

Site Plans and Presentations



Planning Committee

Wed 21 Feb
2024
7.00 pm

Council Chamber
Town Hall
Redditch

REDDITCH BOROUGH COUNCIL

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a
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If you have any queries on this Agenda please contact

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Planning

Wednesday, 21st February,
2024

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.** 23/01058/FUL - Land At South Moons Moat, Padgets Lane, Redditch, Worcestershire (Pages 5 - 14)

- 6.** 23/01115/FUL - Highfield House, Headless Cross Drive, Redditch, Worcestershire, B97 5EQ (Pages 15 - 24)

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23/01058/FUL

Land At South Moons Moat, Padgets Lane Redditch Worcestershire

Proposed replacement of 6 existing industrial units following fire

Recommendation: Grant subject to Conditions

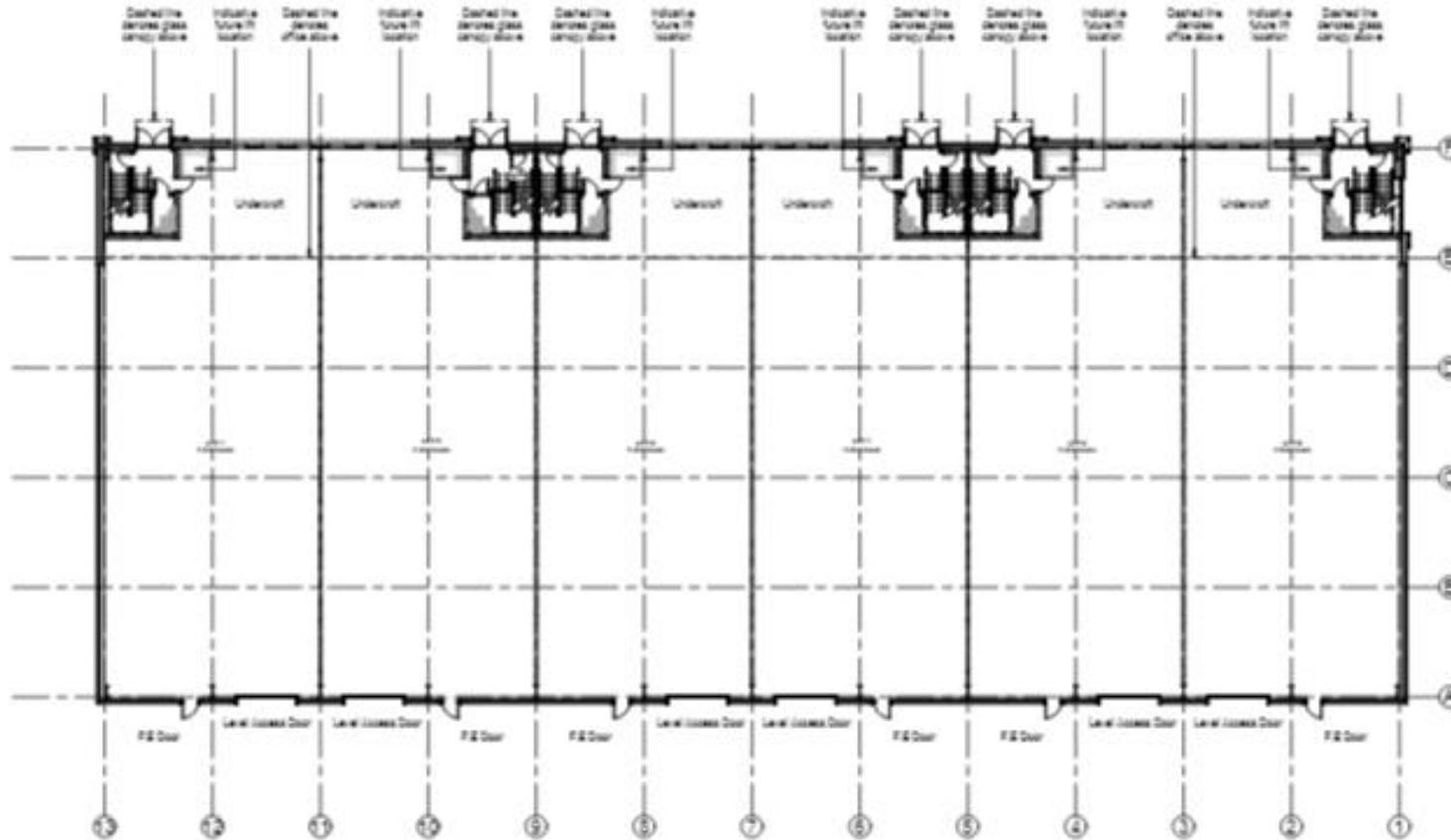
Aerial Image



Proposed Site Plan showing levels

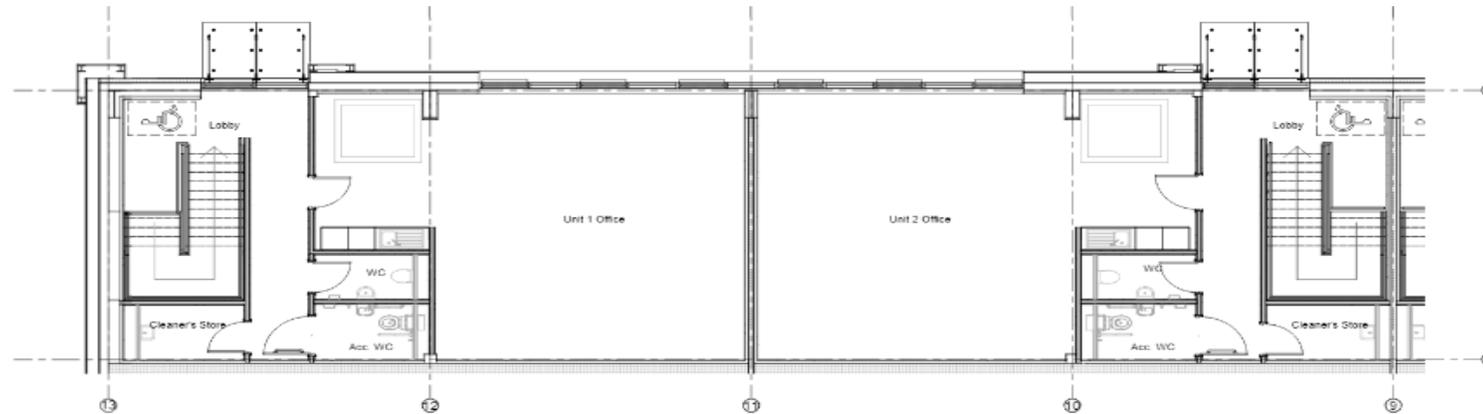


Proposed General Arrangement

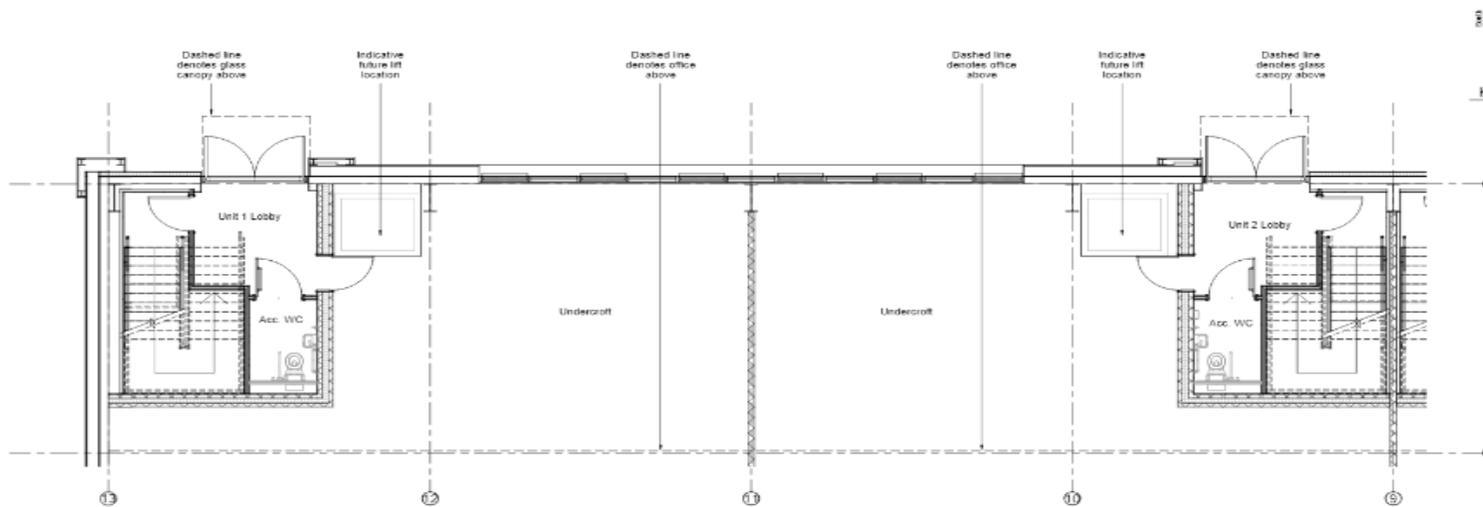


Proposed Ground Floor Plan
Scale 1/200

Proposed Ground and First Floor Detail Units 1 and 2

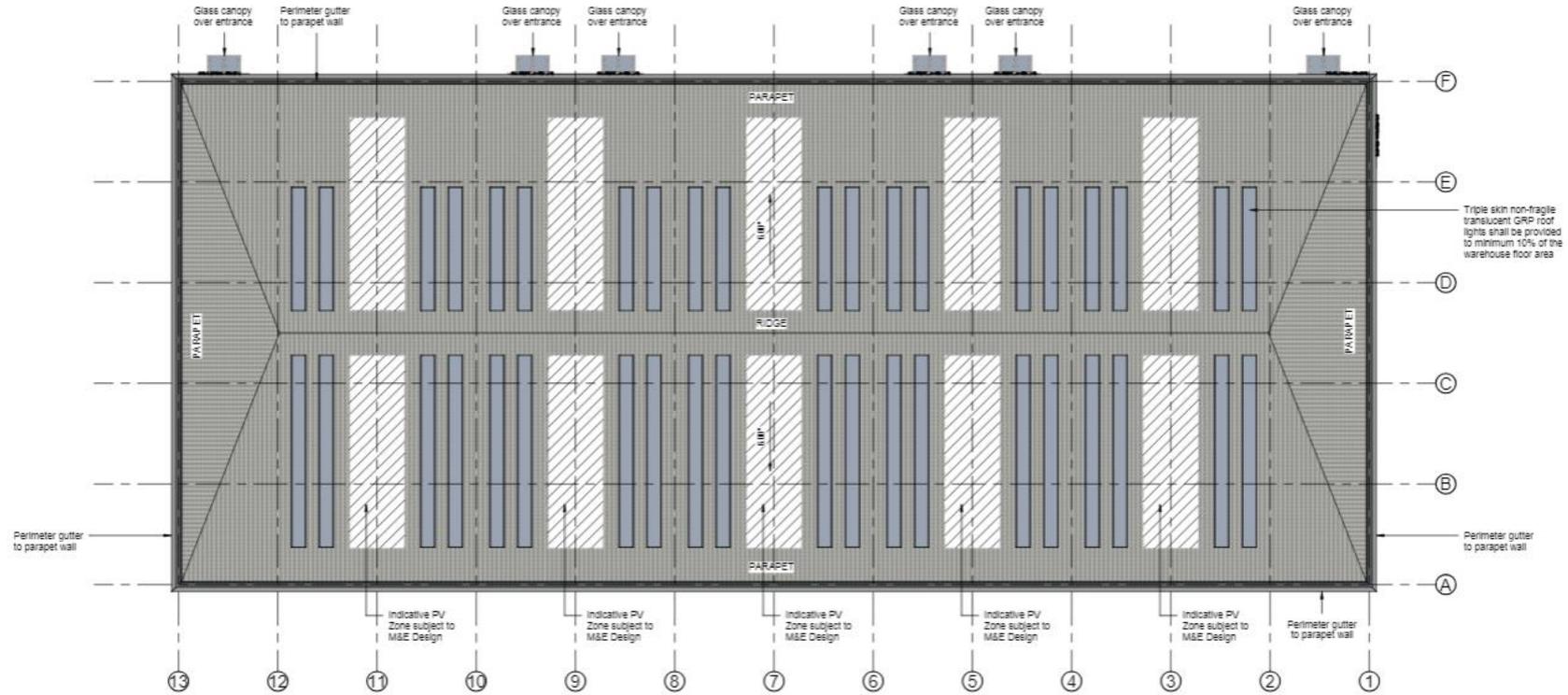


Proposed First Floor (Unit 1 & 2)
Scale @ 1:50



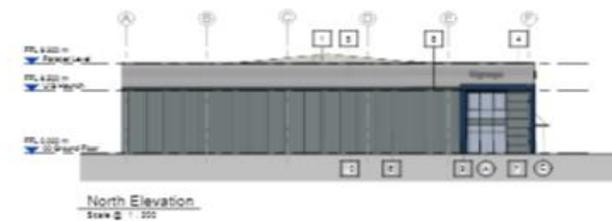
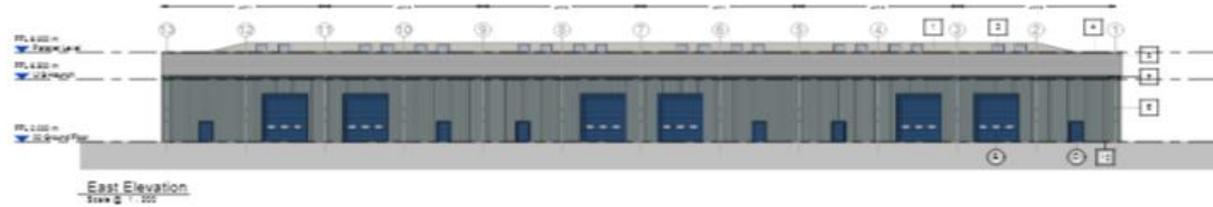
Proposed Ground Floor (Unit 1 & 2)
Scale @ 1:25

Proposed Roof Plan



Proposed Roof Plan
Scale @ 1 : 200

Proposed Elevations



- BUILDING FABRIC - MATERIALS SYMBOLS**
- 1 Roof Cladding - Trapezoidal Profile 100/300
Non-ferrous, butyl mat, insulated panel system
Concrete slab with assembly line, RAL 7032
 - 2 Surfing
GSD - in place, non-flammable mineral
Fiberglass
 - 3 Reinforce Slab & Gates
In place, galvanized steel with membrane lining
 - 4 Rampor Panels
Puffed (parker) coated pressed metal
Colour to match steel cladding
 - 5 Wall Cladding - Type 1 (High level)
Non-ferrous, butyl mat pressed metal with horizontal
Grooved Profile - 60mm (RAL 7032)
 - 6 Wall Cladding - Type 2 (Low level)
Non-ferrous, butyl mat pressed metal with vertical
Grooved Profile - 60mm
Colour to match steel cladding
 - 7 Wall Cladding - Type 3 (Ground offset)
Insulated off-curve panel with horizontal
Grooved Profile - 60mm
 - 8 Cladding Transition Railing
Puffed (parker) coated pressed metal
RAL 7032
 - 9 Rafter to Office
Puffed (parker) coated pressed metal
RAL 7032
 - 10 Cladding Base Dry Raining
Puffed (parker) coated pressed metal
Colour to match steel cladding
 - A Glazing - Type 1, Clear (100% glass)
curtain-fitted, RFG (insulate R10, 100g)
Anti-solar, gas leak, triple double panel unit, loose
panels or unit to sealed glass separate panels
 - B Office Entrance - Recessed Access Door
curtain-fitted, RFG (insulate R10, 100g)
Double panel unit, loose panels or curtain-fitted
 - C Office Entrance - Canopy
Galvanneal steel, galvanized steel, 200g
RAL 7032
 - D Reinforce Access - Slab & Gate
Galvanneal steel, galvanized steel, 200g
RAL 7032
 - E Operative Door - Metal (steel)
Reinforced (insulate R10, 100g)
Painted steel (RAL 7032)

Site Photographs

Pre-demolition



Post-demolition



23/01115/FUL

Addition of patios and balconies to apartments including retaining walls and fencing. Acoustic fencing to Northern boundary. Decorative fencing and gates to entrance. Cladding, re-roofing and re-painting of existing building.

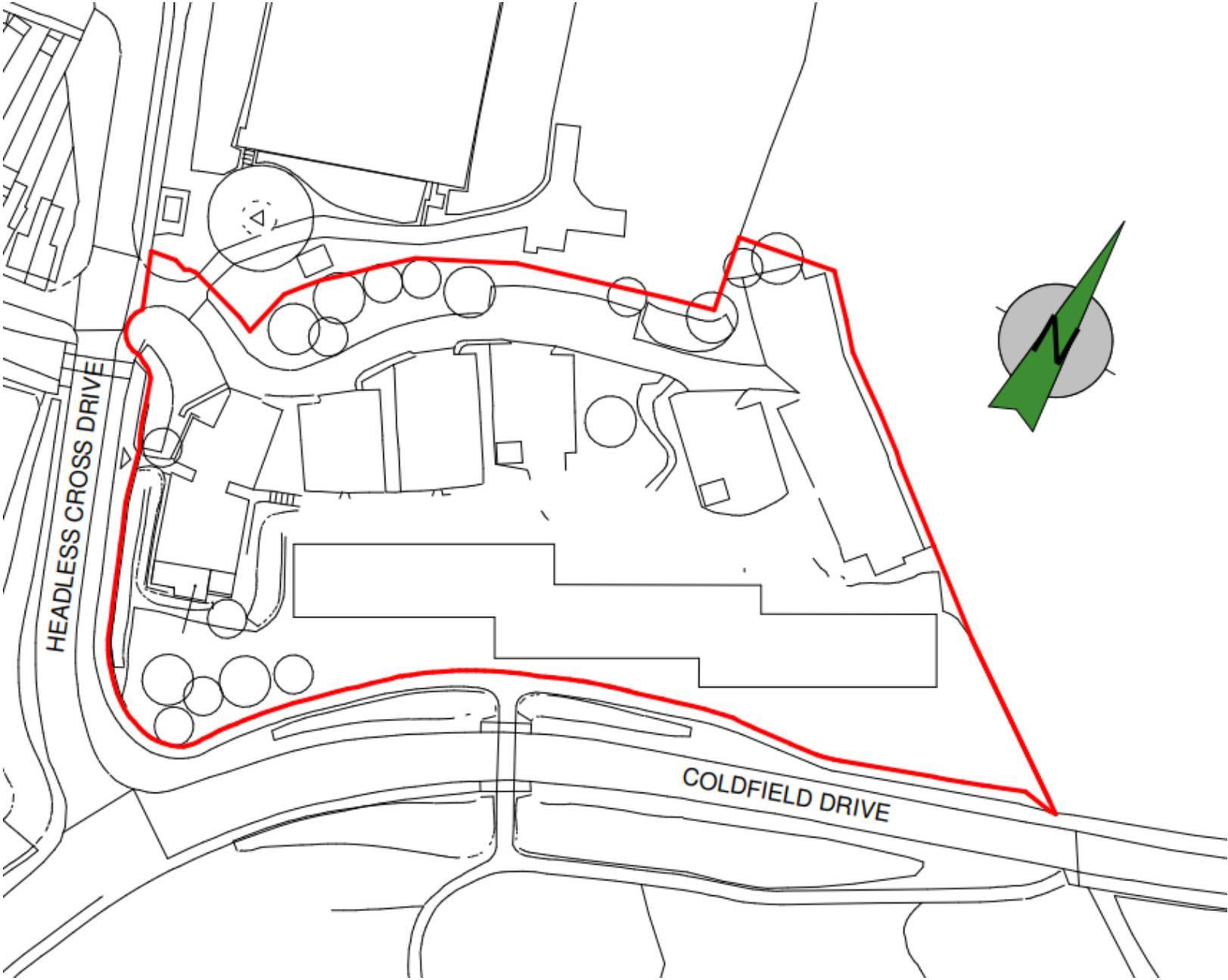
Highfield House, Headless Cross Drive, Redditch B97 5EQ

Recommendation: Grant subject to Conditions

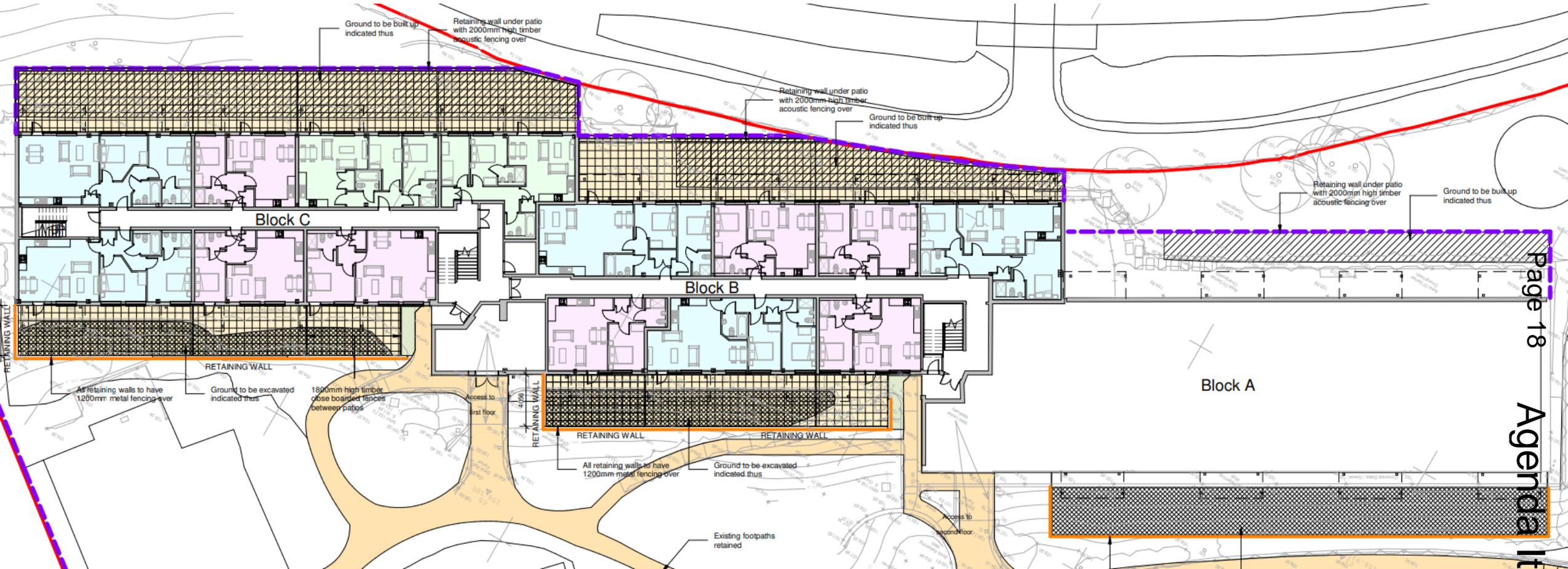
Site Location



Site Location Plan



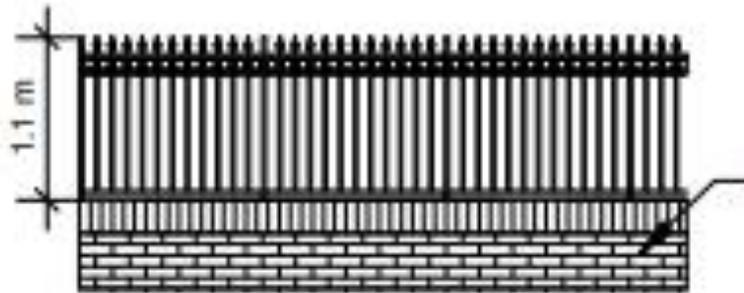
Proposed Patios and Balconies – Block Plan



Proposed Patios and Balconies - Proposed fencing



2.5m high timber acoustic fencing



Retaining wall height varies



Brick retaining wall with decorative metal fencing over

Proposed Patios and Balconies - Cross Sections



Section A-A



Section B-B

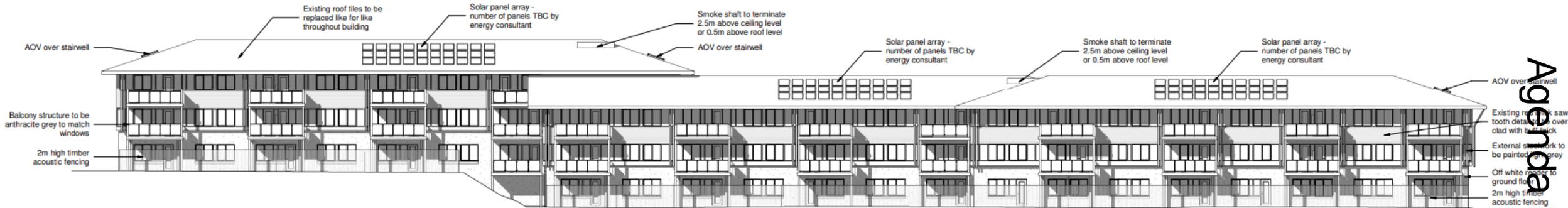


Section C-C

Proposed Patios and Balconies - Elevations

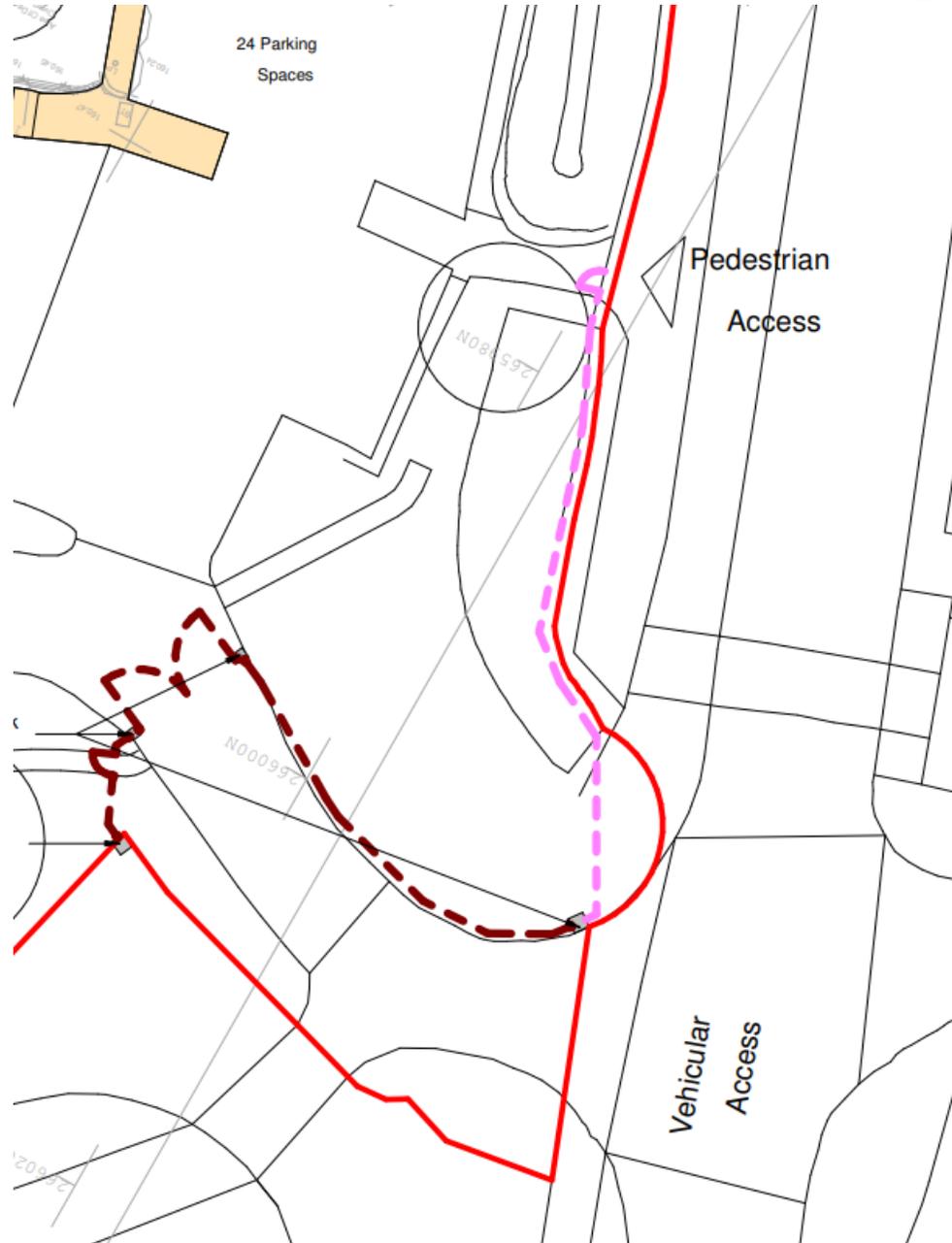


Front Elevation

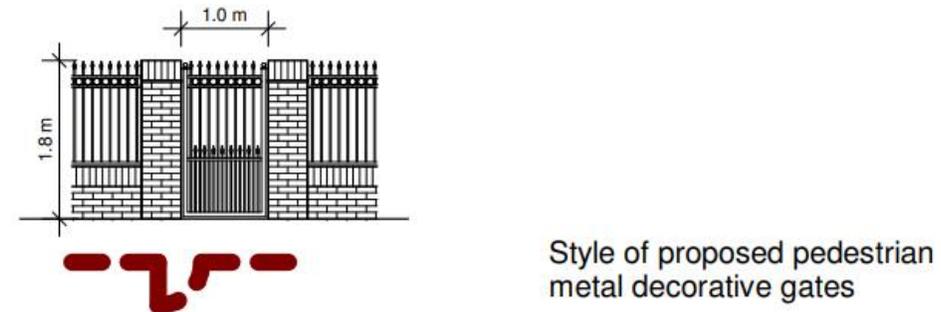
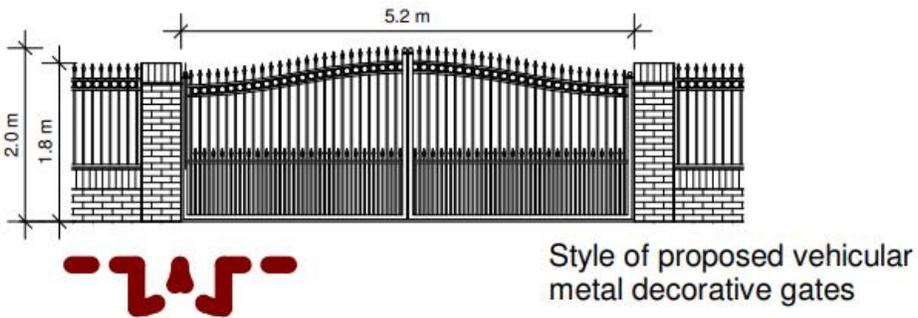
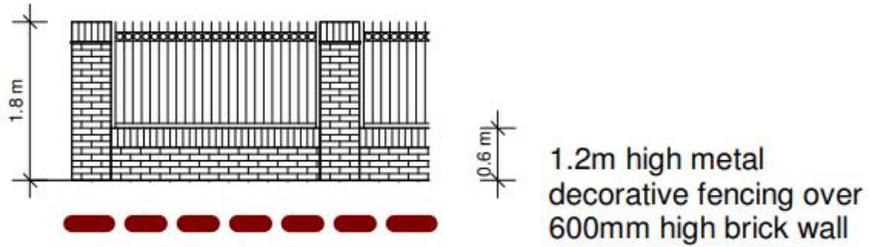


Rear Elevation

Proposed walls, railings and fencing - Site plan



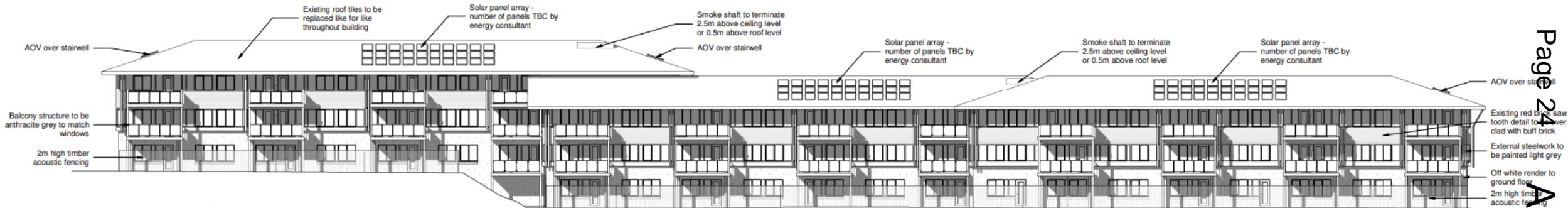
Proposed walls and railings - Elevations



Proposed elevations and materials



Front Elevation



Rear Elevation

