

PLANNING APPLICATION NUMBER:P11/1554

Type of approval sought	Full Planning Permission
Ward	ST JAMESS
Applicant	Guthred (Dudley) Ltd
Location:	OLD PARK INN, 102 MIDDLEPARK ROAD, DUDLEY, WEST MIDLANDS, DY1 2LJ
Proposal	DEMOLITION OF EXISTING PUBLIC HOUSE AND ERECTION OF 10 NO. DWELLINGS
Recommendation Summary:	APPROVE SUBJECT TO CONDITIONS

SITE AND SURROUNDINGS

1. The application site comprises a north facing disused Public House situated at the end of two rear facing rows of residential properties within the Russells Hall Estate. The site is highly visible from all vistas within the immediate area and measures 0.18 hectares in size.
2. The character of the area is inner-suburban residential and situated approximately 1.3km from Dudley Town Centre which lies to the west. The site is bound to the north, west and east by residential streets and within the locale of the application site the character of the area is typified by semi detached two storey properties, set a small distance away from the rear of the footpath.
3. The design of properties surrounding the site is mixed. These include gable ended properties and front gabled properties where the eaves height is below the level of the first floor window. The external materials used in the wider area ranges between half rendered, part clad and pebble dashed properties.
4. The ground level across the 55m wide site varies, increasing from the north west to the south east. The difference in levels is approximately 0.5m. The residential property No. 10 Hawkesley Road is side facing to the southern boundary of the site

and owing to the 1m high retaining wall, is elevated above the ground level of the application site.

PROPOSAL

5. The application that has been submitted for consideration is for Full Planning Permission.
6. It is proposed to erect 10 no. 3 bedroom dwellings.
7. Of these, 3 would form a terrace fronting Hawkesley Road, 6 would form three semi detached pairs and 1 would remain to form a detached dwelling fronting Corbyn Road.
8. Pre application advice for 12 no. residential units was sought. Advice was given that the number of units should be lowered to reduce the density of the scheme.

HISTORY

9.

APPLICATION	PROPOSAL	DECISION	DATE
DY/64/117	Erection of building for temporary storage of pigeons prior to club races	Approved with Conditions	17/03/64
CS/74/89/S	Illuminated post sign	Approved with Conditions	23/09/74
96/51537	Display of illuminated and non-illuminated signs	Approved with Conditions	22/11/96
P08/1496	Erection of a jumbrella and fencing to front of public house to create a drinking area (retrospective)	Refused	11/11/2008

PUBLIC CONSULTATION

10. The application was advertised by way of neighbour notification letters being sent to the occupiers of 31 properties within close proximity to the site and by the display of a site notice. The final date for comment was 5th February 2012.
11. As a result four letters of objection have been received. The issues raised concerned the following:
 - loss of light due to planting trees and the erection of fencing

- impact upon parking as a result of the increase in the number of dwellings.
- The walkway between Middlepark Road and Hawkesley Road would result in anti social behaviour
- Too many houses are being built
- It would lead to an increase in noise
- The height and width of the proposed properties would cause overlooking and also the loss of natural light for surrounding properties
- The property in plot 1 would be close to 100 Middlepark Road and would affect the ability to maintain the gable end.
- Concern over the maintenance and cleaning of the leaves to the proposed trees
- Concern over the amount of available school places
- Potential for overlooking and noise disturbance from the proposed dwellings.
- Pots 4, 5 and 6 are located close to the pavement and would not have open space, resulting in existing residents feeling blocked in.
- The iron railings would not allow these properties blend in with the existing.
- Existing bus stop would need to be moved.

12. A petition containing 33 signatures was also received objecting to the scheme. The grounds for the petition were given as follows:

- The site would be overdeveloped creating many problems for the surrounding residents.

OTHER CONSULTATION

13. Group Engineer (Development): No objection subject to a condition requiring the existing footway crossing on Corbyn Road being reinstated prior to first occupation.

14. Head of Environmental Health and Trading Standards: No objections.

15. Head of Education and Life Long Learning: No objections.

16. West Midlands Police:

- The height of rear garden fences bordering public/semi public space should be a minimum of 2.1 metres, rear fences between properties should be 1.8 metres (close boarded). No lead should be used.
- To deter burglary/ASB and other unsavoury activities it is strongly recommended that primary access gates (1, 2, 3, 4, 5, 6, 7, 8, 9, and 10) are self closing / locking. This has been relayed to the applicant.
- Private gates servicing plots 1,2,8,9 and 10 should benefit from the additional facility of being secured with pad bolt and padlock.
- Landscaping to the front of properties should not restrict natural surveillance or be detrimental to road safety.

17. West Midlands Fire Service: No objections.

18. The Coal Authority: Withdrew original objection subject to conditions.

19. Strategic Regeneration: No objections.

RELEVANT PLANNING POLICY

20. National Planning Guidance

- PPS1 - Delivering Sustainable Development
- PPS3 – Housing
- Draft National Planning Policy Framework
 - The Draft National Planning Policy Framework (NPPF) was published for consultation on 25th July 2011. The Planning Inspectorate have issued guidance which makes it clear that the NPPF is capable of being a material consideration and therefore regard has to be had for the document. However, it carries limited weight at this stage of the process as it is in draft form and subject to possible change. Existing national planning policy remains and carries substantial weight.

21. Regional Planning Guidance

The High Court Decision on 10 November 2010 in respect of the challenge by Cala Homes (South) Ltd (2010 EWHC 2866) quashed the Government's decision on 6 July 2010 to revoke the Regional Strategies. As a consequence the West Midlands Regional Spatial Strategy forms an ongoing part of the development plan.

The Chief Planner at the Department for Communities and Local Government wrote to all local authorities setting out that the Secretary of State expected them, and the Planning Inspectorate, to have regard to his letter of 27 May 2010, announcing his intention to abolish the Regional Strategies through the introduction of the emerging Localism Bill, as a material consideration in planning decisions.

The Localism Bill received Royal Assent on the 16 November 2011 becoming law; and confirmed the Government's intention to revoke Regional Strategies. In the coming months the measures in the Localism Act will begin to come into effect but the abolition of the RSS will not happen until the end of January at the earliest as the Government is currently consulting on the environmental impact of the abolition. Therefore the RSS policies still form part of the development plan until such point, and the following policies are considered relevant to the material consideration of this planning application.

- QE3 – Creating a high quality built environment for all
- CF4 – The reuse of land and buildings for housing

22. Black Country Core Strategy (BCCS)

- CSP2: Development Outside the Growth Network
- CSP4: Place Making
- DEL1: Infrastructure Provision
- HOU1: Delivering Sustainable Housing Growth
- HOU2: Housing Density, Type and Accessibility
- ENV1: Nature Conservation

- ENV3: Design Quality

23. Saved Unitary Development Plan Policies

- DD1 Urban Design
- DD4 Development in Residential Areas
- DD10 Nature Conservation and Development
- AM13 Public Rights of Way
- NC9 Mature Trees
- NC10 The Urban Forest
- EP7 Noise Pollution

24. Supplementary Planning Documents / Guidance

- Nature Conservation
- Parking Standards and Travel Plans
- New Housing Development
- Planning Obligations
- Design for Community Safety

25. Planning Guidance Notes

- PGN3. New housing development

ASSESSMENT

Key issues:

- Principle of the development
- Affordable housing
- Character, Appearance and Design
- Neighbour Amenity
- Occupier Amenity
- Access and Parking
- Nature Conservation
- Planning Obligations

- Other Issues

Principle of the development

26. The application site is located outside the growth network and therefore Policy CSP2 is applicable to this residential proposal. The policy states that the areas outside the Strategic Centres and Regeneration Corridors should provide a mix of good quality residential areas where people choose to live. The proposal would be located within an established residential area, which incorporates a range of dwelling types and therefore the development would be compatible with existing uses, in line with Policy CSP2: Development Outside of the Growth Network of the BCCS.
27. Being proposed on previously developed land (pdl) the proposal would accord with the objectives of local and national planning policy. Policy HOU1 – Delivering Sustainable Housing Growth requires that aims to ensure that ‘at least’ 95% of new housing (gross) be built on pdl, in line with the priority given to the development of such land in PPS3: Housing.
28. The scheme, would deliver a range of two and three-bedroom houses, which is supported by planning policy in order to provide a range of housing that is affordable to create sustainable communities, in line with policy HOU3.
29. It is therefore considered that the redevelopment of this site for residential purposes is in accordance with the Policy criteria and on this basis it is considered the principle of residential development would be acceptable.

Affordable housing

30. Whilst it is not a policy requirement for a site proposing less than 15 no. dwellings, to provide any affordable housing, there is a potential that the applicant will provide affordable housing at a level of 100%. This provision supports the objectives of HOU3 Delivering Affordable Housing of the Black Country Joint Core Strategy.

Character, Appearance and Design

31. BCCS policy HOU2 'Housing Density, Type and Accessibility' sets out the objectives for density and types of new housing, promoting the need for a range of types and sizes to meet identified sub-regional and local needs, the need to achieve high quality design and minimise amenity impacts, taking into account the characteristics and mix of uses in the area where the proposal is located.
32. BCCS policies CSP4 'Place Making', ENV2 'Historic Character and Local Distinctiveness' and ENV3 'Design Quality' requires that all development demonstrates a clear understanding of historic character and local distinctiveness and demonstrates how proposals make a positive contribution to place-making and environmental improvement through high quality design.
33. The design of the residential development, seeks to reflect the objectives of the policies by way of providing two-storey dwellings with landscaping to the fore and gardens to the rear, a building line consistent with that of properties in Middlepark Road and Hawkesley Drive and scaling that respects those, albeit mixed, within the immediate area.
34. Revisions to the scheme were sought in order to further improve the relationships of the proposed dwellings with existing properties and also the appearance of individual plots. As a result the ridge height of plots 1 and 2 were reduced in order not to appear overbearing in relation to 100 Middlepark Road. Furthermore, the elevations of 3-7 were revised by way of rearranging the positioning of windows in order to create more conventional facades.
35. The site is could be described as having an 'outer-suburban' character. The New Housing Development: Establishing Local Context Supplementary Planning Document sets out a series of development criteria for new housing development within 'outer suburban' areas. This includes low boundary treatments, post 1960s and 70s, space around the buildings and incidental space as a consequence of

informal layout. The development should also attain a minimum density of between 30 dwellings per hectare. The density of the scheme is approximately 55 dph.

36. As such in relation to the concerns highlighted by objection letters, it is considered that the proposed density would not unduly harm the character of the area, and is therefore considered to be acceptable.

Neighbour Amenity

37. The occupiers of properties bordering the southern boundary (No.100 Middlepark Road and No.10 Hawkesley Drive) have the potential to be most affected by the proposed development, and objections have been received in relation to the amenities of the occupiers of those properties.

38. No.100 Middlepark Road has previously benefitted from a two storey extension to the side of the property adjacent to the application site that contains a garage and store room to the rear. The proposed dwelling marked as Plot 1 would be located approximately 1.6 metres from the side elevation of No.100 and would project beyond the rear elevation of that property by approximately 2 metres. The closest ground floor rear facing window in No.100 relates to a non-habitable room and the proposed dwelling would not breach the 45 degree code and as such it is not considered that the additional projection would give rise to any undue harm in terms of loss of outlook nor daylighting to the rear of this property.

39. With regard to No. 10 Hawkesley Drive the windows in the side facing elevation relate to non-habitable rooms. The ground floor window serves a hallway and the first-floor window serves a landing.

40. However the proposed dwelling for Plot 10 would breach the 45 degree code from the closest first-floor window on the front facing elevation of No.1. However the breach would be fairly minimal (1 metre) and there would be a separation distance of approximately 7 metres at that point which would reduce the impact. In addition No.1 is set at a slightly higher ground level than the dwelling proposed for Plot 10

and it is not considered that the dwelling proposed for Plot 10 would give rise to any undue harm in terms of loss of outlook or daylighting to the occupiers of No.1.

Occupier Amenity

41. At between 11 and 12 metres in length, the proposed gardens to the rear of the proposed dwellings are considered to be of a sufficient length in order to serve the amenities of the future occupiers of the proposed dwellings. The separation distance of the rear facing proposed plots at 1, 2 and 8, 9 and 10 measures 24.8m which exceeds the minimum requirement set out in Planning Guidance Note 17 – The House Extension Design Guide.
42. The separation distance between the proposed dwellings and the existing properties within Hawkesley Road, Corbyn Road, and Middlepark Road have been considered. The properties fronting Middlepark Road, and Hawkesley Road would be separated by 22m from the proposed plots 1, 2 and 8, 9 and 10 and thus would attain a sufficient level of separation so as not to give rise to any detrimental impact on the amenities of the occupiers of the proposed dwellings.
43. There would be a minimal shortfall of the usually requested separation distance between the dwelling proposed for Plot 6 and No.9 Corbyn Road. However due to the design of the proposed dwellings the habitable room windows for Plot 6 would not directly face No.9 which would limit the potential for a detrimental impact on amenity for the occupiers of either properties. In this instance it is therefore considered that the reduced separation distance is acceptable and that it would not result in a detrimental impact on the amenities of the occupiers of the proposed dwelling or existing properties.

Access and parking

44. The site is bound by three vehicular highways to the north, west and east and in this regard is considered to be well served, and the proposal would not unduly impact upon the existing highway infrastructure. The Group Engineer (Development) has

advised that the proposal makes provision for 20 parking spaces including 1 visitor parking space per 5 dwellings which is in accordance with the recommendations of the Parking Standards and Travel Plans Supplementary Planning Document. Furthermore, the footways surrounding the development are considered to be sufficiently wide to allow for adequate visibility splays to be maintained for vehicles exiting the site on to the three roads that surround the site.

45. It is therefore considered that the development would not have a detrimental effect upon highway safety and adequate provision is made for the parking and manoeuvring of vehicles associated with the proposed development in accordance with BCCS Policies CSP4, CSP5 and TRAN2, and Saved UDP Policy DD4.

Planning Obligations

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

47. 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.

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

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

49. In consideration of the above the proposed development would ordinarily have a requirement to provide planning obligations to mitigate against the consequential planning loss to the existing community. The required Planning Obligations on this application have been identified:

Offsite Contributions:

REQUIRED CONTRIBUTIONS	
Libraries	£2,062.50
Public Open Space	£20,256.50
Public Realm	£5,301.20
Nature Conservation Enhancement	£909.06
Monitoring Charge	£1,000.00
TOTAL FINANCIAL CONTRIBUTION:	£29,529.26

50. The relevant service area has been consulted for information on whether there is an existing deficiency, whether any mitigation is required as a direct result of the proposed development and how the monies sought for the obligation set out in the above table would be spent. The advice received is set out below, along with commentary as to whether the proposed spend meets the relevant CIL tests:

Libraries (2,062.50)

51. The contribution would be spent on upgrading the existing public use computers in Dudley library.

Officer Comment

52. It has not been demonstrated that there is a shortfall in the existing library facilities within the area that it would be necessary to address as a result of the proposal. No identification of any existing deficiencies in library provision has been provided and it is not considered that the contribution would be directly related to the development. The contribution is therefore not justified and would fail to meet the CIL tests.

Public Open Space (£20,256.50)

53. No programme has been identified within the vicinity of the site or within the St James's Ward.

Officer Comment

54. The Council cannot seek a contribution on the basis that no programme has been brought forward within the vicinity of the site or the St James's Ward. The proposed spend would therefore not meet the CIL tests and therefore this obligation cannot be sought.

Public Realm (£5,301.20)

55. No programme has been identified within the vicinity of the site or within the St James's Ward.

Officer Comment

56. The Council cannot seek a contribution on the basis of this response as no specific programme has been brought forward within the vicinity of the site or the St James's Ward; however, enhanced boundary treatments to the sites frontage with the public realm could be secured via condition.

Nature Conservation Enhancement (£909.06)

57. The current priority nature conservation project in the St James' Ward is the Dudley Southern Hub.

Officer Comment

58. The Council would seek a contribution on the basis of this response on site in the form of low level lighting, bat boxes and the planting of boundary hedges and trees,

all of this would be secured by planning conditions and approved through submitted mitigation / landscaping plans.

59. In view of the above it is not considered that any obligations should be sought in connection with the proposed development.

Other Issues

60. The Coal Authority initially raised an objection to the proposal as the applicant had not submitted an appropriate Coal Mining report. The applicant subsequently submitted a report and the Coal Authority subsequently withdrew their objection subject to a condition being attached.

61. Concern has been raised regarding the potential for the footpath to the rear of the properties to be used for anti-social behaviour. West Midlands Police have been consulted as part of the application process and they have requested that the gates are self closing and locking and fitted with an additional lock. This request has been relayed to the applicant and the required locks can be controlled through a suitably worded condition.

CONCLUSION

62. The proposal has been assessed against government statements, regional guidance, the Council Plan, the provisions of the development plan and other relevant material considerations. It is considered that the proposed development is acceptable in principle and that the detailed design of the scheme would not result in a detrimental impact on the character or appearance of the area, the amenities of the occupiers of neighbouring or proposed properties or on highway safety. Relevant Planning Obligations can be secured by condition. The proposal would comply with CSP2 – Development outside the Growth Network, CSP4 – Place Making, DEL1 - Infrastructure Provision, TRAN2 – Managing Transport Impacts of New Development, HOU1- Delivering Sustainable Housing Growth, HOU2 - Housing Density, Type and Accessibility, ENV1 - Nature Conservation, ENV3 -

Design Quality, Saved UDP policies (2005) DD1 – Urban Design, DD4 – Development in Residential Areas and the Parking Standards and Travel Plans and Planning Obligations Supplementary Planning Documents.

RECOMMENDATION

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

Reason for approval

The proposal has been assessed against government statements, regional guidance, the Council Plan, the provisions of the development plan and other relevant material considerations. It is considered that the proposed development is acceptable in principle and that the detailed design of the scheme would not result in a detrimental impact on the character or appearance of the area, the amenities of the occupiers of neighbouring or proposed properties or on highway safety. Relevant Planning Obligations can be secured by condition. The proposal would comply with CSP2 – Development outside the Growth Network, CSP4 – Place Making, DEL1 - Infrastructure Provision, TRAN2 – Managing Transport Impacts of New Development, HOU1- Delivering Sustainable Housing Growth, HOU2 - Housing Density, Type and Accessibility, ENV1 - Nature Conservation, ENV3 - Design Quality, Saved UDP policies (2005) DD1 – Urban Design, DD4 – Development in Residential Areas and the Parking Standards and Travel Plans and Planning Obligations Supplementary Planning Documents.

The decision to grant planning permission has been taken with regard to the policies and proposals in the adopted Black Country Joint Core Strategy (2011), the saved UDP (2005) and to all other relevant material considerations.

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

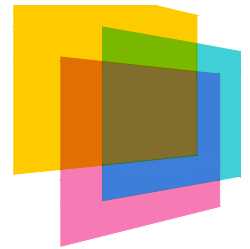
The development hereby permitted shall be built in accordance with the approved plans numbered PAR 058 PA 002 C, PAR 058 PA 001, PAR 058 SUR 058, PAR 058 PA 300 A,

PAR 058 PA 100 B, PAR 058 PA 200, PAR 058 PA 400 unless otherwise agreed in writing by the Local Planning Authority.

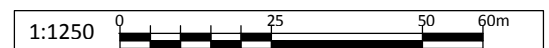
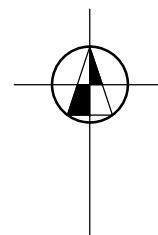
Conditions and/or reasons:

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 types, colours and textures of the materials to be used on the external surfaces of the buildings hereby approved shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in complete accordance with the approved details.
3. The development hereby permitted shall be built in accordance with the approved plans numbered PAR 058 PA 002 C, PAR 058 PA 001, PAR 058 SUR 058, PAR 058 PA 300 A, PAR 058 PA 100 B, PAR 058 PA 200, PAR 058 PA 400 unless otherwise agreed in writing by the Local Planning Authority.
4. Prior to the commencement of development, details of the types, sizes and locations of the boundary treatments around the site and between the proposed plots shall be submitted to and approved in writing by the Local Planning Authority. The boundary treatment shall be carried out in complete accordance with the approved details prior to the occupation of the dwellings hereby approved and thereafter retained for the lifetime of the development unless otherwise agreed in writing with the local planning authority.
5. Prior to the commencement of development, details of the proposed onsite nature conservation enhancement scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be built in accordance with the approved details and retained for the lifetime of the development.
6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking or re-enacting that order with or without modification) no development referred to in Schedule 2 Part 1, Class A,D and E of that order shall be carried out.
7. Prior to the commencement of development, details of the landscaping scheme for the site shall be submitted to and approved in writing by the Local Planning Authority. The agreed scheme shall be implemented in accordance with the approved details before the end of the first planting season following initial occupation of the development.
8. The building shall not be occupied until the area shown for car parking on the plan numbered PAR 058 PA 001 has been graded, levelled, surfaced, drained and marked out in accordance with the agreed scheme and that area shall not thereafter be used for any other purpose unless otherwise agreed in writing with the local planning authority.

9. No development shall begin until an appropriate search has been undertaken of the southern part of the site to establish the presence and/or absence of the recorded mine entry and the results submitted to and approved by the Local Planning Authority. Such an assessment shall be carried out in accordance with authoritative UK guidance.
10. No development shall begin until intrusive site investigation works to confirm conditions in respect of shallow coal mine workings have been undertaken and the results submitted to and approved in writing by the Local Planning Authority.
11. Where the approved searches (required by condition 9 and 10) confirm the need for remedial works to treat any mine entries and/or any areas of shallow coal mine workings, prior to the commencement of development, these works shall be submitted to and approved by the local planning authority.
12. Unless otherwise agreed in writing with the LPA, the approved scheme (required by condition numbers 9 and 10) shall be implemented and a verification report submitted to and approved by the LPA, before the development is first occupied/brought into use.
13. Prior to the first occupation of the development hereby approved, the existing footway crossing serving Corbyn Road shall be reinstated.
14. 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.
15. Economic and Community Development Benefits
A scheme produced in partnership with the Council shall address as a minimum, measures to increase the number of jobs open to local people available on the site and the development of initiatives that support activities to upskill local unemployed people of working age so as to support them into sustained employment as outlined in the council's Planning Obligations Supplementary Planning Document. The scheme shall be submitted to and approved by the Local Planning Authority prior to commencement of development.



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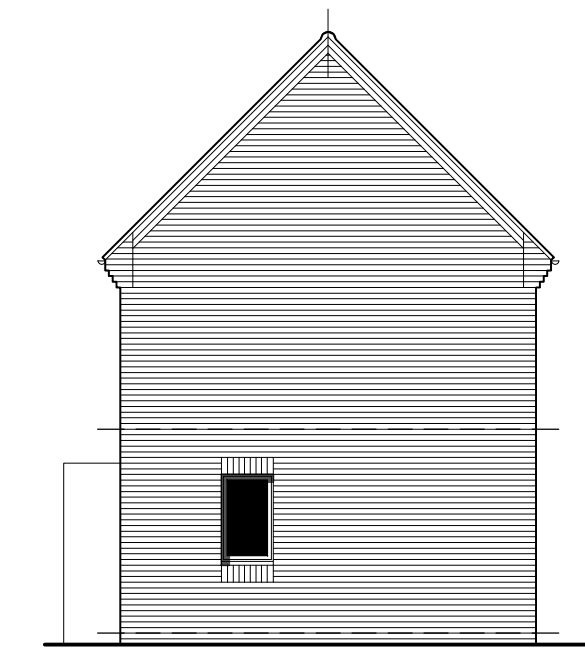
CLIENT	GUTHRED (DUDLEY) LTD	DWG No.	PAR	058	SUR	001	↑ REVISIONS MSQUARE <i>architects ltd</i> LEEFE HOUSE, 27 ABBEY STREET, MARKET HARBOROUGH LEICESTERSHIRE, LE16 9AA - TEL. 01858 410915 www.msquarearchitects.com
PROJECT	RESIDENTIAL DEVELOPMENT THE OLD PARK, MIDDLEPARK RD DUDLEY, DY1 2LJ	DATE	NOV'11	SCALE	1:1250		
		DRAWN	OTM	CHECKED	OTM		
TITLE	SITE LOCATION PLAN	© MSQUARE ARCHITECTS LTD - 2011					



FRONT ELEVATION



FRONT ELEVATION



SIDE ELEVATION

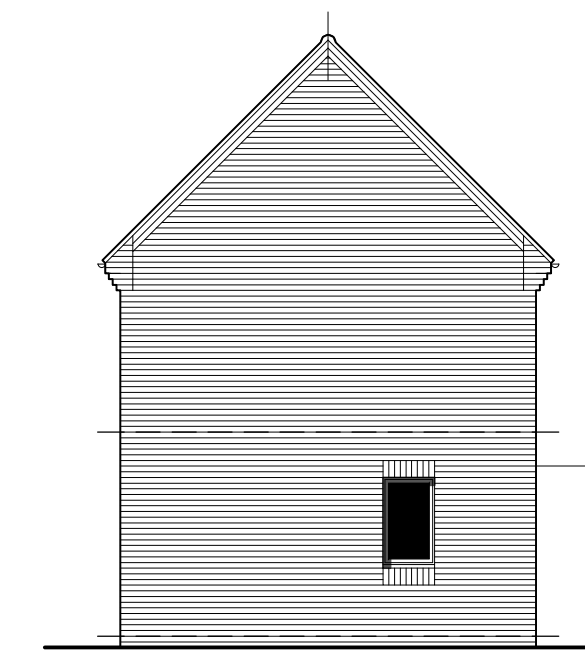
- MATERIALS:
- BROWN CONCRETE ROOF TILES
 - WHITE THROUGH COLOURED RENDER
 - RED FACING BRICKWORK
 - TIMBER BOARDING TO FEATURE PANELS
 - DARK GREY UPVC WINDOWS & DOORS



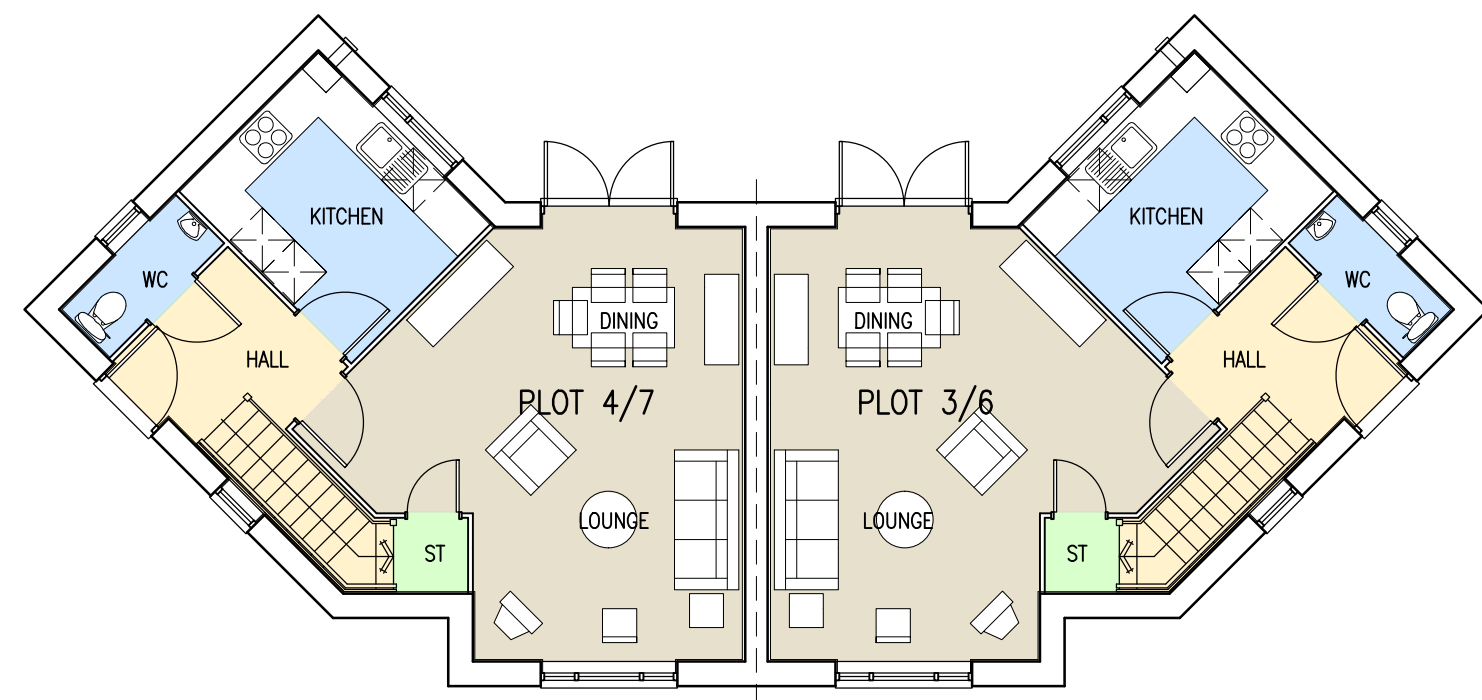
REAR ELEVATION



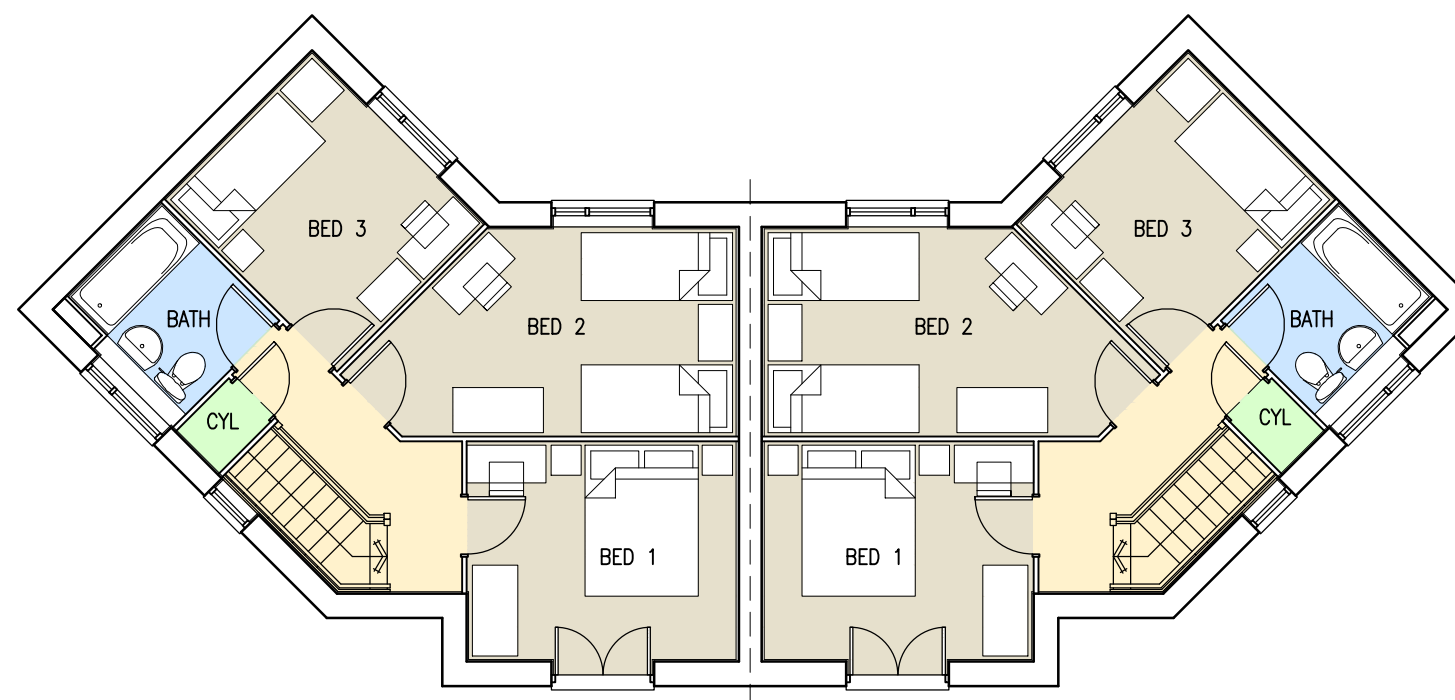
FRONT ELEVATION



SIDE ELEVATION



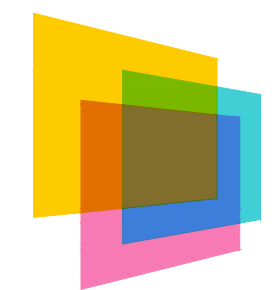
GROUND FLOOR PLAN
3 BED 5 PERSON HOUSE - 88.5msq



FIRST FLOOR PLAN

B	17.02.12	PLANS & ELEVATIONS AMENDED
A	08.02.12	PLANS & ELEVATIONS AMENDED

↑ REVISIONS



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LEEFE HOUSE, 27 ABBEY STREET, MARKET HARBOUROUGH
LEICESTERSHIRE, LE16 9AA - TEL. 01858 410915
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CLIENT	GUTHRED (DUDLEY) LTD		
PROJECT	PROPOSED RESIDENTIAL DEVELOPMENT AT 'THE OLD PARK' PUBLIC HOUSE, MIDDLEPARK ROAD, DUDLEY, DY1 2LJ		
TITLE	BLOCK 2 - PROPOSED PLANS AND ELEVATIONS		

DWG No.	PAR	058	PA	200
DATE	NOV'11	SCALE	1:100	
DRAWN	OTM	CHECKED	OTM	

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STREET ELEVATION TO HAWKESLEY ROAD



STREET ELEVATION TO CORBYN ROAD

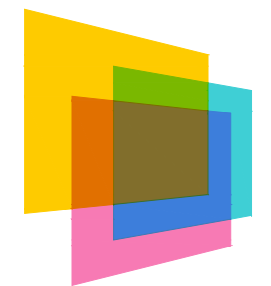


STREET ELEVATION TO MIDDLEPARK ROAD



C	17.02.12	PLOTS 3, 4, 6 & 7 AMENDED
B	15.02.12	PLOT 1 RIDGE HEIGHT REDUCED
A	08.02.12	ELEVATIONS AMENDED

↑ REVISIONS



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CLIENT GUTHRED (DUDLEY) LTD

PROJECT PROPOSED RESIDENTIAL DEVELOPMENT
AT 'THE OLD PARK' PUBLIC HOUSE,
MIDDLEPARK ROAD, DUDLEY, DY1 2LJ

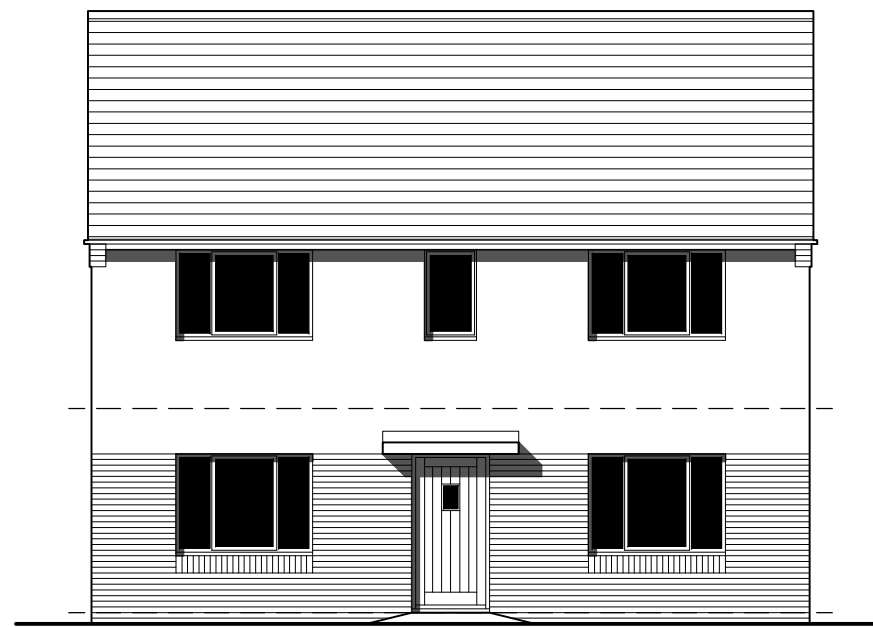
TITLE PROPOSED STREET ELEVATIONS

DWG No. PAR 058 PA 002

DATE NOV'11 SCALE 1:200

DRAWN OTM CHECKED OTM

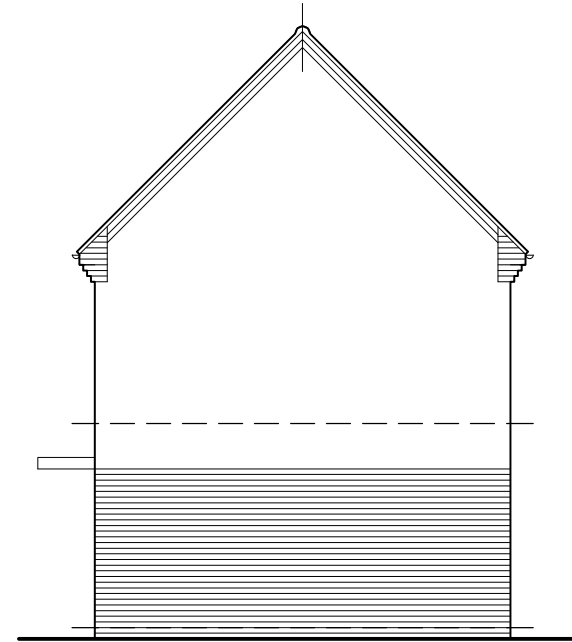
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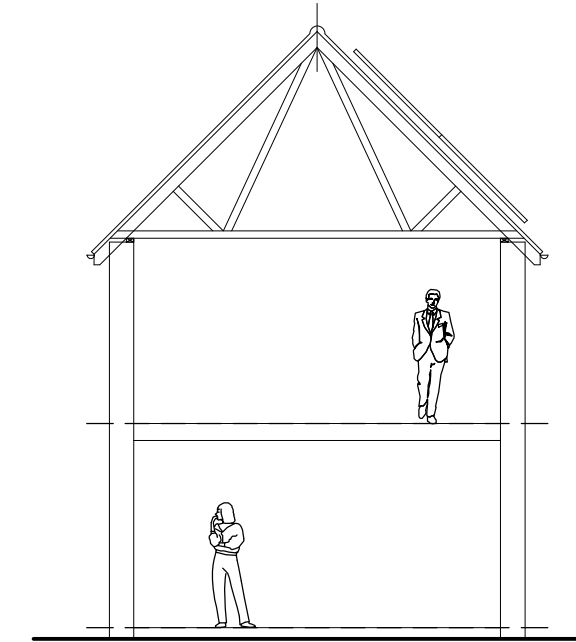
FRONT ELEVATION

MATERIALS:

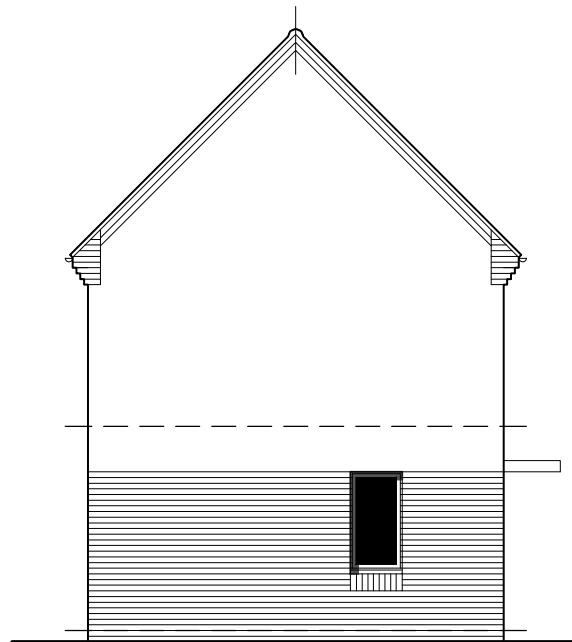
- BROWN CONCRETE ROOF TILES
- WHITE THROUGH COLOURED RENDER
- RED FACING BRICKWORK
- TIMBER BOARDING TO FEATURE PANELS
- DARK GREY UPVC WINDOWS & DOORS



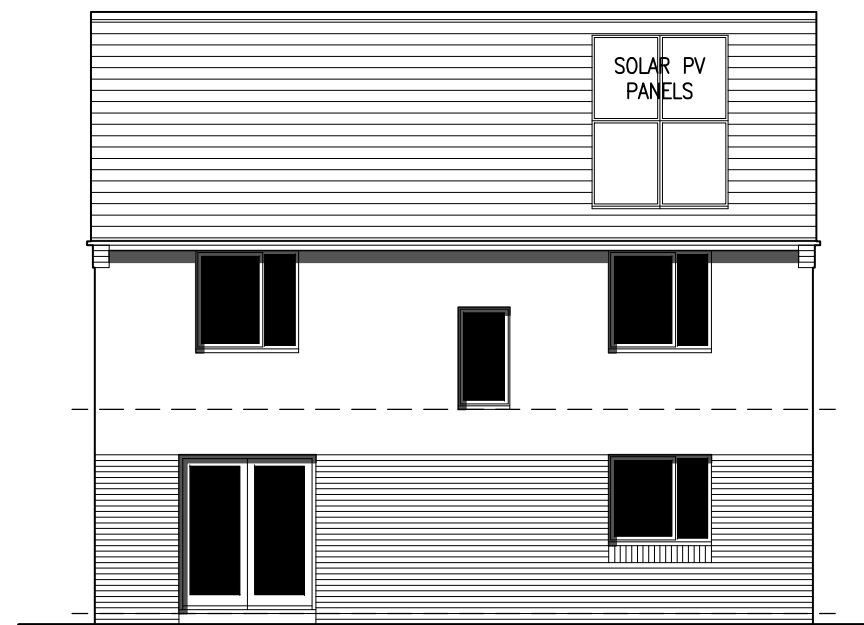
SIDE ELEVATION



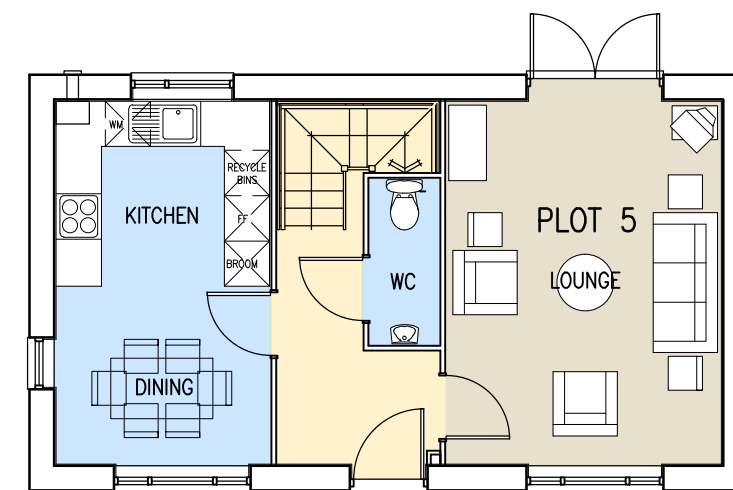
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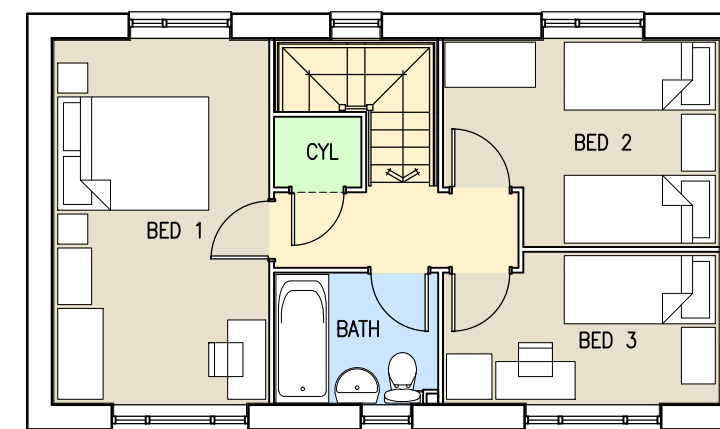
SIDE ELEVATION



REAR ELEVATION



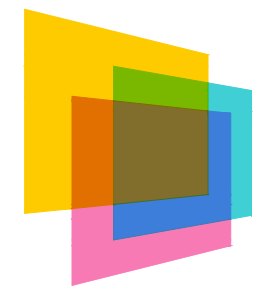
GROUND FLOOR PLAN
3 BED 5 PERSON HOUSE - 84.5msq



FIRST FLOOR PLAN

A	08.02.12	PLANS & ELEVATIONS AMENDED
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↑ REVISIONS



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CLIENT GUTHRED (DUDLEY) LTD

PROJECT PROPOSED RESIDENTIAL DEVELOPMENT
AT 'THE OLD PARK' PUBLIC HOUSE,
MIDDLEPARK ROAD, DUDLEY, DY1 2LJ

TITLE BLOCK 3 - PROPOSED PLANS
AND ELEVATIONS

DWG No.	PAR	058	PA	300
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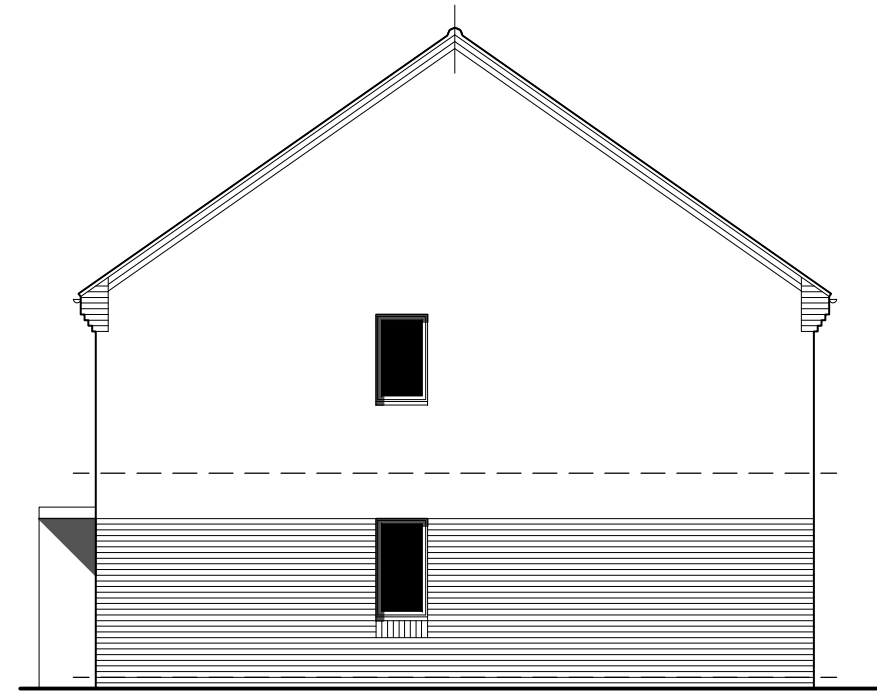
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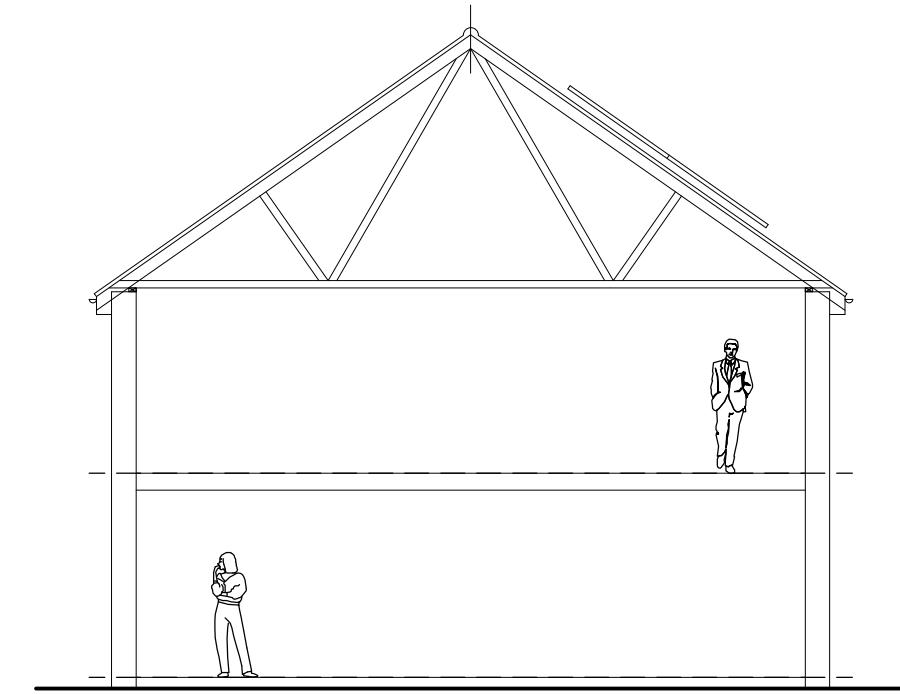
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FRONT ELEVATION



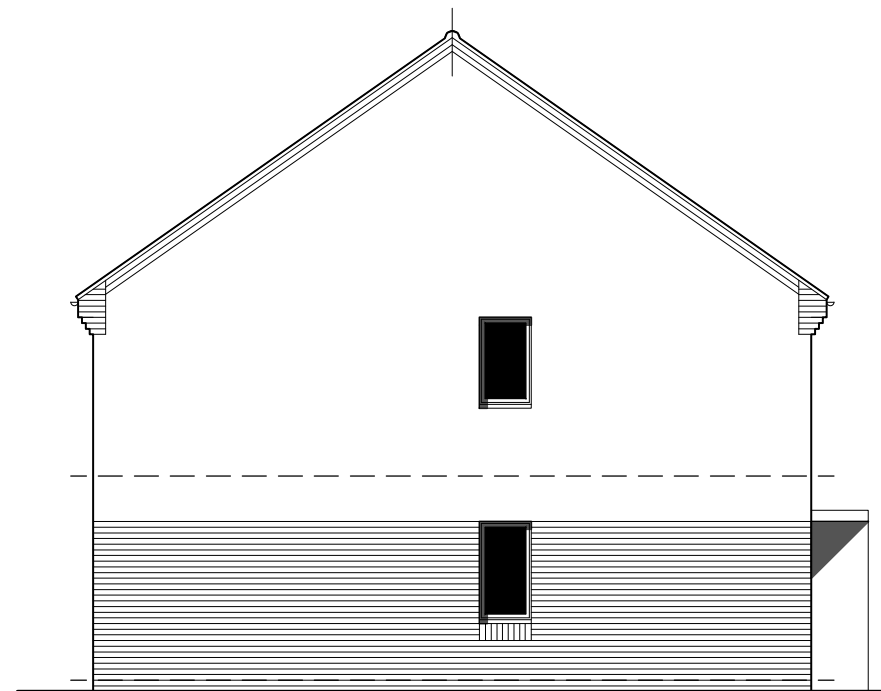
SIDE ELEVATION



TYPICAL SECTION THROUGH

MATERIALS:

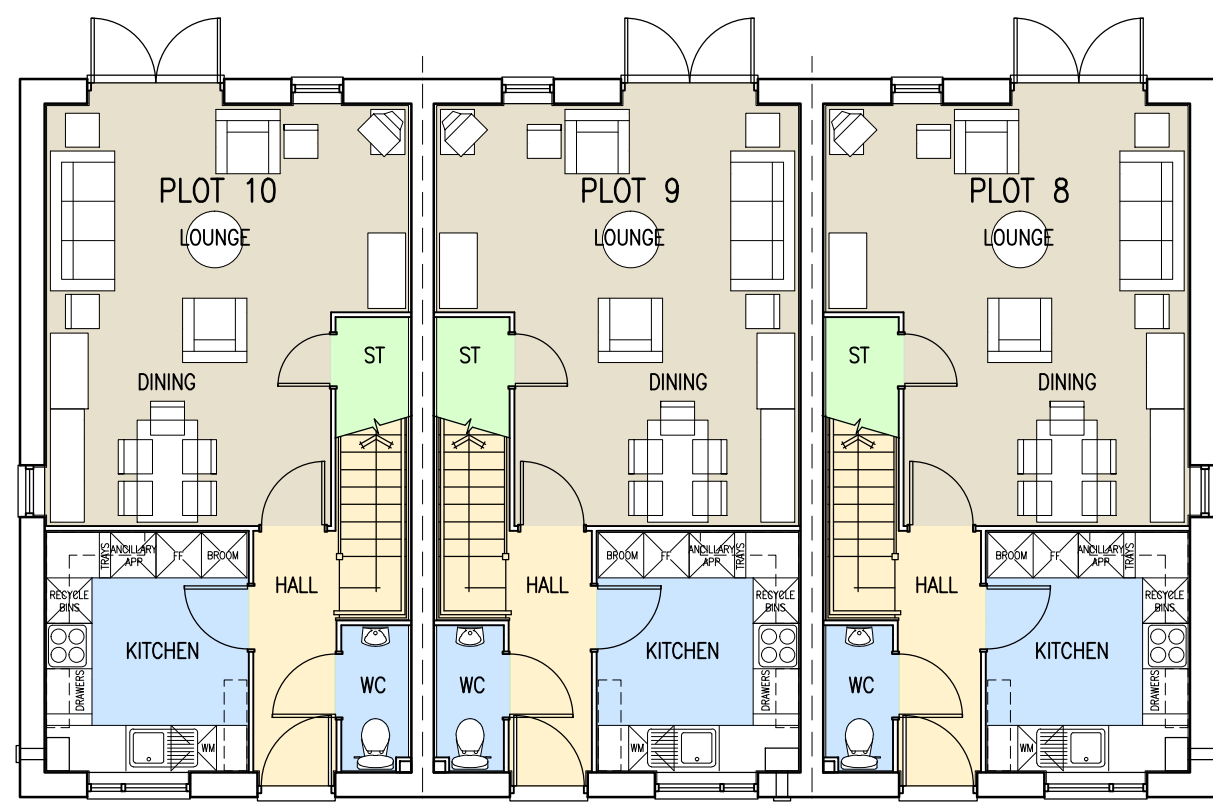
- BROWN CONCRETE ROOF TILES
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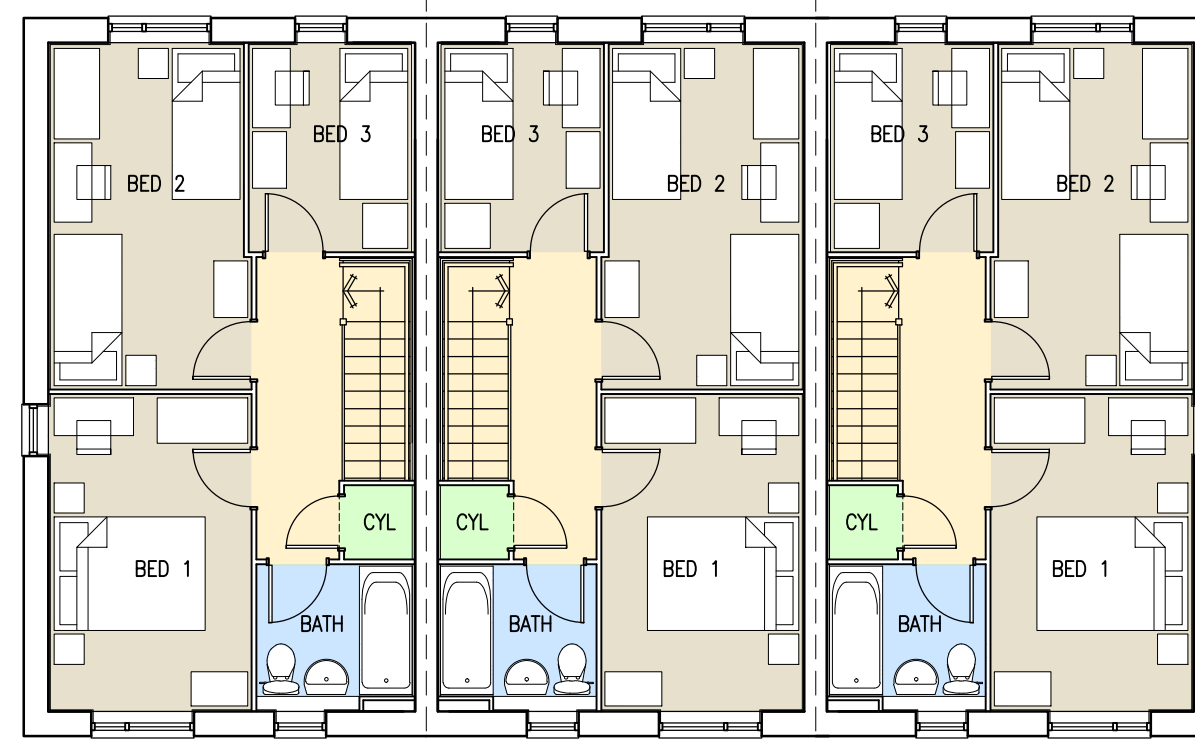
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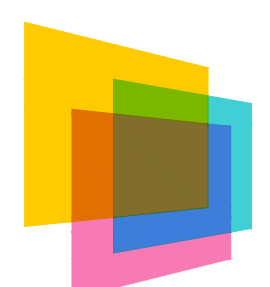
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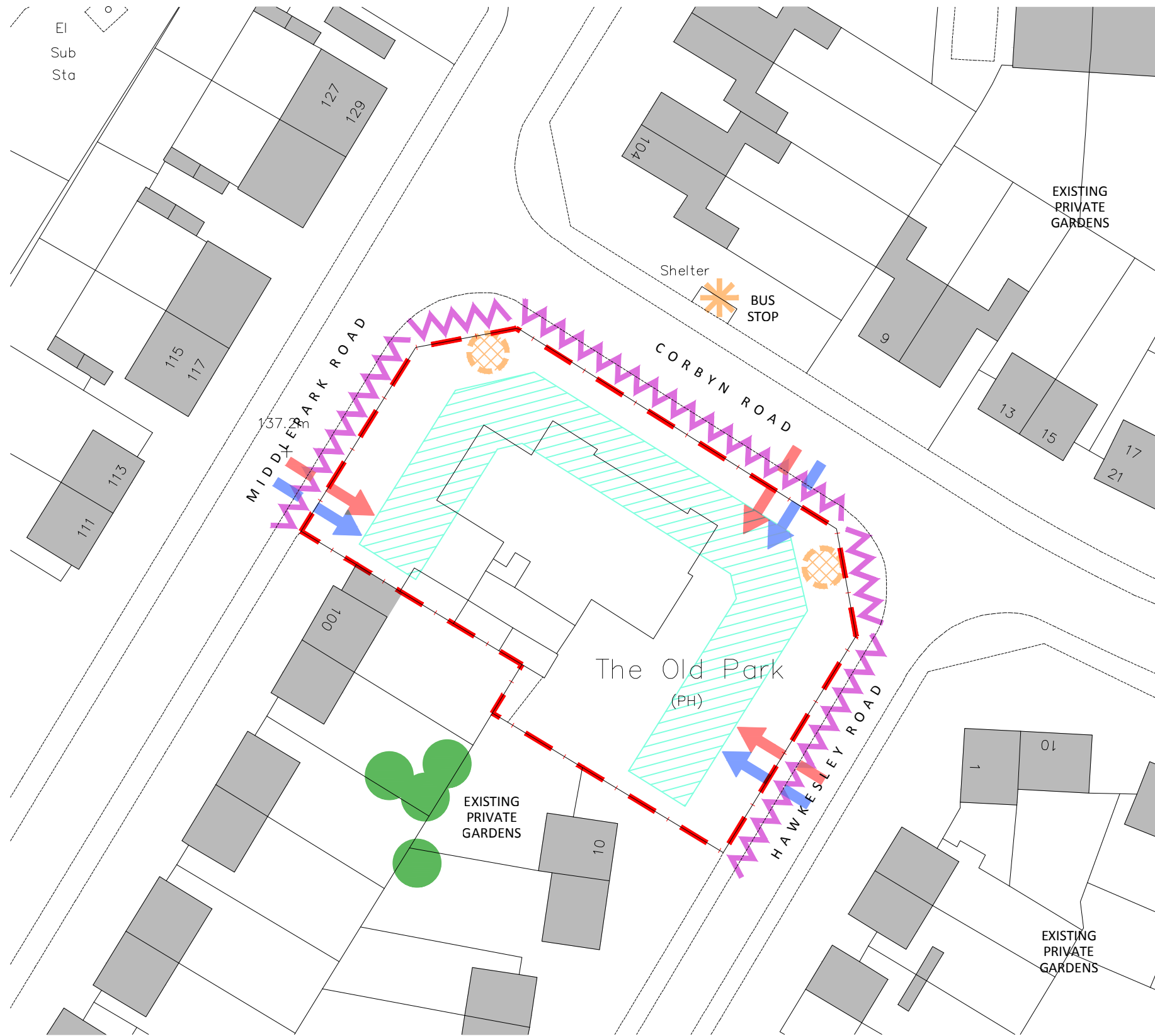


GROUND FLOOR PLAN
3No. 3 BED 5 PERSON HOUSES - 84.5msq









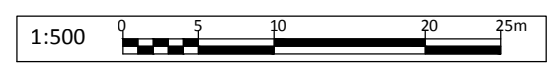
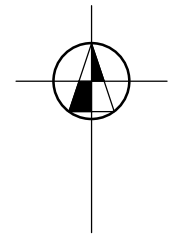
FIRST FLOOR PLAN

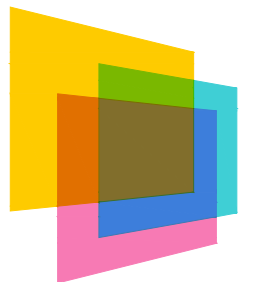
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TITLE	BLOCK 4 - PROPOSED PLANS AND ELEVATIONS			
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-  PEDESTRIAN LINKS
-  VEHICULAR ACCESS
-  EXISTING LANDSCAPE & TREES
-  DEVELOPMENT OPPORTUNITY
-  OPPORTUNITY FOR NEW FOCAL POINT OR LANDSCAPE FEATURE WITHIN SITE
-  OPPORTUNITY TO ENHANCE PUBLIC REALM & CREATE ACTIVE FRONTAGE



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TITLE	SITE ANALYSIS		
DWG No.	PAR	058	SUR 002
DATE	NOV'11	SCALE	1:500
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