

22/00333/FUL

St Gregorys Roman Catholic Church, Winyates Way, Winyates,
Redditch

Proposed Redevelopment of Land at St Gregory's Church, Winyates to construct 25 No. new affordable dwellings and associated access road. To include demolition of existing buildings, clearing of vegetation, temporary stopping up and permanent diversion of footpaths, including rerouting of Foul and Storm Sewers within the site.

Recommendation: Delegated to the Head of Planning, Regeneration and Leisure Services to GRANT planning permission subject to a) – d) in the main report.

Site location plan



Site entrance



Photos of the site



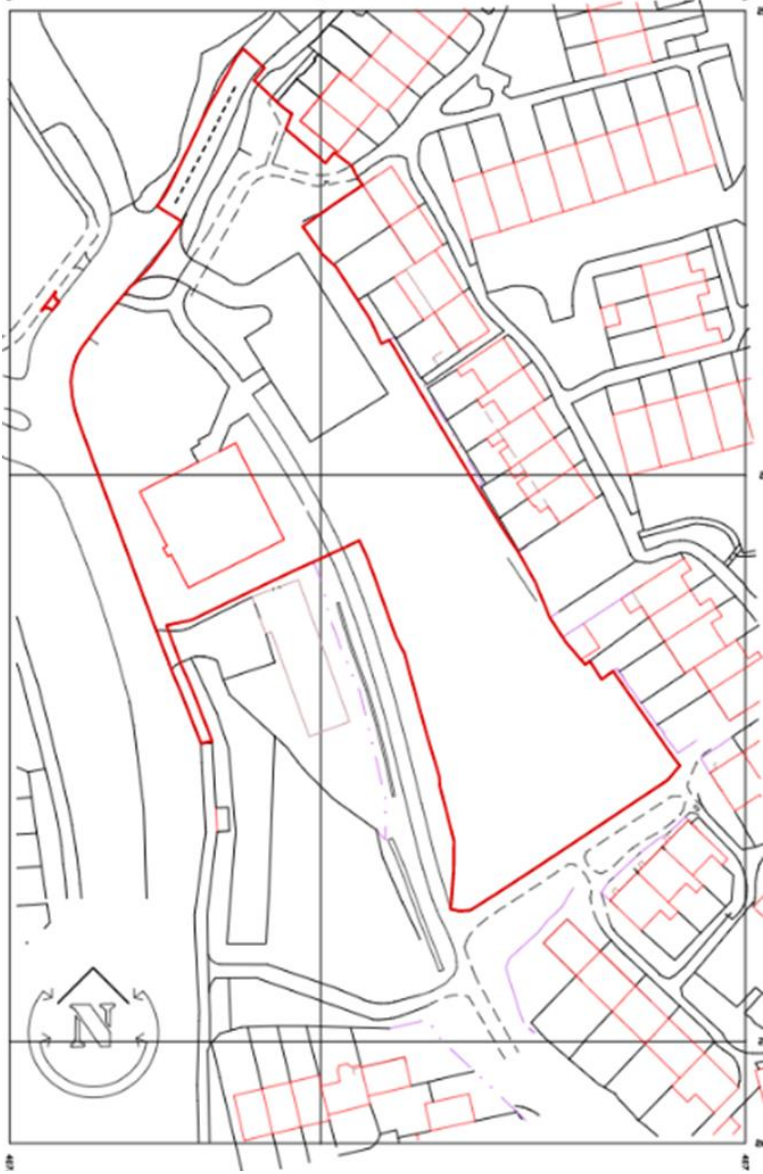
Church building



Application Scheme

SCHEDULE OF ACCOMMODATION					
HOUSE TYPE	%	GIA	STOREYS	No.	PARKING SPACES
● 2B4P TYPE A	20%	72m ²	2	5No.	10
● 3B4P TYPE D CORNER	16%	87m ²	2	4No.	8
● 3B4P TYPE E MID	4%	97m ²	2	1No.	2
● 3B4P TYPE B	52%	81m ²	2	13No.	26
● 4B5P TYPE C	8%	110m ²	2.5	2No.	6
VISITOR SPACES					1
TOTAL				25No.	53No.





Site layout showing sewer easement

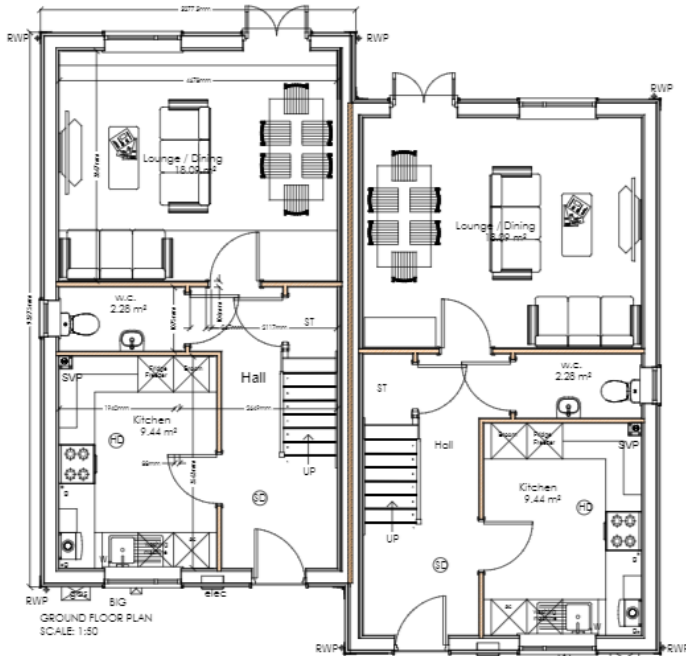
SCHEDULE OF SERVICES

-  DIVERTED SW SEWER
-  DIVERTED FW SEWER
-  EXTG SEWERS REMOVED
-  SEWER COVERS
-  CHURCH TO BE DEMOLISHED
-  10m SEWER EASEMENT
-  EXISTING TREES / BUSHES RETAINED



Housetypes

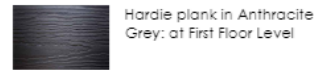
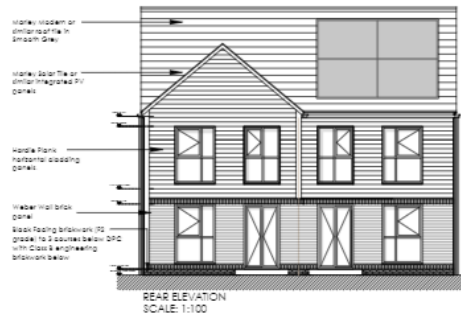
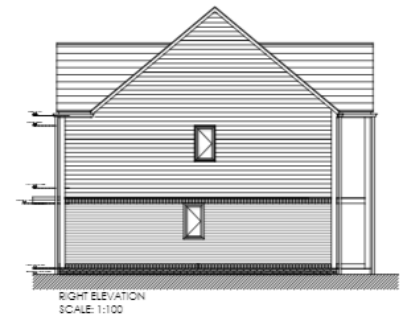
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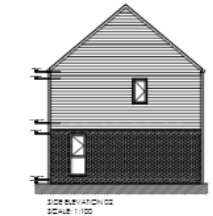
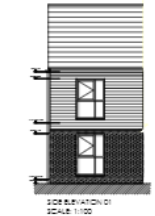
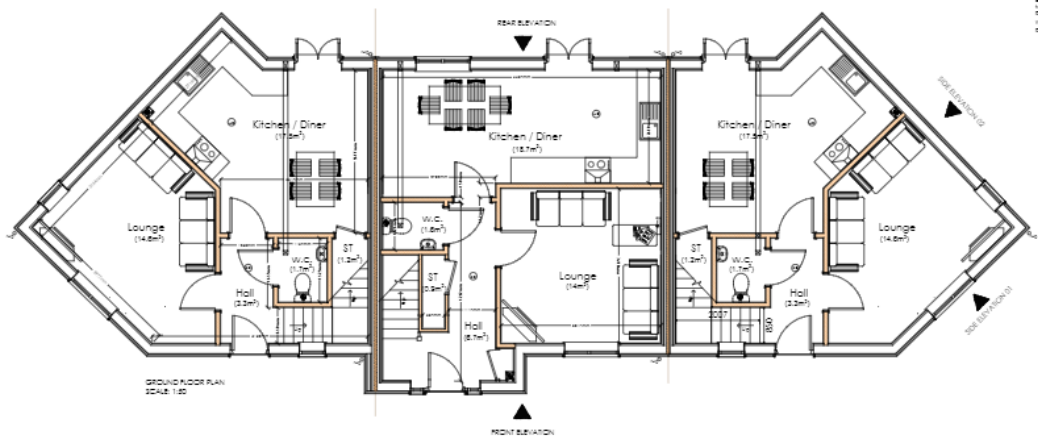
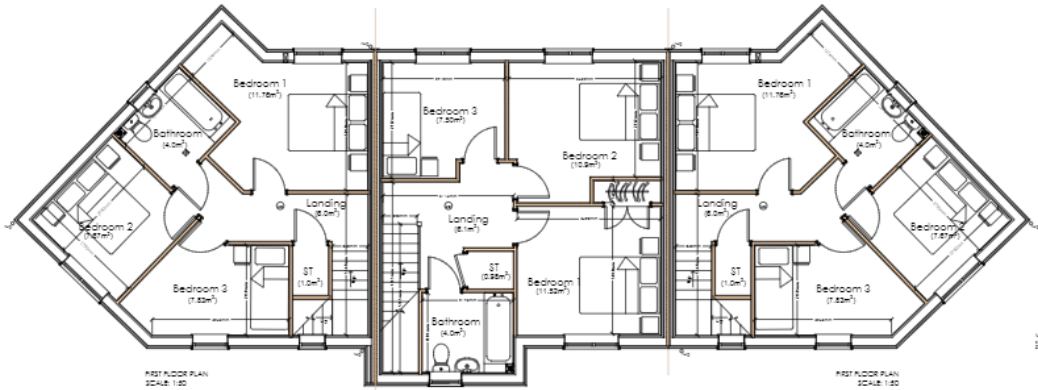


● Type B - ECO 200 clad
3 Bed 4 Person
(2 storey House)

Unit Areas:
84.66m² structural
81.38m² Finished

NOTE: FIRST FLOOR PLAN AS TYPE B HOUSE
HOUSE TYPE HANDED ON PLOTS 14 & 15
HOUSE TYPE 52a MINOR STEP DIMENSION DIFFERENCE.



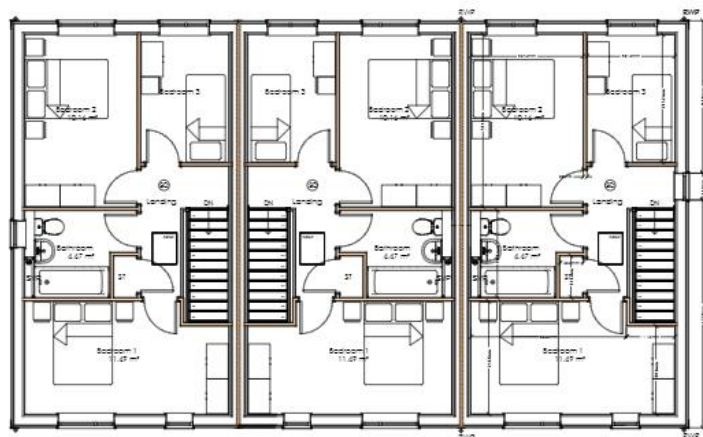


● Type D Corner - ECO 200 clad
3 Bed 4 Person
(2 storey House)

Unit Areas:
85.36m² structural
84.58m² Finished

● Type E Mid-corner - ECO 200 clad
3 Bed 4 Person
(2 storey House)

Unit Areas:
92.82m² structural
91.90m² Finished



FIRST FLOOR PLAN
SCALE 1:50



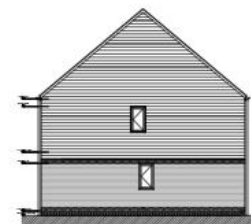
FRONT ELEVATION
SCALE 1:100



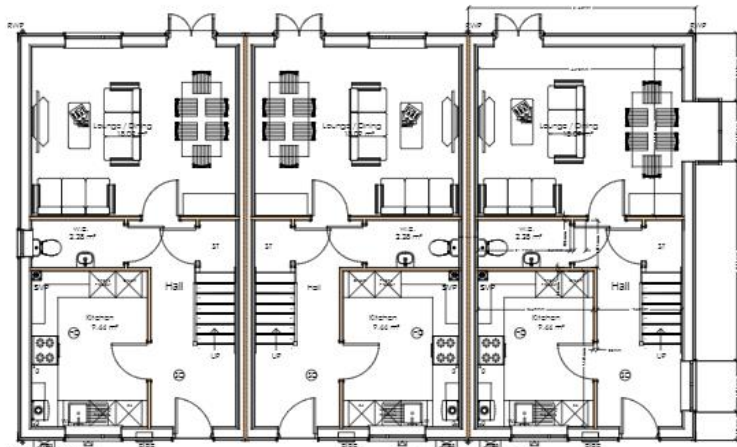
RIGHT ELEVATION
SCALE 1:100



REAR ELEVATION
SCALE 1:100



LEFT ELEVATION
SCALE 1:100



GROUND FLOOR PLAN
SCALE 1:50

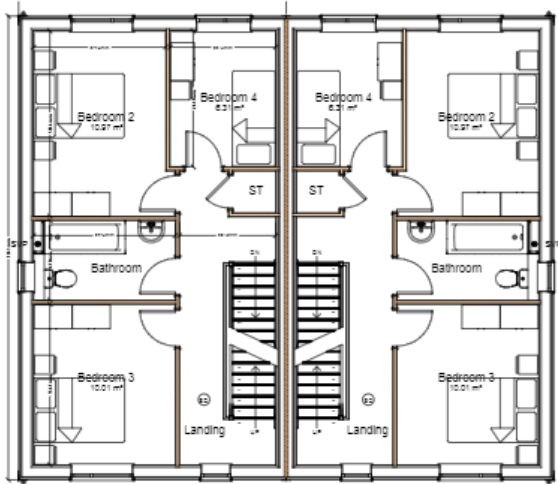
PLOT 8 (TYPE B)

PLOT 9 (TYPE B)

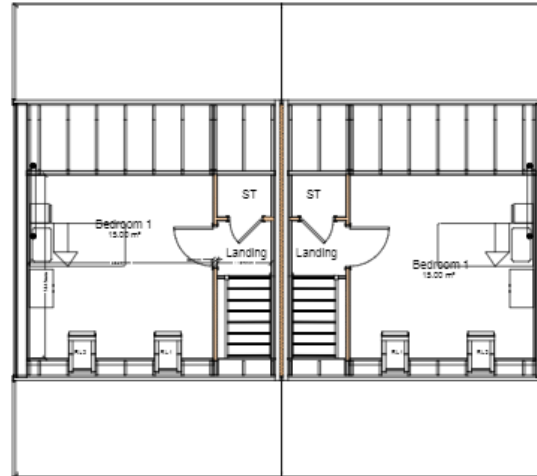


WESTERLY VIEW ACROSS COMMUNAL PARKING TOWARDS PLOT 10

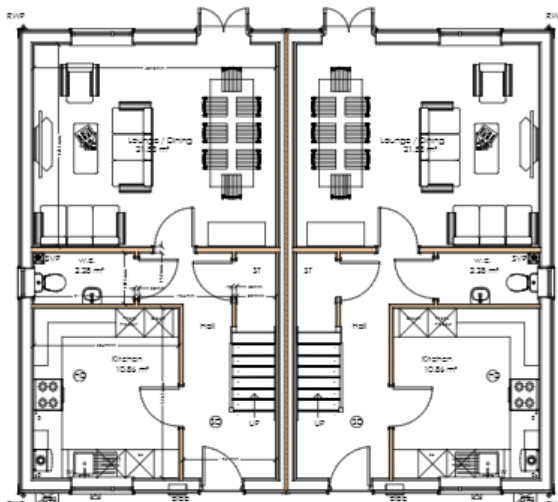




FIRST FLOOR PLAN
SCALE: 1:100



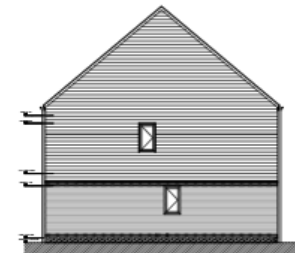
SECOND FLOOR PLAN
SCALE: 1:100



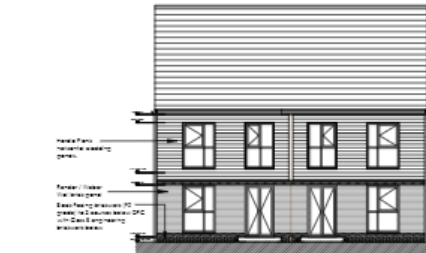
GROUND FLOOR PLAN
SCALE: 1:100



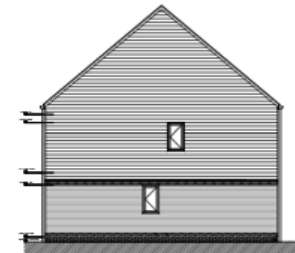
FRONT ELEVATION
SCALE: 1:100



RIGHT ELEVATION
SCALE: 1:100



REAR ELEVATION
SCALE: 1:100



LEFT ELEVATION
SCALE: 1:100

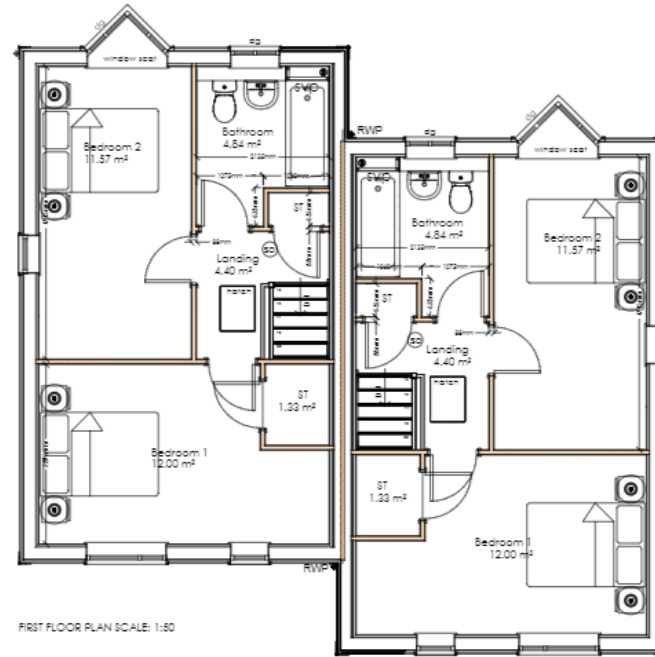
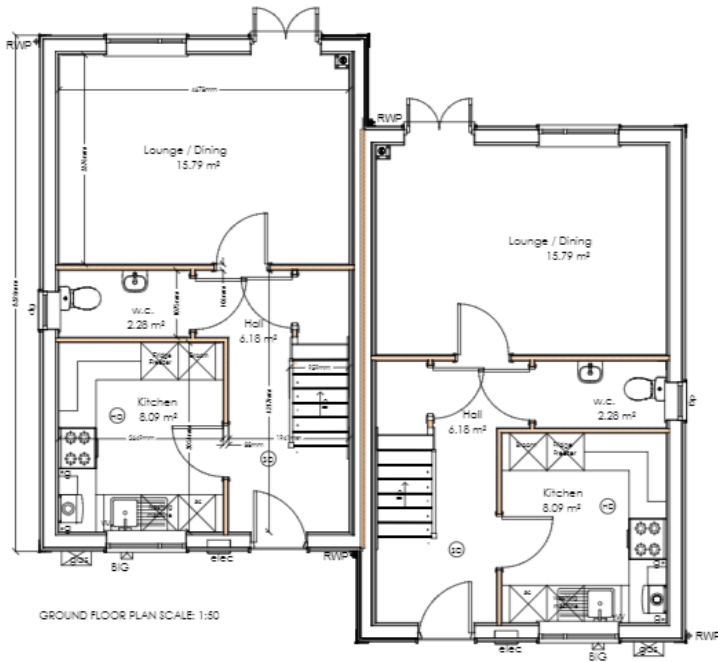
Type C - ECO 200 clad
4 Bed 5 Person
(2.5 storey House)

Unit Area:
113.84m² structural
109.96m² finished

Horale plank in Anthracite
Grey: at First Floor Level


Weberwall Brick Antique
Red Multi brick with
Cotswold pointing mortar:
at Ground Floor Level


Housetype for plots 1 and 2




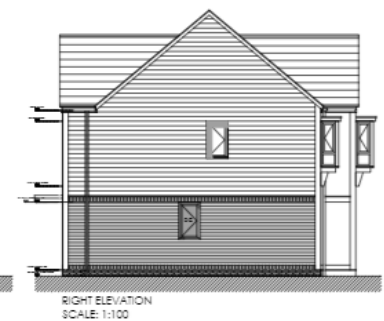
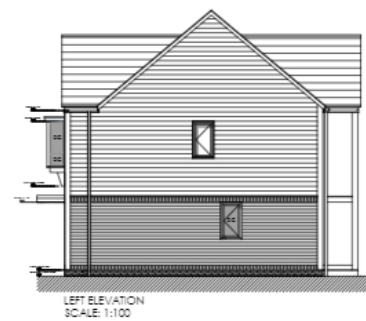
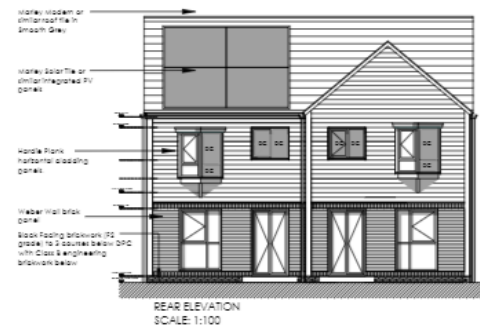
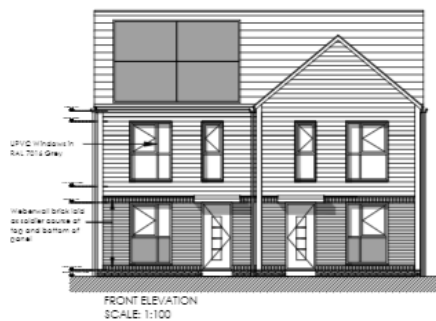
● Type A1 - ECO 200 clad
2 Bed 4 Person
(2 storey House)

Unit Areas:
75.04m² structural
72.02m² Finished

 Hardie plank in Anthracite Grey: at First Floor Level

 Weberwall Brick Antique Red Multi brick with Cotswold pointing mortar: at Ground Floor Level

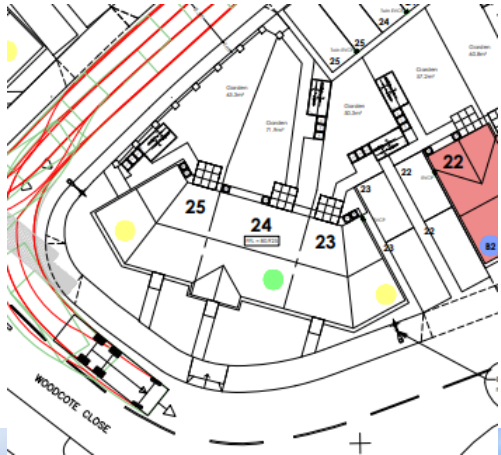
 DG = Decorative Glazing such as Pilkington Optifloat Opal with a privacy level of 5.



Streetscenes



Landmark building plots 23-25



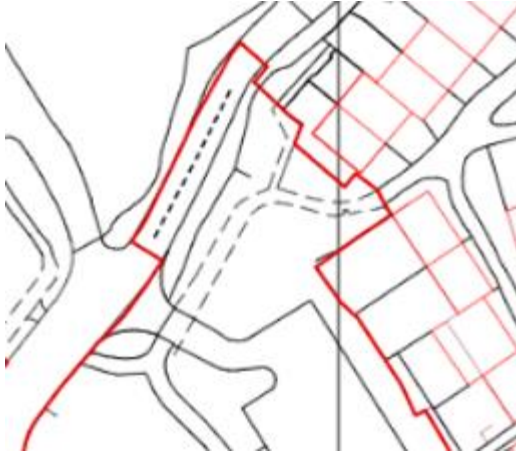
Streetscene within the site Plots 4 - 13






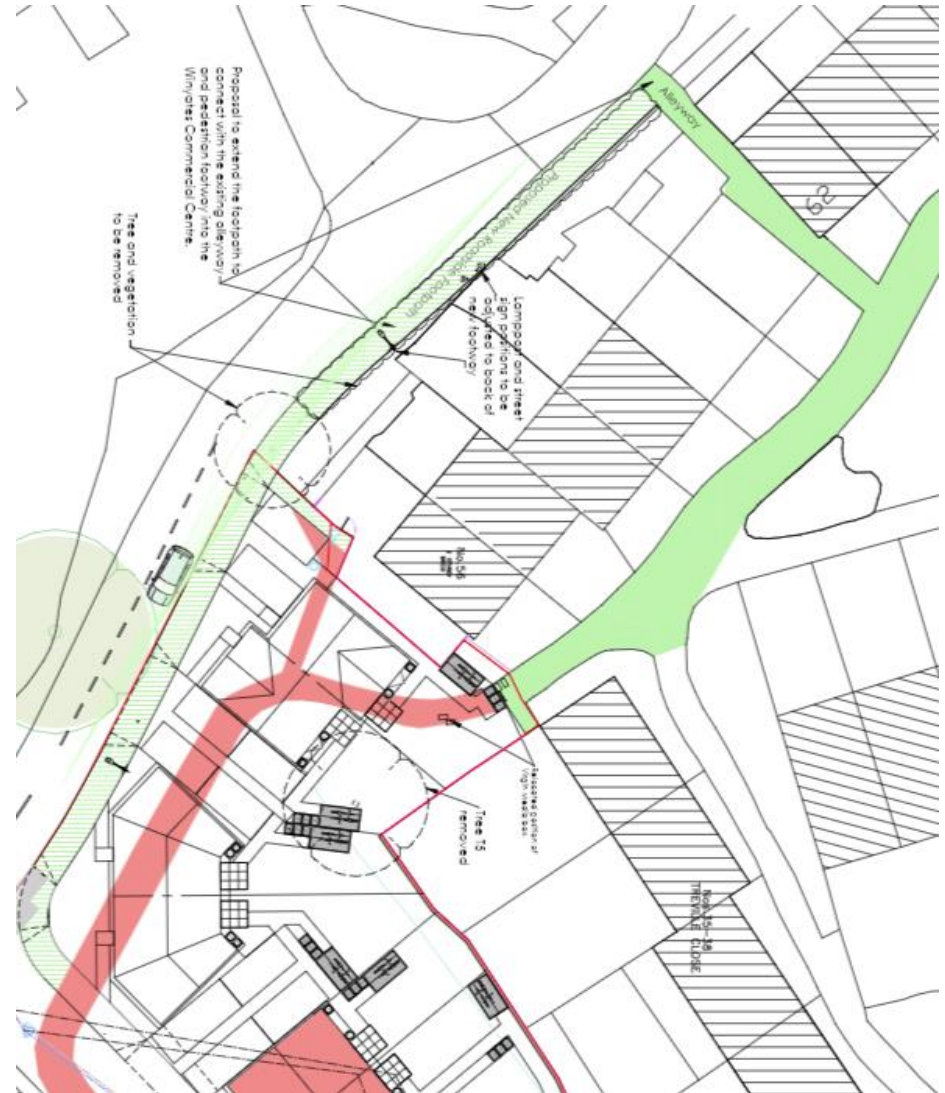
Plots 4- 10



Footpath diversion at Treville Close



-  EXISTING FOOTPATH TO BE EXTINGUISHED
-  EXISTING FOOTPATH LOCATION
-  PROPOSED NEW FOOTPATH LINK



New footpath at the rear of 56-61 Treville Close



Footpath to be provided along Winyates Way

