


## REPORT TO PLANNING COMMITTEE

9 December 2020

<b>Application Reference</b>	DC/20/64611
<b>Application Received</b>	26 August 2020
<b>Application Description</b>	Proposed erection of 24 No. dwellings together with associated parking and landscaping.
<b>Application Address</b>	Site Of Former Thimblemill Public House, 174 Thimblemill Road, Smethwick B67 5RG
<b>Applicant</b>	Tricas Construction Limited
<b>Ward</b>	Abbey
<b>Contribution towards Vision 2030:</b>	
<b>Contact Officer(s)</b>	Carl Mercer 0121 569 4048 carl_mercer@sandwell.gov.uk

### RECOMMENDATION

Subsequent to the signing of a section 106 agreement to ensure affordable housing, that planning permission is granted subject to the following conditions relating to:-

- (i) External materials;
- (ii) Desk-based archaeological assessment;
- (iii) Finished floor levels;
- (iv) Contamination;
- (v) Noise survey and risk assessment;
- (vi) Drainage;
- (vii) Boundary treatments;
- (viii) Landscaping;
- (ix) Cycle storage;
- (x) Electric vehicle charging;
- (xi) External lighting;
- (xii) Method statement for site working;
- (xiii) Restriction on construction hours (8am – 6pm weekdays, 8am – 2pm Saturdays, no working on Sundays or bank holidays);
- (xiv) Employment and skills plan;
- (xv) Management/appearance details in respect of easement;
- (xvi) Removal of permitted development rights; and

## **1. BACKGROUND**

- 1.1 This application is being reported to your Planning Committee because three objections have been received (including one from Councillor Jaron), and the application has been objected to and called to Committee by Councillor Piper. Furthermore, the permission is also subject to a section 106 agreement for affordable housing.
- 1.2 To assist members with site context, a link to Google Maps is provided below:

[Site of former Thimblemill Pub, Thimblemill Road, Smethwick](#)

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

- 2.1 The site is unallocated in the Development Plan.
- 2.2 The material planning considerations which are relevant to this application are:-

Government policy (NPPF);  
Layout and density of buildings;  
Design, appearance and materials;  
Access, highway safety, parking and servicing;  
Contamination by a previous use;  
Noise;  
Effect on listed building;  
Archaeology;  
Loss of trees;  
Flood risk; and  
Planning gain (affordable housing).

## **3. THE APPLICATION SITE**

- 3.1 The application site has a site area of approximately 0.43 hectares and is situated on the south-west side of Thimblemill Road. The land is bounded on three sides by Norman Road, Thimblemill Road and Pargeter Road.
- 3.2 The character of the surrounding area is predominately residential. The Grade II listed Thimblemill Library lies opposite the site on the corner of Thimblemill Road and Stanhope Road. Thimblemill Recreation Ground and pool are situated across Norman Road to the west, with two storey dwellings present to the southern boundary.

## 4. PLANNING HISTORY

4.1 Relevant planning applications are as follows:-

DC/14/57139	Proposed demolition of the Thimblemill PH and club house and erection of purpose built care home together with associated parking, landscaping, cycle and refuse storage (revised application - DC/14/56747)	Approved 27.06.2014
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## 5. APPLICATION DETAILS

5.1 The applicant proposes 24 dwellings consisting of: five, three bed houses; seven, two bed houses; and 12, two bed apartments.

5.2 The two storey dwellings would be a semi-detached house type. Six of the semi-detached dwellings would front Norman Road, and six would front Pargeter Road. The apartment block would be two and three storeys high and front Thimblemill Road.

5.3 Off-street car parking would be provided by driveways to the dwellings on Norman Road, by a forecourt area to the dwellings on Pargeter Road, and by a parking area to the rear of the apartment block for its residents.

5.4 The development proposes 100% affordable housing to be taken on by a housing provider. To ensure this provision, a s106 agreement is required. Committee may still decide on the application whilst this agreement is pending.

## 6. PUBLICITY

6.1 The application has been publicised by neighbour notification letter, with four objections being received; two from nearby residents and two from ward councillors.

### 6.2 Objections

Objections have been received on the following grounds:

- i) Poor design;
- ii) Impact on listed building;
- iii) Insufficient parking;
- iv) Unsafe access to houses and apartments from Norman Road;
- v) Loss of trees;
- vi) Loss of privacy/overlooking;

- vii) Environmental sustainability;
- viii) Contrary to policy; and
- ix) The maintenance of the electricity cable easement.

### 6.3 Responses to objections

I respond to the objector's comments in turn:

- i) The Council's Urban Design officer has no overall objection to the proposal. The design of the scheme is broadly in line with Council design policy and guidance. Design will be discussed later in the report.
- ii) Whilst the apartments would face Thimblemill Library, a Grade II listed building, the site is of a sufficient distance from the immediate setting of this heritage asset. The Library is circa 1937, of redbrick construction and with a distinctive 'curved' design, in a Moderne architectural style. I note that other buildings in the vicinity do not mimic the building's design, but do not affect the setting of the Library; including a number of four storey and high-rise apartment blocks which are evident in the surrounding area. Consequently, I am not of the opinion that the proposed two/three storey apartment block would have a detrimental impact on the setting of the Library.
- iii) In respect of parking, each two bed house would have at least one dedicated car parking space and each three bed house would have at least two spaces, as per the Council standard. In addition to this, the forecourt parking area which would serve the dwellings on Pargeter Road would have two visitor spaces. Furthermore, 14 spaces would serve the 12, two bed flats provided by the apartment block. The Council standard requires one space per two bed flat, plus one space per four properties for developments above 10 units. This would make the apartment block one visitor space short but given the sustainable location, within walking distance of all day-to-day services, facilities and bus stops, I am of the opinion a development which does not propose a dominance of car parking and broadly adheres to the Council's standards should be welcomed. Concerns have also been raised over the impact on street parking when events are held at the Library or when the New Life Christian Centre is open; however, the proposal's parking provision is addressed within the site area and there is no significant reliance on on-street parking for future residents.
- iv) Highways have raised no concerns in respect of highway safety implications of accesses on to Norman Road. The development would be on the outside of the bend, so those egressing parking spaces would benefit from greater visibility than those at the

premises slightly further along Norman Road, on the opposite side. The development is also slightly nearer to the roundabout, where traffic speeds are likely to be slower.

- v) Whilst the development would result in the loss of a small number of trees, many will be retained, whilst there are several new trees to be planted within the site. This would have the benefit of softening the impact of the development, whilst compensating for any lost trees. Furthermore, the Council's Tree Preservation Officer raises no concerns.
- vi) The proposed buildings would be of a sufficient distance from neighbouring residential properties as for concerns regarding overlooking or loss of privacy to be unfounded. I do not consider this to be a material planning concern in this instance. In fact, given that the site is bounded by roads to the north, east and west and the proposed dwellings closest to the southern boundary have been designed to step away from the boundary due to the presence of an electricity cable easement, I have no appreciable concerns in respect of the development's impact on light, outlook or privacy to occupiers of adjacent properties.
- vii) Whilst the objector's concerns in respect of environmental sustainability and the Combined Authority's guidance on sustainable homes are not elaborated on, the submitted Energy Statement satisfies the requirements of policy ENV7 (renewable energy), electric vehicle charging bays can be ensured by condition, and the proposal is within easy reach of all local amenities.
- viii) Local policy considerations will be discussed in depth later in the report. In respect of the NPPF, the objector raises concerns in respect of paragraphs 38, 40, 68, 124 and 128-130. In regard to paragraph 38, the development is considered to be an appropriate and sustainable reuse of this brownfield site. Paragraph 40 encourages developers to use pre-application with LPA's, which the applicant has done. Paragraph 68 discusses how small and medium sized sites can make an important contribution to meeting the housing requirement of an area – windfall sites, such as this, are referred to. Paragraph 124 discusses good design, which will be discussed later in the report with reference to the Council's Urban Design officer's comments. Likewise, paragraphs 128 – 130 elaborate on the importance of design quality, which will be discussed later in the report.
- ix) Concerns regarding the easement are noted and the agent has confirmed that the easement would be maintained by the housing provider. A close boarded fence would block the area off but still

allow access and the surface treatment would be a granular material with a weed guard. It would be prudent to include a condition requesting further details in respect of the future management and appearance of the easement.

## **7. STATUTORY CONSULTATION**

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

No objection subject to the provision of electric vehicle charging bays and adequate cycle storage. Amended plans have shown both requests on plan; however, as neither the type of secure cycle storage or electric vehicle charging has been specified, these details should be ensured by condition.

### **7.2 Highways**

No objection. The existing zebra crossing and parking restrictions prevent servicing and delivery vehicles parking on Thimblemill Road (even with a pedestrian link to apartments). All servicing and deliveries are shown on Norman Road and there are already restrictions, although refuse collection and loading/unloading is permitted. Amended plans have been provided to show that the apartment car park can accommodate a small delivery vehicle (grocery delivery etc) to enter, turn and leave in a forward gear. Highways are generally satisfied with the number and size of the off-street parking spaces.

### **7.3 Public Health (Air Quality)**

No objection subject to condition ensuring electric vehicle charging bays. Dust suppression measures were also referred to for the construction stage; this can be ensured by submission of a construction method statement.

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

No objection subject to a standard land contamination condition.

### **7.5 Public Health (Air Pollution and Noise)**

No overall objection, but concerns raised in that residents of the apartment block may be adversely affected by road traffic noise as the front elevation would be very close to the edge of the highway and the Thimblemill roundabout. An environmental noise survey and noise risk assessment should be carried out by a suitably qualified noise consultant in respect of the proposed apartments only. Additionally, construction work should be limited to between 8am and 6pm weekdays, 8am and

2pm Saturdays with no working on Sundays or bank holidays. Both these elements can be controlled by condition.

- 7.6 **Urban Design Team** - No objection. The Urban Design officer is generally satisfied with the siting and layout for the housing but requested amendments to the internal arrangement of some of the houses (kitchens were proposed to the front of the dwellings which provide limited surveillance). Amendments were also requested in respect of boundary treatments, fenestration and pedestrian access. Amended plans have been received which largely address these issues (in conjunction with conditions), and the Urban Design officer is comfortable with the vernacular and materials throughout. The only outstanding concern of the officer is the height of the boundary treatment to the amenity area of the apartments to the northeast corner of the site; which could be higher for privacy and security of residents. This can be addressed via condition.
- 7.7 **Tree Preservation Officer** – No objection.
- 7.8 **Lead Local Flood Authority** – No objection subject to condition requiring compliance with the Drainage Strategy.
- 7.9 **Severn Trent** – No objection subject to condition. A letter from Severn Trent dated July 2019 indicated that there was no objection to foul connection. The FRA has also covered surface drainage. The LLFA's compliance condition should suffice in this instance.

## **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.
- 8.2 In respect of paragraph 68 of the NPPF, this windfall site would make an important contribution to meeting the housing requirement of the area.
- 8.3 Taking into account the views of the Council's Urban Design officer, I am of the opinion that the scheme is of good design, in accordance with Paragraph 124 of the NPPF.
- 8.4 In respect of paragraphs 128 – 130 of the NPPF, the Urban Design officer raises no objections to the scheme. The development would improve the character and quality of the area and would fit in with the overall form and layout of the site's surroundings.

## **9. LOCAL PLANNING POLICY**

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

CSP4: Place-Making;  
HOU1: Delivering Sustainable Housing Growth;  
HOU2: Housing Density, Type and Accessibility;  
HOU3: Delivering Affordable Housing;  
TRAN4: Creating Coherent Networks for Cycling and Walking;  
ENV2: Historic Character and Local Distinctiveness;  
ENV3: Design Quality;  
ENV5: Flood Risk, Sustainable Drainage Systems Urban Heat Island Effect;  
ENV7: Renewable Energy;  
ENV8: Air Quality;  
EMP5: Improving Access to the labour market  
SAD H2: Housing Windfalls;  
SAD H3: Affordable Housing;  
SAD HE5: Archaeology & Development Proposals;  
SAD EMP2: Training and Recruitment; and  
SDEOS9: Urban Design Principles.

- 9.2 In respect of CSP4 the design of the development is influenced by the context of the local area and would enhance the attributes the area offers in terms of its local character.
- 9.3 Whilst land is identified and allocated in the Development Plan to meet the Borough's sustainable housing growth, under policy HOU1 additional housing capacity will also be sought elsewhere through planning permissions on suitable sites. As such this proposal will assist with providing much needed housing within the Borough.
- 9.4 The proposal meets the requirements of policy HOU2 in that it proposes a range of types and sizes of accommodation which would be accessible by sustainable transport to residential services. The proposal would also achieve high quality design with minimal amenity impact.
- 9.5 The scheme would be 100% affordable housing (HOU3), ensured by s106, and the policy officer raises no objection to this provision.
- 9.6 Cycling parking provision (TRAN4) is shown on plan and further detail can be requested via condition.
- 9.7 The site is situated in a wider area that is designated as an Area of Potential Archaeological Importance on the SAD Policy Map. Therefore, policy ENV2 and policy HE5 is applicable (see below point 9.15).
- 9.8 As discussed above, the proposal raises no significant concerns in respect of design and is therefore compliant with policy ENV3.



- 9.9 The LLFA raise no significant concerns (ENV5), subject to a compliance condition.
- 9.10 The submitted Energy Statement demonstrates that the requirements of policy ENV7 can be met by a 'fabric first' approach, which aims to minimise the need for energy consumption through building design and is generally considered to be more sustainable than relying on energy saving technology, or renewable energy generation.
- 9.11 In respect of air quality (ENV8), the applicant has shown electric vehicle charging points on plan and these would be ensured by condition.
- 9.12 Training and recruitment opportunities should be provided as part of any new development (EMP5 and SAD EMP2), in this instance a skills and employment plan has been proposed to secure apprenticeships and local employment opportunities as part of the construction process.
- 9.13 The development site is not allocated for residential development in the SAD Policies Map and is therefore classed as a housing windfall site. Whilst policy H2 of the SADD document would be applicable, the policy officer has confirmed that the proposal meets the guidance set out in the policy as the site is previously developed land that is suitable for residential development.
- 9.14 With regards to SAD H3, again, the policy officer raises no objection to the provision of affordable housing.
- 9.15 Under SADD policy HE5 the Council would require archaeological information, derived if necessary from an archaeological evaluation prior to the determination of the planning application. This can be ensured by condition.
- 9.16 As discussed above, the proposal raises no significant concerns in respect of design and is therefore compliant with policy SAD EOS 9.

## **10. MATERIAL CONSIDERATIONS**

10.1 The material considerations relating to Government policy (NPPF) and proposals within the Development Plan have been referred to above in Sections 8 and 9. With regards to the other considerations these are highlighted below:

### **10.2 Layout and density of buildings**

The Urban Design officer has confirmed that the layout of the proposal is broadly in line with the Council's Residential Design Guide, and separation distances have largely been adhered to across the site. The

scale of the development would be two and three storey, with the three storey massing situated at the lower end of the site on Thimblemill Road. The dominance of the three storey building would therefore be lessened, and would not be to the degree of dominance of other apartment blocks in the vicinity of the site. Adequate amenity space for the apartments is provided in the northeast corner of the site and refuse storage is provided for across the site.

### **10.3 Design, appearance and materials**

The proposal acknowledges the architecture of the surrounding area and incorporates a largely red brick and grey tiled colour scheme for the external materials, with grey windows and instances of white or off-white render. The proposal mixes a traditional house type approach with a modern aesthetic, which would assimilate into the area.

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

Amendments have made the proposal acceptable from highway authority point of view. No appreciable concerns are raised by Highways in respect of these matters.

### **10.5 Contamination by a previous use**

No significant issues anticipated. The matter can be addressed by condition.

### **10.6 Noise**

As discussed above, further documentation would be required by way of condition, and detailed drawings and specifications of any proposed acoustic glazing and mechanical ventilation scheme should be submitted for approval before building work begins.

### **10.7 Effect on listed building**

Given the context of the built form surrounding Thimblemill Library, I have no significant concerns in respect of the impact of the development on the setting of this listed building.

### **10.8 Archaeology**

Can be addressed by condition as indicated above 9.15.

### **10.9 Loss of trees**

Loss of trees would be compensated for by a landscaping scheme ensured by condition.

#### **10.10 Flood risk**

No concerns subject to conditions requested by the LLFA and Severn Trent.

#### **10.11 Planning gain**

The delivery of affordable housing can be ensured by s106 agreement. The development is CIL liable.

### **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.

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 development would provide much needed affordable housing of good design quality, compliant with national and local planning policy, with no undue harm to the amenities of the surrounding area.

### **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 Not relevant to this application.

## **18. SUSTAINABILITY OF PROPOSALS**

18.1 Refer to the National Planning Policy Framework (8), Development 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). Additionally, a planning condition would ensure job and apprenticeship opportunities during the build.

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

20.1 There would be no impact.

## **21. APPENDICES:**

Site Plan

Context Plan

19143-SGP-06-ZZ-DR-A-2700 P2

19143-SGP-01-ZZ-DR-A-2000 P5

19143-SGP-01-ZZ-DR-A-2700 P6

19143-SGP-02-ZZ-DR-A-2000 P4

19143-SGP-02-ZZ-DR-A-2700 P4

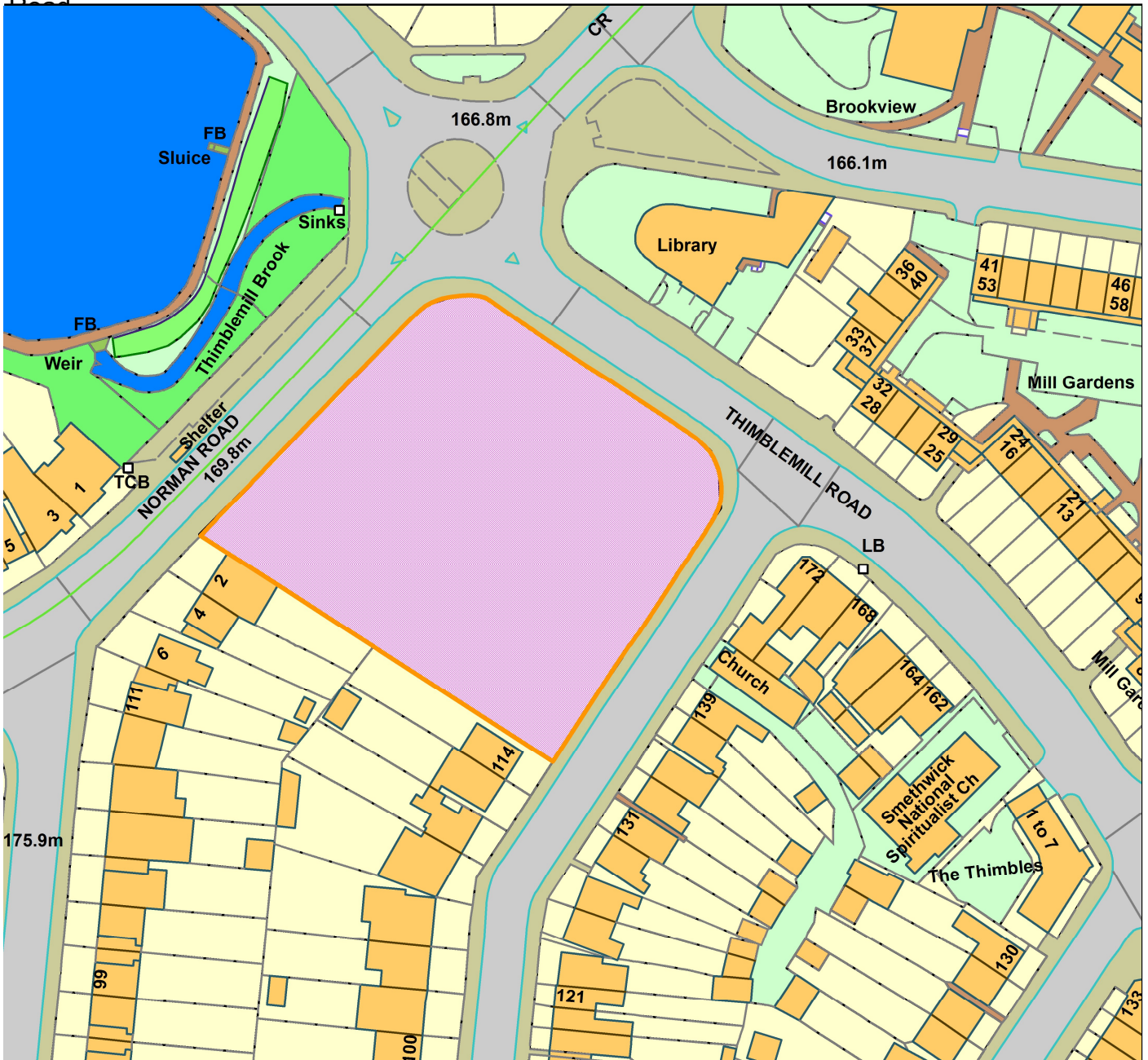
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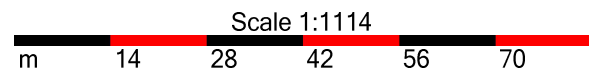
DC/20/64611

Site of Former Thimblemill Public House, 127 Thumblemill Road



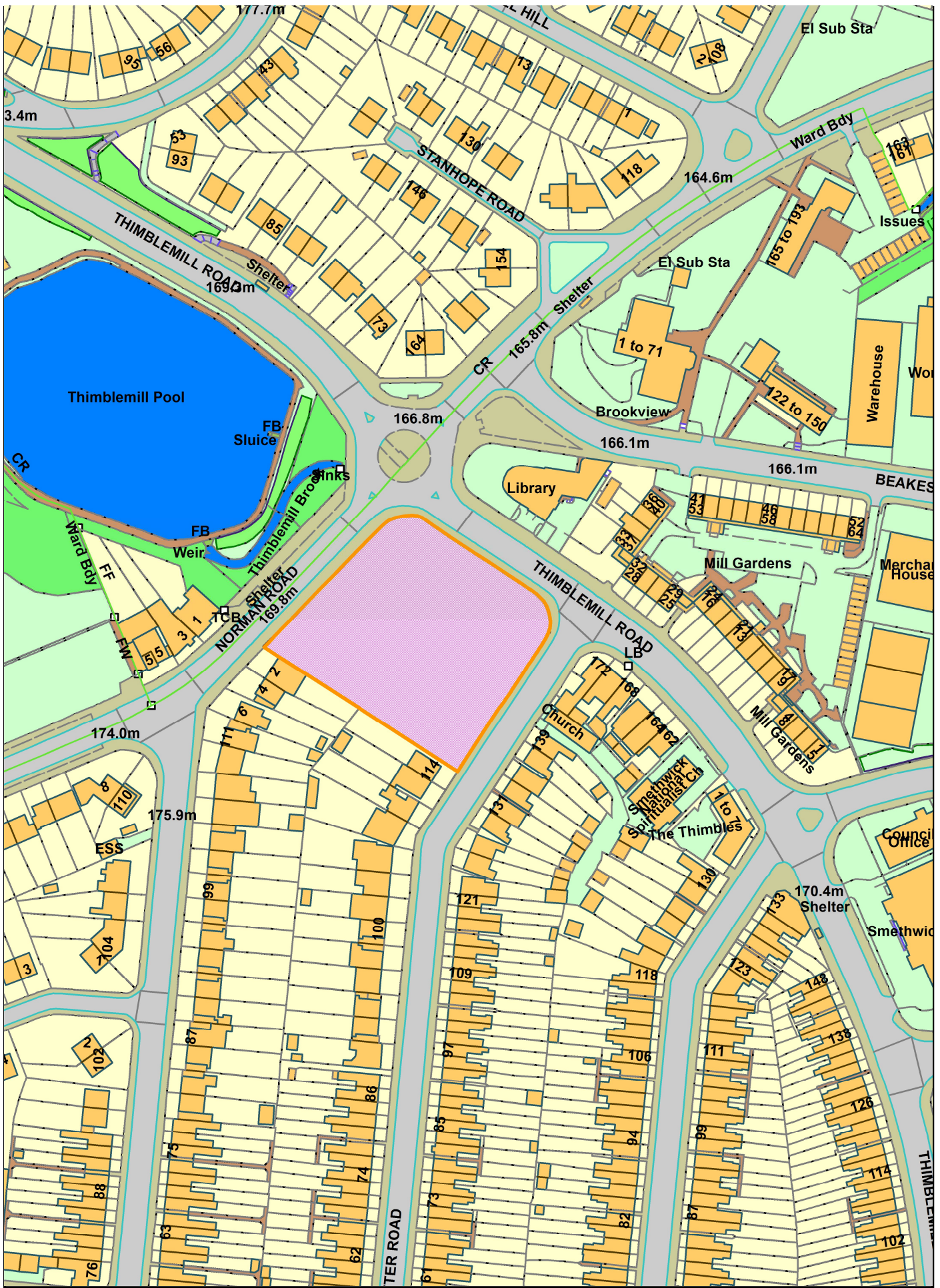
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Scale 1:1114



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<b>Organisation</b>	Not Set
<b>Department</b>	Not Set
<b>Comments</b>	Not Set
<b>Date</b>	21 October 2020
<b>OS Licence No</b>	



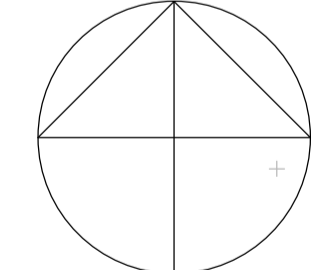
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boundary line in accordance to land registration plan and excluding the corner plot hatched belong to highway/Local Authority



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Proposed Residential Development  
Thimblemill Road  
Smethwick B67 5RG

Drawing Name:  
Existing Site Plan - Topographical Survey Plan

Drawing Stage: PLANNING

Suitability: S2 - Information

SGP File Ref: 19-143

19-143	29/05/2020	jc	mk	1:250 @A1	A
SGP Project No:	Date	Drawn	Team	Scale	Rev

Drawing Number:  
19-143 - SGP - ZZ - GF - DR - A - 1005

Project Code	Originator	Zone	Level	Type	Role	Number
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Rev	Date	By	Description
C	30/07/2020	mk	unit area schedule updated
D	31/07/2020	mk	easement note added



ACCOMMODATION SCHEDULE

Unit Type	No.	Size [Floor Area]
3b5p house	05	80.0m <sup>2</sup> [861ft <sup>2</sup> ]
2b4p house	07	67.6m <sup>2</sup> [727ft <sup>2</sup> ]
2b3p apart	06	60.0m <sup>2</sup> [651ft <sup>2</sup> ]
2b3p apart-GF	03	60.0m <sup>2</sup> [645ft <sup>2</sup> ]
2b3p apart-FF	03	64.7m <sup>2</sup> [705ft <sup>2</sup> ]
<b>Total</b>	<b>24</b>	

Car Parking ratio:

- 1:2 spaces [3-bed houses]
- 1:1 spaces [2-bed houses]
- Visitor spaces
- 1:1 spaces [2-bed apartments]
- 1:1 spaces [1-bed apartments]

- Boundary
- Existing trees
- Pavement
- Parking Bay
- Bin Area
- Private road [tarmac]
- Retaining wall
- Proposed trees
- Retaining wall with timber fence above
- Power cable easement



boundary line in accordance to land registration plan and excluding the corner highway plot

3meter offset from boundary line for existing electric cable easement



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Proposed Residential Development  
Thimblemill Road  
Smethwick B67 5RG

Drawing Name:  
Proposed Site Plan

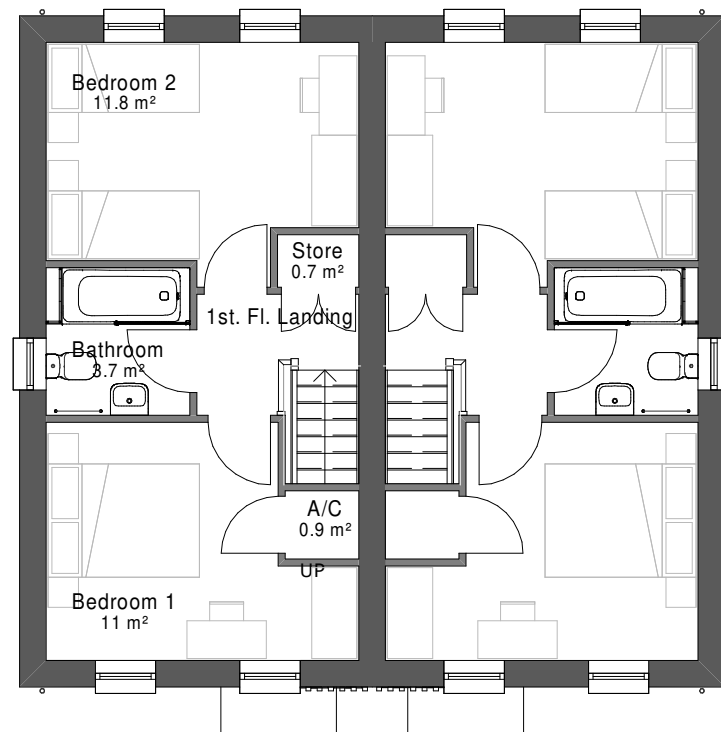
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Suitability: S2 - Information

SGP File Ref: 19-143

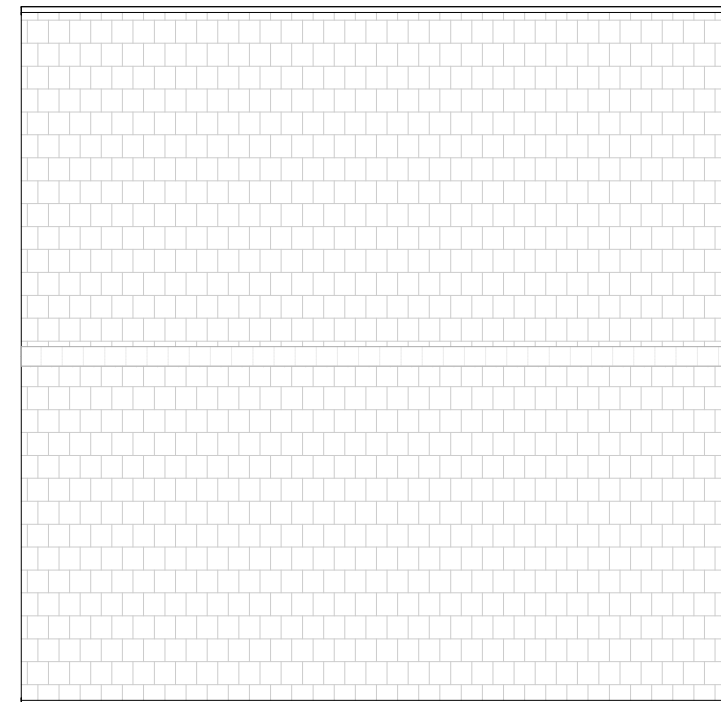
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SGP Project No. Date Drawn Team Scale Rev

Drawing Number:  
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Project Code Originator Zone Level Type Role Number

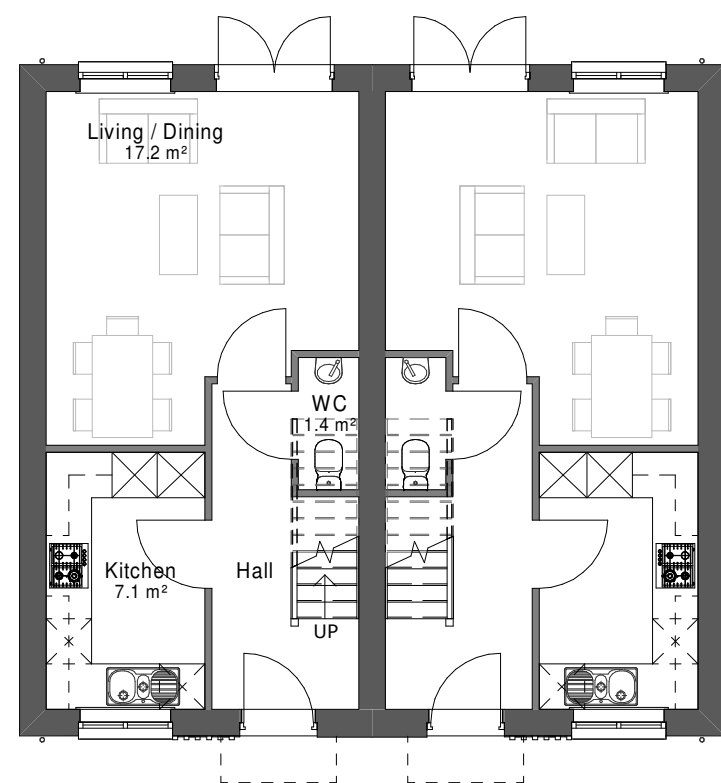
Rev	Date	By	Description
P.1	22.01.20		Roof plan updated.
P.2	19.05.20		External wall make-ups revised to include 125mm wide cavities.
P.3	30.05.20		Eaves & verge roof o/hangs omitted in lieu of traditional corbelled eaves & dry verges.
P.4	25.08.20		1:100 scale bar added.



First Floor Plan



Roof Plan



Ground Floor Plan

**GROSS INTERNAL FLOOR AREA**

2B4P house = 67.6 sq.m

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Proposed Residential Development  
Thimblemill Road  
Smethwick B67 5PP

Drawing Name:  
2B4P House Type - Floor & Roof Plans

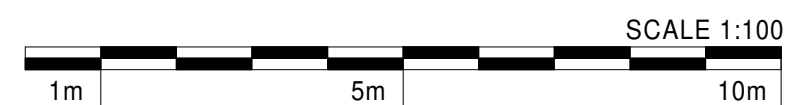
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Suitability: S0

SGP File Ref: 19-143

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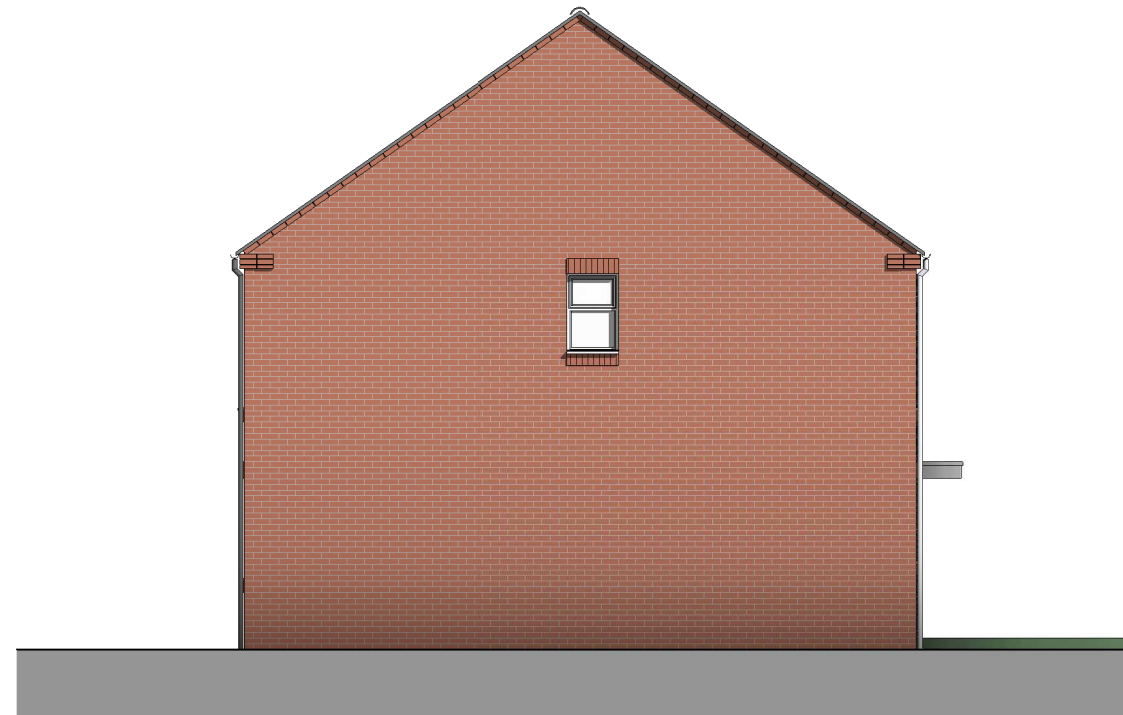
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19143 - SGP - 02 - ZZ - DR - A - 2000  
Project Code Originator Volume Level Type Role Number



Rev	Date	By	Description
P.1	22.01.20		Gable parapet walls omitted.
P.2	19.05.20		Porch canopies revised; metal window surrounds omitted in lieu of brick window cills & window/ door soldier course heads.
P.3	30.05.20		Eaves & verge roof o/hangs omitted in lieu of traditional corbelled eaves & dry verges.
P.4	25.08.20		1:100 scale bar added.



Front Elevation



Lefthand Side Elevation



Rear Elevation

**PROPOSED MATERIAL SCHEDULE**

- 01 Brickwork below DPC - T.B.A.
- 02 Brickwork above DPC - T.B.A.
- 03 Feature brick detailing - T.B.A.
- 04 Through coloured render colour - white
- 05 Interlocking concrete roof tiles Marley Ashmore slate grey
- 06 External doors GRP/ UPVC/ Timber - T.B.A.
- 07 UPVC windows colour - gunmetal grey
- 08 UPVC rainwater goods colour - gunmetal grey

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Proposed Residential Development  
Thimblemill Road  
Smethwick B67 5PP

Drawing Name:  
2B4P House Type - Elevations

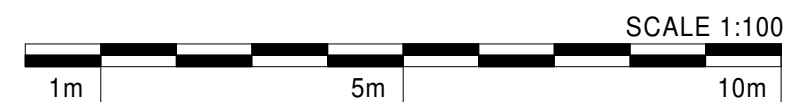
Drawing Stage: PLANNING

Suitability: S0

SGP File Ref: 19-143

19-143 17/06/19 JC KM 1:100@A3 P.4  
SGP Project No: Date: Drawn: Team: Scale: Rev:

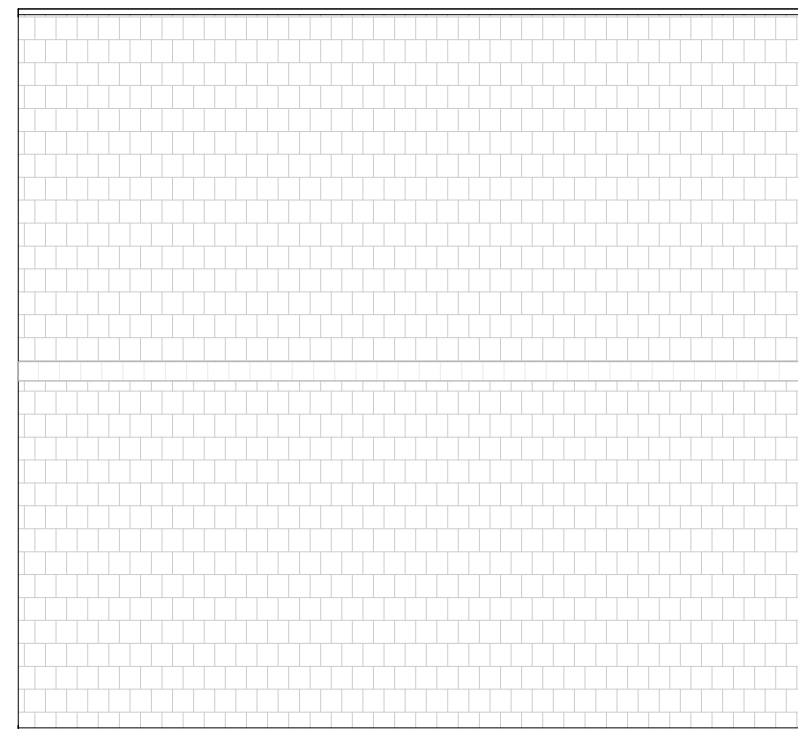
Drawing Number:  
19143 - SGP - 02 - ZZ - DR - A - 2700  
Project Code Originator Volume Level Type Role Number



Rev	Date	By	Description
P.1	22.01.20		Roof plan updated.
P.2	19.05.20		External wall make-ups revised to include 125mm wide cavities.
P.3	29.05.20		Eaves & verge roof o/hangs omitted in lieu of traditional corbelled eaves & dry verges.
P.4	25.08.20		1:100 scale bar added.



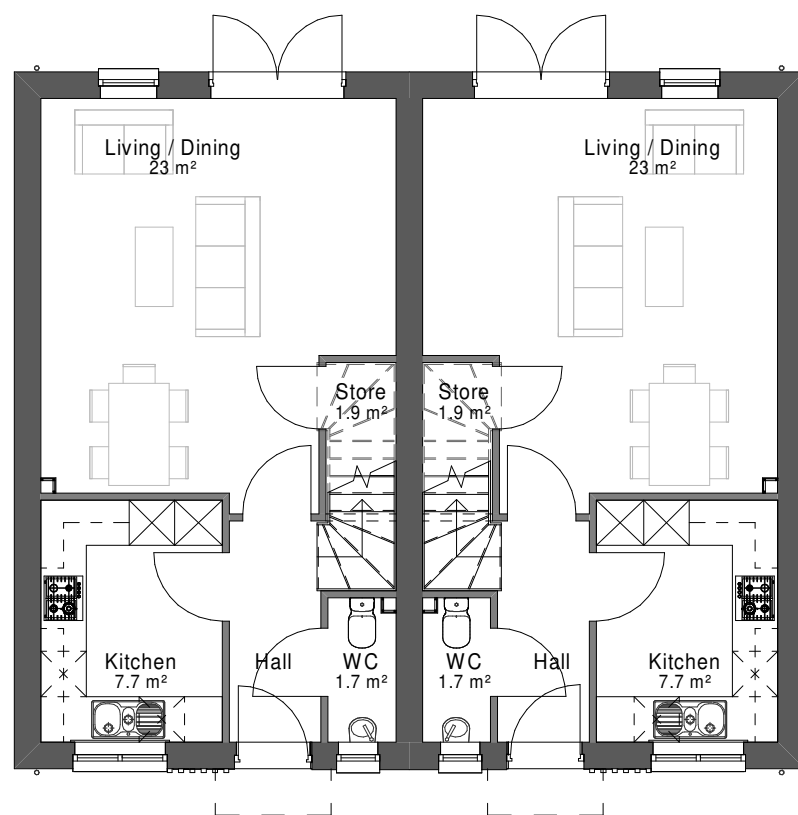
First Floor Plan



Roof Plan

**GROSS INTERNAL FLOOR AREA**

3B5P house = 80.0 sq.m



Ground Floor Plan

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Proposed Residential Development  
Thimblemill Road  
Smethwick B67 5PP

Drawing Name:  
3B5P House Type - Floor & Roof Plans

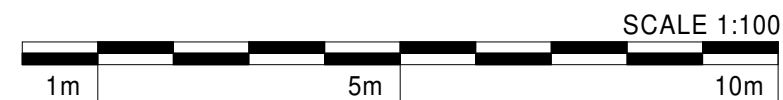
Drawing Stage: PLANNING

Suitability: S0

SGP File Ref: 19-143

19-143 05/11/2019 JC KM 1:100@A3 P.4  
SGP Project No: Date: Drawn: Team: Scale: Rev:

Drawing Number:  
19143 - SGP - 01 - ZZ - DR - A - 2000  
Project Code Originator Volume Level Type Role Number



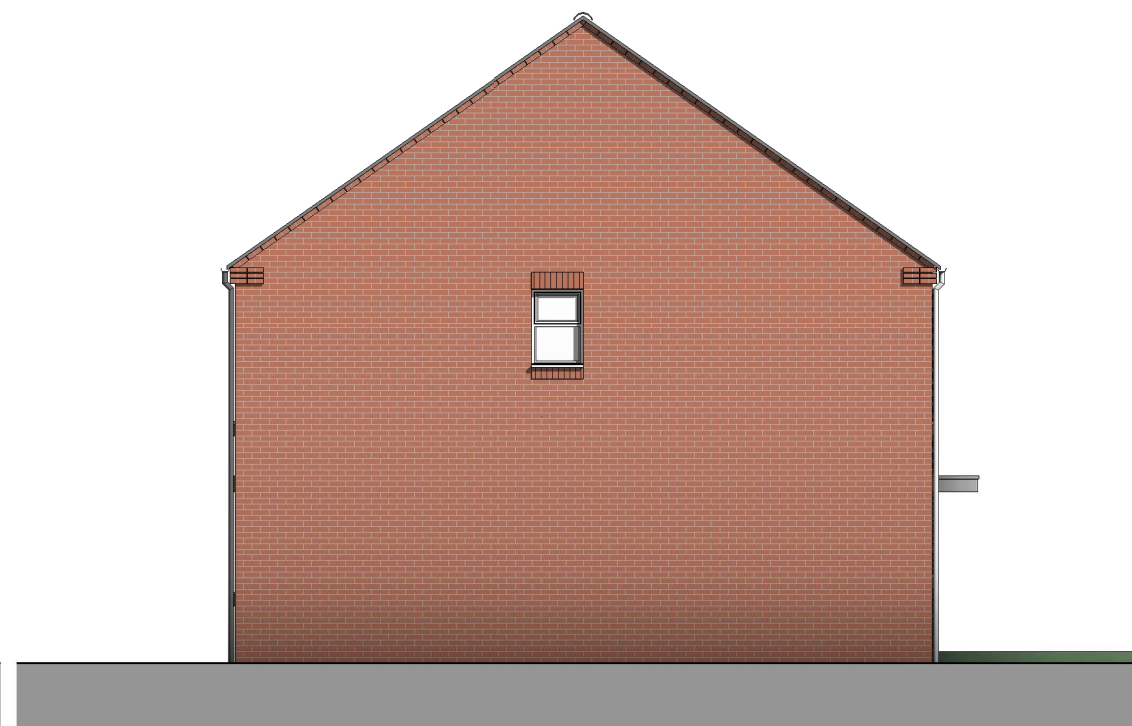
Rev	Date	By	Description
P.1	22.01.20		Material Schedule revised.
P.2	22.01.20		Gable parapet walls omitted.
P.3	19.05.20		Porch canopies revised; metal window surrounds omitted in lieu of brick window cills & window/ door soldier course heads.
P.4	29.05.20		Eaves & verge roof o/hangs omitted in lieu of traditional corbelled eaves & dry verges.
P.5	25.08.20		1:100 scale bar added.

**PROPOSED MATERIAL SCHEDULE**

- 01 Brickwork below DPC - T.B.A.
- 02 Brickwork above DPC - T.B.A.
- 03 Feature brick detailing - T.B.A.
- 04 Through coloured render  
colour - white
- 05 Interlocking concrete roof tiles  
Marley Ashmore slate grey
- 06 External doors  
GRP/ UPVC/ Timber - T.B.A.
- 07 UPVC windows  
colour - gunmetal grey
- 08 UPVC rainwater goods  
colour - gunmetal grey



Front Elevation



Lefthand Side Elevation



Rear Elevation

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Proposed Residential Development  
Thimblemill Road  
Smethwick B67 5PP

Drawing Name:  
3B5P House Type - Elevations

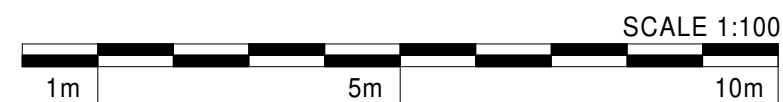
Drawing Stage: PLANNING

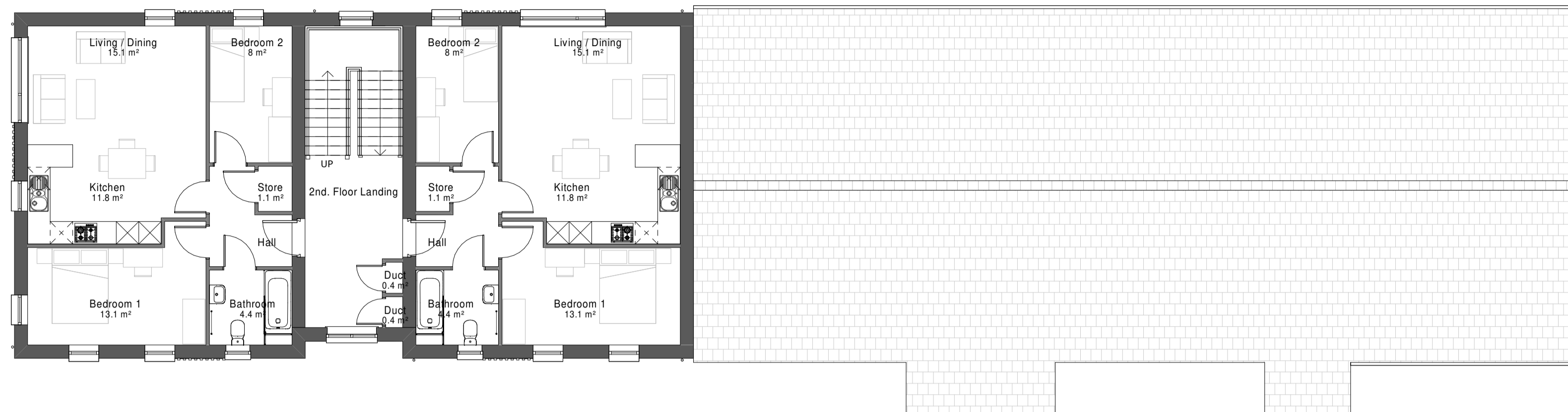
Suitability: S0

SGP File Ref: 19-143

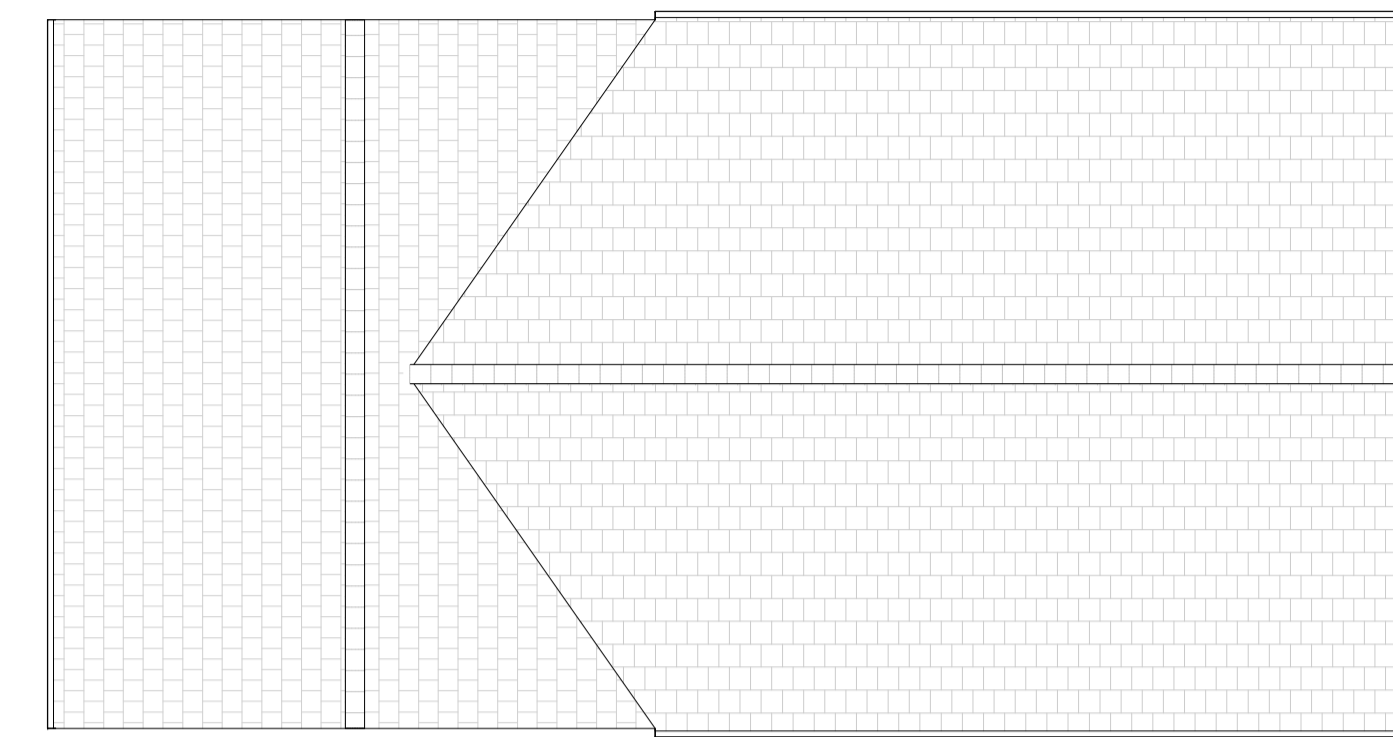
19-143 05/11/2019 JC KM 1:100@A3 P.5  
SGP Project No: Date: Drawn: Team: Scale: Rev:

Drawing Number:  
19143 - SGP - 01 - ZZ - DR - A - 2700  
Project Code Originator Volume Level Type Role Number





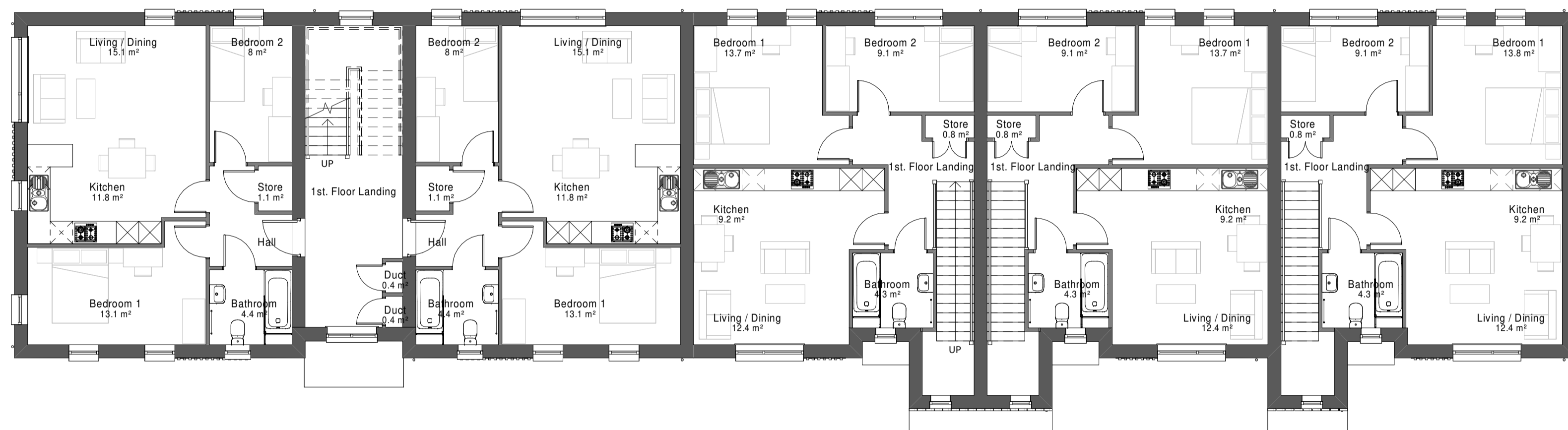
Second Floor Plan



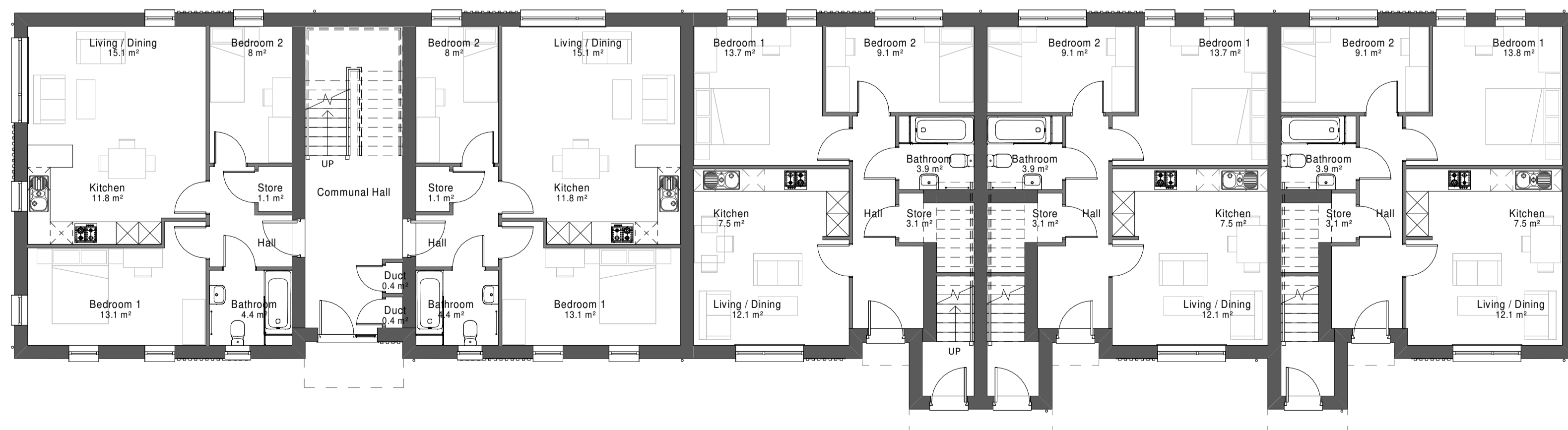
Roof Plan

**GROSS INTERNAL FLOOR AREAS**

2B3P Apartments	
2B3P Apartment (each)	= 60.0 sq.m
Communal Areas	= 62.8 sq.m
Block GIA	= 439.5 sq.m
2B3P Walk-up Flats	
2B3P Ground Floor	= 60.0 sq.m
2B3P First Floor	= 64.7 sq.m



First Floor Plan



Ground Floor Plan

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Proposed Residential Development  
Thimblemill Road  
Smethwick B67 5PP

Drawing Name:  
2B3P Apartment Types -  
Floor & Roof Plans

Drawing Stage: PLANNING

Suitability: S0

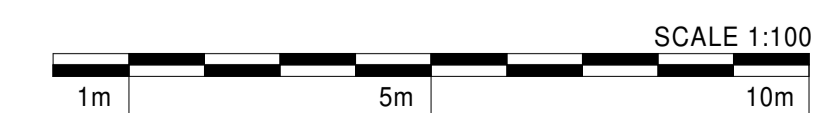
SGP File Ref: 19-143

19-143 23/07/20 JC KM 1:100@A1 P.1

SGP Project No: Date: Drawn: Team: Scale: Rev:

Drawing Number:  
19143 · SGP · 06 · ZZ · DR · A · 2000

Project Code Originator Volume Level Type Role Number





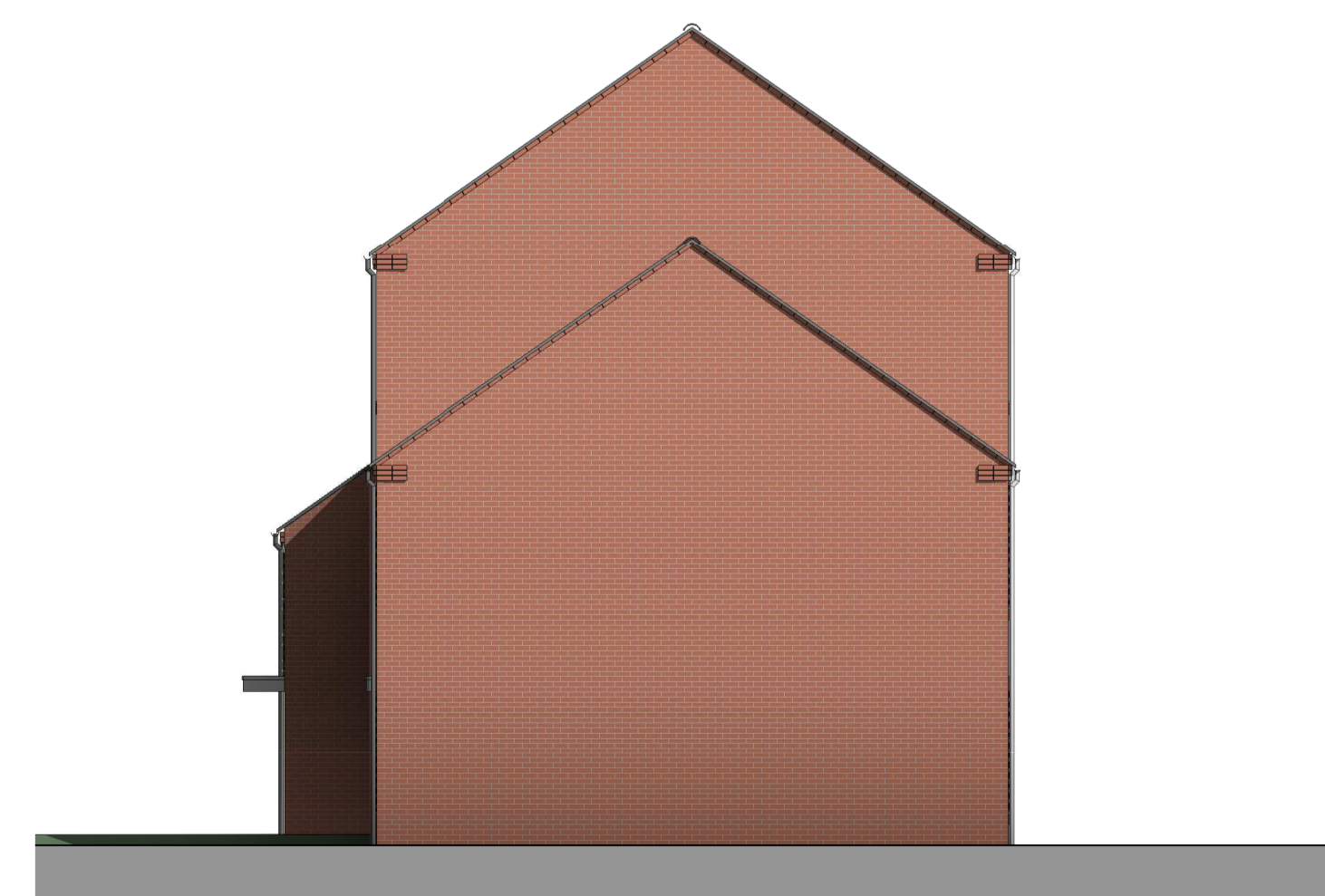
Front Elevation



Rear Elevation



Lefthand Side Elevation



Righthand Side Elevation

**PROPOSED MATERIAL SCHEDULE**

- 01 Brickwork below DPC - T.B.A.
- 02 Brickwork above DPC - T.B.A.
- 03 Feature brick detailing - T.B.A.
- 04 Through coloured render colour - white
- 05 Interlocking concrete roof tiles Marley Ashmore slate grey
- 06 External doors GRP/ UPVC/ Timber - T.B.A.
- 07 UPVC windows colour - gunmetal grey
- 08 UPVC rainwater goods colour - gunmetal grey

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Proposed Residential Development  
Thimblemill Road  
Smethwick B67 5PP

Drawing Name:  
2B3P Apartment Types -  
Elevations

Drawing Stage: PLANNING

Suitability: S0

SGP File Ref: 19-143

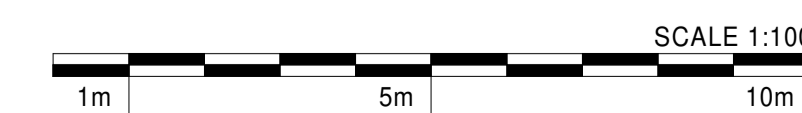
19-143 23/07/20 JC KM 1:100@A1 P.1

SGP Project No: Date: Drawn: Team: Scale: Rev:

Drawing Number:

19143 - SGP - 06 - ZZ - DR - A - 2700

Project Code Originator Volume Level Type Role Number



Plot 19-20

Plot 21-22

Plot 23-24



Pargeter Road Street scene

unit 01-06

unit 11-12

unit 09-10

unit 07-08



Timblemill Road Street scene



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Proposed Residential Development  
Timblemill Road  
Smethwick B67 5RG

Drawing Name:  
Proposed Street Scenes

Drawing Stage: PLANNING

Suitability: S2 - Information

SGP File Ref: 19-143

19-143	29/05/2020	jc	mk	1:100 @A1	A
SGP Project No:	Date:	Drawn:	Team:	Scale:	Rev:

Drawing Number:

19-143 - SGP - ZZ - GF - DR - A - 1004

Project Code	Originator	Zone	Level	Type	Role	Number
19-143	SGP	ZZ	GF	DR	A	1004





Section A - A [thru Apartment courtyard]



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Proposed Residential Development  
Thimblemill Road  
Smethwick B67 5RG

Drawing Name:  
Proposed Section A - A

Drawing Stage: PLANNING

Suitability: S2 - Information

SGP File Ref: 19-143

19-143	29/05/2020	jc	mk	1:100 @A1
SGP Project No:	Date:	Drawn:	Team:	Scale:

Drawing Number:				
19-143	- SGP	- ZZ	- GF	- DR - A - 1004
Project Code	Originator	Zone	Level	Type Role Number