



Ipsley House, Redditch Design Statement

Corstorphine & Wright

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Revision Log

Revision	Date	Notes
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1.0 Introduction

1.1 Use & Location

This Design Statement is submitted in support of an application for prior approval for conversion of the existing office building to residential apartments. The conversion does not propose any external alterations.

The site is the former GKN headquarters building on Ipsley Church Lane, within the parish of Ipsley, Redditch.



Site Location Plan

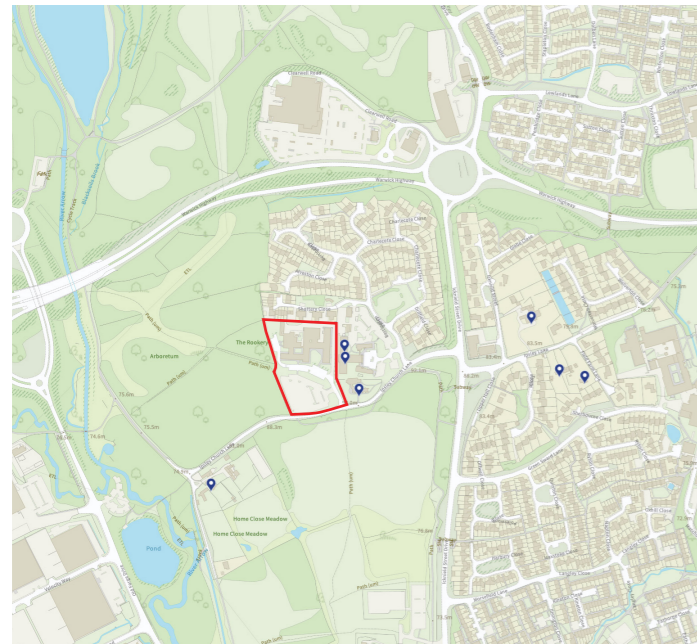
1.2 Context

Located on the eastern side of the town, the Ipsley estate is located adjacent to Arrow Valley.

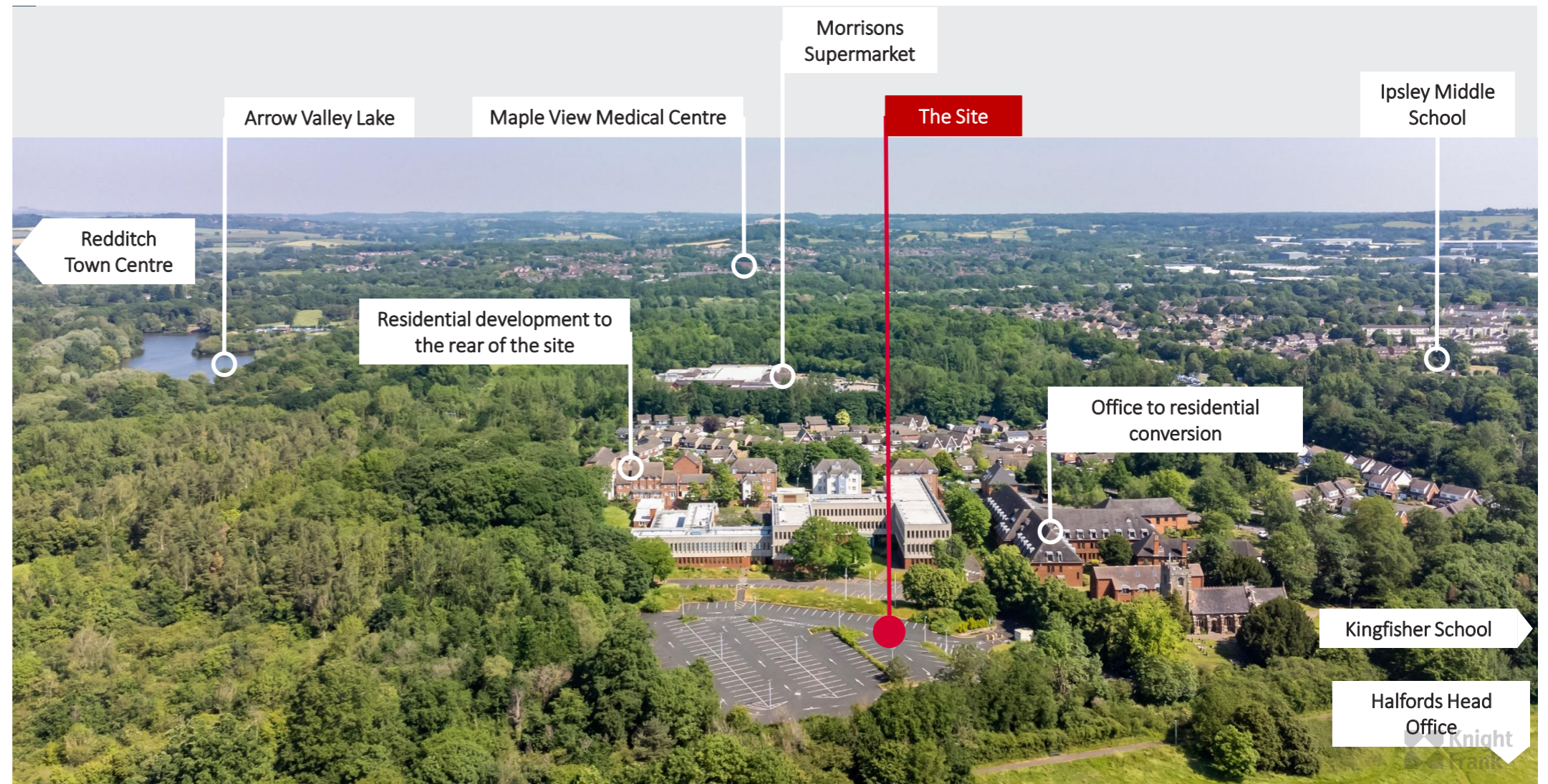
The site is easily accessible from both the Alcester Highway and A435. Redditch Town Centre is located approximately 2 miles west of the property and offers a wide variety of amenities.

Immediately adjacent to the property lies an office to residential conversion in addition to a new build residential development to the rear of the site.

The adjacent building being Ipsley Court is Grade II listed, with St Peters Church being Grade II*. There are no other listed buildings in the locality.



Map showing adjacent listed buildings



Site Location - extracted from Ipsley House, Redditch - Sales particular

2.0 Proposals

2.1 Use, Amount and Layout

Use

The proposal is for the conversion of the existing office floor space into residential units.

Amount

The proposal converts all floor space to residential use or ancillary uses such as store rooms and lounges.

The total gross internal floor area is 6 796sq.m.

The total net internal floor area is 4 822 sq.m

The proposals provide a total of 79 units, with a mix as follows:

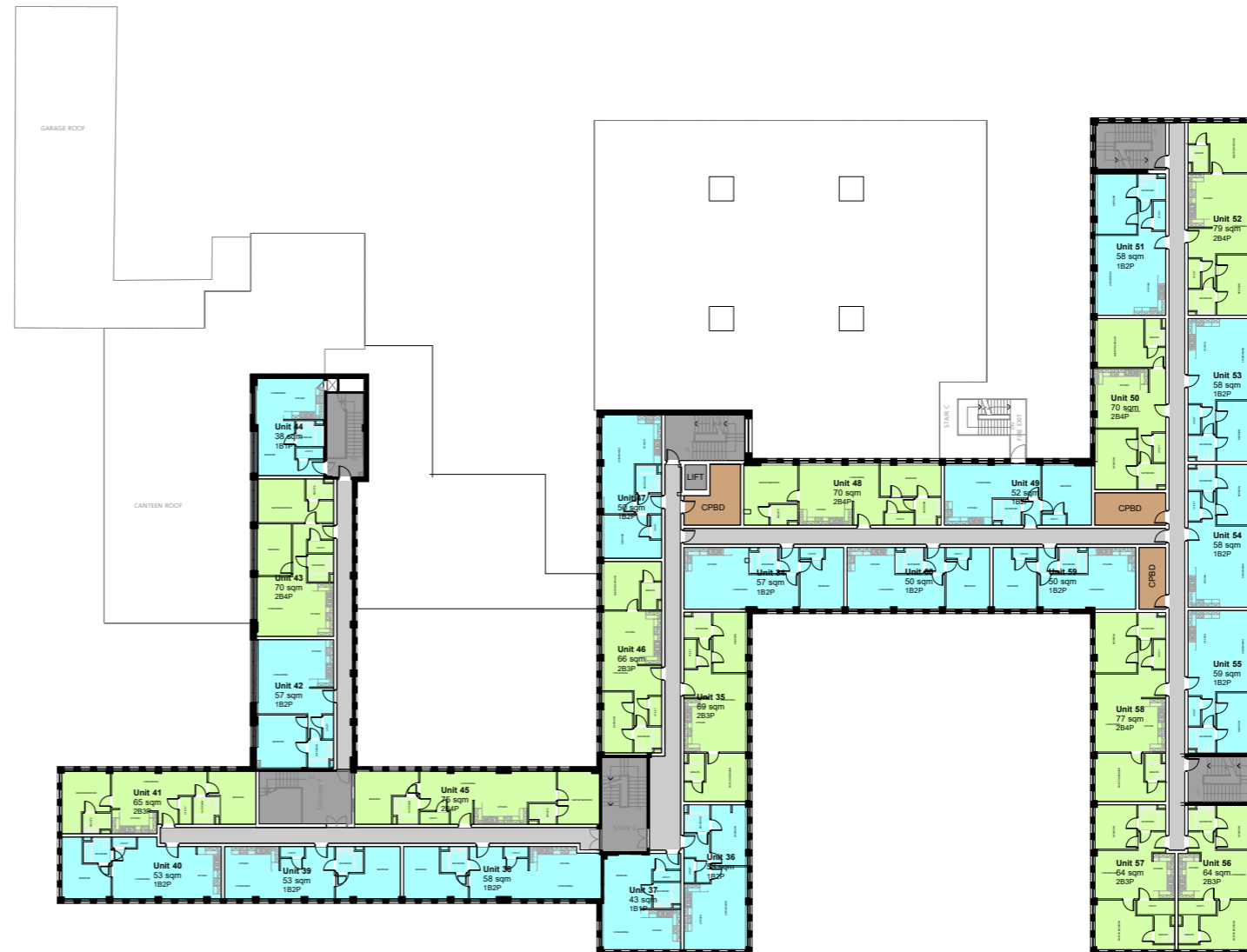
- Studios: 4nr (5%)
- 1 Beds: 40nr (51%)
- 2 Beds (2b3p): 14nr (18%)
- 2 Beds (2b4p): 21nr (27%)

All units are sized to meet Nationally Described Space Standards.

Layout

The ground floor consists of an entrance foyer with post room, leading through to a residents lounge. All existing staircases are retained providing access to the upper floors. Residents storage areas are located the rear of the building.

The unit layouts take into account existing window positions to allow for natural light into all habitable rooms.



Proposed First Floor Plan

2.2 Scale & Appearance

The scale and appearance of the building remains as existing. The existing building has vertical windows in a regular pattern, featuring a brick clad plinth at ground floor and pre cast concrete panels to the upper floors.



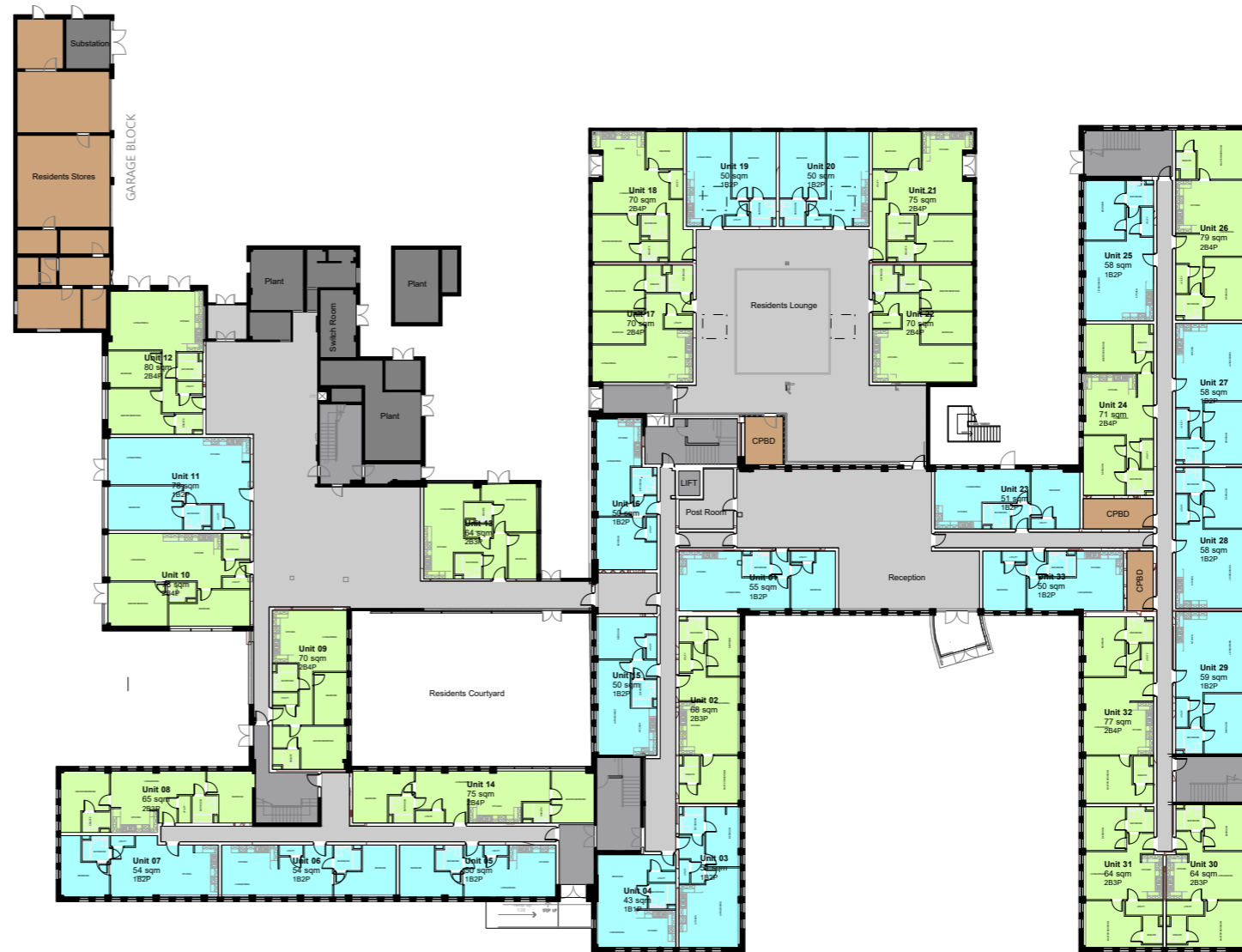
2.3 Access

The site is easily accessible from both the Alcester Highway and A435. Redditch Town Centre is located approximately 2 miles west of the property and offers a wide variety of amenities. All basic retail facilities and services are found near to the site, including schools, doctors, nurseries, and religious institutions, convenience stores, pubs, restaurants, banks and post office.

The existing vehicular access to the site remains unchanged. The existing parking area to the front of the building will be retained for use by the residents.

A dedicated secure cycle store will be created in the rear residents storage area.

A dedicated residential bin store with recycling provision is to be located to the rear of the building to allow for ease of collection by refuse vehicles using the existing access route.



Proposed Ground Floor Plan


Corstorphine & Wright




Contact us to discuss your project

 www.corstorphine-wright.com

 contact@cw-architects.co.uk

 [corstorphine-wright](https://www.linkedin.com/company/corstorphine-wright)

 [@cwrightarch](https://twitter.com/cwrightarch)

 [corstorphinewright](https://www.instagram.com/corstorphinewright)