

Opportunities:

- Distinctive 'industrial' character
- Create a new destination along the River Severn
- Reinstatement of terraced housing block
- Improve general environment / public realm close to confluence of rivers

Constraints:

- Listed / locally listed buildings
- Flood zone covering part of the site
- Conservation Area covers part of the site
- Location of adjacent proposed relief road
- Depth of blocks between existing streets and riverside

Design Principles:

- ① Residential frontage and parking to address existing footpath running adjacent to the site
- ② Feature space to give sense of arrival and build on character of retained existing buildings
- ③ Residential frontage on to adjacent riverside served by rear parking and garage units accessed from street behind
- ④ Street created by reinstatement of traditional terraced row and mews style dwellings and flat over garage units
- ⑤ Pedestrian courtyard as focus for arts/craft centre - workshops and cafe/restaurant to be accommodated in adjacent conversion of existing buildings
- ⑥ Vinegar Works converted to mixed use building including residential use on upper storeys. Ground floor may accommodate car parking in the southern extent of the building due to flooding issues
- ⑦ Retained building compliments arts/craft 'quarter' with residential apartments located on the upper floor
- ⑧ Car parking area to serve nearby commercial and residential uses, allow views out to river corridor and balance larger forms of retained adjacent buildings
- ⑨ Connection to Carpets of Worth development site and future relief road
- ⑩ Connection to Lichfield Basin development

Schedule:

- Approximately 100 dwellings (C3)
- Approximately 2,900m² restaurants, cafes, offices, community hall and craft workshops / shops (A1 / A3 / B1 / D1) (ground floor of mixed use, assuming entire ground floor of Vinegar Works)

LEGEND	
Proposals	Existing Conditions
Site Boundary	Key View
Pedestrian / Cycle Links	Surrounding Built Form
Future Relief Road	River Severn / Stour
Primary Vehicular Route	Historic Wall
Secondary Vehicular Route	
Residential	
Mixed-use	
Predominantly 1 Storey	
Predominantly 2 Storey	
Predominantly 3 Storey	
Predominantly 4 Storey	
Landmark / Gateway Building	
Car Parking / Servicing	
Private / Shared Gardens	
Feature Square	
Retained Vegetation	
Proposed Vegetation / Buffer	
Retained Building	

NB: Where open space requirements are difficult to accommodate on site, off site contributions will be investigated.

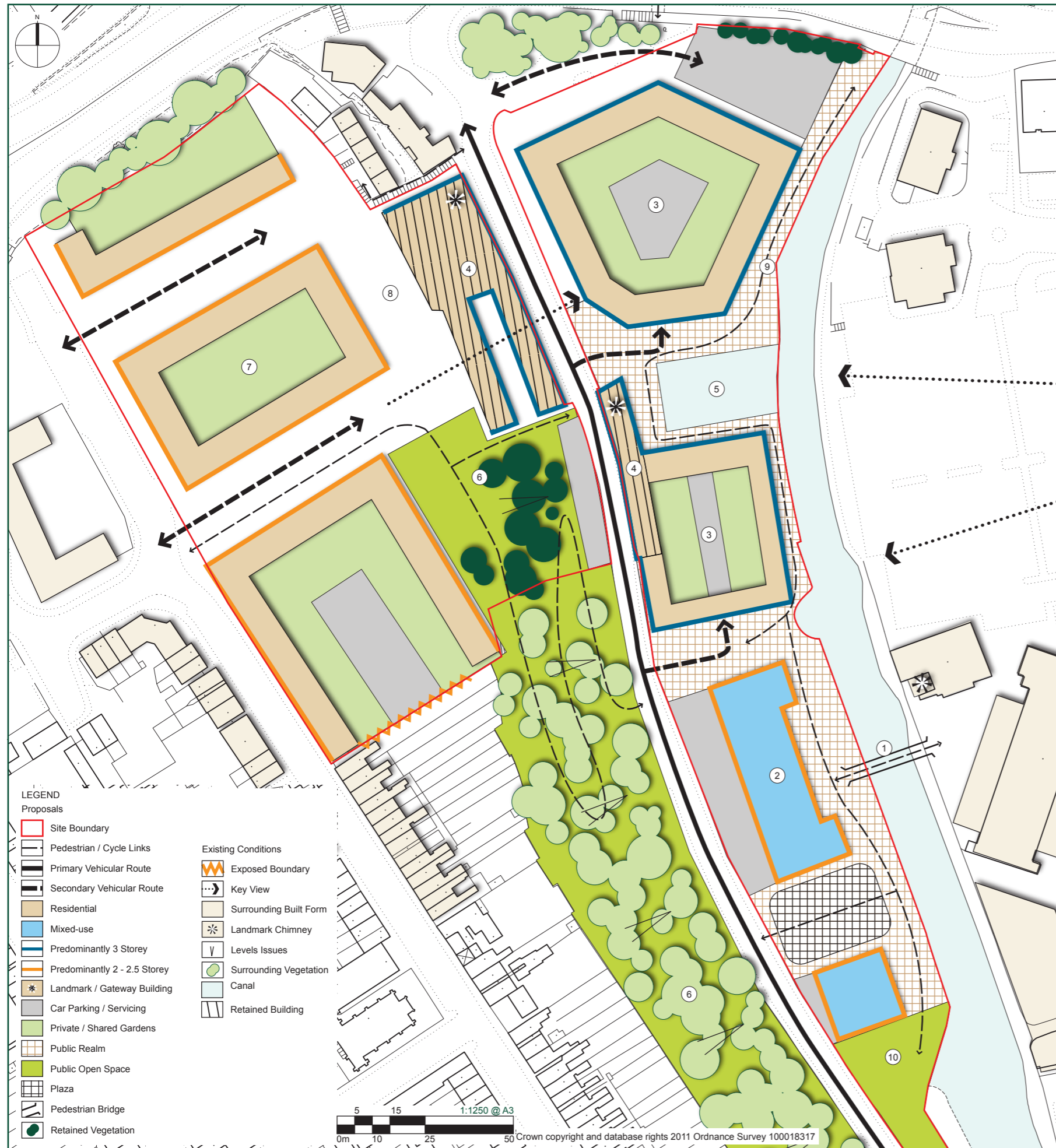
Floor space and residential capacity of retained buildings are subject to further studies.

Tree retention and location is subject to further arboricultural studies / site surveys.

Illustrated development depths may vary to respond to site constraints and suitable unit typologies.

Park Lane Canalside

Kidderminster



Opportunities:

- Attractive canal side location
- Close proximity to town centre
- Create a more attractive mixed-use frontage to the canal and Weavers Wharf
- Retain existing buildings of merit
- Distinctive 'industrial' character
- Provide sustainable housing close to the town centre and public transport networks
- Improve general environment

Constraints:

- Locally Listed buildings
- Flood zone 3 affects part of the site
- Conversion viability
- Steep level changes / cliff face
- Physical barrier of canal

Design Principles:

- ① Bridge canal to create strong pedestrian links to town centre utilising an existing public square and encouraging more active frontage to the Debenhams building
- ② Mixed use dual aspect development compliments the existing and future leisure uses within the vicinity. Cafes and restaurants will 'spill out' into the public realm utilising south facing and canal side aspects
- ③ Perimeter blocks provide natural surveillance over the canal side and streets
- ④ Conversion of former warehouse buildings. Where this is proven not to be a viable solution, new development must retain the essence of the existing buildings. Special consideration is required to the western facade due to the adjoining cliff edge and change in levels
- ⑤ New wharf enhances character of canal side development, encourages mooring and creates a key focal point within the development
- ⑥ Enhanced urban parkland and strong pedestrian links will encourage connections between the western residential areas and the town centre
- ⑦ New terraced dwellings arranged in perimeter blocks will enhance the predominately residential neighbourhood
- ⑧ Development offset retains privacy over existing dwellings and Rock Works whilst providing active frontage in a visually prominent location. Special consideration will be required along the Rock Works boundary
- ⑨ New towpaths / public realm encourage promenading along the canal
- ⑩ Public open space enjoys a south facing aspect and offers a place for people to sit along the canal side. It also connects the new development to the enhanced urban park

Schedule:

- Approximately 160 dwellings (C3)
- Approximately 3,200m² mixed use (A1 / A3 / A4 / B1a)

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Floor space and residential capacity of retained buildings are subject to further studies.

Tree retention and location is subject to further arboricultural studies / site surveys.

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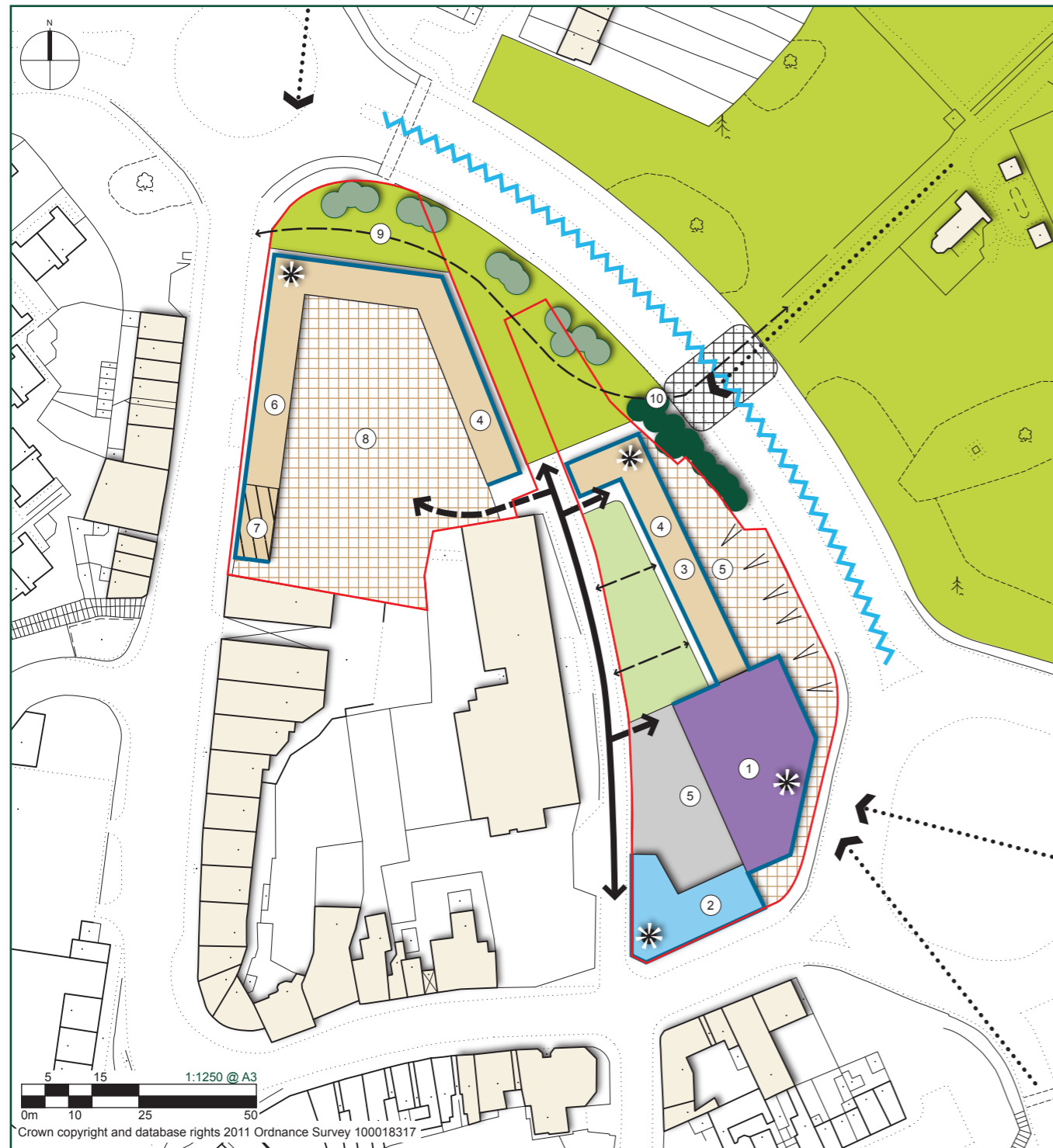


Wyre Forest District Council



Waterloo Street Area

Kidderminster



Opportunities:

- Create new development frontage and landmark buildings along key movement routes within the town centre
- Provide sustainable housing and offices close to the town centre and public transport networks
- Connect the site and town centre to St. George's Park

Constraints:

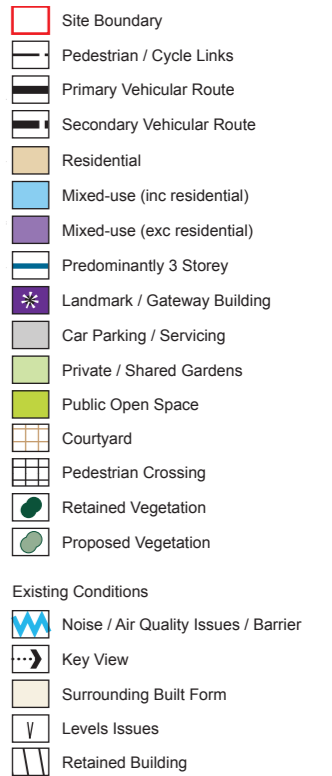
- Busy road network
- Level changes
- Existing occupancy of current buildings
- Existing service areas
- Constrained street dimensions
- Limited light penetration into Waterloo Street

Design Principles:

- ① Landmark mixed-use building creates a gateway into the town centre from the A456 and ring road
- ② Mixed-use development with active ground floor uses compliment surrounding land use and retail offer of town centre
- ③ Apartments are set back from the ring road to offer mitigation against noise and air quality (other measures may also be required)
- ④ Apartments appreciate views over St. George's Park, offering natural surveillance and definition to the street and park
- ⑤ Ground floor car parking raises buildings to street level
- ⑥ Apartments wrap service areas and create a more complete perimeter block
- ⑦ Possible retention of existing BT building integrated into residential development
- ⑧ Rear private courtyard provides car parking and shared amenity space
- ⑨ Public open space creates a development offset between proposed dwellings and the ring road
- ⑩ Public open space and a new crossing facility provides a pedestrian friendly link between the town centre, the site, St. George's Park and existing residential communities

Schedule:

- Approximately 70 dwellings (C3)
- Approximately 400m² mixed use (A1 / B1a)
- Approximately 1,800m² mixed use (C1 / B1a)



NB: Where open space requirements are difficult to accommodate on site, off site contributions will be investigated.

Floor space and residential capacity of retained buildings are subject to further studies.

Tree retention and location is subject to further arboricultural studies / site surveys.

Illustrated development depths may vary to respond to site constraints and suitable unit typologies.



Opportunities:

- Create new development frontage along key movement route into town
- Redevelop disused brownfield site
- Support delivery of Stourport Relief Road

Constraints:

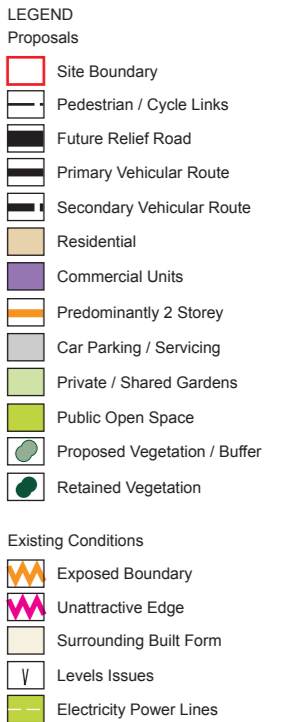
- Commercial units to the south and west
- Land safeguarded for Stourport Relief Road
- Existing road capacity
- Close proximity to Listed Building
- Railway embankment

Design Principles:

- ① Residential development arranged in perimeter block formation
- ② Residential development backs onto existing commercial units
- ③ Dwellings orientated at approximately 45 degrees from large unit to the south, averting direct views from upper storeys and rear gardens
- ④ Shifts within the carriageway alignment calm traffic and avert direct views towards the commercial unit to the south
- ⑤ Open space creates a central focus within the development
- ⑥ Commercial unit located on Worcester Road
- ⑦ Woodland belt safeguarded for Stourport Relief Road
- ⑧ Development frontage offers natural surveillance over woodland belt and Stourport Relief Road
- ⑨ Development offset from electricity power lines
- ⑩ Retained woodland / natural open space provides informal recreation opportunities. Due to levels issues new planting may be required to mitigate against removal of trees when Stourport Relief Road and eastern development is implemented
- ⑪ Dwelling offers natural surveillance over public footpath connecting to Hartlebury Common
- ⑫ Temporary site access to allow enabling development to be implemented ahead of Stourport Relief Road
- ⑬ Retained vegetation and larger back gardens help to prevent overlooking

Schedule:

- Approximately 130 dwellings (C3)
- Approximately 900m² mixed use (B1)



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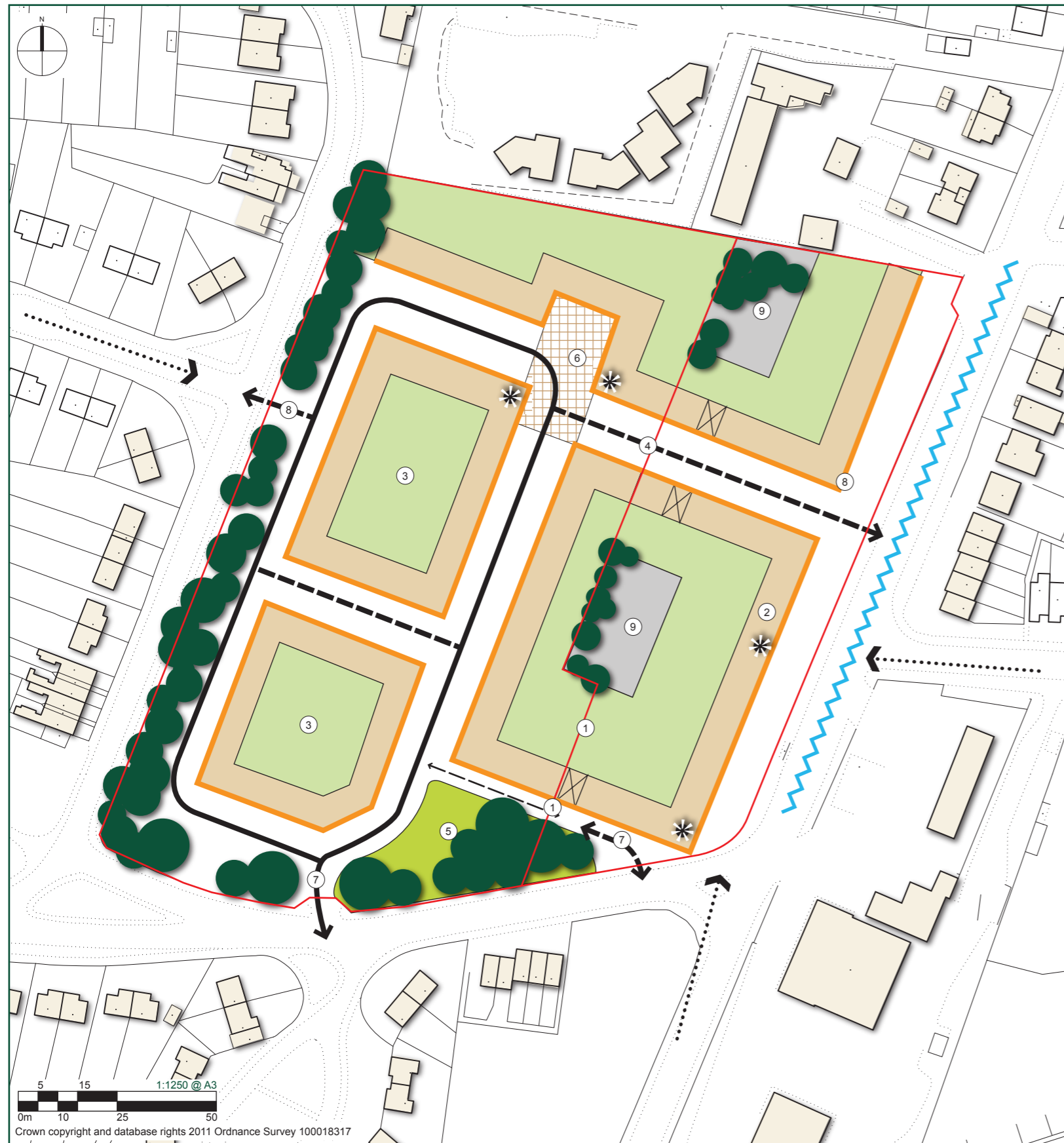
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Oasis Arts & Crafts and Reilloc Chain

Kidderminster



Opportunities:

- Create new development frontage along key movement route into town
- Distinctive 'industrial' character
- Residential development

Constraints:

- Existing occupiers
- Busy road corridor - noise and air quality issues

Design Principles:

- ① Residential development designed to enable each site to be developed individually / a two phased approach
- ② Terraced dwellings with distinctive saw tooth roofs to maintain 'industrial' character
- ③ Residential development arranged in perimeter block formation
- ④ Vehicular link Stourport Road connects the two sites to Stourport Road
- ⑤ Public open space and footpath link connect the two development parcels
- ⑥ Feature square creates a focal space within the development
- ⑦ Existing point of vehicular access
- ⑧ Secondary point of vehicular access (if required)
- ⑨ Rear parking courtyard to the rear of terraces serving dwellings that front onto Stourport Road

Schedule:

- Approximately 65 dwellings (C3)

LEGEND

Proposals

- Site Boundary
- Pedestrian / Cycle Links
- Primary Vehicular Route
- Secondary Vehicular Route
- Residential
- Predominantly 2 Storey
- Feature Building
- Car Parking
- Private
- Feature Square
- Public Open Space
- Retained Vegetation

Existing Conditions

- Noise / Air Quality Issues
- Key View
- Surrounding Built Form

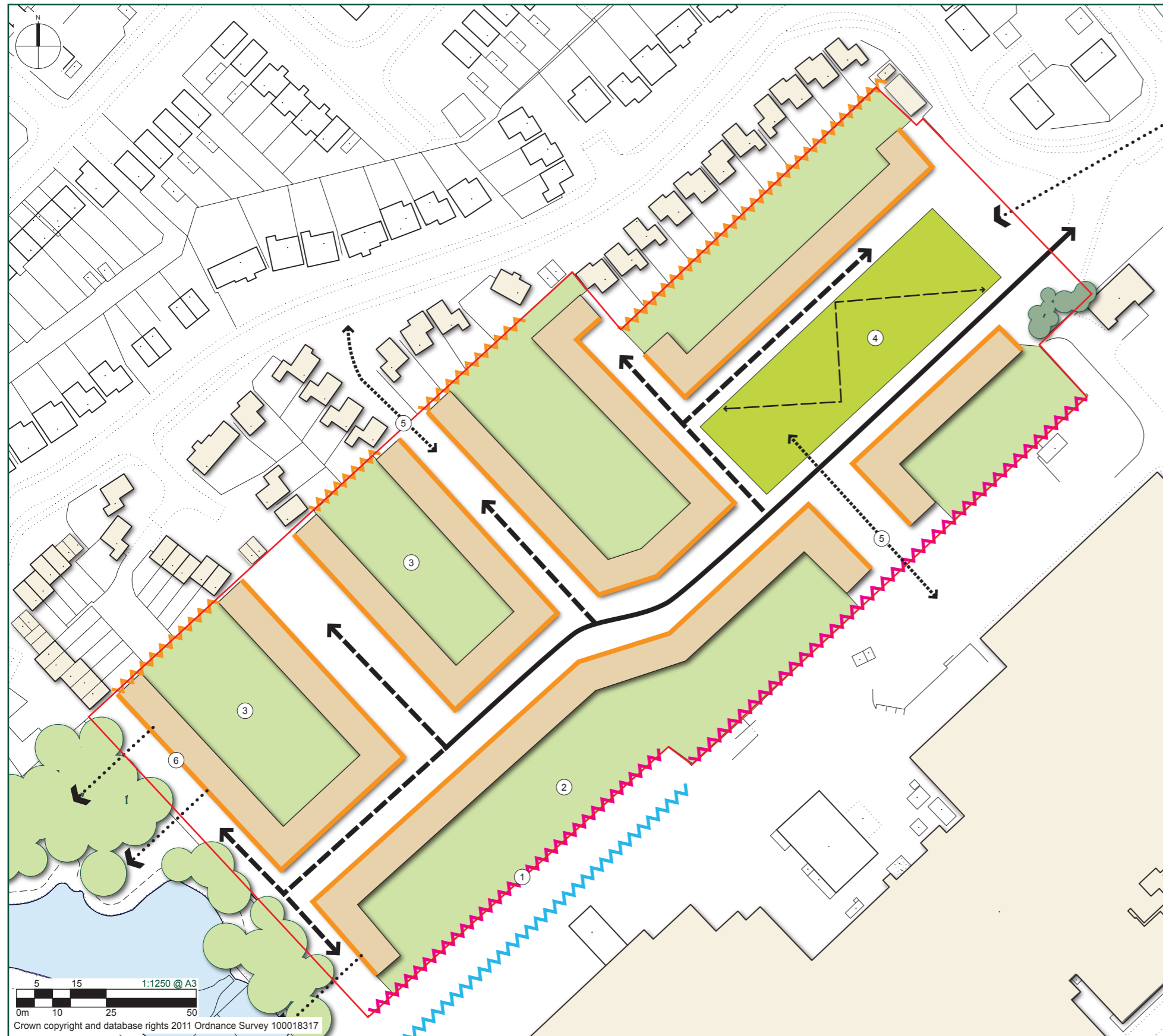
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Opportunities:

- Residential development
- Attractive views on the horizon to the south west

Constraints:

- Noise, air quality issues associated with MIP
- Unattractive edge associated with MIP
- Exposed rear gardens
- Constrained site dimensions
- Limited access points

Design Principles:

- Acoustic structure required to mitigate against noise omitted from Morgan Technical Ceramics
- Larger rear gardens along south east boundary to offset against noise attenuation structure
- Residential development continues existing pattern of development to create a series of perimeter blocks that wrap exposed rear gardens
- Public open space creates an entrance feature to the development acting as an 'integrator' between existing and future residents
- Opportunity to create pedestrian link into existing and future residential developments
- Development overlooks open space to the south west exploiting attractive views on the horizon

Schedule:

- Approximately 80 dwellings (C3)

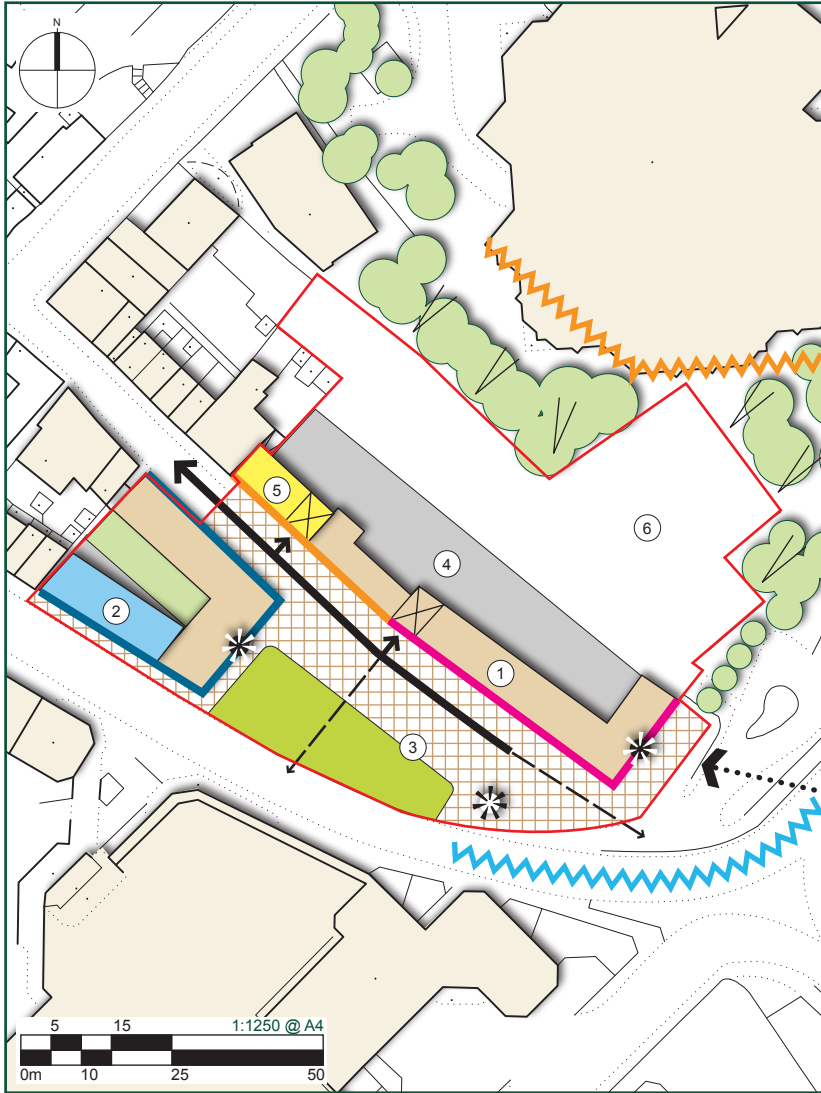
LEGEND	
Proposals	
[Red outline]	Site Boundary
[Dotted line]	Conceptual Pedestrian Route
[Thin black line]	Pedestrian / Cycle Links
[Thick black line]	Primary Vehicular Route
[Thin black line]	Secondary Vehicular Route
[Tan fill]	Residential
[Orange fill]	Predominantly 2 Storey
[Grey fill]	Car Parking
[Light green fill]	Private Gardens
[Green circle]	Proposed Vegetation / Buffer
[Light green circle]	Surrounding Vegetation
[Dark green circle]	Retained Vegetation
[Yellow-green fill]	Public Open Space
Existing Conditions	
[Orange zig-zag]	Exposed Boundary
[Blue zig-zag]	Noise / Air Quality Issues
[Pink zig-zag]	Unattractive Edge
[Dotted arrow]	Key View
[Tan outline]	Surrounding Built Form
[Blue square]	Settling Pond

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Proposals	Existing Conditions
Site Boundary	Exposed Boundary
Pedestrian / Cycle Links	Noise / Air Quality Issues / Barrier
Primary Vehicular Route	Key View
Residential	Surrounding Built Form
Mixed-use	Levels Issues
Leisure	Surrounding Vegetation
Restaurant	
Predominantly 4 Storey	
Predominantly 3 Storey	
Predominantly 2 Storey	
Retained Water Fountain	
Landmark / Gateway Building	
Car Parking / Servicing	
Private / Shared Gardens	
Public Open Space	
Public Realm	

Opportunities:

- Retain Law Court frontage
- Create a landmark building to the south east
- Retain water fountain and surrounding public realm
- Provide sustainable housing close to the town centre and public transport networks
- Improve general environment

Constraints:

- Listed building
- Rising ground levels to the north and east
- Busy road / roundabout to the east and south
- Limited access

Design Principles:

- ① Apartment building incorporates original frontage and utilises existing entrances and vertical features to subdivide and provide access to the units. A new gable end and distinctive entrance feature creates a landmark which terminates the vista from Comberton Hill and adds definition to the roundabout
- ② Ground floor retail compliments adjacent units. Apartments are located within the upper storeys
- ③ High quality hard and soft landscaping creates an improved area of public realm and car parking opportunities for nearby residents
- ④ Car parking for apartments located to the rear - existing basements also offer a car parking solution
- ⑤ Restaurant, or similar, deals with the conflict of uses between the proposed residential and adjoining public house
- ⑥ Land reserved for future redevelopment of Leisure Centre site

Schedule:

- Approximately 50 dwellings (C3)
- Approximately 180m² retail (D2) (ground floor of mixed use)
- Approximately 160m² restaurant (A3) (two storey unit)

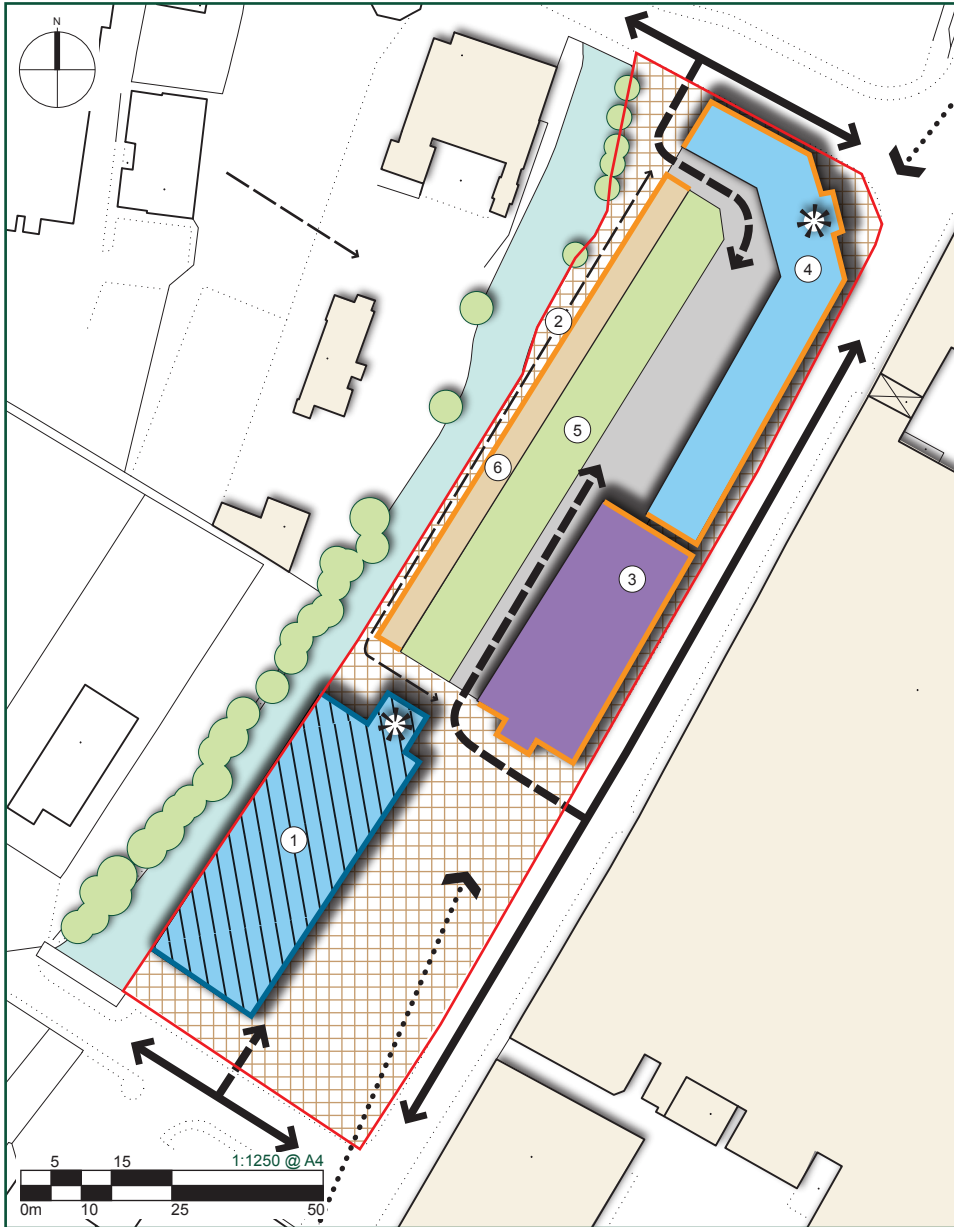
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LEGEND

Proposals

- Site Boundary
- Pedestrian / Cycle Links
- Primary Vehicular Route
- Secondary Vehicular Route
- Residential
- Mixed-use (inc residential)
- Commercial Unit (exc residential)
- Predominantly 3 Storey
- Predominantly 2 Storey
- Landmark / Gateway Building
- Car Parking / Servicing
- Public Realm

Existing Conditions

- Key View
- Surrounding Built Form
- Surrounding Vegetation
- River Stour

Opportunities:

- Riverside Location
- Retain Listed Building
- Define northern corner
- Distinctive 'industrial' character
- Provide sustainable housing close to the town centre and public transport networks
- Improve general environment

Constraints:

- Listed building
- Flooding issues
- Proximity to electricity substation
- Busy road

Design Principles:

- ① Listed building converted to provide a horizontal mix of uses
- ② Development offset and residential frontage provides natural surveillance and an opportunity for promenading along the riverside
- ③ Mixed use development limited to two storeys to retain primacy of historic buildings
- ④ Mixed use development defines corner
- ⑤ Private car parking located within back gardens accessed from the rear
- ⑥ Due to the flood risk associated with the River Stour, a site specific response will be required for these residential units. This could include non-habitable rooms on the ground floor, raised properties, car parking to front and / or front gardens rather than rear gardens

Schedule:

- Approximately 40 dwellings (C3)
- Approximately 3,400m² retail / office (A1 / B1a)

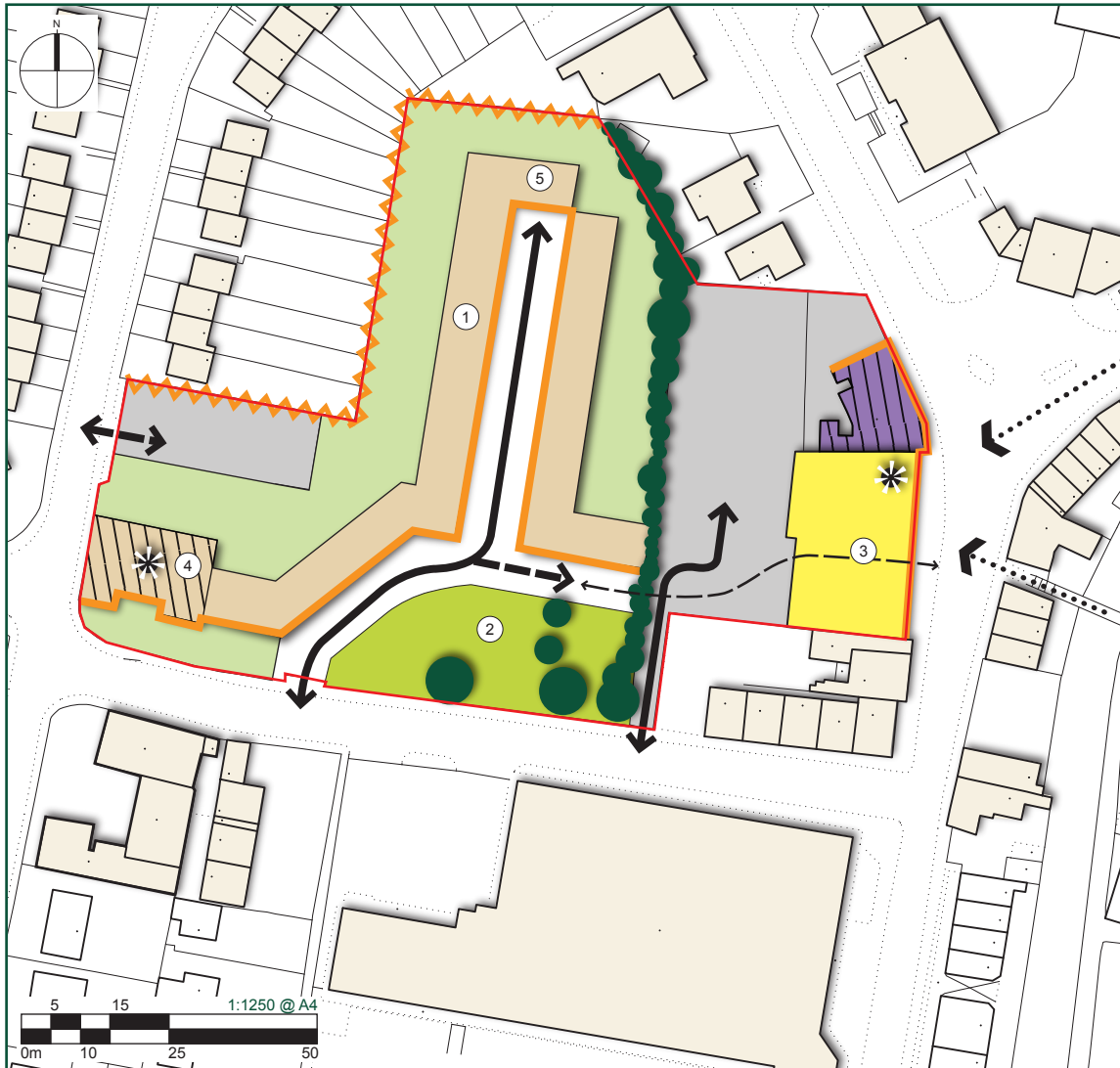
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LEGEND

Proposals

- Site Boundary
- Pedestrian / Cycle Links
- Primary Vehicular Route
- Secondary Vehicular Route
- Residential
- Health Centre / Library
- Commercial
- Predominantly 2 Storey
- Landmark / Gateway Building
- Retained Building
- Car Parking / Servicing
- Private / Shared Gardens
- Public Open Space
- Retained Vegetation

Existing Conditions

- Exposed Boundary
- Surrounding Built Form
- Key View

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Opportunities:

- Retain Listed school building
- Provide sustainable housing close to the town centre and public transport networks
- Provide a new health centre / library

Constraints:

- Exposed rear gardens
- Unattractive Tesco building

Design Principles:

- ① Residential development wraps exposed rear gardens and car park
- ② Public open space / play area incorporates existing facilities and vegetation

- ③ New health centre / library located on the footprint of the current Tesco store
- ④ Retained school building converted into town houses or apartments. The building could also accommodate a community use
- ⑤ Building terminates vista and prevents exposure of existing rear boundary

Schedule:

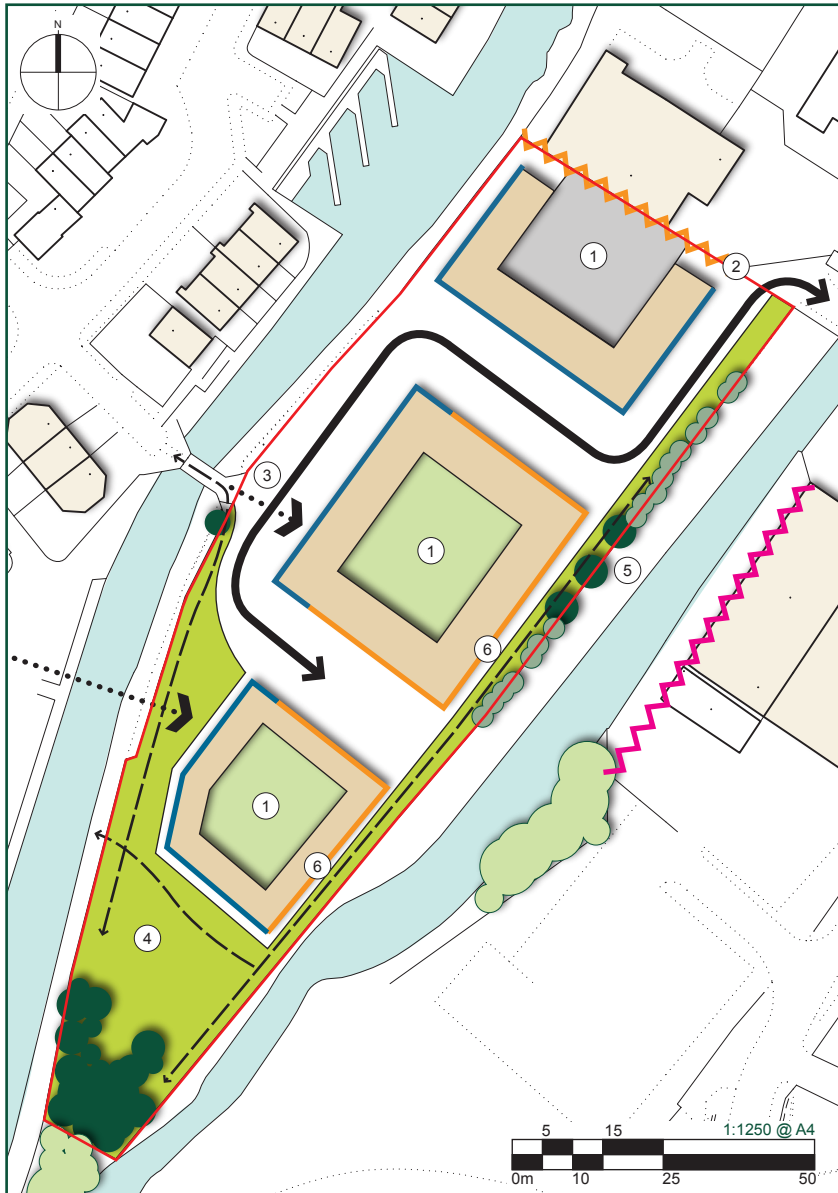
- Approximately 30 dwellings (C3)
- Approximately 1200m² library / health centre (D1)

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LEGEND	
Proposals	
	Site Boundary
	Pedestrian / Cycle Links
	Primary Vehicular Route
	Residential
	Predominantly 3 Storey
	Predominantly 2 Storey
	Retained Vegetation
	Proposed Vegetation / Buffer

Existing Conditions	
	Exposed Boundary
	Unattractive Edge
	Key View
	Surrounding Built Form
	Surrounding Vegetation
	River Stour / Canal

Opportunities:

- Waterside residential development
- Creation of open space and access to waters edge
- Provision of natural surveillance over adjacent towpath

Constraints:

- Sub station to the north
- Narrow site limits options for development / internal circulation / access
- Commercial / Industrial development to the south east

Design Principles:

- ① Perimeter blocks of development formed from a mix of individual houses and apartments
- ② Main access
- ③ Maintain pedestrian link
- ④ Create open space and improve access to the waters edge
- ⑤ Retain and enhance landscaping on eastern boundary
- ⑥ Due to the flood risk associated with the River Stour, a site specific response may be required to the residential units located on the south east boundary.

Schedule:

- Approximately 60 dwellings (C3)

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Wyre Forest District Council



Northumberland Avenue Surgery

Kidderminster



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Opportunities:

- Convert surgery back into residential dwellings
- Create attractive residential development in prominent corner location

Constraints:

- Provision of direct vehicular access to driveways from Northumberland Avenue

Design Principles:

- ① Possible retention and conversion of existing surgery to residential dwellings or new build in keeping with existing character of dwellings on Stourport Road
- ② New terraces to match character of existing development on Northumberland Avenue
- ③ Driveway access from Northumberland Avenue

Schedule:

- Approximately 10 dwellings (C3)

LEGEND

Proposals

- Site Boundary
- Residential
- Predominantly 2 Storey
- Car Parking
- Private Gardens

Existing Conditions

- Surrounding Built Form

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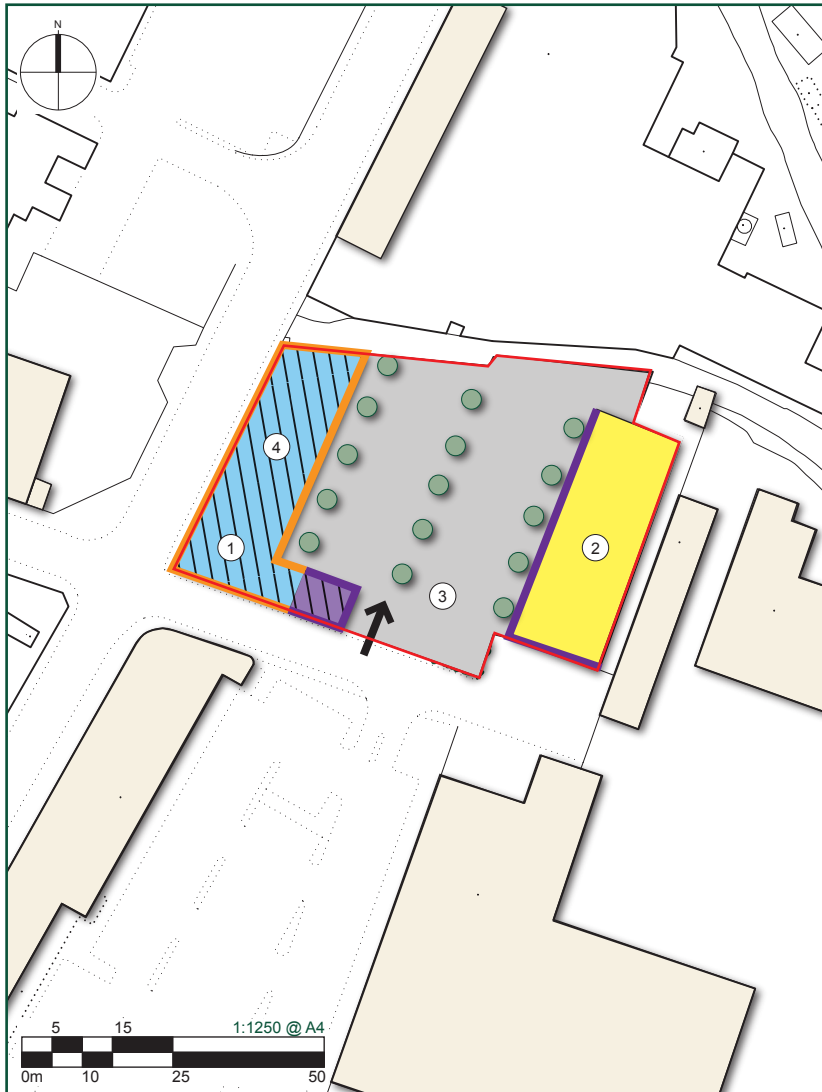
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LEGEND

Proposals

- Site Boundary
- Site Access
- Mixed Use
- Offices
- Light Industry
- Predominantly 2 Storey
- Predominantly 1 Storey
- Car Parking / Servicing
- Proposed Vegetation

Existing Conditions

- Surrounding Built Form
- Retained Building

Opportunities:

- Create development on 'Processional Route'
- Introduce more active frontage
- Provide employment opportunities in the town centre
- Remove parts of derelict building

Constraints:

- Development must be in keeping with the aims of the 'Processional Route' policy
- Parking provision
- Adjacent to existing watercourse

Design Principles:

- ① Retain and enhance parts of existing building closest to Green Street / Dixon Street to create 'landmark' on important corner / frontage - character to be in keeping with 'Processional Route'
- ② Light industrial unit to rear of plot
- ③ Car parking provided to rear of mixed-use building with access from Dixon Street
- ④ Frank Stone building could accommodate a mixture of uses (C3 & B1a) or solely office uses

Schedule:

- Approximately 10 dwellings (C3)
- Approximately 1500m² offices (B1a) (assuming two storeys)
- Approximately 600m² light industry (B1c)

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Floor space and residential capacity of retained buildings are subject to further studies.

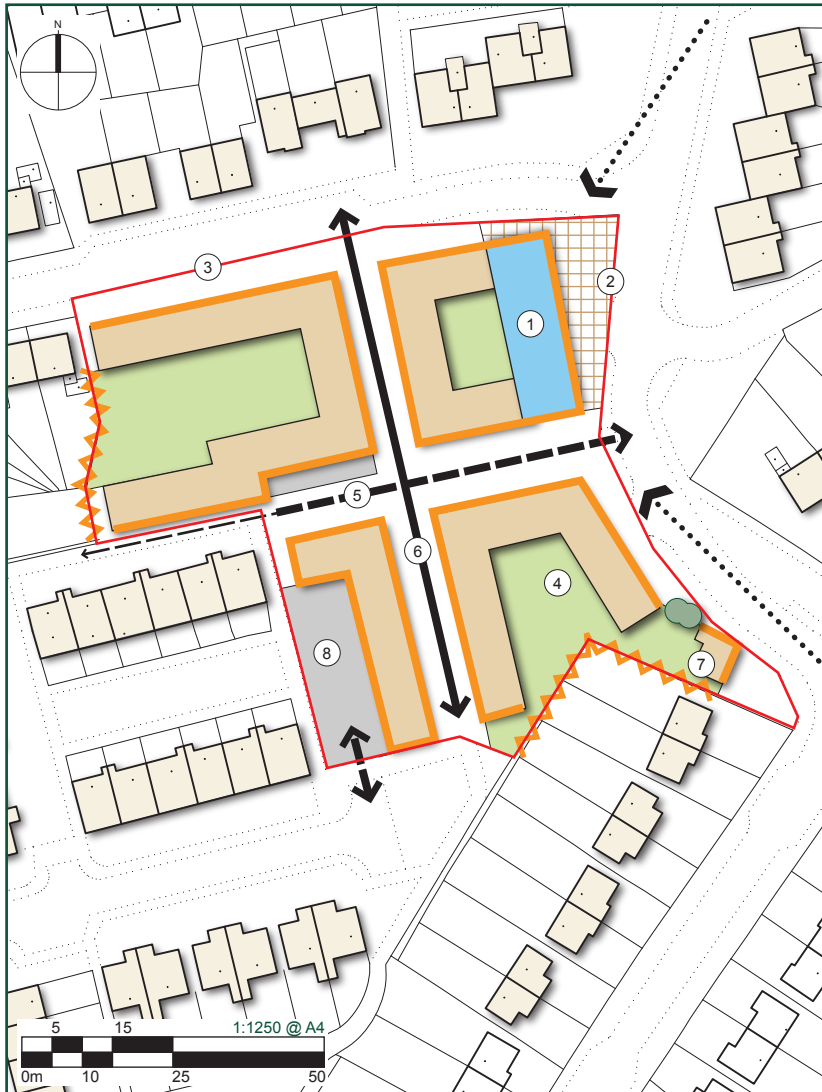
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Rifle Range Shops and Musketeer PH

Kidderminster



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Opportunities:

- Residential / Mixed-Use Development
- Reduce extent of unnecessary surface car parking in prominent corner location
- Define public and private space more clearly
- Improve quality of the public realm

Constraints:

- Existing businesses still in operation
- Maintaining pedestrian routes across the site
- Provision of car parking for shops

Design Principles:

- ① Mixed-use block (apartments above shops) brought closer to the corner to define public and private space more clearly and create a new 'landmark'
- ② Short stay public parking provided 'on street' and within public realm
- ③ Severn Grove defined by new development
- ④ Pub Site redeveloped to provide residential accommodation and wrap exposed rear gardens
- ⑤ Existing pedestrian route upgraded and defined by development that overlooks it
- ⑥ North - south vehicular link enhances connectivity and provides a safe route overlooked by development frontage
- ⑦ Dual aspect unit enhances prominent corner location
- ⑧ Apartment building provides natural surveillance over proposed road and existing open space. The western boundary treatment will require careful consideration to ensure the car park is clearly defined as a private space whilst retaining intervisibility

Schedule:

- Approximately 40 dwellings (C3)
- Approximately 300m² mixed-use (A1, A3, A5) (ground floor of mixed use block)

NB: Where open space requirements are difficult to accommodate on site, off site contributions will be investigated.

Floor space and residential capacity of retained buildings are subject to further studies.

Tree retention and location is subject to further arboricultural studies / site surveys.

Illustrated development depths may vary to respond to site constraints and suitable unit typologies.

LEGEND

Proposals

- Site Boundary
- Pedestrian / Cycle Links
- Primary Vehicular Route
- Secondary Vehicular Route
- Residential
- Mixed-use
- Predominantly 2 Storey
- Car Parking / Servicing
- Private / Shared Gardens
- Public Realm
- Proposed Vegetation

Existing Conditions

- Exposed Boundary
- Key View
- Surrounding Built Form

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Wyre Forest District Council



Chester Road Service Station

Kidderminster



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Opportunities:

- Residential development
- Reinstatement of street frontage

Constraints:

- Existing infrastructure associated with service station to be removed
- Car parking provision
- Land contamination
- Rising ground levels

Design Principles:

- ① Maintain existing building line
- ② Character of development to reflect existing surroundings
- ③ Car parking to be provided to front of dwellings as adjacent development
- ④ Dual aspect unit provides natural surveillance over adjacent pedestrian route. A setback from the footpath (min 3m) is provided to widen the route and allow light penetration
- ⑤ Careful consideration will be required to the northern boundary treatment ensuring the garden is defined as a private space whilst allowing a degree of intervisibility and light into the footpath. The site may accommodate development fronting onto the footpath. Further investigations into the site constraints are required

Schedule:

- Approximately 10 dwellings (C3)

LEGEND

Proposals

- Site Boundary
- Pedestrian Link
- Residential
- Predominantly 2 Storey
- Private Gardens

Existing Conditions

- Exposed Boundary
- Surrounding Built Form
- Levels Issues

NB: Where open space requirements are difficult to accommodate on site, off site contributions will be investigated.

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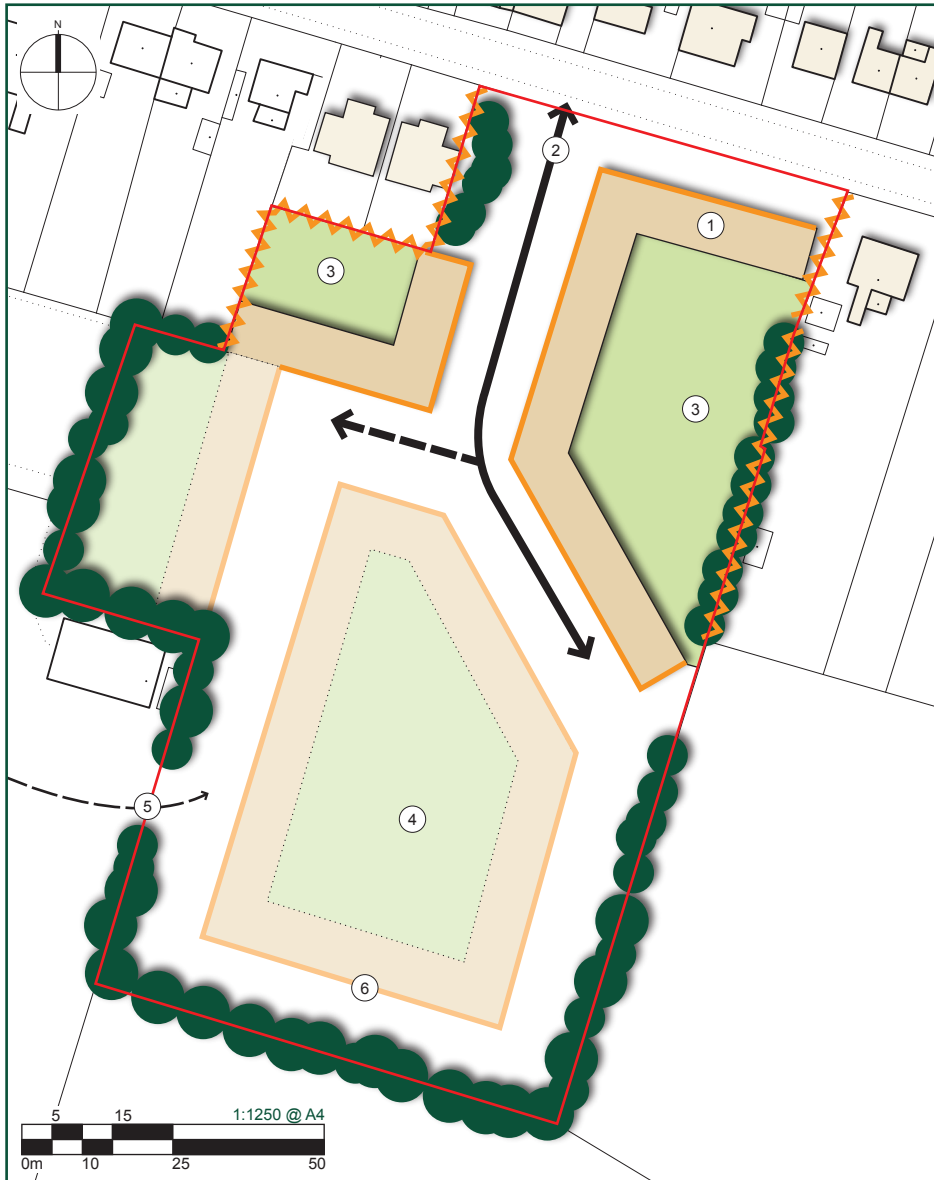


Wyre Forest District Council



Blakedown Nurseries

Blakedown



LEGEND

Proposals

- Site Boundary
- Pedestrian / Cycle Links
- Primary Vehicular Route
- Secondary Vehicular Route
- Residential
- Residential (enabling development / future affordable units)
- Predominantly 2 Storey
- Private / Shared Gardens
- Public Open Space
- Retained Vegetation

Existing Conditions

- Exposed Boundary
- Surrounding Built Form

NB: Where open space requirements are difficult to accommodate on site, off site contributions will be investigated.

Floor space and residential capacity of retained buildings are subject to further studies.

Tree retention and location is subject to further arboricultural studies / site surveys.

Illustrated development depths may vary to respond to site constraints and suitable unit typologies.

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Opportunities:

- Provide affordable homes within Blakedown
- Bring the site back into use
- Create a more attractive frontage along Belbroughton Road

Constraints:

- Existing vegetation covers much of the site
- Rural edge

Design Principles:

- ① Detached family homes located on Belbroughton Road
- ② Retained point of access
- ③ Development wraps exposed rear gardens
- ④ Land to the south is safe guarded for future affordable housing needs and / or enabling development. If retained as informal open space enhancements will be required
- ⑤ Connection between development and playing fields
- ⑥ Future development provides natural surveillance over playing fields and exploits views across the countryside. Development in these locations will require a sensitive development response

Schedule:

- Approximately 35 dwellings (C3) (12 units currently required for affordable housing. Subject to agreement, enabling development may also be incorporated)

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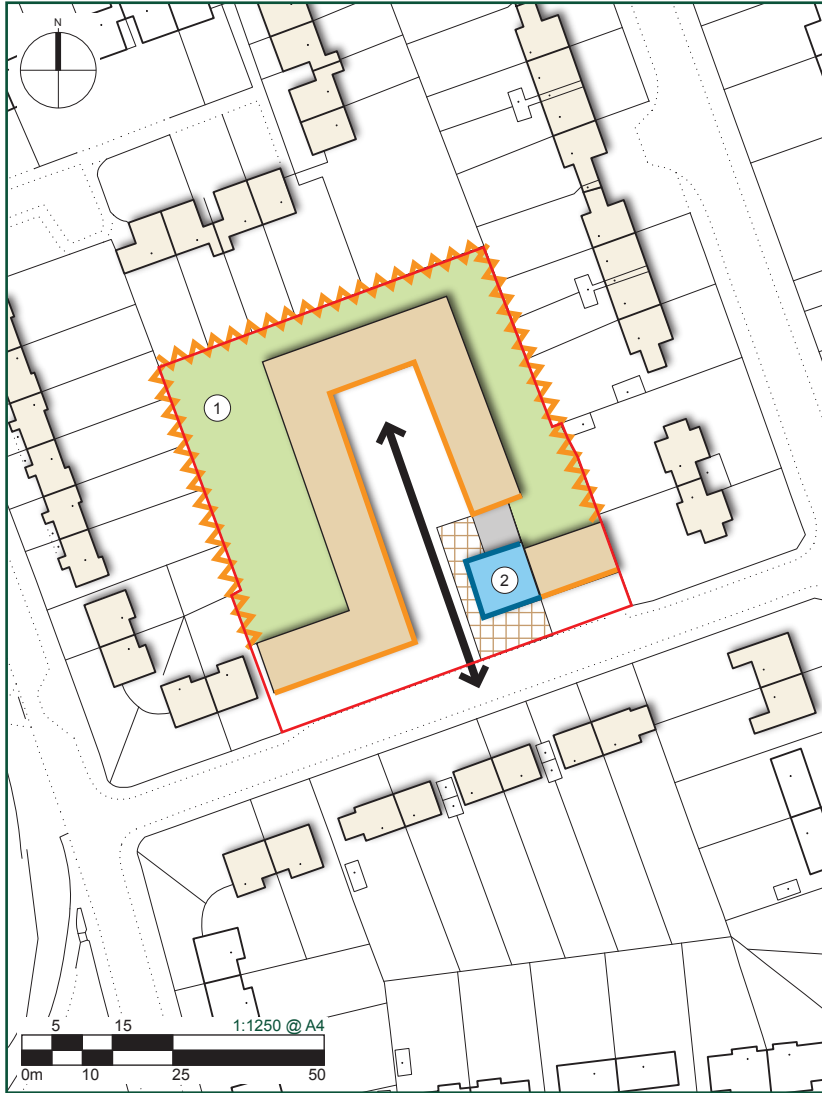


Wyre Forest District Council



Queens Road Shops and Garages

Stourport-on-Severn



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Opportunities:

- Create a more attractive residential frontage to Queen's Road
- Provide a convenience store or similar

Constraints:

- Exposed rear gardens
- Limited site capacity

Design Principles:

- ① Dwellings wrap the rear boundaries of existing properties to create a courtyard style development
- ② A corner shop with apartments above provides local conveniences and affordable housing units

Schedule:

- Approximately 20 dwellings (C3)
- Approximately 100m² retail (A1)
(ground floor of mixed use)

LEGEND

Proposals

- Site Boundary
- Primary Vehicular Route
- Residential
- Mixed-use
- Predominantly 3 Storey
- Predominantly 2 Storey
- Car Parking / Servicing
- Private / Shared Gardens
- Public Realm

Existing Conditions

- Exposed Boundary
- Surrounding Built Form

NB: Where open space requirements are difficult to accommodate on site, off site contributions will be investigated.

Floor space and residential capacity of retained buildings are subject to further studies.

Tree retention and location is subject to further arboricultural studies / site surveys.

Illustrated development depths may vary to respond to site constraints and suitable unit typologies.

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Wyre Forest District Council



BT, Mill Street

Kidderminster



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Tree retention and location is subject to further arboricultural studies / site surveys.

Illustrated development depths may vary to respond to site constraints and suitable unit typologies.

Opportunities:

- Riverside location
- Bespoke retail offer within area
- Redefine street with development frontage

Constraints:

- Existing vegetation
- Large commercial units to north west

Design Principles:

- ① Mixed use development compliments variety of uses along Mill Street
- ② Public open space adjacent to the river promotes promenading and informal recreation opportunities
- ③ Residential development forms a perimeter block and wraps exposed boundaries
- ④ A small mews provides natural surveillance over car parking area
- ⑤ Mature vegetation retained (some within private gardens) to compliment adjacent woodland

Schedule:

- Approximately 25 dwellings (C3)
- Approximately 400m² retail (A1) (ground floor of mixed use)

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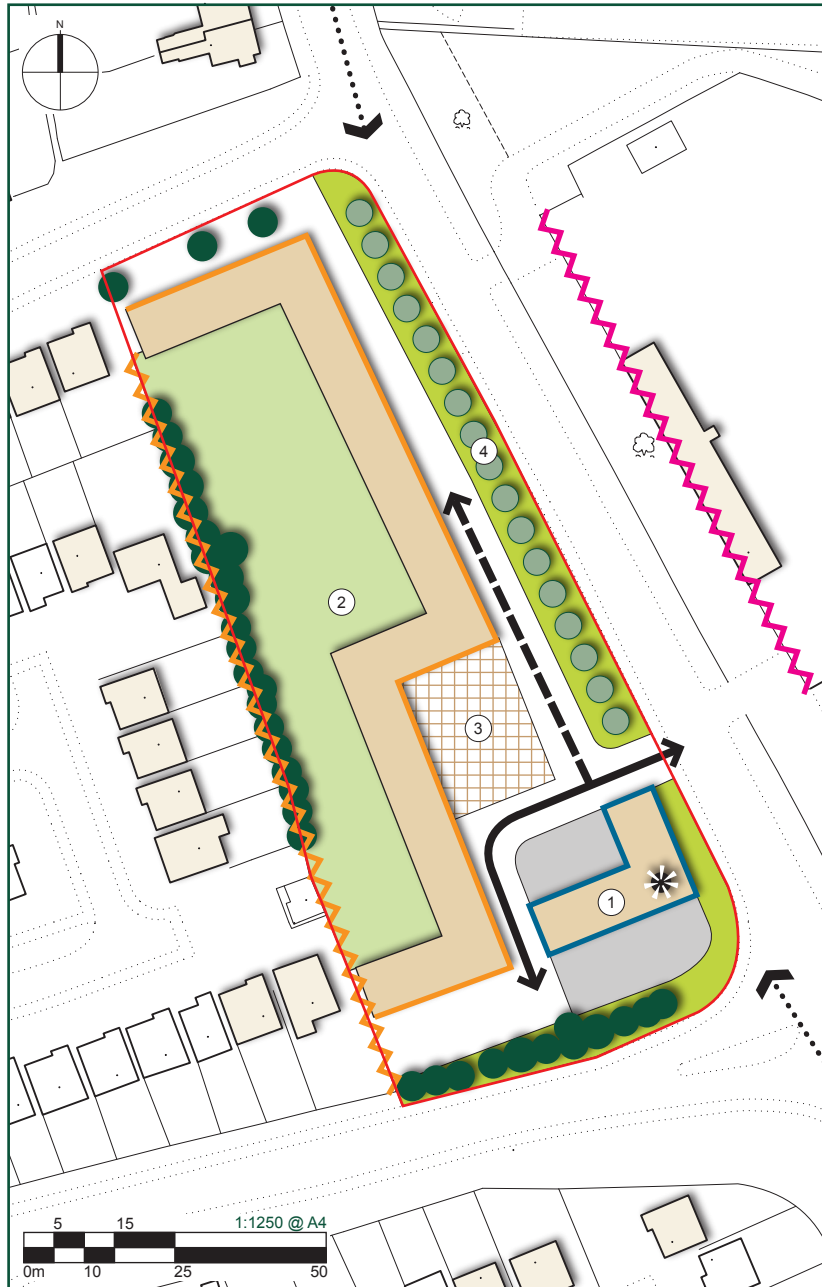


Wyre Forest District Council



Worcester Road Car Garages

Stourport-on-Severn



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Opportunities:

- Redefine street with development frontage
- Create an 'entrance' to the town

Constraints:

- Exposed rear gardens
- Electricity substation east of site
- Future Stourport Relief Road located to south
- Flood zone 2 affects entire site
- Busy road and congestion issues

Design Principles:

- ① Apartment building creates a 'gateway entrance' into the town and acts as a landmark when travelling along the Worcester Road and Stourport Relief Road
- ② Residential development wraps exposed rear gardens
- ③ Feature square creates a central focus within the development
- ④ Landscaped edge creates a more attractive outlook and acts as a buffer between the road and properties

Schedule:

- Approximately 35 dwellings (C3)

LEGEND

Proposals

- Site Boundary
- Primary Vehicular Route
- Secondary Vehicular Route
- Residential
- Predominantly 3 Storey
- Predominantly 2 Storey
- Landmark / Gateway Building
- Private Car Parking
- Private Gardens
- Soft Landscaping
- Feature Square
- Retained Vegetation
- Proposed Vegetation / Buffer

Existing Conditions

- Exposed Boundary
- Unattractive Edge
- Key View
- Surrounding Built Form

NB: Where open space requirements are difficult to accommodate on site, off site contributions will be investigated.

Floor space and residential capacity of retained buildings are subject to further studies.

Tree retention and location is subject to further arboricultural studies / site surveys.

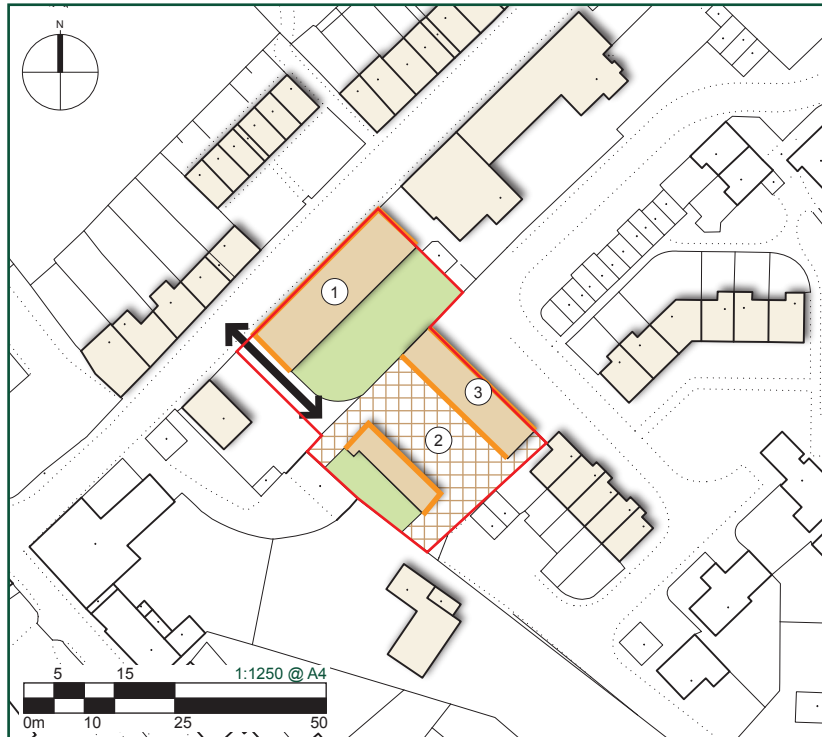
Illustrated development depths may vary to respond to site constraints and suitable unit typologies.

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LEGEND

Proposals

- Site Boundary
- Primary Vehicular Route
- Residential
- Predominantly 2 Storey
- Private Gardens
- Courtyard

Existing Conditions

- Surrounding Built Form

Opportunities:

- Provide sustainable housing close to the town centre and public transport networks
- Improve natural surveillance and definition of built form on Gardners Meadow

Constraints:

- Electricity sub station to south west
- Limited site capacity
- Car parking
- Existing car parking to north east

Design Principles:

- ① Terraced dwellings built to pavement edge fronting onto Lax lane
- ② Rear courtyard provides car parking opportunities
- ③ Mews style flat over garages provide surveillance over courtyard and Gardners Meadow. The false ground floor deals with exiting car parking along the north east boundary

Schedule:

- Approximately 10 dwellings (C3)

NB: Where open space requirements are difficult to accommodate on site, off site contributions will be investigated.

Floor space and residential capacity of retained buildings are subject to further studies.

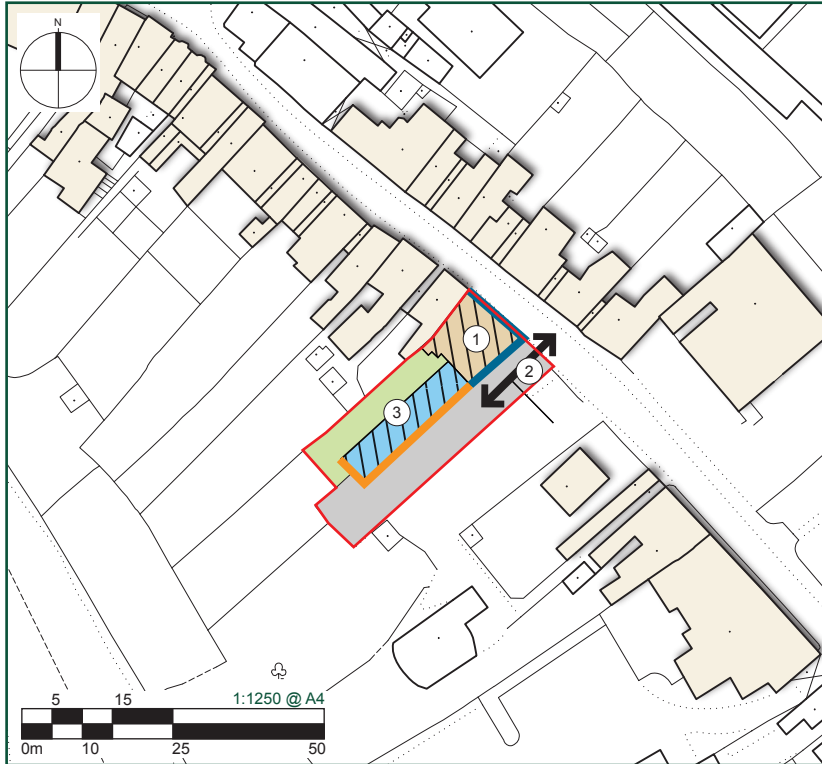
Tree retention and location is subject to further arboricultural studies / site surveys.

Illustrated development depths may vary to respond to site constraints and suitable unit typologies.



Former Workhouse









Bewdley





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LEGEND

Proposals

-  Site Boundary
-  Access to Car Parking
-  Residential
-  Storage / Garages
-  Predominantly 2 Storey
-  Predominantly 3 Storey
-  Private Car Parking
-  Private Gardens

Existing Conditions

-  Surrounding Built Form
-  Retained Building

Opportunities:

- Provide sustainable housing close to the town centre and public transport networks
- Bring the site back into use

Constraints:

- Narrow street
- Built form to pavement edge
- Limited capacity
- Grade II Listed building

Design Principles:

- ① Grade II Listed workhouse retained and converted into apartments
- ② Access to garages / car parking obtained via existing vehicular entrance
- ③ Workshops converted to storage space / garages. Due to limited fenestration and constrained dimensions it is unlikely that the upper storey will be suitable for residential uses. If Listed Building Consent is granted to insert additional fenestration, it is likely that the upper storey could accommodate up to 2 additional apartments

Schedule:

- Approximately 3 - 6 dwellings (C3) (an additional 2 units may be provided above garages subject to Listed Building consent)

NB: Where open space requirements are difficult to accommodate on site, off site contributions will be investigated.

Floor space and residential capacity of retained buildings are subject to further studies.

Tree retention and location is subject to further arboricultural studies / site surveys.

Illustrated development depths may vary to respond to site constraints and suitable unit typologies.

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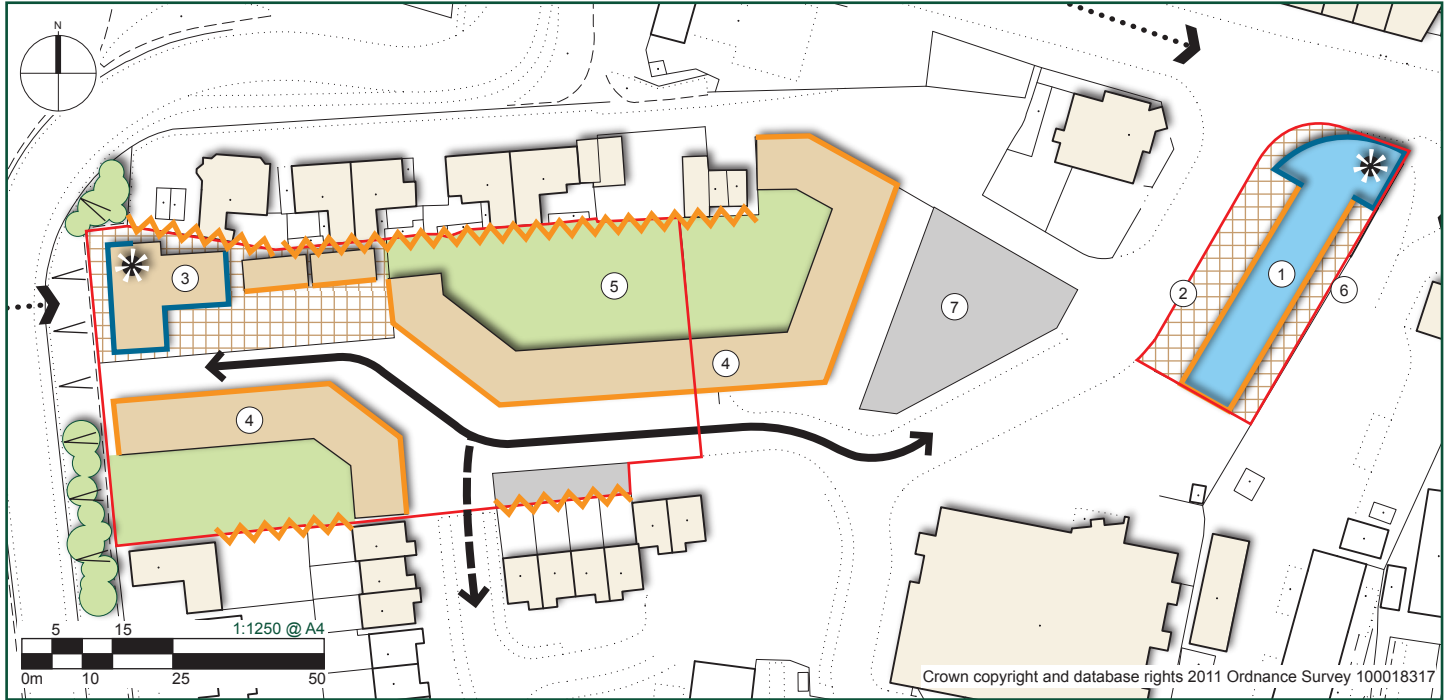


Wyre Forest District Council



Comberton Place

Kidderminster



LEGEND

Proposals

- Site Boundary
- Primary Vehicular Route
- Secondary Vehicular Route
- Residential
- Mixed-use
- Predominantly 3 Storey
- Predominantly 2 Storey
- Landmark / Gateway Building
- Car Parking / Servicing
- Private Gardens
- Courtyard / Public Realm

Existing Conditions

- Exposed Boundary
- Key View
- Surrounding Built Form
- Levels Issues
- Surrounding Vegetation

NB: Where open space requirements are difficult to accommodate on site, off site contributions will be investigated.

Floor space and residential capacity of retained buildings are subject to further studies.

Tree retention and location is subject to further arboricultural studies / site surveys.

Illustrated development depths may vary to respond to site constraints and suitable unit typologies.

Any loss of existing car parking is to be considered as part of the redevelopment of the wider area

Opportunities:

- Provide sustainable housing close to the town centre and public transport networks
- Create a 'gateway' building visible from the train station
- Create a landmark building to the west
- Redevelop Kidderminster Auction site

Constraints:

- Existing tenants within Council building
- Levels issues to west
- Close proximity of existing dwellings and train station ancillary buildings
- Restricted site dimensions

Design Principles:

- ① Mixed-use dual aspect building acts as a 'gateway' building announcing the town from the train station. Active frontage should be encouraged on all edges where possible
- ② Hard landscaping provides spill out and car parking opportunities
- ③ High quality apartment building in visually prominent location
- ④ Residential development wraps exposed rear gardens where site dimensions allow
- ⑤ Larger rear gardens provide additional offset to reduce overlooking onto existing properties
- ⑥ Temporary storage container removed and area to east of mixed-use building improved
- ⑦ Public car park enhanced

Schedule:

- Approximately 30 dwellings (C3)
- Approximately 1300m² mixed-use (A1 / A3 / B1a)

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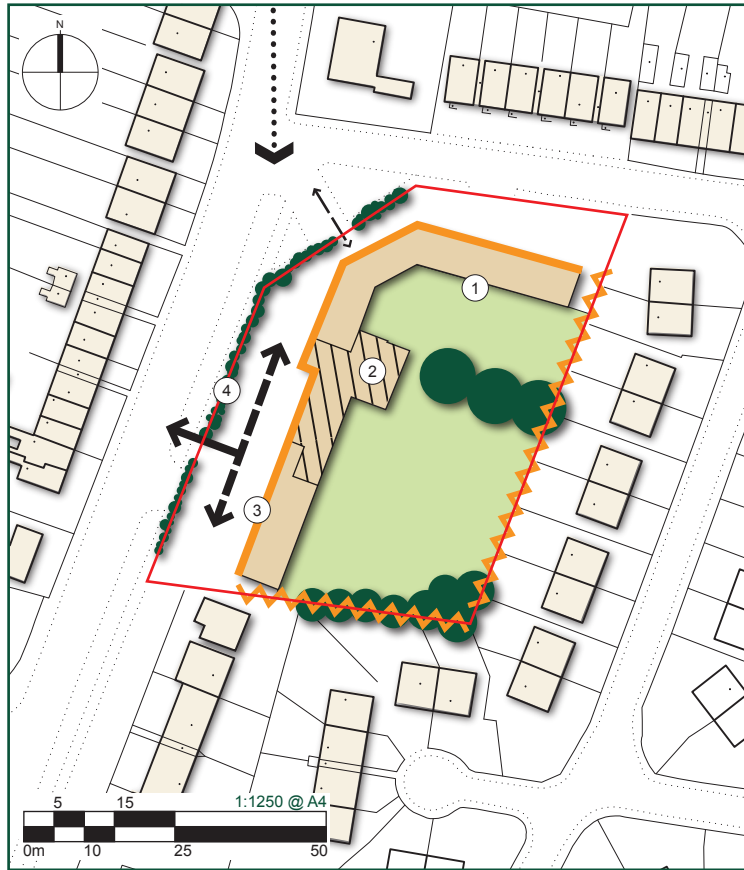


Wyre Forest District Council



The Manor Public House









Stourport-on-Severn







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LEGEND

Proposals

	Site Boundary
	Pedestrian / Cycle Links
	Primary Vehicular Route
	Secondary Vehicular Route
	Residential
	Predominantly 2 Storey
	Private / Shared Gardens
	Public Realm Improvements

Existing Conditions

	Exposed Boundary
	Key View
	Surrounding Built Form
	Retained Building

Opportunities:

- Define prominent corner location
- Residential development

Constraints:

- Locally Listed building
- Busy road
- Exposed rear gardens

Design Principles:

- ① Wrap exposed rear gardens with residential development
- ② Possible retention and conversion of existing public house to residential dwellings
- ③ Maintain existing building line
- ④ Retain existing hedgerow and provide a shared private drive parallel to Minster Road

Schedule:

- Approximately 15 dwellings (C3)

NB: Where open space requirements are difficult to accommodate on site, off site contributions will be investigated.

Floor space and residential capacity of retained buildings are subject to further studies.

Tree retention and location is subject to further arboricultural studies / site surveys.

Illustrated development depths may vary to respond to site constraints and suitable unit typologies.

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Wyre Forest District Council



Lucy Baldwin Unit

Stourport-on-Severn



LEGEND

Proposals

- Site Boundary
- Pedestrian / Cycle Links
- Primary Vehicular Route
- Residential
- Predominantly 2 Storey
- * Landmark / Gateway Building
- Car Parking / Servicing
- Private / Shared Gardens
- Public Open Space
- Public Realm
- Retained Vegetation

Existing Conditions

- Exposed Boundary
- Key View
- Surrounding Built Form
- Retained Building

NB: Where open space requirements are difficult to accommodate on site, off site contributions will be investigated.

Floor space and residential capacity of retained buildings are subject to further studies.

Tree retention and location is subject to further arboricultural studies / site surveys.

Illustrated development depths may vary to respond to site constraints and suitable unit typologies.

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Opportunities:

- Redevelop former hospital site
- Residential development
- Attractive parkland setting
- Attractive views on the horizon

Constraints:

- Access capacity
- Locally Listed buildings
- Exposed rear gardens

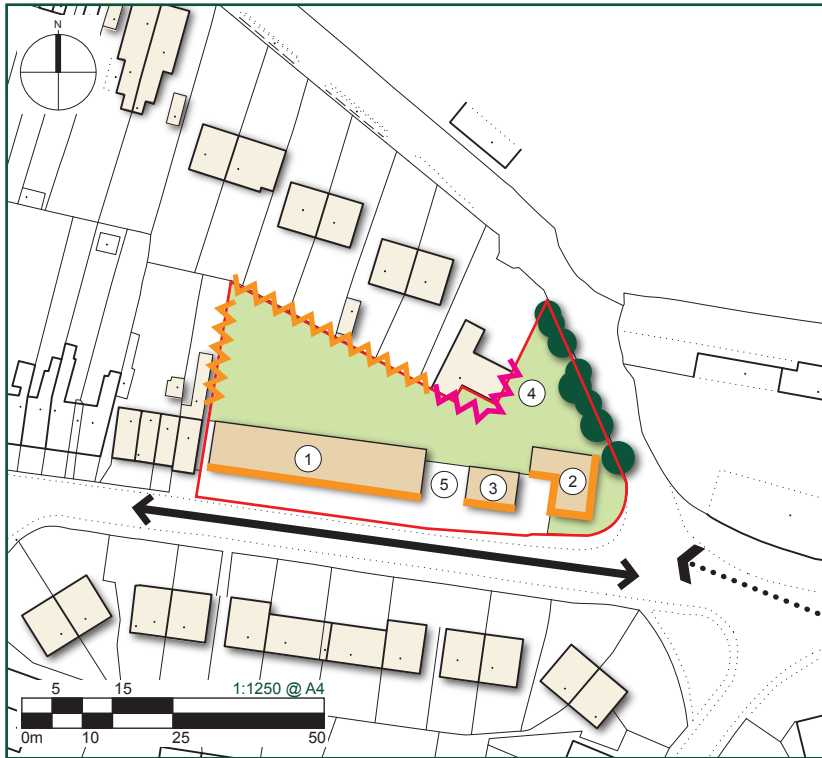
Design Principles:

- ① Retained Lodge buildings create a gateway to the development
- ② Residential development set back to retain primacy of Lodge
- ③ Development wraps exposed rear garden boundaries
- ④ Retention and conversion of hospital block to apartments
- ⑤ Central square creates a setting for the hospital building
- ⑥ Pedestrian link connects to the park
- ⑦ Dwellings overlook the park offering natural surveillance and activity over the existing footpath and exploiting views across the park and hills beyond

Schedule:

- Approximately 35 dwellings (C3)

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LEGEND

Proposals

- Site Boundary
- Primary Vehicular Route
- Residential
- Predominantly 2 Storey
- Private / Shared Gardens
- Retained Vegetation

Existing Conditions

- Exposed Boundary
- Close Proximity to Dwelling
- Key View
- Surrounding Built Form

Opportunities:

- Define prominent corner location
- Residential development

Constraints:

- Close proximity of adjacent built form - fenestration orientated towards site
- Existing vegetation
- Existing occupancy

Design Principles:

- ① Row of terraced dwellings in character with existing built form
- ② Larger corner unit to denote prominent location
- ③ Shallow unit provides greater offset from existing dwellings
- ④ Possible garden space given to existing dwelling to offset against the patio windows orientated towards the site
- ⑤ Gap within the built form provides offset from existing dwelling

Schedule:

- Approximately 10 dwellings (C3)

NB: Where open space requirements are difficult to accommodate on site, off site contributions will be investigated.

Floor space and residential capacity of retained buildings are subject to further studies.

Tree retention and location is subject to further arboricultural studies / site surveys.

Illustrated development depths may vary to respond to site constraints and suitable unit typologies.

