

Report to Planning Committee

8 January 2025

Application reference	DC/24/69626
Application address	Land At Junction Lombard Street West/High Street, West Bromwich
Application description	Proposed 26 apartments, car parking, landscaping and external works.
Application received	23 July 2024
Ward	West Bromwich Central
Contact officer	William Stevens William_stevens@sandwell.gov.uk

1. Recommendations

Subject to no adverse comments from the Lead Local Flood Authority, that planning permission is granted subject to the following conditions relating to:

- i) External materials,
- ii) Site investigation and remediation;
- iii) Hard and soft landscaping,
- iv) Provision and retention of parking;
- v) Provision and retention of waste storage;
- vi) Provision and retention of cycle storage;
- vii) Noise remediation;
- viii) Retention of communal areas;

- ix) Social value;
- x) Renewable energy compliance;
- xi) Drainage/SuDs;
- xii) Communal area maintenance;
- xiii) Security measures to the entrances and rooms;
- xiv) Construction environmental management plan (CEMP);
- xv) Affordable Housing; and
- xvi) Off site biodiversity net gain

2. Reasons for Recommendations

- 2.1 The proposal would provide much needed homes for Sandwell and regenerate the visual appearance of this area of West Bromwich which falls with the High Street, West Bromwich conservation area.

3. How does this deliver objectives of the Council Plan?

Living in Sandwell	<p>Improving the local environment with a focus on cleanliness, ensuring that the community takes pride in its surroundings.</p> <p>Safe and affordable homes.</p>
Thriving Economy in Sandwell	<p>The Sandwell Local Plan serves as the blueprint for future development, guiding housing and employment growth while ensuring new infrastructure investments like transport and schools.</p> <p>Good homes that are well connected.</p>
One Council One Team	<p>Sandwell Council's ethos of 'One Council One Team' reflects a commitment to unity and Collaboration, striving for excellence in serving the community.</p>

	All of our residents, including our children and young people, are active participants in influencing change – through being listened to, their opinions are heard and valued.
--	--

4. Context

- 4.1 The application is being reported to Planning Committee as whilst not a Council application, the Council do currently own the site and an objection has been received.
- 4.2 To assist members with site context, a link to Google Maps is provided below:

[High Street, West Bromwich](#)

5. Key Considerations

- 5.1 The site is allocated for mixed-use development in the SAD Policies document and forms part of the West Bromwich, High Street Conservation area.
- 5.2 Material planning considerations (MPCs) are matters that can and should be taken into account when making planning decisions. By law, planning decisions should be made in accordance with the development plan unless MPCs indicate otherwise. This means that if enough MPCs weigh in favour of a development, it should be approved even if it conflicts with a local planning policy.
- 5.3 The material planning considerations which are relevant to this application are:
- Government policy (NPPF);
 - Design concerns - appearance and materials, layout and density of building, wider visual amenity and overdevelopment; and

- The planning balance.

6. The Application Site

6.1 The application site is situated on the corner of Lombard Street West and High Street, West Bromwich. The site is within West Bromwich town centre, just outside the retail core. It is within the West Bromwich, High Street Conservation Area and adjacent to several Listed and locally listed buildings, of note is the Grade II listed Central Library and West Bromwich Town Hall buildings. The site was previously used as a Gas Showroom, but the building has now been demolished and the site is levelled and secured with fencing.

7. Planning History

7.1 There is some planning history of the site however, the only one relevant is the demolition of the site under reference DC/17/60549.

7.2 The relevant planning application is as follows:

DC/17/60549	Demolition of gas room, council offices, print room and underground toilets and erection of boundary fence.	Grant Demolition Conditional Consent 24 July 2017
-------------	---	--

8. Application Details

8.1 The applicant proposes to erect 26 apartments (20 one-bedroom apartments and 6 two-bedroom), with associated car parking, landscaping and external works. The proposal will be 100% affordable rented homes which can be secured by condition and a subsequent s106 agreement following the land sale.

- 8.2 The height of the building would vary with a key feature on the corner of High Street and Lombard Street West (see below), that would measure approximately 13.5m in height.



PERSPECTIVE OF CORNER OF LOMBARD STREET WEST & HIGH STREET

- 8.3 Each flat would measure 50sqm-60sqm depending on whether it is a one bedroom or two bedroom unit respectively, and on the ground floor would be a courtyard arrangement for seven vehicles (which includes one disabled bay). The ground floor would also benefit from 30sqm of covered cycle storage and a dedicated bin store.
- 8.4 As well as communal garden areas on the ground floor, there is a roof garden on the third floor measuring just over 130sqm. See image below:



8.5 Access to the upper floors is by two central staircases only. No lift is proposed.

9. Publicity

9.1 The application has been publicised by nine neighbour notification letters and by site and press notices (including advertising that the site could affect the setting of the conservation area). One objection has been received from the Victorian Society.

9.2 The objection is on the following grounds:

- i) The application site is in the West Bromwich High Street Conservation Area and adjacent to two Grade II Listed buildings from the Victorian Societies period of interest, being Central Library & the former Magistrates Court. Whilst the proposal for residential development on the site is acceptable in principle, they consider the proposed design of the building to be poor and too intrusive on the streetscape in this location. They believe there is an awkward change in levels to the roofscape particularly with an extra storey to the corner, whereas a simple level roof all around would be more appropriate. The recessed facades and balconies are also unsuitable for this location. The proposed materials are also inappropriate for this part of the conservation area where brick or terracotta would be much better.

These objections will be addressed in under paragraph 13 (Material Considerations) and by the Council's own Conservation Officer comments under paragraph 10.6 below.

10. Consultee responses

10.1 Planning Policy

The principle of this proposal does not conflict with any policies in the BCCS and SAD documents. The proposal would contribute to achieving sustainable housing growth as well as protecting the retail function of the centre. If the application is recommended for approval, planning policy

request that a condition is imposed to ensure compliance with Policy SAD DC6 (ground conditions, see paragraph 12.11 below).

10.2 Highways

No objection. The site is a “town centre” location with access to public transport as well as cycle parking provided on site.

10.3 Strategic Planning and Transportation

Whilst it is accepted that a reduction in off road parking is appropriate in this location, they are concerned about the reduction proposed. Namely that only 7 spaces are provided and consider that this may be insufficient and may need to be increased.

Furthermore, they consider that 32 cycle spaces should be provided along with EV charging facilities. The proposed scheme would provide 26 cycle spaces and EV charging facilities.

10.3 Urban Design

The proposal follows pre-application consultation with the Council’s Urban Design team, and they raise no objections to this application.

10.4 Pollution Control (Contaminated Land)

The team have requested the standard ground investigation conditions be attached to any approval.

10.5 Pollution Control (Noise and Air)

There is a potential risk that the general noise environment from the High Street may have an adverse effect on living environment of future occupiers. Therefore, a condition requiring noise mitigation measures to protection of future occupiers from adverse noise is required.

An environmental management plan during construction has been requested and a condition recommended as such. The approved construction & environmental management plan shall be adhered to throughout the construction period for the development.

10.6 Conservation Officer

Has commented that the proposed development has a good standard of design. Provided the indicated gaps are maintained between it and the adjacent listed buildings. The officer does not consider that the development would cause harm to the setting of nearby listed and locally listed buildings and would be policy compliant regarding impact on the character and appearance of the West Bromwich High Street conservation area.

10.7 Staffordshire County Council (lead local flood authority)

Further information has been submitted to the LLFA for comment. Members will be verbally updated.

10.8 Social Value Delivery

Social Value is defined through the Public Services (Social Value) Act 2012, which came into force in January 2013. This requires public sector organisations and their suppliers to look beyond the financial cost of a contract and consider how the services they commission and procure may improve the economic social and environmental wellbeing of their region. Therefore, a condition will be placed on any approval requiring the contractor to employ apprentices and provide work experience on site.

10.9 Bio-Diversity Net Gain (BNG)

The BNG officer agrees with the submitted BNG metric and accepts plans to deliver BNG offsite. The application/land sale will require a S106 agreement to secure BNG.

11. National Planning Policy Framework (NPPF)

- 11.1 The NPPF sets out government's planning policies for England and how these are expected to be applied.
- 11.2 The proposal complies with the framework paragraph 131 which refers to development adding to the overall quality of the area by achieving high quality design, achieving good architecture and layouts.
- 11.3 Consideration should be given to proposals that affect heritage assets paragraph 210 refers to the desirability of new development making a positive contribution to the local character and distinctiveness. The scheme as designed is contemporary in nature but does reflect the height and proportions of the surrounding buildings. In so doing, it is considered that it does harm the setting of the conservation area and nearby historic buildings.
- 11.4 The framework promotes sustainable transport options for development proposal and states that developments should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe. Whilst the Council's Transport Planner would prefer more off-street parking, the Council's highways department raises no objections given the town centre location, therefore the development in my opinion, complies with paragraph 115 of the NPPF.
- 11.5 NPPF paragraph 90(f) explains that residential development often plays an important role in ensuring the vitality of centres and encourages residential development on appropriate sites as is the case with this location.
- 11.6 Taking into account the views of the council's urban design officer throughout the extensive pre-application stages, I am of the opinion that the scheme is of a good design and would assimilate into the overall

form and layout of the site's surroundings; in accordance with the design principles of the NPPF.

12. Development Plan Policy

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

Black Country Core Strategy (BCCS)

CSP1 – the growth network

CSP4 – place making

DEL1 - Infrastructure Provision

HOU1 – delivering sustainable housing growth

HOU2 – housing density, type and accessibility

HOU3 – delivering affordable housing

CEN1 – the importance of Black Country centres

CEN3 – growth in the strategic centres

CEN8 – car parking in centres

TRAN2 – managing transport impacts of new development

TRAN4 – creating coherent networks for cycling and walking

ENV2 – historic character and local distinctiveness

ENV3 – design quality

ENV5 – flood risk, SUDS and urban heat island

ENV7 – renewable energy

ENV8 – air quality

Site Allocations and Delivery Development Plan Document – (SADD)

SAD H1 – housing allocations

SAD H3 – affordable housing

SAD H4 – housing for people with specific needs

SAD CEN1 – non retail uses in town centres

SAD HE1 – listed buildings

SAD HE2 – conservation areas

SAD HE3 – building and structures of local historic/architectural importance

SAD HE6 – areas of townscape value

SAD EOS9 – urban design principles

SAD DC6 – ground conditions

SAD DM1 – access for disabled people

West Bromwich Area Action Plan (2012)

West Bromwich Town Centre Masterplan (2021)

Supplementary Guidance

Residential Design Guide SPD

Black Country Air Quality SPD (2016)

Planning Obligations SPD (2015)

- 12.2 DEL1 refers to the requirement that all new development should provide the necessary infrastructure to serve the development and mitigate its impacts. In this instance this includes the recommended conditions, s106 obligations to comply with both affordable housing and biodiversity net gain and the community infrastructure levy (CIL). With the latter whilst the scheme is liable for CIL, if wholly affordable, it will be exempt from making a financial contribution.
- 12.3 Policy SAD CEN1 explains that proposals within town centres but are outside of the retail core will be required to contribute to the vitality and viability of the centre. The proposals are for a wholly residential scheme with no commercial or publicly accessible uses at ground floor. Nevertheless, every apartment within the development includes a balcony, eleven of which and a roof top garden face onto the High Street. It is considered that the positioning of the balconies and roof top garden mean that the scheme still adds vitality and natural surveillance

to the centre throughout the day and would complement nearby uses such as the banks which typically have short day time opening hours.

- 12.4 Policy SAD HE1 and the NPPF seek to safeguard and enhance listed buildings and their settings. Policy SAD HE2 explains that proposals for new build within a conservation area must respect the characteristics and architectural styles including scale, grouping, materials and fenestration. The Heritage Statement submitted suggests the proposed development would not present significant harm to the surrounding heritage assets and would present a neutral to positive impact on the surrounding heritage assets. The Council's conservation officer is of a similar view (see 10.6 above). Whilst it is noted that the Victorian Society consider that elements of the scheme should be revised to reflect the existing historic vernacular, in terms of proportions, roof scape and materials, it is considered that the building should not try to compete with the historic buildings and a more modern and contemporary design with a more neutral palette of materials is more appropriate within this setting.
- 12.5 Policy BCCS HOU2 seeks to deliver a range of types and sizes of accommodation to meet identified needs. The proposed apartment scheme comprises 20 one-bedroom apartments and 6 two-bedroom apartments and is considered appropriate given its town centre location.
- 12.6 Policy BCCS HOU3 requires schemes of 15 dwellings or more to secure 25% affordable housing. A wholly affordable scheme is proposed. This is justified given the lack of affordable housing delivered in the borough in recent years. A s106 agreement will be required to secure the affordable housing for the site.
- 12.7 Policies BCCS ENV2, BCCS ENV3, SAD EOS9 and the Residential Design Guide SPD refers to how the development would comply with key design principles as well as relate to the street, its relationship with the public realm, relationship between the development and the surrounding areas. The detailed Design and Access Statement and plans submitted shows consideration has been given to the scale,

height, massing of the building to ensure that the development appropriately integrates within the existing build form of the area.

- 12.8 Policies BCCS TRAN2, BCCS TRAN4, SAD TRAN3, SAD DM1 and SAD DM4 requires development proposals to address transport impacts, car parking, networks for cycling and for walking and access and parking for disabled people. The Transport Statement submitted provides comprehensive details on acceptable levels of accessibility and safety by all modes of transport to and from development as required. The proposed development would benefit from access to public transport and existing car parking opportunities in the West Bromwich town centre. With provision for seven on site car parking spaces (which includes one disabled parking space) and 26 cycle parking spaces as part of the development.
- 12.9 Policy ENV7 requires schemes of ten units or more to incorporate generation of renewable energy to off-set at least 10% of the renewable energy demand. The drawings show the inclusion of roof mounted PV panels, and the applicant has submitted an Energy Statement that sets out how the proposal would achieve a 13.78% total reduction from both renewables and heat recovery. The proposals therefore adhere to this policy.
- 12.10 Policy ENV5 requires applications to incorporate sustainable drainage systems (SuDS) where practical as well as create new green space, increase tree cover and/or provide green roofs. The Flood Risk Assessment submitted indicates the site has a low probability of flooding. The Surface Water Drainage Strategy plan submitted shows SuDS features for the collection of surface water runoff have been included in proposal. The proposed plans show provisions have been made for some green space and a roof top garden. As such, the proposals comply with this policy. Confirmation is however waiting from the LLFA (see 10.7 above).
- 12.11 The proposal is required give regard to the guidance contained in BCCS policy ENV8 and the Air Quality SPD with NOx boilers and electrical

charging points incorporated into the development. The proposals indicate that all car parking spaces will be provided with EVC points (see plan number 10F).

12.12 The proposed development is required to comply with SAD DC6 relating to ground conditions together with details of the assessment and remedial measures to deal with contaminants. The Ground Investigation submitted suggests the development proposal would have no significant risk to human health or controlled waters. However, the assessment on Unexploded Ordnance (UXO) highlights the risk of UXO is medium. A condition must be imposed to ensure the appropriate remedial measures are followed to address the potential heavy metals and organic contamination from UXO. This will be conditioned accordingly. However, no UXO has been identified to date during the intrusive site investigations that the developer has carried out and if unexploded ordnance is found on site, then there may be a possibility of contamination. On the basis of the above, it may be that during excavations on site, an Explosive Ordnance Supervisor (EOS) be appointed to undertake a watching brief whilst the excavations take place. This is however a health and safety matter and not one for planning to consider.

12.13 It is a legislative requirement that the proposed development provides a Biodiversity Net Gain of at least 10% to ensure the development will result in more or better-quality natural habitat than there was before development (see paragraph 10.9 above).

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 The design of the building has raised concerns from the Victorian Society, as indicated above, it is considered that the development has been carefully designed, so as to not compete with the listed buildings

which form part of the conservation area and instead provides a modern contemporary design of appropriate scale which is offset from the adjacent Grade II listed library so as to not have a detrimental effect of the historic character of the conservation area and these historic buildings.

13.3 Presumption and the ‘tilted balance’

The ‘tilted balance’ is similar to the normal planning balance, but it is only engaged in exceptional circumstances. As the council has less than a five-year housing land supply, relevant local policies are out-of-date. In the most basic sense, the tilted balance is a version of the planning balance that is already tilted in an applicant’s favour. If the tilted balance applies, planning permission should normally be granted unless the negative impacts ‘significantly and demonstrably’ outweigh the positive impacts.

13.4 Other considerations

It should be noted that the land is currently in the ownership of the Council. Therefore, prior to entering into a s106 agreement to secure affordable housing and off-site biodiversity net gain, the land would have to be transferred to the applicant. It is understood negotiations are already taking place. However, this in itself has no bearing on the recommendation and is in the interests of transparency.

14. Conclusion and planning balance

14.1 All decisions on planning applications should be based on an objective balancing exercise. This is known as applying the ‘planning balance’. To summarise: the proposal should be approved unless any adverse impacts of granting the permission would significantly and demonstrably outweigh the benefits when assessed against development plan policies or, where those policies are out of date, the NPPF as a whole. Where national policy takes precedence over the development plan, this has been highlighted in paragraph 11 above.

14.2 With the above in mind, the Council cannot currently meet its five-year housing need as it has a shortfall of deliverable housing sites. With reference to the NPPF, this means that all local policies concerned with the supply and location of new housing must be considered out-of-date and the ‘tilted balance’ is engaged. If the tilted balance applies, planning permission should normally be granted unless the negative impacts ‘significantly and demonstrably’ outweigh the positive impacts.

14.3 On balance the proposal accords with the provisions of relevant development plan policies and there are no significant material considerations which warrant refusal that could not be controlled by conditions.

15. Alternative Options

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

16. 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.
Climate Change	Sandwell Council supports the transition to a low carbon future, in a way that takes full account of the

	<p>need to adapt to and mitigate climate change. Proposals that help to shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure, will be welcomed.</p>
Corporate Parenting	None.

17. Appendices

17.1 Plans for consideration

Context plan

ADL408 – Landscape Layout Plan

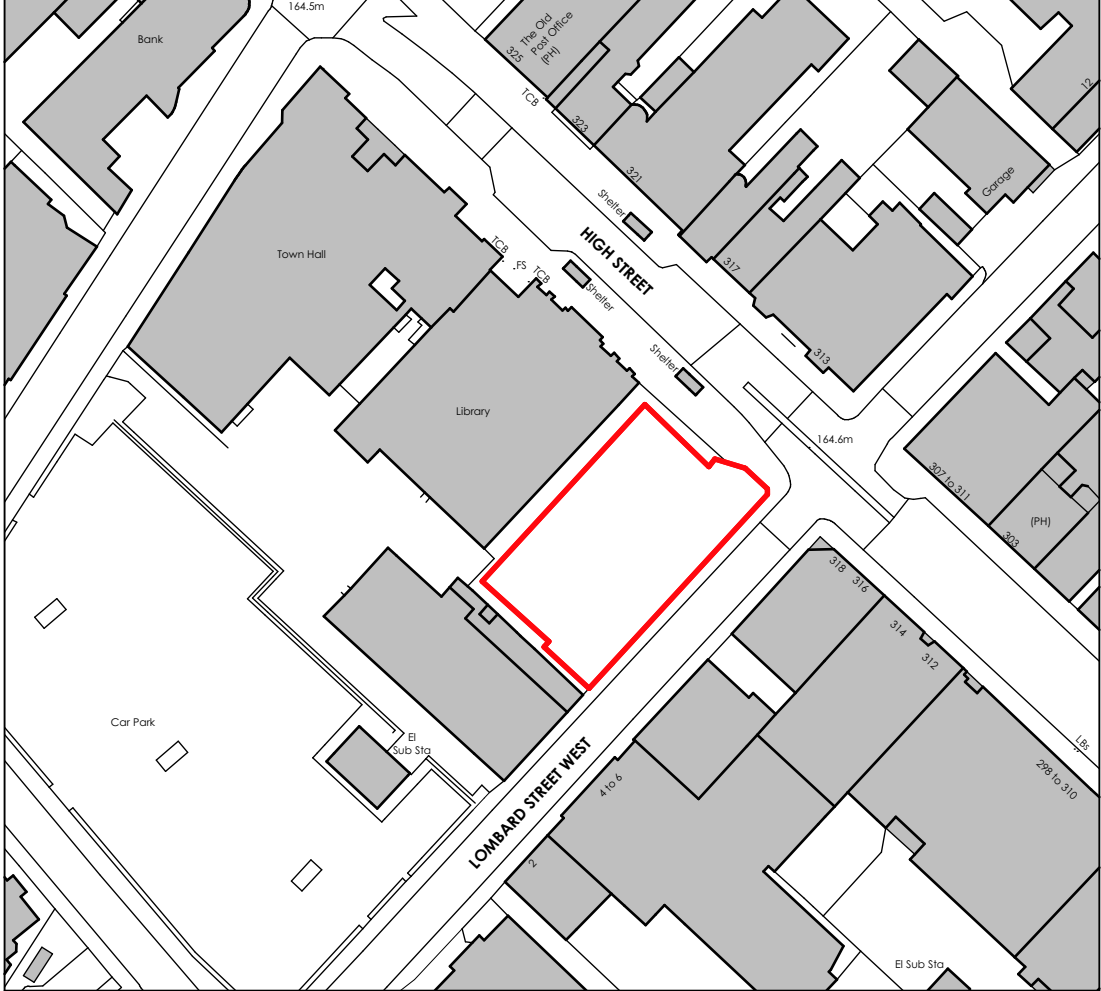
3158-15 Rev A – Amended Site Plan

01 Rev A – Location Plan

03 Rev I – Proposed Ground, First, Second, Third Floor Plan

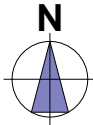
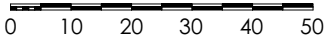
06 Rev C – Elevation Plan

07 Rev B – Elevation Plan



Ordnance Survey, (c) Crown Copyright 2022. All rights reserved. Licence number 100022432

SITE LOCATION PLAN



A	18.07.2022	UPDATED.	LO
REV	DATE REVISED	REVISION	REV BY

CLIENT BCHG	PROJECT Lombard St W	
DRAWING TITLE Site Location Plan	DRAWING SCALE 1:1250 (A4)	DATE DRAWN 01.02.2022
DRAWN BY LISA OAKLEY	CHECKED BY SIMON OAKLEY	JOB NUMBER 202204
		DRAWING NUMBER 01A



OAKLEY ARCHITECTS LTD
 2 B HILLWOOD ROAD
 SUTTON COLDFIELD
 WEST MIDLANDS
 B75 5QL
 T: 0121 238 0683
 E: design@oakleyarchitects.co.uk
 www.oakleyarchitects.co.uk

EXTERNAL WORKS LEGEND

- 2.4m high ball top metal railings.
- 1.2m high ball top metal railing, with matching metal railing gate as indicated.
- Cycle storage.
- Recycle & general waste bins.
- 450x450mm concrete paving slabs. 1200mm² flat landing to entrance doors.
- Permeable block paving. Colour: TBA. Parking spaces demarcated with contrasting block paving.
- Electric vehicle charging point - 32amp double pole switch, bolted mounted.
- Refer to structural engineers drawing for extent of retaining structures.



Landscape Schedule

Abbreviation	Species	Girth	Specification	Number
PrAm	Prunus 'Amanogawa'	12-14cm	RB	2No.
				Total :2No.

ADL408 Native Mix

Abbreviation	Species	Specification	Pot Size	Density	%	Number	Area
CoS	Cornus sanguinea	BR	3/m ²	15%	11No.	3.37m ²	
CoA	Corylus avellana	BR	3/m ²	15%	11No.	3.37m ²	
CrM	Crataegus monogyna	BR	3/m ²	10%	7No.	2.25m ²	
IA	Ilex aquifolium		3L	3/m ²	5%	4No.	1.12m ²
LoP	Lonicera periclymenum		2L	3/m ²	5%	4No.	1.12m ²
RoC	Rosa canina	BR	3/m ²	15%	11No.	3.37m ²	
SaC	Salix caprea	BR	3/m ²	10%	7No.	2.25m ²	
SaN	Sambucus nigra	BR	3/m ²	15%	11No.	3.37m ²	
ViO	Viburnum opulus	BR	3/m ²	10%	7No.	2.25m ²	
						Total :73No.	Total :22.47m²

Native Hedge - ecco friendly

Abbreviation	Species	Specification	Pot Size	Density	%	Number	Length	
CaB	Carpinus betulus	BR	0.5Ctr	Double Staggered at 0.3m offset	20%	6No.	1.32m	
CoS	Cornus sanguinea	BR	0.5Ctr	Double Staggered at 0.3m offset	15%	4No.	0.99m	
CrM	Crataegus monogyna	BR	0.5Ctr	Double Staggered at 0.3m offset	25%	7No.	1.85m	
IA	Ilex aquifolium		3L	0.5Ctr	Double Staggered at 0.3m offset	5%	2No.	0.33m
LoP	Lonicera periclymenum		2L	0.5Ctr	Double Staggered at 0.3m offset	10%	3No.	0.66m
PrS	Prunus spinosa	BR	0.5Ctr	Double Staggered at 0.3m offset	10%	3No.	0.66m	
RoC	Rosa canina	BR	0.5Ctr	Double Staggered at 0.3m offset	15%	4No.	0.99m	
						Total :29No.	Total :6.6m	

Shrubs

Abbreviation	Species	Height	Pot Size	Density	Number	Area	
LaaH	Lavandula angustifolia 'Hidcote'	20-30cm	2L	4/m ²	15No.	3.44m ²	
ViM	Vinca minor	20-30cm	2L	4/m ²	26No.	6.24m ²	
						Total :41No.	Total :9.68m²

Herbaceous

Abbreviation	Species	Spread	Pot Size	Density	Number	Area	
CaH	Carax hachipensis 'Evergold'	2L	4/m ²		10No.	2.17m ²	
CeT	Centranthus ruber	20-30cm	2L	3/m ²	8No.	2.26m ²	
DiP	Digitalis purpurea	20-30cm	plug	5/m ²	11No.	1.85m ²	
FegEB	Festuca glauca 'Elijah Blue'	5L	4/m ²		13No.	2.91m ²	
HeF	Helleborus foetidus	20-30cm	2L	4/m ²	25No.	5.4m ²	
MeoA	Melissa officinalis 'Aurea'	2L	6/m ²		16No.	4.2m ²	
OppN	Ophiopogon planiscapus 'Nigrescens'	2L	5/m ²		23No.	4.2m ²	
PrVu	Primula vulgaris	15-20cm	2L	4/m ²	26No.	6.14m ²	
PrVu	Primula vulgaris	plug	5/m ²		18No.	3.43m ²	
RuG	Rudbeckia 'Goldsturm'	20-30cm	2L	4/m ²	17No.	3.84m ²	
						Total :167No.	Total :34.6m²

Grasses

Abbreviation	Species	Height	Pot Size	Density	Number	Area	
ImcR	Imperata cylindrica 'Rubra'		4/m ²		9No.	2.04m ²	
PelbdFG	Pennisetum Little Bunny Dwarf Fountain Grass		2L	3/m ²	12No.	3.57m ²	
						Total :21No.	Total :5.61m²

Grass Areas

Seed Mix Name	Area
Turf	75.1m ²
Total :75.1m²	

Landscape Key

- Proposed Tree Planting
- Proposed Shrub Planting
- Proposed Hedge Planting
- Proposed Grass Areas

Landscaping Notes

All planting, seeding or turfing comprised in the details of this drawing shall be carried out in the first planting and seeding seasons following occupation of the buildings or the completion of the development, whichever is the sooner and the client is to replace any trees, hedgerows or plants contained in the approved planting scheme which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the local planning authority gives written consent to any variation.

All plants shall comply with BS 3936
All topsoil to comply with BS3882 - multi-purpose use
All grass areas to receive 150mm of topsoil

All shrub beds to receive a 450mm topsoil
All grass areas to receive 150mm of topsoil
Prior to planting all areas are to be cultivated to an even tillth any debris larger than 50mm to be removed from site

Shrub beds are to be mulched with 50mm of bark mulch
Ornamental shrubs are to be planted at a minimum of 3m²
Shrubs to be planted as indicated on plans adding fertilizer to the backfill

Standard Trees are to be planted in pits 600 x 600 x 600mm
Heavy Standard Trees are to be planted in pits 900 x 900 x 900mm
Semi-mature Trees are to be planted in pits 1000 x 1000 x 1000mm

Tree pits to be backfilled with a mixture of topsoil, planting compost and fertilizer
Bare-root trees to be supported by 1no stake and 2no ties
Rootballed / containerised trees to be supported by 2no stakes and crossbar

All trees are to be planted as shown ensuring a minimum of 5 metres from buildings and 3 metres from drainage. A suitable system for controlling the roots of the trees should be installed where necessary. Where tree abut footpaths or highways a suitable root barrier to be installed along the footpath/highways edge of the planting pit. Re-root 100 or similar

All plants to be watered in as necessary

Grass areas are to be cultivated to 100mm and raked to a fine tilth, any debris over 50mm to be removed from site

All turf to be used is to be of cultivated type and is to be laid in accordance with the British Standards

It is assumed that none of the landscaping proposals conflicts with any onsite services, please advise if not correct

Maintenance

The Maintenance Period for soft landscaping will be 12 months and should be undertaken by a competent contractor.

During this period the Landscape Contractor shall carry out the maintenance of the planted areas as follows:

- Make visits at approximately monthly intervals depending on the time of year
- Control weeds in beds by the use of approved herbicide
- (Handweeding may also be carried out when part of the specification)
- Check condition of stakes, ties guys and guards at each maintenance visit
- Adjust ties if necessary to prevent rubbing of bark
- Litter pick planting beds at each visit only (excludes fly tipping)

During this period the Landscape Contractor shall carry out the maintenance of the grass areas as follows:

- Make visits at intervals of between two and four weeks depending on the time of year
- Before each visit remove litter and debris from grass areas (excluding fly tipping)
- At the time of each cut trim grass edges around trees / manholes etc. and sweep cuttings from hard areas
- Arisings to be left on site unless otherwise stated in the specification

At the end of each visit the site will be left in a tidy condition.

The Contractor will report any damages, fly tipping or losses at regular intervals to the Client.

In the late Autumn each year prepare a report on losses, damaged areas and pruning requirements for the Client.

After the first 12 month establishment period any shrub and tree planting outside garden space to be maintained by applicant for a further 4 years.

- Make visits at approximately monthly intervals during the growing season
- Control weeds in beds by the use of approved herbicide
- Shrubs to be kept in tidy form and prevented from encroaching hard areas
- Any dead/damaged tree branches to be removed
- Check condition of stakes, ties guys and guards at each maintenance visit
- Adjust ties if necessary to prevent rubbing of bark
- Litter pick planting beds at each visit only (excludes fly tipping)

Bark mulch to be topped up bi-annually, any failed shrubs or trees to be replaced and the end of each year.











Rev.	31.05.24	Initial design and scheme
Oakley Architects Limited		
Lombard Street West Bromwich		
Landscaping		
Drawing No:	Revision:	Scale:
ADL408		1:200 @ A1

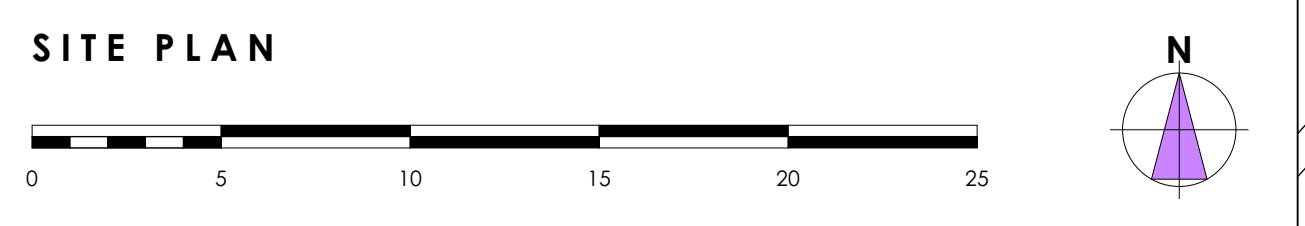
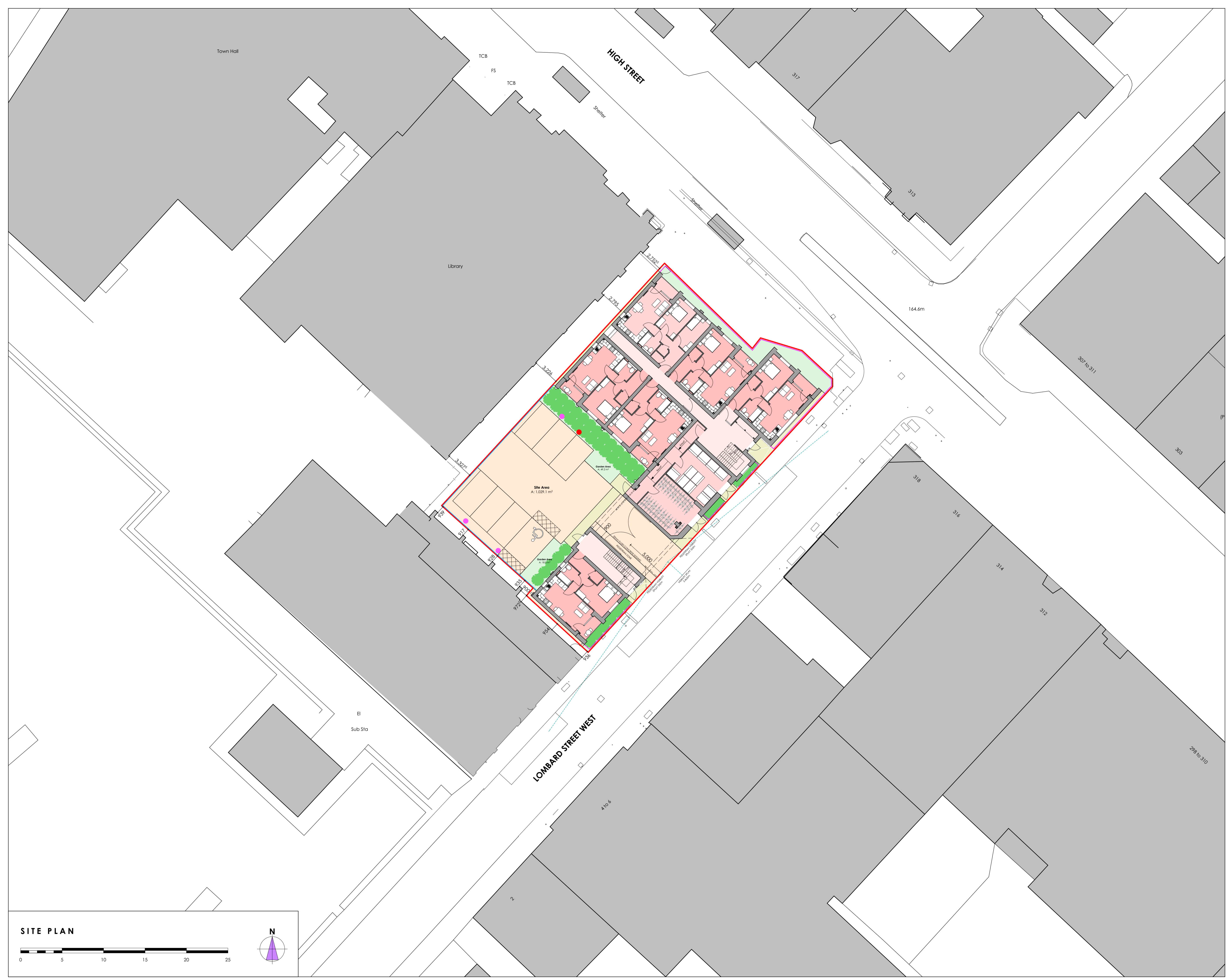
Aceber Design Limited
Inspiration through design

69 Lynton Avenue - Wolverhampton
West Midlands - WV6 9WJ
Tel: 01902 561022 Mob: 07970 923112
e-mail: helen.design@vividmedia.com

The copyright in this drawing is vested in the designer and should not be reproduced, copied or used for any other purpose than that it is intended for without the prior written consent of Oakley Architects.

LOMBARD STREET WEST			
SCHEDULE OF ACCOMMODATION			
TYPE	No.	AREA (m ²)	PARKING
1B2P FLAT	20	50	25%
2B3P FLAT	6	60	25%
TOTAL	26		

- EXTERNAL WORKS LEGEND**
-  Ornamental shrubs and herbaceous planting, min 3 litres pot.
 -  Grass, 200mm soldier block paving edging to frontage grass.
 -  2.4m high ball top metal railings.
 -  1.2m high ball top metal railing, with matching metal railing gate as indicated.
 -  Cycle storage.
 -  Recycle & general waste bins.
 -  450x450mm concrete paving slabs, 1200mm² flat landing to entrance doors.
 -  Permeable block paving. Colour: TBA. Parking spaces demarcated with contrasting block paving.
 -  Electric vehicle charging point - 32amp double pole switch, bollard mounted.
 -  Twin vehicle charging point, note as above.
- Landscaping adjacent to parking spaces must have a mature growth height or be maintained at no higher than 500mm.
- Soft landscaping to be in accordance with Landscape Architects details.
- Refer to structural engineers drawing for extent of retaining structures.



REV	DATE REVISED	REVISION	REV BY
F	26.09.2024	CARPARK ACCESS REVISED.	LO
E	26.09.2024	VEHICLE CHARGING REVISED.	LO
D	20.05.2024	UPDATED.	LO
C	29.04.2024	GENERAL UPDATES.	LO
B	23.04.2024	LEVELS REVISED.	LO
A	11.03.2024	BOUNDARY DIMENSIONS ADDED.	LO

OAKLEY ARCHITECTS LTD
 28 HILLWOOD ROAD
 SUTTON COLDFIELD
 WEST MIDLANDS
 B75 5QL
 T: 0121 238 0683
 E: design@oakleyarchitects.co.uk
 www.oakleyarchitects.co.uk

CLIENT
BCHG

PROJECT
Lombard St W

DRAWING TITLE
Site Plan 200

DRAWING SCALE
1:200 (A1)

DATE DRAWN
14.02.2024

DRAWN BY
Lisa Oakley

CHECKED BY
Simon Oakley

JOB NUMBER
202204

DRAWING NUMBER
10F

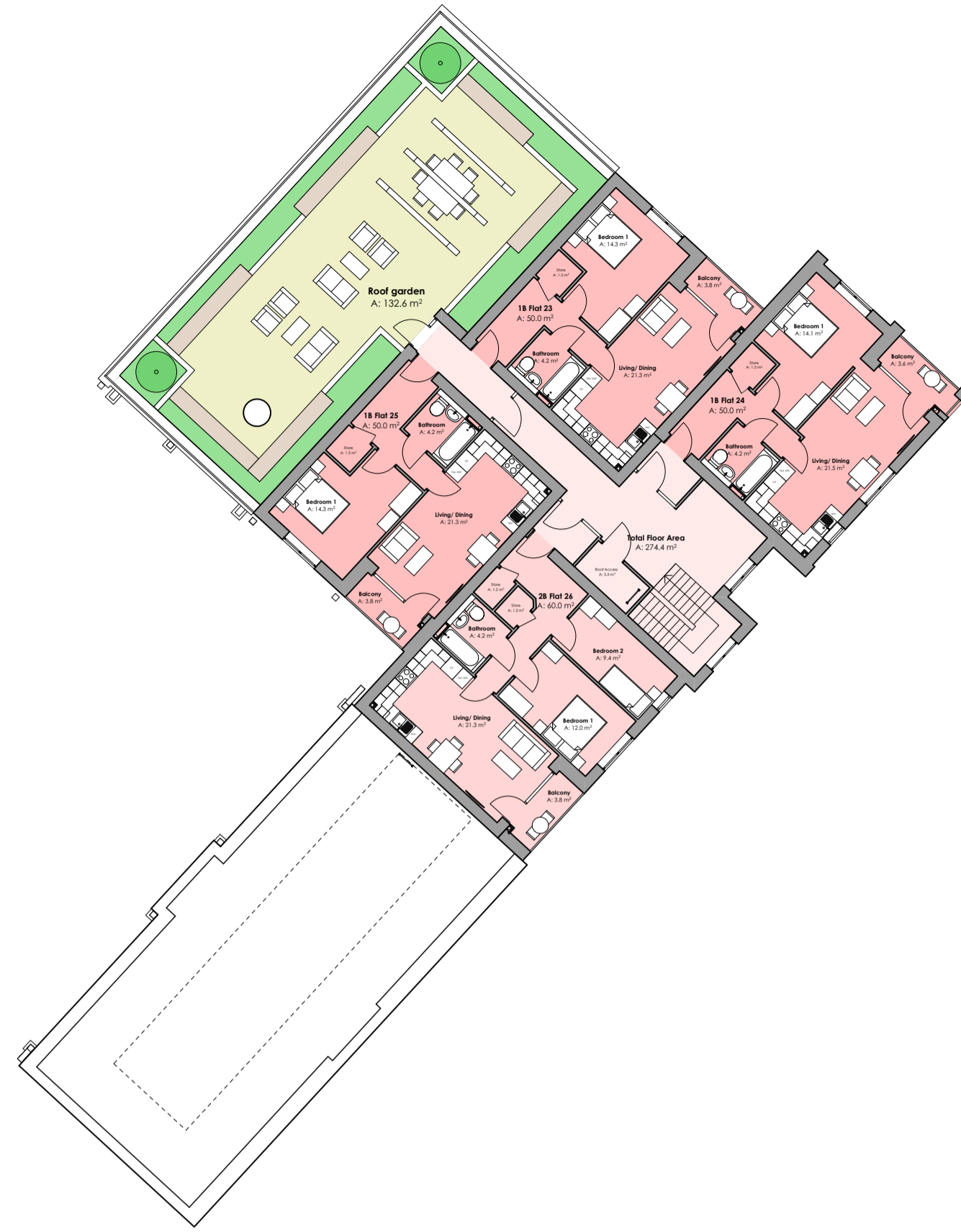
LOMBARD STREET WEST

SCHEDULE OF ACCOMMODATION

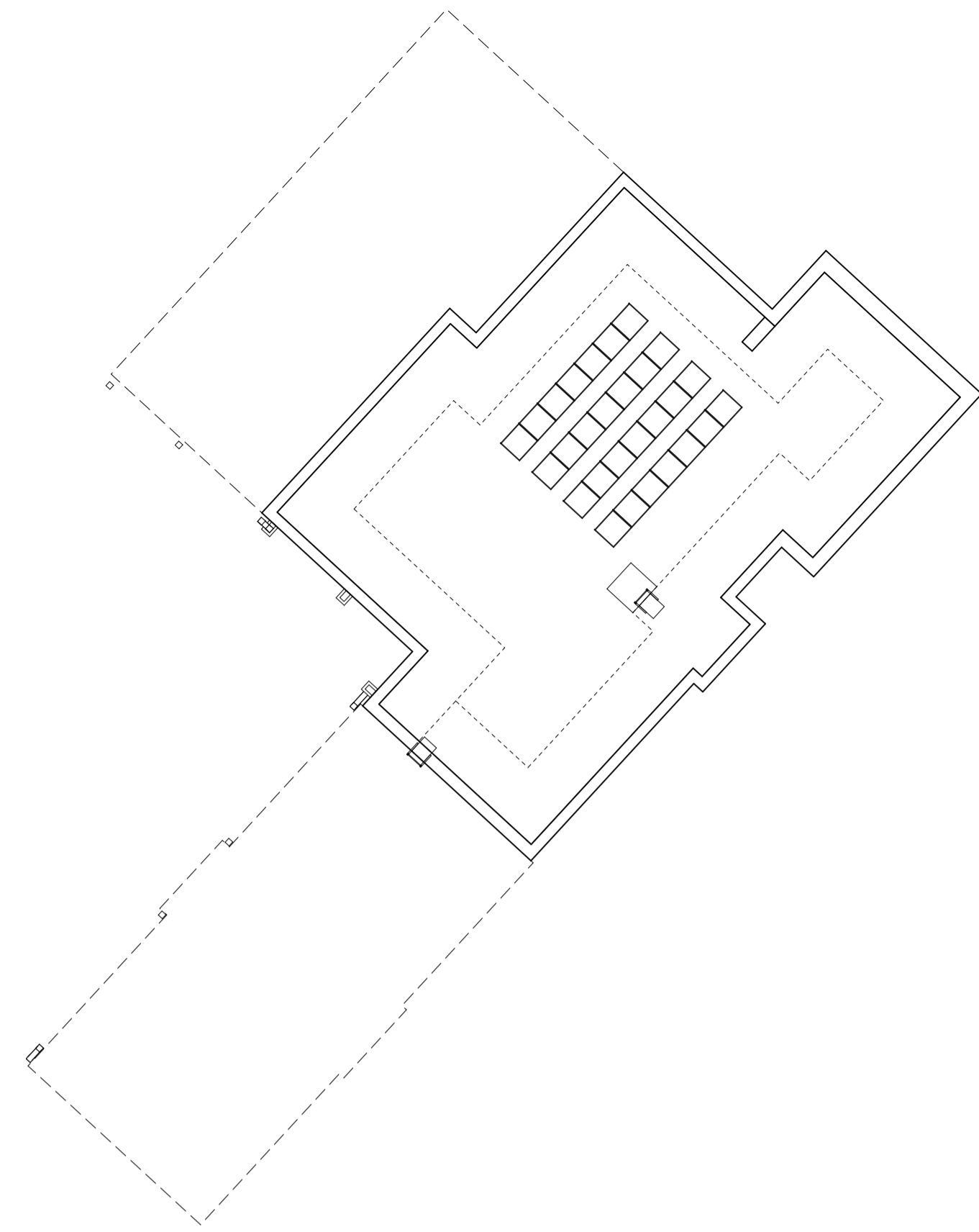
TYPE	No.	AREA (m ²)	PARKING
1B2P FLAT	20	50	25%
2B3P FLAT	6	60	25%
TOTAL	26		



FIRST FLOOR PLAN
0 1 2 3 4



THIRD FLOOR PLAN
0 1 2 3 4



ROOF PLAN
0 1 2 3 4



GROUND FLOOR PLAN
0 1 2 3 4



SECOND FLOOR PLAN
0 1 2 3 4

Rev	DATE REVISED	REVISION	REV BY
I	26.06.2024	PV PANELS & VEHICLE CHARGING REVISED.	LO
H	29.04.2024	GENERAL UPDATES.	LO
G	23.04.2024	FIRE DOORS & LEVELS UPDATED.	LO
F	14.02.2024	GENERAL UPDATES.	LO
E	08.02.2024	CARDIUS AREA UPDATED.	LO
D	29.01.2024	FLAT NUMBERS ADDED.	SCO
C	08.01.2024	UPDATED TO MATCH ELEVATIONS.	LO
B	18.07.2022	UPDATED TO RF SURVEY.	LO
A	14.03.2022	AREAS UPDATED.	LO

OAKLEY ARCHITECTS LTD
 28 HILLWOOD ROAD
 SUTTON COLDFIELD
 WEST MIDLANDS
 B75 5QL
 T: 0121 238 0683
 E: design@oakleyarchitects.co.uk
 www.oakleyarchitects.co.uk

CLIENT
BCHG

PROJECT
Lombard St W

DRAWING TITLE
Floor Plans

DRAWING SCALE
1:200 (A1)

DATE DRAWN
11.02.2022

DRAWN BY
Lisa Oakley

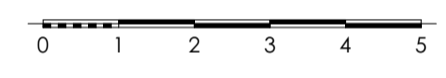
CHECKED BY
Simon Oakley

JOB NUMBER
202204

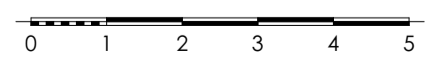
DRAWING NUMBER
031



HIGH STREET ELEVATION



LOMBARD STREET WEST ELEVATION



C	20.05.2024	UPDATED:	LO
R	23.04.2024	LEVELS REVISED:	LO
A	14.02.2024	GENERAL UPDATE:	LO
REV	DATE REVISED	REVISION	REV BY

OAKLEY ARCHITECTS LTD
 28 HILLWOOD ROAD
 SUTTON COLDFIELD
 WEST MIDLANDS
 B75 5QL
 T: 0121 238 0683
 E: design@oakleyarchitects.co.uk
 www.oakleyarchitects.co.uk

CLIENT:
 BCHG

PROJECT:
 Lombard St W

DRAWING TITLE:
 Elevations 1 of 2

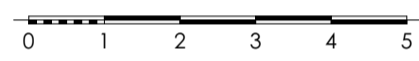
DRAWING SCALE: 1:100 (A1)
 DATE DRAWN: 08.01.2024

DRAWN BY: Lisa Oakley
 CHECKED BY: Simon Oakley

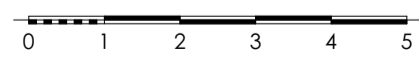
JOB NUMBER: 202204
 DRAWING NUMBER: 06C



REAR OF HIGH STREET ELEVATION



REAR OF LOMBARD STREET WEST ELEVATION



Rev	DATE REVISED	REVISION	Rev By
1	20.05.2024	UPDATED WINDOWS & LEVELS REVISED.	LO
2	23.04.2024		LO

OAKLEY ARCHITECTS LTD
 28 HILLWOOD ROAD
 SUTTON COLDFIELD
 WEST MIDLANDS
 B75 5QL
 T: 0121 238 0683
 E: design@oakleyarchitects.co.uk
 www.oakleyarchitects.co.uk

CLIENT
 BCHG

PROJECT
 Lombard St W

DRAWING TITLE
 Elevations 2 of 2

DRAWING SCALE	DATE DRAWN
1:100 (A1)	08.01.2024
DRAWN BY	CHECKED BY
Lisa Oakley	Simon Oakley
JOB NUMBER	DRAWING NUMBER
202204	07B



PERSPECTIVE OF CORNER OF LOMBARD STREET WEST & HIGH STREET

C	20.05.2024	UPDATED.	LO
B	23.04.2024	GENERAL UPDATES.	LO
A	14.02.2024	GENERAL UPDATES.	LO
REV	DATE REVISED	REVISION	REV BY

CLIENT	PROJECT		
BCHG	Lombard St W		
DRAWING TITLE	DRAWING SCALE	DATE DRAWN	
Perspective	(A3)	09.01.2024	
DRAWN BY	CHECKED BY	JOB NUMBER	DRAWING NUMBER
LISA OAKLEY	SIMON OAKLEY	202204	08C



OAKLEY ARCHITECTS LTD
 2 B HILLWOOD ROAD
 SUTTON COLDFIELD
 WEST MIDLANDS
 B75 5QL
 T: 0121 238 0683
 E: design@oakleyarchitects.co.uk
 www.oakleyarchitects.co.uk

DC/24/69626

List of conditions

- i) The development must conform with the terms of and the plans accompanying the application for permission and must remain in conformity with such terms and plans, save as may be otherwise required by (any of) the following condition(s), or approved amendment(s).
- ii) The development must be begun not later than the expiration of 3 years from the date of this permission and before development commences, a Commencement Notice must be submitted.
- iii) Before the development commences (excluding ground investigation works, enabling works, drainage) details of the external materials used in the development hereby permitted shall be submitted to and approved in writing by the local planning authority.
- iv) Before the development is commenced, including any works of site preparation, a construction environmental management plan shall be submitted to and approved in writing by the local planning authority. The statement shall provide for: the parking of vehicles of site operatives and visitors; loading and unloading of plant and materials; hours of construction, storage of plant and materials used in constructing the development; the erection and maintenance of security hoarding; wheel washing facilities; measures to control the emission of dust and dirt during demolition and construction; a scheme for recycling/disposing of waste resulting construction works. The approved construction method statement shall be adhered to throughout the construction period for the development.
- v) Before the development is brought into use a comprehensive noise impact assessment shall be carried out by a suitably qualified noise consultant and shall be submitted to and approved in writing

by the local planning authority, to quantify the impact of noise from road traffic and shall include mitigation measures. The report shall consider whether sound levels meet the indoor ambient noise levels for dwelling set out in table 4 of BS 8233:2014 and also the L_{max} inside threshold value of 45dB given in the WHO Night Noise Guidelines for Europe. If a glazing/ventilation scheme is to form part of any proposed mitigation, then the report should also include a full and marked up set of plans showing the glazing/ventilation specifications for each façade. The approved mitigation measures shall be carried out before the development is brought into use and thereafter retained as such.

- vi) Before the development is commenced a desktop study will be undertaken to assess the risk of the potential for on-site contamination. If the desktop study identifies potential contamination, a further detailed site investigation will be carried out to establish the degree and nature of the contamination and its potential to pollute the environment or cause harm to human health. Where necessary, details of remediation measures shall be provided. Details of the desktop study, site investigation and remediation measures shall be submitted to and approved in writing by the local planning authority prior to the commencement of development. All works must conform to Land Contamination Risk Management (LCRM) 2020 (EA, 2020) methods and protocols and be carried out by a competent person:(<https://www.gov.uk/government/publications/land-contamination-risk-management-lcrm>). In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the local planning authority. An investigation and risk assessment must be undertaken, and where remediation is necessary a remediation scheme must be prepared and shall be submitted to and approved in writing by the local planning authority. Where remediation works have been carried out in pursuance with the preceding conditions, a post remediation report shall be submitted to and approved in writing by the local planning authority before the development is first occupied. The

post remediation verification report should detail the remedial works undertaken and demonstrate their compliance. The report should be produced in accordance with Land Contamination Risk Management (LCRM) 2020 (EA, 2020).

- vii) The development shall not be occupied or brought into use until the space shown on the submitted plan for the parking and manoeuvring of vehicles has been provided. When provided the space for the parking and manoeuvring of vehicles shall be thereafter retained.
- viii) The approved waste storage shall be implemented before the development is first occupied or brought into use and thereafter retained.
- ix) The approved secure cycle parking shall be implemented before the development is first occupied or brought into use. When provided the secure cycle parking shall be thereafter retained.
- x) Once provided, the communal garden areas shall be retained for the lifetime of the development.
- xi) Before the development is commenced details of drainage works (including SuDS) for the disposal of both surface water and foul sewage shall be submitted to and approved in writing by the local planning authority. The approved drainage works shall be implemented before the development is first occupied or brought into use and thereafter retained.
- xii) The development hereby permitted shall not be occupied until details of security measures associated with the residential accommodation, which include CCTV, controlled access to the building/rooms and security lighting, shall be submitted to and approved in writing by the local planning authority. Before the development is first occupied the approved security measures shall be implemented and retained in that form thereafter.

- xiii) The approved hard and soft landscaping and planting scheme (ADL408) shall be implemented within eight months of the development being occupied. Any tree, hedge or shrub planted as part of a soft landscaping scheme (or replacement tree/hedge) on the site, and which dies or is lost through any cause during a period of 3 years from the date of first planting shall be replaced in the next planting season.
- xiv) Before development is commenced (excluding site investigation and remediation) a detailed method statement setting out job and apprenticeship opportunities which may arise during the construction of the development and/or when the development is brought into use, shall be submitted to and approved in writing by the local planning authority. The approved method statement shall thereafter be implemented.
- xv) Before the development is commenced (excluding site investigation, remediation and construction foundations) details of the renewable energy details offsetting 10% of residual energy demand of the development on completion shall be submitted in writing and approved by the local planning authority. The development shall not be occupied unless and until the renewable energy sources have been implemented.
- xvi) Before the development commences details of the proposed means of compliance with Bio-Diversity Net Gain requirements shall be submitted to and approved in writing and approved by the Local Planning Authority. No dwelling shall be occupied unless and until the approved means of compliance with the preceding part of this condition has been implemented.
- xvii) Before the development commences details of the proposed means of compliance with Black Country Core Strategy Policy HOU3 (Affordable Housing) and Policy SAD H3 (Affordable Housing) and Sandwell's adopted Supplementary Planning Guidance (Planning Obligations) shall be submitted in writing and approved by the Local Planning Authority. No dwelling shall be

occupied unless and until the approved means of compliance with the preceding part of this condition has been implemented.