

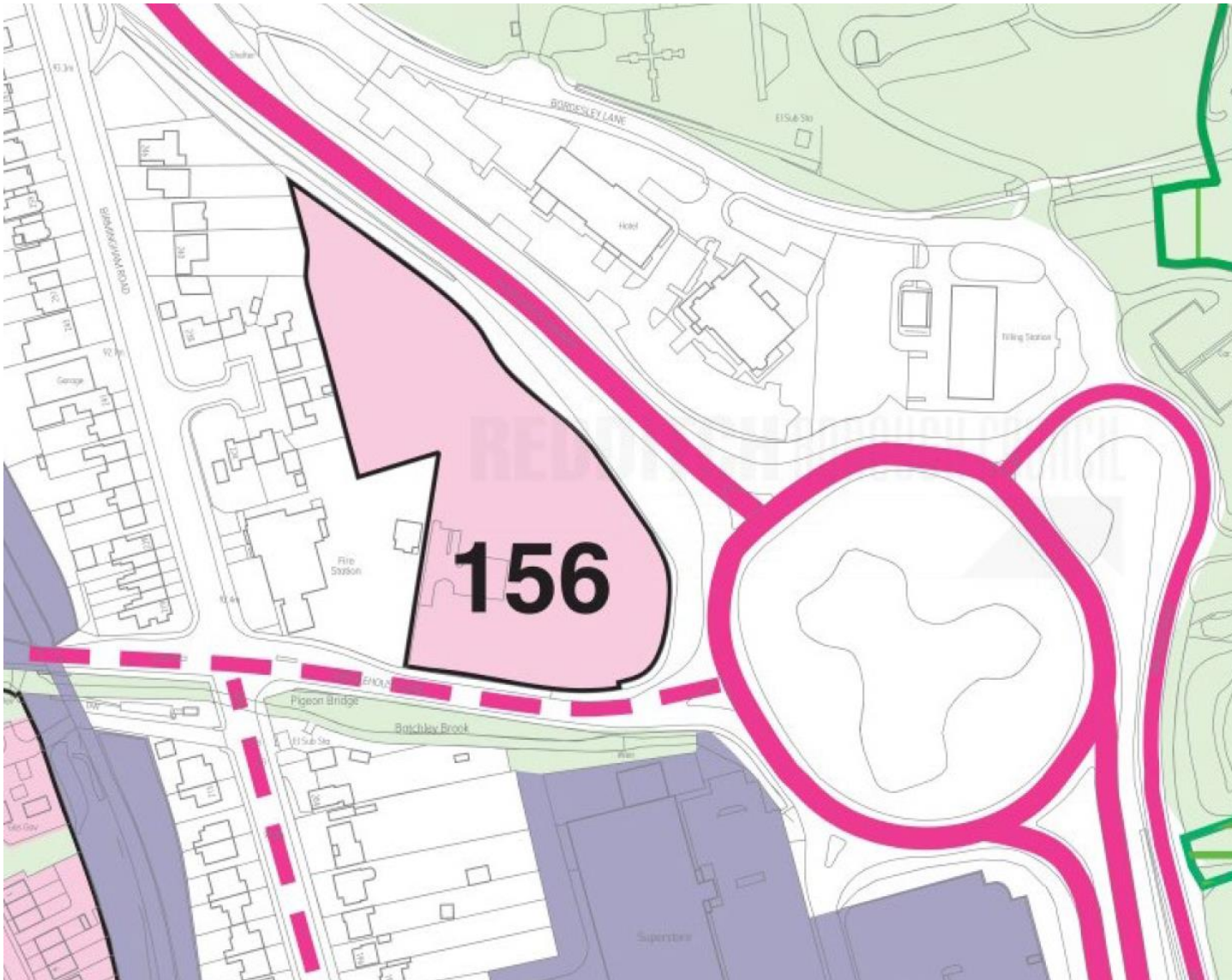
22/00016/FUL

Land at Middlehouse Lane, Redditch

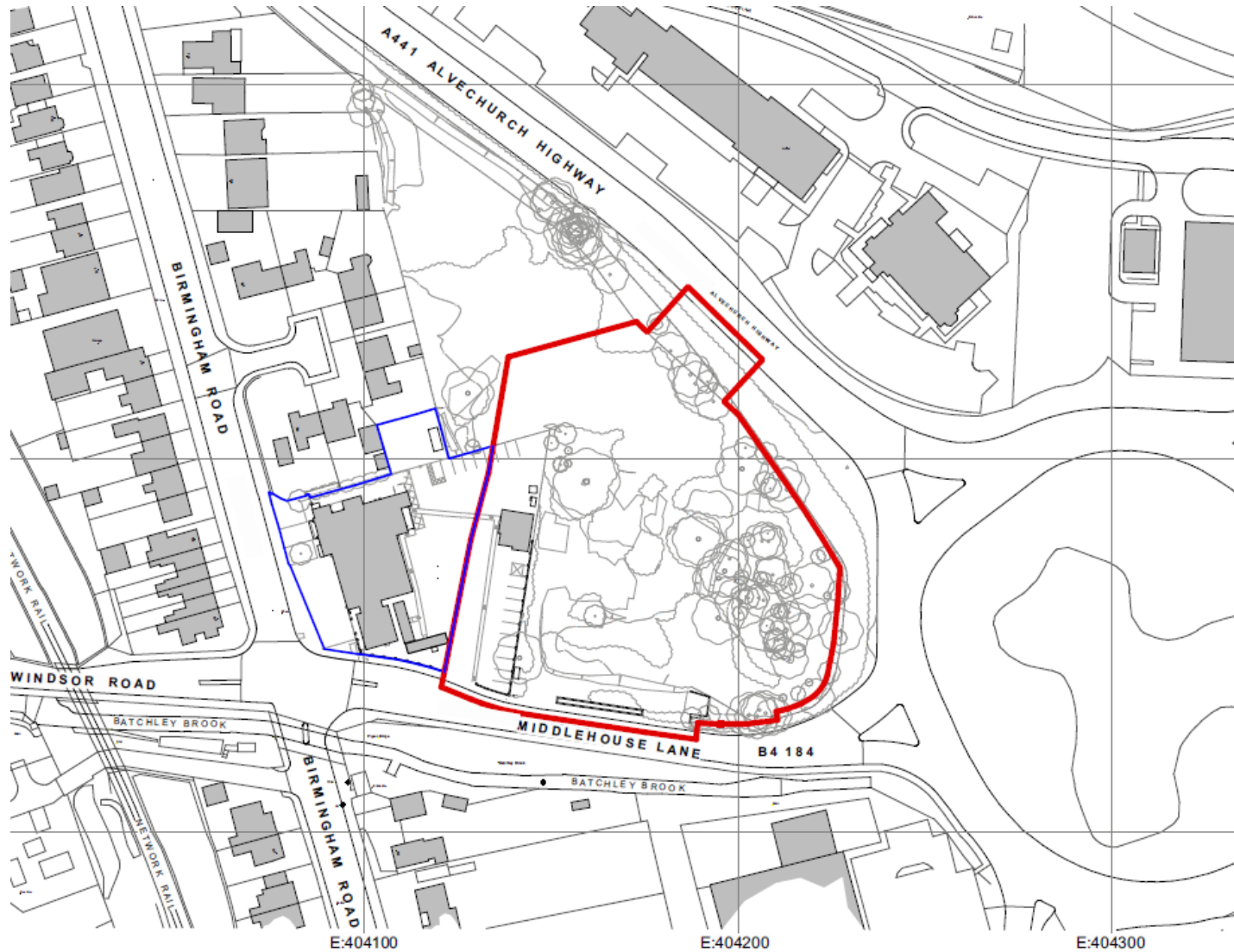
Full planning application for the demolition of existing training tower and erection of three-storey combined Emergency Services Hub building, training tower, associated car parking and cycle storage, at-grade external training area, re-fuel facility, sub-station, 35-metre telecommunications antenna, vehicular access and associated works

Recommendation: grant subject to conditions

Policies Map Extract



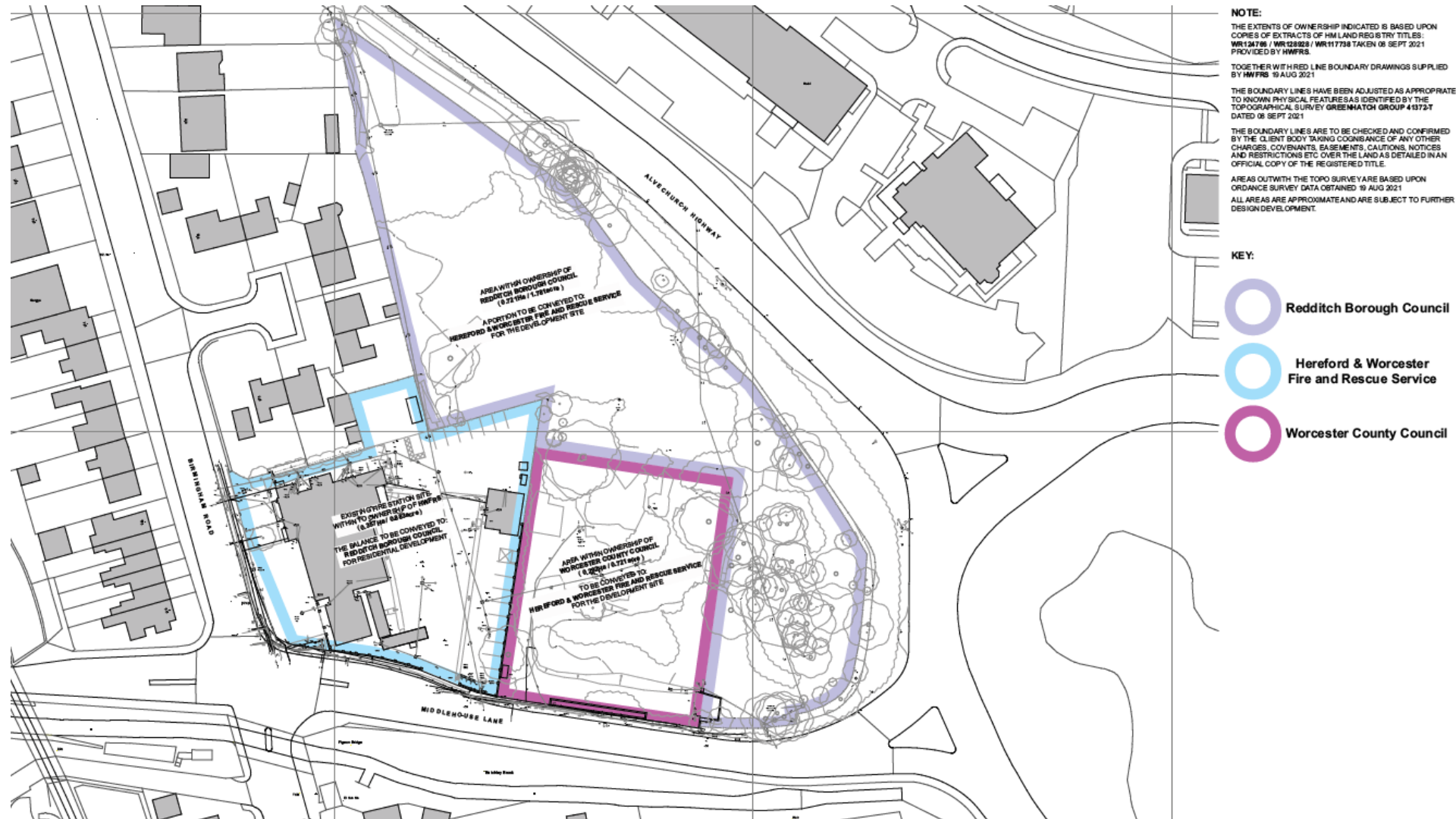
Site Location



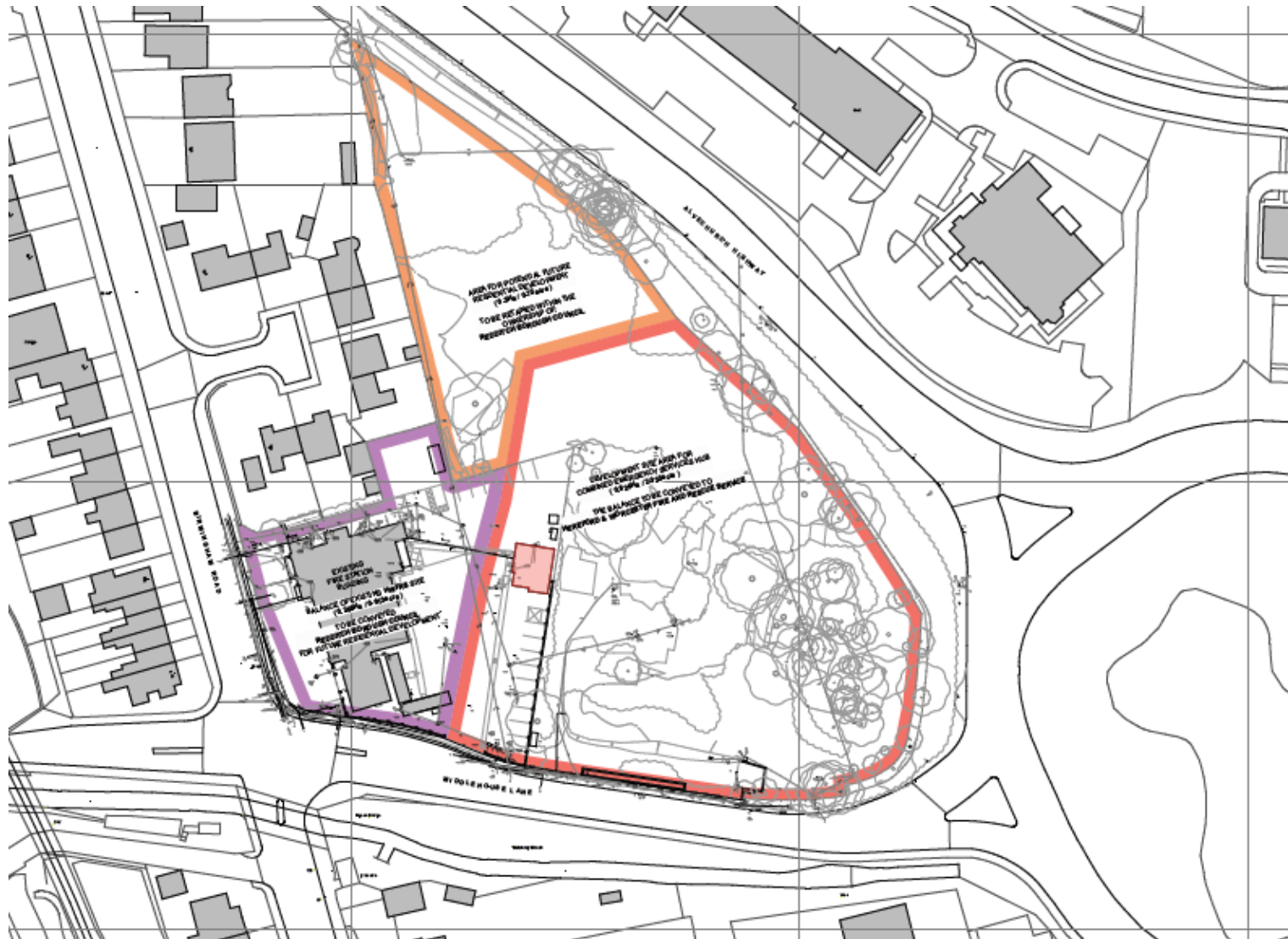
Aerial views



Ownership plan - existing



Ownership plan - proposed



NOTE:

THE EXTENTS OF OWNERSHIP INDICATED IS BASED UPON COPIES OF EXTRACTS OF HMLAND REGISTRY TITLE MAPS (HMLAND REGISTRY TITLE MAPS) DATED 12 SEP 2021 PROVIDED BY HMRS.

TOGETHER WITH RED LINE BOUNDARY DRAWINGS SUPPLIED BY HMRS 18 AUG 2021

THE BOUNDARY LINES HAVE BEEN ADJUSTED AS APPROPRIATE TO KNOWN PHYSICAL FEATURES AS IDENTIFIED BY THE TOPOGRAPHICAL SURVEY GROUP 4123-T DATED 08 SEP 2021

THE BOUNDARY LINES ARE TO BE CHECKED AND CONFIRMED BY THE CLIENT BODY TAKING CONSIDERATION OF ANY OTHER CHARGES, COVENANTS, EASEMENTS, CAUTIONS, NOTICES AND RESTRICTIONS ETC OVER THE LAND AS DETAINED IN AN OFFICIAL COPY OF THE REGISTERED TITLE.

ARE AS SHOWN ON THE TOPO SURVEY ARE BASED UPON ORDNANCE SURVEY DATA OBTAINED 16 AUG 2021

ALL AREAS ARE APPROXIMATE AND ARE SUBJECT TO FURTHER DESIGN DEVELOPMENT.

KEY:



Redditch Borough Council

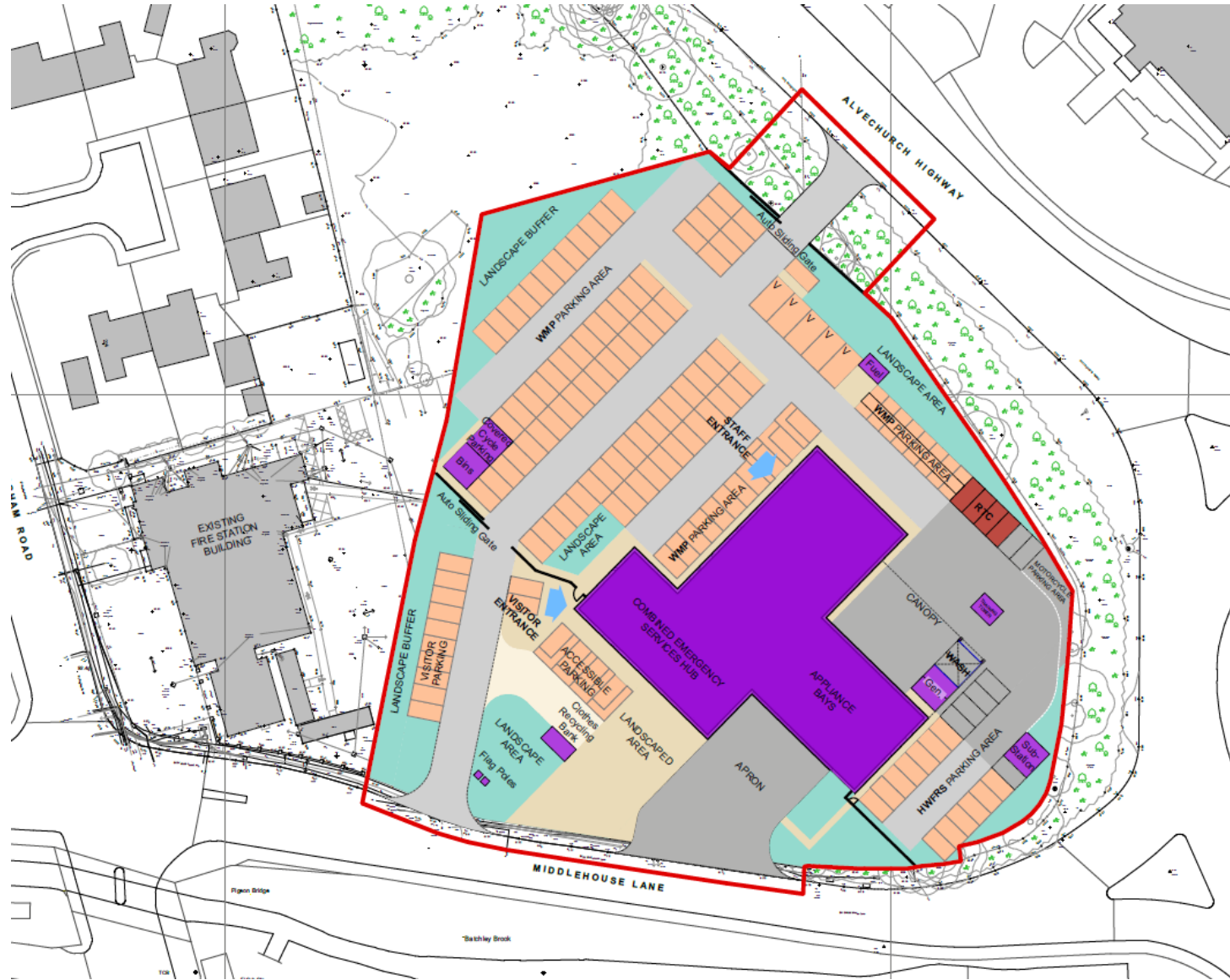


Hereford & Worcester Fire and Rescue Service



Redditch Borough Council

Proposed site plan



Landscape Plan



Egg Production						
Production System						
Species	Egg type	Weight	Height	Construction/Weight	Feeds	Minimum height
1. Chicken	1. Chicken	50-60 gms	4.5-5.5 cm	250-300 gms	Not developed (chicken)	1.5-2 m
2. Duck	2. Duck	60-80 gms	5.5-6.5 cm	300-400 gms	Not developed (duck)	1.5-2 m
3. Goose	3. Goose	80-100 gms	6.5-7.5 cm	400-500 gms	Not developed (goose)	1.5-2 m
4. Turkey	4. Turkey	100-120 gms	7.5-8.5 cm	500-600 gms	Not developed (turkey)	1.5-2 m
5. Pigeon	5. Pigeon	30-40 gms	3.5-4.5 cm	100-150 gms	Not developed (pigeon)	1.5-2 m
6. Quail	6. Quail	10-15 gms	2.5-3.5 cm	50-70 gms	Not developed (quail)	1.5-2 m
7. Partridge	7. Partridge	20-30 gms	3.0-4.0 cm	80-100 gms	Not developed (partridge)	1.5-2 m
8. Cuckoo	8. Cuckoo	15-20 gms	2.0-3.0 cm	40-50 gms	Not developed (cuckoo)	1.5-2 m
9. Ostrich	9. Ostrich	150-200 gms	10-12 cm	1.5-2 kg	Not developed (ostrich)	1.5-2 m
10. Emu	10. Emu	100-120 gms	8-10 cm	1.0-1.2 kg	Not developed (emu)	1.5-2 m
11. Kangaroo	11. Kangaroo	10-15 gms	2.5-3.5 cm	50-70 gms	Not developed (kangaroo)	1.5-2 m
Notes: 1. All eggs are produced by the same species. 2. All eggs are produced by the same species. 3. All eggs are produced by the same species. 4. All eggs are produced by the same species. 5. All eggs are produced by the same species. 6. All eggs are produced by the same species. 7. All eggs are produced by the same species. 8. All eggs are produced by the same species. 9. All eggs are produced by the same species. 10. All eggs are produced by the same species. 11. All eggs are produced by the same species.						

Station rules for stands (SRI A)						
Stand code	Type class	Height	Pit size	Planting density	Stands form	Percentage rule (%)
	<i>Chamaecyparis</i> / <i>Quercus</i> mix	10-12 m	15	2000/m ²	Single	100
	<i>Fagus sylvatica</i>	10-12 m	15	2000/m ²	Double	100
	<i>Pinus sylvestris</i>	10-12 m	15	2000/m ²	Double	100
	<i>Pinus sylvestris</i> / <i>Quercus</i>	10-12 m	15	2000/m ²	Double	100
	<i>Pinus sylvestris</i> / <i>Quercus</i> / <i>Alnus</i>	10-12 m	15	2000/m ²	Double	100
	<i>Alnus</i> / <i>Pinus sylvestris</i> / <i>Quercus</i>	10-12 m	15	2000/m ²	Double	100
	<i>Alnus</i> / <i>Pinus sylvestris</i> / <i>Quercus</i> / <i>Alnus</i>	10-12 m	15	2000/m ²	Double	100
	<i>Alnus</i> / <i>Pinus sylvestris</i> / <i>Quercus</i> / <i>Alnus</i> / <i>Pinus sylvestris</i>	10-12 m	15	2000/m ²	Double	100

[illegible]

Genotype	Sex	Height	Stomach form	Post size	Post shape ratio (%)
Wild	Male	10-12 cm	Medium	1.5	10
Wild	Female	10-12 cm	Medium	1.5	10

[illegible]

Western White-petrel (2011)						
Sex/adult	Sex class	Height	Wing/contour	Stretch force	Flapping density	Percentage lift (%)
	Adult male (mean) (20 birds)	46.0 cm	Black neck-wings / 2.5 cm peak	Weakly	4 cm up	23
	Adult male (range) (20 birds)	45.0-47.0	Black neck-wings / 2.5 cm peak	Weakly	4 cm up	23
	Adult female (mean) (20 birds)	46.0 cm	Black neck-wings / 2.5 cm peak	Weakly	4 cm up	23
	Adult female (range) (20 birds)	45.0-47.0	Black neck-wings / 2.5 cm peak	Weakly	4 cm up	23

Case study	Case title	Website	Size of construction	Geosocial focus	Platform's diversity	Percentage like (%)
	Peterson (2016) (16)	150-175 m	21, 20%	Quality	N/A no	20
	Peterson (2016) (16)	120-175 m	21, 20%	Quality	N/A no	20

Category	Species	Height	Bag container	Growth form	Planting density	Percentage live (%)
	<i>Persea guianensis</i> , <i>Miconia sp.</i> , <i>Adiantum sp.</i>	50-100 cm	25, 50%	Shrub	5/m ²	50
	<i>Persea</i> + <i>Banksia</i> + <i>Viola</i>	150-200 cm	25, 50%	Shrub	5/m ²	50

Seasonal sales mix (MM \$)					
Season	Species	Flower type	Container	Planting density (sq. ft.)	Percentage sales (%)
Winter/Spring	Geranium	12-16	Two gallon	20	20
	Geranium	6-8	Two gallon	20	20
Summer/Autumn	Geranium	6-8	Two gallon	20	20
	Geranium	12-16	Two gallon	20	20

AMENITY GRASS (S)	
SL1 - Strongly favoring private	
Contains a mix of tall fescue and grasses in a seed mix applied at 40 lbs/ac	

LANDSCAPE DESCRIPTION:

Main entrance with feature paving, hardwood ceiling, ornamental landscape with low hedges and low wall feature

Note: Replacing TPO (left) West Mesa Police Redlich Combined Hub, N/A. Weated Armstrong-Gilabalytonica 'Peridul-Weeping Willow is replaced by *Acacia gualanensis*. Nicta like for like replacement, Sals: balytonica 'Peridul' weeping growth form is not suitable for parking area, replace the weeping growth form, common habit with a pleachum

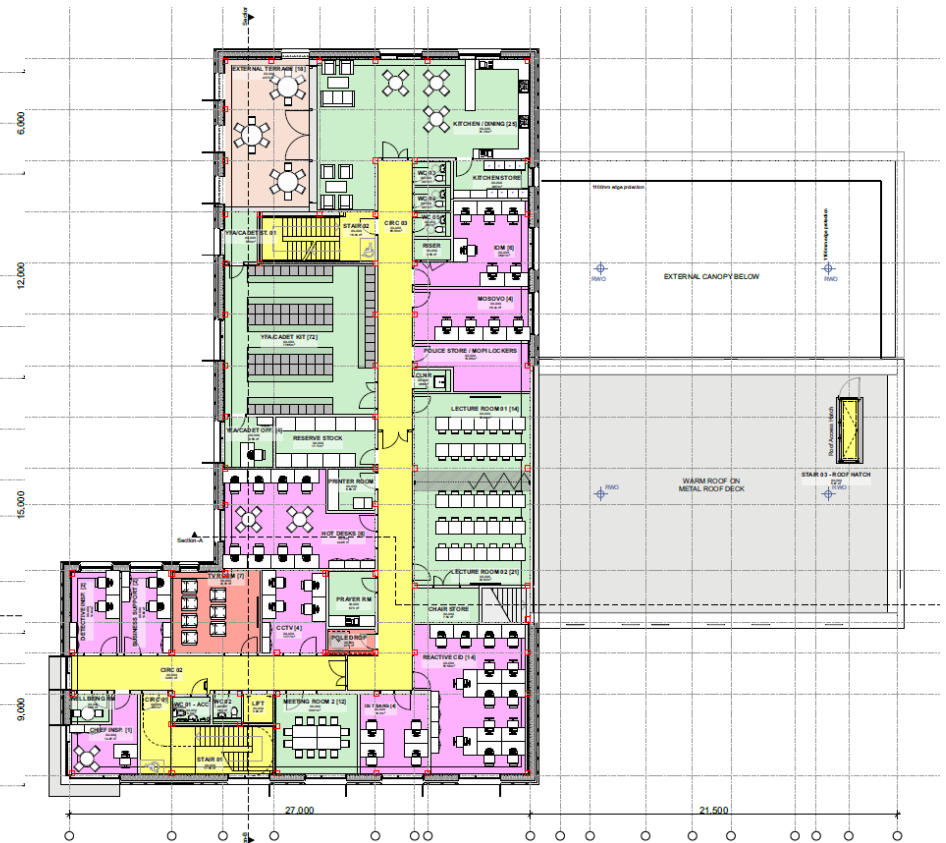
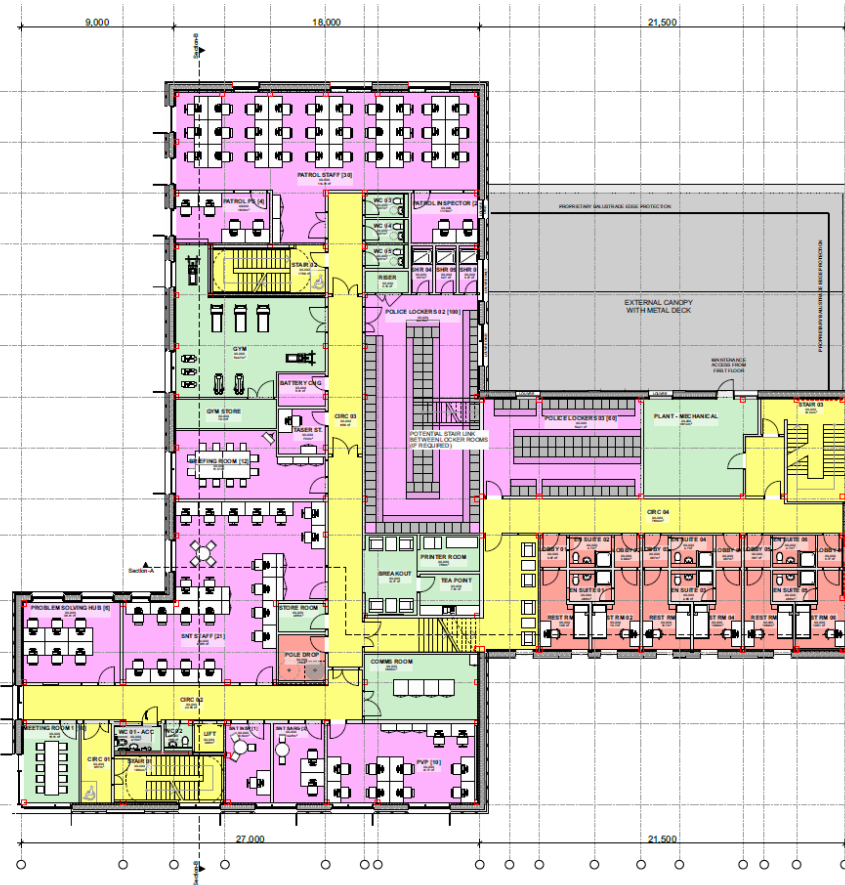
- 18 Main entrance with feature paving, herbaceous and ornamental lawns, large trees, pergola and low wall features along the driveway
- 19 Tree + shrub planting to create both screening and privacy along the driveway
- 20 Boundary treatment along the edge of section to create a link with the surrounding landscape of well maintained lawns, grassed areas and trees to provide a sense of privacy. The main feature to be located in the northern, southern and western rear sides of the main house.
- 21 Clean board fencing on the western part of the boundary
- 22 Public/private outdoor space forms part of entrance sequence
- 23 Private landscape area with feature paving, seating, ornamental lawns from here and in front of garage feature paving to create a sense of outdoor room on the driveway
- 24 Proposed final planting mix on boundary consisting of a mix of small and medium trees and shrubs planted with material located on the boundary to create biodiversity and ecological benefits. Planted strategic trees on the driveway integrated with drainage strategy
- 25 Secure and covered open storage facility and access located behind house down for the car storage

[illegible]

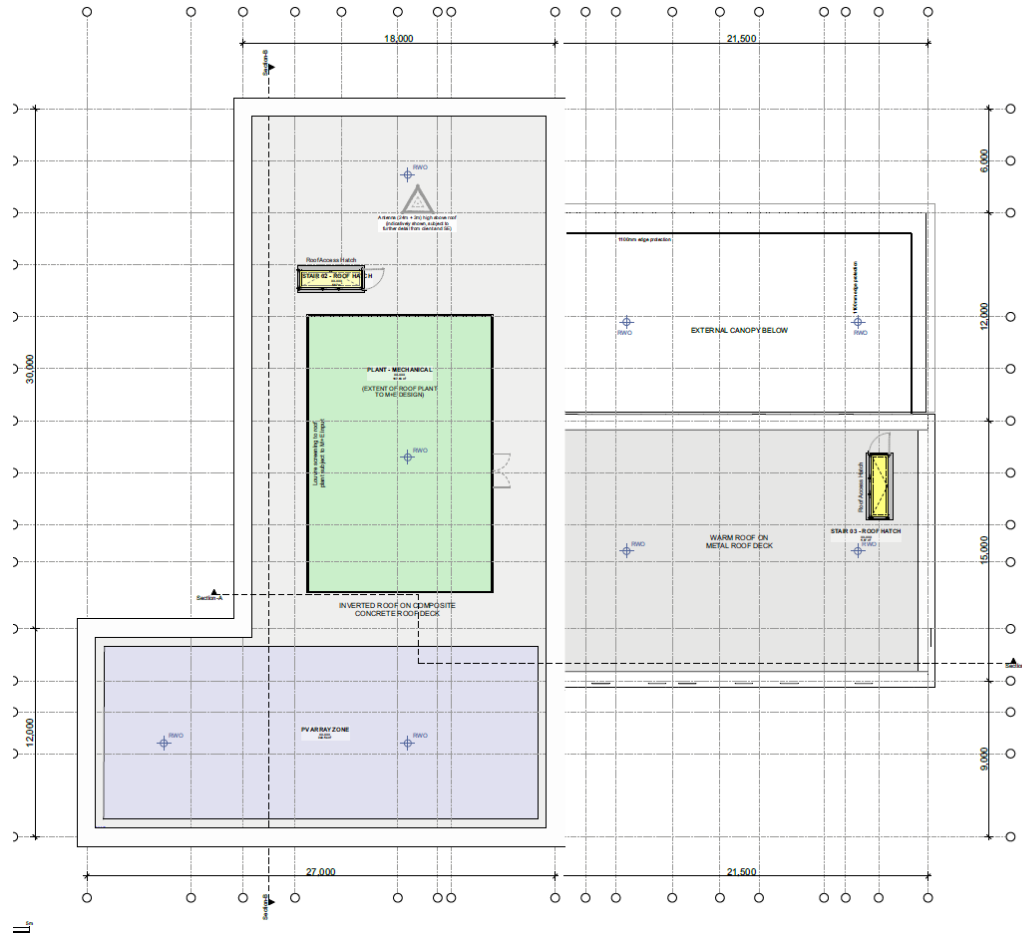
This is a detailed architectural floor plan of the 1st floor of the 9/11 World Trade Center site. The plan is oriented with North at the top. Key features include:

- Dimensions:** The top edge shows horizontal dimensions of 9,000, 18,000, and 21,500. The left edge shows vertical dimensions of 12,000 and 30,000. The bottom edge shows horizontal dimensions of 27,000 and 21,500.
- Rooms and Areas:**
 - Police Lockers #1 (180)** and **Police Lockers #2 (180)** are located at the top.
 - CIRC #4 (225)**, **CIRC #3 (225)**, **CIRC #2 (225)**, and **CIRC #1 (225)** are yellow-colored circulation areas.
 - STAIR #2** and **STAIR #1** are yellow-colored stairwells.
 - PROPERTY OFFICE (2)**, **RECEPTION (6)**, and **ENTRANCE LOBBY** are located on the left side.
 - INTERVIEW ROOM #1** through **INTERVIEW ROOM #4** are pink-colored rooms.
 - WATCH OFFICE #1** and **WATCH ROOM #1** are pink-colored rooms.
 - SEED PROPERTY STORE** and **SEED PROPERTY TEMP** are pink-colored rooms.
 - PLANT - ELEC. SWITCH** and **COMPRESSOR ROOM** are green-colored rooms.
 - SA ROOM** and **DINING ROOM** are green-colored rooms.
 - FIRE LOCKERS (30)** and **FIRE KIT (30)** are pink-colored rooms.
 - APPARATUS BAY** is a large red-colored area on the right side.
 - MUSTER BAY** is a red-colored room at the bottom right.
 - MR. C-1 (40)** and **MR. C-2 (225)** are blue-colored rooms.
- Other Features:**
 - PSU STORE** and **PSU DROP** are pink-colored rooms.
 - CLIM. ROOM** and **CLIM. ROOM #2** are green-colored rooms.
 - BA** (Boiler Room) is a green-colored room.
 - W.C.** (Water Closet) and **W.C. #2** are pink-colored rooms.
 - W.C. #1** and **W.C. #2** are blue-colored rooms.
 - W.C. #3** and **W.C. #4** are blue-colored rooms.
 - W.C. #5** and **W.C. #6** are blue-colored rooms.
 - W.C. #7** and **W.C. #8** are blue-colored rooms.
 - W.C. #9** and **W.C. #10** are blue-colored rooms.
 - W.C. #11** and **W.C. #12** are blue-colored rooms.
 - W.C. #13** and **W.C. #14** are blue-colored rooms.
 - W.C. #15** and **W.C. #16** are blue-colored rooms.
 - W.C. #17** and **W.C. #18** are blue-colored rooms.
 - W.C. #19** and **W.C. #20** are blue-colored rooms.
 - W.C. #21** and **W.C. #22** are blue-colored rooms.
 - W.C. #23** and **W.C. #24** are blue-colored rooms.
 - W.C. #25** and **W.C. #26** are blue-colored rooms.
 - W.C. #27** and **W.C. #28** are blue-colored rooms.
 - W.C. #29** and **W.C. #30** are blue-colored rooms.
 - W.C. #31** and **W.C. #32** are blue-colored rooms.
 - W.C. #33** and **W.C. #34** are blue-colored rooms.
 - W.C. #35** and **W.C. #36** are blue-colored rooms.
 - W.C. #37** and **W.C. #38** are blue-colored rooms.
 - W.C. #39** and **W.C. #40** are blue-colored rooms.
 - W.C. #41** and **W.C. #42** are blue-colored rooms.
 - W.C. #43** and **W.C. #44** are blue-colored rooms.
 - W.C. #45** and **W.C. #46** are blue-colored rooms.
 - W.C. #47** and **W.C. #48** are blue-colored rooms.
 - W.C. #49** and **W.C. #50** are blue-colored rooms.
 - W.C. #51** and **W.C. #52** are blue-colored rooms.
 - W.C. #53** and **W.C. #54** are blue-colored rooms.
 - W.C. #55** and **W.C. #56** are blue-colored rooms.
 - W.C. #57** and **W.C. #58** are blue-colored rooms.
 - W.C. #59** and **W.C. #60** are blue-colored rooms.
 - W.C. #61** and **W.C. #62** are blue-colored rooms.
 - W.C. #63** and **W.C. #64** are blue-colored rooms.
 - W.C. #65** and **W.C. #66** are blue-colored rooms.
 - W.C. #67** and **W.C. #68** are blue-colored rooms.
 - W.C. #69** and **W.C. #70** are blue-colored rooms.
 - W.C. #71** and **W.C. #72** are blue-colored rooms.
 - W.C. #73** and **W.C. #74** are blue-colored rooms.
 - W.C. #75** and **W.C. #76** are blue-colored rooms.
 - W.C. #77** and **W.C. #78** are blue-colored rooms.
 - W.C. #79** and **W.C. #80** are blue-colored rooms.
 - W.C. #81** and **W.C. #82** are blue-colored rooms.
 - W.C. #83** and **W.C. #84** are blue-colored rooms.
 - W.C. #85** and **W.C. #86** are blue-colored rooms.
 - W.C. #87** and **W.C. #88** are blue-colored rooms.
 - W.C. #89** and **W.C. #90** are blue-colored rooms.
 - W.C. #91** and **W.C. #92** are blue-colored rooms.
 - W.C. #93** and **W.C. #94** are blue-colored rooms.
 - W.C. #95** and **W.C. #96** are blue-colored rooms.
 - W.C. #97** and **W.C. #98** are blue-colored rooms.
 - W.C. #99** and **W.C. #100** are blue-colored rooms.

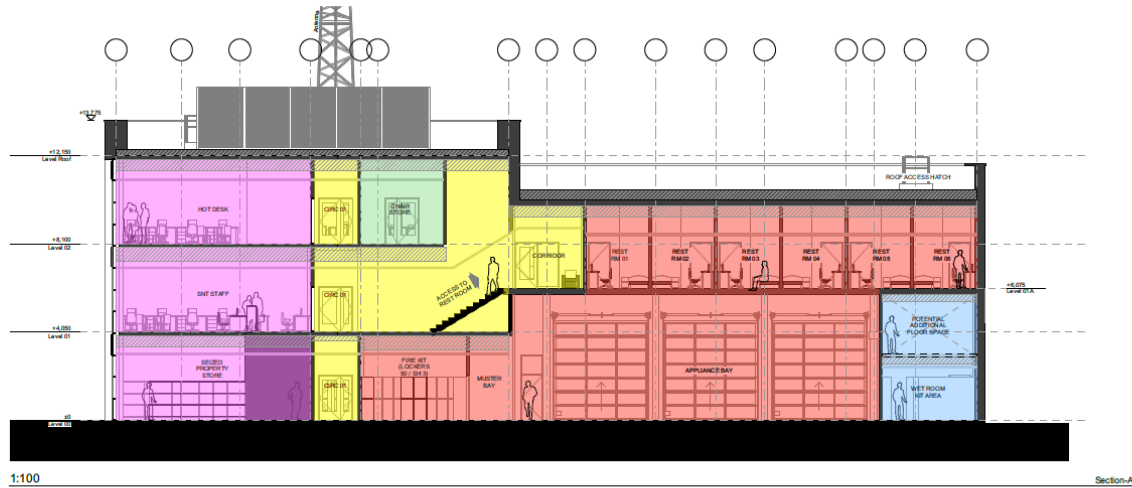
Proposed first (left) & second (right) floor plans



Proposed roof plan



Sections



Elevations



1:100

West Elevation

External Envelope Materials Key:

- ED01 External Door - Aluminium Framed Fully Glazed Door
- ED02 External Door - Steel Door
- ED03 External Door - Louvered Door
- ED04 External Door - Vehicle Access Door

CW01 Aluminium Curtain Walling System (incorporating glass / spandrel / louvers etc)
With PPC Aluminium reveal to perimeter of brick openings

RF01 Main Building Roof
Composite Concrete Roof Deck with insulation inverted waterproofing system and ballast

RF02 Appliance Bay Roof
Structural Metal Deck with insulation and single polymeric waterproofing system

RF03 External Terrace
Composite Concrete Roof Deck with insulation inverted waterproofing system and paving

RS01 Rainscreen Cladding System - PPC Aluminium with Composite Carrier Panel

RS02 Rainscreen Cladding System - PPC Aluminium with Composite Carrier Panel

FC01 Feature Cladding System - PPC Aluminium Fins

HR01 Stainless Steel Handrail with PPC Steel Vertical Bar Balustrade

CP01 Appliance Bay Canopy - PPC Aluminium Clad Canopy

BP01 Brickwork Facade with Composite Panel Cladding Internal Liner

BP02 Feature Recessed Brickwork Facade with Composite Panel Cladding Internal Liner

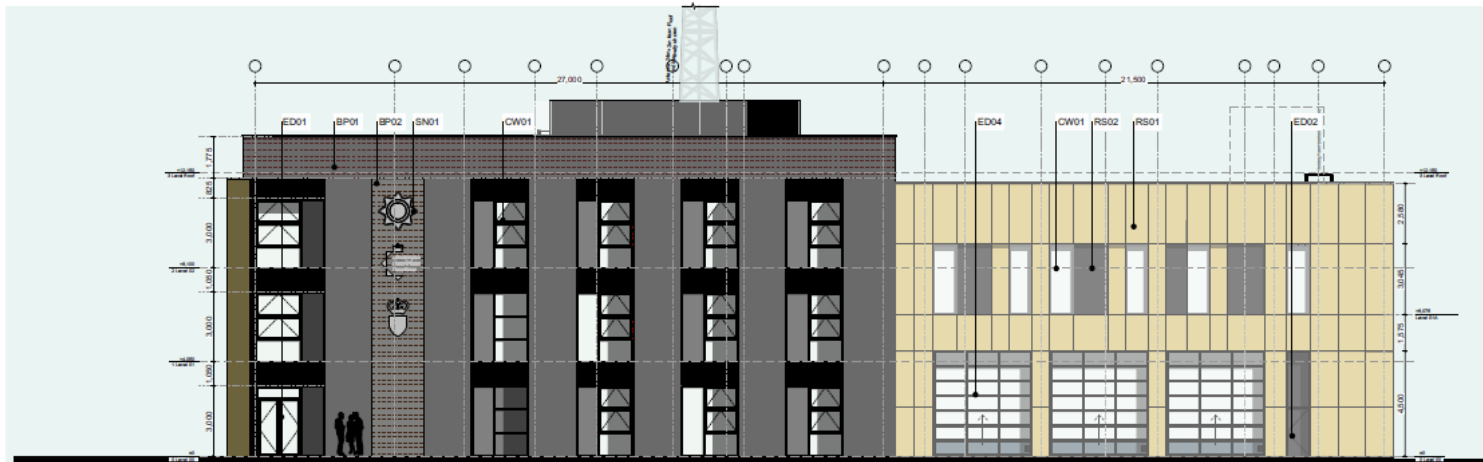
SC01 PPC Aluminium Louvre / Screen to Roof Mounted Plant Equipment

LV01 PPC Aluminium Louvers to Mechanic Plant Room

SN01 Building Mounted Signage (Indicatively shown)

1:100

Key-Elevation Key



1:100

South Elevation

PPC Planning
Rev. description

B

BOND BR

The Church Studio Spillings Rd
South Yorkshire S10 1L

T 0114 286 2040

E RCE@bondbryen

W www.bondbryen.co

Redditch Combined Emerg
Hub
Middlehouse Ls



Bond & Bryant

Student:
Please consider that I was the one who is about twenty years old. My father.



- 1:100

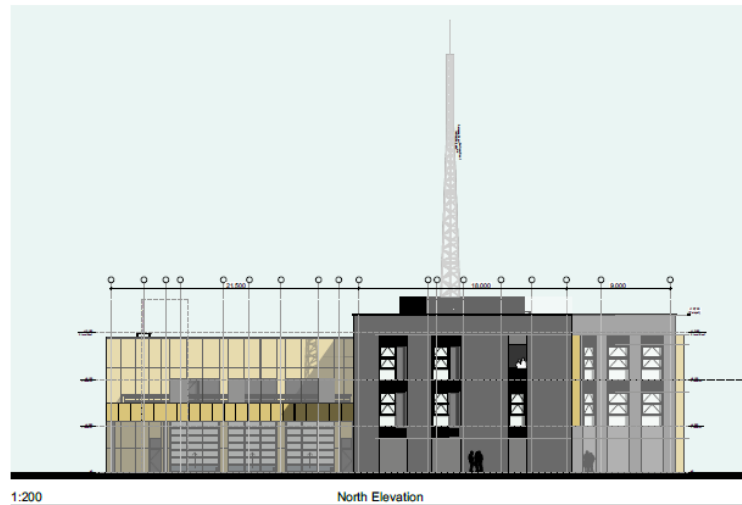
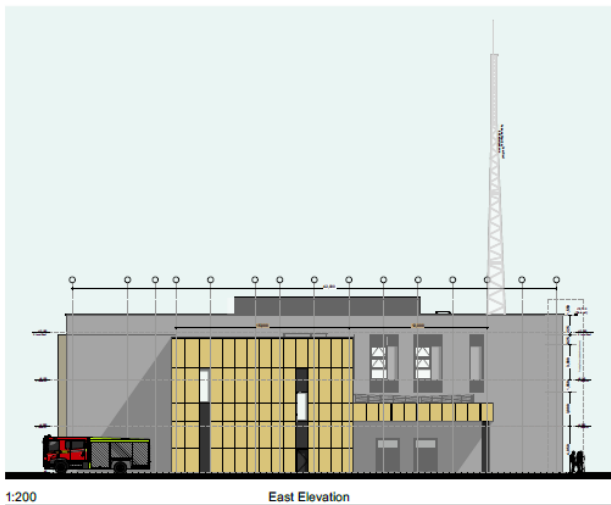
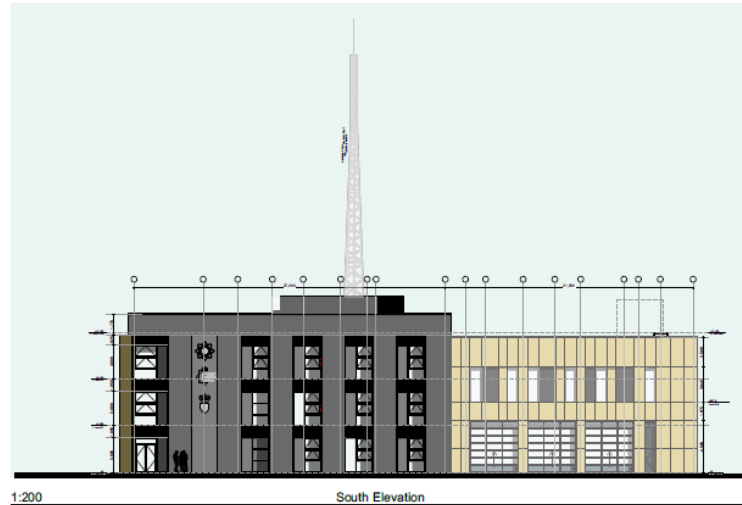
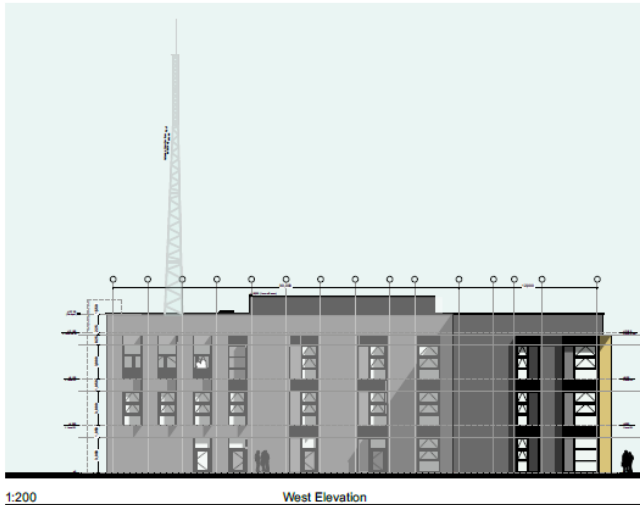
East Elevation



Key-Elevation Key

P03 Planning Issues	
div description	
<p>B O N D</p> <p>The Church Studio South York</p> <p>1 0 7  RCESPA  www.rcespa.org</p>	
<p>Redditch Combined Middle</p> <p> </p> <p>Proposed G</p> <p>Origins for project not 1992 due Trade(s) £100 Paper value A1</p> <p>Pu Du Sh S2 Ra P0</p>	

Elevations showing antenna



Artists Impressions



Artists Impressions



Views from Middlehouse Lane



Images of site



View ESE of Redditch Fire Station Birmingham Road Frontage



View WNW of E Elevation of Redditch Fire Station

Images of site



View W of Middlehouse Lane Frontage in E part of Site



View NE over hardstanding in E part of Site



View N showing hardstanding in E part of Site



View NW of N part of Site

Images of site



View NW from Middlehouse Lane (Training Tower visible)



View NNE of Redditch Fire Station from Junction of Birmingham Road and Middlehouse Lane



View N of Training Tower



View South of Training Tower