

PLANNING APPLICATION NUMBER: P09/0161

Type of approval sought	Full Planning Permission
Ward	BRIERLEY HILL
Applicant	Mr Paul Coles, Barratt Homes West Midlands
Location:	FORMER ROYAL BRIERLEY CRYSTAL WORKS, NORTH STREET/, MOOR STREET, BRIERLEY HILL, DUDLEY, WEST MIDLANDS
Proposal	SUBSTITUTION OF PLOTS 1-27 (APPROVED UNDER APPLICATION P06/0182) WITH 16 NO. HOUSES AND 4 NO. FLATS
Recommendation Summary:	APPROVE SUBJECT TO CONDITIONS

SITE AND SURROUNDINGS

1. This 4.0 hectare overall residential redevelopment site consists of two distinct areas, which were formerly occupied by the Royal Brierley Crystal glass works and are split by North Street which runs through the site in its namesake direction. The western 1.30 hectare site is bounded by North Street, a railway to the west, an industrial estate to the south and the Grade II listed original (Royal Brierley Crystal works to the North. The eastern 2.70 hectare area is bounded by North Street to the west, Moor Street to the north, industrial premises to the east and residential properties to the south off Carder Drive.
2. The western section of the site which is generally located some 3m below the level of North Street, has now been redeveloped with a mixture of residential flats and houses. The eastern section of the site, (which the current application relates to) slopes down over 7m from Carder Drive to Moor Street and also from industrial units in the east towards North Street. Development of the east section of the site has commenced with the construction of a number of flats within four storey blocks on part of the Moor Street frontage. Development of the remainder of this site has been held in abeyance due to the current economic climate and it is currently cleared. This

application relates to the north-eastern section of the site which lies adjacent to the access serving industrial units. From the Moor Street frontage and then into the site, site levels range from some 0.7m to 2.4m below those of the access and industrial units.

PROPOSAL

3. This application is for the substitution of house types previously approved on this section of the site from 25 flats and 2 houses, to 16 houses and 4 flats. The previously approved two, three and four storey development is now to be replaced by two and two and a half storey development, the latter of which have dormer windows serving bedroom accommodation in the roof.
4. Flats above garages and car ports are located in positions which closely relate to those of the original approval and overlook a communal car parking area, which could otherwise not be developed due the presence of former treated mineral workings. Adjacent to the industrial unit access, the flats above garages have a blank rear façade to act as a noise barrier block in conjunction with a 3m high noise barrier which continues for the remainder of the access. These elements of the development remain as approved by the original reserved matters approval.
5. The remainder of the substitution consists of three bedroom semi-detached and terraced dwellings, associated garages or car parking and private rear amenity space. The houses provide for active frontages to Moor Street and to internal road 1 and are of a scale that relates to that of approved development. Overall dwelling numbers are down from 27 to 20.
6. Revised plans have been submitted during the course of the application to address concerns raised in respect of noise impacts, design and car parking. The application has been submitted with an updated Design and Access Statement.

HISTORY

APPLICATION No.	PROPOSAL	DECISION	DATE
P03/0122	Residential Development Outline (including means of access)	Approved subject to S106 agreement	01/07/05
P06/0182	Reserved matters application for the erection of 179 houses and flats	Approved subject to conditions	06/02/07
P07/1230	Substitution of house types to plots 26-41 of approval P06/0182	Approved subject to conditions	21/09/07
P08/0497	Alterations to noise barrier from brick to buffalow acoustic type between plots 19 and 29.	Allowed	19/06/08

PUBLIC CONSULTATION

- 7 This application has been subject to statutory publicity in the press, by site notice and direct notification. Three letters of objection have been received from the occupiers of industrial units served by the access to the east of the site, on the grounds of the proximity of the residential properties to the access and industrial units. Specific concerns are raised relating to impacts of noise, vibration and disturbance arising from loading and unloading on the access road, deliveries and operations at the factories. Such impacts are considered likely to affect residents and give rise to complaints which could have a detrimental impact upon the future viability of these longstanding businesses.

8. Specific reference is raised to the location of the flats above garages adjacent to the access to the industrial units. These units are considered by objectors to have replaced garages in this location and have windows in the rear elevation overlooking the access. It should be noted, however, that flats above garages were approved as part of the reserved matters application in this location under reference P06/0182. Following the receipt of revised plans which remove windows from the

rear elevation of such flats and address certain design/parking issues, objectors have been re-notified. Any additional representations will be brought to the attention of Members in a pre-committee note.

OTHER CONSULTATION

- 9 Head of Environmental Health and Trading Standards - No objection is raised subject to conditions previously imposed relating to glazing specifications and the omission of rear windows to flats above garages facing the industrial access. Contaminated land and remediation conditions recommended due to the presence of private rear gardens rather than communal amenity space.

- 10 Group Engineer-Development. - Following initial concerns raised by the Group Engineer – Development, plans have been revised to address issues relating to driveway depths, the location and accessibility of car parking. A Traffic Regulation Order to preclude on-street parking on Moor Street and the first section of road number 1 is recommended.

RELEVANT PLANNING POLICY

- 11 Dudley Unitary Development Plan (Adopted 2005)
 - DD1 Urban Design.
 - DD4 Development in Residential Areas.
 - DD6 Access and Transport Infrastructure.
 - DD7 Planning Obligations
 - EP7 Noise Pollution
 - H4 Housing mix
 - Supplementary Planning Documents
 - Parking Standards and Travel Plans.

ASSESSMENT

12 The key issues for consideration in this application relate to:-

- Design type and appearance.
- Noise and disturbance.
- Parking and highway safety.
- Planning Obligations

Design type and appearance.

13 The layout, design and appearance of the proposed replacement dwellings replicates the outward facing frontage of the currently approved scheme and adequately addresses the streetscene. The scale and design of the dwellings will link well with the traditional appearance of the approved house types and will utilise a similar palette of materials. Overall the development will still provide for a range of dwelling types with an increase in family accommodation. Development is therefore considered to conform with the requirements of UDP Policies DD1, DD4 and H4.

Noise and Disturbance.

14 Reserved matters approval P06/0182 was the subject of detailed noise surveys, assessment and consideration in terms of impacts upon dwellings and the mitigation thereof. The current application maintains the fundamental elements of such mitigation in terms of the blank rear wall of the barrier block (all windows having now been removed) and the three metre high acoustic barrier alongside the access drive. Specific acoustic glazing required by condition on the previous approval will also be maintained as part of this application.

15 The lower level of the development site relative to the access road as indicated by re-plan area street scene drawing 273/SS/002, shows the relationship of these measures to the development, with the substituted houses being between 11 and

15 metres away from the acoustic barrier. On this basis the development is considered to comply with UDP Policy EP7.

Parking and Highway Safety.

- 16 Since the approval of the reserved matters, a revised car parking standard has been adopted, which seeks to ensure that wider driveways and garages are provided for family dwellings. Plans have been revised to accommodate this standard and to ensure that car parking spaces are accessible if not directly within the curtilage of the dwelling. The group Engineer-Development is satisfied that such revisions are appropriate but does require that the developer enters into an agreement under S278 of The Highways Act 1980, to prevent on street waiting outside this site on Moor Street through the implementation of a Traffic Regulation Order. The development is therefore compliant with the above guidance and in accordance with the requirements of UDP Policy DD6 and the parking SPD.

Planning Obligations

- 17 Due to a reduction in the overall number of dwelling units provided on the development site and an obligation having been associated with the outline approval, no additional requirements arise on this basis in accordance with UDP Policy DD7.

CONCLUSION

18. Details submitted in respect of the revised house types confirm that there will be no adverse impact upon the design characteristics of the surrounding development or that amenities of future occupiers of the site will be adversely affected by noise impacts. Adequate and appropriate car parking provision is also made in accordance with UDP Policies DD1, DD4, DD6, EP7 and the Parking Standards SPD.

RECOMMENDATION

Approval subject to the following conditions and;
Second Recommendation.

That the applicant enters into an agreement under S278 of the Highways Act 1980 with the Council as Highways Authority to use best endeavours to seek implementation of a Traffic Regulation Order to prevent waiting at any time on Moor Street and the internal site road in the vicinity of the junction with Moor Street, prior to first occupation the approved dwellings with all costs to be borne by the developer.

Reason for Approval

Details submitted in respect of the revised house types confirm that there will be no adverse impact upon the design characteristics of the surrounding development or that amenities of future occupiers of the site will be adversely affected by noise impacts. Adequate and appropriate car parking provision is also made in accordance with UDP Policies DD1, DD4, DD6, EP7 and the Parking Standards SPD

Informative.

The development hereby permitted shall be built in accordance with approved drawings 273-PL-01 rev G, 273/SS/001 rev B, 273/SS/002, 273/SS/003, 273/AVO-1/01 rev A, 273/KIN/P6 & 13/01 rev B, 273/AVO-10/01 rev B, 273/MID01 rev B, 273/P7-9/001 and 33512/23 & 49

Conditions and/or reasons:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
2. No development shall take place until there has been submitted to and approved by the local planning authority a detailed scheme of landscaping which accords with the landscape strategy hereby approved.
3. All planting, seeding or turfing comprised in the details of landscaping approved in accordance with condition 2 shall be carried out in the first planting and seeding

seasons following the occupation of the buildings or the completion of the development whichever is the sooner; and any trees, hedgerows or plants contained in the approved planting scheme which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the local planning authority gives written consent to any variation.

4. Development shall not begin until a comprehensive written site investigation strategy (in a form to be agreed by the local planning authority), has been submitted to and approved by the local planning authority. Such a strategy shall facilitate the identification of contaminants and permit the risk based assessment of the development site. Where the investigations identify the presence of contamination, development shall not begin until a scheme to protect the development from the effects of such contamination has been submitted to and approved by the local planning authority. Such a scheme shall: include provisions for validation monitoring & sampling; be implemented in accordance with the approved details before the development is first occupied; and be retained throughout the lifetime of the development.
5. Development shall not begin until a comprehensive written site investigation strategy (in a form to be agreed by the local planning authority), has been submitted to and approved by the local planning authority. Such a strategy shall facilitate the identification of methane & carbon dioxide. Where the investigations identify the presence of methane and/or carbon dioxide the development shall not begin until a scheme to protect the development from the effects of such gases has been submitted to and approved by the local planning authority. Such a scheme shall: include provisions for validation monitoring & sampling; be implemented in accordance with the approved details before the development is first occupied; and be retained throughout the lifetime of the development.
6. Only materials indicated on the schedule accompanying this application shall be used in the external elevations unless they have agreed in writing by the local planning authority.
7. No houses shall be occupied until the minimum glazing standards agreed and approved under application P06/0182 for plots 1 to 27 have been installed.
8. Development shall not begin until details of the vehicular access to the site have been submitted to and approved in writing by the local planning authority and the building shall not be occupied or brought into use until that access has been constructed in accordance with the approved details.
9. Development shall not begin until a detailed scheme for the parking of vehicles has been submitted to and approved in writing by the local planning authority, and no buildings shall be occupied until the car park has been constructed in accordance with the approved details and shall thereafter be maintained available for use.

It is the policy of Barratt Homes Limited to ensure that all houses built by Barratt Homes are built to the highest standards of quality and value for money. The Barratt Homes Building Standard is a set of standards which are higher than the minimum standards required by the Building Regulations. The Barratt Homes Building Standard is a set of standards which are higher than the minimum standards required by the Building Regulations. The Barratt Homes Building Standard is a set of standards which are higher than the minimum standards required by the Building Regulations.

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NOTES

Diagonal lines indicate areas previously owned by Barratt.

Rev.	Amendments	Date	By	Drawn
1	RC		RC	RC
2	RC		RC	RC



BARRATT HOMES
Build around you

Planning Status

MERRYFIELDS
North St/Moor St,
Brierley Hill.

Area Identification Plan
RF-PLAN (Plots 1-20)

Drawing Number
273-AIP-01

Drawn by: SW
Checked by: SW

Date: 05/09/03
Scale: 1:500 B.A.

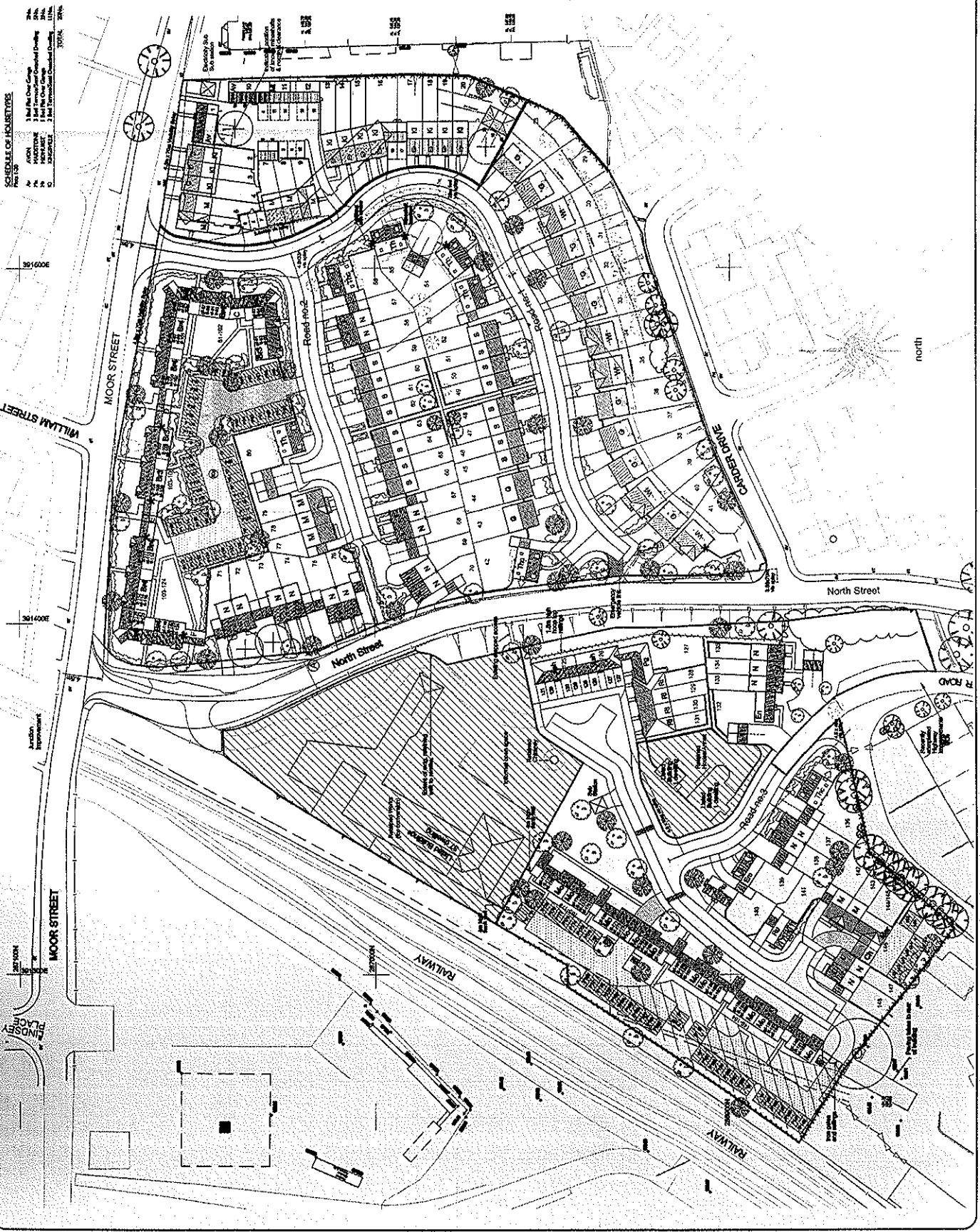
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WEST HOUNSLEY

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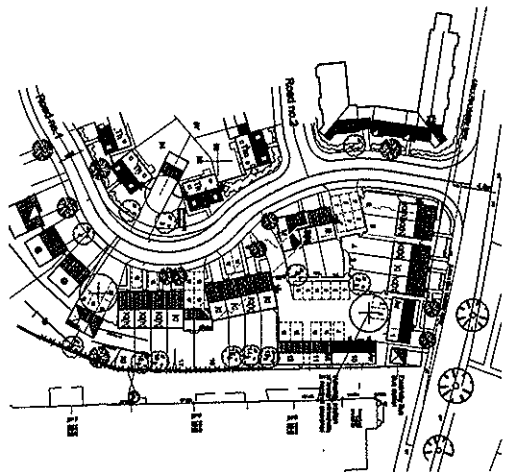
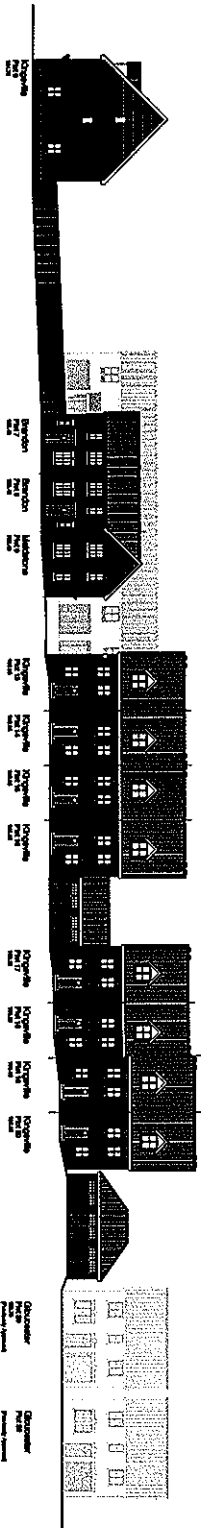
A trading name of BSH/12

SCHEDULE OF HOUSE TYPES

Code	Description	Plot No.
A	3 Bed New House	1001
B	3 Bed New House	1002
C	3 Bed New House	1003
D	3 Bed New House	1004
E	3 Bed New House	1005
F	3 Bed New House	1006
G	3 Bed New House	1007
H	3 Bed New House	1008
I	3 Bed New House	1009
J	3 Bed New House	1010
K	3 Bed New House	1011
L	3 Bed New House	1012
M	3 Bed New House	1013
N	3 Bed New House	1014
O	3 Bed New House	1015
P	3 Bed New House	1016
Q	3 Bed New House	1017
R	3 Bed New House	1018
S	3 Bed New House	1019
T	3 Bed New House	1020



Street Scene from Road no.1



NOTES

1. The site is a proposed residential development of 100 units. The site is located on the east side of Road no.1, between Road no.2 and Road no.3. The site is bounded by Road no.1 to the north, Road no.2 to the south, and Road no.3 to the east. The site is currently vacant and is to be developed as a residential development. The development is to consist of 100 units, including 50 units of 1-bedroom flats and 50 units of 2-bedroom flats. The development is to be completed by 2025. The site is to be developed in accordance with the provisions of the Planning and Building Act, 2015. The site is to be developed in accordance with the provisions of the Planning and Building Act, 2015. The site is to be developed in accordance with the provisions of the Planning and Building Act, 2015.

Rev.	Amendments	Date	By	Check



Orange Street
PROVISIONAL

MERRYFIELDS
NORTH STREET/MOOR STREET
BRIERLEY HILL
REPLAN AREA
STREET SCENE 3

Drawings Number
273/SS/003
Drawn by
SR
Checked by
TC
Date
08/03/2024
Scale
1:200 A3

BARRATT HOMES
WEST HOLLANDS

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NOTES

1 Bedroom, 2 Person Flat over Garage

ROOM	DESCRIPTION	MEASURE
FLAT 1		
Living/Dining	3.45m x 3.20m	
Kitchen	2.54m x 1.90m	616
Bathroom	1.73m x 1.07m	
Bedroom	1.73m x 1.07m	
FLAT 2		
Living/Dining	3.45m x 3.20m	
Kitchen	2.54m x 1.90m	616
Bathroom	1.73m x 1.07m	
Bedroom	1.73m x 1.07m	
TOTAL FLOOR AREA 30.9 sqm = 335.9 sq ft.		

ROOM	DESCRIPTION	MEASURE
FLAT 1		
Living/Dining	3.45m x 3.20m	
Kitchen	2.54m x 1.90m	616
Bathroom	1.73m x 1.07m	
Bedroom	1.73m x 1.07m	
TOTAL FLOOR AREA 30.9 sqm = 335.9 sq ft.		

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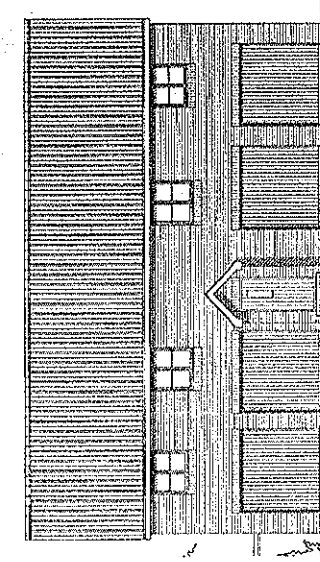
PLANNING

MERRYFIELDS
 North St/Moor St,
 Brierley Hill.

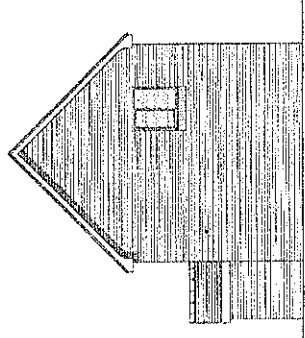
MIDHURST SPECIAL
 PLOTS 11 & 12
 PLANS AND ELEVATIONS

Drawn By: [Name] Date: 15/07/09
 Checked By: [Name] Date: 15/07/09

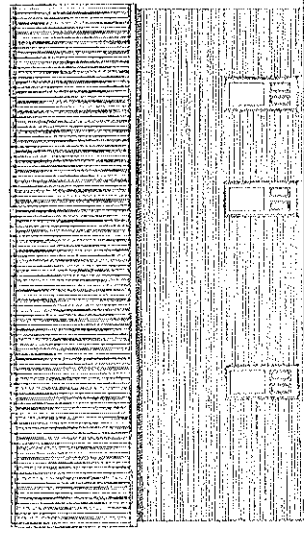
BARRATT HOMES
 WEST MIDLANDS



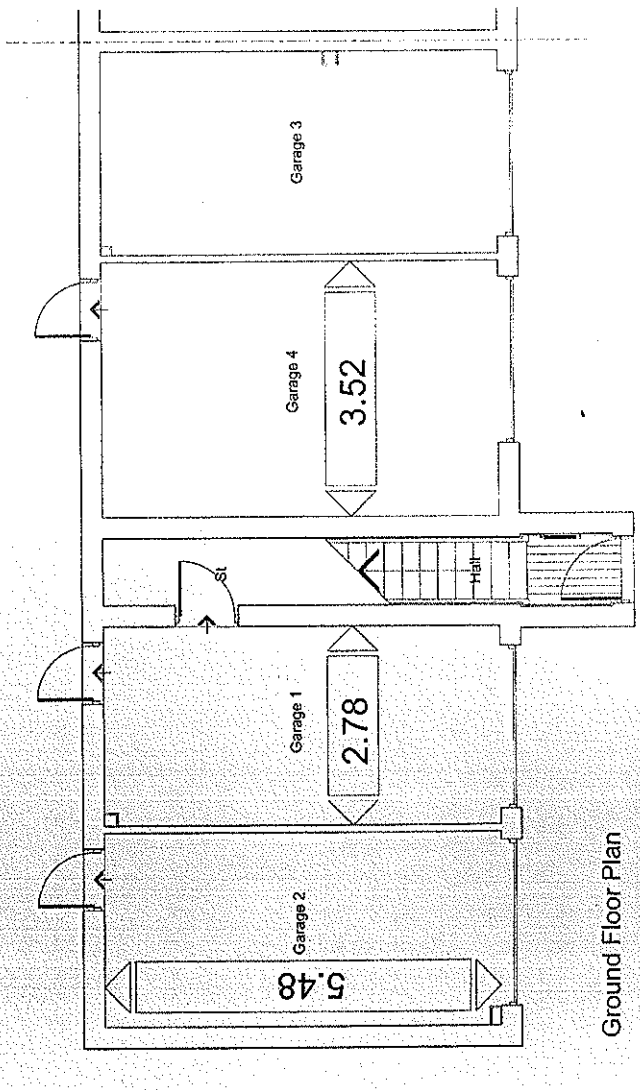
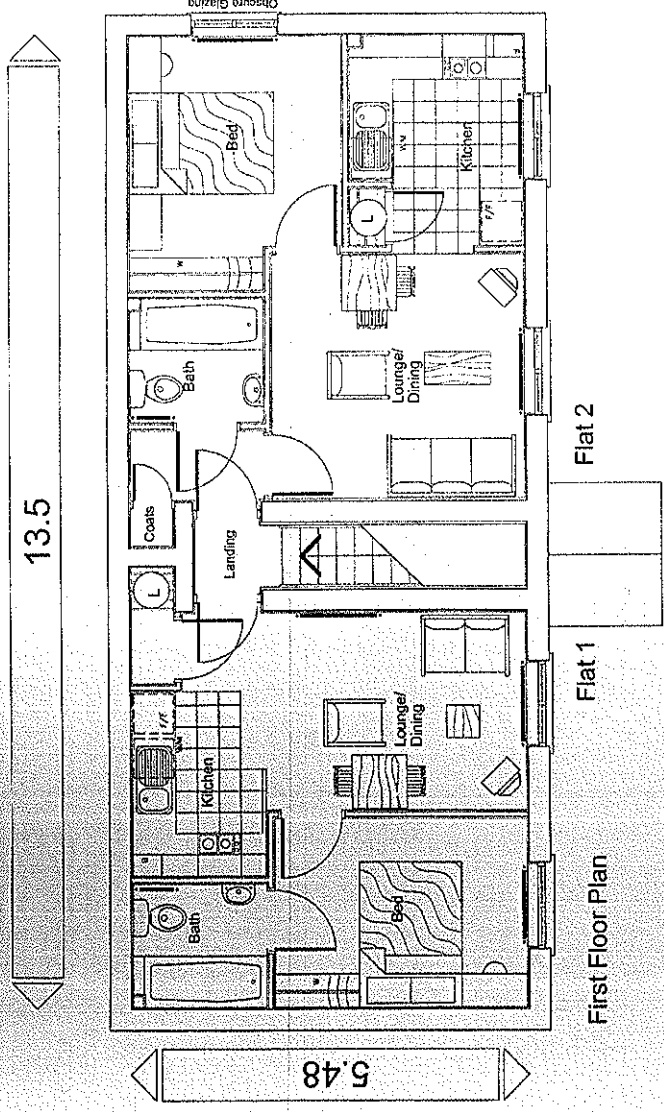
Front Elevation



Side Elevation



Rear Elevation

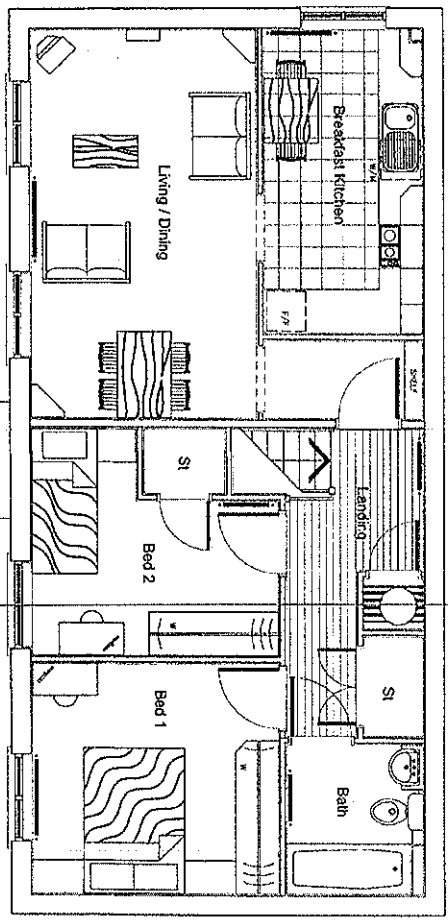


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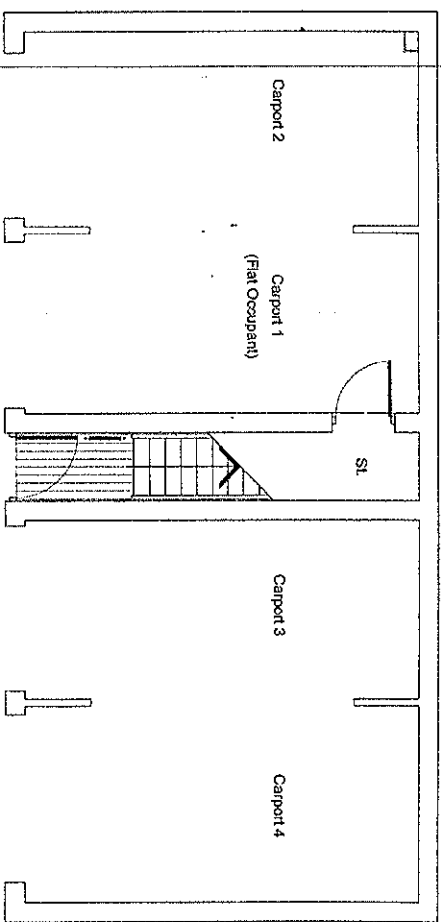
2 Bedroom, 3 Person Flat over Garage block

ROOM SCHEDULE	METRIC
Living Room	5.28m x 3.19m
Breakfast Kitchen	4.21m x 2.21m
Bedroom 1	4.42m x 3.19m
Bedroom 2	2.70m x 3.19m
Bathroom	2.40m x 2.18m
Garage 1	5.45m x 2.47m
Garage 2	5.45m x 2.47m
Garage 3	5.45m x 2.47m
Garage 4	5.45m x 2.18m

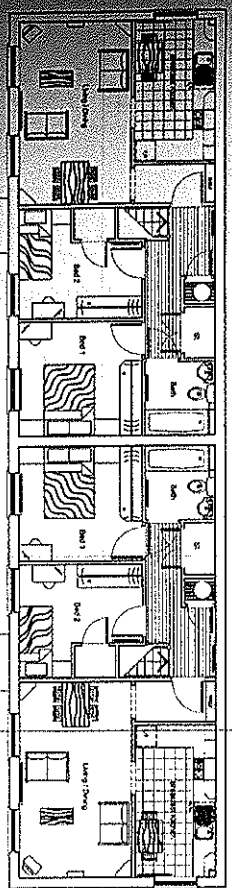
ROOM SCHEDULE	IMPERIAL
Living Room	17' 4" x 10' 5"
Breakfast Kitchen	13' 10" x 7' 3"
Bedroom 1	14' 6" x 10' 6"
Bedroom 2	11' 3" x 10' 5"
Bathroom	8' 7" x 7' 1"
Garage 1	18' 0" x 8' 10"
Garage 2	18' 0" x 8' 10"
Garage 3	18' 0" x 8' 10"
Garage 4	18' 0" x 7' 10"
TOTAL FLOOR AREA	71.54 sq. m. 764 sq. ft.



First Floor Plan

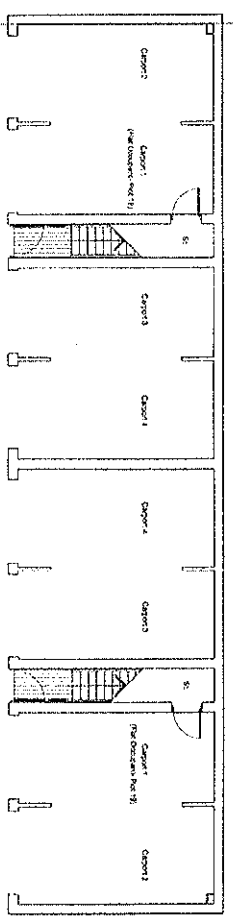


Ground Floor Plan



Plot 18
First Floor Plan

Plot 19



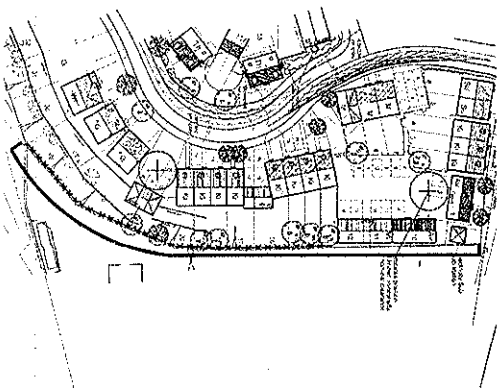
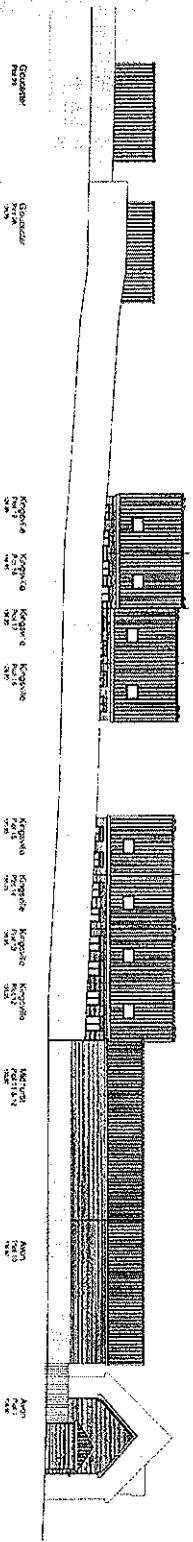
Ground Floor Plan Plots 18 & 19

DESIGNED BY
BARRATT DESIGN GROUP
DATE: 06 FEB 2007
SUBJECT TO CONDITIONS

BARRATT
DESIGN GROUP
House Type
ASHTON TYPE 8
STATSMAN RANGE
PLANS

Scale: 1/50 & 1/100
Date: JUNE 06
Dwg No: 395/122

Street Scene from Industrial Units Access Road



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NOTES

Rev.	DATE	BY	CHKD.

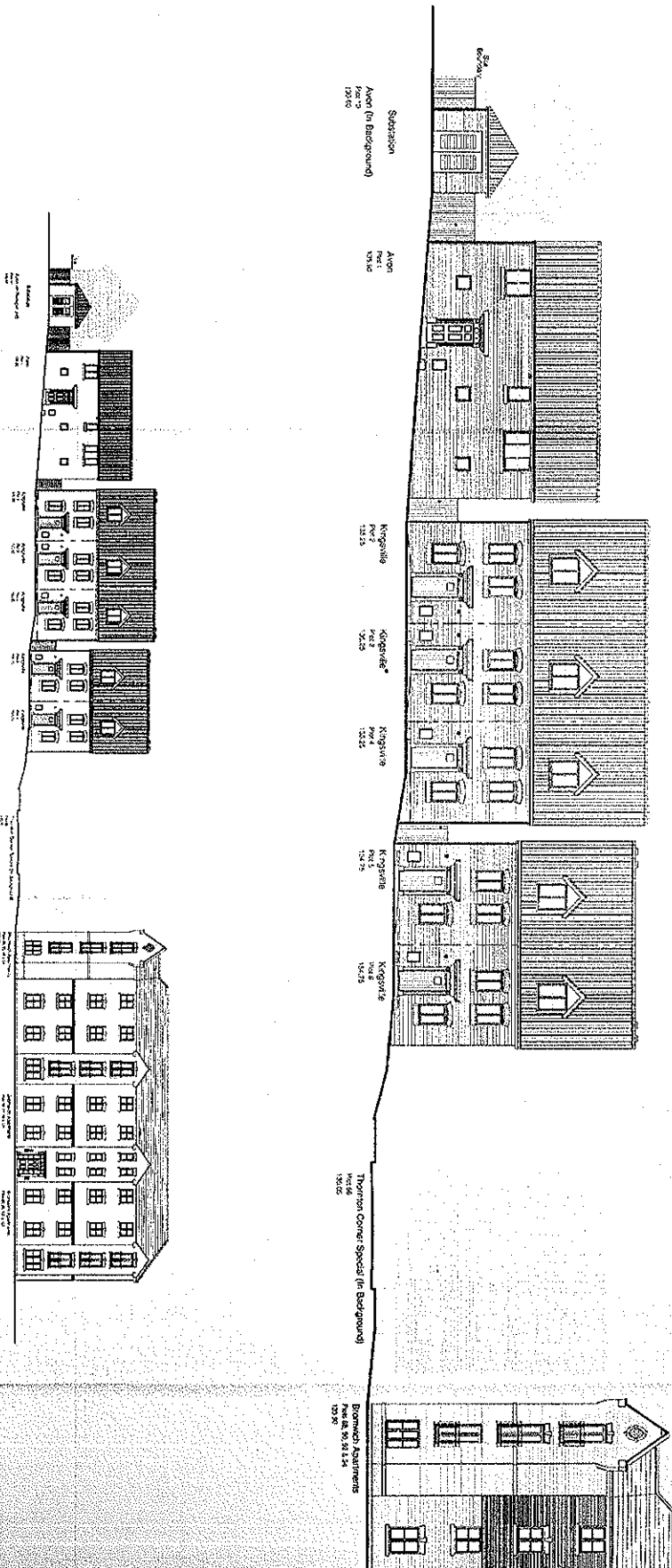


**BARRETT
 HOMES**
 Build. Smarter. Live Better.

Project Name: **PROVISIONAL**
 Address: **MERRIFIELDS NORTH STREET / MOOR STREET BREILEY HILL**
 Location: **REFUGIAN AREA STREET SCENE**

Project Number: **273/SS/002**
 Date: **09/20/08**
 Scale: **1/8" = 1'-0"**
BARRETT HOMES WEST COAST
 6100 Westfield
 Irvine, CA 92618
 Telephone: 949.261.1000
 Fax: 949.261.1001
 www.barrett.com

Street Scene from Moor Street



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NOTES

Part	Area	Total	By	Cost
B	Two storey extension	11,000	PC	PC
A	One storey extension	7,000	PC	PC
	Other	1,000	PC	PC
	Total	19,000		



BARRATT HOMES

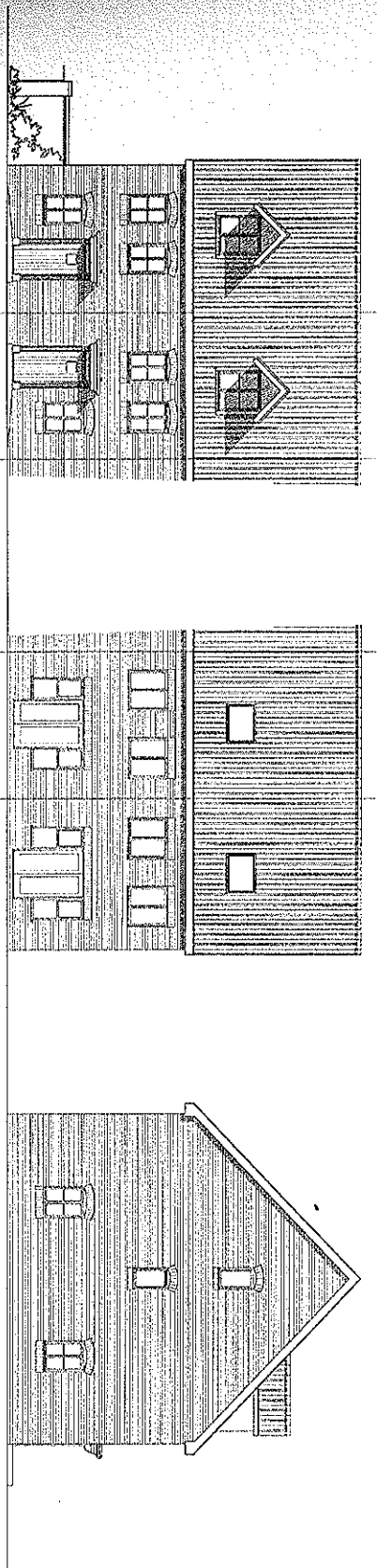
Developers of
PLANNING

MERRYFIELDS
NORTH STREET/MOOR STREET
BRENLEY HILL
REPLAN AREA
STREET SCENE

Project No: 273/SS/001
Revised: B

BARRATT HOMES
60 Wickford Road
Wickford, Essex
SS11 3SS
Telephone: 01274 881 135
Facsimile: 01274 881 530
www.barratt-homes.co.uk

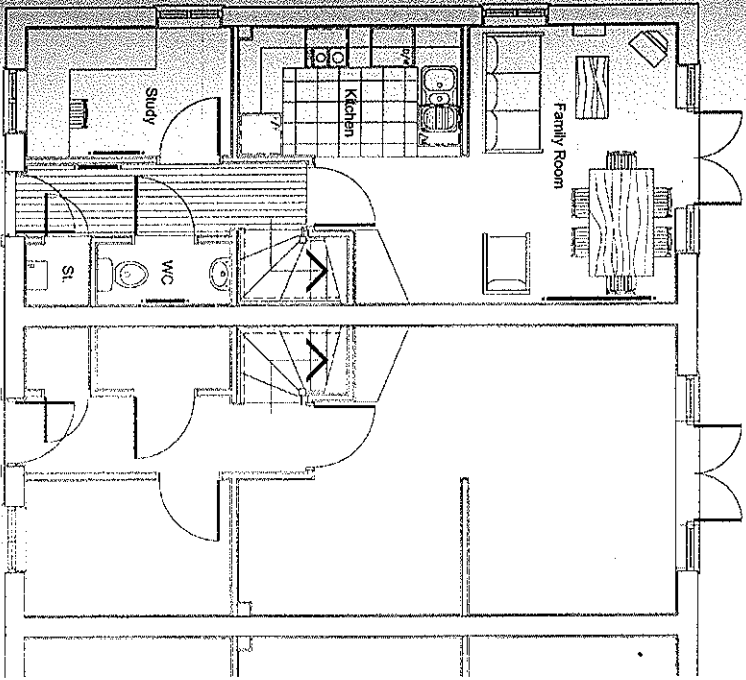
A trading name of BCP Ltd



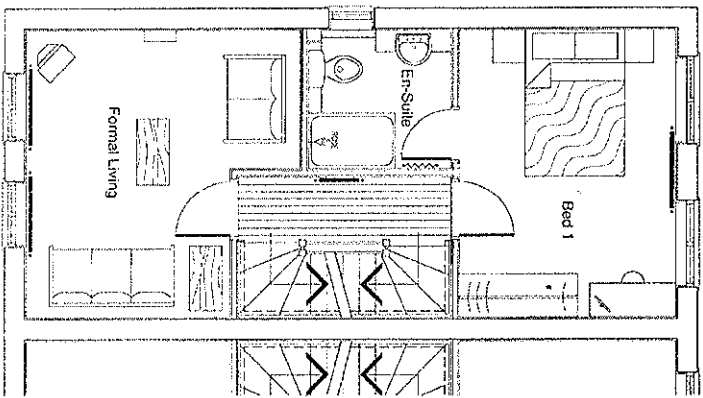
Front Elevation

Rear Elevation

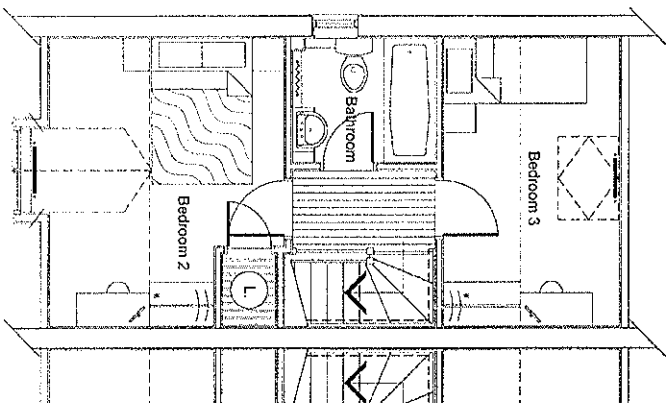
Side Elevation



Ground Floor Plan



First Floor Plan



Second Floor Plan

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NOTES

3 Bedroom, 5 Person Semi-Detached / Terraced

ROOM SCHEDULE

ROOM	AREA (sq.m)	PERCENTAGE
GROUND FLOOR	3,846 x 4,424 (17,110)	100%
1st FLOOR	3,846 x 4,424 (17,110)	100%
2nd FLOOR	3,846 x 4,424 (17,110)	100%
En-Suite	1,276 x 2,286 (2,915)	17%
WC	0,846 x 1,626 (1,377)	8%
Stairs	0,846 x 0,846 (0,717)	4%
TOTAL FLOOR AREA	104,846 sq.m	100%

1st FLOOR

Formal Living - 3,846 x 4,424 (17,110)

En-Suite - 1,276 x 2,286 (2,915)

Bedroom 1 - 3,846 x 2,286 (8,777)

Bedroom 2 - 3,846 x 2,286 (8,777)

Bedroom 3 - 3,846 x 2,286 (8,777)

Bathroom - 1,728 x 1,728 (2,986)

En-Suite - 1,276 x 2,286 (2,915)

WC - 0,846 x 1,626 (1,377)

Stairs - 0,846 x 0,846 (0,717)

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WC - 0,846 x 1,626 (1,377)

Stairs - 0,846 x 0,846 (0,717)



BARRATT HOMES

PLANNING

Planning Status

MERRIFIELDS NORTH ST/MOOR ST BRERLEY HILL

KINGSWILE

PLANS & ELEVATIONS

Plots 6 & 13

273/KIN/P6&13/01

273/KIN/P6&13/01

273/KIN/P6&13/01

273/KIN/P6&13/01

273/KIN/P6&13/01

273/KIN/P6&13/01

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BARRATT HOMES

WEST MIDLANDS

0121 755 1234

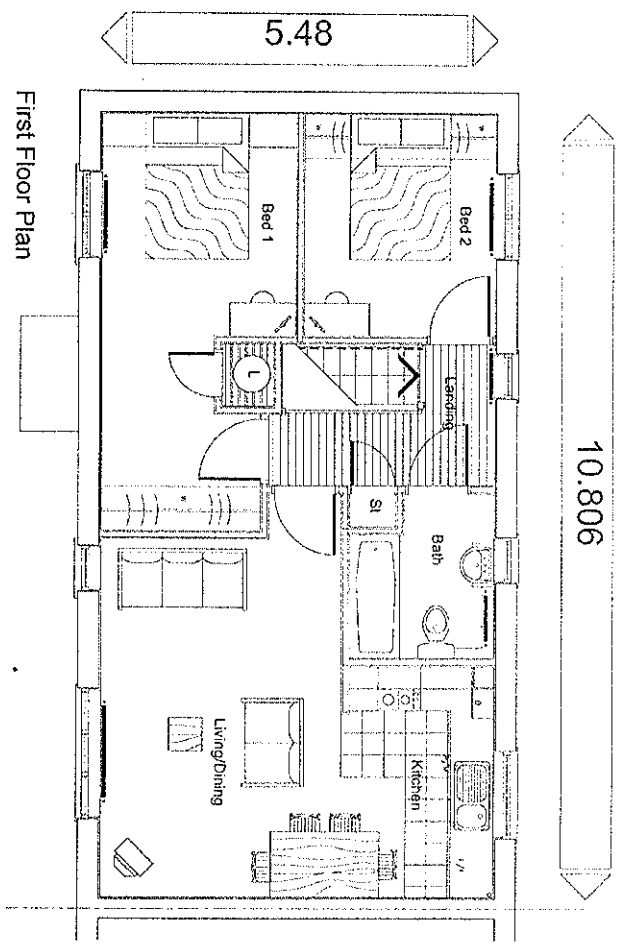
www.barratt.co.uk

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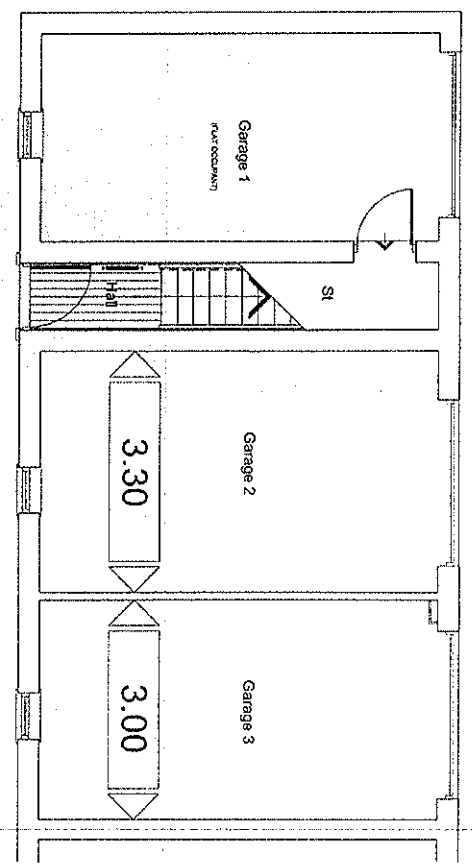
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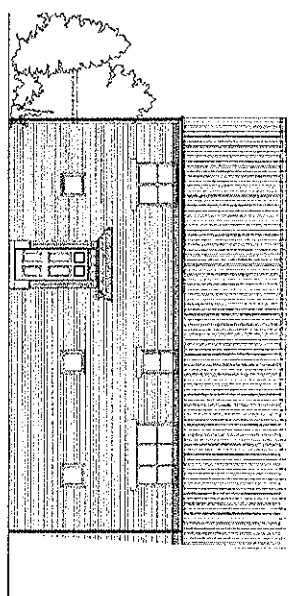
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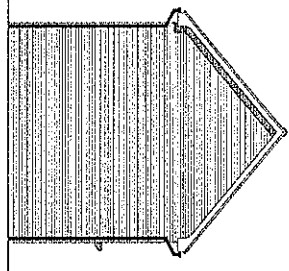
First Floor Plan



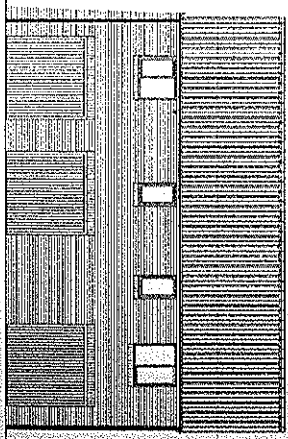
Ground Floor Plan



Front Elevation



Side Elevation



Rear Elevation

NOTES

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Rev.	Description	Date	By	Chk.
1	Issued for planning	12/04/09	PC	PC
2	Revised after comments	15/04/09	PC	PC
3	Final drawing	15/04/09	PC	PC

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PLANNING

273/AVO-1/01

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PLANNING DRAWING

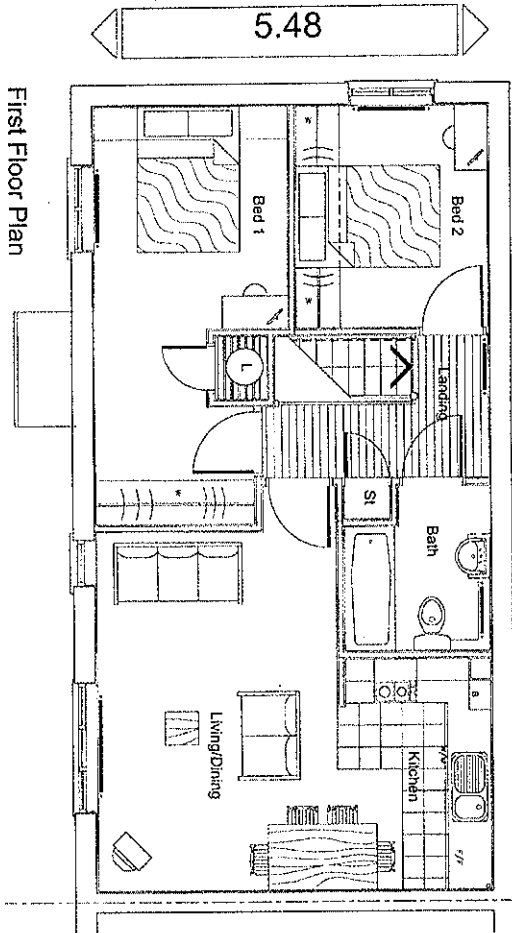
AVON SPECIAL

MERRYFIELDS NORTH STREET/MOOR STREET Brierley Hill

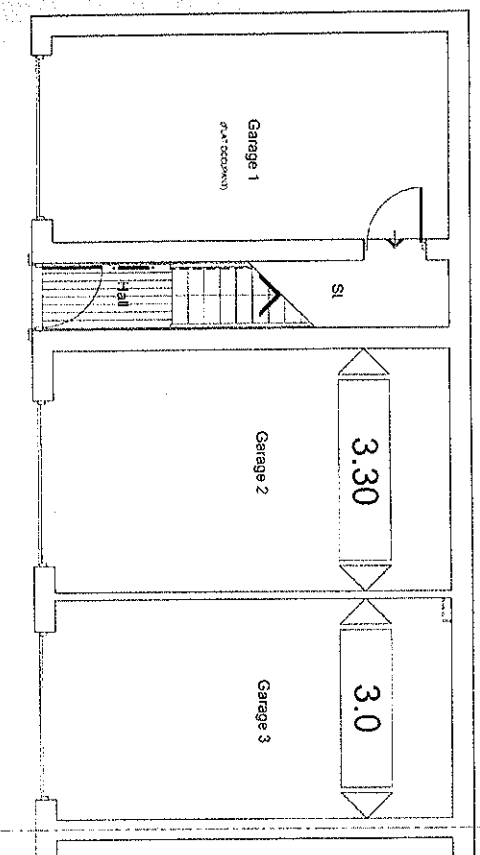
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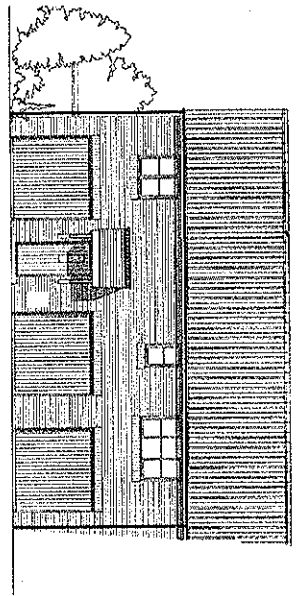
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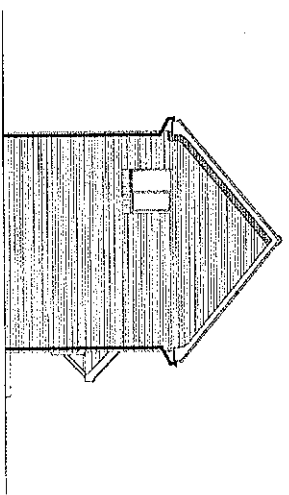
First Floor Plan



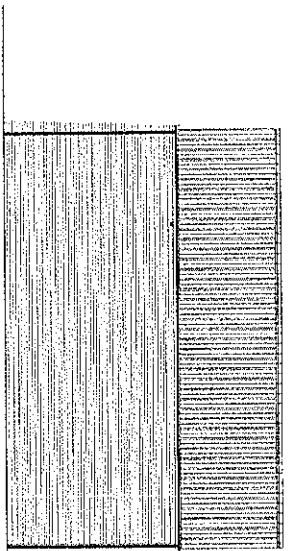
Ground Floor Plan



Front Elevation



Side Elevation



Rear Elevation

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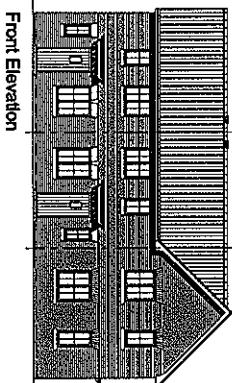
2. The drawings are intended to provide a general impression of the proposed development. They are not to be used as a basis for construction or for any other purpose. The drawings are subject to change without notice.

3. The drawings are intended to provide a general impression of the proposed development. They are not to be used as a basis for construction or for any other purpose. The drawings are subject to change without notice.

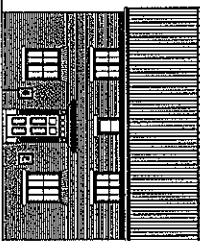
Item	Description	Quantity	Unit	Notes
A	Carports 1 & 2 (single bays)	15.000	sq m	
B	Carports 1 & 2 (double bays)	15.000	sq m	
C	Carports 1 & 2 (triple bays)	15.000	sq m	
D	Carports 1 & 2 (quadruple bays)	15.000	sq m	
E	Carports 1 & 2 (pentuple bays)	15.000	sq m	
F	Carports 1 & 2 (sextuple bays)	15.000	sq m	
G	Carports 1 & 2 (septuple bays)	15.000	sq m	
H	Carports 1 & 2 (octuple bays)	15.000	sq m	
I	Carports 1 & 2 (nonuple bays)	15.000	sq m	
J	Carports 1 & 2 (decuple bays)	15.000	sq m	

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 Provisional

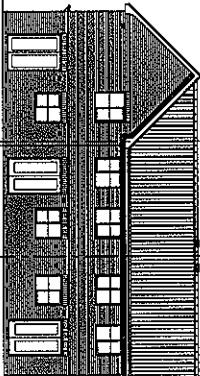
BARRATT HOMES
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 27/3/AVO-10/01
 Planning Drawing



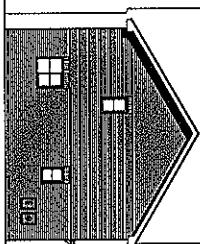
Front Elevation



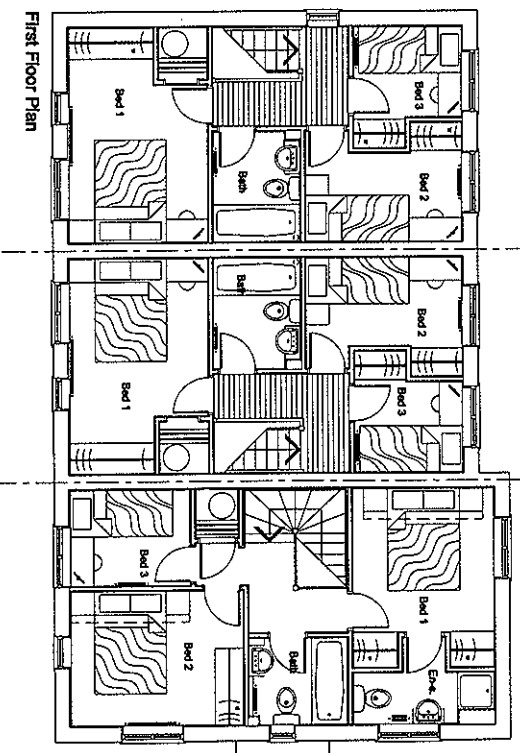
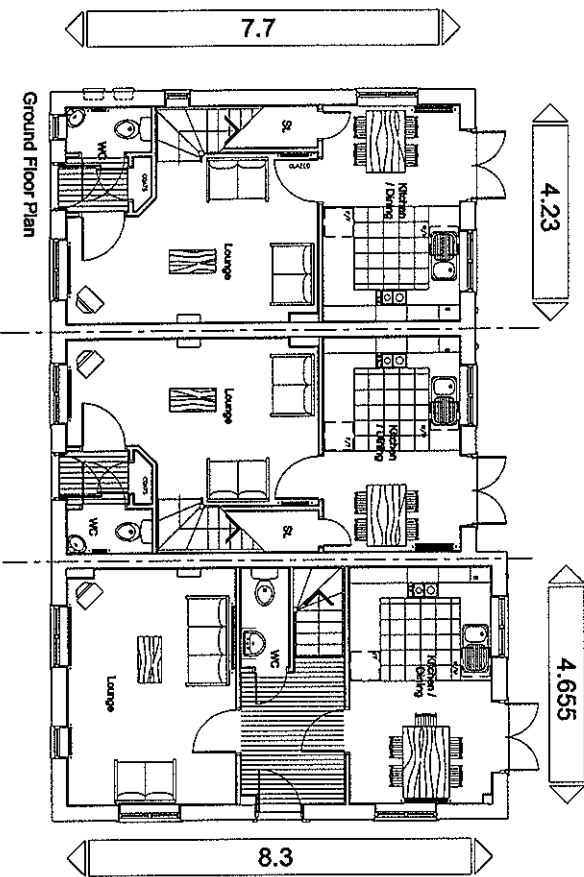
Front Elevation (plot 9)



Rear Elevation



Side Elevation (Plot 7)



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No.	Amendments	Date	By	Out.

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Driving Studio
PLANNING
 MERRYFIELDS
 NORTH STREET/MOOR STREET
 BRERLEY HILL
 BRANDON & MAIDSTONE
 BLOCK -- PLOTS 7-9

Drawing Number
2/3/P7-9/001
 Drawn by: SR
 Checked by: RG
 Date: APR 09
 Scale: 1:50/1:200/1:1

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