

# PLANNING APPLICATION NUMBER:P13/1886

Type of approval sought	Full Planning Permission
Ward	Halesowen North
Applicant	Bellway Homes (West Mids) Ltd
Location:	<b>MUCKLOW BROS LTD, NARROW LANE, HALESOWEN, B62 9PA</b>
Proposal	<b>DEMOLITION OF EXISTING FORMER FACTORY AND OFFICE BUILDINGS AND ERECTION OF 39 NO. DWELLINGS, NEW ACCESS FROM NARROW LANE, ENHANCEMENT OF EXISTING FOOTPATH AND THE CREATION OF A NEW CYCLE LINK TO CONNECT LONG LANE WITH NARROW LANE</b>
Recommendation Summary:	<b>APPROVE SUBJECT TO CONDITIONS AND 106</b>

## SITE AND SURROUNDINGS

1. The application site is a vacant factory unit and associated curtilage occupying a plot of 1.35 hectares and is set within a predominantly residential area. The application site currently accommodates the remains of the former factory building as well as the ancillary offices which front Narrow Lane. The majority of the site buildings have been demolished and the site area is largely covered in hard standing. To the south of the application site is a public right of way.
2. The application site is bound to the north by residential dwellings fronting Oak Barn Road. These properties have their rear garden areas closest to the application site. Also to the north is a factory unit occupying a corner location toward the junction of Oak Barn Road and Narrow Lane.
3. To the west of the application site are the residential properties within Thatchers Barn Drive. This is a new housing development that has recently been completed and the properties now occupied. The rear amenity that areas of properties upon this estate abut the common boundary with the application site. To the south of the application site is the public right of way which connects Long Lane to Narrow Lane. This public right of

way passes through Thatchers Barn Drive. Beyond the public right of way is Hurst Green Primary School and Halesbury Special School.

## PROPOSAL

4. This application seeks approval for the demolition of the remaining former factory and office buildings and the erection of 39 no. dwellings, the creation of a new vehicular access from Narrow Lane, enhancement of existing footpath and the creation of a new cycle link to connect Long Lane with Narrow Lane.
5. The development would consist of 35 detached and 4 semi-detached dwellings. Four of the proposed dwellings would have three bedrooms, thirty three would have four bedrooms and two dwellings would have two bedrooms. As part of the proposal four affordable dwellings (two two-bedroom and two four-bedroom) would be provided for social renting.
6. The existing access would be relocated and a single vehicular access point from Narrow Lane would serve the proposed residential estate. Direct frontage access would be provided for the 9 dwellings which would address Narrow Lane.
7. As part of the development it is proposed to build out the pavement of Narrow Lane to reduce the carriageway width to reduce the vehicle speed along this part of the Highway. This has been requested by the Group Engineer (Highways).
8. The existing right of way to the south would be widened as part of the proposed scheme to allow for use by both pedestrians and cyclists.

## HISTORY

### 9. Neighbouring site to Long Lane, The Birches

APPLICATION	PROPOSAL	DECISION	DATE
99/50501	Renewal of outline application 96/50358 for residential Development.	Approved with Conditions	07/06/99
P08/0906	Reserved Matters application for the erection of 24 dwellings.	Approved with Conditions	13/12/2011
P13/0304	Substitution of house type of plot 10 to allow for relocation of patio door. Reduction in height of garage roof by 0.4m and increase in fence height to 2.5m	Approved with Conditions	21/03/2013

## PUBLIC CONSULTATION

10. Notification letters were sent to the occupiers of 73 neighbouring dwellings and the application was also advertised with a site notice and in the local press.

11. The occupier of one additional property has since been notified and the last date for them to submit any representations is the 12<sup>th</sup> March 2014.

12. As a result comments have been received from the occupiers of 5 neighbouring dwellings and Ward Councillor Bills raising the following matters:

- Queries over the necessity of the improved public right of way,
- Potential accidents between cyclists and pedestrians upon new right of way,
- A fence should be provided between the two housing estates (The Birches and the proposed development) to block the public right of way.
- Access to The Birches from the new public right of way will result in children playing on the green space upon The Birches which is privately maintained.
- Use of the public right of way by cyclists will lead to use by scooters and motorcycles. This would be a danger to pedestrians.

- Loss of trees on the site and lack of proposed replanting.
- Overly developed layout with no public open space proposed.
- Additional traffic generated by the new occupiers of the dwellings on an already busy road which where vehicle accidents have occurred.
- Existing and proposed floor levels should be reviewed prior to any approval to ensure no issues with the neighbouring occupiers.

## OTHER CONSULTATION

13. Group Engineer (Highways): No objections subject to minor amendments to the kerb line associated with the proposed public right of way and the parking areas for plots 8 to 10.
14. Head of Environmental Health and Trading Standards: No Objections subject to conditions related to land contamination and noise attenuation measures from the neighbouring school, factory and Narrow Lane.
15. Environment Agency: No objections subject to conditions regarding land contamination and groundwater.
16. West Midlands Police: No objections
17. West Midlands Fire Service: No objections

## RELEVANT PLANNING POLICY

18. National Planning Guidance (2012)
- Section 6: Delivering a wide choice of high quality homes.
  - Section 7: Requiring good design
19. Black Country Core Strategy
- HOU1: Delivering Sustainable Housing Growth
  - HOU2: Housing Density, Type and Accessibility
  - HOU3: Delivering Affordable Housing

- TRAN2: Managing Transport Impacts of New development
- DEL1: Infrastructure Provision
- DEL2: Managing the Balance Between Employment Land and Housing

#### 20. Saved Unitary Development Plan (2005)

- DD1: Urban Design
- DD4: Development in Residential Areas
- DD10: Nature Conservation and Development
- AM13: Public Rights of Way

#### 21. Supplementary Planning Document(s)

- New Housing Development (2012)
- Parking Standards (2012)
- Nature Conservation (2006)
- Planning Obligations (2011)

### **ASSESSMENT**

#### 22. The key issues are

- Principle
- Residential Amenity
- Prospective Occupier's Amenity
- Access and Parking
- Public Right of Way
- Neighbour observations
- Planning Obligations
- New Homes Bonus

#### Principle/Policy

23. The application site is considered to be Previously Developed Land, and therefore a brownfield site within the Major Urban Area in a relatively sustainable location (close to Shell Corner Local Centre and Blackheath Town Centre). Its redevelopment for housing is therefore in accordance with broad core planning policies (Para 17 and

Section 6 of the NPPF), in particular the onus on LPAs to *'encourage the effective use of land by reusing land that has been previously developed (brownfield land)....'* and *'housing applications should be considered on the presumption in favour of sustainable development'*.

24. The application site is one of the Council's identified housing sites within the Strategic Housing Land Availability Assessment (SHLAA). The SHLAA recognises that this site has an approximate capacity for 41 homes and that it is a 'deliverable site' meaning it forms part of the Council's 5 year Housing Land Supply. Furthermore, the site adjoins a recently constructed housing site to the west. It should be noted that the SHLAA does not allocate land for housing however and therefore it has limited weight as a material planning consideration.
25. The proposal is at a density 33 dwellings per hectare which is in compliance with the requirements of Black Country Core Strategy Policy HOU2 that seeks a minimum density of 35 dwellings per hectare. In addition the development proposes a range of house types, also in accordance with that policy.
26. The application site was last in employment use and therefore the proposal must be assessed against Black Country Core Strategy Policy DEL2 - Managing the Balance between Employment Land and Housing. Policy DEL2 requires the loss of employment land to be justified. The applicant has provided justification for the loss of the use, in summary this is:
- In terms of arrangements for the relocation of the existing occupiers, there are no longer any existing occupiers – the applicants state that the premises were used by Mucklow Brothers until 2004 and then the site was partially occupied by Drivall Ltd who found the premises too large, poorly laid out and not energy efficient – they vacated the premises in September 2013;
  - In terms of the proposed development adversely impacting on the operation of existing businesses – this is with regard to Omega Pistons Ltd on Oak Barn Road – that employment use already has housing on 3 sides, and the applicants have stated that they intend to provide fencing along the common boundary of the application site – they have submitted a noise report to inform the detail of those measures.

- In terms of the viability of the site for continued employment use, the applicants have submitted a Marketing Update Report and details to show that the site has been marketed unsuccessfully for an alternative industrial occupier – while the period of marketing is relatively short (at less than 6 months), the assessment provides robust evidence which demonstrates that the site is no longer suitable for an employment use – i.e. the form and condition of the buildings, the buildings' close proximity to residential properties, and the (poor) access to the site through residential streets;
- With regard to such proposals demonstrating a comprehensive approach, the proposal carries through and compliments the recent residential redevelopment of the adjoining site to the west.

27. In conclusion it is considered that the applicants have successfully demonstrated that the proposal accords with Policy DEL2 and that this former employment site be reused for housing.

### Design

28. The proposed dwellings are of a contemporary design with architectural design features incorporated to add interest. These features include bay windows, canopy roofs and soldier courses. The design of the proposed dwellings is similar to the dwellings recently constructed upon the adjacent site. The properties opposite the application site on Narrow Lane are of 1960's construction and on this basis the proposed dwellings would sit sympathetically within this predominantly residential area.

29. The street scene to Narrow Lane would to be improved by the proposed development with the removal of the palisade fencing and industrial building which is currently in a poor state of repair. Further there is an existing boundary wall to the site boundary upon Narrow Lane/Oak Barn Road which would be removed. This wall is currently high at approximately between 3m and 2m in height.

30. It is therefore considered that the proposed development would add positively to the street scene of Narrow Lane and that it would be characteristic of the area. On this basis the proposed development would be in accordance with the requirements of

Saved Policy DD4 – Development in Residential Areas of the UDP (2005) and New Housing SPD (2012).

### Neighbour Amenity

31. To the west of the application site are recently approved and constructed dwellings along Thatchers Barn Drive. There would be a separation distance ranging from 22m and 23m between the rear of the proposed properties and the rear elevation of the existing properties. There would be a separation distance of 29m between the proposed dwellings fronting Narrow Lane and the existing dwelling opposite the application site which is in excess of the 22 metres typically required. The rear elevations of the properties located within Oak Barn Road would face the side gables of the proposed dwellings upon plots 9, 10 and 14. None of these dwellings would have side facing windows and this could be secured to remain the case by way of condition. The separation distance between the properties within Oak Barn Road and the proposed dwellings would be 26m.
32. The application has been submitted with details relating to the proposed finished land levels including section drawings and the levels of some of the existing neighbouring properties. These details, whilst informative, are not adequate for a full assessment of this issue to be made and on this basis it is proposed to attach a suitably worded planning Condition to ensure that additional information is submitted in relation to land levels of the application site and neighbouring land.
33. Whilst the proposed development would result in a level of background noise from the general day to day activities of the future occupiers this is considered to be less in terms of noise and disturbance than that associated with the previous use.
34. Given the above it is considered that the development would not result in a detrimental impact on the residential amenity of the occupiers of any of the existing surrounding properties and that it would therefore be in accordance with the requirements of Saved Policy DD4 – Development in Residential Areas of the UDP (2005) and New Housing SPD (2012).



## Occupier Amenity

35. All of the proposed houses would have a private rear amenity area and these would range in depth from approximately 10.5 metres to 15 metres (apart from Plot 3 which would have a slightly smaller rear garden area). Whilst the size of some of the gardens is below the 11 metres typically required it is considered that the occasional shortfall is acceptable in this instance. This is due to the fact that the overall separation distances between the dwellings are generally in accordance with the guidance and because the potential future occupiers would be buying into or renting a dwelling with prior knowledge and acceptance of the space around it.
36. In addition, as stated above, the overall density of the site is considered appropriate and whilst some of the rear gardens and separation distances between the dwellings are marginally short of the general requirement there would not be a cramped or over-developed feel to the development as a whole.
37. It is considered that despite the marginal shortfall in some of the separation distances between the front elevations of some of the proposed dwellings the proposal would not, on balance, result in a detrimental impact on the amenities of the occupiers of the proposed dwellings.
38. The Head of Trading Standards and Environmental Protection has stated that the garden areas associated with the proposed plots 1 to 9 have the potential to be affected by noise from the adjoining factory unit to the north. The factory appears to operate primarily during daytime hours and there are existing residential properties in similar close proximity. It is considered that an acoustic fence/barrier along the boundary of the gardens to plots 1 and 9 adjacent to the factory will provide sufficient noise attenuation, this could be secured by way of condition.
39. There is also a school adjacent to the southern boundary of the development site and the gardens to plots 23-31 are likely to be exposed to noise from the school; an acoustic barrier along the southern boundary is also therefore considered necessary, again to be secured by way of condition. The noise assessment submitted in support of

this application also recommends the provision of acoustic barriers to protect future residents from noise from the aforementioned sources.

40. The noise assessment also recommends that habitable rooms to plots facing Narrow Lane are fitted with glazing having a minimum sound reduction rating of Rw 33dB to protect future residents in terms of noise from road traffic. A condition is proposed to ensure that appropriate glazing/ventilation specifications are submitted and agreed prior to any development. On this basis, subject to conditions the proposed development is considered to be in accordance with the requirements of the New Housing SPD (2012).

#### Access and parking

41. The proposed development seeks to create a new access point from Narrow Lane into the proposed housing estate. Each proposed dwelling would have dedicated parking by way of hard surfaced driveways and/or garage spaces. The Group Engineer (Highways) is supportive of the proposed development but has requested some minor amendments to the site plan. These amendments relate to reworking the parking area associated with plots 8 to 10, clarification of the existing kerb line associated with the Public Right of Way and the impact this may have on manoeuvring of vehicles access/egress to plots 23 to 31 and amendments to the on-street parking bay and associated carriageway narrowing to ensure satisfactory emergency access to the remainder of the estate.

42. These amendments are currently being worked on by the agent and the final comments from the Group Engineer (Highways) will be reported by way of pre-committee note. On this basis, subject to minor amendments to the site layout the proposed development will be in accordance with the requirements of Policy TRAN2 of the BCCS (2012), saved Policies DD1 and DD4 of the Unitary Development Plan (2005) and the Parking Standards SPD (2012).

### Public Right of Way

43. There is an established Public Right of Way to the South of the site linking Narrow Lane and the recent redevelopment at Thatchers Barn Drive and Long Lane. The Public Right of Way is narrow and unattractive albeit well used particularly by parents and children associated with the neighbouring schools to the south. The proposed changes would widen the Public Right of Way and create a shared surface for vehicle access to plots 23 to 31 and pedestrian/cycle users. Bollards would be sited at the Narrow Lane end of the access as well as at the boundary with Thatchers Barn Drive to prevent vehicle access.
44. The proposed changes to the Public Right of Way are considered to be an improvement to the existing situation. The proposed Public Right of Way would be well overlooked by proposed plots 23 to 31 and when combined with the increased width this will ensure greater use. The line of the Public Right of Way would remain unaltered to ensure the desire line and shortest route to the neighbouring schools from Long Lane for users is maintained. On this basis the proposed development is considered to be in accordance with saved Policy AM13 – Public Rights of Way of the UDP (2005).

### Neighbour Observations

45. A number of the objections received from the neighbouring residents relate to the improved Public Right of Way and the potential for the improvements to result in additional use between the proposed and existing housing developments. The Local Planning Authority considers that the Public Right of Way is well established and the redevelopment of the site is an opportunity to improve the safety and experience of its users. Blocking up the Public Right of Way would not be appropriate as it would increase the travel time on foot from Long Lane to the neighbouring school sites and on this basis would not be supported by the Local Planning Authority especially given the level of usage.

46. The issue of scooters and motorcycles using the Public Right of Way has also been raised. Whilst bollards would be present at each end of the Public Right of Way these have to be sufficiently spaced to allow wheelchair access as well as access for persons with prams/buggies. On this basis they may not necessarily prevent access from scooters/motorcycles. However there is no evidence to suggest that there is an issue within the area with this kind of behaviour. Whilst the Crime Prevention Design Advisor from West Midlands Police has stated that the bollards will not prevent anti-social behaviour they have not raised any specific concerns with the improved Public Right of Way and has noted the natural surveillance that would occur from the proposed properties.
47. One neighbouring resident raises the issue of the Public Right of Way allowing children increased access to the green space associated with Thatchers Barn Drive and playing/congregating on this privately maintained area. This issue cannot be controlled by the Local Planning Authority and would become a civil matter between the parties involved.
48. The removal of the previously existing trees on the site did not require planning permission and none of the trees were protected by a Tree Preservation Order.
49. The proposed density of the site is considered as appropriate and the proposal would not result in the over development of the site.
50. The increased traffic from the proposed dwellings is considered to be offset by the highway improvements that would be secured as a result of the proposed development to reduce the carriageway width of Narrow Lane to the front of the site.

### Planning Obligations

51. Black Country Core Strategy (BCCS) 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.

52. 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.

53. In determining the required planning obligations on this specific application the following three tests as set out in the Community Infrastructure Levy (CIL) Regulations, 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.

54. Following consideration of the above tests the following planning obligations are required for this application:

Off-Site Provision (to be secured by S106 Agreement)

- Transport Infrastructure Improvements.

This contribution is considered necessary to allow the reduction in width of Narrow Lane in accordance with the safer routes to schools programme.

On-Site Provision (to be secured by Unilateral Undertaking)

- Affordable Housing (4 units)

The Core Strategy states that 25% of proposed dwellings upon development sites over 15 units should be affordable. As part of the extensive pre-application discussions undertaken by the Local Planning Authority and the developer a viability assessment was produced and was independently assessed by the

District Valuer. The conclusion of this report was that the provision of 25% affordable units on the site would not be financially viable. On this basis the provision of 4 units is recommended and supported by the Local Planning Authority.

#### On-Site Provision (to be secured by condition)

- Public Realm

Public realm improvements would be utilised to improve the outlook from proposed plots 14-16 inclusive in terms of ensuring appropriate boundary treatment to the rear/side boundary walls associated with plots 10, 11 and 13.

55. It is considered that these contributions meet the necessary tests as stated above in that they contribute to the delivery of a sustainable development, are being provided directly on the development site itself and are deemed to be in scale and kind to the proposed development.

56. This development complies with the requirements of Black Country Core Strategy Policy DEL1 (2012) and the Planning Obligations SPD (2011). The applicant has agreed to the payment of these onsite/offsite planning obligations at the date of drafting the officer report to members.

#### New Home Bonus

57. Clause (124) of the Localism Act states that: Local planning authorities are to have regard to material considerations in dealing with applications including any local finance considerations, so far as material to the application. A 'local finance consideration' means a grant or other financial assistance that has been, or will or could be, provided to a relevant authority by a Minister of the Crown. This may be taken to cover the payment of New Homes Bonus, or sums that a relevant authority has received, or will or could receive, in payment of CIL.

58. The New Homes Bonus is designed to create an effective fiscal incentive to encourage local authorities to facilitate housing growth. It will ensure the economic benefits of growth are more visible within the local area, by matching the council tax raised on increases in effective stock.
59. The Bonus will sit alongside the existing planning system and provides local authorities with monies equal to the national average for the council tax band on each additional property and paid for the following six years as a non-ring fenced grant. In addition, to ensure that affordable homes are sufficiently prioritised within supply, there will be a simple and transparent enhancement of a flat rate £350 per annum for each additional affordable home.
60. Whilst the clause makes it clear that local finance matters are relevant to planning considerations can be taken into account, it does not change the law in any way. It is not a new basis for planning policy and it remains unlawful for planning permissions to be 'bought'.
61. This proposal would provide 39 houses generating a grant of 39 times the national average council tax for the relevant bands plus an enhancement payment of £1400 (4 units times £350) for affordable housing provision per annum for 6 years.
62. Whilst this is a significant sum of money the planning merits of the proposal are acceptable in any event and therefore this is not accorded significant weight.

## **CONCLUSION**

63. It is considered that the proposed dwellings would be acceptable in principle within this predominantly residential area upon previously developed land. The proposed dwellings would not impact on amenity for existing or prospective occupiers and there would be no detrimental impact on highway safety due to a reduction in the carriageway width of Narrow Lane and improvements to the established Public Right of Way to the south of the site.

## RECOMMENDATION

It is recommended that the application be APPROVED subject to:

### Informative

In dealing with this application the Local Planning Authority have worked with the applicant in a positive and proactive manner, seeking solutions to problems arising in relation to dealing with the application, by seeking to help the applicant resolve technical detail issues where required and maintaining the delivery of sustainable development. The development would improve the economic, social and environmental concerns of the area and thereby being in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

### (All developments within coalfield standing advice area)

The proposed development lies within a coal mining area which may contain unrecorded mining related hazards. If any coal mining feature is encountered during development, this should be reported to the Coal Authority.

Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires the prior written permission of The Coal Authority.

Property specific summary information on coal mining can be obtained from The Coal Authority's Property Search Service on 0845 762 6848 or at [www.groundstability.com](http://www.groundstability.com)

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 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.

3. No part of the development hereby permitted shall be occupied until details of the positions, design, materials and type of boundary treatment or means of enclosure have been submitted to and approved in writing by the Local Planning Authority. No part of the development shall be occupied until these works have been carried out in accordance with the approved details.
4. No part of the development hereby permitted shall be commenced until full details of soft landscaping works have been submitted to and approved in writing by the Local Planning Authority. These details must include, where appropriate, planting plans, written specifications, a schedule of plants including species, plant sizes and proposed numbers/densities and a programme of implementation. Plans must also include accurate plotting of all existing landscape features.

The works approved as part of this condition shall be completed within the first planting season following first occupation.

Any trees or shrubs planted in pursuance of this permission including any planting in replacement for it which is removed, uprooted, severely damaged, destroyed or dies within a period of five years from the date of planting shall be replaced by trees or shrubs of the same size and species and in the same place unless otherwise agreed in writing by the Local Planning Authority.

The landscaped areas shall be retained in the form shown on the approved plan and Landscape Plan Strategy throughout the life of the development and shall not be used for any other purpose

5. No part of the development hereby permitted shall be commenced until full details of hard landscape works have been submitted to and approved in writing by the Local Planning Authority. The details must include existing and proposed finished levels or contours; the position, design and materials of all site enclosures, car parking layout and other vehicular and pedestrian areas; hard surfacing materials, minor artefacts and structures (e.g. refuse areas, lighting etc.).

The works approved as part of this condition shall be completed before the first occupation of any part of the development.

6. 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.
7. No development shall commence until details for the provision of external electric vehicle charging points have been submitted to and approved in writing by the Local Planning Authority. The Electric Charging point(s) shall thereafter be provided in accordance with the approved details prior to first occupation of the development and be maintained for the life of the development.
8. Notwithstanding the provision of the Town & Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order), no

development referred to in Part 1 Classes A, B, C, D and E of Schedule 2 to that order shall be carried out.

9. No development shall commence until details of public realm works have been submitted to and approved in writing by the Local Planning Authority. The public realm works shall thereafter be provided in accordance with the approved details prior to first occupation of the development and be maintained for the life of the development.
10. The development hereby permitted shall be carried out in accordance with the following approved plans: 1170-01 revision S, 1170-07 revision D, GAR/SAL/101 revision B, GAR/SAL/102 revision A, 13/GAR/2C/07, BEW-PLAN-01, BEN-PLAN-04, BEN-PLAN-08, ALT-PLAN-01, 1170-08 revision A, 1170-03 revision B, 1170-03 revision B, 13/GAR/SIN/04, 13/GAR/2C/04, 13/GAR/SIN/03, STA-PLAN-02, 0908002A, 1170-10, 13/GAR/2C/04, 1170-08 revision A, 13/GAR/DOU/04, 13/GAR/DOU/03, GAR/SAL/100 revision B, S04-PLAN-01, S02+-PLAN-01, MAR-PLAN-02, DES-PLAN-01, 0908401, DES-PLAN-07.
11. No development approved by this permission, including the construction of any building, shall be commenced until a scheme to deal with contamination of land (including ground gases and vapours) has been submitted to and approved by the Local Planning Authority (LPA). Furthermore, no part of the development shall be occupied until the LPA has been satisfied that the agreed scheme has been fully implemented and completed.

The scheme shall include all of the following measures unless the Local Planning Authority dispenses with any such requirement specifically in writing:

- i) A desk-top study to formulate a conceptual model of the site. The requirements of the LPA shall be fully established before the desk-study is commenced;
- ii) Once the desk study has been approved by the LPA, a site investigation shall be carried out to identify and evaluate all potential sources and impacts of identified contamination in accordance with the conceptual model. The findings of site investigation shall be presented in report format for approval by the LPA and shall include a risk-based interpretation of any identified contaminants in line with UK guidance;
- iii) Following the approval of both desk-top study and site investigation reports, a written remediation scheme and method statement (the contamination proposals) shall be agreed in writing with the LPA prior to commencement of the development. The contamination proposals shall include provisions for validation monitoring and sampling, including a scheme and criteria for both the use of imported materials and reuse of site-won materials, and be retained throughout the lifetime of the development.
- iv) The contamination proposals shall be implemented in full and no deviation shall be made from the contamination proposals without the express written agreement of the LPA.
- v) If during development works any contamination should be encountered which

was not previously identified or is derived from a different source and/or of a different type to those considered under the contamination proposals then the LPA shall be notified immediately and remediation proposals formulated/amended for consideration.

vi) If during development work, contaminants are found in areas previously expected to be acceptable, then the LPA shall be notified immediately and remediation proposals formulated/amended for consideration.

vii) A completion report confirming the objectives, methods, results and conclusions and demonstrating that the contamination proposals have been fully implemented and completed shall be submitted to the LPA for approval.

12. Prior to commencement of the permitted use, a scheme for a continuous acoustic barrier constructed along the northern boundary of the site adjacent to Plots 1 and 9 and the western boundary of Plot 9 of minimum height of 2.5 metres and minimum surface density of 10 kg/m<sup>2</sup> shall be submitted to and approved in writing by, the Local Planning Authority.

All works which form part of the approved scheme shall be completed before first residential occupation.

The barrier shall be retained throughout the life of the development.

13. Prior to commencement of the permitted use, a scheme for a continuous acoustic barrier constructed along the entire southern boundary of the site adjacent to Hurst Green Primary School of minimum height of 2 metres and minimum surface density of 10 kg/m<sup>2</sup> shall be submitted to and approved in writing by, the Local Planning Authority.

All works which form part of the approved scheme shall be completed before first residential occupation.

The barrier shall be retained throughout the life of the development.

14. Development shall not begin until a scheme for protecting residents in the proposed dwellings from noise from road traffic on Narrow Lane and Oak Barn Lane has been submitted to and approved in writing by the local planning authority. All works which form part of the approved scheme shall be completed before occupation of the permitted dwelling[s], unless otherwise agreed in writing by the Local Planning Authority. The protection measures in the agreed scheme shall be maintained throughout the life of the development

15. No development shall commence until details of the access roads including, lines, widths, levels, gradients, form of construction, cross sections, lighting and drainage have been submitted to and approved in writing by the Local Planning Authority.

16. No dwelling shall be occupied until the access roads have been implemented in accordance with the details approved in condition 15 and shall thereafter be maintained for the life of the development.

17. No development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), shall take place until a scheme that includes the following components to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the local planning authority:

- 1) A preliminary risk assessment which has identified:

all previous uses  
potential contaminants associated with those uses  
a conceptual model of the site indicating sources, pathways and receptors  
potentially unacceptable risks arising from contamination at the site.

2) A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.

3) The results of the site investigation and detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

4) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the express written consent of the local planning authority. The scheme shall be implemented as approved.

18. No occupation of each phase of development shall take place until a verification report demonstrating completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a 'long-term monitoring and maintenance plan') for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan. The long-term monitoring and maintenance plan shall be implemented as approved.
19. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until the developer has submitted a remediation strategy to the local planning authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the local planning authority. The remediation strategy shall be implemented as approved.



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# DEVELOPMENT AT NARROW LANE, HALESOWEN.

- SITE AREA:-**
- 13751.386 m<sup>2</sup>
  - 1.375 HECTARES
  - 3.397 ACRES
- APPLICATION SITE BOUNDARY**

Rev: Amendment      Date      Dm/Clk  
 Revisions:

Bellway Homes (NW) Ltd, Relay Point, Relay Drive,  
 Tamworth, B77 9PA  
 Tel: 01827 255755 Fax: 01827 255766



Site:  
**DEVELOPMENT AT  
 NARROW LANE, HALESOWEN**

Title:  
**SITE LOCATION PLAN**

Scale:  
**1: 1250 @ A3**

Date:  
**DECEMBER 2013**

Dwg No.:      Rev:

1170-10  
 DWG File Ref: K:\Bellway\1170\Layout\Current\1170-10.dwg  
 DRAWN: TT

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**Kevin R. Twigger & Associates Ltd**

♦ Rushall House, School Road, Bewdley, Staffs. ST19 9DS  
 Tel: 01902 831144 Fax: 01902 831672  
 Email: enquiries@krtdesign.co.uk  
 www.krtdesign.co.uk

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 LAND SURVEYORS ♦ LANDSCAPE DESIGN

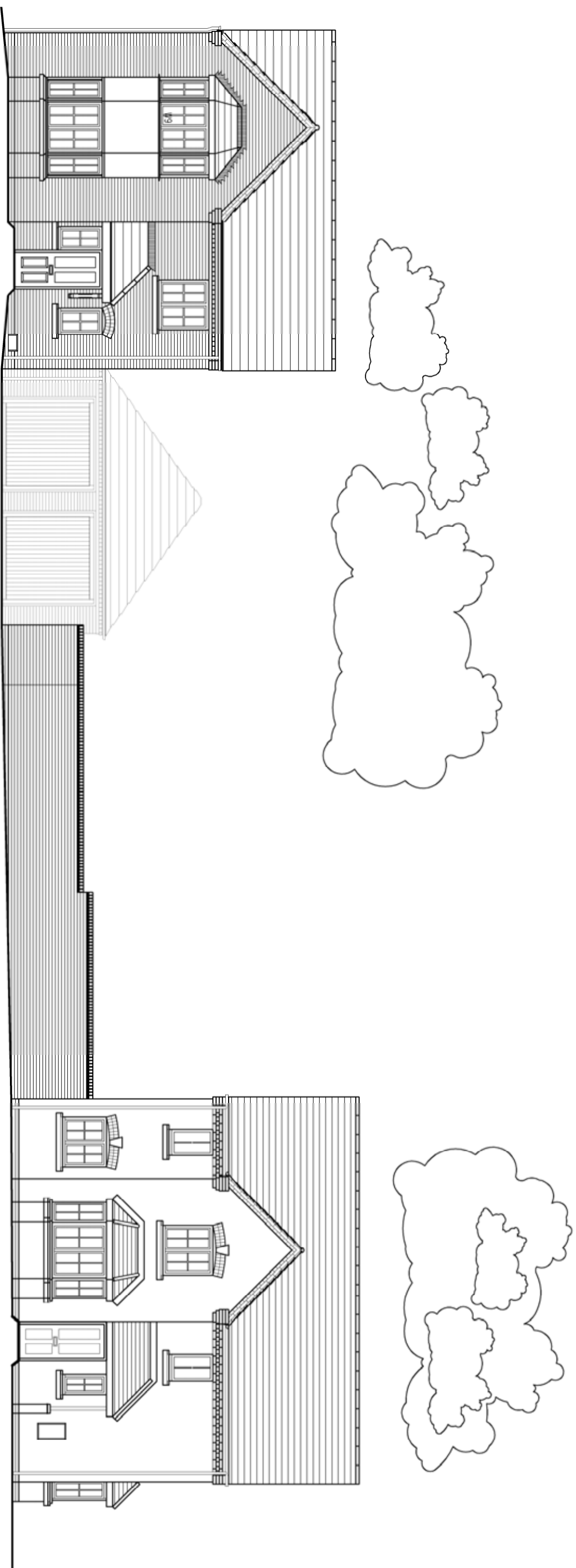


STREET SCENE 5  
HOUSE TYPE ALTHORP - PLOT 13

HOUSE TYPE MARSTON - PLOT 12

HOUSE TYPE MARSTON - PLOT 7

HOUSE TYPE BEWDLEY - PLOT 6



HOUSE TYPE ALTHORP - PLOT 5

HOUSE TYPE DESFORD - PLOT 4

Plot	A	Times & colour shown in book & white.	16.12.13	EC	-
Rev		Amendment	Date	Drawn	Checked

Revisions:

**Belway**  
 Belway Homes (NW) Ltd, Boley Road, Boley Drive,  
 Tamworth, B77 5PA  
 Tel: 01827 25753 Fax: 01827 25756

Site:  
 DEVELOPMENT AT  
 NARROW LANE, HALESOWEN.

Title:  
 STREET SCENES

Scale:  
 1:500 @ A2  
 Date:  
 OCTOBER 2013  
 Drawn:  
 1170-08  
 Rev:  
 A  
 Date:  
 1170-08-04

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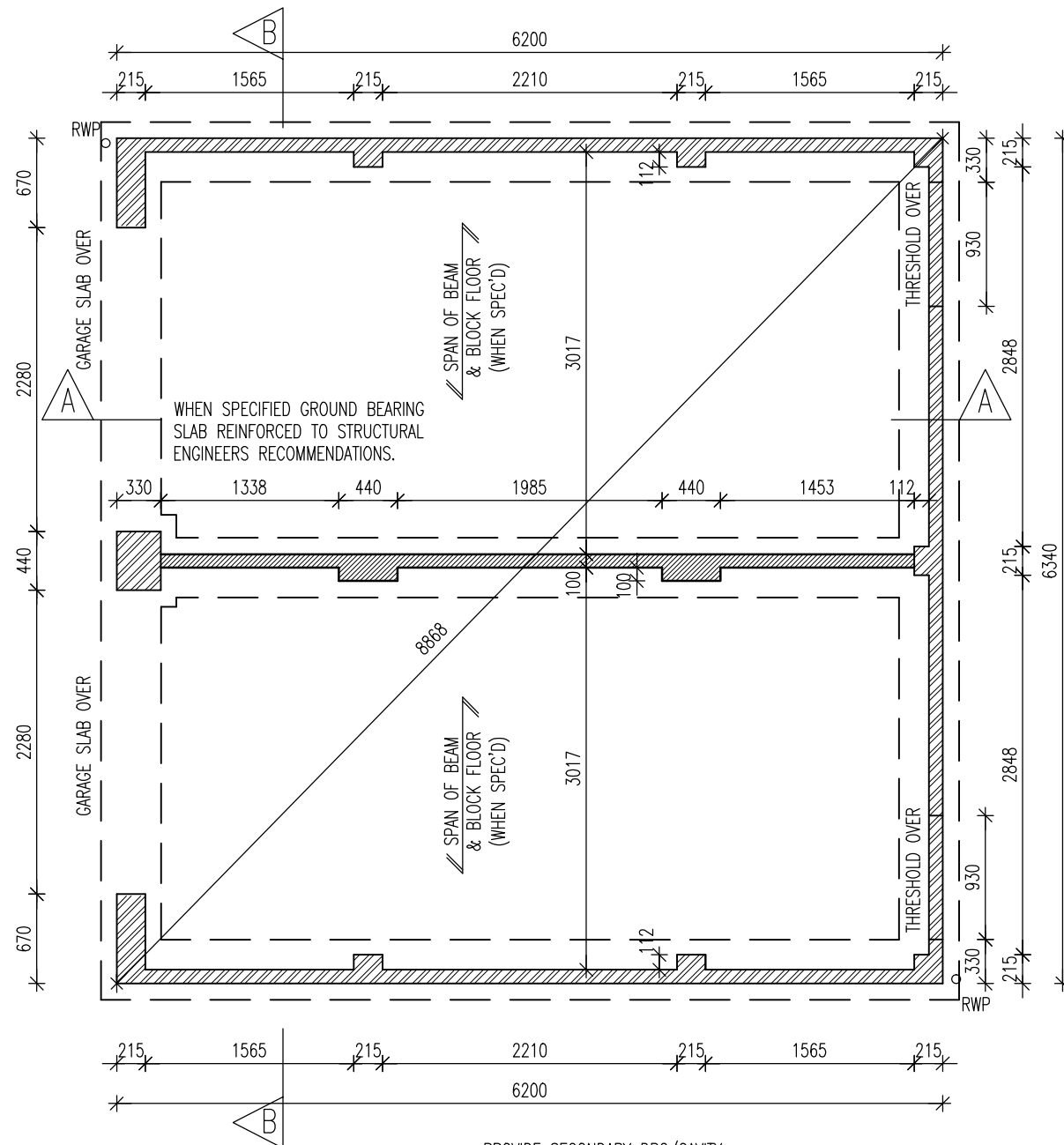
Rushall House, School Road, Bewdley, Staffs ST19 9TS  
 Tel: 01902 851 641 Fax: 01902 851642  
 Email: enquiries@krtassociates.co.uk  
 www.krtassociates.co.uk

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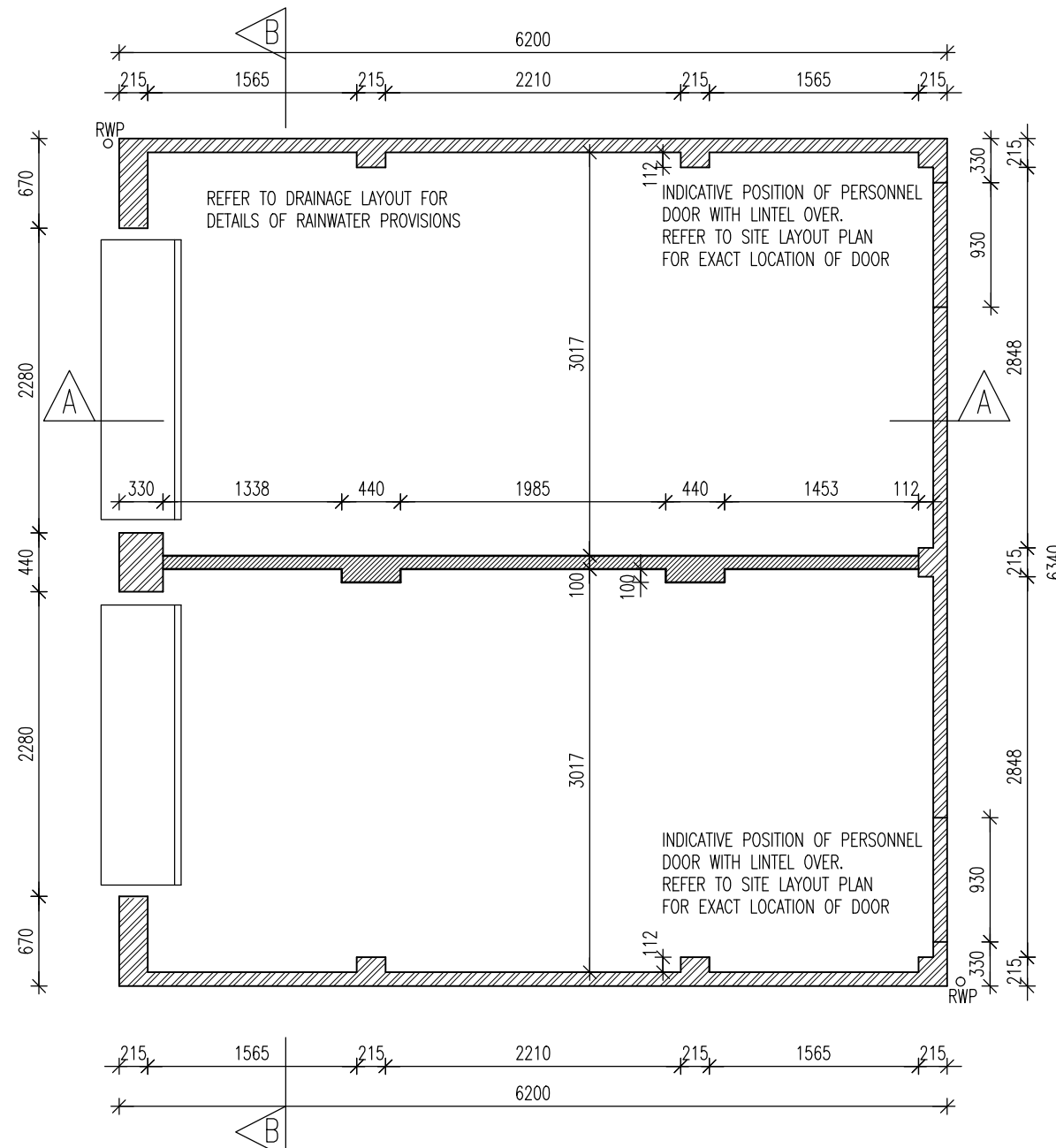
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FOUNDATION PLAN



GROUND FLOOR PLAN

# 2 CAR GARAGE

2012 PORTFOLIO

REVISIONS

**Bellway**

BELLWAY HOMES WEST MIDLANDS  
 Bellway House, Relay House, Relay Point, Tamworth, B77 5PA  
 Tel: 01827 255755 Fax: 01827 255766

TYPE 2 CAR GARAGE

TITLE  
 Fnd & GF Plan

SCALE 1:50 DRAWN BY ABA

DATE 11.06.12 FLOOR AREA —

DRAWING NUMBER 13/GAR/2C/04 REV

**TREE PIT WEST**

**TREE PIT EAST**

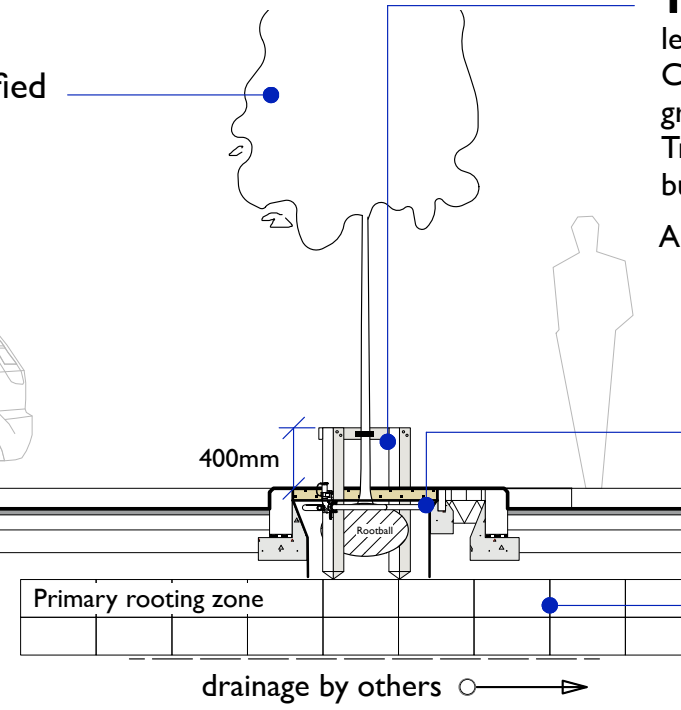
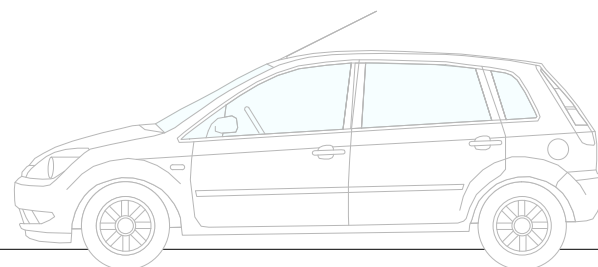
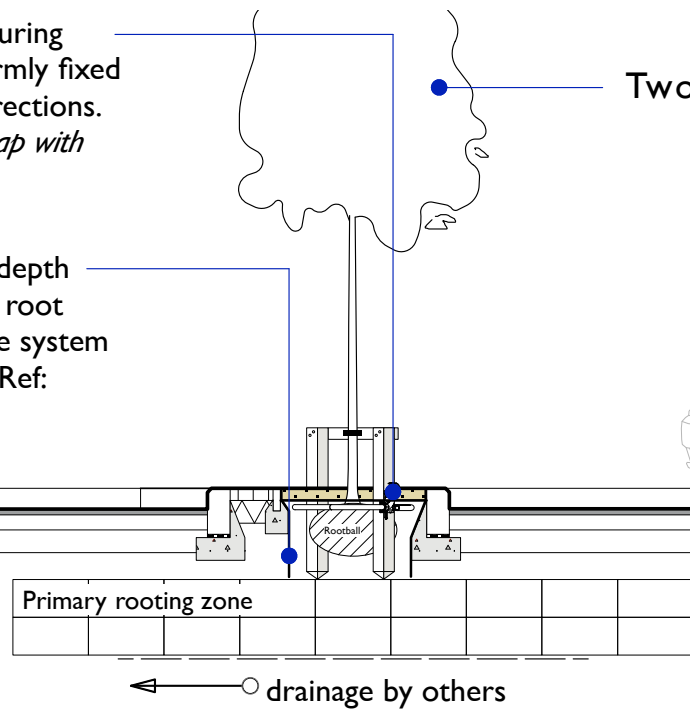
**Irrigation** - for watering during establishment period. Pipe firmly fixed to stake as manufacturers directions. Ref: *RootRain Metro, plastic cap with chain RRPC3A*

**Root director** - 600mm depth ribbed root barrier to direct root growth into the soil structure system and protect paved surfaces. Ref: *ReRoot 600. RER600A*

**Tree staking** - 2nr 100 x 100mm square section, 1m length tanalised timber stakes driven into the ground. Cross bar, 100x50mm timber, set 400mm above ground level. Fixed to stakes with coach screws. Tree fixed firmly to stake with rubber tie, spacer and buckle adjustment to prevent abrasion.

All visible timber stained, 2 coats, black

ground level



full width geotextile weed barrier.

**Soil Structure System** - 0.5m depth, 4.5m x 2m area of soil structure modules to create 4.5m<sup>3</sup> of uncompacted root space for each tree, as per manufacturers recommendations. Ref: *StrataCell. GLSCMA*

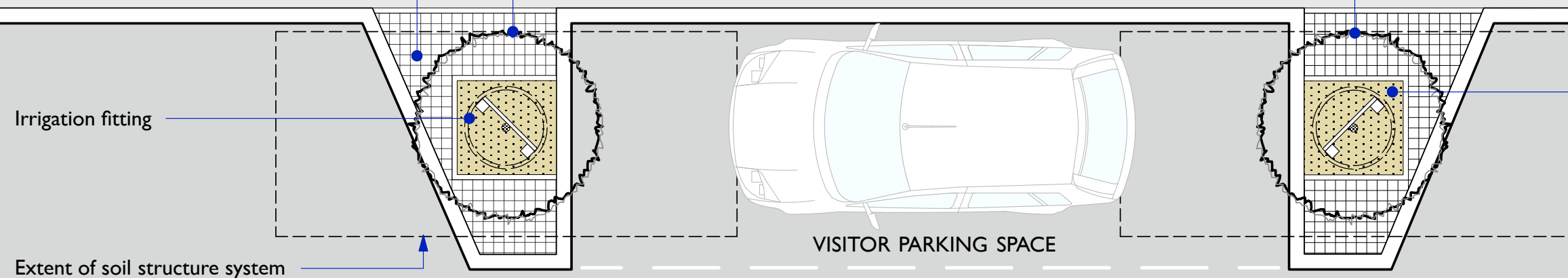
**SECTION**

**Paved 'build out'** - block paving surrounding tree pit with pin kerb edge.

Two specimen trees in highway as specified

2m width footpath

road kerb



**Tree pit** - 1000x1000mm internal dimension. Pit topped with 75mm depth, 12mm nominal size, pea shingle over geotextile weed barrier to full extent of planting pit.

**PLAN**

**Specification Notes:**

1. For location refer to DSA E+D drawing 0908 002 and revisions.
2. Based on Architects drawing 1170-01 Rev P. For definitive kerb and arrangement refer to appropriate engineer or architects details.
3. Each tree pit to include min. 4.5m<sup>3</sup> of Greenleaf 'Stratacell' Soil Structure System filled with suitable sandy loam topsoil to sustain healthy growth of trees.
4. Tree tie, Root Director, Soil Structure System and Irrigation supplier: Greenleaf Ltd. The Old Dairy Croft Road Hastings, East Sussex TN34 3JN Tel. 01424 717797 / 01424 433233.

NARROW LANE, HALESOWEN

**VISITOR PARKING**

drawn/checked	date	scale	drawing number
BB/ds	December 2013	1:50@A3	0908 401 -



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Do not scale the drawing.  
Dimensions to be checked not scaled.



- A. EASTERN FRONTAGE**  
Tall privet hedge with interplanted fastigiata pear trees
- A1. NORTH EASTERN CORNER**  
Bird cherry in the north east visible from approach roads
- A2. SOUTH EASTERN CORNER**  
Bird cherry in the south east
- B. ENTRANCE AND CENTRAL HEDGE**  
Elaeagnus x ebbingei - a glossy green leaf
- C. WESTERN HEDGE**  
Common box hedge in the west
- D. SOUTHERN HEDGE**  
Photinia 'Red robin' - white flowers and young red shoots

- E. TRAFFIC CALMING**  
Two fastigiata pears planted in hard surface act as a traffic calming measure
- F. SPECIMEN SHRUBS**  
Four Juniperus scopulorum as axis points at the centre of the development
- G. SPECIMEN SHRUBS**  
Four Juniperus scopulorum in the west of the development act as focal points
- H. RETAINED TREES OFF SITE**  
Existing block of trees south of the footpath screen the site
- J. SOUTHERN ACCESS PLANTING**  
Two bans of ground cover with fastigiata pear trees and colourful shrubs

- PLANTING CODES (HEDGE)**
- Bsem Buxus sempervirens
  - Exeb Elaeagnus x ebbingei
  - Lova Ligustrum ovalifolium
  - PxRR Photinia x fraseri 'Red Robin'
- PLANTING CODES (SHRUBS)**
- Jsco Juniperus scopulorum
  - Rsan Ribes sanguineum
  - Fxin Forsythia x intermedia
- PLANTING CODES (GROUND COVER)**
- Vmin Vinca minor
  - Hhel Hedera helix 'Hibernica'
- AMENITY GRASS AREA**  
Approx 5500m<sup>2</sup>

**SPECIFICATION NOTES**

For all hardworks, drainage, signage, boundary treatments, services, features, lighting, CCTV and levels including slopes and retaining walls in this instance refer to Architect's or Engineer's drawings. Any levels shown are indicative.

**GENERAL - Workmanship**  
Carry out all soft works in accordance with **BS 4428: 1989** 'Code of practice for general landscape operations (excluding hard surfaces)' and **BS 3936: 1992** 'Recommendations for cultivations and planting in the Advanced Nursery Stock category'. Works should be carried out at the appropriate season and only in appropriate weather conditions. If out-of-season planting is likely, stock specified BR is to be containerised.

**GENERAL - Services and Setting Out**  
Prior to starting works, verify locations of all services and obtain instruction if required. Set out and obtain approval before planting. Obtain approval of planting stock prior to purchase.

**SOIL - Preparation**  
Prior to any landscape works including topsoil spread, carry out ripping or sub-soiling as required to achieve adequate drainage. In all areas of shrub and tree planting, supply and spread a minimum depth of **450mm** of clean topsoil. In grassed areas, use a minimum of **150mm** clean topsoil. Tree pits should be a minimum of **600mm** deep.

Topsoil and subsoil for re-use should be carefully stripped and stock piled in reasonably dry conditions to avoid unnecessary compaction and damage to soil structure. Topsoil and subsoil should be stacked separately and strict precautions be taken to prevent mixing. Contractors' attention is drawn to **BS 3882** and **BS 4428** (1989) Section 4 to Section 8.

**PLANTING - Standard Trees**  
Excavate tree pits to accommodate entire root mass. Fork sides and base thoroughly to achieve drainage and remove clay patches. Mix backfill soil with minimum of 10kg spent mushroom compost. Firm in layers and water to field capacity. Double stub stake each tree with crossbar and tie firmly with spacer and buckle adjustment. Crossbar should be 400mm off the ground. Drive each stake firmly into the ground and at least **100mm** clear of root ball. **Stain timber two coats black**. Fit rabbit protection (spiral guards see below). Fit irrigation pipe to suit tree size. Mulch: Supply and spread a minimum depth of 75mm bark mulch to top of tree pits, in a circle diameter 1.5m.

Tree pits in heavy ground may require land drainage pipes to be connected into soakaway or into surface water drainage system. Obtain advice from the Engineer prior to topsoil spread.

Tree supplier: Coles Nurseries, Leicester. 0116 241 2115  
Rootball irrigation supplier: Greenleaf Horticulture, 01424 717797  
Spiral guards supplier: Tubex Ltd., 01685 888 000  
Reference: 50mm clear spiral shelters 600mm high  
Tree ties supplier: Acorn Planting Products, 01508 528763  
Reference: Black rubber tie 38mm with spacer and buckle.  
Woodstain: Sadolin Wood stain. Colour: Ebony

**PLANTING - Shrubs, Whips and Transplants including Hedging species**  
Preparation: Prior to planting cultivate soil to **300mm**. Leave surface regular and even and remove all debris and stone over 50mm diameter. Carry out weed control as necessary.

Planting: Plant each plant upright, carefully replacing backfill and heel well in. Add min 3kg compost (well-rotted horse manure) to the backfill material per shrub/tree during planting and mix well. Add tree/shrub shelters as appropriate to species with stake firmly fixed. Water to field capacity.

Plant suppliers: Coles Nurseries, Leicester. 0116 241 2115.  
Tree guard supplier: Tubex Ltd., 01685 888 000  
Reference: Standard Tree/shrub shelters 600mm high green  
Spiral guards supplier: Tubex Ltd., 01685 888 000  
Reference: 50mm clear spiral shelters 600mm high

**GRASS SEEDING**  
Prior to seeding spray out any existing vegetation and cultivate topsoil thoroughly to **100mm** min. Leave soil surface regular and even, removing all humps and hollows and remove all debris and stone over 50mm diameter. Ensure that soil surface marries into existing levels and hard edges, service covers etc, slightly proud to allow for settlement. Firm and rake soil to prepare a bed. Supply and sow seed mixes at rates specified. Roll and water well.

Supplier: British Seed Houses 01522 868 714 / www.bshamenity.com

**AFTERCARE - THIS ITEM TO BE PRICED SEPARATELY**  
**General**  
The softworks are to be maintained for a period of 12 months following practical completion of the works. The installation contractor is to supply to the client a schedule of maintenance operations deemed necessary through this period to achieve establishment and a neat and tidy finish and is to price separately for this item.

**AFTERCARE - Trees**  
Maintenance works are to include firming of tree stakes and replacement or adjustment of tree ties, weed and pest control, protection from animals, formative pruning to achieve desired form, fertilising and replacement of failures. Special attention is to be paid to watering to achieve establishment and healthy growth through the first 12 months after planting.

**AFTERCARE - Shrubs and hedge planting**  
Maintenance works, to include weed control, attention to protection from animals, formative pruning to achieve desired form, watering, fertilising and replacement of failures. Take special care to control weeds within tree and shrub shelters.

**AFTERCARE - Grass areas**  
Allow for maintenance works, to include fertilising, watering, disease and weed control, aeration, removal of all litter, rolling and cutting to maintain the works in a tidy condition and promote healthy growth.

NOTES:  
I. - Based on Bellway drawings I170-01 Rev N and I170-02 Rev D

REVISIONS:  
- Initial issue 11th November 2013  
A Revised to clients request 13 December 2013

NARROW LANE, HALESOWEN

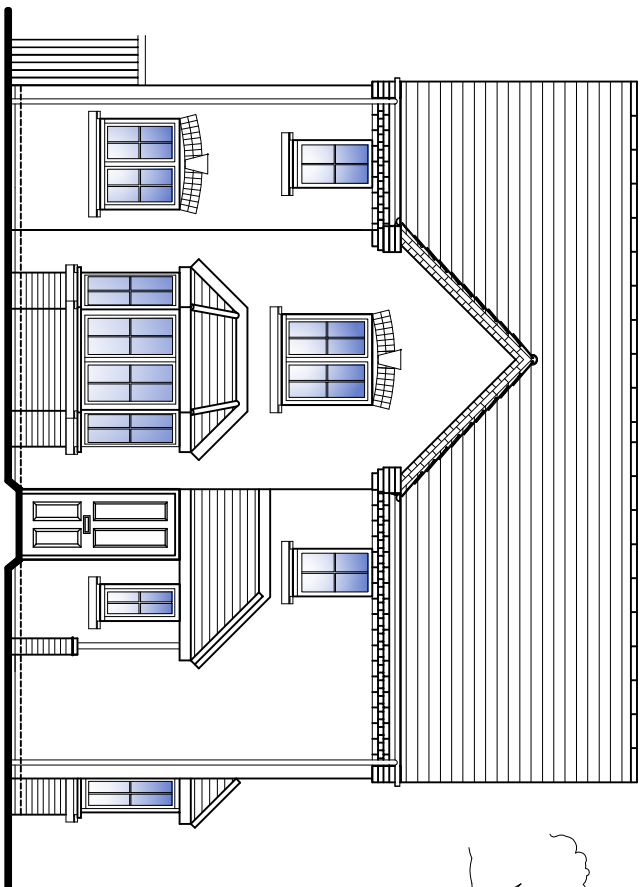
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drawn/checked	date	scale	drawing number
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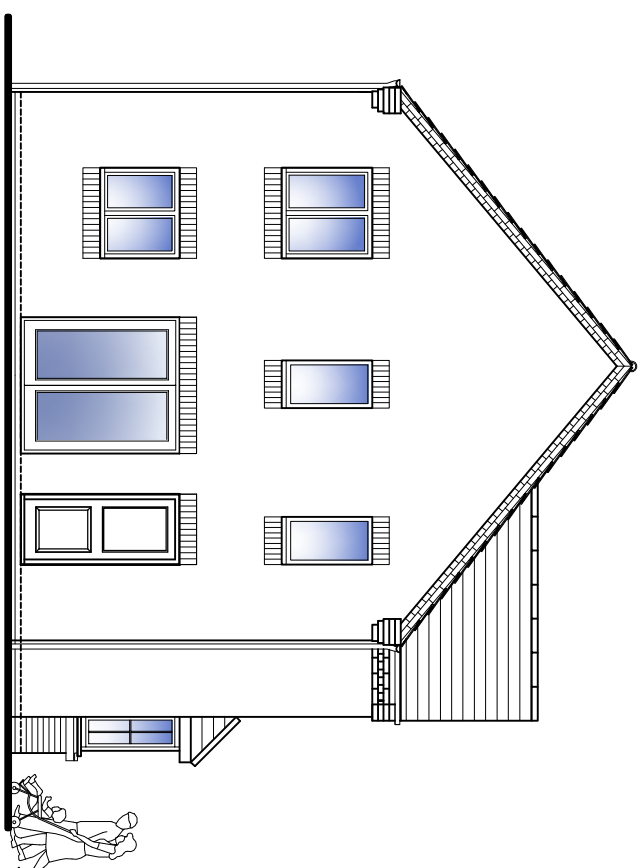
**DSA**  
environment & DESIGN  
0115 9818 745  
dsa-ed.co.uk

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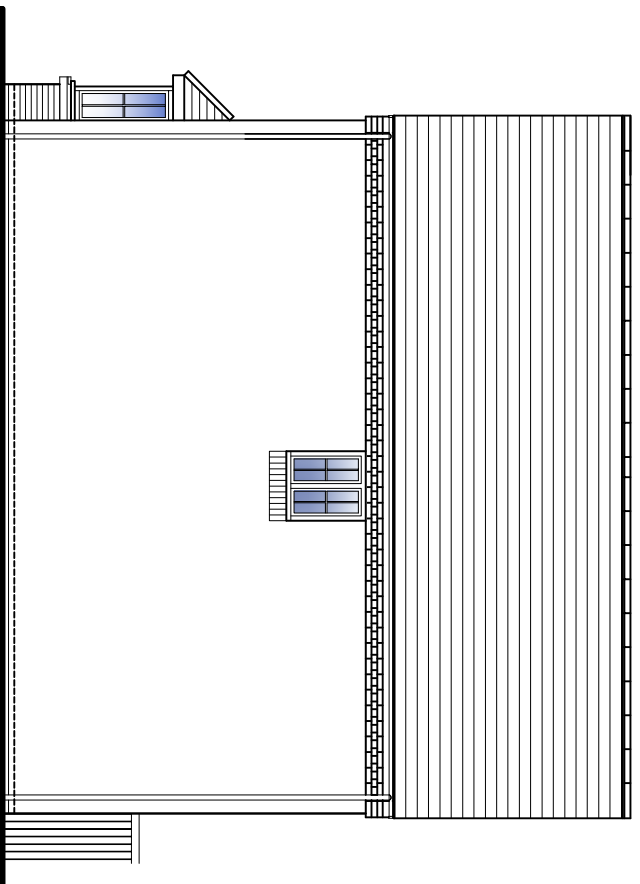
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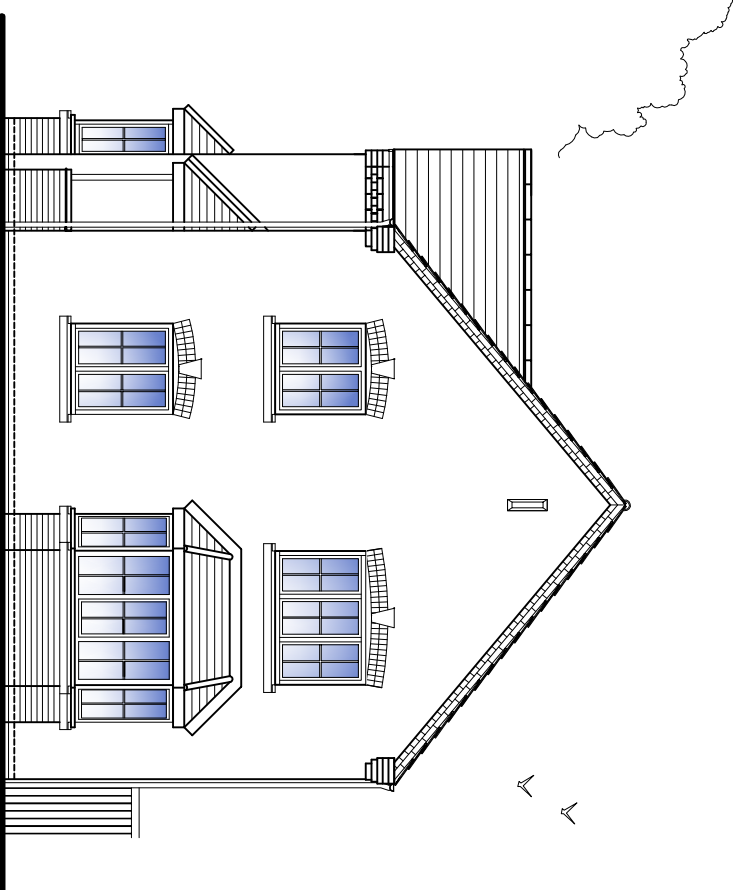
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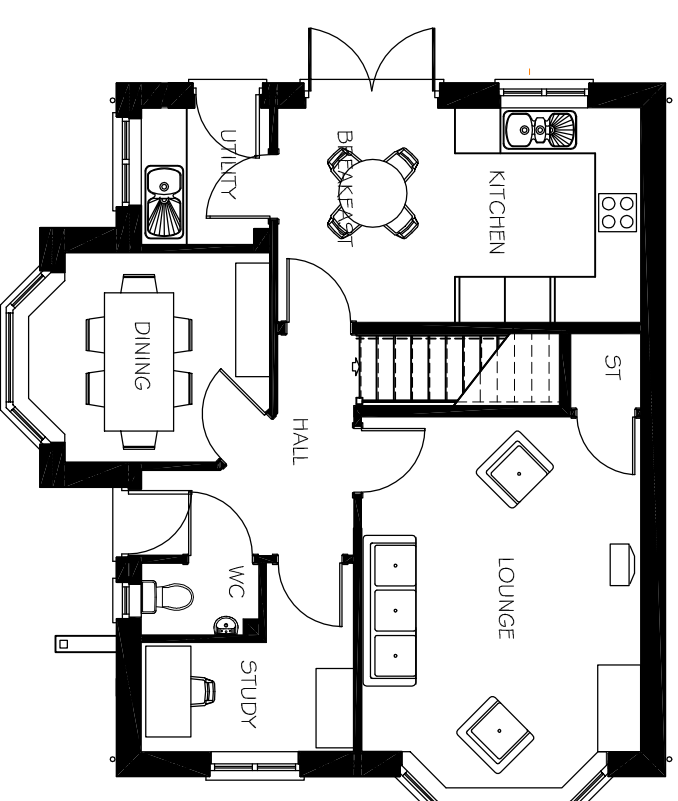
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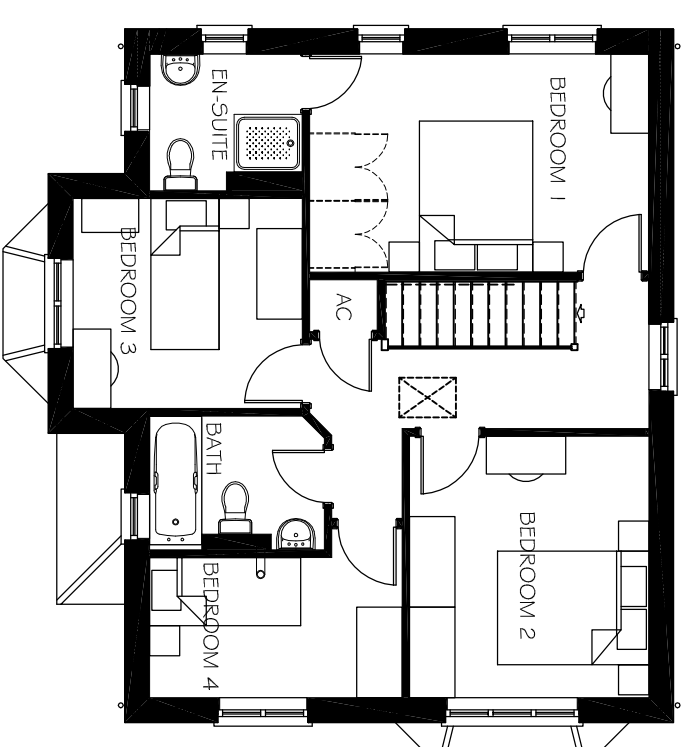
REAR ELEVATION



SIDE ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN

2012 PORTFOLIO  
 2010 B. REGS

# PLANNING

House type:  
 Desford - 1289 sqft

Date: Oct 13  
 Scale: 1:100  
 Drawn By: KRT  
 Drg. No: DES - PLAN - 07



BELLWAY HOMES WEST MIDLANDS  
 Bellway Homes, Regent House, Regent Park, Birmingham, B77 9PA  
 Tel: 01827 259759 Fax: 01827 259769

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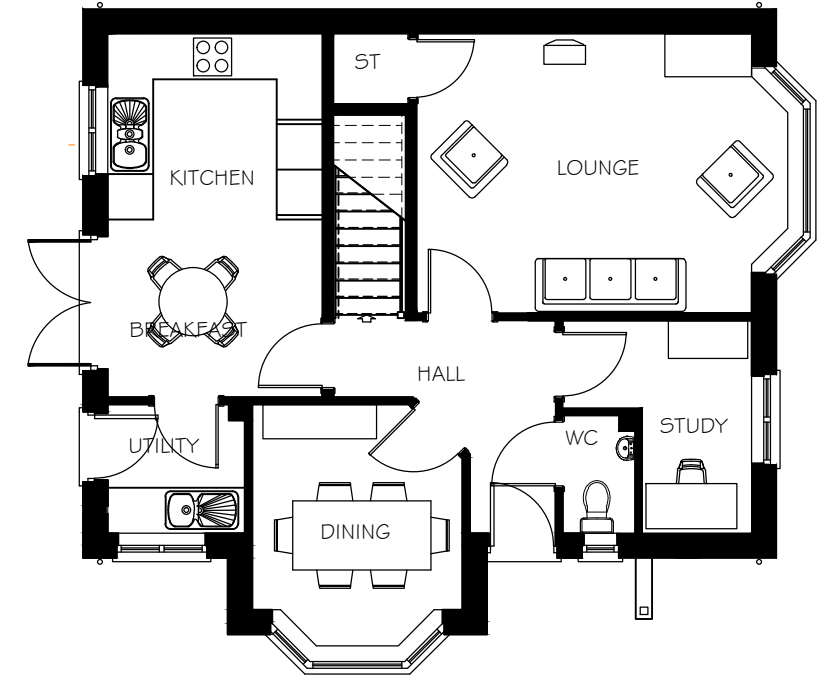
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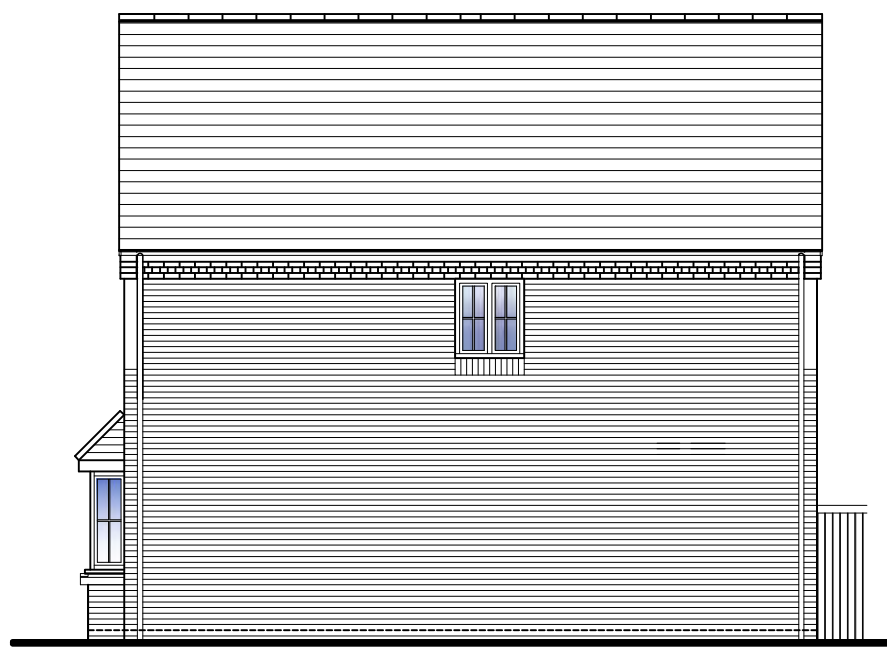
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SIDE ELEVATION



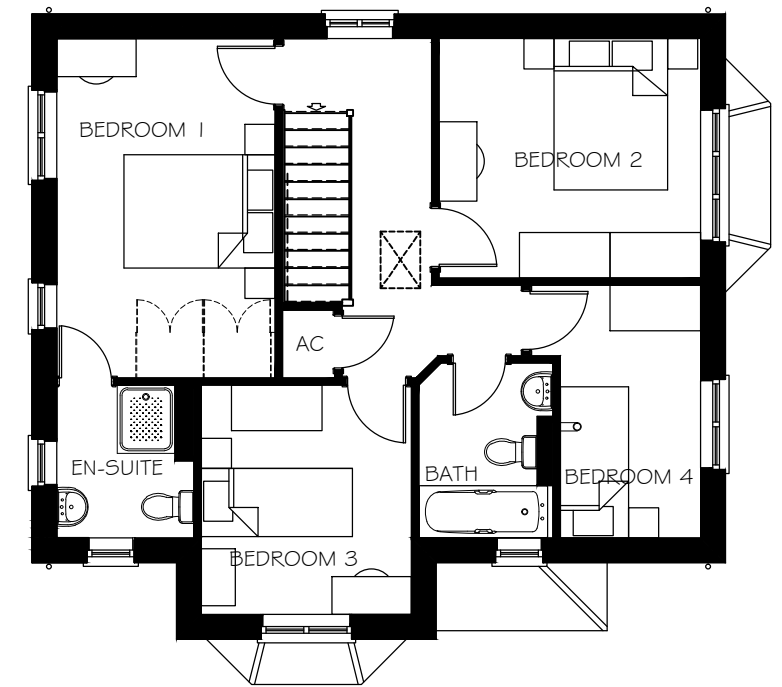
GROUND FLOOR PLAN



REAR ELEVATION



SIDE ELEVATION



FIRST FLOOR PLAN

2012 PORTFOLIO  
2010 B. REGS

**PLANNING**

Housetype:  
Desford - 1289 sqft

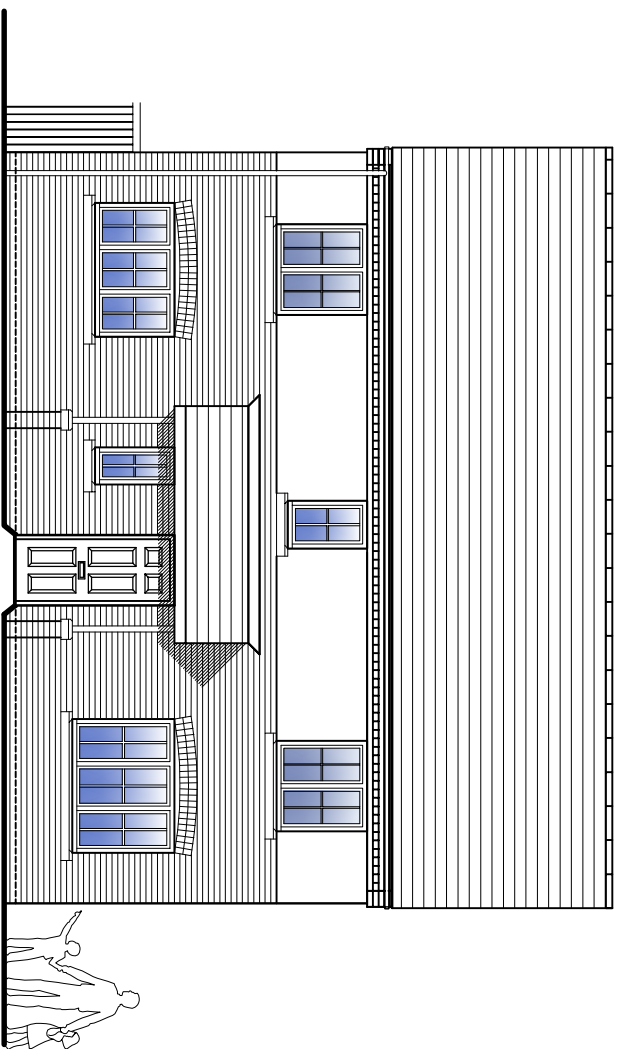
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Drawn By: JbW  
Drg. No: DES - PLAN - 01

**Bellway**

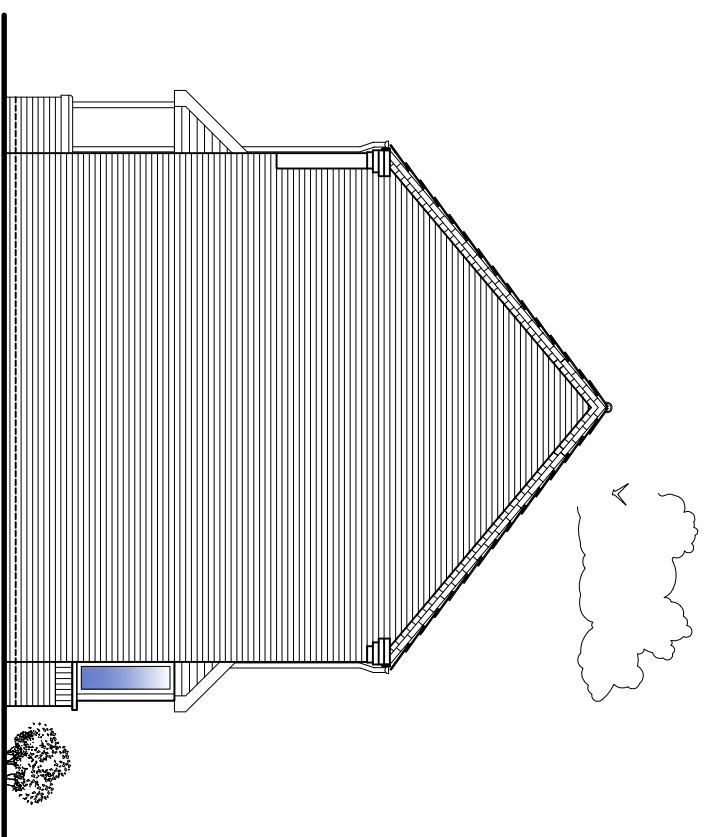
BELLWAY HOMES WEST MIDLANDS  
Bellway House, Relay House, Relay Point, Tamworth, B77 5PA  
Tel: 01827 255755 Fax: 01827 255766

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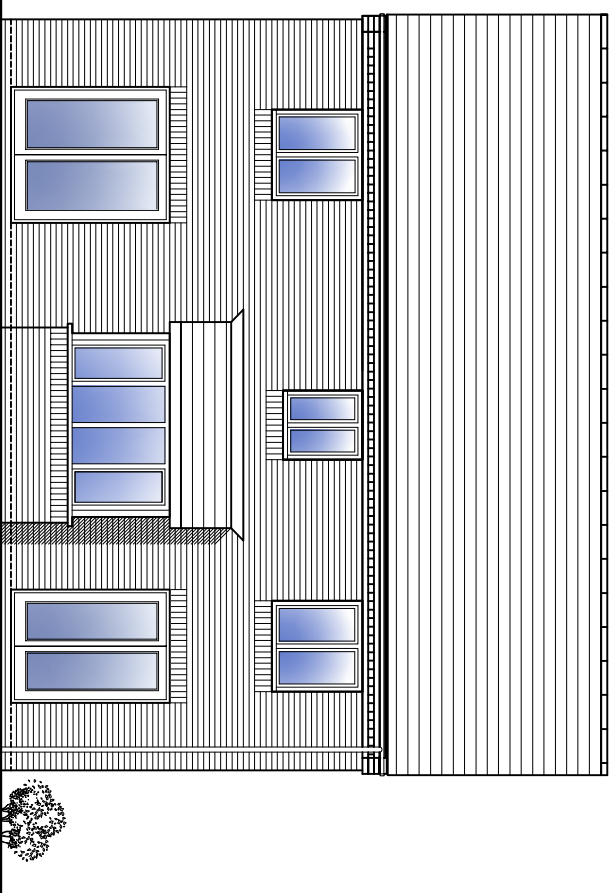
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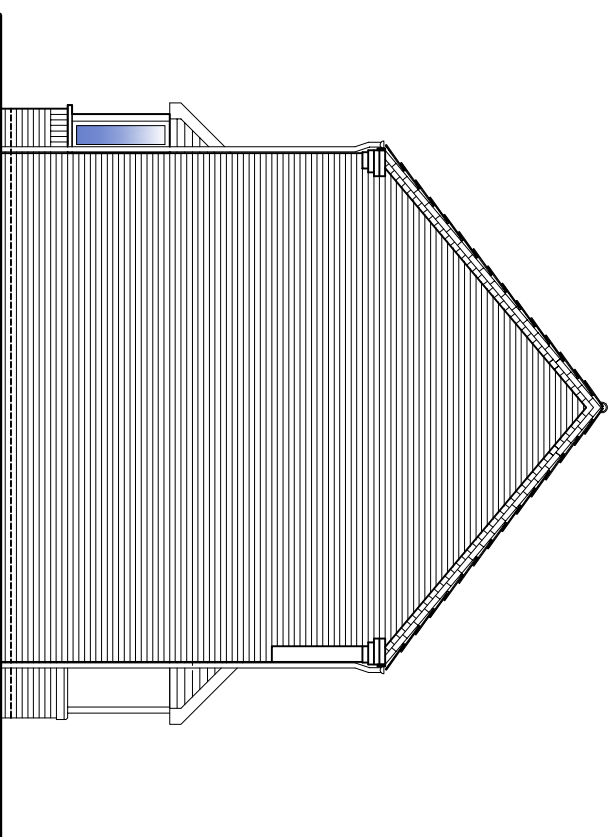
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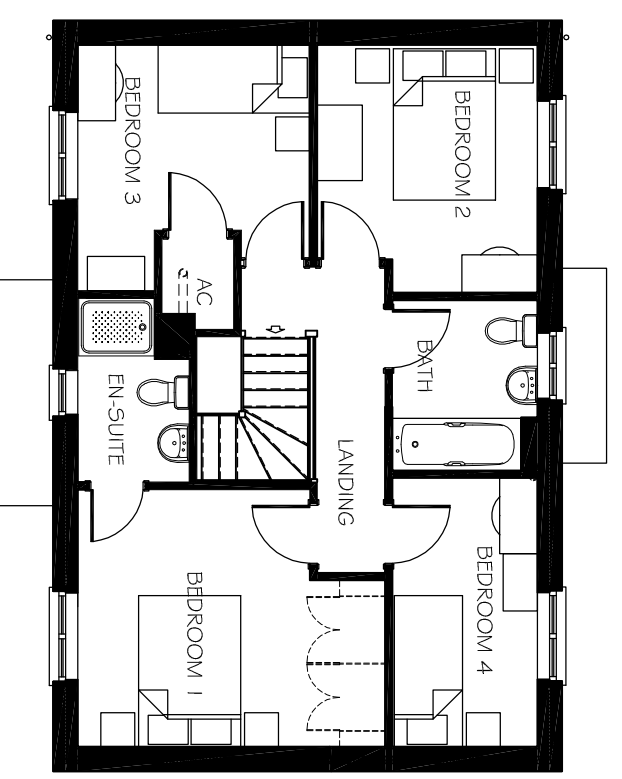
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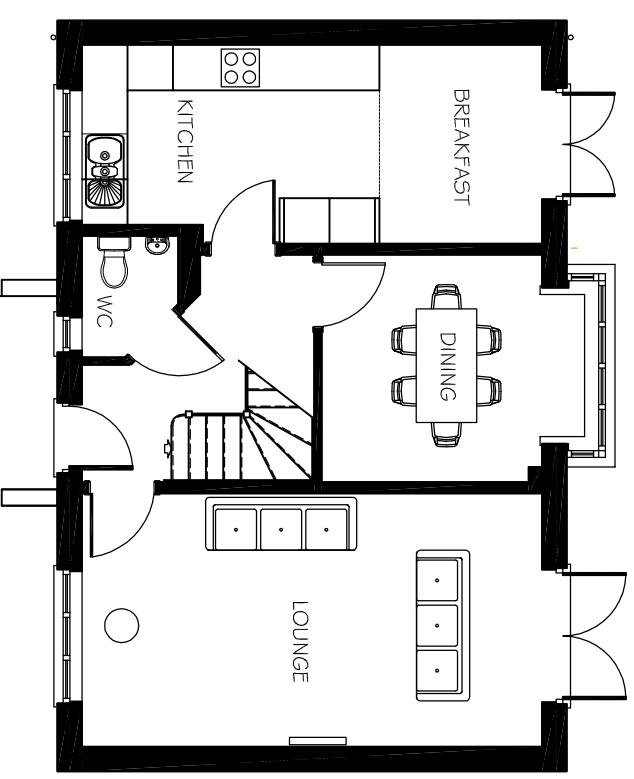
REAR ELEVATION



SIDE ELEVATION



FIRST FLOOR PLAN



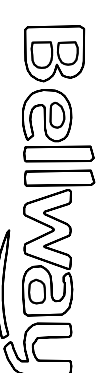
GROUND FLOOR PLAN

# PLANNING

House type:  
 Marston - 1238 sqft

Date: Dec 08  
 Scale: 1:100  
 Drawn By: AT

Drg. No.:  
 MAR - PLAN - 02

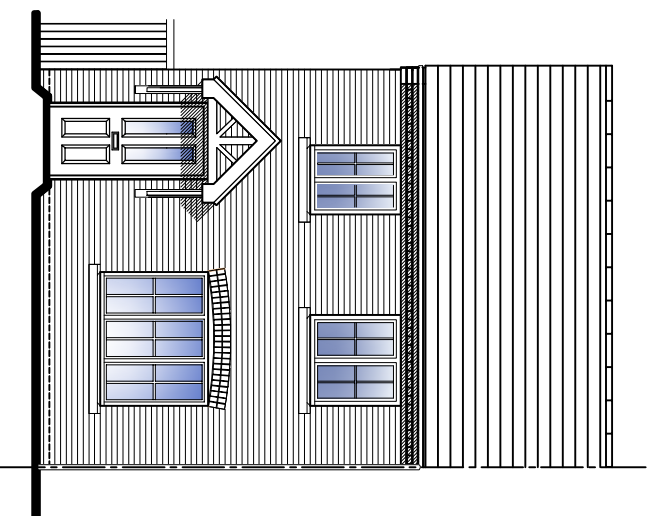


BELLWAY HOMES WEST MIDLANDS  
 Bellway House, Regent Park, Tomkewill, B77 9PA  
 Tel: 01827 259755 Fax: 01827 259788

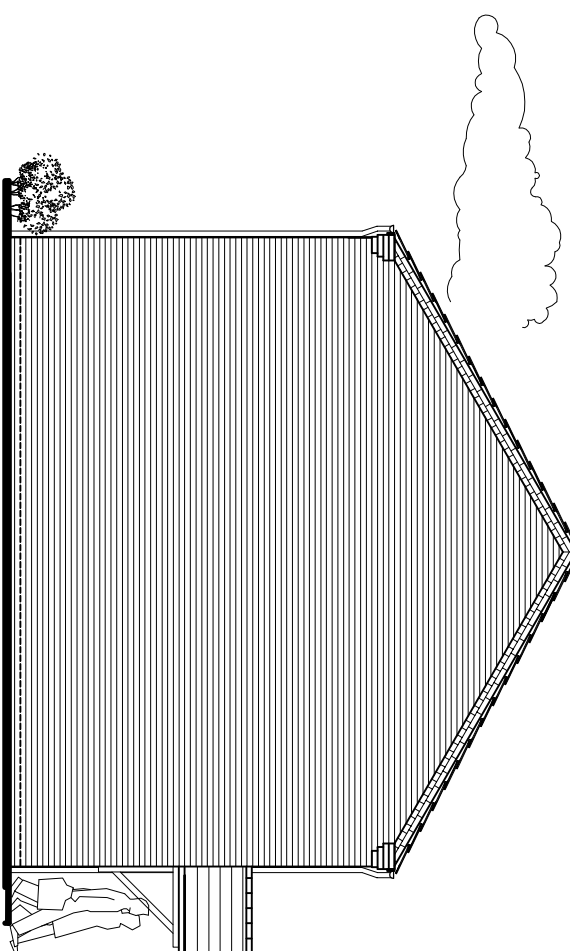
2012 PORTFOLIO  
 2010 B. REGS

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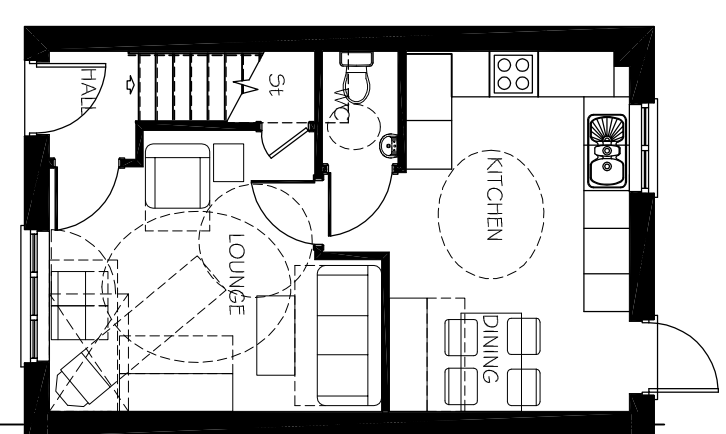
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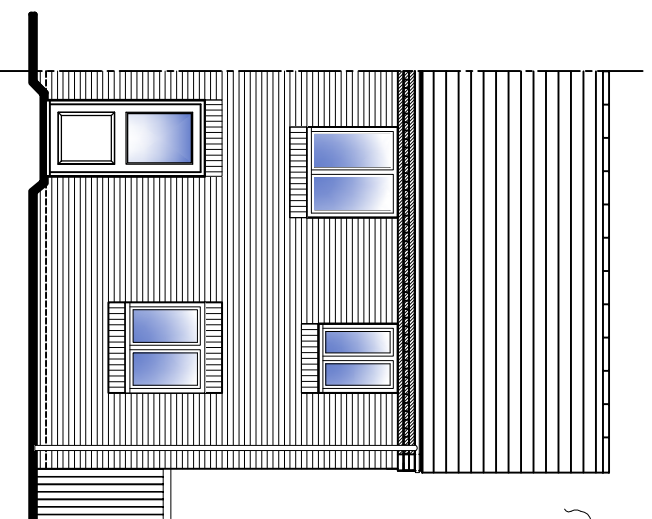
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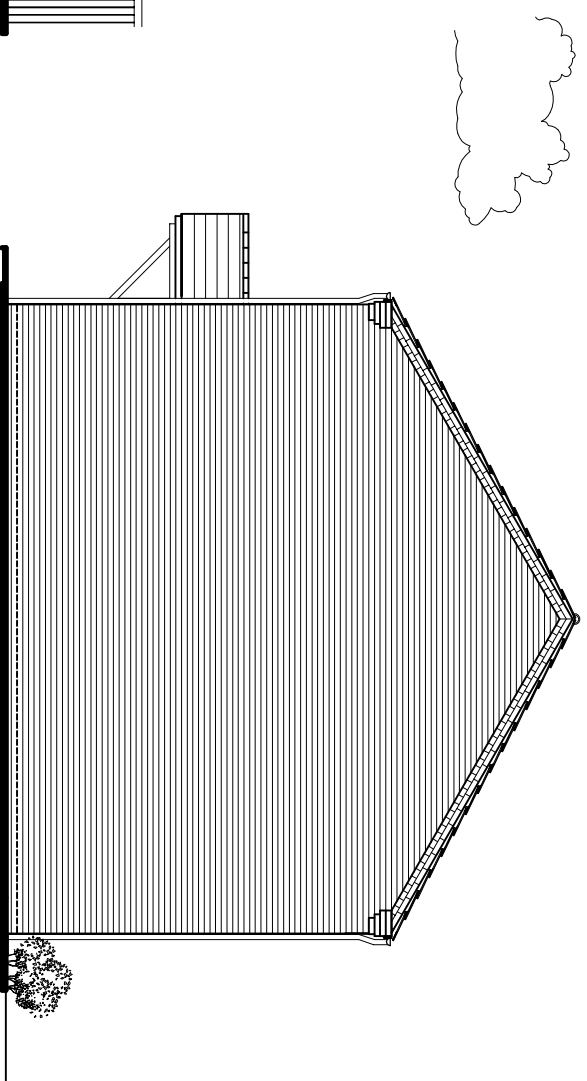
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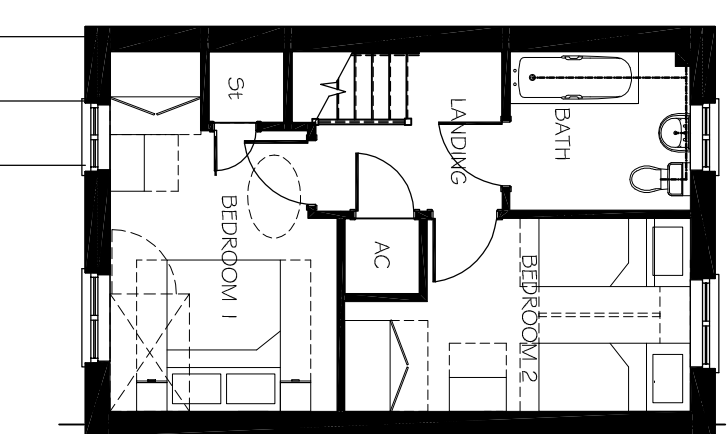
GROUND FLOOR PLAN



REAR ELEVATION



SIDE ELEVATION



FIRST FLOOR PLAN

2012 PORTFOLIO  
2010 B. REGS

# PLANNING

HouseType: 2 Bed 4 Person  
SO2+ LTH785sqft, 73sqm (Nett)  
799sqft, 74.2sqm (Gross)

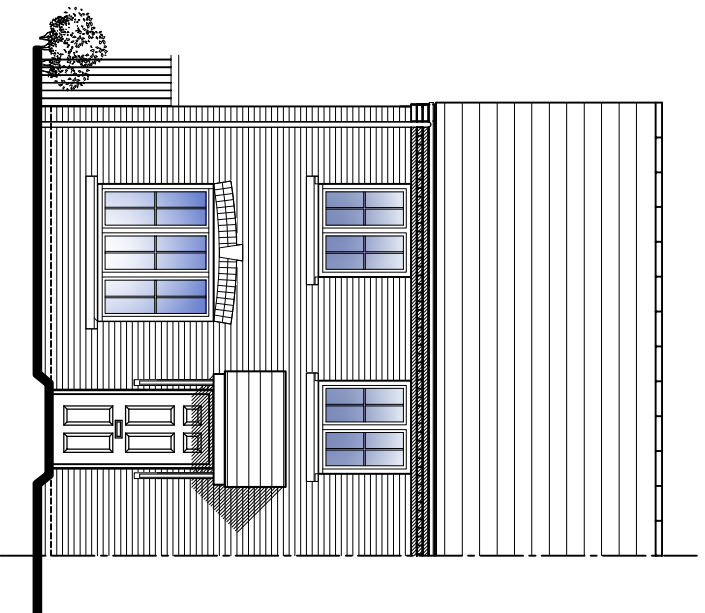
Date: Dec 13  
Scale: 1:100  
Drawn By: KRT

Drg. No:  
SO2+ - PLAN - 01

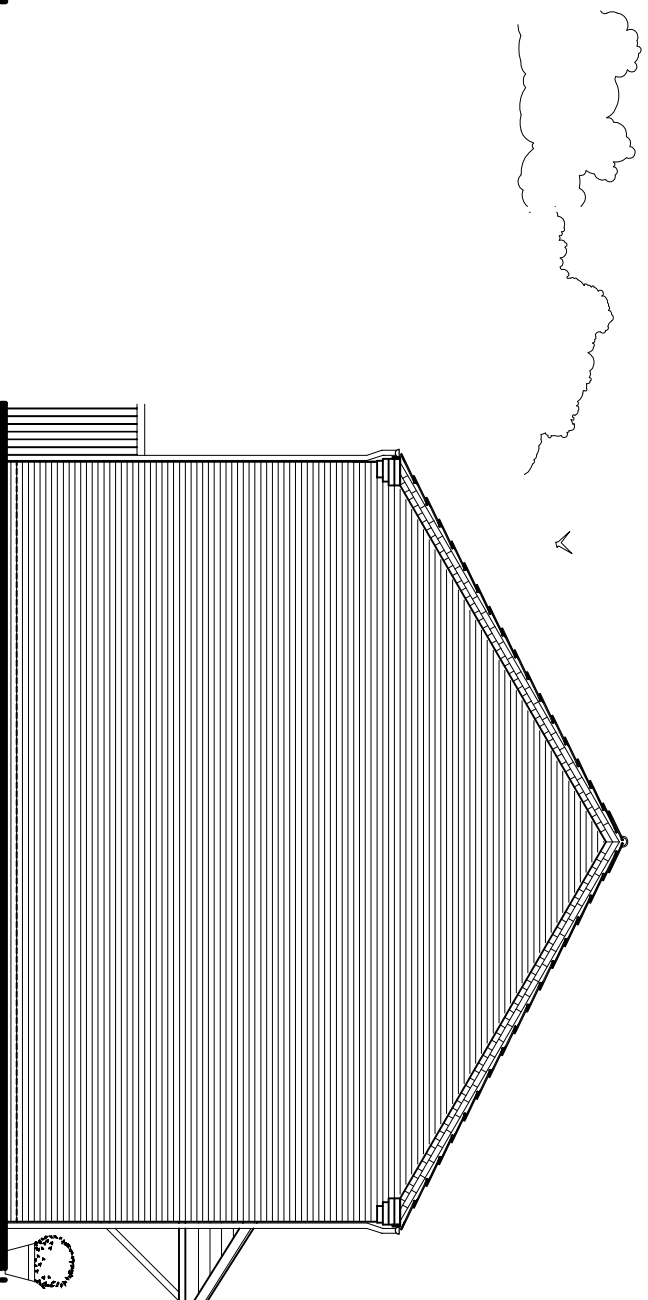
BELLWAY HOMES WEST MIDLANDS  
Bellway House, Redditch, Warwickshire, B97 7SA  
Tel: 01827 250755 Fax: 01827 250758

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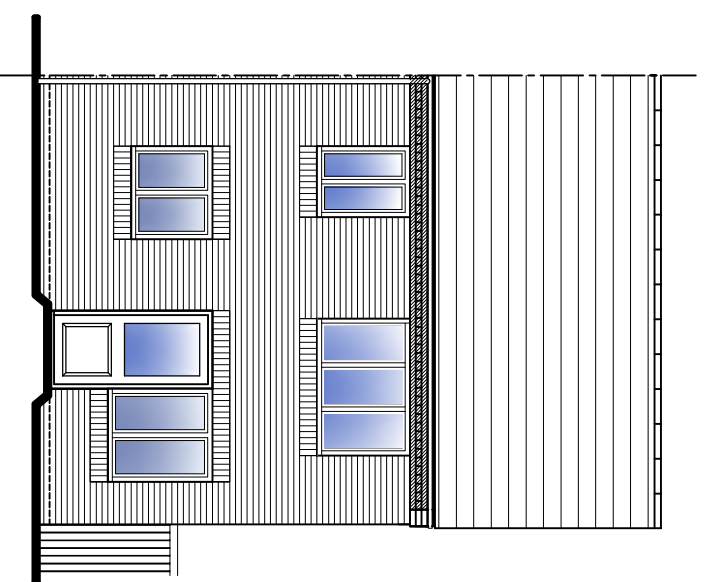
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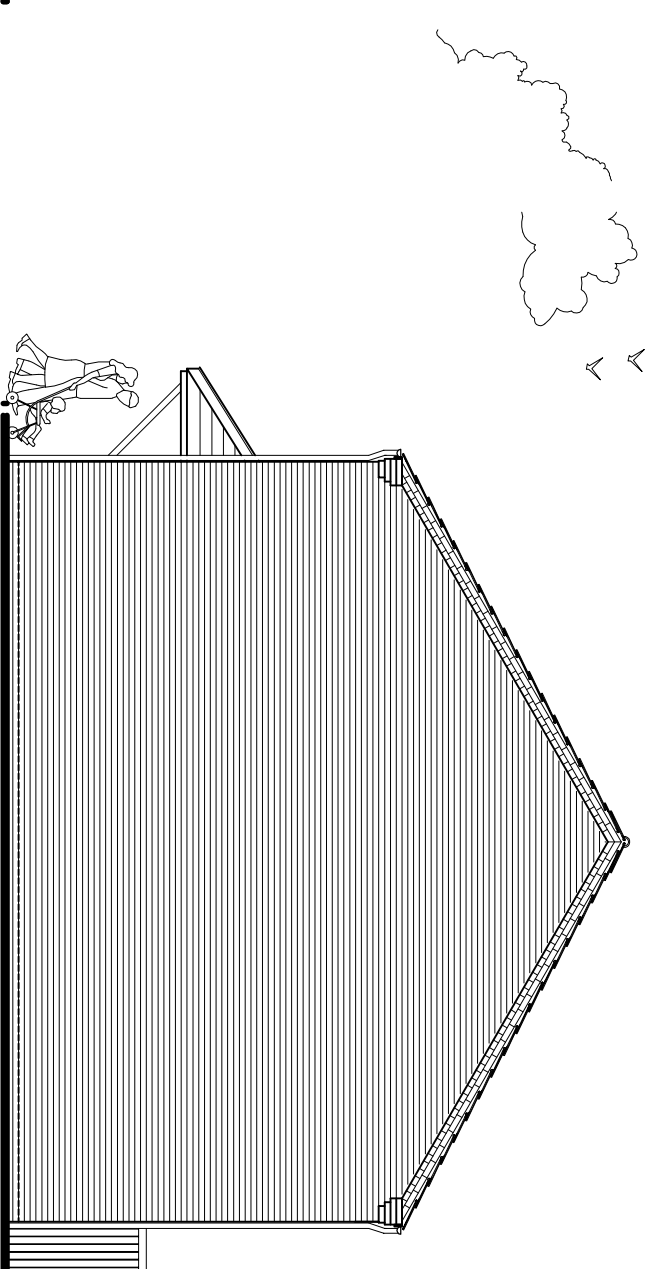
FRONT ELEVATION



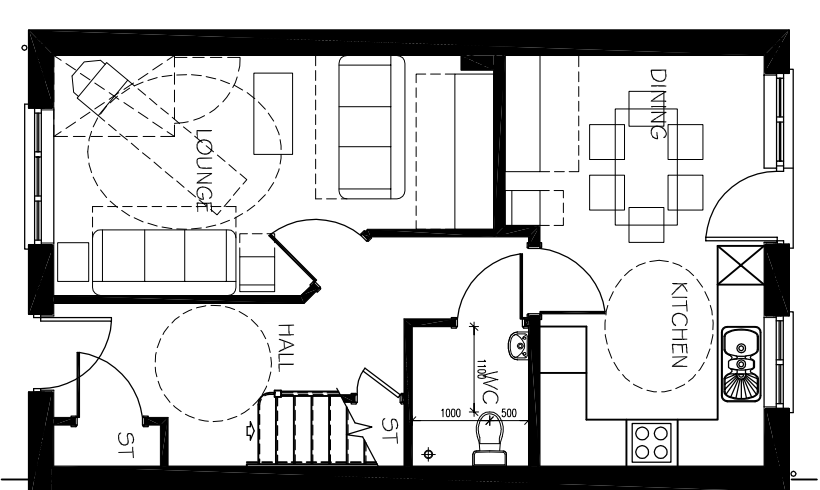
SIDE ELEVATION



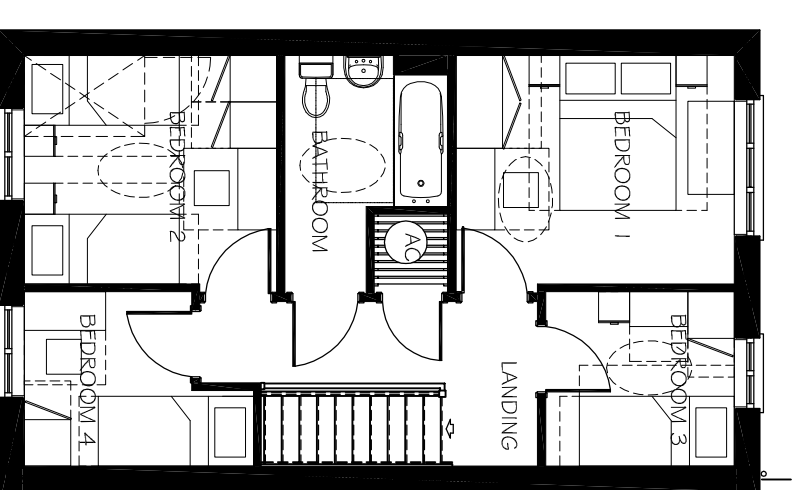
REAR ELEVATION



SIDE ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN

# PLANNING

**Housetype: 4 Bed 6 Person**  
**SO4 LTH** 1046sqft, 97.2sqm (Nett)  
 1061sqft, 98.6sqm (Gross)

**Date: DEC 13**  
**Scale: 1:100**  
**Drawn By: KRT**

**Drg. No: SO4 - PLAN - 01**

**Bellway**

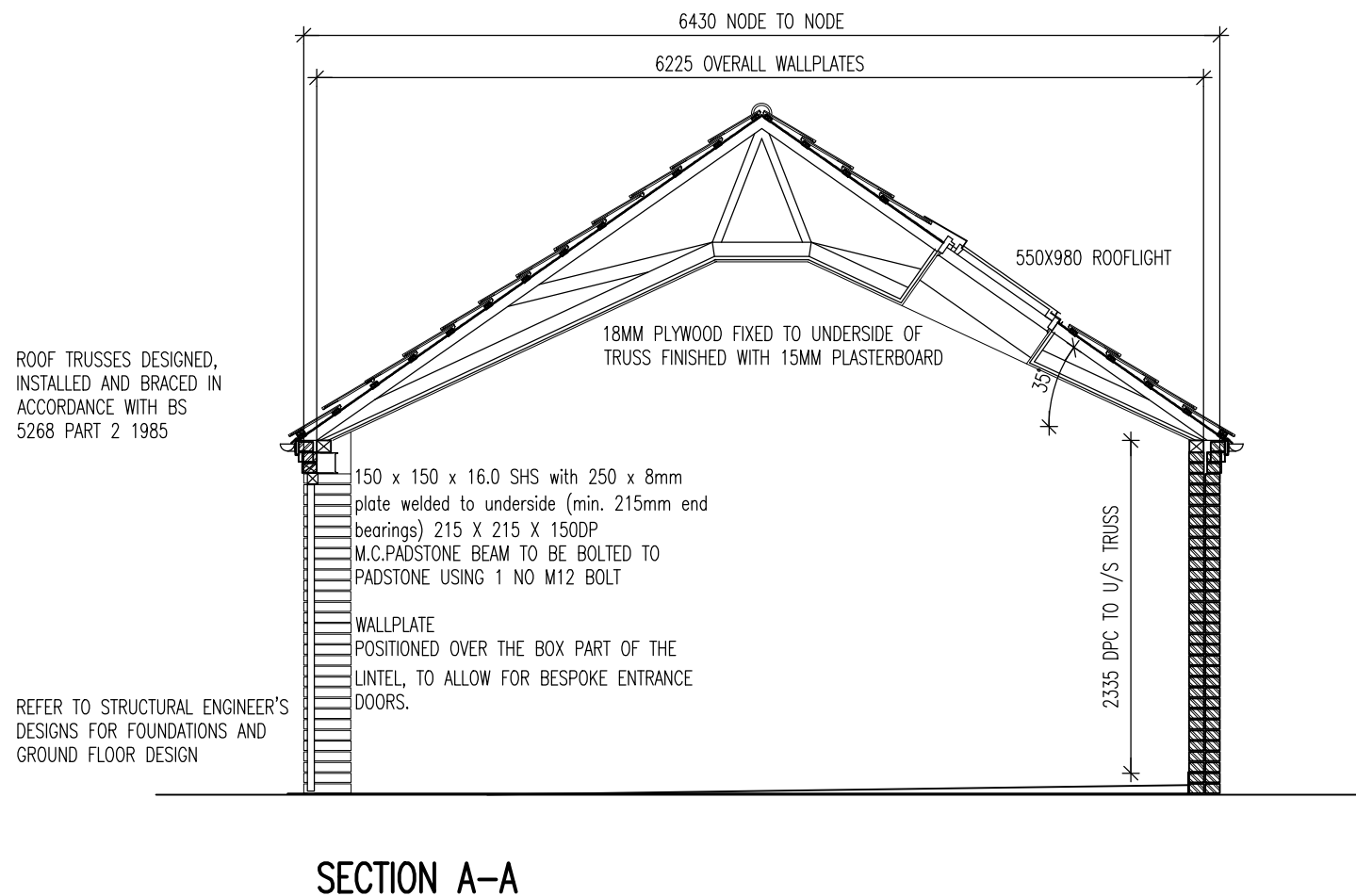
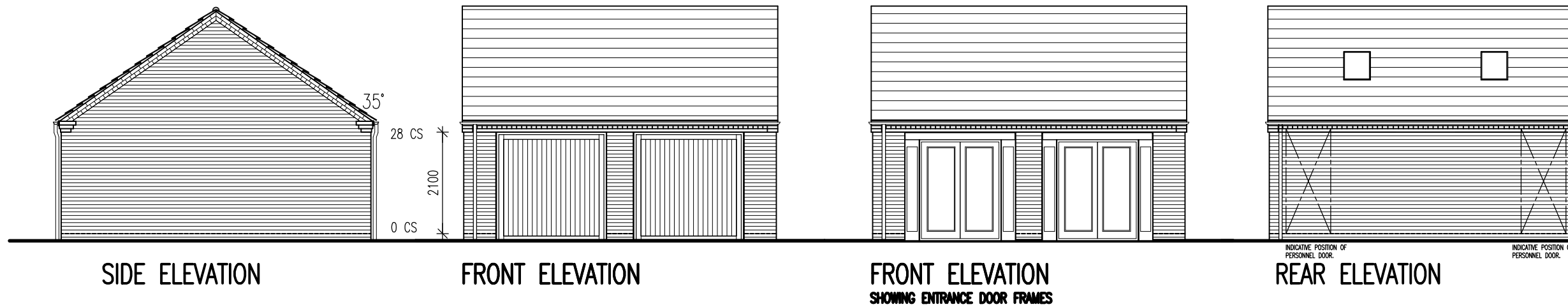
BELLWAY HOMES WEST MIDLANDS  
 Bellway House, Rugby House, Rugby Park, Tarnworth, B77 9PA  
 Tel: 01827 255756 Fax: 01827 255768

2012 PORTFOLIO  
 2010 B. REGS

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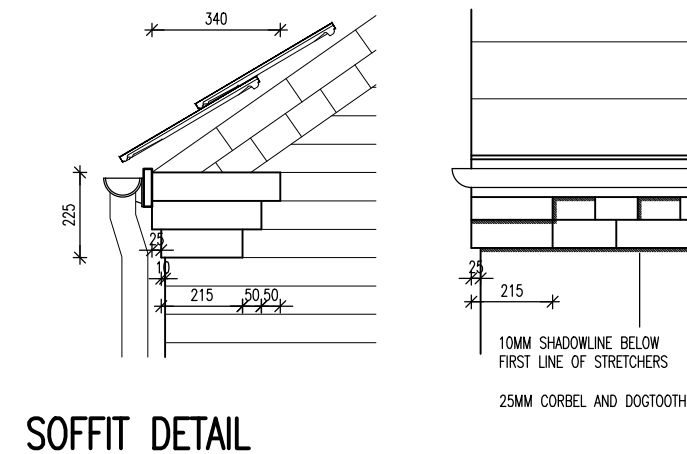
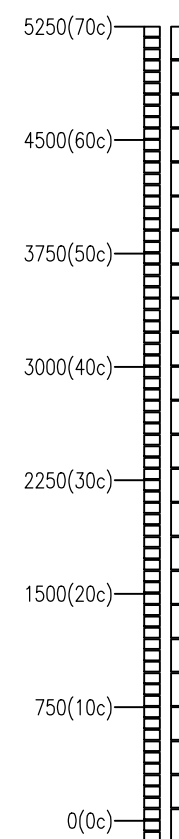
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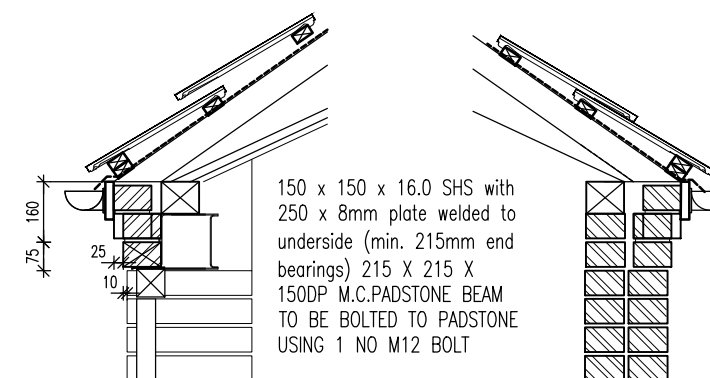


ROOF TRUSSES DESIGNED, INSTALLED AND BRACED IN ACCORDANCE WITH BS 5268 PART 2 1985

REFER TO STRUCTURAL ENGINEER'S DESIGNS FOR FOUNDATIONS AND GROUND FLOOR DESIGN



SOFFIT DETAIL



CORBEL DETAIL

Rev B: Sales Doors amended to show two door entrance.

Rev A: Revised in accordance with structural engineers calculations.

REVISIONS

**Bellway**  
 BELLWAY HOMES WEST MIDLANDS  
 Bellway House, Relay House, Relay Point, Tamworth, B77 5PA  
 Tel: 01827 255755 Fax: 01827 255766

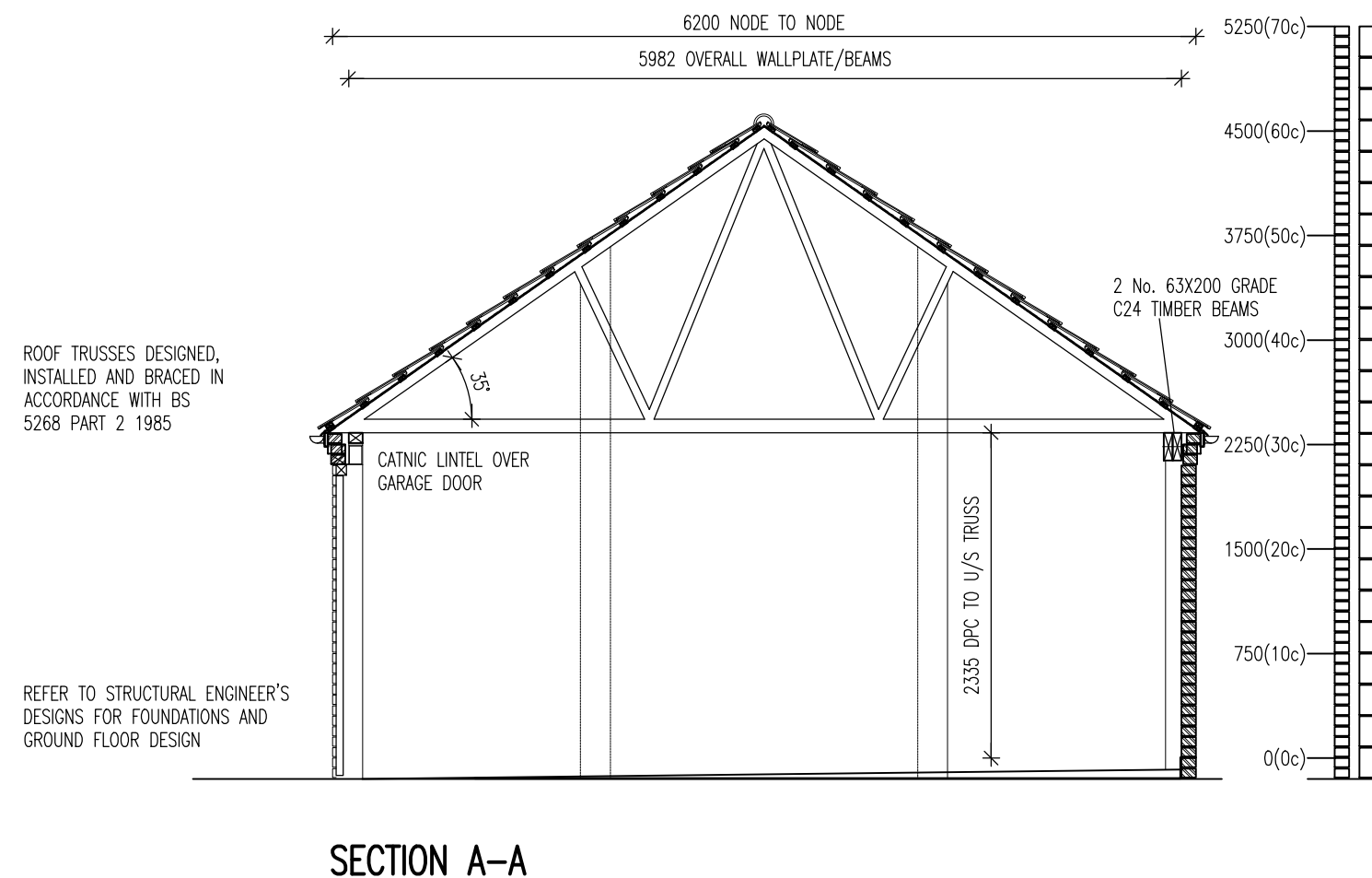
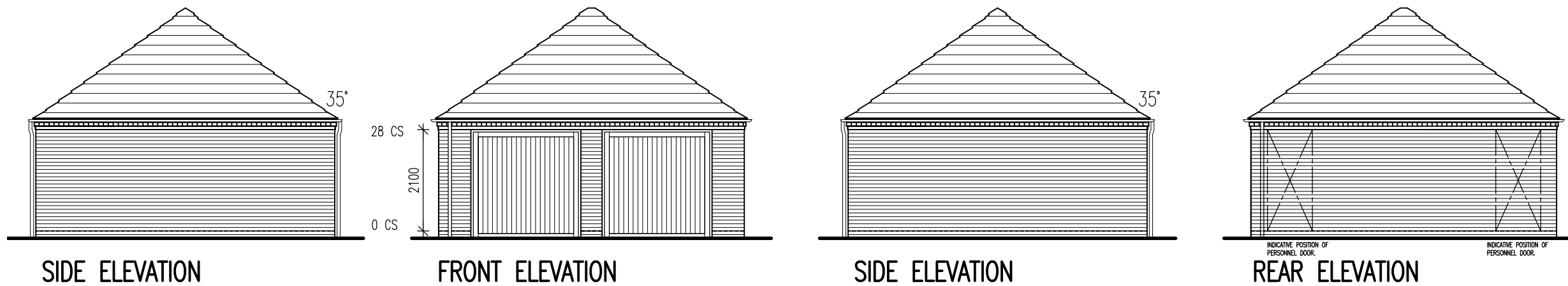
TYPE SALES GARAGE	
TITLE Ele's & Sections BWK Corbel	
SCALE 1:20 1:50 1:100	DRAWN BY ABA
DATE 19.04.12	FLOOR AREA —
DRAWING NUMBER GAR/SAL/100	REV B

# SALES GARAGE ONLY

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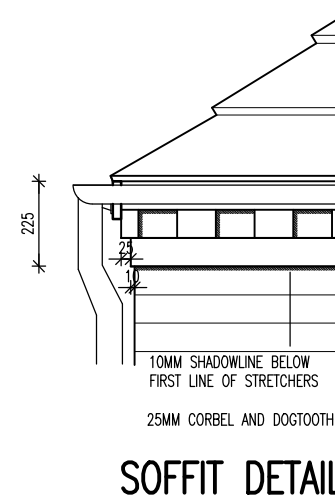
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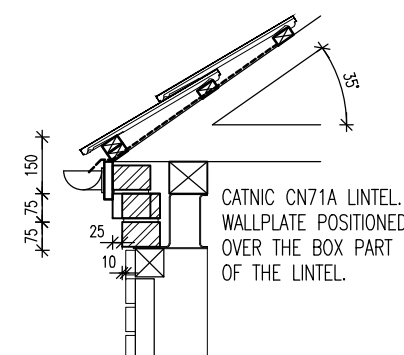


ROOF TRUSSES DESIGNED, INSTALLED AND BRACED IN ACCORDANCE WITH BS 5268 PART 2 1985

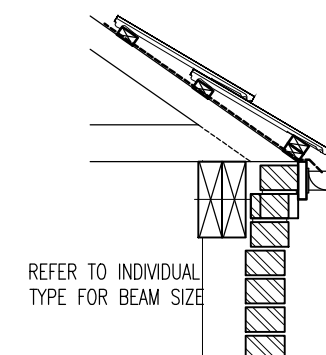
REFER TO STRUCTURAL ENGINEER'S DESIGNS FOR FOUNDATIONS AND GROUND FLOOR DESIGN



SOFFIT DETAIL



CORBEL DETAIL



REFER TO INDIVIDUAL TYPE FOR BEAM SIZE

# DOUBLE GARAGE HIPPED ROOF

REVISIONS

**Bellway**

BELLWAY HOMES WEST MIDLANDS  
Bellway House, Relay House, Relay Point, Tamworth, B77 5PA  
Tel: 01827 255755 Fax: 01827 255766

TYPE DOUBLE GARAGE (Eaves to road),  
BRICK EAVES (Eaves type 1)

TITLE  
Ele's & Sections BWK Corbel

SCALE 1:20 1:50 1:100 DRAWN BY ABA

DATE 11.06.12 FLOOR AREA —

DRAWING NUMBER 13/GAR/DOU/03 REV

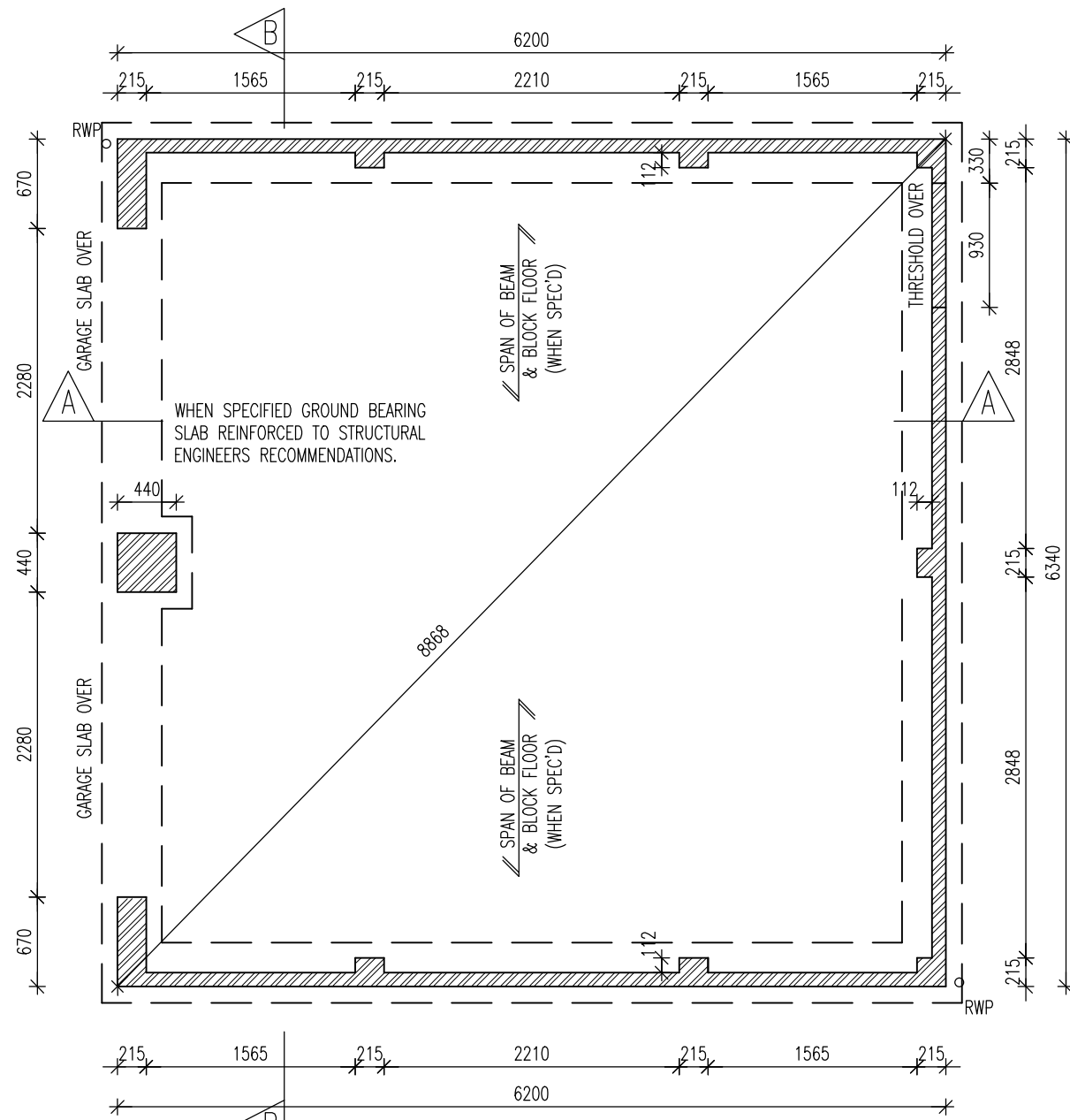
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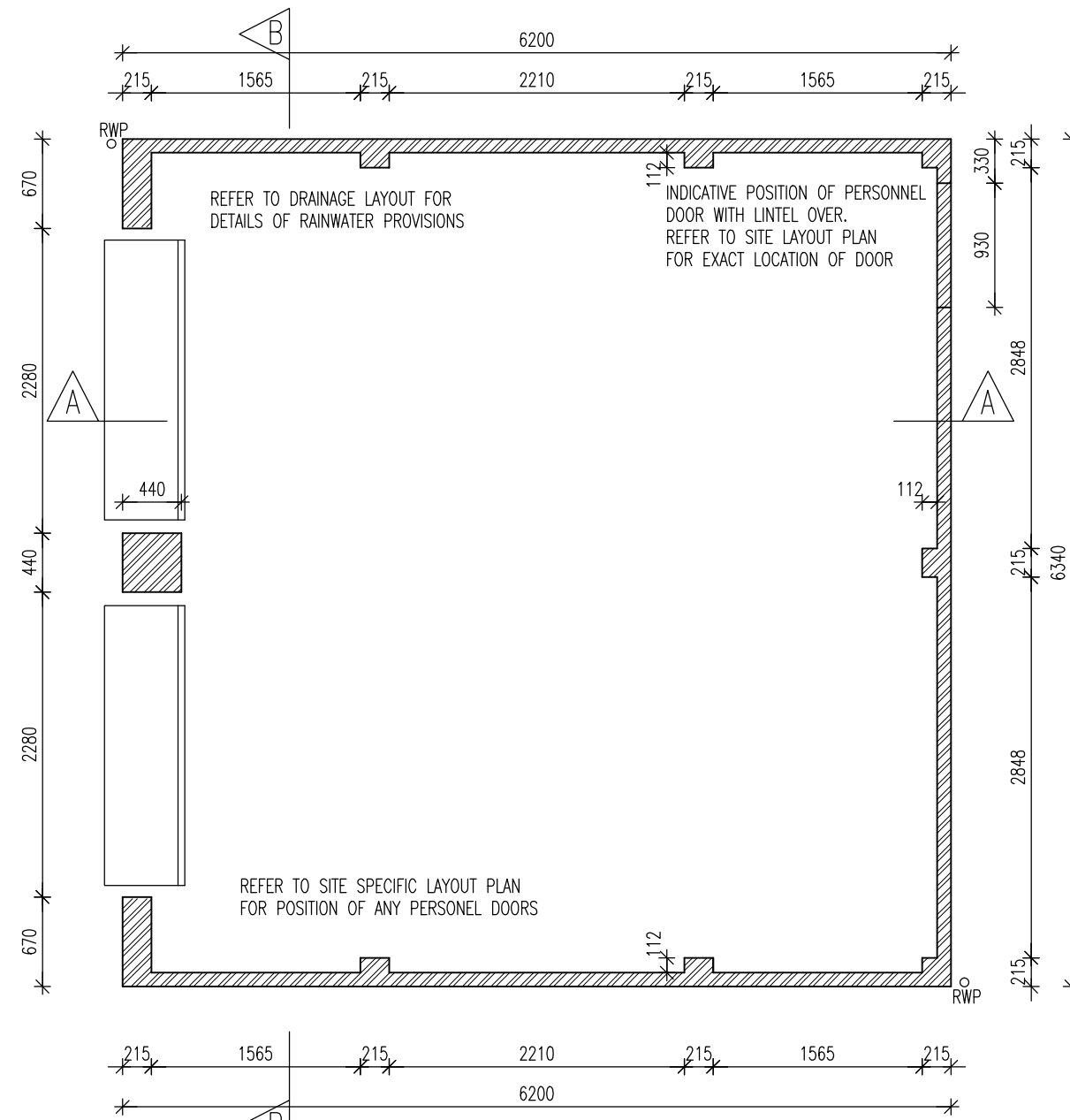
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FOUNDATION PLAN

PROVIDE SECONDARY DPC/CAVITY TRAY AT ENTRANCE AREA WHERE GROUND LEVELS ARE RAISED



GROUND FLOOR PLAN

# DOUBLE GARAGE

2012 PORTFOLIO

REVISIONS

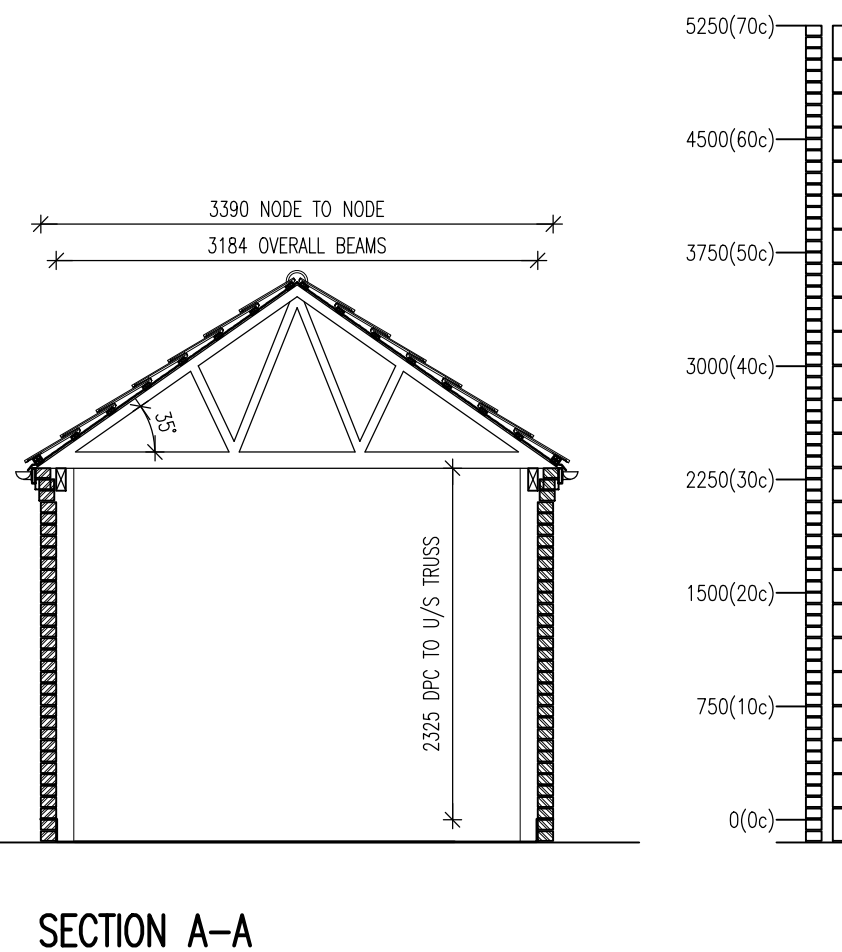
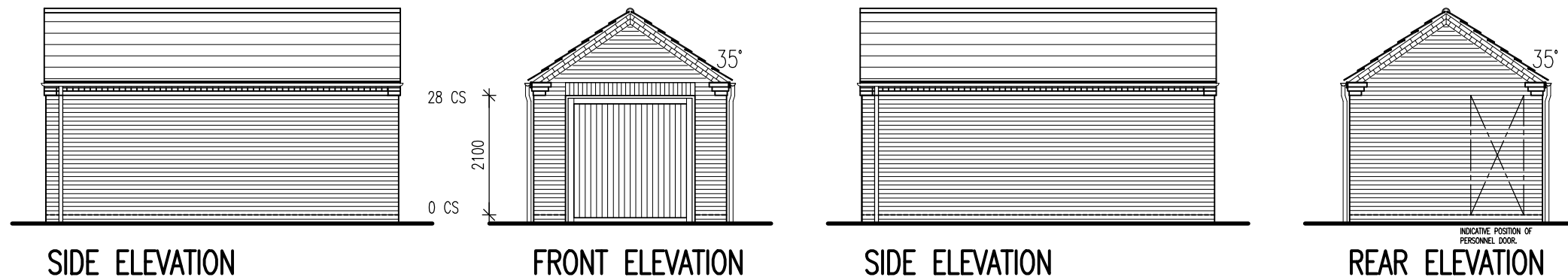
BELLWAY HOMES WEST MIDLANDS  
Bellway House, Relay House, Relay Point, Tamworth, B77 5PA  
Tel: 01827 255755 Fax: 01827 255766

TYPE DOUBLE GARAGE	
TITLE Fnd & GF Plan	
SCALE 1:50	DRAWN BY ABA
DATE 11.06.12	FLOOR AREA —
DRAWING NUMBER 13/GAR/DOU/04	REV

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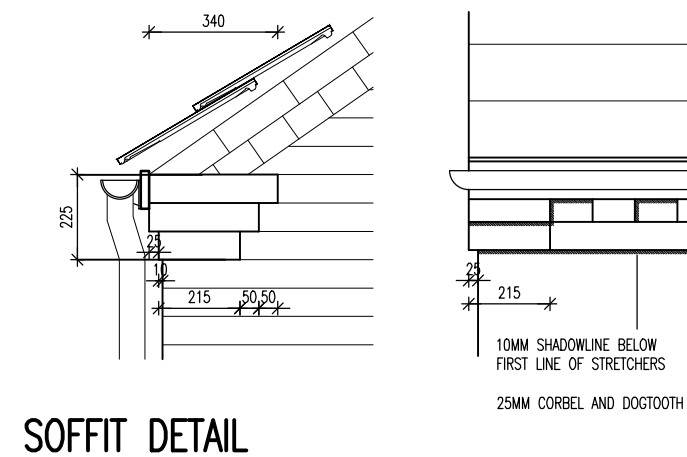
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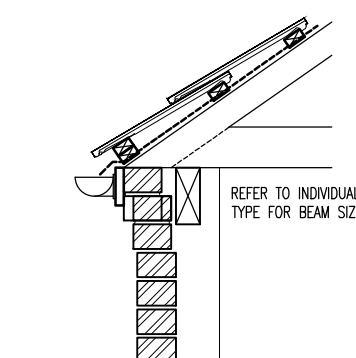


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REFER TO STRUCTURAL ENGINEER'S DESIGNS FOR FOUNDATIONS AND GROUND FLOOR DESIGN



SOFFIT DETAIL



CORBEL DETAIL

# SINGLE GARAGE GABLE FRONT

2012 PORTFOLIO

REVISIONS

**Bellway**

BELLWAY HOMES WEST MIDLANDS  
Bellway House, Relay House, Relay Point, Tamworth, B77 5PA  
Tel: 01827 255755 Fax: 01827 255766

TYPE SINGLE GARAGE (Gable to road)  
BRICK EAVES (Eaves type 1)

TITLE Elevations and Section

SCALE 1:20 1:50 1:100 DRAWN BY ABA

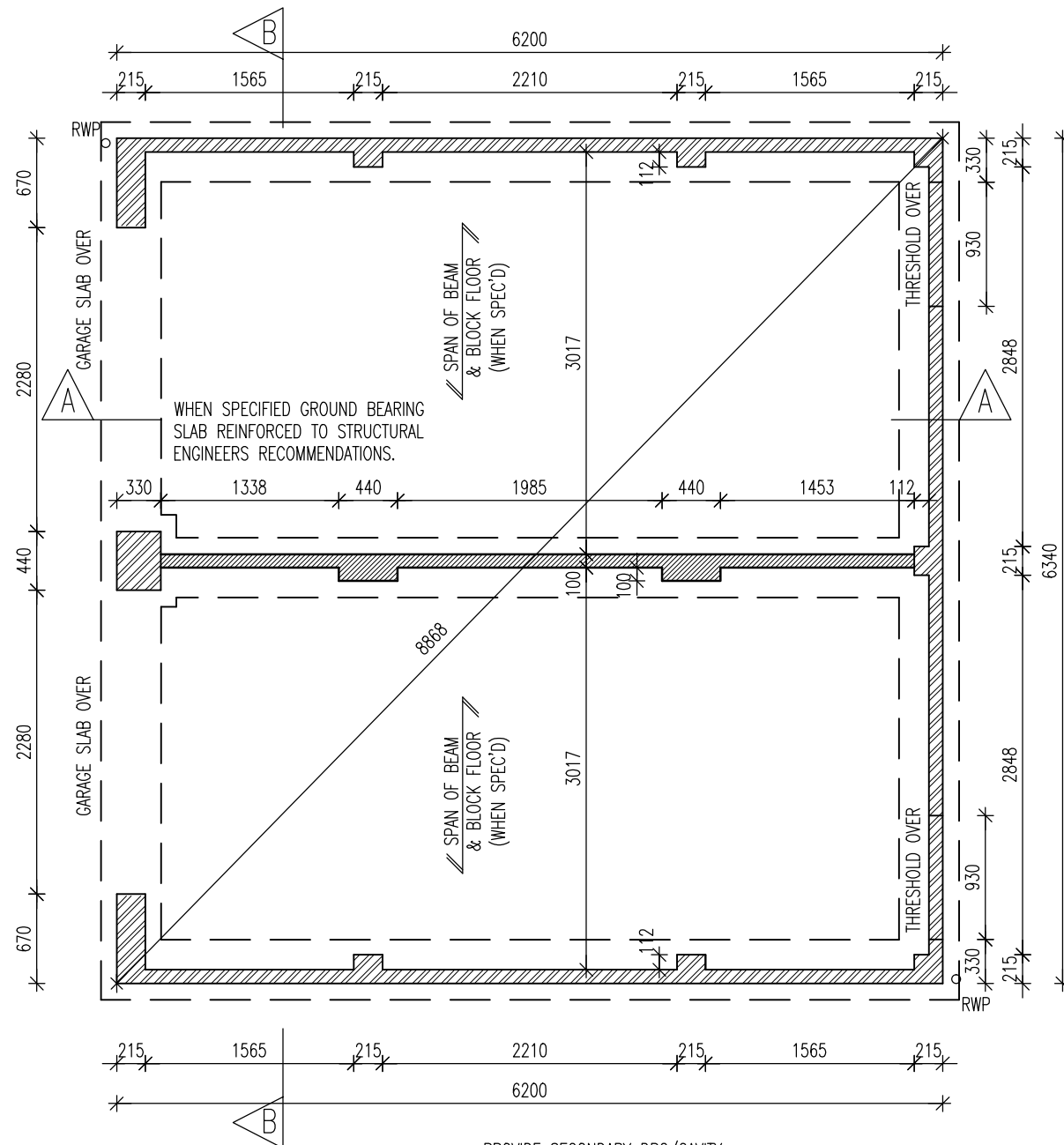
DATE 11.06.12 FLOOR AREA —

DRAWING NUMBER 13/GAR/SIN/03 REV

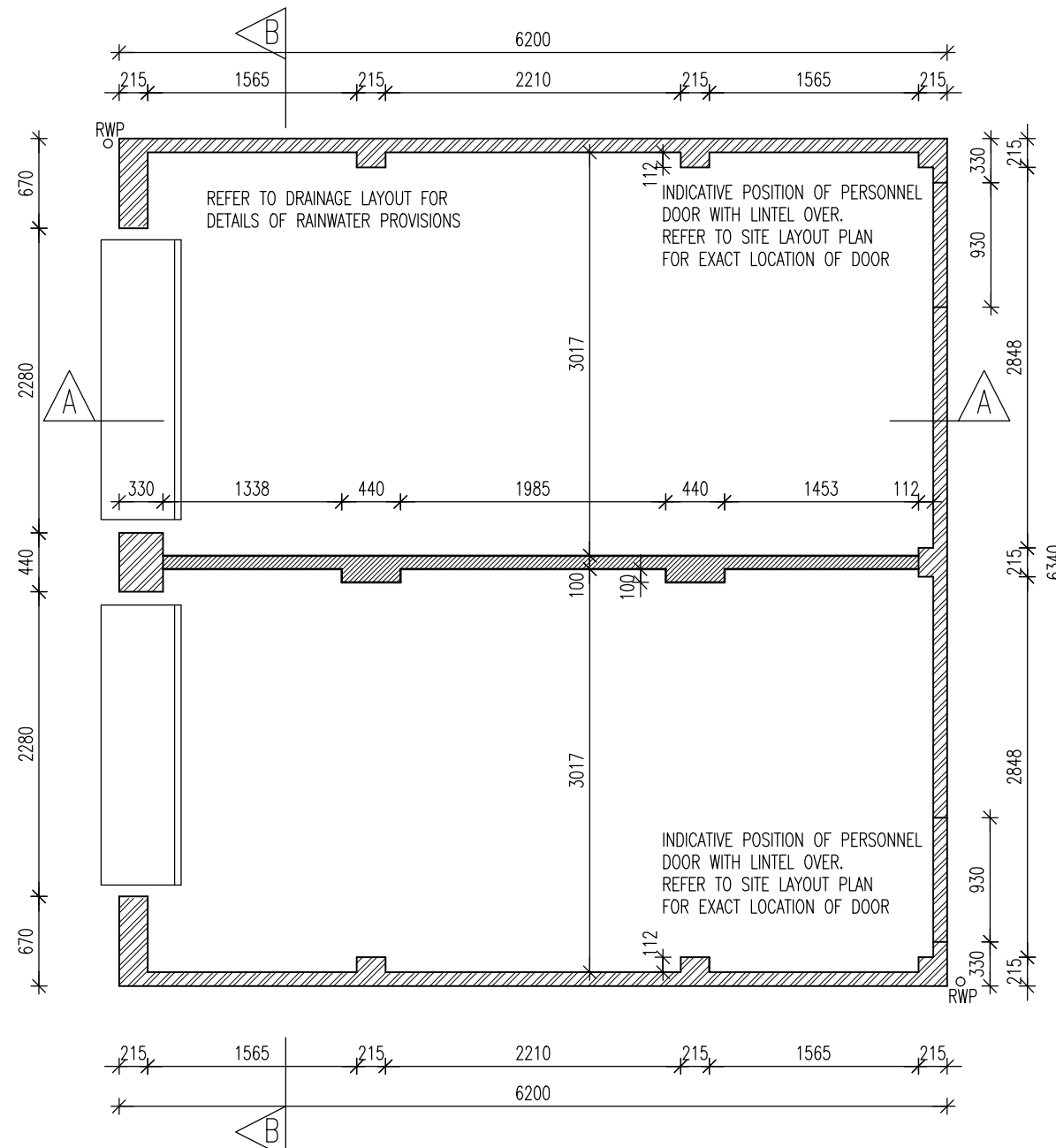
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FOUNDATION PLAN



GROUND FLOOR PLAN

# 2 CAR GARAGE

2012 PORTFOLIO

REVISIONS

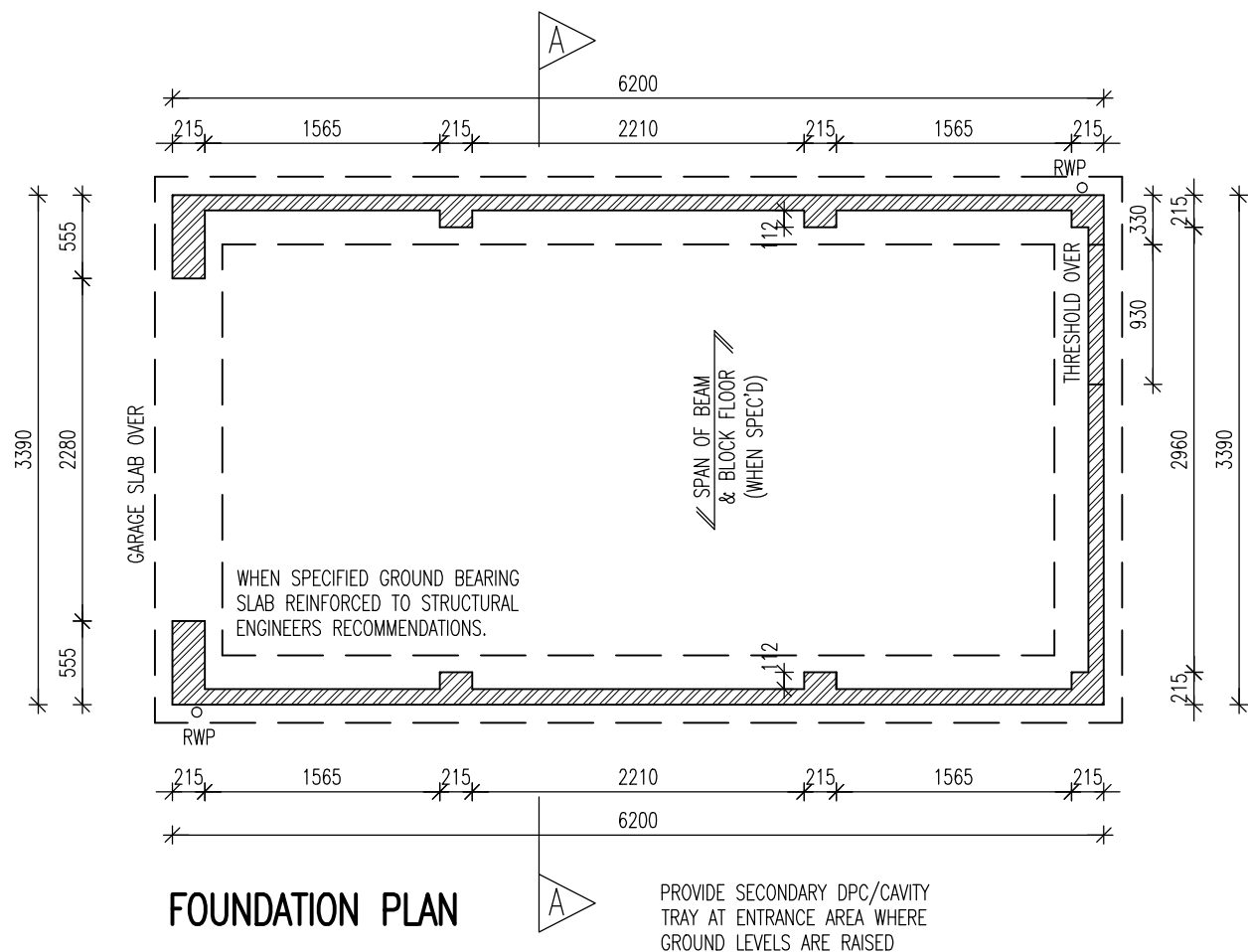
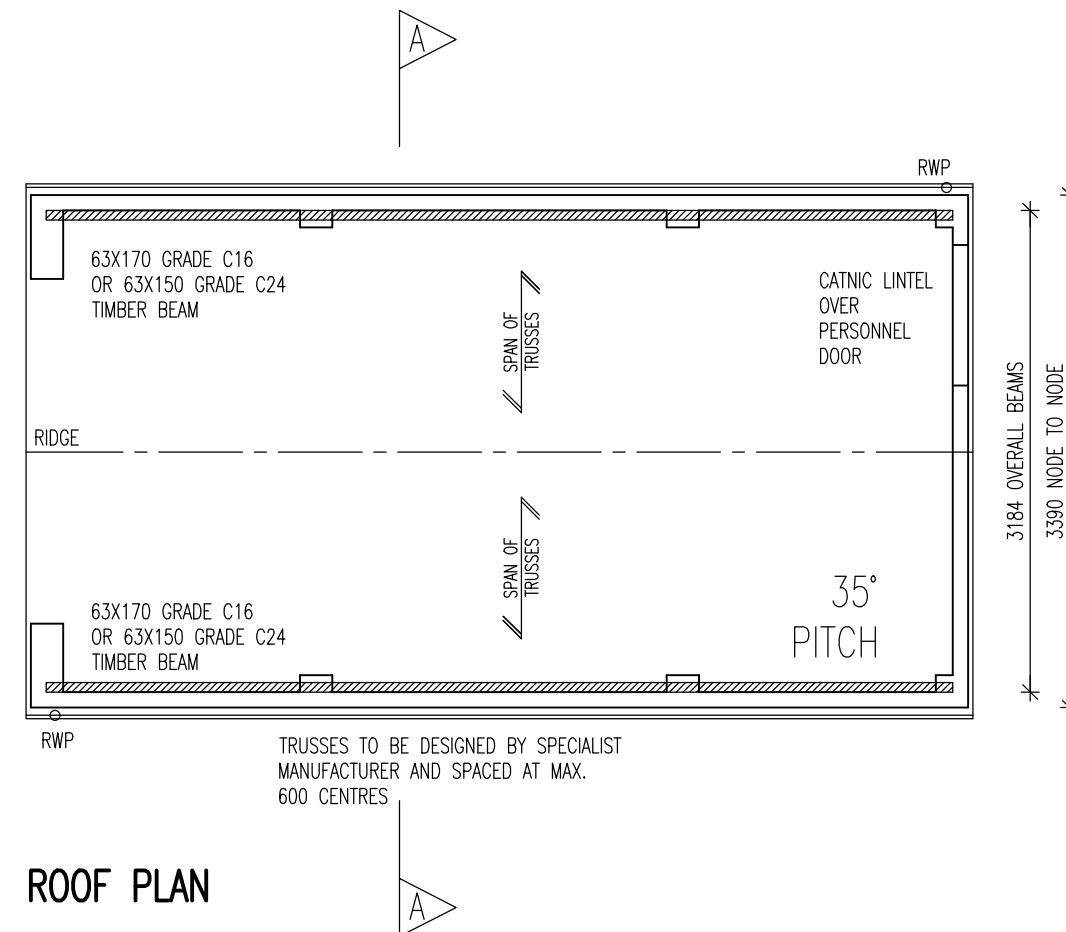
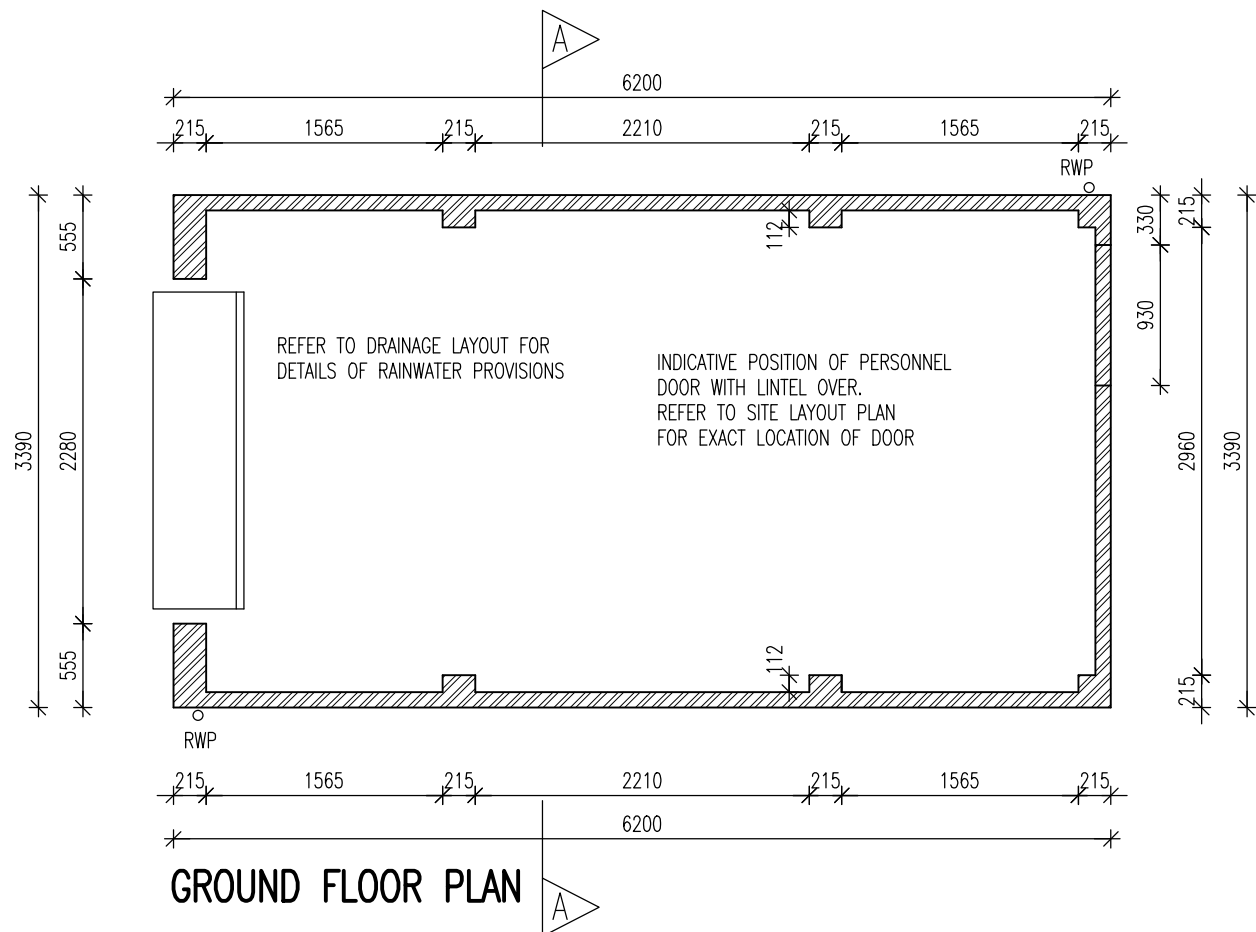
**BELLWAY HOMES WEST MIDLANDS**  
 Bellway House, Relay House, Relay Point, Tamworth, B77 5PA  
 Tel: 01827 255755 Fax: 01827 255766

TYPE 2 CAR GARAGE	
TITLE Fnd & GF Plan	
SCALE 1:50	DRAWN BY ABA
DATE 11.06.12	FLOOR AREA —
DRAWING NUMBER 13/GAR/2C/04	REV

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# SINGLE GARAGE GABLE FRONT

REVISIONS	
BELLWAY HOMES WEST MIDLANDS Bellway House, Relay House, Relay Point, Tamworth, B77 5PA Tel: 01827 255755 Fax: 01827 255766	
TYPE	SINGLE GARAGE (Gable to road) BRICK EAVES (Eaves type 1)
TITLE	Gnd, Fnd & Rf Plans
SCALE 1:50	DRAWN BY ABA
DATE 11.06.12	FLOOR AREA —
DRAWING NUMBER	REV
13/GAR/SIN/04	

2012 PORTFOLIO



Rev: B Trees & clouds shown in black & white. 16.12.13  
 Rev: A Street scenes updated to suit clients comments. 13.12.13  
 Rev: Amendment Date Dm Chk

Revisions:

**Bellway**

Bellway Homes (WV) Ltd, Relay Point, Relay Drive,  
 Tamworth, B77 5PA  
 Tel: 01827 255755 Fax: 01827 255766

Site:  
**DEVELOPMENT AT  
 NARROW LANE, HALESOWEN.**

Title:  
**STREET SCENES**

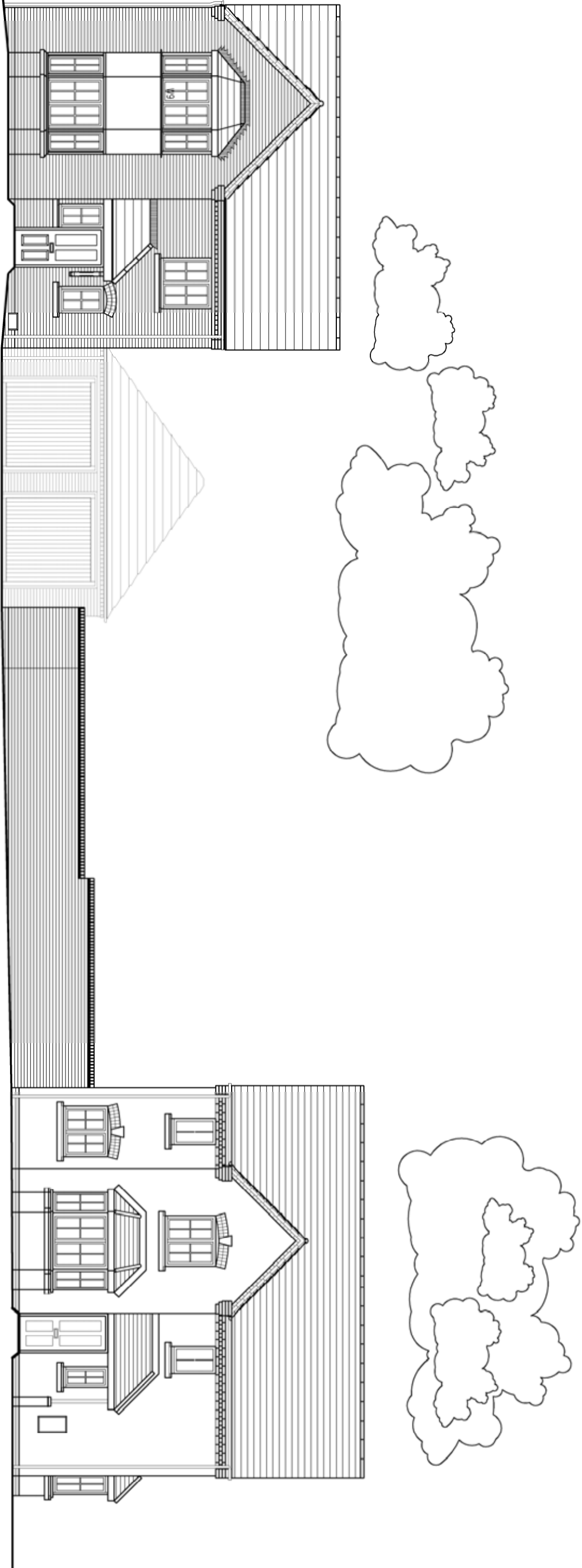
Scale: 1:100 @ A0 Date: OCTOBER 2013  
 Drawn: MJC Rev: B  
 DWG File Ref: K:\Bellway\1170\Street Scenes\Current\1170-03.dwg  
 Drawn: MJC

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**Kevin R. Twigger & Associates Ltd**

Rushall House, School Road, Brewood, Staffs ST19 9DS  
 Tel: 01902 851641 Fax: 01902 851642  
 Email: enquiries@krtassociates.co.uk  
 www.krtassociates.co.uk



Plot	A	Times & copies shown in book & when	16.12.13	1
Rev		Amendment	Date	By/CHK

**Belway**  
 Belway Homes (NW) Ltd, Belway Point, Belby Drive,  
 Tamworth, B77 5PA  
 Tel: 01827 257533 Fax: 01827 257586

**SITE:**  
 DEVELOPMENT AT  
 NARROW LANE, HALESOWEN.

**TITLE:**  
 STREET SCENES

Scale: 1:500 @ A2  
 Date: OCTOBER 2013  
 Draw No: 1170-08  
 Rev: A  
 Date: 11/10/08  
 Rev: A  
 Date: 11/10/08

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 Tel: 01902 851 641 Fax: 01902 851642  
 Email: enquiries@krtassociates.co.uk  
 www.krtassociates.co.uk

HOUSE TYPE ALTHORP - PLOT 5

STREET SCENE 5  
HOUSE TYPE ALTHORP - PLOT 13

HOUSE TYPE MARSTON - PLOT 12

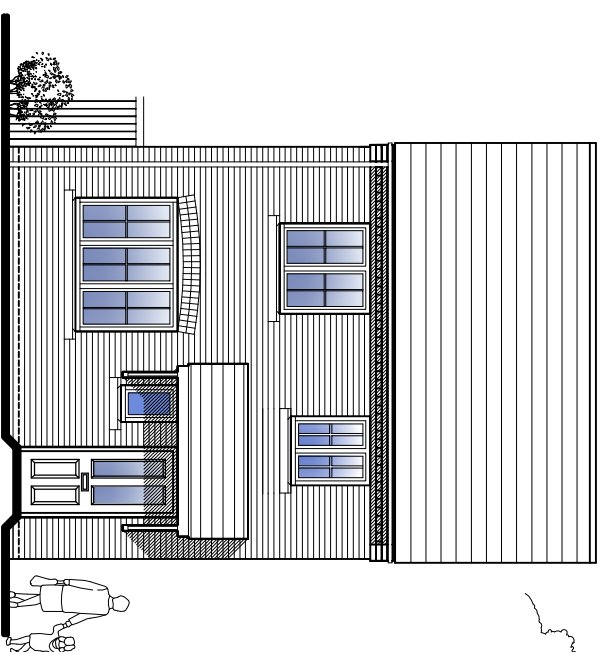
HOUSE TYPE DESFORD - PLOT 4

HOUSE TYPE MARSTON - PLOT 7

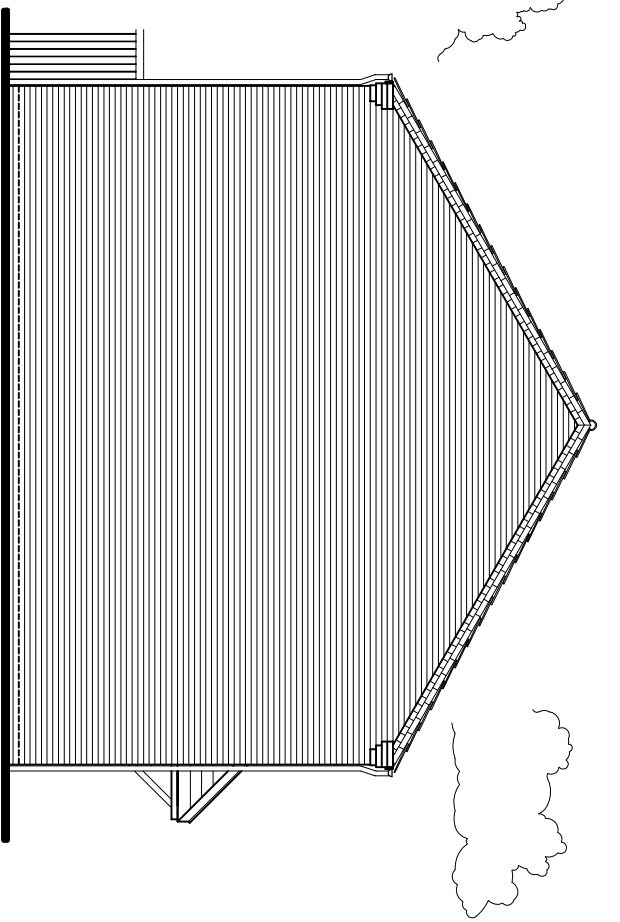
HOUSE TYPE BEWDLEY - PLOT 6

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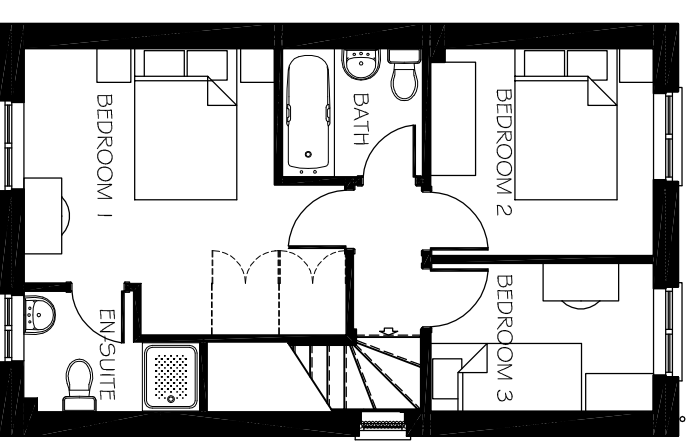
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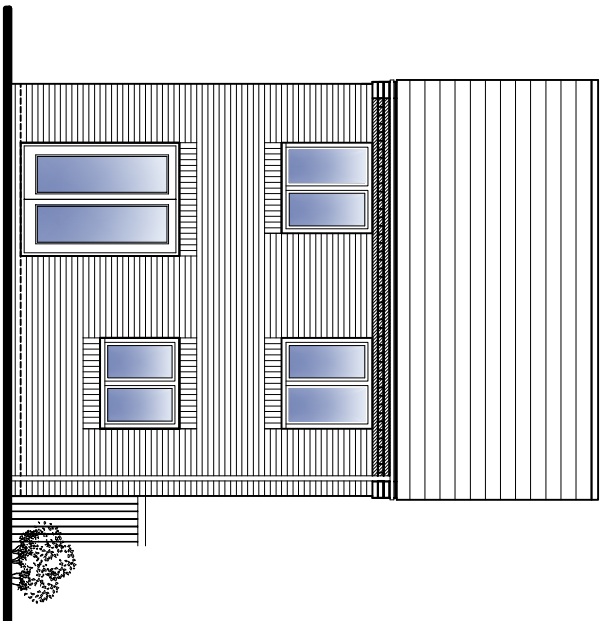
FRONT ELEVATION



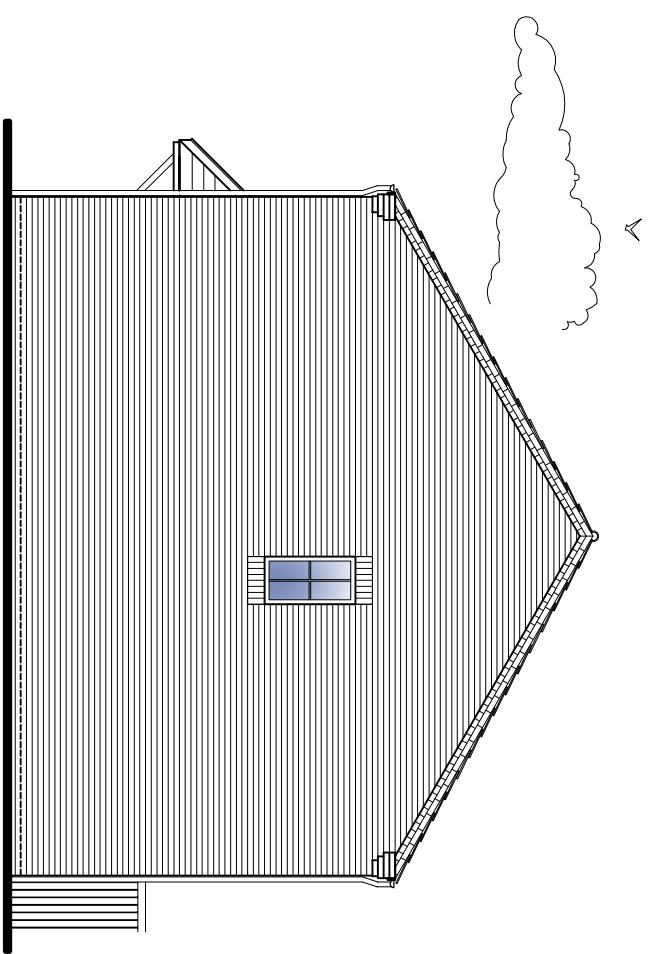
SIDE ELEVATION



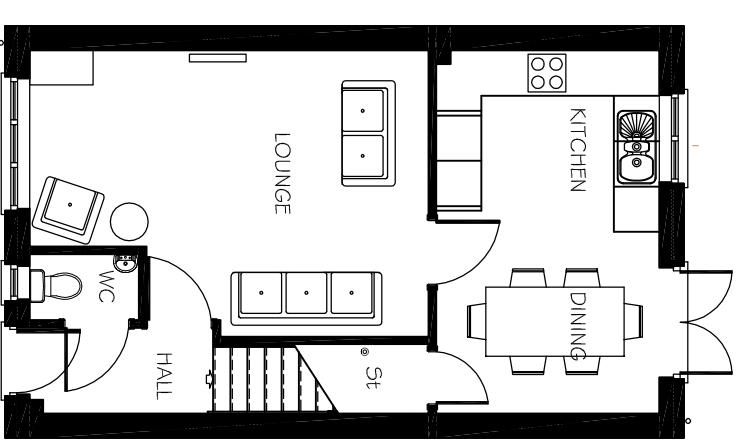
FIRST FLOOR PLAN



REAR ELEVATION



SIDE ELEVATION



GROUND FLOOR PLAN

# PLANNING

House type:  
New Stafford - 874 sqft

Date: DEC 13  
Scale: 1:100  
Drawn By: KRT  
Drg. No: STA - PLAN - 02

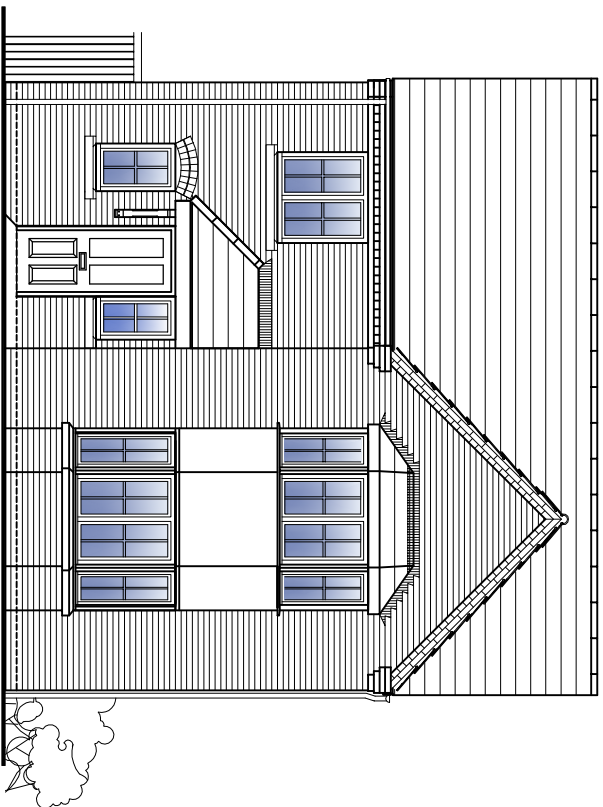


BELLWAY HOMES WEST MIDLANDS  
Bellway Homes, Regent Park, Birmingham, B77 9PA  
Tel: 01827 250750 Fax: 01827 250708

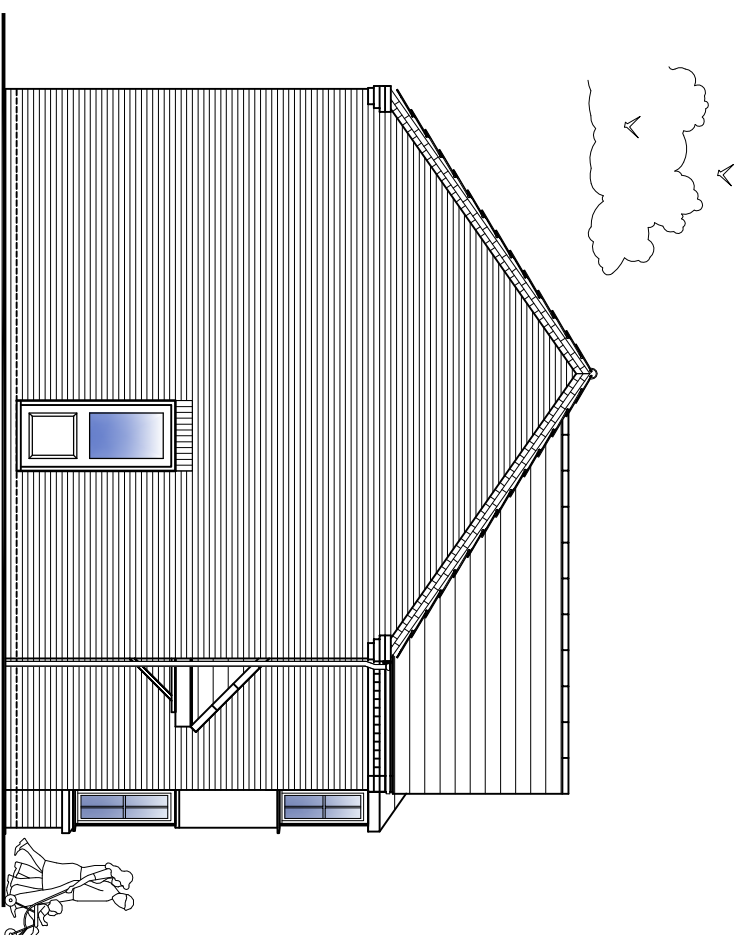
2012 PORTFOLIO  
2010 B. REGS

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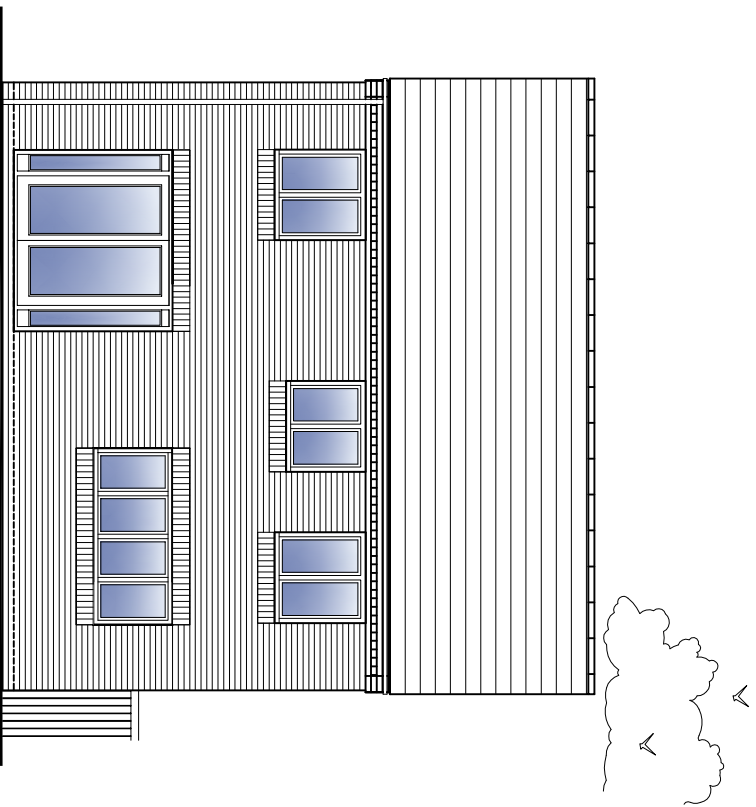
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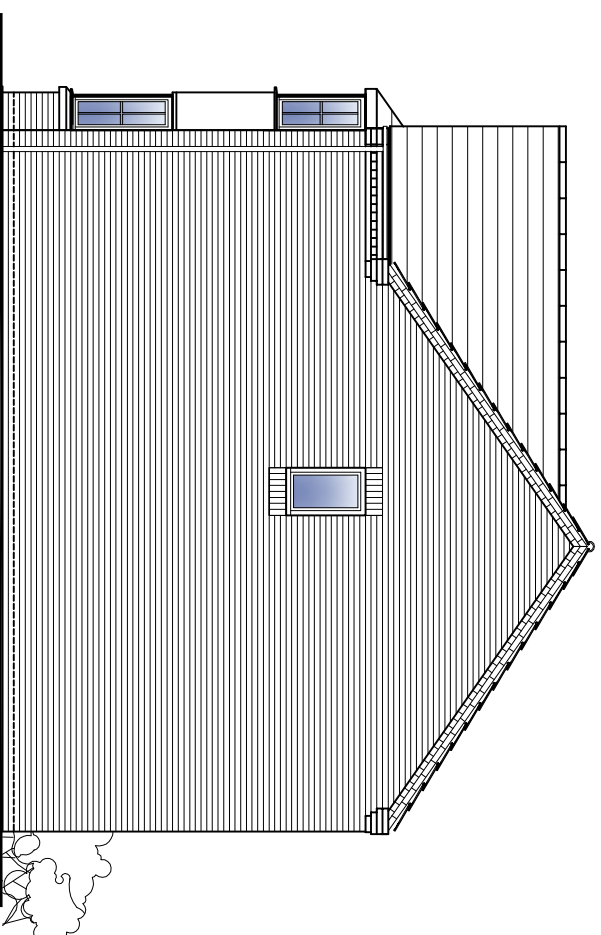
FRONT ELEVATION



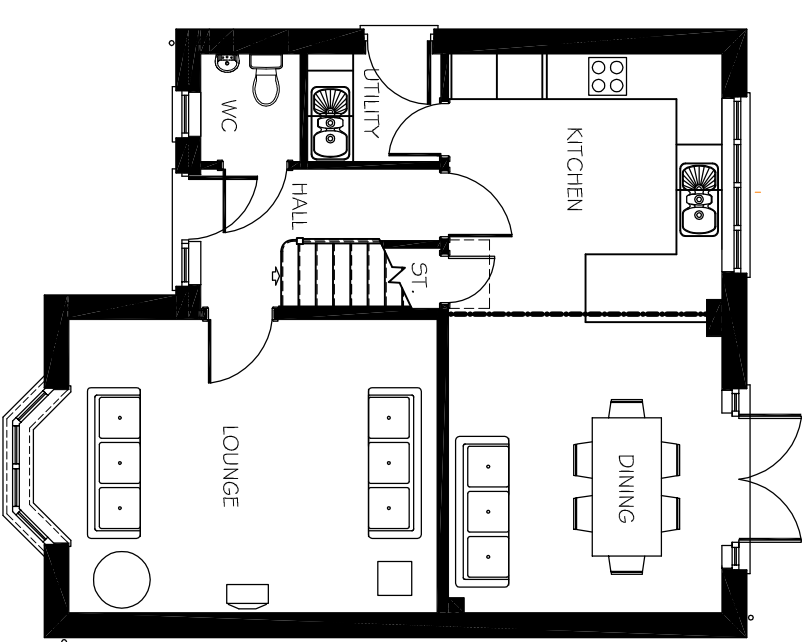
SIDE ELEVATION



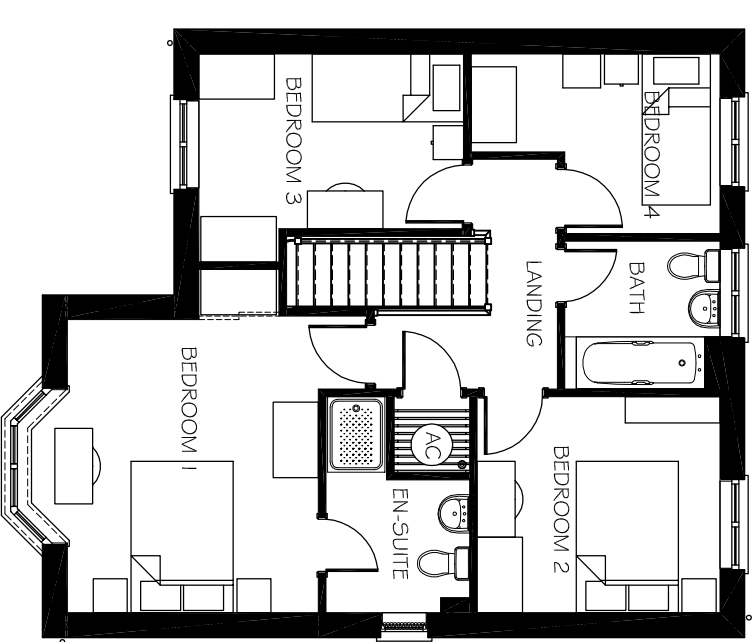
REAR ELEVATION



SIDE ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN

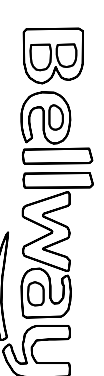
2012 PORTFOLIO  
 2010 B. REGS

# PLANNING

HouseType:  
**ALTHORP - 1274 sq ft**

Date: **Sept 09** Drg. No:  
 Scale: **1:100**  
 Drawn By: **ABA**

**ALT - PLAN - 01**

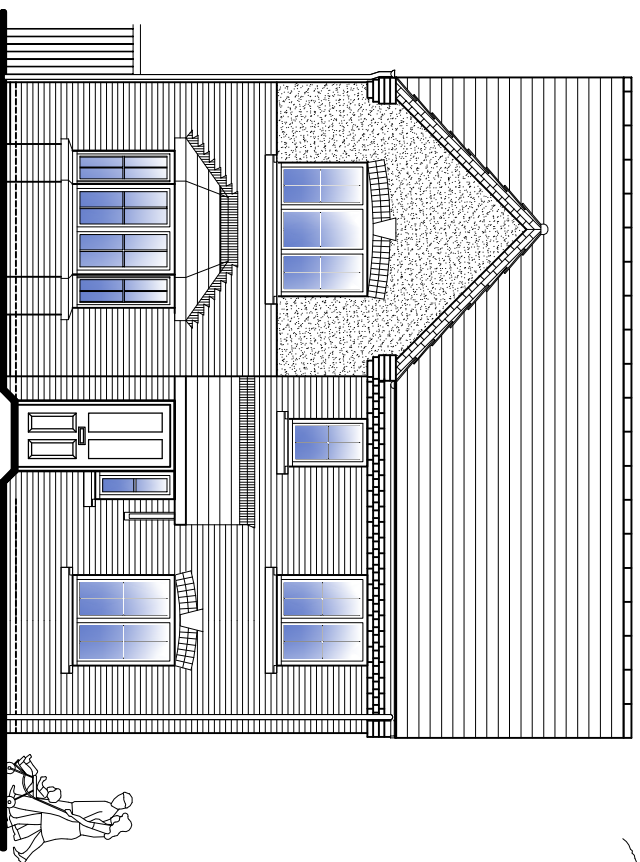


BELLWAY HOMES WEST MIDLANDS  
 Bellway House, Regent House, Regent Park, Birmingham, B77 9PA  
 Tel: 0121 559750 Fax: 0121 559750

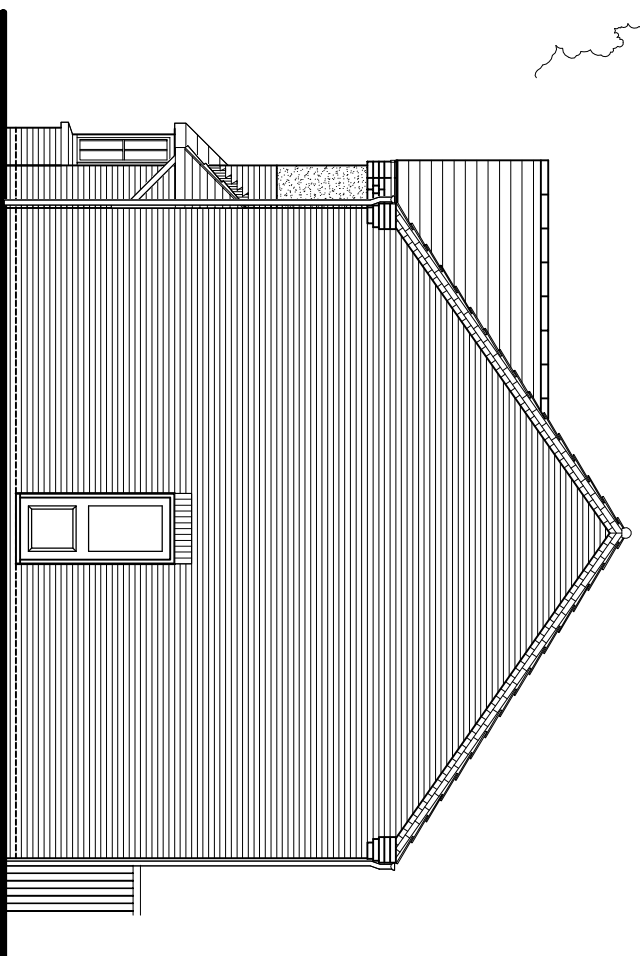


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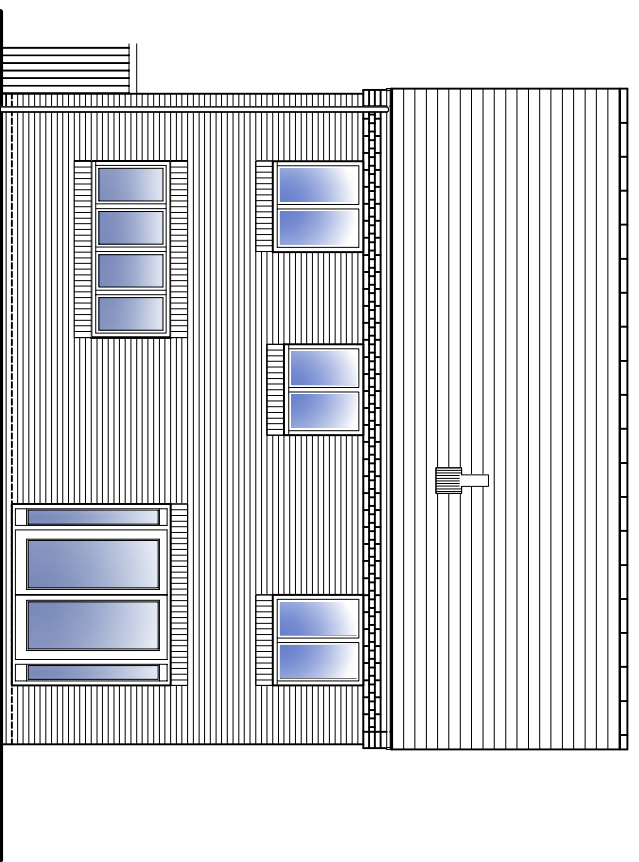
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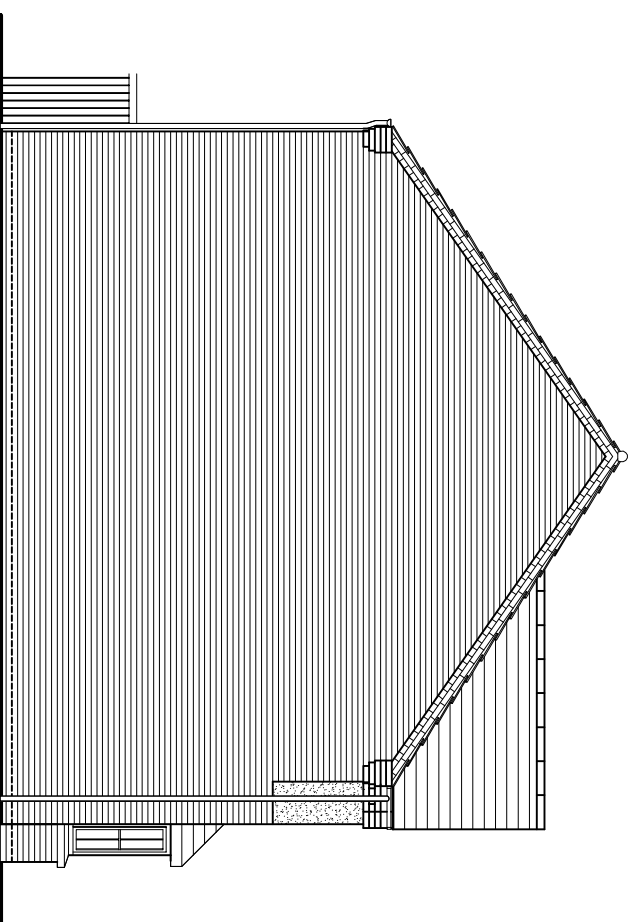
FRONT ELEVATION



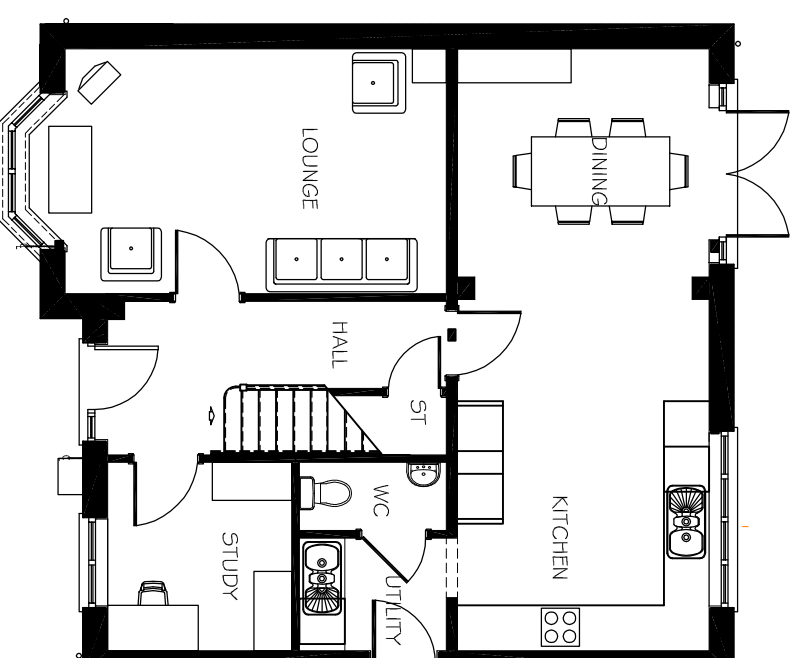
SIDE ELEVATION



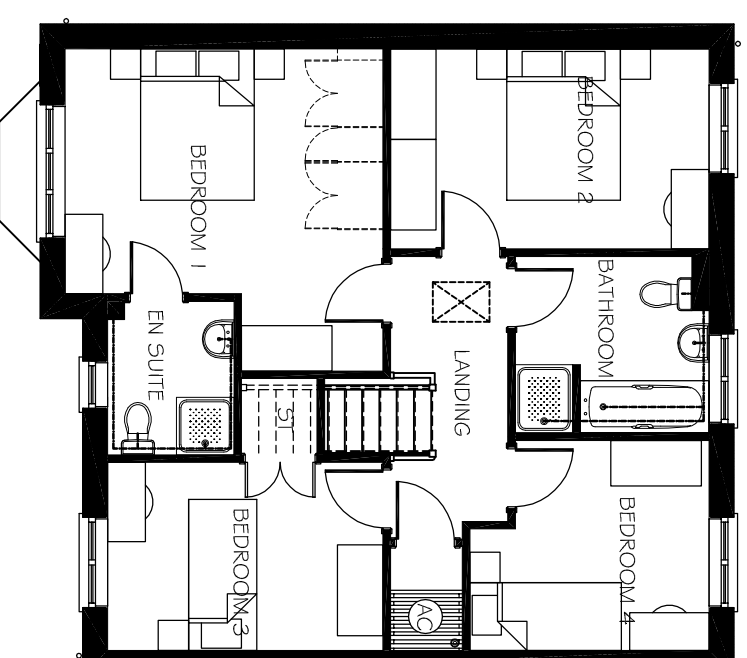
REAR ELEVATION



SIDE ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN

2012 PORTFOLIO  
 2010 B. REGS

# PLANNING

House type:  
 Bentley - 1433 sqft

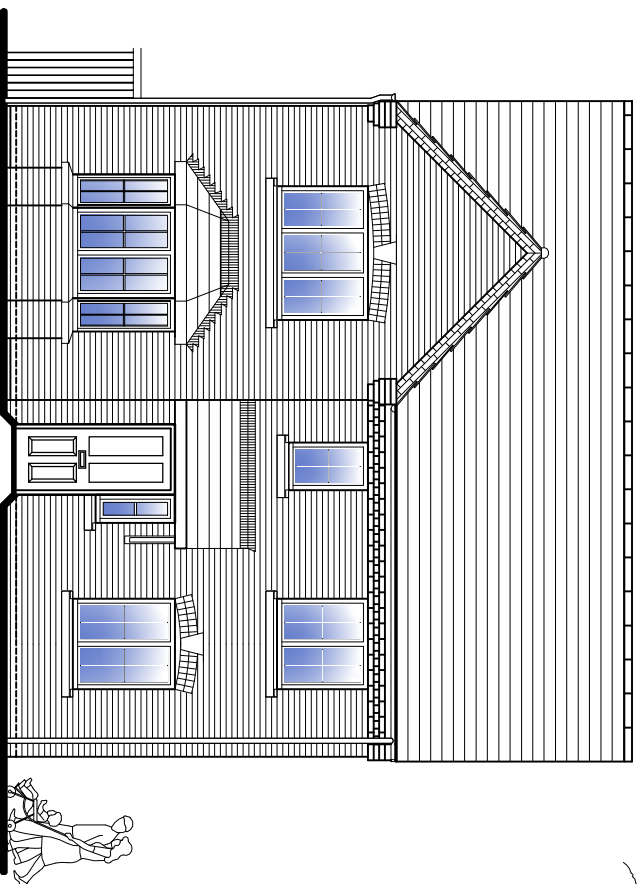
Date: Feb 08  
 Scale: 1:100  
 Drawn By: Jbw  
 Drg. No.: BEN - PLAN - 08



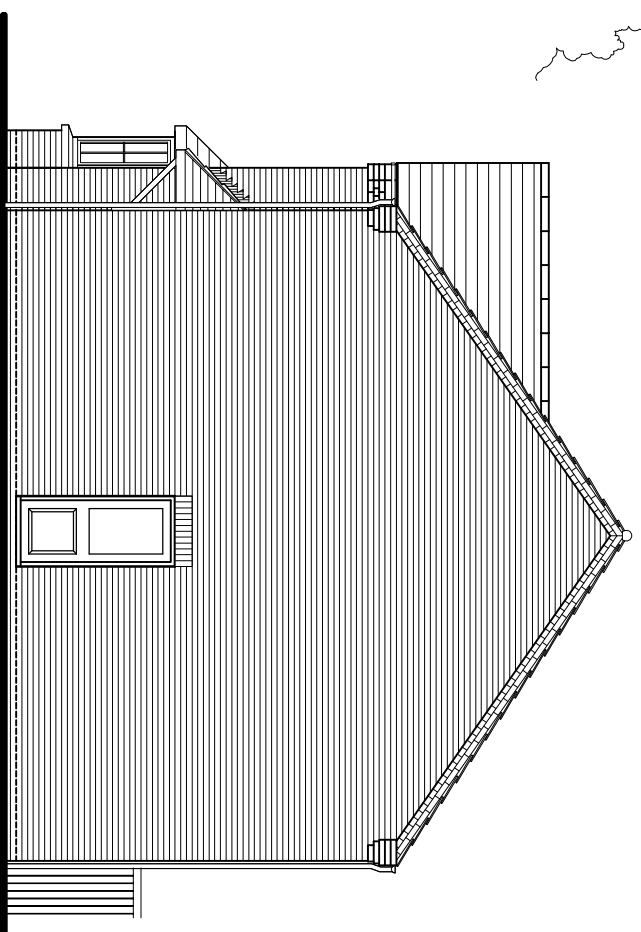
BELLWAY HOMES WEST MIDLANDS  
 Bellway House, Reddy House, Reddy Park, Birmingham, B77 9PA  
 Tel: 01827 259750 Fax: 01827 259768

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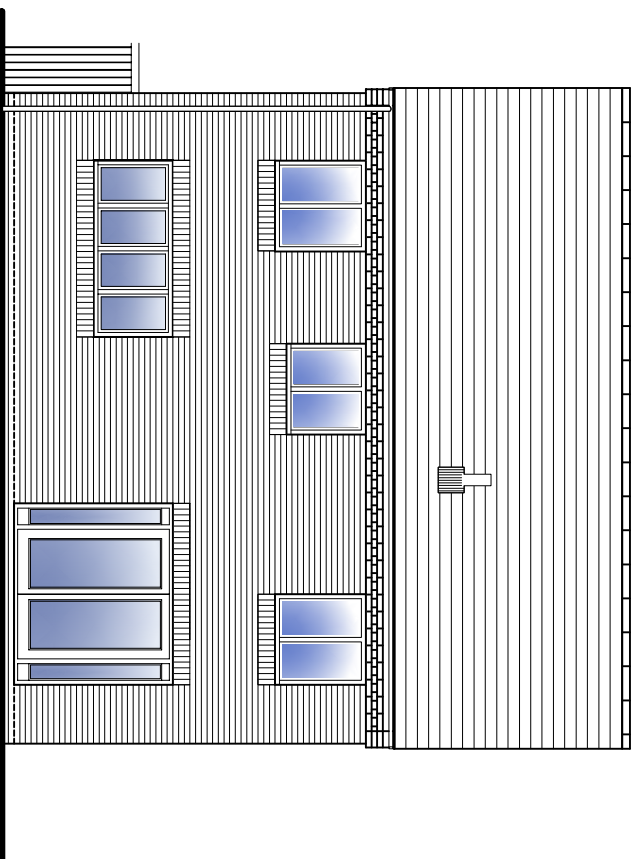
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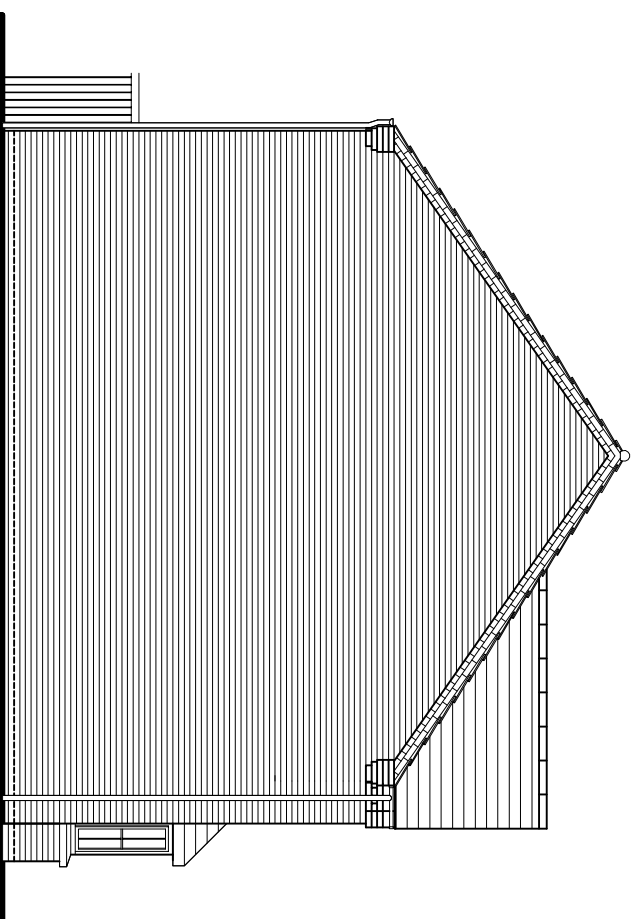
FRONT ELEVATION



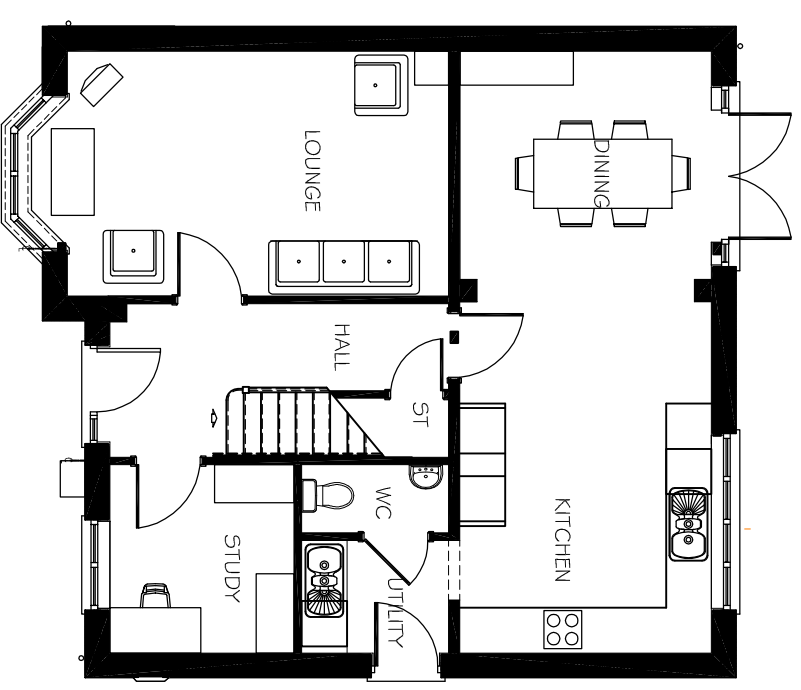
SIDE ELEVATION



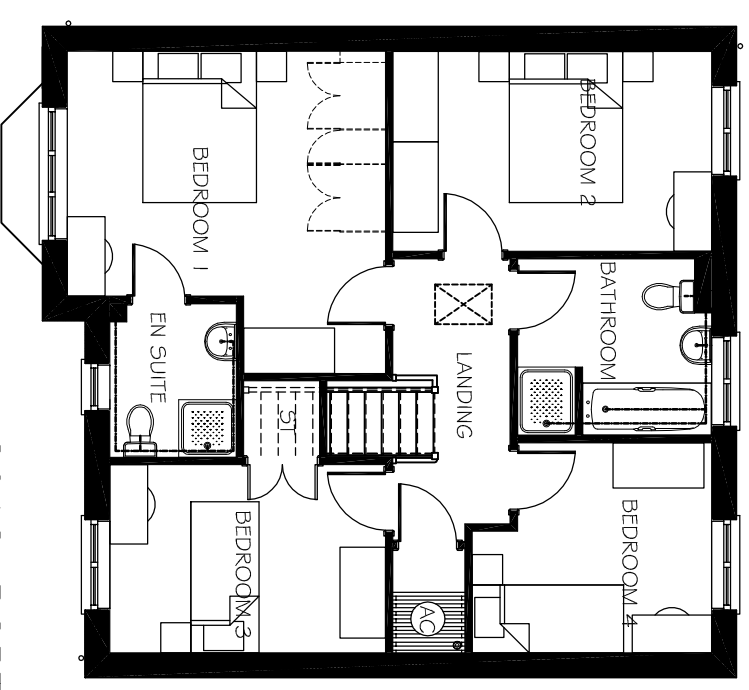
REAR ELEVATION



SIDE ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN

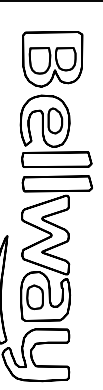
2012 PORTFOLIO  
 2010 B. REGS

# PLANNING

House type:  
 Bentley - 1433 sqft

Date: Sep 08  
 Scale: 1:100  
 Drawn By: AB

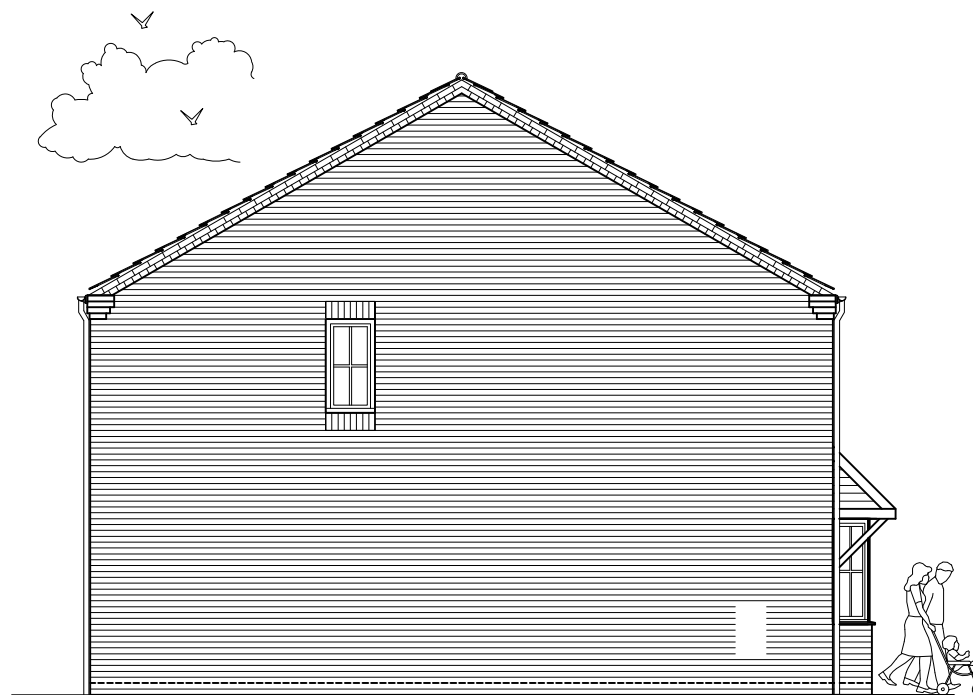
Drg. No.:  
 BEN - PLAN - 04



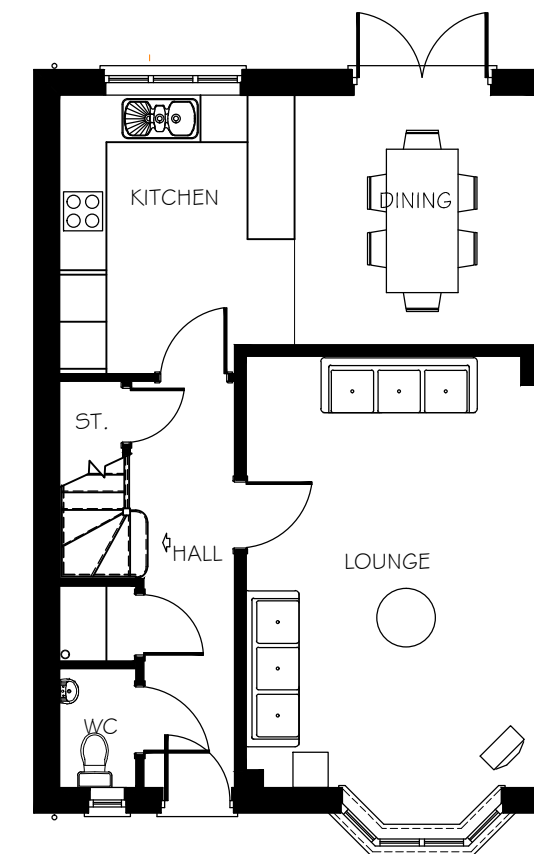
BELLWAY HOMES WEST MIDLANDS  
 Bellway House, 1000 Parkway, Birmingham B37 5NA  
 Tel: 01827 559755 Fax: 01827 559756



FRONT ELEVATION



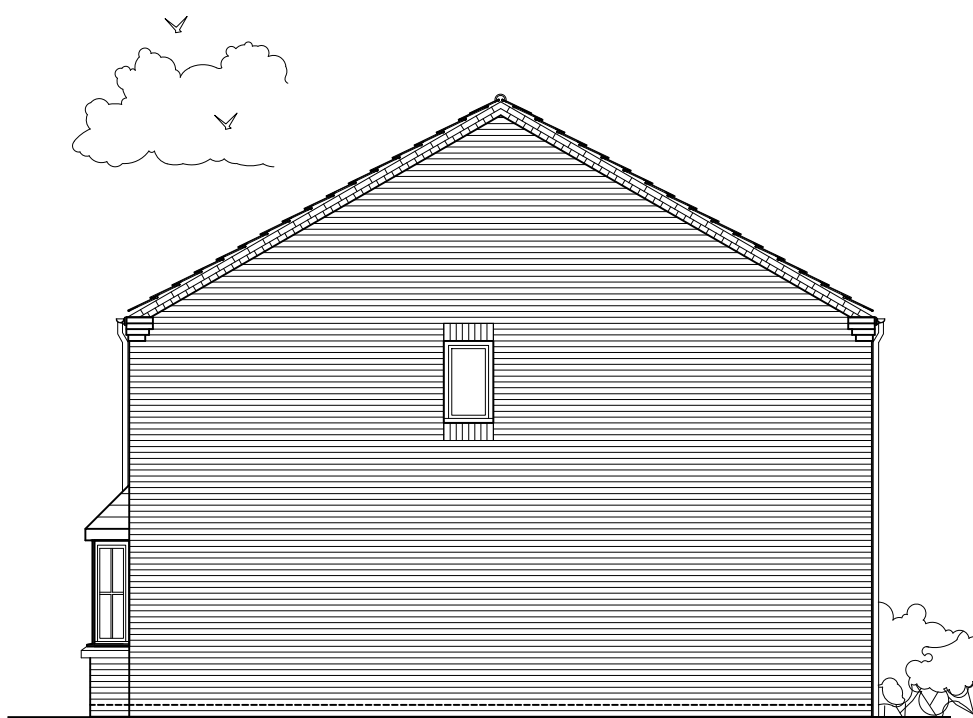
SIDE ELEVATION



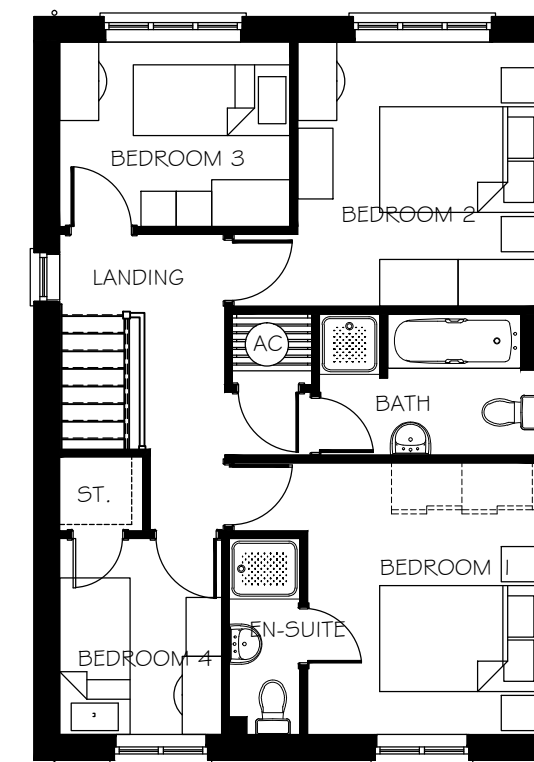
GROUND FLOOR PLAN



REAR ELEVATION



SIDE ELEVATION



FIRST FLOOR PLAN

2012 PORTFOLIO  
 2010 B. REGS

**PLANNING**

**Housetype:**  
**BEWDLEY - 1171 sqft**

**Date:** Sept 09  
**Scale:** 1:100  
**Drawn By:** ABA  
**Drg. No:** BEW - PLAN - 01

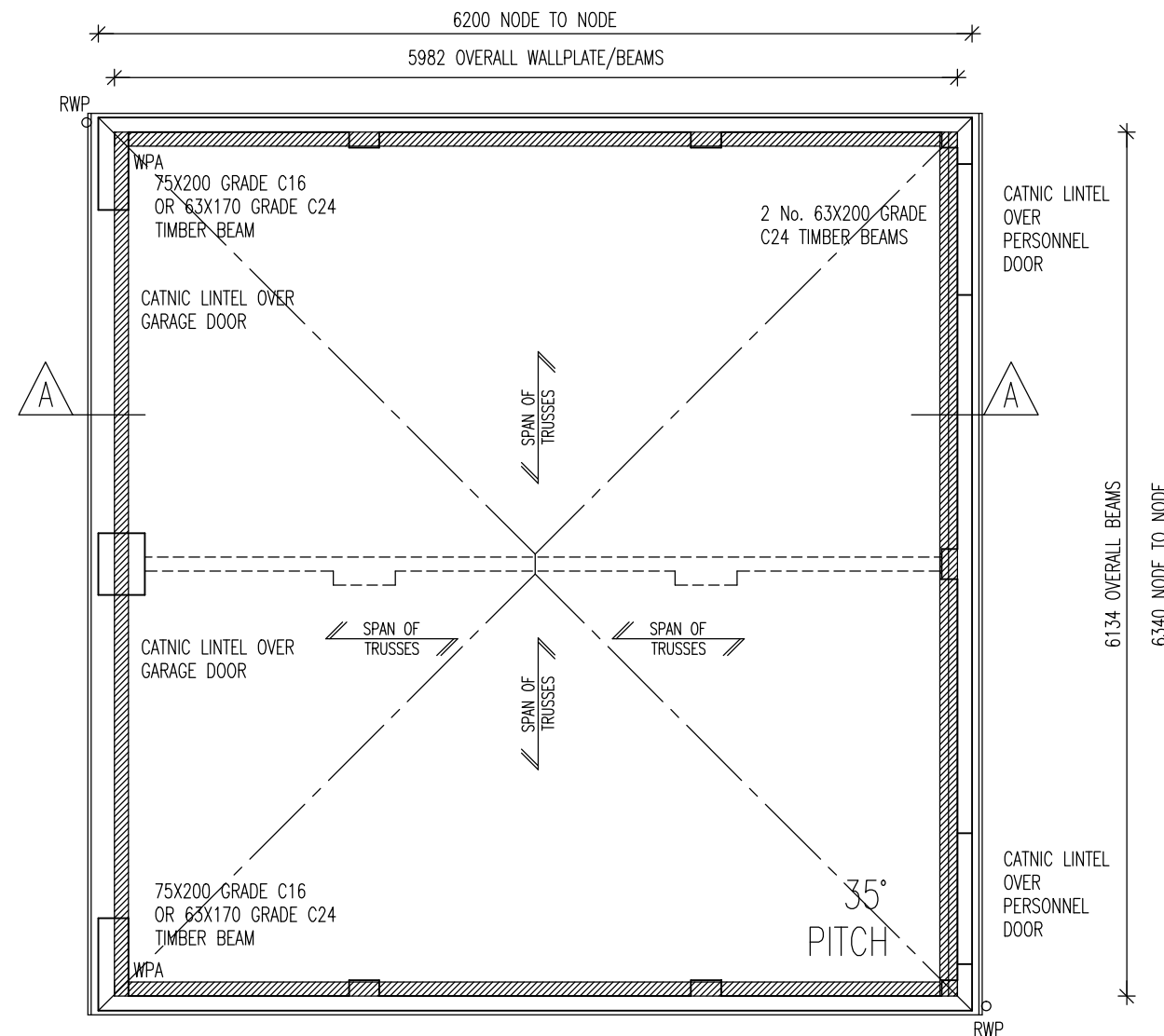


BELLWAY HOMES WEST MIDLANDS  
 Bellway House, Relay House, Relay Point, Tamworth, B77 5PA  
 Tel: 01827 255755 Fax: 01827 255766

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**ROOF PLAN**  
 TRUSSES TO BE DESIGNED BY SPECIALIST MANUFACTURER AND SPACED AT MAX. 600 CENTRES

# 2 CAR GARAGE GABLE END

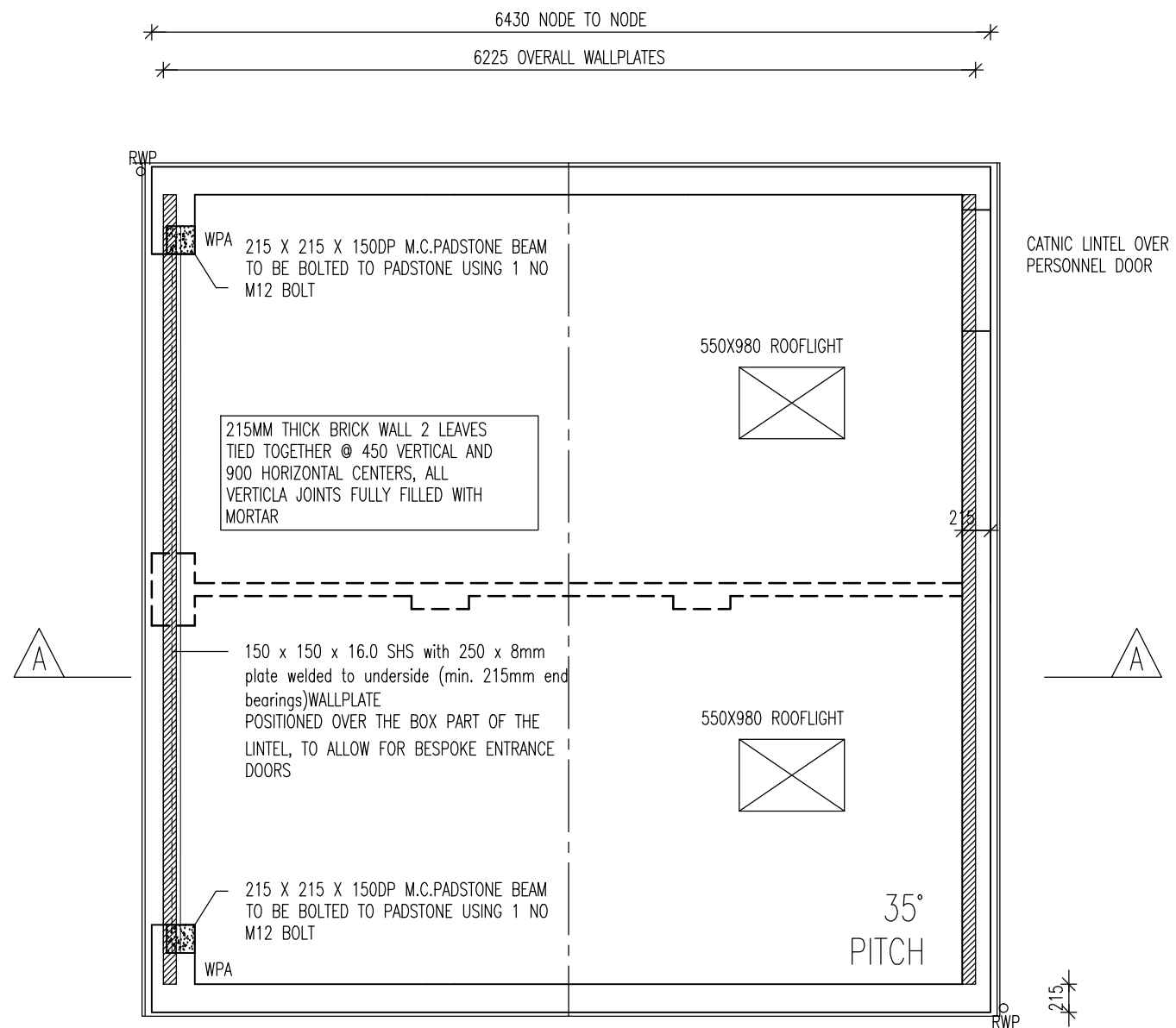
REVISIONS	
<b>Bellway</b>	
BELLWAY HOMES WEST MIDLANDS Bellway House, Relay House, Relay Point, Tamworth, B77 5PA Tel: 01827 255755 Fax: 01827 255766	
TYPE <b>2CAR GARAGE (Eaves to road)</b> <b>BRICK EAVE (Eaves type 1)</b>	
TITLE <b>Roof Plan</b>	
SCALE 1:50	DRAWN BY ABA
DATE 11.06.12	FLOOR AREA —
DRAWING NUMBER <b>13/GAR/2C/07</b>	REV

2012 PORTFOLIO

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ROOF PLAN

**SALES GARAGE ONLY**

Rev A: Revised in accordance with structural engineers calculations.

REVISIONS

**Bellway**

BELLWAY HOMES WEST MIDLANDS  
Bellway House, Relay House, Relay Point, Tamworth, B77 5PA  
Tel: 01827 255755 Fax: 01827 255766

TYPE SALES GARAGE

TITLE  
Roof Plan

SCALE 1:50 DRAWN BY ABA

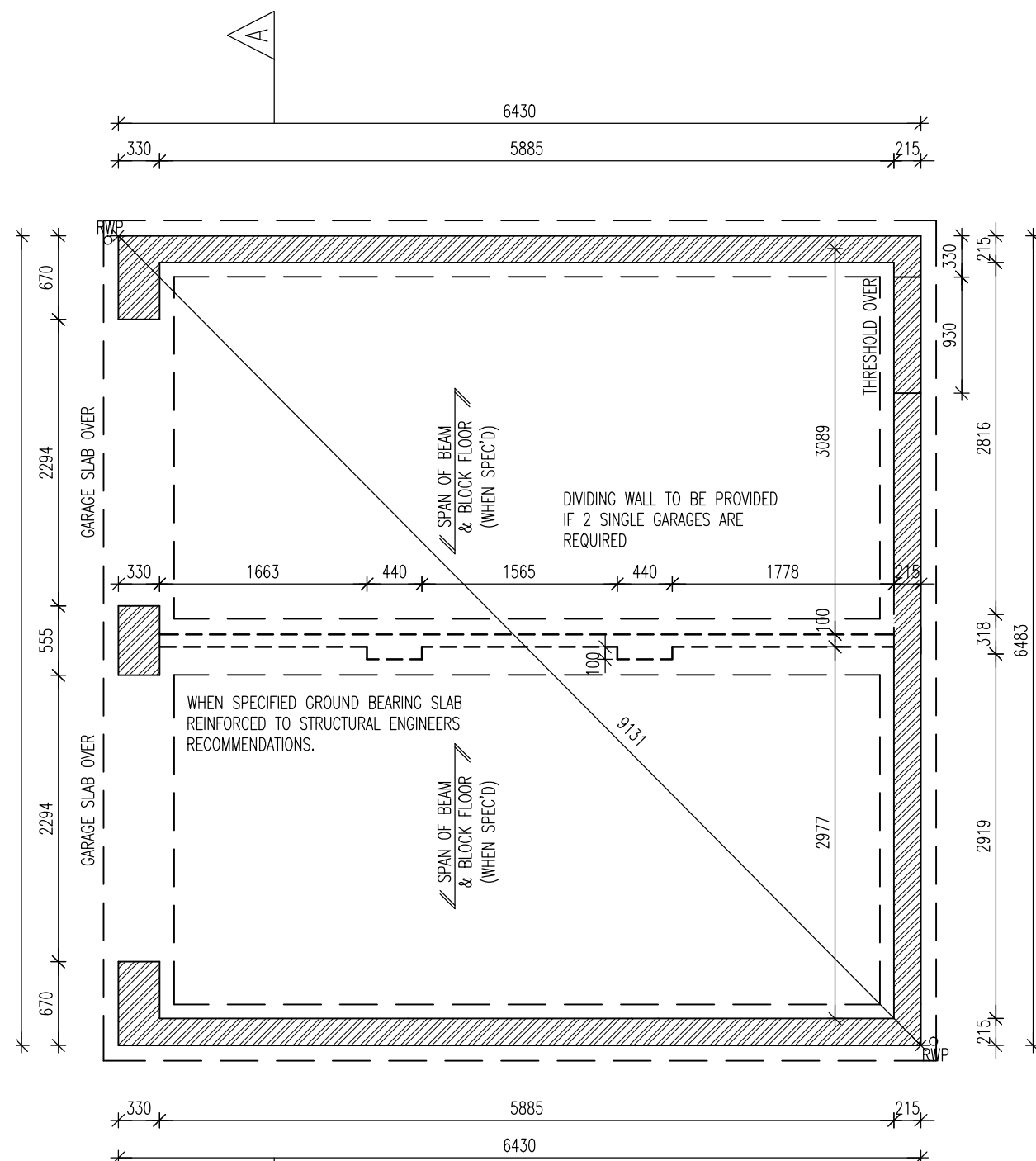
DATE 19.04.12 FLOOR AREA —

DRAWING NUMBER GAR/SAL/102 REV A

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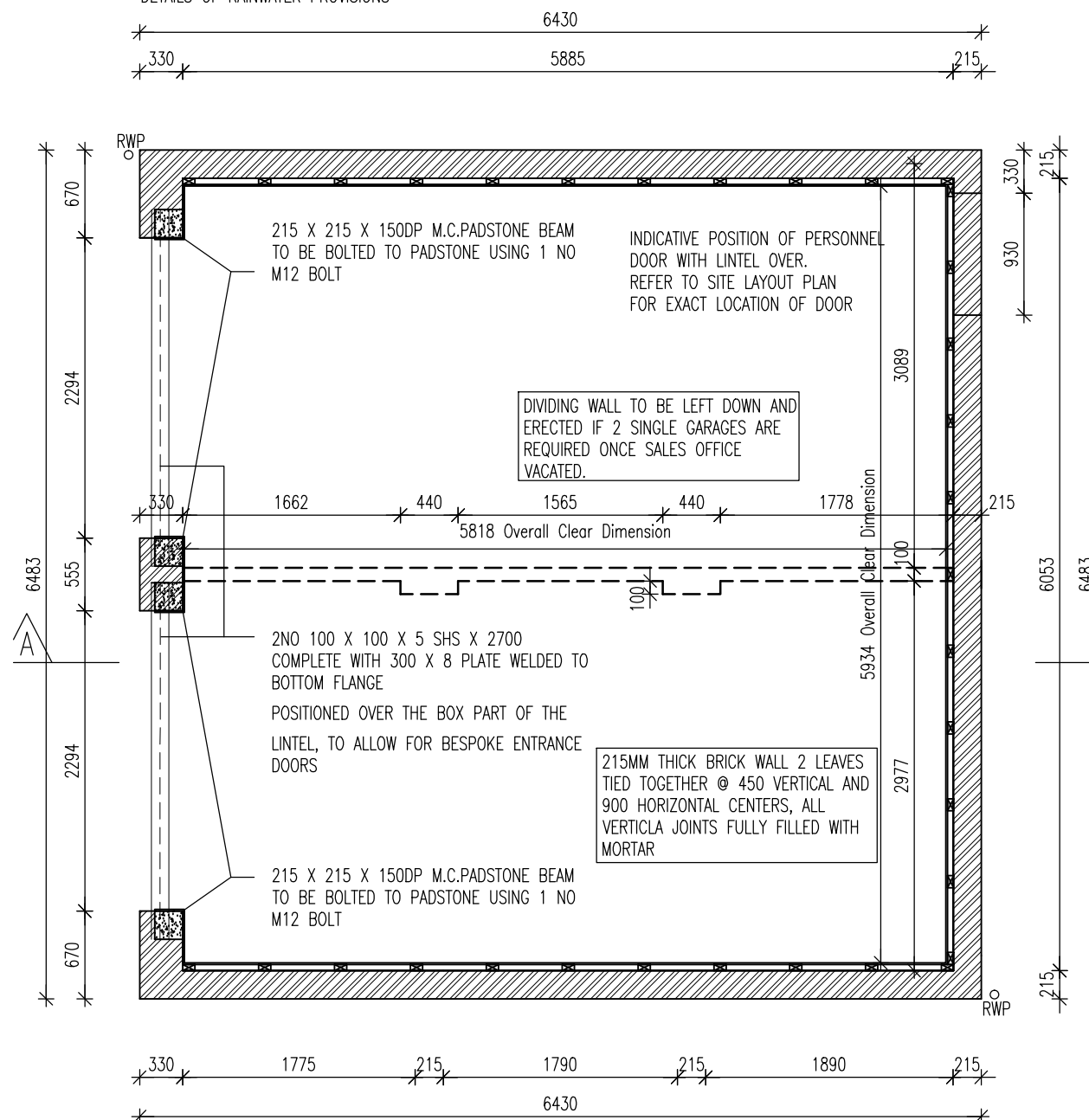
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FOUNDATION PLAN

REFER TO DRAINAGE LAYOUT FOR DETAILS OF RAINWATER PROVISIONS



GROUND FLOOR PLAN

Rev C: 215mm wall stud'd out and lined with 12.5mm plasterboard clear finished dimensions amended.

Rev B: Steelwork size adjusted in accordance with structural engineers revised calculations.

Rev A: Revised in accordance with structural engineers calculations.

REVISIONS

**Bellway**

BELLWAY HOMES WEST MIDLANDS  
Bellway House, Relay House, Relay Point, Tamworth, B77 5PA  
Tel: 01827 255755 Fax: 01827 255766

TYPE SALES GARAGE

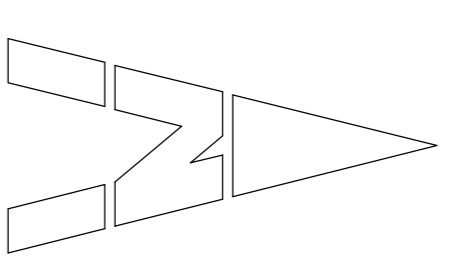
TITLE  
Fnd & GF Plan

SCALE 1:50 DRAWN BY ABA

DATE 19.04.12 FLOOR AREA —

DRAWING NUMBER GAR/SAL/101 REV B

**SALES GARAGE ONLY**



**KEY:**

<span style="display: inline-block; width: 15px; height: 10px; background-color: purple; border: 1px solid black;"></span>	<b>Full Brick Version:-</b> Facing Brick: Bristol Ashley Burgundy Contrast Brick: Bristol Ashley Orange Roof Tiles: Mireley Modern Duo Smooth Grey
<span style="display: inline-block; width: 15px; height: 10px; background-color: red; border: 1px solid black;"></span>	<b>Part Brick / Part Render Version:-</b> Facing Brick: Bristol Ashley Burgundy Contrast Brick: Bristol Ashley Orange Roof Tiles: Mireley Modern Duo Smooth Grey Render: Monocoat - Colour Chalk
<span style="display: inline-block; width: 15px; height: 10px; background-color: yellow; border: 1px solid black;"></span>	<b>Full Render Version:-</b> Roof Tiles: Mireley Modern Duo Smooth Grey Render: Monocoat - Colour Chalk

**Please Note:-**  
Please refer to Street Scene Drawing Reference 1170-03 Revision A for part render / part brick detailing.

Rev D	Final Contract to start design planning layout	20/02/14	11/04/17
Rev C	Final Contract to start design planning layout	03/02/14	11/04/17
Rev B	Final Contract amended, contract kick started	06/12/13	11/04/17
Rev A	Final Contract amended, contract kick started	03/12/13	11/04/17
Rev 0	Initial design and site visit	10/12/13	11/04/17

**Bellway**  
Bellway Homes (NW) Ltd, Bellway House, Reddy Park, Reddy Drive,  
Tannock, B77 9PL  
Tel: 01827 257575 Fax: 01827 257576

**THE DEVELOPMENT AT NARROW LANE, HALESOWEN MATERIALS LAYOUT.**

Scale: 1:500 @ A1.  
Date: NOVEMBER 2013.  
Rev No: 07  
Rev: D

**Kevin R. Twigger & Associates Ltd**  
Rushall House, School Road, Rowood, Silesby, ST19 9SE  
Tel: 01902 851 641 Fax: 01902 851642  
Email: enquiries@krtassociates.co.uk  
www.krtassociates.co.uk

# DEVELOPMENT AT NARROW LANE, HALESOWEN.

House Type	Size	No.	Total
SE	874	2	1,748
BW	1,171	8	9,368
AI	1,274	9	11,466
DE	1,289	8	10,312
BE	1,433	6	8,598
MA	1,238	2	2,476
S02+	799	2	1,598
S04	1,061	2	2,122
<b>Total</b>		<b>39</b>	<b>47,688 sq.ft.</b>

Site Area  
Cover 3.34 acres  
14,278 sq.ft/acre

**KEY:**

- denotes opposite hand plot
- denotes block paving
- ◀ denotes gated access to rear gardens
- ▽ denotes door positions
- ▼ denotes personnel garage door positions
- denotes 1.2m high railings
- ◌ denotes existing trees/landscaping to be retained

**MATERIALS:**

Facing Brick : Istock Alderley Burgundy  
Contrasting Brick : Alderley Orange  
Roof Tiles : Marley Modern Duo Smooth Grey  
Render : Monocouche - Colour Chalk

- Rev. S: Complete for plot 7 & 12 revised and in. parking 10  
19.02.14 (14-19)
- Rev. R: Materials updated to match Materials Schedule Layout  
23.01.14 (14-19)
- Rev. Q: Garage position door positions shown to plots 14,  
19, 24, 27, 28 & 38  
10.12.13 (14-19)
- Rev. P: Be removed adjacent plot 14  
26.11.13 (14-19)
- Rev. O: Location of new boundary between plots 14 & 19  
07.11.13 (14-19)
- Rev. N: Layout amended in accordance with details email  
06.11.13 (14-19)
- Rev. M: Layout amended in accordance with details email  
14.10.13 (14-19)
- Rev. L: Layout amended in accordance with details email  
10.10.13 (14-19)
- Rev. K: Layout amended in accordance with details email  
07.10.13 (14-19)
- Rev. J: Layout amended in accordance with details email  
07.10.13 (14-19)
- Rev. I: Layout amended in accordance with details email  
27.09.13 (14-19)
- Rev. H: Layout amended in accordance with details email  
27.09.13 (14-19)
- Rev. G: Layout amended in accordance with details email  
27.09.13 (14-19)
- Rev. F: Layout amended in accordance with details email  
27.09.13 (14-19)
- Rev. E: Layout amended in accordance with details email  
27.09.13 (14-19)
- Rev. D: Layout amended in accordance with details email  
27.09.13 (14-19)
- Rev. C: Layout amended in accordance with details email  
27.09.13 (14-19)
- Rev. B: Layout amended in accordance with details email  
27.09.13 (14-19)
- Rev. A: Layout amended in accordance with details email  
27.09.13 (14-19)
- Rev. 0: Layout amended in accordance with details email  
27.09.13 (14-19)

**Bellway**

Bellway Homes (NW) Ltd, Bellway House, Reddy Park, Reddy Drive,  
Tarncliffe, B77 5PA  
Tel: 01827 257575 Fax: 01827 257575

THE  
DEVELOPMENT AT  
NARROW LANE, HALESOWEN

PLANNING LAYOUT

Scale: 1:500 @ A1  
Date: SEPTEMBER 2013

Rev No: 1170-01  
Rev Date: 11/09/13  
Rev By: S

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Tel: 01922 851 641 Fax: 01922 851642  
Email: enquiries@krtassociates.co.uk  
www.krtassociates.co.uk



DEVELOPMENT AT NARROW LANE, HALESOWEN.