

PLANNING APPLICATION NUMBER:P12/1273

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| Type of approval sought | Full Planning Permission |
| Ward | Castle & Priory |
| Applicant | Dudley College |
| Location: | PRIORY ROAD CAR PARK, PRIORY ROAD, DUDLEY, WEST MIDLANDS |
| Proposal | ERECTION OF NEW FOUR-STOREY EDUCATION BUILDING, TOGETHER WITH ASSOCIATED ACCESS WORKS, CAR PARKING AND LANDSCAPING |
| Recommendation Summary: | APPROVE SUBJECT TO CONDITIONS AND 106 |

SITE AND SURROUNDINGS

1. The application site extends to approximately 0.55 hectares and is made up of part of the existing surface level car park that was previously the site of the former Dudley Girls' High School that was demolished in 1996.
2. The site is located adjacent to the recently erected Dudley College building that is situated on the corner of Priory Road and Ednam Road. Vehicular access is provided to the site by way of the current entrance to the surface car park next to the new college building.
3. The site is bounded to the east by Priory Road, to the north by Council owned playing fields, to the west by the remainder of the car park and to the south by Dudley College's new 6th Form Centre.

PROPOSAL

4. This is a full planning application for the erection of a new College building that would house the Centre for Advanced Manufacturing and Engineering Technologies, to be known as 'Dudley Advance'.

5. The development forms part of Dudley Colleges plan to rationalise their existing estate and concentrate their learning facilities within a Dudley Town Centre 'Learning Quarter' that would be focused around the existing Broadway Campus and a further new education building fronting Tower Street which has also recently been constructed.
6. The college's manufacturing and engineering department is currently based in outdated buildings to the rear of the Broadway Campus. The College is now proposing a significant modernisation and upgrade of these courses and associated facilities and this is planned for the Priory Road site. The facility will provide full and part learning programmes for students of all age groups.
7. In brief the proposals for Dudley Advance comprise of:
 - A 4-storey building of approximately 2,684 m²;
 - Facilities including specialist workshops, classrooms, resource centre, enterprise and innovation zones and student welfare and support facilities;
 - Access from Priory Road;
 - 10 visitor parking spaces and 4 disabled spaces;
 - Public realm and landscaping areas

HISTORY

| APPLICATION | PROPOSAL | DECISION | DATE |
|-------------|---|-----------|----------|
| DY/61/46 | Erection of school gymnasium | Approved | 23/01/61 |
| 80/51892 | Office development (outline) | Approved | 17/11/80 |
| 83/51882 | Renewal of 80/51892 | Approved | 21/11/83 |
| 86/51730 | Renewal of 80/51892 | Approved | 22/01/87 |
| 90/50217 | Office development (Outline) | Approved | 21/03/91 |
| 93/51811 | Office building (Outline) | Approved | 13/01/94 |
| 93/51869 | Construction of car park | Approved | 13/01/94 |
| 95/51563 | Use of land as temporary long stay car park | Approved | 14/12/95 |
| 96/51609 | Renewal of 93/51869 | Approved | 30/12/96 |
| 96/51615 | Renewal of 93/51811 | Approved | 19/12/96 |
| P10/0764 | Application for the demolition of | Withdrawn | N/A |

| | | | |
|----------|---|-----------|----------|
| | Kudos House, former coach house, sports hall and boundary treatment | | |
| P10/0765 | Conservation Area Consent (CAC) for the demolition of Kudos House, former coach house, sports hall and boundary treatment | Withdrawn | N/A |
| P11/0466 | Erection of Sixth Form College and Higher Education Centre incorporating single storey extension and alterations to Kudos House with associated access and car parking. | Approved | 20/06/11 |
| P10/0954 | Outline planning application to demolish blocks D, E and F and erection of new teaching facility (all matters reserved) | Approved | 24/09/10 |
| P12/1359 | Variation of conditions 3, 8, 20 of planning application P10/0954 | N/A | |

PUBLIC CONSULTATION

8. Notification letters were sent to the occupiers of 23 properties in the vicinity of the site and the application was also advertised in the press and through a site notice. As a result no representations have been received.

OTHER CONSULTATION

Group Engineer (Development): No objections subject to conditions and a S106 Agreement.

Head of Environmental Health and Trading Standards: No objection.

West Midlands Fire Service: No objection.

RELEVANT PLANNING POLICY

National Planning Guidance

- National Planning Policy Framework (2012)

Black Country Core Strategy (2011)

- CSP4 Place Making
- DEL1 Infrastructure Provision
- HOU5 Education and Health Care Facilities
- CEN3 Growth in the Strategic Centres
- CEN4 Regeneration of Town Centres
- CEN8 Car Parking in Centres
- TRAN5 Influencing the Demand for Travel and Travel Choices
- ENV 2 Historic Character and Local Distinctiveness
- ENV 3 Design Quality

Saved Unitary Development Plan Policies (2005)

- DD1 Urban Design
- DTC2(xi) Block 17 - St. James's Road/Priory Road
- HE4 Conservation Areas
- HE6 Listed Buildings
- SO2 Linear Open Space

Supplementary Planning Documents / Guidance

- Dudley Town Centre Area Development Framework
- Parking Standards and Travel Plans Supplementary Planning Document
- Planning Obligations Supplementary Planning Document

ASSESSMENT

9. The main issues are:

- Principle
- Impact on Heritage Assets
- Design
- Access and Parking
- Landscape and ecology
- Planning Obligations
- Other Issues

Principle/Policy

10.NPPF places a presumption in favour of sustainable development. It requires that planning decisions should encourage the effective use of land by re-using land that has been previously developed, provided that it is not of high environmental value. With specific reference to design, NPPF notes that the government attaches great importance to the design of the built environment and good design is considered to be a key aspect of sustainable development.

11.This redevelopment scheme represents another significant component of Dudley College's high profile project aimed at consolidating its educational base within the Dudley Town Centre.

12.With reference to the Council's Community Strategy, this proposed development, in principle, is considered to be consistent with the priority of promoting individual and community learning.

13.These priorities are taken forward within the Council Plan that contains an objective of increasing innumeracy, literacy and life skills of children and adults to improve life chances. It is considered that the proposed development and the potential enhancements to the educational resource which may result from it may help in enabling the Council to

improve on one of its Key Performance Indicators: to increase the participation in education and training of post 16 year olds, who are not in education, employment or training.

14. The adopted Black Country Core Strategy sets out the strategy for future development in the sub-region to 2026.

15. The application site is located within Development Block 'DTC2 (XI) Block 17: St James's Road/Priory Road' designated on the Dudley Town Centre UDP Inset Plan. Policy DTC2 (XI) identifies D1 (non-residential institutions) as an acceptable use. The Dudley Area Development Framework (2004) was formally adopted as Supplementary Planning Guidance in 2005, supports and expands upon the policy framework within the UDP.

16. The site is also designated as Linear Open Space. Saved UDP Policy DD10 Nature Conservation and Development states that the effects of development proposals on wildlife and geological features should be taken into account and that development should retain existing wildlife habitats of value and provide new habitats and features through the design of buildings, landscaping and open space provision. Saved UDP Policy SO2 Linear Open Space states that development will not be permitted if it would harm their intended function which is to maintain the open character of the area, link open spaces in urban areas, provide wildlife corridors and provide recreation for neighbouring areas.

17. The Black Country Core Strategy Policy HOU5 'Education and Health Care Facilities' specifically applies to school and further and higher education. This Policy states that new facilities should be:

- Well designed and well related to neighbourhood services and amenities;
- Well related to public transport infrastructure and directed to a centre appropriate in role and scale to the proposed development and its intended catchment area. Proposals located outside Centres must be justified in terms of relevant national policy;
- Where possible, incorporate a mix of compatible community service uses on a single site.

- The physical enhancement and expansion of higher and further educational facilities and related business and research will be supported where it helps to realise the educational training and research potential of the Black Country.

18. The proposed development, that would further enhance the sixth form centre and higher education offer at the emerging Priory Road campus, would represent a major opportunity to assist in the regeneration of Dudley and would provide significant support for the vitality and viability of Dudley as students and staff will make use of the services and facilities in the town centre.

19. The proposed scheme will contribute to enhancing Dudley town centre consistent with the Core Strategy Policy CEN4 'Regeneration of Town Centres.' Dudley will be a town which serves the needs of its population and which remains the strong focus for civic life, for shopping, working, tourism and education.

20. Adopted local planning policy supports appropriate community uses to be located within the Borough's town centres in order to ensure their continued vitality and viability. The proposed application is in accordance with Dudley Town Centre Policy DTC2 (XI) which identifies D1 (non-residential institutions) as an acceptable use on the site. The proposal would secure sustainable economic growth, consistent with national guidance in the National Planning Policy Framework.

21. The Black Country Core Strategy Policy HOU5 'Education and Health Care Facilities' specifically applies to school and further and higher education. New facilities should be:

- Well designed and well related to neighbourhood services and amenities;
- Well related to public transport infrastructure and directed to a centre appropriate in role and scale to the proposed development and its intended catchment area. Proposals located outside Centres must be justified in terms of relevant national policy;
- Wherever possible, best located to address accessibility gaps in terms of the standards set out in Policy HOU2, particularly where a significant amount of new housing is proposed;

- Where possible, incorporate a mix of compatible community service uses on a single site.

22. In addition it should be noted that this proposal would not result in the erection of additional floorspace for the College over and above what has previously been approved. Planning application P10/0954 was granted in 2010 for the demolition of Blocks D, E and F and for the erection of a new teaching facility at the College's Broadway Campus. Whilst that was an Outline application it did grant permission for the erection of a new 10,000 sq.m building that would have been between two and four-storeys in height.

23. It is the intention of the college that some of the facilities that would have been located within that new development would now be located within the building being considered under this application. In order to ensure that there is no additional level of accommodation the College have also submitted an application (P12/1359) to reduce the scale of the building previously approved at the Broadway campus. Should this application be approved the college would need to enter into a legal agreement that would ensure that the P10/0954 consent would not be implemented if the proposed Dudley Advance scheme is constructed.

Impact on Heritage Assets

24. The application site is outside of the Conservation Area and is situated some way from the closest Listed Building, Kudos House. However, given the history of the wider College Campus proposals, the Council's Historic Environment Team have been involved in positive pre-application discussions for this proposal.

25. The Historic Environment Team consider that the proposed development is for an iconic and intentionally modern building that reflects its future role in fostering the development of cutting edge technology. The building would use the topography of the site to its advantage and it would not have a detrimental impact with regards to the character and appearance of the adjacent Dudley Town Centre Conservation Area. Being set back considerably from Priory Road it equally has no detrimental impact upon the street scene

generally or upon the setting of the Locally Listed Baptist Chapel on Priory Road, which sits opposite the proposed development.

Design

26. The application site is located in a prominent location on a key approach into the Town and the aspiration of the college, as with the Tower Street and Priory Road developments, is for a contemporary design. The submitted Design and Access Statement states that the proposed building will offer an exciting, stimulating learning environment which will be a landmark, not just to inspire students, but to make a visible statement of confidence in Dudley, its regeneration and its future.
27. However unlike the recently erected Priory Road and Tower Street schemes this site is not as restricted in terms of any potential impact on the character of the Conservation Area and close proximity to a Listed Building a different palate of materials is therefore being proposed in this instance.
28. The building would have a rectangular footprint that would measure approximately 43 metres by 22 metres. The building would be four-storeys in height, one floor higher than the adjacent Priory Road development. However given the change in ground level the roof height of the proposed building would be comparable with that of the existing building.
29. In order to reduce its visual impact the front of the building would be set back approximately 19 metres from the edge of the site fronting Priory Road. A lawn and arrival plaza would be located to the front of the building whilst a semi-sunken garden and link area would be provided between the proposed building and the existing college. The hard and soft landscaping would create a visual and physical link between the two buildings in order to create a campus feel.
30. The proposed facing materials would be different from the recently constructed building and would seek to reflect the engineering purpose of the building through the use of glazing, brickwork, metal cladding and solar shades.

31. The form of the proposed building is similar in footprint to the recently erected college building and again represents a solid massing of building to continue the concentration of educational buildings in this location. The building is notably different (larger) in form and mass than the more domestically scaled buildings in Priory Road.
32. It is set back from the Priory Road edge however and faces a car park adjacent to a church (which is itself of a larger than domestic scale). The impact of the street trees would also help to create a partial veil to the form which would help to reduce its visual impact within the streetscene of Priory Road.
33. The building could be criticised for having a box type form which may seem too regular. However the Council's Urban Design Officers are of the view that the proposed form, character and appearance is appropriate to the use of the building, particularly when its materials are taken into account and that it would become a theme building of mechanical steel-clad quality that suggests its hi-tech activity through its architectural shape, materials and punctuation of windows.
34. That said, the building is undeniably large and expresses and asserts its use and presence through its materials. On the whole however, the Council's Urban Design Officers consider that it is in balance with the changing nature of the Priory Road-Ednam Road corner.
35. The submitted details show that the boundary walls along Priory Road would be repaired and replaced which will maintain the historic character and appearance of the nearby Conservation Area.
36. It is therefore considered that, on balance, the design of the proposed development is of a sufficiently high standard to ensure that the building will result in a positive impact on the character and appearance of the wider area and the Conservation Area.

Access and Parking

37. Priory Road (A4168) forms part of the strategic highway network. These roads are for long distance and strategic traffic. Street parking and direct frontage access is kept to a minimum to ensure the effective flow of traffic, and the Council gives a high priority to

improvements and traffic management measures to assist traffic flows. Ednam Road (B4177) forms part of the district distributor network. These roads are important routes connecting the main residential and employment areas of the Borough. Heavy commercial traffic will be allowed (except where subject to HGV restrictions), but will not be encouraged where satisfactory routes on the strategic highway network are available. Street parking and direct frontage access will be strictly regulated.

38. As with the previous scheme the application makes a very limited provision for car parking. In this instance a total of 14 spaces (including 4 disable visitor spaces) would be provided to the North of the building and cycle parking would also be provided on site.

39. The proposal includes the provision of a new vehicular access from Priory Road to serve those spaces and the access would also serve the area of public car parking that would remain to the rear of the proposed building. In order to achieve the necessary visibility from that access it will be necessary to build out into the highway. In addition the existing build outs that will become redundant would be removed.

40. It is evident from the information submitted with the application that there would be an element of drop-off and pick-up by parents whose children are attending the development and that there would be a requirement to provide drop-off and pick-up facilities for Castle High School, which has pedestrian access from Priory Road.

41. The current drop-off and pick-up facility is approximately 45m long and controlled by a Traffic Regulation Order (TRO) which prohibits waiting from 8am to 9:30am and 2:30pm to 4pm. This TRO does allow for loading and unloading between 8am to 9:30am and 2:30pm to 4pm and therefore retains this section of Priory Road for drop-off & pick-up by parents. The revised position of the car park access to the north of the proposed building effectively splits this drop-off & pick-up bay in two.

42. As such the Group Engineer (Development) has confirmed that the proposed development needs to provide additional drop-off and pick-up provision on Priory Road as well as retain the current level of drop-off and pick-up, which is affected by the revised car park access.

43. It is recommended that the 'Limited Waiting' TRO be restricted to a 2 hour maximum stay and the 'Drop-off bay' TRO should prohibit waiting from 8am to 9:30am and 3:30pm to 5:30pm.
44. The design and subsequent construction of the carriageway build outs can be controlled through the imposition of a suitably worded planning condition however the amendments to the TRO's would be controlled through an agreement under Section. 278 of the Highways Act 1990.
45. As stated above the proposed development would be balanced against a corresponding reduction in floorspace in the previously approved application to redevelop the Broadway Campus. As such no additional car parking demand, over and above that which has already been granted planning permission, should occur as a result of this development. However it will be necessary for the applicant to enter into a S106 Agreement with the Council to ensure that the development approved under P10/0954 does not come forward if this building is constructed. This can be controlled through the imposition of a suitably worded planning condition.
46. As stated above the application site incorporates a section of the existing Priory Road surface car park and its capacity will be reduced as a result. The car park can currently accommodate a maximum of 275 vehicles and the applicants have submitted a plan that demonstrates that if the remainder of the car park was laid out in a more formal manner it would be possible for it to accommodate approximately 130 vehicles.
47. The car park is identified as a Major Opportunity Area / Development Site and it is possible that a proposed development could come forward on that site at any time. As such, and given that the existing car park is laid out in an informal manner, it is not considered reasonable to request that the applicants relay the entire area of the car park that is due to be retained.
48. It is therefore considered that subject to conditions and the provision of the necessary alterations to any Traffic Regulation Orders the proposed development would be acceptable in terms of its impact on the local highway network and highway safety.

Landscape and ecology

49. Previous assessments for the site have concluded that the site is rated as having a negligible potential for bats and that there is no evidence of any other protected species on the site. In addition the assessments have also concluded that the habitats across the site are of low ecological value.
50. An Arboricultural Impact Assessment has been submitted with the application that shows that the majority of the trees across the site are of a High Value. Only three trees are shown to be removed, none of which are classified as being of value.
51. In addition there is scope within the site boundary for additional planting and landscaping and an indicative Landscape Masterplan has been submitted as part of the proposal. Further information is required regarding species to be planted, the materials to be used and the precise design of some of the landscape features however this can be controlled through the use of suitably worded conditions.
52. Subject to suitable planting and nature conservation enhancements there would be a positive impact from the scheme in terms of Nature Conservation and Landscaping. Whilst the site is designated as Linear Open Space it is also designated as having potential for development and it is considered that the proposal would result in a positive landscape impact when assessed against its existing use as a surface car park. It is considered that the proposed development is acceptable in terms of its potential impact on nature conservation and that it is in accordance with Saved UDP Policies DD10 and SO2.

Planning Obligations

53. Black Country Core Strategy Policy DEL1 'Infrastructure Provision' sets out the adopted policy framework for Planning Obligations within Dudley and the Planning Obligations SPD provides further detail on the implementation of this policy; these policy documents were prepared in accordance with national legislation and guidance on planning obligations.
54. Policy DEL1 requires all new developments to be supported by sufficient on and off-site infrastructure to serve the development, mitigate its impact on the environment, and

ensure that the development is sustainable and contributes to the proper planning of the wider area.

55. The planning obligations that would potentially be triggered in accordance with the Planning Obligations SPD relate to; Economic and Community Development, Highway Infrastructure Works, Transport Infrastructure Improvements, Air Quality Improvements, Nature Conservation Enhancements, Public Art and Public Realm.

56. In addition to applying Policy DEL1 and the SPD, in identifying the required planning obligations on this application the following three tests as set out in the CIL Regulations (April 2010), in particular Regulation 122, have been applied to ensure that the application is treated on its own merits:

- (a) necessary to make the development acceptable in planning terms;
- (b) directly related to the development;
- (c) fairly and reasonably related in scale and kind to the development.

57. In consideration of the above the required Planning Obligations on this application that need to be secured through a S106 Agreement relate to:

- Car Park Monitoring and any necessary amendments to Traffic Regulation Orders;
- An agreement not to implement planning application P10/0954 if this development comes forward.

58. In addition the following obligations have also been identified but they could be secured through the imposition of suitably worded Conditions:

- An Employment and Training Statement
- On-site Nature Conservation Enhancements
- On-site electric vehicle charging facilities
- On-site provision of Public Realm improvements and Public Art

59. As stated above the applicant will also be required to enter into a S278 agreement to provide the necessary Highway Improvement Works as shown on plan reference 120677/C/003 Rev. B.

CONCLUSION

60. The proposal has been assessed against the National Planning Policy Framework, the Council Plan, the provisions of the development plan and other relevant material considerations. The proposal represents development in a highly accessible location and is in accordance with general planning policy principles aimed at promoting sustainable growth and spatial planning. The proposal is for an appropriate use and form of development within this town centre location, in accordance with Saved UDP Policy DTC2. The proposal is considered to have an acceptable impact on heritage assets in particular the character and appearance of the Conservation Area in accordance with PPS5 and Saved UDP Policies HE4 and HE6. The proposal is considered to be of an appropriate scale and design which will result in a high quality development on this important site.

RECOMMENDATION

It is recommended that the application be approved subject to the following conditions:

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The following conditions, with delegated powers to the Director of the Urban Environment to make amendments to these as necessary

Reason for approval

The proposal has been assessed against the National Planning Policy Framework, the Council Plan, the provisions of the development plan and other relevant material considerations. The proposal represents development in a highly accessible location and is in accordance with general planning policy principles aimed at promoting sustainable growth and spatial planning. The proposal is for an appropriate use and form of development within this town centre location, in accordance with Saved UDP Policy DTC2. The proposal is considered to have an acceptable impact on heritage assets in particular the character and appearance of the Conservation Area in accordance with PPS5 and Saved UDP Policies HE4 and HE6. The proposal is considered to be of an appropriate scale and design which will result in a high quality development on this important site.

The decision to grant planning permission has been taken with regard to the policies and proposals in the adopted Black Country Core Strategy (2011), the saved UDP (2005) and to all other relevant material considerations.

The above is intended as a summary of the reasons for the grant of planning permission. For further detail on the decision please see the application report.

APPROVAL STATEMENT INFORMATIVE

In dealing with this application the local planning authority have worked with the applicant in a positive and proactive manner, seeking solutions to problems arising in relation to dealing with the application, by seeking to help the applicant resolve technical detail issues where required and maintaining the delivery of sustainable development. The development would improve the economic, social and environmental concerns of the area and thereby being in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

Conditions and/or reasons:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
2. The development hereby approved shall be carried out in accordance with the details shown on drawing numbers: 12788-MA-XX-GL-DR-A-0003 P1, 12788-MA-XX-ZZ-DR-A-0013 P1, 12788-MA-XX-ZZ-DR-A-0014 P1, 12788-MA-XX-ZZ-DR-A-0015 P1, 12788-MA-XX-ZZ-DR-A-0016 P1, 12788-MA-XX-ZZ-DR-A-0017 P1, 12788-MA-XX-ZZ-DR-A-0018 P1, 12788-MA-XX-GL-DR-A-0004 P1, 126077/C/003/B
3. No development shall take place unless an obligation under section 106 of the Town and Country Planning Act 1990 between the local planning authority and all persons interested in the land within the application site has been executed, such obligation to secure the following:
 - (1) the payment of £10,000.00 for Car Parking Monitoring and associated Traffic Regulation Orders
 - (2) £1,3400.00 for the monitoring, management and implementation of the above obligations, and
 - (3) an agreement not to implement the development approved under planning

permission P10/0954 in the event that the development approved under this application is implemented, and

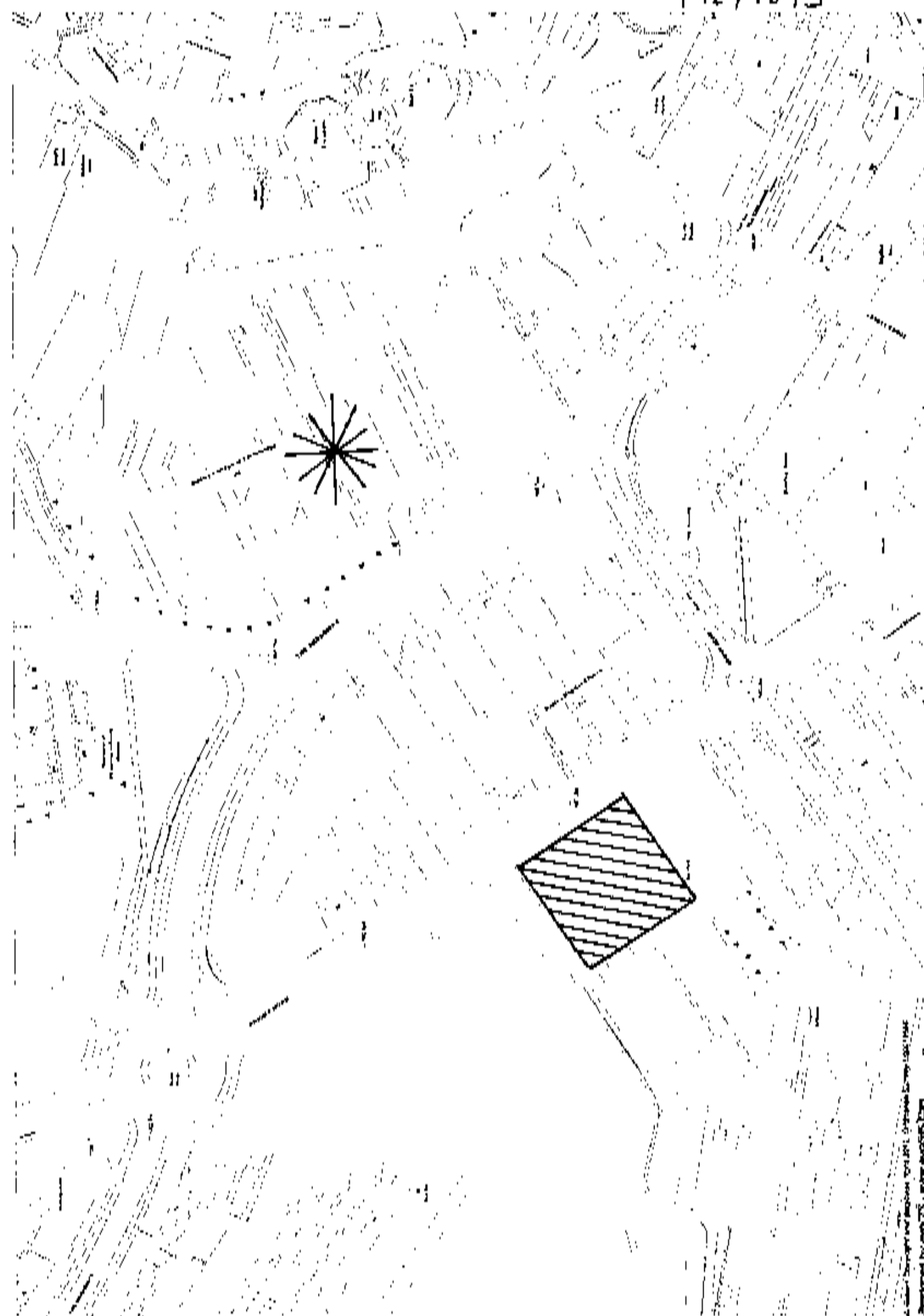
(4) The Council's Legal Fees for drafting the agreement

4. No development shall commence until details of nature conservation enhancement works have been submitted to and approved in writing by the Local Planning Authority. The nature conservation enhancement works shall thereafter be provided in accordance with the approved details prior to first occupation of the development and be maintained for the life of the development.
5. No development shall commence until details of public realm works have been submitted to and approved in writing by the Local Planning Authority. The public realm works shall thereafter be provided in accordance with the approved details prior to first occupation of the development and be maintained for the life of the development.
6. No development shall commence until details of works of public art have been submitted to and approved in writing by the Local Planning Authority. The works of public art shall thereafter be provided in accordance with the approved details prior to first occupation of the development and be maintained for the life of the development.
7. No development shall commence until an Economic and Community Development Statement has been submitted to and approved in writing by the Local Planning Authority. The Statement shall address as a minimum, measures to increase the number of jobs open to local people available on the site and the development of initiatives that support activities to upskill local unemployed people of working age so as to support them into sustained employment as outlined in the Council's Planning Obligations Supplementary Planning Document. The development shall be implemented in accordance with the approved Statement and retained in accordance with the Statement for the lifetime of the development.
8. The development hereby approved shall not be occupied until a Travel Plan for the college as a whole has been submitted to and approved in writing by the local planning authority, including details of a Travel Plan Co-ordinator, Staff Travel Survey, Car Parking Management, Walking and Cycling initiatives, Publicity and Marketing, Set targets and monitoring and to join Company Travel Wise in Dudley together with a timetable for the implementation of each such element. The Travel Plan shall be implemented in accordance with the details approved by the LPA and remain operational for the life of the development.
9. Prior to the first occupation of the development, a car park management strategy for the college as a whole, detailing the car parking management proposals for the college, shall be submitted to and approved in writing by the LPA. The approved strategy shall be implemented upon the building first being brought into use and thereafter remain in force for the duration of the life of the development.
10. Prior to the commencement of development, full details of the landscaping scheme for the site shall be submitted to and approved in writing by the Local Planning Authority (this scheme shall include full details of both hard and soft landscaping). The agreed scheme shall be implemented in accordance with the approved details before the building hereby approved first being brought into use (for the hard landscaping) and before the end of the first planting season following initial occupation of the development (for the soft landscaping).

11. Prior to the development hereby approved first being brought into use, details of the lighting to be installed on the site shall be submitted to and approved in writing by the LPA and the approved lighting shall be installed in accordance with the approved details and retained as such thereafter for the lifetime of the development.
12. Prior to the commencement of development a detailed landscaping scheme (incorporating all hard and soft landscaping) for the site shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include provisions for the maintenance of landscaped areas on the site, including a commitment to replacement planting in the event that any planting becomes diseased, damaged or removed. The agreed scheme shall be implemented in accordance with the approved details before the building hereby approved is first brought into use (for the hard landscaping) and before the end of the first planting season following initial occupation of the development (for the soft landscaping).
13. Prior to the commencement of any above ground building works details of the types, colours and textures of the materials to be used on the external surfaces of the building hereby approved and in hard landscaped areas on the site shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in complete accordance with the approved details.
14. Prior to its installation details of all boundary treatments to be installed on the whole site shall be submitted to and approved in writing by the Local Planning Authority. These details shall include location of boundary treatment. Elevation details shall also be supplied, or planting species/distances, as appropriate. The development shall proceed in accordance with the approved details, which shall be installed on site prior to the building hereby approved first being brought into use and shall be thereafter maintained for the lifetime of the development unless otherwise agreed in writing by the Local Planning Authority.
15. No development shall take place until there has been submitted to, and approved in writing by the local planning authority details of the tree protection measures on site. The 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 is to be calculated in accordance with Clause 5.2 of British Standard BS: 5837 – 2005 'Trees in Relation to Construction – Recommendations'.
 - d. Design details of the proposed protective barriers 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 9.2 of British

Standard BS:5837 – 2005 'Trees in Relation to Construction – Recommendations'.

16. 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 (1989) Recommendations for Tree Work.
17. The existing trees shown on the approved plans to be retained shall not be damaged or destroyed, uprooted, felled, lopped or topped during the construction period of the development without the prior written consent of the local planning authority. Any trees removed without such consent or dying or being seriously damaged or diseased during that period shall be replaced with healthy trees of such size and species as may be agreed in writing by the local planning authority.
18. 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 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.
19. 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 driveway / parking area within 3 metres of the outer canopy spread 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 BS 5837:2005 'Trees in Relation to Construction' and Arboricultural Advisory & Information Service Practice Note 'Driveways Close to Trees' (1996). Any driveway / parking area[s] within 3 metres of existing trees must be constructed using minimum excavation techniques incorporating appropriate surfaces to avoid damage to trees and to prevent any potential direct or indirect damage caused by trees.
20. The Noise rating level of any fixed plant and/or machinery associated with the development shall not exceed background noise levels at any nearby dwelling by more than 5dB(A), as assessed under the methodology of BS 4142 (1997) (Method for rating industrial noise affecting mixed residential and industrial areas) and/or its subsequent amendments.

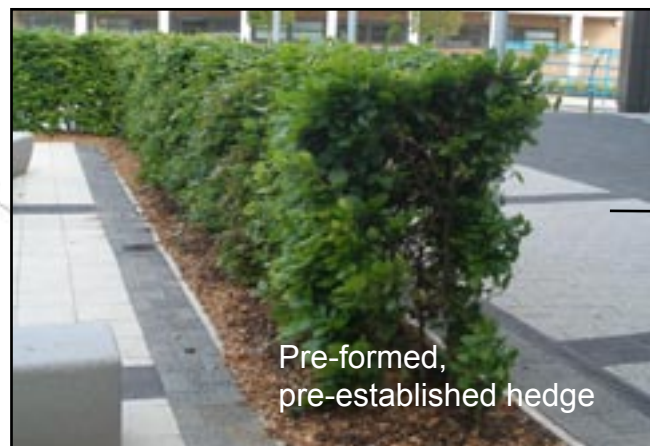


NORTH

do not scale the drawing



Fully accessible college lawn



Pre-formed, pre-established hedge



Linear paving pattern



Raised planting beds and seats



Seat planters with sculpted trees

KEY

- Existing trees to be retained
- Proposed trees
- Proposed sculpted trees in planters
- Proposed ornamental hedge
- Proposed ornamental shrubs
- Proposed raised planting bed with seating
- Proposed grass
- Proposed block paving for pedestrian and lightly trafficked areas
- Proposed block paving for heavily trafficked areas
- Proposed bit macadam for vehicular areas
- Proposed bicycle stands with shelters
- Proposed bollard
- Proposed litter bin

DESIGN AREAS

A ARRIVAL PLAZA

A frequently used, free flowing space which receives movement from its many edges and provides opportunities for students to meet and congregate before school.

A hard paved area with seating, raised planting beds and bicycle shelters. A selection of paving styles, lighting, feature seating and planting help to create a diverse and open area where the pedestrian user can circulate or mix with friends.

B GARDEN

The Garden is a more intimate, semi-enclosed, semi-sunken hard paved area with seat steps, seat height planters and sculpted trees.

C THE LINK

Clear line defines the route to the college entrance through a hard paved plaza with decorative lights and feature paving. It provides visual and physical link between the 6th Form College and the proposed C.A.M.E.T. building.

D COLLEGE LAWN

The fully accessible Lawn in front of the building is an informal place with clipped hedges where students can meet or have their lunch.

SOFTWORKS

Trees

| | | |
|----------------------------------|---------|----|
| Plaza Trees | | |
| Catalpa bignonioides 'Nana' | 18-20cm | CG |
| Malus floribunda | 18-20cm | CG |
| Carpinus betulus (tall box head) | 30-35cm | CG |

College Lawn Trees

| | | |
|-----------------------------------|---------|----|
| Betula albosinensis 'Fascination' | 14-16cm | CG |
|-----------------------------------|---------|----|

Ornamental Shrubs (5L and 3L containerised stock)

| | |
|-----------------------------------|--|
| Buxus sempervirens | |
| Lavandula angustifolia 'Hidcote' | |
| Lonicera pileata | |
| Prunus laurocerasus 'Otto Luyken' | |
| Rosmarinus officinalis | |
| Spiraea bumalda 'Anthony Waterer' | |

Hedges

Ornamental Hedge

(1.2m high pre-formed, pre-established hedge, root balled)
Carpinus betulus
Fagus sylvatica 'Purpurea'

Grass

Amenity low maintenance grass

HARDWORKS

Surfacing

Modular paving

Type 1

Precast concrete textured paving blocks for pedestrian and lightly trafficked areas
Colour: silver grey, light grey, charcoal
Sizes: 300x300x60mm, 200x300x60mm, 150x300x60mm

Type 2

Precast concrete textured paving blocks for heavily trafficked areas
Colour: silver grey, light grey, charcoal
Sizes: 300x300x80mm, 200x300x80mm, 150x300x80mm

Type 3

Bit macadam surfacing for vehicular areas (car park and access roads)

Street Furniture

Planters / Raised planting beds

Planters with sculpted trees
Corten steel planters 1500x1500mm, H500mm

Raised planting beds
Corten steel raised planters with timber slats seats H500mm
Width and length varies

Bollards
Galvanised steel bollard H1000mm above ground with 300mm root

Bicycle shelters
Galvanised shelter with transparent polycarbonate roof H2100mm

Bicycle stands
Galvanised steel stands H800mm

Litter bins
80L Polyester powder coated steel bin (dark grey)

Notes:

- Based on Metz Architect's Proposed Site Plan drawing no. 12778-MA-XX-GC-M2-A-0001 date 20 September 2012
- For Planning Purposes

landscape architecture

urban design

masterplanning

environmental

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client

DUDLEY COLLEGE

project

DUDLEY COLLEGE . C.A.M.E.T.

drawing title

Landscape Masterplan (Stage D)

drawing number

0648.001-

date

September 2012

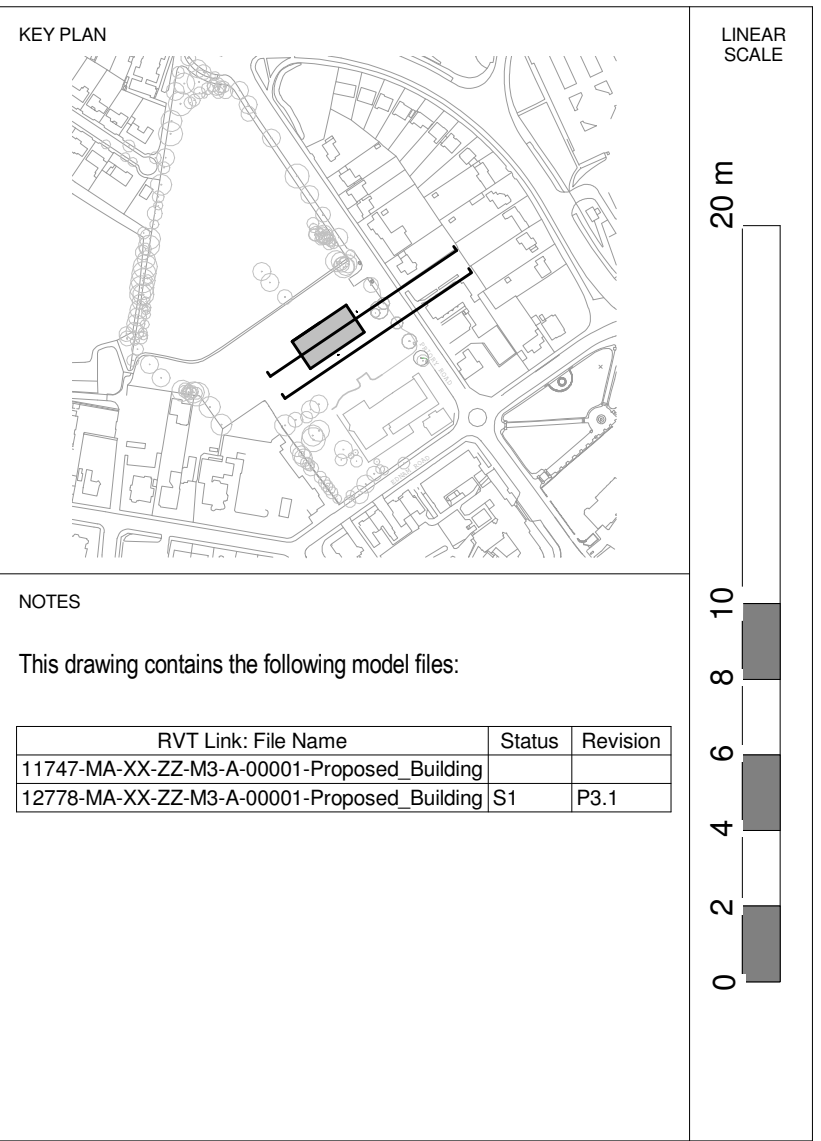
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1:250 @ A1

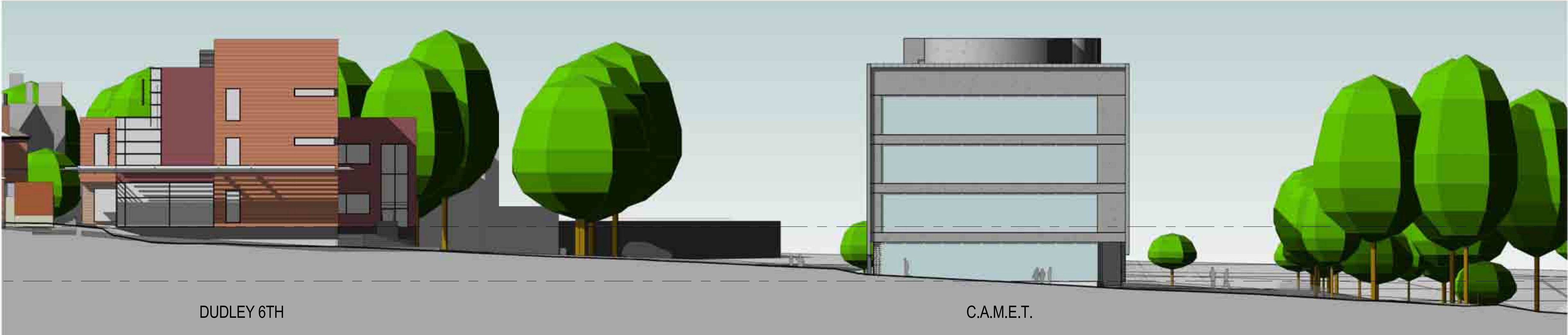
drawn

ZT / DM

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| | | |
|---|-----------------|----------------|
| Rev. | Date | Comment |
| SCALE | | PROJECT NUMBER |
| As indicated @ A1 | | 12778 |
| DO NOT SCALE - ALL DIMENSIONS TO BE CHECKED ON SITE | | |
| CLIENT APPROVAL | | |
| A - APPROVED | | |
| B - APPROVED WITH COMMENTS | | |
| C - DO NOT USE | | |
| STATUS | PURPOSE FOR USE | |
| S2 | PLANNING | |
|  <p>© 2011 metz architects ltd : Studio 1, Phoenix Square, 13 Morledge Street, Leicester, UK, LE1 1TA. Tel :+44 (0) 116 248 9554 e-mail: mail@metz.uk.com Web: http://www.metz.uk.com</p> | | |
| PROJECT | | |
| C.A.M.E.T. | | |
| TITLE | | |
| Proposed SW-NE Contextual Elevation & Section | | |
| CLIENT | | |
| Dudley College | | |
| DRAWING NUMBER | | |
| 12778-MA-XX-ZZ-DR-A-0013 | | P1 |



The image displays two architectural section drawings of buildings, labeled 'DUDLEY 6TH' and 'C.A.M.E.T.', set against a background of stylized trees and a sloping ground line.

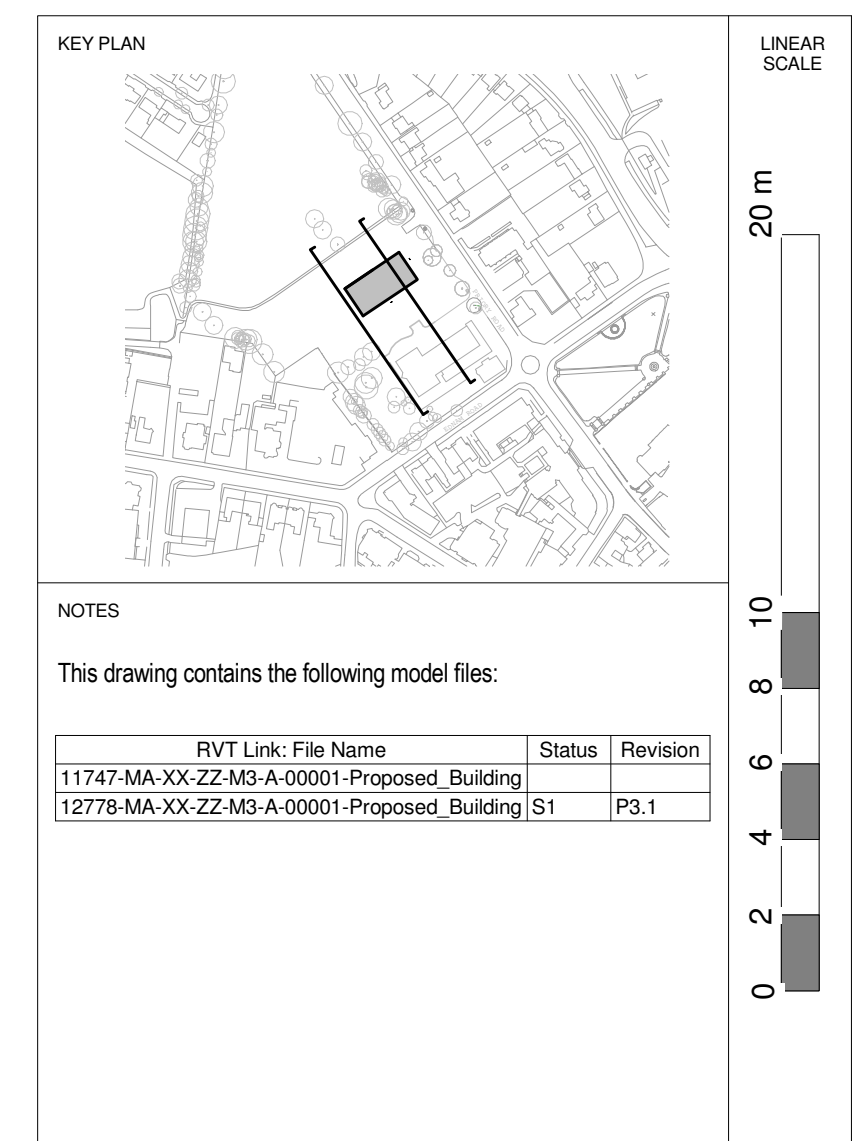
DUDLEY 6TH: This section shows a multi-story building with a complex internal layout. It features a central vertical core and various rooms of different heights. The drawing includes a dashed line indicating the ground level and a solid line for the building's base. The building is surrounded by several large, rounded, wireframe trees.

C.A.M.E.T.: This section shows a more rectangular building with a clear vertical structure. It has a central core and several floors with large windows. The drawing includes a dashed line indicating the ground level and a solid line for the building's base. The building is surrounded by several large, rounded, wireframe trees.

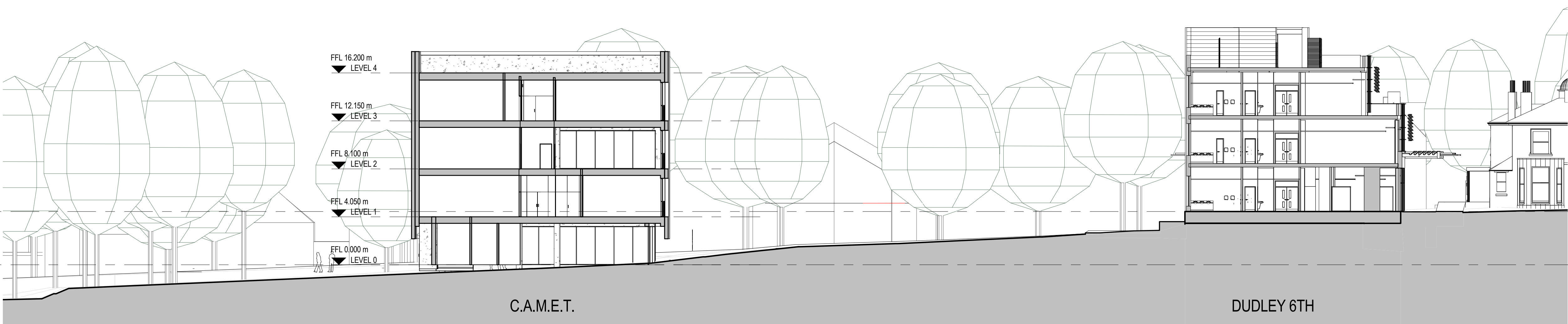
Levels and Elevations: The drawings include the following levels and elevations:

- LEVEL 5 PARAPET:** FFL 20.100 m
- LEVEL 4:** FFL 16.200 m
- LEVEL 3:** FFL 12.150 m
- LEVEL 2:** FFL 8.100 m
- LEVEL 1:** FFL 4.050 m
- LEVEL 0:** FFL 0.000 m
- LEVEL 4 PARAPET:** FFL 18.000 m

[illegible]



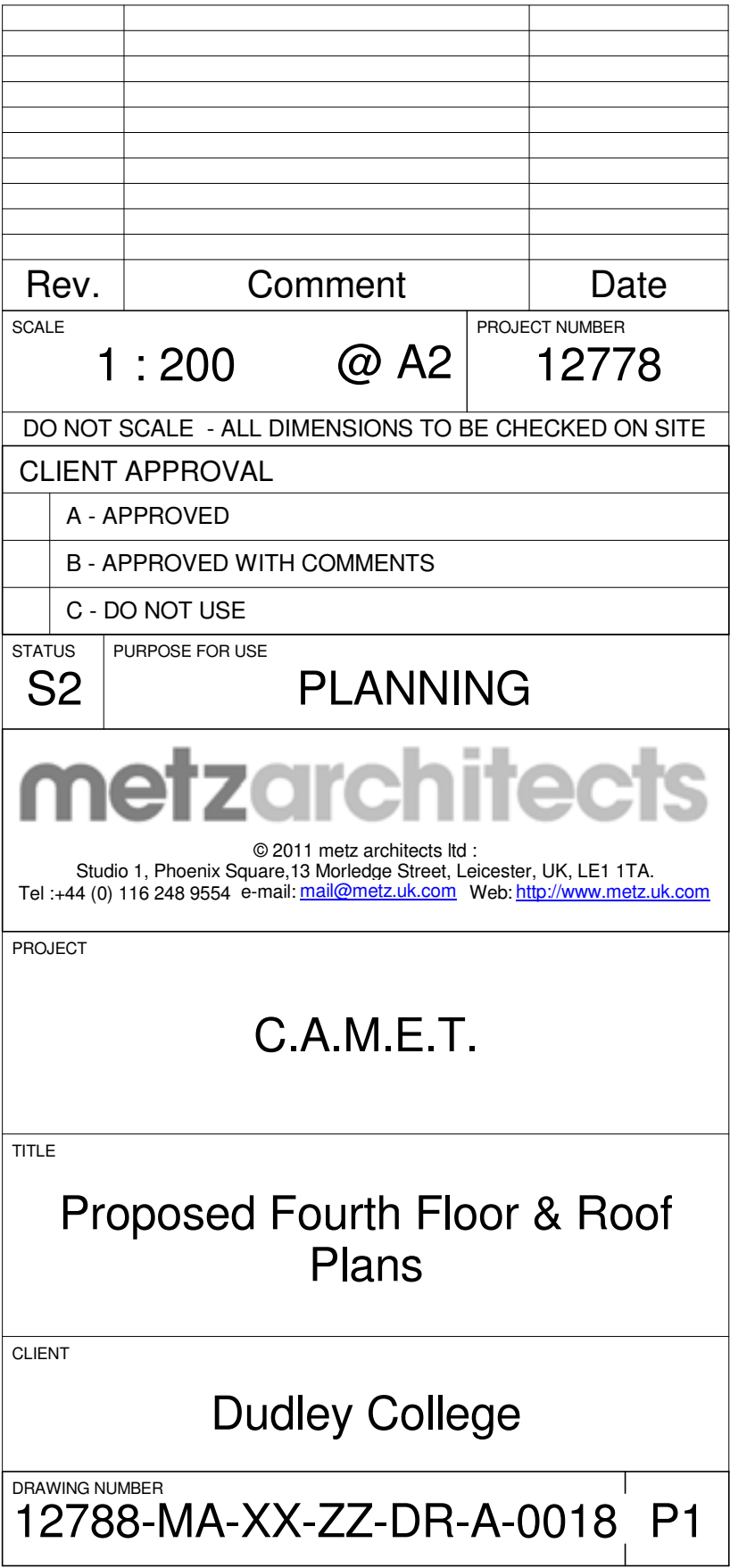
NW-SE ELEVATION
1 : 200



NW-SE SECTION
1 : 200

[illegible]

[illegible]



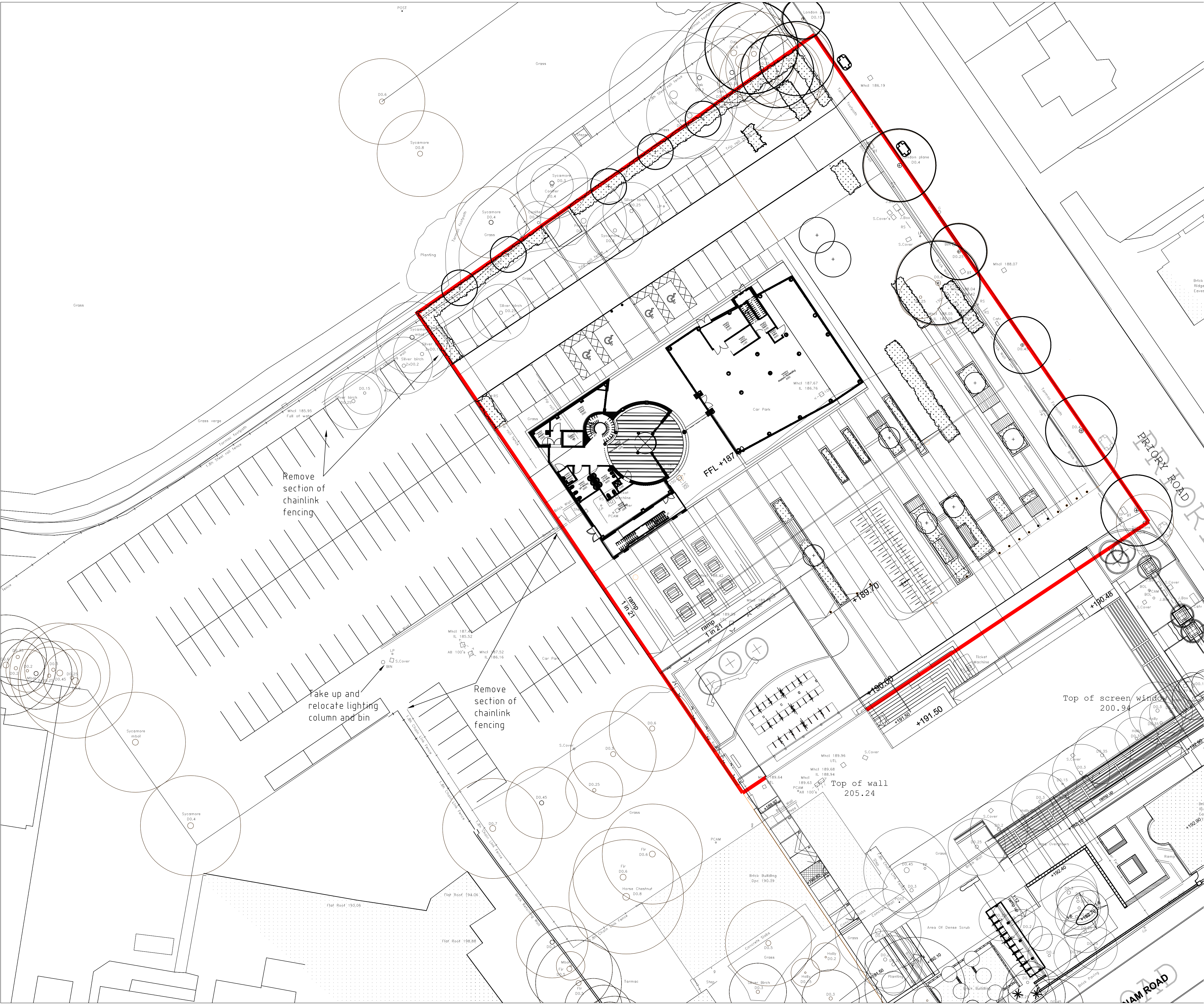
[illegible]

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CDM - RESIDUAL RISKS

The following are considered to be significant risks relevant to this drawing, which could not be fully mitigated or removed through design. Further possible control measures have been identified within the Design Risk Assessments which may help to mitigate these and other identified risks further during the construction / maintenance process:



| | | | | |
|-----------|---------------------------|----------|-------|------|
| C | 13 parking spaces omitted | 04.12.12 | GBA | |
| B | Notes added. | 29.11.12 | GBA | |
| A | First issue | 19.11.12 | GBA | |
| Revisions | | Date | Drawn | Chkd |

Client
Dudley College

Project
Advance

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www.pickeverard.co.uk

| | | |
|--|---|-----------------|
| Drawing Title Council Car Park Indicative Layout | Status PRELIMINARY Scale - unless otherwise stated 1:250 at A1 Drawing Number 120677/C/006 | Rev C |
|--|---|-----------------|



VIEW FROM CORONATION GARDENS TOWARD CAMET WITH DUDLEY 6TH IN THE FOREGROUND

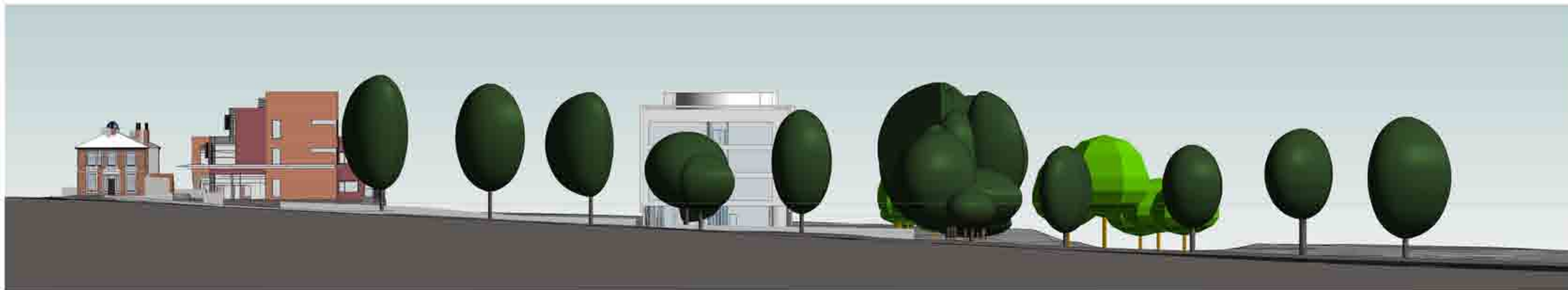


VIEW TOWARD MAIN ENTRANCE ROTUNDA WITH ENGINEERING WORKSHOPS TO THE RIGHT

VIEW TOWARD CAMET ENTRANCE FROM PUBLIC PLAZA

RISING UP PRIORY ROAD TOWARD DUDLEY SIXTH & DUDLEY TOWN CENTRE. CAMET IN FOREGROUND





SECTION LOOKING EAST ALONG PRIORY ROAD

Priory Villa and Dudley Sixth CAMET Plaza CAMET New Access Playing Fields



SECTION LOOKING EAST / WEST THROUGH CAMET PLAZA, PRIORY ROAD AND FRONTAGE PROPERTIES TO THE RIGHT

CAMET Landscape Buffer Priory Road Frontage Properties



VIEW LOOKING NORTH DOWN PRIORY ROAD

Priory Villa, Dudley Sixth & CAMET Frontage Properties



SECTION LOOKING WEST / EAST THROUGH CAMET PLAZA, PRIORY ROAD AND FRONTAGE PROPERTIES TO THE LEFT

Frontage Properties Priory Road Landscape Buffer & Dudley Sixth CAMET

VIEW LOOKING SOUTH UP PRIORY ROAD - CAMET TO THE RIGHT, PRIORY RD FRONTAGE PROPERTIES TO THE LEFT



Frontage Properties Priory Villa, Dudley Sixth & CAMET Frontage Properties Priory Villa, Dudley Sixth & CAMET