

# Monmouth Road, Bartley Green



**Client** BMHT  
**Cost** £6.8m  
**Sector** Affordable Housing

The proposal is for 68 new dwellings, with associated landscape and parking. These are a mixture of two, three- and four-bedroom dwellings, some of which are bungalows for the over 55's and elderly.

The proposal provided a solution for a site that is no longer in use and instead provide much needed housing for the area. The site has still some flats that are to be demolished, there is also still one property occupied and all the remaining buildings are void.

## Site Strategy

It was key to develop a layout that retains the majority of the existing trees as this adds to the amenity value of the area, so the proposal reflects this. This creates a series of open spaces through the site, similar to the existing surrounding context.

Our development strategy aimed to create perimeter blocks to provide best use of land and also create safe and secure residential developments. However, the middle part of the site is not wide enough to enable such a layout, especially when taking into consideration the constraints.

As the brief requested bungalows for the over 55s and elderly, it was decided that that would be the most appropriate position for them, as they would benefit from being close to the street and there are also opportunities for communal gardens and landscaping to be developed with the existing trees.

Due to the site levels, careful consideration was given to the elevations to make sure that the dwellings work well together and there are no awkward junctions in the roofscape.

