

Tinkers Green and Kerria Centre: Master Plan Proposals

Tinkers Green

- The description of development on the outline application is proposed to read:

“Comprehensive redevelopment consisting of the erection of up to 108 residential (Class C3) dwelling units, associated car parking and means of access, with all other matters reserved.”

- The mix of dwellings proposed for illustrative purposes will be as follows:
 - 18 x 1-bed apartments
 - 18 x 2-bed apartments
 - 50 x 2-bed houses
 - 19 x 3-bed houses
 - 3 x 4-bed houses
- Confirmation of the mix and tenure will be determined at the Reserved Matters stage; for the purposes of the outline application we are suggesting that at least 80% of the dwellings will be affordable e.g. available at social / affordable rent.
- The scheme will retain and upgrade the existing children’s play facility at Linthouse Walk.
- All dwellings are to be built out to Sustainable Homes’ Code Level 4 standard (or equivalent of), optimising the use of energy efficiency and renewable technology measures within their overall design.
- The illustrative layout has been designed on best practice principles, ensuring it meets with the criteria set out in draft Policy HG3 of the emerging Tamworth Borough Local Plan (e.g. promoting accessibility for pedestrians and cyclists, designing out crime with clearly defined, defensible private garden spaces, and improving the general attractiveness of the area).
- The illustrative layout identifies 170 parking spaces; majority of dwellings have 2 spaces in line with Local Plan standards.
- The majority of buildings will be of two-storey height and traditional design, in keeping with the surrounding context of the site.
- A development density of 47 dwelling per hectare will be achieved, ensuring the Council’s minimum requirement of 40 dph is met.
- The redeveloped estate will be served by existing retail and service facilities at Hockley Road Neighbourhood Centre, which includes a Lonsdale convenience store (10 mins’ walk from the site).

Kerria

- The description of development on the outline application is proposed to read:

“Comprehensive redevelopment consisting of the erection of up to 44 residential (Class C3) dwelling units, retail (Class A1) unit of up to 381 sq m gross, associated car parking and means of access, with all other matters reserved.”

- The mix of dwellings proposed on the illustrative masterplan will be as follows:
 - 8 x 1-bed apartments
 - 4 x 2-bed apartments
 - 24 x 2-bed houses
 - 8 x 3-bed houses

- The retail unit will be traded by a convenience store operator (the net sales floorspace, opening and delivery times will be determined by a condition in the Reserved Matters planning permission).
- The masterplan makes provision for 81 car parking spaces (majority of dwellings to be served by two spaces).
- The majority of buildings will be two-storey height and of traditional design. It is envisaged that some apartments will be provided over the retail unit; this could create a three-storey building or alternatively, a two-storey building with dormer windows in the roofline).
- The development density achieved would be 42 dwellings per hectare, thus exceeding the minimum required by the emerging Development Plan.
- All dwellings are to be built out to Sustainable Homes' Code Level 4 standard (or equivalent of), optimising the use of energy efficiency and renewable technology measures within their overall design.
- The overall design rationale for the site is based upon best practice principles in line with that adopted for Tinkers Green.



SCHEDULE OF ACCOMMODATION option 4

Apartment Type(3st)	PDA1	18/2P	59m ²	06No
Apartment Type(3st)	PDA1a	18/2P	59m ²	12No
Apartment Type(3st)	PDA2	28/4P	59m ²	18No
House Type(2st)	2A	28/4P	72m ²	47No
House Type(2st)	2B	28/4P	75m ²	03No
House Type(2st)	3B	38/5P	83.6m ²	10No
House Type(2st)	3C	38/5P	84.6m ²	01No
House Type(2st)	3E	38/5P	87.0m ²	08No
House Type(3st)	4B	48/6P	106.5m ²	03No
Total Dwellings				108No
Site Area	23,085m ²	(approx)		
Parking	Communal	8 spaces		
	Curtilage	152 spaces		
Total Parking Space:		170		

TINKERS GREEN
TAMWORTH

Feasibility Study
OPTION FOUR

1:5000(A) 19.6.14 RP - FEASIBILITY 52523 D24 C





SCHEDULE OF ACCOMMODATION - - - - - Boundary Line

House Type(2st)	2A	2B/4P	72m ²	10No
House Type(2st)	2D	2B/4P	75.4m ²	02No
House Type(2st)	3C	3B/5P	84.6m ²	08No
House Type(2st)	2E	2B/4P	87.0m ²	12No

Apartments Commercial Unit	1B	1B/2P	40 m ²	04No
	2B	2B/4P	59 m ²	04No
Apartment	pda1	1B/2P	87.0m ²	04No

Total Dwellings				44No
Site Area		11,823m ² (approx)		1.06 Hec
Parking				81No.

KERRIA CENTRE
TAMWORTH
Feasibility Study
OPTION FOUR

Scale	1:500@A3	Date	19.6.14	Drawn by	ai	Checked	CCB	Project No.	52547	Client Ref.	D73	Drawn	D
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