



Ley Hill

LEY HILL

development framework

Framework

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EXECUTIVE SUMMARY

This development framework sets out a vision for the regeneration of the Ley Hill Estate and the adjacent recreation ground. It is not intended to be an inflexible blue print but instead identifies new development opportunities and provides guidance for managing change, based on a set of guiding principles.

The vision seeks to support one of the Council's key objectives of creating 'flourishing neighbourhoods' by undertaking a holistic approach to the regeneration of Ley Hill and the surrounding local neighbourhoods. Generated from an initiative by Birmingham City Council Housing Department, the framework has been developed in consultation with:

- Ley Hill Estate Development Group
- Ley Hill Area Residents Association
- Barnados
- St Francis Youth Group
- Severn Trent Water Plc
- Ley Hill's local medical centre
- Birmingham City Council:
 - Transportation
 - Planning
 - Leisure and Culture



Houses overlooking the park

- Economic Development
- Education.

The proposals include the construction of:

- At least 450 mixed tenure new homes
- New community facilities
- New health centre
- New convenience shop
- More facilities for Ley Hill Infant and Junior School.



Typical Bournville house





Ley Hill Village Green

It is envisaged that the regeneration will take between four and six years, and will be achieved through a partnership of interested parties.

This framework and concept plan has been adopted on 2 February 2004 by Birmingham City Council as Supplementary Planning Guidance to the Birmingham Plan. This means that it will be used to guide the new development and the changes that will take place within the area.

The council has also agreed to the use of the majority of the land sale proceeds arising from the development opportunities to reinvest in the local neighbourhood to improve:

- Community and educational facilities
- Ley Hill recreation ground and to change it into a neighbourhood park
- Retained council homes
- Links between the new neighbourhood and the surrounding area
- The environment of the area
- Traffic management, road safety and encourage greater use of public transport.

These projects will be funded through a combination of Section 106 and Development Agreements.



Bournville: Elevation detail

The framework sets out a vision for a new and unique place which will be:

- Suburban in character
- Safe and attractive to walk around – with clearly defined areas of open space and well lit streets
- Accessible, with improved links to surrounding areas and better environment for pedestrians.

It will also:

- Support a lively mixture of uses, with homes, leisure, recreation, community and shopping facilities within walking distance
- Promote a stable and balanced community – capable of sustaining a range of facilities and services.



Existing division between the estate and the park



Proposed division between the estate and the park

The homes will be:

- Built to last, with a distinct identity
- Designed so they can be cheaply adapted to changing circumstances.

The framework aims to bring the park into the estate and the estate into the park.

Through consultation, the local community has identified the main problems for the area. Ley Hill has:

- Poor image and a sense of isolation
- Unpopular housing with a lack of choice in tenure and type
- Poor quality shopping, with a limited range of shops
- Lack of community facilities – both in quality and range
- Fear of crime and concerns over community safety
- Poor links with Ley Hill Recreation Ground and other housing areas
- Need for better facilities for Ley Hill Junior and Infant School.



The Holloway acts as a barrier to the park

The regeneration scheme is about more than just housing – it is about improving residents' quality of life and providing better access to economic and social opportunities.

A FRAMEWORK FOR ACTION

In order to overcome these problems, the framework seeks to:

- Create a new and attractive neighbourhood with its own unique sense of identity
- Promote a wide range of home types and tenure options
- Allow for future change, providing flexible home types that can be adapted or changed in the future

- Create a sense of ownership and community pride through an estate development trust, or similar vehicle
- Create a clearly defined, high quality village green and neighbourhood park
- Encourage the creation of a residential environment, which is attractive, arcadian and suburban in character and complements the site and surrounding areas. An example of this is the traditional 'Bournville' arts and craft housing.
- Improve access and links through the estate and to the surrounding areas by upgrading existing roads and pavements, extending cul-de-sacs to become through-routes and introducing traffic calming measures



Unpopular inflexible housing





Concept Plan - Village Green

- Re-dress the balance between the car and the pedestrian and encourage more environmentally friendly forms of transport such as cycling or using public transport
- Provide new and enhanced leisure, recreation, social and play facilities for all the community
- Take a positive view of the qualities of the site
- Encourage local residents to be involved in decisions regarding the future management of their neighbourhood
- Improve car parking and play facilities for Ley Hill Junior and Infant School.



Bournville: double aspect house



Bellfields, Northfield: new mixed tenure housing

The regeneration proposals aim to:

- Provide a **vision** for the new estate, making it an attractive place to live, relax and visit
- Involve **local people** in the process and increase their control and sense of ownership
- Make the new estate **sustainable** balancing the housing and non-housing elements, enhancing mobility and access to public transport, producing flexible buildings that can grow and adapt to new circumstances
- Build **eco-friendly** homes using, where possible: environmentally friendly, renewable materials, sustainable drainage and water management, high levels of insulation and low energy fittings generating low to zero emissions



Stockfield, Acocks Green: new mixed tenure housing

- Provide a guide for the regeneration area and bring together the interests of the local community, city council and partners in the creation of a new neighbourhood.

The framework is based on a set of suburban design principles as follows:

- **Place not estate**

A traditional yet distinctive neighbourhood of suburban character. The housing will be of the same quality regardless of tenure and will respond to the characteristics of the area and landscape

- **Streets for people**

The streets should be connected (cul-de-sacs will be discouraged), lined with trees and as direct as possible

- **Safety and privacy**

Public spaces should be overlooked by the fronts of buildings. The rear of the buildings should be

private and back onto each other to form secure back gardens or courtyards

- **High quality design**

Design and construction should be of the highest quality to create adaptable homes, which look distinctive and integrate into the surrounding areas

- **Suburban**

Where possible space should be left around the new homes for future expansion

- **Long lasting**

Built to the latest standards using durable materials, all buildings should be capable of adaptation and change as requirements change during the life of the building.



Housing overlooking public space

THE MAIN PROPOSALS

The proposals in this framework are to be implemented through a partnership between local residents and stakeholders, Birmingham City Council, Prime Focus, the private sector and other agencies.

The main proposals are illustrated in the concept plan on the following pages and are:

- At least 450 new homes will be built with a range of house types and tenures. Up to 40% of the new homes will be for rent and shared ownership, and a minimum of 60% will be for outright sale
- The creation of a village green is to form the new heart of the place
- A two-way tree lined highway system needs to be introduced to a speed appropriate to residential roads throughout the area (including the Holloway)
- Provision of "off street" parking for all homes
- Safe, easy, convenient access to the park
- Enhanced and extended community facilities
- New health facilities
- Transformation of the recreation ground into a neighbourhood park



- Improved school facilities including a softball area and improved access and parking

- Better local shopping facilities.

An overall density of at least 40 homes per hectare will be achieved.

The above are seen as the minimum requirements. Partners will be encouraged to suggest how these can be improved.

INTRODUCTION

The Ley Hill Development Framework has been prepared by BM3 for Birmingham City Council. The framework aims to guide the redevelopment of the Ley Hill estate. The framework has been prepared within the context of local and national policy and in partnership with Ley Hill Estate Development Group. The proposals and guidelines reflect and balance what the local communities and the city council want to happen.

After consulting with over 5,000 former households over the summer of 2003, minor amendments were made before the Framework was adopted as Supplementary Planning Guidance.

The framework is intended to provide clear guidelines under which new developments in the neighbourhood are to be carried out. It expresses the spirit of what the residents and the local authority want to happen. It is not intended to inhibit the regeneration partners and their designers but to provide them with a brief through which innovative and attractive designs will emerge.

Built in the late 1950's, the existing 760 homes are set on a sharply sloping site and are next to large areas of open space on the western edge of the city boundary. The majority of these homes are of



The old Ley Hill

non-traditional, Wimpey No Fines construction and include houses, two and three storey flats, bungalows and nine storey blocks.

In September 2000, the city council and local residents decided to demolish and redevelop the Ley Hill estate. This scheme represents the largest housing redevelopment scheme in the south west of Birmingham with nearly 700 homes due for demolition over three years. The redevelopment of the estate should take five years and from the start local residents and other agencies have been encouraged to play a part in the decision making for the future area. This has been enabled through the formation of an Estate Development Group in September 2000.

The redevelopment also provides an opportunity to regenerate the local neighbourhood as a whole rather than just dealing with housing issues.

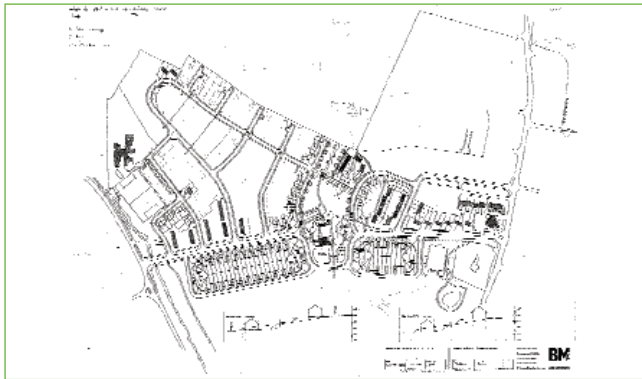
In partnership with the Estate Development Group, the council commissioned community architects, BM3 early in 2001. BM3 has consulted with local communities and regeneration partners to identify the issues and then developed proposals for consultation that led to a concept plan and Development Framework for the area. This document will go forward to Birmingham City Council for adoption and will be used as design guidance for the regeneration of the area.

The initial concept plan put forward the idea of limited ribbon development within the park from Merritts Hill down to the Tenants Hall and from the hall down to Merritts Brook Lane. It also included the creation of a village green and a green link from the park through to the open land to the west of the site.

Concept Plan One would:

- Increase the number of new homes built within the regeneration programme
- Improve surveillance into the park area
- Help to slow down traffic on the Holloway
- Create a village green as the new heart of Ley Hill together with a green link to the countryside.



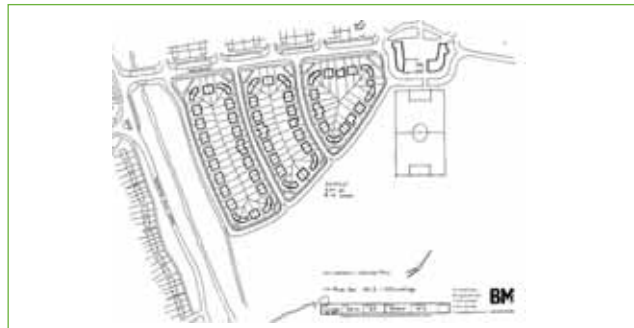
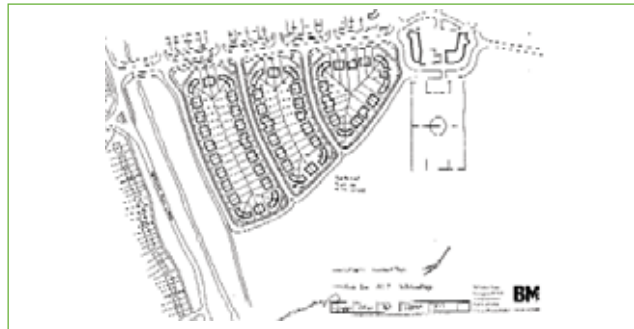


Concept Plan One

However this concept plan meant that the new playground and multi-purpose sports area would need to be relocated. It was therefore decided to concentrate any building in the park between the Tenants Hall and Merritts Brook Lane.

Concept Plan Two reflected this and a series of design exercises were carried out with local residents to look at alternative designs. Proposals were drawn up to change the number of homes in the park from 50 to 180. These were modified by perceived desire lines through the park to the Northfield shopping centre.

Early sketches showed the Holloway being diverted around the park side of Tenants Hall to remove the blind bend and slow down traffic. Information from utility companies indicates a fibre optics cable is in the pavement on the park side of the Holloway. It was



Concept Plan Two – alternative levels of park development

therefore decided to divert the Holloway on the estate side of the hall.

Consultation with residents and local government officers suggested it would be more acceptable to have less homes rather than more. It was agreed that 80 homes would be proposed (2 ha @ 40 dwellings per ha) with an existing line of trees forming the boundary between the park and the new houses. It would provide enough extra homes overlooking the park whilst minimising the impact on the park as a whole. In this proposal the park is reduced from 48 acres to about 43 acres.

The creation of the village green reduces the net loss of public open space to 1.3 acres and 1.25 acres of housing land is given to educational, medical, community and retail enhancements.

Concept Plan Three was then drawn up encompassing the views which came to light during the exploration of the second concept plan. It included:

- 80 homes in the park
- Village green and green link to the countryside
- Holloway diversion.

During the summer it became clear that people in the neighbourhoods surrounding the park had concerns about building new houses in the park. As a result, Concept Plan Four was drawn, showing fewer new homes overall and no houses in the park.



Concept Plan Three

Both Concept Plan Three and Four retain the two-way traffic flow within the estate and the general design principles for the regeneration proposals. Concept Plan Three generates more money for estate improvements and better park and community facilities.

Consultation with local residents, their representatives, the local authority and other interested agencies has been carried out throughout the programme.

After holding an exhibition day early in December 2001 and collecting responses from a newsletter containing both final concept plans (which was sent to 5000 homes around the recreation ground) we found that most people who responded were in favour of Concept Plan Three (building a small number of homes in the park).

However, consultation within the local authority during the summer of 2002 revealed a lack support for the proposed location of the Community Sports Hall and the Medical Health Centre.

As a result of this the village green was redesigned. The changes are summarised as:

- Increasing the green link to include the countryside to the west



Concept Plan Four





Village Green – Concept Plan Six

- Relocating the medical centre and sports or community centre to the south of the Village Green. A new convenience food store is also proposed
- Returning the Holloway to its original position and keeping the track of archaeological interest.

The above has been incorporated in Concept Plan Six, which went forward for formal consultation in summer 2003.

Consultation methods included:

- Door to door questionnaires
- Evening design meetings
- On-site surgeries
- Local newspapers
- Local radio
- Open consultation days
- Newsletters.

(Appendix five contains a summary of the consultation programme.)

The proposals set out in Concept Plan Six reflects Birmingham City Council Regeneration policies and is now the basis for the proposals contained in this framework.

CONTEXT AND LOCATION

The Ley Hill Estate is located approximately seven miles south west of Birmingham city centre close to the M5 motorway. It is west of the Bristol Road (A38), and falls within the boundary of the West Northfield Area Regeneration.

To the west, the estate looks over Severn Trent Water Authority's local water treatment plant, green belt land and Bartley Green Reservoir. The east of the estate is next to Ley Hill Recreation Ground, but separated by the Holloway. Mixed tenure residential areas are at its northern and southern edges.

The original estate was made up of over 800 low, medium and high-rise homes, some shops, a tenant's hall, a doctor's surgery and an infant and junior school.



Aerial view







Site analysis and potential

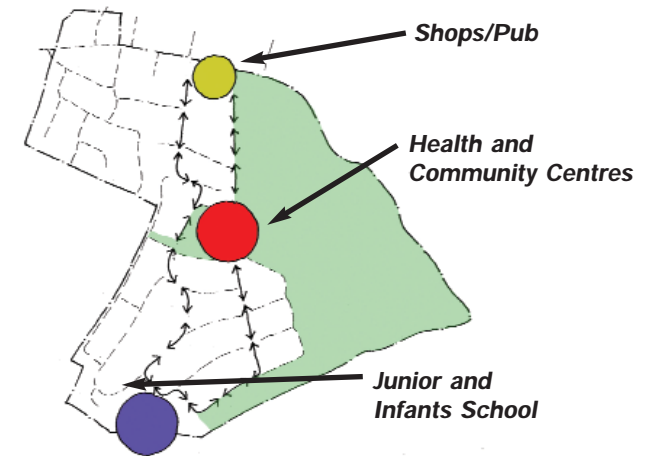
OPPORTUNITIES, ISSUES AND OBJECTIVES

The estate lies within half a mile of Northfield Shopping Centre, with good public transport links to Birmingham City Centre. It is approximately three miles from the national motorway network (M5), and two miles from the leisure, sport and retail facilities, recently established on Birmingham Great Park.

OPPORTUNITIES

The estate has three well-established non-residential nodes. In the north there are shops, the Tenants Hall is in the centre and in the south there is a junior and infants school. The underpinning and improvements of these nodes to promote movement between them, is fundamental to the regeneration of the area.

The estate is set on rising ground with panoramic views to the Clent Hills to the west, and to the Lickey Hills to the south. The residents vision is to capitalise on its unique location by building high quality, well designed new homes, well served by the enhanced amenities and services within its boundaries.



The demolition of 720 homes presents the local community and regeneration partners with an opportunity to put right the design mistakes of the past and to create a new flourishing neighbourhood. Movement towards mixed tenure across the estate forms a key part in creating this new image.

The estate is surrounded by large areas of open space, including a wooded watercourse, adjacent countryside, a large recreation ground and Bartley Green Reservoir. There is a burnt mound next to the cycle route in the park (see appendix seven – Constraints), which must be protected. There are opportunities to enhance these areas, making them more accessible, useful, interesting and attractive to local residents.





The original estate in 2000

The residents and other stakeholders have played a central role in formulating the concept plan and Development Framework. It is intended that this involvement will continue and be developed further through the regeneration programme and beyond.

THE ISSUES

- Bleakly unattractive, overwhelmingly massed houses that look significantly neglected from the outside
- A drugs problem and major environmental issues such as rats, rubbish dumping and abandoned cars
- A lack of community stability and commitment caused by a high turnover of residents



High/medium rise housing



Rubbish dumping

- Poor housing conditions related to a lack of on-going investment, with unpopular designs, built to a poor standard
- Lack of adequate community, social and leisure facilities, limited community focal points
- Fear of crime and concerns over community safety
- Alienated and disaffected young people and friction between young people and older people
- Problems with one-way traffic systems, parking and a dangerous link road restricting access to the recreation ground
- Poorly used open space and a run down inadequate shopping centre.



Tenants Hall

OBJECTIVES

The aims and objectives of the Development Framework are to:

- Create a new and attractive neighbourhood with its own unique sense of identity – suburban in character with a form and layout appropriate to its location and the surrounding areas
- Create a neighbourhood, which is sustainable both as a result of its popularity and therefore desirability, and through its approach to ecological issues set out in section seven
- Promote movement across the estate by further developing and enhancing the non-residential elements
- Create a safe and attractive place to live with a clear distinction between public spaces and private spaces

- Provide education and training initiatives within the estate to enable local residents to benefit from both local and regional economic regeneration
- Create a sense of ownership and community pride, with a stable and balanced community capable of sustaining a range of services and facilities
- Create a number of improved, high quality public open spaces, which are clearly defined and well maintained, with specific roles identified with the local community, and that are overlooked by the new dwellings



One-way traffic



The Holloway

- Provide adequate facilities for private cars within front gardens, while encouraging more environmentally friendly and sustainable modes of transport such as public transport, walking and cycling
- Provide new and improved leisure, social, health and play facilities for all sectors and ages within the community and enhance existing community focal points
- Provide greater involvement and a role for residents in the management and control of the estate during the redevelopment and afterwards
- Improve facilities at Ley Hill Junior and Infant School.





STRATEGIC AND PLANNING CONTEXT II

The design and planning principles contained in this Framework are based on existing Birmingham City Council Planning Policies. These policies stem from the THE BIRMINGHAM PLAN (adopted 1993), which provides a strategic context for all development in Birmingham, and the Deposit Draft Alterations to the Birmingham Plan (2001). Many of the principles have emerged since the UDP was adopted.

The principles in the framework have been collected during a two year consultation programme with residents, the local authority, stakeholders and other agencies.



Residents' Association meeting



Existing cycle route through the recreation ground, adjacent to the burnt mound

Many of the framework principles are also set out in Birmingham City Council, Planning Department's Supplementary Planning Guidance (S.P.G.) "Places for Living" published in March 2001, and "By Design – Places to Live".

The Cycling Strategy, (10.0 – Transport) is in line with Birmingham City Council Transportation Department's Cycling Strategy, PPG 12, Development Plans and Regional Planning Guidance, 1992 paragraphs 6.14, PPG 13 Transport 1994 Summary and Local Authority Circular 2/96 Transport Policies and Programmes Submission for 1997-98, paragraph 4, paragraph 34, respectively.

With regard to archaeology reference should be made to UDP Paragraph 8.36, PPG 16 and Birmingham City Council's Conservation Strategy.

They reflect the council's key priority of introducing additional and more diverse housing.

Regional Planning Guidance for the West Midlands (RPG11), published in April 1998, identified a demand for 46,500 new homes in Birmingham in the period from 1991 to 2011.

Current national and local planning policy promotes the creation of mixed and balanced communities through the creation of mixed tenure residential areas. The Framework states that 40% of the new homes will be for rent and shared equity, with 60% being for outright sale.

"Planning for the Communities of the Future" and PPG 3, which sets out the Government's policies on planning for housing (March 2000) suggests a shift from building new homes on green field sites to building on previously developed sites. The objectives of PPG 3 are that:



Birmingham Great Park – turning the corner



- Everyone should have the opportunity of having a decent home
- Social distinctions should be broken down
- The housing needs of all members of the community should be recognised including those in need of affordable housing
- New development should be sustainable
- New housing and residential environments should be well designed and improve the quality of life.

PPG 3 (Section 58) sets urban densities at 30-50 dwellings per hectare net. Birmingham City Council policy sets urban density at a minimum of 40 dwellings per hectare net. The framework sets this as a minimum target to be achieved.



Demolition and redevelopment

It is city council policy to refuse proposals that result in the loss of open space (Deposit Draft UDP para 3.52A). In exceptional circumstances loss of public open space may be permitted. If that happens it is normal practice to compensate for the loss by providing an appropriate recreational facility of equal value that will benefit the community (Deposit Draft UDP para 3.52A).

The concept plan demonstrates a net loss of 1.3 acres. The overall community benefit resulting from this loss is:

- A better integration between the open space and the built environment by breaking down the 'barrier' of the and improving access to the adjacent countryside and reservoir
- Improving and deepening the view into the park
- Re-distributing open space within the built environment.

The concept plan proposes the creation of a village green to form the heart of the new village. Also, the grounds of Ley Hill House will be integrated into the new park. Further compensation will be made by enhancements to the existing park (see appendix two – summary of open space study). Further justification for this can be found in PPG 17, which supports a loss of a small part of playing fields if it results in the enhancement of the rest of the facilities.

Section 123 (2A) Local Government Act 1972 sets out the procedure for advertising the intended disposal of open space land. If any objections are received they will be considered by Birmingham City Council's Cabinet Member for Leisure.

GENERAL PLANNING PRINCIPLES AND PROPOSALS

Intended not to be a rigid blue print, but a flexible, developing framework, this document sets out the opportunities for development and the vision to be achieved through the redevelopment process.

It recognises that circumstances will change over the next five years and that the designers and developers will have to respond to those changes. However, the framework establishes a set of requirements and ground rules that will ensure that, though different designers will be involved, the resulting overall design will be integrated and coherent.

MAJOR DEVELOPMENT OPPORTUNITIES:

- Designing and constructing at least 450 mixed tenure new dwellings
- Establishing a village green
- Designing and building new and refurbished community facilities



Village Green

- Designing and building a new community Health Centre
- Refurbishing or rebuilding the existing shops with flats above

- Designing and building of a new convenience food store
- Turning the recreation ground into a neighbourhood park
- Improving access and linkages within the new neighbourhood and to surrounding areas.

SITE SPECIFIC REQUIREMENTS

- The designers and developers will need to pay particular attention to the important locations of the entrances into the estate to create a sense of arrival and of having entered a distinctive area, or village.
- Boundary treatments, particularly between public space (pavements, roads) and private space (front gardens) need to be high quality, functional and attractive (see appendix two for examples).



Turning the corner





Turning the corner

- Attention should be paid to make corner blocks the events they should be. They should improve surveillance to the street and public realm
- Generally the new homes will be one to two storeys, rising to three storeys on major corners or occasionally in long runs of houses
- All new homes are to be built to “Meeting Part M and Designing Lifetime Homes” Standards (Rowntree Foundation)
- The new community centre and new Health Centre will form the focus for the new village green. Both these buildings are to be landmark designs
- Ley Hill House has been vacated by Birmingham City Council and is now no longer needed. The site will be incorporated into the park
- All design proposals will be assessed principally on their intrinsic merits and also their adherence to the framework



Stockfield street scene

- Links between green open space and other housing areas should be maintained and enhanced
- Positive, efficient use of the topography should be demonstrated in design proposals
- Links between the non-residential elements (shops, public house, community/health centre, school) are to be emphasised.

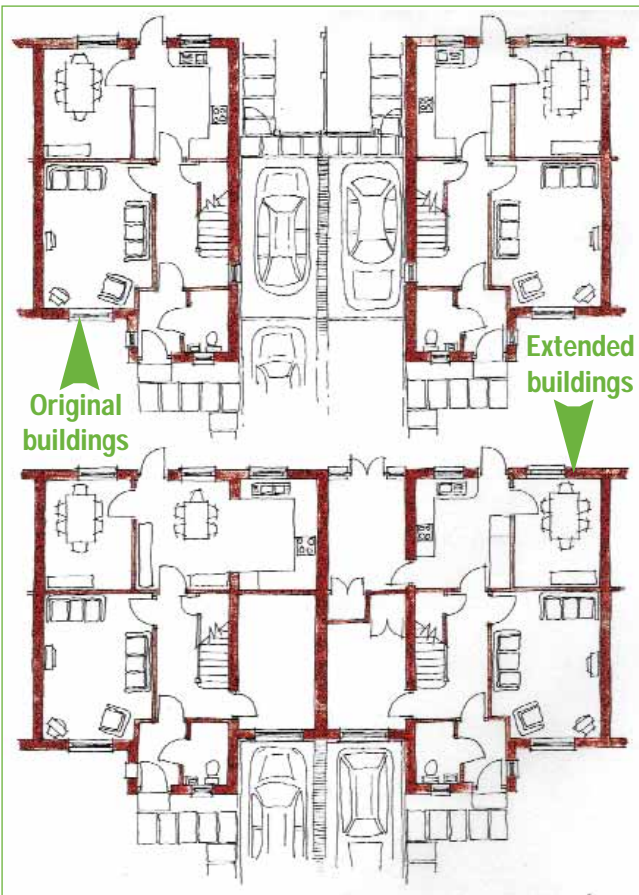


Boundary treatments

HOUSING

OVERALL FRAMEWORK OBJECTIVES TO:

- Create a balanced range and variety of housing in terms of type and tenure
- Develop designs that comply with “Meeting Part M and designing Lifetime Homes” and are sufficiently flexible but they can be easily and cheaply adapted when requirements and aspirations change
- Maximise the use of environmentally friendly materials and technologies, and to make the homes safe and healthy to live in
- Create a residential environment, which is attractive, arcadian and suburban in character and complements the site and surrounding areas. An example of this is the traditional ‘Bournville’ arts and craft housing
- Create a viable and balanced community which sustains an enhanced level of services and facilities
- Build up to 25% of the dwellings for rent with 15% low cost ownership and 60% of the new dwellings for outright sale.



Houses – designed to be easily and cheaply extended. The first floor could be extended and the loft space could be converted into another room

In formulating designs for the new homes the following aspects of design and planning should be considered:

Sense – feel, appearance, identity of the place

Fit – matching the homes to the user’s requirements

Access – easy for people to reach other people, services and resources

Control – extent to which the user is free of outside interference

Space – organisation of the environment, the way it links and separates activities, objects and people

Time – daily, weekly and annual patterns of use

Meaning – image, identity, beauty

Communication – the ease of all levels of interaction.

NEW HOUSING PROVISION

Our aim in the provision of new housing is to encourage diversity and promote housing choice through a wide and varied range of property types and tenures. The city council will seek to ensure that housing requirements are met, taking into account changing household structures and the respective requirements for general market and affordable housing. The specific needs of local households

affected by the clearance proposals, large family groups, the elderly, single people, people with disabilities, ethnic minority communities and other special care or vulnerable groups will needs to be taken into account.

Low Cost Home Ownership	– 15%
Affordable Rented Housing	– 25%
Outright Sale	– 60%

Affordable Housing	Outright Sale	
15%	5%	Elderly accommodation
15%	20%	Large family houses
40%	45%	Three bedroom houses
30%	30%	Two bedroom/single person housing

An overall density of at least 40 homes per hectare will need to be achieved. Development on the park must achieve densities of at least 40 homes per hectare. If you propose densities below this then you must demonstrate exceptional circumstances.



Street scene – Bournville



EMPLOYMENT/TRAINING

OVERALL POLICY OBJECTIVES TO:

- Fulfil the objectives contained in The Birmingham Plan of economic revitalization and regeneration
- Create links between regeneration, training and employment opportunities, increasing residents' employment prospects.

METHODS OF ACHIEVING THEM

There will be a few new employment possibilities in:

- New community facilities
- New health centre
- New convenience food store
- The school
- The shops, if they are refurbished or rebuilt.

However most people work off the estate, where better employment opportunities exist. Therefore the regeneration should encourage "on site" education and training facilities, centred around the new community facilities, increasing links and access with the training facilities currently available at the Hollymore Centre (1.5 miles away).

It should be possible to enhance local employment prospects through the redevelopment programme, dependent on the number of developers used and the size of the development plots released.



Current shops and flats are not adequate for local needs



How the shops and flats could look if they are refurbished

- Schemes for "living over the shop" will help to generate lively activity and ensure an urban form above ground level. On-going service arrangements will need to be established to ensure that this part of the development works smoothly and is maintained to a high standard

SHOPPING FACILITIES

Whilst Northfield is a 15-20 minutes walk from the area there is still a need for a limited range of quality shopping facilities nearby.

OVERALL POLICY OBJECTIVES:

- To provide attractive shopping facilities to meet the day-to-day needs of the local community
- Where community and shopping facilities exist there should be a lively mix of uses which remain busy at most times throughout the day and night. In these locations proposals will be encouraged which provide a combination of uses



Flats over shops in Harborne

- Shops should respond to the day to day needs of the area such as newsagents, take-away food outlets, corner shops, and general stores
- A convenience store and other local community shopping is essential to support the needs of local people. These additional facilities should either be provided within the existing shopping parade on Taysfield Road or as part of the village green proposals.

OPEN SPACE

At present the residential area is separated from the recreation ground by a significant through route. A key to the regeneration is to reduce the impact of this barrier.

This framework aims to bring the park into the estate, and the estate into the park.



Current divisions between housing and the park



Proposed divisions between housing and the park



Concept plan for the regeneration of the recreation ground (produced by Gilliespies – September 2001)



OVERALL POLICY OBJECTIVES TO:

- Increase user-friendly connections, particularly for pedestrians between the estate and the park, and links to the countryside
- Create a number of high quality open spaces, which are well managed with specific uses, defined in conjunction with the residents.

METHODS OF ACHIEVING THESE:

- To release a small part of the recreation ground (approximately five acres), increasing natural surveillance to the ground and generating money to enhance open space facilities. This would reduce the area of the existing park from 48 acres to about 43 acres. Areas given over to non-housing activities total 1.25 acres, this includes Ley Hill school, the site for the community centre, medical centre and retail unit. The creation of the village green, including the original surgery site, and the addition of the grounds of Leyhill House to the park reduces the overall loss of public open space to 0.9 acres (i.e. 48 acres to 47.1 acres).

With the exception of Ley Hill recreation ground and the village green, other areas of space in the public realm should be kept to a minimum throughout the main estate to avoid areas that could become future management problems.



Relationship between new housing, Ley Hill park and the adjacent countryside

OBJECTIVES TO:

- Create a village green as a visual amenity and as a walk through
- Create a courtyard on the estate side of the community/health centre for associated activities such as a crèche
- Link the park via the village green to the countryside including the diversion of the existing footpath to the greenbelt and the reservoir
- Protect the burnt mound next to Merritts Brook and the cycle route (see appendix seven – Constraints – Plan II).

Small areas of amenity space will be kept to a minimum throughout the housing area of the estate to minimise management costs.

To achieve the open space objectives, designers and developers should take into account the following considerations:

- A clear distinction is to be created between the public and the private realm
- A natural trail is to be established along the strip of land either side of Merritts Brook
- Birmingham City Council Housing Department has commissioned a feasibility study to look at

enhancing the existing recreation ground. The initial report is contained in appendix five. Further consultation is to take place with residents, schools and other stakeholders to define the range of facilities required to cater for all groups and all ages. A business plan is required to ensure that funding is available for the new management and maintenance of the open spaces and the community facilities.



View west along stream corridor. Environmental improvements and sensitive infrastructure additions to the Merritts Brook corridor provides users with additional and unique parkland experiences. An environmental reserve in this area can be a way of forging associations with local residents groups, schools and nature conservation societies.



View west across open grassland. The open grassland areas to the east of the site provide opportunities for passive recreation with little infrastructure enhancement. The addition of signage, way finding markers, and defined pathways create a more useable space.



View east from south west entry. The south western site entry can be upgraded to form a definitive gateways as well as marking the arrival for the proposed community centre.





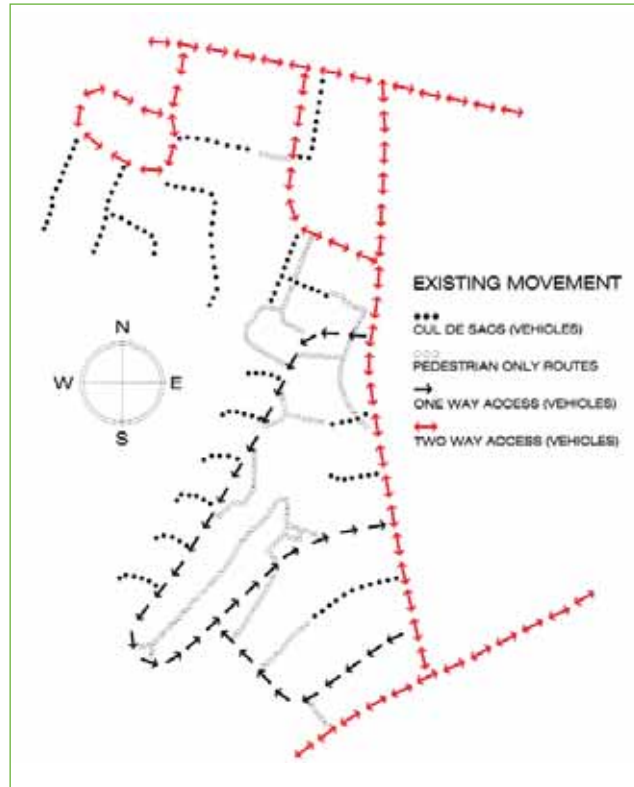
View north from main southern entry. Elements such as interpretive and art trails can form key linkages between primary elements of activity. The incorporation of way finding elements within such links also provide points of reference for within the space

TRANSPORT AND INFRASTRUCTURE

ISSUES

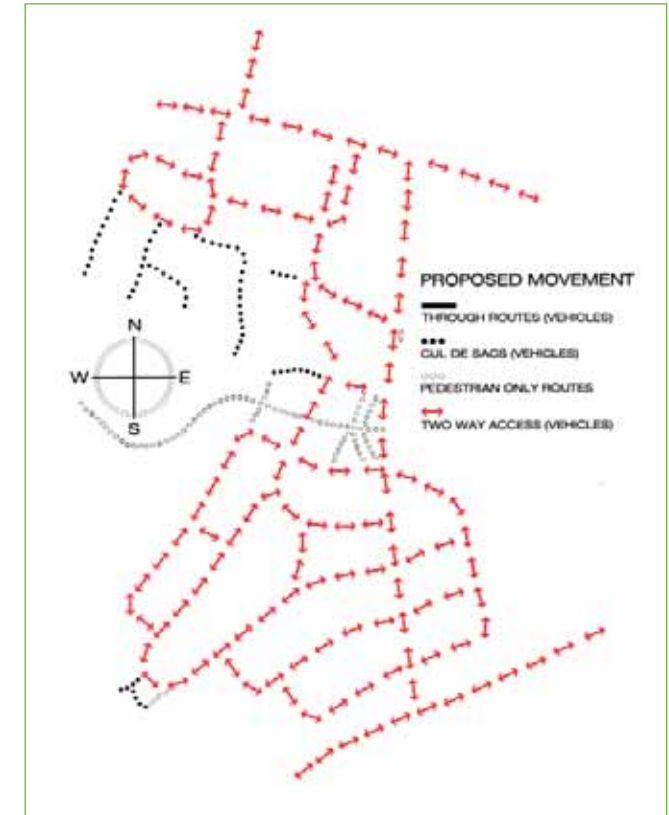
Access to the estate is currently limited by poor routes to Northfield, Weoley and the city centre as a result of previous rural highway links not being upgraded, for example Merritts Hill and Shenley Hill.

The existing infrastructure is unsuitable for conventional public transport. Consequently, the only frequent bus service is the number 18 which links Yardley Wood and Bartley Green. Passengers have to change buses to reach the city centre. A roundabout route links into Northfield.



The existing one-way traffic system links into the local distributor road of the Holloway, which involves a circuitous route to reach other destinations. The alignments of both Ley Hill Farm Road and the Holloway are steep with the former also being narrow. Pedestrian routes are not straightforward and are not overlooked.

To the west lies the Green Belt and while the schools and leisure centre are relatively close, they are not easily reached except by car. Speed of traffic and safety measures are key factors on the steep inclines of roads – particularly the Holloway.



OBJECTIVES TO:

- Provide a clearer, safer road hierarchy
- Improve accessibility particularly by public transport
- Promote more sustainable forms of transport giving better cycling and walking links
- Encourage easy access, again particularly by walking to local schools, health, leisure and retail facilities.

KEY PROPOSALS

- To provide an access route to encourage a frequent bus service to provide the estate with a direct link into the city center – by either extending the Bangham Pit or Weoley Castle services
- To ensure that estate roads are widened to take two-way traffic and, where necessary, to allow for parking facilities that can't be served off street
- Pedestrian links should provide satisfactory routes to the school, the Taysfield Estate and the recreation ground. Links should all have a minimum two metre wide pavement with better lighting and street furniture
- Parking standards should show an average provision of off-street parking in accordance with Government guidance of one and a half spaces

per home but with increased parking provision close to the school and shops

- The Cycling Strategy for Birmingham includes a route along the south side of the recreation ground on Merritts Brook Lane and an on-highway route on Merritts Hill. There should be cycle links along the pedestrian ways connecting through to both of these routes
- Traffic calming measures and improvements to the Holloway, Merritts Hill and Merritts Brook Lane.

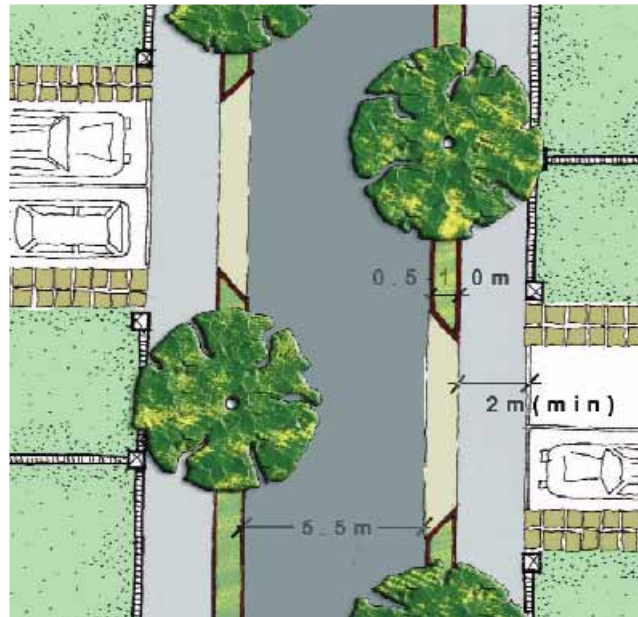


Illustration of typical road design

WHAT'S NEEDED AND DESIGN STANDARDS:

- A pedestrian priority crossing is to be established between the estate and village green and the community/health facilities and the park
- Existing cul-de-sacs are to be extended to join up with other roads
- All estate roads are to be widened to a minimum of five and a half metres to allow for two-way traffic.

TYPICAL ROAD DESIGN:

Developers should consult Birmingham City Council's transport document "The Design of New Streets in Residential Areas" – November 2001, when considering highway design. This is currently under revision and due for completion in spring 2003.

- Where possible pavements are to be two metres wide with a half to one metre verge between the footway and the carriageway for tree planting. Verges are not to be turfed – low maintenance finishes are to be agreed
- A pedestrian and/or vehicular link to be created between Broad Acres and Taysfield Road
- A cycle route is to be established along the north side of Merritts Brook



- A two-way traffic system is to be established throughout the estate with roads designed for a suitable speed appropriate to residential areas
- The hairpin bend (Ley Hill Farm Road) requires special consideration to ensure there is enough forward visibility
- The design of the main routes is to be considered with the bus operators to ensure the area can be serviced by public transport
- Parking: overall – one and a half spaces per home school – one space per two teachers.

LIGHTING SIGNAGE AND STREET FURNITURE

Provision of street lighting will be planned as an integral part of the development. Lighting will be provided to:

- Improve the functional and aesthetic qualities of the residential environment
- Enhance the safety and security of pedestrians
- Improve safety for all car parking areas
- Encourage the use of public space
- Enhance key buildings and structures.

The provision of signage is an important aspect within any development, contributing towards site legibility and orientation by clearly expressing points

of entry or exit and routes into or out of the area. Provision and type of signage within the area will be determined according to the status of the land, that is whether or not it is adopted.

New signage will conform to the following basic principles:

- Uniform appearance
- Simple expression of message
- Use of standard typeface, colours and supporting structures.

All street furniture, including seating, little bins, bollards, barriers and so on will be planned as an integral part of the development to form part of the total landscape and development strategy. Furniture design will reflect the character of the buildings. Particular attention will be given to the siting and design of furniture to:

- Ensure unobstructed pedestrian movement
- Protect the safety of people with physical disabilities
- Ensure adequate access to utility services
- Provide easily maintained and durable furniture.

CYCLING

The existing path in the recreation ground to the north of Merritts Brook is to be widened to three metres to facilitate cycling in line with Birmingham City Council Transportation Department Cycling Strategy, although the route is intended to be a leisure route and not for adoption as a highway.

COMMUNITY, SOCIAL, HEALTH

OVERALL OBJECTIVES TO:

- Improve the range of community, social, health and recreational facilities available to people in the area.
- Identify measures to combat crime, fear of crime and to create a safer environment.
- Provide a more stimulating and entertaining environment for children and young people in the local area.

The existing Tenants Hall Committee arranges a number of activities currently. These include:

- Play schemes
- OAPs' club
- Kickboxing
- First Aid training
- Bingo

- Football including training
- Fishing club
- Private functions.

The concept plan proposes the development of new community facilities near to the village green to replace the existing Tenants Hall. This proposal will be subject to detailed consultation with local communities, the management committee for the



Existing tenants hall

existing hall and partners. All of these proposals aim to support sustainable communities in and around Ley Hill.

YOUNG PEOPLE

Thanks to Barnardos and the Brothers of St. Francis, a group of children and young people have worked with the architects to develop designs for new community facilities.

They identified the services they would most like to be incorporated into new community facilities. They would like:

- Indoor activities:
 - Clubroom.
 - Coffee bar or chill out space
 - Cyber café
 - Games room
 - Playstation facilities
 - Car repair/maintenance.

- Nursing
- Cooking
- Access to books and library
- Childcare
- IT training
- Space to do homework.

Outdoor activities:

- Motorbike track
- Football
- Park shelter
- BMX track
- Graffiti wall.

Consultation should continue with all groups and age ranges to establish a design for the new Community Centre. Multi-functioned spaces will be essential for cost effectiveness and consideration is being given to developing a building where part of it can be in use while the other parts are closed and secure.



Teenagers work with architects to design new community facilities



Teenagers model ideas for new community centre





A patient with their GP

HEALTH

A new Community Health Centre is proposed on the edge of the village green providing an extended range of medical services to local people. The new health services will include:

- Traditional doctors surgery
- Practice nursing
- Child health surveillance



A new health centre

- Health visitors
- Midwifery
- District nursing for elderly people
- Counselling
- Community pharmacy service
- Therapy services
- Health promotion (including unwanted pregnancy and drugs)
- Group work
- Out-patients clinic.

COMMUNITY SAFETY FEATURES

OVERALL OBJECTIVES TO:

- Reduce crime and the fear of crime, and create a safer environment
- Achieve safe access to all parts of the estate and the surrounding areas for all residents.

METHODS OF ACHIEVING THEM:

- Introducing local measures – locks, parking, street lighting and so on
- Improving social and economic circumstances
- Implementing measures that reach young people.



New housing overlooking the park

Many of these objectives are contained in the framework and concept plan. These include natural surveillance of open spaces and the streets, new community facilities, training and so on.

Prime Focus (the housing association partnered with the local authority in the regeneration project) are investigating the feasibility of creating a Development Trust in which all residents will have a stake. The aim of this is to:

- Generate revenue to provide and maintain community and leisure facilities

- Provide a vehicle through which residents, regardless of tenure, can exercise control and ownership of their environment.

The city council is committed to ensure that community safety will inform the design and development process.

The design of the new housing should incorporate Secured by Design standards and involve the Local West Midlands Police Architectural Liaison Officer.

Discussions have taken place, and will continue, with local residents and the Police in the design and implementation of specific proposals.



Existing Ley Hill play facilities

ARCHAEOLOGY

THE BURNT MOUND

The burnt mound at Ley Hill is visible as a layer of heat-shattered stones and charcoal 30cm thick on both sides of the stream, extending 16 metres along the stream's south bank. Radiocarbon dating of a sample of charcoal from the site shows that it dates to about 1300BC.

Burnt mounds are thought to be the debris from cooking using heated stones to boil water or from steam or sauna-type bathing using hot stones to produce steam. There are often other features such as hearths, pits and the remains of timber buildings near the mounds. Contemporary dwellings are likely to have been on slightly higher ground away from the stream.

Archaeological work will be required in the vicinity of the burnt mound in advance of determination of a planning application. Archaeological assessment consisting of geophysical survey followed by trial trenching will show the extent of the burnt mound and any associated features. This must include the proposed housing area close to the burnt mound. This must be carried out by an archaeological organisation, at the developer's expense.

Depending on the results of this, conditions may be placed on planning permission granted requiring the

developer to pay for further archaeological excavation before development, followed by analysis and publication of the results.

(See UDP para 8.36, Planning Policy Guidance Note no. 16 and Birmingham City Council Conservation Strategy.)





DESIGN PRINCIPLES AND GUIDANCE

The following design guide is to be used in conjunction with the framework to inform and direct the regeneration programme. Departures from the guide may be negotiated but only where it can be demonstrated that they benefit the public. The design principles set out here are in addition to the council's principles set out in the "Places for Living" document.

The overall aim is to create a series of distinctive places and streets that build on the positive features of the local area. Much of the original housing in the area will be demolished, which has enabled the masterplan to create new linked routes and places. The design of new housing should respond to this with high quality contemporary design that has evolved from local context and culture.

OVERALL OBJECTIVES

Places not estates – successful developments must address wider issues than simply building houses. They should create distinctive places that offer a choice of housing with complementary activities nearby.

Moving around easily – places should be linked up with short, direct public routes overlooked by frontages

Safe places, private spaces – places must be safe and attractive with a clear division between public and private space

Building for the future – buildings and spaces should be adaptable to enhance their long-term viability and built so they harm the environment as little as possible

Build on local character – developers must consider the context and exploit and strengthen the characteristics that make an area special, including the protection of archaeological remains.

METHODS OF ACHIEVING THIS:

- Homes to be attractive, arcadian and suburban in character, for example traditional 'Bournville' arts and craft housing
- The new homes are generally to be semi-detached or in short terraces (mid-terraces to have external access from their front gardens to their back gardens)
- Front elevations should be a minimum of five metres and a maximum of seven metres from the back of the pavement



- Divisions between public space (roads, pavements, greens and parks) and private space (front gardens, dwellings, rear gardens) are to be clearly defined with walls, hedges, railings, gates and fences (see appendix two for details).
- Building heights are generally to be one or two storeys, rising to three storeys occasionally in long runs or on significant corners
- In general, homes should be aligned to the street
- Enough space should be allowed to plant street trees
- Car parking should generally be discrete, and not in large blocks. It should not take up all the front garden space
- Some on-street car parking is appropriate
- Buildings should be designed to turn corners and provide active frontages onto all public spaces
- Buildings are to be designed to create a legible street frontage
- Set-backs from the established street form are to be discouraged
- Adequate useable rear gardens should be provided



Tree lined residential street

- Buildings that “close” the end of views from public spaces should reflect their circumstances with enhanced elevational treatments and should be centred on the viewing axis
- Full adherence to “Meeting Part M and Designing Lifetime Homes” – Joseph Rowntree Foundation – 1999, may not always be possible due to the hilly nature of the site. In these cases compliance with The Building Regulations 1991. Part M – Access and Facilities for Disabled People, 1999 edition, will suffice.

Developers must comply with “Places for Living” 2001 – Birmingham City Council – Planning; “By Design – Places to Live” (2001) – DETR and CABE ; “Design Bulletin 32 – Residential Roads and Footpaths” and “Places, Streets and Movement –

A companion guide to Design Bulletin 32” (1998) – both DETR.

Developer’s standard urban house types will not be encouraged at this location unless they can demonstrate that they can conform to the design principles set out in this document.

Planting in the form of trees, shrubs, hedgerows and grass areas has an important role to play in establishing the overall character of individual sites and the unification of them as a coherent whole. The provision of a strong and convincing planting layout will also help to provide vertical emphasis, spatial structure and define the hierarchy of vehicular and pedestrian routes.

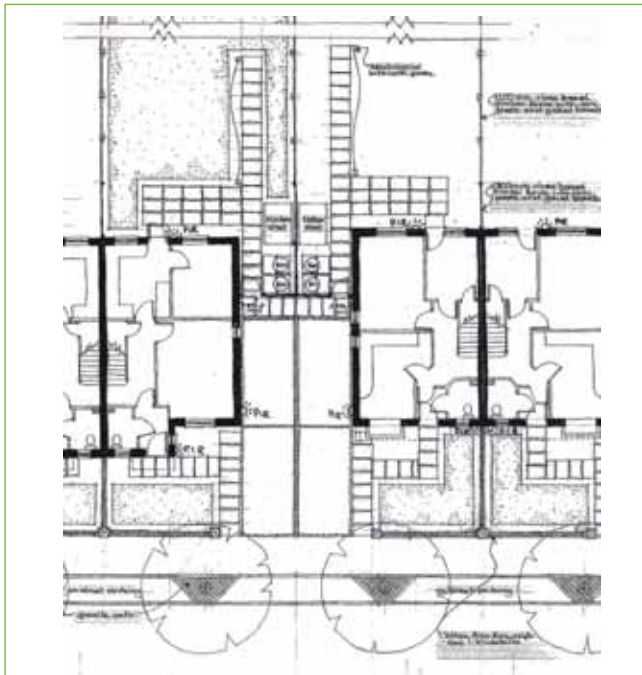
Structural tree planting will reinforce the main vehicular and pedestrian routes as well as reinforce open space boundaries and improve the amenity of the area generally. It will consist of standard tree species and hedgerows, designed to create vistas, frame and enclose open spaces, whilst defining buildings and circulation routes. Such planting will generate a hierarchy of spaces and providing a unifying theme.

Primary routes such as main vehicular and pedestrian routes will be emphasised by avenue tree planting.

HOUSES

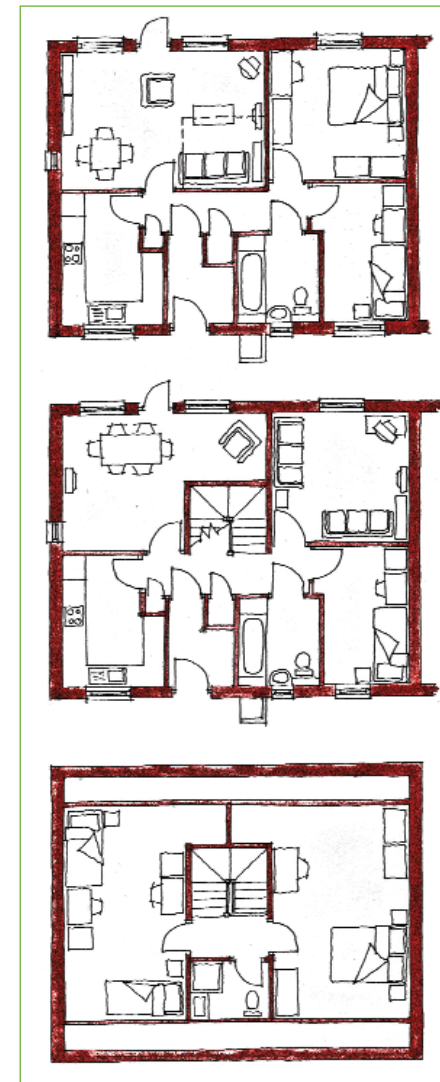
- **Roofs:** To be generally though not exclusively, duo-pitched, clad in tiles with contrasting hip and ridge tiles and have over-sailing eaves

- **Roof Pitches:** Where possible to be 40 degrees to allow for expansion into the loft
- **Materials:** Generally materials and construction should be durable, sustainable and low maintenance. Building techniques such as timber frames and system building should be considered where appropriate
- **Entrance paths and driveways:** To be finished with concrete flagstones and tarmac



Typical plot layouts

- **Adopted Pavements:** To be finished in tarmac with a 500mm strip finished with brick paviours to facilitate tree planting
- **Car Parking:** Generally to be tandem, within the plot of each home between the pairs of semi's. Overall parking provision – 150% max
- Consideration will be given to alternative materials, structures and designs based on environmental and ecological principles linked to the site
- Rear gardens should be of a size appropriate to the number and age of the occupants, and be suitable for activities such as sitting out, drying washing and children's play simultaneously
- Housing should be designed to turn corners and provide active frontages onto all public spaces
- The incorporation of energy efficiency and environmentally friendly technologies into the designs of the new housing and service infrastructure will be encouraged
- The new houses will generally be built using traditional materials such as good quality facing bricks, tiled pitched roofs and high performance timber double glazed windows. Alternative materials may be considered where the image, performance and environmental functions are deemed suitable



Original construction

Adapted ground floor plan

Loft provides two bedrooms and shower room



- Alternative bricks and elevational styles on different streets will be encouraged to provide a visual variety of streetscape and to provide a series of individual identities throughout the new neighbourhood
- Variety in design, footprint and informal layout will be encouraged.

BUNGALOW AND FLATS

- Generally the same as houses but allowing for some communal gardens if required
- Communal car parking should be close to the homes, be overlooked by habitable rooms and be at right angles to the homes
- Some of the bungalows should be designed to accommodate future expansion into the lofts.

DESIGN OF PUBLIC SPACES

The Village Green is located halfway between the shops and the school and should help to promote movement throughout the village. It is a “people” place and should be designed to:

- Encourage use and community activity and to prevent disruptive, intimidating and unlawful behaviour
- Encourage the most likely and desirable activities
- Be a visual amenity for the adjacent occupiers



Proposed – Village Green

- Provide the users with a feeling of security and safety
- Allow different activities to happen in adjacent space without disrupting them
- Respond to the microclimate
- Be accessible to children and disabled people
- Encourage local residents to become involved in its management and maintenance
- Be capable of being easily and cheaply maintained
- Be capable of adaptation for different uses.

Provision and type of signage within the area will be determined according to the status of the land, that is, whether or not it is adopted. New signage will conform to the following basic principles:

- Uniform appearance
- Simple expression of message
- Use of standard typeface, colours and supporting structures.

All street furniture, including seating, litter bins, bollards, barriers and so on will be planned as an integral part of the development to form part of the total landscape and development strategy. Furniture design will reflect the character of the buildings. Particular attention will be given to the siting and design of furniture to:

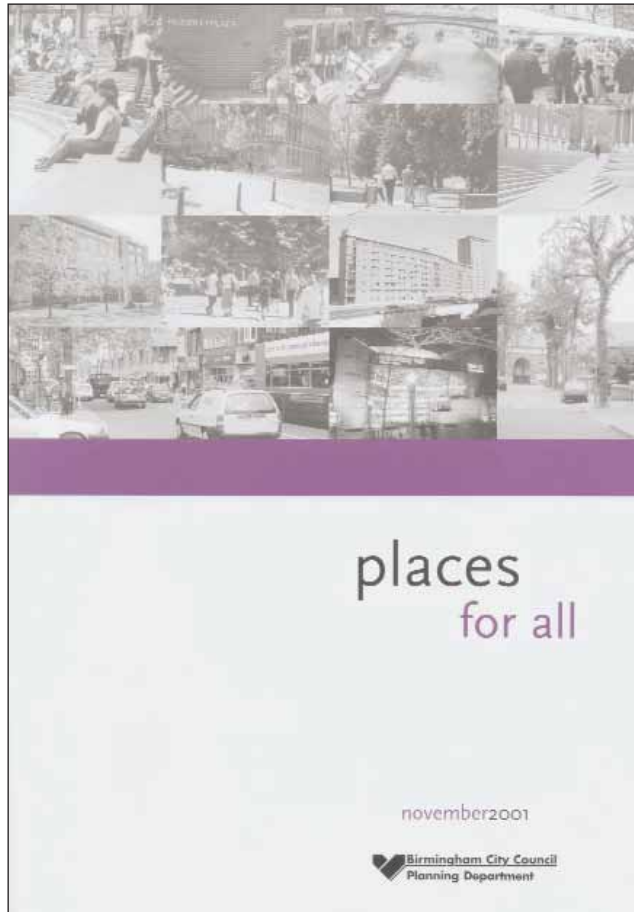


Public space



Street furniture

- Ensure unobstructed pedestrian movement
- Protect the safety of people with physical disabilities
- Ensure adequate access to utility services
- Provide easily maintained and durable furniture.



City Council's 'places for all' guidance on the design of public spaces





ENVIRONMENTAL PRINCIPLES

Proposals, which are environmentally friendly and which seek to maximise the potential of the site's location will be encouraged. These could include devising innovative solutions to surface water drainage and grey water recycling, possibly in partnership with Severn Trent. Such proposals will be particularly welcomed as they would support the council's commitment to Local Agenda 21 issues. The council will be willing to work in partnership to secure any external grant funding to facilitate this. The Local Agenda 21 issues are:

- **Energy efficient building and service equipment.** All buildings should be up to and beyond current thermal insulation standards. Low energy fittings should be used. Consideration should be given to heat exchangers and more sustainable heating and hot water systems to reduce waste, improve efficiency and cut down harmful emissions.
- **Ecologically benign materials.** Wherever possible renewable or recyclable materials should be used. The use of high-energy materials such as plastics, steel, lead, zinc, copper and aluminium should be minimised and, where possible, avoided.



Residents involved in designing new homes

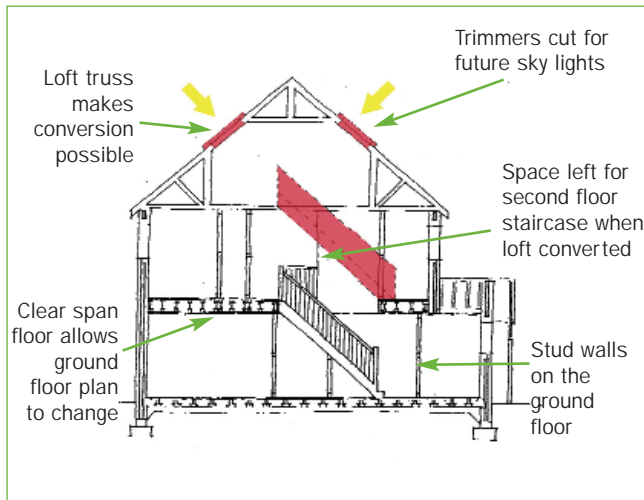
- **The generation of a healthier and more attractive environment.** The creation of good quality homes, with clear definition between public and private spaces, together with well-landscaped and equipped parks will increase the resident's enjoyment and satisfaction with their environment. This should lead to a more permanent and stable community, which in turn should decrease management and maintenance costs.
- **The reduction of crime and the fear of crime.** Crime and the fear of crime will be substantially reduced by the creation of public spaces, pavements and roads which are well defined, well lit, attractive and overlooked by adjacent buildings.

- **Reduction of pollution (including noise).** Energy efficient service equipment, which minimizes harmful emissions, should be used throughout the estate. Sensitive planning and construction detailing must minimize noise pollution. Also by siting accommodation for single people, childless couples and elderly people away from family areas, noise pollution will be reduced.
- **Residential involvement.** Involving local stakeholders, residents, traders, health workers, landlords, police and the local authority in the management, maintenance and control of the future development of the village is the **key** to generating a sustainable neighbourhood.
- **Training and employment.** It is recognised that people who live on the estate travel away from it to work. There may be temporary employment created through the regeneration programme, and this may equip people to find further work elsewhere. However the new community facilities must include space where local training can take place and this should be funded by development gains during the development.

Sustainability will be achieved by key aspects of the development which will make Ley Hill sustainable include:

- Providing for the area's local housing need while respecting environmental objectives





Adaptable housing

- Protection of the historical environment for example the archeological remains
- Maximising housing provision while maintaining environmental standards
- Reclaiming and reusing brown field sites, including derelict and contaminated land, and making use of vacant urban sites
- Reusing previously developed land in the most efficient way, while making the area a more attractive place to live or visit
- Locating the development close to existing public transport

- Minimising the "cost in use" of the buildings – no defects, easy to use equipment, energy efficient (including orientation of housing for passive solar gain) water efficient and materials efficient
- Maximising the flexibility of the buildings
- Integrating proposals for car parking provision, traffic management and public transport to encourage people to leave their car at home
- Improving access for pedestrians and cyclists by linking routes through the estate to the wider area
- Maintaining and improving the natural and open environment along Merritts Brook
- Making the environment greener by providing high quality and substantial landscaping
- Designing buildings with high insulation standards to reduce energy consumption
- Designing buildings for easy maintenance
- Designing buildings to maximise the use of natural ventilation
- Selecting energy sources to minimise the use of primary fuels (oil, coal, gas) and to minimise the production of pollutants

- Designing building to maximise energy efficiency and to minimise carbon dioxide emissions
- Using environmentally friendly materials in the construction of the homes, wherever possible
- Assessing whether the materials released from the demolition of the existing flats and houses could be used as road sub-base or capping materials.



Merritts Brook

DEVELOPMENT ISSUES

PROGRAMMING

The demolition and redevelopment will take place on a phased basis across the area over several years.

We plan to use the “early release” sites, generated by demolition to provide new social housing to house residents affected by the clearance proposals. The early rehousing of local residents affected by these proposals is a priority for the redevelopment, although the proposals will need to allow space for homes built for other tenures to ensure there is a good mix of homes throughout the new neighbourhood. The development needs to be planned so that residents who want to continue living in Ley Hill will ideally only move once, into their new home before their old property is demolished. At each stage of the new development, new infrastructure and services will be provided while existing services are maintained for the area awaiting redevelopment. The proposals will need to include the provision of “clean” and “dirty” access routes and construction compounds.

It is also proposed that:

- Shopping and community facilities should be available throughout the redevelopment period

- Some of the improvements to community and leisure facilities will be required early on in the development, to meet the needs of residents still living in the area.

ACCESS ROADS

At each stage of the development, a strategy needs to be developed to maintain clean access roads that will remain open during the redevelopment process, especially around key community facilities like the community centre, health centre and school. Arrangements will have to be made with the contractors to devise designated construction routes to minimise impact on the surrounding neighbours.

DEMOLITION

Demolition is being undertaken through the council's Building Consultancy Team. Term contractors have been appointed to allow for the demolition of properties as they occur across the area. Safety and environmental issues will be given top priority to minimise disturbance to existing residents.

Developers must comply with “Places for Living” 2001 – Birmingham City Council – Planning; “By Design – Places to Live” (2001) – DETR and CABE; “Design Bulletin 32 – Residential Roads and Footpaths” and “Places, Streets and Movement – A companion guide to Design Bulletin 32” (1998) – both DETR.

ESSENTIAL WORKS

As part of the redevelopment of Ley Hill there must also be:

- Improvements to the retained council housing
- Improvements to local community facilities
- Improvements to Ley Hill Junior and Infants School
- Improvements to community safety and traffic calming measures
- Improvements to the open space network with a new “Village Green” and major walks to Ley Hill Recreation Ground
- Support to empowering the local community and providing social regeneration programmes such as construction training and employment opportunities.

MONITORING AND REVIEW

The regeneration project manager will regularly monitor and review the performance to ensure that implementation is meeting the objectives set out in this framework and is meeting the timescales agreed with partners.

Each development phase will be subject to a review process involving the partners and residents to ensure that any problems are not repeated in future phases. The process will also allow for new ideas and innovation to be introduced throughout the development.

While the development strategy is the product of careful consideration and agreement of the long term



objectives for Ley Hill and how these can best be achieved, it should not be regarded as rigid and immutable, but as a framework to guide the redevelopment as logically as possible.

There is inevitably a degree of uncertainty attached to the long term planning of development (for example information on which the plan is based can become out of date and so on). The plan is sufficiently flexible to be able to accommodate change. However the impact of such changes will be carefully assessed and tested in relation to the logic and general content of the plan. However, any new elements added to the plan will have to meet with the principles stated within the development strategy.

Construction methods must ensure protection of the archaeological remains.

DEVELOPMENT CONSTRAINTS

All development will be subject to detailed technical surveys into ground conditions. This will be the responsibility of the developer.

Before any work begins it is strongly advised that the availability of services is sought from the statutory service providers.

The proposed developments on existing open space will require the necessary statutory consultation and approval.

PROVISION OF AFFORDABLE HOUSING

We want to create a mixed tenure and balanced community. The aim is to ensure that the affordable housing is dotted throughout the estate and not concentrated in any zones. Therefore we aim to limit developments of social housing to no more than 20 units in any grouping of properties at a location and for these to be next to homes for ownership.

What happens next?

The framework has been adapted as supplementary planning guidance to the Birmingham Plan. This means that it will be considered when dealing with planning applications and it will be used to guide change within the area.

The framework is not intended to provide a rigid blueprint. Instead, it provides flexible guidelines which can respond to market forces and changing circumstances. The next stage will be the preparation of a procurement strategy to guide the marketing of cleared sites and other sites for development in the area in accordance with the development framework and Birmingham City Council's planning policies. A detailed delivery programme will be prepared in conjunction with the local community. This will define the priorities and identify responsibility for implementation - which will invariably rely on joint working. Development briefs will also be prepared to set out specific site requirements and the essential work required as part of each phase.

The main task following the adoption of the framework remains the marketing of the development opportunities and the selection of private sector developers and other appropriate partners to work with the existing partnership to deliver the new neighbourhood.

Limitation of Liability: The information contained within this development framework is, to the best of the council's knowledge, correct at the time of writing. However, it must be understood that it may yet change and the city council would advise developers that it is their responsibility to check site conditions, availability of services and all other information, prior to entering into any obligations and/or agreements.

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