

**REGENERATION AND REDEVELOPMENT OF
SITE AT 1349-1351 STRATFORD ROAD, SHIRLEY,
SOLIHULL, B90 4EF
FOR NEW RESIDENTIAL HOUSING
DEVELOPMENT**



FOR
FIVE HOMES (SHIRLEY) LTD

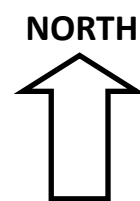
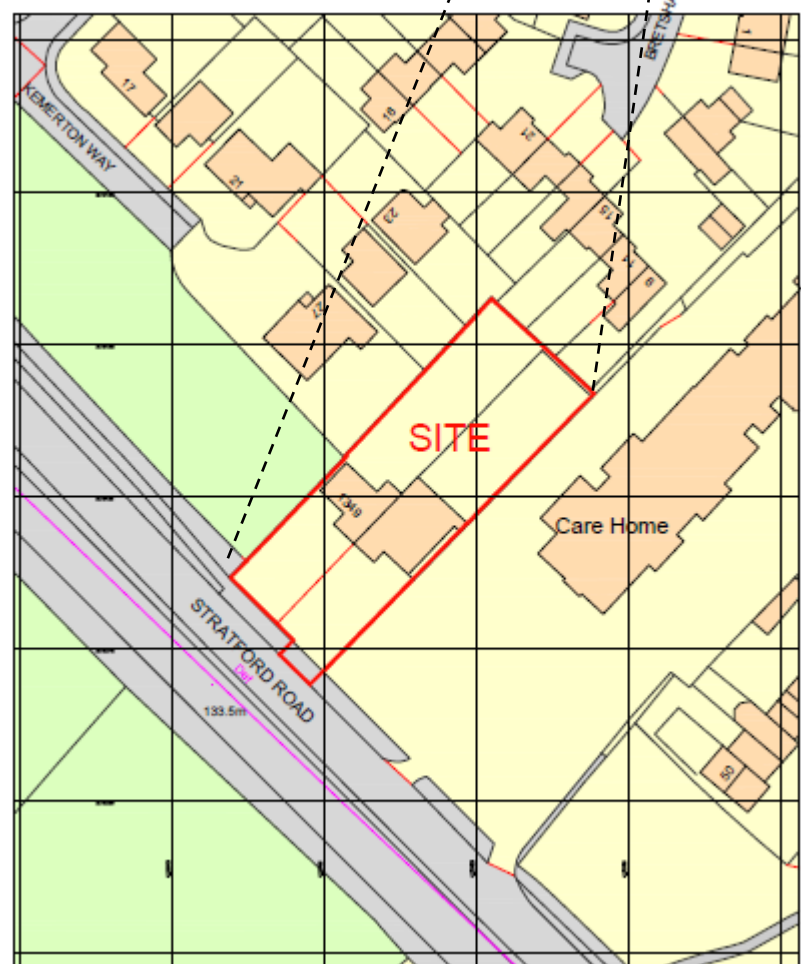
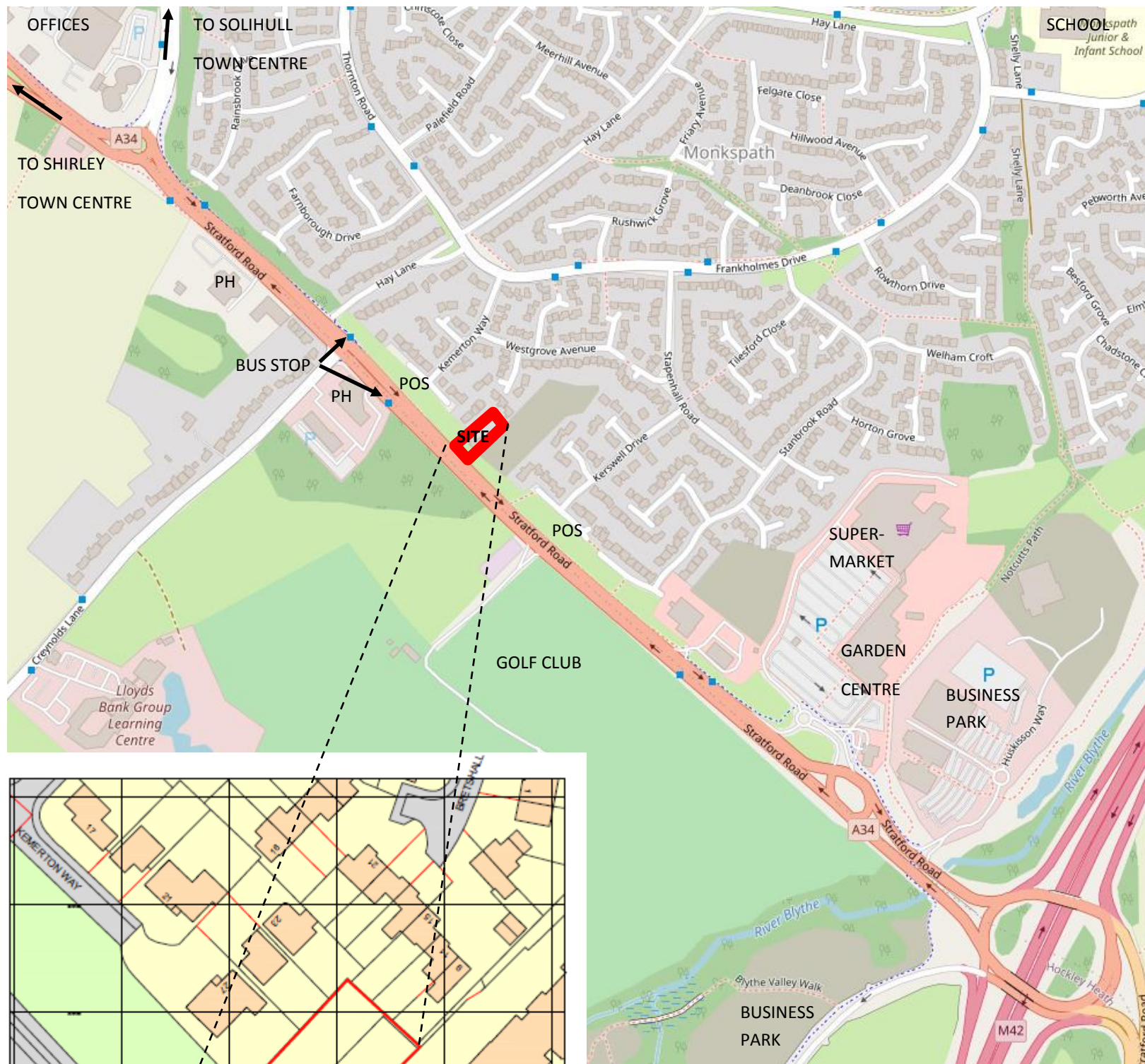
**DESIGN, ACCESS & SUSTAINABILITY
STATEMENT**

1485-DASS

ISSUE 1 : **FOR PLANNING** : MAY 2020



Fb Architecture Ltd



LOCATION PLAN - (OPEN STREETMAP)
(NTS)

LOCATION PLAN - (BASED ON
ORDNANCE SURVEY MAPPING)

INTRODUCTION

This document has been prepared by FB Architecture Ltd in support of a Full Planning Application for the site at 1349-1351 Stratford Road, Shirley, Solihull B90 4EF, on behalf of Five Homes (Shirley) Ltd. The proposed scheme comprises redevelopment of the site to replace the two existing dwellings with seven new-build houses, together with associated car parking and landscaping works.

The Design, Access and sustainability Statement will explain the current site and its context and the proposed design response. It is to be read in conjunction with the application drawings, Planning Statement and other documents.

SITE

The site is located on Stratford Road between Shirley and Junction 4 of the M42. The site, which is outlined in red on the adjacent plan is rectangular in shape and measures 0.14 Ha in area. The short side (measuring approximately 23m) has a frontage onto Stratford Road and the site extends back from the road approximately 68m. The site is currently occupied by a pair of semi detached houses set back behind a large tarmac driveway and having large gardens to the rear. Both houses were previously in a single ownership associated with the former Shirley Aquatics site, adjacent, which has recently been redeveloped as a Care Home.

The pair of semi detached houses dates from the early C20th. They appear as a two storey building with a symmetrical gabled composition, with half timbered and brick detailing, characteristic of suburban domestic architecture of the time. At the rear the building is reduced in height with dormered windows to the first floor. There have been a number of single storey extensions added at the rear. The existing houses have been unoccupied for some time and are in a poor and dilapidated condition. The garden similarly has been neglected and become very overgrown.

The site is generally flat, with just a slight fall towards the rear. There is a row of large fir trees in the centre of the frontage, largely concealing the existing houses. There are some garden trees in the rear of the site, although the majority of the trees are towards the perimeter or located off site.

The site is served by a shared driveway with two access points from the southbound carriageway of Stratford Road, (which is a dual carriageway).



Site viewed from Stratford Road. Limited visibility to existing houses, hidden by overgrown fir trees



Site viewed from Stratford Road. Limited visibility hidden by overgrown fir trees and adjacent POS landscape to North . Adjacent Care Home site to South (now completed)



Care Home, adjacent to site (now completed)



View looking north along Stratford Road. Public Open space landscaping and trees to north of site



Kemerton Way. View looking south towards No.27, with site located behind rear garden



Typical 1980's houses on Kemerton Way

CONTEXT

The site context is generally suburban in character, but there is considerable variety in the character of the neighbouring uses, which comprises suburban housing to two sides and the large new Care Home development to the South. Stratford Road is a dual-carriageway, with a tree lined character and open 'countryside' and Shirley Golf Club site on the opposite side of the road.

Viewed from Stratford Road, the site is seen in the context of a green corridor. The mature tree planting which occupies the Public Open space to the North and provides screening along Keswell Drive to the South, allows only a fleeting view of the site. The immediate openness of the adjacent Care Home site will be filled in as the new landscape matures, further reducing the visibility of the site from the Road.

There are various character areas in the vicinity of the site, described below:-

CARE HOME (South of the Site)

The Care Home (just completed) is a very large two storey building which occupies the site of the former Shirley Aquatics centre. The Care Home building is set well back from the road and the front part of the site is occupied by car parking and new landscaping. The building is generally traditional in appearance, built with brick and rendered elevations surmounted with a large slate pitched hipped roof articulated with projecting bays and gabled features. The building fills its site, extending a long way back from the road. Part of the building overlooks the site, although the nearest windows are for ancillary spaces (Service spaces, Laundry Areas, circulation etc) rather than Residents' bed rooms. There is a newly constructed boundary wall / fence separating the care home from the application site, and new landscape planting.

PUBLIC OPEN SPACE (North of the Site)

Just to the North, extending along Stratford Road, is an area of Public Open Space which is densely planted with trees some of which overhang the site boundary. The trees provide effective screening between Stratford Road and the Monkspath / Shelly Green housing estate to the East, which dates from the 1980's. Houses located on Kemerton Way and Bretshall Close share a boundary with the site.

KEMERTON WAY

Kemerton Way is a residential cul-de-sac of 2-storey detached houses. The design of the houses is characteristic of its period and they are built in red brick with tiled pitched roofs Three houses, (numbers 23-27) built off a private drive, have gardens which back onto the North-



Bretshall Close - View of housing with site located behind rear gardens of Nos. 9-15



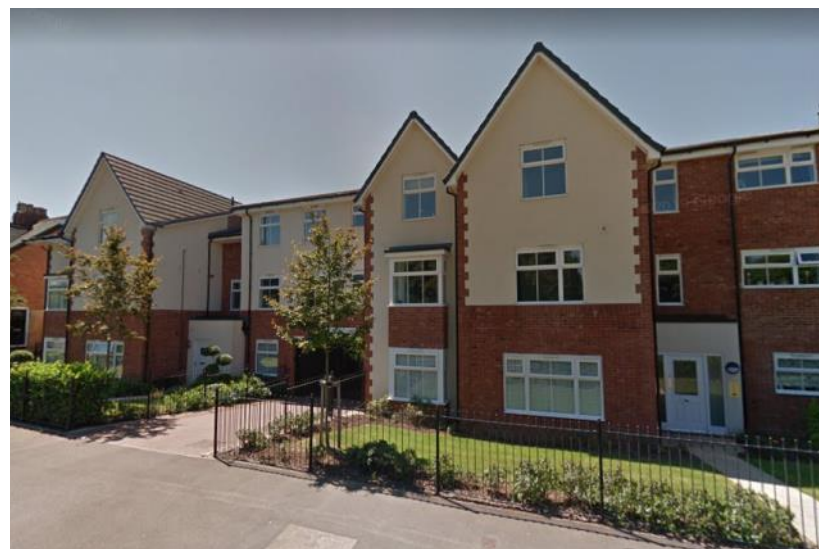
Kerswell Drive—group of semi detached and terraced houses with shared surface parking spaces



Stratford Road—The Plough Beefeater and Travelodge located along Stratford Road to North of site



Stratford Road—View from Stratford Road of Shirley Golf club landscape, opposite to site



Stratford Road—C20th 3-storey Apartments development to North of site



Stratford Road—Ribbon of housing development along Stratford Road, to North of Site

West boundary of the site. There is a row of evergreen trees in the garden adjacent the boundary which provide some visual screening. No.27 has been extended at ground floor to the side and rear including a lean-to rear extension and conservatory.

BRETSHALL CLOSE

Bretshall Close is a residential cul-de-sac of two storey semi-detached houses, linked with single storey garages. They are of a similar age and character to the houses in Kemerton Way. The gardens of numbers 9-15 back onto the site. Some houses have a single storey conservatory extension to the rear. There is currently very little visibility from the site to the se houses at the rear due to dense and overgrown landscaping near the site boundary.

KERSWELL DRIVE

Just to the South of the adjacent Care Home , Kerswell Drive is part of the Shelly Green housing estate. It is characterised by a variety of housing types including detached houses, bungalows, Semi-detached and smaller terraced houses. These are set out in a denser arrangement, grouped around shared surface areas or parking courts. The houses are of traditional design with large, steeply sloping, pitched roofs. They display a large variety of materials including red brick, buff brick, render and half timbered and contracting brick or stone detailing. The houses are separated from Stratford Road by a wide swath of tree planted open space.

SHIRLEY GOLF CLUB

Located opposite the site to the West of Stratford Road, the Golf Club site is a large open area having the appearance, viewed from the road, of open countryside. The access to the Golf Club is located to the south of the site, off the North-bound carriageway.

STRATFORD ROAD

Stratford Road is very varied in this area. As noted above the site is not viewed in the immediate context of built development. There is no 'building line' and the neighbouring care home and houses are set back from the road or hidden from view by mature plating. As such, the current houses appear to stand alone in the street scene on this part of the road. There is however more intensive and prominent development along Stratford Road just a short distance away to the North and South, which are significantly different in character and use.

NORTH ALONG STRATFORD ROAD

To the North of the site, along the west side of Stratford Road is the Plough, (Beefeater and Travelodge), which occupies a large prominent corner site with a mixture of older and new 2-storey buildings. Just to the north of Creynolds Lane is a ribbon of residential development, comprising Semi-detached houses and apartments of 2 and 3 storeys in height. Much of this



Stratford Road—Notcutts and Tesco site located to South of Site



Forte Business Park adjacent to M42

dates from mid C20th, and the apartments are early C21st. Further to the north development is more fragmented, with isolated sites accommodating a variety of uses, including Pubs, Restaurants and Hotels; Car dealerships and Offices interspersed with undeveloped green spaces and agricultural fields. Closer to Shirley town centre, the development is more predominantly suburban residential in character, together with a number of substantial office buildings and retail park developments and large retirement / care home buildings (under construction).

SOUTH ALONG STRATFORD ROAD

To the South there is a cluster of large retail and office developments adjacent to the M42 motorway junction, dating from the late C20th. These include a car dealership, McDonalds restaurant, Tesco supermarket and Garden Centre and the Fore Business Park which is currently being developed with new build offices.

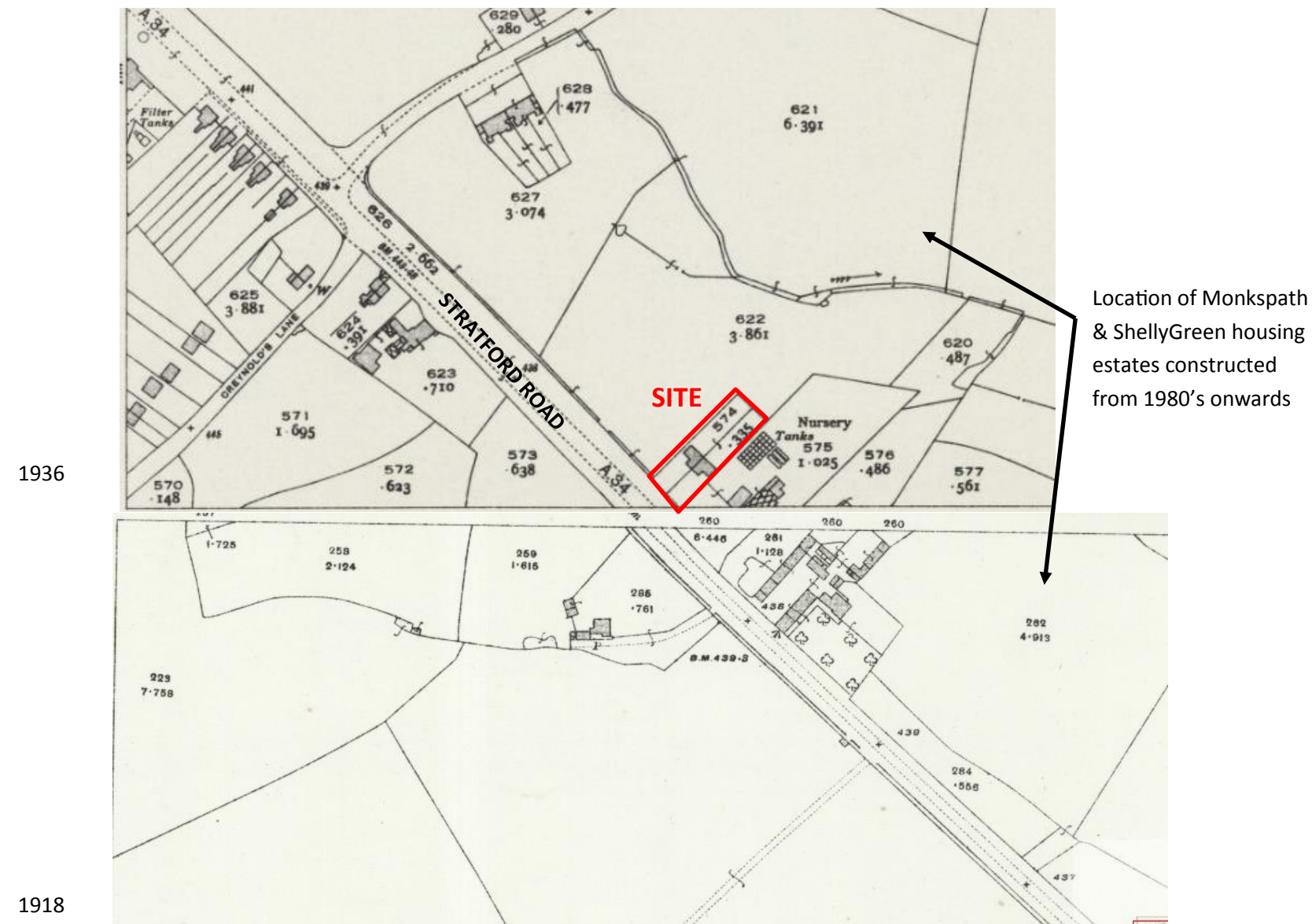
HISTORICAL CONTEXT

The site is an edge of town site, located on the border between a new residential area and open countryside. Stratford Road forms a visible physical barrier between these two areas. Historically the majority of the surrounding area remained undeveloped until the end of the C20'th when the construction of the Monkspath and Shelly Green Estate took place.

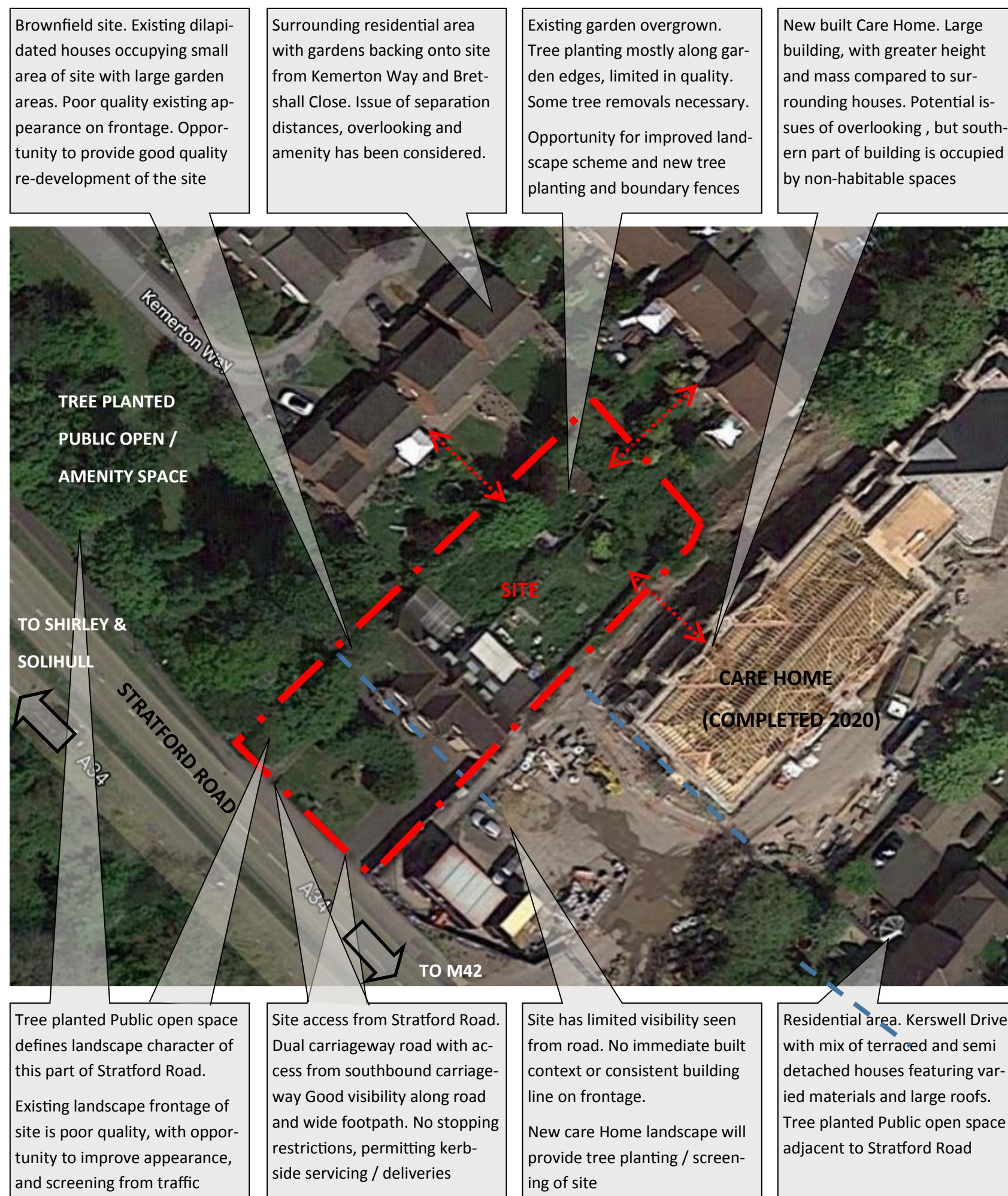
Historic development along Stratford Road is very limited to small isolated buildings or short ribbons of domestic development. The two properties currently on the site are older than most of the surrounding development, (as can be seen from historic mapping opposite). The former Shirley Aquatics site was also a longstanding use on the site, developing from the Nursery seen in historic maps. The Care Home development removed the former Shirley Aquatics buildings and also a row of domestic properties on the frontage which were built in line with the current houses on the site, and replaced them with a building set much further back into the site. As a result there is no clear building line, and no immediate neighbouring historical buildings to set a clear precedent for style or character of any proposed redevelopment.

BRIEF

The client's brief is for a residential housing development. Initially proposals were developed for an apartment scheme focussed on large apartments for a luxury market. During the course of the design development, and also bearing in mind current economic circumstances which have drastically changed in the wake of COVID 19, the brief has changed to provide a range of more conventional, smaller family houses with gardens.



Historical mapping. Composite of maps from 1918 and 1936. Showing a generally rural context with some residential ribbon development by 1930s located to the north, around Creynolds Lane, together with the building now occupied by The Plough PH. The two houses on the site are shown on this mapping together with buildings on the nursery site (former Shirley Aquatics) now occupied by the Care Home.



Aerial view of site indicating constraints and opportunities

CONSTRAINTS AND OPPORTUNITIES

The site is within an established residential area with residential uses (housing and Care Home) on three sides, and is therefore appropriate for residential development. The key design issues relate to the size and shape of the site and the requirement to provide a layout which respects the neighbouring houses. The large rear garden provides an opportunity for increasing the amount of residential development on the site. The current dilapidated condition of the properties and the garden provides an opportunity for improvement and regeneration of a vacant brownfield site. The current appearance of the site, seen from Stratford Road, is poor, due to the condition of the properties and their setting. There is an opportunity for a good quality stand-alone development together with improved landscaping to the frontage, which enhances this section of Stratford Road.

The site is in a very accessible location with easy access to the motorway, and is located on a main bus route into the centres of Shirley and Solihull. There is also a large retail development (Tesco) within close walking distance, and several pubs and restaurants.

Good vehicular access is available into the site from Stratford Road via the existing driveways.

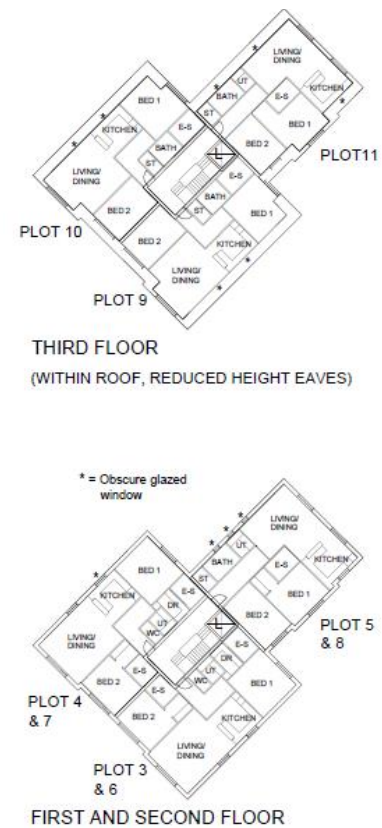
DESIGN DEVELOPMENT

The design has been developed following analysis of the site and its context and in response to the clients brief, with the aid of 3d modelling to understand how the proposed buildings will appear in their setting.

A large number of designs were developed, initially focussed on providing an apartment building. Planning feedback was obtained on these designs in response to a Pre-App enquiry. During the Pre-App process the apartment building was re-designed in response to planners comments. Post-COVID the scheme was re-designed for houses, and a preliminary housing layout was also submitted as part of the Pre-App. The housing layout had a reduced area and smaller massing than the apartments, which was felt to be more acceptable/appropriate on the site.

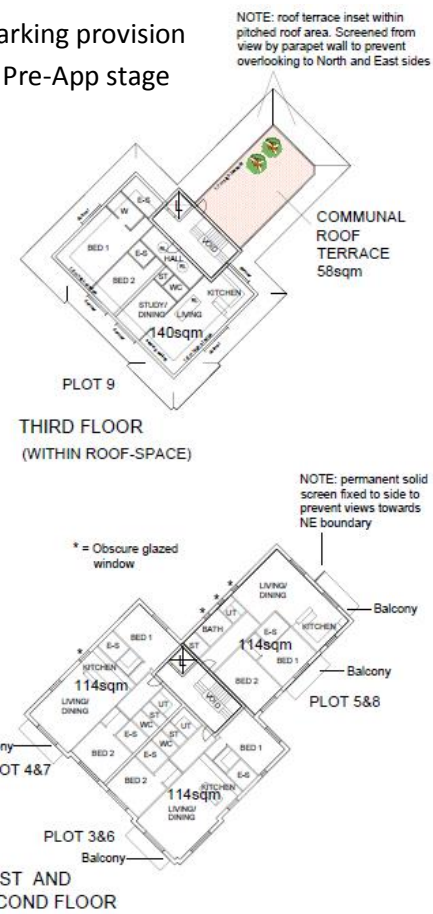
The current scheme has been developed based on an understanding of the site constraints and in response to the local housing demand in consultation with a local residential specialist, Savills.

Design development is illustrated on the following pages showing some of the concepts for the original Pre-app apartment scheme and subsequent housing options:-



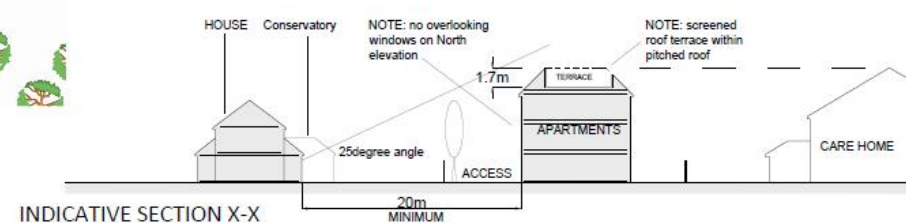
Early massing model for apartment scheme

Original design for Apartment scheme, (above). Design developed (below) to improve parking provision and amenity space / landscape, including screened communal roof terrace. Discussed at Pre-App stage



Option for contemporary modern architectural approach, and including communal roof terrace

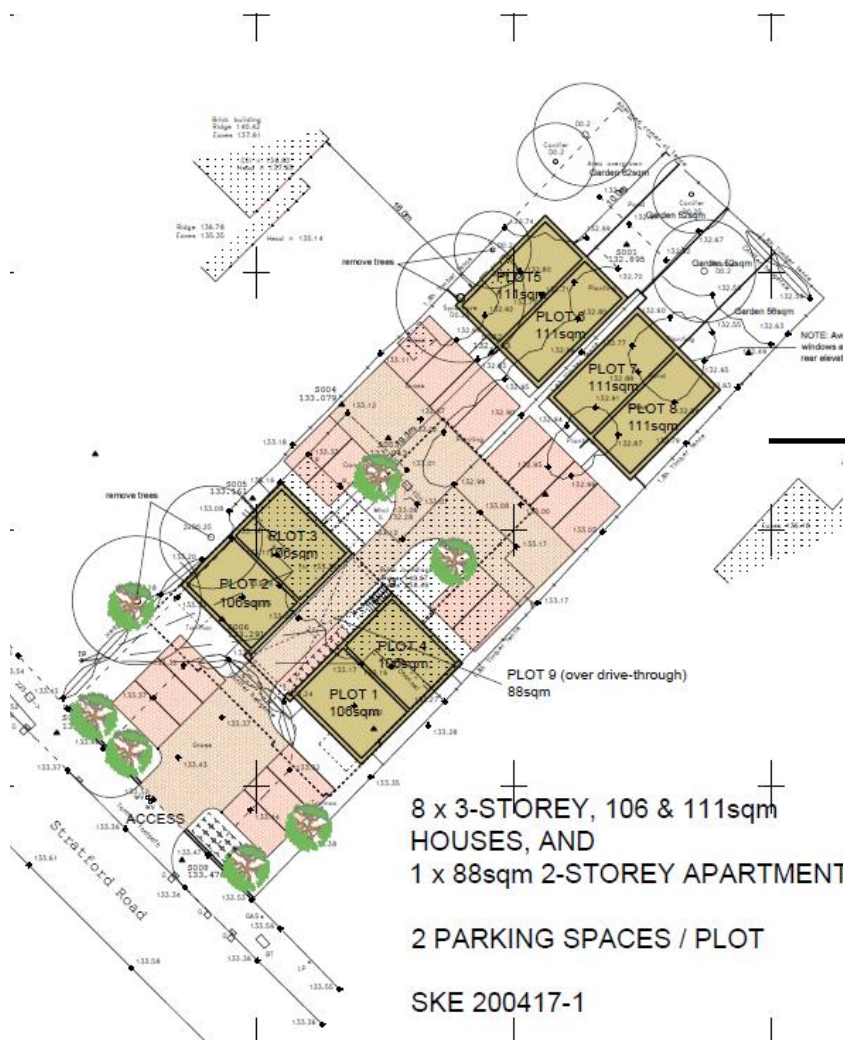
GROUND FLOOR /
SITE PLAN
SCALE 1:200 @A1



Option for traditional architectural approach



Further design development views of apartment scheme to review massing, scale and appearance



Housing Scheme—Development of massing and elevational treatment



Development of design options for elevational treatment of housing scheme

Alternative design approach to provide conventional housing, considering various sizes and types of housing including options for mixed apartments and housing. Reduced scale and massing compared to apartments scheme



Final site layout

USE / AMOUNT

The proposed residential development is for a total of seven 3-bed houses. The houses will be two and a half storeys in height (the upper floor being accommodated within the roof slopes) and will each have a floor area of approximately 1150sqft. Externally they will each be provided with a private garden area and two parking spaces, accessed off a private road.

LAYOUT

The layout optimises the use of the site. Access is provided near the South West corner, improving the existing driveway access. The buildings are arranged in two parallel blocks, comprising a terraced row of three houses on the frontage, (plots 1-3), set behind a landscaped parking area, and four semi detached houses towards the rear of the site, (plots 4-7). In-between the two blocks will be a landscape courtyard parking area and gardens, with new trees planted in the centre of the site. At the rear of the site will be gardens, backing onto the neighbouring houses.

The layout, and the orientation of the proposed buildings seeks to minimise the impact of the development on the neighbouring sites. Principal windows are directed into the site and kept away from boundaries. Boundary treatments and improved planting will be provided to the perimeter to contain the development within a suitable landscaped setting.

Vehicular and pedestrian access will be via a shared surface, with dedicated parking spaces for each house. Private Gardens provide amenity space and also storage for refuse and cycles. A refuse collection point is also shown near to the site entrance (for kerb-side collection).

SCALE AND MASSING

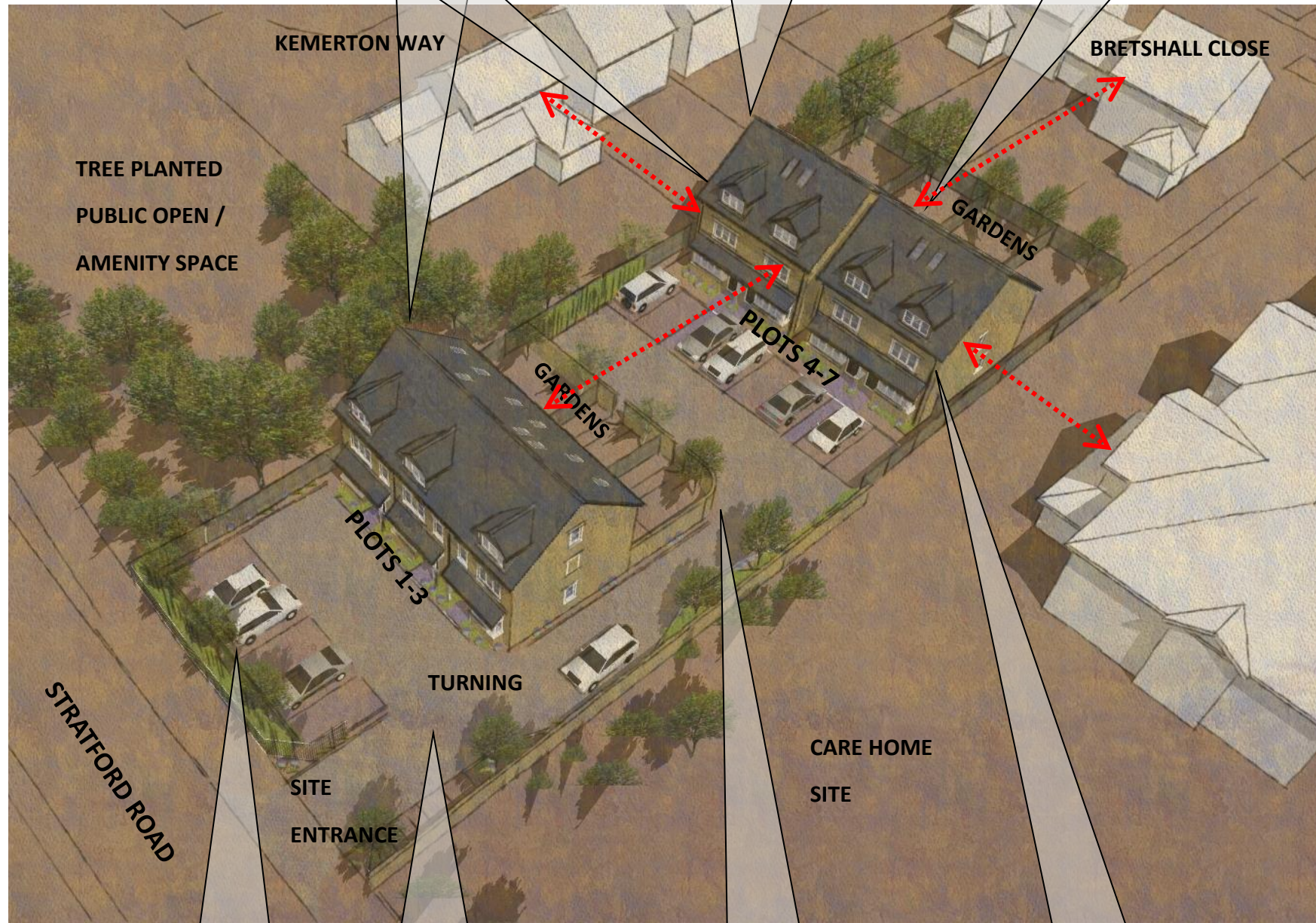
The buildings will be similar in scale to other domestic houses seen in the local area. They will be two and a half storeys in height with the upper floor being contained in the roof area and having dormer windows and rooflights. This arrangement optimises the use of the site for providing family sized accommodation. On the rear elevation of plots 3-7 the eave height is reduced to a conventional 2-storey height. The terraced and semi-detached blocks will be of a similar scale and massing to local residential houses. The height of the proposed buildings is less than the neighbouring Care Home, and comparable with nearby houses on Kerswell Drive.

Site layout provides strong street frontage and orientates houses to have principal windows facing into site avoiding overlooking of boundaries with neighbouring properties.

3 storey houses with upper floor contained fully in roof space with dormer windows provided to frontage and high level roof windows to secondary spaces at rear. Similar scale and massing to houses in local area.

Gable elevation facing neighbours. Small secondary windows to be obscure glazed with restricted opening. Existing fir trees in rear garden retained. Enhanced boundary fences together with hedge planting

2 storey rear elevation set >10m away from rear boundary. Private rear gardens for plots 4-7. Existing landscape to boundary enhanced with additional tree planting



High quality landscaping and boundary treatments to frontage, including street tree planting, providing screening from traffic. Landscaped setting responds to and enhances the tree lined character of the road

Site access providing 5m wide site entrance with appropriate visibility splays. Shared surface for vehicle/pedestrian circulation and parking. Area for vehicle turning within site. Refuse collection /assembly area

Central landscaped parking courtyard and gardens. Brick boundary walls to rear gardens. Feature tree planting in centre of site. New hedge and tree planting along site boundary edge

Gable elevation facing Care Home. Secondary windows in gable elevation to be obscure glazed with restricted opening. Closest windows in Care Home comprise non-habitable 'service' areas.

Final scheme indicative aerial view, annotated to explain design response to site context



Site viewed from South—limited visibility seen in context of tree-lined Stratford Road



Sketch view from Stratford Road - with landscaped frontage and boundary treatment



Sketch view from Stratford Road towards site entrance



Sketch view of plots 4-7 at rear of site



Sketch view of plots 1-3 on site frontage

DESIGN AND APPEARANCE

The design of the houses follows a traditional domestic architectural style. The buildings are two storeys surmounted by a pitched roof which has dormer window features on the front elevations for the upper floor accommodated in the roof area. Fenestration will be traditional casement windows. At the rear the living room will have large glazed doors to open the house up into the garden.

The design will make use of simple good quality traditional materials and detailing. Materials will comprise masonry walls faced in buff stock bricks and having cast stone detailing around windows and door openings. The roof will be in Staffordshire blue/grey plain clay tiles. The hard landscaping and boundary treatments in the shared spaces will be constructed in good quality materials with block paving to compliment the houses.

LANDSCAPE

The landscape design will include good quality hard landscaping providing a shared pedestrian and vehicular circulation area in which pedestrians have priority. Parking spaces and paths will be demarcated with contrasting colours, chosen from a pallet to compliment the houses. Landscaping will enhance the amenity appearance and ecological value of the site.

The landscaping on the frontage of the site is recognised to be important in the street scene of Stratford Road, and in providing an appropriate, high quality setting for the housing development. The proposed front boundary will comprise metal railing fence with hedge planting and shrubs behind it which will provide appropriate physical separation and screening at low level from the busy road. 'Street tree' planting will be provided along the front boundary, which will continue the 'green corridor' character of this part of Stratford Road., and also provide an attractive outlook from the houses. Planting areas and hedging will be provided along the frontages of the houses and also at the perimeter of the site adjacent to the boundary fences. Tree planting will be included in the centre of the site, to provide a visual feature. The existing trees along the rear boundary will be supplemented with new tree planting to help retain the landscape character at the rear of the site which also provides visual screening from the neighbouring properties. The houses will each have rear gardens providing for private amenity space with a patio area, and having sufficient space for storage of refuse containers and cycles. The site also benefits from the adjacent large area of public amenity space.

The landscape strategy described above and illustrated on the site plan will be developed in detail by a Landscape Architect to provide a high quality landscaping and planting scheme for the site. Planting species will also be chosen to enhance the site's ecological value including a range of fruiting trees / shrubs and native planting.

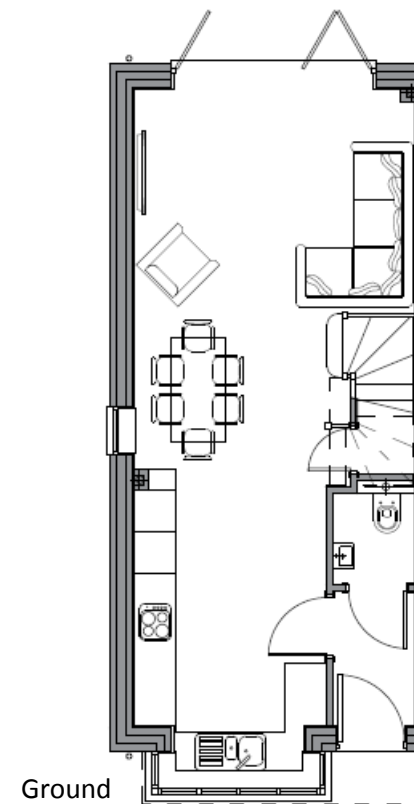


Front elevation

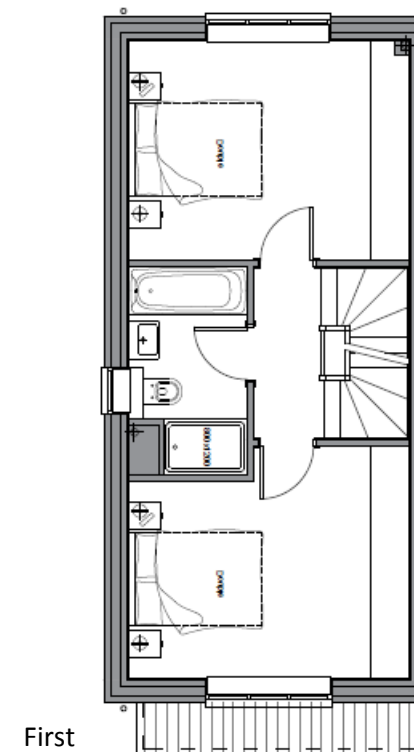
House type B (Plots 4-7)



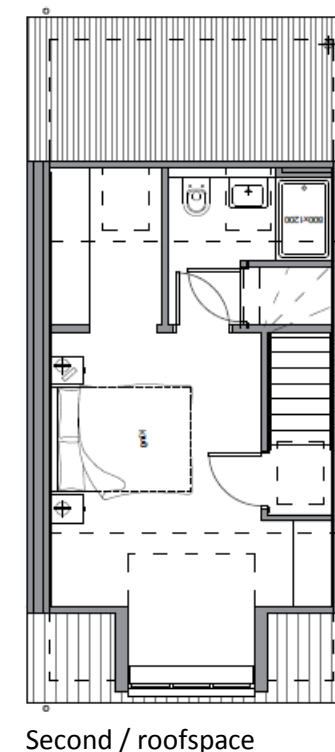
Side elevation



Ground



First



Second / roofspace

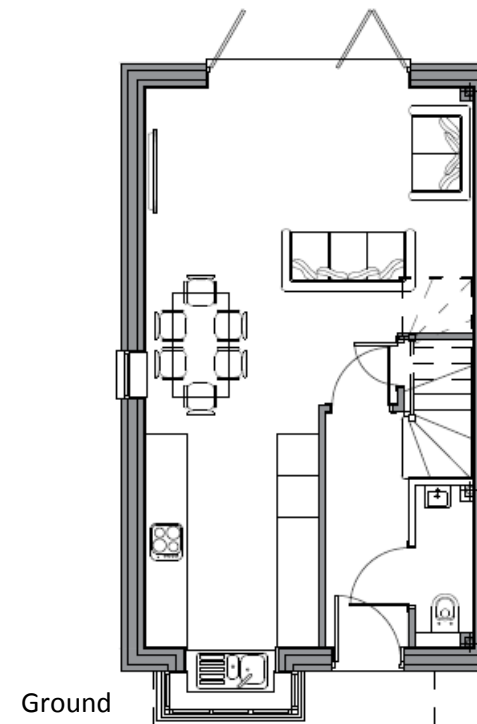


Front elevation

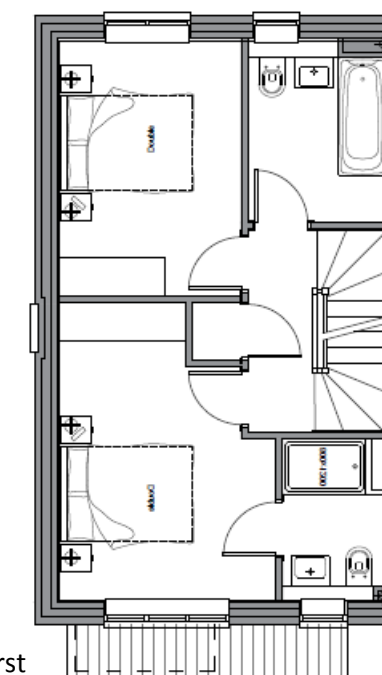
House type A (Plots 1-3)



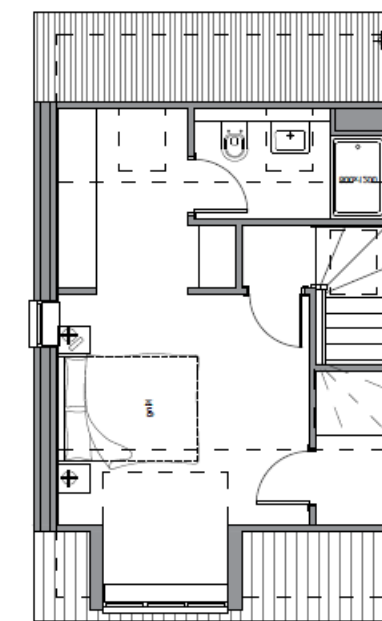
Side elevation



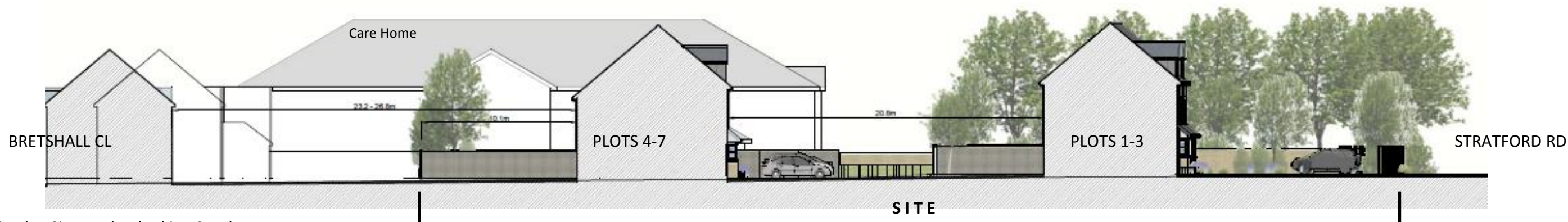
Ground



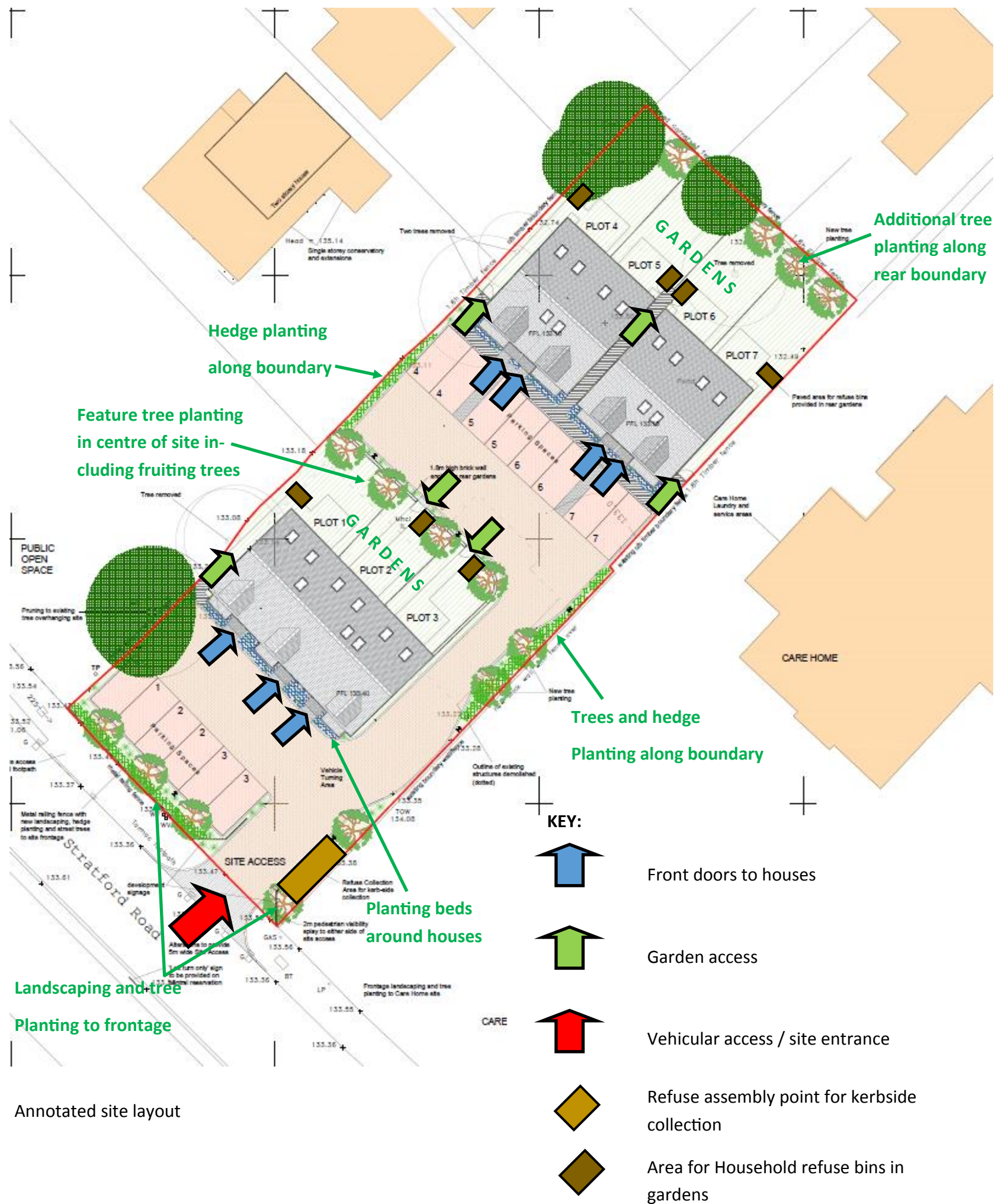
First



Second / roofspace



Indicative Site section looking South



The design will include sustainable drainage, such as permeable paving and storm water attenuation. Rainwater collection butts will be connected to downpipes to reduce run-off from the roofs and enable re-use of rainwater for garden irrigation and car cleaning etc.

SUMMARY

The submitted design has responded positively to feedback received during the Pre-app process to provide an appropriate level and type of development on this site.

The proposed development regenerates a vacant brownfield site in a sustainable residential location, providing 7 much needed new houses in Solihull.

The layout has optimised the use of the site and endeavoured to be sensitive to its context and neighbouring uses, in terms of its layout and massing. The design of the proposed buildings and landscaping will be appropriate to their context and enhance the character and appearance of the site and the street-scene on this part of Stratford Road.

