



ALIGN
ARCHITECTURE

March 2024

Design & Access Statement

Construction of a care home (Class C2); together with associated access, parking and landscaping at Tower Mount, Reservoir Road, Edgbaston, Birmingham, B16 9DS

Preamble

Drawings

This statement should be read in conjunction with the following application scheme proposal drawings:

Align Architecture

- > 23365/PA/01 – Location Plan
- > 23365/PA/02 – Existing Site Plan
- > 23365/PA/03 – Proposed Site Plan
- > 23365/PA/04 – Existing Floor Plan
- > 23365/PA/05 - Existing Elevations
- > 23365/PA/06 - Proposed Plans
- > 23365/PA/07 - Proposed Elevations
- > 23365/PA/08 - Proposed Sections
- > 23365/PA/09 - Typical Bedroom Layouts
- > 23365/PA/10 - Illustrative Visuals
- > 23365/PA/11 - Illustrative Visuals

Supporting Documents

This statement sets out the design and access information required to support the proposal and is to be read in conjunction with the following supporting documents:

- > Planning Statement by Simply Planning Ltd
- > Landscape Strategy Plan by Cornus Ltd
- > Transport and Highways by MODE Transport
- > Daylight and Sunlight Assessment by t16 Design
- > Sustainability and Energy Assessment by Envision Eco
- > Flood Risk Assessment by OES

Project Consultants



Architects



Planning Consultant



Landscaping Consultant



Transport and Highways Consultant



Daylight and Sunlight Consultant



Sustainability and Energy Consultant



Drainage Consultant

Introduction

This statement has been prepared by Align Architecture Limited in support of an application to Birmingham City Council for Full Planning Consent for the redevelopment of Tower Mount, Edgbaston into a 80 unit care home.

Align Architecture Ltd is a Royal Institute of British Architects registered practice with extensive experience in the fields of architecture, design and conservation.

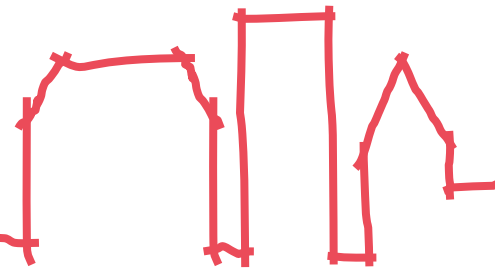
The purpose of the statement is to consider the application scheme in terms of the quality of design and its response to the context of site conditions.

This Statement has been produced in accordance with the advice set out in current planning policy and sets out the parameters for development of the site, based upon a thorough appraisal of the site and in the context of the surrounding area.



Existing building on site

ASSESSMENT



Assessment



Site Location

The site is located in Edgbaston, Birmingham,

Coordinates: 52°28'38.2"N 1°56'01.2"W

Site Area

The application site consists of approximately 0.40 hectares (0.99 acres) of land.

Local Authority

The site falls within the city of Birmingham under the Birmingham City Council.

Assessment

Site Topography

The existing levels slightly increase toward the south of the site and will be retained.

The lowest point of the site is to the northern corner, at 159.05 AOD, with a high point of 160.74 AOD to the southern most corner.

Existing Trees & Planting

The site has an extensive tree line and shrub planting to the southern boundary, with sporadic planting and patches of grass to the southern boundary. The northern boundary has a dwarf wall separating the site from the walkway.



View of existing site looking east on Reservoir Road



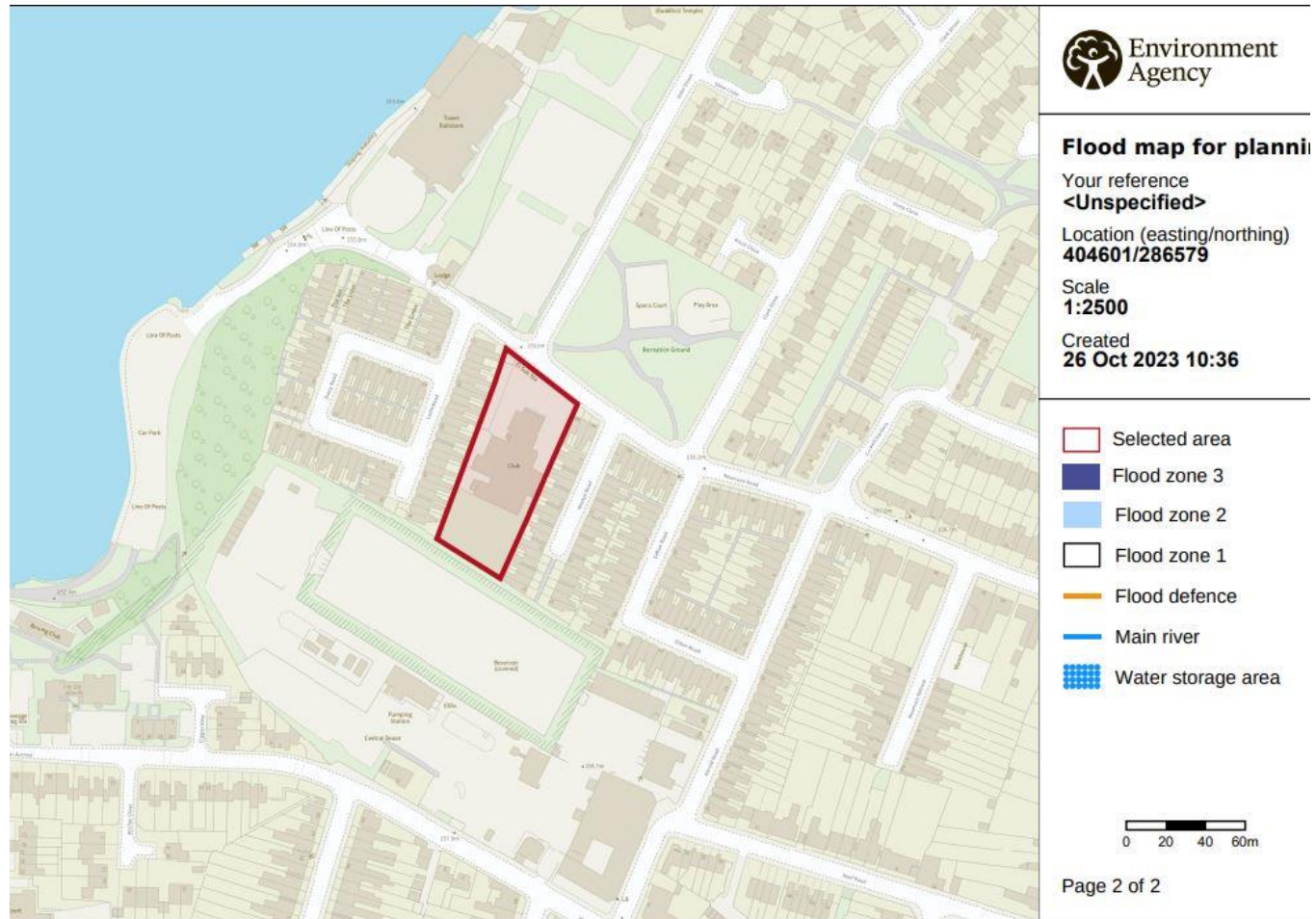
View of existing site looking west on Reservoir Road

Assessment

The site is located wholly within Flood Risk Zone 1. Land within Flood Zone 1 has been assessed as having less than 1 in 1,000 annual probability of river or sea flooding (<0.1%).

The nearest watercourse is the Edgbaston Reservoir, however there is little to no risk of flooding from the reservoir as shown on the map. There are no other watercourses in the vicinity of the site.

The existing development on the site has a number of associated existing drainage features including manholes, gullies and drainage channels. Adopted drainage infrastructure in the vicinity of the site would be able to accommodate the discharge from the proposed development.



To mitigate any risks of flooding, the following will be implemented:

- > Development finished floor levels will be at least 150mm above the external levels;
- > Where possible, external ground profiles will ensure that surface water is directed away from the buildings and vulnerable areas;
- > The proposed development will incorporate a positive surface water drainage system.

Assessment

Local Character

The application site is surrounded by existing residential developments to the east and west. To the immediate north of the site is the Osler St playground and the immediate south is the Edgbaston Waterworks.

In the wider locality there are a range of residential building styles of detached, semi-detached and terrace formats, utilising materials of mainly facing brickwork, cream and white render with predominately grey tiled roofs.

There are varying styles of roof profiles across the immediate and wider locality of the site, such as flat roof with parapets, hipped and standard pitched roof.

Existing window styles can be characterised as plain casement with both side and top-hung openings.



View of detached properties from Clipper View



The Birmingham Buddhist Academy on Osler Street



View of terrace properties from Eldon Road



View of semi-detached properties with cream render from Noel Road

Assessment

Existing Building

The site building was formerly a banquet hall and previously to that it was the location for the Mount Pleasant Working Men's Club. It has since fallen into disrepair and is subject to vandalism. The last record of activity was in 2018 when it was a banquet hall, and it has been vacant and unused for 5 years since.

The existing building has a total footprint area of approximately 1132 sq.m. (12,185 sq.ft.).

The existing building is a one storey building comprising several sections with varying flat roof heights.



View of existing site looking east on Reservoir Road

Assessment

Existing Boundaries

The existing northern boundary to the front of the property is a 1.1m dwarf wall adjacent to Reservoir Road.

To the east of the site is a timber fence that is 1.6m tall and divides the site from residential properties. The west boundary comprises of a short section of 2.4m timber fencing joined to a brick wall that is 2.4m tall. The remnants of a row of garages can be seen which has since been removed.

The southern boundary has a 1.8m chain link fence with a conifer hedgerow, its tall height offers privacy to the rear of the site.



View of existing site looking south on showing the conifer boundary



View of west boundary showing a 2.4m tall brick wall



View of 1.1m dwarf wall on the north boundary

Assessment

Planning Policy Assessment

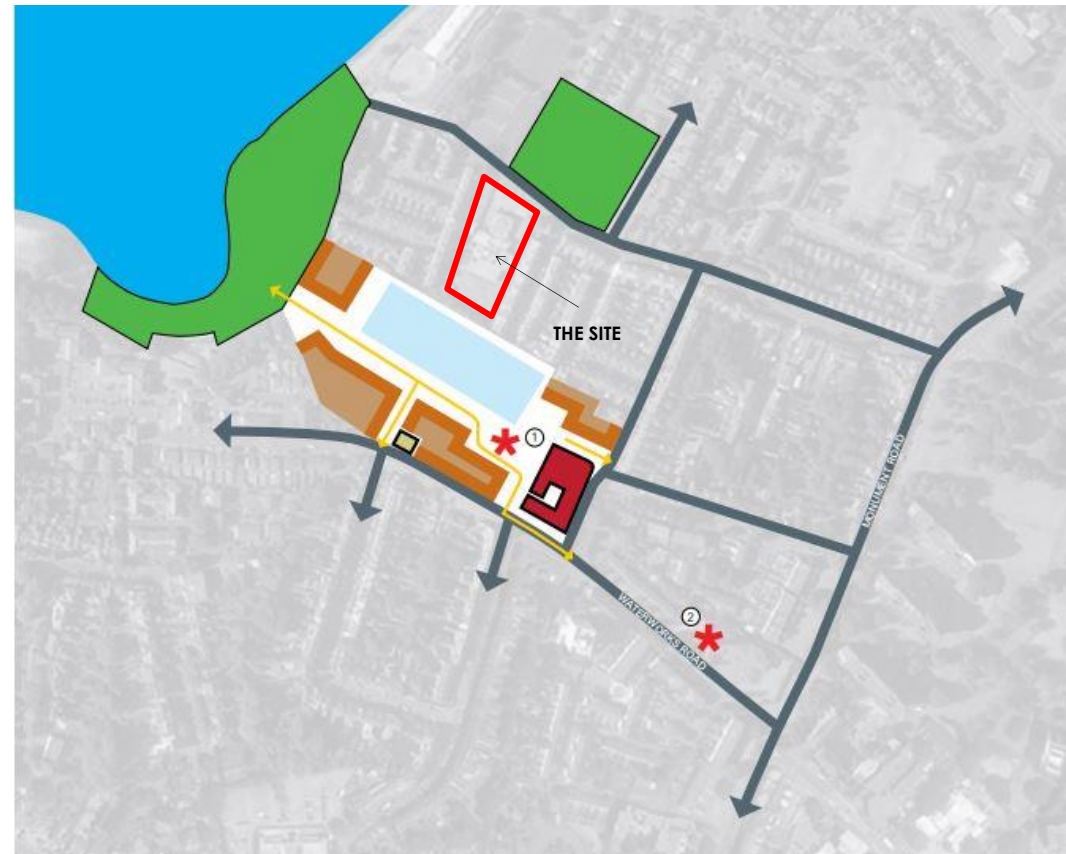
This development falls within the Greater Icknield Area. According to the Adopted Birmingham Development Plan 2031, Greater Icknield is a significant area for residential development that is stated in the plan to be suitable for up to 3,000 new houses.

Section 3.23 of the plan states:










'In delivering the principles of sustainable neighbourhoods a wide choice of housing sizes, types and tenures will be provided to meet community needs including homes for families, the elderly and appropriate levels of affordable housing.'

Which validates that providing housing for the elderly on a vacant site is a worthwhile development.

The image shows the proposed Waterworks Road masterplan that neighbours the site, exemplifying development is needed and wanted in the area.



Waterworks Road site plan from the Greater Icknield Masterplan

KEY	
	Residential (new build)
	Residential (retained cottage)
	Residential/commercial/ community (building conversion)
	Existing public greenspace
	Main streets/vehicle connections
	Main walking and cycling routes - existing and new
	Edgbaston Reservoir
	Covered reservoir to be retained
	Local landmark - 1 Chimney to Engine House 2 Perrott's Folly

Assessment

Local Transport & Services

Tower Mount is a 7 minute walk from two bus routes. The 80 bus from Osler Street and Leyburn Road runs from Digbeth to West Bromwich. This route connects residents to Birmingham New Street Station, where transport all over England can be accessed and to the Five Ways Station where connecting journeys are also readily available. The 8C Inner Circle bus from Icknield Port Road is a round trip route to and from Saltley. The route passes through the Jewellery Quarter Station and the Five Ways Station. Both routes take residents directly into the centre of town. It is a 20 minute walk into the city centre, as well as a 6 minute drive or cycle, making the site easily accessible.

Local Amenities

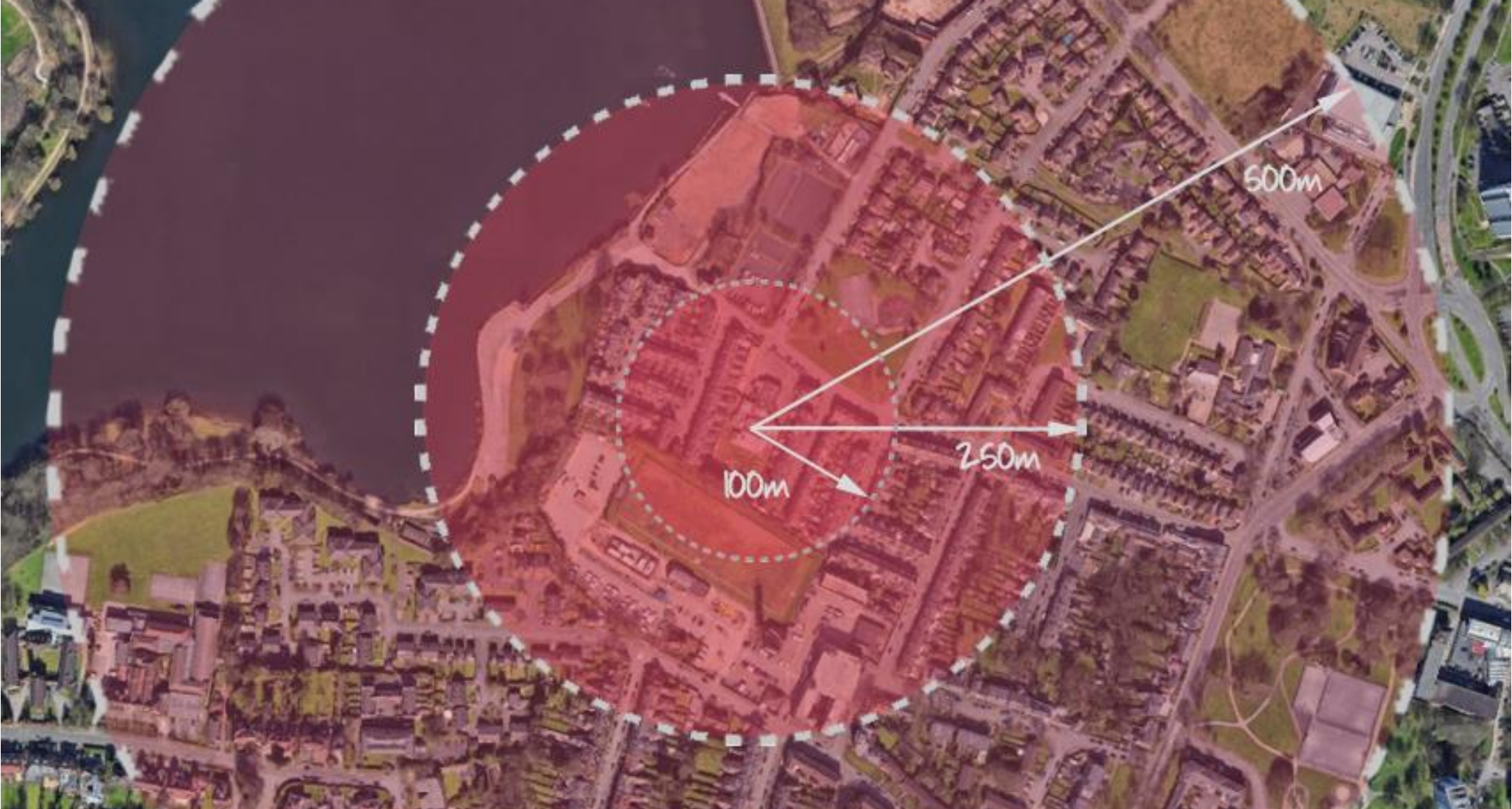
The site is a short walk from the Edgbaston Reservoir which is a local spot for walks and activities. There are local services within a short walk from the site. As aforementioned, the commute into town is easily accessible which provides links to more services for residents to enjoy.



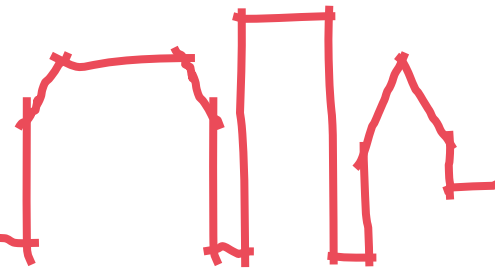
Transport Diagram

Assessment

Below: Diagram showing distances from the site to surrounding areas.



EVALUATION



Evaluation

Opportunities and Constraints

A detailed analysis of the site context has been explored in producing an Opportunities and Constraints plan.

In summary the Opportunities and Constraints analysis has shown the following:

- > A clear indication of an established build zone in the residential context of the settlement.
- > Key points of connectivity in and around the site.
- > Identification of site features for retention and protection within any development proposals ie. existing extensive vegetation.
- > Utilise the Opportunities and Constraints analysis as a method for informing the project brief and evolution of the development proposals.
- > Consideration to the setting of the adjoining residential properties by adopting varying storey heights to conform into its surroundings



Evaluation

Impact on Adjoining Properties

The proposed building will be positioned centrally on site and the extensive existing tree line along the rear boundary will be reinforced. The new car park will be located at the west side of the new development to avoid any wider impact and tie in with the existing vehicular entry and driveway to the former banquet hall.

The building footprint will not extend further out on the east and west boundaries than the existing building, allowing a considerable distance to the existing residential properties to be maintained. The architectural vocabulary in the scale of window openings, use of materials, and building sitting would be in keeping with the red brick buildings in the area. The proposed development has a varying height of 1, 2.75 and 3 storeys to be sensitive and balanced to its context.



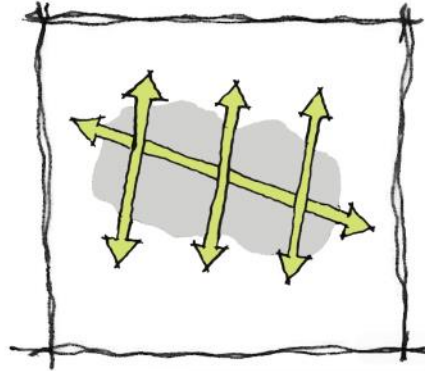
Evaluation

Design Principles

Diversity



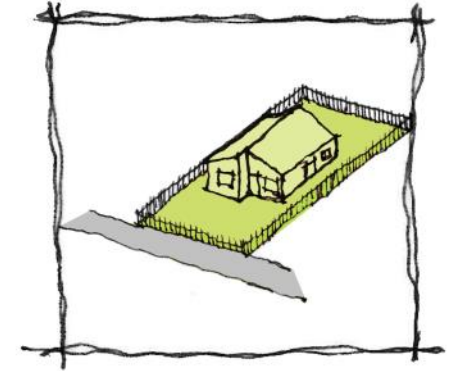
Legibility



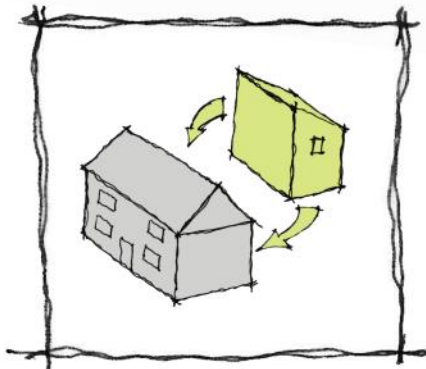
Character



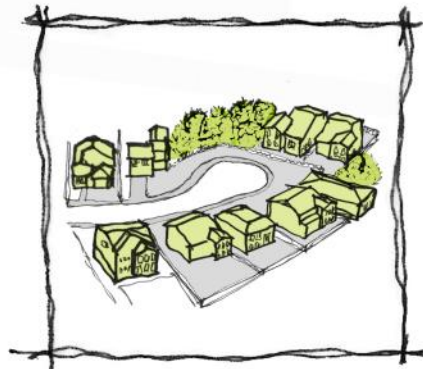
Clear Public / Private



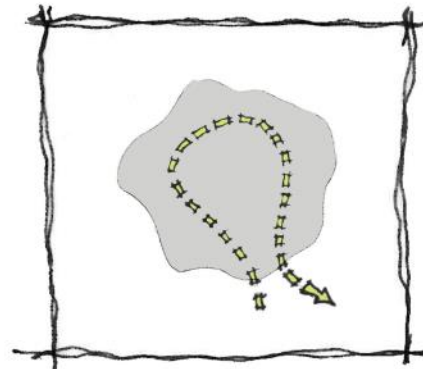
Built Form



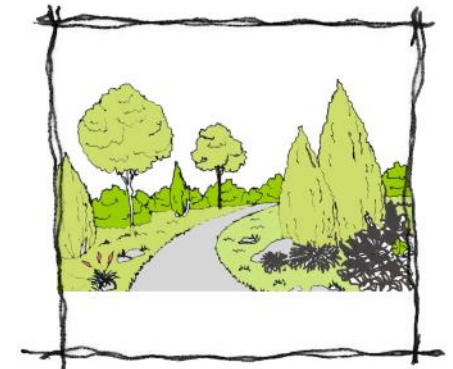
Safety & Inclusion



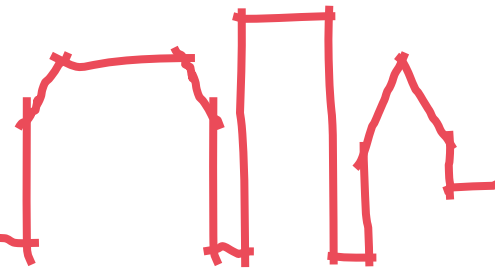
Ease of Movement



Attractive Outdoor Space



DESIGN



Involvement

Following the pre-application submission, the new applicant has undertaken discussions with the planning department and respective consultees. This approach has led to strong dialogue, with a constructive and collaborative approach sought by all parties which has driven the design as submitted.

During the most recent discussions, a number of matters have been raised that have been carefully considered by the applicant and their professional team. This has resulted in the now presented proposals to be read in conjunction with this document. In summary the following recommended points were raised over a number of meetings:

Pre-application teams meeting - 18th October 2023

- ▶ Key items raised during the meeting
 - ◇ Massing of the proposed building to the rear in the context to existing surrounding residential development
 - ◇ Whether the proposed hipped roof design approach was appropriate
 - ◇ Consideration for frontage parking reduction to prioritise landscape amenity

- ◇ The proposed frontage building line needs to be pulled forwards to more closely align with the adjoining dwellings number 84-88 Reservoir Road
- ◇ Use of render in the elevational treatment may not be appropriate with consideration two tone facing brickwork to be considered

Following the initial pre-app meeting in October 2023, revised proposals were forwarded to the pre-application officers including the urban design officer to address the items raised. As a result of this two elevational options were presented to consider the Reservoir Road frontage massing. This has led to further comments from the planning officer as outlined below.

Follow up pre-application email design response - November 2023

- ▶ Additional key items raised :
 - ◇ On reviewing both options the 3 storey frontage massing is preferable over the 4 storey option.

The proposed grey cladding should ideally be limited to the ground floor areas and the primary entrance to aid legibility.

The final scheme has been submitted in belief that it addresses all the pre-application comments and concerns raised by the planning officer and consultee team officers (including the urban designer) and is therefore in accordance with policy and best design practice.

Involvement



Rear area reduced to 1 storey to accommodate residential context

Render removed on proposal for two tone brickwork

Frontage parking reduced to prioritise landscape amenity

4 storey frontage reduced to a 3 storey frontage

Building line to reflect adjoining development

Hipped roof now omitted and replaced with a parapet and flat roof arrangement

Grey cladding limited to ground floor and entrances to aid legibility

Design



Above: Front Elevation

Design Rationale

The site of the former Tower Mount is proposed to be redeveloped into a 80 unit care home complex.

The principle design objectives are to provide a high-quality, design-led, development that will respect the existing character of the area in terms of scale, grain and materials to both complement and enhance the existing architectural styles established in the locality.

Design

Development Mix

To provide a development with 1 beds only.

80no. 1 Bed Units, with floor area of approx:




- > 21.7 sq.m. (233.6 sq.ft.)

Each bedroom is to have access to a dining and living area as well as private bathroom facilities, storage area with a majority number having private amenity space in the form a Juliette balcony.



Above: Proposed ground floor plan

Key

-  1 Bed Unit
-  Communal Facilities
-  Circulation Areas
-  Plant / Services

Design

Internal Arrangement

The units are arranged around a central circulation corridor that runs from north to south. There are three lifts positioned on either ends of the circulation corridors. Nurse stations are positioned periodically down the corridor to provide health access to residents.

Layout

The positioning of the building encloses a private communal courtyard amenity space located in the north-east parcel of the site. To the north of the site a semi-public landscape buffer has been designed to shield the site frontage which will contribute to the existing established street frontage.

The car parking is positioned on the western side which will benefit from good levels of natural surveillance. This location will also follow the route of the existing vehicular entrance to the site.



Above: Proposed Site Plan

Design

Access

Vehicular & Transport Links

The primary vehicular access from Reservoir Road will be retained, with the left opening widened to allow two way traffic.

Inclusive Access

It is essential that everyone can get to and move through the development on equal terms regardless of age and disability.

The site layout and general arrangement of the development has considered the removal of unnecessary physical barriers to movement of people with and without disabilities around the site and within the building.

The detailed design will be developed to comply with the principles of Part M of the Building Regulations and level access will be provided at entrances into the building.

The proposed development will provide level access to the external areas and courtyard access points. Accessible WCs with outward opening doors will be provided within the apartments in compliance with Part M.



An existing pedestrian opening that is proposed to be widened for a second vehicle entrance



Existing vehicle entrance shown on the left that will be retained

Design



Above: Proposed Elevations

Materials

The schemes use of materials has been drawn from the surrounding context, which can be summarised as:

- Red brick as the principle building material in two colours, with recessed windows framed with the alternative brick style to define each window.
- The windows are coursed to brick dimension openings and are evenly presented across the elevations. The terraced balcony areas are to have railings to match the window frame colour, with opportunities for soft landscaping to the balcony areas.
- Finally, feature metal clad panels are used to highlight key aspects of the building, such as the main entrance and the ground floor doors, which provides legibility.

Design

Amenity Provision

The proposed accommodation would benefit from the use of a landscaped, shared private amenity area. In addition to this, a number of apartments will have access to a private Juliette balcony.

The use of hard and soft landscaping materials would be employed to enhance the amenity value of this area and improve views as seen from the apartment units.

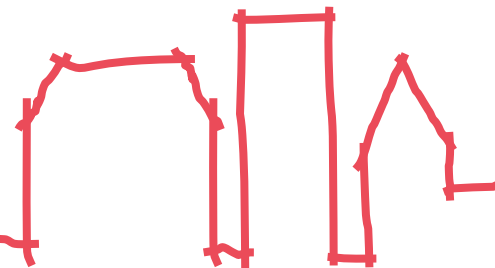
The existing boundary wall/fence treatments would be reinforced with landscaping to ensure this area would have good levels of privacy for potential occupants with communal external seating areas.

A further semi-public landscaped planted buffer is proposed to the northern site boundary.



Above: Illustrative view of the front semi-public amenity space.

CONCLUSION



Conclusion

The apartment scheme is presented on the basis that it: fully addresses the context of the site and the surrounding area; complies with national and local policies to achieve a scheme that is appropriate to its context, and; takes all of the available opportunities to improve the character and quality of the surrounding area.

The scheme utilises a red brick palette with complimenting colour feature to ensure it suits the style architecture within the local vicinity and the materiality of the existing and neighbouring buildings.

This Design and Access Statement sets out the context of the site, it's surroundings and the relevant design policy issues. The document indicates the many considerations that have underwritten the now represented application.

The scheme proposes the use of previously developed land to meet the needs to provide much sought after accommodation on a site situated in close proximity to excellent transport links and the town centre.



Above: Illustrative image of scheme