

WOLVERHAMPTON FORMER EYE INFIRMARY – COMPTON ROAD



Fig 1.1 Artists impression of the front elevation of the former Eye Infirmary building repaired and restored as proposed converted to residential apartments.

WELCOME

We have conducted pre-planning public consultation between 21st March to 11th April 2022, with a great deal of positive feedback, welcoming this proposal. Inclusive are the proposed redevelopment details for Wolverhampton's former Eye Infirmary site close to the junction of Compton Road and Merridale Road.

The emerging proposals have been the subject of pre-application advice and an on-going dialogue with The City of Wolverhampton Council Planning Department.

Should you need to contact us please see our details as below:

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PROJECT TEAM



DEVELOPER



END USER



HERITAGE CONSULTANT



COST CONSULTANTS



AIR QUALITY
TRANSPORT
NOISE



ARCHITECTS



PLANNING
CONSULTANTS



HEALTH & SAFETY
ADVISOR



STRUCTURAL
CONSULTANTS



VIABILITY
CONSULTANTS



ARCHAEOLOGY



BIODIVERSITY
ECOLOGY TREES

The commitment of BZ Property Holdings Limited to bring forward this key high quality city centre project to successful fruition is demonstrated by their assembly and appointment of a highly regarded team of Professional Consultants and Advisors with a wide range of knowledge and experience in their fields both nationally and locally.



Fig 2.1 Historic photo of main west front of the Infirmary.



Fig 2.2 Recent photo from Compton Rd.



Fig 2.3 Recent photo of north side.

THE SITE

Located at the confluence of Compton Road (A454) and Merridale Road, the Former Eye Infirmary has a notable history, opening in 1888.

Accessed from two points off Merridale Road and Compton Road, the Former Eye Infirmary is located within The Oaks Conservation Area. Parts of the site are locally listed, including the handsome Victorian Former Eye Infirmary Building and Nurses Building. Later unsympathetic building additions were added responding to the Former Eye Infirmary's operating requirements.

The Infirmary was closed in 2007 when eye hospital services moved to New Cross Hospital. Following its closure, the site became derelict after prolonged vacancy and vandalism that has included substantial fires on site in 2013 and 2019.

BZ Property Holdings purchased the Site in 2019. The site was then sold to the Council's preferred developer, GR8 Space, on a 12 month conditional contract in March 2020. GR8 Space failed to complete the contract due to Covid-19 and other financial reasons. In March 2021, BZ Property Holdings took back full control of the site and then started work on redevelopment plans. Within one year they have managed to get several surveys and reports instructed, produced an appropriate design scheme, secured funding and have the end user agreed.

BZ Property Holdings along with the design team have worked to meet the Council's planning policies set for ambitious growth and conservation targets, with the site identified for a residential-led mixed-use development. The future of the most sensitive buildings on site has been secured in the proposals and the development seeks to create a unique opportunity for improvement and renewal of this important gateway site.



Fig 2.4 Buildings to be retained in grey and demolished in pink.



Fig 2.5 Aerial photo with red line.



Fig 2.6 Photo former nurses home west side.



Fig 2.7 Rear of former nurses home.



Fig 2.8 Existing disused lavatories and Twentyman OAE.

THE PROPOSAL



Fig 3.1 Retained existing buildings, newbuild and principal entrances

CONVERSION, REPAIR AND DEMOLITIONS

Originally it was hoped to retain and convert the 1940's 'Twentyman' outpatients, accident and emergency extension (featuring the concave wall visible from the junction) but structurally this building has been found to be at the end of its life. It is therefore proposed to demolish this and the disused public lavatories to make way for a new purpose built apartment building presenting a dynamic corner to the busy junction of Compton and Merridale.

SEN & EDC

Immediately west of the central green space the health and education uses are to include a Special Educational Needs school (SEN) and further west an Eating Disorder Clinic (EDC) in the former nurses home building. Both uses are therapy based, quiet and introverted with external spaces directly adjacent used for meditative sensory gardens rich with hard and soft landscaping.

GREEN SPACES

The redevelopment of the Former Eye Infirmary presents a great opportunity to provide high quality new homes alongside healthcare and education facilities.

The original green open space is to be reinstated between the two uses, which will be a communal garden accessible by the residents of the Infirmary building with some parking around its periphery.



Fig 3.2 Diagrammatic aerial view of the proposals identifying the four elements which make up the proposals.

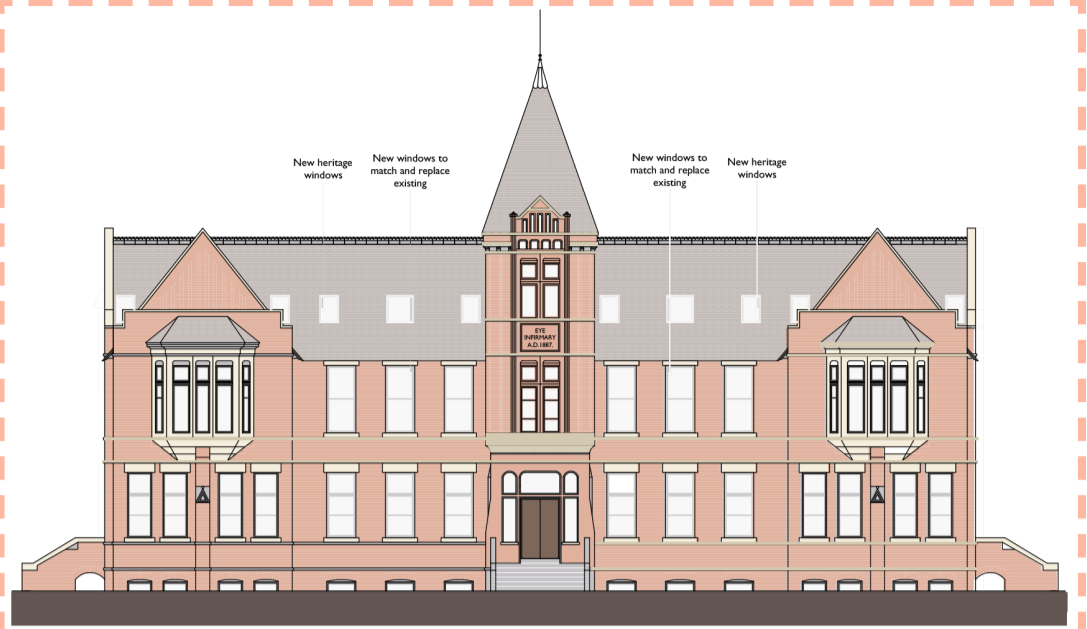


Fig 4.1 Proposed repaired and refurbished north side elevation

Fig 4.2 Proposed repaired and refurbished west facing front elevation.

FORMER INFIRMARY BUILDING

The original part of the former infirmary is the most noteworthy and important historically of the existing structures on the site. It is Locally Listed but has been damaged over the years by fire, vandalism and unsympathetic additions - such as the operating theatre added to the front of the building in the 1970s including a solid brick lift shaft.

However beneath the dilapidated exterior there is a sound structure, which with reasonably few significant interventions internally can be converted to residential apartments - 24 in total (19 No 2-bed and 5 No 1-bed)

There is a lift shaft block on the front facing facade of the Old Eye Infirmary building which was a very late addition in the 20th century. This is not in keeping with the original character of the building and we will be removing this whole lift shaft block to take the building back to its former glory.

On grade close to the building, car parking will be provided for around 42 cars and secure covered bike storage for 1 bike per apartment.

CONVERSION TO RESIDENTIAL

The existing building is 3 floors high, each floor with a central corridor with rooms to either side. In designing the conversion of the existing floors to residential apartments we have sought to use existing walls and rooms as far as possible without significant alterations to the existing load bearing structure of the building. This results in apartments that will be characterful, many with large replacement period windows.

The existing building also has a very large roof. It is therefore the intention to convert the roofspace to create further high quality high value apartments to help fund the costly restoration of the building.

The only signs of the proposed roof conversion as seen from Compton Rd and Merridale Rd will be some heritage style rooflights, which have been arranged to enhance the symmetry of the existing building. At the rear, to make best use of the space available within the roof space it is proposed to add a flat roofed dormer. This will be a similar colour to the roof and only visible from within the courtyard to the rear.

SUSTAINABILITY

Sustainability has been part of the design team's thinking from the outset. The site is in a very sustainable location within walking distance of the city centre and mainline railway, on major bus routes and close to many amenities including West Park.

Retention and re-purposing of the existing buildings - which will achieve much better energy standards than they did originally.

Highly insulated building fabric and triple glazed windows to both new and refurbished fabric, energy efficient heating and lighting from sustainable sources including roof mounted Photovoltaic panels where possible.

Maximised use of Modern Methods of Construction (MMC) including low carbon/ low energy off-site construction utilising sustainably sourced materials and minimising waste wherever possible.

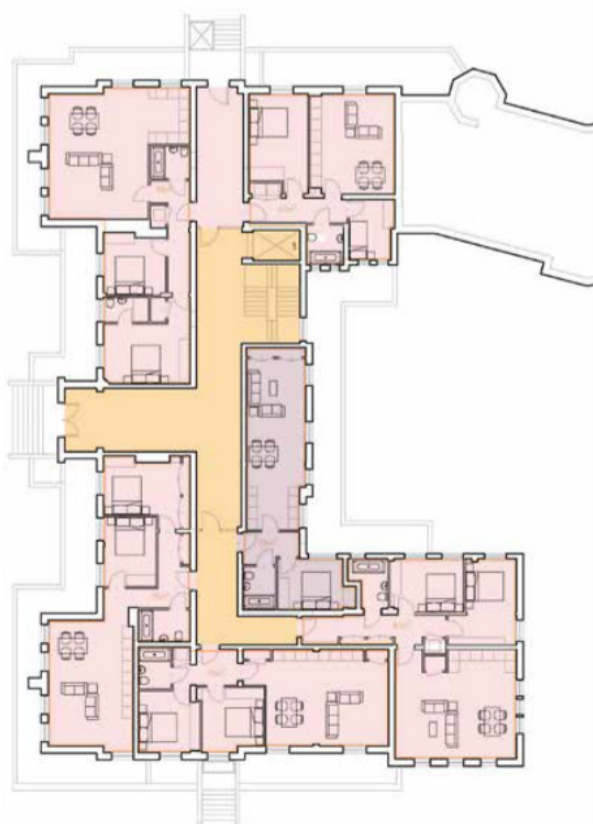


Fig 4.3 Typical floor level within the Infirmary building.



Fig 4.4 Proposed conversion of the roof.



Fig 5.1 View of the proposed corner from the junction of Compton Rd and Merridale Rd

NEW RESIDENTIAL BLOCK

NEW CORNER APARTMENT BUILDING

The corner between Compton Road and Merridale Road, in townscape terms, is an opportunity to enhance the sense of place at this busy junction which over time has been eroded by highways engineering and ever increasing volumes of traffic. It is also an opportunity to create a stronger sense of identity at this busy and important transport node to assist wayfinding.

THE CORNER

Through discussions with the City of Wolverhampton Planning Department it has been agreed that five full storeys plus an additional set back top floor is appropriate on this corner. It has also been agreed that three full storeys plus an additional set back top floor is appropriate adjacent to the Former Infirmary Building. We therefore propose that each of the front facades of the building are broken up into a series of vertical panels, which then step down in pairs between the corner and existing building.

LANDMARK CORNER FEATURE

A number of different approaches were considered for the design of the corner due to its visual significance. Our current proposal makes best use of the plan form putting balconies on the corner which are triangular and taper down to a curved point. These will not only provide private outdoor space for residents but also create visual interest with depth, light and shade.



Fig 5.2 Eye level artists impression of the proposed corner of Compton Road and Merridale Road.



Fig 6.1 Eye level artists impression of the new corner apartment building viewed along Merridale Road towards the junction.

RESIDENTIAL STEPPING FACADE

It is proposed that both the north facade onto Compton Rd and south facade onto Merridale Rd are broken up into a series of vertical panels made of brick, which step down from the corner to the Former Infirmary building.

Subtle differences in the colour and type of brick used for each panel are also proposed. The colours will be selected to reflect and complement the brickwork of existing buildings nearby. So for example along Compton Road white and light coloured bricks will be used to reflect the white townhouses opposite.

In total the building will provide 51 apartments - 31 No 2-bed and 20 No 1-bed. All will have private external space in the form of a recessed balcony or small roof terrace.

BRICK ARCHITECTURE

It is proposed that new walls throughout the proposed development are principally of brickwork. There is a good strong tradition of brick buildings in Wolverhampton (including on the application site). Brickwork weathers well and has proven to be very robust. It is also proposed to include some subtle relief patterns and features in some key areas - such as the curved corner balconies.

It is proposed that set back top floors are zinc clad, to complement the large grey brown roofs of the existing buildings nearby.

Brick planters and perimeter low wall boundary walls with piers and railings are also proposed to link the proposals into the public realm.

GROUND LEVEL USES

At ground level it is proposed that the floorspace be used for retail, commercial and employment use. Potentially this could be a flexible work space, shops, etc which will create active frontages at street level and create footfall. The intended commercial uses will benefit the community by creating local jobs, employability opportunities and become a means of investing back into the economic growth of the city.

The public realm directly adjacent, will form part of a site wide landscape design including hard and soft landscape, secure bike parking and the planting of native trees and vegetation.

Further along Compton and Merridale existing trees and vegetation will be supplemented by additional native planting to enhance the verdant green character of this part of City and also to enhance biodiversity.



Fig 6.2 Ground level plan showing residential entrances and commercial/retail space.

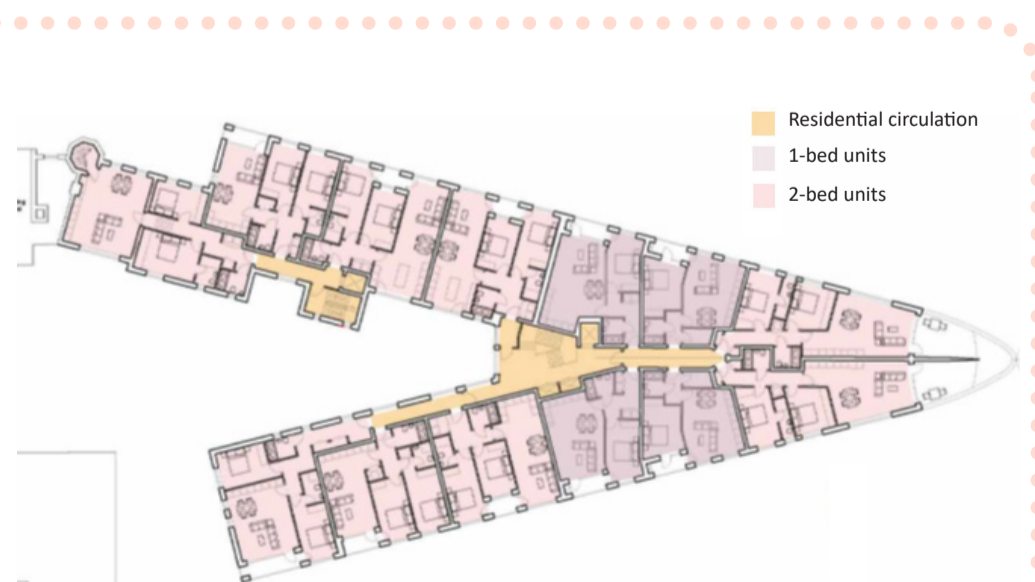


Fig 6.3 Typical upper floor of new corner apartment building.

HEALTH AND EDUCATION USES

As part of the proposals the tradition of healthcare functions on the site will be continued in the form of a Special Educational Needs (SEN) school and Eating Disorder Clinic (EDC).

SEN SPECIAL EDUCATIONAL NEEDS SCHOOL

The Independent SEND School at the Former Eye Infirmary, Wolverhampton, proposes to foster a happy, safe, and positive environment in which trust, tolerance and respect are the foundations of learning and developmental objectives for all of its Pupils.

The School will provide a maximum Pupil Roll of eighty inclusive of a maximum Residential Boarding occupancy of twelve to specialise in the Education of Pupils who may have:

- o An Education Health Care Plan [EHCP]
- o Neurodiversity
- o Learning Differences

The Independent School Inspectorate will request the Office for Standards in Education to be the Regulator of the Schools activities from registration to delivery. Education will be delivered within a social context learning environment with particular focus upon the Regulated Outcomes:

- o Social Development
- o Personal Development
- o Health
- o Happiness and Enjoyment
- o Transitions
- o Behaviour

The Objective of the School is to enhance the social, emotional, and educational development of each and every Pupil. Affording individuals improved opportunity through well supported learning, environment, and community

The EDC and SEN are quite separate, however on the site functions such as security and administration are joined.

EDC - EATING DISORDER CLINIC

The Specialist ED proposes to provide a safe, caring, supportive, therapeutic, and homely environment for children and young people with complex needs, in order to help them overcome the challenges they may face every day and to realise their full potential to achieve their personal best.

The unit aims to provide Safe, Effective, Caring, Responsive and Well Led services in line with the Care Quality Commission regulatory requirements. The site is well positioned for the proposed service as it is well connected by proximity to other CAMHS-ED services and is served well by local transport. Leisure, shopping and sports facilities are in close proximity and co-locating the ED unit with SEN has other benefits including access to excellent education provision, wider social networks and youth contacts.

The SEN School functions will include:

Reception/Administration, Visitor/Waiting Area, Consulting/Treatment Rooms, Carer/Teaching/Nursing Staff, Teaching/Therapy Workshops, Recreation/Lounge/Dining Rooms, Kitchen, Sensory Gardens, Self-Contained Living Suites for, Boarders 2 suites of 6 ensuite bedrooms with living/kitchen/dining

The EDC functions will include:

Reception/Administration, Visitor/Waiting Area, Consulting/Treatment Rooms, Teaching/Therapy Workshops, Recreation/Lounge/Dining Rooms, Kitchen, Carer/Teaching/Nursing Staff, Sensory Gardens, Self-Contained Living Suites for, Boarders - 3 suites of 6 ensuite bedrooms with living/kitchen/dining



Fig 7.1 Roof Plan and Indicative landscape plan of health and education uses.

HEALTH AND EDUCATION FLOOR PLANS



Fig 7.2 Health and education plan Level 1.

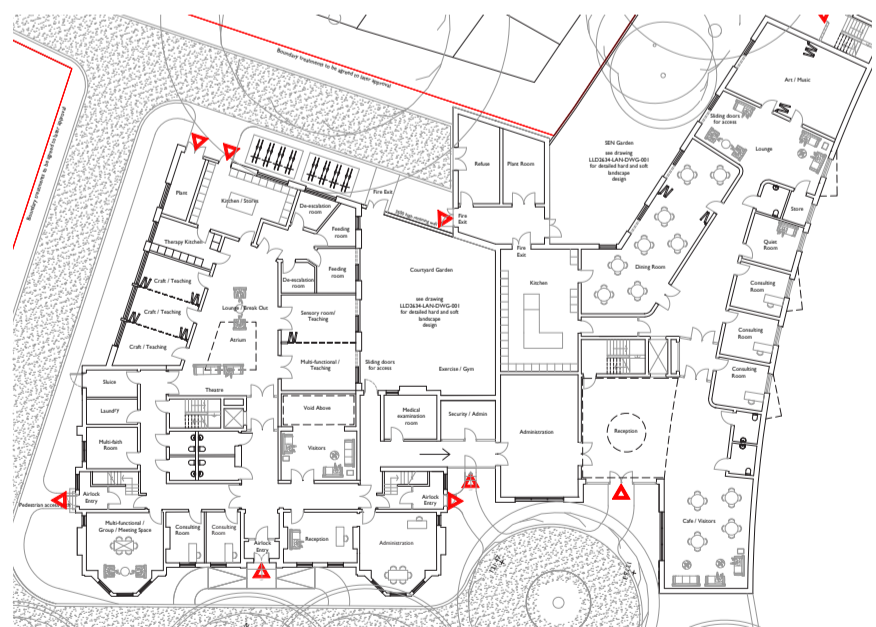


Fig 7.3 Health and education plan Level 0.



Fig 8.1 Front elevation of former nurses home shown restored as proposed

Fig 8.2 Rear elevation of former nurses home as proposed.

FORMER NURSES HOME – EDC

EATING DISORDER CLINIC

It is proposed that the facility will provide much needed high quality residential clinical therapy care for approximately 18 young persons with a range of eating disorder conditions, operated and managed by one of UK's leading providers in the field.

The proposals have been developed in close collaboration with InMind who will be the end user operator of the facility.

EXISTING BUILDING

The proposals present a unique opportunity to retain and re-purpose the locally listed former 1938 Nurses Home and return the building to its prime condition by re-furbishing the external fabric, installation of new windows and insulation to achieve highly sustainable thermal efficiency.

Internal adaptations to the original structure and addition of a 2-storey extension, over the former tennis court, facilitate the new use whilst extending the useful life of the building and continuing the historical links to health care provision on the site.

DESIGN OF NEW EXTENSION

The new extension to the rear of the former Nurses Home is arranged over 2 floors, comprised of 2 'wings' that converge to form a central trapezoidal atrium.

The external elevations take the form of a simple complimentary brick box that is subservient to the original building whilst emulating colour and texture. The elevations are punctuated and articulated with deep set windows and projecting surrounds.

The translucent glazing on windows and screening of roof terraces are to be designed as safeguarding measures by protecting the privacy of neighbours as well as the EDC occupiers.



Fig 8.3 Eye level 3d view at rear of health and education functions.



Fig 9.1 Eye level view from Merridale Rd of front entrance to SEN Building.

NEW BUILD – SEN

SPECIAL EDUCATIONAL NEEDS – USE

The proposal, as part of the overall regeneration of the former Wolverhampton Eye Infirmary, is to provide a purpose-built school for Special Educational Needs for young persons with a range of learning difficulties that will also continue the historical health related use of the site.

The school will provide a full range of both day and residential teaching, therapy and care for approximately 80 day pupils and boarders in a secure, safe, calm and nurturing environment.

ARCHITECTURE

The architectural inspiration is drawn from the 1930s style of the former Outpatients, Accident and Emergency (QAE) building designed by local Architect Richard Twentyman; the main references being the concaved east elevation and use of glass block elements and follows Twentyman's Modernist approach and borrows on 'International Modernism'.

This is reflected in the use of 'white' brickwork which also makes visual reference to the many historic white rendered buildings nearby. The translucent glazing on windows and screening of roof terraces are to be designed as safeguarding measures by protecting the privacy of neighbours as well as the SEN occupiers.

RESPONSE TO THE CONSERVATION AREA

The concave east elevation responds to the site by framing the open space between the new build and the locally listed former Infirmary also, by its simplicity and whiteness, acts as a calm foil to and enhances, the elaborate Victorian gothic façade.

This concave white frontage also acts to visually connect with the nearby white rendered Grade II listed 'The Oaks' and Grade 2 listed terrace on Compton Road.

The stepped form of the south elevation serves to respect the scale and massing of the adjacent former nurses home and those buildings opposite in Merridale Road and also the stepped and winged form of 'The Oaks'.



Fig 9.2 Diagrammatic aerial of 3d model showing proposed SEN building with curved wall facing the Former Infirmary building across the open space.

NEXT STEPS

DELIVERABILITY

We have gone as far as selecting contractors for the construction and have secured financing partners with over £300 million of funding at their disposal. This, with the support of Wolverhampton City Council will ensure the scheme is delivered.

SUMMARY OF PROPOSALS

- The rejuvenation of the long disused Former Eye Infirmary site.
- The retention and restoration of the locally listed Eye Infirmary Building and Nurses Building alongside complementary new development.
- The delivery of around 75 modern well designed homes.
- New local high-quality healthcare and education facilities.

TIMELINE

Our program moving forward is indicated below.

MARCH 2022

Public Consultation

APRIL 2022

Feedback and comments reviewed

JUNE 2022

Planning Application Submission

AUGUST 2022

Expected decision from the Council

SEPTEMBER 2022

Discharge of Pre-commencement Conditions

OCTOBER 2022

Construction Works Commence



Fig 10.1 Eye level view from Compton Rd across green space with newbuild SEN building on the right hand side.