

THE PROJECT

Introduction

EQUANS, the company who have been appointed by the University of Birmingham to deliver the development at Pritchatts Park is focused on three key activities: energy, services and regeneration. Our 17,000 employees combine these capabilities for the benefit of individuals, businesses and communities throughout the UK & Ireland.



Our customers benefit from our energy efficient and smart building solutions, the provision of effective and innovative services, the transformation of neighbourhoods through regeneration projects, and the supply of reliable, flexible and renewable energy. EQUANS improves lives through better living and working environments. We help to balance performance with responsibility, enabling progress in a harmonious way.

This briefing document outlines the works at Ashcroft and Pritchatts House at Pritchatts Park between January and April. Another development update will be available at the next community open event, currently scheduled for April 2022 (Covid-19 guidance allowing).

Programme and Operations

The works to Ashcroft and Pritchatts Park include full ground works, building the new accommodation blocks and Multi Storey Car Park (MSCP) and forming new roads and landscaped areas. The works to Pritchatts House include replacement of dilapidated external elements and a full internal refurbishment.

The site working hours are 08:00 (07:00 for Pritchatts House) to 18:00. The Traffic Management Plan, which can be found on page 4, helps ensure that deliveries and removals from the site are scheduled, controlled and planned. As the project progresses, all deliveries will be internal to the project, so Pritchatts Road itself will be naturally screened from the development and highways disruption will be minimised. Road sweepers are also being used to manage any residual site, mud, or debris on the highway in the local vicinity.

Operations are being undertaken in a way to minimise the impact on the surrounding area i.e. switching off vehicles and plant when not in use and considering surrounding properties when planning work and siting equipment, etc; sub-contractors are reminded of our strategies to minimise the impacts of operations with site inductions and regular site talks. As part of the registration with the Considerate Constructors Scheme we are targeting a gold award that promotes excellence with being a 'good neighbour', and our working practices will be continually reviewed to this effect. We are committed to hold at least six more open events where we will update our neighbours between now and the end of the project.

| | 2021 | 2022 | | | | 2023 | | | | 2024 | | |
|------------------|------|------|----|----|----|------|----|----|----|------|----|----|
| | Q4 | Q1 | Q2 | Q3 | Q4 | Q1 | Q2 | Q3 | Q4 | Q1 | Q2 | Q3 |
| Pritchatts House | | | | | | | | | | | | |
| Ashcroft Blocks | | | | | | | | | | | | |
| Pritchatts Park | | | | | | | | | | | | |
| MSCP | | | | | | | | | | | | |

KEY

| | |
|----|----------------------------------|
| Q1 | Jan - March |
| Q2 | Apr - June |
| Q3 | July - Sept |
| Q4 | Oct - Dec |
| ■ | NEW Ashcroft |
| ■ | NEW Pritchatts Park |
| ■ | EXISTING Pritchatts House |
| ■ | NEW Multi storey car park (MSCP) |
| ■ | EXISTING Ashcroft |
| ■ | EXISTING Pritchatts Park |
| ■ | EXISTING Oakley Court |
| ■ | EXISTING The Spinney |

All our sites are registered with the Considerate Constructors Scheme and we aim to follow a code of conduct set out by the scheme.



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ARCHITECTURAL DESIGN

Planning Updates

The original planning consent fixed the siting, layout and appearance of the development.

Minor alterations to the scheme to enhance buildability were approved under a non-material amendment, reference 2021/02925/PA. Approved amendments included:

General amendments

- General improvements to thermal performance, accessibility and buildability of the new build blocks.
- Minor changes to the positions of the blocks to allow for level access and to reduce impact on trees.

Multi-Storey Car Park

- Reduction in overall building footprint; and
- Reduction of mechanical ventilation and increased natural ventilation to reduce operational carbon

Town House Windows and Dormers

- Amendments to correct locations of windows and reconfigure dormers

Solar Photovoltaics

- Implementation of PV solar panels on selected roofs of the student accommodation blocks



In addition to this, the Energy Centre has been omitted from the scheme and replaced with a more sustainable electric heating system, supplemented with photovoltaic electricity generation. This has allowed improvements to tree planting and biodiversity gains.

Further planning applications were approved for improvements to landscaping (REF 2021/03023/PA) and the Pritchatts House refurbishment proposals (REF 2021/02920/PA). The Pritchatts House proposals include thermal upgrades throughout, improvements to accessibility and the internal refurbishment of the Student Hub and reception.

Materials

The materials to be used in the new build scheme have been approved under Condition 19 of the planning consent. A series of site visits and sample presentations to the planning authority approved the following materials.

| Item | Product | Details / Finish/Colour | Comments |
|------|---|------------------------------|--|
| 1. | Facing bricks | Ibstock Grainger Antique | Stretcher bond. Bucket handle joint. Natural mortar. |
| 2. | Roofing slates | SSQ Del Prado Spanish Slate | Natural slate |
| 3. | Window Profile | Wicona Wicline 75 Evo System | Triple Glazed |
| 4. | Window / Door / Dormer / Window fins Colour | PPC Aluminium | Anthracite Grey RAL 7016 |
| 5. | Rainwater goods | PPC Aluminium | Black |
| 6. | Eaves and barge boards | | Black |
| 7. | Solar Panels | | In-line tray system. |



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LANDSCAPE AMENDMENTS

Pritchatts Park Village is set in a beautiful, tree-lined campus. The local architecture has significant historic merit, and the campus is adjacent to residential properties on three sides. The extant permission provided limited landscape improvements, however when the team met with the Local Authority, it was felt that further improvements were necessary.

In principle the latest landscape masterplan is in line with the consented scheme, with some minor amendments to remediate issues around accessibility and enhance connectivity. In addition, further detailed tree surveys have been undertaken, so that a more detailed set of arboricultural proposals could be developed.

Working in partnership with their selected development partner and the local authority officers, the University have sought to make improvements to the landscape proposals. These proposals maintain the principles of the consented scheme with minor amendments to improve accessibility and enhance connectivity.

Key landscape improvements to the path network include:

- The removal of the steps on the approach from Vincent Drive and the redirection of the path between Pritchatts Block B and C to create a fully accessible route.
- A connecting footpath which has been added from Block B and The Spinney to enhance connectivity, linking with the existing footpath network.

Landscape improvements to planting include:

- Where existing vegetation has been removed or ground has been disturbed, replacement native understorey planting is proposed. Proposals include additional tree and shrub species to improve species diversity and provide seasonal interest including native Beech (*Carpinus betulus*), Rowan (*Sorbus aucuparia*) and Silver Birch (*Betula pendula*). Evergreen species are also included to provide year-round screening for adjacent residential properties, including Bhutan pine (*Pinus wallichiana*) and Holm oak (*Quercus ilex*).
- Additional planting to the Multi-Storey Car Park and the access route from Brailsford Drive.
- Along the north-east side of the Multi-Storey Car Park facing Pritchatts Road, a mix of evergreen and deciduous species are proposed to break up the façade of the MSCP along the now wider pedestrian corridor. This includes Silver Birch (*Betula pendula*) and Scots Pine (*Pinus sylvestris*). The evergreen Scots Pine trees have been positioned in key views between Pritchatts Blocks C to F to provide year-round screening from Pritchatts Road. Trees at planting are specified as Extra Heavy Standards (3.5-4.0 m in height) to create instant screening.
- A similar mix of deciduous and evergreen planting is also proposed along the south-western side of the Multi-Storey Car Park adjacent to the access road. This includes a broader mix of pines tree species to complement the existing tree planting at Pritchatts Park with species such as Bhutan pine (*Pinus wallichiana*) and Black Pine (*Pinus nigra*)
- Additional trees species have also been included for seasonal interest and to improve species diversity, which includes Maidenhair tree (*Ginkgo biloba*), Tulip tree (*Liriodendron tulipifera*), Rowan (*Sorbus aucuparia*) and Whitebeam (*Sorbus aria*).
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These proposals have been approved under the discharge of planning conditions 11,12,15,16, 27, 28 and 29, plus the new applications for the areas not covered by the original application (as described on the previous page).



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LOGISTICS AND ACCESS PLAN



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