Sandwell
Metropolitan Borough Council

Report to Planning Committee

9 March 2022

Application Reference	DC/21/66305
Application Received	5 November 2022
Application Description	Proposed development of 7 No. houses, 2 No. bungalows and 2 No. two storey apartment blocks comprising of 6 No. self-contained flats with associated parking and landscaping.
Application Address	Land At Hawes Lane/Stanford Drive Rowley Regis
Applicant	Mr Alan Martin Sandwell Metropolitan Borough Council
Ward	Rowley
Contact Officer	Mr Andrew Dean andrew_dean@sandwell.gov.uk

1 Recommendations

1.1 That planning permission is granted subject to conditions relating to:

(i) External materials;
(ii) Parking to be implemented and retained;
(iii) Contaminated land;
(iv) Finished floor levels;
(v) Boundary treatments;
(vi) Noise assessment and mitigation measures;

ONE COUNCIL
ONE TEAM

(vii) Electric vehicle charging points;
(viii) Renewable energy;
(ix) Hard and soft landscaping scheme to be implemented;
(x) Surface water drainage scheme to be implemented, retained and maintained;
(xi) Foul sewage drainage scheme;
(xii) External lighting scheme;
(xiii) Method of working statement;
(xiv) Removal of permitted development rights for enlargements;
(xv) Employment and skills plan;
(xvi) Refuse and cycle storage to be implemented and retained'
(xvii) Low NOx boilers; and
(xviii) Garages to be retained for parking.

2 Reasons for Recommendations

2.1 The development would provide much needed affordable housing of good design quality, compliant with national and local planning policy, with no undue harm to the amenities of the surrounding area or to the safety and convenience of users of the highway.

3 How does this deliver objectives of the Corporate Plan?

	Quality homes in thriving neighbourhoods – The design of the proposal is acceptable in respect of national and local planning policy.
	A strong and inclusive economy

4 Context

4.1 At the last Committee meeting Members resolved to visit the site.

4.2 This application is being reported to your Planning Committee because 23 objections against the proposal have been received. Furthermore,

Sandwell Metropolitan Borough Council is applicant and the application is major in nature.

4.2 To assist members with site context, a link to Google Maps is provided below:

Land at Hawes Lane and Stanford Drive, Rowley Regis

5 Key Considerations

5.1 The site is allocated for housing in the Development Plan.

5.2 The material planning considerations which are relevant to this application are:-

Government policy (NPPF)
Proposals in the Development Plan
Planning history (including appeal decisions)
Overlooking/loss of privacy
Loss of light and/or outlook
Overshadowing
Public visual amenity
Layout and density of building
Design, appearance and materials
Access, highway safety, parking and servicing
Traffic generation

6. The Application Site

6.1 The application site is split between two parcels of land located on the northern side of Hawes Lane, Rowley Regis. The site is bisected by Stanford Drive which serves 14 residential dwellings. The character of the surrounding area is predominantly residential in nature, with a section of the larger site to the north bound by a churchyard.

6.2 Both parcels of the application site consist of a north to south sloping area of grassland and contain a number of mature trees in various locations.

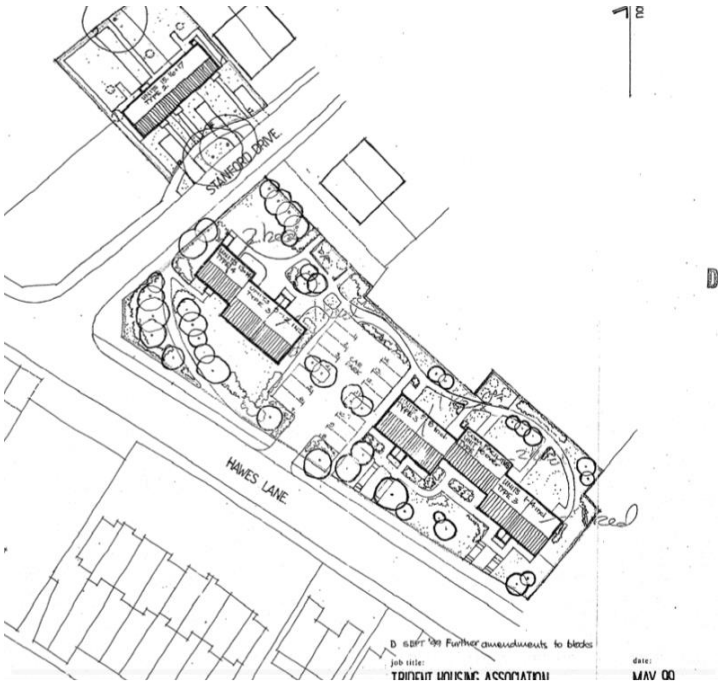
7. Planning History

7.1 An application for a residential development consisting of the erection of 15 flats, 3 houses and community facilities was refused planning permission by the Planning Committee under application reference DC/99/35926. This decision was contrary to officer recommendation. The reasons for refusal were as follows: -

i) The proposed development would be situated close to the junction of Stanford Drive and Hawes Lane (B4174) and it is considered that, because of the proximity of these roads to the application site and the proposed occupants of the building, there would be detriment to the safety and convenience of users of the highway

ii) The proposed development would detract from the residential amenity of the area.

7.2 The below image shows the proposed site layout of the refused 1999 application.



7.3 Relevant planning applications are as follows:

DC/99/35926	Erection of 15 flats, 3 houses and community facilities inc. parking and site works.	Refusal. 30.12.1999.

8. Application Details

8.1 The applicant is proposing to erect 7 No. houses, 2 No. bungalows and 2 No. two storey apartment blocks comprising of 6 No. self-contained flats with associated parking and landscaping.

8.2 The development would consist of the following properties:

- 1 No. 2 bed dwelling with an internal floor area of 72.8m2.
- 2 No. 3 bed dwellings with an internal floor area of 85.8m2.
- 1 No. 4 bed dwellings with an internal floor area of 115.3m2.
- 2 No. 2 bed dwellings with an internal floor area of 72.8m2.
- 2 No. bungalows with an internal floor area of 72.8m2.
- 1 No. 3 bed dwelling with an internal floor area of 105.8m2.
- 6 No. 1 bed flats with four units having an internal floor area of 51.2m2 and 2 units having an internal floor area of 52.6m2.

8.3 Each dwelling would have private amenity space in the form of rear garden areas with the proposed flats having a communal drying area and courtyard garden.

9. Publicity

9.1 The application has been publicised by neighbour notification letter and press notice with 23 objections to the application being received.

9.2 Objections

Objections have been received on the following grounds:

i) Highway safety grounds including issues regarding vehicle parking. Images of a recent accident on Hawes Lane have also been received;
ii) Loss of wildlife and the grassed area is used by residents for dog walking and as a children's play area;
iii) The submitted Design and Access Statement contains errors including the incorrect site address;
iv) Drainage concerns;
v) The property at the rear of 40 Hawes Lane is on a higher level and would result in a loss of privacy;
vi) The proposal would result in a loss of light and overshadowing caused by the proposal; and
vii) The use of the properties for social housing has the potential to increase anti-social behaviour in the area.

Immaterial objections have been raised regarding loss of property value, loss of view, loss of area appeal and water pressure issues.

9.3 Responses to objections

I respond to the objector's comments in turn:

(i) See material considerations section 13.4.
(ii) The site in question is not allocated as public open space or a wildlife corridor. The site is allocated for residential development in the Development Plan. A number of mature trees on the site would remain with additional tree planting proposed to replace those which would be lost.
(iii) This was an error and has been corrected.
(iv) The submitted surface water drainage scheme has been assessed by the Lead Local Flood Authority who have no objections to the drainage scheme. A condition for foul drainage to be provided

before commencement on site has been included within the recommendation.

(v) It is noted that the dwellings to the rear of No. 38 and 40 Hawes Lane would be located on a higher ground level due to the levels change of Stanford Drive. However, these properties have been designed to be bungalows which step up the street. These properties would not face directly onto the properties on Hawes Lane. Rear amenity space of the bungalows would contain a 1.8m close boarded fences to the garden area. Furthermore, the dwellings achieve the required 14 metre separation distance required between a windowed rear elevation and a gable side wall. The only window in this elevation would be a shower room window. On this basis, I do not consider a significant loss of privacy would occur.

(vi) See material considerations section 13.6.

(vii) Anti-social behaviour by potential residents is a matter for the police and landlord.

10. Consultee responses

10.1 **Planning Policy –** No objection. The application is on land that is allocated for residential development in the Development Plan, and previous development plans (SAD H1 Housing Allocations).
The proposal meets the requirements of HOU2 Housing Density type and Accessibility for a range of types of dwellings. SAD H3 Affordable Housing also applies, and its requirements are met by the proposal.

10.2 **Highways –** No objections. Further comments from Highways in response to the objectors' comments are as follows. The trip rates associated to a small residential development such as this would not generate significant levels of traffic for Highways to consider that the impact on the highway network would be classed as severe. Stanford Drive benefits from a grit bin to assist residents during periods of inclement weather such as ice and snow. Existing properties 38/40 Hawes Lane have vehicular access from Hawes Lane, as do residential dwellings on the opposite side of Hawes Lane. The parking courts

proposed for this development have been designed to allow for vehicles to enter, turn and leave in a forward gear so that driver visibility is improved (no reversing onto the Hawes Lane). The numbers and sizes of off-street parking spaces meet with the standards detailed in the residential developers' guide. Highways have requested an alternative boundary treatment at the junction of Hawes Lane and Stanford Drive (plots 3 and 4) due to concerns the 1 metre high railings proposed could create a solid visual barrier, which in turn would reduce visibility. A condition for boundary details has been included within the recommendation.

10.3 **Public Health (Air Quality)** – No objections subject to conditions for electric vehicle charging points and low NOx boilers being used.

10.4 **Public Health (Contaminated Land)** – No objections subject to a contaminated land condition.

10.5 **Public Heath (Air Pollution and Noise) –** No objection subject to a condition for a noise assessment being undertaken and mitigation measures being submitted and approved. A further condition for the submission of a working on site method statement to include the hours of working to be 08.00 to 17.30 Monday to Friday, 09.00 to 13.00 Saturdays with no working on Sundays or Bank Holidays has been included within the recommendation.

10.6 **West Midlands Police –** No objection.

10.7 **Lead Local Flood Authority –** No objection to the submitted surface water drainage scheme.

10.8 **Severn Trent** – No objection subject to conditions for foul and surface water drainage.

10.9 **Urban Design Officer** – No objection to the proposed site layout, scale and boundary/landscape details. An amended plan has been received to include hit/miss string detailing for the bungalows alongside the front

door. Clarification on bin storage for the apartments was also sought confirming one bin store would contain euro bins and one wheelie bins.

11. National Planning Policy

11.1 National Planning Policy Framework promotes sustainable development but states that local circumstances should be taken into account to reflect the character, needs and opportunities for each area.

11.2 Taking into account the views of the Council's Urban Design officer, I am of the opinion that the scheme is of a good design, in accordance with paragraph 124 of the NPPF.

11.3 In respect of paragraphs 128-130 of the NPPF, the Urban Design officer raises no objections to the scheme. The development would assimilate with the overall form and layout of the site's surroundings.

12. Local Planning Policy

12.1 The following polices of the council's Development Plan are relevant:

HOU2: Housing Density type and Accessibility
ENV3: Design Quality
ENV5: Flood Risk, Sustainable Drainage System and Urban Heat Island Effect
ENV7: Renewable Energy
ENV8: Air Quality
TRAN4: Creating Coherant Networks for Cycling and Walking.
SAD H1: Housing Allocations.
SAD H3: Affordable Housing
SAD EOS9: Urban Design Principles
SAD HE5: Archaeology & Development Proposals.
SAD EMP2: Training and Recruitment.

12.2 The site is allocated for residential development in the Development Plan. The proposal therefore complies with SAD H1: Housing Allocations.

12.3 HOU2 identifies the need for a range of types and sizes of accommodation within the borough and accessibility in terms of sustainable transport to residential services. The proposed site layout confirms the development would contain a mixture of dwelling sizes and types. The proposal is also within proximity to two bus stops on Hawes Lane providing sustainable transport links.

12.4 ENV3 and SAD EOS9 refers to well designed schemes that provide quality living environments. The proposed layout and design are considered to be acceptable with no concerns being raised from Urban Design.

12.5 ENV5 seeks the incorporation of sustainable drainage systems to assist with reducing the impact of flooding and surface run-off. The Lead Local Flood Authority has raised no objections to the application.

12.6 A condition to ensure that at least 10% of the estimated residual energy demand of the development is generated by energy from renewable sources has been included within the recommendation and therefore accords with Policy ENV7.

12.7 ENV8 refers to mitigation measures to offset air quality issues. In this instance, conditions for electric vehicle charging points and low NOx boilers to be provided have been recommended.

12.8 TRAN4 requires scheme to be well connected to aid cycling and walking. The proposal includes cycle storage for the two apartment buildings.

12.9 SAD H3 sets out the requirement of 25% affordable housing. As the applicant is the local authority and the proposal is to provide social housing. The requirement of this policy has been achieved.

12.10 The submitted archaeological desk-based assessment meets the requirements of SAD Policy HE5 Archaeology & Development Proposals.

12.11 SAD EMP2 requires large employment generating schemes to provide opportunities for training and recruitment. This has been conditioned to secure these opportunities.

13. Material Considerations

13.1 National and local planning policy considerations have been referred to above in Sections 11 and 12. With regards to the other material considerations, these are highlighted below:

13.2 Proposals in the Development Plan

The site is allocated for housing. The proposal therefore accords with the site allocation.

13.3 Planning history (including appeal decisions)

It is noted that a previous application for a residential development of 15 flats, 3 houses and community facilities including parking and site works was refused planning permission under application reference DC/99/35926. The planning committee at the time felt this proposal would impact on highway safety and the development would harm public visual amenity. The planning officer had recommended the application for approval subject to conditions. The design and layout of the current application is materially different to the refused application.

13.4 Access, highway safety, parking, servicing and Traffic generation

The Head of Highways has reviewed the proposal and raised no objections to the application. The current application differs from the previously refused application in that 14 apartments were proposed to be accessed from Hawes Lane and 3 houses from Stanford Drive. The

current application is proposing three smaller accesses from Hawes Lane with one serving two dwellings and two serving three apartments each. Vehicles using these parking areas would be able to enter and leave in forward gear. The remainder of the properties would be accessed from Stanford Drive and would therefore use the existing junction. It should also be noted that paragraph 111 of the National Planning Policy Framework states “Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe”. Taking into consideration the Head of Highways has raised no objections to this application, I do not consider the proposed impact of the development on highway safety to be severe. In terms of parking space allocation, the development has been designed to accord with the council’s adopted off street car parking requirements of Appendix 3 of the Revised Residential Design Guide SPD. This requirement is as follows:

1 to 2 bed dwellings – 1 dedicated off street parking space.
3 to 4 bed dwellings – 2 dedicated off street parking spaces.

13.5 **Loss of light and/or outlook, Overshadowing and loss of privacy.**

In terms of properties located on Stanford Drive, the proposed development is located on a lower ground level than these dwellings and no breach of the 45-degree code line would take place from habitable rooms of these properties. I am therefore satisfied no significant loss of light, outlook, overshadowing or privacy would occur. In terms of No. 38 and 40 Hawes Lane, the proposed site layout includes two dwellings to the rear of these properties which would be located on a higher ground level due to the levels change of Stanford Drive. However, these properties have been designed to be bungalows in design (plots 1 and 2) which step up the street. These dwellings would not face directly onto the properties on Hawes Lane and private rear amenity space would be screened by 1.8m close boarded fence. Furthermore, the dwellings achieve the required 14 metre separation distance required between a windowed rear elevation and a side facing gable wall. The only window

proposed in this side elevation would serve a shower room. On this basis, I do not consider a significant loss of privacy would occur. No breach of the 45-degree code would take place from the front and rear habitable rooms of No. 38 Hawes Lane and Plot 3. It is noted No.38 has a side facing window serving a non-habitable room on the boundary with the application site. This is within a single storey side extension which contains doors to the front and rear. Plot 3 has been designed to be set off this elevation by 4.34 metres to reduce impact. A car parking space for Plot 3 would be located in close proximity to this window. However, as members of the public can currently walk directly past this window across the grassed area, I do not consider a significant loss of privacy would occur. On the basis of the above, I do not consider a significant loss of light and/or outlook, overshadowing or privacy would occur to neighbouring properties to warrant refusal of this application.

13.6 **Public visual amenity**

It is noted that the redevelopment of the site would result in the loss of a grassed area. However, as stated above the site is not allocated for public open space purposes and instead has been identified as a housing site within the Development Plan. The design of the proposed dwellings is acceptable in appearance and scale and would complement the surrounding area which contains a mixture of property types and styles. Trees lost as a result of the development would be compensated for by a landscaping scheme ensured by condition which would further enhance the development within the street scene. The large trees to be retained on site would be protected by root protection measures.

13.7 **Layout and density of building**

Urban Design have raised no objections to the application subject to minor design amendments. The proposed development complies with the minimum standards for internal and external amenity space as identified within the councils Revised Residential Design Guide SPD 2014. The appearance and layout of the scheme is therefore satisfactory, and the scheme meets the aspirations of design policy.

13.8 **Design, appearance and materials**

The design and appearance of the proposed development is acceptable with the properties predominantly being two storeys in height and containing a mixture of designs. The development therefore complies with design policies ENV3 (Design Quality) of the Black Country Core Strategy and SAD EOS9 (Urban Design Principles) of the Site Allocations and Delivery Development Plan Document. An external materials condition has been included within the recommendation.

14 Alternative Options

14.1 Refusal of the application is an option if there are material planning reasons for doing so. In my opinion the proposal is complaint with relevant polices and there are no material considerations that would justify refusal.

15 Implications

Resources:	When a planning application is refused the applicant has a right of appeal to the Planning Inspectorate, and they can make a claim for costs against the Council.
Legal and Governance:	This application is submitted under the Town and Country Planning Act 1990.
Risk:	None.
Equality:	There are no equality issues arising from this proposal and therefore an equality impact assessment has not been carried out.
Health and Wellbeing:	None.
Social Value	None.

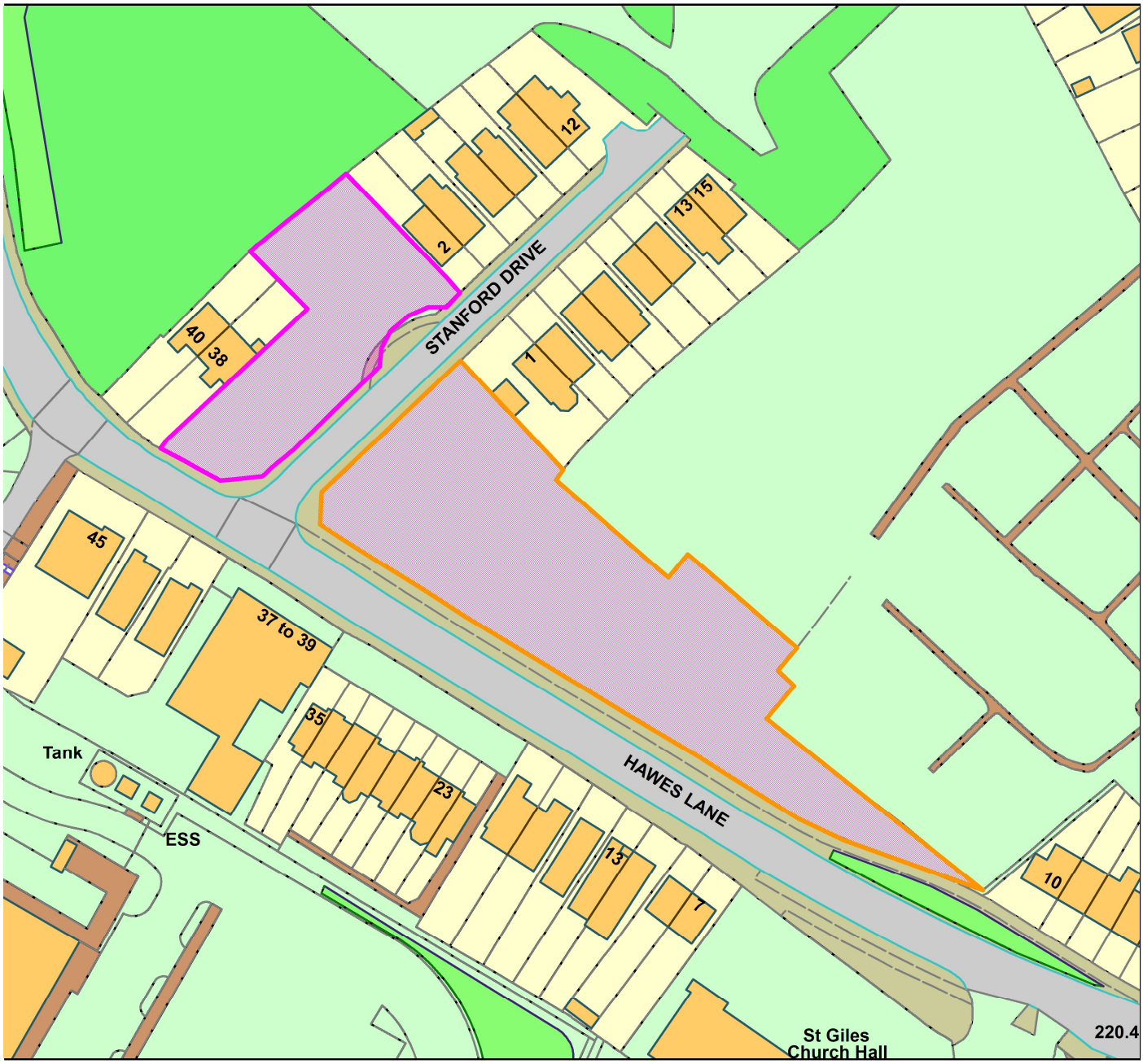
16. Appendices

Site Plan

Context Plan
00 XX AG(04) 01 REV C
00 XX AG(04) 02
00 XX AG(06) 01
00 XX AG(06) 02
00 XX AG(06) 03
00XXL-A(93)05 S2
00XXL-A(93)06 S2
00XXL-A(93)07 S2
00XXL-A(93)08 S2
5012404 RDG XX ST PL C 0001 REV P5
5012404 RDG XX ST PL C 0200 REV P1
FL XX AG(04) 01
FL XX AG(04) 02
FL XX AG(04) 06
FL XX AG(05) 01
FL XX AG(05) 08
FR XX AG(05) 02
H1 XX AG(04) 01
H1 XX AG(05) 01
H10 XX AG(04) 01
H10 XX AG(05) 01
H2 XX AG(04) 01
H2 XX AG(05) 01
H5 XX AG(04) 01
H5 XX AG(05) 01
H7 XX AG(04) 01
H7 XX AG(05) 01
00 XX AE(04) 01
B5 XX AG(05) 01 REV P05
00 XX L-G(9-) 01 S2 REV P0.10
00 XX L-G(94) 01 S0 REV P0.01

DC/21/66305

Land At Hawes Lane/Stanford Drives



Legend

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Organisation	Not Set
Department	Not Set
Comments	Not Set
Date	01 February 2022
OS Licence No	

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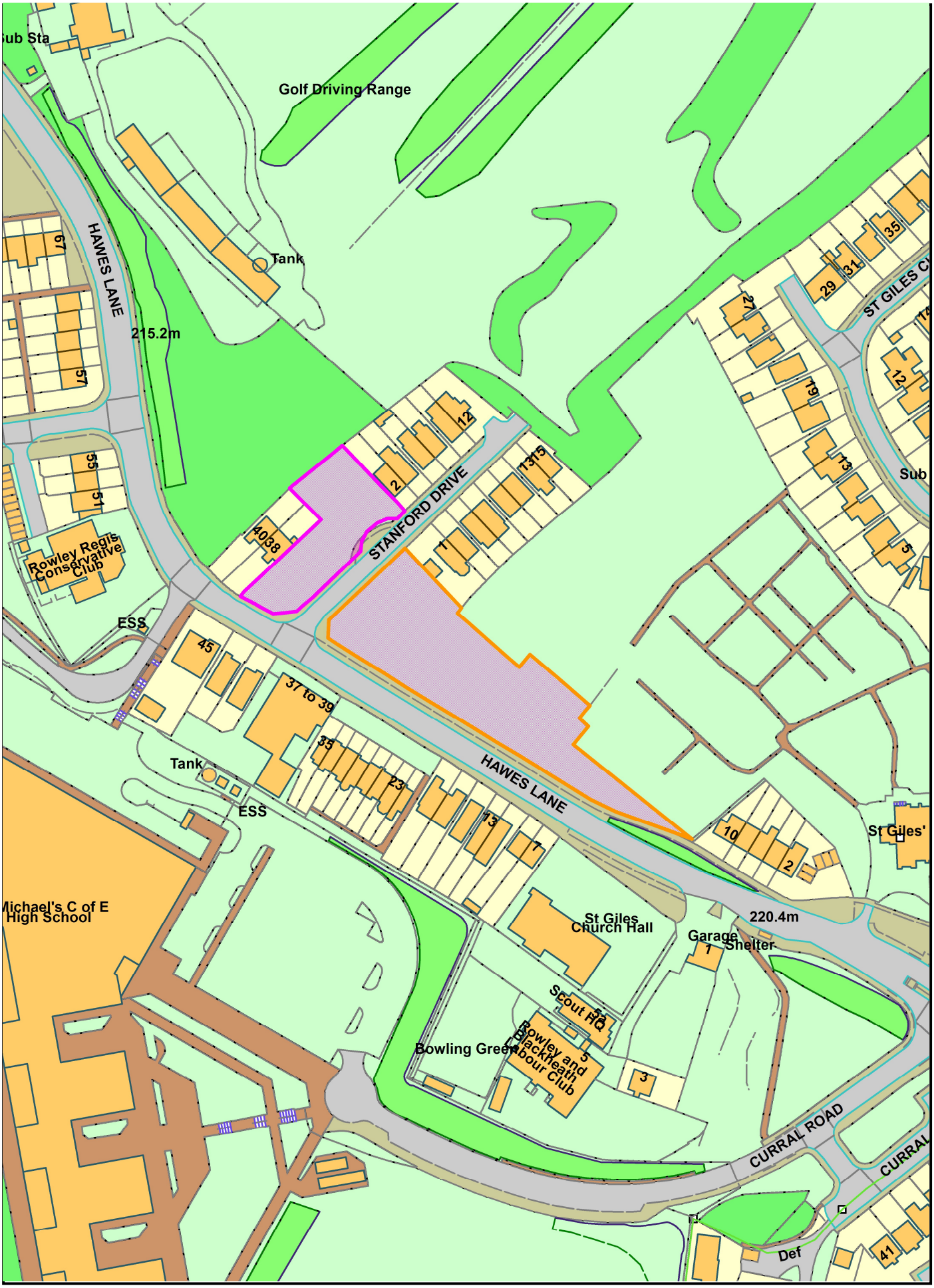

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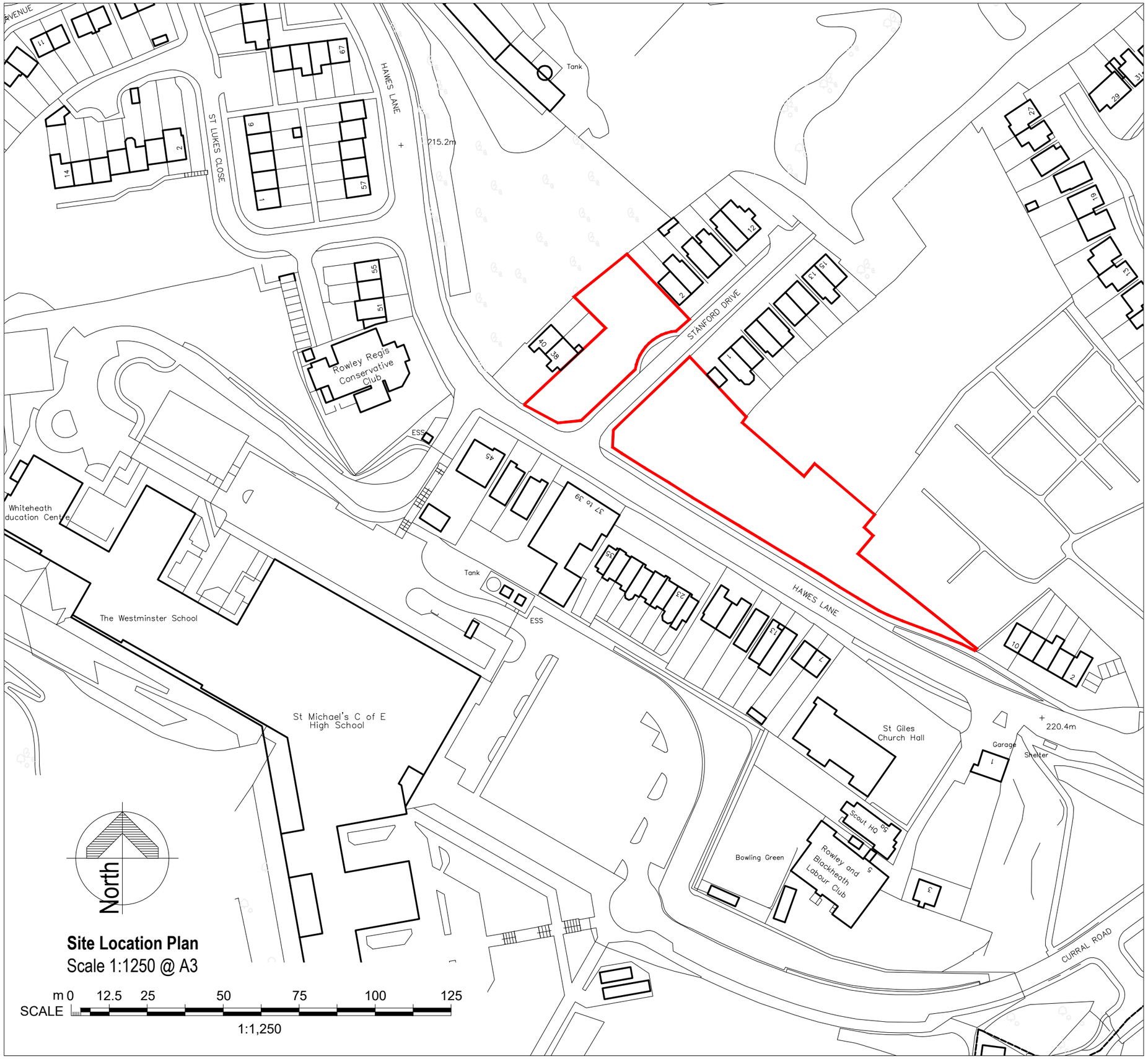


Notes
The Contractor will be responsible for setting out the work.
All dimensions must be obtained or checked on the site.
Figured dimensions to be used in preference to scale.

Site boundary

Rev	Date	Revision Note	By	Check

Sandwell
Metropolitan Borough Council

Project
Housing Development
Location
Hawes Lane, Rowley Regis

Sheet title
Site Location Plan

Status
Planning

Drawn by	Date	Checked
CDL	SEP21	
Scale at A3	Scale at A5	
1250	2500	

Sheet Identifier

Zone	Level	Classification	Sheet No.	Suitability	Ver/Rev
00	XX	AE(04)	01		

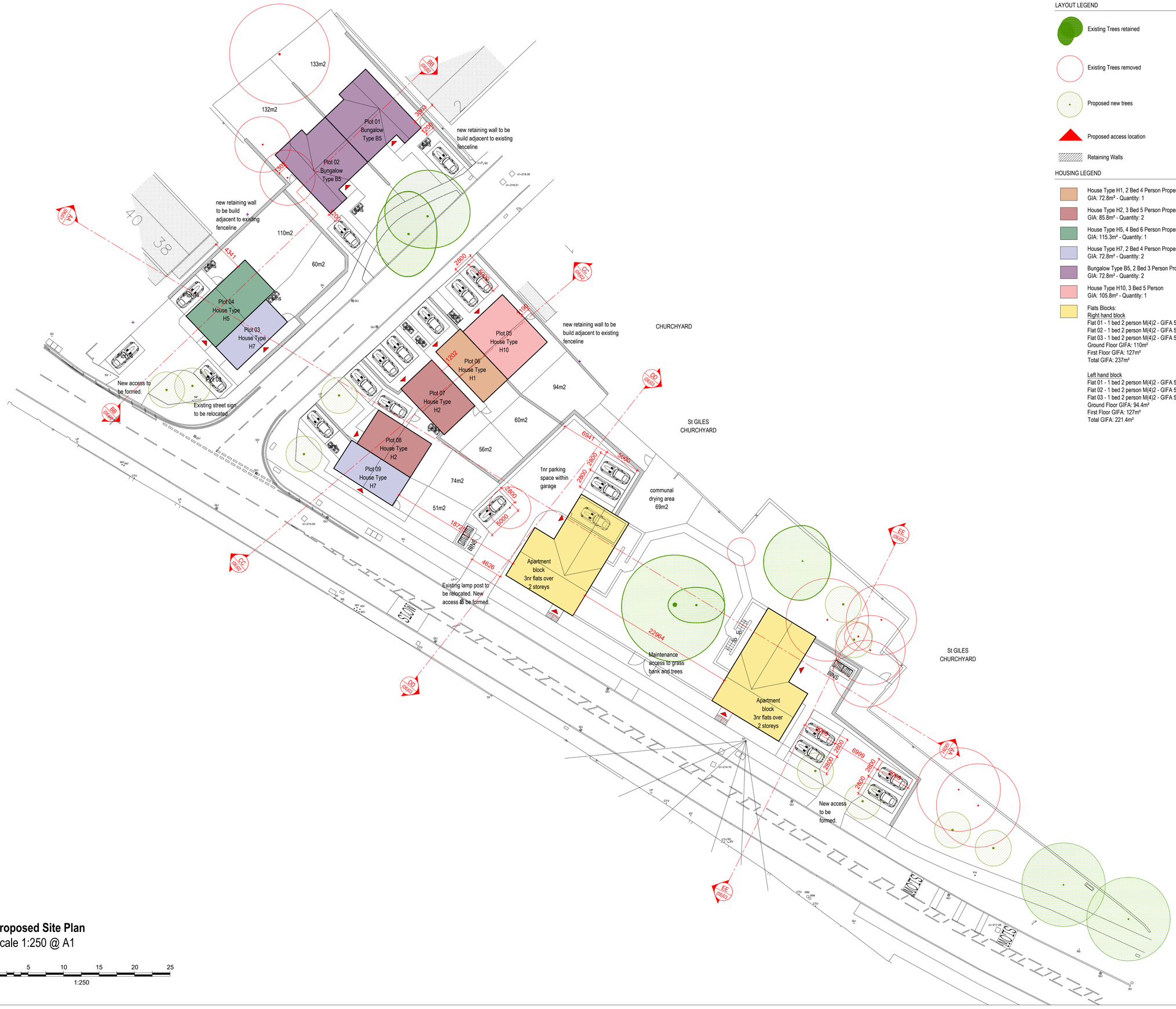
Job No.	Contractors Drawing No. (if required)
Q19004	

Urban Design & Building Services

Sandwell Council House
Freeth Street, Oldbury.
B69 3DE

Tel: 0121 569 4541

URBAN design and BUILDING services



Proposed Site Plan

Scale 1:250 @ A1

SCALE m 0 5 10 15 20 25

1:250

LAYOUT LEGEND

- Existing Trees retained
- Existing Trees removed
- Proposed new trees
- Proposed access location
- Retaining Walls

HOUSING LEGEND

- House Type H1, 2 Bed 4 Person Property
  GIA: 72.8m² - Quantity: 1
- House Type H2, 3 Bed 5 Person Property
  GIA: 85.8m² - Quantity: 2
- House Type H5, 4 Bed 6 Person Property
  GIA: 115.3m² - Quantity: 1
- House Type H7, 2 Bed 4 Person Property
  GIA: 72.8m² - Quantity: 2
- Bungalow Type B5, 2 Bed 3 Person Property
  GIA: 72.8m² - Quantity: 2
- House Type H10, 3 Bed 5 Person
  GIA: 105.8m² - Quantity: 1
- Flats Blocks:
  Right hand block
  Flat 01 - 1 bed 2 person M(4)2 - GIFA 51.2m²
  Flat 02 - 1 bed 2 person M(4)2 - GIFA 51.2m²
  Flat 03 - 1 bed 2 person M(4)2 - GIFA 52.6m²
  Ground Floor GIFA: 110m²
  First Floor GIFA: 127m²
  Total GIFA: 237m²

  Left hand block
  Flat 01 - 1 bed 2 person M(4)2 - GIFA 51.2m²
  Flat 02 - 1 bed 2 person M(4)2 - GIFA 51.2m²
  Flat 03 - 1 bed 2 person M(4)2 - GIFA 52.6m²
  Ground Floor GIFA: 94.4m²
  First Floor GIFA: 127m²
  Total GIFA: 221.4m²

Notes
The Contractor will be responsible for setting out the work.
All dimensions must be obtained or checked on the site.
Figured dimensions to be used in preference to scale.

Drawing to be read in conjunction with Civil Engineer and Landscape Architects Drawings. Any discrepancies to be agreed upon before commencement of work

Please refer to Landscape Architects Drawings for details of soft and hard landscaping both within the gardens of properties, in the private and public spaces around flats and front gardens/ communal areas around houses and bungalows.

Please refer to structural engineers drawings, in conjunction with landscape architects drawings for information relating to retaining walls and boundary treatments.

Please refer to civil engineers drawings for information regard level information and all drainage requirements.

Locations of meter boxes to houses, bungalows and flats externally to be agreed.

Locations of PV panels in relation to ASHP's and external fan units to be confirmed.

Please refer to materials plan for information of site wide building finishes.

North Point.

Key Plan.

Rev	Date	Revision Note	By	Check
C	OCT21	Notes added to drawing	CDL	
B	OCT21	Bungalows handed and plot types updated	CDL	
A	SEP21	House types legend updated and plan updated to suit landscape architect proposed	CDL	

Sandwell
Metropolitan Borough Council

Project
Proposed Housing Development

Location
Hawes Lane, Rowley Regis

Sheet title
Proposed Site Plan

Status
Planning

Drawn by	Date	Checked
CDL	SEP21	
Scale at A1	Scale at A3	
1:250	1:500	

Sheet Identifier

Zone	Level	Classification	Sheet No.	Suitability	Ver/Rev
00	XX	AG(04)	01		C

Job No.	Contractors Drawing No. (if required)
Q19004	

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Proposed Site Plan with floor plans

Scale 1:250 @ A1

m 0 5 10 15 20 25

SCALE

1:250

Notes

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North Point.

North

Key Plan.

Rev	Date	Revision Note	By	Check

Sandwell
Metropolitan Borough Council

Project
Proposed Housing Development

Location
Hawes Lane, Rowley Regis

Sheet title
Proposed Site Plan with floorplans

Status
Planning

Drawn by	Date	Checked
CDL	OCT21	
Scale at A1	Scale at A3	
1:250	1:500	

Sheet Identifier

Zone	Level	Classification	Sheet No.	Suitability	Ver/Rev
00	XX	AG(04)	02		

Job No.	Contractors Drawing No. (if required)
Q19004	

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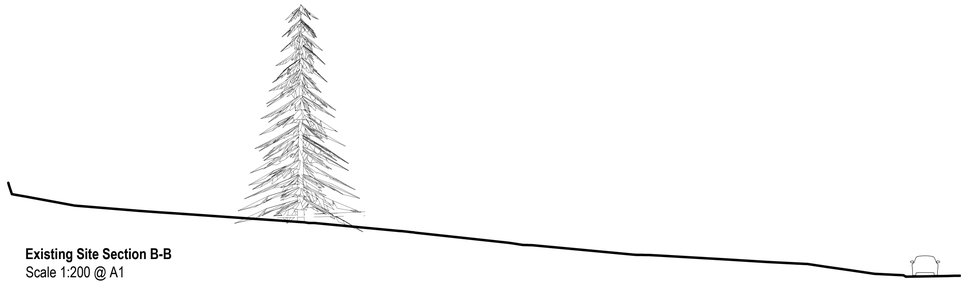

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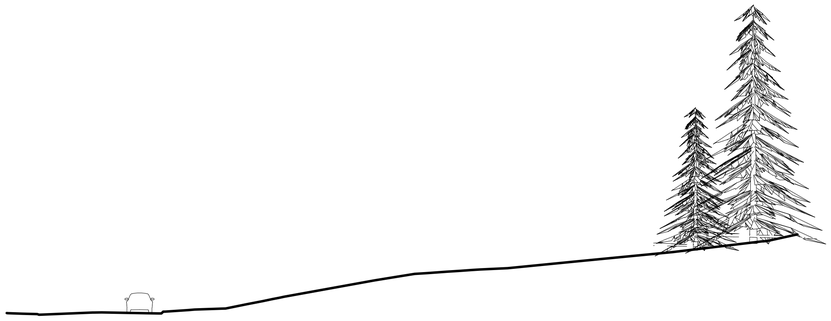

Existing Site Section C-C
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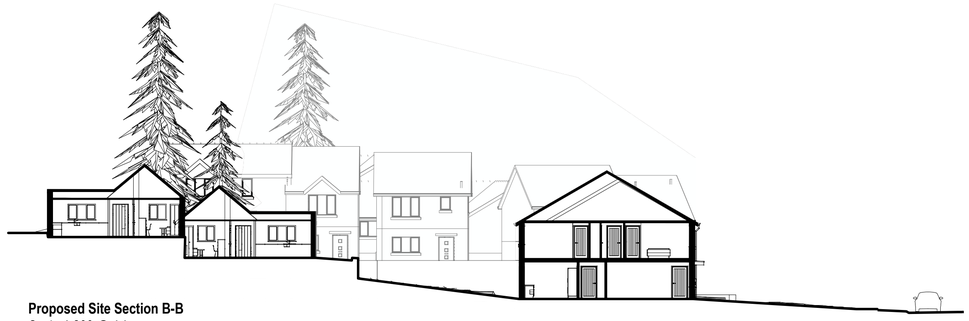

Proposed Site Section B-B
Scale 1:200 @ A1

Proposed Site Section C-C
Scale 1:200 @ A1

SCALE m 0 2 4 6 8 10 12 14 16 18 20
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North Point.

Key Plan.

Rev	Date	Revision Note	By	Check

Sandwell
Metropolitan Borough Council

Project
Housing Development
Location
Hawes Lane, Rowley Regis

Sheet title
Existing and Proposed Site Sections BB & CC

Status
Planning

Drawn by	Date	Checked
CDL	SEP21	
Scale at A1	Scale at A3	
1:200	1:400	

Sheet Identifier

Zone	Level	Classification	Sheet No.	Suitability	Ver/Rev
00	XX	AG(06)	02		

Job No.	Contractors Drawing No. (if required)
Q19004	

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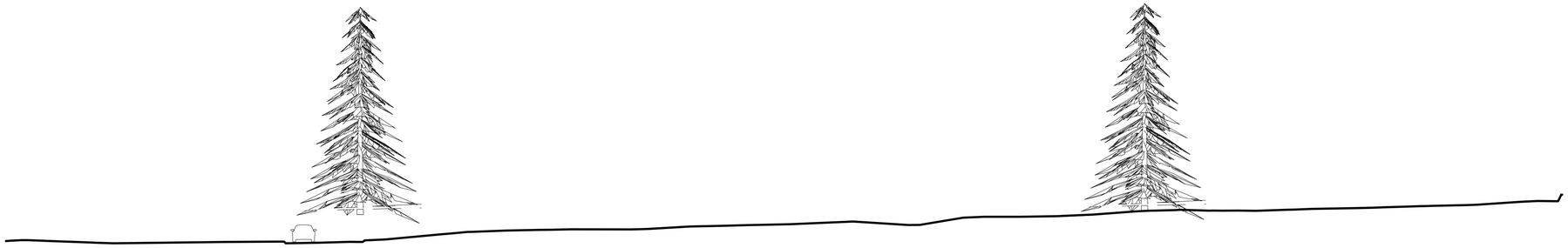
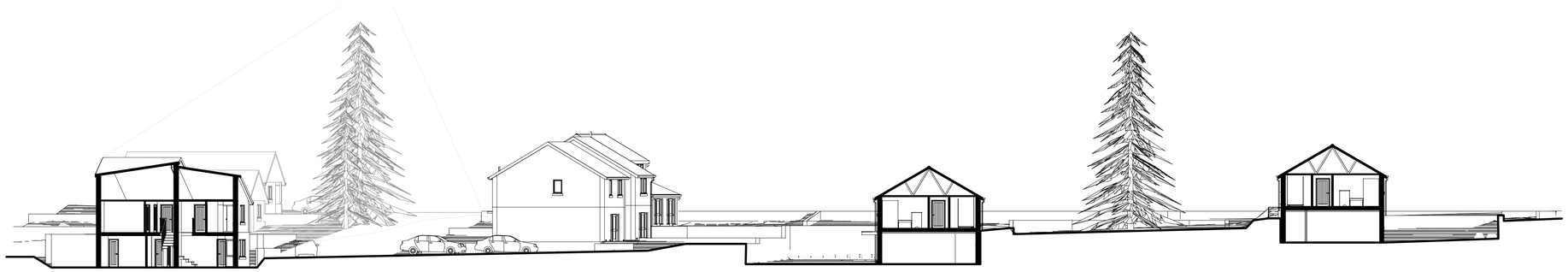
B69 3DE

Tel: 0121 569 4541



Existing Site Section A-A
Scale 1:200 @ A1



Proposed Site Section A-A
Scale 1:200 @ A1

m 0 2 4 6 8 10 12 14 16 18 20
SCALE
1:200

Notes
The Contractor will be responsible for setting out the work.
All dimensions must be obtained or checked on the site.
Figured dimensions to be used in preference to scale.

North Point.

Key Plan.

Rev	Date	Revision Note	By	Check

Sandwell
Metropolitan Borough Council

Project
Housing Development
Location
Hawes Lane, Rowley Regis

Sheet title
Existing and Proposed Site Section AA

Status
Planning

Drawn by	Date	Checked
CDL	SEP21	
Scale at A1	Scale at A3	
1:200	1:400	

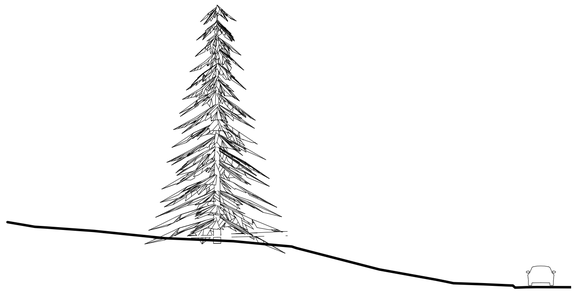
Sheet Identifier

Zone	Level	Classification	Sheet No.	Suitability	Ver/Rev
00	XX	AG(06)	01		

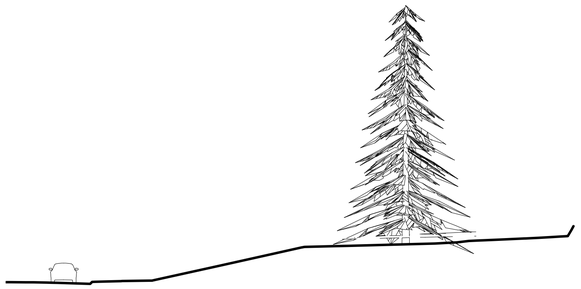
Job No.	Contractors Drawing No. (if required)
Q19004	

Urban Design & Building Services
Sandwell Council House
Freeth Street, Oldbury.
B69 3DE

Tel: 0121 569 4541



Existing Site Section D-D
Scale 1:200 @ A1



Existing Site Section E-E
Scale 1:200 @ A1

Proposed Site Section D-D
Scale 1:200 @ A1

Proposed Site Section E-E
Scale 1:200 @ A1

SCALE m 0 2 4 6 8 10 12 14 16 18 20
1:200

Notes
The Contractor will be responsible for setting out the work.
All dimensions must be obtained or checked on the site.
Figured dimensions to be used in preference to scale.

North Point.

Key Plan.

Rev	Date	Revision Note	By	Check

Sandwell
Metropolitan Borough Council

Project
Housing Development
Location
Hawes Lane, Rowley Regis

Sheet title
Existing and Proposed Site Sections DD & EE

Status
Planning

Drawn by	Date	Checked
CDL	SEP21	
Scale at A1	Scale at A3	
1:200	1:400	

Sheet Identifier

Zone	Level	Classification	Sheet No.	Suitability	Ver/Rev
00	XX	AG(06)	03		

Job No.	Contractors Drawing No. (if required)
Q19004	

Urban Design & Building Services
Sandwell Council House
Freeth Street, Oldbury.
B69 3DE

Tel: 0121 569 4541

Hawes Lane Elevation
Scale 1:200 @ A1

Stanford Drive Elevation 03
Scale 1:200 @ A1

Stanford Drive Elevation 02
Scale 1:200 @ A1

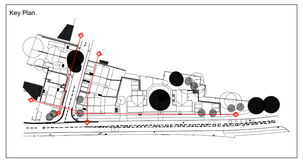
m 0 2 4 6 8 10 12 14 16 18 20
SCALE
1:200

Notes
The Contractor will be responsible for setting out the work.
All dimensions must be obtained or checked on the site.
Figured dimensions to be used in preference to scale.

this drawing is indicative of material in context only. This drawing should be read in conduction with the civil engineers drawing for level information and the landscape archietcts drawings for fencing finishes

North Point.

Key Plan.



Rev	Date	Revision Note	By	Check

Sandwell
Metropolitan Borough Council

Project
Proposed Housing Development
Location
Hawes Lane, Rowley Regis

Sheet title
Proposed Site Elevations

Status
Planning

Drawn by	Date	Checked
CDL	SEP21	
Scale at A1	Scale at A3	
1:250	1:500	

Sheet Identifier

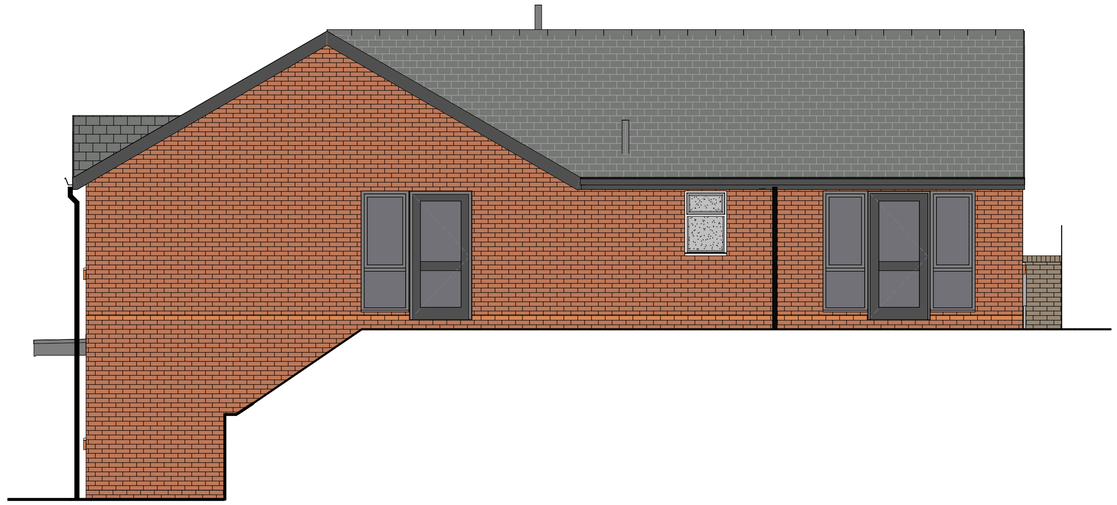
Zone	Level	Classification	Sheet No.	Suitability	Ver/Rev
00	XX	AG(05)	01		C

Job No.	Contractors Drawing No. (if required)
Q19004	

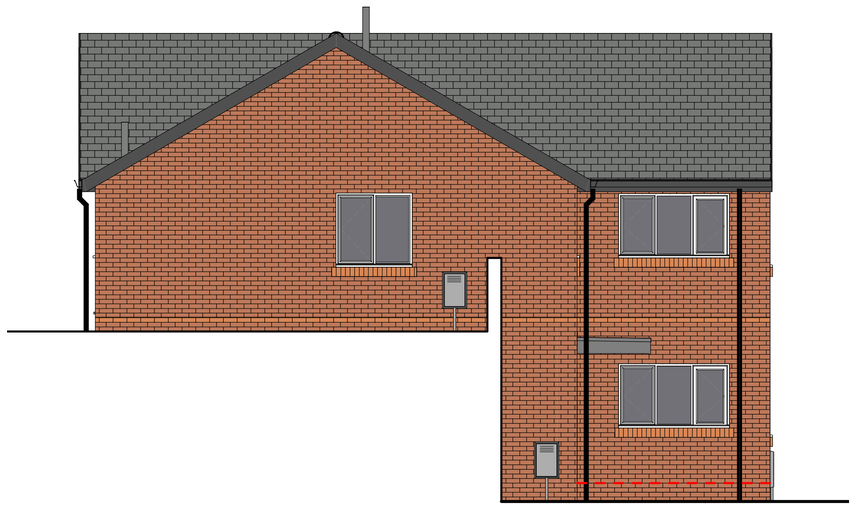
Urban Design & Building Services
Sandwell Council House
Freeth Street, Oldbury,
B69 3DE

Tel: 0121 569 4541

1 Front Elevation
1 : 50



3 Elevation - Side A
1 : 50



2 Rear Elevation
1 : 50

4 Elevation - Side B
1 : 50

0m 1m 2m 3m 4m 5m

VISUAL SCALE 1:50 @ A1

Notes

The Contractor will be responsible for setting out the work.
All Dimensions must be obtained or checked on the site.
Figured dimensions to be used in preference to scale.

LEFT HAND FLAT BLOCK

Flat 01 GIFA: 51.2m²
Overall Ground Floor GIFA: 94.4m²

Flat 02 GIFA: 51.2m²
Flat 03 GIFA: 52.6m²
Overall First Floor GIFA: 127.0m²

Total GIFA: 221.4m²

North Point.

Key Plan.

Issue	Date	Issue Note	By	Check

Sandwell
Metropolitan Borough Council

Project Title
Housing Development

Location
Hawes Lane, Rowley Regis.

Sheet Title
Left Hand Flats Block - Proposed Elevations

Status
Planning

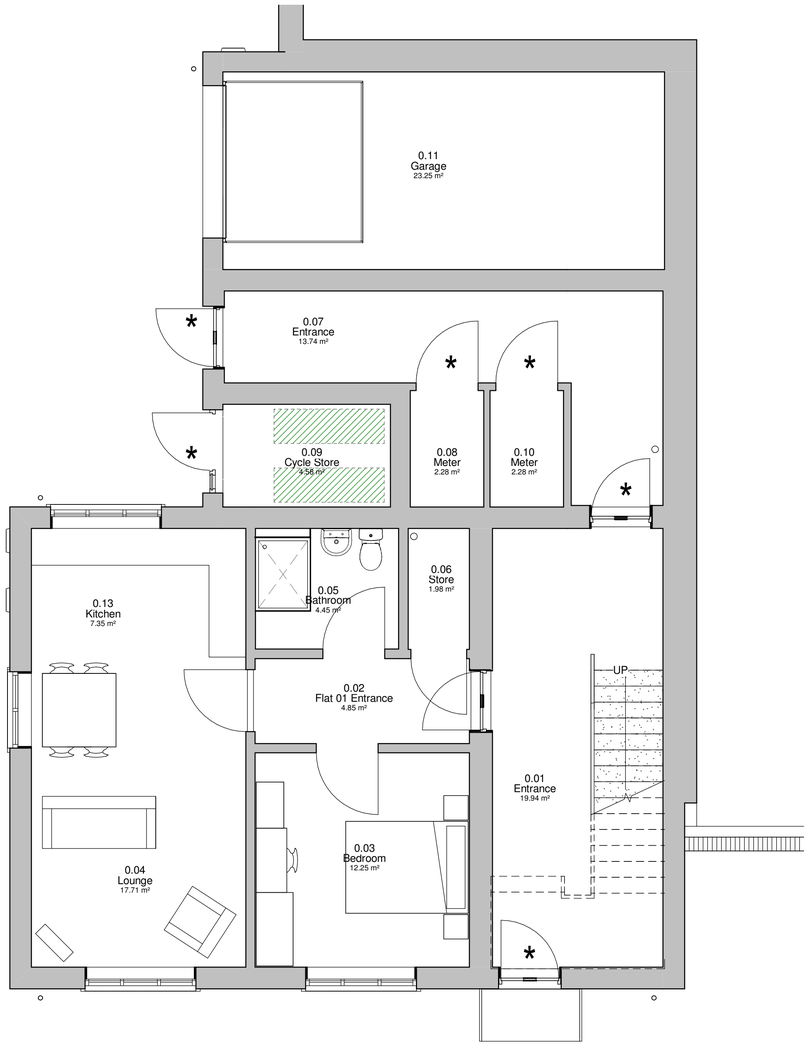
Drawn by	Date	Checked by
CDL	OCT21	
Scale at A1 1:50	Scale at A3	

Sheet Identifier

Zone	Level	Classification	Sheet No.	Suitability	Ver/Rev
FL	XX	AG(05)	01		

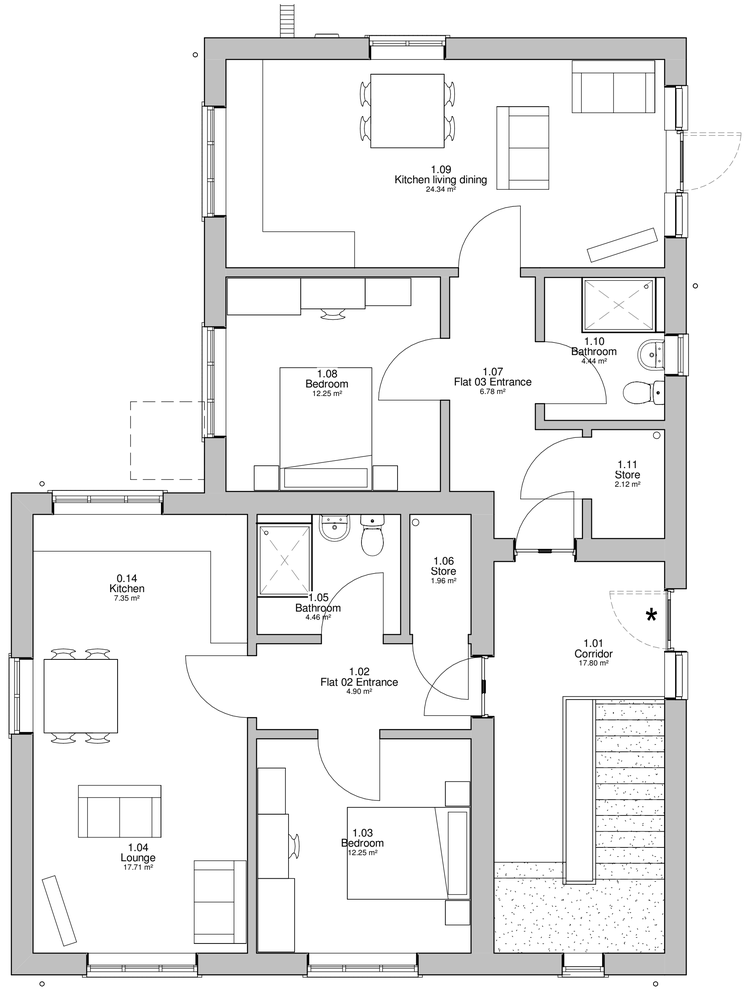
Job No.	Contractors Drawing No. (if required)
Q19004	

Urban Design & Building Services
Sandwell Council House
Freeth Street,
Oldbury,
B69 3DE
Tel : 0121 569 4541



1 Ground Floor Plan

1 : 50



2 First Floor Layout Plan

1 : 50

0m 1m 2m 3m 4m 5m

VISUAL SCALE 1:50 @ A1

Notes

The Contractor will be responsible for setting out the work.
All Dimensions must be obtained or checked on the site.
Figured dimensions to be used in preference to scale.

LEFT HAND FLAT BLOCK

Flat 01 GIFA: 51.2m²
Overall Ground Floor GIFA: 94.4m²

Flat 02 GIFA: 51.2m²
Flat 03 GIFA: 52.6m²
Overall First Floor GIFA: 127.0m²

Total GIFA: 221.4m²

North Point.

Key Plan.

Issue	Date	Issue Note	By	Check

Sandwell Metropolitan Borough Council

Project Title
Housing Development
Location
Hawes Lane, Rowley Regis.

Sheet Title
Left Hand Flats Block - Proposed Floor Plans

Status
Planning

Drawn by	Date	Checked by
CDL	OCT21	
Scale at A1 1:50	Scale at A3	

Sheet Identifier

Zone	Level	Classification	Sheet No.	Suitability	Ver/Rev
FL	XX	AG(04)	01		

Job No. Q19004

Contractors Drawing No. (if required)

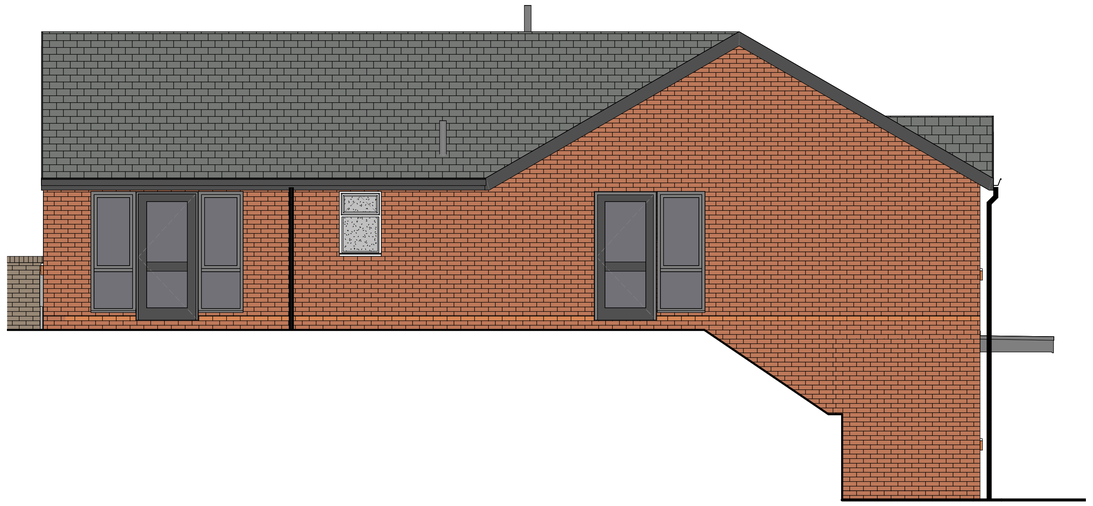
Urban Design & Building Services
Sandwell Council House
Freeth Street,
Oldbury,
B69 3DE

Tel : 0121 569 4541

1 **Front Elevation**
1 : 50

3 **Elevation - Side A**
1 : 50

2 **Rear Elevation**
1 : 50



4 **Elevation - Side B**
1 : 50

0m 1m 2m 3m 4m 5m

VISUAL SCALE 1:50 @ A1

Notes

The Contractor will be responsible for setting out the work.
All Dimensions must be obtained or checked on the site.
Figured dimensions to be used in preference to scale.

RIGHT HAND FLAT BLOCK

Flat 01 GIFA: 51.2m²
Overall Ground Floor GIFA: 110.0m²

Flat 02 GIFA: 51.2m²
Flat 03 GIFA: 52.6m²
Overall First Floor GIFA: 127.0m²

Total GIFA: 237.0m²

North Point.

Key Plan.

Issue	Date	Issue Note	By	Check

Sandwell
Metropolitan Borough Council

Project Title
Standard Housing - Flats

Location
Hawes Lane, Rowley Regis.

Sheet Title
Right Hand Flats Block - Proposed Elevations

Status
Planning

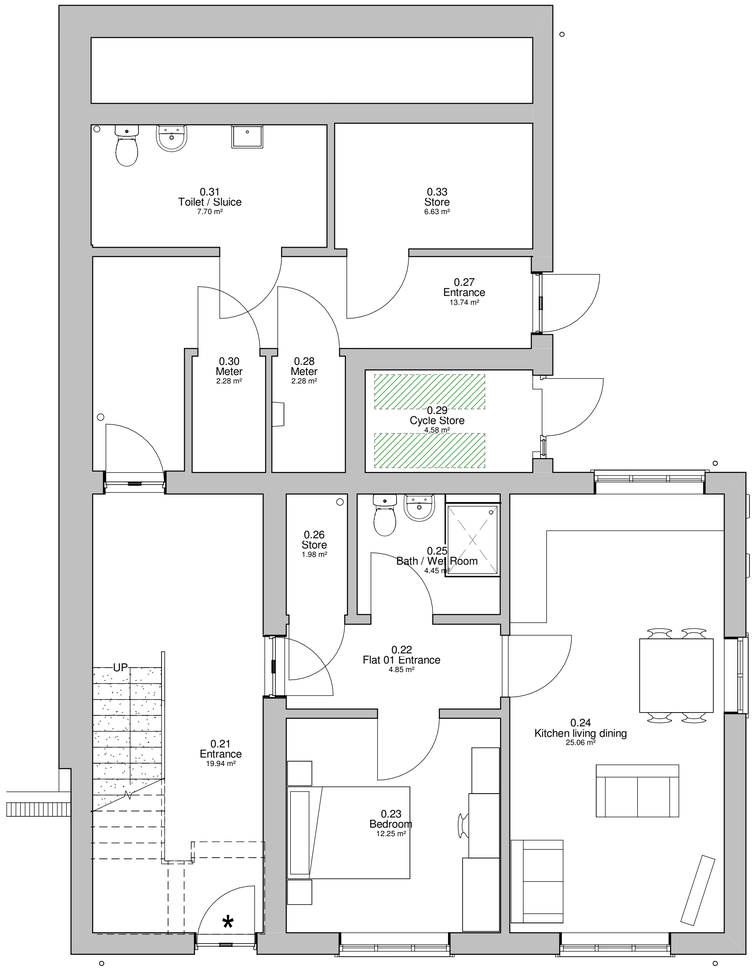
Drawn by	Date	Checked by
CDL	OCT21	
Scale at A1 1:50	Scale at A3	

Sheet Identifier

Zone	Level	Classification	Sheet No.	Suitability	Ver/Rev
FR	XX	AG(05)	02		

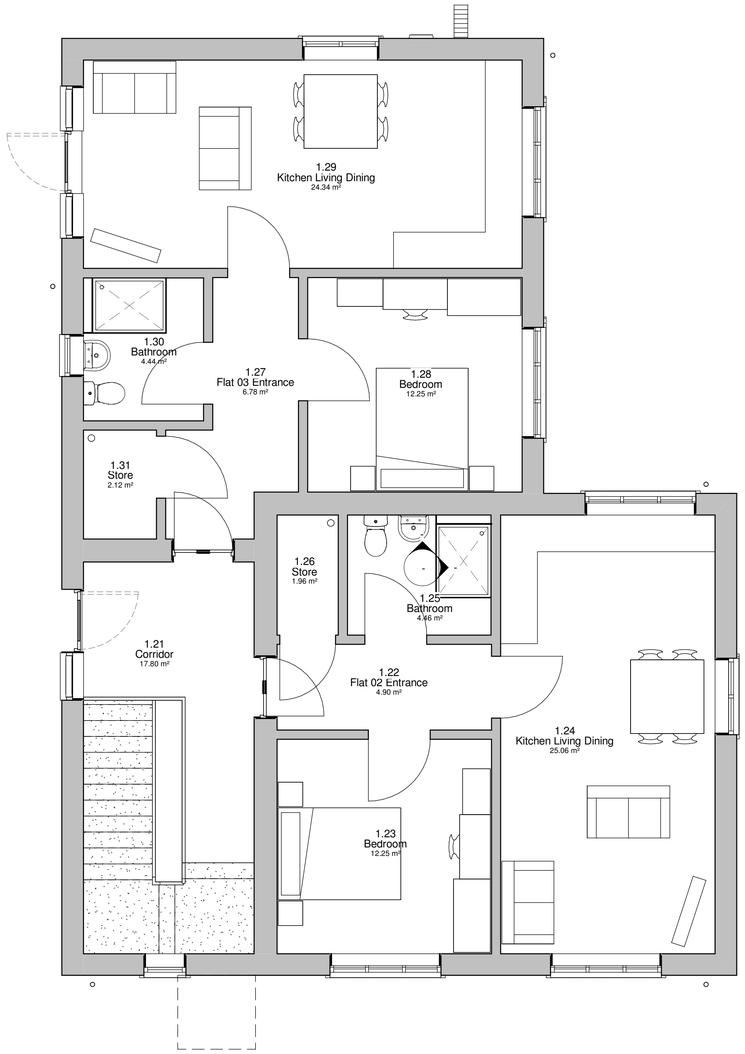
Job No.	Contractors Drawing No. (if required)
Q19004	

Urban Design & Building Services
Sandwell Council House
Freeth Street,
Oldbury,
B69 3DE
Tel : 0121 569 4541



1 Ground Floor Layout Plan

1 : 50



2 First Floor Layout Plan

1 : 50

0m 1m 2m 3m 4m 5m

VISUAL SCALE 1:50 @ A1

Notes

The Contractor will be responsible for setting out the work.
All Dimensions must be obtained or checked on the site.
Figured dimensions to be used in preference to scale.

RIGHT HAND FLAT BLOCK

Flat 01 GIFA: 51.2m²
Overall Ground Floor GIFA: 110.0m²

Flat 02 GIFA: 51.2m²
Flat 03 GIFA: 52.6m²
Overall First Floor GIFA: 127.0m²

Total GIFA: 237.0m²

North Point.

Key Plan.

Issue	Date	Issue Note	By	Check

Sandwell
Metropolitan Borough Council

Project Title
Standard Housing - Flats

Location
Hawes Lane, Rowley Regis.

Sheet Title
Right Hand Flats Block - Proposed Floor Plans

Status
Planning

Drawn by	Date	Checked by
CDL	OC1T21	
Scale at A1	Scale at A3	
1:50		

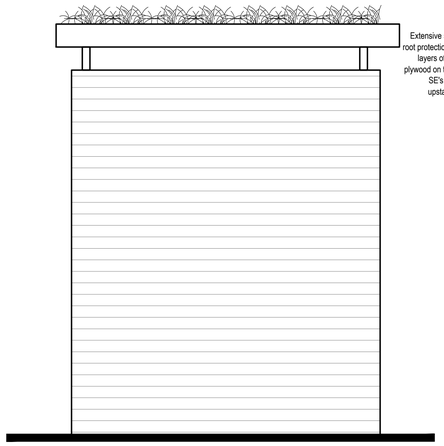
Sheet Identifier

Zone	Level	Classification	Sheet No.	Suitability	Ver:Rev
FL	XX	AG(04)	02		

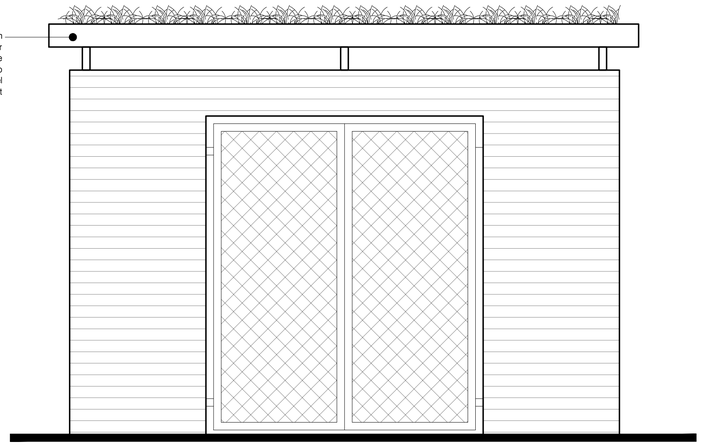
Job No.
Q19004

Contractors Drawing No. (if required)

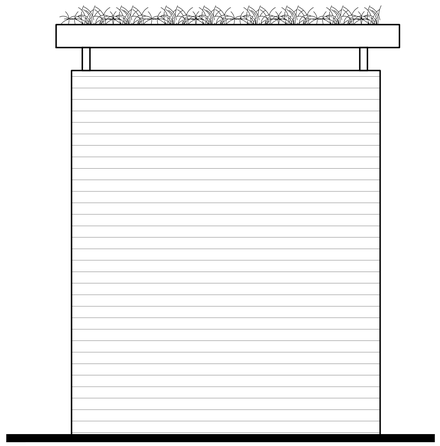
Urban Design & Building Services
Sandwell Council House
Freeth Street,
Oldbury,
B69 3DE
Tel : 0121 569 4541



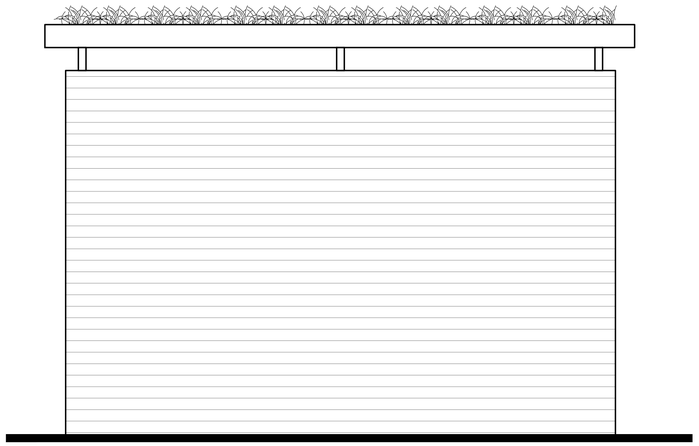
Elevation 01
Scale 1:20



Elevation 02
Scale 1:20



Elevation 03
Scale 1:20



Elevation 04
Scale 1:20

m 0 0.2 0.4 0.6 0.8 1.0 1.2 1.4 1.6 1.8 2.0
SCALE
1:20

Notes
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Figured dimensions to be used in preference to scale.

North Point.

Key Plan.

Rev	Date	Revision Note	By	Check

Sandwell
Metropolitan Borough Council

Project
New Housing Development
Location
Hawes Lane, Rowley Regis

Sheet title
Bin Store Elevations

Status
Planning

Drawn by	Date	Checked
CDL	NOV21	
Scale at A1	Scale at A3	
1:20	1:40	

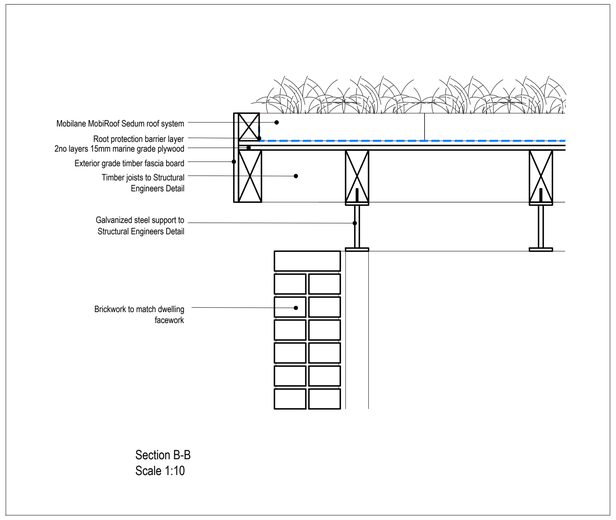
Sheet Identifier

Zone	Level	Classification	Sheet No.	Suitability	Ver/Rev
FL	XX	AG(05)	08		

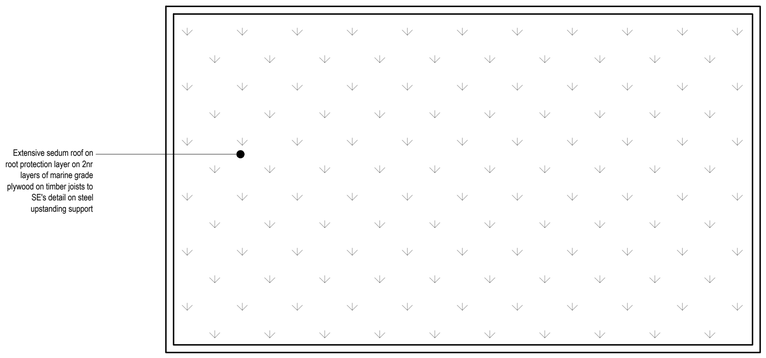
Job No.	Contractors Drawing No. (if required)
Q19004	

Urban Design & Building Services
Sandwell Council House
Freeth Street, Oldbury.
B69 3DE

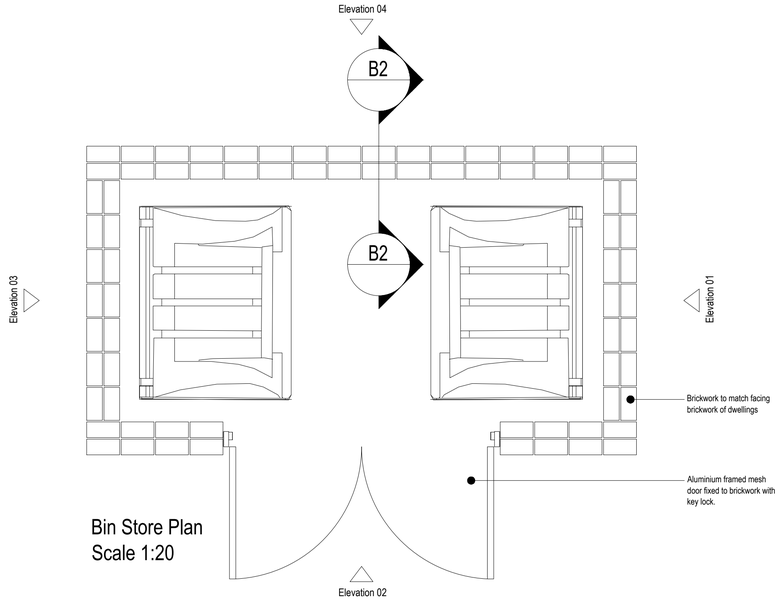
Tel: 0121 569 4541



Section B-B
Scale 1:10



Bin Store Roof Plan
Scale 1:20



Bin Store Plan
Scale 1:20

mm 0 100 200 300 400 500 600 700 800 900 1000
SCALE 1:10

m 0 0.2 0.4 0.6 0.8 1.0 1.2 1.4 1.6 1.8 2.0
SCALE 1:20

Notes
The Contractor will be responsible for setting out the work.
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Figured dimensions to be used in preference to scale.

North Point.

Key Plan.

Rev	Date	Revision Note	By	Check

Sandwell
Metropolitan Borough Council

Project
New Housing Development
Location
Hawes Lane, Rowley Regis

Sheet title
Bin Store Plans

Status
Planning

Drawn by	Date	Checked
CDL	NOV21	
Scale at A1	Scale at A3	
Varies		

Sheet Identifier

Zone	Level	Classification	Sheet No.	Suitability	Ver/Rev
FL	XX	AG(04)	06		

Job No.	Contractors Drawing No. (if required)
Q19004	

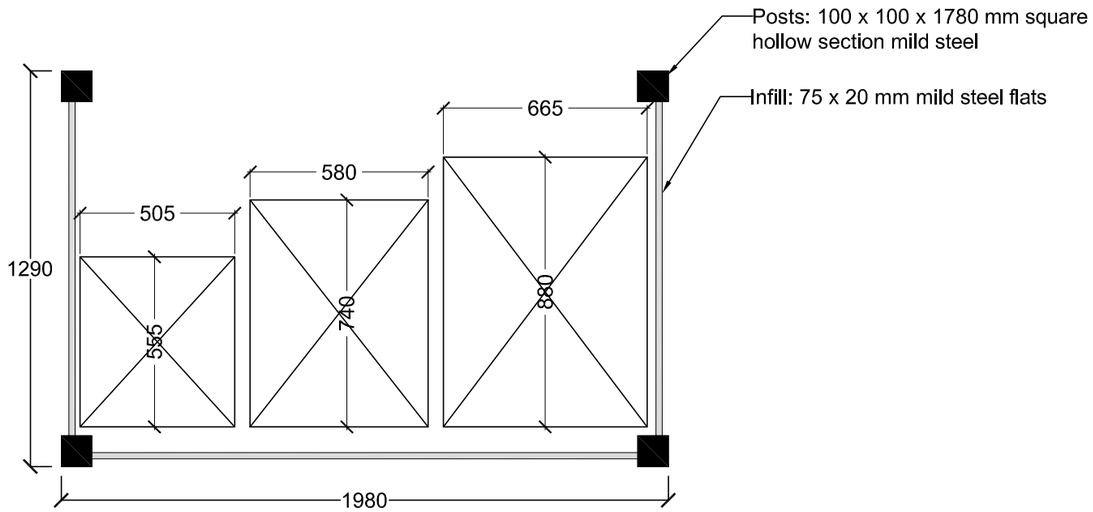
Urban Design & Building Services
Sandwell Council House
Freeth Street, Oldbury,
B69 3DE

Tel: 0121 569 4541

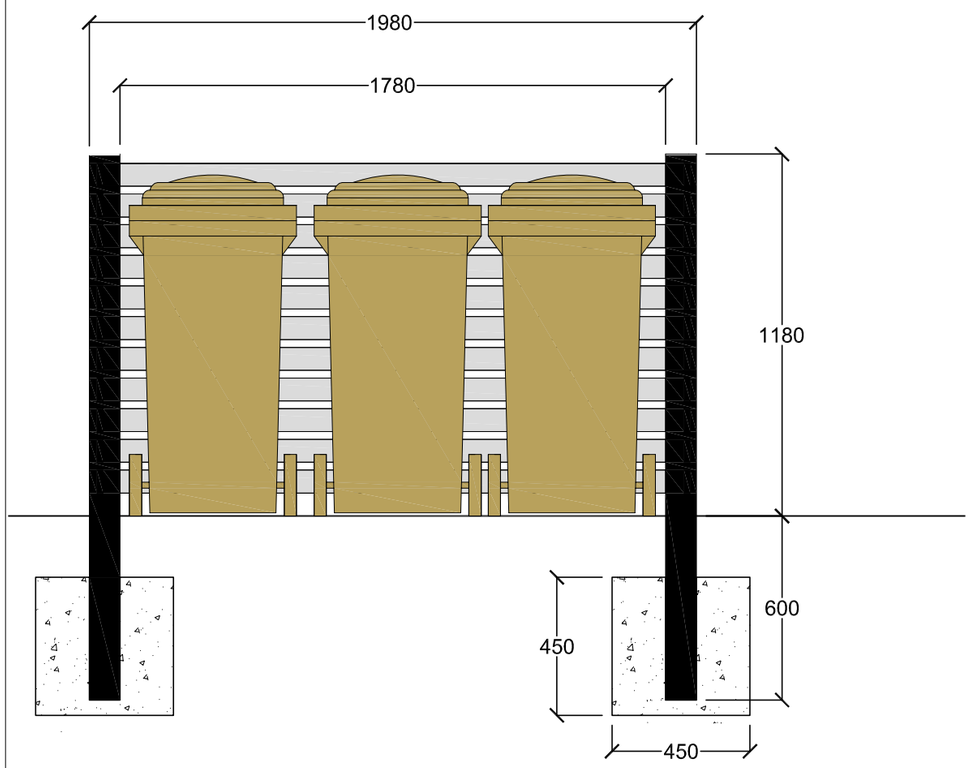
DETAIL - STEEL SLATTED BIN STORE WITH BINS, PLOTS 1 TO 9
Scale 1:20

Notes:
Binstores to be mild steel, hot dip galvanised and polyester powder coated.

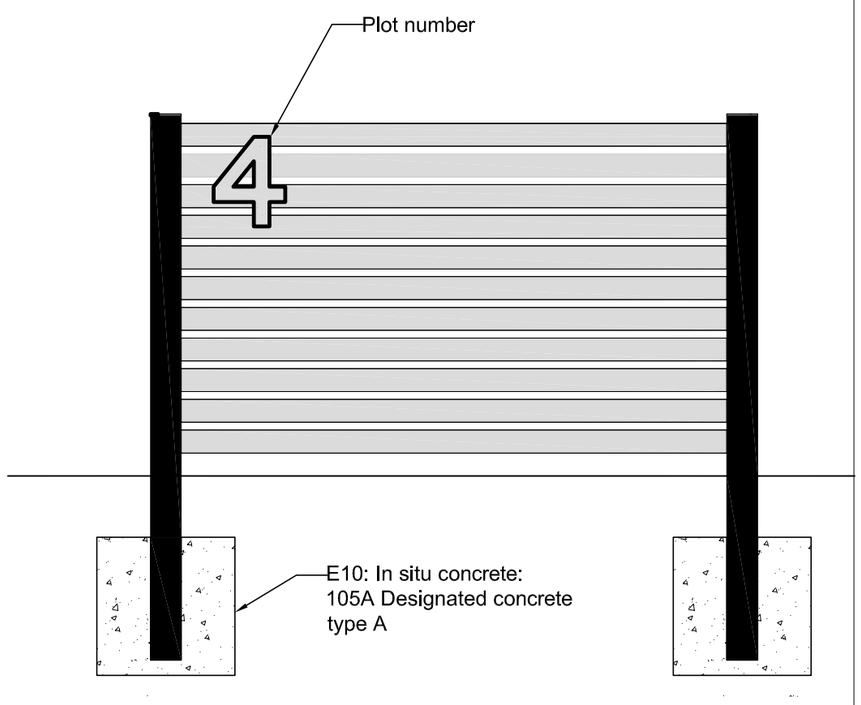
Plan View



Internal Elevation



Front Elevation



Notes
The Contractor will be responsible for setting out the work.
All dimensions must be obtained or checked on the site.
Figured dimensions to be used in preference to scale.

Rev	Date	Revision Note	By	Check

Sandwell Metropolitan Borough Council

Project
Proposed housing
Location
Hawes Lane
Rowley Regis
Sheet title
Details: Individual bin stores

Status
PLANNING

Drawn by	Date	Checked
HH	10-11-21	
Scale at A3	Scale at A5	
1:20		

Sheet Identifier

Zone	Level	Classification	Sheet No.	Suitability	Ver/Rev
00	XX	L-A(93)	08	S2	

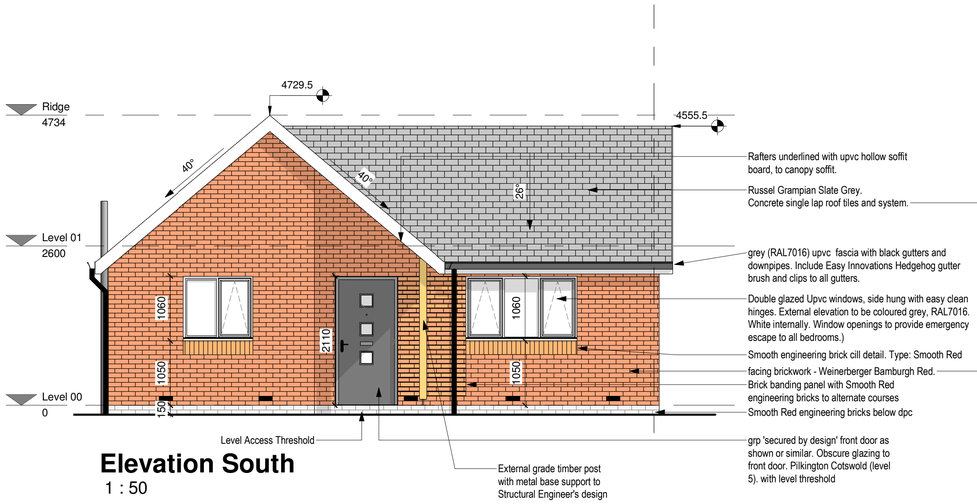
Job No.	Contractors Drawing No. (if required)
Q19004	

Urban Design & Building Services

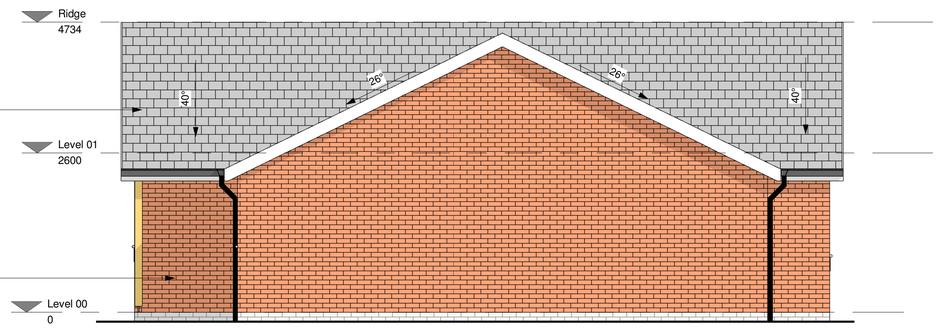
Sandwell Council House
Freeth Street, Oldbury.
B69 3DE

Tel: 0121 569 4541

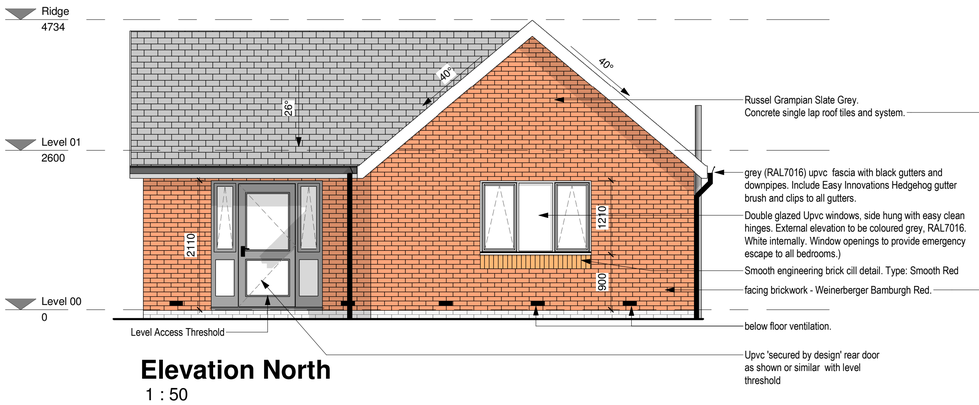
URBAN design and BUILDING services



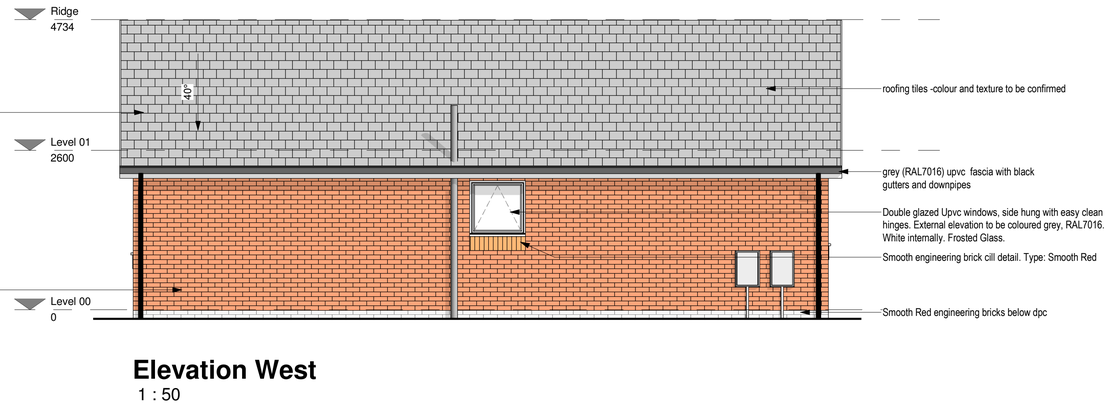
Elevation South
1 : 50



Elevation East
1 : 50



Elevation North
1 : 50



Elevation West
1 : 50

0 0.5 1 1.5 2 2.5 3 3.5 4 4.5 5 metres

1:50

Plots 02,
Handed Plot 01

North Point.

Key Plan.

Issue	Date	Issue Note	By	Check
P05	11-11-21	Brick banding added adjacent front door.	pd	
P04	06-10-21	wall removed from above porch	pd	
P03	30-09-21	Windows changed to top hung.	pd	
P02	10-09-21	Doors updated, Newark and front door.	pd	
P01	24.02.21	First Issue for comments	MOR	MOR

Sandwell
Metropolitan Borough Council

Project Title
Housing Development

Location
Hawes Lane, Rowley regis.

Sheet Title
B5 - Elevations

Status
Fit for Costing

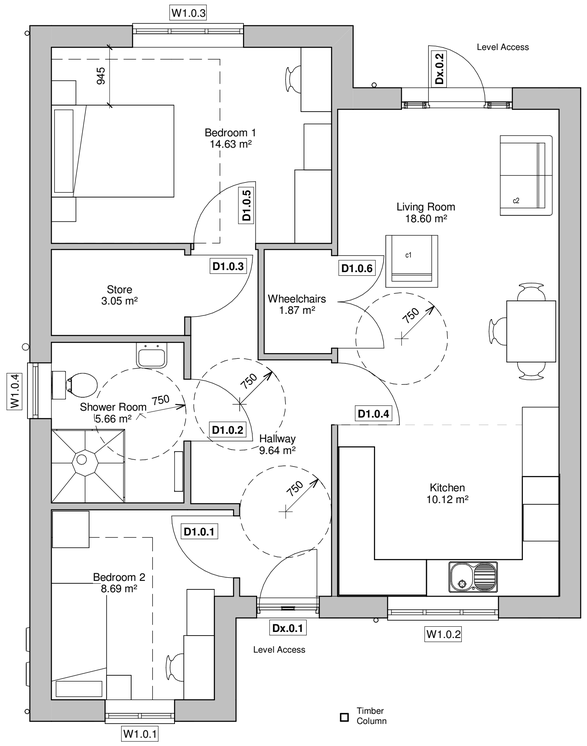
Drawn by	Date	Checked by
MOR	16/02/21	
Scale at A1: 1:50	Scale at A3	

Sheet Identifier

Zone	Level	Classification	Sheet No.	Suitability	Ver.Rev
B5	ZZ	AG(05)	01	D1	P05

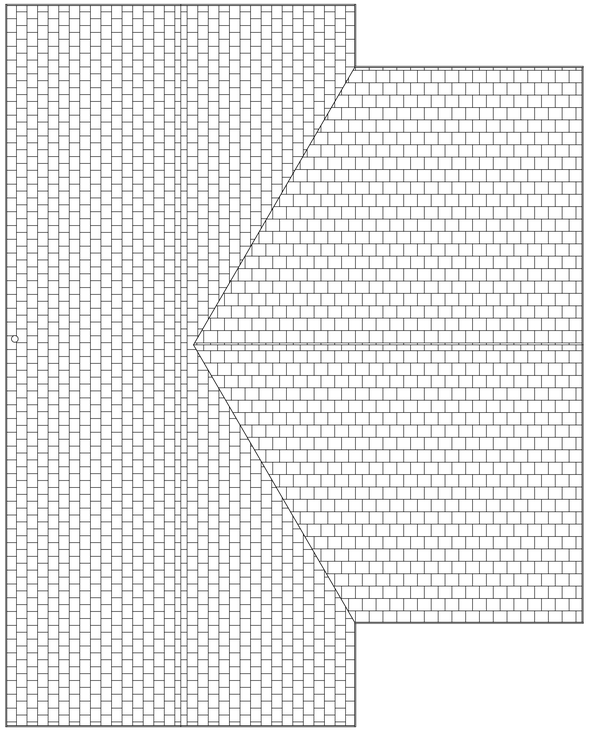
Job No.	Contractors Drawing No. (if required)
Q19004	

Urban Design & Building Services
Sandwell Council House
Freeth Street,
Oldbury,
B69 3DE
Tel : 0121 569 4541



1 Proposed Floor Plan

1 : 50



2 Proposed Roof Plan

1 : 50

0m 1m 2m 3m 4m 5m

VISUAL SCALE 1:50 @ A1

Notes

The Contractor will be responsible for setting out the work.
All Dimensions must be obtained or checked on the site.
Figured dimensions to be used in preference to scale.

BUNGALOW TYPE B5

2 Bed 3 Person Property

GIA: 72.8m²

North Point.

Key Plan.

Issue	Date	Issue Note	By	Check

Sandwell
Metropolitan Borough Council

Project Title
Housing Development

Location
Hawes Lane, Rowley regis.

Sheet Title
Bungalow Type B5 Proposed Plans

Status
Planning

Drawn by	Date	Checked by
CDL	OCT21 Scale at A3	
Scale at A1 1:50		

Sheet Identifier

Zone	Level	Classification	Sheet No.	Suitability	Ver/Rev
B5	XX	AG(04)	01		

Job No. Q19004

Contractors Drawing No. (if required)

Urban Design & Building Services

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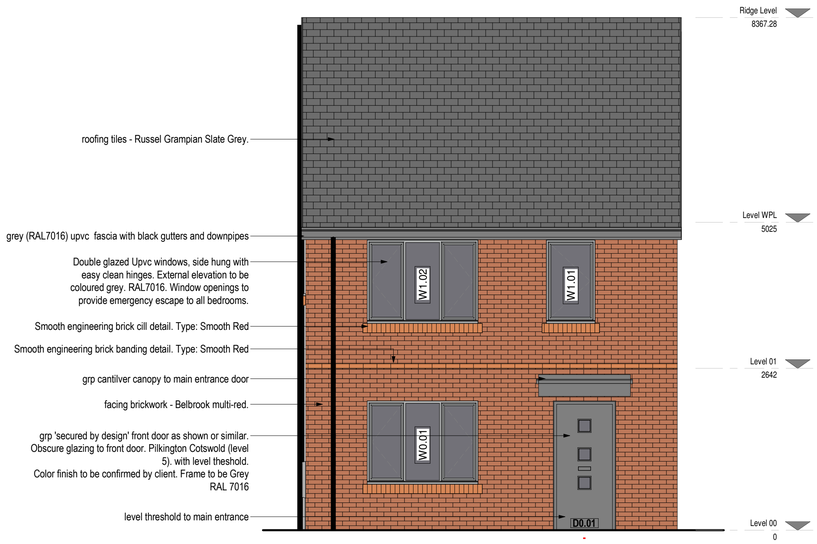
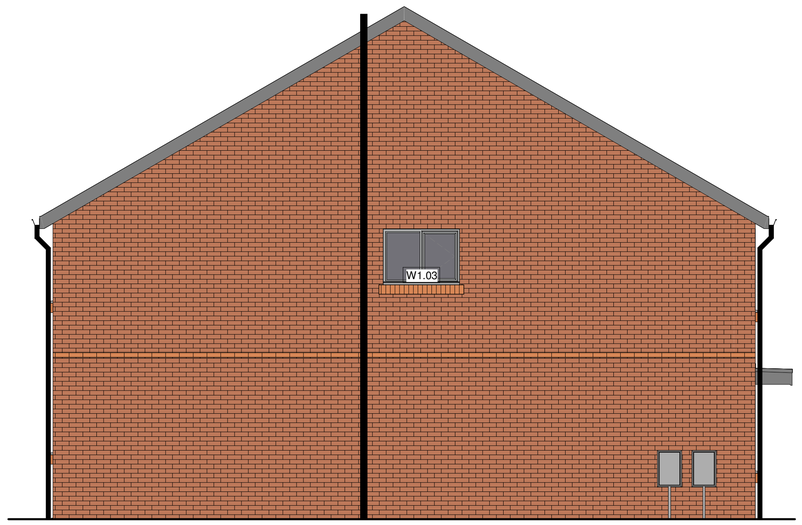
Oldbury.
B69 3DE

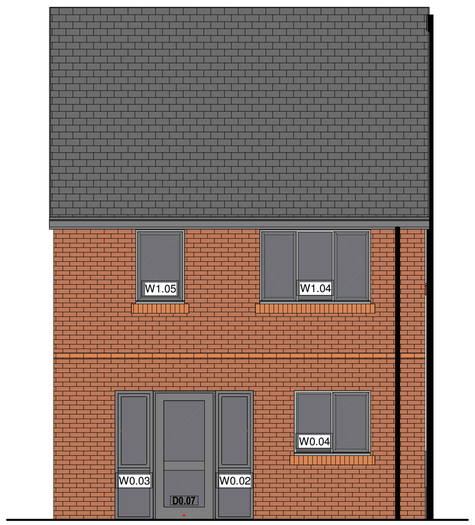
Tel : 0121 569 4541



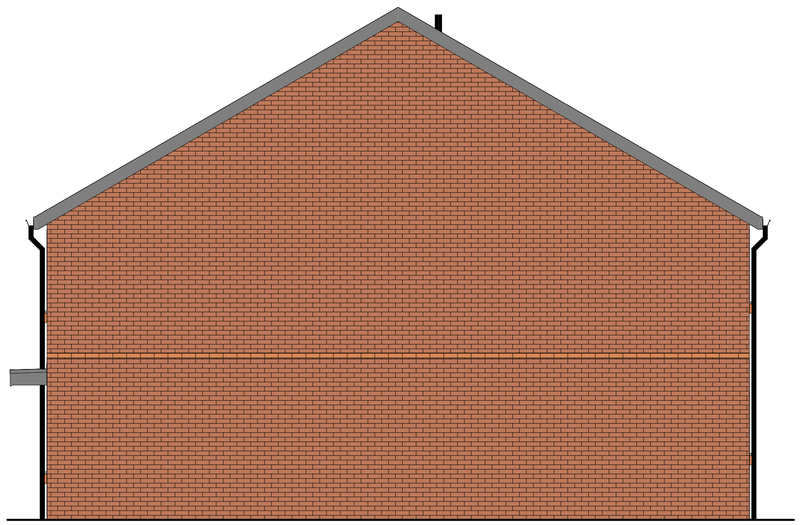
1 Elevation - Front
1 : 50



4 Elevation - Side B
1 : 50



2 Elevation - Rear
1 : 50



3 Elevation - Side A
1 : 50

0m 1m 2m 3m 4m 5m

VISUAL SCALE 1:50 @ A1

Notes

The Contractor will be responsible for setting out the work.
All Dimensions must be obtained or checked on the site.
Figured dimensions to be used in preference to scale.

HOUSE TYPE H5

4 Bedroom 6 Person Property

Ground Floor GIFA: 57.67m² / 620.8ft²
First Floor GIFA: 57.67m² / 620.8ft²

Total GIFA: 115.34m² / 1241.6ft²

North Point.

Key Plan.

Issue	Date	Issue Note	By	Check

Sandwell
Metropolitan Borough Council

Project Title
Housing Development

Location
Hawes Lane, Rowley Regis.

Sheet Title
House Type H5 - Proposed Elevations

Status
Planning

Drawn by	Date	Checked by
CDL	OCT21	
Scale at A1 1:50	Scale at A3	

Sheet Identifier

Zone	Level	Classification	Sheet No.	Suitability	Ver/Rev
H5	XX	AG(05)	01		

Job No.	Contractors Drawing No. (if required)
Q19004	

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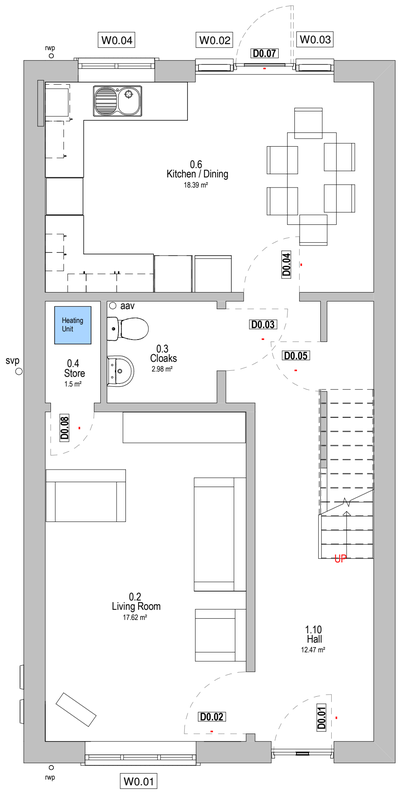
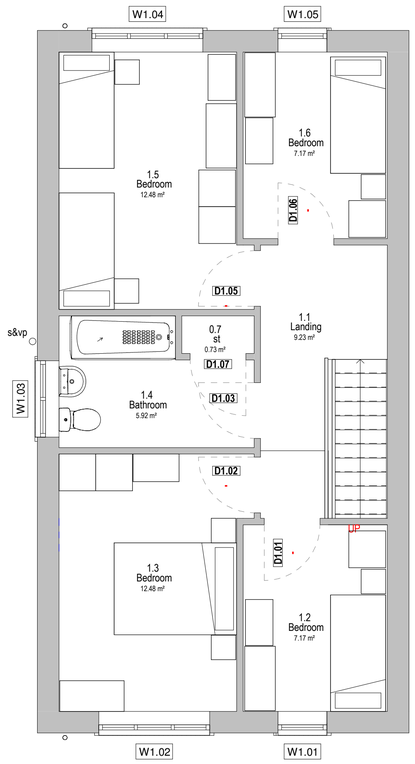
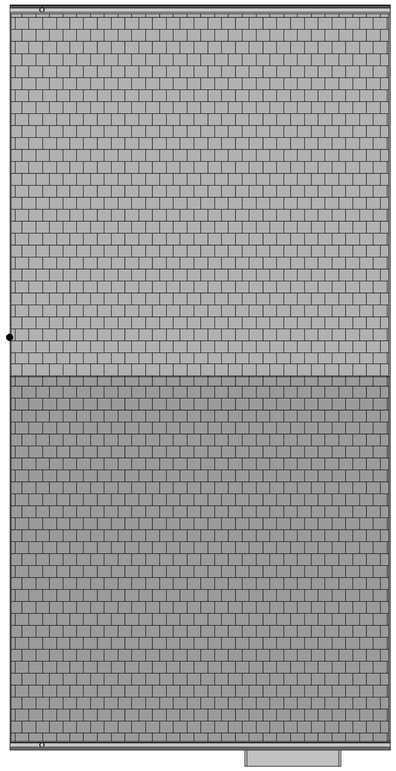
Tel : 0121 569 4541



1 Ground Floor Plan
1 : 50



2 First Floor Plan
1 : 50



3 Roof Plan
1 : 50

0m 1m 2m 3m 4m 5m

VISUAL SCALE 1:50 @ A1

Notes

The Contractor will be responsible for setting out the work.
All Dimensions must be obtained or checked on the site.
Figured dimensions to be used in preference to scale.

HOUSE TYPE H5

4 Bedroom 6 Person Property

Ground Floor GIFA: 57.67m² / 620.8ft²
First Floor GIFA: 57.67m² / 620.8ft²

Total GIFA: 115.34m² / 1241.6ft²

North Point.

Key Plan.

Issue	Date	Issue Note	By	Check

Sandwell Metropolitan Borough Council

Project Title: Housing Development
Location: Hawes Lane, Rowley Regis.
Sheet Title: House Type H5 - Proposed Floor Plans
Status: Planning

Drawn by	Date	Checked by
CDL	OCT21	
Scale at A1: 1:50	Scale at A3	

Sheet Identifier

Zone	Level	Classification	Sheet No.	Suitability	Ver/Rev
H5	XX	AG(04)	01		

Job No.	Contractors Drawing No. (if required)
Q19004	

Urban Design & Building Services
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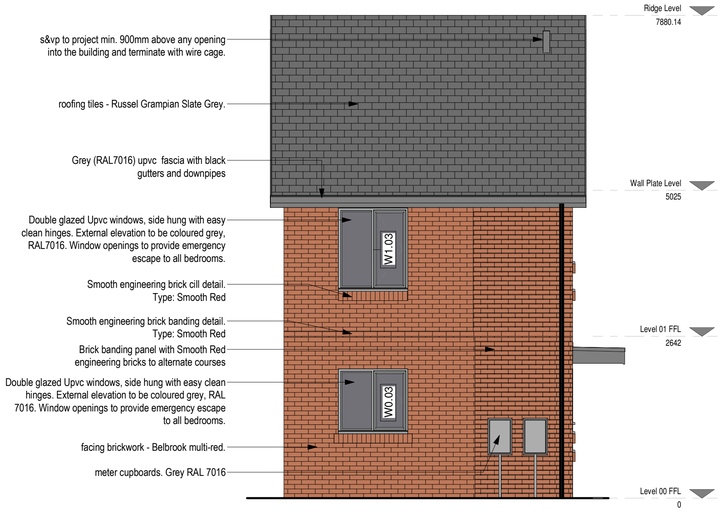
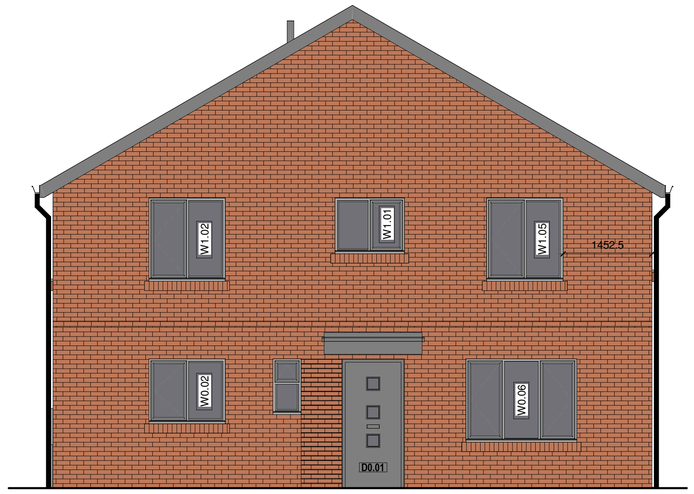
Tel : 0121 569 4541

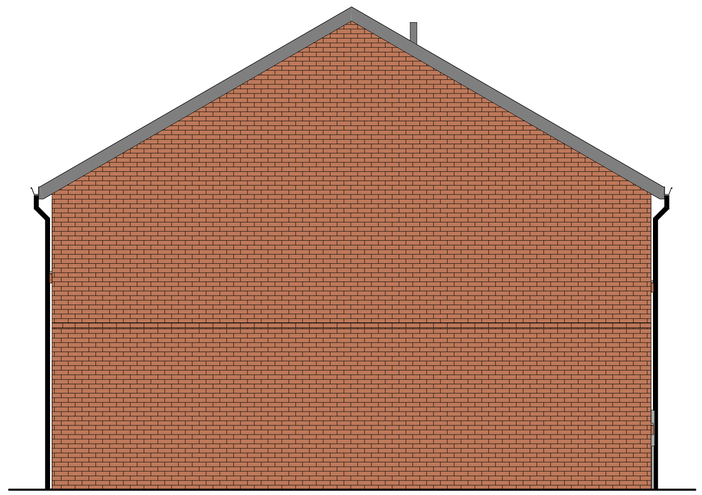


1 Proposed Elevation - Front
1 : 50



4 Proposed Elevation - Side
1 : 50

2 Elevation - Rear
1 : 50



3 Proposed Elevation - Side 1
1 : 50

0m 1m 2m 3m 4m 5m

VISUAL SCALE 1:50 @ A1

Notes

The Contractor will be responsible for setting out the work.
All Dimensions must be obtained or checked on the site.
Figured dimensions to be used in preference to scale.

HOUSE TYPE H7

2 Bedroom 4 Person Property

Ground Floor GIFA: 36.4m² / 391.6ft²
First Floor GIFA: 36.4m² / 391.6ft²

Total GIFA: 72.8m² / 783.2ft²

North Point.

Key Plan.

Issue	Date	Issue Note	By	Check

Sandwell
Metropolitan Borough Council

Project Title
Proposed Housing Development
Location
Hawes Lane, Rowley Regis.

Sheet Title
Houst Type H7 - Proposed Elevations

Status
Planning

Drawn by	Date	Checked by
CDL	OCT21	
Scale at A1 1:50	Scale at A3	

Sheet Identifier

Zone	Level	Classification	Sheet No.	Suitability	Ver/Rev
H7	XX	AG(05)	01		

Job No.	Contractors Drawing No. (if required)
Q19004	

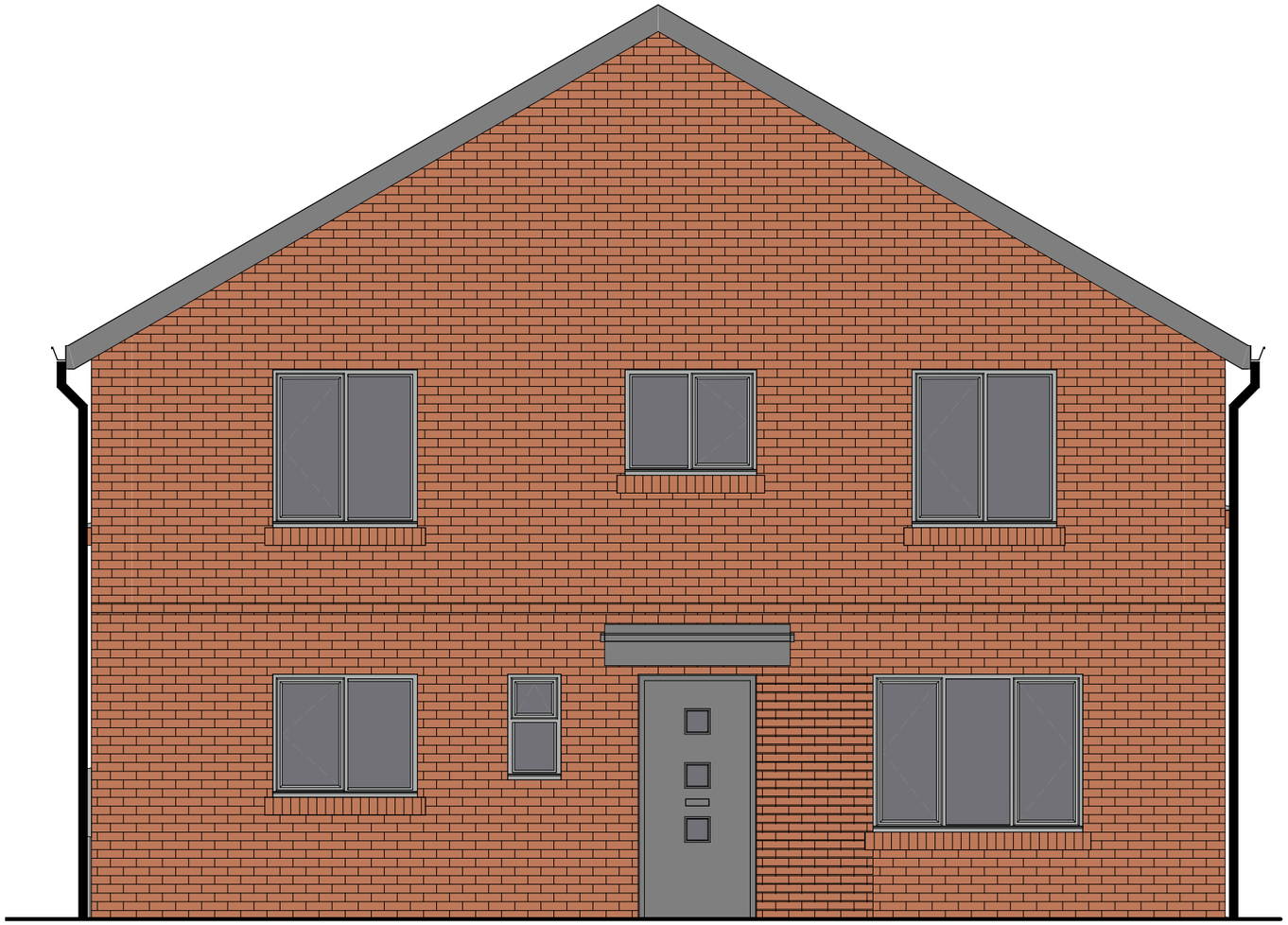
Urban Design & Building Services
Sandwell Council House
Freeth Street,
Oldbury,
B69 3DE
Tel : 0121 569 4541

HOUSE TYPE H7

2 Bedroom 4 Person Property

Ground Floor GIFA: 36.4m² / 391.6ft²
First Floor GIFA: 36.4m² / 391.6ft²

Total GIFA: 72.8m² / 783.2ft²



1 **Proposed Elevation - Side - Plot 09**
1 : 50

VISUAL SCALE 1:50 @ A3

Notes.

The Contractor will be responsible for setting out the work.
All Dimensions must be obtained or checked on the site.
Figured dimensions to be used in preference to scale.

Key Plan.

Issue	Date	Issue Note	By	Chk

Sandwell
Metropolitan Borough Council

Project Title
Proposed Housing Development

Location
Hawes Lane, Rowley Regis.

Sheet Title
House Type H7 - Alternative Elevation

Status
Planning

Drawn by	Date	Checked by
CDL	OCT21	
Scale at A1	Scale at A3 1:50	

Sheet Identifier

Zone	Level	Classification	Sheet No.	Suitability	Ver/Rev
H7	XX	AG(05)	02		

Job No.	Contractors Drawing No. (if required)
Q19004	

Urban Design & Building Services

Sandwell Council House
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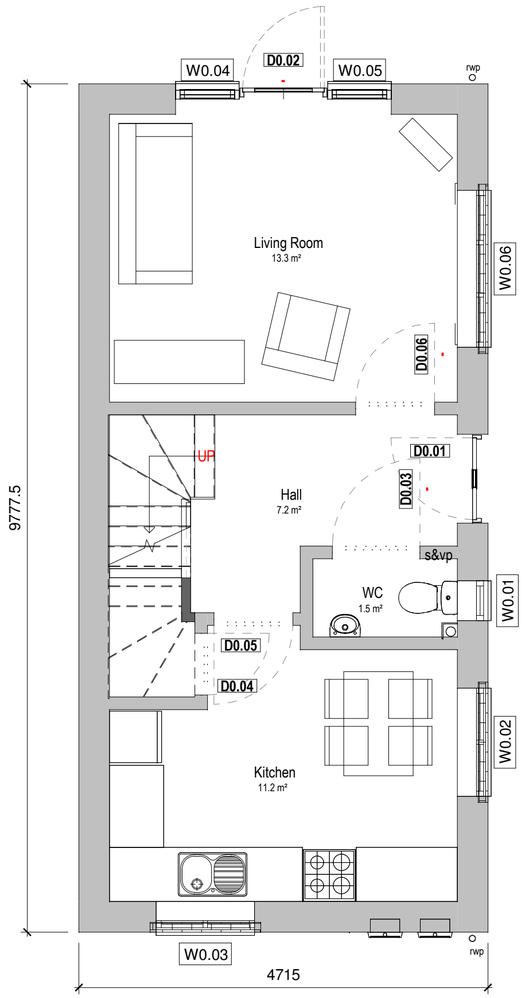
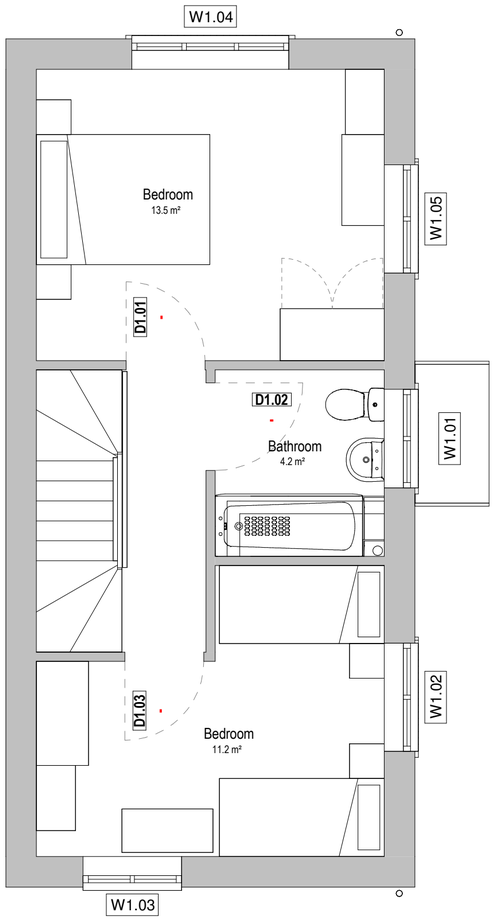
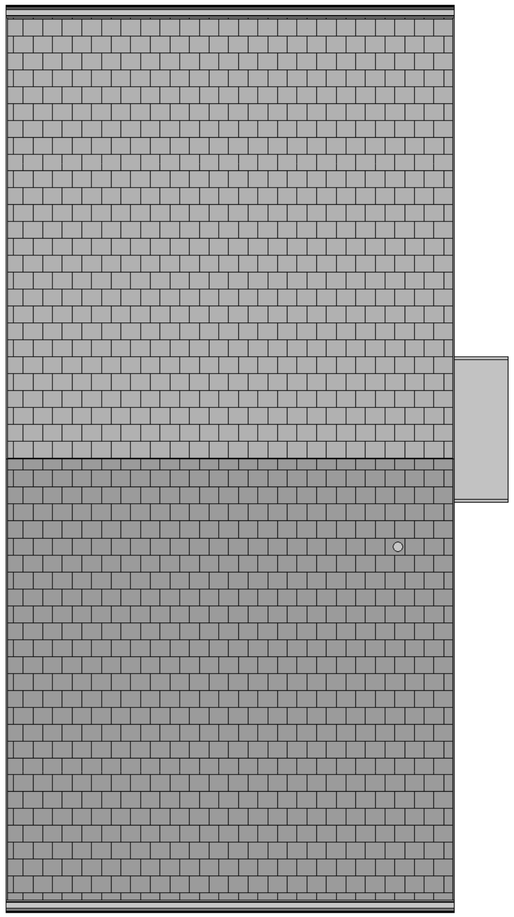


1 Ground Floor Plan
1 : 50



2 First Floor Plan
1 : 50



3 Roof Plan
1 : 50

0m 1m 2m 3m 4m 5m

VISUAL SCALE 1:50 @ A2

Notes

The Contractor will be responsible for setting out the work.
All Dimensions must be obtained or checked on the site.
Figured dimensions to be used in preference to scale.

HOUSE TYPE H7

2 Bedroom 4 Person Property

Ground Floor GIFA: 36.4m² / 391.6ft²
First Floor GIFA: 36.4m² / 391.6ft²

Total GIFA: 72.8m² / 783.2ft²

Key Plan.

Issue	Date	Issue Note	By	Check

Sandwell
Metropolitan Borough Council

Project Title
Proposed Housing Development

Location
Hawes Lane, Rowley Regis.

Sheet Title
House Type H7 - Proposed Floor Plans

Status
Planning

Drawn by	Date	Checked by
CDL	OCT21	
Scale at A1	Scale at A2	
	1:50	

Sheet Identifier

Zone	Level	Classification	Sheet No.	Suitability	Ver/Rev
H7	XX	AG(04)	01		

Job No.	Contractors Drawing No. (if required)
Q19004	

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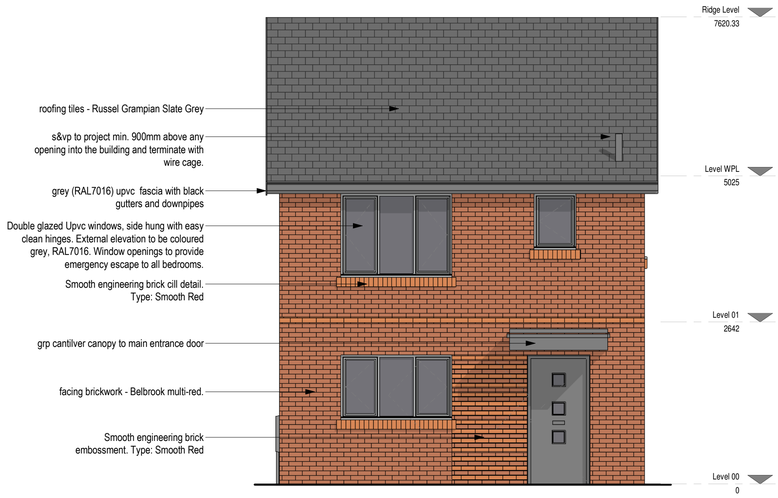
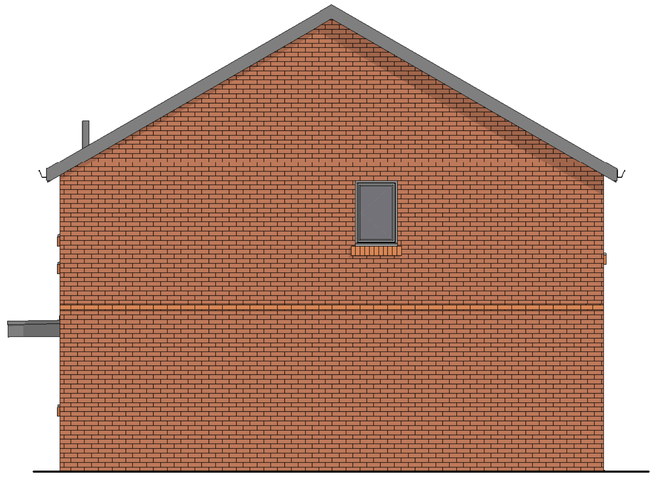
Tel : 0121 569 4541



1 **Elevation - Front (Plot 8)**
1 : 50



3 **Elevation - Side 1**
1 : 50

2 **Elevation - Rear**
1 : 50

4 **Elevation - Side**
1 : 50

0m 1m 2m 3m 4m 5m

VISUAL SCALE 1:50 @ A1

Notes

The Contractor will be responsible for setting out the work.
All Dimensions must be obtained or checked on the site.
Figured dimensions to be used in preference to scale.

HOUSE TYPE H2

3 Bedroom 5 Person Property

Ground Floor GIFA: 42.89m² / 461.6ft²
First Floor GIFA: 42.89m² / 461.6ft²

Total GIFA: 85.78m² / 923.2ft²

North Point.

Key Plan.

Issue	Date	Issue Note	By	Check

Sandwell
Metropolitan Borough Council

Project Title
Housing Development

Location
Hawes Lane, Rowley Regis.

Sheet Title
House Type H2 - Proposed Elevations

Status
Planning

Drawn by	Date	Checked by
CDL	OCT21	
Scale at A1	Scale at A3	
1:50		

Sheet Identifier

Zone	Level	Classification	Sheet No.	Suitability	Ver/Rev
H2	XX	AG(05)	01		

Job No.	Contractors Drawing No. (if required)
Q19004	

Urban Design & Building Services
Sandwell Council House
Freeth Street,
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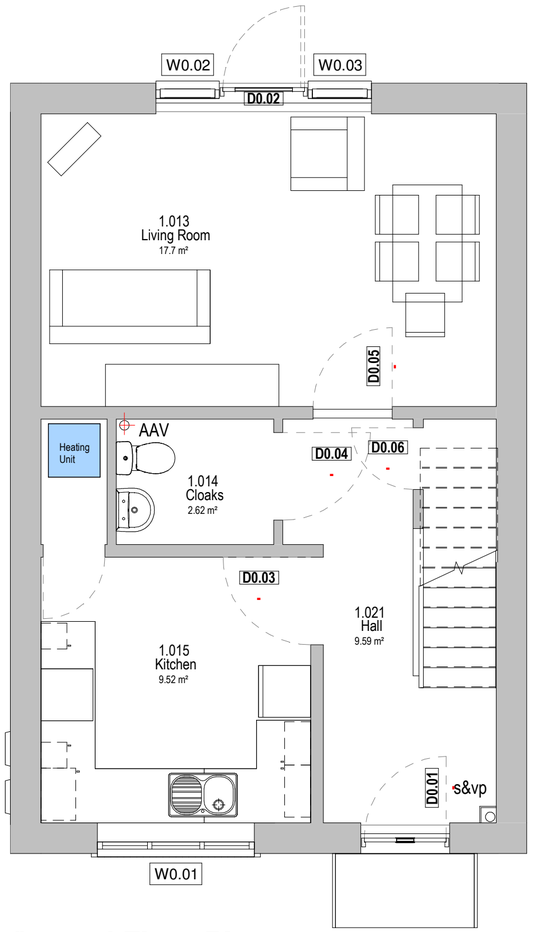
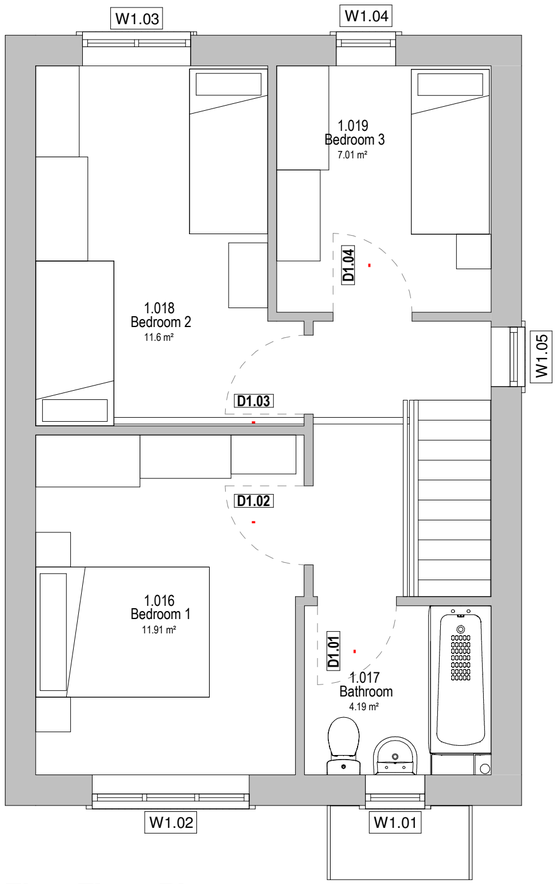
B69 3DE
Tel : 0121 569 4541



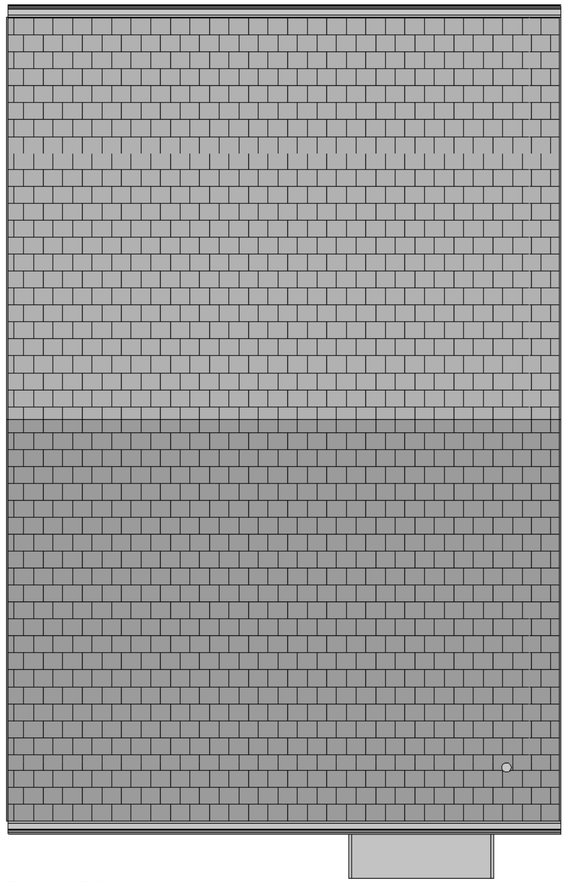
1 Ground Floor Plan

1 : 50



2 First Floor Plan

1 : 50



3 Roof Plan

1 : 50

0m 1m 2m 3m 4m 5m

VISUAL SCALE 1:50 @ A2

Notes

The Contractor will be responsible for setting out the work.
All Dimensions must be obtained or checked on the site.
Figured dimensions to be used in preference to scale.

HOUSE TYPE H2

3 Bedroom 5 Person Property

Ground Floor GIFA: 42.89m² / 461.6ft²
First Floor GIFA: 42.89m² / 461.6ft²

Total GIFA: 85.78m² / 923.2ft²

Key Plan.

Issue	Date	Issue Note	By	Check

Sandwell Metropolitan Borough Council

Project Title
Housing Development

Location
Hawes Lane, Rowley Regis.

Sheet Title
House Type H2 - Proposed Floor Plans

Status
Planning

Drawn by	Date	Checked by
CDL	OCT21	
Scale at A1	Scale at A2 1:50	

Sheet Identifier

Zone	Level	Classification	Sheet No.	Suitability	Ver/Rev
H2	XX	AG(04)	01		

Job No.	Contractors Drawing No. (if required)
Q19004	

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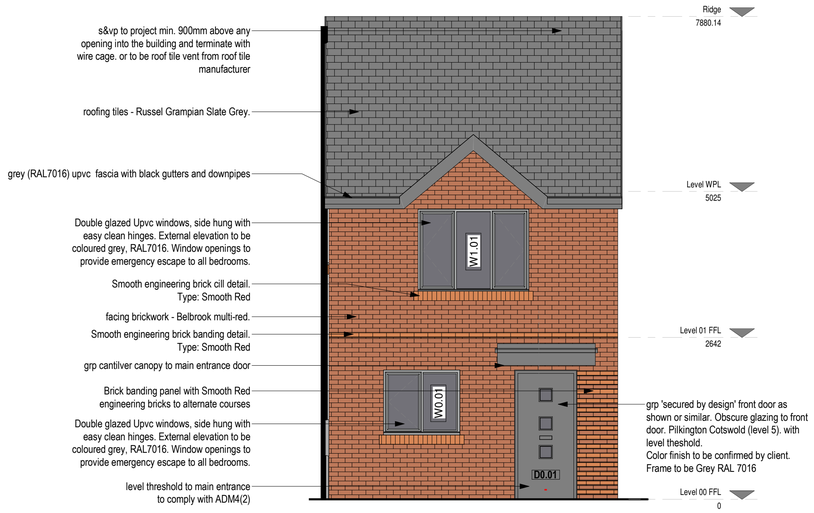
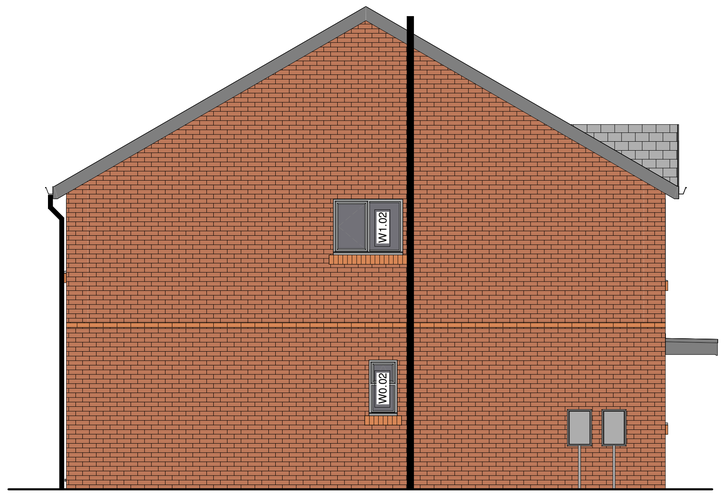
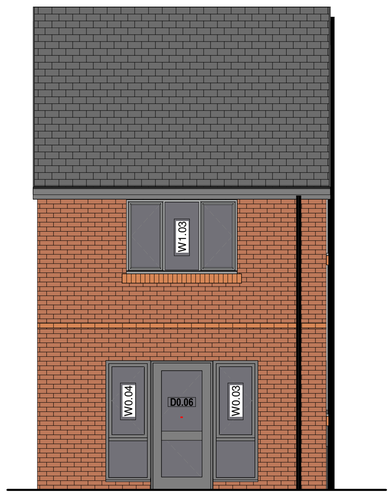
Tel : 0121 569 4541



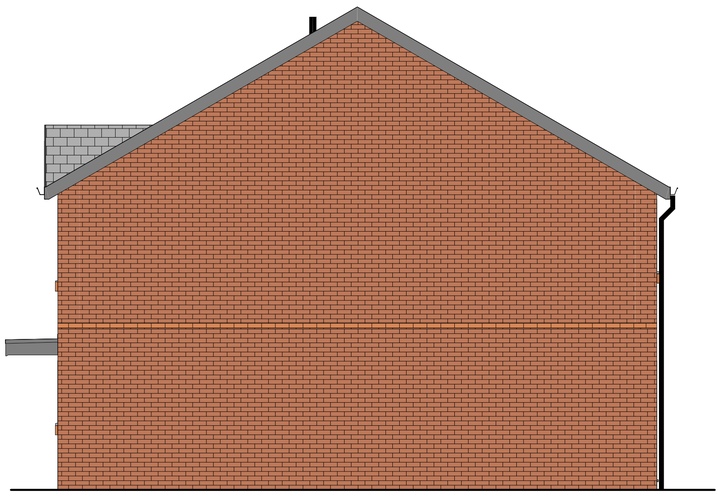
1 Elevation - Front
1 : 50



4 Elevation - Side 2
1 : 50



2 Elevation - Rear
1 : 50



3 Elevation - Side 1
1 : 50

0m 1m 2m 3m 4m 5m

VISUAL SCALE 1:50 @ A1

Notes

The Contractor will be responsible for setting out the work.
All Dimensions must be obtained or checked on the site.
Figured dimensions to be used in preference to scale.

HOUSE TYPE H1

2 Bedroom 4 Person Property

Ground Floor GIFA: 36.4m² / 391.6ft²
First Floor GIFA: 36.4m² / 391.6ft²

Total GIFA: 72.8m² / 783.2ft²

North Point.

Key Plan.

Issue	Date	Issue Note	By	Check

Sandwell
Metropolitan Borough Council

Project Title
Housing Development

Location
Hawes Lane, Rowley Regis.

Sheet Title
House Type H1 - Proposed Elevations

Status
Planning

Drawn by	Date	Checked by
CDL	OCT21	
Scale at A1 1:50	Scale at A3	

Sheet Identifier

Zone	Level	Classification	Sheet No.	Suitability	Ver/Rev
H1	XX	AG(05)	01		

Job No.	Contractors Drawing No. (if required)
Q19004	

Urban Design & Building Services
Sandwell Council House
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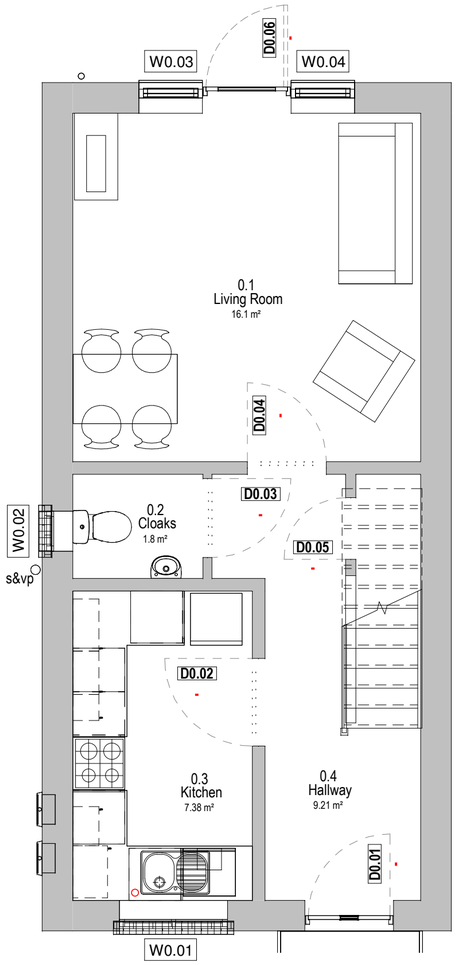
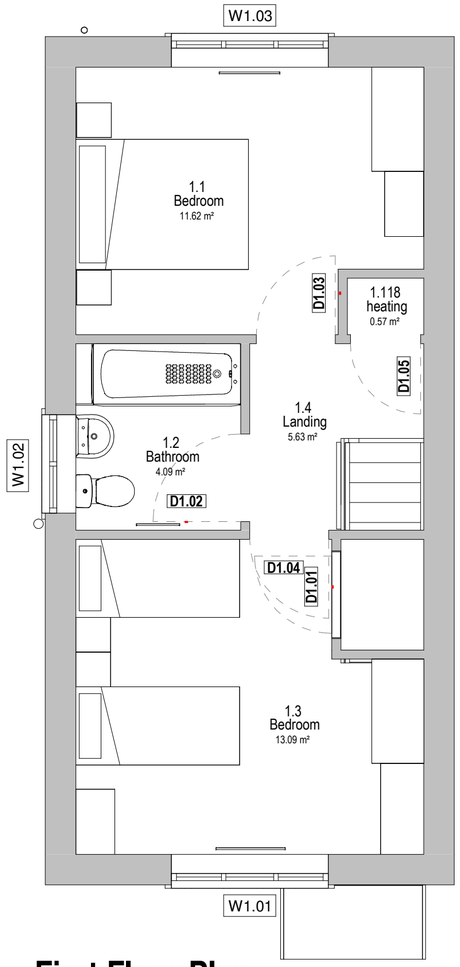
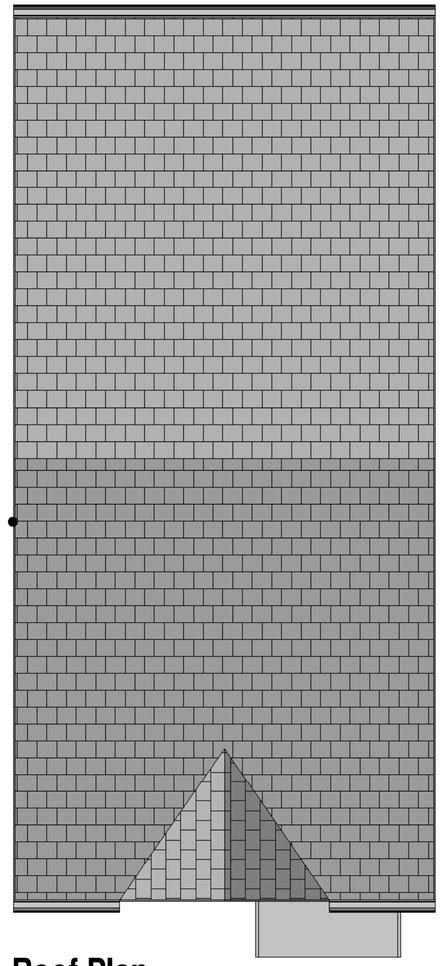
Tel : 0121 569 4541



1 Ground Floor Plan
1 : 50



2 First Floor Plan
1 : 50



3 Roof Plan
1 : 50

0m 1m 2m 3m 4m 5m

VISUAL SCALE 1:50 @ A2

Notes

The Contractor will be responsible for setting out the work.
All Dimensions must be obtained or checked on the site.
Figured dimensions to be used in preference to scale.

HOUSE TYPE H1

2 Bedroom 4 Person Property

Ground Floor GIFA: 36.4m² / 391.6ft²
First Floor GIFA: 36.4m² / 391.6ft²

Total GIFA: 72.8m² / 783.2ft²

Key Plan.

Issue	Date	Issue Note	By	Check

Sandwell
Metropolitan Borough Council

Project Title
Standard Housing - MAPLE House Type

Location
Hawes Lane, Rowley Regis.

Sheet Title
House Type H1 - Proposed Floor Plans

Status
Planning

Drawn by	Date	Checked by
CDL	OCT21	
Scale at A1	Scale at A2	
	1:50	

Sheet Identifier

Zone	Level	Classification	Sheet No.	Suitability	Ver/Rev
H1	XX	AG(04)	01		

Job No.	Contractors Drawing No. (if required)
Q19004	

Urban Design & Building Services

Sandwell Council House
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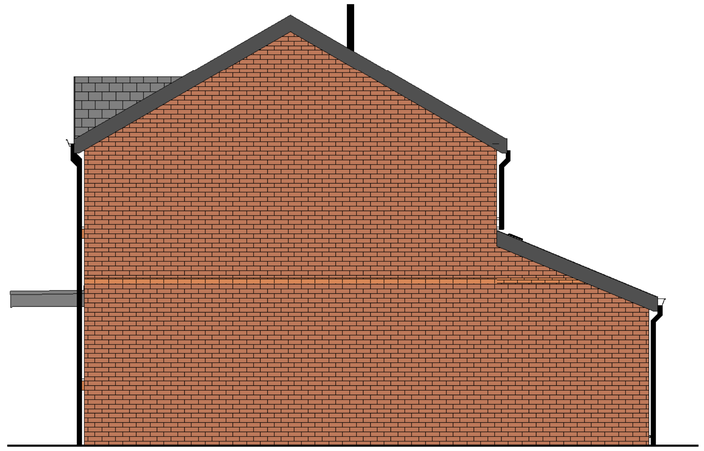
B69 3DE

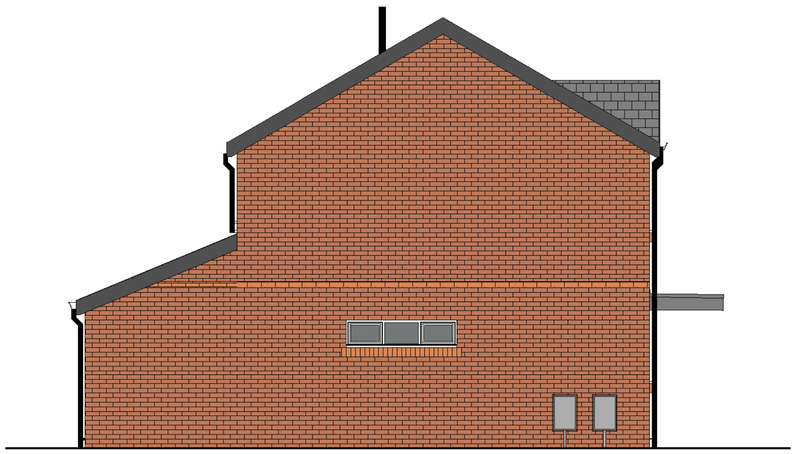
Tel : 0121 569 4541

1 Front Elevation
1 : 50



4 Elevation - Side B
1 : 50

2 Rear Elevation
1 : 50



3 Elevation - Side A
1 : 50

0m 1m 2m 3m 4m 5m

VISUAL SCALE 1:50 @ A1

Notes

The Contractor will be responsible for setting out the work.
All Dimensions must be obtained or checked on the site.
Figured dimensions to be used in preference to scale.

HOUSE TYPE H10

3 Bedroom 5 Person Property

Ground Floor GIFA: 61.89m² / 666.2ft²
First Floor GIFA: 61.89m² / 666.2ft²

Total GIFA: 123.78m² / 1332.4ft²

North Point.

Key Plan.

Issue	Date	Issue Note	By	Check

Sandwell
Metropolitan Borough Council

Project Title
Housing Development

Location
Hawes Lane, Rowley Regis.

Sheet Title
House Type H10 - Proposed Elevations

Status
Planning

Drawn by	Date	Checked by
CDL	OCT21	
Scale at A1 1:50	Scale at A3	

Sheet Identifier

Zone	Level	Classification	Sheet No.	Suitability	Ver/Rev
H10	XX	AG(05)	01		

Job No.	Contractors Drawing No. (if required)
Q19004	

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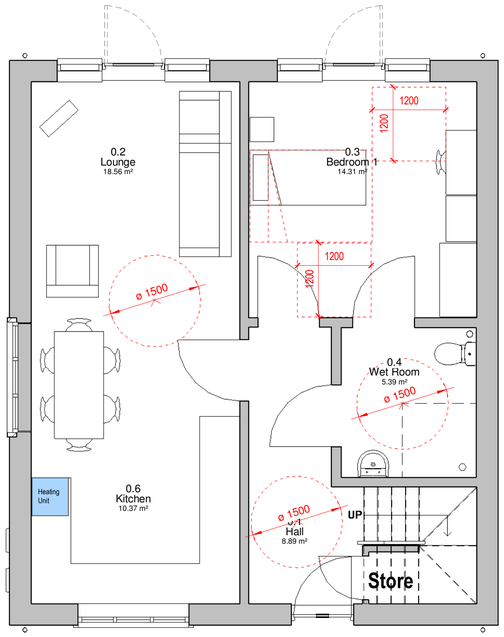
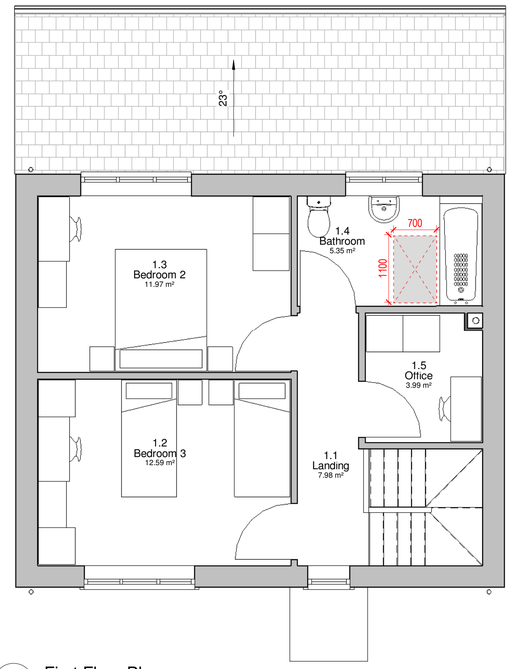
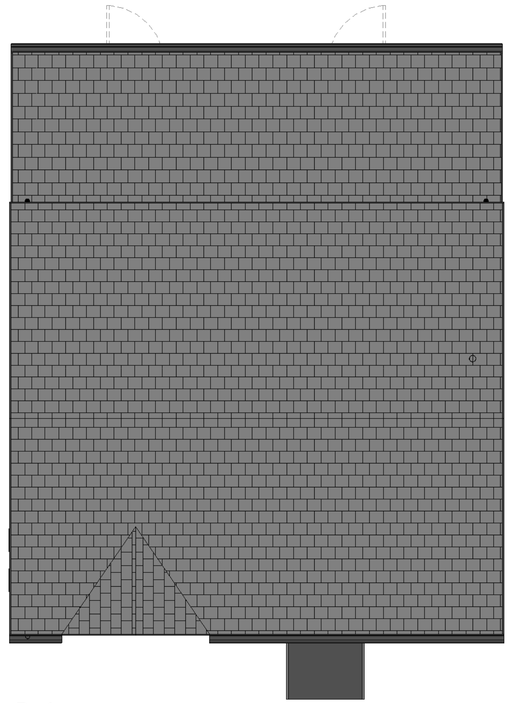
B69 3DE
Tel : 0121 569 4541



1 Ground Floor Plan
1 : 50



2 First Floor Plan
1 : 50



3 Roof
1 : 50

0m 1m 2m 3m 4m 5m

VISUAL SCALE 1:50 @ A1

Notes

The Contractor will be responsible for setting out the work.
All Dimensions must be obtained or checked on the site.
Figured dimensions to be used in preference to scale.

HOUSE TYPE H10

3 Bedroom 5 Person Property

Ground Floor GIFA: 61.89m² / 666.2ft²
First Floor GIFA: 61.89m² / 666.2ft²

Total GIFA: 123.78m² / 1332.4ft²

North Point.

Key Plan.

Issue	Date	Issue Note	By	Check

Sandwell
Metropolitan Borough Council

Project Title
Housing Development

Location
Hawes Lane, Rowley Regis.

Sheet Title
House Type H10 - Proposed Floor Plans

Status
Planning

Drawn by	Date	Checked by
CDL	OCT21	
Scale at A1	Scale at A3	
1:50		

Sheet Identifier

Zone	Level	Classification	Sheet No.	Suitability	Ver/Rev
H10	XX	AG(04)	01		

Job No.	Contractors Drawing No. (if required)
Q19004	

Urban Design & Building Services
Sandwell Council House
Freeth Street,
Oldbury,
B69 3DE
Tel : 0121 569 4541

Wood close board fencing ht 1800 mm.
Alignment to be determined on site following vegetation clearance.

Wooden hit and miss fencing,
height 1800 mm at back of wall

1100mm high steel barrier handrail
installed on retaining wall

1100mm high steel barrier handrail
installed on retaining wall

Proposed retaining wall

Wood close board gate ht 1800mm. Infill
formed from wood close board fence.

1000mm high steel vertical bar fence
with concrete slab mowing edge.

1100mm high steel barrier fence
installed on top of retaining wall

Steel bin store fencing

1100mm high steel barrier fence
installed on top of retaining wall

Wood close board gate ht 1800mm. Infill
formed from wood close board fence.

Wood close board fencing ht 1800 mm.

Brick built bin store to accomodate 2 x 660l
Eurobins to Architects details

1000mm high steel vertical bar fence
with concrete slab mowing edge.

1100mm high steel barrier handrail
installed on retaining wall

1800 mm high steel vertical bar fence

Steel vertical bar double leaf gate
ht 1800mm.

1100mm high steel barrier handrail
installed on retaining wall

1000mm high steel vertical bar fence
with concrete slab mowing edge.

1000mm high steel vertical bar fence.

1000mm high steel vertical bar fence
with concrete slab mowing edge.

Proposed retaining wall

Wood close board gate. Infill formed from wood close board fence.

Steel bin store fencing

1100mm high barrier fence installed on top
of retaining wall

ROOT PROTECTION AREA
EXTENT OF CANOPY

1100mm high barrier fence
installed on top of retaining wall

Steel bin store fencing

Wood close board gate. Infill formed from wood close board fence.

Wood privacy fence, wall mounted, installed on top of proposed boundary
retaining wall.

Wood close board fencing ht 1800 mm.

CHURCHYARD

Steel vertical bar barrier fence height
1100mm mounted on top of retaining wall

1000mm high steel barrier length 1600mm to
both sides of garage to guide pedestrians
away from garage entrance.

Existing Concrete panel boundary fence with
churchyard to be retained.

Pedestrian grade bitumen macadam
to Civil Engineer's details.

Drying area

1000 mm high steel vertical bar fence.

Existing brick boundary wall with churchyard
to be retained

Wooden palisade fencing height 1800 mm

ROOT PROTECTION AREA
EXTENT OF CANOPY

Resin bound footpath within communal
garden

Enclosure for storage of 240l capacity
domestic bins.

St GILES
CHURCHYARD

Provisional subject to landowners
and planning approval;
Fell 3 mature Sycamore within
cemetery.

Steel vertical bar barrier fence
height 1100mm mounted on
top of retaining wall

Existing Pier.

1800mm high Steel vertical bar
barrier fence.

Line 3.44m from front face of
cemetery wall and fence (No
additional allowance for piers.)

St GILES
CHURCHYARD

Plot 1
Bungalow

Plot 3

Plot 4

Plot 5

Plot 6

Plot 7

Plot 8

Plot 9

110m2

116m2

77m2

58m2

88m2

56m2

54m2

61m2

46m2

Ridge

gutter

Garage ridge

gutter

Garage

2 storey block of
flats comprising of
1 x ground floor flat
and 2 x first floor
flats.
NE and E walls
retaining

2 storey block of
flats comprising of
1 x ground floor
flat and 2 x first
floor flats.
NW and W walls
retaining

Proposed courtyard
garden with access from
first floors of flats.

Parking for 4
cars

m 0 5 10 20 30 40 50

SCALE

1:200

KEY:

- Proposed road kerb. Refer to Civil engineers details/ drgs
- Proposed drop/ dropper kerb. Refer to Civil engineers details/ drgs
- Proposed edging kerb, refer to Civil Engineers details/ drgs
- Proposed pre cast concrete slab paving. Tobermore Mayfair paving 400x400x40mm. Refer to Civil Engineers drawings
- Proposed pre cast concrete slab paving for overrun areas, Tobermore Mayfair paving 400x400x65mm. Refer to Civil Engineers drawings
- Proposed block paved parking bays: Marshalls Tegula pavers, 240 x160mm, colour Harvest laid herringbone pattern to Civil Engineers drgs/ spec
- Proposed bound gravel paving
- Proposed loose gravel paving
- Proposed steel barrier fencing height 1100mm
- Proposed steel vertical bar barrier fence height 1800mm
- Proposed steel railing height 1000mm
- Proposed 1800mm high steel vertical bar fence
- Proposed 1800mm high timber close board fence.
- Proposed 1800mm high timber close board gate.
- Proposed 1800mm high timber palisade fence
- Proposed 1800mm high timber hit and miss palisade fence
- Existing retaining wall
- Proposed retaining wall
- Proposed retaining wall topped by 1100mm high steel barrier fence/ handrail
- Proposed handrail
- Proposed turf areas
- Proposed shrub planting
- Existing tree to be retained
- Existing tree to be removed
- Proposed tree planting

Notes
The Contractor will be responsible for setting out the work.
All dimensions must be obtained or checked on the site.
Figured dimensions to be used in preference to scale.

All trees within the vicinity of the works and which are to be retained are to be protected by temporary protective fencing to BS 5837:2005.
All excavation, grading, filling, paving, cultivation, seeding and turf laying works within the root protection areas of the trees as shown on the tree survey drawing are to be carried out by hand. If tree roots are encountered do not sever and obtain further instructions before proceeding.
Existing cover levels of inspection chambers, gullys and rodding eyes etc to be adjusted as required.
Allow also for the lowering of existing services where required.

North Point.

Key Plan.

Rev	Date	Revision Note	By	Check
P0.9	25-10-21	Indicated 3 trees for potential removal- churchyard	HH	- -
P0.8	14-10-21	Added stepped access off back of pavement to blocks of flats. Amended height of barrier railing to retaining walls adjacent to blocks of flats Majority of propsed trees removed.	HH	- -
P0.7	04-10-21	Bungalows reorientated. Added terracing rear gdn plots 3 and 4 Revised bungalow and flat layouts of 3D-03 inserted. Bin type/ storage amended. Varsility protection areas indicated. E. flats: Kerb line amended by parking bay 1.	HH	- -
P0.6	14.09-21	Amended parking rear of flats to maintain min dist from cemetery wall/ fence	HH	- -
P0.5b	19-07-21	Amended parking front plots 3-4 and western flats varibdon b	HH	- -
P0.4	13-07-21	Tree survey dwg inserted as Xref	HH	- -
P0.3	26-04-21	Adjusted flat positions to be 2m away from Tree root protection area Shortened rear gardens plots 5 to 9 and amended path, bin store and parking positions	HH	- -
P0.2	21-04-21	Tree surve inserted as PDF underlay	HH	- -
P0.1	25-03-21	Flats moved additional 1m from Ash tree and revised parking	HH	- -

Project
Proposed Housing Development
Location
Hawes Lane
Cradley Heath
Sheet title
Proposed fence layout

Status
Planning

Drawn by	Date	Checked
HH	18-01-21	
Scale at A1	Scale at A3	
1:200		

Sheet Identifier

Zone	Level	Classification	Sheet No.	Suitability	Ver/Rev
00	XX	L-G(9-)	01	S2	P0.9

Job No.	Contractors Drawing No. (If required)
Q19004	

Urban Design & Building Services

Sandwell Council House
Freeth Street, Oldbury,
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