



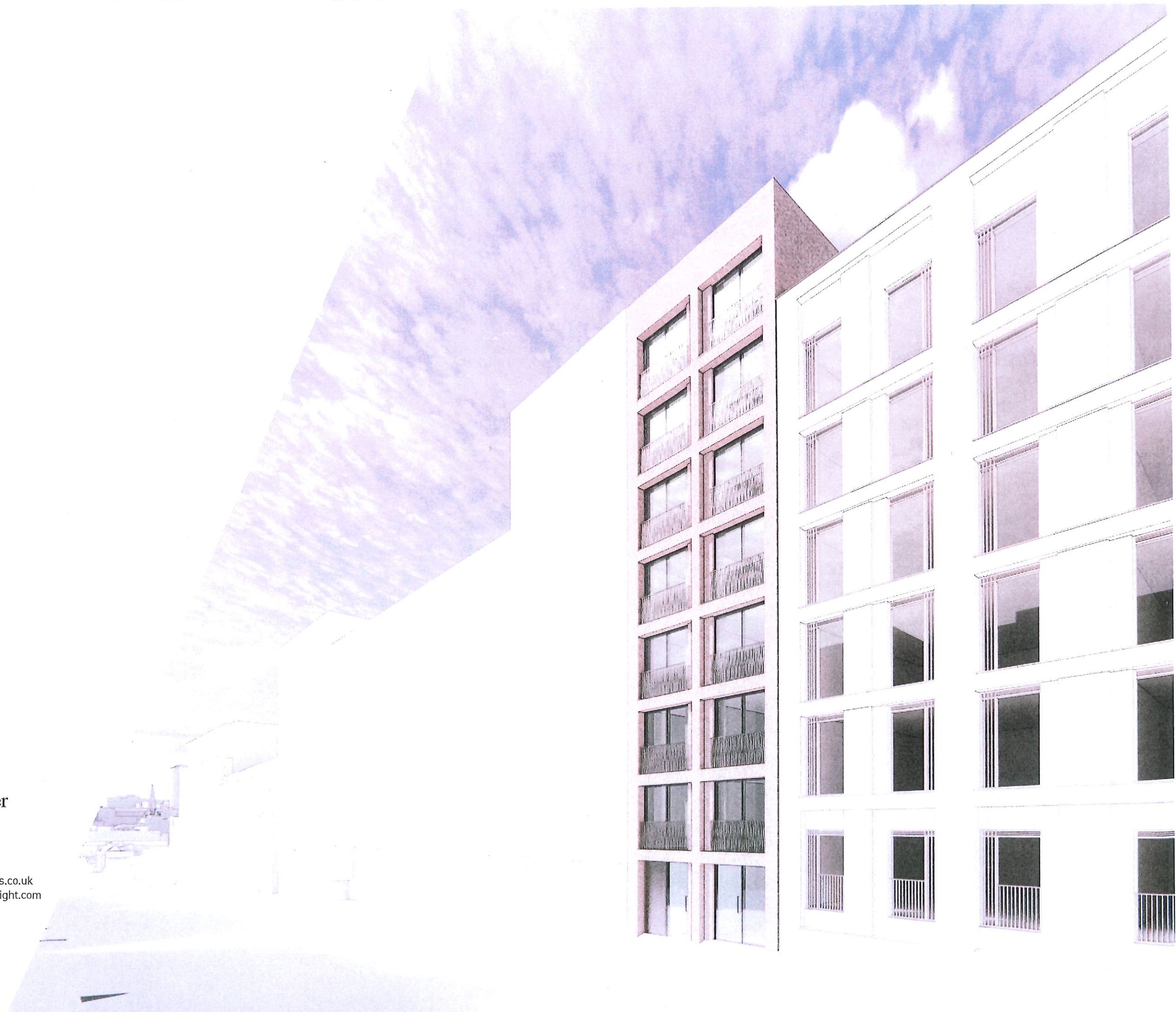
# 221 BRADFORD STREET, DIGBETH PLANNING PRE-APPLICATION

MARCH 2021

| REVISION | DATE       | NOTES       |
|----------|------------|-------------|
| 00       | 29.03.2021 | First Issue |

AJ 100 2018 Member

📍 @CWrightarch  
📷 corstorphinewright  
📄 corstorphine-wright  
✉ contact@cw-architects.co.uk  
🌐 www.corstorphine-wright.com





# 1.0 EXISTING BUILDING

## 221 Bradford Street

The building has remained vacant to business since 1996. The owner has marketed the property for let with no success of securing a tenancy. The primary reason for the lack of interest relates to the condition of the building's fabric and its deteriorated level, such that the building is now beyond economical repair due to new defects in the structure.

The building's last use was Class B8 with some associated office use on the upper floors in 1996. There are no employees on the premises.

New proposals are to introduce a residential use on upper floors, with a smaller commercial unit on the ground floor providing employment opportunities. The use of the ground floor is undetermined and subject to let, but permission is sought for A1, A2 or B1(a).



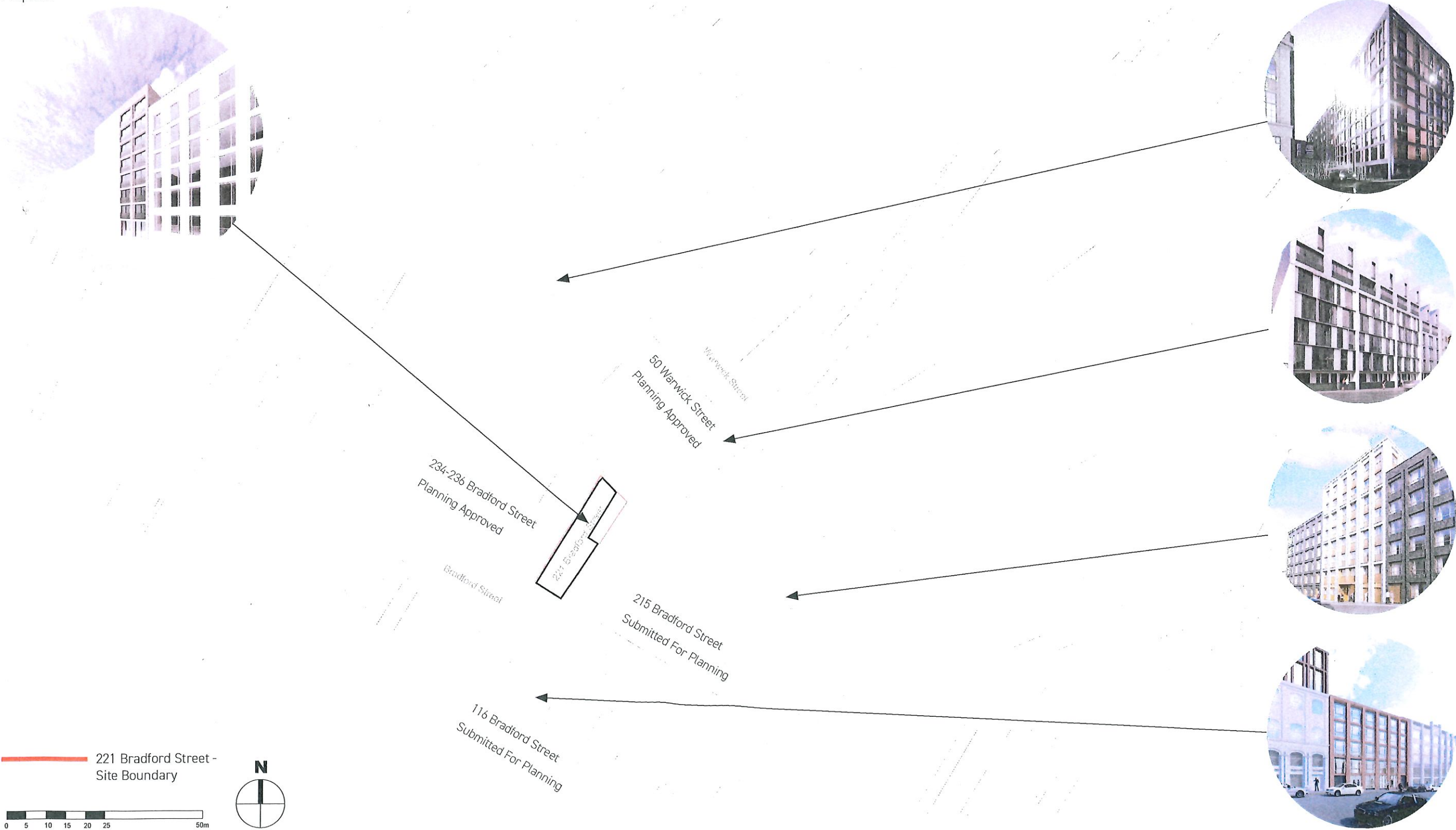
Warwick Street

Bradford Street

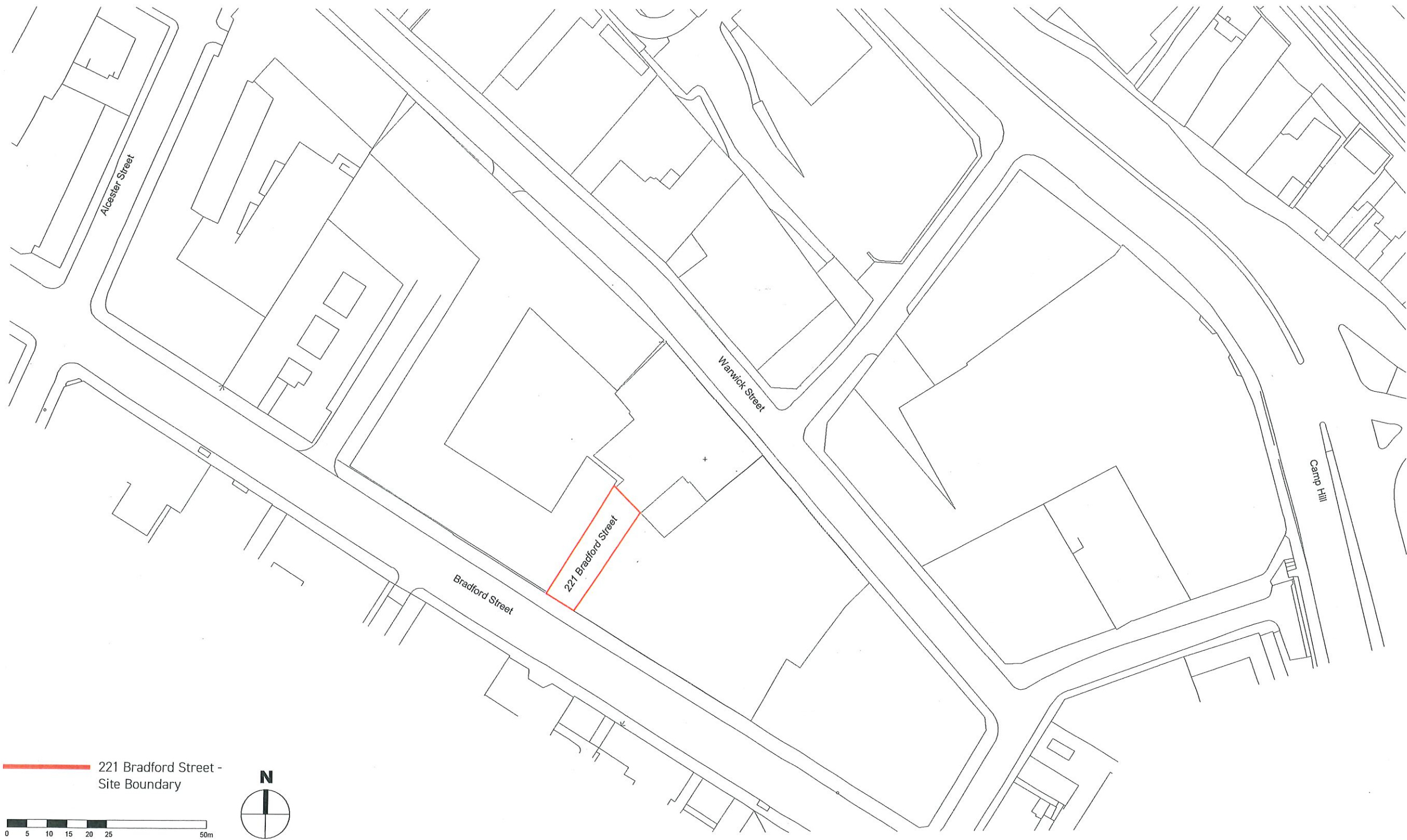
# 3.0 EMERGING CONTEXT

Proposal -

Local Developments -



2.0 LOCATION PLAN - 1:1000@A3



## 4.2 Street Elevation



234-236 Bradford Street  
Planning Approved  
2016/08444/PA

215 Bradford Street  
Submitted For Planning  
2020/08279/PA

221 Bradford Street  
Proposed Development

Bradford Street

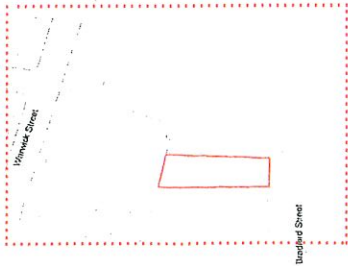


4.0 SCHEME IN CONTEXT

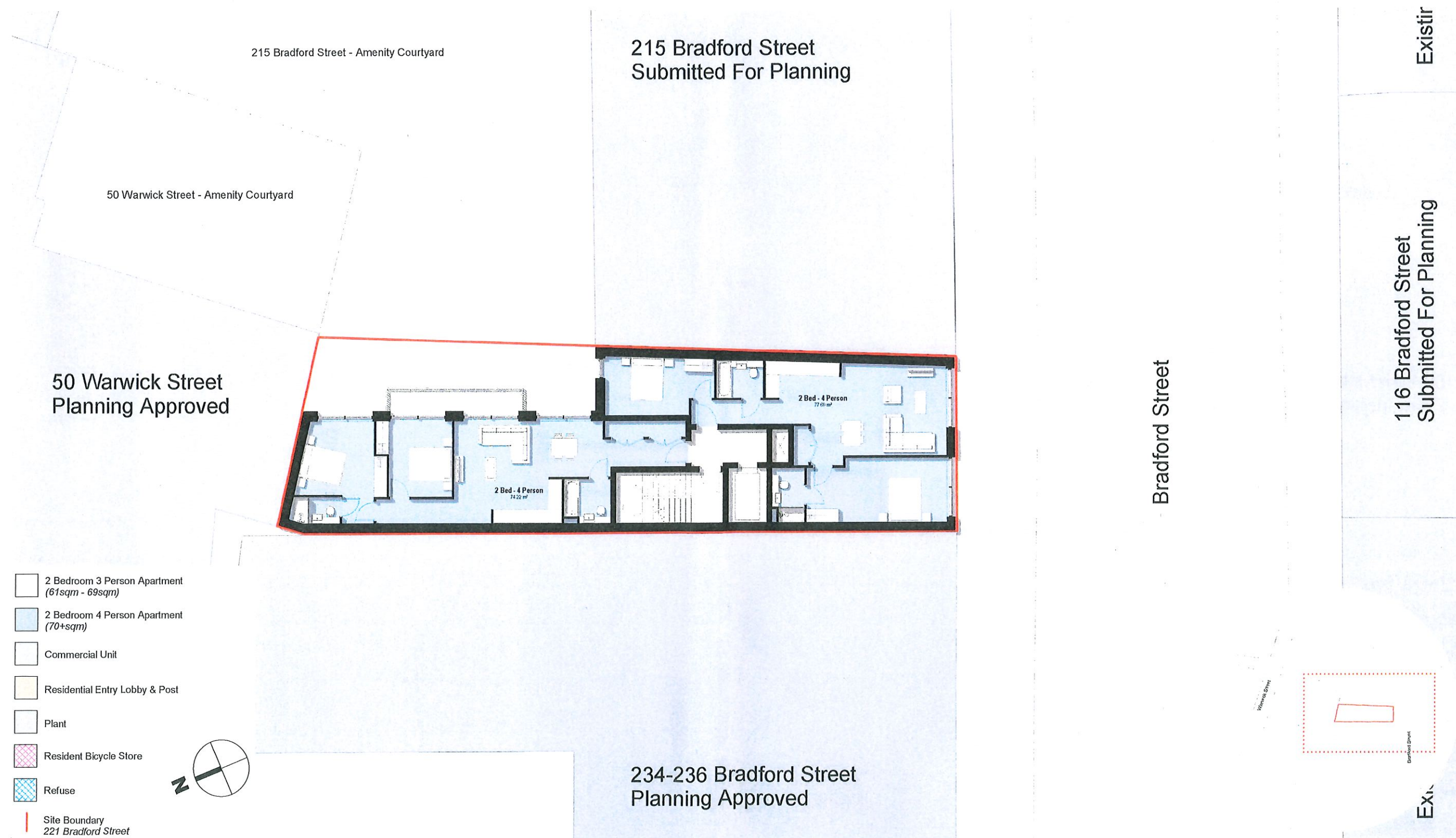
4.1 Site Plan



Bradford Street

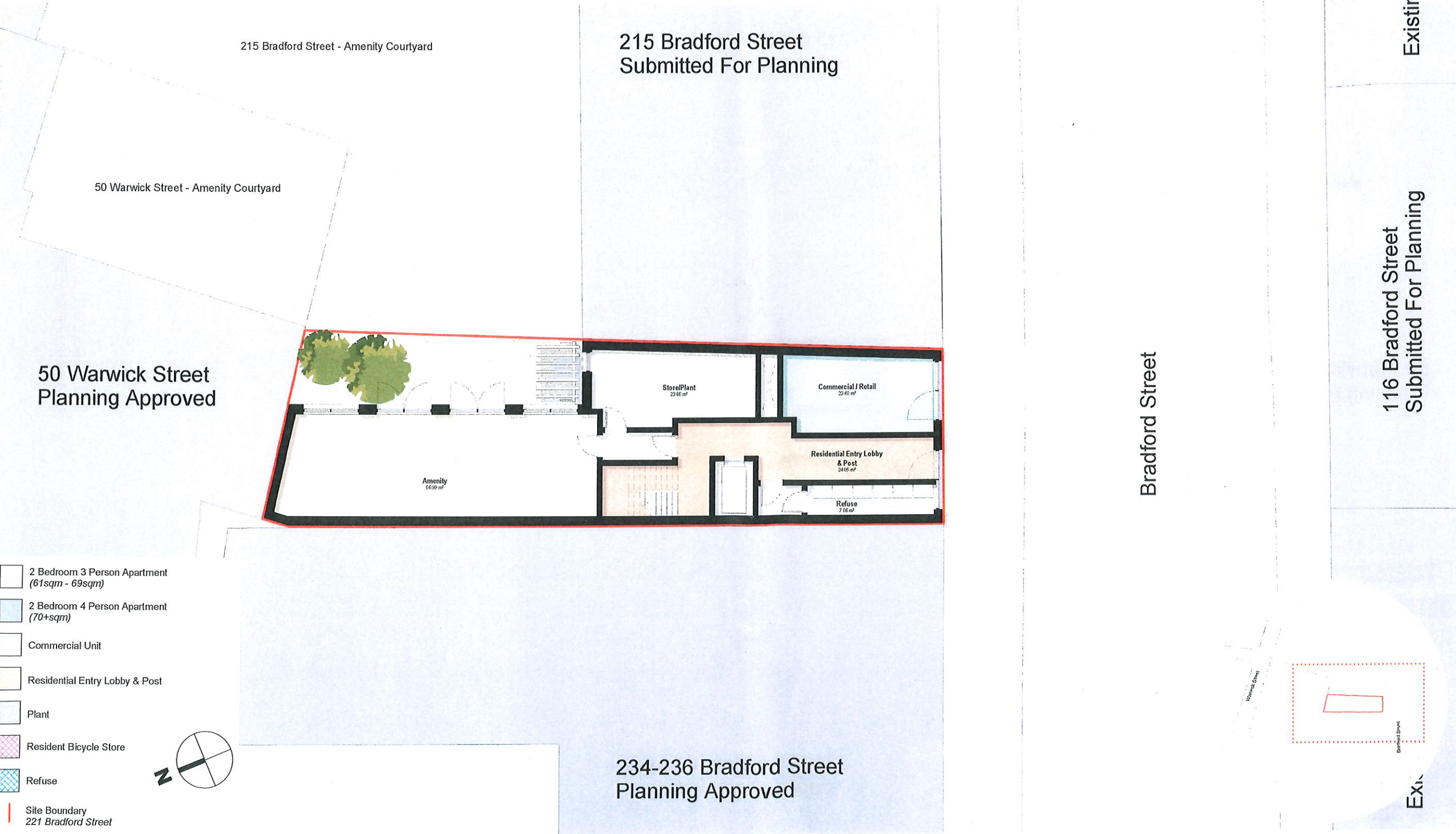


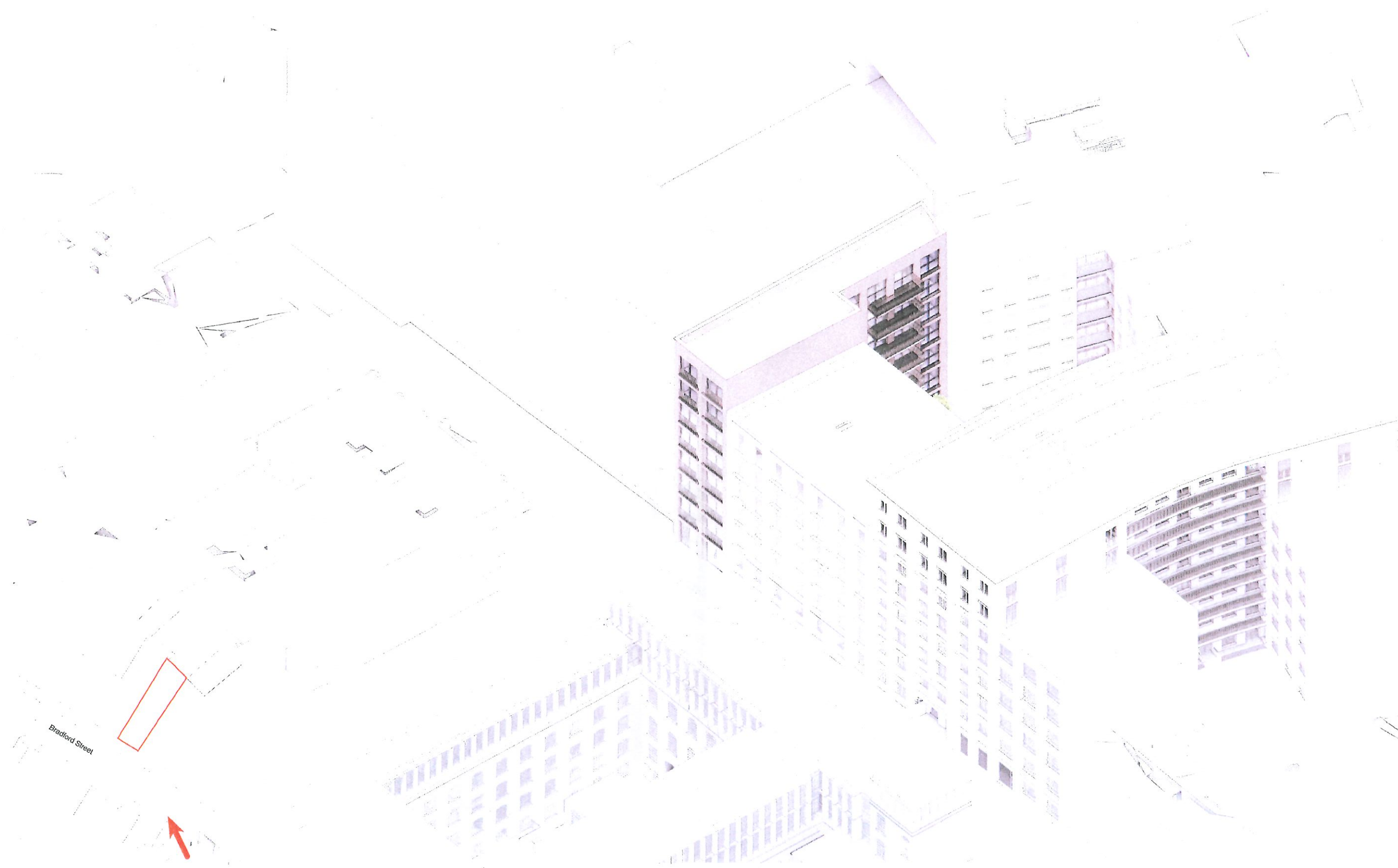
## 5.2 First - Seventh Floor Plan



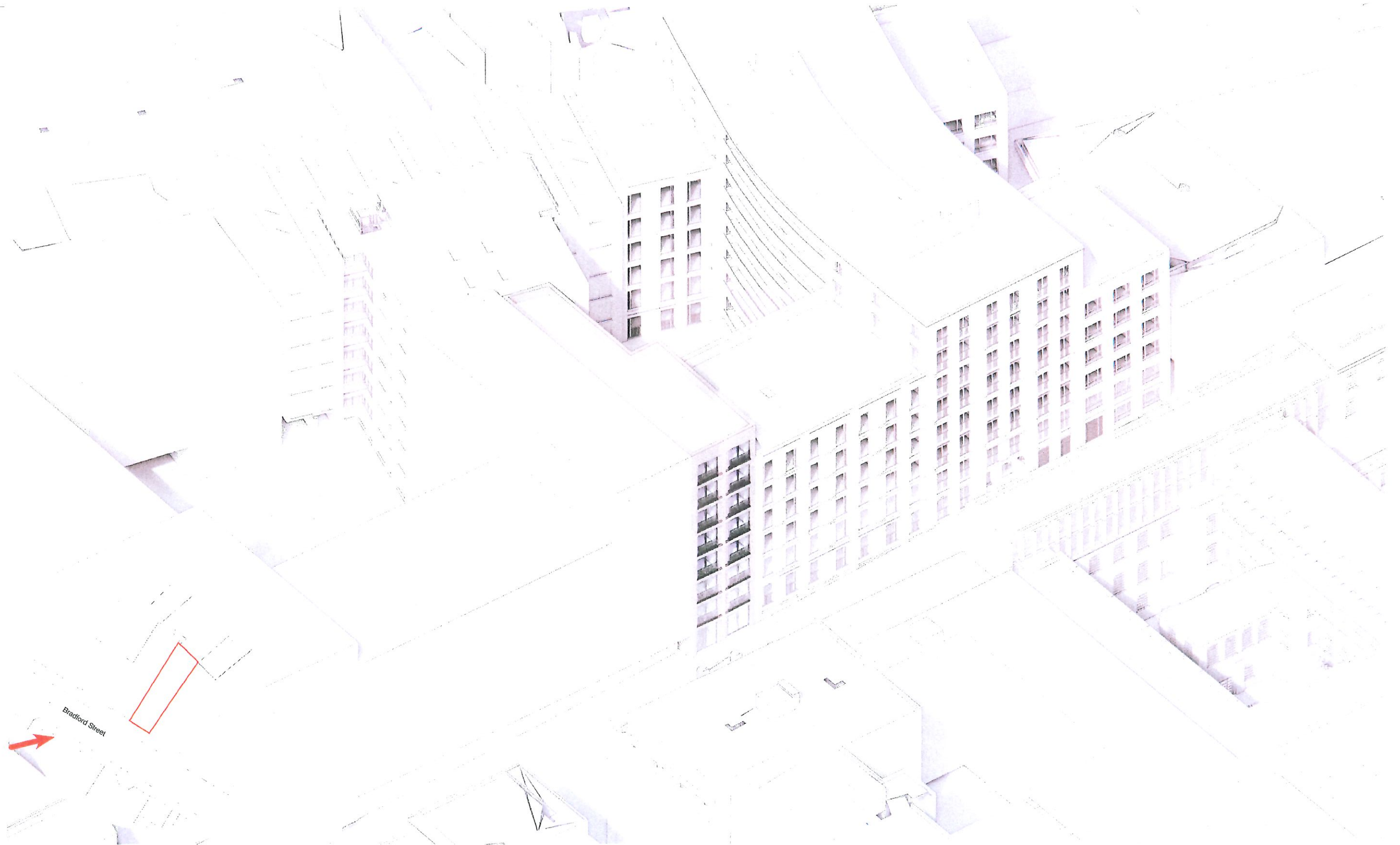
# 5.0 SCHEME PLANS

## 5.1 Ground Floor Plan





## 6.0 SCHEME VISUALS











7.0 ACCOMMODATION SCHEDULE

|       |        |            |             |         |            | APARTMENT UNITS |              |   |   | SUMMARY |        |       | APARTMENT MIX |      |      |      |       |
|-------|--------|------------|-------------|---------|------------|-----------------|--------------|---|---|---------|--------|-------|---------------|------|------|------|-------|
| LEVEL | Refuse | Bike Store | Plant/Store | Amenity | Commercial | 1               | 2            | 3 | 4 | NIA     | GIA    | %     | 1B1P          | 1B2P | 2B3P | 2B4P | TOTAL |
| G     | 7.86   | Exterior   | 23.86       | 66.99   | 23.48      |                 |              |   |   | 23.48   | 181.55 | 12.9% | 0             | 0    | 0    | 0    | 0     |
| 1     |        |            |             |         |            | 74.22<br>2B4P   | 77.6<br>2B4P |   |   | 151.82  | 181.55 | 83.6% | 0             | 0    | 0    | 2    | 2     |
| 2     |        |            |             |         |            | 74.22<br>2B4P   | 77.6<br>2B4P |   |   | 151.82  | 181.55 | 83.6% | 0             | 0    | 0    | 2    | 2     |
| 3     |        |            |             |         |            | 74.22<br>2B4P   | 77.6<br>2B4P |   |   | 151.82  | 181.55 | 83.6% | 0             | 0    | 0    | 2    | 2     |
| 4     |        |            |             |         |            | 74.22<br>2B4P   | 77.6<br>2B4P |   |   | 151.82  | 181.55 | 83.6% | 0             | 0    | 0    | 2    | 2     |
| 5     |        |            |             |         |            | 74.22<br>2B4P   | 77.6<br>2B4P |   |   | 151.82  | 181.55 | 83.6% | 0             | 0    | 0    | 2    | 2     |
| 6     |        |            |             |         |            | 74.22<br>2B4P   | 77.6<br>2B4P |   |   | 151.82  | 181.55 | 83.6% | 0             | 0    | 0    | 2    | 2     |
| 7     |        |            |             |         |            | 74.22<br>2B4P   | 77.6<br>2B4P |   |   | 151.82  | 181.55 | 83.6% | 0             | 0    | 0    | 2    | 2     |
| TOTAL |        |            |             |         |            |                 |              |   |   | 1086.22 | 1452.4 | 74.8% | 0             | 0    | 0    | 14   | 14    |
|       |        |            |             |         |            |                 |              |   |   |         |        |       | 0%            | 0%   | 0%   | 100% | 100%  |
|       |        |            |             |         |            |                 |              |   |   |         |        |       | 0%            |      | 100% |      |       |

Notes Below  
Duplex areas linked within border  
NIA does not include Amenity or BoH



