

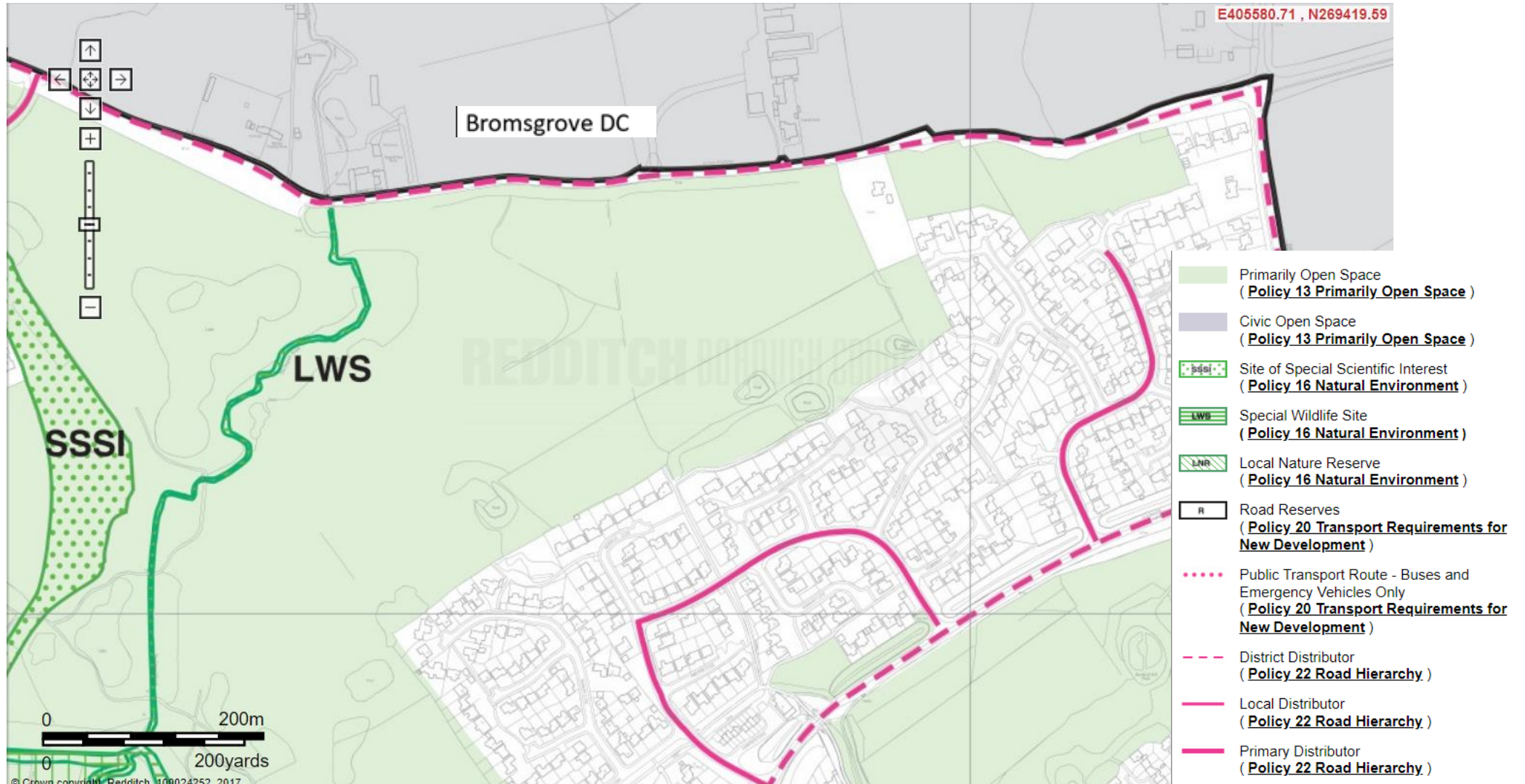
23/00543/FUL

Conwil, Dagnell End Road Redditch Worcestershire B98 9BD

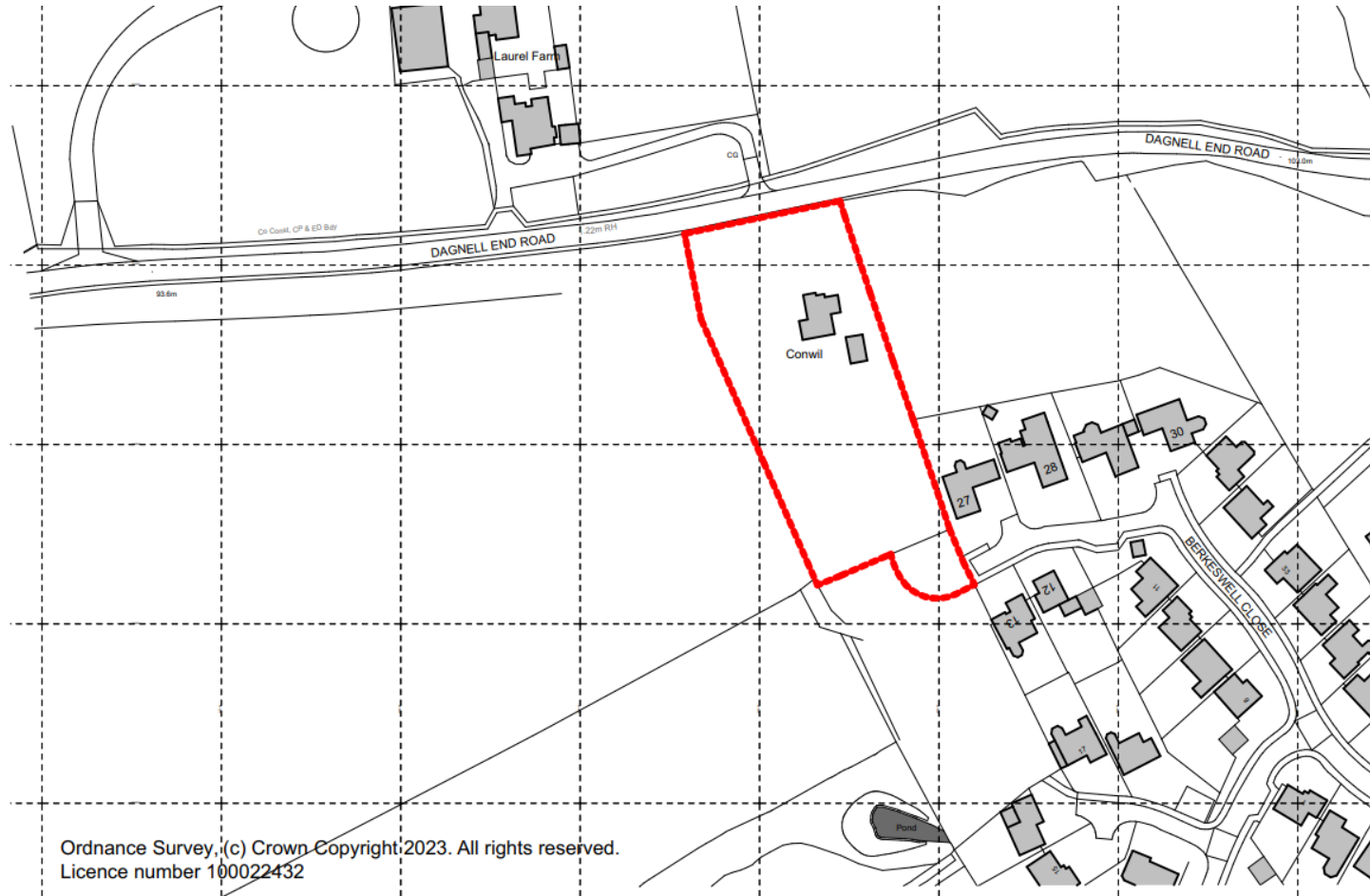
Demolition of existing dwelling and outbuildings and erection of 6 No. dwelling houses (use class C3) with associated access, parking and landscaping

Recommendation: Grant subject to Conditions

# Borough of Redditch Local Plan Allocation Plan



# Site Location Plan



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**Site area: 4476sq.m**

**North**



**ARCHITECTURAL DESIGN  
CONSULTANCY LTD**

ARCHITECTURAL AND DEVELOPMENT CONSULTANTS  
THE PRIORY, LONDON ROAD, CANWELL,  
SUTTON COLDFIELD, B75 5SH.  
Tel: 01543 262999 Web: www.adc-limited.co.uk  
Email: admin@adc-limited.co.uk



**PROJECT**  
Conwil, Dagnell End Road,  
Redditch,  
Worcestershire, B98 9BD.

**TITLE**  
Location plan

<b>DRAWN</b> AT	<b>DATE</b>	<b>SCALE</b> 1:1250	<b>A3</b>
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<b>DRAWING NO.</b> 1430/13	<b>REVISION</b>
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# Proposed Floorplans and Elevations (Plots 1 and 3)



Plot 1 Front elevation 1:100



Plot 1 Side elevation 1 1:100



Plot 3 Front elevation 1:100



Plot 3 Side elevation 1 1:100



Plot 1 Rear elevation 1:100



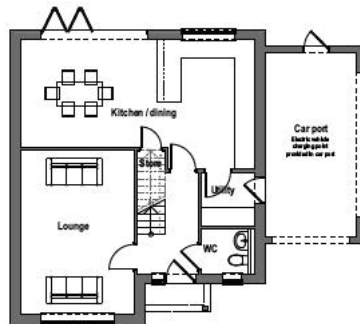
Plot 1 Side elevation 2 1:100



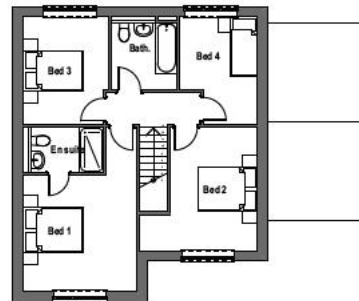
Plot 3 Rear elevation 1:100



Plot 3 Side elevation 2 1:100

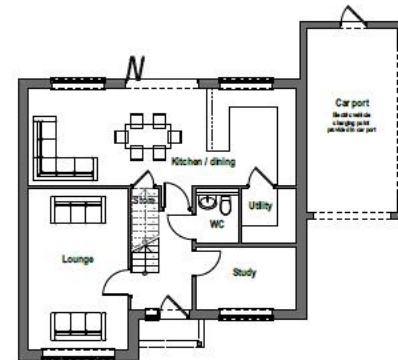


Ground floor plan



First floor plan

Floor area:  
133.6sq.m

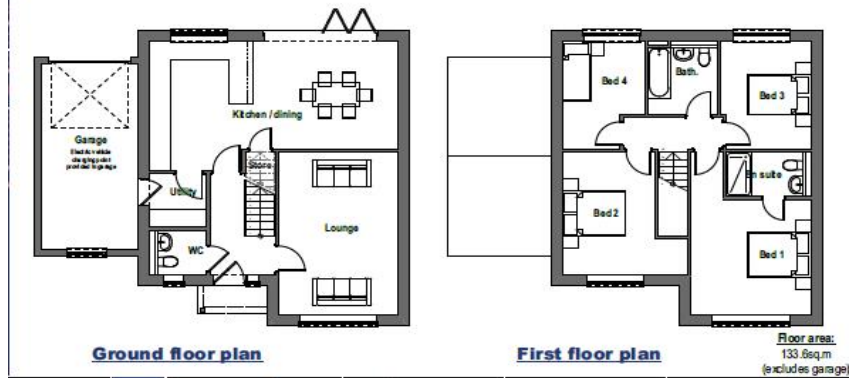
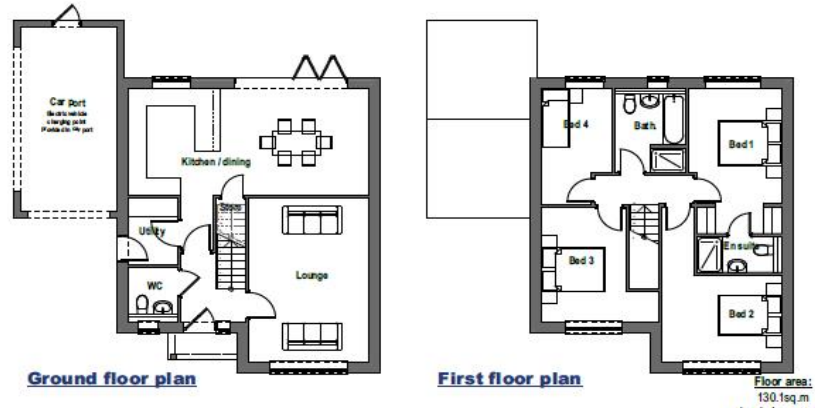


Ground floor plan



First floor plan

# Proposed Floorplans and Elevations (Plots 4 and 6)



# Proposed Streetscene



**Site section A**

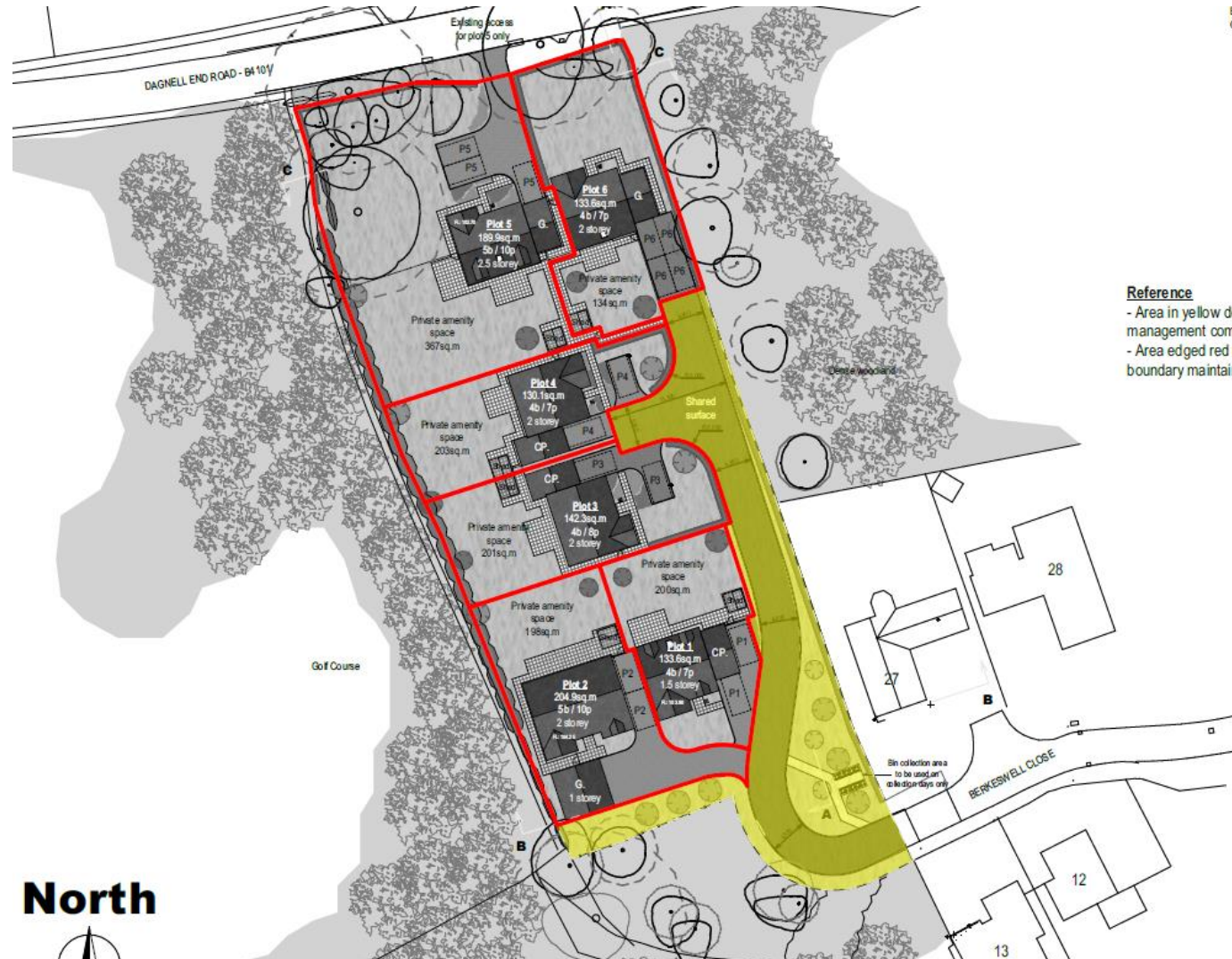


**Site section B**



**Site section C**






# Estate Plan





# Proposed Boundary Treatment Plan



Reference key	
	1.8m high close boarded fence
	1.2m high close boarded fence (existing hedgerow to remain behind)
	1.2m high post and rail fence
	New hedgerow planting
	1.8m high close boarded fence with new hedge row planting in front

**North**



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# Proposed Landscaping Plan

**LANDSCAPE STRATEGY**

AIM TO PROVIDE A LANDSCAPE THAT PROVIDES FOR PEOPLE AND VALUES SUSTAINING NEAT DEVELOPMENT AND ENVIRONMENTAL VALUE WITH ADDITIONAL FEATURES SUCH AS SEASIDE AND SET BACKS AND CONNECTIVITY WITH ROUTES FOR WEDGES.

**STRATEGY**

- ALL LIGHTING COMPLIANT WITH CURRENT BUILDING LIGHTING REGULATIONS WITH CORROSION RESISTANT FIXTURES AND INTEGRATED INTO HEATHS AND SET BACKS WITH NO EXTERNAL LIGHTING ABOVE OR FROM GROUND LEVEL.
- WALKWAY CORRIDORS CREATED AROUND THE SITE PERIMETER USING NATIVE WEDGES, TREES, SHRUBS AND GROUND COVER AS WELL AS WEDGES PLANTED POINTS IN CLOSED SPACES PROVIDING A RANGE OF TREES, SHRUBS AND FLOWERS PROVIDE INSTANTANEOUS VISIBILITY THROUGHOUT THE ACTIVE PERIODS EARLY SPRING TO LATE AUTUMN.
- PLANTING INCLUDES PLANTING NATIVE SHRUBS FOR BIRDS.
- PLANTING SITED ON LOGICALLY SITES NATIVE TO LOCAL SPECIES CHARACTER LINE AND SUITED TO THE NATURAL SOIL CONDITIONS.
- PLANTS PROVIDED WITH PERENNIALS OFF ROAD PLANTING AND WEDGES NEAR WEDGES AND PAVES AND LANDSCAPED BOUNDING FRUIT TREES PROVIDED TO AREA GARDEN IN KEEPING WITH THE SURROUNDING VILLAGE LANDSCAPE.
- SITE BOUNDING CLOSED SPACES PROVIDED WITH WEDGES PLANTED POINTS, A SET BACKS AND LANDSCAPED BOUNDING TO ALLOW PLANTING OF WEDGES, SHRUBS AND HERBACEALS.
- INTERNAL WALK AND SET BACKS LOCATED AT SUITABLE POSITIONS TO BOUNDING.
- FRONT GARDEN WITH NATIVE AND HIGH DIVERSITY GARDEN PLANTING WITH NATIVE TREE PLANTING USING SMALL TO MEDIUM NATIVE AND RESPECT FOR POLLINATOR TREES.

**BIODIVERSITY IMPACT ASSESSMENT HEADLINE RESULT**



**AS SUPPLEMENTARY**

DATE	TYPE	OPERATIONAL	OPERATIONAL
2023-01-15	Initial Assessment	High	High
2023-02-20	Site Visit	Medium	Medium
2023-03-10	Final Report	Low	Low



**TREE AT DETAIL**



**WALKWAY TO EXISTING WEDGES AND BOUNDING**



**WALKWAY TO EXISTING WEDGES**



**WEDGES PLANTING JOBS POINTS**



**WALKWAY AND BOUNDING**



# Construction Traffic Routing



# Site Photographs

