



LEAF PROPERTY
GROUP

QUESLETT ROAD

EAST BIRMINGHAM

53 APARTMENT SCHEME





LEAF PROPERTY GROUP IS PLEASED TO PRESENT THE OPPORTUNITY TO PURSUE LAND WITH PLANNING PERMISSION IN THE HIGHLY SOUGHT AFTER LOCATION OF QUESLETT ROAD EAST, IN THE ROYAL TOWN OF SUTTON COLDFIELD.

Currently the scheme is going through planning and it is expected that this will be granted for 53 apartments towards the end of January 2020.

Located near Birmingham, this scheme has been identified for over-55 accommodation. Demand for such accommodation has been established with local similar schemes selling quickly, and increased local council support for over 55 housing.

The scheme contains 37 one-bed apartments and 16 two-bed apartments, 53 parking spaces and 53 cycle spaces.





FANTASTIC VIEWS OVER OPEN COUNTRYSIDE

The land at Queslett Road East is located in Birmingham's green belt, so affords fantastic views over open countryside and the Barr Beacon.

A full suite of professional reports are available for the site, including a phase 2 intrusive ground report detailing contamination at the site and a pre-construction health and safety report.





EXISTING SITE

The site is a former petrol station that has been fully demolished and decommissioned. It is located on Queslett Road East, in the Royal Town of Sutton Coldfield.



View of the site from the surrounding Green Belt






View of existing houses on Doe Bank Lane



PROPOSED DEVELOPMENT

The planning application is for 53 apartments, made up of a mix of one and two bedroom apartments over four storeys. It is located in Birmingham's green belt so affords fantastic views over open countryside and the Barr Beacon.

ADDITIONAL FEATURES

-  1-for-1 car parking
-  Cycle storage
-  Rooftop amenity space

TOTAL DEVELOPMENT

GIA SQM	GIA SQFT
3848.2	41407

53 APARTMENTS

37 X 1 BED	16 X 2 BED
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CYCLE SPACES

55



Amenity Space
High quality rooftop amenity will be provided, minimising the impact of the main road on the residents' outside space.

Pitched Roof
A pitched roof in standing seam is a contemporary interpretation of the local roof typology



Hard Landscaping
The site at ground level will predominantly be made up of hard landscaping due to the parking requirement.

Access/Egress
Vehicular access to the site will be controlled via a call-ahead system, ensuring the car park is protected.

Undercroft
To facilitate a 1 in 1 parking space per apartment, undercroft parking will be required.

Soft Landscape Zone
To reduce the impact of Queslett Road East, a green landscape area will be provided along the pavement edge.



FLOORPLAN

GROUND FLOOR



Room	SQM	Beds
1	45.9	1
2	45.9	1
3	45.9	1
4	45.9	1

FLOOR SUMMARY

NIA SQM	NIA SQFT
183.6	1976

FLOORPLAN

FIRST FLOOR



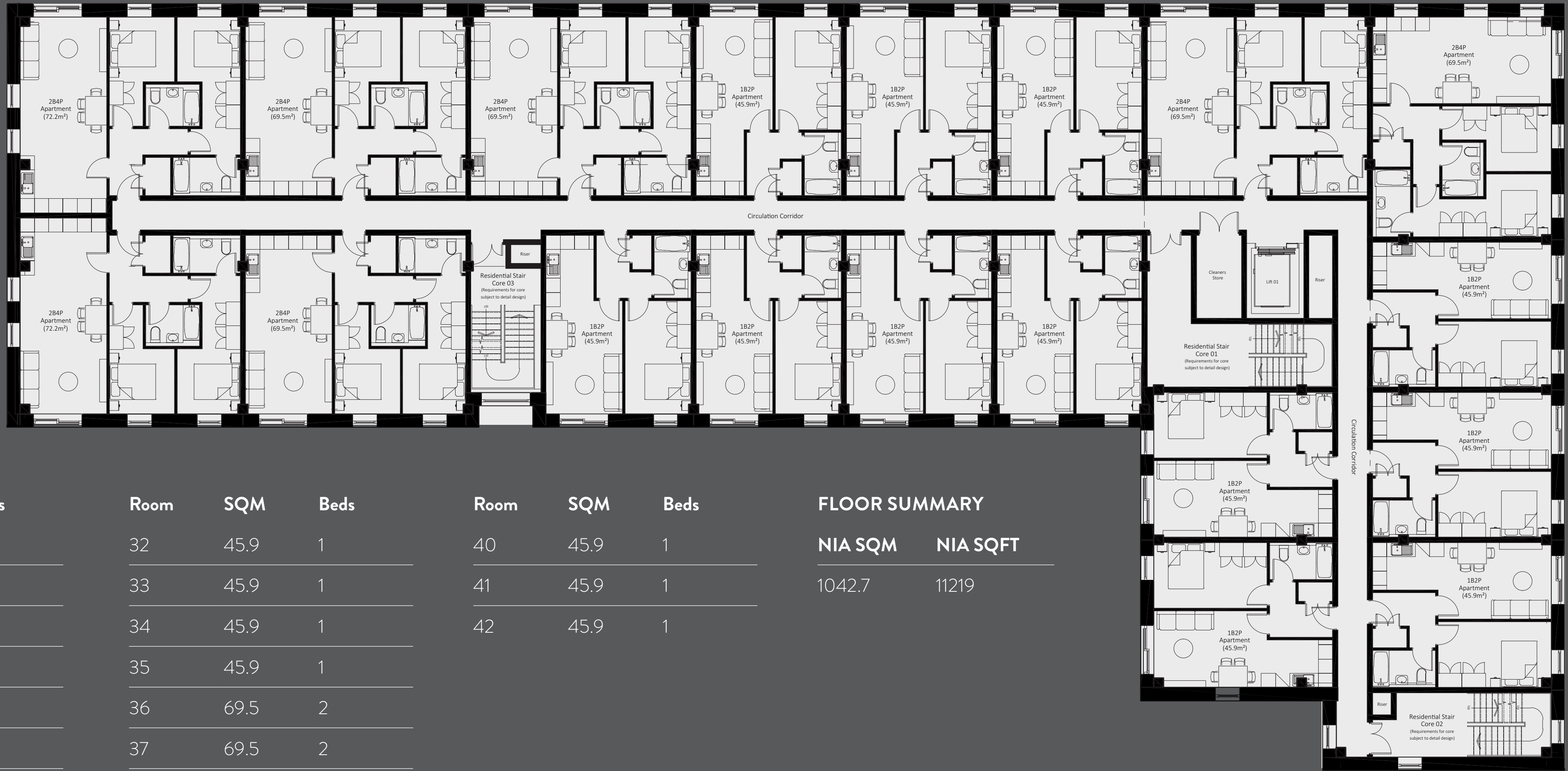
Room	SQM	Beds	Room	SQM	Beds	Room	SQM	Beds
5	72.2	2	13	45.9	1	21	45.9	1
6	72.2	2	14	45.9	1	22	45.9	1
7	69.5	2	15	45.9	1	23	45.9	1
8	69.5	2	16	45.9	1			
9	69.5	2	17	69.5	2			
10	45.9	1	18	69.5	2			
11	45.9	1	19	45.9	1			
12	45.9	1	20	45.9	1			

FLOOR SUMMARY

NIA SQM	NIA SQFT
1042.7	11219

FLOORPLAN

SECOND FLOOR



Room	SQM	Beds	Room	SQM	Beds	Room	SQM	Beds
24	72.2	2	32	45.9	1	40	45.9	1
25	72.2	2	33	45.9	1	41	45.9	1
26	69.5	2	34	45.9	1	42	45.9	1
27	69.5	2	35	45.9	1			
28	69.5	2	36	69.5	2			
29	45.9	1	37	69.5	2			
30	45.9	1	38	45.9	1			
31	45.9	1	39	45.9	1			

FLOOR SUMMARY	
NIA SQM	NIA SQFT
1042.7	11219

FLOORPLAN

THIRD FLOOR



Room	SQM	Beds
43	45.9	1
44	45.9	1
45	45.9	1
46	45.9	1
47	69.5	2
48	69.5	2

Room	SQM	Beds
49	45.9	1
50	45.9	1
51	45.9	1
52	45.9	1
53	45.9	1

FLOOR SUMMARY

NIA SQM	NIA SQFT
552.1	5941



BUILDING MORE
THAN HOMES

ABOUT US



LEAF PROPERTY
GROUP

Our driving ethos is to enhance locations and build communities. We deliver on this by providing individuals with exceptional places to live.



OUR PARTNERSHIP TEAM



Cerda Planning has been established since 2008.

Their unique approach, backed up by years of technical excellence in the business, allows them to deliver high quality planning proposals.



OUR PARTNERSHIP TEAM

Whittam ARCHITECTS / Cox

Whittam Cox Architects apply a powerful combination of impeccable technical design, focused creativity and outstanding client relationships, creating high-performance and responsive places that perfectly match form with function.

They work across a wide range of sectors, primarily on residential, retail and commercial projects, for a mix of commercial, private and public sector clients. The projects they work on extend over a range of scale and complexity.



TOPOGRAPHICAL REPORT

UNDERGROUND SERVICES REPORT

FULL INTRUSIVE SITE SURVEY AND
CONTAMINATION REPORT

FLOOD RISK ASSESSMENT

DRAINAGE IMPACT SURVEY

ECOLOGY

TREES

LANDSCAPING

VIABILITY REPORT

NOISE REPORT

TRAVEL AND TRANSPORT PLANS

DESIGN AND ACCESS STATEMENT

PRE-CONSTRUCTION REPORT



APPENDIX A

REPORTS AVAILABLE ON REQUEST.

PLEASE CONTACT WILL MARSHALL-MURRAY ON:

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