

PLANNING APPLICATION NUMBER: P08/1409

Type of approval sought	Full Planning Permission
Ward	BELLE VALE
Applicant	Halesowen College
Location:	HALESOWEN COLLEGE, WHITTINGHAM ROAD, HALESOWEN, HALESOWEN, WEST MIDLANDS, B63 3NA
Proposal	ERECTION OF 3 NO. 2/3 STOREY EDUCATION BUILDINGS (BLOCKS 9, 10 AND 11) PHASE 2 OF THE REDEVELOPMENT OF BLOCK 'O' WITH ASSOCIATED PARKING AND SERVICING, HARD AND SOFT LANDSCAPE WORKS AND PROVISION OF AN ALL-WEATHER MULTI GAMES PLAYING SURFACE
Recommendation Summary:	APPROVE SUBJECT TO A 106 AGREEMENT

SITE AND SURROUNDINGS

- 1 The application site is the Halesowen College campus. The campus buildings are predominantly two storey red brick, sited on a ridge (Furnace Hill rises up from the Town Centre, leading into Whittingham Road) and within a relatively open setting, with playing fields to the north-west (to Newfield Park Primary School) and south. There is a wooded area running adjacent to the northern boundary of the site and there are residential properties nearby, particularly centred in Whittingham Road to the west and Furnace Hill and Melbourne Road to the east.

- 2 Vehicular access is gained into the campus off Whittingham Road, into car parks with barriers across the entrance points. Main pedestrian access is also off there. There is a further car park alongside the open space to the south of the site (on the opposite side of Whittingham Road). A Public Right of Way (Newfield Lane) runs alongside that car park and continues north of Whittingham Road on the edge of the school playing fields adjacent to the application site. There is a wooded area along the rear boundary of the site.

PROPOSAL

- 3 This is a full application for a) Phase 2 of the redevelopment of Block O and associated landscaping and amendments to the car park and b) an all weather surface games area replacing a football pitch in north-west part of the site.
- 4 Block O is a split level building with a saw tooth glass roof, around a central courtyard. It has a single storey southern elevation fronting onto a pedestrian walkway running through the centre of the campus and a two storey northern elevation onto a grasscrete car park.
- 5 Phase 1 redevelopment comprised a 2 storey building accommodating a refectory, 8 no. classrooms and an office. Phase 1 was granted permission in 2007 (ref. no. P07/1280), is referred to as Block 8, and is currently under construction.
- 6 Phase 2 redevelopment comprises the erection of 3 no. further replacement buildings for Block O (referred to as Blocks 9, 10 and 11) encompassing 2 courtyards (termed a social courtyard and an animal care courtyard), as follows:-

Block 9 – a proposed IT and science block, shown as split level to account for a 5 metre difference in levels from south to north (2 storey on the south west elevation [10 metres in height], 3 storey, 14.8 ms high, on the North East elevation), with duo pitch roof and a roof terrace for a science garden, incorporating a conservatory.
Block 10 – a proposed 3 storey block with shallow, mono- pitch roof between 12.5 to 13.5 metres in height, containing -
 - the Students with Learning Difficulties and Disabilities (SLDD) Centre (to be relocated from a bungalow near the road frontage – to be demolished) opening out onto an animal care courtyard (also enclosed by Block 9)
 - a careers centre (opening out onto the social courtyard) and general classrooms.**Block 11** – a proposed split level building, with 2 storeys onto social courtyard (10.5 metres high) and 3 storeys onto the North East elevation (14.4 metres high) – the proposed South West elevation is mainly glass with pre-patinated copper columns in front supporting an angled canopy, which forms an arch alongside Block 10 – the

building has a flat roofed section shown planted with Sedum. It is proposed to accommodate -

- the relocated shop (the existing shop near the road frontage is to be demolished)
- a coffee shop
- staff rooms
- on the lower floor (onto the North East elevation), a boiler room and refuse store – the car park has been remodelled in front of this elevation to include a turning area for service vehicles

7 The Animal Care Courtyard includes a duck pond. The Social Courtyard is surrounded by communal facilities including the shop and refectory. The Animal Care Courtyard is shown as 4 metres lower than the Social Courtyard.

8 Hard and soft landscape works include:-

- public art proposed in front of the arch between Blocks 10 and 11, within the Social Courtyard and in a landscape area on the road frontage;
- a new pedestrian thoroughfare running North – South through the site;
- raised planters and seating;
- rows of mature trees in front of Block 9 and at the rear of Block 8 at the edge of the social courtyard;
- an “art garden” in the space currently accommodating a couple of mobile buildings at the rear of Block 3;
- the proposed landscape area on the road frontage is alongside a small car park (which is proposed to be relocated with 6 no. additional spaces provided), in the space which currently contains the SLDD centre and shop (to be demolished).

8 The proposed all weather sports pitches (1.68 hectares) replaces a grass football pitch and is shown as accommodating 2 no. netball courts which could also be used for tennis and basketball and a synthetic sports pitch. It is proposed to enclose the sports pitch with 3 metre high ball stop fencing.

9 The following documents accompany this submission:-

a) Statement on Public Consultation

This refers to a public meeting which was held on 9/7/08, at which 27 residents attended - 10 questionnaires were returned – the residents were generally in favour

of the height of the blocks and moving the shop to the back of the site, but raised concerns about traffic and parking congestion.

b) Transport Statement

The proposal, which will lead to a net increase in floor area of 203 m². There is one additional parking space proposed – there are a total of 315 spaces across 3 no. car parks. Part of the terms of the permission of Phase 1 was to require the extension of the bus lay by in Whittingham Road to accommodate 5 to 7 buses where there is currently only space for 1 bus. The College operates 14 Express bus services – on accepting a place at College, a student must apply for an express bus pass. A Travel Plan was a requirement of the previous consent – this is continually being reviewed and updated. The number no. of students is likely to fall in 2008/2009 (post redevelopment) from 3079 to 3035 – the number of trips is therefore forecast to fall.

C. Design and Access Statement

Potential sustainable measures include –

- potentially a biomass boiler to provide heat (running on wood pellets) – with gas boilers as back-up;
- brise-soleil and deep overhangs on the eaves are shown to reduce excessive solar gain;
- rainwater collected and used to flush toilets.

D. Updated bat survey

This states that no roosts were identified – low level lighting is recommended and the demolition of the buildings in early spring.

E. Planning Statement

Block 0 has a total gross internal floor area of 4350m² - does not meet DDA criteria and is inflexible and outdated for modern teaching requirements. The college shop provides a poor visual focus on the road frontage and is often congested with students and is a source of litter. The forecast reduction in student numbers is as a result of demographics and the transfer of students to other sites, including Shenstone House and Coombs Wood.

- 10 Amended plans have been received, showing revisions to the proposed all weather sport facilities.

HISTORY

- 11 A summary of the relevant planning history is set out below.

APPLICATION No.	PROPOSAL	DECISION	DATE
P04/0627	Erection of 6 mobile buildings.	Approved until 30/09/07	24/05/2004
P06/0171	Erection of new educational building	Refused	27/04/2006
P06/1639	Erection of new educational building	Refused	01/03/07
P07/1089	Retention of mobile buildings	Approved until 30/09/10	07/08/07
P07/1280	Erection of new educational building	Approved	04/09/07

- 12 P06/0171 was refused on grounds relating to design and parking (lack of detail).
P06/1639 was refused on design grounds (inappropriate scale, bulk and massing).

PUBLIC CONSULTATION

- 13 A representation has been received from the Halesowen Abbey Trust. This states, in summary:-

Loss of playing fields

- the mobile buildings (adjacent to the existing sports pitch) should be removed as quickly as possible – *the mobile buildings currently have permission until 30/09/10 – the applicants have stated that it is intended to remove them on completion of the redevelopment programme;*
- the College could improve the playing field by way of a reinforced grass surface
- instead of an all weather surface – the proposal will render the playing field useless for competitive conventional football and other grass based sports;
- the proposal could lead to the future development of the area around the sports pitch, including the site of the existing mobile buildings;
- a future application for floodlights will be difficult to resist.

Height of the buildings

- this has been an issue with previous applications at the campus, particularly the potential for views to be adversely affected from Coombeswood Green Wedge and within the Linear Open Space – the ridge height levels of the new buildings should not exceed that of the existing buildings.

Car Parking

]- there have been long term parking problems in relation to the use of the site – this includes the use of the Council owned car park on the opposite side of Whittingham Road - the (free of charge) use of which, mainly associated with activity at the College, creates problems in relation to its management - it would be helpful if the College were to identify more parking within their boundaries (to free up the use of this car park);

- it is suggested that the Council conducts its own survey to establish the severity of the traffic problems in Whittingham Road.

OTHER CONSULTATION

- 14 Head of Environmental Protection – no objections.
- 15 Group Engineer (Development) – as there is no increase in student or staff numbers and no exacerbation of the existing parking and highway operations affecting the area, there are no objections, subject to conditions.
- 16 Sport England – (following discussions and the applicants submitting further evidence and revising the layout of the all weather pitches), have no objections subject to conditions requiring details of the surfacing and layout of the all weather pitches and approval of a Community Use Scheme.
- 17 Environment Agency – the proposal has a low environmental risk.

RELEVANT PLANNING POLICY

- 18 Unitary Development Plan (UDP) (adopted 2005)
 - DD1 (Urban Design);
 - DD4 (development in residential areas)
 - DD6 (access and transport infrastructure);
 - DD7 (planning obligations)

DD8 (provision of open space and sports facilities)
DD9 (public art)
DD10 (nature conservation and development);
AM14 (parking);
AM16 (travel plans)
CS4 (education provision)
NC4 (Sites of Importance for Nature Conservation);
NC5 (Sites of Local Importance for Nature Conservation);
NC6 (wildlife species)
S02 (Linear Open Space)
S03 (access and enhancement of Linear Open Space)

19 Supplementary Planning Document

Parking standards and travel plans;
Nature Conservation
Planning Obligations

ASSESSMENT

20 The key issues are –

- Impact on visual amenity;
- Design;
- Parking;
- Impact on nature conservation interest;
- Sport and recreation;
- Planning Obligations.

21 Impact on visual amenity

The reason for refusal on a previous application for the redevelopment of Phase 1 of Block O (P06/1639) referred to that proposed building appearing as highly prominent when viewed from outside the site.

- 22 When viewed from Whittingham Road, the proposed buildings will appear as 2 storey, with proposed Block 9, of a similar massing and scale as Block 8 (approved under P07/1280), and carrying through the same ridge and eaves lines and fenestration.
- 23 When viewed from the rear of the site, the scale is 3 storey, with Block 11 up to 14.2 metres in height on that elevation. The existing building (O Block) is 2 storey at that point. However, the scale of the proposed buildings reflects the change in ground levels of up to 5 metres across the site. The ground floor on these proposed blocks is also shown to cut into the existing earth bank along that frontage whereas the existing Block O sits on this bank.
- 24 Additionally, the ridge height on Blocks 10 and 11 reflects that on Blocks 8 and 9, with the roof line pitching down to the rear elevation, and, furthermore, the proposed buildings will be significantly lower in height than plant currently on the top of Block O, where the proposed ridge line equates to a height which approximates to halfway up the existing plant tower.(see site section drg D116)
- 25 Thus, while it is acknowledged that the proposed rear elevation of Blocks 10 and 11 will be marginally higher than that currently associated with Block O, this is not considered to impact upon visual amenity or views from residential properties.
- 26 Design
Positive aspects of the design are considered to be –
- Pedestrian/ visual linkages across the site, including-
 - the provision of a north east –south west link in an 11 metre wide gap (to be hard landscaped) between the blocks and culminating on the feature arch between proposed blocks 10 and 11 – this allows for almost uninterrupted views through the campus from the Whittingham Road frontage to the wooded area beyond;
 - interlinking themed areas of open space running north west – south east across the site, including an art garden at the rear of (existing) Block 3, the Social Courtyard in front of Block 11 and the Animal Care Courtyard in front of Block 10;

- the provision of public art features and hard and soft landscaping throughout the site, including a row of trees to help frame the social courtyard;
- the proposed opening up of the Whittingham Road frontage as a result of the removal of the existing shop and SLDD centre there;
- design features to help break up the mass of the proposed blocks, including the arch between Blocks 10 and 11, large windows at the rear of Block 10 and the glazed front elevation of Block 11 onto the Social Courtyard with a canopy overhang supported by columns clad with pre-patinated copper;
- the proposed potential use of environmentally sustainable design features and energy efficiency measures (e.g. the green roof on part of Block 11 and the potential use of a biomass boiler);
- the proposed form and materials, which are generally in conformity with the existing buildings on the site.

It is considered that these positive aspects of the design considerably outweigh any concerns that may arise with regard to the scale of proposed Blocks 10 and 11 along the rear elevation.

27 Parking

The proposal will lead to a net increase in floor area of 203 m² and there is one additional parking space proposed (there are a total of 315 spaces on the site). The Group Engineer has calculated that a maximum requirement for the site would be 377 spaces, giving a notional shortfall of 62 spaces.

28 However, it is considered relevant that:-

- a) the applicants state that there is no increase in the projected student numbers;
- b) under the terms of the previous permission, the College is required to increase the bus lay-by in Whittingham Road (to accommodate up to 7 buses);
- c) also under the terms of that permission, the applicants are required to develop a Travel Plan – this is currently being updated – *a condition is recommended that this be reviewed in the light of the new development*;
- d) 30 no. cycle spaces are proposed (adjacent to Block 1) – *although this is lower than that set out in the relevant SPD – a condition is recommended that that number be increased (to be informed by the revised Travel Plan).*

- 29 Given the above considerations, it is considered that the proposal will not result in highway safety being unduly prejudiced.
- 30 Impact on the nature conservation interests of the area
The submitted bat survey revealed that there were no roosts to be present on the site.
- 31 The site backs onto a Site of Local Importance for Nature Conservation (SLINC) to the rear of the grasscrete car park and a Site of Importance for Nature Conservation (SINC) to the rear of the sports field. The wider site is also designated as Linear Open Space (LOS) within the River Stour network.
- 32 The SINC/SLINC is identified as ancient woodland and a management plan exists for its enhancement. In order to compensate for the loss of the (natural) turf sports pitch with replacement artificial surfaced pitches within an area of LOS, it is considered reasonable to require that the applicants provide a commuted sum payment (through a Section 106 Obligation) for the enhancement of the SINC/SLINC (with the monies calculated on the basis of the area of the pitch), to help deliver the management plan.
- 33 It is also considered reasonable to require that gaps in the existing landscaping on the edge of the site, as it bounds the SINC/SLINC, to be landscaped to provide complementary planting.
- 34 The applicants have agreed to these actions, and also to become more involved in practical and educational work with the SINC/SLINC as part of curriculum development in related subjects taught at the campus.
- 35 Sport and Recreation
Sport England initially objected to the removal of the sports pitch and its replacement with all weather surface pitches. However, following further discussions between Sport England and the applicants and the submission of further evidence on how the new facility would fulfil a demand for an increased range of curriculum activities offered to students and a revised pitch layout, Sport England have withdrawn their objection. This is on the basis that the proposed development is for a sports facility of sufficient benefit to outweigh any predictable

detriment caused by the loss of the current playing field (in concurrence with UDP Policy DD8).

- 36 However this is on the basis that details of the synthetic turf pitches are agreed and that the pitch is available for managed community use. Conditions have been recommended to give effect to this. Without these conditions, Sport England would maintain their objection, and the application would need to be referred onto the Government Office.

37 Planning Obligations

As indicated above, the proposed development has a requirement to mitigate against the consequential planning loss to the existing community. Therefore, should permission be granted, a S106 Agreement 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:-

- enhancement works to the adjoining SINC/SLINC - £6,000 (and officer costs)

(A contribution for Transport Infrastructure Improvements was not required given the anticipated contraction in student numbers and, consequently, trips, and also the alternative measures proposed, including the expansion of the bus lay-by.)

The applicant has agreed to the payment of these offsite planning obligations.

CONCLUSION

- 38 It is considered that the replacement buildings and associated landscape works are of high quality design, with good legibility and a particular emphasis on linkages. Given that no growth in student numbers is projected and other sustainable transport measures are required, the Local Planning Authority consider that highway safety will not be prejudiced. With actions having been agreed to undertake enhancement works to the adjoining SINC/SLINC, the proposal is consequently considered to be in compliance with the development plan, in particular UDP policies DD1, NC4, AM14 and CS4.

RECOMMENDATION

- 39 It is recommended that the application be approved subject to:
- a) The development shall not be commenced until a scheme for the submission and approval of a planning obligation to guarantee a financial contribution for

enhancement works to the adjoining SINC/SLINC has been submitted to and agreed in writing by the Local Planning Authority.

- 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 approval

It is considered that the replacement buildings and associated landscape works are of a relatively high quality of design, with a particular emphasis on linkages. Given that it is anticipated that there will not be a projected growth in student numbers and also the other transport measures required, the Local Planning Authority consider that highway safety will not be unduly prejudiced. In addition, actions have been agreed to undertake enhancement works to the adjoining SINC/SLINC. The proposal is consequently considered in compliance with the development plan, in particular UDP policies DD1, NC4, AM14 and CS4.

The decision to grant planning permission has been taken with regard to the policies and proposals in the adopted Dudley Unitary Development Plan (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 details on the decision please see the application report.

Notes for Applicant

A. The development hereby permitted shall be built in accordance with the approved plans numbered 51710 – D01 M (AMENDED PLAN)/D07 B/D100 C/D101 C/D102 C/ D103 D/D104 E/D105/D106/D107 A (AMENDED)/D108/D110 A/D111 A/D112 C/D113/D114/D115/D116 (ADDITIONAL)/08_002_NORTHB/O8_002_SOUTHB - unless otherwise agreed in writing by the Local Planning Authority.

These amendments might be either minor amendments agreed through correspondence, or an application to vary the consent, the conditions or a whole new application for the site or part of it.

B. For the avoidance of doubt, this approval does not grant permission for future phases of the redevelopment of the campus site as shown in the submitted information.

Conditions and/or reasons:

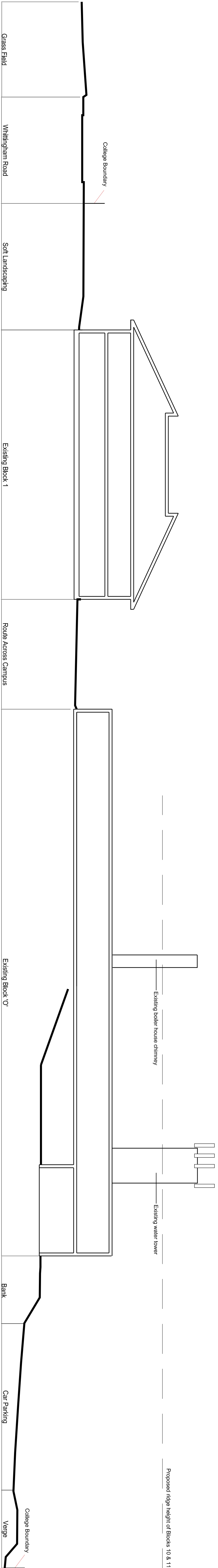
1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
2. The development shall not commence until a scheme for the provision of environmental enhancement measures to the adjoining nature conservation area has been submitted and approved in writing by the Local Planning Authority.
3. Prior to the commencement of development, details of the works for the disposal of foul and surface water drainage shall be submitted to and approved in writing by the Local Planning Authority. All works shall be completed in accordance with the approved details prior to the occupation of the dwellings hereby permitted.
4. Prior to the commencement of development, details of the existing and proposed levels of the site (including finished floor levels), which should be related to those of adjoining land and highways, shall be submitted to and approved in writing by the Local Planning Authority. The development shall proceed in accordance with the approved levels.
5. The buildings shall not be occupied until the area shown for car parking, loading and unloading and manoeuvring on the layout plan has been graded, levelled, surfaced, drained and marked out in accordance with the agreed scheme and that area shall not thereafter be used for any other purpose unless otherwise agreed in writing with the local planning authority.
6. The development hereby approved shall not be occupied until an updated Travel Plan has been submitted to and approved in writing by the Local Planning Authority, including details of a Travel Plan Co-ordinator, Staff Travel Survey, Car Parking Management, Walking and Cycling initiatives, Publicity and Marketing, Set targets and monitoring and to join Company Travel Wise in Dudley together with a timetable for the implementation of each such element. The Travel Plan shall be implemented in accordance with the details approved by the local planning authority and remain operational for the life of the development.
7. 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.
8. Prior to the commencement of development, a detailed landscape strategy for the site shall be submitted to and approved in writing by the Local Planning Authority. This shall include the provision of infill planting in gaps along the site's boundary with the adjoining nature conservation area, reflecting and complementing the existing vegetation of nature conservation interest within that area. The strategy shall include a timetable for the implementation of the works and their ongoing maintenance, and shall be implemented in accordance with the approved details.

9. Prior to the commencement of development, details of the boundary treatments (including any proposed around the all weather sports pitches) to be installed on the whole site shall be submitted to and approved in writing by the Local Planning Authority. These details shall include the location of the boundary treatment. Elevation details shall also be supplied, or planting species/distances, as appropriate. The development shall proceed in accordance with the approved details, which shall be installed on site prior to occupation and thereafter maintained for the lifetime of the development unless otherwise agreed in writing by the Local Planning Authority.
10. Notwithstanding the parking arrangements shown on the approved layout plan, no development shall commence until revised details for the provision of secure cycle parking across the site have been submitted to and approved in writing by the Local Planning Authority. Such parking shall be informed by the revised Travel Plan required by Condition 5 attached to this permission. The approved cycle parking shall be installed prior to the first occupation of the buildings hereby approved.
11. Prior to the commencement of development, details of any lighting to be installed on the site in connection with the development, shall be submitted to, and approved in writing by, the Local Planning Authority. The lighting shall be installed in accordance with the approved details.
12. Prior to commencement of the development, details of the surface and layout of the synthetic turf pitch and multi use games area shall be submitted to and approved in writing by the Local Planning Authority in consultation with Sport England. The synthetic turf pitch and multi use games area shall be constructed in accordance with the approved design and layout details.
13. Prior to the commencement of the use a Community Use Scheme shall be submitted to and approved in writing by the Local Planning Authority. The Scheme shall include details of access by non-college users, pricing policy, hours of use management responsibilities and include a mechanism for review. The approved Scheme shall be implemented upon commencement of use of the development.
14. No development shall take place until there has been submitted, and approved in writing by the Local Planning Authority details of the tree protection measures on site, The details shall include:
 - a. A plan showing the location and identification (with reference to a survey schedule if necessary) of all trees on, or directly adjacent to the development site, that are to be retained during construction. These trees are to be marked with a continuous outline.
 - b. A plan showing the location and identification (with reference to a survey schedule if necessary) of all the trees on, or directly adjacent to the development site that are to be removed prior to, or during development. These trees are to be marked with a dashed outline.
 - c. A plan showing the extent of the Root Protection Area, which is to be protected by physical barriers during development. The extent of the area that is to be protected will be calculated in accordance with Clause 5.2 of British Standard BS: 5837 – 2005 ‘Trees in Relation to Construction – Recommendations’.
 - d. Design details of the proposed protective barriers to be erected around the trees during development. Any protection barriers should be designed and constructed in accordance with the provisions set out in section 9.2 of British Standard BS:5837 – 2005 ‘Trees in Relation to Construction – Recommendations’.

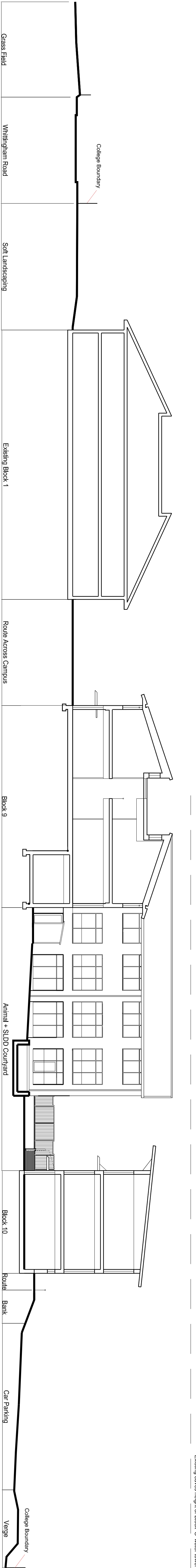
15. No development or other operations shall commence on site or in connection with the development hereby approved, (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and or widening, or any operations involving the use of motorised vehicles or construction machinery) until a detailed Arboricultural Method Statement has been submitted to and approved in writing by the Local Planning authority. No development or other operations shall take place except in complete accordance with the approved Method Statement. Such method statement shall include full detail of the following:
- Implementation, supervision and monitoring of the approved Tree Protection Plan.
 - Implementation, supervision and monitoring of the approved Treework Specification.
 - Implementation, supervision and monitoring of all approved construction works within any area designated as being fenced off or otherwise protected in the approved Tree Protection Plan.
 - Timing and phasing of arboricultural works in relation to the approved development.
16. No development or other operations shall commence on site or in connection with the development hereby approved, (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and or widening, or any operations involving the use of motorised vehicles or construction machinery) until a detailed tree felling / pruning specification has been submitted to and approved in writing by the Local Planning Authority. No development or other operations shall commence on site until the approved tree felling and pruning works have been completed. All tree felling and pruning shall be carried out in full accordance with the approved specification and the requirements of British Standard 3998 (1989) Recommendations for Tree Work.
17. All the existing trees and hedges indicated on the approved drawings to be retained shall be protected by suitable fencing and at a suitable distance as outlined in BS:5837 – 2005 - 'Trees in Relation to Construction', or such alternatives as may be agreed in writing by the Local Planning Authority. Such fences shall be erected before any materials are brought onto site or development commences. No materials shall be stored, no rubbish dumped, no fires lit and no buildings erected inside the fence(s), nor shall any changes in ground level be made within the fence(s) unless previously agreed in writing by the Local Planning Authority.
18. The existing trees shown on the approved plans to be retained shall not be damaged or destroyed, uprooted, felled, lopped or topped during the construction period of the development without prior written consent of the local planning authority. Any trees removed without such consent or dying or being seriously damaged or diseased during that period shall be replaced with healthy trees of such size and species as may be agreed in writing by the local planning authority.
19. All excavations to be undertaken within 6 metres of the stem of existing trees on site shall be undertaken in accordance with NJUG Publication number 10 'Guidelines for the Planning, Installation and Maintenance of Utility Services in proximity to Trees'
20. No development or other operations shall commence on site in connection with the development hereby approved, (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and or widening, or any operations involving the use of motorised vehicles or construction machinery) until a detailed service and foul and surface water drainage layout has been submitted to

and approved in writing by the Local Planning Authority. Such layout shall provide for the long term retention of the trees. No development or other operations shall take place except in complete accordance with the approved service/drainage layout.

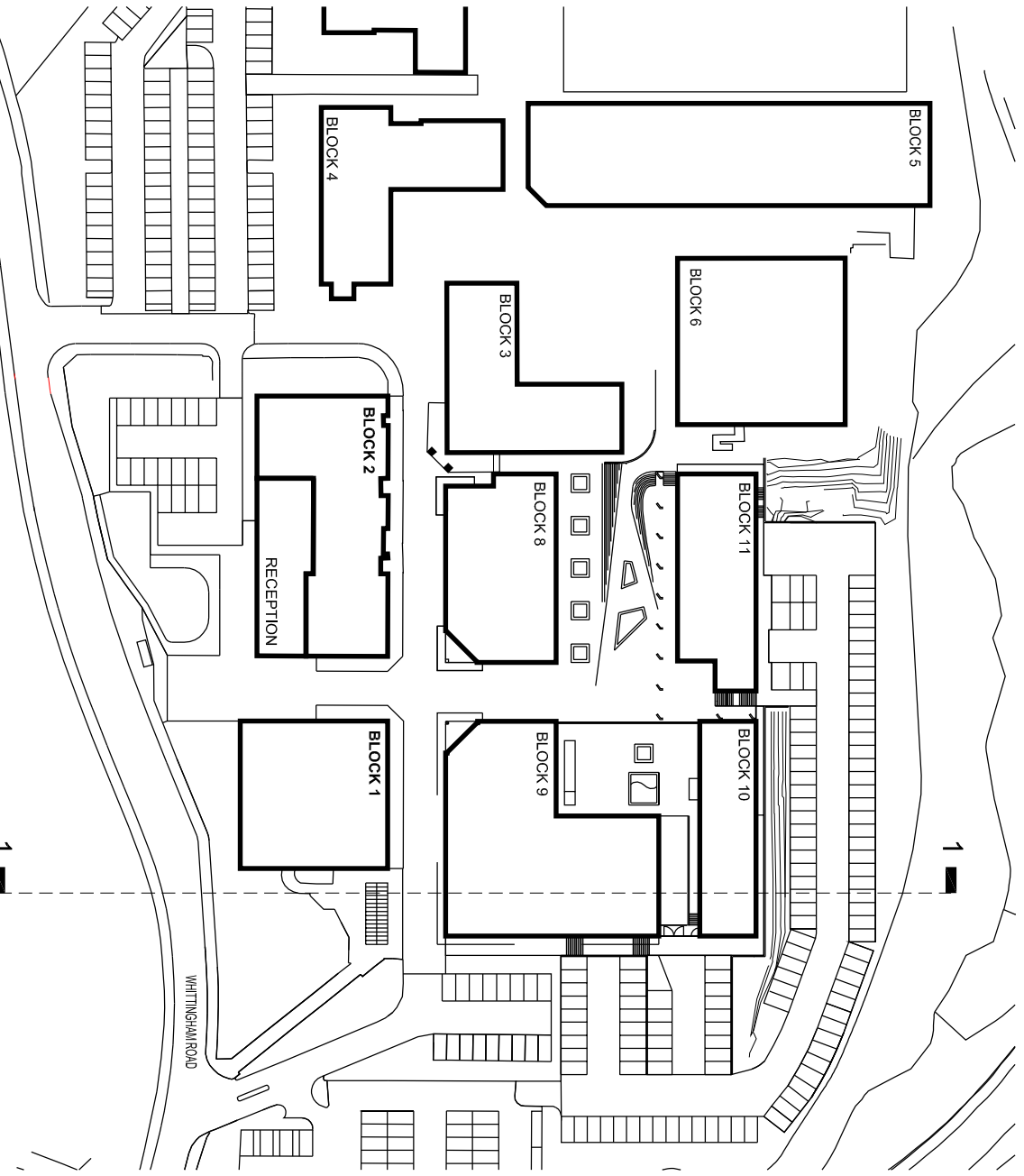
21. No development shall take place until there has been submitted to and approved in writing by the local planning authority technical details of any proposed driveway / parking area within 3 metres of the outer canopy spread of any existing tree situated on or off the site. The details of the vehicular access and parking areas shall include existing and proposed ground levels, materials to be used and the relative time of construction within the whole development and must be in accordance with appropriate guidelines, namely BS 5837:2005 'Trees in Relation to Construction' and Arboricultural Advisory & Information Service Practice Note 'Driveways Close to Trees' (1996). Any driveway / parking areas within 3 metres of existing trees must be constructed using minimum excavation techniques incorporating appropriate surfaces to avoid damage to trees and to prevent any potential direct or indirect damage caused by trees.



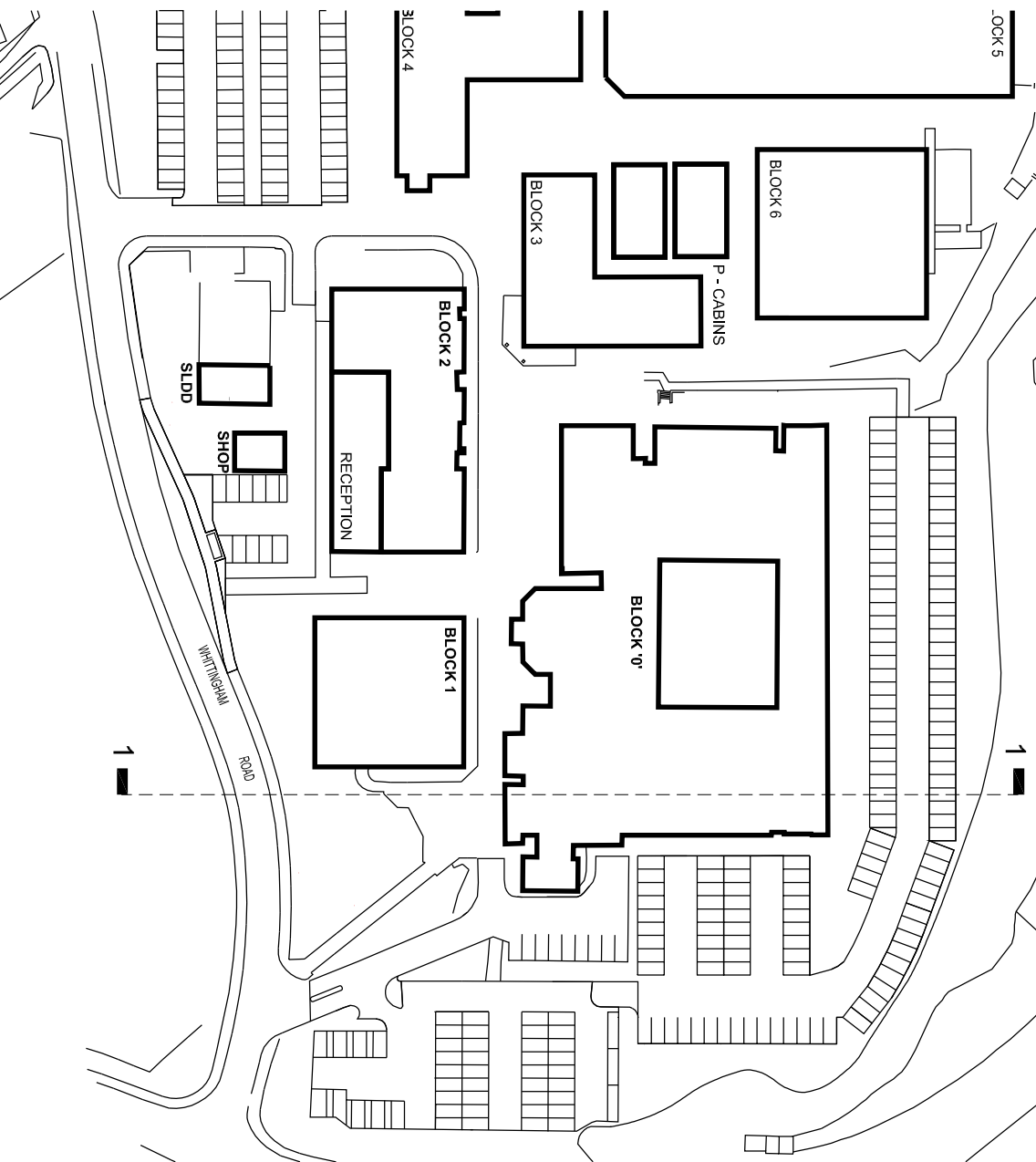
EXISTING SITE SECTION 1



PROPOSED SITE SECTION 1



PROPOSED LAYOUT 1:1250



EXISTING LAYOUT 1:1250

PLANNING

PROJECT
HALESOWEN COLLEGE
DUDLEY

DESIGNED BY
SITE SECTIONS

SCALE	DATE	DESIGNED BY	CHECKED	CAD/REVISION	JOB NUMBER	ORIGINATING NUMBER	REVISION
1:200	26.08.08	JCS	JLC	DESIGN	51710	D116	

Copyright © 2008, B&M Architecture Ltd. All rights reserved. This drawing is the property of B&M Architecture Ltd. and is not to be reproduced without the written consent of B&M Architecture Ltd.

Notes
Copyright in this drawing remains the property of BVE Architecture Limited.
Do not scale this drawing.
Work to Imperial dimensions only.
Consultants and contractors are to advise BVE Architecture Limited of any discrepancies.



BLOCK 8 - SOUTH EAST ELEVATION

BLOCK 11 - SOUTH EAST ELEVATION



BLOCK 10 - SECTION

BLOCK 9 - SOUTH WEST ELEVATION

BLOCK 9 - NORTH WEST ELEVATION

- Materials**
- 1 - External Wall construction:
Facing brickwork - Blocky
- Hadley Red Mixture
 - 2 - PPC aluminium framed windows
 - 3 - PPC aluminium RWP
recessed into brickwork
 - 4 - Duo - pitch roof
Aluminium Standing seam
with aluminium verge
6° pitch
 - 5 - Aluminium Brise soleil
 - 6 - PPC aluminium louvers
within window system providing
natural ventilation

PLANNING

revision	date	by
A	25.08.08	JGSJ
SURROUNDING BLOCKS - NOTES ENCLOSED.		
LEVELS UPDATED		

RECEIVED
- 4 SEP 2008
BVE ARCHITECTURE

Project
HALESOWEN COLLEGE
DUDLEY

Client
DESIGN
BLOCK 9
ELEVATIONS

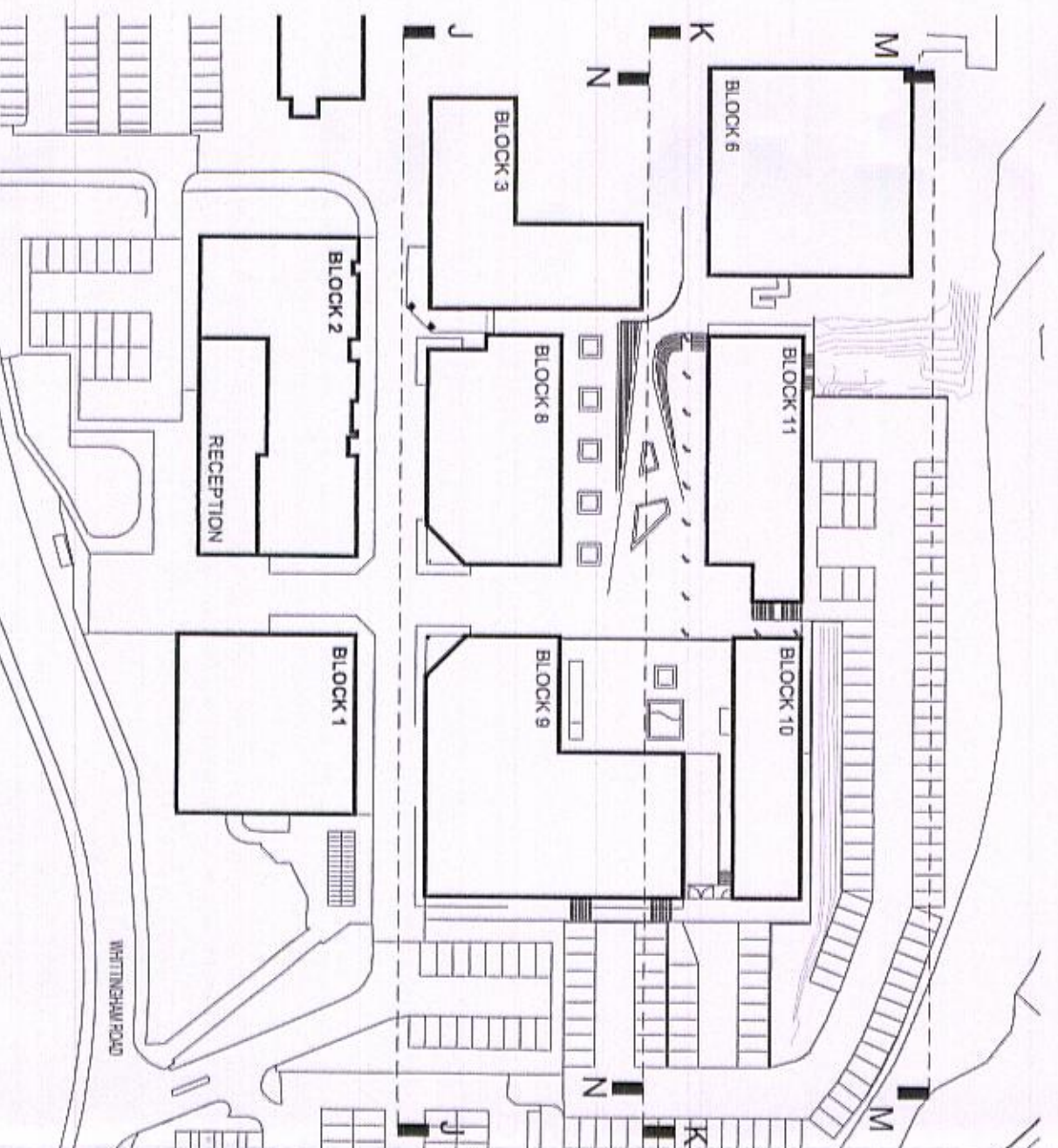
drawn by	checked
JGSJ	
scale	date
1:100	AUGUST 08
job number	drawing number
51710	D110
revision	
A	

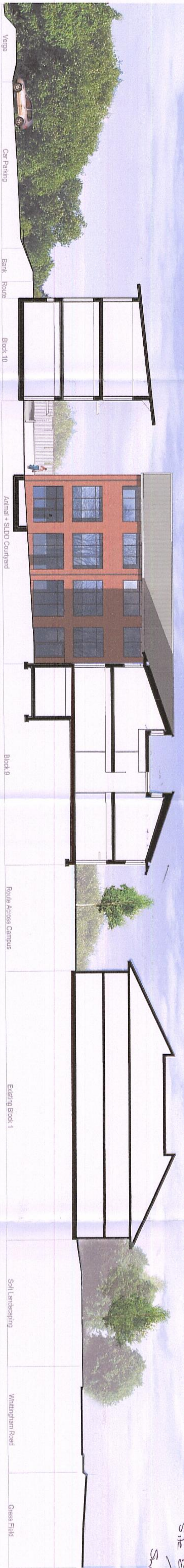
BVE Architecture
28 Pickford Street, Birmingham, B5 5QH
T: 0121 633 0000 - F: 0121 633 0300 - E: design@bve.co.uk

Car Parking



Existing Block 3 (Sports Hall)

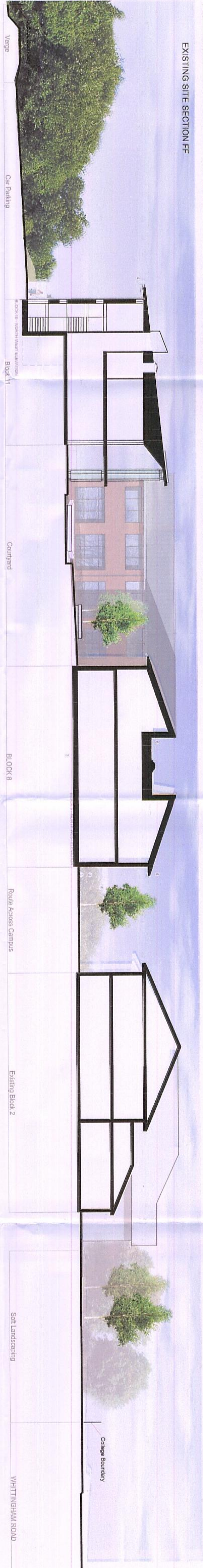




EXISTING SITE SECTION EE



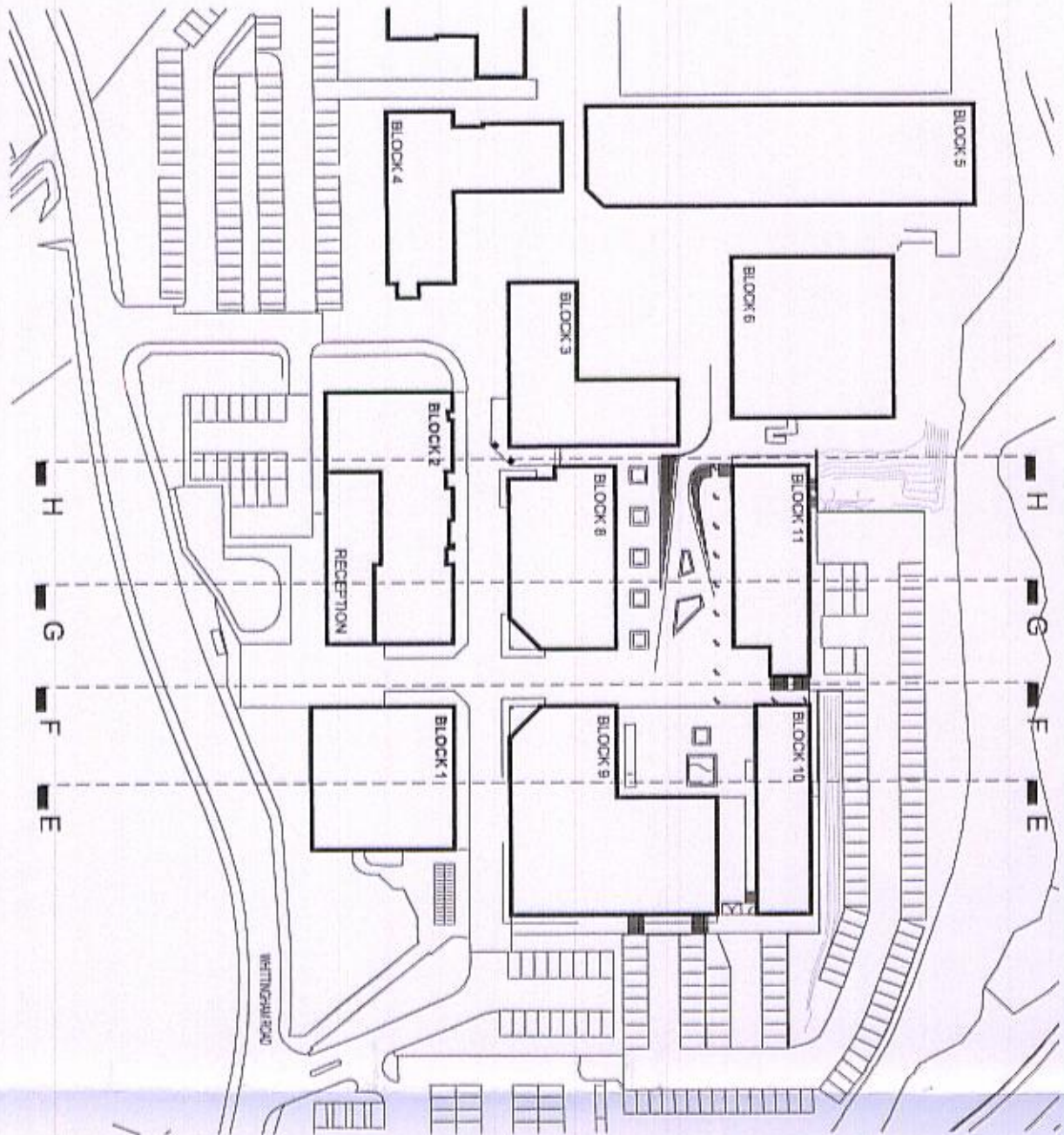
EXISTING SITE SECTION FF



PROPOSED SITE SECTION GG



PROPOSED SITE SECTION HH



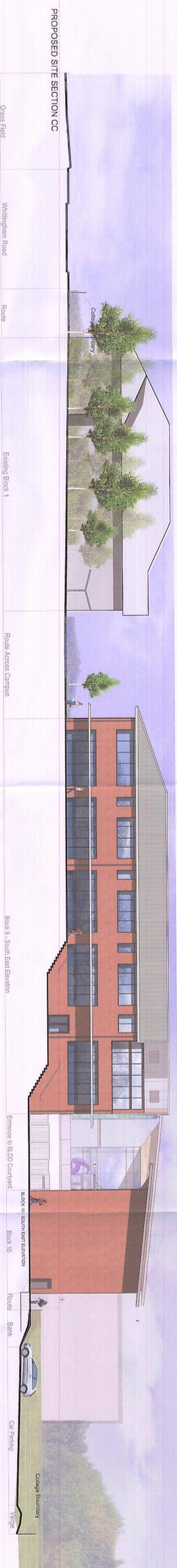
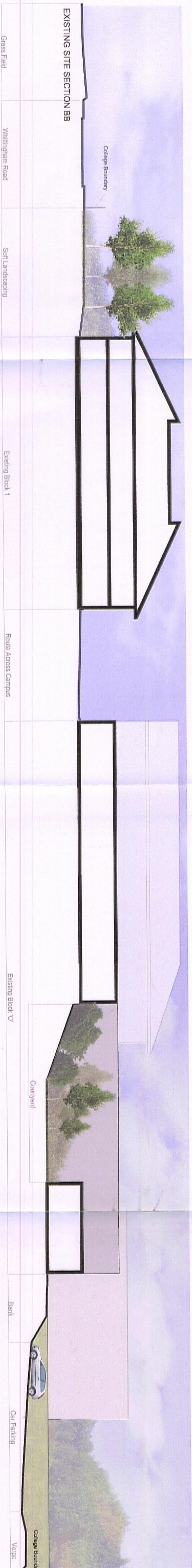
PROPOSED LAYOUT - 1:1250

PLANNING

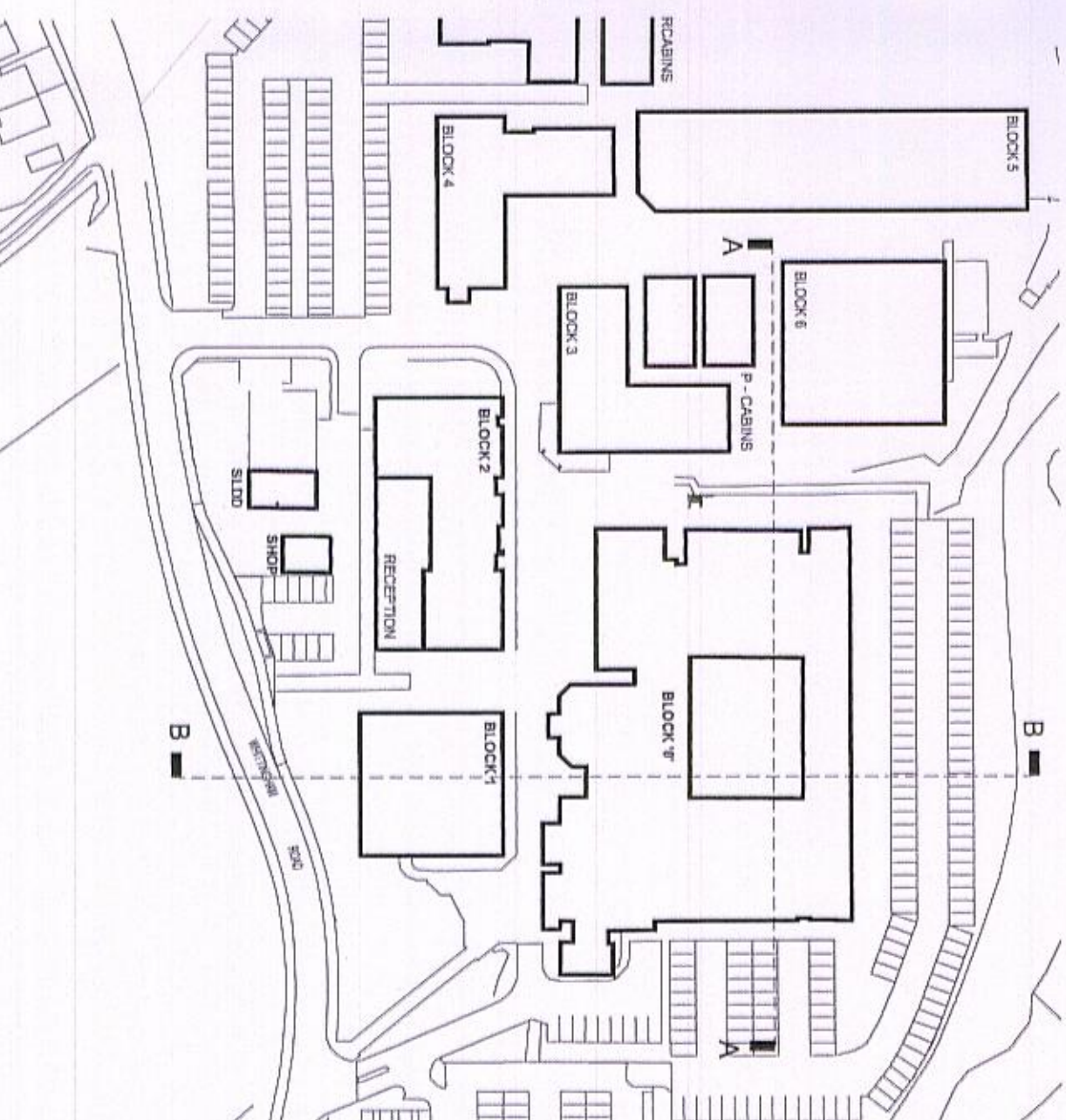
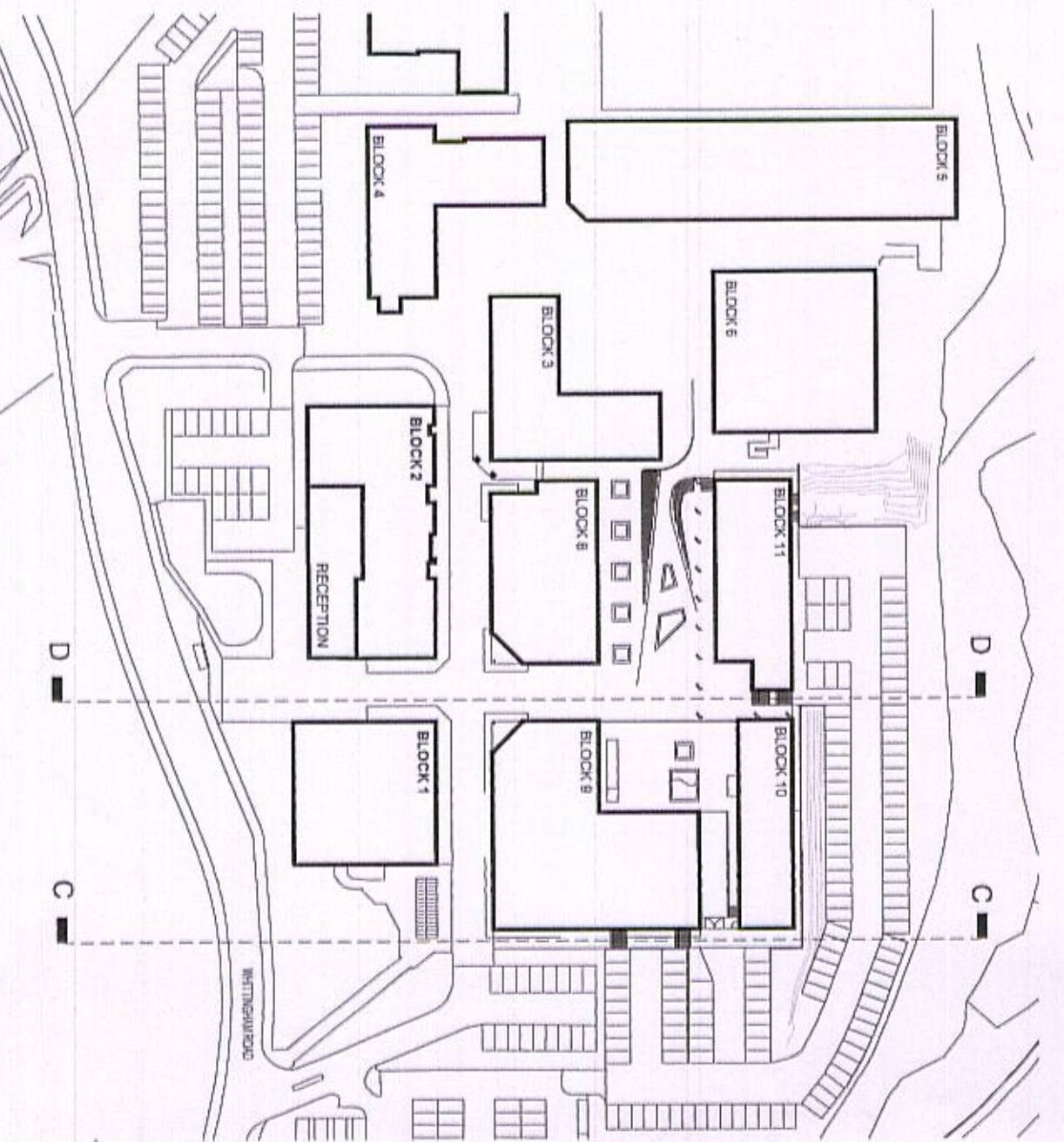
HALESOWEN COLLEGE
DUDLEY

SITE ELEVATIONS / SECTIONS
SHEET 2

1:200 26.08.08 JCSJ JJ DESIGN 51710 D114



RECEIVED
4 SEP 2003
PLANNING DEPT



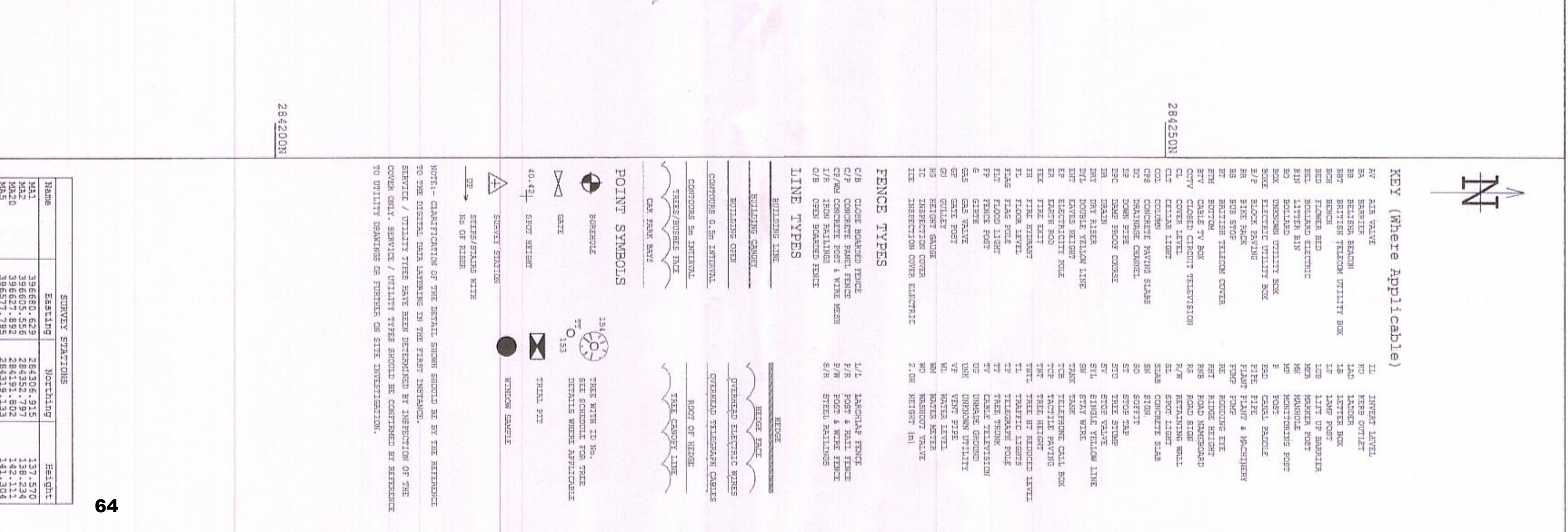
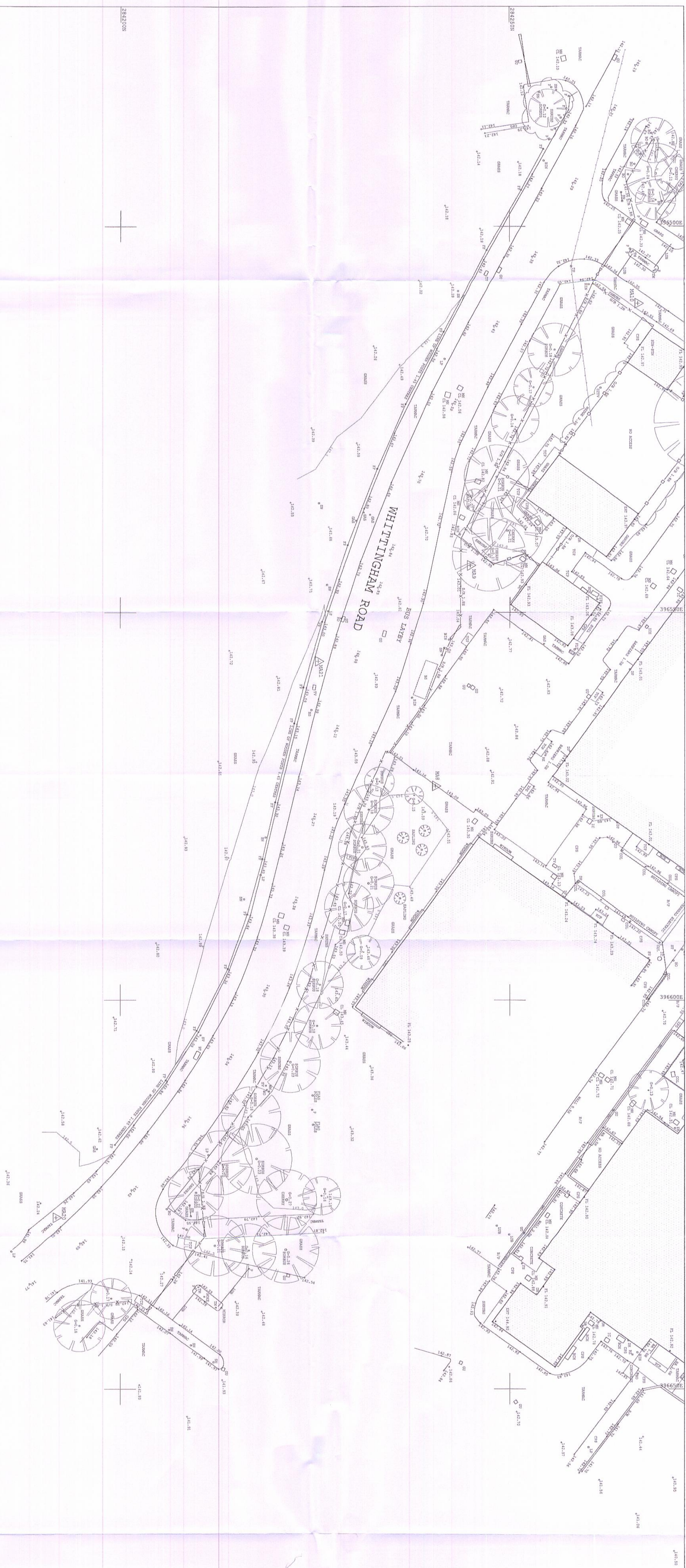
PLANNING

PROJECT
HALESOWEN COLLEGE
DUDLEY

DATE
26.08.08
SHEET 1
SITE ELEVATIONS / SECTIONS

1:200
26.08.08
JCSJ JJ
DESIGN

B&K Architecture
28 Pickford Street, Birmingham, B5 5QH
T: 0121 613 0000 F: 0121 613 0100 E: design@bka.co.uk



Name	Survey Stations			
	Station	Northings	Eastings	
MA1	100	100	100	100
MA2	100	100	100	100
MA3	100	100	100	100
MA4	100	100	100	100
MA5	100	100	100	100
MA6	100	100	100	100
MA7	100	100	100	100
MA8	100	100	100	100
MA9	100	100	100	100
MA10	100	100	100	100

SERVICE / UTILITY TYPES HAVE BEEN DETERMINED BY INSPECTION OF THE COVER ONLY. SERVICE / UTILITY TYPES SHOULD BE CONFIRMED BY REFERENCE TO UTILITY DEPARTMENTS OR FURTHER ON SITE INVESTIGATION.

NOTES

TREES AND AREAS OF VEGETATION HAVE BEEN SURVEYED AS FOLLOWS:

COORDINATES RELATED TO 05CMB161021 AT SURVEY STATION M1.
DATA PRESENTED ON A LOCAL PLANE GRID.
DATUMS DETERMINED BY GPS/CGNET OBSERVATIONS.

B	STONEY ALMA INCREASED	MMR	26/06/08
A	ENAVS RESIDENT ACCUSED BY 1.6M	MMR	18/03/08
NO	INFORMATION	Py	DATE
			Chk

REVISIONS

M&A
SURVEYS LTD

The Old Chapel
Hopkins Street
Burnt Tree
W Midlands DY4 7ST

tel 0121-551 0161
fax 0121-551 0197
e-mail: mands@bt.com
mandsurvey.co.uk

BM3 ARCHITECTURE LTD

HALESOWEN COLLEGE
WHITTINGHAM CAMPUS.

DRAWING TITLE:

TOPOGRAPHICAL SURVEY

CAD REFERENCE: C:\ALLWORK\2008\8_02\80078

SCALE: 1:200	SHEET SIZE: A0	DRAWING NO:	RE:
DRAWN BY: MERN	DATE: 26.06.2008	08/002_SOUTH	B
COPYRIGHT © M & A SURVEYS LIMITED			
©2008			

job number	drawing number	revision
51710	D104	E

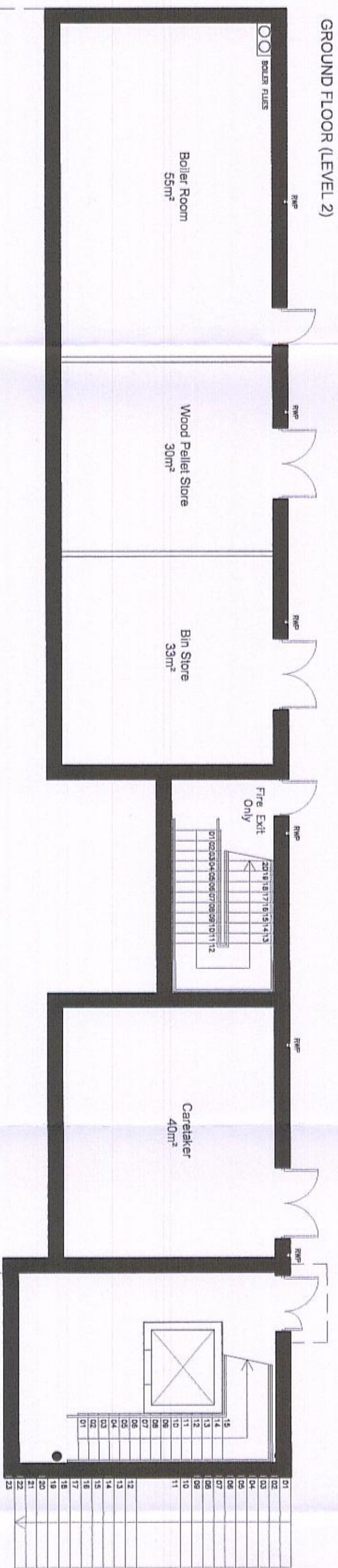
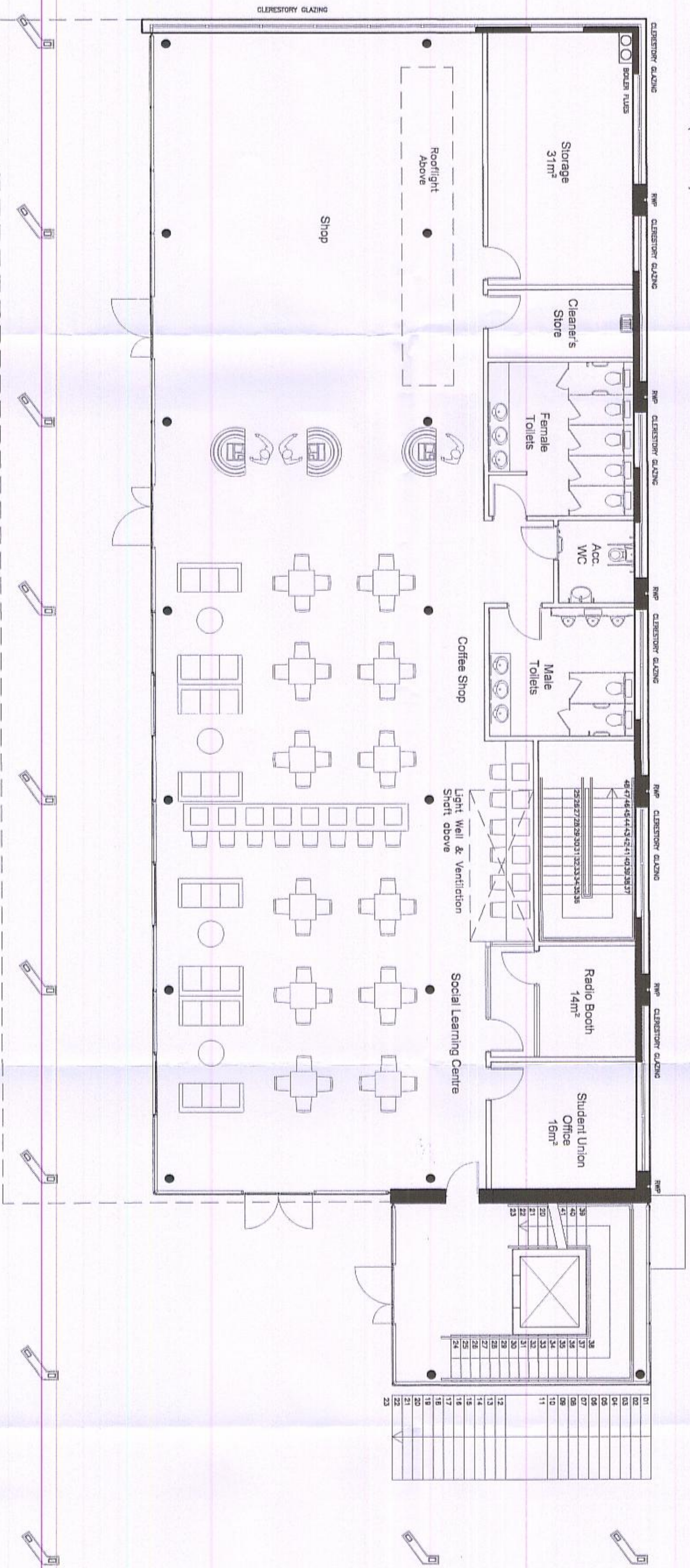
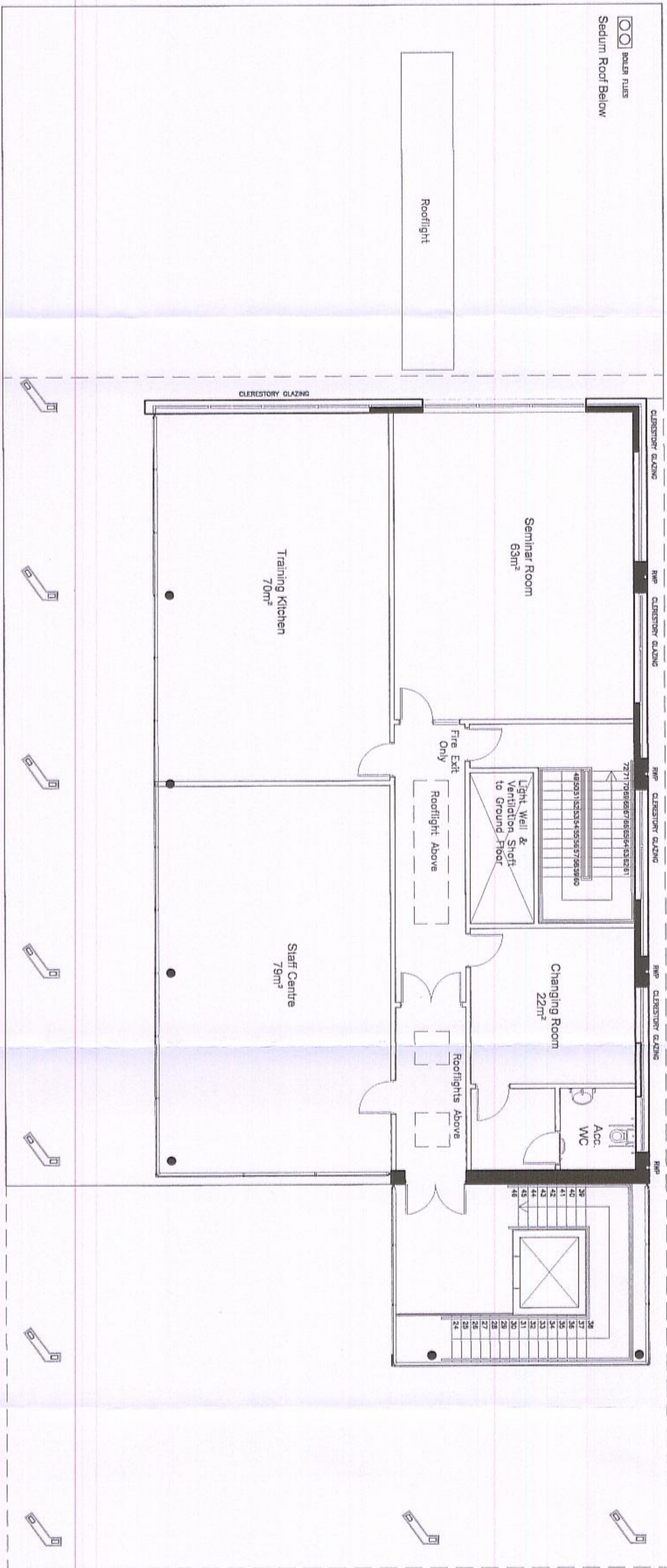
Name

Copyright in this drawing remains the property of BMS Architecture Limited.

Do not scale this drawing.

Work to British dimensions only.

Consenters and consultants are to advise BMS Architecture Limited of any discrepancies.



Outline of Building Above

LOWER GROUND FLOOR (LEVEL 1)

revision	date	by
A	24.07.08	JJ
B	04.08.08	JJ
C	18.08.08	JJ
D	20.08.08	JJ
E	26.08.08	JJ

Project
HALESOWEN COLLEGE
DUDLEY

CS&B Element

DESIGN

Drawing
BLOCK 11
FLOOR PLANS

drawn by	checked
JJ	
scale	date
1:100	JULY 08
job number	drawing number
51710	D104
	revision
	E

18/01/2009
Block 10 Floor Plans

Job number	drawing number	revision
51710	D103	D

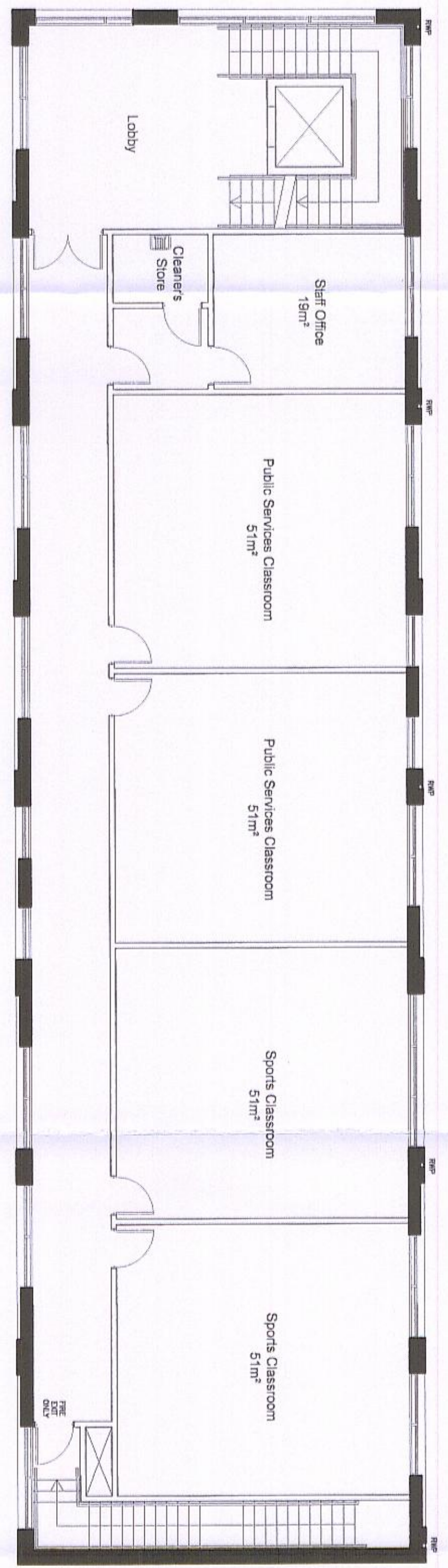
Notes

Copyright in this drawing remains the property of BVE Architecture Limited.

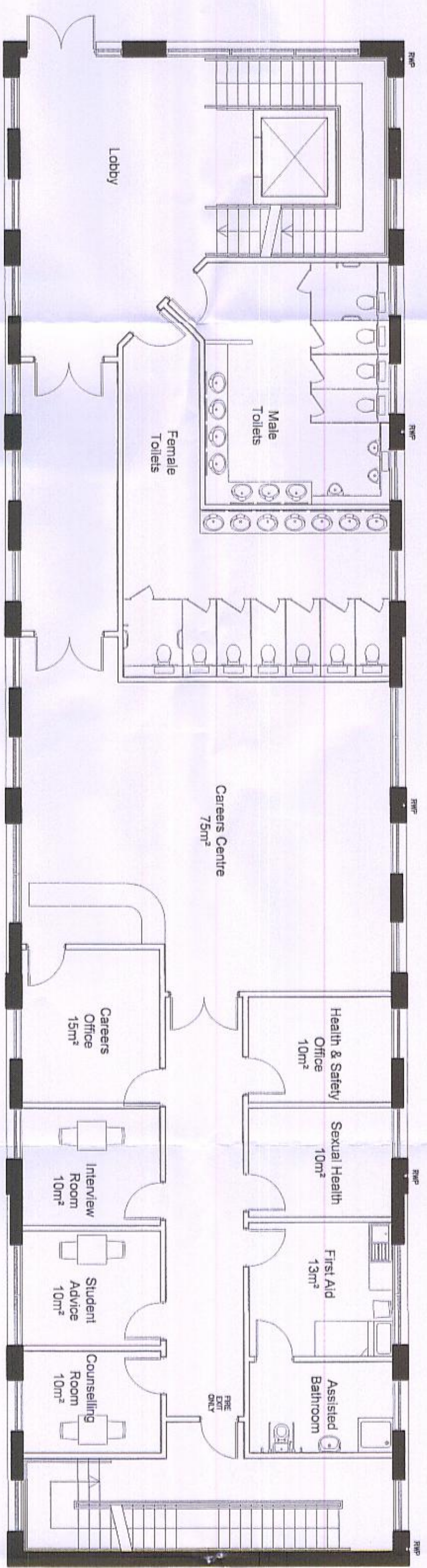
Do not copy and printing.

Not to be signed electronically only.

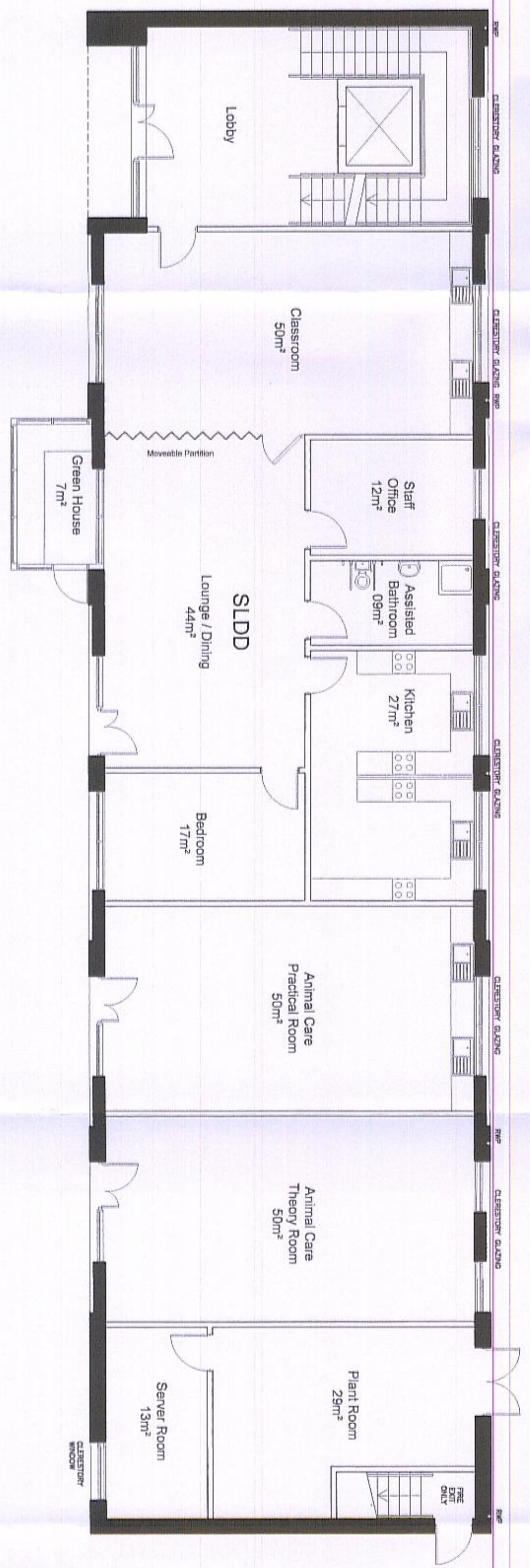
Contractors and consultants are to advise BVE Architecture Limited of any discrepancies.



FIRST FLOOR (LEVEL 3)



GROUND FLOOR (LEVEL 2)



LOWER GROUND FLOOR (LEVEL 1)

RECEIVED
- 4 SEP 2008
BVE ARCHITECTURE

revision	date	by
A	24.07.08	JJ
B	01.08.08	JJ
C	16.08.08	JJ
D	28.08.08	JJ

Project
**HALESOWEN COLLEGE
DUDLEY**

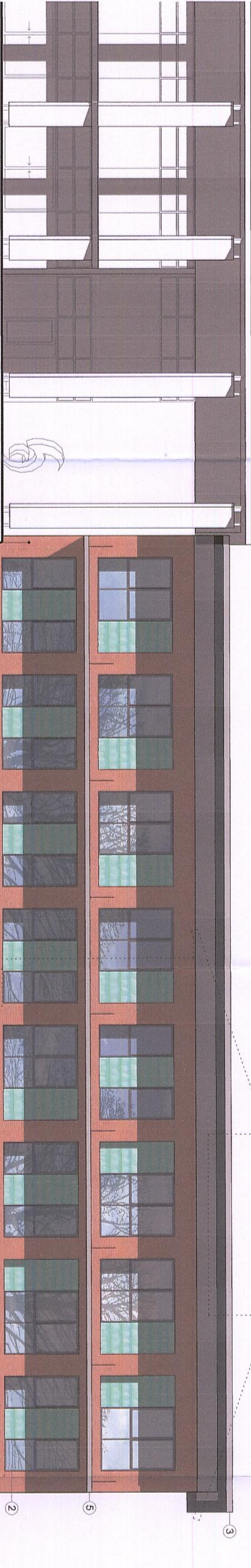
CS&S element
DESIGN

Drawing
**BLOCK 10
FLOOR PLANS**

drawn by	checked
JJ	
scale	date
1:100	JULY 08
job number	drawing number
51710	D103
	revision
	D

job number	drawing number	revision
51710	D111	A

Notes
Copyright in this drawing remains the property of BVA Architecture Limited.
Do not reuse this drawing.
Views to be used in construction only.
Construction and construction to be shown that is not shown in this drawing.



BLOCK 10 - SOUTH WEST ELEVATION

8

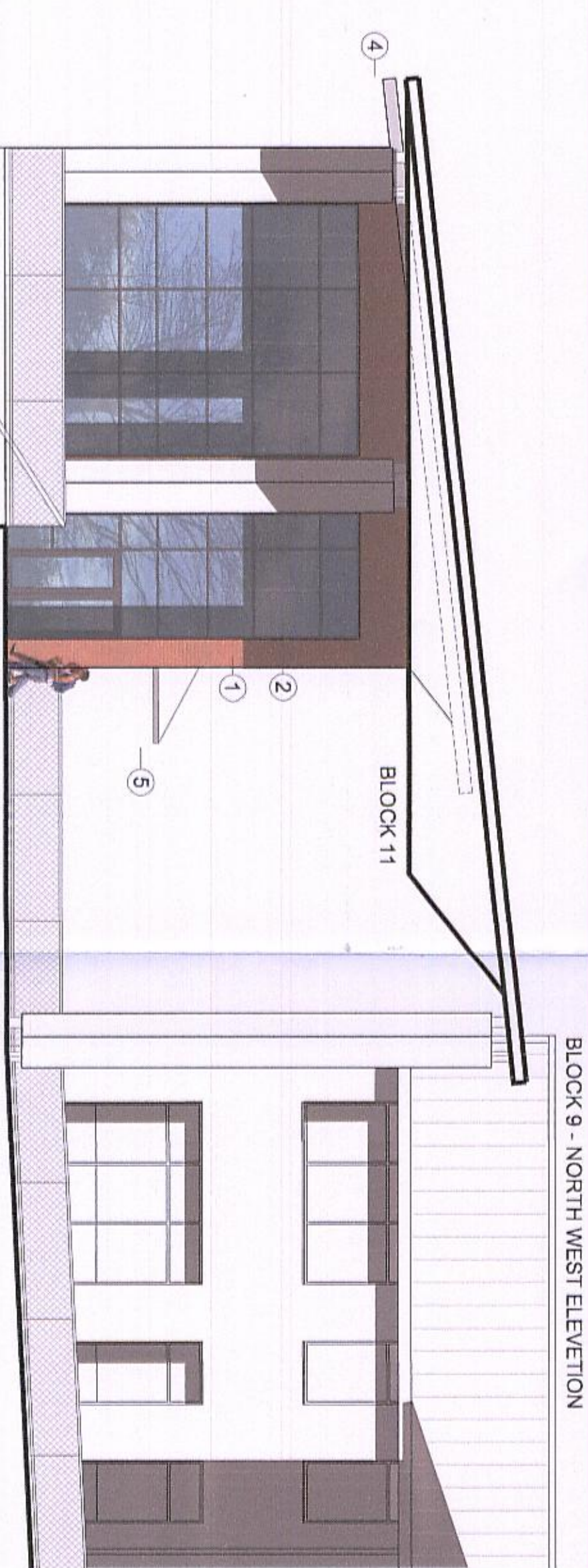
BLOCK 9 - DOTTED LINE

4

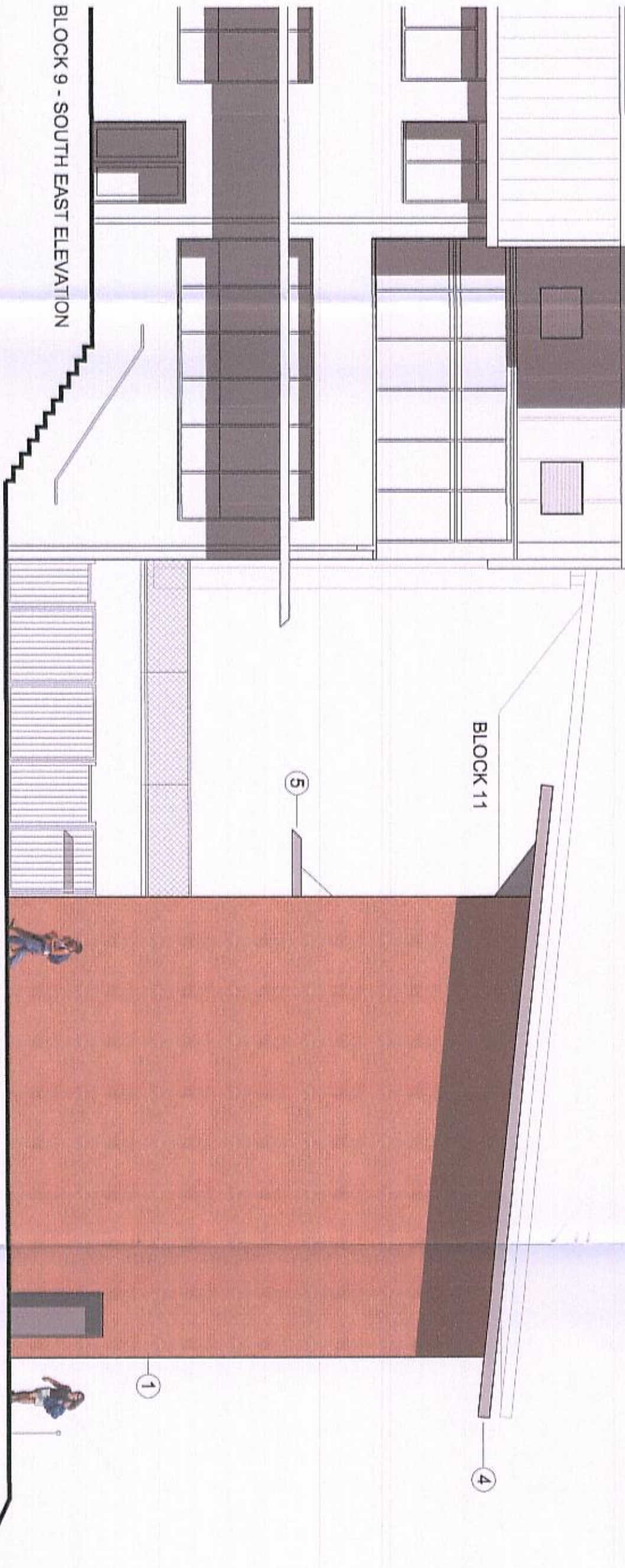


BLOCK 10 - NORTH EAST ELEVATION

BLOCK 11 - NORTH EAST ELEVATION



BLOCK 9 - NORTH WEST ELEVATION



BLOCK 9 - SOUTH EAST ELEVATION

BLOCK 10 - SOUTH EAST ELEVATION

- Materials**
- 1 - External Wall construction:
Facing brickwork - Blockly
- Hadley Red Mixture
 - 2 - PPC aluminium framed windows
 - 3 - PPC aluminium RWP
recessed into brickwork
 - 4 - Mono pitch roof
Aluminium Standing seam
with aluminium verge
6° pitch
 - 5 - Aluminium Brise soleil
 - 6 - Pre - Patinated Copper infill panel
 - 7 - Proposed Public Art
(indicative sculpture)
 - 8 - PPC Aluminium Framed green
house for SLDD

PLANNING

revision	date	by
A	22.08.08	JCSJ

Planning and Design Services

7 SEP 2008

project
HALESOWEN COLLEGE
DUDLEY

CS&B element
DESIGN
drawing
BLOCK 10
FLOOR PLANS

drawn by	checked	date	revision
JJ		JULY 08	A
scale	job number	drawing number	revision
1:100	51710	D111	A

BVA Architecture
28 Pickford Street - Birmingham - B5 5QH
T: 0121 433 0000 - F: 0121 433 0300 - E: design@bva.co.uk

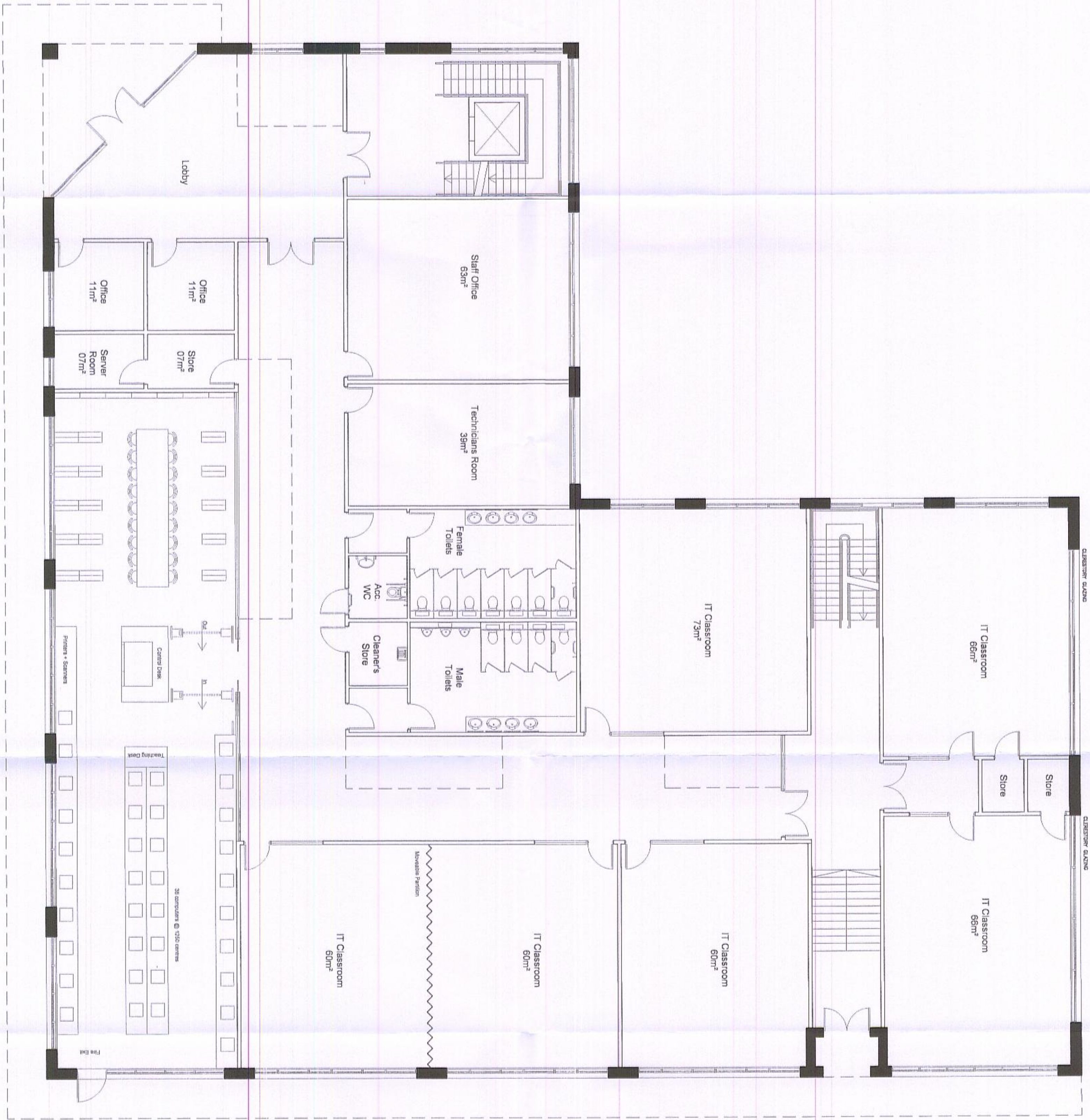
job number	drawing number	revision
51710	D101	C

Note:
Copyright in this drawing remains the property of BMS Architecture Limited.
Do not make this drawing
refer to related dimensions with
Contractors and consultants are to achieve BMS Architecture Limited's design requirements.

revision	date	by
A	24.07.08	JJ
B	05.08.08	JG
C	20.08.08	JJ

ALL WINDOWS
WINDOWS IMPROVED
PARTITIONS SHOWN TO THE SIZE OF CLASSROOM DOORS
PARTITIONS ADJUSTED IN STOREFRONT

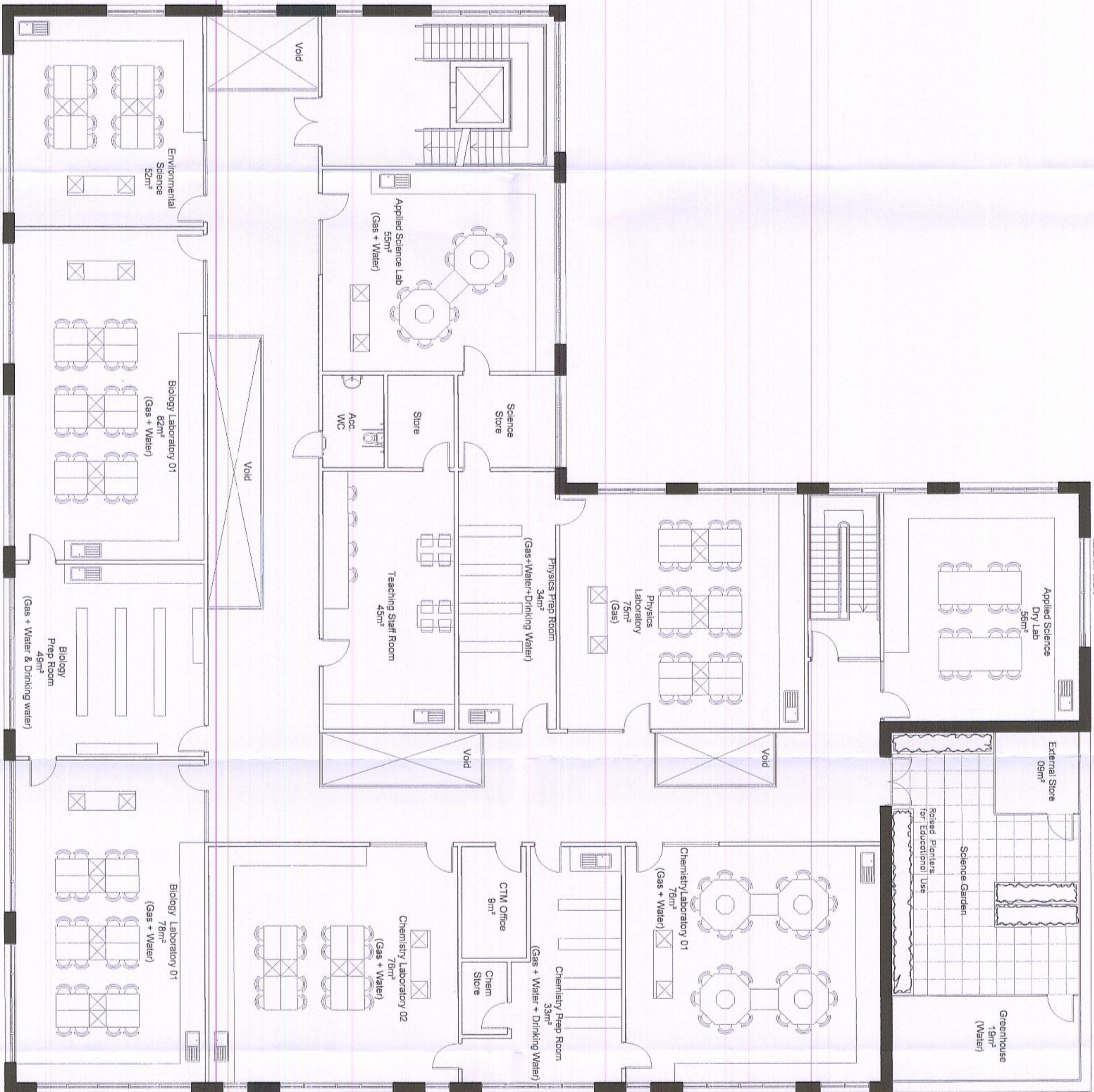
RECEIVED
- 4 SEP 2008



project	HALESOWEN COLLEGE DUDLEY
CSd element	DESIGN
drawing	BLOCK 9 GROUND FLOOR PLAN (LEVEL 2)
drawn by	JJ
checked	
scale	1:100
date	JULY 08
job number	51710
drawing number	D101
revision	C

job number	drawing number	revision
51710	D102	C

Notes:
Copyright in this drawing remains the property of B&B Architecture Limited.
No part of this drawing
may be reproduced
without permission only.
Contractors and consultants are to advise B&B Architecture Limited of any discrepancies.

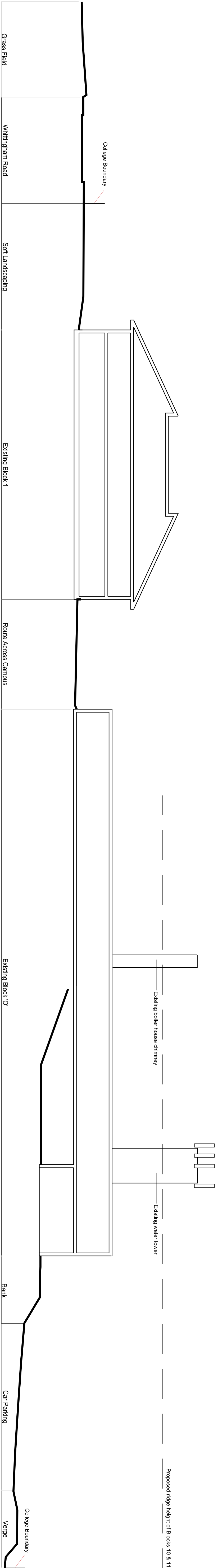


revision	date	by
A	24.07.08	JJ
B	05.08.08	JJS
C	20.08.08	JJ
	25.08.08	AJ

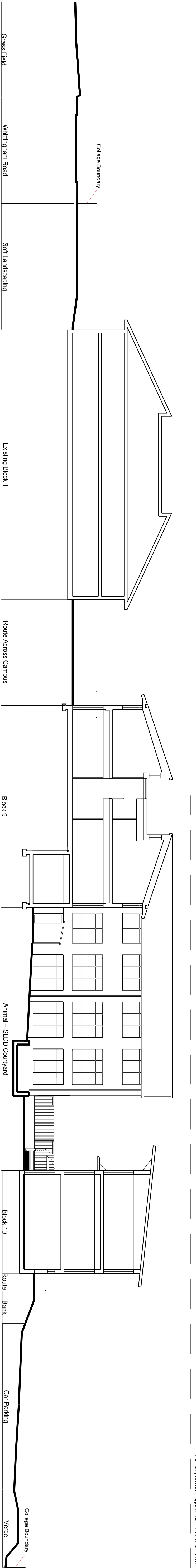
project	HALESOWEN COLLEGE DUDLEY
design element	DESIGN

drawing	BLOCK 9 FIRST FLOOR PLAN (LEVEL 3)
---------	--

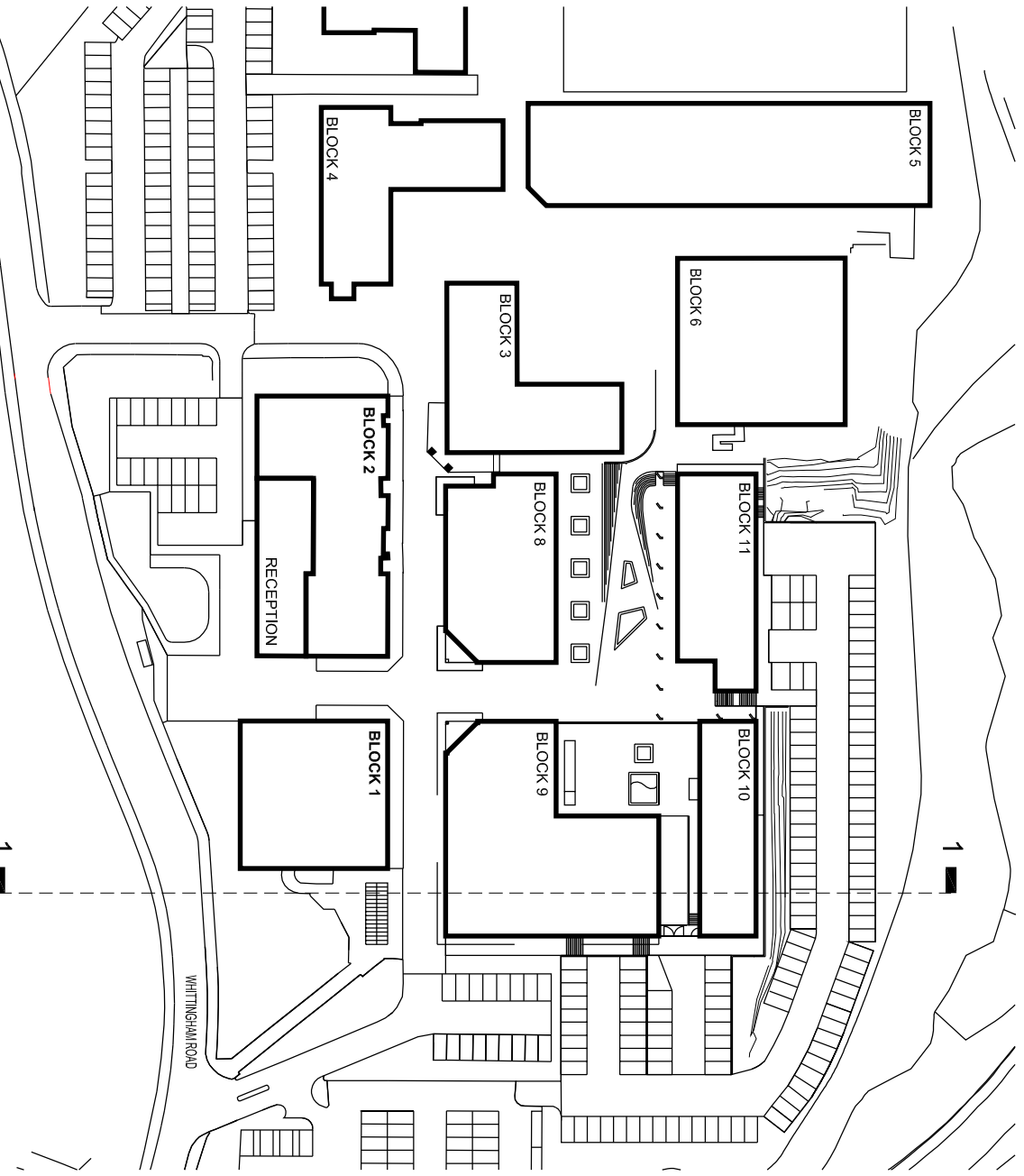
drawn by	JJ	checked	
scale	1:100	date	JULY 08
job number	51710	drawing number	D102
revision			C



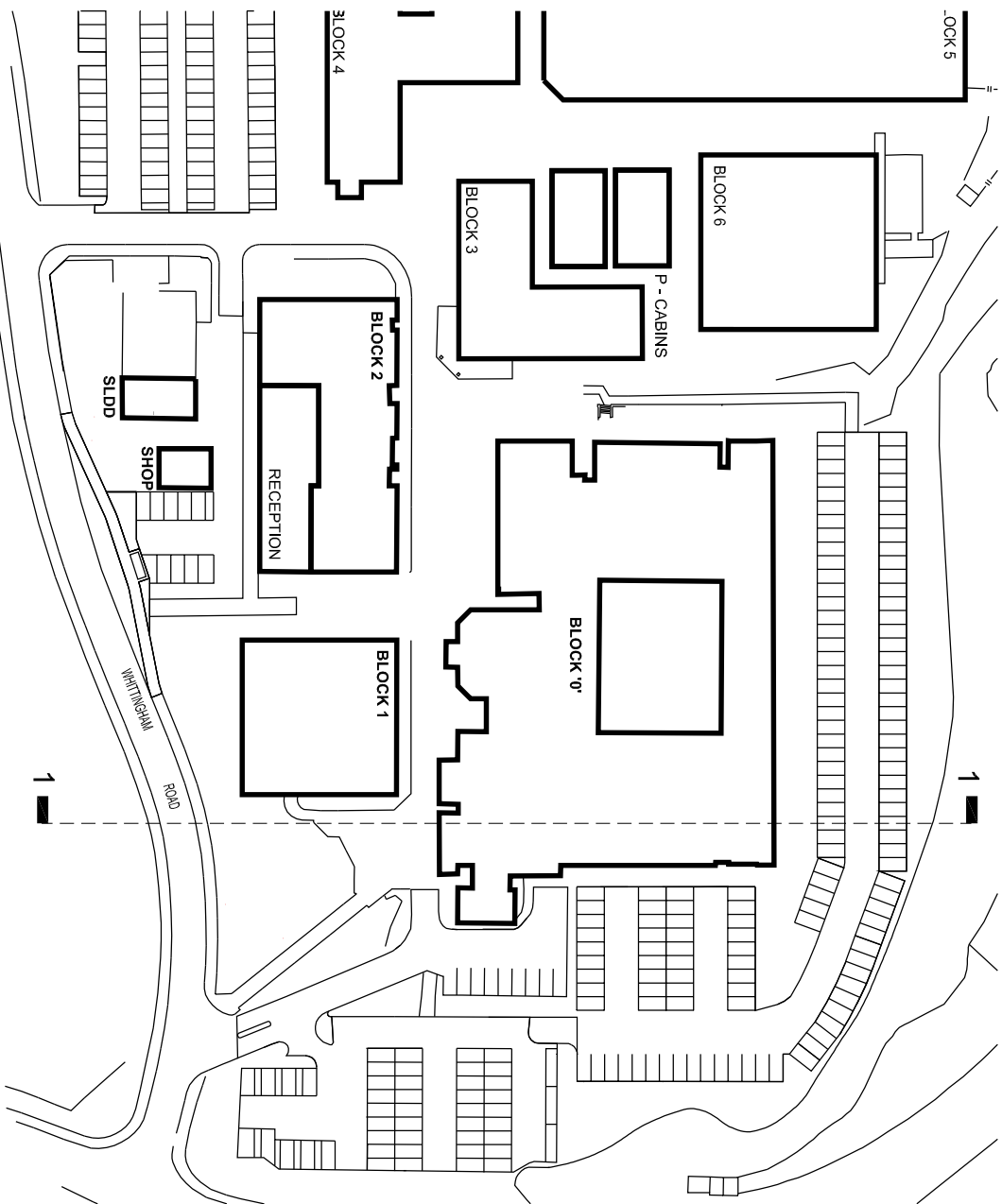
EXISTING SITE SECTION 1



PROPOSED SITE SECTION 1



PROPOSED LAYOUT 1:1250



EXISTING LAYOUT 1:1250

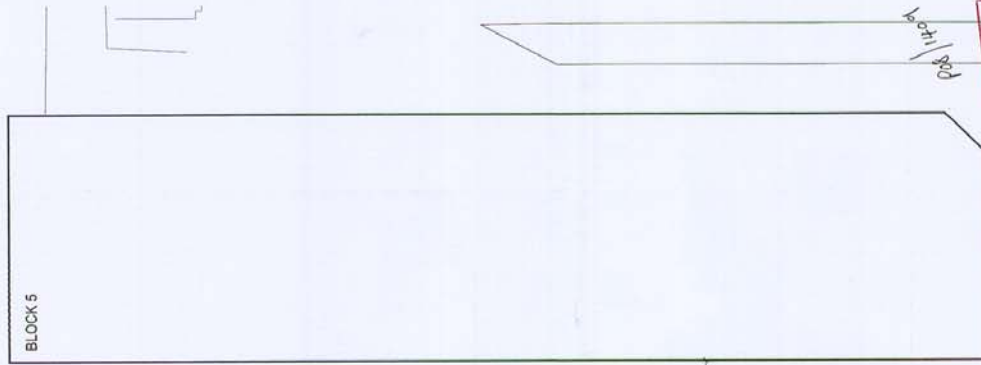
PLANNING

PROJECT
HALESOWEN COLLEGE
DUDLEY
SITE SECTIONS

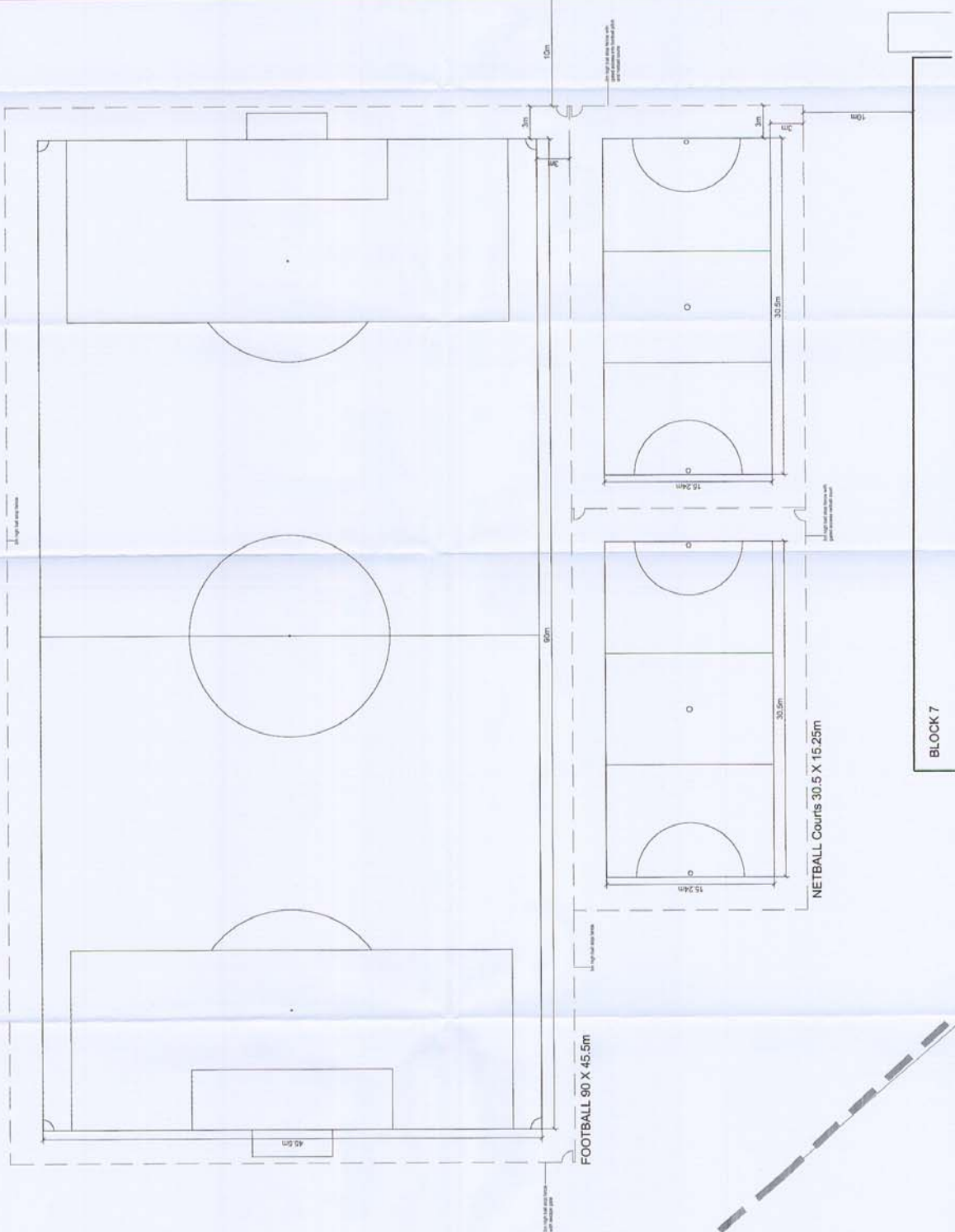
SCALE	DATE	DESIGNED BY	CHECKED	CREATED BY	DATE	JOB NUMBER	DESIGNED BY	CHECKED	CREATED BY	DATE
1:200	26.08.08	JCS	JLC	DESIGN	51710	D116				

72

Hatch area to identify area to have SINC/SLINC enhancements carried out by Dudley MBC and funded by Halesowen College



BLOCK 5



BLOCK 7

AMENDED PLAN

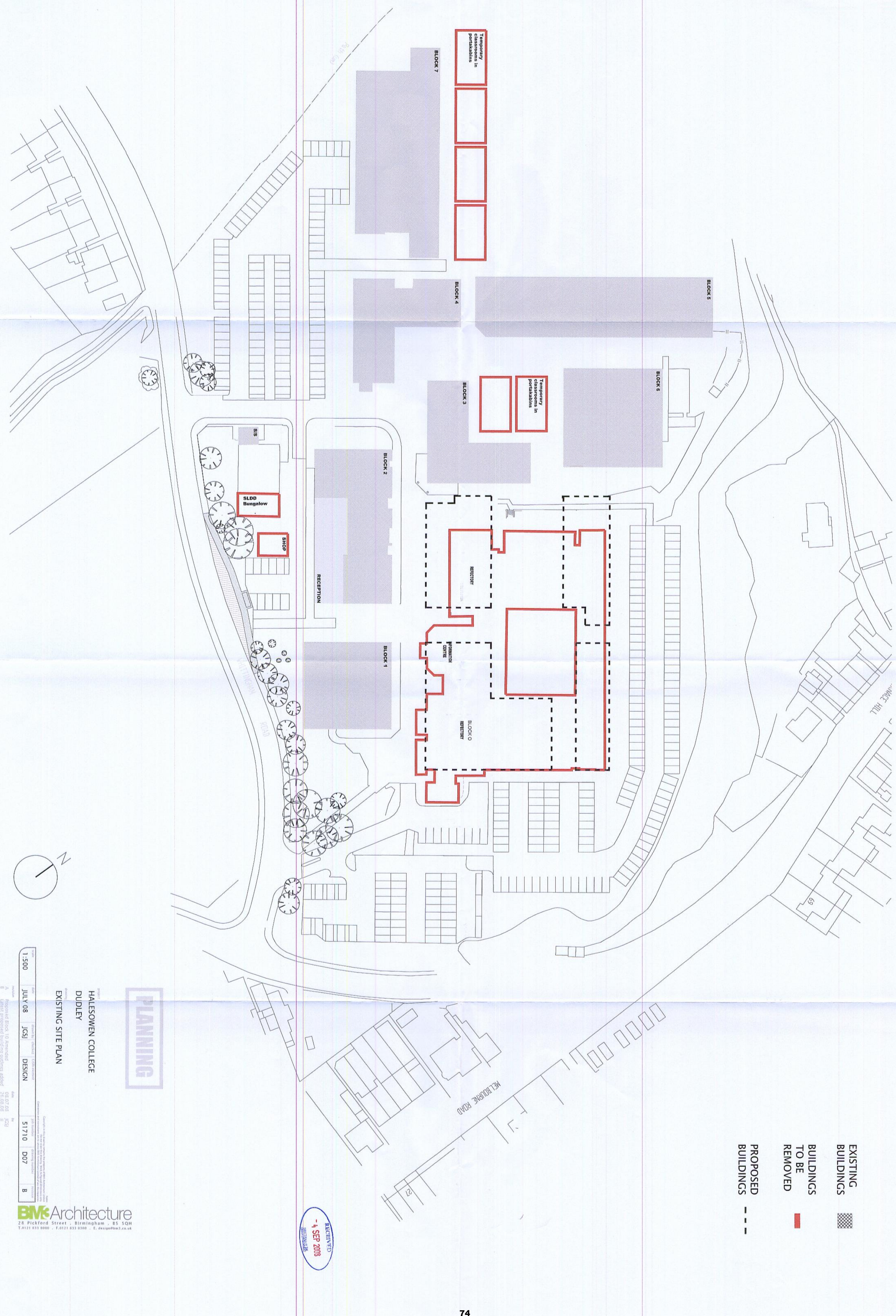
BLOCK 4

HALESOWEN COLLEGE
DUDLEY
LANDSCAPE PROPOSAL -
SHEET 03

12/12/08

18011409
existing site
layout

- EXISTING BUILDINGS
- BUILDINGS TO BE REMOVED
- PROPOSED BUILDINGS



PLANNING

RECEIVED
4 SEP 2009

HALESOWEN COLLEGE
DUDLEY
EXISTING SITE PLAN

DATE	BY	REVISION
1:500	JCSJ	DESIGN
JULY 08	JCSJ	DESIGN
51710	D07	B

28 Pickford Street, Birmingham, B5 5QH
T: 0121 833 0000 F: 0121 833 0100 E: design@bm3.co.uk