

SCB-PA-RPT 003

# Staveley Town Basin Development Final Preliminary Proposals

Mar 2020 - Rev 003







Graphical Scale 1:500



Proposed Site Masterplan  
1:500

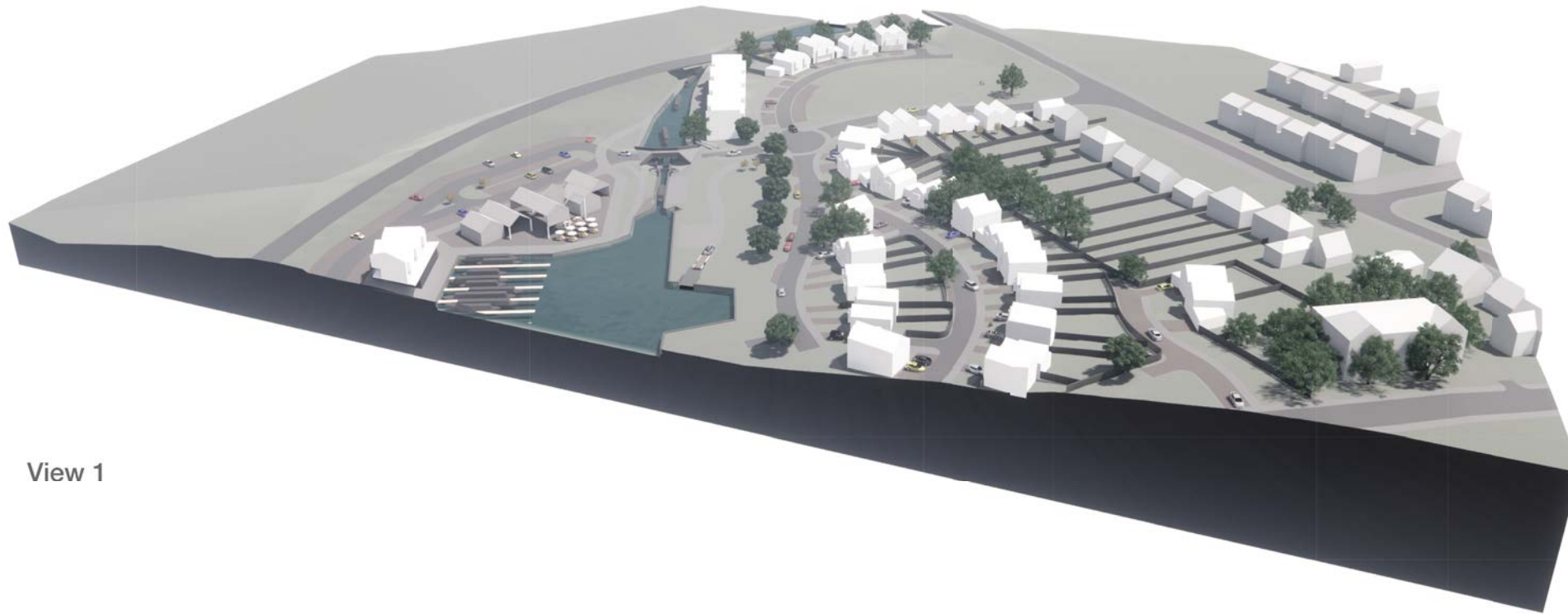
H	Hillside Houses Revised to 2	28/10/19	MB
G	Hillside Houses Reduced to 4; Boundary Reduced	16/10/19	MB
F	Revised Layout Following Consultation	24/05/19	MB
E	Sketch Layout Amended Following Planning Comments	12/02/19	MB
D	House Layout Amended	11/02/19	MD
C	Parking Spaces Increased	27/11/18	MB
B	Revised to Client Comments	26/11/18	MB
A	Revisions following Client Meeting, Detail Added	19/11/18	MB
Rev	Description	Date	By

peakarchitects

2017-2018  
www.peakarchitects.co.uk

Project	
233-2018	
Stawley Canal Basin	
Client	
Scale:	
Version:	
Comment:	
Approval:	
Lead:	
Construction:	
As-built:	
Drawing	
SCB - PA - SK - 020	
Proposed Site Masterplan	
Revision:	H Use 09/11/18
Scale:	1:500 @ A1/A2

FINAL PRELIMINARY



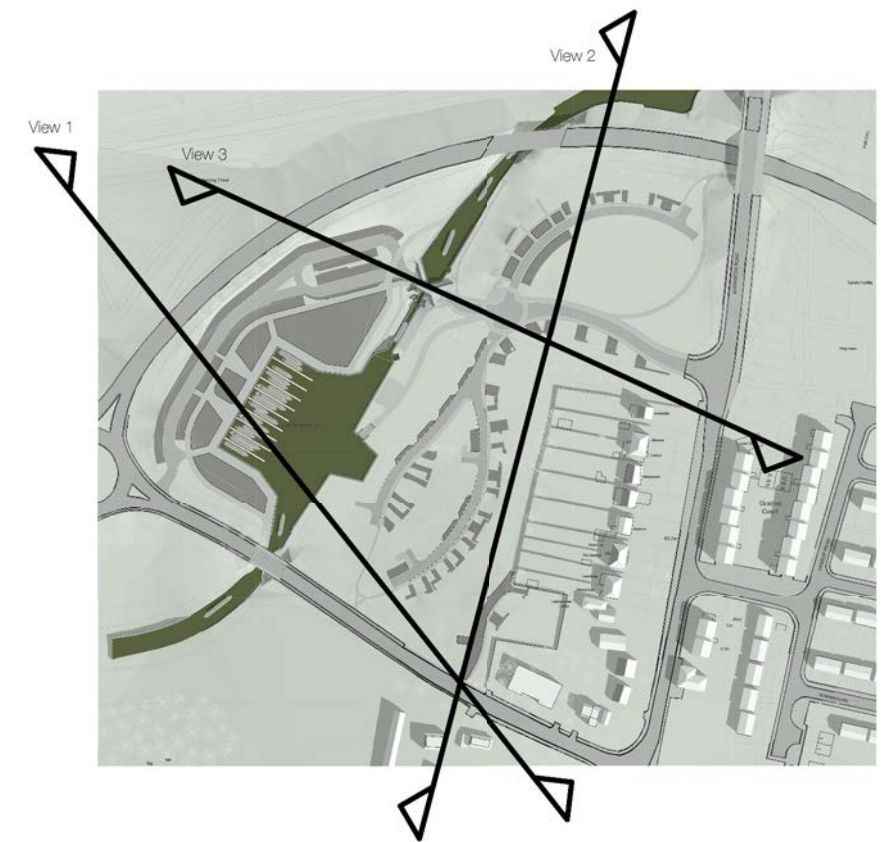
View 1



View 2



View 3



Rev	Description	Date	By
D	Hillside Houses Revised to 2	28/10/19	MB
C	Hillside Houses Reduced to 4, Boundary Reduced	16/10/19	MB
B	Revised Layout Following Consultation	24/05/19	MB
A	Revisions following Client Meeting, Detail Added	19/11/18	MB

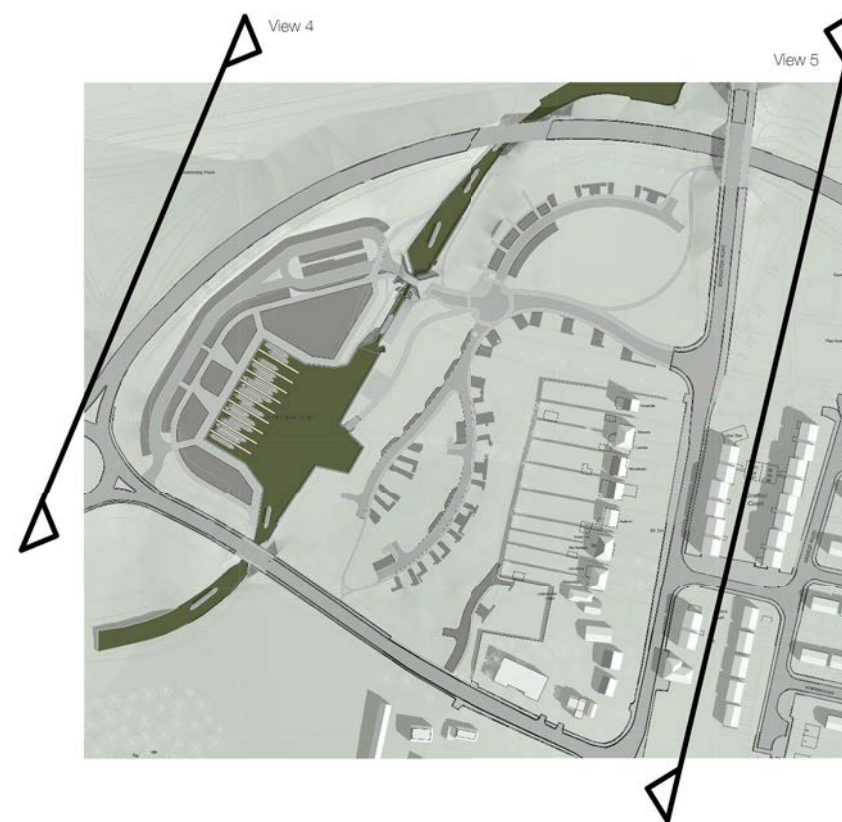
**peakarchitects**  
2017 Peak House for Peak Performance Ltd. 05 | www.peakarchitects.co.uk

Project	
233-2018	
Sluskey Canal Basin	
Client	
Scale:	
Revision:	
Comment:	
Approval:	
Under Construction:	
As-built:	
Drawing	
SCB - PA - SK - 021	
Site - Isometric Views Sheet 1	
Revision:	D Use 24/10/18
Scale:	1/1" = 1/8" @ A1/ A3

**FINAL PRELIMINARY**



View 4



View 5

Rev	Description	Date	By
D	Hillside Houses Revised to 2	28/10/19	MB
C	Hillside Houses Reduced to 4, Boundary Reduced	16/10/19	MB
B	Revised Layout Following Consultation	24/05/19	MB
A	Revisions following Client Meeting, Detail Added	19/11/18	MB

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Project	
233-2018	
Sluskey Canal Basin	
Client	
Scale:	
Revision:	
Comment:	
Approval:	
Under:	
Construction:	
As-built:	
Drawing	
SCB - PA - SK - 022	
Site - Isometric Views Sheet 2	
Revision:	D Use 24/10/18
Scale:	1:3000 @ A1/A2

**FINAL PRELIMINARY**



Perspective 1



Perspective 2



Perspective 3



Perspective 4



Rev	Description	Date	By
D	Hillside Houses Revised to 2	28/10/19	MB
C	Hillside Houses Reduced to 4, Boundary Reduced	16/10/19	MB
B	Revised Layout Following Consultation	24/05/19	MB
A	Revisions following Client Meeting, Detail Added	19/11/18	MB

**peakarchitects**

2 Pitt Street, The Peak, Halesowen, UK

Project					
233-2018					
Sluskey Canal Basin					
Client					
Scale					
Revision	Comment	Approval	Under	Construction	As-built
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SCB - PA - SK - 023					
Site - Perspective Views Sheet 1					
Revision	D	Date	24/10/18		
Scale	@ A1/ @ A3				

**FINAL PRELIMINARY**



Perspective 5



Perspective 6



Perspective 7



Perspective 8



Rev	Description	Date	By
D	Hillside Houses Revised to 2	28/10/19	MB
C	Hillside Houses Reduced to 4, Boundary Reduced	16/10/19	MB
B	Revised Layout Following Consultation	24/05/19	MB
A	Revisions following Client Meeting, Detail Added	19/11/18	MB

**peakarchitects**  
2 off Bell Lane, The Peak, Halesowen, Walsley, West Midlands, B62 9JG  
[www.peakarchitects.co.uk](http://www.peakarchitects.co.uk)

Project					
233-2018					
Sluskey Canal Basin					
Client					
Block	Revision	Comment	Approval	Issue	Construction
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Drawing					
SCB - PA - SK - 024					
Site - Perspective Views Sheet 2					
Revision	D	Date	24/10/18		
Scale	1:3000 @ A1/		@ A3		

**FINAL PRELIMINARY**



**TOTAL ACCOMMODATION**

- 12no. 1-Bed Apartments
- 24no. 2-Bed Apartments
- 8no. 3-Bed Duplex
- 41no. 3-Bed Houses
- 4no. 4/5-Bed Houses
- 87no. DWELLINGS

13465 sqft Commercial

131no. Canalside Public Parking Spaces;

139no. Residential Spaces:  
 Apartments: 44 Spaces (av. 1.00 per dwelling)  
 Houses: 95 Spaces (av. 2.2 per dwelling)

+ Additional 10 Visitors / Public Park Spaces (1 per 8.7 dwellings)

**CANALSIDE APARTMENTS**

- 4no. 1-Bed Apartments
- 24no. 2-Bed Apartments

**VILLAGE GREEN**

8 no. 3-Bed Houses

**ENTRANCE ROAD HOUSES**

9 no. 3-Bed Houses

**PARK FRONTAGE HOUSES - A**

- 6no. 3-Bed Houses
- 4no. 1-Bed Apartments

**PARK FRONTAGE HOUSES - B**

- 18no. 3-Bed Houses
- 4no. 1-Bed Apartments

**HILLSIDE HOUSES**

2no. 4/5-Bed Houses

**DESTINATION CAFE**

5295 sqft A3 Cafe

**CANAL BASIN APARTMENTS**

8no. 3-Bed Duplex Apartments

**CANAL BASIN RETAIL UNITS**

5950 sqft A1 Shop Units

**COMMERCIAL SPACE**

2220 sqft A1/B1 Units

**PUBLIC CAR PARK**

- 121no. Standard
- 10no. Disabled
- 131no. TOTAL

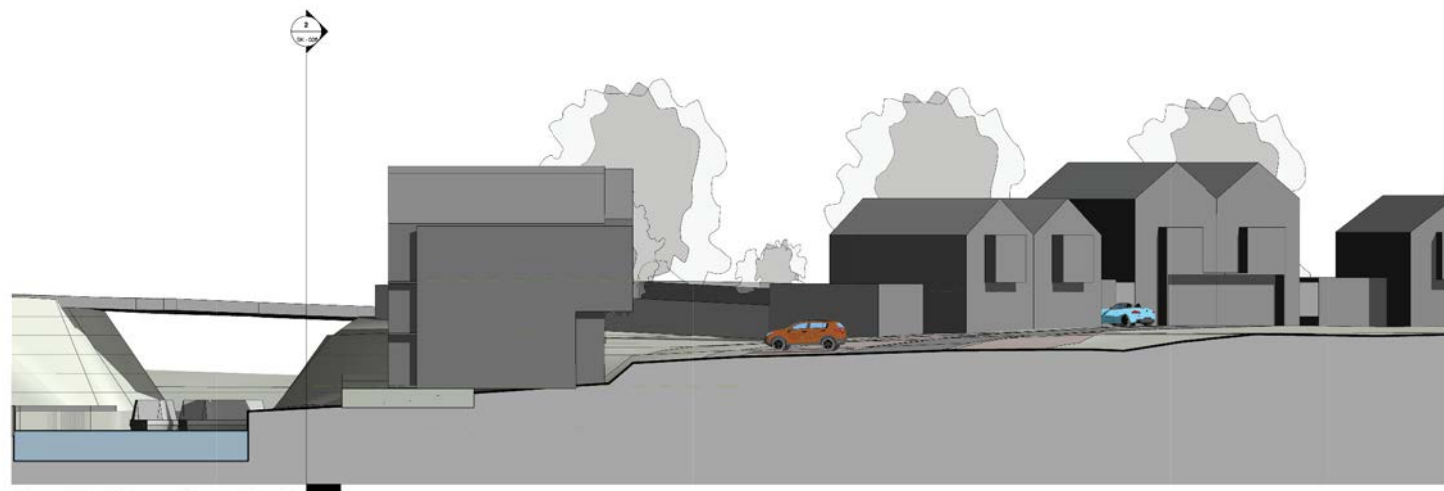
Rev	Description	Date	By
H	Site Boundary Amended	28/10/19	MB
G	Hillside Houses Reduced to 4; Boundary Reduced	16/10/19	MB
F	Revised Layout Following Consultation	24/05/19	MB
E	House Layout Amended	11/02/19	MD
D	Open Space Areas Revised	28/11/18	MB
C	Parking Spaces Increased	27/11/18	MB
B	Revised to Client Comments	26/11/18	MB
A	Revisions following Client Meeting, Detail Added	19/11/18	MB



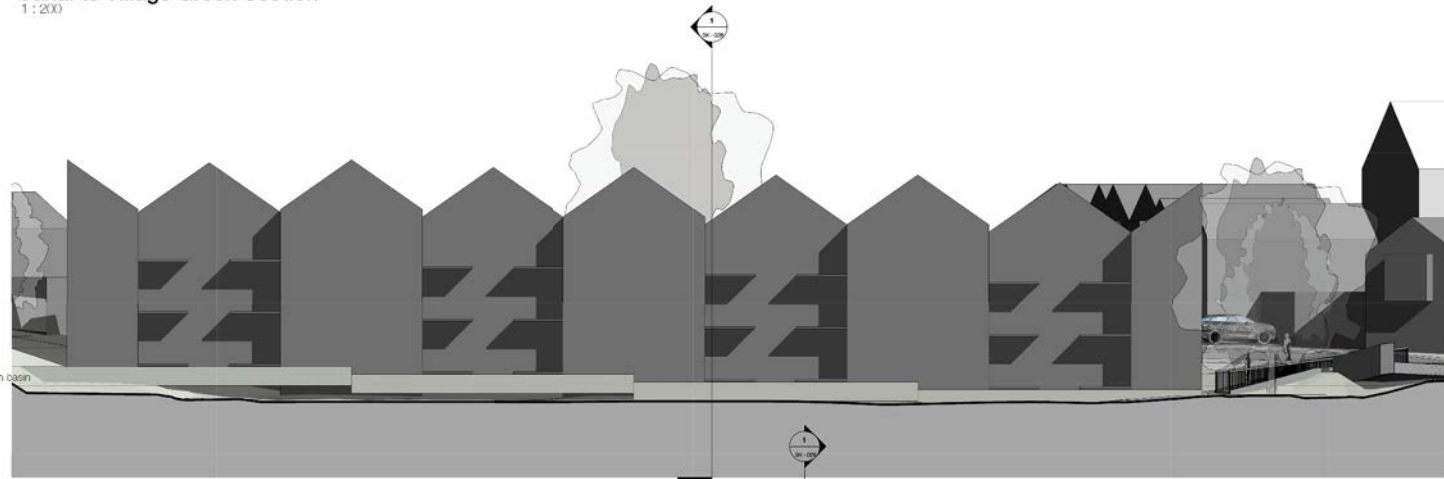
Project		233-2018	
Client		Stavrosy Canal Basin	
Scale			
Revision	Comment	Appoval	Under Construction
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Drawing			
SCB - PA - SK - 025		Proposed Zoning Plan	
Revision	H	Date	24/10/18
Scale	1:500 @ A1		@ A3

**FINAL PRELIMINARY**

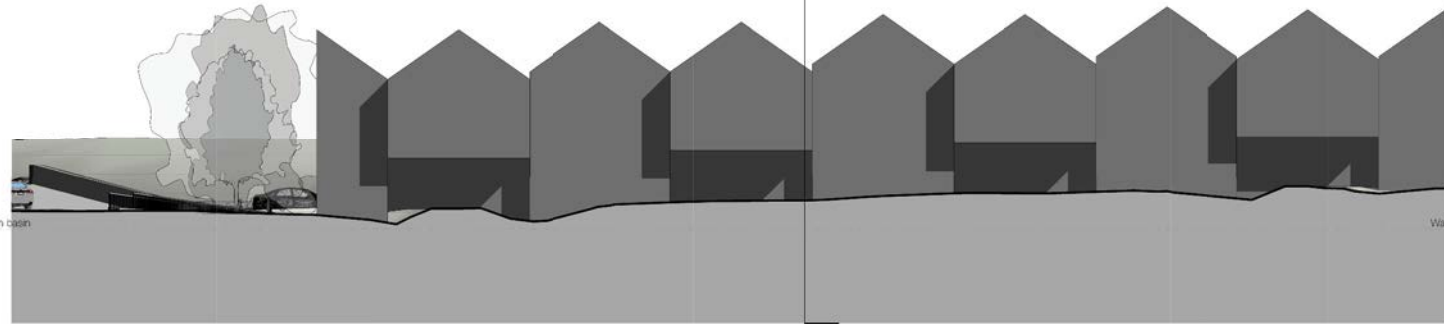




Canal to Village Green Section  
1:200



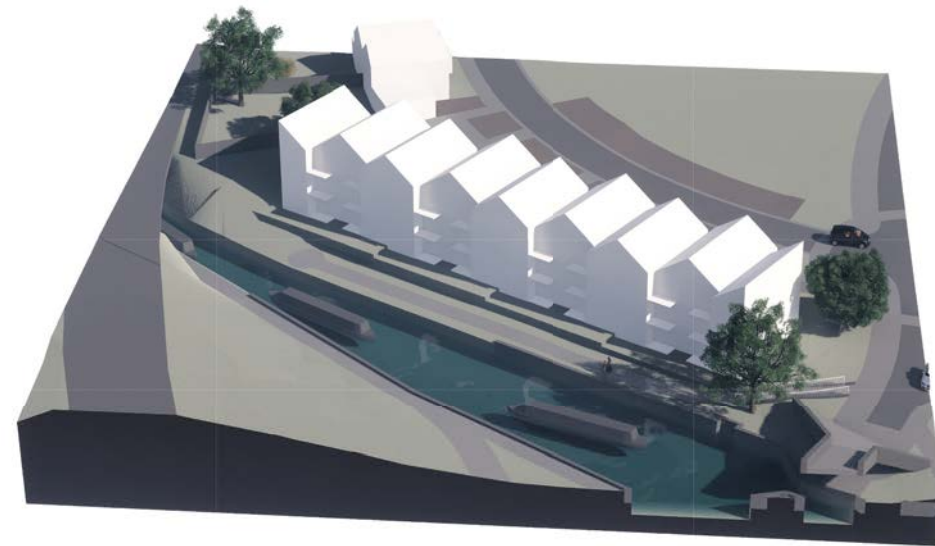
Canalside Elevation  
1:200



Canal Road Elevation  
1:200



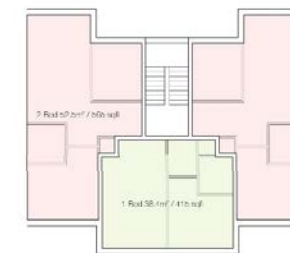
Canalside Detail Plan  
1:200



Canalside 3D



Canalside 3D



Canalside Apartment Typical Plan  
1:200

4no. Blocks as indicated adjacent:

Ground Floor:	2no. 2-Bed Apts Communal
Entrance	
1st & 2nd Floors:	2no. 2-Bed Apts 1no. 1-Bed Apt.
Total:	24no. 2-Bed Apts 4no. 1-Bed Apt.

Potential

Rev	Description	Date	By
C	Site Boundary Amended	28/10/19	MB
B	Revised Layout Following Consultation	24/05/19	MB
A	Revisions following Client Meeting, Detail Added	19/11/18	MB

**peakarchitects**  
2011-2018  
2019-2020  
www.peakarchitects.co.uk

Project: 233-2018					
Slauckey Canal Basin					
Client:					
Block:	Version:	Comment:	Approval:	Issue:	Approval:
Drawing: SCB - PA - SK - 026					
Canalside Apartments					
Revision:	C	Use:	25/10/18		
Scale:	1:200 @ A1/	A3			

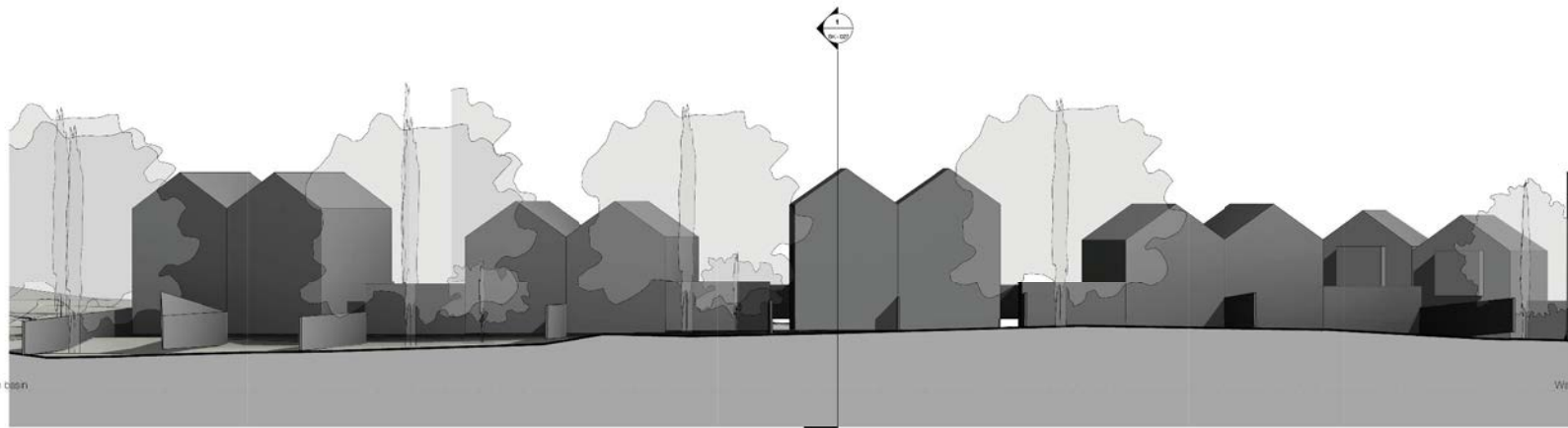
**FINAL PRELIMINARY**



Village Green Section  
1:200



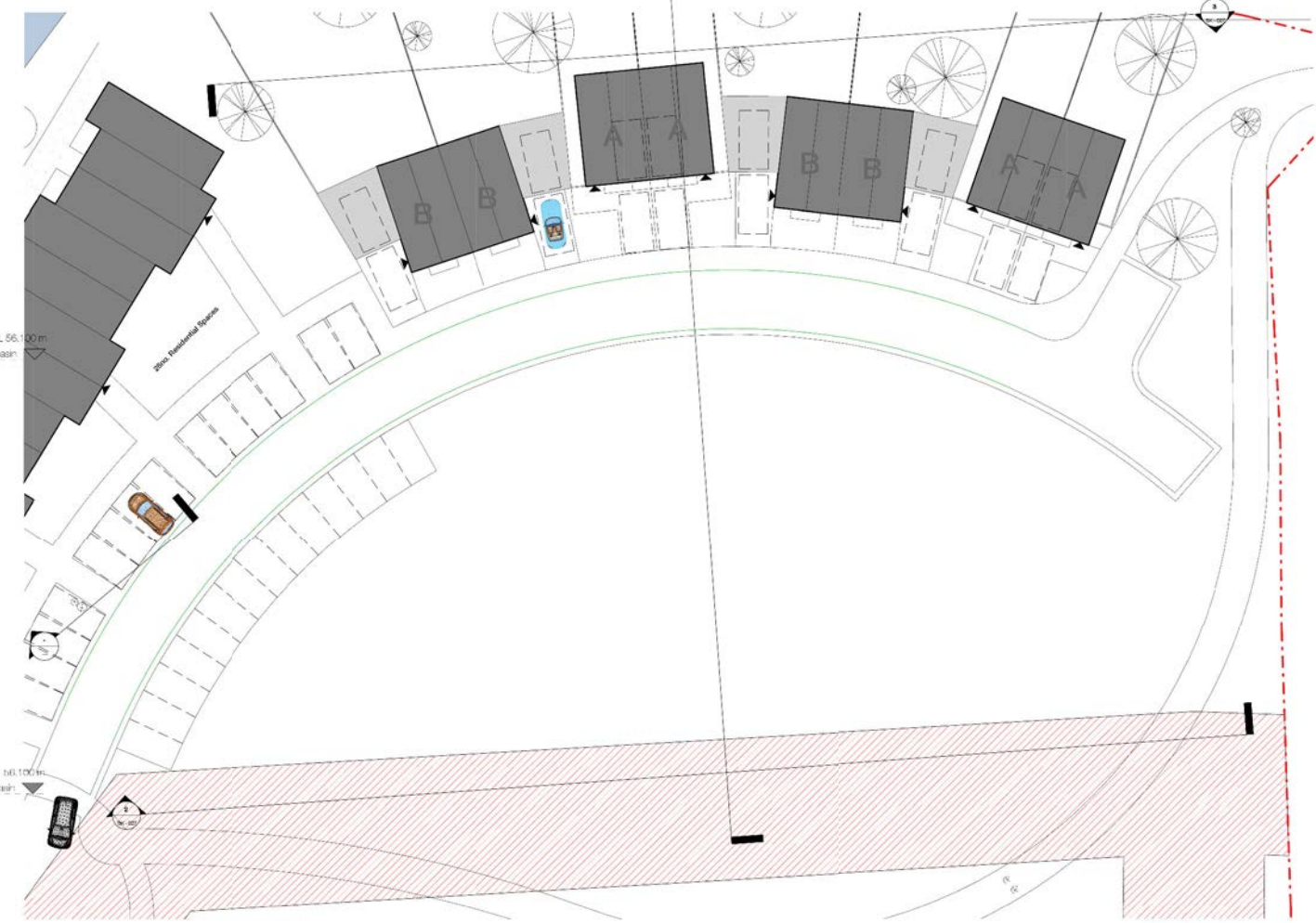
Village Green Elevation  
1:200



Village Green Road Elevation  
1:200



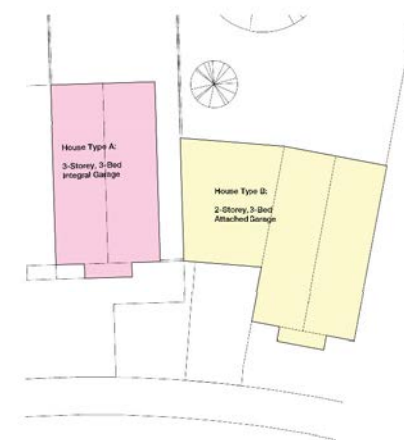
Village Green 3D



Village Green Detail Plan  
1:300



Village Green 3D



Village Green Typical House Plan  
1:200

8no. Blocks as indicated adjacent:  
 House Type A: 4no. 3-Bed House Integral Garage  
 House Type B: 4no. 3-Bed House Attached Garage.  
 Total: 8no. 3-Bed Houses

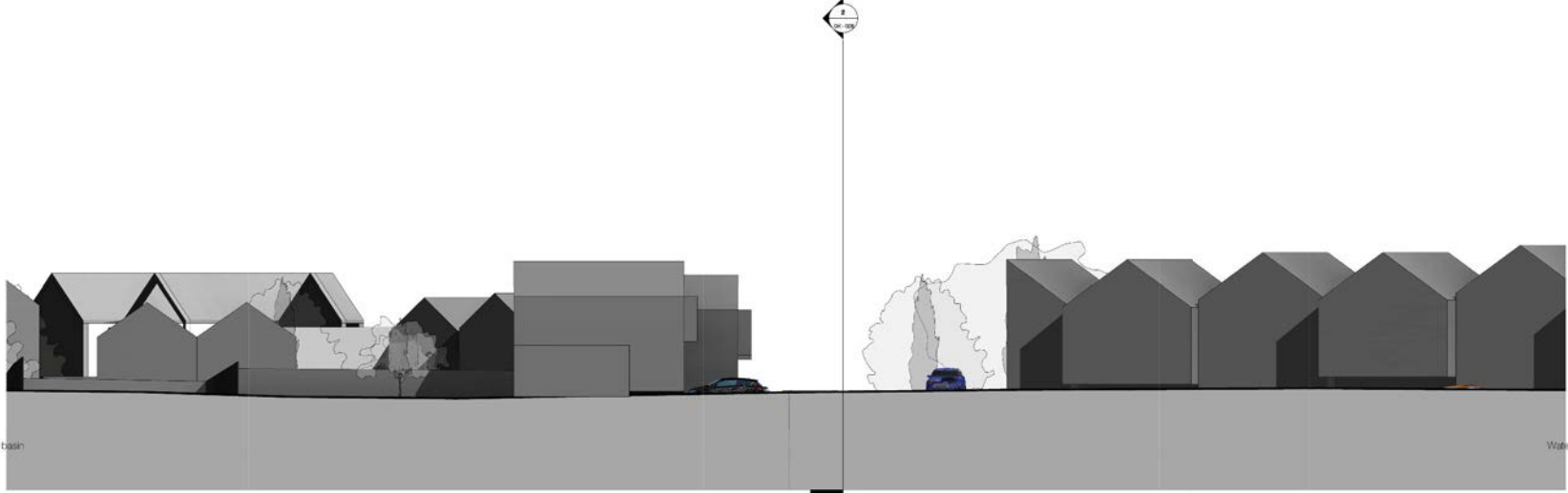
Potential Accommodation

Rev	Description	Date	By
C	Site Boundary Amended	28/10/19	MB
B	Revised Layout Following Consultation	24/05/19	MB
A	Revisions following Client Meeting, Detail Added	19/11/18	MB

**peakarchitects**  
 2 Cliff Dock Lane, The Peak, Waterford, CO. 90  
[www.peakarchitects.co.uk](http://www.peakarchitects.co.uk)

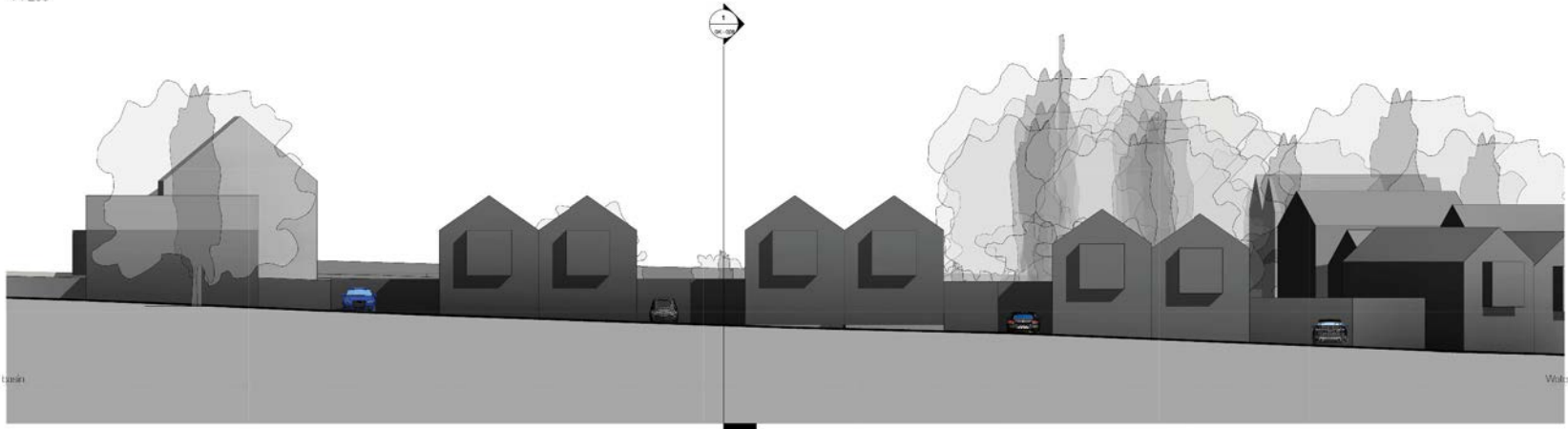
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Client:					
Block:	Version:	Comment:	Approval:	Issue:	Approval:
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Drawing: SCB - PA - SK - 027 Village Green Houses					
Revision:	C	Drawn:	06/11/18		
Scale:	As indicated @ A1/		@ A2		

**FINAL PRELIMINARY**



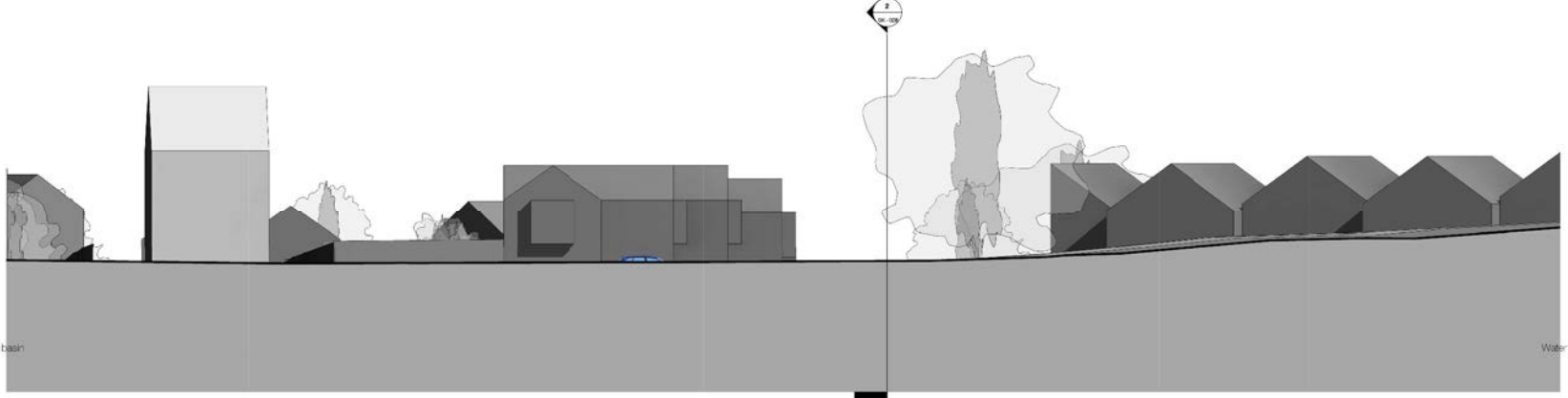
Entrance Road Section

1 : 200



Entrance Road Elevation

1 : 200

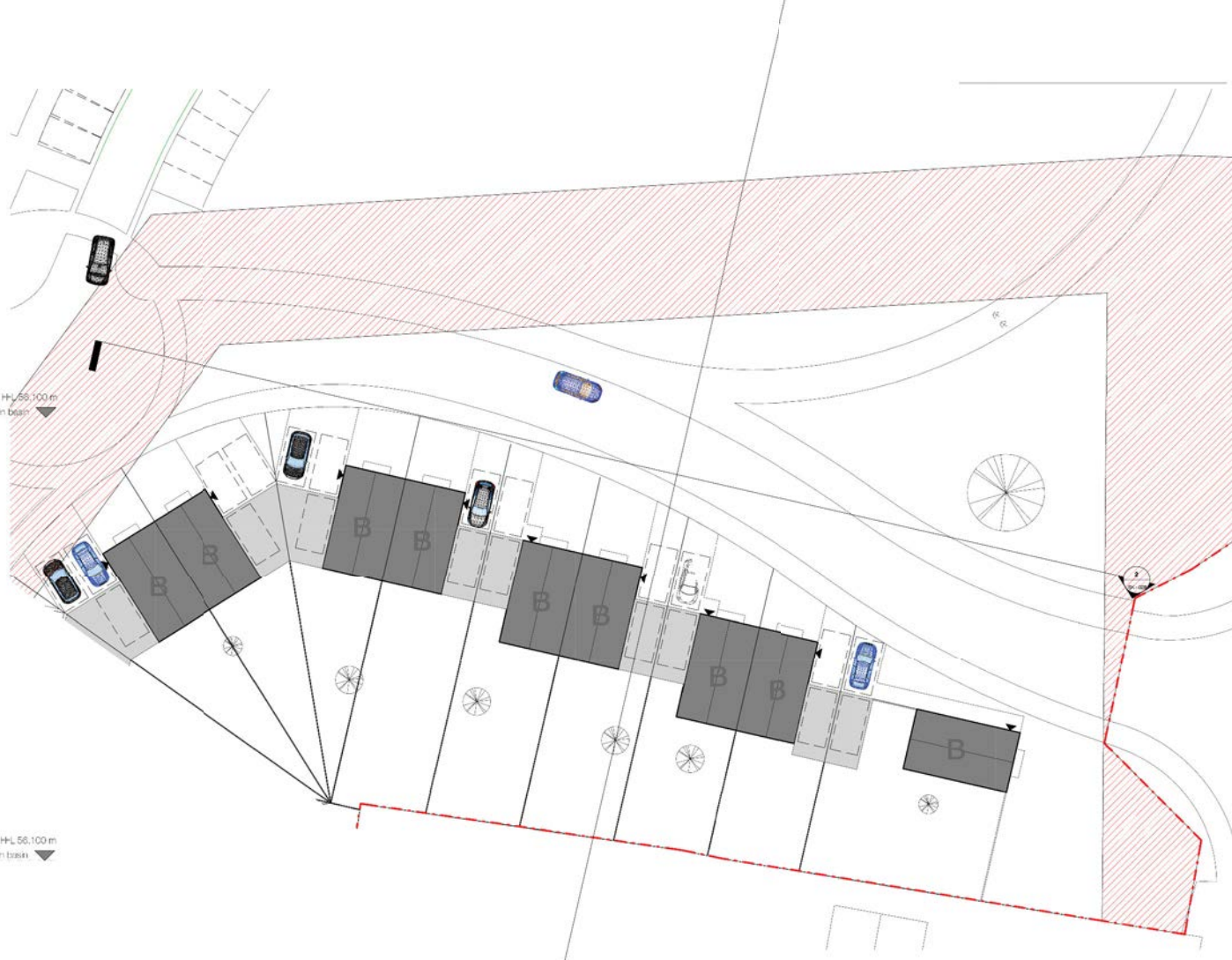


Eckington Road Elevation

1 : 200



Entrance Road 3D

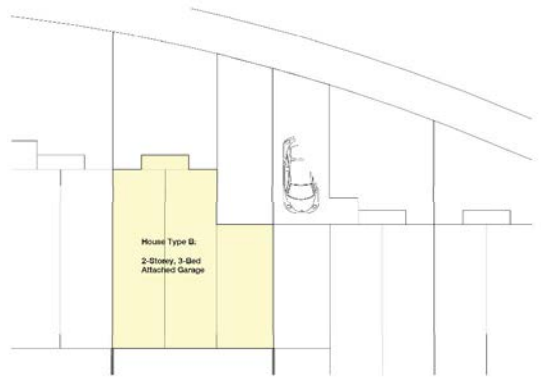


Entrance Road Detail Plan

1 : 300



Eckington Road 3D



Entrance Road Typical House Plan

1 : 200

Sno. Blocks as indicated adjacent:  
 House Type B: 9no. 3-Bed House Attached Garage.  
 Total: 9 no. 3-Bed Houses

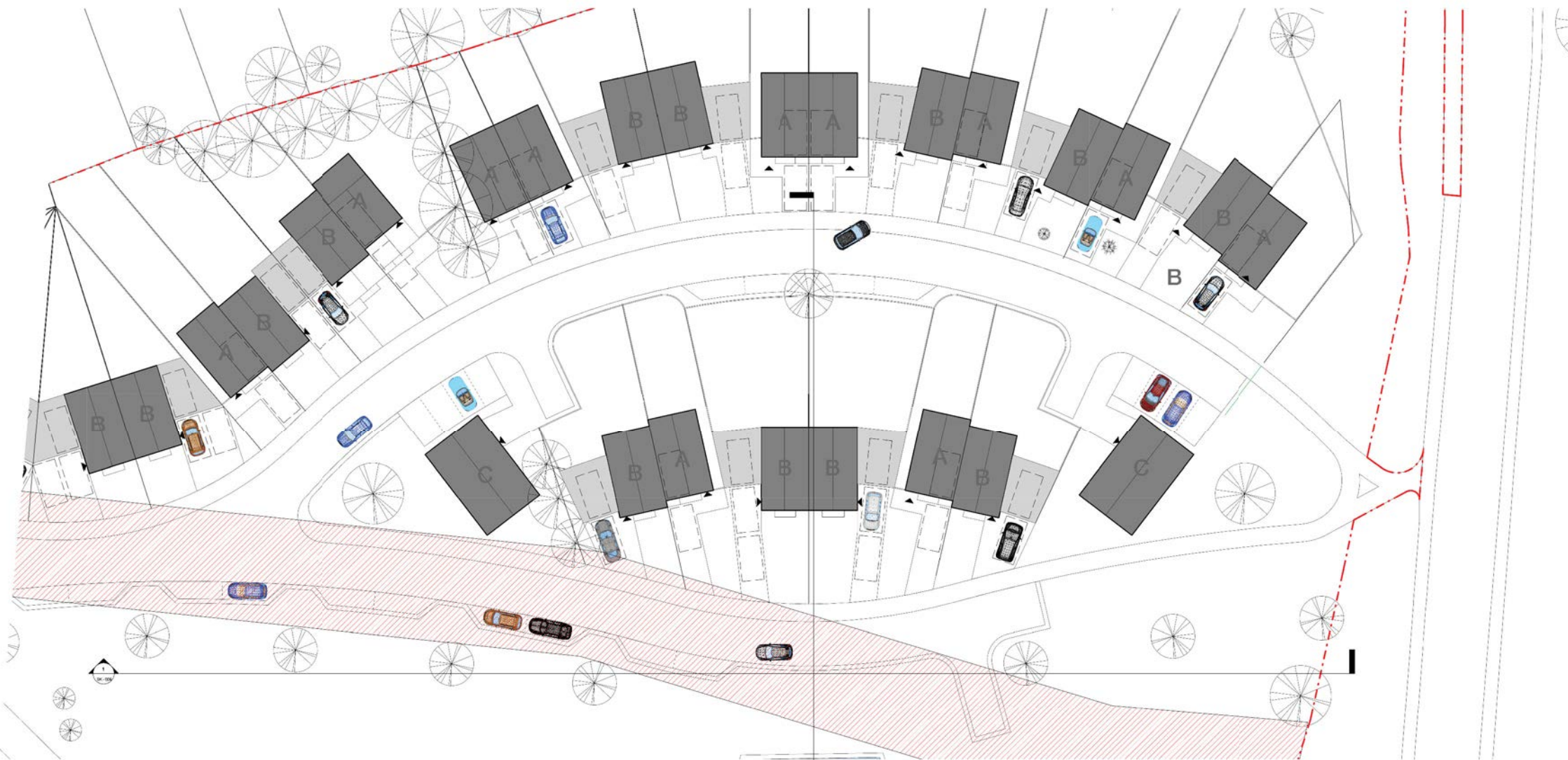
Potential Accommodation

Rev	Description	Date	By
C	Site Boundary Amended	28/10/19	MB
B	Revised Layout Following Consultation	24/05/19	MB
A	Revisions following Client Meeting, Detail Added	19/11/18	MB



Project: 233-2018					
Stacey Caval Basin					
Client:					
Block:	Version:	Comment:	Approval:	Issue:	As-built:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Drawing: SCB - PA - SK - 028					
Entrance Road Houses					
Revision:	C	Use:	07/11/18		
Scale:	As indicated @ A1/		@ A2		

**FINAL PRELIMINARY**



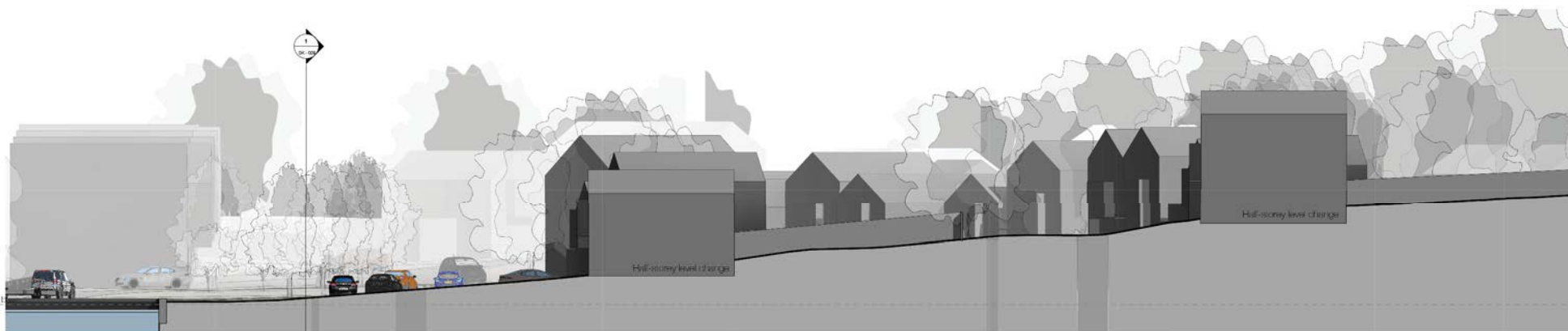
**Park Frontage Detail**  
1:300



**Park Frontage Elevation**  
1:300



**Park Frontage 3D**



**Park Frontage Section**  
1:200



**Park Frontage Typical House Plan**  
1:200

32no. Blocks as indicated adjacent:  
 House Type A: 11no. 3-Bed House Integral Garage  
 House Type B: 13no. 3-Bed House Attached Garage.  
 Apartment Type C: 2no. Blocks each of 4no. 1-Bed Apartments  
 Total: 24no. 3-Bed Houses  
 8no. 1-Bed Apts.

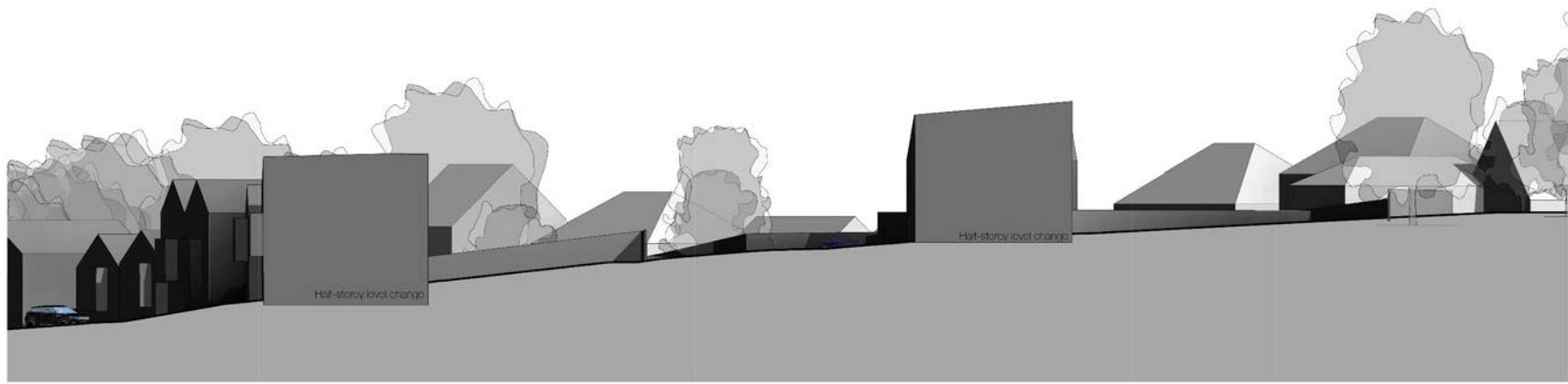
**Potential Accommodation**

Rev	Description	Date	By
D	Hillside Houses Revised to 2	28/10/19	MB
C	Hillside Houses Reduced to 4, Boundary Reduced	16/10/19	MB
B	Revised Layout Following Consultation Revisions following Client Meeting, Detail Added	24/05/19 19/11/18	MB
A			

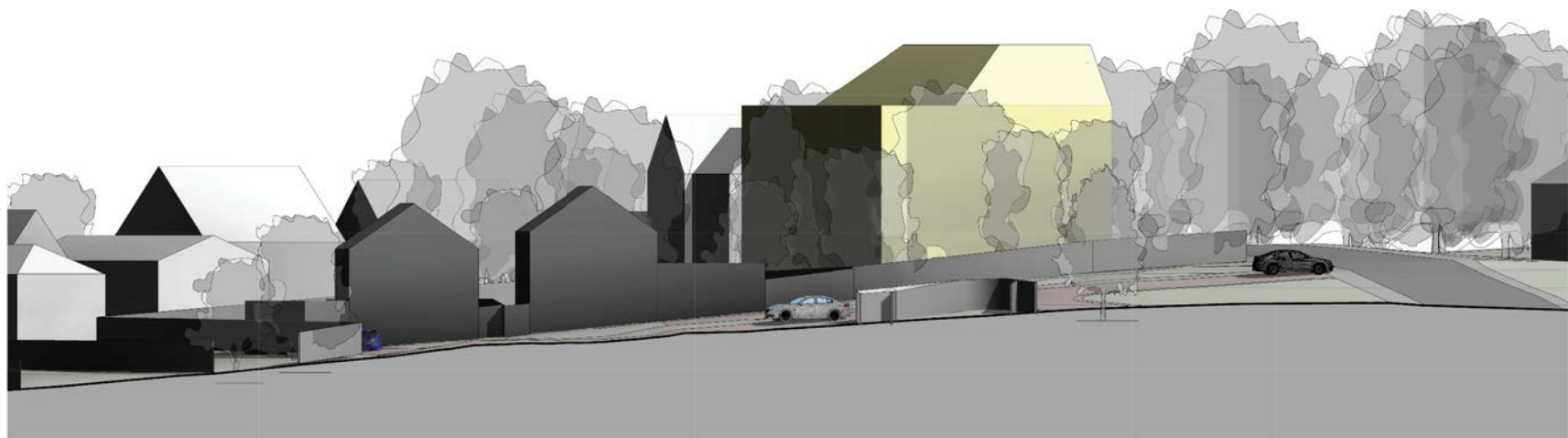
**peakarchitects**  
 2011-2018  
 www.peakarchitects.co.uk

Project	Client	Block	Revision	Comment	Approval	Issue	Construction	As-built
233-2018	Stawley Canal Basin							
Showing: <b>SCB - PA - SK - 029</b> Park Frontage Houses								
Version	D	Use	07/11/18					
Scale	As indicated @ A1/		@ A2					

**FINAL PRELIMINARY**



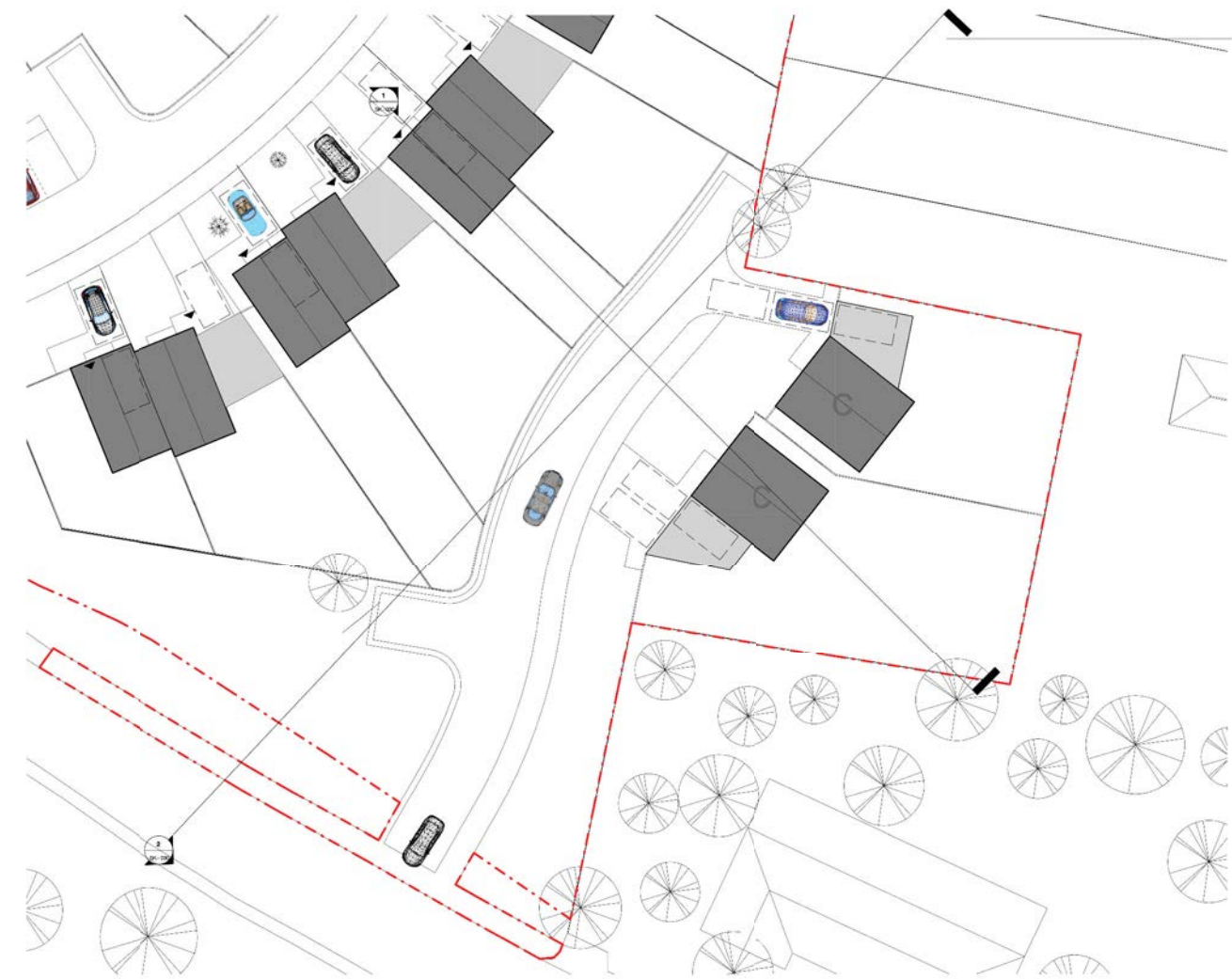
Hillside Houses Section  
1:200



Hillside Houses Street Elevation  
1:200



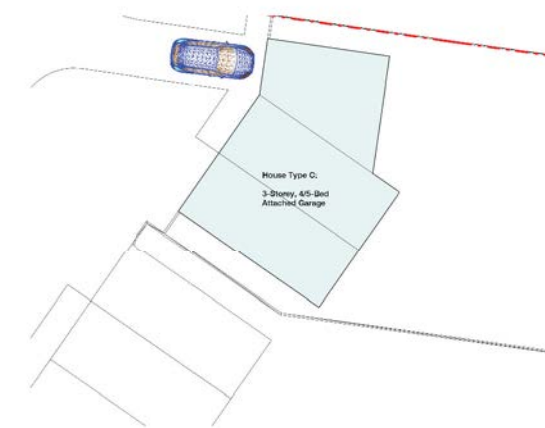
Hillside Houses 3D



Hillside Houses Detail Plan  
1:300



Hillside Houses 3D



Hillside Houses Typical Plan  
1:200

2no. Blocks as indicated adjacent:  
House Type C: 2no. 4/5-Bed House Attached Garage  
Total: 2no. 4/5-Bed Houses

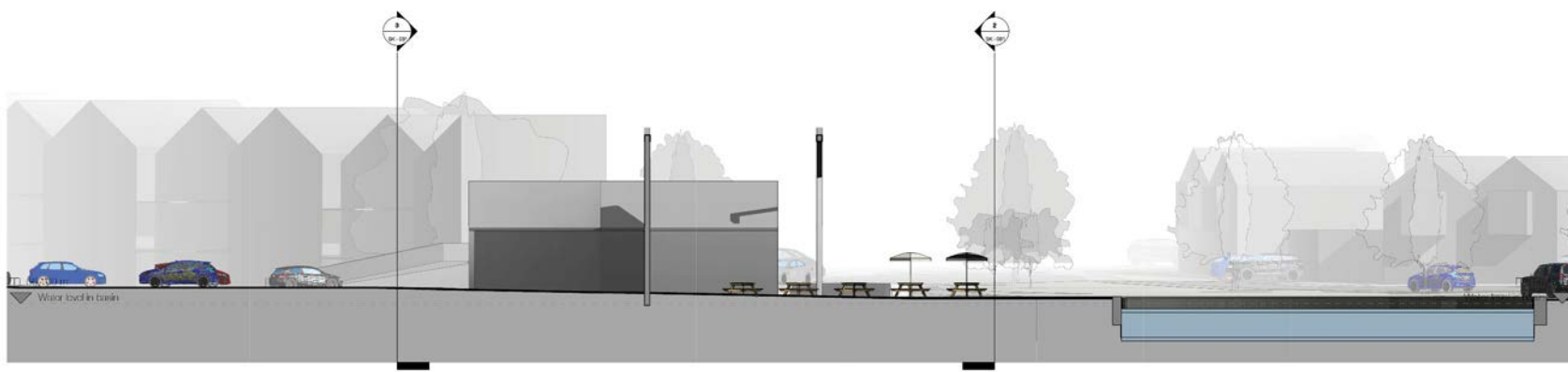
Potential Accommodation

Rev	Description	Date	By
D	Hillside Houses Revised to 2	28/10/19	MB
C	Hillside Houses Reduced to 4; Boundary Reduced	16/10/19	MB
B	Revised Layout Following Consultation	24/05/19	MB
A	Revised to Client Comments	26/11/18	MB

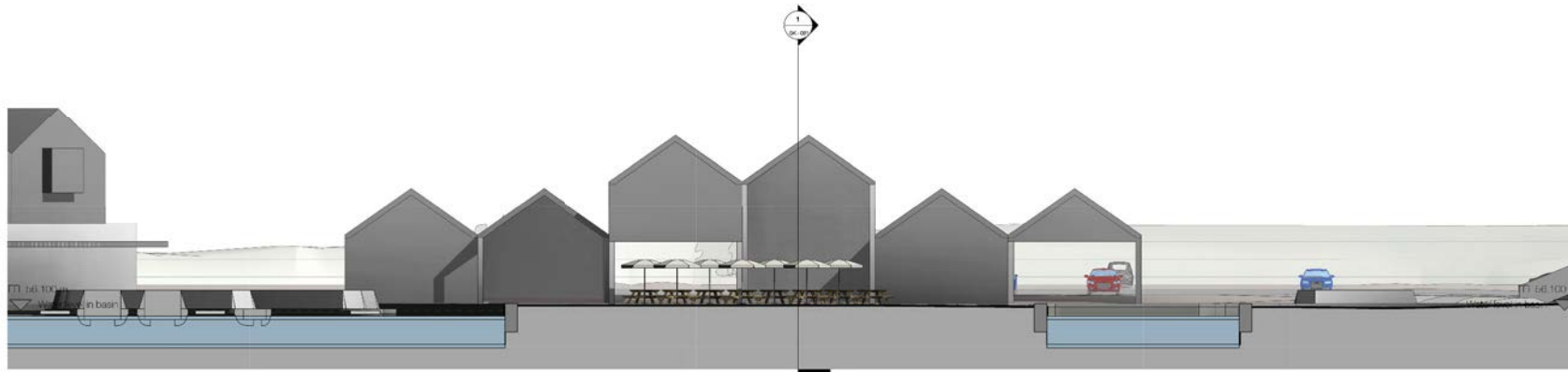
**peakarchitects**  
2017 Peak House Plan Reference 001-05 [www.peakarchitects.co.uk](http://www.peakarchitects.co.uk)

Project: 233-2018					
Slackley Canal Basin					
Client:					
Book:	Version:	Comment:	Approval:	Issue:	Approval:
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Drawing: SCB - PA - SK - 030					
Hillside Houses					
Revision:	D	Use:	07/11/18		
Scale:	As indicated @ A1/				@ A2

**FINAL PRELIMINARY**



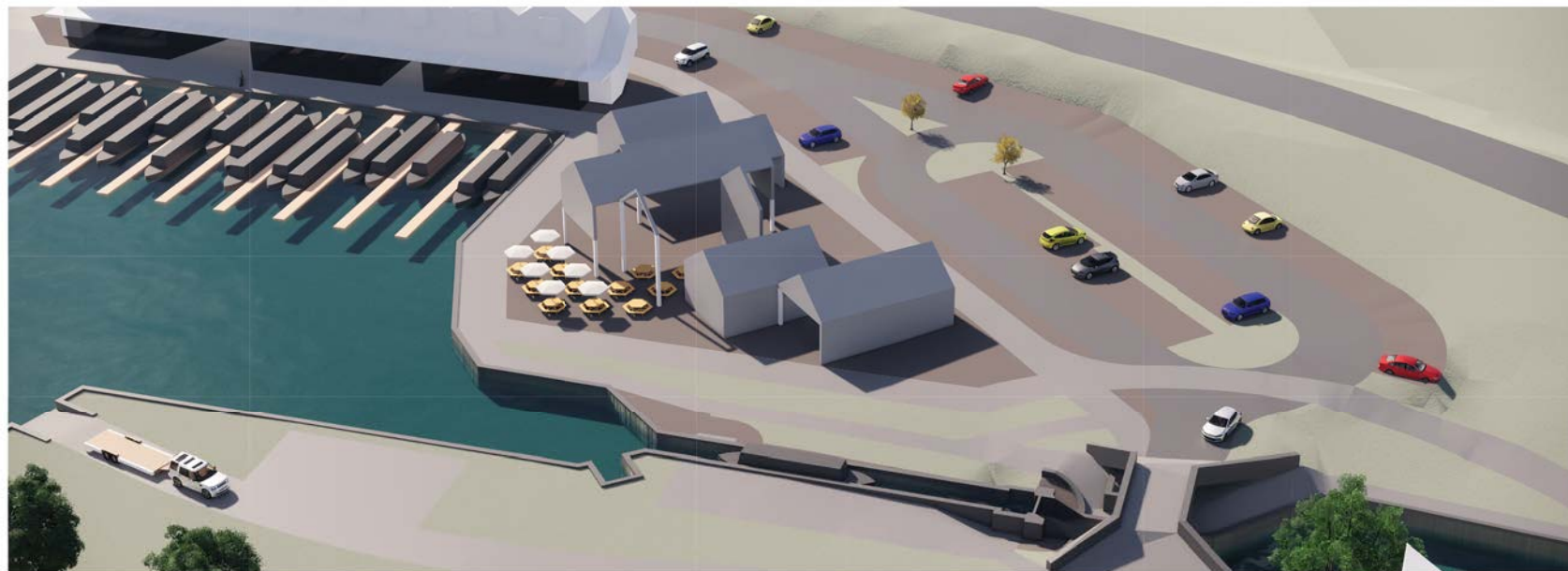
Destination Cafe Section  
1:200



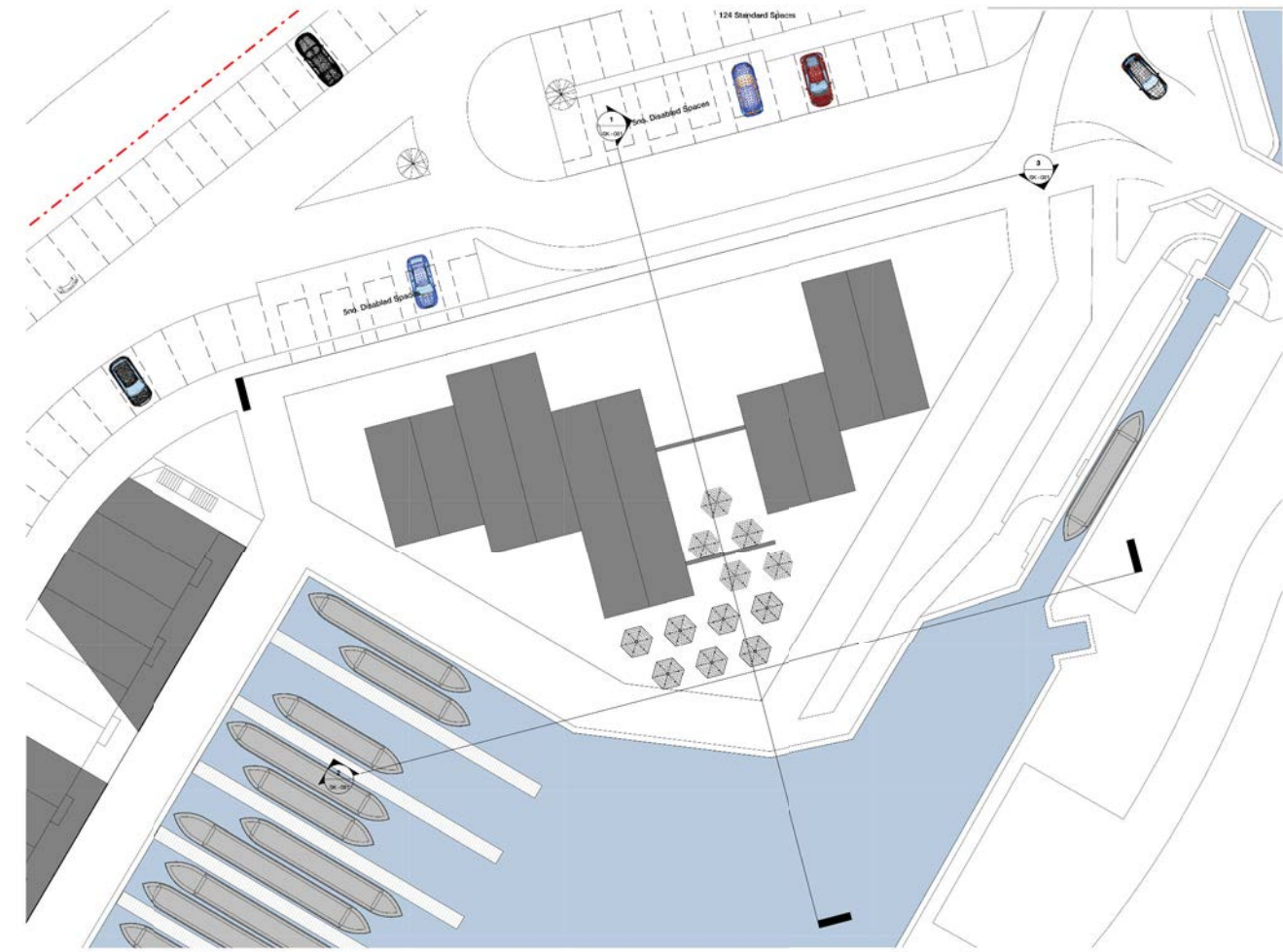
Destination Cafe Elevation  
1:200



Destination Cafe Rear Elevation  
1:200



Destination Cafe 3D



Destination Cafe Detail Plan  
1:300



Destination Cafe 3D

Rev	Description	Date	By
C	Site Boundary Amended	28/10/19	MB
B	Revised Layout Following Consultation	24/05/19	MB
A	Revised to Client Comments	26/11/18	MB

peakarchitects

Indicative Public "Destination" Cafe:  
 Ground Floor: 5295 sqft A3 Cafe  
 Outside: Covered Seating Area  
 Total: Feature Cafe Unit (5295 sqft A3)

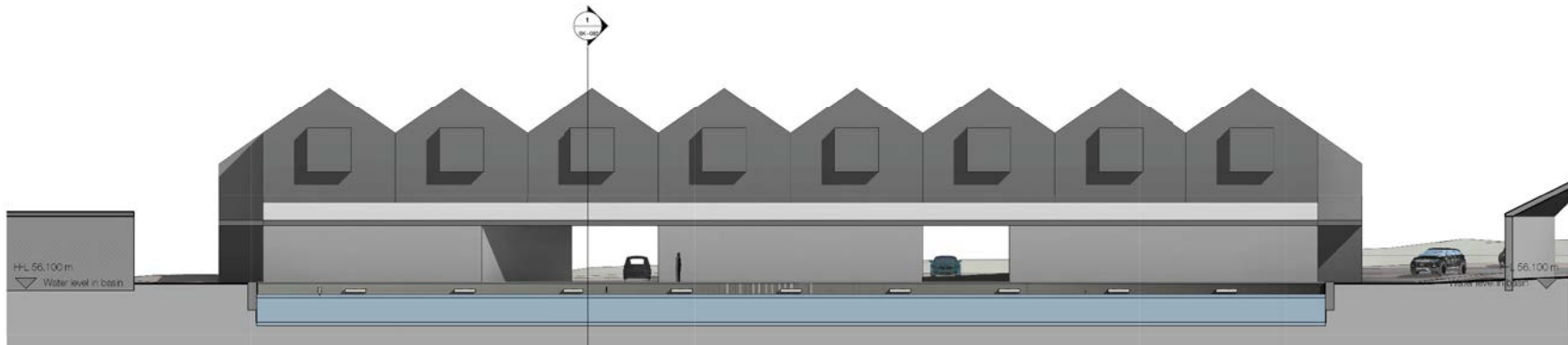
Project	233-2018
Client	Stowaway Canal Basin
Issue	SCB - PA - SK - 031
Issue	Destination Cafe
Revision	C
Date	09/11/18
Scale	As indicated @ A1/ @ A3

Potential

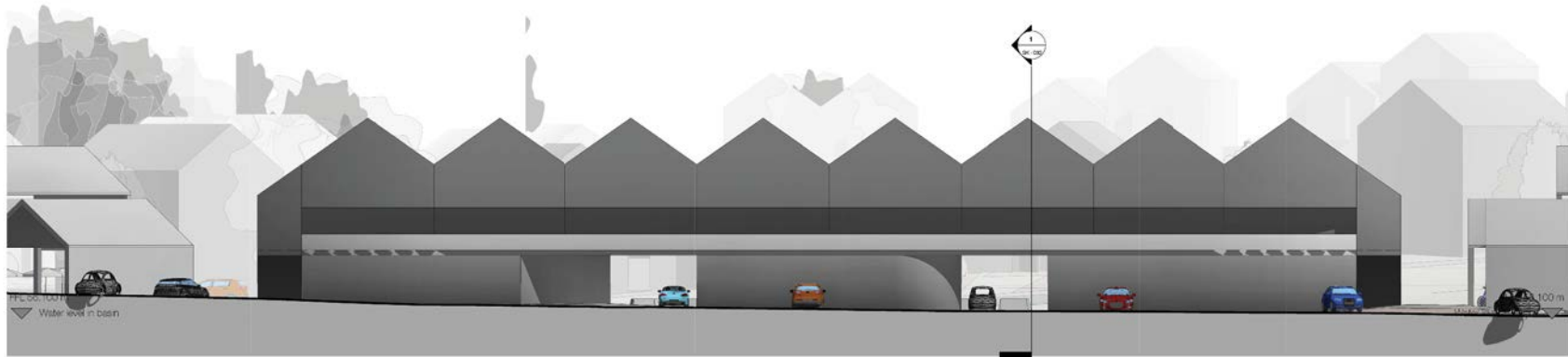
FINAL PRELIMINARY



Canal Basin Section  
1 : 200



Canal Basin Elevation  
1 : 200



Canal Basin Rear Elevation  
1 : 200



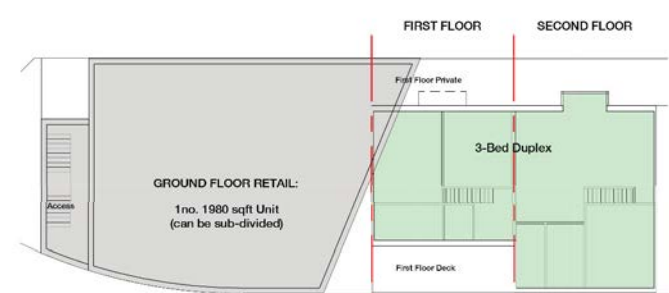
Canal Basin 3D



Canal Basin Apartments Detail Plan  
1 : 300



Canal Basin 3D



Canal Basin Apartments Typical Plan  
1 : 200

8no. Blocks as indicated adjacent:  
Ground Floor: 3no. Retail Units  
1st & 2nd Floors: 8no. 3-Bed Duplex Apartments  
Total: 3no. Retail Units (5950 sqft A1)

Potential

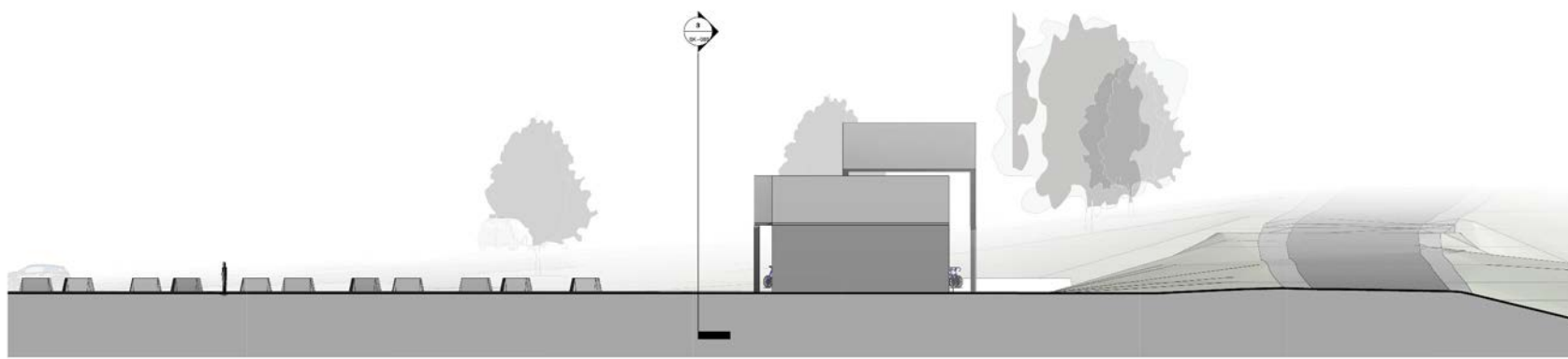
Rev	Description	Date	By
C	Site Boundary Amended	28/10/19	MB
B	Revised Layout Following Consultation	24/05/19	MB
A	Revisions following Client Meeting, Detail Added	19/11/18	MB

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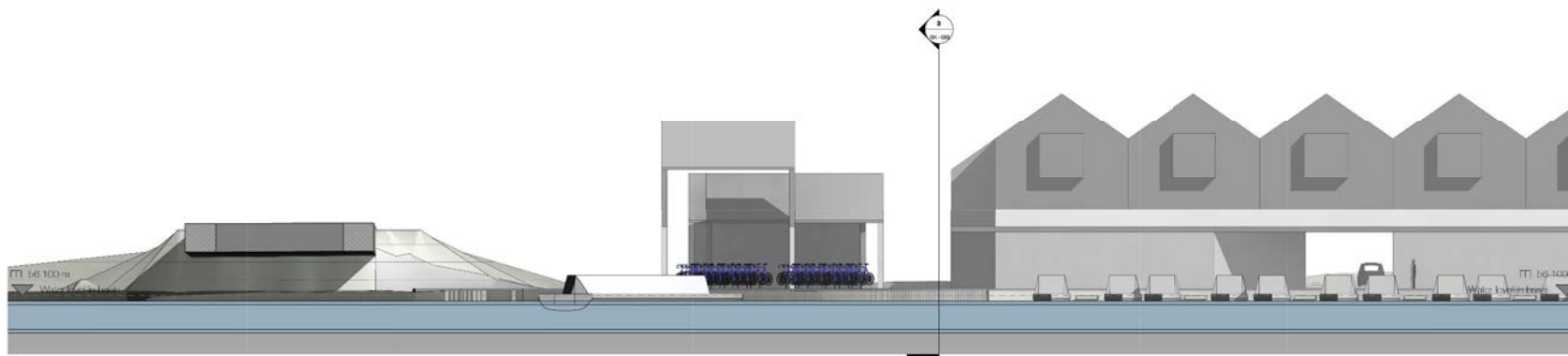
2017-2018  
2019-2020  
2021-2022  
2023-2024  
2025-2026  
2027-2028  
2029-2030  
2031-2032  
2033-2034  
2035-2036  
2037-2038  
2039-2040  
2041-2042  
2043-2044  
2045-2046  
2047-2048  
2049-2050

Block	Year	Comment	Approval	Under	Construction	As-built
233-2018	2018	Sluskey Canal Basin				
SCB - PA - SK - 032	2019	Canal Basin Apartments				

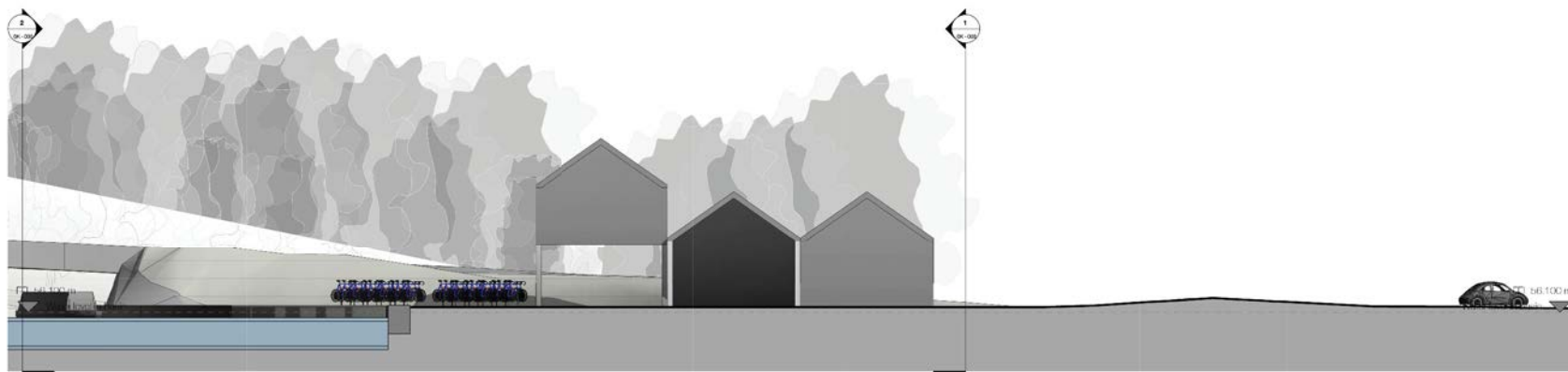
FINAL PRELIMINARY



Commercial Units Section  
1:200



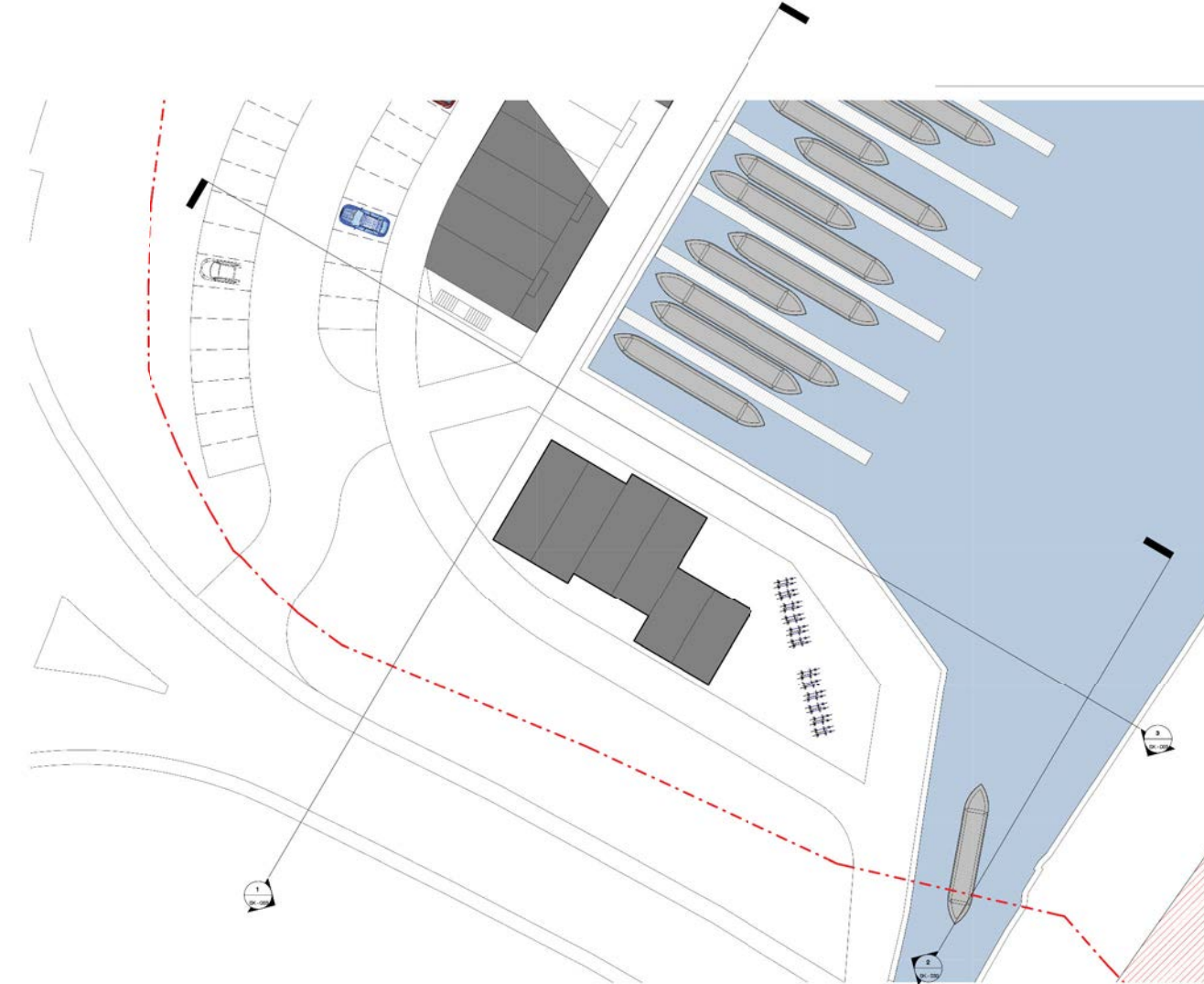
Commercial Units Elevation  
1:200



Commercial Units Elevation  
1:200



Commercial Units 3D



Commercial Units Detail Plan  
1:300



Commercial Units 3D

Rev	Description	Date	By
C	Site Boundary Amended	28/10/19	MB
B	Revised Layout Following Consultation	24/05/19	MB
A	Revisions following Client Meeting, Detail Added	19/11/18	MB

**peakarchitects**  
2017 Best House for the Planet (reference 001-05) [www.peakarchitects.co.uk](http://www.peakarchitects.co.uk)

Indicative Commercial Units:  
Ground Floor: 2220 sqft A1 / B1  
  
Total: Commercial Units (2220 sqft)  
A1/B1)

Project	233-2018
Client	Sluskey Canal Basin
Scale	As Indicated @ A1 / A2
Issue	C Use 09/11/18
Scale	As Indicated @ A1 / A2

Potential

**FINAL PRELIMINARY**





**Derbyshire County Council**  
 34,753m<sup>2</sup>  
 17no. 3-bed houses  
 4no. 1-Bed Apts  
 24no. 2-Bed Apts  
 8no. 3-Bed Duplex  
 15 dwellings / ha.

13460 sqft Commercial  
 131 Space Car Park

**Total Site Area:**  
 49,952m<sup>2</sup>

87 dwellings = 17 / ha.

**Private Landowner A**  
 5,672m<sup>2</sup>  
 6no. 3-bed houses  
 2no. 4/5-bed houses  
 4no. 1-bed apartments  
 21 dwellings / ha.

**Private Landowner B**  
 9,728m<sup>2</sup>  
 18no. 3-bed houses  
 4no. 1-bed apartments  
 22 dwellings / ha.

Lansdowne Lodge retained  
 for resale with reduced  
 garden area

2.4 x 43.0m sightline  
 required for new highway  
 access - may required  
 vegetation cutting back

Rev	Description	Date	By
F	Hillside Houses Revised to 2	28/10/19	MB
E	Hillside Houses Reduced to 4; Boundary Reduced	16/10/19	MB
D	Revised Layout Following Consultation	24/05/19	MB
C	Parking Spaces Increased	27/11/18	MB
B	Revised to Client Comments	26/11/18	MB
A	Revisions following Client Meeting, Detail Added	19/11/18	MB



2 off Bell Lane The Peak, Hathersage, Derby DE5 3JF

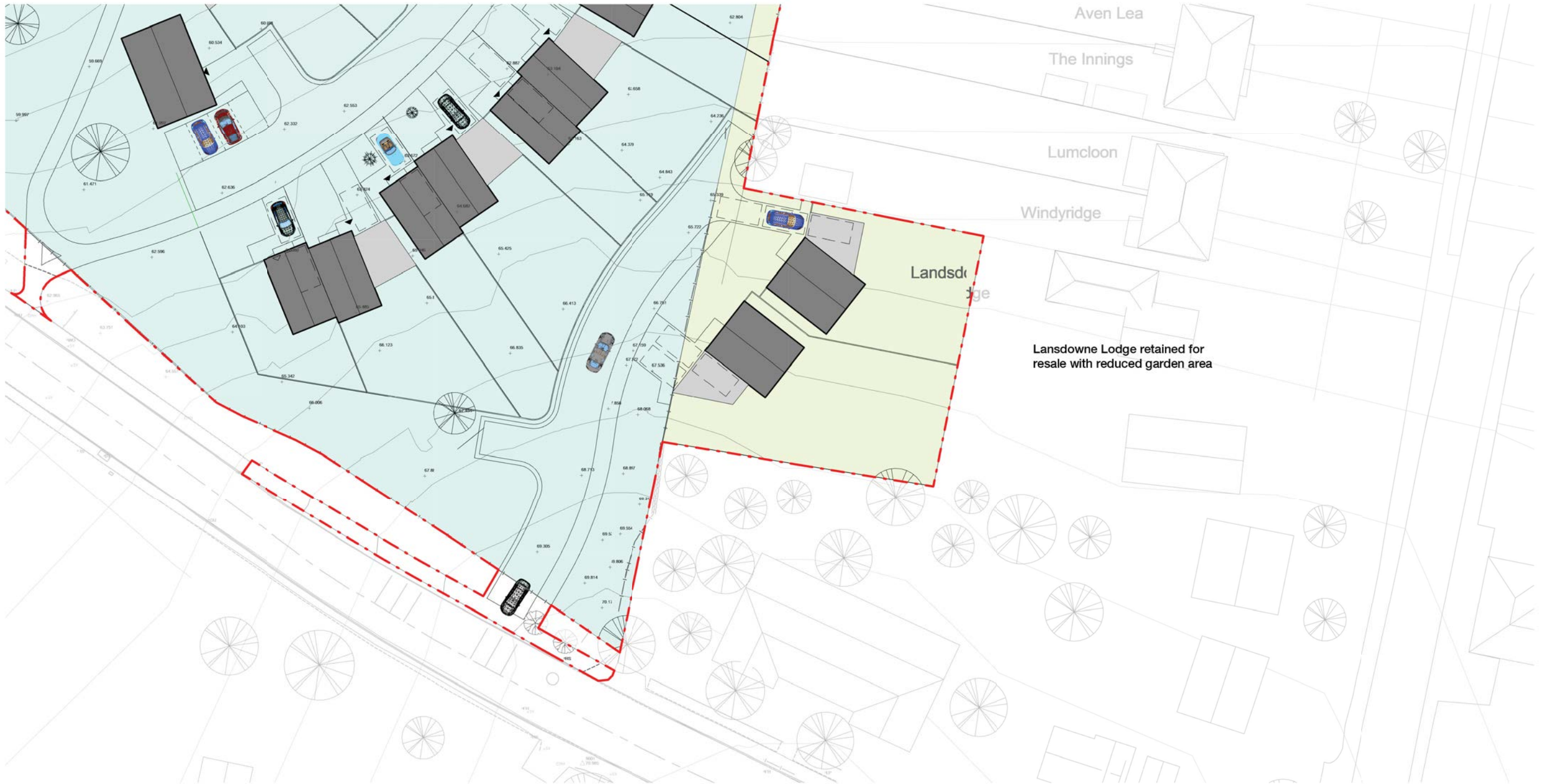
Project	233-2018
Client	Sloucky Canal Basin
Scale	1:500
Revision	1
Comment	
Approval	
Issue	
Construction	
As-built	
Project	SCB - PA - SK - 034
Project	Land Allocation Plan
Revision	F
Date	11/12/18
Scale	1:500 @ A1 / @ A3

**FINAL PRELIMINARY**

Graphical Scale 1:500



North



D	Hillside Houses Revised to 2	28/10/19	MB
C	Hillside Houses Reduced to 4; Boundary Reduced	16/10/19	MB
B	Revised Layout Following Consultation	24/05/19	MB
A	Revised to Client Comments	26/11/18	MB
<b>Rev</b>	<b>Description</b>	<b>Date</b>	<b>By</b>

Drawing SCB - PA - SK - 036 <b>Draft Proposal - Mrs Rawson Land</b>	Rev	Project <b>233-2018</b> Staveley Canal Basin	Date	19/11/18
	<b>D</b>		Scale	1 : 500 @ A3





Proposed 3D Aerial View

Rev	Description	Date	By
C	Hillside Houses Revised to 2	28/10/19	MB
B	Hillside Houses Reduced to 4, Boundary Reduced	16/10/19	MB
A	Revised Layout Following Consultation	24/05/19	MB

**peakarchitects**  
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Project:  
**233-2018**  
 Slawky Crag Farm

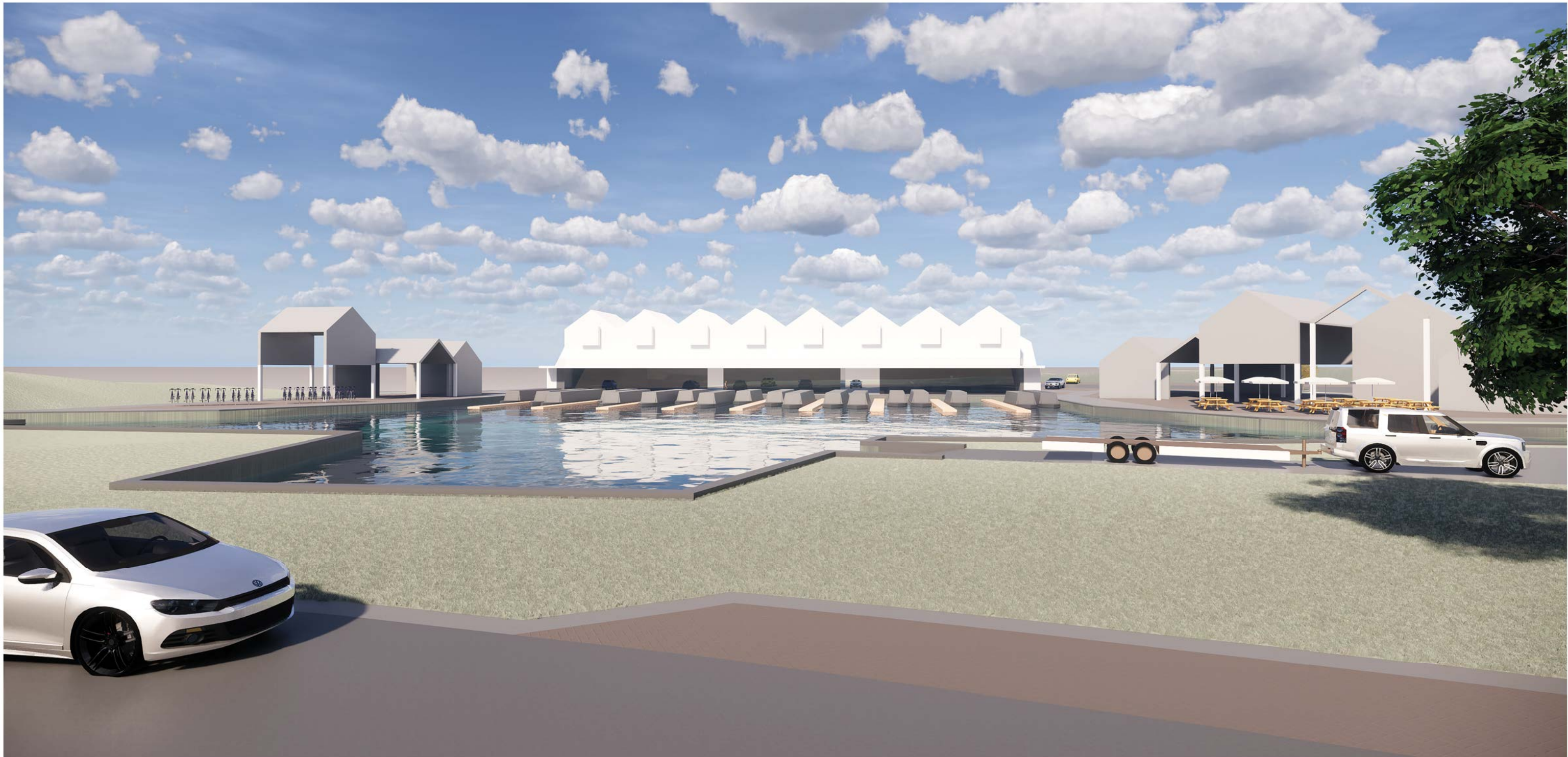
Client:  
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Scale:  
 Information:  Comment:  Approval:  Issue:  Construction:  As-built:

Drawing:  
**SCB - PA - SK - 037**  
 Proposed 3D Aerial View

Revision: **C** User: [Redacted] Date: 27/11/18  
 Scale:  A1/  A3

**FINAL PRELIMINARY**



Proposed 3D Perspective View

Rev	Description	Date	By
B	Site Boundary Amended	28/10/19	MB
A	Revised Layout Following Consultation	24/06/19	MB

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Project	
233-2018	
Stourley Canal Basin	
Client	
Scale	
Information	Comment
<input checked="" type="checkbox"/>	<input type="checkbox"/>
Approve	Issue
<input type="checkbox"/>	<input type="checkbox"/>
Construction	As-built
<input type="checkbox"/>	<input type="checkbox"/>
Drawing	
SCB - PA - SK - 038	
Proposed 3D Perspective View	
Revision	B
Issue	27/11/18
Scale	@ A1/ @ A3

**FINAL PRELIMINARY**

## Planning Pre-App Feedback

### Proposals:

- Draft proposals reflect the emerging Local Plan and emerging policies LP4 and LP19;

### Planning Obligations:

- The emerging Local Plan is likely to require the following to be in place at the stage of a planning permission:
  - Minimum 5% of units as Affordable Housing (at Affordable Rent);
  - A scheme of Public Art;
  - Management company arrangements for future management of unadopted public spaces, SuDS and roads etc.
- The emerging Local Plan is likely to require requirements specific to the site to be secured through a section 106 agreement via an outline planning permission (or equivalent) for the wider basin site, including:
  - Laying out of the events area;
  - Moorings and facilities for visiting boats

### Community Infrastructure Levy:

- The site is in the Low charging zone £20sqm (C3 Residential). At the current time it is anticipated that CIL cover some of the off-site infrastructure required to support the development, including:
  - Transport infrastructure (including improvements to road junctions and measures to improve walking, cycling and public transport);
  - Strategic green infrastructure (including public open space, playing pitches, habitat improvements etc.)
  - Education provision;
  - Flood defences.
- NOTE: "Infrastructure Funding Statements" are due to replace the Regulation 123 list at the end of 2020. The above guidance is based on the current CIL requirements;
- The council does operate a CIL Exceptional Circumstances Relief Policy which may be applicable.

**peak**architects<sup>^</sup>