



City of
Stoke-on-Trent

Redevelopment of Former Doris Robinson Court

Public Information Session



Location

Meir Community Education Centre
and Library, Pickford Place, Meir

Time/Date

Tuesday 10 September drop in
between 2 - 6.30pm

The Site

The Council's Housing Strategy and Older Person's Housing Strategy identify ambitions to develop new high-quality homes for residents of the City. In early 2024, demolition of the former sheltered housing scheme at Doris Robinson Court, off Viscount Walk in Meir was completed as the former housing was no longer considered fit for purpose for the client group.



The council have been working on some initial plans for redevelopment on this site and we now want residents' views on the plans. We are hosting a drop-in session on Tuesday 10 September to view the plans and answer any questions. You can also view the development information online.

On the following pages you'll find some images, information and a Q&A section about the proposed development. For further detail on the design layouts please visit www.stoke.gov.uk/DorisRobinson. At this link, you can also find a feedback form to let us know what you think. You'll be able to view the plans and provide feedback between 5 September - 19 September.



Proposals

The current proposals show a new build apartment block of 46 homes, that are proposed to be mainly for older people. The homes will be a mix of one and two bedroom apartments, with each apartment designed to create independent living with the option to have support if required. The apartments have an open plan kitchen living area, an accessible shower room, storage and access to shared amenity space. The apartments are accessed from the main highway off Viscount Walk that leads into the cul-de-sac arrangement similar to the existing.



The proposals expand the existing public parking area providing a total of 32 parking spaces, 4 of which are accessible spaces. Car parking will remain unallocated for the new development and existing residents nearby. The new parking court will have 2 electric car charging points and there will be a covered cycle park for 4 bicycles within the development.

Q&A

What are you proposing to build?

We are proposing to build a mix of high-quality apartments for local people. The current designs show 46 apartments which are designed with independent living in mind.

Who can live in the newly developed homes?

The apartment block is likely to be accommodation for older people. Allocations will be made in line with the Council's Allocations Policy, where an applicant's specific need for this type of accommodation can be taken into consideration.

Will I be able to get a property?

The properties will be allocated to applicants from the Council's Housing Register in line with the Housing Allocations Policy.

What stage is the development at?

A planning application is being prepared and we are hopeful of an imminent planning submission.

How much will this cost and who is paying for it?

The total costs will not be known until a firm design has been approved and a contractor is procured to deliver the work. Current estimate costs are in the region of £10.7m. This will be paid for by the Housing Revenue Account Capital Programme and anticipated grant funding from Homes England.

When would the work start and be completed?

If planning permission is granted, we will work with Homes England to understand what grant funding is available and hope then to have a clearer understanding on when works could start. We anticipate the construction would then take around two years to complete.

Where will the new residents park?

There is an existing car park area of the highway that will be upgraded as part of the development plans. In addition, a new parking area will be created. In total there will be 32 spaces including 4 accessible spaces. Parking will not be allocated and will operate on a first come first served basis.

Will the development make the traffic worse?

A Transport Assessment will be completed to inform the development plans and will be submitted to support the planning application.

Will my house be overlooked?

All new homes will comply with statutory overlooking guidelines as directed by the planning department and contained within the National Planning Policy Framework.

Why did you demolish the existing building and replace it with another apartment block?

The former building was a Sheltered Housing Scheme; however, the accommodation type was small and contained communal bathing facilities which are no longer considered suitable for the client group. The proposed plans offer new, high quality housing and a choice for older people to live independently in their own home. An apartment block is the most financially viable option for developing on this site.



Will the apartment block have communal facilities and staff on site?

There are no communal facilities within the block and there are no intentions for the block to be staffed. There may be future opportunities for a support service to contact residents who require support, but this would not be provided as standard and residents would be charged.



Next Steps

For further information and to provide us with your feedback please visit us online at: www.stoke.gov.uk/DorisRobinson

You'll be able to view the plans and provide feedback between 5 September and 19 September

If you require further information in an alternative format, please let us know using the phone number below. If you have any additional questions about the proposals please use these below contact details:

Email: Housing.Development&Regeneration@stoke.gov.uk

Telephone: 01782 232641 (during office hours only)

