

**Committee Date: 22nd July 2004**  
**Accepted: 19th December 2003**  
**Target Date: 19th March 2004**  
**Ward : Tyburn**

**Application Number: N/07436/03/FUL**

**High Street, Reed Square, Castle Vale**

**Erection of three storey shared educational campus building  
incorporating a library and college with associated parking**

**Applicant: Castle Vale HAT 220 Farnborough Road Castle Vale Birmingham B37  
7YN**

**Agent: Associated Architects 19 Newhall Street Birmingham B3 3PJ**

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**Recommendation**

**Approve-Conditions**

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**Proposal**

Proposed new civic building - Castle Vale Community Campus - to provide accommodation for a community library and college, as part of the second phase in the redevelopment of Reed Square.

A 3 storey, 'L-shaped' building is proposed - 2,204 sqm total floor area. It would be situated at the corner of the new High Street and proposed 'Church Street' (which will extend northwards from this junction), with the building facing south-west across the principal public realm space proposed in the Master Plan for this area, around St. Cuthbert's Church.

The community library would be situated at ground floor. It would have a generally open plan layout, with shared circulation space in the centre beyond the entrance doors at the corner of the building. There would be allocated areas for exhibitions, quiet learning, general library, reception, group study, general study and IT drop-in. On the east side would be a partially segregated children's section including under-5's, story telling and homework areas in addition to children's toilets and parent/baby room. At the north end of the building would be audio-visual rooms, offices and stores.

There would be a central core with a lift/stairs to the upper floors. The circulation area around the building entrance would be double-height, thereby creating a void over this section at first floor level. A mezzanine gallery would then be created around this, with the community facilities generally situated on this floor. These would include 5 enterprise offices, 2 offices for Castle Vale Tenants and Residents Association, Castle Vale Environmental Trust office, 2 meeting rooms, library work room, staff room and stores in addition to students common area.

The second floor would be used primarily for the purposes of the college. It would include provision for courses such as Music Technology, Health and Beauty, Health and Social, Early Years, Business, Leisure and Tourism, Graphics/Design and CAD, Multi-Media, and IT.

Building is proposed to accommodate 34 full-time staff, as follows:

8 library staff  
12 Castle Vale Tenants and Residents Association staff  
14 Josiah Mason staff.

The building would be open on week days and at weekends, with some evening courses also operating.

The building would follow the line at back of pavement. It would have a double height curved, glazed elevation at the corner, opening onto the public realm space opposite around St Cuthberts Church. This curved glazed screen would be framed with terracotta cladding to the wings of the building on each of the new road frontages. There would then be a dramatic oversail cantilever at the top floor, accented through contrasting copper cladding over a triangulated structural module.

Vehicular access to the site would be from the new 'Church Street' onto a rear parking court. Revised proposal has 29 parking spaces (available for all users), of which 4 are disabled parking spaces. Provision would be made for cycle storage for public users and students - 24 spaces. An access into the building from this parking area is proposed directly into the stair cores.

### **Site & Surroundings**

Reed Square is situated at the centre of Castle Vale Estate, at the junction of Tangmere Drive, Yatesbury Avenue and Turnhouse Road. It covers an area of approximately 3.4 hectares and is generally bounded by housing, with some public and educational uses to the south-west. There is a limited range of retailing and other community facilities, as well as a bus terminus.

The proposed campus building would be on the site of former shops. Work is currently underway on the adjacent sites - office, retail and residential accommodation, and Police sector office fronting onto a newly created High Street which links Tangmere Drive and Yatesbury Avenue.

### **Planning History**

19 August 2002. Planning Application No. N/06500/01/OUT. Outline planning consent granted for re-development to provide residential units, offices, retail units, A3 units, community college, community skills centre, library, police station, access roads and parking at Reed Square, Tangmere Drive.

5 June 2003. Planning Application No. N/05445/02/OUT. Approval granted for revised outline planning application.

20 March 2004. Planning Application No. N/02138/03/FUL. Approval granted for Phase 1.2 of the Reed Square redevelopment - 4 retail units with 4 no. two-storey flats above.

26 September 2003. Application No. N/02460/03/FUL. Consent granted for erection of Police sector base at Turnhouse Road, Reed Square, Castle Vale.

11 December 2003. Planning Application No. N/01758/03/FUL. Consent granted for erection of vicarage with associated access and curtilage treatments at St Cuthberts Vicarage, Tangmere Drive, Reed Square.

20 March 2004. Planning Application No. N/00952/04/FUL. Variation of condition C3 attached to PA No. N/01758/03/FUL regarding boundary treatment to roof terrace at

Tangmere Drive, Reed Square.

### **Consultation/PP Responses**

Head of Transportation Strategy - (on amended submission) - no objection subject to conditions in respect of cycle storage, Travelwise and a licence for the canopy overhanging the highway.

Head of Regulatory Services - no objection.

Director of Local Services (Parks, Sports and Events) - no objections. Officers in this section have been fully involved in this scheme.

Severn Trent - no objection subject to condition in respect of drainage works.

West Midlands Police - no objections. Layout allows clear, unobstructed views to the building and car park to achieve natural surveillance.

Castle Vale Tenants and Residents Alliance - support proposal. Extensive consultation has taken place with local residents and young people. This high class structure will make a bold and sensitive statement about the regeneration of the area.

### **Policy Context**

UDP; Draft Alterations UDP; Castle Vale Master Plan; Development Brief for the Centre 8 Site and Shopping Centre off Tangmere Drive and Yatesbury Avenue; Places for All; Car Parking Guidelines; PPG1 General Policies and Principles; PPG6 Town Centres and Retail Development; PPG13 Transport.

### **Planning Considerations**

\* The Deposit Draft Alteration UDP notes that in 1993 the Castle Vale estate was designated a Housing Action Trust (HAT) in order to improve the quality, diversity and range of the housing and the environment of the estate (UDP Policy HR5).

The overall regeneration programme is outlined in the Castle Vale Masterplan, adopted as Supplementary Planning Guidance in 1995, and involves a mixture of redevelopment and refurbishment. The Masterplan also includes guidance on environmental improvements and traffic management measures.

\* The Masterplan identifies Reed Square as significant in terms of both its commercial and community functions. Whilst the area currently presents a bleak, uninviting appearance, it adds that substantial opportunities exist for improvements to the area including the environmental quality of Reed Square itself. The aim is to improve the Reed Square area both economically and environmentally to ensure it remains a local commercial and community centre.

\* These detailed proposals reflect the use/illustrative layouts considered as part of the outline submission for the whole of Reed square, approved in June 2003. The campus building would be situated in a prominent position on the High Street at the centre of the proposed new 'urban village', with a diverse mix of uses - offices, retail, Police sector base, and residential units - already approved to the east and on the opposite side of the High Street.

\* The proposals are consistent with the main principles set out in Places for All. The High Street is conceived as a pedestrian priority space, with only buses and emergency access permitted at the eastern end. An active frontage is provided through the continuous glazed front and the building would be in active use every day, including during the evenings.

\* A number of monitored CCTV cameras will be installed as part of the scheme to improve security. Primary spaces provide high levels of surveillance of the High Street and the rear service area at all levels. Ancillary but regularly used areas are located to the rear. West Midlands Police support the proposals.

\* Within the masterplan key buildings have been located at nodal points to create and reinforce the identity of Reed Square. These proposals aim to create a landmark building on the High Street, set intentionally in a higher architectural key than the adjoining office, retail and residential buildings. The double height curving glazed elevation provides a dramatic and welcoming corner marker to the external space around St. Cuthbert's Church, and visually extends this space through into the building's interior. The oversailing top storey frames this curved glazed screen, with the cantilevered prow intended to be visible for some distance when approaching from the west.

\* There is good public transport accessibility. A new bus shelter, forming part off the Phase 1 works, is sited immediately outside the building's entrance. A complete multi-modal transportation circulation and parking strategy was approved as part of the outline application, based on the diversity and timetabling of different uses. Condition attached requiring affiliation to Company Travelwise as recommended by the Head of Transportation Strategy.

\* Condition attached as required by Severn Trent.

\* Public Participation - letter of support from local residents' group. No other responses received.

## **Sustainability**

The proposal is a positive move towards sustainability. It forms an early phase in a comprehensive development of a brownfield site with a mixed use scheme, in an area well serve by public transport.

## **Conclusion**

The proposed use is consistent with the policies in the Castle Vale Master Plan and the outline approval for Reed Square. The development would provide a valuable community facility in a central position on the new High Street. It would be an impressive landmark building fronting onto the new public square around St. Cuthbert's Church.

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## **Recommendation**

That planning permission be granted

<b>1</b>	<b>PLA109R1</b>	<b>Boundary/Satisite</b>
<b>2</b>	<b>PLA211R20</b>	<b>Suit-Mat/Safelook</b>
<b>3</b>	<b>PLA219R8</b>	<b>Accesall/Disabacc</b>
<b>4</b>	<b>PLA302R20</b>	<b>Samplemat/Safelook</b>
<b>5</b>	<b>PLA401R20</b>	<b>Planting/Safelook</b>

6 **PLA501R1** **Stor-Ref/Satisite**

7 **PLA999** **Non-Standard**

Details of a system of CCTV.

REASON:

In order secure the satisfactory development of the site.

8 **PLA999** **Non-Standard**

The development hereby permitted shall not commence until drainage works for the disposal of both surface water and foul sewage have been carried out in accordance with the details to be submitted to and approved by the Local Planning Authority in writing.

REASON:

To ensure that the development is provided with a satisfactory means of drainage as well as to reduce the risk of creating or exacerbating a flooding problem and to minimise the risk of pollution.

9 **PLB230R9** **Cyclemtn/Cyclefac**

10 **PLB401R3** **Aplamend/Definepm**

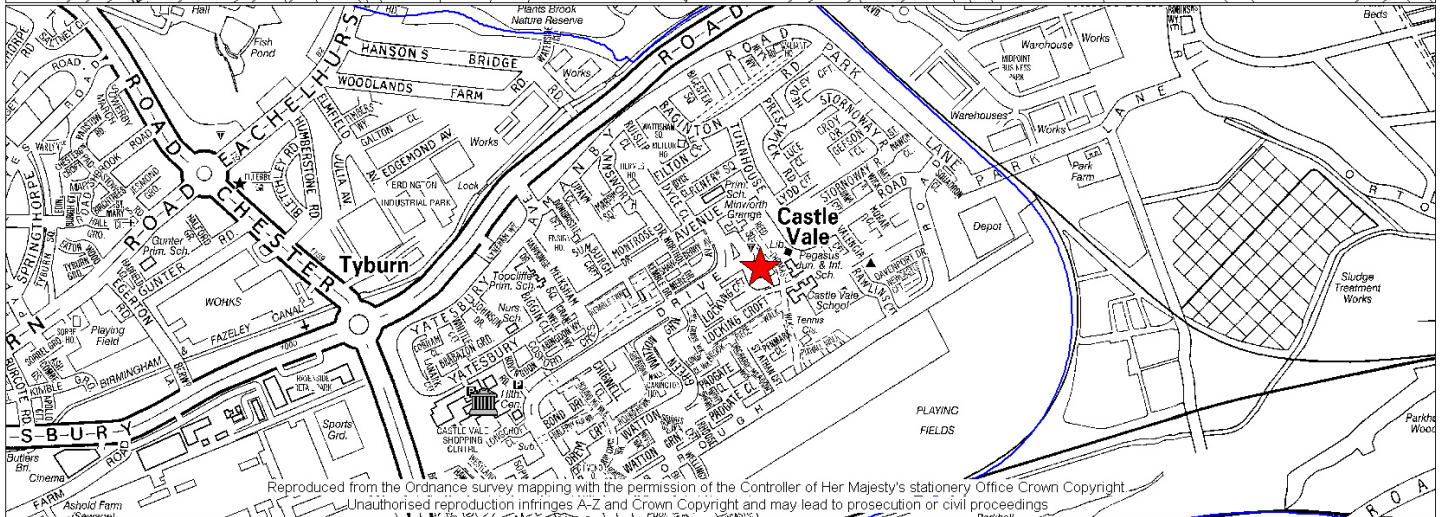
11 **PLB914R206** **Travwise / Transport**

12 **PLD13R54** **Tlimit-5/Durat**

### **Reason(s) for Approval**

Birmingham City Council grants Planning Permission subject to the conditions listed below. The reason for granting permission is because the development is in accordance with: Policy 11.29 of the Birmingham Unitary Development Plan (Adopted 1993); Policy 11.32 of the Birmingham Unitary Development Plan (Deposit Draft 2001); Places for All (2001), Castle Vale Master Plan (1995) , Development Brief for the Centre 8 Site and Shopping Centre, which have been adopted as Supplementary Planning Guidance.

**Case Officer:** Alison Walker



<p><b>N/07436/03/FUL</b>  <b>HIGH STREET, REED SQUARE, CASTLE VALE</b></p>		<b>Statutory Listed Building</b>	<p><b>PLANNING</b>                  P. O. BOX 28                  ALPHA TOWER                  SUFFOLK STREET Q'WAY                  BIRMINGHAM B1 1TU</p>
		<b>Locally Listed Building</b>	
		<b>Conservation Area</b>	
		<b>Neighbourhood Offices</b>	
		<b>Site Boundary</b>	
		<b>Site Location</b>	