

19/00615/OUT

Application for outline planning permission with all matters reserved, apart from details in relation to access, layout and scale for the partial demolition of the building and former walled garden on site and the conversion of the remaining pub building into 12no. apartments alongside the erection of 38no. dwellings, childrens play areas, landscaping and circulation space (amended description).

Foxlydiate Hotel, Birchfield Road, Redditch, B97 6PX

Recommendation:

Outline Permission is GRANTED

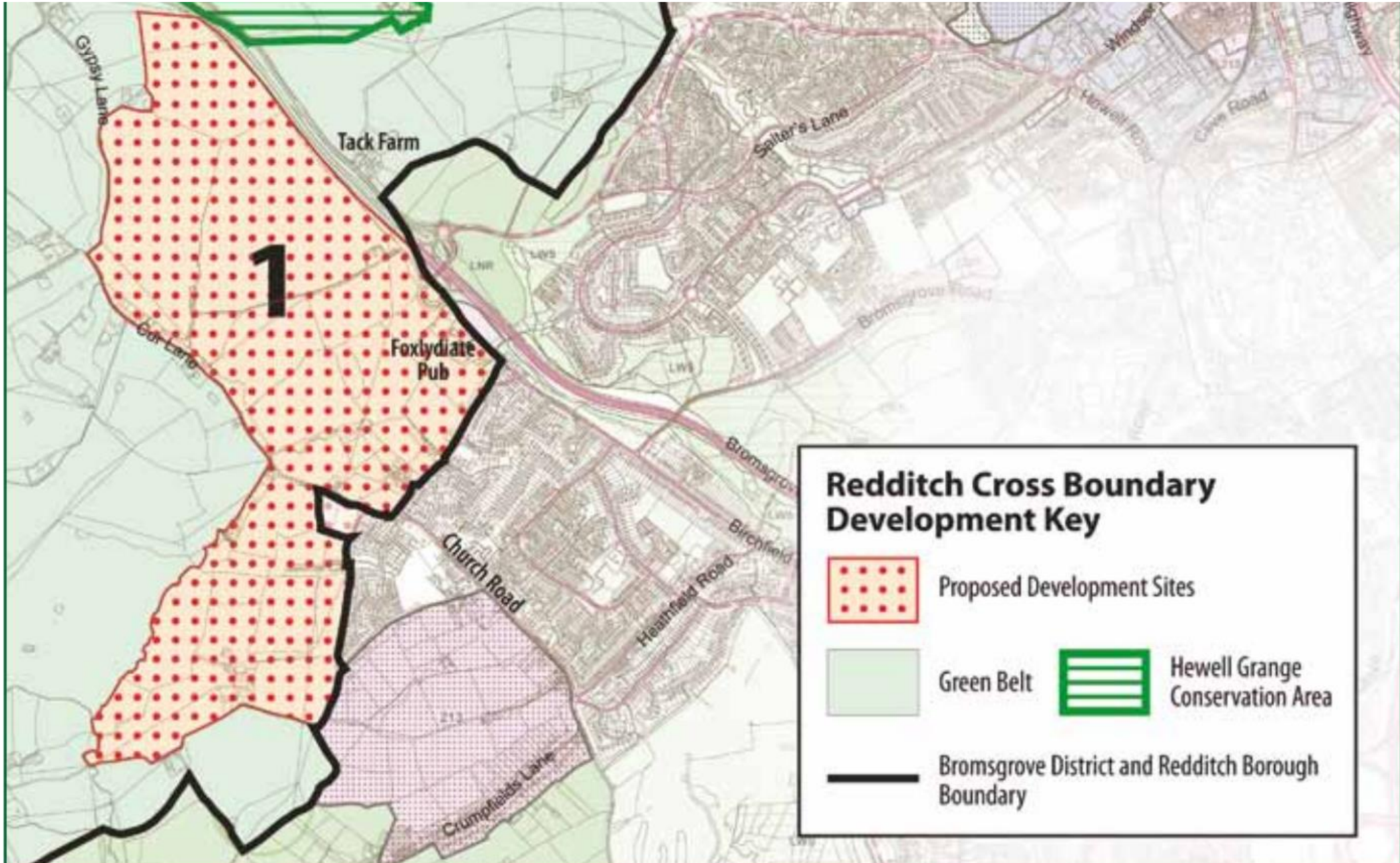


# Aerial View



# RCBD1 Redditch Cross Boundary Development Map

Extract  
from  
Local Plan

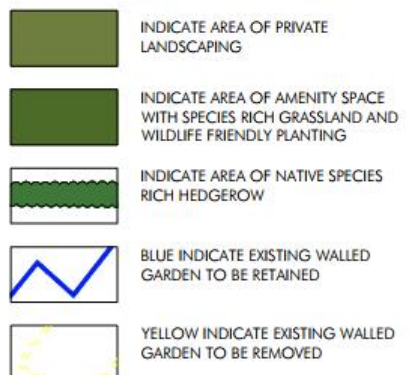
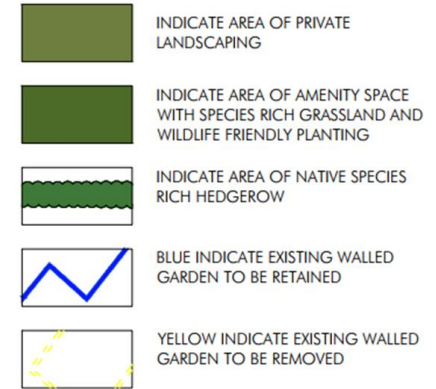
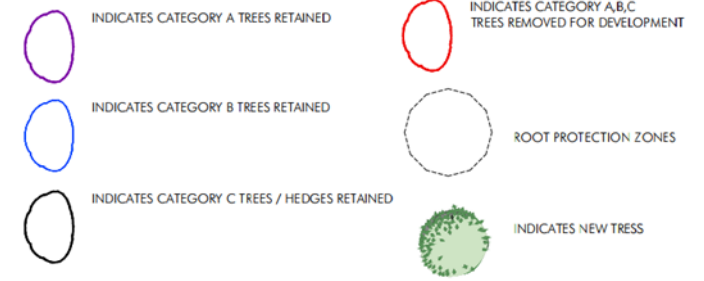


# Proposed Site Plan



- 100% PARKING
- EXISTING ACCESS RETAINED
- VISITOR PARKING
- SECURED BY DESIGN REQUIREMENTS

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH TREE CARE CONSULTANCY DRAWING NUMBERS TCC-1078-1 AND 1078-2 AND ASSOCIATED TREE SCHEDULE

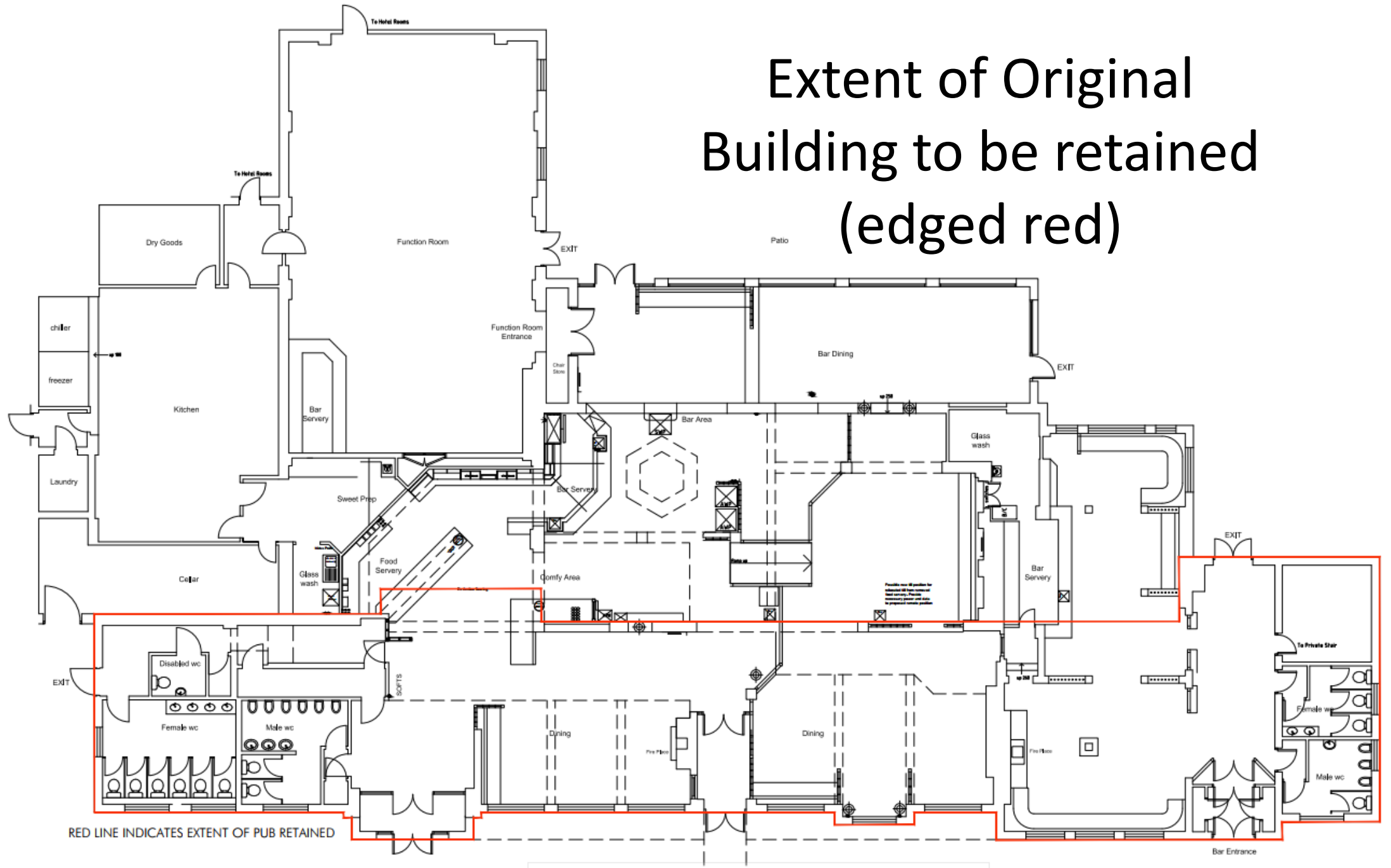


SCHEDULE OF PROPERTIES ALL HOUSES - SITE 1 IN CURTLAGE NO PARKING

Property Type	Area	Units	No. in Curtilage	No. Parking
(A)	4B 6P HOUSE - 100 SQ M	5	2	
(B)	3B 5P HOUSE - 91 SQ M	5	2	
(C)	3B 5P HOUSE - 89 SQ M	11	2	
(D)	2B 4P HOUSE - 82 SQ M	2	2	
(E)	2B 4P HOUSE - 77 SQ M	4	2	
(F)	2B 4P HOUSE - 72 SQ M	11	2	
(G)	GARAGES	10		
(H)	2B 3/4P FLATS- 70 SQ M	12	24	
TOTAL UNITS		50		

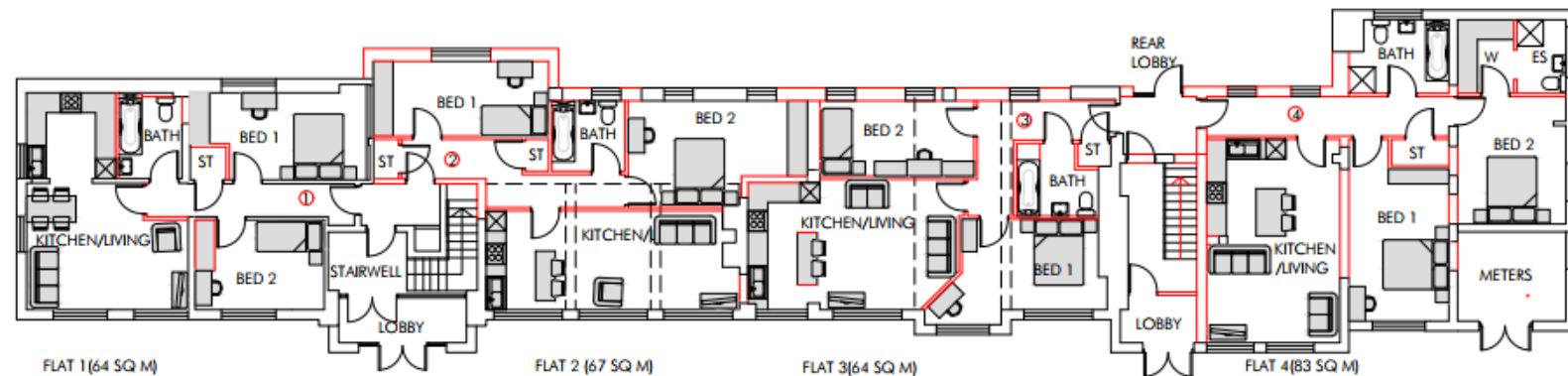
LAP - AREA 1 - 2270 SQ M  
 AREA 2 - 1780 SQ M  
 TOTAL - 4045 SQ M

# Extent of Original Building to be retained (edged red)

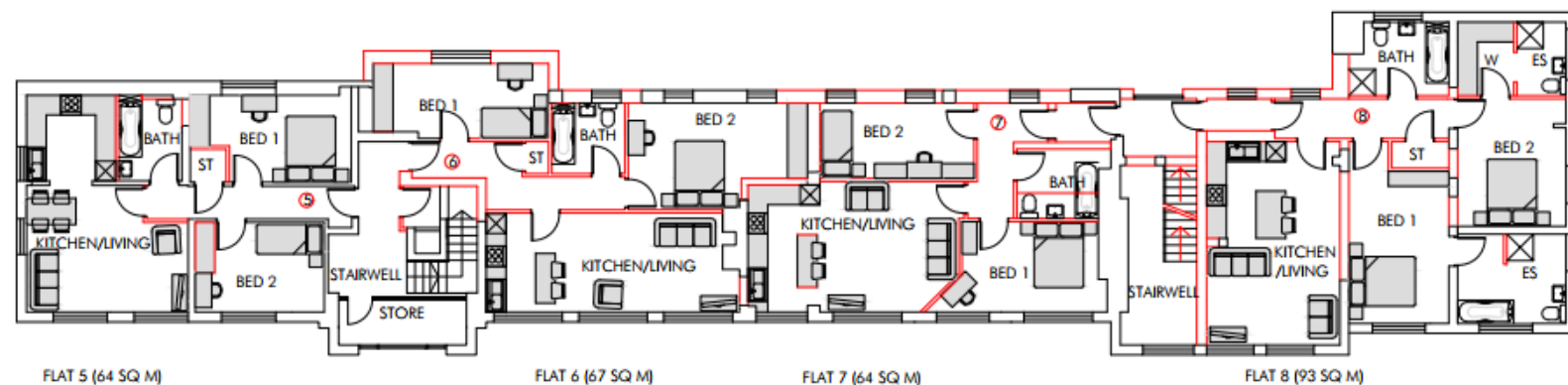


RED LINE INDICATES EXTENT OF PUB RETAINED

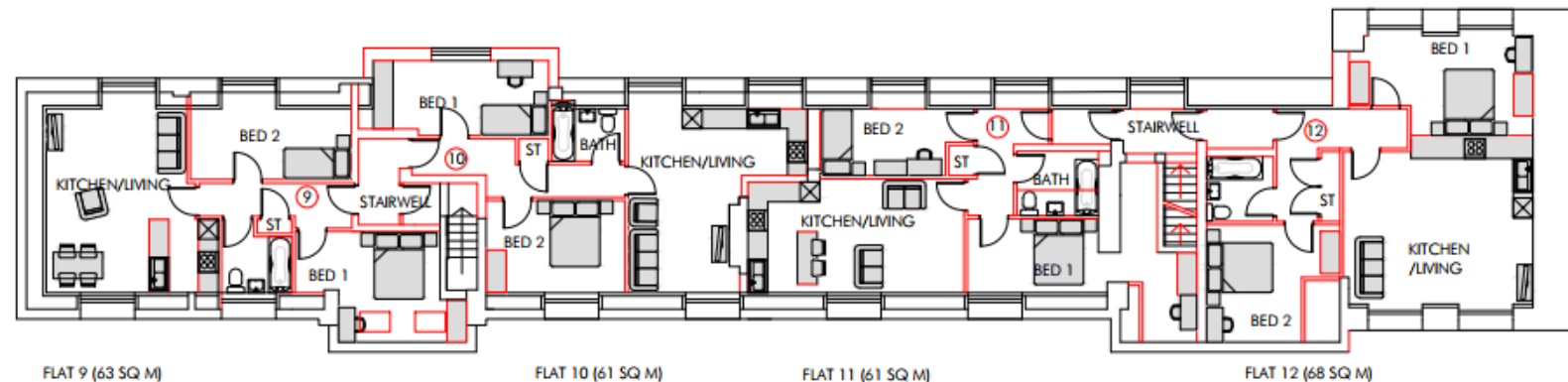
# Proposed floor plans for residential conversion of retained section of original building



PROPOSED GROUND FLOOR PLAN

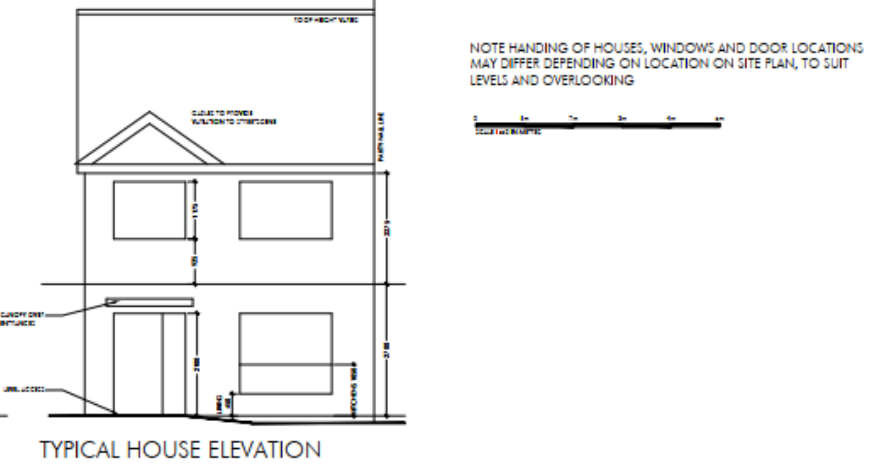
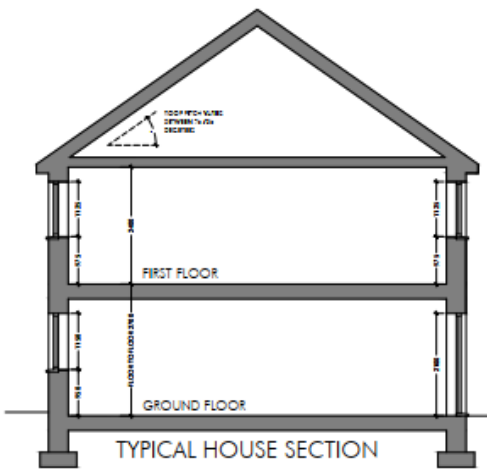
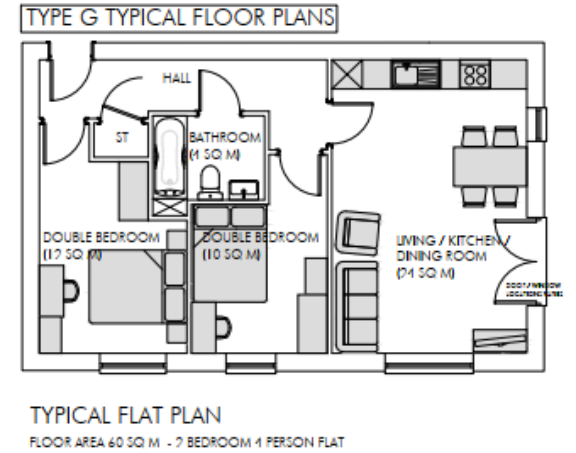
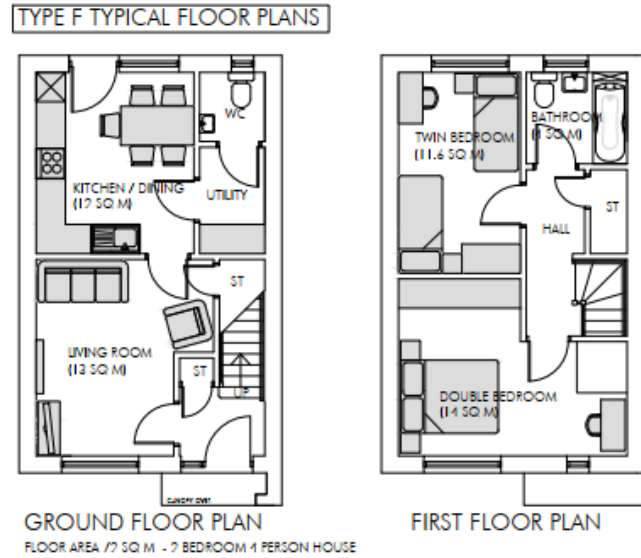
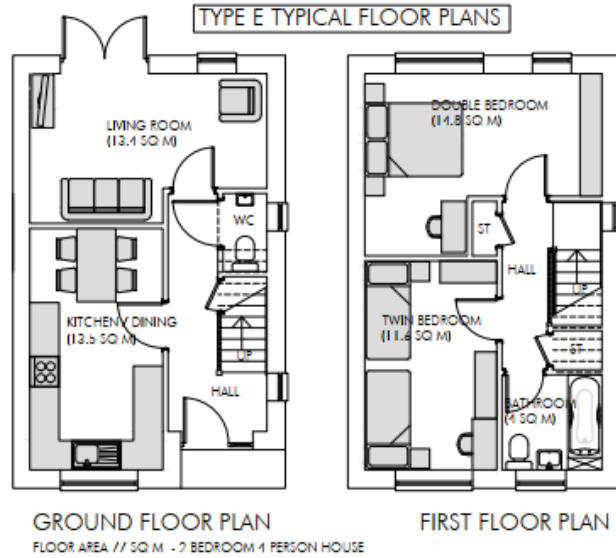


PROPOSED FIRST FLOOR PLAN

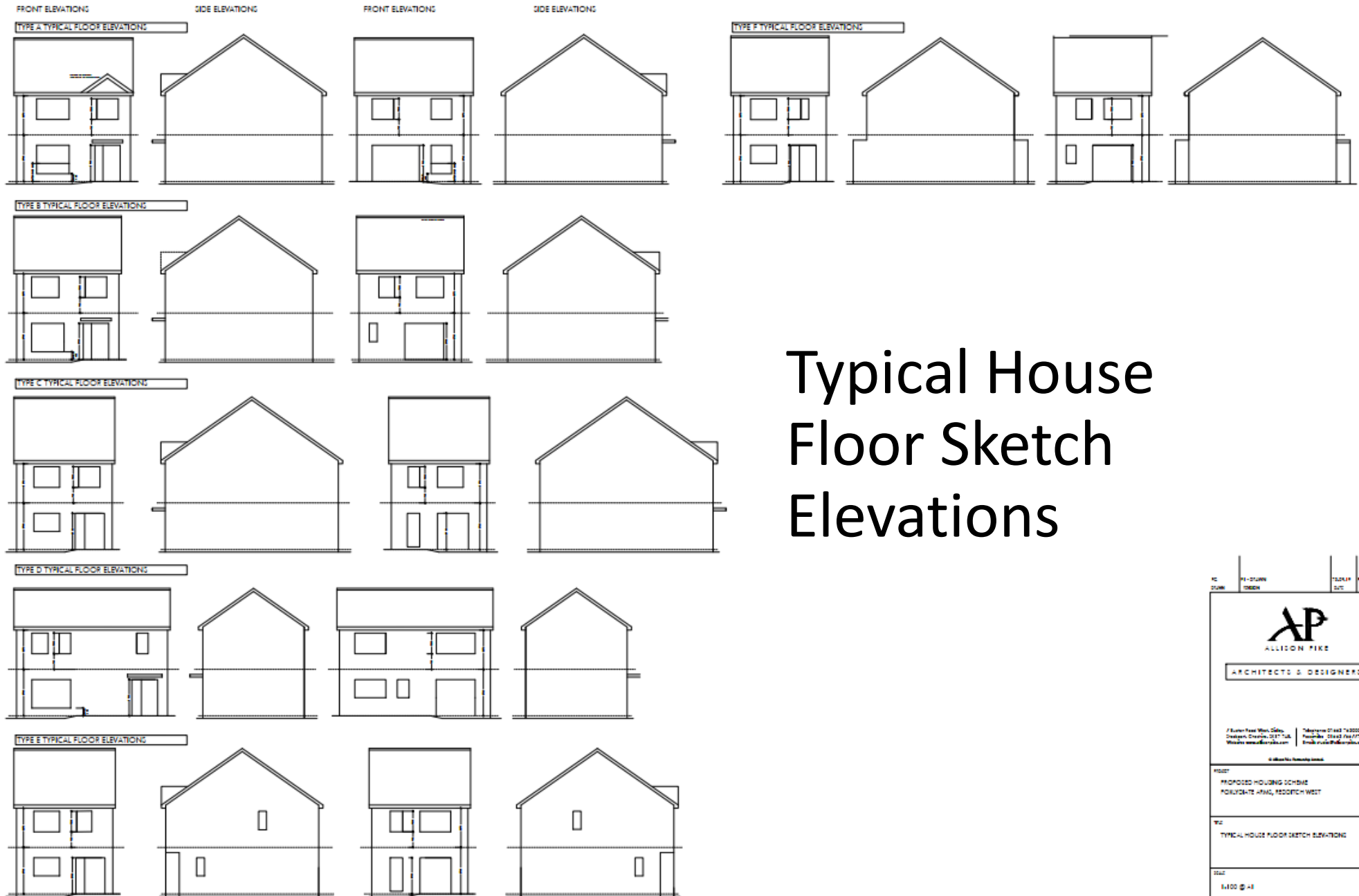


PROPOSED SECOND FLOOR PLAN

# Typical House Floor Plans



NO	NO	NO	NO
DATE	DATE	DATE	DATE
<b>AP</b> ALLISON PIKE ARCHITECTS & DESIGNERS			
7 Brunel Park West, Gillingham, Dorset, DT16 1LJ Tel: 01305 370000 Email: info@apdesigners.com		Tel: 01305 370000 Email: info@apdesigners.com	
© All rights reserved.			
PROJECT: PROPOSED HOUSING SCHEME, POLKEYS-12E-4RMS, REDCOTE WEST			
NO: TYPICAL HOUSE FLOOR PLANS, TYPE E TO G WITH DETAIL SECTIONS / ELEVATIONS			
SCALE: 1:50 @ A1			
DATE:	DATE:	NO:	
WGS:	ALT:	PT:	



# Typical House Floor Sketch Elevations

NO. 10	11-21/2024	12/24/24	1/2
DATE	ISSUE	SHEET	NO.
 <b>ARCHITECTS &amp; DESIGNERS</b>			
<small>7 Kismet Peak West, Dallas, TX 75241-1106          Phone: 214.462.1111          Website: www.apdallas.com</small>			
<small>*Registered Professional Architect          No. 0000000000</small>			
<b>PROJECT</b> PROPOSED HOUSING SCHEME POLYCENTRIC HANG, FRODOCTH WEST			
<b>NO.</b> TYPE-H HOUSE FLOOR SKETCH ELEVATIONS			
<b>SCALE</b> 1:100 @ -1			
DATE	DRAWING	BY	NO.
10/24	HLB	PI	1



# Swept path analysis



View looking south



View looking west



View looking south east



View looking south west

