

Site Plans and Presentations



Planning Committee

Wed 26 Jul
2023
7.00 pm

Council Chamber
Town Hall
Redditch

REDDITCH BOROUGH COUNCIL

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a
difference*

www.redditchbc.gov.uk

If you have any queries on this Agenda please contact

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Planning

Wednesday, 26th July, 2023

7.00 pm

Council Chamber Town Hall

Agenda

Membership:

Cllrs:

Peter Fleming (Chair)
Imran Altaf (Vice-Chair)
Juma Begum
Andrew Fry
Bill Hartnett

Chris Holz
Sid Khan
Anthony Lovell
Timothy Pearman

- 5.** 22/01316/OUT - Land rear of Sambourne Lane, Astwood Bank, B96 6EP (Pages 5 - 16)
- 6.** 23/00537/FUL - Town Hall, Walter Stranz Square, Redditch (Pages 17 - 36)
- 7.** 23/00683/FUL - Town Hall, Walter Stranz Square, Redditch (Pages 37 - 44)

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22/01316/OUT

Land rear of Sambourne Lane,
Astwood Bank, B96 6EP

Erection of 9 self-build / custom build detached dwellings and access. (OUTLINE application with the matter of appearance reserved)

Recommendation: Delegated to approve subject to a S106 agreement

Site Location



Satellite image



Local Plan Extract



- Legend**
-  Boundary of Borough of Redditch Local Plan No. 4
 -  Village Settlement (Policy 2 Settlement Hierarchy)

Site layout



Application 14/302/FUL Withdrawn 29.01.2015



Tree Protection



KEY

-  Tree Class B
TO BE RETAINED
-  Tree Class C
TO BE RETAINED
-  Tree Root Protection Area
MUST BE PROVIDED AS A MINIMUM
PROTECTION AREA
-  Tree Protection Fence

NOTE:

A - Tree protection fence to be installed prior to any development commencing

PO1	22/02/23	Updated to suit new layout	NR	ε
REV	DATE		BY	CI

illmanyOUNG

Planting strategy



Access point to site marked with red dot



Views from inside site



Site looking towards Evesham Road

Site looking towards rear gardens, Sambourne Lane



View of sites southern boundary

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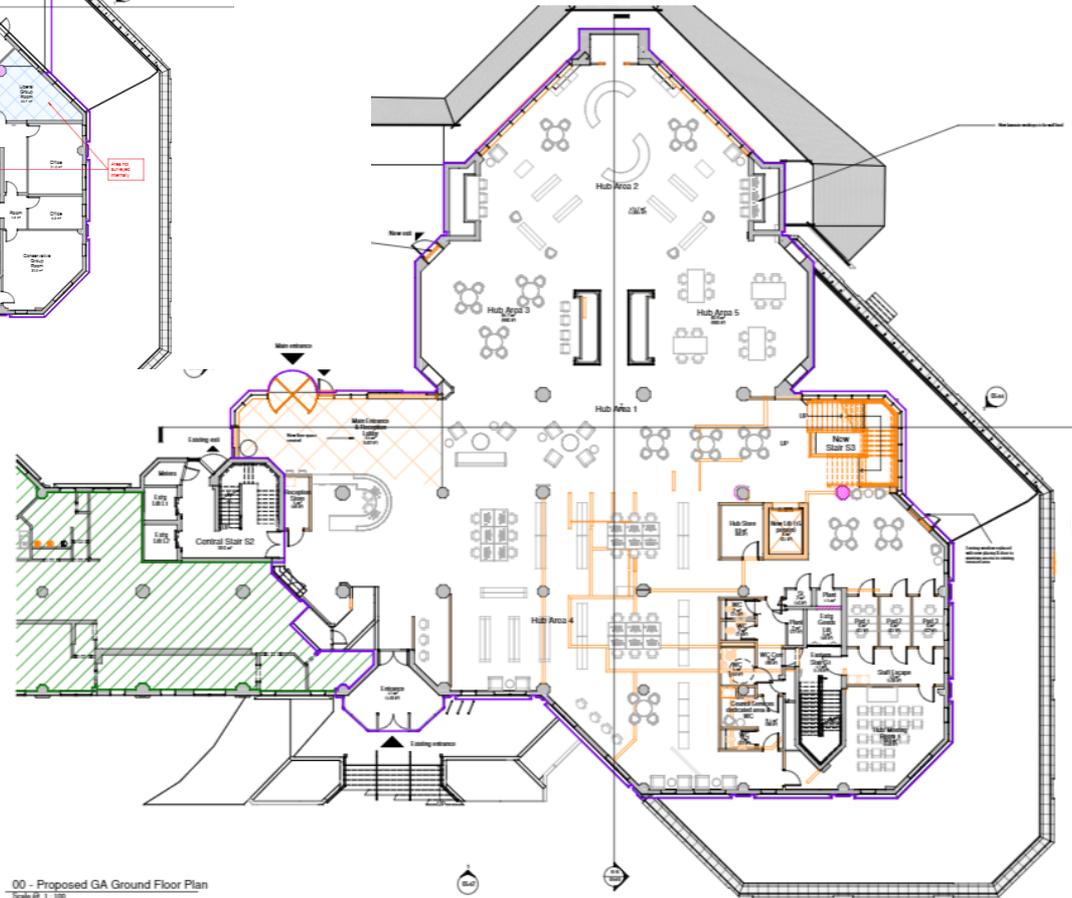
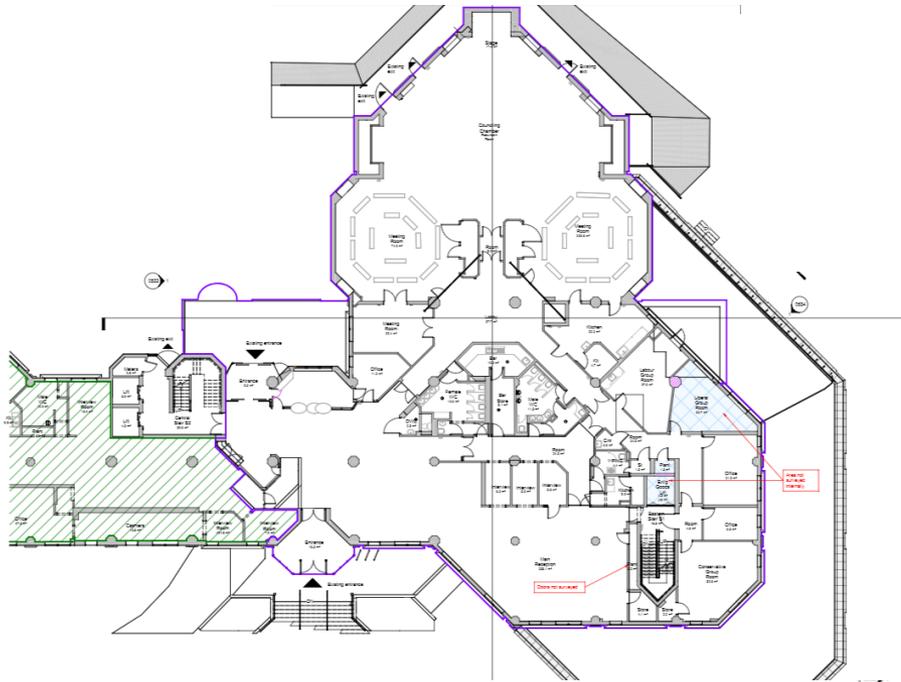
23/00537/FUL

Town Hall, Walter Stranz Square, Redditch

Change of use from Town Hall to Mixed Use as Town Hall, and Community Hub including Use Classes F2(b) and F1, with associated extensions and works.

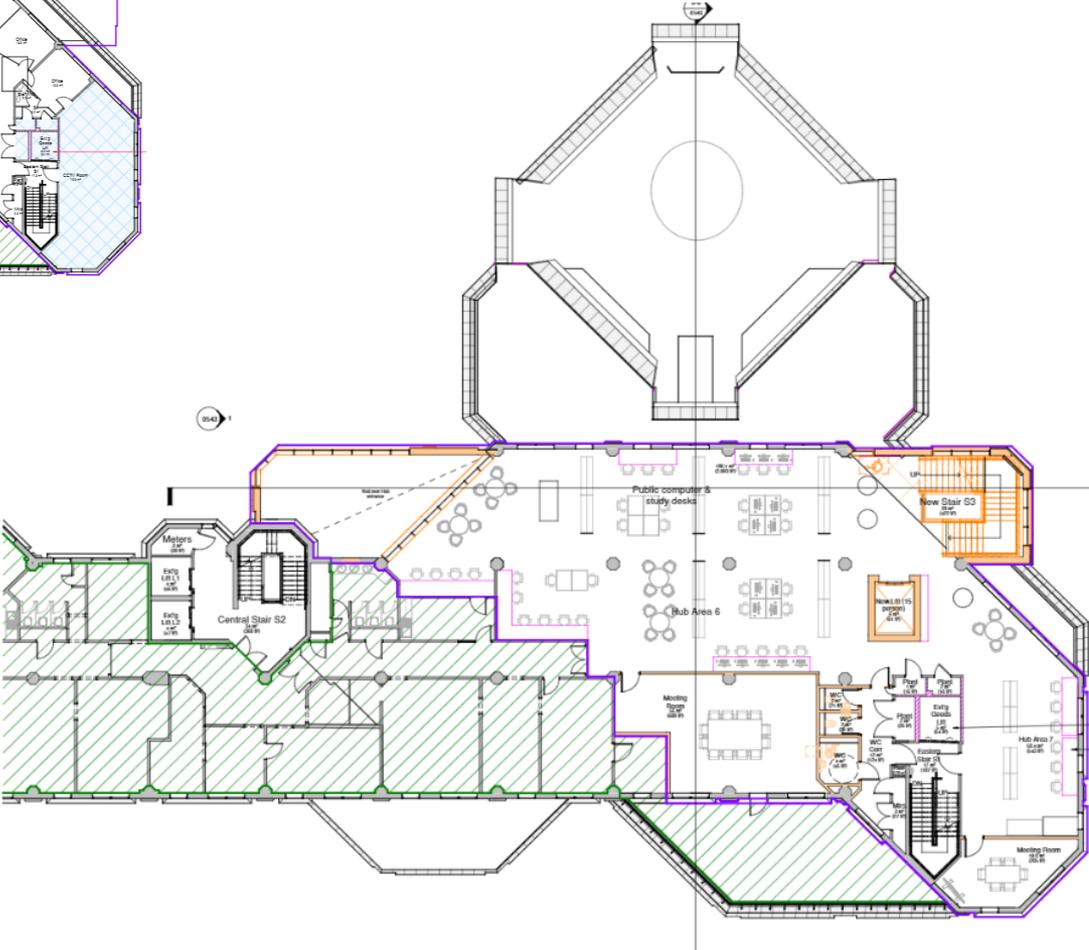
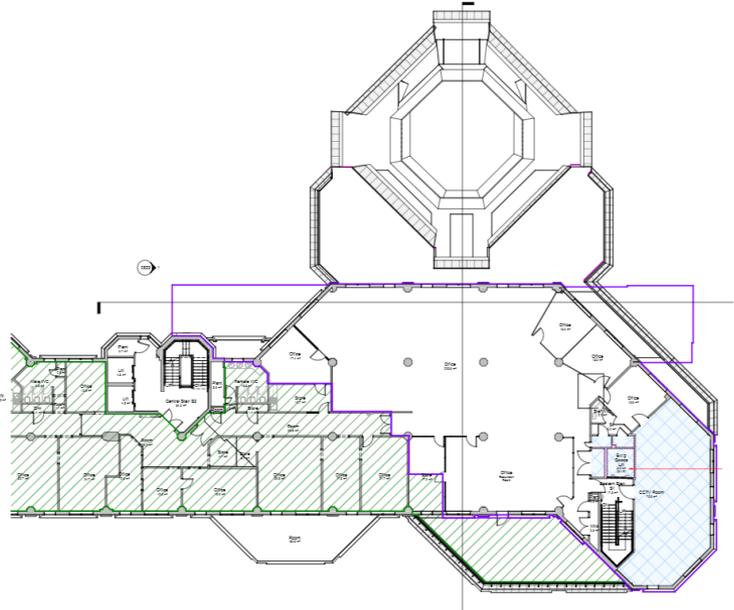
Recommendation: To GRANT planning permission.

Existing and proposed ground floor plans

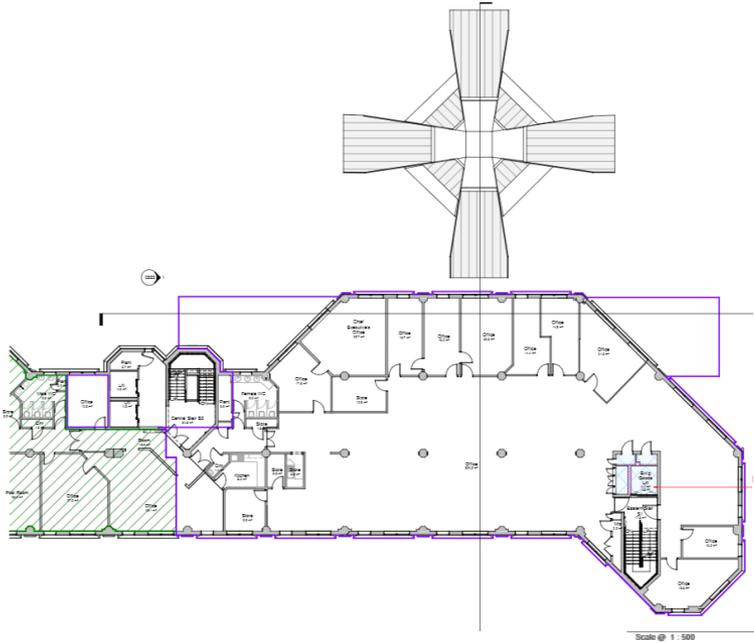


00 - Proposed GA Ground Floor Plan
Scale: 1/8" = 1'-0"

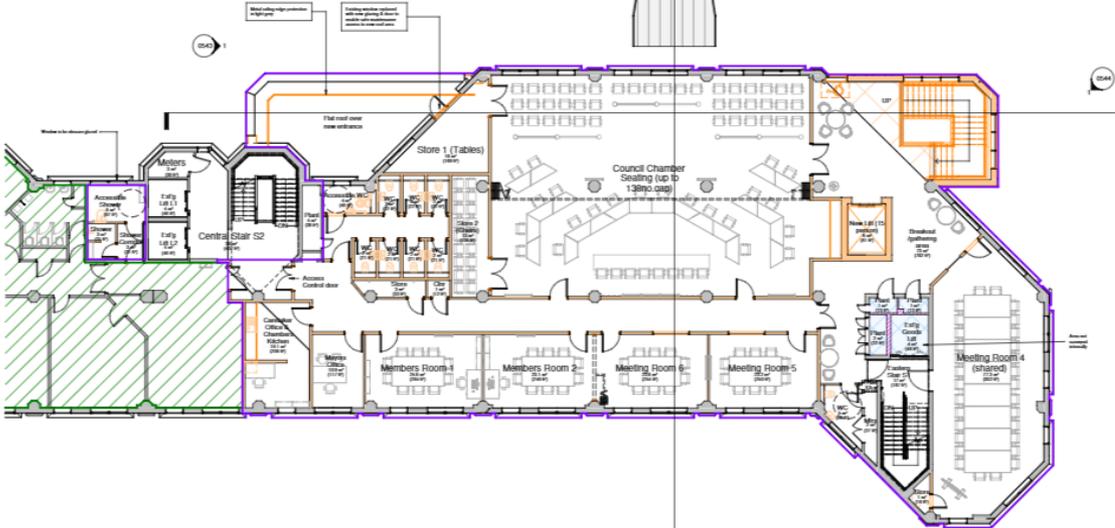
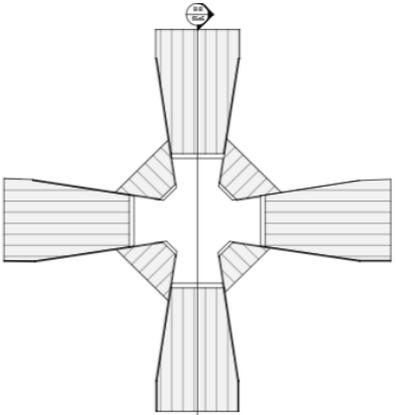
Existing and proposed first floor plans



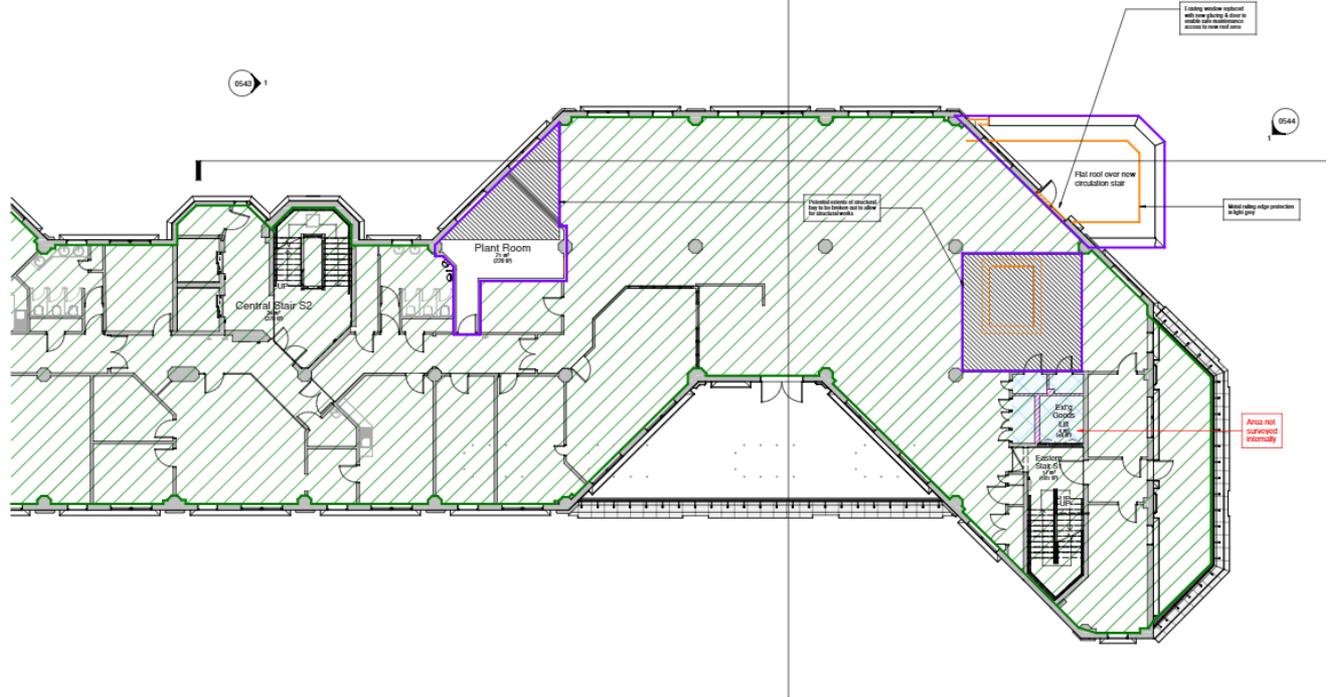
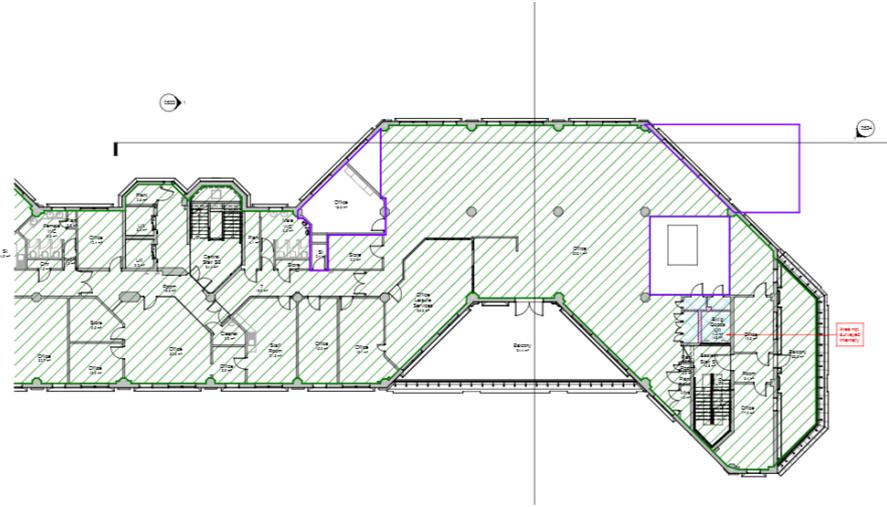
Existing and proposed second floor plans



Scale @ 1 : 500



Existing and proposed third floor plans





Existing and proposed East elevations



Existing and proposed Northeast elevations



FFL 137.756 m
▼ 04 FOURTH FLOOR LEVEL

FFL 134.341 m
▼ 03 THIRD FLOOR LEVEL

FFL 130.891 m
▼ 02 SECOND FLOOR LEVEL

FFL 127.451 m
▼ 01 FIRST FLOOR LEVEL

FFL 123.499 m
▼ 00 GROUND FLOOR LEVEL

FFL 119.659 m
▼ LG LOWER GROUND FLOOR



Existing and proposed North elevations



Existing and proposed West elevations



Keyplan

Scale @ 1 : 500

FFL 145.011 m
▼ RF2 UPPER ROOF LEVEL

FFL 141.711 m
▼ RF1 LOWER ROOF LEVEL

FFL 137.756 m
▼ D4 FOURTH FLOOR LEVEL

FFL 134.341 m
▼ D3 THIRD FLOOR LEVEL

FFL 130.891 m
▼ D2 SECOND FLOOR LEVEL

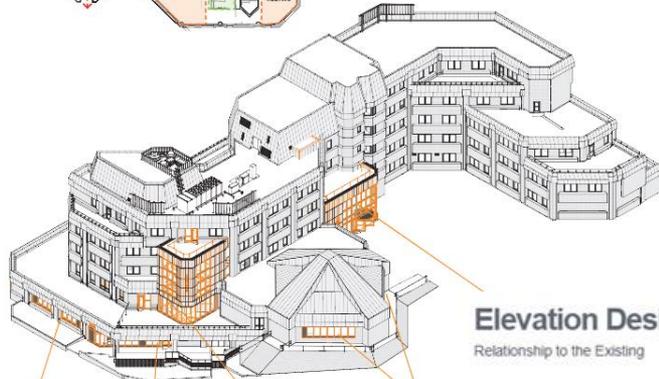
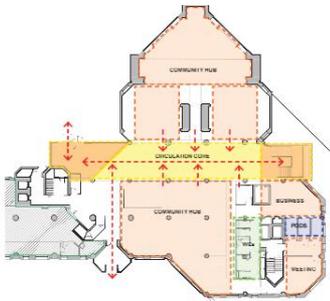
FFL 127.451 m
▼ D1 FIRST FLOOR LEVEL

FFL 123.499 m
▼ D0 GROUND FLOOR LEVEL

FFL 119.659 m
▼ LG LOWER GROUND FLOOR



Extracts from the Design and Access Statement



- New windows into Lower Ground Floor
- New dedicated entrance into Lower Ground Floor
- New circulation stair
- New picture windows into Community Hub

Elevation Design

Relationship to the Existing

The proposed design is to take precedent from key elements of the existing building

- Proposed mullions / banding and parapets are to line through with existing window detailing, shown dashed red on diagram (left).
- Proposed extensions to take precedent from chamfered detailing across the existing building, shown highlighted on diagram (right).

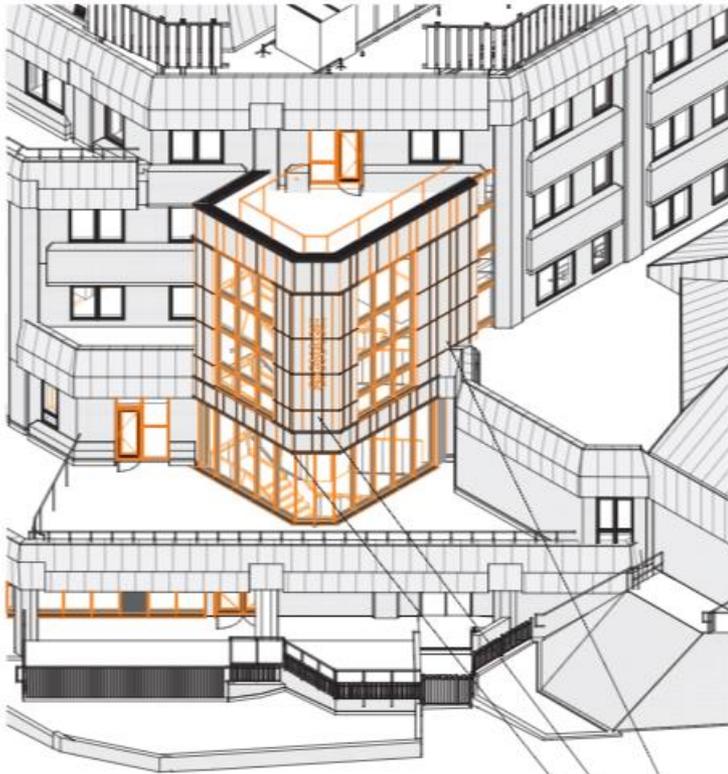


Proposed banding / mullions to line through with existing structure



Proposed extensions to take precedent from existing chamfered detailing

New circulation stair



New primary entrance



Reference	Material
P1	Anodized Cladding Panels - Bronze
P2	Anodized Cladding Panels - Bronze (small modules)
P3	Curtain Wall Framing & Parapet Capping - Brown / Black to match existing building frames
P4	Curtain Wall Glazing
P5	New roof structure to match existing roof
P6	Signage subject to separate planning application
P7	Metal railing edge protection in light grey

Materials palette



Image for illustrative purposes only

Community Hub Main Entrance - Illustrative Interior View

Internal views of the proposed works



Council Chamber - Illustrative Interior View
Image for illustrative purposes only

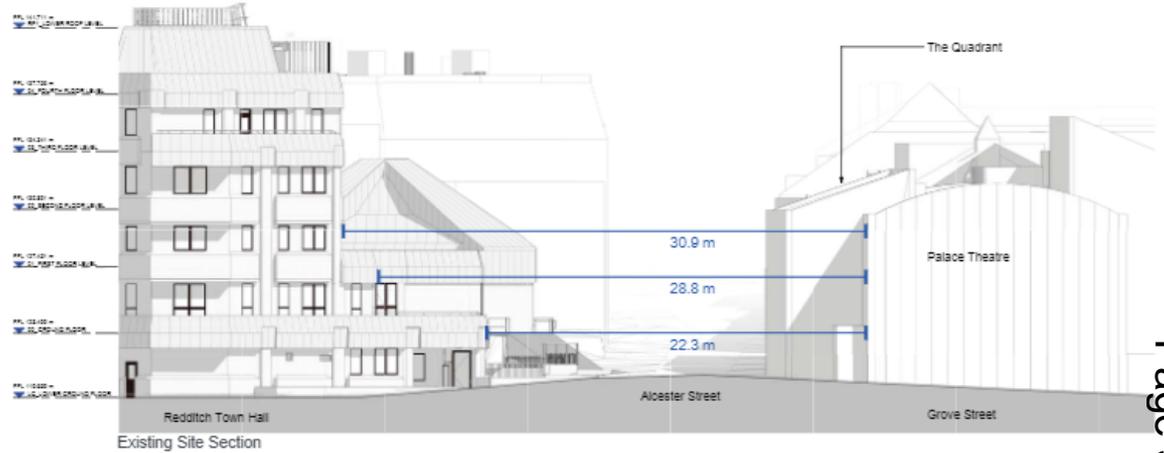
Height, Scale & Massing

Streetscene - site sections

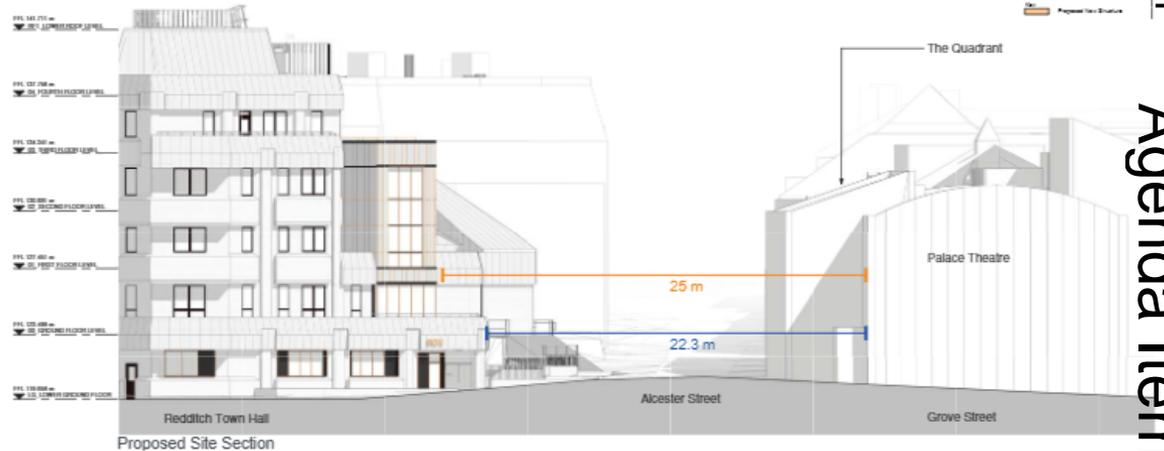
The height, scale and massing of the new circulation core and main entrance have been designed to fit within the existing context of Redditch Town Hall, Walter Stranz Square and the view up Alcester Street.

An existing and proposed site section drawing have been produced to demonstrate the proposed massing of the new circulation core. The view is looking up Alcester Street towards the town centre.

The proposals are sensitive to the existing context, and remain within the footprint of the existing building. The proposals respect the existing streetscene of Alcester Street and the Grade II Listed Palace Theatre opposite.



Existing Site Section



Proposed Site Section

Proposed staircase extension from Alcester Street

3D view

View of new circulation stair from Alcester Street

For illustrative purposes only



Proposed entrance extension from Walter Stranz Square

3D view

View of new main entrance from Walter Stranz Square

For illustrative purposes only



Proposed staircase extension from Alcester Street

3D view

View of new circulation stair from Alcester Street

For illustrative purposes only



Proposed entrance extension from Walter Stranz Square and Grove Street

3D view

View of new circulation stair from corner of Grove Street and Alcester Street

For illustrative purposes only



Aerial View

Aerial view of new circulation stair

For illustrative purposes only



23/00683/FUL

Town Hall, Walter Stranz Square, Redditch

Installation of a bike shelter with capacity for 6 bikes

Recommendation: That authority be delegated to the head of Planning and Regeneration to GRANT planning permission subject to the satisfactory completion of a Unilateral Undertaking.

Planning Ref: 22/01325/FUL - Approved entrance and ground works showing approximate location of the intended cycle shelter



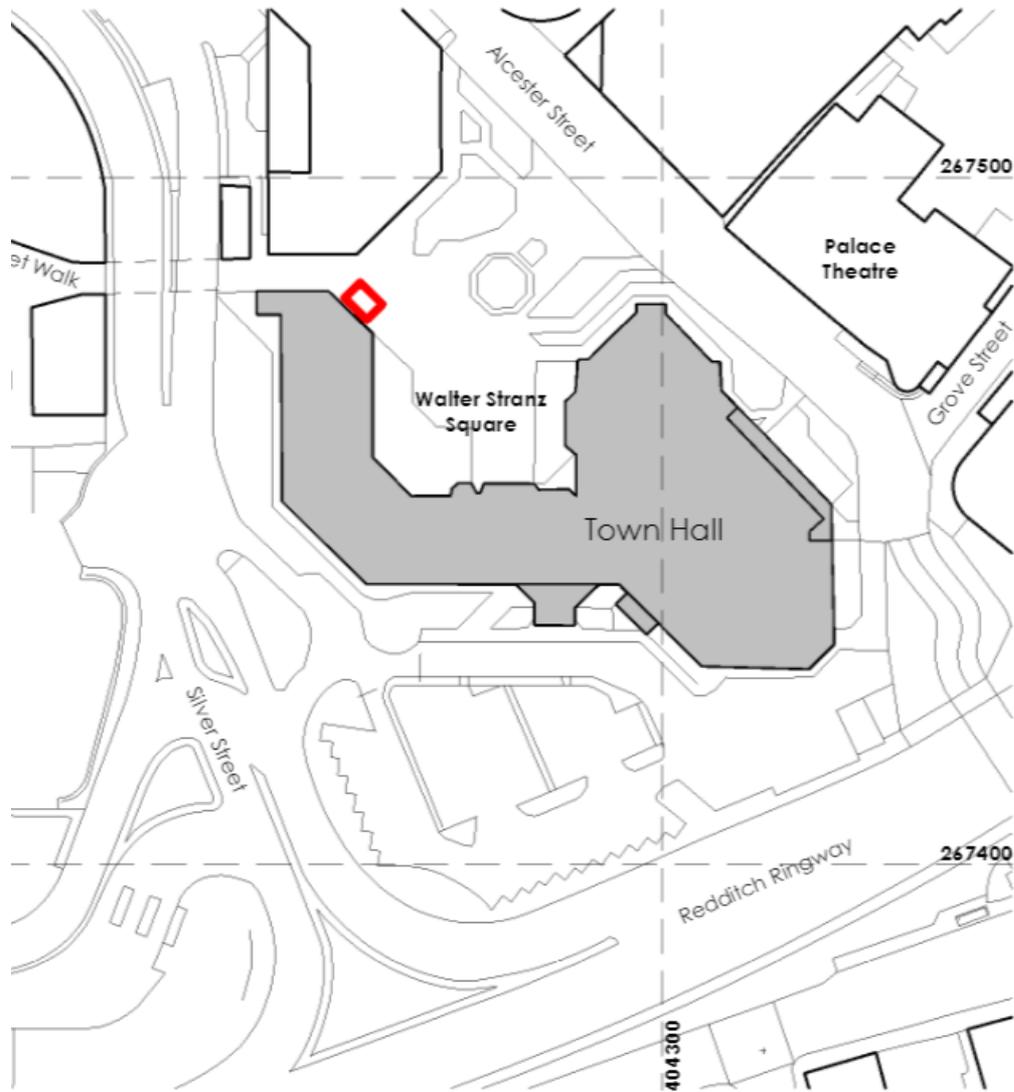
KEY

- Area of Works
- Area to be occupied by NHS
- ✱ Approximate location of the bicycle storage facilities. Bicycle storage to be detailed follow planning approval
- New Trees
- Removed Trees
- ⊠ Existing drain gully. Location subject to further assessment by others.

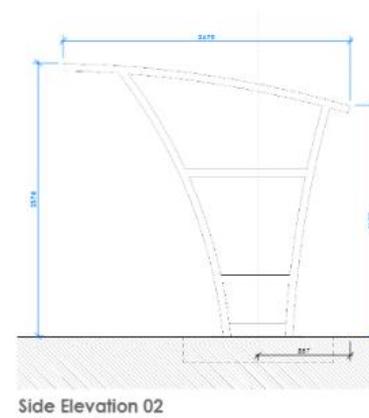
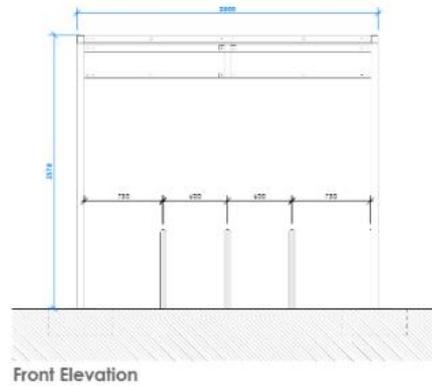
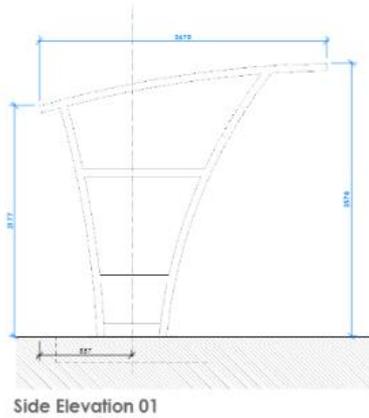
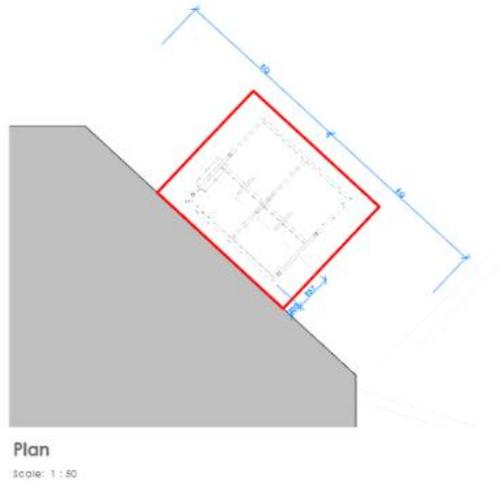
Landscaping

- New tarmac to match existing
- Concrete Precast Slabs to match existing
- New concrete paving
- Grass

Site location plan



Bicycle shelter details





View of LPA requested location



View of proposed bike shelter type



3D rendering shows the bike shelter once has been installed

Bicycle shelter in context with NHS entrance and existing benches and sculpture



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