



# WORKING TOGETHER

## Resident Consultation Document

# INTRODUCTION

**This Consultation Strategy Document Pack has been prepared to provide residents and community members of Lichfield Road, Bracebridge Road, Oakland Road and Blackroot Road with clear and transparent information about the proposed redevelopment of thoughtfully redesigned two specialist homes, designed specifically to support young people with Trauma-Led Mental Health difficulties. This scheme responds directly to the growing need for high-quality, purpose-built accommodation for vulnerable young people with Trauma-Led Mental Health needs in the Sutton Coldfield area.**

## **The purpose of this pack is to:**

- Share full details of the scheme
- Address common community questions
- Demonstrate that the redesign prioritises safety, privacy, and minimal impact on neighbours
- Introduce the organisations involved in developing and operating the scheme



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# DEVELOPMENT OVERVIEW

**Mulberry House and Fern House are specialist residential homes designed to provide high-quality accommodation for up to four young people in each setting. Both homes offer safe, modern, and nurturing environments that promote stability, emotional well-being, and personal development.**

Each home includes comfortable private bedrooms, welcoming communal spaces, and secure outdoor areas that encourage positive relationships and a strong sense of belonging. The homes are supported by experienced, trauma-informed professionals who create consistent and supportive day-to-day care.



The development of Mulberry House and Fern House has been shaped by the identified demand for high-quality residential placements within the local area. By providing additional capacity close to home, the homes help reduce the need for out-of-area placements, supporting continuity in education, family contact, and community ties.

Both homes have been designed with careful consideration for the surrounding neighbourhood. Their scale, appearance, and operational approach ensure they integrate sensitively into the community without creating disruption or placing additional strain on local services. Strong management practices and clear safeguarding procedures further support positive relationships with neighbours and maintain a calm, respectful environment.

# KEY FEATURES

**Mulberry House and Fern House scheme has been meticulously designed to integrate seamlessly into the local environment while providing a safe, modern, and supportive setting for young people with emotional and psychological needs shaped by trauma. Each feature has been considered with both resident wellbeing and community harmony in mind.**

**Enhancement of local character:** By drawing on local design cues and materials, the proposal reinforces the distinctive character of the area while introducing a well-considered contemporary element.

**Positive contribution to place-making:** Overall, Mulberry House and Fern House represent a well-planned addition to the locality, delivering a visually cohesive redevelopment that enhances the quality and appeal of the surrounding environment.

**Accommodating on-site parking provision:** The scheme incorporates well-planned on-site parking that comfortably accommodates residents' needs while maintaining a tidy, uncluttered streetscape and minimising pressure on surrounding roads.

**Well-balanced and practical layout:** The development has been designed with functionality in mind, ensuring convenient access, efficient circulation and a practical arrangement of buildings, landscaping and parking areas for future residents.

**Context-sensitive design:** Mulberry House and Fern House have been thoughtfully designed to integrate seamlessly with the surrounding built and natural environment, reflecting the character and scale of the local area.

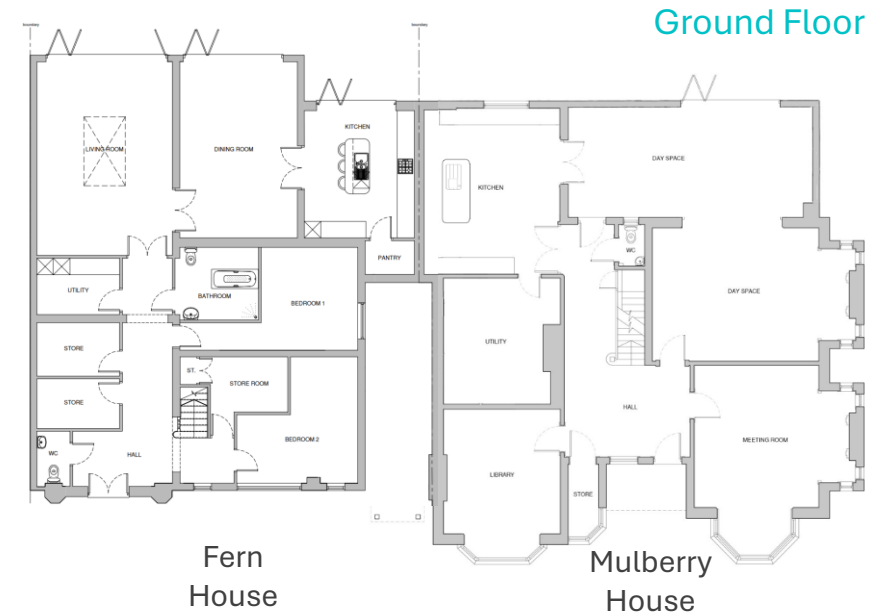
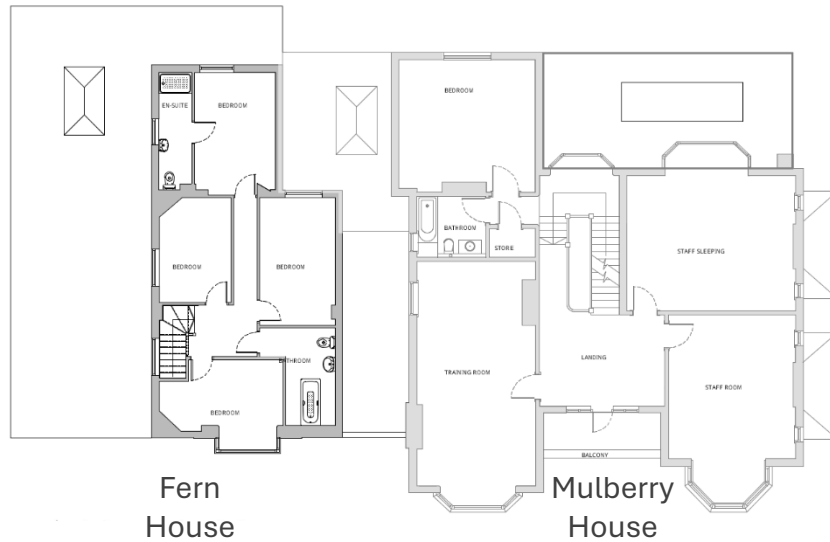
**High-quality architecture:** The scheme demonstrates a strong commitment to architectural quality, with carefully considered materials, proportions and detailing that contribute positively to the streetscape.

**Landscape integration:** Existing landscape features have been respected and complemented by new planting and green spaces, enhancing biodiversity and creating an attractive and well-considered setting for the development.

**Sensitive massing and layout:** The layout and building form have been carefully arranged to sit comfortably within the site, ensuring a balanced and private relationship with neighbouring properties and open spaces.

# PROPERTY PLANS

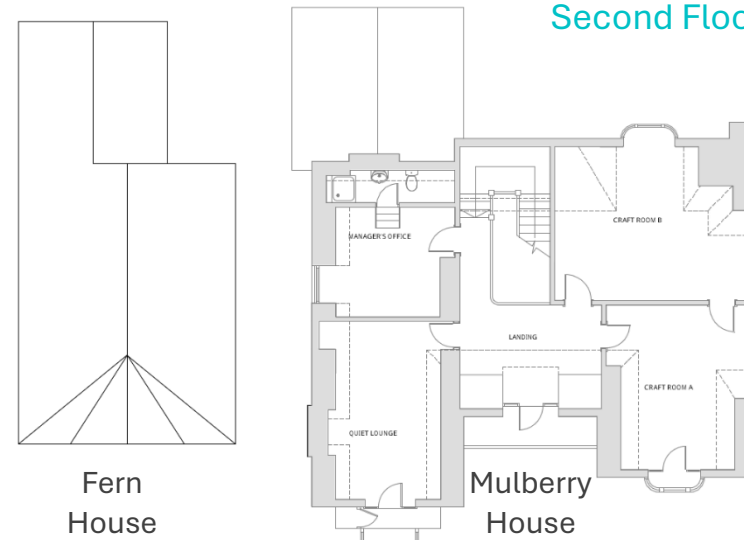
First Floor



## Each home includes:

- Spacious bedrooms
- Large kitchen, dining and living spaces
- Access to communal and therapy rooms
- Fully accessible bath/shower
- Private sensory garden area
- On-site parking provision
- 24 hour staff support

Second Floor



DEVELOPMENT

CGI IMAGES



# WHAT WE KNOW

For young people with trauma-related emotional wellbeing needs, this kind of accommodation can offer a more stable and supportive environment, giving them dignity, autonomy and a better chance at integration into the community.



**Rising need for trauma-informed provision:** Many young adults entering care present with *fluctuating emotional wellbeing* and *diagnosed/undiagnosed mental health needs*, making trauma-led care essential



**Supports a growing local demand:** Birmingham's children-in-care population is projected to grow by **2–5% annually**, reaching **2,518 by 2029**, increasing the need for specialised mental health placements



**Addresses current placement gaps:** Young people with trauma-related or emerging mental health needs are among the **most difficult groups to place**—a dedicated home directly fills this gap



**Improves local stability and outcomes:** Trauma-led, therapeutic placements reduce the need for high-cost, distant, or unsuitable residential placements, which currently average **£5,488 per week**

# DEVELOPER PROFILE:

URBAN VILLAGE GROUP



***“Our work is guided by the values we were built on—honesty, integrity, hard work and diligence. These principles shape our decisions, our partnerships, and the homes we create.”***

***Peter Steer,  
Financial Director,  
Urban Village Group***

Urban Village Group is dedicated to delivering high-quality residential-led developments that improve the lives of the people and communities we work with. Since our founding in 2013, we have focused on creating homes across the student, PRS and healthcare sectors, with a strong commitment to specialist supported living.

Our supported living schemes are designed around the specific needs of service users, incorporating tailored features to enhance comfort, accessibility, and independence. We carefully select locations with access to amenities, healthcare, transport links and community resources, ensuring every development supports residents’ wellbeing.

# CARE PROVIDER PROFILE:

## CUMULUS CARE SERVICES

**All services offered by Cumulus Care Services will be tailored from an individual's perspective and needs, we will support children and young adults on a 52 weeks basis bespoke to their individual needs with person centred planning and care at the centre of our day-to-day operations.**

Our homes provide a safe, nurturing environment where young people with complex needs receive tailored support to help them grow, heal, and thrive.

With a dedicated team of compassionate professionals, we specialise in:

- Emotional and behavioural support
- Autism and learning disability care
- Trauma-informed and therapeutic care
- Individualised pathways to independence

Every small step matters — and we're proud to walk that journey with the young people we support.



A full assessment has been completed to ensure the redevelopment provides no harm, disruption, or loss of privacy to Lichfield Road and Bracebridge Road residents.

## Key finding include:

- **Secure, gated setting**, ensuring controlled access and a safe, well-managed environment.
- **Building orientation and room placement** have been carefully designed to prevent direct overlooking into neighbouring homes.
- **Appropriate separation distances**, boundary treatments, and landscaping will help safeguard the privacy and amenity of residents on surrounding streets.
- The **secure gated entrance limits general access**, ensuring that visitor and staff movements remain controlled and well managed.
- Traffic associated with the home is expected to be **modest and predictable**, resulting in minimal disruption to nearby residents.
- **External lighting will be sensitively designed and directed** to prevent light spill toward neighbouring properties.
- **Adequate on-site parking** is incorporated within the development to ensure there is no overspill parking onto surrounding residential streets.
- **Communal internal and outdoor spaces** have been positioned within the site layout to maintain privacy for both home residents and neighbouring properties.
- **Waste collection, servicing, and deliveries** will be managed at appropriate times to minimise noise and disruption.
- The design and scale of the building have been developed to **integrate respectfully with the surrounding streetscape**, ensuring the development complements the character of the local area.



# SITE PLAN



Professionally landscaped gardens with privacy hedge growth

Privacy fencing to all property borders

Private gated drive with security lighting and added security

Redesigned with privacy distance from neighboring properties

Community rooms for family visits, meetings and education appointments

24 hour on-site support

# COMMUNITY FEEDBACK & CONSULTATION PROCESS

We welcome views from all residents to ensure our community remains informed and engaged.

How to Share Your Feedback or Ask Any Questions:

**Planning Consultant Details:**

**Company:** Agility Planning & Design

**Contact portal:** [www.agility-pd.co.uk/consultations/](http://www.agility-pd.co.uk/consultations/)