

PLANNING APPLICATION NUMBER:P11/0094

Type of approval sought	Full Planning Permission
Ward	QUARRY BANK & DUDLEY WOOD
Applicant	LWP Ltd
Location:	BIRCH COPPICE PUBLIC HOUSE, 2, BIRCH COPPICE, QUARRY BANK, BRIERLEY HILL, DY5 1AP
Proposal	REFURBISHMENT OF EXISTING PUBLIC HOUSE TO PROVIDE A LEARNING DISABILITY UNIT (LDU) ON THE GROUND FLOOR AN INDEPENDENT LIVING UNIT (ILU) COMPRISING 3 NO. APARTMENTS AT FIRST FLOOR WITH ASSOCIATED AMENITY SPACE AND PARKING, PLUS A NEW 30 BED CARE HOME WITH GARDENS AND PARKING.
Recommendation Summary:	APPROVE SUBJECT TO A 106 AGREEMENT

SITE AND SURROUNDINGS

1. The application site is corner site located at the junction of Birch Coppice and Woodland Avenue, comprising an area of 0.281 ha. It comprises the existing Birch Coppice Public House (vacant), a large area of surface parking and service area. The public house has remained vacant for several years and the site has become run down and untidy. The site experiences a decline in ground levels, which decreases towards the north east corner of the site.
2. The surrounding area is an established residential suburb, which comprises a mixture of dwelling types to include two storey detached, semi detached and bungalows. They comprise red brick and tile buildings, constructed in the 1960's. The boundary treatments to the frontages comprise predominantly low level brick walls, of which some have railings above.
3. No.4 Birch Coppice is a two storey hipped roof detached dwelling, which has a side lean-to located at the boundary with the site. It has a side facing bedroom

window (one of two) and side garage window, which is located 3m from the boundary with the site.

4. No.138 Woodland Avenue is a semi detached bungalow with gable end roof and side garage to the boundary with the site. It is set at right angles to the site at a lower level with rear habitable room windows facing across the rear part of the proposal site.

PROPOSAL

5. The proposal is for 3 elements (comprising C2 use) to include refurbishment of the existing public house to provide a learning disability unit (LDU) on the ground floor, an independent living unit (ILU) comprising 3 No. apartments at first floor with associated amenity space and parking, plus a new 30 bed care home with gardens and parking.
6. The basement and ground floors of the existing public house would provide the Learning Disability Unit (LDU), with amenity space, 3 off street parking spaces, and a pick up/drop off car space bay. An external bin store and recycling bins would be located between the boundary with No.4 Birch Coppice and the existing PH. Cycle storage areas would also be located adjacent to this area.
7. The first floor rear of the existing public house would form the new Independent Living Unit (ILU) to comprise 3 No. one bedroom apartments.
8. The new build would comprise development of the car park with the erection of a two storey purpose built 30 bed care home for elderly dementia care with amenity space, seven off street parking spaces and a pick up/drop off/ambulance space bay.
9. The proposed scheme would provide staff 24 hours a day, 7 days a week. The homes would be managed by a Registered Home Manager. There would be at least 8 staff on duty during the day and 3 night staff. The homes would also be

supported by a Regional and Operations Manager. The scheme would employ around 25 people from the local community.

10. The service would be owned by an investor and operated by Midway Care, on a long term lease.

11. The application is accompanied by a design and access statement, transport assessment, ecological survey and supporting information, which states that the proposed public house conversion would provide housing to those individuals with a diagnosis of a Learning Disability, while the new care home would provide elderly dementia care.

12. Amended plans have been received to show revised boundary treatment, secure cycle storage, parking layout and brickwork detail to the gable ends at the proposed new care home.

HISTORY

13.

APPLICATION	PROPOSAL	DECISION	DATE
BH/62/4391	Erection of licensed premises with car parking facilities	Approved with conditions	10/08/62
CS/77/134/S	Illuminated post sign	Approved with conditions	27/02/78
95/50258	Proposed use of land within curtilage of public house as a beer garden	Refused	01/06/95

95/50258 was refused on the grounds that the proposal would adversely affect the amenities of the occupiers of the dwellings located adjacent to the premises.

PUBLIC CONSULTATION

14. Direct neighbour consultation was undertaken and a local press advertisement was placed (expired on 12 March 2011), to which there were five responses on the following grounds:

- The residents welcome the change after 48 years of problems with the licensed premises, however, there appears to be a lack of off-street parking for the scheme.
- Roads around the area are narrow and extra parking on the road would create problems for the surrounding residents.
- Increased traffic would be a problem and would pose a danger.
- Construction works should ensure that mud is professionally cleared from the road whenever required.
- Hours of construction work should be limited to 08.00-18.00 hours Monday to Friday, to limit noise disruption to residents.
- The bin store for the DLU is located outside, therefore may create unpleasant smells and attract vermin.
- No details as to the extraction units for the kitchens in either premises are shown, which need to be adequate to remove cooking smells from the nearby residents.
- The size of the building appears large and out of character with the area, the plans should be scaled down to suit the area.
- No information about the type of care that would be provided and who this is aimed at.
- Proposed 30 bed care home would not be in line with the Commissioning Strategy for people with a learning disability. This would place pressure on the local GP's and NHS LD Specialist Health Services.

OTHER CONSULTATION

Group Engineer (Development): Revised plans required, to accommodate an additional car parking space for the learning disability care element.

West Midlands Fire Service: No objections

Access Officer: No objection

Severn Trent Water: No objection subject to conditions.

Environmental Protection: No objection

Nature Conservation Officer: No comments

RELEVANT PLANNING POLICY

15. Black Country Joint Core Strategy

DEL1 Infrastructure Provision

CSP4 Place Making

16. Saved Unitary Development Plan Policies

Policy DD1 (Urban Design)

Policy DD4 (Development in Residential Areas)

Policy CS1 Special Needs Accommodation

17. Supplementary Planning Guidance/Documents

Parking Standards and Travel Plans Supplementary Planning Document

Planning Obligations Supplementary Planning Document

PGN 12. The 45 degree code

Community Safety

PGN 10 Residential Care/Nursing Homes and Community Care Homes

ASSESSMENT

18. The key issues are:

- principle
- the impact of the development upon the character of the area
- impact upon residential amenity
- highway safety
- planning obligations

Principle

19. Saved UDP Policy CS1 – Special Needs Accommodation provides the main basis for assessing the principle of this development. Special needs accommodation refers to housing with care for those who require support and assistance in order to be able to live in the community. Specific groups that may need special needs housing provision, includes disabled people and people with learning difficulties.

20. Policy CS1 outlines criteria that this type of accommodation must provide;

- There is an approximate 400m walk to Quarry Bank High Street, providing easy reach to a shopping centre and public transport.
- The Planning Statement submitted with the application states that the operator will provide support to younger adults with learning and physical disabilities in a supported living environment.
- The layout plan submitted shows an area of private open space to be accessible to residents.
- Judging by the OS plan, the prevailing character is residential and therefore the proposal would not result in the concentration of C2 uses

21. Core Strategy Policy CSP4 amongst other things, states that;

The Black Country's transformation will be supported by buildings providing a range of functions, tenures, facilities and services to support its diverse local communities.

22. The broad principle of a C2 use in this location would therefore be suitable within the residential context, providing social inclusion and easy access to shopping centres and public transport.

Impact of the development upon the character of the area

23. Policy DD1 of the UDP requires that all development should make a positive contribution to the character of an area, whilst Policy DD4 advises that new

development in residential areas will only be allowed where there would be no adverse effect on the character of the area or upon residential amenity.

24. Several residents have responded that they welcome the loss of the public house and associated problems of anti-social behaviour with the derelict site. There has been one objection on the grounds of the scale of the proposed development.

25. The proposals would improve the appearance of the existing public house and remove the untidy area to the rear. It would replace an expansive area of tarmac within a prominent corner location, with a modern building that would be varied in height, roof and frontage that would be articulated to respond to the corner location. The buildings would have a common palette of coloured render, timber cladding and grey roof tiles, with grey windows and doors used through the development. The scheme incorporates an attractively laid out front paved area, dwarf wall and railings which would be interspersed with landscaping and retaining 2 existing trees at the corner. To the rear there would be a landscaped garden area, including a pergola, summer house and seating area, which would be well laid out. The site would consequently be maintained to a high standard, as the occupants and staff would be likely to spend a lot of time in the home or garden.

26. The care home has been designed as a two storey building with pitched roof and hipped ends together with steps and small projections to the building line to avoid an overbearing impact on the area. The stepped building line with regular spacing of rooms and recessed communal areas responds to the rhythm of building line within Woodland Avenue. The surrounding area comprises a mixture of house types, heights, roof shapes and building lines, therefore the proposal would not appear incongruous with the character of the area and there would be no adverse impact on the streetscene.

27. Thus the proposal would be compatible with the existing streetscene and would improve the environment, in accordance with policies DD1 & DD4 of the adopted Dudley Unitary Development Plan (2005).

Impact upon residential amenity

28. There have been no objections raised on loss of residential amenity with regards to loss of light, overshadowing or outlook.
29. The proposals would comply with the 45 degree line measured from the nearest front and rear facing windows of the neighbouring dwelling at No.138 Woodland Avenue.
30. The proposed public house conversion/alterations would not impose any new high level structures adjacent to the neighbouring dwelling at 4 Birch Coppice.
31. The scheme is designed to be of domestic scale in terms of height and would not prove to be overbearing or dominant to the surrounding residents.
32. It is therefore considered that the proposal would not have a detrimental impact upon residential amenity and would therefore comply with policy DD4 of the adopted Dudley UDP (2005).

Highway safety

33. There have been objections raised by several residents regarding highway safety grounds and lack of off-street parking provision within the site.
34. The Group Engineer, Development has no objections subject to an amended layout to show 6 off street parking spaces in front of the learning disability unit, specific type of cycle storage facilities to be provided and relocated to the rear of the care home. These can be subject to conditions.
35. The scheme provides 13 off-street car parking spaces in total, including 2 disabled car parking spaces. This complies with 1 car space per 4 bed spaces for C2 uses and 1 space per 2 dwellings for sheltered accommodation as set out within the Parking Standards and Travel Plans Supplementary Planning Document.

36. It is therefore considered subject to the imposition of the above conditions, there would be no detrimental impact on highway safety and the proposal would be in accordance with policy DD4 of the adopted Dudley UDP (2005) and Parking Standards and Travel Plans Supplementary Planning Document.

Planning Obligations

37. Black Country Core Strategy Policy DEL1 'Infrastructure Provision' sets out the adopted policy framework for Planning Obligations within Dudley and the Planning Obligations SPD provides further detail on the implementation of this policy; these policy documents were prepared in accordance with national legislation and guidance on planning obligations.

38. Policy DEL1 requires all new developments to be supported by sufficient on and off-site infrastructure to serve the development, mitigate its impact on the environment, and ensure that the development is sustainable and contributes to the proper planning of the wider area.

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

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

40. In consideration of the above the required Planning Obligations on this application have been identified as follows and would need to be secured within a S106 Agreement relating to the two additional self contained units at first floor above the former public house (This discounts the former first floor flat for the occupiers of the public house).:

- Libraries £ 382.78
- Nature Conservation £1456.00
- Open Space £2629.48
- Transport Improvements £ 0
- Monitoring Charge £ 250.00

41. The applicant has agreed to the payment of these offsite planning obligations at the time of writing the report. Public realm contributions are to be provided on site and are subject to condition.

CONCLUSION

42. The proposed development would not have an adverse impact on the character of the area, residential amenity and community safety, and contributions are to be provided to mitigate against the effects on the local infrastructure of the development. As such the proposal complies with policies DEL1 Infrastructure Provision, Type and Accessibility, CPS4 Place Making, saved UDP Policies CS1, DD1 and DD4 of the UDP, the Planning Obligations SPD, PGN 10 Residential Care/Nursing Homes and Community Care Homes and SPG Design For Community Safety.

RECOMMENDATION

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

- a) The applicant entering into a Section 106 Agreement for a contribution towards libraries, nature conservation, open space, sport and recreation and transport infrastructure improvements and a management and monitoring charge totalling £4468.26.
- b) The completion of the Agreement by 13 May 2011 and, in the event of this not happening, the application being refused if appropriate.

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

Reason for approval

The proposed development would not have an adverse impact on the character of the area, residential amenity and community safety, and contributions are to be provided to mitigate against the effects on the local infrastructure of the development. As such the proposal complies with policies DEL1 Infrastructure Provision, Type and Accessibility, CPS4 Place Making, saved UDP Policies CS1, DD1 and DD4 of the UDP, the Planning Obligations SPD, PGN 10 Residential Care/Nursing Homes and Community Care Homes and SPG Design For Community Safety.

The decision to grant planning permission has been taken with regard to the policies and proposals in the adopted Dudley UDP (2005) and to all other relevant material considerations.

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

Conditions and/or reasons:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
2. Prior to the commencement of development, details of the proposed public realm enhancement scheme in lieu of an off site contribution shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be built in accordance with the approved details and retained for the lifetime of the development.
3. Prior to the commencement of development, details of the types, colours and textures of the materials to be used on external surfaces and building 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.
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. Prior to the commencement of development, parking layout details shall be submitted to and approved in writing by the Local Planning Authority. The development shall proceed in accordance with the approved details and all parking shall be provided on site prior to the occupation of the development hereby approved.
 7. The development hereby approved shall not be occupied until a 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.
 8. Prior to the commencement of development details shall be provided with respect to the number and siting of cycle parking spaces available associated with the development as well as details regarding the design of the cycle parking area to demonstrate that the cycle parking would be secure and undercover shall be submitted to and approved in writing by the local planning authority. The scheme shall be implemented in accordance with the approved details.
 9. The care home shall be used for elderly dementia care and for no other purpose, including any other purpose in Class C2 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended), or in any provision equivalent to that class in any statutory instrument revoking or re-enacting that Order with or without modification.
 10. Prior to the commencement of development a scheme containing full details of arrangements for internal air extraction, odour control, and discharge to atmosphere from cooking operations, including any external ducting and flues, shall be submitted to and approved in writing by the Local Planning Authority. The works detailed in the approved scheme shall be installed in their entirety before the use hereby permitted is commenced. The equipment shall thereafter be maintained in accordance with the manufacturer's instructions and operated at all times when cooking is being carried out unless otherwise agreed beforehand in writing with the Local Planning Authority.
 11. The noise rating level of any fixed plant and/or machinery associated with the development shall not exceed background noise levels at any nearby dwelling by

more than 5dB(A), as assessed under the methodology of BS 4142 (1997) (Method for rating industrial noise affecting mixed residential and industrial areas) and/or its subsequent amendments.

12. The development hereby permitted shall not commence until drainage plans for the disposal of surface water and foul sewage have been submitted to and approved by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details before the development is first brought into use.
13. The development hereby permitted shall be carried out in accordance with the following approved plans: INC-SA (20)0101, INC-MA(22)0001, INC-SA(20)0102, INC-SA(20)0103 Rev P002, INC-MA(20)0001, INC-MA(20)0002, INC-MA(20)0101, INC-MA(20)0201, INC-MA(20)0102, INC-MA(20)0202, INC-MA(20)0301, INC-MA(20)0302, INC-MA(21)0002 Rev P01, INC-MA(21)0003, INC-SA(21)0001, INC-MB(21)0001, INC-MB(21)0002 Rev P02, INC-MB(20)0001, INC-MB(20)0101, INC-MB(20)0201, INC-MB(20)0301, INC-MB(20)0401.

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Orientation



Location Plan

Notes



P00	Preliminary issue	07.04.10
Rev	Description	Date



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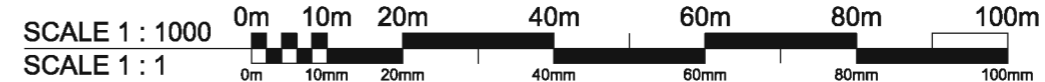
Client
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Project
SUPPORTED LIVING UNIT & CARE HOME
2 BIRCH COPPICE, QUARRY BANK, DUDLEY, DY5 1XP
(formerly known as The Birch Coppice PH)

Drawing Title
SITE LOCATION PLAN

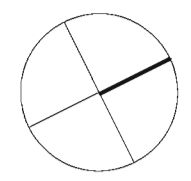
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2019	INC-SA[20]0101	P00
Scale	Date	Drawn by
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PLANNING



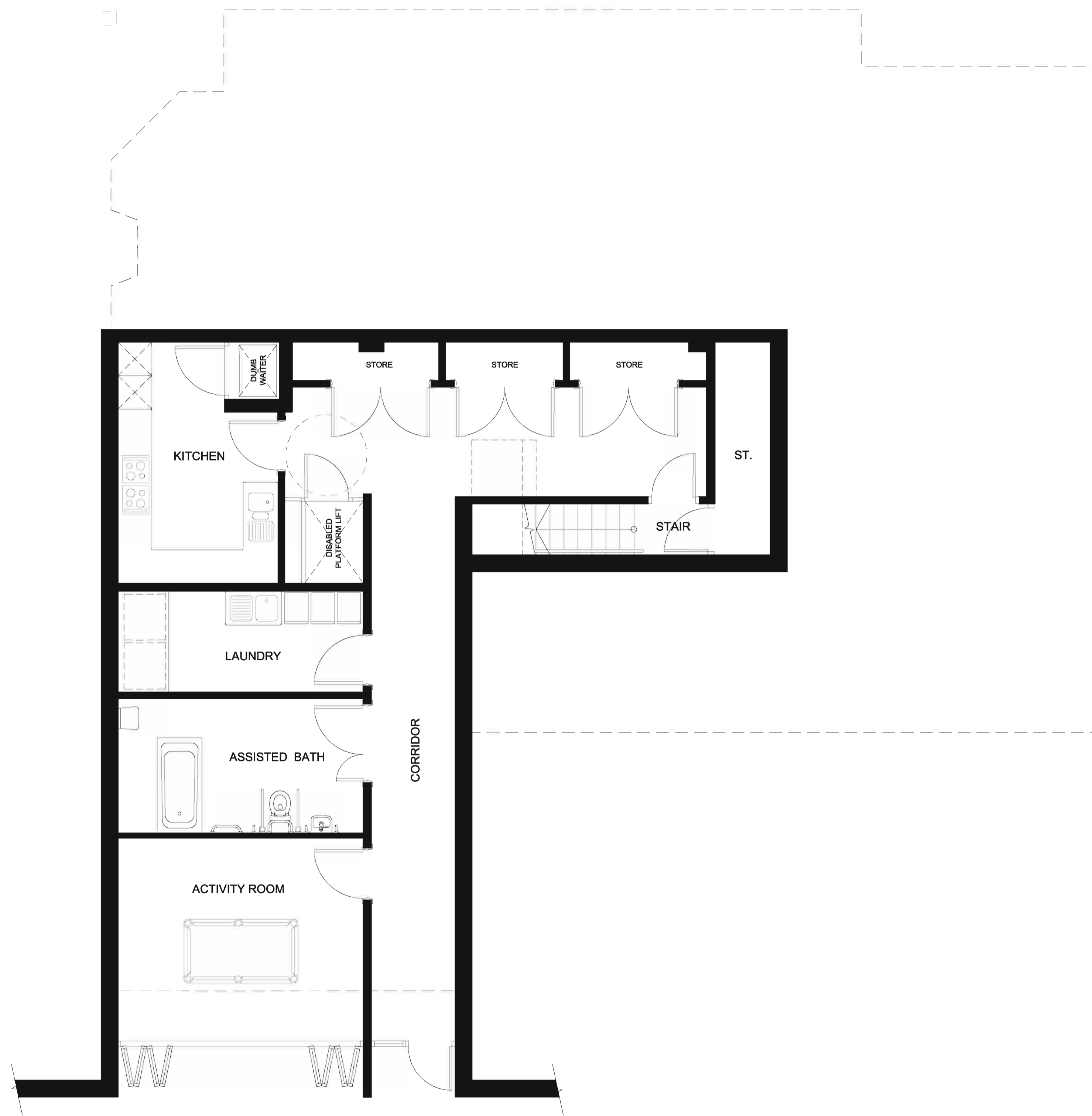
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Location Plan

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STORE & GARAGE - NO ACCESS

Rev	Description	Date
P00	Preliminary issue	20.06.10



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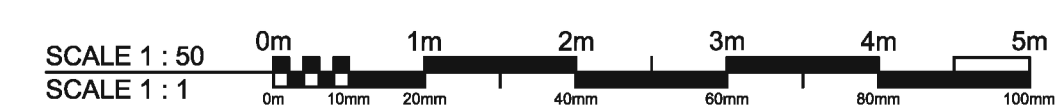
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PROPOSED SUPPORTED LIVING DEVELOPMENT
BIRCH COPPICE, QUARRY BANK, DY5 1XF
(formally known as The Birch Coppice PH)

Drawing Title
BIRCH COPPICE PH
BASEMENT PLAN AS PROPOSED

Project No.	Drawing No.	Revision
2019	INC-MA[20]0002	P00
Scale	Date	Drawn by
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PLANNING

B. BASEMENT PLAN AS PROPOSED



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Orientation



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P00	Preliminary issue	25.06.10
Rev	Description	Date



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Client
LWP LTD

Project
PROPOSED SUPPORTED LIVING DEVELOPMENT
BIRCH COPPICE, QUARRY BANK, DY5 1XP
(formally known as The Birch Coppice PH)

Drawing Title
CARE HOME
FIRST FLOOR PLAN AS PROPOSED

Project No.	Drawing No.	Revision
2019	INC-MB[20]0201	P00
Scale	Date	Drawn by
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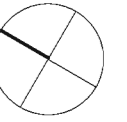
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1. FIRST FLOOR PLAN AS PROPOSED



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Orientation



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Rev	Description	Date
P00	Preliminary issue	25.06.10



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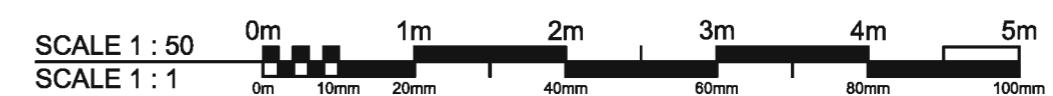
Project
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BIRCH COPPICE, QUARRY BANK, DY5 1EF
(formally known as The Birch Coppice PH)

Drawing Title
CARE HOME
GROUND FLOOR PLAN AS PROPOSED

Project No.	Drawing No.	Revision
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Scale	Date	Drawn by
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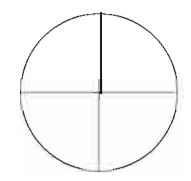
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G. GROUND FLOOR PLAN AS PROPOSED



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Orientation



Survey Stations

Station	Easting	Northing	Level
1	393336.465	286315.126	104.562
2	393317.913	286250.062	104.016
3	393366.251	286285.146	101.856

Key

- 1.8m High close boarded timber fence with top rail
- 0.9m High brickwork dwarf wall with metal railings on top
- 1.8m High metal railings
- Refuse and recycle bins
- Compost bin
- Rainwater butt
- ST Shed / external storage
- BS Bin store
- Existing trees to be retained
- Proposed trees
- +101.06 Existing site level
- +104.10 Proposed site level

BOUNDARY TREATMENT
EXISTING BOUNDARY WALL RETAINED AND NEW TREES AND PLANTING INTRODUCED TO MINIMISE IMPACT ON THE ADJOINING PROPERTIES

PARKING PROVISION
THREE STANDARD SPACES, ONE MOBILITY IMPAIRED SPACE AND A PICK-UP / DROP OFF POINT PROVIDED FOR SUPPORTED HOUSING UNIT. REFER TO SUPPORTING TRANSPORT STATEMENT PREPARED BY PHIL JONES ASSOCIATES

LEARNING DISABILITY UNIT (LDU)
FOUR EN-SUITE SINGLE BEDROOMS AT GROUND FLOOR LEVEL WITH COMMUNAL LOUNGES, DINING AREA AND RESIDENTS GARDEN TO ENCOURAGE ACTIVITY AND SOCIAL INTERACTION.

INDEPENDANT LIVING UNIT (ILU)
THREE SELF CONTAINED 1 BEDROOM APARTMENTS AT FIRST FLOOR LEVEL WITH COMMUNAL ENTRANCE AND AMENITY SPACE

REFUSE STRATEGY - CARE HOME
INTERNAL BIN STORAGE AREA WITH RECYCLING CENTRE LOCATED ON THE GROUND FLOOR IN ORDER TO FACILITATE EASY AND MANAGEABLE REFUSE DISPOSAL. RECYCLING PROVISION WILL BE PROVIDED IN ACCORDANCE WITH DUDLEY MBC COMMERCIAL RECYCLING POLICY

SEPARATION DISTANCES
CARE HOME LOCATED A MINIMUM OF 24m AWAY FROM FRONT ELEVATIONS OF EXISTING HOUSES ON BIRCH COPPICE. THE INTRODUCTION OF NEW TREES, PLANTING AND BOUNDARY TREATMENT WILL MINIMISE IMPACT ON EXISTING PROPERTIES

BOUNDARY TREATMENT
0.9m HIGH BRICKWORK DWARF WALL WITH METAL RAILINGS ON TOP

SITE ACCESS
EXISTING VEHICLE ACCESS OFF BIRCH COPPICE TO BE RETAINED

CYCLE STRATEGY
SECURE CYCLE STORAGE AREA LOCATED ADJACENT THE BUILDING ENTRANCE POINT TO ENCOURAGE BICYCLE USE AND REDUCE RELIANCE ON SHORT AND AVOIDABLE VEHICLE JOURNEYS

PARKING PROVISION
SIX STANDARD SPACES, ONE MOBILITY IMPAIRED SPACE AND AN AMBULANCE PICK-UP & DROP OFF POINT PROVIDED. REFER TO SUPPORTING TRANSPORT STATEMENT PREPARED BY PHIL JONES ASSOCIATES

SERVICING & REFUSE COLLECTION
GOODS AND REFUSE VEHICLES CAN PASS SAFELY THROUGH THE DEVELOPMENT FROM BIRCH COPPICE TO WOODLAND AVENUE TO PROVIDE ON-SITE UNLOADING AND COLLECTION

RESIDENTIAL CARE HOME
TWO STOREY CARE HOME ACCOMMODATING THIRTY EN-SUITE SINGLE BEDROOMS WITH COMMUNAL LOUNGES, DINING AREA AND LANDSCAPED GARDENS

REFUSE STRATEGY - LDU
EXTERNAL BIN STORAGE AREA WITH DROP KERBS AND PATHS PROVIDED IN ORDER TO FACILITATE EASY AND MANAGEABLE REFUSE DISPOSAL VIA KERB SIDE COLLECTION. RECYCLING PROVISION WILL BE PROVIDED IN ACCORDANCE WITH DUDLEY MBC RECYCLING POLICY

REFUSE STRATEGY - ILU
APARTMENTS HAVE AN EXTERNAL BIN STORAGE AREA LOCATED IN THE COMMUNAL GARDEN. DROP KERBS AND PATHS PROVIDED IN ORDER TO FACILITATE EASY AND MANAGEABLE REFUSE DISPOSAL VIA KERB SIDE COLLECTION. RECYCLING PROVISION WILL BE PROVIDED WITHIN EACH UNIT IN ACCORDANCE WITH DUDLEY MBC RECYCLING POLICY

CYCLE STRATEGY - ILU
APARTMENTS HAVE SECURE STORAGE AREAS LOCATED IN THE COMMUNAL AMENITY AREA TO ENCOURAGE BICYCLE USE AND REDUCE RELIANCE ON SHORT AND AVOIDABLE VEHICLE JOURNEYS

INDEPENDENT LIVING CURTILAGE
LANDSCAPED COMMUNAL GARDEN TO ENCOURAGE ACTIVITY AND SOCIAL INTERACTION WITH DESIGNATED SPACE FOR STORAGE, COMPOST BINS AND WATER BUTTS

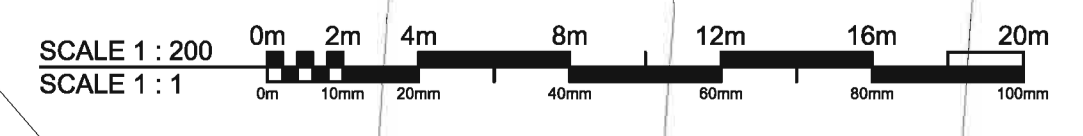
BOUNDARY TREATMENT
EXISTING 1.8m HIGH BRICKWORK WALL TO REAR OF ADJOINING PROPERTY TO BE RETAINED

LEARNING DISABILITY CURTILAGE
LANDSCAPED COMMUNAL GARDEN TO ENCOURAGE ACTIVITY AND SOCIAL INTERACTION WITH DESIGNATED SPACE FOR OUTDOOR DECKING AREAS, SEATING, STORAGE, COMPOST BINS AND WATER BUTTS

BOUNDARY TREATMENT
EXISTING 2.0m HIGH CLOSE BOARDED TIMBER FENCE TO REAR OF ADJOINING PROPERTIES TO BE RETAINED

MEETING AREA
POTENTIAL NETWORK / WATER FEATURE TO ACT AS FOCAL POINT FOR AMENITY SPACE

CARE HOME CURTILAGE
LANDSCAPED COMMUNAL GARDENS TO ENCOURAGE ACTIVITY AND SOCIAL INTERACTION WITH DESIGNATED SPACE FOR OUTDOOR DECKING AREAS, SEATING, STORAGE, COMPOST BINS AND WATER BUTTS



P01	Splay lines added to 138 Woodland Avenue in response to LA comments	05.01.11
P00	Preliminary issue	27.07.10
Rev	Description	Date

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Client
LWP LTD

Project
SUPPORTED HOUSING DEVELOPMENT
2 BIRCH COPPICE, BRIERLEY HILL, DY5 1EF
(formally known as The Birch Coppice PH)

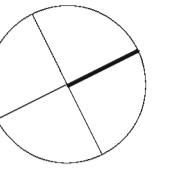
Drawing Title
SITE PLAN AS PROPOSED

Project No.	Drawing No.	Revision
2019	INC-SA[20]0103	P01
Scale	Date	Drawn by
1:200@A1	27.07.10	CJ

PLANNING

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Orientation



Location Plan

Notes



Rev	Description	Date
P00	Preliminary issue	20.06.10



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Client
?????

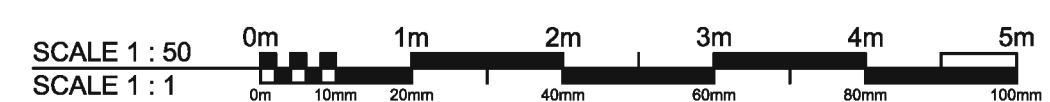
Project
PROPOSED SUPPORTED LIVING DEVELOPMENT
BIRCH COPPICE, QUARRY BANK, DY5 1XP
(formally known as The Birch Coppice PH)

Drawing Title
BIRCH COPPICE PH
FIRST FLOOR PLAN AS PROPOSED

Project No.	Drawing No.	Revision
2019	INC-MA[20]0202	P00
Scale	Date	Drawn by
1:50@A1	20.06.10	CJ

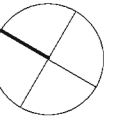
PLANNING

1. FIRST FLOOR PLAN AS PROPOSED



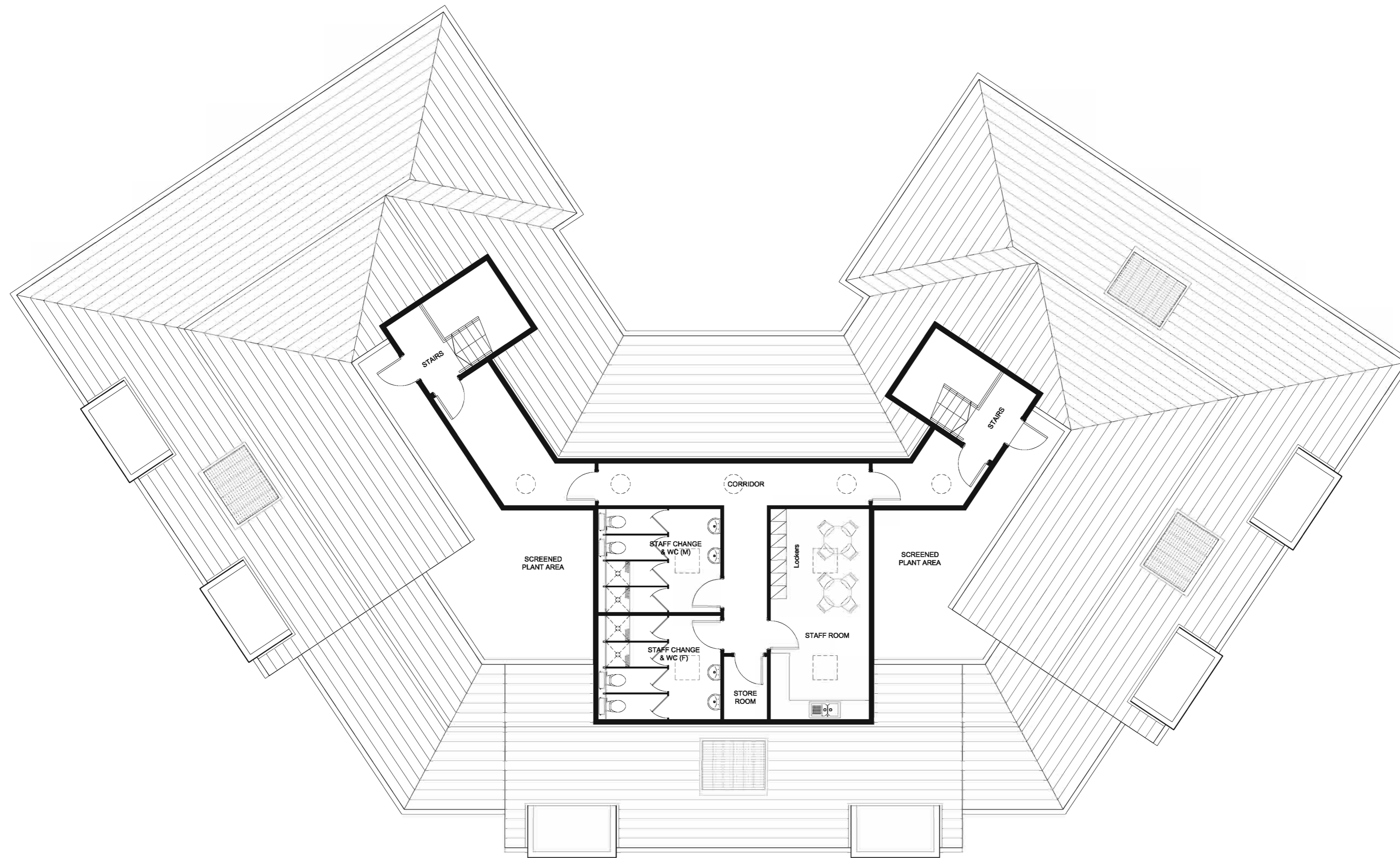
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Orientation



Location Plan

Notes



Rev	Description	Date
P00	Preliminary issue	13.08.10



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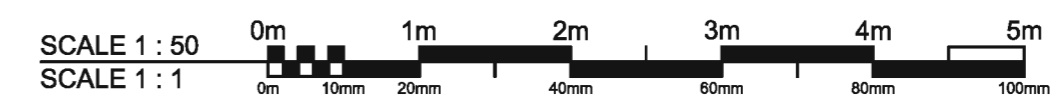
Project
SUPPORTED HOUSING DEVELOPMENT
2 BIRCH COPPICE, BRIERLEY HILL, DY5 1EF
(formerly known as The Birch Coppice PH)

Drawing Title
CARE HOME
SECOND FLOOR PLAN AS PROPOSED

Project No.	Drawing No.	Revision
2019	INC-MB[20]0301	P00
Scale	Date	Drawn by
1:50@A2	13.08.10	CJ

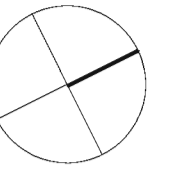
PLANNING

2. SECOND FLOOR PLAN AS PROPOSED



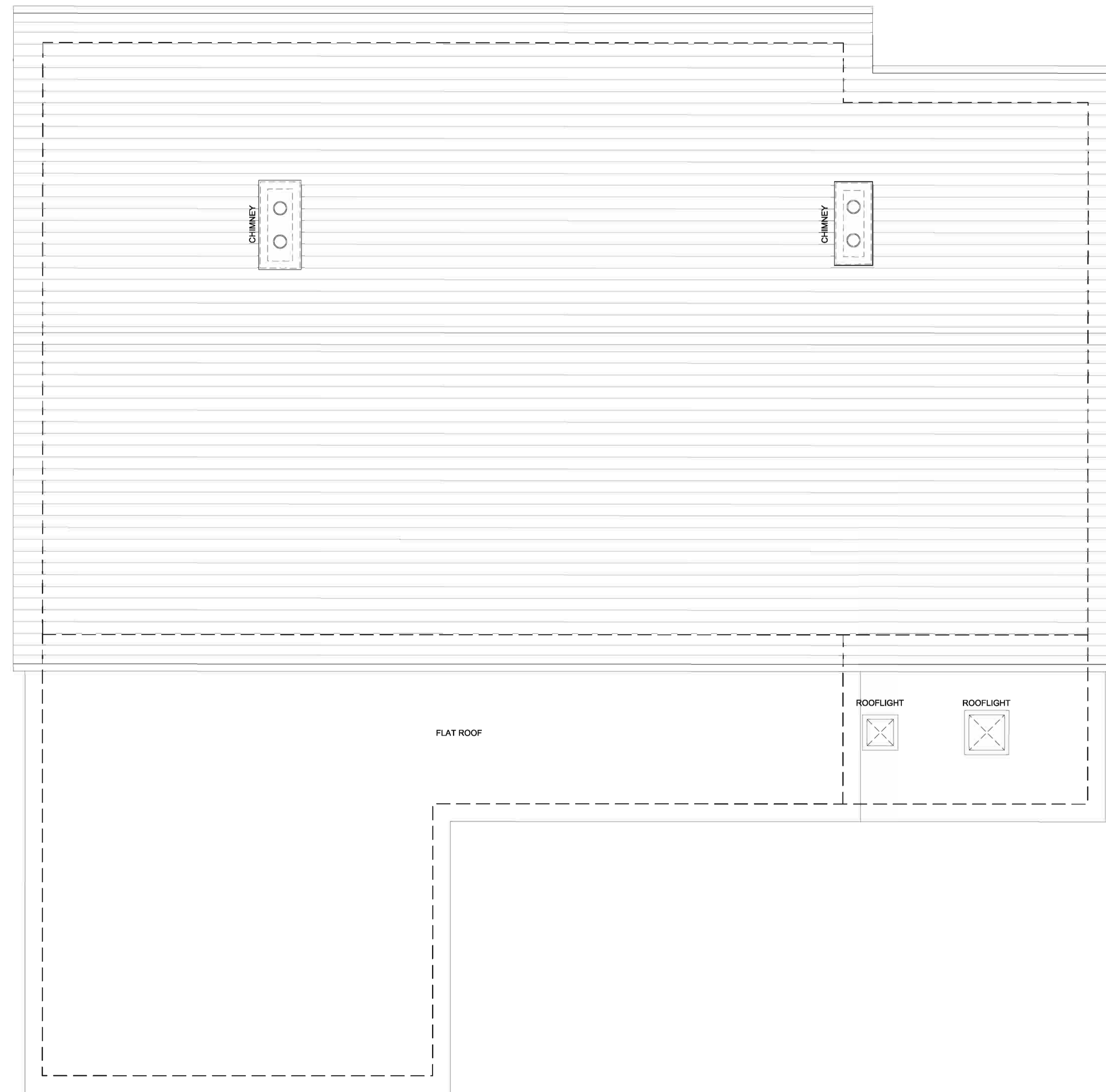
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Location Plan

Notes



Rev	Description	Date
P00	Preliminary issue	20.06.10

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Client
LWP LTD

Project
SUPPORTED HOUSING DEVELOPMENT
2 BIRCH COPPICE, BRIERLEY HILL, DY5 1XP
(formally known as The Birch Coppice PH)

Drawing Title
BIRCH COPPICE PH
ROOF PLAN AS PROPOSED

Project No.	Drawing No.	Revision
2019	INC-MA[20]0302	P00
Scale	Date	Drawn by
1:50@A1	20.06.10	CJ

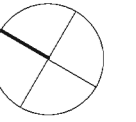
PLANNING



R. ROOF PLAN AS PROPOSED

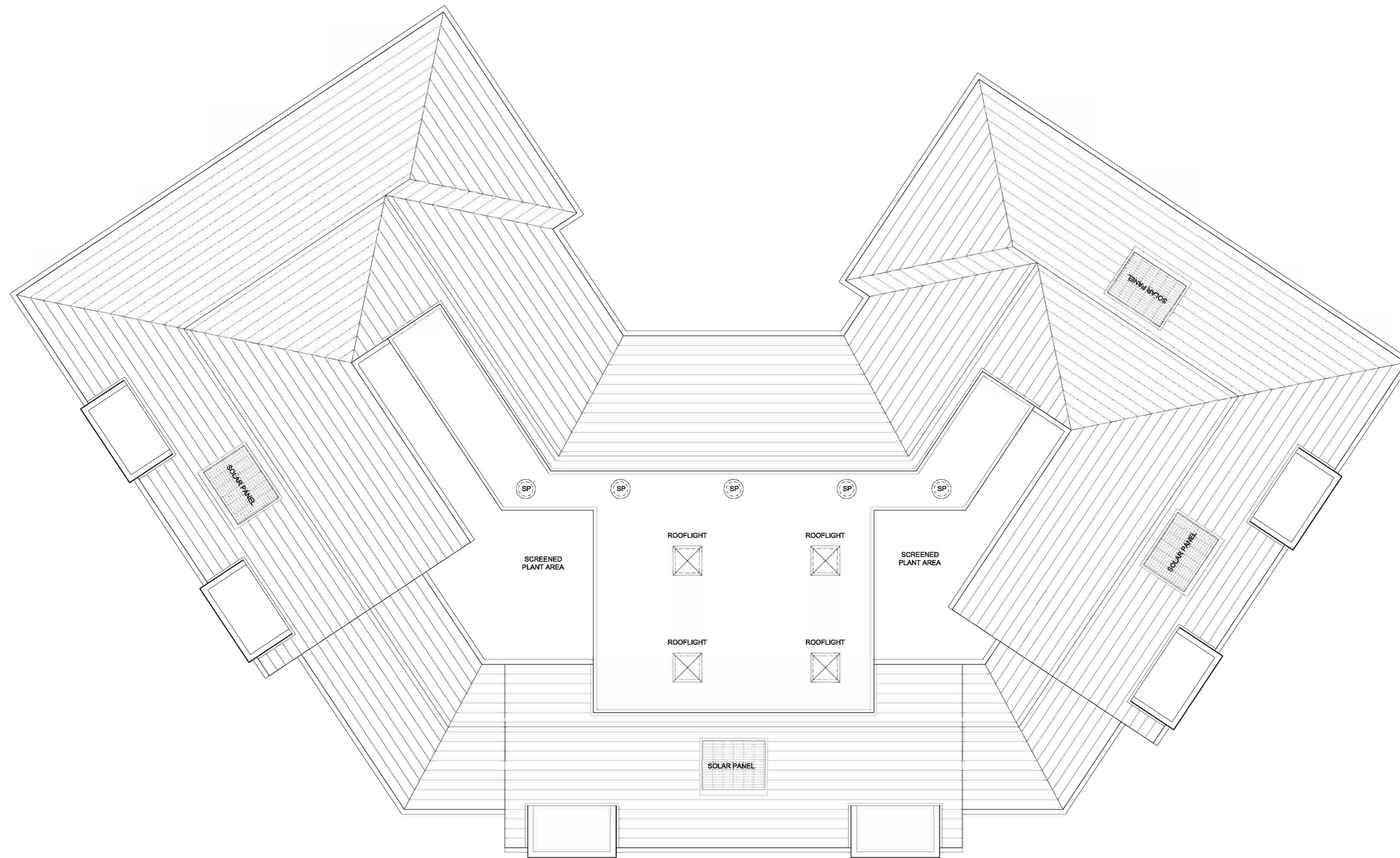
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Orientation



Location Plan

Notes



Rev	Description	Date
P00	Preliminary issue	13.08.10



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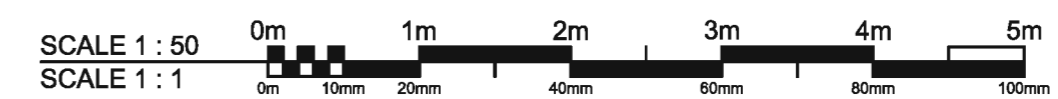
Project
SUPPORTED HOUSING DEVELOPMENT
2 BIRCH COPPICE, BRIERLEY HILL, DY5 1EF
(formerly known as The Birch Coppice PH)

Drawing Title
CARE HOME
ROOF PLAN AS PROPOSED

Project No.	Drawing No.	Revision
2019	INC-MB[20]0401	P00
Scale	Date	Drawn by
1:50@A2	13.08.10	CJ

PLANNING

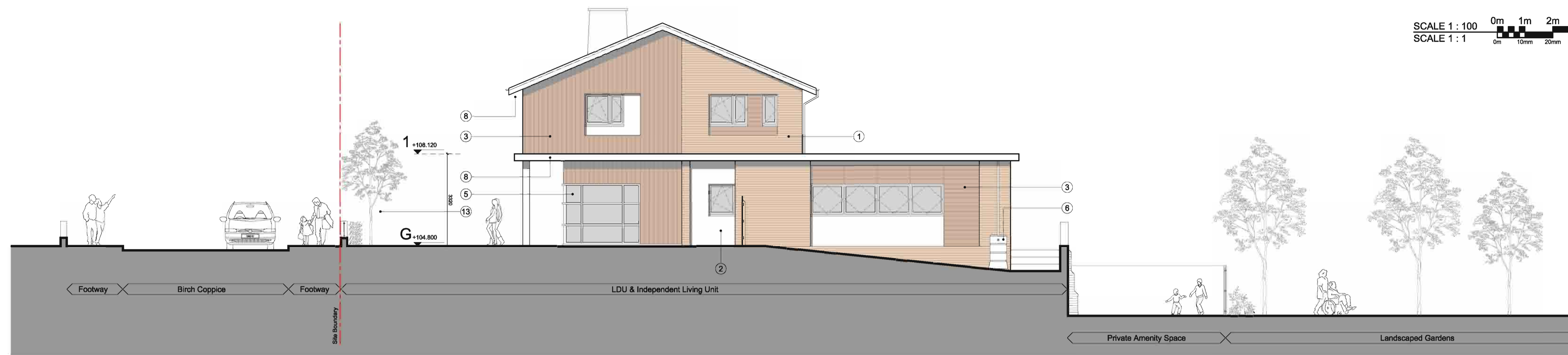
R. ROOF PLAN AS PROPOSED



SCALE 1 : 100
SCALE 1 : 1

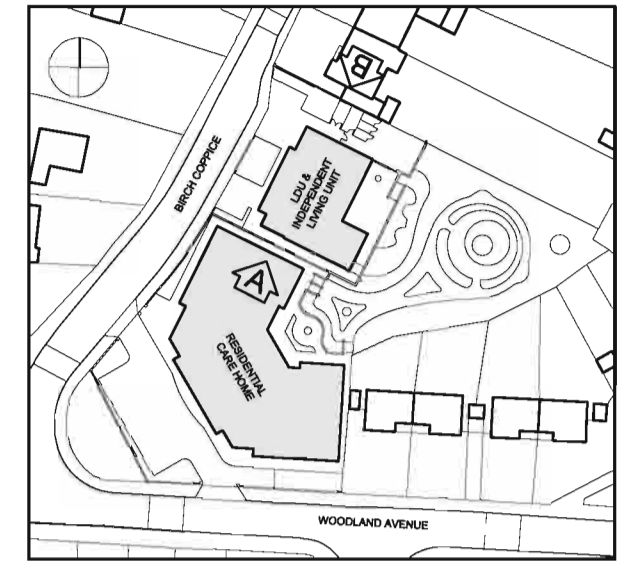
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Orientation



Side Elevation A

Location Plan



Key

1. New facing brickwork to match existing
2. Smooth faced silicone through coloured render Colour:- White
3. Timber cladding to LA approval
4. Clay roof tiles to match existing
5. Double glazed doors and windows. Frame Colour:- Light grey
6. Water butt
7. Indicative location of solar thermal panels
8. Painted timber fascias to match existing
9. Rainwater goods to match existing
10. 1.8m Close boarded timber fence
11. 0.9m Dwarf brickwork wall with metal railings
12. 1.8m Metal railings fence
13. Landscaping to Landscape Architects details



Front Elevation



Side Elevation B

P01	Window to rear elevation omitted	27.01.11
P00	Preliminary issue	04.08.10
Rev	Description	Date



Rear Elevation

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Client
LWP LTD

Project
SUPPORTED HOUSING DEVELOPMENT
2 BIRCH COPPICE, BRIERLEY HILL, DY5 1XP
(formerly known as The Birch Coppice PH)

Drawing Title
LDU & INDEPENDENT LIVING BLOCK
ELEVATIONS AS PROPOSED

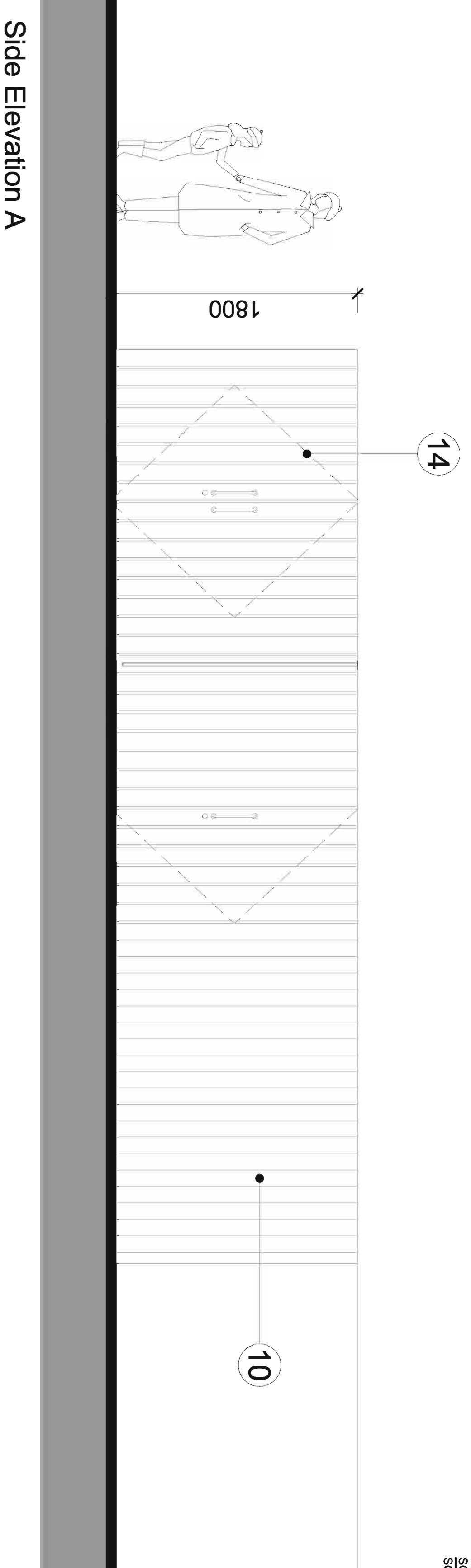
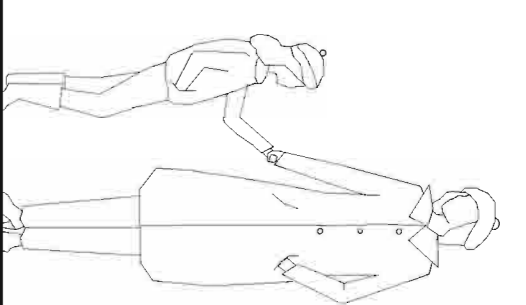
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2019	INC-MA[2]0002	P01
Scale	Date	Drawn by
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PLANNING

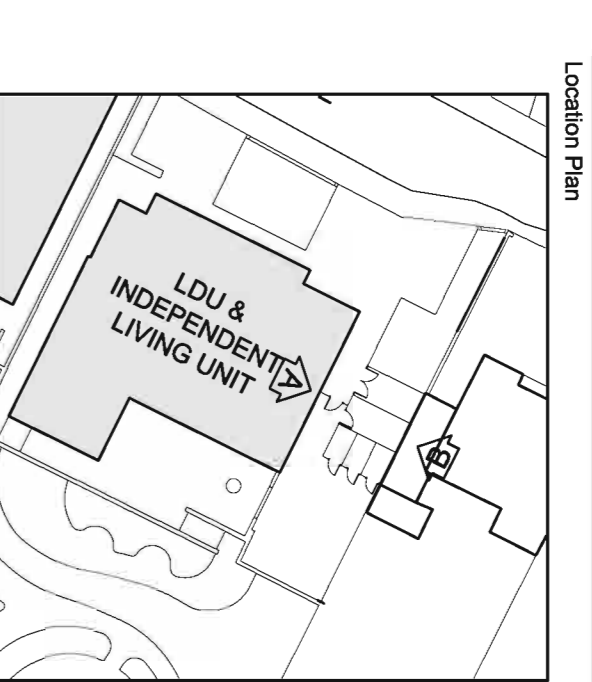
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Orientation



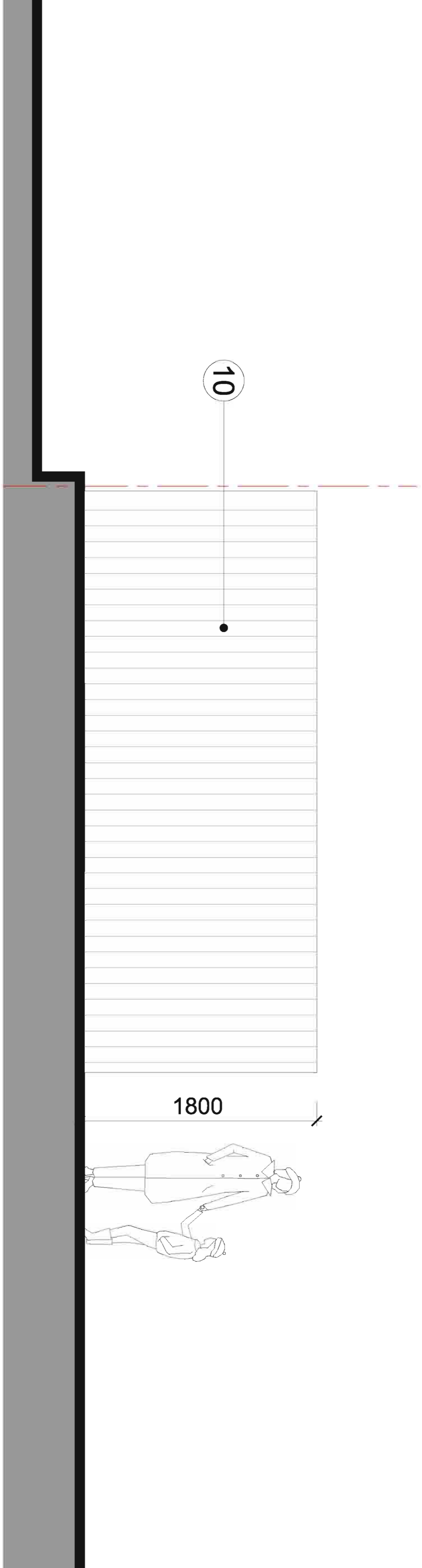
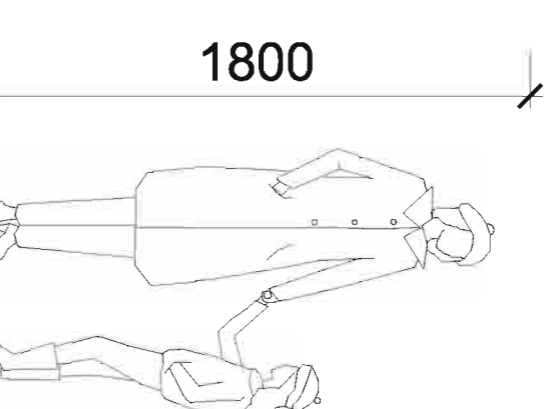
Side Elevation A



Location Plan

Key

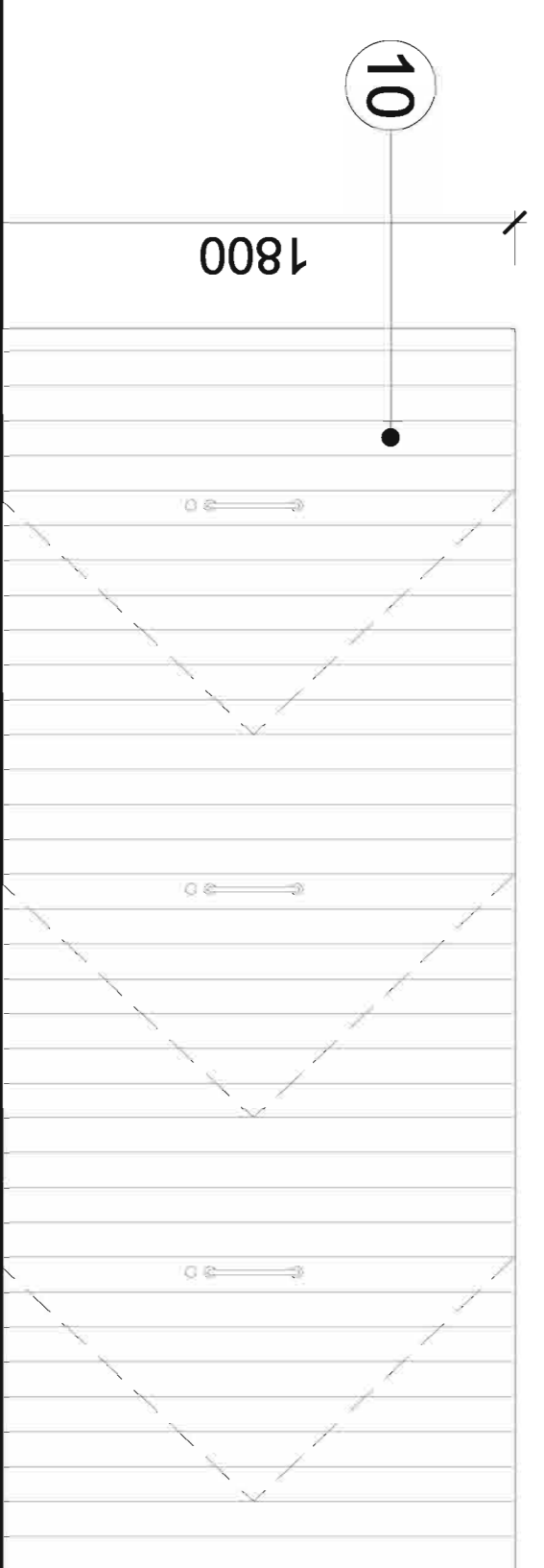
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2. Smooth faced silicone through coloured render
Colour:- White
3. Timber cladding to LA approval
4. Clay roof tiles to match existing
5. Double glazed doors and windows.
Frame Colour:- Light grey
6. Wear ball
7. Indicative location of solar thermal panels
8. Painted timber fascias to match existing
9. Rainwater goods to match existing
10. 1.8m Close boarded timber fence
11. 0.9mm Dwarf brickwork wall with metal railings
12. 1.8m Metal railings fence
13. Landscaping to Landscape Architects details
14. 1.8m hit and miss boarded timber fence



Front Elevation



Side Elevation B



Rear Elevation

Rev	Description	Date
P00	Preliminary Issue	31.01.11



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Client
 LWP LTD

Project
 SUPPORTED HOUSING DEVELOPMENT
 2 BIRCH COPPICE, BRIERLEY HILL, DY5 1EF
 (formerly known as The Birch Coppice PH)

Drawing Title
 LDU & INDEPENDENT LIVING BLOCK
 BIN STORE ELEVATIONS

Project No.	Drawing No.	Revision
2019	INC-MA/21/003	P00
Scale	Date	Drawn by
1:25@A1	31.01.11	CJ

PLANNING

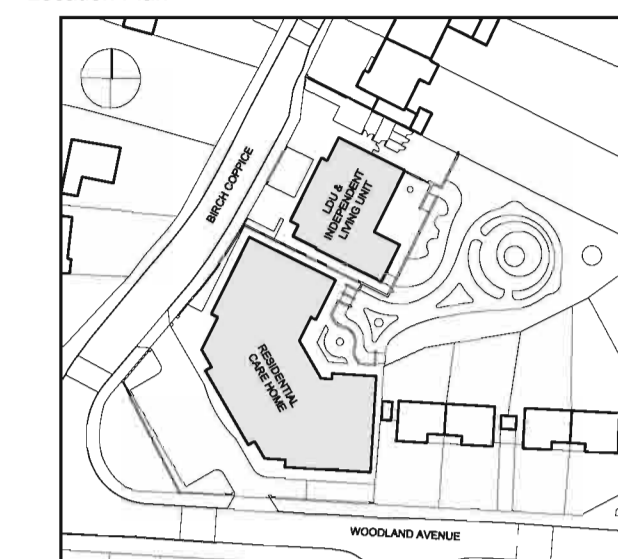
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Orientation



Woodland Avenue Elevation

Location Plan



Key

1. New facing brickwork to match existing
2. Smooth faced silicone through coloured render
Colour:- White
3. Timber cladding to LA approval
4. Clay roof tiles to match existing
5. Double glazed doors and windows.
Frame Colour:- Grey
6. Water butt
7. Indicative location of solar thermal panels
8. Painted timber fascias. Colour:- White
9. Rainwater goods. Colour:- Black
10. 1.8m Close boarded timber fence
11. 0.9m Dwarf brickwork wall with metal railings
12. 1.8m Metal railings fence
13. Landscaping to Landscape Architects details
14. PPC Aluminium capping. Colour:- Grey
15. Painted galvanised steel and glass entrance canopy
16. Painted galvanised steel guardrail. Colour:- Grey



Front Elevation



Birch Coppice Elevation

P00	Preliminary issue	12.08.10
Rev	Description	Date



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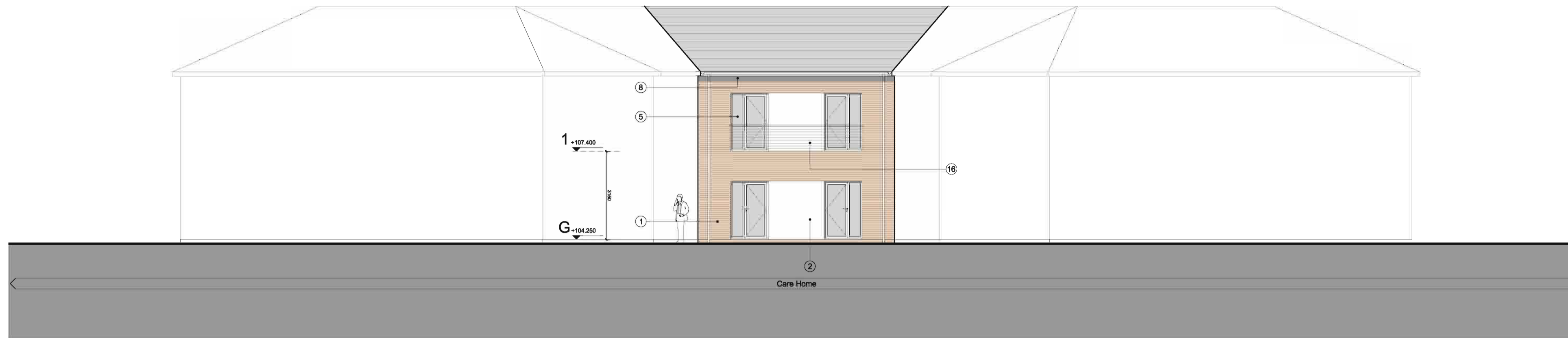
Project
SUPPORTED HOUSING DEVELOPMENT
2 BIRCH COPPICE, BRIERLEY HILL, DY5 1XP
(formerly known as The Birch Coppice PH)

Drawing Title
CARE HOME
ELEVATIONS AS PROPOSED
SHEET 1 of 2

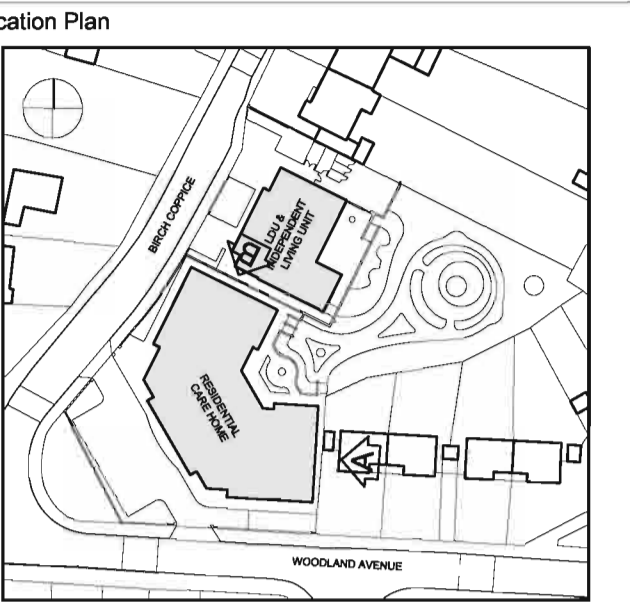
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PLANNING



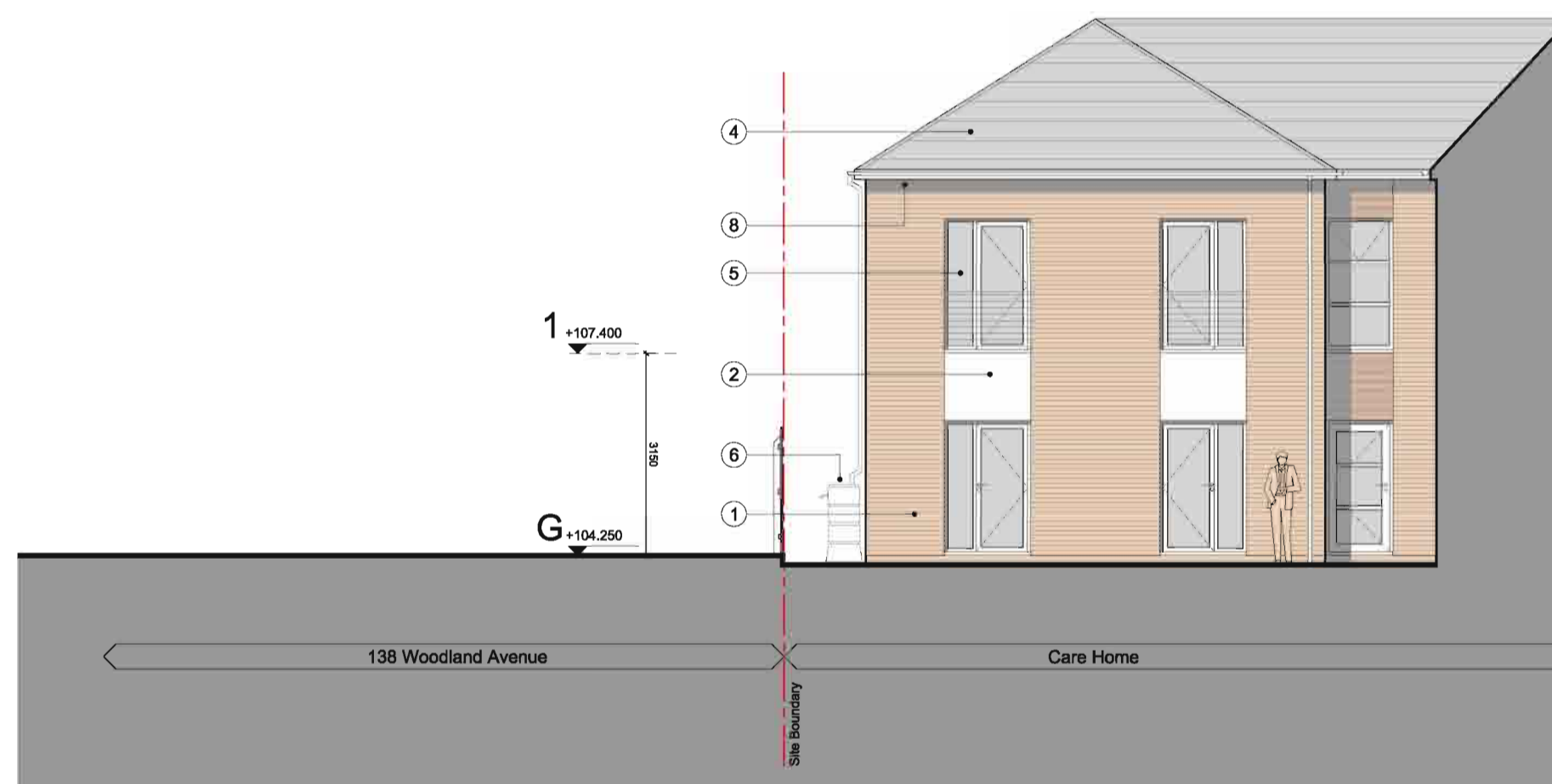


North East Elevation (to terrace area)

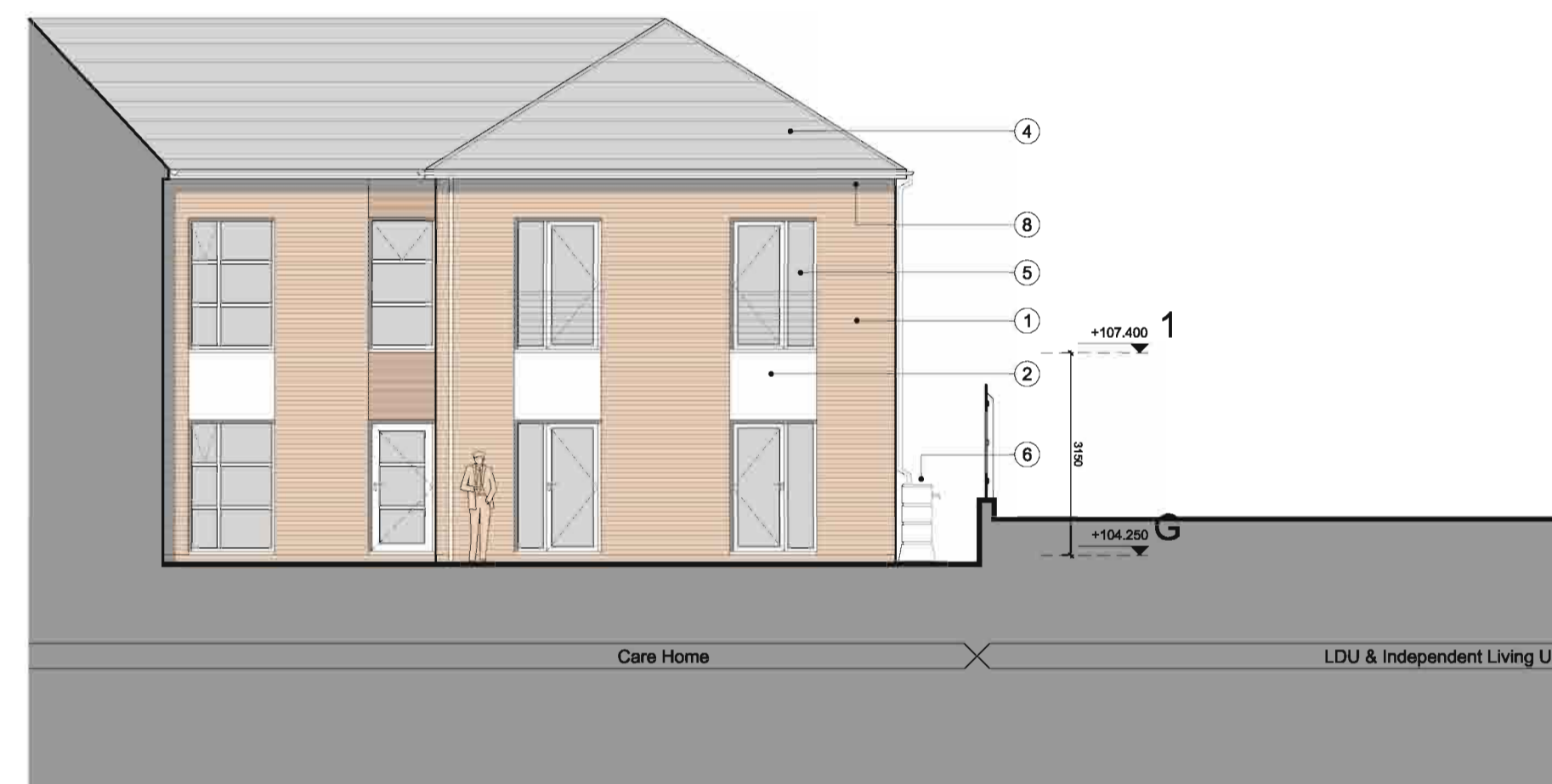


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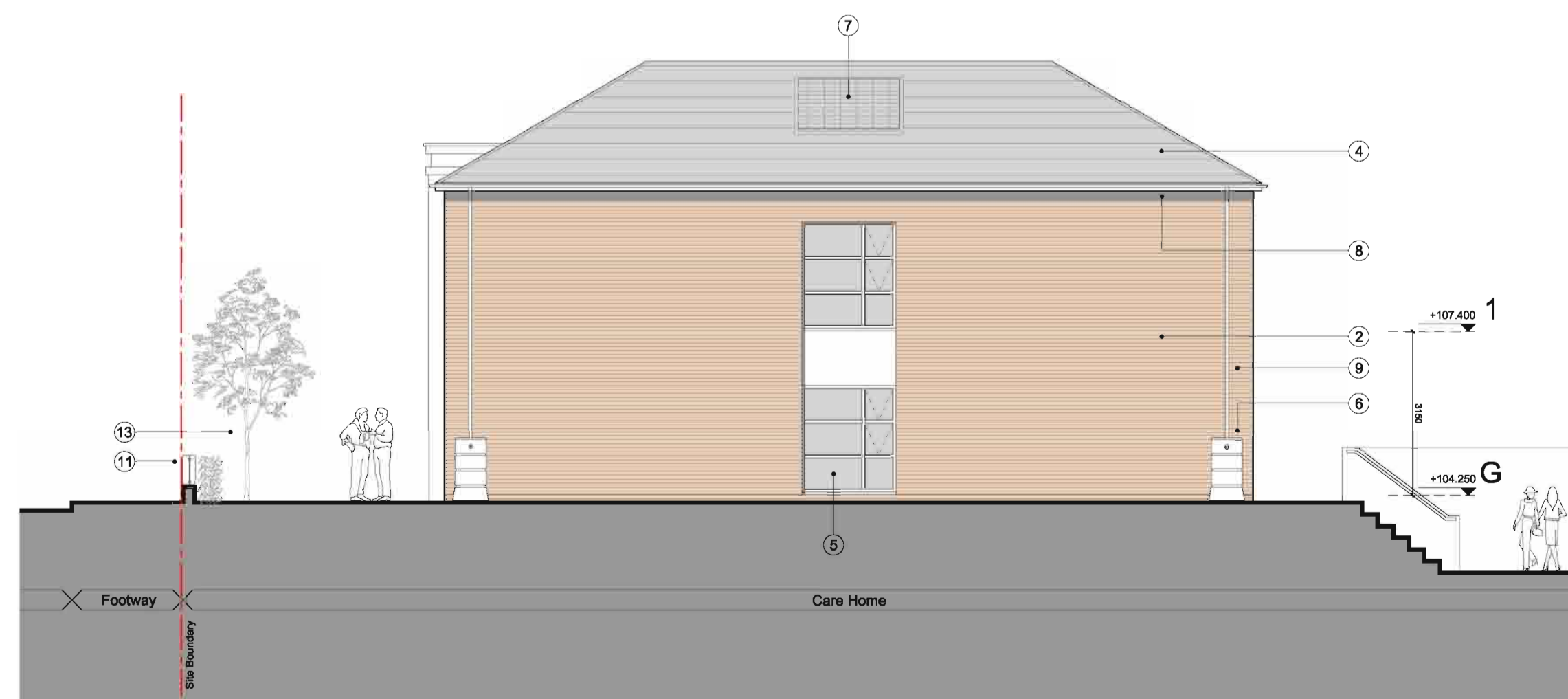
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2. Smooth faced silicone through coloured render
Colour:- White
3. Timber cladding to LA approval
4. Clay roof tiles to match existing
5. Double glazed doors and windows.
Frame Colour:- Grey
6. Water butt
7. Indicative location of solar thermal panels
8. Painted timber fascias. Colour:- White
9. Rainwater goods. Colour:- Black
10. 1.8m Close boarded timber fence
11. 0.9m Dwarf brickwork wall with metal railings
12. 1.8m Metal railings fence
13. Landscaping to Landscape Architects details
14. PPC Aluminium capping. Colour:- Grey
15. Painted galvanised steel and glass entrance canopy
16. Painted galvanised steel guardrail. Colour:- Grey



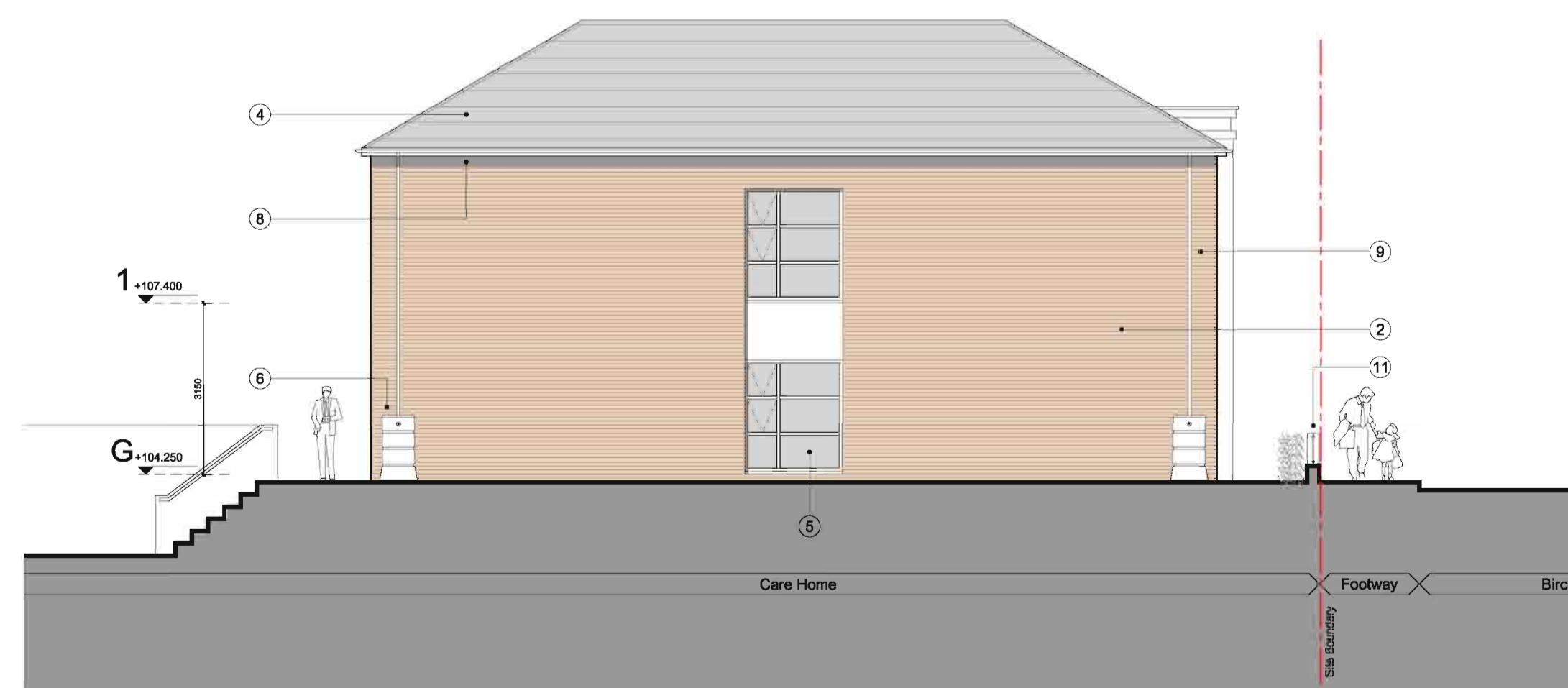
North Elevation (to terrace area)



East Elevation (to terrace area)



Side Elevation A



Side Elevation B

P00	Preliminary issue	15.08.10
Rev	Description	Date



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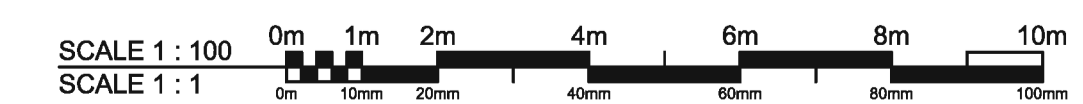
Client
LWP LTD

Project
SUPPORTED HOUSING DEVELOPMENT
2 BIRCH COPPICE, BRIERLEY HILL, DY5 1XP
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Drawing Title
CARE HOME
ELEVATIONS AS PROPOSED
SHEET 2 of 2

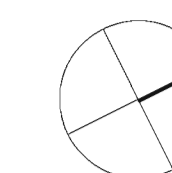
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2019	INC-MB[2]10002	P00
Scale	Date	Drawn by
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Orientation



Location Plan

Notes



P00	Preliminary issue	20.06.10
Rev	Description	Date



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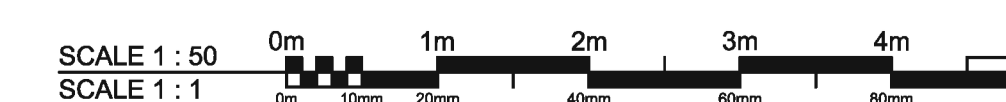
Project
PROPOSED SUPPORTED LIVING DEVELOPMENT
BIRCH COPPICE, QUARRY BANK, DY5 1XP
(formally known as The Birch Coppice PH)

Drawing Title
BIRCH COPPICE PH
GROUND FLOOR PLAN AS PROPOSED

Project No.	Drawing No.	Revision
2019	INC-MA[20]0102	P00
Scale	Date	Drawn by
1:50@A1	20.06.10	CJ

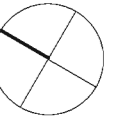
PLANNING

G. GROUND FLOOR PLAN AS PROPOSED



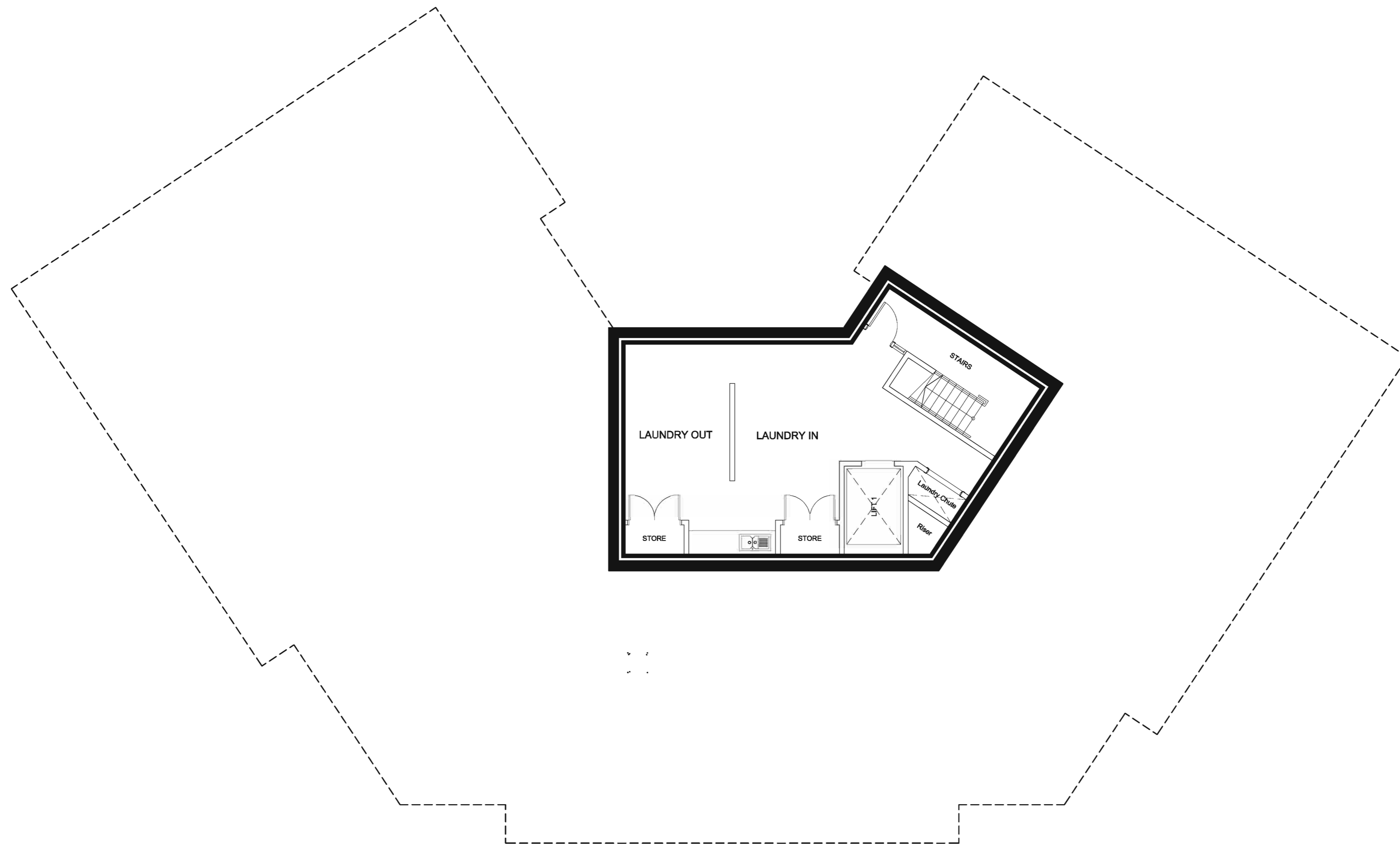
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Location Plan

Notes



Rev	Description	Date
P00	Preliminary issue	25.06.10



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Client
LWP LTD

Project
PROPOSED SUPPORTED LIVING DEVELOPMENT
BIRCH COPPICE, QUARRY BANK, DY5 1EF
(formerly known as The Birch Coppice PH)

Drawing Title
CARE HOME
BASEMENT PLAN AS PROPOSED

Project No.	Drawing No.	Revision
2019	INC-MB[20]0001	P00
Scale	Date	Drawn by
1:50@A2	25.06.10	CJ

PLANNING

B. BASEMENT PLAN AS PROPOSED

