

**THE SITE AND ITS CONTEXT**

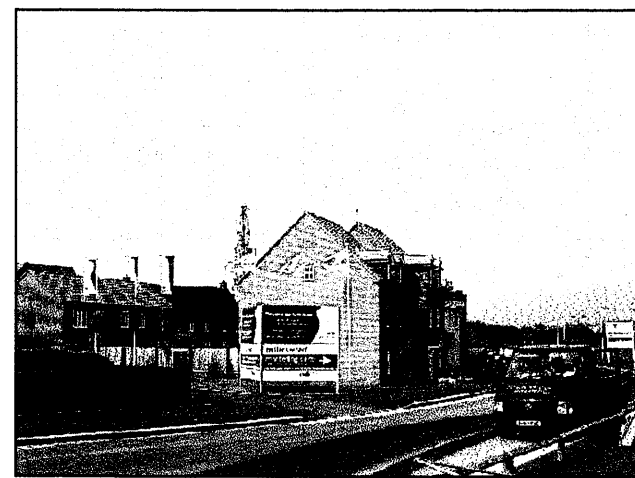
**(1) LOCATION**

1.1 The site is located to the south of Cornyx Lane approximately 1 km to the north of Solihull town centre.

**(2) DESCRIPTION**

2.1 The site is irregular in shape and is generally flat for the entire area of 0.25 ha.

2.2 The site is currently occupied by a dis-used church. There is a tarmac surfaced area to the north of the site which is currently used as a parking area. The further boundaries are comprised of hedges and small trees. The remains of the site are grassed. The south western part of the site features a small 'garden of remembrance' which is to be retained.



3 storey development near to site



Existing access to site

2.3 Cornyx Lane runs along the northern boundary of the site, whilst the remaining boundaries are surrounded by residential units.

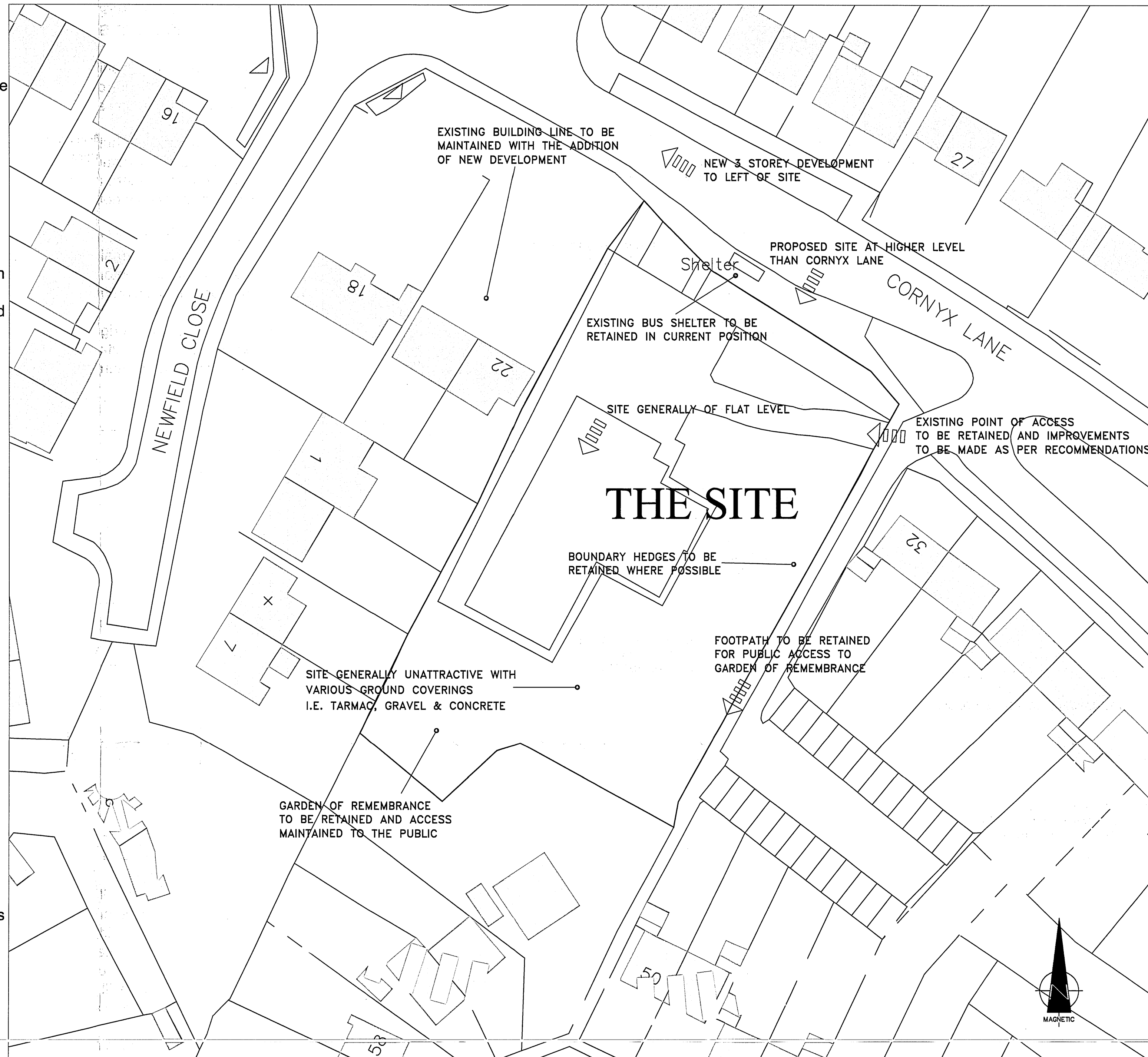
2.4 The adjacent buildings are predominantly 2 storey, with some residential units taking advantage of the roof space, thus increasing storey heights. There are new developments within close proximity or the proposed site which feature 2, 2.5 and 3 storey units.

2.5 There is currently 1 vehicular access point to the site from Cornyx Lane.

**(3) SITE HISTORY**

3.1 Historical maps indicate that the first significant development to the area took place during the 1930's with growing residential development and the naming of Cornyx Lane. During the 1950's the site itself was developed with the introduction of a building to the western part of the site which was known as 'Mission Church of St Francis of Assisi'. By the 1970's the church building had been significantly extended over the northern part of the site. During the 1980's there is evidence that the building to the southern part of the site had been demolished and the existing building was extended to the east.

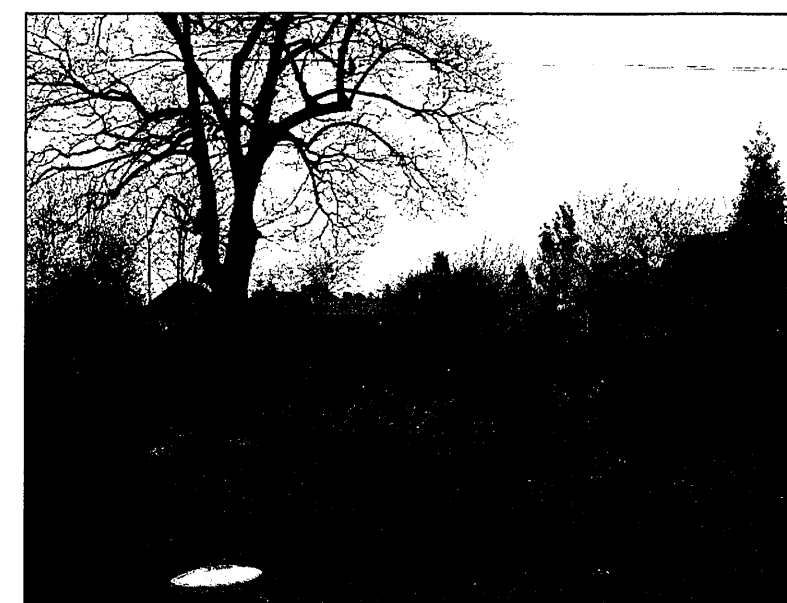
3.2 There have been no significant changes to the site since 1980's.



Elevations opposite proposed site indicating a mix of elevational styles



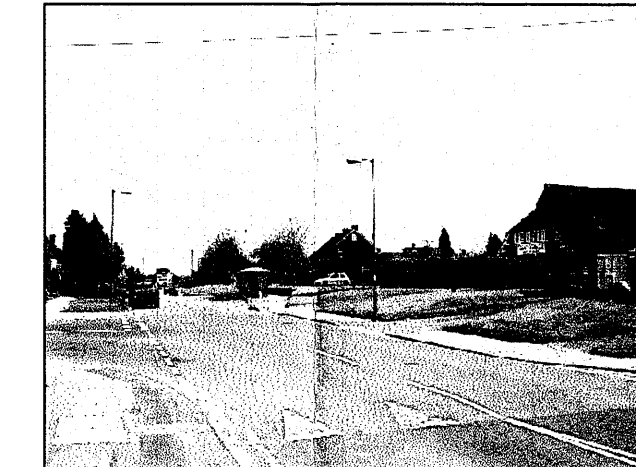
Rear elevation of existing church



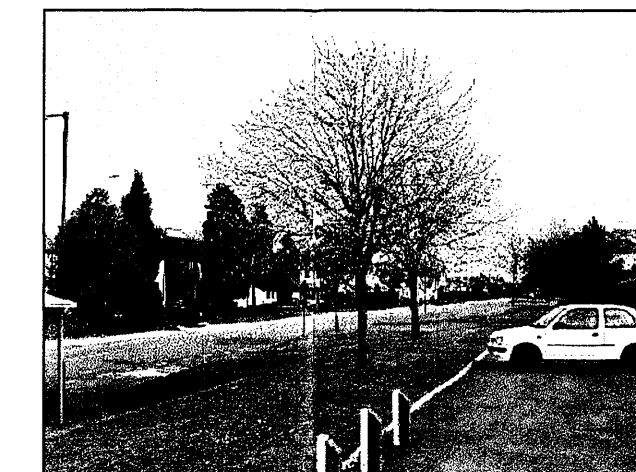
Existing garden of remembrance to be retained to southern part of site

**(4) CONSTRAINTS AND OPPORTUNITIES - PRESENTED BY THE SITE**

- 4.1 The existing building on the site is out of character with its surroundings and is not suitable for conversion to, or use as sheltered housing.
- 4.2 The existing building has no acknowledged historical or architectural significance. It is therefore considered that there are no over riding issues that would prejudice its demolition or merit its retention.
- 4.3 The 'garden of remembrance' is to be retained and public access maintained. In order to maximize the development potential of the site consideration of the gardens position must be recognized.
- 4.4 There is a hedgerow/tree boundary to the eastern part of the site and it is considered that the retention of this feature should be encouraged.



Cornyx Lane looking towards site



Cornyx Lane looking from site

4.5 The current building form along Cornyx Lane is interrupted by the presence of the former church. This interruption could be avoided by replacing the church with a unit reflecting the scale and bulk of the adjacent buildings and positioned on a similar building line. This will provide a continuation of the current built form and an attractive street frontage.

4.6 The building in its current form is no longer viable with the changes in social trends.

4.7 There is currently no surveillance across the South Western boundary to the 'garden of remembrance'. This should be addressed to provide added security.

4.8 Proposed parking should be close to the main entrance to the building and be overlooked for added security.

4.9 There is currently no surveillance to the existing footpath along the eastern boundary and garage court from the adjacent properties. This should be addressed to improve the area.

REVISIONS

Rev.	Date	By
A	Amended to suit comments	11/06/05 EAH

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retirement living  
Independence • Safety • Security

Project Title  
Proposed Cat. II Sheltered Housing  
Cornyx Lane  
Solihull

Drawing Title  
Design Statement  
Sheet 1 of 2  
Context, Constraints & Opportunities

Scale 1:100 Date Jan 2006.  
Drawn EAH Checked  
Drawing No. 30005SH:008 Rev. A

CAD plot date: \*

06/0070

Solihull MBC  
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**CORNYX LANE SOLIHULL \* WESTMIDLANDS**