



 *Castle Vale*

Castle Vale
Housing
Action Trust

Castle Vale
MASTER PLAN

Written
Statement

PAGE	CONTENTS
1	Foreword by Richard Temple Cox, HAT Chairman
2	Executive Summary
5	1.0 Written Statement <ul style="list-style-type: none"> 1.1 Introduction 1.2 Historical Perspective 1.3 Socio-Economic Context
9	2.0 Residential Development Proposals
19	3.0 Economic Development Proposals
22	4.0 Community Development Proposals
25	5.0 Transportation Proposals
30	6.0 Environmental Proposals
35	7.0 Estate Design Guidelines
41	8.0 Appendices <ul style="list-style-type: none"> 8.1 Master Plan Terms of Reference 8.2 Methodology of the Master Plan Process 8.3 Development of Urban Design Framework 8.4 Development Constraints 8.5 Neighbourhood Strategy Method Statement 8.6 Demolition Scenarios 8.7 Castle Vale HAT Organisational Structure 8.8 Demographic Model of Castle Vale 8.9 Master Plan Consultation 8.10 Master Land Use Plan

UNDER SEPARATE COVER

Home Design Standards
Centre 8 Development Brief
Cadbury Drive/Farnborough Road Development Brief
Park Lane Development Brief
Cost Controllers Report (*restricted circulation*)
Master Programme (*restricted circulation*)
Master Planners Stage 1 Report and its Appendices A & B
Master Planners Stage 2 Report

September 1995

Castle Vale Housing Action
Trust Farnborough Road
Birmingham
B35 7NL

Hunt Thompson Associates
79
Parkway
London
NW17PP

FOREWORD BY THE CHAIRMAN

It took two years to plan Castle Vale before work commenced on site in 1964 and some five years later was completed and occupied by 20,000 persons who had moved from the Edwardian inner city areas of Birmingham. There had been no public consultation before that planning process and for the next 25 years a growing sense of isolation, both physical and economic, meant that something had to be done to rescue the estate.

The birth of Castle Vale Housing Action Trust was enabled by an estate-wide ballot of tenants and leasehold occupiers in March 1993 whereby a 74.8% turnout recorded a vote of 92% in favour of establishing a Trust.

The essence of the way forward is to create platforms upon which the residents can take part and become involved in every process of regeneration. The policies over the next ten year period seek to address not only housing renewal and refurbishment, but employment, education and training, security, leisure, health and safety. There are many other interests which will address the environment, conservation, the young, the old and the disabled; communications, fitness, diet, counselling, drugs, transportation as well as happiness and respect for the community.

Together, these factors embrace a pride for Castle Vale and a common purpose in planning and building a sustainable community for the 21st century.

These elements, therefore, provide the fundamental philosophy to the Master Plan where estate planning and landscaping, land provision and resources are identified for a variety of uses. A single plan or document can never seek to prescribe the foundations of a successful community but they do become the blueprint from which the residents can translate a future quality of life.

At the same time, the Master Plan must not become a tablet of stone but must be capable of adaptation and variation as time unfolds and human needs appreciate new opportunities.

But for today, it is a statement about tomorrow and this document seeks to embody the advice of our consultants, officers of Birmingham City Council, the input of the Department of the Environment, the Board members and staff of the Trust, but fundamentally, the aspirations of the residents.



R Temple Cox
Chairman
Castle Vale Housing Action Trust

September 1995

EXECUTIVE SUMMARY

Purpose

The Written Statement sets out the principal land use proposals developed by Castle Vale Housing Action Trust (the Trust) and Hunt Thompson Associates over the last 12 months. It aims to set the physical conditions for the Trust to achieve its vision for Castle Vale, which is:

"a self sustaining community living in high quality homes in a pleasant and safe environment . Castle Vale residents will enjoy an improved quality of life and economic opportunity; they will have been empowered to make choices regarding ownership and management of their homes."

A revitalised Castle Vale, its grey monotony replaced by buildings and places with interest and vitality, must engender a greater pride of place and community spirit than at present. In turn this may lead to the residents assuming greater responsibility for setting standards and taking wider responsibility and authority for the future management and maintenance of the new Castle Vale.

Together with the Land Use Plan, the Statement establishes the development and planning framework for the life time of the Trust. It builds upon the Birmingham City Council's Feasibility Study for the Trust published in 1992 and, significantly, the Birmingham Unitary Development Plan. As with all documents of its kind however, it will need to be reviewed at regular intervals and no doubt new proposals will emerge that will benefit the estate and its residents. The Written Statement should not prohibit such changes but the consequences of alterations must be evaluated against other plans and the overall policy as outlined in this document. It is anticipated that this document will be adopted by the Birmingham City Council Planning Committee as Supplementary Planning Guidance.

At a strategic level the statement is to be expanded in detail by the Transportation Consultancy which has recently commenced; Development Briefs for the three major development areas and the Neighbourhood Strategies. Negotiations are in hand with the aim that the Development Briefs also be adopted by Birmingham City Council as Supplementary Planning Guidance.

The Written Statement will not obviate the need for each development proposal to obtain planning permission, although the process should be simplified and shortened. It will provide the context within which proposals on the estate will be considered by the Trust and Birmingham City Council. Birmingham City Council planning control guidance notes will also be relevant to development at Castle Vale and developers will be expected to work within them.

Background

Castle Vale was developed during five years (1964-1969) and comprises almost 5,000 homes, two shopping centres, schools, churches and other social and community facilities. Of its 5,000 dwellings, 2,000 are high rise flats and many of its low rise homes are of concrete panel construction. Almost 1,500 homes are now owner-occupied.

The Trust was set up under S64 of the Housing Act, 1988 in June 1993, with the support of Birmingham City Council, following a ballot in April 1993 in which tenants and leaseholders voted 92% in favour of its creation. On 31 March 1994 the Trust took over full responsibility for the refurbishment and regeneration of 3,500 homes and land from Birmingham City Council.

Hunt Thompson Associates were appointed Master Planners in April 1994 and work on the Plan began in June. Over the following six months extensive consultation with residents, local businesses, voluntary groups, the City Council and others took place to first find out as much information about the estate as possible. Following this consultation a draft Master Plan was consulted upon and then a refined document sent to Birmingham City Council for their consideration. The Written Statement and its associated Land Use Plan, together with the Development Briefs, will comprise the Castle Vale Master Plan.

Residential Development Proposals

The Master Plan recommends demolition of some 1,416 homes comprising 17 (of the 34) high rise blocks and 24 (of the 27) four storey maisonette blocks. The high rise demolition includes the Centre 8 blocks which have a long history of resident unpopularity and severe management difficulties. Also proposed for demolition are five Bison wall frame blocks which are not suitable for refurbishment or retention due to the nature of the original construction.

These homes will be replaced by at least 1,100 new homes on three principal sites- the Centre 8, Cadbury Drive/Farnborough Road and Park Lane- together with other smaller sites often released by demolition.

The remaining high rise blocks, including the Farnborough Road 14 and the largest block on the estate- Concorde Tower, will be refurbished to give high levels of security and insulation.

The low rise housing areas will also see comprehensive refurbishment programmes following the development of Neighbourhood Strategies. These Neighbourhood Strategies will aim to achieve a high level of resident involvement to identify environmental and infrastructure improvements in some 12 low rise areas.

The Trust also wishes to explore and encourage self-build housing, housing for sale and shared ownership and is keen to examine the feasibility of flexible tenure.

Economic Development Proposals

Of equal importance to improving housing is the regeneration of the economic infrastructure of the estate. Much of this work will be in providing training and equipping residents to obtain work in the commercial areas adjacent to Castle Vale. However, the Trust plans to designate some land for economic and commercial development in order to bring more jobs within the estate.

Land to the east and west of the existing shopping centre will be made available for a comprehensive redevelopment to make this area the commercial and community focus of Castle Vale-its town centre.

Three sites along the Kingsbury Road (A38 corridor) will also be designated for commercial activity. This will include a managed workspace development for new and small businesses, and it is hoped to attract a *major investment to bring jobs with a new commercial operation in the north-eastern corner of Castle Vale.*

A major new sports and leisure complex is also planned when Paget Rangers Football Club move onto the estate. This will also bring an all-weather surface and a club house.

Community Development

Community development is an essential part of the Trust's programme. It is primarily about developing people, structures and organisations rather than exclusively bricks and mortar. Much of the Trust's work in this field will be with other organisations both statutory and voluntary.

The Trust will play a key role in facilitating significant improvements in health care provision on Castle Vale. Plans are already well advanced for a new GP surgery; refurbishment of the existing health centre; a new centre for the British Red Cross and a Multi-Agency Accommodation Project, which will provide a range of day care and community health facilities run by a variety of voluntary organisations and led by the Leonard Cheshire Foundation.

The Trust will provide residents groups with a new office, prominently located on the estate.

The Trust wishes to promote the cultural life of the estate by examining ways to further develop the existing Castle Vale School and Leisure Centre complex. Improvements to the prominently located Residents Association building are planned, together with relocation of the very successful Castle Vale Nature Group.

Transportation Proposals

Transportation emerged as a major concern of residents during the Master Planning process. Their concerns centre around joyriding, "rat running", traffic speeds and the use of the estate's many footpaths and alleyways as a means of escape from property crime.

The Trust is appointing a Transportation Consultant to develop the concepts identified in the Master Plan. Birmingham City Council will be closely involved with this study to ensure the proposals that emerge are acceptable and capable of adoption.

Significant improvements to non-car transport are envisaged, ranging from the proposed Midland Metro spur to encouraging the use of bicycles. The Trust has already introduced a successful "Hopper bus".

Proposals are included to increase the provision of footpaths and bridleways, both around the periphery of the estate (Project Wagtail) and in a north-south direction linking housing to recreational space.

Environmental Proposals

The Trust believes it is in a unique position to develop "best practice" in response to a number of areas of environmental concern. For example, energy efficient homes, nature conservation and litter reduction.

Castle Vale has a lot of green open space but most of it is uninteresting and of poor quality. Proposals are, therefore, concentrated on improving the quality of open space rather than the quantity. Nevertheless, the amount of open space remaining will be almost double that recommended by the Birmingham Unitary Development Plan.

A new central park is to be laid out for the benefit of the entire estate. It will be developed following detailed consultation with residents. Around the estate the Trust proposes a number of neighborhood greens, some of which already exist and will be improved, others which are new.

The Trust is establishing high standards for the energy efficiency of new and refurbished homes through target SAP ratings. An energy strategy will be developed which will include examining the feasibility of combined heat and power.

The Trust is working closely with Groundwork Birmingham to develop an environmental policy that will inform all areas of its activity.

Estate Design

Included in this Written Statement are the Estate Design Guidelines. The aim of these is to provide a framework for quality redevelopment; to establish minimum standards in the public realm and to avoid the mistakes of the recent past. The Trust wants to create an environment that people are proud of, a place they are happy to call home and an estate that people want to move into not away from. This will involve a return to more traditional concepts of urban design and layout and an emphasis on environmental quality. Investment in infrastructure and the public realm should not be treated as a luxury, but as essential if the objectives of the Trust are to be successfully achieved. People who value their environment will be prepared to get involved to ensure it is protected and preserved. At the end of the Trust programme residents should be ready to assume such a role because what they have will be worth preserving.

Finance

In formulating the Master Plan proposals the Trust has arranged for the costs of proposals to be quantified and has carried out financial appraisals to ascertain the optimum demolition/refurbishment scenario including value for money considerations.

The work undertaken at Master Plan stage has built on the feasibility study work carried out by Birmingham City Council.

The costing of the Master Plan proposals will be used in the current up-dating and future monitoring of the Trust's lifetime costs and benefits and in the planning for and raising of the funding needed to complete this major piece of urban regeneration.

1.0 WRITTEN STATEMENT

1.1 Introduction

This Written Statement forms the heart of the Castle Vale Master Plan. The Master Plan seeks, by acting as a "bricks and mortar prospectus", to play its part in achieving the Castle Vale Housing Action Trust's (the Trust) vision for the estate of:

"A self sustaining community living in high quality homes in a pleasant and safe environment. Castle Vale residents will enjoy an improved quality of life and economic opportunity; they will have been empowered to make choices regarding ownership and management of their homes." (the Trusts Corporate Plan 1995).

The Plan has been developed after an extensive period of consultation with residents, businesses, voluntary and statutory agencies (see Appendix 8.9). Birmingham City Council have been involved in the development of the Master Plan and its relevant committees have indicated their broad approval of the policies the Master Plan contains. Surveys of ground conditions, topography, underground services, the condition of the estate housing and views and opinions of residents have been undertaken. These factors and opinions have all been brought together into a series of documents (of which this Written Statement is the centrepiece) that set out the Trust's land use, design and environmental objectives.

In recent years the estate has had a poor reputation across Birmingham. It sits in an isolated location and its appearance from main roads around the periphery is often a sea of concrete tower blocks. Nevertheless, it has many things going for it:

- a strong community spirit;
- open countryside nearby and good road links to Birmingham City Centre and beyond;
- it is a popular place to live with many residents (46% of whom moved in when it was first built);
- a relatively high level of owner-occupation (30%) compared with similar estates indicating confidence.

It is these factors upon which the Trust wishes to build a revitalised, self-sustaining community in an attractive environment which makes Castle Vale an attractive place in which to live, work and play.

The residents of Castle Vale have had great courage in voting, by a substantial majority, for the change which led to HAT designation. The proposals in the Master Plan herald even greater change to the physical fabric of the area. Living through such change will not be easy but it will be necessary if the Trust and residents are to change Castle Vale for the better and to change it for good.

1.2 Historical Perspective

1.2.1 Castle Vale

Castle Vale is situated about nine kilometres to the east of Birmingham City Centre, in the Erdington constituency. Castle Vale is the largest post-war housing estate in Birmingham, with nearly 5,000 homes on an area of 200 hectares.

The estate is characterised by a mix of high rise, four storey maisonette blocks and low rise flats and houses planned around the former runways of the Castle Bromwich Airfield. Two developments of high rise accommodation (the Centre 8 Blocks and the Farnborough Road 14 blocks) stand in an open 'parkland' setting on the Courbusian model, while others are distributed among low rise homes. Low rise homes are generally designed according to 'Radburn' planning principles, in which pedestrian and vehicular circulation is segregated.

The estate is well located in terms of its transportation links, with easy access to motorways and to the City Centre by road. However, the estate is surrounded on all sides by main roads and railway lines and is consequently physically isolated from the city.

1.2.2 Development of Castle Vale

In 1931 Birmingham's city boundary was extended to include Castle Bromwich Airfield and Pype Hayes, where an estate was built soon afterwards. Emphasis on clearance during the 1930s, with a third of the city's housing being declared unfit had created an urgent need for new homes. Increasing commercial development of the city meant that people from inner city homes had to be re-housed on the outskirts. By the 1950's the housing need was being solved by awarding large contracts to contractors who could build quickly, cheaply and in large numbers to a limited number of basic designs.

The site of the Castle Vale Estate was bought from the Air Ministry in 1955, amidst debate whether there should be a low rise 'garden city' to house 15,000 people or include towers to house 20,000 people.

Construction started in 1964 and by 1966 Castle Vale was one third complete and already had 2,000 occupants, but only one corner shop. Chivenor School, which had more teachers than pupils when it opened, was crowded within a year. The council held discussions to plan for future amenities for Castle Vale, which began to appear only very gradually. Castle Vale Comprehensive School opened in 1967, together with the nearby Reed Square shops, and in 1968 temporary shops were erected on the shopping centre site. By the early 1970s, the estate had a shopping centre, pubs, a petrol station, a health centre, an old peoples' home, a childrens' home, bus routes, a community centre (The Astral) and a library; it still had no police station, church or swimming pool and little entertainment for teenagers, or provision for young children living in tower blocks.

Residents campaigned for facilities planned for the estate which had never materialised: parks and play areas, nurseries, a sports complex and swimming baths, a department store, a motel, restaurant and entertainment facilities.

During the 1970s social conditions at Castle Vale deteriorated, with many problems of crime and vandalism being associated with young people: graffiti, vandalism, arson and fighting.

At the time of publication of the Feasibility Study for the Housing Action Trust at Castle Vale in 1992, Birmingham City Council concluded that there were a number of underlying social and physical legacies from the original development, exacerbated by problems of the time which warranted special action. The conclusions of the analysis of their report were as follows:

1. Castle Vale was built to re-house people from the massive slum clearances of inner Birmingham that took place in the 1960s. The scale, energy and single mindedness of this process has left social and economic legacies:
 - a) the social structure born from the adversity of the slums was weakened by the fact that people came together on Castle Vale from many different areas;
 - b) the peripheral location severed many from employment, social and recreational links;
 - c) the very high proportion of flats resulting from the scale of clearance and the pressure on land affected the social mix;
 - d) the introduction of non-traditional building systems has over time resulted in major problems of structural integrity and maintenance.

2. The large number of flats has tended to polarise the community between the original inhabitants (who still form a substantial proportion) and a transient population of (mainly young) single people, including a significant proportion with multiple problems. The resultant tensions are exacerbated by:
 - a) the increase in unemployment among both older and younger groups as the supply of less skilled jobs in Birmingham's industry has dried up;
 - b) the physical design of the estate which means that public and private domains are ill-defined, communal areas are not overlooked or supervised, and there is an intricate maze of ill-lit alleyways, making escape from the scene of crime or vandalism very easy.

3. The current position is that Castle Vale is entering upon a vicious cycle in which poor housing and weakened social structures feed upon each other. Some of the signs are:
 - a) as many as 14 of the 34 multi-storey blocks are beyond economic repair;
 - b) nearly 40% of the economically active population regard themselves as unemployed, and 68% of households receive Housing Benefit,
 - c) crime rates are high and 70% of residents refer to fear of crime as a *major* feature of life on the Estate.

1.2.3 Castle Vale Housing Action Trust-Process Leading to Establishment

In 1991 the problems of Castle Vale had been officially recognised by Birmingham City Council as Castle Vale was declared one of six city-wide priority areas for integrated area initiatives (IAI), a model for co-ordinating all of the city's powers and functions with the activities of other agencies, both public and private. Following initial discussions between the City of Birmingham and the Government, a feasibility study for the establishment of a Housing Action Trust at Castle Vale was published by Birmingham City Council in July 1992.

Following publication of the Birmingham City Council Feasibility Study, the Department of the Environment established a Shadow HAT Board at Castle Vale in December 1992. Hunt Thompson Associates were appointed by the Department of the Environment early in 1993 to undertake an eight week fact finding and consultation exercise with the residents as a build-up to a ballot which was held in April 1993. This ballot was held as required under Section 64 of the 1988 Housing Act which laid down the rules under which Housing Action Trusts could be established

The ballot resulted in a 74.6% response rate, with 92% of respondents *voting* in favour of the establishment of a Housing Action Trust. The Trust was designated by the Government on 30 June 1993 when the Board of the Castle Vale Housing Action Trust was established. The land and property which comprised the designated area was subsequently transferred from Birmingham City Council to the Castle Vale Housing Action Trust on 31 March 1994.

The City Council continues to play a strategic part in Castle Vale life, including education, highways, social services and leisure and community services. The IAI has been superseded by the Area Regeneration Initiative. The City Council continue to lead this wider forum concerned with improving all aspects of Castle Vale. Most recently the City's Education Department have invested over £1 million in improved facilities at Castle Vale School.

The Trust Board comprises 12 people under the chairmanship of Richard Temple Cox Dip. Arch. (Birm.) RIBA, FRSA. The 12 include three nominees of Birmingham City Council, four residents of Castle Vale and five drawn from the private sector.

The Trust's Chief Executive, Angus Kennedy, took up post in November 1993 with the four Directors (Housing, Development, Finance and Economic and Community Development) being appointed by July 1994.

1.2 4 Castle Vale Master Plan

Hunt Thompson Associates were appointed as Master Planners in April 1994 and work on the Master Plan was commenced in June of that year.

Local participatory frameworks and processes are acknowledged by all as essential to the success of the Castle Vale HAT in implementation of its Vision for Castle Vale.

Appendices 8.1 and 8.2 describe in detail the purpose and methodology adopted and Appendix 8.9 details the extensive consultation undertaken.

1 3 Socio-Economic Context

Castle Vale is home to around 11,000 people, some 9,000 less than the estate was originally built for. There are four junior and infant schools, one comprehensive school, two churches, a leisure centre, swimming pool, two public houses, one residents' club, a police station and two shopping centres.

There are significant concentrations of people in the under-five, 20-34 and 55-64 age groups. Forty-six per cent of residents moved in when the estate was first built. The ethnic composition of the *estate* reflects this in that it is 95% white. The small *black* population is pre-dominantly of African-Caribbean origin.

The Trust conducted baseline surveys to establish the economic circumstances, aspirations of residents, the requirements of local businesses and the level of training. These confirmed the City Council's findings about economic circumstances on Castle Vale. The baseline studies carried out in the autumn of 1994 revealed that 39% of economically active residents were not working, of which 52% were registered as unemployed; 16% had never worked and 36% had not worked in the last four years. Forty-five per cent of residents aged 16-20 had never worked.

Of those in work a high proportion of men work in manufacturing, with a high dependence on craft and low skilled manual jobs. Nearly 70% of women workers are in service occupations. Those in work tend to be relatively stable with 60% of men over 40 having been in the same employment for more than five years.

Almost 90% of the economically active residents left school at 16 - over half with no qualifications. Surveys also reveal a low level of take up of official training schemes.

About 30% of the homes on the estate are owner-occupied, all but a handful of the remainder are now in the ownership of the Trust.

Poor shopping facilities, theft and vandalism are considered a major problem on the estate by over 50% of the residents.

Fifty-five per cent of households do not have access to a car.

Over 15% of residents have a limiting long term illness and some 600 people are registered as permanently sick. Figures for heart disease and malignant cancers are well above *the* City average. The poor health statistics led to the area being *declared* a Health Action Area prior to the establishment of the Trust

2.0 RESIDENTIAL DEVELOPMENT PROPOSALS

2.1 Overview

The principal physical objective of the Trust is to secure the long term future of the housing stock of Castle Vale, by ensuring its viability both in terms of management and physical condition. It is the assessment of the housing stock which has therefore been a main focus of the Master Plan. This has included:

- an assessment of the existing housing stock from the point of view of both physical condition and resident opinion;
- ensuring that demolition proposals can be undertaken without displacement of the population of Castle Vale to elsewhere in Birmingham;
- an assessment of the net result of land take of development proposals;
- costed options for six scenarios of demolition/redevelopment;
- an assessment of the existing and projected population and household characteristics from social survey data and housing management information .

2.2 Indicative New Build and Refurbishment Proposals

Fundamental to the assessment of the development opportunities of the residential stock of Castle Vale was the consideration of costed options. Indicative refurbishment and new build proposals were developed as part of Phase One of the Master Plan process to enable this assessment. It was also necessary to develop detailed specifications for each of the areas of potential development, for example, specifications for new build homes, tower block refurbishment and maisonette refurbishment.

In order to establish a full cost framework for the development programme, each property was scheduled according to its type, location and tenure. Using this information and the indicative proposals and specifications for new build and refurbishment described above, a full cost plan for the Trust development programme has been established. Based on the relative costs for refurbishment and new build in each case, this information has been used to formulate the cost base for the demolition scenarios described in detail in Appendix 8.6.

2.3 Demolition Proposals - Overall

The scenario preferred on consideration of cost, land take, minimal disruption and resident support was Scenario 4. This comprised demolition of:

- all 27 existing maisonettes (three were subsequently classified for retention).
- Centre 8 blocks;
- Albert Shaw House;
- Hercules House;
- Ensign House;
- Hermes House;
- Meteor House;
- Valiant House;
- Oakington House;
- Andover House
- Ternhill House

Thus 17 of the 34 high rise blocks are recommended for demolition in line with the Birmingham City Council Feasibility Study.

2.4 Proposed Demolitions

2.4.1 High Rise Blocks

PROPOSAL R1 Demolish 17 of the estate's 34 high rise blocks

Seventeen high rise blocks are proposed for demolition as follows:

Property Name	1 bed flats	2 bed flats	Remarks/reasons for demolition
Abingdon Tower	46	46	<ul style="list-style-type: none"> Centre 8 block Extremely low resident opinion Severe management difficulties Demolition unlocks redevelopment site with excellent potential Redevelopment transforms fundamental image of Castle Vale
Bovingdon Tower	46	46	See above
Cosford Tower	46	46	See above
Cranwell Tower	46	46	See above
Kemble Tower	46	46	See above
Lyneham Tower	46	46	See above
Northolt Tower	46	46	See above
Shawbury Tower	46	46	See above
Albert Shaw House	30	30	<ul style="list-style-type: none"> Bison wall frame large panel concrete construction Forms part of shopping centre No amenity space
Ensign House	26	24	<ul style="list-style-type: none"> One of four blocks located on the north of Castle Vale in very close proximity to low rise homes Very low resident opinion Bison wall frame large panel concrete block
Hermes House	26	24	See above
Meteor House	26	24	See above
Valiant House	26	24	See above
Ternhill House	22	21	<ul style="list-style-type: none"> Situated amongst low rise homes with consequential problems of overlooking Management difficulties
Oakington House	22	21	<ul style="list-style-type: none"> Situated at the west corner of valuable open space, Watton Green. The open space will have far greater value if Oakington House is demolished Low resident opinion Management difficulties
Andover House	22	21	<ul style="list-style-type: none"> Situated amongst low rise homes with consequential problems of overlooking Low resident opinion Management difficulties
Hercules House	22	21	<ul style="list-style-type: none"> Situated amongst low rise homes with consequential problems of overlooking Low resident opinion Management difficulties

2.42 Proposed Maisonette Demolitions

There are currently 27 four storey maisonette blocks at Castle Vale with deck access to upper floor homes. The blocks consist of a majority of three bedroom/five person accommodation with one and two bedroom flats integrated at ground and first floor level to accommodate a Communal staircase.

Seven of the blocks have had the benefit of Estate Action funding although the levels of investment vary widely from new roofing only to almost full refurbishment.

A summary of the problems which are associated with the un-refurbished maisonette blocks is as follows:

- very poorly insulated, with many cold bridges and an envelope which is geometrically intricate, which necessitates that over-cladding/insulation is of a complex nature;
- underfloor electric heating which although still in working order in many cases, is for many households, too expensive to use;
- three bedroom (family) accommodation is above ground floor level with no access to a garden;
- there is very little defensible space at ground floor level and poor quality outdoor spaces and private garden areas;
- lack of car parking closely associated to the blocks;
- entry control is very difficult to achieve
- very poor relationship of four storey blocks with adjacent two storey houses creating problems of overlooking;
- lack of useful drying facilities;
- generally the maisonette blocks are held in very low regard by residents and there has been wide spread support for their demolition.

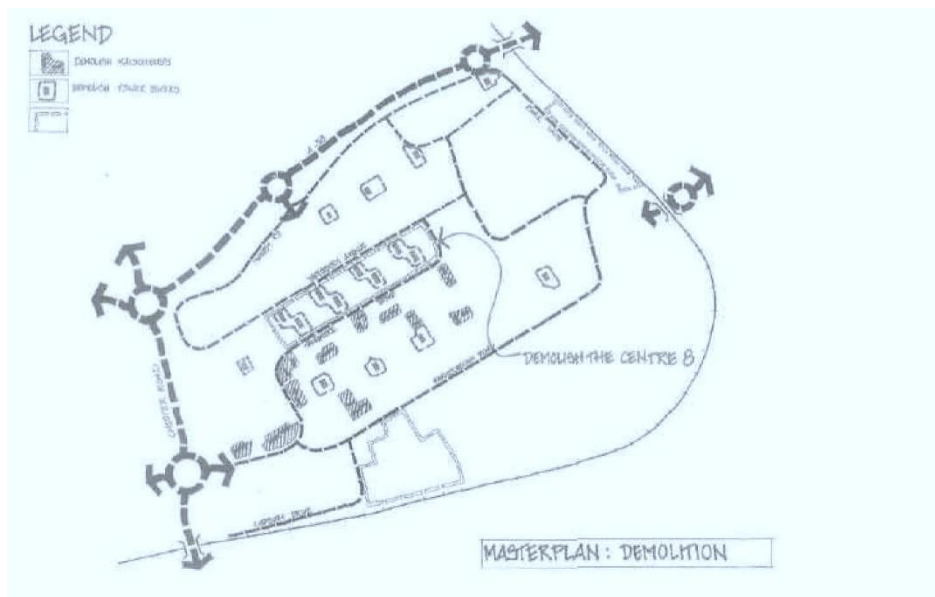
An amendment has been made to demolition scenario 4 in relation to the proposal to demolish all of the maisonette blocks. This followed a detailed appraisal of the relative costs of refurbishment and demolition of seven maisonette blocks which had been wholly or partly refurbished as a part of Estate Action funding. This assessment demonstrated that the level of Estate Action investment in three of the blocks has been sufficient to render demolition proposals for the blocks unjustifiable. The other blocks had received less investment, however, and the study has demonstrated that it is cost effective to demolish these buildings and redevelop the sites with new homes.

Proposal R2 – Twenty four blocks of maisonettes to be demolished as follows.

Maisonette blocks to be demolished:

2-20 Brookpiece Walk 15-33 Brookpiece Walk 35-53 Brookpiece Walk	2-20 Long Close Walk 22-40 Long Close Walk
15-53 Chigwell Close 35-53 Chigwell Close	
2-30 Locking Croft 22-30 Locking Croft 70-88 Locking Croft	14-36 Sopwith Croft 38-56 Sopwith Croft
26-44 Rye Grass Walk	1-33 Hawker Drive
2-20 Sheridan Walk	16-34 Neville Walk 27-45 Neville Walk 36-54 Neville Walk
2-20 Worthy Down Walk	153-171 Tangmere Drive 173-191 Tangmere Drive 201-219 Tangmere Drive 221-239 Tangmere Drive 293-311 Tangmere Drive

The diagram below gives the location of proposed demolition sites for both high rise buildings and moaisonettes.



2.4.3 It is considered that no further demolition is warranted as a result of the sample surveys undertaken by the Trust. However, it is important to note that although there has been a high degree of correlation between properties in the samples, detailed surveys of individual properties, or blocks of properties, may reveal localized structural deficiencies. The Trust knows of no such deficiencies that will make refurbishment uneconomic at present.

2.5 Proposed Refurbishment Proposals

The Master Plan proposes that all of the property not identified by the above schedule for demolition is to be refurbished as part of the Trust's development programme on a phased neighbourhood-based programme. The Master Plan does not identify refurbishment specifications except for the refurbishment proposals which were made during Stage One to establish cost indices and which are indicative only. The Home Design Standards indicate the Trust's requirements for refurbished homes.

2.5.1 Retained high Rise Property.

Proposal R3 Seventeen High rise blocks are proposed for refurbishment

Seventeen high rise blocks are proposed for refurbishment as follows:

Property Name	1 bed flats	2 bed flats	Remarks/reasons for retention
Concorde Tower	59	57	<ul style="list-style-type: none"> Resident opinion is believed to be supportive of refurbishment Landmark building standing at entrance to Castle Vale with high visual impact when refurbished Very high land take for redevelopment if demolished makes demolition of low viability Recent success of new entry control system points to long term viability
Topcliffe House	24	24	<ul style="list-style-type: none"> Location on Topcliffe School as a podium makes demolition extremely difficult High potential for refurbishment with sharing of some school communal facilities
Chivenor House	24	24	<ul style="list-style-type: none"> Location on Chivenor School as a podium makes demolition extremely difficult High potential for refurbishment with sharing of some school communal facilities
Argosy House	21	22	<ul style="list-style-type: none"> The 14 blocks located along the Farnborough Road are held in relatively high regard by the residents and are therefore considered to be suitable for refurbishment The blocks are located immediately adjacent to good quality open space with fine views and limited problems of overlooking The blocks are 12 storeys high and do not suffer from many of the management problems The blocks make a backdrop to Castle Vale which is in many other respects flat and lacking in character
Auster House	21	22	See above
Avro House	21	22	See above – except for lettings to elderly only
Comet House	21	22	See above
Hampden House	21	22	See above

Property Name	1 bed flats	2 bed flats	Remarks/reasons for retention
Hawker House	21	22	See above
Javelin House	21	22	See above
Kestrel House	21	22	See above
Lysander House	21	22	See above
Pioneer House	21	22	See above
Trident House	21	22	See above
Vanguard House	21	22	See above
Viscount House	21	22	See above
Vulcan House	21	22	See above

PROPOSAL R4: Three maisonette blocks at Sopwith Croft, Long Croft Close and Hawker Drive are to be retained and undergo minor refurbishment

2.5.4 The remaining estate housing is low rise, one, two and three storey property. These homes are generally popular and condition surveys indicate that refurbishment measures need to concentrate on:

- structural repairs as required;
- replacement of life expired components and installations (windows, electrical wiring, heating systems - mainly gas warm air);
- improvements to energy efficiency (current NHER ratings range from 1.7 to 5.8);
- improvements to security and achievement of 90% Secured by Design criteria.

PROPOSAL R5: Retain and refurbish remaining low rise homes concentrating on structural repairs, replacement of life expired fittings, energy efficiency and security measures

2.6 Neighbourhood Strategies

One of the most significant features of the low rise housing at Castle Vale is the Radburn planning principle according to which the Estate was designed originally. An essential element of Radburn planning was the segregation of pedestrians and motor vehicles, which although valued by some residents for its apparent pedestrian safety, has led to other problems:

- some homes have no vehicular access to either front or back door;
- other homes have vehicular access to the rear of the house only, with pedestrian access from the front. The result of this situation is that secure/protected private rear garden areas are limited, and that there is little distinction between the public and private domain;
- there is often very poor visual supervision of parking areas/access courts which means that crime and vandalism can prevail unchecked;
- parking spaces are often remote from the homes which they serve;
- many homes have on plot garages which are accessible from the rear, but due to historical reasons of management, it is often the case that the garage in the garden of one home is actually used by a different household;

- the areas are served by a network of pedestrian alleyways which provide an easy escape route for suspects of crime and easy access to the flank or rear gardens of properties;
- visitors find it very difficult to locate a particular property.

When considering the Proposed Master Plan, the Master Planners, were concerned that any proposals for de-Radburnisation should be clearly stated as indicative only and the proposals shown should be for the large part, diagrammatic. Their presentations consisted of diagrams for road layouts (so that individuals would not be able to identify their homes or garages), and the public presentations ended with the very clear message 'neighbours must decide'. The principle of 'de-Radburnisation' will only result by consensus, to be derived from intensive community planning activities, which was clearly advocated during resident drop in surgeries.

These statements were not sufficient however to quell the anxieties of many residents (particularly owner occupiers) who believed that their gardens or garages would be imminently requisitioned without their consent in order to achieve 'de-Radburnisation'. During the Stage Two consultation process it was apparent that despite attempts to explain to residents that proposals are intended to be indicative only, the drawings would in some quarters be taken literally and unnecessary conflict and anxieties resulted.

The Master Plan therefore makes no proposals for 'de-Radburnisation'. The areas of low rise housing are divided into neighbourhoods of appropriate size for assignment to design teams with a method statement for 'de-Radburnisation' which is to form the basis of a brief

The brief has the title 'Neighbourhood Strategy Method Statement' and sets down the goals for maximising environmental improvements in the areas of low rise housing along with a method for achieving the fullest participation of the local community in determining the future of their areas. This Statement is given in Appendix 8.5.

PROPOSAL R6: The Trust will implement neighbourhood strategies in 12 low rise housing areas offering residents full participation in developing and agreeing proposals for environmental and infrastructure improvements in their area.

Neighbourhood Strategy Areas

Area No	Neighbourhood
1	Whittle Croft
2	Manby Road West
3	Manby Road East
4	Baginton
5	Stornoway
6	Park Lane
7	Davenport Drive
8	Farnborough Road Flats
9	Cadbury Drive/Farnborough Road New Build
10	Cadbury Drive
11	Sopwith/Hawker
12	Watton Green West
13	Watton Green East
14	Castle Vale School
15	Centre 8
16	Shopping Centre
17	Reed Square/Green Corridor
18	The Fort

For areas 6, 9, 15 and 16, a Development Brief has been drawn up by the master planners which are available separately.

No neighbourhood strategy is proposed for Area 14 (School) or Area 18 (The Fort) - playing fields and open space to the rear of Farnborough Road flats.

2.7 New Build Housing Proposals

2.7.1 Assessment of the Requirement for new Social Housing

During the Master Planning process, much time has been devoted to the assessment of the overall future housing requirements for Castle Vale, always with the assumption that the demolition/redevelopment programme must be achieved without displacement of the existing population. The figures given below represent the position at July 1995 and the proposed demolitions included in the Master Plan:

1 bed flats	622
2 bed flats	588
3 bed maisonettes	206
TOTAL	1,416

Only ninety eight of the Centre 8 flats are now occupied by households wishing to be rehoused on the estate. leaving a net figure of 778 occupied homes.

In addition to the requirement which will arise from demolition of the existing maisonettes and tower blocks, a further re-housing requirement can be attributed to those people sharing accommodation ie hidden households. In the 1994 Housing Needs Survey a total of 239 such persons were identified. However, under occupation in the rented as well as owner occupied sector was also identified in the same survey.

Not only is the extent of under-occupation difficult to quantify, it is also difficult to predict the rate at which households may move to smaller homes. Further research is required in this area so that the Trust can develop a policy towards under-occupation. It may be possible to interest elderly owner occupiers in bungalow accommodation on the estate. Such detailed work is beyond the scope of the Master Plan.

2 7.2 Residential New Build Sites

Four principal locations for new housing are identified giving over 1,000 plots for new homes

PROPOSAL R7: The Centre 8, where 429 new homes for rent can be accommodated at an overall density of 180 habitable homes per hectare

PROPOSAL R8: Cadbury Drive/Farnborough Road, where 224 new homes can be accommodated. This should be for a mix of tenure.

PROPOSAL R9: Park Lane, where 40 new homes can be accommodated for sale.

PROPOSAL 10: Housing Sites Resulting From Demolition of tower blocks and maisonettes where the estimated capacity is for as many as 336 new homes.

2.7 3 Each of the three main sites (Proposals R7, R8 and R9) are the subject of separate Development Briefs, which establishes the main planning principles of development and guidance. Proposals R7 and R8 appear in the Birmingham UDP, Policies H12, H13 and H14.

The three sites are distinctly different and will perform different functions. The Centre 8 site is being developed as a more dense "town centre" with a series of urban blocks in a grid iron street pattern, much as our older town and city centres have traditionally been developed. Both Park Lane and Cadbury Drive/Farnborough Road provide more suburban housing reflecting their "edge of town" location. Park Lane is to be developed in a distinctive "serpentine" pattern aimed at promoting a high quality environment for established families wishing to buy a new home on the estate.

Cadbury Drive/Farnborough Road will see a variety of development from 3 storey flats to bungalow developments specifically designed for the elderly. The area will, it is hoped, develop a seamless mix of tenures.

2.7.4 In addition to the four principal sites, a further 75 new homes are expected to be generated from other miscellaneous sites. It is conceivable that the Neighbourhood Strategy will identify small infill sites that serve no useful purpose in their existing state. Indeed, it is known some such locations attract young people late into the evening and are a nuisance to nearby residents. The Trust will take the opportunity to provide new homes on such sites where such provision can prove economic.

PROPOSAL R11 Seventy five new homes to be built on miscellaneous sites across the estate, including the Trees public house, rear of Farnborough Road and Pixhall Walk and around Reed Square.

2.7.5 On a home for home basis, therefore, a total of 1,104 new homes are anticipated to be provided through this plan, of which around 850 will be required for social housing to replace those proposed for demolition. This assumes that all households wish to be rehoused on Castle Vale. In practice, of course, they will not but the figure of 850 will allow the Trust to obtain rehousing elsewhere and offer other social housing landlords a reciprocal arrangement on the estate.

This surplus represents the opportunity to attract new households to the Vale through all housing tenures and types, ranging from single persons through to six-bedroom family homes.

The Trust wishes to work with the City Council's Housing Department and its housing association partners to examine the demand for large family homes and to respond to need/demand by designing homes specifically to meet these needs. Furthermore, an effective under-occupation policy will release some of the existing four bedroom houses.

Similarly, the Trust wishes to work with other organisations to examine the need for the homes for people with disabilities and those with community care needs. The Trust takes the view that such provision should be integrated into the new development rather than being isolated on a separate site.

* This figure will reduce to around 1,050 if the Nursing Home proposal (E8) proceeds. Any loss of house plots should not be from the social housing allocation.

2.7.6 Self Build

PROPOSAL R12: Land within the Cadbury Drive/Farnborough Road site to be reserved for a community self-build project.

The concept of self build encapsulates two of the Trust's major objectives: it provides new homes for Castle Vale residents (possibly diversifying tenure); and can provide training and eventually job opportunities. If sufficient interest can be generated on the estate, up to 30 houses could initially be built in this way.

2.8 Home Design Standards

The Home Design Standards have been devised as a briefing document for future development. The document deals with all aspects of the design of new and refurbished property from space planning and service provision to environmental standards and energy performance.

The Home Design Standards are available separately to this Statement and are mandatory for development for social housing *and* advisory for development by the private sector.

2.9 Tenure diversification

Tenure diversification of the residential stock is an essential element of the Trust's statutory and corporate objectives. Castle Vale already has a number of existing homes in private ownership, evenly distributed throughout the areas of low-rise housing. Many of the owner occupiers are former tenants of Birmingham City Council who exercised the right to buy. In addition to these households, a proportion of the homes on Castle Vale were originally constructed for sale, and today owner occupiers account for 30% of all households. There is, however, a far lower proportion of owner occupation among households in high rise and maisonette accommodation, reflecting the lower value which is placed on these properties by residents in its current condition.

Building on this level of existing tenure diversification the Trust is committed to building homes for sale, in excess of the quantity which is required for social housing. Some of these properties will be available for shared ownership, and a smaller number of properties may be constructed by self builders. The Trust also wishes to examine the feasibility of flexible tenure.

3.0 ECONOMIC DEVELOPMENT PROPOSALS

3.1 Introduction

Castle Vale has been identified as a Priority Area for Action in the Economic Development Strategy for Birmingham 1994-1997.

Along with the Trust's aim of improving housing conditions on Castle Vale is an equally important one of improving the employment, training, enterprise and economic infrastructure of the estate. Much of this work will be concentrated on improving the skills of residents to equip them with skills to compete for work (and training places) both within, but primarily outside, the estate. This document concerns itself only with those areas where economic development proposals have a direct land use implication on the estate. The Trust's annual Corporate Plan identifies in detail the programmes and activities undertaken by its Economic and Community Development Directorate. Many of the proposals herein accord with the Birmingham UDP Policy Statement in targeting economic development initiatives (Policy 4.16, page 32).

3.2 Commercial and Community Focus of Castle Vale

The Castle Vale Shopping Centre is a source of dissatisfaction to the local community and the Trust, both because of the limited range of the retail outlets and due to the poor quality of its environment. One of the major reasons for the decline and failure of the shopping centre to meet the needs of Castle Vale is the fact that it has no identifiable frontage to the Chester Road and the significant passing trade potential that this important "corridor" brings.

Redevelopment of the shopping centre is therefore an essential element of the Master Plan. This proposal has been identified by the Birmingham UDP (Policy S10), and is subsequently identified as a key element of the Centre 8 Development Brief. Redevelopment of both the shopping centre and the Centre 8 residential area also provides the opportunity to make the area of the shopping centre and its environs to the east the commercial and community focus of Castle Vale. Several "community buildings" are already sited or planned to be sited in this locality.

Proposal E1: Redevelopment of Castle Vale Shopping Centre and land to the east and west to provide the commercial and community focus on the estate.

The key aims of the redevelopment are as follows:

- create new vehicular and pedestrian access to the shopping centre from the Chester Road, with an associated parking area;
- improve access to the shopping centre from the estate and improve the profile of the development by improvements to the estate frontage, including a new urban square;
- integrate key community functions to the development as well as making improvements to the commercial facilities of the Centre, thus establishing the area as the commercial and community focus of the estate.

3.3 Reed Square

The Reed Square Shopping Area located at the eastern end of Tangmere Drive is the site for a limited range of existing local shopping facilities, turning/terminus of the local bus services and St. Cuthbert's Church and Church Hall. Also in the immediate vicinity are Minworth Grange, (a social services home for elderly people), a garage, the Castle Vale Library, the Turnhouse Hall community facility and the entrance to Pegasus Junior and Infant School. St. Gerrard's Church and School are also located nearby on the opposite side of Yatesbury Avenue. Reed Square is therefore a significant area in terms of both its commercial and community functions but it currently presents a bleak, uninviting appearance.

Although the area has a wide range of facilities, substantial opportunities exist for improvements to be made to the area, due mainly to the current levels of land under utilisation in the area:

- integration of the Metro Spur Terminus;
- improvements to the retail and commercial facilities;
- improvements to the environmental quality of Reed Square itself;
- possible introduction of residential use into the Square (flats over shops, for example).

Proposal E2: Implement a detailed physical, economic and urban design appraisal of Reed Square with the aim of improving the area both economically and environmentally to ensure it remains a local commercial and community centre.

3.4 Park lane (Development at A38/Manby Road/Park lane Intersection)

PROPOSAL E3: An area of 1.3 hectares to be designated at the junction of Park Lane/Manby Road and the A38 for commercial development.

Access to the development is to be from a new junction with the A38 (Kingsbury Road). Detailed design and approval to the proposed junction will be developed in conjunction with Birmingham City Council's Transportation Department. The type of development sought is one which will be of low environmental impact, and which will provide maximum training/employment opportunities to people living on the Castle Vale Estate. There will be no through route for traffic onto Castle Vale allowed as a result of the new junction.

The developer of this site will be expected to provide a high quality landscape buffer zone on Park Lane at their own expense. Consideration will be given to the re-alignment of Park Lane in this location.

3.5 Yatesbury Avenue (Site No 1)

PROPOSAL E4: A site of 0.9 hectares to be designated for sale as a commercial opportunity at the junction of Yatesbury Avenue and the A38.

Although the site has some major services below it, there is an opportunity for a small building (for example a video rental store) with associated surface car parking facilities.

3.6 Yatesbury Avenue (Site No 2)

PROPOSAL E5: A site of 0.7 hectares, situated east of Lyneham Way be designated for commercial use.

It is considered suitable to accommodate a managed workspace development to provide business start up opportunities. Vehicular access is to be via Yatesbury Avenue. Development is to be allowed up to two storeys in height.

The notion of a managed workspace is central to the Trust's economic development proposals. The designated site is preferred in this location as it is considered suitable for a carefully designed non-residential use with a frontage to the busy A38.

3.7 Paget Rangers Mini Stadium

PROPOSAL E6: An area of land to the south of the Farnborough Road Flats to be designated for the provision of a mini football stadium by the Paget Rangers Football Club.

The facility is to provide a floodlit pitch with stand seating, a sports club, changing facilities, bowling green and children's play area and an all-weather pitch for use by the local community.

Access to the completed mini stadium and associated parking area is to be from a new road, off Farnborough Road, north of Pioneer and Javelin Houses. The use will mean retention of seven soccer pitches on the adjacent land, as well as the greater use that can be made of the all-weather facility. The proposal has an outline planning consent dated 13/4/95 (refN/04038/94/OUT).

3.8 One Stop Centre (Jobshop)

PROPOSAL E7: Establish a One Stop Centre for Employment and Training Advice in the commercial and community centre of the estate.

At present residents have to travel to Erdington or Chelmsley Wood to obtain advice on jobs, training and other employment issues. Evidence elsewhere suggests that services can be more effectively targeted at a local level.

The One Stop Centre is proposed initially as a volumetric building near to the existing health centre on Tangmere Drive. In the longer term it is anticipated that the facility will form part of the redeveloped shopping centre.

PROPOSAL E8: To allocate a site of about 1.6 hectares within the Cadbury Drive/Farnborough Road new build site for a nursing home.

There is proven unmet demand for residential and care home beds in the Kingsbury Ward. A large development is possible to serve both Castle Vale and beyond. A development in modules is preferred so that different needs can be addressed within the same scheme. Modern nursing homes can provide high quality accommodation and care. Such a development could provide up to 150 jobs locally. See proposal R8.

4.0 COMMUNITY DEVELOPMENT PROPOSALS

4.1 Introduction

Community Development is an essential part of the Trust's programme to achieve its vision for Castle Vale. It is, of course, primarily about developing people, structures and organisations that are the bedrock of any thriving community. In order to help achieve these, buildings and facilities are needed. The estate is not badly served by community facilities at present. However, those that do exist are not always located in the most advantageous position and some require improvement and modernisation.

Much of the Trust's work in the community development field will be with other organisations, both statutory and voluntary. Only a small part of that work will have land use planning implications.

Proposals that already exist or have been generated as part of the Master Plan process are identified below. No doubt other needs and land use requirements will emerge throughout the Trust's life.

4.2 Castle Vale Health Centre

The Castle Vale Health Centre, located off Tangmere Drive adjacent to the Shopping Centre is to undergo a series of developments, funded by the North Birmingham Community Health Care Trust. The purpose of the development is to provide improved clinical facilities (greater delivery of primary health care from the Health Centre), as well as expanded administrative offices. A small two storey extension to the Medical Centre is to be built alongside the existing facility and the remainder of the premises is to be refurbished.

The improvements to the Centre will in the first instance be enabled by relocation of one of the doctor's practices which currently operate from the centre to a new building, (Proposal C1 below).

4.J New Doctor's Surgery

Proposal C1: The trust will make land available for a new Doctor's Surgery to be constructed on part of the site of the former public house, The Artful Dodger.

This building is to be primarily a single storey development and will have parking for both visitors and staff located within the curtilage of the site. Access to the building will be from Tangmere Drive. Creation of this facility will enable the Health Centre to be refurbished following relocation of one of the existing doctor's practices, (see 4.2 above).

4.4 British Red Cross and Multi - Agency Accommodation Project (MAAP)

The British Red Cross Centre and MAAP is to be a newly-built facility to be constructed on Tangmere Drive adjacent to the new doctor's surgery.

The purpose of the building is to provide a range of day care and other facilities for use by various voluntary groups which provide services to the Castle Vale estate. The building will provide an administrative centre for the British Red Cross. The project is to be jointly funded by the Health Service, the British Red Cross and the Leonard Cheshire Foundation with support from the Trust.

PROPOSAL C2: The Trust will make land available for the British Red Cross Centre and MAAP on Tangmere Drive.

4.5 Residents' Office

PROPOSAL C3: The Trust will provide a Residents' Office with a "shop window" for use by residents' groups on Castle Vale

Initially it is proposed this facility be located in a shop unit on Reed Square. Longer term it is the Trust's intention to negotiate some "community space" in the redeveloped shopping centre.

4.6 Castle Vale School and Leisure Centre

The Trust wishes to examine the potential to expand upon this already well used campus to provide a cultural centre for Castle Vale.

PROPOSAL C4: The Trust wishes to examine the potential to expand upon the Castle Vale School and Leisure Centre campus to provide a cultural centre for Castle Vale.

The Castle Vale Leisure Centre (which is situated in accommodation used formerly by the Castle Vale School) is a well used public facility funded by Birmingham City Council. There is potential to facilitate improvements to changing facilities, provide squash courts at the rear and enable an independent access to the facility from the rear of the building.

Development of the campus may involve land swaps and clearer boundary definition.

4.7 Topcliffe School

Topcliffe School has developed two specific proposals which relate to environmental improvement/conservation.

- Topcliffe School Landscape Plan

A landscape plan has been produced for the school grounds, to be implemented in stages within the boundaries of the School.

- Topcliffe School Forest Area

Topcliffe School has secured agreement for funding for an area of tree planting adjacent to the school *to be* planted with *trees* as part of a nature *conservation/amenity* improvement plan.

PROPOSAL C5: An area of land to be designated for planting adjacent to Topcliffe School.

Although no further specific requirements are made by the Master Plan for Topcliffe School, refurbishment proposals for Topcliffe House should appraise any potential uses to which the school's accommodation could be put in relation to any special uses which might be proposed for that residential accommodation.

It is anticipated that the boundaries of the school could be reviewed as part of the neighbourhood strategy for the area.

4.8 Yatesbury Avenue Day Nursery

In the long term Birmingham City Council wish to appraise the potential for increasing the number of nursery places which are available at The Yatesbury Avenue Day Nursery.

Potential may exist for reviewing the access/boundaries of the school under the Neighbourhood Strategy for the area.

4.9 Castle Vale Police Station

Discussions have been held with the West Midlands Constabulary regarding the possibility of relocating the Castle Vale Police Station to a more visible and central location. Although the Police accept that this would be desirable, no commitment or funding for such a project is available from the Police.

4.10 Library

The Castle Vale Library is recognised by the Birmingham City Council library Service to be both in a poor location small for its purpose. Library management have stated that in the long term they would wish the Library to be relocated to a new building near to, or within the Shopping Centre itself.

There is, however no commitment to such a project by Birmingham City Council and no proposals are made by the Master Plan for this facility.

4 11 Castle Vale Swimming Baths

The swimming baths are viewed as a valuable amenity but are underused. In the short to medium term, the Master Plan proposes new homes in the area of the Castle Vale Swimming Pool which should enable environmental improvements on the frontage of Farnborough Road. This is as described in the Development Brief for the Cadbury Drive/Farnborough Road sites.

4.12 Residents Association Building

The Residents' Club occupies a key location adjacent to the area which is defined by the Centre 8 Development Brief as the Commercial and Community Centre of Castle Vale. Extensive improvements to the interior facilities of the Club have been undertaken in the recent past. Further improvement to the external environment and site boundaries would be desirable given the importance that its location will assume.

Proposal C6: In conjunction with officers of the Castle Vale Residents Association identify environmental and boundary improvements to the club premises.

4.13 Castle Vale Nature Group

PROPOSAL C7: Make land available for the relocation of Castle Vale Nature Group.

The Castle Vale Nature Group occupy part of the Fort Centre which will be redeveloped as part of the Paget Rangers proposal (E6). The group is thriving in premises designed for a totally different purpose. It is felt the group would benefit from a more prominent location probably on the Farnborough Road frontage between Pioneer House and the stables

5.0 TRANSPORTATION PROPOSALS

5.1 Introduction

Transportation, particularly by car and on foot emerged as a major concern of residents throughout the Master Plan process.

Residents are concerned about joyriding, traffic "rat running" through the estate, traffic speeds and the use of the estate's many footpaths and alleyways as a means of escape after committing property crimes.

Within the scope of the Master Plan commission only a limited amount of work could be done on this very specialist area. A hierarchy of roads has been laid down; concept "treatments" have been developed and the Neighbourhood Strategy approach has been outlined.

Nevertheless, the Trust recognises the need for more detailed work and has therefore appointed a Transportation Consultant to develop a comprehensive estate transportation policy and work up detailed designs for the road hierarchy. The Transportation Policy aims to ensure a safe, convenient, low speed, user friendly environment for estate residents whilst minimising extraneous traffic. Birmingham City Council and Centro are contributing to this study to ensure the proposals that emerge are acceptable and capable of adoption. The proposals presented here are at the conceptual stage.

5.2 Highway Infrastructure

The Master Plan makes provision for improvement to the highway infrastructure of the estate by establishing a hierarchy of streets.

5.2.1 Boulevard

PROPOSAL T1: Tangmere Drive to be developed as a "Boulevard" with the Midland Metro running down the middle.

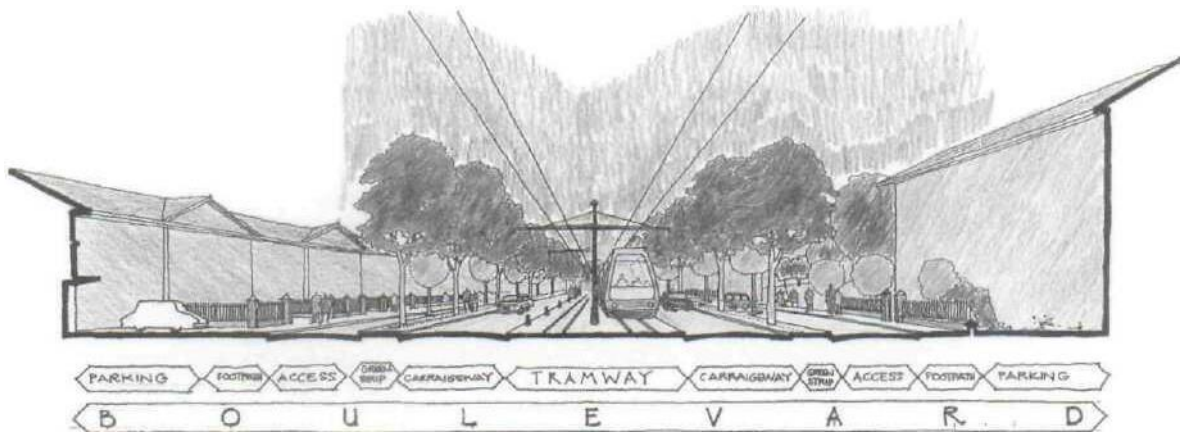
The boulevard treatment concept is for two carriageways shared by tramways running along a central reservation. Beyond the carriageway are pavements of sufficient width (minimum 3.5 metres) to accommodate a *planting zone*, *shared surface service* roads providing access to on street communal parking areas or parking spaces within the curtilage of individual properties.

Overall, the main carriageway is to be reduced in width to a minimum of 7 metres. Traffic calming events are to be integrated at intervals to reduce *traffic* speed to no *more than* thirty miles per hour.

The proposal is made to achieve the following:

- integrate the proposed spur of the Midland Metro into the streetscape;
- as a means of reducing the carriageway width to reduce traffic speeds;
- to integrate well engineered traffic calming events into the highway;
- to introduce street trees into an existing bleak and exposed streetscape;
- to promote pedestrian safety by the integration of pedestrian crossing places;
- provide parking and access facilities to new and existing homes away from the main highway.

Typical Boulevard Section



5.2.2 Avenue

PROPOSAL T2: “Avenue” treatments to certain parts of Farnborough Road and Yatesbury Avenue

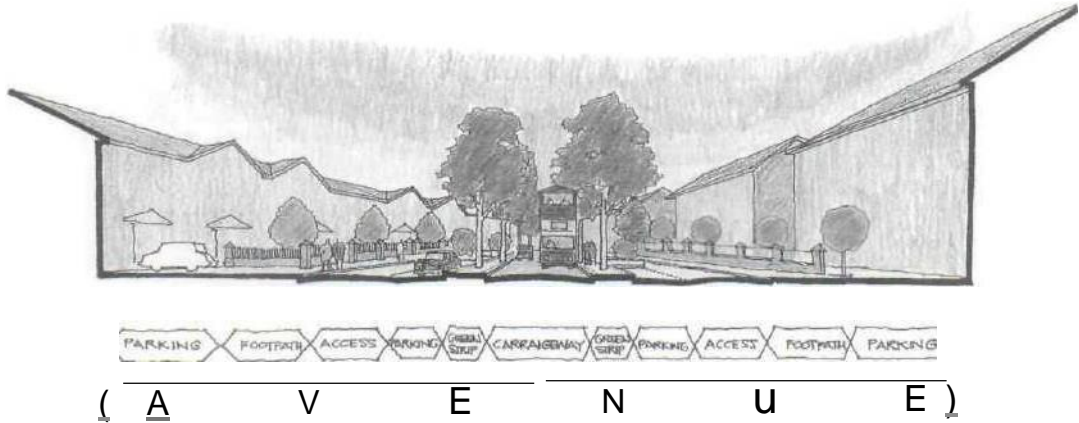
Overall the carriageway is to be reduced in width to a minimum of 7 metres and traffic calming events are to be integrated into the streetscape at intervals sufficient to reduce traffic speeds to 30 m.p.h. Beyond the carriageway are pavements of sufficient width (minimum 2.5 metres) to accommodate a planting zone, shared surface service roads providing access to on street communal parking areas or parking spaces within the curtilage of individual properties.

Overall, the main carriageway is to be reduced in width by comparison to the existing situation and traffic calming events are to be integrated at intervals to reduce traffic speed to no more than 30 m.p.h.

The proposal is made in response to the following:

- as a means of reducing the carriageway width to reduce traffic speeds;
- to integrate well engineered traffic calming events into the highway;
- to introduce street trees into an existing bleak and exposed streetscape;
- to promote pedestrian safety by the integration of pedestrian crossing places;
- provide parking and access facilities to new and existing homes away from the main highway.

Typical Avenue Section



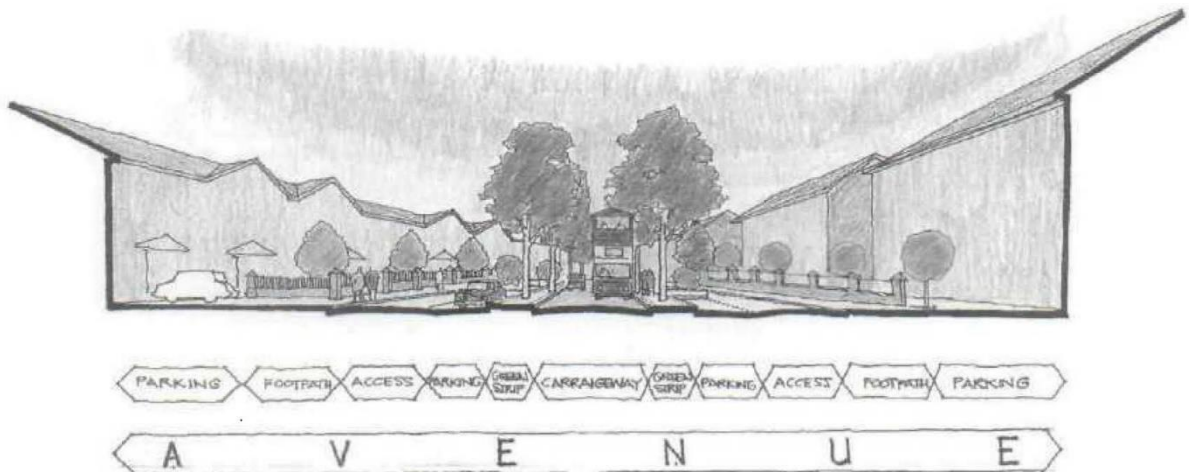
5.2.3 Link Road

PROPOSAL T3: Introduce Link Roads (new or improved highways) to serve residential areas following agreement with residents as part of the Neighbourhood Strategy process

It is intended that the majority of these will be within the Neighbourhood Strategies areas, and therefore are not indicated on the Master Plan. In these areas, link roads have been conceived as a method of increasing the north-south permeability of the estate. In new housing areas they are conceived as conventional residential access roads. The Master Plan has these roads (where they are indicated) set out with carriageways of 4.8 metres' width, with two pavements of 2 metres' width. Beyond the rear of the pavement is the boundary of private property and the parking spaces for private vehicles which are to be within the curtilage of each property.

Engineering proposals for Link roads should incorporate traffic calming at intervals sufficient to limit vehicle speeds to 20 m.p.h.

Typical Link Road Section



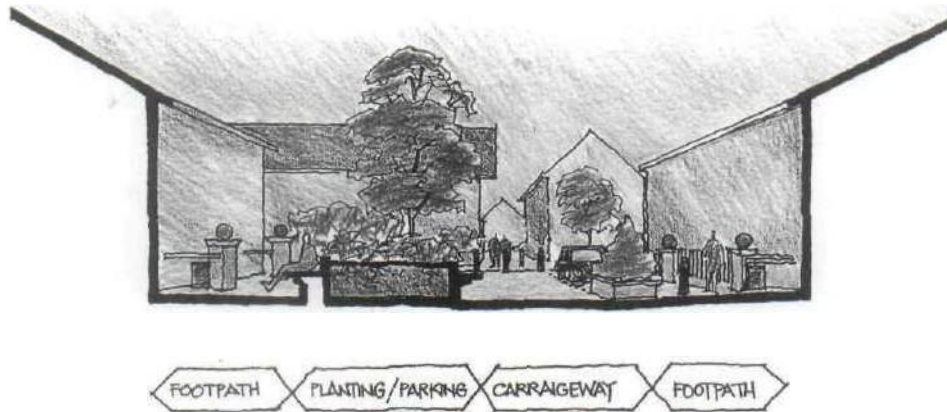
5.2.4 Shared Surface road

PROPOSAL T4: Introduce shared surface roads (new or improved highways) serving residential areas

It is intended that traffic calming will reduce speeds on these roads to a maximum of 7 mph as pedestrians will have priority over vehicles. Shared Surface roads may be constructed as part of new residential developments or as part of environmental improvements under Neighbourhood Strategies where opportunities are to be sought to bring access to the maximum number of properties with the willing consent of residents.

Design of the shared surface roads will be based on the Woonerf concept developed in the Netherlands. with parking places and street furniture integrated into the highway

Typical Shared Surface Road Section



SHARED SURFACE

5.3 Public Transport

The Master Plan proposes considerable short, medium and long term improvements to the transport infrastructure of the Vale as follows.

5.4 Bus Network

Following consultation with the local bus operators which serve the Castle Vale Estate, there are no known immediate changes proposed to the local bus services. Concern has been expressed by the operators that traffic calming proposals on bus routes should not compromise the safety and convenience of operation of services. Detailed engineering of the traffic calming on bus routes should therefore reflect this. Any proposed relocation of bus stops or bus shelters will be made in consultation with the West Midlands Constabulary, Centro and the Birmingham City Council Transportation Department.

5.5 Castle Vale Hopper Bus Service

The Castle Vale Hopper bus service was introduced in March 1995 as a pilot service for the period of one year.

Introduction of this service follows extensive feasibility studies undertaken by the Trust and widespread support for the idea expressed at public meetings held during the Master Planning process.

5.6 Light Rail

Parliamentary Approval has been granted for the construction of Line 2 of The Midland Metro. A part of this proposal is a spur to serve Castle Vale Estate. This spur is to enter Castle Vale at a point south of the new junction of the Chester Road adjacent to the former Castle Bromwich Railway Station. From here it runs onto Tangmere Drive and as far as Reed Square, where a terminus is planned. In addition to the terminus, stops are to be on the Chester Road where the spur enters the Vale, and on Tangmere Drive, adjacent to the Shopping Centre.

Proposal T5: Relocate the Midland Metro into the central reservation of Tangmere Drive Boulevard to minimise the loss of land for new homes on the Centre 8 redevelopment site.

5.7 Heavy Rail

Discussions have been held with Centro regarding the possibility of reopening the former Castle Bromwich railway station. This would give access by heavy rail to both Birmingham City Centre as well as to the planned European Rail Freight Terminal at Hams Hall, thereby giving greater access to employment opportunities. Centro have commissioned a feasibility study to examine the potential for this proposal.

Proposal T6: Land to be reserved off Cadbury Drive for a possible future car park to serve the old Castle Bromwich station, should it be reopened at some time in the future.

5.8 Cycle Routes

The current high level of crime and fear of crime on the estate is a restriction upon the attractiveness of cycling on the estate. Its flat topography and relatively small area ought to make cycling an attractive form of transport for many people.

PROPOSAL T7: Through the Transport Consultancy to identify possible cycle routes and secure places where cycles can be left.

5.9 Footpaths

The estate has many footpaths and alleys that often duplicate each other. The Radburn layout of the low rise areas encourages a proliferation of footpaths. Many residents see the number and location of footpaths as a contributing factor to high crime levels. The Neighbourhood Strategies will address the need for footpaths, preferred routes and desire lines and improvements to make footpaths safer.

PROPOSAL T8: As part of the Neighbourhood Strategies to close footpaths where they duplicate others or where neighbours wish.

5.10 Project Wagtail

PROPOSAL T9: Develop a perimeter walkway (bridleway in parts) around the estate leading to other footpaths beyond the estate and so giving quick and safe access to the Birmingham/Fazeley Canal, Plants Brook reservoir and Langleys Valley

There is already an informal perimeter walkway in place to the south eastern corner of the estate which it is expected to expand upon. It is considered appropriate to develop a footpath network linking amenity areas both within the estate and beyond in order to enhance their value and usage.

6.0 ENVIRONMENTAL PROPOSALS

6.1 Introduction

When Castle Vale was developed in the 1960s the use of energy and the earth's non renewable resources was not high on the agenda for planners, designers, central and local government or residents. In the intervening years a combination of advances in technology and an appreciation of the detrimental effect man's everyday activities can have on the environment, have brought environmental issues to the top of the agenda as the year 2000 is approached.

Castle Vale Housing Action Trust believes it is in a unique position to lead the way and develop "best practice" in response to a number of areas of environmental concern. For example, energy efficient homes, nature conservation and litter reduction. The estate has the potential to make use of technological advances in the development of combined heat and power.

Already, the Trust has commissioned the Groundwork Trust to develop an Environmental Policy. Set out below are further proposals aimed at establishing Castle Vale as a "friend of the earth". It is hoped this will lead to an environmental "thread" running through all areas of the Trust's activity.

6.2 Open Space

6.2.1 Summary

It has for long been acknowledged that in order to achieve its principal objective (which is the regeneration of the housing stock of the estate), the Trust would have to use some of Castle Vale's open space on which to build new homes. The primary reason for this is the large number of high rise and maisonette properties scheduled for demolition. Proposals for the demolition of existing property have been made taking into account the desire to retain as much of this open space as possible, balanced with the need to demolish property which has no viable future in the long term.

In return for the reduction of existing open space, the Master Plan proposes that retained open space should be upgraded to an enhanced standard of amenity. In addition to this, some areas of land (which are currently not worthy of being considered as useful amenity space) are to be improved and counted back into the area available as a balance to the overall land taken for development.

6.2.2 Existing Open Space

Castle Vale borders open countryside to the south east and has substantial areas of public open space within its boundaries. Although this situation has advantages, much of the open space is characterless and requires constant maintenance. Much of the land cannot be properly considered as amenity space as there is little or no shelter and much of it is overlooked by high rise buildings. It is poorly distributed being concentrated mainly on the southern periphery of the estate; with no central focus.

Two areas of open space in particular are valued by the residents of Castle Vale; one is the large tract of land to the south of the estate and which has good quality natural landscape at its boundaries; the other is a smaller area to the north of Park Lane which has artificially mounded relief. Within the low-rise residential areas are purpose designed amenity spaces which *were formerly* the site of the estate's children's play areas; most of these have now been removed for safety reasons.

The land of Castle Vale estate has been measured to determine the quantity of existing open space; There are approximately 33.8 hectares of existing public open space, excluding amenity land.

6.2.3 Open space lost to development

The following schedule lists the principal areas of open space which will be lost to new development:

Location	Land surface area (hectares)	Reference to proposal
Cadbury Drive/Farnborough Road	6.40	R8

6.2.4 Amenity and Recreation Areas - Neighbourhood Greens

The urban design framework for Castle Vale (refer to Appendix 8.3) proposes a hierarchy of open spaces (neighbourhood greens) linked to the new Centre Park at the heart of the plan. This is in addition to the proposal, to provide an integrated landscape setting for a range of public amenity facilities at the south of Castle Vale in the area south of Farnborough Road flats.

Design of all amenity and recreation areas is to be in accordance with the standards required by the Director of the Birmingham City Council Leisure and Community Services Department. It is intended that all recreation/amenity areas will be to a standard which enables them to be adopted by Birmingham City Council.

PROPOSAL G1: A new central park to be constructed on the site currently occupied by Kemble and Lyneham Towers, measuring approximately 2.3 hectares.

This should be a formal park, set behind a 2100m metal rail fence and providing a children's play area, bowling green, dog Typical Boulevard Section

exercising area and possibly a water feature. A sustainable park, valued by the community, requires community involvement in the design process. The finalised proposals will be the result of such involvement.

This proposal is strongly supported by residents and is designated by policy E30 of the Birmingham UDP. Further details of this proposal are included in the Centre 8 Development Brief.

PROPOSAL G2: An area of around one hectare between Comet and Auster Houses on Farnborough Road for recreational space, incorporating a water feature.

Proposal G3: An area of 0.42 hectares on Park Lane to be developed as a new neighbourhood green.

This new local recreation park is to be provided adjacent to the electricity sub station at Park Lane. The provision is intended to offset losses to open space which will be incurred as a result of development of new homes on Park Lane. For further explanation, refer to Development Brief for the Park Lane Site. The area will have direct access to Project Wagtail (Proposal T9).

PROPOSAL G4: 0.38 hectares area within the new housing area at Cadbury Drive/ Farnborough Road to be developed as a neighbourhood green

Further details of this proposal are contained in the Cadbury Drive/Farnborough Road Development Brief.

PROPOSAL G5: Improve the existing neighbourhood green at Watton Green.

Watton Green (0.83 hectares) is to receive environmental improvements under the neighbourhood strategy for the area. This will ensure maximum participation by the local community in its design. It is intended that the environmental improvements will follow the demolition of Oakington House which currently overlooks the area.

PROPOSAL G6: An area of 0.34 hectares at Donibristle Croft to be developed as a new neighbourhood green.

Demolition of Ensign House will release a site which is to receive environmental improvements under the neighbourhood strategy for the locality. Application of the neighbourhood strategy in this area will ensure maximum participation by the local community in its design.

PROPOSAL G7: The urban design framework for Castle Vale proposes an integrated landscaped setting to a range of new facilities in the area of open space south of the Farnborough Road Flats.

The new facilities proposed are:

- Paget Rangers Mmi-stadium (refer to Proposal E6 above);
- rationalisation of the land use of the existing football pitches;
- a new facility for the Castle Vale Nature Conservation Group north of the site, fronting Farnborough Road, to replace and enhance the existing provision at the Fort Centre;
- improvements to the existing allotment gardens;
- enhancement of the existing stables by provision of bridleways. and possibly mountain biking trails;
- reinforcement of the existing natural landscape at the southern site perimeter, particularly in connection with the ramblers route 'Project Wagtail'. (Proposal T9). which runs around the perimeter of the site.

PROPOSAL G8: Carry out environmental improvements to the two main roads adjacent to the estate and provide welcoming entrance features.

The Trust recognises the negative external perceptions of Castle Vale formed by the views of the estate gained by investors and passers-by. In order to address these, and to increase residents' pride in their area, high quality environmental improvements will be sought to the Kingsbury Road and Chester Road. This will also encourage new investment along the A38 corridor and complement the planned investment by Jaguar and Birmingham Heartlands Development Corporation on the Chester Road.

6.2.5 Summary of New Green Spaces

The following schedule lists the principal areas of open space which will be released by development:

Location	Land surface area (hectares)	Reference to proposal
Centre 8 Centre Park	2.34	G1 Centre 8 Development Brief
Open Space within Cadbury Drive development area	0.38	G4 Cadbury Drive Development Brief
Donibristle Croft	0.34	G6 Resulting from demolition of Ensign House Proposal
Park Lane	0.42	G3 Park Lane Development Brief

6.2.6. Conclusion

On completion of the development programme there will be a net loss of public open Space of 2.92 hectares. It is therefore estimated that at the conclusion of the development there will be a total of 30.88 hectares of public open space, including playing fields. The population of Castle Vale in the year 2004 has been estimated according to the Birmingham UDP is that 2 hectares of open space is required for every 1000 of population, the minimum requirement would therefore be 24 hectares. The figure defined by the Master Plan exceeds this requirement by some 6.8 hectares.

In addition to the firm proposals given above, the design guidelines for the Neighbourhood Strategies which are to be applied to the areas of low-rise Radburn housing require that additional opportunities are sought for creating new high quality amenity/play areas or for the substantial improvement of existing amenity spaces.

6.3 Energy Usage/Environmental Impact

Surveys of the existing housing stock have revealed very low levels of energy efficiency ranging from 1.7 to 5.8 on the NHER scale. Improvements in energy efficiency across all dwelling types is required, both on environmental and cost in use grounds. Indeed, whilst the Trust wishes to establish target NHER (National Home Energy Ratings) or SAP (Standard Assessment Procedure for energy ratings of dwellings) ratings for refurbishment and new build housing, the cost in use to the occupier is the most important criteria. In the medium term therefore the Trust plans to adopt an affordable warmth standard.

PROPOSAL G9: All refurbished homes to achieve a minimum SAP rating of 80

PROPOSAL G10: All newly built homes to achieve a minimum SAP rating of 90

Affordable warmth may be realised through new forms of energy supply, particularly there seems scope for a Combined Heat and Power (CHP) project on the estate.

In addition to affordable warmth, the Trust wishes to minimise the adverse effects of new homes on the global and local environment while promoting a healthy indoor environment. This will include a requirement on specifiers and contractors to minimise waste and energy during construction.

PROPOSAL G11: All new homes will achieve the Environmental Standard Award as defined by BREEAM (Building Research Establishment Environmental Assessment Method).

The TruS1 will seek to persuade private developers on Castle Vale to achieve this standard both for new housing and its equivalent for new commercial buildings.

PROPOSAL G12: The Trust will commission an energy strategy for Castle Vale to develop an affordable warmth policy and to identify other ways to minimise energy consumption.

For further details of energy and environmental standards required by Castle Vale Housing Action Trust, see Home Design Standards.

6.4 Other environmental Proposals

PROPOSAL G13: The Trust will adopt policies to minimise litter including positioning waste recycling centres in strategic locations and increasing the provision of litter bins.

The Trust has already formed a partnership with the Tidy Britain Group and is implementing a People and Places Programme.

Throughout this document are proposals that promote a cleaner, safer environment for Castle Vale and its residents. For example, Proposal T7 and Proposal TS. This demonstrates that environmental awareness has a place in all the policies and activities of the Trust.

7.0 THE ESTATE DESIGN GUIDELINES-A VISION FOR CASTLE VALE

7.1 Introduction

Purpose of the Estate Design Guidelines

- 1 To provide a vision of the redevelopment of the estate to ensure that the Trust's vision is realised.
- 2 To establish minimum standards of design in the public realm.
- 3 To avoid the mistakes of the (recent) past.

Through its Master Plan and associated documents, the Trust wishes to establish a framework, both visionary and specific, for the long term regeneration of Castle Vale. This is contained in the Land Use Plan, this document, the Home Design Standards and the development briefs for Castle Vale's three principal development sites. The full achievement of the Trust's aims will, to a degree, be limited by the existence of considerable existing infrastructure, ownership patterns and other development constraints.

The overriding aim of the Trust will be to break down the homogeneity of the estate and create a series of places which are more legible, thus enabling identifiable neighbourhoods to develop. This process will become clearer over time as the existing housing stock of Castle Vale is either rebuilt or improved, as the environment is upgraded, and as tenure is diversified and uses become more mixed.

7.2 Creating a new identity

7.2.1 The Urban Village Concept

The urban village concept is about making our cities more "liveable" and sustainable. It aims to create communities with a strong degree of self sufficiency through the establishment of mixed uses to provide a self sustaining balance of homes and employment with easy access on foot to local services and amenities, entertainment, shops and facilities for recreation.

To make a viable urban village, a population of 3,000- 5,000 people living within an area with a diameter of 900 metres has been suggested. Conceivably, Castle Vale could therefore comprise two urban villages, with its two shopping centres at their respective hearts. Redevelopment of the Centre 8 and the shopping centre sites, and the improvement of Reed Square, affords the opportunity to create a viable mixed use centre to Castle Vale which is a requirement of an urban village, according to the theory.

Much of the urban village philosophy accords with the corporate aims of the Trust. However, Castle Vale is not, and nor should it become, an island. Most people will continue to work in places other than Castle Vale, although it is to be hoped that more will spend their leisure time on Castle Vale. The Trust intends to adapt the urban village concept to reflect the special circumstances of Castle Vale.

7.2.2 A Sense of Place

In its current condition, Castle Vale has a uniformity relieved only by the presence of high rise concrete blocks. In addition, Castle Vale has much open space, but little of this can be said to either have a sense of place, or to be properly within the public realm.

The function of the two main commercial foci of Castle Vale, the Shopping Centre and Reed Square will be reinforced. The Shopping Centre is to be rebuilt, enabling better definition of public space, in particular, by creating a new urban square around which Castle Vale's principal community and commercial facilities will be focused. Appropriately, this will also be the focus of the Vale's public transport network, and a focus of pedestrian and cycling routes.

Reed Square, the Vale's secondary commercial focus and terminus of the local bus network is to be substantially improved and the environment of the existing square will be uplifted following introduction of the terminus of the Castle Vale Metro spur.

Public Space and Private Space

The distinction between public and private space at Castle Vale is blurred or non-existent in many places. This leads to a belief that there is a lack of responsibility and a minimal sense of ownership in the public realm. This lack of definition is considered to be a major contributing factor to fear of crime, litter problems and high landscape maintenance costs.

Much of the Trust's redevelopment programme will be concerned with redefining this open space. Where appropriate, unsupervised public open space (much of which is mown grass) will be given over to residents for use as private garden areas. Other areas will be brought properly into the public realm to make places of which the people of Castle Vale can be proud.

Specific measures which the Trust therefore seek are:

- a clear distinction between public and private space is sought in all development proposals;
- all development is to have a well designed boundary at both front and rear, using walls, gates and fences (the trip rail will have no place on the new Castle Vale);
- rear gardens should abut rear gardens wherever possible;
- passive security within the public realm is to be encouraged by siting buildings to address and overlook roads or squares;
- the Trust seeks to promote traditional streets with pavements as the principal method of vehicular and pedestrian circulation, although a limited number of shared surface roads are also envisaged. This contrasts directly with the existing situation where pedestrian and vehicular circulation is segregated; new development will exemplify the benefits of traditional street layouts to residents. The standards for pavement and road widths are set out in the development briefs for the three principal development areas;
- introduction of public art.

Landmarks

The Master Plan for Castle Vale defines a number of opportunities for the creation of new landmarks; the Trust expects development in the following areas to be of the highest quality:

- the refurbishment of Concorde Tower, which will form a landmark on Tangmere Drive at the principal entrance to Castle Vale;
- the frontage of the Sopwith Croft area where it fronts Tangmere Drive;
- refurbishment of Chivenor House;
- the new urban square at the Castle Vale frontage of the shopping centre;
- the Tangmere Drive and Centre Park frontages of the Centre 8 redevelopment sites;
- environmental improvements to Reed Square;
- the Farnborough Road 14 tower blocks, these are to be the subject of an architectural competition;
- redefinition of the character of the principal road network will create linear "landmarks" across Castle Vale.

Parks and Other Amenities

Redefinition of Castle Vale's open spaces, so that there is a clear distinction between private and public space will enable improvements to the quality of the amenity spaces to be made. This improvement in the quality of the open spaces will additionally compensate for some loss of open space to the development in some areas.

Amenity spaces are to be redefined according to a clear hierarchy.

- The new Centre Park on the site of the Centre 8 high rise blocks will be the Vale's most significant new outdoor amenity area.
- The recreation area to the south of Farnborough Road is to be enhanced, including development of the Paget Rangers mini-stadium and by creating an integrated landscape setting to this and a range of other facilities.
- Secondary outdoor amenity areas will be created at:
 - Watton Green;
 - Donibristle Croft on the site of Ensign House which is to be demolished;
 - as part of the Cadbury Drive/Farnborough Road development area;
 - as a part of the Park Lane development area.

Street Furniture

The Trust acknowledges that low budget specifications for street furniture and landscaped areas will almost certainly lead to false economy. High standards of specification are therefore encouraged. Often that which is cheapest to install initially is the most expensive to maintain in the long term.

7.2.3 Density and Urban Form

Castle Vale currently has a suburban character, relieved only by the presence of its 34 highrise buildings. At the very heart of the estate stands the Centre 8 tower blocks. These are currently in the process of demolition as the Trust begins its redevelopment programme. It is here on the site of the Centre 8 that the density and form of the redevelopment will create a new focal point and heart of Castle Vale with an urban character. Density in this location will be a maximum of 180 habitable rooms per hectare, and buildings will be mainly three storeys fronting Tangmere Drive and Yatesbury Avenue. In the Centre 8 development area, the buildings separating distances are reduced to a minimum of 20 metres between two storey buildings, and 27½ metres between three storey buildings.

Beyond this major redevelopment site, development in the peripheral areas is to more closely harmonise with the suburban scale of the remainder of Castle Vale where a maximum density of 150 habitable rooms per hectare will be permitted.

7.2.4 Mix of Homes

The overall mix of homes to be developed is dependent on rehousing requirements from planned demolition, city-wide needs for social housing, and the market for housing for sale. In the redevelopment area of the Centre 8, urban form dictates that one and two bedroomed flats and smaller family houses will predominate. In the peripheral development areas, there will be greater opportunities for development of three and four bedroomed homes and up to six bedrooms for larger households.

7.3 Castle Vale - A sustainable environment

To the casual visitor, Castle Vale is already a green place. Unfortunately most of that greenery consists of grass cut 3" high. Of course, the estate's buildings are far from being "green" in the environmental sense, having extremely poor levels of insulation and outdated, inefficient heating systems. With regard to both the building stock and the quality of the outdoor environment, the Trust will promote quality before quantity and apply environmental impact assessment techniques to determine the most appropriate form of "green" development.

7.3.1 The Home.

Through the Home Design Standards document the Trust requires specific standards of environmental performance and energy efficiency for both new and refurbished homes in the social rented sector. Our partners who wish to develop property in the private sector are strongly encouraged to follow this example and to enter into the spirit of these environmental targets.

Energy standards are established by citation or minimum SAP ratings for new and refurbished properties. The standards for new property will aim to equate with the standards which are now commonly accepted as those for super-insulation. The standards for refurbished property are established as the best which can be reasonably be achieved within the overall budgetary constraints of the Trust's development programme.

7.3.2 Transportation

Public Transport

The Trust seeks improvements to the existing public transportation infrastructure by:

- planning for integration of the Castle Vale spur of the Midland Metro;
- introduction of a community shuttle bus service on a trial basis;
- planning for the reopening of the Castle Bromwich railway station (which would be within Castle Vale itself) by making provision for a new station car park at Cadbury Drive;
- considering the location of all bus setting down points as part of a wider transportation study.

Private Transport

Although, because of the nature of its highway infrastructure, Castle Vale gives the impression of being a car dominated environment, the estate does in fact have relatively low levels of car ownership. The Trust acknowledges however that car use within Castle Vale is likely to increase, and plans to accommodate the car yet mitigate its impact.

Although car use is to be accepted and integrated into the vision for Castle Vale, the Trust seeks to promote the use of public transport, and cycling and walking, as preferable means of transport around Castle Vale.

Traffic Calming

The Trust will ensure that improvements to the highway infrastructure are carried out so that traffic speeds are reduced by integrated traffic calming techniques: mini roundabouts; speed tables; chicanes to limit forward visibility; sharp radii at junctions; use of cross-roads.

Private Parking Space

The Trust envisages that private car parking spaces should, where possible, be within the curtilage of the home where this can be achieved without detriment to the quality of the townscape. Car parking spaces are to be provided at the following ratios:

- for elderly person's sheltered housing - 25%;
- in the area of the *Centre 8* redevelopment- 110%;
- in all other development areas - 200% but with reductions for social housing.

Through the Neighbourhood Strategies garage courts should be removed in favour of in-curtilage parking.

Secure parking, off street, will be provided for refurbished high rise blocks.

Public Parking Space

The Trust intend that areas of parking for public use should be designed according to the best standards of landscape design. The use of good quality soft landscape material to break up parking areas is required.

Pedestrian Crossings

Castle Vale was designed with a number of sub-terranean pedestrian crossing places. Over time, residents came to reject these as neither a safe nor convenient method of crossing the road. They have all been taken out of use.

A proper provision of surface pedestrian crossing places is to be provided in all areas of Castle Vale according to the recommendations of the Trust's transportation consultant. These are to be integrated into the design of traffic calming events wherever possible.

Cycle Routes

The Trust will make provision for a network of cycle routes around Castle Vale. In some instances, these are to be shared with pedestrian users.

Cycle Parking

Good quality cycle parking facilities are to be provided in the following locations:

- the Shopping Centre,
- Reed Square;
- Centre Park;
- Castle Vale Swimming Pool;
- each of Castle Vale's five schools.

Pedestrian-Only Routes

In addition to the network of shared cycle and pedestrian routes, the Trust will develop the Project Wagtail ramblers' route, which is to circumnavigate Castle Vale and link to other routes beyond the estate, for example the Birmingham-Fazeley canal.

7 3.3 Amenity and the outdoor environment

Castle Vale is to be transformed by the planting of many trees, both in the street and also in outdoor amenity areas. Soft landscape is to be designed for low maintenance and is to enhance the natural ecology of the locality. Soft landscape is to be designed appropriately to its setting, reflecting urbanity when used in streets or in parks, and naturalistically when used in peripheral locations. Litter traps must be avoided.

7 3.4 Waste Management and Recycling Facilities

The Trust supports long term initiatives to reduce litter in the environment and manage waste. Refuse collection is to be made easier by proper consideration of refuse collection systems in development proposals, by introduction of many more recycling facilities across the estate. In the public realm, litter bins are to be accessible and convenient to use.

7 3 .5 Community

Since the Trust assumed responsibility for the management and development of Castle Vale estate, many initiatives have been taken to develop and strengthen the local community and local participatory processes. These have occurred both as part of the Trust's regular activities and as part of the Master Plan consultation process.

The Trust sees the continuation and strengthening of local participatory frameworks as fundamental to the long term sustainability of Castle Vale. It is essential to the Trust that residents assume a wider responsibility for management and maintenance of Castle Vale in the long term. It is through these processes that Castle Vale's residents will come to have a greater sense of ownership of the place which is their home, and to value Castle Vale as a place with a long term future in which residents have a primary role to play.