

Cambridge Street, Wolverhampton



Client Keon Homes
Cost £10m
Sector Private Rented Sector (PRS)
Services Architecture 0-7 / 3D Visualisation / Landscape Architecture
Status Built
Awards Shortlisted for a Housing Design Award and Highly Commended at Insider Media Midlands Property Awards 2023

The planning history of the site showcases a journey spanning over a decade, starting with an approved application for a warehouse renovation that was never carried out. After facing challenges such as fire damage, a new residential development plan was meticulously designed for heritage considerations and site limitations.

Design process

This proposal provides 64 dwellings, across a mix of terraced houses and apartments, whilst addressing site constraints including heritage assets and conservation, contaminated land and accessibility. The scheme responds to an opportunity in protecting and enhancing the identity of the area, once part of the historically significant Springfield Brewery which operated here between the late 19th and 20th centuries.

Brick pallet, detailing, materiality, proportions and architectural features echo the historical buildings, including the brewery, perimeter wall and local buildings which are sympathetically replicated throughout the scheme. This approach strengthens the existing industrial character whilst providing contemporary living arrangements internally.

Variations of form at different zones of the site establish a layered approach to emulate the rich contextual heritage. This scheme responds to the physical limitations of the site by offering enhanced private and communal amenities, such as gardens, terraces and balconies, in addition to extra public open space. The central yard further enhances accessibility. On-site parking encourages the use of alternative forms of transportation, while pedestrian connections simplify circulation. Furthermore, these homes fulfil the council's ESG objectives by providing electric vehicle charging points and solar panels on the larger apartment block.

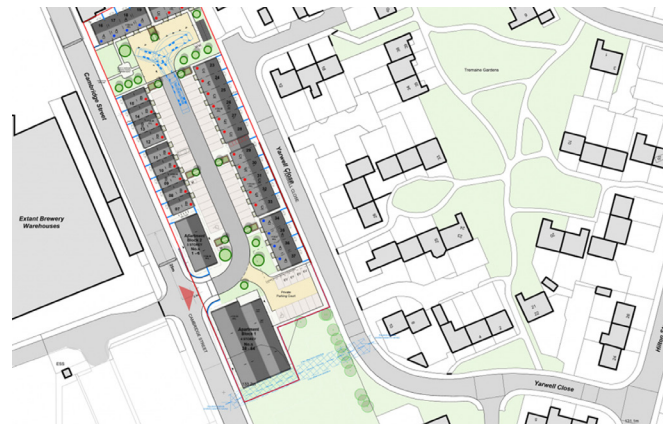
Modern construction techniques, like off-site fabrication for timber-frame, also promote a more sustainable approach and reduce pressure on limited site access. This development, a collaborative effort with Keon Homes, Wise Living and the local authority, has brought a long-derelict brownfield site back to life. It offers quality housing in the private rental sector to professional couples, individuals, and new parents, and has been incredibly well-received by local residents with an above-average recommendation score.

Cambridge Street was very well received by local residents, achieving an above-average recommendation score. The scheme was also tailored to the council's ESG objectives, incorporating electric vehicle charging points and photovoltaic panels on apartment blocks, as well as sun pipes in house kitchens to increase natural daylight and reduce reliance on artificial lighting.

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Client Testimonial

"BM3 are a pleasure to work with and always provide clear and detailed designs for both planning documentation and working drawing packages. We hope to collaborate on many more schemes in the future". Jim Woodsford, Architectural & Planning Coordinator, Keon Homes



Site Layout



CGI's produced by our in-house team