

MEON GROVE

Garrett's Green, Sheldon, Birmingham B33 0TT

A housing development consisting of eighteen 2 bedroom apartments and thirteen 2, 3, 4 and 5 bedroom homes for Birmingham Municipal Housing Trust



JESSUP PROJECTS



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Meon Grove forms part of Birmingham City Council's programme to facilitate the construction of over 80,000 new homes for rent in the City by 2031.

Birmingham Municipal Housing Trust [BMHT] was established in January 2009 by the Council to deliver the programme working in partnership with private developers. Currently this award winning Trust has more than 1,000 homes already delivered or under construction.

BMHT's policy is to provide homes that meet the needs of Birmingham's citizens, with economic running costs, use of green technologies, practical attractive design and conforming to the Building for Life criteria and Secured by Design compliant.



Client: Birmingham Municipal Housing Trust [BMHT]

Architects: Axis Design Architects

Developer Construction Partner: Jessup Build Develop

Employers Agent: Capita Symonds

Grant support: Homes and Communities Agency

Structural Engineer: Stuart and Harris



Design and Urban Context



The Garrett's Green area of Birmingham was begun in 1939 and completed in 1960 to rehouse people from inner-city slum dwellings and many of its public buildings shared features of municipal modernism often dubbed 'moderne' because of its streamlined and Art Deco motifs.

The design of the Meon Grove development takes its lead from this and in its prominent position, provides a significant new landmark in the area.

The three storey flats are an unusual triangular arrangement around common staircases, embracing the two retained trees at each corner with parking/storage underneath. Their style reinterprets 30's moderne, a deliberate attempt to lighten the rather heavy post-war municipal housing by alluding to inter-war modernist flats in Europe and America's west coast, particularly those by Schindler & Neutra.

The composition of brick base with render panels, carefully composed windows and balconies serve to give the flats an urbane quality, as opposed to being enlarged versions of two storey houses.

The new housing is closely related in material and window treatments with box bay windows used as visual markers on corners and threshold gables.



Construction



The Meon Grove development is the first scheme that Jessup has completed for BMHT in the role of construction partner. Jessup started work on site in summer 2012 and completed the project in June 2013.

Conscious of BMHT's policy of embracing green technologies and the need to make all properties as economical as possible to live in. Jessup have constructed the homes utilising many innovative ecological features and modern methods of construction.



Construction

The Meon Grove scheme of houses and apartments are constructed to Codes for Sustainable Construction Level 4.

This means that the new homes will deliver at least a 25% improvement in energy use over current Building Regulations.

The apartments and houses achieve high levels of air tightness through effective insulation.

High performance, roof fixed Photo Voltaic solar panels to the apartment building.

Baxi Neta-tec 33 Combination gas boilers, for efficient energy usage.

Mechanical Ventilation Heat Recovery [MVHR] whole house heat recovery system. This Envirovent Kompakt system extracts warm and moist air from kitchens and bathrooms and returns fresh air from outside through a heat exchanger to heat living rooms and bedrooms.

Smart meters fitted to allow residents to monitor gas and electricity usage, leading to a better understanding of energy use and helping to make informed choices to save money.

A high level of acoustic insulation is an important feature to the apartment building.

All external doors and windows are installed to conform to Secured by Design standards.



Community



The 13 houses were completed and occupied in Spring 2013.

Situated behind the apartment building the housing forms a quiet cul-de-sac off Meon Grove providing an ideal situation for family homes. These homes are allocated for affordable rent.

Residents are very happy with their new homes, with typical comments:

“Our new house suits our needs exactly, the children love it here”.

“ We are very fortunate to have a house like this”.



Local Supply Chain

Where practical, Jessup award as many supply and construction contracts as possible to local companies to keep revenues in the local economy and encourage local employment.



Apprentice opportunity

The BMHT Meon Grove development has provided apprentice carpenter Jake Cunningham with the life changing opportunity to start work in the building trade. Jake is also attending the South Birmingham College one day a week to further enhance his training.





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Creating communities for 25 years. 1988-2013

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