

LAND AT FORMER GOSCOTE HOSPITAL SITE

Iceni Constraints and Concept Plan
08 September 2017



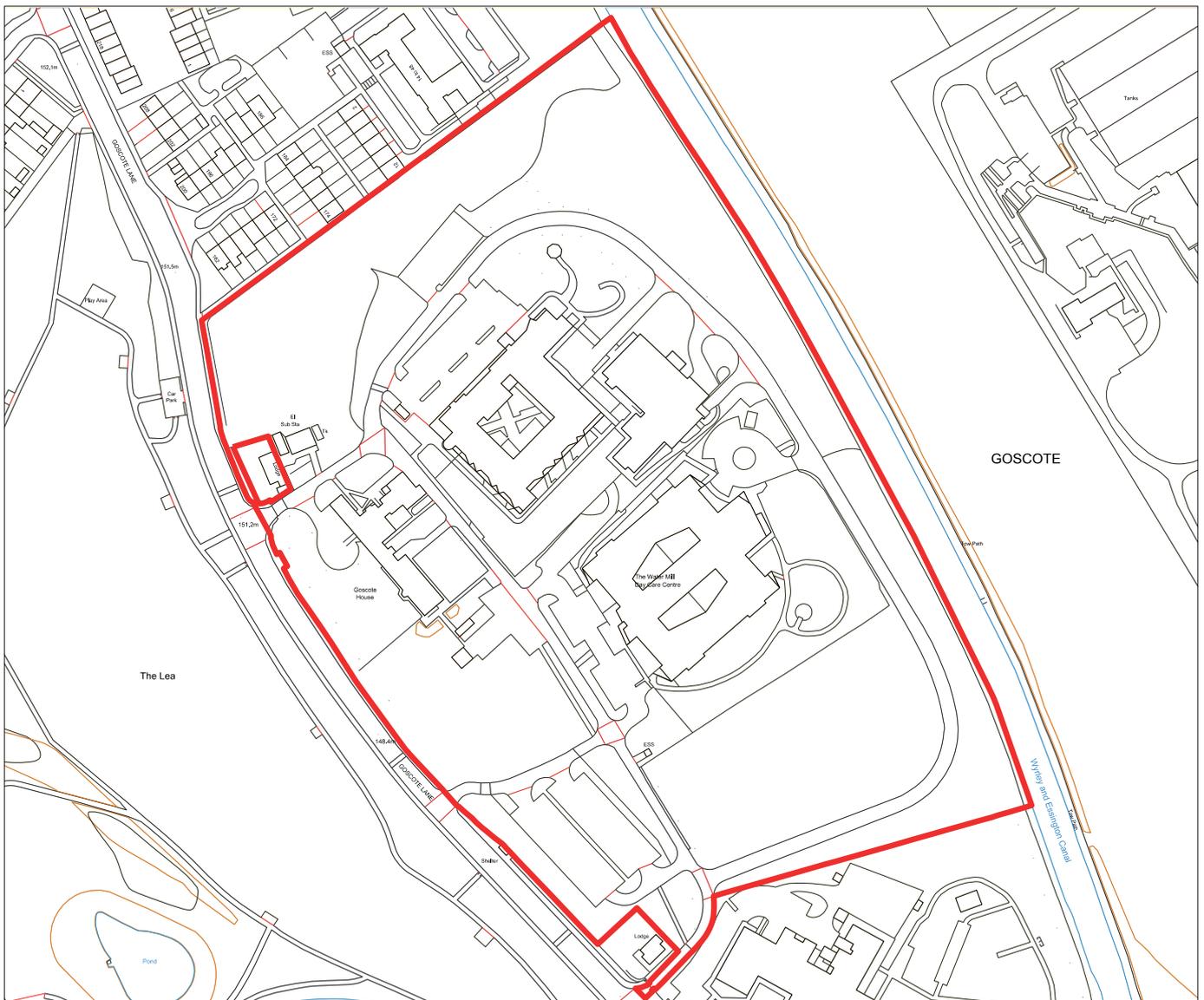
Contents

- 1. Introduction**
- 2. Site Constraints**
- 3. Concept Plan & Schedule**

1 Introduction

This document has been produced on behalf of NHS Property Services with regard to their land holding at the former Goscote Hospital site. The purpose of the document is to supplement representations to the Black Country Core Strategy Issues and Options Consultation produced by Icen Projects.

The document will firstly provide an overview of the constraints associated with the site, and secondly utilise this information to produce an initial concept plan for the potential redevelopment of the site, detailing a potential layout and indicative capacity.



Site Boundary Plan (not to scale)

2 Site Constraints

The site forms part of the former Goscote Hospital, to the north of Walsall. The site is approximately 2Ha in size and has direct access from Goscote Lane.

There are a number of existing uses on site, including the locally listed building which sits close to the western boundary.

The site is bounded to the north by residential properties of Goscote Lane and Dolphin Close and to the east by the Wyrley and Essington Canal. To the south of the site is the Goscote Greenacres community garden.



Existing Locally Listed building on site



Site Constraints Plan (1:2000@A4)

Key

- Site Boundary
- Recent new build medical facilities
- Parking for medical facilities (to be retained)
- Service space to be decommissioned
- Principle site accesses from adopted highway (x3)
- Existing high quality mature woodland and buffer planting
- Locally listed building (3 storey)
- Locally listed building (1 storey)

3 Concept Plan

- ① Main site access from Goscote Lane, shared with existing medical facilities
- ② Retained locally listed building, converted to apartments
- ③ Mature landscape retained
- ④ Existing highway realigned
- ⑤ Enhanced buffer planting to neighbouring site

Schedule

Site area		2.58 Ha	
Plot	Unit Type	No.	Total
A- Conversion of existing	1 bed flat	9	21 flats
	2 bed flat	12	
	2 bed houses	3	
B	3 bed houses	13	28 Houses
	2 bed house	4	
	3 bed house	8	
			49 units
C - Care Home	GIA - over 2 floors	5,600 sqm	





1:1000



The Water Mill
Day Care Centre

ESS

C

Tow Path

Wyrley and Essington Canal

Tow Path

146.6m



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