

# Report to Planning Committee

**22 June 2022**

<b>Application Reference</b>	DC/21/66444
<b>Application Received</b>	17 December 2021
<b>Application Description</b>	Proposed demolition of existing industrial buildings and development of 34 No. dwellings with access, parking and landscaping.
<b>Application Address</b>	Land North Of Woods Lane/Cradley Road Cradley Heath B64 7AW
<b>Applicant</b>	Keon Homes Limited
<b>Ward</b>	Cradley Heath & Old Hill
<b>Contact Officer</b>	Carl Mercer carl_mercer@sandwell.gov.uk

## 1 Recommendations

1.1 That, subsequent to the signing of a section 106 agreement to ensure affordable housing, planning permission is granted subject to the following conditions relating to:

- (i) External materials;
- (ii) Desk-based archaeological assessment;
- (iii) Finished floor levels;
- (iv) Contamination;
- (v) Updated noise survey/implementation of mitigation measures;
- (vi) Drainage;
- (vii) Energy statement;



- (viii) Boundary treatments;
- (ix) Landscaping;
- (x) Refuse storage;
- (xi) Electric vehicle charging;
- (xii) Low NOx boilers;
- (xiii) External lighting;
- (xiv) Construction method statement;
- (xv) Restriction on construction hours (8am – 6pm weekdays, 8am – 2pm Saturdays, no working on Sundays or bank holidays);
- (xvi) Employment and skills plan;
- (xvii) Removal of permitted development rights; and
- (xviii) Retention of parking.

## 2 Reasons for Recommendations

- 2.1 The proposal raises no significant concerns from a policy, design or highway safety perspective and would deliver affordable housing in a sustainable location.

## 3 How does this deliver objectives of the Corporate Plan?

	<p>Quality homes in thriving neighbourhoods – The design of the proposal is acceptable in respect of national and local planning policy.</p>
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## 4 Context

- 4.1 At its last meeting Planning Committee members resolved to visit the site.
- 4.2 The application is being reported to Planning Committee because the applicant must enter into a s106 agreement to ensure affordable housing.
- 4.3 To assist members with site context, a link to Google Maps is provided below:



## 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);  
Layout and density of buildings;  
Design, appearance and materials;  
Access, highway safety, parking and servicing;  
Contamination by a previous use;  
Noise;  
Archaeology;  
Flood risk; and  
Planning gain (affordable housing).

## 6. The Application Site

- 6.1 The application relates to a parcel of land in Cradley Heath bordered by a railway line to the north, Cradley Road to the east, Woods Lane to the south and a haulage yard to the west. The character of the area is a mixture of industrial, commercial and residential. A major housing scheme is nearing completion on the opposite side of Woods Lane.

## 7. Planning History

- 7.1 An application for housing was refused in 2021 on design grounds and failure to demonstrate a mechanism for delivering affordable housing. The approvals for housing on the site opposite are included below for completeness.



## 7.2

DC/21/65149	Proposed demolition of existing industrial buildings and construction of 35 No. dwellings with associated parking and landscaping.	Refused - 27.08.2021
DC/18/62535	Reserved matters application for access, appearance, landscaping, layout and scale for proposed 135 dwellings with associated roads, parking and landscaping.	Approved - 05.04.2019
DC/15/58907	Hybrid planning application - outline application (all matters reserved) for proposed residential development, and a full application for access link road from MacArthur Road to Woods Lane.	Approved - 23.03.2016

## 8. Application Details

- 8.1 The applicant proposes to demolish all industrial buildings on site and deliver 34 houses comprising 4no. one bed, 15no. two bed and 15no. three bed units.
- 8.2 Two accesses from Woods Lane would serve the development.
- 8.3 Amended plans have been received which address minor layout issues raised by both Urban Design and Highways.



## 9. Publicity

9.1 The application has been publicised by neighbour notification letter and press notice.

## 9.2 Objections

One objection has been received on the following grounds:

- (i) We are an industrial, manufacturing site and carry out works quite often out of normal working hours (evenings and weekends) which involve a certain amount of noise. We feel that the proximity of the houses, could result in numerous complaints from the residents, which then restricts our ability to work as and when required.

Immaterial objections have been raised regarding damage during construction work and issues with contractors working on the larger site. Dust suppression can be addressed by condition.

## 9.3 Responses to objections

I respond to the objector's comments in turn:

- (i) The concerns are noted and covered under the 'agent of change principle', which encapsulates the position that a person or business introducing a new land use is responsible for managing the impact of that change. The applicant has submitted a noise impact assessment and mitigation, which will be discussed below.

## 10. Consultee responses

### 10.1 Planning and Transportation Policy

No objection.



## 10.2 Highways

No objection.

## 10.3 Urban Design

No objection.

## 10.4 Lead local flood authority

Further detail required. It is considered that surface flood matters are not insurmountable and will be addressed by the submission of further detail before the decision is issued or can be reserved by condition. The previously refused scheme addressed this matter, so it is evident that the issue can be resolved.

## 10.5 Severn Trent

No objection subject to condition.

## 10.6 Public Health (Air Quality)

No objection. Electric vehicle charging, low NOx boilers and construction method statement required by condition.

## 10.7 Public Health (Contaminated Land)

No objection subject to condition.

## 10.8 Public Health (Noise)

The officer is cautious regarding the existing noise climate and its potential impact on residents. However, given the regeneration of the immediate area to residential, and mindful of its land allocation as residential, it appears that these issues are not insurmountable and can be addressed by the submission of further information regarding noise



climate or mitigation measures. It is recommended the consultant provide additional justification as to why further assessment is not required or amend the mitigation scheme where necessary to account for the impact of noise from such sources. This can be ensured by condition.

## 10.9 West Midlands Police

No objection.

## 10.10 Network Rail

No objection. Standard advice provided for contractors working within proximity of NR's assets.

## 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.

## 12. Local Planning Policy

12.1 The following policies of the council's development plan are relevant:

### BCCS

CSP4 – Place Making

DEL1 – Infrastructure Provision

HOU1 - Delivering Sustainable Housing Growth

HOU2 – Housing Density, Type and Accessibility

HOU3 – Delivering Affordable Housing

EMP5 - Improving Access to the Labour Market

TRAN2 – Managing Transport Impacts of New Developments

TRAN4 - Creating Coherent Networks for Cycling and for Walking

ENV2 – Historic Character and Local Distinctiveness



ENV3 – Design Quality

ENV5 – Flood Risk, Sustainable Drainage Systems / Urban Heat Island

ENV7 – Renewable Energy

ENV8 – Air Quality

### **SADD –**

SAD H1 – Housing Allocations

SAD H3 – Affordable Housing

SAD HE 5 – Archaeology & Development Proposals

SAD EMP 2 - Training and Recruitment

SAD EMP 4 – Relationship between Industry and Sensitive Uses

SAD EOS 9 – Urban Design Principles

- 12.2 In respect of CSP4 the design of the development is influenced by the context of the local area and would enhance the attributes the area offers in terms of its local character.
- 12.3 Infrastructure provision, in this case EVC bays, would be ensured by condition (DEL1).
- 12.4 Land is identified and allocated in the development plan to meet the borough's sustainable housing growth as recognised under policy HOU1. This proposal would assist in providing much needed housing within the borough.
- 12.5 The proposal meets the requirements of policy HOU2 in that it proposes a range of types and sizes of accommodation which would be accessible by sustainable transport to residential services. The proposal would also achieve high quality design with minimal amenity impact.
- 12.6 The scheme would be 100% affordable housing (HOU3 and SAD H3), ensured by s106.
- 12.7 Training and recruitment opportunities should be provided as part of any new development (EMP5 and SAD EMP 2). In this instance a skills and



employment plan has been proposed by the council to secure apprenticeships and local employment opportunities as part of the construction process. This can be ensured by condition.

- 12.8 Highways raise no objection to the traffic generation attributed to this development (TRAN2).
- 12.9 Sufficient amenity space is provided to allow for cycle parking provision (TRAN4).
- 12.10 The site is situated in a wider area that is designated as an Area of Potential Archaeological Importance on the SAD Policy Map. Therefore, policy ENV2 and policy SAD HE 5 is applicable. The council would require a desktop based archaeological evaluation prior to commencement of development. This can be ensured by condition.
- 12.11 The proposal raises no significant concerns in respect of design and is therefore compliant with policy ENV3 and SAD EOS 9.
- 12.12 Drainage can be addressed by the submission of further information and/or a compliance condition (ENV5).
- 12.13 It is likely that the requirements of policy ENV7 can be met by a 'fabric first' approach, which aims to minimise the need for energy consumption through building design and is generally considered to be more sustainable than relying on energy saving technology, or renewable energy generation. A statement is required by condition to this effect.
- 12.14 In respect of air quality (ENV8), electric vehicle charging points and low NOx boilers can be ensured by condition.
- 12.15 The site is allocated for residential development in the SAD Policies Map and the proposal would realise the allocation (SAD H1),
- 12.16 With regards to SAD EMP 4, conditions should be applied to address noise concerns. It is worthy of note that the principal for residential use



has been established by the allocation of the site and by the approval of residential applications on nearby sites.

12.17 As discussed above, the proposal raises no significant concerns in respect of design and is therefore compliant with policy SAD EOS 9.

### **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 Layout and density of buildings / Design, appearance and materials**

The Urban Design officer has confirmed that the layout of the proposal is broadly in line with the council's residential design guidance. The scale of the development would be two storey, and the proposal acknowledges the architecture of the surrounding area and incorporates a largely red brick and grey tiled colour scheme for the external materials, which would assimilate into the area.

#### **13.3 Access, highway safety, parking and servicing**

The development meets with the approval of the highway department and parking spaces are in accordance with the requirements of council design guidance.

#### **13.4 Contamination by a previous use**

No significant issues anticipated. The matter can be addressed by condition.

#### **13.5 Noise**

As discussed above.



## 13.6 Archaeology

Can be addressed by condition.

## 13.7 Flood risk

Further information awaited but can be addressed by condition.

## 13.8 Planning gain (affordable housing)

The delivery of affordable housing can be ensured by s106 agreement.

## 14 Alternative Options

14.1 Refusal of the application is an option if there are material planning reasons for doing so. Given that no significant objections are raised to the proposal, it is considered that refusal of the application would not be defensible at appeal.

## 15 Implications

<b>Resources:</b>	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.
<b>Legal and Governance:</b>	This application is submitted under the Town and Country Planning Act 1990.
<b>Risk:</b>	None.
<b>Equality:</b>	There are no equality issues arising from this proposal and therefore an equality impact assessment has not been carried out.
<b>Health and Wellbeing:</b>	None.
<b>Social Value</b>	Condition would ensure jobs and apprenticeships during construction.



## 16. Appendices

Site Plan

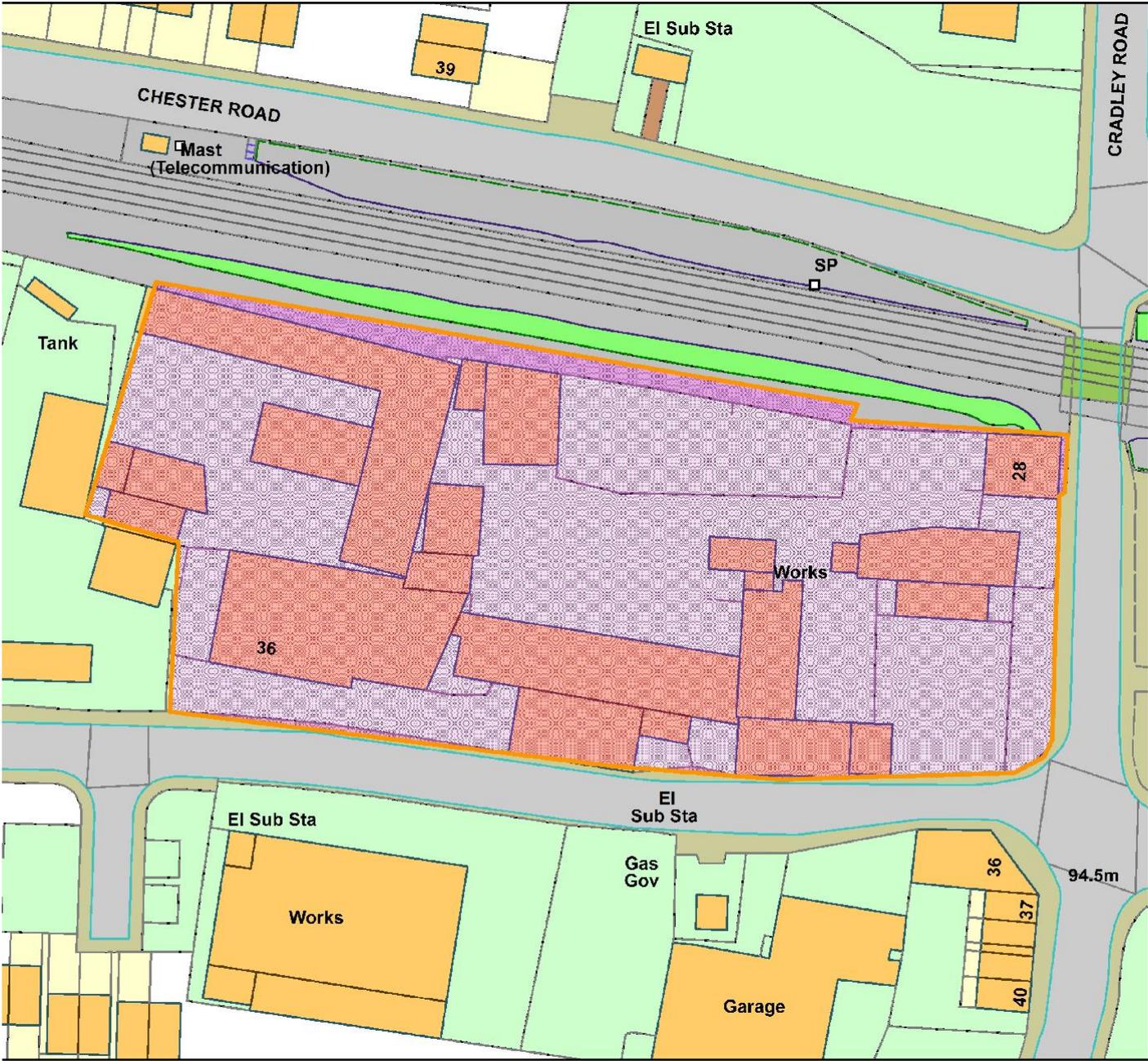
Context Plan

01194-03-003 Rev D

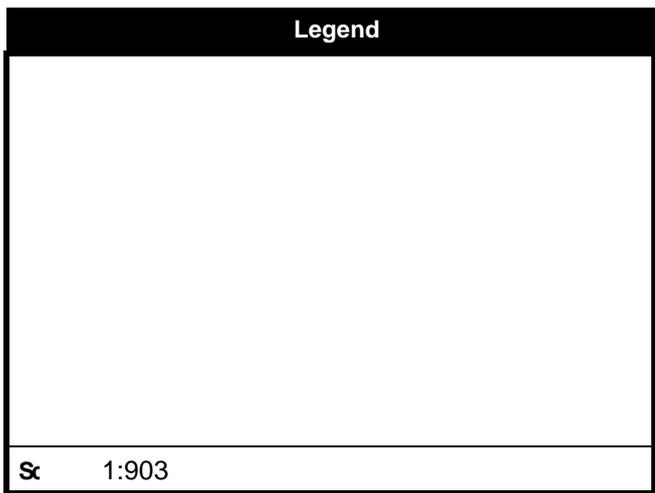
01194-03-020 Rev A



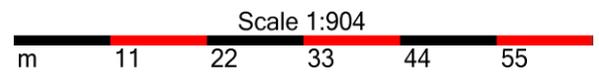
DC/21/66444  
Land North Of Woods Lane/Cradley Road



**Legend**

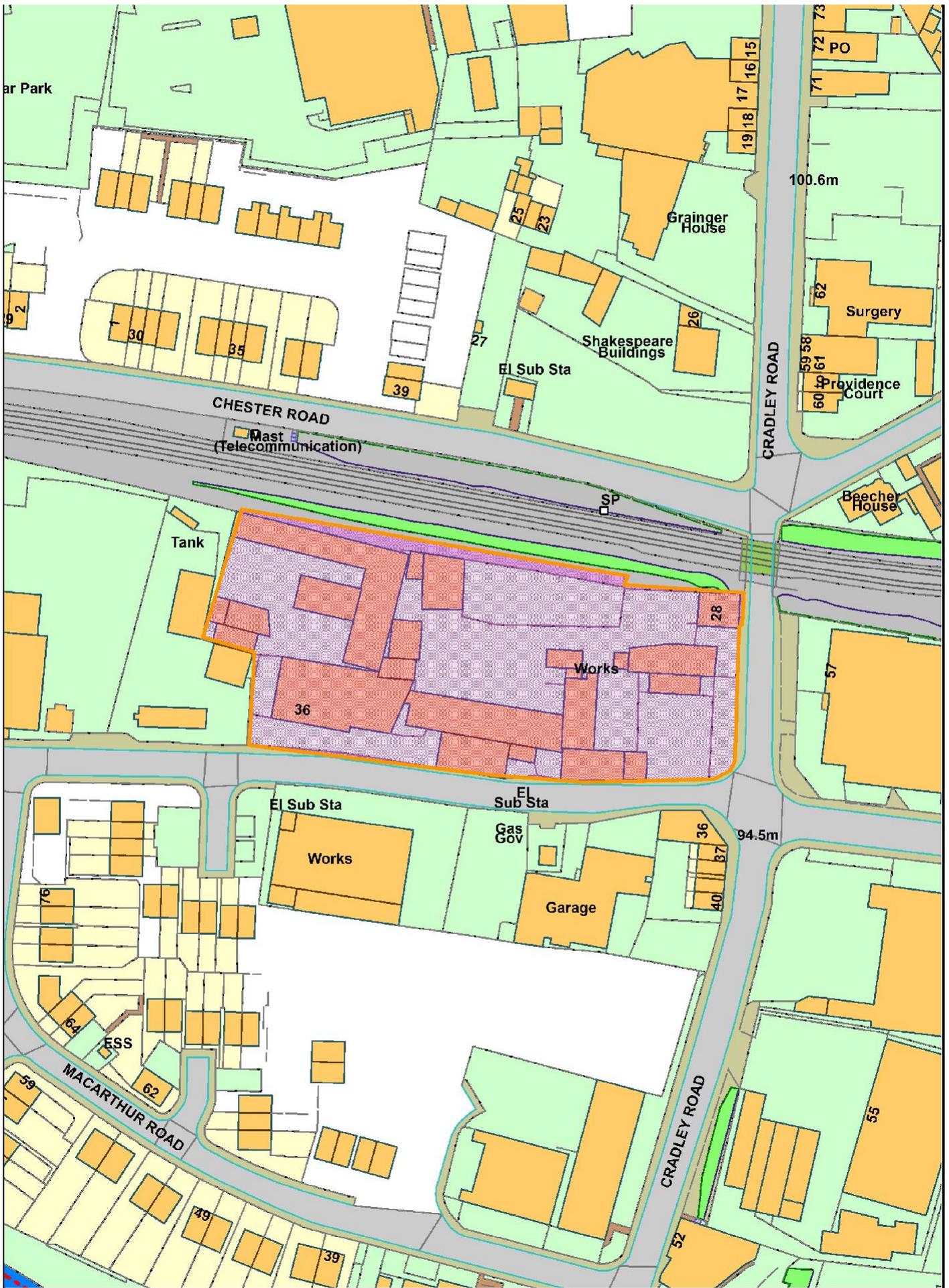


Scale 1:903



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<b>Organisation</b>	Not Set
<b>Department</b>	Not Set
<b>Comments</b>	Not Set
<b>Date</b>	21 April 2022
<b>OS Licence No</b>	



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**KEY**

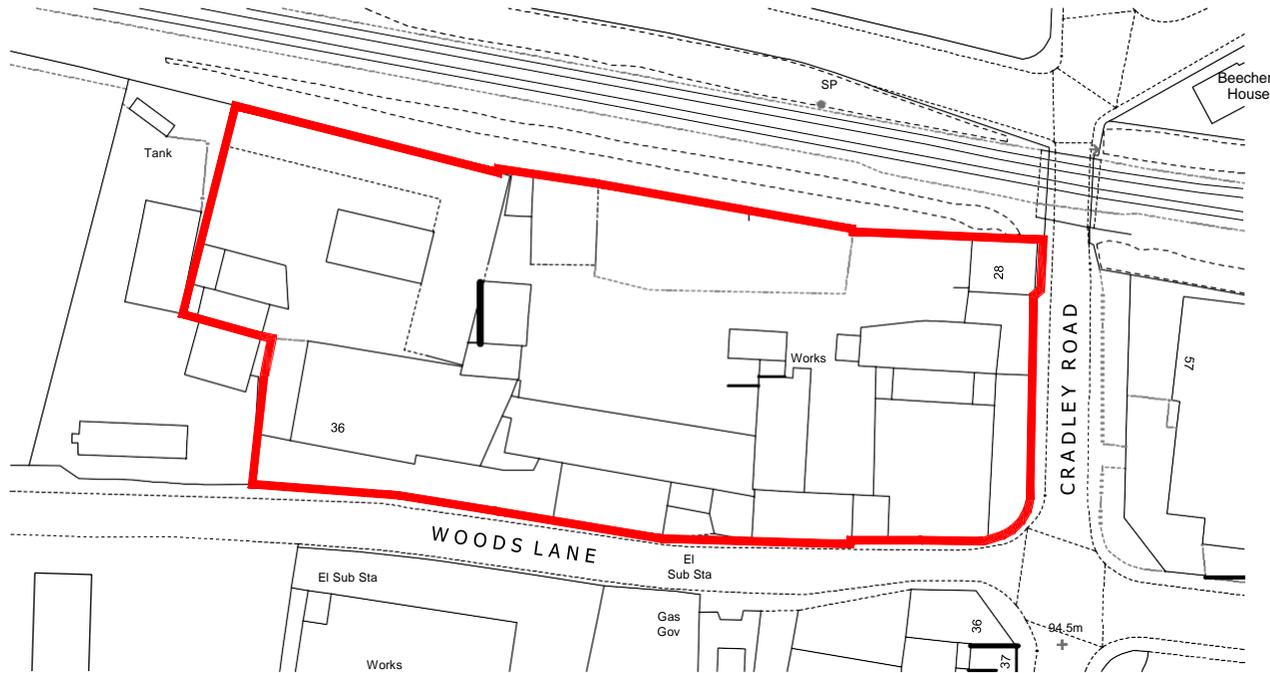
 SITE BOUNDARY  
 TOTAL AREA = 0.73 ha / 1.78 acres

**NOTES**

- OS PLAN EXTRACT COPYRIGHT REF. 100053143

**REVISION HISTORY**

REV	DATE	DESCRIPTION	DRAWN	CHECK'D
-	25.11.21	DRAFT ISSUE	MD	MD
-	01.12.21	PLANNING ISSUE	MD	MD



0121 233 3355 Architecture • Masterplanning • Urban Design  
 www.umaa-a.com Umaa Architecture Limited, 7 Mary Street,  
 design@umaa-a.com Jewellery Quarter, Birmingham, B3 1UD

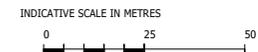
PROJECT  
 PROPOSED RESIDENTIAL DEVELOPMENT

ADDRESS  
 LAND AT WOODS LANE  
 CRADLEY HEATH

DRAWING TITLE  
 SITE LOCATION PLAN

PROJECT REF.	STG.	DWG.	REVISION
01194	-03	-001	-

SCALE 1:1250 SHEET SIZE A4 DATE 25.11.21 DRAWING STATUS **PLANNING**



DRAWING NORTH   
 NORTH

# SITE LOCATION PLAN

1:1250

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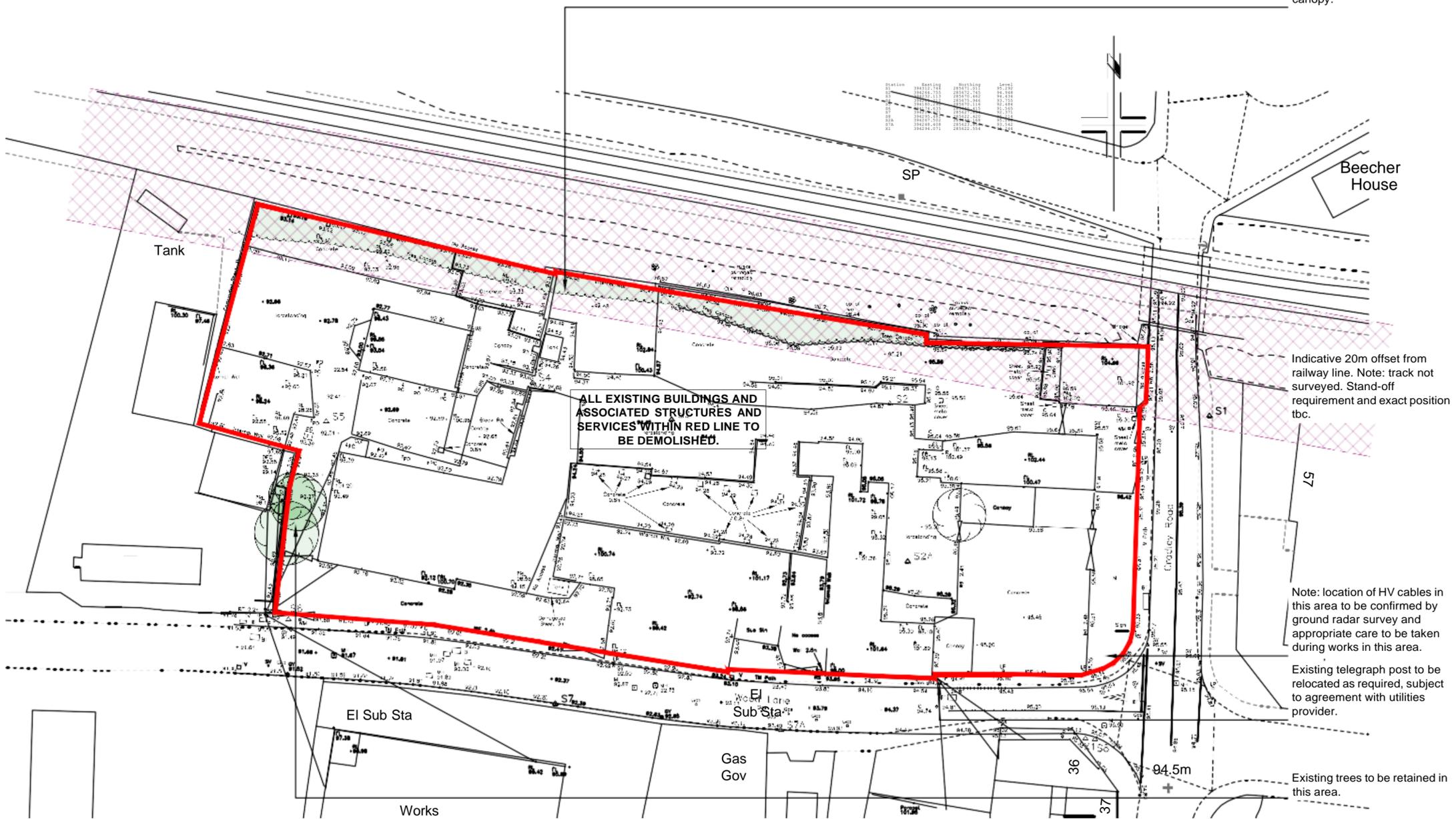
**KEY**

-  SITE BOUNDARY
-  ALL EXISTING BUILDINGS AND ASSOCIATED STRUCTURES AND SERVICES WITHIN RED LINE TO BE DEMOLISHED.
-  EXISTING TREES TO BE RETAINED
-  INDICATIVE 20m STAND-OFF TO RAILWAY LINE (TBC)

**NOTES**

- AMALGAM PLAN:**
- Topo survey data by GP Surveying, drawing ref. S219-1069
  - OS plan extract copyright ref. 100053143

Note: existing trees to embankment are outside of the site and unaffected by proposals. Shaded area shows approx. area of overhanging canopy.



Indicative 20m offset from railway line. Note: track not surveyed. Stand-off requirement and exact position tbc.

Note: location of HV cables in this area to be confirmed by ground radar survey and appropriate care to be taken during works in this area.

Existing telegraph post to be relocated as required, subject to agreement with utilities provider.

Existing trees to be retained in this area.

REV	DATE	DESCRIPTION	DRAWN	CHECK'D
-	25.11.21	FIRST ISSUE	MD	MD
-	01.12.21	PLANNING ISSUE	MD	MD



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**PROJECT**  
 PROPOSED RESIDENTIAL DEVELOPMENT

**ADDRESS**  
 LAND AT WOODS LANE  
 CRADLEY HEATH

**DRAWING TITLE**  
 EXISTING SITE PLAN

PROJECT REF.	STG.	DWG.	REVISION
01194	-03	-002	-

SCALE: 1:500    SHEET SIZE: A2    DATE: 25.11.21    DRAWING STATUS: PLANNING

INDICATIVE SCALE IN METRES    DRAWING NORTH

**EXISTING SITE PLAN**  
 1:500

## SCHEDULE

Ref.	Area (ft²)	Area (m²)	HOUSE TYPE	STOREY	TOTAL	TOTAL AREA (ft²)	TOTAL AREA (m²)	Tenure mix%
A	538.0	50.0	1B Maisonette	1	4	2152	200	11.8
B	723.0	67.2	2B House	2	15	10845	1008	44.1
C	861.0	80.0	3B House	2	7	6027	560	44.1
C1	861.0	80.0	3B House	2	6	5166	480	
C2	953.0	88.5	3B House	2	2	1906	177	
<b>TOTAL</b>					<b>34</b>	<b>26096</b>	<b>2424</b>	<b>100</b>

PARKING		
<b>CAR PARKING (including unallocated)</b>	59	174%

SITE AREA SUMMARY	
Total units	34
Gross site area (Acres)	1.78
Undeveloped area (Acres) - open space	0.07
Net site Developed area (Acres)	1.71
Total gross coverage area (ft²)	26096
Site net Density (units/ Acre)	19.88
Site net coverage (ft²/Acre)	15260.82

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- KEY**
- SITE BOUNDARY
  - EXISTING TREES / HEDGEROWS (INDICATIVE)
  - NEW TREES AND LANDSCAPING (INDICATIVE - REFER TO SOFT LANDSCAPE PLAN FOR DETAIL)
  - PRIVATE DRIVE
  - INDICATIVE 20m STAND-OFF TO RAILWAY LINE (TBC)
  - VIS. SPLAYS AS CIVIL ENGINEER'S PROPOSALS REF. 7846-351 P0
  - REFUSE VEHICLE TRACKING AS CIVIL ENGINEER'S PROPOSALS REF. 7846-350 P0

- NOTES**
- AMALGAM PLAN:**
- Topo survey data by GP Surveying, drawing ref. S219-1069
  - OS plan extract copyright ref. 100053143



Note: existing trees to embankment are outside of the site and unaffected by proposals. Shaded area shows approx. area of overhanging canopy.

Indicative 20m offset from railway line. Note: track not surveyed. Stand-off requirement and exact position tbc.

Note: location of HV cables in this area to be confirmed by ground radar survey and appropriate care to be taken during works in this area.

Existing telegraph post to be relocated as required, subject to agreement with utilities provider.

REV	DATE	DESCRIPTION	DRAWN	CHECK'D
-	25.11.21	FIRST ISSUE	MD	MD
-	01.12.21	PLANNING ISSUE	MD	MD

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**PROJECT**  
 PROPOSED RESIDENTIAL DEVELOPMENT

**ADDRESS**  
 LAND AT WOODS LANE  
 CRADLEY HEATH

**DRAWING TITLE**  
 PROPOSED SITE PLAN

**PROJECT REF.** 01194 **STG.** -03 **DWG.** -003 **REVISION** -

**SCALE** 1:500 **SHEET SIZE** A2 **DATE** 17.11.21 **DRAWING STATUS** PLANNING

**INDICATIVE SCALE IN METRES** 
0
5
10
15
20
25
 **DRAWING NORTH**

## PROPOSED SITE PLAN

1:500

# HOUSE TYPE 'A'

1 BED 2 PERSON MAISONETTE

Total Sales Area (all 4 units): 111.4 m<sup>2</sup> / 1199 ft<sup>2</sup>

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## SCHEDULE AND NOTES

FLOOR	Build (gross GIA)		Sales (nett GIA)	
	(m <sup>2</sup> )	(ft <sup>2</sup> )	(m <sup>2</sup> )	(ft <sup>2</sup> )
GROUND	51.00	549	50.10 *	539
FIRST	62.40	672	61.30 *	660
TOTAL	113.40	1221	111.40	1199

\* Note: Sales areas split as unit boundaries. First floor sales includes ground floor entry & stairs.

### MATERIALS:

Type and style of roof tiles and facing materials including external features such as canopies, cills, heads, fascias, windows and doors as materials distribution plan and to Local Authority Approval.  
**SHOWN INDICATIVE ONLY ON THIS PLAN.**



Front Elevation  
1:100



Side Elevation  
1:100

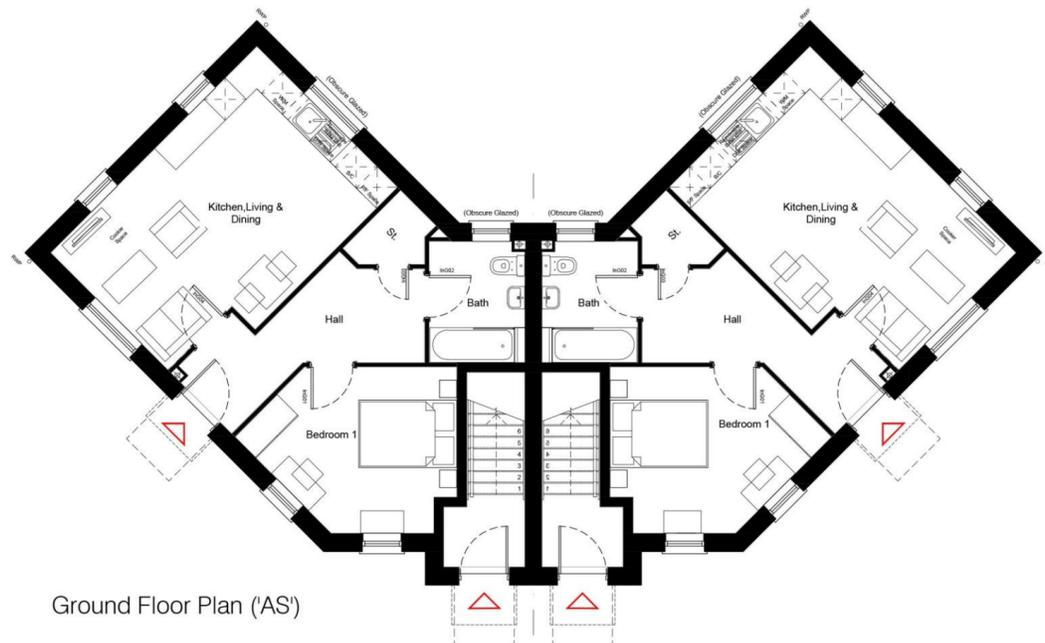


Rear Elevation  
1:100

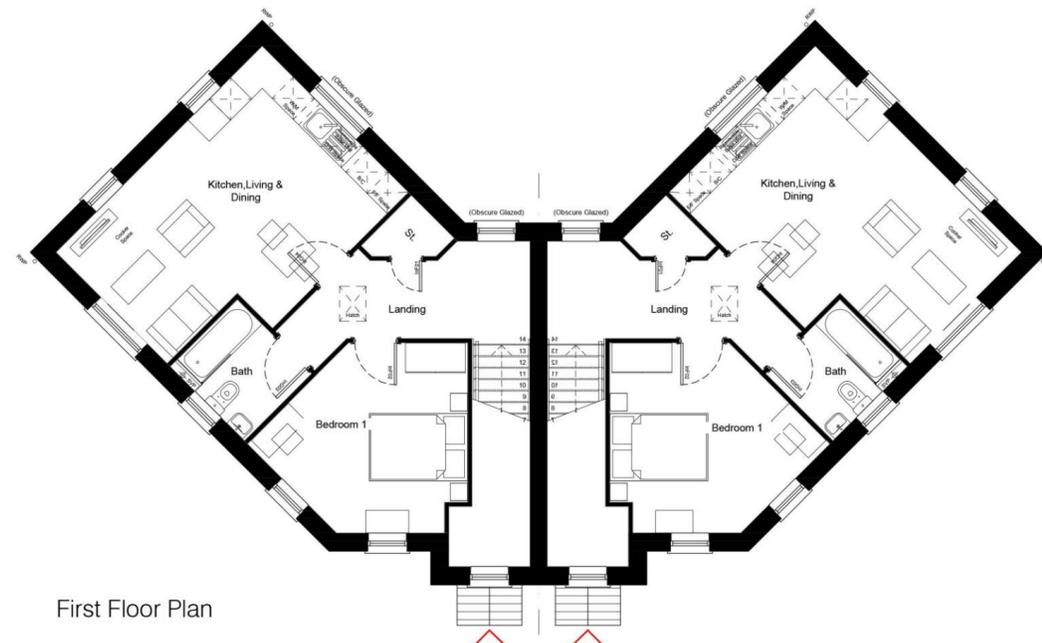


Side Elevation  
1:100

REV	DATE	DESCRIPTION	DRAWN	CHECKD
-	17.11.21	FIRST ISSUE	RN	MD
-	01.12.21	PLANNING ISSUE	KL	MD
A	04.01.21	FRONT ELEVATION WINDOWS ADDED TO FIRST FLOORPLAN	RN	ZK



Ground Floor Plan ('AS')



First Floor Plan



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PROJECT  
PROPOSED RESIDENTIAL DEVELOPMENT

ADDRESS  
LAND AT WOODS LANE  
CRADLEY HEATH

DRAWING TITLE  
HOUSE TYPE A  
TYPICAL PLANS AND ELEVATIONS

PROJECT REF. 01194 STG. 03 DWG. 010 REVISION A

SCALE 1:100 SHEET SIZE A2 DATE 17.11.21 DRAWING STATUS PLANNING

INDICATIVE SCALE IN METRES 0 1 2 3 4 5 DRAWING NORTH

# HOUSE TYPE 'B'

2 BED 4 PERSON (End / Mid unit)  
Total Sales Area: 67.2 m<sup>2</sup> / 723 ft<sup>2</sup>

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## SCHEDULE AND NOTES

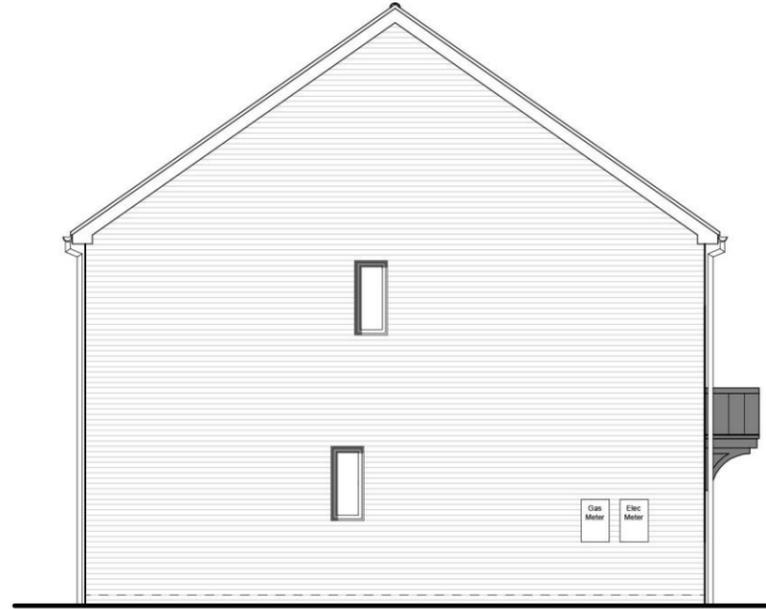
FLOOR	Build (gross GIA)		Sales (nett GIA)	
	(m <sup>2</sup> )	(ft <sup>2</sup> )	(m <sup>2</sup> )	(ft <sup>2</sup> )
GROUND	34.20	368	33.60	362
FIRST	34.20	368	33.60	362
TOTAL	68.40	736	67.20	723

### MATERIALS:

Type and style of roof tiles and facing materials including external features such as canopies, cills, heads, fascias, windows and doors as materials distribution plan and to Local Authority Approval.  
SHOWN INDICATIVE ONLY ON THIS PLAN.



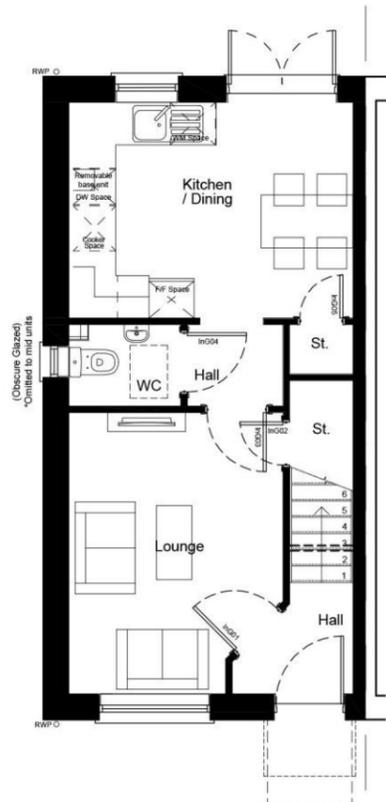
Front Elevation ('AS')  
1:100



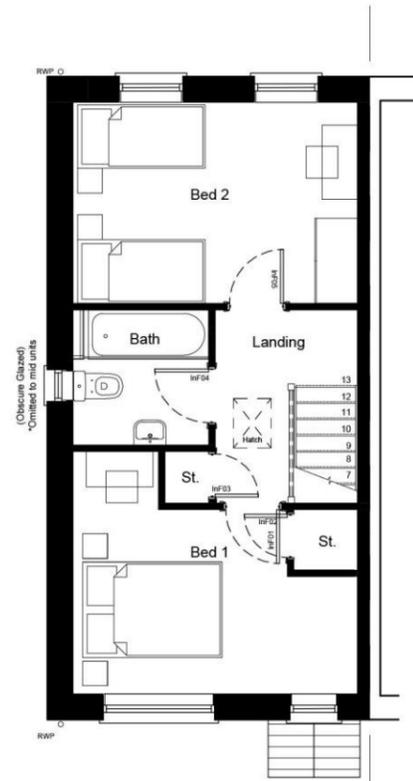
Typical Side Elevation ('AS')  
1:100



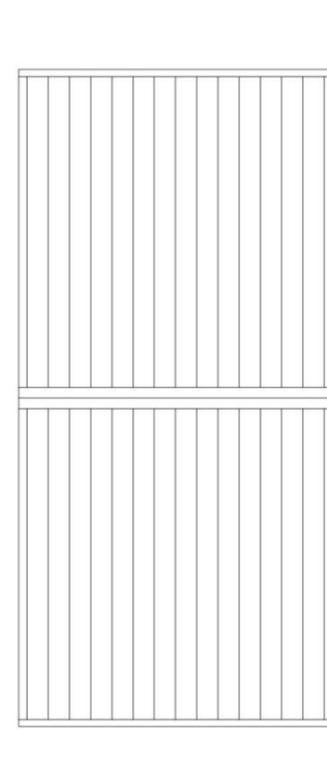
Rear Elevation ('AS')  
1:100



Ground Floor Plan ('AS')



First Floor Plan ('AS')



Roof Plan ('AS')

REV	DATE	DESCRIPTION	DRAWN	CHECK'D
-	25.11.21	DRAFT ISSUE	RN	MD
-	01.12.21	PLANNING ISSUE	KL	MD



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PROJECT  
PROPOSED RESIDENTIAL DEVELOPMENT

ADDRESS  
LAND AT WOODS LANE  
CRADLEY HEATH

DRAWING TITLE  
HOUSE TYPE B  
TYPICAL PLANS AND ELEVATIONS

PROJECT REF.	STG.	DWG.	REVISION
01194	03	-011	-

SCALE: 1:100  
SHEET SIZE: A3  
DATE: 17.11.21  
DRAWING STATUS: **PLANNING**

INDICATIVE SCALE IN METRES  
0 1 2 3 4 5  
DRAWING NORTH  
NORTH

# HOUSE TYPE 'C'

3 BED 5 PERSON (End / Mid unit)  
Total Sales Area: 80 m<sup>2</sup> / 861 ft<sup>2</sup>

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## SCHEDULE AND NOTES

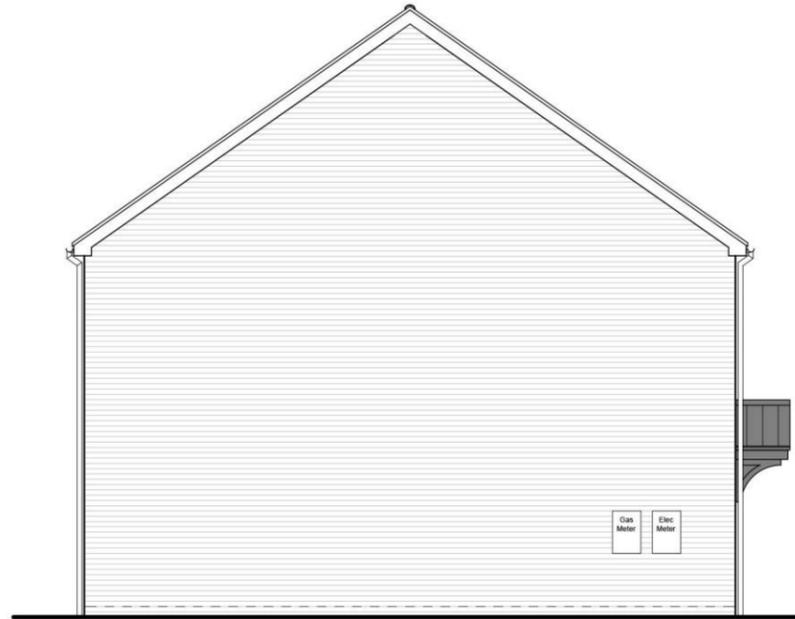
FLOOR	FLOOR AREAS (GIA)			
	Build (gross GIA)		Sales (nett GIA)	
	(m <sup>2</sup> )	(ft <sup>2</sup> )	(m <sup>2</sup> )	(ft <sup>2</sup> )
GROUND	40.90	440	40.00	431
FIRST	40.90	440	40.00	431
TOTAL	81.80	880	80.00	861

### MATERIALS:

Type and style of roof tiles and facing materials including external features such as canopies, cills, heads, fascias, windows and doors as materials distribution plan and to Local Authority Approval.  
SHOWN INDICATIVE ONLY ON THIS PLAN.



Front Elevation ('AS')  
1:100

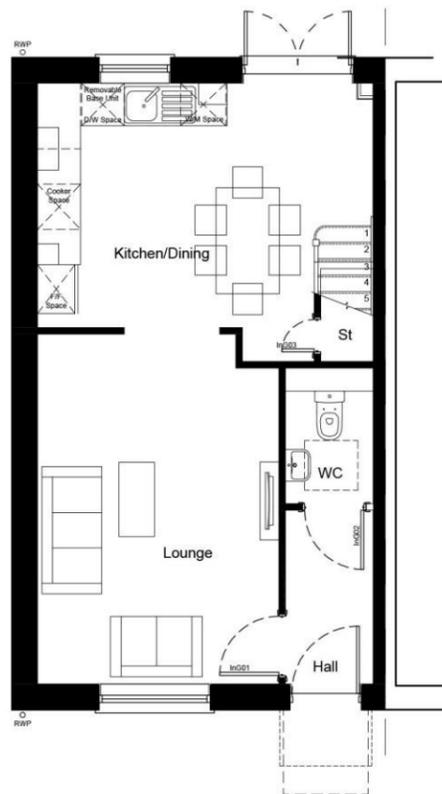


Typical Side Elevation ('AS')  
1:100

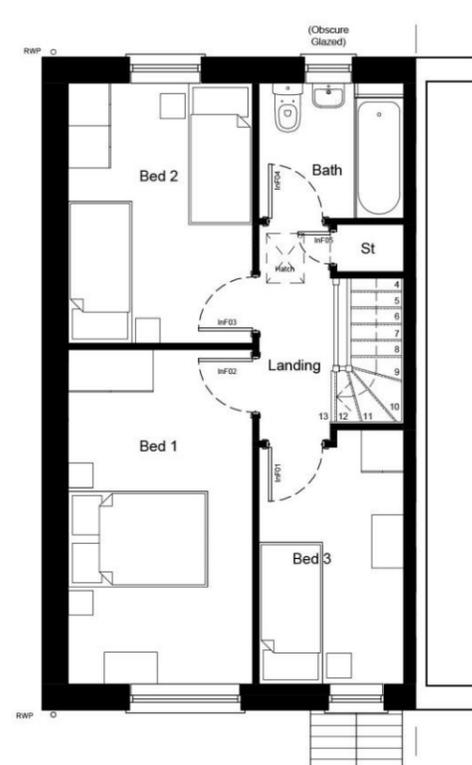


Rear Elevation ('AS')  
1:100

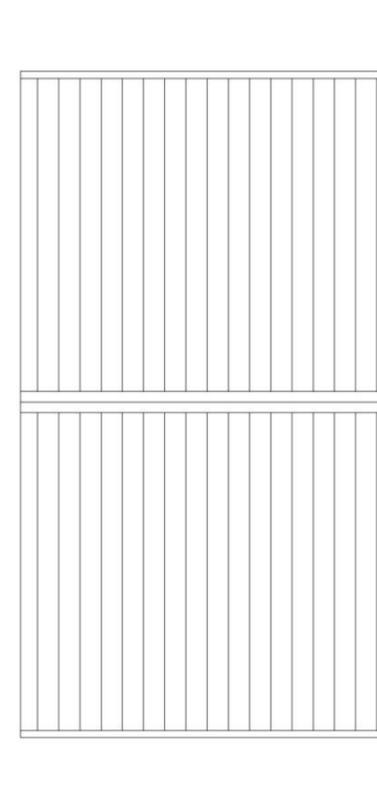
REV	DATE	DESCRIPTION	DRAWN	CHECK'D
-	25.11.21	DRAFT ISSUE	RN	MD
-	01.12.21	PLANNING ISSUE	KL	MD



Ground Floor Plan ('AS')



First Floor Plan ('AS')



Roof Plan ('AS')



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PROJECT  
PROPOSED RESIDENTIAL DEVELOPMENT

ADDRESS  
LAND AT WOODS LANE  
CRADLEY HEATH

DRAWING TITLE  
HOUSE TYPE C  
TYPICAL PLANS AND ELEVATIONS

PROJECT REF.	STG.	DWG.	REVISION
01194	03	-012	-

SCALE: 1:100  
SHEET SIZE: A3  
DATE: 17.11.21  
DRAWING STATUS: **PLANNING**

INDICATIVE SCALE IN METRES  
0 1 2 3 4 5  
DRAWING NORTH  
NORTH

# HOUSE TYPE 'C1'

3 BED 5 PERSON (Dual aspect corner turner)  
Total Sales Area: 80 m<sup>2</sup> / 861 ft<sup>2</sup>

NOTES:  
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## SCHEDULE AND NOTES

FLOOR	FLOOR AREAS (GIA)			
	Build (gross GIA)		Sales (nett GIA)	
	(m <sup>2</sup> )	(ft <sup>2</sup> )	(m <sup>2</sup> )	(ft <sup>2</sup> )
GROUND	40.90	440	40.00	431
FIRST	40.90	440	40.00	431
TOTAL	81.80	880	80.00	861

### MATERIALS:

Type and style of roof tiles and facing materials including external features such as canopies, cills, heads, fascias, windows and doors as materials distribution plan and to Local Authority Approval.  
SHOWN INDICATIVE ONLY ON THIS PLAN.



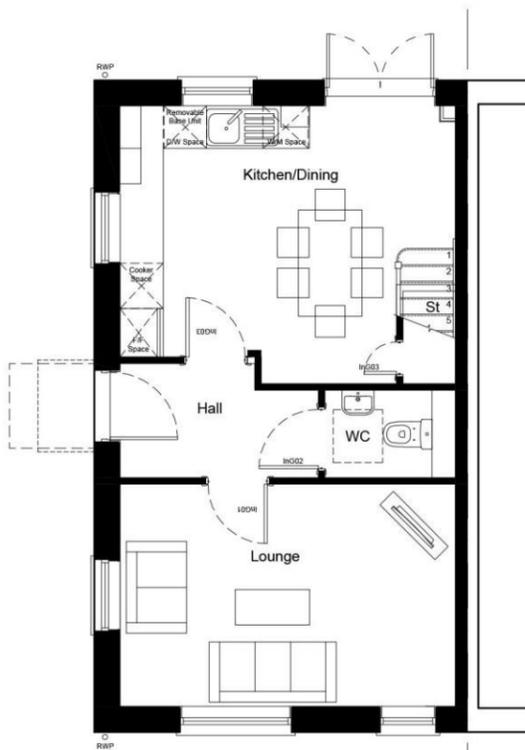
Front Elevation ('AS')  
1:100



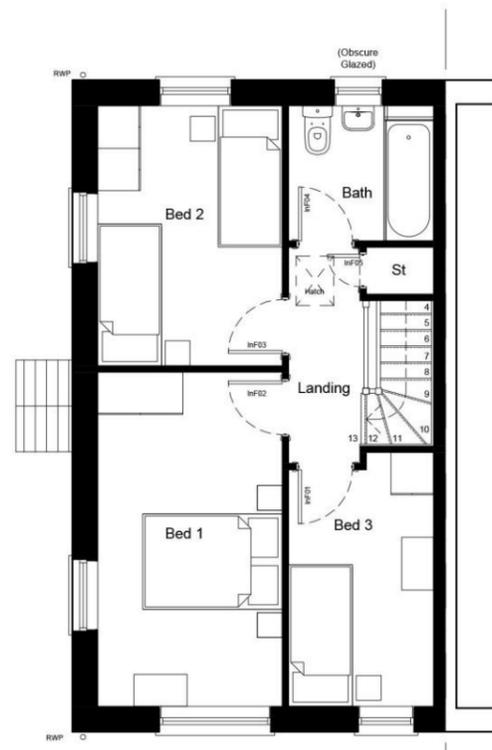
Side (Facing) Elevation ('AS')  
1:100



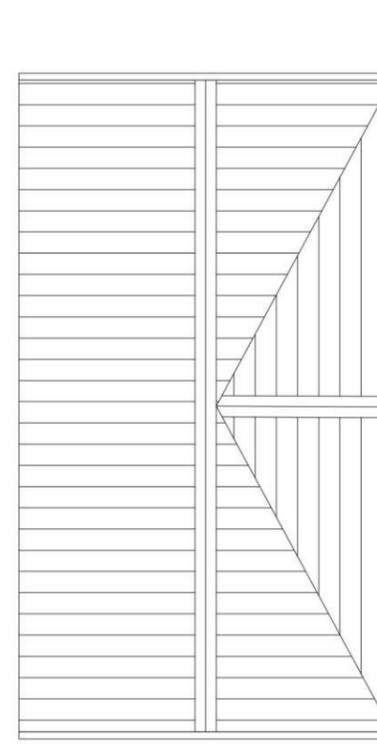
Rear Elevation ('AS')  
1:100



Ground Floor Plan ('AS')



First Floor Plan ('AS')



Roof Plan ('AS')  
1:100

REV	DATE	DESCRIPTION	DRAWN	CHECK'D
-	25.11.21	DRAFT ISSUE	RN	MD
-	01.12.21	PLANNING ISSUE	KL	MD



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PROJECT  
PROPOSED RESIDENTIAL DEVELOPMENT

ADDRESS  
LAND AT WOODS LANE  
CRADLEY HEATH

DRAWING TITLE  
HOUSE TYPE C1  
TYPICAL PLANS AND ELEVATIONS

PROJECT REF.	STG.	DWG.	REVISION
01194	03	-013	-

SCALE: 1:100 SHEET SIZE: A3 DATE: 17.11.21 DRAWING STATUS: **PLANNING**

INDICATIVE SCALE IN METRES: 0 1 2 3 4 5  
DRAWING NORTH: NORTH

# HOUSE TYPE 'C2'

3 BED 5 PERSON (End semi)  
Sales Area (Ground): 90.2 m<sup>2</sup> / 971 ft<sup>2</sup>

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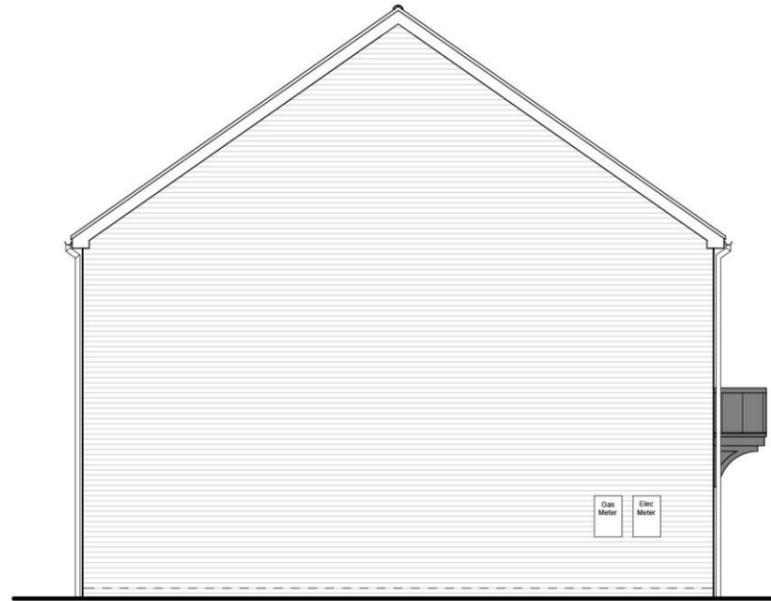
## SCHEDULE AND NOTES

FLOOR AREAS (GIA)				
FLOOR	Build (gross GIA)		Sales (nett GIA)	
	(m <sup>2</sup> )	(ft <sup>2</sup> )	(m <sup>2</sup> )	(ft <sup>2</sup> )
GROUND	45.80	493	45.10	485
FIRST	45.80	493	45.10	485
TOTAL	91.60	986	90.20	971

**MATERIALS:**  
Type and style of roof tiles and facing materials including external features such as canopies, cills, heads, fascias, windows and doors as materials distribution plan and to Local Authority Approval.  
SHOWN INDICATIVE ONLY ON THIS PLAN.



Front Elevation ('AS')  
1:100

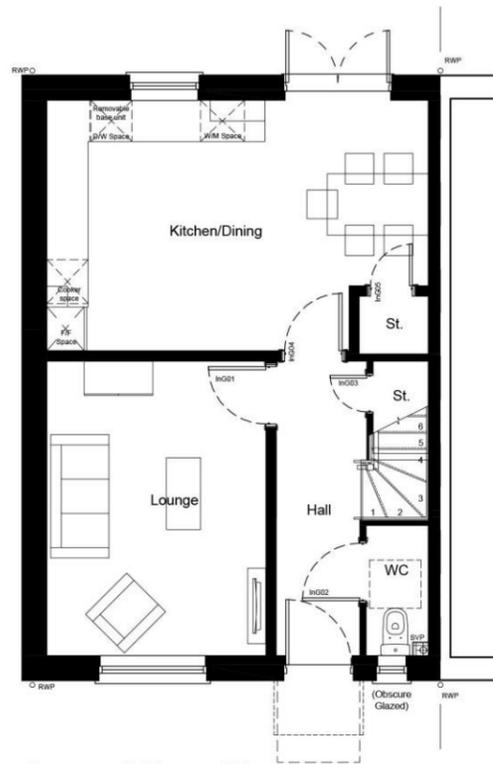


Typical Side Elevation ('AS')  
1:100

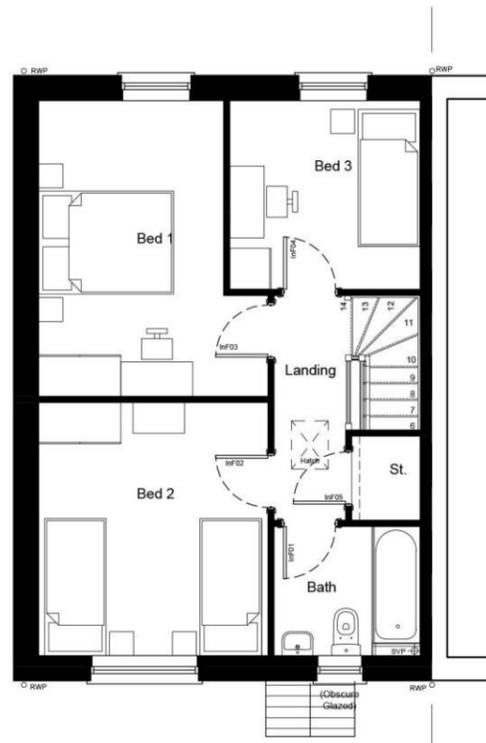


Rear Elevation ('AS')  
1:100

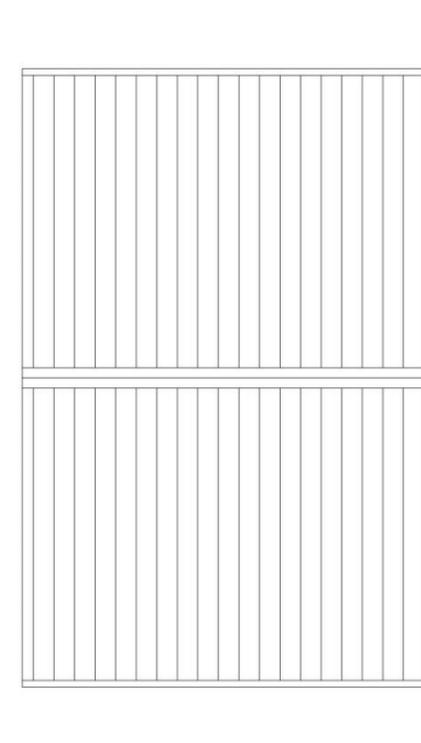
REV	DATE	DESCRIPTION	DRAWN	CHECKED
-	25.11.21	DRAFT ISSUE	RN	MD
-	01.12.21	PLANNING ISSUE	KL	MD



Ground Floor Plan ('AS')



First Floor Plan ('AS')



Roof Plan ('AS')



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PROJECT  
PROPOSED RESIDENTIAL DEVELOPMENT

ADDRESS  
LAND AT WOODS LANE  
CRADLEY HEATH

DRAWING TITLE  
HOUSE TYPE C2  
TYPICAL PLANS AND ELEVATIONS

PROJECT REF: 01194  
STG: 03  
DWG: -014  
REVISION: -

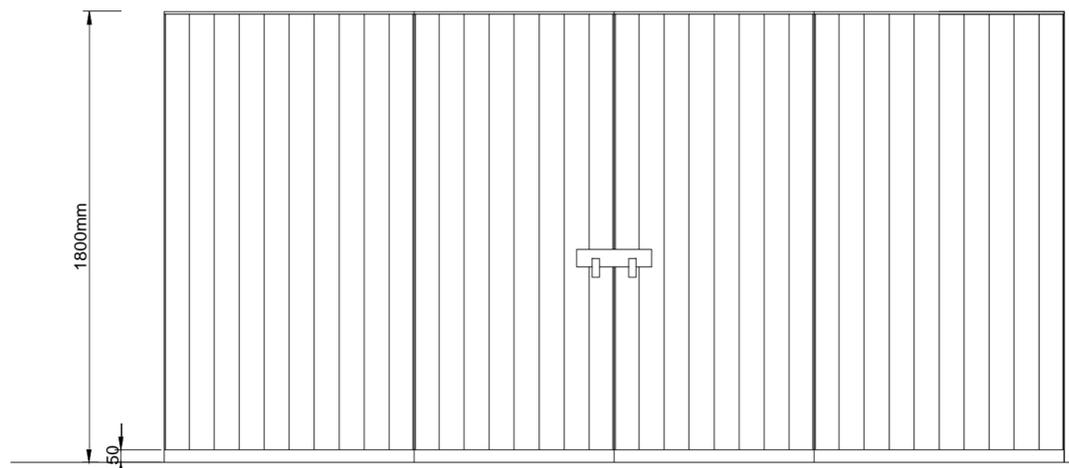
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SHEET SIZE: A3  
DATE: 17.11.21  
DRAWING STATUS: PLANNING  
INDICATIVE SCALE IN METRES: 0 1 2 3 4 5  
DRAWING NORTH: NORTH

**KEY**

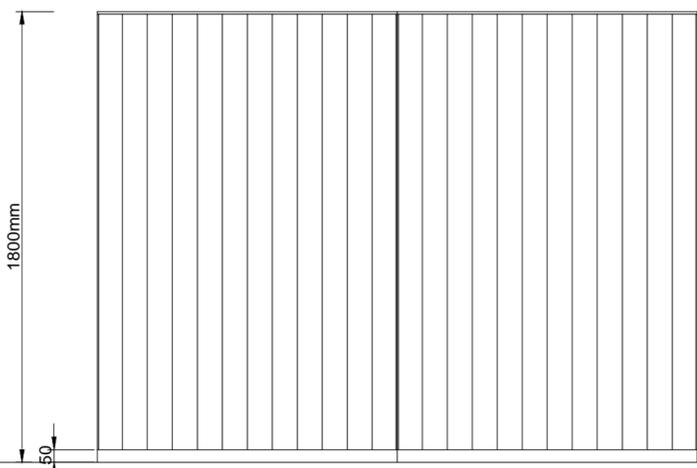
**BOUNDARY TREATMENT DETAILS**

NOTE: READ IN ACCORDANCE WITH BOUNDARY TREATMENTS PLAN REF. 01194-03-004.

 TIMBER CLOSEBOARD FENCE, 1.8m HIGH. GENERALLY AS DETAIL BELOW. WHERE FENCES FALL ON STEPS OR RET. WALL, FENCE TO BE FIXED ON TOP OF WALL.

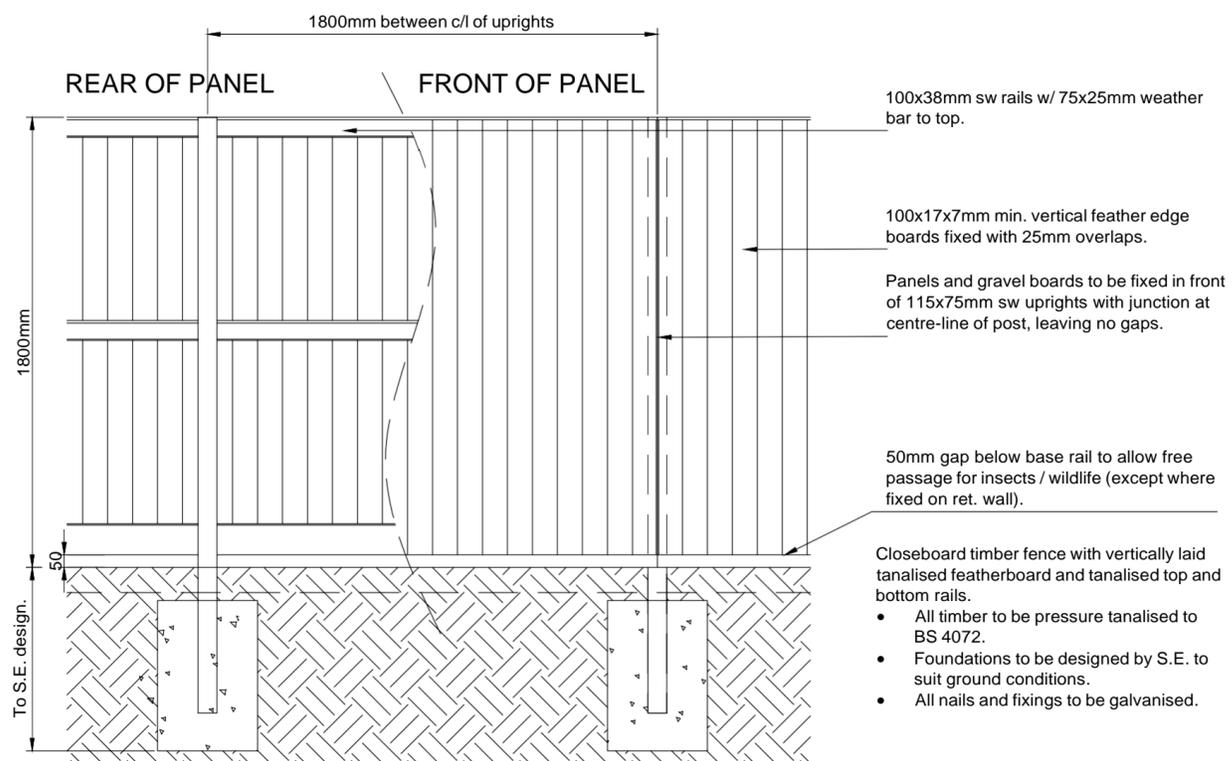


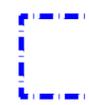
**TYPICAL BIN STORE FRONT ELEVATION**  
1:20



**TYPICAL BIN STORE SIDE ELEVATION**  
1:20

REVISION HISTORY					
REV	DATE	DESCRIPTION	DRAWN	CHECK'D	
-	04.01.22	PLANNING ISSUE	RN	ZK	



 **BIN STORE - TYPICAL CLOSE BOARD TIMBER FENCE ON GRAVEL BOARDS, 1800mm HIGH.**  
1:20



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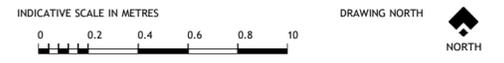
PROJECT  
**PROPOSED RESIDENTIAL DEVELOPMENT**

ADDRESS  
**LAND AT WOODS LANE  
 CRADLEY HEATH**

DRAWING TITLE  
**BIN STORE ELEVATION AND DETAILS**

PROJECT REF.	STG.	DWG.	REVISION
01194	-03	-031	-

SCALE: 1:20      SHEET SIZE: A2      DATE: 04.01.2021      DRAWING STATUS: PLANNING





**SECTION A-A**

1:200



**SECTION B-B**

1:200



**SECTION C-C**

1:200



**REFERENCE PLAN**

NTS

REVISION HISTORY				
REV	DATE	DESCRIPTION	DRAWN	CHECKED
-	26.11.21	FIRST ISSUE	KL	MD
-	01.12.21	PLANNING ISSUE	MD	MD



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PROJECT  
 PROPOSED RESIDENTIAL DEVELOPMENT

ADDRESS  
 LAND AT WOODS LANE  
 CRADLEY HEATH

DRAWING TITLE  
 STREETScape ELEVATIONS

PROJECT REF	STG	TOWS	REVISION
01194	-03	-020	-

SCALE  
 1:200

SHEET SIZE  
 A1

DATE  
 18.11.21

DRAWING STATUS  
 PLANNING

INDICATIVE SCALE IN METRES  
 0 2 4 6 8 10

DRAWING NORTH

NOTES:  
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**MATERIALS KEY**

**WALL FINISH**

- BRICK TYPE 1:
  - IBSTOCK WELBECK AUTUMN ANTIQUE
- BRICK TYPE 2: LIGHT BROWN MULTI
  - IBSTOCK WELBECK RED MIXTURE

NOTE: ALL GARDEN WALL BRICKWORK TO BE OF TYPE TO MATCH ADJOINING PROPERTY

**ROOF TILE FINISH**

- TILE TYPE 1:
  - RUSSELL GRAMPIAN 'SLATE GREY'
- TILE TYPE 2:
  - RUSSELL GRAMPIAN 'COTTAGE RED'

**ACOUSTIC GLAZING SPEC**

- SPEC 1:
  - Living Rooms (day): 28dB  $R_w + C_{tr}$  / 34dB  $D_{ne,w} + C_{tr}$
  - Bedrooms (night): 43dB  $R_w + C_{tr}$  / 49dB  $D_{ne,w} + C_{tr}$
- SPEC 2:
  - Living Rooms (day): 33dB  $R_w + C_{tr}$  / 39dB  $D_{ne,w} + C_{tr}$
  - Bedrooms (night): 30dB  $R_w + C_{tr}$  / 36dB  $D_{ne,w} + C_{tr}$

**OTHER MATERIALS**

- DOORS: COMPOSITE, BLACK
- WINDOWS: PVCU, WHITE
- FASCIAS AND SOFFITS: PVCU, WHITE
- RAINWATER GOODS: PVCU, BLACK

**REVISION HISTORY**

REV	DATE	DESCRIPTION	DRAWN	CHECK'D
-	25.11.21	DRAFT ISSUE	MD	MD
-	01.12.21	PLANNING ISSUE	MD	MD



**MATERIALS DISTRIBUTION**

1:500



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PROJECT  
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ADDRESS  
 LAND AT WOODS LANE  
 CRADLEY HEATH

DRAWING TITLE  
 MATERIALS DISTRIBUTION

PROJECT REF. | STG. | DWG. | REVISION  
 01194 -03 -005

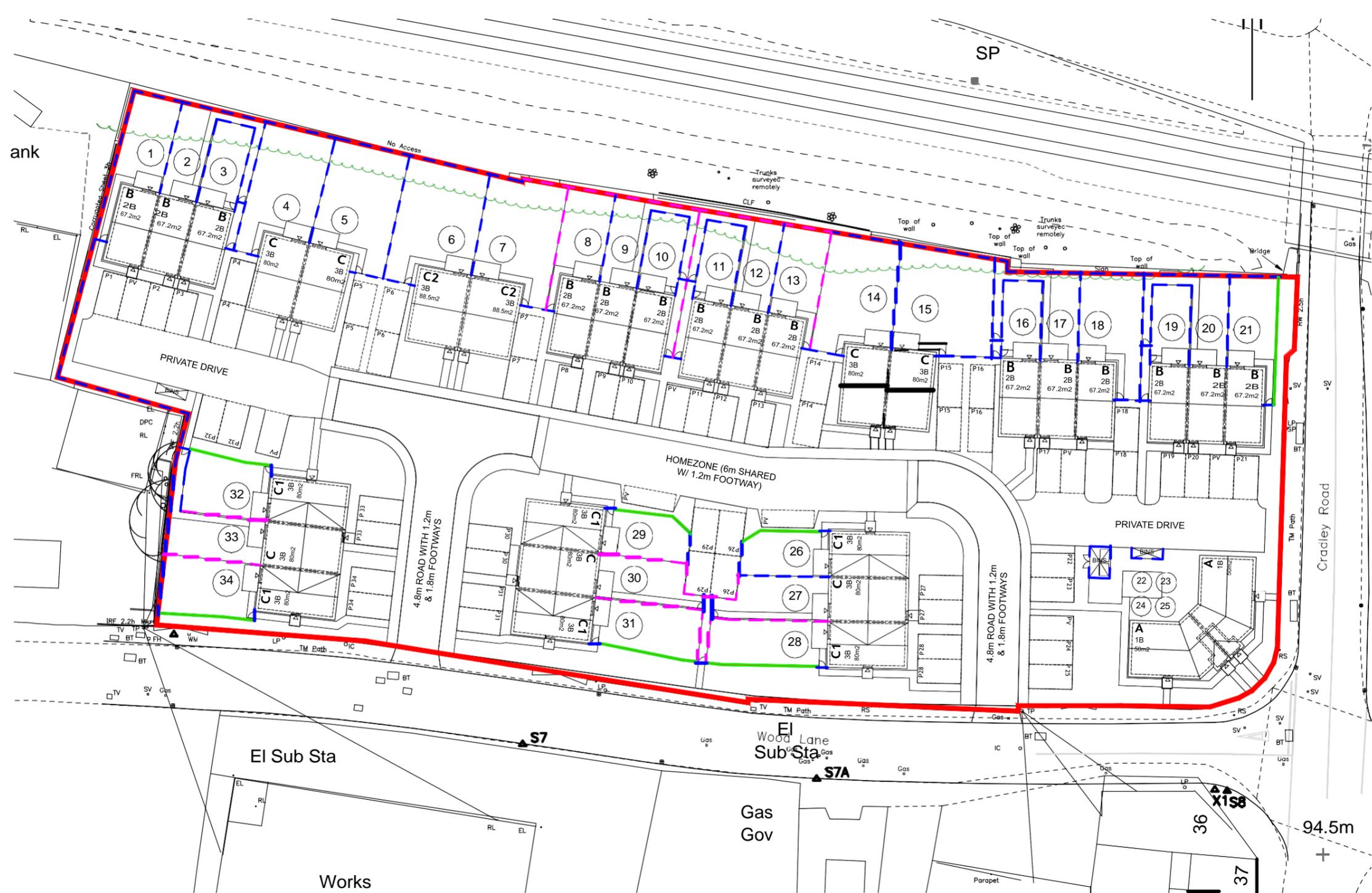
SCALE: 1:500 SHEET SIZE: A3 DATE: 17.11.21 DRAWING STATUS: PLANNING

INDICATIVE SCALE IN METRES: 0 5 10 15 20 25 DRAWING NORTH: NORTH

NOTES:  
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**BOUNDARY TREATMENTS**

- SITE BOUNDARY.  
 NOTE: WHERE NO FENCE OR WALL SPECIFIED BOUNDARY TO REMAIN OPEN OR AS EXISTING.
- TIMBER CLOSEBOARD FENCE, 1.8m HIGH. GENERALLY AS DETAIL. WHERE FENCES FALL ON STEPS OR RET. WALL, FENCE TO BE FIXED ON TOP OF WALL TO GIVE MINIMUM HEIGHT AS NOTED ABOVE.
- TIMBER CLOSEBOARD FENCE, 1.8m HIGH ON GRAVEL BOARD / LOW LEVEL RETAINING WALL AS ENGINEER'S PROPOSALS.
- BRICK GARDEN WALL WITH PIERS AS REQUIRED FOR STABILITY, 1.8m TOTAL HEIGHT AS DETAIL. BRICK TYPE TO MATCH ADJOINING PROPERTY.



REV	DATE	DESCRIPTION	DRAWN	CHECK'D
1	25.11.21	DRAFT ISSUE	MD	MD
2	01.12.21	PLANNING ISSUE	MD	MD



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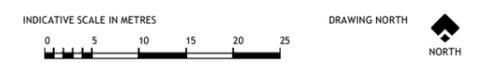
PROJECT  
**PROPOSED RESIDENTIAL DEVELOPMENT**

ADDRESS  
**LAND AT WOODS LANE  
 CRADLEY HEATH**

DRAWING TITLE  
**BOUNDARY TREATMENTS**

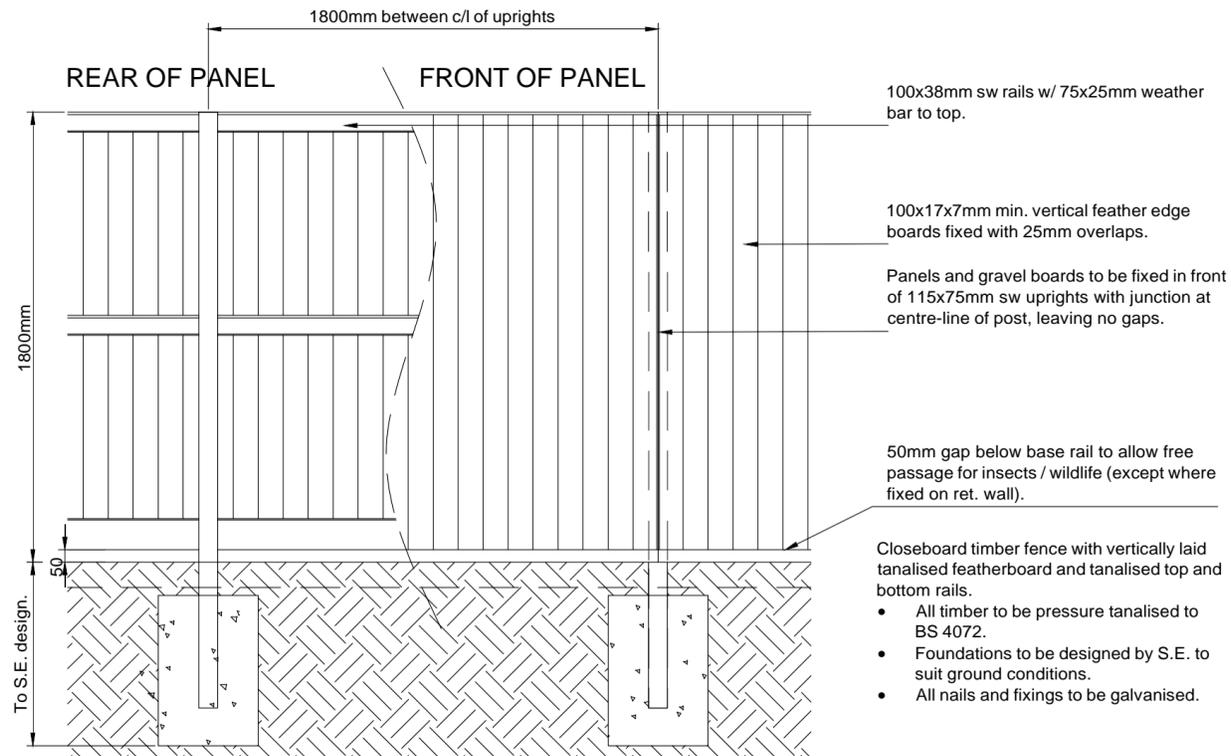
PROJECT REF.	STG.	DWG.	REVISION
01194	-03	-004	-

SCALE	SHEET SIZE	DATE	DRAWING STATUS
1:500	A3	17.11.21	PLANNING



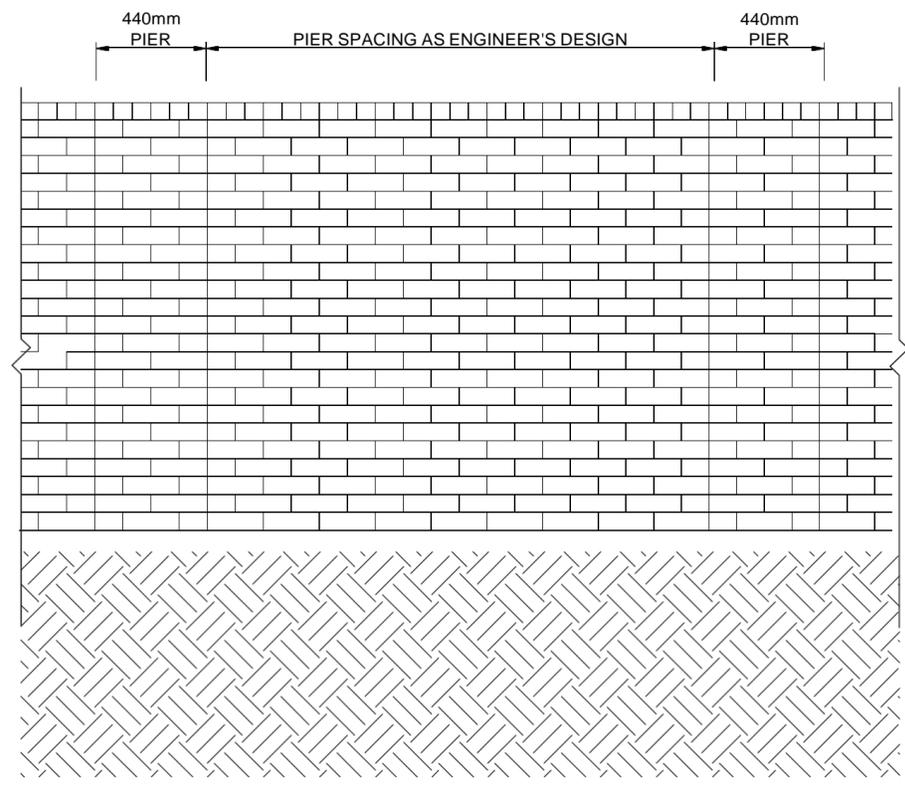
**BOUNDARY TREATMENTS**

1:500

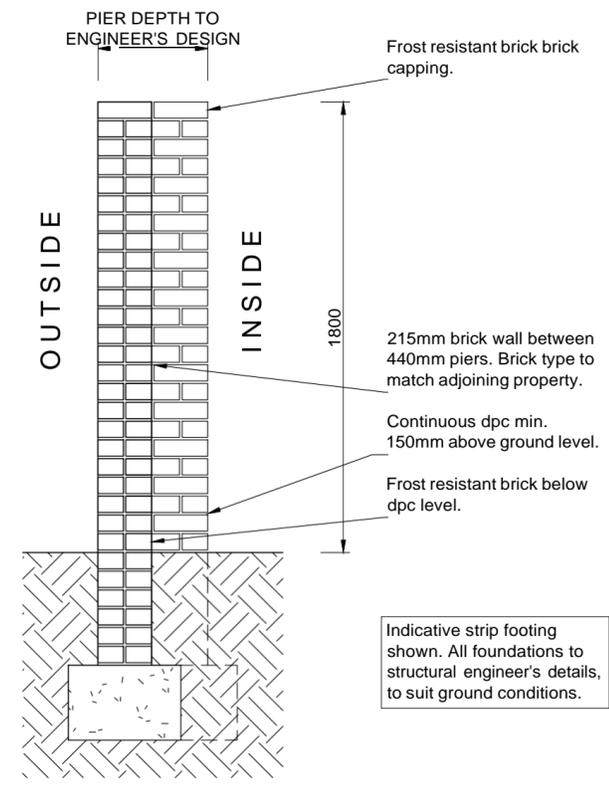


**TYPICAL CLOSE BOARD TIMBER FENCE ON GRAVEL BOARDS, 1800mm HIGH.**  
 1:20

- Closeboard timber fence with vertically laid tanalised featherboard and tanalised top and bottom rails.
- All timber to be pressure tanalised to BS 4072.
  - Foundations to be designed by S.E. to suit ground conditions.
  - All nails and fixings to be galvanised.



**TYPICAL BRICK WALL, 1800mm HIGH. BRICKWORK TO MATCH ADJOINING HOUSE**  
 1:20



Indicative strip footing shown. All foundations to structural engineer's details, to suit ground conditions.

**KEY**

**BOUNDARY TREATMENT DETAILS**

NOTE: READ IN ACCORDANCE WITH BOUNDARY TREATMENTS PLAN REF. 01194-03-004.

- TIMBER CLOSEBOARD FENCE, 1.8m HIGH. GENERALLY AS DETAIL BELOW. WHERE FENCES FALL ON STEPS OR RET. WALL, FENCE TO BE FIXED ON TOP OF WALL.
- BRICK GARDEN WALL WITH FEATHER-EDGE BOARDING BETWEEN PIERS, 1.8m TOTAL HEIGHT AS DETAIL BELOW. BRICK TYPE TO MATCH ADJOINING PROPERTY.

REV	DATE	DESCRIPTION	DRAWN	CHECK'D
-	25.11.21	DRAFT ISSUE	IB	MD
-	01.12.21	PLANNING ISSUE	MD	MD

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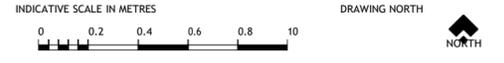
PROJECT  
**PROPOSED RESIDENTIAL DEVELOPMENT**

ADDRESS  
**LAND AT WOODS LANE  
 CRADLEY HEATH**

DRAWING TITLE  
**BOUNDARY TREATMENT DETAILS**

PROJECT REF.	STG.	DWG.	REVISION
01194	-03	-030	-

SCALE	SHEET SIZE	DATE	DRAWING STATUS
1:20	A2	24.11.2021	PLANNING



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**KEY**

- Soft Landscape
- Shrubs and herbaceous planting

**Plant Schedule**

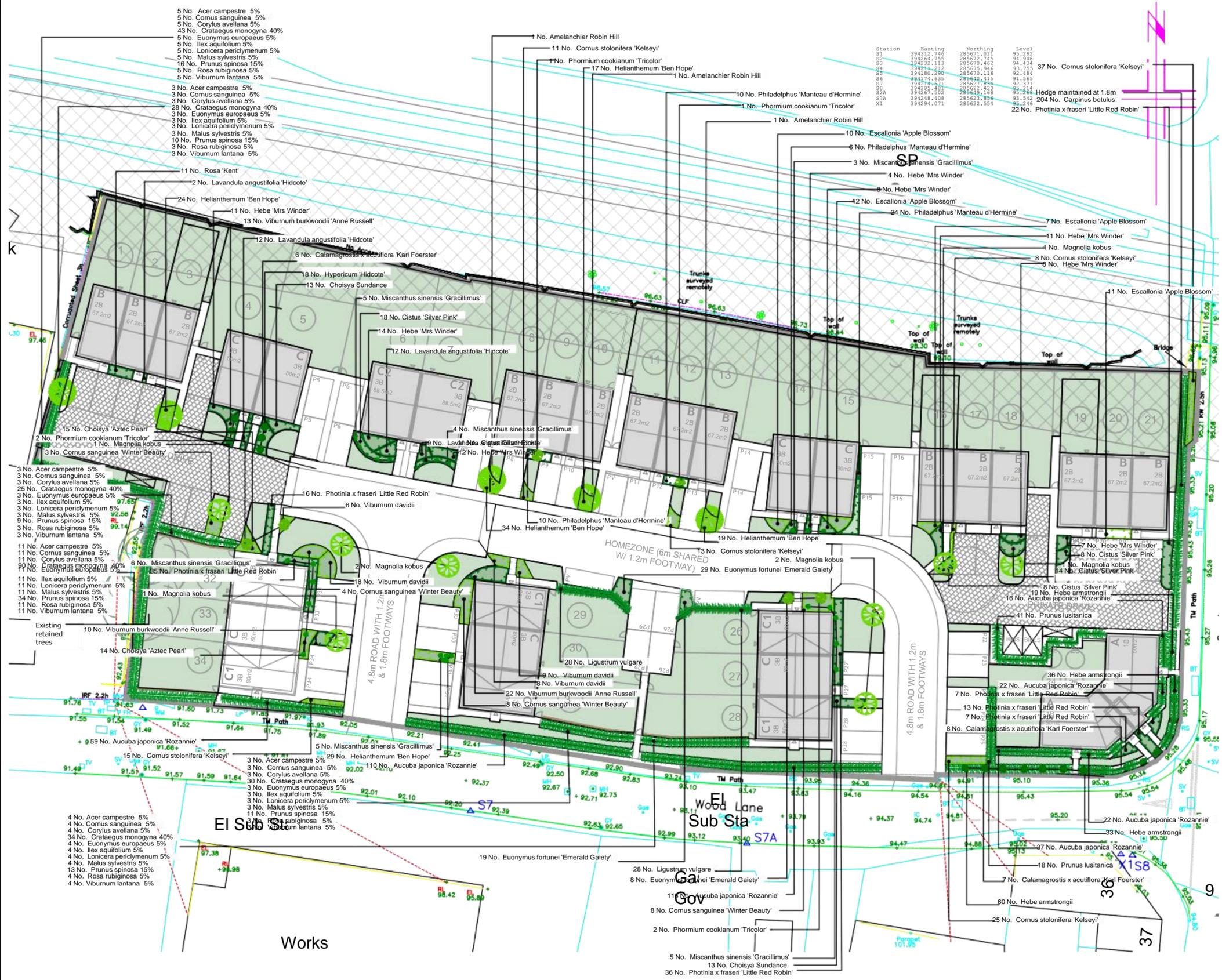
No.	Species Name	Specification	Density	Birth	Height	Pot Size
29	Acer campestre	0.3Ctr Double Staggered at 0.5m offset			60-80cm	2L
3	Amelanchier Robin Hill	Counted		8-10cm		50L
204	Carpinus betulus	0.3Ctr Double Staggered at 0.5m offset			60-80cm	2L
250	Crataegus monogyna	0.3Ctr Double Staggered at 0.5m offset			60-80cm	2L
8	Magnolia kobus	Counted		12-14cm		50L
29	Malus sylvestris	0.3Ctr Double Staggered at 0.5m offset			60-80cm	2L
93	Prunus spinosa	0.3Ctr Double Staggered at 0.5m offset			60-80cm	2L
Total :1616 -						

No.	Species Name	Specification	Density	Pot Size	Height
382	Aucuba japonica 'Rozannie'	0.5Ctr Double Staggered at 0.5m offset	5L	30-40cm	
29	Choisya 'Aztec Pearl'	5/m <sup>2</sup>	3L	30-40cm	
26	Choisya Sundance	5/m <sup>2</sup>	3L	30-40cm	
59	Cistus 'Silver Pink'	5/m <sup>2</sup>	3L	30-40cm	
29	Cornus sanguinea	0.3Ctr Double Staggered at 0.5m offset	2L	60-80cm	
23	Cornus sanguinea 'Winter Beauty'	1/m <sup>2</sup>	10L	40-60cm	
109	Cornus stolonifera 'Kelsey'	5/m <sup>2</sup>	2L	20-30cm	
29	Corylus avellana	0.3Ctr Double Staggered at 0.5m offset	2L	60-80cm	
40	Escallonia 'Apple Blossom'	5/m <sup>2</sup>	3L	30-40cm	
29	Euonymus europaeus	0.3Ctr Double Staggered at 0.5m offset	2L	60-80cm	
56	Euonymus fortunei 'Emerald Gaiety'	5/m <sup>2</sup>	3L	20-30cm	
75	Hebe 'Mrs Winder'	5/m <sup>2</sup>	3L	30-40cm	
148	Hebe armstrongii	0.5Ctr Double Staggered at 0.5m offset	5L	20-30cm	
123	Helianthemum 'Ben Hope'	5/m <sup>2</sup>	2L	20-30cm	
18	Hypericum 'Hidcote'	5/m <sup>2</sup>	3L	30-40cm	
29	Ilex aquifolium	0.3Ctr Double Staggered at 0.5m offset	2L	60-80cm	
35	Lavandula angustifolia 'Hidcote'	4/m <sup>2</sup>	3L	20-30cm	
56	Ligustrum vulgare	3/m	2L	60-80cm	
50	Philadelphus 'Manteau d'Hermine'	3/m <sup>2</sup>	3L	30-40cm	
6	Phoridium cookianum 'Tricolor'	Counted	10L	50-80cm	
136	Photinia x fraseri 'Little Red Robin'	3/m <sup>2</sup>	3L	30-40cm	
59	Prunus lusitanica	2/m	10L	50-80cm	
11	Rosa 'Kent'	3/m <sup>2</sup>	3L	20-30cm	
29	Rosa rubiginosa	0.3Ctr Double Staggered at 0.5m offset	2L	60-80cm	
45	Viburnum burkwoodii 'Anne Russell'	3/m <sup>2</sup>	3L	30-40cm	
41	Viburnum davidii	3/m <sup>2</sup>	3L	30-40cm	
29	Viburnum lantana	0.3Ctr Double Staggered at 0.5m offset	2L	60-80cm	
Total :1701 -					

No.	Species Name	Specification	Density	Pot Size	Height
29	Lonicera periclymenum	0.3Ctr Double Staggered at 0.5m offset	2L	60-80cm	
Total :29 -					

No.	Species Name	Specification	Density	Pot Size
28	Miscanthus sinensis 'Gracillimus'	Counted	10L	
Total :28 -				

No.	Species Name	Specification	Density	Pot Size	Height
21	Calamagrostis x acutiflora 'Karl Foerster'	Counted	10L		
Total :21 -					



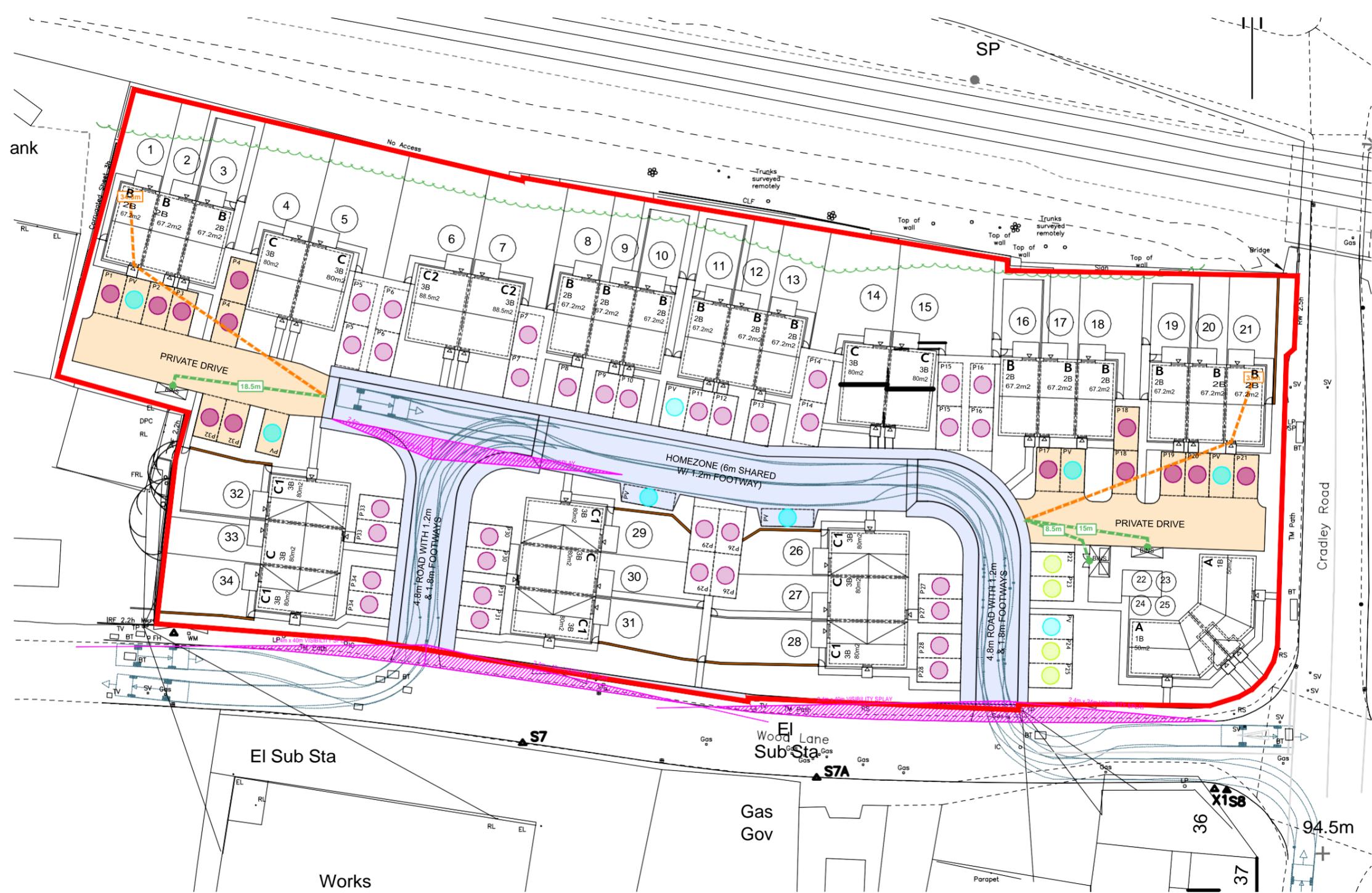
REV	DATE	NOTES

Client	Keon Homes
Project	Woods Lane
Drawing Title	Soft Landscape Proposals

Drawn	Scale	Paper Size
DK	1:250	A1
Date	Drawing No.	Revision
Dec 2020	2015-PL2	-



**KEY**

- SITE BOUNDARY
- PROPOSED S38 ADOPTED ROAD / FOOTWAY
- VIS. SPLAYS AS CIVIL ENGINEER'S PROPOSALS REF. 7846-351 P0
- REFUSE VEHICLE TRACKING AS CIVIL ENGINEER'S PROPOSALS REF. 7846-350 P0
- PROPOSED PRIVATE DRIVE
- INDICATIVE FIRE HOSE DISTANCE TO DEAD END
- INDICATIVE REFUSE COLLECTION DISTANCES

**PARKING SCHEDULE**

PARKING SPACE TYPE	TOTAL	%
ALLOCATED WITHIN CURTILAGE PARKING	47	27%
ALLOCATED OFF-PLOT PARKING	4	10%
UNALLOCATED SPACE (VISITORS AND SHARED)	8	14%
<b>TOTAL RESIDENTIAL</b>	<b>59</b>	<b>100%</b>

REV	DATE	DESCRIPTION	DRAWN	CHECK'D
-	25.11.21	DRAFT ISSUE	MD	MD
-	01.12.21	PLANNING ISSUE	MD	MD



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PROJECT  
 PROPOSED RESIDENTIAL DEVELOPMENT

ADDRESS  
 LAND AT WOODS LANE  
 CRADLEY HEATH

DRAWING TITLE  
 HIGHWAYS AND PARKING LAYOUT

PROJECT REF.	ISTG.	IDWG.	REVISION
01194	-03	-006	-

SCALE	SHEET SIZE	DATE	DRAWING STATUS
1:500	A3	17.11.21	PLANNING

INDICATIVE SCALE IN METRES

DRAWING NORTH

# HIGHWAYS AND PARKING LAYOUT

1:500