

Spon End Consultation Event

Welcome!



CITIZEN

18 MAY 2022

About Citizen

We have a clear social purpose. We believe regeneration is about creating communities which give people a foundation for life.



One of the UK's most trusted social housing providers, Citizen owns and manages 30,000 homes for diverse communities across the West Midlands, from urban tower blocks to rural villages and towns.

We believe regeneration is about creating communities that give people a foundation for life.



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Welcome

Thank you for taking time to join us today.

Welcome to our consultation event where we'll be sharing with you our proposals for Spon End.

The following boards illustrate our concept ideas which include our buildings, open spaces and the River Sherbourne. These ideas take on board your feedback where you told us you wanted warmer homes, improved green space, better parking and a safer place to live.

These proposals are not set in stone, and are at an early design stage.

We welcome your comments, thoughts, ideas as these will help shape the future of the area and the final proposals that are developed.

Please browse, ask questions and provide us your feedback so that we can all help shape the future of Spon End together.

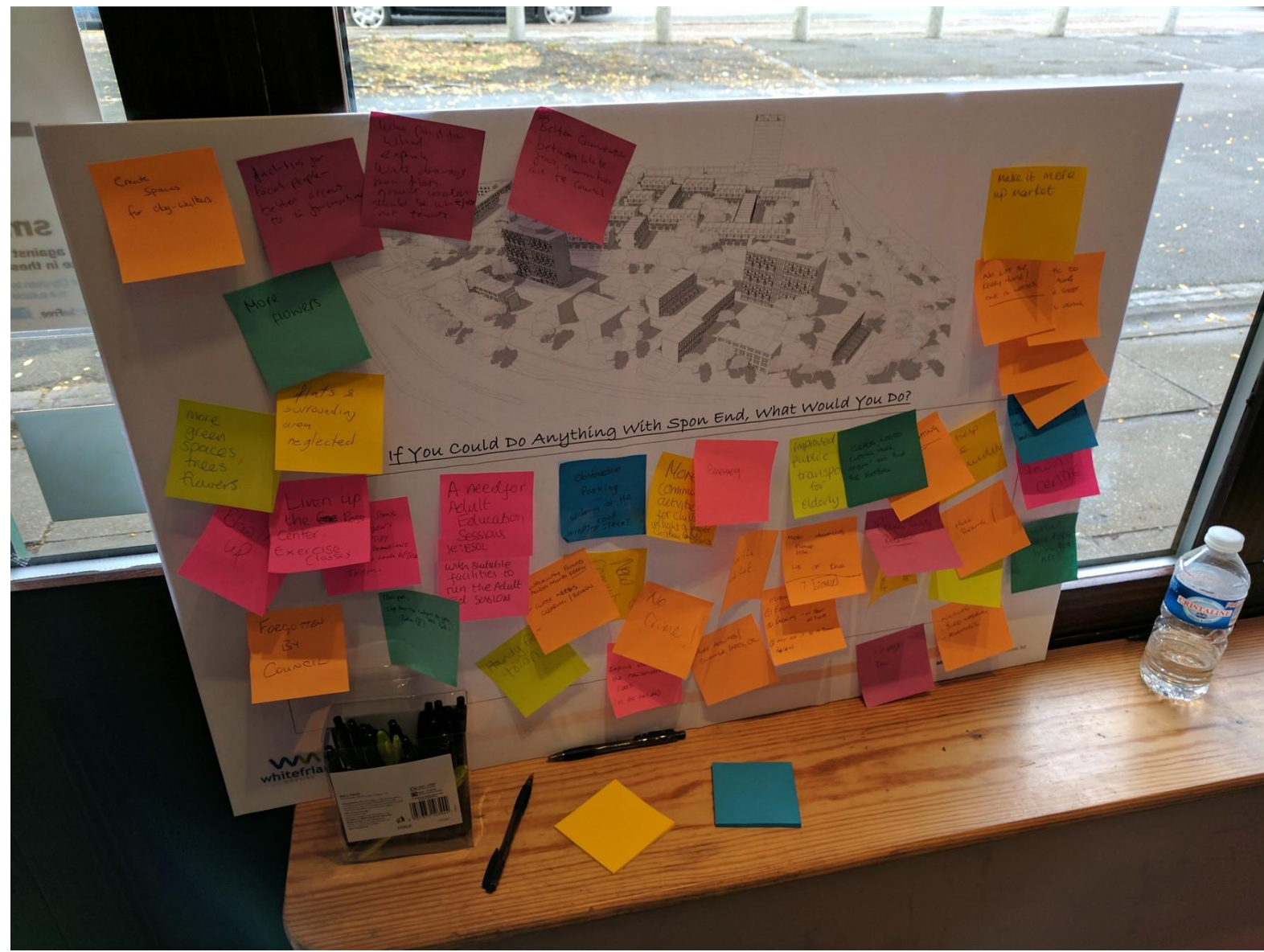
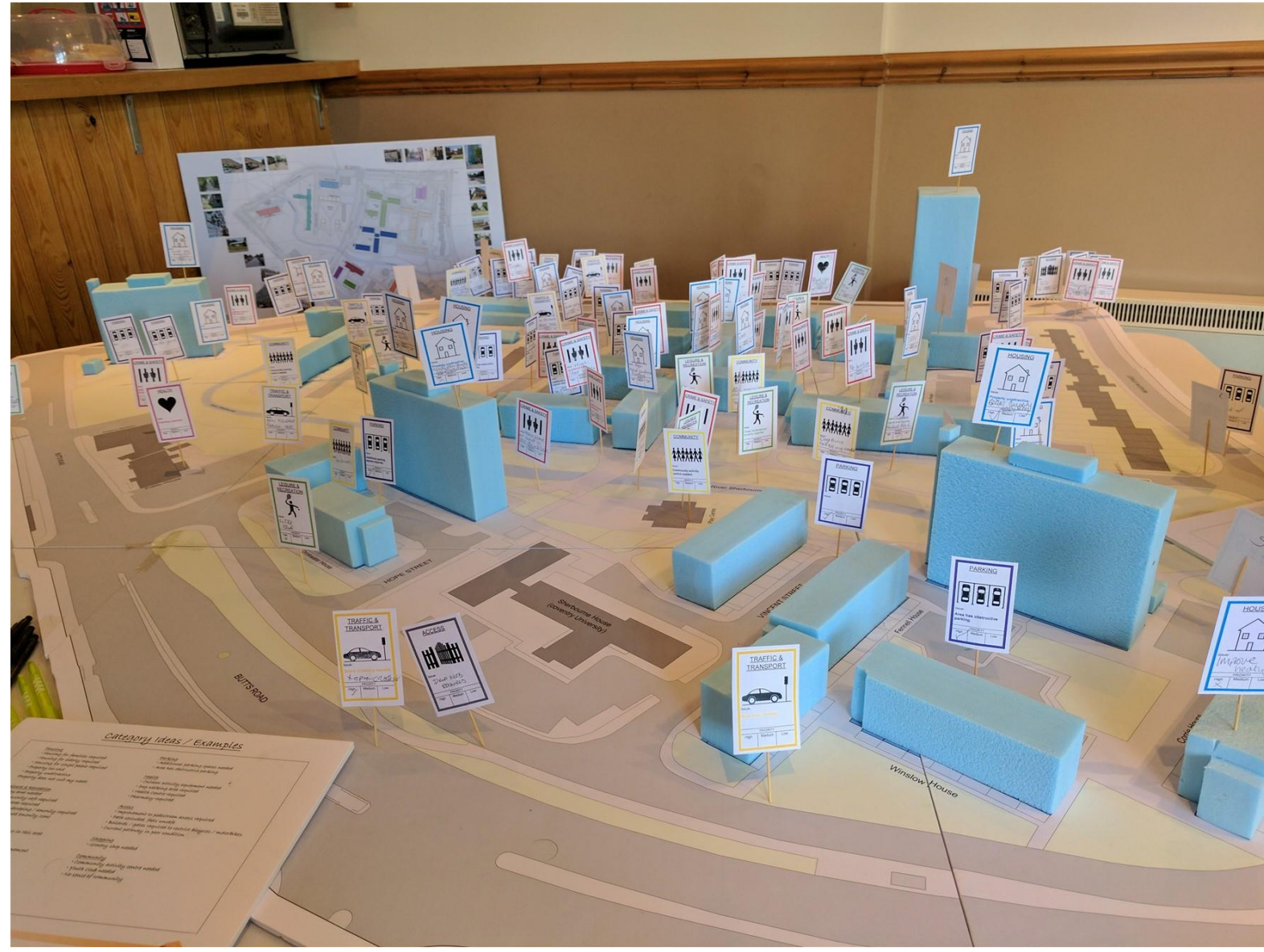
Your feedback matters. Thank you.



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Our Previous Consultation





20.07.2017



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What you said.

Summary

The variety of comments collected have been summarised to focus on the foremost issues observed in the consultation. The main topics are as follows:

Crime and Safety:

- Crime and safety concerns
- Linked walkways allow multiple escape routes
- Hidden areas where crime and anti-social behaviour can take place

Housing:

- Poor quality
- Poor appearance
- Homes are cold, damp and expensive to heat

Environment and Green Spaces:

- Lack of usable quality green space
- Lack of play provision
- Poorly maintained green space

Parking:

- Insufficient parking for residents throughout the whole of Spon End
- Mass parking along Windsor Street
- No parking permit zones – people who aren't residents are parking when commuting to the city centre
- Poor parking often restricts access for bin collection

Community:

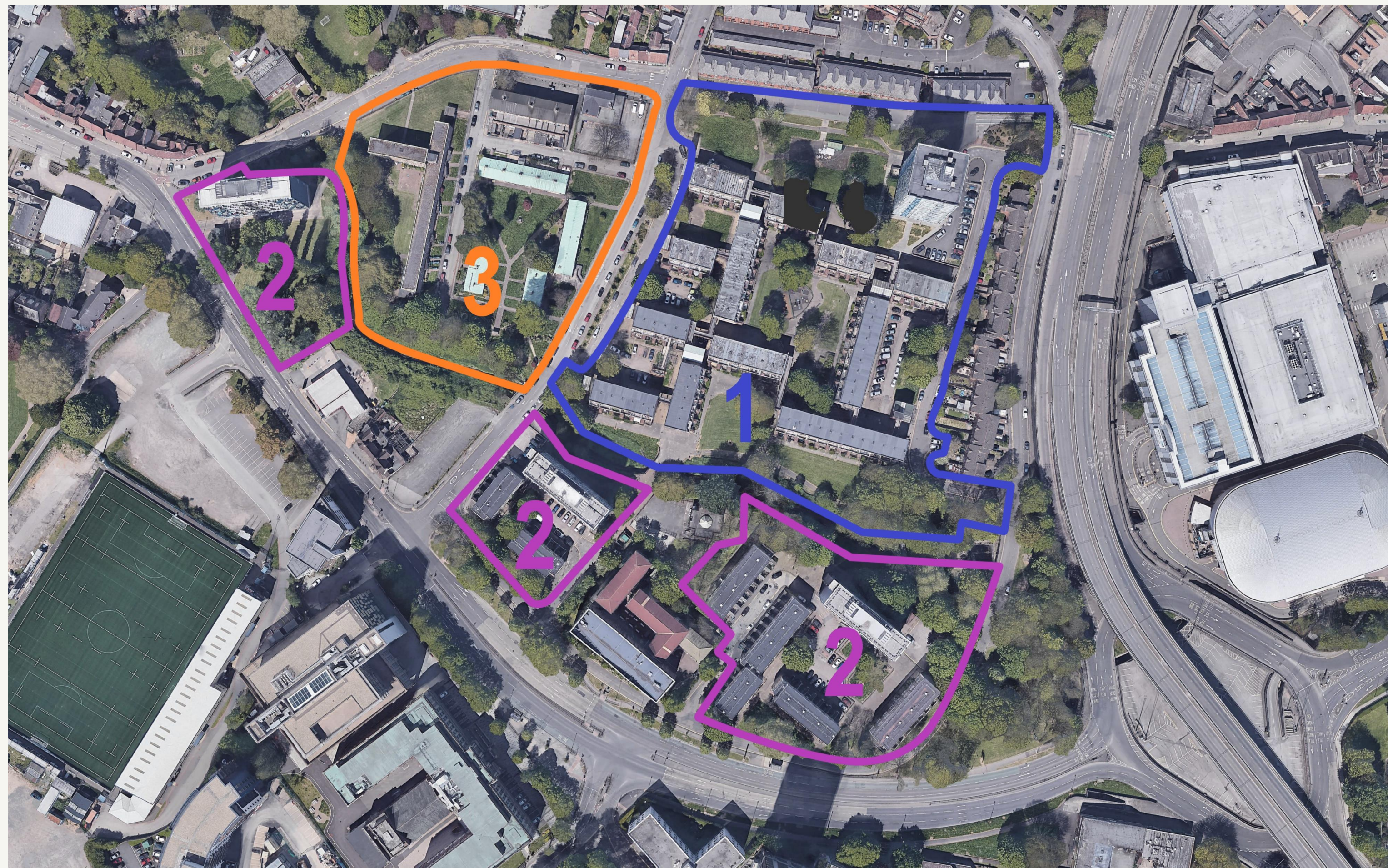
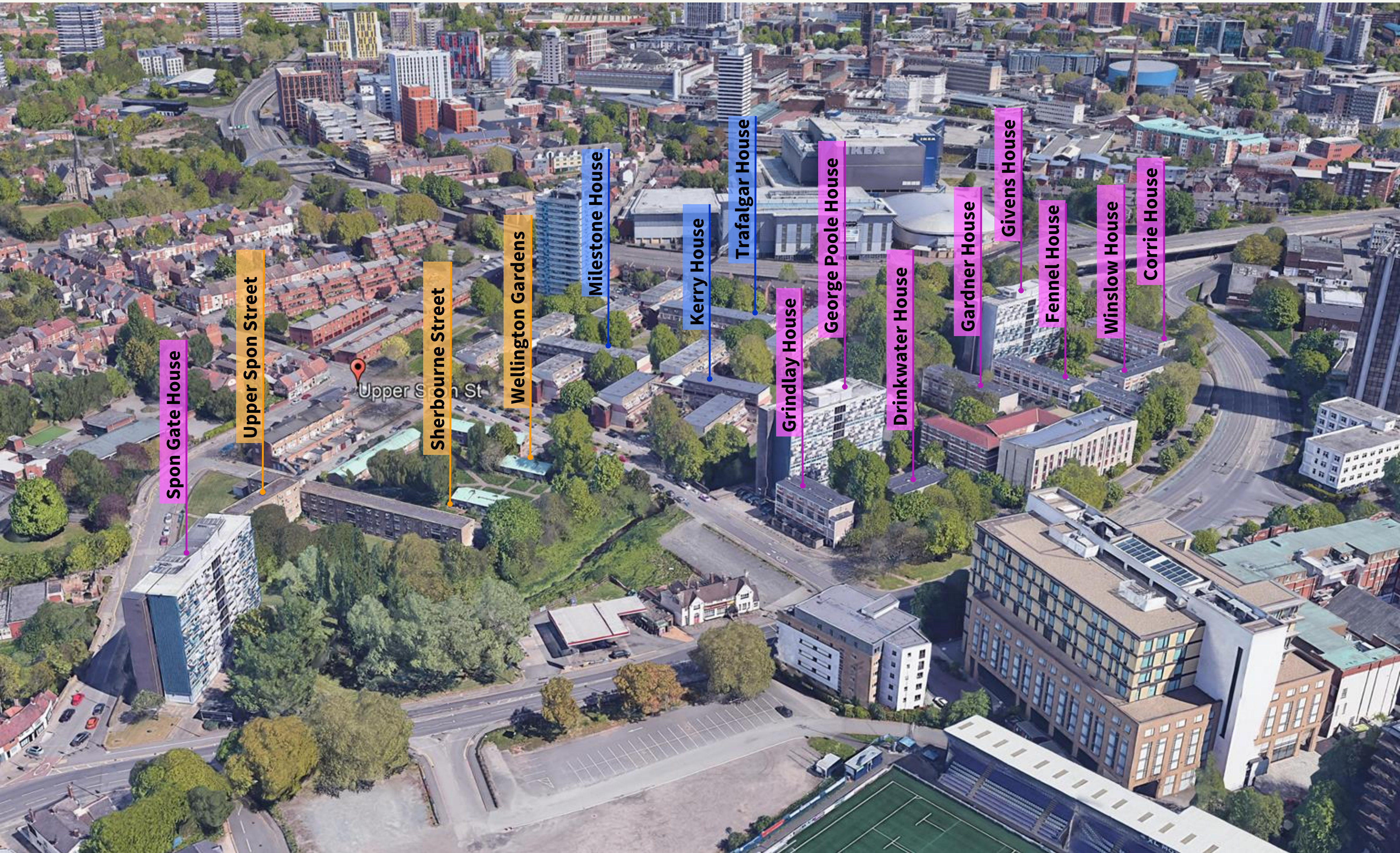
- Strong community spirit



Our Proposals



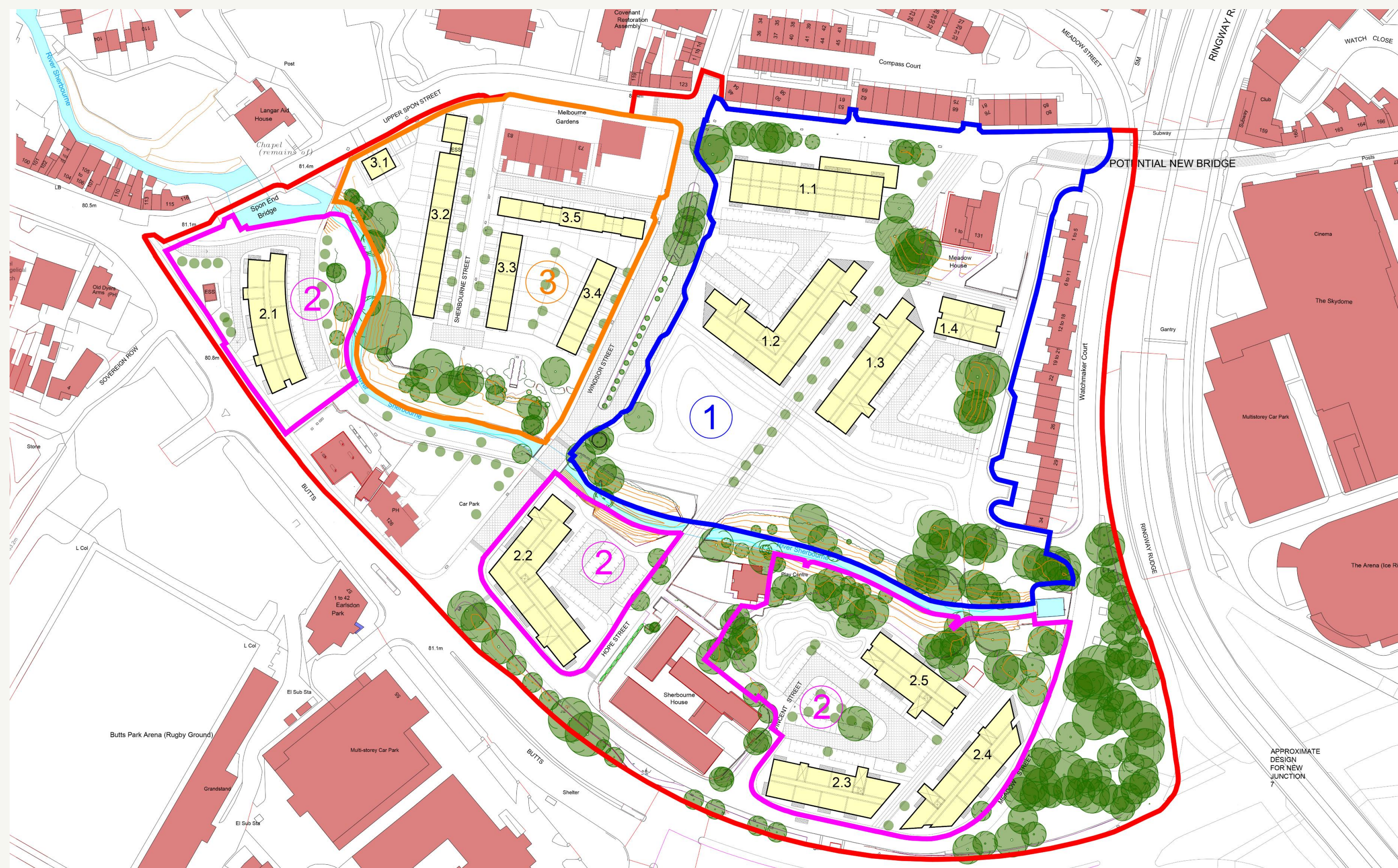
Existing Spon End



What you told us:

- Crime and safety concerns
- Poor quality and appearance of housing
- Homes are cold, damp and expensive to heat
- Lack of usable green space
- Insufficient parking for residents

Proposed Spon End Vision



Outputs

- Safer place to live
- Circa. 750 new build, energy efficient homes
- Minimum of 30% of scheme to be affordable homes
- Enhance the River Sherbourne
- Increase in area and quality of green open space
- Increased parking provision

AREA 1

Kerry House
Trafalgar House
Milestone House



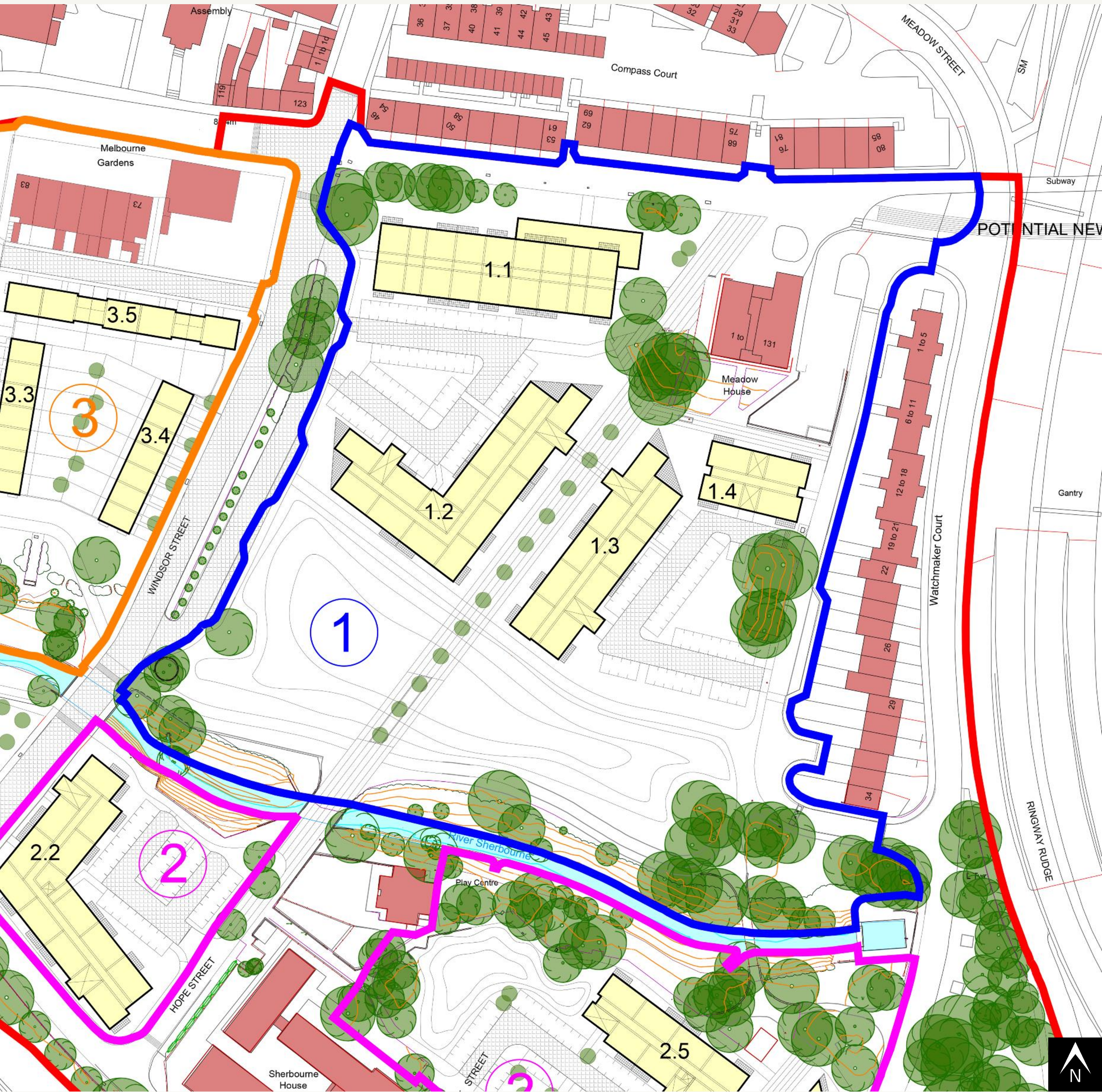
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AREA 1

- Current residents are being rehoused
- Existing buildings to be demolished
- Circa. 250 modern and energy efficient homes to be built
- Enhanced connectivity for pedestrians through safe and well lit routes
- Increase in area and quality of green open space
- More areas for natural play
- New landscape design, seating, trees and plants
- Improved car parking
- Better connectivity to the River Sherbourne

Is there anything else you would like to see?





- 1.1 - Potential 40 - 50 homes (4 storeys)
- 1.2 - Potential 102 - 115 homes (9 storeys)
- 1.3 - Potential 61 - 70 homes (8 storeys)
- 1.4 - Potential 11-15 homes (4 storeys)



Proposed View of Buildings 1.1, 1.2, 1.3 and 1.4



Proposed View of Buildings 1.1, 1.2 and 1.3



Area 1



Proposed View of Buildings 1.1, 1.2 and 1.3



Proposed View of Buildings 1.2 and 1.3



Area 1



Proposed View of Buildings 1.3 and 1.4



Proposed View of Buildings 1.2 and 1.3



Area 1

AREA 2

Spon Gate House
George Poole House
Grindlay House
Drinkwater House
Givens House

Gardner House
Fennel House
Winslow House
Corrie House

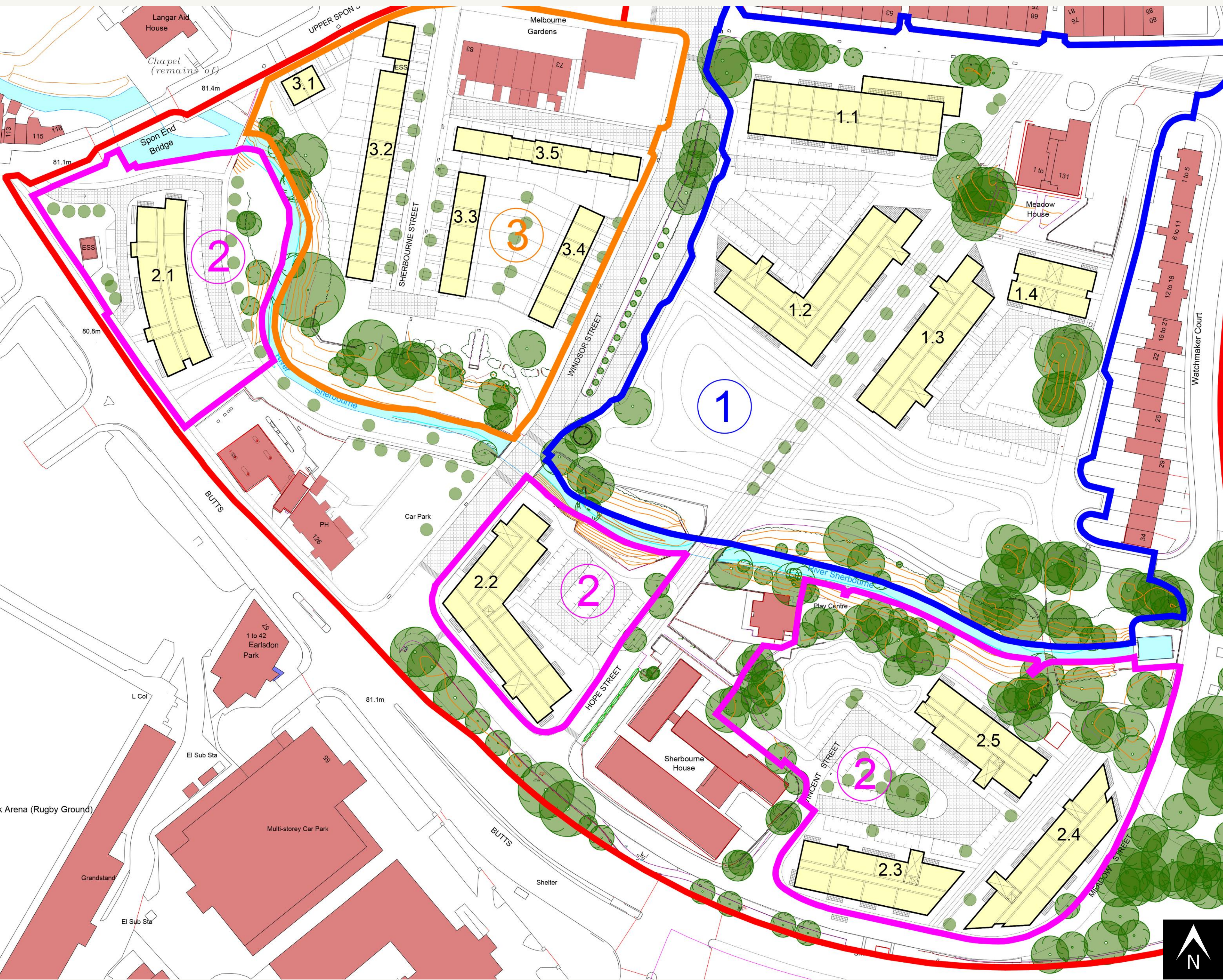


AREA 2

- Split into three potential sites
- Current buildings proposed to be replaced with circa. 430 new, modern and energy efficient homes
- Improved street scene to Butts Road
- Enhanced connectivity for pedestrians through safe and well lit routes
- Increase in area and quality of green open space
- More areas for natural play
- New landscape design, seating, trees and plants
- Improved car parking
- Better connectivity to the River Sherbourne

Is there anything else you would like to see?





- 2.1 - Potential 52 homes (6 storeys)
- 2.2 – Potential 118 homes (10 storeys)
- 2.3 – Potential 86 homes (11 storeys)
- 2.4 – Potential 106 homes (12 storeys)
- 2.5 – Potential 68 homes (10 storeys)



Proposed View of Buildings 2.2, 2.3, 2.4 and 2.5



Proposed View of Buildings 2.1 and 2.2



Area 2



Proposed View of Building 2.2



Proposed View of Building 2.1



Area 2



Proposed View of Buildings 2.3 and 2.4



Proposed View of Buildings 2.3, 2.4 and 2.5



Area 2

AREA 3

Wellington Gardens
Sherbourne Street
Upper Spon Street (Nos 85 to 99)



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AREA 3

A key consideration in developing your new Spon End is that Wellington Gardens is situated in a designated conservation area. Therefore, the proposals show options of redevelopment or refurbishment.

REVDEVELOPMENT

- Current buildings proposed to be replaced with circa. 35 new, modern and energy efficient homes
- Improved street scene and works to Windsor Street
- Improved landscape design, seating, trees and plants
- Improved car parking
- Better connectivity to the River Sherbourne

REFURBISHMENT

- Existing homes will be made warmer
- Existing homes will be fitted with new, energy efficient windows and doors

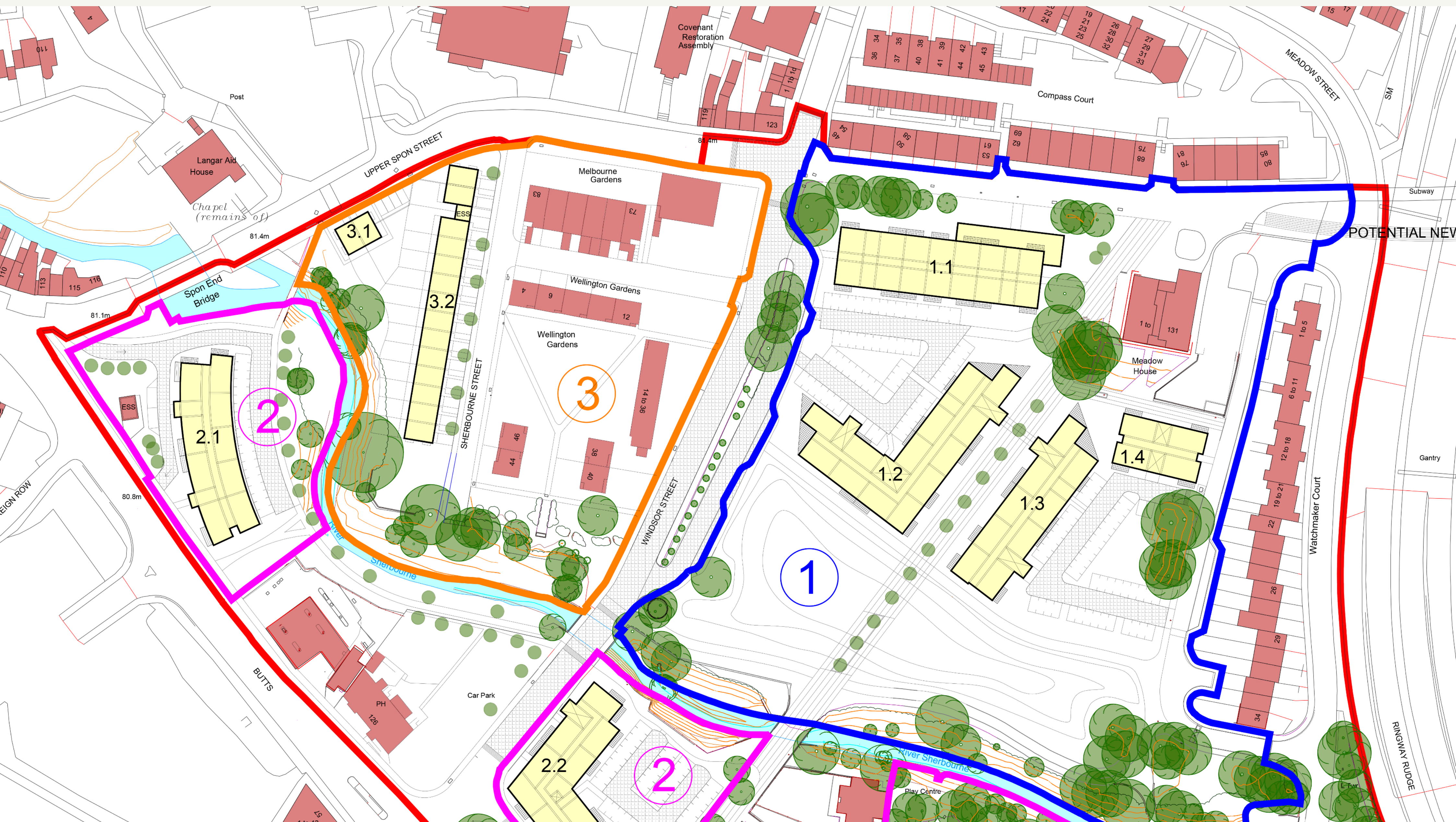
What are your thoughts upon existing homes or provision for new homes?

Is there anything else you would like to see?



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Potential Redevelopment and Refurbishment Options



- 3.1 - Potential 2 homes (3/4 storeys)
- 3.2 - Potential 14 homes (3/4 storeys)
- 3.3 - Potential 7 homes (3/4 storeys)
- 3.4 - Potential 7 homes (3/4 storeys)
- 3.5 - Potential 5 homes (1 storeys)



Proposed View of Buildings 3.2, 3.3, 3.4 and 3.5



Proposed View of Buildings 3.2, 3.3, 3.4 and 3.5



Area 3



Proposed View of Buildings 3.2 and 3.3



Proposed View of Buildings 3.2 and 3.3



Area 3



Proposed View of Buildings 3.4 and 3.5



Proposed View of Buildings 3.4 and 3.5



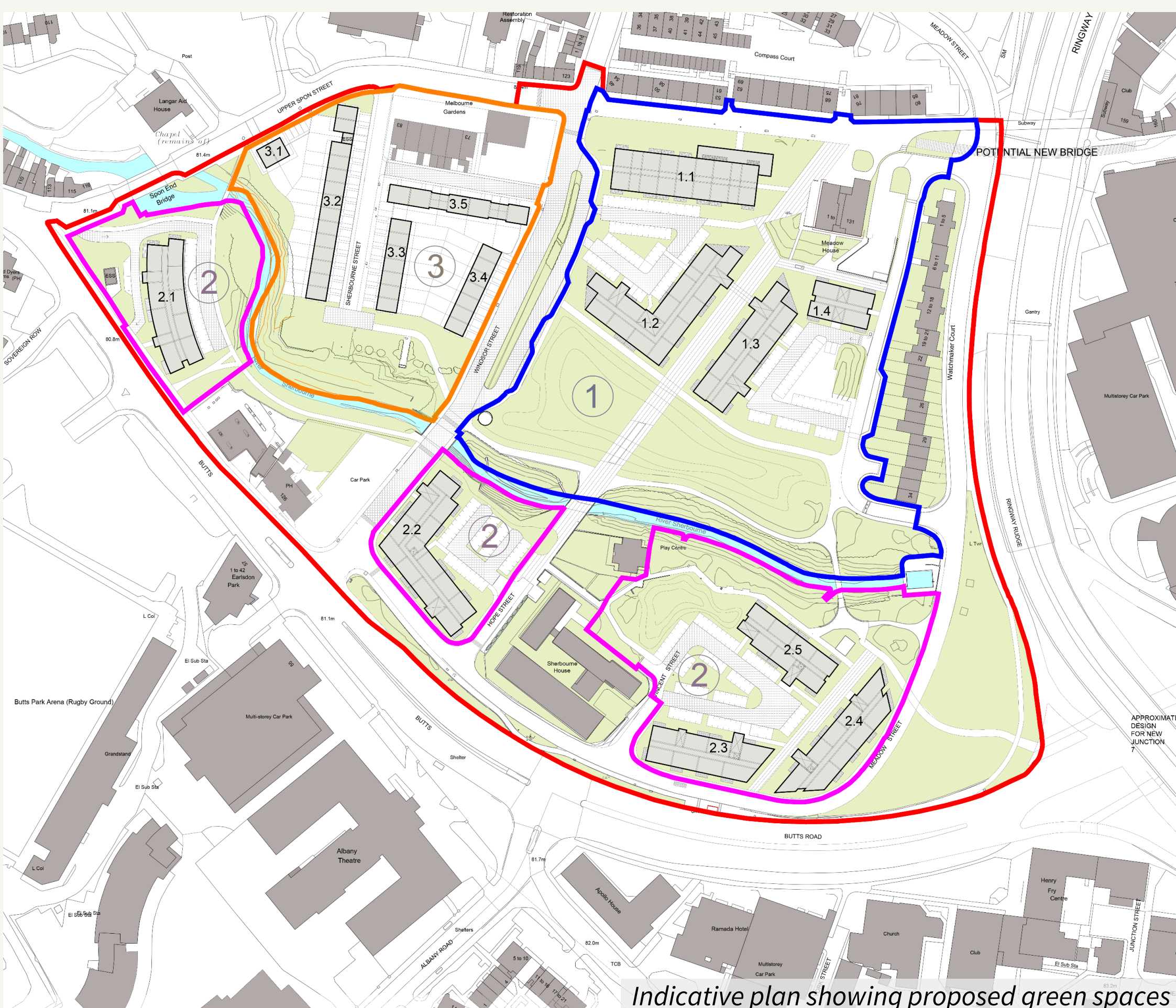
Area 3

Environment and Green Space





Proposed Western Arial View



Indicative plan showing proposed green spaces

Green Space

- Enhancement to the River Sherbourne
- Increased area and quality of green spaces
- Natural play areas
- New footpaths and links throughout Spon End
- Greater biodiversity
- New trees and plants

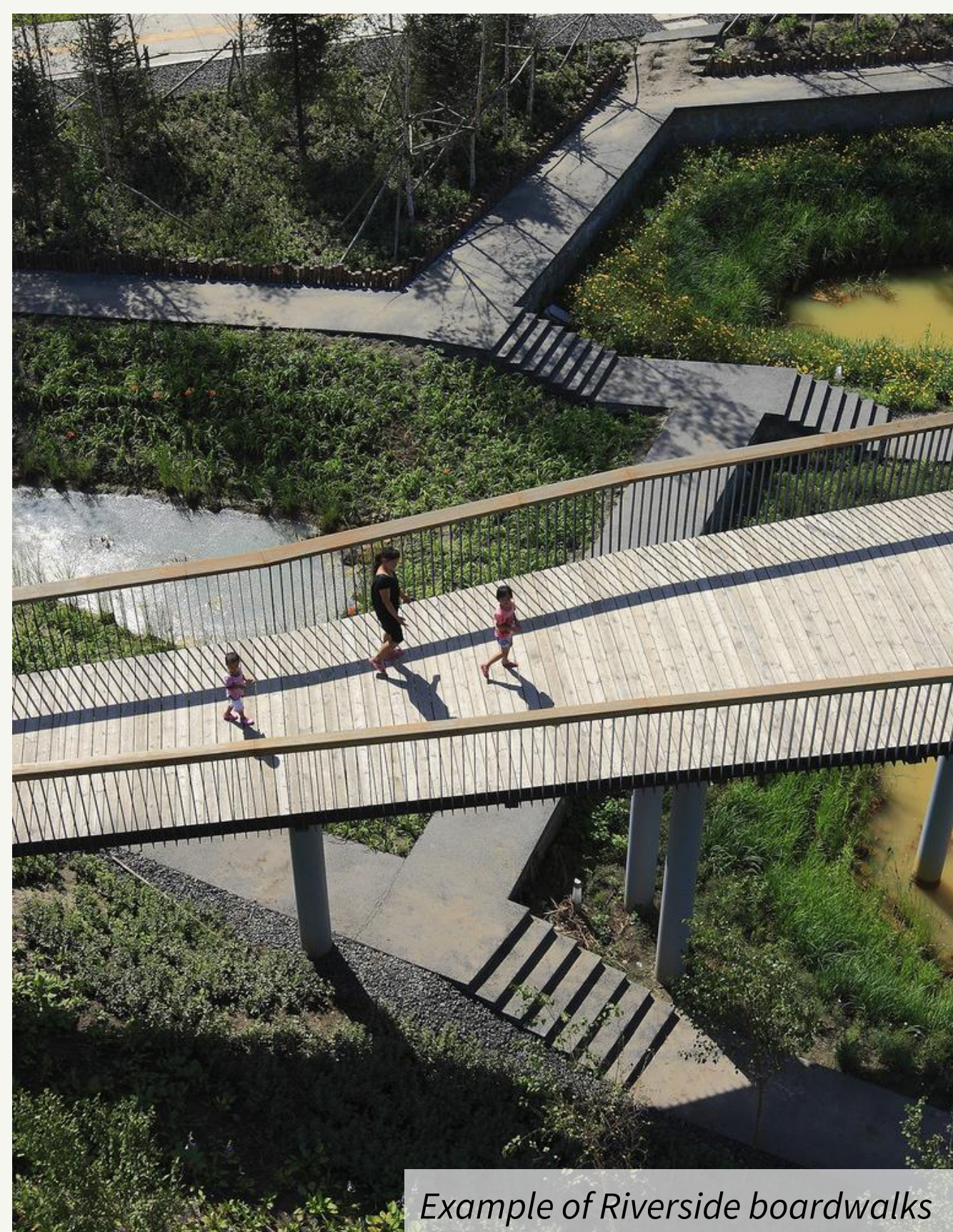


Green Space and Sustainability



Proposed Improvements to the River Sherbourne

- New seating on bank which could be used by local schools for teaching
- New wildlife habitats to be created
- New planting to be incorporated across the scheme
- Riverside boardwalk to be created
- Hope Street Bridge to be enhanced
- A dominant landmark in Spon End
- Improved permeability with new footpaths and footbridges
- Increased pedestrian connectivity between Windsor Street and Meadow Street
- Memorial to be retained with enhanced surroundings



Example of Riverside boardwalks



Example of Wildlife Habitats



Example of Riverside boardwalks



Your River Sherbourne

OUR PLEDGE

We will, in conjunction with the community, develop a Residents Charter. The charter will set out the key objectives, principles and commitments to the community for the redevelopment of the area, which will include:

- Commitment to consult, engage and involve the local community, stakeholders, schools and businesses on the development and implementation of the regeneration proposals
- Commitment to establish a Residents & Stakeholders Group
- Commitment to creating a Community Fund to support local projects, employment and training opportunities
- Commitment to a minimum of 30% of the new homes being affordable
- Commitment that residents requiring rehousing will have first choice on moving to the new affordable homes that are built
- Commitment to phasing residential developments to minimise the need for residents to move more than once
- Commitment to the development of rehousing and future purchase options for leaseholders
- Commitment to respecting residents views on the redevelopment proposals



What happens next...

Your feedback on the proposals to transform your area is critical to ensuring that the final proposals developed reflect what you, as a community, would like to see. We need your support in order to make your area a place that you, and future generations are proud to live, prosper and call your home.

We are seeking your feedback on these proposals and it is extremely important to understand that they are not set in stone nor is it a done deal. You will influence and determine what happens next.

The next steps and milestones are:

- Report to the Citizen Board on the feedback you have given us in Summer 2022
- Feedback to the community on the outcome of the consultation event in Summer 2022
- Appoint a developer partner by March 2023
- Demolish Kerry House, Milestone House and Trafalgar House in 2023
- Deliver the first new homes in 2024



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Thank you for visiting.
Your comments are important to us.

What do you think?

Please register your
feedback on the
vision.

