

# PLANNING APPLICATION NUMBER:P12/1354

Type of approval sought	Full Planning Permission
Ward	Castle & Priory
Applicant	Dudley Canal Trust (Trips) Ltd
Location:	<b>DUDLEY CANAL TRUST, TODDS END FIELD, BIRMINGHAM NEW ROAD, DUDLEY, WEST MIDLANDS,</b>
Proposal	<b>ERECTION OF A PORTAL (LEARNING AND ACCESS HUB) WITH ASSOCIATED WORKS TO INCLUDE PEDESTRIAN SWING BRIDGE (OVER CANAL), CAR PARK IMPROVEMENTS AND LANDSCAPING</b>
Recommendation Summary:	<b>APPROVE SUBJECT TO CONDITIONS</b>

## SITE AND SURROUNDINGS

1. The application site measure approximately 1 hectare and is located off the Birmingham New Road (A4123) to the North of Dudley.
2. The site has the shape of an elongated triangle with the two longest boundaries adjoining the highway to the North and the Dudley Canal (Number 1 Line) to the South. The Black Country Living Museum is situated on the opposite side of the Canal to the application site.
3. There are residential dwellings on the opposite side of the Birmingham New Road (Kenilworth Close and Castle Road) which are located within the Sandwell Borough.
4. A large section of the site is currently taken up by an informal car parking area and the site is accessed directly from the Birmingham New Road.

## PROPOSAL

5. This is a full planning application for the erection of The Portal, a learning and access hub, car parking, landscaping and a new pedestrian swing bridge.

6. The Portal building would contain approximately 1000 square metres of floorspace that would include a reception area, office space, an interpretation and education space, a cafe and shop, a raised gallery, a kitchen and a workshop in addition to other ancillary accommodation. The purpose of the building is to provide a visitor facility which will enable visitors to explore the Dudley Canal and Limestone Mines.
7. The proposed swing bridge would link the site to the neighbouring Black Country Museum.
8. The applicants have stated that they would implement the development within two phases. The first phase would include the majority of the new building and the swing bridge with a second phase including the public realm improvements, the landscaping of the site and the changes to the car park.

## HISTORY

APPLICATION	PROPOSAL	DECISION	DATE
P10/0929	Improvements to existing car park new pedestrian access and footpath.	Withdrawn	18/08/10
P10/0923	Pedestrian swing bridge over canal including alterations to towpath. New retaining wall and railings.	Withdrawn	18/08/10

The above applications were withdrawn as the necessary supporting information, in terms of Nature Conservation and Trees, was not submitted to enable the Local Planning Authority to properly consider the proposals.

## PUBLIC CONSULTATION

9. Letters of notification were sent to the occupiers of 21 neighbouring properties, several site notices were also displayed and the application was advertised in the local press. As a result no letters of objection have been received.

10. Prior to submitting the proposal the applicants undertook consultation with a range of groups and individuals including visitors, school groups, the local community, the Black Country Living Museum, the Canal and Rivers Trust and the Heritage Lottery Fund.

## **OTHER CONSULTATION**

Group Engineer (Development): No objection subject to conditions.

Head of Environmental Health and Trading Standards: No objection.

The Coal Authority: No objection subject to condition.

West Midlands Fire Service: No objection.

Canal and River Trust: No objection subject to conditions.

Access in Dudley: Queries raised regarding some of the proposals. A response has been sent to AiD regarding those queries however no further comments have been received.

## **RELEVANT PLANNING POLICY**

### National Planning Guidance

- The National Planning Policy Framework (NPPF) (2012)

### Black Country Core Strategy (2011)

- The Vision
- Sustainability Principles
- The Spatial Objectives
- CSP3 Environmental Infrastructure
- CSP4 Place Making
- DEL1 Infrastructure Provision
- EMP6 Cultural Facilities and the Visitor Economy
- TRAN2 Managing Transport Impacts of New Development
- ENV 1 Nature Conservation

- ENV 2 Historic Character and Local Distinctiveness
- ENV 3 Design Quality
- ENV 4 Canals

#### Saved Unitary Development Plan Policies (2005)

- DD1 Urban Design
- HE7 Canals

#### Supplementary Planning Documents / Guidance

- Parking Standards and Travel Plans Supplementary Planning Document
- Planning Obligations Supplementary Planning Document
- A Strategy for Dudley Canals

### ASSESSMENT

11. The main issues are
- Principle
  - Design
  - Neighbour Amenity
  - Access and Parking
  - Planning Obligations
  - Other Issues

#### Principle/Policy

12. Policy EMP6 of the Black Country Core Strategy (Cultural Facilities and the Visitor Economy) states that *the Vision for the Black Country involves transformational change whilst respecting and promoting its unique heritage. The protection, promotion and expansion of existing cultural facilities, visitor attractions and associated businesses will ensure their enhanced role as key economic drivers in stimulating and regenerating the local economy in line with Spatial Objective 1.*
13. The Policy continues to state that *in order to help deliver economic, social and environmental transformation, sub-regionally important cultural facilities within the*

*Black Country (including tourist attractions, leisure facilities, museums, theatres & art galleries as identified on the Economy Theme Diagram) will be protected and, where necessary enhanced, promoted and expanded in partnership with key agencies and delivery partners and that facilities adjoining and serving the canal network should be maintained and expanded to help provide a network of linked facilities and visitor hubs in particular locations.*

14. It is considered that the proposed development, that would significantly improve the facilities that are currently offered at what is regarded as an important destination within the Black Country, fully accords with Policy EMP6 of the Black Country Core Strategy and that the proposal is acceptable in principle.

### Design

15. Policy ENV3 of the Black Country Core Strategy (Design Quality) states that *each place in the Black Country is distinct and successful place-making will depend on understanding and responding to the identity of each place with high quality design proposals. Development proposals across the Black Country will deliver a successful urban renaissance through high quality design that stimulates economic, social and environmental benefits.*
16. The proposed building would comprise a total of 990 square metres over two floors with the elevation fronting the towpath being two storeys in height and the element facing the car park being single-storey.
17. The main elevation, in terms of scale and activity, would be the one fronting the canal. This elevation of the building would feature a large amount of glazing and the building would also be constructed out of a combination of limestone, red brick, timber cladding and grey structural steelwork. The palette of materials has been specifically chosen to complement and reflect the historic nature and industrial use of the site and its surroundings.
18. Whilst the elevation fronting the car park would be much less active and visually interesting than the canal side of the building this is due to the fact that it is

essentially the rear elevation. The applicants have made this elevation as interesting as possible given the requirements of the building and given that it would be set well back from the highway it is not considered to be a significant issue.

19. The proposed swing bridge would be relatively minor in scale and would consist of a concrete base, steel platform and tension wires with a 1 metre high post and rail fence and dwarf wall. The applicants have stated that a survey in 2010 found that 89% of the visitors to the site also visited the Black Country Museum and that the swing bridge is intended to improve the connectivity between the two sites.
20. The existing boundary railings would be removed and a new bespoke boundary fence would be provided along the boundary with the Birmingham New Road. It is proposed that this would be barbican style fencing but with "Dudley Canal Trust" incorporated into the metal work.
21. All of the above would be delivered within the first phase of the development (with the exception of a section of the main building that would be left open and 'filled-in' during the second phase. In addition the second phase would also see a newly surfaced and marked-out car park which would provide a total of 55 spaces (including 7 spaces for disabled visitors). In addition space would be provided for four coaches.
22. A proposed 'plaza' would also be provided within the second phase of development which would significantly improve the visual appearance of the site and would create an attractive and useable public space between the car park and the rear entrance of the building.
23. The applicants have stated that the second phase would be provided once a suitable level of income has been received following the implementation of the first phase. It should be noted however that it is possible that the second phase is not implemented and this should be taken into consideration in the determination of the application.

24. It is considered that the proposed building would be of a high quality and that it would result in a positive impact on the character and appearance of the wider area and that this would be the case, although to a lesser extent, if the second phase of the development was not implemented.

### Neighbour Amenity

25. The closest residential properties are located on the opposite side of the Birmingham New Road, some 35 metres from the site boundary and approximately 80 metres from the proposed building. Given this separation distance and the fact that the facing elevation of the building would be single-storey, there would be no detrimental impact on the amenities of the occupiers of those properties.

### Access and parking

26. The existing vehicular access from the Birmingham New Road would still remain and a new pedestrian access would be provided approximately halfway along that site boundary.

27. The second phase of the proposal would include the proposed development of the car park. This would include providing space for coaches and the land train to turn within the site as well as a new pedestrian entrance from Birmingham New Road. Whilst these improvements would come forward at a later date it should be noted that the existing car park would actually provide a higher number of parking spaces.

28. The Group Engineer (Development) has requested that a condition is attached requiring the revised parking layout to be implemented before the rest of the second phase of the development is first brought into use.

### Nature Conservation

29. The application has been supported by a Phase 1 Habitat Survey Report that was carried out for the site in accordance with nationally recognised methodologies.

30. That survey has concluded that the overall ecological value of the application site is low. The survey does conclude however that there is the potential for there to be an impact from the proposal on the movement of bird species between nearby sites and on the potential for bat foraging.
31. Various recommendations are made within the Report that can be carried forward and secured through the use of suitably worded planning conditions. This would ensure that the planting of mature trees is undertaken to provide habitats for birds and insects, introducing appropriate landscaping and providing bat and bird boxes in the woodland areas.
32. Subject to the recommendations from the Phase 1 Survey being implemented it is considered that the proposed development would be acceptable in this regard and in accordance with Policy ENV1 of the Black Country Core Strategy (Nature Conservation).

### Planning Obligations

33. 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.
34. 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.
35. The planning obligations that would potentially be triggered by the Planning Obligations SPD relate to; Highway Infrastructure Works, Transport Infrastructure Improvements, Air Quality Improvements and Nature Conservation Enhancements.



36. 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:

- necessary to make the development acceptable in planning terms;
- directly related to the development;
- fairly and reasonably related in scale and kind to the development.

37. In consideration of the above the required Planning Obligations on this application have been identified as follows and could be secured through the imposition of suitably worded conditions:

- Nature Conservation Enhancements (up to the value of £4966.52)
- Air Quality Improvements (through the provision of electric vehicle charging points)

## CONCLUSION

38. The proposed development would result in a high quality form of development that would make a positive contribution to the character and appearance of the area. The proposal would not result in a detrimental impact on either visual or residential amenity and there would be no demonstrable harm caused to the occupiers of nearby dwellings, highway safety or to the nature conservation value of the area. The proposal is therefore considered compliant with policy and the associated guidance.

## RECOMMENDATION

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

### Reason for approval

The proposed development would result in a high quality form of development that would make a positive contribution to the character and appearance of the area. The proposal would not result in a detrimental impact on either visual or residential amenity and there would be no demonstrable harm caused to the occupiers of nearby dwellings, highway

safety or to the nature conservation value of the area. The proposal is therefore considered compliant with policy and the associated guidance.

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.

### **APPROVAL STATEMENT INFORMATIVE**

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

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 hereby permitted shall be carried out in accordance with the following approved plans: [insert plan numbers]
3. No development shall commence until details of nature conservation enhancement works have been submitted to and approved in writing by the Local Planning Authority. The nature conservation enhancement works shall thereafter be provided in accordance with the approved details prior to first occupation of the development and be maintained for the life of the development.
4. No development shall commence until details of secure cycle parking facilities in accordance with the Council's parking standards have been submitted to and approved in writing by the Local Planning Authority. The cycle parking shall thereafter be provided in accordance with the approved details prior to first

occupation of the development, shall be made available at all times and be maintained for the life of the development.

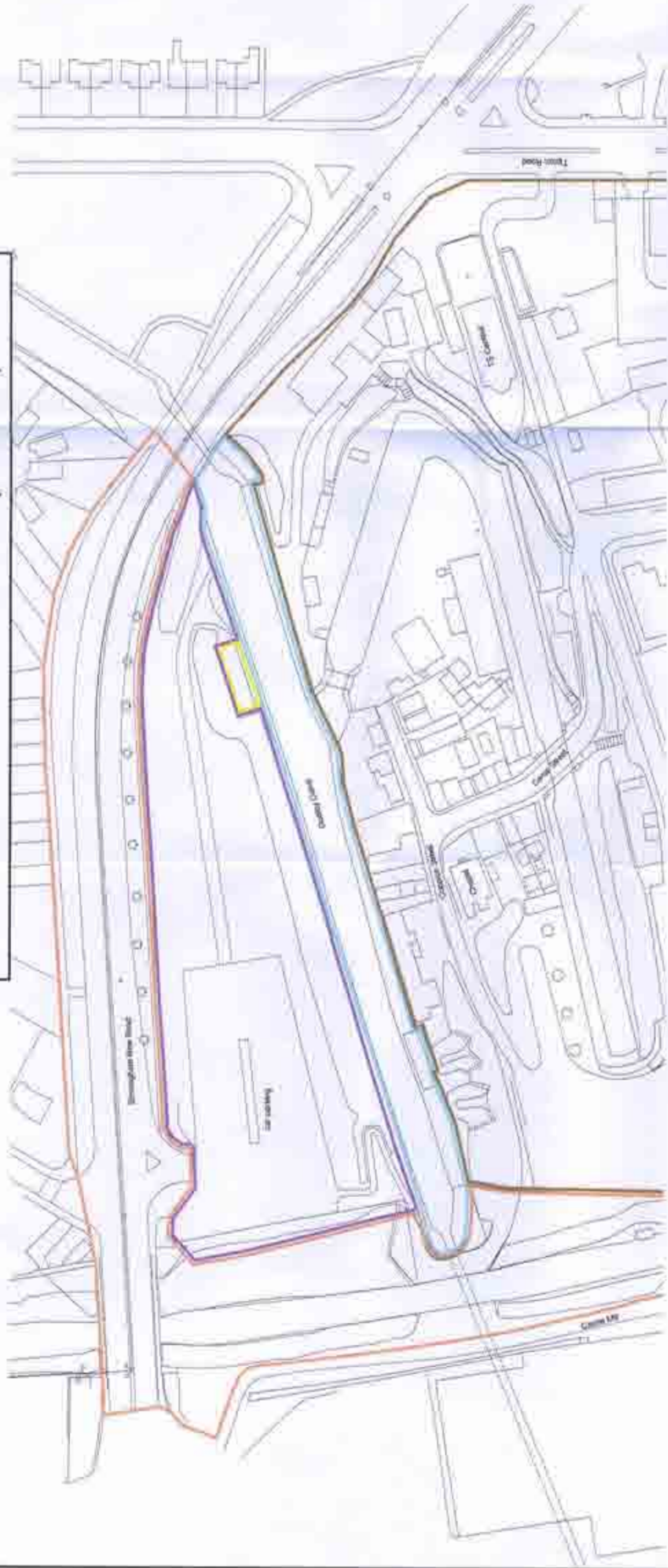
5. No development shall commence until details for the provision of external electric charging points have been submitted to and approved in writing by the Local Planning Authority. The Electric Charging point(s) shall thereafter be provided in accordance with the approved details prior to first occupation of the development and be maintained for the life of the development.
6. Prior to the commencement of development, details of the types, colours and textures of the materials to be used in the hard surfacing of the development 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 and retained for the lifetime of the development unless otherwise agreed in writing with the local planning authority.
7. 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.
8. 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.
9. Prior to the commencement of development, details of the [boundary treatments /walls/fences] to be installed on the whole site shall be submitted to and approved in writing by the Local Planning Authority. These details shall include location of boundary treatment. Elevation details shall also be supplied, or planting species/distances, as appropriate. The development shall proceed in accordance with the approved details, which shall be installed on site prior to occupation and thereafter maintained for the lifetime of the development unless otherwise agreed in writing by the Local Planning Authority.
10. No development shall take place until there has been submitted to, and approved in writing by the local planning authority details of the tree protection measures on site. The details shall include:
  - a. A plan showing the location and identification (with reference to a survey schedule if necessary) of all trees on, or directly adjacent to the development site, that are to be retained during construction. These trees are to be marked with a continuous outline.
  - b. A plan showing the location and identification (with reference to a survey schedule if necessary) of all the trees on, or directly adjacent to the development site that are to be removed prior to, or during development. These trees are to be marked with a dashed outline.
  - c. A plan showing the extent of the Root Protection Area, which is to be protected by physical barriers during development. The extent of the area that is to be protected is to be calculated in accordance with Clause 5.2 of British Standard BS: 5837 – 2005 'Trees in Relation to Construction – Recommendations'.

d. Design details of the proposed protective barriers to be erected around the trees during development. Any protection barriers should be designed and constructed in accordance with the provisions set out in section 9.2 of British Standard BS:5837 – 2005 'Trees in Relation to Construction – Recommendations'.

11. No development or other operations shall commence on site or in connection with the development hereby approved, (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and or widening, or any operations involving the use of motorised vehicles or construction machinery) until a detailed Arboricultural Method Statement has been submitted to and approved in writing by the Local Planning authority. No development or other operations shall take place except in complete accordance with the approved Method Statement. Such method statement shall include full detail of the following:
  - Implementation, supervision and monitoring of the approved Tree Protection Plan.
  - Implementation, supervision and monitoring of the approved Treework Specification.
  - Implementation, supervision and monitoring of all approved construction works within any area designated as being fenced off or otherwise protected in the approved Tree Protection Plan.
  - Timing and phasing of arboricultural works in relation to the approved development.
12. No development or other operations shall commence on site or in connection with the development hereby approved, (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and or widening, or any operations involving the use of motorised vehicles or construction machinery) until a detailed tree felling / pruning specification has been submitted to and approved in writing by the Local Planning Authority. No development or other operations shall commence on site until the approved tree felling and pruning works have been completed. All tree felling and pruning shall be carried out in full accordance with the approved specification and the requirements of British Standard 3998 (1989) Recommendations for Tree Work.
13. No development or other operations shall commence on site in connection with the development hereby approved, (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and or widening, or any operations involving the use of motorised vehicles or construction machinery) until a detailed service and foul and surface water drainage layout has been submitted to and approved in writing by the Local Planning Authority. Such layout shall provide for the long term retention of the trees. No development or other operations shall take place except in complete accordance with the approved service/drainage layout.
14. Prior to the commencement of the second phase of the development hereby approved full details of the proposed parking layout shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in full accordance with the approved layout prior to the second phase of the development coming into use and it shall be retained as such thereafter.

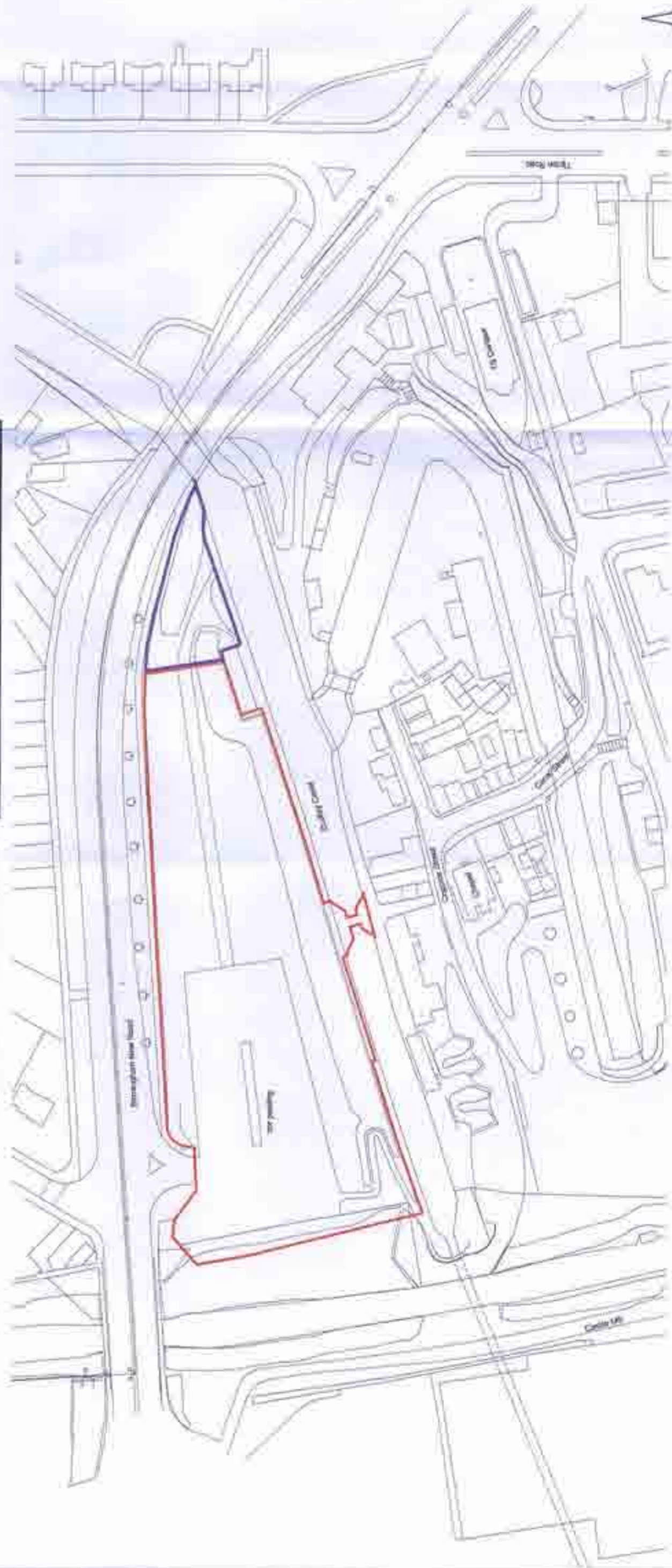
15. Prior to the commencement of development, details of the existing and proposed levels of the site (including finished floor levels), which should be related to those of adjoining land and highways, [including sections in direction xxx] shall be submitted to and approved in writing by the local planning authority. The development shall proceed in accordance with the approved levels.

# DUDLEY CANAL TRUST (TRIPS) LTD



Site Ownership Plan - 1:1250

- Legend**
- Dudley Metropolitan Borough Council
  - Dudley Metropolitan Borough Council - leased to Black Country Living Museum
  - Dudley Metropolitan Borough Council - leased to Dudley Canal Trust
  - Canal & River Trust
  - Dudley Metropolitan Borough Council - leased to Canal & River Trust



Site Location Plan - 1:1250

- Legend**
- Application Boundary
  - Adjoining land under applicants' ownership

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REVISION  
 1:1250@A2

A Application boundary amended NB 02.10.22

<b>DRAWING STATUS:</b> Stage D	
<b>PROJECT:</b> Dudley Canal Trust (Trips) Ltd The Portal	
<b>CLIENT:</b> Dudley Canal Trust (Trips) Ltd	
<b>TITLE:</b> Site Location Plan & Land Ownership Plan	
<b>DATE:</b> Aug 2012	<b>SCALE:</b> 1:1250@A2
<b>DRAWN:</b> NB	<b>CHECKED:</b> PP
<b>DRAWING N°:</b> M08.147(b).058	<b>REVISION:</b> A



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 WEBSITE: www.plydellsmithyman.co.uk

100000-1052 (A2)

# DUDLEY CANAL TRUST (TRIPS) LTD

CR

Birmingham New Road

**Legend**

□ Planning application site boundary



Existing Site Plan - 1:250



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Application boundary amended		NI	02/10/12
<b>DRAWING STATUS</b>			
<b>Stage D</b>			
PROJECT Dudley Canal Trust (Trips) Ltd			
CLIENT Dudley Canal Trust (Trips) Ltd			
TITLE Existing Site Plan			
DATE	SCALE		
Aug 2012	1:250/A1		
DRAWN	CHECKED		
NB	PP		
DRAWING NO:	REVISION:		
M08.147(b).059	A		

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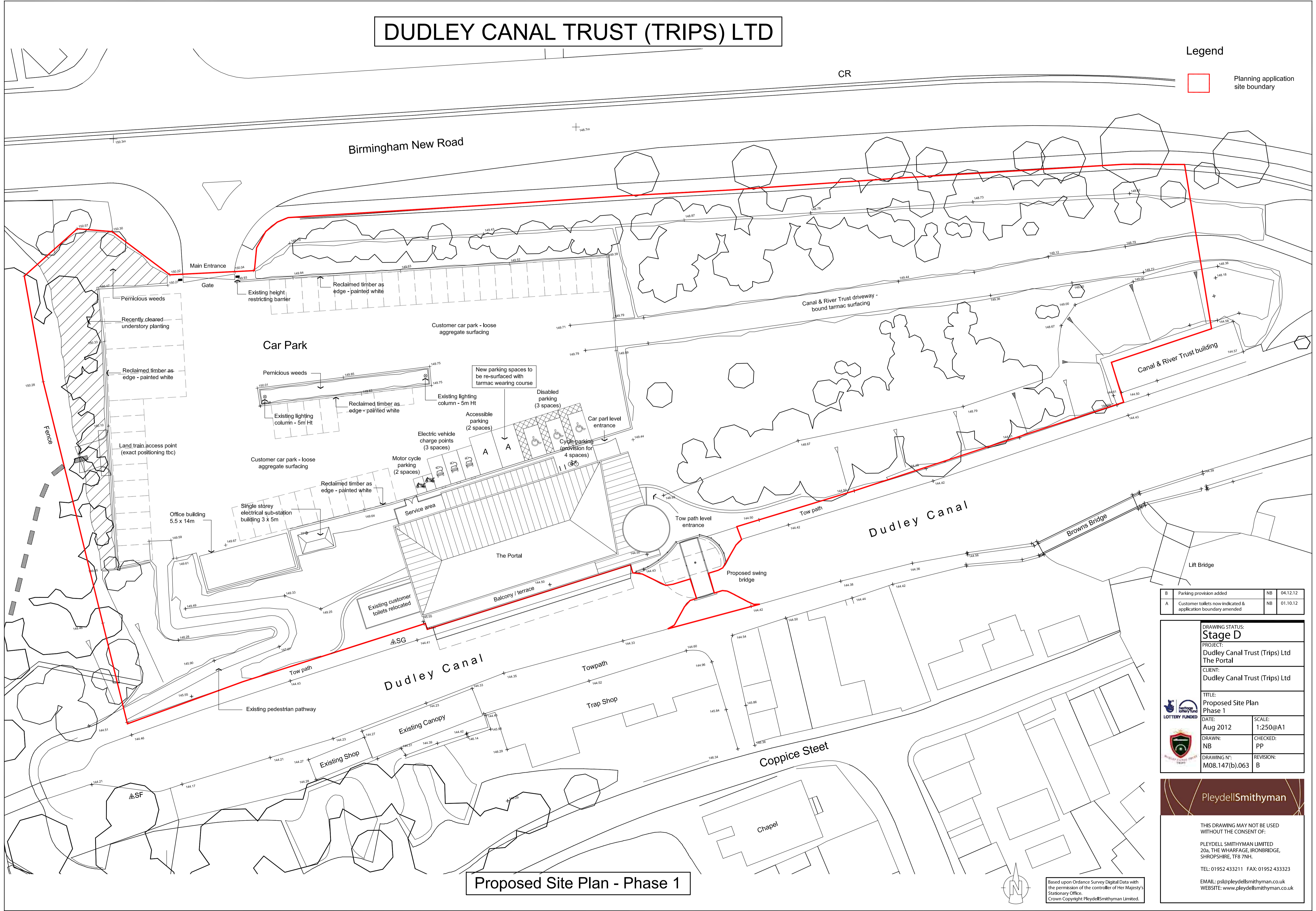
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 SHROPSHIRE, TR8 7NH  
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 EMAIL: pleydel@pleydel-smithyman.co.uk  
 WEBSITE: www.pleydel-smithyman.co.uk

P.21/1354 Existing Site Plan (A1)

# DUDLEY CANAL TRUST (TRIPS) LTD

## Legend

Planning application site boundary



## Proposed Site Plan - Phase 1

B	Parking provision added	NB	04.12.12
A	Customer toilets now indicated & application boundary amended	NB	01.10.12

**DRAWING STATUS:**  
**Stage D**

**PROJECT:**  
 Dudley Canal Trust (Trips) Ltd  
 The Portal

**CLIENT:**  
 Dudley Canal Trust (Trips) Ltd

**TITLE:**  
 Proposed Site Plan  
 Phase 1

**DATE:** Aug 2012      **SCALE:** 1:250@A1

**DRAWN:** NB      **CHECKED:** PP

**DRAWING N°:** M08.147(b).063      **REVISION:** B

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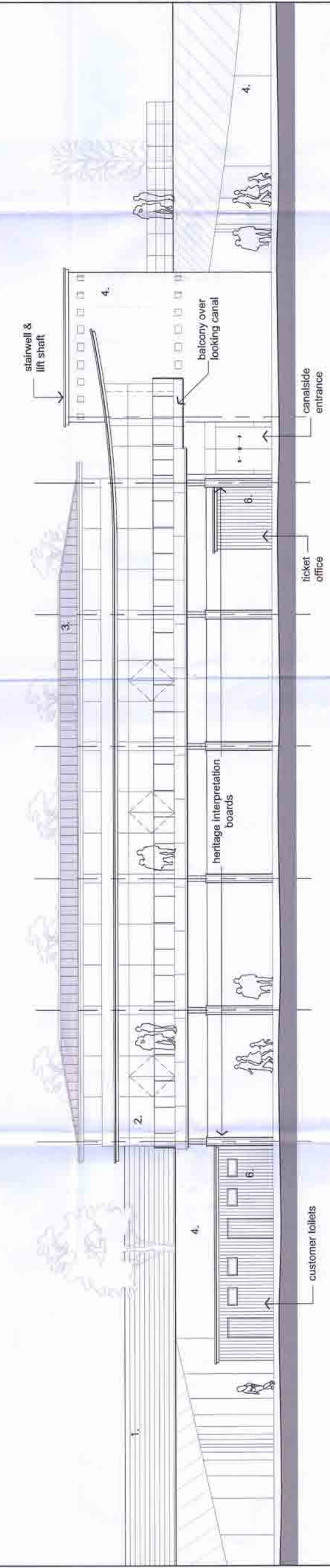
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P1211354  
Southern Elevation  
Phase 1 (AM)

# DUDLEY CANAL TRUST (TRIPS) LTD



**Materials:**

- 1. Limestone walling
- 2. Glazed facade
- 3. Standing seam metal roof (grey)
- 4. Red brick walling
- 5. Structural steelwork (grey)
- 6. Stained timber cladding

Category	Control over health & building area	NR	01/10/12
Shown		NR	17/08/12
A	General update		

<b>DRAWING STATUS:</b>	<b>Stage D</b>
<b>PROJECT:</b>	Dudley Canal Trust (Trips) Ltd
<b>TITLE:</b>	The Portal
<b>CLIENT:</b>	Dudley Canal Trust (Trips) Ltd
<b>TITLE:</b>	Southern Elevation Phase 1
<b>DATE:</b>	JULY 2012
<b>SCALE:</b>	1:100 @ A1
<b>CHECKED:</b>	PP
<b>DRAWN:</b>	NR
<b>DRAWING NO.:</b>	M08.147(b).043
<b>REGION:</b>	B

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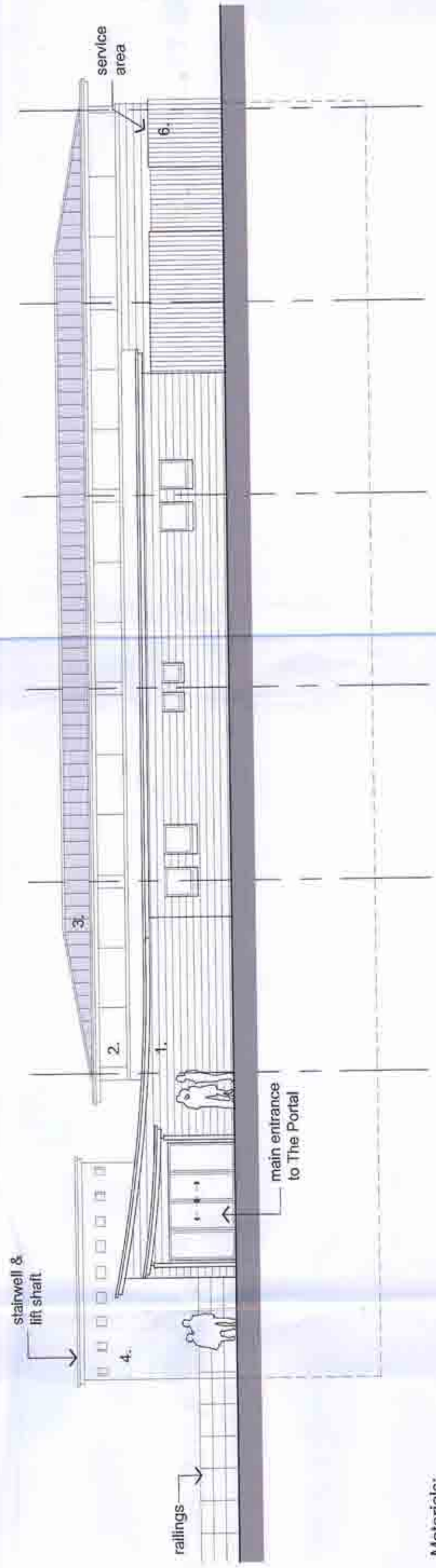
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15, ST. MARTIN'S, ONSLOW BRIDGE,  
SARUMS WARE, WTS 7NL.

TEL: 01952 433211 FAX: 01952 433223  
EMAIL: [ps@playdellsmithyman.co.uk](mailto:ps@playdellsmithyman.co.uk)  
WEBSITE: [www.playdellsmithyman.co.uk](http://www.playdellsmithyman.co.uk)

## South Elevation - Phase 1

Northern Elevation  
Phase 1 (A1)

# DUDLEY CANAL TRUST (TRIPS) LTD



**Materials:**

- 1. Limestone walling
- 2. Glazed facade
- 3. Standing seam metal roof (grey)
- 4. Red brick walling
- 5. Structural steelwork (grey)
- 6. Stained timber cladding

North Elevation - Phase 1

B	Client to service area moved	NB	02.10.12
A	General update	HB	17.08.12

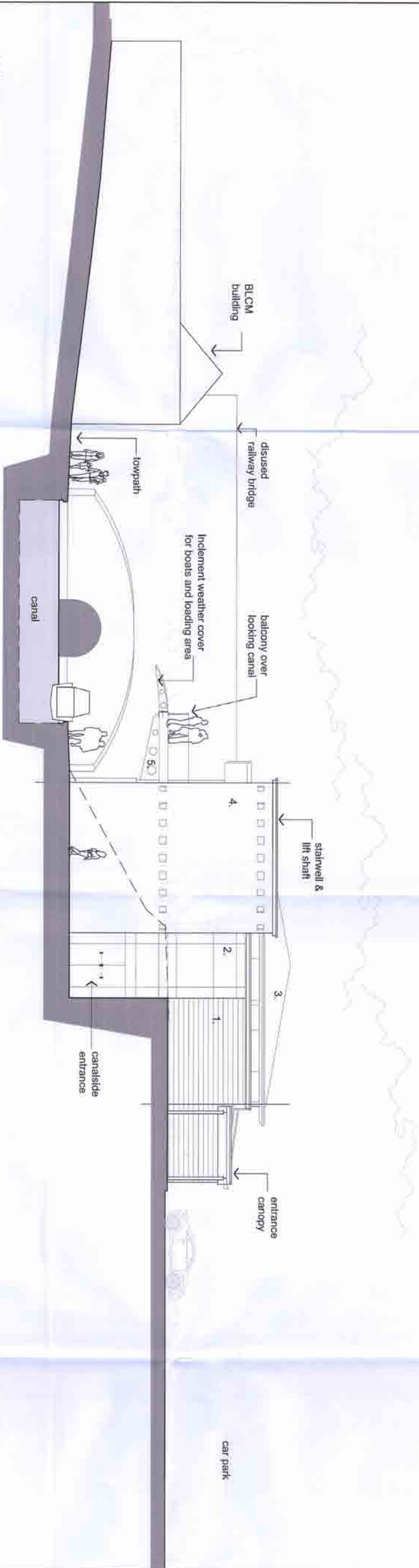
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<b>Stage D</b>	
<b>PROJECT:</b>	Dudley Canal Trust (Trips) Ltd
<b>CLIENT:</b>	Dudley Canal Trust (Trips) Ltd
<b>TITLE:</b>	Northern Elevation Phase 1
<b>DATE:</b>	JULY 2012
<b>SCALE:</b>	1:100 @ A1
<b>DRAWN:</b>	NB
<b>CHECKED:</b>	PP
<b>DRAWING NO.:</b>	M08.147(b).042
<b>REVISION:</b>	B

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TEL: 01952 432211 FAX: 01952 433223  
EMAIL: [pr@pleydellsmithyman.co.uk](mailto:pr@pleydellsmithyman.co.uk)  
WEBSITE: [www.pleydellsmithyman.co.uk](http://www.pleydellsmithyman.co.uk)

# DUDLEY CANAL TRUST (TRIPS) LTD



- Materials:**
1. Limestone walling
  2. Glazed facade
  3. Standing seam metal roof (grey)
  4. Red brick walling
  5. Structural steelwork (grey)

East Elevation - Phase 1

P21/13/54  
Eastern Elevation  
Phase 1 (a1)

C	Canopy detail over boat loading area shown	5/11	01/10/12
B	Main regarding cover for boats revised	1/11	17/09/12
A	General update	NB	17/08/12

<b>DRAWING STATUS</b>	
<b>Stage D</b>	
PROJECT:	Dudley Canal Trust (Trips) Ltd
CLIENT:	The Portal
CLIENT:	Dudley Canal Trust (Trips) Ltd
TITLE:	Eastern Elevation
DATE:	JULY 2012
SCALE:	1:100 @ A1
DRAWN:	PP
CHECKED:	PP
DRAWING NO.:	M08.147(b).040
REVISION:	C

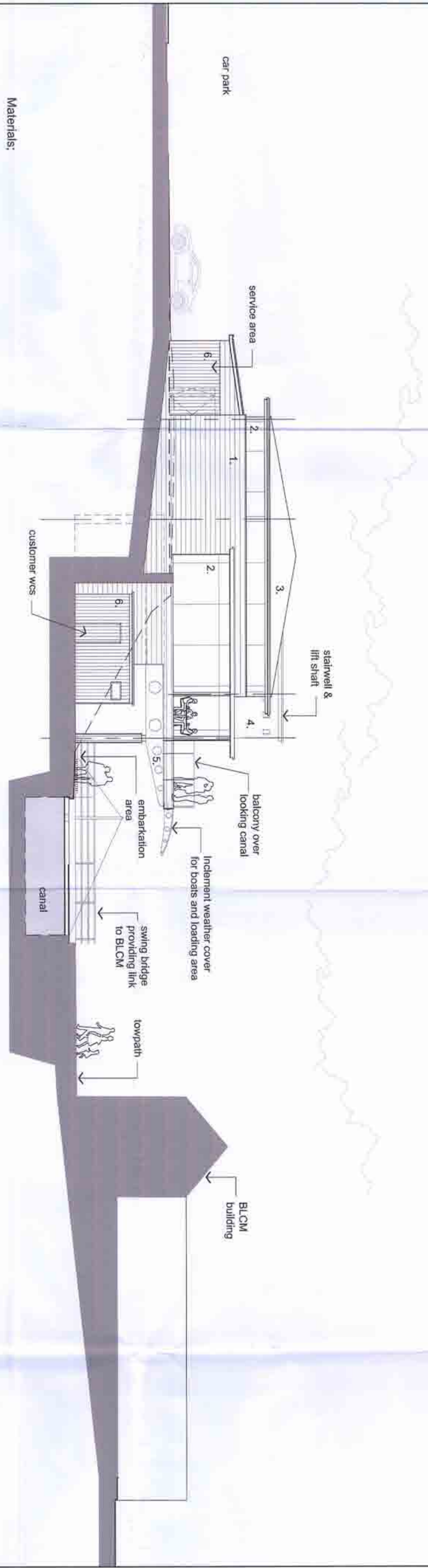
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20A, THE WHARFAGE, IRONBRIDGE,  
SHROPSHIRE, TF8 7NE

TEL: 01952 433111 FAX: 01952 433223  
EMAIL: pld@pleydellsmithyman.co.uk  
WEBSITE: www.pleydellsmithyman.co.uk

# DUDLEY CANAL TRUST (TRIPS) LTD



- Materials:
1. Limestone walling
  2. Glazed facade
  3. Standing seam metal roof (grey)
  4. Red brick walling
  5. Structural steelwork (grey)
  6. Stained timber cladding

West Elevation - Phase 1

P1211654  
Western Elevation  
Phase 1 (A1)

C	Canopy detail over boats & loading area	NB	01.10.12
B	Roof	NB	11.09.12
A	Minor regarding cover for boats & loading area	NB	17.08.12
A	General update	NB	17.08.12

DRAWING STATUS	
<b>Stage D</b>	
PROJECT:	Dudley Canal Trust (Trips) Ltd
CLIENT:	The Portal
CLIENT:	Dudley Canal Trust (Trips) Ltd
TITLE:	Western Elevation
DATE:	Phase 1
DATE:	JULY 2012
SCALE:	1:100 @ A1
DRAWN:	NB
CHECKED:	PP
DRAWING NO:	TRIPS001
REVISION:	C

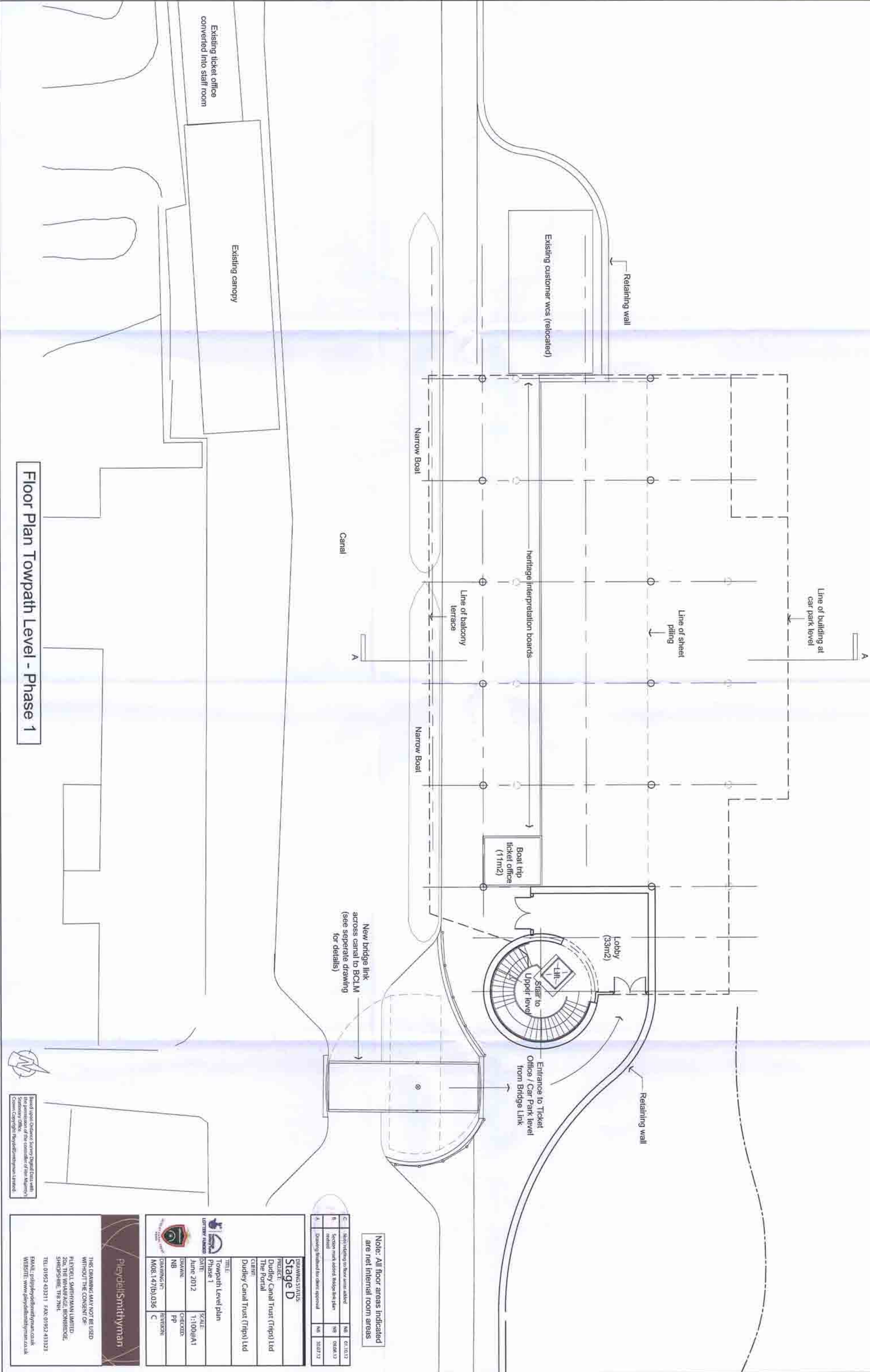
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WEBSITE: www.playdellsmithyman.co.uk

# DUDLEY CANAL TRUST (TRIPS) LTD



Floor Plan Towpath Level - Phase 1

Note: All floor areas indicated are net internal room areas

C	Major revisions to floor areas added	NB	01.10.12
B	Scope mark added, Bridge link plan revised	NB	09.06.12
A	Drawing finished for client approval	NB	30.07.12

<b>DRAWING STATUS</b>	
<b>Stage D</b>	
<b>PROJECT</b>	Dudley Canal Trust (Trips) Ltd
<b>CLIENT</b>	Dudley Canal Trust (Trips) Ltd
<b>TITLE</b>	Towpath Level plan
<b>DATE</b>	June 2012
<b>SCALE</b>	1:100@A1
<b>DRAWN</b>	NB
<b>CHECKED</b>	PP
<b>DRAWING NO.</b>	M08.147(b).036
<b>REVISION</b>	C

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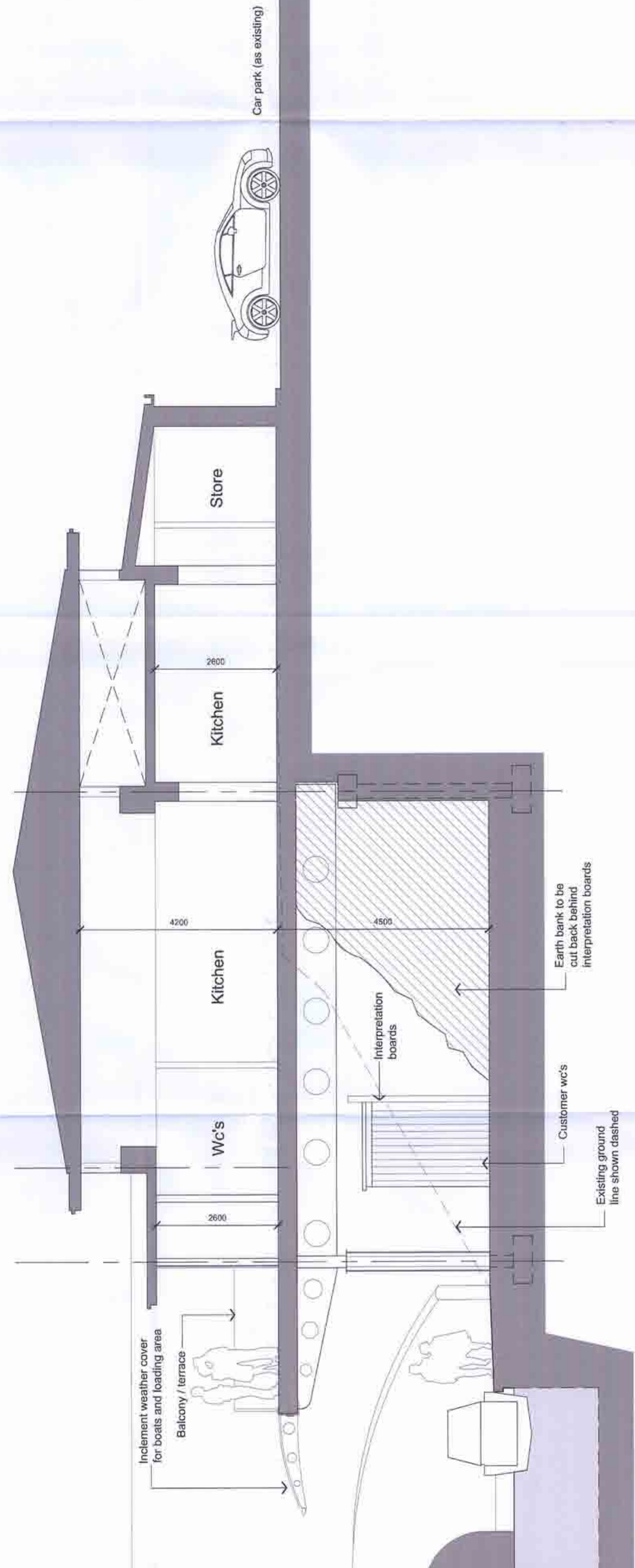
EMAIL: pleydell@pleydell-smithyman.co.uk  
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Towpath Level Plan Phase 1

P121354  
SECTION A-A  
Phase 1 (A1)

# DUDLEY CANAL TRUST (TRIPS) LTD



B	Canopy detail over boats & loading area shown	NB	01.10.12
A	Note regarding cover for boats added	NB	11.09.12

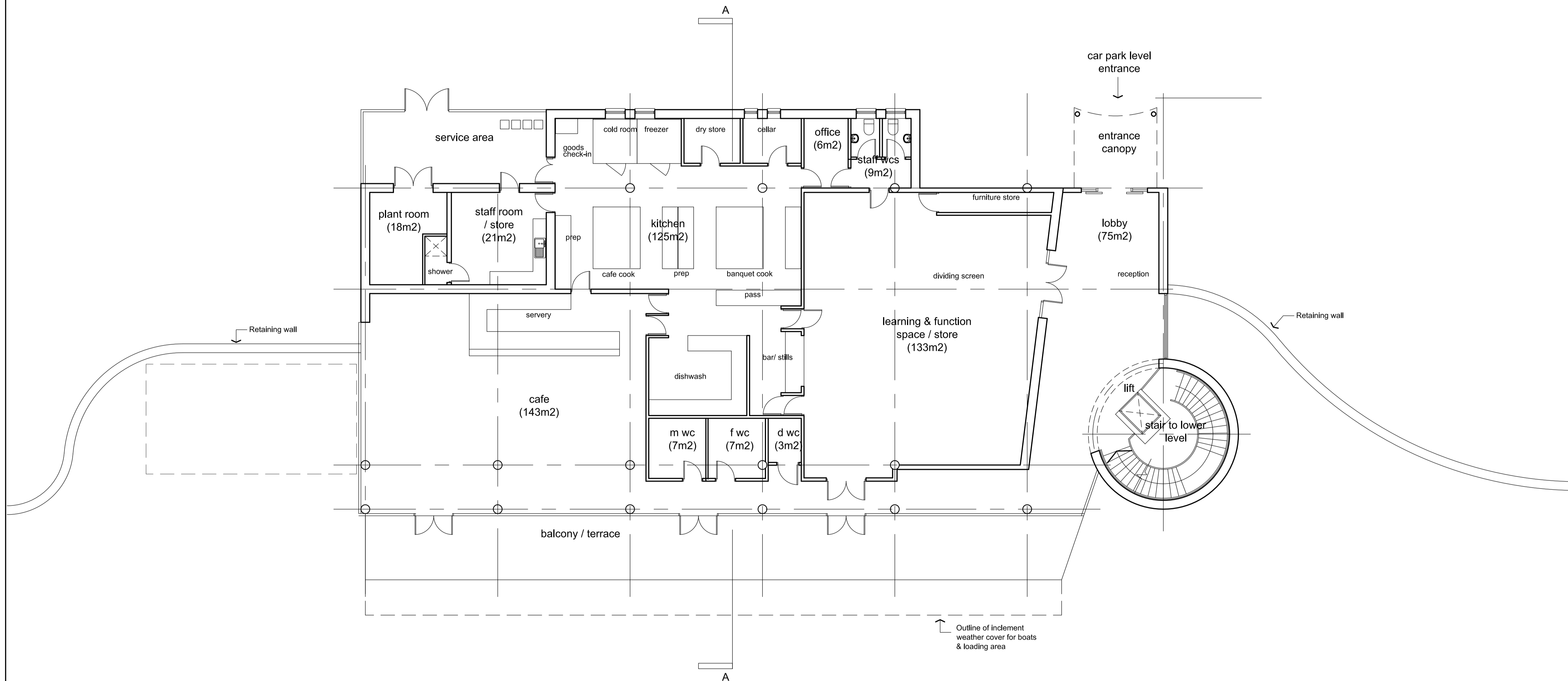
<b>DRAWING STATUS:</b>	
<b>Stage D</b>	
<b>PROJECT:</b> Dudley Canal Trust (Trips) Ltd The Porral	
<b>CLIENT:</b> Dudley Canal Trust (Trips) Ltd	
<b>TITLE:</b> Section A-A Phase 1	
<b>DATE:</b> Aug 2012	<b>SCALE:</b> 1:50@A1
<b>DRAWN:</b> NB	<b>CHECKED:</b> PP
<b>DRAWING NO:</b> M08.147(b).062	<b>REVISION:</b> B

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WEBSITE: www.pleyoellsmithyman.co.uk

## Section A-A - Phase 1

# DUDLEY CANAL TRUST (TRIPS) LTD



Note: All floor areas indicated are net internal room areas

E	Shower room added to staff facilities	NB	05.12.12
D	Gates to service area moved	NB	02.10.12
C	Note relating to floor areas added	NB	01.10.12
B	Cover for boats and loading area indicated	NB	11.09.12
A	Section mark added.	NB	09.08.12

DRAWING STATUS: <b>Stage D</b>	
PROJECT: Dudley Canal Trust (Trips) Ltd The Portal	
CLIENT: Dudley Canal Trust (Trips) Ltd	
TITLE: Car Park Level plan Phase 1	
DATE: July 2012	SCALE: 1:100@A1
DRAWN: NB	CHECKED: PP
DRAWING N°: M08.147(b).055	REVISION: E

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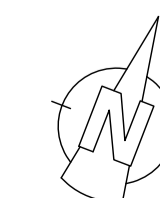
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Floor Plan Car Park Level - Phase 1



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P121354  
 Phase 1 (Canal East)  
 External Visualisation  
 (A3)

# DUDLEY CANAL TRUST



Phase 1 - External Visualisation (Canal East)

Issued  
 23 OCT 2012

REV	NOTES	AMD	DATE
-----	-------	-----	------

DRAWING STATUS: <b>STAGE D</b>	
PROJECT DUDLEY CANAL TRUST THE PORTAL	
CLIENT Dudley Canal Trust (Trips) Ltd	
TITLE Phase 1 - External Visualisation (Canal East)	
DATE JULY 2012	SCALE N.T.S @ A3
DRAWN NN	CHECKED NH
DRAWING NO. MOB.147(b).049	REVISION A

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P.2/1354  
 Canal West  
 Phase 1 External  
 Visualisation  
 (A3)

# DUDLEY CANAL TRUST



REV	NOTES	AMD	DATE

DRAWING STATUS  
**STAGE D**  
 PROJECT  
 DUDLEY CANAL TRUST  
 THE PORTAL  
 CLIENT  
 Dudley Canal Trust  
 (Tripl) Ltd  
 TITLE  
 Phase 1 - External Visualisation  
 (Canal West)  
 DATE  
 JULY 2012  
 SCALE  
 N.T.S. @ A3  
 DRAWN  
 NN  
 CHECKED  
 NH  
 DRAWING NO.  
 MOB.147(b).050  
 REVISION  
 A



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 MESSAGES: www.playdellsmithyman.co.uk

Phase 1 - External Visualisation (Canal West)

P1211354  
 Phase 1  
 External Visualisation  
 Pedestrian Entrance (A3)

# DUDLEY CANAL TRUST



RECEIVED  
 23 OCT 2012

DRAWING STATUS	
STAGE D	
PROJECT	
DUDLEY CANAL TRUST THE PORTAL	
CLIENT	
Dudley Canal Trust (Trips) Ltd	
TITLE	
Phase 1 - External Visualisation (Pedestrian Entrance)	
DATE	SCALE
JULY 2012	N.T.S @ A3
DRAWN	CHECKED
NN	NH
DRAWING NO.	REVISION
MOB.147(b).051	-

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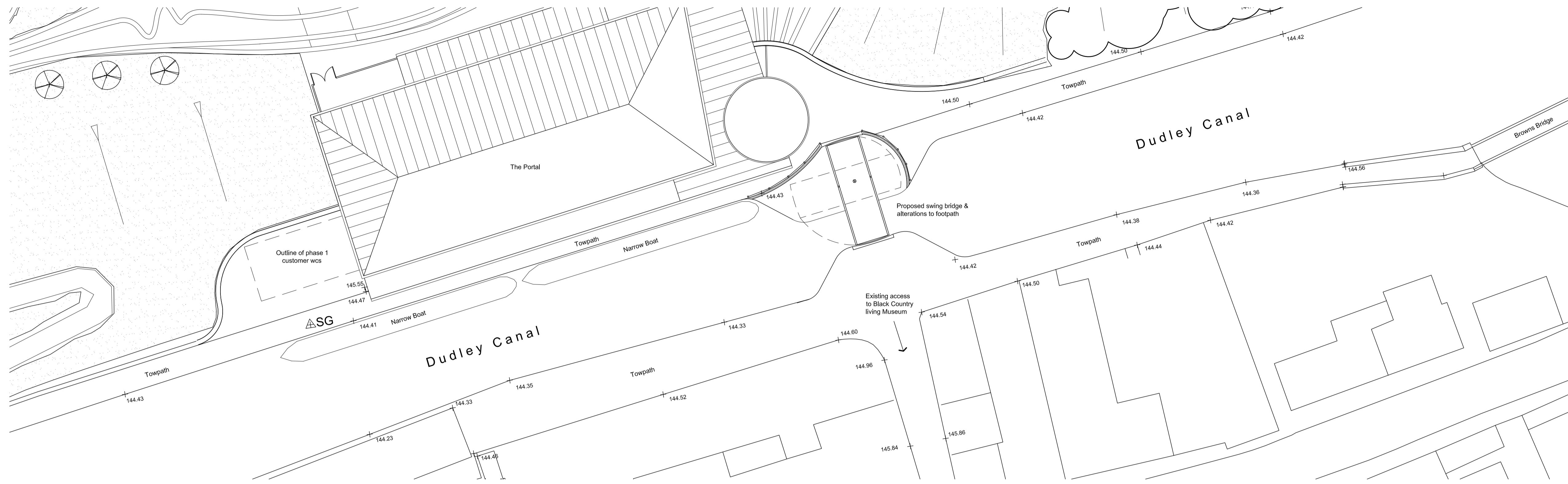
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 SHROPSHIRE TF8 7TH

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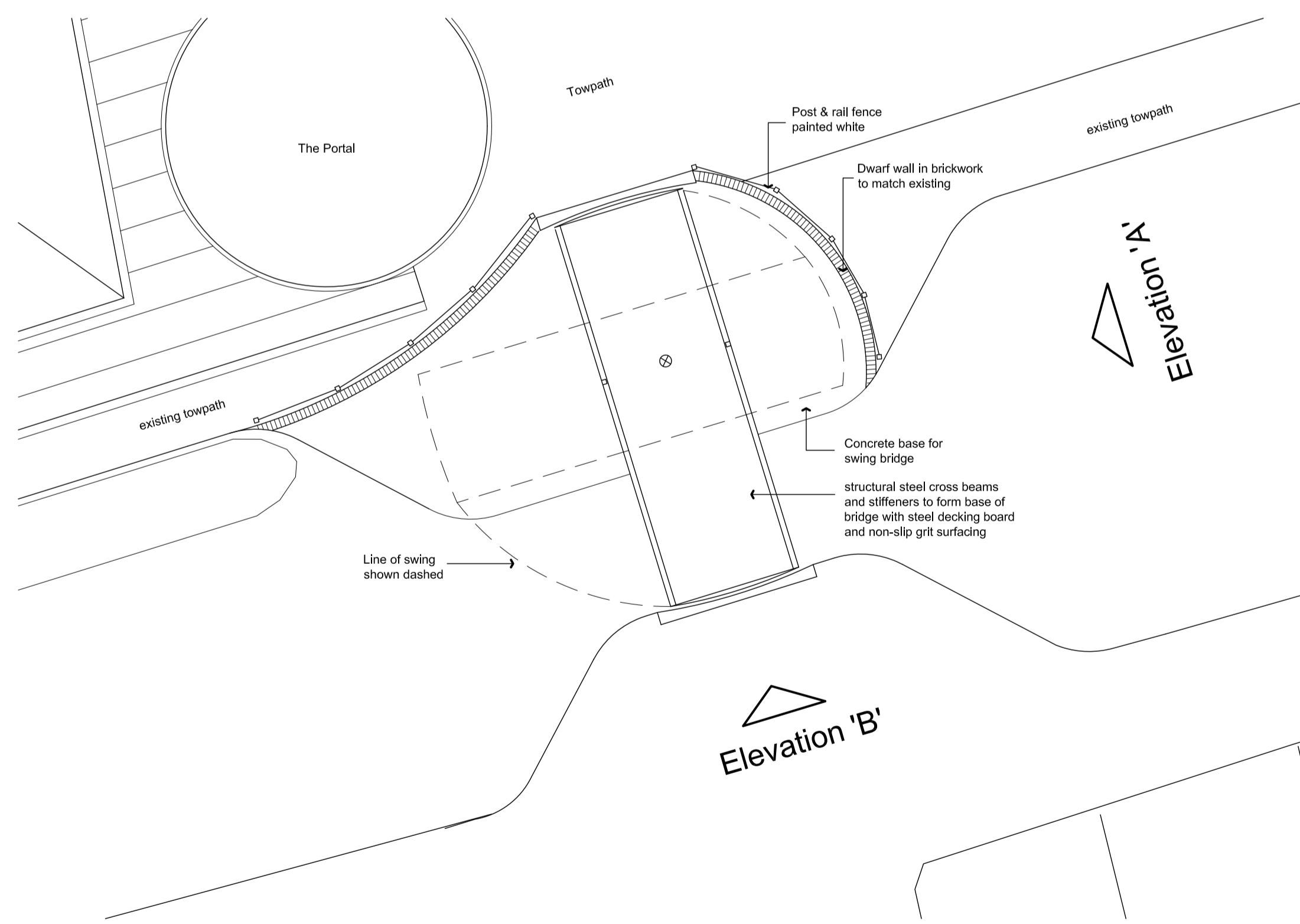
EMAIL: [ps@fleydellsmithyman.co.uk](mailto:ps@fleydellsmithyman.co.uk)  
 WEBSITE: [www.fleydellsmithyman.co.uk](http://www.fleydellsmithyman.co.uk)

Phase 1 - External Visualisation (Pedestrian Entrance)

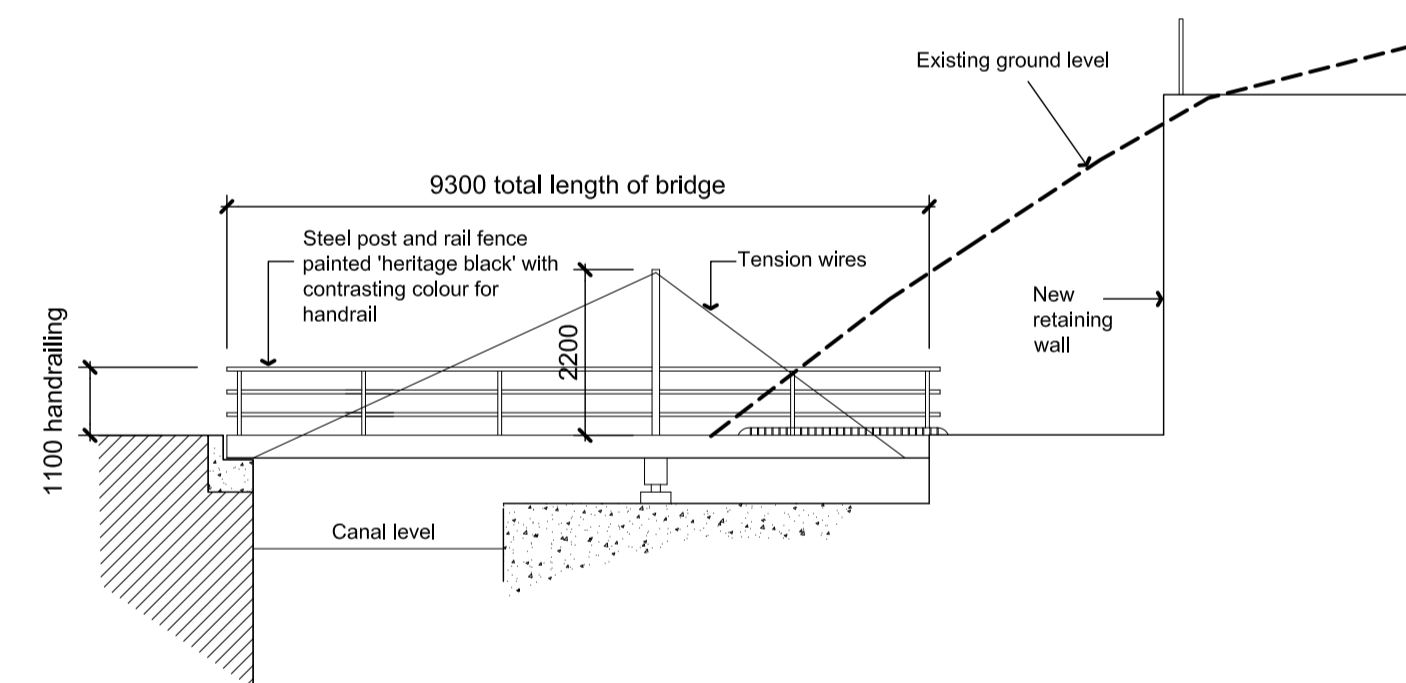
# DUDLEY CANAL TRUST (TRIPS) LTD



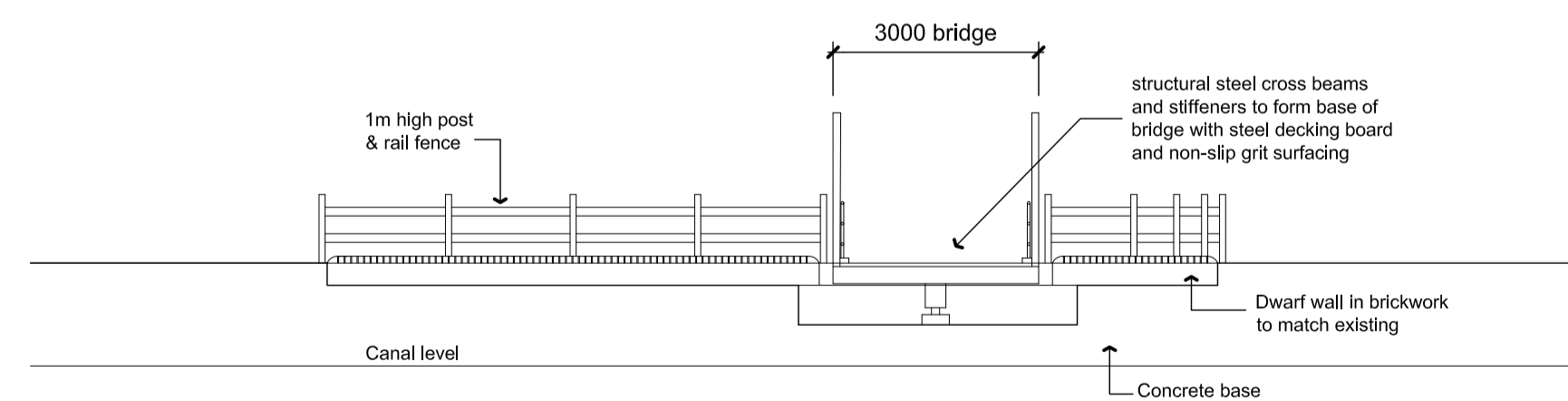
Block Plan - 1:200



Plan - 1:100



Elevation in direction of arrow 'A' - 1:100



Elevation in direction of arrow 'B' - 1:100

## Proposed Pedestrian Swing Bridge - 1:100 & 1:200



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A Spec notes amended as per LPA comments NB 05.12.12

DRAWING STATUS: <b>Stage D</b>	
PROJECT: Dudley Canal Trust (Trips) Ltd The Portal	
CLIENT: Dudley Canal Trust (Trips) Ltd	
TITLE: Proposed Pedestrian Swing Bridge	
DATE: Aug 2012	SCALE: 1:100/1:200@A1
DRAWN: NB	CHECKED: PP
DRAWING N°: M08.147(b).056	REVISION: A



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# DUDLEY CANAL TRUST LEARNING & ACCESS HUB

P141354  
Tree Survey (A1)



Note: to be read in conjunction with PSL document m08.147(b).0095

Rev.	A/mtd	Notes	Date

<b>DRAWING STATUS</b>	<b>PLANNING</b>
<b>PROJECT</b>	DUDLEY CANAL LEARNING & ACCESS HUB
<b>CLIENT</b>	Dudley Canal Trust (Trips) Ltd
<b>TITLE</b>	Tree Survey
<b>DATE</b>	July 2010
<b>SCALE</b>	1:250 @ A1
<b>DRAWN</b>	RJP
<b>CHECKED</b>	NH
<b>DRAWING N°</b>	M08.147.013
<b>REVISION</b>	-

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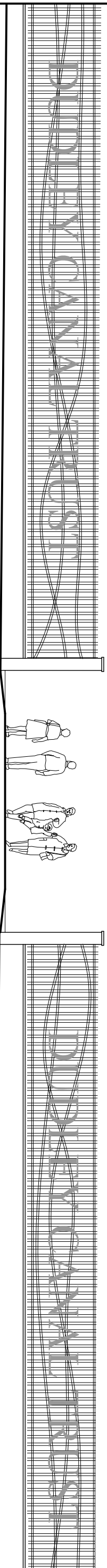
PleydellSmithyman LIMITED  
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IRONBRIDGE,  
SHROPSHIRE, TF8 7NH

T. 01952433211 F. 0195243323  
E. ps@pleydellsmithyman.co.uk  
www.pleydellsmithyman.co.uk

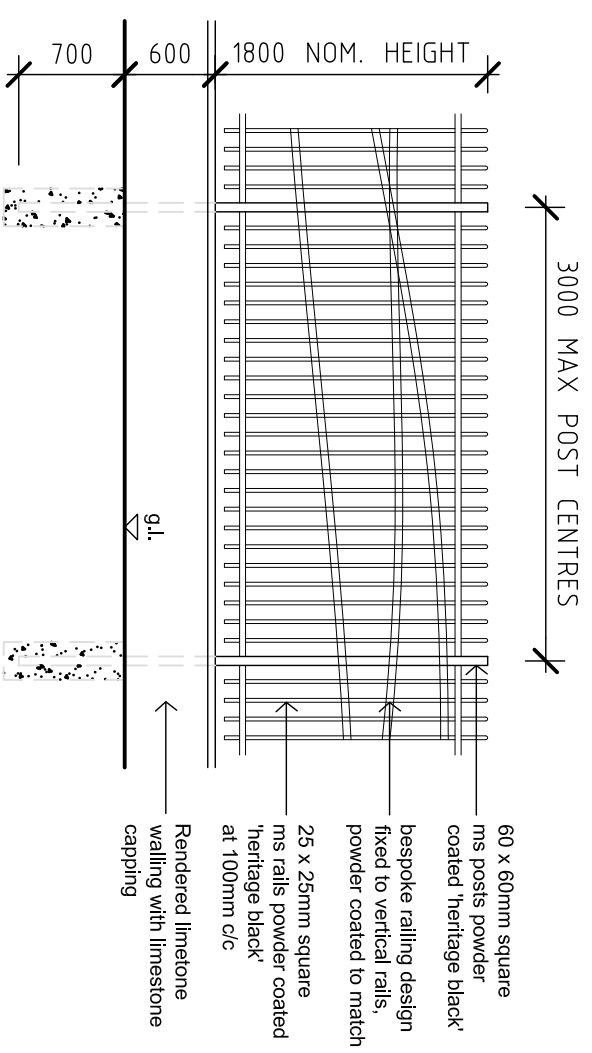
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Tree Survey

# DUDLEY CANAL TRUST (TRIPS) LTD



Typical elevation from Birmingham New Road - 1:100



Typical boundary fence detail - 1:50

## Proposed Boundary Fence Details

DRAWING STATUS: <b>Stage D</b>	
PROJECT: Dudley Canal Trust (Trips) Ltd The Portal	
CLIENT: Dudley Canal Trust (Trips) Ltd	
TITLE: Proposed Boundary Fence Details	
DATE: Dec 2012	SCALE: 1:100/1:50@A1
DRAWN: NB	CHECKED: PP
DRAWING N°: M08.147(b).065	REVISION: -



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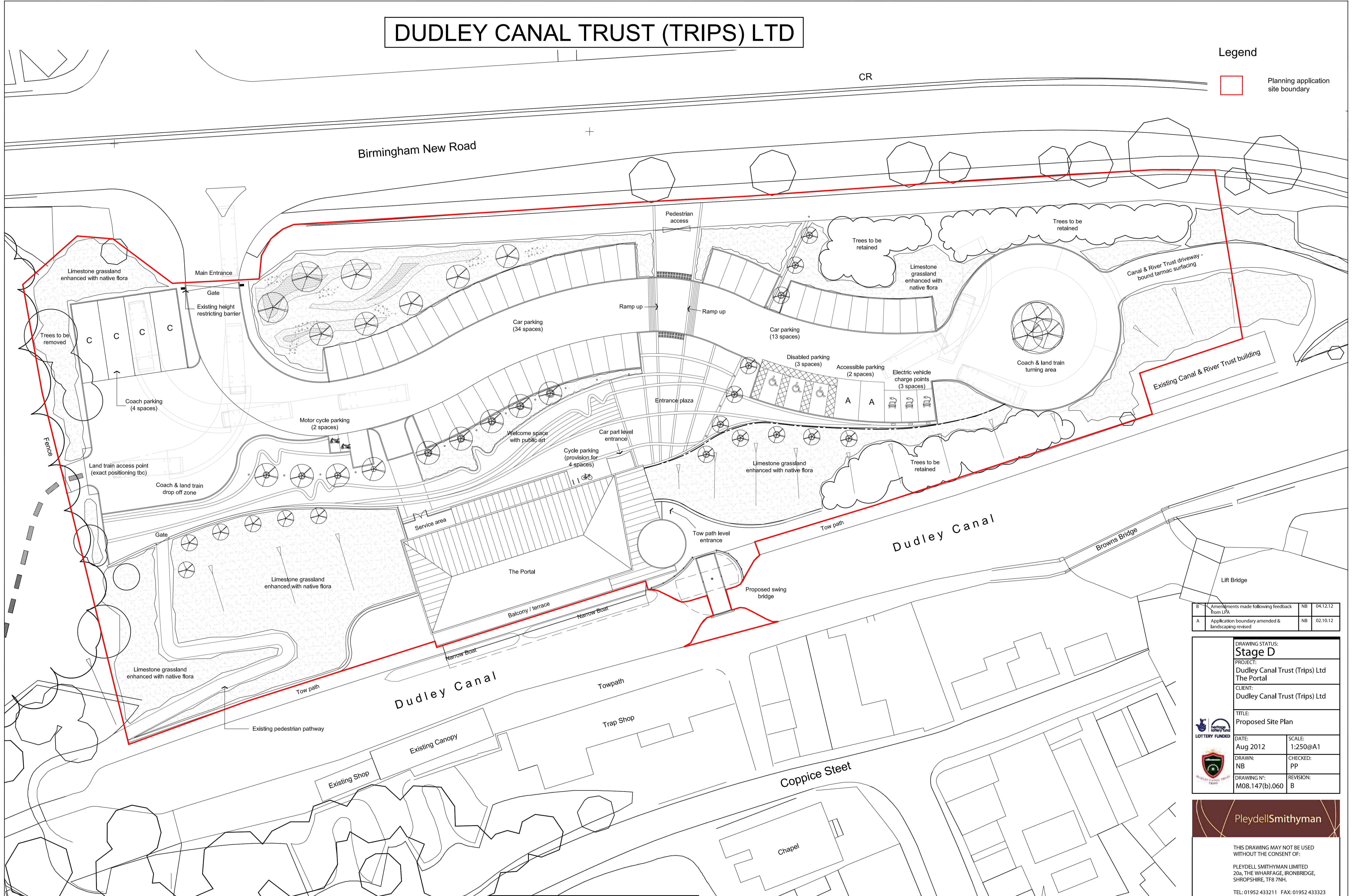
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# DUDLEY CANAL TRUST (TRIPS) LTD

## Legend

Planning application site boundary



B	Amendments made following feedback from LPA	NB	04.12.12
A	Application boundary amended & landscaping revised	NB	02.10.12

DRAWING STATUS: <b>Stage D</b>	
PROJECT: Dudley Canal Trust (Trips) Ltd The Portal	
CLIENT: Dudley Canal Trust (Trips) Ltd	
TITLE: Proposed Site Plan	
DATE: Aug 2012	SCALE: 1:250@A1
DRAWN: NB	CHECKED: PP
DRAWING N°: M08.147(b).060	REVISION: B

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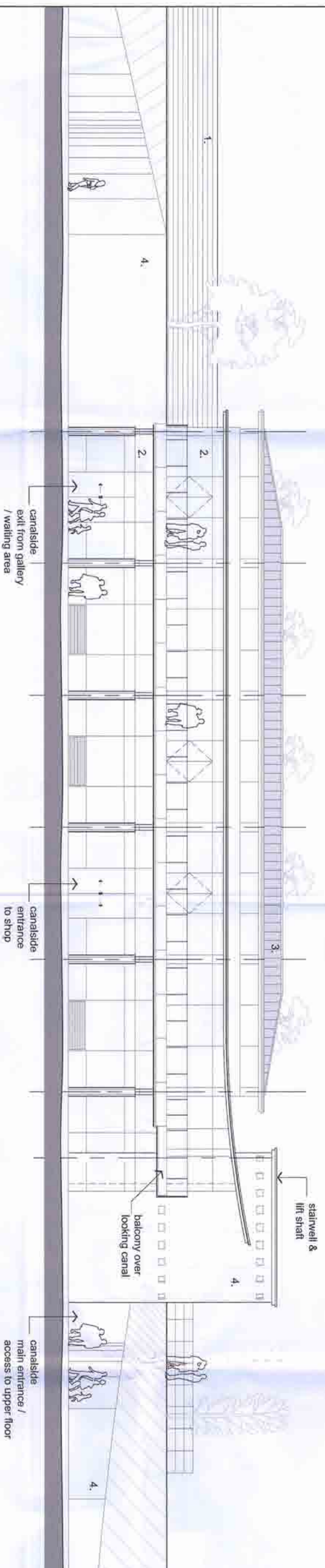
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Proposed Site Plan - 1:250

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# DUDLEY CANAL TRUST (TRIPS) LTD



- Materials:**
1. Limestone walling
  2. Glazed facade
  3. Standing seam metal roof (grey)
  4. Red brick walling
  5. Structural steelwork (grey)

South Elevation - 1:100

Pa211854  
Southern Elevation  
(2)

Revision	Description	Date
B	Canopy detail over boat & looking area	01.10.13
A	Initial	
	General update	17.06.12

**DRAWING STATUS:**  
**Stage D**

**PROJECT:**  
 Dudley Canal Trust (Trips) Ltd  
 The Portal

**CLIENT:**  
 Dudley Canal Trust  
 (Trips) Ltd

**TITLE:**  
 Southern Elevation

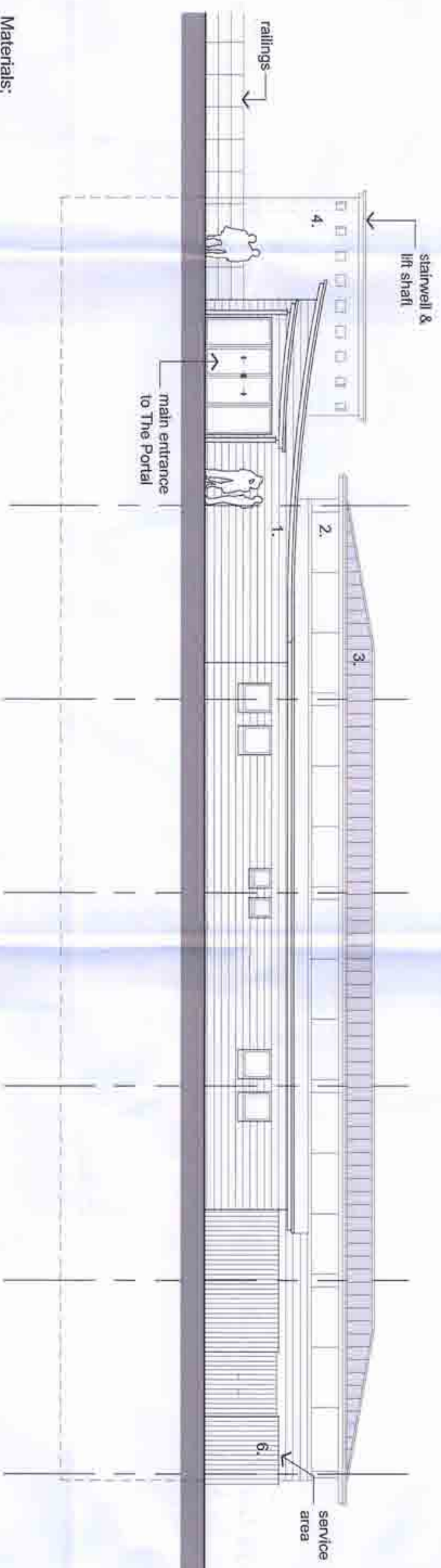
**DATE:** JULY 2012  
**SCALE:** 1:100 @ A1

**DESIGNED BY:** GREGG  
**CHECKED BY:** PP  
**DRAWING NO.:** M08.147(D).048  
**REVISION:** B

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 EMAIL: pld@pleydellsmithyman.co.uk  
 WEBSITE: www.pleydellsmithyman.co.uk

# DUDLEY CANAL TRUST (TRIPS) LTD



- Materials:**
1. Limestone walling
  2. Glazed facade
  3. Standing seam metal roof (grey)
  4. Red brick walling
  5. Structural steelwork (grey)
  6. Stained timber cladding

North Elevation - 1:100

B	Client to service area moved	N/E	02/10/12
A	General update	N/E	17/08/12

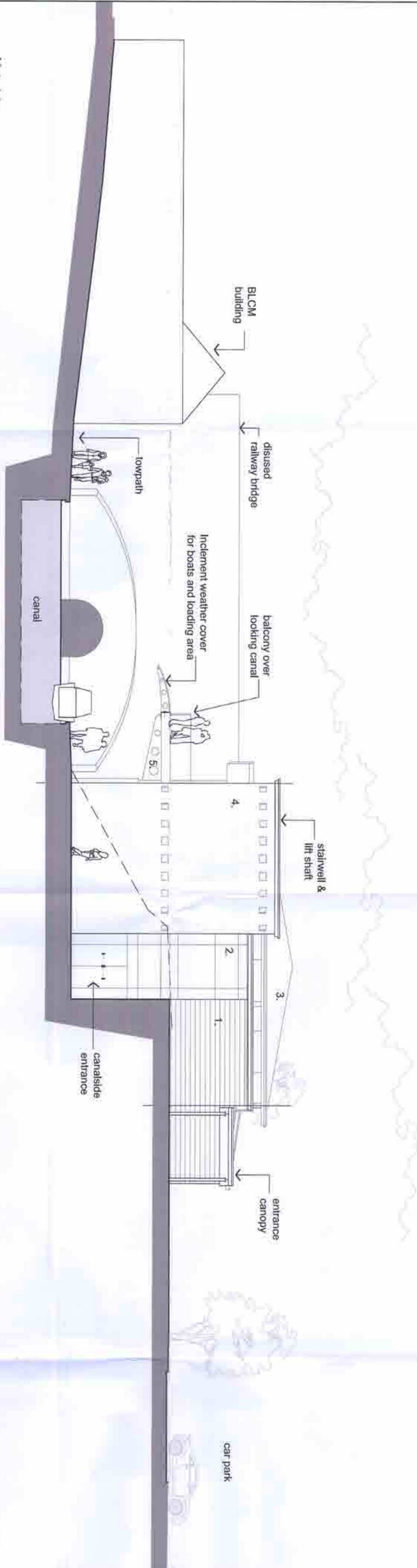
<b>DRAWING STATUS:</b>	
<b>Stage D</b>	
PROJECT:	Dudley Canal Trust (Trips) Ltd
CLIENT:	The Portal (Trips) Ltd
TITLE:	Dudley Canal Trust (Trips) Ltd
DATE:	JUL Y 2012
SCALE:	1:100 @ A1
DRAWN:	PP
CHECKED:	PP
DATE:	JUL Y 2012
SCALE:	1:100 @ A1
DRAWING NO:	M08.147(b).047
REVISION:	8

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 WEBSITE: www.playdellsmithyman.co.uk



# DUDLEY CANAL TRUST (TRIPS) LTD



- Materials:**
1. Limestone walling
  2. Glazed facade
  3. Standing seam metal roof (grey)
  4. Red brick walling
  5. Structural steelwork (grey)

East Elevation - 1:100

C	Canopy detail over boats & loading area	NB	01.10.12
B	Note regarding cover for boats loaded	NB	11.09.12
A	General update	NB	17.06.12

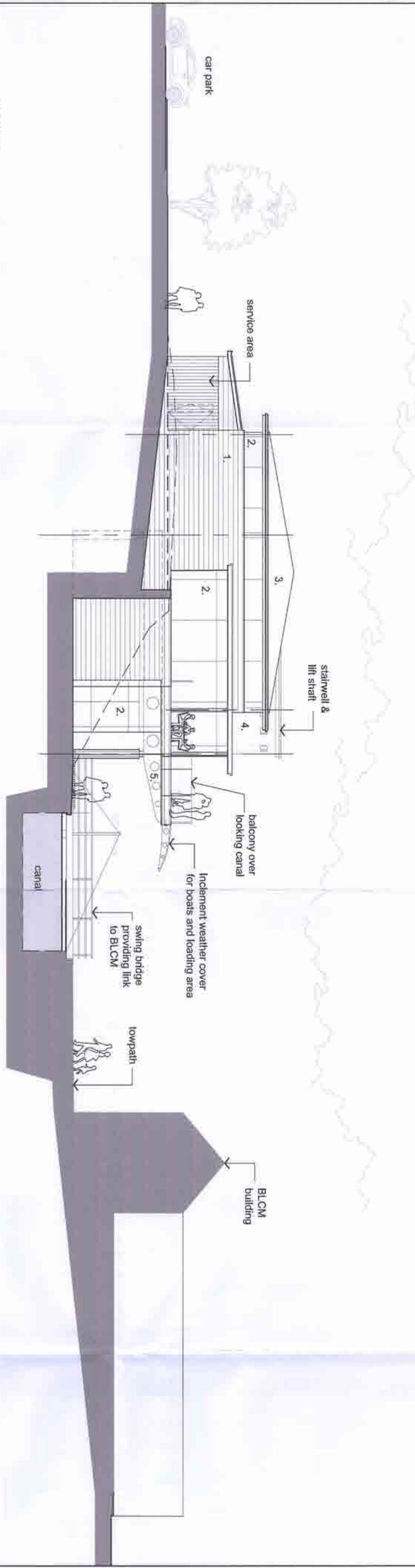
<b>DRAWING STATUS:</b>	
<b>Stage D</b>	
PROJECT: Dudley Canal Trust (Trips) Ltd	
CLIENT: Dudley Canal Trust (Trips) Ltd	
TITLE: Eastern Elevation	
DATE: JULY 2012	SCALE: 1:100 @ A1
DRAWN: NB	CHECKED: PP
DRAWING NO: M08.147(B).045	REVISION: C

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P1455  
 Eastern Elevation  
 (A1)

# DUDLEY CANAL TRUST (TRIPS) LTD



- Materials:
1. Limestone walling
  2. Glazed facade
  3. Standing seam metal roof (grey)
  4. Red brick walling
  5. Structural steelwork (grey)

West Elevation - 1:100

Platt's  
Western Elevation  
(A1)

C	Canopy detail over boat loading area	NB	01.10.12
B	Notes regarding cover for boat parked	NB	11.09.12
A	General outline	NB	17.08.12

DRAWING STATUS	
<b>Stage D</b>	
PROJECT:	Dudley Canal Trust (Trips) Ltd
CLIENT:	Dudley Canal Trust (Trips) Ltd
TITLE:	Western Elevation
DATE:	JULY 2012
SCALE:	1:100 @ A1
DRAWN:	PP
CHECKED:	PP
NO:	NB
REVISION:	C
DRAWING NO:	M08_147(D)046

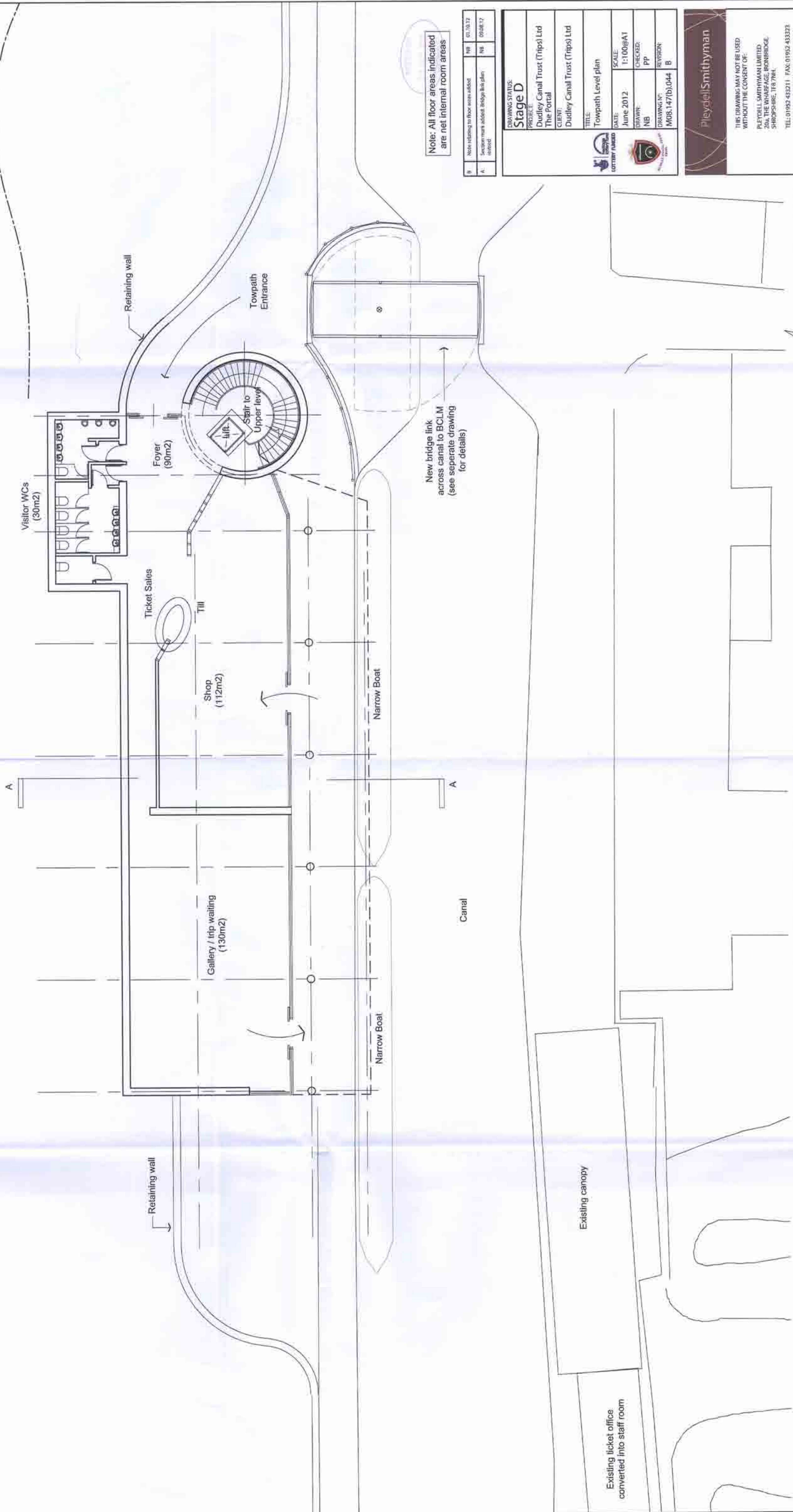
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WEBSITE: www.plywellsmithyman.co.uk

# DUDLEY CANAL TRUST (TRIPS) LTD



Note: All floor areas indicated are net internal room areas

B	Note relating to floor areas added	NB	01/10/12
A	Section mark added. Bridge link plan added	NB	09/08/17

<b>DRAWING STATUS:</b>	
<b>Stage D</b>	
<b>PROJECT:</b> Dudley Canal Trust (Trips) Ltd The Portal	
<b>CLIENT:</b> Dudley Canal Trust (Trips) Ltd	
<b>TITLE:</b> Towpath Level plan	
<b>DATE:</b> June 2012	<b>SCALE:</b> 1:100@A1
<b>DRAWN:</b> NB	<b>CHECKED:</b> PP
<b>DRAWING NO:</b> M08.147(b).044	<b>REVISION:</b> B

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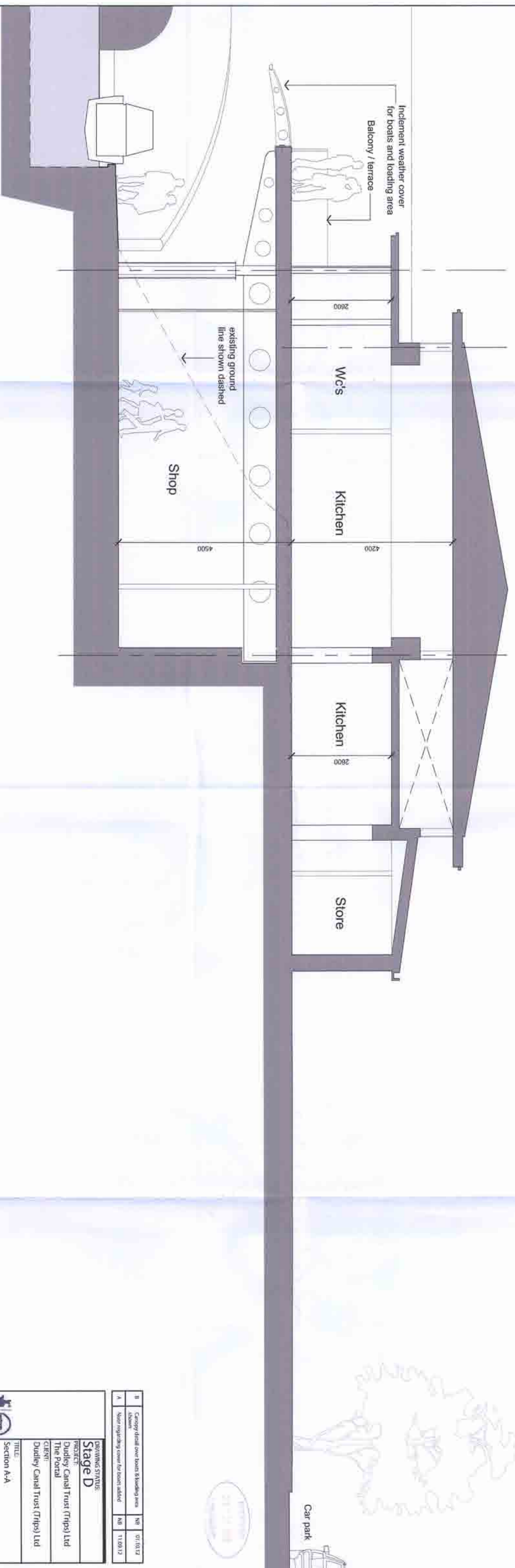
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Floor Plan - Towpath Level

DUDLEY CANAL TRUST (TRIPS) LTD

P1211354  
Section A-A (A1)



Section A-A - 1:50

B	Category detail over boats & loading area	NB	01.10.12
A	Notes regarding cover / for boats added	NB	11.09.12

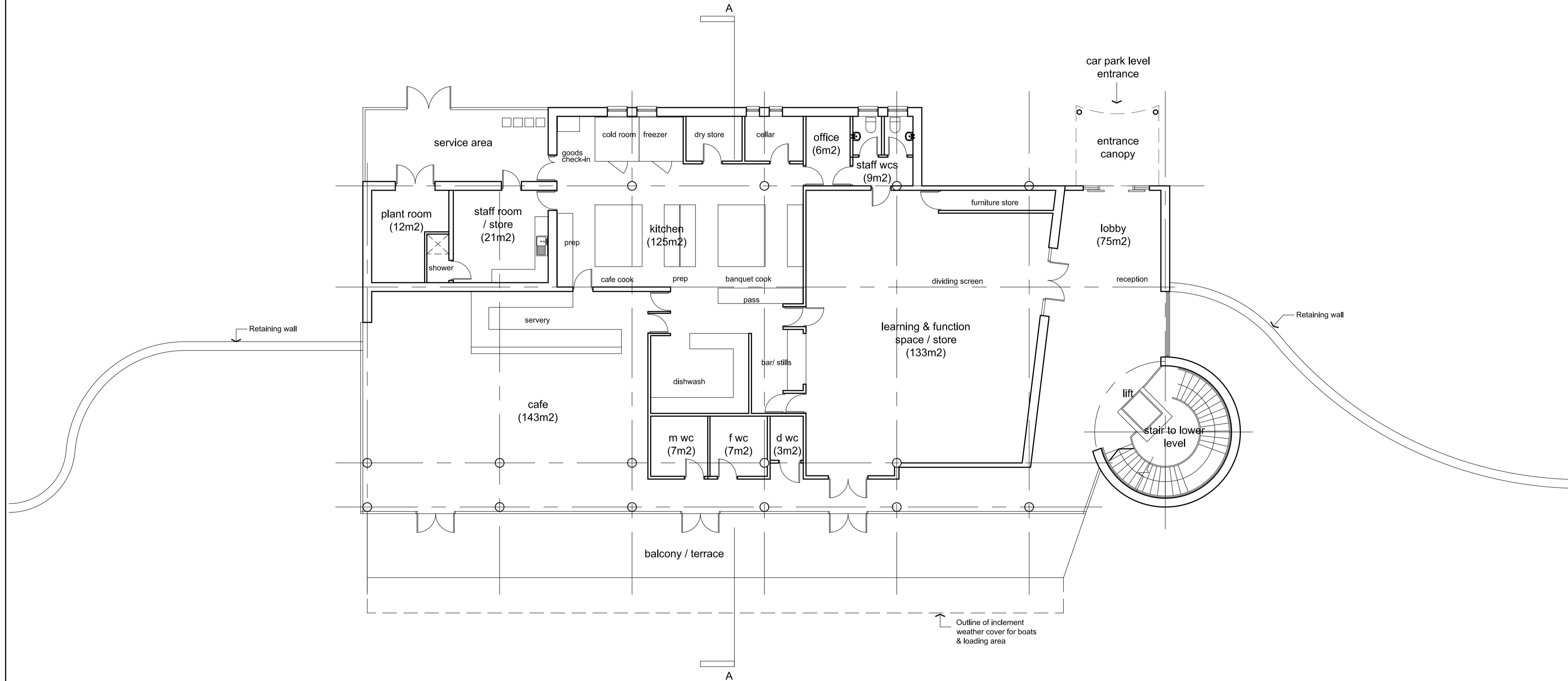
<b>DRAWING STATUS</b>	
<b>Stage D</b>	
<b>PROJECT</b>	Dudley Canal Trust (Trips) Ltd
<b>CLIENT</b>	The Porral
<b>CLIENT</b>	Dudley Canal Trust (Trips) Ltd
<b>TITLE</b>	Section A-A
<b>DATE</b>	Aug 2012
<b>DRAWN</b>	NB
<b>CHECKED</b>	PP
<b>DRAWING N°</b>	M08.14710.057
<b>REVISION</b>	B

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EMAIL: psl@pleydellsmithyman.com.au  
WEBSITE: www.pleydellsmithyman.com.au

# DUDLEY CANAL TRUST (TRIPS) LTD



Floor Plan - Car Park Level

Note: All floor areas indicated are net internal room areas

F	Shower room added to staff facilities	NB	05.12.12
E	Gates to service area moved	NB	02.10.12
D	Note relating to floor areas added	NB	01.10.12
C	Cover for boats and loading area indicated	NB	11.09.12
B	Section mark added.	NB	09.08.12
A	Drawing finalised for client approval	NB	30.07.12

DRAWING STATUS: <b>Stage D</b>	
PROJECT: Dudley Canal Trust (Trips) Ltd The Portal	
CLIENT: Dudley Canal Trust (Trips) Ltd	
TITLE: Car Park Level plan	
DATE: July 2012	SCALE: 1:100@A1
DRAWN: NB	CHECKED: PP
DRAWING N°: M08.147(b).037	REVISION: F

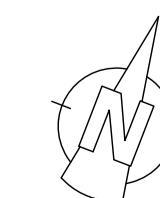
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TEL: 01952 433211 FAX: 01952 433323

EMAIL: [psl@pleydellsmithyman.co.uk](mailto:psl@pleydellsmithyman.co.uk)  
WEBSITE: [www.pleydellsmithyman.co.uk](http://www.pleydellsmithyman.co.uk)



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# DUDLEY CANAL TRUST



A	Complete external visualisation & associated content updated to match final plans	REV	19 JUL 2012
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REV	NOTES	AMD	DATE
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<b>DRAWING STATUS</b>	
<b>STAGE D</b>	
<b>PROJECT</b>	
DUDLEY CANAL TRUST (TRIPS LTD) THE PORTAL	
<b>CLIENT</b>	
Dudley Canal Trust (Trips) Ltd	
<b>TITLE</b>	
External Visualisation (Canal East)	
<b>DATE</b>	<b>SCALE</b>
JULY 2012	N.T.S @ A3
<b>DRAWN</b>	<b>CHECKED</b>
NN	NH
<b>DRAWING NO.</b>	<b>REVISION</b>
MOB.14701.052	A



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 SHROPSHIRE TF8 2NH

TEL: 01952 433211 FAX: 01952 433221  
 EMAIL: [playdell@playdellsmithyman.co.uk](mailto:playdell@playdellsmithyman.co.uk)  
 WEBSITE: [www.playdellsmithyman.co.uk](http://www.playdellsmithyman.co.uk)

External Visualisation (Canal East)

P.211354  
 Canal West  
 - External  
 Visualisation  
 (A3)

# DUDLEY CANAL TRUST



REVISION  
 11 JUL 2012

REV	NOTES	AMPL	DATE
A	Customer review completed & ready for issue	N/A	18.10.2013

DRAWING STATUS: <b>STAGE D</b>	
PROJECT DUDLEY CANAL TRUST (TRIPS) LTD THE PORTAL	
CLIENT Dudley Canal Trust (Trips) Ltd	
TITLE External Visualisation (Canal West)	
DATE JULY 2012	SCALE N.T.S @ A3
DRAWN NN	CHECKED NH
DRAWING NO. MOB.147(b).053	REVISION A



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 20A, THE WHARFAGE, BROWBRIDGE,  
 SHROPSHIRE TF8 1NA  
 TEL: 01952 432211 FAX: 01952 433223  
 EMAIL: pleydell@pleydellsmithyman.co.uk  
 WEBSITE: www.pleydellsmithyman.co.uk

External Visualisation (Canal West)

P121354  
Pedestrian Entrance  
External Visualisation  
(A3)

# DUDLEY CANAL TRUST



REVISION  
23 JULY 2012

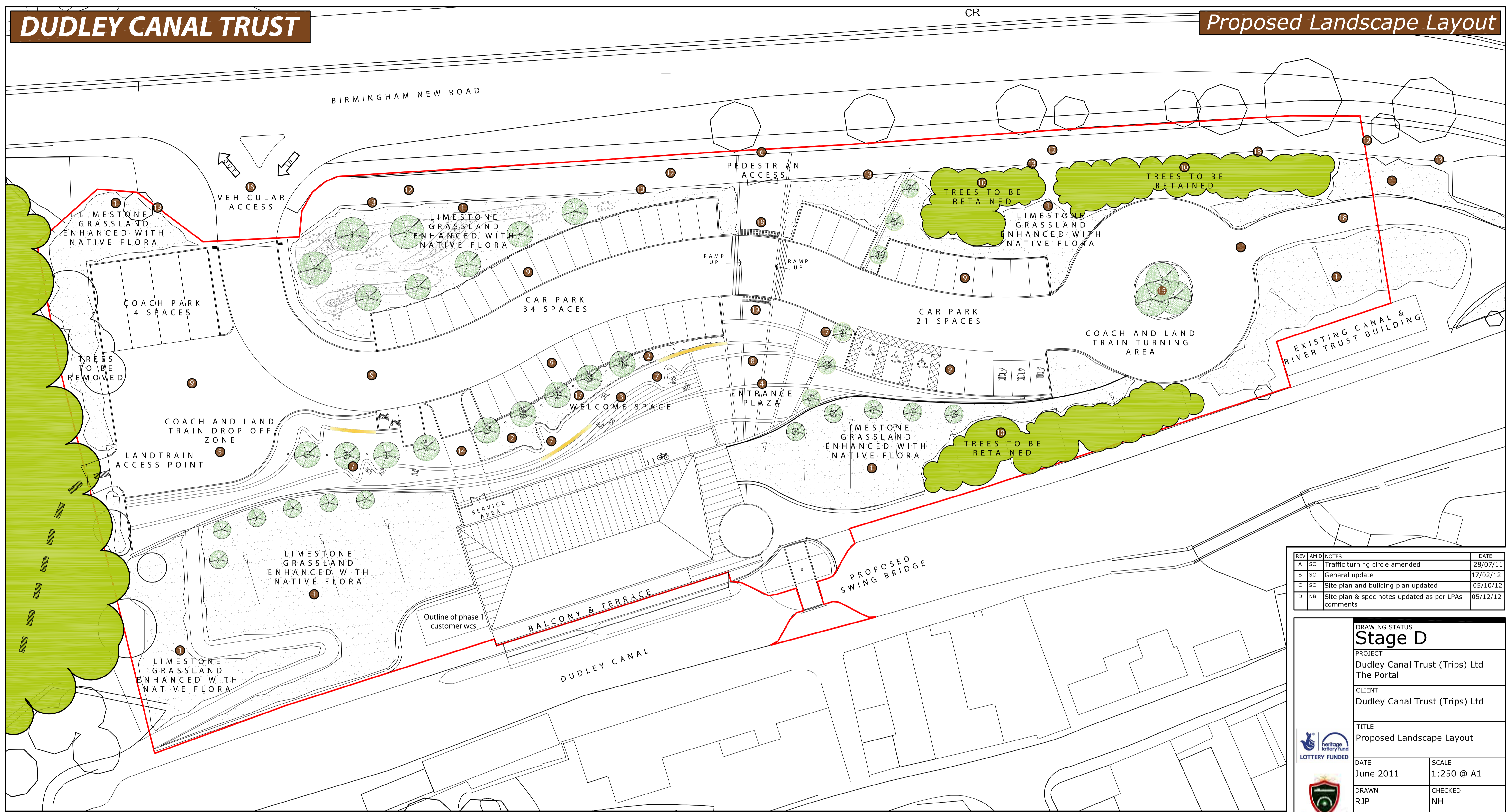
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<b>STAGE D</b>	
PROJECT	
DUDLEY CANAL TRUST (TRIPS) LTD THE PORTAL	
CLIENT	
Dudley Canal Trust (Trips) Ltd	
TITLE	
External Visualisation (Pedestrian Entrance)	
DATE	SCALE
JULY 2012	N.T.S @ A3
DRAWN	CHECKED
NN	NH
DRAWING NO.	REVISION
MDL 147(b)054	-

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27a, THE WHARFAGE, WOMBURGE,  
SHROPSHIRE TF8 7JH  
TEL: 01952 483211 FAX: 01952 483215  
EMAIL: p@pleydellsmithyman.co.uk  
WEBSITE: www.pleydellsmithyman.co.uk

External Visualisation (Pedestrian Entrance)





REV	AMD	NOTES	DATE
A	SC	Traffic turning circle amended	28/07/11
B	SC	General update	17/02/12
C	SC	Site plan and building plan updated	05/10/12
D	NB	Site plan & spec notes updated as per LPAs comments	05/12/12

DRAWING STATUS	
<b>Stage D</b>	
PROJECT Dudley Canal Trust (Trips) Ltd The Portal	
CLIENT Dudley Canal Trust (Trips) Ltd	
TITLE Proposed Landscape Layout	
DATE June 2011	SCALE 1:250 @ A1
DRAWN RJP	CHECKED NH
DRAWING N° M08.147(b).016	REVISION D

- 1 Create limestone grassland with modified British Seed Houses mix RE4 lowland. Hay crop from Wrens Nest NNR to be strewn across area to establish a limestone grassland with local species. Area to be plug planted: Limestone (CG2 grassland) planted with 5 types of orchid found locally including Bee Orchid, Pyramidal Orchid and Common Spotted Orchid.
- 2 Ornamental planting - consisting of grasses (eg: Festuca, Stipa and Carex) combined with various ornamental herbaceous spp & native shrubs as architectural highlights
- 3 Welcome Space - This pedestrian space will provide a transition space for visitors moving from the car park to the entrance of the building. Strong lines through this space echo the layers of strata & crevices found in locally occurring limestone.
- 4 Entrance Plaza - This space will serve as an events space intermittently throughout the year, such as fetes and educational and community events. The area also has a view over the lower portion of the Black Country living museum.
- 5 Drop Off Zone - The site's vehicular circulation is designed to ensure that visiting coach parties and the land train can drop off passengers with ease and turn around within the site to leave from the same way they arrived. The exact position of the land train access point is to be confirmed
- 6 Pedestrian Access - A connection will be made at this point to allow pedestrians into the site. There will be a gated entrance feature that will present a focal point along the Birmingham New Road. The area is raised to kerb height to give pedestrians priority and will slow down any site traffic.
- 7 Paving Detail - This paving detail is designed to represent layers of Calcite running through limestone. These points of interest are located adjacent to seating areas.
- 8 Pedestrian paving to be resin bound gravel colour buff interspersed with single rows of limestone paving 450 x 150mm in running bond
- 9 Car Park access road to be tarmaced with porous tarmac wearing course, parking spaces to be flexible concrete block paving, colour buff, kerbs to be Conservation Kerbs.
- 10 Existing tree blocks are to be retained to the east end of the site to keep the natural appearance of this portion of the site. The area is to contain valuable limestone grassland habitat which will increase the ecological value of the site by providing similar habitats to those found at neighbouring NNR Wrens Nest. Low level shrubs are to be introduced below canopies to establish "woodland" setting.
- 11 Controlled Access to Canal & River Trust area - Timber rail across site with a mild steel barrier are to restrict vehicular traffic. This shall remain open to pedestrians during hub opening hours.
- 12 All vegetation to the boundary to be removed to open up views into the site. It will be replaced with a Highways Agency specified grass seed mix. Areas of Japanese Knotweed to be removed and treated under current legislation and guidelines.
- 13 Bespoke boundary fence will be positioned along the boundary to the Birmingham new Road. The fence type will be based on a Barbican type steel fence but have "Dudley Canal Trust" incorporated into the metalwork along its length the eastern end of the boundary. To be powder coated in heritage black or dark green.
- 14 Shared Space - Service areas to be all across pedestrian area. Maintained access to this space by service vehicles will be managed.
- 15 Coach Turning Area - Island also to act as a visual barrier to curtail views into the site.
- 16 Vehicle access area to have an open character so that sight lines are maintained
- 17 Entrance Plaza (with proposed trees & lighting) - Single row of fastigiata aspen and 6m high Woodhouse Geo Light Stack lighting, coloured heritage black. Lighting columns to line the edge of a tapered space to draw the eye toward the hub's entrance and along car park edge to give vertical contrast against the horizontal plane of the building.
- 18 Canal & river Trust right of way - Existing bound tarmac surfacing upto roundabout
- 19 Tactile 'blister' paving - Buff coloured

**Legend**

Site Boundary	Existing Trees	Existing Embankment	Proposed Building	Proposed Native Trees	Proposed Fastigiata Tree	Proposed Limestone Grassland	Proposed Amenity Grass	Proposed Lighting Column - as described in note 17	Proposed Seating	Proposed Railings - 1.2m high (powdercoated black)
Proposed Paving - resin bound gravel & limestone slabs	Proposed Parking - block paved	Proposed Ramp	Proposed Service Area	Proposed Pedestrian Access	Proposed Welcome Space	Proposed Entrance Plaza	Proposed Drop Off Zone	Proposed Coach Park	Proposed Car Park	Proposed Pedestrian Access

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PleydellSmithyman LIMITED  
20a THE WHARFAGE,  
IRONBRIDGE,  
SHROPSHIRE, TF8 7NH

T. 01952433211 F. 01952433323  
E. psl@pleydellsmithyman.co.uk  
www.pleydellsmithyman.co.uk