



The document



## **St David's Place**

A vibrant

convenient to get around. Parking and servicing will not be allowed to dominate the environment.

New and improved streets will be complemented by a number of smaller, more intimate public spaces which create a consistent, high quality environment.



reflect the rich history of the area and provide an authentic link to the past, creating a dynamic contrast between old and new.

New development should reflect local context and create a vibrant and safe environment with a strong sense of place. Factors which influence the design of new development include the relationship with retained buildings, existing urban character and scale, street hierarchy, and the need to create 'active frontages' overlooking streets and public space. Architecture, detailing and materials will be of a high standard.

At the core of the transformation of the Rea Valley Urban Quarter will be a new residential neighbourhood, supported by a mix of uses to create an attractive and appealing place to live. Varied housing types, sizes and tenures will attract a diverse balanced and vibrant community. A mix of active uses at ground floor will be appropriate in locations such as High Street, Bradford Street, and along the River Rea, where cafes, retail and commercial uses will be encouraged. The need for new community facilities such as a primary school and health centre will be assessed.

### **7 Do you have any comments on this Development Principle?**

**If you wish please provide comments below to expand your answer.**

### **Distinctive Neighbourhoods**

The transformation of the Rea Valley Urban Quarter will involve creating an authentic piece of city, integrated into the existing city centre, but distinctive, with a strong sense of place. Each neighbourhood will have its distinctive character arising from the local context - the existing topography, natural features, street pattern, and heritage assets. When planning for change, aspects such as legibility, connectivity, scale, density and land use will need to be considered, as well as the need to secure high quality buildings, urban realm and public space. To support this design approach, indicative neighbourhood areas have been identified:

## **High Street Frontage**

The High Street (Digbeth, Deritend and Bordesley High Streets), a historic road of medieval origin, defines the northern boundary of the Rea Valley Urban Quarter, and presents the opportunity to create a vibrant street of city scale with a strong identity, characterised by landmark architecture, high density city living, retail, restaurants, bars and a high quality public realm.

## **Cheapside**

Cheapside will become a mixed-use neighbourhood with a balanced community and an improved public realm. Important local employment uses will be integrated alongside new city centre living including a mix of apartments in new build development and converted industrial buildings.

## **St David's Place**

St David's Place has the opportunity to become a unique waterside residential neighbourhood with the River Rea at its heart. The re-imagined river corridor will be a driver of large scale change, breathing new life into the area, creating a vibrant place with a distinctive identity. This neighbourhood will become a focus for family housing, with a diverse mix of housing types to create a balanced community, and a variety of appropriate ground floor uses.

## **Highgate Park**

A comprehensive approach to development will unlock the opportunity in this area, with a re-planned layout delivering a well-connected place with public and private spaces that feel secure and attractive. New and remodelled housing will be provided as part of a mix of uses focused around a refurbished and extended Highgate Park. Varied housing types,



**8 Do you have any comments on this approach**

**If you wish please provide comments below to expand your answer.**

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**10 Do you have any other comments on this SPD?**

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