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Introduction.

This application is for the submission of 8no. residential dwellings to replace 163 + 165 Birmingham Road, Bromsgrove. The existing site comprises of both 163 + 165 Birmingham Road, including the gardens to the rear of 151 + 157 Birmingham Road & 73 All Saints Road. The site fronts onto Birmingham Road with separate vehicular access points to the dwellings. Both dwellings [163 + 165] have large long rear gardens with the proposed site totaling 3452sq/m.

The site currently has an approval for the demolition of 163 + 165 Birmingham Road for the erection of 5no. dwellings [Ref:20/00483/FUL].

This Design & Access Statement illustrates how the design of the development responds to the context of the surroundings.

The purpose of this statement is to explain:

“the design principles and concepts that have been applied to the proposed development and how issues relating to access to the development have been dealt with”.

[Para. 80, DCLG Circular 01/2006]



Site + Context.

The site is accessed off Birmingham Road which continues to the south into the centre of Bromsgrove. The site will be accessed off Birmingham Road via 2no. new vehicular access points [previously approved]. The site fronts onto Birmingham Road with a run of dwellings running to the south and a number of commercial buildings to the north of Birmingham Road. To the opposite side of Birmingham Road is Spadesbourne Brooke. There is a cul-de-sac development accessed to the north of the site, Oakland Grove that sits between 165 Birmingham Road & Bartleet House [Commercial Building].

The existing property boundaries comprise of the following:

- Northern Boundary: Existing 2.4m high brick wall along the boundary with two storey existing dwellings behind off Oakland Grove.
- Eastern Boundary: 3no. existing access points onto Birmingham Road including low level 600mm high brick walls.
- Southern Boundary: A mixture of a timber fences to the dwellings off All Saints Road with existing mature hedgerows fronting the boundary.
- Western Boundary: Existing mature holly hedgerow & 2.4m high brick wall fronting 11a Oakland Grove & 71 All Saints Road.

The site is relatively flat with a slight increase in ground levels from front to back. Within the site the surrounding dwellings are visible due to the slight level changes. The dwellings to the north off Oakland Grove are dominant within the rear gardens with some side-on to the site and some backing onto the site.



Dwelling Types + Materials.

This application site comprises of two large dwellings fronting onto Birmingham Road and land to the rear of 151 & 157 Birmingham Road, and 73 All Saints Road. The site has existing dwellings to the north, south and western boundaries. The dwellings to the south of the site front onto Birmingham Road and are all individually designed. These properties have car parking to the frontages mainly comprising of hardstanding with limited landscaping.

There are existing dwellings to the south of the site along Birmingham Road. These properties are all two stories in height with all of the dwellings being individually designed. A number of the properties have either been replaced with newer larger properties or have had single storey/two storey extensions. These alterations create a varied housing style along Birmingham Road.

There are also two storey dwellings to the east of Birmingham Road off a parallel Road, Burcot Avenue. These properties are simple in form and comprise of hipped roofs with limited architectural features.

There are a number of traditional two storey dwellings to the north/west of the site off Oakland Grove. Again these properties are simple in form and have limited architectural features.

The existing dwellings fronting Birmingham Road, 163 + 165 that the scheme replaces are taller two storey properties. These dwellings have large oversized windows with 163 Birmingham Road having feature two storey bay windows. These properties also have brick projecting eaves with feature brick detailing. The two dwellings have hipped roofs with a number of traditional brick chimneys.

To the north of the site lies Bartleet House, a Grade II Listed, three storey office building. This building has a single storey stepped stucco blocking course. The first and second floors are both brick with tall feature sash windows.

As indicated, the surrounding properties are mainly brick facades with no set style surrounding the site.





Policy.

During the design process, careful consideration has been given to ensure that the proposal complies with local and national planning policies. This is outlined within the accompanying planning statement prepared by Macdonald Planning Consultancy.

Constraints + Opportunities.

The constraints of the site are an important factor to be addressed when considering development. As such a review of the site constraints and opportunities have been undertaken to help inform the design process.

Constraints

- Proximity & locality of existing dwellings to the north, east, south and west of the site.
- Existing brick wall that runs the entirety of the northern boundary.
- Slight increase in ground levels from the front of the site to the rear.
- Existing trees and hedgerows to the northern, southern and western boundaries of the site.
- Locality and size of Bartleet House to the north opposite Oakland Grove.
- Locality of Spadesbourne Brook that runs along the opposite side of Birmingham Road.



Constraints + Opportunities.

Opportunities

- Opportunity to utilise an existing site within the built-up area of Bromsgrove.
- Proposal to introduce a further row of dwellings to the rear of Birmingham Road in line with adjacent dwellings off Oakland Grove.
- Retention of existing 2.4m high brick wall along northern boundary including new landscaping to reduce the visible impact of 1-17 Oakland Grove within the site.
- New landscaping introduced to southern boundary between new access driveway and 157 Birmingham Road.
- Existing trees and hedgerows retained and enhanced with new proposed landscaping fronting the site along all boundaries.
- Enhanced character of the site with the inclusion of high-quality designed dwellings incorporating various features of the surrounding housing stock.
- New dwellings fronting site set back to allow for new native hedgerow and tree planting to soften the frontage to the site.
- Chance to enhance the previously approved 20/00483/FUL comprising of 5no. dwellings to the rear of 163 + 165 Birmingham Road providing much needed housing within a sustainable location.





Use + Amount.

The application site will comprise of 8no. new detached dwellings with 163 + 165 Birmingham Road being demolished. The dwellings respond to the surrounding character of development surrounding the site comprising of the following accommodation:

Plot 1 - Five Bedroom House + Single Garage

Plot 2 - Five Bedroom House + Single Garage

Plot 3 - Four Bedroom House + Single Garage

Plot 4 - Four Bedroom House

Plot 5 - Three Bedroom House

Plot 6 - Three Bedroom House

Plot 7 - Three Bedroom House

Plot 8 - Five Bedroom House + Single Garage





Access.

The proposed access will comprise of a new vehicular access for the car parking to Plots 1+2 off Birmingham Road; and a further vehicular access for Plots 3-8 off Birmingham Road including a turning head. Both access points have previously been approved and will allow for vehicles to enter and exit the site in a forward gear [including fire engines etc.]. The existing arrangements comprise of 3no. vehicular access points onto Birmingham Road.

The proposals incorporate a minimum of 200% car parking for Plots 4-7 [three-bedroom dwellings] and 300% for Plots 1, 2, 3, 4 + 8 [four + five bedroom dwellings]. For Plots 1, 2, 3, 7 + 8, there will be a single garage each for cycle storage etc. However, for Plots 4, 5 + 6 the cycle storage will be in the form of a shed to the rear gardens due to these properties not having garages.

The private driveway will incorporate permeable paving where required and will form a shared pedestrian/vehicular access to the development. The shared access driveway for Plots 3-8 will be 5m wide incorporating a 2m wide footpath to the south and a turning head within. The access driveway for Plots 5-8 will be informal and 4.5m wide as a private access driveway incorporating a bin collection point. The access driveway for Plots 1+2 will also be 5m wide which provides 6no. car parking spaces; both entrance driveways will be accessed off Birmingham Road.

There will be bin storage located within the rear gardens of the proposed dwellings and cycle storage located within the garages or rear gardens also.



Scale.

The proposed dwellings have been designed to incorporate a number of features from the surrounding properties.

The surrounding dwellings are mainly two storey with single storey front projections and/or feature gable projections. The dwellings to the south along Birmingham Road are all individually designed varying in scale and design. The dwellings to the north/west off Oakland Grange are mainly semi-detached with a small number of terraced dwellings. These properties are two storey and relatively simply shapes with gable ended roofs. Opposite Oakland Grange is a three storey office building, Bartleet House, a Grade II Listed Building.

The adjacent dwellings to the east of Birmingham Road are all two storey in form and mostly semi-detached houses. The two existing dwellings that the scheme replaces are both large detached two storey properties both with hipped roofs and brick eaves and traditional chimneys.

The proposed properties are all to be two storeys with Plots 1, 2 + 8 having accommodation within the roof space *[only visible to the rear via roof lights]*. The dwellings have been designed to reflect the surrounding character in terms of eaves and ridge heights and taken a number of features from the existing properties that they are replacing.





Appearance.

The proposed dwellings need to respond to the surrounding context. Facing materials will reflect areas of the local character comprising of red brickwork facades, twinned with feature bay windows with tile hanging. The proposals also take design hues from the existing dwellings with feature brick projecting soldier courses and traditional brick chimneys. The properties fronting Birmingham Road will be taller to reflect the character of the existing dwellings, continuing the stepped building heights from Bartleet House to 157 Birmingham Road.

The properties will also incorporate feature stone cills to windows and feature brick headers to the windows. The roofs will comprise of brown clay roof tiles with black PVCU fascias and soffits to the eaves and verges. The RWP's and RWDP's will also be PVCU black in colour.

The proposed dwellings fronting Birmingham Road will have oversized taller windows to reflect the sash windows to Bartleet House and the existing dwellings 163 + 165 Birmingham Road, that the scheme looks to replace.

The proposed dwellings have been set away from the existing boundaries to allow for new areas of planting including trees and hedgerows. There will be new trees and hedgerows included fronting Plots 1+2 onto Birmingham Road.

A study of the local vernacular surrounding the site has been undertaken and discussed within the 'Site + Context' section of the Design + Access Statement.





Landscape Strategy.

The landscaping for the development is at the forefront of the design. There are a small number of trees within the site and small areas of hedgerows to the boundaries.

The proposals seek to enhance the landscaping within the site with the incorporation of new areas of hedgerow and tree planting fronting onto Birmingham Road; where previously there has been no soft landscaping. The proposals will also incorporate a new native hedgerow and tree planting along the southern boundary of the site. There will be new tree and hedgerow planting to the western boundary to minimise the overlooking that currently occurs into the site from 9-15 Oakland Grove. The existing 2.4m high brick wall to the northern boundary will be retained and enhanced with new hedgerow and tree planting fronting this to soften its dominance. This is possible due to the proposed dwellings being set away from the boundaries.

It is proposed that new tree and hedgerow planting is located within the development centre to soften the appearance of the development and to also continue the green appearance that will be achieved fronting the development. This proposed landscaping fronting the dwellings and surrounding the car parking will help to reduce the dominance of vehicles. The hard landscaping will generally be kept to a minimum where possible.



Biodiversity.

The current site comprises of the large rear gardens to 163-165 Birmingham Road. Due to the size of the existing gardens, these areas of the properties haven't been fully utilised or maintained for several years. There are minimal areas of tree and hedgerow planting within the gardens. There will be new planting proposed within the development allowing for new areas of biodiversity.

Sustainable Drainage.

Appropriate drainage of the site is of high importance. There is a presumption under Building Regulations and Sustainable Drainage Systems [SUDs] that soakaways be used for surface water disposal where subsoils are sufficiently permeable, subject to permeability tests etc.

It is anticipated that consumption of water within the home will be minimised via a variety of means such as aerated taps and dual flush W/C's.

Materials & labour would be sourced locally with preference given to sustainable materials.

Sustainability.

The layout has been designed to limit overshadowing of the gardens from other properties. This is to maximise the amount of direct sunlight within the development. However, the proposed dwellings have west facing gardens. This has been taken into account with the properties having larger rear gardens to utilise direct sunlight.

The perimeter boundaries retain the existing hedges with the proposals including for further tree and hedgerow planting to provide shelter and shade; and also to mitigate potential summer overheating.

Waste + Recycling Facilities.

The proposed dwellings incorporate waste and recycle storage. The dwellings will all incorporate bin/recycle storage to the rear gardens or within garages with a communal bin collection point along the shared access driveway proposed.

