

TOUCHWOOD

Touchwood Extension

Planning Application

2. Design and Access Statement



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1. Introduction

This section informs the executive summary of the application, the applicant, the structure and the design team details.

1 Introduction

1.1 Executive Summary

This Design and Access Statement has been prepared by 3DReid on behalf of the Lend Lease Retail Partnership ('the Applicant') in support of applications for planning permission, demolition of unlisted buildings in a Conservation Area and listed building consent to facilitate an extension to Touchwood ('the Proposed Development') on land to the east of the existing centre ('the Site').

The Solihull Local Plan (2013) identifies the Town Centre as being of importance to the economic and social well-being of Solihull, with retail and leisure identified as significant drivers of the local economy. Local Plan Policy P2 states in order to maintain a strong and competitive Town Centre new development will need to provide '34,000 sq.m. of additional comparison retail floorspace by 2021'. In delivering this the Local Plan contains a Town Centre Spatial Strategy identifying how development can be brought forward across key Development Opportunities to maintain a balance of activity throughout the centre. The Site is identified as one such opportunity, where retail and leisure will be considered appropriate land uses. The Strategy states that the Touchwood opportunity site 'will seamlessly extend Touchwood that is an established part of the primary shopping area and is a primary retail frontage'.

The Proposed Development comprises circa 7,650sq.m. of A1 retail floorspace and circa 2,900sq.m. of A3 floorspace, which are expected to be occupied by comparison goods retailers and therefore represent a significant contribution to the wider strategy for meeting the needs of Solihull Town Centre. Alongside the proposed A3 floorspace, the Proposed Development will complement the wider proposed investments identified in the Town Centre strategy such as the Mell Square and Homer Road Triangle opportunity sites. This will result in significant quantitative and qualitative improvements to the Town Centre's offer, greatly enhancing the diversity, range and quality of retail units, attracting new retailers and ensuring the Town Centre remains competitive against the ongoing competing investments in nearby centres such as Birmingham, and in other out of town facilities.

The Site comprises circa 1.13ha and is bounded by the existing Touchwood development to the west, High Street to the north, Church Hill Road/The Square to the east and Church Hill House to the south. The Site is previously developed and includes the following areas:

- The Priory and Orchard House (Solihull Metropolitan Borough Council (SMBC) office buildings) with associated surface car parking
- Retail unit SU38 and part of SU43/44 and servicing areas of Touchwood
- Retail units fronting High Street (numbers 140-156) and Manor Walk (numbers 5-6) and associated surface car parking
- Offices fronting Manor Square/Church Hill Road (numbers 2-6) and associated surface car parking; and Manor Square access road (and associated pick-up/drop-off areas)

This document is to be read in conjunction with the planning drawings (listed below), which support the wider documentation for this application on behalf of the Lend Lease Retail Partnership. It outlines the underlying design process and describes the Site rationale, taking into consideration context, research and collaborative working which have informed the final proposals. It has been compiled by 3DReid with input from Waterman Group, WSP, DP9, Plincke, Jeremy Gardner Associates Ltd and GIA Equation.

Planning drawings prepared by 3DReid:

- 140129-A-00_D-001 - Existing Location Plan
- 110334-D-002 - Existing Site Plan
- 110334-D-003 - Proposed Site Plan
- 140129-A-00_D-004 - Current Property Interests
- 140129-A-00_D-005 - Listed Building Plan
- 140129-A-00_D-006 - Existing Site Plan. Land and Right Required
- 140129-A-00_D-007 - Existing Site Plan. Development Boundary
- 140129-A-00_D-008 - Proposed Site Plan. Development Boundary
- 140129-A-00_D-010 - Existing Ground Floor Plan
- 140129-A-00_D-011 - Existing 1st Floor Plan
- 140129-A-00_D-012 - Existing Roof Plan
- 140129-A-00_D-013 - Demolition Plan
- 140129-A-00_D-014 - Proposed Basement Plan
- 140129-A-00_D-015 - Proposed Ground Floor Plan
- 140129-A-00_D-016 - Proposed 1st Floor Plan
- 140129-A-00_D-017 - Proposed Roof Floor Plan
- 140129-D018 - Proposed Landscape Plan
- 140129-A-00_D-020 - Existing Site Elevation
- 140129-A-00_D-030 - Proposed Elevation - Manor Walk (Sheet 1/4)
- 140129-A-00_D-031 - Proposed Elevation - Drury Lane & Church Hill Road (Sheet 2/4)
- 140129-A-00_D-032 - Proposed Elevation - High Street & SMBC Office (Sheet 3/4)
- 140129-A-00_D-033 - Proposed Elevation - Island Block & Manor Gardens (Sheet 4/4)

The Design and Access Statement and planning drawings should also be read in conjunction with:

- 1.Planning Statement
- 3.Heritage Impact Assessment
- 4.Transport Assessment & Travel Plan
- 5.Statement of Community Involvement
- 6.Sustainability Statement
- 7.Extended Phase 1 Habitat Survey
- 8.Arbicultural Report
- 9.Flood Risk Assessment and Surface Water Drainage Strategy
- 10.Foul Sewage & Utilities Assessment
- 11.Air Quality Assessment
- 12.Noise Assessment
- 13.Lighting Assessment
- 14.Archaeological Desk-Based Assessment
- 15.Geo-Environmental Desk Study
- 16.Contamination Screening and Ground Gas Risk Assessment
- 17.Utilities Assessment
- 18.Overshadowing Report

1.2 Applicant

Lend Lease Retail Partnership
20 Triton Street,
Regent's Place,
London,
NW1 3BF

1.3 Structure

This Design and Access Statement has been prepared by 3DReid on behalf of the Lend Lease Retail Partnership in support of a full planning application at Touchwood, Solihull.

This Design and Access Statement appraises the Proposed Development against the Government's principles as set out in Article 9 of the Town and Country Planning (Development Management Procedure) Order 2015 and the associated DCLG circular. The format and content of this Statement is based upon the guidance supplied by CABI in its publication 'Design and Access Statements: How to read, write and use them'. The purpose of this Design and Access Statement is to describe the design thinking that led to the Proposed Development. This statement should be read in conjunction with the other documentation submitted as part of the application.

This Design and Access Statement has been structured as follows:

Introduction

The Site and Context Appraisal - provides an assessment of the physical context as well as relevant planning policy and stakeholder consultation.

Design Principles and Evolution

Provides a summary of the design principles at the core of the scheme, from concept through to the final development, and explains the reasoning behind them in relation to the findings outlined in the design process.

The Scheme

Explains the reasoning behind the scale and massing of the Proposed Development in relation to the surrounding buildings and wider context. It provides an indication of the materials proposed based on the approach the appearance of the building as well as sustainability. Finally it provides an analysis of the existing townscape and materials, and proposed materials for site landscaping and lighting.

Access

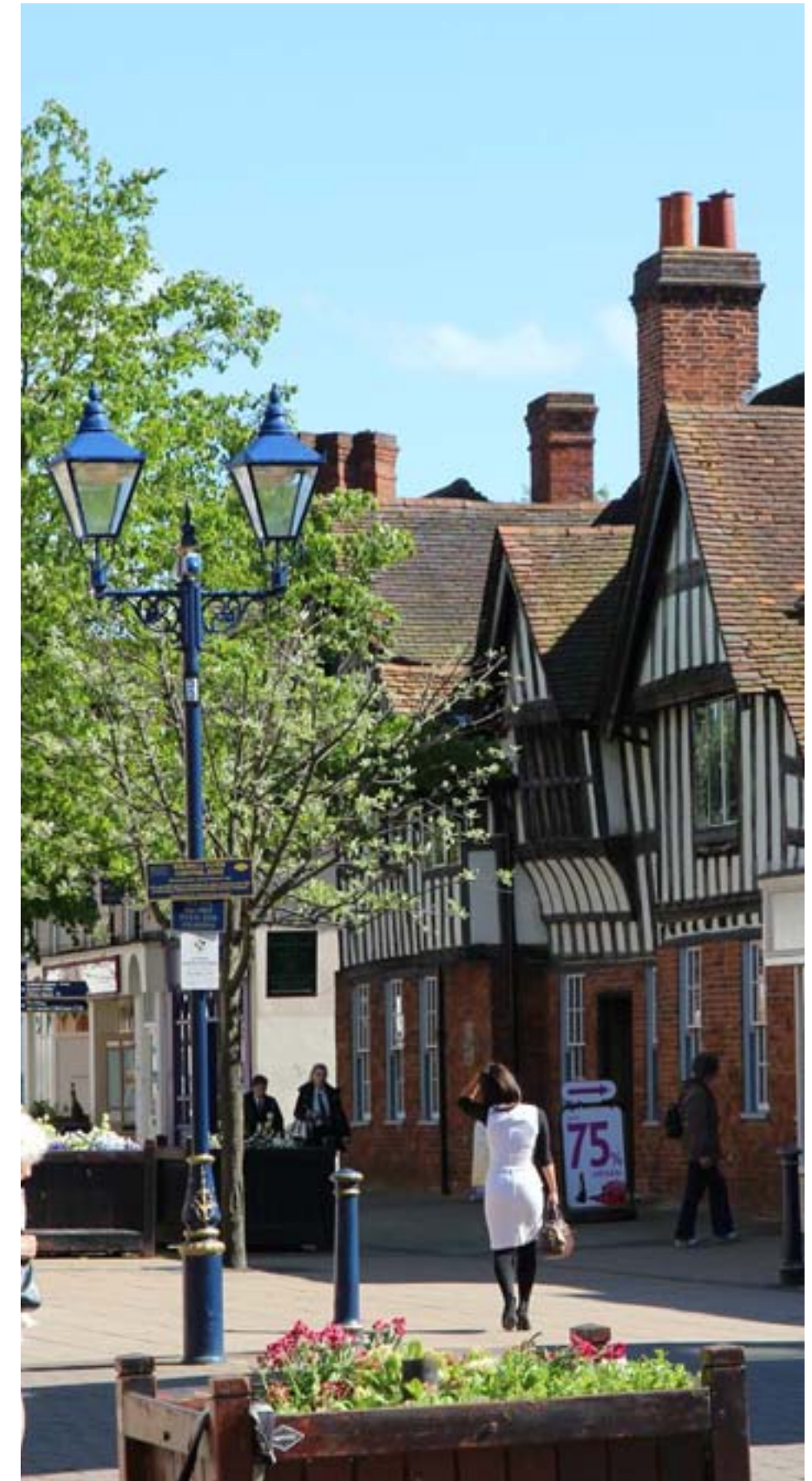
This section provides a summary of the main access considerations and the approach adopted to secure a good access both to, and within, the Proposed Development.

Conclusion

Appendix

1.4 Design Team

■ Client	Lend Lease Retail Partnership
■ Development	Lendlease
■ Project Management	Lendlease
■ Architect	3DReid Ltd
■ Structural Engineer	Waterman Group
■ Cost Consultant	Gardiner & Theobald LLP
■ Mechanical Engineer	WSP Parsons Brinckerhoff (WSP)
■ Environmental Engineer	WSP Parsons Brinckerhoff (WSP)
■ Planning Consultant	DP9 Ltd
■ Landscape Architect	Plincke
■ Highways Engineer	WSP Parsons Brinckerhoff (WSP)
■ Civil Engineer	Waterman Group
■ Fire Consultant	Jeremy Gardner Associates Ltd
■ Lighting Design	GIA Equation





2. Site and Context Appraisal

This section informs the wider site context, the site location, solihull's character, the surrounding heights, the surrounding usages, the existing transport and movement, the history of the site context, the existing touchwood, the site, the planning context and the policy considerations.

2 Site and Context Appraisal

2.1 Wider Site Context

Solihull is a prosperous and thriving sub-regional Town Centre with a population of approximately 95,000.

The Town Centre is circa nine miles from the centre of Birmingham, five miles from Birmingham International Airport, 15 miles from Coventry and 16 miles from Redditch. The town is accessed from the M42 via the A41 or the A34. It is also served by the station on the London to Birmingham Chiltern Line. Virgin Railways offer a service to London Euston from the station at the Airport. Transfer time to Birmingham International is approximately 10-12 minutes.



Figure 2.1.1 Aerial view



Figure 2.1.2 Aerial view

2.2 Site Location

Solihull Town Centre is focused around the pedestrianized High Street which is relatively short in length leading north west from St Alphege Church and The Square towards Poplar Road. The High Street creates a corridor of historic fabric through the town and covers a large proportion of the Conservation Area.

Located to the north of the High Street is Mell Square, an external 1960's style shopping area which provides a range of small and medium sized stores around a central square and a large department store located at its periphery. Pedestrianisation was completed in 1987. The 540,000sq.ft. retail scheme has recently been purchased by IM Developments who are undertaking a programme of refurbishment to upgrade the facilities and enhance the appearance and attraction of this important development.

To the south of the High Street is Touchwood; a covered retail and leisure destination which offers an alternative enhanced shopping experience of integrated department stores, high street and boutique stores. The arcades of Touchwood are focused around a number of internal public spaces including The Plaza and The Atrium which contribute to Solihull's urban fabric and quality of pedestrian environment. Touchwood arcades also acts as a link between the High Street and the town's public, civic and administrative buildings to the south.

Surrounding the edge of the town are a number of commercial office building and hotel which service the Town Centre with open gardens and green spaces interspersed between. These open green spaces are vital to the town provide the visitor a place of respite from the busy Town Centre adding to the town character of "Urbs in Rure" (Town and Country)

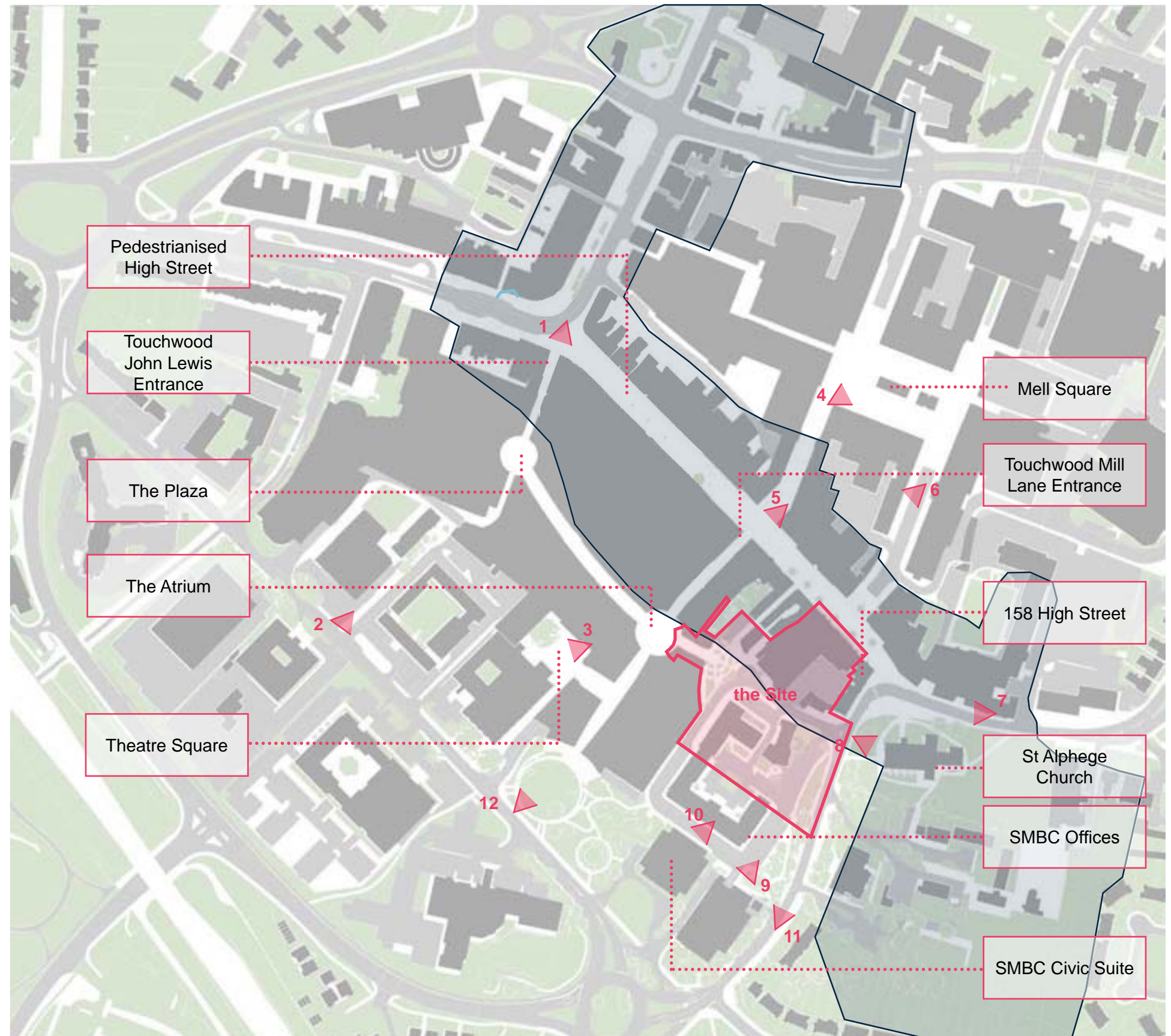


Figure 2.2.1 Site location plan



- | | | | | |
|----|-----|-----|-----|---|
| 1. | 2. | 3. | 4. | 1. Touchwood, Poplar Arcade Entrance |
| | | | | 2. Magistrate Court |
| | | | | 3. Library & Arts Complex |
| | | | | 4. Mell Square |
| 5. | 6. | 7. | 8. | 5. Touchwood, Mill Lane Arcade Entrance |
| | | | | 6. Drury Lane |
| | | | | 7. New Road |
| | | | | 8. St Alphege Church |
| 9. | 10. | 11. | 12. | 9. Church Hill House |
| | | | | 10. Civic Suite |
| | | | | 11. Church Hill Road |
| | | | | 12. Jubilee Garden |

Figure 2.2.2 Key buildings

2.3 The Site

Solihull Metropolitan Borough Council occupy approximately 70,000 sq. ft of offices and the Civic Suite. 174 space pay & display Council House car park (open to the public during the weekends and on bank holidays), and a 127 space pay and display Church Hill car park [open 24/7] all accessed from Church Hill Road.

In addition to Solihull Metropolitan Borough Council's land, there are a number of properties fronting the High Street which need to be acquired (or have rights acquired) in order to facilitate the development.

One of the early identified key criteria was the careful positioning of the development in relation to the 800 year old medieval St. Alphege Church. The 54m spire is a recognised Solihull landmark. There is an opportunity to create a sense of place and good quality public realm which respects the elegant architecture of the Church.

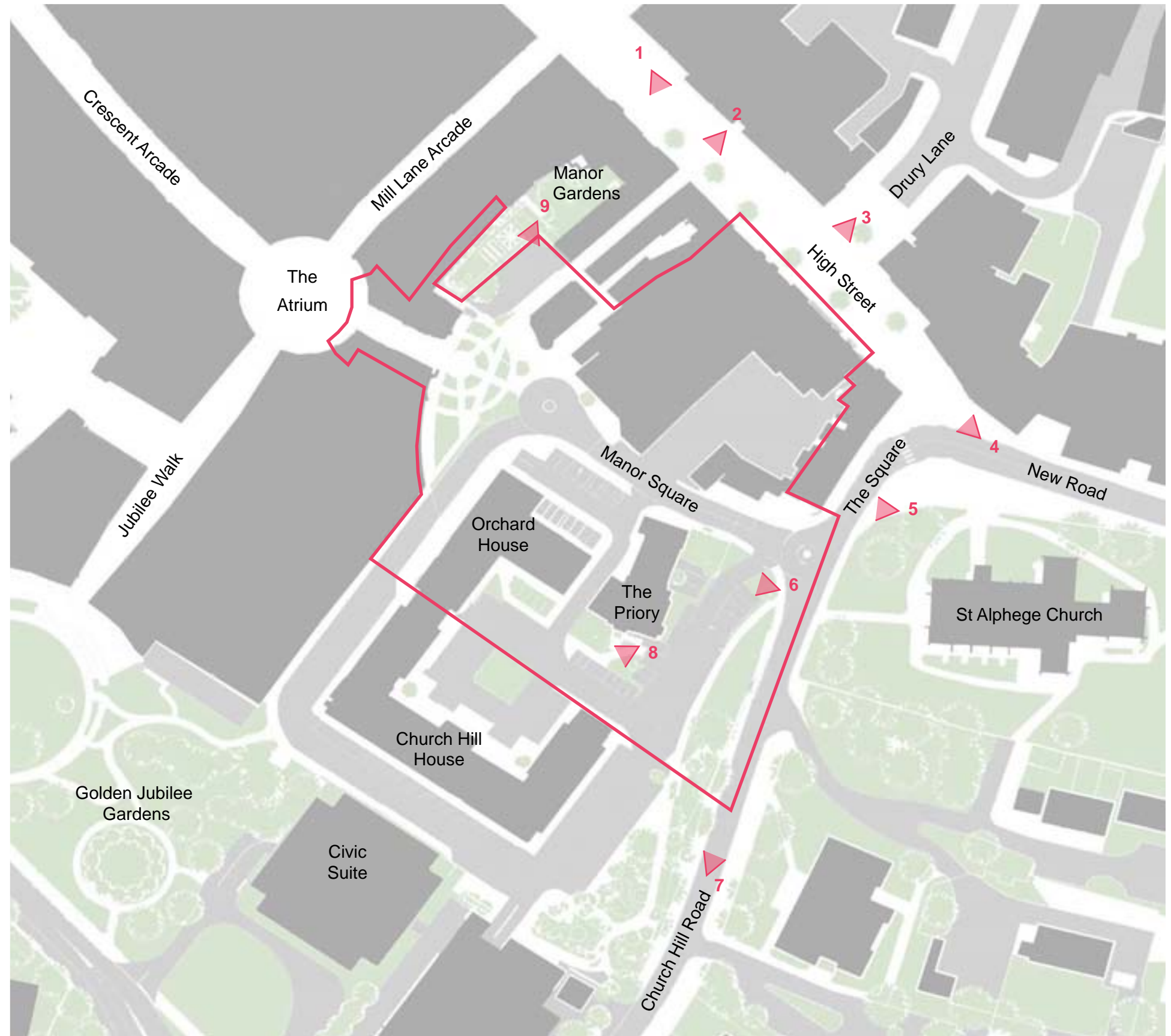


Figure 2.3.1 Site plan



- | | | | |
|----|----|----|--|
| 1. | 2. | 3. | 1. High Street |
| 4. | 5. | 6. | 2. Manor Walk entrance |
| 7. | 8. | 9. | 3. Drury Lane approach |
| | | | 4. The Square |
| | | | 5. Manor Gardens |
| | | | 6. The Priory |
| | | | 7. Church Hill Road approach |
| | | | 8. Church Hill House |
| | | | 9. Existing entrance to Site from Church Hill Road |

Figure 2.3.2 Key views

2.4 Solihull's Character

2.4.1 Urbs in Rure

The Industrial Revolution largely passed Solihull by and until the 20th century Solihull remained a small market town. The town motto "Urbs in Rure", Latin for "Town in Country" makes reference to the easy balance the community maintains between an urban and a rural atmosphere. The symbolism of the oak tree within the shield alludes to the old Forest of Arden and the walled tower and two sickles indicate the combination of residential and agricultural use that to the day describes the character of the town.

Every spring and summer Solihull is a wash with colour with 'Solihull in Bloom' where residents and community groups come together to decorate the Town Centre in community wide projects such as 'Pride in your Town Day'. A consistent Britain in Bloom contestant and winner, Solihull boasts some of the finest plant offerings, which are characterised by their pervasiveness and lushness. From hanging baskets on lamp posts, to the planter boxes along the High Street and the gardens around Touchwood.



- | | | | |
|--------------------------|----|----|----|
| | 1. | 2. | 3. |
| 1. Town Moto | | | |
| 2. Drury Lane | | | |
| 3. High Street | | | |
| 4. Brueton Park | 4. | 5. | 6. |
| 5. Solihull in Bloom | | | |
| 6. Malvern Park | | | |
| 7. Masons Arms | | | |
| 8. Solihull Manor House | 7. | 8. | 9. |
| 9. Sculpture Mell Square | | | |

Figure 2.4.1.1 Solihull environment

2.4.2 Solihull Architecture

Within Solihull's architecture there is a clear reference to the charms of historical market town and the inhabitants of Solihull have introduced a number of noteworthy architectural details over the years. The expression of a column, an obscure glass window pane or a jutting out gable add to the towns vernacular. The bay windows which protrude from the walls of buildings along the High Street create rectangular alcoves and a distinctive character.

Until the early 1960s, the main High Street remained as it would have been in the late 19th century with several streets of Victorian terraced houses linking the High Street with Warwick Road. The construction of Mell Square in the 1960s involved the demolition of properties in Mill Lane and Drury Lane, some of which were several hundred years old, together with that of the large Victorian Congregational Church that had stood on the corner of Union Street and Warwick Road.

The pedestrianisation of the High Street in 1994 enabled the street to exist as a major shopping thoroughfare. The opening of Touchwood in 2001 helped to maintain and grow the quality of retail offers in the town centre and reinforce its role as a focal point for the community life enhancing its neighbouring facilities with gardens, plazas and amenities for cultural, leisure and civic activities.



- | | | | |
|------------------------------|----|----|----|
| 1. Projecting gables | 1. | 2. | 3. |
| 2. Exposed structure | | | |
| 3. Bay window | 4. | 5. | 6. |
| 4. Stone mullions | | | |
| 5. High Street | | | |
| 6. High Street | | | |
| 7. Contemporary pitched roof | 7. | 8. | 9. |
| 8. Mell Square | | | |
| 9. Touchwood lantern | | | |

Figure 2.4.2.1 Local architecture

2.5 Surrounding Heights

The typical building height of Solihull is three storeys which is reflective of a traditional market town. The tallest structure in the town is the 54 metre spire of St Alphege Church which acts as an important local landmark. There are a number of modern buildings which are taller than the typical three storey building and these are generally stepped away from the High Street, clustered together and situated outside of the Conservation Area.

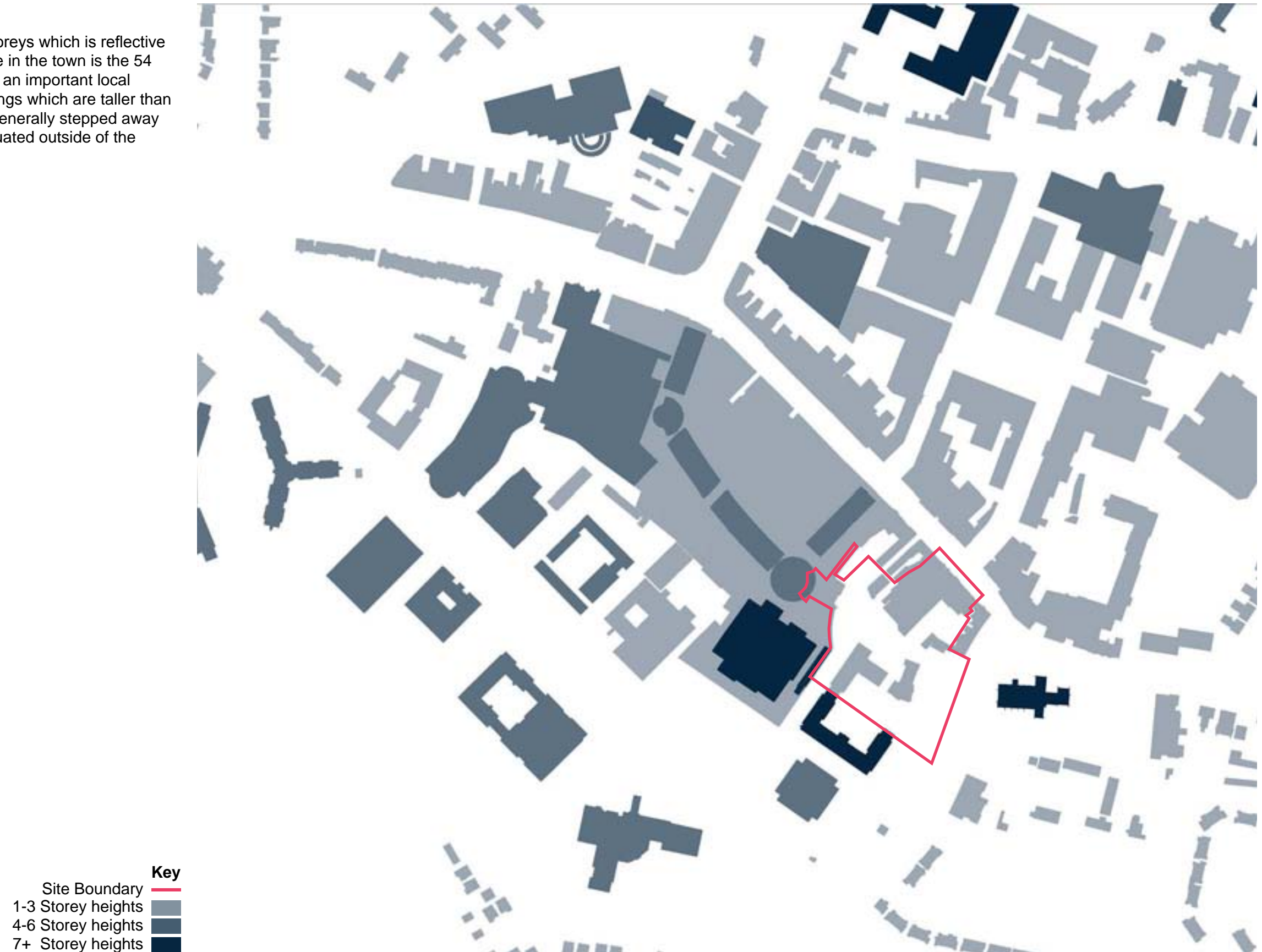


Figure 2.5.1 Surrounding heights plan

2.6 Surrounding Usages

Solihull's Town Centre supports a number of retail and restaurant uses at ground and first floor centred around the High Street. The two retail centres, Touchwood and Mell Square are located on opposite sides of the High Street and offer a different range of uses and restaurants for the town, both with internal and external environments. Located south of Touchwood and accessed via Touchwood are the main Civic buildings of the town which include the Library, Theatre, Police Station, Magistrate's Court and Council Offices. To the south of the civic centre and on the opposite side of Homer Road are a number of commercial buildings comprising of a number of offices and hotels which serve the town. The major residential areas of the town are located further out of the Town Centre in all directions.

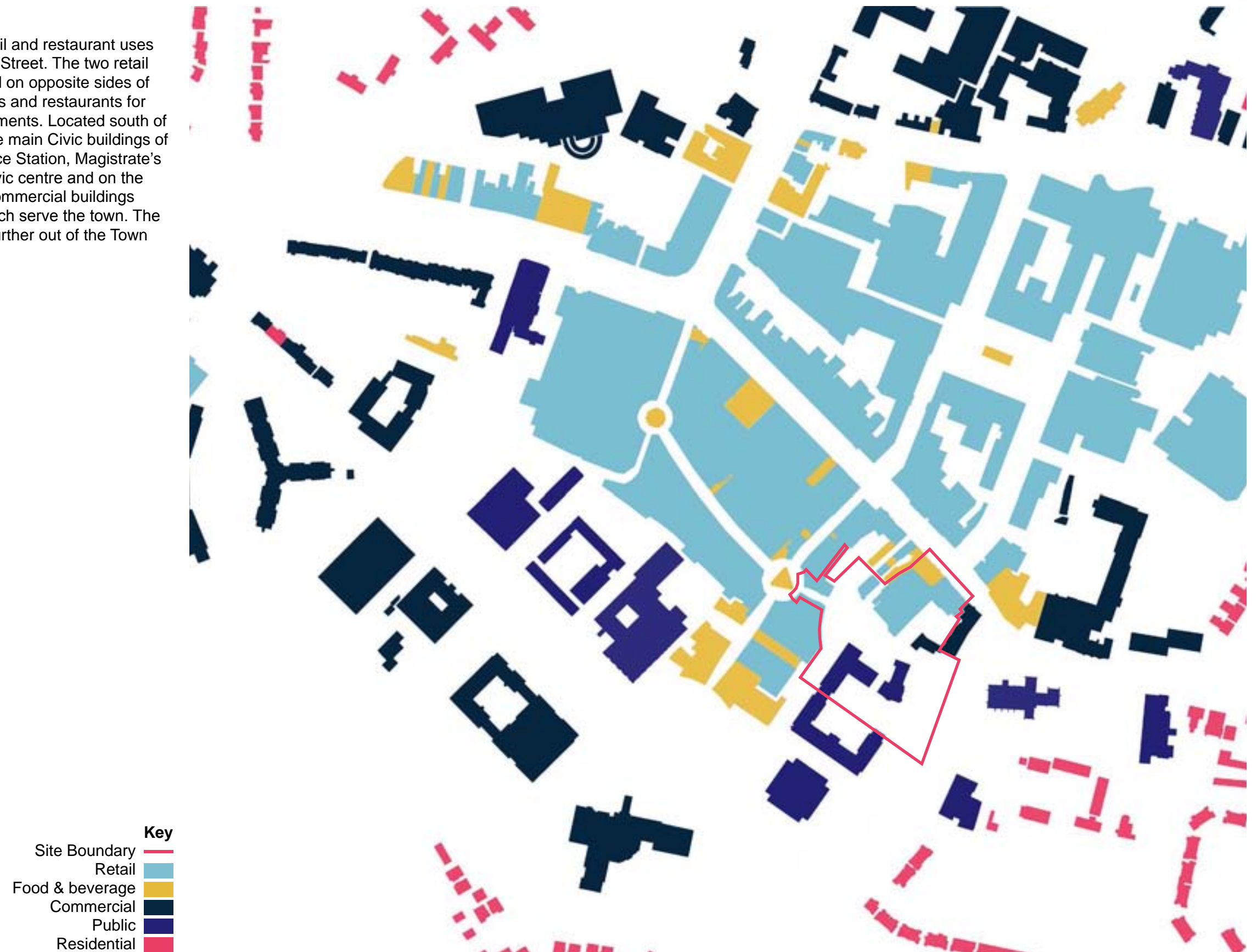


Figure 2.6.1 Surrounding land usages plan

2.7 Transport & Movement

Solihull Town Centre consists of a series of pedestrianised streets encompassed by a network of roads forming an outer loop around the Town Centre.

Solihull Metropolitan Borough Council is currently implementing improvements to the Town Centre known as 'Solihull Gateway Project'. Construction is ongoing and due for completion in Autumn 2015. These improvements upgrade the pedestrian and public transport facilities, in particular along Station Road and Poplar Road immediately adjacent to the John Lewis pedestrian access into Touchwood. It is considered that this will enhance the attractiveness of both the pedestrian and public transport routes to and from Solihull Town Centre, by providing high quality pedestrian priority areas and more access for buses.

2.7.1 Pedestrian connections

Solihull has a larger public pedestrianized area which covers the entire length of the High Street, all of Touchwood's arcades and Mell Square offering visitors an enjoyable and safe environment. The pedestrian route to and from the train station and surrounding car parks is smooth, level, well maintained and clearly sign posted with pedestrian crossing points.

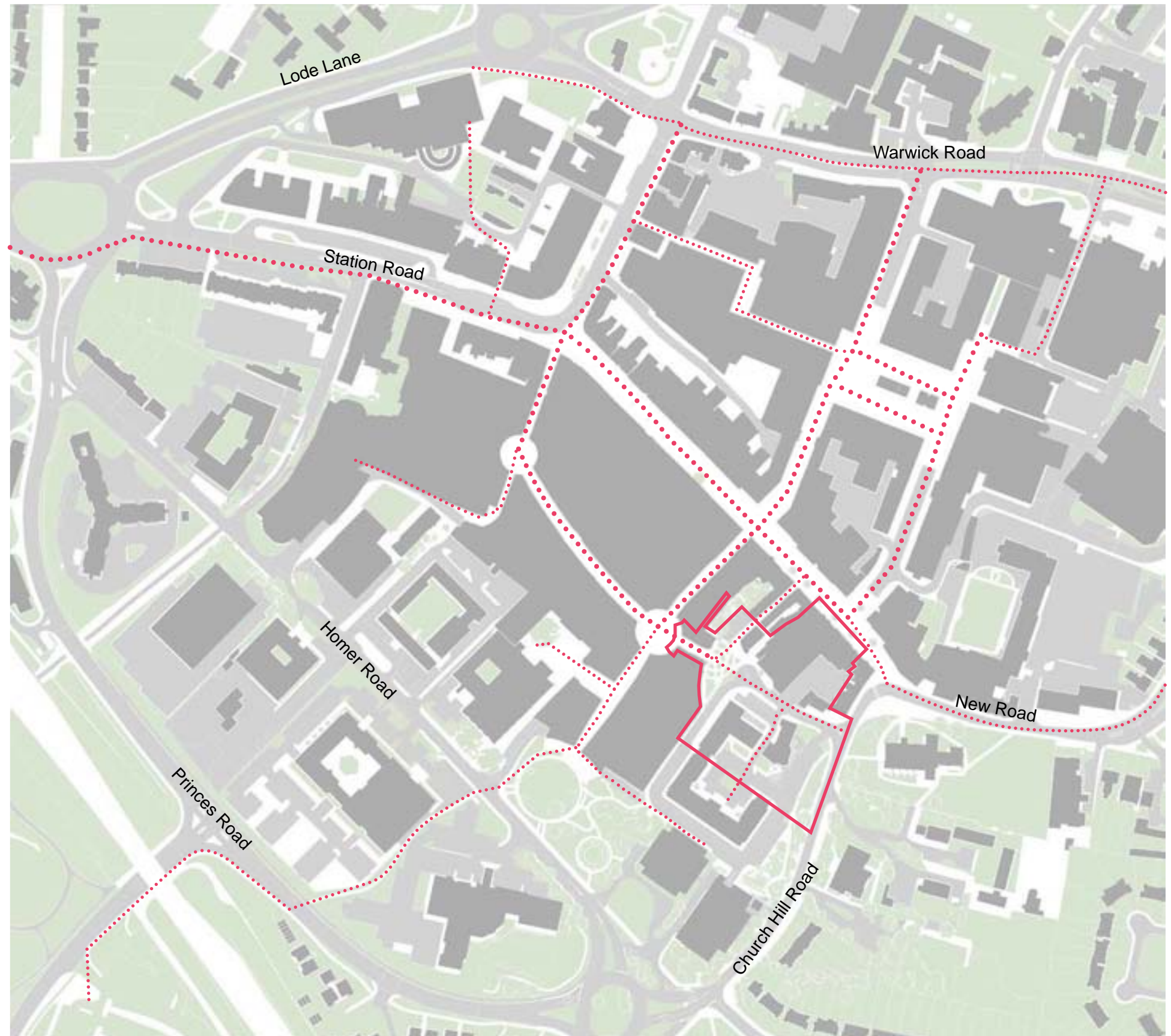
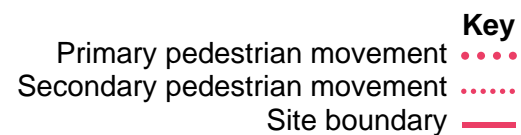


Figure 2.7.1.1 Pedestrian connections

2.7.2 Car connections

The Solihull highway network encompasses the Town Centre by a series of roads forming an outer loop. These include Warwick Road, Lode Lane, Princes Road and Homer Road, together with Church Hill Road and New Road. Within this loop, traffic is generally restricted in terms of vehicle type and/or direction of flow.

2.7.3 Bus and taxi connections

Solihull is well served by bus stops which are located around the Town Centre, concentrated to the west of the High Street. This availability of bus stops throughout the Town Centre ensures that all areas are well served.

Guidance published by the Institution of Highway and Transportation (IHT) ‘Planning for Public Transport in Developments’ (1999), recommends that the preferred walking distance to a bus stop is 400m, approximately equating to a five minute walk. Additionally ‘Providing for Journeys on Foot’ IHT states that for people without a mobility impairment, 400m is a desirable walking distance while 800m is acceptable.

Taxi ranks are provided on both Station Road and Poplar Road. A private hire rank is available on Homer Road and night time pick up is available off Church Hill Road at the east end of High Street. In addition, taxis are permitted to enter Touchwood car park for the purposes of pick up/drop off for the disabled.

2.7.4 Servicing

The servicing strategy for the units located north of the High Street is from either the rear along secondary roads or dedicated routes. The existing servicing for Touchwood takes place from the roof top service area accessed from Homer Road with the cluster of buildings to the east near St Alphege Church from the rear in Warwick Court.

Key
 Primary vehicular movement ●●●●
 Secondary vehicular movement ●●●●●
 Site boundary —



Figure 2.7.2.1 Car connections

Key
 Primary bus routes ●●●●
 Secondary bus routes ●●●●●
 Bus stop ○
 Taxi drop off ◇◇◇◇
 Site boundary —

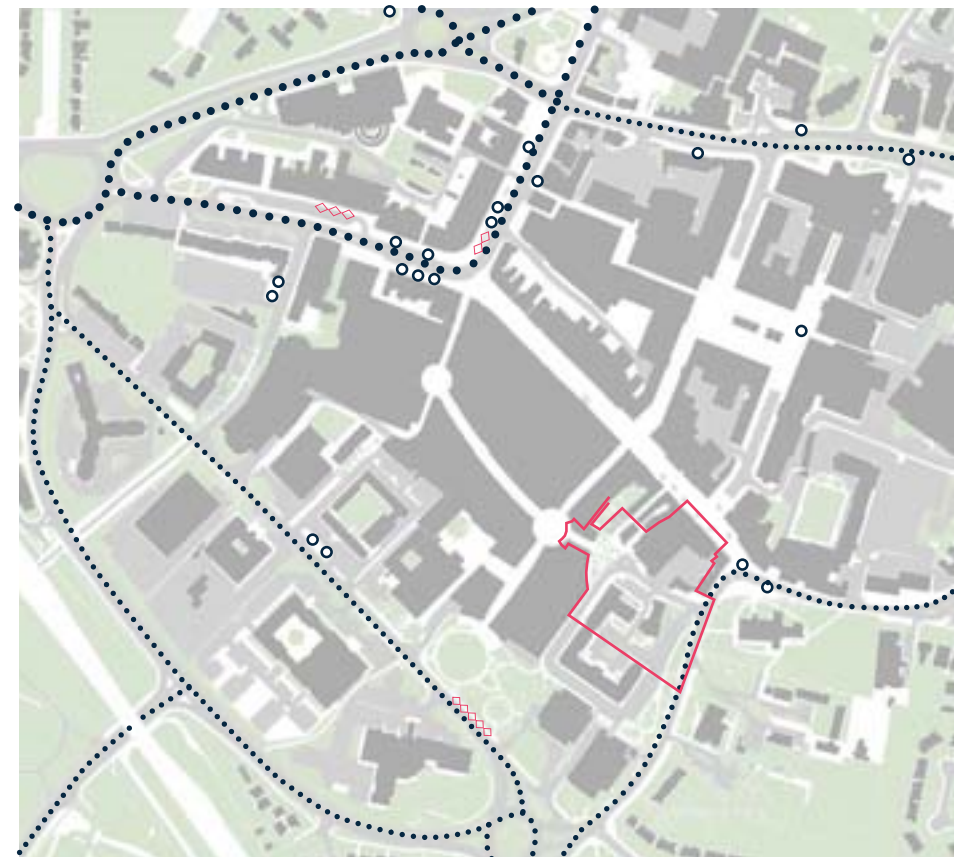


Figure 2.7.3.1 Bus connections

Key
 Servicing routes ●●●●●
 Servicing areas ■
 Site boundary —

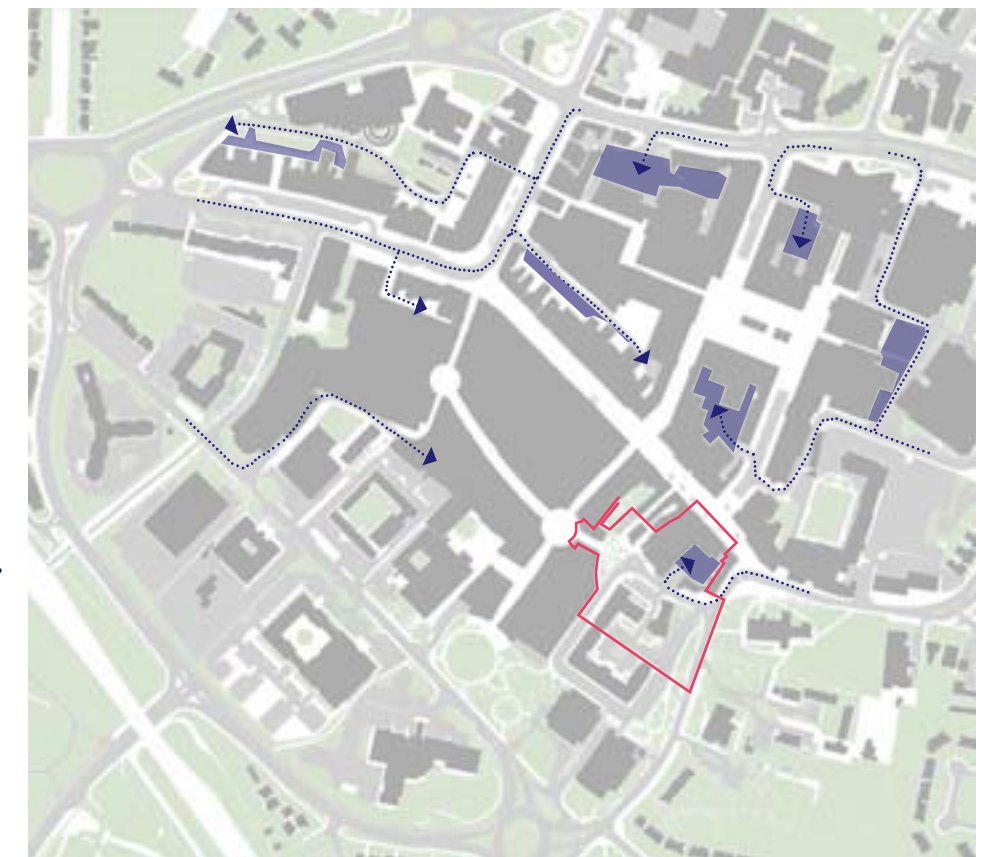


Figure 2.7.4.1 Servicing routes

2.8 History of the Site Context

Accompanying this application is a Heritage Impact Assessment which provides a description of the heritage assets surrounding the Site. This section of the statement provides a brief summary of the history of the Site and its context.

2.8.1 Development of Solihull Town Centre

The village of Solihull began developing as a town by the 17th Century; during which time the St Alphege Church, originally built between 1207 and 1220, would have possessed most of its recognisable features of today. The area to the north-west of the St Alphege Church, now known as The Square, was the town's market place. The Town Hall, dating back to the 14th Century, was also located here before it was demolished in 1880 following the construction of the new Town Hall on Poplar Road.

The 17th & 18th Centuries

By the 18th Century Solihull had become an administrative centre, having its own County Court and two notable schools. Powell's school on Church Hill, also known as the 'Old Priory' was demolished in 1889 and a new Edwardian house was built some years later to the rear by Dr. George Matthews of Olton.

Towards the latter half of the 18th Century the main industry was farming and agriculture, with Solihull being a market centre for the surrounding areas. Although, with the rapid development of industrial Birmingham, the rural setting of Solihull was becoming the chosen location for the residence of some of Birmingham's wealthy industrialists. This was accelerated by the construction of the Birmingham to Oxford Railway; which 'opened up' Solihull, and paved the way for the expansion of the Town Centre during the next century. (*Heritage and Landscape Assessment, p12*)

The High Street, 19th. and early 20th. Century

Towards the latter half of the 19th century migration from Birmingham was becoming significant to the town's development.

Yet, despite the spreading growth of the suburban areas during the interwar period, Solihull Town Centre remained generally unchanged.

During the 1960's mass clearance of many older properties, mostly 19th century residential properties, to the north-east of the High Street enabled the development of Mell Square. Although this clearance involved the demolition of some buildings of architectural and historic interest, the Conservation Area Appraisal explains this loss was justified.

"by the pressing need for more shopping facilities and was to some

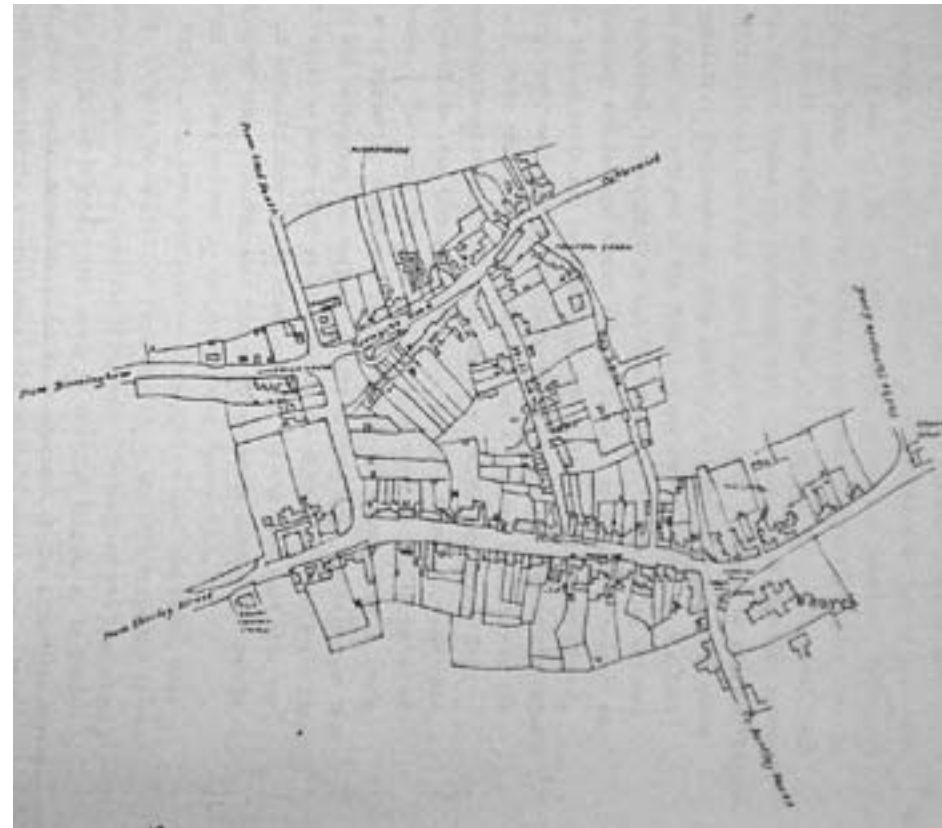


Figure 2.8.1.1 Plan of Solihull, 1820. © SMBC

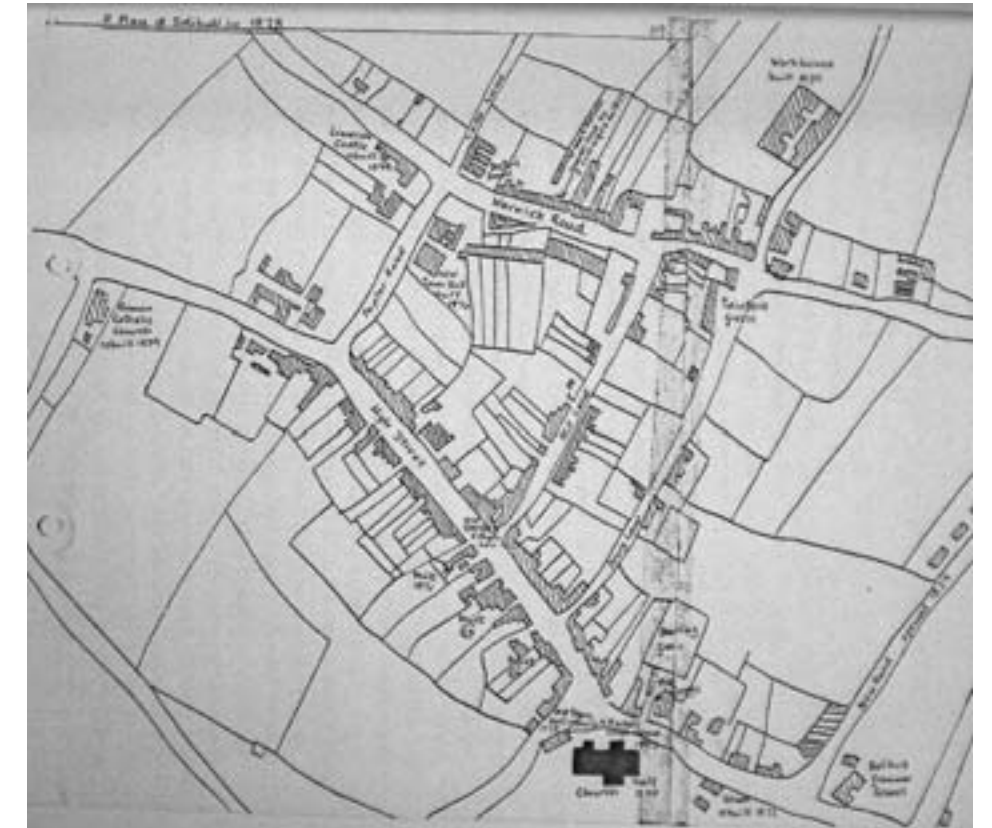


Figure 2.8.1.2 Plan of Solihull, 1878. © SMBC

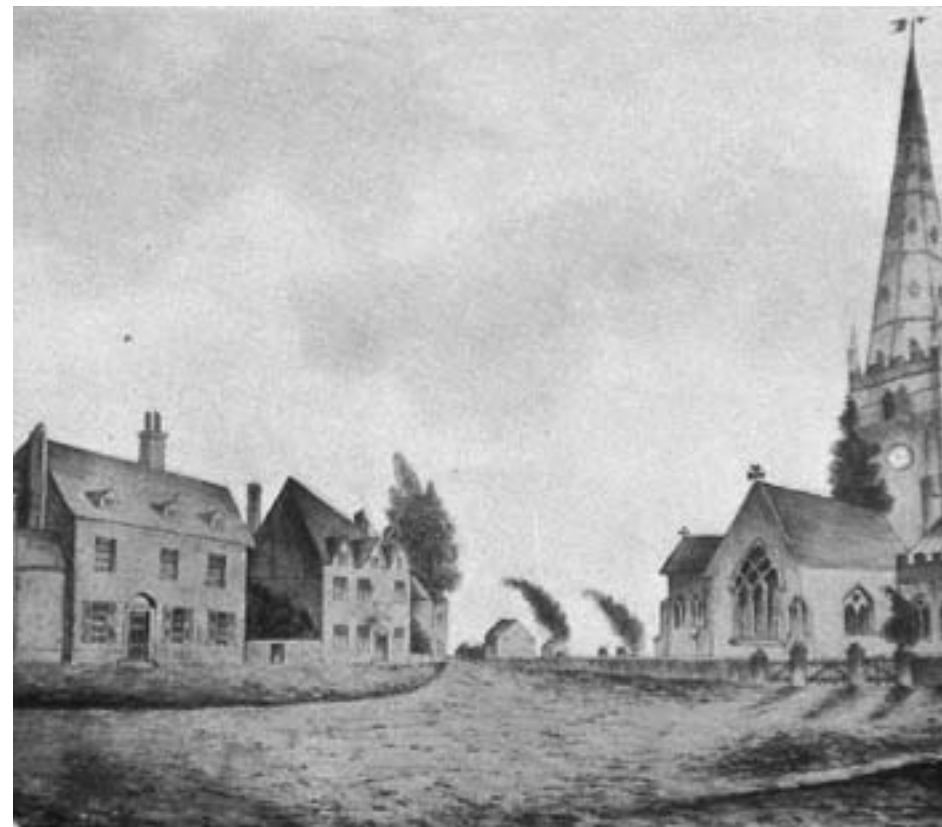


Figure 2.8.1.3 St Alphege Church and The Square, 1820. © SMBC

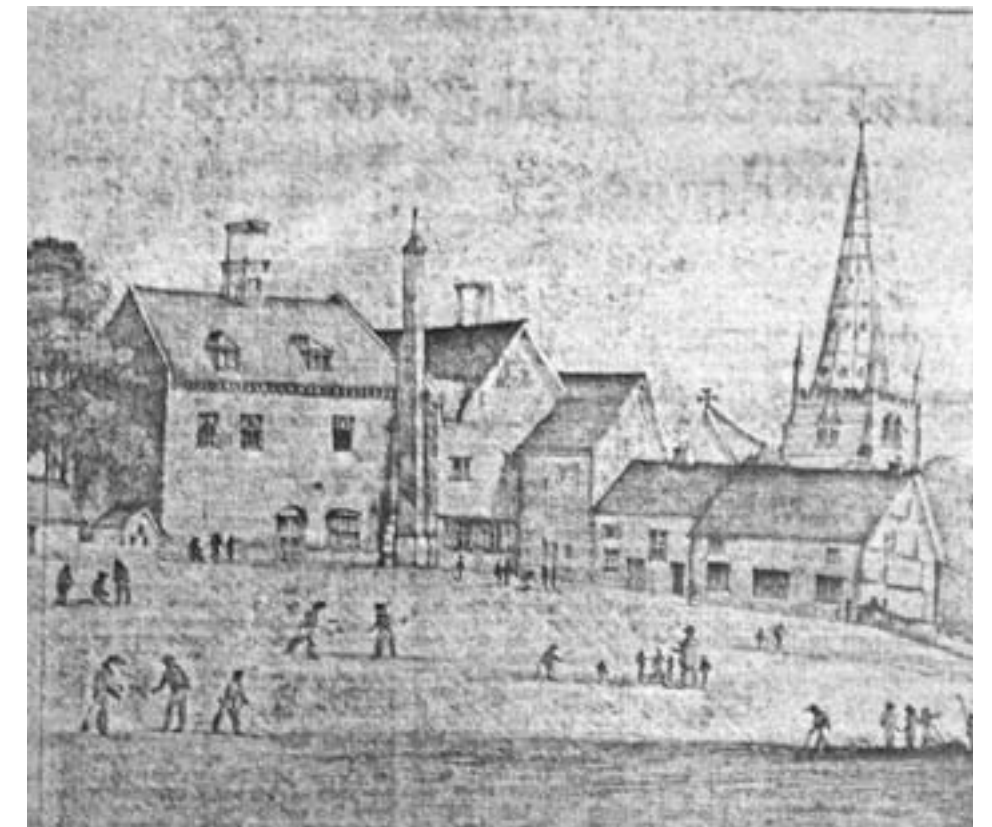


Figure 2.8.1.4 Powell's School 1800's. © SMBC

extent offset by the fact that, at least for the time being, pressure for the redevelopment of traditional buildings in the High Street was considerably lessened by meeting the demand for modern shop units on an adjacent site.”

This was followed by the Civic Suite, Church Hill House and Library to the south-west of the High Street, and more recently Touchwood, again to the south-west of the High Street. (*Heritage and Landscape Assessment, p12*)

2.8.2 Character

The character and appearance of the area define its special qualities. There are a few gap sites and some minor inappropriate buildings in the Conservation Area, but overall these have little impact on the quality of the townscape.

The Conservation Area Appraisal describes the area as having the highest environmental quality, and emphasises the importance of the retention of a domestic scale at the south-eastern end of the High Street, as the building proportions retain much of their original character.



Figure 2.8.2.1 Solihull High Street c.1910. , © SMBC



Figure 2.8.2.2 High Street from St Alphege Church tower c.1910, © SMBC



Figure 2.8.2.3 Solihull Church Square and High Street, 2015

2.8.3 Streetscape

The Solihull Conservation Area Appraisal describes the High Street as the most attractive commercial section of the Conservation Area and despite architectural styles differing within the streetscape, the use of vernacular materials is generally consistent.

The streetscape contains an attractive mixture of buildings, each having regard for its neighbour. Although there have been many alterations and extensions to the rear of properties, the impression of domestic scale has been kept by the retention of facades or by new buildings respecting the scale and mass of the existing streetscape.

The south-eastern end of the High Street contains a number of significant buildings which contribute towards important views long the High Street including the view from High Street towards St. Alphege Church and the Square.



Figure 2.8.3.1 High Street view - 1943



Figure 2.8.3.2 High Street view - 2011

2.8.4 Key Buildings of the Conservation Area

The area surrounding the application site includes a number of buildings on the Statutory List, which reflect the architectural and social heritage of Solihull.

St Alphege Church	Grade I
The Manor House, 126 High Street, Solihull	Grade II*
1 The Square, Solihull	Grade II
2 and 4 The Square, Solihull	Grade II
The George Hotel, 3 The Square	Grade II
6 The Square, Solihull	Grade II
116 - 120 High Street, Solihull	Grade II
124 High Street, Solihull	Grade II
130 & 134 High Street, Solihull	Grade II
138 & 140 High Street, Solihull	Grade II
144 High Street, Solihull	Grade II
158 High Street, Solihull	Grade II
165 High Street, Solihull	Grade II
173 High Street, Solihull	Grade II
181 High Street, Solihull	Grade II
183-189 High Street, Solihull	Grade II



	1.	2.
	3.	4.
1. St Alphege Church 2. The Manor House, 126 High Street 3. The George Hotel, 3 The Square 4. 6 The Square 5. 158 High Street 6. 144 High Street	5.	6.

Figure 2.8.4.1 High Street heritage assets

Open Space and Views

The Conservation Area Appraisal notes the importance of views in and around the area referring to the relationship of buildings to open space and the retention of the existing skyline.

“Replacement buildings should, for the most part, be on the Site of the original buildings, although the relationship to open space, lay of the land and adjoining buildings should also be taken into account. Careful consideration will be given to changes in the elevation of existing buildings and the skyline should remain of interest. It may be expedient to impose a height restriction on buildings, to prevent any building from creating disharmony in the sky line and so breaking the character of the area, a low roof line in many cases being preferable. Special consideration will also be given to development adjacent or visually related to a Conservation Area where similar controls on design, materials, situation and scale will be applied.”

The south-east view from the High Street (adjacent 146 - 154) through to St Alphege Church is also of considerable importance, although the presence of traffic within The Square often reduces the impact of this axial view.

The principal green spaces in the Conservation Area lie around St Alphege Church and immediately behind The Manor House, 126 High Street.

The majority of mature trees lie within the curtilage of Saint Alphege Church. However, these extend along the west side of Church Hill Road forming a green buffer to the road.

The Conservation Area Appraisal states that,

“special attention will be paid to the retention and planting of trees, which are recognised to be major contributors to the environment. They also provide an essential visual balance to a building or complex of buildings and may enhance the whole appearance of a given setting.”

(Heritage and Landscape Assessment, p17)

2.8.5 Historical Landscaping

The Site encompasses two distinct landscape characters, namely 20th Century urban development /infrastructure; and historic.

The type and size of paving materials, signage, lighting and planting reinforce the particular characteristics of each and when combined with the form, scale and massing of built form and the views between (and from) these structures, a clear landscape identity can be seen.



Figure 2.8.4.2 South-east view High Street (adjacent 146 - 154) through to St Alphege Church on The Square



Figure 2.8.5.1 Graveyard around St Alphege Church



Figure 2.8.5.2 Garden behind The Manor House, 126 High Street



Figure 2.8.5.3 Mature trees obscure many views of St Alphege Church from the application site

Urban Landscape (outside the Conservation Area)

Homer Road is an old link road between two traffic connections to the north west and south. The road has imposing 20th Century buildings set either side along its length, yet set back from the road edge to allow generous views and a comfortable height/width ratio.

Mature tree planting either side creates a distinctive avenue and an attractive green ‘foil’ to the large buildings behind. Although there are opportunities for seating/meeting along the road, the main focus would appear to be the public open space fronting Touchwood.

The gardens fronting Church Hill House and car park areas serve as buffer planting, enhancing the setting of the buildings rather than forming traditional public open space.

Landscape materials are generally asphalt footpaths with concrete kerbs with older style street lamps to the footpaths and more contemporary lighting to Touchwood. Bollards, bins and railings are in a ‘heritage style’ and conflict with the more modern style of street furniture associated with Touchwood.

Further to the north west, the wide soft landscape areas have some value, allowing the creation of buffer planting and green space between footpaths, buildings and roads, and ‘softening’ the visual impact of the busy road.



Figure 2.8.5.4 ‘Heritage style’ street furniture



Figure 2.8.5.5 High Street landscape materials

Historic Landscape (within the Conservation Area)

The historic landscape elements begin to appear along the edge of Church Hill Road (north east) in the form of imperial brick walling and bonnet copings, culminating at The Square.

This junction is fringed by historic buildings, with the dominant St. Alphege Church set back from the corner and the listed monument.

This area suffers from heavy traffic flows and there is an abundance of highway engineering features such as bollards, barriers, road markings, signs and speed tables that all conspire to compromise its historic character.

Road kerbs vary from hand tooled granite to pre-cast concrete along the length of Church Hill Road.

The public realm leads from The Square to the High Street, where the landscape materials generally comprise yorkstone paving flags, yorkstone setts, concrete setts (large and small), concrete paving flags and asphalt footpaths.

Bollards, bins and railings are again in a ‘heritage style’, typical of many 20th century Town Centres.



Figure 2.8.5.6 Imperial brick walling and bonnet copings along Church Hill Road



Figure 2.8.5.7 Landscape materials on Church Hill Road, approaching The Square

2.9 Existing Touchwood

Touchwood is a 650,000 sq.ft. retail & leisure development. When opened on 5 September 2001, Touchwood became a blueprint for in-town development and overnight doubled the retail floor space in the town to 1.25 million sq.ft. Designed to reflect the architectural features & heritage of Solihull with its naturally lit arcades, leafy courtyards & open spaces, Touchwood comprises John Lewis' only department store in the region (265,000 sq.ft.) 80 stores, over 20 restaurants & a multiplex cinema.

Touchwood is situated between the High Street and Homer Road, Church Hill Road and Herbert Road. The centre abuts the High Street and makes linkages at three points; through John Lewis, Poplar Arcade and Mill Lane Arcade. There are also entrances at the Jubilee Gardens, through the car park and via the The Plaza. The final entrance is via Manor Square which is where the potential extension site exists to the east of the asset.

The original architectural vision for Touchwood was based on intimacy of traditional English arcades with the volume, shop depth and size required by contemporary retailers. The design re-invented the great English boutique shops and doubled the shopping circuit of Solihull. The arcades and spaces were designed as a collection of civic spaces or "rooms" of Solihull in which visitors could enjoy. Inspired by the Arts and Crafts movement the design aspired to the same level of attention to crafted detail with the use of natural materials seeking to capture the ethos of Solihull's heritage. This process was captured in a written book to tell the narrative of the design process. Through detailed analysis of Touchwood and influences drawn from this book, the new extension seeks to tell the next chapter in this story.

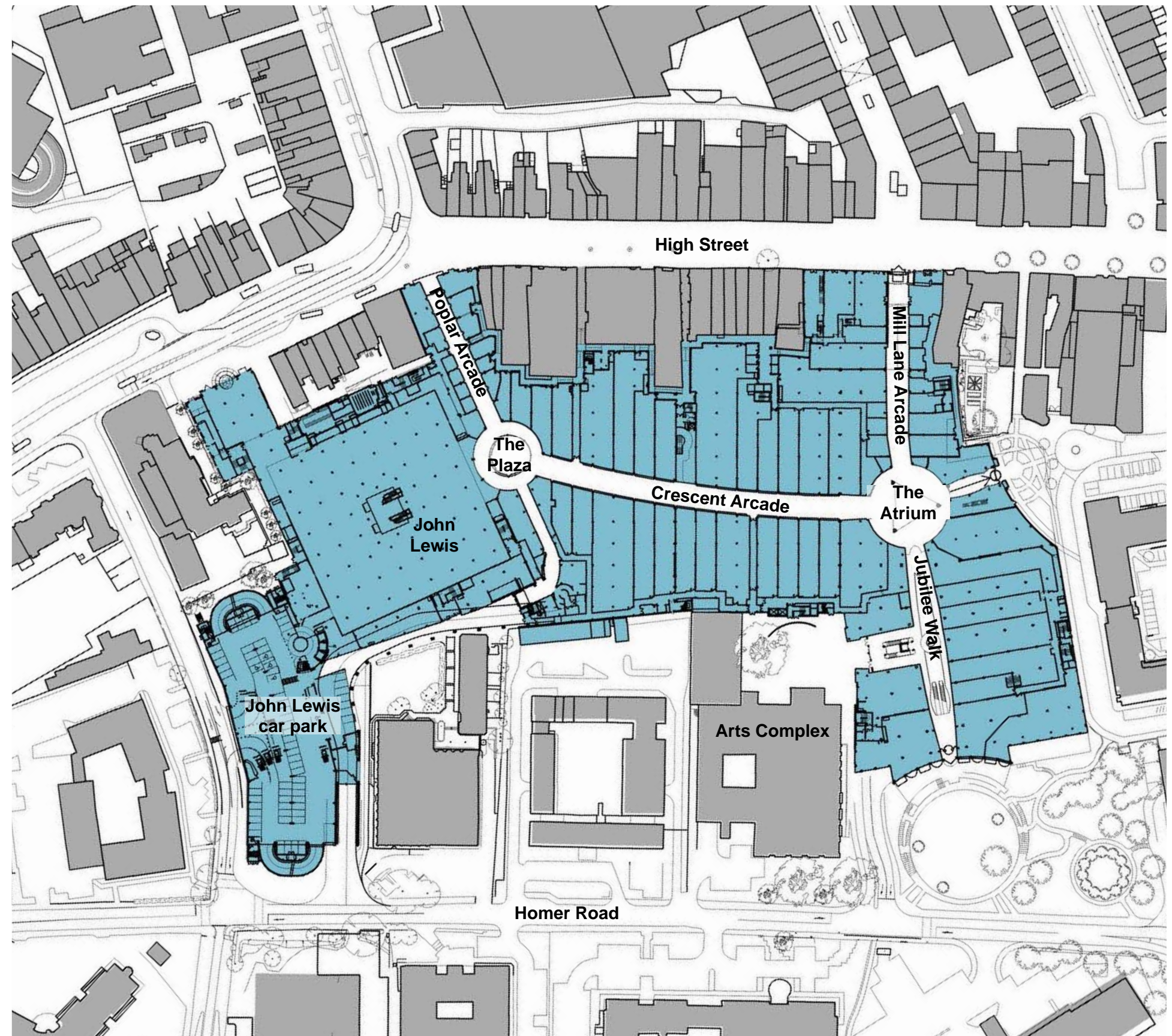


Figure 2.9.1 Touchwood ground floor plan

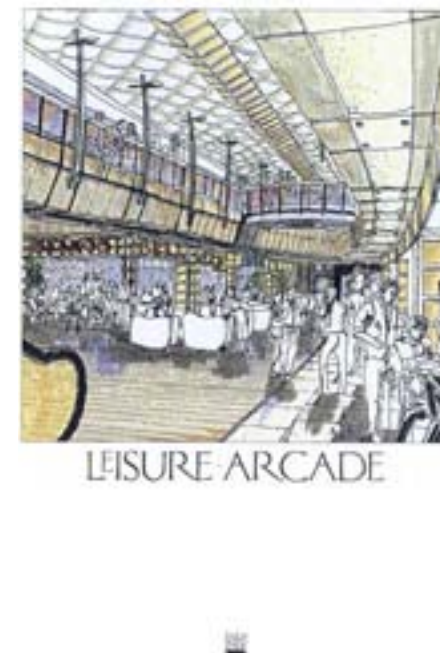
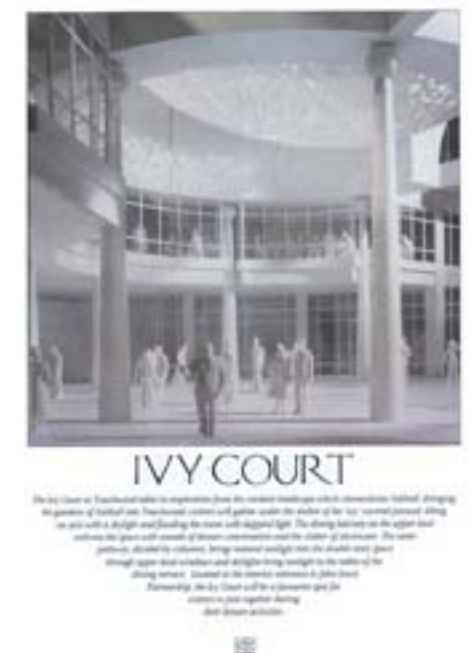
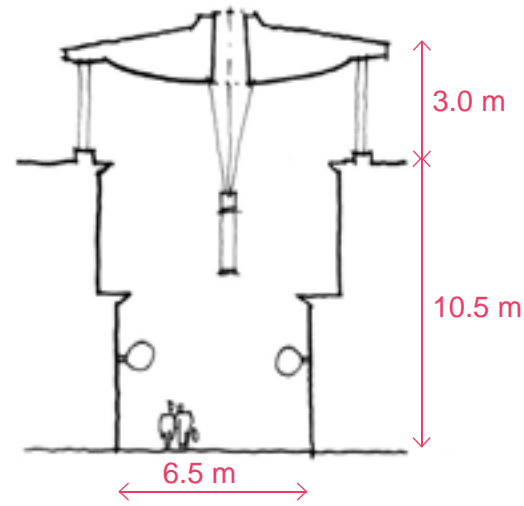
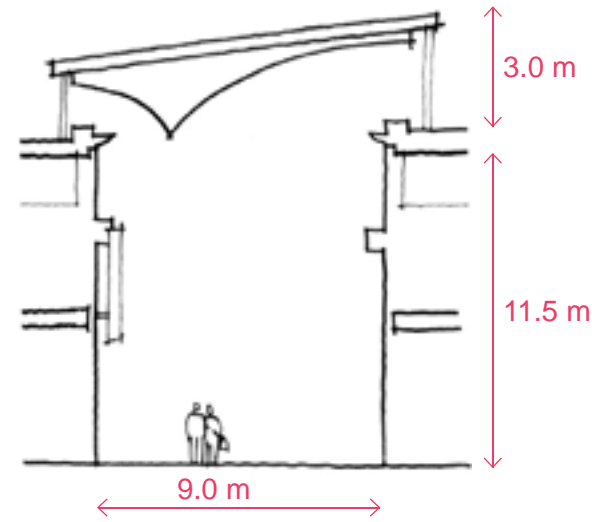


Figure 2.9.2 Pages taken from "The Black Book" Eric R. Kuhne & Associates 2000

2.9.1 Poplar Arcade



2.9.2 Crescent Arcade



2.9.3 Mill Lane Arcade

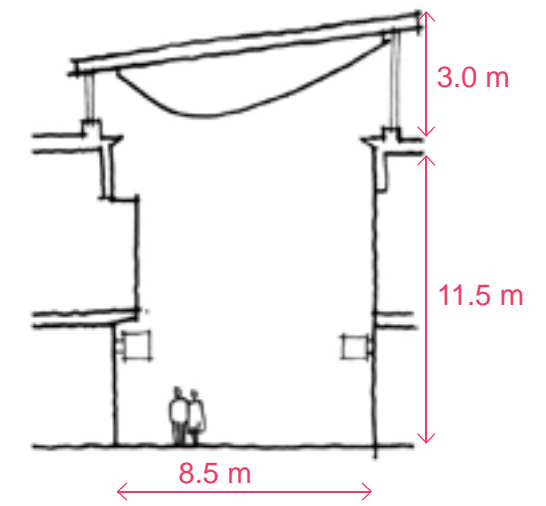
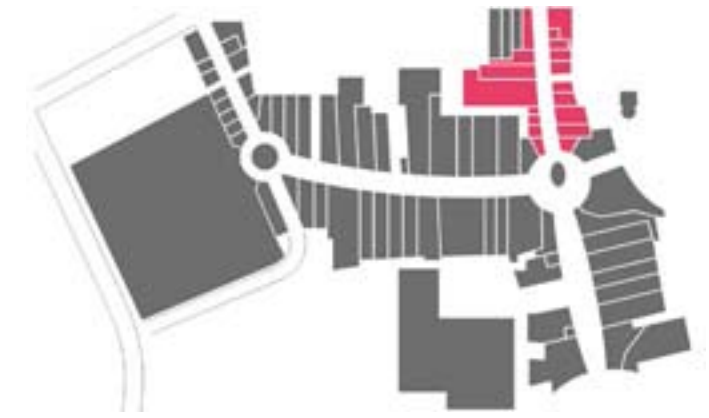


Figure 2.9.1.3 Poplar Arcade

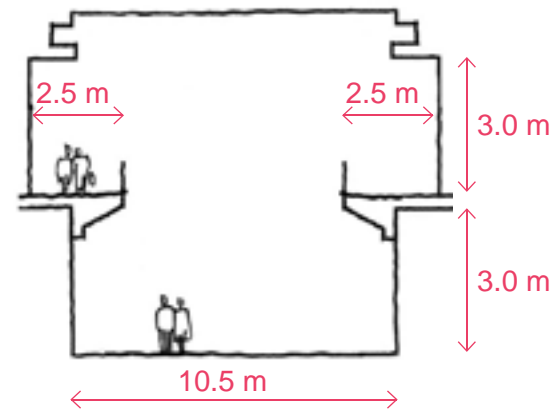


Figure 2.9.2.1 Crescent Arcade

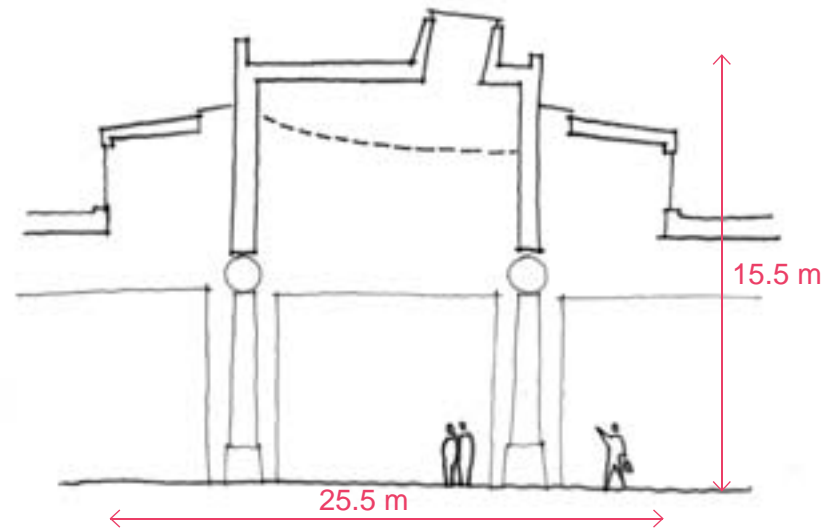


Figure 2.9.3.1 Mill Lane Arcade

2.9.4 Jubilee Walk



2.9.5 The Plaza



2.9.6 The Atrium

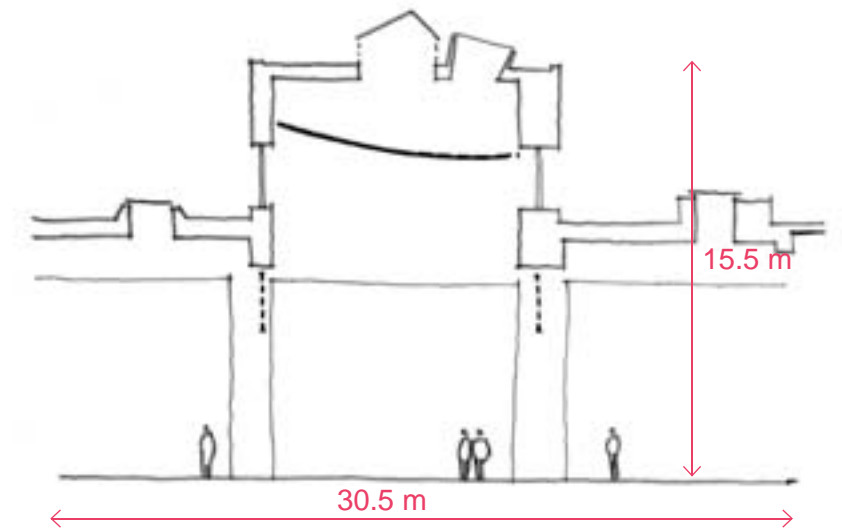


Figure 2.9.4.1 Jubilee Walk



Figure 2.9.5.1 The Plaza



Figure 2.9.6.1 The Atrium

2.10 Planning Context

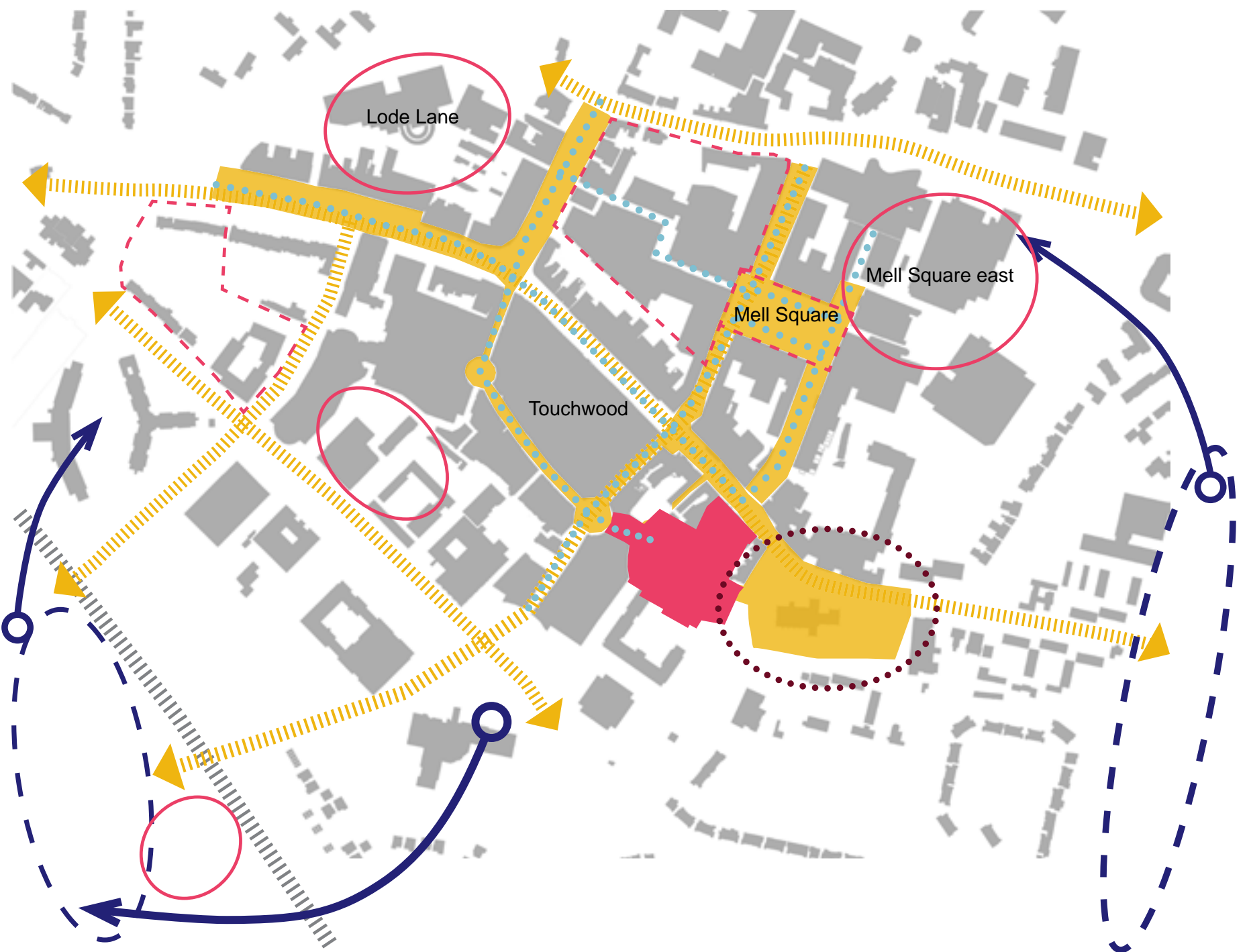
The Solihull Local Plan (2013) identifies the Town Centre as being of crucial importance to the economic and social well-being of Solihull, with retail and leisure identified as significant drivers of the local economy. Local Plan Policy P2 states in order to maintain a strong and competitive Town Centre new development will need to provide “about 34,000 sq.m. of additional comparison retail floorspace by 2021”. In delivering this the Local Plan contains a Town Centre Spatial Strategy identifying how development can be brought forward across key development opportunities to maintain a balance of activity throughout the Town Centre. The Proposed development is identified as one such opportunity, where retail and leisure will be considered appropriate land uses. The Strategy states that the Touchwood opportunity site “will seamlessly extend Touchwood that is an established part of the primary shopping area and is a primary retail frontage”.

The Proposed Development comprises circa 7,300sqm gross internal area (GIA) of A1 retail floorspace, which is expected to be occupied by comparison goods retailers and therefore represent a significant contribution to the wider strategy for meeting the needs of Solihull Town Centre. Alongside the proposed A3 floorspace, the Proposed Development will complement the wider proposed investments identified in the Town Centre Strategy such as the Mell Square and Homer Road Triangle opportunity sites. It will result in significant quantitative and qualitative improvements to the Town Centre’s offer, greatly enhancing the diversity, range and quality of retail units, attracting new retailers and ensuring the Town Centre remains competitive against the ongoing competing investments in nearby centres such as Birmingham, and out of town facilities.

The Solihull Town Centre Spatial Strategy diagram identifies the Site as a development opportunity (Touchwood Extension).

The Town Centre Strategy outlines appropriate land uses for the Site and includes seven design principles:

- Development should comprise a seamless extension to the existing Touchwood, and should link into the structure of the existing urban form through a network of new streets and spaces linked to the High Street with active ground floor uses
- The positioning of new pedestrian linkages to the High Street should be carefully selected to avoid the loss or adverse impact on listed buildings or adverse impacts on the character of the Conservation Area. Any demolitions to the High Street frontages should maximise the visual link across High Street to Drury Lane from the Site in order to stimulate activity at the eastern end of High Street and Drury Lane
- Development will be required to preserve and enhance the special historic and architectural character of the Solihull Conservation Area and complement the existing Town Centre environment via appropriate scale, height, massing, roofscapes, layout, landscaping, public realm treatments, and choice of building materials
- Development should reinforce the identity of this part of the Town Centre, have a strong visual and spatial relationship with St. Alphege Church and respect its setting
- Development should take advantage of the sloping nature of the Site to provide an interesting, attractive and exciting architectural form sensitive to its context
- Development should improve connectivity between the Town Centre and residential areas to the south and east, and respect the residential amenity of properties fronting Church Hill Road
- Development should be capable of being implemented in phases



Replication of Solihull Town Centre Spatial Strategy Diagram

Key	
Retail Frontage	—●—●—●—
Opportunity to enhance the Public Realm	— — — — — — —
Public Realm	—●—●—●—
Civic Core	—●—●—●—
Development Opportunities	— — — —
Longer Term Development Opportunities	— — — —
Major Parks	— — — —
Green Linkages	—>—>—>—>—>—>—

Figure 2.10.1 Solihull Town Centre spatial strategy diagram

2.11 Policy Considerations

A full assessment of the Proposed Development against national and local planning policy can be found in the Planning Statement which accompanies this planning application. A summary of the relevant policies concerning design is included below.

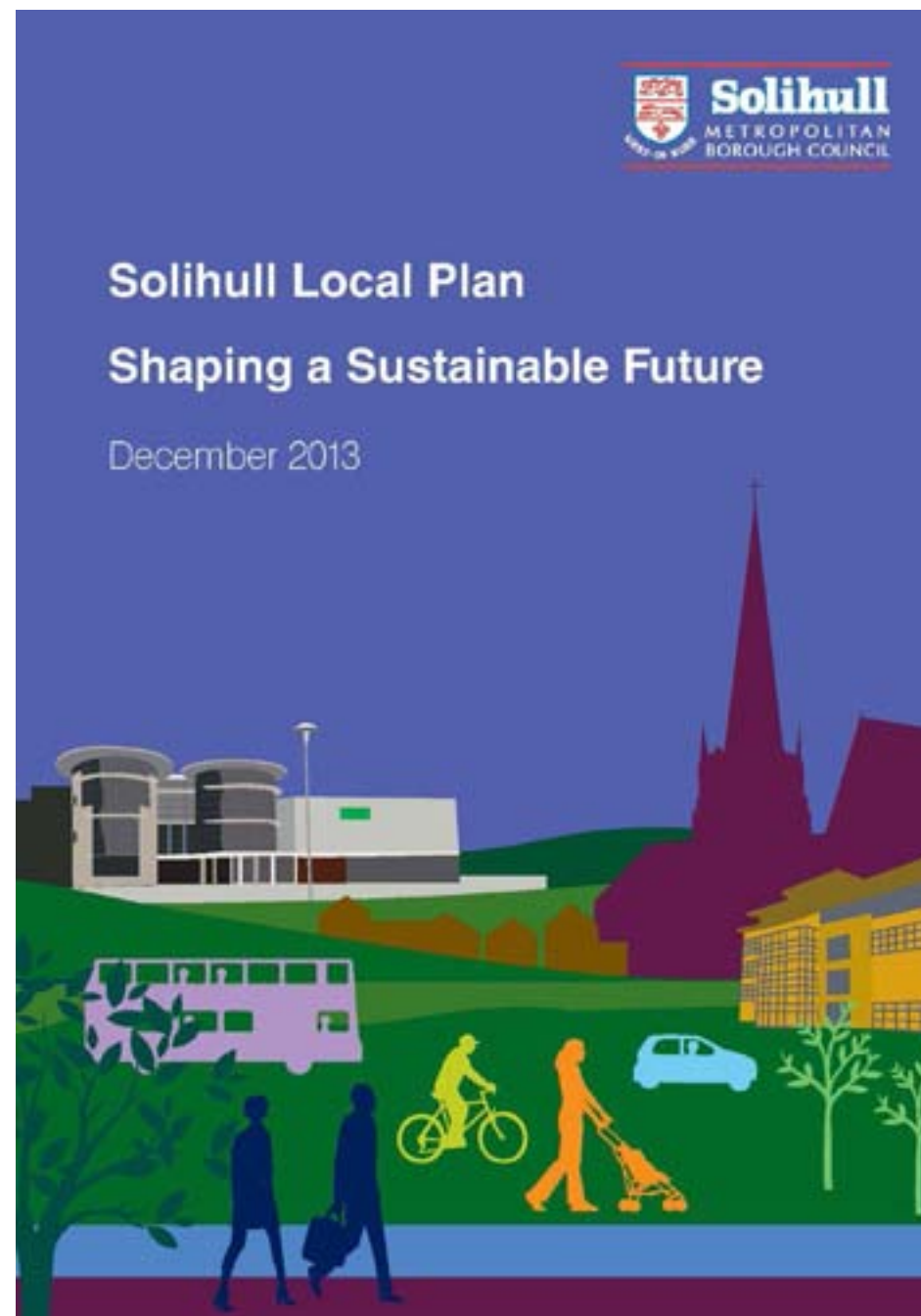
The National Planning Policy Framework (NPPF) and the development plan for Solihull place significant weight on the design the decision making process.

Paragraphs 56-68 of the NPPF concern design, with Paragraph 63 stating that “in determining applications, great weight should be given to outstanding or innovative designs which help raise the standard of design more generally in the area”. It also notes that design policies should guide the overall scale, density, massing, height, landscape, layout, materials and access of new development in relation to the local context and should not impose particular architectural styles or tastes, for fear of limiting innovation and originality, although paragraph 60 also promotes the retention of local distinctiveness.

At the local level, Policy P15 seeks to ensure that new developments achieve a high standard of design that is inclusive and sustainable and takes account of the following principles:

- Conserves and enhances local character, distinctiveness and streetscape quality and ensures that the scale, massing, density, layout, materials and landscape of the development respect the surrounding natural, built and historic environment
- Ensures that new development achieves the highest possible standard of environmental performance through sustainable design and construction and the location and layout of the development
- Secures the sustainable long-term use of new development through flexible, robust and future-proofed design e.g. high-speed digital connectivity
- Makes appropriate space for water within the development, using sustainable drainage (SuDS) principles, to minimise and adapt to the risk of flooding
- Conserves and enhances biodiversity, landscape quality and considers the impact on and opportunities for green infrastructure at the earliest opportunity in the design process
- Integrates the natural environment within the development through the provision of gardens, quality open space and/or improved access to, enhancement or extension of the green infrastructure network
- Creates attractive, safe, active, legible and uncluttered streets and public spaces which are accessible, easily maintained and encourage walking and cycling and reduce crime and the fear of crime

Development proposals are also to be expected to contribute to or create a sense of place. Such measures may include; reflecting heritage assets and their setting in the design process, integrating landscape into the development, promoting diversity through a mix of uses within the Site, or the incorporation of public art.



National Planning Policy Framework



Figure 2.11.1 Pages from the book “Solihull Local Plan” of December 2013



3. Design Principles and Evolution

This section informs the lendlease's corporate vision, the vision, the development brief, the design evolution and the stakeholder consultation.

3.0 Design Principles and Evolution

This section gives an overview of The Applicant's original vision, brief and concept for Touchwood and the development specification proposed for the extension.

3.1 Lendlease's Corporate Vision

Lendlease's overarching corporate vision is to 'create the best places' and they remain committed to creating places that deliver attractive and sustainable environments that meet the basic needs and demands of all users, employees and visitors, but also fulfil their expectations for an exceptional quality of life.

3.1.1 Core Values

Lendlease aspire to be a responsible and sustainable organisation and the leading provider of sustainable property solutions. These core values apply to all stages of the development and underpin all decision making on the project.

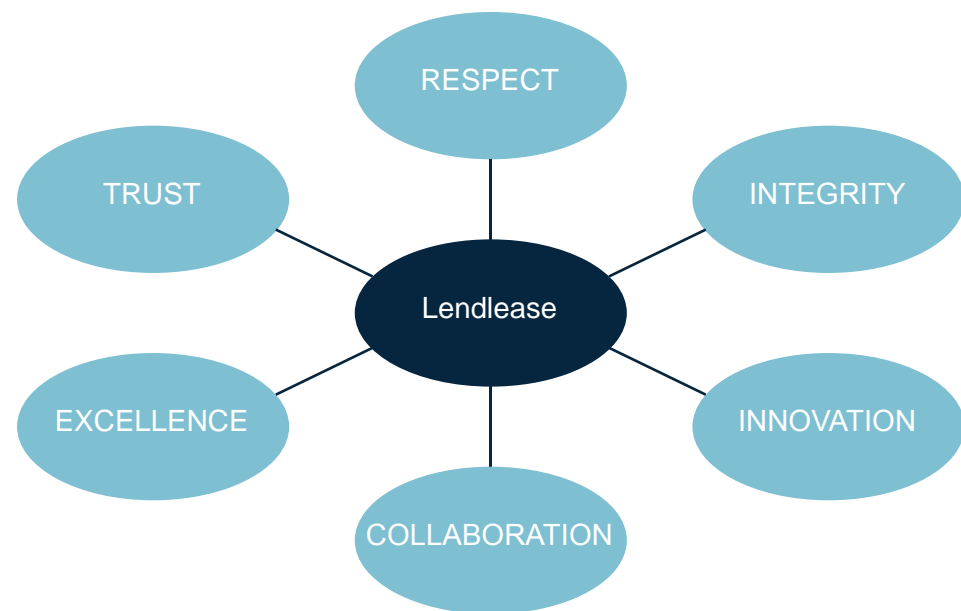


Figure 3.1.1.1 Lendlease Core Values Diagram

3.2 The Vision for Touchwood

The original vision for Touchwood was:

'to create, through partnership, an outstanding retail and leisure experience to make Solihull the best Town Centre in England and a destination of retail significance'.

This remains relevant today, however given the evolution of the shopping and leisure industry the extension seeks to support this initial vision by:

'expanding upon and reinforcing Touchwood's reputation and performance as a shopping, eating and entertainment destination in one of the UKs strongest Town Centres.'

3.3.1 Original Touchwood Brief

The brief was to develop a unique retail and leisure destination that would integrate seamlessly with the existing High Street, reflect the heritage of Solihull in a contemporary style and create distinctive and special places within Touchwood, to further enhance Solihull's attractiveness and appeal as a quality Town Centre.

The concept architecture blended the intimate atmosphere of traditional English arcades with retailer's requirements for larger stores of up to 40 metres in depth, with three unique arcades designed as an extension of Solihull's existing High Street. Each arcade was designed to have a different look, feel and retail offer, borrowing from the graceful display of cabinet windows, ornamental ceilings, elegant shop fronts and controlled lighting of London's great arcades. Two internal courtyards; The Plaza and the Atrium, are impressive zones that act as focal points and meeting places for shoppers, with comfortable seating for resting and relaxing.

3.4 Development Brief

Building on the original brief, the development brief for the extension seeks to address the strong demand for new modern retail and restaurant floor space within Touchwood and Solihull. The brief comprises of several key elements:

3.4.1 Creation of Additional Floor Space

- Deliver a centre of sufficient critical mass to be economically viable and provide a meaningful retail offer which attracts shoppers into the new extension, it is estimated that the new floor area should be no less than 100,000 sq.ft. of net additional space
- Incorporate at least one Major Shop Unit (MSU) of 15,000-25,000 sq.ft. and at least a further two Standard Shop Unit (SSUs) of circa 5,000-7,500 sq.ft.
- Design space that is flexible and can accommodate retailers changing needs throughout the design development and construction programme
- Ensure that infrastructure for future smart technologies is able to be incorporated within the development to meet the changing needs, aspirations and expectations of guests and tenants
- Provide a mix of retail and catering floorspace in a single level street with double height units. The ground floor and first floor clear heights are expected to be between 3.2 - 4.5m
- Develop a cluster of restaurant/dining options to expand Touchwood's existing leisure facilities
- Create new motives to visit Touchwood and Solihull Town Centre
- Create an environmentally sustainable solution that meets the Lendlease sustainability criteria and delivers on focused sustainability objectives suitable and relevant to the scheme proposed
- Create a safe and secure environment for shoppers, visitors and employees which is easily legible and accessible and connects the key retail locations in the town
- Ensure that the extension works with the existing asset from a security perspective and that it is designed to anticipate and minimise external threats to the fabric of the building
- Create new retail floorspace to meet demands of modern retailers with strong sightlines from the asset and within the new space

- An inviting and quality shopping experience, combining a range of High Street names and speciality retailers

3.4.2 Response to St Alphege Church

- Respect the setting of the Site in relation to St. Alphege Church and the listed buildings on the High Street
- Create a visual link from the current scheme to the St. Alphege Church to build on and complement the heritage assets of the town
- Be of equivalent architectural standard to the existing centre yet sensitively designed recognising the adjacency to St. Alphege Church and the Conservation Area
- A destination with a unique character, personality and attitude, respecting the setting between St. Alphege Church and the existing centre but being individual in its own nature

3.4.3 Linkage to the High Street

- An extended Town Centre retail and catering destination which supports the original vision to change the way people view traditional shopping centre experiences
- An extended retail offer that balances the quantum of retail space available on both sides of the High Street
- A totally integrated element of the Town Centre of Solihull that seamlessly links to the existing centre in a sustainable manner

3.4.4 Relationship with Church Hill House

- Activate the interface between Church Hill House and the proposed extension with a façade of equal civic importance

3.4.5 Integration with Touchwood

- Reconfigure the adjacent Bravissimo and Zara units to successfully link the existing and new floorspace, maintaining trade to Zara during construction

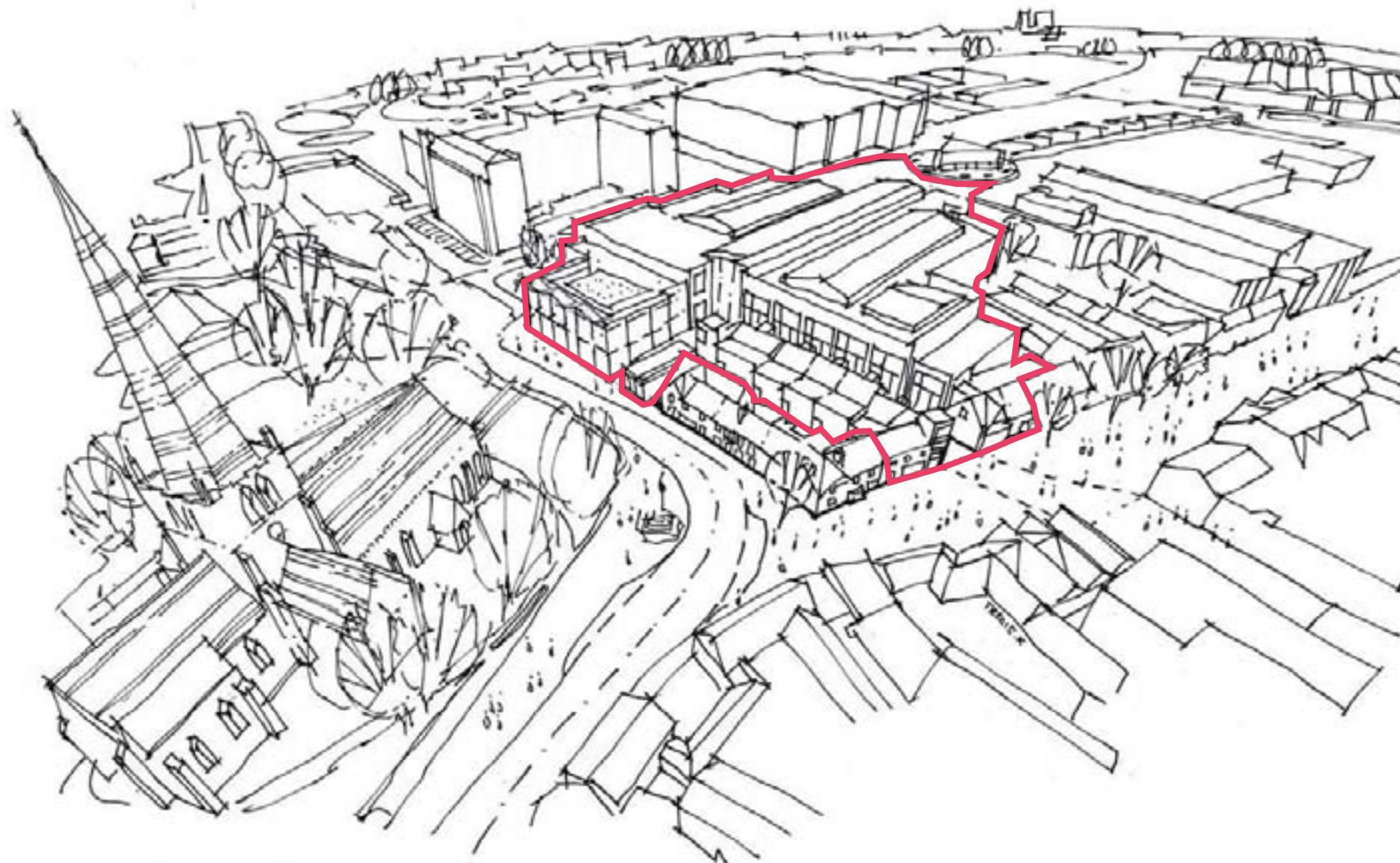
3.4.6 Relationship with Manor Garden

- Respect the boundaries of the existing Manor Garden and retain the continuity to the existing centre wall that sits adjacent to the gardens.
- Enhance the setting through the use of soft-landscaping to complement the existing gardens and allow for a transition between Manor Walk and Touchwood



Figure 3.3.1 St Alphege Church

3.4 Design Evolution



St. Alphege alignment

- Alignment of new arcade to respond to setting of St Alphege Church and its west facing window
- Gentle, sweeping curve to lead the eye outside towards St. Alphege Church
- Connection with the spire as a local wayfinding reference
- Re-integration of St Alphege Church within the urban grain of Solihull

New Court

- Creation of a new external courtyard within the town's urban fabric
- A crossroad of the new Drury Lane Connection and internal arcade with the back drop of St Alphege Church
- Destination space to meet friends and family for external dining and leisure activities
- An intimate space where visitors experience the setting of the historic church of St Alphege Church

Island Block

- Sensitive integration within the historic listed context of the High Street
- Integration with the existing listed buildings
- Sympathetic in scale, massing, form and material
- Influenced by the historic vernacular of the townscape in terms of rhythm and facade projection

Belvedere

- Celebration of the Grade I listed historical asset through reflection
- An opportunity to create a special and enjoyable internal environment with "the best view in town"
- Creation of a new pedestrian entrance into the Town Centre with a civic quality
- Reference to St Alphege Church materials and architectural details

Church Hill House

- Addressing the new relationship with Church Hill House and the Council Office's Civic status within the town
- Creation of a new civic space and place within the Town Centre
- Engaging with the local context of Solihull through a written narrative to create a new piece of civic art
- Architectural layer of soft landscaping and traditional materials

Manor Gardens

- Preserving the space and enhancing the setting of Manor House and Gardens
- Retaining the historic urban grain and connection of Manor Walk
- Stepped facade to maximise natural daylight and reduce the impact of mass within the space

Figure 3.4.1 Solihull birds eye view

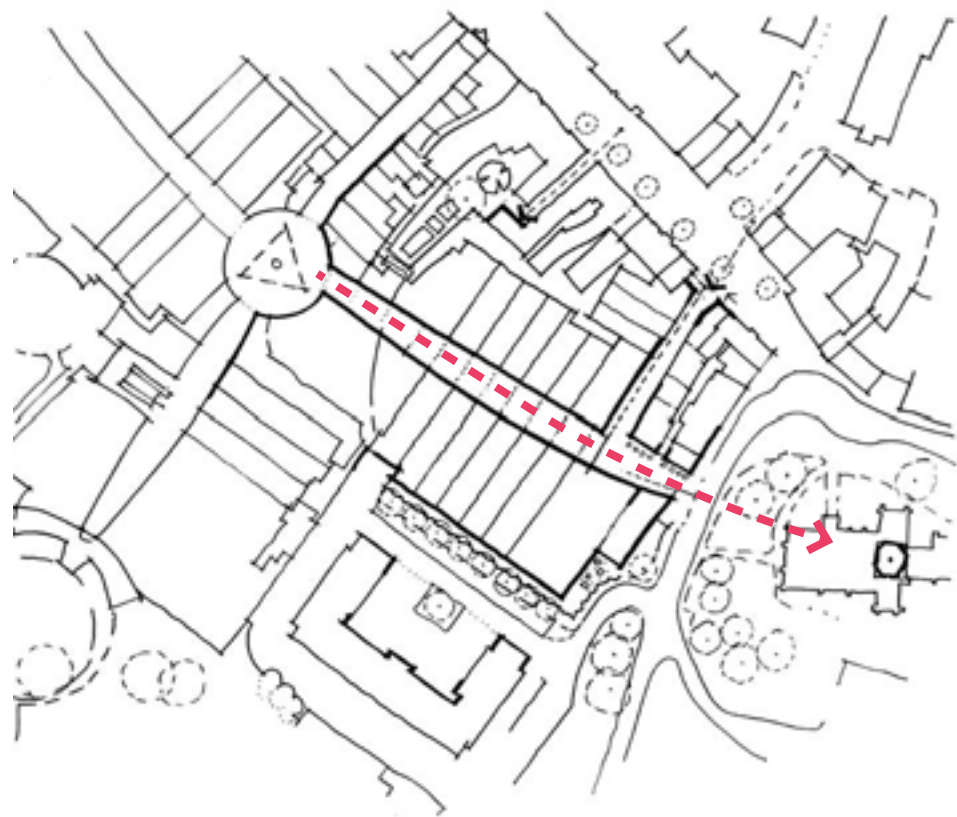


Figure 3.4.2 Arcade alignment

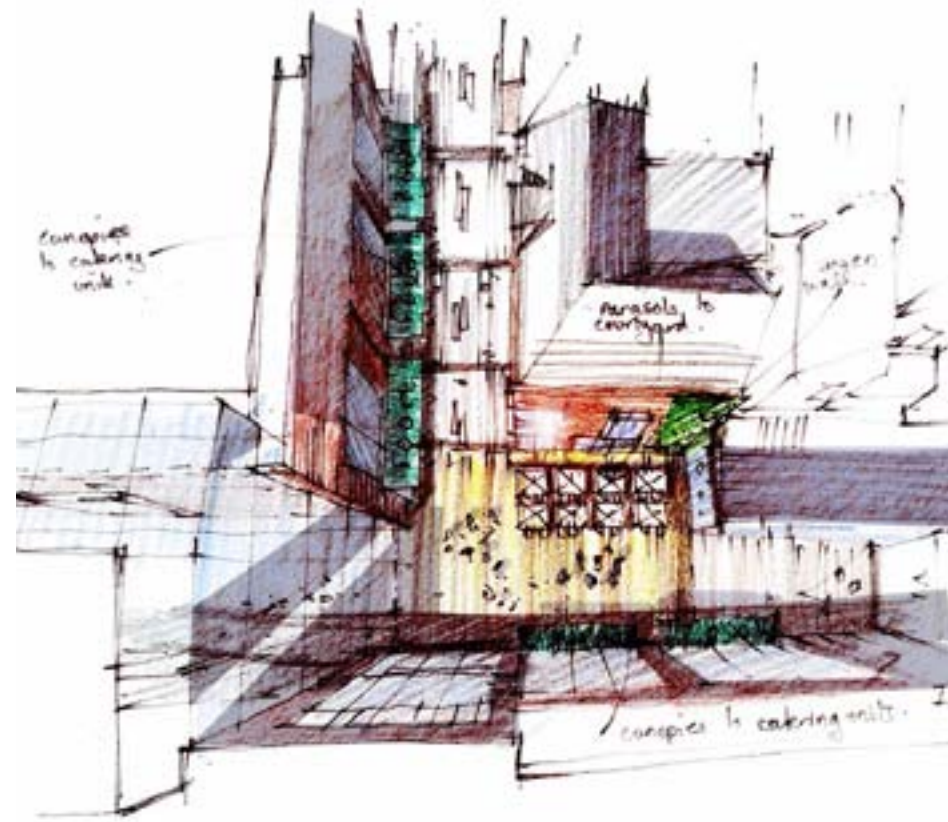


Figure 3.4.3 New Court

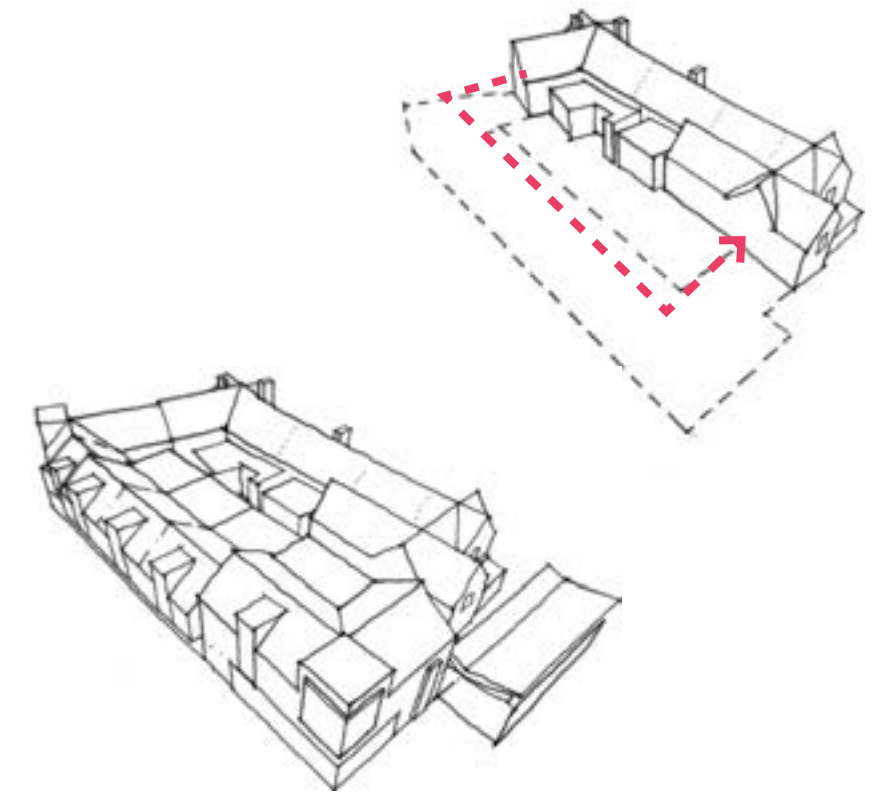


Figure 3.4.4 Island Block

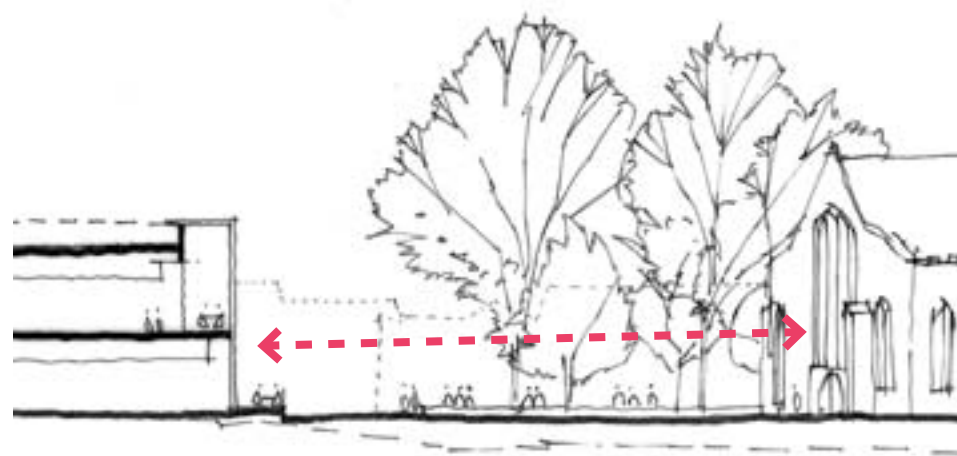


Figure 3.4.5 Belvedere

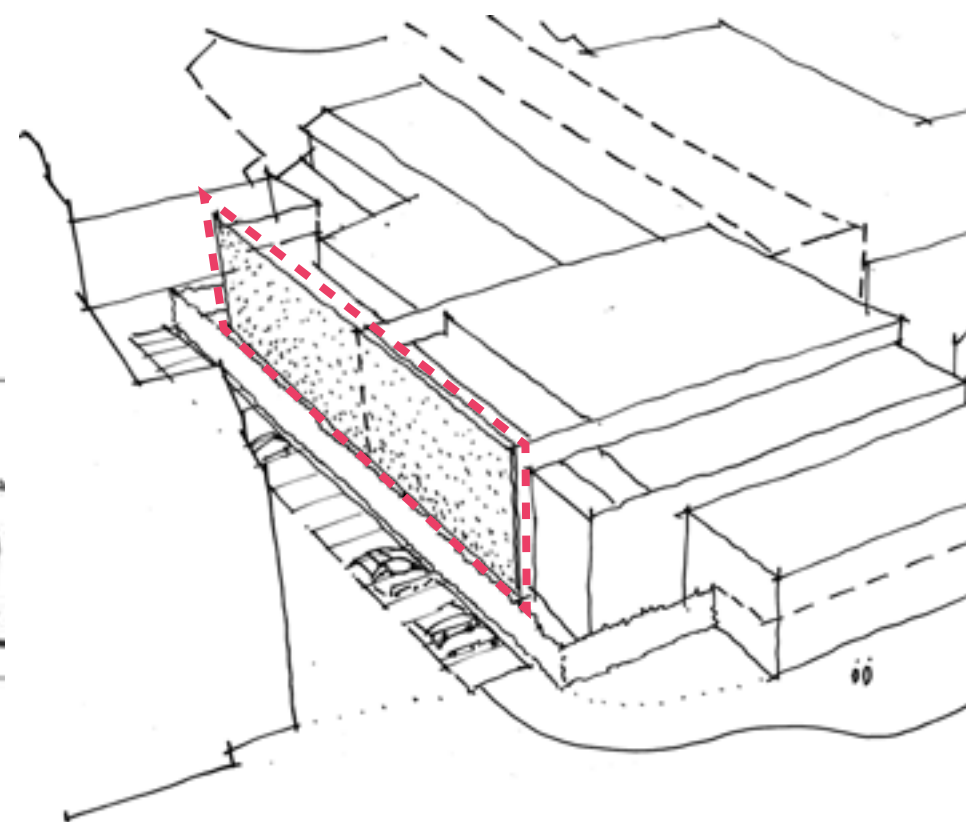


Figure 3.4.6 Church Hill House

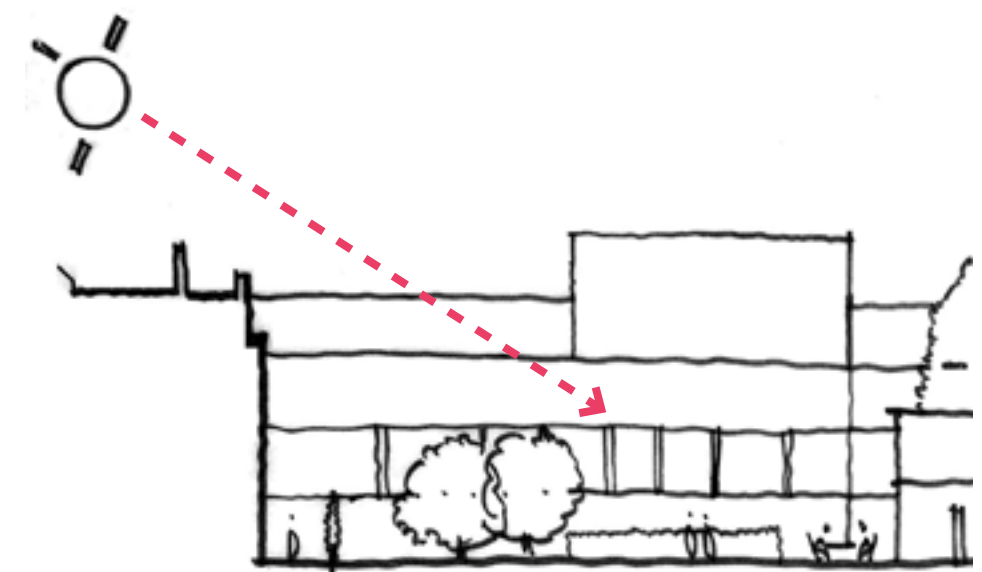


Figure 3.4.7 Manor Gardens

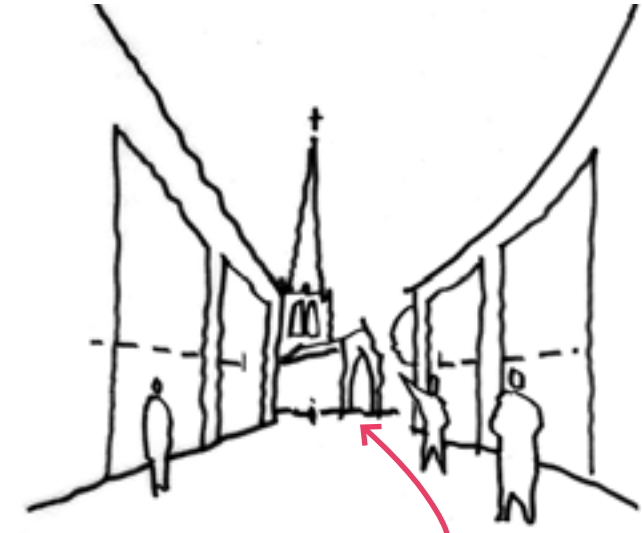
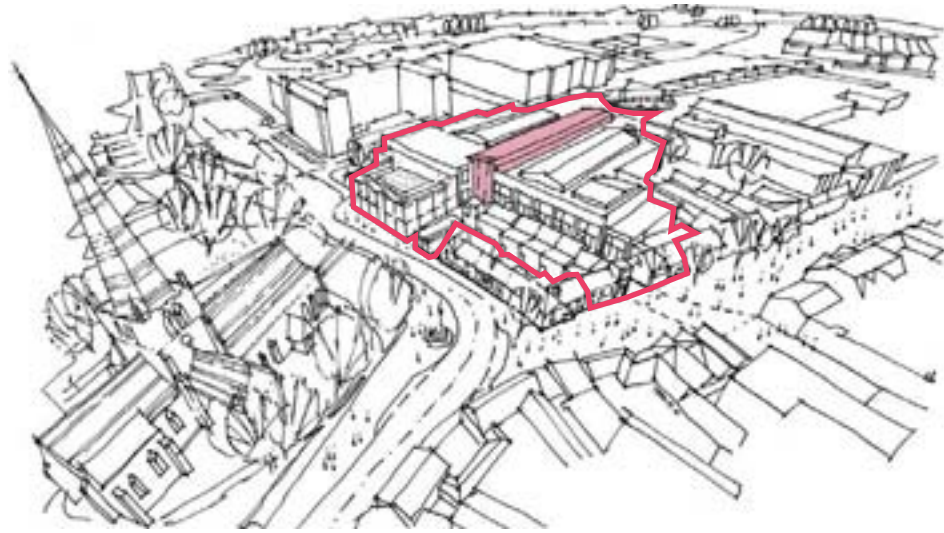


Figure 3.4.1 View from the arcade

3.4.1 Extension Alignment

The view and setting of the Grade I listed medieval St. Alphege Church has been a key element in the design and orientation of the extension. The 54 metre spire towers over the surrounding buildings and acts as an important local landmark and focal point for the town. The alignment of the Internal Arcade has been developed to ensure a connection is maintained from The Atrium and is unveiled as the visitor progresses eastwards. The straight northern facade of the arcade holds the focus of the visitors' eye with the gentle curved form of the south facade leading the eye outside and terminating at St Alphege Church grand west window. Throughout the development process, which has been undertaken in consultation with Solihull MBC Planning Officers, the progression and view towards St Alphege Church's west window and spire has been significantly modified to create a fitting focal point for both the development and the town following on from the original 2001 master plan.



Figure 3.4.2 Arcade alignment

3.4.1.1 Alignment A

- Orientation of arcade too far south
- St Alphege Church not addressed
- Southern arcade retail units too deep from a commercial perspective



Figure 3.4.1.1.1 Alignment A

3.4.1.2 Alignment B

- Betterment of Alignment A but axis still does not address the centre of St Alphege Church



Figure 3.4.1.2.1 Alignment B

3.4.1.3 Alignment C (Preferred option)

- The preferred and selected arcade alignment central to St Alphege Church
- Retail unit depth even to north and south of arcade



Figure 3.4.1.3.1 Alignment C

The most fundamental design principle has always been to reveal glimpses of St Alphege Church when walking from the Touchwood Atrium to the New Court through the extension. The arcade roof form has evolved since the initial concept but the church spire and west gable have always remained as key drivers defining the extent of roof glazing and the axis of the new arcade.

The proposed section of the new arcade is very similar in scale to the existing Touchwood arcades. The relationship of depth to height ratio also corresponds closely to the existing Crescent Arcade located to the west of the atrium. Architecturally, a balance has been struck between relating to the materiality and solidity of Touchwood whilst presenting a contemporary appearance that befits a modern shopping destination.

The two storey arcade space is enclosed by a straight but articulated run of retail bays to the north, an elegant, curved facade to the south and an asymmetrical pitched roof. The retail units have mezzanines set back from the shop front with access to a mezzanine level internally within each unit.

The flooring of the proposed arcade will be of a high quality natural material. Dark grey banding will occur along the length of either side of the arcade helping to blur the inside and outside of each retail unit. The banding will also run across the arcade from pilaster to pilaster to help break up the space. The flooring sett sizes and hues will be equivalent to those used within the existing Touchwood.

The shop bays on both sides of the arcade are primarily brick and glass with the bricks being a mix of three colours based around the lightest brick colour of the existing Touchwood internal arcades. The brick pilasters defining each unit will have a dark granite base and stone returns to frame each bay. Blade signage and artificial lights will be fixed to these pilasters and bronze coloured metal panels run horizontally dividing ground floor from mezzanine level.

The north elevation differs from the curved south facade with the addition of decorative protruding bricks at high level and the introduction of pop-out display windows with elegant dark grey stone frames.

The arcade roof is designed with a glazed section to one side allowing a degree of natural daylight from the north. This transparent roof also allows glimpses of the church spire when travelling east. The articulated soffit of the south side of the roof provides a rhythm to the space and also helps screen any services running along the length of the arcade.

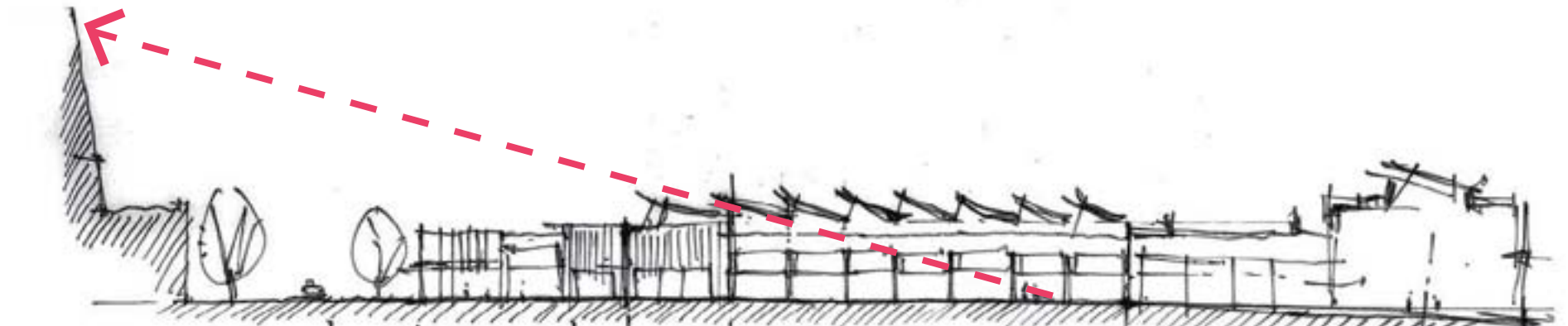


Figure 3.4.3 Arcade alignment

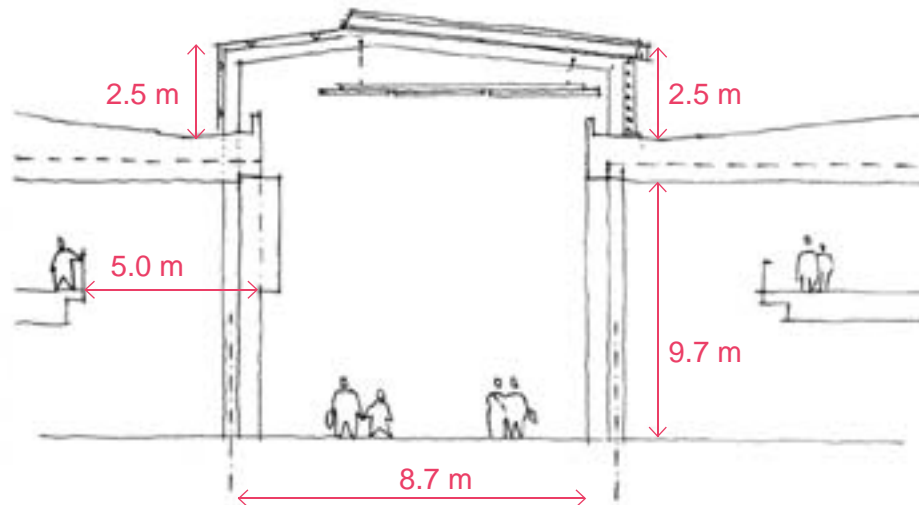


Figure 3.4.4 Arcade section



Figure 3.4.5 Arcade alignment



Figure 3.4.6 North elevation



Figure 3.4.7 Glass roof



Figure 3.4.8 Protruding brick



Figure 3.4.9 Metal band detail



Figure 3.4.10 South elevation

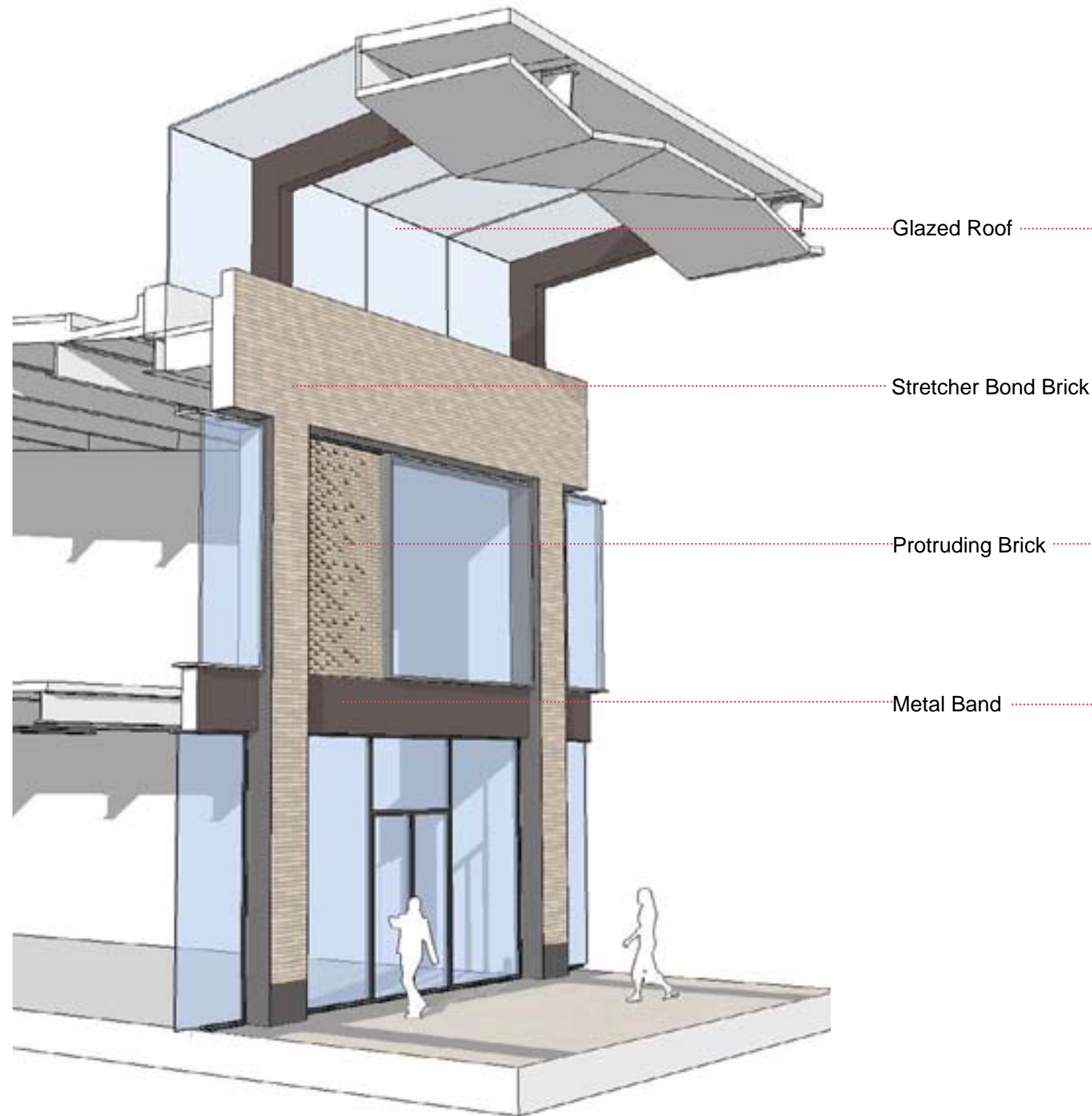


Figure 3.4.6 3D Arcade bay study



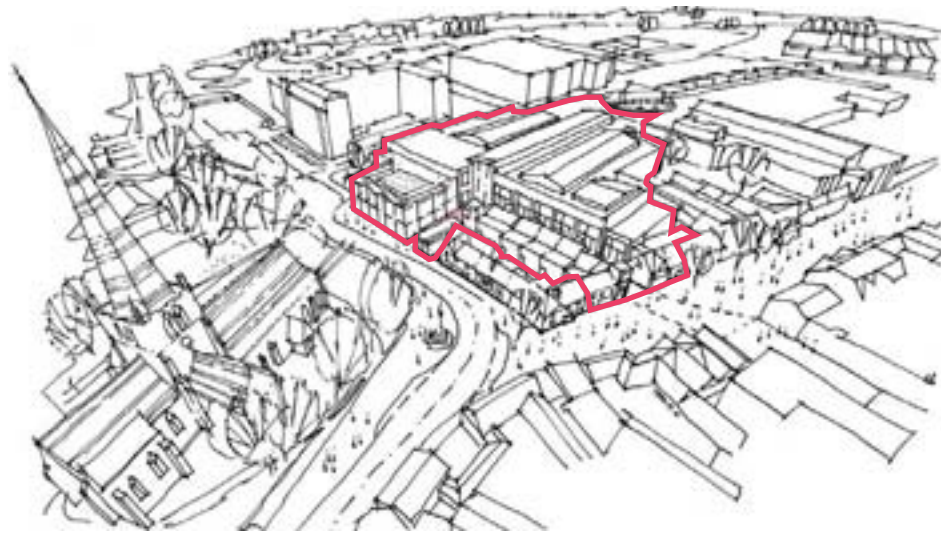
Figure 3.4.7 Arcade bay study



- 1.
- 2.

1. Spitalfield Market
2. Protruding glazed box

Figure 3.4.1.14 Internal arcade view towards St Alphege Church



3.4.2 New Court

This courtyard has been created as additional open public space within the urban fabric of Solihull. The new space will act as a crossroads to the entrance of the Internal Arcade, the Drury Lane Connection and the pedestrian link with St Alphege Church and Church Hill House providing a destination where visitors can meet with family and friends within a calm and relaxing environment. The high quality palette of natural materials is complemented by sensitively designed landscaping through the use of narrow planters and living green walls, elements which soften the feel of the space. A number of restaurants are located around the space which invites outdoor dining throughout the day and into the evening under the protection of retractable canopies.

The small pavilion to the north west of the space provides a sense of enclosure to protect the diners from wind and the vehicular traffic on Church Hill Road. The lightweight transparent nature of the pavilion maintains a visual connection with St Alphege Church. This space has been the subject of lengthy consultation with the Town Centre Advisory Group (TCAG) and SMBC Planning Officers to significantly widen the aspect towards the church. The proposal re-integrating the historic and listed building within the townscape making a positive contribution to the heritage asset ensuring it is enjoyed by all visitors.

Figure 3.4.2.1 New Court entrances



Figure 3.4.2.2 Exterior terrace



Figure 3.4.2.3 Green wall



Figure 3.4.2.4 Parasols



Figure 3.4.2.5 Canopies

3.4.2.1 Open space A

- Definition of a new courtyard space
- Square in plan does not maximise the opportunity for south facing external seating
- Creation of long ‘tunnel’ effect to St Alphege Church between the pavilion and Belvedere units
- Limited vista towards the church

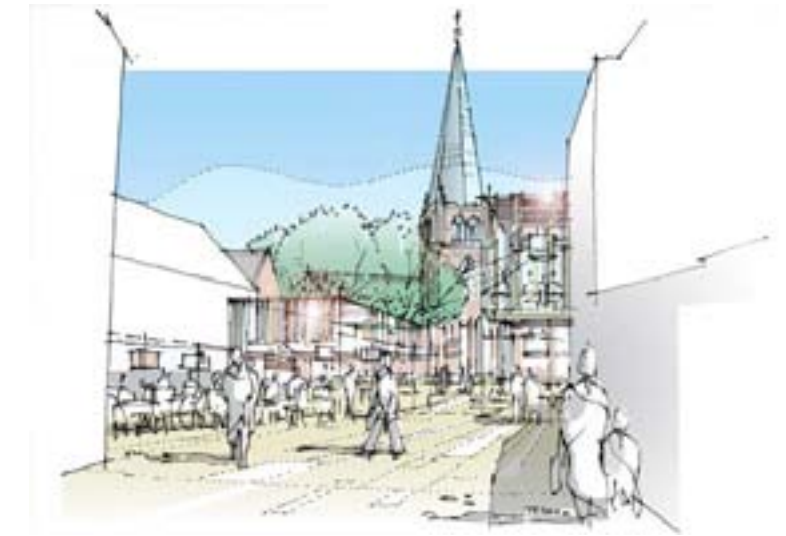
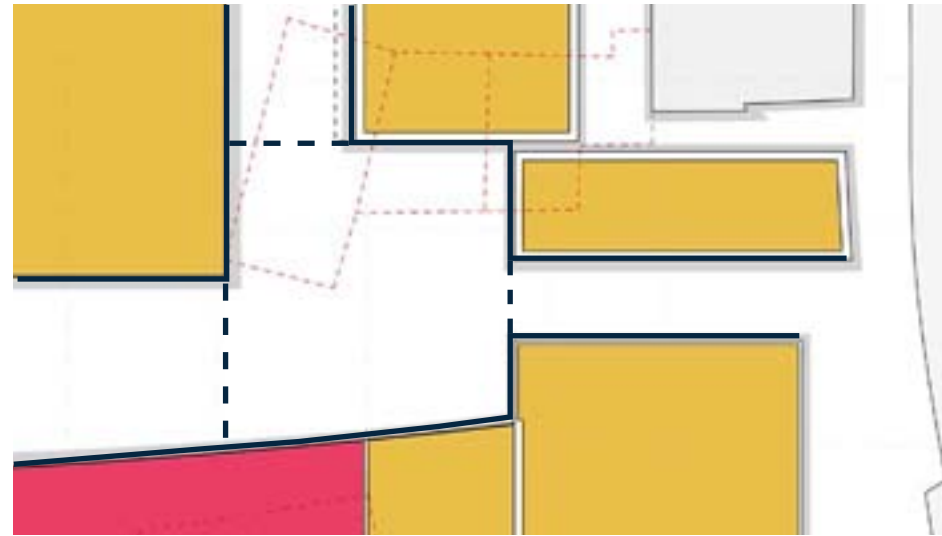


Figure 3.4.2.6 Close square

3.4.2.2 Open space B

- Enlarged rectangular courtyard space better serves external south facing seating
- northern protrusion of Belvedere unit restricts views to St Alphege Church



Figure 3.4.2.7 Enlarged square

3.4.2.3 Open space C (Preferred option)

- south facing external seating zone maximised
- Continuation of graceful curve from the arcade to address St Alphege Church
- Removal of northern protrusion of Belvedere unit

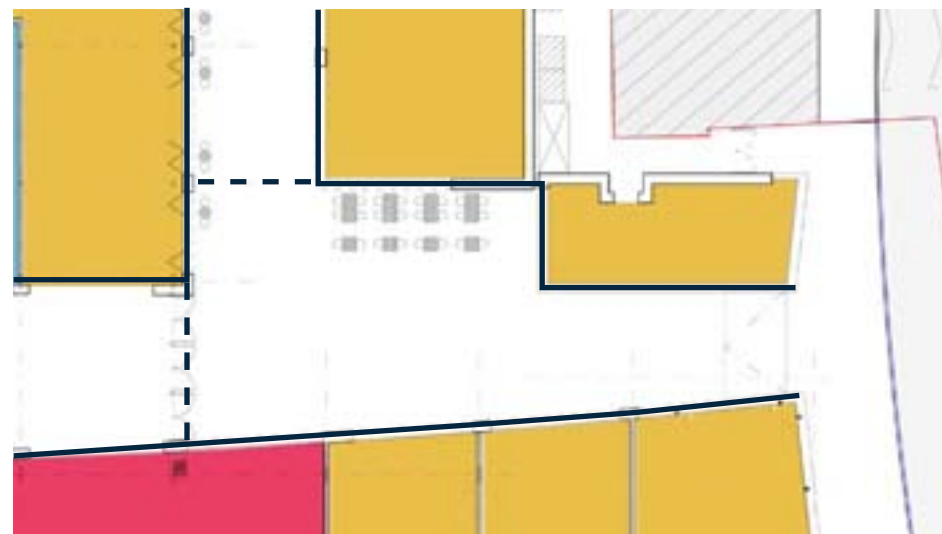


Figure 3.4.2.8 Open space

An intimate but well proportioned new public space is proposed to be located between the Internal Arcade and St Alphege Church . More similar in size to a courtyard than a public square, the New Court is one of three new key spaces that help complete the circuit around the town of Solihull including the new Internal Arcade and Drury Lane Connection.

The intention of the new space is to provide a public area that increases the dwell time of customers; a space where people can relax, hang up their shopping bags and enjoy a refreshing drink or welcome snack or meal.

Temporary shelter is provided in the form of retractable canopies that are proposed for the catering units. Beneath these, external seating will spill out in a controlled fashion allowing for inside and outside spaces to blur. A green living wall will adorn the south facing wall of the restaurant unit adjacent to the glass pavilion. This will help to soften the new court, visually relating to the green foliage of the lime and plane trees that help form a back drop whilst framing the spire of St Alphege Church .

Individual building blocks define the square. These include the Major Shop Unit (MSU), the Island Block, the single-storey glazed pavilion building and the restaurant units. Although the blocks vary in height and roof form, the buildings read as one family with the use of brick as the primary facade material. Externally, the brick differs in colour from the new arcade interior. A red brick mix is proposed, relating more closely to the masonry facades of the existing listed buildings.

Restaurant units will have a more solid appearance than neighbouring retail units with a solid masonry band over the entrance doors. The glazing line will be set back further to allow for an element of shelter for customers and at first floor level the proposal is for a bronze coloured perforated metal panel that carries a motif that will run as a thread or ribbon through the new extension.

The space will truly come to life during the evening and at night-time with sophisticated artificial lighting helping to define the space and welcoming potential diners.

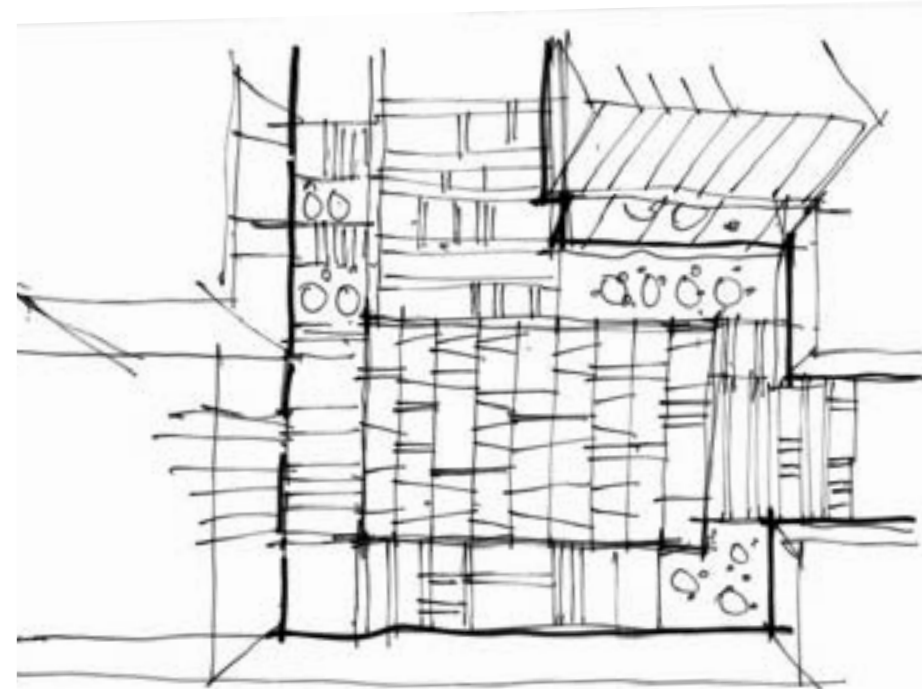


Figure 3.4.2.4 Aerial view of New Court

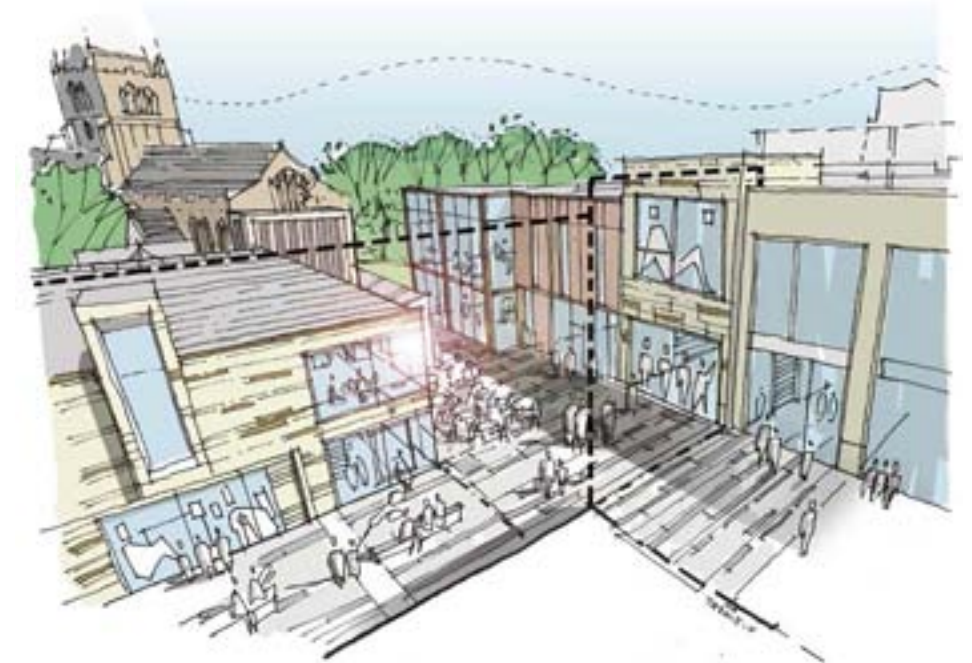


Figure 3.4.2.5 New Court design development

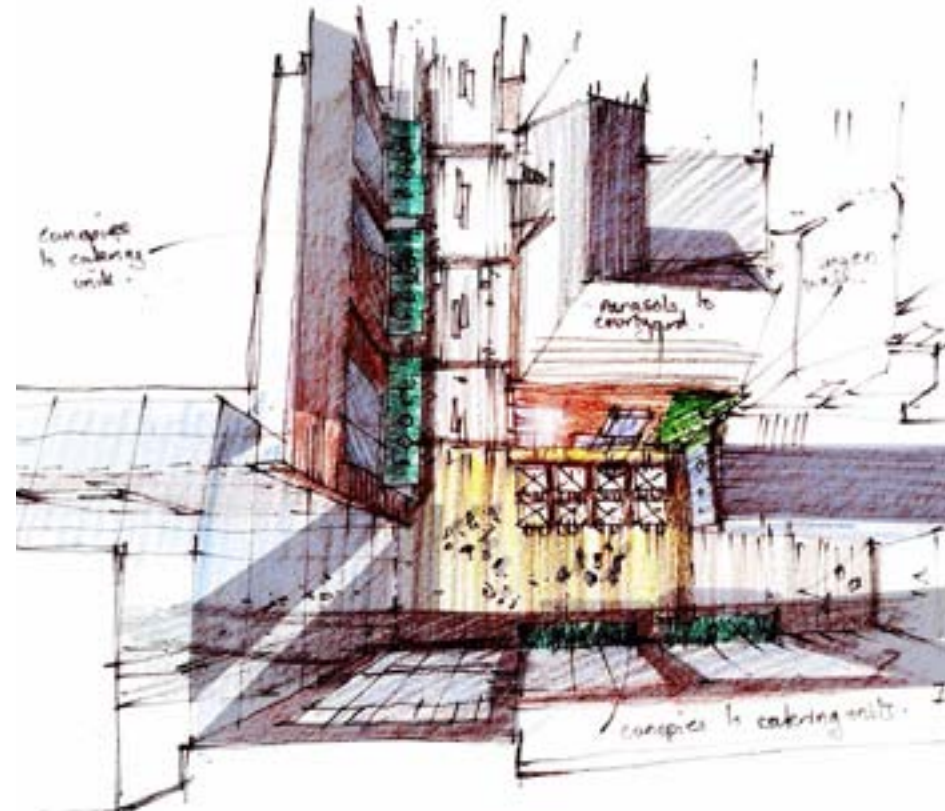


Figure 3.4.2.6 New Court space



Figure 3.4.2.7 Open public space

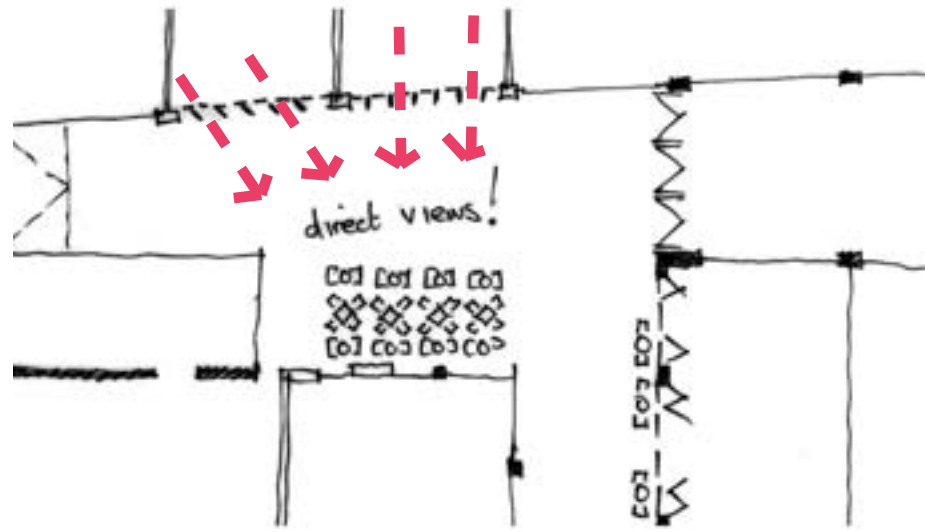


Figure 3.4.2.8 New Court design development



Figure 3.4.2.9 New Court sketch elevation



Figure 3.4.1.10 New Court south elevation



Figure 3.4.11 Courtyard precedent images

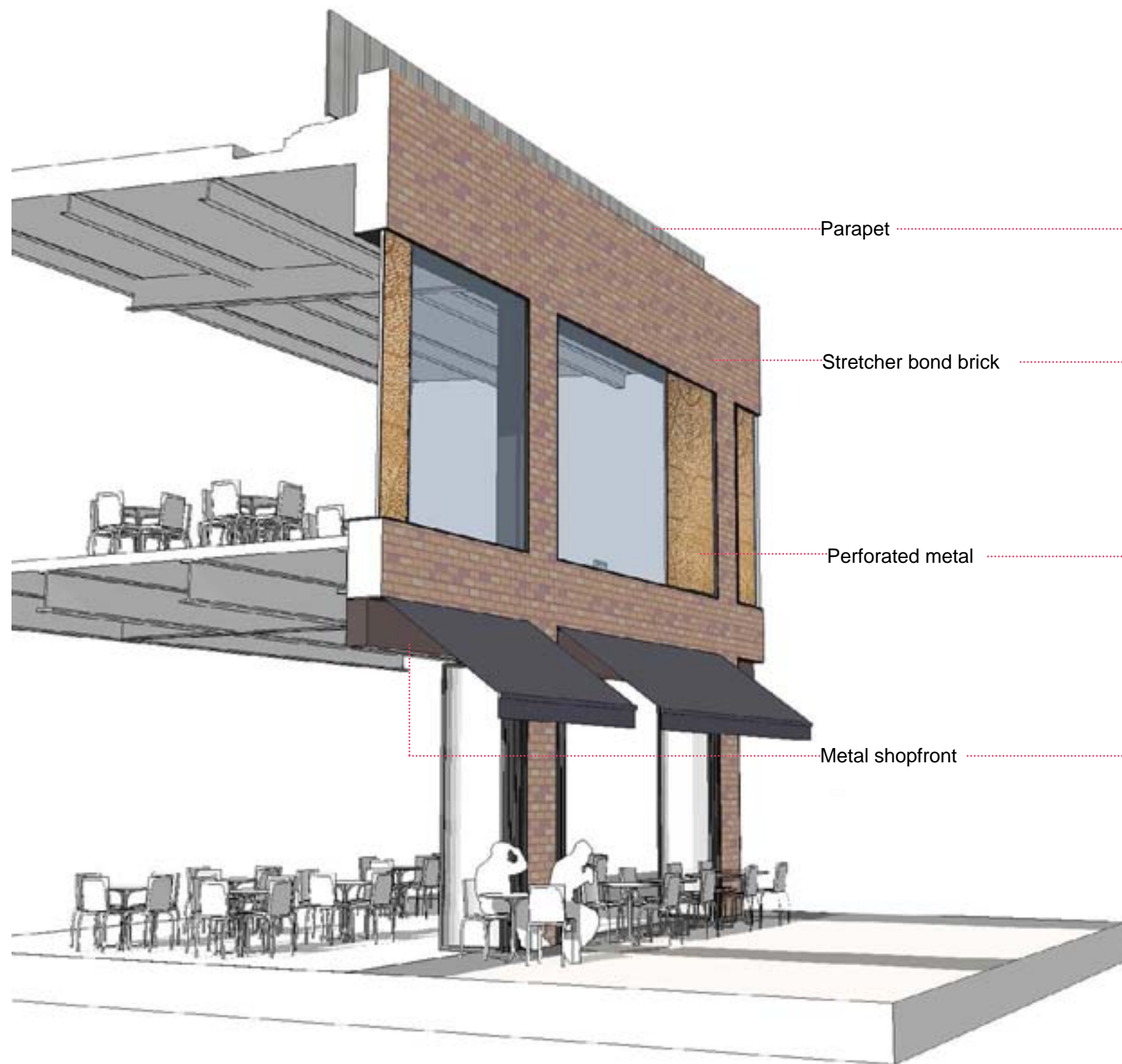
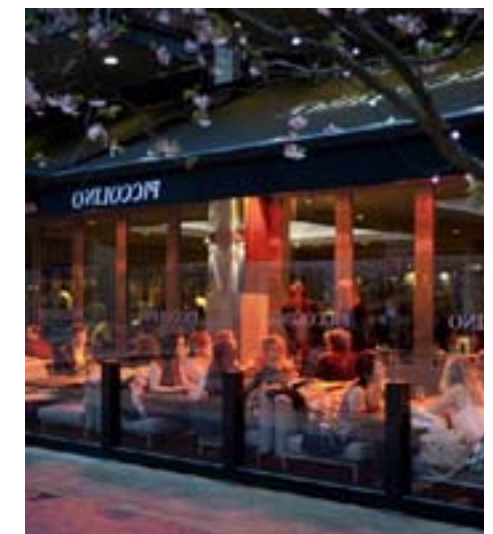


Figure 3.4.2.12 3D Drury Lane Connection bay study



Figure 3.4.2.13 Drury Lane Connection elevation bay study

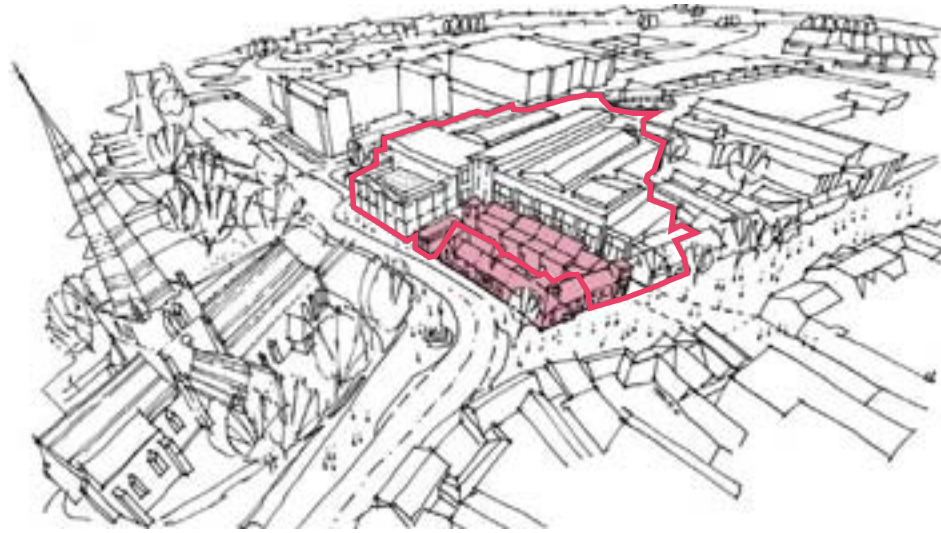


1.

2.

- 1. Catenary lighting
- 2. External environment

Figure 3.4.2.14 New Court 3D View Internal archade view towards St Alphege Church



3.4.3 Island Block

The key design focus for the Island Block is to ensure its sensitive integration within the historic High Street, Conservation Area and listed buildings. The location of the entrance connection to the High Street underwent a rigorous amount of historical and urban analysis to ensure the listed heritage assets are preserved whilst enabling the completion of a pedestrian circuit to and from Mell Square.

This aspiration of a pedestrian circuit at the eastern end of the High Street was originally referred to during the design of Touchwood in 2001 in the Black Book and has since been carefully adopted. The new circuit will offer visitors the opportunity to appreciate more of the High Street’s historic buildings. The creation of an additional pedestrian route between Mell Square and Touchwood will help alleviate the often congested connection at Mill Lane. The additional activity at the lower end of the High Street will enable visitors to Solihull to have the opportunity to meander towards The Square capturing the inspiring aspect of St Alphege Church.

In addition to sensitively creating a new pedestrian route within the town’s urban grain the Island Block is responsive to the scale, mass, form and materials of the surrounding listed buildings. It’s modern form is inspired and influenced by the historic vernacular of Solihull’s townscape through it’s rhythm and facade projection.

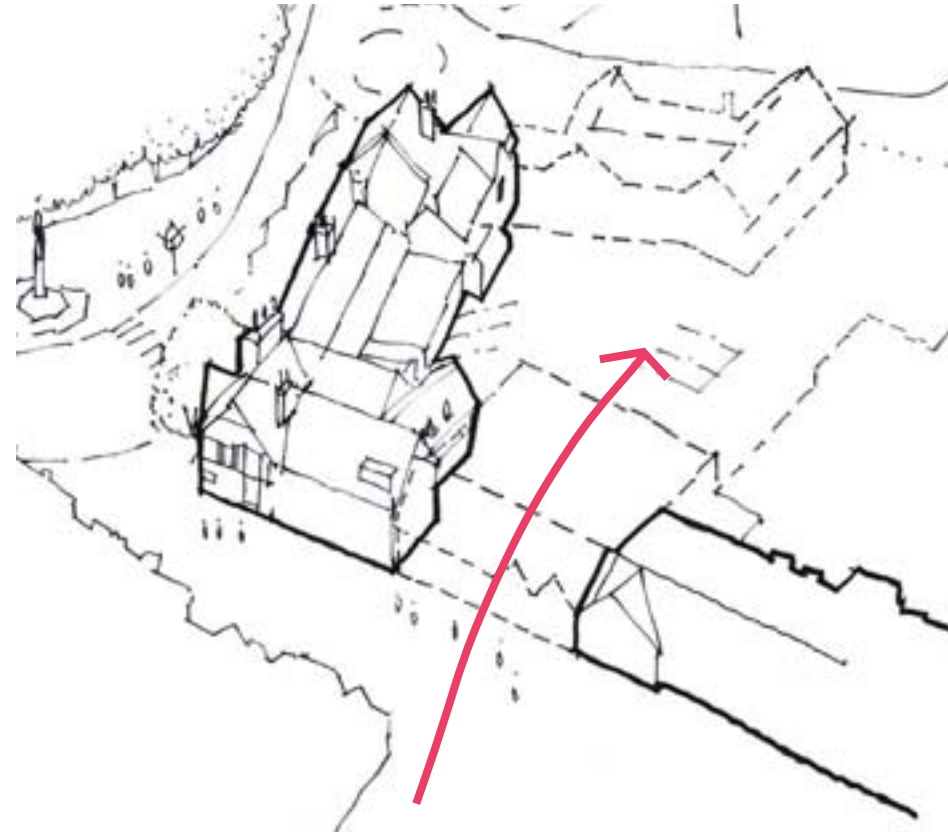


Figure 3.4.3.1 Drury Lane Connection



Figure 3.4.3.2 Completing pedestrian circuit



Figure 3.4.3.3 Drury Lane



Figure 3.4.3.4 High Street

3.4.3.1 Opportunities for Connection

- Identification and retention of existing listed buildings



Figure 3.4.3.5 Listed buildings

3.4.3.2 Option A

- New connection with High Street created opposite existing Drury Lane to north
- Building numbers 146 to 154 demolished
- New unit proposed adjacent to Sporting Barbers (Unit 93)
- Proposed connection pushed east with limited depth to new units within the island block

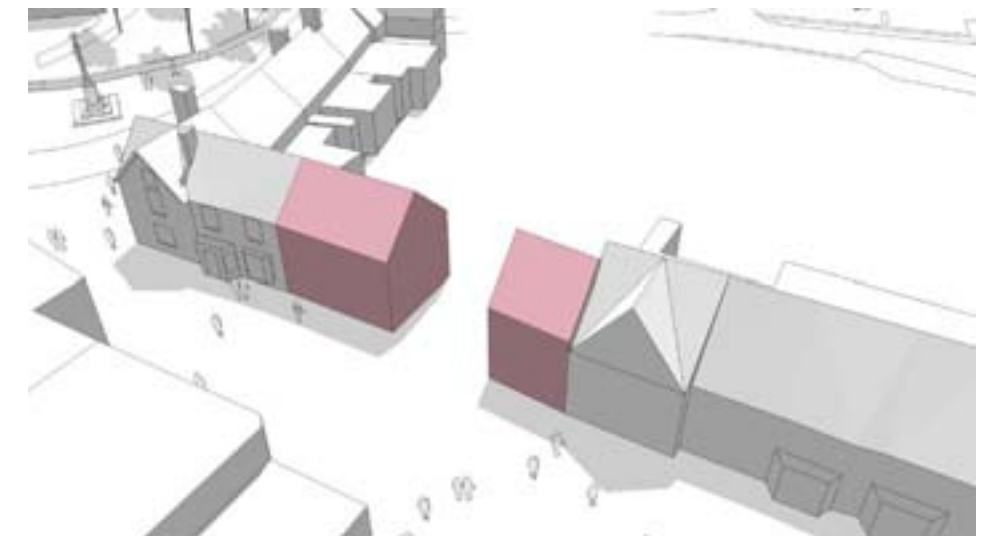


Figure 3.4.3.6 Open route

3.4.3.3 Option B (Preferred option)

- New connection with High Street created located opposite from the existing Drury Lane
- Building numbers 142 to 154 demolished
- Sporting Barbers east gable end exposed with no new extension
- Proposed connection located further west allowing increased depth to units within the island block
- New connection better related to existing Drury Lane Connection to north of High Street

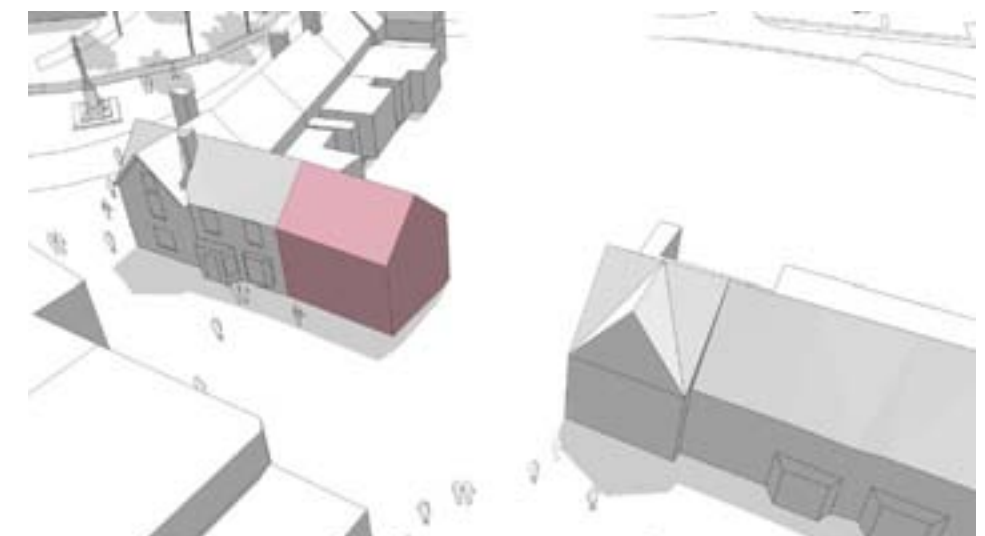


Figure 3.4.3.7 Route entrance

Completing the Block

This new connection opposite Drury Lane from the High Street has allowed for the listed buildings fronting the Square to form the basis of this new Island Block. The new retail and catering units that are proposed to connect with these existing buildings, although contemporary in their style, respect their massing, roof-scape and materiality.

The diagrams highlight how through the design process, the pitched roofs of the proposed units have rotated to remove any gable end facing onto the new Drury Lane. This has allowed for better integration between existing and proposed buildings.

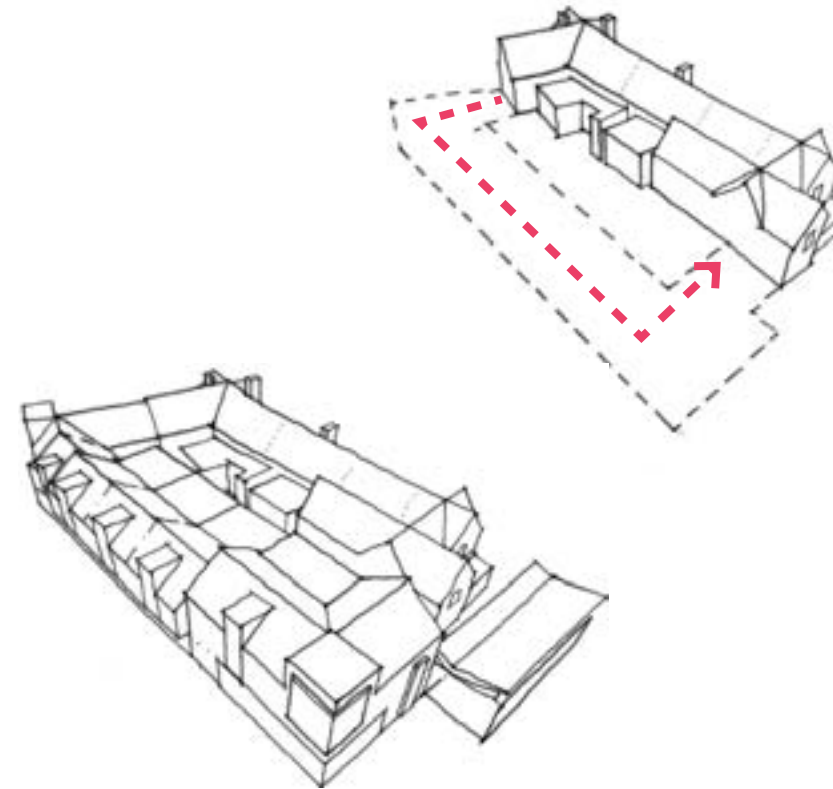


Figure 3.4.3.8 Completing the block



Figure 3.4.3.9 Articulated roofscape

Drury Lane Crossing

To announce the entrance from the High Street, a vertical element has been introduced to act as a marker or 'lantern' within the block. This urban intervention creates a wayfinding reference point into Touchwood whilst continuing the series of roof level interventions found along the High Street. The first floor has a fully glazed corner allowing the visitor to interact and appreciate the activity of the High Street below. To complete the architecture of the new completed block, a dormer window faces onto the High Street containing the perforated metal pattern similar to that proposed along the new Drury Lane Connection.

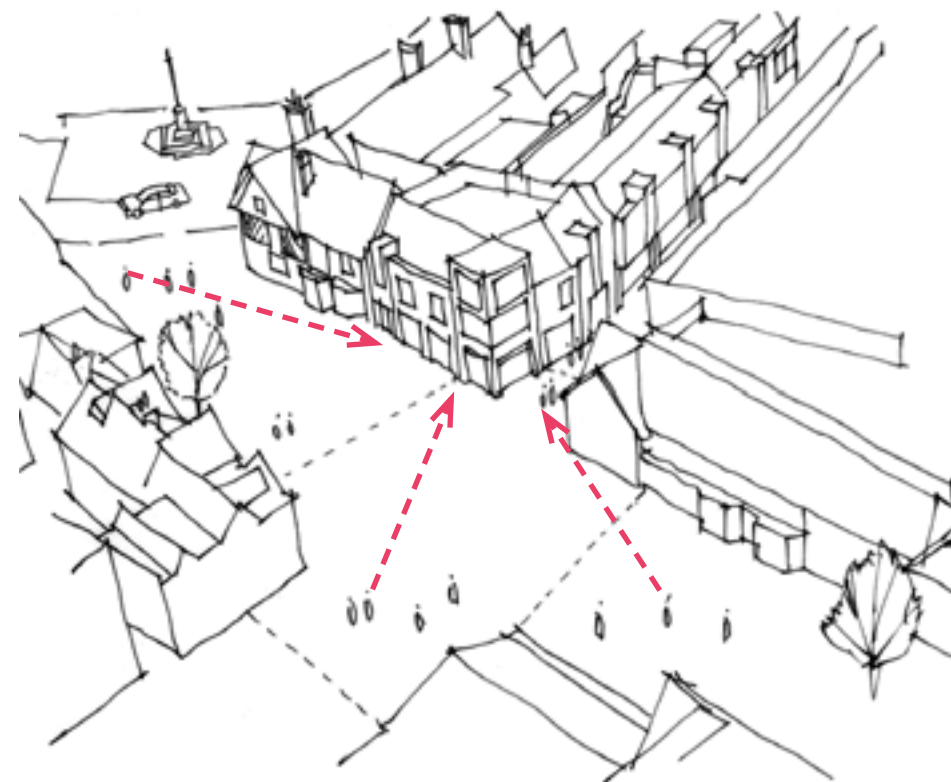


Figure 3.4.3.10 Lantern introduction



Figure 3.4.3.11 Existing Mill Lane entrance



Figure 3.4.3.12 Lantern design development



Figure 3.4.3.13 Lantern design development



Figure 3.4.3.14 Lantern design development



Figure 3.4.3.15 Lantern design development



Figure 3.4.3.16 High Street view

Island Block Servicing

The purpose of the new Drury Lane Connection is to help complete the town’s pedestrian circulation route towards Mell Square. One consequence of this urban intervention is that the Island Block becomes separated from Touchwood’s existing roof access strategy. A small servicing route or passageway has therefore been introduced that allows for servicing of the Island Block from the High Street. Detailed analysis of the Site’s history uncovered a small passage that previously existed between 154 and 158 High Street. This was used to by the undertaker Harrison Thompson and the location of this historic connection provided a rational location for the new service route for the Island Block.

This route, adjacent to the listed structure also provides the opportunity for the new intervention to act as an interface between the existing and the proposed building. The facade line of this element has been recessed to respect the importance of 158 High Street within the streetscape. The introduction of the dormer window - making reference to the bay windows of Solihull – helps with the transition from the historic floor to ceiling heights of 158 High Street and those of the Island Block which have been design for modern retail tenants.



Figure 3.4.3.17 154-158 High Street 1948



Figure 3.4.3.18 154-158 High Street 2014



Figure 3.4.3.19 Service route design development



Figure 3.4.3.20 Service route design development



Figure 3.4.3.21 Service route design development



Figure 3.4.3.22 Elevation of 158 High Street connection

Figure 3.4.3.23 3D Massing of 158 High Street connection

Daylight and Sunlight

The New Island Block has been designed to integrate within the Conservation Area and the surrounding listed buildings of The Square and 158 High Street. This sympathetic design approach to respect the massing and roof-scape resulted in some reduction of daylight to the rear windows of these neighbouring properties.

Although it is accepted that some daylight in to the rear window of these properties would be reduced the design development has focused on lessening the impact from the new Island Block. The initial two storey massing which placed the tenant plant on the roof resulted in an unobstructed skylight angle of 47degrees. This angle was determined by following the same methods used to calculate vertical sky components. Through an iterative design process which removed part of the 1st floor to enable the tenant plant to be located lower, the unobstructed skylight angle was improved and reduced to 34 degrees.



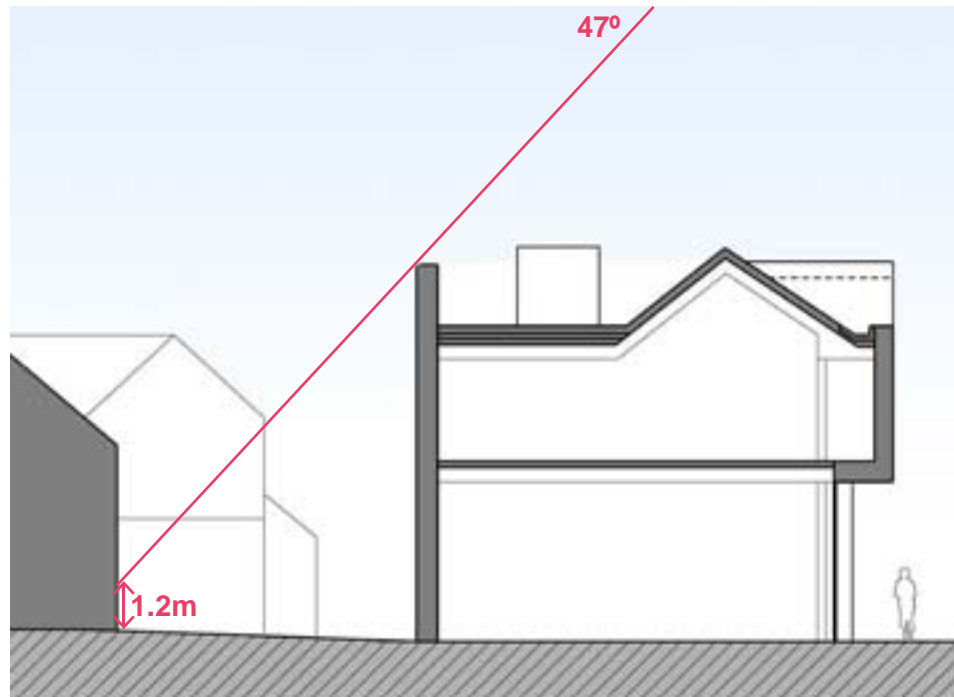
Figure 3.4.3.24 Existing site plan



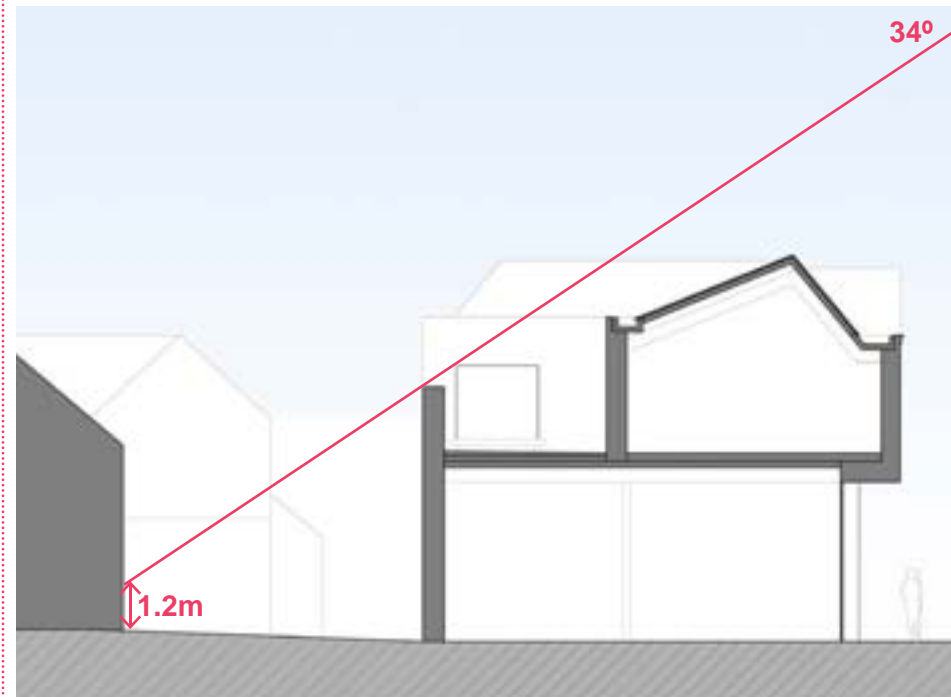
Figure 3.4.3.25 Listed building fronting The Square



Figure 3.4.3.26 No. 2, 4, 6 The Square rear elevation



No. 4 The Square Service Access Unit 95 Drury Lane Connection



No. 4 The Square Service Access Unit 95 Drury Lane Connection



Figure 3.4.3.27 Island block initial massing



Figure 3.4.3.28 Island block reduced massing

Drury Lane Connection

These diagrams consider the width, pedestrian movement and activity along the new Drury Lane Connection. These key considerations help to ensure that the environment and space created is a comfortable and pleasant space to be in.

Distance between the buildings is important and requires careful consideration in relation to function and aesthetics. There are no fixed rules with regards to street width but account should be taken of the variety of activities taking place along the street and the scale of the buildings on either side.

Public realm is defined by height as well as width, or the ratio of one to another. It is therefore recommended that to achieve the appropriate level of enclosure, the height of the buildings needs to be in proportion to the width of the public space.

A number of key design constraints impacted on the width to height ratio of the New Drury Lane Connection these included the:-:

- Design principle to preserve all the listed buildings along the High Street limited the opportunity to create a wider streetscape
- Clear height requirements for modern retail and restaurant tenants
- Lendlease requirement of a 1500mm parapet to control the risk associated with the construction and operation of the development

The initial height to width ratio creates an environment that would limit the opportunity for sun and natural light to enter into the space.

Careful evolution of the design has set the parapet back from the main facade, reducing the perception of height on the street thereby reducing the width to height ratio.

A final iteration incorporates the parapet within the roof design to further reduce the mass of the development along the Drury Lane Connection and behind the listed buildings fronting the High Street. Through the meticulous understanding of the design constraints and analysis of the ideal width and height of the space, the proportions proposed are appropriate in creating an intimate and dynamic space that is enjoyable when walking or relaxing.

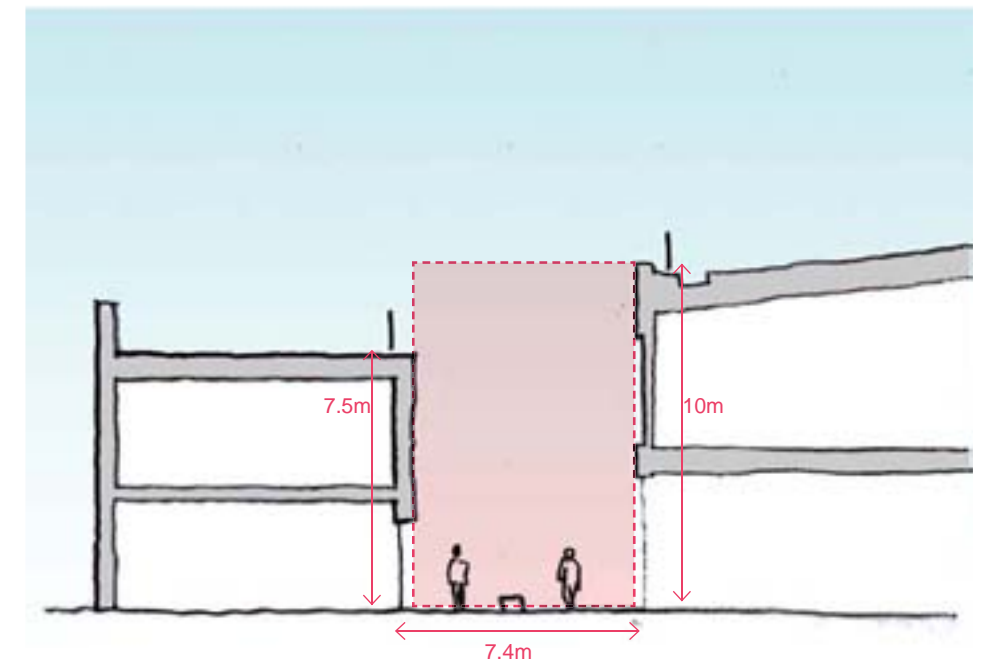
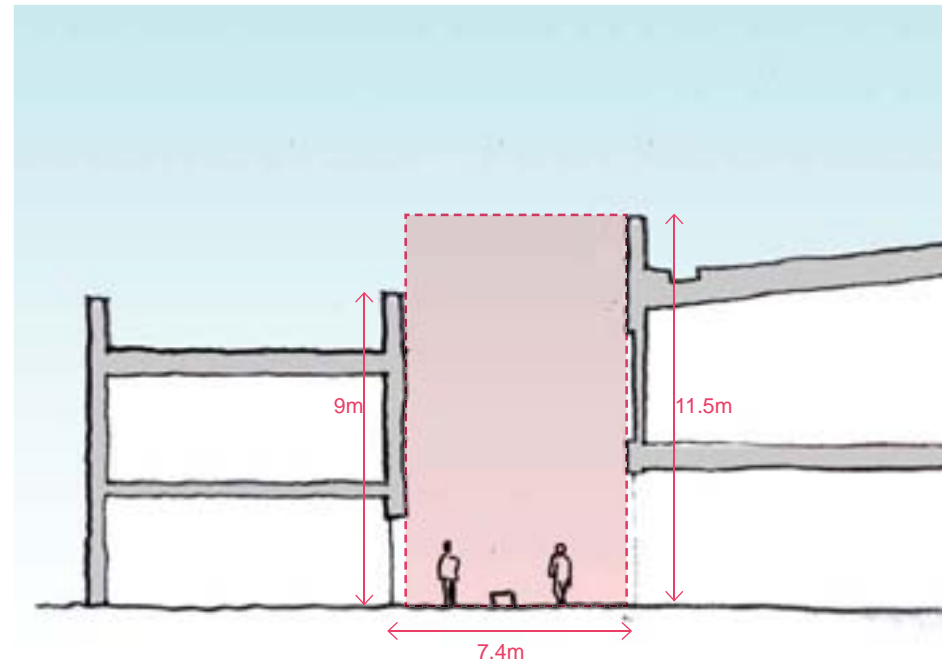


Figure 3.4.3.29 Initial height to width ratio



Figure 3.4.3.30 Parapet set back

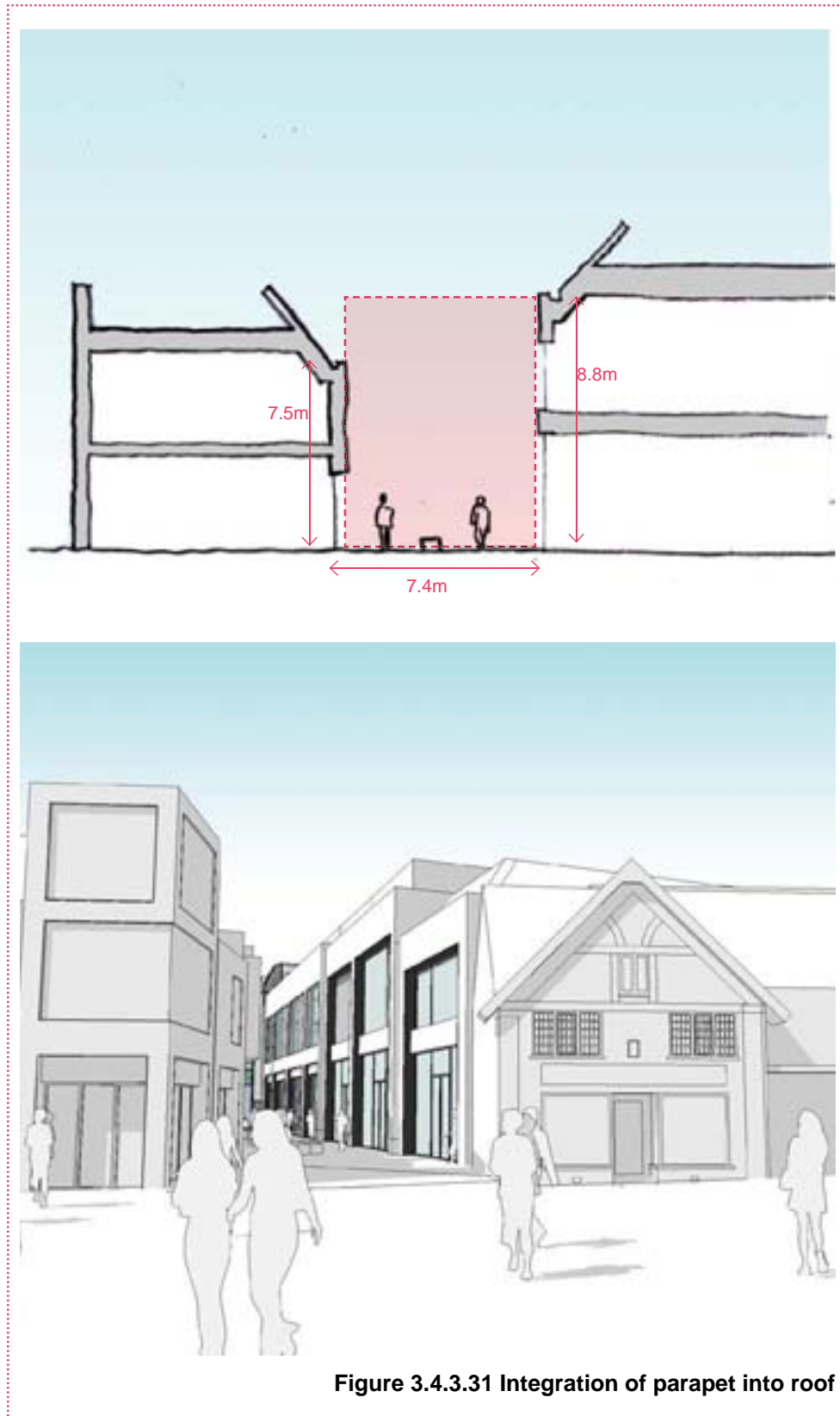
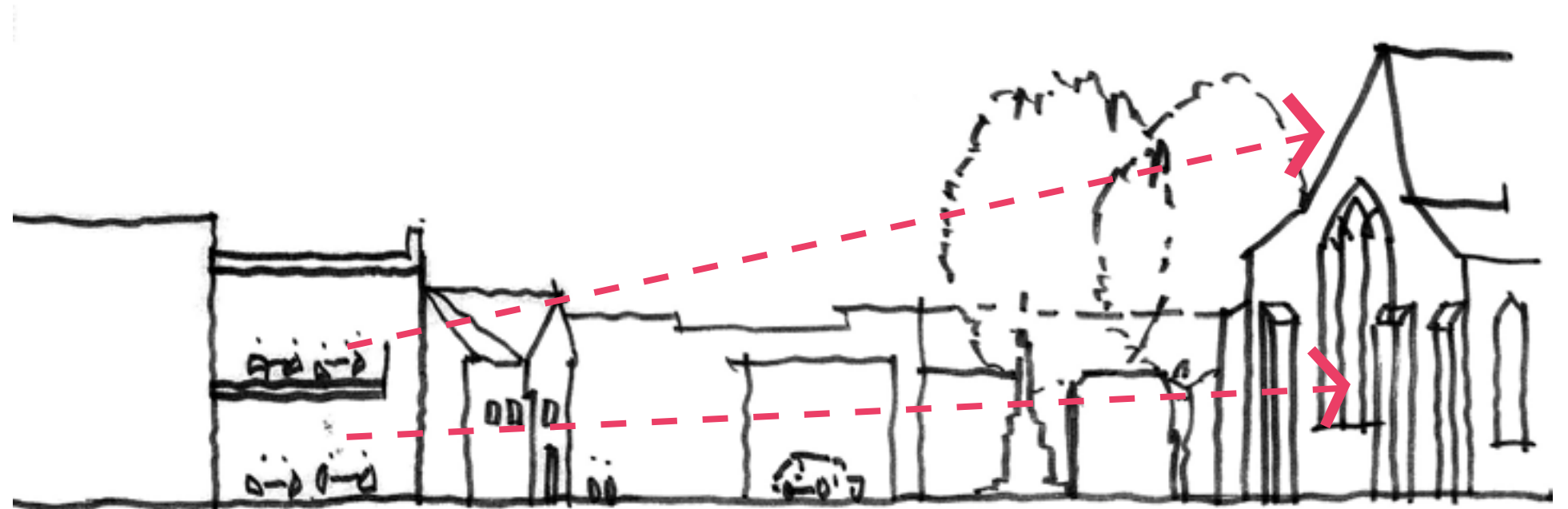
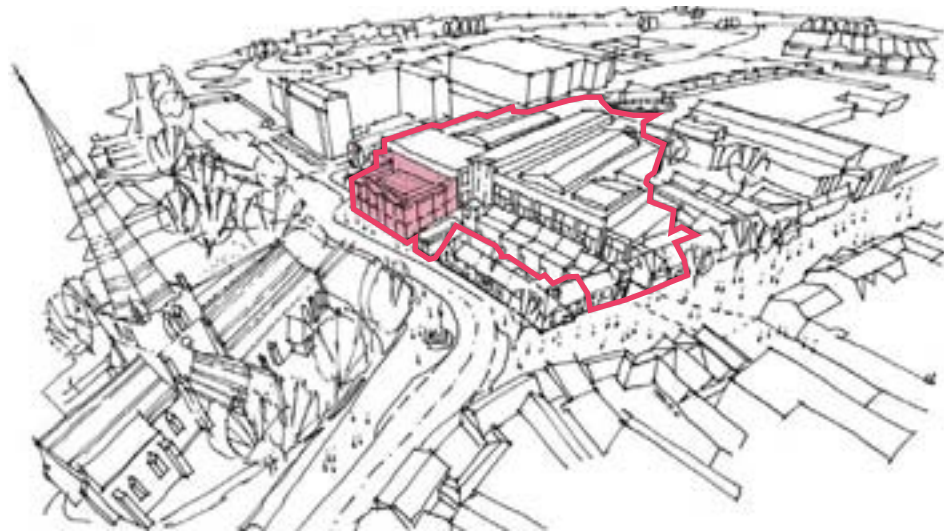


Figure 3.4.3.31 Integration of parapet into roof



Figure 3.4.2.32 Drury Lane crossing



3.4.4 Belvedere

The initial concepts and subsequent design development for this building has focused around celebrating and enhancing the setting of the Grade I listed St Alphege Church, preserving and making a positive contribution to the heritage asset. The key elevations are designed to have differential contrast against the heritage asset using a fully glazed elevation to reflect the architectural quality and setting of the church. This principle decision enables the Belvedere to become subservient and act as a modest backdrop against the church. Whilst the glass facade provides reflections of the church it also enables diners the opportunity to enjoy panoramic views over St Alphege Church and its picturesque setting. The transparency of the facade blurs the external and internal environments thereby strengthening the connection with the diner and their environment presenting “the best view in town”.

Architectural materials and details have been referenced from St Alphege Church to provide an acknowledgment of key assets without competing against its overall composition. Careful and thoughtful consideration to the location, orientation and mass of this key gateway building has been developed iteratively through close liaison working with the Planning Officers and key stakeholders to ensure it sits comfortably within the setting of St Alphege Church and the listed buildings of The Square. The public space in front of the Belvedere along Church Hill Road has been increased in size throughout the design development process to create a new pedestrian entrance into the town and a generous route to and from Church Hill House.

An alternative design approach for this key elevation could have focused around a more solid vernacular taking greater references from St Alphege Church. This heavier approach would result in a potential conflict between the Belvedere and the Grade 1 listed asset. The solid corners of this building would also limit the flow and transparency between of Church Hill House and the Town Centre. The design objective has never been to replicate the solidity of the church; it has always aspired to reference the elegance of St. Alphege Church’s west window. In doing so, the transparency of the facade allows the visitor to appreciate the best view in town.

Figure 3.4.4.1 View to St Alphege Church



Figure 3.4.4.2 Norwich refectory



BEST VIEW IN TOWN
What better way to take in the lush gardens of Touchwood than from the dining terrace, having a leisurely meal and a glass of fine wine after a long day of shopping. Terrace dining at Touchwood will be enclosed by glass, retaining a visual connection to the outdoor activity while under protection from the elements. The design will contain the option of opening the restaurant up to the fresh air during mild weather, giving the customer the pleasure of true terrace dining, being a part of the great outdoors while protected by the included enclosure of the room.

Figure 3.4.4.3 The Black Book” Eric R. Kuhne & Associates 2000

3.4.4.1 Belvedere A

- Contemporary rectilinear form
- Presence of a projecting element to north of unit defining new court to east
- Perpendicular orientation of unit perpendicular to main grid



Figure 3.4.4.4 Belvedere

3.4.4.2 Belvedere B

- north projection removed facilitating better views to St Alphege Church from New Court
- Roof articulation responds to the local context and existing buildings within the Conservation Area
- East facade of Belvedere unit orientated to face west gable of St Alphege Church
- Visible parapet at roof level
- south facade visibly dog-legged



Figure 3.4.4.5 Facade rotation

3.4.4.3 Belvedere C (Preferred option)

- Dog-legged south facade re-aligned
- Parapet stepped back and less visible from grade level
- Green screen incorporated on façade to soften south elevation



Figure 3.4.4.6 Belvedere integration

The eastern-most catering unit addressing Church Hill Road has been named the Belvedere unit as it allows for exceptional views to the west gable and spire of St Alphege Church from potentially two trading levels inside.

The initial concept for this unit was a contemporary, rectilinear form one with a glazed double height element facing the church. The east facade of the building was originally orientated along the primary grid of the Touchwood extension with the north facade projecting out to contain the new court space. This projection limited views to St Alphege Church.

Design development allowed for the mass of the building to step down towards the adjacent listed buildings. Red sandstone vertical fins were introduced to the primary facade to reflect the exquisite mullion detailing of the west facing window of St Alphege Church and secondary horizontal metal channels were also introduced to further articulate the glazed elevation. The east facade was re-aligned to face St Alphege Church thereby creating a larger public space between the building and Church Hill Road. This realignment also enabled the glazed facade to reflect more of St Alphege Church and its surrounding landscape which will change during the day and throughout the seasons. The north projection was pulled back thereby further linking the new development with the St Alphege Church and allowing the graceful curve of the arcade elevation to extend eastwards.



Figure 3.4.4.7 Height option 1



Figure 3.4.4.8 Height option 2

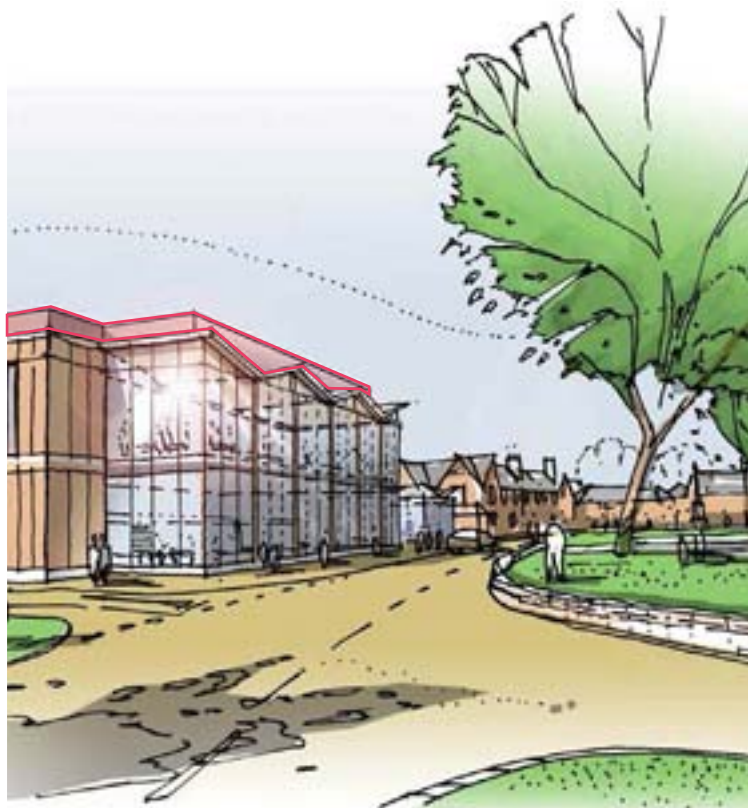
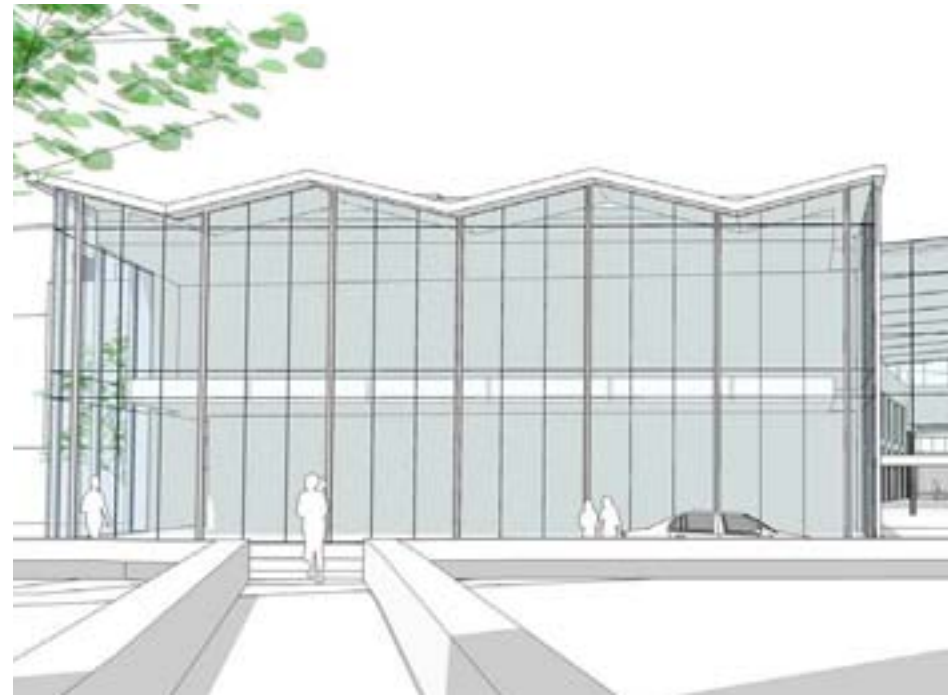
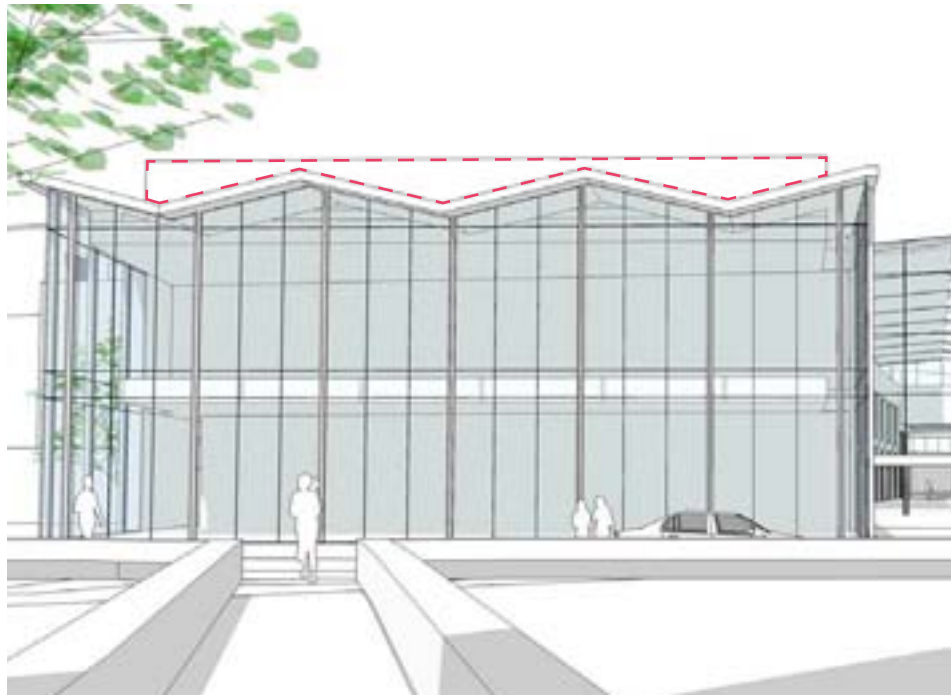


Figure 3.4.4.9 Parapet option 1



Figure 3.4.4.10 Parapet option 2

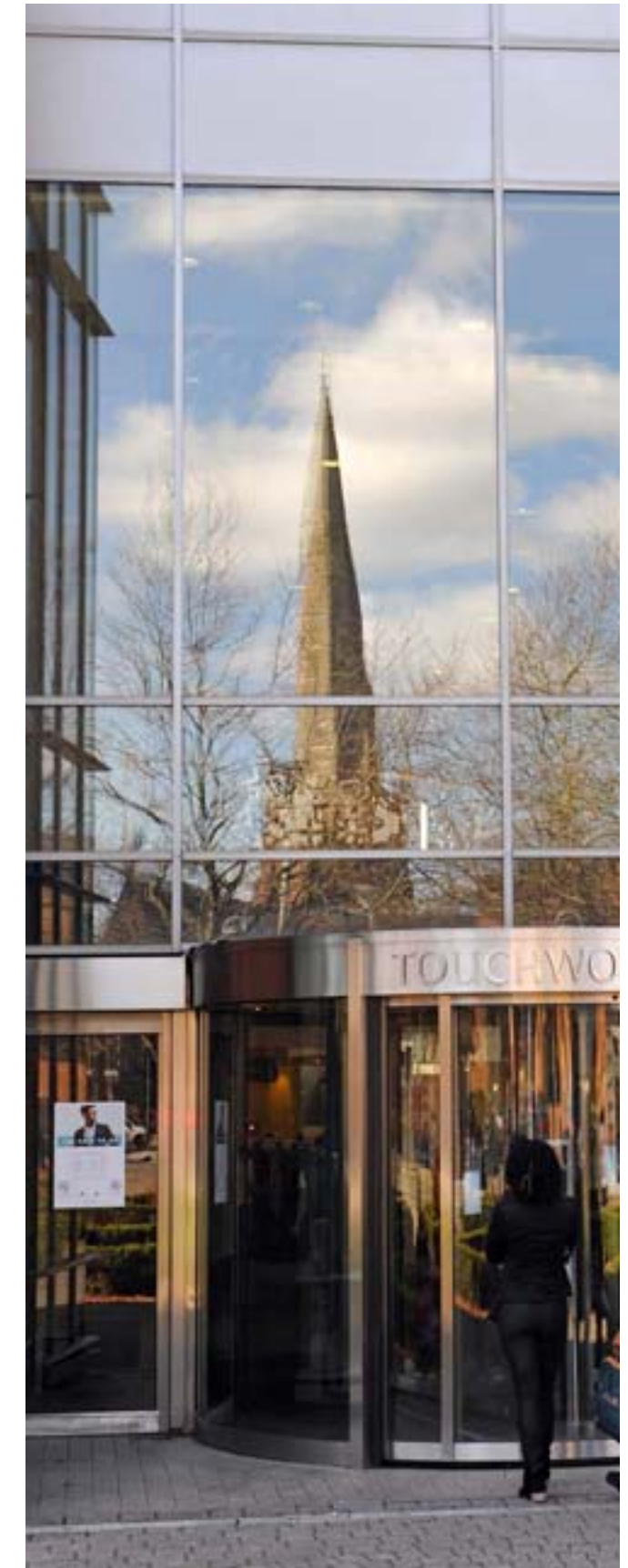


Figure 3.4.4.11 St Alphege Church reflection from Touchwood entrance

Following significant consultation with the Town Centre Advisory Group, there remained a desire to introduce a folded, articulated roof, further responding to the listed buildings of Solihull. This roof will have a natural timber soffit to add warmth to the building. Up-lit at night, this soffit will announce the Extension when arriving from the south. The south facade that was originally envisaged as stone panels is now a red brick to tie in with the rest of the Extension.

High quality materials are proposed for the public realm treatment turning the corner towards the council offices. An integrated ribbon of low level red brick terraced walls incorporating seating and planting respond to the dwarf walls of the church grounds. An intimate south facing space is also being proposed to act as a sun trap where the public can sit and enjoy lunchtimes during the summer months.



1.	2.	3.	4.
5.	6.	7.	
8.			

1-7. Belvedere precedent images
8. Belvedere elevation

Figure 3.4.4.12

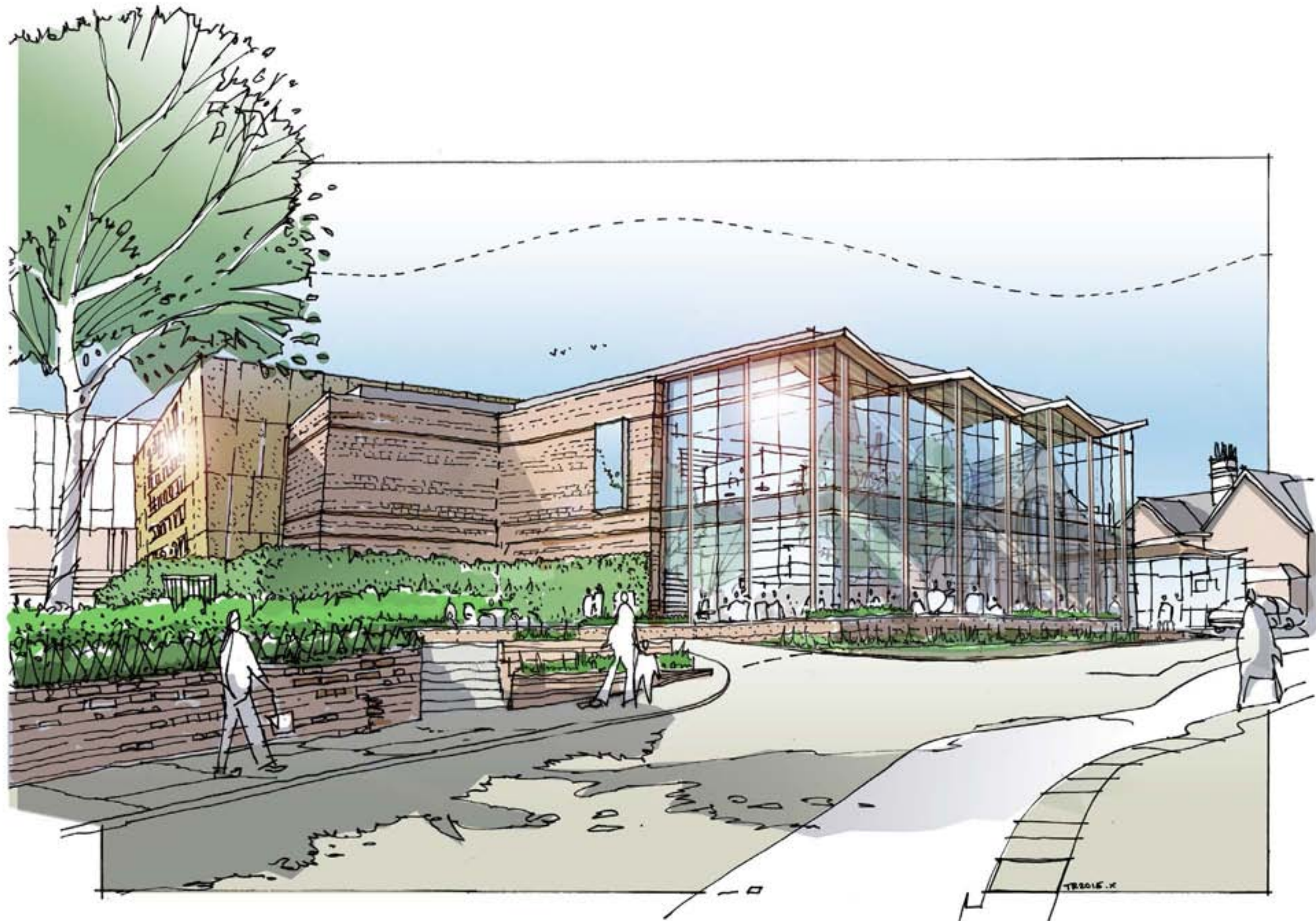


Figure 3.4.4.13 Belvedere view

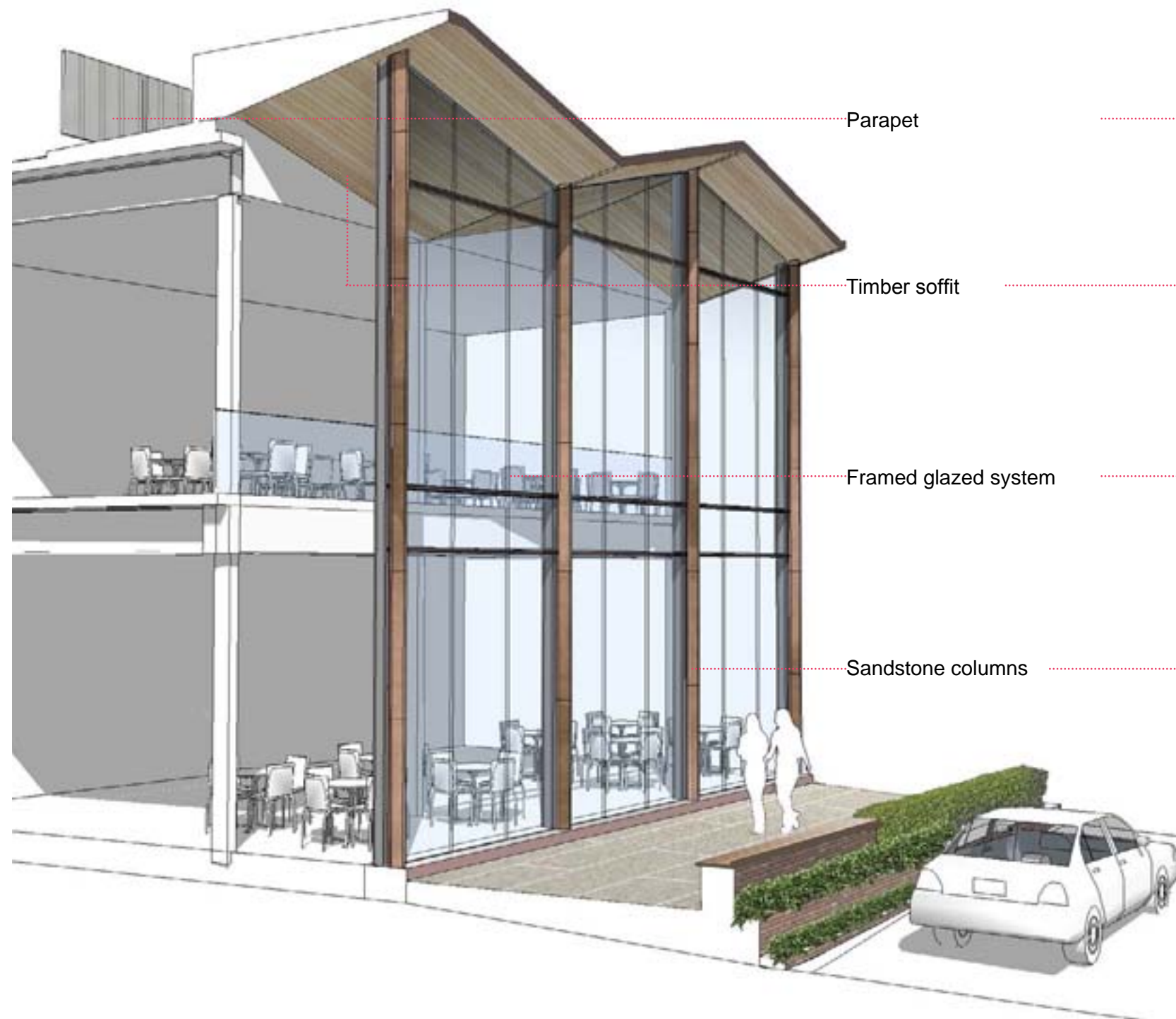
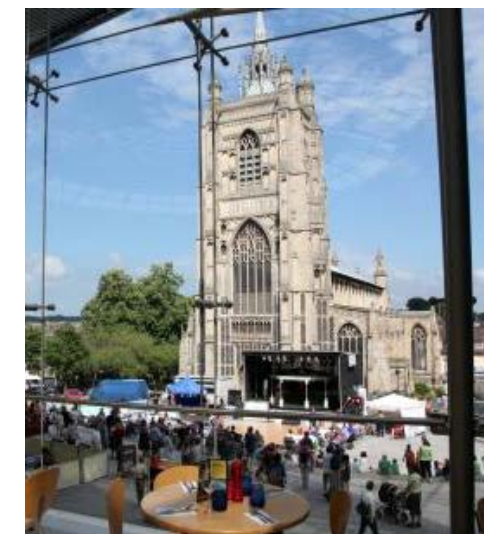
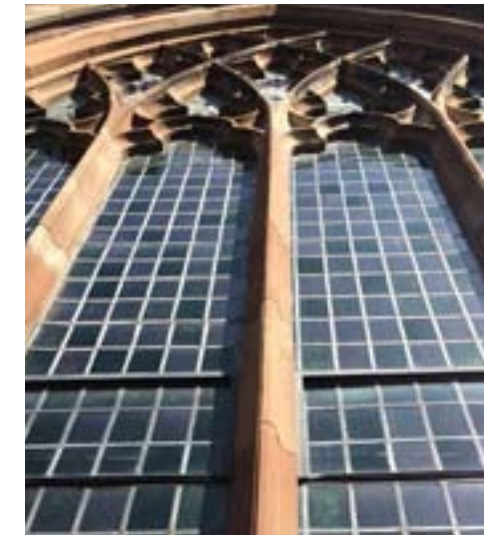


Figure 3.4.4.14 3D Belvedere bay study



Figure 3.4.4.15 Belvedere bay study

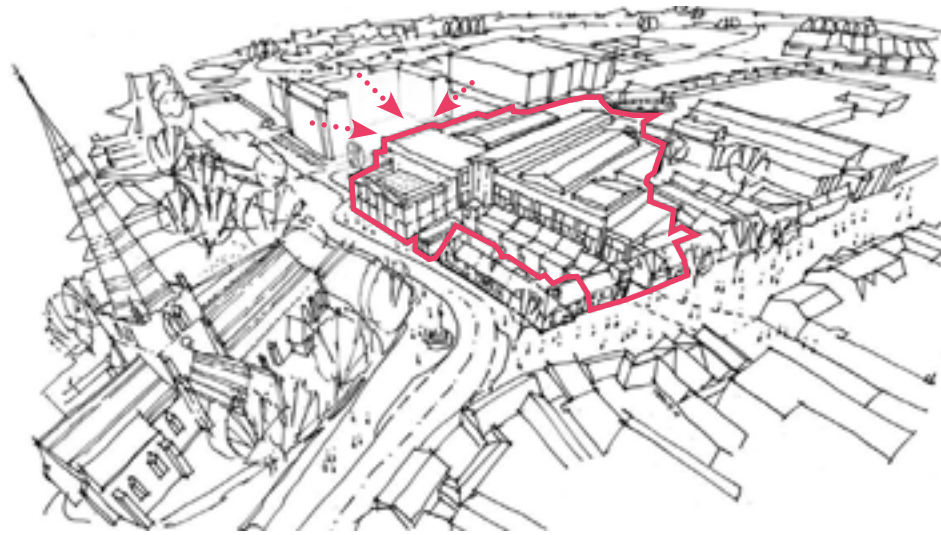


1.

2.

1. St Alphege Church window
2. St Peter Mancroft from The Forum, Norwich

Figure 3.4.4.16 Belvedere CGI



3.4.5 Church Hill House

The Extension of Touchwood provides a unique opportunity to collaborate and create a new civic space in front of the re-modelled Church Hill House. The new space will reflect the civic function and use of this important building within the town. The elevation of the extension provides a blank canvas for a new piece of civic art to be incorporated, addressing the new relationship between Touchwood and Church Hill House.

This purposeful intervention will become an contemporary additional to Solihull, building upon Touchwood's already rich tapestry of civic art. The desire is to engage with the local community and professionals to create a written narrative for Solihull is proposed to be engraved or cut within the bronze coloured metal elevation and back lit at night.

The massing of these elevations has been continually developed to ensure a strong sightline towards St Alphege Church from Church Hill House which leads the visitors back to the Town Centre. The service corridor running along the perimeter of the extension is screened though dense, soft vegetation providing a layering and human scale to the elevation thereby breaking down its overall mass.

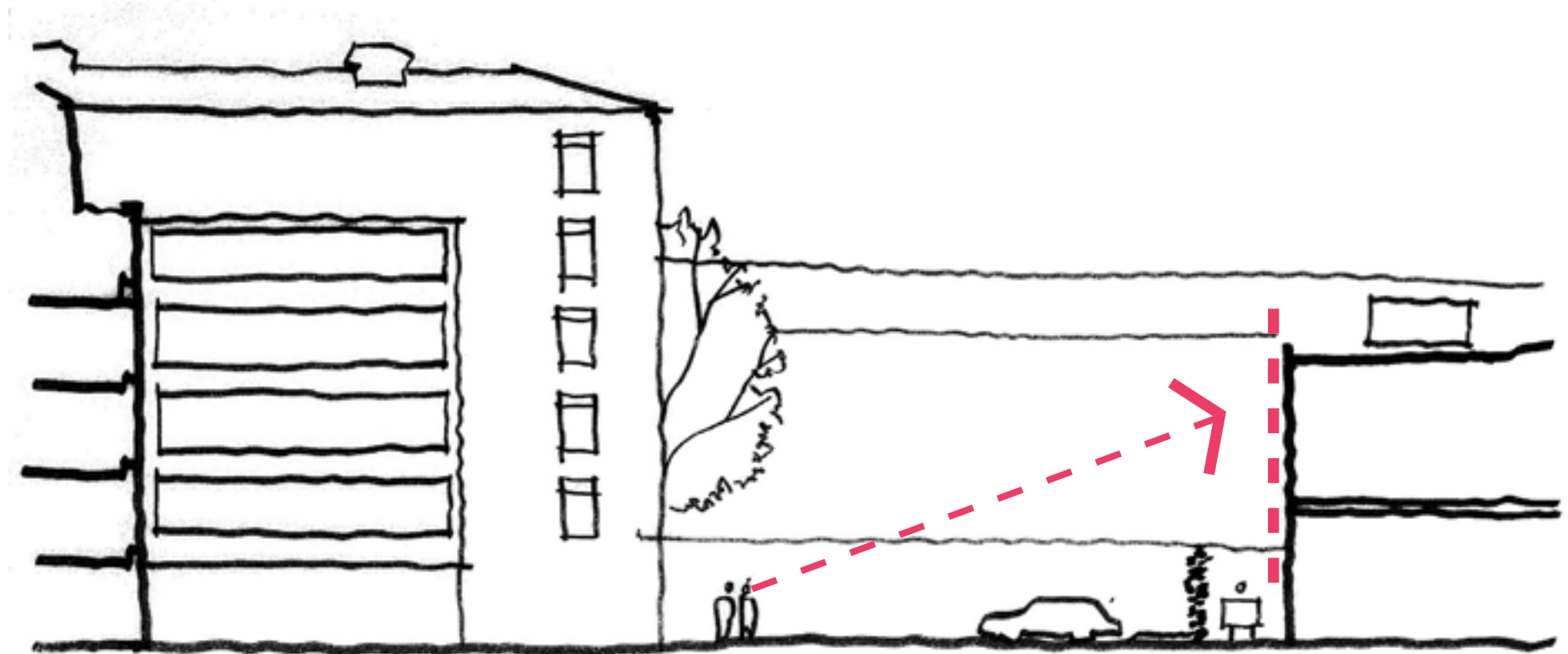


Figure 3.4.5.1 Block closing



Figure 3.4.5.2 Millennium Centre, Cardiff



Figure 3.4.5.3 Church Hill House

3.4.5.1 Facade Line A

- Metal perforated panel runs the length of the south elevation
- No articulation along this elevation at upper levels
- Low level green screen hides servicing route

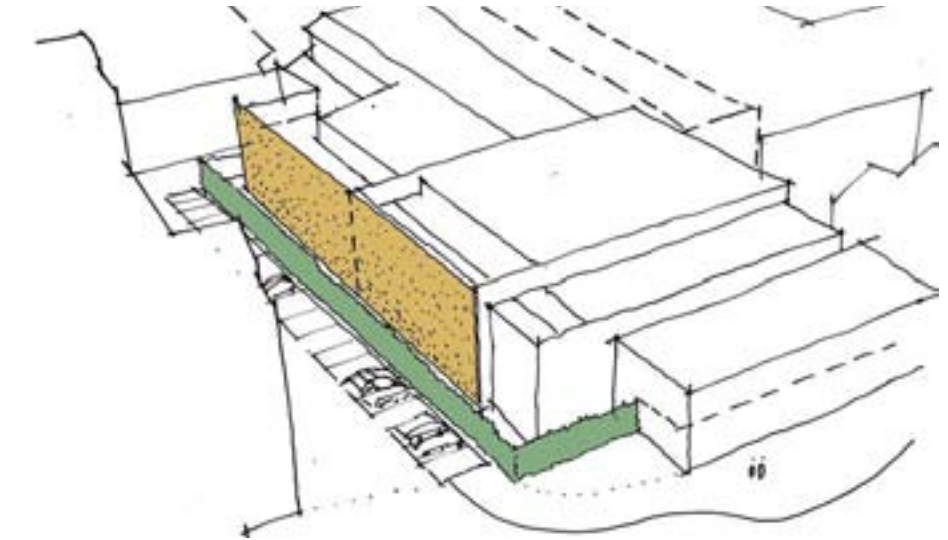


Figure 3.4.5.4 Flat facade

3.4.5.2 Facade Line B

- Building line steps with expression of Major Shop Unit (MSU) as an individual building block thereby addressing the council office elevation
- Metal panels to have a motif pattern formed by the perforations
- New public space created to the south of the Belvedere



Figure 3.4.5.5 Broken facade

3.4.5.3 Facade Line C (Preferred option)

- Further evolution of the staggered facade line retaining MSU expression
- Escape stair introduced to be integrated within the wrapped metal perforated cladding
- Belvedere unit angled to ease pedestrian flow from New Court and Church Hill Road

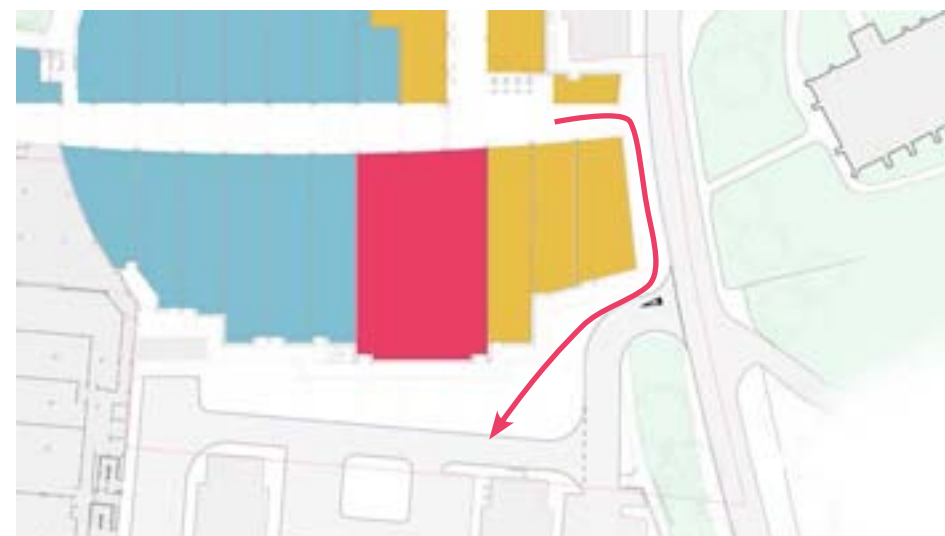


Figure 3.4.5.6 Extension communication

Recognised as an elevation to address the newly re-imaged Church Hill House Office, the south facade to the Touchwood Extension has changed considerably since the initial design studies.

By articulating and stepping this facade to further address the new offices, a bronze coloured metal cladding is proposed as part of a holistic proposal that turns this new space into a place of civic quality. It is envisaged that the dynamic, projecting metal volume will have a poem or other relevant prose cut into the facade. The narrative for this prose will perhaps stem from the history of Solihull in some way. At night, the facade will be lit from behind thereby illuminating the text and creating a piece of civic art that is on display well into the evening hours.

Flanking this volume will be brick elevations that help tie the scheme together. A low level green screen will act as a buffer to the service route behind.



Figure 3.4.5.7 Exposed facade

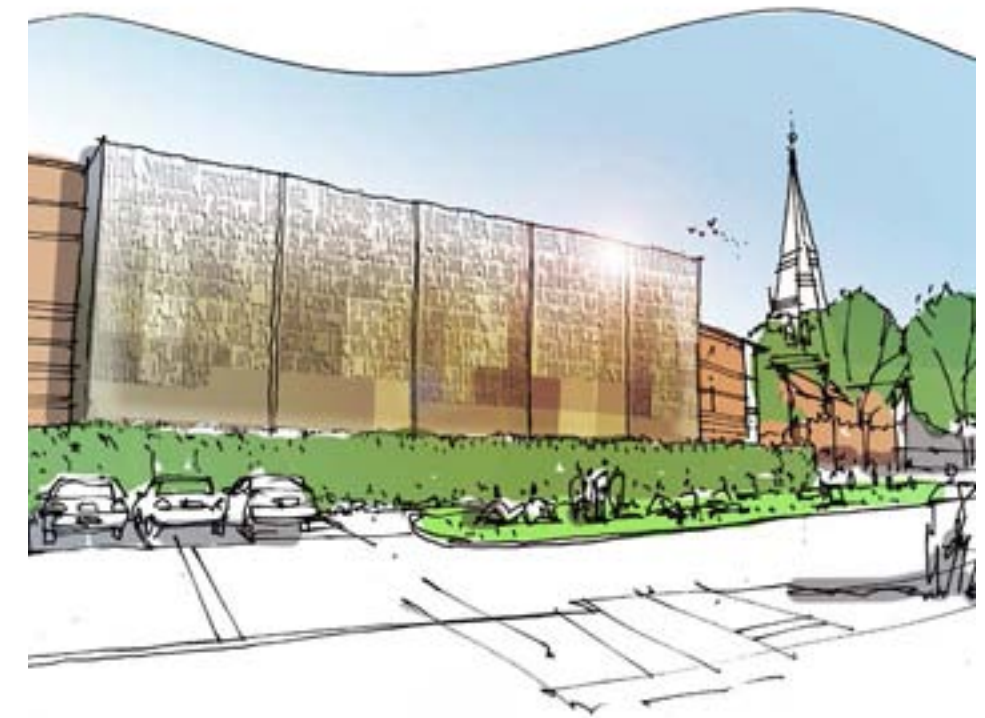


Figure 3.4.5.8 Urban intervention



Figure 3.4.5.9 Millennium Centre Cardiff

About the country they may talk who will,
Who praise it ever to the town's despise.
Let him extol the charms of wood and hill
Who finds them peerless. None disputes his right.

For me the town! Each well-worn footway old
To me is dearer than your grass-grown lane.
Not all who struggle here contend for gold;
Green-growing things quit not the soul of pain.

"God made the country." Ay, and God made man.
Working through man His power He displays,
And in the city's mazes His great plan
Is writ as clear as in calm country ways.

Figure 3.4.5.10 "Town and Country" by Helen Leah Reed

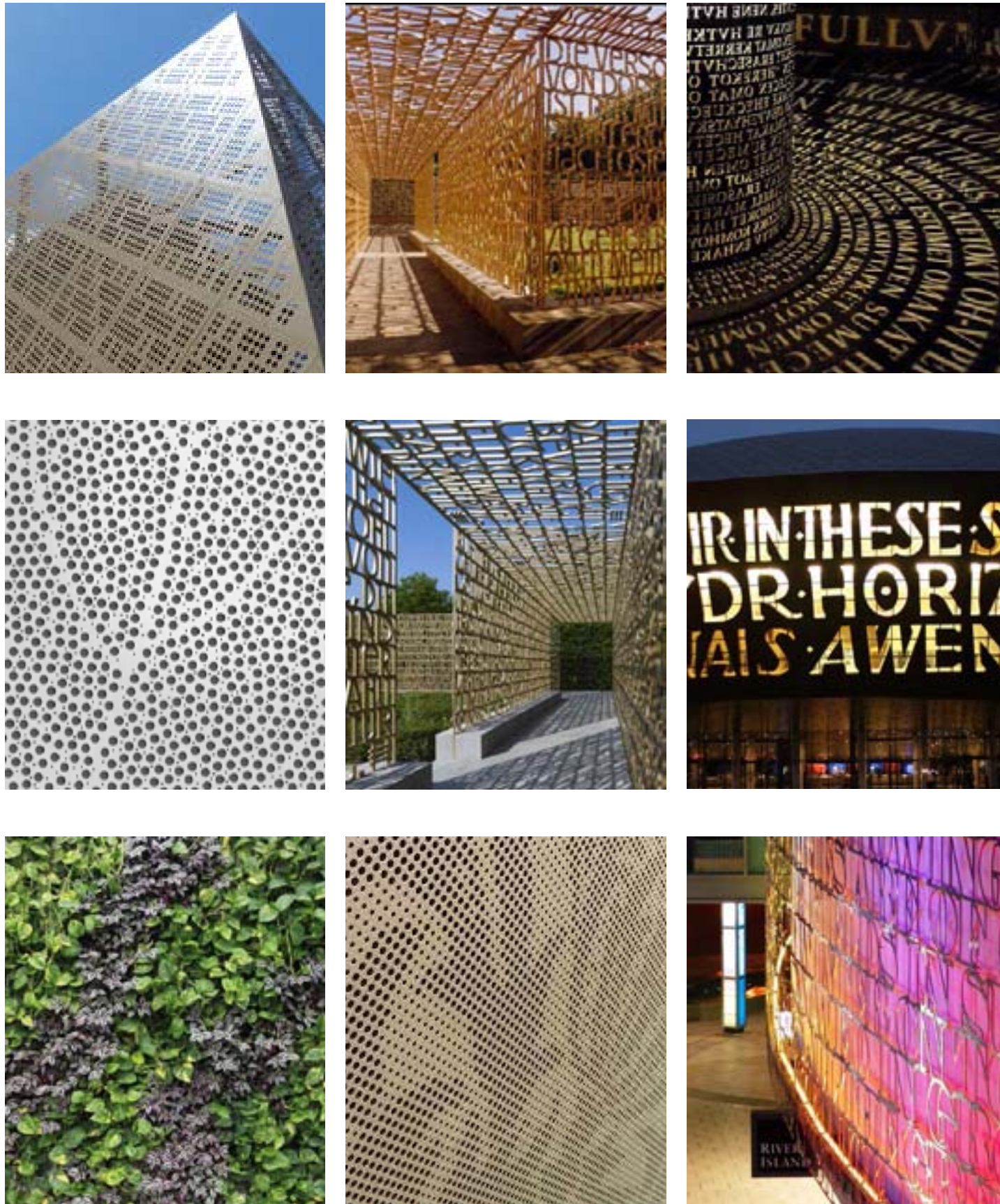
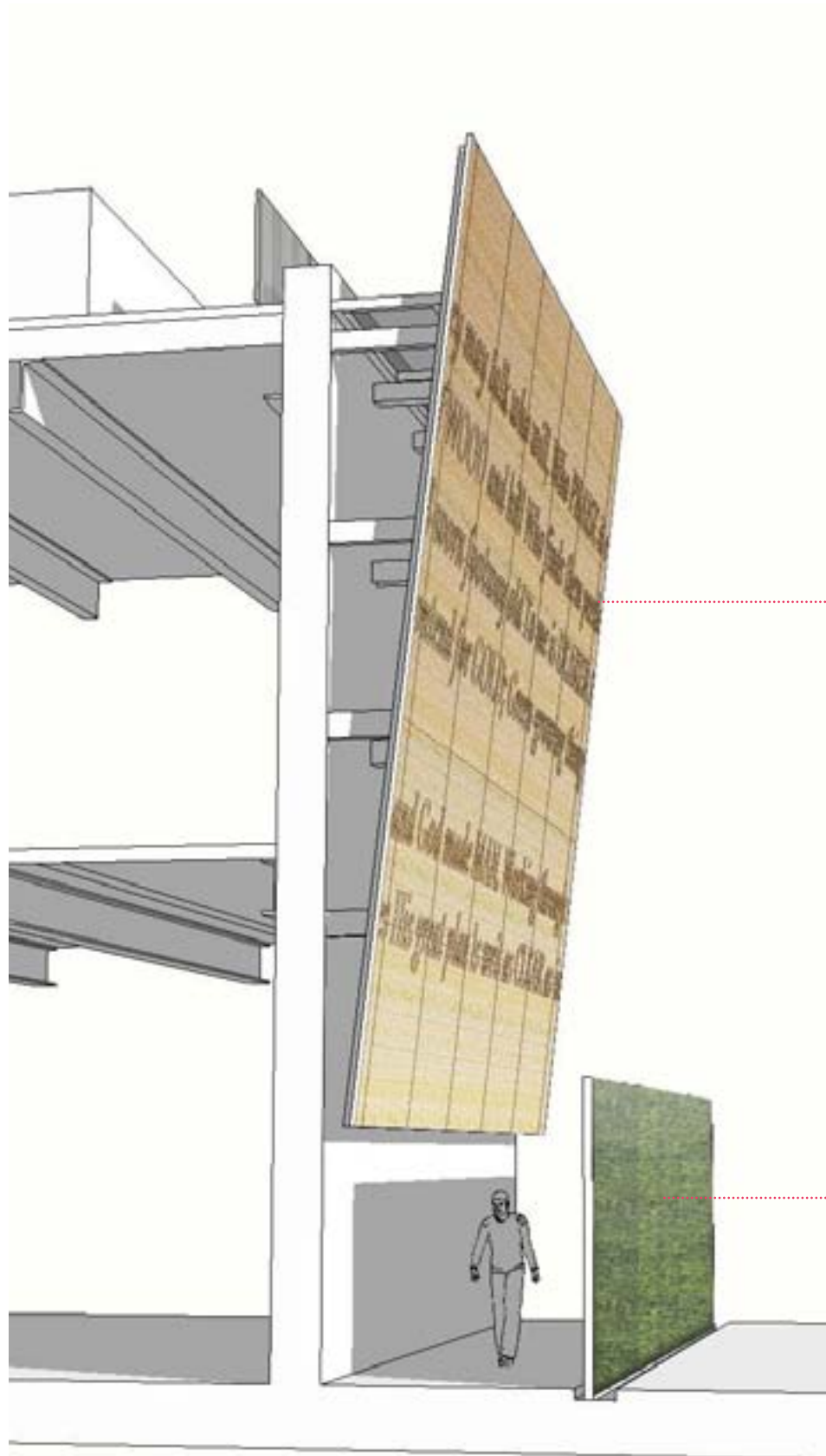


Figure 3.4.5.11 Example materials



Perforated Metal

Greenscreen

Figure 3.4.5.11 3D Day time study



Figure 3.4.5.12 3D Night time study

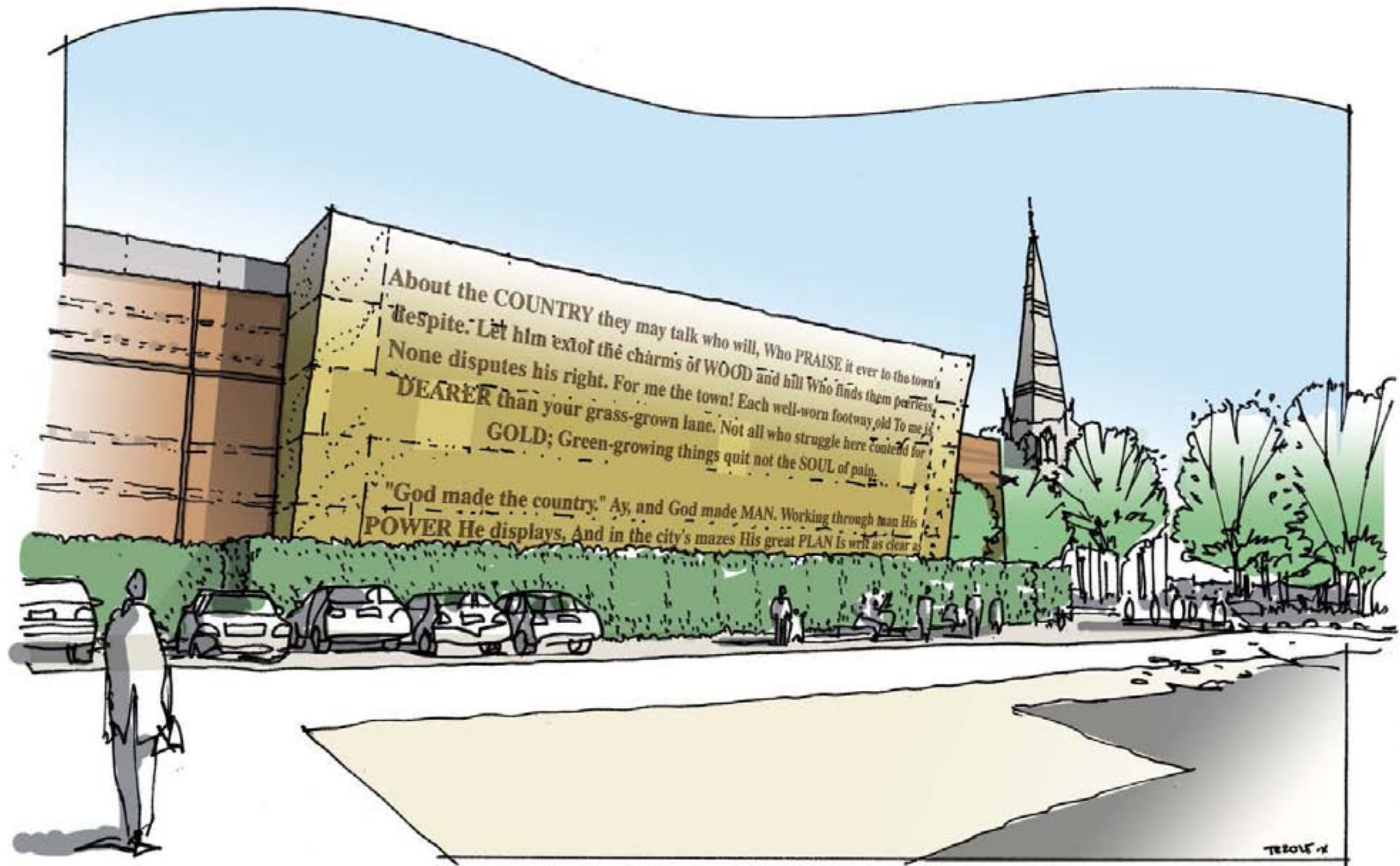
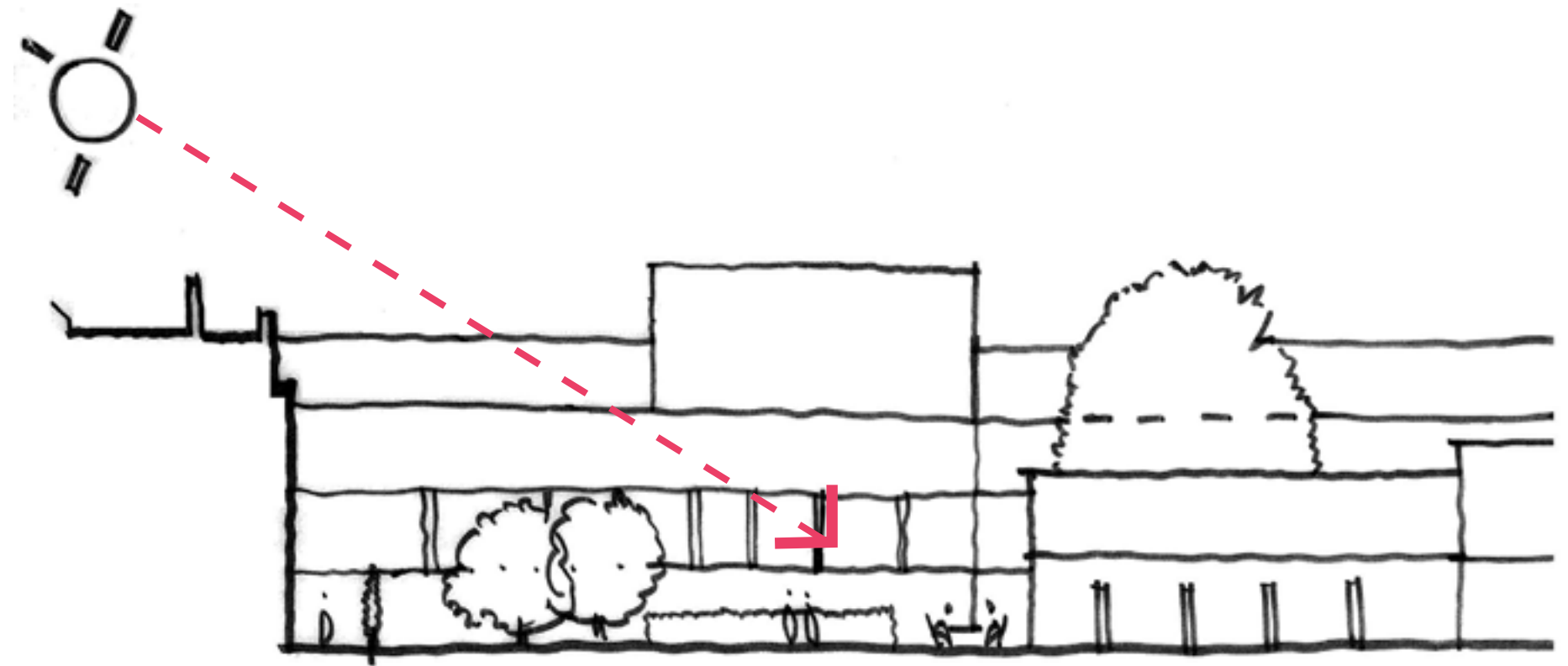
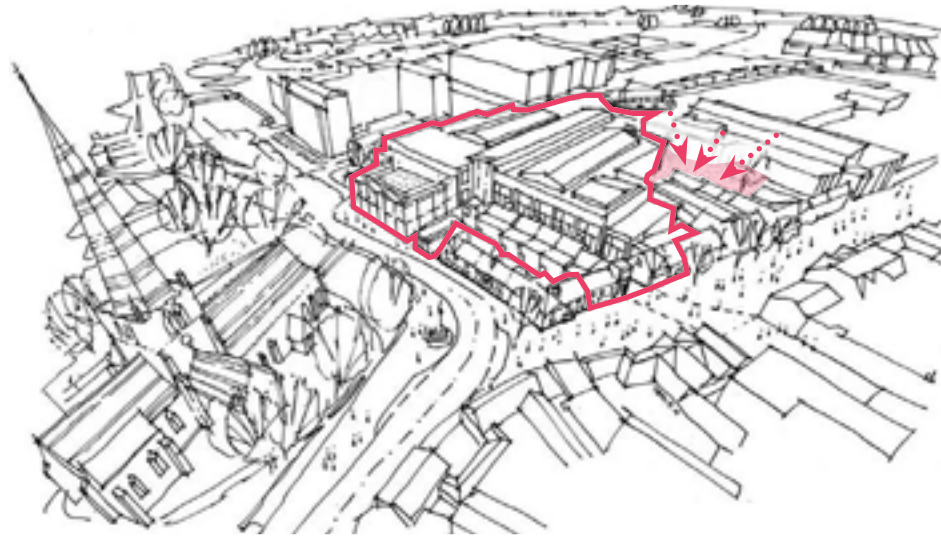


Figure 3.4.5.14 Church Hill House view



3.4.6 Manor Gardens

Manor garden is located moments away from the High Street it offers visitors respite from the hustle and bustle of the town by providing opportunities to sit down amid planting and grass to meet a friend for lunch, relax and rejuvenate. To ensure the unique qualities of this key local space are preserved, the design has been considered with a sensitive approach. The elevations have been stepped back at high level to reduced the impact of the extension allowing natural light to bathe the garden.

The historic urban grain of Manor Walk which connects the High Street with the Internal Arcade has been preserved after close consultation with the Town Centre Advisory Group and key stakeholders. The route has been further enhanced through carefully angled and located projecting windows that reference the bay windows found within the Town Centre.

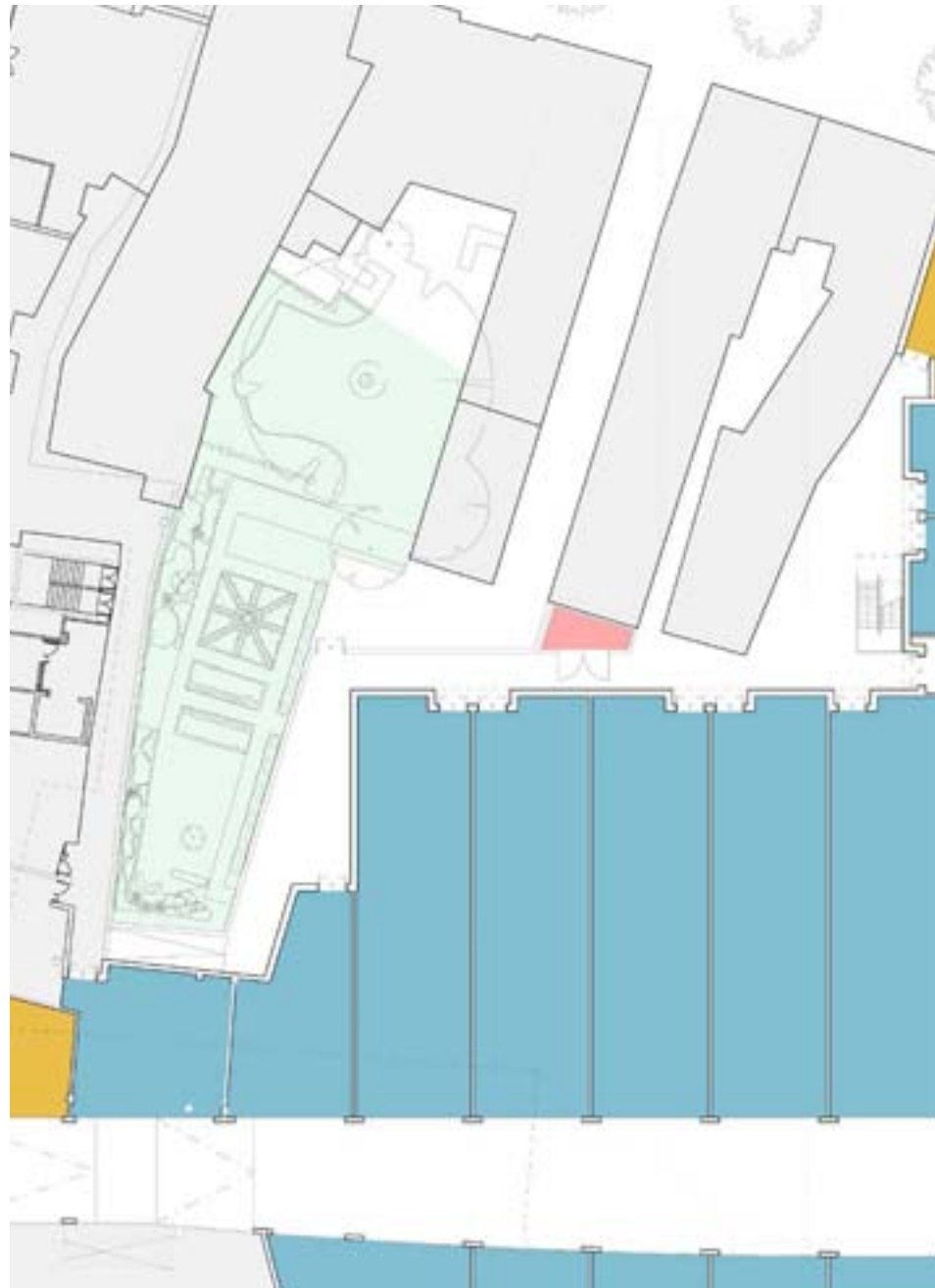
The massing and form has also been iteratively remodelled to increase the space between the extension and the garden to ensure a clear and legible route is offered to all visitors.

Figure 3.4.6.1 Natural light



Figure 3.4.6.2 Manor Gardens view

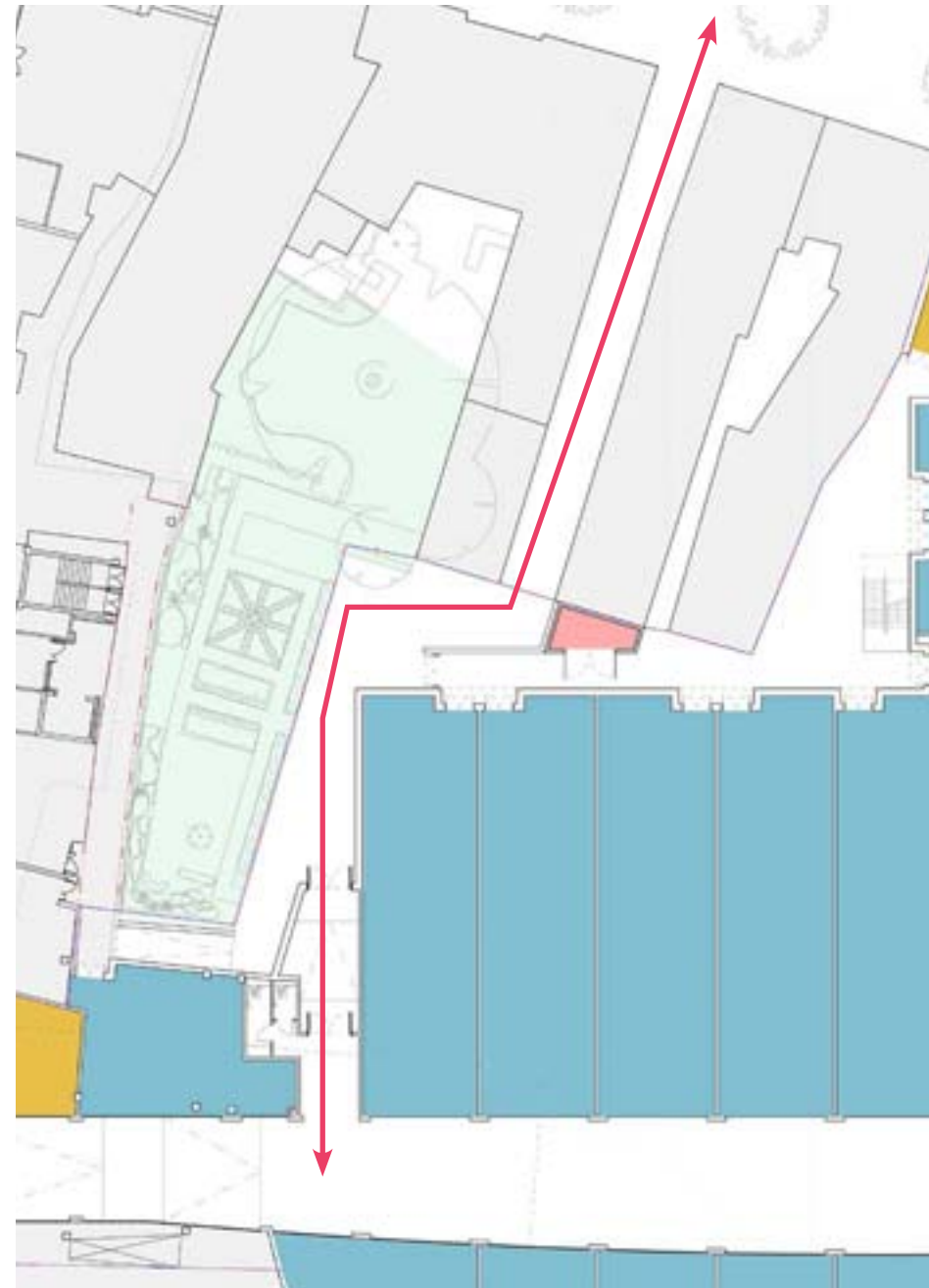
Figure 3.4.6.3 Route A



3.4.6.1 Route A

- No access from High Street to the Internal Arcade via Manor Walk
- Majority of units perpendicular to primary grid
- No public amenities provision within the new extension

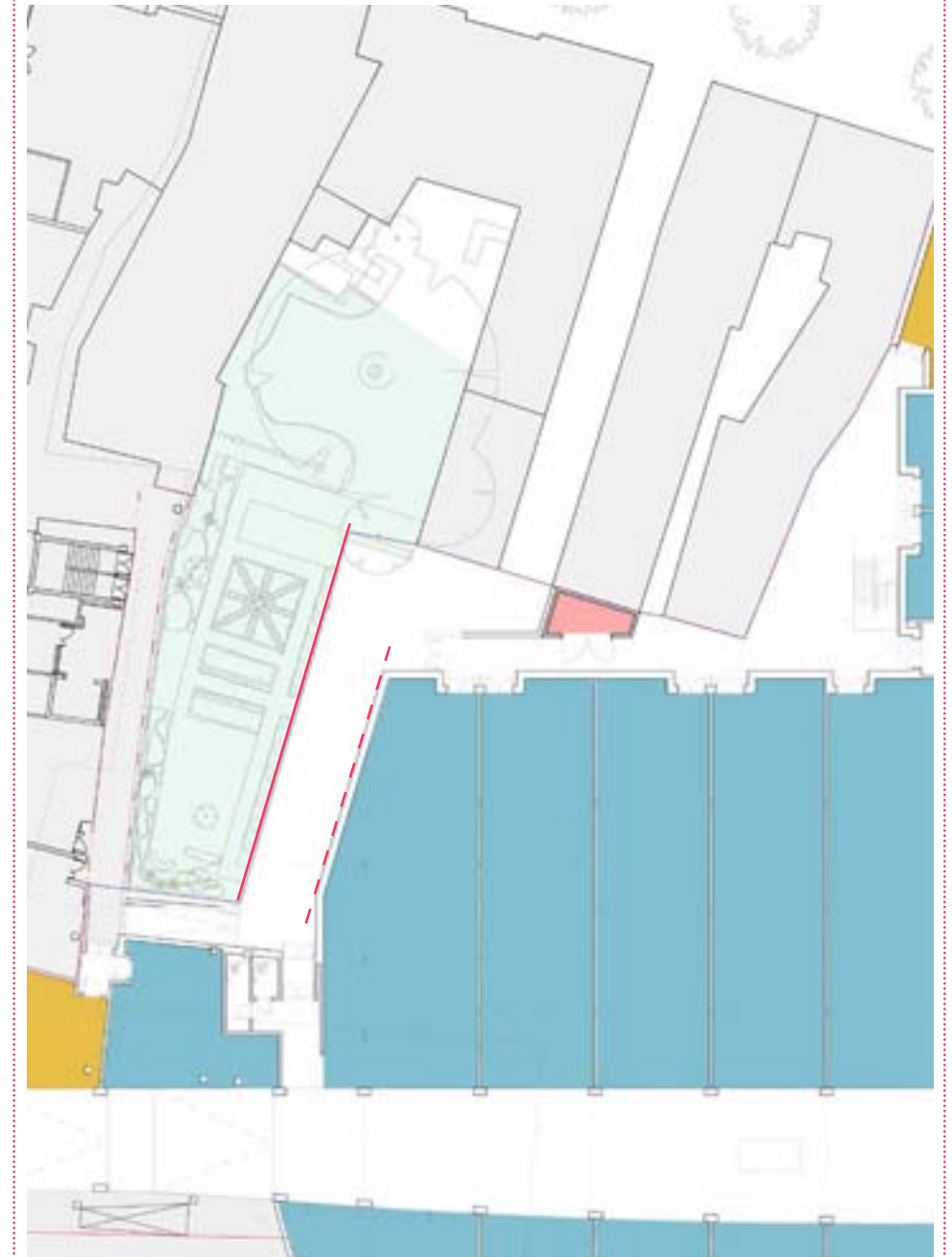
Figure 3.4.6.4 Route B



3.4.6.2 Route B

- Historic pedestrian route maintained from High Street to Internal Arcade
- Large lobby space to internal corridor
- Majority of units perpendicular to primary grid
- Public amenities provision introduced

Figure 3.4.6.5 Route C



3.4.6.2 Route C (Preferred option)

- Historic pedestrian route maintained from High Street to Internal Arcade
- Lobby and internal connecting corridor reduced in size
- Retail unit adjacent to Manor Garden realigned with walls perpendicular to garden demise
- Public amenities provision introduced

A strategically located projecting bay window at high level helps to articulate the proposed facade of the new extension adjacent to Manor Gardens. This pop-out window is orientated to the High Street and is visible when facing south along Manor Walk to lead the eye to the new extension.

Green screens provide a softening at low level with a horizontal banding of masonry and perforated metal panels making up the majority of the facades. The roof parapet is recessed from the primary building line allowing more natural daylight into the gardens.

A glazed slot defines the entrance into the Internal Arcade. Vines will adorn the first few metres of the walls leading to the entrance again to green or soften the building facades and complement Manor Gardens.



Figure 3.4.6.6 High Street entrance



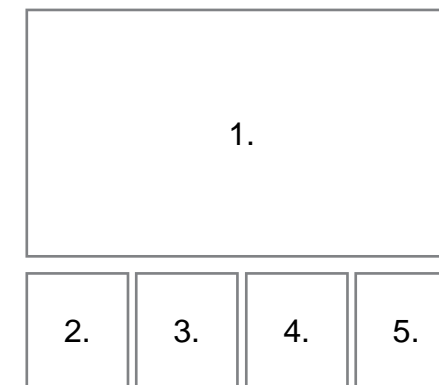
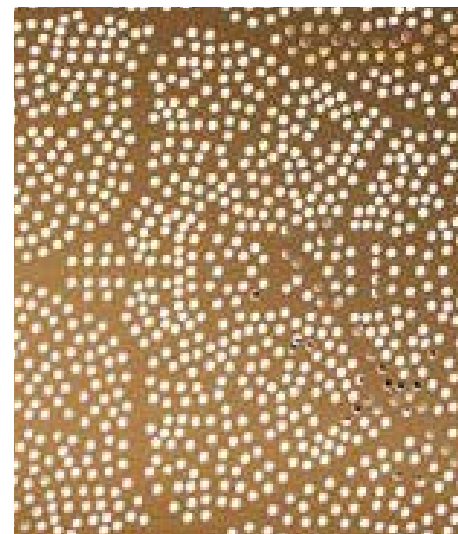
Figure 3.4.6.7 Initial proposal



Figure 3.4.6.8 Manor Gardens view



Figure 3.4.6.9 Reduced massing



- 1. Manor Gardens north elevation
- 2. Metal parapet
- 3. Green screen
- 4. Window and brick detail
- 5. Perforated metal

Figure 2.4.6.10



Parapet

Perforated Metal

Window

Greenscreen

Figure 3.4.6.12 3D Elevation study

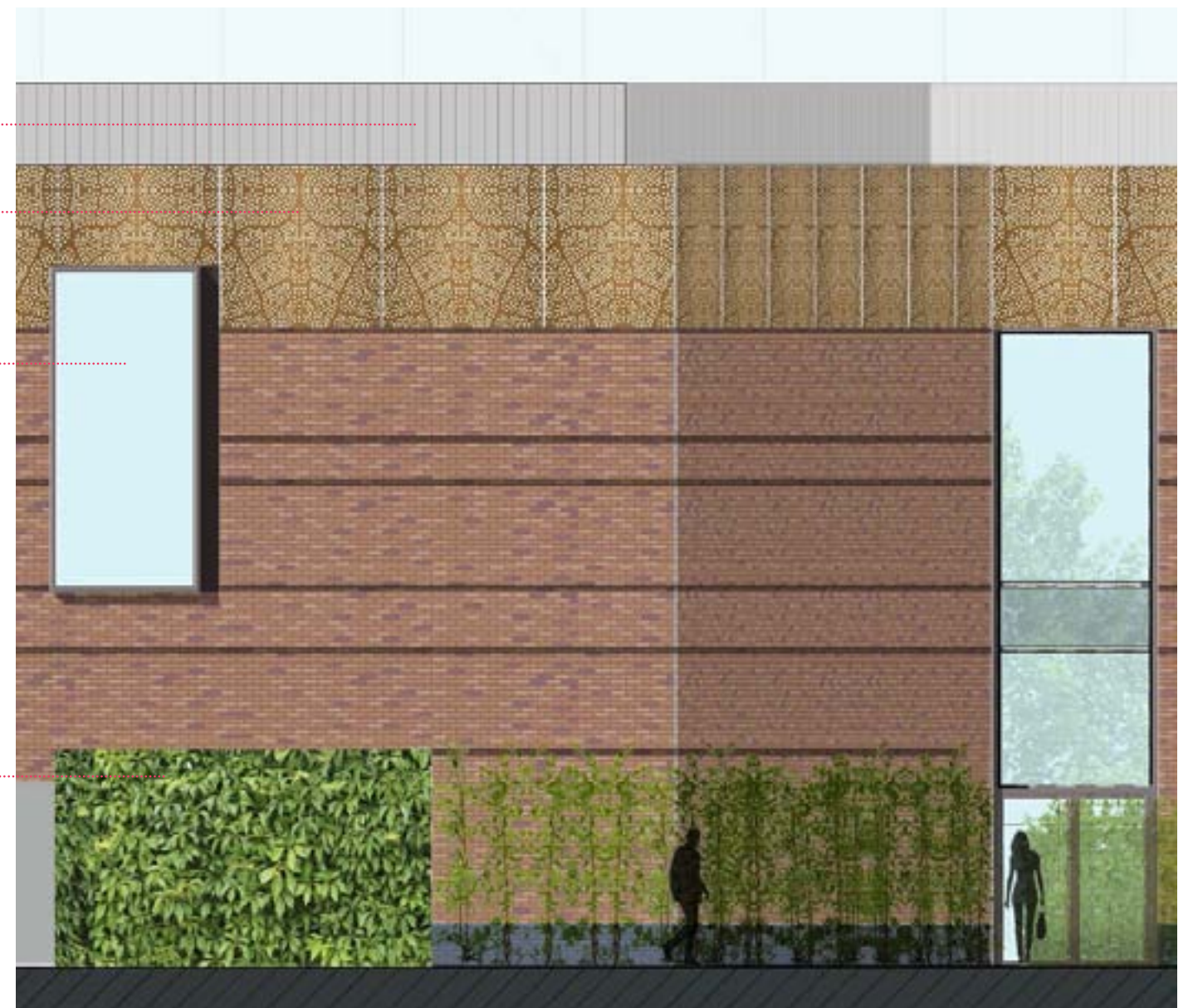


Figure 3.4.6.13 Elevation



Figure 3.4.6.14 Manor Gardens view

3.5 Public and Key Stakeholder Consultation

3.5.1 Background

The Applicant is committed to working in close partnership with the community, and the Applicant has a well-documented history of collaboration with the community spanning almost 20 years. Touchwood employs 2,000 people, with a strong emphasis on local community engagement. Furthermore, Touchwood maintains close relationships with a wide variety of local interest groups and organisations.

The approach to public consultation in relation to the Proposed Development was a continuation of this ethos of close and consistent community engagement.

Furthermore, the extent and nature of the consultation reflects its importance in both the National Planning Policy Framework and the Localism Act 2011. The consultation was also conducted with reference to the Consultation Institute's Best Practice Charter.

3.5.2 Objectives

The objectives of the public consultation were to engage with and inform a wide cross-section of individuals and groups representing a broad spectrum of interests.

More specifically, to:

- Inform local residents and businesses of the proposals
- Gain an understanding of local opinion
- Facilitate the provision of feedback by key stakeholders.
- Foster new relationship with key stakeholder

3.5.3 Consultation Activities

The objectives were met through the implementation of a wide variety of activities, from one-to-one briefings with key stakeholders, to presentations to various local groups and interested parties. The activity culminated in a widely promoted and well-attended public exhibition, held in the Solihull Arts Complex on two consecutive weekends in March 2015.

The following activities were undertaken as part of the public consultation:

- Meetings with the key stakeholders from the local authorities, statutory bodies and other relevant third-parties
- Two two-day public exhibitions and evening pre-briefing for key local

stakeholders, held at the Solihull Arts Complex

- Public relations to raise awareness of the public exhibition
- Press advertisement promoting the public exhibition placed in the Solihull News and Solihull Observer
- Local leaflet drop of A5 flyer to Solihull residents to promote the exhibition
- Use of Touchwood's social media accounts, including Facebook and Twitter, to promote the public exhibition
- Downloadable information from the exhibition available on the Touchwood website; Invitation for the public, and other stakeholders, to engage directly with the development team via email

3.5.4 Summary of Consultation Dates

Town Centre Advisory Group

- 26th November 2014
- 21st January 2015
- 11th February 2015
- 15th April 2015

Pre Application Planning Meeting

- 3rd March 2014
- 11th December 2014
- 3rd February 2015
- 12th February 2015
- 3rd March 2015
- 22nd April 2015

Public Consultation

- 5th, 6th and 7th March 2015
- 13th and 14th March 2015

Key Stakeholders

- 11th March 2015 Business Improvement District (BID)
- 6th May 2015, 5th June 2015 Historic England
- 11th May St Alphege Church

3.5.5 Feedback

- The response to the proposals throughout the consultation was favourable, with 81% of people surveyed at the public exhibition stating their support for the plans
- The majority of feedback received via the questionnaire, which was available online and at the public exhibition, was that the Proposed Development was positive for Touchwood and the wider Solihull Town Centre. Furthermore, the proposals were regarded as bringing additional benefits to the local community
- Feedback in the various stakeholder meeting and presentations, which included Council Leader and Chief Executive, Solihull Metropolitan Borough Council (SMBC) planning department, and the media, was generally supportive of the proposals, without prejudice to the formal determination of the application by the Solihull Metropolitan Borough Council

The final design of the scheme has taken on board the comments received during the statutory consultation period for the outline application.

TOUCHWOOD EXTENSION
PUBLIC CONSULTATION QUESTIONNAIRE

Have Your Say Please indicate if you would like to be kept informed about these proposals
YES NO Please tick one option

Please complete in BLOCK capitals and return as shown overlaid.

Name _____
Address _____
Postcode _____ Telephone _____
Email _____
Please print in block capitals

Female Male Number of Children: _____ Ages: _____

1. Are you a current guest/customer of Touchwood? YES NO

2. How often do you visit Touchwood?
Several times a week Weekly Once a month Less often

3. How do you usually travel to Touchwood?
Private car Taxi Bus On foot By train Other - Please specify _____

5. If you drive, where do you normally park?
 a. Touchwood d. Monkpath Hall Road
 b. John Lewis e. Marks & Spencer
 c. Locke Lane f. Mill Square

6. If you normally park in either the Touchwood or John Lewis car parks and they are full, where do you then choose to park?
 a. Locke Lane d. Mill Square
 b. Monkpath Hall Road e. Other - Please state which car park
 c. Marks & Spencer

7. Considering the alternative car park, what do you think could be done to improve that car park and also the route between it and the town centre shops?

TOUCHWOOD
TOUCHWOOD@SOUTHGILL.CO.UK



1.	2.	3.
	4.	5.
	6.	7.

- 1. Public Consultation feedback
- 2. Model exhibited in the consultation
- 3-7. Public Consultation images



Figure 3.5.1.2 Public consultation



4. The Scheme

This section informs the overview, the use and layout, the quantum, the heights, massing and scale, the shadow assessment, the landscape statement, the key views, the lighting, the sustainability, the energy, the natural ventilated arcade, the servicing and refuse and the safety and security.

4 The Scheme

4.1 Overview

The ultimate aim of the development is to successfully develop the extension of the retail and leisure circuit of Touchwood and Solihull re-connecting the Town Centre with St Alphege Church.

4.2 Use

The retail floorspace proposed will fall within the following use classes as defined in the 'Town & Country Planning Order 1987 (as amended):

- A1 - Shops (such as retail shops, hairdressers, travel agents)
- A3 - Restaurants & Cafes (inc. Snack bars).

4.3 Quantum

Overall **113,871 sq.ft.** of new floorspace is provided by the Proposed Development. In order to allow for appropriate flexibility to accommodate a range of occupiers and respond to market interest, a flexible planning permission is sought to allow for units to be occupied by either A1 or A3 operators.

The adjacent table and accompanying plan are based on an indicative mix of these uses, comprising **82,313 sq.ft.** of new A1 space within 21 units and **31,557 sq.ft.** of A3 space within 9 units.

This additional space equates to a nett increase of 17% based on Touchwoods existing retail and leisure floorspace of 650,000sq.ft.

Unit Number	Unit Type	GIA		
		Ground Floor (sq ft)	First Floor (sq ft)	Total (sq ft)
80	A3	1,055	1,055	2,110
81	A1	829	1,044	1,873
82	A1	2,519	2,400	4,919
83	A1	2,056	1,701	3,757
84	A1	2,056	1,701	3,757
85	A1	2,056	1,701	3,757
86	A1	2,056	1,701	3,757
87	A1	2,056	1,701	3,757
88	A1	1,173	1,001	2,174
89	A3	2,465	2,756	5,220
90	A1	915	1,496	2,411
91	A1	1,841	1,851	3,692
92	A1	1,938	1,948	3,886
93	A3	2,917	2,906	5,823
94	A3	1,023	1,238	2,260
95	A1	614	409	1,023
96	A1	603	398	1,001
97	A1	614	409	1,023
98	A3	1,345	1,324	2,669
99	A3	592	-	592
100	A3	2,422	1,528	3,950
101	A3	1,722	1,981	3,703
102	A3	2,616	2,616	5,231
103	A1	8,471	8,525	16,996
104	A1	2,486	2,110	4,596
105	A1	2,486	2,110	4,596
106	A1	2,486	2,110	4,596
107	A1	2,110	1,722	3,832
108	A1	1,916	1,722	3,638
109	A1	1,970	1,302	3,272
Total		59,406	54,465	113,871

Note: Unit numbering is a continuation of unit numbering of Touchwood

Table 4.1 Areas

4.4 Layout

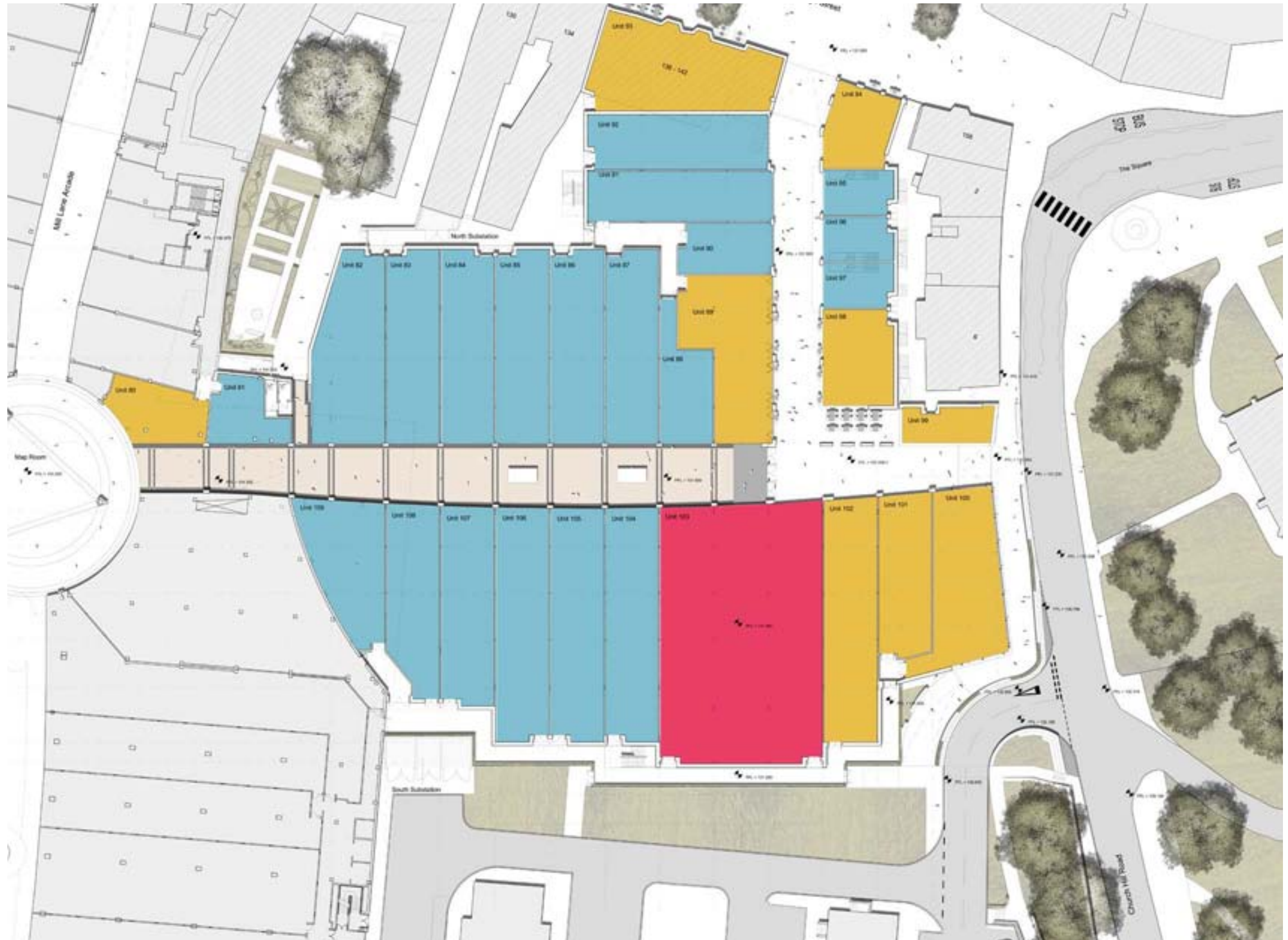


Figure 4.4.1 Ground floor plan



Figure 4.4.2 First floor plan

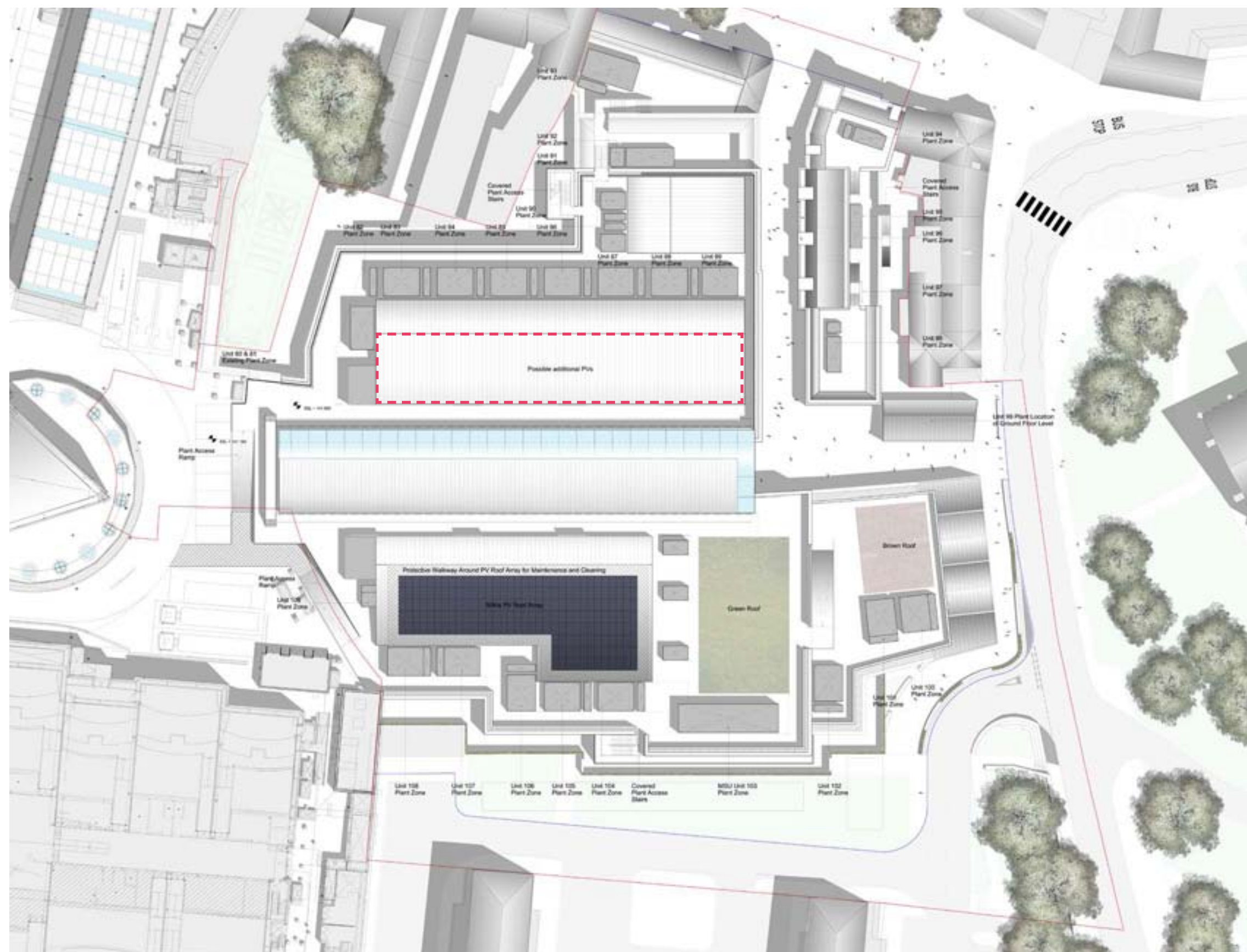
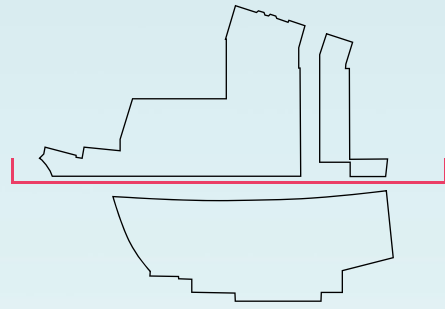


Figure 4.4.3 Roof plan

Figure 4.4.4 Section AA - Northern arcade elevation





Drury Lane
Connection

Unit 98

Unit 99

Church Hill Road

St Alphege Church

Figure 4.4.5 Section BB - Southern arcade elevation





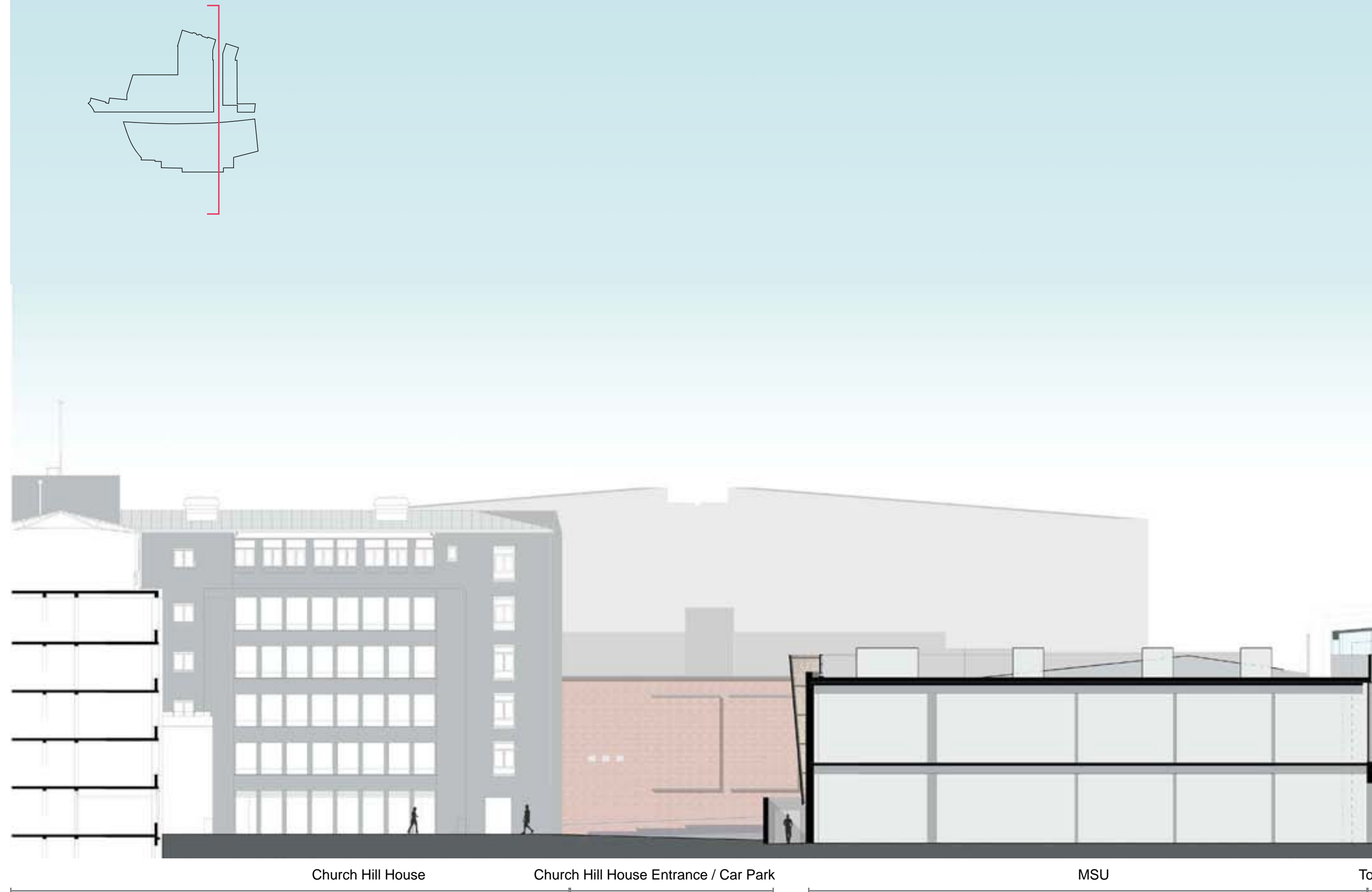
MSU (Unit 103)

Retail Units 103 - 109

Existing Unit

The Atrium

Figure 4.4.6 Section CC - Drury Lane Connection west elevation





Touchwood Entrance

Retail Units 89 - 91

Unit 92

Unit 93
(136-142 High Street)

High Street

Figure 4. 4.7 Section DD - Drury Lane Connection east elevation





MSU

Church Hill House

Figure 4.4.8 Section EE - Church Hill Road west elevation





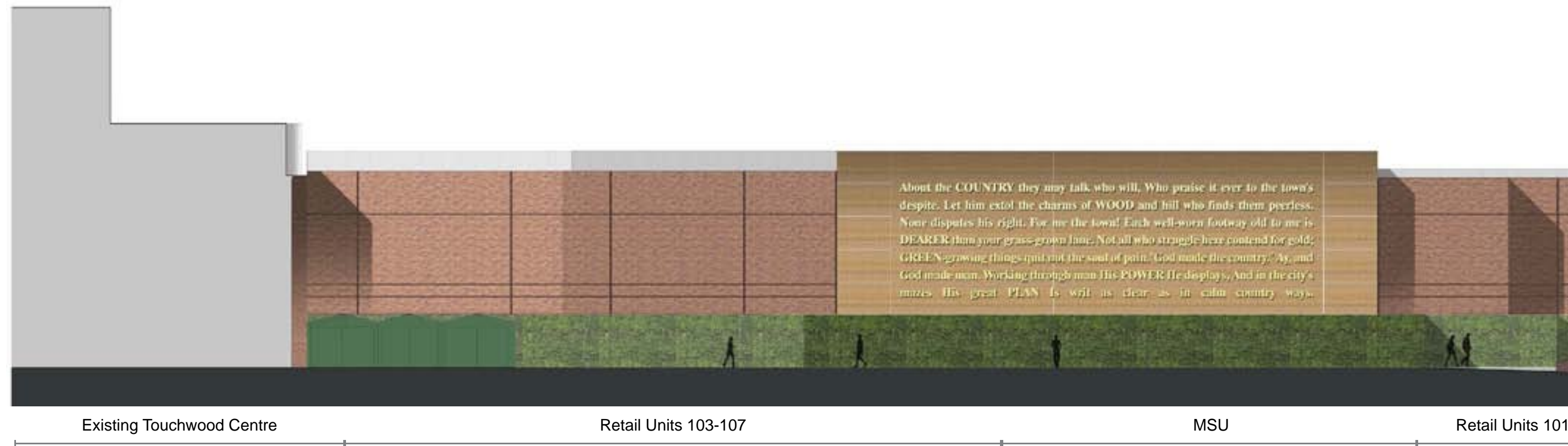
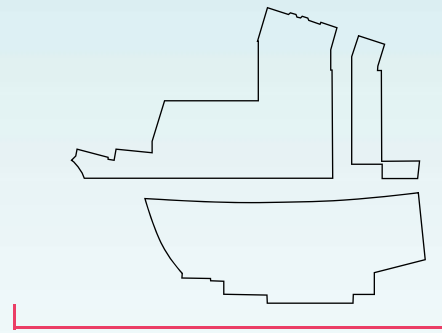
Unit 99

2-6 The Square

158 High Street

High Street

Figure 4.4.9 Section FF - Church Hill House elevation



About the COUNTRY they may talk who will, Who praise it ever to the town's despite. Let him extol the charms of WOOD and hill who finds them peerless. None disputes his right. For me the town! Each well-worn footway old to me is DEARER than your grass-grown hill. Not all who struggle here contend for gold; GREEN-growing things quit not the soul of pain! God made the country; Ay, and God made man. Working through man HIS POWER He displays, And in the city's mazes, His great PLAN Is well as clear as in calm country ways.



-102

Belvedere

Church Hill Road

St Alphege Church

Figure 4.4.10 Section GG - Internal Arcade elevation



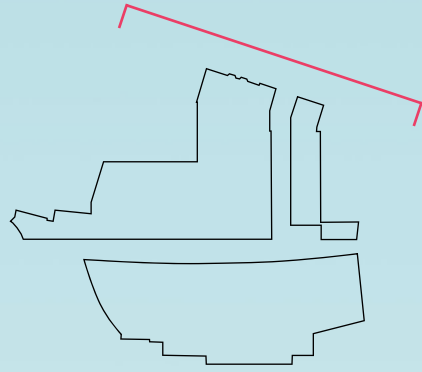


Internal Arcade

Retail Unit 104

Church Hill House

Figure 4.4.11 Section HH - High Street elevation



St Alphege Church

Church Hill Road

Unit 94

Drury Lane Connection



Unit 93

Manor Walk

Mill Lane Arcade

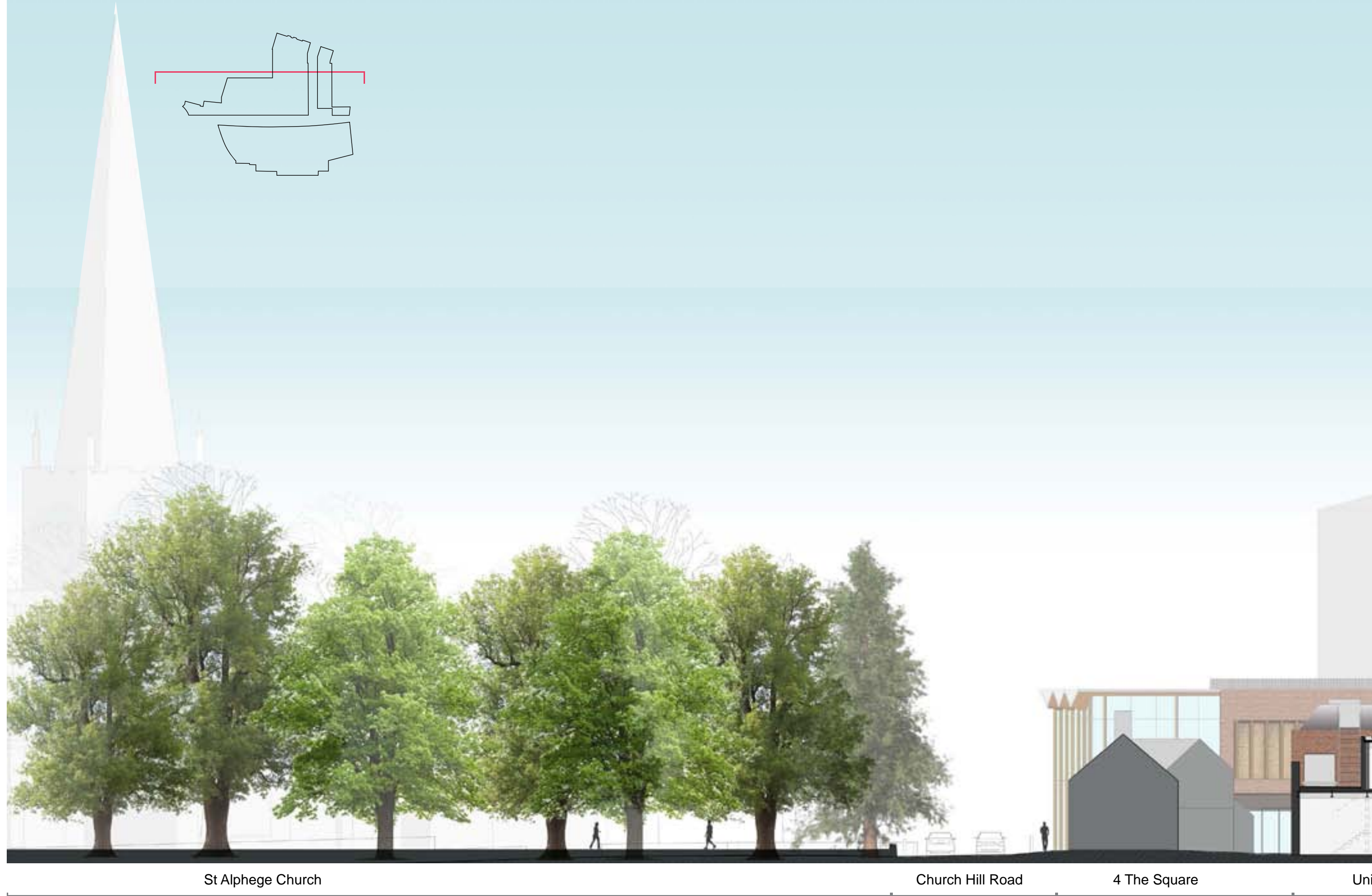
Figure 4.4.12 Section JJ - Belvedere / Pavilion / Island Block





Unit 99 Retail Unit 95-98 High Street 158 High Street

Figure 4.4.13 Section KK - Manor Garden elevation





Unit 96 Drury Lane Connection Unit 93 Unit 82-86 Manor Walk Manor Garden Existing Touchwood

4.5 Heights, Massing & Scale

The Site is surrounded by buildings of varying scale and heights. The buildings along the High Street and The Square, part of the town's historic urban fabric, are small and of a domestic scale, ranging from two-three storey in height. St Alphege Church and spire is approximately 54 metres tall and acts as an important local landmark for the town. Church Hill House located along the southern edge of the Site has seven floors and is approximately 26 metres in height.

The design development of the extension's mass has already been discussed in Section 3 on how the Extension steps down towards the historic listed buildings within the Conservation Area appropriate to Solihull's townscape. The Island Block's mass has been rigorously remodelled to be sympathetic in scale, mass and the form of the adjacent listed buildings of The Square. The southern edge of the Extension is of a similar scale and form so as to relate to the existing Touchwood.

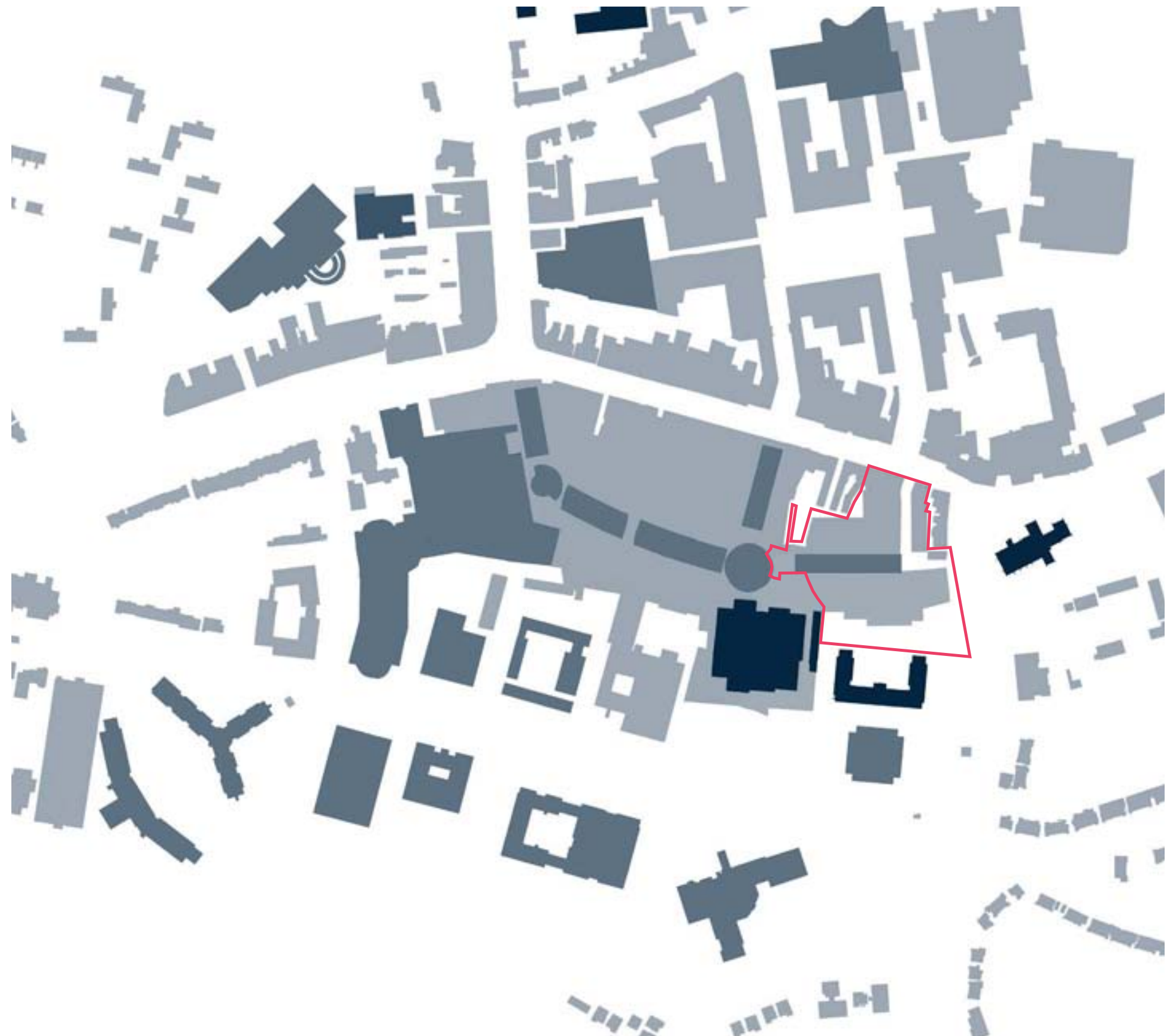


Figure 4.5.2 Proposed heights

Key
 1-3 Storey heights
 4-6 Storey heights
 7+ Storey heights

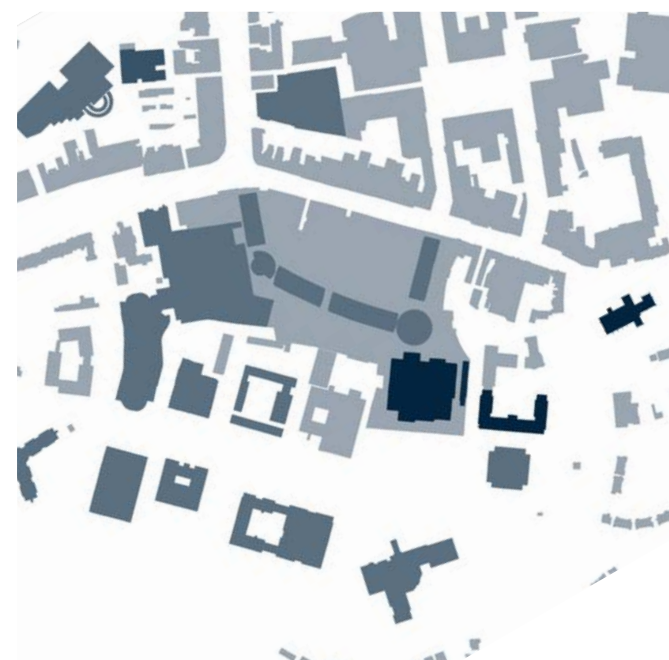


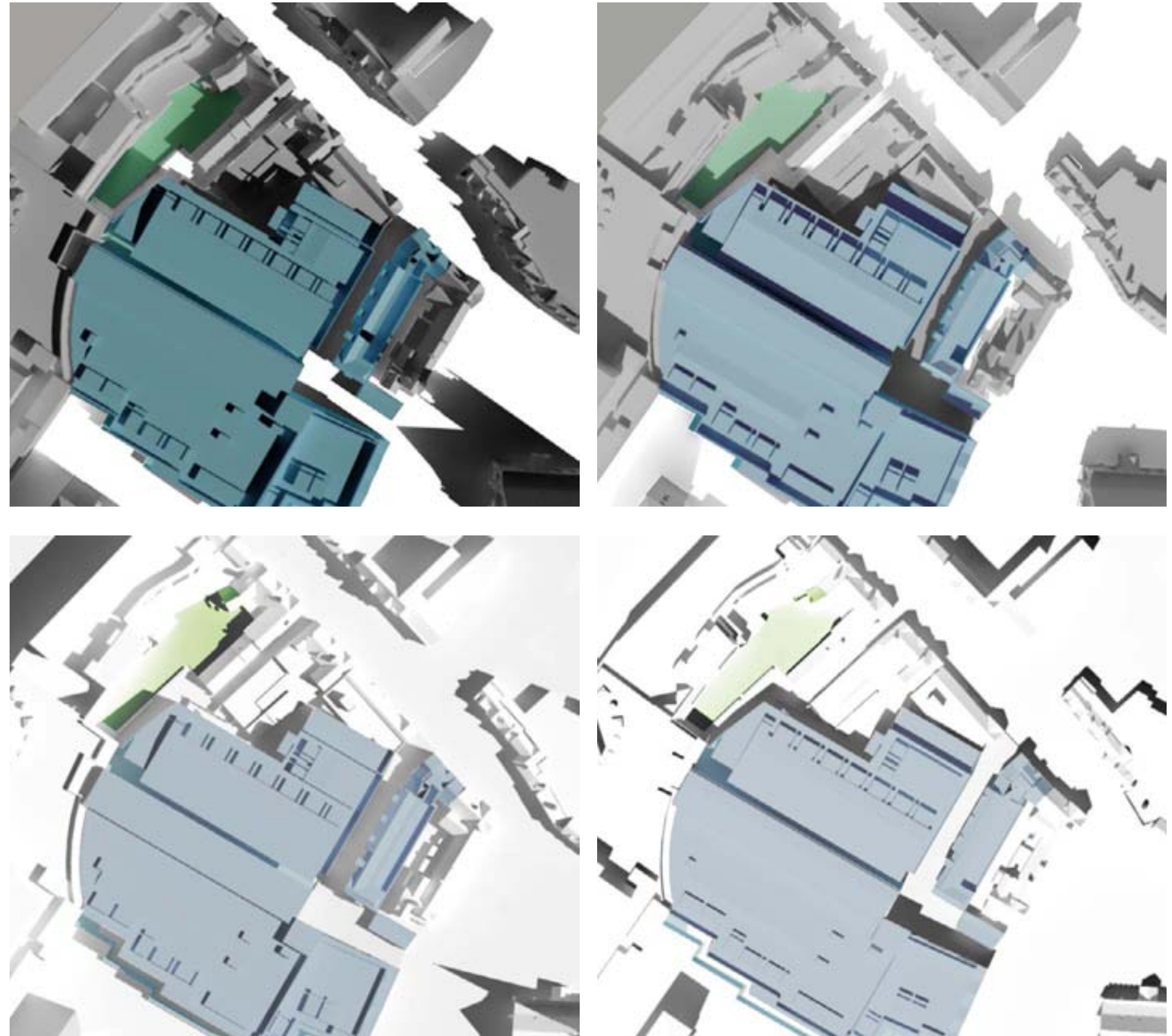
Figure 4.5.1 Current Heights

4.6 Shadow Assessment

A shadow assessment has been undertaken in accordance with the recommendations of the Building Research Establishment report “Site Layout Planning for Daylight & Sunlight 2011”. This is the standard specifically identified by the majority of Local Planning authorities by which daylight, sunlight and overshadowing should be assessed.

The BRE advises that amenity spaces such as gardens, parks and children’s playgrounds should be considered for overshadowing assessments. It recommends that no more than 40% and preferably no more than 25% of the amenity areas should be in permanent shadow, any part of the areas that can receive at least two hours of sunlight on 21st March are deemed to be sufficiently lit.

The amenity areas considered in this analysis are the neighbouring amenity area north of the development site at Manor House, 126 High Street and the proposed square and walkways from the High Street and The Square. The shadow image drawings shown indicate the transient shadows cast by all the buildings on March 21st for the existing and Proposed Development. The full details of the shadow assessment are included within the Shadow Analysis Document accompanying the planning application.



1.	2.
3.	4.

- 1. 09:00 Proposed 21st March
- 2. 13:00 Proposed 21st March
- 3. 09:00 Proposed 21st June
- 4. 13:00 Proposed 21st June

Figure 4.6.1 Shadow assessments

4.7 Landscape

4.7.1 Concept & Strategy

The landscape materials and arrangements are based on the architectural and paving layout as designed for the Internal Arcade. A number of simple devices have been adopted with the objective to integrate the external landscape treatment with those of the interior retail space. This will extend the quality and ambience of Touchwood up to the High Street & Church Hill Road entry points (thresholds) and provide a cohesive visual language to the new development.

Ribbon Frames

The identity of each retail unit is reinforced by the use of a dark stone cladding ribbon frame. This is expressed on the vertical protruding colonnade of the building facade and in the paving on the ground plane. It is the ground plane demarcation that will be continued at the edge of the external paving arrangement to the Drury Lane Connection and the Church Hill Road entry point.

Paving size

The size and/or pattern of paving slabs within the Internal Arcade will be repeated externally. This will provide continuity between outside/inside. The paving in New Court will be a distinctive smaller size of sett to demarcate this open gathering and main building entrance area.

Thresholds

The new paved route to the High Street (Drury Lane Connection) and the access to Church Hill Road from New Court are intended to project to the kerb edge forming a signifier of the entry point to Touchwood. These paved projections serve as thresholds and will be framed by dark stone cladding ribbon frame as illustrated in the Landscape masterplan.

The Historic setting

The integration of the Proposed Development within the exiting townscape, and adjacent to historic buildings is of crucial importance. The juxtaposition of contemporary buildings with existing historic building can work very successfully if the landscape treatments that 'bind together' the building through the ground plane is carefully considered.

St Alphege Church provides a strong anchor point for the surrounding historic buildings. Materials and texture of these buildings has informed the choice of the new materials used for the extended Touchwood.

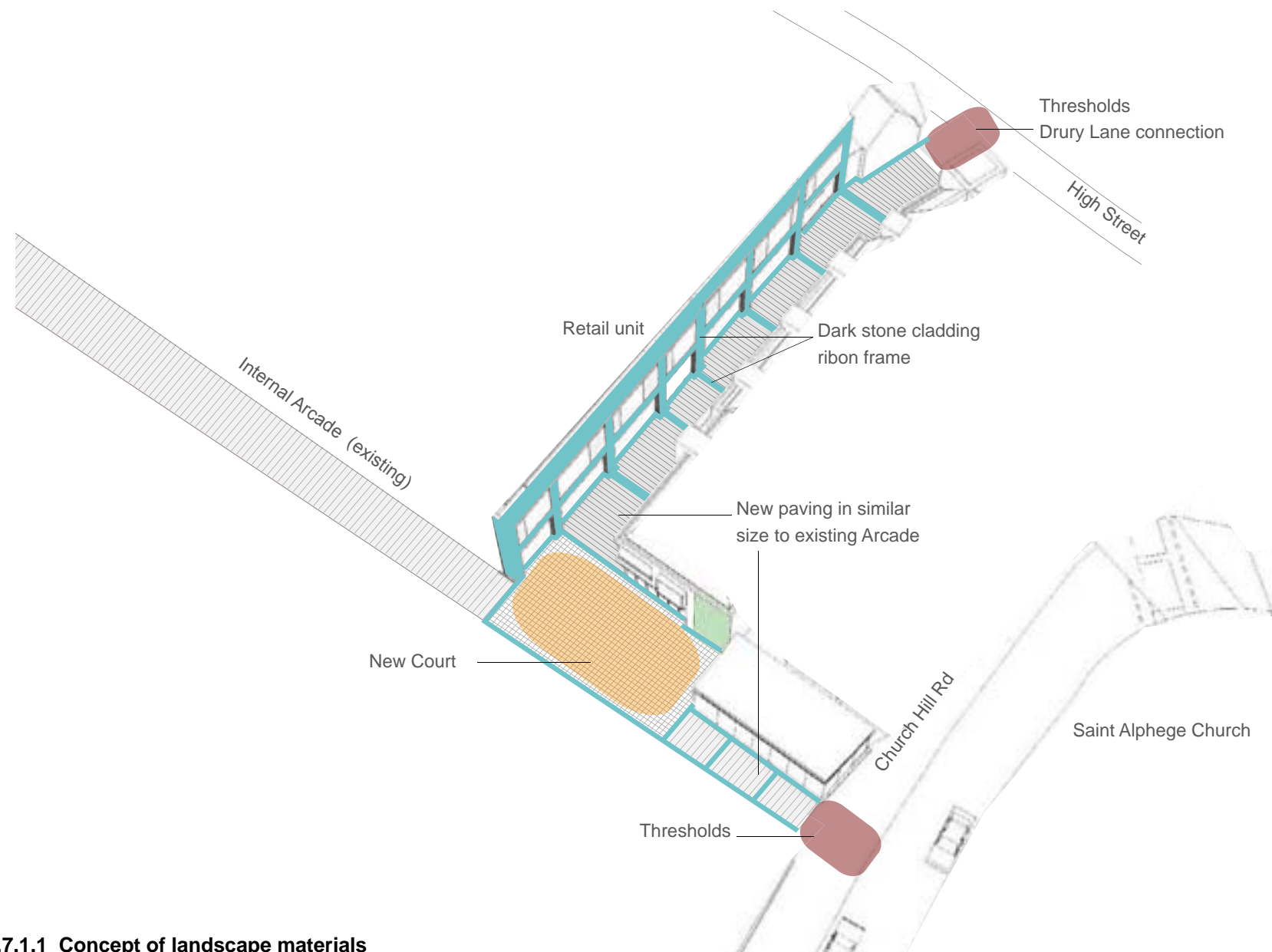


Figure 4.7.1.1 Concept of landscape materials



Figure 4.7.1.2 Example of existing materials

4.7.2 Evolution of the Landscape Proposals

Paving Material

One of the prime objective of the landscape proposals were to design it as a cohesive whole with fluid links from the High Street to New Court. This was initially manifested through a lively ground plane consisting of a palette with engaging gradations of granite paving to provide a high quality, durable and long lasting finish appropriate for this setting.

This has progressed to using softer mixed tones of sandstone which reflects the context of the historical setting better.

Paving Pattern

The paving pattern was devised to suggest a varied and stimulating surface with a changing focus culminating at the important gathering and outdoor dining space at New Court. It was expressed through using lighter tones towards the edges at the High Street, The Square and The Atrium, seamlessly progressing to darker tones at New Court. Different shades of granite were previously suggested.

Through design development the paving size has changed to reflect those similar size to the Crescent Arcade paving to strengthen continuity and fluidity as demonstrated in the concept diagram. At the focal points of New Court and Church Hill Court smaller size paving setts was chosen to distinguish from the rest of the areas. The darker stone ribbon frame which projects the new retail building facade define different materials and patterns by framing around each area.

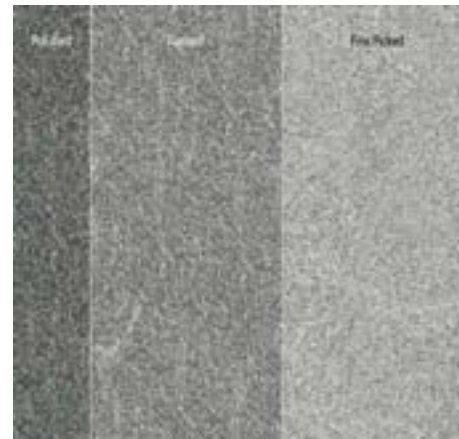


Figure 4.7.2.1 Granite palette



Figure 4.7.2.2 Sandstone palette

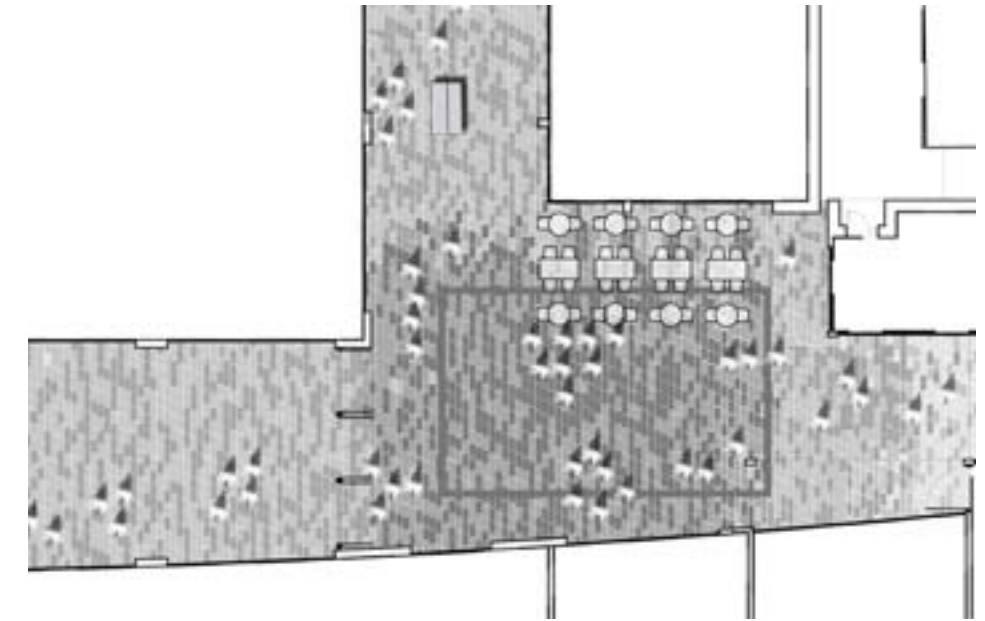


Figure 4.7.2.3 Paving details of New Court from early development



Figure 4.7.2.4 Masterplan from early development

Security

The security in the new design is exhibited through a combination of terraced planting with seating to offer an interesting treatment around the traffic at Church Hill Road and Belvedere. Along with being a more cost effective solution, it contributes to a unifying green aspect with the backdrop of green screen for this pocket space.

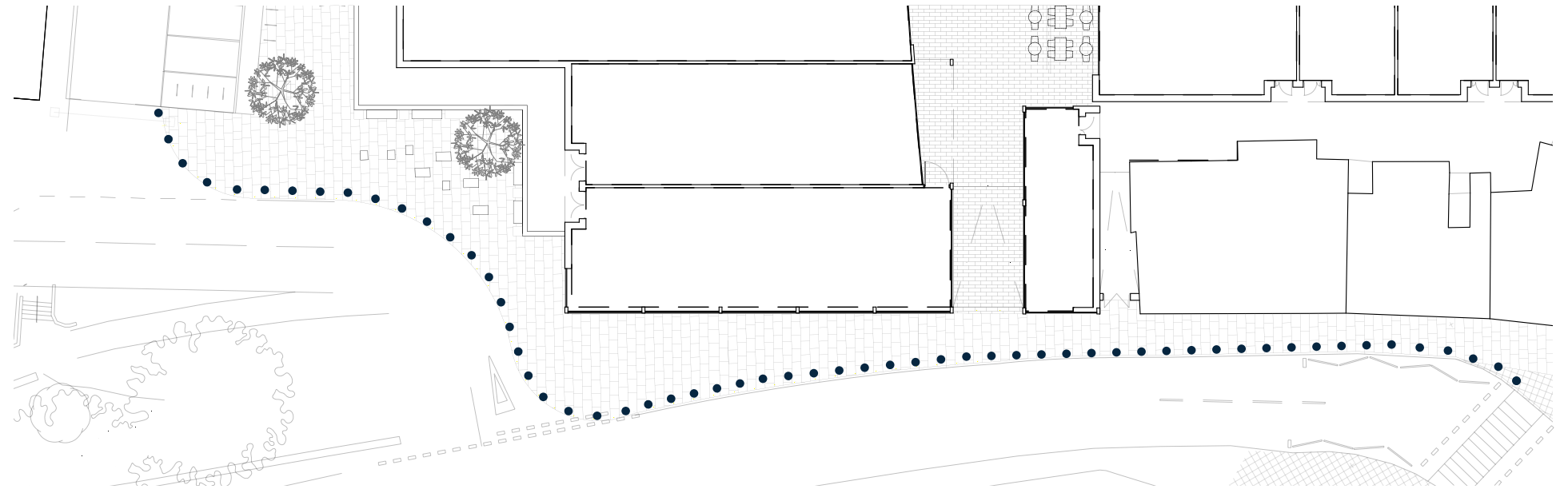


Figure 4.7.2.5 Security provision using bollard from early development

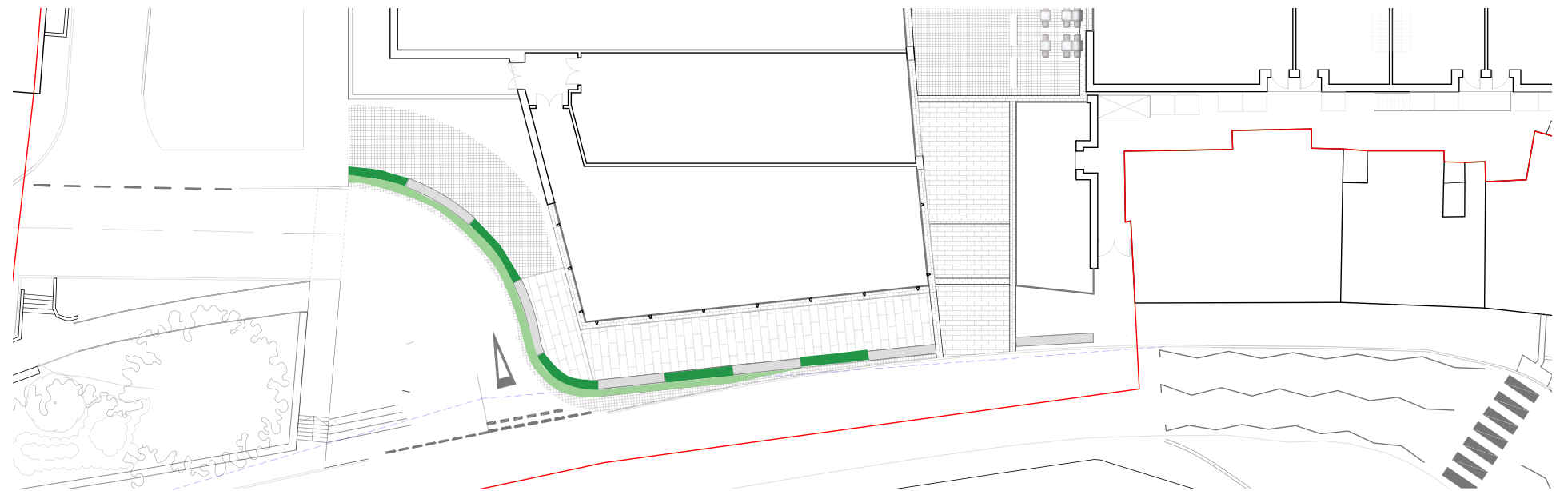


Figure 4.7.2.6 Current security provision - stepped terrace

4.7.2 Landscape Masterplan



KEY

- 01 New Court
- 02 Cafe area with planters
- 03 Church Hill Court
- 04 Planter steps
- 05 Drury Lane connection
- 06 Internal Arcade
- 07 Manor Square connection
- Site Boundary
- Vehicle vision splay

St Alphege Church



Figure 4.7.2.1 Proposed landscape plan - NTS

4.7.3 New Court

The two new paved routes from The High Street and Church Hill Road, culminate at New Court. This external area becomes a significant destination, gathering space and threshold to the interior of Touchwood.

The partly enclosed space will provide a sheltered and attractive part of the public realm. Views from within the court looking east reveal the St Alphege Church spire. The paving pattern and tone within the defined rectangular space will differ from that of the two approach routes. Outside dining area offers will occupy parts of the New Court. These will be defined by contemporary planters.

Lighting will play an importance part in creating an ambience after dark.

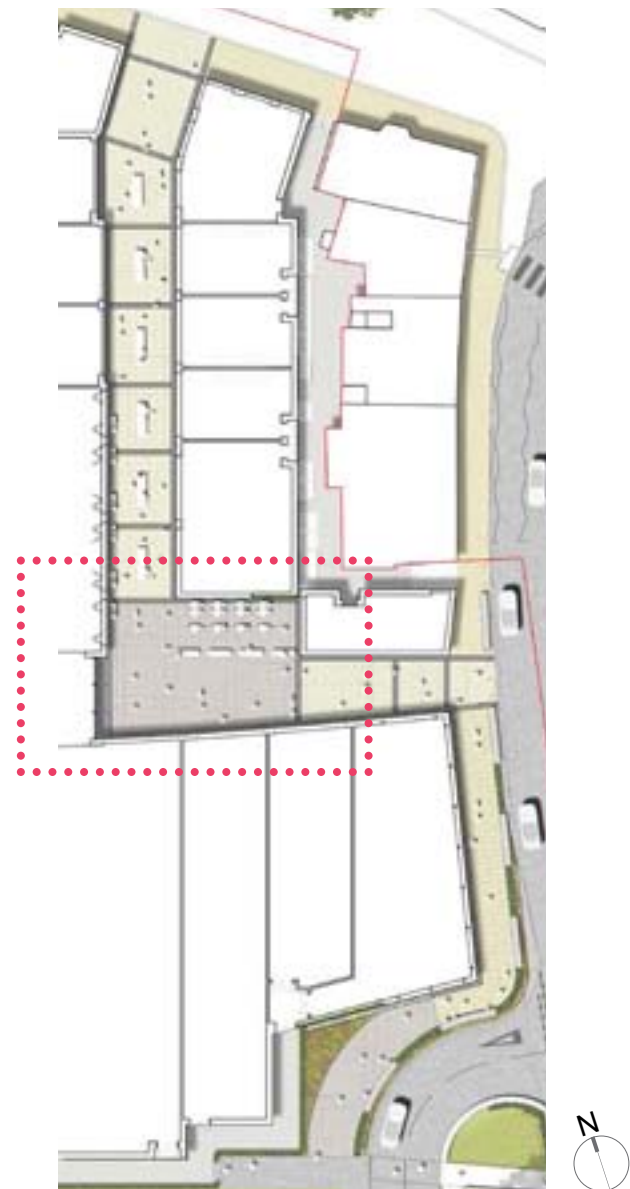


Figure 4.7.3.1 Location plan - NTS



Figure 4.7.3.2 Detail plan of New Court - NTS

4.7.4 Church Hill Court

Church Hill Court exploits the pocket corner of the southern part of the development adjacent to the Belvedere. Opportunities to create a new part of the public realm are combined with a reworking of the levels to provide building security protection and greening of the pavement edge. The paving arrangement guides pedestrians towards a new crossing point away from the bell mouth of the entry road. This will increase safety and allow the change of level between the pavement and the road to continue around the radius.

Integrated bespoke radial seating is provided at the top of the level change. This further protects against road crossing and falling. A planted area is provided for decorative robust species up to the screen wall which conceals the service area. The screen wall has a wire framework attached with a variety of climbing plants.

KEY

- ① Sandstone setts
- ② Yorkstone
- ③ Gravel strip
- ④ Brushed concrete finish to service corridor
- ⑤ Planting
- ⑥ Bespoke seating
- ⑦ Hedge
- ⑧ Green screening
- ⑨ Crossing
- ⑩ Vehicle vision splay

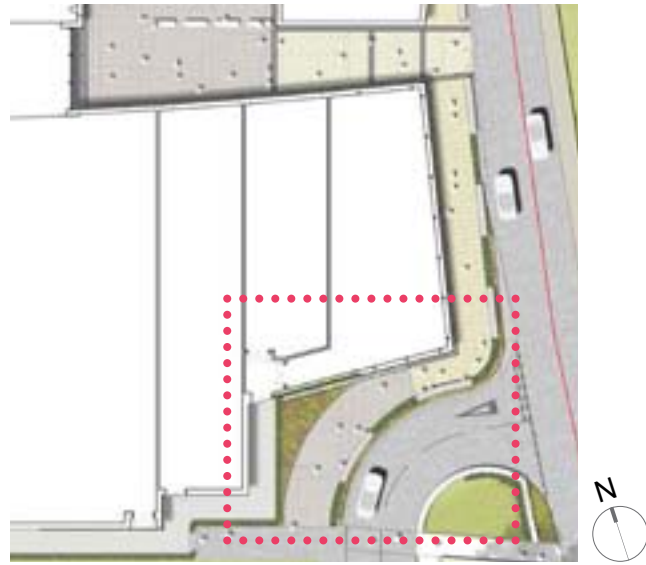


Figure 4.7.4.1 Location plan - NTS



Figure 4.7.4.2 Aerial view of Church Hill Court

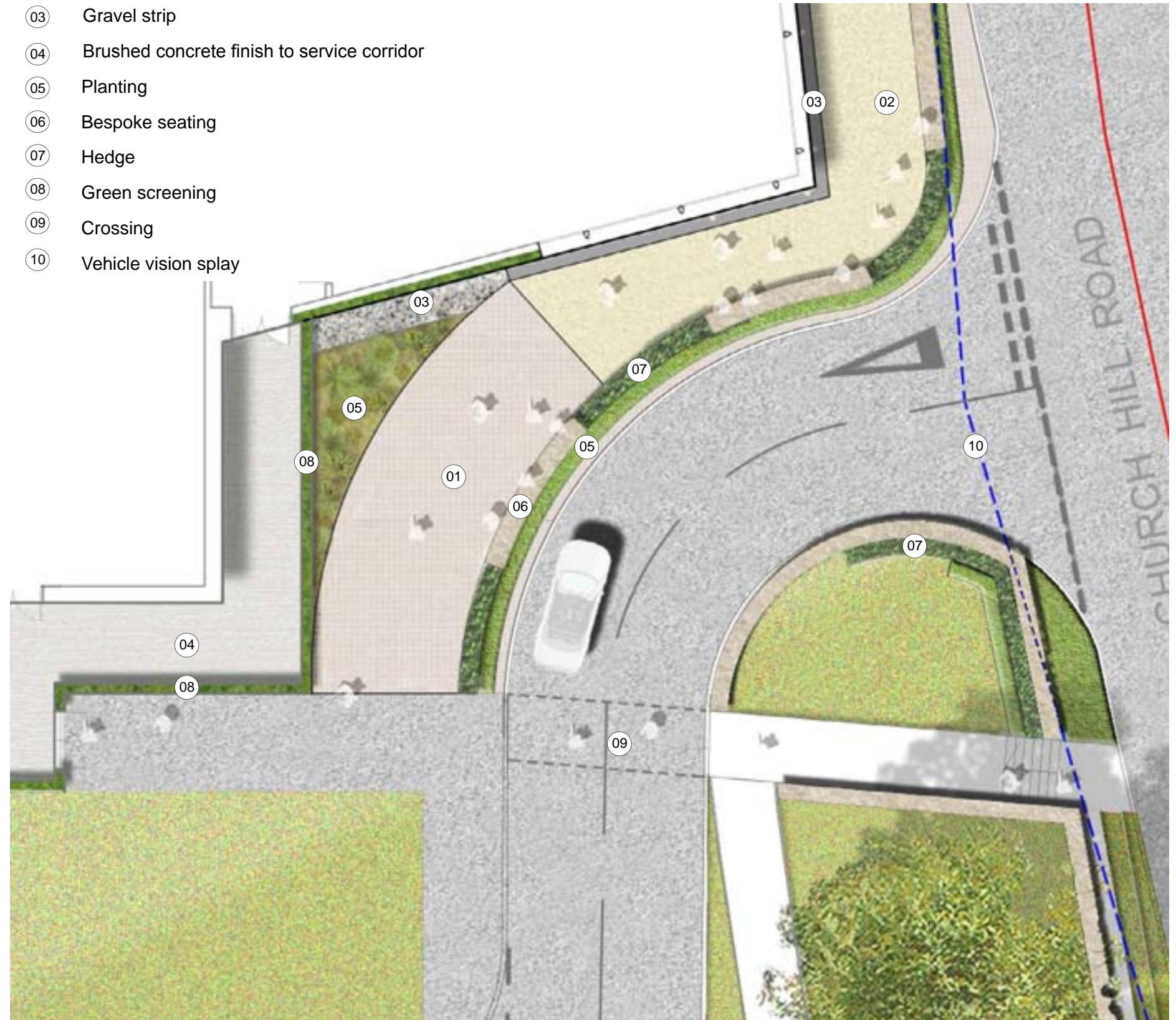


Figure 4.7.4.3 Detail plan of Church Hill Court - NTS

4.7.5 Hard Materials Palette

The selection of hard paving materials needs to respond to various parameters; these are listed below. Natural stone is an appropriate choice. Granites and sandstones have been investigated for colour/ texture matching. A warm neutral colour palette is seen as most appropriate, cream, buff and warm greys. This is difficult to achieve in granite and therefore a group of commercially available sandstones have been selected.

The proposed natural sandstone is available in six tonal colours. These can be matched in any combination or used as a single tone colour. The stone can be supplied in smaller sizes. The standard paving plank size is 600x130x65mm.

- Contextual relationship with the existing built heritage (colour/ texture)
- Response to the existing phases of paving used within Touchwood
- Cohesive visual language with the new architecture of Touchwood
- Practical and robust without unusual maintenance requirements and suitable for heavy foot traffic and external retail food offers
- Provide a perception of high quality design and contemporary flair commensurate with the Touchwood experience

The sandstone is supplied in six differing tones. These can be premixed and ordered in four seasonal colour ways. An example of this is shown opposite. Each tone can be used with or with out other complementarity tones/colour. The final combination and selection of stone has not been finalised.



Yorkstone (Sandstone)
Solihull Heritage street scape

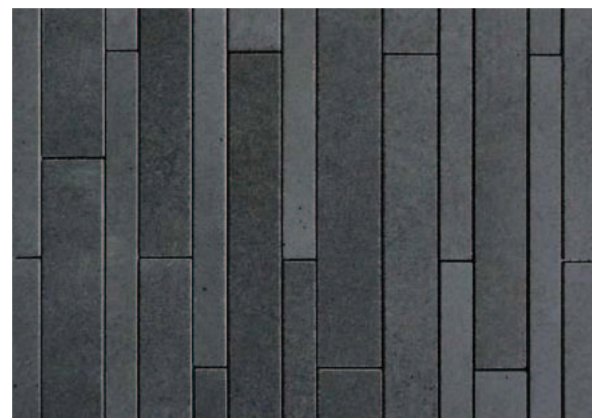


Natural Sandstone setts in New Court



Examples of tones and combinations for natural sandstone

Example of natural sandstone pre-mixed combinations



Granite banding, dark grey / charcoal

4.7.6 Hard Materials Arrangement

The proposed extents of the paving materials are shown with the off-site Yorkstone stone that is used for the highways/pavements. This illustrates the continuity of the proposed design with the existing street scape.

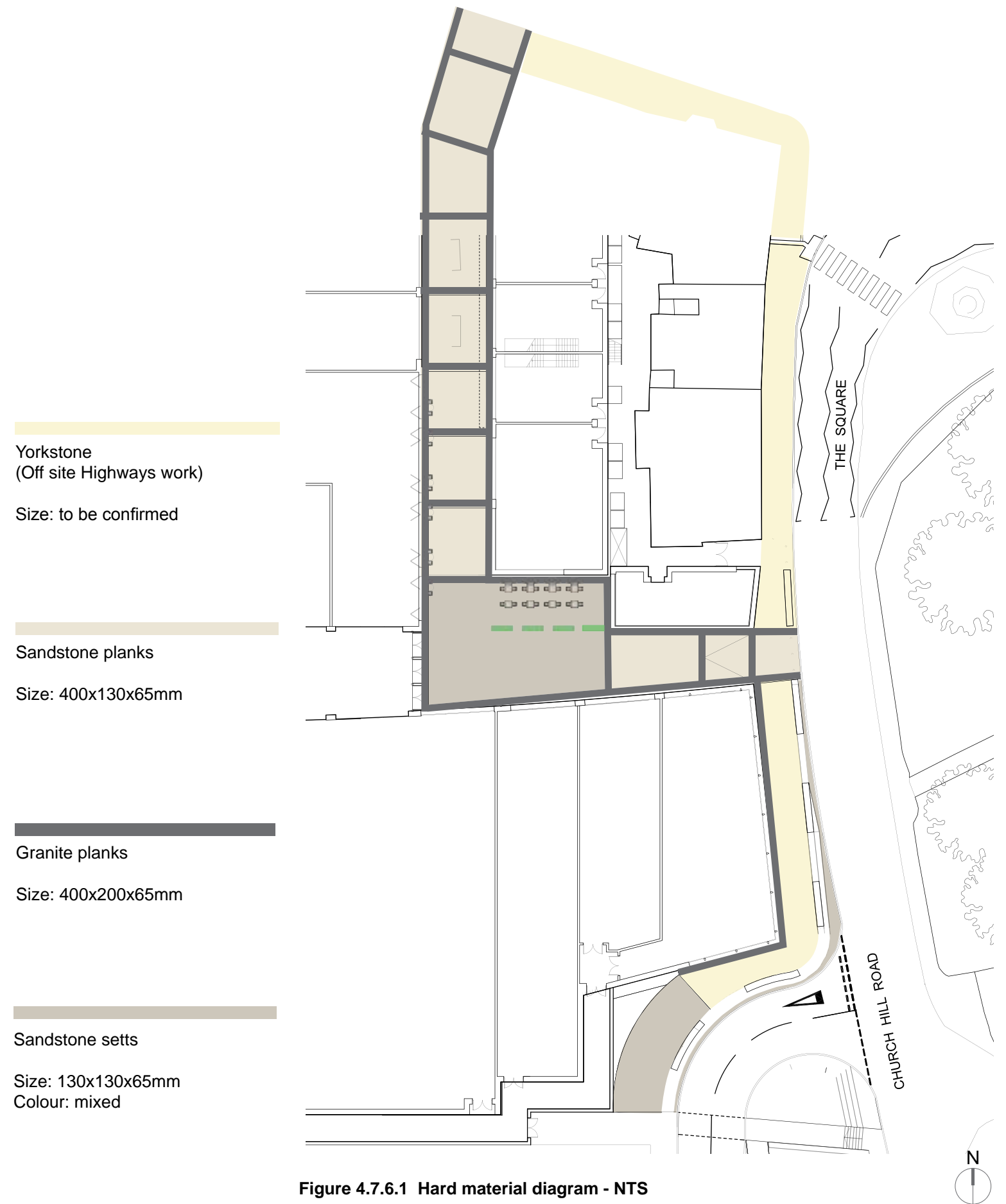


Figure 4.7.6.1 Hard material diagram - NTS

4.7.7 Sandstone Paving Examples

Natural sandstone achieves BS British Standard for market places and is able to accept loads of delivery and emergency vehicles - class 4 loading. The origin of the stone is India and accredited as ethically produced in terms of human welfare and environmental standards.

Sharp edge requires less mortar between planks. This reduces cost at installation and improves the visual appearance and easy of maintenance, reducing the failure of mortar joints.

The images illustrate a recent installation of the sandstone at Store Street in London.

Maintenance of the sandstone is as for any sandstone such as York stone. It is recommended to be swept regularly, kept free of debris such as gum and jet washed once a year.

In areas where food and beverages are consumed such as outdoor dining and cafe areas, it is recommended to treat the area of stone with a proprietary product such as 'Lithofin MN Stain Stop'. This penetrates into the stone with leaving any surface film and will render the stone resistance to absorption of foodstuff and beverages. Colour rendition of the stone will not be affected.



Figure 4.7.7.1 Natural sandstone examples

4.7.8 Security (Stepped level change)

In order to provide the building with an adequate deterrent from impact and penetration by vehicles, the levels are manipulated to provide a raised paved area adjacent to the building. As Church Hill Road falls away a distinct stepped level change is constructed.

This level change allows planting and seating to be incorporated in the steps and directs the pedestrian flow to defined crossing points. The kerb line of the road and the highways levels remain as existing and as proposed for the bell mouth entrance.

The stepped level change is pulled back towards the building slightly to allow the vehicular vision splay to operate.

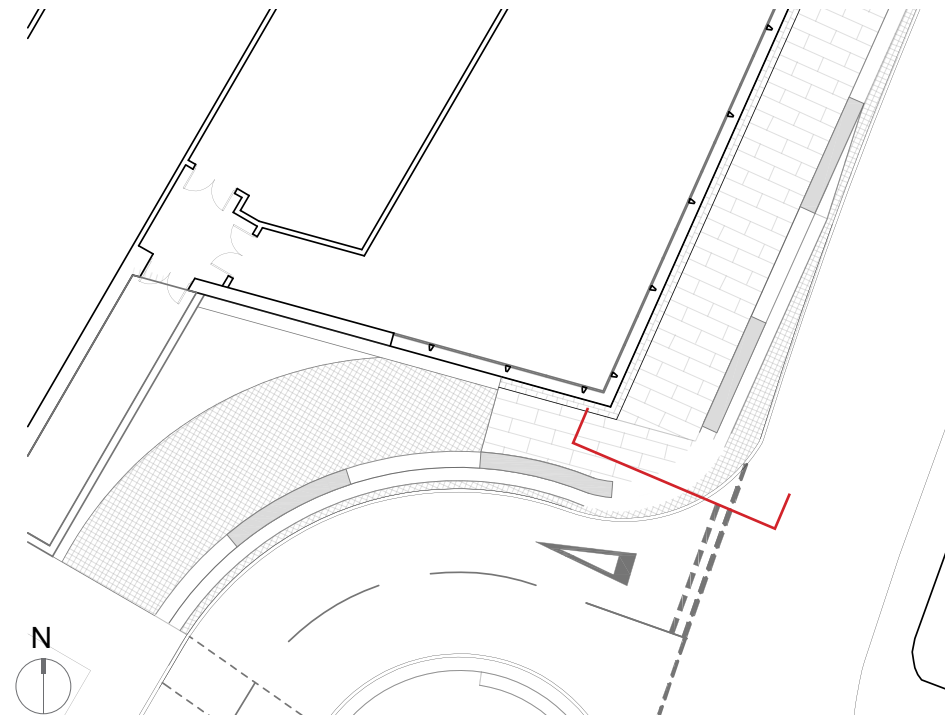


Figure 4.7.8.1 Location plan for section - NTS

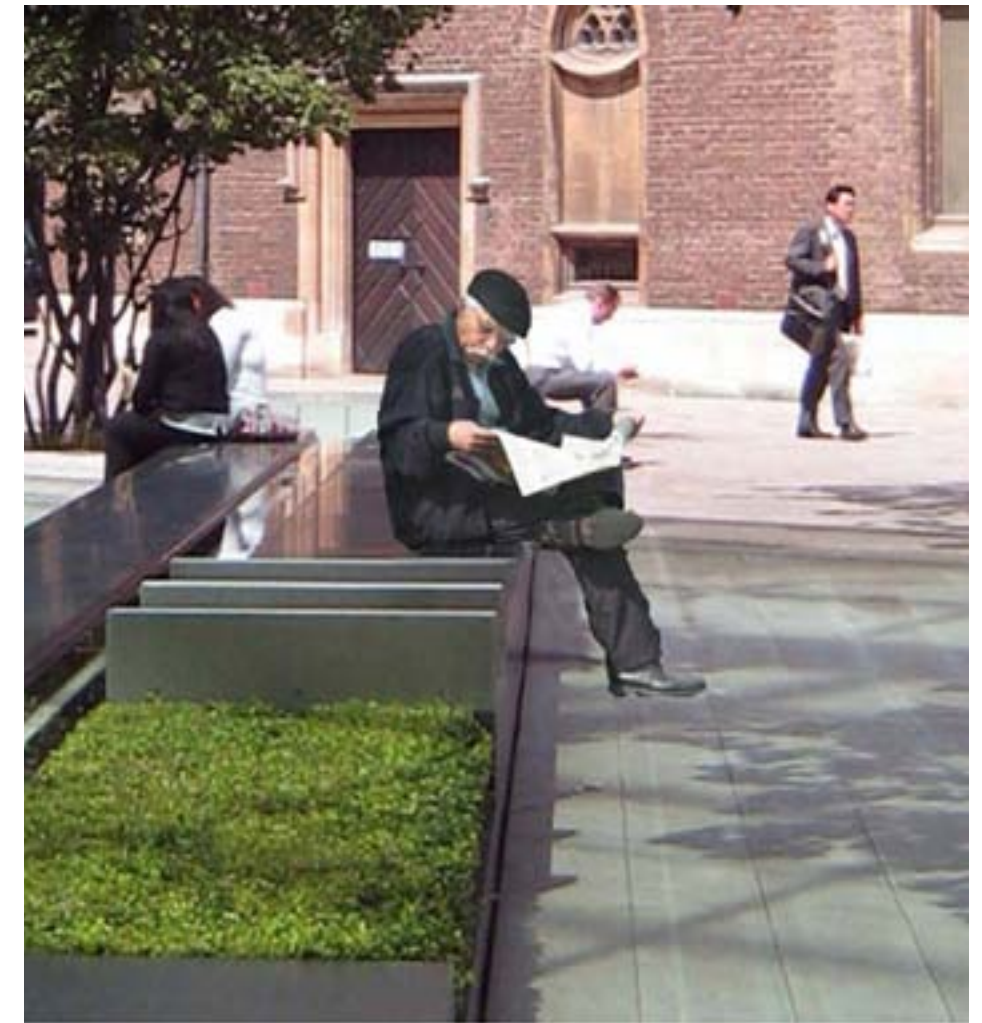


Figure 4.7.8.4 Images illustrating the integrated bench with low hedge planting and the planted of the stepped edge to the road.

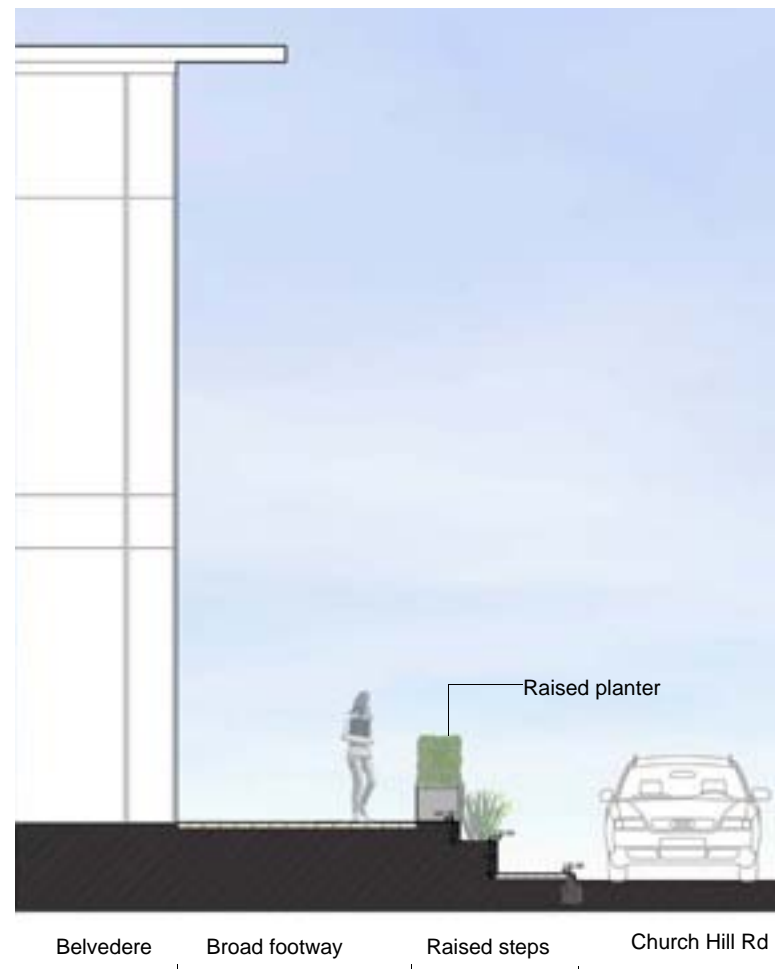


Figure 4.7.8.2 Section - Option 1 with raised planters or raised seating

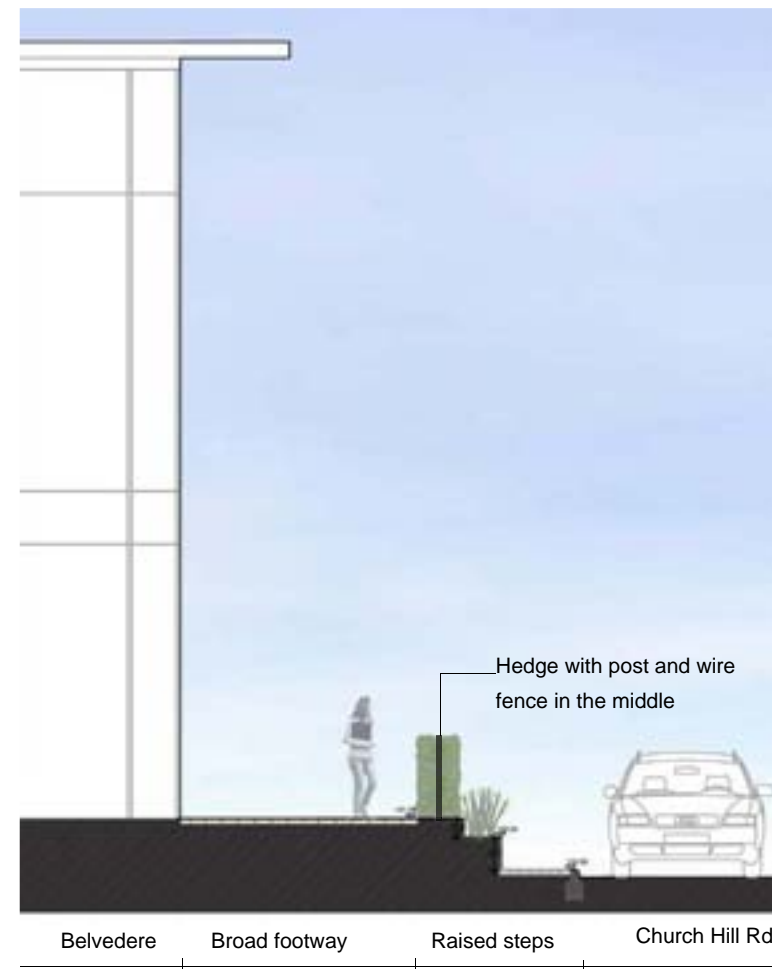


Figure 4.7.8.3 Section - Option 2 hedge or seating

4.7.9 Street Furniture & Fixtures

Bollards: For the purpose for vehicle security barrier bollards are suggested at Church Hill Road and Drury Lane Connection.

Seating Type 1: See 4.7.8 Security (stepped level change) this seating is bespoke and combined with the planted steps.

Seating Type 2: These seatings are positioned along the route to the High Street (Drury Lane connection) in order to allow for maintenance vehicles to pass either side. Proposed shape is long and wide and intended to be used from both sides of the route. The material can be stone, re-constituted stone/concrete or with timber top.

Accent lighting (uplighters) can be incorporated under the benches for night time effect.

Raised Planters: Raised planters used as demarcation for outdoor eating areas at the New Court.



Figure 4.7.9.2 Bespoke seating Type 1



Figure 4.7.9.3 Seating type 2



Figure 4.7.9.4 Contemporary materials and single species grasses to complement new architecture.



Figure 4.7.9.1 Bollards can be at once contemporary and also relate to the historic context

4.7.10 Green and Brown Roof

The Proposed Development makes best use of available roof space for both extensive green roof and biodiversity brown roof, through sedum planting and drought tolerant wildflower, hardy shrubs and perennials. The latter type is designed with log and rock piles, sand dunes and rubble from the Site with a few plug plants to encourage natural colonisation in due course. These roofs make significant contribution to enhanced site ecology by reduction of on site surface water run-off, improvement of air quality, encouragement of on site biodiversity and ameliorating local microclimate improvements in efficiency of summer cooling systems.

The roofs will be designed to be lightweight and support low maintenance vegetation landscape which is wind and frost resistant, with a substantial emphasis on native plants. This can be achieved with a combination of sedum vegetation blanket and plug plants. The roofs will be used for their ecological benefits and aesthetic appearance and would not be intended for general access or leisure purpose.



Figure 4.7.10.2 Green roof with sedum planting



Figure 4.7.10.3 Brown roof example

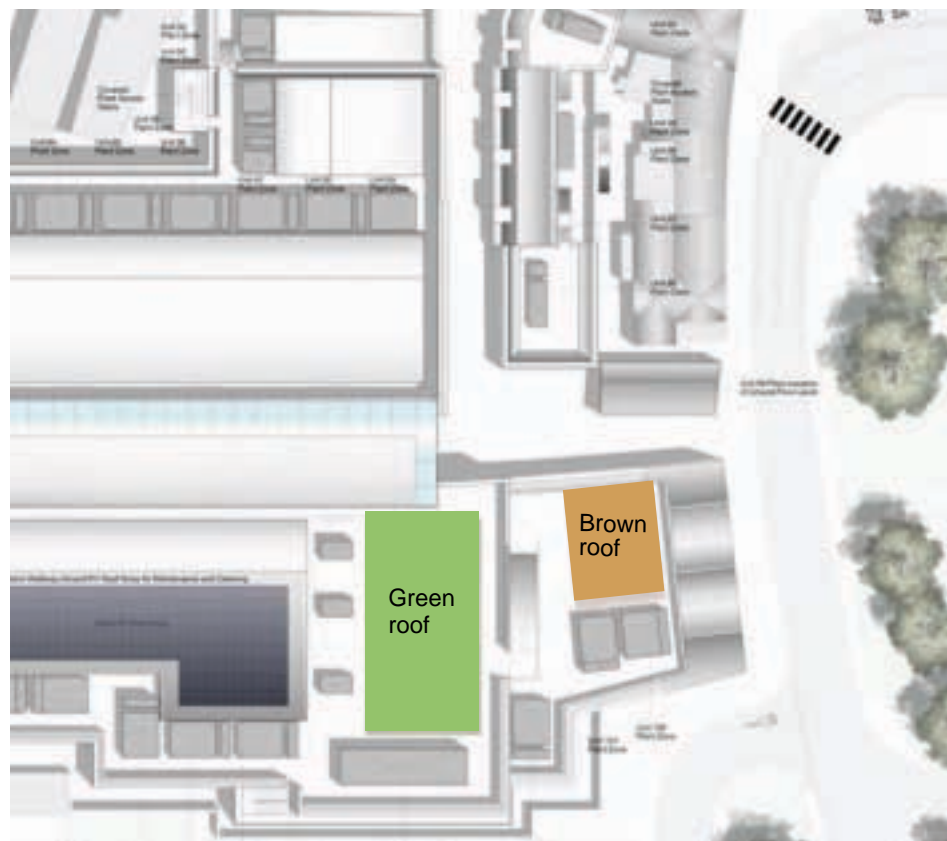


Figure 4.7.10.1 Location Plan - NTS



Figure 4.7.10.4 Green roof with hardy shrubs and perennials planting



Figure 4.7.10.5 Brown roof with wildflower planting

4.7.11 Living Green Walls

A living wall will be designed at one of the corners at New Court to provide remarkable aesthetic appeal for this important gathering space. It will be a lightweight semi hydroponic modular panel structure designed with a wide array of plants to create striking patterns and unique design with multitude of colours, textures and sizes. These will act as living acoustic and thermal insulation for this busy outdoor dining area. They help to reduce temperature fluctuation at a wall's surface and contribute towards energy efficiency of the building. They support biodiversity by sustaining a variety of plants, pollinators, invertebrates and provide habitat and nesting places for various species.

These walls will be designed with a drip line to irrigate the plants through the fabric and a waterproofing and air membrane attached at the back to protect the wall from damage.



Figure 4.7.11.1 New Court location plan - NTS



4.7.12 Green Screen Planting

Church Hill Court will be designed with green screen systems to soften the landscape around the busy junction. The solid wall to the north will incorporate a modular trellis panel system, which will be a rigid and lightweight panel system to hold the green facade off the wall surface.

The boundary to the west and continuous south side will be designed with a pre-grown screen to provide a perimeter security solution. In addition to the various biodiversity and environmental benefits they will act as a deterrent against graffiti and other anti social behaviour.



Figure 4.7.12.3 Wire trellis system for solid green wall



Figure 4.7.12.4 Pre-grown ivy green screen



Figure 4.7.12.1 Manor Walk location plan - NTS

Solid wall with green screening

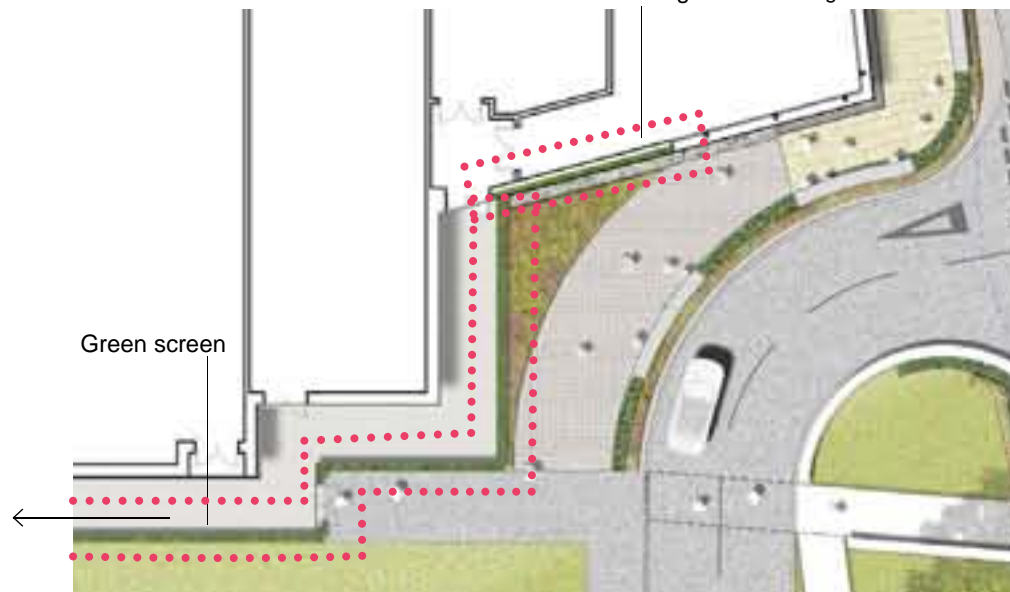


Figure 4.7.12.2 Church Hill Court location plan - NTS



Figure 4.7.12.5 Examples of green screen species

4.8 Key Views

The Heritage Impact Assessment accompanying this application identifies a number of heritage assets in the vicinity of the Proposed Development. The setting of these assets has been taken into account when defining important views that may be altered by the proposal.

The following views relate to heritage assets, landmarks and other key views and vistas that have been defined in the Heritage Impact Assessment and agreed with the Local Authority.

Heritage Asset

1. 116-120 High Street - Grade II (*Heritage and Landscape Assessment p 22*)
2. 124 High Street - Grade II (*Heritage and Landscape Assessment p 22*)
3. The Manor House, High Street - Grade II* (*Heritage and Landscape Assessment p 22*)
4. 130 & 134 High Street - Grade II (*Heritage and Landscape Assessment, p 23*)
5. 138 & 140 High Street - Grade II (*Heritage and Landscape Assessment, p 23*)
6. 144 High Street - Grade II (*Heritage and Landscape Assessment, p 23*)
7. 158 High Street - Grade II (*Heritage and Landscape Assessment, p 23*)
8. 165 High Street - Grade II (*Heritage and Landscape Assessment, p 24*)
9. 173 High Street - Grade II (*Heritage and Landscape Assessment, p 24*)
10. 181 -189 High Street - Grade II (*Heritage and Landscape Assessment, p 24*)
11. 1 The Square - Grade II (*Heritage and Landscape Assessment, p 20*)
12. 2 & 4 The Square - Grade II (*Heritage and Landscape Assessment, p 20*)
13. 6 The Square - Grade II (*Heritage and Landscape Assessment, p 21*)
14. 3 The Square - Grade II (*Heritage and Landscape Assessment, p 20*)
15. Church of St Alphege Church - Grade I (*Heritage and Landscape Assessment, p 21*)



Figure 4.8.1 Key view location plan



Figure 4.8.2 Key view 01

Heritage Asset

- 138 & 140 High Street - Grade II (*Heritage and Landscape Assessment p 23*)
- 144 High Street - Grade II (*Heritage and Landscape Assessment, p 23*)
- 158 High Street - Grade II (*Heritage and Landscape Assessment, p 23*)



Figure 4.8.3 Existing view



Figure 4.8.4 Proposed view



Figure 4.8.5 Key view 02

Heritage Asset

- 158 High Street - Grade II (*Heritage and Landscape Assessment, p 23*)
- 2 and 4 The Square - Grade II (*Heritage and Landscape Assessment, p 20*)
- 6 The Square - Grade II (*Heritage and Landscape Assessment, p 20*)



Figure 4.8.6 Existing view



Figure 4.8.7 Proposed view



Figure 4.8.8 Key view 03

Heritage Asset

- St Alphege Church - Grade I (*Heritage and Landscape Assessment, p 21*)



Figure 4.8.9 Existing view



Figure 4.8.10 Proposed view

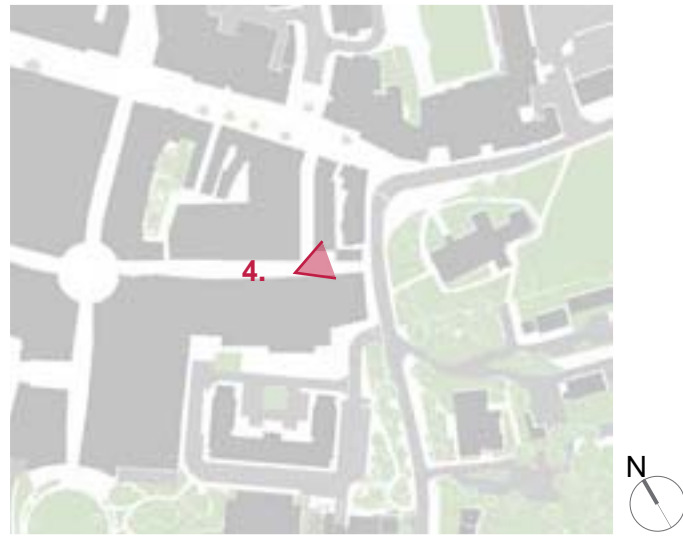


Figure 4.8.11 Key view 04

Heritage Asset

- St Alphege Church - Grade I (*Heritage and Landscape Assessment, p 21*)



Figure 4.8.12 Existing view



Figure 4.8.13 Proposed view



Figure 4.8.14 Key view 05

Heritage Asset

- St Alphege Church - Grade I (*Heritage and Landscape Assessment, p 21*)
- 2 and 4 The Square - Grade II (*Heritage and Landscape Assessment, p 20*)
- 6 The Square - Grade II (*Heritage and Landscape Assessment, p 20*)



Figure 4.8.15 Existing view



Figure 4.8.16 Proposed view



Figure 4.8.17 Key view 06

Heritage Asset

- St Alphege Church - Grade I (*Heritage and Landscape Assessment, p 21*)
- 116 - 120 High Street - Grade II (*Heritage and Landscape Assessment, p 22*)
- 124 High Street - Grade II (*Heritage and Landscape Assessment, p 22*)
- The Manor House 126 High Street - Grade II* (*Heritage and Landscape Assessment, p 22*)
- 130 & 134 High Street - Grade II (*Heritage and Landscape Assessment, p 23*)



Figure 4.8.18 Existing view



Figure 4.8.19 Proposed view



Figure 4.8.20 Key view 07

Heritage Asset

- St Alphege Church - Grade I (*Heritage and Landscape Assessment, p 21*)
- 158 High Street - Grade II (*Heritage and Landscape Assessment, p 23*)
- 1 The Square - Grade II (*Heritage and Landscape Assessment, p 20*)
- 2 and 4 The Square - Grade II (*Heritage and Landscape Assessment, p 20*)
- 6 The Square - Grade II (*Heritage and Landscape Assessment, p 20*)



Figure 4.8.21 Existing view



Figure 4.8.22 Proposed view



Figure 4.8.23 Key view 08

Heritage Asset

- 165 High Street - Grade II (*Heritage and Landscape Assessment, p 24*)
- 138 & 140 High Street - Grade II (*Heritage and Landscape Assessment, p 23*)
- 144 High Street - Grade II (*Heritage and Landscape Assessment, p 23*)



Figure 4.8.24 Existing view



Figure 4.8.25 Proposed view



Figure 4.8.26 Key view 09

Heritage Asset

- St Alphege Church - Grade I (*Heritage and Landscape Assessment, p 21*)



Figure 4.8.27 Existing view



Figure 4.8.28 Proposed view

4.9 Lighting Strategy

Design intent is for lighting to be sympathetic to the architecture and finishes and to enhance the features of the Extension at night. The overall lit appearance will reflect the aspirations to create a comfortable public realm and internal circulation areas of the arcade. Facade lighting will be, where possible, integrated with the functional lighting.

4.9.1 Lighting design criteria

Light Distribution

The lighting for the Touchwood Extension will be designed in accordance with current good practice Society of Light and Lighting (SLL) guidelines and with the Institution of Lighting Professionals (ILP) Guidance Notes for the Reduction of Obtrusive Light. To minimize the effect of light pollution:

- Luminaires with accurate optics will be specified - directional and with tight light beam angles whenever appropriate
- Any columns to the perimeter of the Extension will be available with a cowl or light shield where necessary
- Lighting will be operated by time-based controls to limit post-curfew light spill

Energy Considerations & Lighting Control

The external lighting scheme will be designed using high output, energy efficient lamps in accordance with current standards. As part of an energy saving strategy it is proposed to introduce a lighting control system. The control system will provide an astronomical time clock with a central manual override option. Controlling lighting in groups will enable specific circuits - for example none essential feature lighting - to be dimmed or switched off late at night when they are not needed, thereby reducing light levels while maintaining a safe minimum. This will minimise energy requirements for the Extension and improve sustainability.

Lighting Levels

Target illuminance levels have been derived from BS 5489-1:2003+A2:2008, CIBSE SLL Guide LG6 and CIBSE SLL Code for Lighting 2012.

Lighting Controls

Exterior lighting shall be provided with photocell activation which could also provide step dimming. We recommend that a number of sensors are deployed and the results polled to avoid lights being activated by local obstruction or shadowing.

Colour Temperature

For exterior spaces light sources of no cooler than 4000K light will be used, care will be needed in transition from the sodium streetlights to not cause a stark contrast. CRI of 80+ will be specified.

4.9.2 Lighting typology

In order to assist with the design development we have identified types of lighting equipment associated with different zones of the development.

a. Drury Lane Connection. Lighting integrated into seating elements.

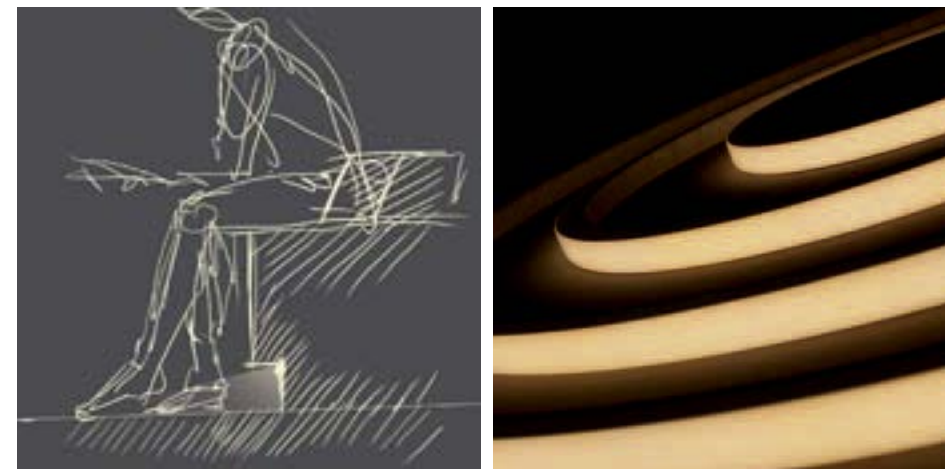


Figure 4.9.2.1 Lighting type a

b. Manor walk. Low-level pole-mounted luminaires.



Figure 4.9.2.2 Lighting type b

c. Drury Lane connection. Wall-mounted luminaires.



Figure 4.9.2.3 Lighting type c

d. New court. Catenary lighting system.



Figure 4.9.2.4 Lighting type d

4.9.3 New Court Lighting Strategy

In order to create a pleasant lit environment for external dining it is proposed to install a catenary system of lights suspended above the New Court mounted on a tensile structure between the buildings.

The system is to be of human scale and this approach would avoid cluttering the space with columns and brackets.



Figure 4.9.3.1 New Court lighting schematic visualisation

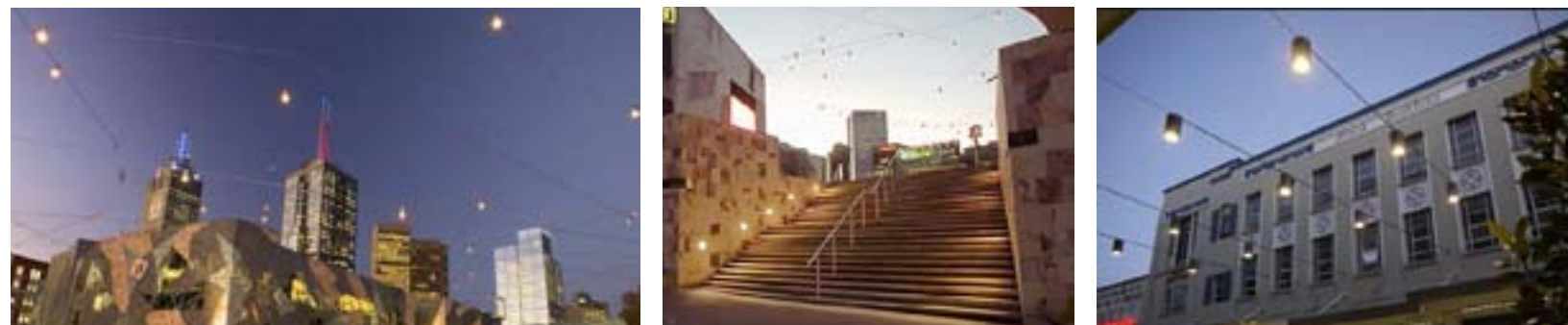


Figure 4.9.3.2-4 Catenary installation examples

4.9.4 Drury Lane Connection Lighting Strategy

The catenary system proposed for the public square can be extended into the Drury Lane Connection. Lighting integrated into facades and mounted onto the building details can also be introduced.

Lighting would also be introduced at low level integrated into the hardscape elements such as seating and planters.



Figure 4.9.4.1 Drury Lane Connection lighting schematic visualisation



Figure 4.9.4.2-4 Seating lighting installation examples

4.9.5 Belvedere Lighting Strategy

The glass facade allows for creation of a warm glowing volume of light. There is also an opportunity to use external lighting to express the mullions and roof details. The proposal is to enhance the space on ground level by uplighting the columns which face Church Hill Road.



Figure 4.9.5.1 Belvedere lighting schematic visualisation

4.9.6 Manor Walk Lighting Strategy

Manor Walk is principally a fire escape from the arcade but is used by the public as an alternate passage to the High Street. It is proposed to utilise lighting columns at a human scale to provide suitable illumination and to provide definition for this area.



Figure 4.9.6.1 Column lighting installation example



Figure 4.9.5.2 Copenhagen Opera House, Denmark



Figure 4.9.5.3 Drachenfels Plateau Restaurant, Germany



Figure 4.9.6.2 Column lighting installation example

4.9.7 southern Facade Lighting Strategy

The part of the Belvedere facade that faces Church Hill House is proposed to have a perforated metal surface.

This type of facade treatment would benefit from the areas immediately behind it lit in a way that allows rendering to the facade in a contrast pattern at night.

The other parts of the facade that would be made out of brick can be gently uplit.

In addition the landscaping around this part of the facade will be enhanced with subtle lighting at night.



Figure 4.9.7.3 Lighting grazing up a wall installation example

4.9.8 New Building Artwork Lighting Strategy

As a device to draw footfall to the new Drury Lane Connection it is proposed that the top level of the new building is used to create a beacon by lighting the upper part. This can also be an orientation and marketing opportunity.

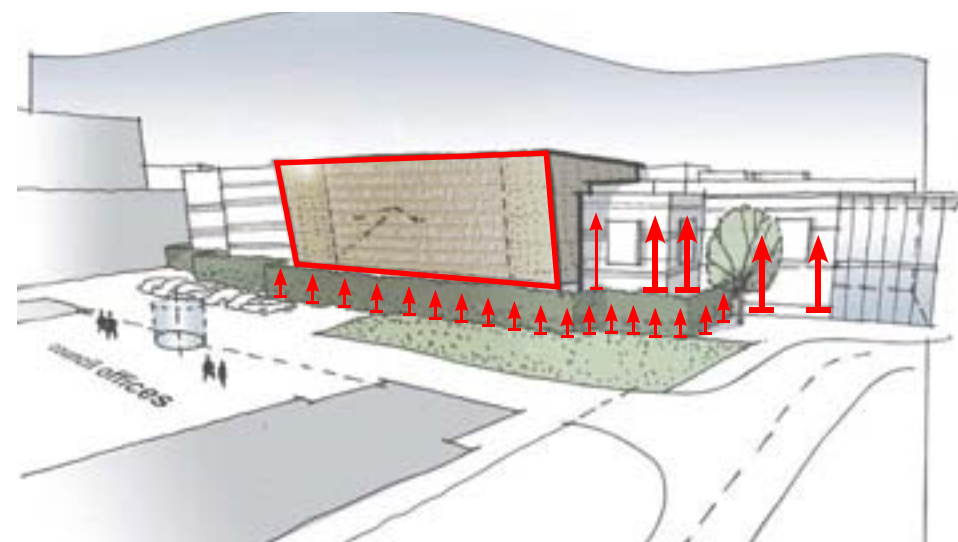


Figure 4.9.7.1 Lighting application scheme



Figure 4.9.7.4 Lighting to landscaping example



Figure 4.9.8.1 New building artwork lighting schematic visualisation



Figure 4.9.7.2 Back/up lighting to metal mesh screen installation example



Figure 4.9.7.5 Backlighting to perforated metal screen installation example

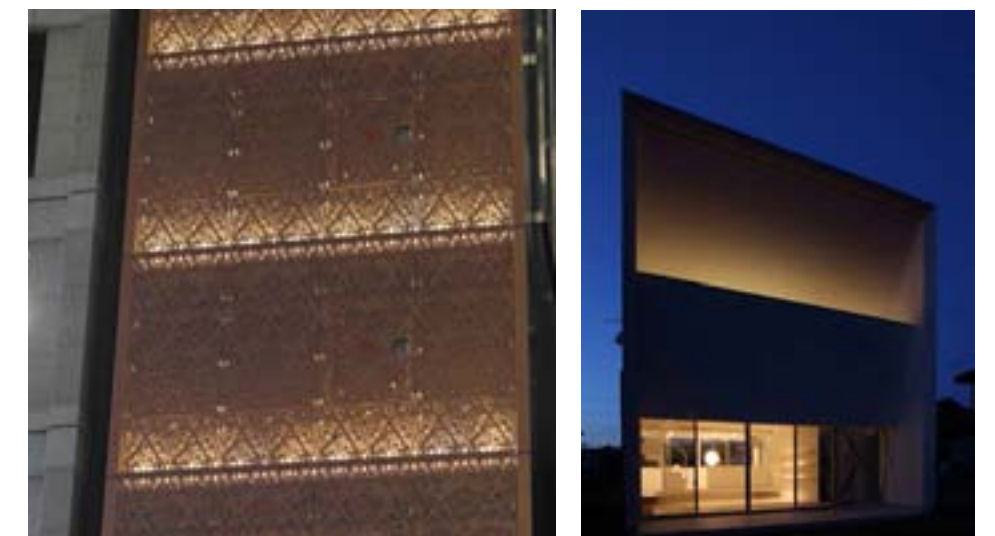


Figure 4.9.8.2 Linear uplighting installation examples

4.10 Sustainability

The Proposed Development will be designed in accordance with the key principles of Sustainable Design, such as building form and layout, materials and waste management. In this regard, a holistic approach to the design of the Proposed Development will be taken, covering topics of sustainability outlined below.

4.10.1 Flood Risk

The Proposed Development is in an area of low flood risk as defined by the Environmental Agency. The development is located on previously developed land; therefore the Proposed Development should not lead to an increase in flood risk. Measures to ensure that flood risk is not increased by surface water run off include Sustainable Urban Drainage (SUDs) such as an attenuation tank and green roof.

4.10.2 Construction Management

It is anticipated that the main contractor would operate under the Considerate Constructors Scheme to ensure good neighbourliness and environmental awareness during construction. The aim is to ensure that noise, lighting, dust, particulate matter and site generated traffic movements are minimised during the construction of the Proposed Development.

4.10.3 Health & Wellbeing

It is the intention that the health and wellbeing of future occupants and users of the Proposed Development would be protected by ensuring that, amongst other things, people would not be exposed to excessive noise, flickering lights/glare or overheating.

The provision of a high quality environment with public realm and seating will generate community pride and social wellbeing, whilst the provision of pedestrian links will enhance connectivity, encourage the use of sustainable modes of transport and generate improved well-being and health benefits to those that are encouraged to walk. Touchwood existing cycling provision will be maintained within Theater Square which is fully integrated with Solihull's existing cycling provision.

4.10.4 Ecology

The Site has limited ecological value at present and a number of existing trees will be lost to enable the construction of the Proposed Development. However, enhancing biodiversity has been a key design principle. Key measures to achieve new habitats of value to wildlife include the brown roof, green infrastructure (e.g. green roof, green wall and planting within public realm areas) and bird and bat boxes.

4.10.5 Pollution

A site investigation has already taken place which has not identified any significant sources of contamination that could pose a significant risk to users. A risk assessment has concluded a low risk to human health, controlled waters, building services and third party land. Further investigations are proposed following demolition and remediation measures will feed into any subsequent design as necessary.

In terms of existing lighting, the Site and surrounding area is an area of medium district brightness and is well screened from many residents. A lighting strategy has been developed alongside the design to ensure that appropriate lighting is used to minimise adverse effects of light spill, glare and sky glow. Colour temperature lighting will be utilised throughout the design variations between indoor and outdoor lighting which will reduce potential contrasts with existing lighting. A Building Management System (BMS) will be utilised, which will include day light sensors and dimming controls allowing for effective control of lighting when needed.

A series of noise limits for various plant have been agreed with Solihull MBC and analysis has been undertaken to ensure that these limits are met at sensitive locations. The design has ensured that where necessary, acoustic screens will wrap around the plant situated on the roof to ensure such noise limits are met.

4.10.8 Transport

Given its proximity to the local High Street, there are extensive public transport links in the immediate environment, allowing good access to the Site via the current public transport network. The Proposed Development would look to maximise the benefits of these transport links and is promoting sustainable transport options through the provision of pedestrian links which will encourage the use of sustainable modes of transport.

4.10.9 Waste

It is anticipated that the development would aim to reduce waste arising during construction. This will be achieved through the implementation of careful construction waste management planning to reduce the amount of waste sent to landfill. Other measures to reduce waste could also include 'Just in Time' delivery and prefabrication of building elements off-site. Adequate waste storage facilities would be provided to manage operational waste streams.

The application of best practice should lead to a progressive reduction in waste regeneration and encourage greater levels of re-use and recycling. To reduce the impact of food waste disposal from the Extension, waste bio-digesters are proposed. These items of equipment work by taking food waste and break it down through the use

of micro-organisms producing waste water as a by-product. The waste bio-digester's would be operated by the Landlord as part of Touchwood's waste management strategy taking waste from the new extension. The by product (waste water) which can then be discharged to foul drains.

4.10.10 Material Selection

The materials used in the Proposed Development would be specified to minimise the impact on the environment. Local sourcing of materials would also be encouraged, alongside the use of recycled aggregates in construction.

Materials selected will have good environmental credentials or meet current environmental production standards, such as; paints and materials with low levels of Volatile Organic Compounds (VOC) and insulation materials which are manufactured to have a zero 'Ozone Depletion Potential (ODP)', and low 'Global Warming Potential' (GWP).

4.10.11 Water Consumption

Grey water recycling is proposed to provide the supplies for the irrigation systems, the water bio-digester and the two accessible toilet facilities. Water is recovered from the hand wash basins in the public toilets and the grey water is filtered and then pumped to the toilet to be re-used for flushing. The use of such a system will help reduce overall water usage within Touchwood. Tenant's will be encouraged as part of a 'Tenant green design guide' to use grey water within their day to day operations.

4.10.12 Social

The Proposed Development would generate a range of social benefits. The provision of retail and leisure offer employment and business opportunities, enhanced environmental quality through public realm areas with appropriate seating facilities and increased accessibility. This is likely to generate improved aspirations, community pride and social wellbeing. The Site is within a well-connected location, which would be enhanced further through the provision of pedestrian links and road improvements. This may indirectly generate improved wellbeing and health to those that are encouraged to walk to Touchwood.

Principles of Secured By Design and the principles of passive surveillance will be adhered to in order to minimise crime. Anti-terrorism measures have been designed into the Scheme, particularly to the east of the Extension, through the provision of street furniture and level changes to prevent any threats to vehicles impacting the building.

4.10.13 Economic

The Proposed Development would contribute to sustainable economic growth through the creation of temporary construction employment opportunities and permanent employment and business opportunities. Spending in the local economy would increase from: indirect and induced employment associated with contracts placed with suppliers and contractors; spending in the local economy by employees during construction and operation; and increased spending by shoppers / visitors. Employment opportunities would be made available to the local workforce by engaging the supply chain to identify potential skills shortages and to ensure adequate labour resources are available throughout the project.

The Extension of Touchwood will bring new brands to Solihull and an increased night-time offer which in turn will increase peoples dwell time at Touchwood and ensure that they remain competitive with other regional shopping centres and protect and enhance the existing economic prosperity. The high quality Touchwood Extension is also likely to stimulate inward investment and continue to build a location where people want to work and live, all of which will enhance the local economy.

4.11 Energy

Approaches to minimising energy and CO2 emissions within the Proposed Development have been carefully considered. It is anticipated that the Proposed Development will achieve compliance with the Building Regulations Part L 2013.

The scheme proposes to minimise energy requirements and CO2 emissions through passive design and energy efficiency measures in the first instance. Passive design measures are the most robust and effective measures for reducing CO2 emissions as the performance of the solution such as:

- **Building Fabric** which can reduce the need for air conditioning or heating
- **Glazing** which will provide natural light and reduce the dependence on artificial lighting
- **Thermal Mass** which will offset cooling & heating loads to different times of the day
- **Openable Windows** which reduce the need for cooling and ventilation systems to operate

It is also intended that the Proposed Development would adopt the principles of sustainable design as part of the mechanical and electrical strategy. Further emissions will be offset through the use of on-site Low and Zero Carbon Technologies (LZC).

1. Roof top Photovoltaic (PV) array
2. Rainwater recovery on roof areas
3. Day light penetration
4. Natural ventilation

	1.	2.
1. PV roof array 2. Brown roof	3.	4.
3. Natural ventilated louvers 4. Day light penetration 5. Extensive green roof 6. Rainwater recovery system	5.	6.

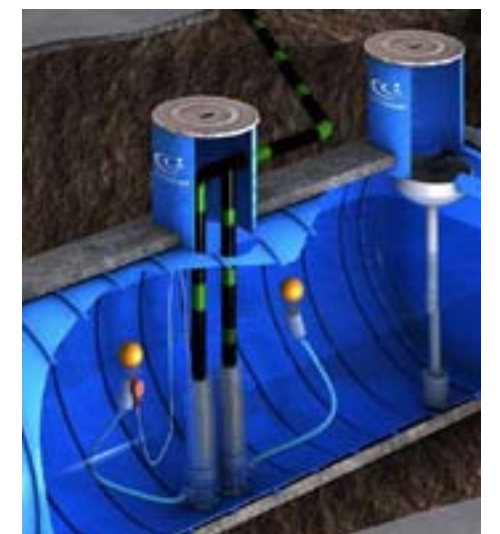


Figure 4.11.1 Zero carbon technologies

4.12 Natural Ventilation

To ventilate the Internal Arcade, which forms the circulation space of the extension a natural approach has been taken following the precedent of the existing centre.

During the design process the design team has looked to develop the arcade arrangement to encourage natural air movement whilst delivering a comfortable environment.

A series of actuated louvres at high level within the Internal Arcade have been provided to open and close under the control of internal temperature & Carbon Dioxide (CO₂) levels. These louvres will operate to maintain the internal temperatures within an appropriate range across the annual operation of the arcade. During the winter louvres will remain closed unless CO₂ levels are high. In the summer louvres will open once the air temperature reaches a set point of around 15-18°C, and may stay open in the evening to assist with night purge of the space.

Our dynamic simulation modelling results are indicating a arcade which in the winter time maintains a comfortable condition of 21°C with CO₂ levels of less than 650 parts per million. The summer condition is slightly warmer at 27°C with similar CO₂ levels.

1. Louvers
2. Internation with existing building
3. Entrance heating
4. Internal condition

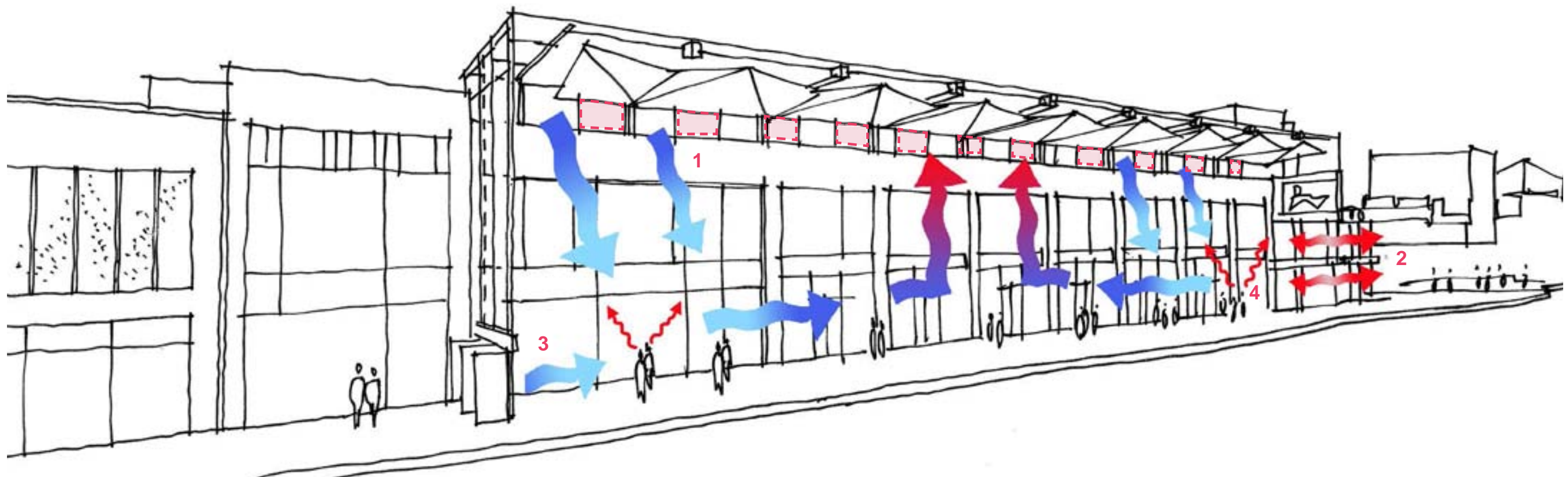


Figure 4.8.1.1 Internal Arcade Section

4.12.1 Louvers

High level actuated louvres situated on each side of the roof of the Internal Arcade . Depending on prevailing wind direction air is introduced into the arcade.



Figure 4.12.1.1 Louvers

4.12.2 Interaction

Interaction with the existing centre occurs at the Atrium. To avoid affecting this space unduly the Internal Arcade natural ventilation system shall operate as a stand alone arrangement.



Figure 4.12.2.1 The Atrium

4.12.3 Entrance Heating

The entrance to the Internal Arcade plays an important part in the environmental conditions in the space. Through the summer this entrance will be open and free flowing creating an “outside in” feel for the occupants whilst also delivering a useful air movement into the Internal Arcade . In winter these doors will be kept closed to minimise heat loss, and a heated air curtain with reduce the cold draughts.



Figure 4.12.3.1 Door heaters

4.12.4 Internal Condition

Occupancy heat gains & CO₂ play a significant part in the internal condition of the arcade. Achieving the balance of providing enough outdoor air for CO₂ levels versus cold air being introduced into the space. To achieve this balance a fully integrated controls system will be linked to the actuated louvres & sensors within the space to ensure optimum comfort will be achieved.

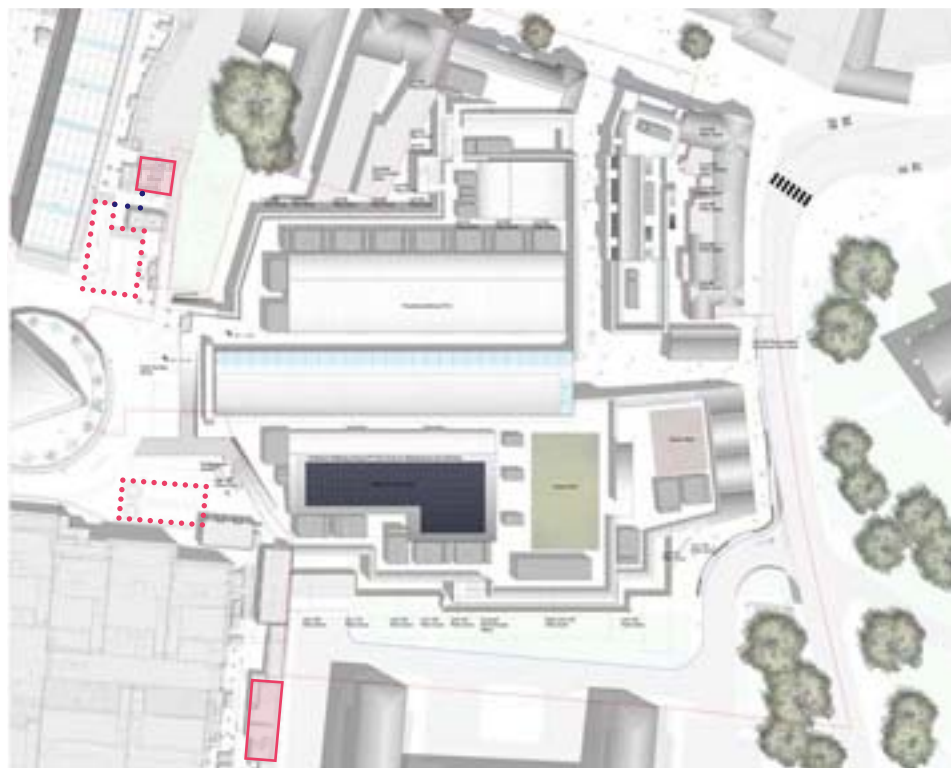
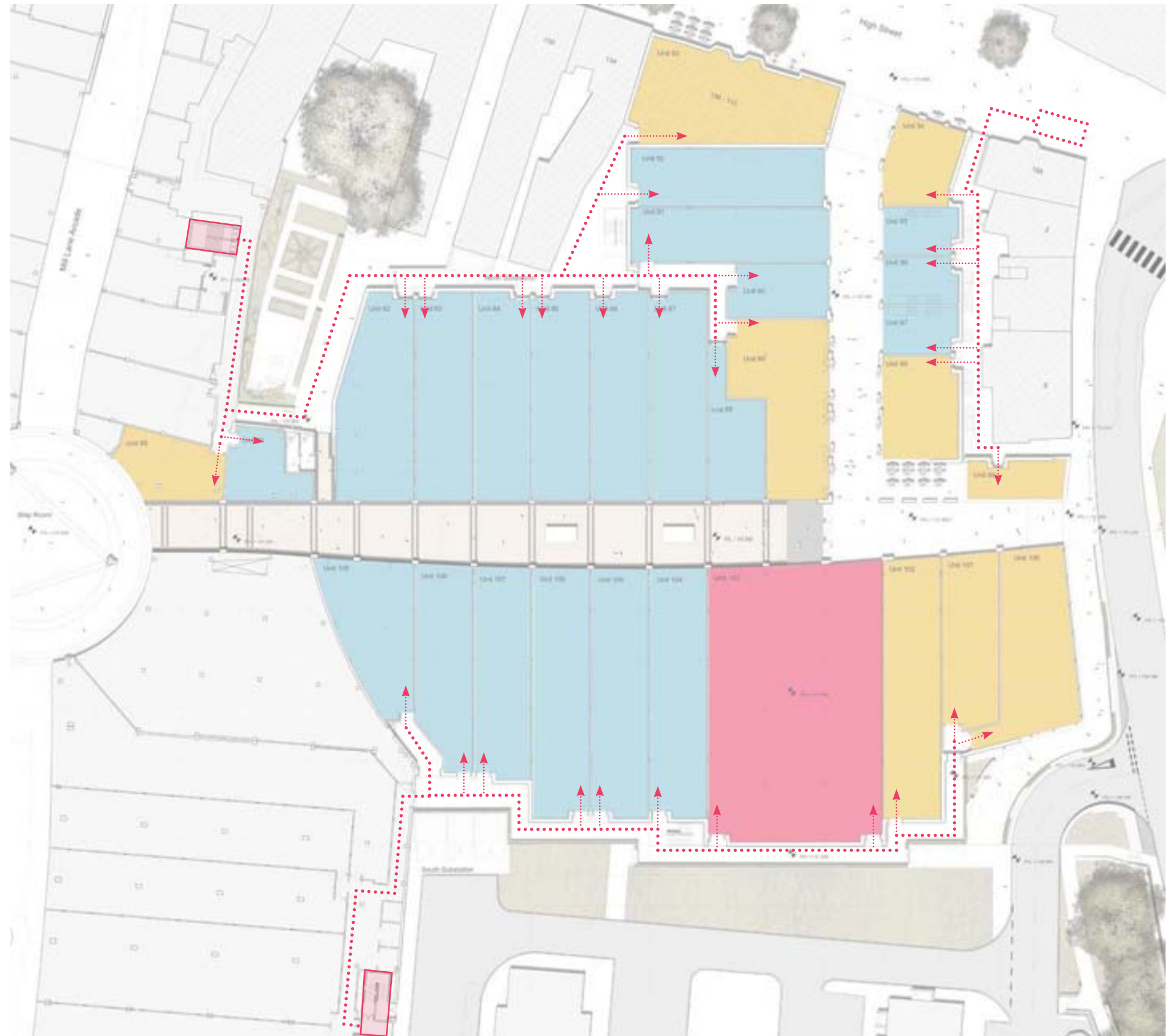


Figure 4.12.4.1 Occupancy heat

4.13 Servicing and Refuse

Full details of the proposed servicing and refuse collection strategies are included within the Transport Assessment accompanying the planning application. In outline, the majority of the servicing and waste collection will be undertaken from the existing service area on the roof of Touchwood. Touchwood's existing lift cores will connect with the service corridors at ground level and link the rear of the new units with the roof. Detailed surveys of the service area have been undertaken to ensure that sufficient capacity exists to accommodate the additional service vehicles without impinging on the local highway network.

The only exception to the above relates to the units in the Island Block at the eastern end of the proposals. This group of units are segregated from the remainder of Touchwood by the open pedestrian routes. They are relatively small in scale and hence predicted servicing requirements are reasonably modest. It is therefore proposed to service these units 'out of hours' from the High Street with waste being transported out of hours to the Touchwood service area for collection. A detailed assessment of numbers is provided with the Transport Assessment.



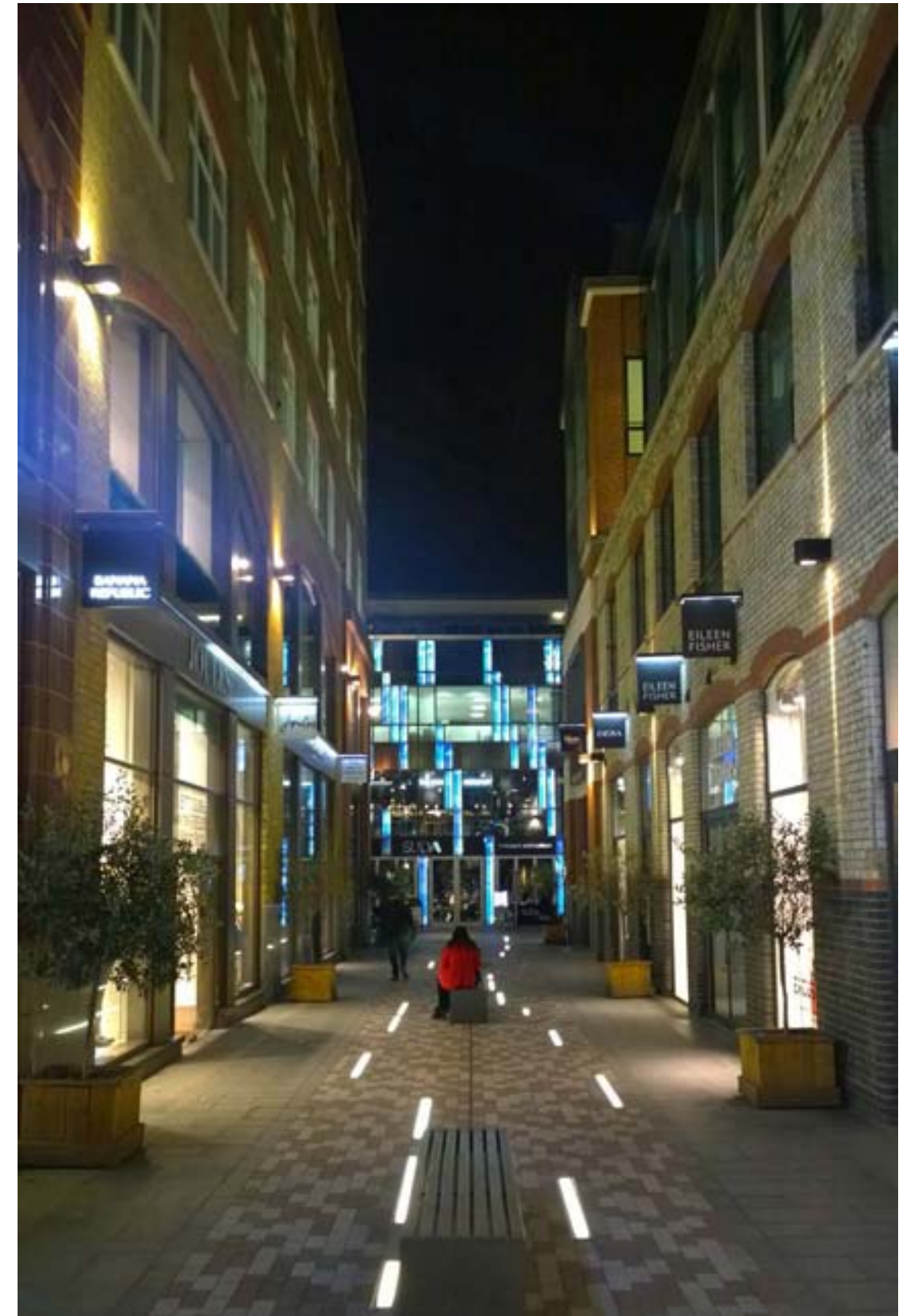
- Key**
- Servicing routes ⋯
 - Vehicles parking areas
 - Service cores

4.14 Safety and Security

The security has been carefully considered as part of the design process. The initial design has been appraised by the west Midlands Crime Prevention Design Advisor. Their comments have been received and have been incorporated where practical and appropriate at this early stage. The next stage of design of both the buildings and the public realm proposals will incorporate further measures to reduce the potential for crime and also the fear of crime.

The designing out of crime is an essential consideration in the approach to the design of the public realm. A range of hard and soft measures can be taken to ensure that crime, and fear of crime, is reduced:

- A combination of both natural and technological forms of surveillance such as CCTV will be provided that will cover all public areas and service corridors which will link with the control centre in Touchwood
- Landscape features will recognise crime prevention, with limited cover from low level vegetation (where applicable) for the potential criminal
- All routes to and from the Extension will be well lit
- Building frontages will be designed to contribute to the public realm and encourage pedestrian movement, allowing light spillage from retailers, restaurants and external building lights
- A consistent general external lighting level will be targeted as opposed to bright spots





5. Access

This section informs the strategy, the pedestrian and cycle, the vehicular access, the public transport links and the servicing strategy.

5 Access

5.1 Strategy

This section examines the existing and proposed accessibility of Touchwood for shoppers and for the day to day operation of the centre. WSP have produced a full statement relating to access, parking, and transportation is included within the Transport Assessment. In outline, the scheme includes the following:

- Closure of the existing access and roundabout opposite St Alphege Church with the creation of a new access slightly to the south
- Extension of the existing successful Touchwood travel plan to incorporate the new units
- A new drop off facility on Homer Road
- Amendments to the management regime for Touchwood car park to enhance accessibility for disabled people
- No additional parking is being provided following agreement with Solihull MBC that the Town Centre currently has sufficient parking to serve the town as a whole, even during the peak trading times
- Improvements to encourage the use of alternative car parks around the town

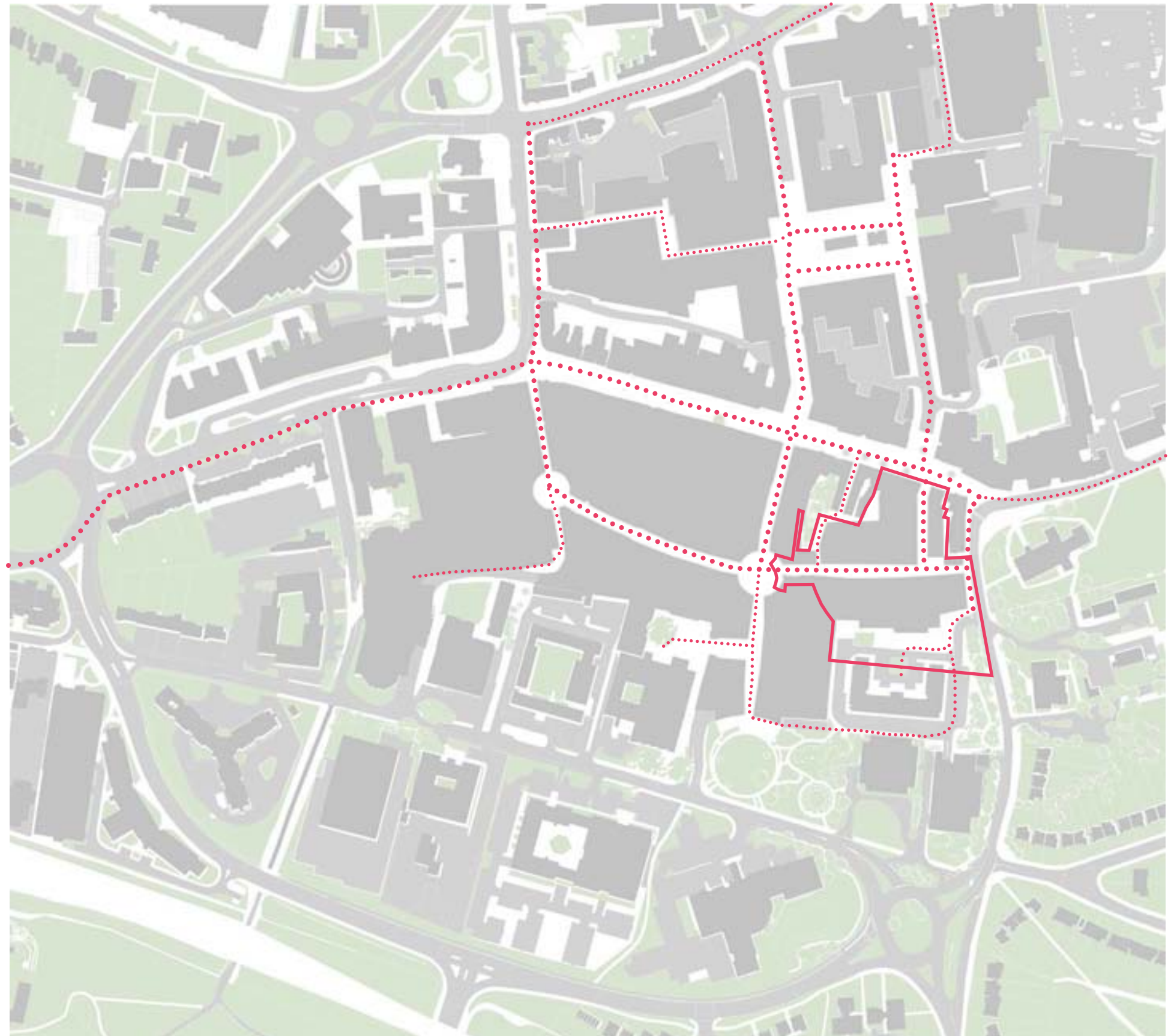
5.1.1 Pedestrian connections

Analysis of the 2011 Census has revealed that approximately 5,500 households are within 2,000m walking distance from the centre of the Site, from which a number of staff and visitors to the centre may be drawn.

Pedestrian routes to key destinations including the Town Centre, Touchwood, the Bus Station and the Railway Station are all well signposted and the majority of footways connecting these areas are smooth and well maintained.

The Census has also revealed that approximately 45,500 households are within 5,000m cycling distance from the centre of the Site, from which a number of staff and visitors to Touchwood may be drawn. Please refer to the Transport Assessment for cycle routes within the vicinity of Touchwood.

Key
 Primary pedestrian movement
 Secondary pedestrian movement
 Site boundary ———



5.2.1 Car and Cycle connections

Being located in the heart of the Town Centre, Touchwood is highly accessible to all modes of transport.

The Proposed Development proposals include the removal of the existing access and informal turning loop off Church Hill Road. At present, this road attracts a significant volume of traffic catering for servicing, drop off and parking. As a result, vehicles are frequently parked or waiting around the turning loop adding to congestion and complex manoeuvring. This creates an extensive pedestrian and vehicular conflict given the significant pedestrian flows. The presence of this facility results in high traffic flows on Church Hill Road, an environmentally sensitive link due its proximity to the listed St Alphege Church . Removal of this loop will reduce traffic movements in this sensitive area.

A new access off Church Hill Road is also to be provided just to the south of the current access. The design seeks to retain as much of the existing vegetation as possible whilst providing adequate visibility splays.

For information regarding analysis of current parking, predicted parking and network flows, reference to the Transport Assessment should be made.

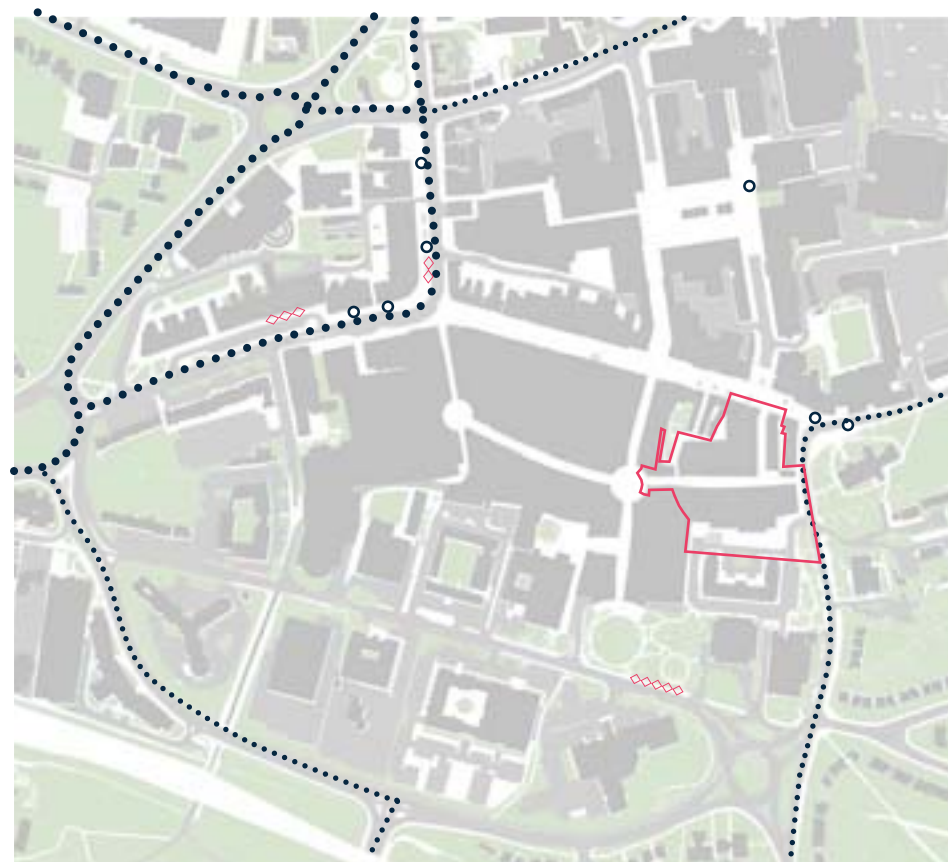
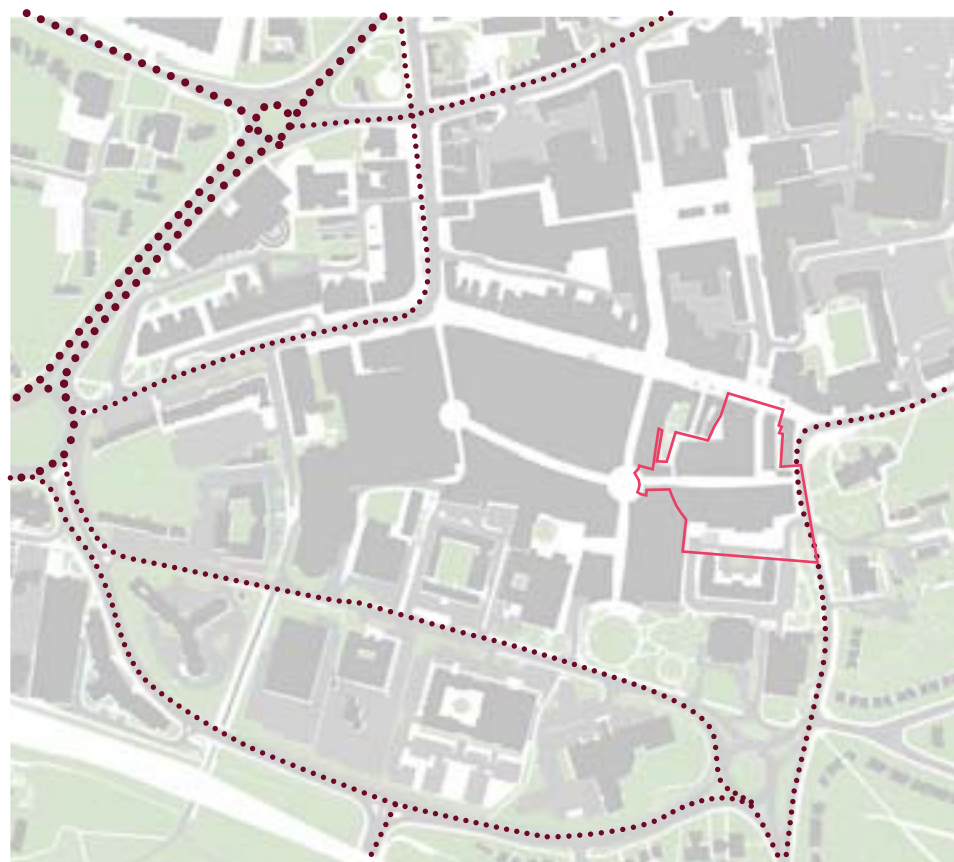
Key
 Primary vehicular movement ●●●●
 Secondary vehicular movement ●●●●●
 Site boundary ———

5.3.1 Bus and Taxi connections

Guidance published by the IHT ‘Planning for Public Transport in Developments’ (1999), recommends that the preferred walking distance to a bus stop is 400m, approximately equating to a five minute walk. Additionally ‘Providing for Journeys on Foot’ (IHT) states that for people without a mobility impairment; 400m is a desirable walking distance while 800m is acceptable. A significant number of bus stops are located around the perimeter of Touchwood including the Bus Station on Station Road / Poplar Road from which a large number of destinations in Solihull and beyond can be reached.

As part of the Solihull Gateway project, taxi ranks are being provided on both Station Road and Poplar Road. These ranks are well located with respect to Touchwood and the pedestrian links from them to Touchwood also being upgraded as part of the Gateway Project. In addition, a private hire rank is available on Homer Road and night time pick up is available off Church Hill Road at the east end of the High Street. In addition, taxis are permitted to enter Touchwood car park for the purposes of pick up/ drop off for disabled people.

Key
 Primary bus routes ●●●●
 Secondary bus routes ●●●●●
 Bus stop ○
 Taxi drop off ◇◇◇◇
 Site boundary ———



5.4.1 Servicing

Servicing for the existing Touchwood units takes place from the roof top service area. Parking on the roof is permit controlled by Touchwood management and permit provision is currently being revisited to ensure access and permits are rationalised across the centre. In terms of service bays, 22 bays are provided, spread across the roof in six locations. This provides bays in close proximity to each lift core to maximise the efficiency of the operation. Overall, there are 14 bays for articulated vehicles and a further 8 for large rigid vehicles, giving a total of 22 bays.

Turning to the proposals, the majority of Touchwood servicing will continue to take place via the roof top service area, without impacting on public areas.

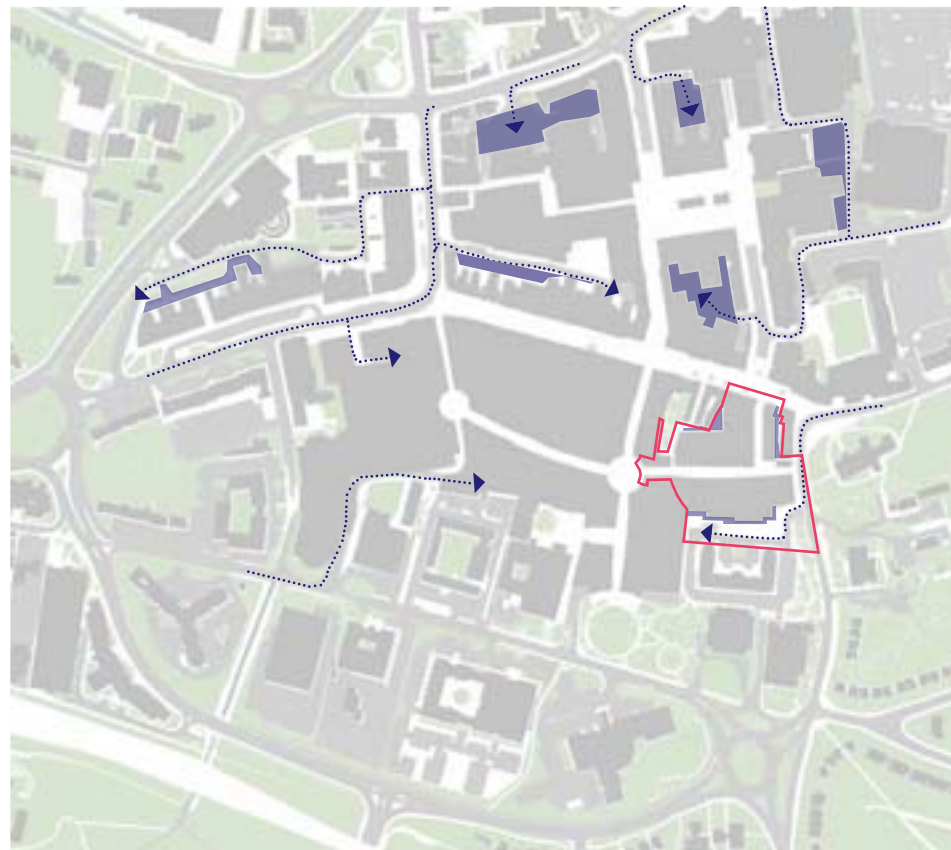
With the extension, three specific areas require more detailed consideration:

- Manor Walk Units
- Existing Church Hill Road properties
- New Island Block units

Looking first at the Manor Walk units, these small units can be serviced from the Touchwood roof in the same way as the majority of the proposed extension. Access can be gained to these units from the roof via the lift core and service corridor.

Regarding the retained units fronting Church Hill Road, these currently benefit from servicing to the rear, accessed off the turning loop from Church Hill Road. This facility will be removed. The existing units are currently occupied by an Estate Agent, solicitors and tattoo parlour. These uses are likely to require fairly limited servicing in terms of vehicle numbers and can be considered together with the proposed new Island Units. Together, there will be circa ten units, three of which will be restaurant/cafes.

Through discussions with SMBC, it is understood that service vehicles could access High Street via Church Hill Road, (potentially changing to Drury Lane) out of peak times, exiting High Street at its Western end. The scheme layout has included a service corridor to the rear of these new Island Block units directly off High Street in order to minimise the length of time taken to deliver to these units.



Key
 Servicing routes
 ■ Servicing areas
 — Site boundary

5.5.1 Cycle connections

Cycle stands are provided at a number of convenient locations including:

- Outside of Solihull Theatre Square near the Arts Complex
- Touchwood car park just outside the Orange Welcome Hall
- Cloister Walk, near John Lewis entrance
- Jubilee Gardens, Homer Road
- Solihull Station

5.6.1 Disabled access and Shopmobility

Solihull Town Centre is served by two shop mobility units. The first is in a unit on Drury Lane and the second is located in the Orange Welcome Hall in the Touchwood car park, providing direct access to the centre. However, it is understood that the SMBC run facility is to close.

Notwithstanding the above, disabled parking is provided throughout the town, with spaces located in key locations in each of the major car parks as well as on street at Drury Lane and Station Road. The Station Road area is currently being upgraded as part of the SMBC Gateway Project which will enhance pedestrian surfaces and routes between Station Road and the Town Centre, including Touchwood. It is therefore considered that ambulant disabled are well catered for around the Town Centre as well as within Touchwood.

5.7.1 Drop Off

Despite being surrounded on three sides by vehicular carriageways, there is no existing formal drop off facility around the periphery of Touchwood. The current access road off Church Hill Road provides an informal facility but this will be removed as part of the scheme.

Consideration has been given to alternative facilities and following a review of the existing roads it is proposed that the existing private hire taxi bay on Homer Road be extended to include pick up and drop off.

Also, a fifteen minute grace period for drop off is allowed within the existing John Lewis.

5.8.1 Accessible toilets

In addition to the existing amenities facilities in Touchwood, the new extension will provide one accessible and one baby change facility located within the Internal Arcade. As per the required sanitary provision set out in accordance with BS 6465-4 : 2010, pedestrians need to be within a 300m walking distance of a toilet within the centre. Disabled persons should not have to travel more than 100m on the same floor or more than 40m combined horizontal travel.

5.9.1 Gradients

The floor levels within the Touchwood extension are generally flat. There are, however three transition zones to the main floor plate area that have an incline of no greater than 1:30. These inclines will be located between The Atrium and the Internal Arcade, the High Street and the new Drury Lane Connection and between Church Hill road and the New Court.

5.10.1 Seating and resting places

Integrated seating is proposed within three areas within the Touchwood Extension that will allow resting places for visitors. The three areas are:

- The landscaped area between Church Hill Road and the Belvedere Unit will have a mix of seating and planting set within the low, sweeping wall defining the Church Hill House car park entrance
- Permanent seating will also be located along the new Drury lane Connection
- Seating within the Internal Arcade



Figure 5.4.1 South west entrance



Figure 5.4.2 Jubilee Walk



Conclusion

6 Conclusion

The Proposed Extension completes the retail circuit within the Town Centre that was originally conceived during the original design of Touchwood.

The proposals have been developed with a holistic approach to sustainable design and formulated through consultation with the Town Centre Advisory Group, Solihull's planning officers, the public and other key stakeholders. Through a rigorous and iterative process, the design responds to the historic surroundings within the Conservation Area by respecting the scale, mass and materiality of St. Alphege and the listed buildings.

The highlights of the Proposed Development include a new public courtyard, a civic space fronting Church Hill House linking back to the Town Centre and the retention of the historic Manor Walk connection. A beautifully crafted Internal Arcade, orientated to address the west window, gable and spire of the church, which will consist of a number of modern retail units, the largest of these anchoring the new Drury Lane Connection. The lightweight Belvedere faces east to reflect the qualities of St. Alphege Church and its historic setting.

To conclude, the key principles of the development are to:

- Complete the retail circuit within the Town Centre
- Reconnect St. Alphege Church with the Town Centre
- Create a new public courtyard
- Establish a civic space fronting Church Hill House
- Preserve Manor Gardens and retain the historic Manor Walk connection
- Extend a well-established and prosperous retail and leisure environment
- Enhance the setting of the existing listed buildings and St. Alphege Church
- Promote Solihull as a premium dining destination
- Contribute to Solihull's rich heritage

The Proposed Development will result in significant quantitative and qualitative improvements to the Town Centre offer of Solihull. It will greatly enhance the diversity, range and quality of retail units available in the Town Centre, attracting new retailers and creating a new retail circuit which will ensure that its economic benefits are felt beyond the Site. The Proposed Development therefore represents an important step in achieving the goals of the Town Centre Spatial Strategy to balance development and ensure the Town Centre remains competitive against the ongoing competing investments in nearby centres such as Birmingham, and out of town facilities.





Figure 6.1.1 New Court and Drury Lane Connection

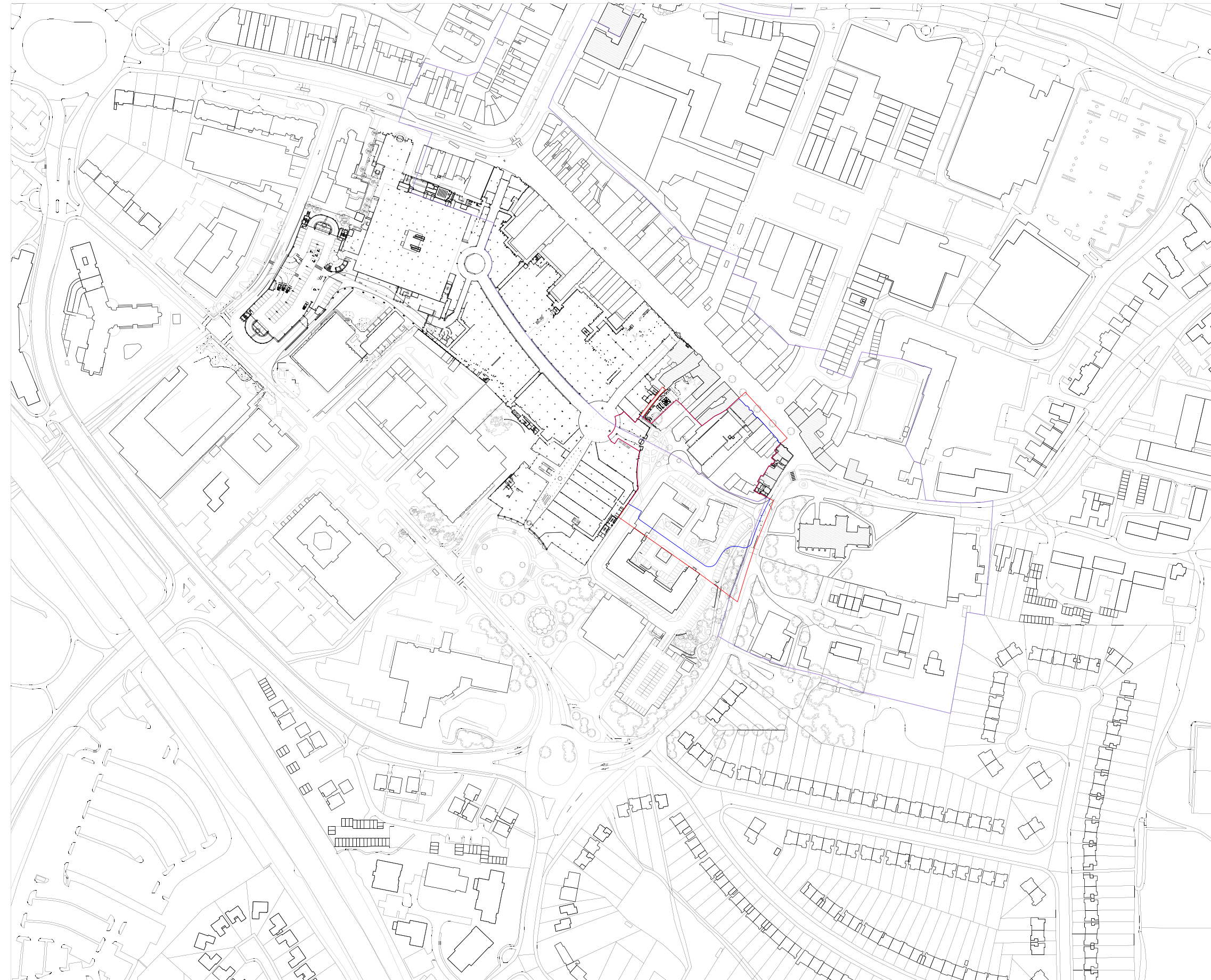


Appendix

This section brings together the plans, sections and elevations of the project.

Appendix 1 – Drawings

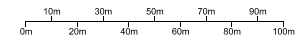
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140129-A-00_D-003	- Proposed Site Plan
140129-A-00_D-004	- Current Property Interests
140129-A-00_D-005	- Listed Building Plan
140129-A-00_D-006	- Existing Site Plan. Land and Right Required
140129-A-00_D-007	- Existing Site Plan. Development Boundary
140129-A-00_D-008	- Proposed Site Plan. Development Boundary
140129-A-00_D-010	- Existing Ground Floor Plan
140129-A-00_D-011	- Existing 1st Floor Plan
140129-A-00_D-012	- Existing Roof Plan
140129-A-00_D-013	- Demolition Plan
140129-A-00_D-014	- Proposed Basement Plan
140129-A-00_D-015	- Proposed Ground Floor Plan
140129-A-00_D-016	- Proposed 1st Floor Plan
140129-A-00_D-017	- Proposed Roof Floor Plan
140129-D018	- Proposed Landscape Plan
140129-A-00_D-020	- Existing Site Elevation
140129-A-00_D-030	- Proposed Elevation - Manor Walk (Sheet 1/4)
140129-A-00_D-031	- Proposed Elevation - Drury Lane & Church Hill Road (Sheet 2/4)
140129-A-00_D-032	- Proposed Elevation - High Street & SMBC Office (Sheet 3/4)
140129-A-00_D-033	- Proposed Elevation - Island Block & Manor Gardens (Sheet 4/4)



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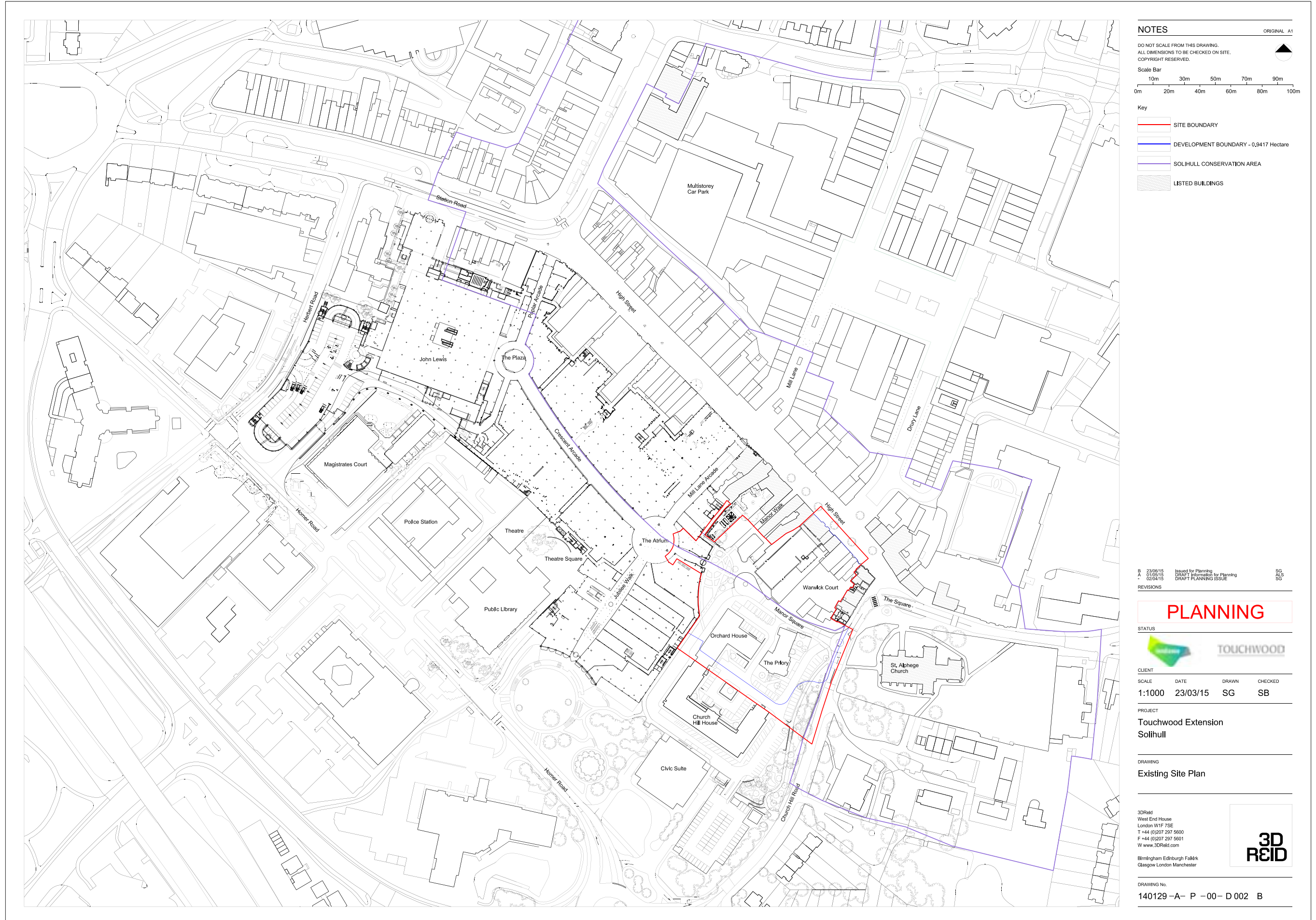
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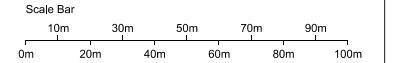
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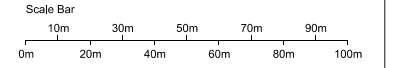
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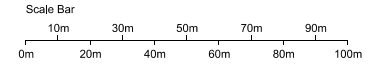
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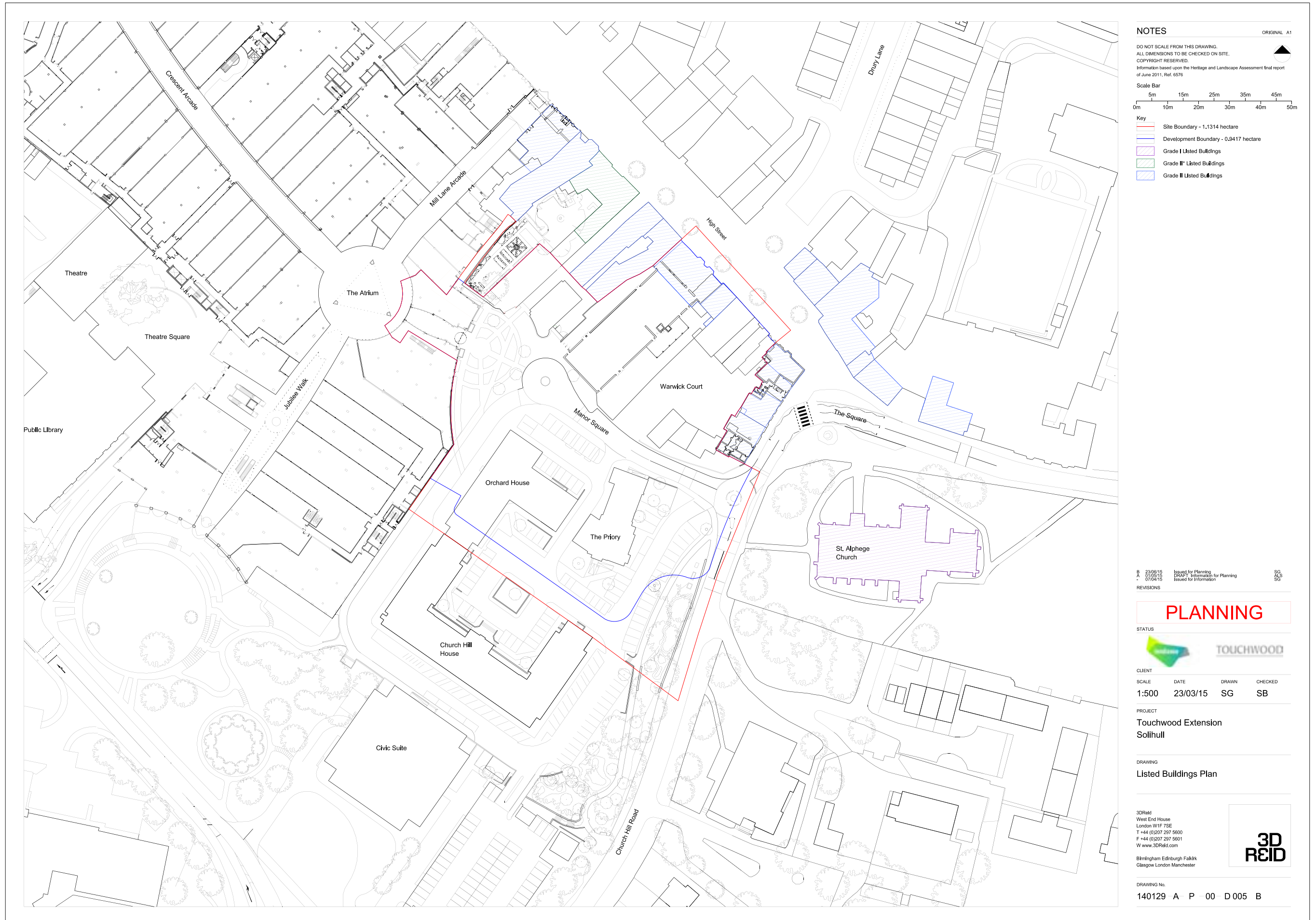
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- Development Boundary - 0.9417 hectare
- Grade I Listed Buildings
- Grade II* Listed Buildings
- Grade II Listed Buildings

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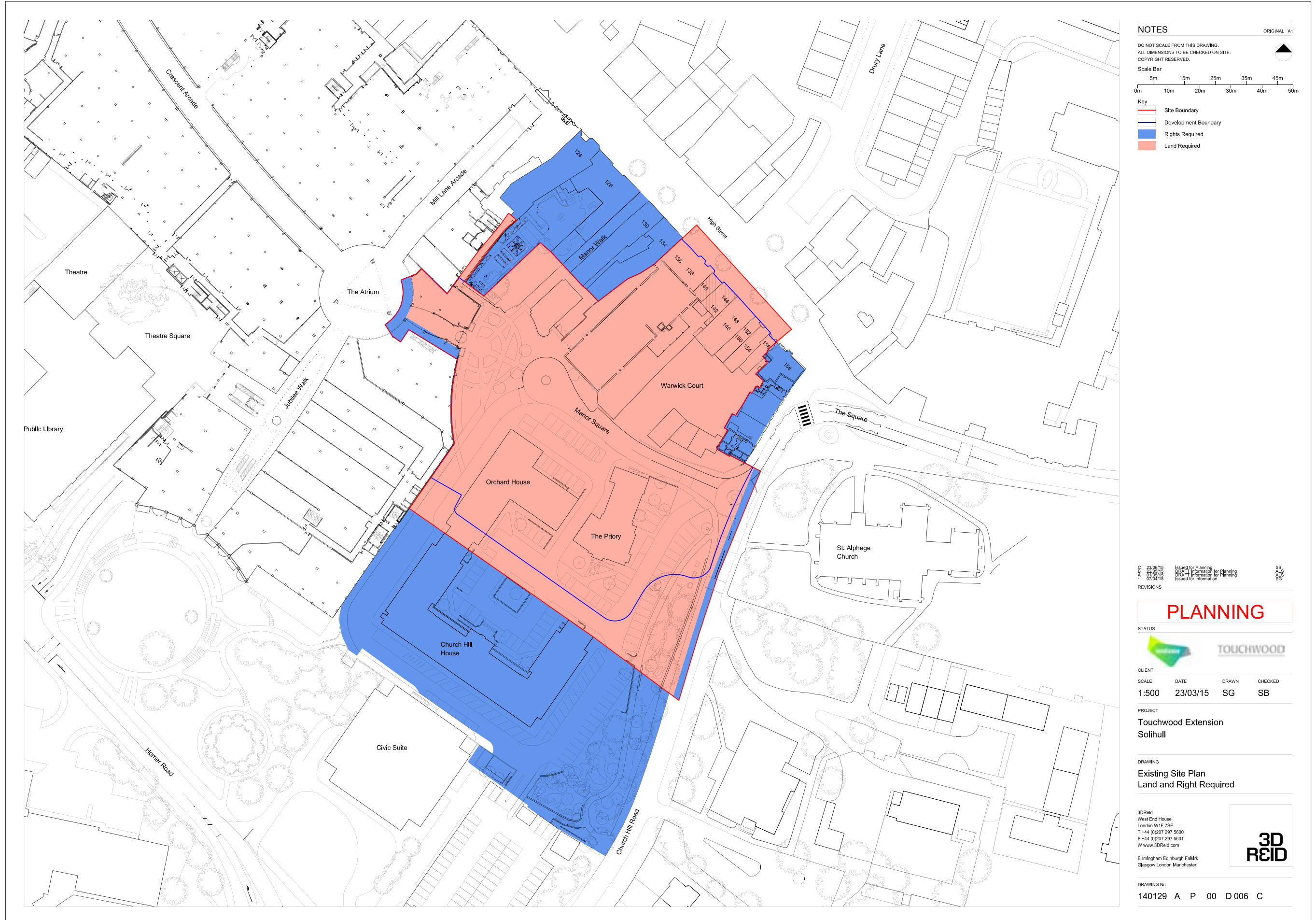
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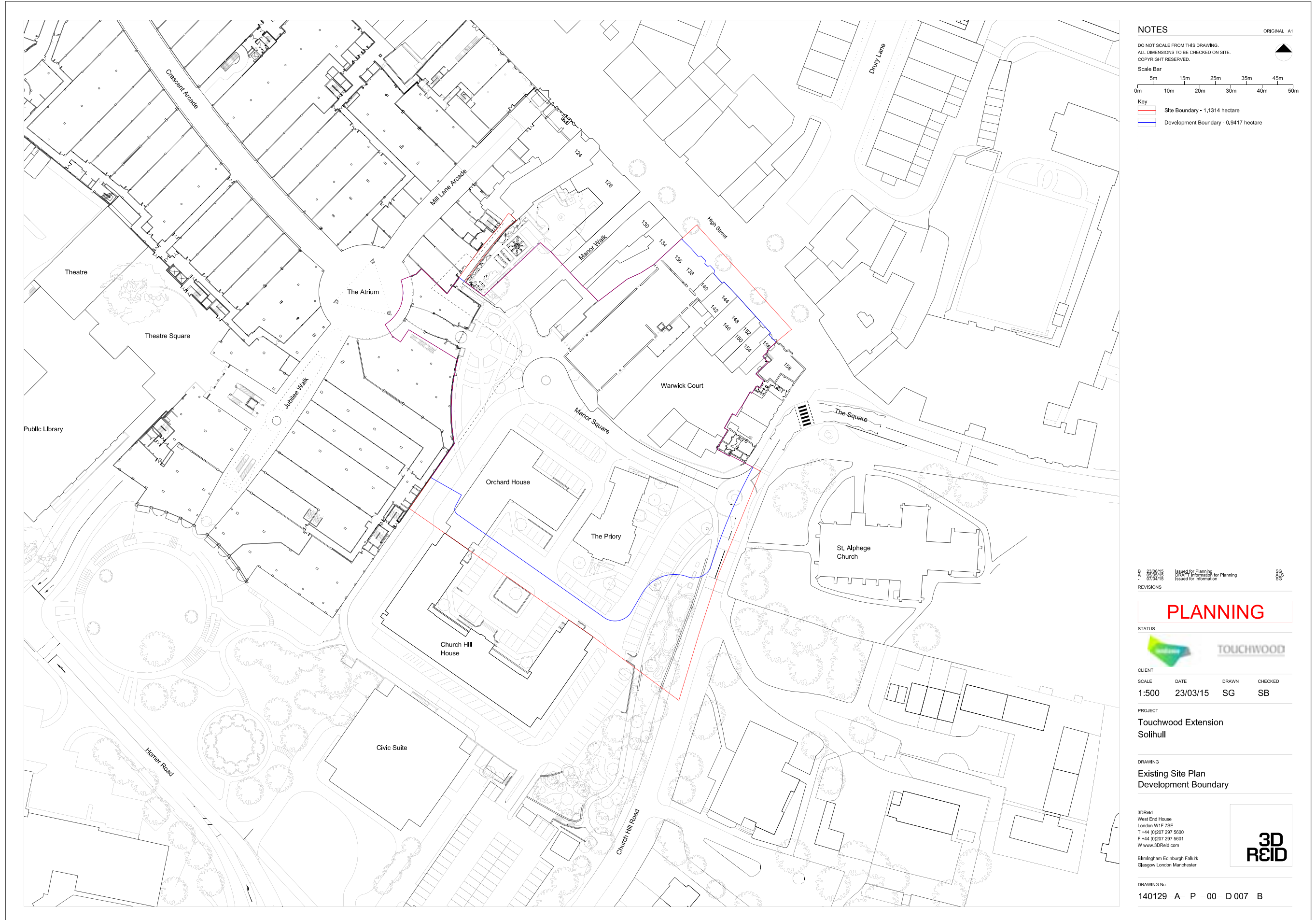
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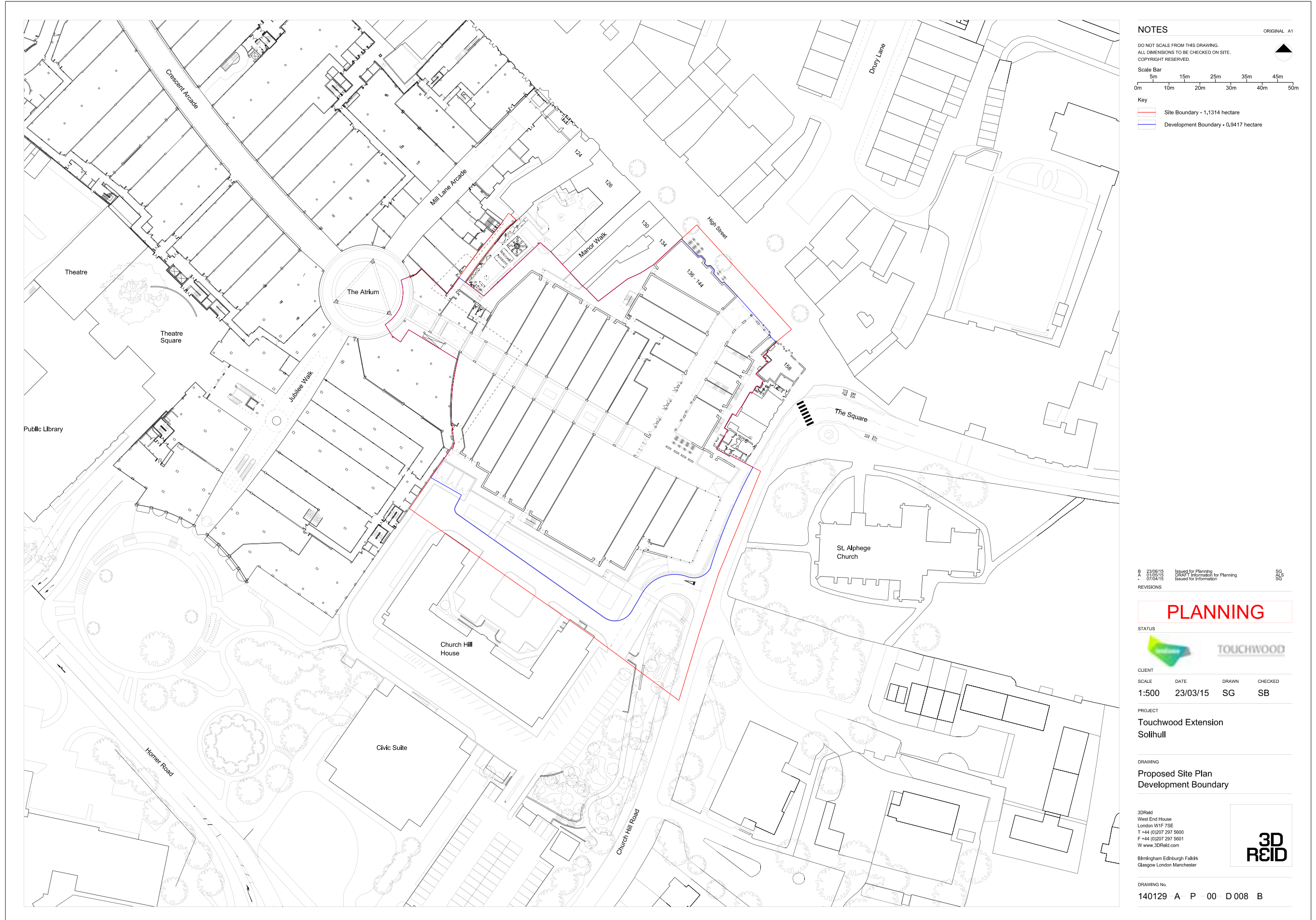
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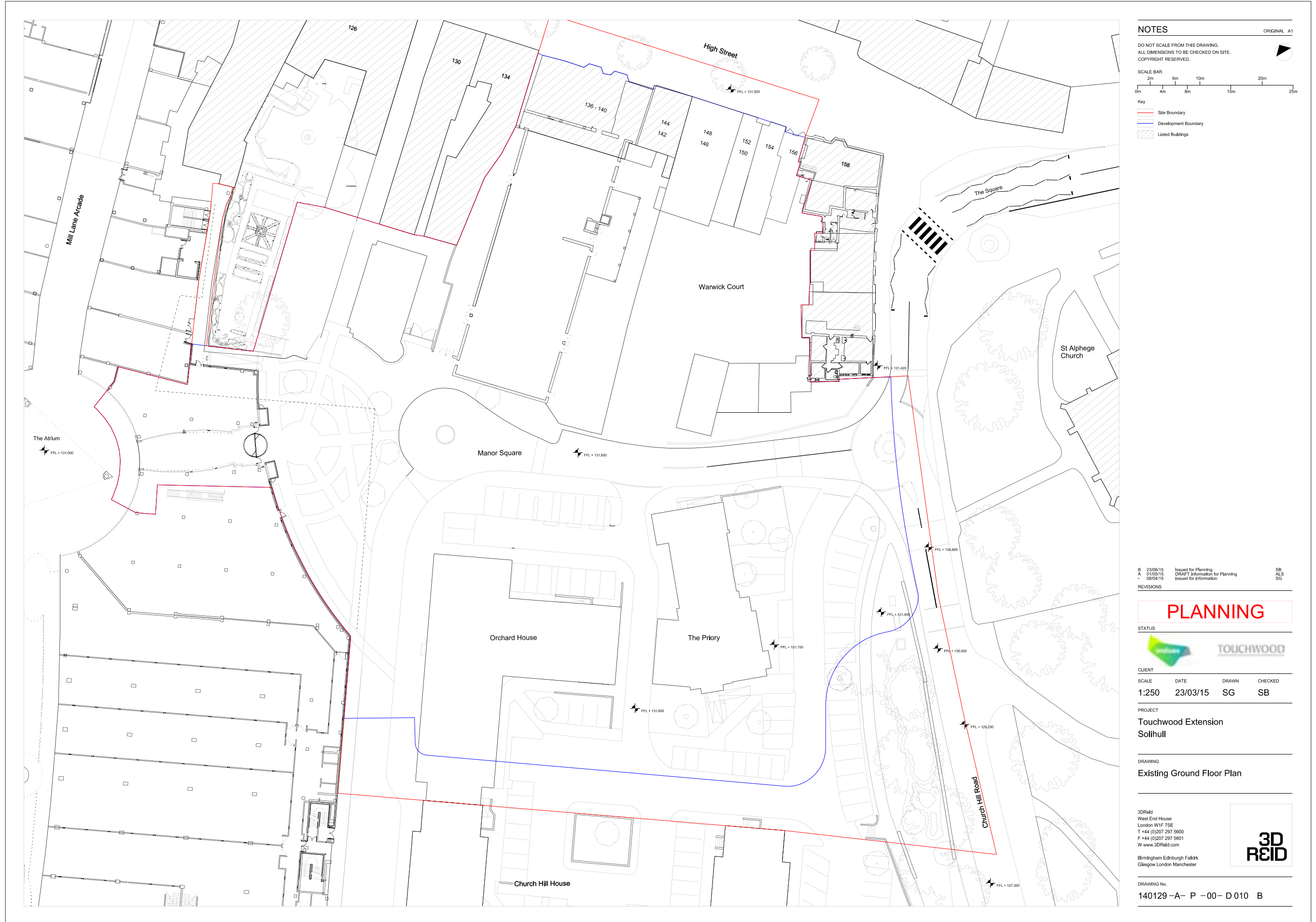
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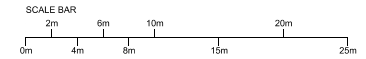
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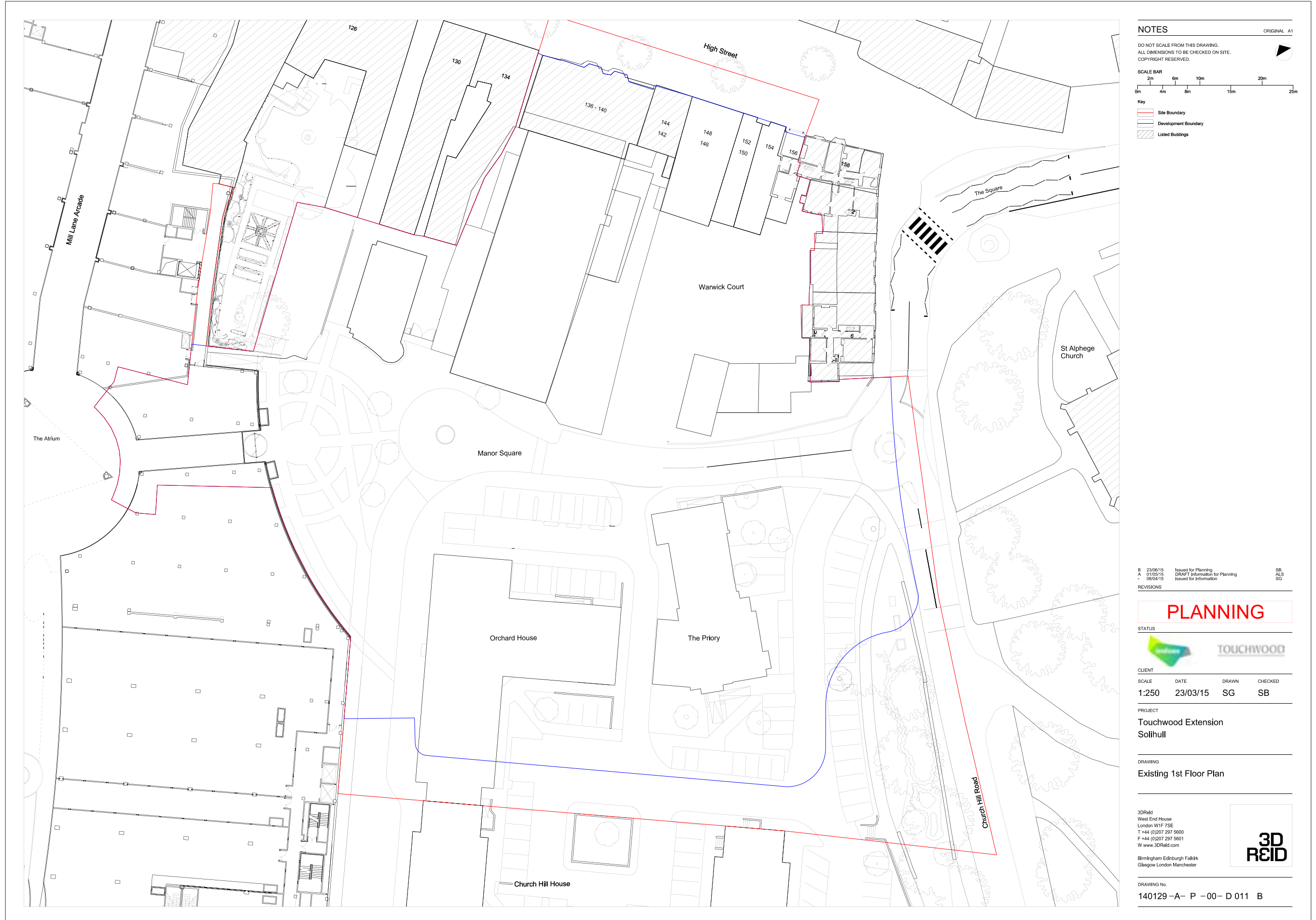
Existing Ground Floor Plan

3DR Reid
West End House
London W1F 7SE
T +44 (0)207 297 5600
F +44 (0)207 297 5601
W www.3DR Reid.com



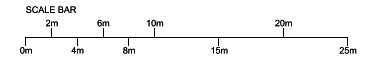
DRAWING No.

140129-A-P-00-D 010 B



NOTES ORIGINAL A1

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- Key
- Site Boundary
 - Development Boundary
 - Listed Buildings

B 23/06/15	Issued for Planning	SB
A 01/02/15	DRAFT Information for Planning	ALS
A 06/04/15	Issued for Information	SG

REVISIONS

PLANNING

STATUS



CLIENT

SCALE	DATE	DRAWN	CHECKED
1:250	23/03/15	SG	SB

PROJECT

Touchwood Extension
Solihull

DRAWING

Existing 1st Floor Plan

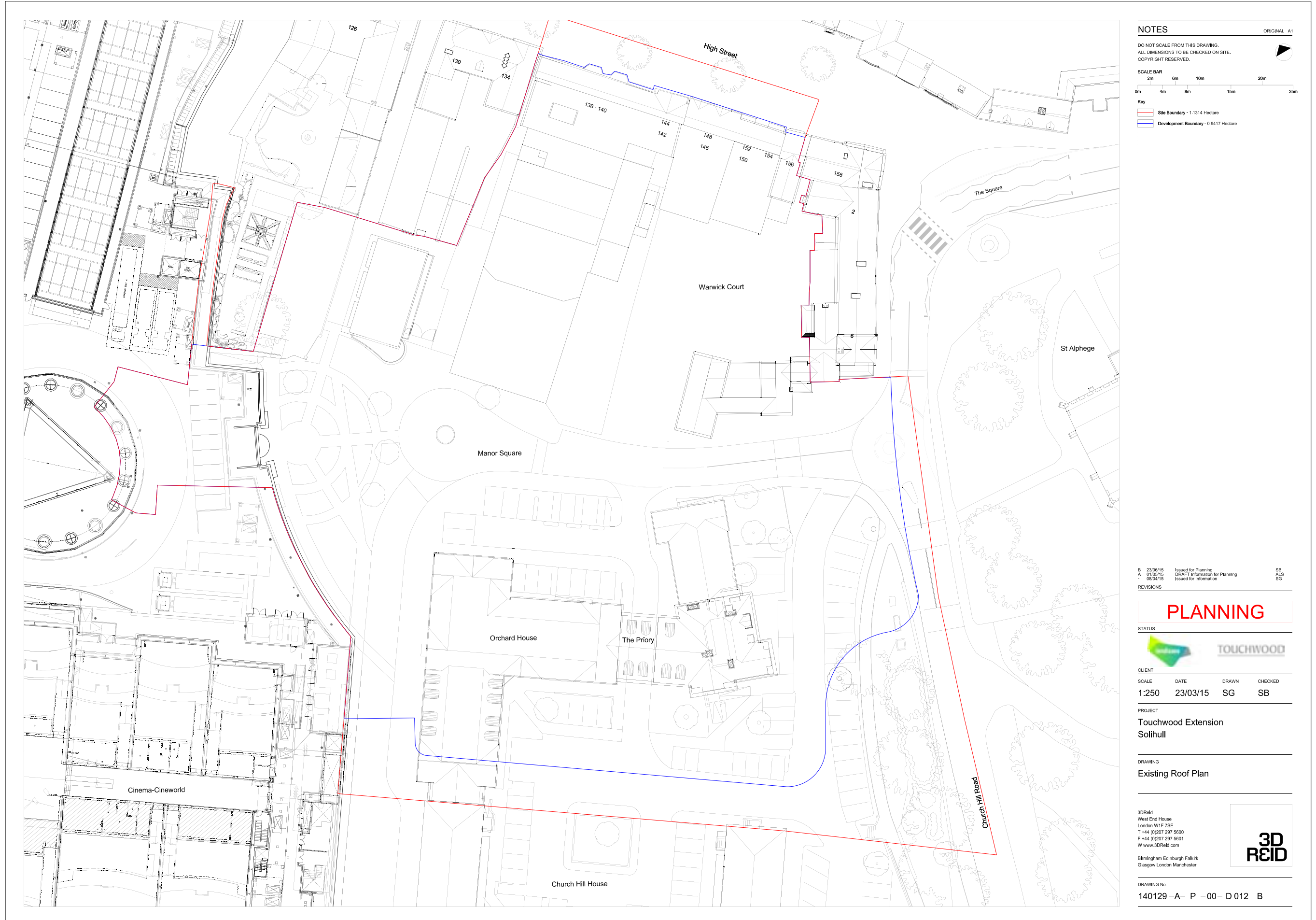
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West End House
London W1F 7SE
T +44 (0)207 297 5600
F +44 (0)207 297 5601
W www.3DRtd.com



Birmingham Edinburgh Falkirk
Glasgow London Manchester

DRAWING No.

140129-A-P-00-D 011 B



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SCALE BAR
0m 2m 4m 6m 10m 15m 20m 25m

Key
— Site Boundary - 1.1314 Hectare
— Development Boundary - 0.9417 Hectare

B	23/06/15	Issued for Planning	SB
A	01/02/15	DRAFT Information for Planning	ALS
A	06/04/15	Issued for Information	SG

REVISIONS

PLANNING

STATUS



CLIENT

SCALE	DATE	DRAWN	CHECKED
1:250	23/03/15	SG	SB

PROJECT

Touchwood Extension
Solihull

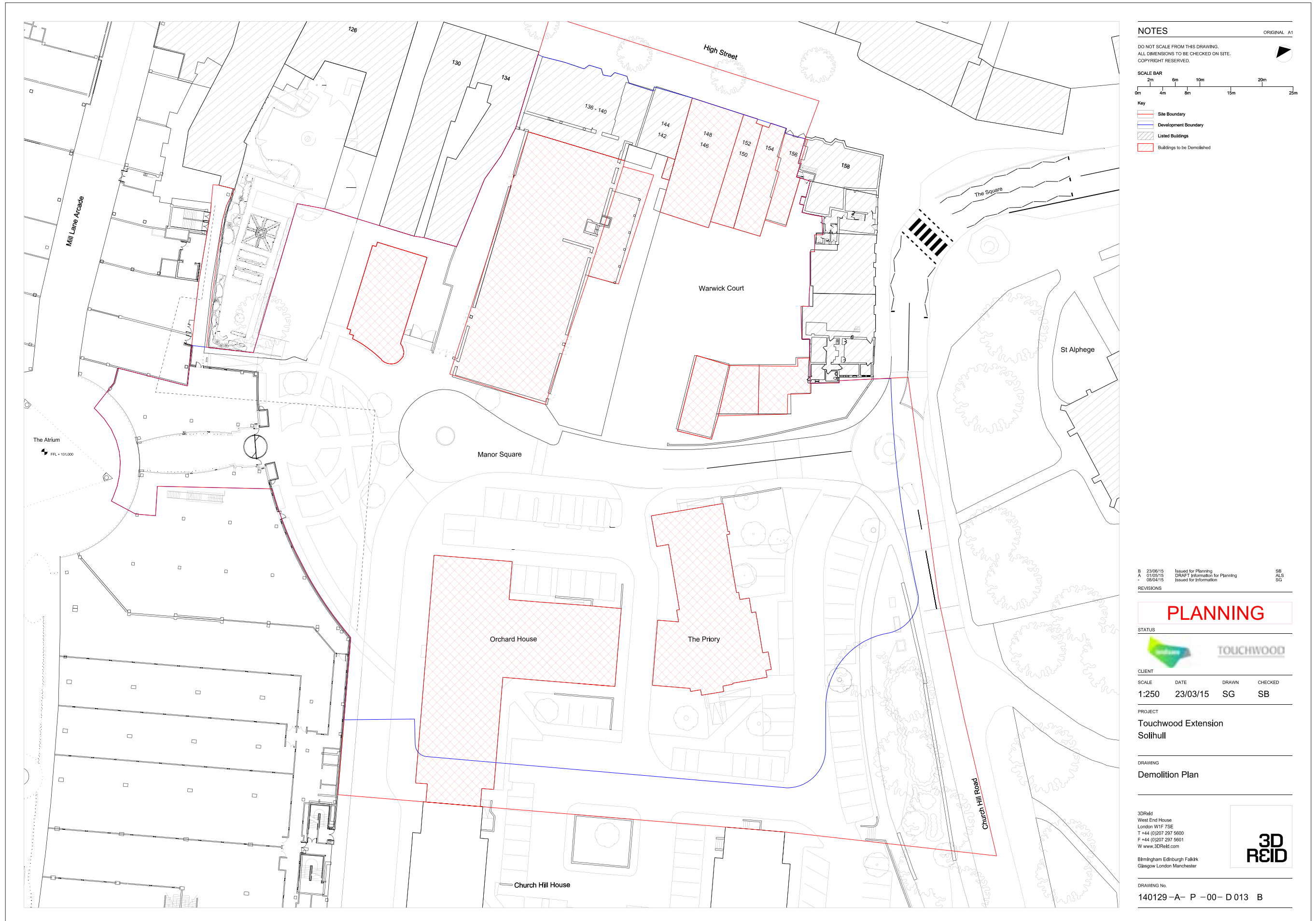
DRAWING

Existing Roof Plan

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West End House
London W1F 7SE
T +44 (0)207 297 5600
F +44 (0)207 297 5601
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140129-A-P-00-D 012 B





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SCALE BAR
0m 2m 4m 6m 8m 10m 15m 20m 25m

Key

- Proposed Mail Facade Line
- Site Boundary
- Development Boundary
- Column to be removed (ref. S.E. Dwg.)
- Proposed column (ref. S.E. Dwg.)

REVISIONS

B	23/06/15	Issued for Planning	SB
A	01/02/15	DRAFT Information for Planning	ALS
-	06/04/15	Issued for Information	SG

PLANNING



CLIENT

SCALE	DATE	DRAWN	CHECKED
1:250	23/03/15	SG	SB

PROJECT

Touchwood Extension
Solihull

DRAWING

Proposed Basement Plan

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West End House
London W1F 7SE
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Glasgow London Manchester



DRAWING No.

140129 A P 00 D 014 B



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01 EXISTING ELEVATION AA - High Street
 SCALE 1:200

02 EXISTING ELEVATION BB - Touchwood East Elevation
 SCALE 1:200

03 EXISTING ELEVATION CC - Manor Walk East
 SCALE 1:200

04 EXISTING ELEVATION DD - Manor Walk West
 SCALE 1:200

05 EXISTING ELEVATION EE - 158 High Street - 02 - 06 The Square
 SCALE 1:200

06 EXISTING ELEVATION FF - Manor Road
 SCALE 1:200

PLANNING

STATUS

CLIENT: TOUCHWOOD

SCALE	DATE	DRAWN	CHECKED
1:200	16/04/15	SG	SB

PROJECT
 Touchwood Extension
 Solihull

DRAWING
 Existing Elevations

3D REID

DRAWING No.
 140129 A E 00 D 020 A



NOTES

1. All elevations are shown in perspective.

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01 SECTION AA - Northern Arcade Elevation



PLANNING

TOUCHWOOD

1200 2500/15 90 90

Touchwood Extension
Salford

Proposed Elevation
Many Walk

3D REID

140120 A E 00 D 100 B

02 SECTION BB - Southern Arcade Elevation



01 SECTION CC - Drury Lane Connection West Elevation



02 SECTION DD - Drury Lane Connection East Elevation



03 SECTION EE - Church Hill Road West Elevation

NOTES

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PLANNING

TOUCHWOOD

1200 23/03/15 30 58

Touchwood Extension
Salford

Proposed Elevation
Drury Lane & Church Hill Road

3D REID

140126 A B 00 D 031 B



01 SECTION FF - Church Hill House Elevation



02 SECTION GG - Internal Mall Elevation



03 SECTION HH - High Street Elevation

NOTES

- 1. All elevations are shown to a level of 100m AOD.
- 2. All elevations are shown to a level of 100m AOD.
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- 20. All elevations are shown to a level of 100m AOD.

PLANNING

TOUCHWOOD

1209 2303/15 00 58

Touchwood Extension
Saltwell

Proposed Elevation
High Street & Church Hill House

3D REID

140126 A E 00 D 032 E



01 SECTION JJ - Belvedere / Pavilion / Island Block



02 SECTION KK - Manor Garden Elevation

NOTES

1. All elevations are shown in perspective.

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PLANNING

TOUCHWOOD

1004/15 30 58

Touchwood Extension
Salford

Proposed Elevation
High Street & Salford Council Office

3D REID

140126 - A - E - 00 - D153 - B