

Druids Heath Regeneration

What you've told us

Key feedback from previous engagement

Over the past 2 years we have asked Loconomy to learn more about what changes you would like to see happen as part of the regeneration work.

These quotes and summary points are taken from previous engagement to highlight the challenges that we feel you think need addressing on the estate as well as what you have said you would like in Druids Heath.

Challenges:

Concern with walking routes on paths and roadways in poor condition, and a feeling of being unsafe due to the different elevations and steepness



"Fly tipping is a big problem"

Play spaces and amenities should cater for all ages



Felt that green spaces on the estate are being negatively impacted by anti-social behaviour, including issues with drugs, motorbikes, dog mess and litter

Safety, specifically in alleyways

"Garages never used and bring damp up in to the flat"

Lack of secondary school and employment opportunities

Consensus that the housing stock is of poor quality and condition



You've told us you would like...

Homes

- Well insulated and more energy efficient homes
- Sustainable housing with equality in standards and amenities across all housing types
- Accommodation and suitable retirement homes for older people
- Family houses with gardens
- To make homes cheaper to heat
- Affordable options (including shared ownership)

Around the estate

- Safer homes, streets and public spaces, reducing anti-social behaviour
- The removal of alleyways
- Improvements to paths and road surfaces
- Proper street lighting
- Better connectivity on the estate and to other places
- Consideration to parking, public transport and cycle routes

Facilities

- A community space for more events and activities bringing people together
- A village centre with a range of local shops and new start-ups
- More for young people to enable them to thrive
- Facilities to improve health and well-being
- Facilities that stimulate the local economy and create employment

Green spaces

- To retain and enhance open and green spaces and parks
- Micro parks connecting-up different neighbourhoods of the estate
- More usable green spaces without damaging biodiversity and nature
- To link houses to green spaces and green walkways to create safe and inclusive environments
- More activities in green spaces and green spaces for well-being

Druids Heath Regeneration

Design priorities

Design priorities, based on your feedback

The engagement Loconomy have undertaken with the community has led to the development of some key design priorities. These are set out below and are fundamental in terms of delivering successful regeneration on the estate.



COMMUNITY CENTRE

Create a new local centre for Druids Heath, with enhanced facilities for residents, including new community spaces, retail units and employment opportunities.



HIGH QUALITY HOMES

Introduce a range of modern high quality, efficient homes for the residents of Druids Heath.



PEDESTRIAN PRIORITISED

Ensure streets and spaces are designed with pedestrians and cyclists as the priority.



GETTING AROUND

Introduce a legible street pattern that is overlooked by houses to create safe, linked streets that are easy to navigate and move through.



NATURAL SURVEILLANCE

Remove pedestrian routes and roads that aren't overlooked by surrounding houses to reduce anti-social behaviour, crime and feeling of safety.



GREEN SPACES

Improve Druid Heath's wildlife assets and 'green' spaces through management and improvement to the Village Green and Chinn Brook corridor, and bringing trees and planting into the estate's streets.



SPORTS & LEISURE

Enhance outdoor sports, recreation and leisure facilities for all across Druids Heath. The Dell and Village Green to be retained, with smaller spaces to be created across the estate for residents.

Druids Heath Regeneration

Phasing and demolition options

Why this option?

The buildings hatched in red on this plan are proposed for demolition. In total, we are proposing to demolish around 1,800 homes, which will create the space for approximately 3,000 new homes to be re-provided on the estate. We will also ensure there is significant community space.

Please note, the order of the phasing is indicative at this stage and has been estimated on a number of factors including building on land that is already available first.

We understand many people don't feel safe on the estate, with alleyways a major concern. We have looked to improve this by reconfiguring streets and spaces, to provide better connectivity and surveillance. To achieve this it involves demolition.

Many of the Council properties on the estate don't meet legal standards and aren't considered financially viable for investment. Building new homes, with higher specifications, would significantly enhance living conditions for tenants who are in properties lacking adequate investment.

The phases in the south (Phases 5-7) are likely to be built out in the next 10-15 years

Phase 8 is likely to be 15-20 years away

The earlier phases (Phases 1-4) are likely to be built out in the next 5-10 years

Preserving green space is a priority. We're dedicated to making it accessible to everyone. Demolition enables us to reconfigure spaces to maximise this goal.

Birmingham, like rest of the UK, is facing population growth, meaning we need more homes. To meet this demand, we've proposed additional demolition to maximise space and increase affordable housing.

We want to provide amenities and recreational areas for businesses and community groups. To achieve this we're looking to optimise space through some extra demolition to ensure everything fits nicely.



Druids Heath Regeneration

Illustrative masterplan

An illustration of how Druids Heath could look once the regeneration is finalised

This sketch view sets out our vision for Druids Heath in the future. This is not a finalised document and is subject to significant community consultation, as well as the planning process. However, this has been provided to give the community some clarity around what we are seeking to achieve together.

Enhancements to the Village Green and the Dell, including a new playground area on the Dell with much greater surveillance and views from new apartment buildings.



New homes along edges of existing development, securing existing rear fences and providing natural surveillance of green spaces and routes.

Improvement works proposed to Bells Lane, including traffic calming and a segregated cycle lane. New homes proposed along the road to create a more neighbourhood feel.

A mix of types and sizes of high quality, sustainable homes for people of all ages. Including affordable rent, social rent, and shared ownership. Homes have better relationship of fronts and backs with public space, enhancing safety of the area.



Walkers Heath Play Area

Green spaces repurposed throughout the estate, with safe crossing points proposed across vehicular routes. The Chinn Brook is proposed to be opened up in the south, providing valuable biodiversity benefits and a key feature in the landscape.

Enhanced connectivity throughout the estate, along pedestrian prioritised routes through the greenway, linear parks, and streets, connecting residents to nearby amenities and open spaces.



Expansion of the existing surgery.

Continuous greenway 'loop' providing pedestrian prioritised routes encouraging walking and cycling, with natural surveillance from new homes, doorstep access to green space and incidental play, and a multitude of biodiversity opportunities.

High street and public space with the opportunity for shops, retail and flexible working space on the ground floor, creating a local centre along Bells Lane and nearby the sports and pavilion building.



New apartments are proposed along this stretch of Bells Lane, bringing lots of homes forward in the first phase of development to ensure a build first approach.



New sports pitch and pavilion building. BCFC Community Trust to provide sport and educational programmes. Facilities to include changing rooms and classrooms as well as space for youth centre activities and a multi-functional space to be used by the community.

Linear parks providing gateways in to the scheme and towards the Village Green.

New apartment buildings creating presence along Alcester Road South.

Later living accommodation in close proximity to Alcester Road South bus stops and shops. Provision to include communal facilities such as a cafe, event space and shops.

St Jude's Primary School

Maypole Shops

Druids Heath Regeneration

Sketch views

SKETCH VIEW OF **LINEAR PARK** TOWARDS THE VILLAGE GREEN



SKETCH VIEW OF **NEW HOMES** FRONTING GREEN SPACE



Examples of how the spaces could look...



Examples of how the buildings and spaces could look...



Druids Heath Regeneration

Sketch views

SKETCH VIEW OF CYCLE LANE AND COMMERCIAL ACTIVITY ALONG BELLS LANE



SKETCH VIEW OF URBAN SQUARE WITHIN GREENWAY



Examples of how the street could look...



Examples of how the spaces could look...



Druids Heath Regeneration

Sketch views

LATER LIVING ACCOMMODATION, WITH CAFE AND COMMUNITY SPACE



SPORTS PITCH AND HUB, WITH YOUTH AND COMMUNITY FACILITIES



Examples of how the buildings and spaces could look...



Examples of how the buildings and spaces could look...



Druids Heath Regeneration Timeline

Key stages of the regeneration

We have provided an indicative timeline so that the community understand how long it will take for the different stages of regeneration to be progressed and where we are in this process. These timelines are indicative and could change but are based on how long these stages have taken on comparable regeneration projects.

What are the Council going to do to look after the estate in the meantime?

The masterplan will be broken down into phases and there will be some Council homes in latter phases that will be invested in to ensure that households can safely reside in them until their new homes are ready.

We will also bolster services on the estate by doing the following:

- Increasing the visibility of our Housing Management teams in the area.
- Implementing CCTV across all of the Council properties, particularly challenging anti-social behaviour areas.
- Increasing the cleaning provision across Council properties, paying particular attention to fly-tipping.
- Implement a repairs service specific to Druids Heath, providing some more support to address reactive repairs across Council properties.

The added services aim to reassure residents, particularly those in Council properties, that they'll be supported during the regeneration. While immediate relocation isn't feasible, the improved management will make the estate safer to inhabit until regeneration advances.

