

PLANNING APPLICATION NUMBER: P10/0086

| | |
|-------------------------|---|
| Type of approval sought | FULL PLANNING PERMISSION |
| Ward | ST JAMESS |
| Applicant | MISS KATHERINE BLUNDEN, NEW HERITAGE REGENERATION |
| Location: | 203-204, WOLVERHAMPTON STREET, DUDLEY, WEST MIDLANDS, DY1 1ED |
| Proposal: | REPAIR AND REFURBISHMENT OF ARCHITECTURAL DETAIL AND PROVISION OF SECURITY GATES |
| Recommendation summary: | APPROVE SUBJECT TO CONDITIONS |

SITE AND SURROUNDINGS

- 1 The application site consists of two buildings located on the northern side of Wolverhampton Street, between High Street and Priory Street. One building is three storeys high and either of late Georgian or early Victorian origin. This building has been rendered, although the flank wall is brick. The other building is two storey high and is either late Victorian or early 20th century. This building retains in part its original shop front or one which was certainly installed prior to the second world war.
- 2 The buildings were last used as a wine bar but are now vacant. The buildings are presently boarded up and in a state of disrepair.

PROPOSAL

- 3 The planning application is for the refurbishment and architectural reinstatement of the two buildings. The main alterations to the two-storey building which require planning permission include restoration of the original shop front, including its reinstatement into the alcove. Also proposed is the provision of a set of gates to prevent anti social behaviour in the extended alcove, and the reinstatement of the glazing bars at first floor level, and a new shop fascia.

- 4 In respect of the three-storey building it is proposed to reinstate a first floor bay window, and install a new shop fascia. All other works are repairs which do not require planning permission.

HISTORY

| APPLICATION No. | PROPOSAL | DECISION | DATE |
|-----------------|--|----------|----------|
| DY/53/125 | Alterations And Additions To Publishing Department.. | Granted | 16/04/53 |
| CC/74/697 | Installation Of New Shop Front. | Granted | 23/10/74 |
| CC/78/229 | Alterations To Provide Wine Bar And Bistro. | Granted | 16/03/78 |
| 86/52101 | Erection Of Canopy To Restaurant/Wine Bar. | Granted | 12/02/87 |
| 96/50017 | Erection Of Two Storey Extension And Use Of Extended Ground Floor As Nightclub With Pool Room And Offices At First Floor | Granted | 14/03/96 |
| 97/50841 | Ground Floor Lounge Dance Floor And Bar Extension With First Floor Lounge And Toilet Facilities. | Refused | 13/11/97 |
| 98/51687 | Erection Of Ground Floor Lounge Dance Floor And Bar Extension And First-Floor Lounge Toilets And Office/Staff | Granted | 07/06/99 |
| P00/50542 | 2 Storey Extension To Provide Lounge Dance Floor And Bar Extension At Ground Floor And Lounge And Toilet Facilities | Granted | 03/08/00 |

PUBLIC CONSULTATION

- 5 No representations received

OTHER CONSULTATION

- 6 None

RELEVANT PLANNING POLICY

Unitary Development Plan

S4 Heritage Assets

DD1 Urban Design

DD3 Design of Retail Development

HE1 Local Character and Distinctiveness

HE4 Conservation Areas

HE5 Buildings of Local Historic Importance

HE6 Listed Buildings

Supplementary Planning Guidance/Documents

Dudley Town Centre Area Development Framework

Historic Environment Supplementary Planning Document

National Planning Guidance

PPS1 - Delivering Sustainable Development

PPG15 – Planning and the Historic Environment

ASSESSMENT

- 7 The main issues are
- Policy
 - Design and Conservation issues
 - Security and Community Safety
 - Other Issues

Policy

- 8 The application site is located within the Dudley Town Centre and as such there is a duty for development to preserve and enhance the character of the designation (policy HE4)
- 9 The building is also contained within the monuments and records list and therefore the impact of any external alterations to the building need to be carefully considered (policies HE1 and HE5).

Design and Conservation Issues

- 10 The planning application is for the refurbishment and architectural reinstatement of the two buildings. The main alterations to the two-storey building which require planning permission include restoration of the original shop front, including its reinstatement into the alcove. Also proposed is the provision of a set of gates to prevent anti social behaviour in the extended alcove, and the reinstatement of the glazing bars at first floor level, and a new shop fascia.
- 11 In respect of the three-storey building it is proposed to reinstate a first floor bay window, and install a new shop fascia. All other works are repairs which do not require planning permission, which includes all internal alterations.
- 12 The alterations are being promoted as part of the Townscape Heritage Initiative (THI) and have been the subject of pre application negotiation.
- 13 The proposals are welcomed and are considered to be sympathetic and enhance the appearance of the buildings, as well as contributing to the general improvement of the Dudley Town Centre Conservation Area. The enhancement also will improve the marketability of the building which has become “run down” since it was last used as a wine bar.

Security and Community Safety

- 14 The changes to the shop front involve the creation of an alcove as the shop front is to be extended in to what is used as the current retail space. This is to be undertaken as the shop front was originally designed like this. However, such alcoves can facilitate anti social behaviour in that natural surveillance from the street is restricted. To prevent this a set of traditional metal gates are proposed across the entrance to the alcove. The design of these gates is considered to be appropriate and replicates features which can be found in other historic town centres.

Other issues

- 15 As no change of use is proposed there are no other matters other than design and the impact on the conservation area which can be reasonably considered.

CONCLUSION

16 The proposed development is considered to enhance and preserve the character of the conservation area as well improving the appearance of the buildings in themselves. Consideration has been given to policies S4 Heritage Assets DD1 Urban Design DD3 Design of Retail Development HE1 Local Character and Distinctiveness HE4 Conservation Areas HE5 Buildings of Local Historic Importance and HE6 Listed Buildings of the Dudley Unitary Development Plan.

RECOMMENDATION

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

Reason for approval

The proposed development is considered to enhance and preserve the character of the conservation area as well as improving the appearance of the buildings in themselves. Consideration has been given to policies S4 Heritage Assets DD1 Urban Design DD3 Design of Retail Development HE1 Local Character and Distinctiveness HE4 Conservation Areas HE5 Buildings of Local Historic Importance and HE6 Listed Buildings of the Dudley 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.

The development hereby permitted shall be built in accordance with the approved plans numbered MV/2009/001/01/101A, 102, 103B, 104A, 105A and 106 unless otherwise agreed in writing by the Local Planning Authority.

Conditions and/or reasons:

1. A05A Commencement within 3 years - Full
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. Notwithstanding the details specified, details shall be submitted to and approved in writing by the local planning authority of the proposed method of providing double-glazing and/or secondary glazing
4. Development shall not begin until details of the joinery (for the bay window, sash windows, shop front, doors, fanlights, tracery etc) to be used in the external elevations

and its colour and finish have been submitted to and approved in writing by the local planning authority. Large scale architectural drawings (at 1:1, 1:2 or 1:5) and/or samples of the sections and profiles of jambs, heads, sills, glazing bars, fascia, pilasters, stallriser and headings together with their relationships to masonry apertures.

5. Notwithstanding the details shown on the approved plans, prior to the commencement of development the following shall be submitted to and approved in writing by the local planning authority:
- Large scale architectural drawings of the proposed security gates (front and rear) and their colour and finish which will be in a colour to match the approved colour for the shop front.
 - Details of the shop front sign writing (font, size and finish)
 - Details/samples of the type, texture, colour and finish of the proposed render frontage
 - Details/samples of the cast iron rainwater goods
 - Details/drawings of the existing gornal stone wall and how it is to be repaired and protected.
 - Details/samples of the material to be used to create the non-slip ramp into 204 Wolverhampton Street.

The above external features installed on the building shall be in accordance with the approved details and shall not be replaced, except in accordance with the same approved details. The external render shall be colour coated in accordance with the same approved details and the colour shall not be changed without the prior written agreement of the local planning authority.



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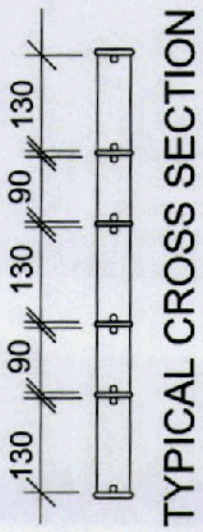
26 JAN 2010

Former Wine Bar
 203-4 Wolverhampton Street, Dudley

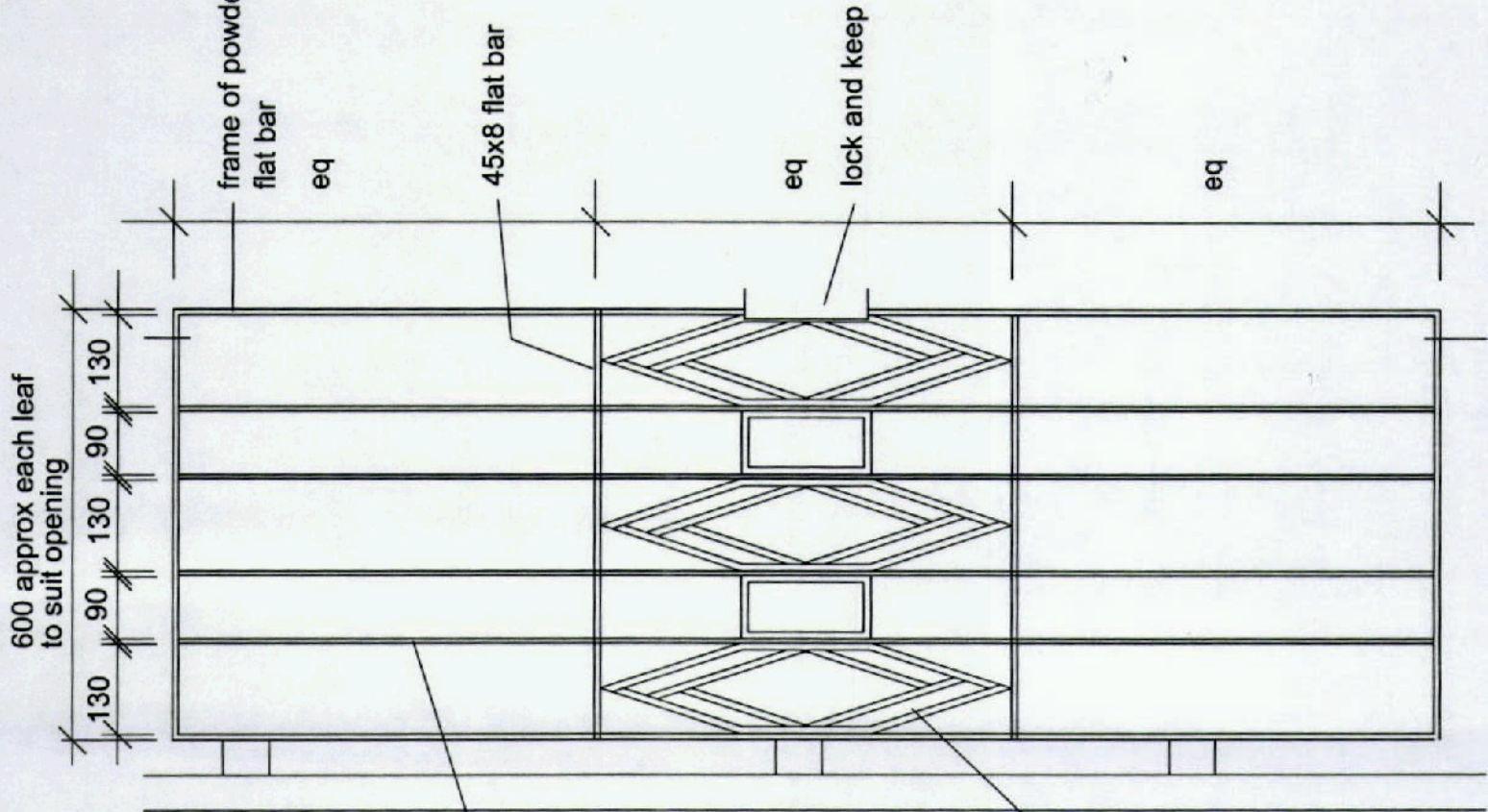
Security gate details

P10/0084

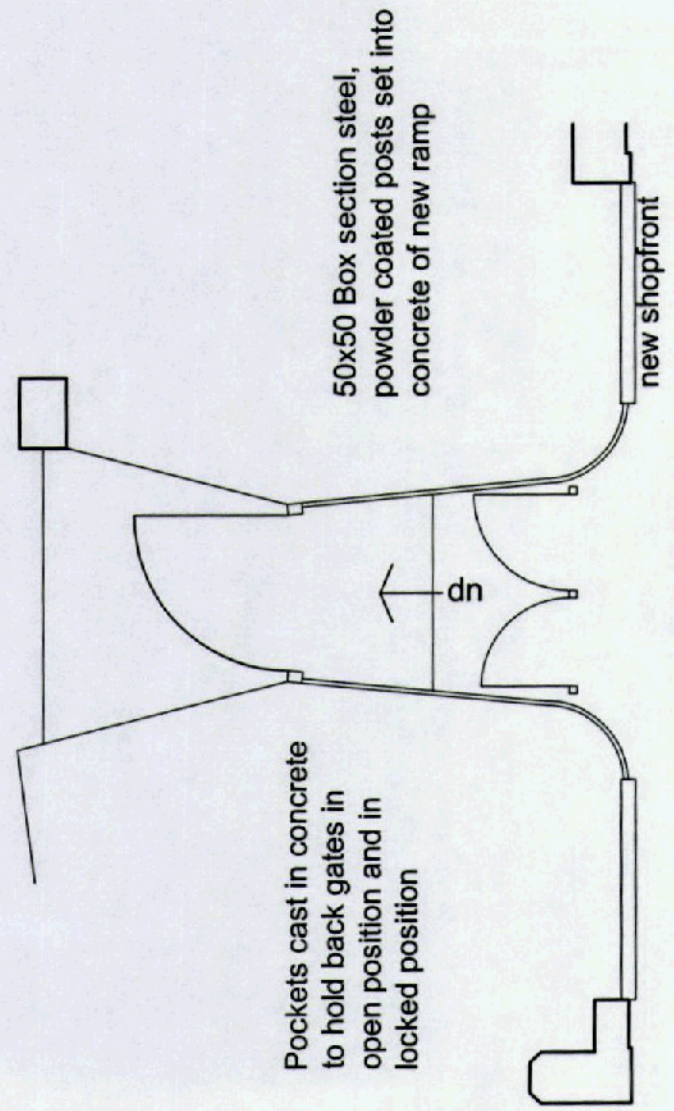
All dimensions are approximate and dictated by site measure. All factory manufactured, welded and powder coated black



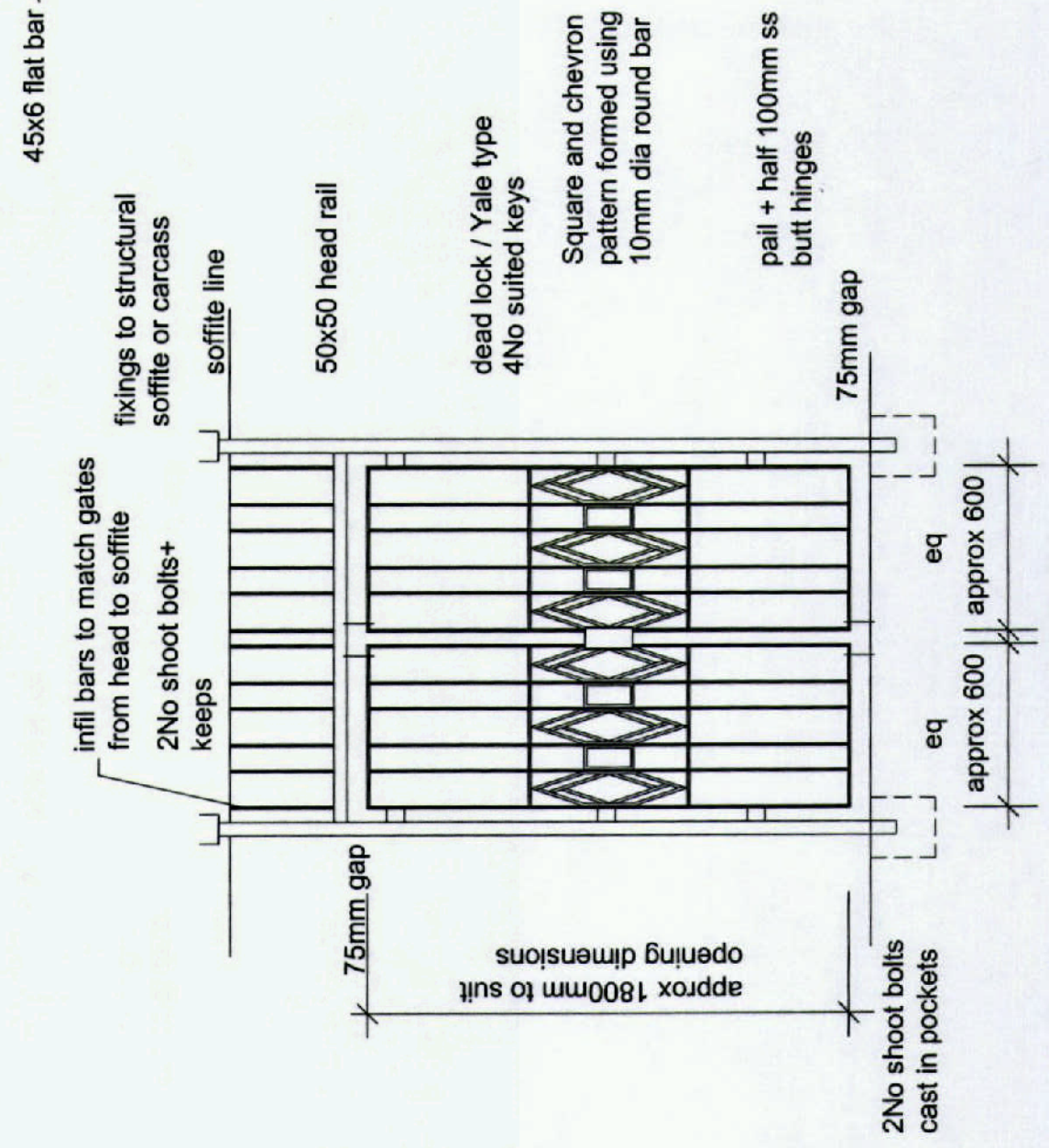
600 approx each leaf to suit opening



GATE LEAF ELEVATION



PLAN



ELEVATION

| Rev | REVISION | DATE |
|-----|---------------------|------|
| A | head detail altered | |

Client:
Dudley M.B.C.
New Heritage Regeneration

Project:
The Former Merlins Cafe
203-204 Wolverhampton Street
Dudley, West Midlands. DY1 1ED

Drawing:
New Gate Details



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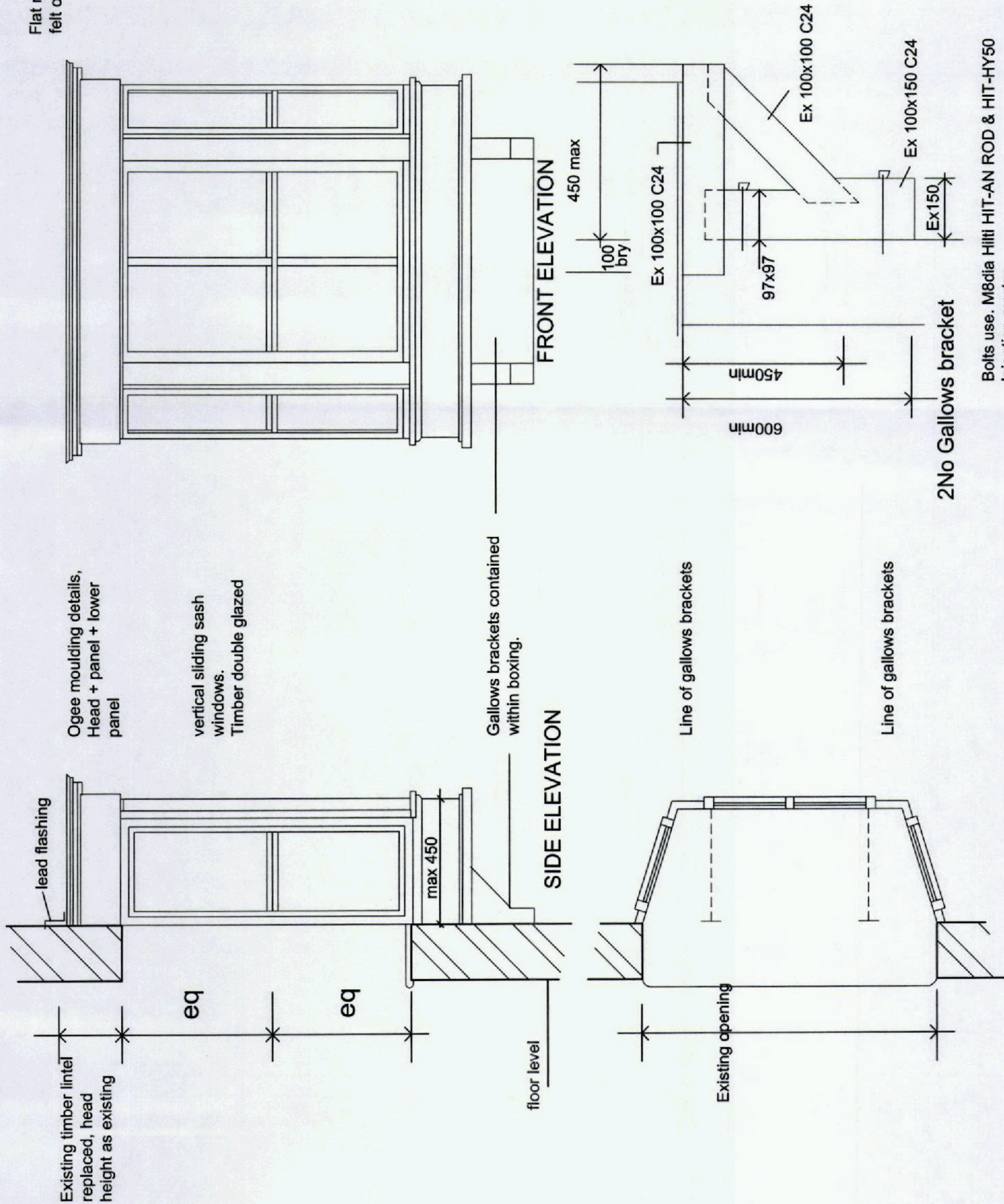
DWG. NO. rev

MV/2009/001/01/105 A

SCALE NTS@A3 DATE Dec 2009 DRAWN IRW

Bay window details
P10/0086

Flat roof over 2 Layer s of Built up felt on 18mm WBP decking



Ogee moulding details, Head + panel + lower panel

vertical sliding sash windows.
Timber double glazed

Gallow's brackets contained within boxing.

Bolts use. M8dia Hilti HIT-AN ROD & HIT-HY50 Injection mortar
Note. 1. Bolts are to be positioned to the centre of a brick
2. All joints are to be dowelled and glued with a proprietary timber adhesive

| Rev | REVISION | DATE |
|-----|---|------|
| A | cover mouldings of gallow's brackets, dims of window adjusted | |

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Drawing:
Bay window details



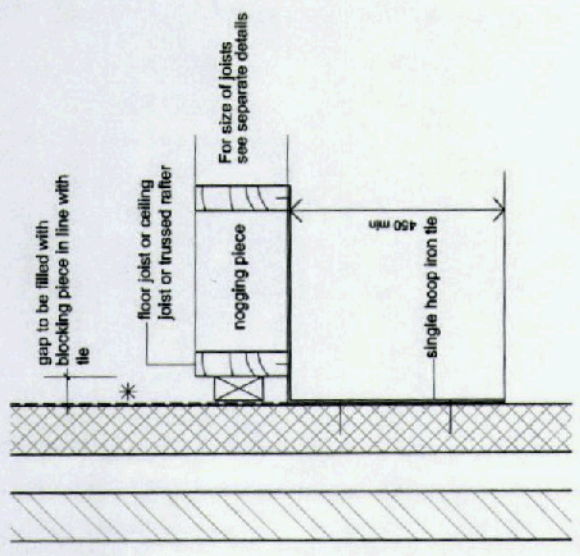
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| MV/2009/001/01/104 | A | Dec 2009 | IRW |

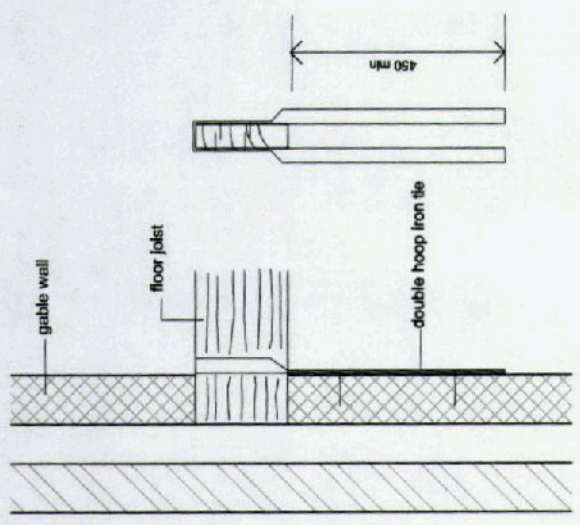
Structural details

P10/0086

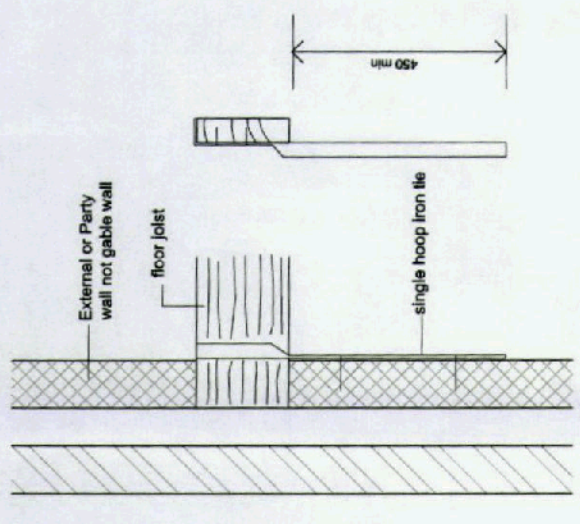
Notes
 Hoop iron tie to be 25mm wide x 22g galvanized, fixed with 10g x 63 mm nails, unless otherwise stated.
 Tiles to be at 1800mm c/s
 Tiles need not be provided within 1800mm of a cross wall min 550mm long bonded into main wall



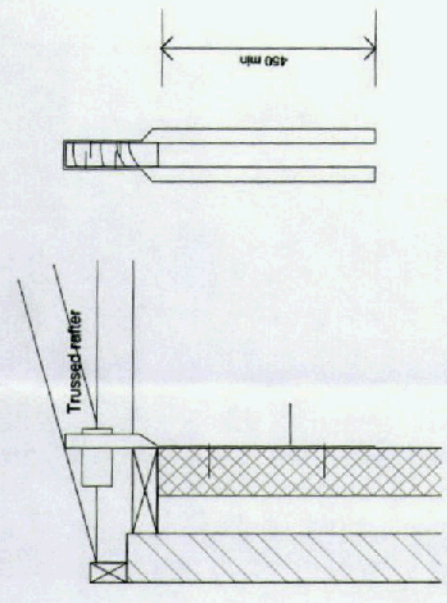
External or party wall
 DETAIL A



Gable wall
 DETAIL B

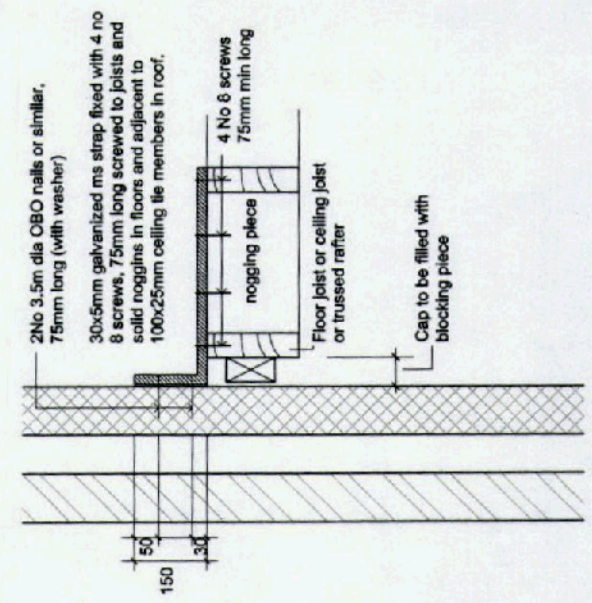


At first floor level
 DETAIL C

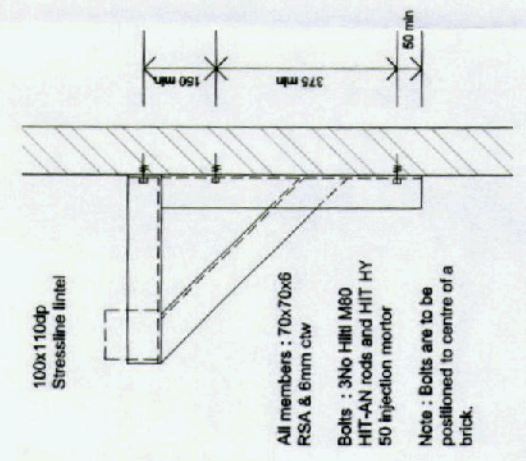


At roof level
 DETAIL C

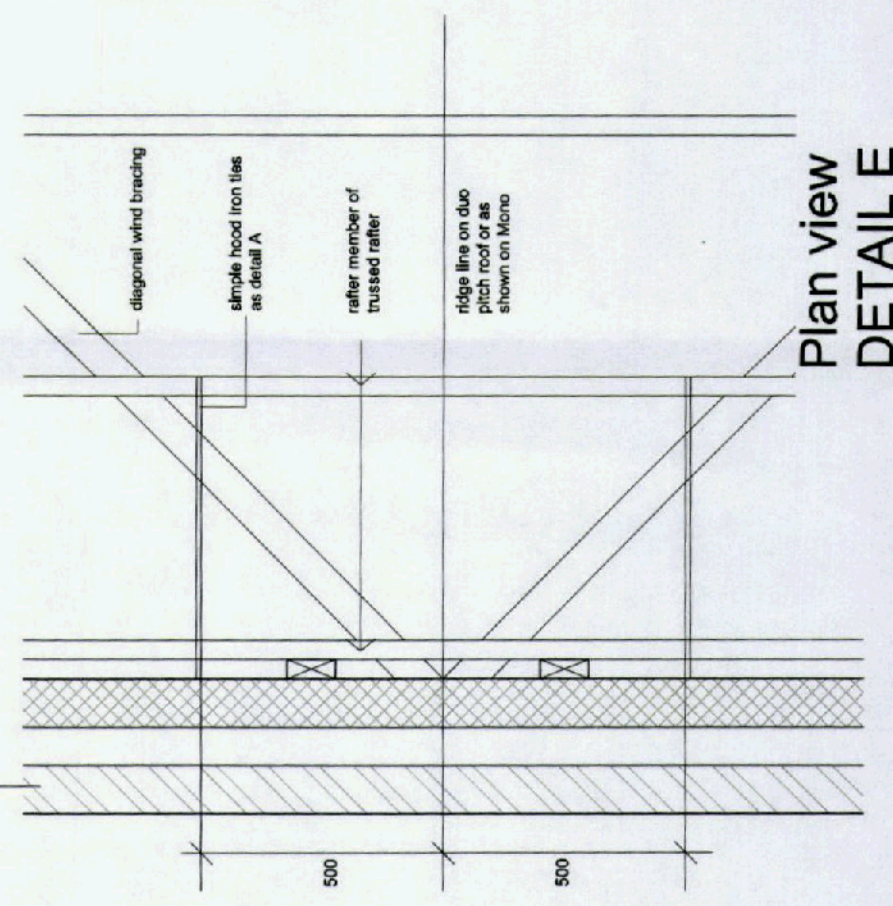
Note:
 * Where window occurs below Detail A then the tie is to go up face of wall



Gable wall
 DETAIL D



DETAIL F



Plan view
 DETAIL E

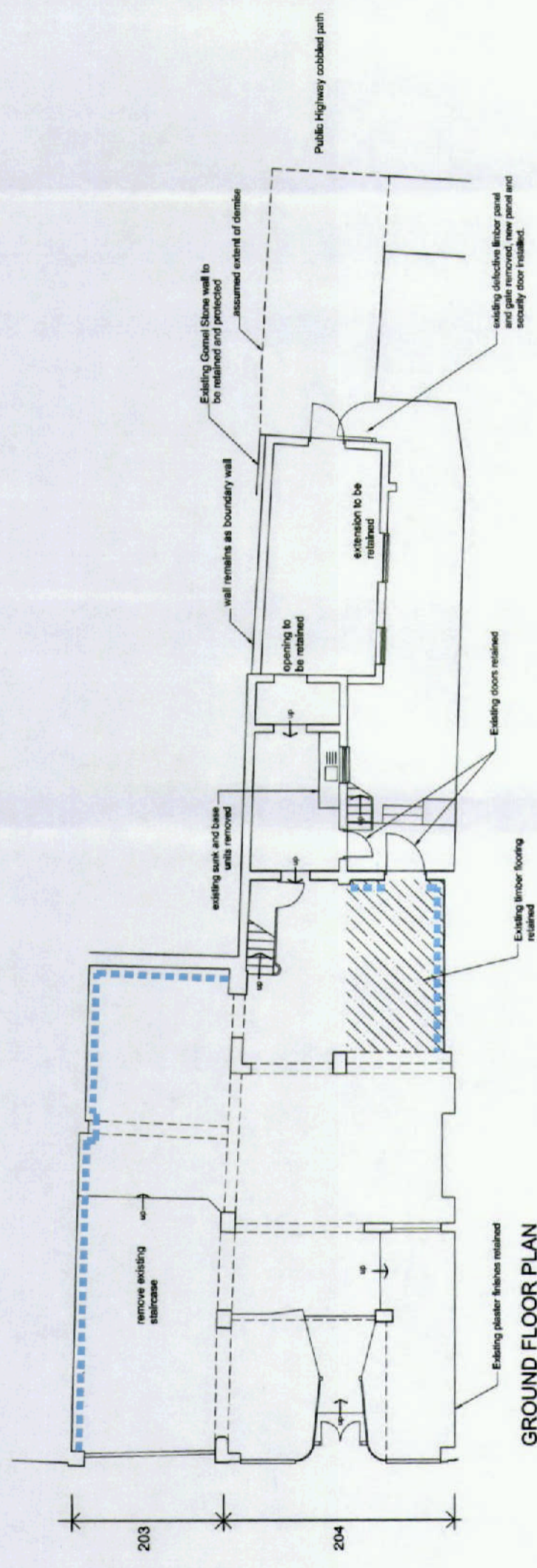
REV | REVISION | DATE
 Client: Dudley M.B.C.
 Project: New Heritage Regeneration
 The Former Merlins Cafe
 203-204 Wolverhampton Street
 Dudley, West Midlands, DY1 1ED
 Drawing: Structural Details
 26 JAN 2010



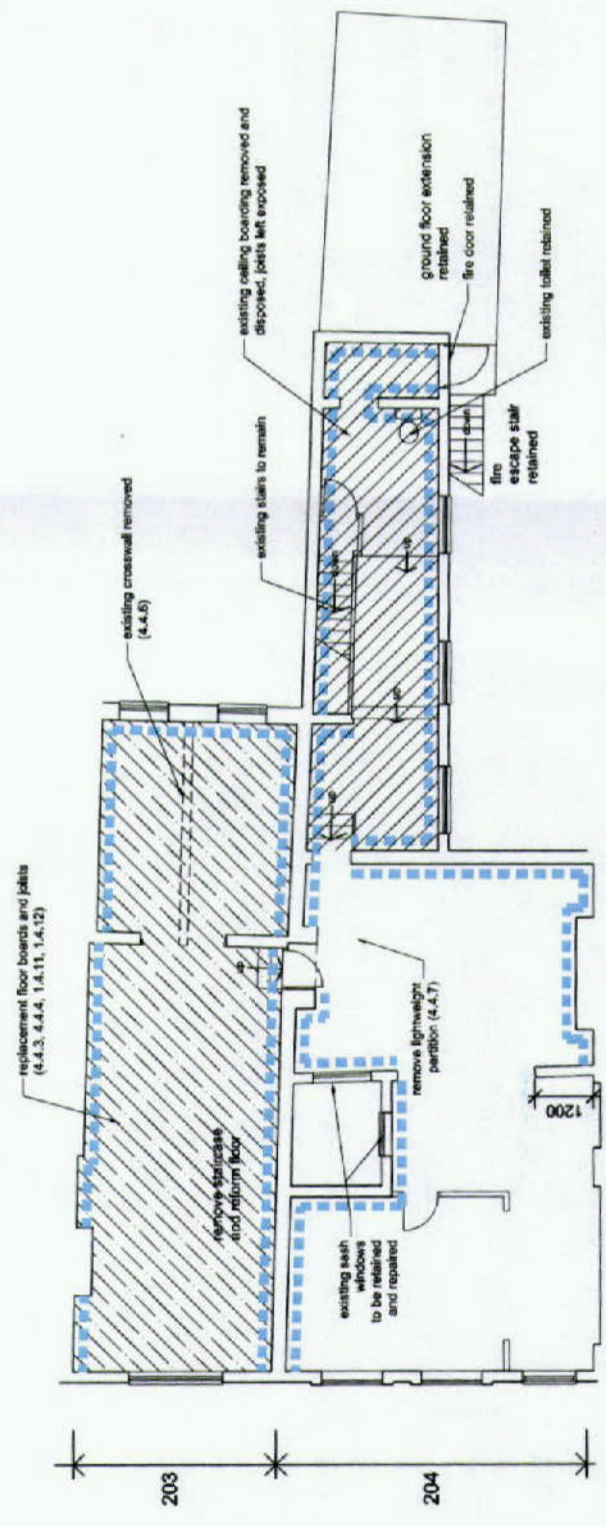
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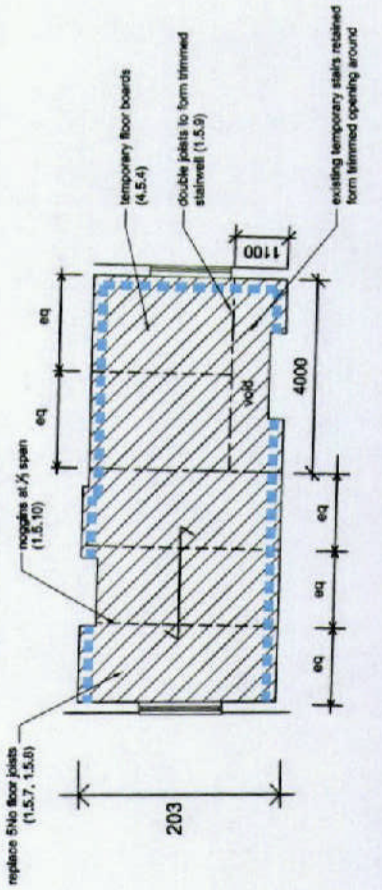
Proposed floor plans
D10/0080



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

A extension retained, this changed to suit clients requirements to repair and retain and carry out minimal work. 04.12.09

Rev | REVISION | DATE

Client:
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New Heritage Regeneration

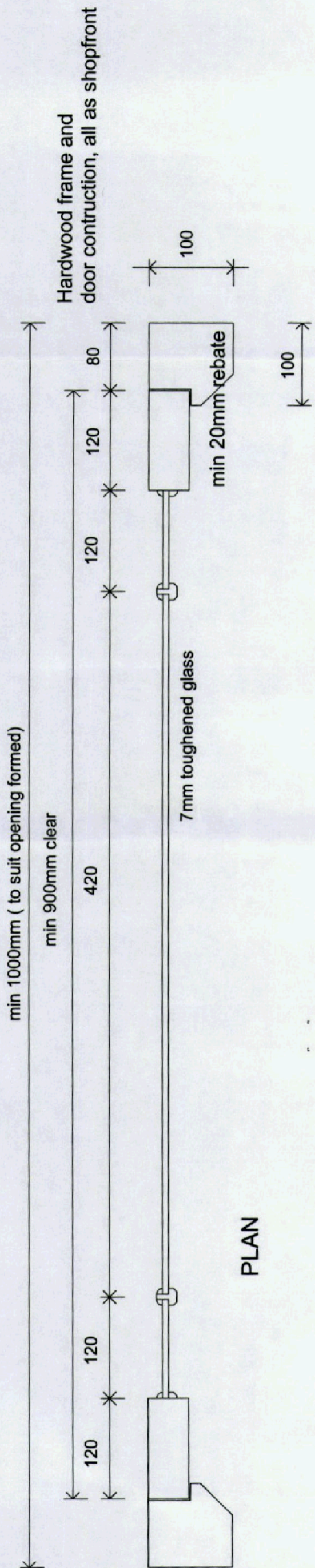
Project:
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203-204 Wolverhampton Street
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Proposed Floor Plans
26 JAN 2010

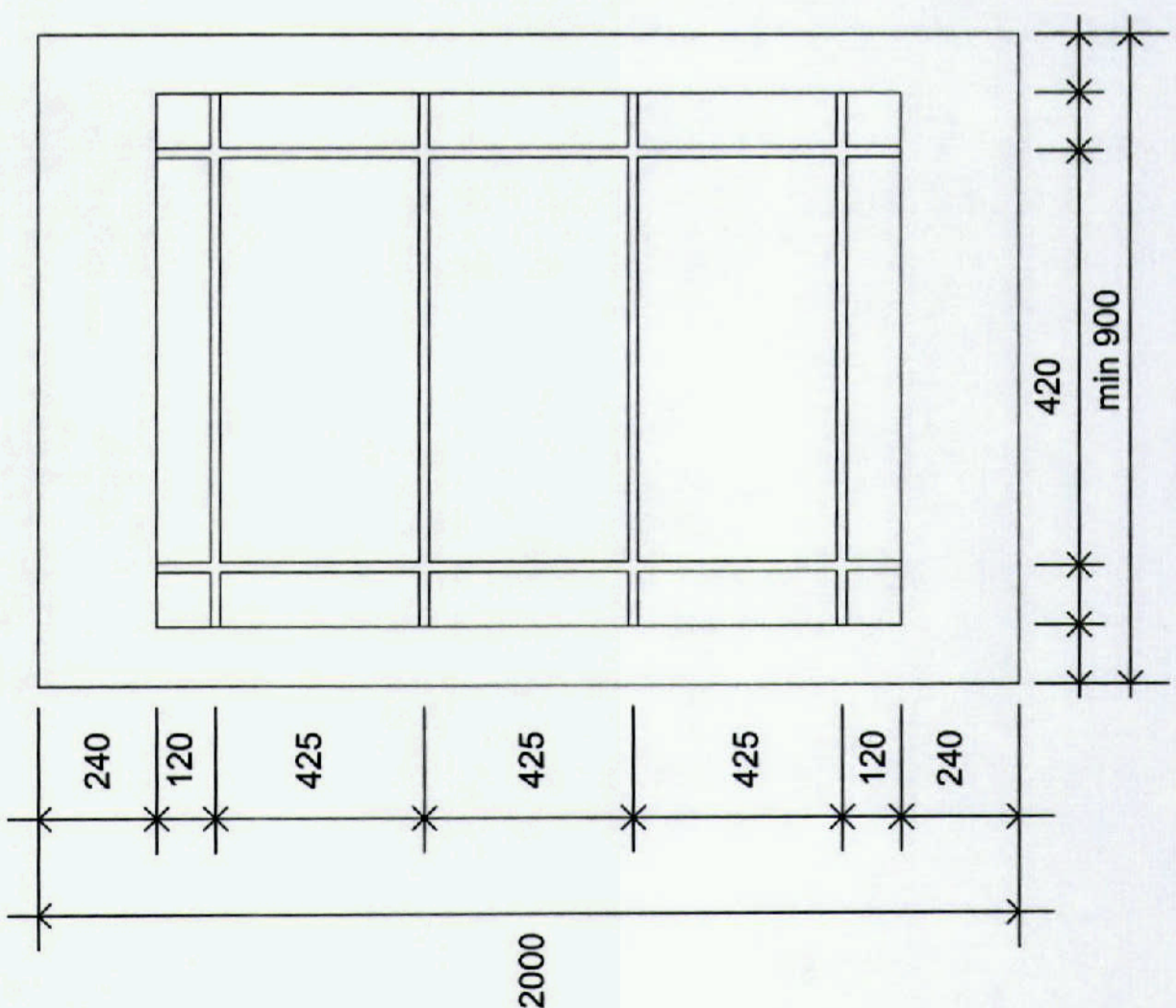


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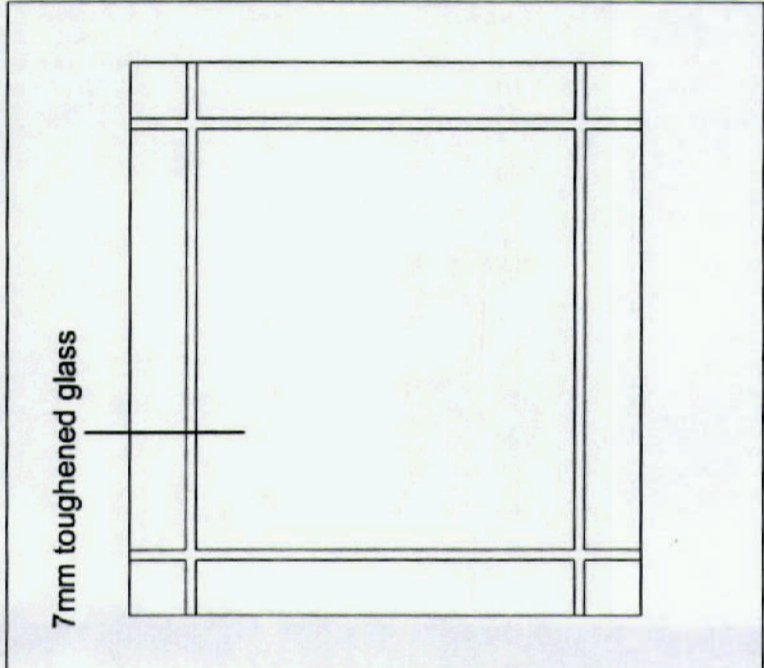
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PLAN



DOOR LEAF ELEVATION



FAN LIGHT OVER DOOR
Hardwood frame, glazing
panels etc all as door

dimensions of
fanlight to suit
soffit level

| Rev | REVISION | DATE |
|-----|----------|------|
| | | |

Client:
Dudley M.B.C.
New Heritage Regeneration

Project:
The Former Merlins Cafe
203-204 Wolverhampton Street
Dudley, West Midlands. DY1 1ED

Drawing
New Entrance Door Details

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