

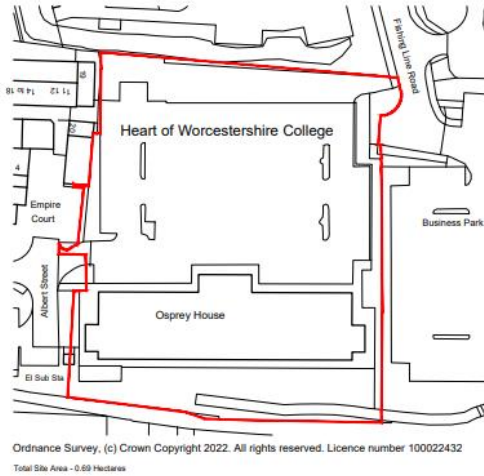
25/00745/FUL

Osprey House, Albert Street, Enfield, Redditch, B97 4DE

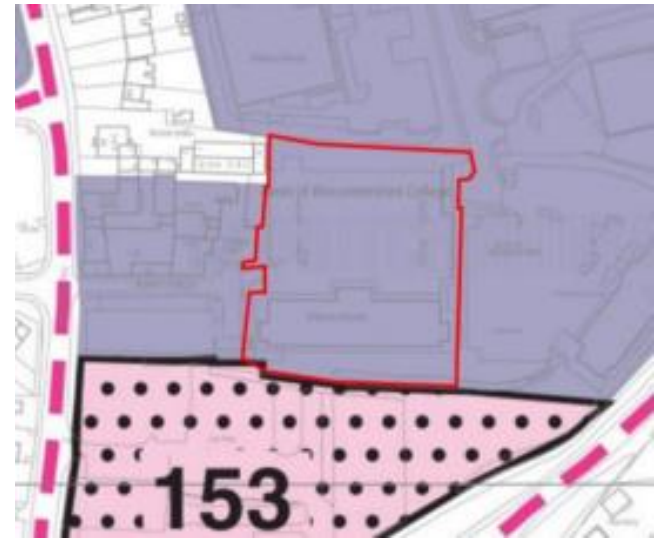
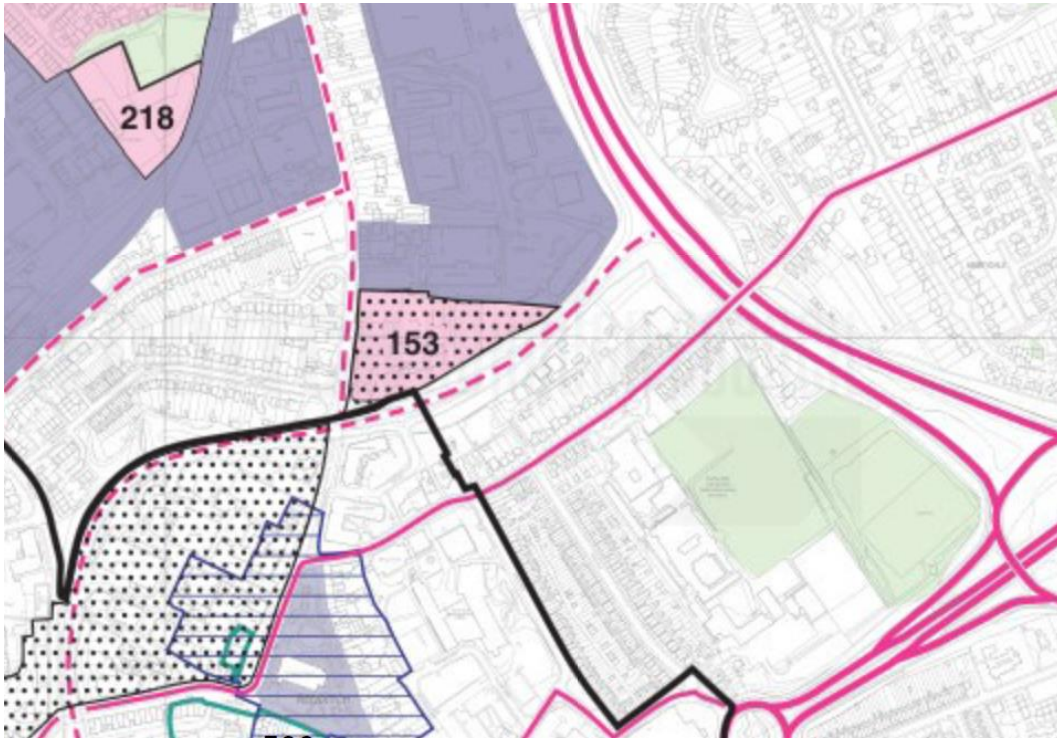
Demolition of existing building in education use (Use Class F1) and erection of a three-storey care home (Use Class C2) with ancillary facilities; and associated parking, landscaping and ancillary works

Recommendation: delegate to grant subject to conditions and a planning obligation

Site Location



Local Plan Designation



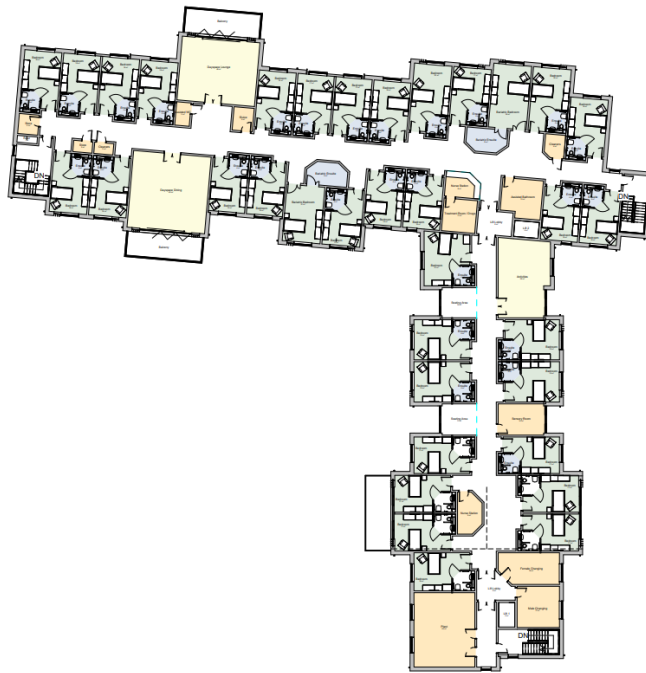
Site Plan – 23/01108/FUL



Proposed Site Plan – ground floor



Proposed first (L) and second (R) floor plan



Total GIA - 1,583.39m²
Total Dayspace - 146m²
Total No. of Bedrooms - 35

Total GIA - 1,583.39m²
Total Dayspace - 146m²
Total No. of Bedrooms - 34



Proposed west and north elevations



Proposed West Elevation
1 : 100



Proposed North Elevation
1 : 100

Proposed east and south elevations



Proposed East Elevation

1 : 100



Proposed South Elevation

1 : 100

Proposed Landscaping Plan

Landscaping Implementation:
New tree protection to be installed for the duration of construction and not removed until commencement of landscaping finishes within root protection area.
Hard landscaping to be completed as soon as possible and practical following completion of the main construction phase.

Soft landscaping implementation shall be undertaken by the end of the next available planting season following completion of the main construction phase, hard landscaping and during the following periods/conditions:

- Deciduous trees and bare root shrubs/hedging: Late October to late March.
- Container grown plants: At any time that the ground is not frozen or excessively dry.
- Seeding/turfing: At any time that the ground is not frozen or excessively dry. Ideally Spring or Autumn.

All soft landscaping to be monitored and watered as necessary until fully established, usually the first summer and spring/autumn dry periods after planting.

Existing Trees

To be retained and protected in line with:
Origin Environmental
Arboricultural Impact Assessment

Planted areas

All planted areas are to be relocated or hand dug (hand dig only within 90m) with all large stones, weeds and debris removed taking care not to damage the roots of existing trees and shrubs. Planted areas to have a minimum 400mm topsoil over free-draining substrate.
Prior to planting the areas are to be covered with a 50mm layer of suitable compost.
After planting all areas are to be mulched with 50-70mm bark chippings or gravel and seedworn.
All trees to be properly staked and tied.
During construction avoid excessive site traffic and storage of materials, fuel etc on areas which are to be planted.

Levels

Levels to be as per architects drawings.

Indicative Plant List - Full Planting Plan to be finalized once layout is agreed.

Amenity borders:

Borders close to buildings and parking areas.
All plants specified are to be suitable and appropriate for their individual position and aspect. The scheme will seek to provide year-round colour, structure and interest with a high percentage of wildlife friendly species. Sensory planting is to be specified for enclosed garden borders.

Amenity Borders: Plant List

Viburnum sp.
Helle sp.
Lavender sp.
Deutzia sp.
Vincetoxicum sp.
Cornus sp.
Polytaichum setiferum
Sarcococca hookeriana
Alga repens
Bergenia sp.
Echinacea sp.
Thymus sp.
Rosa sp.
Lonicera sp.
Skimmia sp.
Aucubacter sp.
Helleborus sp.
Geranium sp.
Corydalis sp.
Dryopteris affinis
Rosa sp.
Tansy sp.

Topiary specimens -
Ilex crenata
Photinia sp.
Laurus nobilis
Prunus laurocerasus

Tree Planting

Planting of mixed size specimen standard trees. Size at planting 10-15m - 16-18m container stock.
Acer campestre 'Stratford' sp.
Acer griseum
Betula pendula
Crataegus mollis
Sorbus 'Cardinal Royal'
Tilia 'Greenheart'
Malus sylvestris
Prunus 'Nanguana'



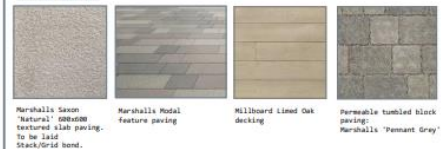
Sensory Elements Included



Garden Structures to provide sense of enclosure and opportunity for scented climbers



Principal Materials:



Client:

MACCO LIVING

Project: Proposed Care Home Development - Osprey House, Redditch

Drawing: Landscape Layout

Scale: 1:200 @ A1 (All dimensions must be checked on site)

Drawing: 2500MAC-OSP-1

Date: 16/06/25

Version: A

Drawn by: AJC

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PLANNING

Views looking eastwards



Views from inside the site



View looking south-east towards Osprey House from north-western corner of Site.



View looking north-east across the Site from south-western corner.



View looking north-west across the Site from south-eastern corner.



View looking west across the Site from eastern boundary.

Existing elevations: Osprey House



① West
1:100



② North
1:100



③ South
1:100



④ East
1:100