

22/01419/FUL

Land To Rear Of 1-6 Smedley Crooke Place Redditch
Road Hopwood Worcestershire

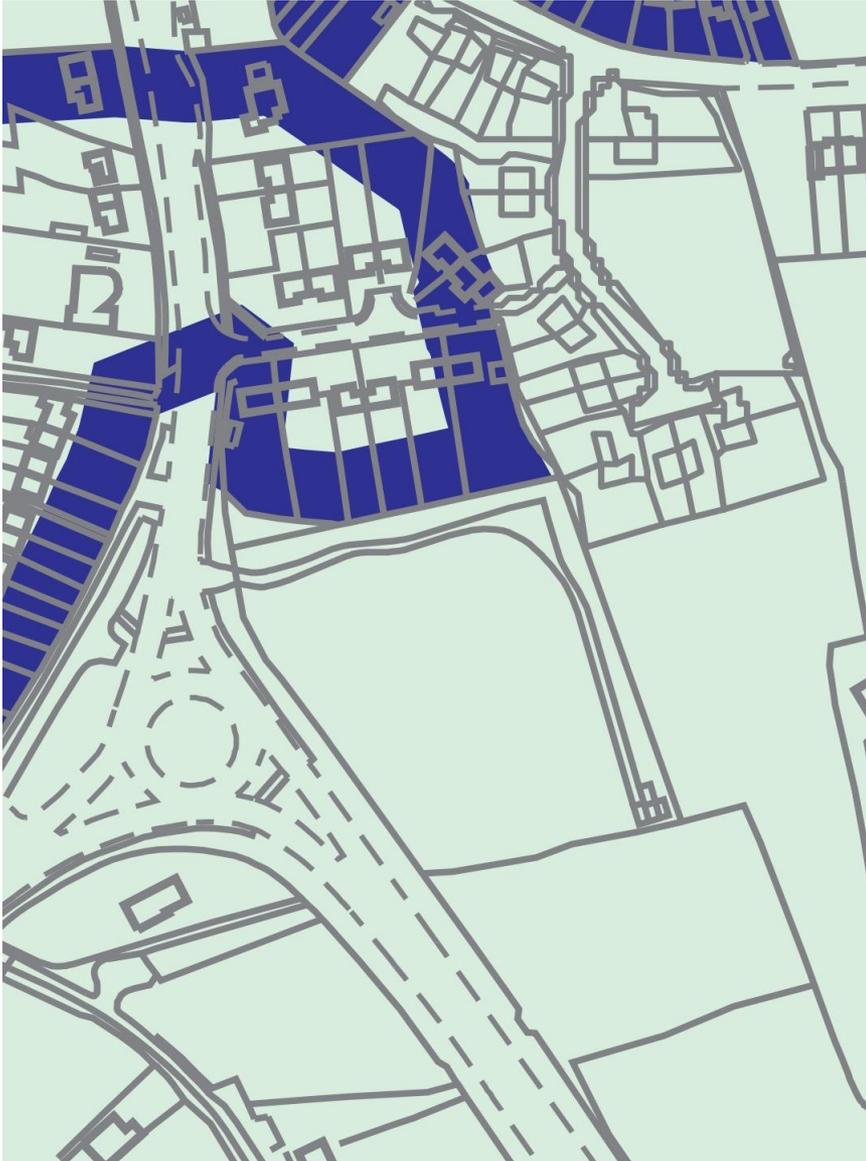
Development of 34 affordable dwellings, associated landscaping, siteworks and construction of new access from existing highway roundabout.

Recommendation: Delegate to Head of Service to GRANT planning permission subject to a legal agreement and conditions

Site Location Plan



District Plan Map



-  Village Envelopes BDP4
-  Green Belt BDP4

Satellite View



View of site from Birmingham Road



Existing Access



View of existing cross over at roundabout



View of site



Approx. Location of New Access

Proposed Layout



Site address:	Headbitch Road, Hopedale		
Client:	Camden Capital / Hopedale J02		
Site area:			
Units:	24		
Density/Units:			
Density/Year:			
Density/Day:			
Unit breakdown:	100%		
Percentage:	12%		
Unit	Type	Form	Type
14	2-Bed House	semi detached	HA_1
1	2-Bed House	semi detached	HA_1
2	2-Bed House	semi detached	HA_2
4	2-Bed House	semi detached	HA_2
2	1-Bed W/ Bath	Manufacture	HA_3
2	1-Bed W/ Bath	Manufacture	HA_3

scale 1:1000
 scale 1:2000

ALL DIMENSIONS ARE IN METERS.
 DIMENSIONS ONLY, ALL DIMENSIONS
 TO BE REPORTED TO THE ARCHITECT.
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Proposed Mix of Dwellings



	House Type	No.
	3b5p house (Ra_1)	16
	3b5p house (Ra_1.1)	1
	2b4p house (Ra_2)	9
	2b4p house (Ra_2.1)	4
	1b2p Maisonettes	4
	Total	34

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Materials Plan



Proposed Landscaping



Existing Trees and Hedge to be Retained

Trees to be retained and protected in line with BS5837:2012.

Existing Trees and Hedges to be Removed

Proposed Native Trees

Trees to be planted as 14-16cm girth, Semi-mature, 3.5-4m high. Trees to be planted with a double timber stake secured with a rubber tree tie.

Proposed Ornamental Trees

Trees to be planted as 14-16cm girth, Extra Heavy Standard, 3.5-4m high. Trees to be staked and secured with suitable rubber ties.

Proposed Small Trees

Trees to be planted as 10-12cm girth or 50L containers, 2-3m high and secured with single stake and suitable rubber ties.

Proposed Hedgerows

Evergreen hedgerows to be planted in 10L containers at a rate of 3-4 per lin. metre.

Proposed Native Hedgerows

Native hedge mix, planted at 100-120cm, bare root stock, in a double staggered row at 300mm centres, planted 3 per lin.m.

Proposed Shrub Planting

Ornamental shrub planting, to be planted in 3-4L containers at 3-4 p/m², and enhanced by feature specimens in 10-20L pots.

Proposed Native Shrub Mix

To be planted as bare root stock, 60-80cm, planted at 2/m².

Proposed Amenity Grass

Front gardens to be turfed.
Back gardens to client specification.

Proposed Wildflower Meadow

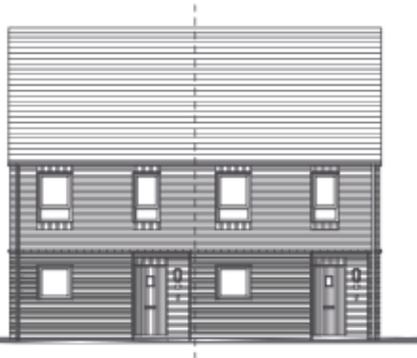
To be Emorsgate EM2 Standard General Purpose Meadow Mix, supplied by Emorsgate or similar approved. Including 80% of ornamental grasses and 20% of wildflowers. Sowing rate 4g/m².

Proposed Attenuation Basin Planted with Meadow Grass Mixture for Wet Soils

EM8F - Meadow Mixture for Wetlands as supplied by Emorsgate or similar approved. Including 80% of ornamental grasses and 20% of flowering perennials. Sowing rate 4g/m².

Proposed House Types

3b5p house (Ra_1)



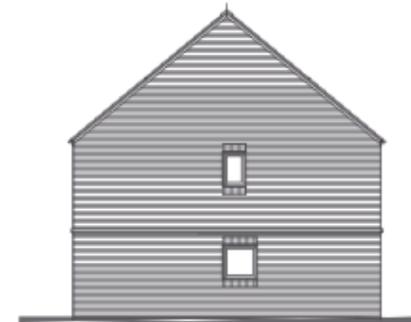
Front Elevation



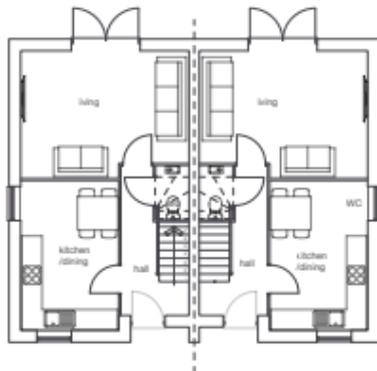
Side Elevation



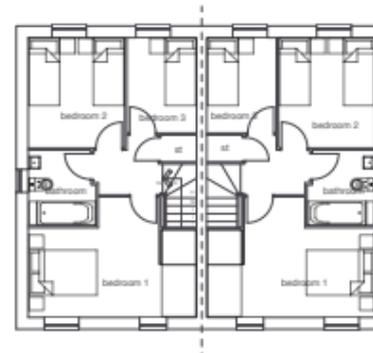
Rear Elevation



Side Elevation



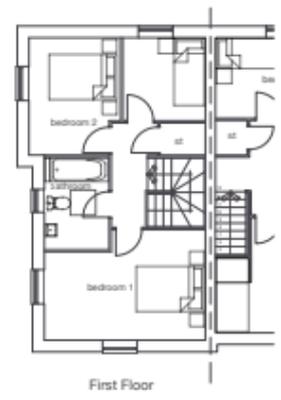
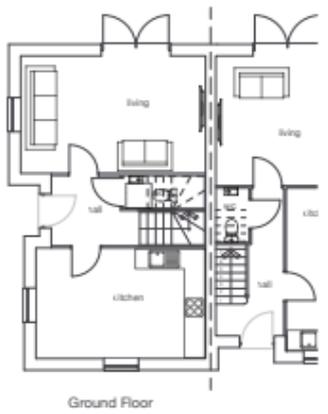
Proposed Ground Floor



Proposed First Floor

MATERIALS:
refer to drawing 006 for material palette
concreting brick detailing
brick soldier sills and lintels
white upvc windows
imitation slate grey roof tiles

3b5p house (Ra_1.1)



Materials:
refer to drawing 006 for material palette
Projecting brick course feature
Contrasting brick detailing
Black solder lintels
White uPVC windows
Insulation state grey roof tiles

2b4p house (Ra_2)



Front Elevation



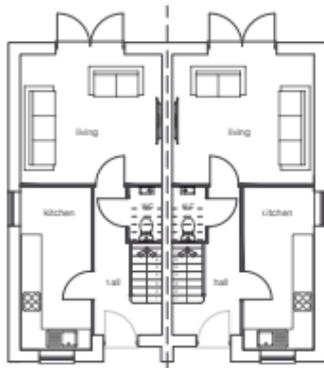
Side Elevation



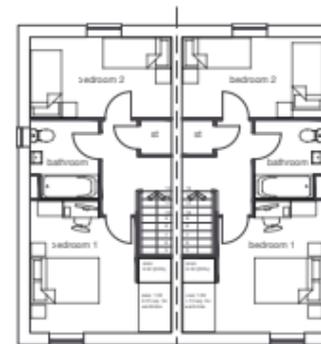
Rear Elevation



Side Elevation



Proposed Ground Floor



Proposed First Floor

Materials:
refer to drawing 006 for material palette
Projecting brick course feature
Contrasting brick detailing
Brick soldier lintels
White uPVC windows
Imitation slate grey roof tiles

2b4p house (Ra_2.1)



Front Elevation



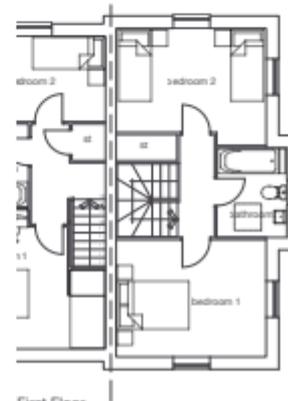
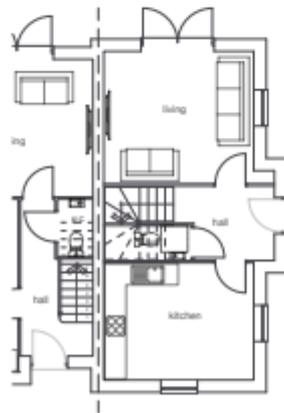
Side Elevation



Rear Elevation



Side Elevation



Materials:
refer to material drawing 006 for material palette
Projecting brick course feature
Contrasting brick detailing
Brick soldier bricks
White uPVC windows
Imitation slate grey roof tiles

1b2p Maisonettes (Ra_3&3.1)

Materials:
refer to drawing 006 for material palette
Projecting brick course feature
Contrasting brick detailing
Brick soldier bricks
White uPVC windows
Imitation slate grey roof tiles



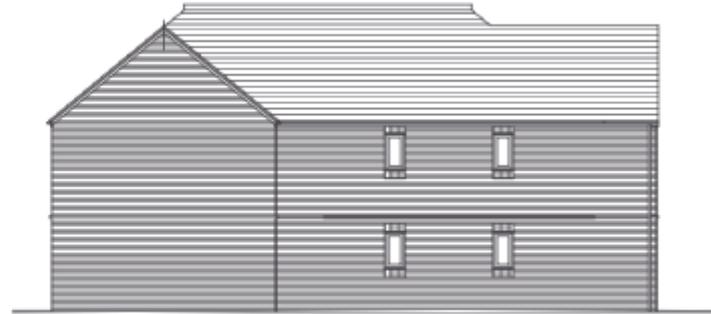
Front Elevation



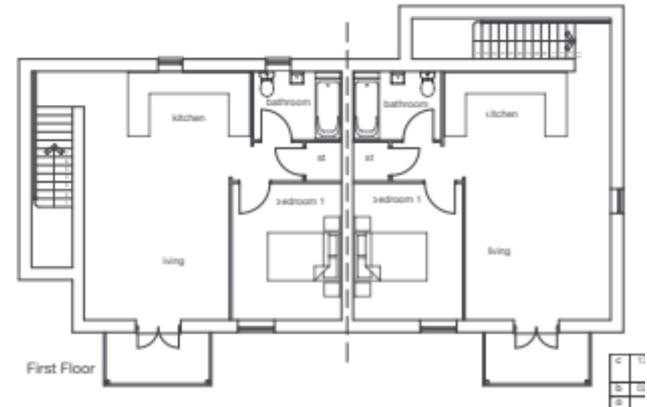
Side Elevation



Side Elevation

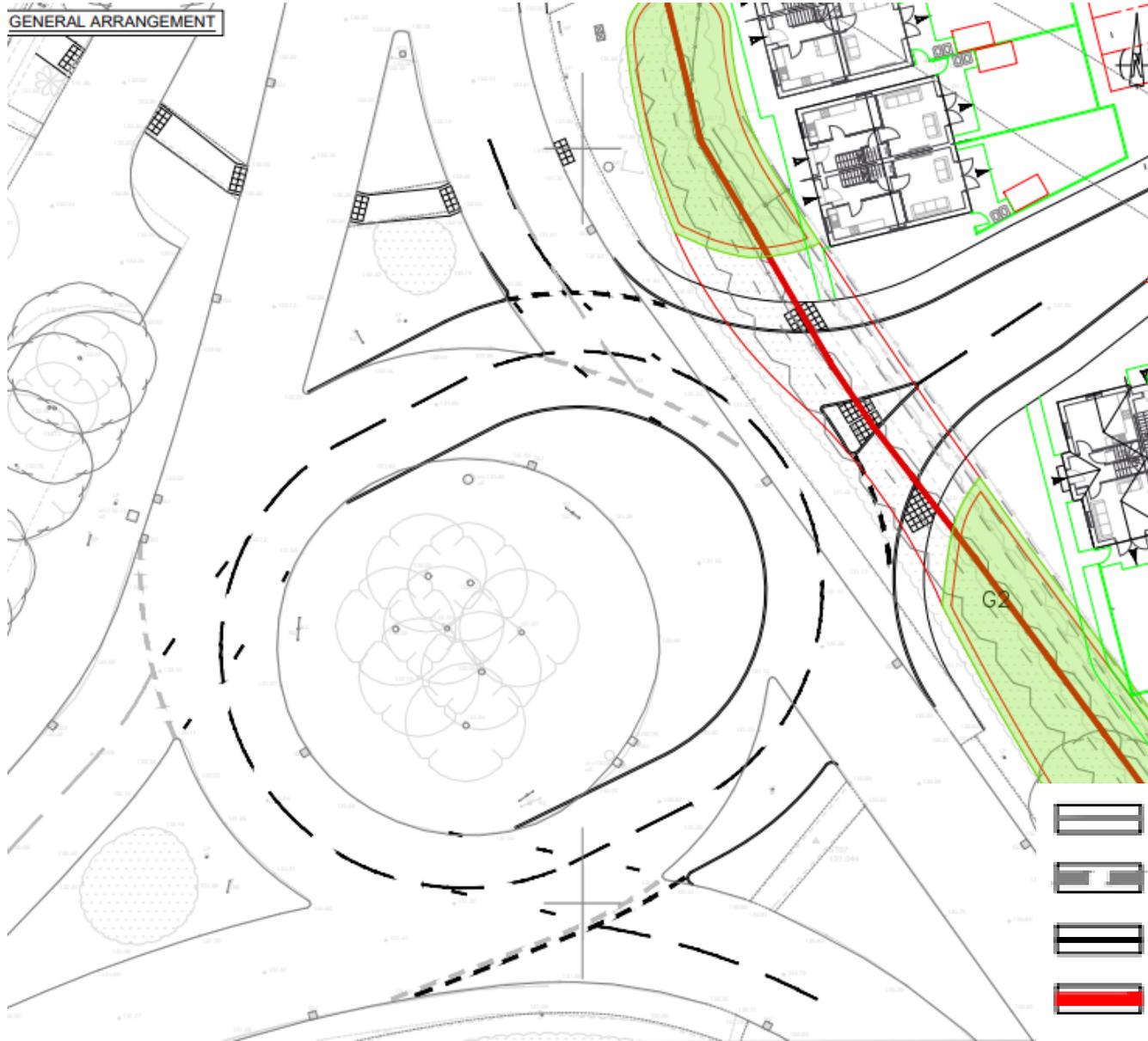


Rear Elevation



Proposed Access

GENERAL ARRANGEMENT



Topographical Survey



Existing Road Markings

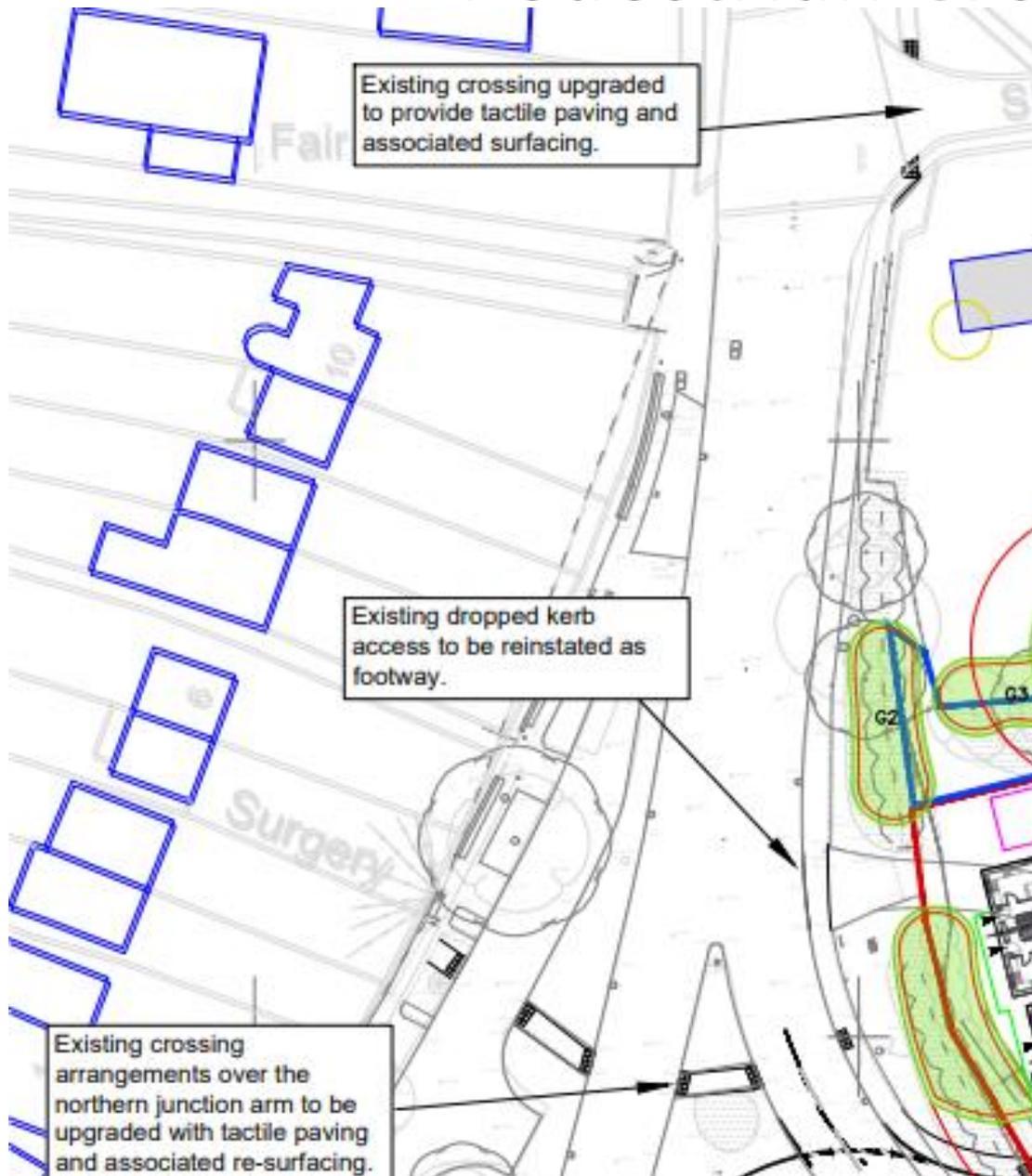


Proposed Design

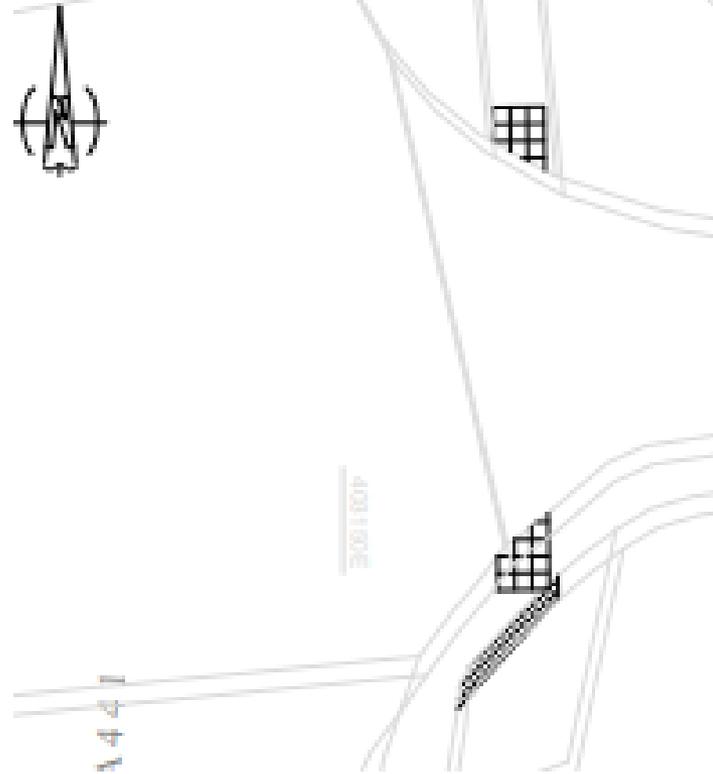


Red Line Boundary

Pedestrian Crossings



Proposed Smedley Crook Place Crossing



-  Topographical Survey
-  Existing Road Markings
-  Proposed Design
-  Red Line Boundary
-  Visibility Splays