

PLANNING APPLICATION NUMBER:P10/1535

Type of approval sought	Full Planning Permission
Ward	ST JAMESS
Applicant	Ms Kat La Tzsar, WM Housing Group
Location:	LAND TO THE REAR OF 43-77 MIDDLEPARK ROAD, DUDLEY, DUDLEY, DY1 2LL
Proposal	ERECTION OF 22 NO. DWELLINGS AND 14 BED SHELTERED ACCOMMODATION UNIT.
Recommendation Summary:	APPROVE SUBJECT TO CONDITIONS

SITE AND SURROUNDINGS

1. The site measures 1.1 hectares and is designated as both a Site of Local Importance for Nature Conservation and a site for housing development by the adopted Unitary Development Plan (UDP). The site is currently undeveloped and comprises a mix of marshy grassland and semi improved unmanaged grassland. The site contains a small number of small semi-mature trees and bushes predominantly located at the north-east and south-western edges of the site. The site is relatively level.
2. Immediately to the north-east is the pedestrian and vehicular access to a local park which is located to the west of the site. The park is at a level generally some 1 metre below that of the proposed development. A formally laid out footpath runs along western boundary of the site at the top of slope that runs down to the park. The park contains a playing field and formal play equipment comprising a basket ball court, a skateboard park and children's play area. The south-west boundary of the site immediately abuts Russell Court, a sheltered housing development set in grounds with peripheral tree planting and to the north-west, is the recently constructed three storey Midland Heart, extra care housing development. The south-east boundary of the site abuts the rear gardens of existing two storey 1960's built houses and flats fronting Middlepark Road.

3. The site is located within a predominantly residential area situated on an estate characterised largely by semi-detached two storey houses and flats built in the post-war period.
4. The site is within walking distance of small local shopping parades on both Russell's Hall Road and Middlepark Road. The estate is well served by public transport with a large number of bus services providing easy access to Dudley and the Merry Hill Shopping Centre via Pensnett.

PROPOSAL

5. The proposed development seeks approval for the erection of a residential development of 100% affordable housing on behalf of the West Mercia Housing Group. The development accommodates 36 dwelling units overall at a density of 32 units to the hectare. The development will consist of the following accommodation;
 - 4 no. 4 bedroom, 6 person houses @ 101.7 m²
 - 4 no. 3 bedroom, 5 person houses @ 85.2 m²
 - 7 no. 2 bedroom 4 person houses @ 79.4 m²
 - 2 no. supported 2 bedroom 3 person bungalows @ 63 m²
 - 4 no. semi self-contained supported 1 bedroom bungalows @ 60.5 m²
 - 1 no. fully disability accessible, 2 bedroom 3 person bungalow @ 75 m²
 - 14 no. sheltered flats @ 26 - 44 m²
6. The proposed sheltered flats scheme will incorporate both self-contained and communal facilities with overnight staff accommodation and offices. The sheltered accommodation will be located in the core of the development, with the remaining dwellings located around the core to provide an outward facing perimeter block, served by a single sided cul-de-sac. Access to the site will be from Middlepark Road between two blocks of semi-detached houses at No's 41 and 43. The cul-de-sac will incorporate a turning area and will have an additional access available for

emergency vehicles only, from the open space access located between 77 and 79 Middlepark Road.

7. The scheme seeks to provide a range of both single and two storey accommodation from large family houses to supported and non-supported disability accessible bungalows. Four of the supported bungalows indicated in the schedule above have a communal facility for a living/dining/visitor room.
8. The sheltered accommodation will have an access from the cul-de-sac to its own internal communal car parking area. The sheltered units will also have a private area of landscaped amenity space. All other dwellings have dedicated car parking spaces and private rear gardens with the exception of the semi self-contained bungalows which will have a communal shared rear garden.
9. The peripheral areas of the site, most particularly facing the park are to accommodate landscaped areas of ecological enhancements that will include swales and marshy grassland, with an access link to the open space beyond.
10. The application is accompanied by a Design and Access Statement, Flood Risk Assessment, Drainage Strategy, Hydrology Report, Ground Investigation Report, Landscape Strategy, Ecological Impact Appraisal and Mitigation Strategy, Nature Conservation Management Plan and Extended Phase 1 Habitat Survey.

HISTORY

11. There is no planning history of relevance to this development on the site. The application below related to the residential development of the wider Russells Hall Estate that excluded this land.

APPLICATION No.	PROPOSAL	DECISION	DATE
DY/58/560	Full planning permission for the development of land for the erection of 314 dwellings.	Approved with conditions	08/11/56

PUBLIC CONSULTATION

12. The proposed development was advertised by way of neighbour notification letters being sent to the occupiers of properties within close proximity to the site as well as through the display of a site notice and advertisement within the local press. The latest date for comments was the 2nd of January 2011. One letter of objection has been received with respect to the proposed development raising the following considerations:

- The proximity of plot 22 to ground floor rear bedroom with potential overlooking, loss of privacy and outlook thereto.

OTHER CONSULTATION

13. Environment Agency: No objection subject to conditions with respect to flood risk.
14. Group Engineer (Development): No objection subject to conditions relating to traffic calming measures on Middlepark Road, emergency access and Transportation Infrastructure.
15. Head of Environmental Health and Trading Standards: No objection subject to conditions relating to ground conditions, ground gas and a possible noise barrier.

RELEVANT PLANNING POLICY

16.

Unitary Development Plan

DD1 Urban Design

DD4 Development in residential areas

DD6 Access and Transport Infrastructure

DD7 Planning Obligations

DD8 Provision of Open Space, Sport and Recreation Facilities

DD9 Public Art

DD10 Nature Conservation and Development

DD12 Sustainable Drainage Systems

AM12 Pedestrians

AM14 Parking

CS1 Special Needs Accommodation

H1 New Housing Development

H2 Phasing of Housing Development

H3 Housing Assessment Criteria

H4 Housing Mix

H5 Affordable Housing

H6 Housing Density

NC1 Biodiversity

NC5 Sites of Local Importance for Nature Conservation

NC6 Wildlife Species

EP7 Noise Pollution

17. The site forms part of a designated housing site within the Adopted Dudley Unitary Development Plan (2005) as well as being designated as a Site of Local Importance for Nature Conservation. The Adopted Dudley Unitary Development Plan envisaged that the designated housing site would deliver (in conjunction with the site to the north) a minimum of 200 dwellings during the second phase of the plan period, this being between 2007-2011.

Supplementary Planning Document(s)

New Housing Development: Establishing Urban Context

Nature Conservation

Parking Standards and Travel Plans

Planning Obligations

Supplementary Planning Guidance

PGN3 New housing development

National policy documents

PPS3 Housing

PPS9 Biodiversity and Geological Conservation

PPS25 Development and Flood Risk

PPG13 Transport

ASSESSMENT

18. Key Issues

- Principle
- Habitat and Ecology
- Design Layout and Appearance
- Impact Upon Residential Amenity
- Access and Car Parking
- Planning Obligations

Principle

19. The site forms part of a larger area that is designated for housing development within the Adopted Dudley Unitary Development Plan (2005). The proposed development would result in the provision of an additional 36 residential dwelling units during the plan period that would contribute towards meeting the strategic housing requirement for the Borough thereby being in accordance with Policies H1 and H2 of the Adopted Dudley Unitary Development Plan (2005).

20. The proposed development would meet a number of identified strategic housing needs which are a key priority for the Council. The site which is currently Council owned is also identified as a strategic priority in the recently completed Local Investment Plan (2011-2014). The scheme will attract £4.2 million of investment to Dudley, however, for the scheme to be viable, grant funding is required from the Homes and Communities Agency. In order to achieve the confirmed HCA grant funding of over 50% of the scheme, Housing Officers have confirmed that it is critical for the site development to be commenced during February
21. The proposed development would provide both affordable housing and specific special needs accommodation with ancillary health, social and community facilities meeting an identified housing need thereby being in accordance with Policies CS1, CS2, CS3, H1 and H5 of the Adopted Dudley Unitary Development Plan (2005).

Habitat and Ecology

22. The site is designated as both a housing site and a Site of Local Importance for Nature Conservation (SLINC). The designation of the site as a SLINC does not necessarily preclude development provided that the development provides appropriate mitigation within the layout and design of the scheme in order to compensate for the loss of areas of nature conservation value and to ensure that measures are incorporated to include the protection of the integrity of existing wildlife corridors and linear features.
23. The proposed development would result in the loss of much of the existing SLINC habitat, however, some on-site mitigation is indicated on the peripheral areas of the development. Policy NC5 of the Adopted Dudley Unitary Development Plan (2005) confirms that where mitigation is not proposed that there will be a presumption against the granting of planning permission.
24. The applicant has however, agreed to make a financial contribution of £40,000 towards improvements to the management and maintenance of areas of grassland within the Fens Pool/Barrow Hill nature reserve in order to enhance its value and contribution towards wildlife. The proposed details of mitigation have been agreed with the Wardens of the nature reserve and will bring forward and enhance

proposed works within the reserve. Fens Pool/Barrow Hill does physically link to the application site through a series of wildlife corridors. Therefore, whilst the scheme would not protect all the area of high ecological value in the design and layout of the scheme, the off site contribution would enhance the integrity of the existing wildlife corridor from Fens Pool/Barrow Hill ensuring general compliance with Policy NC5 of the Adopted Dudley Unitary Development Plan (2005). This approach has been developed and agreed as appropriate with the Council Ecological Officer in a number of pre-application meetings. The proposed development is therefore considered to be acceptable in this regard.

25. Ecological reports submitted in support of the application confirm that there are no impacts upon protected species, the findings of which are supported by the Councils Ecological Officer. The development therefore accords with policies H1, DD1, DD4 and NC5 of the UDP.

Design, Layout and Appearance

26. The New Housing Development: Establishing Urban Context SPD seeks to ensure that new residential development has regard to the existing form and pattern of development within the local area in order to ensure that schemes relate to the context of the site and are fully integrated within the existing urban grain of the area.
27. The existing pattern of development is predominantly in the form of traditional housing and flats, comprising two storey semi-detached properties with a plot width in the region of 15 metres and a plot depth in the region of 28 metres. The proposed development adds a perimeter block to the rear of the existing housing with the enclosed central sheltered units to provide a secure and seamless extension to the residential area. The scale of the development is appropriate to that of the wider area and the contemporary, yet restrained design of the units relates well to the range and variety of materials evident in the vicinity. In this regard the scheme is considered to comply with Policy DD4 of the Adopted Dudley Unitary Development Plan (2005) or the New Housing Development: Establishing Urban Context SPD.

28. The proposed development utilises an existing gap in the street scene to create of a new access off Middlepark Road to the north-east of no. 41. The new access road is of varied width to provide adequate manoeuvring depth from off-street car parking spaces, but give emphasis to the domestic nature of the development and keep vehicle speeds low. Notwithstanding this point, the scheme has been designed to accommodate the largest of current refuse pantechnicon vehicles with an appropriate turning facility toward the head of the road. The emergency vehicle access from the park drive to the north-east of the site has enabled the reduction in width of the cul-de-sac and this will have bollards to prevent unauthorised use.
29. The outward looking nature of the housing development enables the layout to define public and private areas but allows the residential scheme to also look out onto and to provide an active edge to the adjoining park located beyond the western boundary of the site. This layout also provides for good surveillance and security in accordance with the Community Safety Supplementary Planning Guidance document.
30. On this issue, the Head of Environmental Health and Trading Standards had initially requested that a noise barrier be provided to the boundary with the footpath and park in order to screen noise and disturbance to future residents arising from the park. Further consideration was given, however, to the potential congregation of persons to the blind side of the barrier which could encourage anti-social behaviour and disturbance in its own right. The location of the barrier would also have prevented pedestrian access to the park and for wildlife to move between the site and open space. It has therefore been recognised that that such a structure may be counter productive to amenity issues and no objection is raised to the omission of the barrier.
31. On this basis the development is considered to be appropriate in design, layout and appearance to the context of the site and to comply with Policies EP7, DD1 and DD4 of the Adopted Dudley Unitary Development Plan (2005).

Impact Upon Residential Amenity

32. External impacts associated with the proposed development would be with respect to the scheme backing onto 43-77 Middlepark Road. The residential buildings would be located a minimum of 14.5 metres away from the rear of the extended property, from which the submitted objection has arisen. The flank gable wall to plot 22 facing the objectors property has only an obscure glazed window to a ground floor w.c. in that elevation and no overlooking can arise from either front or rear windows.
33. Longstanding Planning Guidance Note 3, New Housing, requires that a minimum of 14 metres is maintained between the rear facing windows to habitable rooms and flank walls, which is maintained in this instance to ensure that no loss of privacy or outlook will arise. It should be further noted that this distance is maintained from the extended rear of the existing house and that the distance between other elements of the new and existing development ranges between 16.5 and 22.5 metres in accordance with the guidance.
34. Within the development itself, distance separation between houses and the sheltered accommodation remains in accordance with the New Housing guidance such that privacy and outlook for future residents will be ensured. In some instances at first floor level within the sheltered accommodation, certain windows are indicated to be obscured to maintain such amenity. Garden lengths are appropriate to dwelling types and garden areas exceed those required by guidance. The development therefore accords with the requirements of Policy DD4 of the Adopted Dudley Unitary Development Plan (2005).

Access and Car Parking

35. The proposed access, car parking and associated footpath into the site meet current standards, being suitable for the proposed use. Due to a conflict with the access point and existing traffic calming (speed cushions) on Middlepark Road. It is proposed to replace these speed cushions with a speed table at the junction of the site access and Middlepark Road as indicated on plans. The details relating to the design of the new traffic calming feature and time scale

for the removal of the existing speed cushions will need to be agreed and implemented prior to first occupation of the development. The development therefore accords with policy DD4 and DD6 of the UDP.

Planning Obligations

36. The proposed development has a requirement to provide planning obligations to mitigate against the consequential planning loss to the existing community. Should permission be granted a S106 Agreement or unilateral undertaking would be required in respect of the following contributions.

Offsite Contributions:

The proposal attracts a requirement for a commuted sum to be paid towards the following infrastructure:

Open Space, Sport and Recreation - £40,136.47

Transport Infrastructure Improvements - £7925.52

Ecological Mitigation - £40,000

Public Realm - £10,171.70

Education £34,205

Libraries £4,068.24

Management and Monitoring £1,000

Total Offsite Contribution equates to £137,506.93

37. A planning obligation would be required with respect to economic and community development to secure measures to increase the numbers of local jobs for local people and for the development of initiatives that can support activities to up-skill local unemployed people of working age to support them into sustained employment. The development consists of a 100% affordable scheme (30% required). A contribution is also required towards public art.

38. The applicant has submitted a viability assessment with the application which is being assessed by the Council Strategic Surveyor. As noted earlier in the report under paragraph 20, however, this development is dependant upon a substantial funding grant by the HCA in order to progress. An update will be provided relative to planning obligations in a pre-committee note.

CONCLUSION

39. The residential development of this strategic housing site is supported by the Council current Local Investment Plan and will serve an identified need by delivering the Borough's strategic housing requirements. The development provides for satisfactory mitigation of habitat loss and will result in a scheme of appropriate design, scale and layout that relates well to the context of the site with no adverse impact upon the character and amenities of the locality. The development is therefore considered to be in accordance with Policies of the adopted Unitary Development Plan

RECOMMENDATION

40. It is recommended that the application be approved subject to:
41. The applicant entering into a Section 106 Legal Agreement for a contribution towards improvements to Open Space, Sport and Recreation, Transport Infrastructure Improvements, Ecological Mitigation Libraries and Public Realm being a total of £137,506.93, measures to facilitate economic and community development. and the inclusion of an acceptable form of public art within the proposed development.
42. The Scheme shall include the method, timing and arrangements including a means to guarantee a financial payment, increased through index linking from **the first** April each subsequent year, in accordance with the Council's planning obligations policies.

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

Reason for approval

The residential development of this strategic housing site is supported by the Council current Local Investment Plan and will serve an identified need by delivering the Borough's strategic housing requirements. The development provides for satisfactory mitigation of habitat loss and will result in a scheme of appropriate design, scale and layout that relates well to the context of the site with no adverse impact upon the character and amenities of the locality. The development is therefore considered to be in accordance with Policies of the adopted Unitary Development Plan

The decision to grant planning permission has been taken with regard to the policies and proposals in the adopted Dudley 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.

Conditions and/or reasons:

1. Prior to the commencement of development, details of the types, colours and textures of the materials to be used in the hard surfacing of the development hereby approved 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 and retained for the lifetime of the development unless otherwise agreed in writing with the local planning authority.
2. Prior to the commencement of development, details of the types, colours and textures of the materials to be used on the external surfaces of the buildings hereby approved 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.

3. Prior to the commencement of development, details of the landscaping scheme for the site shall be submitted to and approved in writing by the Local Planning Authority. The agreed scheme shall be implemented in accordance with the approved details before the end of the first planting season following initial occupation of the development.
4. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
5. The development hereby permitted shall be carried out in accordance with the following approved plans: DRG No 3330/P/001, 100 B, 200 A, 201 A, 202 B, 203 A, 204 A, 205 A, 206 A, 207 A, 208 A, 209 A, 210 A, 211 A, 600, 601, 700 C, 701 C, 702 C, 703 C, 704 C, 705 C, 706 D, 750 A, 800, 801
6. Development shall not begin until a comprehensive written site investigation strategy (in a form to be agreed with the local planning authority), has been submitted to and approved by the local planning authority. Such a strategy shall facilitate the identification of contaminants and permit the risk-based assessment of the development site.

Where the investigations identify the presence of contamination, development shall not begin until a scheme to protect the development from the effects of such contamination has been submitted to and approved by the local planning authority. The scheme shall include provisions for validation monitoring and sampling.

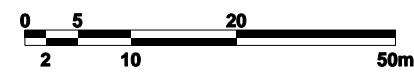
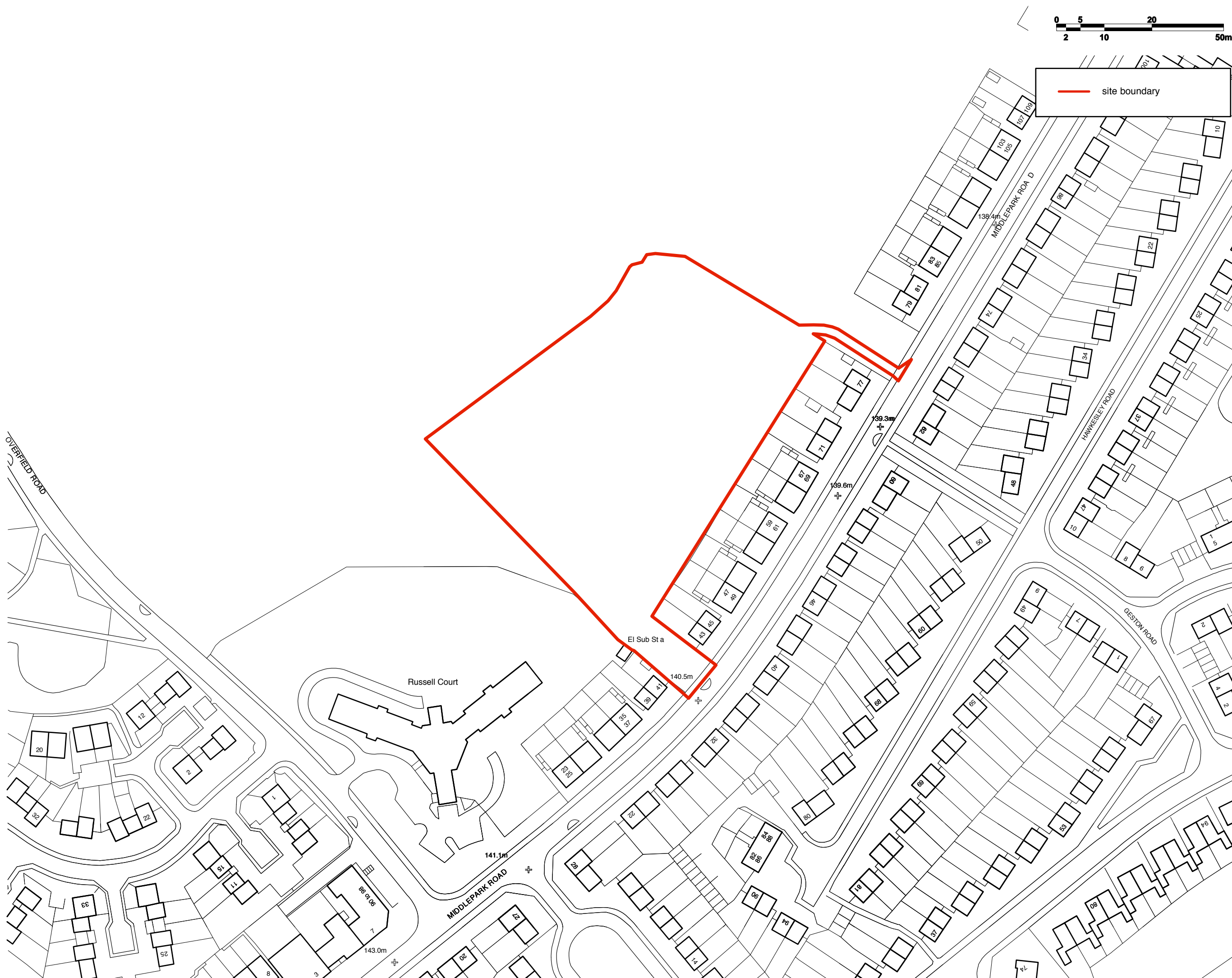
Unless otherwise agreed in writing with the LPA, the scheme shall be implemented before the development is first occupied, and be retained throughout the lifetime of the development.

7. Development shall not begin until a comprehensive written site investigation strategy (in a form to be agreed with the local planning authority), has been submitted to and approved by the local planning authority. Such a strategy shall facilitate the identification of ground gases and vapours that have the potential to pose a risk to human health and the wider environment.

Where the investigations identify the presence of ground gases and vapours, development shall not begin until a scheme to protect the development from the effects of such gases and vapours has been submitted to and approved by the local planning authority. The scheme shall include provisions for validation monitoring & sampling.

Unless otherwise agreed in writing with the Local Planning Authority, the scheme shall be implemented before the development is first occupied; and be retained throughout the lifetime of the development.

8. The details relating to the design of the new traffic calming feature and time scale for the removal of the existing speed cushions shall be submitted to and agreed in writing and implemented prior to first occupation of the development.



— site boundary



N O T E S
Only figured dimensions to be used for construction.
Check all dimensions on site.

R E V I S I O N S

P R O J E C T

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Dudley

C L I E N T

WM Housing Group

T I T L E

Site Location Plan

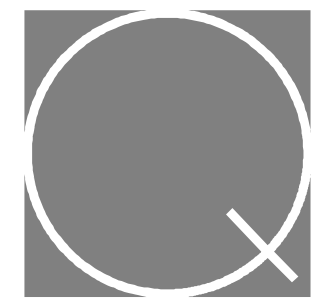
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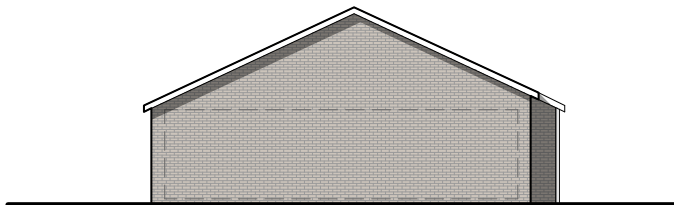
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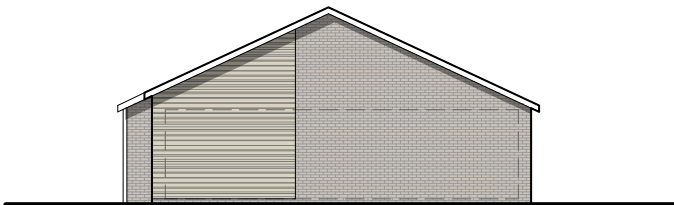
Plot 8 Plot 7 Plot 6 Plot 5

Front Elevation

- brick
- timber boarding
- roof tiles
- metal cladding
- solar panels



Plot 6
Gable Elevation

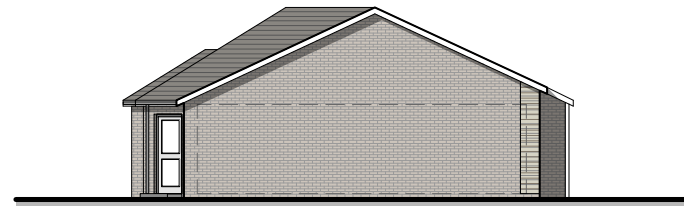


Plot 5
Gable Elevation

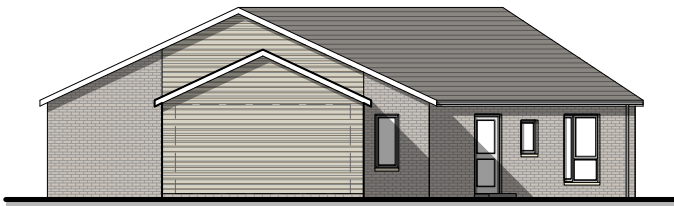


Plot 5 Plot 6 Plot 7 Plot 8

Rear Elevation



Plot 8
Gable Elevation



Plot 7
Gable Elevation

N O T E S

Only figured dimensions to be used for construction.
Check all dimensions on site.

R E V I S I O N S

A: 11.10.10 - Gable windows removed from all plots. Plot 7 ridge heights evened out across the whole unit. DW
B: 27.10.10 - Plots 5 and 6 rear doors and windows switched between bedrooms and lounges. Plot 7 rear bedroom window removed. Plot 7 kitchen window removed. Recesses to entrances of plots 7 and 8 removed. Render removed from entrances to plots 5 and 6. Plot 7 ridge heights amended back to original heights. Rear windows to plots 5, 6 and 8 enlarged, along with plot 7 gable elevation window. DW
C: 03.11.10 - Recessed porches removed from plots 5 and 6. Plot 8 cladding added to front and gable. Plot 7 cladding removed from front and gable. DW

P R O J E C T

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Dudley

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WM Housing Group

T I T L E

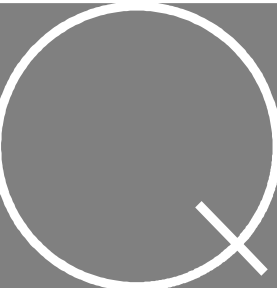
Proposed Elevations:
Plots 5-8

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S C A L E D A T E

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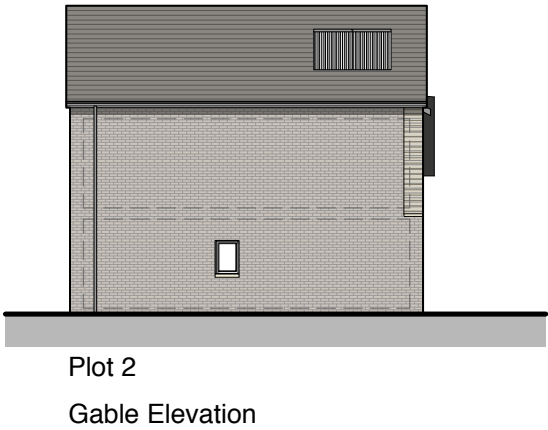
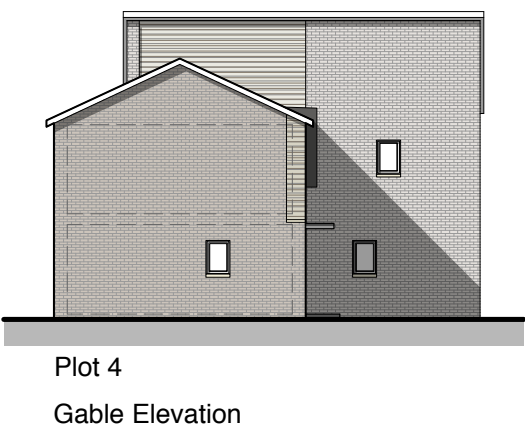
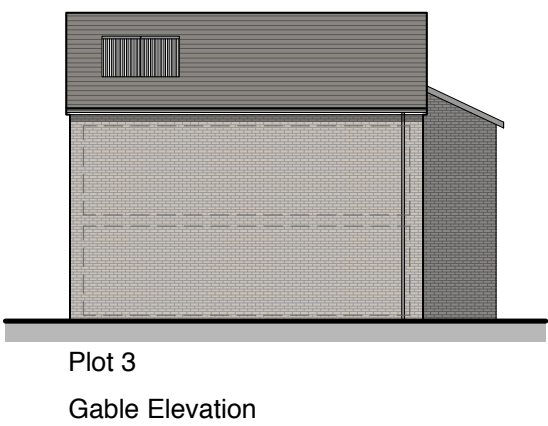
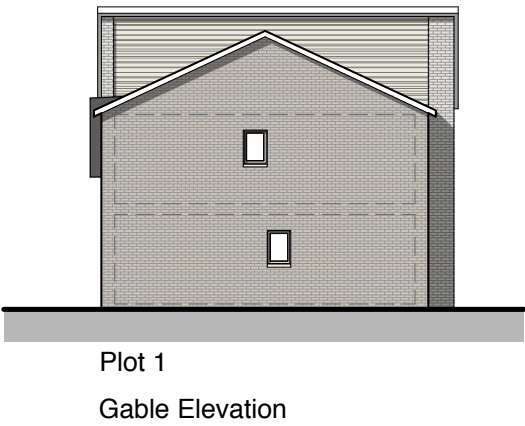
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3330/P/701

C



- brick
- timber boarding
- roof tiles
- metal cladding
- solar panels

N O T E S

Only figured dimensions to be used for construction.
Check all dimensions on site.

R E V I S I O N S

A: 11.10.10 - Kitchen window added to plot 4. Colour of metal cladding amended. Windows removed from rear of plot 4 and porch amended to be flat. Timber reduced on gable of plot 2. Windows added to gable of plots 2 and 3. DW
B: 27.10.10 - Metal cladding amended to be dark grey. Rear elevation window removed from plot 4. Gable windows removed from plots 2 and 3. Window added to gable of plot 3, facing towards plot 4. Timber cladding reduced across the 4 units. DW
C: 03.11.10 - Render removed from recessed entrances. DW

P R O J E C T

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T I T L E

Proposed Elevations:
Plots 1-4

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3330/P/700 C



View looking from the northern corner of the site

N O T E S

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Check all dimensions on site.

R E V I S I O N S

P R O J E C T

Russells Hall,
Dudley

C L I E N T

WM Housing Group

T I T L E

Indicative 3D Image

D R A W N C H E C K E D

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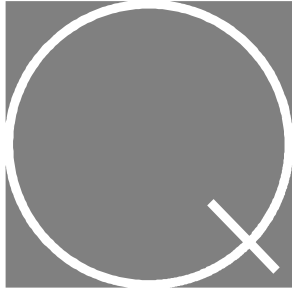
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View looking from the western corner of the site

N O T E S	
Only figured dimensions to be used for construction. Check all dimensions on site.	
R E V I S I O N S	
P R O J E C T	
Russells Hall, Dudley	
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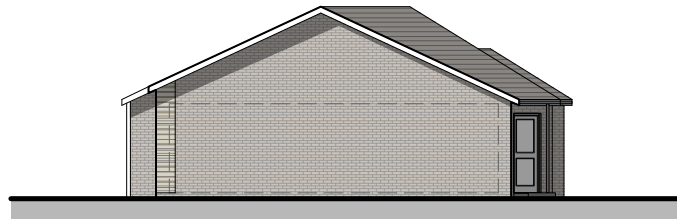


Plot 11
Front Elevation

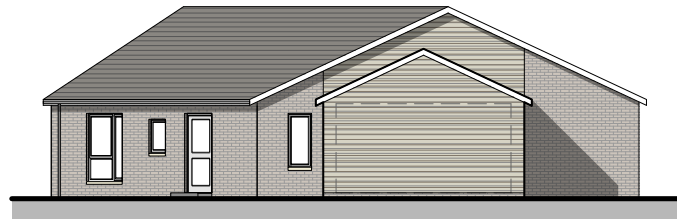
Plot 10

Plot 9

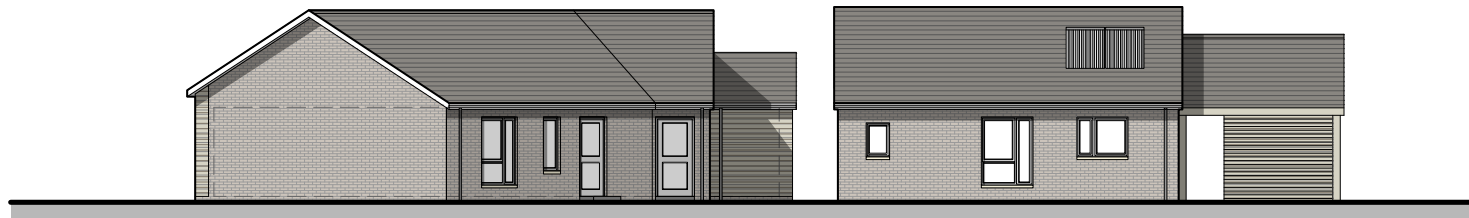
- brick
- timber boarding
- roof tiles
- metal cladding
- solar panels



Plot 9
Gable Elevation



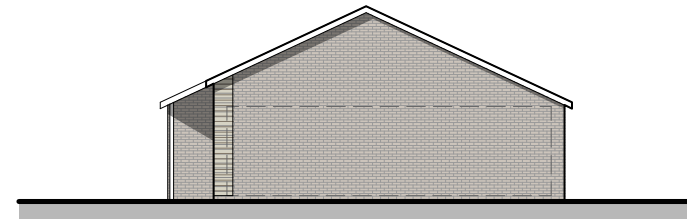
Plot 10
Gable Elevation



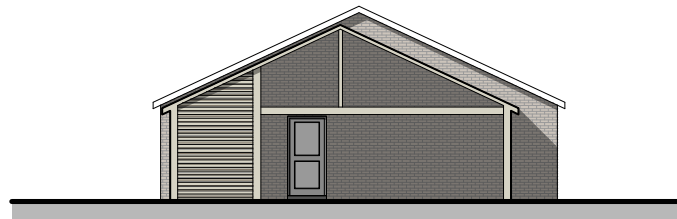
Plot 9
Rear Elevation

Plot 10

Plot 11



Plot 11
Gable Elevation



Plot 11
Gable Elevation

N O T E S

Only figured dimensions to be used for construction.
Check all dimensions on site.

R E V I S I O N S

A: 11.10.10 - Gable windows removed from all plots. Timber on plot 11 gable reduced. Plot 10 ridge heights evened out across the whole unit. DW
B: 27.10.10 - Plot 10 rear bedroom window removed. Plot 10 kitchen window removed. Recesses to entrances of plots 9 and 10 removed. Plot 10 ridge heights amended back to original heights. Rear window to plot 9 enlarged, along with gable window to plot 10. Plot 11 rear window amended. DW
C: 03.11.10 - Cladding added to plot 9 front and gable. Cladding removed from front and gable of plot 10. DW

P R O J E C T

Russells Hall,
Dudley

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WM Housing Group

T I T L E

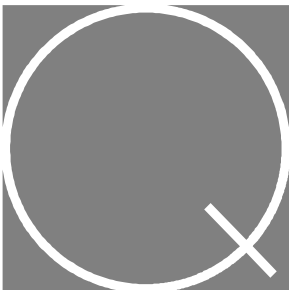
Proposed Elevations:
Plots 9-11

D R A W N C H E C K E D

DW RF

S C A L E D A T E

1:200@A3 Sept 2010



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DRAWING NO REV

3330/P/702

C

- | | |
|---|--|
| ① | 1 person bedsit.
26sqm |
| ② | 1 bed 2 person flat.
42.4sqm |
| ③ | 1 bed 2 person disabled
accessible flat.
44sqm |
| ④ | 1 bed 1 person flat.
35.9sqm |
| ⑤ | 1 bed 2 person flat.
42.4sqm |
| ⑥ | 1 bed 2 person flat.
42.8sqm |
| ⑦ | 1 person bedsit.
26sqm |
| ⑧ | 1 bed 2 person flat.
42.4sqm |
| ⑨ | 1 bed 2 person flat.
44sqm |
| ⑩ | 1 bed 1 person flat.
35.9sqm |
| ⑪ | 1 bed 2 person flat.
42.4sqm |
| ⑫ | 1 bed 2 person flat.
42.8sqm |
| ⑬ | staff rest room/sleep in room
32.6sqm |
| ⑭ | 1 person bedsit.
26.7sqm |
| ⑮ | 1 bed 2 person flat.
41.8sqm |

floor areas.

ground floor area
664sqm

first floor area
436sqm

**total floor area
1100sqm**

ground floor circulation
116sqm

first floor circulation
69sqm

total circulation
185sqm

17% circualtion



- individual private flats
- staff areas
- communal areas

N O T E S

Only figured dimensions to be
used for construction.
Check all dimensions on site.



R E V I S I O N S

A: 28.10.10 - Roof light sizes slightly
amended. DW

P R O J E C T

Russells Hall,
Dudley

C L I E N T

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T I T L E

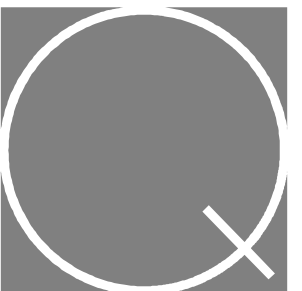
Plots 23-36:
Ground Floor Plan

D R A W N C H E C K E D

DW RF

S C A L E D A T E

1:200@A3 Oct 2010



Quattro
designarchitects

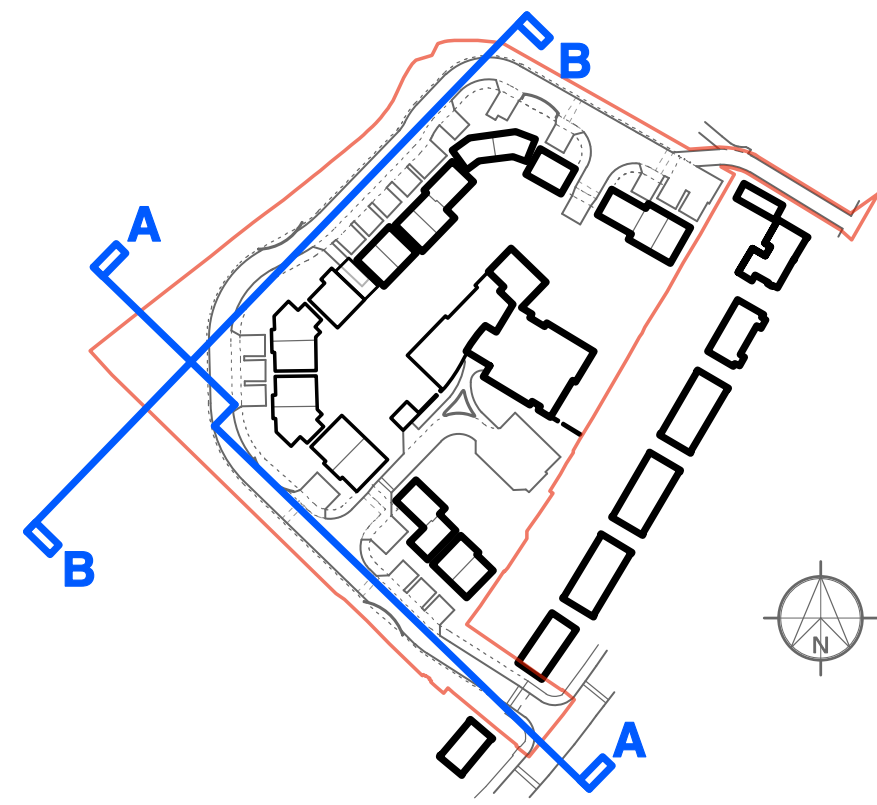
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DRAWING NO REV

3330/P/210

A



N O T E S

Only figured dimensions to be used for construction.
Check all dimensions on site.

R E V I S I O N S

A: 03.11.10 - Buildings amended to match changes made on elevation drawings. DW

P R O J E C T

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T I T L E

Indicative Street Scenes

D R A W N C H E C K E D

DW RF

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DRAWING NO REV

3330/P/750 A

site
boundary



Section A-A

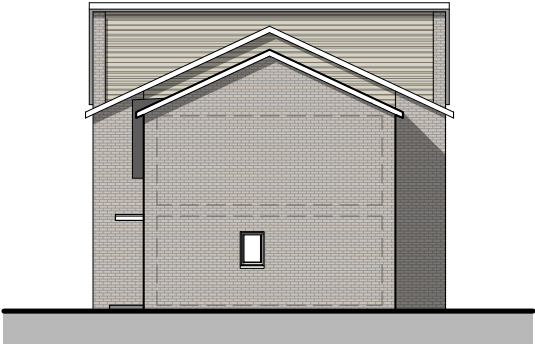
site
boundary



Section B-B



Plot 22 Plot 21 Plot 20
Front Elevation



Plot 20
Gable Elevation



Plot 20 Plot 21 Plot 22
Rear Elevation



Plot 22
Gable Elevation

- brick
- timber boarding
- roof tiles
- metal cladding
- solar panels

N O T E S

Only figured dimensions to be used for construction.
Check all dimensions on site.

R E V I S I O N S

A: 11.10.10 - Plot 20 first floor gable window removed, ground floor window moved.
Windows amended to rear of plot 20. Colour of metal cladding amended. Flat porch added to plot 20. DW
B: 27.10.10 - Metal cladding colour amended. Plot 20 rear elevation window removed. Gable timber cladding to plot 22 removed. Cladding panel added to rear of plot 20. Timber panelling to plot 21 front elevation slightly reduced. DW
C: 03.11.10 - Render removed from recessed entrances. DW

P R O J E C T

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Dudley

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T I T L E

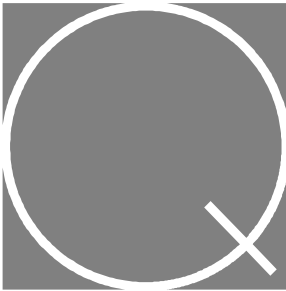
Proposed Elevations:
Plots 20-22

D R A W N C H E C K E D

DW RF

S C A L E D A T E

1:200@A3 Sept 2010



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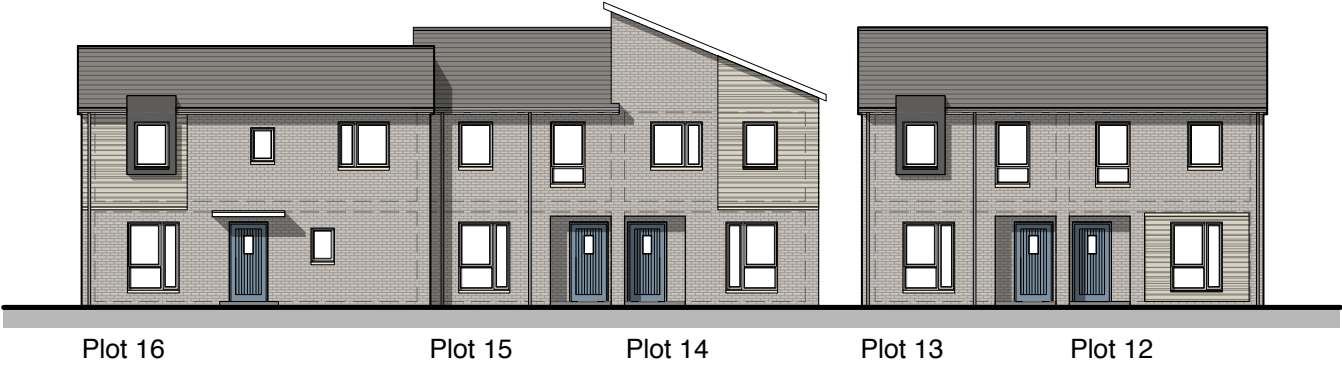
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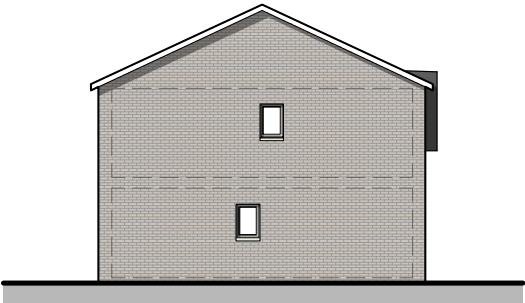
DRAWING NO REV

3330/P/705

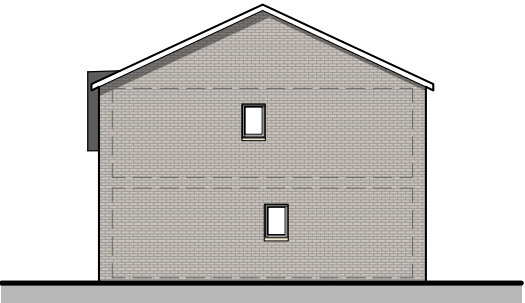
C



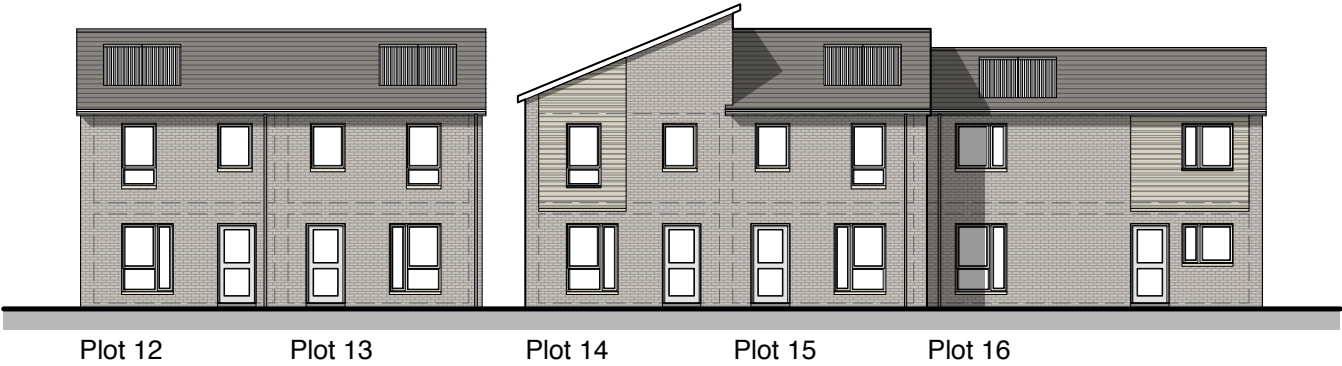
Front Elevation



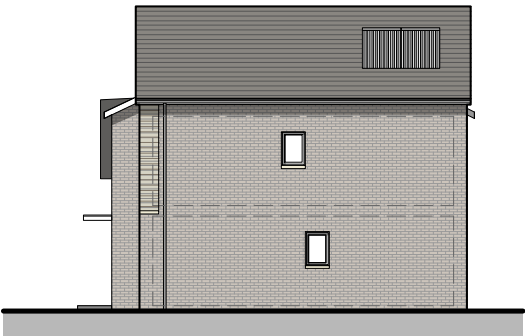
Plot 13
Gable Elevation



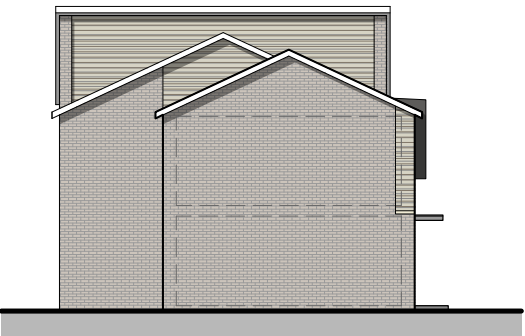
Plot 12
Gable Elevation



Rear Elevation



Plot 14
Gable Elevation



Plot 16
Gable Elevation

- brick
- timber boarding
- roof tiles
- metal cladding
- solar panels

N O T E S

Only figured dimensions to be used for construction.
Check all dimensions on site.

R E V I S I O N S

A: 11.10.10 - Windows amended on plot 16. Colour of metal cladding amended and number of projecting boxes reduced. Porch to plot 16 amended to be flat. Plot 12 flipped, window added to gable. DW
B: 27.10.10 - Rear window to plot 16 removed. Metal cladding amended to be grey. Cladding to gables of plots 14 and 16 reduced. Cladding to front of plot 12 reduced. DW
C: 03.11.10 - Render removed from recessed porches. DW

P R O J E C T

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T I T L E

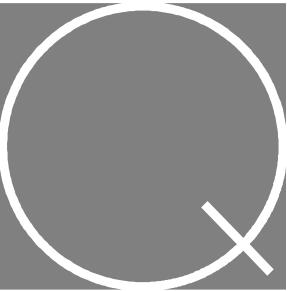
Proposed Elevations:
Plots 12-16

D R A W N C H E C K E D

DW RF

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DRAWING NO REV

3330/P/703

C

- | | |
|---|--|
| ① | 1 person bedsit.
26sqm |
| ② | 1 bed 2 person flat.
42.4sqm |
| ③ | 1 bed 2 person disabled
accessible flat.
44sqm |
| ④ | 1 bed 1 person flat.
35.9sqm |
| ⑤ | 1 bed 2 person flat.
42.4sqm |
| ⑥ | 1 bed 2 person flat.
42.8sqm |
| ⑦ | 1 person bedsit.
26sqm |
| ⑧ | 1 bed 2 person flat.
42.4sqm |
| ⑨ | 1 bed 2 person flat.
44sqm |
| ⑩ | 1 bed 1 person flat.
35.9sqm |
| ⑪ | 1 bed 2 person flat.
42.4sqm |
| ⑫ | 1 bed 2 person flat.
42.8sqm |
| ⑬ | staff rest room/sleep in room
32.6sqm |
| ⑭ | 1 person bedsit.
26.7sqm |
| ⑮ | 1 bed 2 person flat.
41.8sqm |

floor areas.

ground floor area
664sqm

first floor area
436sqm

**total floor area
1100sqm**

ground floor circulation
116sqm

first floor circulation
69sqm

total circulation
185sqm

17% circualtion



- individual private flats
- staff areas
- communal areas

N O T E S

Only figured dimensions to be
used for construction.
Check all dimensions on site.



R E V I S I O N S

A: 28.10.10 - Roof light sizes slightly
amended. DW

P R O J E C T

Russells Hall,
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T I T L E

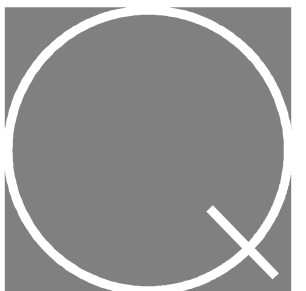
Plots 23-36:
First Floor Plan

D R A W N C H E C K E D

DW RF

S C A L E D A T E

1:200@A3 Oct 2010



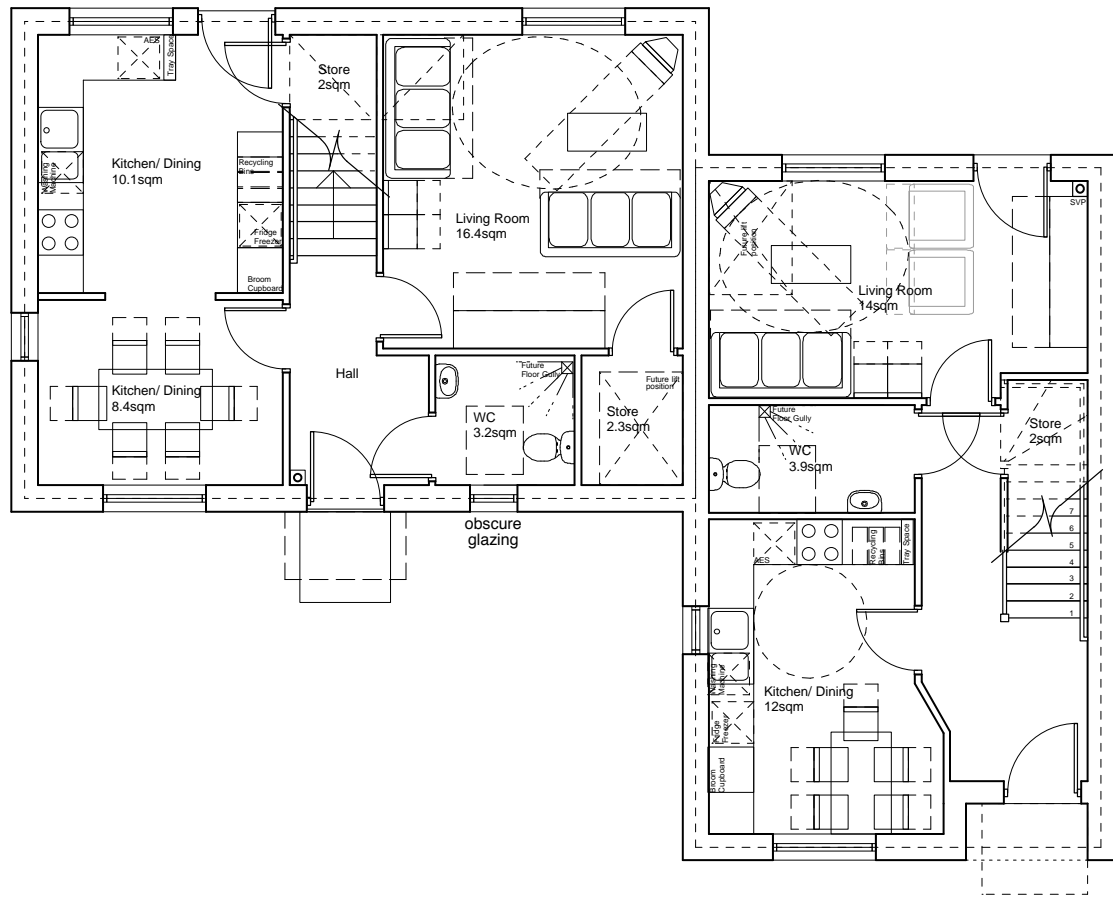
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DRAWING NO REV

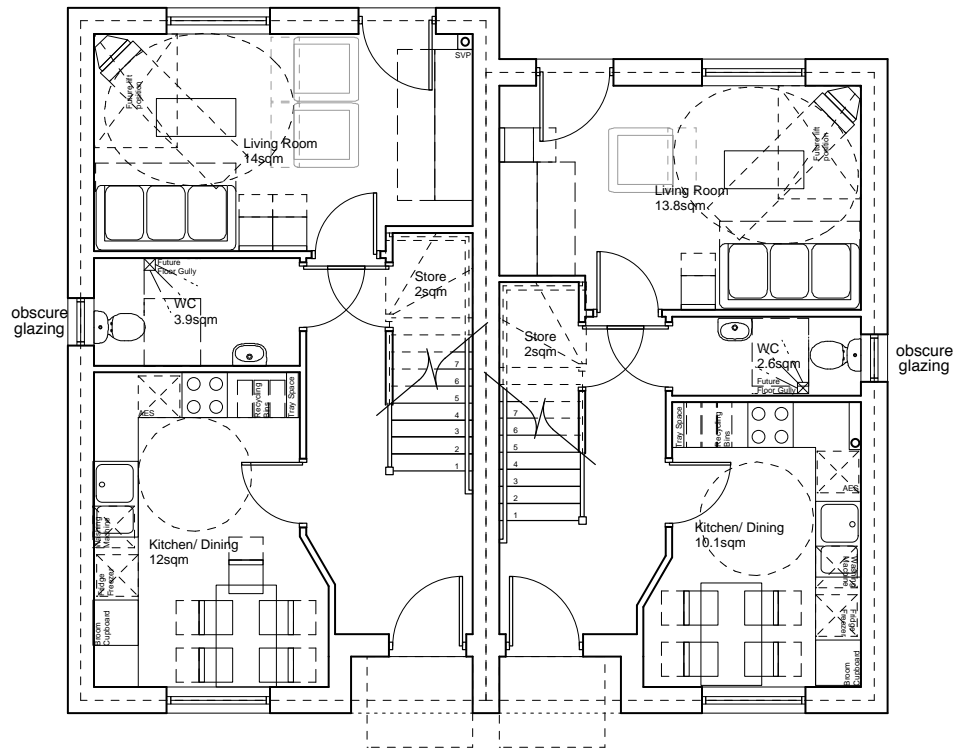
3330/P/211 A



Plot 4
4b6p House @ 101.7sqm

Ground Floor

Plot 3
3b5p House @ 85.2sqm



Plot 2
3b5p House @ 85.2sqm

Plot 1
2b4p House @ 74.8sqm

N O T E S

Only figured dimensions to be used for construction.
Check all dimensions on site.

R E V I S I O N S

A: 27.10.10 - Window to hallway of plot 3 removed. SVP location on plot 4 amended. DW

P R O J E C T

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T I T L E

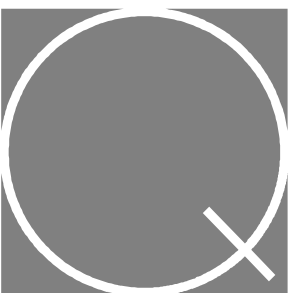
Plots 1-4 Floor Plans:
Ground Floor

D R A W N C H E C K E D

DW RF

S C A L E D A T E

1:100@A3 Sept 2010



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D R A W I N G N O R E V

3330/P/200

A

	single storey new building
	two storey new building
Plot 1	2b4p house @ 74.8sqm
Plot 2	3b5p house @ 85.2sqm
Plot 3	3b5p house @ 85.2sqm
Plot 4	4b6p house @ 101.7sqm
Plot 5	2b3p supported bunglaow @ 64.5sqm
Plot 6	2b3p supported bunglaow @ 64.5sqm
Plots 7&8	2no. 1bed semi self-contained supported bungalows @ 124.6sqm
Plots 9&10	2no. 1bed semi self-contained supported bungalows @ 124.6sqm
Plot 11	2b3p fully disabled accessible bungalow @ 75sqm
Plot 12	2b4p house @ 74.8sqm
Plot 13	2b4p house @ 74.8sqm
Plot 14	2b4p house @ 74.8sqm
Plot 15	2b4p house @ 74.8sqm
Plot 16	4b6p house @ 101.7sqm
Plot 17	2b4p house @ 79.4sqm
Plot 18	2b4p house @ 79.4sqm
Plot 19	4b6p house @ 101.7sqm
Plot 20	4b6p house @ 101.7sqm
Plot 21	3b5p house @ 85.2sqm
Plot 22	3b5p house @ 85.2sqm
Plots 23-36	14 unit sheltered development with associated communal areas



N O T E S

Only figured dimensions to be used for construction. Check all dimensions on site.



R E V I S I O N S

A: 20.10.10 - Parking spaces for plot 18 amended to ensure reasonable visibility around the bend. Denotation of single and two storey new buildings added to key. DW

B: 27.10.10 - 900mm metal railings replaced with post and rail fencing. Colour of 1800mm metal railings amended, and more clearly noted as metal gates. DW

P R O J E C T

Russell Hall,
Dudley

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T I T L E

Proposed Site
Plan

D R A W N C H E C K E D

DW

RF

S C A L E D A T E

1:500@A2 Sept 2010



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DRAWING NO
3330/P/100

REV
B



Front Elevation (South West Facing)

Main Entrance



Side Elevation (South East Facing)



Rear Elevation (North East Facing)



Side Elevation (North West Facing)

- brick
- timber boarding
- cedral painted panelling
- roof tiles

NOTES

Only figured dimensions to be used for construction.
Check all dimensions on site.

REVISIONS

A: 20.10.10 - Window positions amended slightly to match floor plans. All small windows amended to be larger. Door added to south east elevation to match floor plans. Entrance door slightly repositioned. DW
B: 28.10.10 - Timber boarding hatch amended to match all other elevations. Additional boarding added to south east elevation and to the lift shaft. Timber boarding reduced to north east facing dual pitch set back element. Additional strip of cedar boarding added above communal block floor to ceiling windows. DW
C: 03.11.10 - Overhangs of eaves reduced. Cladding on lift core reduced. Cladding to north west elevation added. DW
D: 04.11.10 - Timber cladding removed from recessed element on rear elevation. DW

PROJECT

Russells Hall,
Dudley

CLIENT

WM Housing Group

TITLE

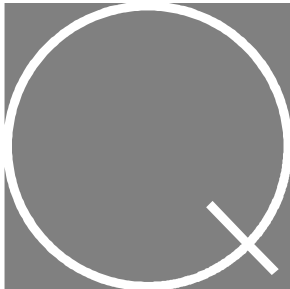
Proposed Elevation:
Plots 23-36

DRAWN CHECKED

DW RF

SCALE DATE

1:200@A3 Sept 2010



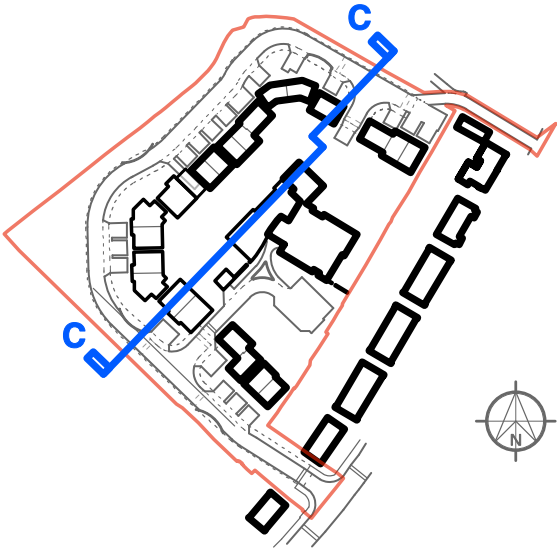
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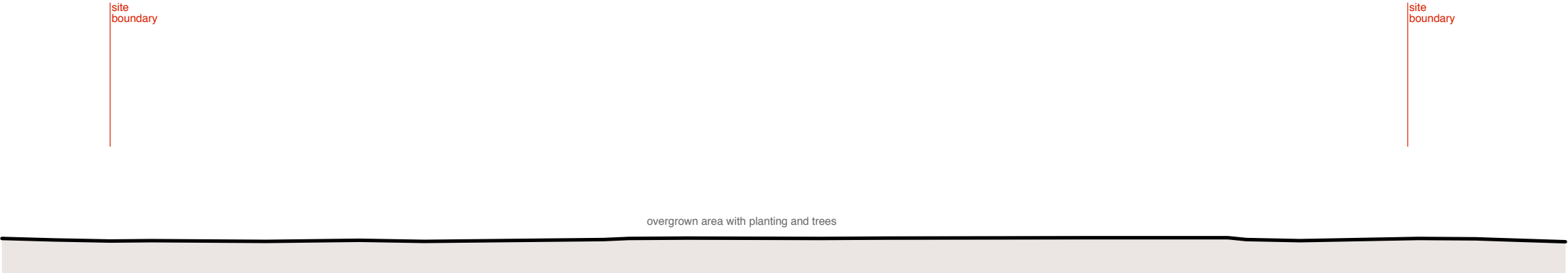
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DRAWING NO REV

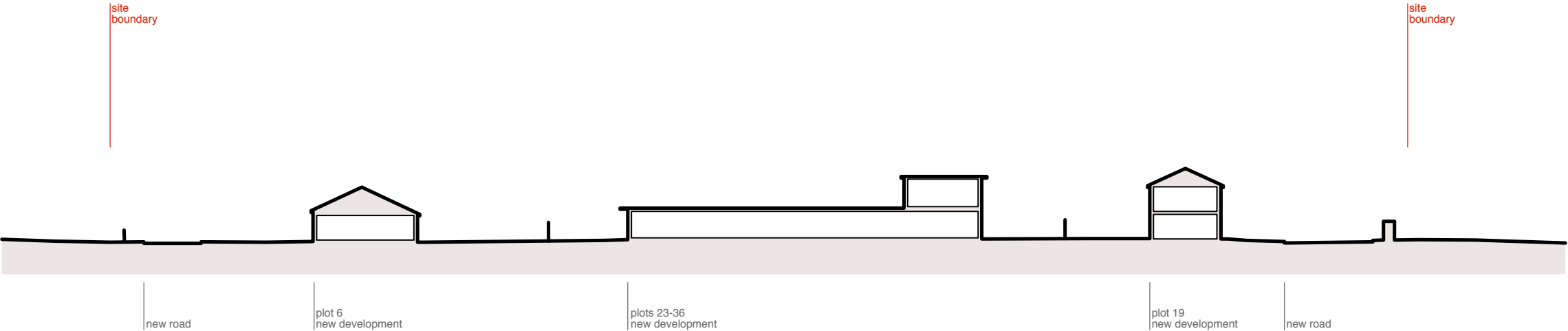
3330/P/706 **D**



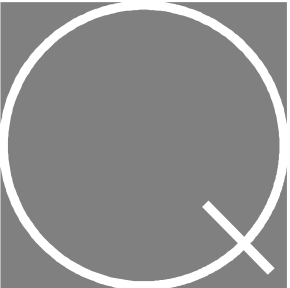
N O T E S	
Only figured dimensions to be used for construction. Check all dimensions on site.	
R E V I S I O N S	
P R O J E C T	
Russells Hall, Dudley	
C L I E N T	
WM Housing Group	
T I T L E	
Site Section Diagram	
D R A W N	C H E C K E D
DW	RF
S C A L E	D A T E
1:500 @ A3	Oct 2010



Existing Site Section C-C



Proposed Site Section C-C

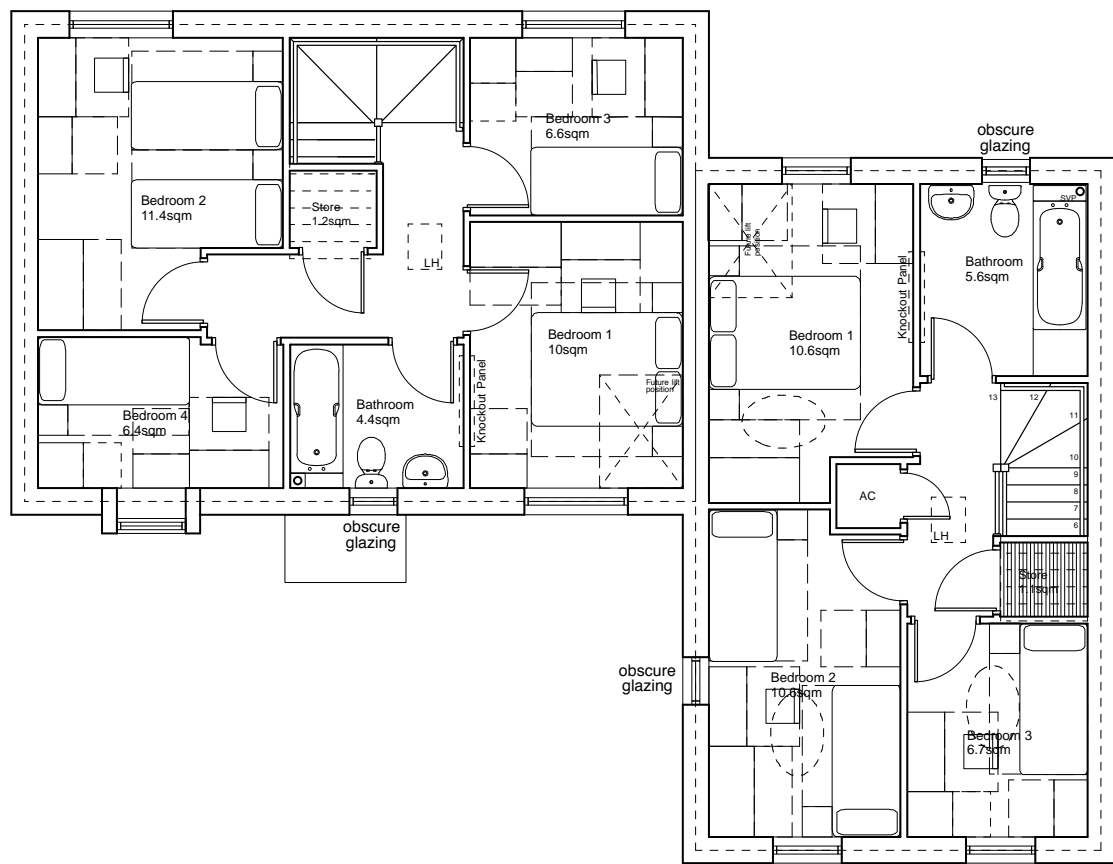


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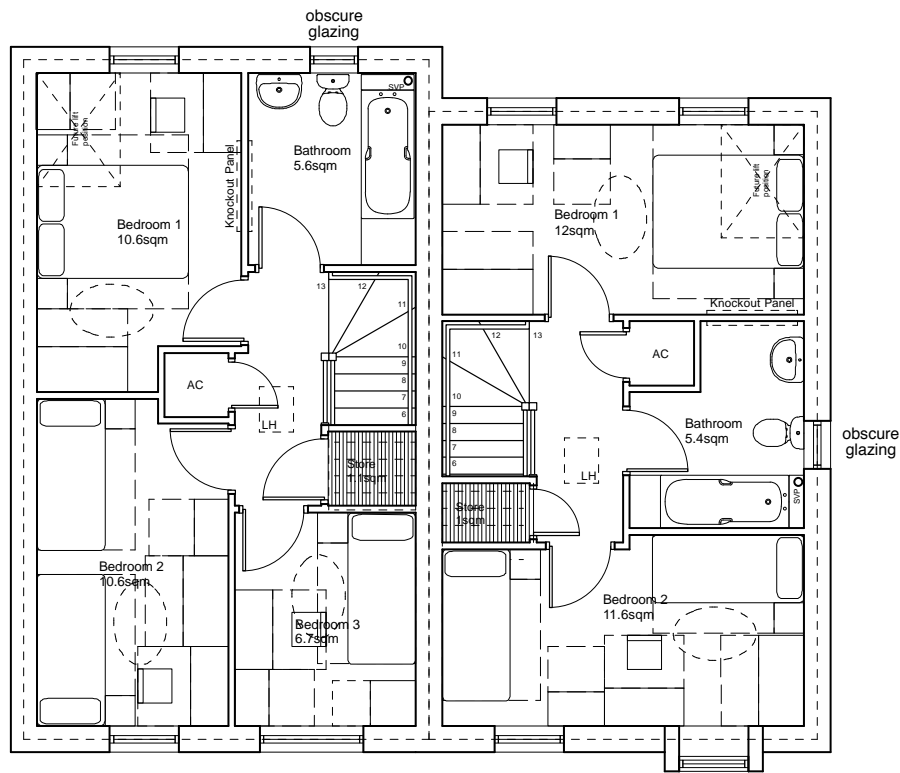
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DRAWING NO	REV
3330/P/600	



Plot 4
4b6p House @ 101.7sqm

Plot 3
3b5p House @ 85.2sqm



Plot 2
3b5p House @ 85.2sqm

Plot 1
2b4p House @ 74.8sqm

First Floor

N O T E S
Only figured dimensions to be used for construction.
Check all dimensions on site.

R E V I S I O N S
A: 27.10.10 - Window to landing of plot 4 removed. Gable window to bedroom 1 of plot 2 removed. Window added to bedroom 2 of plot 3. SVP location in plot 4 amended. DW

P R O J E C T

Russells Hall,
Dudley

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T I T L E

Plots 1-4 Floor Plans:
First Floor

D R A W N C H E C K E D

DW RF

S C A L E D A T E

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DRAWING NO	REV
3330/P/201	A

N O T E S

Only figured dimensions to be used for construction.
Check all dimensions on site.

R E V I S I O N S

A: 27.10.10 - Landing window to plot 16 removed. SVP position in plot 16 amended. DW

P R O J E C T

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WM Housing Group

T I T L E

Plots 12-16 Floor Plans:
First Floor

D R A W N C H E C K E D

DW RF

S C A L E D A T E

1:100@A3 Sept 2010



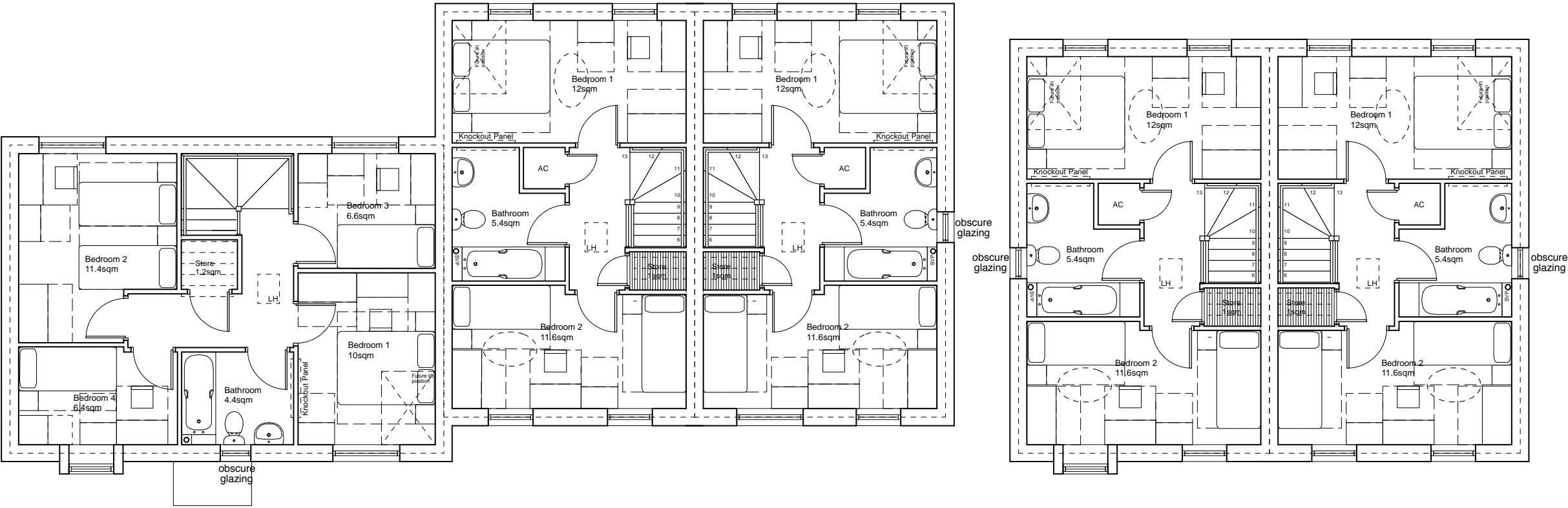
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DRAWING NO REV

3330/P/205 A



Plot 16
4b6p House @ 101.7sqm

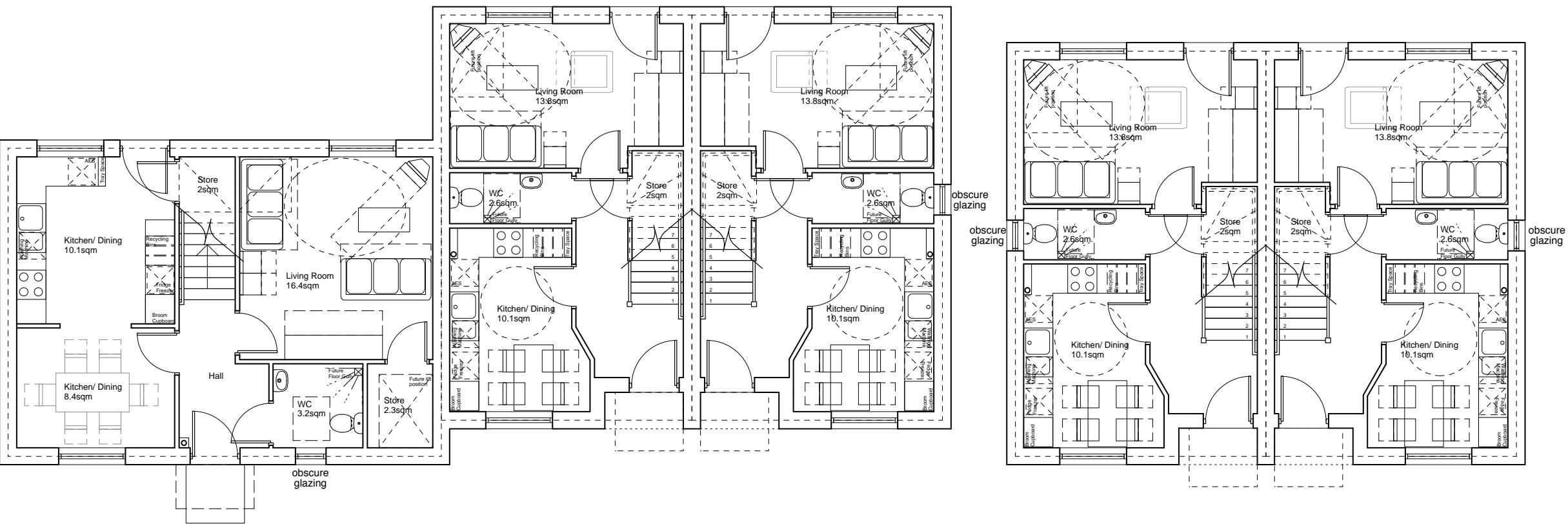
First Floor

Plot 15
2b4p House @ 74.8sqm

Plot 14
2b4p House @ 74.8sqm

Plot 13
2b4p House @ 74.8sqm

Plot 12
2b4p House @ 74.8sqm



Plot 16
4b6p House @ 101.7sqm
Ground Floor

Plot 15
2b4p House @ 74.8sqm

Plot 14
2b4p House @ 74.8sqm

Plot 13
2b4p House @ 74.8sqm

Plot 12
2b4p House @ 74.8sqm

N O T E S
Only figured dimensions to be used for construction.
Check all dimensions on site.

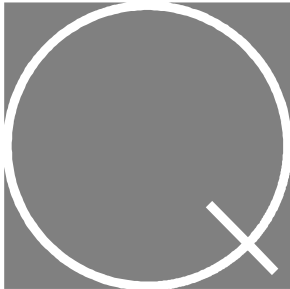
R E V I S I O N S
A: 27.10.10 - SVP position in plot 16 amended. DW

P R O J E C T
Russells Hall,
Dudley

C L I E N T
WM Housing Group

T I T L E
Plots 12-16 Floor Plans:
Ground Floor

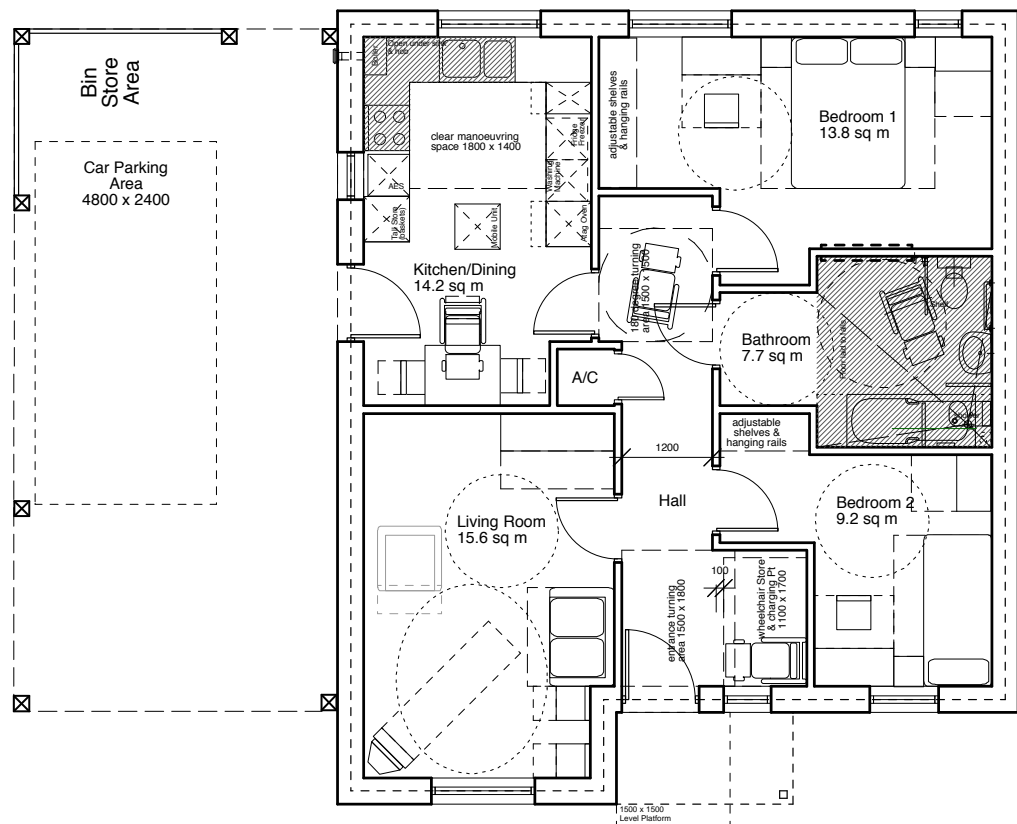
D R A W N C H E C K E D
DW RF
S C A L E D A T E
1:100@A3 Sept 2010



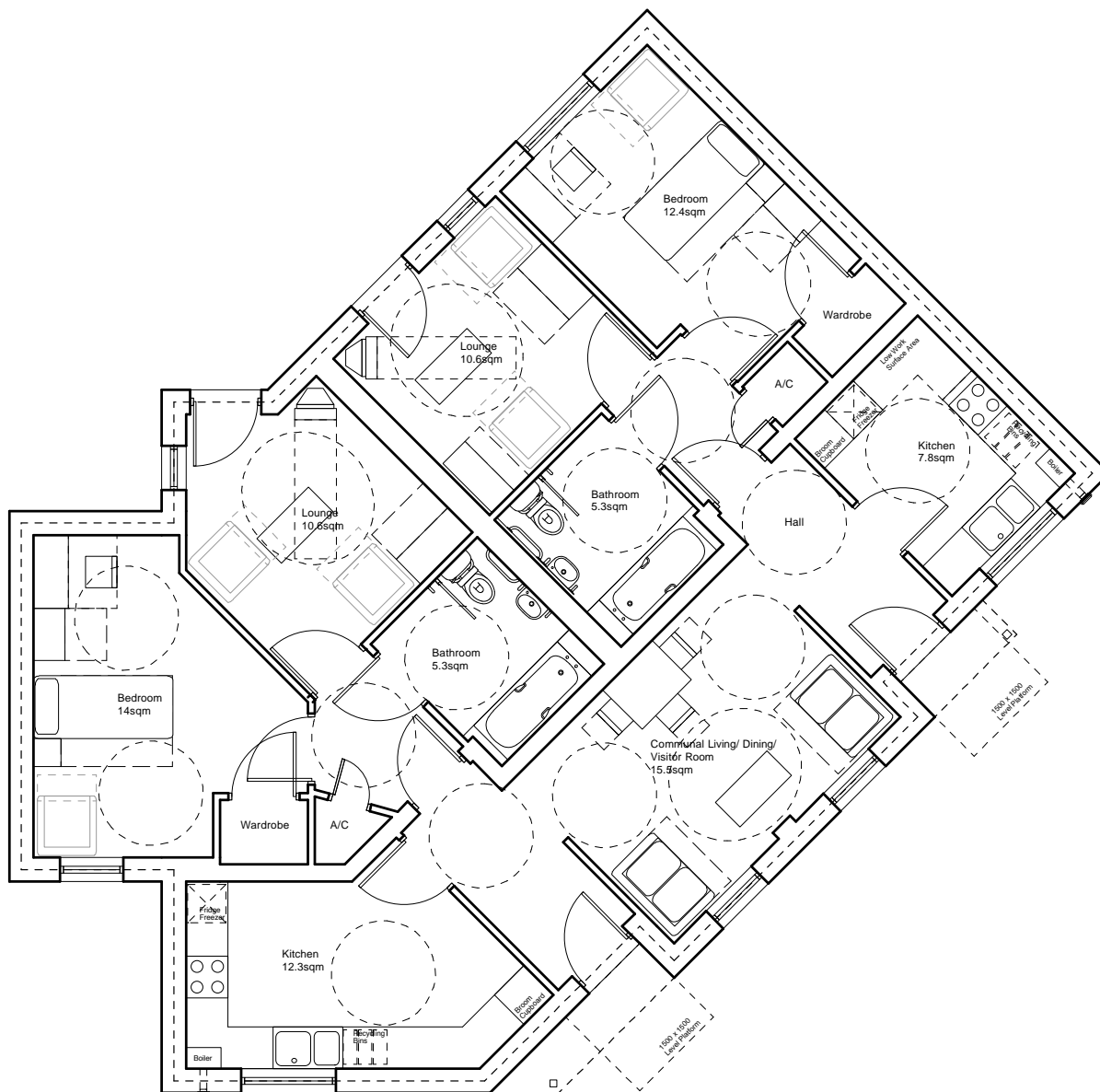
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3330/P/204
REV
A



Plot 11
2b3p fully disabled accessible bungalow @ 75sqm
Ground Floor



Plots 9 & 10
2no. semi-self contained supported bungalows @ 124.6sqm

N O T E S
Only figured dimensions to be used for construction.
Check all dimensions on site.

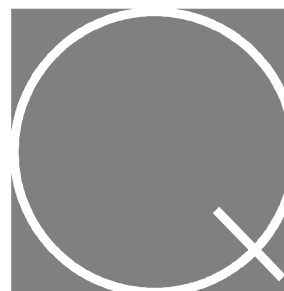
R E V I S I O N S
A: 27.10.10 - Plot 10 rear bedroom window removed, front bedroom window added. Plot 10 kitchen window removed. Recesses to entrances of plots 9 and 10 removed. Kitchen layouts and windows in plot 11 flipped. DW

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Dudley

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T I T L E
Plots 9-11 Floor Plans

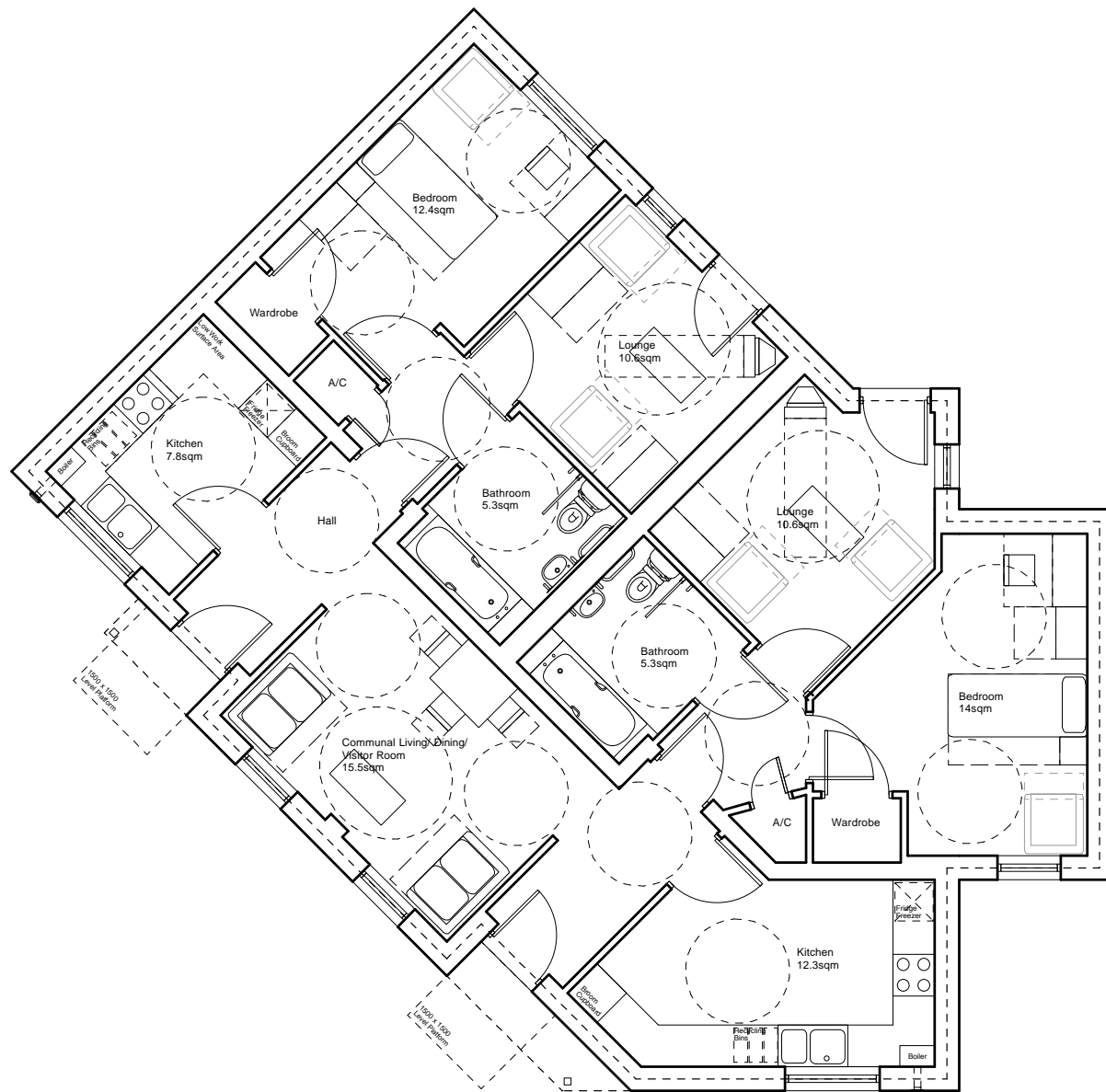
D R A W N C H E C K E D
DW RF
S C A L E D A T E
1:100@A3 Sept 2010



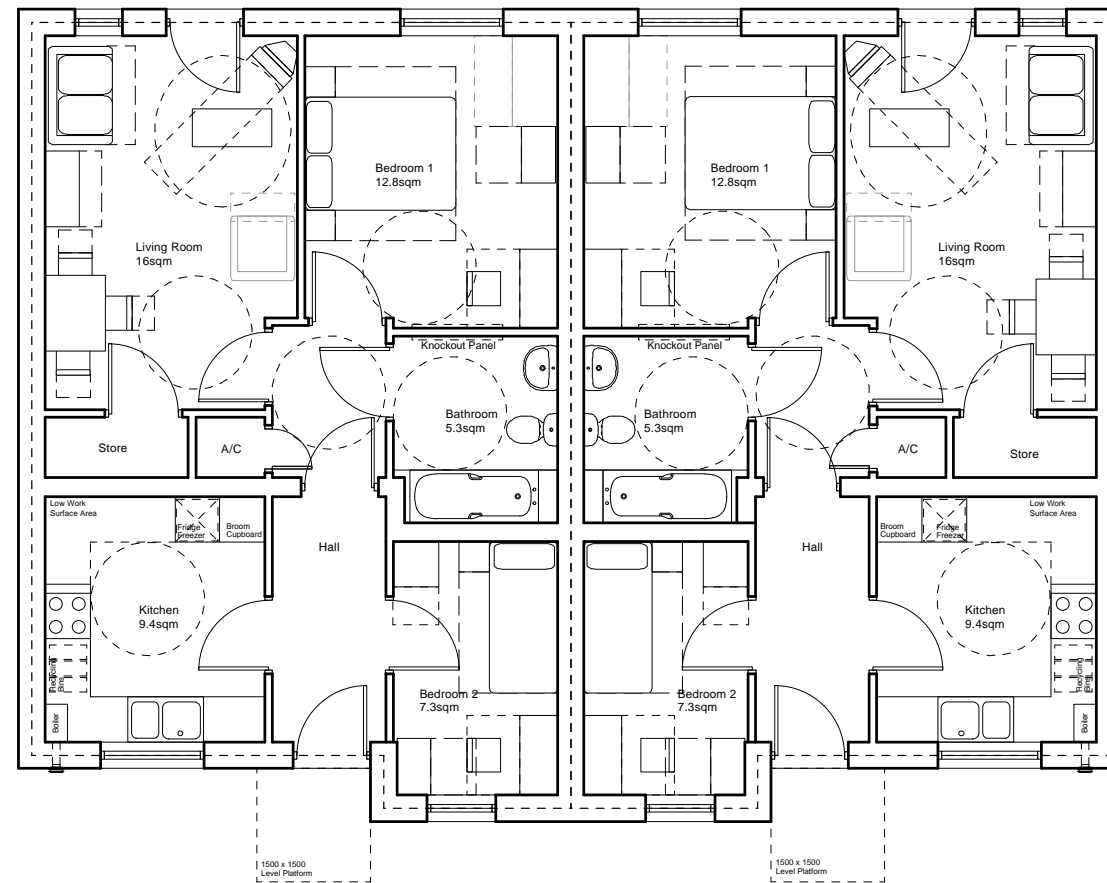
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Plots 7 & 8
2no. semi-self contained supported bungalows @ 124.6sqm



Plot 6
2b3p Supported Bungalow @ 64.5qm

Plot 5
2b3p Supported Bungalow @ 64.5sqm

N O T E S
Only figured dimensions to be used for construction.
Check all dimensions on site.

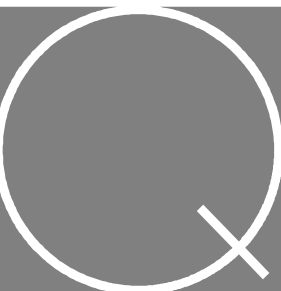
R E V I S I O N S
A: 27.10.10 - Plots 5 and 6 rear doors and windows switched between bedrooms and lounges. Plot 7 rear bedroom window removed, front bedroom window added. Plot 7 kitchen window removed. Recesses to entrances of plots 7 and 8 removed. DW
B: 03.11.10 - Recessed porches on plots 5 and 6 removed. DW

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Dudley**

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T I T L E
Plots 5-8 Floor Plans

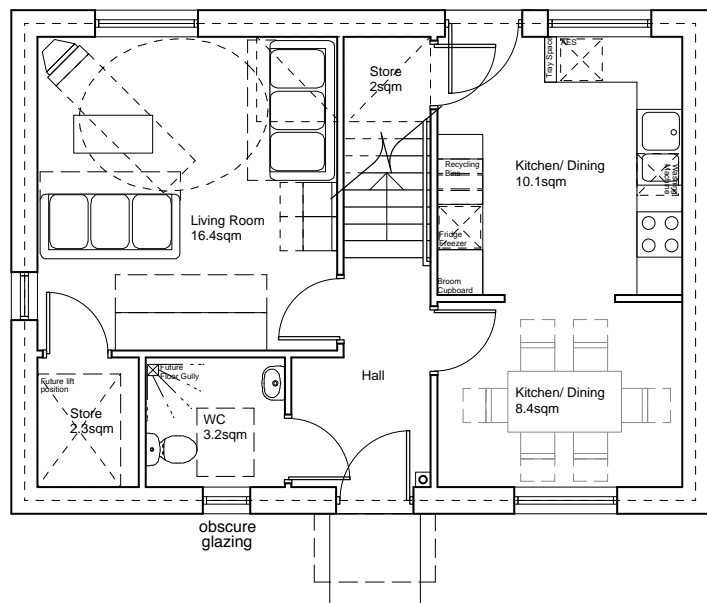
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DW RF
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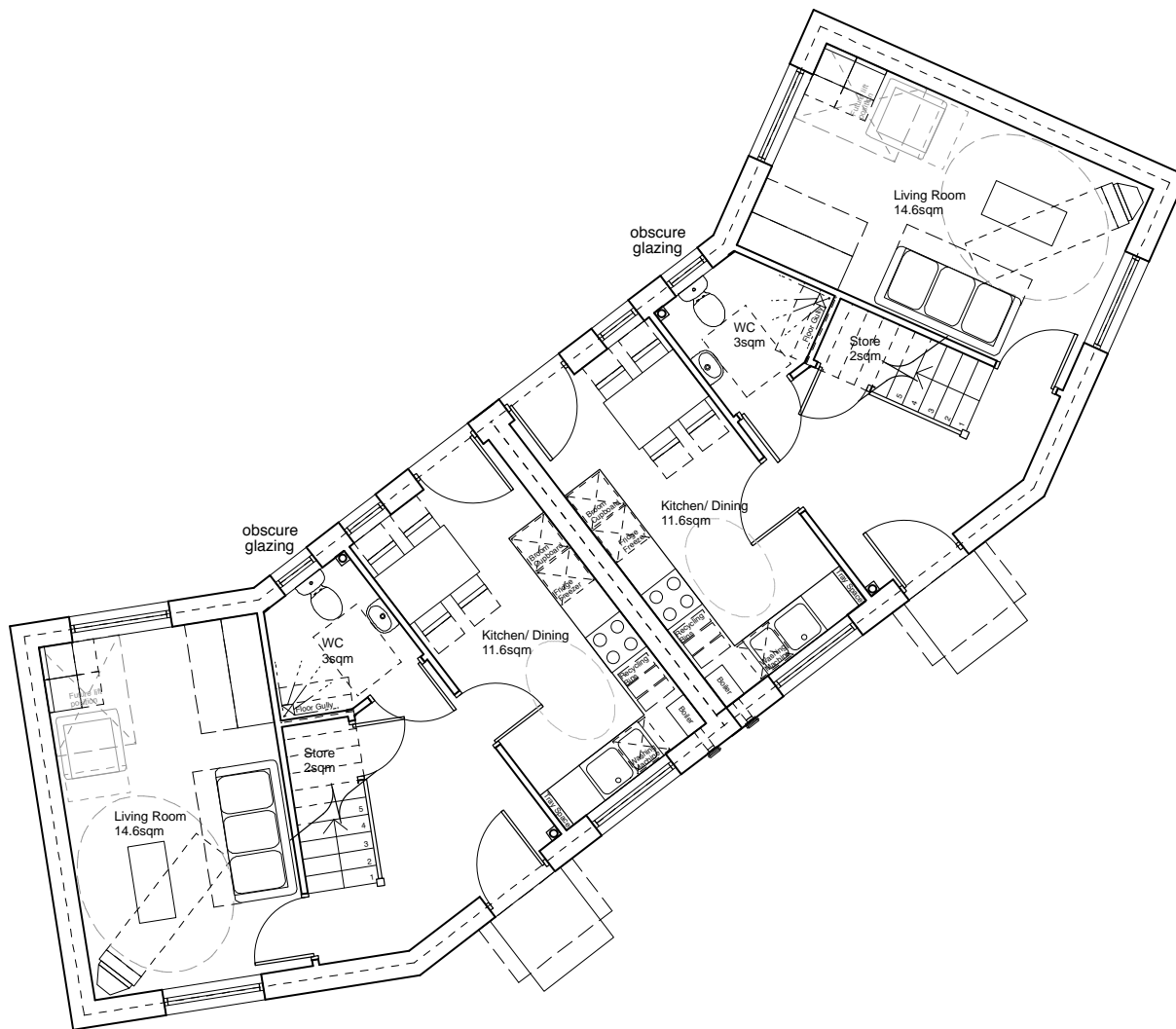
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DRAWING NO REV
3330/P/202 B



Plot 19
4b6p House @ 101.7sqm

Ground Floor



Plot 18
2b4p House @ 79.4sqm

Plot 17
2b4p House @ 79.4sqm

N O T E S
Only figured dimensions to be used for construction.
Check all dimensions on site.

R E V I S I O N S
A: 27.10.10 - Hallway windows to plots 17 and 18 removed. Kitchen layout amended. SVP location on plot 19 amended. DW

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T I T L E

Plots 17-19 Floor Plans:
Ground Floor

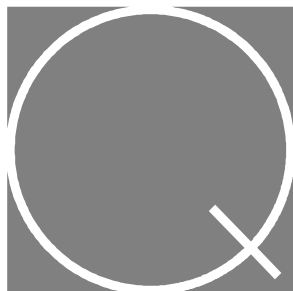
D R A W N C H E C K E D

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S C A L E D A T E

1:100@A3 Sept 2010

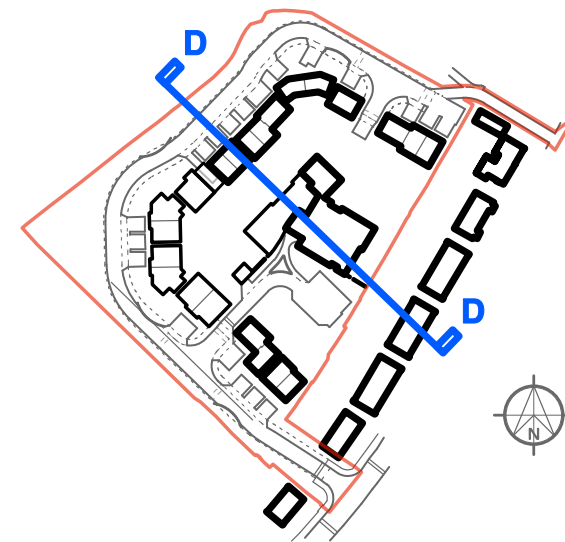


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3330/P/206 A



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Check all dimensions on site.

R E V I S I O N S

P R O J E C T

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T I T L E

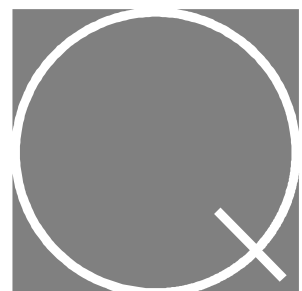
Site Section Diagram

D R A W N C H E C K E D

DW RF

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1:500 @ A3 Oct 2010



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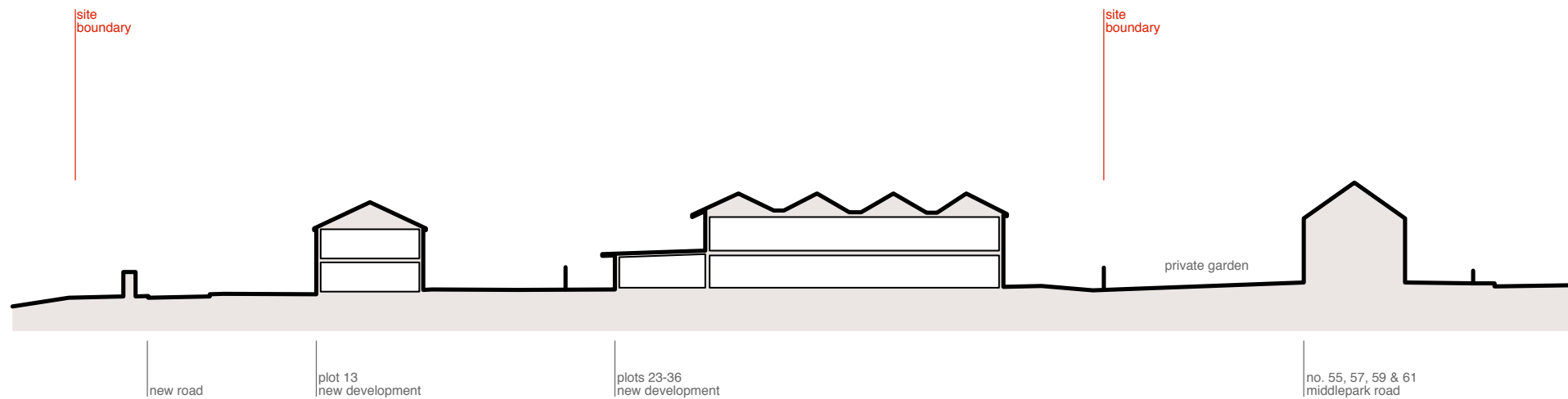
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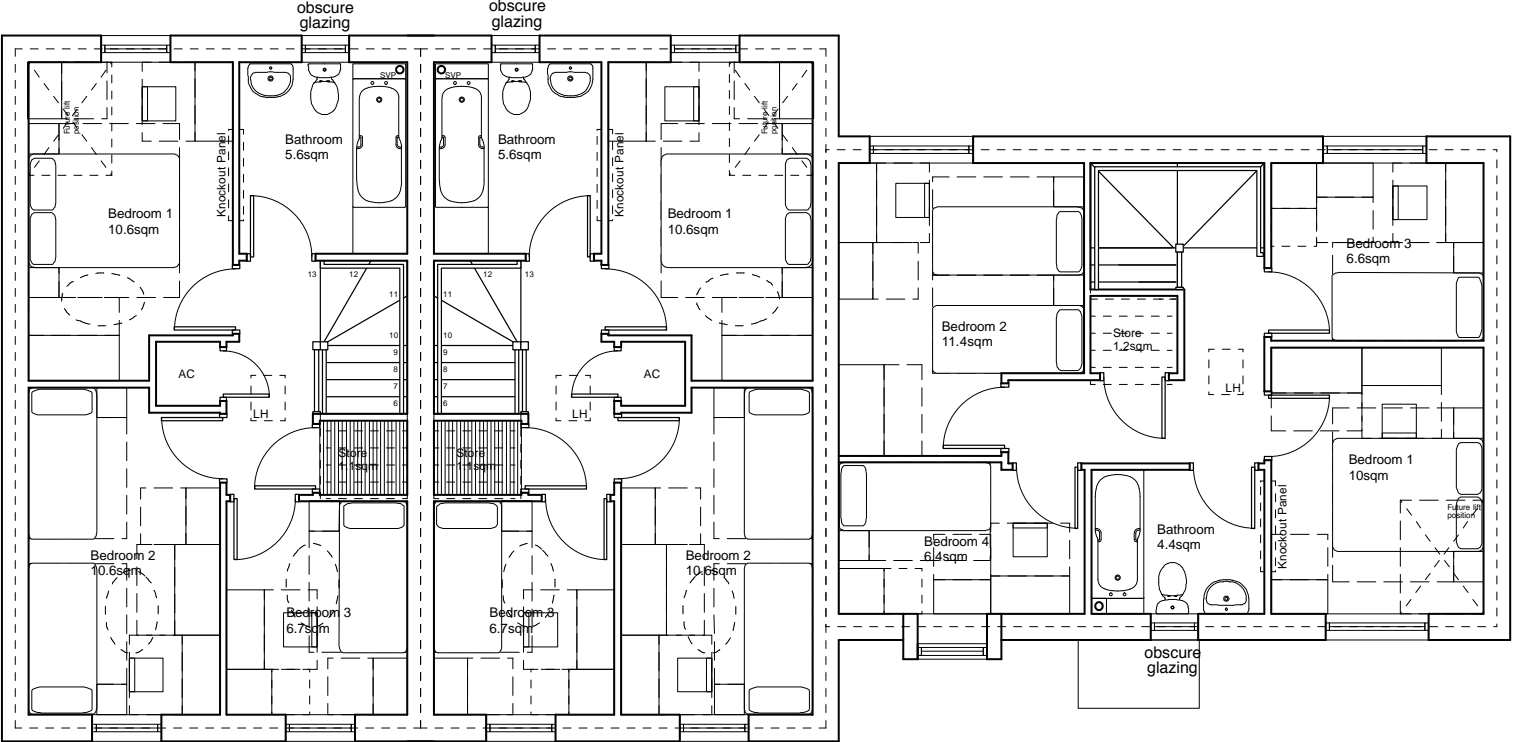
3330/P/601



Existing Site Section D-D



Proposed Site Section D-D



Plot 22
3b5p House @ 85.2sqm

Plot 21
3b5p House @ 85.2sqm

Plot 20
4b6p House @ 101.7sqm

First Floor

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Only figured dimensions to be used for construction.
Check all dimensions on site.

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A: 27.10.10 - Landing window removed from plot 20. SVP location amended on plot 20. DW

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Plots 20-22 Floor Plans:
First Floor

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1:100@A3

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Sept 2010

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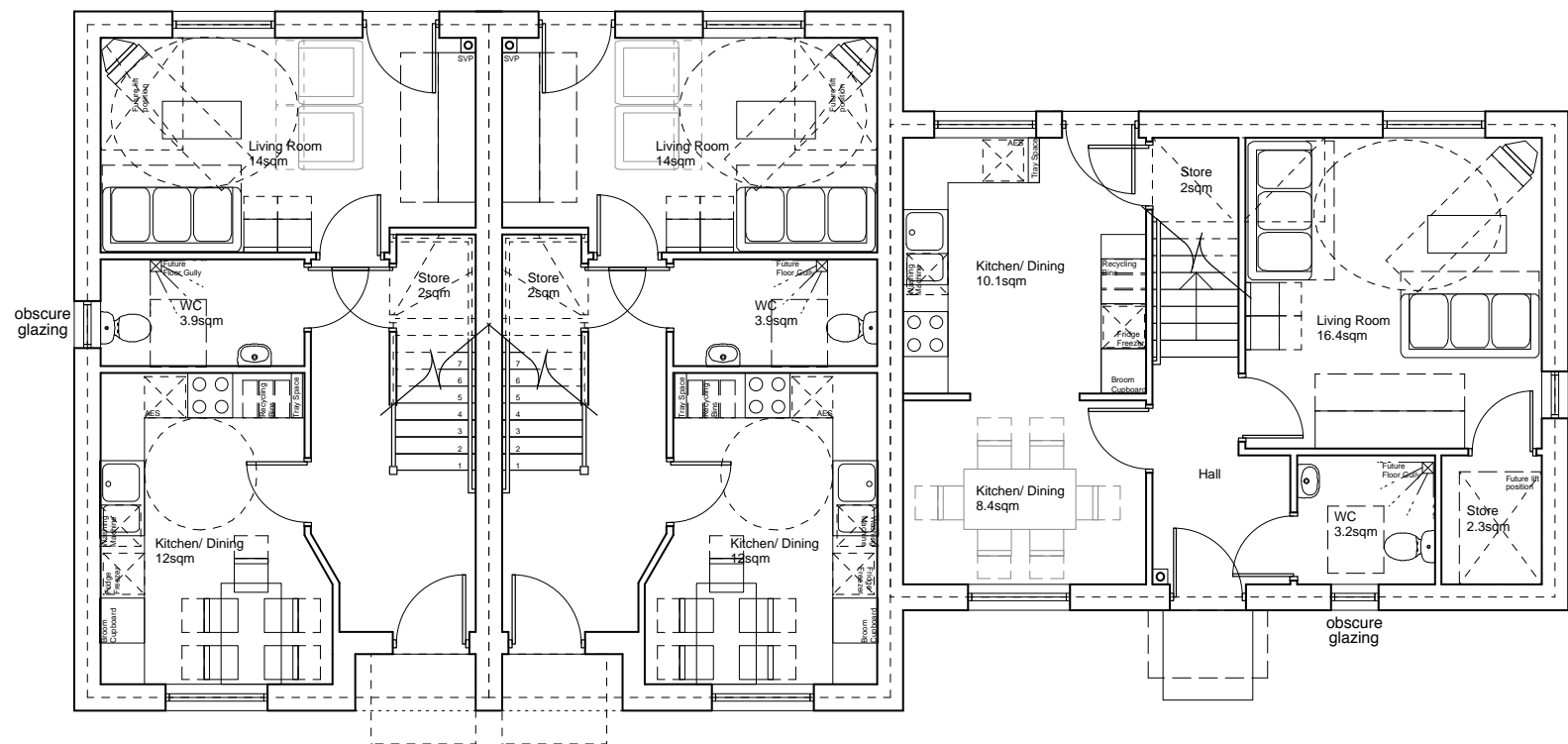
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3330/P/209

REV

A



Plot 22
3b5p House @ 85.2sqm

Plot 21
3b5p House @ 85.2sqm

Plot 20
4b6p House @ 101.7sqm

Ground Floor

N O T E S

Only figured dimensions to be used for construction.
Check all dimensions on site.

R E V I S I O N S

A: 27.10.10 - SVP location amended on plot 20. DW

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T I T L E

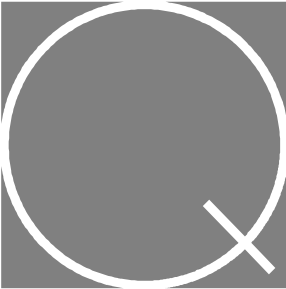
Plots 20-22 Floor Plans:
Ground Floor

D R A W N C H E C K E D

DW RF

S C A L E D A T E

1:100@A3 Sept 2010



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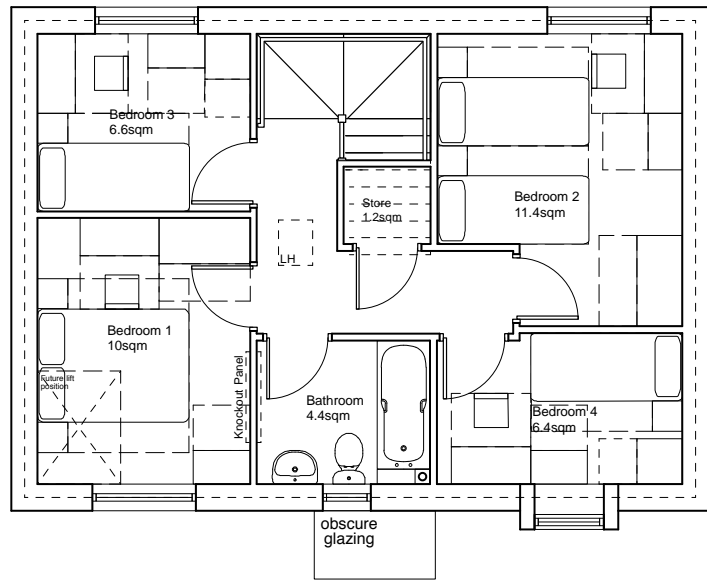
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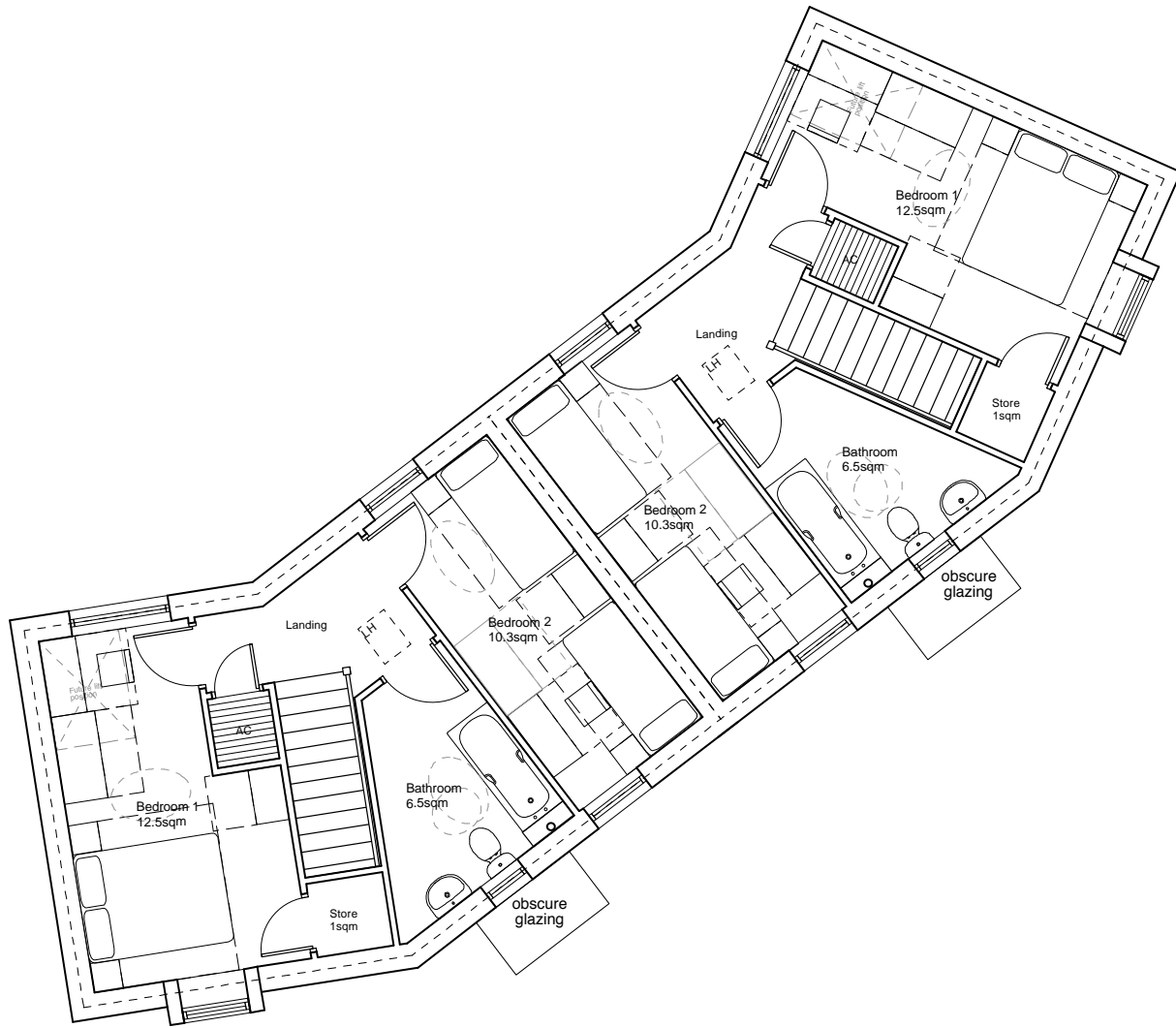
3330/P/208

A



Plot 19
4b6p House @ 101.7sqm

First Floor



Plot 18
2b4p House @ 79.4sqm

Plot 17
2b4p House @ 79.4sqm

N O T E S

Only figured dimensions to be used for construction.
Check all dimensions on site.

R E V I S I O N S

A: 27.10.10 - Window to bedroom 1 of plot 17 amended to be a box window.
Landing windows to all plots removed.
SVP location on plot 19 amended.
DW

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Plots 17-19 Floor Plans:
First Floor

D R A W N C H E C K E D

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3330/P/207

A

- brick
- timber boarding
- roof tiles
- metal cladding
- solar panels

N O T E S

Only figured dimensions to be used for construction.
Check all dimensions on site.

R E V I S I O N S

A: 11.10.10 - Window removed from first storey gable to plot 19 and all windows removed from opposite gable. Window amended on rear elevation to plot 19. Plot 19 rear elevation flipped. Colour of metal cladding amended, additional projecting box added to plot 18. Timber boarding between plots 17 and 18 added to the front elevation. Flat porches added to all three plots. DW
B: 27.10.10 - Boxed window added to plot 17 front elevation. Timber cladding removed from plot 17 gable. Small front and rear elevation windows removed from plots 17 and 18. Metal cladding colour amended. Window removed from plot 19 rear elevation. DW
C: 03.11.10 - Timber cladding on front elevation of plots 17 and 18 taken to ground. Timber panel added to rear of plot 19. DW

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Proposed Elevations:
Plots 17-19

D R A W N C H E C K E D

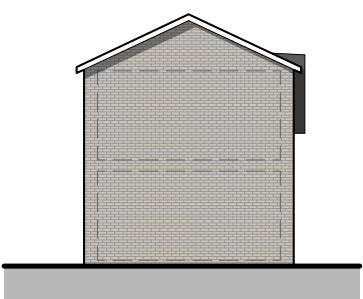
DW RF

S C A L E D A T E

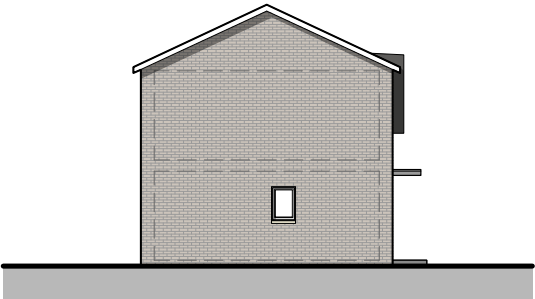
1:200@A3 Sept 2010



Plot 19 Plot 18 Plot 17
Front Elevation



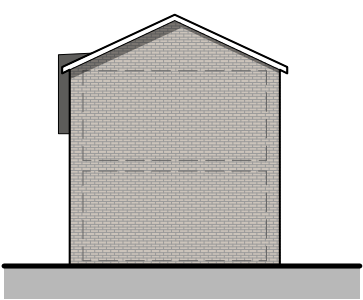
Plot 18
Gable Elevation



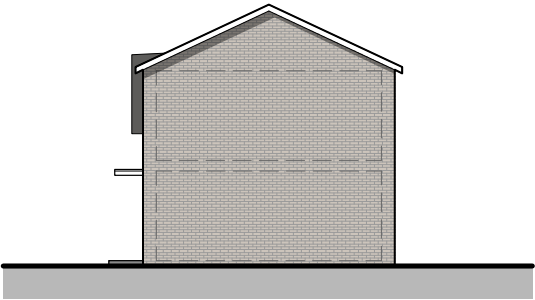
Plot 19
Gable Elevation



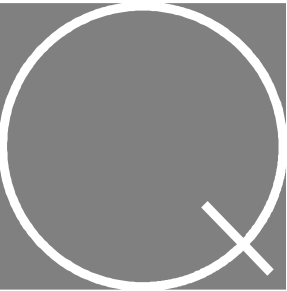
Plot 17 Plot 18 Plot 19
Rear Elevation



Plot 17
Gable Elevation



Plot 19
Gable Elevation



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DRAWING NO REV

3330/P/704

B