

### 1.3 Case Study 02 \_ Former Fole Dairy, Uttoxeter, Staffordshire

CB Collier acquired a 5-acre former dairy site on the edge of a river near Uttoxeter. Post- acquisition, there was significant environmental clean-up work including; groundwater remediation; clearance and removal of below ground redundant cabling; removal of residual contaminative sources, inclusive of all underground (e.g. diesel) and aboveground (e.g. acid and heavy fuel oil) storage tanks, soil contamination hot spots, surface water interceptors and redundant drainage systems; the capping of an artisanal well and removal of industrial refrigeration units (with HFCs and CFCs). Fole Dairy required sensitive demolition to separate the listed mill buildings from the remainder of the scheme.

These pre-development works were completed in 2019, a year ahead of schedule. Outline planning consent was achieved in early 2019 for 62 residential units, with zero affordable housing and contributions due to viability reasons. A committee date has been set in April 2022 for detailed planning permission of 48 high quality units (3D layout below), which will replicate a Staffordshire village vernacular. CB Collier plan to build out the site at the start of 2025 after activating the consent later this year.

"The site is adjacent to a mixture of housing and farm buildings, with the surrounding areas given over to mainly farmland. With a substantial frontage to Uttoxeter Road and two boundaries overlooking open countryside (one of which has River frontage), it is an attractive location. All the properties are of a rural vernacular design and will be traditional Staffordshire build using tried and tested materials sourced locally. Facing brickwork and plain tiles are the dominant materials employed with some feature areas in smooth off-white render.

The properties are to be constructed on a 'fabric first' basis with the emphasis on incorporating high levels of insulation within the superstructure fabric, providing energy saving benefits throughout the lifetime of the building. Additionally, heating systems will be designed to be low energy consumption and sustainable with flexible control systems to cater for all lifestyles. The landscaping is a key feature of the scheme and creates spaces not dominated by roads and hard surfaces. The quality landscaping along with real management of all the areas outside the curtilage of individual dwellings will ensure a quality and sustainable environment. In summary, the vision is to provide a high quality development that reflects and respects its unique location, whilst employing the benefits available through modern technologies



## 1.4 Case Study 03 \_ Century House, Shrewsbury

Century House is a 1-acre site located in the heart of Shrewsbury's conservation area, at the bottom of the historic Wyle Cop. The site was previously home to a redundant cinema, which was demolished and remediated by CB Collier before the new build development commenced. The site was purchased by CB Collier towards the end of 2001 and construction work began towards the end of 2002 once planning was approved.

In order to preserve the area's local heritage, the development's award winning design required a collaborative approach with the council and heritage consultants alike. Together, CB Collier's team was able to deliver an iconic award winning landmark in Shrewsbury's town centre where it has remained in great condition since. The award winning development consisted of Retail Space, 23 high-quality apartments, including a high-end 1900 sq.ft., 3 bedroom Penthouse Suite with a large roof terrace. The redevelopment was completed within 18 months of commencing construction on site and many apartments were sold off plan



## 1.5 Case Study 04 \_ Renovating and Repurposing Listed Buildings- Upper Tean Mills, Staffordshire

Upper Tean is a small rural village within Staffordshire, located approx. 7.5 miles NW of Uttoxeter. The Old Hall House and adjacent land was bought in the 1700s and was slowly developed into a large operating Mill, which closed in the 1980s. The subject site comprised of Grade 2 Listed Buildings which were converted to provide a gated community of 71 apartments, 1 house and 1 retail unit; housing a mixture of private apartments and social housing. The award winning redevelopment took 33 months to complete. The converted Old Hall apartments have preserved many of its early 17th century original features, such as fireplaces, staircases and oak panelling.

The Cross Mill building hosts most of the units, and have all been converted with fitted carpets, appliances and private parking. The Architects worked alongside CBC, and was a key contributor to the success of this project and the receiving of its awards. The proposals required careful consideration of all aspects of the viable conversion of the historic buildings, including a careful study of all structural and mechanical aspects. Lengthy negotiations were carried out with all statutory bodies including English Heritage, SPAB, the Georgian Group and the Victorian Society. The award winning project is now complete and includes extensive landscaping; conservation of 18th & 19th Century machinery and interiors and the provision of community facilities. CBC achieved planning for an additional c. 60 new build residential units on the remainder of the heavily contaminated land at the back of the mills and were sold off as high quality homes to Taylor Wimpey.



## 1.6 Case Study 05 \_ Redeveloping Former Schools - The Mount, Chepstow

The Neo-Classical Mount House, and former school, dates from the late 18th century to early 19th century, standing on the outskirts of Chepstow. The Courtyard forms part of the new-build development and stands on the site of a former 20th Century stable block, and later rear wings and extension to the main house. CBC converted the listed Mount House and built out the adjacent courtyard development, and was completed in roughly 16 months. The redevelopment consists of exclusive 1, 2 and 3 bedroom homes, amongst landscaped gardens and private gated grounds. The Mount House was converted into four new apartments, and the Courtyard was developed into 20 new homes consisting of a mixture of 2 and 3 beds with gardens and parking.

The redeveloped space provides a compact, brick and slate courtyard residence nestling around the house forming a two-storey brick terrace. The scheme achieves a medium to high density of units, whilst remaining low-rise. It adopts a traditional urban form that is a natural extension to Chepstow's eighteenth, nineteenth and twentieth-century housing stock. Facilities have been successfully modernised to ensure a viable and sustainable future for both the original and new buildings.

