PLANNING APPLICATION NUMBER:P24/0376

Type of approval sought	Full Planning Permission
Ward	Castle and Priory Ward
Agent	Mr T. Bradley
Case Officer	Samuel Everton
Location:	**DUDLEY COLLEGE, THE BROADWAY, DUDLEY, WEST MIDLANDS, DY1 4AS**
Proposal	**CONSTRUCTION OF AN ENERGY CENTRE COMPRISING OF AN EXTERNAL ENCLOSURE HOUSING AIR SOURCE HEAT PUMPS ALONG WITH 4M HIGH ACOUSTIC FENCING AS PART OF ESTATE DECARBONISATION STRATEGY**
Recommendation Summary:	**APPROVE SUBJECT TO CONDITIONS**

SITE AND SURROUNDINGS

1. The application site comprised of an existing carpark within the grounds of Dudley College, located on The Broadway, Dudley.

2. The carpark was surfaced in tarmacadam and is bound by closeboard fencing and dense mature vegetation on its northern and eastern boundaries. The trees to the eastern boundary are protected by Tree Preservation Order (TPO No. 012/W1). To the south of the site is the buildings of the College, which comprises a two – four storey brick building.

3. The immediate area is mixed comprising the college, along with Dudley Castle and Zoo to the east. To the north of the site are residential properties on Gervase Drive which are characterised by large, detached dwellings within generous plots.

4. The College is a locally Listed Building and is bound by a number of heritage assets including the following:

To the west:

- St James's Priory Scheduled Monument, (HER 999),
- St James Priory Ruins – Grade I listed, (HER 12802),
- Priory Park Grade II listed Registered Park and Garden, (HER 6460),

To the east/north –

- Castle Hill Conservation Area
- Castle Hill and Wrens Nest Scheduled Monument, (HER 12291),
- Dudley Castle Scheduled Monument, (HER 926),
- and Grade I listed structure, (HER 12249),
- Dudley Town Centre Conservation Area.

PROPOSAL

5. The application seeks planning permission for the construction of an Energy Centre comprising of an external enclosure housing air source heat pumps along with a 4m high acoustic fencing as part of the estate decarbonisation strategy. The development has been constructed.

6. The proposed air source heat pumps provide heating and hot water to buildings on the campus and replace the use of the current gas fired boilers and water heaters on the site with these electrically driven systems. The Energy Centre provides:

    - 2 no. 600kw ASHP (with space allowance for future provision of 1 no. additional 500kw)
    - 5 no. 14kw ASHP (with space allowance for future provision of 6 no. additional 14kw)

7. The air source heat pumps are housed within a secure, ventilated metal louvre enclosure, which measures 2.5m to 4.2m high due to land level differences across the site.

8. The development includes the installation of a 4m acoustic fence spanning across the north elevation and part of the western elevation. Noise attenuators are installed on the proposed air source heat pumps which together with the acoustic fence provide sound mitigation, in

accordance with the recommendations of the Noise Impact Assessment submitted in support of the application.

RELEVANT PLANNING HISTORY

APPLICATION	PROPOSAL	DECISION	DATE
P23/0520	Removal of existing external stepped access and provision of a new graded external pedestrian access. Extension to existing entrance providing entrance canopy and draft lobby. External alterations to include new windows, new façade material finish and new eternal fire escape.	Approved subject to conditions	23/06/2023

PUBLIC CONSULTATION

9. The application was initially advertised by site notice and neighbour letter, where 12 letters of objection were received raising the following concerns:-

- Noise and vibration impacts to neighbouring properties, including impacts to buildings as well as occupiers health and wellbeing
- Devaluation of neighbours properties
- Affects on wildlife and animals in adjacent Dudley Zoo

10. Due to a revised noise assessment and amended plans to include the acoustic fence, the application was re-advertised. A further 9 letters of objection were received raising the same issues as above and the following additional issues:

- That construction work to install the proposed air source heat pumps has commenced

- There may be other more suitable sites within the college grounds for the proposed energy centre

OTHER CONSULTATION

11. Highways (AMEY)
    No comments received.

12. Environmental Safety and Health
    No objections were raised to the scheme as originally submitted, subject to the noise mitigation measures proposed which included the use of noise attenuators installed directly on the proposed equipment.

    Later a revised noise report was then submitted by the applicant to include an acoustic barrier as an additional mitigation measure, and Environmental Safety and Health raised no objection to this revised report and the acoustic wall as an additional measure.

RELEVANT PLANNING POLICY

13. Section 38 of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the provisions of the Development Plan, unless material considerations indicate otherwise.

14. The Development Plan currently comprises the Black Country Core Strategy (2011) and the Dudley Borough Development Strategy (2017). Relevant policies include: -

    Black Country Core Strategy (2011)

    - Policy TRAN2 Managing Transport Impacts of New Development
    - Policy ENV 3 Design Quality
    - Policy ENV 2 Historic Character and Local Distinctiveness
    - Policy ENV 7 Renewable Energy

Dudley Borough Development Strategy (2017)

- Policy S1 (Presumption in favour of Sustainable Development)
- Policy S6 (Urban Design)
- Policy S8 (Conservation and Enhancement of Local Character and Distinctiveness)
- Policy S10 (Listed Buildings)
- Policy S22 (Mature Trees and Woodland)
- Policy D5 (Noise Pollution)

15. National Planning Policy Framework

16. The NPPF (December 2023) sets out the Government's position on the role of the planning system in both plan-making and decision-taking. It states that the purpose of the planning system is to contribute to the achievement of sustainable development, in economic, social and environmental terms, and it states that there should be "presumption in favour of sustainable development" and sets out what this means for decision taking.

17. The NPPF (December 2023) confirms the plan-led approach to the planning system and that decisions must be made in accordance with the Development Plan unless material considerations indicate otherwise.

18. Relevant paragraphs within the NPPF include paragraphs: -

8:	Three dimensions of Sustainable Development
11-14:	The Presumption in favour of Sustainable Development
47-50:	Determining Applications
131, 135, 137, 139:	Achieving Well-Designed and Beautiful Places
195 - 214:	Conserving and Enhancing the Historic Environment
224, 225:	Implementation

19. Other relevant documents include: -

Parking Standards Supplementary Planning Document (2017).

Manual for Streets.

ASSESSMENT

20. The determining issues for the assessment of the proposed development include:-

i) Principle of the development.
ii) Design and impact on character and form of the area.
iii) Impact on amenity.
iv) Impact on highway safety.
v) Trees and Landscaping.
vi) Ecology
vii) Biodiversity Net Gain.

Principle of the Development

21. The NPPF, the Black Country Core Strategy and Policy S1 of the Development Strategy advocate a presumption in favour of sustainable development unless material considerations indicate otherwise. The NPPF fully supports the transition to a low carbon future. Chapter 14 (paragraph 157) notes that the planning system should: help to shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure.

22. Chapter 163 of the NPPF notes that when determining applications for renewable and low carbon development, local planning authorities should:

i. not require applicants to demonstrate the overall need for renewable or low carbon energy, and recognise that even small-scale projects provide a valuable contribution to cutting greenhouse gas emissions; and

ii. approve the application if its impacts are (or can be made) acceptable.

23. Policy ENV7 of the Black Country Core Strategy states that proposals involving the development of renewable energy sources will be permitted where proposals accord with local, regional and national guidance and would not significantly harm the natural, historical or built environment or have a significant adverse effect on amenity of those living or working nearby in terms of visual, noise, odour, air pollution and other effects.

24. The Renewable Energy Supplementary Planning Document (2015) further supports the use of renewable energy.

25. In this respect, it is noted that the site is unallocated and forms part of the existing Dudley College grounds and the installation of an Energy Centre for providing heating and hot water to buildings on the campus falls in line with the existing land use, and supported with both national and local policy which advocate for supporting low carbon energy and associated infrastructure. As such the principal of the development is considered to be acceptable.

26. Notwithstanding the above, although the proposal may be considered to be acceptable in principle it is still required to meet the provisions within the development plan in respect to matters of detail. The next part of this report will go to consider the proposal in this respect.

<u>Design and Impact on Character and Form of the Area and Acknowledged Heritage Interests</u>

27. Paragraph 205 of the NPPF states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. Paragraph 206 continues stating that any harm to, or loss of, the significance of a designed heritage asset (from its alteration, or from development within its setting), should require clear and convincing justification.

28. The application site is located within the Castle Hill Conservation Area and adjacent part of the college itself is locally listed. However, the energy centre is located within the grounds of the existing College, on an existing car park area to the rear of the wider campus. The energy centre is therefore not readily visible from the streetscene and its design is not considered to be out of character within its context. As such, the energy centre has not had a significant detrimental impact upon the character or appearance of the Conservation Area or its setting and that of other nearby acknowledged heritage assets.

29. Therefore, having had regard to Polices S6, S8 and S10 of the Development Strategy, Policies ENV2 and ENV3 of the BCCS and the requirements contained within the NPPF, it is considered that the proposal would be acceptable in respect to its impact on the character and form of the area and acknowledged heritage assets.

Impact on Residential Amenity

30. There are concerns from neighbours in relation to noise and vibration impacts as a result of the development. Indeed, the energy centre has introduced a new noise source through the general operation of the air source heat pumps and associated plant and machinery. In such cases, Policy D5 of the Development Strategy seeks to minimise noise emissions and intrusions to an agreed, acceptable level.

31. The proposal includes two key mitigation measures to reduce noise impact, which include the use of sound attenuators that ware attached directly to the machinery, along with the 4m acoustic fence. The supporting Noise Impact Assessment concludes that these together ensure that the proposal would not exceed the current background noise level of the nearest residential properties.

32. The proposal and findings of the Noise Impact Assessment have been reviewed and accepted by the Council's Environmental Safety and Heath team and have raised no objection to the proposal subject to conditions ensuring that the sound emissions are controlled and the mitigation measures are carried out and maintained for the life of the development. Should the Council be minded to grant permission, it is recommend that these conditions are attached to any decision issued.

33. Therefore, based on the above and subject to the attached conditions, the proposal is considered acceptable in regard to its impact on amenity and would meet the requirements of the NPPF and the Dudley Borough Development Strategy.

Impact on Highway Safety

34. The proposed energy centre has resulted in the loss of 19 car parking spaces, reducing the number of spaces within the college to 420. Notwithstanding, the applicant has stated that the loss of these spaces is not expected to have any knock-on effect on the basis that these spaces have not been used since June 2023, having been used as a site compound for the Block E retrofit project, during which time the college has still had capacity within the rest of the main Broadway car park. They have also stated that the demand for parking is expected to reduce over time as the College are in the process of launching a new Sustainable Travel Plan in September 2024, which aims to reduce car-usage generally across the campus. Moreover, it is noted that the site is located within Dudley town centre, which is a central location which benefits from good access to public transport.

35. As such, it is considered that the proposal would not have an adverse impact on highways safety over and be in accordance with Policy L1 of the Development Strategy and Paragraph 115 of the NPPF.

Trees/Landscaping

36. The proposed development is located within a Conservation Area and as a result, all of the trees within this designated boundary are protected, and TPO protected trees are located adjacent to the western boundary of the site. Whilst it is acknowledged that the energy centre is located within close proximity to the trees to the north of the site, there were and no planned changes to these trees shown.

Ecology

37. The neighbours concerns in respect to impacts on wildlife are noted. However the application is supported by an ecological reports in respect to trees and the pond located north of the application site boundary. The

report did not find evidence of great crested newts and no trees are proposed or have been removed or altered as a result of the. As such, there are no significant concerns in respect to ecology.

Biodiversity Net Gain

38. The proposal would impact on less than 25 sqm of on-site habitat and is therefore exempt from BNG requirements.

CONCLUSION

39. In respect to all matters of acknowledged interest and policy tests it is considered that the proposal, subject to the attached conditions, has not result in any significant harm to acknowledged interests and is therefore considered to be in accordance with the Development Plan.

RECOMMENDATION

40. It is therefore recommended that the application be approved subject to the attached conditions.

Conditions and/or reasons:

1. The development hereby permitted shall be carried out in accordance with the following approved plans: Location Plan, Dwg No's. 1036766-CDL-ZZ-ZZ-DR-M-5001, 1036766-CDL-ZZ-ZZ-DR-E-6001, ASC -CUL -ZZ -00 -DR -A -0111 Rev P02, ASC -CUL -ZZ -00 -DR -A -0210 Rev P03, ASC -CUL -ZZ -ZZ -DR -A -0502 Rev P02 and ASC -CUL -ZZ -ZZ -DR -A -0610 Rev P03.
   REASON: For the avoidance of doubt and in the interests of proper planning.
2. The rating level of sound emitted from any fixed plant and/or machinery associated with the development shall not exceed

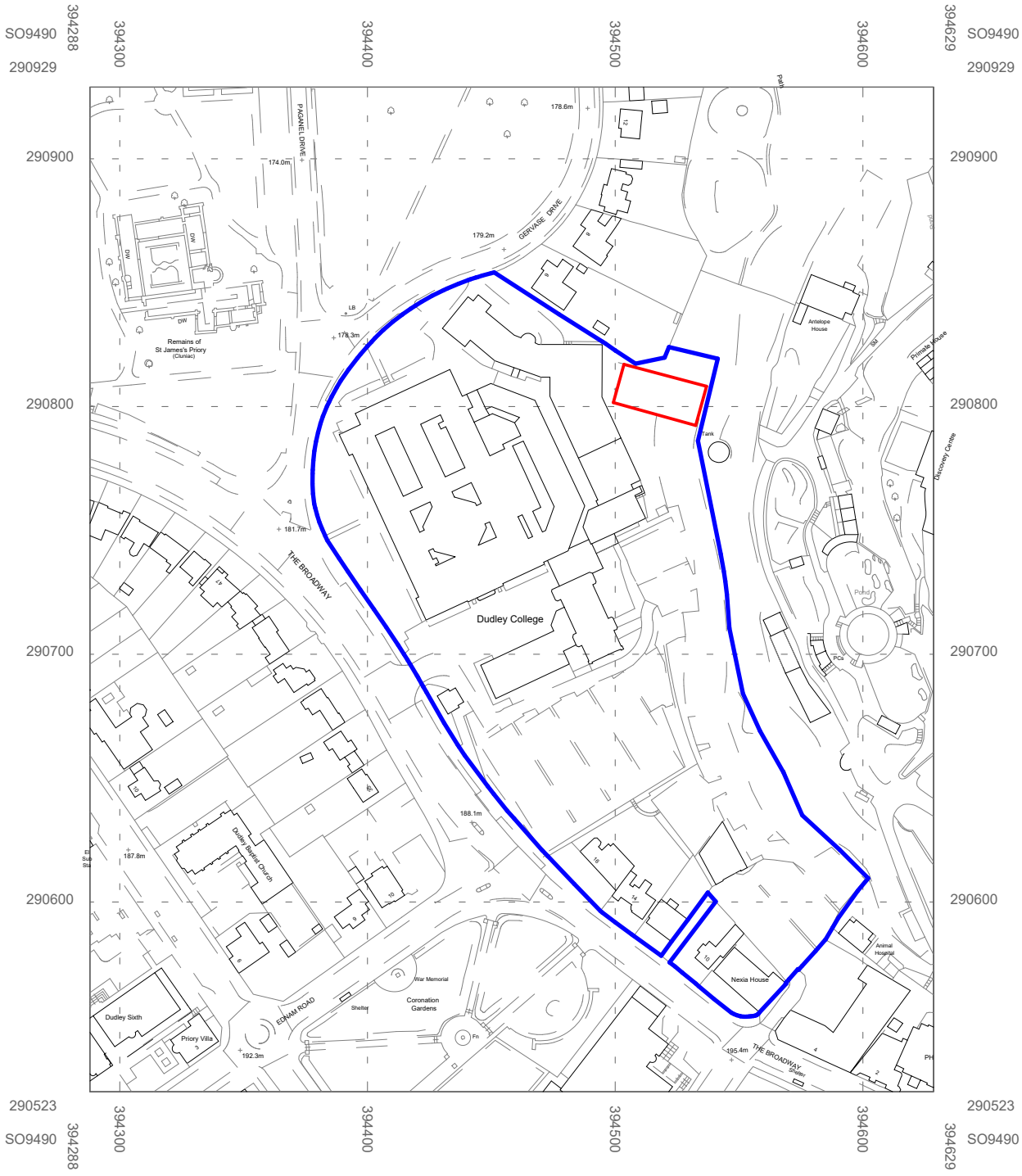
background sound levels by more than 5dB(A) between the hours of 0700-2300 (taken as a 15-minute LA90 at the nearest sound sensitive premises) and shall not exceed the background sound level between 2300-0700 (taken as a 15-minute LA90 at the nearest sound sensitive premises). All measurements shall be made in accordance with the methodology of BS4142 (2014) (Methods for rating and assessing industrial and commercial sound) and/or its subsequent amendments.

Where access to the nearest sound sensitive property is not possible, measurements shall be undertaken at an appropriate location and corrected to establish the noise levels at the nearest sound sensitive property.

Any deviations from the LA90 time interval stipulated above shall be agreed in writing with the Local Planning Authority.

REASON: To protect the amenities of nearby residents and comply with Policy D5 of the Development Strategy and the NPPF.

3. The noise mitigation measures detailed in Section 5.4 of the submitted Noise Impact Assessment (doc ref: DC-CDL-XX-XX-T-AS-45201; revision: P03; date: 2 August 2024) shall be completed and shall be retained and maintained for the life of the development.
   REASON: To protect the amenities of nearby residents and comply with Policy D5 of the Development Strategy and the NPPF.
4. No additional internal or external fixed plant or machinery associated with the development shall be used, until a scheme to prevent disturbance to the amenities of nearby residents from noise arising from its operation has been submitted to and approved in writing by the local planning authority. All works that form part of the approved scheme shall be completed before use of the plant or machinery and shall be retained and maintained for the life of the development.
   REASON: To protect the amenities of other occupiers of the building and comply with Borough Development Strategy 2017 Policy L1 Housing Development, extensions, and alterations to existing dwellings.



Dudley College of Technology Site Boundary

Energy Centre Site Boundary

0 125 250 m

REV	DATE	DETAIL	DRN	CHK
P01	07/05/24	Energy Centre - Location plan showing ownership and site boundary added as per LPA request 26/04/2024	AF	TB

Only use figured dimensions from issued PDF drawings (not CAD files), where dimensions do not exist please request from architect. We are happy for you to make use of our drawings as long as the information is not used as the basis of any claim against us if there are any discrepancies between our cad files and dimensions given on the drawings or on any architectural drawing. Please note, that .DWG files are created from Revit so errors may occur during exporting.

PROJECT TITLE
Dudley College Energy Centre

CLIENT
Dudley College of Technology

DRAWING TITLE
Location Plan

DRAWING NUMBER
ASC -CUL -ZZ -00 -DR -A -0110

SHEET STATUS
Planning

DATE
07/05/2024

MODEL STATUS
S0

SCALE
1 : 2500 @A4

DRAWN
AF

CHECKED
TB

REVISION
P01

NOTES:

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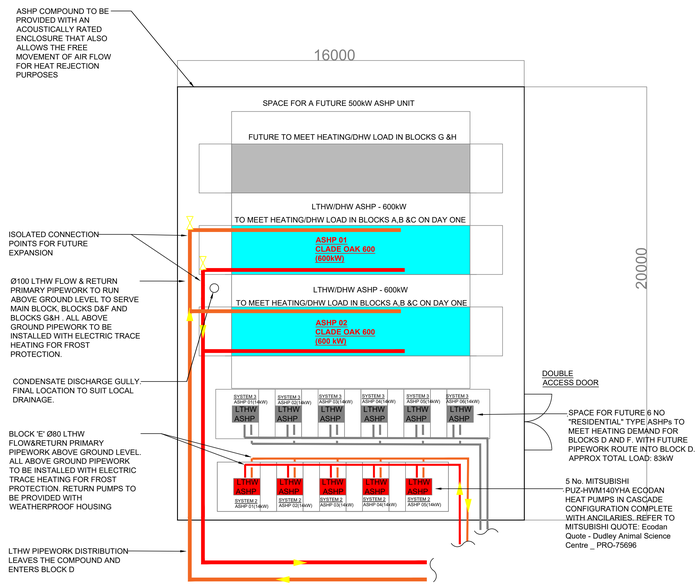
NG1 4FQ
Tel: +44 (0)115 666 8004

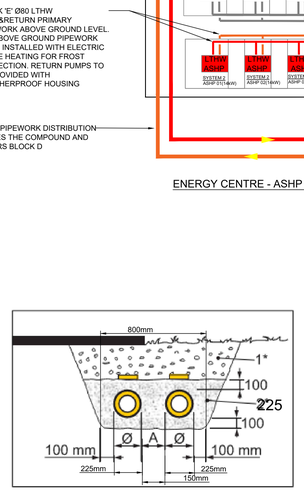
Project Email:

dudley_as@cullinanstudio.com

CULLINAN STUDIO



ENERGY CENTRE - ASHP COMPOUND (1:100)



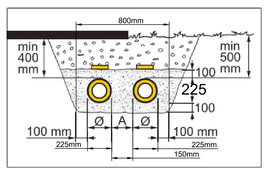
The cross section of the trench must as a rule be designed according to the requirements in EN13941 as well as local rules and regulations as regards safety and work environment.

To ensure sufficient friction material around the pipes the measurements in the illustrated cross section must be complied with.

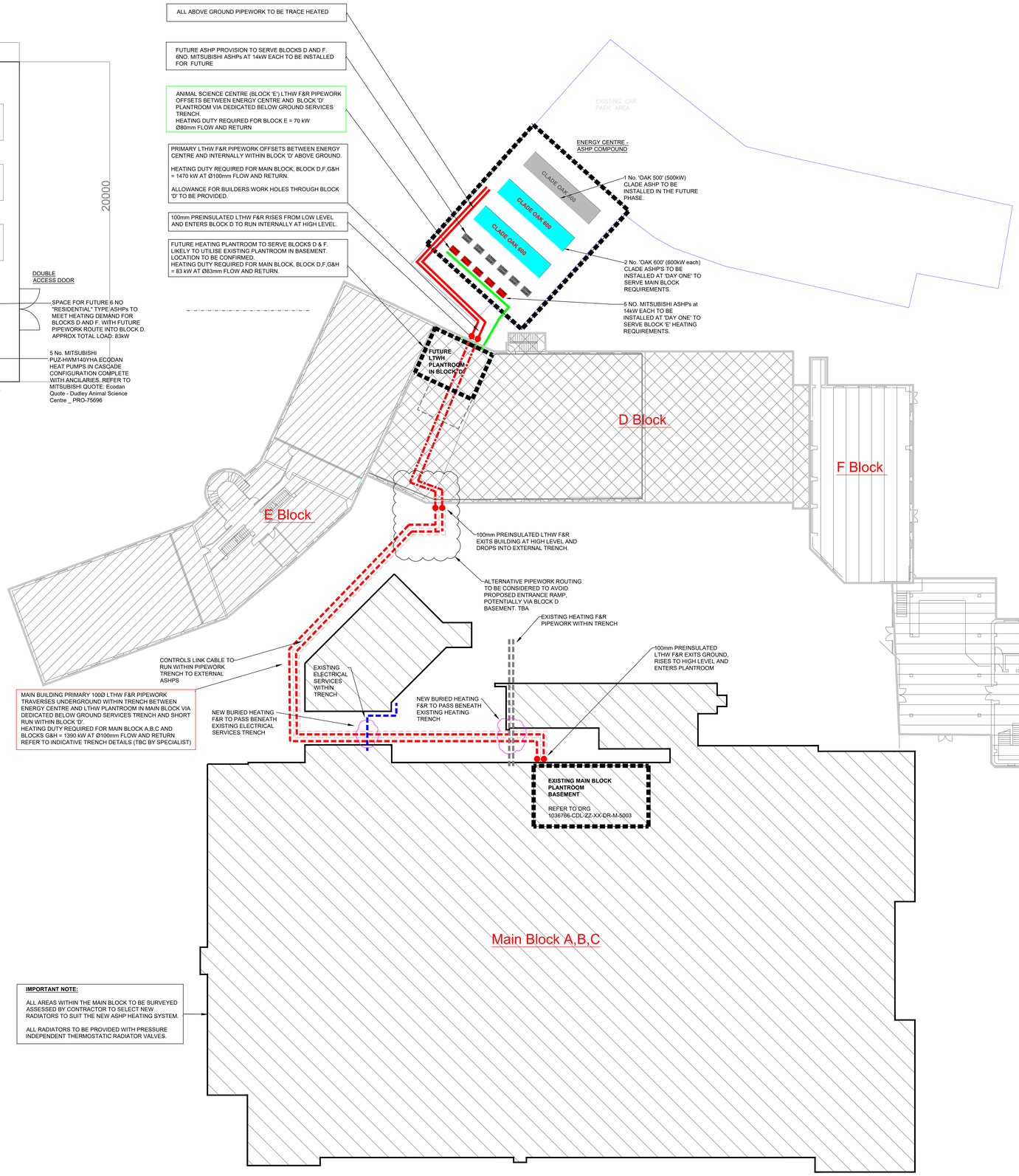
Place 2 warning tapes or a warning net which covers the pipes minimum 100 mm over the pipes.

1*) Backfill material for the upper zone
2*) Backfill material (friction material)

Outer casing Ø mm	Distance A between casings mm
90 - 225	150
250 - 560	250
630 - 1400	300



TYPICAL TRENCH DETAILS (NTS)
APPROX. 825MM DEEP x 800MM WIDE TO BE FULLY CONFIRMED WITH SPECIALIST SUPPLIER
(THIS DETAIL HAS BEEN DETERMINED FROM KINGSPAN LOGSTAR MANUFACTURER REQUIREMENTS)



1036766 A0

Based on.
Architects Drg No. Rev
Structural Drg No. Rev
Survey Drg No. Rev
Other Drg No. Rev
Other Drg No. Rev

THIS DRAWING MAY INDICATE ELEMENTS RELATED TO FIRE SYSTEMS. THESE ARE INDICATIVE ONLY AND FINAL NUMBER, POSITIONING AND PERFORMANCE MUST BE ESTABLISHED AS PART OF THE CDP WORKS TO MAINTAIN THE INTENT OF THE DESIGN FIRE STRATEGY

NOTES:

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2. ALL PLANT AND EQUIPMENT IS TO BE INSTALLED TO MANUFACTURER'S RECOMMENDATIONS, ALLOWING FULL ACCESS FOR COMMISSIONING, MAINTENANCE AND REMOVAL/REPLACEMENT.
3. ALL DIMENSIONS IN mm UNLESS OTHERWISE STATED.
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MECHANICAL LEGEND
- PRIMARY LTHW F&R PIPEWORK
- HIGH LEVEL LTHW F&R PIPEWORK
- EXISTING ELECTRICAL SERVICES
- PIPEWORK DROP

Issue	Date	Description	By	Chkd	Verfd
P02	30/11/23	STAGE 4A ISSUE	SC	ER	LM
P01	03/10/23	FOR INFORMATION	MP	LM	HS

Project
DUDLEY COLLEGE, BROADWAY - PHASE 3B DECARBONISATION

Client
DUDLEY COLLEGE OF TECHNOLOGY

Title
PROPOSED ENERGY CENTRE AND AND LTHW DISTRIBUTION LAYOUT

Drawing Status
S2 - FOR COMMENT

Project No. 1036766
Scale 1:200

Guidance For Pricing

Cundall have used their reasonable endeavours to establish the requirements of the Client during the design stages. In this regard, the Contractor should refer to the guidance provided by BSRIA BG 6 - 'A Design Framework for Building Services' (2014 Edition) section 2.11 – Precision In Design.

This states that the design stages represent an iterative process whereby the level of detail and the degree of precision included in the design increases from one stage to the next. Following the guidelines given in Turner and Simister's Handbook of Project Management, which relate specifically to precision of cost estimates, and applying similar guidelines to the accuracy of all design, the following levels of accuracy could reasonably be achieved by the end of the respective design stages:

- RIBA Stage 2: ± 25%
- RIBA Stage 3: ± 10% (± 20% at the completion of RIBA Stage 3a)
- RIBA Stage 4: ± 5%

The Contractor should take into account the level of uncertainty indicated in the guidelines at the designated design stage of the project, and the Contractor should reflect the associated risk and uncertainty in their pricing.

The above precision figures do not include the effects of fundamental variations to the scale or nature of the project, however, they will reasonably be applied to quantities of materials, associated labour costs, service outlets and the final locations for equipment.

CUNDALL
4th Floor, 15 Colmore Row
Birmingham,
B3 2BH
Tel: +44 (0)121 262 2720
Website: www.cundall.com

Drawing No.
1036766-CDL-ZZ-ZZ-DR-M-5001

PROPOSED NEW 1000kVA SUBSTATION IN GRP HOUSING. SIZE AND INTERNAL LAYOUT OF THE SUBSTATION TO BE DEVLOPED WITH THE OPERATORS OF THE CAMPUS HV/LV NETWORK.
SUBSTATION TO HOUSE 1000Kva TRANSFORMER AND LV PANELBOARD. PANELBOARD TO SERVE SUPPLIES TO THE ASHP'S, AND MAIN LV SUPPLIES TO BLOCK D, BLOCK E AND BLOCK F.

SS

SERVICE TRENCH FOR NEW LV SUPPLY FROM SUBSTATION TO THE E BLOCK LV SWITCH ROOM TO BE COORDINATED WITH OTHER SERVICES RUNNING FROM ASHP COMPOUND INTO THE FUTURE LTHW PLANTROOM IN D BLOCK.

NEW LV FEED INTO E BLOCK IS PROPOSED TO BE ROUTED THROUGH THE EXISTING PLANTROOM IN BASEMENT. LOCATION TO BE CONFIRMED.

EXISTING CAR PARK AREA

ENERGY CENTRE - ASHP COMPOUND

FUTURE LTHW PLANTROOM IN BLOCK 'D'

D BLOCK

F BLOCK

E BLOCK (ASC)

BLOCK G&H

MAIN BLOCK A,B,C

INDICATIVE ROUTE OF HV CABLING TO THE NEW SUBSTATION. MOST PRACTICAL ROUTE TO BE INVESTIGATED ON SITE, MAKING CONSIDERATION TOWARDS THE NEW ASHP COMPOUND AREA AND ANY OTHER OBSTRUCTIONS.

NEW HV CABLE TO THE NEW SUBSTATION TO PASS THROUGH AREA BETWEEN D BLOCK AND F BLOCK WITHIN SERVICE TRENCH. SERVICE TRENCH TO BE FORMED DURING DEMOLITION WORKS IN THIS AREA TO ALLOW FOR SERVICES TO PASS FROM ONE SIDE OF THE BUILDING TO THE OTHER.

ROUTING OF EXISTING HV CABLING TO D BLOCK TRANSFORMER BELIEVED TO BE WITHIN THIS VICINITY.

SUBSTATION

SUITABILITY OF THE EXISTING HV SWITCHGEAR BEING RE-USED / EXPANDED TO ACCOMMODATE THE CONNECTION TO THE NEW SUBSTATION IS TO BE ADVISED BY THE OPERATOR / MAINTAINER OF THE HV NETWORK ON THE CAMPUS.

THE NEW HV FEED TO THE NEW SUBSTATION IS PROPOSED TO RUN ALONG THE SAME ROUTE AS THE EXISTING HV FEED TO THE D BLOCK SUBSTATION.
EXACT ROUTING OF EXISTING DUCTS AND TRENCHES TO BE CONFIRMED VIA SURVEY.

EXISTING HV SUPPLY INTO THE EXISTING SUBSTATION TO BE UPGRADED TO ALLOW FOR AN INCREASE IN AGREED SUPPLY CAPACITY.
THE NEW ASC TO THE SITE IS 1.5MVA; THIS ACCOUNTS FOR THE NEW ASHP ENERGY CENTRE LOAD IN ADDITION TO THE EXISTING SITEWIDE DEMAND.

ROBOTHAMS ARCHITECTURE
DUDLEY COLLEGE, DUDLEY, WEST MIDLANDS
OCTOBER 2004
1:200

INDICATIVE NORTH

1036766 A0

Based on.

Architects Drg No.	Rev
Structural Drg No.	Rev
Survey Drg No.	Rev
Other Drg No.	Rev
Other Drg No.	Rev

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Issue	Date	Description	By	Chkd	Verfd
P01	30/11/23	STAGE 4A ISSUE	CUN	CW	LM

Project
DUDLEY COLLEGE, BROADWAY
- PHASE 3B DECARBONISATION

Client
DUDLEY COLLEGE OF TECHNOLOGY

Title
PROPOSED HV DISTRIBUTION LAYOUT

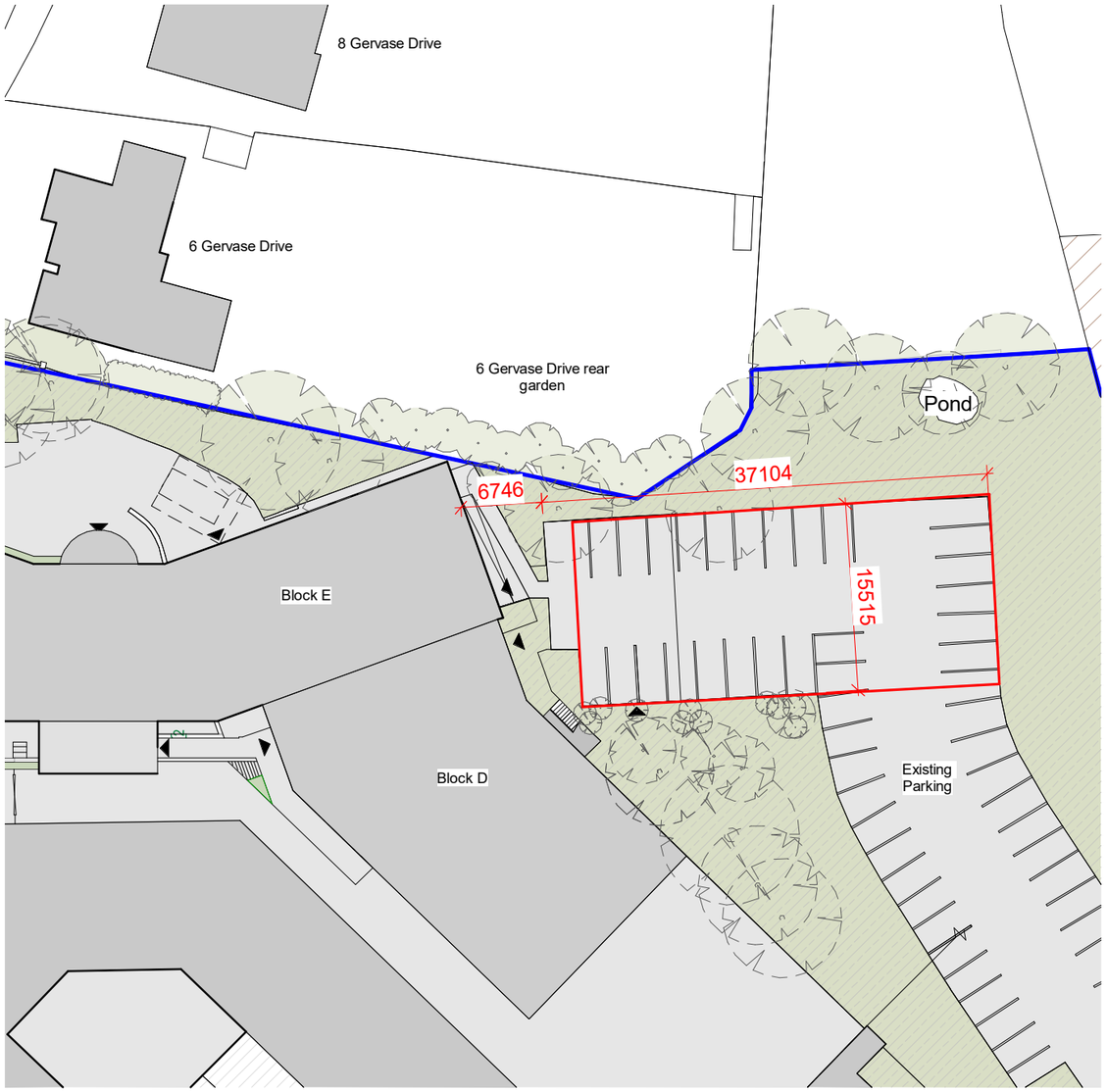
Drawing Status
S2 - FOR COMMENT

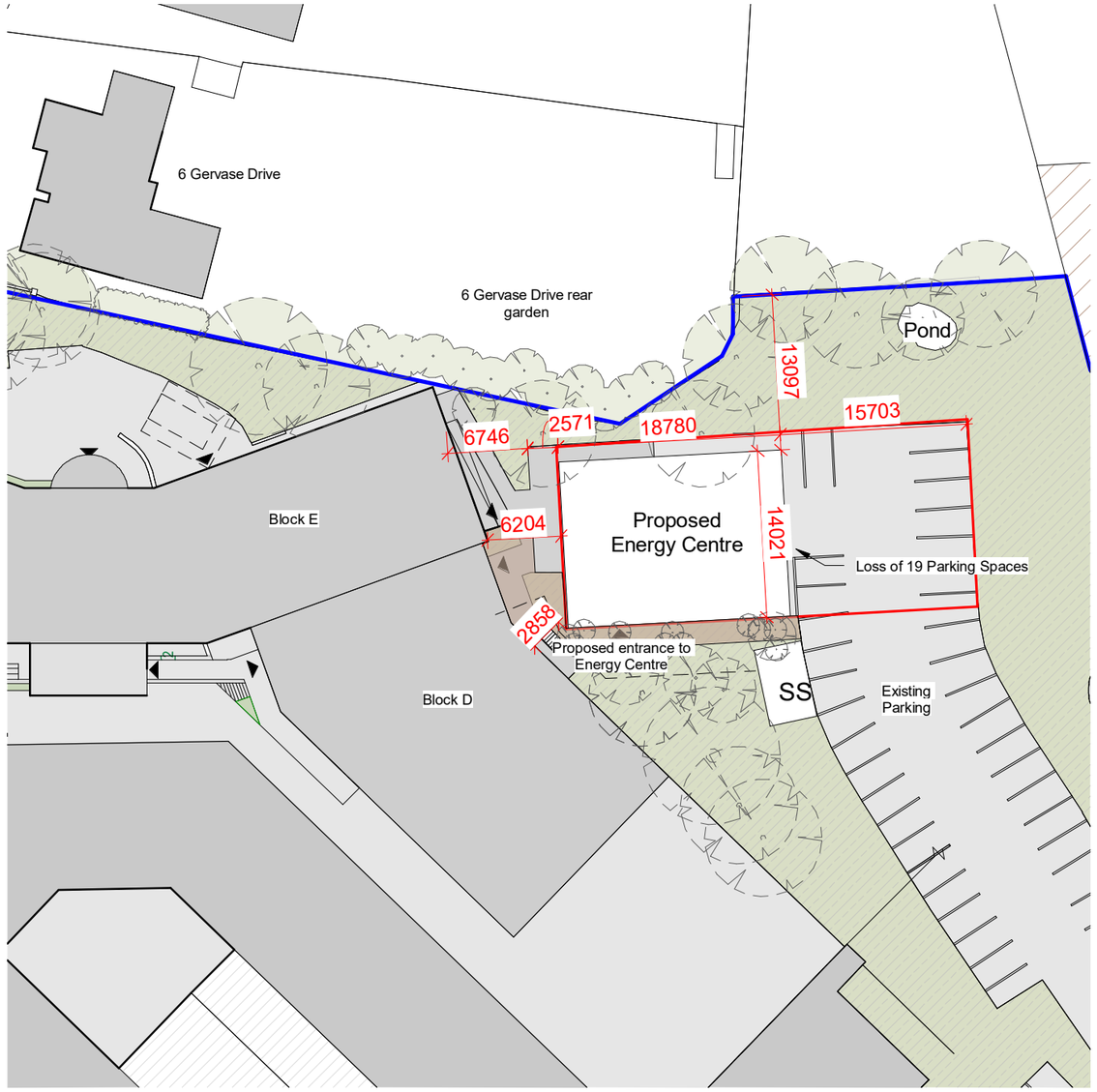
Project No. 1036766
Scale 1:200

CUNDALL
4th Floor, 15 Colmore Row
Birmingham,
B3 2BH
Tel: +44 (0)121 262 2720

Website: www.cundall.com

Drawing No.
1036766-CDL-ZZ-ZZ-DR-E-6001





0 5 10 m

NOTES:

Dudley College of Technology Site Boundary

Energy Centre Site Boundary

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REV	DATE	DETAIL	DRN	CHK
P01	27/03/24	Energy Centre Planning Submission Pack	HU	TB
P02	07/05/24	Energy Centre - Change in prop. substation location, resultant reduction in parking space loss	AF	TB

PROJECT TITLE
Dudley College Energy Centre

CLIENT
Dudley College of Technology

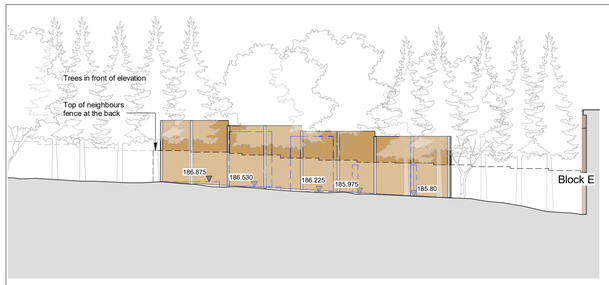
DRAWING TITLE
Block Plan Existing and Proposed

DATE 27/03/24
MODEL STATUS S0
SCALE 1 : 500 @A3
DRAWN HU
CHECKED TB

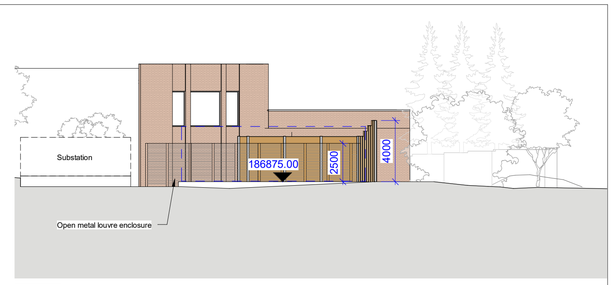
DRAWING NUMBER ASC -CUL -ZZ -00 -DR -A -0111
REVISION P02
SHEET STATUS Planning

5 Baldwin Terrace
Islington, London, N1 7RU
Tel: 020 7704 1975
Project Email:
dudley_as@cullinanstudio.com

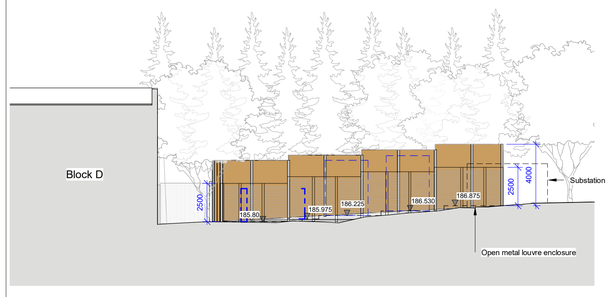
CULLINAN STUDIO



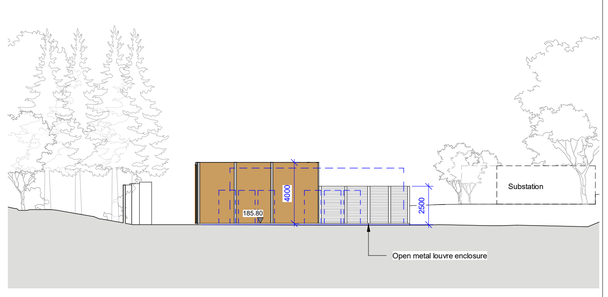
2	**EC North Elevation**
0610	1 : 200



3	**EC East Elevation**
0610	1 : 200



1	**EC South Elevation**
0610	1 : 200



4	**EC West Elevation**
0610	1 : 200

0 5 10 m

NOTES:

Only use figured dimensions from issued PDF drawings (not CAD files), where dimensions do not exist please request from architect. We are happy for you to make use of our drawings as long as the information is not used as the basis of any claim against us if there are any discrepancies between our cad files and dimensions given on the drawings or on any architectural drawing. Please note, that .DWG files are created from Revit so errors may occur during exporting.

REV	DATE	DETAIL	DRN	CHK
P01	27/03/24	Energy Centre Planning Submission Pack	HU	TB
P02	07/05/24	Energy Centre - Change in prop. substation location, resultant reduction in parking space loss	AF	TB
P03	03/09/2024	Energy Centre - amendments to reflect latest report updates to context/boundary trees for accuracy	AF	RP

PROJECT TITLE
Dudley College Energy Centre

CLIENT
Dudley College of Technology

DRAWING TITLE
Elevations

DATE 27/03/2023
MODEL STATUS S0
SCALE 1 : 200 @A3
DRAWN HU
CHECKED TB

DRAWING NUMBER ASC -CUL -ZZ -ZZ -DR -A -0610
REVISION P03
SHEET STATUS Planning

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Islington, London, N1 7RU
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Project Email:
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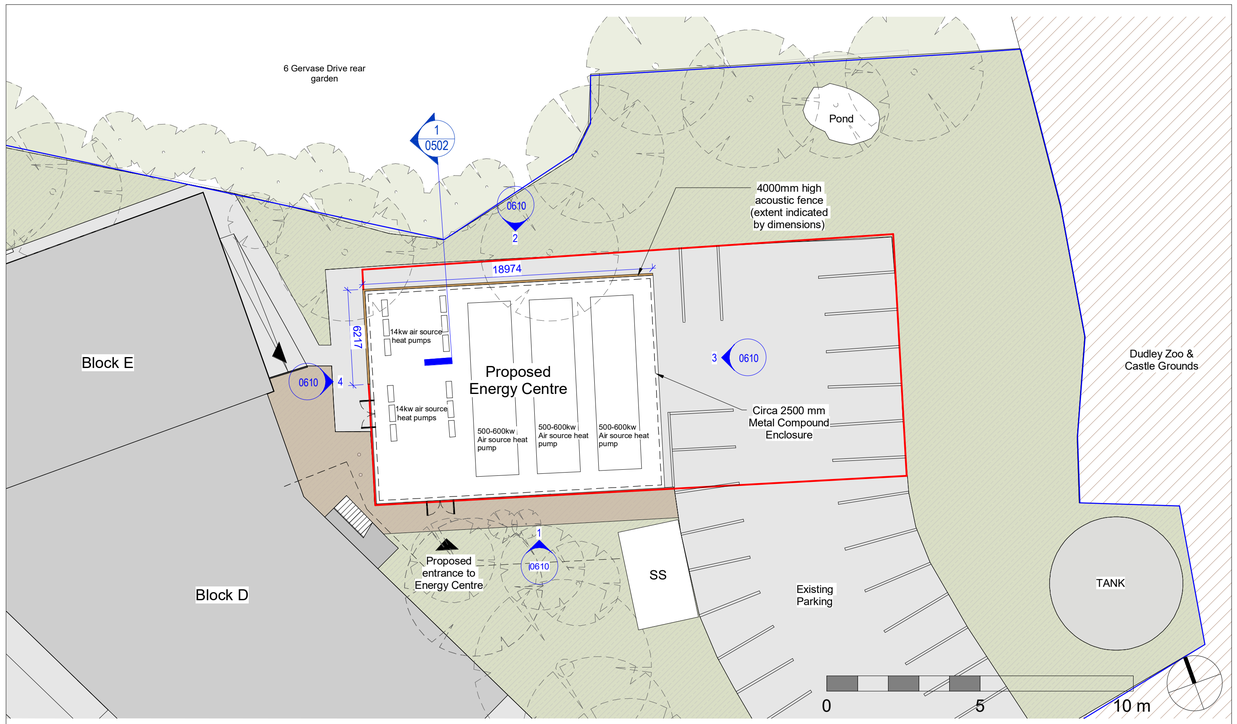
CULLINAN STUDIO



NOTES:

Dudley College of Technology Site Boundary

Energy Centre Site Boundary

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P03	03/09/20 24	Energy Centre - amendments to reflect latest P03 report updates to context/boundary trees for accuracy	AF	RP

PROJECT TITLE
Dudley College Energy Centre

CLIENT
Dudley College of Technology

DRAWING TITLE
General Area Plan

DATE
27/03/24

MODEL STATUS
S0

SCALE
1 : 200 @A3

DRAWN
HU

CHECKED
TB

DRAWING NUMBER
ASC -CUL -ZZ -00 -DR -A -0210

REVISION
P03

SHEET STATUS
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