

Camp Hill, Birmingham

# DESIGN AND ACCESS STATEMENT

November 2018

DARLING ASSOCIATES  
ARCHITECTS



**EUTOPIA**  
HOMES









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# 1.0 Introduction



# Introduction

## 1.1 Executive Summary

This Design and Access Statement has been prepared by Darling Associates on behalf of Eutopia Land Ltd (c/o Eutopia Homes Ltd) to support a detailed application for a mixed-use development at 193 Camp Hill, Birmingham.

### Project Description

Redevelopment of the site to provide 4 No. new residential buildings between 3 and 26-storeys in height, 1 No. of stand alone hotel providing 167 rooms and 12 No. townhouses to provide total 480 No. residential units (studio, 1-bed, 2-bed and 3-bed flats and 4-bed houses). The new development also includes the provision of public open space, roof top amenity space, landscaping, car and cycle parking, refuse storage and one on site energy centre. In addition, the ground floor of Blocks A, C and E contains 1,324 sqm GIA / 1480 sqm GEA of flexible A1/A2/A3/B1/B2/B8/D1 floorspace.

The site lies within Birmingham City Centre and Digbeth Creative Quarter, which has been identified for significant development in terms of housing, commercial space and infrastructure.

### Purpose of the Document

The purpose of this document is to show the design evolution of the project, linking a technical assessment of the site constraints with a best scenario design response to them.

The document should be read in conjunction with the plans and other documents submitted as part of the Full Planning Application. The project vision is to improve the experience of the Camp Hill area as a place, by carrying out a thorough analysis of the existing conditions and proposing a substantial new public realm with commercial units with activate the street frontages, where previously there was no activation. The design also responds sensitively to the overall context and make effective use of the site.



Camp Hill Birmingham

1.2 The Team

Client	Eutopia Homes Ltd
Lead Architect	Darling Associates
Landscape Architect	Park Hood
Planning Consultant	Terence O'Rourke Ltd
Transport	Aecom
Heritage Consultant	Terence O'Rourke Ltd
Structural Engineer	Robert Bird Group
Services Engineer	Aecom
Sustainability	Aecom
Cost Consultant	Arcadis
Flood Risk	Aecom
Ecology	Aecom
Air Quality	Aecom
Noise	Aecom
Arboriculture	Aecom
Waste Management	Aecom





1.3 Eutopia Homes Profile

At Eutopia Homes, place making is at the heart of everything we do. We strive to acquire projects in locations that can help be a catalyst for urban regeneration and deliver homes and communities that people aspire to live in.

Focusing on urban brownfield sites, we start from the ground up and work with some of the leading design and place making practices to create long-term communities. At the heart of our all of our projects is a sustainable ethos, be that proximity to local transport hubs or utilising off-site construction technics to reduce waist.

We operate in key regional UK Cities that offer first class Universities, retail and leisure facilities and most importantly a strong employment base.

We create homes across the complete housing spectrum from affordable housing, private for sale and the private rental sector. We provide local amenities and residents facilities on our sites to help deliver a sense of community both within and outside our projects.

With a particular emphasis on delivering projects close to transport hubs, we can take a long-term strategic approach to creating new housing communities. With long term patient capital investors, we will often acquire projects that require vision and a strategic approach.

Extensive research is undertaken before we invest in a new opportunity to ensure that we are investing in markets with strong housing demand, but more importantly, in a location that people want to call home. We ensure that long-term underlying demographics support future growth, or planned infrastructure improvements will help stimulate latent demand.

Eutopia Homes ‘Ethos’

The core values of Eutopia Homes are;

- Delivering homes in great places
- Developing a strong sense of community
- Focus on good quality landscaping
- Producing homes that people can afford to buy or rent
- High quality design with great space planning
- Regenerating brownfield urban sites
- Delivering creative spaces and co-working opportunities
- Modern design philosophies that focus on shared communal landscaping for high density environments
- Sustainable ethos with reduced car dependency, shared parking arrangements and increased cycle usage



Camp Hill, Birmingham



Introduction

1.4 Darling Associates Profile

Darling Associates is a RIBA chartered, 60-strong practice with principal studios in London and Poland.

The multi-award winning practice is ISO9001 accredited and has been listed in the AJ Top 100 architecture practices since 2009.

We work with major clients including Berkeley Group, Canary Wharf Developments, Essential Living, Legal and General, Helical Bar, Salmon Developments/NFU and Lend Lease. We value and nurture these long term relationships and regularly receive repeat commissions to deliver a wide range of high quality architecture.

Darling Associates has earned a reputation for our expertise in being able to deliver large scale projects across the world with exceptional design quality and making unique places for both clients and end users.

We work in a range of affordable to luxury residential projects, hotels, offices and retail schemes – and our diverse and talented team have the skills to deliver major, complex projects.



Lollard Street, Lambeth



Perfume Factory, Acton



College Road, Croydon



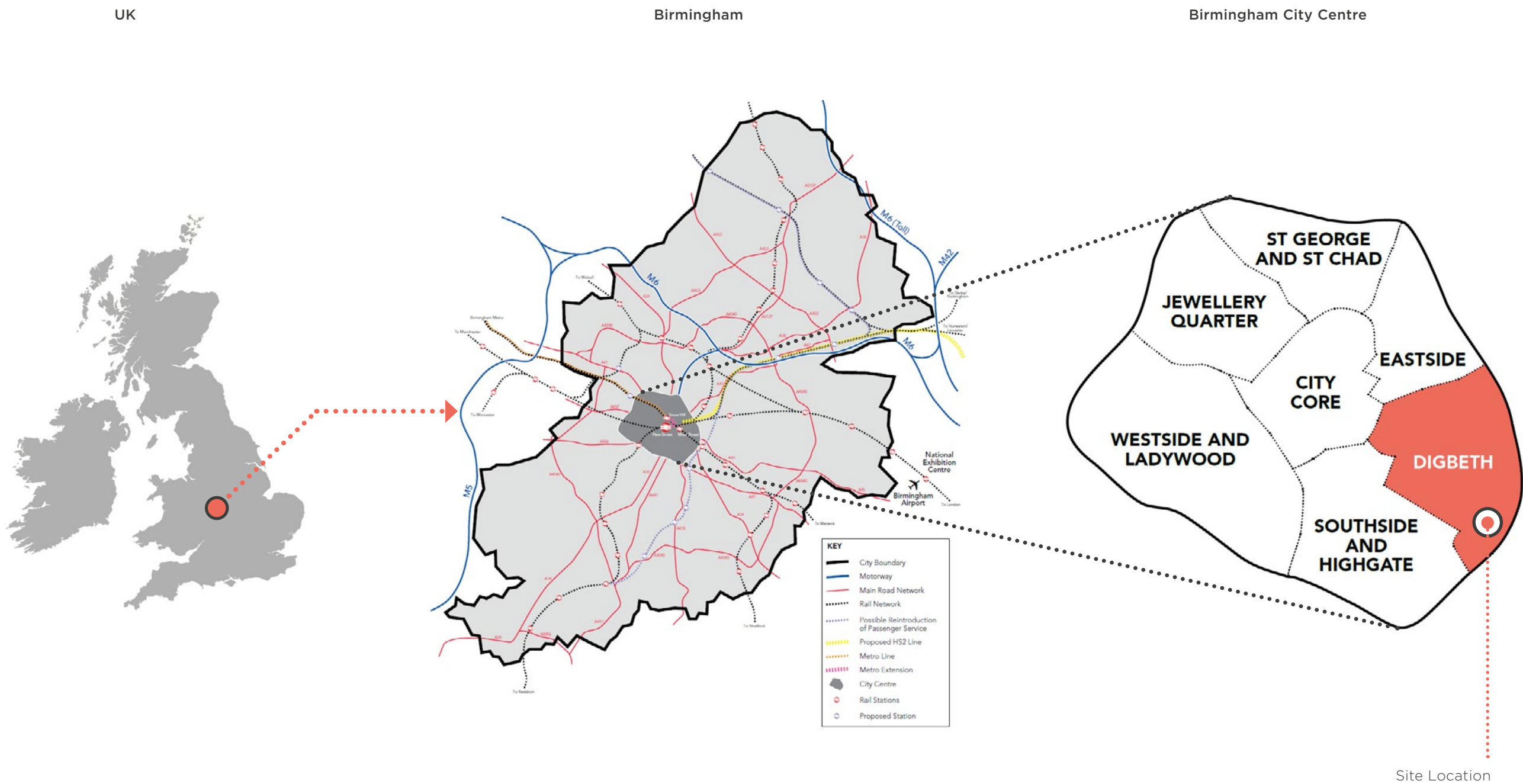




## 2.0 Site Overview



2.1 Wider Context





2.2 Local Context

Birmingham occupies a strategic location at the centre of the national motorway network (M5, M6, M40 and M42) and at the heart of the UK rail network. The city is undergoing major investment and development, particularly to the ‘districts’ that surround the city core. The development site is within the district of Digbeth, an area with a rich industrial history.

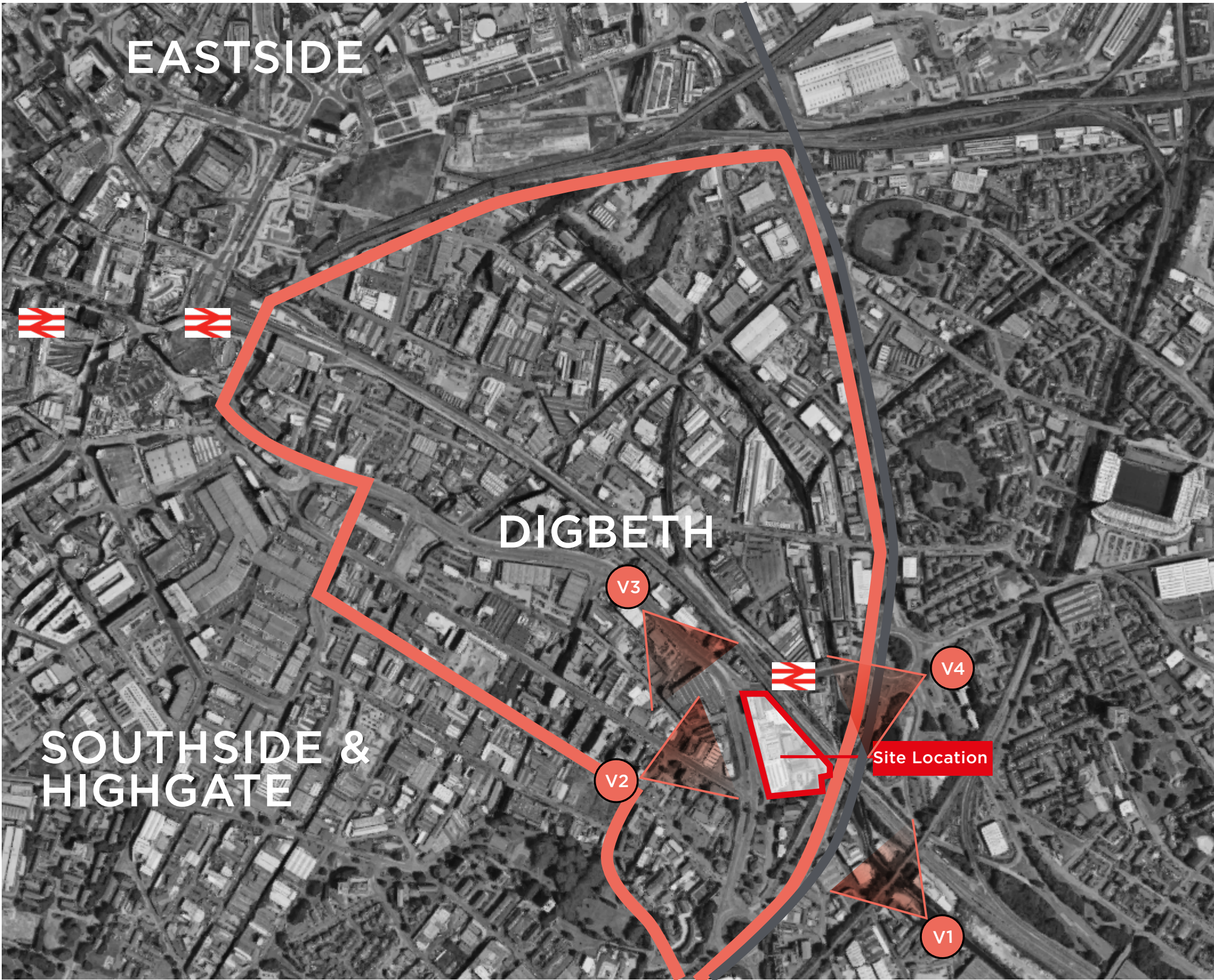
The area around Digbeth and Deritend was the first centre of industry in Birmingham and became one of the most heavily industrialised areas in the town.

Industry that settled in Digbeth include the Birmingham Battery and Metal Company (1876), Typhoo Tea (from 1896 till 1978) & Alfred Frederick Bird’s custard company, set up in 1902 on the High Street.

Modern-day Digbeth is currently dominated by old industrial buildings and a blue-brick Victorian railway viaduct.

There is an expanding creative industries sector which boasts over 3,400 businesses (representing 10% of the city’s total number of firms).

Digbeth has two conservation areas: the Digbeth, Deritend, and Bordesley High Streets Conservation Area and the Warwick Bar Conservation Area. At the south of the site is the Grade II listed Church, the Holy Trinity Church.





2.3 Local Context - Views Towards Camp Hill





2.4 Existing Site Overview





2.5 Local Context Character- Existing Buildings

Scale

The scale of the immediate surroundings currently varies from two-level semi-detached houses, to 10-15 metre high warehouse buildings.

Character

The listed Church at the south end of the site, at the corner of Trinity Terrace and Old Camp Hill Road, was designed by Francis Goodwin consecrated in 1823. The Holy Trinity church is of decorated 'Perpendicular Gothic' style. The body of the building is enlivened by spirelet pinnacled buttresses, dividing from the windows, with octagonal pinnacled turrets holding the corners - along with a larger pair that flank the recessed full height entrance bay under the parapeted gable.

The railway arches on the east side of the site are part of Bordesley Railway, currently used as warehouses and garages.

Materials

Most of the warehouses surrounding the site have yellow or red brick façades, with metal corrugated roofing and steel framed windows.



2.6 The Development Site

Site Description

The site comprises of two land parcels, the first is rectangular site bordered on four sides by Camp Hill, Trinity Terrace, Bedford Road and Coventry Road, the second is a triangular site boarded by Bedford Road, a railway line and Bordesley Middleway (hereafter referred to as the “Site”, total site area 1..7037ha). Bordesley train station is located to the north-east of the Site and the Grade II listed Trinity Church is located to the south of the Site. The Site slopes downwards from south-west to north-east. The boundary of the Digbeth, Deritend and Bordesley High Streets Conservation Area runs to the north of Coventry Road north of the site.

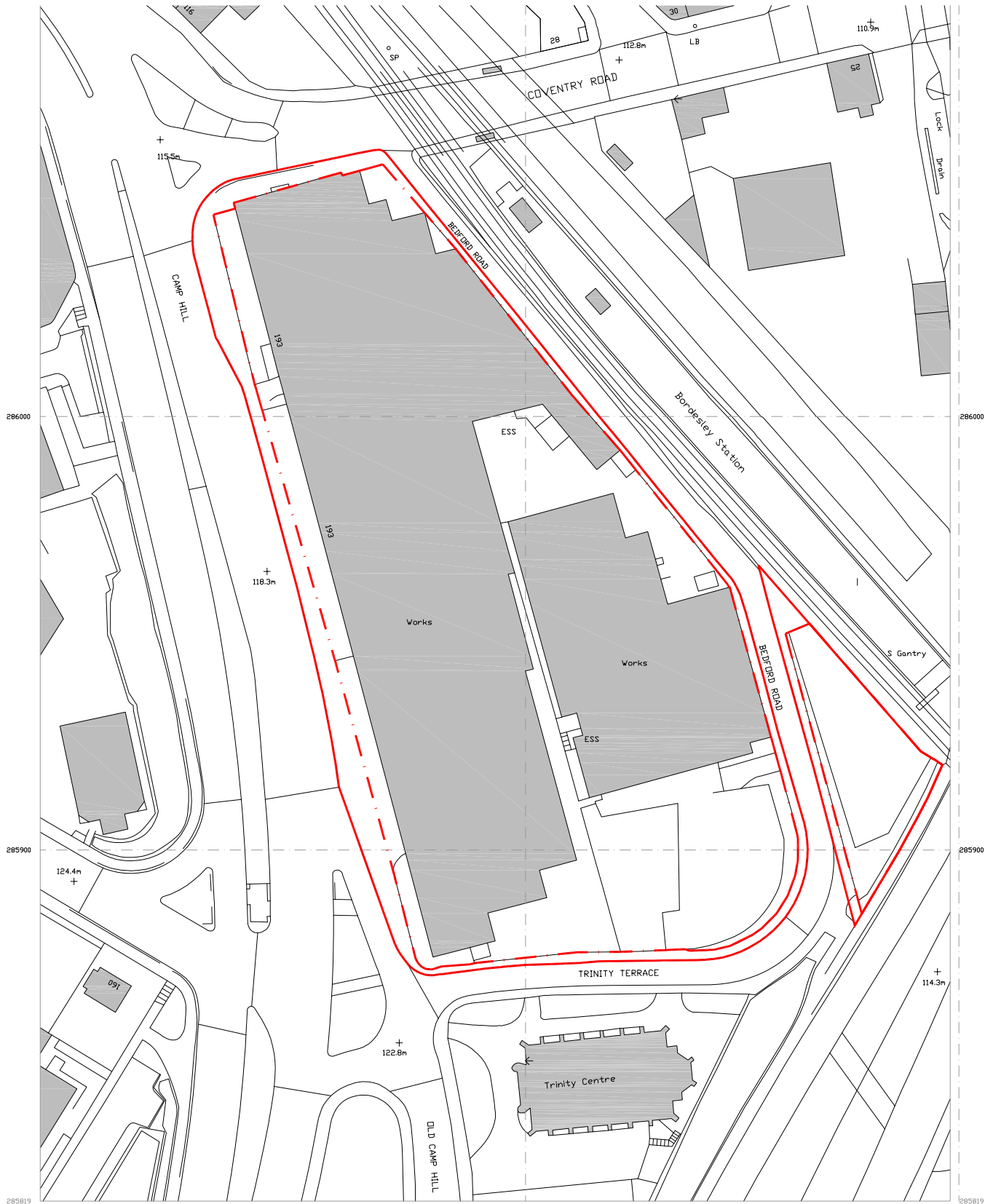
The existing site consists of single-storey, two-storey and three-storey buildings, primarily of warehouse typology. The undeveloped parts of the site consist of hardstanding used for car parking and storage.

Vehicle access to the site is from Trinity Terrace and Bedford Road. There are a number of bus stops within close walking distance of the site which are served by routes to destinations including Birmingham City Centre. Additionally, the Bullring Shopping Centre and Birmingham Moor Street and New Street train stations are within a 15-minute walk of the site (1.3 km).

The Site is located in Flood Zone 1 (the lowest risk).

The Snow Hill to Solihull railway line to the north east of the site is identified as a ‘potential site of importance’ for biodiversity.

The Site is within the planning administration of Birmingham City Council (BCC).





2.7 The Development Site - Historical Background and Heritage Overview

The site is currently an operational engineering works (general industrial, storage and distribution) and is primarily occupied with one to three storey warehouse buildings, area of open storage and extensive hardstanding. The site slopes downward from south west to north east and there are reports that land levelling has occurred in the northern portion of the site3. Geotechnical site investigations were undertaken across the site by Environ in 2006, which identified the following below ground information on present ground conditions; Made Ground was identified below the site to a maximum depth of 2.7m and comprised brown clay with gravel, brick and concrete fragments with ash with natural red brown clay encountered below the Made Ground across the northern and western portions of the site and present to a depth of 5m and interpreted as weathered Sidmouth Mudstone Formation.

1700-1850

The 1760 estate map of Bordesley manor shows unbroken development along the road frontage of Deritend High Street from the river crossing, with some areas of regular plot alignments and shared rear boundaries and extensive development of the back plots. The road widens at the junction of the Coventry and Stratford roads, and leading east to the areas of open common at Small Heath, then rises up the hill towards Camp Hill before descending to Highgate. The present road layout is identifiable and there is sporadic development, including the farm that is now Stratford House. Beyond the main road the settlement pattern at this date consisted of scattered farmsteads and an irregular layout of small enclosed fields.

The first colonisation of new urban development across the farmland away from the main road leading to the river crossing began from the late 18th century. The area had the character of a suburb on the edge of the growing town so higher status houses and villa

continued to be constructed into the 1830s. Another record of this period is the former site of almshouse chapel built in 1820 on Warner Street.

The new church of Holy Trinity at Camp Hill opened in 1823 (LB1). It was designed to seat a congregation of 1,500. The church was located on the main road at what was then the edge of the urban area and uses the drama of the topography.

From the 1830s the railways were of growing importance and there was a change to a more clearly industrial character, with the loss of the short-lived villa suburb character of the late 18th and early 19th century phase of development.

1850-1900

The Ordnance Survey 1889 town map shows the detail of the buildings occupying the site and the adjacent church. The church is set within a large graveyard, with trees around, and to the south a substantial vicarage. The group extends to the school to the north on Trinity Terrace, built c.1855 for an existing charity school that had been established in 1825. The site area is fully occupied by terraces of houses, with several named terraces (often with large gardens) of the early villa type as well as smaller courtyard and tunnel back terraces of the mid to later 19th century. The wide route of Camp Hill is shown with tram lines and regularly spaced trees either side. There are some small works occupying premises integrated into the housing, an organ manufactory and at the north end a dye works. The network of late 18th century streets to the west are also predominantly residential with several named industrial works alongside as well as several pubs and churches serving other denominations. The land to the east is dominated by the railway viaduct and beyond that the wharfs on the canal.



Map from 1834



Map from 1889

1900- Present

Deritend was planned as an industrial zone in the 1947 Birmingham Land Use Map. The map shows the site was at that time still predominantly a residential block, with only one short terrace of six houses cleared for redevelopment.

The 1989 OS map from 1989 illustrates the dominance of the road layout and the urban motorways constructed in the early 1980s (Bordesley Middleway, the related roundabouts and the new alignment of Camp Hill). The present buildings on the site date from the comprehensive redevelopment of the whole block between Camp Hill Road and Bedford Road in the 1970s. The buildings are of utilitarian warehouse type and there are areas of hardstanding for car parking etc.



Map from 1989



The Development Site - Historical Background and Heritage Overview

Conservation Area and Listed Building

Holy Trinity church, listed grade II, is the earliest surviving gothic revival church in Birmingham. The church is now set within the amended and dominant road layout, and the realigned and rebuilt lock on the canal. It is currently unused and the condition is unknown. The architectural and historic value of the fabric is assumed to be intact.

The Digbeth, Deritend and Bordesley High Streets conservation area was designated, “in order to preserve the most significant remains of Birmingham’s mediaeval townscape and its setting within a distinctive inner city industrial quarter. The south end of the conservation area extends along the 1852 viaduct and includes the southern section of Deritend High Street. This edge of the conservation area includes many gap sites and in addition to the railway structures the only extant building of value is the locally listed former bank (LLB3). The layout of plots on the north side of the road retains the narrow form from the early development of the linear settlement along the road. The boundary is at Coventry Road through the viaduct, the designation therefore does not extend all the way along Bedford Road to the southern end of the viaduct at the A4540 Bordesley Middleway.

The setting of the conservation area shows the abrupt change in urban grain to the south and south east through the amalgamation of plots, and loss of enclosure through road widening, the areas of underoccupation, gaps sites and car parks. The site area is part of this setting of poor quality later 20th century industrial buildings that makes no positive contribution to the conservation area.

The published character appraisal in considering the setting of the designated area gives a list of landmark buildings within the setting that place it in a wider context and connect to the city centre. The identified ones are all to the west and north, additionally the map showing significant views identifies none south from the edge of the conservation area, although there is one view looking north from that corner towards the High Street and the approach to the city centre.

