

## PLANNING APPLICATION NUMBER:P10/1671

Type of approval sought	Full Planning Permission
Ward	GORNAL
Applicant	David Wilson Homes Mercia & Others
Location:	<b>FORMER M &amp; J DRILLING WORKS, HOLLOWAY STREET, LOWER GORNAL, DUDLEY, WEST MIDLANDS, DY3 2ED</b>
Proposal	<b>RESIDENTIAL DEVELOPMENT OF 74 DWELLINGS WITH ASSOCIATED ACCESS AND PARKING (RESUBMISSION OF REFUSED APPLICATION P10/0812)</b>
Recommendation Summary:	<b>APPROVE SUBJECT TO A 106 AGREEMENT</b>

### SITE AND SURROUNDINGS

1. The site consists of 1.7 hectares of vacant land situated on the west side of Holloway Street just to the north of its junction with Stickley Lane in Lower Gornal. It is situated on a steep hill which slopes from north to south and also from east to west. The former industrial buildings on the site, which included a foundry, have been cleared and the site is characterised by a level plateau. There are two access points from Holloway Street and one from Kennedy Crescent.
2. A retaining wall up to 3.0m in height retains land on the northern boundary of the site. A number of trees and shrubs were removed when the site was cleared and levelled. The remaining twenty five trees are covered by a Tree Preservation Order. The majority of these specimens are along the southern boundary of the site.
3. The site is adjoined by houses and flats upto three storeys in height in Stickley Lane and Kennedy Crescent. Adjoining the northern boundary is an Adult Training Centre which is situated on a small industrial estate centred on Holloway Street West. The surrounding area is predominately residential and Ellowes Hall Sports College and Robert Street Primary School are nearby.

## PROPOSAL

4. It is proposed to erect 74 dwellings (71 houses and 3 flats) ranging from two bedroomed (22%) to four bedroomed (12%) units. The majority (66%) would be three bedroomed dwellings. All the dwellings would be for private sale on the open market with the developer proposing to make a financial contribution in lieu of providing affordable housing on site.
5. Main access to the site would be from Holloway Street towards the northern boundary of the site. An emergency access would be provided onto Holloway Street near the pelican crossing towards the southern boundary of the site. Four dwellings would be served from a drive off Kennedy Crescent.
6. The application has been accompanied by the following reports:
  - Design and Access Statement
  - Habitat Survey
  - Tree Survey
  - Remediation Method Statement
  - Flooding Report
  - Transport Assessment
  - Air Quality Assessment
  - Industrial Demand Analysis

## HISTORY

7. Application No.P10/0812

Erection of 76 dwellings

Refused on 21 September 2010 for the following reasons:

1. The principle of the use of the site for residential purposes would prevent the future use of the land to maximise employment opportunities within the borough. Insufficient evidence has been submitted to overcome this concern,

and the proposed development is therefore considered to be unacceptable and contrary to UDP policy EE2.

2. The lack of an undertaking to make a contribution towards transport infrastructure, public open space, sport and recreation, libraries, public realm improvements and a management and monitoring charge, to ensure the provision of affordable housing, nature conservation enhancement and public art is contrary to the requirements of UDP policies DD7, DD8, LR1 and H5 and would result in an increase in the demand on local facilities with no compensation or enhancement, thus resulting in harm to the wider community around the site, and a lack of a range of sizes and types of housing to meet the needs of the wider community.

## **PUBLIC CONSULTATION**

8. Notification letters were sent to 70 properties adjoining the site in Stickley Lane and Kennedy Crescent or nearby, including the Adult Training Centre, and the fairly new houses facing the site on the opposite side of Holloway Street. A site notice and newspaper advertisement has also been carried out. The consultation period has expired and the only representation received is an email from an adjoining resident in support of the development on the grounds that housing would be preferable visually to industry or the land remaining vacant.

## **OTHER CONSULTATION**

9. Group Engineer (Development): No objection subject to a planning obligation for transportation infrastructure.
10. Head of Environmental Health and Trading Standards: No objections in terms of noise, air quality and contamination subject to a condition.
11. CENTRO: The site is well served by bus services and the proposed shared surface roads will encourage walking and cycling. Therefore, no objection.

12. Fire Officer: No objection.

## RELEVANT PLANNING POLICY

### 13. Adopted Unitary Development Plan

S2	Creating a more Sustainable Borough
S8	Housing
S10	Quality Design
S16	Access and Movement
DD1	Urban Design
DD4	Development in Residential Areas
DD5	Development in Industrial Areas
DD7	Planning Obligations
EE2	Local Employment Areas
AM14	Parking
H1	New Housing Development
H3	Housing Assessment Criteria
H4	Housing Mix
H5	Affordable Housing
H6	Housing Density
NC1	Biodiversity
NC9	Mature Trees
UR9	Contaminated Land
EP5	Air Quality
DD8	Provision of Open Space Sport and Recreation Facilities
LR1	Open Space

### Supplementary Planning Documents

Parking Standards and Travel Plans

New Housing

Nature Conservation  
Planning Obligations

National Planning Guidance

PPS3 Housing

## ASSESSMENT

14. The key issues are:

- Principle/Policy
- Layout and Design
- Density
- Traffic, Access and Parking
- Impact Upon Adjoining Residents
- Ecology
- Flood Risk
- Trees/Landscaping
- Affordable Housing
- Planning Obligations

Principle/Policy

15. There are two designations on the site in the UDP. The majority is an allocated EE2 Local Employment Area where the presumption is in favour of B1, B2 and B8 development.
16. The south eastern corner of the site, extending over approximately 0.35 hectare, is a 'potential housing site' on the UDP Proposals Map and in Policy H1. Accordingly, there would be no objection in principle to the development of this area for residential purposes.

17. So far as the EE2 designation is concerned, the onus is firmly on the applicant to demonstrate material considerations exist (by means of detailed evidence and reasoned argument) whereby a departure from the Plan can be justified.
18. In accordance with the above, an 'Industrial Demand Analysis' report, dated November 2009 has been submitted with the application to justify a departure from policy EE2. The supporting information has been independently checked and verified by the Head of Property and Valuation, and having reviewed the Industrial Demand Analysis prepared by DTZ, the following conclusion to this analysis was drawn, *'The evidence of marketing together with financial appraisals supplied by DTZ indicates that industrial redevelopment of this property would be unviable'*.
- 19 In the light of the first reason for refusal of the previous application, the applicants have submitted further evidence on the issue of the loss of employment land and the marketing of the site that was carried out before the former industrial buildings were demolished.
- 20 The documents submitted are:
1. A letter dated 10<sup>th</sup> July 2008 from the selling/letting agents regarding the proposed marketing of the site.
  2. A copy of the For Sale/To Let particulars which described the premises as 'Plant storage depot and premises'.
  3. A copy of the agents invoice to the owner dated 9<sup>th</sup> July 2008 which included an amount for a board.
  4. A copy of the agents final invoice dated 9<sup>th</sup> December 2008 which included amounts for marketing costs and board.
  5. A letter dated 27<sup>th</sup> August 2010 from the same agents confirming the marketing of the site that was actually carried out from 14<sup>th</sup> July 2008 to 1<sup>st</sup> December 2009. The letter states: 'Unfortunately, no significant interest was shown in the property over this period'

6. An extract (paragraphs 10 and 11 appended) from the Appeal Inspector's decision letter on the British gas site at Constitution Hill, Dudley which granted outline planning permission for residential development of similarly designated EE2 land in August 2008.
21. The main point, which the Inspector agreed with, was that a marketing exercise, was insufficient to assess properly the change of use of EE2 land and that an employment land economic viability report, assessed by the Council's Head of Property and Valuation was required. The industrial demand analysis undertaken by DTZ in the current case is such a report and it has been independently assessed by the Head of Property and Valuation.
22. Accordingly, the applicants have demonstrated through a marketing exercise and a survey of the demand for industrial land that the tests required by the Council and the Planning Inspectorate in such cases have been carried out.
23. On the basis that the evidence provided indicates that industrial redevelopment would be unviable, this is taken as a material consideration to justify a departure from Policy EE2. The principle of residential use in planning policy terms can therefore now be accepted. The redevelopment of this land for an alternative use has also been accepted within a response from Planning Policy to a recent Corporate Estate request from Corporate Property on the basis of the Industrial Demand Analysis report reviewed by the Head of Property and Valuation..

#### Layout and Design

24. The development has been the subject of extensive pre-application discussions which have concentrated upon movement, safety and urban design issues.
25. All the roads are shared surface highways. This approach was suggested by the Group Engineer (Development) at an early stage and has helped to create an attractive and well-connected, permeable layout which should encourage more

people to walk and cycle around the site whilst at the same time improve road safety and security by reducing vehicle speeds.

26. The road system mainly follows the perimeter of the site so that dwellings back onto the adjoining properties in Stickley Lane and Kennedy Crescent. The remaining part of the site consists basically of two perimeter blocks. This is probably the optimum layout in terms of providing a high level of surveillance and property security.
27. Prior to development, the site would be re-profiled to remove the level plateau so that the land falls evenly from north to south and east to west and the retaining wall along the northern boundary would be covered. This means that all the new dwellings would be at slightly different levels which would provide more visual interest to the respective street scenes. Eight units would be 2.5 storeys (i.e. bedrooms in the roofspace), the remainder would be two storey. In this respect, the development reflects the character of the surrounding housing.
28. Dual-aspect house types have been used at junctions to ensure all elevations make a positive contribution to the street scene. These are reinforced by changes in surface materials which are selected according to the location within the site and would play a part in creating an individual sense of place.

#### Density

29. The density of development would be 43 dwellings per hectare (dph) compared with 44 dph for the previous scheme. This would appear to be slightly higher than surrounding development but is considered appropriate and acceptable in this suburban location. The 'potential housing site' part of the site is indicated as having a capacity of 15 dwellings in the UDP which would equate to a density of 53 dwellings per hectare.

#### Traffic, Access and Parking

30. The Group Engineer has considered the Transport Assessment and has no grounds to dispute its conclusion that the proposed development would have a



negligible impact on traffic flows and highway safety in the vicinity of the development. Traffic flows at the nearby Five Ways roundabout would increase by between 1.4% - 1.7% at peak times and by between 3.2% - 3.8% at the Holloway Street-Hill Street junction. These increases would have a negligible impact upon the operational capacity of either junction.

31. The main point of access off Holloway Street was established in pre-application discussions and is agreeable to the Group Engineer. An emergency services vehicular access would be provided close to the pelican crossing in Holloway Street. Plots 73-76 would be accessed from Kennedy Crescent. Although vehicular movement beyond plot 73 would not be permitted, pedestrians would be able to access and cross the whole site from Kennedy Crescent.
32. The design of the roads has been the subject of much discussion with the Group Engineer who finds the most recent revision of the layout satisfactory in this respect.
33. Many of the previous revisions have been dictated by the need to increase and improve parking within the development. Three small rear parking areas have been introduced to ensure each unit has sufficient parking space and to prevent parked vehicles possibly obstructing the shared surface highways and detracting from the appearance of the development. The Group Engineer is now satisfied that sufficient off-street parking has been provided.

#### Impact Upon Adjoining Residents

34. All the adjoining properties in Stickley Land and Kennedy Crescent are at a lower level than the site and would, therefore, be below the new dwellings on the adjoining areas. However, these dwellings are set some distance away and many of the existing properties have fairly long gardens.
35. The house on plot 18 is 22 metres from the flats at nos. 10/12 Stickley Lane and is set at an angle with its garage in-between. The dwelling on plot 37 is a similar distance from no. 33 Kennedy Crescent. The level difference in this case would be

such that a standard 1.8m high screen fence on the boundary would prevent any overlooking.

36. The gable end to the house on plot 29 would be 25 metres from the rear of no. 30 Stickley Lane which would be satisfactory in terms of its visual impact.
37. No objections have been received from any residents.

#### Ecology

38. The site itself is largely devoid of vegetation and has had a long history of industrial use. Consequently, it is considered to be only of low ecological value. However, there is a large area of public open space on the other side of Holloway Street based upon the former Ruiton Quarry. Notwithstanding this, the habitat survey has not identified the presence of protected species on the application site.

#### Flood Risk

39. The site falls within the Environment Agency's Flood Zone 1, which effectively means it would not be subject to flooding and would, therefore, be suitable for residential development.

#### Trees/Landscaping

40. There are twenty five trees on or adjoining the site, all at the periphery and mostly in a group along the southern boundary. When site clearance took place about a year ago, a Preservation Order was placed on all the trees as a precaution. The vast majority are Sycamores. However the site clearance that was undertaken resulted in the majority of trees with any value being either removed from the site or ring barked and as the vast majority of the remaining trees are not considered to be of sufficient quality to justify protection the TPO has not yet been confirmed.

41. Half of the trees are of low quality or value and a further ten would need removal within ten years. The Tree Preservation Officer is of the view that only one tree that is currently on the site could be worthy of retention, a Birch Tree located towards the North West corner of the site. It is proposed to remove that tree as part of this proposal in order to provide a link through to Kennedy Crescent. Given the proposed vehicular and pedestrian link is considered a positive in Urban Design terms it is considered that on balance it would not be appropriate to insist on the retention of that individual tree.
42. The Tree Protection Officer is firmly of the view that it would be best to remove all the trees and replant under the site landscaping with more appropriate species.

#### Affordable housing

43. When the previously refused proposal was debated at committee, Members concluded they would prefer to see an appropriate layout reducing the density of the scheme, even if and accepting that this may be at the expense of affordable housing provision. Therefore, although the applicants had proposed to provide 15 affordable units in their previous application, the reduction in density by two units has affected the financial viability of the scheme and prevents on-site provision. Officers have however been able to negotiate the provision of an off-site commuted sum. In other words, all 74 dwellings proposed would be available for purchase on the open market.
44. The Affordable Housing Supplementary Planning Document (SPD) does allow provision in this way provided it is justified. The Planning Obligations SPD also permits such provision 'in exceptional circumstances'. The pre-ambles to UDP policy H5 also states that 'new build secured through the use of commuted payments paid to the Council in lieu of on-site provision' would be one of the ways of ensuring provision is made for affordable housing in new developments although exceptional circumstances do have to be demonstrated.

45. The Assistant Director of Housing Services has considered the matter and would be prepared to agree a commuted payment for off-site provision in this particular case. The contribution put forward by the applicants is currently being considered by the Head of Property and Valuation. Further details will be provided in a pre Committee note. This matter would be included under the Heads of Terms in the Section 106 Agreement that would accompany the development.

#### Planning Obligations

46. 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 would be required in respect of the following contributions.

#### Off Site Contributions:

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

- Transport Infrastructure Improvements - £35,145.00
- Libraries - £14,162.86
- Open Space, Sport and Recreation - £180,819.64
- Public Realm - £29,489.85
- Management and Monitoring Charge - £1,916.50

Total off site contribution equates to £261,533.85

Nature conservation enhancements (to the value of £8840.00) and public art in accordance with the criteria set out in the SPD would be provided on site and would be subject to conditions.

An Economic and Community Statement would also be required and would be the subject of a condition.

The applicant has agreed to the payment of these contributions, including a payment for affordable housing, and the on site works.

## CONCLUSION

47. The majority of the site is allocated for employment use in the UDP. However, the Industrial Demand Analysis carried out before the application was submitted has demonstrated to the satisfaction of the Director of Law, Property and Human Resources that the site is most unlikely to come forward for employment development. In addition, part of the site has been identified as a potential housing site in the UDP. Accordingly, there would be no objection in principle to residential development of the site.
48. The layout has been revised on a number of occasions in response to highway, parking and urban design issues and this has resulted in the number of units being reduced. The density of development is 43 dwellings per hectare which is not excessive for such a location. A range of dwellings would be provided the vast majority of which would be two-storey which reflects the nature of surrounding development. Affordable housing would be provided as an off-site commuted sum.
49. The relationship of the proposed dwellings to adjoining properties is considered to be satisfactory and no objections have been received from local residents.
50. The development accords with the relevant policies in the UDP and other material considerations.

## RECOMMENDATION

51. It is recommended that the application be approved subject to:

- a) The applicant entering into a Section 106 Legal Agreement for a contribution to Transport Infrastructure Improvements, Libraries, Open Space, Sport and Recreation, Public Realm and Management Monitoring Charges of £261,533.85.
- b) 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.
- c) The following conditions, with delegated powers to the Director of the Urban Environment to make amendments to these as necessary

## REASON FOR THE GRANT OF PLANNING PERMISSION

The majority of the site is allocated for employment use in the UDP. However, the Industrial Demand Analysis carried out before the application was submitted has demonstrated to the satisfaction of the Director of Law, Property and Human Resources that the site is most unlikely to come forward for employment development. In addition, part of the site has been identified as a potential housing site in the UDP. Accordingly, there would be no objection in principle to residential development of the site.

The layout has been revised on a number of occasions in response to highway, parking and urban design issues and this has resulted in the number of units being reduced. The density of development is 43 dwellings per hectare which is not excessive for such a location. A range of dwellings would be provided the vast majority of which would be two-storey which reflects the nature of surrounding development. Affordable housing would be provided as an off-site commuted sum.

The relationship of the proposed dwellings to adjoining properties is considered to be satisfactory and no objections have been received from local residents.

The decision to grant planning permission has been taken with regard to the relevant policies and proposals in the Dudley Unitary Development Plan and to all other relevant material considerations.

The above is a summary of the reasons for the grant of planning permission. For further details, please see the application report.

#### NOTE FOR APPLICANT

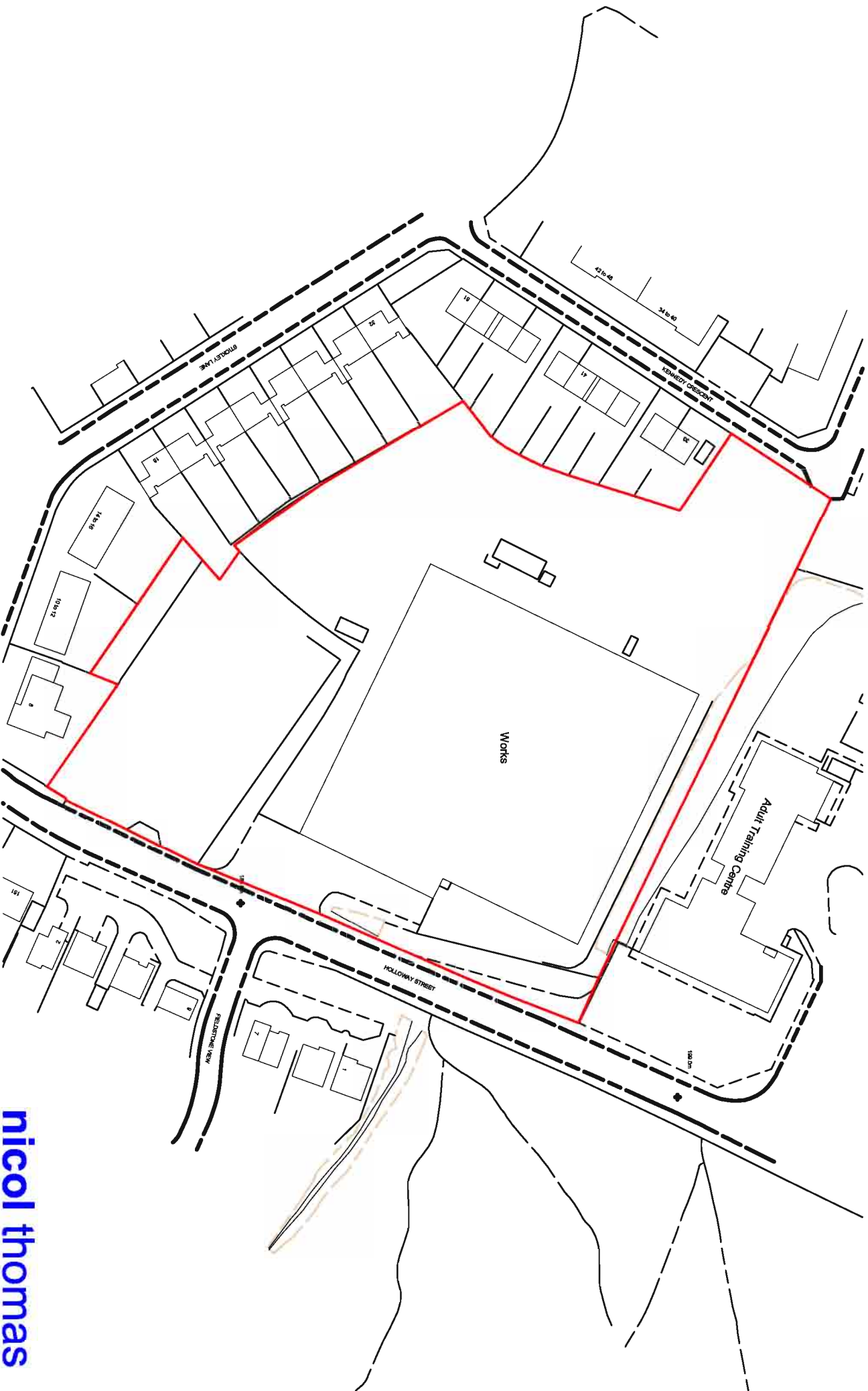
The development hereby permitted shall be built in accordance with drawing numbers unless otherwise agreed in writing by the Local Planning Authority.

#### 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. No materials other than those indicated on the approved plans shall be used without the approval in writing of the local planning authority.
3. The development hereby permitted shall be carried out in accordance with the following approved plans: [insert plan numbers]
4. 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.
5. Prior to the commencement of development, details of the types, sizes and locations of the boundary treatments around the site and between the proposed plots shall be submitted to and approved in writing by the Local Planning Authority. The boundary treatment shall be carried out in complete accordance with the approved details prior to the occupation of the dwellings hereby approved and thereafter retained for the lifetime of the development unless otherwise agreed in writing with the local planning authority.
6. No development approved by this permission shall be commenced until a scheme to deal with contamination of land (including ground gases and vapours) has been submitted to and approved by the LPA and the development shall not be occupied until the measures approved in that scheme have been fully implemented. The scheme shall include all of the following measures unless the Local Planning Authority dispenses with any such requirement specifically in writing:

- i) A desk-top study to formulate a conceptual model of the site. The requirements of the Local Planning Authority shall be fully established before the desk-study is commenced;
  - ii) Once the desk study has been approved by the Local Planning Authority, a site investigation shall be carried out to identify and evaluate all potential sources and impacts of identified contamination in accordance with the conceptual model. The findings of site investigation shall be presented in report format for approval by the Local Planning Authority and shall include a risk-based interpretation of any identified contaminants in line with UK guidance;
  - iii) Following the approval of both desk-top study and site investigation reports, a written remediation scheme and method statement (the contamination proposals) shall be agreed in writing with the Local Planning Authority prior to commencement. The contamination proposals shall be implemented in full and no deviation shall be made from the contamination proposals without the express written permission of the Local Planning Authority. The contamination proposals shall include provisions for validation monitoring and sampling.
7. The dwellings hereby approved shall be constructed at the finished floor levels indicated on the approved plan drawing number ..... unless otherwise agreed in writing by the Local Planning Authority.
  8. Prior to the occupation of the dwellings hereby approved, the parking and turning areas shown on the approved plan..... shall be provided and thereafter maintained for these purposes for the lifetime of the development.
  9. The development shall not begin until details of plans and sections of the lines, widths, levels, gradients and form of construction of service/access road and lighting and drainage systems have been submitted to and approved by the Local Planning Authority.
  10. Development shall not commence until an arrangement for the provision of library, public realm, transport infrastructure, open space, sport and recreation improvements, nature conservation enhancements, public art, affordable housing, an Economic and Community Statement and a management and monitoring charge has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include the method, timing and arrangements to comply with the Council's policies for the provision of the infrastructure required in connection with the proposed development.





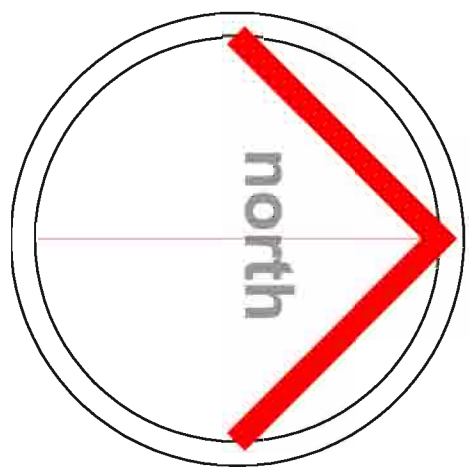
**nicol thomas**

Revision	Date	Details

**nicol thomas** architects project managers construction cost consultants CIOB accredited  
Registered in England and Wales Reg No 2744025  
Company Number 51 88 874 30 5001 VAT Certificate Number GB 4723  
Bulls 108, 1st Floor, First District, Birmingham, B24 8RT  
Registration Office 1 01502 286022 & 01502 284000 & 01502 284000  
A/Cs at Office  
Do not scale from this drawing. All dimensions must be checked and verified before construction. The drawing is the property of Nicol Thomas Ltd and may not be reproduced in any form whatsoever without their prior express written consent.

Client:	David Wilson Homes		
Job:	Holloway Street, Centre		
Drawing Title:	Location Plan		
Drawing Number:	BS024	PL	01
Scale:	1:1250 at A4		
Date:	July 2009		
Drawn by:	checked by:		





## Holloway Street, Gornal

### Schedule of accommodation:

#### House Types:

Type P241: 2 bedroom @ circa 635ft² x 12no.	= 7620ft²
Type P241*: 2 bedrooms (2 storey) @ circa 639ft² x 1no.	= 639ft²
Type P341: 3 bedroom @ circa 1001ft² x 8no.	= 8008ft²
Type P382: 3 bedroom @ circa 837ft² x 19no.	= 15903ft²
Type P382*: 3 bedroom @ circa 841ft² x 2no.	= 1682ft²
Type P331: 3 bedroom @ circa 1008ft² x 2no.	= 2016ft²
Type T320: 3 bedroom @ circa 1150ft² x 8no.	= 9200ft²
Type H316: 3 bedroom @ circa 995ft² x 10no.	= 9950ft²
Type H452: 4 bedroom @ circa 1240ft² x 8no.	= 9920ft²
Type H438: 4 bedroom @ circa 1274ft² x 1no.	= 1274ft²
Type P230: 2 bedrooms (2 storey) @circa 704ft² x 3no.	= 2112ft²

<b>Total residential units: 74no.</b>	<b>68324ft²</b>
---------------------------------------	-----------------

\* denotes dual aspect unit

#### Overall residential mix:

2 bedrooms: 22% (16 no. units)
3 bedrooms: 66% (49 no. units)
4 bedrooms: 12% (9 no. units)

#### Parking:

<b>Private (L.A. requirements)</b>
2 bed - 2 spaces (1.7 spaces)
3 bed - 2 spaces (1.8 spaces)
4 bed - 3 spaces (2.6 spaces)

10 visitor spaces

All garages are classed as a parking space.

Internal dimensions for single garages (3m x 6m) and double garages (6m x 6m)

All Type P230's to have integral car ports as opposed to garages

nicol thomas

- KEY:**
- Denotes Private Housing
  - Denotes visitor parking spaces
  - Denotes shared surface finish
  - Denotes rendered plot
  - Material to be agreed with Highways
  - Denotes different material to that of the traditional hard top tarmac



Revision	Date	Details
A	22.07.2010	Plots 28 and 76 revised to dual aspect units (extra window bay). Schedule of accommodation updated to suit. All as requested by client.
		Shared surface design at junctions and corners removed with high quality materials shown on private on street parking areas as detailed in Urban Design Appraisal and Advice document. Further amendments made in accordance with Adrian Tuck's (Dudley MBC) email 22.07.2010
B	28.07.2010	Rear Accesses extended to Plot 69. Plot 69 garden extended. Plot 64 car parking reallocated. Shared surface added to Plot 68 to 60 location

<b>nicol thomas</b> architects project managers construction cost consultants civil co-ordinators Registered in England and Wales Reg No. 2140639 Quality Assured to BS EN ISO 9001:1984 Certificate Number GB 4723 Suite 106 1st Floor Fort Dunlop Park Parkway Birmingham B24 9PD (Registered Office) t:01902 386222 f:01902 384080 at:btimings@nicolthomas.com Also at Oldham	C 30.07.2010 Affordable and private house mix revised as agreed with Gordon Wilkes (Housing Strategy Team L.A)
	D 26.08.2010 Plot handlings added as requested by client on 26.08.2010
	E 19.10.2010 All affordable housing & 2no private sale plots omitted
	F 20.10.2010 Plot 29 to 36 amended.
	G 10.11.2010 Partitioned double garage added to serve Plots 48 and 49. Grass strips removed between Plots 12 - 15. All P382's amended to P382's
	H 11.11.2010 Plots 4, 5 & 6 set back by 1m. 1 no. H316 added. 1 no. P382 omitted.

<b>Client:</b>	David Wilson Homes
<b>Job:</b>	Holloway Street, Gornal
<b>Drawing title:</b>	Proposed Site Layout
<b>Drawing Number:</b> (job number)	<b>B5024</b> <b>PL</b> <b>02</b> <b>Revision:</b> <b>H</b>
<b>Scale:</b>	1/500@A1
<b>Date:</b>	15/09/2010
<b>Drawn by/ checked by:</b>	MRB

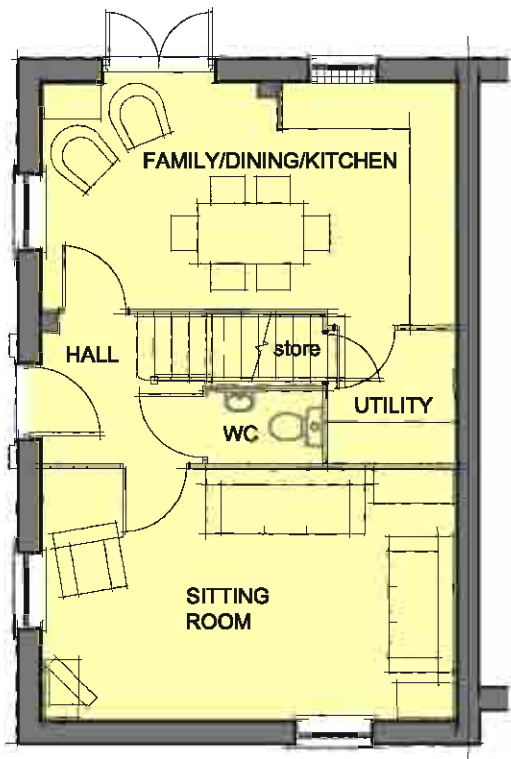


**APPLICABLE TO:**

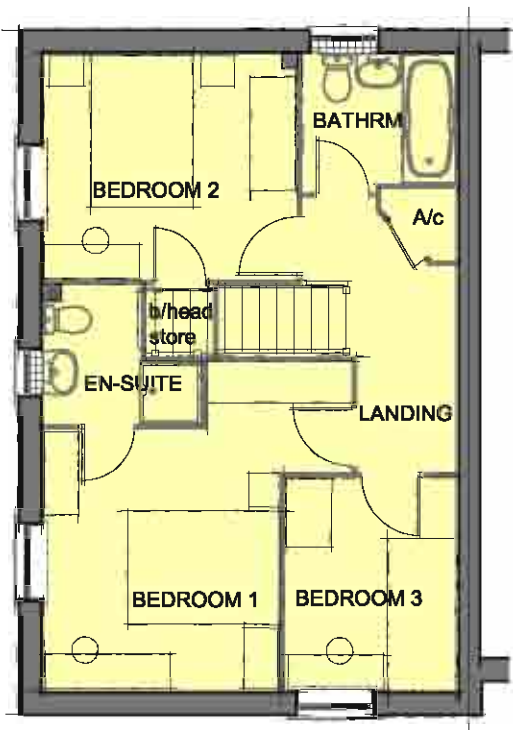
PLOT No. 7\*, 16, 41, 53

HANDED PLOT No. 11, 37, 46 \*

\* denotes plots rendered



GROUND FLOOR PLAN



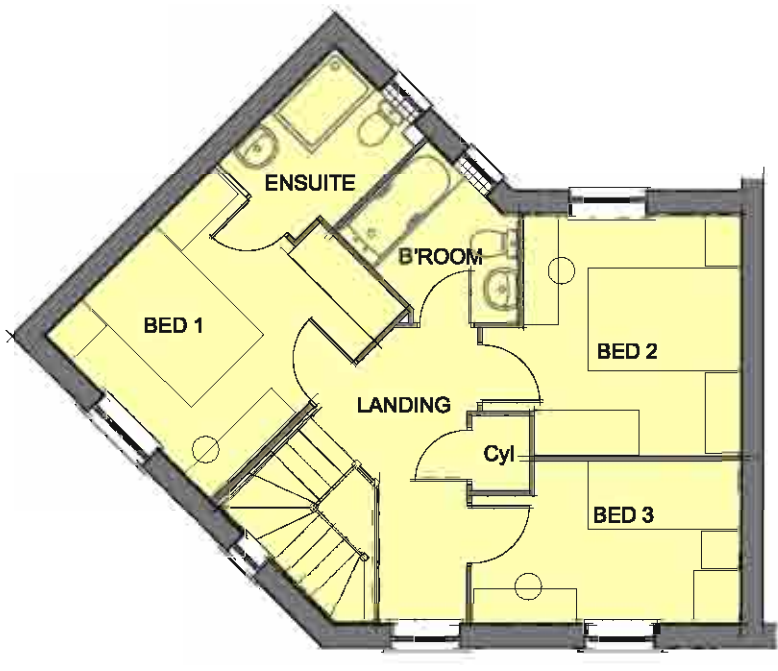
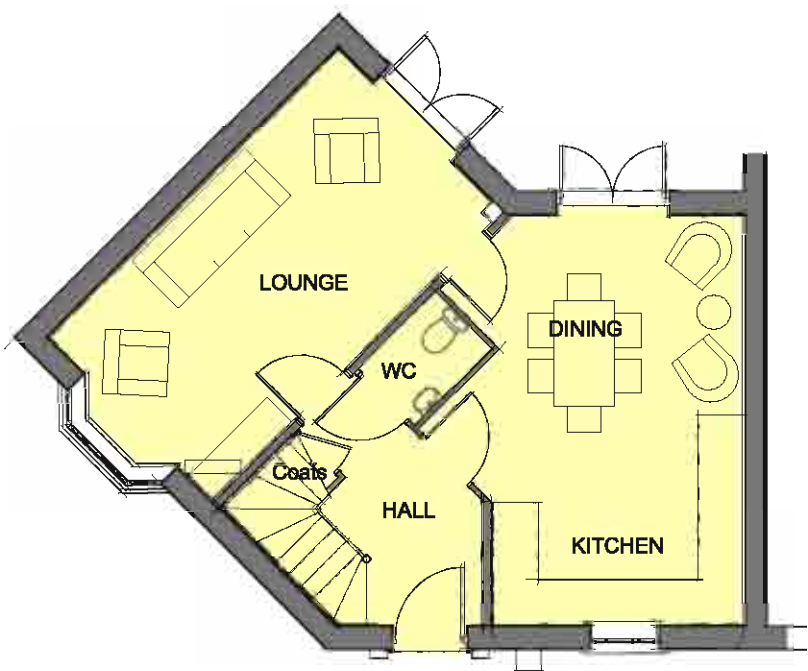
FIRST FLOOR PLAN

**nicol thomas**

Revision	Date	Details
A	03.11.2010	Plot number/ handing amended to suit B6024 PL02F: Proposed site layout

**nicol thomas**  
architects project managers construction cost consultants CDM co-ordinators  
Registered in England and Wales Reg No. 2140639  
Quality Assured to BS EN ISO 9001:1994 Certificate Number GB 4723  
Suite 108, 1st Floor, Fort Dunlop, Fort Parkway, Birmingham B24 9FD  
(Registered Office) t:01832 396222 f:01832 394090 e:bt@nicolthomas.com  
Also at Oldham  
Do not scale from this drawing. All dimensions must be checked and verified before preparing production drawings or commencing works. This drawing and its design is the copyright of Nicol Thomas Ltd and may not be reproduced in any form whatsoever without their prior express written consent.

Client:	David Wilson Homes			
Job:	Holloway Street, Gornal			
Drawing title:	House Type P341- Plans and elevations			
Drawing Number: (Job number)	B5024	PL	13	Revision: A
Scale:	1:100 at A3			
Date:	March 2010			
Drawn by/ checked by:	MV			



Revision	Date	Details
A	03.11.2010	Plot number/ handing amended to suit B5024 PL02F: Proposed site layout

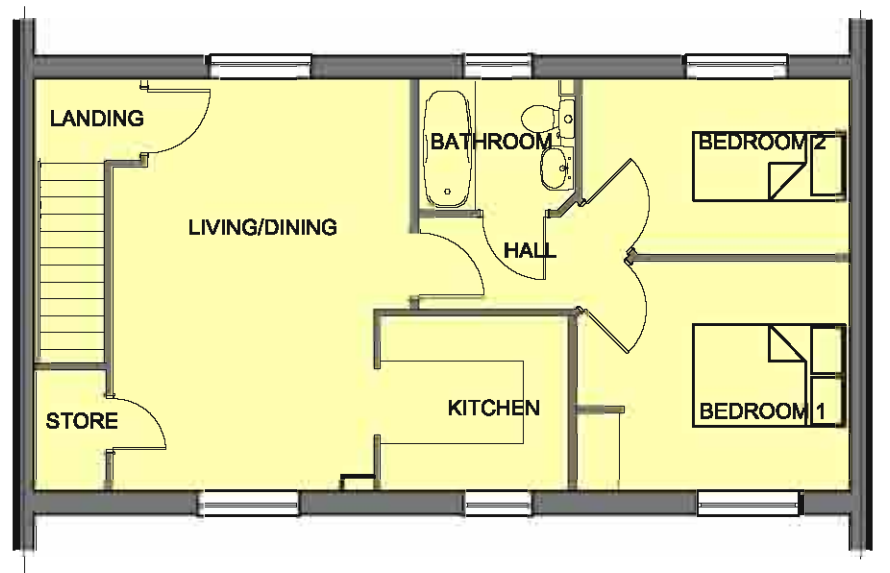
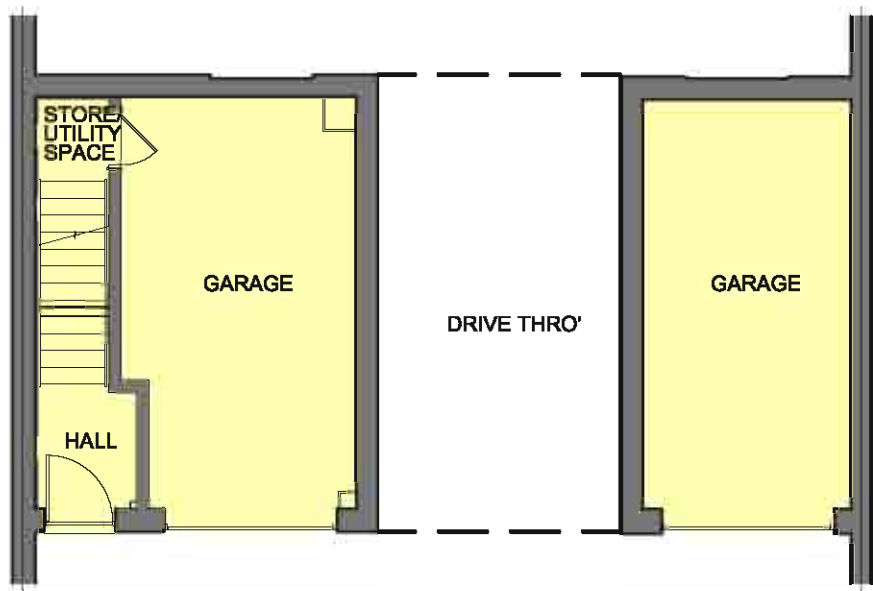
Client:		David Wilson Homes			
Job:		Holloway Street, Gornal			
Drawing title:		House Type P331-E-5 Plans and elevations			
Drawing Number: (Job number)	B5024	PL	10	Revision: A	
Scale:		1:100 at A2			
Date:		March 2010			
Drawn by/ checked by:		MV			



APPLICABLE TO:

PLOT No.25 , 59

HANDED PLOT No.20



GROUND FLOOR PLAN

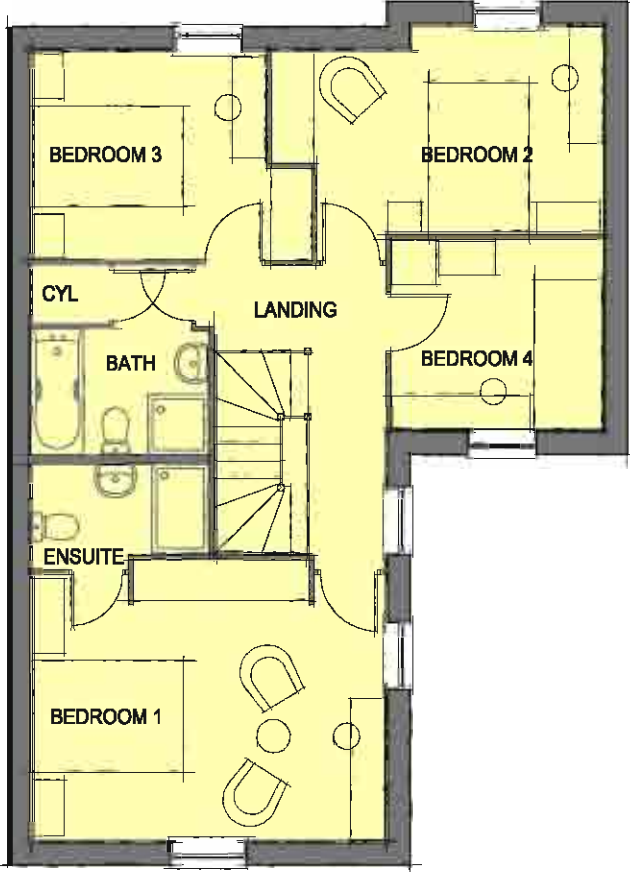
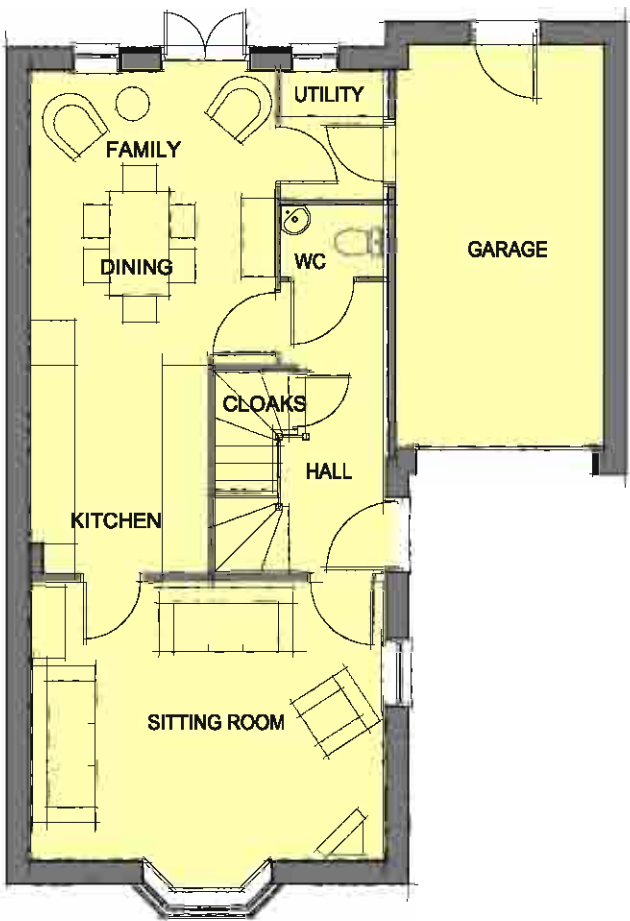
FIRST FLOOR PLAN

nicol thomas

Revision	Date	Details
A	03.11.2010	Plot number/ handing amended to suit B6024 PL02F: Proposed site layout

nicol thomas  
architects project managers construction cost consultants CDM co-ordinators  
Registered in England and Wales Reg No. 2140639  
Quality Assured to BS EN ISO 9001:1994 Certificate Number GB 4723  
Suite 108 1st Floor Fort Dunlop Fort Parkway Birmingham B24 9FD  
(Registered Office) t:01832 396222 f:01832 394090 e:birmingham@nicolthomas.com  
Also at Oxford  
Do not scale from this drawing. All dimensions must be checked and verified before preparing production drawings or commencing works. This drawing and its design is the copyright of Nicol Thomas Ltd and may not be reproduced in any form whatsoever without their prior express written consent.

Client:	David Wilson Homes			
Job:	Holloway Street, Gornal			
Drawing title:	House Type P230- Plans and elevations			
Drawing Number: (Job number)	B5024	PL	21	Revision: A
Scale:	1:100 at A3			
Date:	March 2010			
Drawn by/ checked by:	MV			



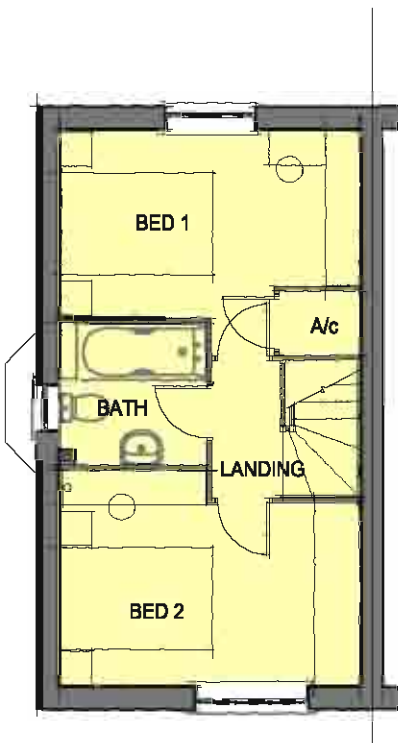
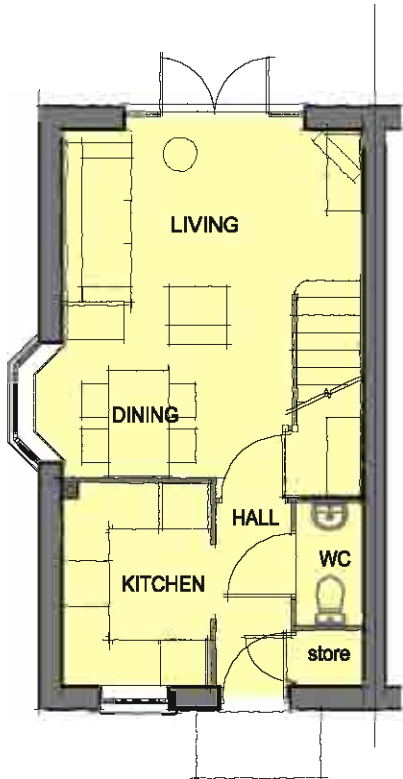
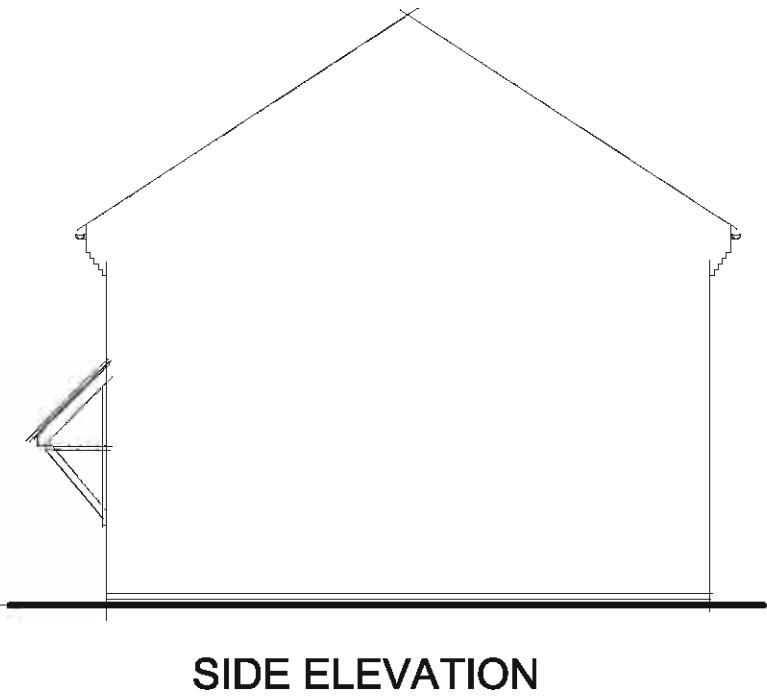
Revision	Date	Details
A	03.11.2010	Plot number/ handing amended to suit B5024 PL02P: Proposed site layout

**nicol thomas**  
architects project managers construction cost consultants CDM co-ordinators  
Registered in England and Wales, Reg No. 2140630  
Quality Assured to BS EN ISO 9001:1994 Certificate Number GB 4723  
  
Suite 108 1st Floor Fort Dunlop Fort Parkway Birmingham B24 9FD  
(Registered Office) t:01902 398222 f:01902 394080 e:birmingham@nicolthomas.com  
  
Also at Olkham  
  
Do not scale from this drawing. All dimensions must be checked and verified before preparing production drawings or commencing works. This drawing and its design is the copyright of Nicol Thomas Ltd and may not be reproduced in any form whatsoever without their prior express written consent.

Client:		David Wilson Homes			
Job:		Holloway Street, Gornal			
Drawing title:		House Type H438 Plans and Elevations			
Drawing Number: (Job number)	B5024	PL	16	Revision: A	
Scale:	1:100 at A2				
Date:	March 2010				
Drawn by/ checked by:		MV			

APPLICABLE TO:

PLOT No. 74



nicol thomas

Revision	Date	Details
A	03.11.2010	Plot number/ handing amended to suit B5024 PL02F: Proposed site layout

**nicol thomas**  
architects project managers construction cost consultants CDM co-ordinators  
Registered in England and Wales, Reg No. 21408310  
Quality Assured to BS EN ISO 9001:2004 Certificate Number GB 4723  
Suite 108 1st Floor Fort Dunlop, Fort Parkway, Birmingham, B24 8FD  
(Registered Office) E: 01822 388222 F: 01822 384080 e: birmingham@nicolthomas.com  
Also at: Cicheam  
Do not scale from this drawing. All dimensions must be checked and verified before preparing production drawings or commencing works. This drawing and its design is the copyright of Nicol Thomas Ltd and may not be reproduced in any form whatsoever without their prior express written consent.

Client:	David Wilson Homes			
Job:	Holloway Street, Gornal			
Drawing title:	House Type P241* Plans and elevations (bay)			
Drawing Number: (Job number)	B5024	PL	25	Revision: A
Scale:	1:100 at A3			
Date:	March 2010			
Drawn by/ checked by:	MV			

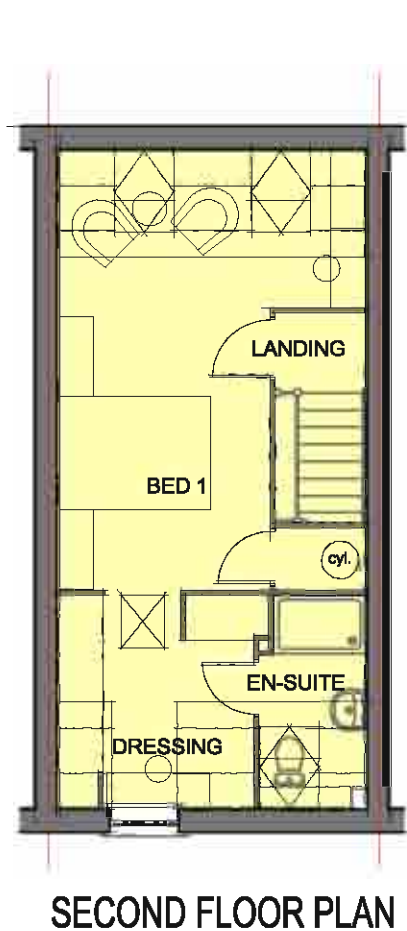
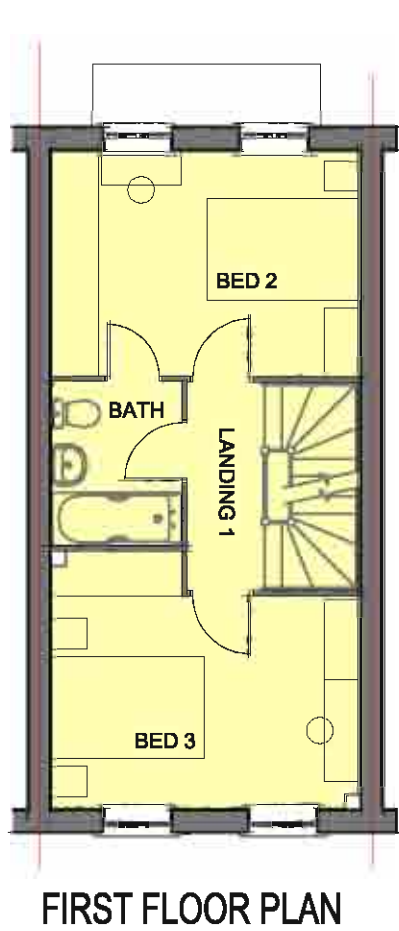
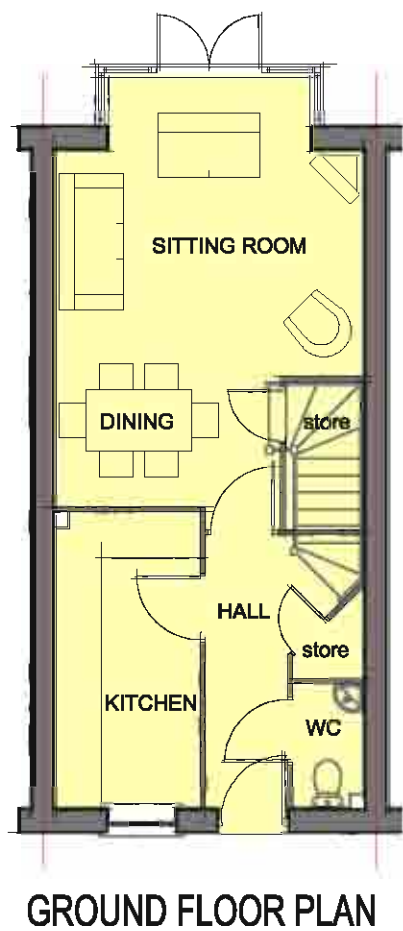
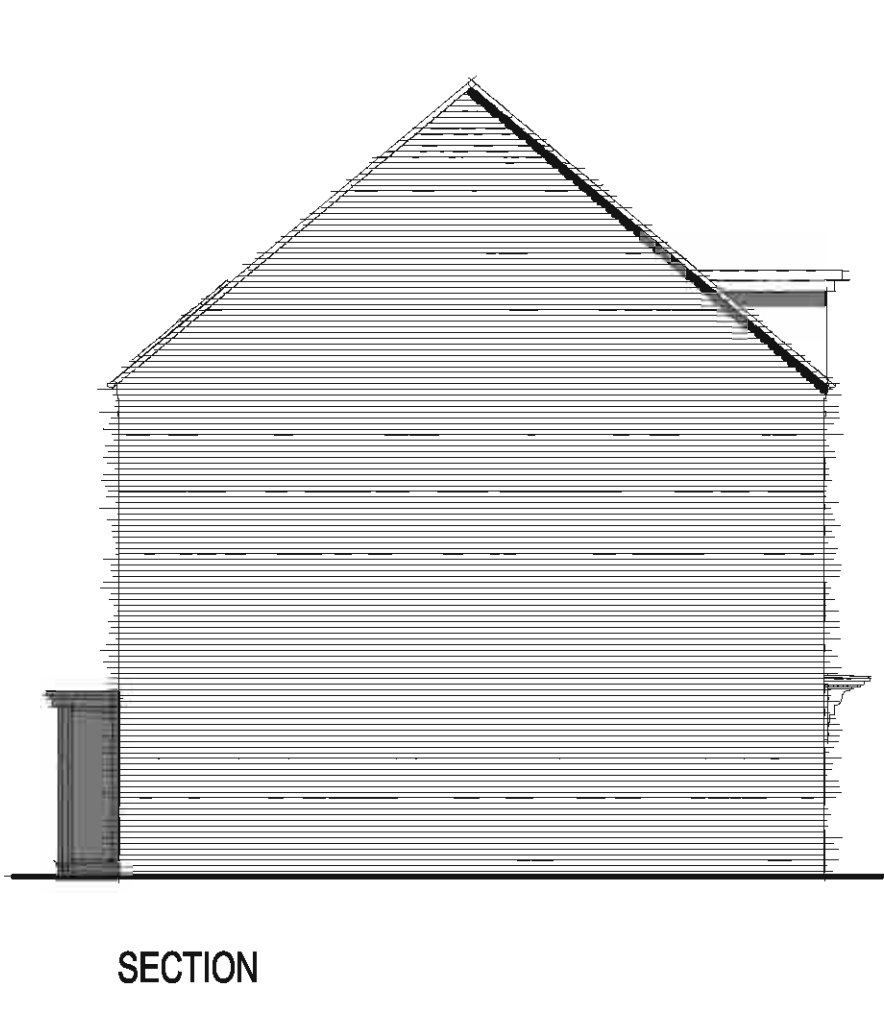


APPLICABLE TO:

PLOT No. 22, 24, 64, 66\*

HANDED PLOT No. 21, 23, 63, 65\*

\* denotes plots rendered



nicol thomas

Revision	Date	Details
A	03.11.2010	Plot number/ handing amended to suit B6024 PL02F: Proposed site layout

nicol thomas  
architects project managers construction cost consultants CDM co-ordinators  
Registered in England and Wales Reg No. 2140539  
Quality Assured to BS EN ISO 9001:1994 Certificate Number GB 4723  
Suite 108 1st Floor Fort Dunlop Fort Parkway Birmingham B24 9FD  
(Registered Office) t:01832 396222 f:01832 394090 e:birmingham@nicolthomas.com  
Also at Oxford  
Do not scale from this drawing. All dimensions must be checked and verified before preparing production drawings or commencing works. This drawing and its design is the copyright of Nicol Thomas Ltd and may not be reproduced in any form whatsoever without their prior express written consent.

Client:	David Wilson Homes			
Job:	Holloway Street, Gornal			
Drawing title:	House Type T320-1-5 Plans and elevations			
Drawing Number: (Job number)	B5024	PL	11	Revision: A
Scale:	1:100 at A3			
Date:	March 2010			
Drawn by/ checked by:	MV			