

CASE STUDY



Gladstone Street Nechells Birmingham

Client: BMHT
Constructor: JESSUP
Client Representative: ARCADIS
Engineer:
Value: £3.5m est



Watkiss Dawson and Ward have been appointed to complete the development at Gladstone Street, Nechells, Birmingham, provides 32 dwellings and is designed to provide a high-quality landmark residential development, which will deliver a mix of 23 No. 1 and 2 bed flats and 9 No. 3, 4 and 5 bed houses for affordable rent.

The gross site area is 0.44 Ha and has a development gross density of 80 dwellings per hectare. The principle for the design of the site has been to provide a simple perimeter block layout with all dwellings fronting the highway creating a strong urban block. All corners are demarcated with dual

aspect dwellings in a semi-detached combination to create a strong impact that clearly defines the built form of the development.

All of the dwellings are set back behind small curtilage frontages with a mix of robust boundary treatment including: low-level brick walls, brickwork piers and metal railings, which will create a strong linear edge and also clearly de-mark defensible space for the individual properties.

The Flats have been designed to provide a new focal point for the area stepping up from 3-storeys to

5-storeys with contemporary mono pitched roofs and creates a new landmark development. Distinctive balconies have been carefully located to enhance the prominent corner and integrated into the building's facade.

The building design is sympathetic to its context and reflects the local building form and materials. The use of steep gable roof features and bays have been used provide a modern aesthetic with contemporary window proportions whilst retaining a sensitive response to the local vernacular and surrounding dwellings. The pallet of materials and the massing of the dwellings to create a strong local character, with a vibrant and active frontage to all of the dwellings throughout the development.

