

PLANNING APPLICATION NUMBER: P11/0352

Type of approval sought	Full Planning Permission
Ward	ST JAMESS
Applicant	Katherine Blunden, Dudley MBC
Location:	26-28 PRIORY STREET, DUDLEY, WEST MIDLANDS, DY1 1EJ
Proposal	CHANGE OF USE FROM A1 TO MIXED USE (SUI GENERIS) AND REFURBISHMENT AND ELEVATIONAL CHANGES
Recommendation Summary:	APPROVE SUBJECT TO CONDITIONS

SITE AND SURROUNDINGS

- 1 The application premises consists of a group of buildings located on the southern side of Priory Street between Stone Square and Court Passage. The site includes 28/28 Priory Street, which originally built as Building Society Offices (Holloway Chambers), and still continue to be used as offices and includes a caretakers flat within the building. Elizabeth House (26), Priory Street which last used as an A1 shop. Also included within the site is a former public hall (Holloway Hall) related to the former Building Society use, which is presently used as dance school. Also included within the site are outbuildings to the rear, which have been used once in connection although one is understood to be used as a place of worship. The site also includes some two storey buildings which face onto the driveway with the former Carvers Café building. These are fought to have been originally used in connection with the former fire station use of the café.

- 2 Access to the site is via accesses from Priory Street, with access also gained from Court Passage. Some access is also gained from the driveway which adjoins the former Carvers Café site.

- 3 The buildings which are all distinctive are finished in red brick, with terracotta detailing.
- 4 The area surrounding the site is mixed, with residential on the opposite side of Priory Street, together with other commercial or former commercial uses.
- 5 The site is located with the Dudley Town Centre Conservation Area.

PROPOSAL

- 6 The use of the Holloway Chambers building will continue to be used as offices and therefore no change of use would occur, apart from the existing caretakers flat which would become part of the office use. External alterations are proposed to the rear of the building by way of two spiral staircases with intermediate landing on existing flat roof extension. This is required to provide a means of escape. Associated with the works are alterations to an existing second floor window.
- 7 Elizabeth House, is proposed to be used as offices to the ground floor (B1), with one bedroom flat above. External alterations to this building consists, of a new emergency escape window to the rear elevation.
- 8 The use of the rest of the site, continues as before as office accommodation, with Holloway Hall remaining the same as a dance studio.
- 9 There are a couple of two storey outbuildings which are accessed from the drive way shared with an adjoining former Carters Café. According to the applicant these were last used as workshops, and therefore assumed to be a B1 use. The applicant proposes to continue to use these units as workshops with ancillary A1 use.
- 10 Access to the site will remain as before, although a new disabled access is proposed from the drive way adjoining Carvers Café. Some other modifications are proposed to the existing accesses, consists of hand rails to assist access to Holloway Chambers by the ambient disabled, and new gates to the access from Court Passage.

- 11 The application is submitted with a Design and Access Statement.
- 12 The application relates to the ongoing regeneration of the town centre and its conservation area, as part of the Townscape Heritage Initiative (THI).

HISTORY

APPLICATION No.	PROPOSAL	DECISION	DATE
DY/59/43	Change Of Use Of Existing Dwelling House Into Offices And Accommodation.	Granted	19/01/1959
DY/59/270	Conversion Of Dwelling Into Offices.	Granted	28/05/1959
88/50196	Outline Application For Town Centre Refurbishment Partial Redevelopment And Consolidation.	Granted	31/03/1988
96/50705	Change Of Use From Driving School Booking Office To Alternative Health Centre And Retail Outlet For Associated	Granted	19/06/1996
99/51816	Demolition Of Existing Buildings And Erection Of 4-Storey Building Comprising Shops And Cafe On Ground Floor 16 Flats	Withdrawn	29/05/2002
P08/0223	Change of use from offices to Professional tutoring service (after school tutoring for children age 5 - 16) (D1)	Granted	30/04/2008

- 13 It is not believed that P08/0223 has been implemented.
- 14 There is a parallel application (P11/0353) for non-illuminated signage associated with this application which is associated with this proposal.

PUBLIC CONSULTATION

- 15 No representations received, following consultation with adjoining neighbour, the posting of a site notice and the publication of an advert within a local newspaper.

OTHER CONSULTATION

- 16 Group Engineer (Development): No objection, subject to the plans be amended to show the garage doors as opening inwards. The provision of one on site parking space is acceptable due to the town centre location and complies with the adopted standards. No planning obligations are required as the trip generation for the site is less.
- 17 Head of Environmental Health and Trading Standards: No objection, subject to noise protection condition.

RELEVANT PLANNING POLICY

- National Planning Guidance

PPS4 – Planning for Sustainable Economic Growth

- Black Country Joint Core Strategy

ENV 2 Historic Character and Local Distinctiveness

ENV 3 Design Quality

CEN 2 Hierarchy of Centres

CEN 4 Regeneration of Town Centres

CEN 5 District and Local Centres

TRAN 4 Creating Coherent Networks for Cycling and Walking

DEL 1 Infrastructure Provision

- Unitary Development Plan

DD1 Urban Design

DD4 Development in Residential Areas

DTC2 Street Blocks

DTC2(ix) Block 11 - Stone Street/Priory Street

HE4 Conservation Areas

HE5 Buildings of Local Historic Importance

HE6 Listed Buildings

- Supplementary Planning Guidance/Documents

Dudley Town Centre Area Development Framework

Open Space, Sport and Recreation Provision Supplementary Planning Document

Historic Environment Supplementary Planning Document

Parking Standards and Travel Plans Supplementary Planning Document

New Housing Development Supplementary Planning Document

Planning Obligations Supplementary Planning Document

Design for Community Safety Supplementary Planning Guidance

PGN3. New housing development

ASSESSMENT

18 The main issues are

- Principle
- Design
- Neighbour Amenity
- Occupier Amenity
- Access and Parking
- Planning Obligations

Principle/Policy

19 The application site is located within Block 11 of the town centre inset map. The preferred uses within this area are A1 (prime only), A2, A3, A4 or A5 (retail/catering uses), and C3 (residential). Acceptable uses include B1 (offices/light industrial), D1 (non-residential institutions), D2 (Assembly and Leisure). Uses which are considered inappropriate are B2 (general industrial), B8 (storage and distribution) and C2 (residential institutions).

- 20 Also of relevance to the application are policies HE4 Conservation Areas, HE5 Buildings of Local Historic Importance and HE6 Listed Buildings of the Unitary Development Plan, and policies ENV 2 Historic Character and Local Distinctiveness and ENV 3 Design Quality of the Black Country which require new development to have a positive benefit on the setting of conservation areas and adjoining historic environment assets.

Design and Historic Environment Issues

- 21 As stated above the buildings are located within the Dudley Town Centre Conservation Area, and are significant buildings within their own right, and retain a certain amount of their original Edwardian character.
- 22 The external alterations proposed are generally minor, and mostly consist of making good. However, some other alterations are proposed which include, provision of an escape window to Elizabeth House, the provision of a new external staircase to the rear of Holloway Chambers, the demolition of a couple of outbuildings to the rear of Elizabeth House.
- 23 The loss of the outbuildings are considered to be acceptable in context and are not considered to be significant buildings. The removal of the buildings have two advantages. The first is to allow better integration with the surrounding town centre, and future regeneration initiatives, and secondly allow for improved disabled access.
- 24 The provision of the new external means of escape is required to comply with the Building Regulations. The design of the structure is significantly different from the main building it is intended to serve. However, its lightweight construction could easily be removed at a later date with any significant harm to the building. The design of the new staircase is considered to be an improvement over the existing structure it would replace. Additionally the location is well screened by the existing building, with only small part being visible from Court Passage.

- 25 The works to the outbuildings next to Carers Café is considered to be acceptable and would allow for the reversal of some unsympathetic alterations. The reuse of these buildings would allow the opportunity to provide more activity in this presently under utilised space.

Neighbour Amenity

- 26 The nearest residential uses proposed are on the opposite of Priory Street. The proposed development is unlikely to have any significant affect in that the main part of the building remaining B1 offices, with an extension into a former shop not considered to cause harm, nor is the new residential unit above. The workshops shown would also fall within B1, which by its definition is considered appropriate within a residential area.

Occupier Amenity

- 27 The Head of Environmental Health and Trading Standards offers no objection to the proposed development. However, in order to protect occupants of the proposed living accommodation from road traffic noise arising from Priory Street a scheme incorporating appropriate glazing and ventilation treatments should be controlled by condition.
- 28 The proposed residential accommodation would not have any private amenity space. However, is often typical of town centre residential proposal, where the same level amenity as expected in a suburban location cannot be realistically provided due to the dense urban grain.

Access and parking

- 29 There will be no on site parking apart from a parking space for the proposed dwelling which would be located off Court Passage. . This is considered to be acceptable in that the use of the main part of ther site remains unchanged, and the trip rate for the new offices in Elizabeth House is less than it would be for the retail

use. In addition the site is located within the town centre, with access to public car parks, and public transport links to most parts of the Black Country close by.

- 30 However, there is a need to provide an element of on site cycle parking. This is to be conditioned, should the application be granted.

Planning Obligations

- 31 No obligations are required in connection with the proposed residential element in that there is no net increase in dwellings within the site, in that the existing dwelling (caretakers flat) within Holloway Chambers is proposed to become part of the proposed office use.
- 32 In respect of the transport contributions, for the site as whole the Group Engineer (Development) advice that there would be a net reduction in trip generation, and therefore no contributions would be payable.
- 33 On the basis the application creates no new floor place and is essentially includes some changes of use, no contributions are required for public realm or nature conservation enhancement.

CONCLUSION

- 34 The proposed development is acceptable in principle, is of acceptable design, causes no harm to the Dudley Town Centre Conservation Area or neighbour amenity. Consideration has been given to saved policies DD1, DD4, DTC2, DTC2(ix), HE4, HE5 and HE6 of the Dudley Unitary Development Plan and policies ENV 2, ENV 3, CEN 2, CEN 4, CEN 5, TRAN and DEL 1 of the Black Country Core Strategy.

RECOMMENDATION

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

Reason for approval

The proposed development is acceptable in principle, is of acceptable design, causes no harm to the Dudley Town Centre Conservation or neighbour amenity. Consideration has been given to saved policies DD1, DD4, DTC2, DTC2(ix), HE4 Conservation Areas, HE5 Buildings of Local Historic Importance and HE6 Listed Buildings of the Dudley Unitary Development Plan and policies ENV 2 ENV 3 CEN 2 CEN 4 CEN 5 TRAN 4 and DEL 1 of the Black Country Core Strategy.

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.

Conditions and/or reasons:

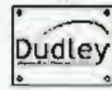
1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
2. Development shall not begin until a scheme for protecting residents in the proposed flat from noise from road traffic on Priory Street has been submitted to and approved in writing by the local planning authority. The noise protection shall thereafter be retained. All works which form part of the approved scheme shall be completed before occupation of the permitted dwelling, unless otherwise agreed in writing by the Local Planning Authority. The noise protection measures shall thereafter be retained for the life of the development.
3. The development hereby approved shall not first commence until details of the on site cycle parking for five cycles has been submitted to and approved in writing by the Local Planning Authority. The cycle parking shall be brought into use before the development is first occupied, and shall be retained for the life of the development.
4. No part of the development hereby permitted shall be commenced until full details of hard landscape works have been submitted to and approved in writing by the District Planning Authority. The details must include existing and proposed finished levels or contours; the position, design and materials of all site enclosures, car parking layout and other vehicular and pedestrian areas; hard surfacing materials, minor artefacts and structures (e.g. street furniture, , lighting etc;) and any retained historic features and proposals for restoration.
5. The works approved as part of this condition shall be completed before the first occupation of any part of the development.

6. None of the development hereby approved shall commence until details of the colour and finish of the external fire escape/staircase and new entrance gates have been submitted to and approved in writing by the Local Planning Authority. The staircase and entrance gates shall thereafter be colour coated in accordance with the same approved details
7. The development hereby permitted shall be carried out in accordance with the following approved plans: 9399/001/PRO/001, 9399/001/PRO/002, 9399/001/PRO/003, 9399/001/PRO/004, 9399/001/PRO/005, 9399/001/PRO/006, 9399/001/PRO/007, 9399/001/PRO/008, 9399/001/PRO/009, 9399/001/PRO/010, 9399/001/PRO/011 and 9399/001/PRO/012 and in accordance with the accompanying Heritage Statement dated March 2011.
8. Notwithstanding the details shown on the approved drawings, the development shall not begin until details of the joinery for all new windows, doors etc to be used in the external elevations and its finish/colour have been submitted to and approved in writing by the local planning authority. Large scale architectural drawings (at 1:1, 1:2 or 1:5) and/or samples of the sections and profiles of jambs, heads, sills, glazing bars, and headings together with their relationships to masonry apertures.
9. Notwithstanding the details shown on the approved drawings, the repairs to the existing timber windows shall be undertaken in accordance with SPAB Guidance.
10. Development shall not begin until details have been submitted to and approved in writing by the local planning authority of all the heating appliances, flues, air intake and extraction equipment terminals and the location of any gas metres in order to demonstrate that they will not have a detrimental impact on the appearance of the building or Conservation Area.
11. Development shall not begin until details of the type, texture, colour and bond of the brickwork to be used in the construction of the external walls/infill have been submitted to and approved in writing by the local planning authority. Such materials shall, unless otherwise agreed in writing by the local planning authority, closely match in type, texture and colour those of the existing building.

(HOLLOWAY HALL)

Timber sash windows to be repaired (where necessary) with epoxy resin repair system. All windows to be redecorated: colour white to match existing. All windows to be fitted internally with a discrete secondary glazing system.

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Entrance to be fitted with nylon coated handrails in accordance with BS8300, blue colour to be used to mirror existing door colour.

Nosing strips to be aluminium with PVC strip, again colour blue to offer continuity.

Accessible entrance signage, staved aluminium 210x297mm surface fixed to terracotta surround.

Dudley MBC signage - 8mm clear acrylic raised over brushed silver Dibond with 4 satin silver stand-off studs. Size - 300mm x 210mm. Front face of signage protrudes maximum 43mm from brickwork surface.

Existing timber tenant directory board to be replaced with a smaller version to accommodate new handrail.

Indicative example of proposed Dudley MBC signage.



Indicative 27 Priory Street front entrance arrangement



OFFICES TO FROM £50 PER WEEK (LIGHT, HEAT ETC. MOVE)

Timber tenant directory boards to be replaced with smaller version to accommodate new handrail colour style and material to match existing.

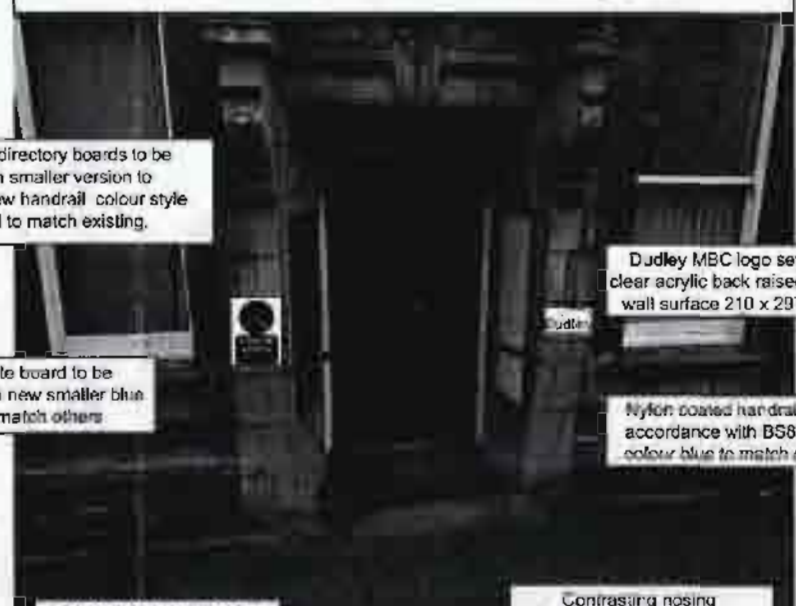
Dudley MBC logo set on clear acrylic back raised from wall surface 210 x 297mm

Nylon coated handrails in accordance with BS8300, colour blue to match door

Accessible entrance sign surface fixed to buff terracotta surround 210 x 297MM

Contrasting nosing strips screwed to steps; aluminium with blue PVC strip

Indicative 28 Priory Street front entrance arrangement



Timber tenant directory boards to be replaced with smaller version to accommodate new handrail colour style and material to match existing.

Dudley MBC logo set on clear acrylic back raised from wall surface 210 x 297mm

Nylon coated handrails in accordance with BS8300, colour blue to match door

1 no. white board to be replaced with new smaller blue sign to match others

Accessible entrance sign surface fixed to buff terracotta surround 210 x 297MM

Contrasting nosing strips screwed to steps; aluminium with blue PVC strip

Date:	Revision:	Dr.
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Client: DUDLEY MBC

Drawing Issue: PLANNING

Project: REFURBISHMENT OF 26-28 PRIORY STREET, HOLLOWAY HALL AND ASSOCIATED COURTYARD BUILDINGS

Drawing Title: HOLLOWAY CHAMBERS PROPOSED ELEVATIONS FRONT

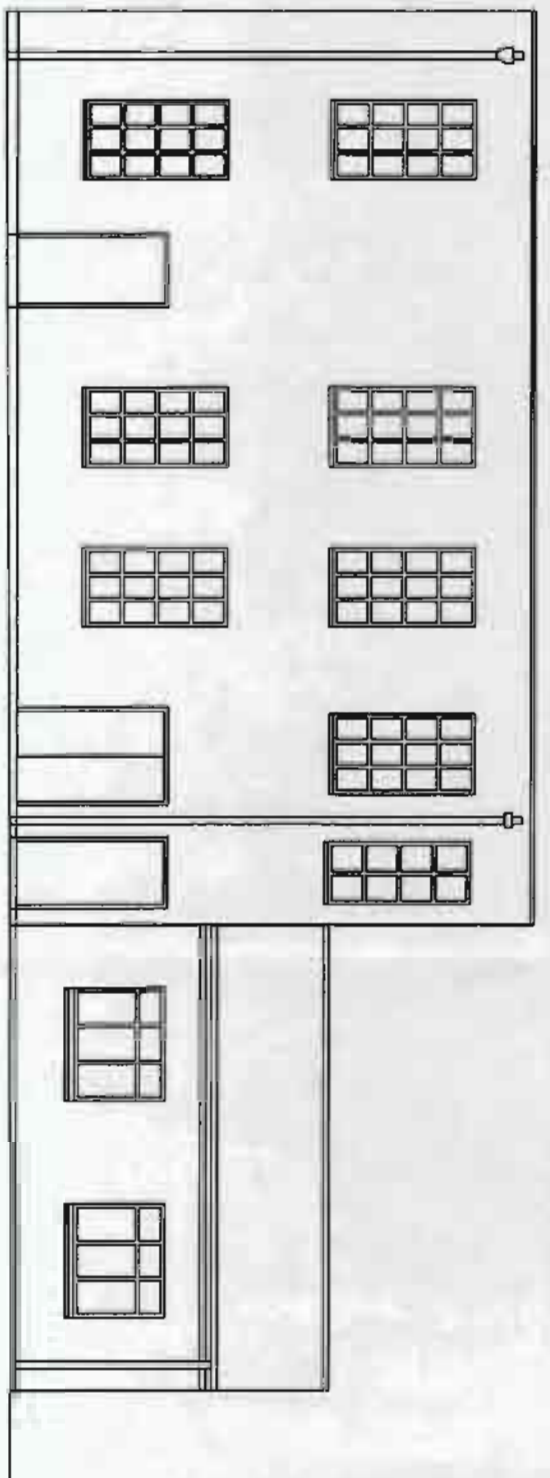
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Revision: Drawn: JH Authorised by: ED Date: MAR '11

Drawing Ref: 9359 Dudley MBC/001 Holloway/6.0 Drawings

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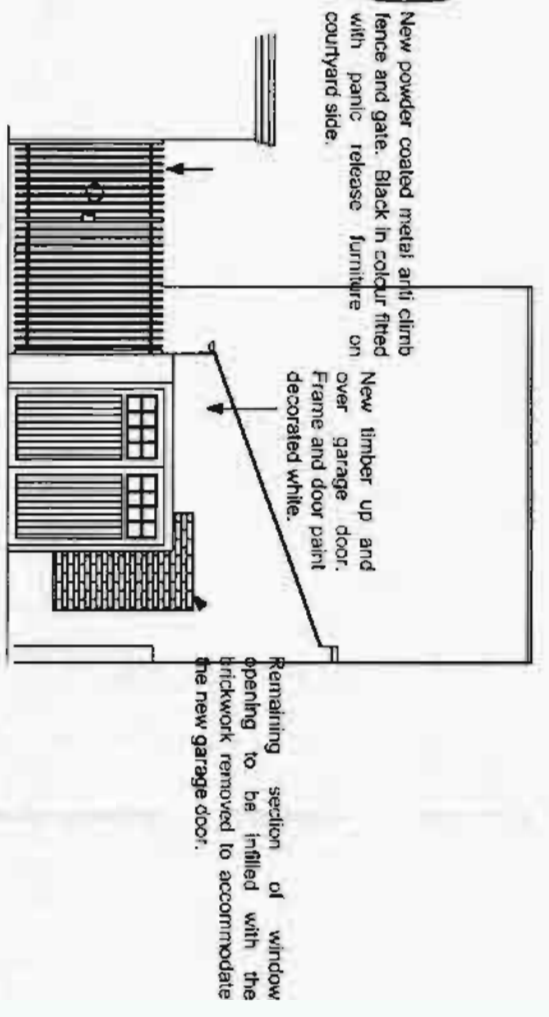
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COURTYARD OUTBUILDING & GARAGE FRONT ELEVATION



Indicative fence and gate design



New powder coated metal anti climb fence and gate. Black in colour fitted with panic release furniture on courtyard side.

New timber up and over garage door. Frame and door paint decorated white.

Remaining section of window opening to be infilled with the brickwork removed to accommodate the new garage door.

COURTYARD OUTBUILDING & GARAGE COURT PASSAGE ELEVATION

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Drawing Name:	PLANNING	

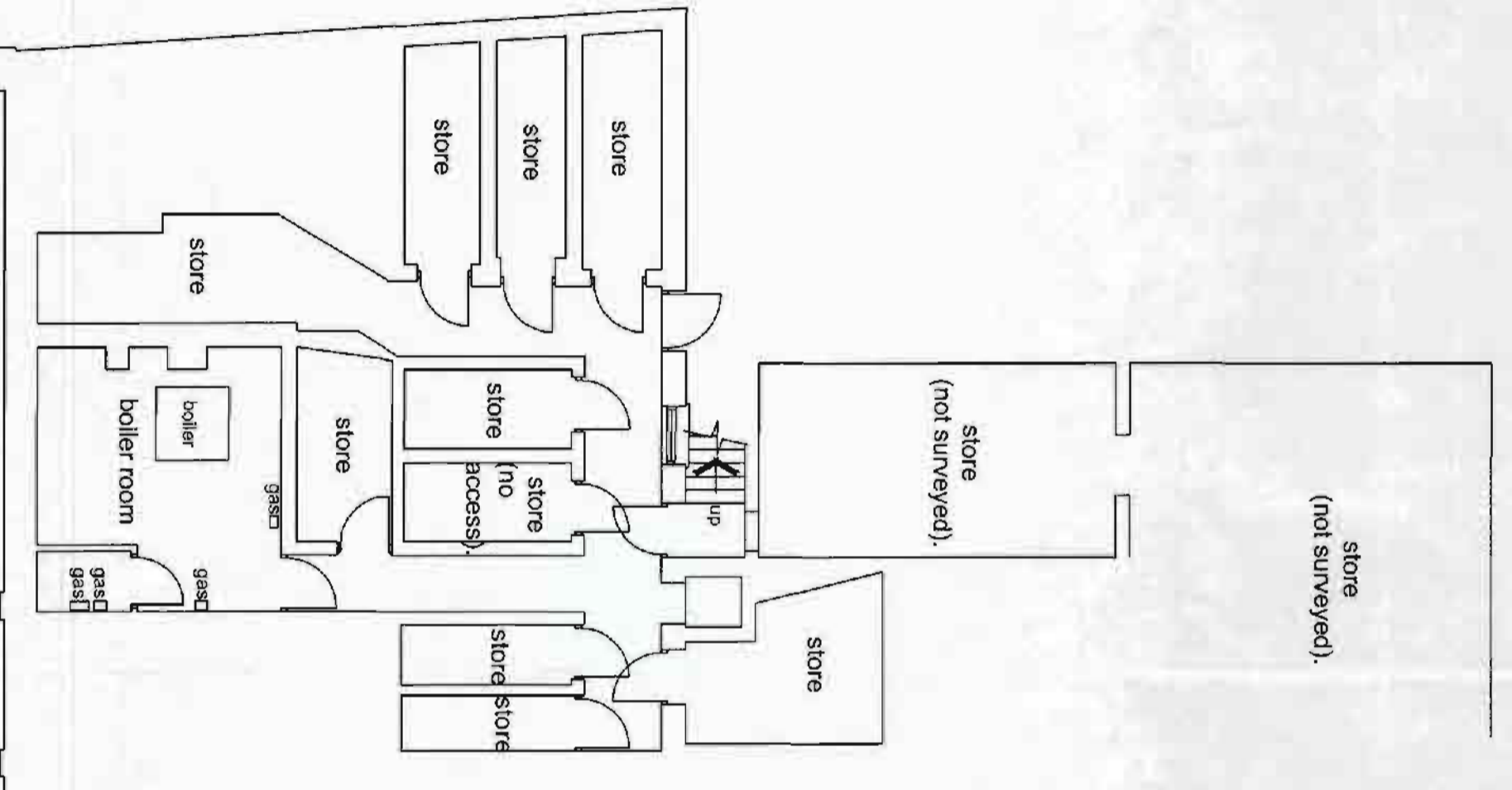
Project: REDEVELOPMENT OF 26-28 PRIORY STREET, HOLLOWAY, LONDON. (INDICATED) COURTYARD BUILDINGS

Drawing Title: COURTYARD OUTBUILDING PROPOSED ELEVATIONS FRONT AND COURT PASSAGE

Scale:	Drawing No:		
1:100 (R.A.)	99890618P00012		
Revision:	Drawn:	Authorised by:	Date:
	J.H.	ED	MAR 11

Drawing Ref: 32188 Dudley MED1001 Holloway/610 Drawings
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PL/0352 PROPOSED BASEMENT PLAN A3

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Date:	Revision:	Dr:
Client:	DUDELY MBC	

Drawing Issue: PLANNING

Project: REFURBISHMENT OF 26-28 PRICRY STREET, HOLLICWAY HALL AND ASSOCIATED COURTYARD BUILDINGS

Drawing Title: PROPOSED FLOOR PLAN BASEMENT

Scale:	Drawing No:		
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Revision:	Drawn:	Authorised by:	Date:
	JH	ED	MAR 11

Drawing Ref: 9289 Dudley MBC/001 Hollaway/6.0 Drawings
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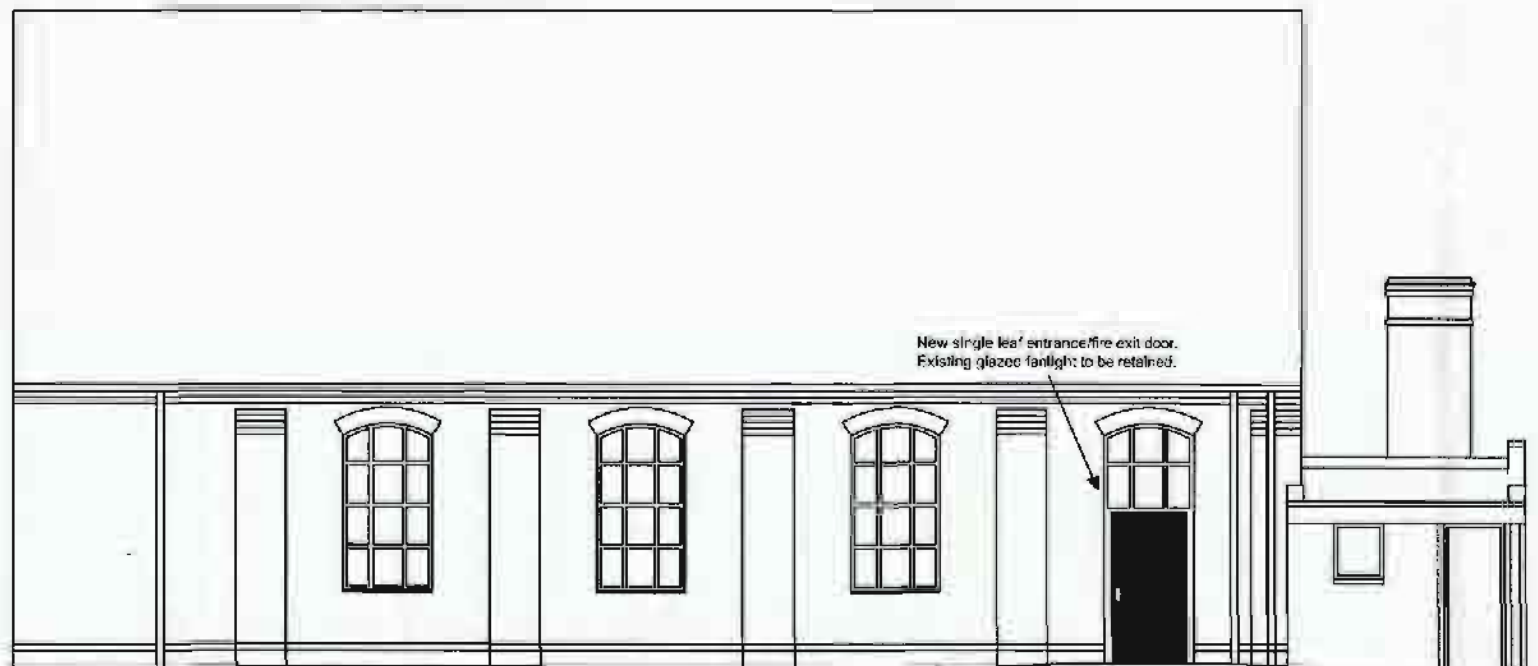
FRONT ELEVATION (COURT PASSAGE)



Please ring for assistance



GARAGE PASSAGE SIDE



New single leaf entrance fire exit door. Existing glazed fanlight to be retained.

SIDE ELEVATION (COURTYARD PASSAGE ADJACENT GARAGE)

Front Elevation (HOLLOWAY HALL)

Signage to front elevation 210x297mm (A4 size), stoved aluminium, surface fixed to brickwork.

Side Elevation

Signage to side elevation 300x150mm, stoved aluminium, surface fixed to brickwork.

Existing narrow double door set to be replaced with single door. New door to be hardwood panelled, to match existing style, paint decorated to match existing colour.

Entrance to be fitted with bell system to alert occupants to presence of visitors.

Floor to be gently graded to provide level access. Existing block pavements to be utilised.

Door shall form accessible entrance/exit and but also to be fitted with panic furniture to offer escape in the event of an emergency.

NB. The rear and Holloway Chambers side elevation remain unaltered.



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Date:	Revised:	Dr:
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Client: DUDLEY MBC

Drawing Issue: PLANNING

Project: REFURBISHMENT OF 26-28 PRIORY STREET, HOLLOWAY HALL AND ASSOCIATED COURTYARD BUILDINGS

Drawing Title: HOLLOWAY HALL PROPOSED ELEVATIONS FRONT AND GARAGE PASSAGE SIDE

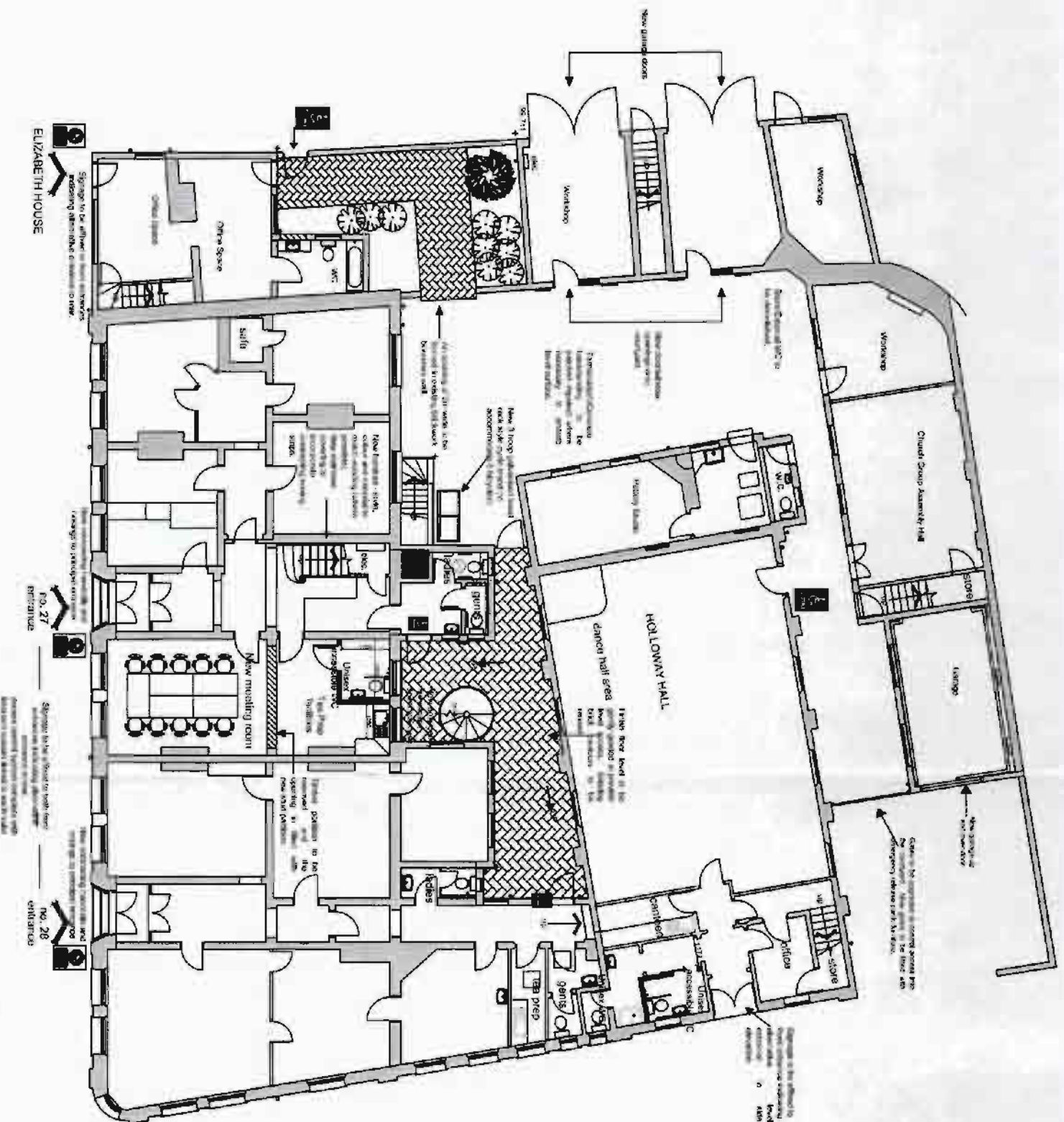
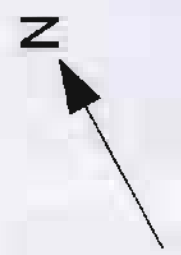
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Drawing Ref: 9399 Dudley MBC/001 Holloway/6.0 Drawings

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ELIZABETH HOUSE
 Storage to be added to existing storage
 providing additional storage to new
 office space
 Change to include existing
 19.27
 Storage to be added to existing
 providing additional storage to new
 office space
 Change to include existing
 19.28
 Storage to be added to existing
 providing additional storage to new
 office space
 Change to include existing
 19.29

P11/0352 Proposed Ground floor Plan A3

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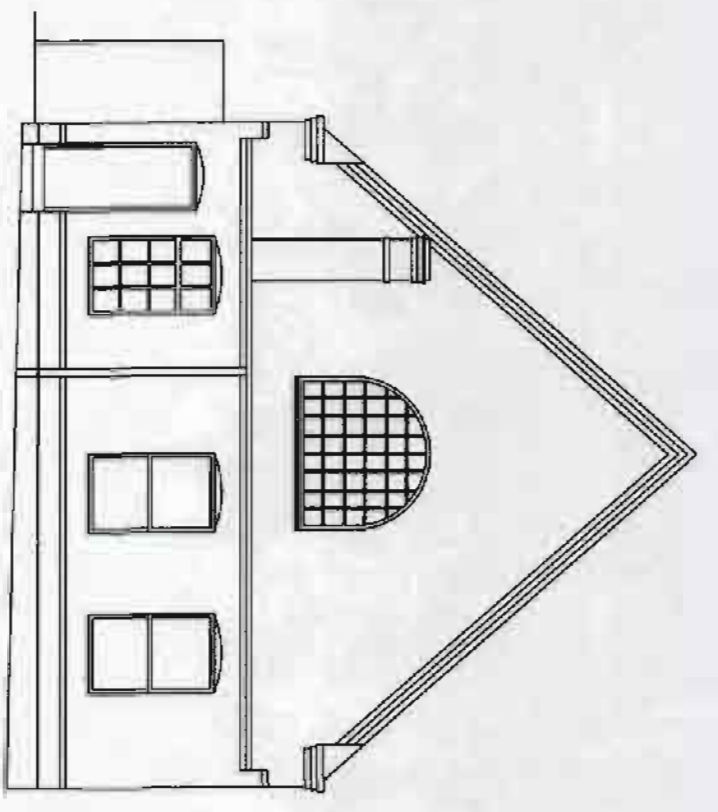
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Drawing Issue: PLANNING	
Project: REFURBISHMENT OF 28-28 PRIORITY STREET, HOLLOWAY HALL AND ASSOCIATED COURTYARD BUILDINGS	
Drawing Title: PROPOSED GROUND FLOOR PLAN	
Scale: 1:200@A3	Drawing Nr: 9099001/PROJ002
Revision:	Date: MAR 11
Drawn: JH	Authorised by: ED
Drawing Path: 9356 Dudley MBC\001 Holloway\5.0 Drawings	
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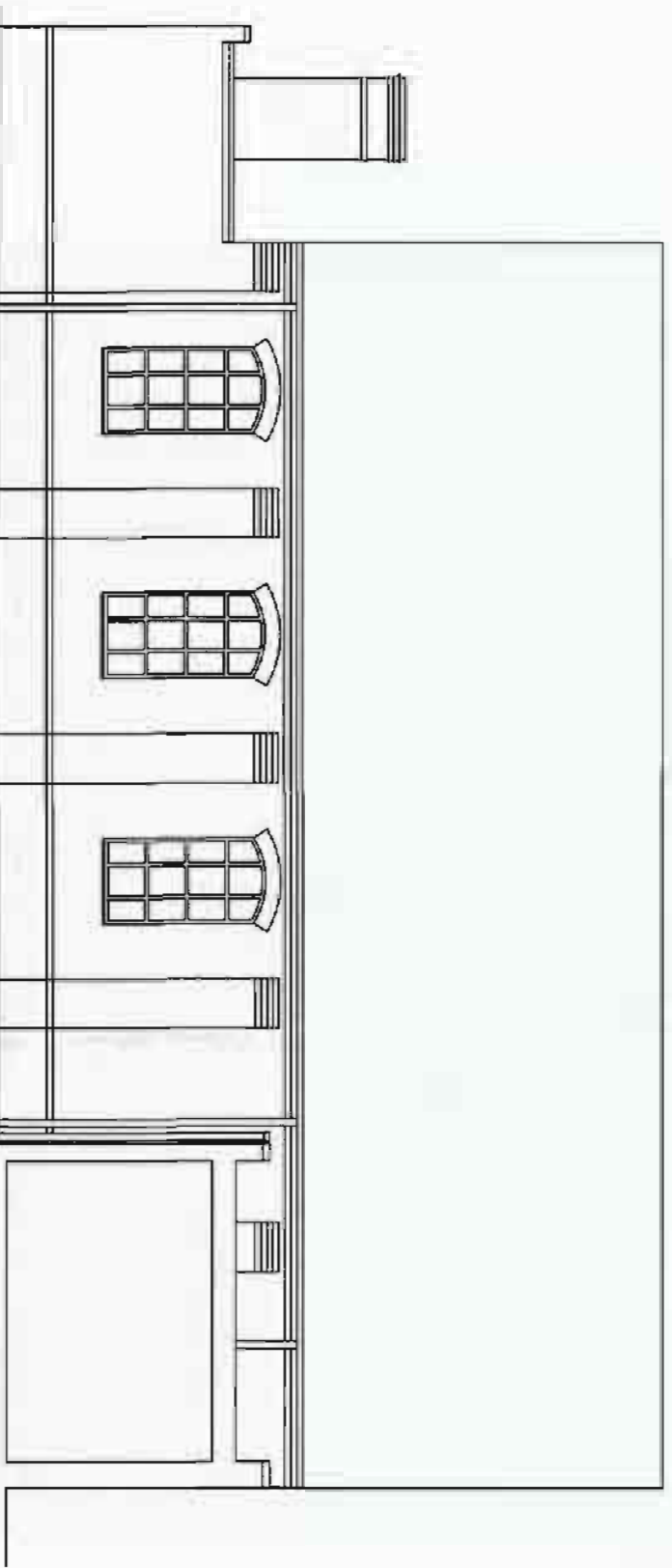
(HOLLOWAY CHAMBERS)

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REAR ELEVATION (COURTYARD)



SIDE ELEVATION (HOLLOWAY CHAMBERS SIDE)

Issue:	Revision:	Dr:
Client:	DALR/FC/LE/C	

Drawing Issue: 01 Awaiting

Project: REQUISITION OF 26-28 PRIORITY STREET, HOLLOWAY HALL AND ASSOCIATED COURTYARD BUILDINGS

Drawing Title: HOLLOWAY HALL PROPOSED ELEVATIONS REAR AND HOLLOWAY CHAMBERS SIDE

Scale:	Drawing No:		
1:1000/0.3	939900/PR/C/011		
Revision:	Drawn:	Authored by:	Date:
JH	ED	ED	MAR 11

Drawing Ref: 43000 Duality MS/D/001 Holloway/0 Drawings

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Date	Revision	Dr
08/01/03	01	DR

Client: DUDLEY MBC
 Drawing Issue: PLANNING

Project: REPAIR/REPLACEMENT OF 26-28 PRIORITY STREET,
 HOL DWAY HALL AND ASSOCIATED
 COURTYARD BUILDINGS

Drawing Title:
 PROPOSED SECOND FLOOR PLAN

Scale	Drawing No
1:100	9399/001/PR00001

Revision	Drawn	Approved by	Date
A	PH	ED	MAR '04

Drawing Ref: 9399
 Dudley MBC/001 Holloway 9 Drawings

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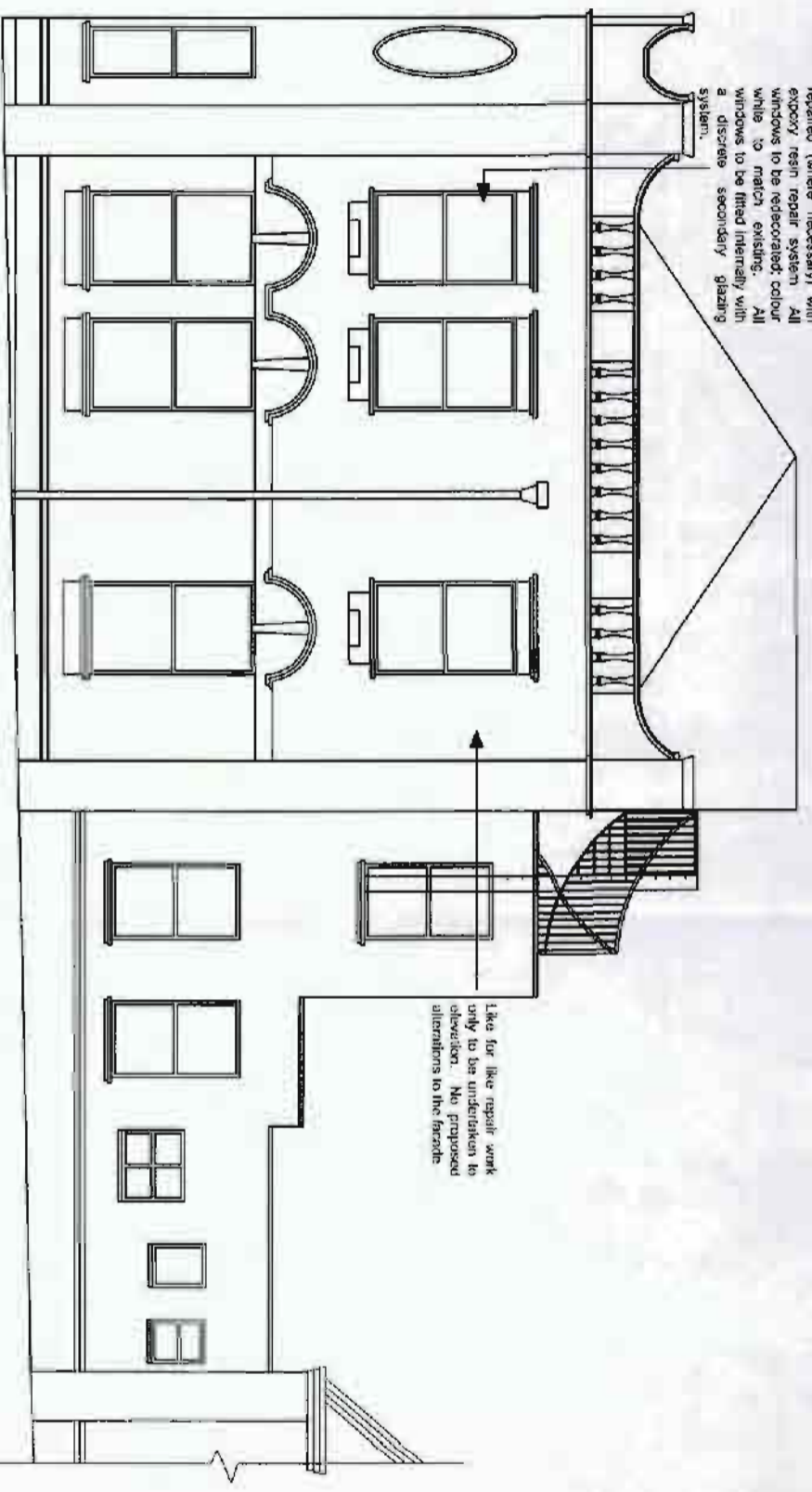
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 Fax: +44 (0)121 200 2001
 Email: info@pba.co.uk
 Web: www.pba.co.uk

P11/0352

PROPOSED SIDE ELEVATION
(HOLLOWAY CHAMBERS)

R1 B A3

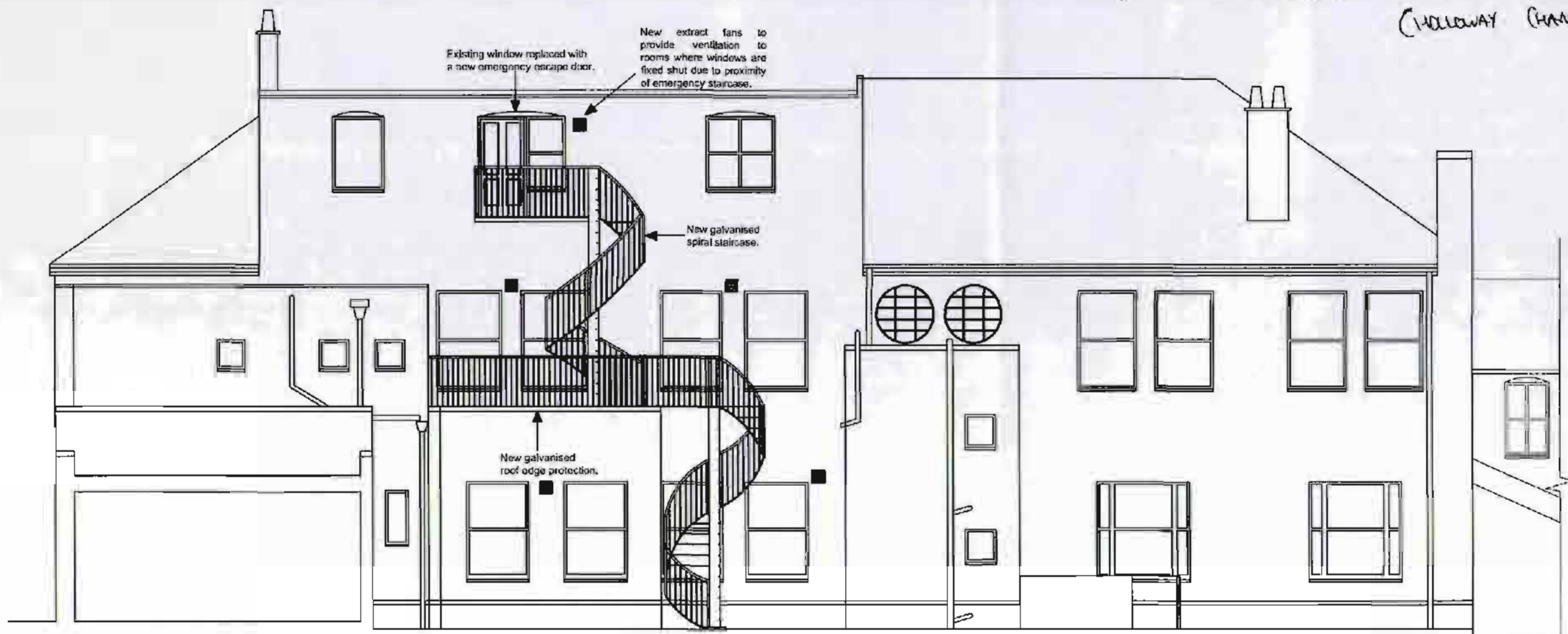
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27-28 PRIORITY STREET (HOLLOWAY CHAMBERS) COURT
PASSAGE ELEVATION (ADJOINING HOLLOWAY HALL)

Drawing Title: HOLLOWAY CHAMBERS PROPOSED ELEVATIONS COURT PASSAGE	
Project: RE-URBANSHIP OF 26-28 PRIORITY STREET, HOLLOWAY HALL AND ASSOCIATED COURTYARD BUILDINGS	
Client: DUDLEY VASC	
Drawing Issue: PLANNING	
Date: 24.03.15	Revision: A - TOP SECTION OF PROPOSED STAIRCASE INSERTED TO SIDE ELEVATION.
Drawing Ref: 9399 Dudley M9C1001 Holloway's O Drawings	
Scale: 1:100@A3	Drawing No: 03091001PR0A008
Revision: A	Drawn: JH
	Approved by: ED
	Date: W/SP 11
MILLENNIUM POINT CURZON STREET BIRMINGHAM UNITED KINGDOM B4 7XG Tel: +44 (0) 21 503 1500 Fax: +44 (0) 21 503 1501 Email: info@mlp.co.uk Web: www.mlp.co.uk	

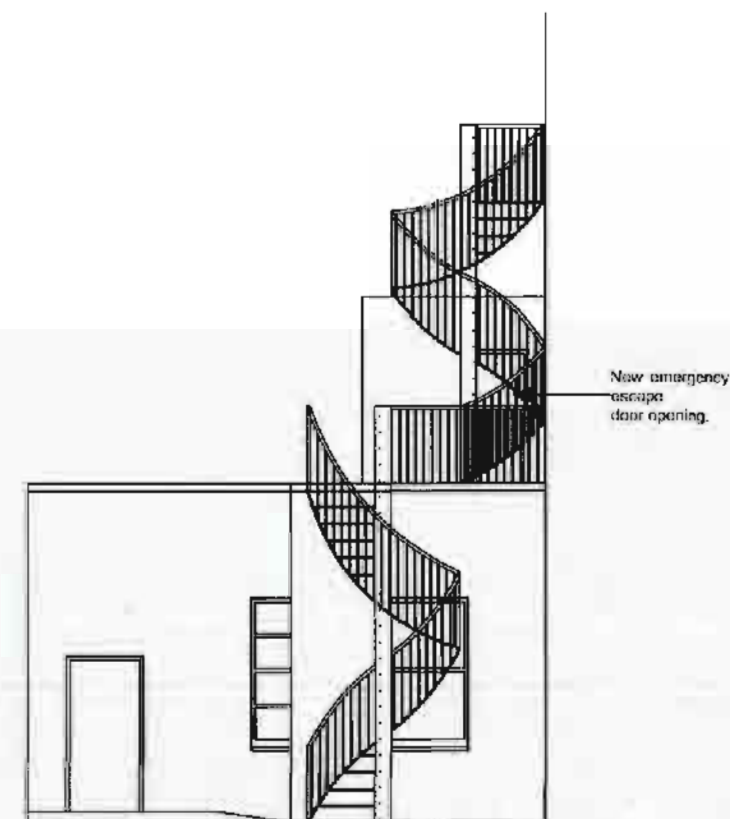
RLB
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27-28 PRIORY STREET (HOLLOWAY CHAMBERS) REAR ELEVATION



27-28 PRIORY STREET (HOLLOWAY CHAMBERS) SIDE ELEVATION ADJOINING ELIZABETH HOUSE



STAIRCASE ELEVATION

24.03.11 A - 2 STOREY SECTIONS AND PROPOSED STAIRCASE ADDED TO SIDE ELEVATION. WINDOW INSERTED TO STAIRCASE ELEVATION TO REFLECT PLAN DRAWING. JH

Date: Revision: Dr:

Client: DUDLEY MBC

Drawing Issue: PLANNING

Project: REFURBISHMENT OF 27-28 PRIORY STREET HOLLOWAY HALL AND ASSOCIATED COURTYARD BUILDINGS

Drawing Title: HOLLOWAY CHAMBERS PROPOSED ELEVATIONS REAR AND SIDE ADJOINING ELIZABETH HOUSE

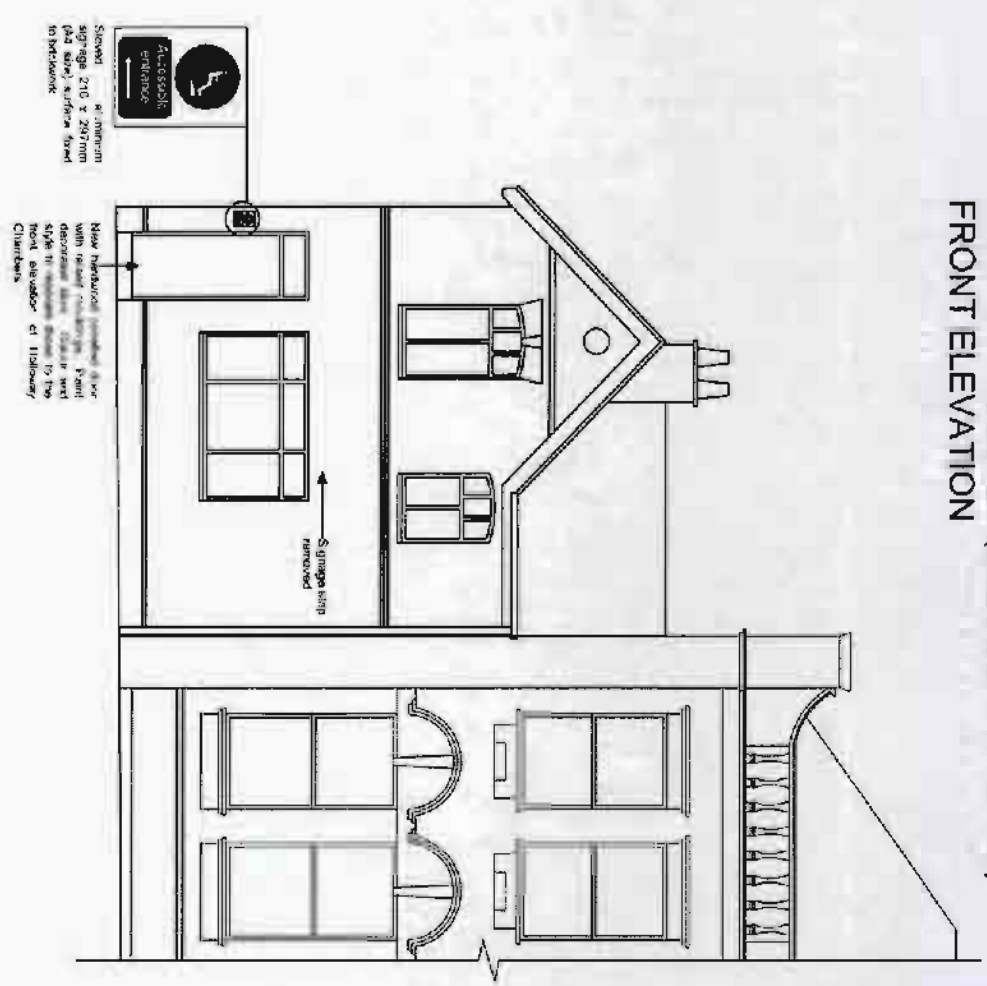
Scale: 1:100@A3 Drawing No: 9399/001/PRO/009

Revision: A Drawn: JH Authorised by: ED Date: MAR '11

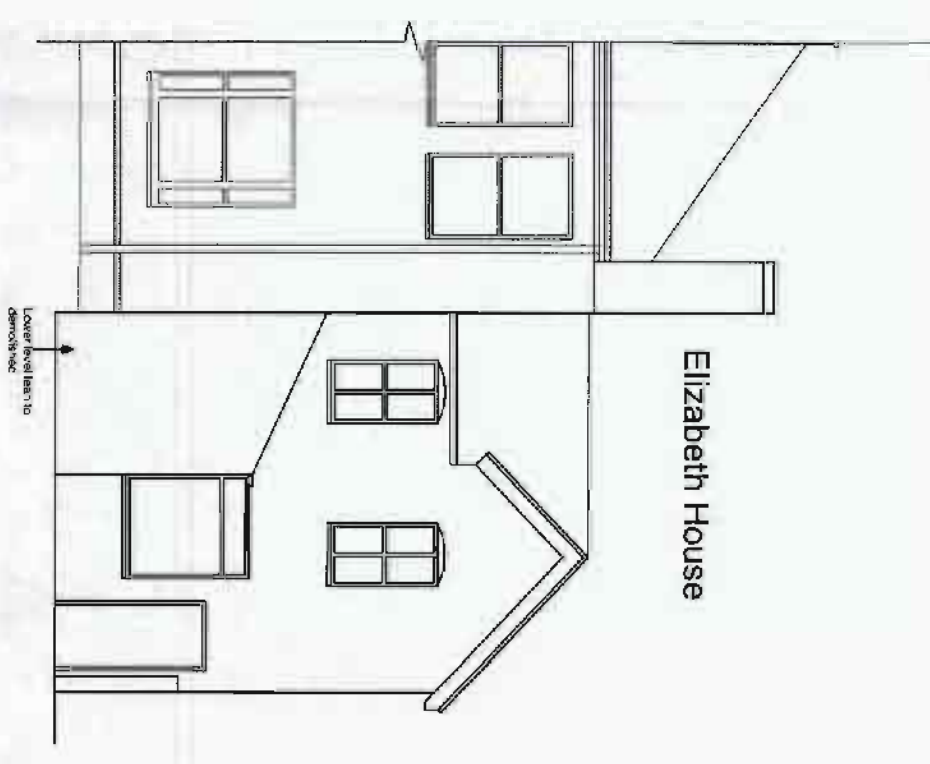
Drawing Ref: 9399 Dudley MBC/031 Holloway/6.0 Drawings

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26 PRIORY STREET (ELIZABETH HOUSE)
FRONT ELEVATION



26 PRIORY STREET (ELIZABETH HOUSE)
REAR ELEVATION



DO NOT SCALE THIS DRAWING. CHECK ALL DIMENSIONS ON SITE.
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Date:	Revision:	Dr
Client:	DJLD/ PV LABO	

Drawing Issue: 01 ANNUNIS
Project: REPAIRS/REWEST OF 26-28 PRIORY STREET, HOLLOWAY HALL AND ASSOCIATED COURTYARD BUILDINGS

Drawing Title: 26 PRIORY STREET (ELIZABETH HOUSE) PROPOSED ELEVATIONS SIDE & COURTYARD

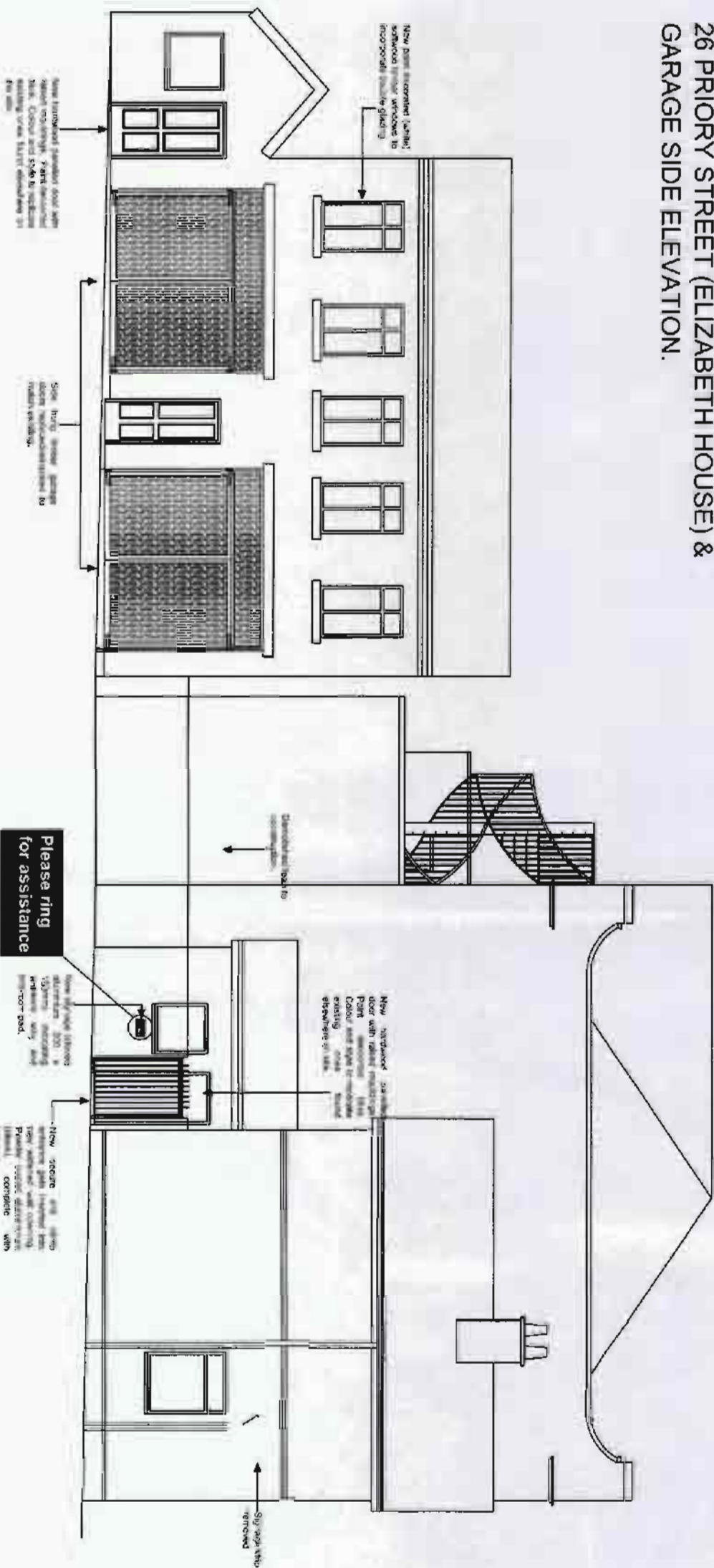
Scale:	Drawing No:	33990001-PR-0005
1:100@A3		
Revision:	Drawn:	Authorised by:
	J11	ED
		Date:
		FEB '11

Drawing Ref: 9499 Dudley WBC/001 Holloway 0 Drawings

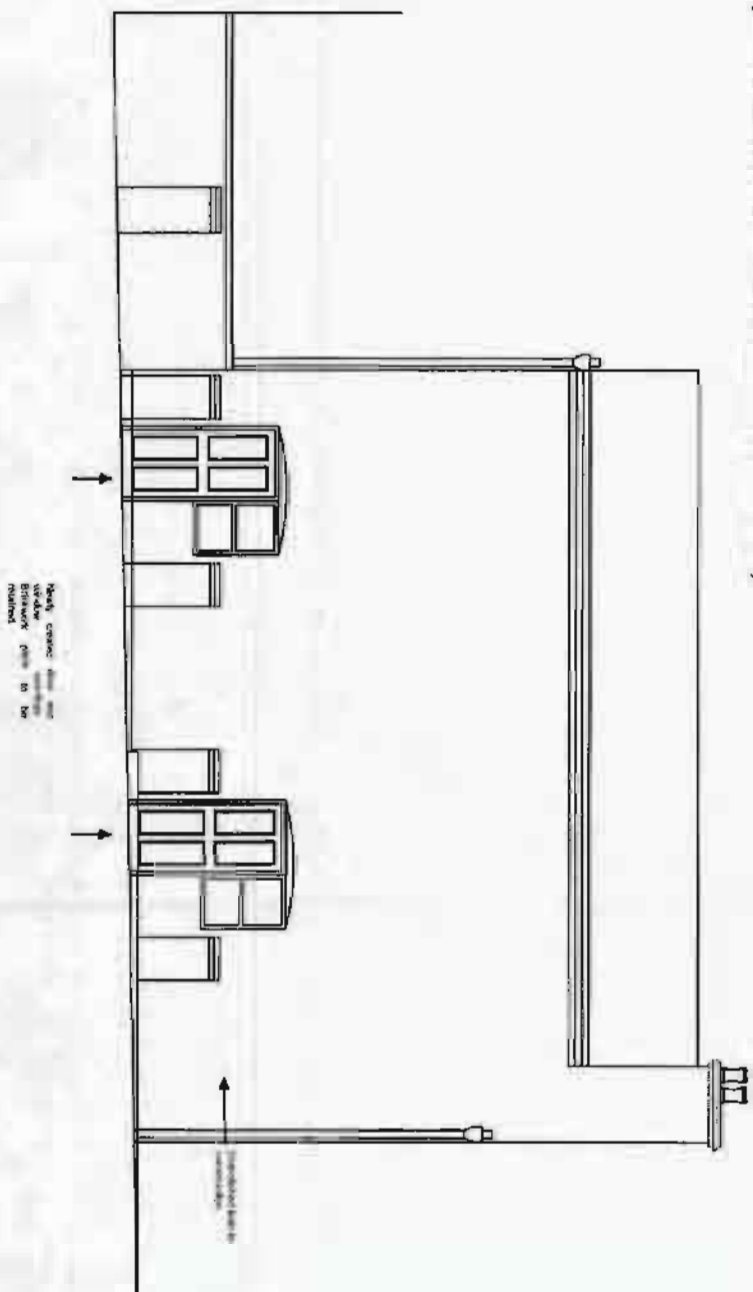
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R I B

26 PRIORY STREET (ELIZABETH HOUSE) &
GARAGE SIDE ELEVATION.



ELIZABETH HOUSE GARAGES REAR ELEVATION.
(AS VIEWED FROM COURTYARD)



PI/0352 PROPOSED ELEVATIONS - SIDE A3
(ELIZABETH HOUSE) RLB

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Scale:	1:100
Revision:	A
Drawn by:	JH
Authorised by:	ED
Date:	FEB 11

Project: REPAIR/REPLACEMENT OF 26-28 PRIORY STREET, HOLOWAY HALL AND ASSOCIATED COURTYARD BUILDINGS
Drawing Title: 26 PRIORY STREET (ELIZABETH HOUSE) PROPOSED ELEVATIONS SIDE & COURTYARD

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