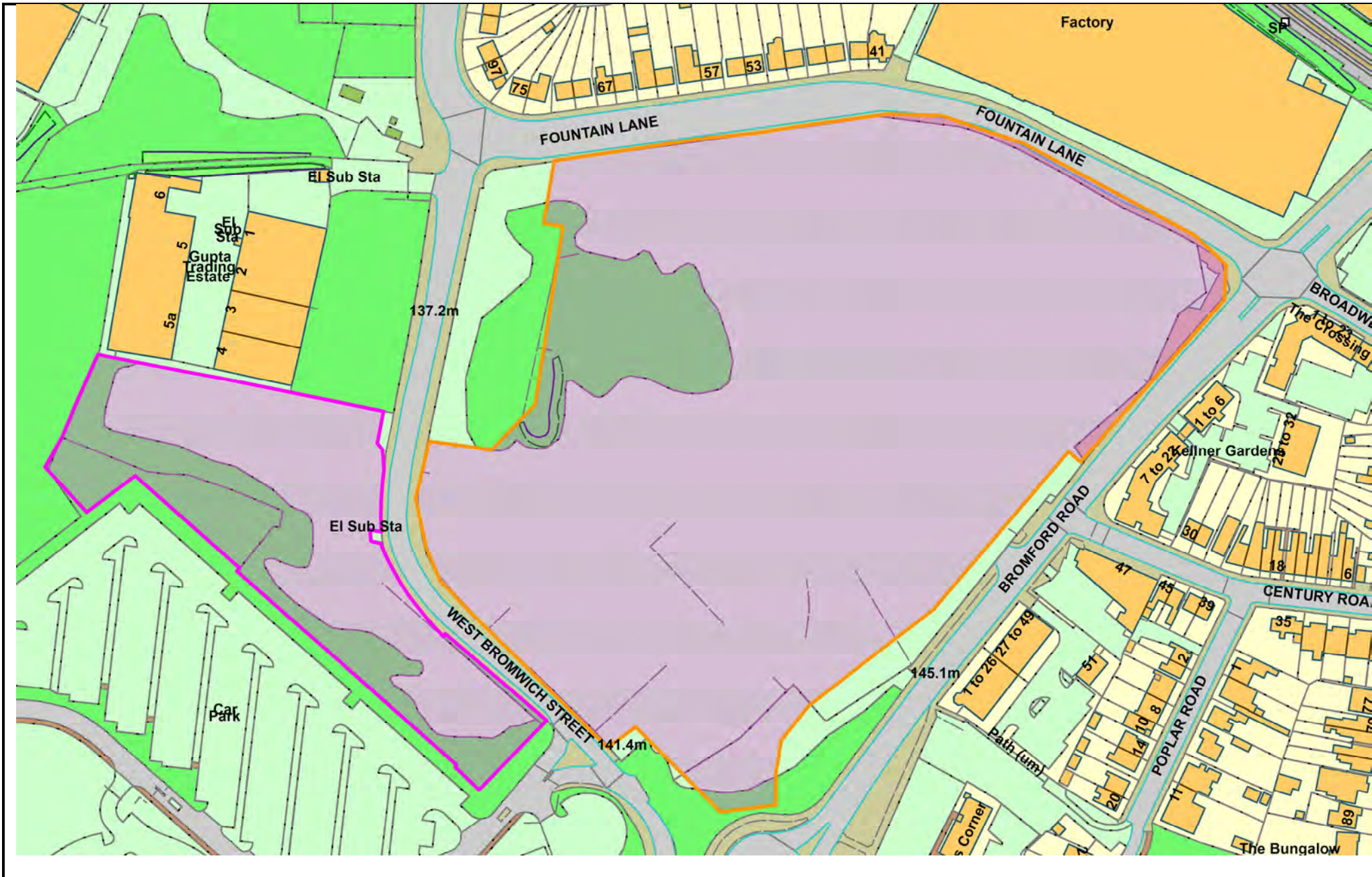
325 REV 01

326 REV 01

331 REV 01

332 REV 01

300 REV 02



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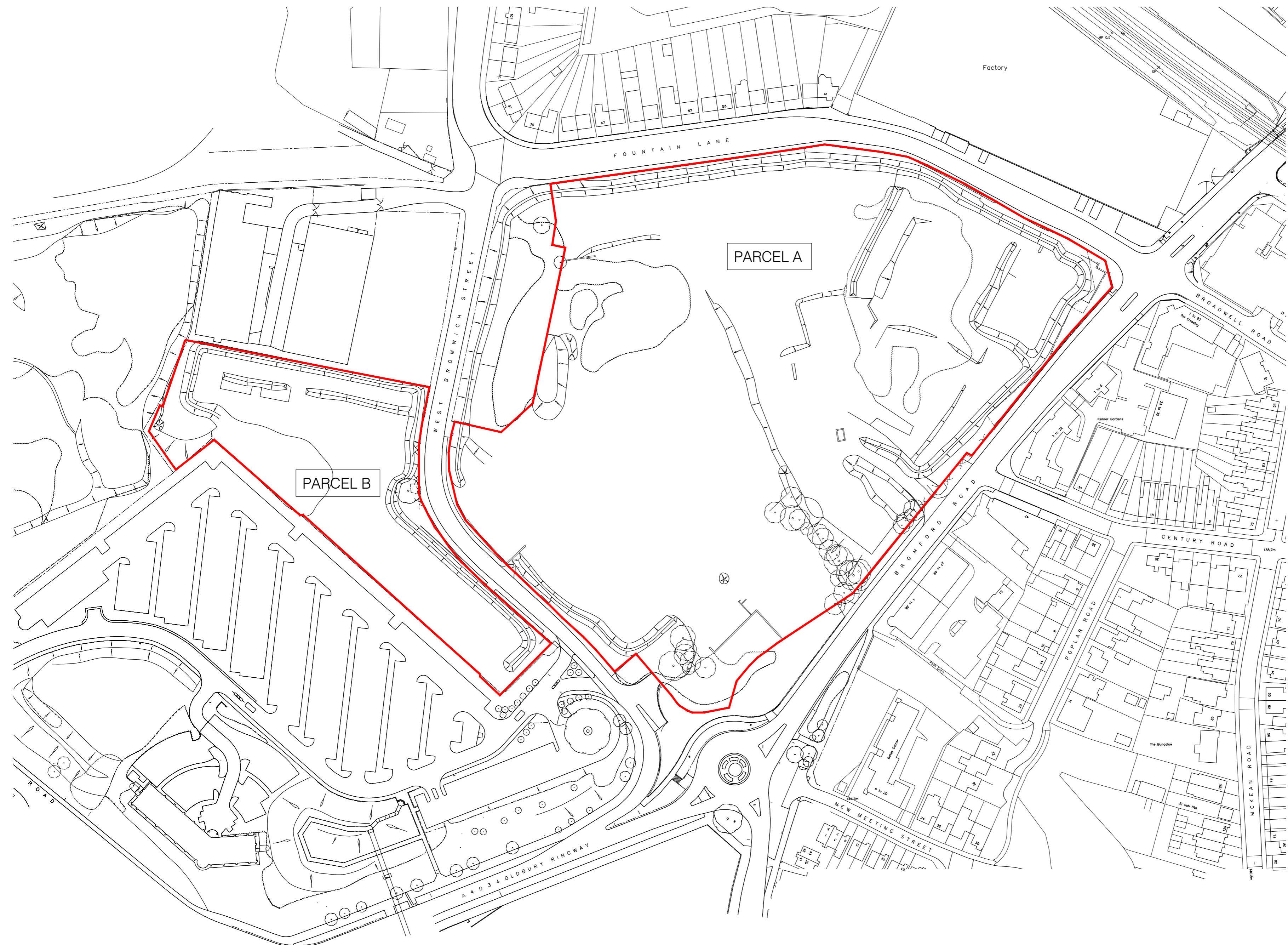
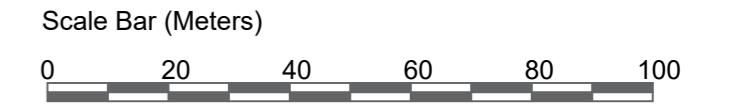




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NOTES:



REV	DATE	NOTES	CHK
02	07.04.20	Scale Bar added	TS
01	27.02.20	Parcel C removed.	LL

Client  
**LOVELL**

Project  
**FOUNTAIN LANE  
OLDBURY**

Drawing Title  
**LOCATION PLAN**

Drawn	Checked	Paper Size	Scale	Date
LL	LL	A2	1:1250	JAN 2020

Project No.	Drawing No.	Revision
18644	300	02

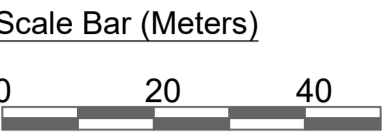
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SUMMARY OF ACCOMMODATION			
APARTMENT	Area	Nr	Total Area (sq)
100-1 1 bed apartment	542	12	6,504
100-2 1 bed apartment	543	12	6,516
100-3 1 bed apartment	544	12	6,528
100-4 1 bed apartment	545	12	6,540
100-5 1 bed apartment	546	12	6,552
100-6 1 bed apartment	547	12	6,564
100-7 1 bed apartment	548	12	6,576
100-8 1 bed apartment	549	12	6,588
100-9 1 bed apartment	550	12	6,600
100-10 1 bed apartment	551	12	6,612
100-11 1 bed apartment	552	12	6,624
100-12 1 bed apartment	553	12	6,636
100-13 1 bed apartment	554	12	6,648
100-14 1 bed apartment	555	12	6,660
100-15 1 bed apartment	556	12	6,672
100-16 1 bed apartment	557	12	6,684
100-17 1 bed apartment	558	12	6,696
100-18 1 bed apartment	559	12	6,708
100-19 1 bed apartment	560	12	6,720
100-20 1 bed apartment	561	12	6,732
100-21 1 bed apartment	562	12	6,744
100-22 1 bed apartment	563	12	6,756
100-23 1 bed apartment	564	12	6,768
100-24 1 bed apartment	565	12	6,780
100-25 1 bed apartment	566	12	6,792
100-26 1 bed apartment	567	12	6,804
100-27 1 bed apartment	568	12	6,816
100-28 1 bed apartment	569	12	6,828
100-29 1 bed apartment	570	12	6,840
100-30 1 bed apartment	571	12	6,852
100-31 1 bed apartment	572	12	6,864
100-32 1 bed apartment	573	12	6,876
100-33 1 bed apartment	574	12	6,888
100-34 1 bed apartment	575	12	6,900
100-35 1 bed apartment	576	12	6,912
100-36 1 bed apartment	577	12	6,924
100-37 1 bed apartment	578	12	6,936
100-38 1 bed apartment	579	12	6,948
100-39 1 bed apartment	580	12	6,960
100-40 1 bed apartment	581	12	6,972
100-41 1 bed apartment	582	12	6,984
100-42 1 bed apartment	583	12	6,996
100-43 1 bed apartment	584	12	7,008
100-44 1 bed apartment	585	12	7,020
100-45 1 bed apartment	586	12	7,032
100-46 1 bed apartment	587	12	7,044
100-47 1 bed apartment	588	12	7,056
100-48 1 bed apartment	589	12	7,068
100-49 1 bed apartment	590	12	7,080
100-50 1 bed apartment	591	12	7,092
100-51 1 bed apartment	592	12	7,104
100-52 1 bed apartment	593	12	7,116
100-53 1 bed apartment	594	12	7,128
100-54 1 bed apartment	595	12	7,140
100-55 1 bed apartment	596	12	7,152
100-56 1 bed apartment	597	12	7,164
100-57 1 bed apartment	598	12	7,176
100-58 1 bed apartment	599	12	7,188
100-59 1 bed apartment	600	12	7,200
100-60 1 bed apartment	601	12	7,212
100-61 1 bed apartment	602	12	7,224
100-62 1 bed apartment	603	12	7,236
100-63 1 bed apartment	604	12	7,248
100-64 1 bed apartment	605	12	7,260
100-65 1 bed apartment	606	12	7,272
100-66 1 bed apartment	607	12	7,284
100-67 1 bed apartment	608	12	7,296
100-68 1 bed apartment	609	12	7,308
100-69 1 bed apartment	610	12	7,320
100-70 1 bed apartment	611	12	7,332
100-71 1 bed apartment	612	12	7,344
100-72 1 bed apartment	613	12	7,356
100-73 1 bed apartment	614	12	7,368
100-74 1 bed apartment	615	12	7,380
100-75 1 bed apartment	616	12	7,392
100-76 1 bed apartment	617	12	7,404
100-77 1 bed apartment	618	12	7,416
100-78 1 bed apartment	619	12	7,428
100-79 1 bed apartment	620	12	7,440
100-80 1 bed apartment	621	12	7,452
100-81 1 bed apartment	622	12	7,464
100-82 1 bed apartment	623	12	7,476
100-83 1 bed apartment	624	12	7,488
100-84 1 bed apartment	625	12	7,500
100-85 1 bed apartment	626	12	7,512
100-86 1 bed apartment	627	12	7,524
100-87 1 bed apartment	628	12	7,536
100-88 1 bed apartment	629	12	7,548
100-89 1 bed apartment	630	12	7,560
100-90 1 bed apartment	631	12	7,572
100-91 1 bed apartment	632	12	7,584
100-92 1 bed apartment	633	12	7,596
100-93 1 bed apartment	634	12	7,608
100-94 1 bed apartment	635	12	7,620
100-95 1 bed apartment	636	12	7,632
100-96 1 bed apartment	637	12	7,644
100-97 1 bed apartment	638	12	7,656
100-98 1 bed apartment	639	12	7,668
100-99 1 bed apartment	640	12	7,680
100-100 1 bed apartment	641	12	7,692
100-101 1 bed apartment	642	12	7,704
100-102 1 bed apartment	643	12	7,716
100-103 1 bed apartment	644	12	7,728
100-104 1 bed apartment	645	12	7,740
100-105 1 bed apartment	646	12	7,752
100-106 1 bed apartment	647	12	7,764
100-107 1 bed apartment	648	12	7,776
100-108 1 bed apartment	649	12	7,788
100-109 1 bed apartment	650	12	7,800
100-110 1 bed apartment	651	12	7,812
100-111 1 bed apartment	652	12	7,824
100-112 1 bed apartment	653	12	7,836
100-113 1 bed apartment	654	12	7,848
100-114 1 bed apartment	655	12	7,860
100-115 1 bed apartment	656	12	7,872
100-116 1 bed apartment	657	12	7,884
100-117 1 bed apartment	658	12	7,896
100-118 1 bed apartment	659	12	7,908
100-119 1 bed apartment	660	12	7,920
100-120 1 bed apartment	661	12	7,932
100-121 1 bed apartment	662	12	7,944
100-122 1 bed apartment	663	12	7,956
100-123 1 bed apartment	664	12	7,968
100-124 1 bed apartment	665	12	7,980
100-125 1 bed apartment	666	12	7,992
100-126 1 bed apartment	667	12	8,004
100-127 1 bed apartment	668	12	8,016
100-128 1 bed apartment	669	12	8,028
100-129 1 bed apartment	670	12	8,040
100-130 1 bed apartment	671	12	8,052
100-131 1 bed apartment	672	12	8,064
100-132 1 bed apartment	673	12	8,076
100-133 1 bed apartment	674	12	8,088
100-134 1 bed apartment	675	12	8,100
100-135 1 bed apartment	676	12	8,112
100-136 1 bed apartment	677	12	8,124
100-137 1 bed apartment	678	12	8,136
100-138 1 bed apartment	679	12	8,148
100-139 1 bed apartment	680	12	8,160
100-140 1 bed apartment	681	12	8,172
100-141 1 bed apartment	682	12	8,184
100-142 1 bed apartment	683	12	8,196
100-143 1 bed apartment	684	12	8,208
100-144 1 bed apartment	685	12	8,220
100-145 1 bed apartment	686	12	8,232
100-146 1 bed apartment	687	12	8,244
100-147 1 bed apartment	688	12	8,256
100-148 1 bed apartment	689	12	8,268
100-149 1 bed apartment	690	12	8,280
100-150 1 bed apartment	691	12	8,292
100-151 1 bed apartment	692	12	8,304
100-152 1 bed apartment	693	12	8,316
100-153 1 bed apartment	694	12	8,328
100-154 1 bed apartment	695	12	8,340
100-155 1 bed apartment	696	12	8,352
100-156 1 bed apartment	697	12	8,364
100-157 1 bed apartment	698	12	8,376
100-158 1 bed apartment	699	12	8,388
100-159 1 bed apartment	700	12	8,400
100-160 1 bed apartment	701	12	8,412
100-161 1 bed apartment	702	12	8,424
100-162 1 bed apartment	703	12	8,436
100-163 1 bed apartment	704	12	8,448
100-164 1 bed apartment	705	12	8,460
100-165 1 bed apartment	706	12	8,472
100-166 1 bed apartment	707	12	8,484
100-167 1 bed apartment	708	12	8,496
100-168 1 bed apartment	709	12	8,508
100-169 1 bed apartment	710	12	8,520
100-170 1 bed apartment	711	12	8,532
100-171 1 bed apartment	712	12	8,544
100-172 1 bed apartment	713	12	8,556
100-173 1 bed apartment	714	12	8,568
100-174 1 bed apartment	715	12	8,580
100-175 1 bed apartment	716	12	8,592
100-176 1 bed apartment	717	12	8,604
100-177 1 bed apartment	718	12	8,616
100-178 1 bed apartment	719	12	8,628
100-179 1 bed apartment	720	12	8,640
100-180 1 bed apartment	721	12	8,652
100-181 1 bed apartment	722	12	8,664
100-182 1 bed apartment	723	12	8,676
100-183 1 bed apartment	724	12	8,688
100-184 1 bed apartment	725	12	8,700
100-185 1 bed apartment	726	12	8,712
100-186 1 bed apartment	727	12	8,724
100-187 1 bed apartment	728	12	8,736
100-188 1 bed apartment	729	12	8,748
100-189 1 bed apartment	730	12	8,760
100-190 1 bed apartment	731	12	8,772
100-191 1 bed apartment	732	12	8,784
100-192 1 bed apartment	733	12	8,796
100-193 1 bed apartment	734	12	8,808
100-194 1 bed apartment	735	12	8,820
100-195 1 bed apartment	736	12	8,832
100-196 1 bed apartment	737	12	8,844
100-197 1 bed apartment	738	12	8,856
100-198 1 bed apartment	739	12	8,868
100-199 1 bed apartment	740	12	8,880
100-200 1 bed apartment	741	12	8,892
100-201 1 bed apartment	742	12	8,904
100-202 1 bed apartment	743	12	8,916
100-203 1 bed apartment	744	12	8,928
100-204 1 bed apartment	745	12	8,940
100-205 1 bed apartment	746	12	8,952
100-206 1 bed apartment	747	12	8,964
100-207 1 bed apartment	748	12	8,976
100-208 1 bed apartment	749	12	8,988
100-209 1 bed apartment	750	12	8,000
100-210 1 bed apartment	751	12	8,012
100-211 1 bed apartment	752	12	8,024
100-212 1 bed apartment	753	12	8,036
100-213 1 bed apartment	754	12	8,048
100-214 1 bed apartment	755	12	8,060
100-215 1 bed apartment	756	12	8,072
100-216 1 bed apartment	757	12	8,084
100-217 1 bed apartment	758	12	8,096
100-218 1 bed apartment	759	12	8,108
100-219 1 bed apartment	760	12	8,120
100-220 1 bed apartment	761	12	8,132
100-221 1 bed apartment	762	12	8,144
100-222 1 bed apartment	763	12	8,156
100-223 1 bed apartment	764	12	8,168
100-224 1 bed apartment	765	12	8,180
100-225 1 bed apartment	766	12	8,192
100-226 1 bed apartment	767	12	8,204
100-227 1 bed apartment	768	12	8,216
100-228 1 bed apartment	769	12	8,228
100-229 1 bed apartment	770	12	8,240
100-230 1 bed apartment	771	12	8,252
100-231 1 bed apartment	772	12	8,264
100-232 1 bed apartment	773	12	8,276
100-233 1 bed apartment	774	12	8,288
100-234 1 bed apartment	775	12	

NOTES:



KEY

- Red multi brick
  - Red/orange multi brick
  - Brickwork at ground floor with panel board to first floor
  - Reconstituted stone ground floor with red multi brick to upper floors
  - Reconstituted stone ground floor with render to upper floors
  - Red multi brick ground floor with render to upper floors
  - Slate grey roof tile
  - Brown roof tile
- All windows and doors to be PVCu



04	21.04.20	Updated following minor layout changes	TS
03	15.04.20	Updated following minor layout changes	TS
02	14.04.20	Apartment 706 changed to 707	TS
01	08.04.20	Scale bar added	TS

REV	DATE	NOTES	CHK

Client: **LOVELL**

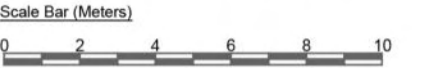
Project: **FOUNTAIN LANE  
OLDBURY**

Drawing Title: **MATERIALS PLAN**

Drawn	Checked	Paper Size	Scale	Date
TS	LL	A1	1:1000	MAR 2020
Project No.	Drawing No.	Revision		
18644	328	04		

**CORSTORPHINE + WRIGHT ARCHITECTS**

- Warwick
- London
- Birmingham
- Manchester
- Leeds
- Canterbury
- Glasgow
- Dublin



Plot 148      Plots 93 - 94      Plots 91 - 92      Plot 90      Plots 88 - 89      Plots 86 - 87      Plot 85      Plot 84      Plots 82 - 83

Street Scene AA



Plot 84      Plots 82 - 83      Plots 80 - 81      Plots 78 - 79      Plots 55 - 77

Street Scene AA (Continued)



Plots 55 - 77      Plots 48 - 49      Plots 46 - 47      Plot 34

Street Scene BB



Plot 34      Plots 1 - 33

Street Scene BB (Continued)

01	08.04.20	Scale bar amended	TS
REV	DATE	NOTES	CHK

Client  
LOVELL

Project  
FOUNTAIN LANE  
OLDBURY

Drawing Title  
STREET SCENES  
SHEET 1

Drawn	Checked	Paper Size	Scale	Date
TS	LL	A1	1:200	MAR 2020
Project No.	18644	Drawing No.	326	Revision
				01

**CORSTORPHINE + WRIGHT ARCHITECTS**

Warwick  
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Leeds  
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Glasgow  
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Street Scene CC



Street Scene CC (Continued)



Street Scene DD



Street Scene DD (Continued)

02	09.04.20	Plots 106-110 updated following layout changes	TS
01	08.04.20	Scale bar amended	TS

REV	DATE	NOTES	CHK
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Client  
LOVELL

Project  
FOUNTAIN LANE  
OLDBURY

Drawing Title  
STREET SCENES  
SHEET 2

Drawn	Checked	Paper Size	Scale	Date
TS	LL	A1	1:200	MAR 2020

Project No.	Drawing No.	Revision
18644	327	02

**CORSTORPHINE + WRIGHT ARCHITECTS**

Warwick  
London  
Birmingham  
Manchester  
Leeds  
Canterbury  
Glasgow  
Dublin

The Old Library Hagley Road Stourbridge DY8 1QH  
Tel. 01384 909850 www.corstorphine-wright.com



North Elevation



West Elevation



South Elevation

02	08.04.20	Scale bar amended	TS
01	30.03.20	Minor amendments to Client's comments	TS

REV	DATE	NOTES	CHK

Client  
**LOVELL**

Project  
**FOUNTAIN LANE  
OLDBURY**

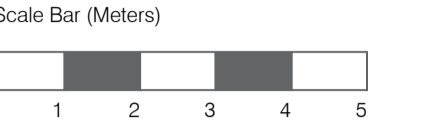
Drawing Title  
**APARTMENT ELEVATIONS - PLOTS 1-33  
FRONT ELEVATIONS**

Drawn	Checked	Paper Size	Scale	Date
TS	LL	A1	1:100	FEB 2020

Project No.	Drawing No.	Revision
18644	319	02

**CORSTORPHINE  
+ WRIGHT  
ARCHITECTS**

Warwick  
London  
Birmingham  
Manchester  
Leeds  
Canterbury  
Glasgow  
Dublin



South Facing Rear Elevation



East Facing Rear Elevation



North Facing Rear Elevation

03	02.06.20	Windows added to side elevations	TS
02	08.04.20	Scale bar amended	TS
01	30.03.20	Minor amendments to Client's comments	TS

REV	DATE	NOTES	CHK
-----	------	-------	-----

Client  
LOVELL

Project  
FOUNTAIN LANE  
OLDBURY

Drawing Title  
APARTMENT ELEVATIONS - PLOTS 1-33  
REAR ELEVATIONS

Drawn	Checked	Paper Size	Scale	Date
TS	LL	A1	1:100	FEB 2020

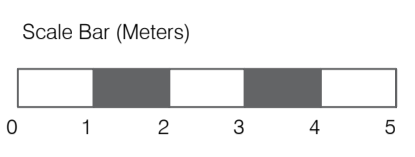
Project No.	Drawing No.	Revision
18644	320	03

**CORSTORPHINE  
+ WRIGHT  
ARCHITECTS**

Warwick  
London  
Birmingham  
Manchester  
Leeds  
Canterbury  
Glasgow  
Dublin



SCHEDULE OF ACCOMMODATION (PLOTS 1-33)			
	Area	N <sup>o</sup>	Total Area (ft <sup>2</sup> )
<b>GROUND FLOOR</b>			
543 - 1 bed apartment	543	3	1,629
657 - 2 bed apartment	657	2	1,314
706 - 2 bed apartment	707	5	3,535
741 - 2 bed apartment	741	1	741
<b>Total:</b>		<b>11</b>	<b>7,219</b>
<b>FIRST FLOOR</b>			
543 - 1 bed apartment	543	3	1,629
657 - 2 bed apartment	657	2	1,314
706 - 2 bed apartment	707	5	3,535
741 - 2 bed apartment	741	1	741
<b>Total:</b>		<b>11</b>	<b>7,219</b>
<b>SECOND FLOOR</b>			
543 - 1 bed apartment	543	3	1,629
657 - 2 bed apartment	657	2	1,314
706 - 2 bed apartment	707	5	3,535
741 - 2 bed apartment	741	1	741
<b>Total:</b>		<b>11</b>	<b>7,219</b>
<b>TOTAL (ALL FLOORS):</b>		<b>33</b>	<b>21,657</b>



03	02.06.20	Windows added to side elevations	TS
02	14.04.20	Schedule and plot numbers amended	TS
01	08.04.20	Scale bar amended, schedule & o/a dims added	TS
REV	DATE	NOTES	CHK

Client: **LOVELL**

Project: **FOUNTAIN LANE  
OLDBURY**

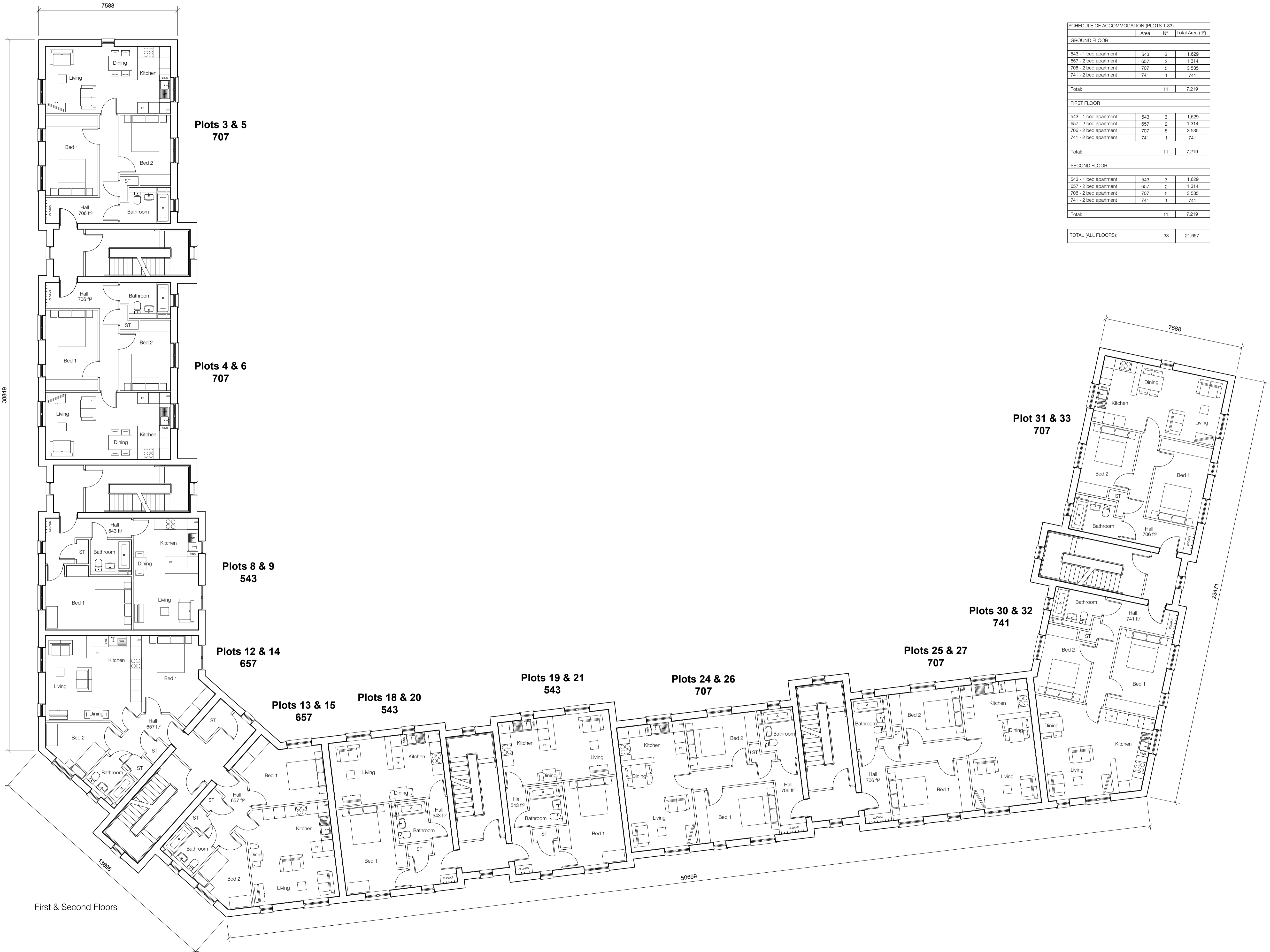
Drawing Title: **APARTMENT PLANS - PLOTS 1-33  
GROUND FLOOR**

Drawn	Checked	Paper Size	Scale	Date
TS	LL	A1	1:100	FEB 2020
Project No.	Drawing No.	Revision		
18644	317	03		

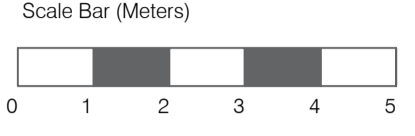
**CORSTORPHINE  
+ WRIGHT  
ARCHITECTS**

Warwick  
London  
Birmingham  
Manchester  
Leeds  
Canterbury  
Glasgow  
Dublin





SCHEDULE OF ACCOMMODATION (PLOTS 1-33)			
	Area	N°	Total Area (ft²)
<b>GROUND FLOOR</b>			
543 - 1 bed apartment	543	3	1,629
657 - 2 bed apartment	657	2	1,314
706 - 2 bed apartment	707	5	3,535
741 - 2 bed apartment	741	1	741
<b>Total:</b>		<b>11</b>	<b>7,219</b>
<b>FIRST FLOOR</b>			
543 - 1 bed apartment	543	3	1,629
657 - 2 bed apartment	657	2	1,314
706 - 2 bed apartment	707	5	3,535
741 - 2 bed apartment	741	1	741
<b>Total:</b>		<b>11</b>	<b>7,219</b>
<b>SECOND FLOOR</b>			
543 - 1 bed apartment	543	3	1,629
657 - 2 bed apartment	657	2	1,314
706 - 2 bed apartment	707	5	3,535
741 - 2 bed apartment	741	1	741
<b>Total:</b>		<b>11</b>	<b>7,219</b>
<b>TOTAL (ALL FLOORS):</b>		<b>33</b>	<b>21,657</b>



REV	DATE	NOTES	CHK
03	02.06.20	Windows added to side elevations	TS
02	14.04.20	Schedule and plot numbers amended	TS
01	08.04.20	Scale bar amended, schedule & o/a dims added	TS

Client: **LOVELL**

Project: **FOUNTAIN LANE  
OLDBURY**

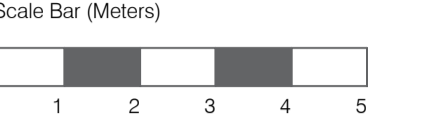
Drawing Title: **APARTMENT PLANS - PLOTS 1-33  
FIRST & SECOND FLOORS**

Drawn	Checked	Paper Size	Scale	Date
TS	LL	A1	1:100	FEB 2020

Project No.	Drawing No.	Revision
18644	318	03

**CORSTORPHINE + WRIGHT ARCHITECTS**

Warwick  
London  
Birmingham  
Manchester  
Leeds  
Canterbury  
Glasgow  
Dublin



North East Elevation



South East Elevation



North West Elevation



South West Elevation

02	02.06.20	Windows added to side elevations	TS
01	08.04.20	Scale bar amended	TS

REV	DATE	NOTES	CHK
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Client

LOVELL

Project

FOUNTAIN LANE  
OLDBURY

Drawing Title

APARTMENT ELEVATIONS - PLOTS 55-77

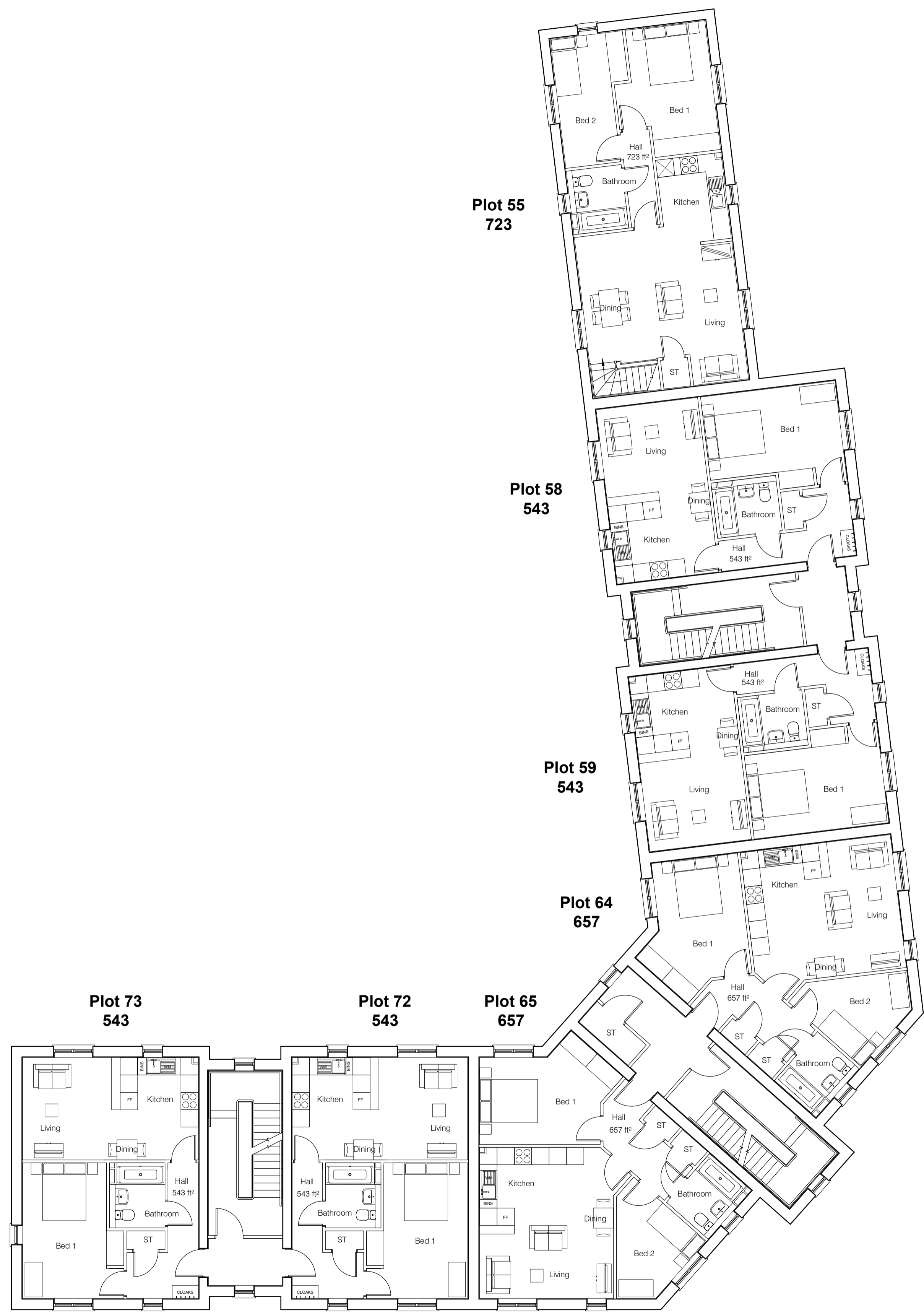
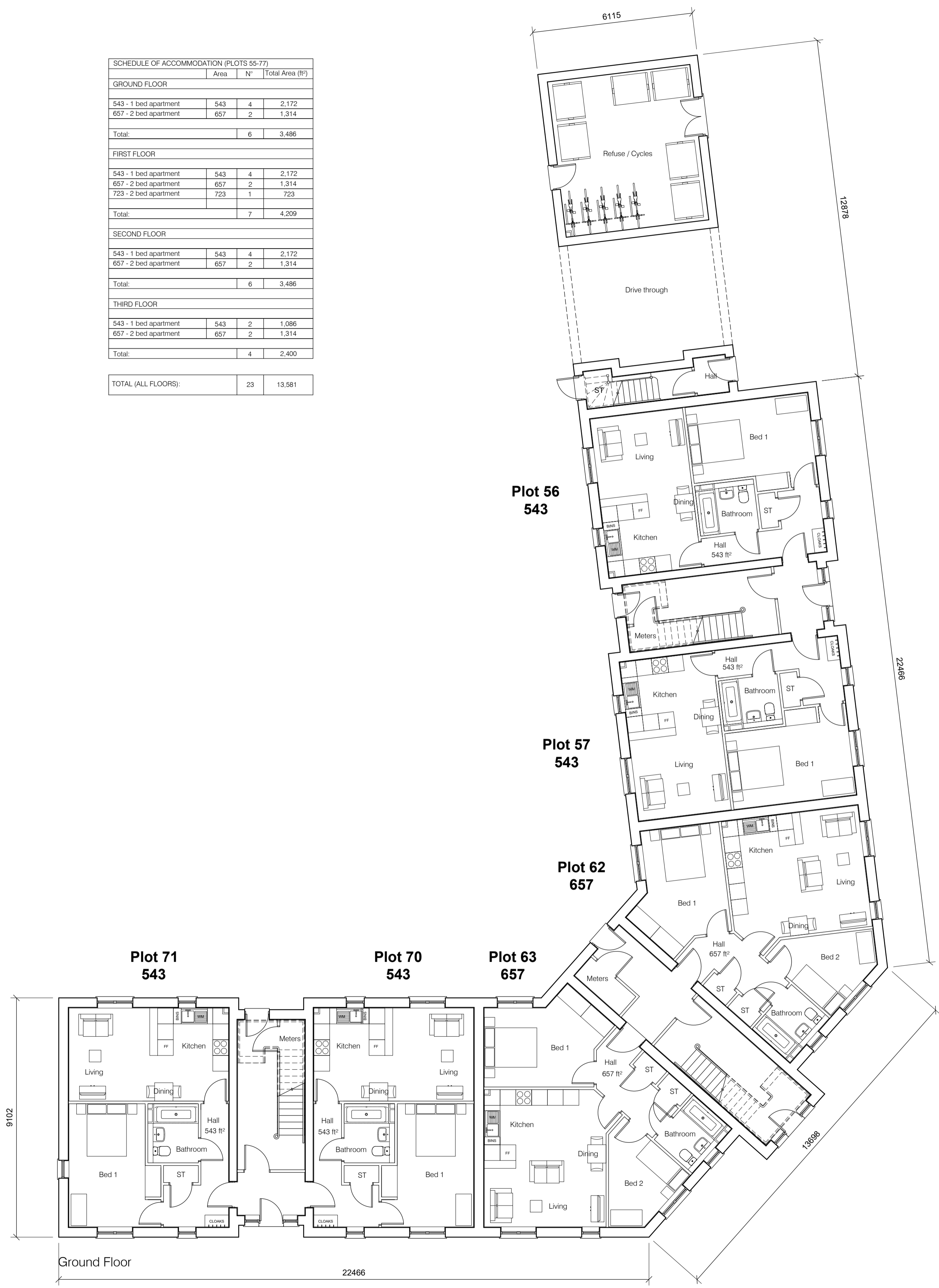
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TS	LL	A1	1:100	FEB 2020

Project No.	Drawing No.	Revision
18644	323	02

**CORSTORPHINE  
+ WRIGHT  
ARCHITECTS**

Warwick  
London  
Birmingham  
Manchester  
Leeds  
Canterbury  
Glasgow  
Dublin

SCHEDULE OF ACCOMMODATION (PLOTS 55-77)			
	Area	N <sup>o</sup>	Total Area (ft <sup>2</sup> )
<b>GROUND FLOOR</b>			
543 - 1 bed apartment	543	4	2,172
657 - 2 bed apartment	657	2	1,314
<b>Total:</b>		<b>6</b>	<b>3,486</b>
<b>FIRST FLOOR</b>			
543 - 1 bed apartment	543	4	2,172
657 - 2 bed apartment	657	2	1,314
723 - 2 bed apartment	723	1	723
<b>Total:</b>		<b>7</b>	<b>4,209</b>
<b>SECOND FLOOR</b>			
543 - 1 bed apartment	543	4	2,172
657 - 2 bed apartment	657	2	1,314
<b>Total:</b>		<b>6</b>	<b>3,486</b>
<b>THIRD FLOOR</b>			
543 - 1 bed apartment	543	2	1,086
657 - 2 bed apartment	657	2	1,314
<b>Total:</b>		<b>4</b>	<b>2,400</b>
<b>TOTAL (ALL FLOORS):</b>		<b>23</b>	<b>13,581</b>



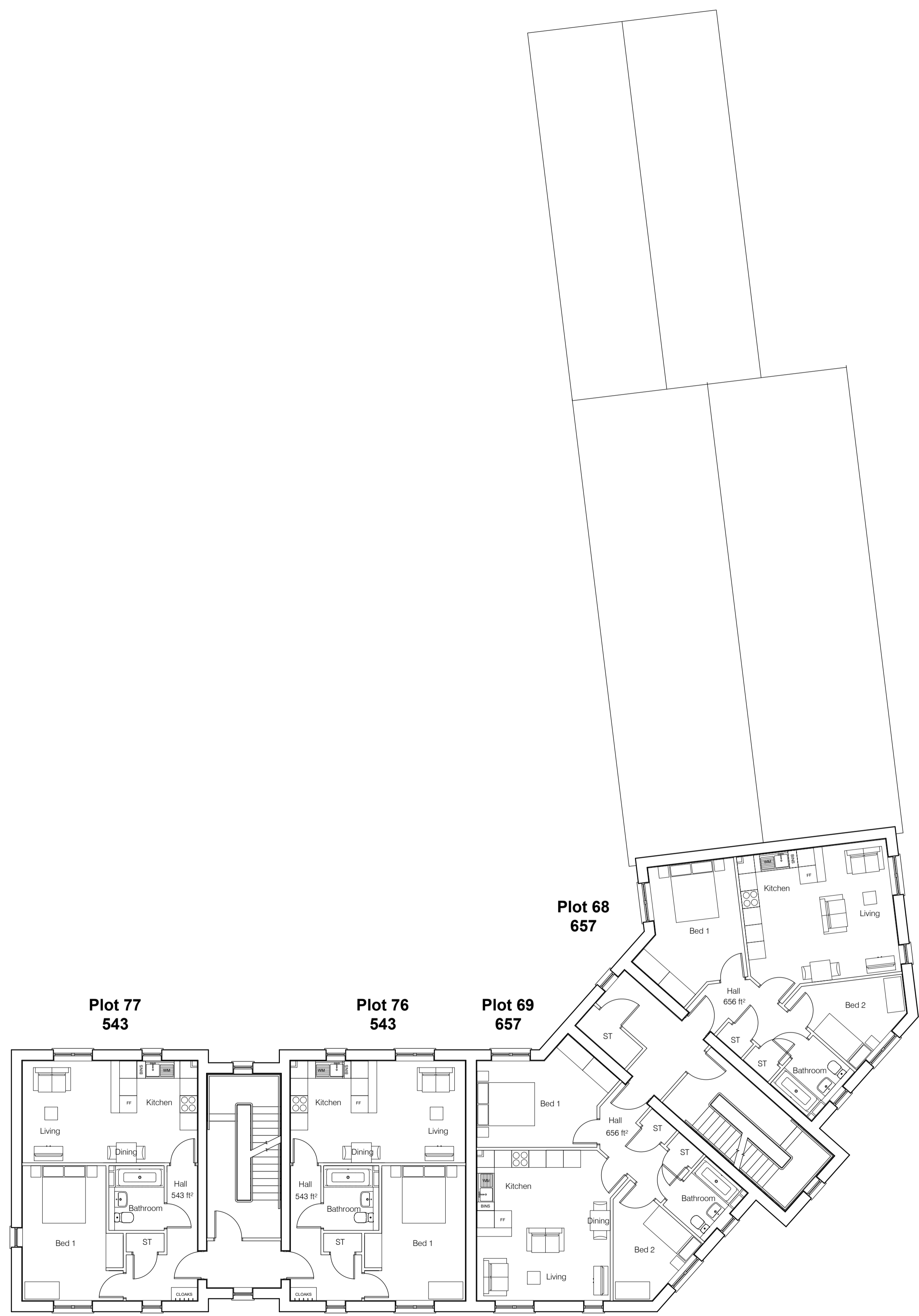
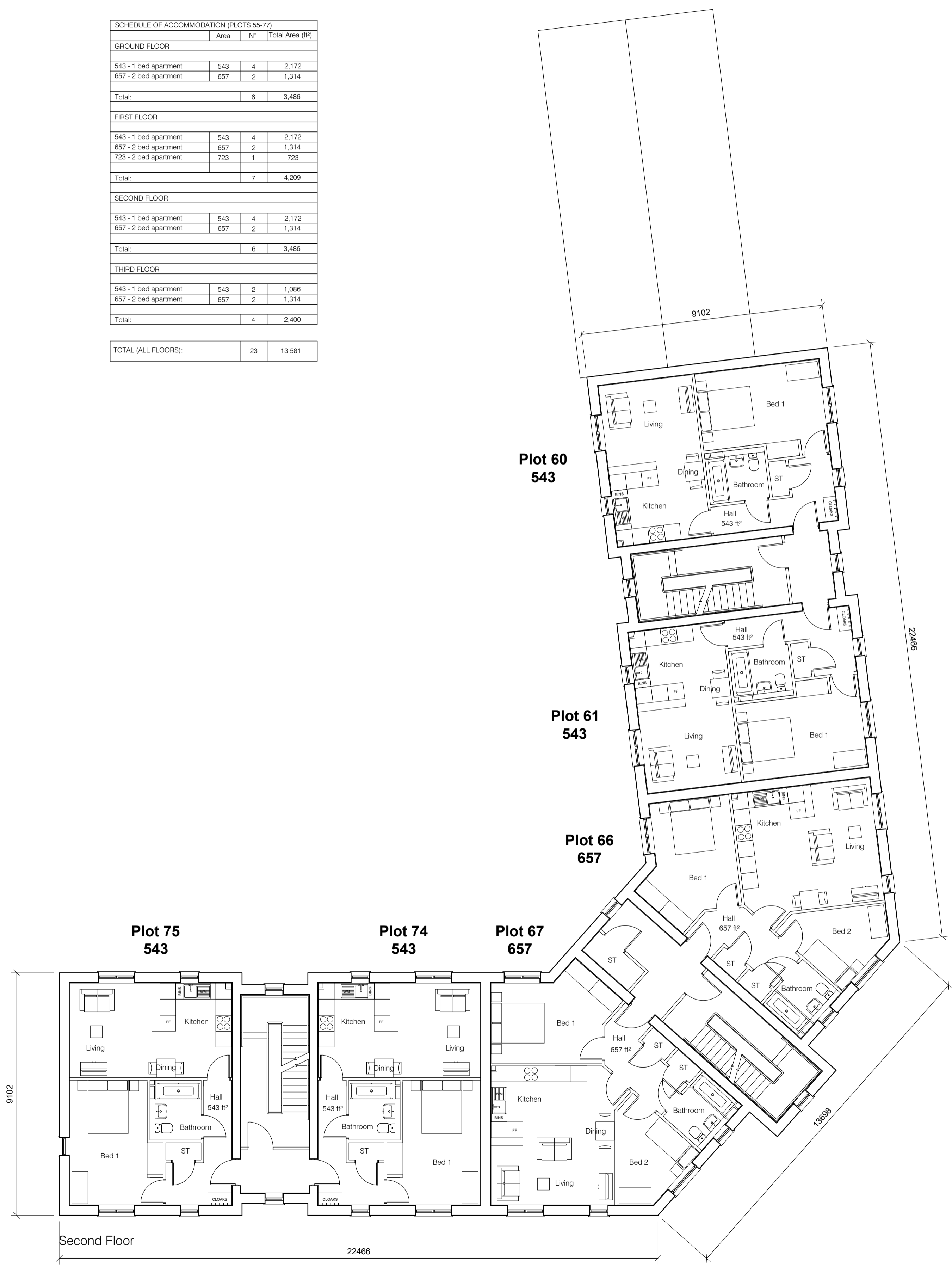
03	02.06.20	Windows added to side elevations	TS
02	14.04.20	Schedule amended	TS
01	08.04.20	Scale bar amended, schedule & o/a dims added	TS
REV	DATE	NOTES	CHK

Client	LOVELL				
Project	FOUNTAIN LANE OLDBURY				
Drawing Title	APARTMENT PLANS - PLOTS 55-77 GROUND & FIRST FLOOR PLAN				
Drawn	Checked	Paper Size	Scale	Date	
TS	LL	A1	1:100	FEB 2020	
Project No.	18644	Drawing No.	321	Revision	03

**CORSTORPHINE + WRIGHT ARCHITECTS**

Warwick  
London  
Birmingham  
Manchester  
Leeds  
Canterbury  
Glasgow  
Dublin

SCHEDULE OF ACCOMMODATION (PLOTS 55-77)			
	Area	N <sup>o</sup>	Total Area (ft <sup>2</sup> )
<b>GROUND FLOOR</b>			
543 - 1 bed apartment	543	4	2,172
657 - 2 bed apartment	657	2	1,314
<b>Total:</b>		<b>6</b>	<b>3,486</b>
<b>FIRST FLOOR</b>			
543 - 1 bed apartment	543	4	2,172
657 - 2 bed apartment	657	2	1,314
723 - 2 bed apartment	723	1	723
<b>Total:</b>		<b>7</b>	<b>4,209</b>
<b>SECOND FLOOR</b>			
543 - 1 bed apartment	543	4	2,172
657 - 2 bed apartment	657	2	1,314
<b>Total:</b>		<b>6</b>	<b>3,486</b>
<b>THIRD FLOOR</b>			
543 - 1 bed apartment	543	2	1,086
657 - 2 bed apartment	657	2	1,314
<b>Total:</b>		<b>4</b>	<b>2,400</b>
<b>TOTAL (ALL FLOORS):</b>		<b>23</b>	<b>13,581</b>



03	02.06.20	Windows added to side elevations	TS
02	14.04.20	Schedule amended	TS
01	08.04.20	Scale bar amended, schedule & o/a dims added	TS
REV	DATE	NOTES	CHK

Client  
LOVELL

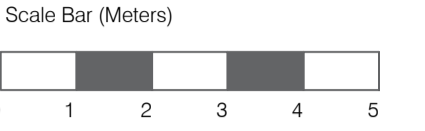
Project  
FOUNTAIN LANE  
OLDBURY

Drawing Title  
APARTMENT PLANS - PLOTS 55-77  
SECOND & THIRD FLOOR PLAN

Drawn	Checked	Paper Size	Scale	Date
TS	LL	A1	1:100	FEB 2020
Project No.	Drawing No.	Revision		
18644	322	02		

**CORSTORPHINE + WRIGHT ARCHITECTS**

Warwick  
London  
Birmingham  
Manchester  
Leeds  
Canterbury  
Glasgow  
Dublin



Front Elevation



Side Elevation



Side Elevation



Side Elevation (Through Access)



Rear Elevation

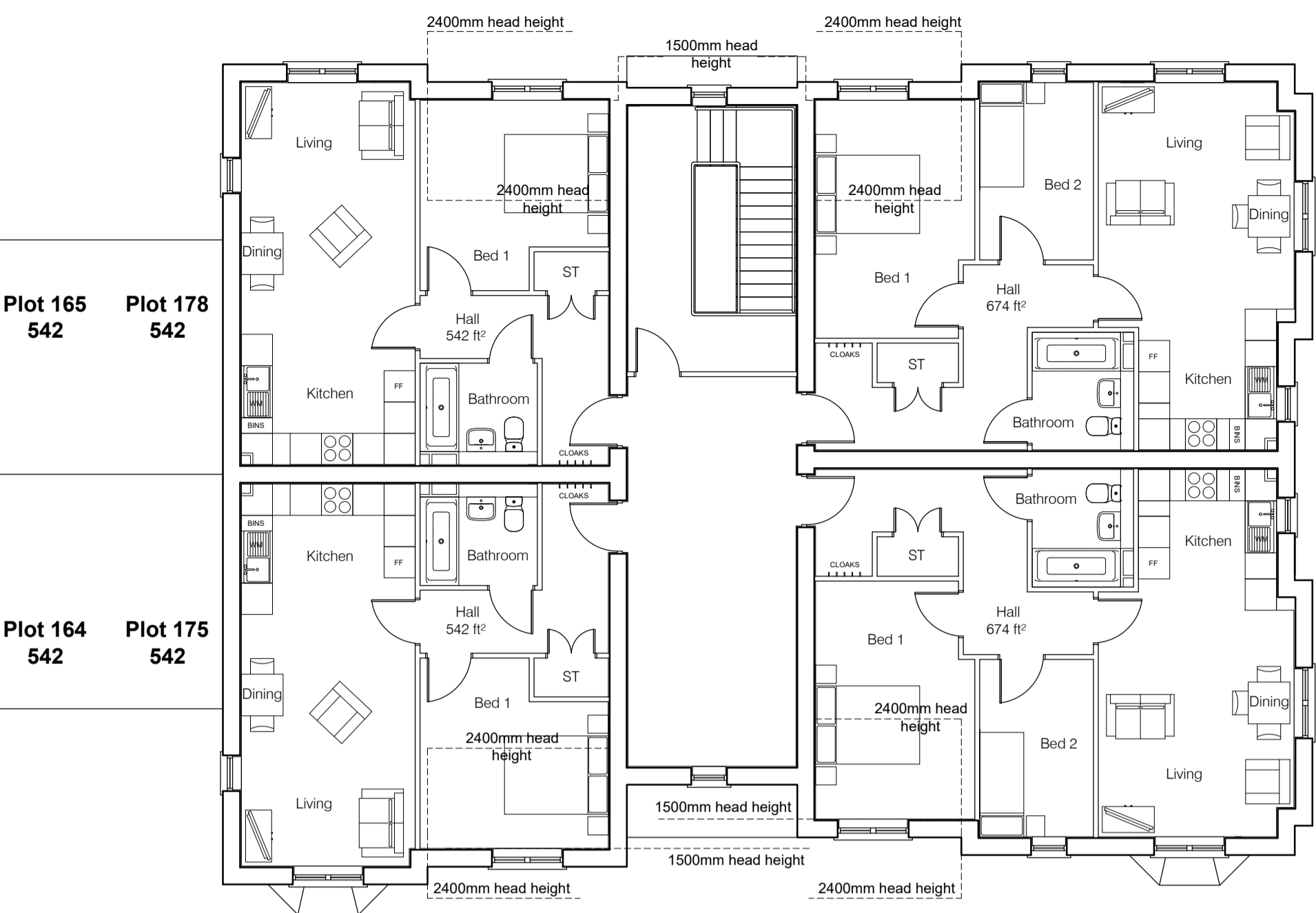
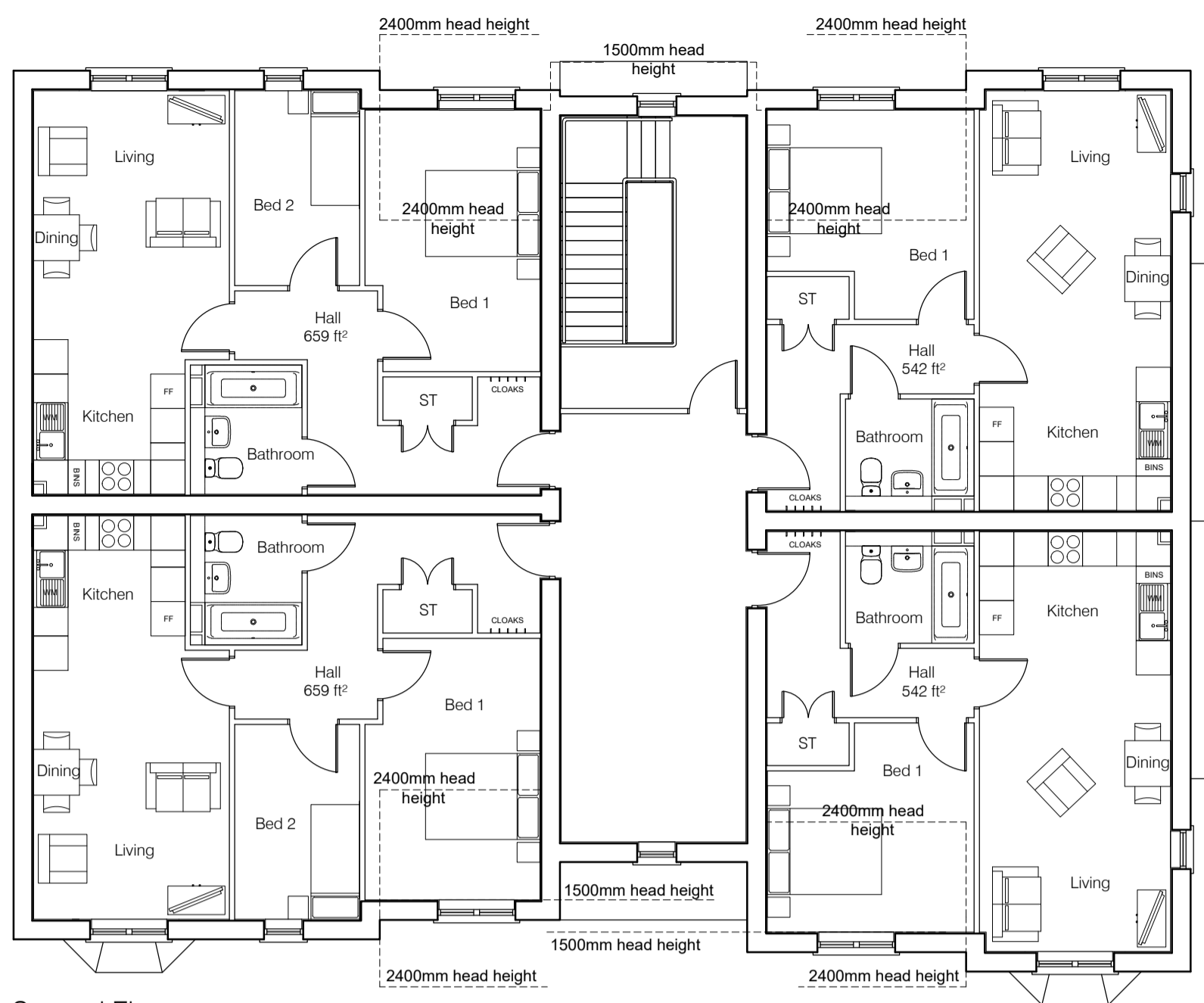
01	08.04.20	Scale bar amended	TS
REV	DATE	NOTES	CHK
Client			LOVELL
Project			FOUNTAIN LANE OLDBURY
Drawing Title			APARTMENT ELEVATIONS - PLOTS 155-178
Drawn	Checked	Paper Size	Scale
TS	LL	A1	1:100
Date		FEB 2020	
Project No.	Drawing No.	Revision	
18644	325	01	

**CORSTORPHINE + WRIGHT ARCHITECTS**

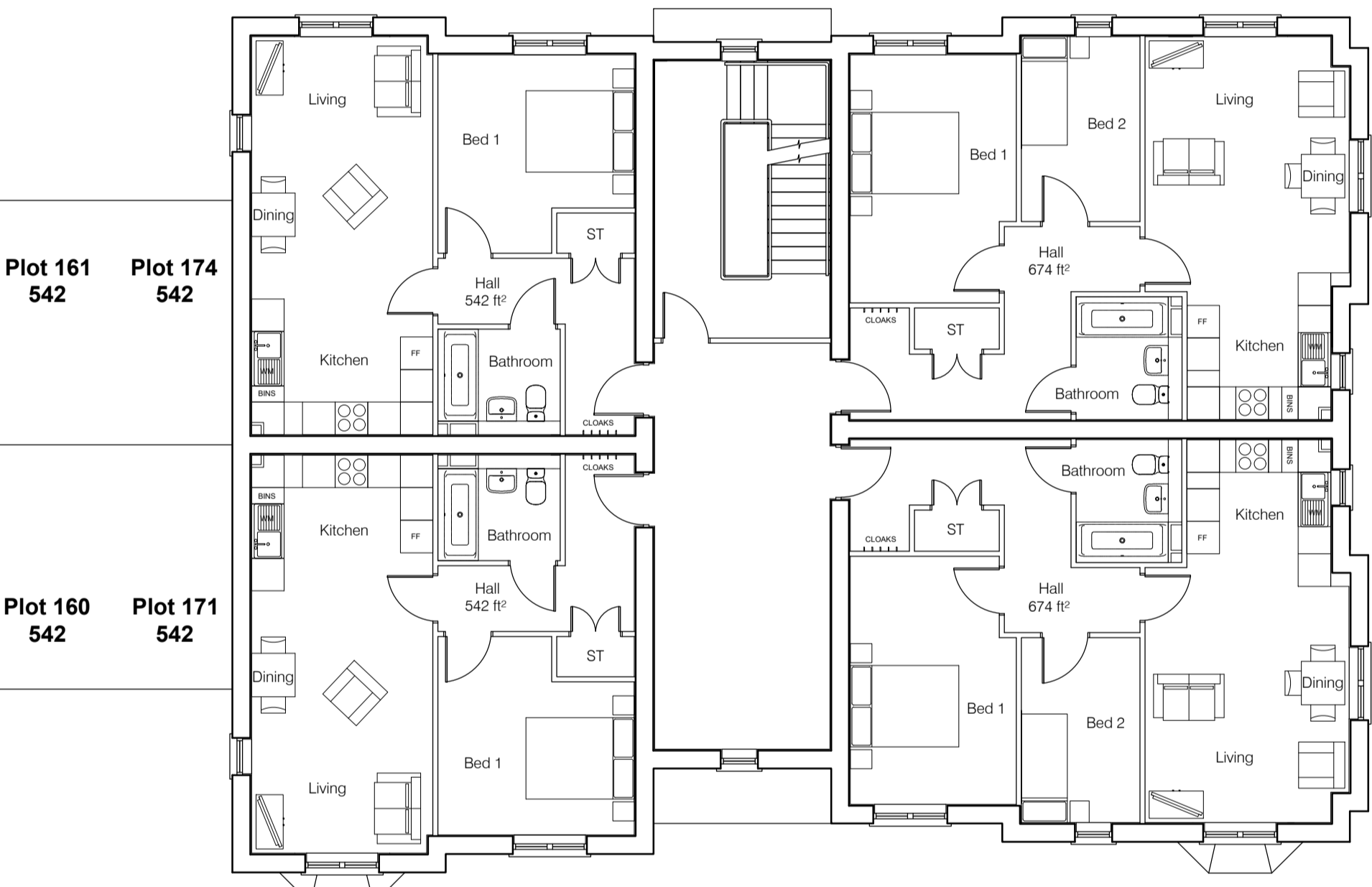
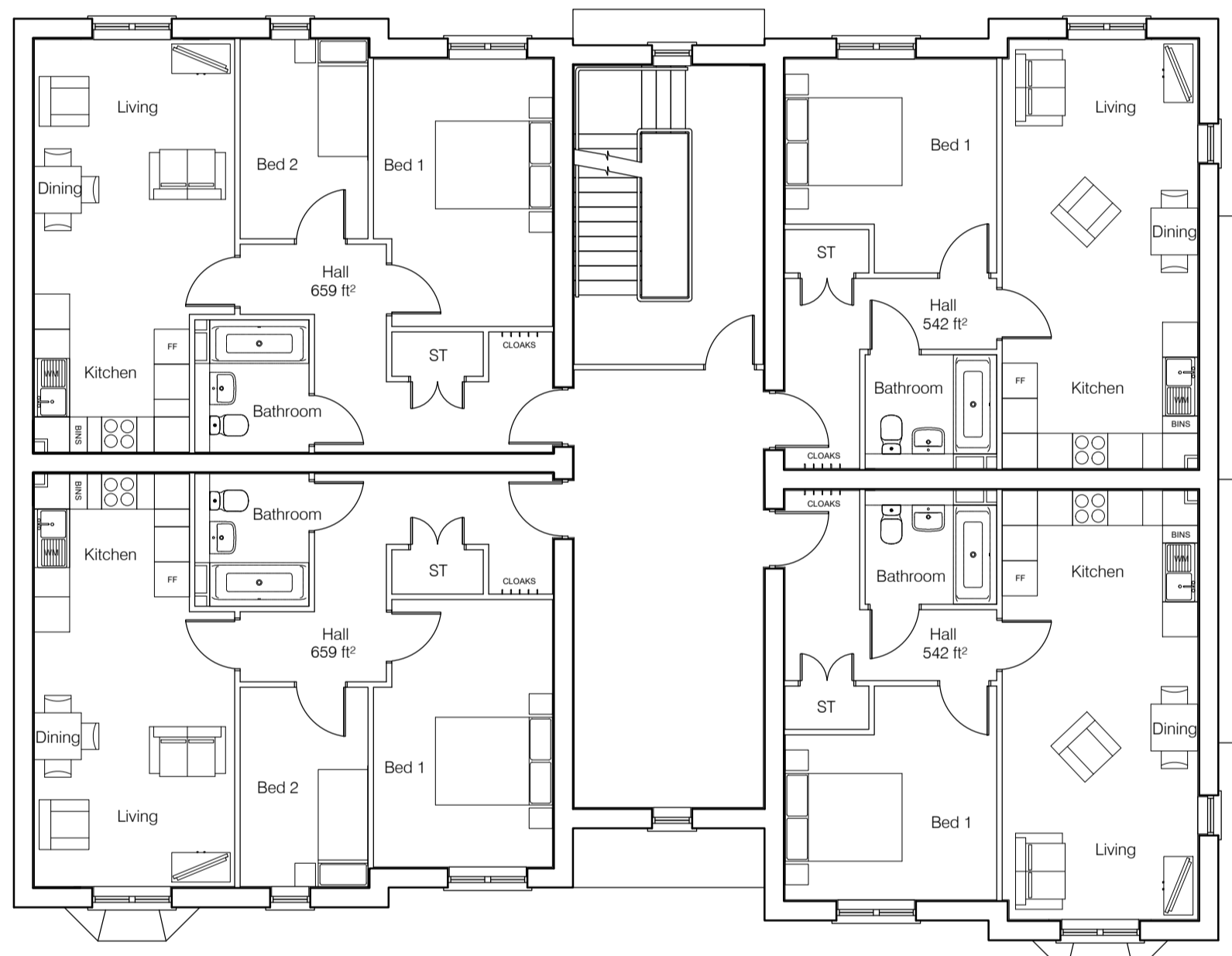
Warwick  
London  
Birmingham  
Manchester  
Leeds  
Canterbury  
Glasgow  
Dublin



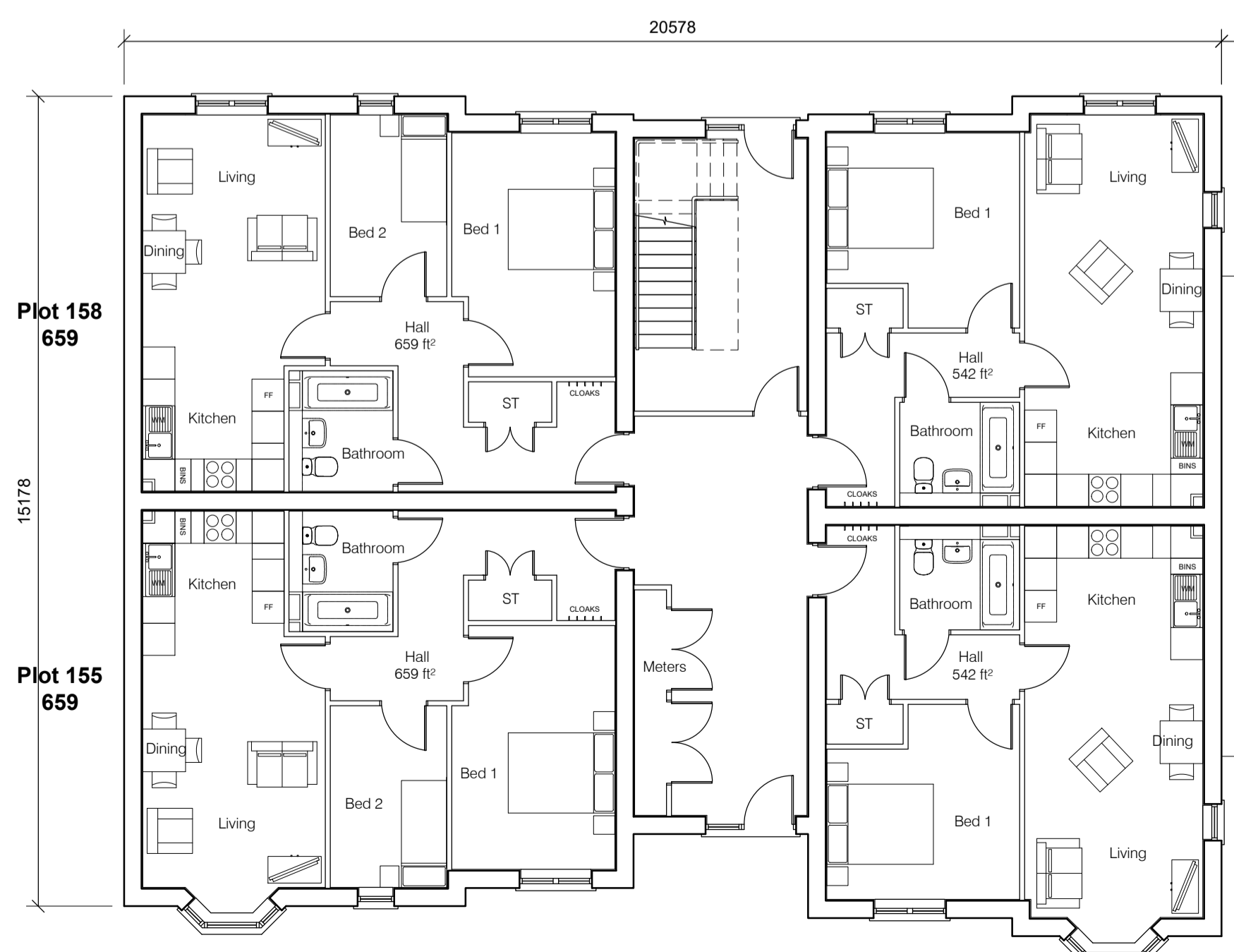
SCHEDULE OF ACCOMMODATION (PLOTS 155-178)			
Apartment	Area	No.	Total Area (sqm)
<b>GROUND FLOOR</b>			
542 - 1 bed apartment	542	4	2,168
659 - 2 bed apartment	659	2	1,318
674 - 2 bed apartment	674	2	1,348
<b>Total:</b>	<b>8</b>	<b>4,834</b>	
<b>FIRST FLOOR</b>			
542 - 1 bed apartment	542	4	2,168
659 - 2 bed apartment	659	2	1,318
674 - 2 bed apartment	674	2	1,348
<b>Total:</b>	<b>8</b>	<b>4,834</b>	
<b>SECOND FLOOR</b>			
542 - 1 bed apartment	542	4	2,168
659 - 2 bed apartment	659	2	1,318
674 - 2 bed apartment	674	2	1,348
<b>Total:</b>	<b>8</b>	<b>4,834</b>	
<b>TOTAL (ALL FLOORS):</b>	<b>24</b>	<b>14,802</b>	



Second Floor



First Floor



Ground Floor

02	14.04.20	Schedule amended	TS
01	08.04.20	Scale bar amended, schedule & o/a dims added	TS
REV	DATE	NOTES	CHK

Client: **LOVELL**

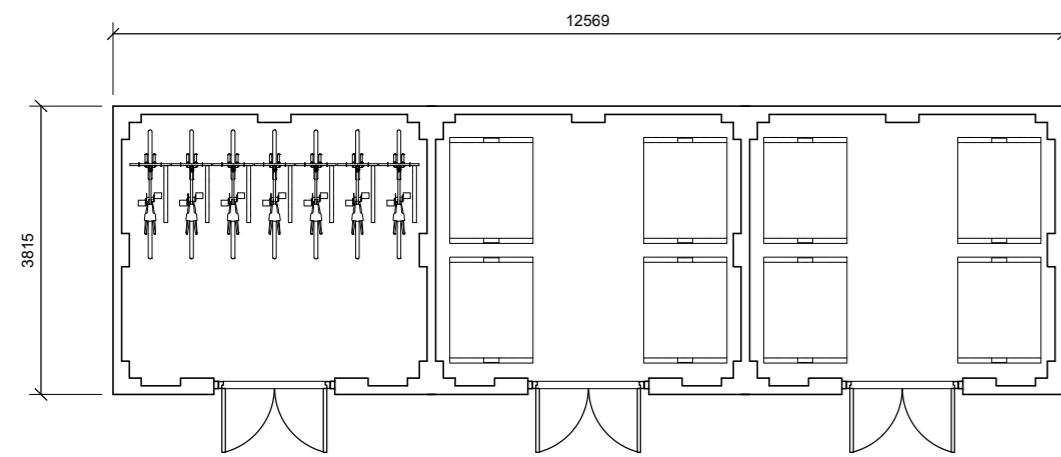
Project: **FOUNTAIN LANE OLDBURY**

Drawing Title: **APARTMENT PLANS - PLOTS 155-178**

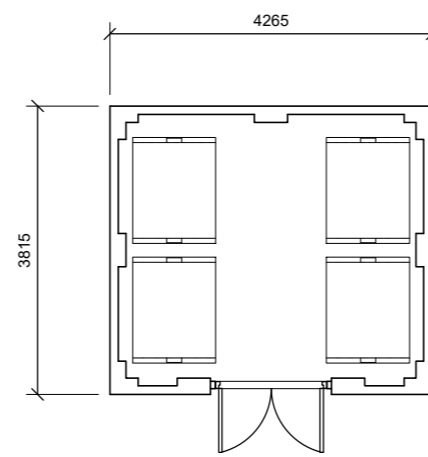
Drawn	Checked	Paper Size	Scale	Date
TS	LL	A1	1:100	FEB 2020
Project No.	Drawing No.	Revision		
18644	324	02		

**CORSTORPHINE + WRIGHT ARCHITECTS**

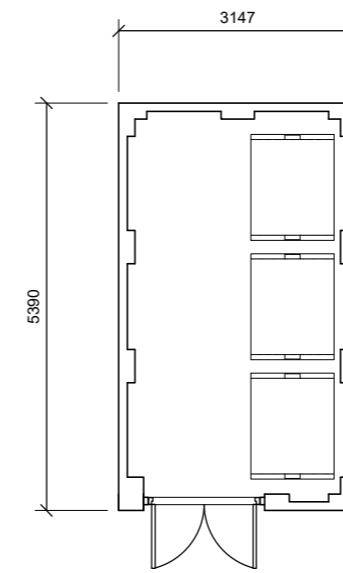
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Manchester  
Leeds  
Canterbury  
Glasgow  
Dublin



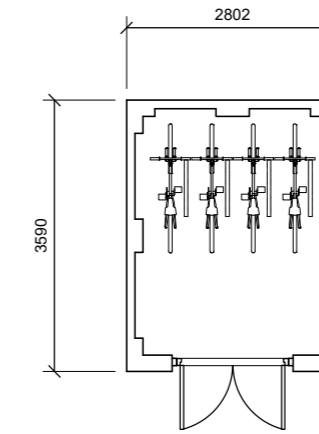
Floor Plan



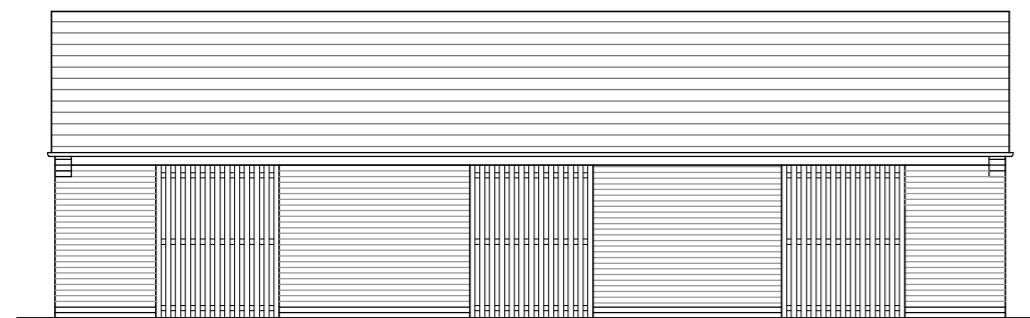
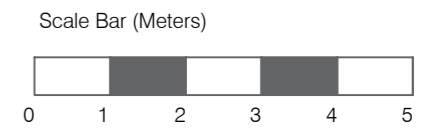
Floor Plan



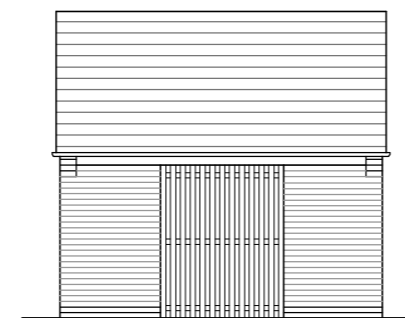
Floor Plan



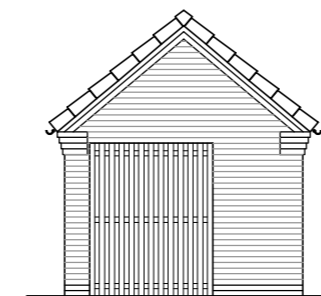
Floor Plan



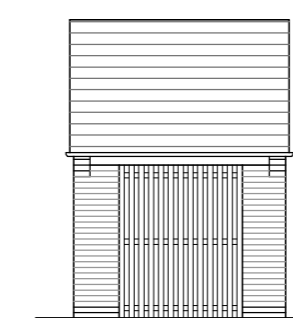
Front Elevation



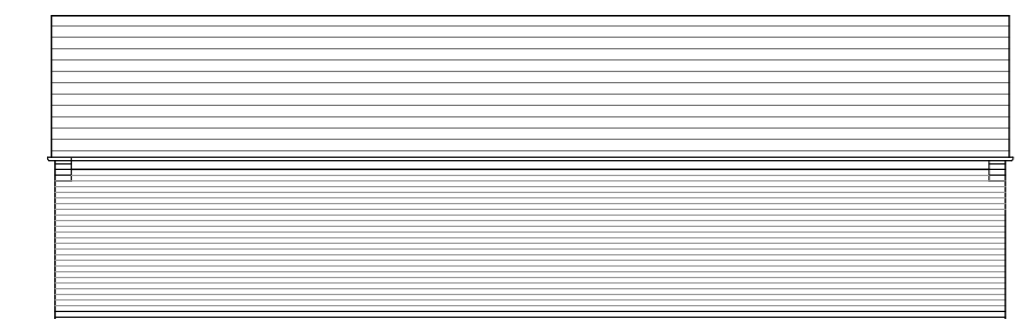
Front Elevation



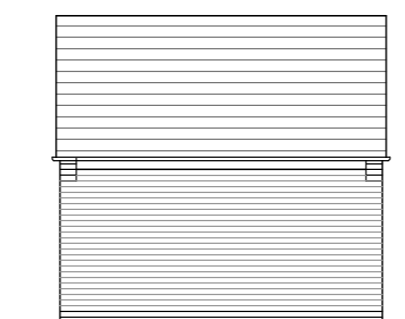
Front Elevation



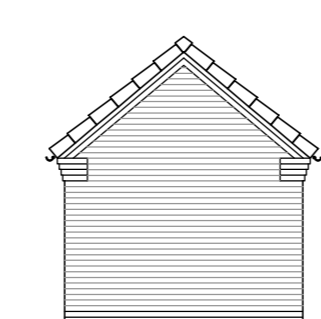
Front Elevation



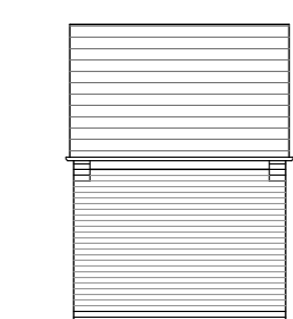
Rear Elevation



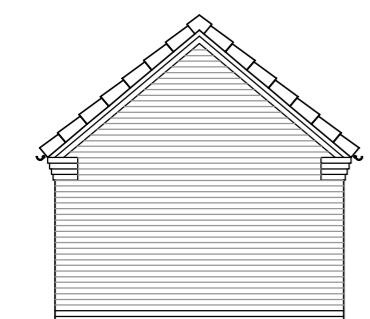
Rear Elevation



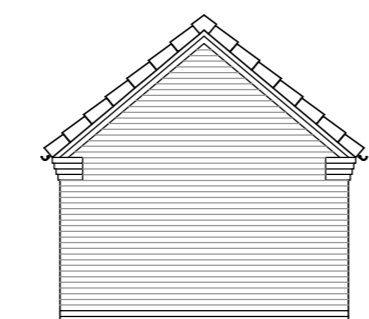
Rear Elevation



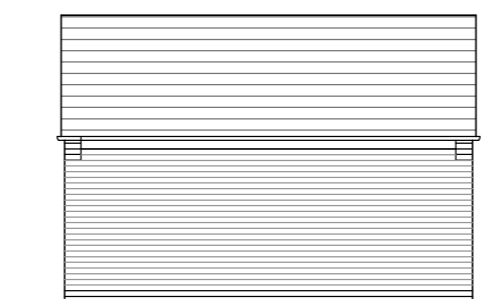
Rear Elevation



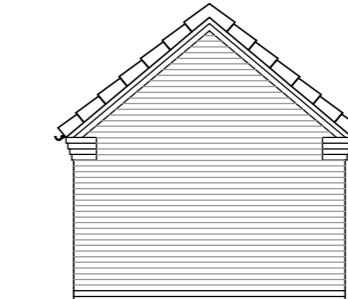
Side Elevation



Side Elevation



Side Elevation



Side Elevation

REV	DATE	NOTES	CHK
01	04.06.20	Amended to Clients comments.	TS

Client

LOVELL

Project

FOUNTAIN LANE  
OLDBURY

Drawing Title

REFUSE & CYCLE STORES

Drawn	Checked	Paper Size	Scale	Date
TS	LL	A2	1:100	JUN 2020

Project No.	Drawing No.	Revision
18644	334	01

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Refuse & Cycle Store  
PLOTS: 155 - 178

Refuse Store  
PLOTS: 1 - 33

Refuse Store  
PLOTS: 1 - 33

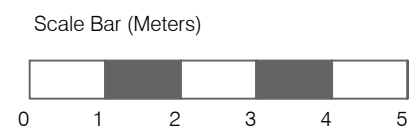
Cycle Store  
PLOTS: 1 - 33

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NOTES:

**Plot Numbers:**  
 Semi-detached - 118, 119, 120, 121, 202, 204, 207, 208, 215, 216, 217, 218, 221, 222, 225, 226, 229 & 230  
 Mid terrace - 203



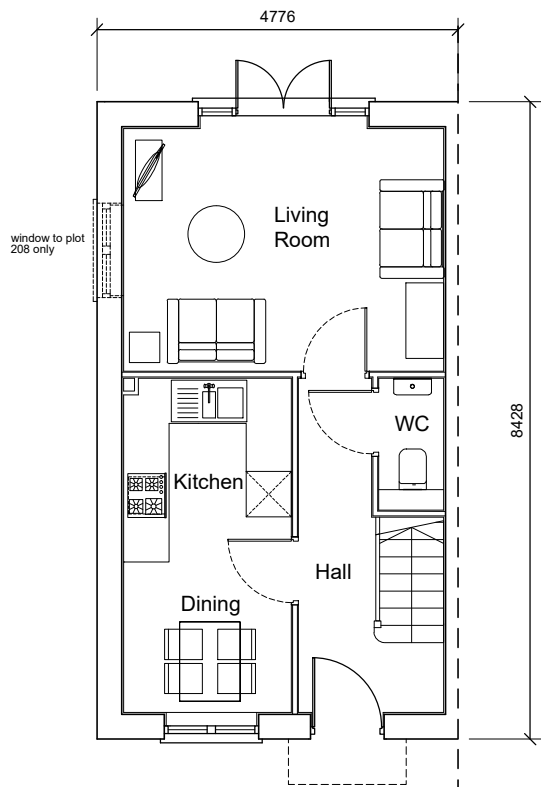
Front Elevation



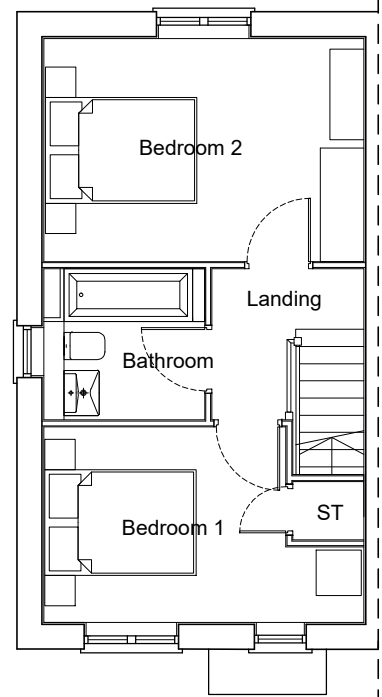
Side Elevation



Rear Elevation



Ground Floor



First Floor

02	08.04.20	Plots numbers updated due to layout changes	TS
01	08.04.20	Scale bar and o/a dimensions added	TS

REV	DATE	NOTES	CHK
-----	------	-------	-----

Client

LOVELL

Project

FOUNTAIN LANE  
OLDBURY

Drawing Title

HOUSE TYPE 703

Drawn	Checked	Paper Size	Scale	Date
SP	LL	A3	1:100	FEB 2020

Project No.	Drawing No.	Revision
18644	302	02

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For plot specific materials please refer to the Materials Plan (dwg no. 18644 / 328)



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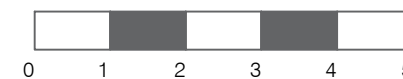
Figured dimensions only to be taken from this drawing. DO NOT SCALE. All contractors must visit the site and be responsible for checking all setting out dimensions and notifying the architect of any discrepancies prior to any manufacture or construction work.

NOTES:

**Plot Numbers:**

Semi-detached - 151, 152, 211, 212, 224, 227, 228, 232 & 233

Scale Bar (Meters)



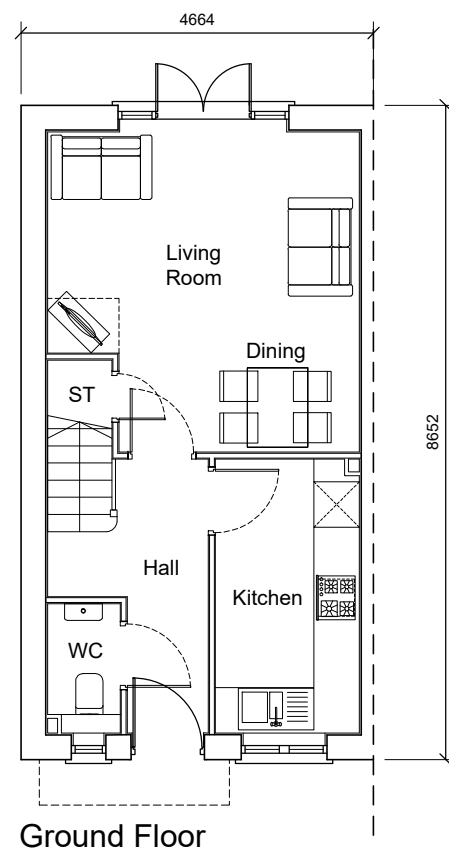
Front Elevation



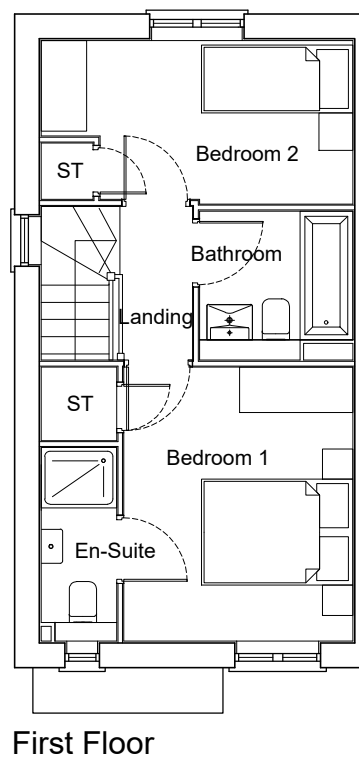
Side Elevation



Rear Elevation



Ground Floor



First Floor

03	09.04.20	Plots numbers updated due to layout changes	TS
02	08.04.20	Scale bar and o/a dimensions added	TS
01	25.03.20	Minor amendment to First Floor Plan	SP

REV DATE NOTES CHK

Client

LOVELL

Project

FOUNTAIN LANE  
OLDBURY

Drawing Title

HOUSE TYPE 706

Drawn	Checked	Paper Size	Scale	Date
SP	LL	A3	1:100	FEB 2020

Project No.	Drawing No.	Revision
18644	303	03

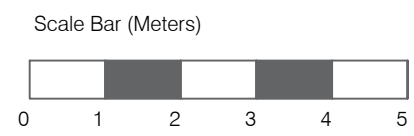
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For plot specific materials please refer to the Materials Plan (dwg no. 18644 / 328)

**Plot Numbers:**  
Semi-detached - 42, 96, 97, 98, 102, 103, 104, 106, 107, 108, 109, 111, 112 & 114  
Mid terrace - 113



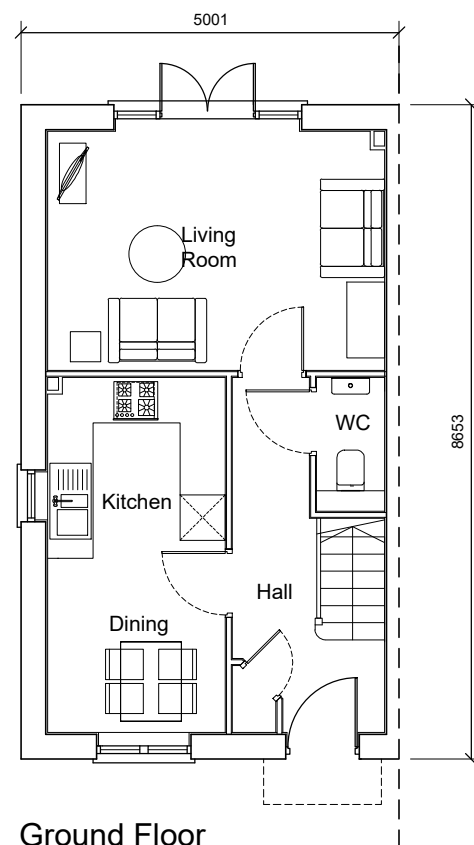
Front Elevation



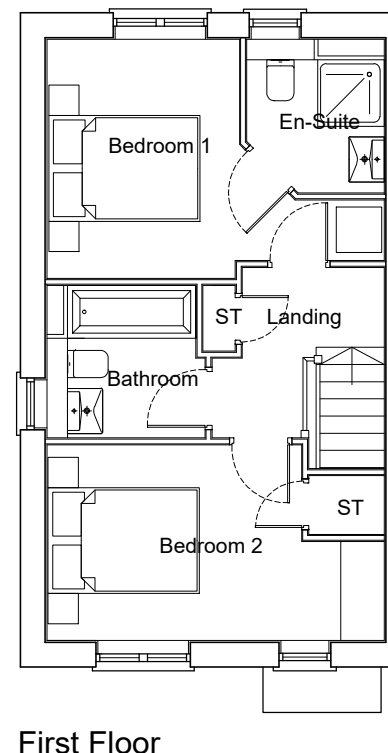
Side Elevation



Rear Elevation



Ground Floor



First Floor

REV	DATE	NOTES	CHK	
Client				
LOVELL				
Project				
FOUNTAIN LANE OLDBURY				
Drawing Title				
HOUSE TYPE 763				
Drawn	Checked	Paper Size	Scale	Date
TS	LL	A3	1:100	APR 2020
Project No.	Drawing No.	Revision		
18644	333			

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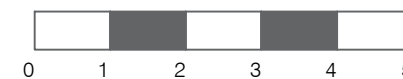
Figured dimensions only to be taken from this drawing. DO NOT SCALE.  
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NOTES:

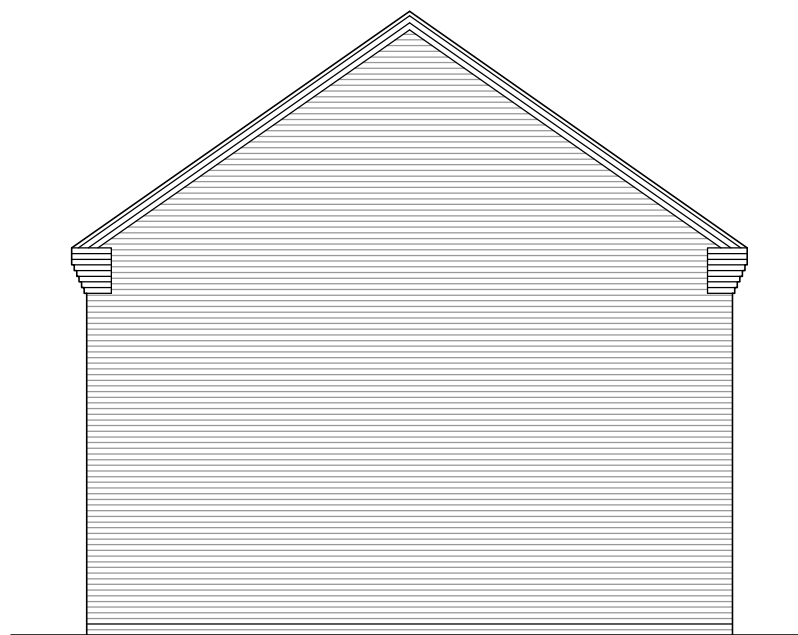
**Plot Numbers:**

Semi-detached - 122, 132, 133, 149, 188, 198 & 199

**Scale Bar (Meters)**



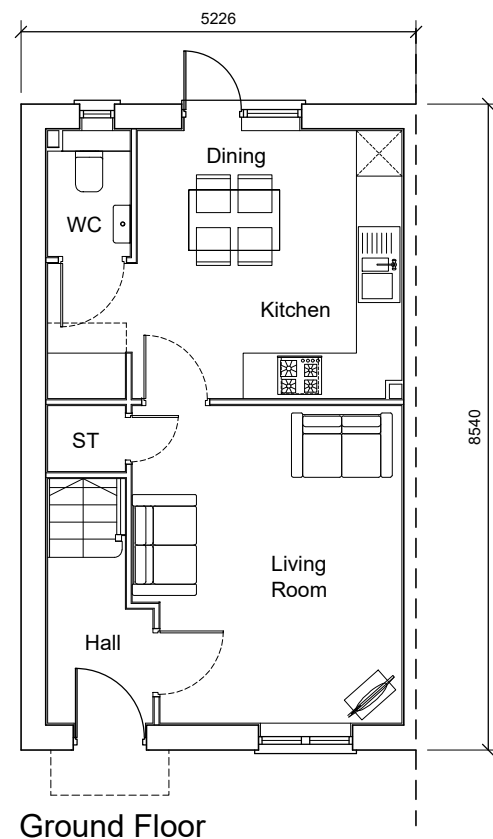
Front Elevation



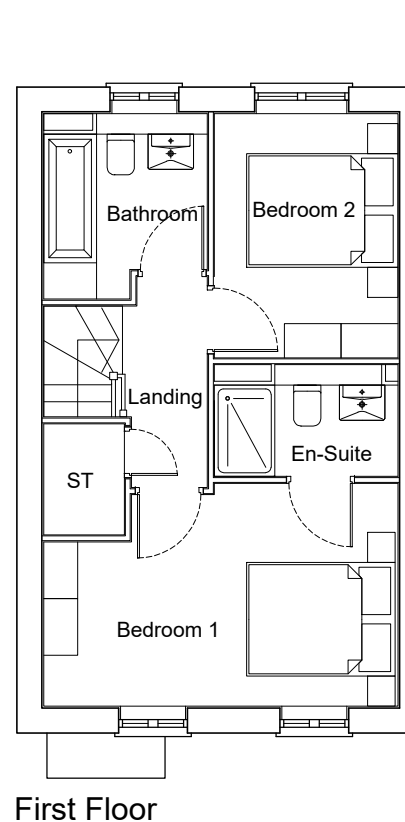
Side Elevation



Rear Elevation



Ground Floor



First Floor

REV	DATE	NOTES	CHK
02	08.04.20	Scale bar and o/a dimensions added	TS
01	25.03.20	Minor amendment to First Floor Plan	SP

Client

LOVELL

Project

FOUNTAIN LANE  
OLDBURY

Drawing Title

HOUSE TYPE 789

Drawn	Checked	Paper Size	Scale	Date
SP	LL	A3	1:100	FEB 2020

Project No.	Drawing No.	Revision
18644	304	02

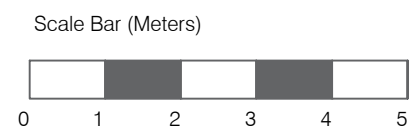
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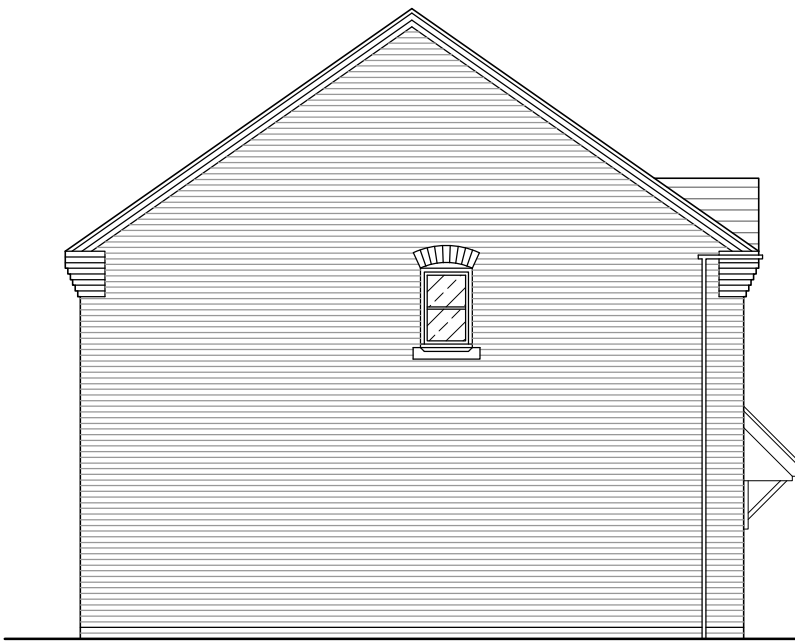
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For plot specific materials please refer to the Materials Plan (dwg no. 18644 / 328)

**Plot Numbers:**  
Semi-detached - 36, 37, 40, 51, 99, 101, 136, 137, 189, 190, 195, 196, 205, 206, 219 & 220  
Mid terrace - 100



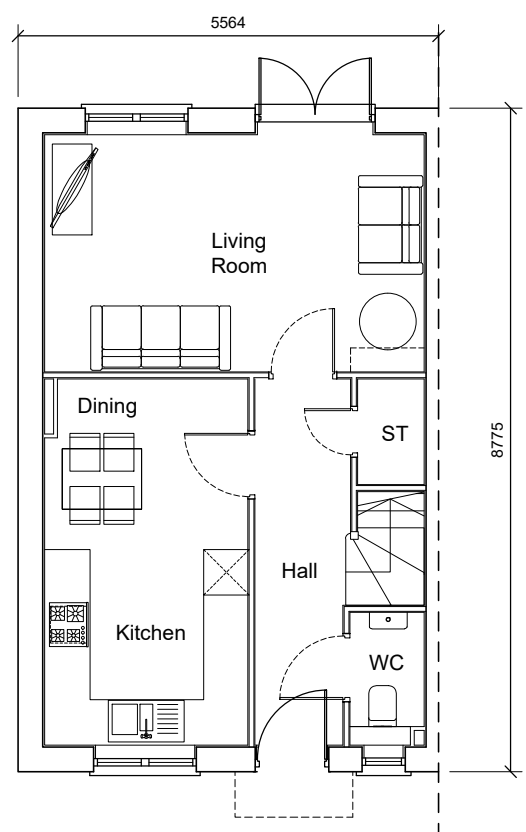
Front Elevation



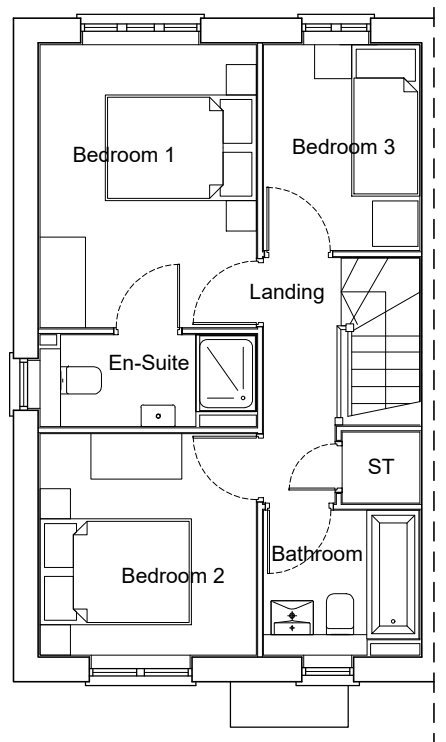
Side Elevation



Rear Elevation



Ground Floor



First Floor

02	08.04.20	Scale bar and o/a dimensions added	TS
01	25.03.20	Minor amendment to First Floor Plan and Elevations	SP

REV	DATE	NOTES	CHK
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Client  
LOVELL

Project  
FOUNTAIN LANE  
OLDBURY

Drawing Title  
HOUSE TYPE 871

Drawn	Checked	Paper Size	Scale	Date
SP	LL	A3	1:100	FEB 2020

Project No.	Drawing No.	Revision
18644	305	02

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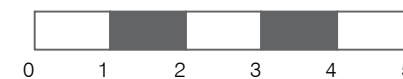
For plot specific materials please refer to the Materials Plan (dwg no. 18644 / 328)

**Plot Numbers:**

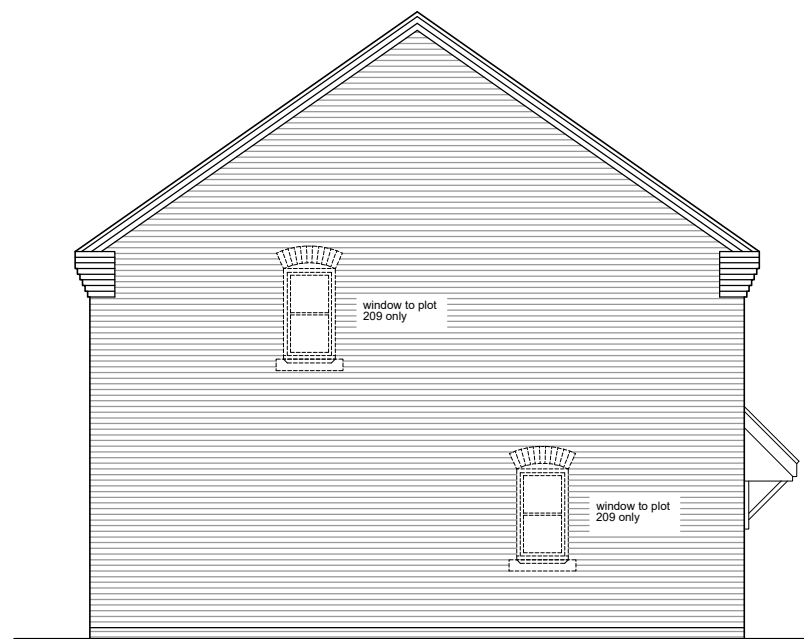
Semi-detached - 38, 39, 52, 54, 116, 117, 126, 127, 128, 129, 140, 142, 184, 185, 209 & 210

Mid terrace - 53 & 141

**Scale Bar (Meters)**



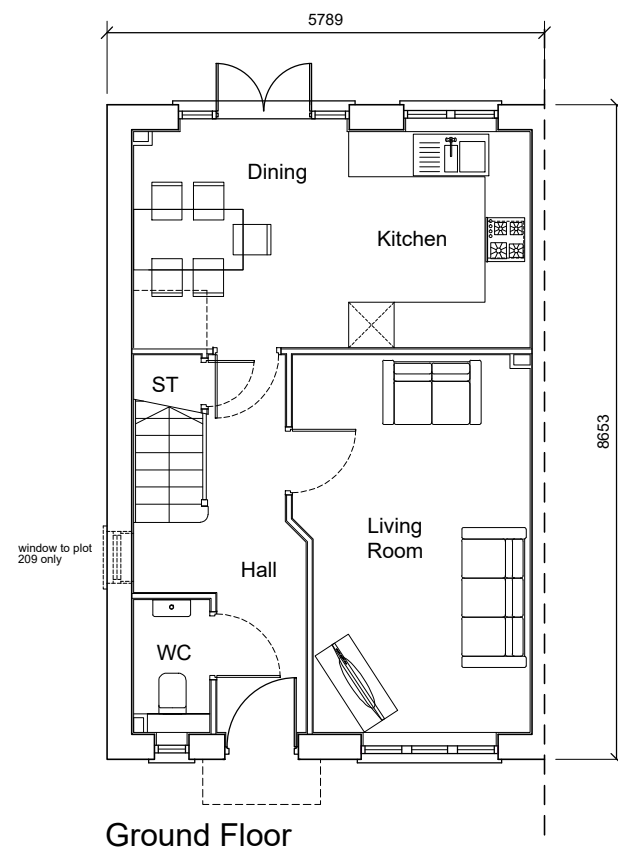
Front Elevation



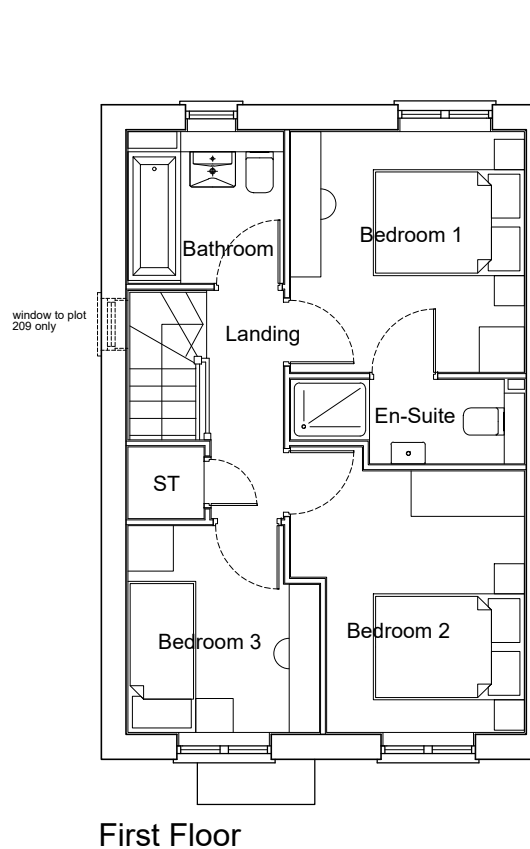
Side Elevation



Rear Elevation



Ground Floor



First Floor

02	08.04.20	Scale bar and o/a dimensions added	TS
01	25.03.20	Minor amendment to First Floor Plan	SP

REV	DATE	NOTES	CHK
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Client

LOVELL

Project

FOUNTAIN LANE  
OLDBURY

Drawing Title

HOUSE TYPE 897

Drawn	Checked	Paper Size	Scale	Date
SP	LL	A3	1:100	FEB 2020

Project No.	Drawing No.	Revision
18644	306	02

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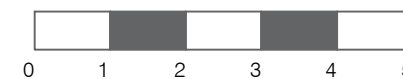
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NOTES:

Plot Numbers:

85 & 90

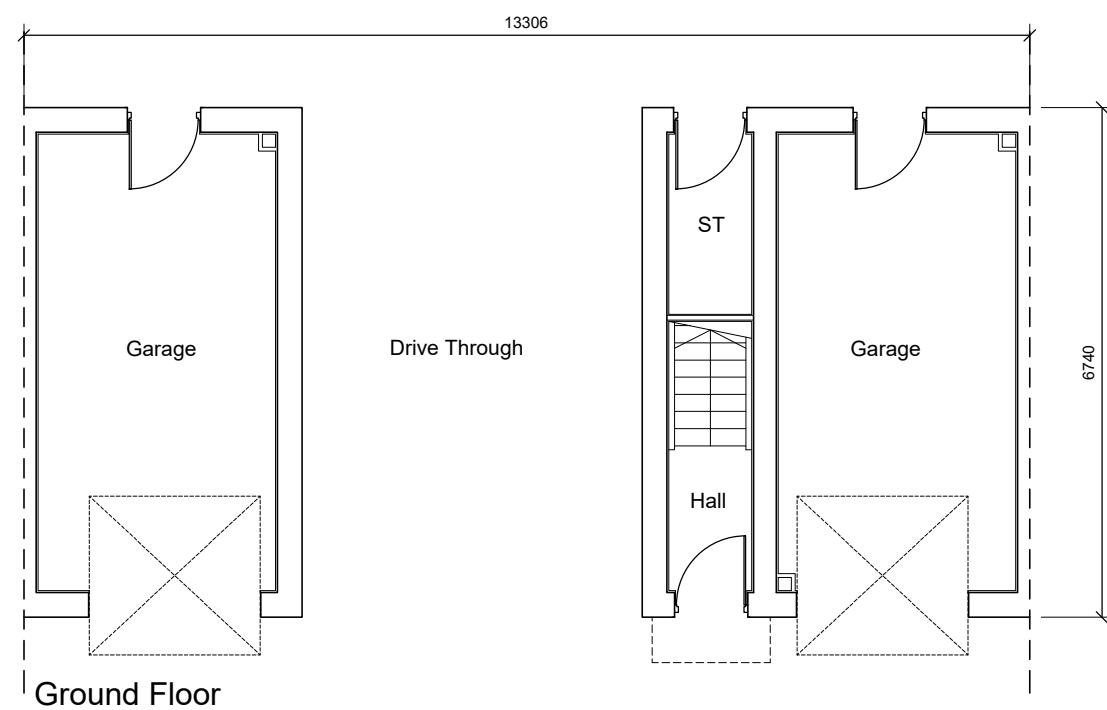
Scale Bar (Meters)



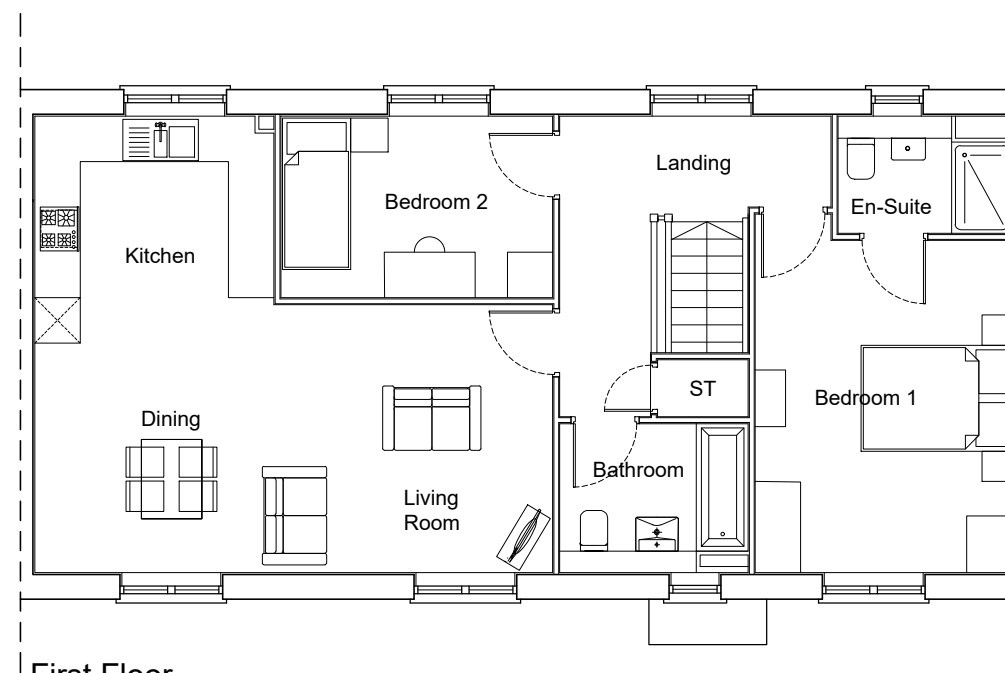
Front Elevation



Rear Elevation



Ground Floor



First Floor

02	08.04.20	Scale bar and o/a dimensions added	TS
01	25.03.20	Minor amendment to First Floor Plan	SP

REV DATE NOTES CHK

Client

LOVELL

Project

FOUNTAIN LANE  
OLDBURY

Drawing Title

HOUSE TYPE 910

Drawn	Checked	Paper Size	Scale	Date
SP	LL	A3	1:100	FEB 2020

Project No.	Drawing No.	Revision
18644	307	02

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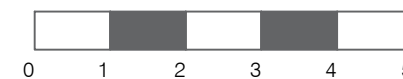
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For plot specific materials please refer to the Materials Plan (dwg no. 18644 / 328)

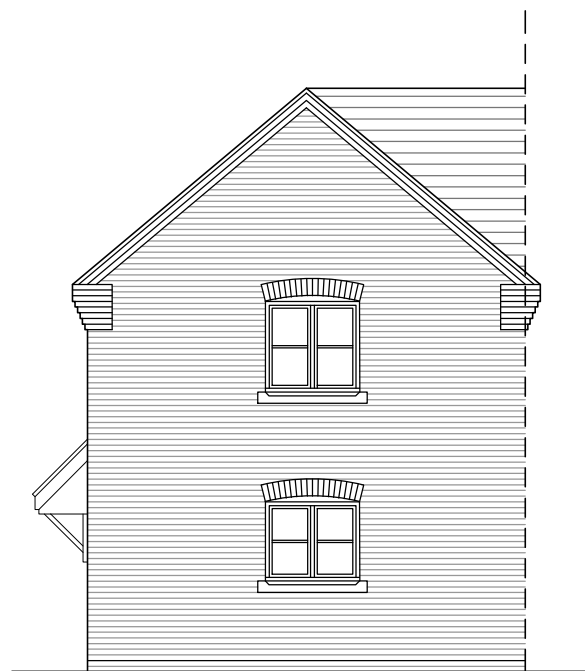
**Plot Numbers:**

Semi-detached - 43, 95, 105, 110, 123, 148, 187, 223, 231 & 234

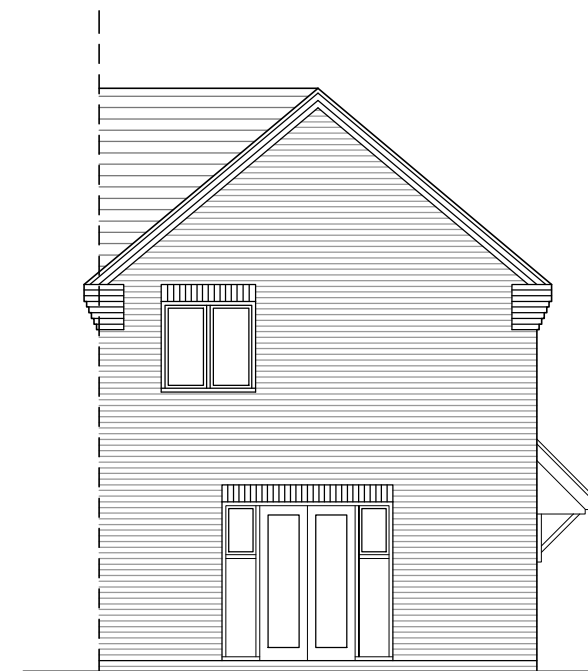
**Scale Bar (Meters)**



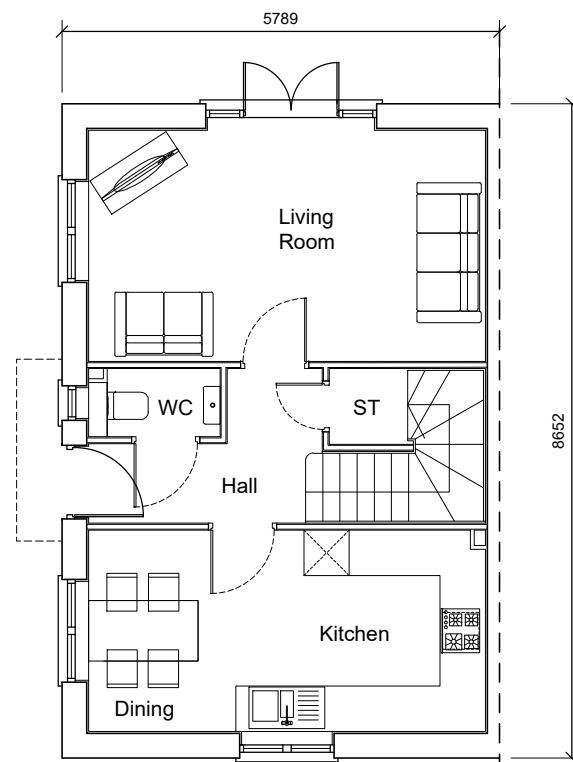
Front Elevation



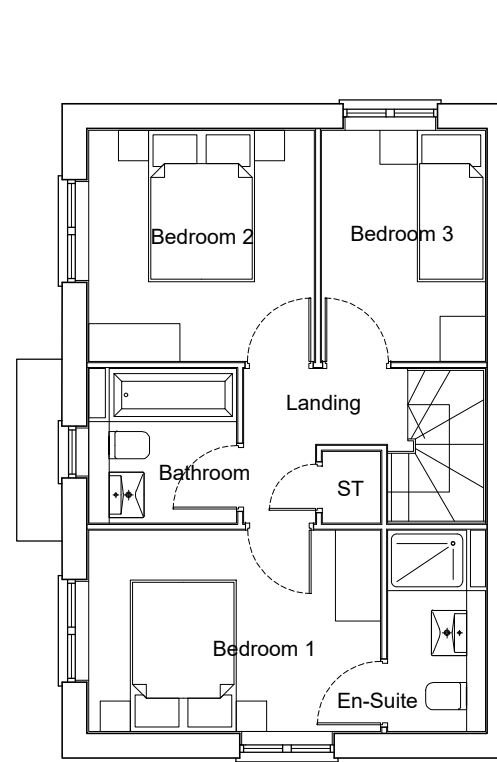
Front / Side Elevation



Rear / Side Elevation



Ground Floor



First Floor

02	08.04.20	Plots numbers updated due to layout changes	TS
01	08.04.20	Scale bar and o/a dimensions added	TS

REV	DATE	NOTES	CHK
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Client

LOVELL

Project

FOUNTAIN LANE  
OLDBURY

Drawing Title

HOUSE TYPE 912

Drawn	Checked	Paper Size	Scale	Date
SP	LL	A3	1:100	FEB 2020

Project No.	Drawing No.	Revision
18644	308	02

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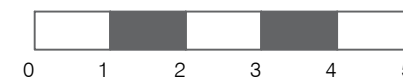
Figured dimensions only to be taken from this drawing. DO NOT SCALE. All contractors must visit the site and be responsible for checking all setting out dimensions and notifying the architect of any discrepancies prior to any manufacture or construction work.

NOTES:

**Plot Numbers:**

Detached - 115, 125, 130, 147, 150, 181, 183, 191, 192, 194 & 197

**Scale Bar (Meters)**



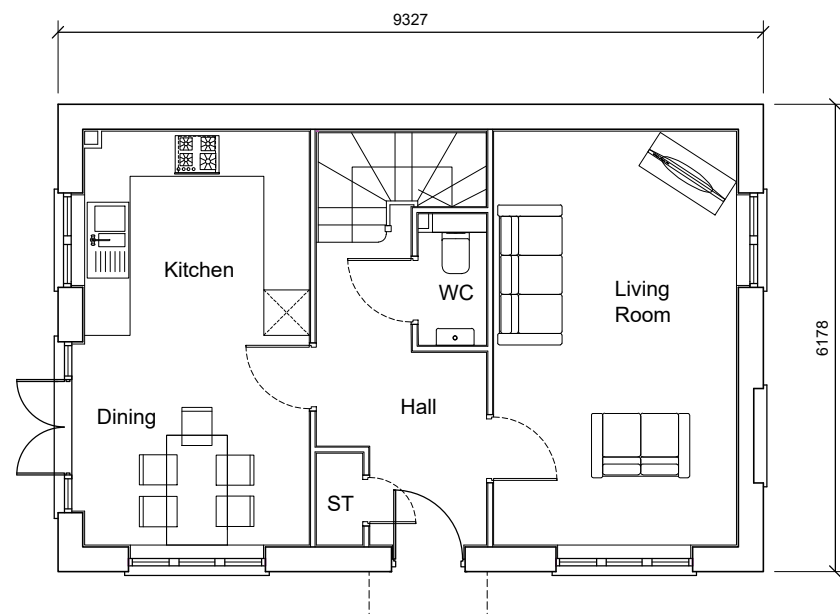
Front Elevation



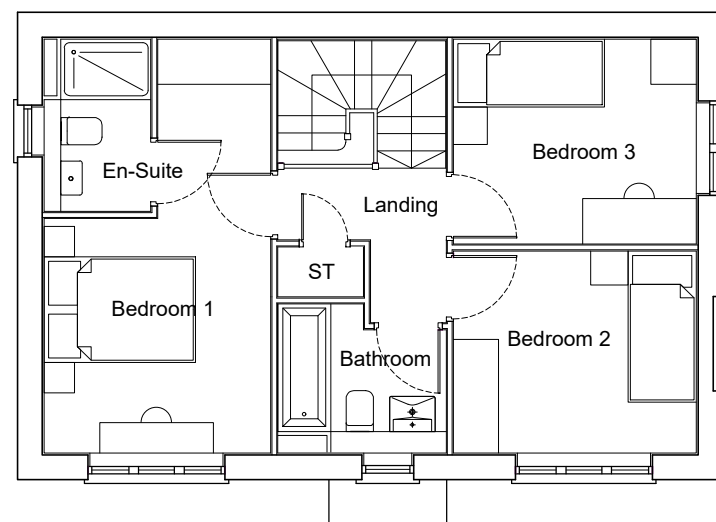
Front / Side Elevation



Rear Elevation



Ground Floor



First Floor



Rear / Side Elevation

01 08.04.20 Scale bar and o/a dimensions added TS

REV DATE NOTES CRK

Client

LOVELL

Project

FOUNTAIN LANE  
OLDBURY

Drawing Title

HOUSE TYPE 1015

Drawn	Checked	Paper Size	Scale	Date
SP	LL	A3	1:100	FEB 2020

Project No.	Drawing No.	Revision
18644	309	01

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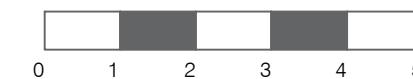
For plot specific materials please refer to the Materials Plan (dwg no. 18644 / 328)



Plot Numbers:

Semi-detached - 41 & 50

Scale Bar (Meters)



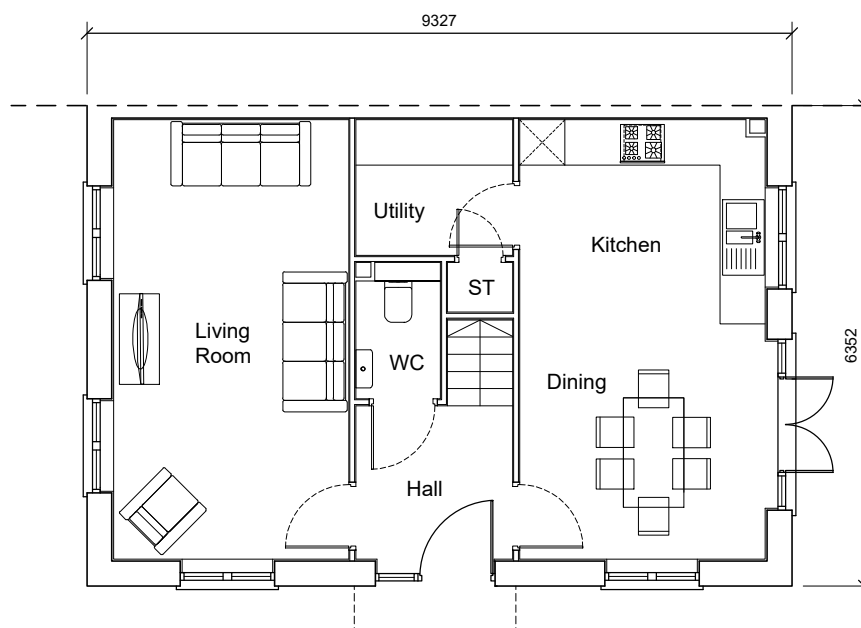
Front Elevation



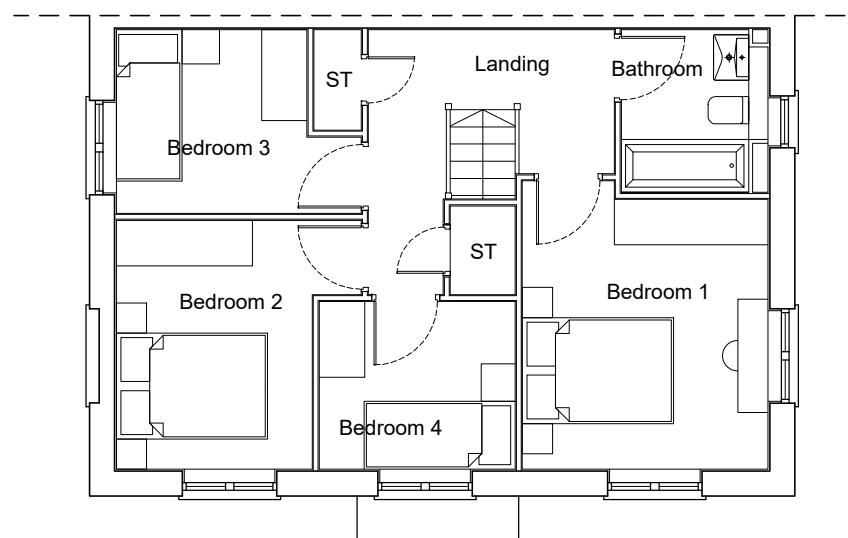
Side Elevation



Side Elevation



Ground Floor



First Floor

03	09.04.20	Plots numbers updated due to layout changes	TS
02	08.04.20	Scale bar and dia dimensions added	TS
01	25.03.20	Minor amendment to First Floor Plan	SP

REV DATE NOTES CHK

Client

LOVELL

Project

FOUNTAIN LANE  
OLDBURY

Drawing Title

HOUSE TYPE 1078

Drawn	Checked	Paper Size	Scale	Date
SP	LL	A3	1:100	FEB 2020

Project No.	Drawing No.	Revision
18644	310	03

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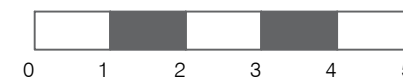
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For plot specific materials please refer to the Materials Plan (dwg no. 18644 / 328)

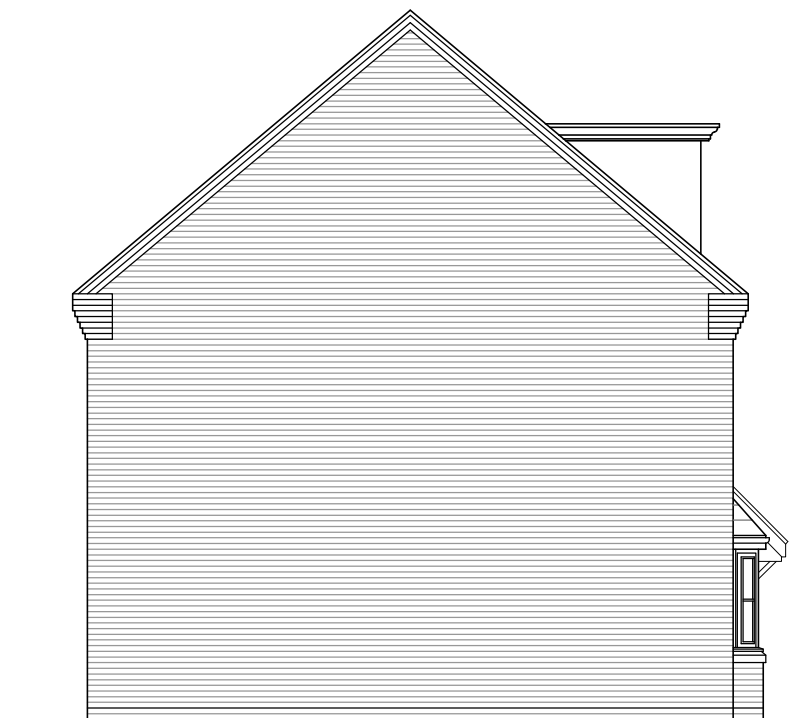
**Plot Numbers:**

Semi-detached - 44, 45, 46, 47, 80, 81 & 93

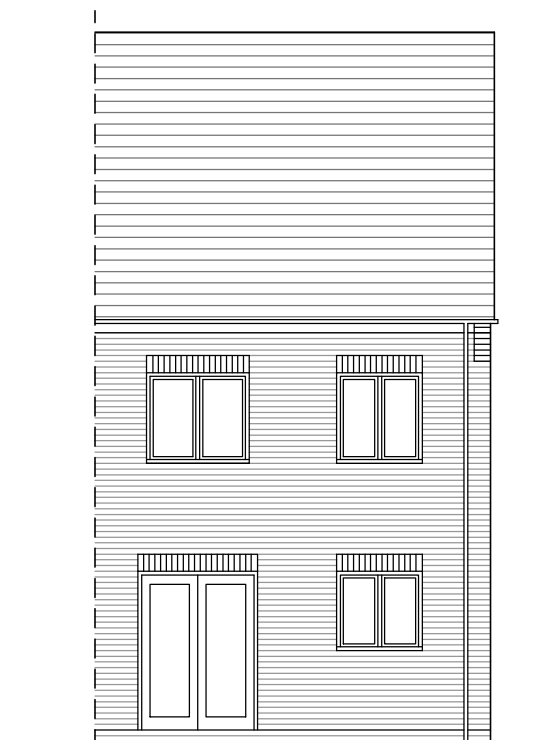
**Scale Bar (Meters)**



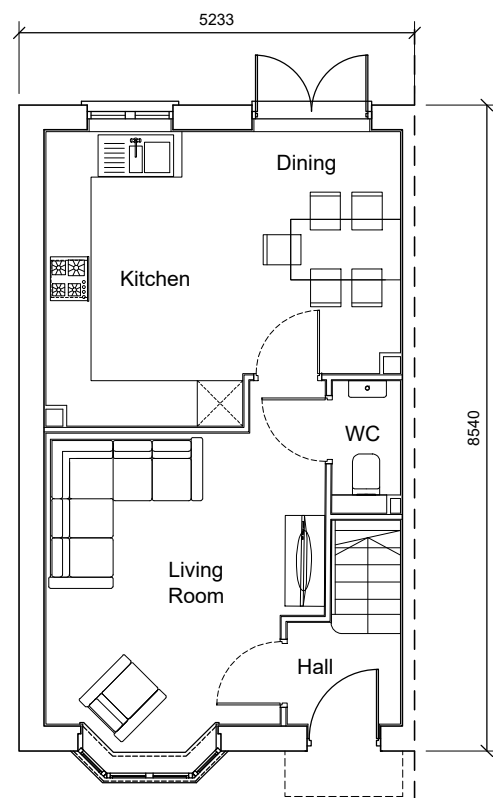
Front Elevation



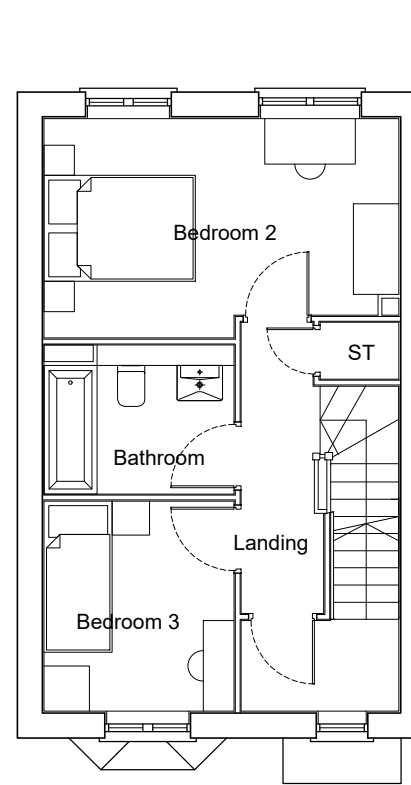
Side Elevation



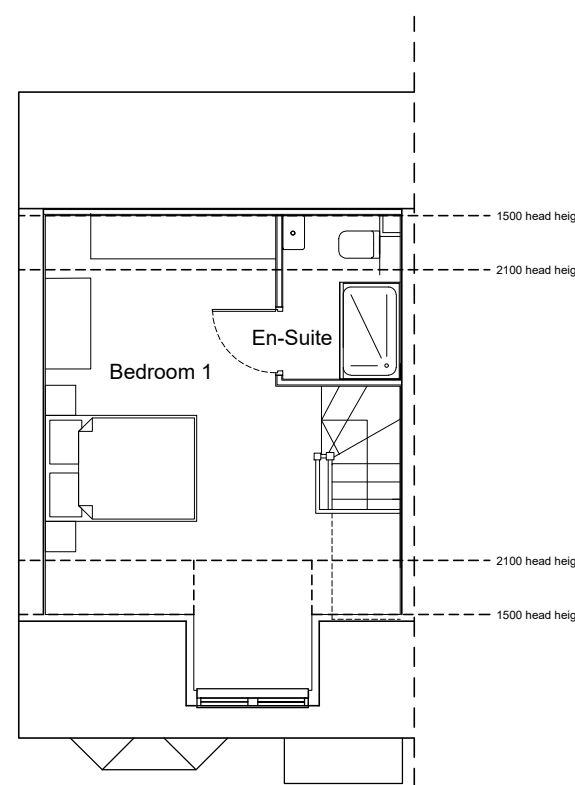
Rear Elevation



Ground Floor



First Floor



Second Floor

02	08.04.20	Scale bar and o/a dimensions added	TS
01	25.03.20	Minor amendment to Second Floor Plan	SP

Client

LOVELL

Project

FOUNTAIN LANE  
OLDBURY

Drawing Title

HOUSE TYPE 1080

Drawn	Checked	Paper Size	Scale	Date
SP	LL	A3	1:100	FEB 2020

Project No.	Drawing No.	Revision
18644	311	02

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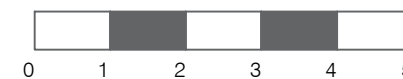
For plot specific materials please refer to the Materials Plan (dwg no. 18644 / 328)

NOTES:

Plot Numbers:

Semi-detached - 134, 135, 145, 146, 179 & 180

Scale Bar (Meters)



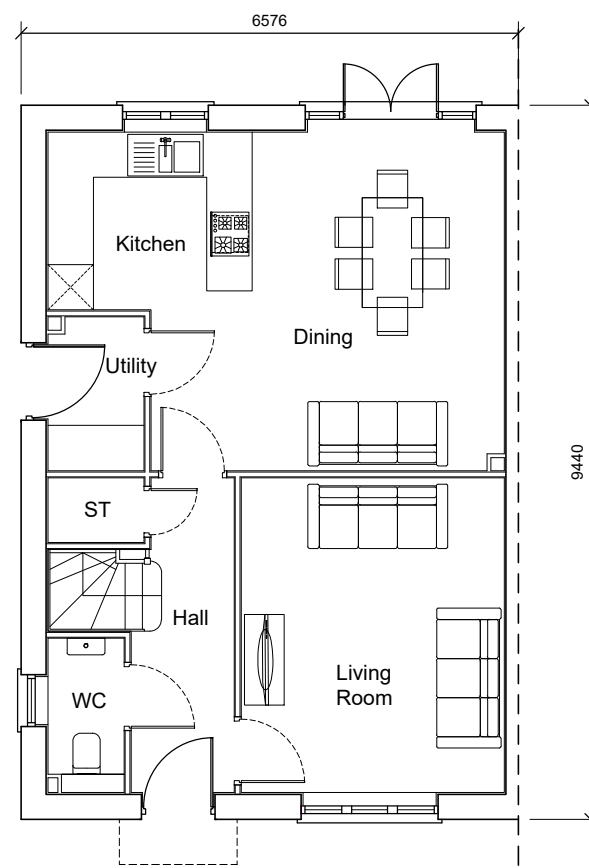
Front Elevation



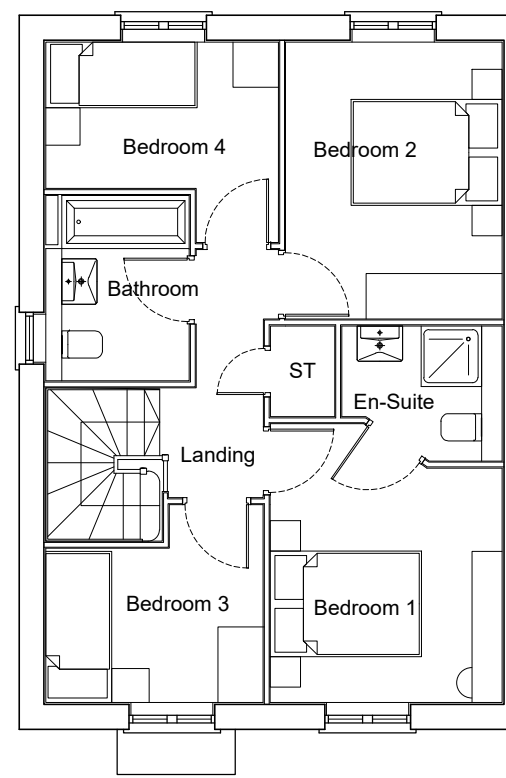
Side Elevation



Rear Elevation



Ground Floor



First Floor

For plot specific materials please refer to the Materials Plan (dwg no. 18644 / 328)

01 08.04.20 Scale bar and o/a dimensions added TS

REV DATE NOTES CHK

Client

LOVELL

Project

FOUNTAIN LANE  
OLDBURY

Drawing Title

HOUSE TYPE 1134

Drawn	Checked	Paper Size	Scale	Date
SP	LL	A3	1:100	FEB 2020

Project No.	Drawing No.	Revision
18644	312	01

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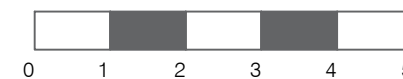
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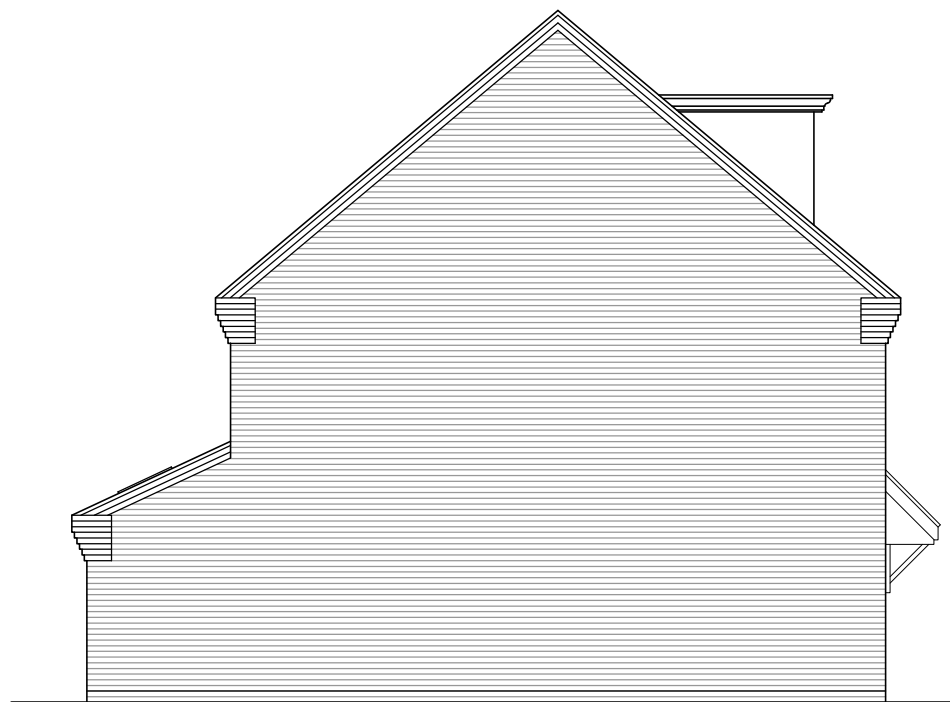
**Plot Numbers:**

Semi-detached - 138, 139, 143, 144, 153, 154, 200, 201, 213 & 214

**Scale Bar (Meters)**



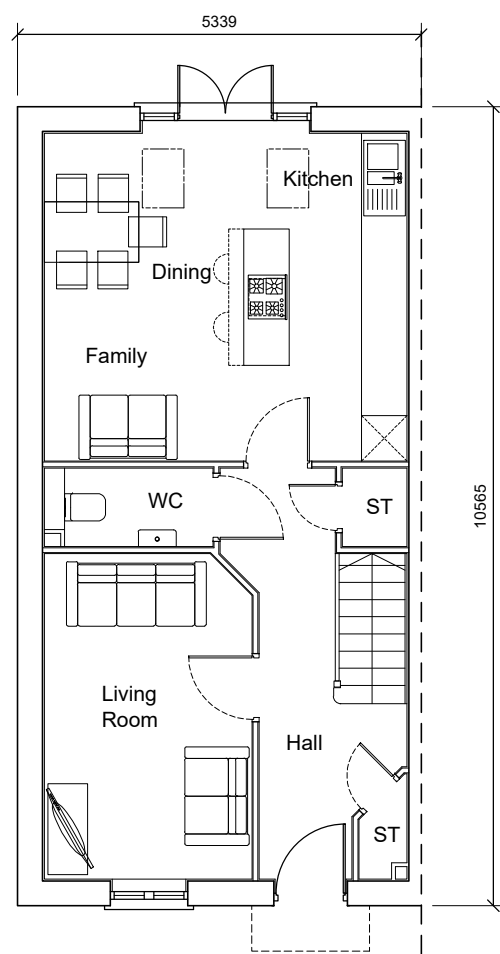
Front Elevation



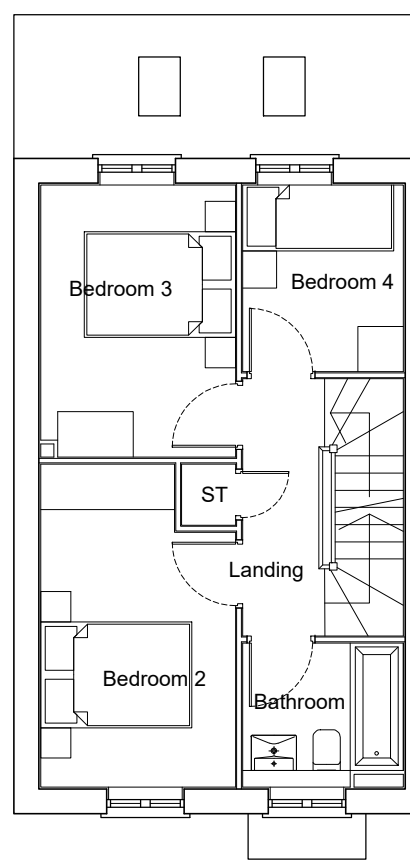
Side Elevation



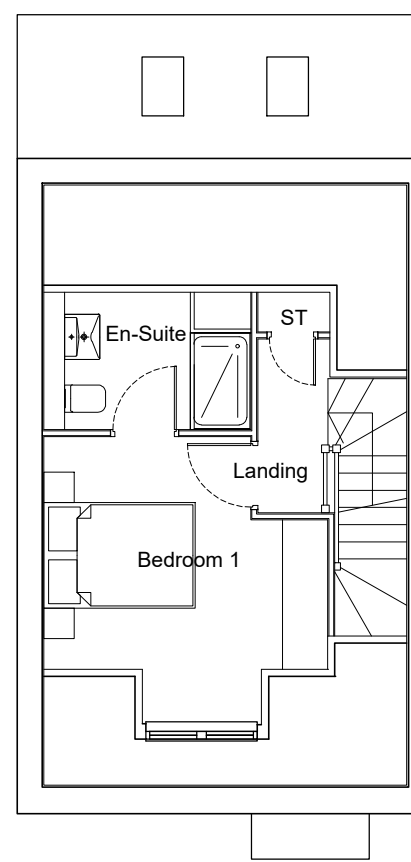
Rear Elevation



Ground Floor



First Floor



Second Floor

01 08.04.20 Scale bar and o/a dimensions added TS

REV DATE NOTES CHK

Client

LOVELL

Project

FOUNTAIN LANE  
OLDBURY

Drawing Title

HOUSE TYPE 1173

Drawn	Checked	Paper Size	Scale	Date
SP	LL	A3	1:100	FEB 2020

Project No.	Drawing No.	Revision
18644	313	01

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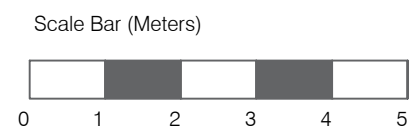
For plot specific materials please refer to the Materials Plan (dwg no. 18644 / 328)

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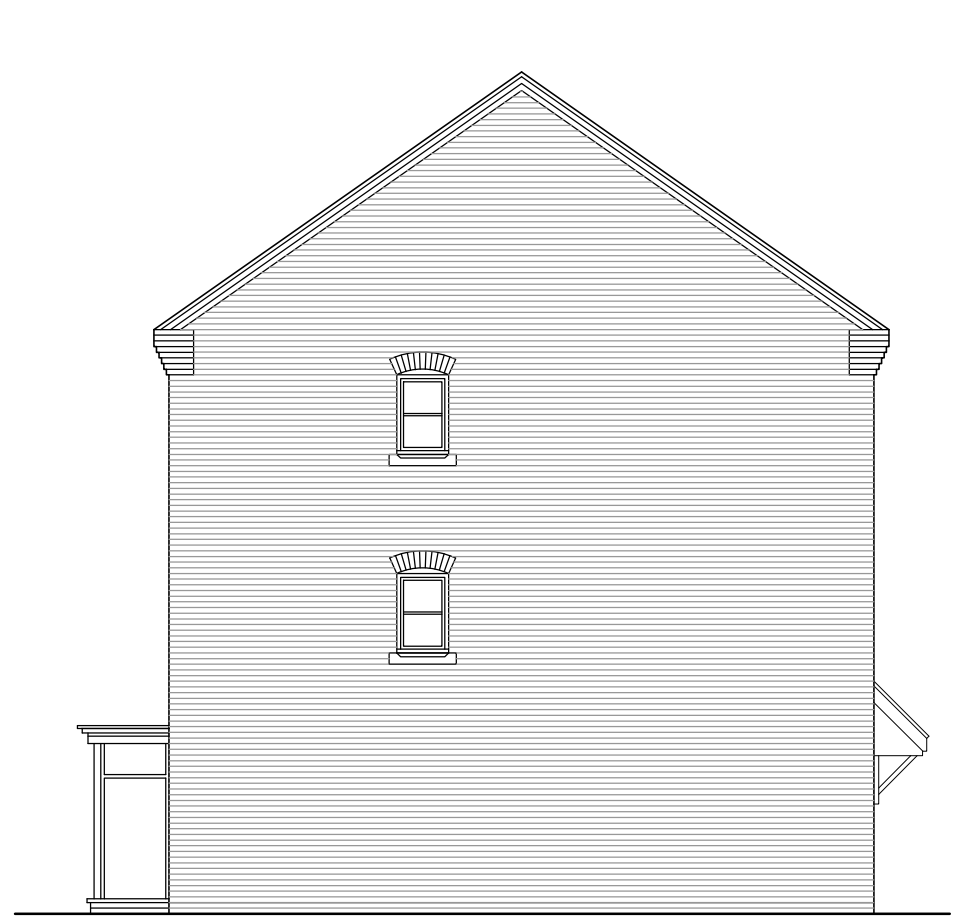
Figured dimensions only to be taken from this drawing. DO NOT SCALE. All contractors must visit the site and be responsible for checking all setting out dimensions and notifying the architect of any discrepancies prior to any manufacture or construction work.

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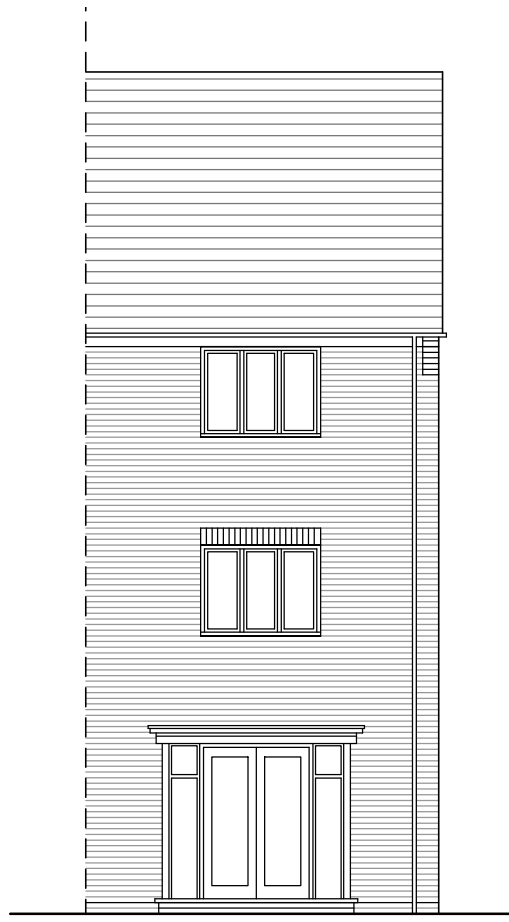
**Plot Numbers:**  
 Semi-detached - 35, 48, 78, 79, 82, 87, 88 & 92  
 Mid terrace - 86, 89 & 91



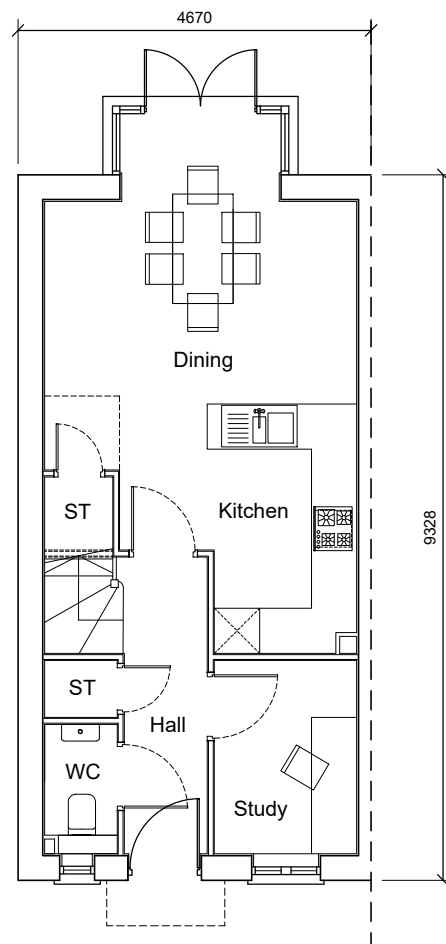
Front Elevation



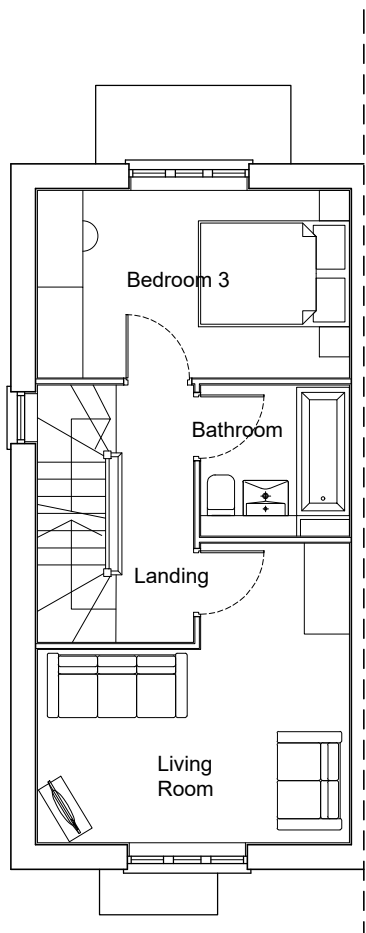
Side Elevation



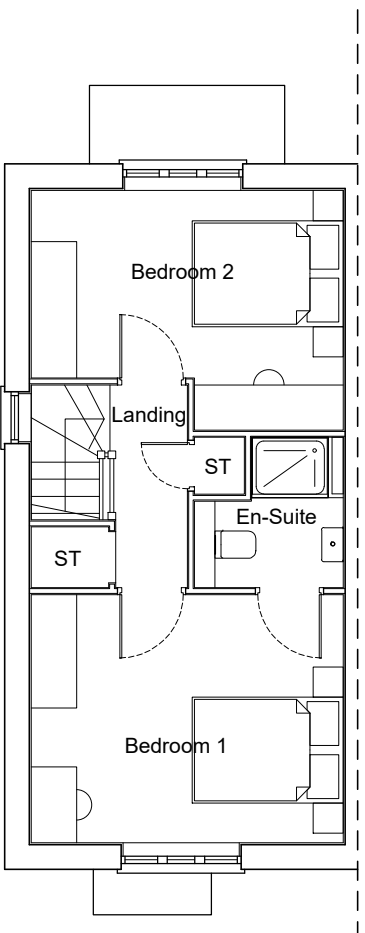
Rear Elevation



Ground Floor



First Floor



Second Floor

For plot specific materials please refer to the Materials Plan (dwg no. 18644 / 328)

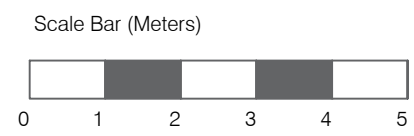
01	08.04.20	Scale bar and o/a dimensions added	TS	
REV	DATE	NOTES	CHK	
Client				
LOVELL				
Project				
FOUNTAIN LANE OLDBURY				
Drawing Title				
HOUSE TYPE 1180				
Drawn	Checked	Paper Size	Scale	Date
SP	LL	A3	1:100	FEB 2020
Project No.	Drawing No.	Revision		
18644	314	01		

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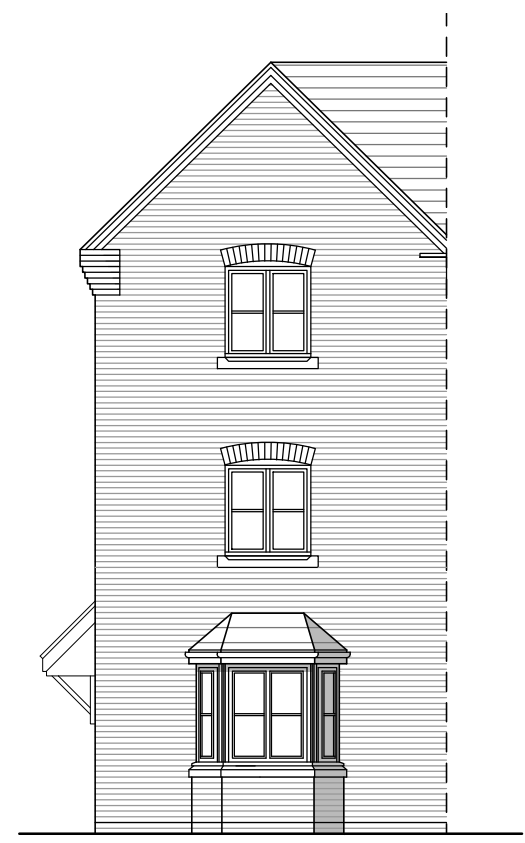
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NOTES:

**Plot Numbers:**  
Semi-detached - 34, 49, 83, 84 & 94



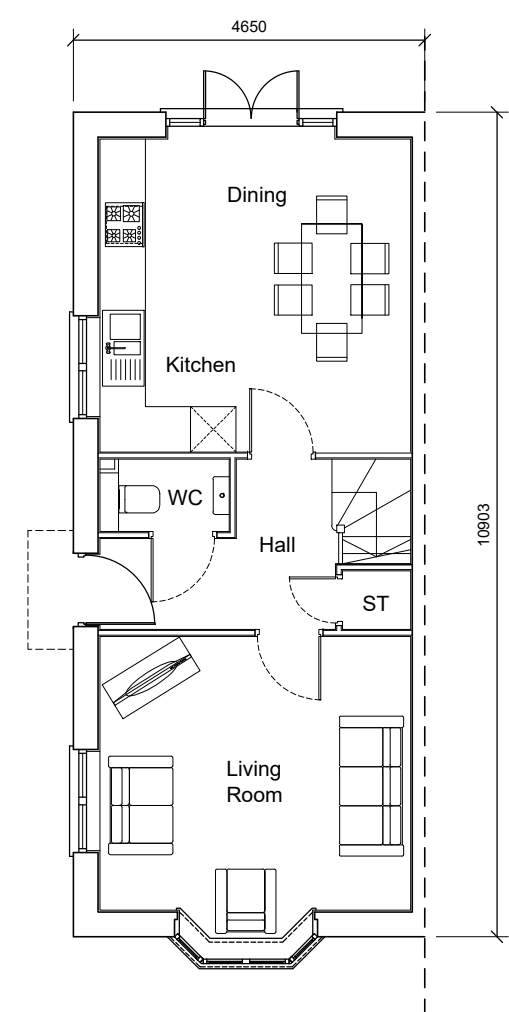
Front Elevation



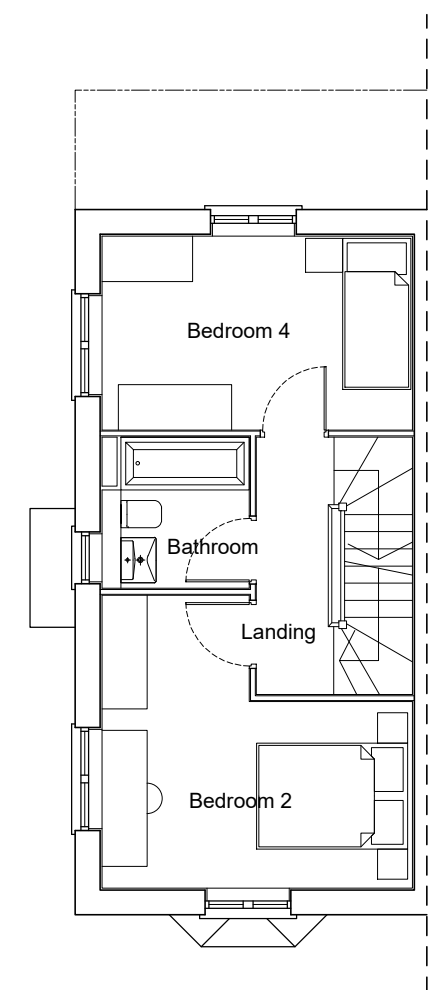
Front / Side Elevation



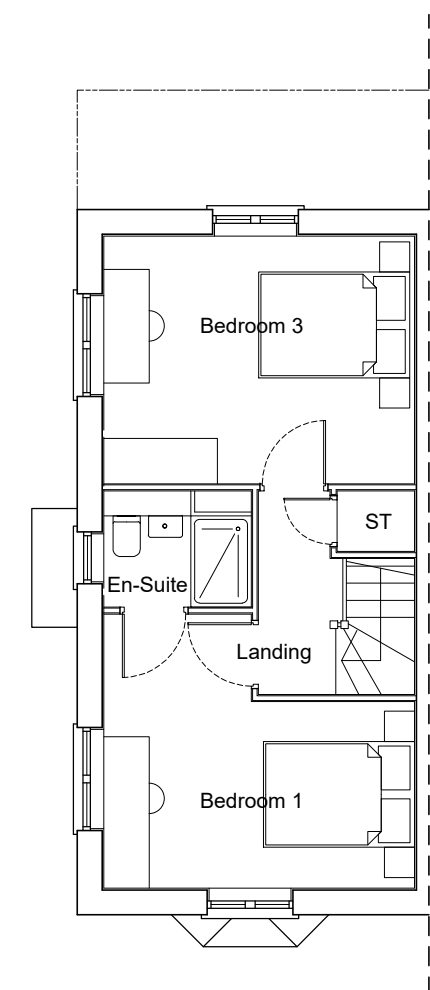
Rear / Side Elevation



Ground Floor



First Floor



Second Floor

02	08.04.20	Scale bar and o/a dimensions added	TS
01	25.03.20	Minor amendment to Second Floor Plan	SP
REV	DATE	NOTES	CHK
Client			
LOVELL			
Project			
FOUNTAIN LANE OLDBURY			
Drawing Title			
HOUSE TYPE 1220			
Drawn	Checked	Paper Size	Scale
SP	LL	A3	1:100
Date		Date	
FEB 2020		FEB 2020	
Project No.	Drawing No.	Revision	
18644	315	02	

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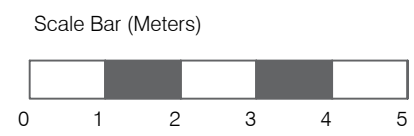
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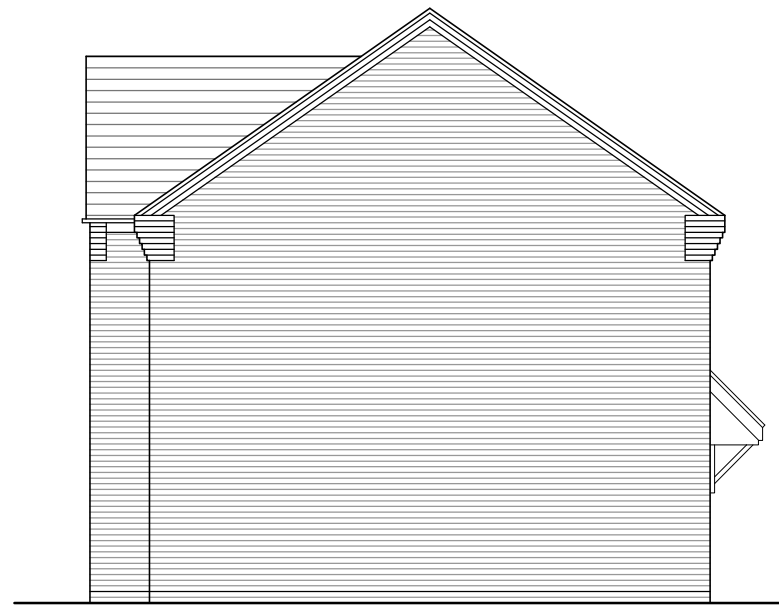
Figured dimensions only to be taken from this drawing. DO NOT SCALE. All contractors must visit the site and be responsible for checking all setting out dimensions and notifying the architect of any discrepancies prior to any manufacture or construction work.

NOTES:

**Plot Numbers:**  
Detached - 124, 131, 182, 186 & 193



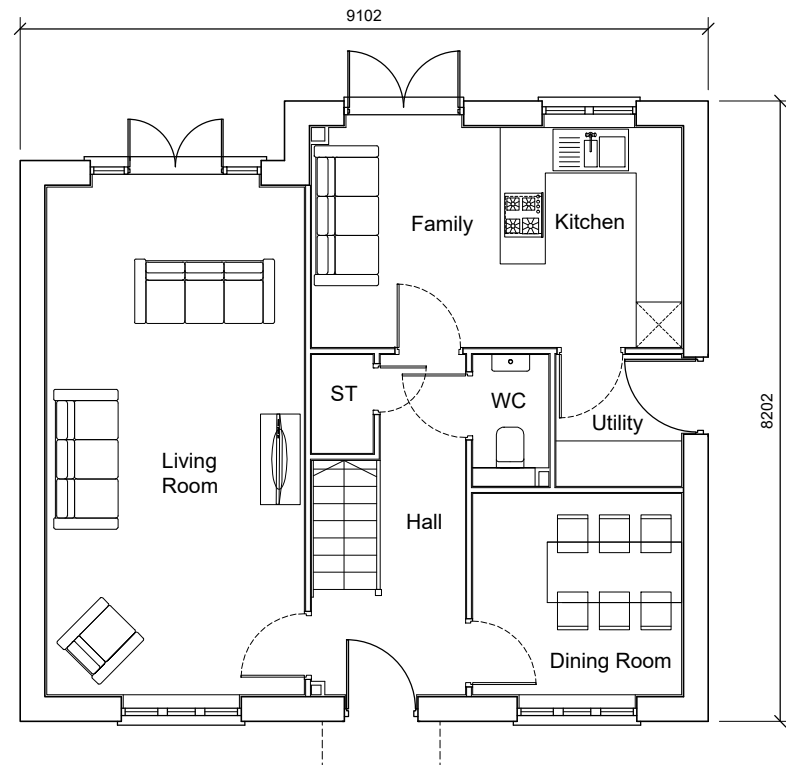
Front Elevation



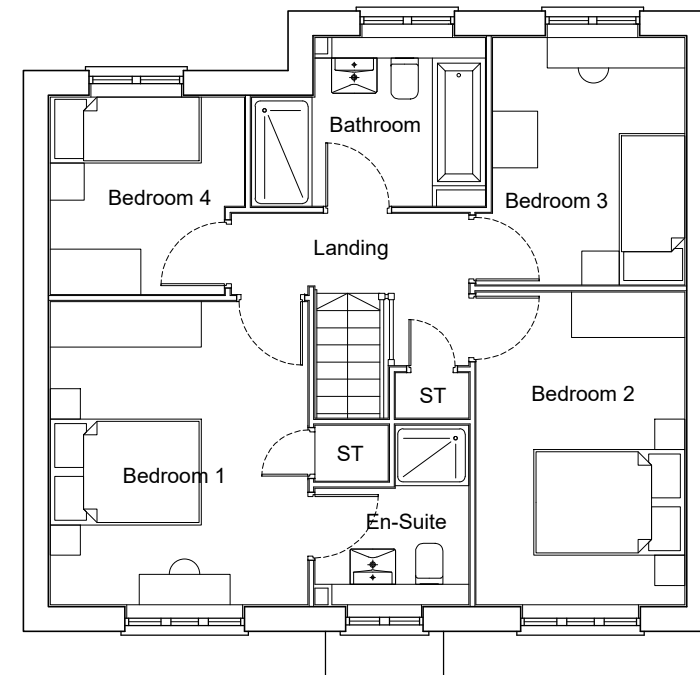
Side Elevation



Side Elevation



Ground Floor



First Floor



Rear Elevation

02	08.04.20	Scale bar and o/a dimensions added	TS	
01	25.03.20	Minor amendments to First Floor Plan	SP	
REV	DATE	NOTES	CHK	
Client				
LOVELL				
Project				
FOUNTAIN LANE OLDBURY				
Drawing Title				
HOUSE TYPE 1295				
Drawn	Checked	Paper Size	Scale	Date
SP	LL	A3	1:100	FEB 2020
Project No.	Drawing No.	Revision		
18644	316	02		

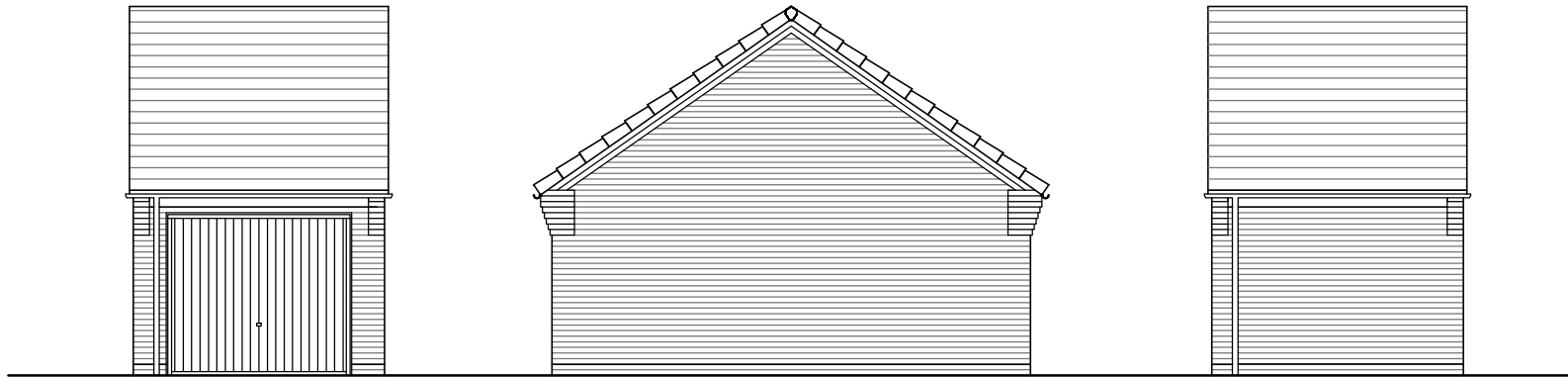
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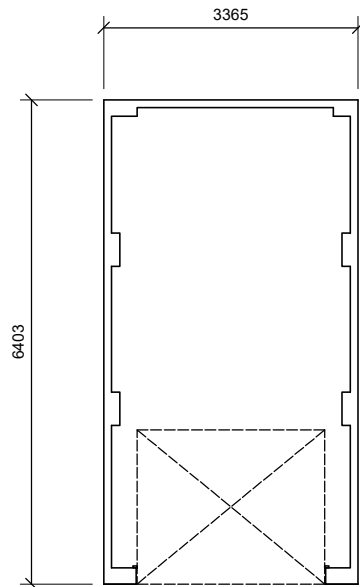
NOTES:



Front Elevation

Side Elevation

Rear Elevation

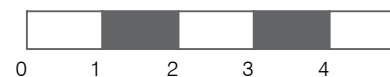


Floor Plan

**Single Garage**  
 PLOTS: 115, 124, 125, 134, 135, 138, 139, 143, 150, 153, 154, 182, 183, 186, 192, 193, 194, 197, 200, 201, 213 & 214

For plot specific materials please refer to the Materials Plan (dwg no. 18644 / 328)

Scale Bar (Meters)



01	08.04.20	Scale bar and o/a dimensions added	TS
REV	DATE	NOTES	CHK

Client

LOVELL

Project

FOUNTAIN LANE  
 OLDBURY

Drawing Title

SINGLE GARAGE  
 FLOOR PLANS AND ELEVATIONS

Drawn	Checked	Paper Size	Scale	Date
TS	LL	A4	1:100	MAR 2020

Project No.	Drawing No.	Revision
18644	331	01

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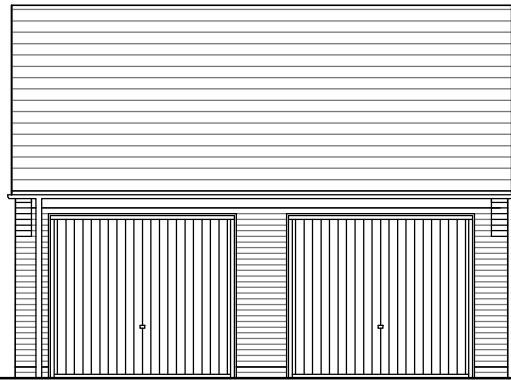
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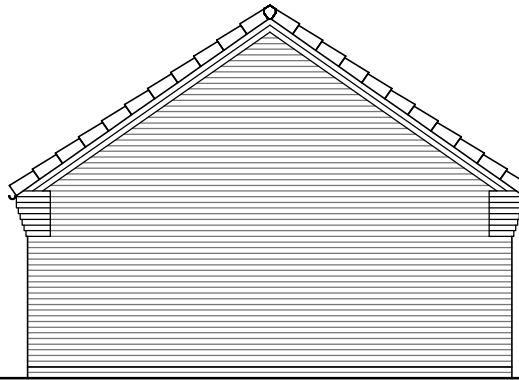
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NOTES:



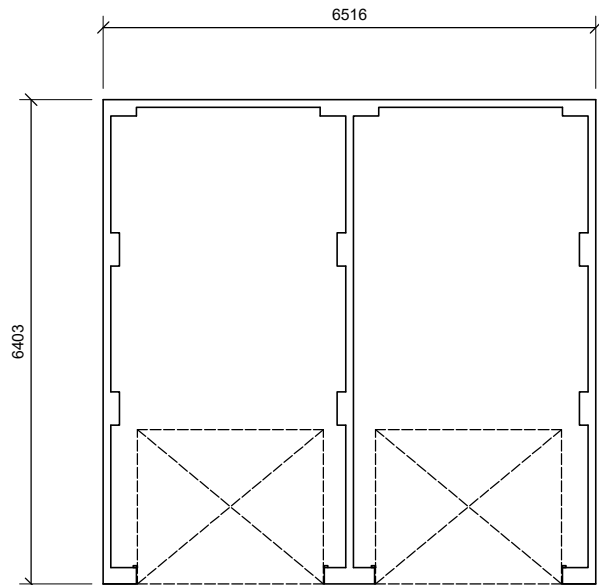
Front Elevation



Side Elevation



Rear Elevation

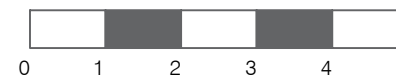


Floor Plan

**Double Garage**  
 PLOTS: 130-131, 144-145, 146-147,  
 179-191 & 180-181

For plot specific materials please refer to  
 the Materials Plan (dwg no. 18644 / 328)

Scale Bar (Meters)



01 08.04.20 Scale bar and o/a dimensions added TS

REV DATE NOTES CHK

Client

LOVELL

Project

FOUNTAIN LANE  
 OLDBURY

Drawing Title

DOUBLE GARAGE  
 FLOOR PLANS AND ELEVATIONS

Drawn	Checked	Paper Size	Scale	Date
TS	LL	A4	1:100	MAR 2020

Project No.	Drawing No.	Revision
18644	332	01

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