

Redevelopment of 'Woodthorne', Wergs Road, Tettenhall



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Welcome

Welcome to this event to discuss the redevelopment of 'Woodthorne', Wergs Road, Tettenhall. David Wilson Homes and ADAS UK Ltd (ADAS) are currently in the process of designing preliminary proposals to sensitively redevelop this longstanding commercial site with high quality new homes, together with areas of attractive open space and new landscaping.

David Wilson Homes is one of the country's most successful home builders. Established over 40 years ago, the company's reputation is founded on the highest standards, providing family homes, town houses and apartments. David Wilson Homes is officially the highest quality major house builder having been awarded an exclusive '5 Star Housebuilders Award' by the Homebuilders Federation.

Public consultation

ADAS undertook an initial consultation with immediate local residents and stakeholders during September 2011, which discussed the potential residential redevelopment of the proposal site and the relocation of ADAS to more appropriate premises.

In February 2012, ADAS selected David Wilson Homes as its preferred development partner to bring forward the high quality residential redevelopment. In May 2012, David Wilson Homes held individual meetings with neighbouring residents, introducing its initial plans and inviting local feedback.

Today's exhibition

Since the initial consultation meetings, the plans have been developed further. Today's exhibition presents the progressed plans to the wider local community.

David Wilson Homes welcomes local feedback on the plans presented here today, which are still preliminary and evolving, to help us to create a development that will complement and enhance its surroundings and integrate into the local community.



Examples of David Wilson Homes developments



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Background

Proposal site

Originally a country house, 'Woodthorne' and its surrounding grounds have been used for commercial purposes (offices/laboratories) for most of the second half of the 20th century, including by the Ministry of Agriculture Food and Fisheries (MAFF) and more recently by ADAS. Meanwhile, the wider, surrounding area of Tettenhall, has developed into a primarily residential suburb, comprising, in the main, detached houses.

The site, which equates to approximately 9 acres, currently comprises a number of office buildings, including a relatively large three storey block, together with open areas of car parking and landscaped grounds, which include some large specimen trees. The proposal site also currently accommodates a number of telecommunication masts.

It is proposed to demolish existing buildings and remove the telecommunication masts.

Planning status

- The site has a history of commercial use, however originally it was occupied for residential purposes.
- Following the decision by ADAS to relocate their offices from the proposal site, there was an opportunity for another commercial tenant to occupy the site; potentially having a greater impact on surrounding properties in terms of intensification of use.
- ADAS and David Wilson Homes have held initial pre-application discussions with Wolverhampton City Council, who have confirmed that the principle of the site's residential redevelopment is acceptable.
- The site presents an ideal opportunity to return 'Woodthorne' to residential use, in harmony with the high quality surroundings.



Existing site



Site plan of existing site

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Preliminary proposals

David Wilson Homes' proposals are still in their initial stages. However, preliminary plans envisage that the proposal site could accommodate:

New homes

- 46 detached family houses, including four, five and six bedroom properties, to reflect the character of the local area.
- 16 high quality, spacious apartments, designed to appeal primarily to local people who perhaps no longer wish to have the burden of a large family home or garden.

New open space and landscaping

- Many existing trees will be retained and laid out as attractive new areas of open space, including new parkland and play areas.
- The design will incorporate new landscaping, tree planting and tree protection measures to further ensure the proposals respect the character of the surrounding area.

Affordable housing

- Initial discussions with Wolverhampton City Council have established that affordable housing can be accommodated via an off-site contribution. Therefore no affordable housing is proposed as part of the site's redevelopment.

Proposed layout:

The following plans show how the proposal site could be developed. The plan presented is contained within the current site boundary.

We welcome your views on the emerging plans presented.



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Proposed layout

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Proposed design

New houses

The proposed scheme would consist primarily of large detached family homes, two storeys in height some with rooms in the roof. The proposed new homes will be set within generous plots, providing ample car parking.

Design

- The design of the proposed new houses adopts a traditional approach, whilst creating its own distinctive character, synonymous with the David Wilson Homes brand.
- The redevelopment would incorporate materials representative of the local vernacular, including traditional red bricks, stone features and render.
- A future planning application would be accompanied by a detailed Design and Access Statement to ensure the proposed design has been fully assessed and contributes to the character of the local area.

The following illustrations show examples of some of the house designs proposed



Bayswater



Emerson



Moorecroft



Glidewell



Lichfield



Layton

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Proposed design

Apartments

Preliminary proposals include a single, four storey apartment building, of high quality bespoke units, designed with the aim of appealing to local people who are seeking to down size, or professionals who do not require a large family home.

Proposed design

The proposal site originally contained a large Victorian country house, Woodthorne, which was demolished in the 1970s. David Wilson Homes consider there is potential to replicate the style and ambience of this original building, delivering a bespoke design drawing its inspiration and architectural detailing from the original Woodthorne building.

The height of the proposed apartment building would be comparable to the existing main office building currently on site.



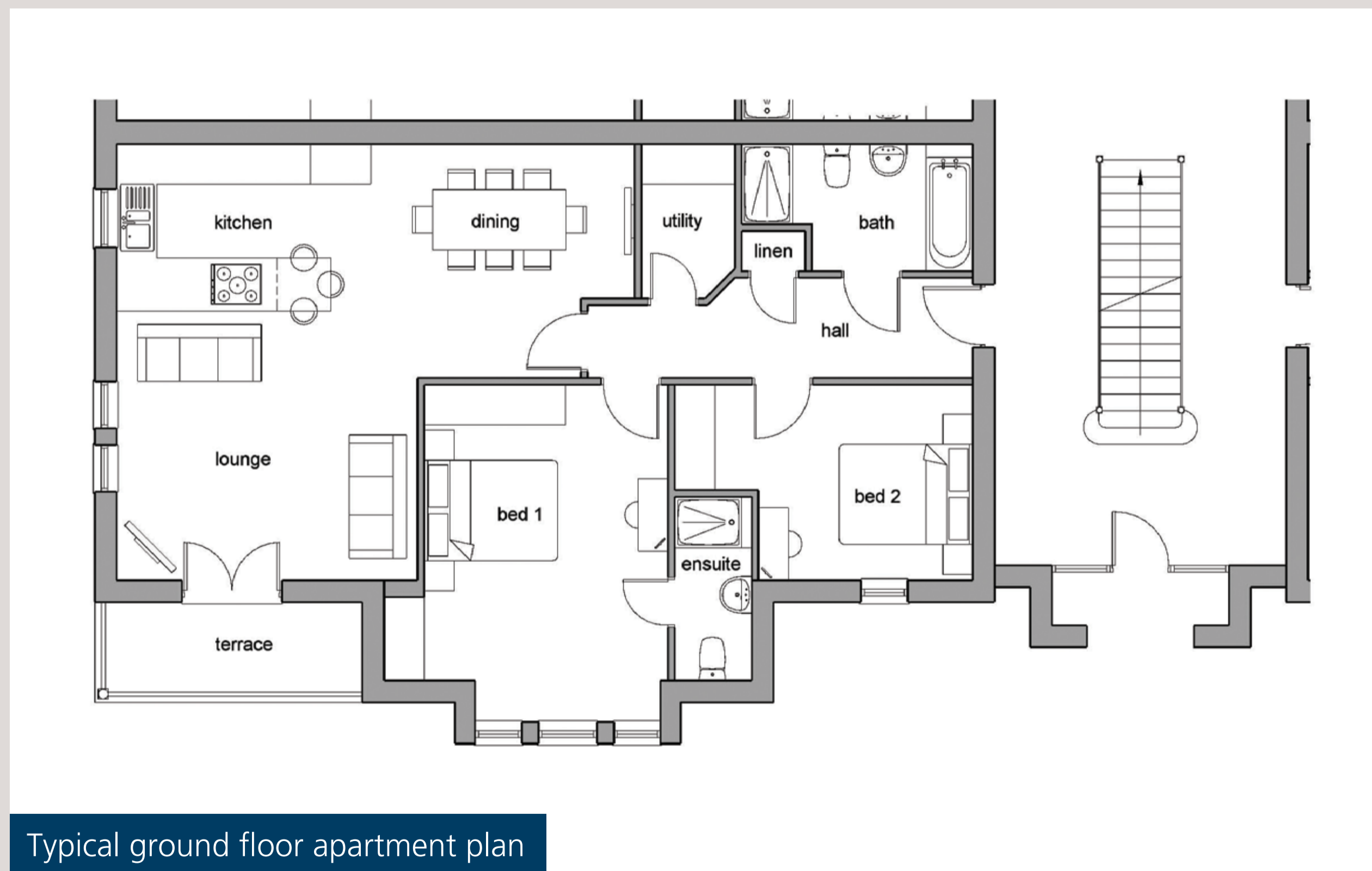
Original building



Beginning of demolition



Preliminary design for proposed apartment building – front elevation



Typical ground floor apartment plan