

PLANNING APPLICATION NUMBER:P07/2122

Type of approval sought	Listed Building Consent
Ward	St. James's
Applicant	Brookes
Location:	59-60, TOWER STREET, DUDLEY, DY1 1ND
Proposal	LISTED BUILDING CONSENT TO CONVERT LISTED BUILDING INTO 4 APARTMENTS AND ERECTION OF A NEW APARTMENT BLOCK CONTAINING 6 NO. APARTMENTS. DEMOLITION OF SINGLE STOREY REAR BUILDINGS.
Recommendation Summary:	APPROVE SUBJECT TO CONDITIONS

SITE AND SURROUNDINGS

1. The subject of this application is Nos.59-50 Tower Street, a late 18th century Grade II listed building located within the medieval core of the Dudley Town Centre Conservation Area. It is recorded on the Council's Historic Buildings Sites and Monuments Record as HBSMR 1023. Within the Council's 'Conservation Area Management Plan' for Dudley Town Centre, Nos.59/60 Tower Street is considered to be a 'Priority Project' for receiving external grant-aid from the Townscape Heritage Initiative (THI).
2. No.59 Tower Street red brick, two-storey building with two 6/6-pane sash windows on the front elevation at first floor and large timber double-doors at ground floor providing access to the former workshops at the rear. Attached to No.59 is No.60 Tower Street, a red brick, three-storey building with four 6/6-pane sash windows at first and second floor, at ground floor it has two large sash windows and three entrances and some very unsympathetic aluminium roller shutters currently obscure one of the ground floor windows and door.

3. The buildings were originally erected as dwelling houses but up until recently they were used as offices/retail. Attached to the rear of 59/60 Tower Street are four single-storey outbuildings/extensions. The earliest of these is a possible function room/meeting room extension located immediately to the rear of No.60 Tower Street c.early-mid19th century in date. In the mid/late-20th century this extension was further extended with a single-storey pre-fabricated annex (formally a show room). Located to the north of these two extensions and at the rear of No.59 Tower Street is a large single-storey open-plan workshop/depot with a Belfast roof, c.early 20th century in date. Located east of this structure is a small outside area enclosed by a late 18th or early 19th century boundary wall. Enclosed within this area is a 19th century single-storey outdoor red brick-built privy block. All the rear on-site outbuildings/extensions have been vacant for some considerable amount of time.
4. The existing entrance into the site (for both vehicles and pedestrians) comes off Tower Street.

PROPOSAL

5. This application for Listed Building Consent (and the accompanying Planning Application P07/2103) proposes that 59-60 Tower Street will be converted from its current use as offices/retail into 4 apartments (one at ground floor, two at first floor and one at second floor) and that the single storey outbuildings/extensions attached at the rear be demolished in order to make way for the erection of one new apartment block containing 6 new apartments. This application has been the subject of extensive pre-application discussion.
6. The resultant split of 59-60 Tower Street into 4 apartments will result in a number of proposed internal and external alterations to the listed building. The proposal to erect a three-storey apartment block at the rear of the building will result in the demolition of the of single-storey outbuildings/extensions located at the rear. Currently the application site is completely vacant and has been for sometime. This scheme would lead to the re-use of this Grade II Listed Building.

7. It is proposed that the existing vehicular and pedestrian access points remain in use for the proposed scheme (i.e. coming off Tower Street).
8. This application is accompanied by a Design and Access Statement (dated October 2007) and by an Archaeological Desk-based Assessment/Historic Building Survey.

HISTORY

APPLICATION No.	PROPOSAL	DECISION	DATE
DY/48/198	Planning Permission for Store Shed	Approved	18/10/48
83/51185	Listed Building Consent to alter front elevation of existing building	Approved	05/09/83
83/51066	Planning permission for conversion of unused entrance to offices.	Approved	05/09/83
84/50102	Planning Permission for use of first floor office as hair removal clinic.	Approved	16/02/84
91/51279	Listed Building Consent for non-illuminated sign and canopy	Refused	12/09/91
95/51370	Listed Building Consent for the display of a non-illuminated name sign.	Approved	16/11/95

PUBLIC CONSULTATION

9. There was no public response to the Listed Building consent application.

OTHER CONSULTATION

10. English Heritage: Advised that the application be determined in accordance with national and local policy guidance and on the basis of the council's specialist conservation advice.
11. Council for British Archaeology: Informal verbal comments received indicating that they had no objections in-principle to the proposals, subject to detailed conditions over the retention of the staircase and other features and subject to further archaeological investigation. They considered that the scheme is overall a sensitive approach and whilst the design of the new block at the rear could be better it is satisfactory.

RELEVANT PLANNING POLICY

National Planning Guidance

PPG15 – Planning and the Historic Environment

PPG 16 - Archaeology

Strategic UDP Policies:

S4 Heritage assets

S5 Local distinctiveness

Detailed UDP Policies:

HE1 Local character and distinctiveness

HE4 Conservation areas

HE6 Listed Buildings

HE11 Archaeology and Information

Supplementary Planning Guidance

Dudley Town Centre Conservation Area Character Appraisal

Other Relevant Planning Policy

Conservation Area Management Plan for Dudley Town Centre (CAMP)

ASSESSMENT

12. The key issues relate to the extent to which the proposals can be justified in general and when considered against the specific criteria set out in PPG 15. It is also to what degree the implementation of the proposals would affect the 'special interest' of the Grade II listed building and whether the proposals are in any way contrary to policy HE6 (Listed Buildings) of the adopted Unitary Development Plan. The determining issues are therefore:-

To have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses (Section 16 of the Planning Listed Buildings and Conservation Areas Act 1990).

To protect listed buildings from any unnecessary demolition and from unsuitable and insensitive alterations (Paragraph 3.3. of PPG 15).

To safeguard and encourage the appropriate enhancement of buildings statutorily listed as being of historic or architectural value (Policy HE6 of the adopted UDP).

Do the proposals contribute the building's conservation whilst preserving or enhancing its architectural or historic interest (Policy HE6 of the adopted UDP).

13. In light of the above therefore, this application for Listed Building Consent is to consider (a) the proposal to demolish the outbuildings/extensions located at the rear and their proposed replacement with a new apartment block; (b) the proposed external alterations; and (c) the proposed internal alterations. Consideration also needs to be given to the impact the proposed new apartment block will have upon the 'setting' of the Grade II listed building.

Proposal to demolish the outbuildings/extensions located at the rear

14. PPG 15, para 3.18 advises that *‘where proposed works would not result in the total or substantial demolition of the listed building or any significant part of it, the Secretaries of State would expect the local planning authority to address the same considerations as it would in relation to an application in respect of alterations or extensions’*. This application does not propose to demolish Nos.59/60 Tower Street. It proposes to demolish later single-storey, flat roofed extensions located at the rear of the building and as such, the view has been taken that the demolition works proposed are not total or substantial nor will they result in the loss of any significant part of the listed building therefore para. 3.19 of PPG 15 need not be applied. As PPG 15 advises, in the context of this application para’s 3.12 to 3.15 are to be considered.

15. In advance of this application for Listed Building Consent being submitted (and at the request of the local planning authority) the applicant commissioned the undertaking of an archaeological desk-based assessment and archaeological building survey. The purpose of such an assessment is to not only to fully understand the impact of the proposals on any underlying archaeology, but to also ensure that the existing fabric of the building, and its outbuildings, are properly understood, appreciated and recorded before making any decisions on what alterations/demolitions are appropriate.

16. As part of the archaeological research an assessment was made of the single-storey outbuildings/extensions located at the rear of Nos.59-60 Tower Street. Whilst it was acknowledged that the 19th and 20th century outbuildings/extensions contribute to the historical development and evolution of the application site – these buildings (perhaps with the exception of the early 19th century function room) were later additions that had in-fact replaced earlier outbuildings previously standing on the site. Furthermore, the outbuildings/extensions were all in a very poor state of repair and as such it was concluded that it was sufficient to have a ‘preservation by record’ of the structures rather than the other option of ‘preservation in-situ’ as this would have greatly hindered the regeneration and conservation of the main building and overall site. All of the structures proposed for demolition were single-storey, they had been extensively altered very inappropriately over time, they were located at the rear of

the 59-60 Tower Street and were not at all visible from within the conservation area and as such were considered to contribute very little to the 'special interest' of the listed building.

Proposed External Alterations

17. This application is for the conversion of 59/60 Tower Street from offices/retail into four apartments (one 2-bed apartment at ground floor, two apartments at first floor [one of which will be 2-bed and the other 1-bed] and at second floor one 2-bed apartment).
18. Other than the demolition works proposed (and described above) this application proposes to make few alterations to the external appearance of Nos.59/60 Tower Street. The majority of the external alterations proposed are to the ground floor front elevation of No.60 and to the rear elevation of No.60 and to the side elevation of No.59.
19. On the **ground floor front elevation of No.60** (facing onto Tower Street), it is proposed to:-
 - remove the existing roller shutters (this is very welcomed),
 - to block up two later door openings (again this is very welcomed as the two door openings have been very unsympathetically created with soldier course brick steps/thresholds and very modern, late 20th century doors, totally inappropriate in design),
 - retain the existing door opening located in the centre of the building (dg01) but with some modifications such as the installation of a fan-light, new steps, etc (again this is very welcomed, however the detailed design for this is vital therefore a condition will be imposed for further information and for the design for the new door to be based on archaeological evidence and not on conjecture).
 - to remove the existing 20th century shop window and to replace it with one which matches 'like for like' the 19th century shop window also at ground floor level in terms of its size, materials, design etc (again this is welcomed as it will restore back to the building some of its symmetry lost sometime during the 20th century – it is known from the archaeological assessment that originally two large bay windows were located on the front elevation at ground floor in these window

positions – it does appear however that sometime during the late-19th century at least one of these windows was replaced with the sash window still in-situ today).

20. As for the rest of the front elevation of No.60 (at first and second floor level), no external alterations are proposed other than general repairs. There are also no external alterations proposed for the front elevation of No.59 Tower Street.

21. In respect of the rear elevation of No.59 Tower Street, no external alterations are proposed. External alterations are proposed however for the rear elevation of No.60 Tower Street. On the **ground floor rear elevation of No.60**, it is proposed to:-

- Create three new openings (one window opening – wg04 and two new door openings, dg02 & dg03). The new window opening proposed has been designed to match the existing 19th century sash windows visible in the rear elevation at first and second floor level – (the need for this alteration is justified – as there is a need to provide natural light to the proposed bedroom at ground floor). As for the proposed 2 new door openings, they are required in order that access can be gained to the proposed bin store and cycle store located at ground floor level. The 2 new door openings proposed have been designed in order to be sympathetic to the existing building and are to be inserted into a wall that has already undergone extensive modification with numerous modern openings now blocked with breeze blocks.
- Enhance an existing door opening (dg04) by retaining its existing, original panelled door but re-hanging it so it opens inwards and by creating a canopy over in order to accommodate for the fact that this entrance has been converted from an in-door entrance to an out-door entrance.

22. At the **first floor rear elevation of No.60** it is proposed to replace a modern white uPVC window (wf11) with a timber sash window and at the **second floor rear elevation of No.60** it is proposed to:-

- remove the existing steel fire escape from the stair light and to repair and reinstate the stair light window (this is very welcomed)
- replace the two existing modern window casements (ws05 & ws07) with timber sash windows (this is very welcomed).

23. In the ***side elevation of No.59 at first floor level*** it is proposed to create two new window openings – one of the new openings proposed is in-fact in the position of an existing window opening. It is proposed to reduce the size of this existing window opening in order to create a smaller window opening. Given that the existing window proposed for alteration is a modern, c.1950's metal framed insertion and given that is elevation is not visible from within the conservation area there is not concern raised at this proposal.
24. All of the external alterations listed above are proposals that are considered to be acceptable and ones that will not harm the 'special interest' of the listed building.

Proposed Internal Alterations

25. In order to divide Nos.59/60 Tower Street into four self-contained apartments a number of proposed internal alterations are also proposed. PPG 15, para. 3.12 advises that '*...it is important to balance the effect of any changes on the special interest of the listed building against the viability of any proposed less damaging uses. In judging the effect of any alteration or extension it is essential to have assessed the elements that make up the special interest of the building in question*'.
26. The archaeological desk-based assessment/building survey provided a comprehensive account/audit of all the existing historic fabric thus enabling informed decisions to be made on what alterations are appropriate and what features make up the special interest of the building internally. On inspection of the interior of the building it appears that the elements that make up the special interest of the building internally are:-
- Its historic layout
 - Its entrance hall complete with 19th century Minton floor tiles.
 - The very large central chimneybreasts which has surviving at ground floor level an inglenook fireplace and on the other floors 19th century fireplaces.
 - Its original 18th century panelled doors, doorframes, 'L' shaped hinges and door furniture.
 - The 18th century staircase serving all floors

- The decorative pilasters surviving at first floor.
- The 18th century sawn timber plank panelling below the dado rail surviving in one of the ground floor front rooms, complete with fireplace, niches etc.

27. All of the above features outlined above (which is by no means an exhaustive list) are in some cases obscured or in a poor state of repair or not readily evident due to a number of unsympathetic alterations. In order to convert the building into four self contained apartments and in order to restore the above elements that make up the special interest of the building, the following internal alterations are proposed:-

At Ground Floor level (No.60)

28. Currently the ground floor of No.60 Tower Street is divided into four rooms with a front entrance hall (coming off Tower Street) and an internal lobby area occupied by the late 18th century staircase which leads up to the first and second floors. Until recently the ground floor was used for retail use by 'Ferret World'. This application proposes to continue to retain the existing, historic layout but with some minor modifications in order to create space suitable for one 2-bed ground floor apartment.
29. In the two principle rooms located at the front of the building (facing onto Tower Street) it is proposed that one of these rooms is to be used as the living room and the other one is to be used as a bedroom leaving the kitchen and bathroom to be located in the centre of No.60 and a second bedroom to be located at the rear. In the room proposed to be used as a living room, the alterations proposed are very minimal, so other than the proposal to block-up the existing modern entrance (leading onto Tower Street) and to block-up of the modern internal window opening (overlooking the entrance hall), the rest of the work proposed to this room is to repair and conserve the existing fabric such as the sawn timber plank panelling, the dado rail, the existing fireplace, niches etc. This is all very welcomed. As for the other front principle room it is proposed to remove a couple of modern partition walls and to erect instead some new walls in order to create the space required for two bedrooms, a kitchen and a bathroom. There is no concern about these alterations as this part of the building has undergone extensive remodelling (including the removal at ground floor level of the

large central chimney breast), there is no concern therefore that these proposals will result in the removal or obscuring of any original fabric.

30. Access into this ground floor apartment is to be either via the principle front entrance (located in Tower Street) or from the rear via the communal entrance hall/lobby. Covering the floor of the existing entrance hall is some very damaged mid-late 19th century; these are to be retained.
31. In the fourth ground floor room (located at the rear of No.60) it is proposed to remove a number of modern stud partition walls (which are currently subdividing the space up to create 4 WC cubicles and a staff kitchen area). The removal of these partitions will enable enough space for the creation of a bin store and cycle store to serve the whole development. The removal of these partitions is welcomed as it will enable the return back to the historic layout of the room; in addition it will enable proper appreciation/study of the inglenook fireplace currently concealed in this room. Whilst it is regrettable that this room cannot be used for something else other than a bin store/cycle store, the existing floor layout does not lend itself to the room belonging to anyone of the apartments.
32. As for the proposed communal lobby area occupied by the late 18th century staircase (leading up to the first and second floors) there are no alterations proposed, all the original joinery including 18th century panelled doors, architrave's etc coming off the lobby are to be retained in-situ and repaired. This is all very welcomed. There are no ground floor internal alterations proposed to No.59.

At First Floor level (No.59 & 60)

33. Currently the first floor of No. 60 is divided into four rooms, one of the rooms at the rear has been sub-divided by modern, late 20th century stud partitions in order to create 2 WC cubicles and a staff kitchen area. Access can be gained to the first floor of No.59 via No.60 by two access points. No.59 is currently divided into 3 main rooms (although a modern stud partition wall currently subdivides the large room at the rear). The first floor of both No.59 and 60 were used until recently as offices and storage.

34. This application proposes to divide the first floor into two self-contained apartments. The 2-bed apartment is to occupy mainly No.59, with the exception of one room, which forms part of No.60. The rest of the first floor of No.60 is to be converted into a 1-bed apartment. This application proposes to continue to retain the existing, historic layout of the first floor but with some minor modifications in order to enable the conversion of the space into two self-contained apartments. In the three principle rooms located at the front of the building (facing onto Tower Street) it is proposed to make no internal alterations, the existing marble fireplace in the front room of No.59 is to be retained and repaired. One of the access points between No.59 and 60 is to be blocked up – this is welcomed, as these two rooms were not originally intended to be connected.
35. As for the rooms located at the rear of the building, it is here where the majority of the alterations are proposed. In the rear room of No.59 it is proposed to remove the existing stud partition wall and to erect some new stud partition walls in order to create a bedroom and a bathroom. In the rear two rooms of No.60 is proposed in one of them to remove the existing WC cubicles and two partition walls in order to erect just one partition wall to create a second bedroom and internal lobby and in the other rear room is proposed to erect a new stud partition wall in order to create a kitchen and bathroom. There is no concern raised at these proposals as they will not result in the loss or obscuring of any original fabric.
36. In order to ensure the historic integrity of the first floor landing is retained, all the existing original timber panelled doors and architrave's are to be retained in-situ and visible despite the fact that not all will actually be in use (as only two entrances to the two apartments are required). The staircase, first floor landing and all the associated internal joinery (e.g. decorative pilasters with associated arch) are features that are integral to the 'special interest' of the building, their repair and retention is therefore a significant element of what makes this scheme acceptable. The same concept applies to the two proposed first floor apartments, all existing joinery and doors are to be retained. Of particular significance are the panelled doors attached to the chimneybreasts – these are all to be retained and incorporated into the scheme.

At second Floor level (No.60)

37. Currently the second floor is divided into four separate rooms used until recently as offices/storage and belonging to No.60 only. This application proposes to continue to retain the existing, historic layout but with some minor modifications in order to enable the conversion of the space into a 2-bed apartment. In the two principle rooms located at the front of the building (facing onto Tower Street) it is proposed to make no internal alterations, the existing fireplace in the proposed living room is to be retained and repaired. As for the two rooms located at the rear of the building, it is here where the majority of the alterations are proposed. In one of the rooms it is proposed to erect some stud partition walls in order to create a small en-suite shower room and in the other rear room it is proposed to install some partition walls in order to create a kitchen and bathroom. The alterations proposed to not involve the removal or obscuring of any original, historic fabric (such as fireplaces etc), they are reversible and by being at the rear it will ensure that any mechanical extract terminals can either go through the roof or can be discreetly taken through the rear elevation and therefore having no impact upon the principle, front façade.

Proposed New Apartment Block

38. At the rear of Nos. 59/60 Tower Street it is proposed to erect a new, detached apartment block. Detailed consideration of this proposal is discussed in the accompanying Planning Application P07/2103.

CONCLUSION

39. On balance it is felt that the alterations proposed will not lead to the 'special interest' of the building being lost, indeed some of the proposals will restore back features that have long since been lost and as such will have a positive impact on the listed building. PPG 15, paragraph 3.12 advises, '*...it is important to balance the effect of any changes on the special interest of the listed building against the viability of any proposed use and of alternative and possibly less damaging uses*'. The changes proposed have carefully attempted to make that balance. The proposals will also ensure the continued active use of a listed building as some very necessary and long-

overdue repairs will be required thereby helping to enhance and preserve the historic integrity of the building and its positive contribution towards enhancing the Conservation Area. In light of this it is recommended that this application be recommended for approval subject to a number of conditions.

RECOMMENDATION

40. It is recommended that Listed Building Consent be granted subject to the following conditions:

Reason for Approval

The decision to grant Listed Building Consent has been taken with regard to the policies and proposals in the Dudley Unitary Development Plan and to all relevant material considerations including planning guidance.

Informative

This permission relates to the Design and Access Statement and to Drawing Numbers 0701 001B, 0701 002B, 0701 010B, 0701 011B, 0701 012B, 0701 013B, 0701 014B, 0701 015B, 0701 016B, 0701 017B, 0701 018B, 0701 019B, 0701 020B, 0701 021B & 0701 022B unless otherwise agreed in writing by the Local Planning Authority.

This permission cannot be undertaken without also obtaining Planning Permission.

Conditions and/or reasons:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this consent.
2. The demolition works hereby permitted shall not be undertaken before a contract for the carrying out of the works of redevelopment of the site has been executed and planning permission has been granted for the redevelopment for which the contract provides. Evidence that a contract has been executed shall be submitted in writing to the Local Planning Authority 14 days prior to any demolition works commencing.
3. No work involving ground disturbance or demolition or internal conversion shall begin until the developer has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has first been submitted to and approved in writing by the local planning authority. (A

brief outlining the work required i.e. archaeological evaluation and archaeological watching brief will be supplied by the Historic Environment Team once requested).

4. Any damage caused to the listed building in performance of the works permitted by this consent shall be made good.
5. Before any demolition begins details shall be submitted to and approved in writing by the local planning authority of the measures to be taken to secure the safety and structural stability of:-
 - the parts of the red brick boundary/party walls to be retained (especially between No.60 and No.61 Tower Street and No.59 and 58 Tower Street).
 - The ground floor rear elevation of No.60 prior to the demolition of the adjoining extensions

The details submitted must be informed by the advice of a qualified structural engineer.

6. The details to be submitted in accordance with condition 5 shall include details of the measures to strengthen any wall or vertical surface that is to be retained throughout the lifetime of the development. The details submitted must be informed by the advice of a qualified structural engineer.
7. The demolition works hereby permitted shall not be undertaken until the a method statement has been submitted and approved in writing by the local planning authority in respect of the proposed methods of removal of modern extensions, alterations or additions to historic buildings including protective measures to be taken to avoid damage to historic fabric during demolition work and details of the steps to be taken to rectify any damage to the historic building caused or revealed by demolition or removal of modern extensions, alterations or additions.
8. Development shall not begin until a Schedule of Works/Repairs Schedule has been submitted to and approved in writing by the local planning authority (including details of floor and wall finishes; painting schemes/finish for the exterior walls, windows and doors; repairs schedule for existing windows, doors, front entrance, staircase, fireplaces, roof etc). Any departure from the approved schedule of works/repairs schedule will require the prior written approval of the Local Planning Authority.
9. Development shall not begin until a specialist condition report/appraisal has been submitted to and approved in writing by the Local Planning Authority on the historic staircase, to identify and appraise its architectural and structural integrity and to inform the detailed design proposal for its restoration at second floor level to its original configuration. The report shall be accompanied by a detailed drawn and photographic audit.
10. Development shall not begin until detailed design proposals for the shared entrance hall and shared landing areas at first and second floor level been submitted to and approved in writing by the Local Planning Authority including details of the treatment, repair and finish of the historic staircase, floor tiles, etc.
11. Notwithstanding the details shown on the submitted plans, the Minton floor tiles present in the ground floor entrance hall will not be overlain by a protective membrane and plywood until further inspection and confirmation of their ability to be repaired and left on display.
12. Development shall not begin until an audit has been undertaken on all historic doors, architrave's etc and details have been submitted to and approved in writing by the local planning authority on their treatment in respect of upgrading for fire

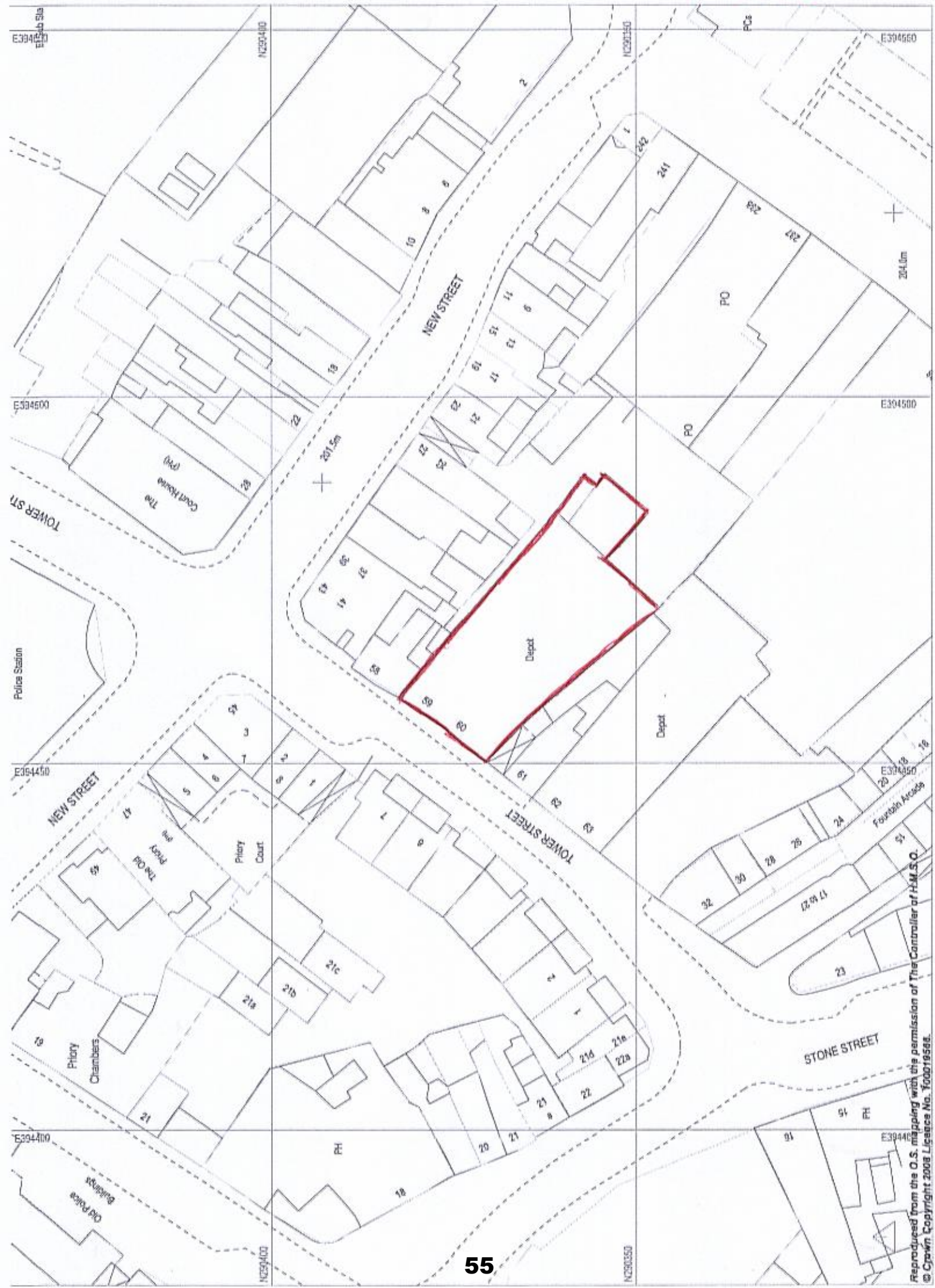
protection and how they will still remain in-situ and visible despite perhaps not in all cases remaining in use.

13. Development shall not begin until an audit has been undertaken on all the historic windows and details have been submitted to and approved in writing by the local planning authority on their repair and finish and their treatment in respect of upgrading with secondary glazing.
14. Development shall not begin until an audit has been undertaken on the existing fireplaces (including the concealed inglenook fireplace) and details have been submitted to and approved in writing by the local planning authority on their repair and finish within the scheme.
15. Development shall not begin until large-scale architectural drawings have been submitted to and approved in writing of the proposed new bin store and cycle store and how they will relate to the inglenook fireplace.
16. Notwithstanding the details shown on the submitted plans the steps of the ground floor front entrance shall be stone and not brick and samples of the stone to be used for the steps shall be submitted to and approved in writing by the local planning authority prior to development.
17. Prior to the commencement of development the following shall be submitted to and approved in writing by the local planning authority:
 - Large scale architectural drawings, to a scale of not less than 1:5 of all new external windows and doors, including drawings of sections and profiles of jambs, heads, cills and glazing bars together with their relationship to masonry apertures.
 - Large scale architectural drawings, to a scale of not less than 1:5 of all new internal joinery (architrave's, doors, skirting, dado rails etc) and its finish.
 - Details/samples of the type, texture, colour and bond of the bricks to be used in the blocking-up of existing openings in the front, rear and side elevations.
 - Details/samples of the type, texture and colour of any new window heads or cills.
 - Details/samples of any new fireplaces to be installed.
 - Large-scale architectural drawings of the proposed new porch/canopy to be placed above the ground floor rear door of No.60.
 - Details/samples of any new or replacement roofing tiles.
 - Large scale architectural drawings of the proposed new front entrance door and new fanlight including drawings of how the front entrance relates to the new ground floor window and blocked-up door openings.
 - Details of the existing and new cast iron rain water goods.

Such materials shall, unless otherwise agreed in writing by the local planning authority, closely match in type, texture and colour those of the existing building.

18. The flats hereby permitted shall not be occupied until a scheme for providing sound insulation between the dwellings has been submitted to and approved in writing by the local planning authority and all works which form part of the approved scheme have been completed.
19. Development shall not begin until details have been submitted to and approved in writing by the local planning authority of the location of all heating appliances, flues, air intake and extraction equipment terminals in order to demonstrate that they will not have a detrimental impact on the appearance of the listed building.

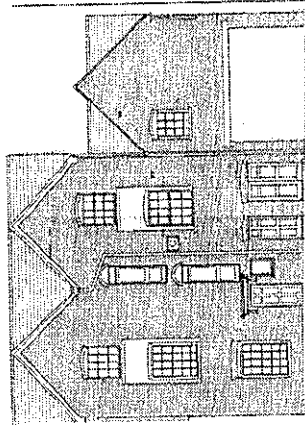
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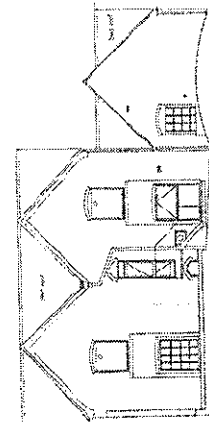
EXISTING EXTERIOR ELEVATIONS + PROPOSED ELEVATIONS - APPROVED

DO NOT SCALE FROM THIS DRAWING (EXCEPT FOR PLUMBING APPLICATION PURPOSES)

PROPOSED ELEVATIONS ARE SUBJECT TO THE APPROVAL OF THE BOARD OF SUPERVISORS AND THE PLANNING COMMISSION. THE BOARD OF SUPERVISORS AND THE PLANNING COMMISSION HAVE THE RIGHT TO APPROVE OR DISAPPROVE ANY PROPOSED ELEVATION. THE BOARD OF SUPERVISORS AND THE PLANNING COMMISSION HAVE THE RIGHT TO APPROVE OR DISAPPROVE ANY PROPOSED ELEVATION. THE BOARD OF SUPERVISORS AND THE PLANNING COMMISSION HAVE THE RIGHT TO APPROVE OR DISAPPROVE ANY PROPOSED ELEVATION.

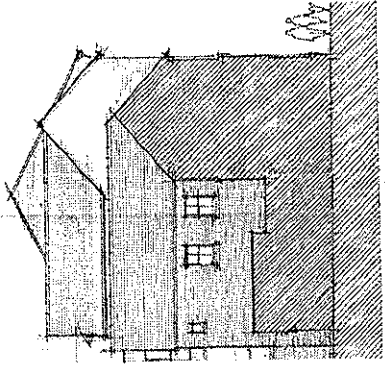


Proposed Rear Elevation
Scale 1:100

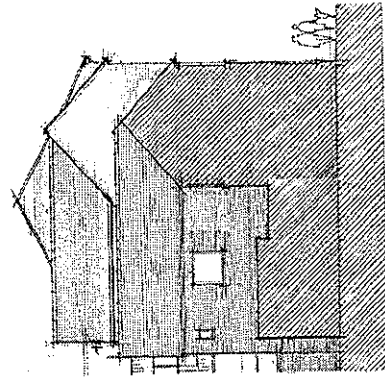


Existing Rear Elevation
Scale 1:100

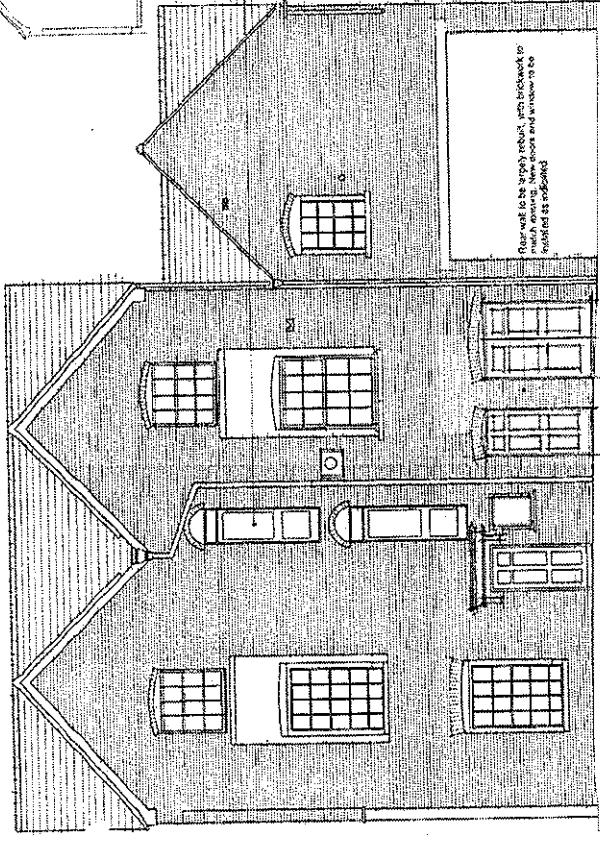
Revised side wall to be replaced and reworked. Secondary following removal of steel fire escape.



Proposed Side Elevation
Scale 1:100



Existing Side Elevation
Scale 1:100

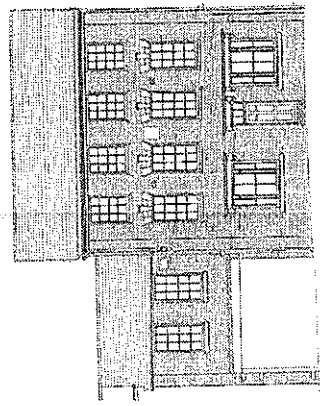


Proposed Rear Elevation
Scale 1:50

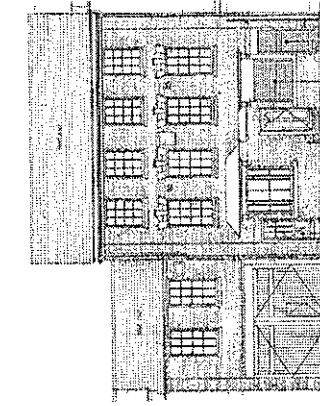
General Note: All windows are to be repaired as necessary, following a detailed inspection of the condition. In all cases, the repair work shall be in accordance with the applicable standards (as required) stated by Storm Windows or other approved manufacturer.

General Note: Bricks and masonry of all new mechanical exhaust ventilation to E-Flows and bedrooms are to be approved with Construction Section. No new ventilation ducts are to be brought to termination on the front facade. Further, detailed inspection for stability, ventilation may be taken through existing chimney/flue stacks - to maintain at the face.

Rear wall to be strictly rebuilt, with brickwork to match existing. New stone and window to be installed as stipulated.

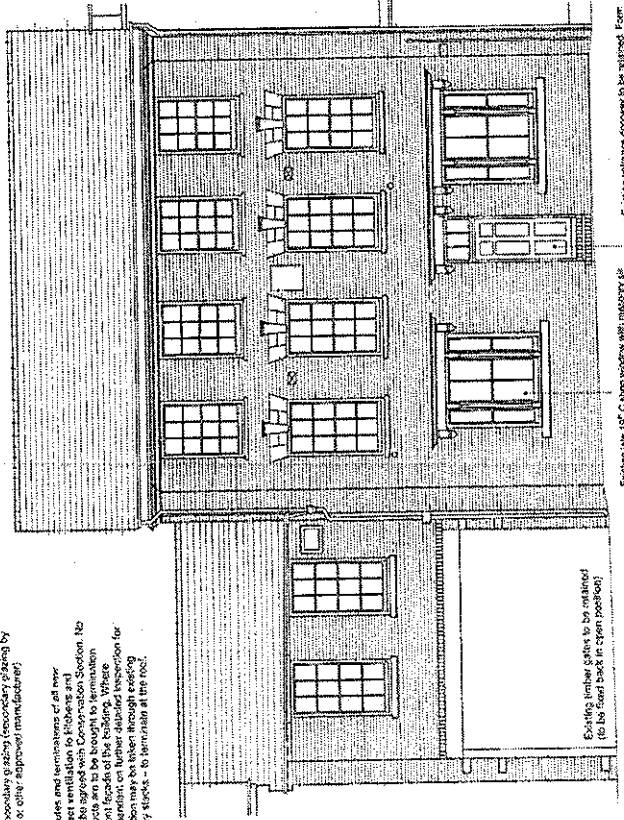


Proposed Front Elevation
Scale 1:100



Existing Front Elevation
Scale 1:100

Existing stone window and doorway, as this window, to be removed. Install new window with existing window height. Stone doorway. Existing doorway to be removed. All new brickwork to match original existing.



Proposed Front Elevation
Scale 1:50

Existing timber gable to be retained (to be built back in a position).

Existing late 19th C shop window with masonry set and first floor, to be retained.

Existing entrance doorway to be retained. Form new flight over.

SOULHTON
10000 10th Street
Berkeley, CA 94704
Tel: 415.863.1000
Fax: 415.863.1001
www.soulhton.com

DATE: Brooks
PROJECT: 59-60 Tower Street, Dudley Residential Development
DRAWING: Existing Building, Existing & Proposed Elevations
DRAWING NO: 0701
DATE: 15th 11/10
SCALE: 016
BY: B

PLANNING APPLICATION

First + Second Floors -
 Existing dimensions indicated
 04/21/03

DO NOT SCALE FROM THIS DRAWING.
 (EXCEPT FOR PLANNING APPLICATION PURPOSES)
 ARCHITECT: BROOKS
 PROJECT: 59-80 TOWER STREET, DUDLEY
 DEVELOPER: 59-80 TOWER STREET, DUDLEY
 RESIDENTIAL DEVELOPMENT
 DRAWING NO.: 0701 015 B
 DATE: 04/21/03



BOUTLER
 ARCHITECTS
 1000 W. 10TH STREET
 SUITE 100
 DENVER, CO 80202
 TEL: 303.733.1000
 FAX: 303.733.1001
 WWW.BOUTLERARCHITECTS.COM

Client:
 Brooks

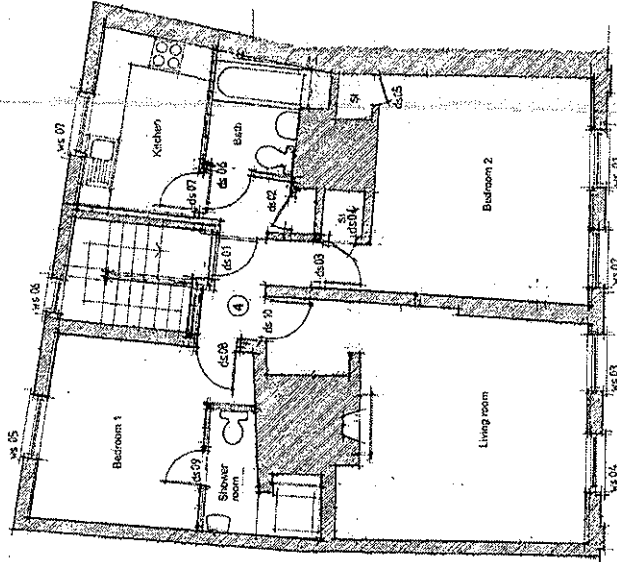
Project:
 59-80 Tower Street, Dudley
 Residential Development

Existing Building:
 First & Second Floors: GA
 Dimensions Indicated

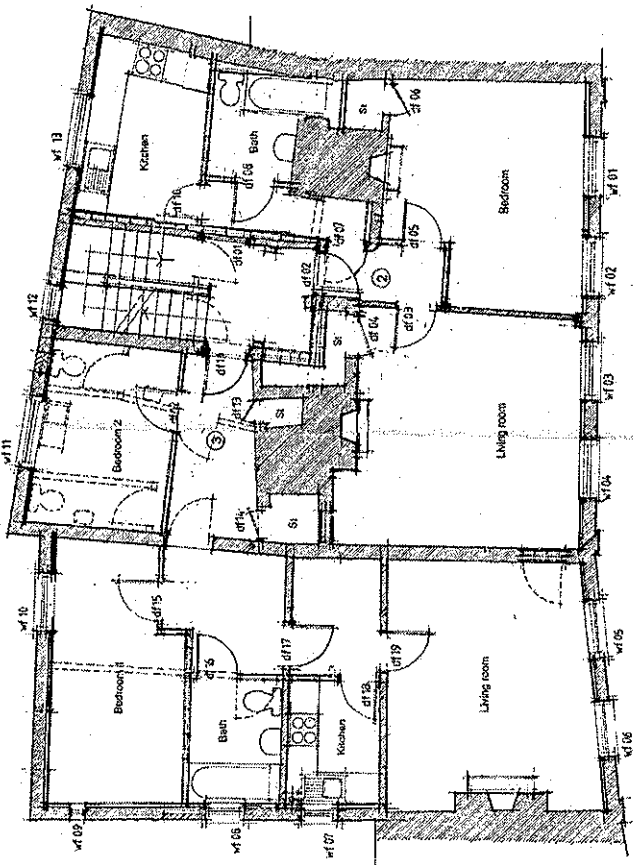
Date:
 04/21/03
 Scale:
 1/8" = 1'-0"

Dwg No.:
 0701 015 B

PLANNING APPLICATION



Second Floor



First Floor

Overall development
 Site layout Ground &
 First floors - (A)21212

DISCLAIMER: THIS DRAWING IS A PRELIMINARY DESIGN FOR PLANNING APPLICATION PURPOSES. IT IS NOT TO BE USED FOR CONSTRUCTION. THE DRAWING IS NOT TO BE USED FOR ANY OTHER PURPOSES. THE DRAWING IS NOT TO BE USED FOR ANY OTHER PURPOSES. THE DRAWING IS NOT TO BE USED FOR ANY OTHER PURPOSES.



BOUTON
 Registered Structural Engineers

25, Long Walk
 High Wycombe, Bucks
 HP12 3NF
 Tel: 0494 477777
 Fax: 0494 477778
 Email: info@bouton.co.uk

Client
 Brooks

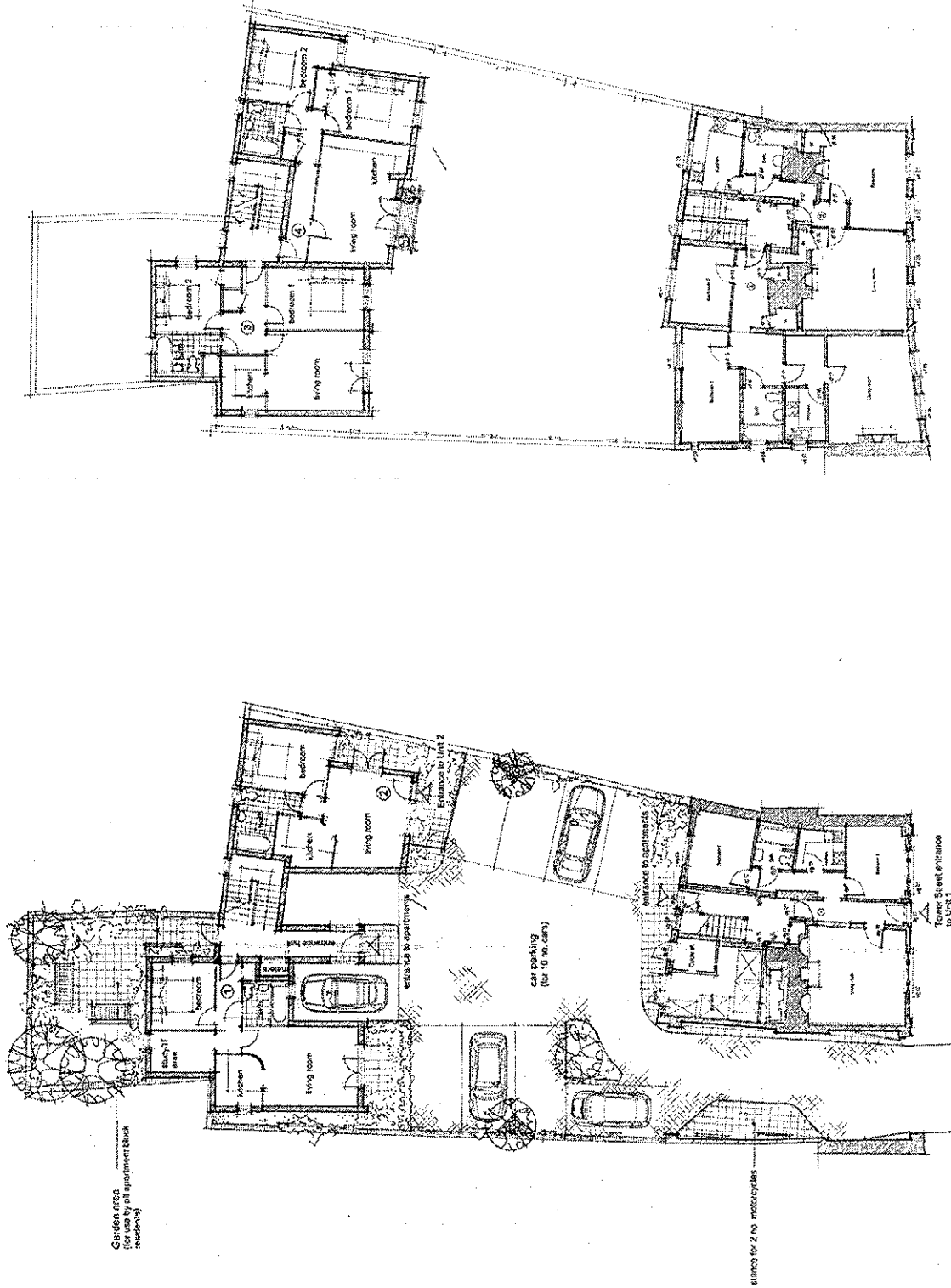
Project
 59-60 Tower Street, Dudley
 Residential Development

Overall Development:
 Site Layout:
 Ground & First Floors

Date
 Oct 2007
 Scale
 1:100

Ref No
 0701 019 B

PLANNING APPLICATION



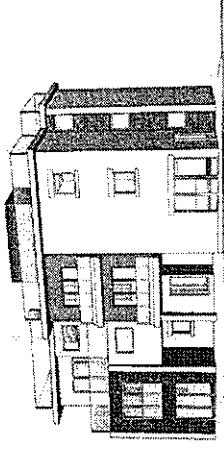
First Floor Plans

Tower Street

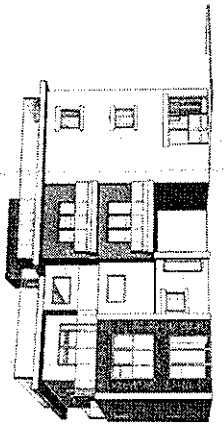
Site Layout
 with ground floor plans indicated

New Apartment Block
Elevations + Perspectives
Weeks - 16/12/13

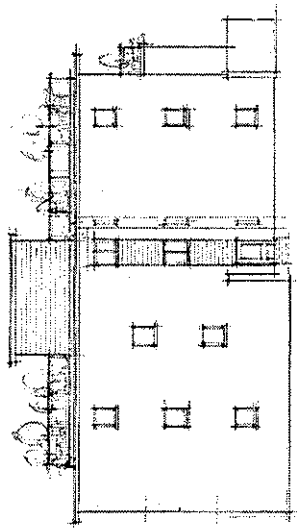
DO NOT SCALE FROM THIS DRAWING FOR ANY PURPOSES.
THIS DRAWING HAS BEEN CHECKED BY:
NAME OF ARCHITECT OR ARCHITECTURAL CONSULTANT:
PROJECT NAME AND ADDRESS OF CLIENT:
DATE OF ISSUE:
DRAWN BY:
CHECKED BY:



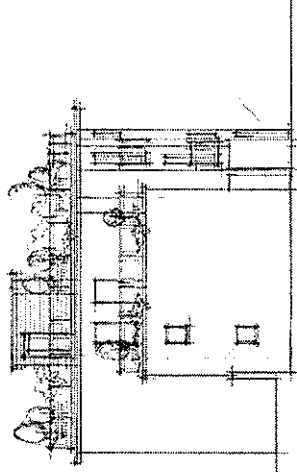
Perspective 1



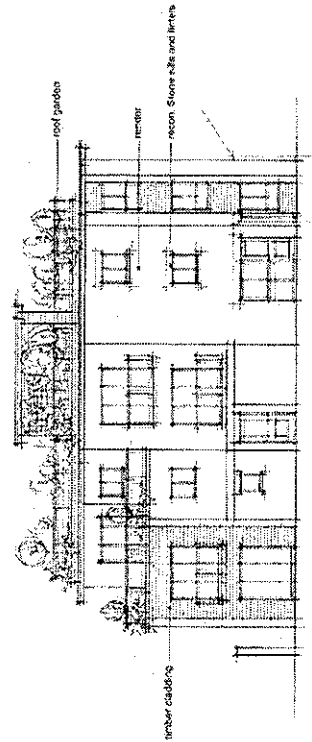
Perspective 2



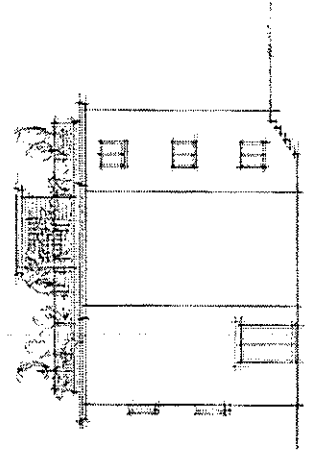
Elevation C



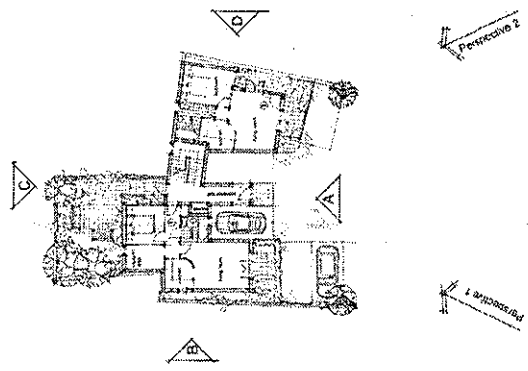
Elevation B



Elevation A



Elevation D



B U Y L E T O N
Architects & Planning Consultants
The Old Bank
100, High Street
Bristol, Avon
BS1 1JF
Tel: 01275 333111
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Client: Brooks

Project: 59-60 Tower Street, Dudley
Residential Development

Title: New Apartment Block:
Elevations & Perspective Views

Date: Oct 2007
Scale: 1:50 NTS
Drawn by: [Name]
Checked by: [Name]

Draw No: 0701
Rev: 021 B

PLANNING APPLICATION

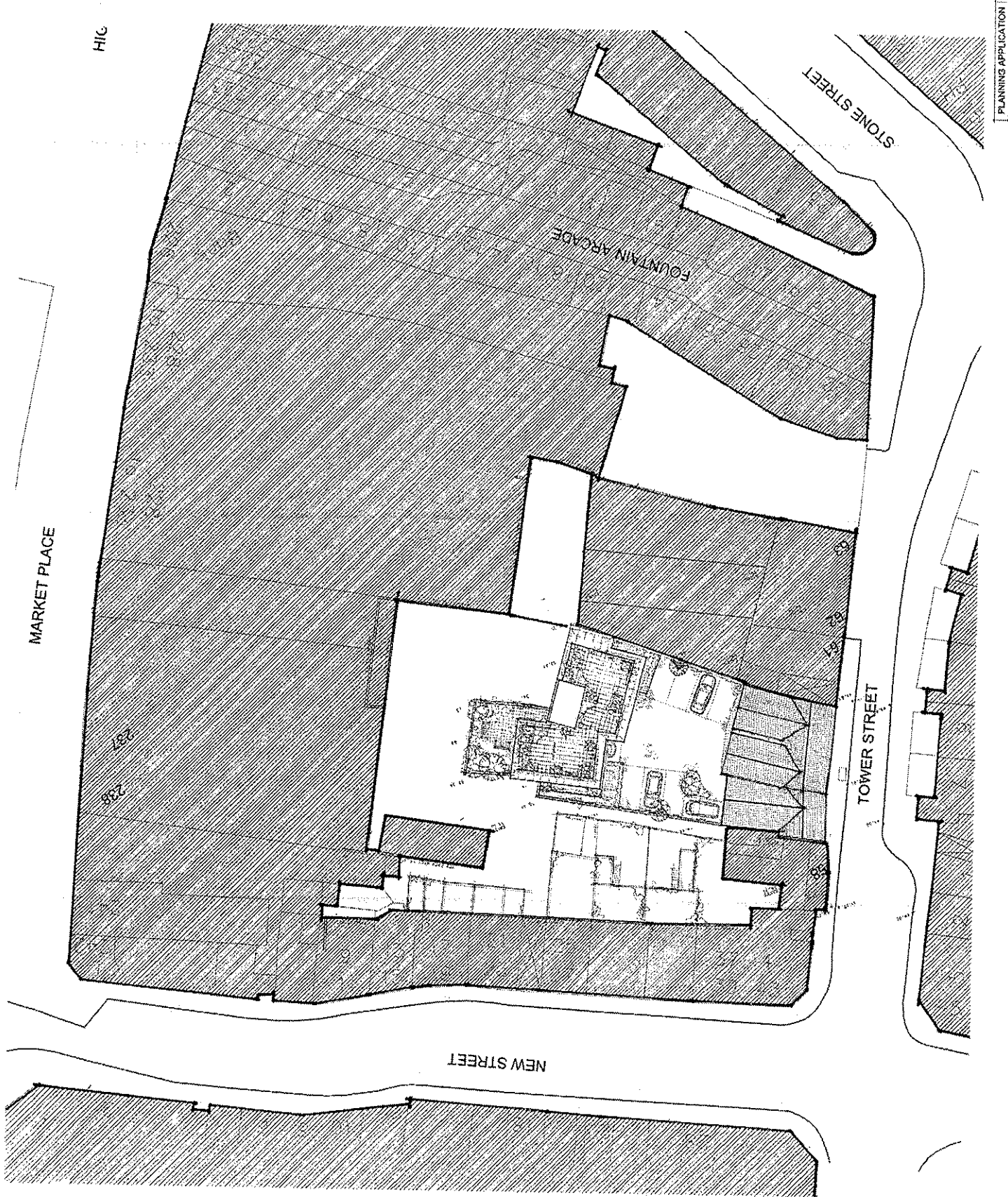
CUSTOM DEVELOPMENT
 IN SEATTLE - Roof Level
 POLICE

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BROOKS
 CONSULTANTS
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 www.brooksconsultants.com

Client: Brooks
 Project: 55-60 Tower Street, Dudley Residential Development
 Overall Development:
 In Context:
 Roof Level
 Date: Oct 2007
 Scale: 1/8" = 1'-0"
 Drawing: 0701 018 B



PLANNING APPLICATION

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07/11/22



S O U T H E R N
 SURVEYING & MAPPING

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 Fax: (214) 343-1112
 Email: info@southernsurveying.com
 Website: www.southernsurveying.com

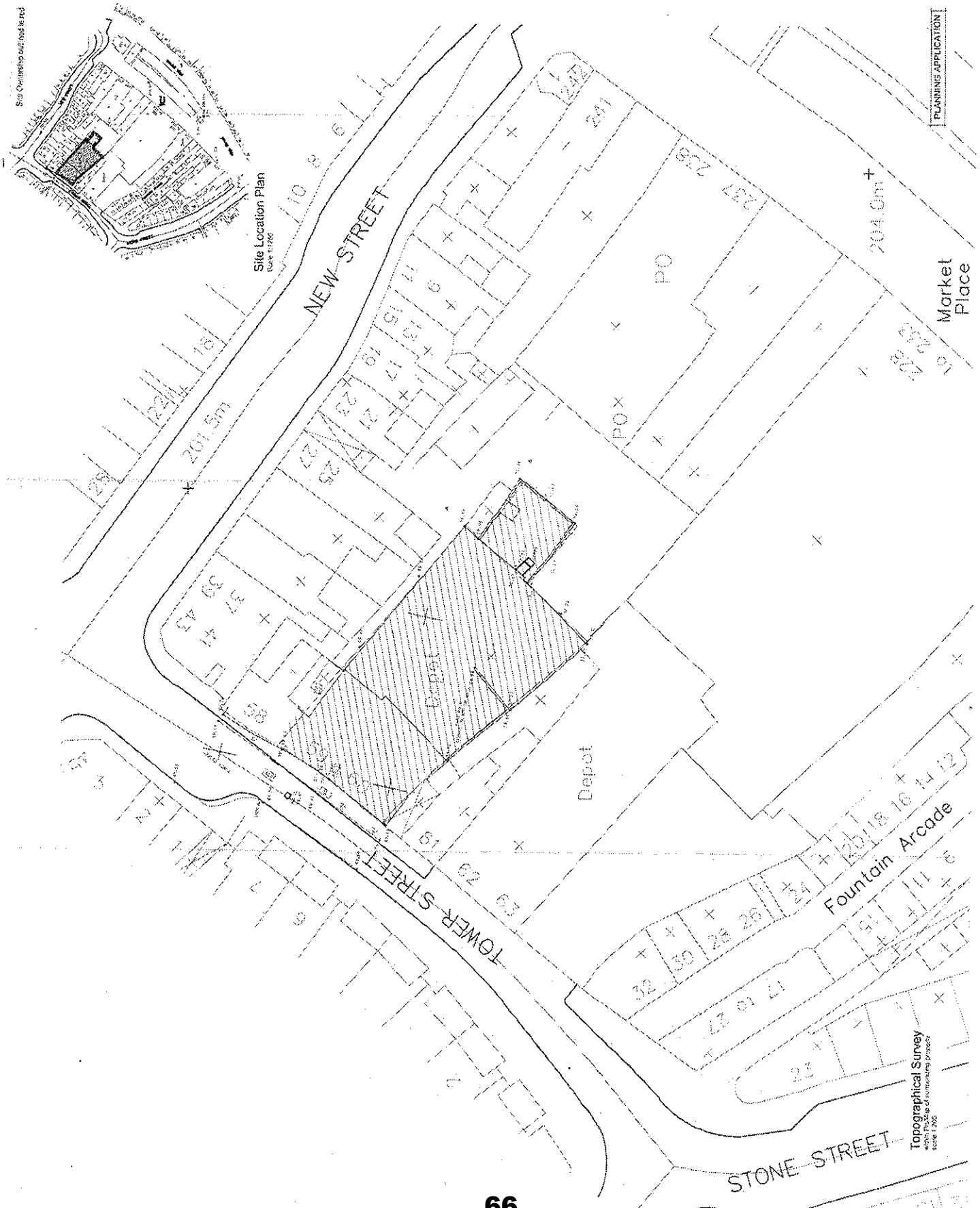
Check
 Brooks

Project
 59-00 Tower Street, Dudley
 Residential Development

Title
 Site Location Plan
 and Topographical Survey
 (within Frontage)

Date
 07/11/22
 Scale
 1:200

Sheet
 0701 001 B



PLANNING APPLICATION

Topographical Survey
 Scale 1:200

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 SURVEYING & ENGINEERING

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 Tel: 212 333 3333
 Fax: 212 333 3334
 Email: info@southsurvey.com

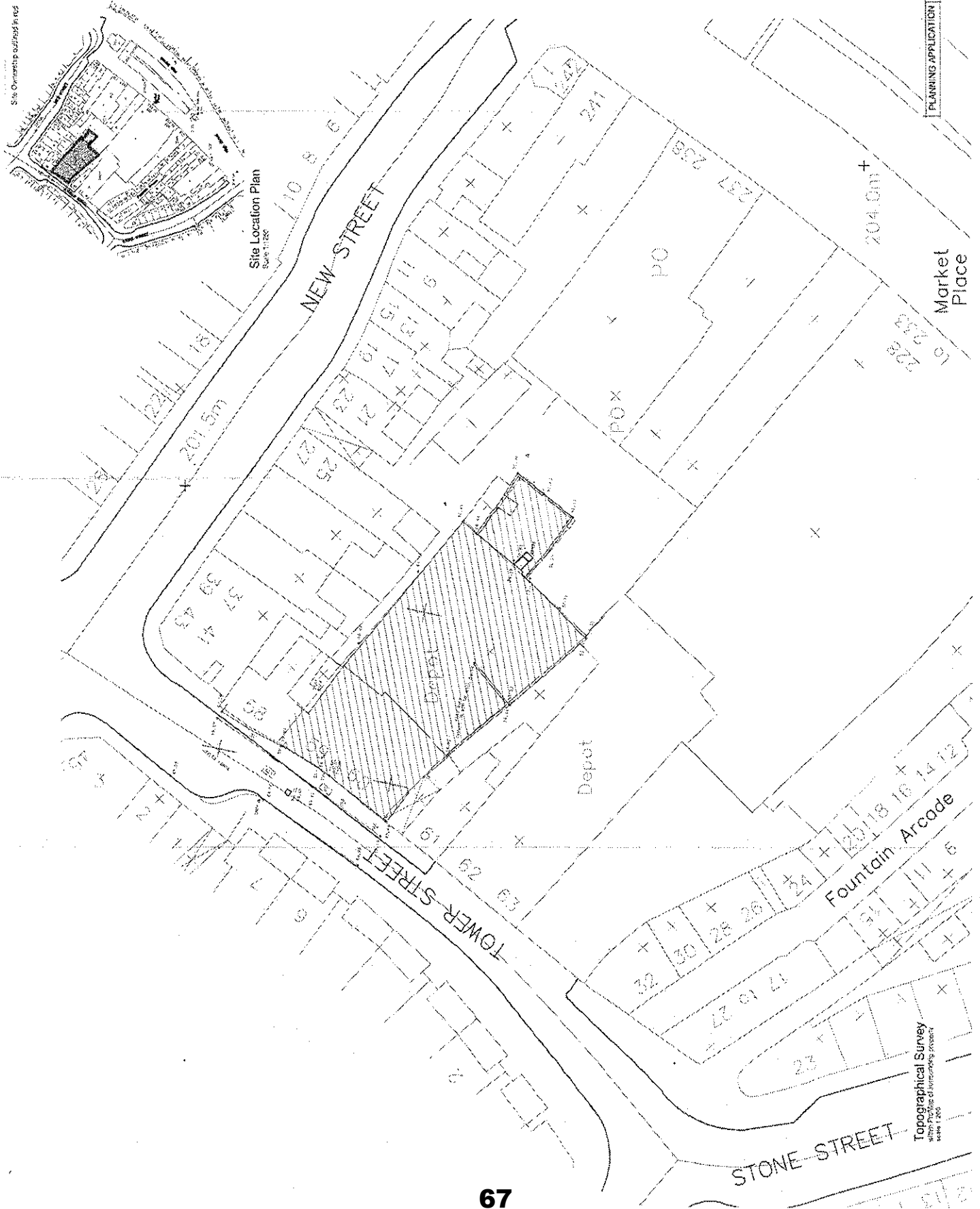
Drawn by: Brooks

Project: 59-60 Tower Street, Dudley Residential Development

Title: Site Location Plan and Topographical Survey (with Plotmap)

Date: 2007
 Scale: 1:200

Sheet: 0701 001 B

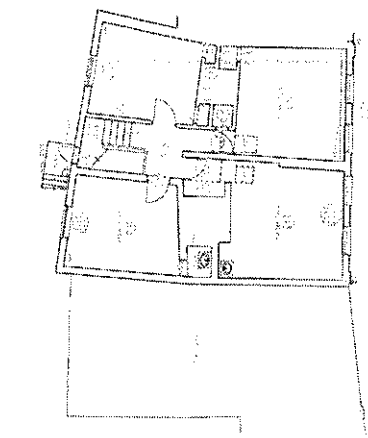


SCALE 1/8" = 1'-0" FOR PURPOSES EXCEPT FOR PLANNING APPLICATION PURPOSES
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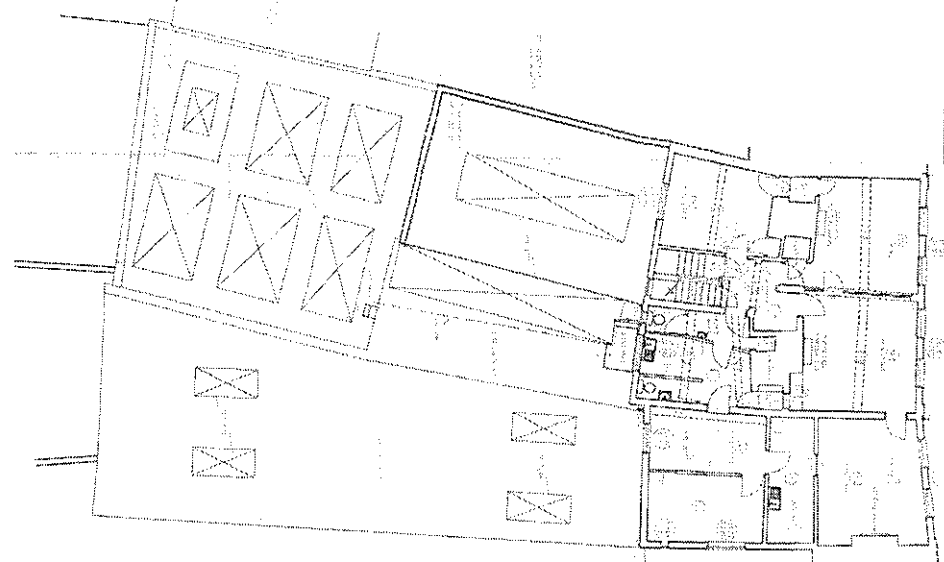


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 www.buller-surveying.com

Client:	Brooks
Project:	3540 Tower Street, Dudley Residential Development
File No.:	Building Survey, Ground, First, and Second Floor Plans
Date:	Oct 2007
Scale:	1:100
Sheet No.:	0701
Sheet Count:	002 B

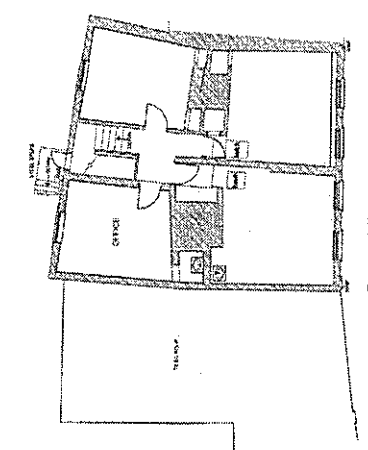


Second Floor Plan
 showing heights, etc.

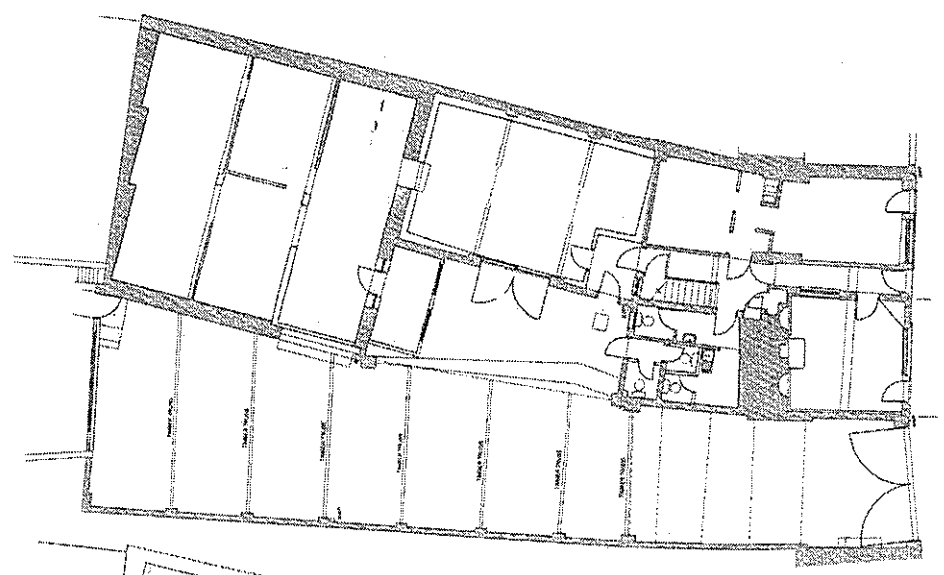


First Floor Plan
 showing heights, etc.

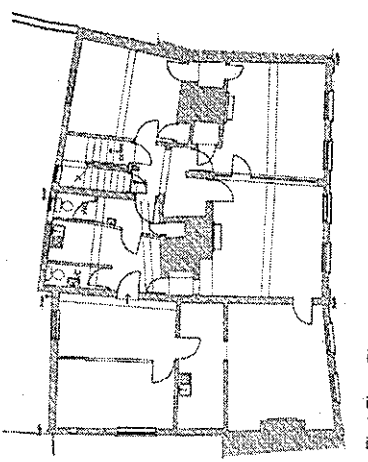
PLANNING APPLICATION



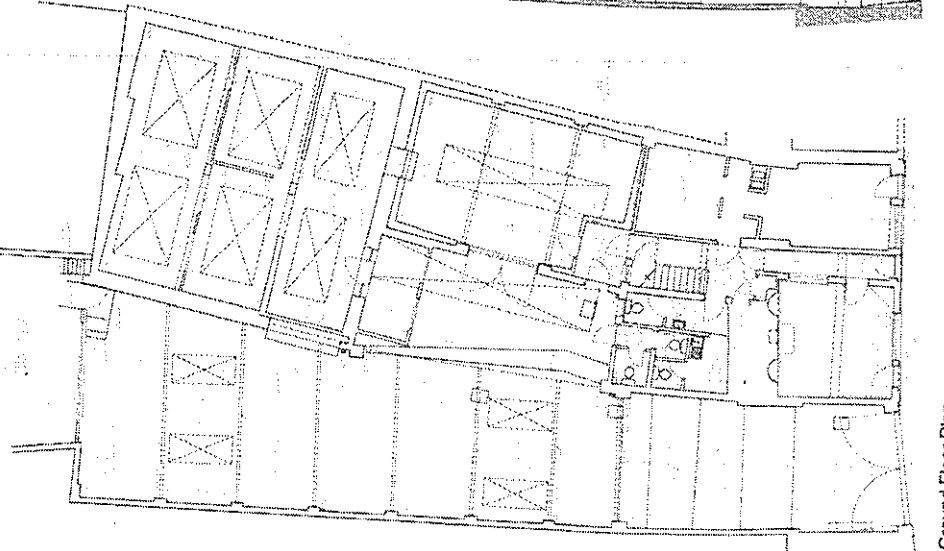
Second Floor Plan
 walls hatched for clarity of structure



Ground Floor Plan
 walls hatched for clarity of structure



First Floor Plan
 walls hatched for clarity of structure



Ground Floor Plan
 showing heights, etc.