

# Primrose Estate Kings Norton



**Client** BMHT/EC HARRIS  
**Services** Masterplanning

In 2013 BM3 Architecture was appointed by EC Harris on behalf of Birmingham Municipal Housing Trust (BMHT) the house building vehicle of Birmingham City Council to produce a masterplan and prepare an outline planning application on for the redevelopment of the Primrose Housing Estate, Kings Norton.

The development of a site wide masterplan follows the publication on of the Kings Norton Framework (2009) which was adopted in March 2010. The Framework set outs the vision, land use proposals and planning and design guidance for the redevelopment of the Primrose, Pool Farm and Hawkesley Estates in Kings Norton, known collectively as the 3 Estates.

The Framework established the collaborative approach to the neighbourhood regeneration of the 3 Estates, with the Council looking to engage with one or more developer partners (housebuilders, supermarket) to implement the framework vision. The purpose of the Masterplan is to provide detailed design guidance for the layout and design of the redevelopment of the estate. Development will be phased and likely executed by a variety of partners. A clear masterplan vision will inform detailed applications, and ensure that the regeneration is delivered consistently over a long period.

A Masterplan and Design Guide for a maximum of 295 dwellings were produced as part of an Outline Planning Application. Working alongside Housing Developers, Birmingham Municipal Housing Trust will deliver new affordable housing and houses for sale. New housing will be in excess of the 35% affordable housing target of Birmingham City Council.

As part of the Framework vision a supermarket is to be developed on the Redditch Road. The design and delivery of the supermarket sits outside the scope of the masterplan document and will be subject to a separate planning application on.

DUO TO THE STEEPLY SLOPING NATURE OF THE SITE, ROOF PROFILES WILL BE VERTICALLY VISIBLE. CARE & TO BE TAKEN TO LOCATE INTERESTING ROOFLINES WHICH COULD INCLUDE DORMER WINDOWS, GABLE WINDOWS AND VERNAL 'TILE' CLADDING.

WINEY STREETS ARE TO BE PLANTED LESS FREQUENTLY WITH TREES USED TO OPEN THE SUBURBANE. TREES ARE TO BE IN CARTELS OF SWELLINGS.



1 & 2 STOREY HOUSES AND TERRACES WILL BE THE MOST APPROPRIATE DWELLING TYPES FOR THE WINEY STREETS. 3 STOREY APARTMENT BUILDINGS WOULD ALSO BE APPROPRIATE, PARTICULARLY ACCIDENT TO EXISTING TREES. DWELLINGS TYPES WILL MAKE BROAD PROVISIONS AND A SHIRT STREET ENCLASURE MUST RESPECT THE OVERLOOKING TERRACES.

CLADDING TO GIVE DWELLINGS CAN COMPLEMENT WINEY STREETS. TRADITIONAL VERNAL MATERIALS CLADDING AS LESS FORMAL AESTHETIC.

WINEY AND GARDEN WILL FORM THE ROADWAY TREATMENTS FOR WINEY STREETS. GARDENS LESS FORMAL. GARDEN LEVELS ALL LANDSCAPING TO BE DESIGNED IN ACCORDANCE WITH THE BUILT EXTERNAL - WINEY DESIGN GUIDE.

DISCREPANT AREAS OF EXPOSED ROOFLINE VISIBLE FROM THE PUBLIC FOOTWAY ARE TO BE SECURED BY DESIGN COMPLIANT.

CONTEMPORARY CLADDING DESIGN & FRONT DOOR STYLES.

**WINEY STREETS**  
WINEY STREETS ARE LANES WHICH ALTHOUGH PART OF THE WIDER PUBLIC FOOTWAY ARE DESIGNED TO BE PERCEIVED AS LOW ROUTE OFFERS FOR THE WINEY HOUSE FRONT. WINEY & ENCLASURED TO ENHANCE A SENSE OF OWNERSHIP.



## WINEY STREETS

TRADITIONAL WANDER WINEY STREETS ARE TO BE PLANNED TO LOCATE A WINEY FRONTING SOLUTION.

DUO TO THE STEEPLY SLOPING NATURE OF THE SITE, ROOF PROFILES WILL BE VERTICALLY VISIBLE. CARE & TO BE TAKEN TO LOCATE INTERESTING ROOFLINES WHICH COULD INCLUDE DORMER WINDOWS, GABLE WINDOWS AND VERNAL 'TILE' CLADDING.

WINEY STREETS ARE TO BE PLANTED FREQUENTLY WITH TREES ALONGSIDE HOUSES. LANDSCAPING TO BE SECURED BY DESIGN COMPLIANT.

FEATURES WINDING ALTERNATIVE KEEP COVERS MAY BE EMPLOYED TO WINEY / TYPICAL BUILDINGS.



1.5 & 2 STOREY TOWN HOUSES AND TERRACES WILL BE THE MOST APPROPRIATE DWELLING TYPES FOR THE WINEY STREETS AND AROUND THE WINEY EDGE. 3 STOREY APARTMENT BUILDINGS WOULD ALSO BE APPROPRIATE. THESE DWELLINGS TYPES WILL MAKE A CONTINUOUS FRONTAGE AND APPROPRIATE ENCLAVES FOR THE WIDTH OF THE STREET.

TRADITIONAL FACADE MATERIALS SUCH AS BRICK AND TERRAZZO WOULD CONTRAST WITH A FORMAL STREET FRONTAGE.

WINEY STREETS ARE TO BE PERMANENTLY OPEN AND APPEARANCE WITH CONSISTENT BUILDING HEIGHTS AND APPROPRIATE BUILDING LINES.

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REGAL STAIR WAYS SHOULD TO CONTACT WITH FACED BRICK. GARDEN TERRACES MATERIALS IN A CONTEMPORARY FINISH.

**WINEY STREETS**  
WINEY STREETS PROVIDE THE MAIN ACCESS POINTS INTO THE WINEY HOUSES. THESE ARE TO BE PERCEIVED AS LOW ROUTE OFFERS FOR THE WINEY HOUSE FRONT. WINEY & ENCLASURED TO ENHANCE A SENSE OF OWNERSHIP WITH TALLER BUILDINGS.



## PRIMARY STREETS / PARK EDGE

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**SECONDARY / RESIDENTIAL STREETS**  
SECONDARY STREETS ARE LANES WITHIN THE SITE. THE DESIGN LOOKS TO ADDRESS WAYS IN WHICH SECONDARY ROUTES CAN BE DESIGNED TO OFFER A HIGH QUALITY ENVIRONMENT FOR RESIDENTS AND VISITORS.



## SECONDARY / RESIDENTIAL STREETS