

PLANNING APPLICATION NUMBER: P18/0918

Type of approval sought	Full Planning Permission
Ward	Quarry Bank and Dudley Wood
Applicant	DMBC
Location:	PARKS DEPOT, 74, PARK ROAD, QUARRY BANK, BRIERLEY HILL, WEST MIDLANDS, DY5 2HR
Proposal	CHANGE OF USE OF TINTERN HOUSE TO RETAIL/CAFÉ (A1/A3) WITH ASSOCIATED PUBLIC RECREATIONAL SPACE TO INCLUDE A SINGLE STOREY REAR EXTENSION WITH TERRACE AND RAMPED ACCESS, ELEVATIONAL CHANGES, NEW DOORS AND WINDOWS, ROOF LIGHTS, FENCING AND GATES. SITING OF 1 NO SHIPPING CONTAINER.
Recommendation Summary:	APPROVE SUBJECT TO CONDITIONS

SITE AND SURROUNDINGS

1. The application site encompasses Tintern House, the adjacent Coach House and the disused changing block which are set within Stevens Park, a designated Community Park. Tintern House is a large detached former dwelling house and below ground there are the remains of Thorns Colliery, in particular pits 18 & 20 which are marked on the first edition OS and recorded on the Councils Historic Environment Record (HER 4891). The buildings are largely vacant being partially occupied by Dudley Council's parks maintenance team. Tintern House fronts the Park Road Frontage and the wider park is also recorded on the Council's Historic Environment Record (HER 6464) and is designated as being both Locally Listed and a 'Designed Landscape of High Historic Value' (DLHHV).
2. The park has a range of community facilities including sporting facilities, skate park and play area. There are also a number of heritage assets within the park which include the Grade II Listed War Memorial (HER12104) and an early 20th Century bandstand (HER 12103). The area is heavily populated with mature trees which line the boundary of the park and associated pathways. Palisade fencing of approximately 2m high secures the site on most boundaries. Access to the wider

park is provided from both Park Road and Thorns Road and there is a public car park available from the Thorns Road side.

3. Residential dwellings on the opposite side of Park Road front the site to the east as well as properties which turn the corner into Alexander Hill. A new residential property is also under construction immediately adjacent to Tintern House to the south.

PROPOSAL

4. It is proposed to change the use of Tintern House to retail/café (A1/A3) with associated public recreational space to include single storey rear extension to Tintern House with terrace and ramped access, elevational changes to include canopy, new doors and windows, roof lights, fencing and gates and the siting of a shipping container. The proposals form part of a wider Heritage Lottery Fund (HLF) funded restoration project for Stevens Park including permitted development works and restoration of the Grade II Listed Peace Memorial and Garden, which is the subject of a separate Listed Building Consent application P18/1059.
5. The application is supported by a Design & Access Statement stating that Dudley MBC have entered a partnership with the Emily Jordan Foundation – a charity dedicated to training and employing young people with learning difficulties. The Emily Jordan Foundation will manage the building and will also provide café facilities for their students and the public users of the park, with flexible use rooms on the first floor for courses/seminars or meetings. Dudley MBC Greencare operatives will also have a new messroom and locker room on the first floor of Tintern House and two wheelchair accessible public toilets and showering facility provided. The proposal involves creating three Workshops comprising of;
 - a) **Spokes** Workshop and Retail Space – located in the Coach House and replacement extension to the rear. Spokes receive donated second hand bicycles, and trains young people to restore them for resale through the retail outlet. A shipping container is also proposed to the rear of the Coach House for the storage of bicycles awaiting renovation.

- b) **Go-Green** Workshop located in the ground floor of Tintern House. Go-Green trains and employs young people in techniques for recycling various forms of metal cans and plastic scraps.
 - c) **Twigs** plant growing, potting and sales located in the plant sales and polytunnel (61m (W) x 23.77m (L) x 2.84m (H)) area situated at the northern end of the site. Twigs trains young people in gardening, retail and communication skills. A community garden will be secured by 2m high weldmesh fencing with panels stepping down to the north and south elevations to tie into the height of the existing park railings. The derelict former public toilet block will be utilised as a secure tool store and messroom.
6. Three standard parking bays and two mobility bays would be provided near the entrance to Twigs and students will arrive by taxi or mini-bus.
7. The information provided indicates that four trees would be removed, shown as T17, T18, T19 & T20 on the submitted Tree Retention & Removal Plan.
8. The application is accompanied by a Design and Access & Heritage Statement and a Non-Residential Mining Report dated 10th August 2018.

HISTORY

9. None relevant.

PUBLIC CONSULTATION

10. Direct notification was carried out to sixteen neighbouring properties. A site notice was also displayed and a notice placed in the local press. Nine representations have been received which raise the following material planning issues;
- *That there are already parking problems particularly at the parts of the road adjacent to the Park where buses already have difficulty due to existing parking congestion.*

- *That the development provides little or no extra parking provision.*
- *That the proposed parking is insufficient with no provision for staff parking, for those attending the flexible rooms planned to accommodate courses, seminars and meetings and increased visitor numbers.*
- *That the proposal will cause major traffic problems e.g. parking in the street and congestion for residents in Park Road.*
- *That Park Road is a very busy road and bus route and the roads directly surrounding this area of the park have already had 3 major car accidents since Christmas.*
- *That parts of Park Road regularly flood when it rains further reducing roadside parking.*
- *That people park as close as possible to the amenities they wish to visit – whilst Thorns Road car park will always have a good attendance by people using that side of the park it will not solve or avoid the increased disruption to Park Road and the surrounding streets on the other side of the park. Visitors for the charities and café would be directed by postcode to Park Road.*
- *That the proposal will take up most of the children's play area.*
- *That the polytunnel would be an 'eyesore' restricting the view of the park for existing residents.*
- *That the 2m weldmesh fencing will effectively create a secure solid compound which will block view into and out of the park.*
- *That the compound and polytunnel will have a negative impact on visual and neighbour amenities of the park.*
- *That the loss of the changing facilities would be detrimental for local football clubs.*
- *That the current state of the changing facilities may have forced teams to move to alternative venues giving the impression that these facilities are no longer required. That some of the Saturday leagues require changing facilities and post-match hospitality provision.*
- *That the proposed development and creation of compound for Twigs charity will restrict and impede future use of the football pitches by a local football club.*

- *Concerns that the development would create extra noise and litter.*
- *That money would be better spent improving the existing conditions of the park especially the paths.*
- *That the compound has the potential to attract criminal activity by making the area more prone to vandalism and break-ins.*
- *That there has been insufficient advertisement/promotion of the plans to residents and users of the park to allow all comments and objections to be submitted in time.*
- *That the development will compromise the wellbeing of vulnerable adults within the nearby supported living complex in terms of the proposed activities, working hours, changes to their views of the park and that the parking issues could affect access for emergency assistance incidents.*

OTHER CONSULTATION

11. Head of Environmental Safety and Health – No objection on the grounds of noise or odour but recommends that the opening hours to the public are limited by condition.

Head of Planning and Regeneration (Highways Engineer) – No objection subject to condition.

Head of Planning and Regeneration (Contaminated Land Team) – Recommends ground gas conditions

Coal Authority – Objects to the proposal as the required Coal Mining Risk Assessment Report, or equivalent, has not been submitted as part of the application. This has now been submitted and is currently being considered by the Coal Authority, final comments will be presented by way of pre-committee note.

RELEVANT PLANNING POLICY

National Planning Policy Framework (NPPF)

Black Country Core Strategy (2011)

- ENV2 Historic Character and Local Distinctiveness
- ENV 3 Design Quality
- ENV6 Open Space, Sport and Recreation

- CSP3 Environmental Infrastructure
- TRAN 2 Managing Transport Impacts of New Development

Dudley Borough Development Strategy (2017)

- D1 Access for All
- D2 Incompatible Land Uses
- D3 Contaminated Land
- D4 Unstable Land
- D5 Noise Pollution
- L12 Shop Front Security
- S6 Urban Design
- S7 Landscape Design
- S8 Conservation and Enhancement of Local Character and Distinctiveness.
- S10 Listed Buildings
- S11 Buildings of Special or Local Historic Importance
- S14 Registered Parks and Gardens and Designated Landscapes of High Historic Value (DLHHV).
- S15 Heritage Assets of Archaeological Interest, Scheduled Ancient Monuments and Archaeological Priority Areas (APA)
- S19 Dudley Borough's Green Network
- S21 Nature Conservation Enhancement, Mitigation and Compensation.
- S22 Mature Trees and Woodland
- S32 Parks

Supplementary Planning Documents / Guidance

- Parking Standards SPD (2017)
- Historic Environment SPD (2017)
- Shopfront & Advertisement SPD (2017)

ASSESSMENT

12. Key issues;

- Principle
- Historic Environment
- Visual Amenity
- Neighbour Amenity
- Coal Mining Legacy
- Trees
- Highway Safety

Principle

13. Policy S32 Parks of the Dudley Borough Development Strategy states that Community Parks will be protected and appropriate works to improve their standard and amenity would be supported including their links to cycling and walking networks.
14. The proposals form part of a wider Heritage Lottery Funded Scheme to improve and increase the facilities at Stevens Park in conjunction with landscape enhancements. The proposed works would bring an essentially vacant building back into use and would introduce facilities to be enjoyed alongside the existing park facilities as well as providing vocational training and employment opportunities for young people with learning difficulties. The development would contribute positively to the role of the park as a community facility in line with the philosophy and key priorities of The Council Plan, thereby improving its amenity value and ensuring its long-term use.
15. Whilst concerns have been raised by local residents that the proposed compound for the Twigs Workshop will impede use of the smaller football pitch within the park, in terms of the physical works, the pitch falls outside of the application site and would therefore be unaffected by the proposals. The wider master plan also indicates improvements, in the form of new goal posts, to the larger pitch also contained within the park grounds.

16. The existing changing facilities are disused and the Deed of Gift for the Park means that football cannot be played on Sundays when league matches take place. The applicant advises that the pitches are well used by junior teams who do not require changing rooms and there is a general reduction in adult football and increase in youth football across the borough. The proposed development would provide a shower facility within Tintern House, albeit only a single cubicle. It would also re-use the disused changing facility building as a tool store/mess room provision for the wider benefit of the young people supported through the Emily Jordan Foundation.

Historic Environment

17. The NPPF states that in determining applications Local Authorities should require an applicant to demonstrate the significance of any heritage assets affected, including any contribution made by their setting. The applicant has provided a Design and Access & Heritage Statement to support the application in line with this requirement.
18. Paragraph 197 of the NPPF states that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly a non designated heritage asset a balanced judgment will be required having regard to the scale of any harm or loss to the significance of the heritage asset.
19. This application proposes to bring Tintern House back into active use that will be to the benefit to the public and the park. The proposals to the Grade II listed memorial are welcomed and are covered in the sister planning application. Subject to conditions, there would be no harm or loss to the significance of heritage assets within the site and the proposal is therefore deemed acceptable.

Visual Amenity

20. The proposed extension would relate satisfactorily in design terms and the repair works and the elevational changes to Tintern House are largely welcomed. The installation of external roller shutters is not, however, deemed appropriate and a

condition requiring full details of the securing measures to be installed to secure Tintern House is therefore considered necessary.

21. The proposed shipping container is required for the storage of bicycles awaiting renovation as there is insufficient space within the building for them to be accommodated. The shipping container would occupy a secluded location to the rear of the building set behind secure boundary fencing and is not, therefore, considered unduly detrimental in visual amenity terms. It is, however, deemed appropriate to grant temporary consent for the shipping container by condition.
22. The proposed siting of the polytunnel is approximately 500-700mm lower than the public highway. It would be side on to Park Road and would set off the park boundary behind the existing fencing and trees. Full details of the fencing to secure the Twigs community garden can be secured by condition and it is, therefore, considered that there would be no demonstrable harm in visual amenity terms in these respects.

Neighbour Amenity

23. Additional information was provided indicating that the main cooking operations within the proposed A3 use would involve reheating food and the provision of drinks. The extent of the A3 use is also restricted to the area shown on the floor plan preventing expansion of the business into a more intensive use. The Environmental Health & Safety Team, therefore, raise no objection to the proposed development in terms of noise or odour subject to a condition limiting the opening hours to the public.
24. Concerns have been raised by local residents that the polytunnel, fencing and community garden forming the Twigs workshop would impact on outlook and views of the park. As discussed in paragraph 20 above, neighbouring properties opposite the site would only have a side view of the polytunnel, which would be at a lower ground level behind the existing park boundary fencing. The polytunnel would be of limited height (2.84m) and would be a significant distance away (approximately

22m) from properties opposite the site in Park Road. Loss of distant views is not a material planning consideration.

25. The proposed shipping container would be positioned in close proximity to the common boundary with the new dwelling currently under construction to the south of the site. This dwelling is, however, set back significantly in relation to Tintern House and the container is of limited height. No loss of light, outlook or privacy is envisaged in this regard.
26. Whilst objectors raise concerns that the development would affect the wellbeing of vulnerable adults in the nearby supported living complex, the site is a community park with an ongoing variety of activity and uses. The development would contribute positively to the role of the park as a community facility in line with the philosophy and key priorities of The Council Plan. There would be no demonstrable harm to neighbouring properties opposite the site in terms of light, outlook or privacy.

Coal Mining Legacy

27. It is a requirement within the National Planning Policy Framework (paragraphs 178-179) that applicants demonstrate that the application site is safe, stable and suitable for development. Policy D4 of the Dudley Borough Development Strategy states that planning applications must be accompanied by sufficient proportionate information to determine the extent of instability where it is known or suspected that land stability may have an impact on any development.
28. Whilst the Coal Authority objects to the proposed development, this is on the basis that the applicant did not initially provide a Coal Mining Risk Assessment and the Local Planning Authority therefore had insufficient information to determine the application. The Coal Mining Risk Assessment has now been submitted and is currently being considered by the Coal Authority, final comments will be presented by way of pre-committee note.

Trees

29. The proposal requires the removal of 4 birch trees, adjacent to Tintern House to allow for the installation of the canopy and storage area for the bike workshop, and the construction of the terrace to the rear of the café. Whilst the trees do make a positive contribution to the immediate area adjacent to the building, their wider value is limited due to the presence and screening by adjacent, larger trees, and also their location within the park.
30. The trees are visible above the building from Park Road and Alexander Hill. Their removal will be noticeable from this vantage, however, it is considered that the impact will be limited, as other trees in the area are more prominent, and the removal of these birch trees should open up views of the lime trees set further back in the park. The Tree Officer raises no objection to the loss of the trees subject to the provision of a landscaping scheme to provide mitigation planting for the long term.
31. In terms of the impact of the proposed development on the trees to be retained, it appears as though part of the terrace is located substantially within the Root Protection Area of Tree 202, a large and substantial beech tree. The applicant has, however, indicated that the terrace and ramp will have a no dig foundation solution and details of the foundation design can be secured by condition.

Highway Safety

32. Whilst there have been concerns raised by local residents that the development would exacerbate existing on-street parking problems. The proposed development would be utilised as an extension of the existing park rather than an independent facility. The master plan for the wider park developments includes improvements to existing pedestrian routes, marking out of the existing car park and cycle parking provision thereby improving connectivity from the existing car park and providing greater opportunity for alternative modes of transport.
33. Students of the Emily Jordan Foundation will be dropped off late or mid morning and collected mid afternoon by bus or private vehicle. The Council's Highways

Engineer recommends that the proposed parking area is reserved for staff and servicing only. It is also recommended that a parking management condition is attached requiring staff of the facility to utilise off road parking in the interests of highway safety. Subject to condition, there are no fundamental highway safety matters arising as a consequence of the development.

CONCLUSION

34. The proposed works would bring an essentially vacant building back into use and would introduce new facilities to be enjoyed alongside the existing park facilities as well as providing vocational training and employment opportunities for young people with learning difficulties. The development would contribute positively to the role of the park as a community facility in line with the philosophy and key priorities of The Council Plan, thereby improving its amenity value and ensuring its long-term use. Subject to condition, the proposal is acceptable, being in accordance with the relevant policies contained within the Black Country Core Strategy and Dudley Borough Development Strategy as well as the relevant Supplementary Planning Documents.

RECOMMENDATION

35. It is recommended that the application is APPROVED subject to the following conditions;

Conditions and/or reasons:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
REASON: To comply with Section 91(1) of the Town and Country Planning Act, 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
2. The development hereby permitted shall be carried out in accordance with the following approved plans: Drawing REF: 2637.04A, PLI_DR_L_0090 Revision PL02, 2637.08A, PLI_DR_L_0302 Revision PL02, PLI_DR_L_0301 Revision PL02, 2637.06B, PLI_DR_L_0221 Revision PL02, 2637.05B, 2637.07B, PLI_DR_L_0222 Revision PL02, 2637.03, PLI_DR_L_0220 Revision PL03,

2637.02 & PLI_DR_L_0101 Revision PL03.

REASON: For the avoidance of doubt and in the interests of proper planning.

3. Development shall not commence until details/samples of the type, texture, colour and bond of the bricks to be used and a sample panel measuring not less than 1m² shall be erected on site and approved in writing by the Local Planning Authority. The panel shall be retained on site for the duration and the development and thereafter new brick work shall only be constructed in accordance with these approved details. The development shall be carried out in complete accordance with the approved details.

REASON: To safeguard quality and visual appearance of Designed Landscape of High Historic Value in accordance with Policy S14 (Registered Parks and Gardens and Designed Landscapes of High Historic Value Listed Buildings) and Policy S8 (Conservation and Enhancement of Local Character and Distinctiveness) of the adopted Dudley Borough Development Strategy.

4. Notwithstanding the details shown in the submitted plans and stated in the design and access statement development shall not begin until full details/samples of the type, texture and colour of all materials to be used in external elevations have been submitted to and approved in writing by the Local Planning Authority.

REASON: To safeguard quality and visual appearance of Designed Landscape of High Historic Value in accordance with Policy S14 (Registered Parks and Gardens and Designed Landscapes of High Historic Value Listed Buildings) and Policy S8 (Conservation and Enhancement of Local Character and Distinctiveness) of the adopted Dudley Borough Development Strategy.

5. Notwithstanding the details shown in the submitted plans, the development hereby permitted shall not commence until large scale architectural drawings have been submitted to and approved in writing by the local planning authority of the proposed new railings/fencing and gates illustrating their position, design, component size, technical specification, material, RAL colour and finish.

REASON: To safeguard quality and visual appearance of Designed Landscape of High Historic Value in accordance with Policy S14 (Registered Parks and Gardens and Designed Landscapes of High Historic Value Listed Buildings) and Policy S8 (Conservation and Enhancement of Local Character and Distinctiveness) of the adopted Dudley Borough Development Strategy.

6. Notwithstanding the details shown in the submitted plans external roller shutters are not permitted as part of this development. Development shall not begin until full details have been submitted to and approved in writing by the local planning authority of the proposed security measures to be installed to secure Tintern House.

REASON: To safeguard quality and visual appearance of Designed Landscape of High Historic Value in accordance with Policy S14 (Registered Parks and Gardens and Designed Landscapes of High Historic Value Listed Buildings) and Policy S8 (Conservation and Enhancement of Local Character and Distinctiveness) of the adopted Dudley Borough Development Strategy and to ensure secure by design principles in accordance with Policy L12 of the adopted Dudley Borough Development Strategy and the Council's Shopfront & Advertisement SPD (2017)

7. Notwithstanding the details shown in the submitted plans development shall not commence until full details of all windows and doors to be used in the external

elevations and their colour, finish and material have been submitted to and approved in writing by the local planning authority. Large scale architectural drawings at 1:1, 1:2 or 1:5 and samples of the sections and profiles of jambs, heads, cills and glazing bars together with their relationships to masonry apertures. Development shall proceed in accordance with the agreed details and be retained for the lifetime of the development.

REASON: To safeguard quality and visual appearance of Designed Landscape of High Historic Value in accordance with Policy S14 (Registered Parks and Gardens and Designed Landscapes of High Historic Value Listed Buildings) and Policy S8 (Conservation and Enhancement of Local Character and Distinctiveness) of the adopted Dudley Borough Development Strategy.

8. Development shall not begin until a Schedule of Works/Repairs Schedule has been submitted to and approved in writing by the Local Planning Authority [including details of painting schemes/finish for windows and doors; repairs schedule for existing windows, doors, repair of existing render and its colour and finish and repointing of historic brick walls in lime mortar]. Any departure from the approved schedule of works/repairs schedule will require the prior written approval of the Local Planning Authority.

REASON: To safeguard quality and visual appearance of Designed Landscape of High Historic Value in accordance with Policy S14 (Registered Parks and Gardens and Designed Landscapes of High Historic Value Listed Buildings) and Policy S8 (Conservation and Enhancement of Local Character and Distinctiveness) of the adopted Dudley Borough Development Strategy.

9. No development shall commence until an assessment of the risks posed by any ground gases or vapours has been submitted to and approved in writing by the Local Planning Authority. Such an assessment shall be carried out in accordance with authoritative UK guidance.

REASON: These details are required prior to the commencement of development to ensure that the risks associated with any contamination are reduced to acceptable levels and that the health and wellbeing of future occupiers are protected and to ensure that the development complies with Borough Development Strategy 2017 Policy D3 Contaminated Land.

10. Where the approved risk assessment (required by condition 9 above) identifies ground gases or vapours posing unacceptable risks, no development shall commence until a detailed remediation scheme to protect the development from the effects of such ground gases or vapours has been submitted to and approved in writing by the Local Planning Authority. Following approval, such remediation scheme shall be implemented on site in complete accordance with approved details unless otherwise agreed in writing by the Local Planning Authority.

REASON: These details are required prior to the commencement of development to ensure that the risks associated with any contamination are reduced to acceptable levels and that the health and wellbeing of future occupiers are protected and to ensure that the development complies with Borough Development Strategy 2017 Policy D3 Contaminated Land.

11. Following implementation and completion of the approved remediation scheme (required by condition 10 above) and prior to the first occupation of the development, a verification report shall be submitted to and approved in writing by the Local Planning Authority to confirm completion of the remediation scheme

in accordance with approved details.

REASON: To ensure that the risks associated with any ground gases or vapours have been reduced to acceptable levels and that the health and wellbeing of future occupiers are protected and to ensure that the development complies with Borough Development Strategy 2017 Policy D3 Contaminated Land and the NPPF.

12. No development shall take place until there has been submitted, and approved in writing by the local planning authority details of the tree protection measures on site. The agreed tree protection measures shall be erected / installed prior to the commencement of the development hereby approved (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and or widening, or any operations involving the use of motorised vehicles or construction machinery), and shall not be taken down moved or amended in any way without prior written approval of the local planning authority. The tree protection details shall include:
 - a. A plan showing the location and identification (with reference to a survey schedule if necessary) of all trees on, or directly adjacent to the development site, that are to be retained during construction. These trees are to be marked with a continuous outline.
 - b. A plan showing the location and identification (with reference to a survey schedule if necessary) of all the trees on, or directly adjacent to the development site that are to be removed prior to, or during development. These trees are to be marked with a dashed outline.
 - c. A plan showing the extent of the Root Protection Area, which is to be protected by physical barriers during development. The extent of the area that is to be protected will be calculated in accordance with Clause 4.6 of British Standard BS:5837 - 2012 'Trees in Relation to Design, Demolition and Construction- Recommendations'.
 - d. Design details of the proposed protective barriers and ground protection to be erected around the trees during development. Any protection barriers should be designed and constructed in accordance with the provisions set out in section 6.2 of British Standard BS:5837 - 2012 'Trees in Relation to Design, Demolition and Construction- Recommendations'.

REASON: To ensure that those trees and hedges to be retained on the development site are not subject to damage because of either works carried out on site or during the carrying out of such works in accordance with Policy S22 of the Dudley Borough Development Strategy (2017).

13. No development or other operations shall commence on site or in connection with the development hereby approved, (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and or widening, or any operations involving the use of motorised vehicles or construction machinery) until a detailed Arboricultural Method Statement has been submitted to and approved in writing by the Local Planning Authority. No development or other operations shall take place except in complete accordance with the approved Method Statement. Such method statement shall include full detail of

the following:

- Implementation, supervision and monitoring of the approved Tree Protection Plan.
- Implementation, supervision and monitoring of the approved Treework Specification.
- Implementation, supervision and monitoring of all approved construction works within any area designated as being fenced off or otherwise protected in the approved Tree Protection Plan.
- Timing and phasing of arboricultural works in relation to the approved development.

REASON: To ensure that those trees and hedges to be retained on the development site are not subject to damage because of either works carried out on site or during the carrying out of such works in accordance with Policy S22 of the Dudley Borough Development Strategy (2017).

14. No development or other operations shall commence on site or in connection with the development hereby approved, (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and or widening, or any operations involving the use of motorised vehicles or construction machinery) until a detailed tree felling / pruning specification has been submitted to and approved in writing by the Local Planning Authority. No development or other operations shall commence on site until the approved tree felling and pruning works have been completed. All tree felling and pruning shall be carried out in full accordance with the approved specification and the requirements of British Standard 3998 (2010) Recommendations for Tree Work.

REASON: To ensure that all tree works carried out on site are appropriate and justified in line with the proposed development and the safeguarding of the visual and environmental amenity in accordance with Policy S22 of the Dudley Borough Development Strategy (2017).

15. All excavations to be undertaken within the Root Protection Area (as defined by Clause 4.6 of British Standard BS:5837 - 2012 'Trees in Relation to Design, Demolition and Construction- Recommendations') of any existing trees on site shall be undertaken in accordance with NJUG Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees (NJUG Volume 4).

REASON: To ensure that existing trees are not damaged through the loss of roots, to maintain the visual and environmental quality of the site and surrounding area in accordance with Policy S22 of the Dudley Borough Development Strategy (2017).

16. No development or other operations shall commence on site in connection with the development hereby approved, (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and or widening, or any operations involving the use of motorised vehicles or construction machinery) until a detailed service (gas, electricity and telecoms) and foul and surface water drainage layout has been submitted to and approved in writing by the Local Planning Authority. Such layout shall provide for the long term retention of the trees. No development or other operations shall take place except in complete accordance with the approved service/drainage layout.

REASON: To ensure that existing trees are not damaged through the loss of roots, to maintain the visual and environmental quality of the site and

surrounding area in accordance with Policy S22 of the Dudley Borough Development Strategy (2017).

17. No development shall take place until there has been submitted to and approved in writing by the local planning authority technical details of any proposed pathway / hard surfacing / driveway / parking area within the Root Protection Area (as defined by Clause 4.6 of British Standard BS:5837 - 2012 'Trees in Relation to Design, Demolition and Construction - Recommendations') of any existing tree situated on or off the site. The details of the vehicular access and parking areas shall include existing and proposed ground levels, materials to be used and the relative time of construction within the whole development and must be in accordance with appropriate guidelines, namely Clause 7.4 of British Standard BS:5837 - 2012 'Trees in Relation to Design, Demolition and Construction- Recommendations' and Arboricultural Advisory & Information Service Practice Note 'Driveways Close to Trees' (1996). Any driveway / parking areas within the Root Protection Area of existing trees must be constructed using "no-dig" techniques incorporating appropriate surfaces to avoid damage to trees and to prevent any potential direct or indirect damage caused by trees.

REASON: To ensure that existing trees within the site and in close proximity are not damaged or put under pressure for removal as a result of actual or perceived risk of driveway damage, thereby maintaining the visual and environmental quality of the site and the surrounding area in accordance with Policy S22 of the Dudley Borough Development Strategy (2017).

18. No development or other operations shall commence on site or in connection with the development hereby approved, (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and or widening, or any operations involving the use of motorised vehicles or construction machinery) until there has been submitted, and approved in writing by the local planning authority, final details of the terrace & ramp design, including any below ground elements / foundation design, any structural elements, any proposed changes in ground level both within and without of the foundations, and a scheme to allow for continued moisture a gas exchange to the Root Protection Area of the adjacent trees. The design should be arboriculturally acceptable, and designed to ensure that there is no significant damage to the rooting system or structure of the trees to be retained on or adjacent to the site. The development and construction of the dwelling shall be undertaken in full accordance with the agreed details and there shall be no alteration, deviation or amendment without the prior written agreement of the Local Planning Authority.

REASON: To ensure that those trees and hedges to be retained on the development site are not subject to damage because of either works carried out on site or during the carrying out of such works in accordance with policy S22 of the Dudley Borough Development Strategy 2017.

19. No development shall commence (excluding demolition, site clearance and initial ground works) until full details of soft landscaping works including replacement trees have been submitted to and approved in writing by the Local Planning Authority. These details must include, where appropriate, planting plans, written specifications, a schedule of plants including species, plant sizes and proposed numbers/densities and a programme of implementation. Plans must also include accurate plotting of all existing landscape features. The agreed scheme

shall be implemented in accordance with the approved details within the first planting season following the first occupation of the development, unless otherwise agreed in writing by the Local Planning Authority.

Any trees or shrubs planted in pursuance of this permission including any planting in replacement for it which is removed, uprooted, severely damaged, destroyed or dies within a period of five years from the date of planting shall be replaced by trees or shrubs of the same size and species and in the same place unless otherwise agreed in writing by the Local Planning Authority.

REASON: In order to make a positive contribution to place-making and provide a high quality landscaping and to ensure that the approved landscaping is properly maintained in accordance with BCCS Policies CSP4 - Place-Making, ENV 2 Historic Character and Local Distinctiveness, ENV3 - Design Quality and DEL1 - Infrastructure Provision and Borough Development Strategy 2017 Policy S6 Urban Design and Policy L1 Housing Development, extensions and alterations to existing dwellings and Policy D2 Incompatible Land Uses (in part). This detail is required pre commencement (excluding demolition, site clearance and initial ground works) as landscaping is integral to providing a high quality and sustainable development.

20. No above ground development shall commence until details of the types, colours and textures of the materials to be used in the hard surfacing of the development hereby approved have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in complete accordance with the approved details and retained for the lifetime of the development unless otherwise agreed in writing with the Local Planning Authority.

REASON: In order to make a positive contribution to place-making and provide a high quality landscaping in accordance with BCCS Policies CSP4 - Place-Making, ENV 2 Historic Character and Local Distinctiveness, ENV3 - Design Quality and DEL1 - Infrastructure Provision Borough Development Strategy 2017 Policy S6 Urban Design and Policy L1 Housing Development, extensions and alterations to existing dwellings Policy D2 Incompatible Land Uses (in part)
This detail is required as landscaping is integral to providing a high quality and sustainable development.

21. Before the development hereby permitted is commenced details of all the proposed ramps, external steps and entrance doors, in compliance with the design guidance set out in the Access for All SPD, shall be submitted to and approved by the Local Planning Authority. These facilities shall be provided in accordance with the approved details prior to the first use/occupation of the development and shall thereafter be retained for the lifetime of the development unless otherwise agreed in writing with the Local Planning Authority

REASON: In order to make a positive contribution towards a fully accessible environment in accordance the Borough Development Strategy Policy D1 Access for All and Access for All Supplementary Planning Document.

22. No development shall commence (excluding demolition, site clearance and initial ground investigation works) until details of the access(es) into the site, together with parking and turning area(s) [including details of lines, widths, levels, gradients, cross sections, drainage and lighting] have been submitted to and approved in writing by the Local Planning Authority. The development shall not

be occupied until the access(es) into the site, together with parking and turning area(s) within the site have been laid out in accordance with the approved details. These area(s) shall thereafter be retained and not be used for any other purpose for the life of the development.

REASON: In the interests of highway safety and to comply with Borough Development Strategy 2017 Policy S6 Urban Design, Policy L1 Housing Development, extensions and alterations to existing dwellings
Policy D2 Incompatible Land Uses (in part)
and policies CSP5, DEL1, TRAN2, CEN8 and TRAN5.

23. No development shall commence (excluding demolition, site clearance and initial ground investigation works) until details of a parking management plan have been submitted to and approved in writing by the Local Planning Authority. The agreed parking management plan shall be implemented prior to first occupation and maintained for the lifetime of the development.

REASON: In the interests of highway safety and to comply with Borough Development Strategy 2017 Policy S6 Urban Design, Policy L1 Housing Development, extensions and alterations to existing dwellings
Policy D2 Incompatible Land Uses (in part)
and policies CSP5, DEL1, TRAN2, CEN8 and TRAN5.

24. No above ground development shall commence until details of electric vehicle charging bays with a vehicle charging point, to be provided in accordance with the Council's standard (Parking Standards SPD) have been submitted and approved in writing by the local planning authority. Such details shall include signs and bay markings indicating that bays will be used for parking of electric vehicles only whilst being charged. Prior to first occupation, the electric charging points and bays shall be installed in accordance with the approved details and shall thereafter be maintained for the life of the development.

REASON: In the interests of creating a sustainable form of development and to encourage the use of ultra low emission vehicles in accordance with Policies ENV8 (Air Quality) and DEL1 (Infrastructure Provision) of the Black Country Core Strategy.

25. The parking area shall be reserved for staff and servicing only for the lifetime of the development.

REASON: In the interests of highway safety and to comply with Borough Development Strategy 2017 Policy S6 Urban Design, Policy L1 Housing Development, extensions and alterations to existing dwellings
Policy D2 Incompatible Land Uses (in part)
and policies CSP5, DEL1, TRAN2, CEN8 and TRAN5.

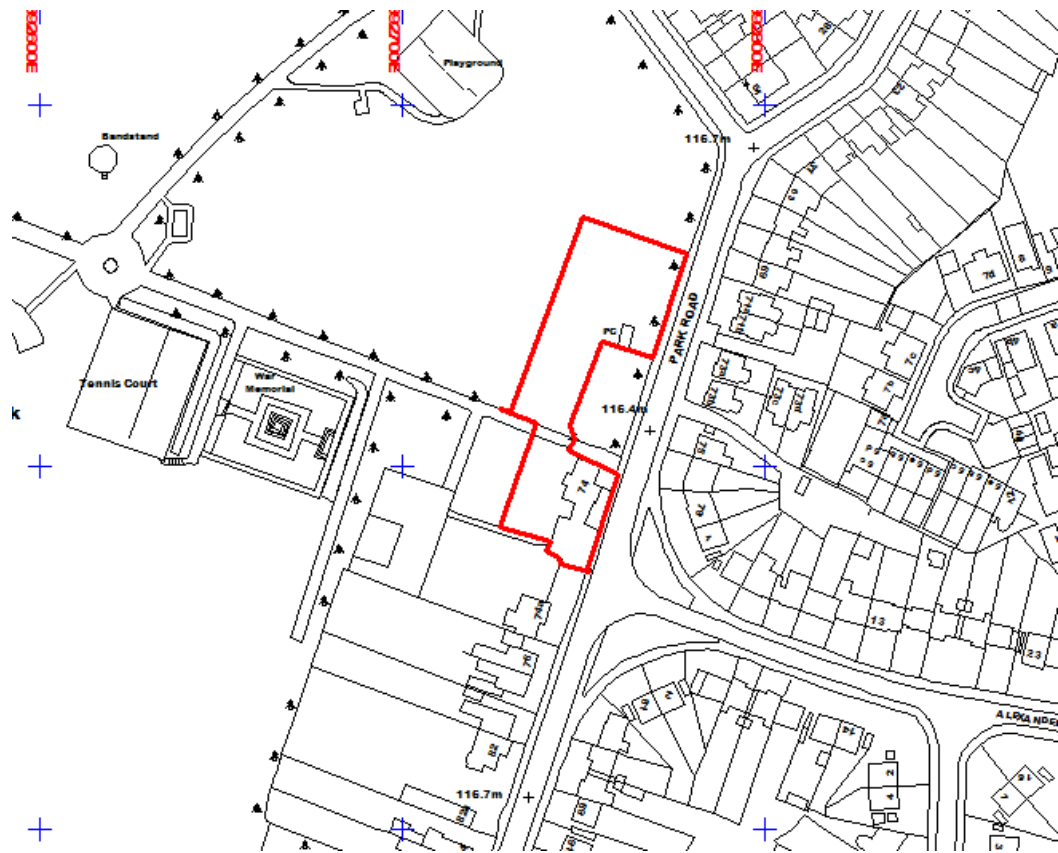
26. The shipping container hereby permitted shall be removed on or before INSERT 2 YEARS AFTER CONSENT and the site reinstated to its previous condition within 8 weeks of its removal.

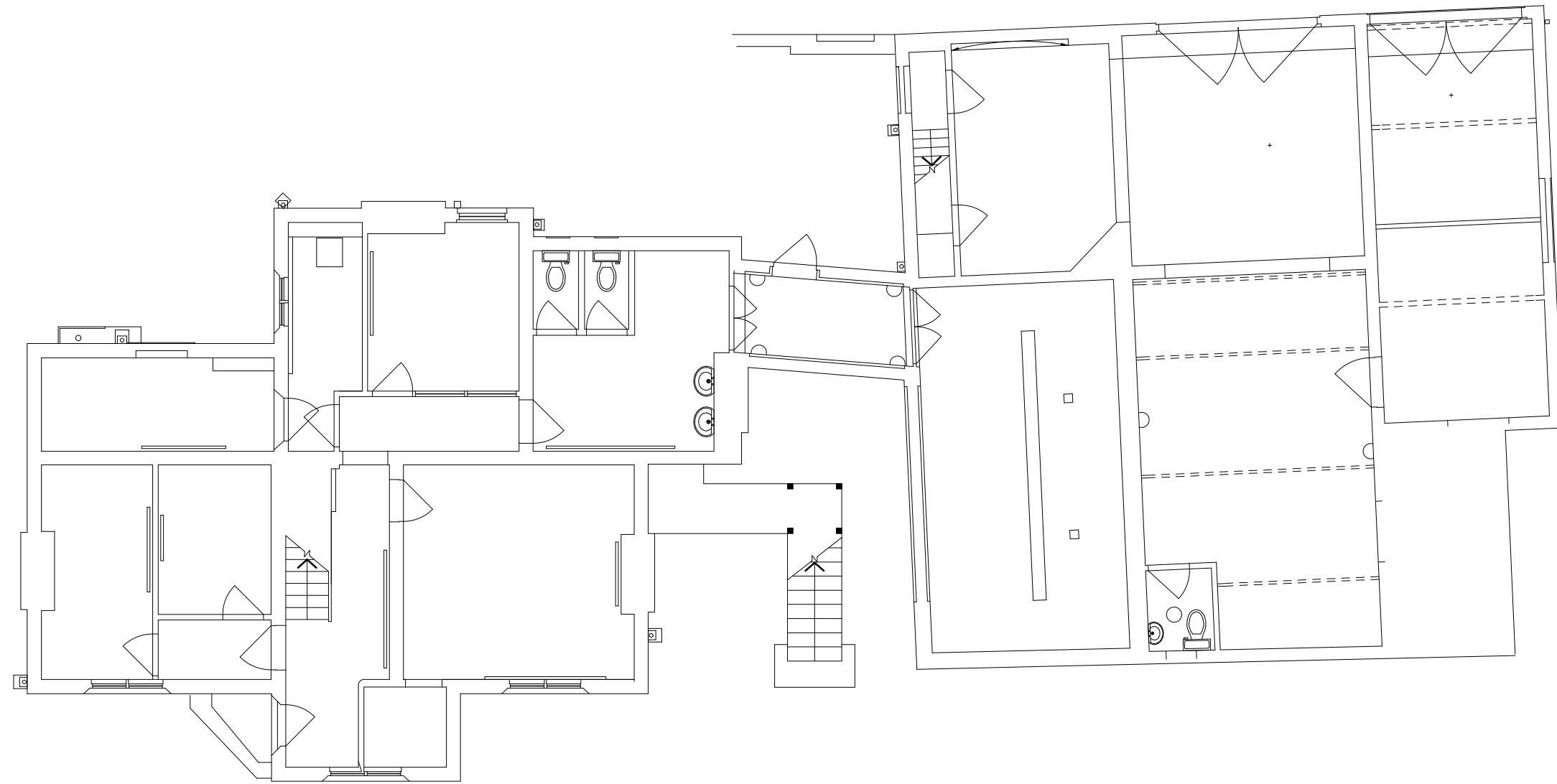
REASON: The development is a of temporary nature and its long term retention would be in appropriate and to comply with Policy S14 (Registered Parks and Gardens and Designed Landscapes of High Historic Value Listed Buildings) and Policy S8 (Conservation and Enhancement of Local Character and Distinctiveness) of the adopted Dudley Borough Development Strategy.

27. The premises shall not be open to the public before the hours of 08.00 nor after 21.00 Monday to Friday, before 10.00 or after 17.00 on Saturdays, Sundays and Public Holidays.

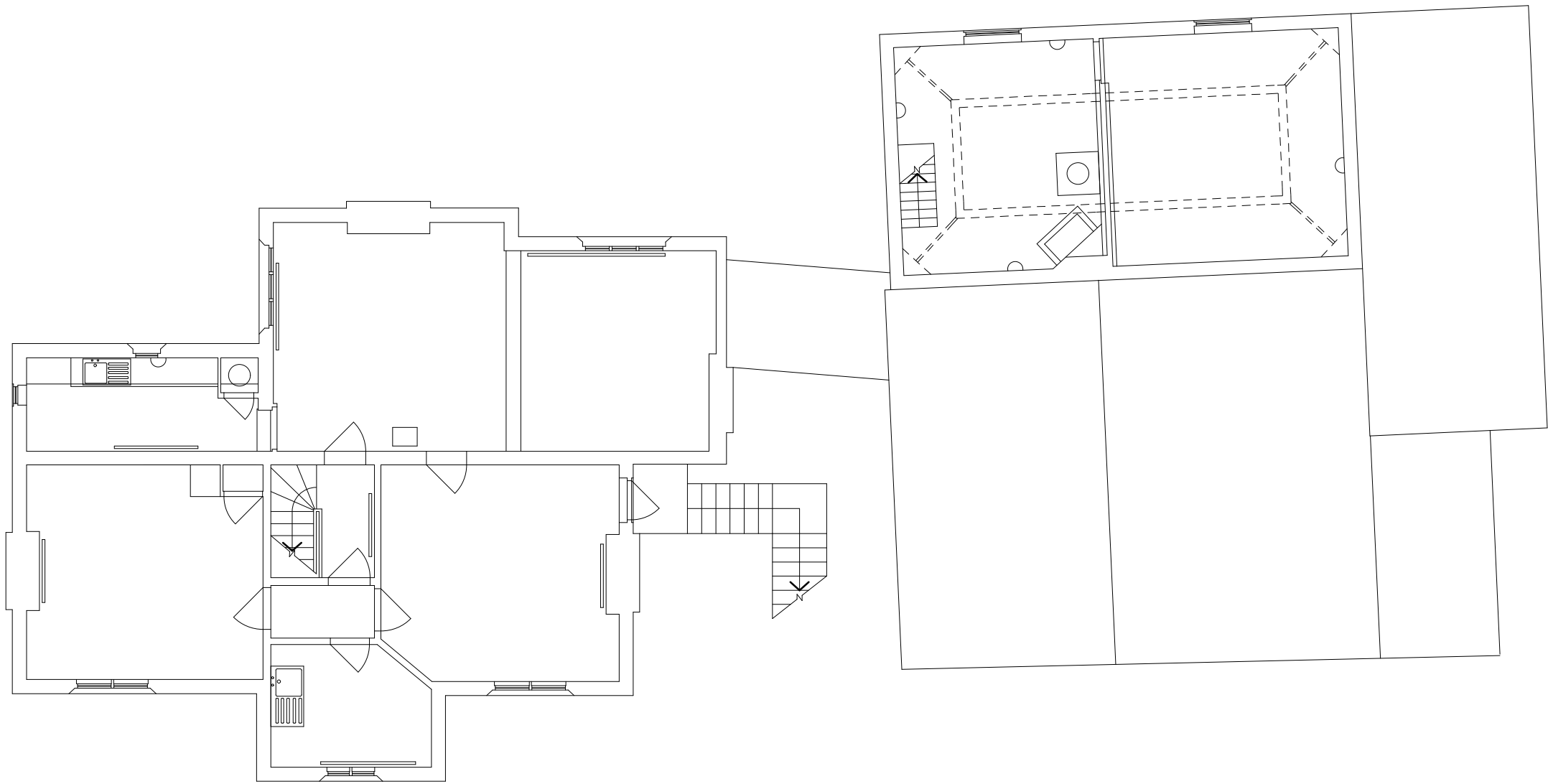
REASON: To protect the amenities of nearby residents in accordance with Borough Development Strategy 2017 Policy D5 Noise Pollution and Policy L1 Housing Development, extensions and alterations to existing dwellings Policy D2 Incompatible Land Uses (in part).

P18/0918 Committee Location Plan

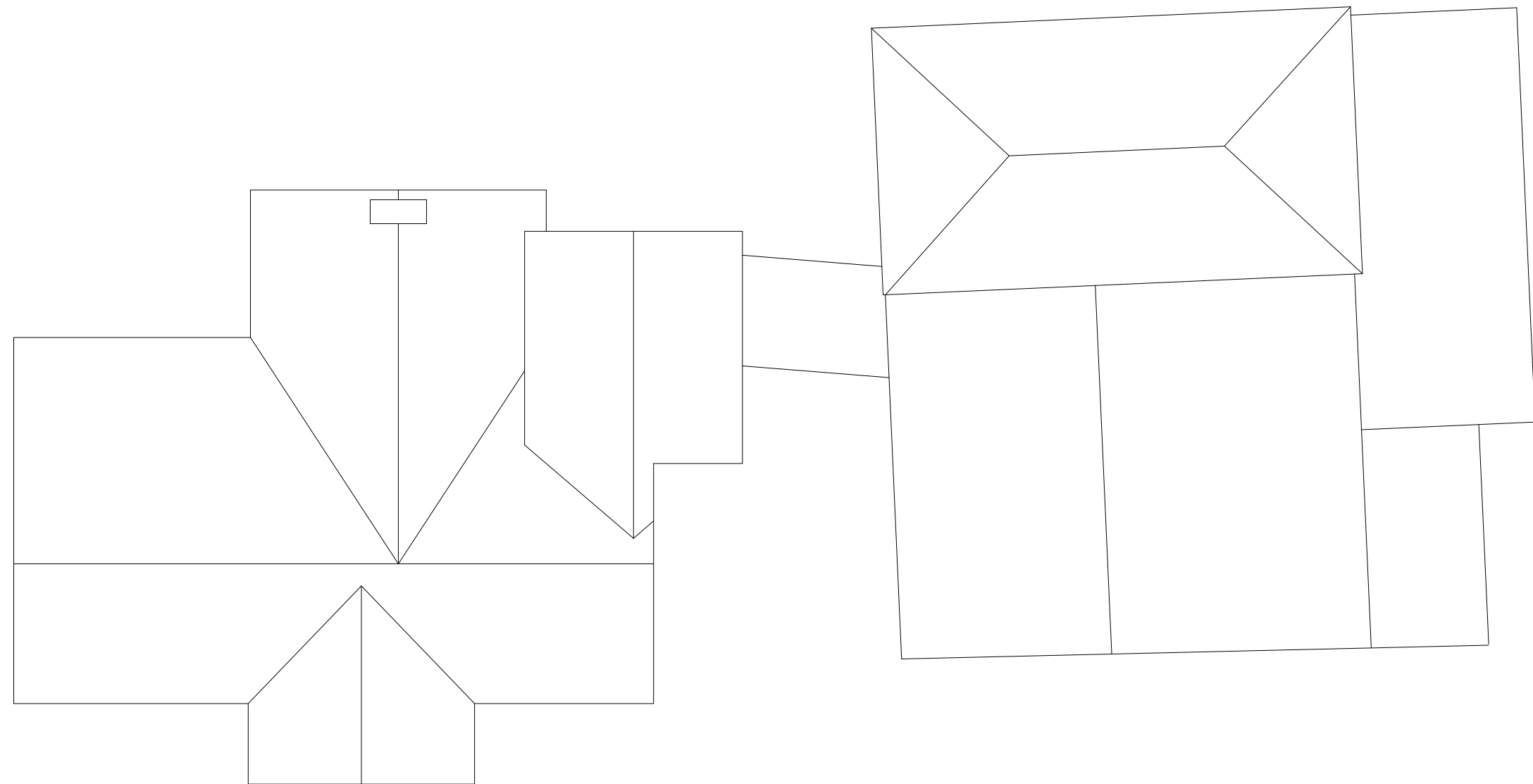




GROUND FLOOR



FIRST FLOOR



ROOF PLAN

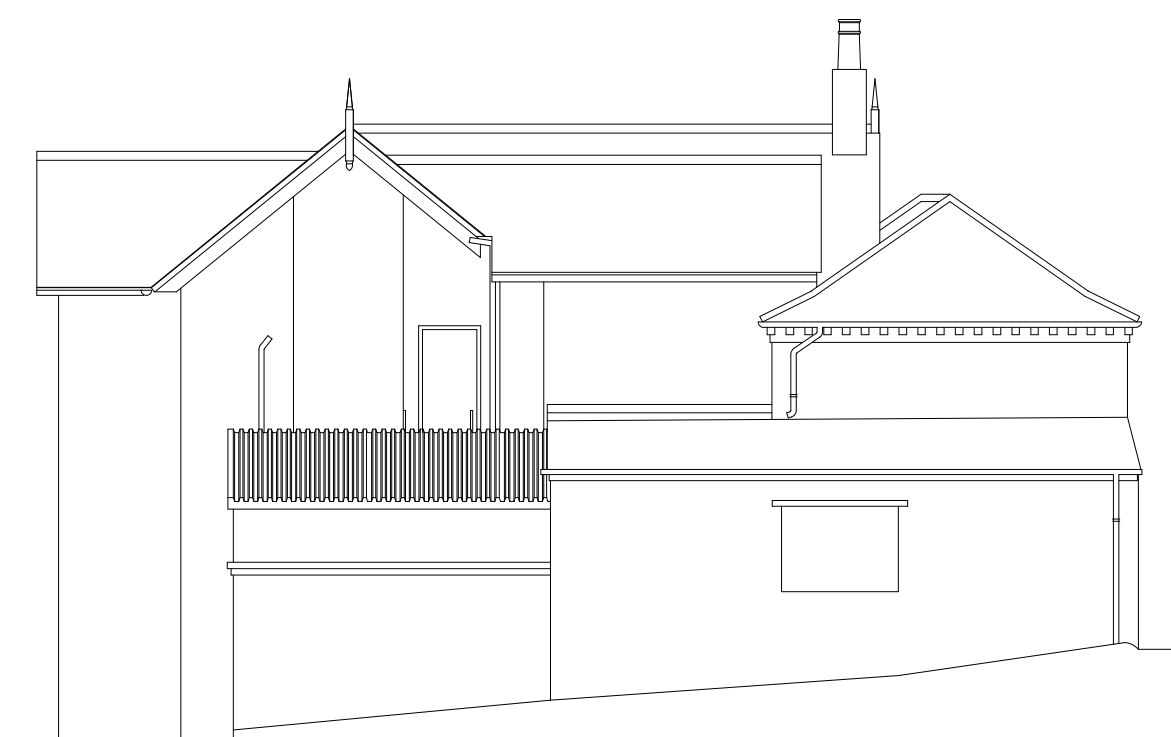
DRAWING TITLE		
EXISTING FLOOR PLANS		
JOB DESCRIPTION		
STEVENS PARK, DUDLEY		
DRAWING SCALE	DATE	DRAWING REF
1: 100 @ A1	JUNE 2018	2637.02
BAART HARRIES NEWALL		
ARCHITECTS		
1 WILDERHOPE HOUSE POURNEY GARDENS BELLE VUE SHREWSBURY SY3 7JU Fax: 01743 364744 Tel: 01743 361261		



NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION

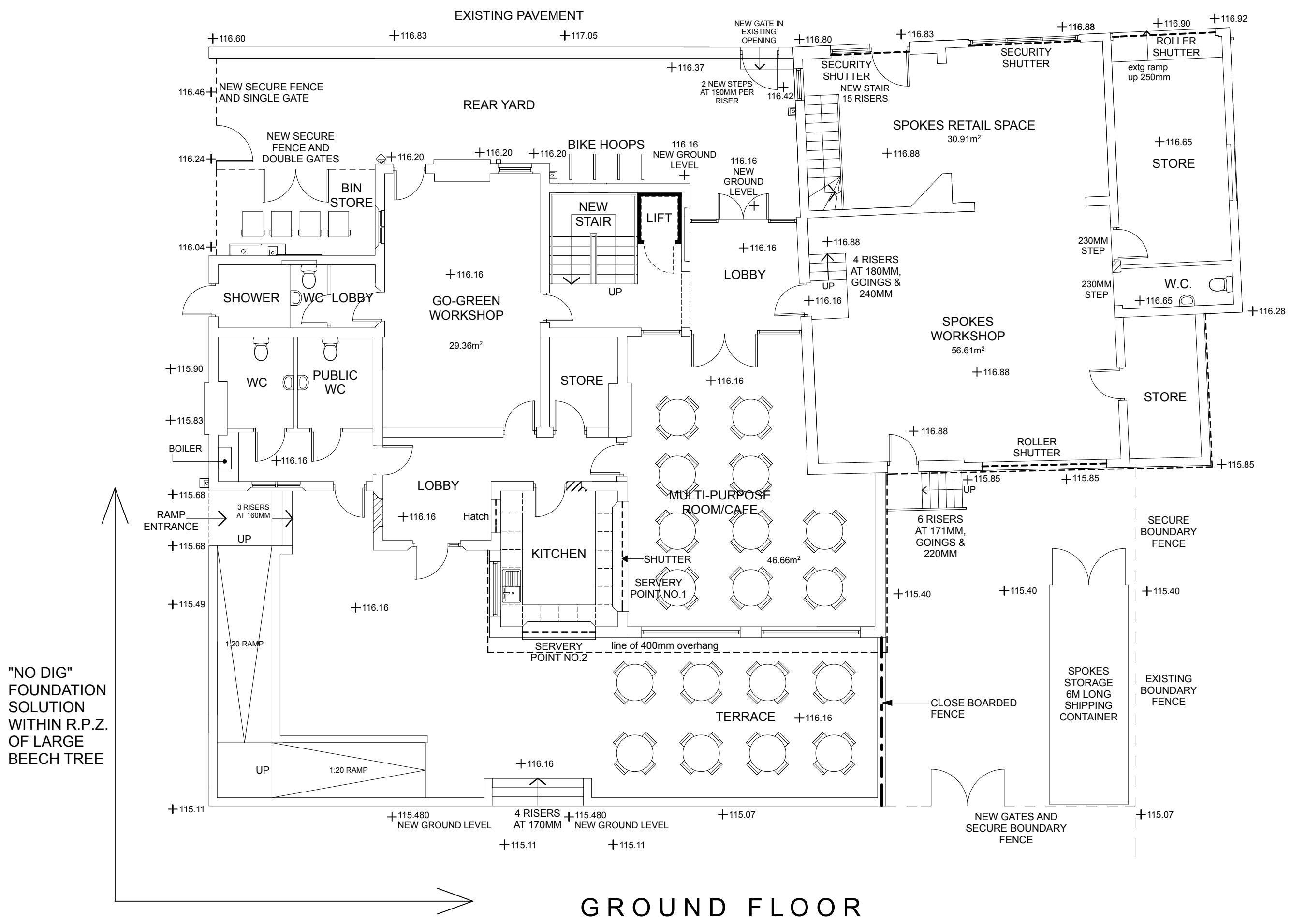


WEST ELEVATION

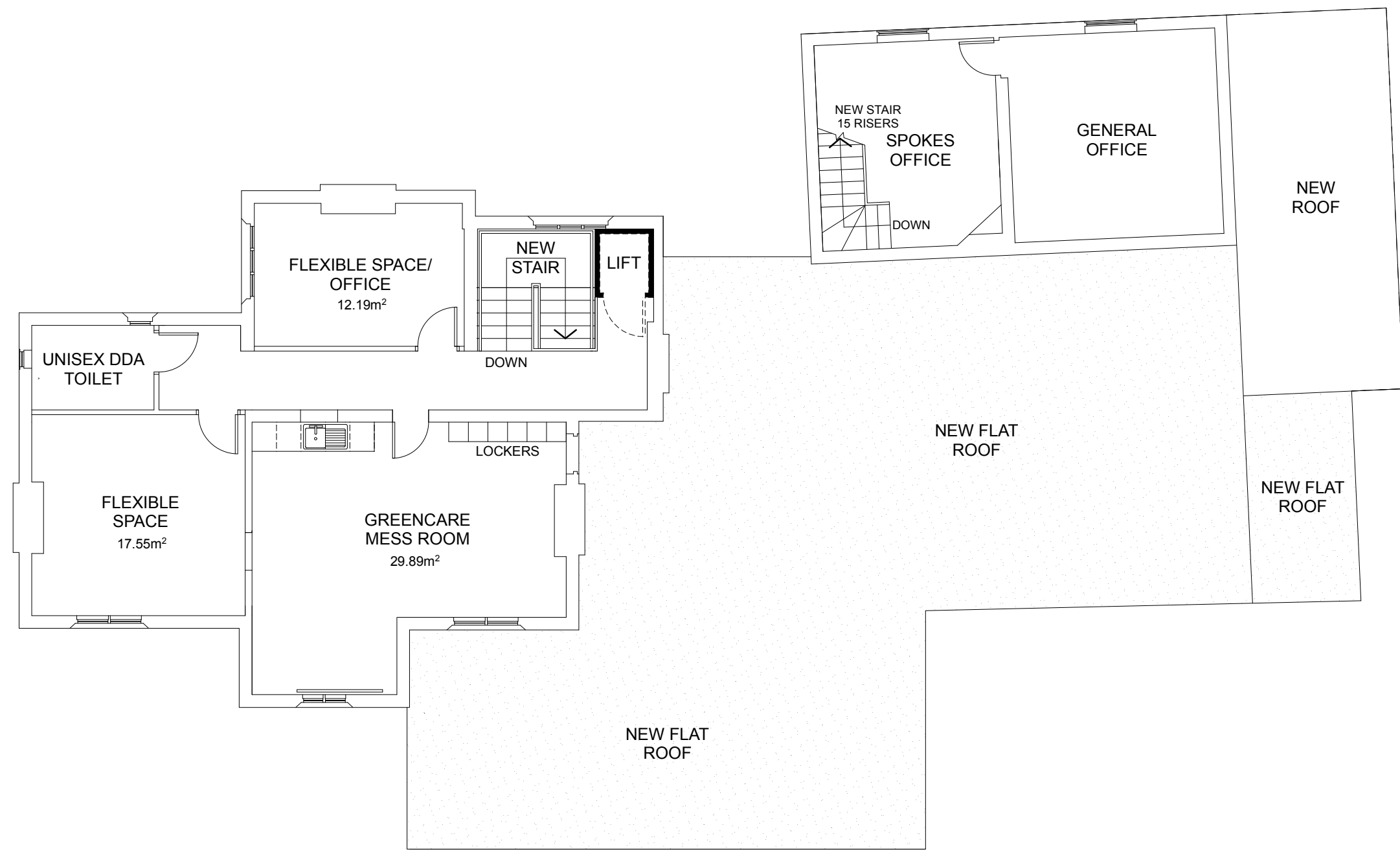
PLANNING

DRAWING TITLE		
EXISTING ELEVATIONS		
JOB DESCRIPTION:		
STEVENS PARK, DUDLEY		
DRAWING SCALE:	DATE:	DRAWING REF:
1: 100 @ A1	JUNE 2018	2637.03
BAART HARRIES NEWALL		
ARCHITECTS		
1 WILDERHOPE HOUSE POURNEY GARDENS BELLE VUE SHREWSBURY SY3 7JU Fax: 01743 364544 Tel: 01743 361261		

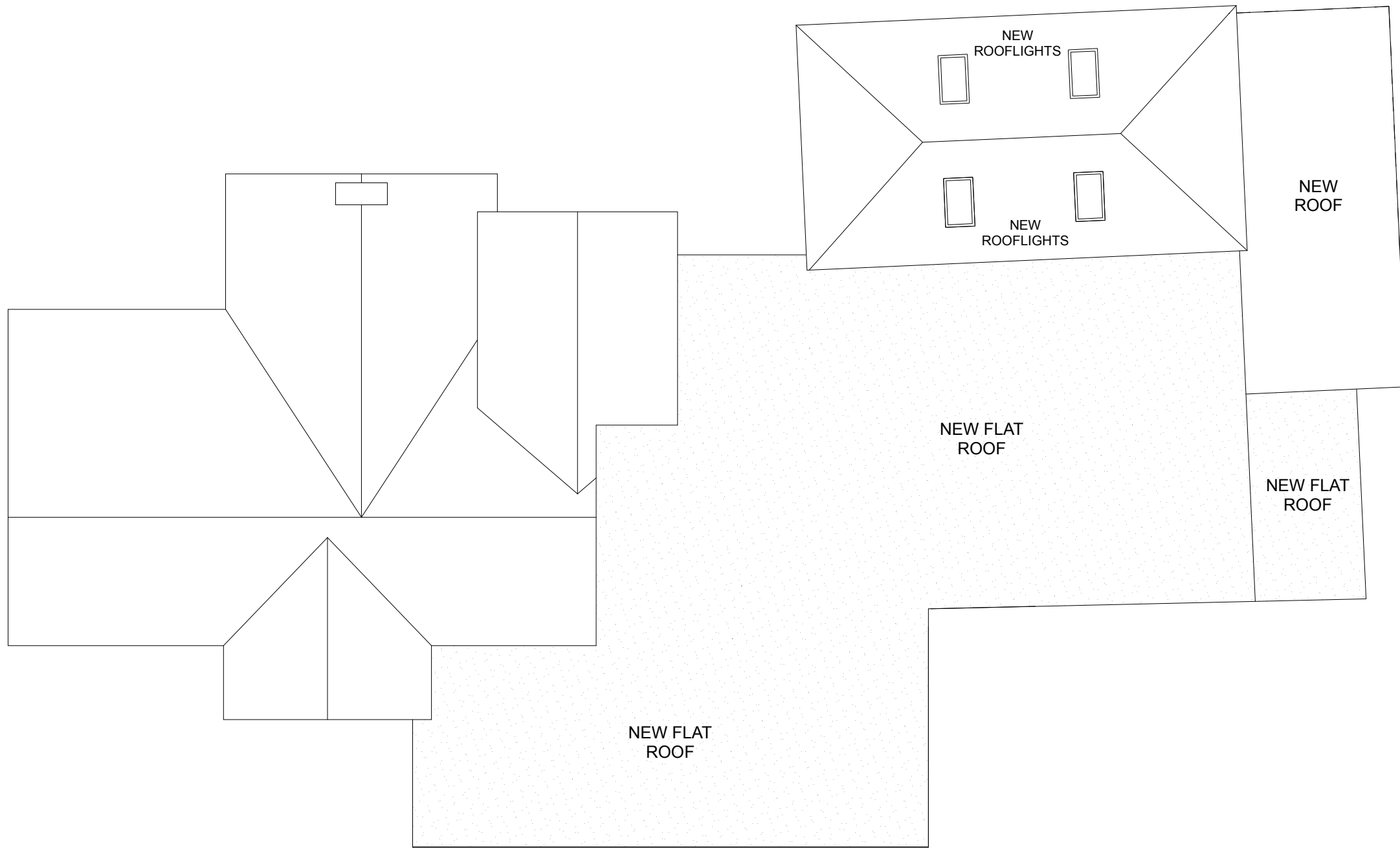
REVISION	DATE	DESCRIPTION
A	20.09.2018	EXTERNAL CANOPY REMOVED
B	24.09.2018	LEVELS ADDED. EXTERNAL STEPS ADDED BY SHUTTER DOOR, INTERNAL STEPS ADDED BETWEEN LOBBY AND SPOKES WORKSHOP. NOTE REGARDING NO DIG FOUNDATION ADDED



GROUND FLOOR



FIRST FLOOR



ROOF PLAN

DRAWING TITLE PROPOSED FLOOR PLANS		
JOB DESCRIPTION STEVENS PARK, DUDLEY		
DRAWING SCALE 1: 100 @ A1	DATE JUNE 2018	DRAWING REF. 2637.06B
BAART HARRIES NEWALL ARCHITECTS <small>1 WILDERHOPE HOUSE POURNEY GARDENS BELLE VUE SHREWSBURY SY3 7JU Fax: 01743 364944 Tel: 01743 361261</small>		



TO BE READ IN CONJUNCTION WITH SITE MASTERPLAN 0469-PLI-DR-L-0101

(4) PARK ROAD ENTRANCE

- 4.1 New vehicular access gates at entrance.
- 4.2 Minor repairs to boundary wall; re-pointing and brick copings replaced.
- 4.3 Existing bricked-up entrance opened up to provide new (stepped) pedestrian access to Tintern House courtyard.
- 4.4 New paving to courtyard.

(5) PARKING

- 5.1 5nr Parking bays (2nr accessible/ 3nr standard) to support Tintern House/ community use.
- 5.2 Telescopic bollards to prevent unauthorised vehicular access to the wider park

(7) EAST PATH

- 7.1 New asphalt path connecting Tintern House with the Community Garden

(16) PARK SIGNAGE

- 16.1 Location of new signage incorporating directional (informative) map panel and lockable notice board.

(22) COMMUNITY GARDEN

- 22.1 2.0m Weldmesh fence enclosure.
- 22.2 3.0m double-leaf gated access to accommodate occasional vehicular deliveries
- 22.3 20 x 78ft (6.1 x 23.77m) Polytunnel
- 22.4 5nr planed oak raised planters; two heights provided (400mm and 800mm).
- 22.5 Future growing plots/ demonstration beds within secure Community Garden and adjacent Tintern House to support 'Amenity Horticulture' through Third Part Operator with additional 'Plant Sales' area adjacent to the new car park.
- 22.6 Future deck/ canopy to existing brick structure - potential use for community/ local school activities.

(23) TINTERN HOUSE

- Refer to architects drawing 2637.06 Proposed Floor Plans.
- 23.1 West terrace; accessed by steps and ramp
- 23.2 Location of external servry counter
- 23.3 East (secure) courtyard; including cycle parking and recycling collection point (drinks cans)
- 23.4 Bin store
- 23.5 New picnic tables and litter bins to lawn area below west terrace
- 23.6 Minor tree removals required to facilitate new terrace

DRAWING NOTES:

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REFERENCE FILES:

CONSULTANT	REFERENCE FILE	DATE RECEIVED
GFP DMBC	OS MASTERMAP 429402_564395 STEVENS_PARK TREE COUNT DATA MAP	24/08/17 09/10/17

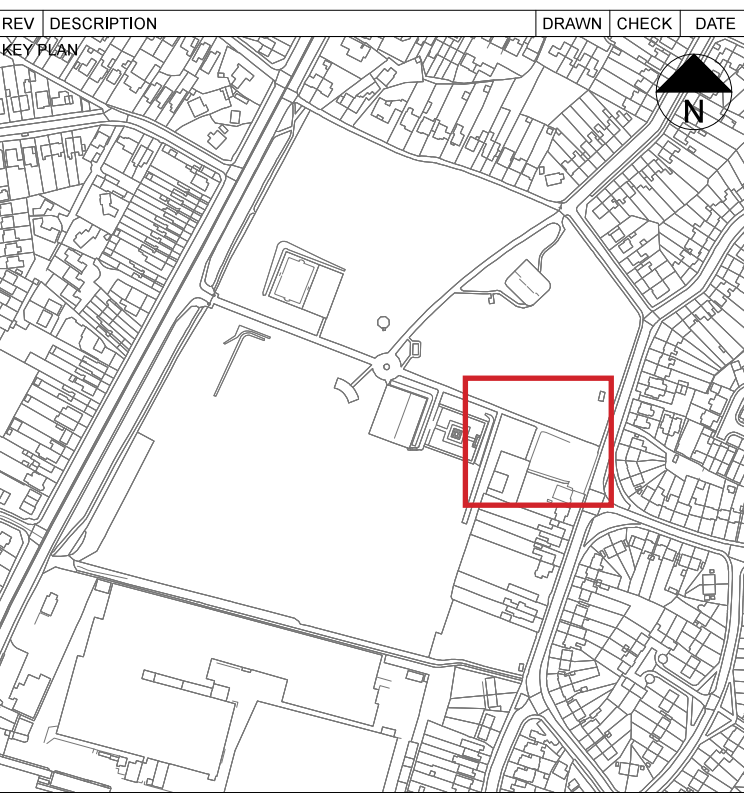
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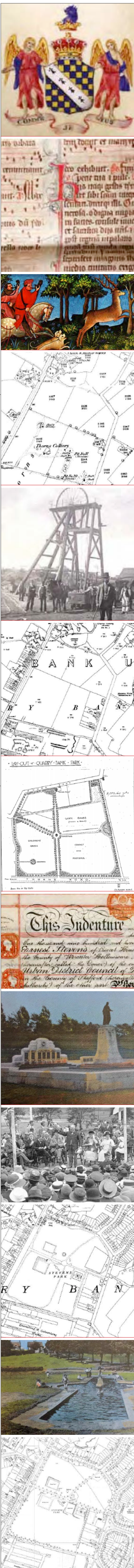
ITEM N°	RISK REGISTER DETAILS

NOTES:

PL03 FOR PLANNING CANOPY TO REAR OF TINTERN HOUSE REMOVED IN LINE WITH ARCHITECTS PLAN CHANGES.	RW	CB	25/09/18
PL02 FOR PLANNING RED LINE CORRECTED; BLUE LINE ADDED.	RW	CB	26/06/18
PL01 FOR PLANNING RED LINE CORRECTED; BLUE LINE ADDED.	RW	RAW	25/06/18
PS5 MINOR LAYOUT AMENDS FOLLOWING PIT MTO 10.04.18 ON-SITE PARKING OFFER CLARIFIED; TINTERN HOUSE REVISD; ANNOTATIONS CORRECTED	RW	RAW	13/04/18
PL04 COMMUNITY GARDEN AREA INCREASED IN SIZE; PERIMETER FENCE REALIGNED; POLYTUNNEL REVISED TO LARGER SIZE; RAISED PLANTERS REORIENTATED; 'FUTURE' PLANTING BEDS AND SALES AREA ENHANCED	RW	RAW	09/04/18
PL03 MINOR UPDATES FOLLOWING REVIEW WITH FRIENDS GROUP; GRASSLAND GRAPHIC REVISED; CYCLE RACK POSITIONS CORRECTED; EXISTING SMALL PITCH ADDED.	RW	RAW	30/11/17
PL02 TITLE BLOCK CORRECTED; HLF LOTTERY LOGO ADDED.	RW	RAW	23/11/17
PL01 FIRST ISSUE	RW	RAW	17/11/17



PROJECT TITLE		DRAWING TITLE	
STEVENS PARK RESTORATION & RENEWAL		TINTERN HOUSE & COMMUNITY GARDEN	
PROJECT No.	DRAWING No.	SCALE	DATE
0469	PLI_DR_L_0220	@ A1 1:200	17/11/17
REVISION		PL03	
SCALE BAR @ 1:200			



REPAIR & CONSERVATION

1a. PEACE GARDEN MEMORIAL
Minor repairs and cleaning

1b. PEACE GARDEN MEMORIAL
New ramped access, handrails; relocated steps

2a. THORNS ROAD ENTRANCE
Minor in-situ repairs and cleaning to gates and stone-work resurfaced with resin bound gravel

2b. THORNS ROAD ENTRANCE
Minor repairs to existing asphalt and kerbs to entrance; resurfaced with resin bound gravel

3. BANDSTAND
Electrical connection to support future events programme

BOUNDARY WORKS

4. PARK ROAD ENTRANCE
New gates to vehicle entrance. Existing boundary wall re-pointed and brick coping replaced; open-up bricked up entrance, new paving to courtyard

5a. ON-SITE PARKING
Provision of 2nr accessible bays and 3nr standard bays located close to Tintern House and the Community Garden.

5b. EXISTING CAR PARK RE-LINED
White lining to car park; perpendicular bays handed to west boundary; pedestrian route lined to east

6. PARK GATES
Minor repairs and decoration of park gates

RESTORE PATH INFRASTRUCTURE

7. EAST PATH
Provision of pedestrian path from new parking/ Tintern House to the Community Garden

8. SOUTH PATH
Path circuit to south half of the park

9. WEST PATH
Path from the car park to the main avenue; to include interpretation and viewing point to north

10. RESURFACING OF MAIN AVENUES
Path improvements included re-setting of existing edgings; levelling repairs and wearing course overlay

11. BANDSTAND PATH
Access path to bandstand

12. SKATE AREA ACCESS PATH
Minor repairs and wearing course overlay

SITE FURNITURE - PARK WIDE

Refer to 0466/ 910 for Site Furniture & Signage Plan

13. BENCHES
12nr benches to match existing

14. PICNIC BENCHES
2nr picnic benches to match existing

15. BINS
4nr bins to match existing
(1nr aluminium drinks can recycling bin to be provided by Third Party Operator)

16. SIGNAGE
4nr new interpretation and notice signboards

17. DISTANCE MARKERS
3nr Timber post distance markers with engraved/ painted numerals.

18. CYCLE PARKING
8nr Sheffield hoop cycle racks, 4nr located adjacent to Tintern House, 4nr located adjacent to play area.

26. FOOTBALL GOAL POSTS
New goalposts to existing pitch.

26. OUTDOOR GAMES BOARDS
Thermoplastic games boards (chess/ snakes and ladders) applied to existing concrete bases

TREE WORKS - PARK WIDE

19. TREE WORKS
Arboricultural works to remove dead, diseased and dying trees. Selected removals to open up views of the central gate to the park from Thorns Road

PLANTING - PARK WIDE

20. WOODLAND EDGE PLANTING
Selected Standards (10-12) and Feathered stock planted within swathes of shade tolerant meadow to south edge of the park.

21. WET MEADOW HABITAT
Minor re-levelling to create seasonal wet grassland.

22. COMMUNITY GARDEN
Secure fence/ gated garden with raised beds and poly-tunnel growing area. Existing (redundant) toilet block retained for secure tool storage

NEW BUILDING WORK

23. TINTERN HOUSE
Conversion and extension of the existing building, with new toilets and community facilities

24. CCTV
Column mounted CCTV positioned to overlook Tintern House access and adjacent Community Garden

INTERPRETATION

A. INDUSTRIAL HERITAGE/ GEOLOGY SCULPTURE
B. LOCAL WILDLIFE ARTWORK - WETLAND
C. LOCAL WILDLIFE ARTWORK - WOODLAND
D. LOCAL WILDLIFE ARTWORK - MEADOW
E. POTENTIAL PEACE GARDEN INTERPRETATION

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REFERENCE FILES:

THIS DRAWING IS BASED ON THE FOLLOWING EXTERNAL CONSULTANT DRAWINGS:
CONSULTANT REFERENCE FILE DATE RECEIVED
CIP 0466/ 910 24/01/17
0466/ 910 24/01/17

HEALTH, SAFETY & ENVIRONMENTAL INFORMATION:

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ITEM NO. / RISK REGISTER DETAILS

NOTES:

PL03	EXIST PLANNING	CANOPY TO BE REMOVED OF TINTERN HOUSE REMOVED IN LINE WITH ARCHITECTS PLAN CHANGES.	RW	CB	25/05/19
PL02	EXIST PLANNING	EXIST PLANNING TO BE REMOVED AND REPLACED BY NEW PLANNING.	RW	CB	25/05/19
PL01	EXIST PLANNING	EXIST PLANNING TO BE REMOVED AND REPLACED BY NEW PLANNING.	RW	CB	25/05/19
P06	EXIST PLANNING	EXIST PLANNING TO BE REMOVED AND REPLACED BY NEW PLANNING.	RW	CB	25/05/19
P05	EXIST PLANNING	EXIST PLANNING TO BE REMOVED AND REPLACED BY NEW PLANNING.	RW	CB	25/05/19
P04	EXIST PLANNING	EXIST PLANNING TO BE REMOVED AND REPLACED BY NEW PLANNING.	RW	CB	25/05/19
P03	EXIST PLANNING	EXIST PLANNING TO BE REMOVED AND REPLACED BY NEW PLANNING.	RW	CB	25/05/19
P02	EXIST PLANNING	EXIST PLANNING TO BE REMOVED AND REPLACED BY NEW PLANNING.	RW	CB	25/05/19
P01	EXIST PLANNING	EXIST PLANNING TO BE REMOVED AND REPLACED BY NEW PLANNING.	RW	CB	25/05/19

CLIENT

Dudley Metropolitan Borough Council

PROJECT TITLE

STEVENS PARK RESTORATION & RENEWAL

DRAWING TITLE

SITE MASTERPLAN

PROJECT NO.

0469

DRAWING NO.

PL03

SCALE BAR @ 1:500

0 5 10 20 25 30 35 40

MANCHESTER

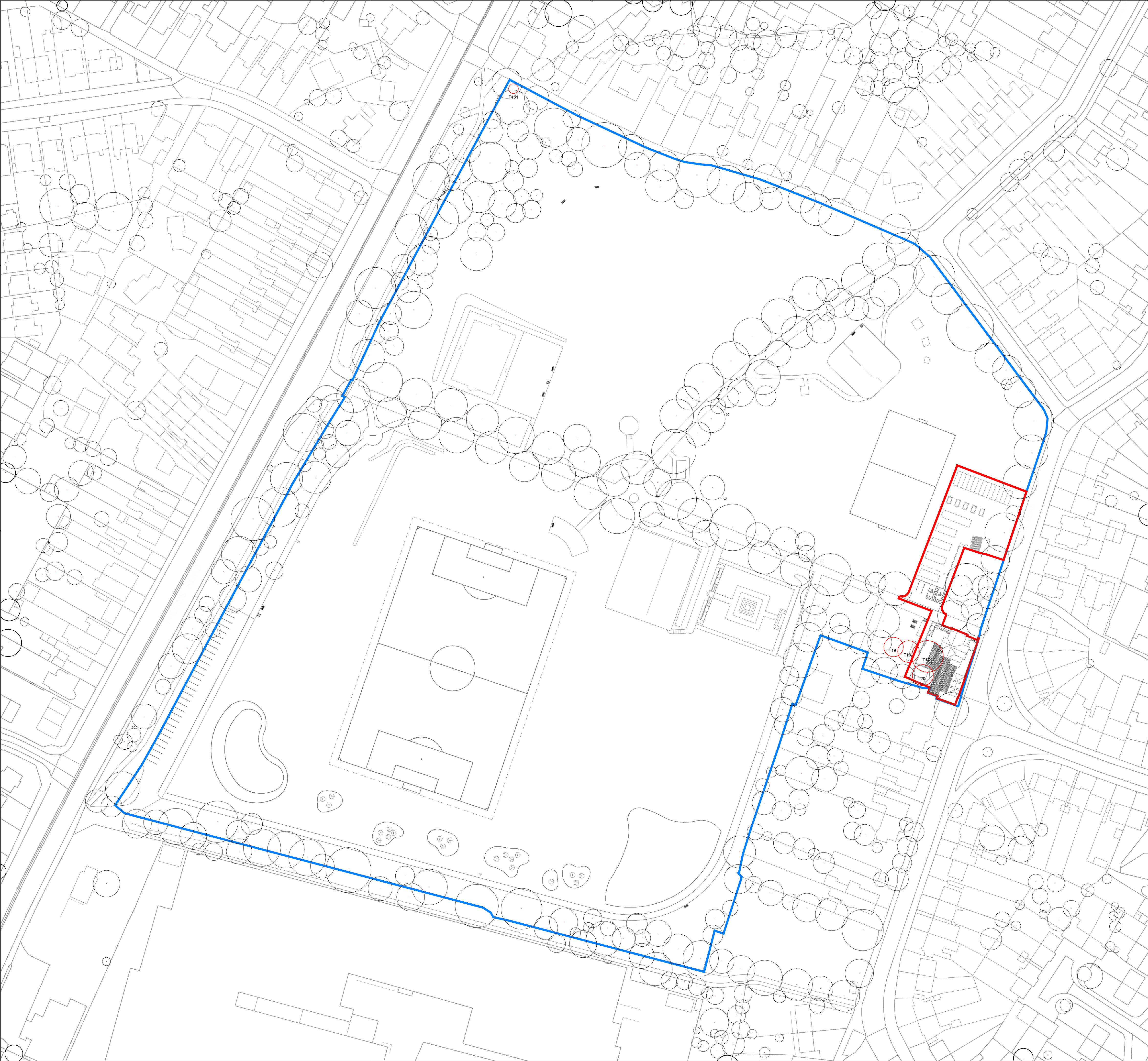
T: 0161 237 9223

E: north@plincke.co.uk

LONDON

T: 0207 739 3330

E: london@plincke.co.uk



EXISTING TREE TO BE RETAINED

REFER TO 0469-PLI-DR-L-0301 FOR CONDITION

EXISTING TREE TO BE REMOVED

EXISTING TREES TO BE REMOVED
TO BE READ IN CONJUNCTION WITH
0469-PLI-DR-L-0301 AND TREE CONDITION
SURVEY MME-125603-02.

REF.

SPECIES

CONDITION

17.

SILVER BIRCH

FAIR

18.

SILVER BIRCH

FAIR

19.

SILVER BIRCH

FAIR

20.

SILVER BIRCH

FAIR

131.

FLOWERING CHERRY

DEAD

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CONSULTANT	REFERENCE FILE	DATE RECEIVED
GFP DMBC	OS MASTERMAP 429402_564395 STEVENS_PARK TREE COUNT DATA MAP	24/08/17 09/10/17

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ITEM N°	RISK REGISTER DETAILS
---------	-----------------------

PL02 FOR PLANNING
RED LINE CORRECTED; BLUE LINE ADDED

RW

RAW

25/06/18

PL01 FOR PLANNING

RW

RAW

25/06/18

REV | DESCRIPTION

DRAWN | CHECK | DATE

KEY PLAN

heritage

lottery fund

BIG

LOTTERY FUND

LOTTERY FUNDED

CLIENT

Dudley

Metropolitan Borough Council

plincke.

MANCHESTER

LONDON

t:0161 237 9223

t:0207 739 3330

e:north@plincke.co.uk

e:london@plincke.co.uk

PROJECT TITLE

STEVENS PARK
RESTORATION & RENEWAL

DRAWING TITLE

TREE RETENTION & REMOVAL PLAN

PROJECT No.

DRAWING No.

REVISION

0469

PLI_DR_L_0302

PL02

SCALE BAR @ 1:750

0 7.5 15.0 37.5 67.5m



TOPOGRAPHICAL SURVEY/UTILITY KEY :-

- (ht) - height
Ø - diameter
air - assumed route
av - air valve
bb - ballista beacon
bd - back drop
boll - bollard
bos - bottom of shaft
bt - telecom
cb - closeboard fence
cbx - control box
catv - cable television
cl - cover level
con - conifer
or - cable riser
cwc - combined water sewer
dchan - drainage channel
dp - depth
ep - electric junction box
elec - electric
end - end of trace
ep - electric pole
er - earth rod
fbed - flower bed
fh - fire hydrant
fl - floor level
fs - fire switch
fws - foul water sewer
g - gully
grun - gully run
gr - gas riser
hchestnut - horse chestnut
hthorn - hawthorn
ic - inspection cover
i - invert level
il - illuminated
int - interceptor
lp - lamp post
- mh - manhole cover
mk - marker
oh - over head
ol - off let
osa - off survey area
OSBM - ordnance survey bench mark
p & f fence - post & rail fence
rel wall - retaining wall
rs - road sign
rwp - rain water pipe
sbrch - silver birch
sfp - safety paving
sap - sapling
sec fence - security fence
sfc - soil filled chamber
sl - spot light
sp - soil pipe
st - stop tap
av - stop valve
swp - soil vent pipe
sws - storm water sewer
TBM - temporary bench mark
tfr - taken from records
tl - threshold level
top - top of cap
top - top of pipe
tp - top of tank
ts - telecom pole
tr - traffic signal
uts - underside
utl - unable to lift
utl - unable to rod
utl - unable to survey
utl - unable to trace
vp - vent pipe
wfc - water filled chamber
wl - water level
wm - water meter
wp - waste pipe
wr - water riser

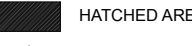
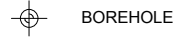

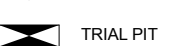

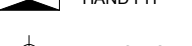
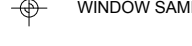









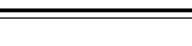

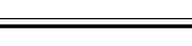


UTILITY SURVEY KEY :-

- HATCHED AREA
BOREHOLE
CPT
TRIAL PIT
HAND PIT
WINDOW SAMPLE
- ELECTRIC CABLE
— WATER PIPE
— FOULED SEWER
— STORM SEWER
— COMBINED SEWER
— DUCTS
— CABLE TELEVISION
— DATA CABLE
— TELECOM CABLE
— GAS PIPE
— UNIDENTIFIED SERVICE
— OTHER
CCTV - CCTV
TL - TRAFFIC LIGHT
O - OFFSET FILL
V - VENT
F - FUEL PIPE
GL - GAUGE LINES
P - PIPE
AR - ASSUMED ROUTE
TFR - TAKEN FROM RECORDS

DRAWING TITLE EXISTING SITE PLAN		
JOB DESCRIPTION STEVENS PARK, DUDLEY		
DRAWING SCALE 1:200 @ A1	DATE JUNE 2018	DRAWING REF. 2637.04A
BAART HARRIES NEWALL ARCHITECTS 1 WILDERHOPE HOUSE POUNDNEY GARDENS BELLE VUE SHREWSBURY SY3 7JU Fax: 01743 364944 Tel: 01743 361261		

PLANNING

TOPOGRAPHICAL SURVEY/UTILITY KEY :-	
(ht) - height	m/h - manhole cover
Ø - diameter	mkr - marker
ah - assumed route	oh - over head
av - air valve	oi - off let
bb - bellish beacon	off - off survey area
bd - back drop	OSBM - ordnance survey bench mark
bol - bollard	p & r fence - post & rail fence
box - bottom of shaft	re - rodding eye
bt - telecom	ret wall - retaining wall
cb fence - closeboard fence	rs - road sign
cbf - control box	rwp - rain water pipe
calv - cable television	shoch - silver birch
cl - cover level	sip - safety paving
con - conduit	sap - sagging
cr - cattle reer	sec fence - security fence
owc - combined water sewer	stf - soil filled chamber
d/chan - drainage channel	st - spot light
dp - depth	sp - soil pipe
ejb - electric junction box	st - stop lap
elec - electric	sv - stop valve
end - end of trace	swp - soil vent pipe
ep - electric pole	aws - storm water sewer
er - earth rod	TBM - temporary bench mark
ftbed - flower bed	tfr - taken from records
th - fire hydrant	tr - threshold level
fl - floor level	toc - top of cap
fs - fire switch	top - top of pipe
fws - foul water chamber	tot - top of tank
fws - foul water sewer	tp - telecom pole
g - gully	ts - traffic signal
g/run - gully run	us - underside
gr - gas riser	utl - unable to lift
h/chestnut - horse chestnut	utl - unable to lift
h/thorn - hawthorn	utl - unable to survey
ic - inspection cover	utl - unable to trace
i - illuminated	vp - vent pipe
int - interceptor	w/c - water filled chamber
ip - lamp post	wl - water level
	wm - water meter
	wp - waste pipe
	wr - water riser

UTILITY SURVEY KEY :-	
	ELECTRIC CA
	WATER PIPE
	FOUL SEWER
	STORM SEW
	COMBINED SI
	DUCTS
	CABLE TELEV
	DATA CABLE
	TELECOM CA
	GAS PIPE
	UNIDENTIFIED
	OTHER
	CCTV
	TRAFFIC LIGH
	OFFSET FILL
	VENT
	FUEL PIPE
	GAUGE LINE
	PIPE
	ASSUMED RC
	TAKEN FROM

DRAWING TITLE

PROPOSED SITE PLAN

JOB DESCRIPTION:

STEVENS PARK, DUDLEY

DRAWING SCALE:

1:200 @ A1

DATE:

JUNE 2018

DRAWING REF:

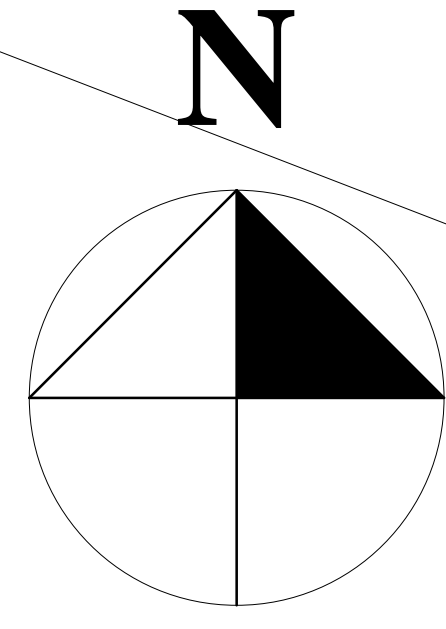
2637.05B

BAART HARRIES NEWALL

ARCHITECTS

1 WILDERHOPE HOUSE
POURNIY GARDENS
BELLE VUE
SHREWSBURY SY3 7JU
Fax: 01743 364744
Tel: 01743 361261

PLANNING



REVISION	DATE	DESCRIPTION
A	13.08.2018	FENCING, GATES AND SHIPPING CONTAINER ADDED TO ELEVATIONS
B	24.09.2018	WEST AND SOUTH ELEVATIONS REVISED, PROPOSED GROUND LEVELS ADDED, DOOR AND STEPS ADDED TO WEST ELEVATION



NORTH ELEVATION



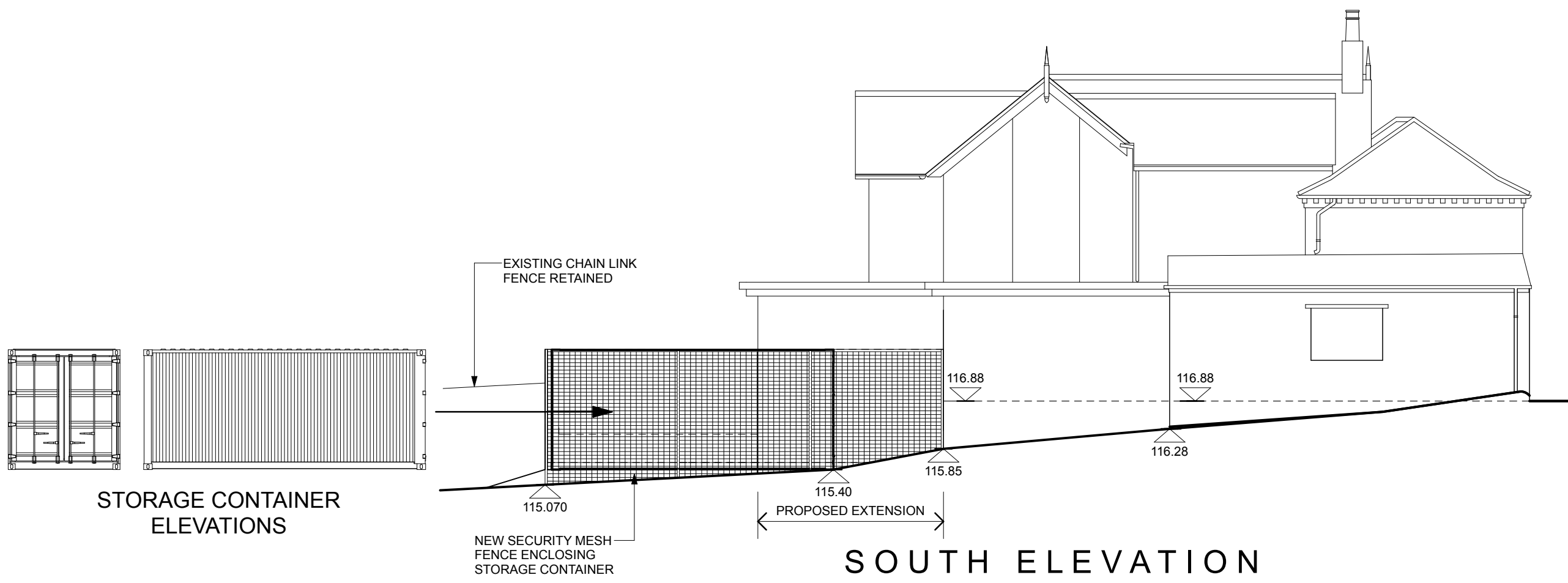
WEST ELEVATION



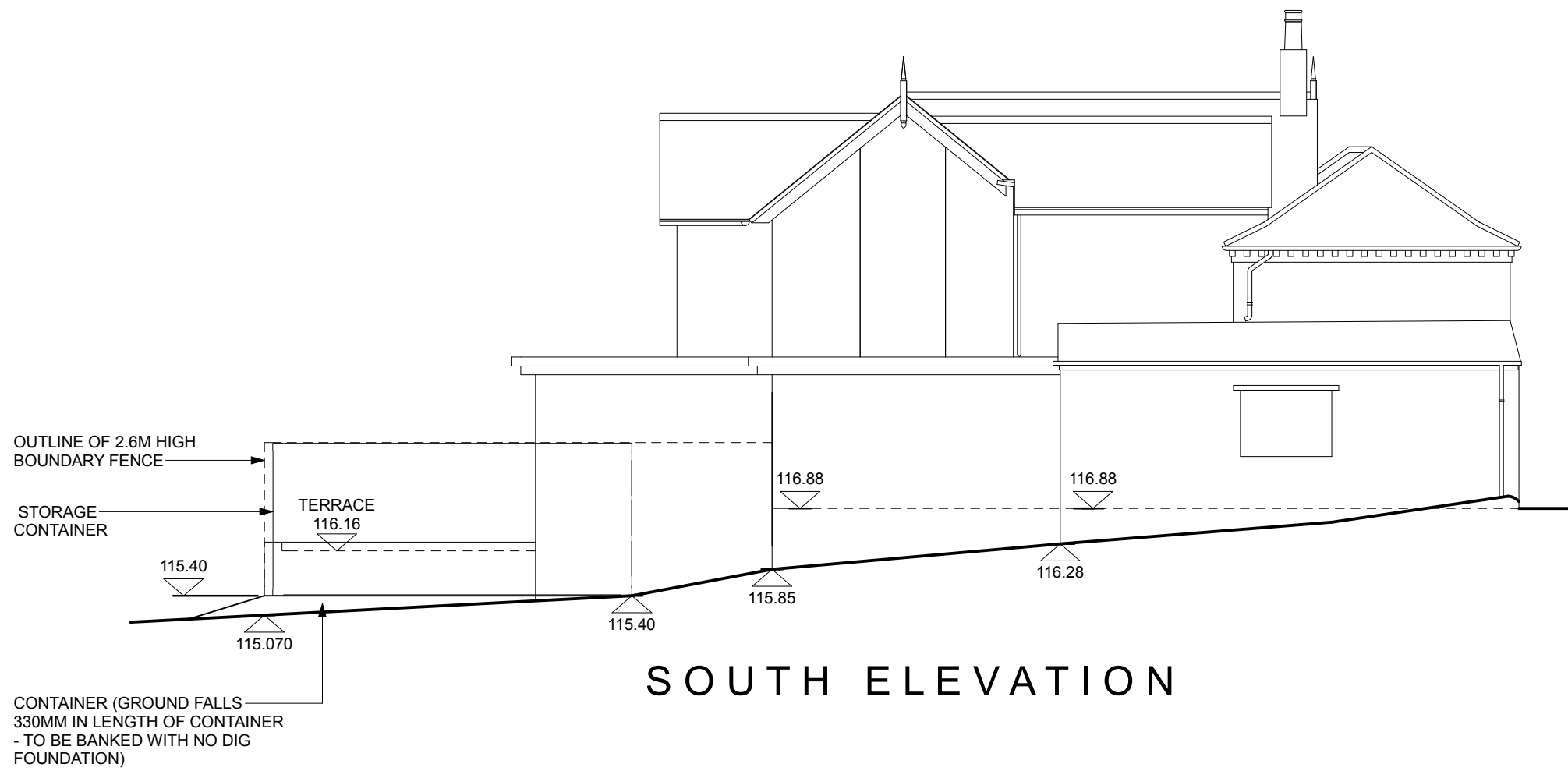
WEST ELEVATION



EAST ELEVATION



SOUTH ELEVATION



SOUTH ELEVATION

DRAWING TITLE		
PROPOSED ELEVATIONS		
JOB DESCRIPTION:		
STEVENS PARK, DUDLEY		
DRAWING SCALE:	DATE:	DRAWING REF:
1: 100 @ A1	JUNE 2018	2637.07B
BAART HARRIES NEWALL		
ARCHITECTS		
1 WILDERHOPE HOUSE POURNEY GARDENS BELLE Vue SHREWSBURY SY3 7JU Fax: 01743 364944 Tel: 01743 361261		

PLANNING

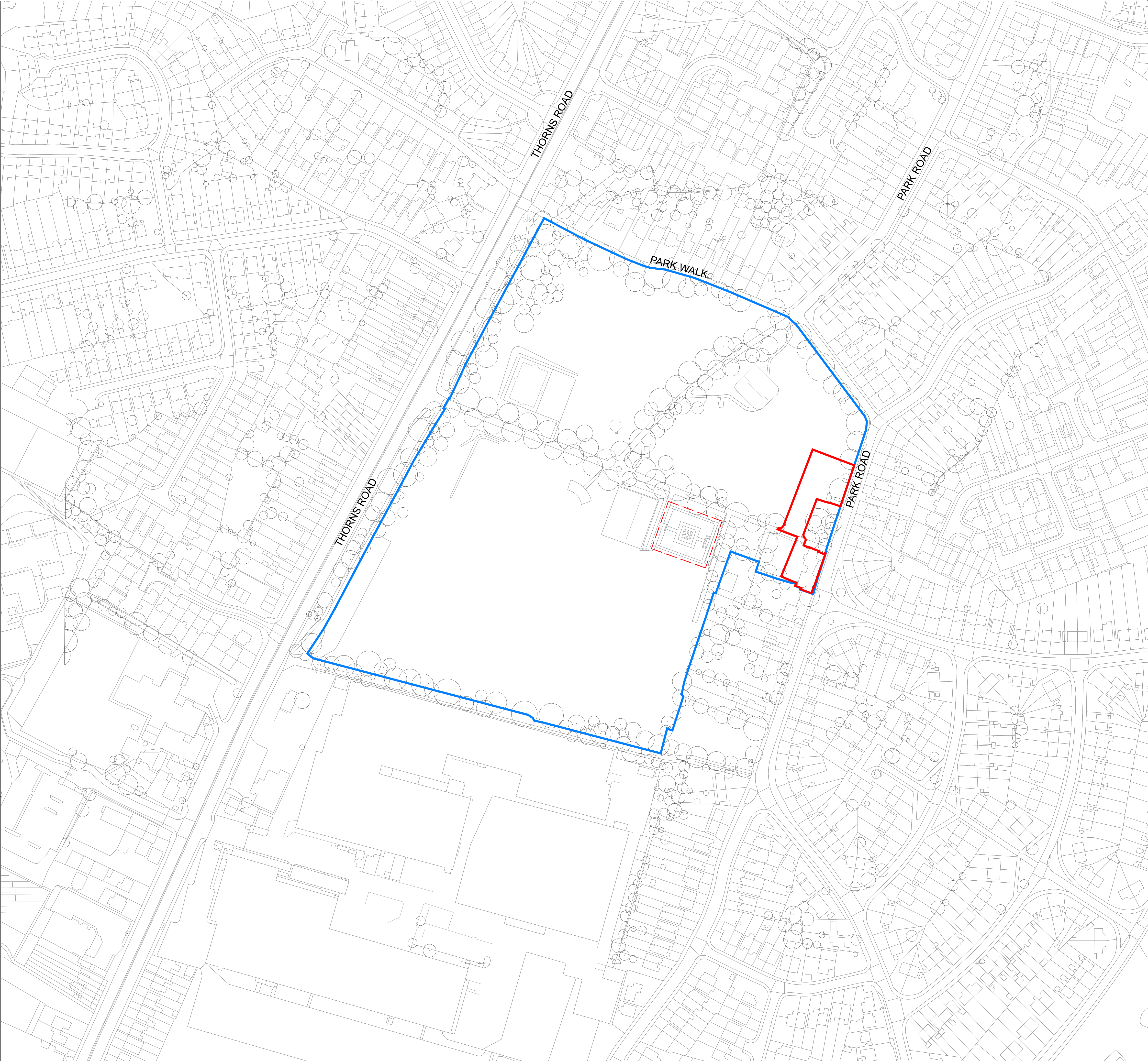
**Planning Application P18/0918 - PARKS DEPOT, 74, PARK ROAD, QUARRY
BANK, BRIERLEY HILL, WEST MIDLANDS, DY5 2HR**


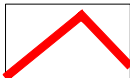
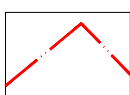


VIEW FROM PARK ROAD



REAR GARDEN VIEW



- **DMBC OWNERSHIP BOUNDARY**
- **PLANNING APPLICATION BOUNDARY**
- **AREA SUBJECT TO SEPARATE APPLICATION FOR LISTED BUILDING CONSENT**

DRAWING NOTES:

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REFERENCE FILES:

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CONSULTANT	REFERENCE FILE	DATE RECEIVED
CEP DMBC	OS MASTERMAP 423425_564395 STEVENS_PARK TREE COUNT DATA MAP	24/08/17 09/10/17

- HEALTH, SAFETY & ENVIRONMENTAL INFORMATION:**
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 2. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER HAZARDS / RISKS WHICH HAVE BEEN IDENTIFIED AND RECORDED WITHIN THE PRE-CONSTRUCTION INFORMATION PACK AND / OR THE CONSTRUCTION PHASE H&S PLAN.
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ITEM N°	RISK REGISTER DETAILS

PL02	FOR PLANNING	RW	RAW	26/06/18
	RED LINE CORRECTED; BLUE LINE ADDED			
PL01	FOR PLANNING	RW	RAW	25/06/18
REV	DESCRIPTION	DRAWN	CHECK	DATE
KEY PLAN				

**LOTTERY FUNDED**

CLIENT

**Dudley**
Metropolitan Borough Council

**plincke.**

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PROJECT TITLE

STEVENS PARK
RESTORATION & RENEWAL

DRAWING TITLE

LOCATION PLAN
BLUE LINE OWNERSHIP BOUNDARY &
RED LINE PLANNING APPLICATION BOUNDARY

SCALE @ A1
1:1250

DATE
25/06/18

REVISION
PL02

PROJECT No. 0469
DRAWING No. PLI_DR_L_0090

SCALE BAR @ 1:1250

