

Cincinnati, Birmingham



Client Galliford Try
Cost £10m
Services Private Housing

In 2014 BM3 Architecture Ltd was appointed by Galliford Try Partnerships Limited (Central) to design a mixed tenure general needs housing scheme for planning approval for the redevelopment of the redundant Cincinnati Works site off Woodlands Farm Road, Pype Hayes, Birmingham.

The scheme will provide a total of 101 new homes, 52 for open market sale and the remaining 49 are for affordable rent; together with associated car parking and landscaping. The proposal provides a mix of one and two bed flats and two, three and four bed houses. The proposed mix and equal tenure split will help create a sustainable community.

The site was home to the Cincinnati machine tool factory which closed in 2007, at which point it was sold to Urban Splash. There is existing vehicular access into the site from Woodland Farm Road and Edgemoor Avenue and a further pedestrian access is from Kingsbury Road across the Birmingham and Fazeley Canal via Hanson Bridge Road.

The proposal seeks to provide a strong canal frontage and provide a high quality design solution to replace the locally listed Cincinnati factory. The new road layout has been designed in such a way as to minimise the number of dead ends, enabling refuse and emergency vehicles to easily manoeuvre around the site.

The scheme is for a development that can be used safely and easily by as many people as possible without separate provision. This includes people with differing disabilities, elderly people and parents and guardians of young children.

