

## PLANNING APPLICATION NUMBER:P07/2103

Type of approval sought	Full Planning Permission
Ward	ST JAMESS
Applicant	Boughton Butler LLP
Location:	<b>59-60, TOWER STREET, DUDLEY, WEST MIDLANDS, DY1ND</b>
Proposal	<b>CONVERSION OF LISTED BUILDING TO 4 NO. APARTMENTS AND ERECTION OF NEW APARTMENT BLOCK CONTAINING 6 NO. APARTMENTS. DEMOLITION OF SINGLE STOREY REAR BUILDINGS.</b>
Recommendation Summary:	<b>APPROVE SUBJECT TO A 106 AGREEMENT</b>

### SITE AND SURROUNDINGS

1. The application site measures 0.066 hectares and comprises a late 18<sup>th</sup> century Grade II listed building located within the medieval core of the Dudley Town Centre Conservation Area. No. 59 Tower Street is a 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 aluminium roller shutters that currently obscure one of the ground floor windows and door.
  
2. 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. These include a large single-storey early 20<sup>th</sup> century open-plan workshop/depot with a Belfast roof. Situated to the east of this building is a small outside area enclosed by a late 18<sup>th</sup> or early 19<sup>th</sup> century boundary wall. All the rear on-site outbuildings/extensions have been vacant for some considerable time.

3. The existing entrance into the site (for both vehicles and pedestrians) comes off Tower Street. Immediately adjoining the site to the south is a shop with a flat above (no. 61) and a potato merchant's (no. 62-63). To the north are other commercial and retail properties fronting both Tower Street and New Street with residential units above. To the east are retail units that front the High Street. Immediately opposite the site are further commercial properties with residential units on the upper floors together with a modern apartment block. Generally the existing buildings along Tower Street are three storeys.

## PROPOSAL

4. The application proposes that 59-60 Tower Street would 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 would be demolished in order to make way for the erection of one new apartment block containing 6 apartments.
5. The restoration and conversion of the existing building into apartments would comprise improvements to the front elevation including taking down the canopy over one of the ground floor windows and the removal of two solid roller shutters. The existing three doorways would be replaced by a single door situated centrally within the front elevation. Through the demolition of the outbuildings/extensions to the rear the rear elevation would be revealed and reinstated.
6. The new build apartment block within the rear of the site would be three storeys. The scheme would comprise a centrally located car park between the proposed converted listed building and the proposed new building. The car park would comprise 10 parking spaces for 10 units. The new build apartments would be accessed via the car parking area. The new build apartments would comprise a small rear private amenity space and the scheme proposes the creation of a screened roof garden.
7. This application is accompanied by a Design and Access Statement 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

8. The proposals have been subject to detailed pre-application discussions with officers with the original scheme proposing 13 apartments and the erection of a four storey building within the rear of the site. Subsequent negotiations with the applicant has resulted in the submission of the current planning application which have reduced the number of units proposed and the scale and massing of the building.

## PUBLIC CONSULTATION

9. The application was advertised by way of neighbour notification letters being sent to the occupiers of 48 properties within close proximity to the site and through the display of a site notice. The latest date for comments was the 13<sup>th</sup> December 2007.

Two letters of objection have been received, raising the following material planning issues:

- Not in keeping with the adjacent listed buildings.
- The vehicular entrance proposed for Tower Street would raise highway safety issues through a lack of visibility of pedestrians upon exit.
- Impact on outlook from adjoining properties.
- Proposed modern apartment building would be detrimental to the listed building.

## OTHER CONSULTATION

10. Group Engineer (Development): No objection subject to conditions relating to the car parking layout and provision of a cycle store.
11. Head of Public Protection: No objection subject to conditions relating to noise and contaminated land.

## RELEVANT PLANNING POLICY

- Unitary Development Plan
- S4 Heritage assets
- S5 Local distinctiveness
- CR13 Residential Development in Centres
- DTC2 (1) Market Place North
- DD1 Urban Design
- DD7 Planning Obligations
- H6 Housing Density
- HE1 Local character and distinctiveness
- HE4 Conservation Areas
- HE6 Listed Buildings

HE11 Archaeology and Information  
AM14 Parking

12. The site lies within the Dudley Town Centre Conservation Area and no. 59-60 Tower Street is a Grade II Listed Building.

- Supplementary Planning Document(s)  
Parking Standards and Travel Plans  
New Housing Development: Establishing Local Context
- Supplementary Planning Guidance  
PGN3 New housing development  
Dudley Town Centre Conservation Area Character Appraisal  
Area Development Framework for Dudley Town Centre (ADF)
- Regional Spatial Strategy  
QE3 Creating a high quality built environment for all
- National policy documents  
PPS1 Delivering Sustainable Development  
PPS3 Housing  
PPG15 – Planning and the Historic Environment  
PPG 16 - Archaeology

## ASSESSMENT

### Key Issues

- Principle
- Density
- Impact on Conservation Area and Listed Building
- Layout
- Parking

### Principle

13. Policies DTC2 (1) and CR13 of the Adopted Dudley Unitary Development Plan support the principle of placing residential development within this particular part of the town centre in order to help facilitate the regeneration and rejuvenation of the centre. This is further supported by national government guidance, which seeks to encourage the erection of new housing development within urban areas and on previously developed land in the interests of sustainability and in order to aid the regeneration of our urban areas.

### Density

14. The proposed development would result in a gross density of 151 dwellings per hectare. The site is situated within a central town centre location. New Housing Development: Establishing Local Context SPD defines a number of character areas within the Borough in order to ensure that new development respects local character and context and has regard to the density of development that surrounds a site.
15. With respect to town centre sites the New Housing Development SPD supports the development of apartment schemes being 3 or 4 storeys in height with the provision of communal garden areas and minimum off street parking provision. In terms of the density of development, 50 or more dwellings per hectare is considered appropriate.
16. In assessing what is a suitable density this must be done on a site by site basis and it is important that consideration is given to the local density policies and development criteria outlined in the New Housing Development: Establishing Local Context SPD as well as having regard to advice in PPS3. This in particular includes assessing the characteristics of an area in terms of new development being well integrated with and complementing neighbouring buildings and the local area generally in terms of scale, layout and access. It is also important to ensure that new development would create a distinctive character that relates well to the surroundings and supports a sense of local pride and civic identity (paragraph 16: PPS3).
17. The consideration of density is only one consideration in assessing whether the scheme overall is appropriate. Just as important as determining the numbers of units

that could be placed on a site is ensuring that a scheme is well designed and has regard to the character of an area and would reinforce local distinctiveness and context of an area in terms of the form and type of development.

18. There are 27 flats and 3 town houses located immediately opposite the site (7-21a Tower Street) built 3 storeys in height. The gross density of this development is 176 dph. Planning permission was allowed on appeal for the conversion of the former post office on Wolverhampton Street, Dudley (no. 200) for 22 apartments, which would result in a density of 440 dph (P05/2761). The Old Court House on Priory Street, Dudley has been converted into 16 apartments built at a density of 200 dph (P03/0262). Herald Court on Priory Street, Dudley was built in the 1980's providing 33 elderly persons apartments built at a density of 253 dph (80/52066). A recent appeal was allowed for the redevelopment of no. 41 and 42 Hall Street for 19 apartments (P07/0574), which would result in a density of 271 dph. Whilst the density of the proposed development is high the site is surrounded by existing development built at similar densities and with a comparable scale, massing and form of development to that proposed thereby being in accordance with Policy H6 of the Adopted Dudley Unitary Development Plan (2005) and the New Housing Development: Establishing Local Context SPD.

#### Impact on the Conservation Area and Listed Building

19. A separate report is being presented with respect to the application for listed building consent to convert the existing building into apartments. In broad terms, the conversion of the listed building into apartments would restore features that have been lost and would have a positive impact on the listed building. This would involve the reinstatement of the front elevation of the building and the exposure of the rear elevation of the building following the demolition of the inappropriate extensions that have been added onto the property over the years. Internal alterations would be kept to a minimum in order to create four apartments thereby retaining as much of the historic integrity of the building as possible. The proposals would ensure the continued active use of a listed building that would facilitate the completion of necessary and long-overdue repairs that would help to enhance and preserve the

historic integrity of the building and its positive contribution towards enhancing the Conservation Area.

20. The proposed apartments to the rear of the site would be of a modern design with a roof garden. The scheme would be constructed using coloured render, reconstituted stone cills and lintels and timber cladding. The building would be defined and articulated through the use of the different materials, balconies; the roof having a large overhang and whilst being generally rectangular in shape having some elements projecting forwards of other parts giving a stepped appearance. The modern design would create a building with its own character and identity that would not compete with the historic building. This approach is preferable than seeking to create a building that mimics the architectural detail of the historic building and is best able to preserve the character and appearance of the listed building as well as preserving its setting. The new building would not be visible from public views within the Conservation Area with only a glimpsed view being possible through the proposed access into the site. Given that the building would not be visible from the street the scheme would preserve the character and appearance of the Conservation Area. The proposed development would therefore comply with policies HE1, HE4 and HE6 of the Adopted Dudley Unitary Development Plan (2005).

#### Layout

21. The new building is designed so that its main façade faces the rear of the listed building. This reduces issues with respect to the overlooking of neighbouring properties as well as minimising noise nuisance from the air-conditioning units on nearby retail units. The separation distances between the existing buildings that back onto the site and the proposed buildings are less than the minimum standards sought in PGN No. 3. The minimum distance between facing windows of the flats at 6/7 Tower Street opposite and those at the front of no. 59/60 is 12 metres. The minimum distance from the rear-facing habitable room windows at no. 60 to those of flats 2, 4 and 6 of the new block is 12.7 metres. There are no rear-facing habitable room windows within the new building.



22. There would be one window on each floor within the side elevation facing the existing buildings on New Street serving kitchens to units 1 and 3. Unit 5 would comprise a door leading onto the proposed balcony and a window serving a study area. The windows would be small being 0.5m high and 0.35m wide. There would be 13 metres between the proposed windows and the existing windows serving habitable rooms within the flats above the shops on New Street.
23. Whilst the separation distances are less than those sought by PGN No. 3 this is only guidance and each site must be assessed on its own merits. Whilst the separation distances are less than the guidelines the scheme has been designed to keep proposed windows within the new development looking into windows serving habitable rooms on to existing development to a minimum and where windows are proposed they are very small thereby restricting the amount of overlooking that may occur. The separation distances are no different than a number of existing situations within the immediate vicinity of the site and due to the tight urban grain of the area is an inevitable consequence of development if residential development is to be brought into town centres. PPS3 is critical of the application of rigid standards as a means of assessing the suitability of proposed developments and therefore on balance the separation distances that would be achieved by the proposed development are acceptable especially having regard to the fact that the scheme would bring a vacant and deteriorating listed building back into a suitable and active use which would result in its restoration ensuring that it makes a positive contribution to the character and appearance of the Conservation Area in accordance with Policies HE1, HE4 and HE6 of the Adopted Dudley Unitary Development Plan (2005).
24. Side facing windows are also proposed on the south elevation to serve bedrooms on each floor. These windows would not result in the overlooking of neighbouring properties.
25. The proposed development would provide a total of 173.47m<sup>2</sup> of amenity space. This would comprise of two communal areas one to the rear of the new apartment block and a further area in the form of a roof garden. The area to the rear would be 39m<sup>2</sup> with the roof garden providing 95.93m<sup>2</sup>. A number of the new units would also have

some private amenity areas. This would be in the form of ground floor patio areas and balconies to units 1, 2, 4, 6 and 5. The listed building would not comprise any amenity space.

26. PGN No. 3 seeks the provision of 30m<sup>2</sup> of amenity space per apartment. The scheme falls short of this requirement by 126.53m<sup>2</sup>. Despite the shortfall, there is some provision which has a dual purpose in terms of providing the potential to introduce soft landscaping into the scheme as well as providing some outside areas for prospective residents to enjoy. Given the urban nature of the site and having regard to the lack of amenity space provision in other nearby residential schemes being deficient from the standard the provision of amenity space is on balance acceptable and not considered a sufficient reason in which to warrant the refusal of planning permission especially since the proposals would introduce additional residential development into the town centre and the conversion of a listed building into residential use in accordance with Policy CR13 of the Adopted Dudley Unitary Development Plan (2005).

#### Parking

27. In accordance with the Parking Standards and Travel Plan SPD the maximum parking standard for the proposed development including visitor spaces would be 18 spaces. Given the town centre location of the site it is reasonable to apply a 20% reduction thereby reducing the maximum standard to 13 spaces excluding visitor spaces which could be accommodated in public town centre car parks. The scheme proposes the provision of one parking space per apartment, which given the town centre and therefore sustainable location of the site is acceptable being in accordance with Policy AM14 of the Adopted Dudley Unitary Development Plan (2005) and the Parking Standards and Travel Plans SPD.

#### Planning obligations

28. The proposal attracts a requirement for a commuted sum to be paid towards the provision and enhancement of public open space and play areas in the locality. This can be dealt with in a legal agreement. In accordance with the Council's adopted policy and published Supplementary Planning Guidance a sum of £13,135.67 is

required as a contribution towards improvements to off site public open space, play provision and enhancement. The applicant has agreed to this in accordance with Policy DD7 of the Adopted Dudley Unitary Development Plan (2005)

#### Other issues

29. One objector raised concerns with respect to the adequacy of the existing access for the proposed development. Given that the access has historically been in use by vehicles to serve the respective commercial developments that have taken place within the site the change of use to residential development is unlikely to increase the intensity of traffic using the entrance. No objection has been raised by Group Engineer (Development) regarding the continued use of the access to serve the residential development. The use of the access does mean that some off street parking would be provided to serve the development in the interests of highway safety.

## CONCLUSION

30. The conversion of the listed building into apartments would restore the building back to its original appearance with internal alterations being kept to a minimum to ensure the preservation of the historic integrity of the building. The proposals would involve the reinstatement of the front elevation of the building and the exposure of the rear elevation of the building following the demolition of the inappropriate extensions that have been added onto the property over the years. The proposals would ensure the continued active use of a listed building that would facilitate the completion of necessary and long-overdue repairs that would help to enhance and preserve the historic integrity of the building and its positive contribution towards enhancing the Conservation Area as well as helping to facilitate residential led regeneration within the town centre in accordance with the vision set out within the Dudley ADF.
31. Despite the high density of the development demonstrated through the limited provision of amenity and separation distances between existing development, this is appropriate when compared to the density of other residential development being within close proximity to the site. In any event, the scale, massing and form of

development is comparable to existing development within the town centre. The proposals thereby have regard to the local context and character of the surrounding area in accordance with New Housing Development: Establishing Local Context SPD.

## RECOMMENDATION

32. It is recommended that the application be approved subject to:
- a) The development not beginning until a scheme for the submission and approval of a planning obligation to guarantee the provision, maintenance and enhancement of off-site public open space and play provision has been submitted to and agreed in writing by the Local Planning Authority.
  - b) The following conditions, with delegated powers to the Director of the Urban Environment to make amendments to these as necessary

### Reason for approval

The conversion of the listed building into apartments would restore the building back to its original appearance with internal alterations being kept to a minimum to ensure the preservation of the historic integrity of the building. The proposals would involve the reinstatement of the front elevation of the building and the exposure of the rear elevation of the building following the demolition of the inappropriate extensions that have been added onto the property over the years. The proposals would ensure the continued active use of a listed building that would facilitate the completion of necessary and long-overdue repairs that would help to enhance and preserve the historic integrity of the building and its positive contribution towards enhancing the Conservation Area as well as helping to facilitate residential led regeneration within the town centre in accordance with the vision set out within the Dudley ADF.

Despite the high density of the development demonstrated through the limited provision of amenity and separation distances between existing development, this is appropriate when compared to the density of other residential development being

within close proximity to the site. In any event, the scale, massing and form of development is comparable to existing development within the town centre. The proposals thereby have regard to the local context and character of the surrounding area in accordance with New Housing Development: Establishing Local Context SPD.

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

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

#### Note to Applicant

The development hereby permitted shall be built in accordance with the approved plans numbered 001 Rev B, 002 Rev B, 010 Rev B, 011 Rev B, 012 Rev B, 013 Rev B, 014 Rev B, 015 Rev B, 016 Rev B, 017 Rev B, 018 Rev B, 019 Rev B, 020 Rev B, 021 Rev B and 022 Rev B 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. The development shall not be begun until a scheme for the provision of off site public open space and play area improvements has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include the method, timing and arrangements to comply with the Council's policies for the provision of the infrastructure required in connection with the proposed development.
3. Prior to the commencement of development and notwithstanding the details already submitted details shall be submitted to and approved in writing by the Local Planning Authority of the proposed boundary treatment. The details shall include

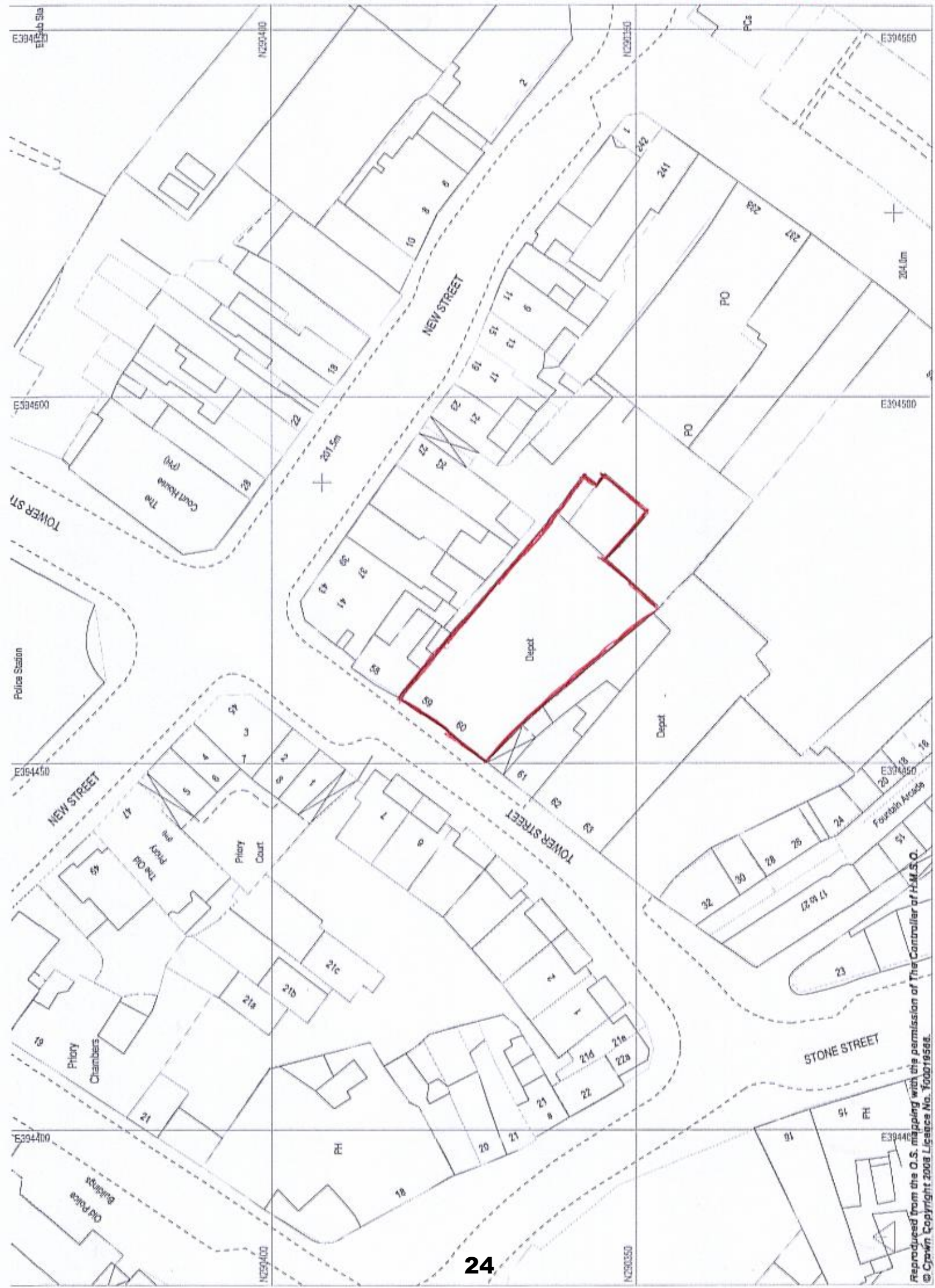
plans and elevations providing information on the location, height, design and appearance of the proposed boundary treatment. The boundary treatment shall be implemented in accordance with the approved details and retained for the lifetime of the development.

4. Prior to the commencement of development details shall be submitted to and approved in writing by the Local Planning Authority of the type, texture and colour of the materials to be used on the elevations and roof. The dwellings shall then be built in accordance with the approved details and retained for the lifetime of the development.
5. No development shall take place until there has been submitted to and approved by the local planning authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of the development.
6. All planting, seeding or turfing comprised in the details of landscaping approved in accordance with condition 5 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.
7. Notwithstanding the provisions of the Town and Country Planning General Development Order 1988 or any order revoking and re-enacting that Order) at no time during the life of the development shall the areas approved for landscaping be used for any other purpose.
8. Prior to the commencement of development details of secure and undercover cycle parking facilities should be submitted to and approved in writing by the Local Planning Authority. Prior to the first occupation the secure and undercover cycle parking facilities should be provided in accordance with the approved details and retained for the life of the development.
9. Prior to the commencement of development details of the means of access and parking area shall be submitted to and approved in writing by the Local Planning Authority. Prior to first occupation the parking area and access shall be implemented in accordance with the approved details and retained for the lifetime of the development.
10. 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.
11. 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.

12. Development shall not begin until a scheme for protecting the proposed dwellings from noise from the refrigeration fans present at the rear of the development site is submitted to and approved in writing by the Local Planning Authority and all works which form part of the scheme shall be completed before the permitted dwellings are occupied.
13. The repairs to the listed building shall be completed prior to the occupation of the new build apartments hereby permitted.

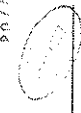
2012/203





NOT TO SCALE FOR THIS DRAWING  
 (EXCEPT FOR PLANNING APPLICATION PURPOSES)  
 This drawing is a technical drawing of a building floor plan. It is intended for use in a planning application. The drawing shows the layout of the building, including rooms, corridors, and stairs. The drawing is not to scale for this purpose.

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**B O U L T O N**  
 ARCHITECTS

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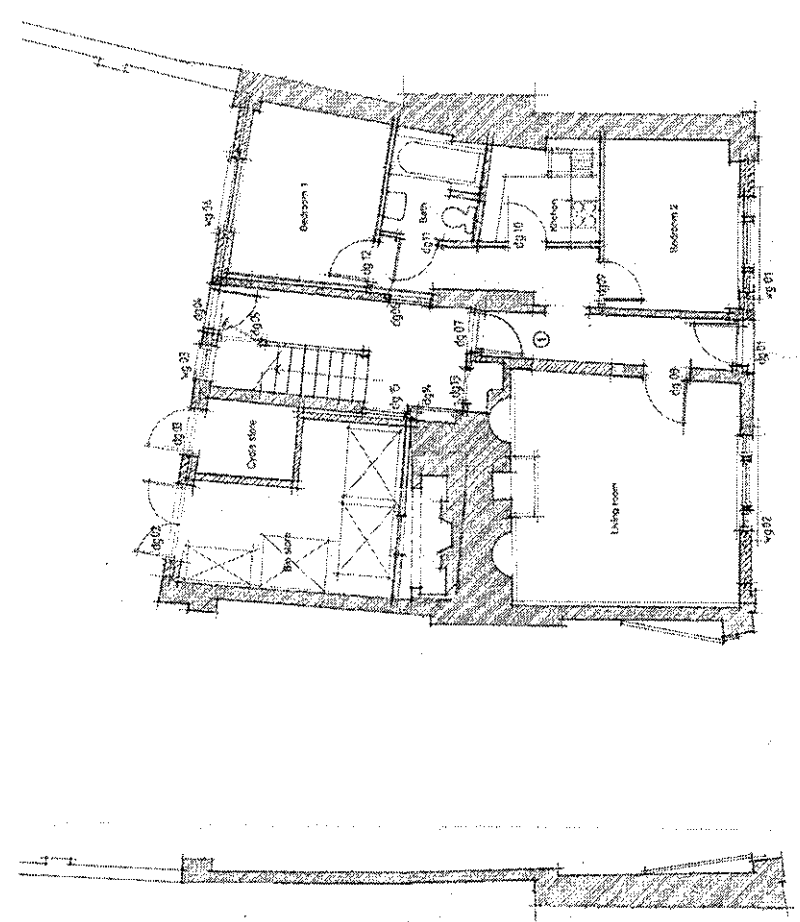
Project  
 59-60 Tower Street, Dudley  
 Residential Development

Building  
 Existing Building  
 Ground Floor  
 General Arrangement

Date  
 Oct 2007  
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PLANNING APPLICATION



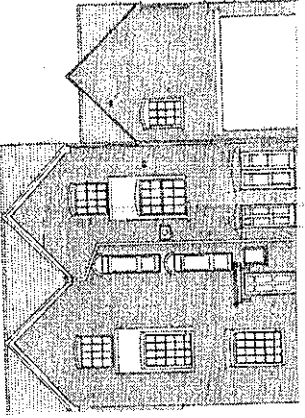
Ground Floor

EXISTING BUILDING -  
EXISTING + PROPOSED  
ELEVATIONS - 10/12/08

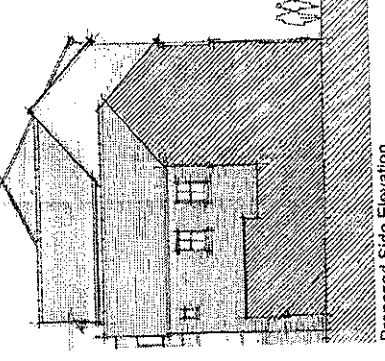
DO NOT SCALE FROM THIS DRAWING  
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RENDERINGS ARE NOT TO BE USED FOR CONSTRUCTION  
OR AS A BASIS FOR CONTRACTS. THE ARCHITECT'S  
RESPONSIBILITY IS TO PROVIDE ACCURATE INFORMATION  
AND TO BE RESPONSIBLE FOR THE DESIGN OF THE  
BUILDING. THE ARCHITECT'S LIABILITY IS LIMITED TO  
THE DESIGN OF THE BUILDING AND NOT TO THE  
CONSTRUCTION OF THE BUILDING.

**ROUSHEN**  
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1000 Avenue of the Americas  
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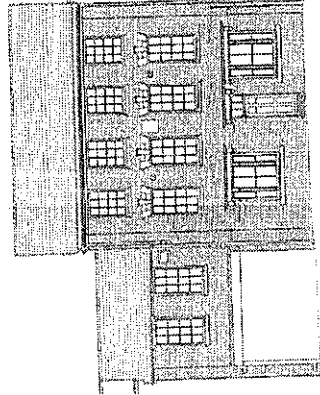
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Brooks  
Project  
59-60 Tower Street, Dudley  
Residential Development  
Title  
Existing Building,  
Existing & Proposed Elevations  
Date  
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Drawing No.  
0701  
Revision  
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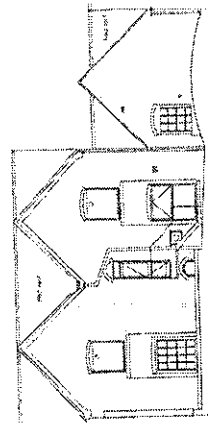
Existing Rear Elevation  
Scale 1:100



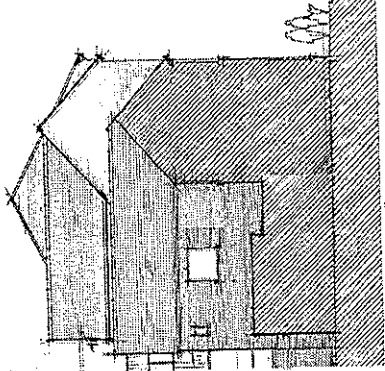
Proposed Side Elevation  
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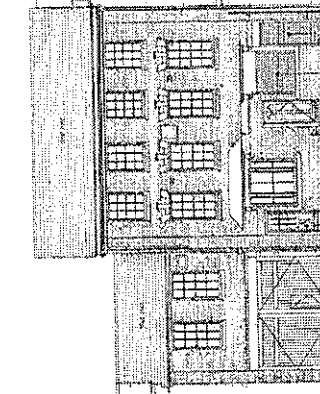
Proposed Front Elevation  
Scale 1:100



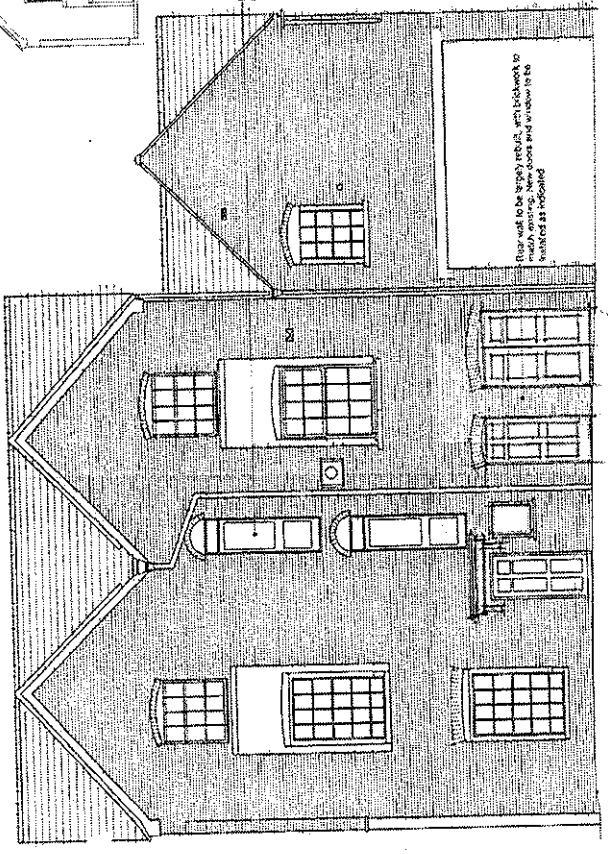
Existing Side Elevation  
Scale 1:100



Proposed Front Elevation  
Scale 1:100



Existing Front Elevation  
Scale 1:100



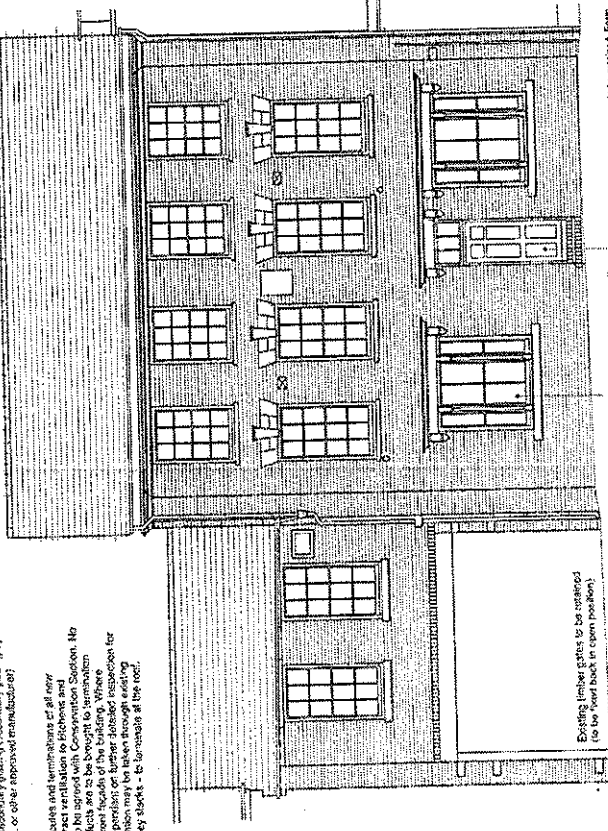
Proposed Rear Elevation  
Scale 1:50

General Note: All windows are to be retained as existing unless otherwise noted. Windows in poor condition, in addition, all windows are to be fitted with purpose-made secondary glazing (insulating glass) by Stern Windows, or other approved manufacturer.

General Note: Roofs and terraces of all rear and side elevations are to be retained as existing. No new ventilation is to be provided with the exception of purpose-made secondary glazing (insulating glass) by Stern Windows, or other approved manufacturer. Where possible, and dependent on further detailed inspection for suitability, ventilation may be taken through existing chimney/side/skylight - to be located at the rear.

Roofs will be largely retained, with brickwork to match existing. New doors and windows to be installed as indicated.

Elongated star sign to be retained and replaced as necessary (allowing removal of surface excess sign).



Proposed Front Elevation  
Scale 1:50

Existing timber gates to be retained (to be fixed back in open position).

Existing 12" x 6" stone window with masonry sill and lintel above, to be retained.

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

Existing stone window and doorway, which appear to be retained, into a new window or high existing window No. 22. Doors doorway.

Existing doorway to be removed. At new brickwork to match existing existing.

PLANNING APPLICATION

General

THIS PLAN IS A GENERAL ARRANGEMENT OF THE PROPOSED WORK AND IS NOT TO BE USED FOR CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXISTING CONDITIONS AND FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.

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**DUDLEY**

Architectural  
100-100 Tower Street, Dudley  
Residential Development  
Dudley, West Midlands, B15 2JF  
Tel: 0121 222 2222  
Fax: 0121 222 2223  
www.dudley.co.uk

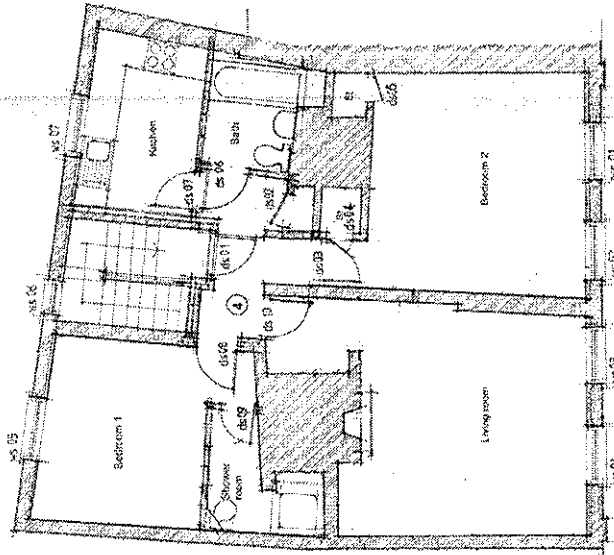
Block 5

100-100 Tower Street, Dudley  
Residential Development

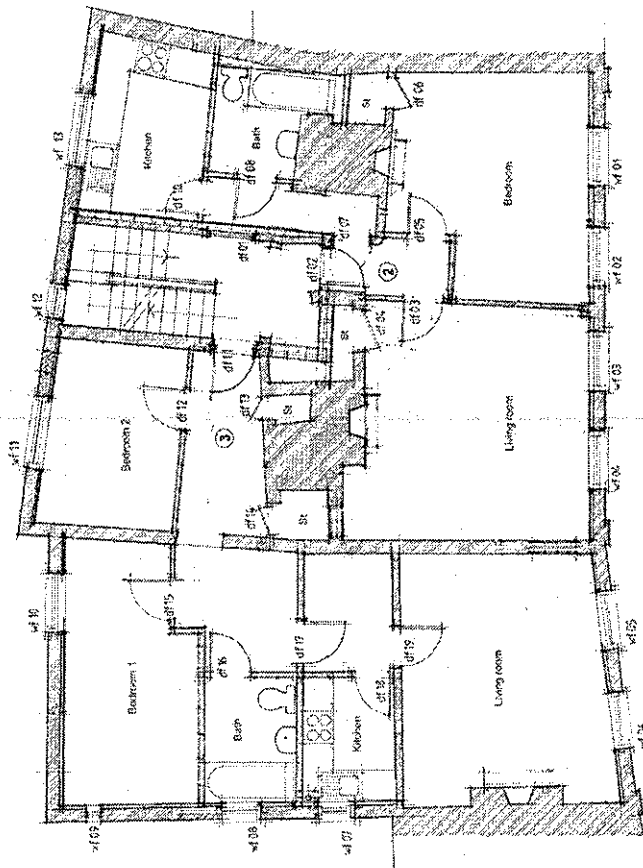
Existing Building:  
First & Second Floors  
General Arrangement

Scale: 1:50  
Date: 07/01/11  
Author: [Name]

0701 011 B



Second Floor



First Floor



Existing Building Footprint  
Second Floors - 10/12/10/13

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**P O U L T O N**  
Professional Engineer  
No. 10000  
Professional Seal  
No. 10000

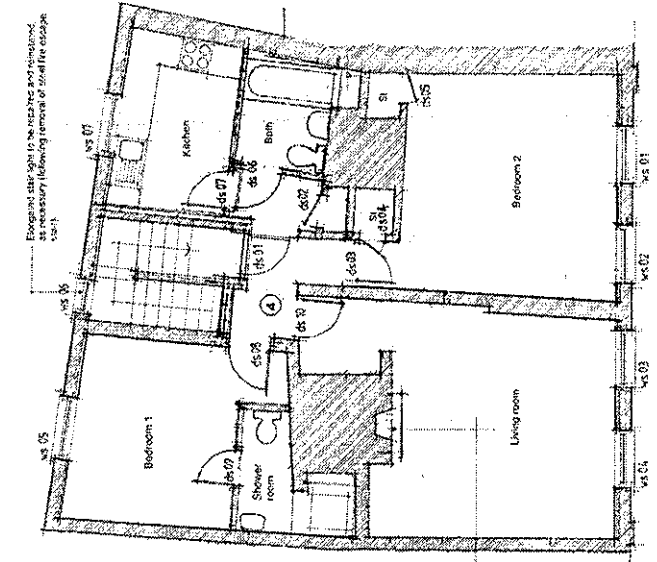
City of  
Brooks

59-69 Tower Street, Dudley  
Residential Development

Existing Building:  
First & Second Floors: GA  
Notes & Specification of Works

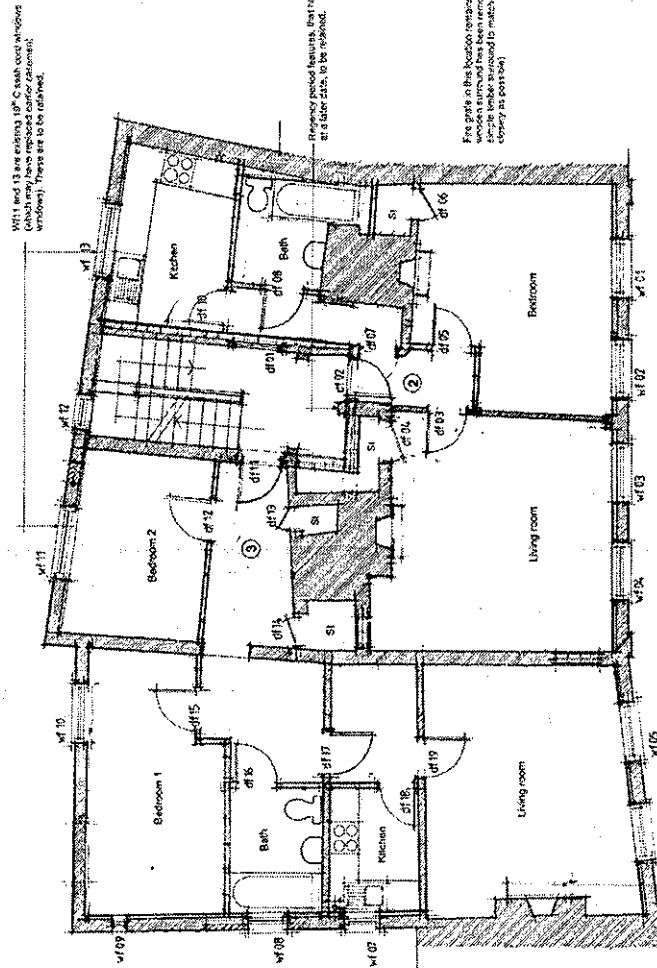
Date: 10/12/10  
Scale: 1:50

Job No: 0701  
Sheet: 013 B



Second Floor

General Note: All windows are to be retained as necessary, showing a section inspection of their condition. In addition, all windows are to be fitted with burglar-resistant secondary glazing (conforming to BS 6841:1991) or other approved manufacturer.  
General Note: Rooms and terminals of all new mechanical extract ventilation to kitchen and bedrooms are to be approved with Conservation Section. No new mechanical extract ventilation to be installed on the front facade of the building. Where possible, and dependent on further detailed information for availability, ventilation may be taken through existing chimneys/airing stacks - to terminate at the roof.  
General Note: All existing fireplaces are to be retained, with repairs or modifications/alterations agreed by the Conservation Section. Certain fireplaces have only been identified as being present. All fireplaces shown on drawings are to be photographed and measured, with drawings provided to indicate repairs or other treatments proposed. This further survey and scheduling of works to be completed by the contractor, at which time approval for the Conservation Section will be required. The original drawings are to be retained with the original drawings and to be agreed with Conservation Section.



First Floor

PLANNING APPLICATION



Overall development  
Site layout Ground +  
First floors - (2012)103

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0701



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Tel: 020 7613 3000  
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www.brooksandgunton.com

Client: Brooks

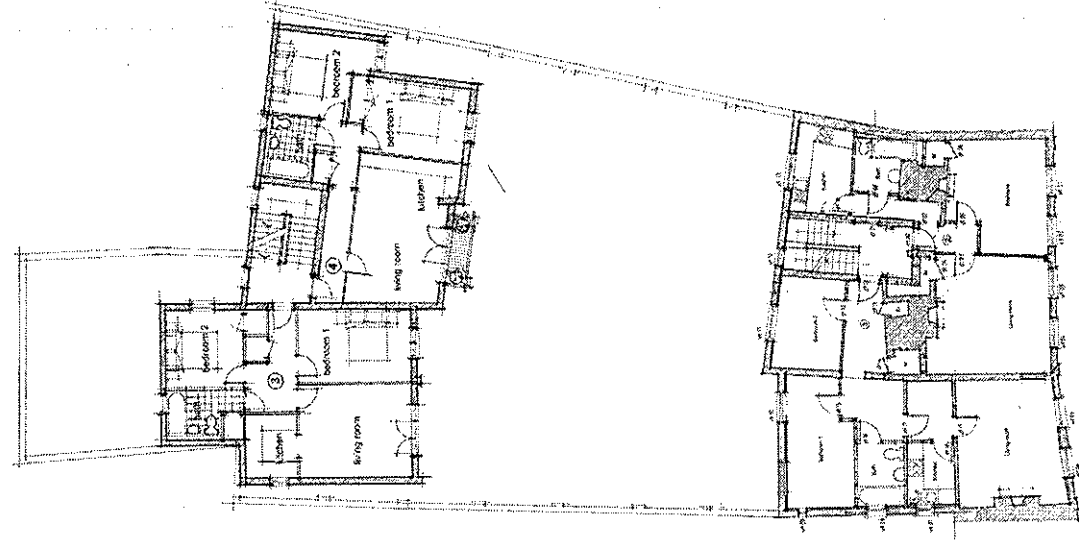
Project: 59-60 Tower Street, Dudley  
Residential Development

Overall Development:  
Site Layout:  
Ground & First Floors

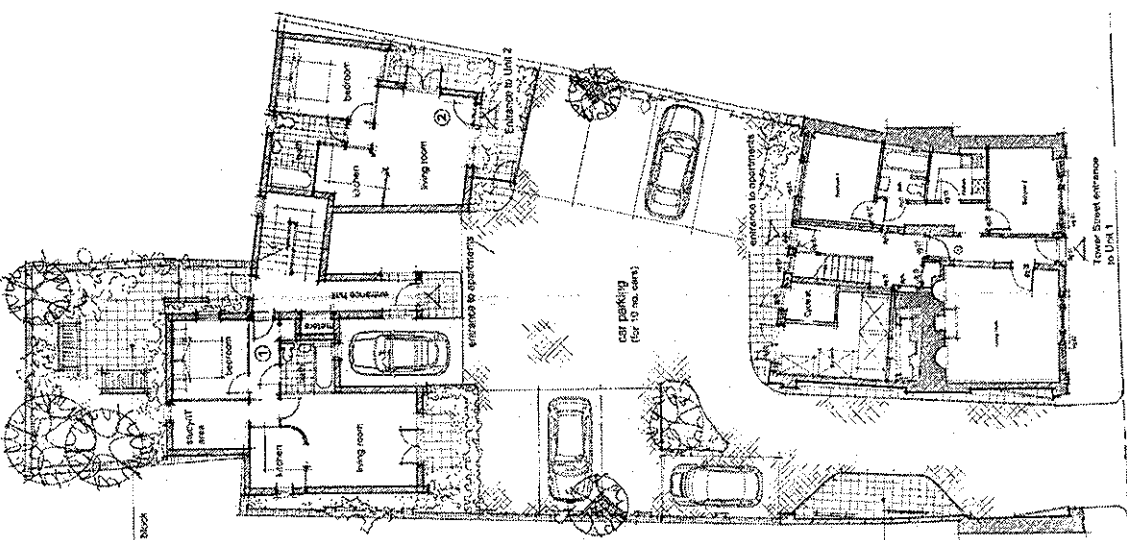
Date: 08/07  
Scale: 1:100

Sheet: 0701 019 B

PLANNING APPLICATION



First Floor Plans



Site Layout  
with ground floor plans indicated

DESIGN DEVELOPMENT  
2nd Floor + Roof Plans  
Rev 1/21/03

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WWW.BROOKSANDDUNN.COM

Drawn by  
Brooks

Project  
59-60 Tower Street, Dudley  
Residential Development

Title  
Overall Development  
Second Floor  
and Roof Plans

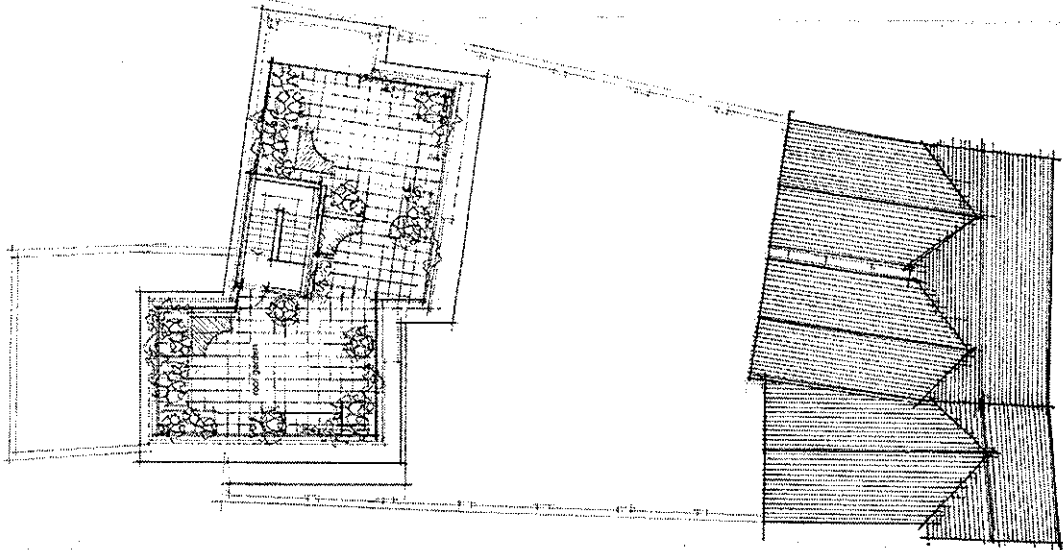
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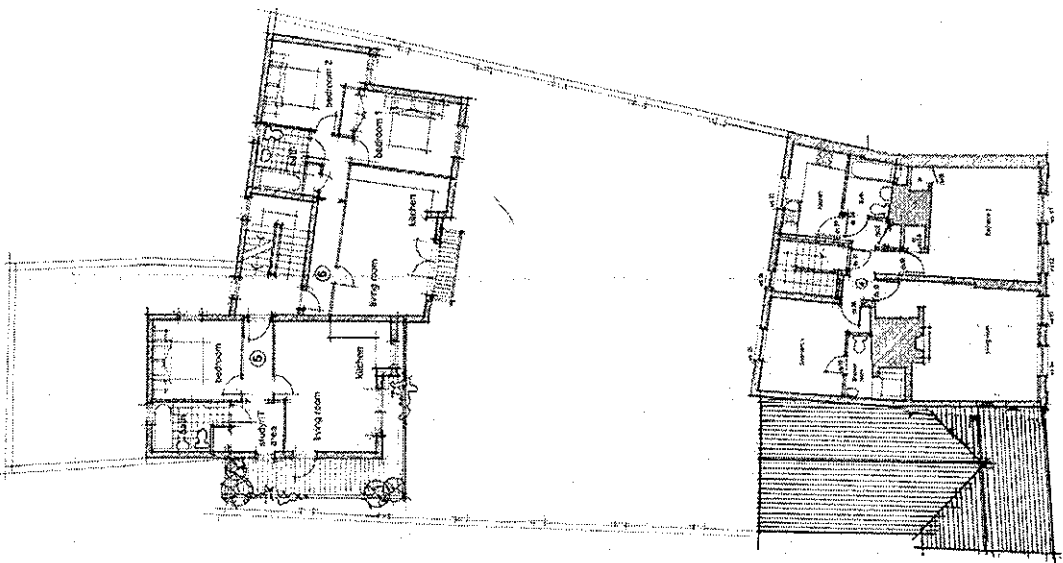
Sheet No.  
0701

Sheet Total  
020 B

PLANNING APPLICATION



Roof Plan



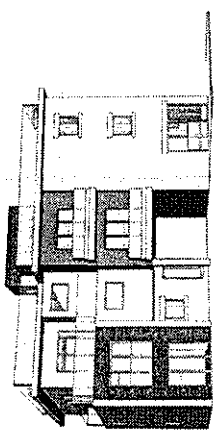
Second Floor Plans

Tower Street

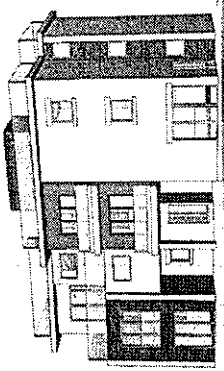


New Apartment Block  
Elevations & Perspectives  
Viewing - April 2013

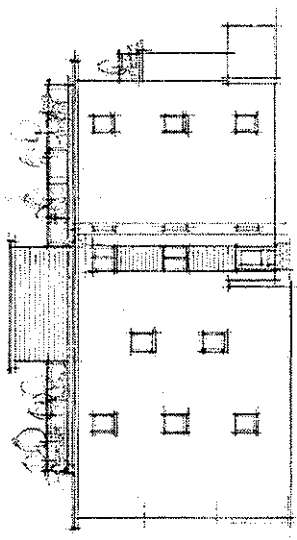
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FOR THE NEW APARTMENT BLOCK  
PROJECT FOR PLANNING APPLICATION (PURPOSES)  
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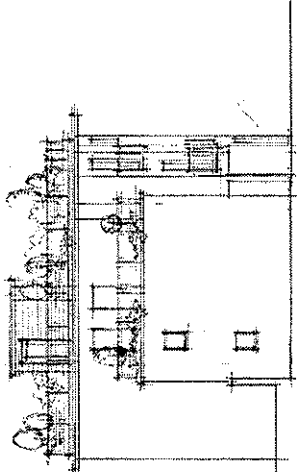
Perspective 1



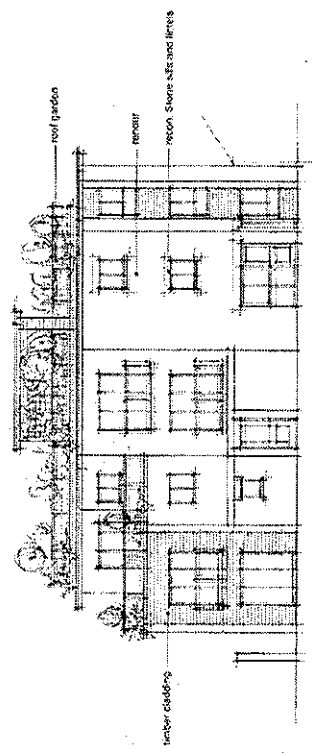
Perspective 2



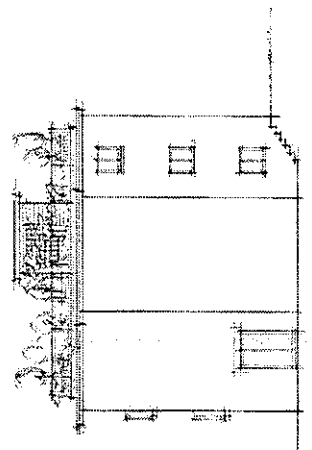
Elevation C



Elevation B



Elevation A



Elevation D



**BROUGHTON**  
Architectural & Planning Practice  
10, 11 & 12  
10, 11 & 12  
10, 11 & 12  
10, 11 & 12

Drawn  
Brooks

50-60 Tower Street, Dudley  
Residential Development

New Apartment Block:  
Elevations & Perspective Views

Date: 04/2013  
Scale: 1:50 NCB  
Project: 0701

0701 021 B

PLANNING APPLICATION

Overall Development  
in Context - Roof Level  
07/2/03

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Client  
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Project  
59-60 Tower Street, Duxley  
Residential Development

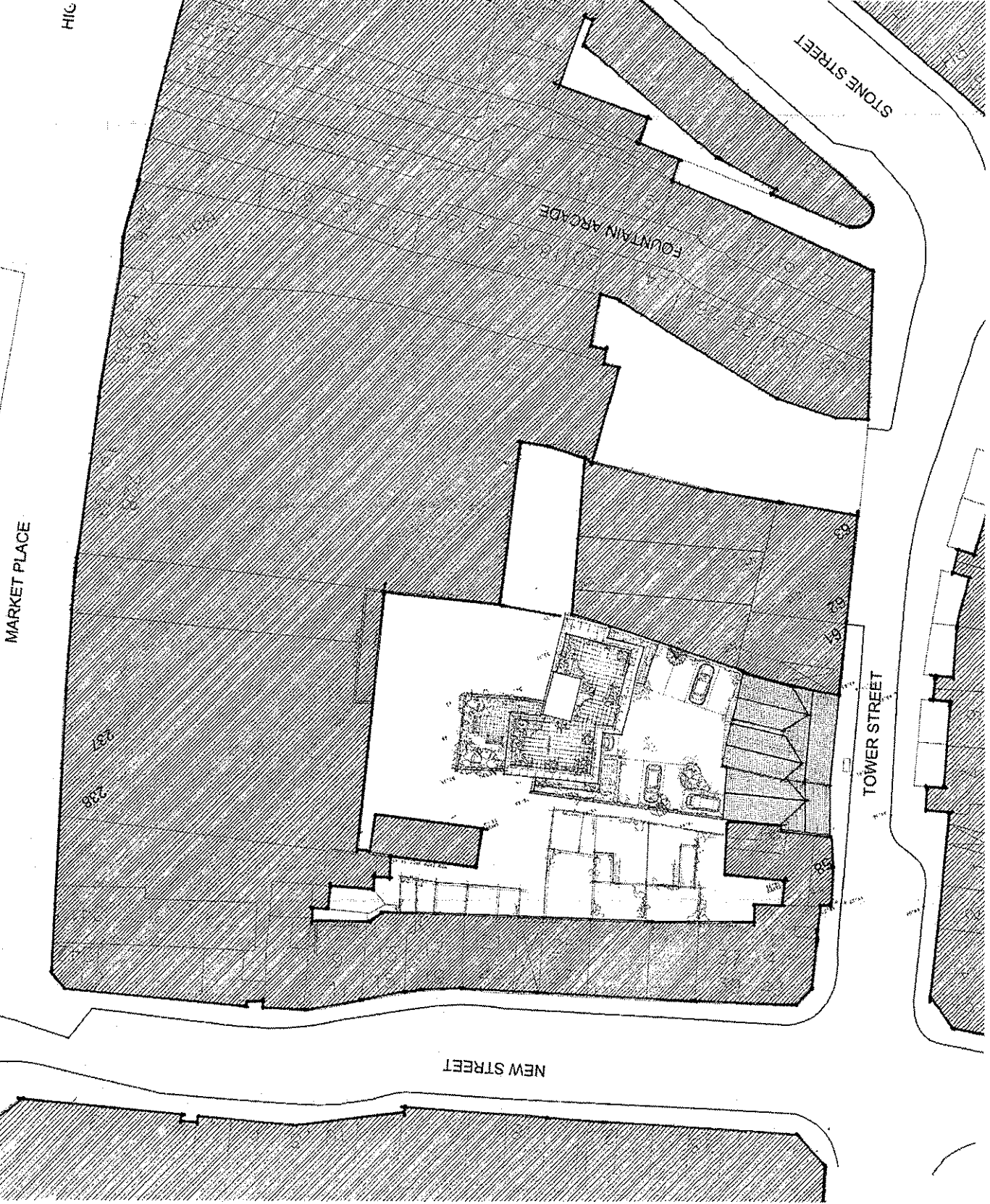
For  
Overall Development;  
in Context;  
Roof Level

Date  
04.02.03  
Scale  
1:200

Drawn  
IGB  
Checked  
GMB

Page No  
0701

Rev  
018 B



PLANNING APPLICATION

07/12/03

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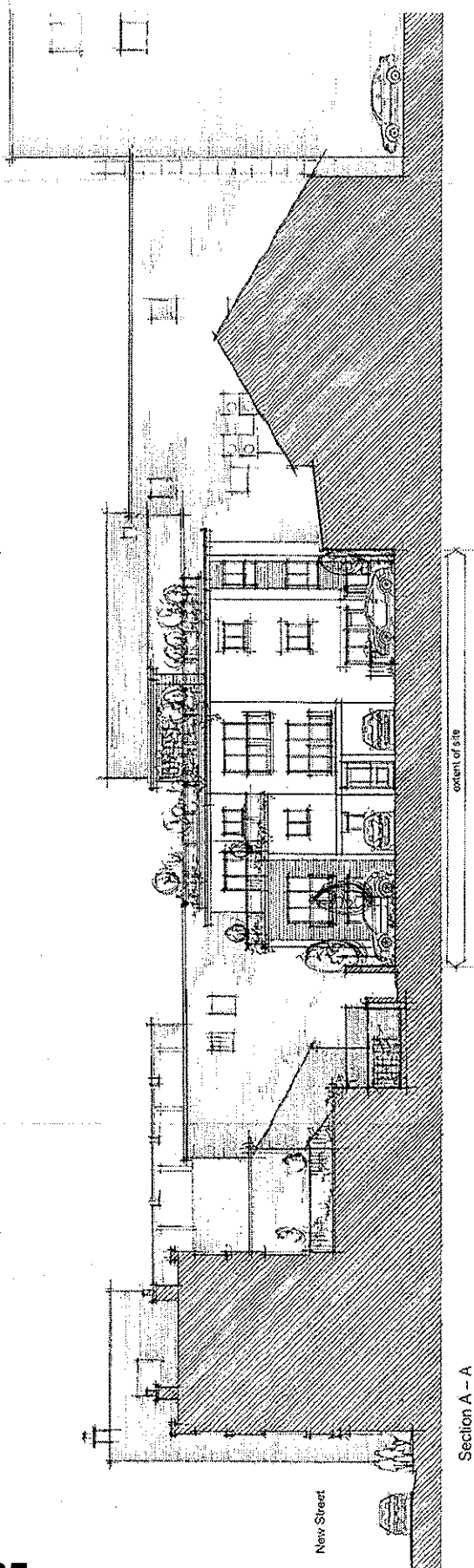
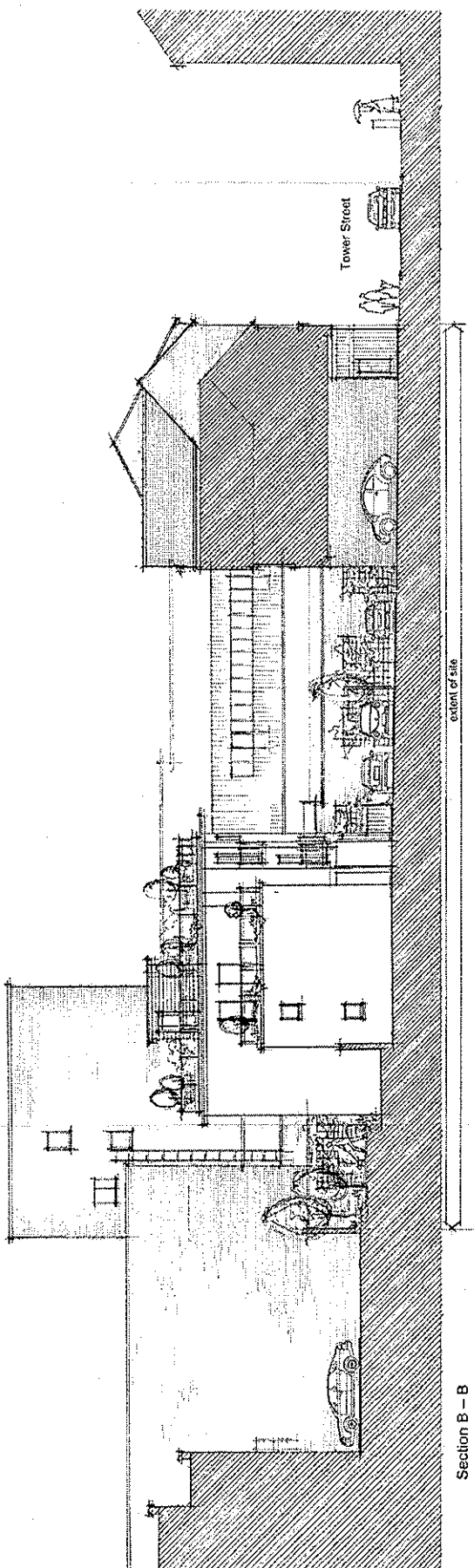
Project  
59-60 Tower Street, Dudley  
Residential Development

Title  
Sections through Site  
Showing surrounding buildings

Date  
04/2007  
Scale  
1:150

Job No.  
0701 022 B

PLANNING APPLICATION



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 CONSULTANTS

Planning & Survey  
 10000 10th Street  
 Suite 100  
 Boulder, CO 80501  
 Phone: 303.440.1000  
 Fax: 303.440.1001  
 Website: www.buckleup.com

Client:  
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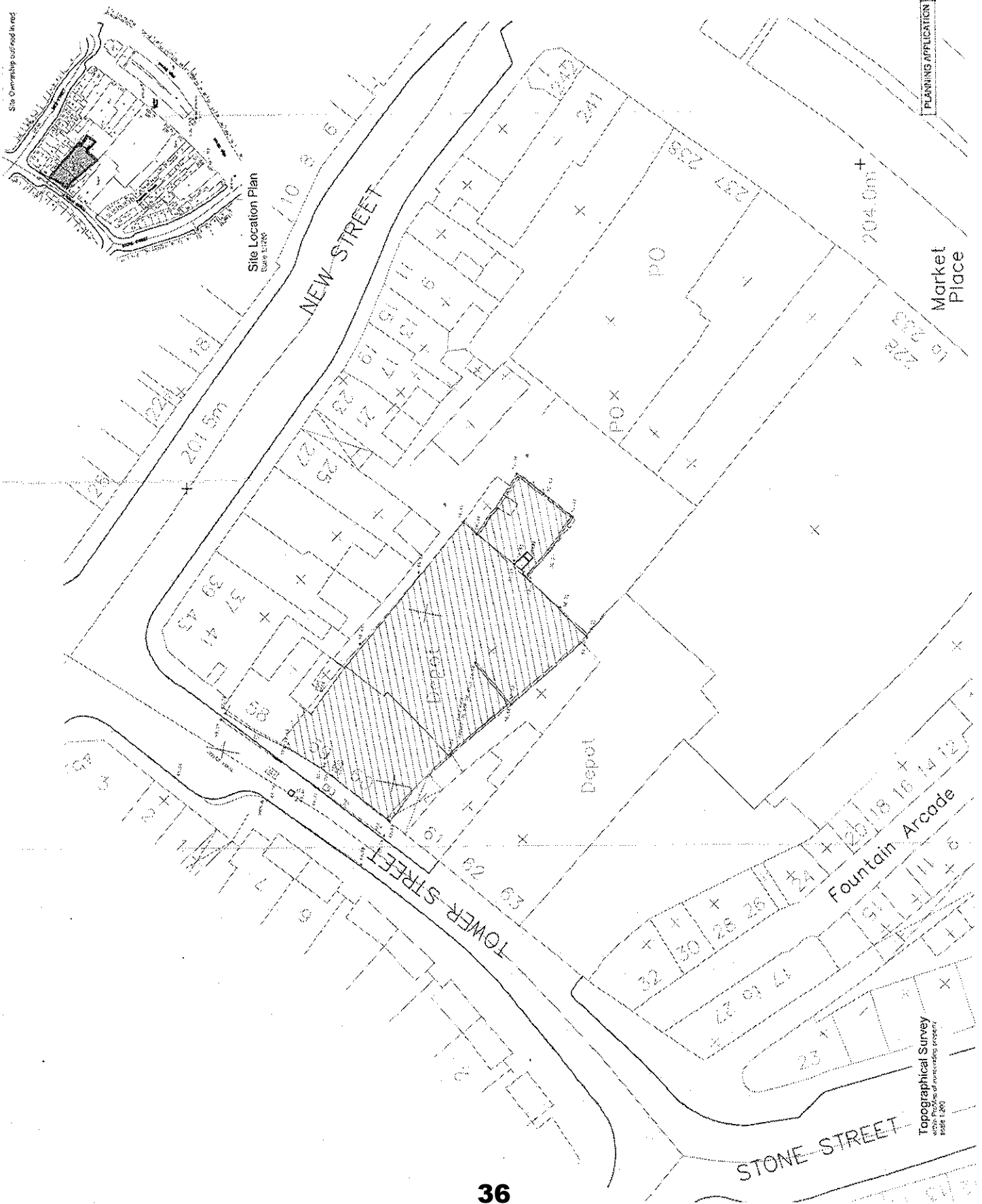
Project:  
**55-60 Tower Street, Outley  
 Residential Development**

Title:  
**Site Location Plan  
 and Topographical Survey  
 (within ProMap)**

Date:  
 04/20/2023  
 Scale:  
 1:250

Drawn:  
**0701 001 B**

PLANNING APPLICATION



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06/21/2022



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 Planning & Survey  
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 Boulder, CO 80502  
 Phone: 303.440.1000  
 Fax: 303.440.1001  
 Email: info@boulderplanning.com

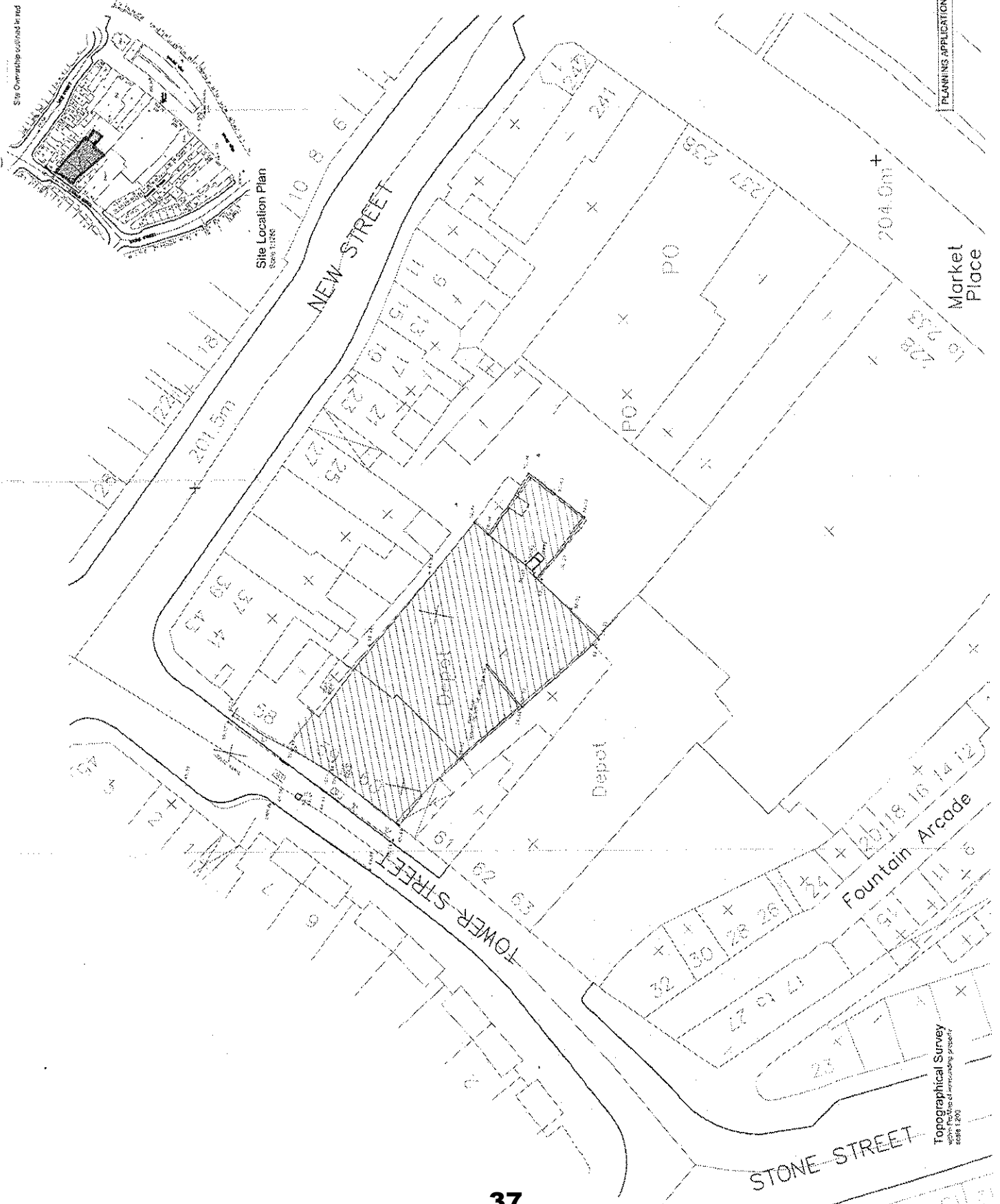
Brooks

Project: 33-00 Tower Street, Dudley  
 Residential Development

Title: Site Location Plan  
 and Topographical Survey  
 (within Precinct)

Date: 05/20/2022  
 Drawn: GJB  
 Checked: GJB  
 Scale: 1:500

0701 001 B



Topographical Survey  
 within the limits of adjoining property  
 scale 1:500

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0701

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 E-mail: info@butlerbrothers.com  
 Web: www.butlerbrothers.com

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 Brooks

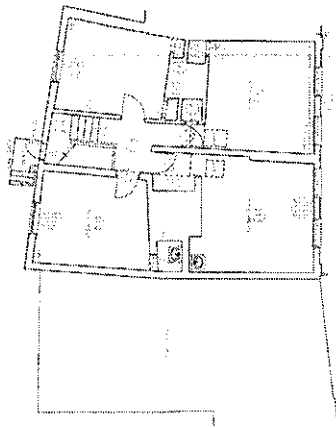
59-60 Tower Street, Dudley  
 Residential Development

Building Survey:  
 Ground, First, and Second  
 Floor Plans

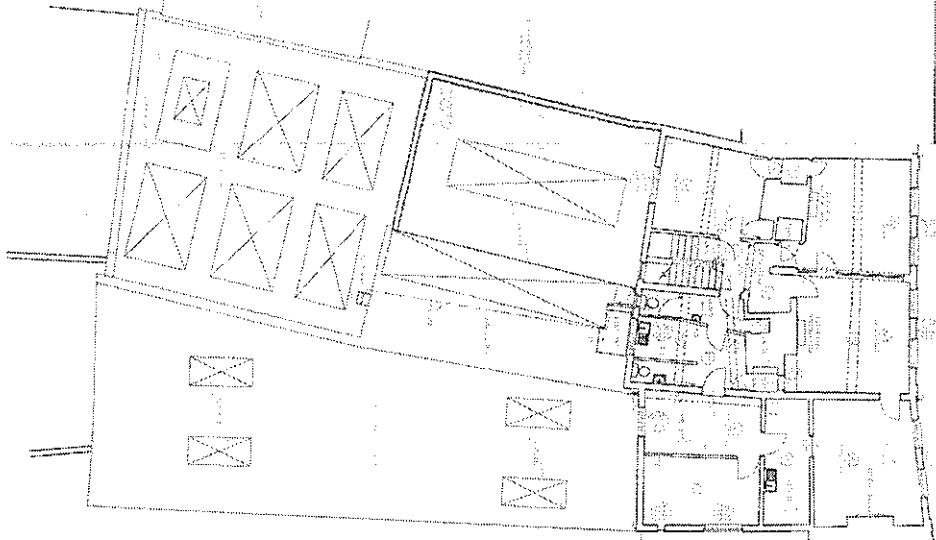
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 Project: 0701

Page No: 002  
 Rev: B

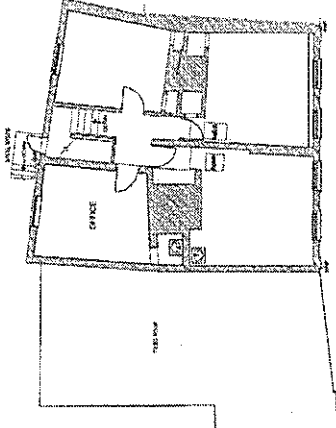
PLANNING APPLICATION



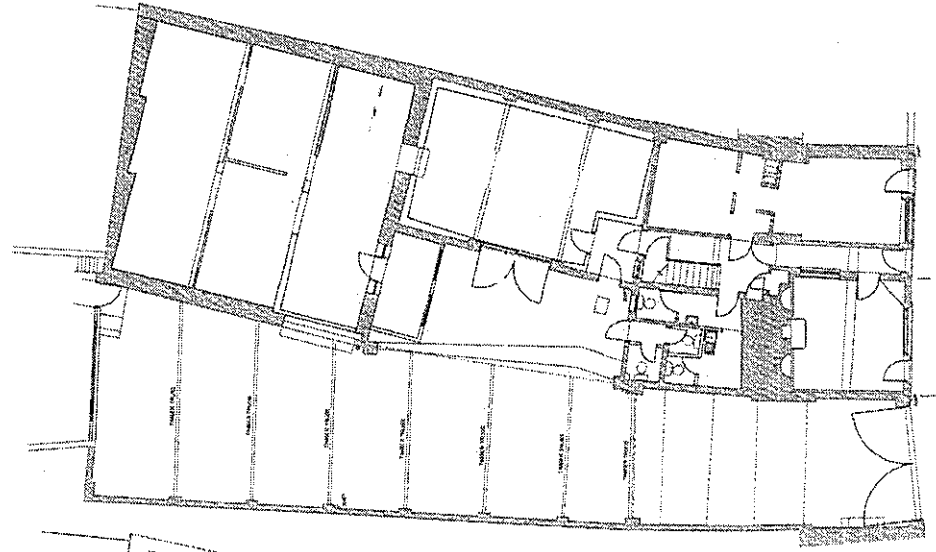
Second Floor Plan  
 showing heights, etc.



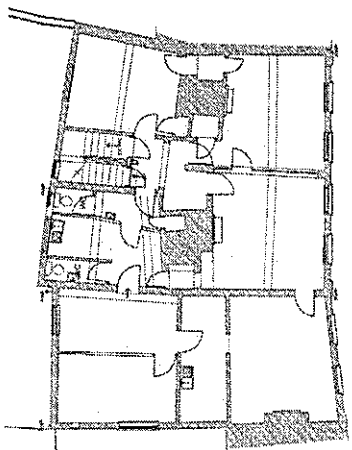
First Floor Plan  
 showing heights, etc.



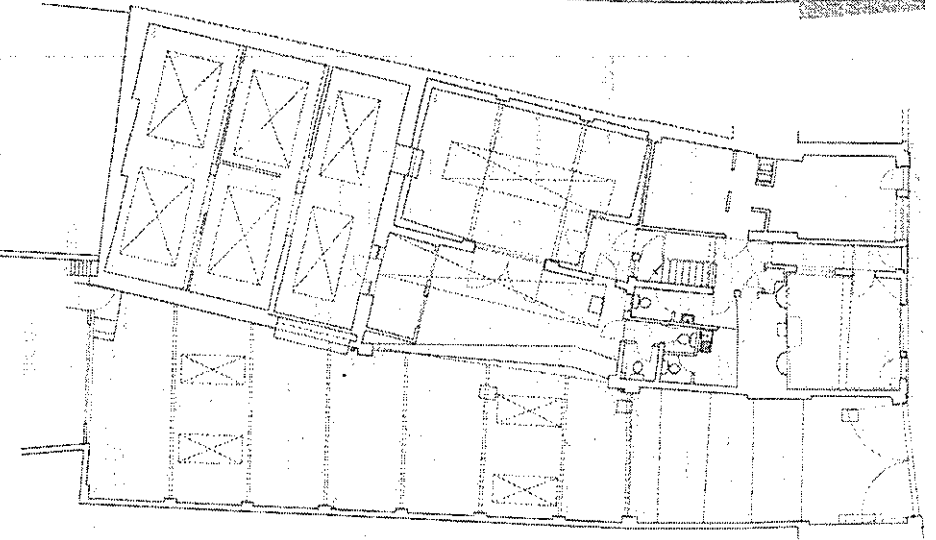
Second Floor Plan  
 walls hatched for clarity of structure



Ground Floor Plan  
 walls hatched for clarity of structure



First Floor Plan  
 walls hatched for clarity of structure



Ground Floor Plan  
 showing heights, etc.