

# Old Fallings, Wolverhampton



**Client** City of Wolverhampton Council  
**Sector** Affordable Housing  
**Services** Architecture 0-3  
**Status** Near Completion  
**Awards** Shortlisted at Insider Media Midlands Awards 2024  
Secured by Design - Gold Award

## Project Summary

The project is consisting of 24 semi and detached dwellings, designed to cater to modern living standards while addressing local housing needs. The development, transforming a former garage site and playground, includes a mix of 2x M4(2) and 22x M4(3) (2)(a) dwellings, demonstrating a commitment to diversity in housing types and accessibility.

For Old Fallings, we utilised our expertise to ensure that new ideas are incorporated.

-The planning application's design principles reflect local history, promoting healthy communities and ensuring well-designed, safe places. The layout was carefully crafted to enhance visibility, discourage crime, and encourage sustainable living. Innovations include the inclusion of a variety of housing typologies to serve different needs within the community, especially catering to the local demographic's requirements.

-Arranged public consultations with various stakeholders to ensure community-driven design and customer satisfaction. The majority of the homes are designed to wheelchair user standards.

-Sustainability is at the forefront of the project, with plans to incorporate high energy efficiency ratings, electric vehicle charging points, and solar panels in the majority of the homes. The use of modern materials and a thoughtful colour scheme not only elevates the aesthetic appeal but also contributes to the overall sustainability of the development.

An additional layer of complexity was the demolition of two existing houses, which was a necessary step to improve access to the development and provide 52 parking spaces. In a testament to the commitment to the community and tenant welfare, the affected tenants were offered brand-new accessible houses as part of this scheme. This ensured that they directly benefited from the improvements and innovations being introduced in their locality.

The vision for Old Fallings is one of a vibrant, inclusive, and environmentally-conscious community.



Layout proposal



CGI's produced by in-house visualisation team