

RETAINED BUILDINGS

5 THE ILLUSTRATIVE MASTERPLAN

RETAINED BUILDINGS

The illustrative masterplan includes two retained buildings, the former stable block for the Salvage works and the office building that was part of the Tube Works on the corner of Icknield Port Road and Rotton Park Street.

The main heritage assets of the Icknield Port area are the canals, the canal infrastructure such as the listed canal footbridges, the British Waterways depot, the dam and the reservoir. These will all be enhanced by the development.

The industrial heritage on the site is more recent and has been assessed as part of the development of the scheme (see separate Heritage Assessment). The main buildings

considered to have value are the former stable block and mess rooms of the Salvage depot, the ramp and garages, also part of the depot, and the former Tube works on the corner of Icknield Port Road and Rotton Park Street. The initial intention was to retain the ramp and garages. However work to investigate the condition of the buildings has concluded that this is not possible. It is a very early example of a reinforced concrete building but the walls are thin and the reinforcing bars have become exposed and corroded.

We are however proposing to retain the stable block and the offices at the front of the Tube Works. The application is therefore a hybrid applications and includes within it change of use applications for these two buildings on the basis of the drawings on the following pages.

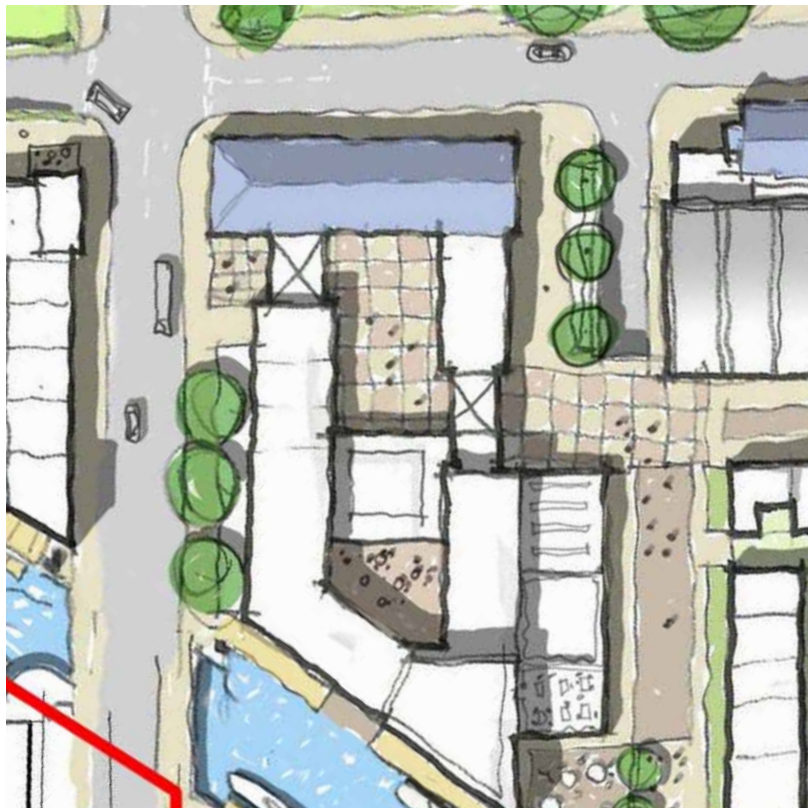


The rear of the Stable Block (above), The front of the Tube Works (above right), The Art Deco garage and ramp (right), a view of the canal depot from the dam (below left) and industrial details and bridges on the Mainline Canal (below right)



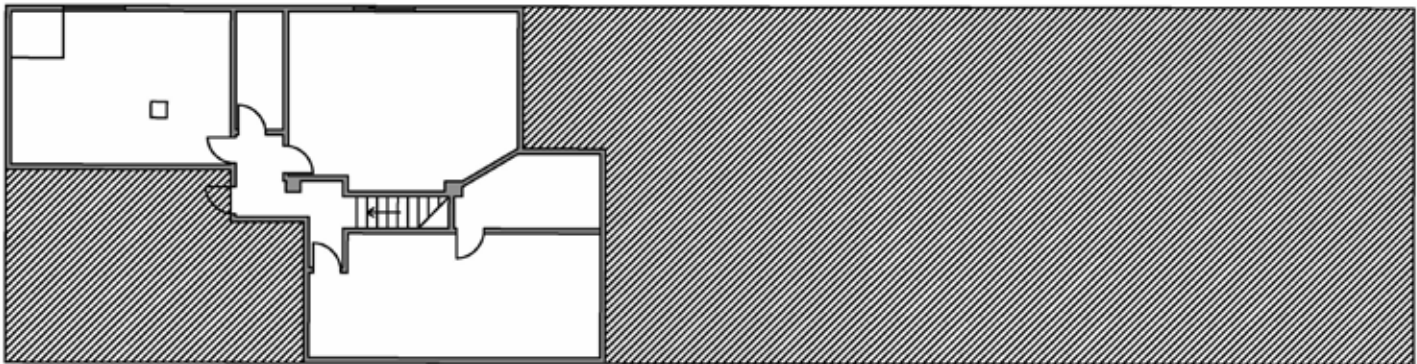


TUBE WORKS AERIAL VIEW

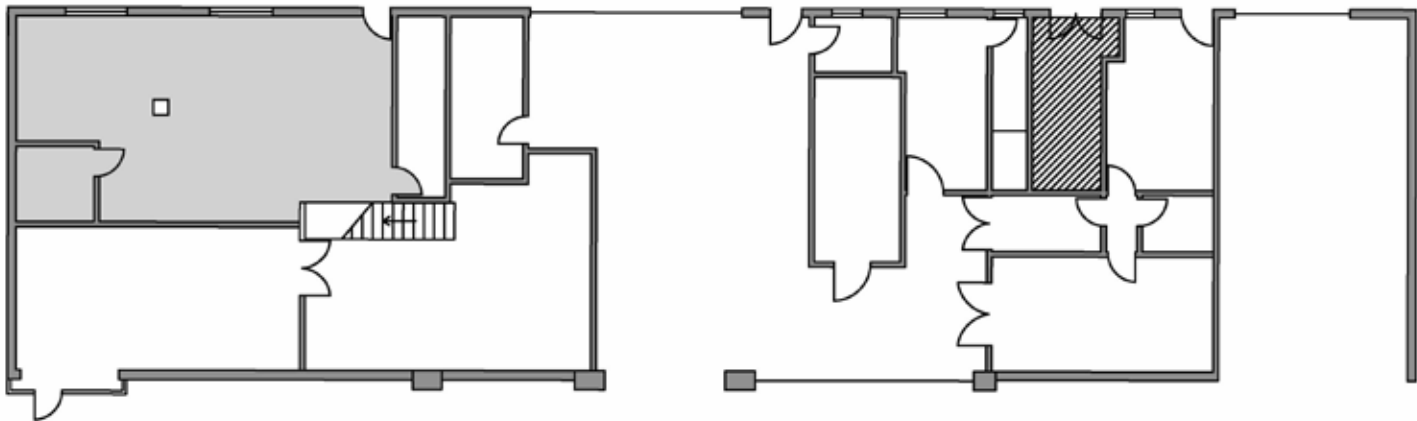


TUBE WORKS ILLUSTRATIVE MASTERPLAN

The Tube works is a two storey brick building with terracotta detailing. It was originally the loading bay and offices for the factory and is joined at the rear to a large factory shed which has a floor at a level around 1.5m below pavement level. The plans to the left show that the building currently has two double height loading bays plus offices and ancillary space on two floors.



TUBE WORKS EXISTING FIRST FLOOR



TUBE WORKS EXISTING GROUND FLOOR

The illustrative masterplan envisages retaining the front section of the building linked to a courtyard block to the rear. The grey sections of the plans to the right show the proposed position of the linking blocks. The building will therefore front onto Rotton Park Street and back onto a courtyard surrounded by commercial space.

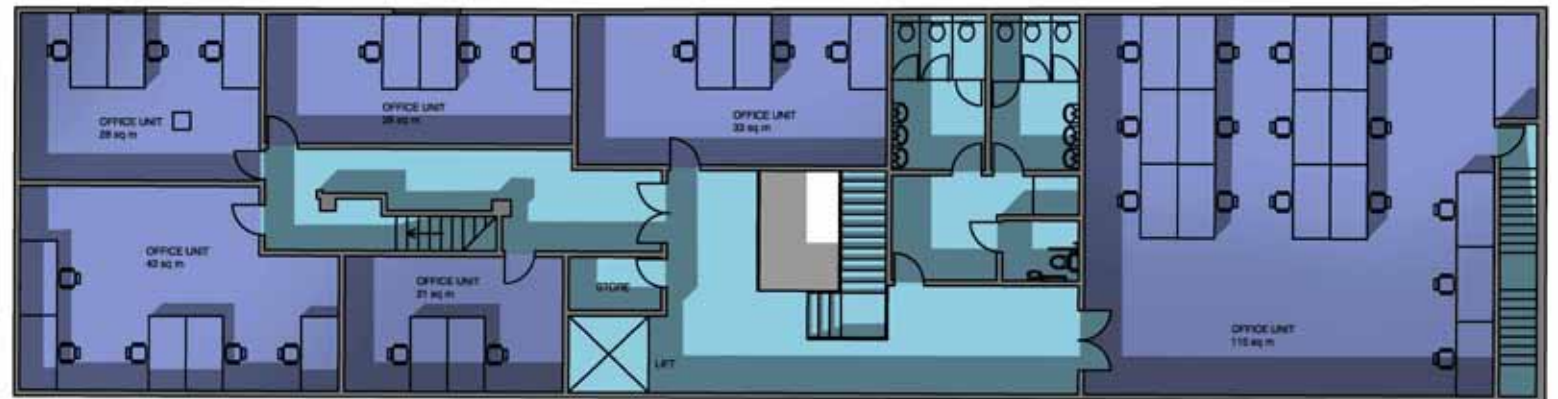
We are applying for a change of use to a variety of commercial uses including B1 office and studio space, cafe, bar space and retailing. The ground floor of the adjacent new-build blocks are proposed to have a similar mix of uses.

The front section of the former Tube Works can be developed for commercial space as part of a mixed-use block at the heart of the illustrative masterplan.

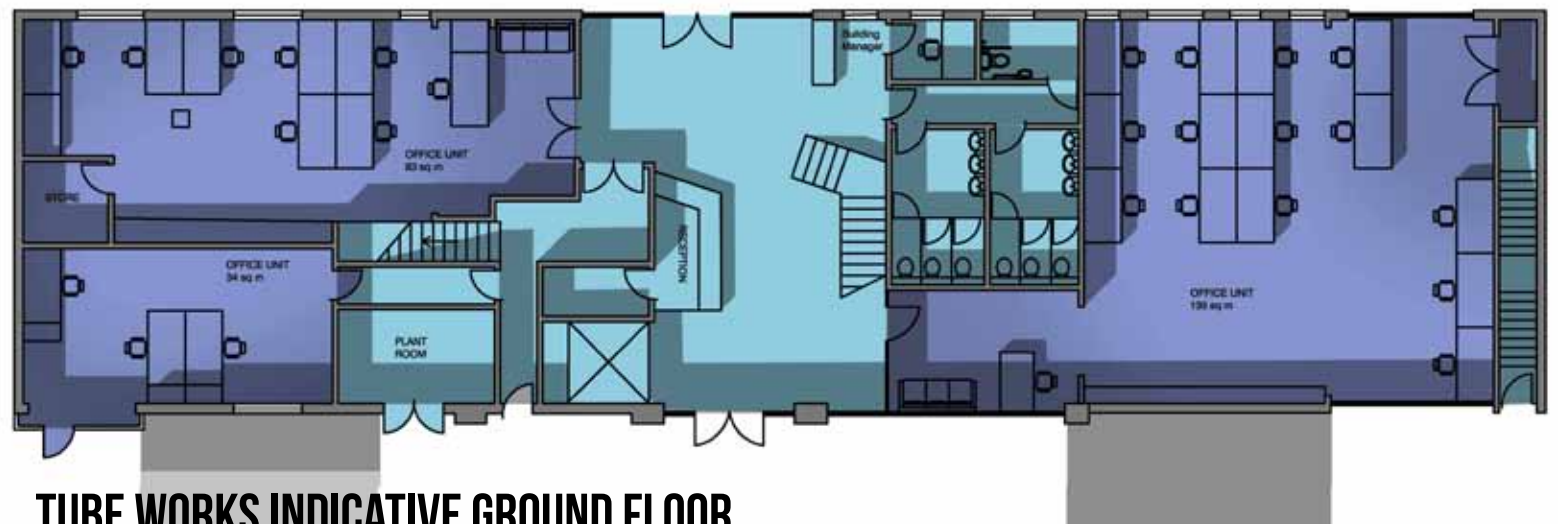
The top two indicative plans to the right show the whole building converted to office space with the central loading bay being used as the reception area. This creates a building that could be taken by a single occupier or subdivided into smaller units or managed workspace.

The bottom indicative plan shows an alternative arrangement for the ground floor with a bar or cafe space. This is accessed from the courtyard to the rear with the potential for tables to spill out into the courtyard space. The ground level on this side of the building is currently at a lower level. However the courtyard is likely to be built over the possible undercroft car parking and so will provide a level access into the building.

The building is of such a size that it could be developed into a number of facilities including conference facilities, banqueting or with a hotel.



TUBE WORKS INDICATIVE 1ST FLOOR



TUBE WORKS INDICATIVE GROUND FLOOR



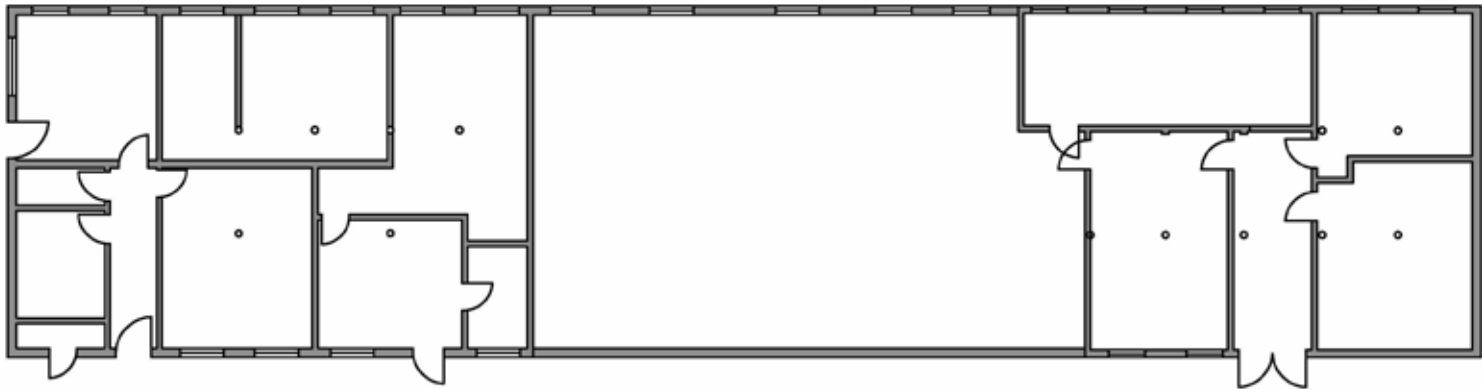
TUBE WORKS ALTERNATIVE INDICATIVE GROUND FLOOR



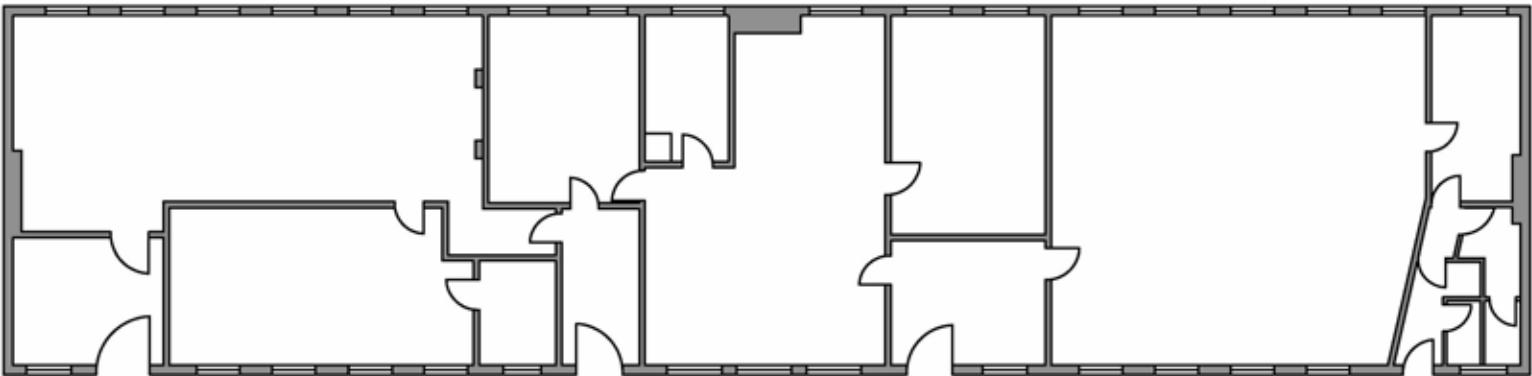
STABLES AERIAL VIEW



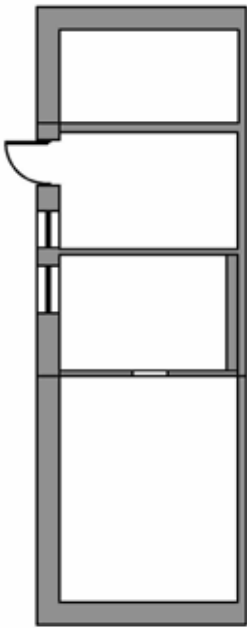
STABLES ILLUSTRATIVE MASTERPLAN



STABLES GROUND FLOOR



STABLES FIRST FLOOR



5 THE ILLUSTRATIVE MASTERPLAN

7 B. STABLES

The stable block has the potential to be converted to accommodate community use as shown on the illustrative masterplan, subject to the availability of funding.

The Stable Block was developed as part of the Council's Salvage Depot opened in the 1930s. The building faces away from the street and is accessed from a deck access arrangement from the internal courtyard. The ground floor was built as stables with the upper floor providing a canteen, mess room and facilities for the workers at the depot and on the bin trucks. The building is currently in use for a variety of small businesses.

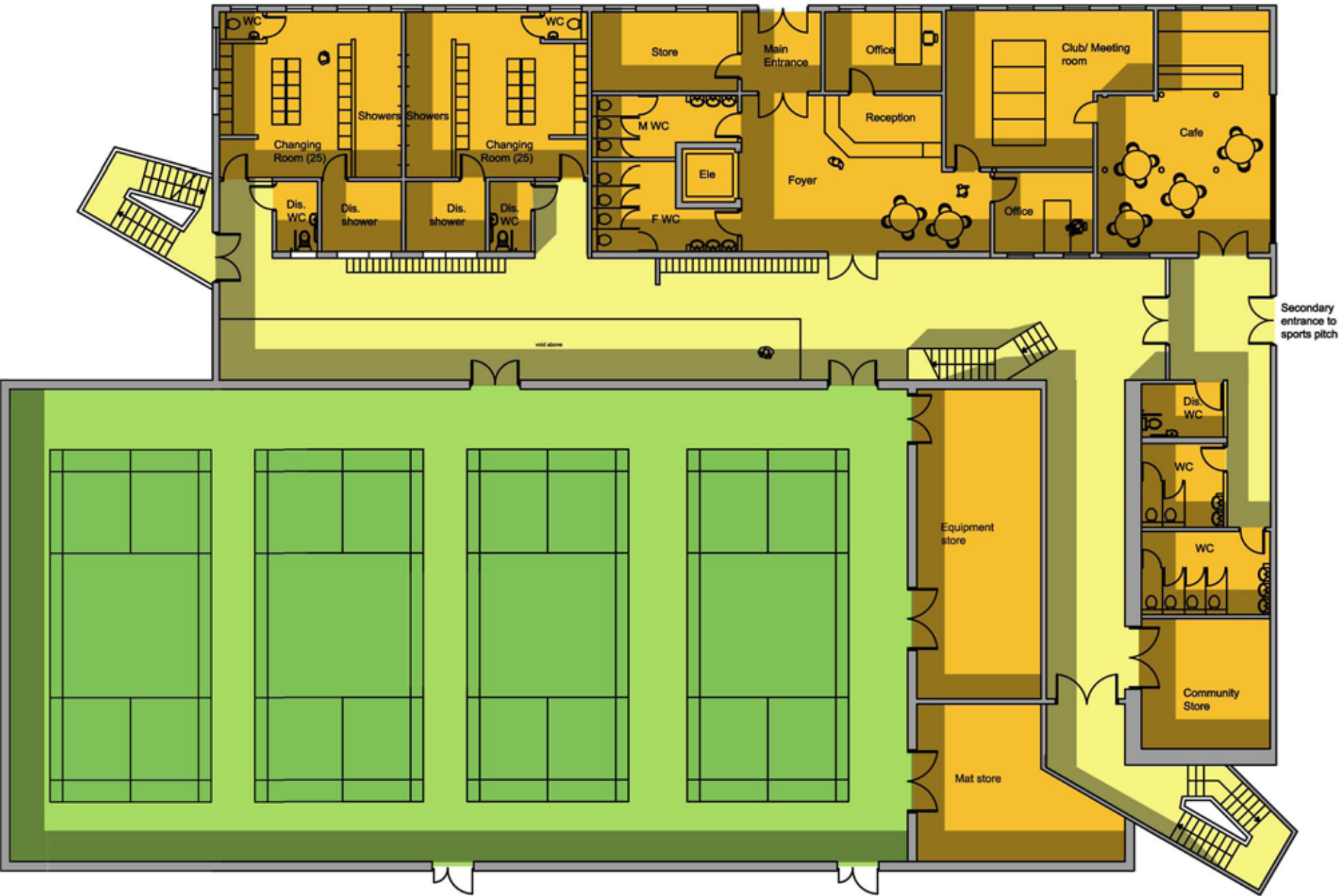


The indicative plans overleaf show the arrangement of the building. It shows a new sports hall built into the crook of the 'L'. This is a three court hall and would accommodate a full range of indoor sports up to 5-a-side football.

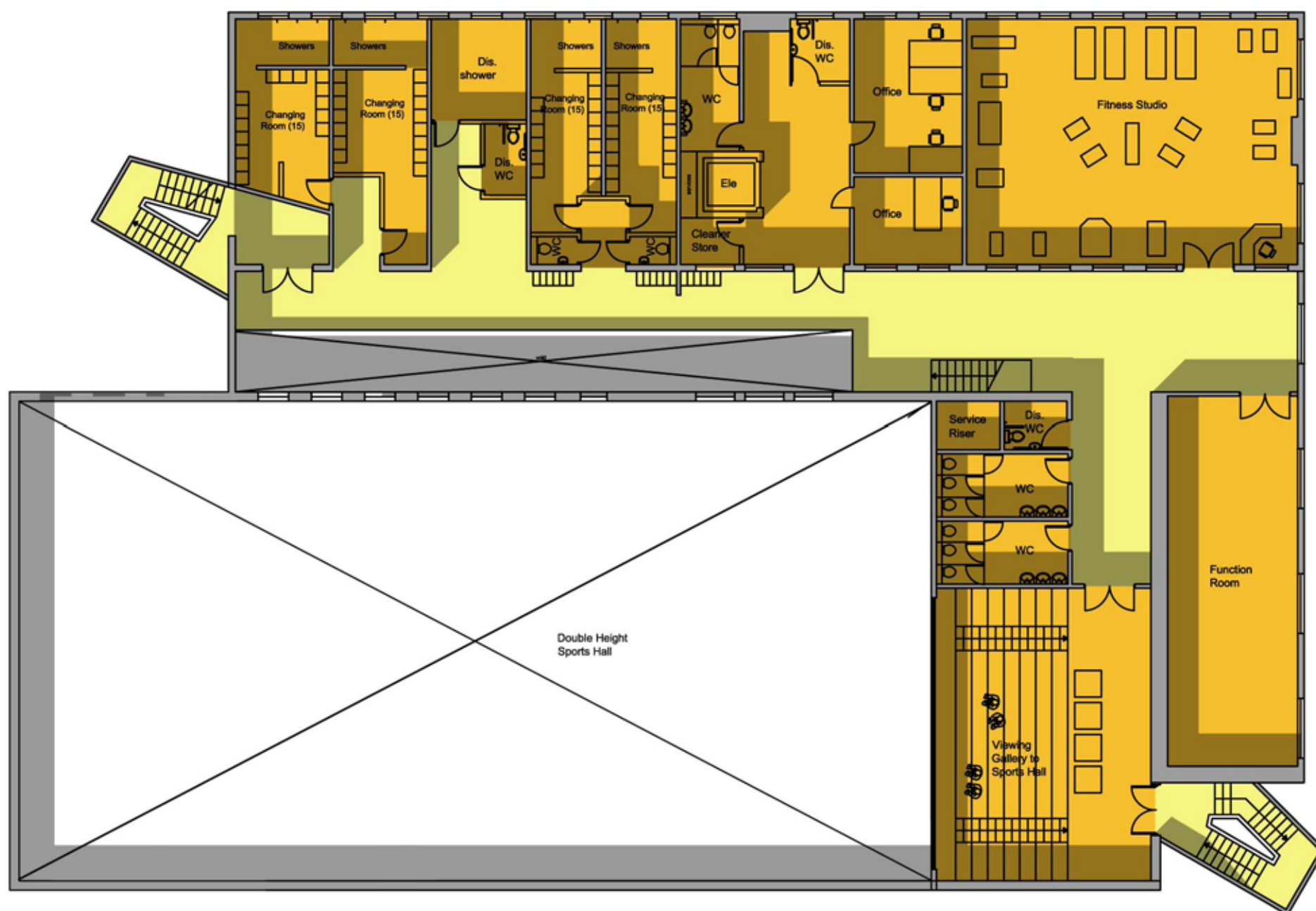
The line of the existing balcony is the main circulation access through the building. This will allow an entrance on the northern elevation in the gap between the buildings shown on the view to the left. This will create a direct relationship between the indoor facilities and the outdoor games area. The existing buildings are used for support facilities including changing rooms and showers a fitness room, cafe and function room. These are all based on the standard sports centre specification provided by Birmingham City Council.

The northern elevation of the building on the image to the left was originally a party wall with the adjacent factory building and therefore has no windows. The intention is to turn this wall into a new green wall with a vertical growing system to help the building relate to the park. Otherwise all of the windows and doors use existing openings.





COMMUNITY CENTRE INDICATIVE GROUND FLOOR



COMMUNITY CENTRE INDICATIVE FIRST FLOOR

KEY

- Heights: 1-2 storey
- Heights: 2-3 storey
- Heights: 3-5 storey
- Heights: up to 5 storeys
- Heights: up to 10 storeys

SITING AND MASSING

5 THE ILLUSTRATIVE MASTERPLAN

8. SITING AND MASSING

The illustrative masterplan is intended to be developed as a family housing-led mixed-use scheme at medium to high densities with innovative family housing typologies.

The plan to the left is a simplified version of the illustrative masterplan. While we are not seeking consent for siting, the aggregated blocks on the plan show the most important frontages to the main streets and open space areas. A building line for each of these frontages will be agreed to create a strong and coherent edge to the main areas of public realm. The blocks on this plan will be divided up when the each phase is brought forward and there is flexibility about the positioning of local streets and how they divide up these blocks.

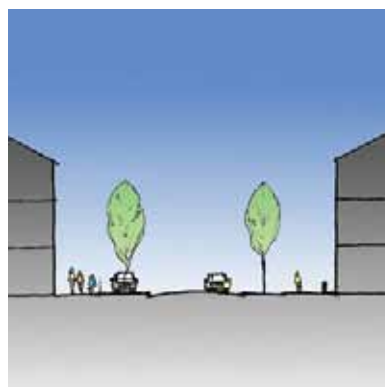


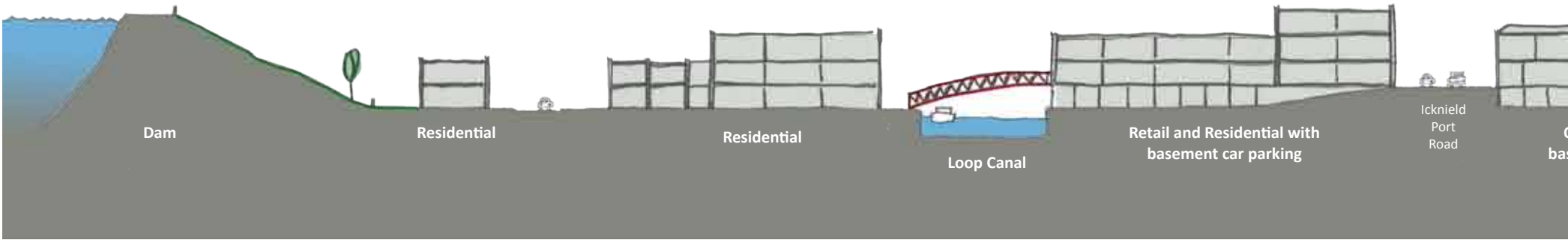
The regulatory plan sets the parameters for building heights and their upper limits which together with the building line will create a three-dimensional envelope for the development. The heights are expressed in storey heights rather than meters because nowhere are the heights considered to be critical in terms of impact on views or heritage assets. However it



is assumed that residential storeys will generally be 3m floor to floor and commercial space 4 - 5.5m. The height bands are as follows:

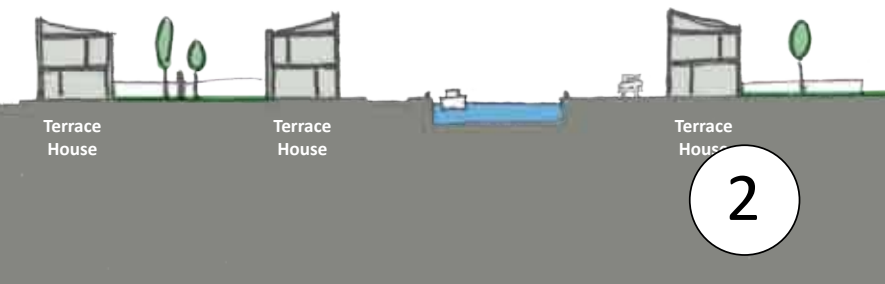
- **1-2 storeys:** This only relates to the pub and retail store that are primarily single storey uses but may have ancillary accommodation on the upper floor. With the retail store we have given an undertaking that the section on the corner of the Middleway will be two storeys to give the building presence.
- **2-3 storeys:** This is the predominant height across the site and represents the majority of the housing that will be built as houses.
- **3-5 storeys:** These zones relate to areas the high density zones where the predominant form will be apartments over workspace. Also included are zones within the medium density housing where we want to give more emphasis such as along the Mainline Canal, at the end of the park and on the norther part of Icknield Port Road. Here the housing will be designed to create more height, or alternatively could be developed as apartments.
- **Up to 10 storeys:** We have identified three small areas where buildings could rise higher for emphasis. These include the hotel on the Middleway and two residential blocks along Icknield Port Road. These will help create landmarks and mark the heart of the neighbourhood.



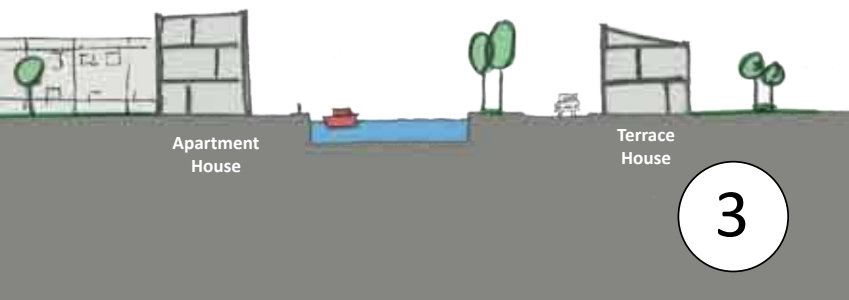




Sketch Section Through Icknield Port Loop showing relationship to dam
1:500@A1



Sketch Section Through Housing, Icknield Port Loop
1:500@A1



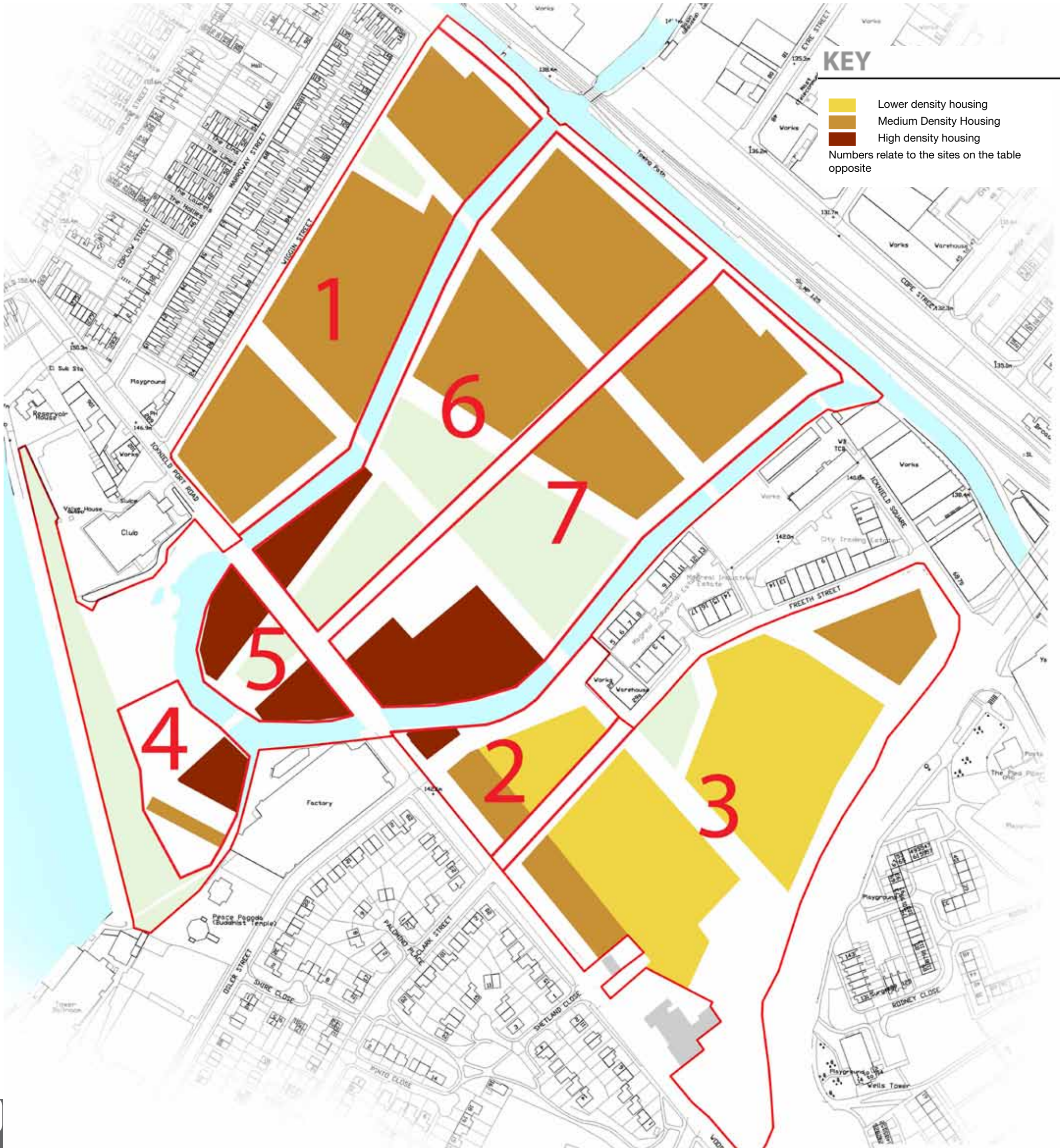
rough Housing and Community Sports Centre, Icknield Port Loop
1:500@A1



Key plan showing locations of sketch sections NTS

KEY

- Lower density housing
 - Medium Density Housing
 - High density housing
- Numbers relate to the sites on the table opposite



5

THE ILLUSTRATIVE MASTERPLAN

9. DENSITIES AND HOUSING

As we have described the options process derived from an investigation into housing typologies and three density bands. These create a fundamental building block of the illustrative masterplan.

As described in chapter 4, the illustrative masterplan is based on three density bands informed by the housing market study undertaken by DTZ and discussions with Birmingham Housing Department on housing need:

1. **40-50 units/ha:** Semi-detached housing with gardens and in-curtilage parking.
2. **65-75 units/ha:** Terraces, courtyard and mews houses.
3. **120-160 units/ha:** Apartments and high density courtyard housing.

The precedents in chapter 4 shows the intended character and ambition of these density bands. It is not intended that the low density band is developed with standard developer fodder and all housing will be expected to be contemporary in design and of a high quality. Nevertheless in terms of layout

the low and high density zones are based on fairly conventional layouts. The low density housing will include houses with gardens and the high density areas will be apartments. The innovative forms are in the medium density family housing and these are described in more detail on the following page.

The table and map below shows the distribution of these densities. This is part of a regulatory plan so that the owners are committing to building within these density bands in these areas. The yields on the table below are derived simply by multiplying the site area with the density. These are net densities so that the area used are just the development plots including internal streets and measured to the centre line of surrounding streets (the Middleway excepted). The density bands are based on a range so that the table shows the upper and lower limits of the housing numbers that produces a total site yield of 936 to 1,138 units.



RESIDENTIAL YIELDS		Density u/ha		From			To		
Illustrative				Low density	Medium	High	Totals		
				40	65	120			
				50	75	160			
1	Wiggin Street			0	191	0	191 to...		
				0	221	0	221 units		
2	Freeth Street			20	14	12	46 to...		
				26	16	16	57 units		
3	Middleway			120	65	0	185 to...		
				150	75	0	225 units		
4	Dam			0	0	55	55 to...		
				0	0	74	74 units		
5	Loop			0	0	52	52 to...		
				0	0	69	69 units		
6	Rotton Park Street North			0	150	37	187 to...		
				0	173	50	222 units		
7	Rotten Park Street South			0	130	90	220 to...		
				0	150	120	270 units		
TOTALS		From	To	140	549	246	936 to...		
				176	634	329	1138 units		



MAXIMUM APARTMENTS

MINIMUM APARTMENTS

5

THE ILLUSTRATIVE MASTERPLAN

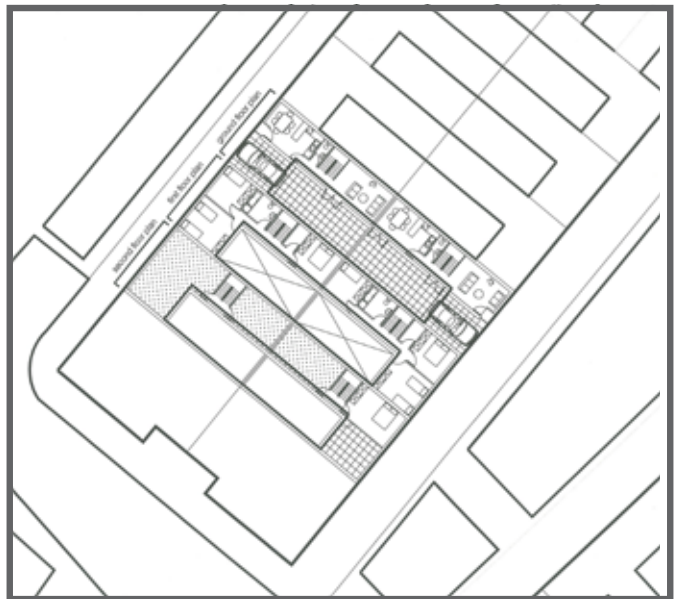
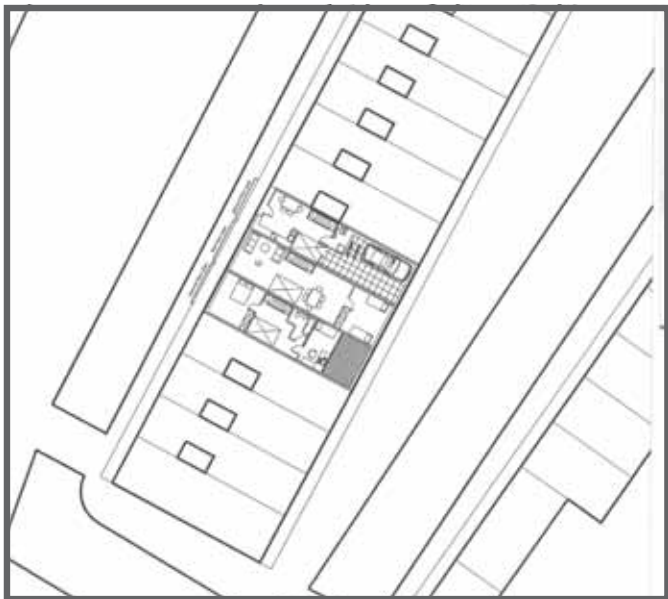
10. HOUSING MIX

The housing mix for the illustrative masterplan is illustrative and shows a mix which is weighted towards houses rather than apartments.

The proposed indicative housing mix is shown on the table to the right. This has been designed to balance the needs of the layout with the brief for the site, the market re-search undertaken by DTZ and the discussion with the council on housing need. The Councils emerging planning framework seeks a predominance of family housing and this is in line with the market which is still experiencing an over-supply of apartments. However, in urban design terms apartments are useful in that they allow higher blocks, enable corners to be turned and tight sites to be developed.

For much of its development the illustrative masterplan has incorporated almost 40% apartments as shown on the left hand plan on the facing page. This works well as a plan and the planning consent we are seeking would allow it to be built if the market for apartments returns. However this number of apartments would not be possible in the current market so that the right-hand plan has been developed to show a much more house-based layout. This takes all of the apartments out of the lower and medium density zones and introduces some high density town houses into the high density zone as illustrated on the table to the right .

HOUSING MIX		DENSITY				Apartments				Houses				TOTAL	
Illustrative		u/ha	1bed	2bed	3bed	TOTAL	2bed	3bed	4bed	TOTAL					
ASSUMPTIONS															
Lower Density Housing		40				0%	30%	40%	30%	100%	100%				
Medium Density		65				0%	15%	50%	35%	100%	100%				
High Density		120	30%	30%	10%	70%	10%	10%	10%	30%	100%				
1	Wiggin Street	40	0	0	0	0	0	0	0	0	0	0			
		65	0	0	0	0	29	96	67	191	191				
		120	0	0	0	0	0	0	0	0	0				
2	Freeth Street	40	0	0	0	0	6	8	6	20	20				
		65	0	0	0	0	2	7	5	14	14				
		120	4	4	1	8	1	1	1	4	12				
3	Middleway	40	0	0	0	0	36	48	36	120	120				
		65	0	0	0	0	10	33	23	65	65				
		120	0	0	0	0	0	0	0	0	0				
4	Dam	40	0	0	0	0	0	0	0	0	0				
		65	0	0	0	0	0	0	0	0	0				
		120	17	17	6	39	6	6	6	17	55				
5	Loop	40	0	0	0	0	0	0	0	0	0				
		65	0	0	0	0	0	0	0	0	0				
		120	16	16	5	36	5	5	5	16	52				
6	Rotton Park Street	40	0	0	0	0	0	0	0	0	0				
		65	0	0	0	0	22	75	52	150	150				
	North	120	11	11	4	26	4	4	4	11	37				
7	Rotten Park Street	40	0	0	0	0	0	0	0	0	0				
		65	0	0	0	0	20	65	46	130	130				
	South	120	27	27	9	63	9	9	9	27	90				
			74	74	25	173	149	355	259	764	936				
			18%				82%								



WATERSIDE HOUSES

L SHAPED HOUSES

COURTYARD HOUSES



5 THE ILLUSTRATIVE MASTERPLAN

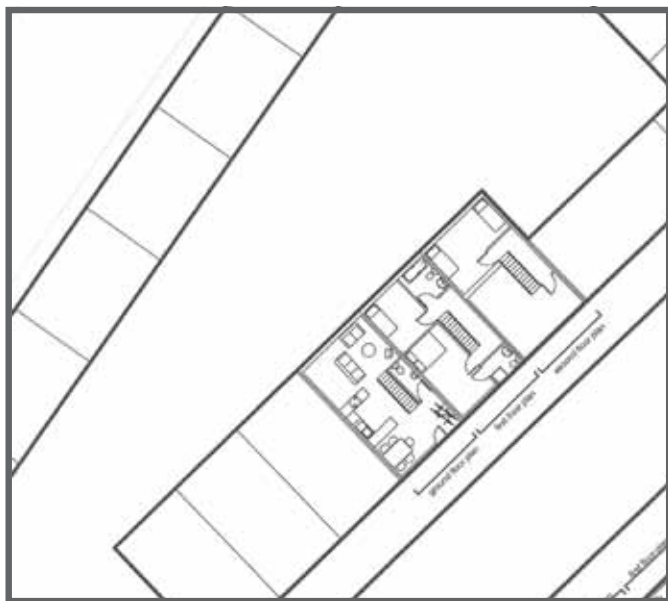
11 TYPOLOGIES

The main innovative housetypes are within the 70units/ha density band. This page sets out five typologies that will achieve this density.



The work on typologies has shown five potential housing types to achieve these densities and it is intended that flexibility is retained about which is to be used:

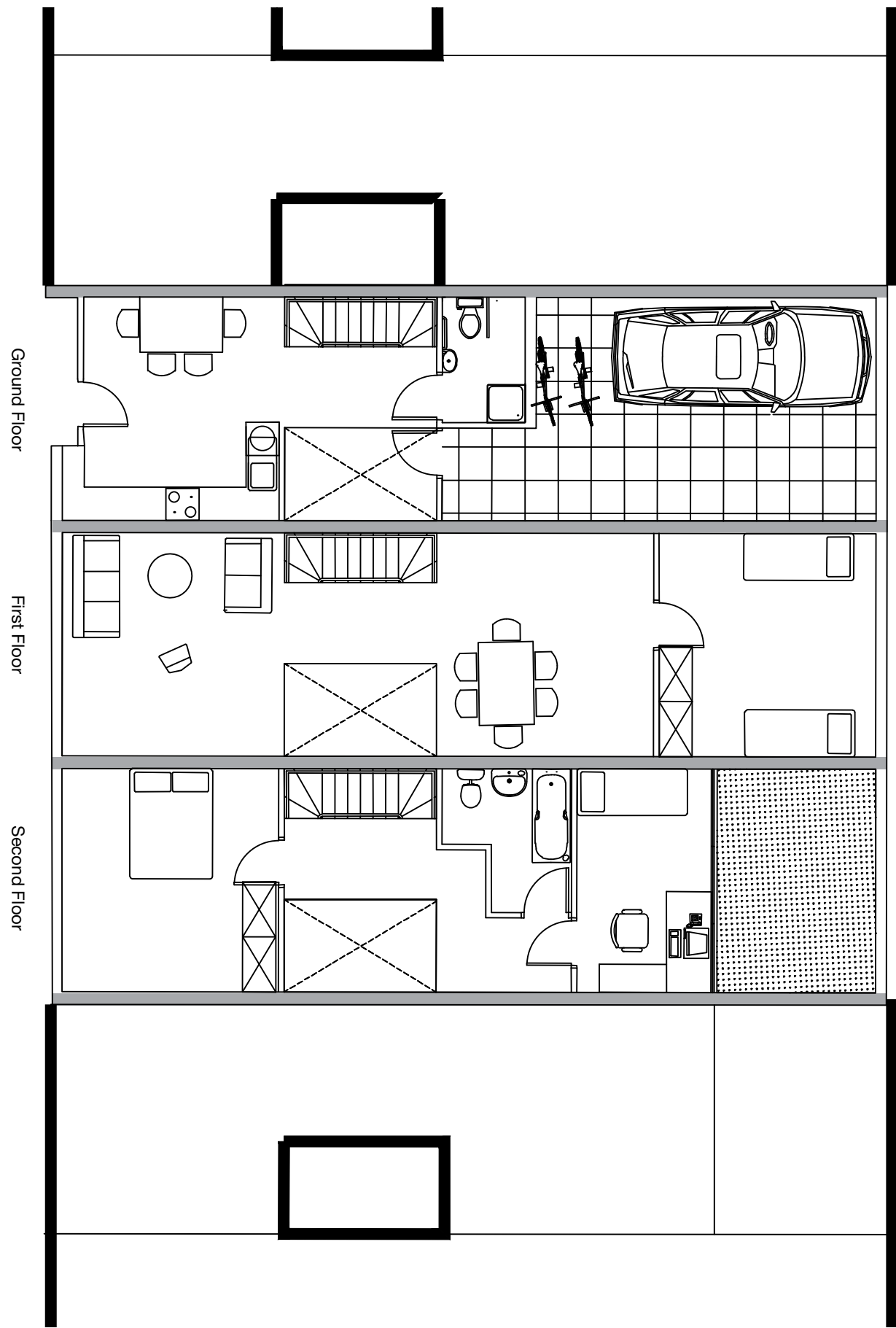
- **Waterside Houses:** These are houses that fill the entire plot and run from the back of pavement to the waters edge. They include an internal courtyard and parking and roof gardens plus the possibility of a private mooring.
- **L Shaped Houses:** These are used where the block width does not allow for a full privacy distance. The outrigger has no windows on its back face.
- **Courtyard houses:** These are based on the Dutch model. We are showing one type that works as a back to back with an internal parking space and courtyard and a roof garden. Another type works as a through house backing onto the canal.
- **Mews houses:** These are based on the traditional London model with a large terraced house on one site and a smaller single aspect house at the bottom of the garden.
- **Traditional terraces:** Traditional housing built with a small front garden (1m or so) and parking either within the house or to the rear plus visitor parking on street.



MEWS HOUSES

TERRACED HOUSES





Plans 1:100

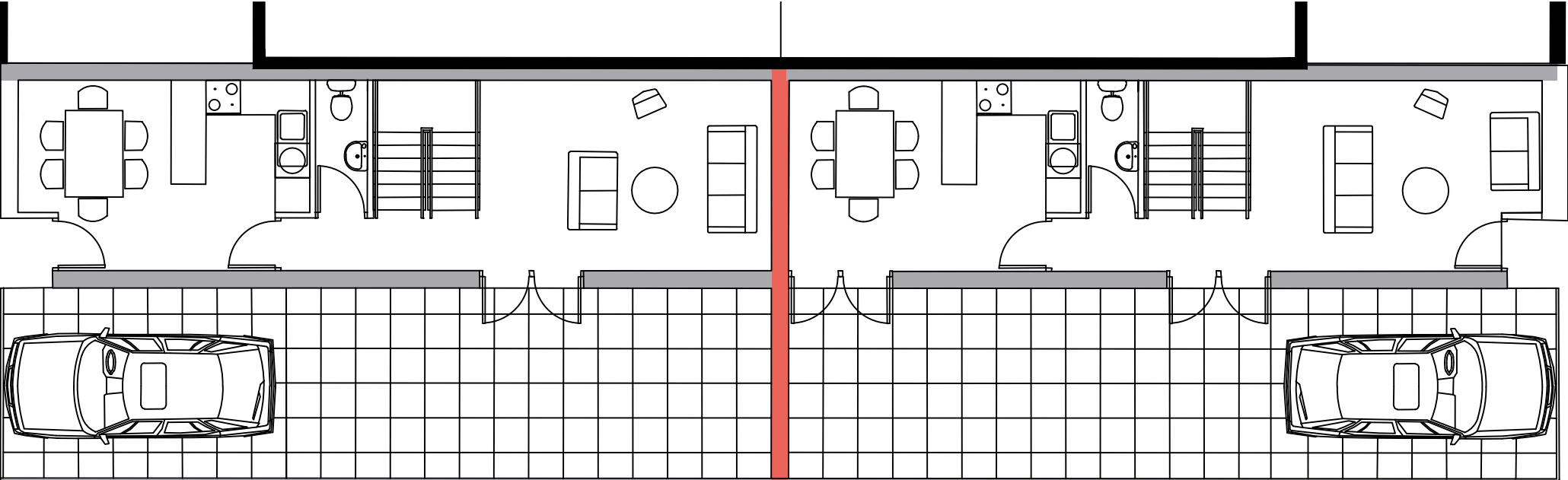


WATERSIDE HOUSE

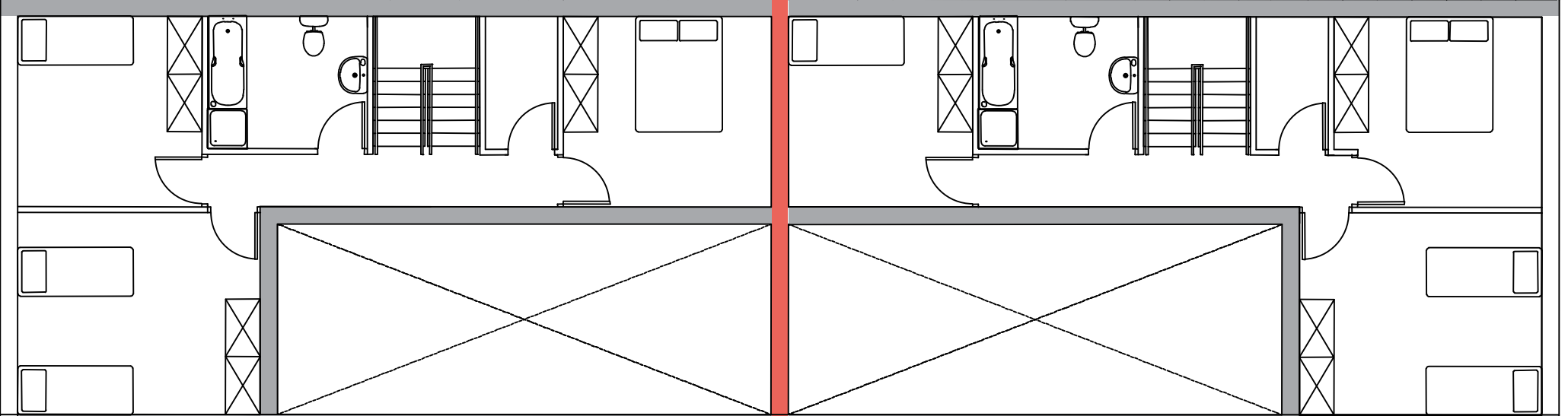
Perspective section showing the well lit courtyard and parking bay with views overlooking the canal.

The waterside house is a similar layout to the courtyard house. However instead of backing onto another house it extends to the water. This allows for a private access to the water with a possible mooring and garden space on the roof.

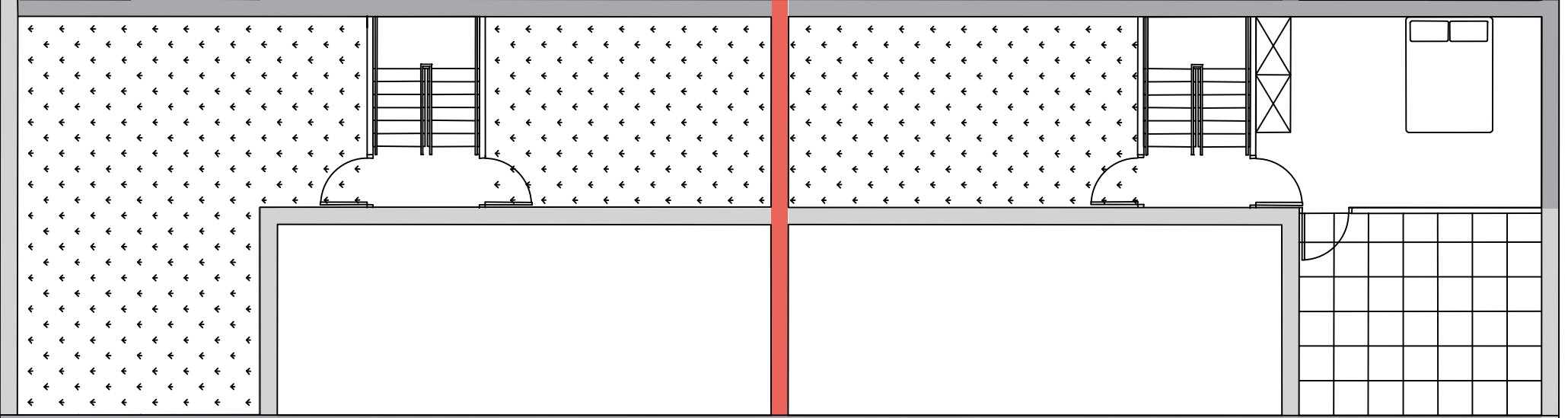
Ground Floor



First Floor



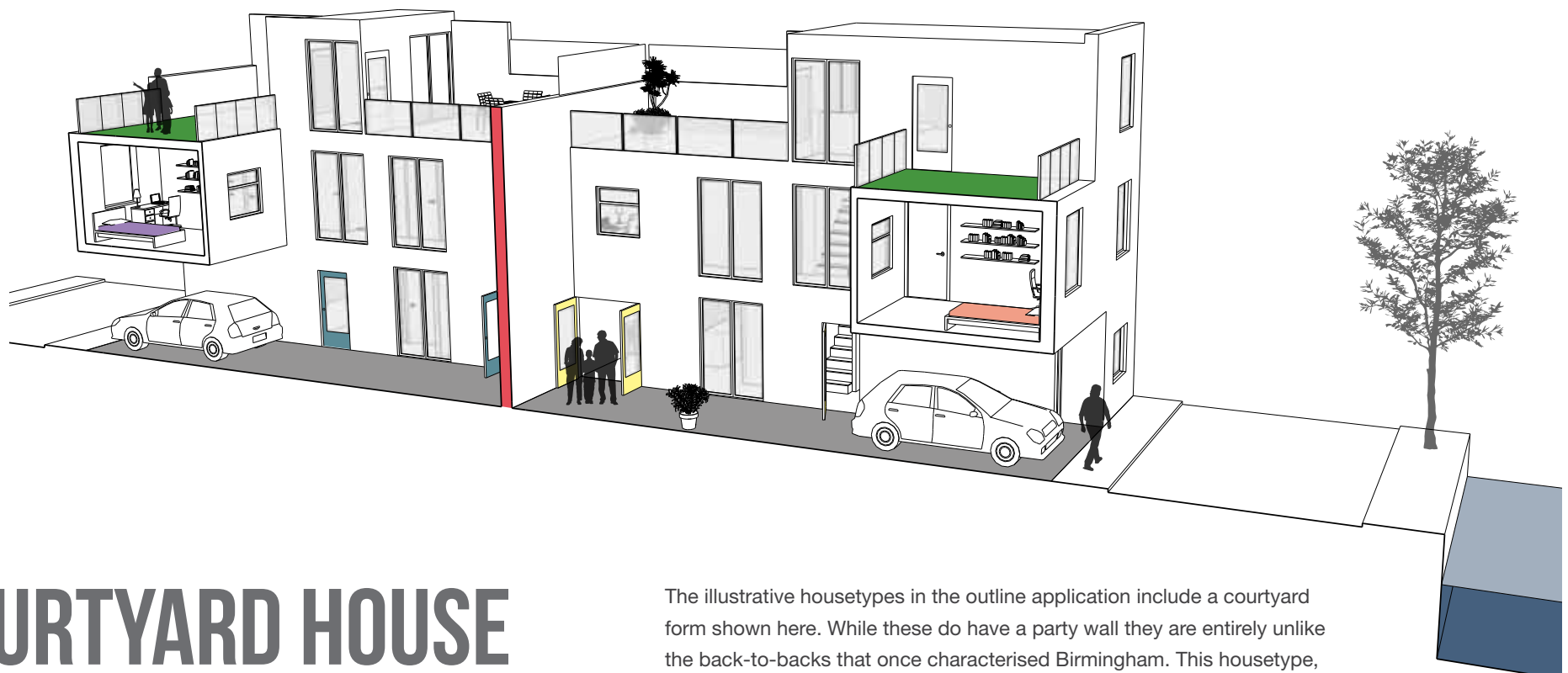
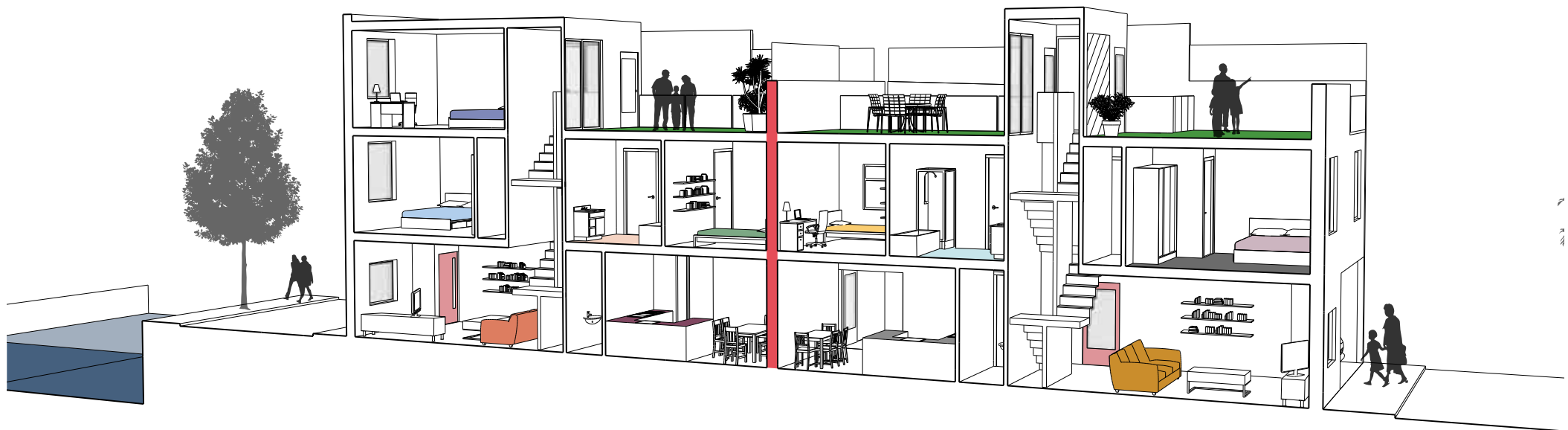
Second Floor



Courtyard House - 3 Bedroom

Courtyard House - 4 Bedroom

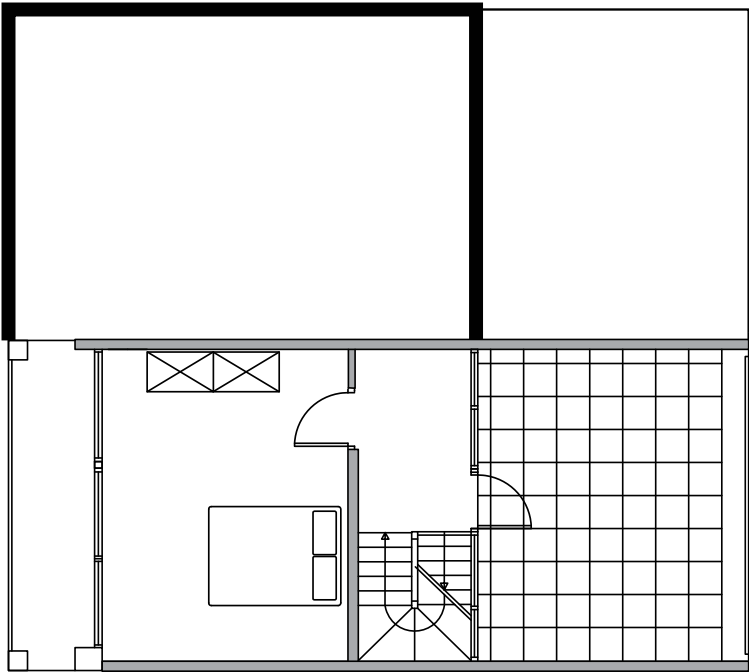
Plans 1:100



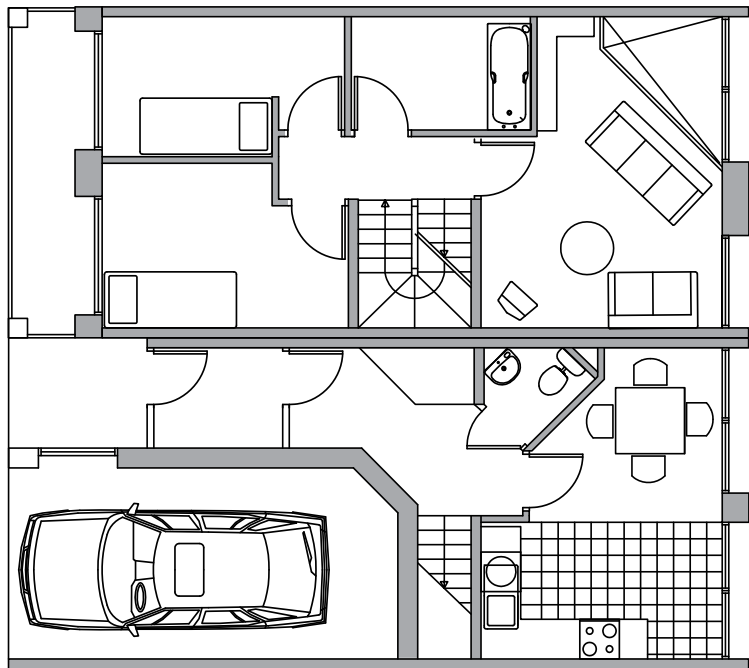
COURTYARD HOUSE

Perspective section showing the layouts of the 4 Bedroom type on the left, and 3 Bedroom type on the right. The party wall is highlighted in red.

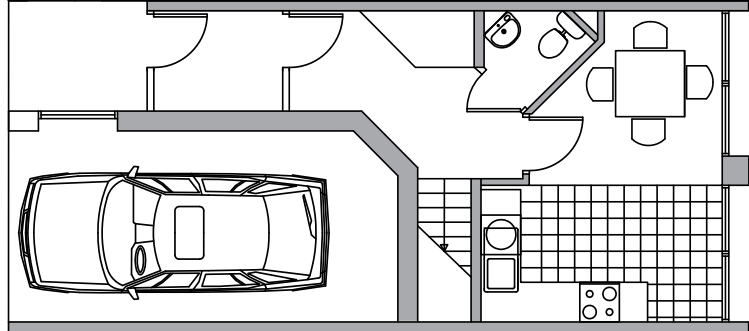
The illustrative housetypes in the outline application include a courtyard form shown here. While these do have a party wall they are entirely unlike the back-to-backs that once characterised Birmingham. This housetype, originally developed in the Netherlands, has been developed successfully in the UK as illustrated by the precedent studies on the following pages. It includes three and four bed versions includes an open plan ground floor living space looking onto an internal courtyard, three bedrooms on the first floor and the potential for a fourth on the second floor. There is also a roof garden at second floor level so that most of the plot area is available as garden space.



Second Floor



First Floor



Ground Floor



MONUMENT HOUSE

Perspective section showing the layout of this modern house, with parking on ground level and kitchen looking out over a private garden.

This housetype was developed for a low-energy housing development in Nottingham. It includes curtilage parking with a garage coming off the street, a kitchen on ground level which is overlooked by the living space above. It includes three bedrooms and also a roof garden at second floor level which overlooks a private garden space.

