

Trafalgar Road



Lower end about 1910

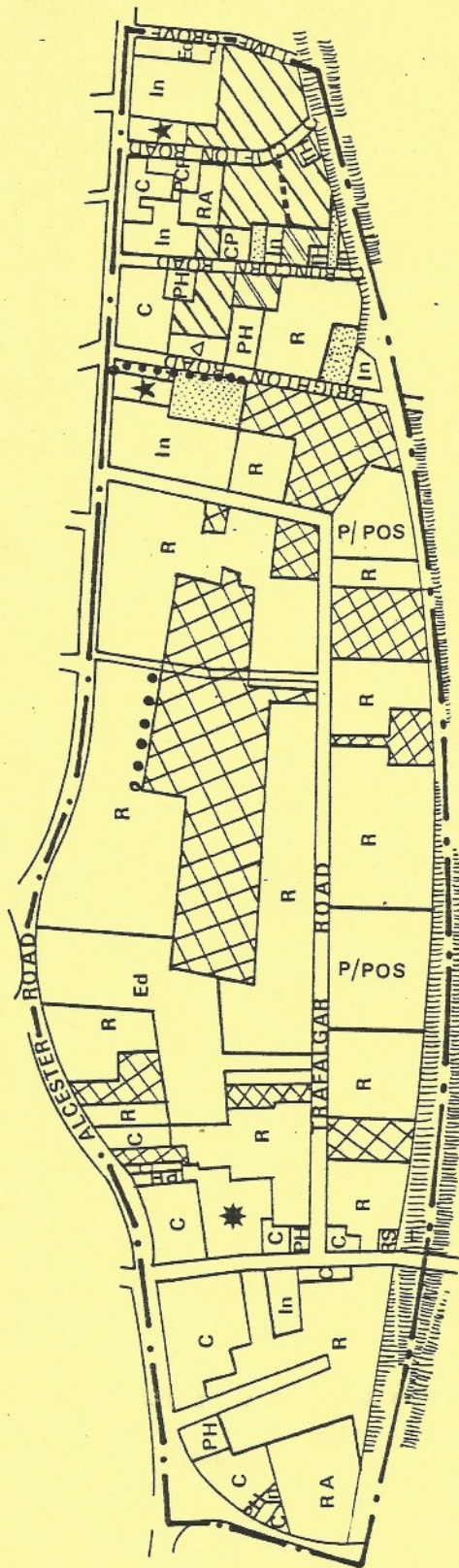


Ordnance Survey map 1913

Housing Action Area 17 TRAFALGAR

0 200 400
feet

AREA PLAN PROPOSALS



Ed	Education	R	Retained Residential	[diagonal lines]	New Industry (General)	PH	Public House
★	Place of entertainment	[cross-hatch]	Proposed Housing	[empty box]	Existing Industry	RS	Reserved Site
CP	Car Park	C	Commercial	[dotted]	Extension to existing Industry	●●●●	Road Improvement Line
PCP	Private Car Park	△	Petrol Filling Station	[diagonal lines]	New Industry (Light)	TH	Turning Head
RA	Place of Religious Assembly	P/POS	Proposed Public Open Space	★	Proposed Police H Q	C	Road Closure
						---	Access Road

1. LOCATION:

The Trafalgar Housing Action Area is located 2.8 kilometres (1.75 miles) south of the City Centre, to the east of the Alcester Road.

2. INTRODUCTION

2.1 Trafalgar Housing Action Area was declared on 14th January, 1977, under the provisions of the Housing Act, 1974. Such areas are identified as areas of housing stress, not merely on the basis of physical housing conditions, but also because of the existence of various aspects of social malaise such as multiple occupation, single parent families etc. This particular Housing Action Area is indeed characterised by a high incidence of multiple occupation and the existence of consolidated areas of established non-conforming uses.

2.2 The principal purpose of the Area Plan is the allocation of land uses and the provision of a physical framework for both public and private investment. Through the Area Plan, the City Council is able to indicate to all residents and owners of property within the Housing Action Area that it will endeavour to improve these areas, through its own activities, as places for living and working, thus encouraging investment and contributing to the relief of housing and social stress.

2.3 A further aim of the Plan is to identify at an early stage, sites which are, or will become, available for new development, and to make provision for other necessary and desirable land uses, such as the enlargement of school sites, provision of amenity spaces and off-street parking areas currently absent in the area. The development of this social infrastructure is also essential to the continuing viability of such an area after the improvement of the physical housing conditions.

2.4 The proposals now submitted are the result of discussion between officers and the Trafalgar Residents' Planning Committee.

2.5 These proposals give recognition to the essentially mixed land uses in a Housing Action Area and the economic base of the Inner Areas. It is acknowledged that the function of an area must be looked at in a context which is far wider than that of an inevitably arbitrary Housing Action Area boundary.

3. HOUSING:

- 3.1 There were some 421 dwellings within the area upon declaration. However, subsequent clearance and redevelopment provides the following as at mid-1981.

Retention : 225

Clearance : 109

Unclassified : 0

Total : 334 (excluding new build)

- 3.2 Dwellings indicated for retention in the Area Plan are to be subject to improvement works as part of a co-ordinated housing strategy for the area.

- 3.3 There are a significant number of houses in multiple occupation within the area. The usual problems associated with this type of use are evident, including a general deterioration of the physical structure of the dwellings because of poor maintenance and inadequate internal facilities. This problem requires special treatment and a close surveillance of these properties must be ensured. Where appropriate encouragement will be given to owners to revert the properties to single family occupation or to convert to self-contained flats.

- 3.4 New residential development is proposed in a number of locations, some of which have already received planning approval. The residents have requested that two of the proposed housing sites be disposed of for private development, namely; 10-30 Brighton Road and Louise Lorne Road/Mount Street. However, in order to facilitate the implementation of the public open space proposal on the site of 83-101 Trafalgar Road (see Section 6 below), a land exchange with the Copec Housing Trust is proposed in respect of the Brighton Road site.

- 3.5 Where new residential development is to take place in Trafalgar Road the following criteria will apply:

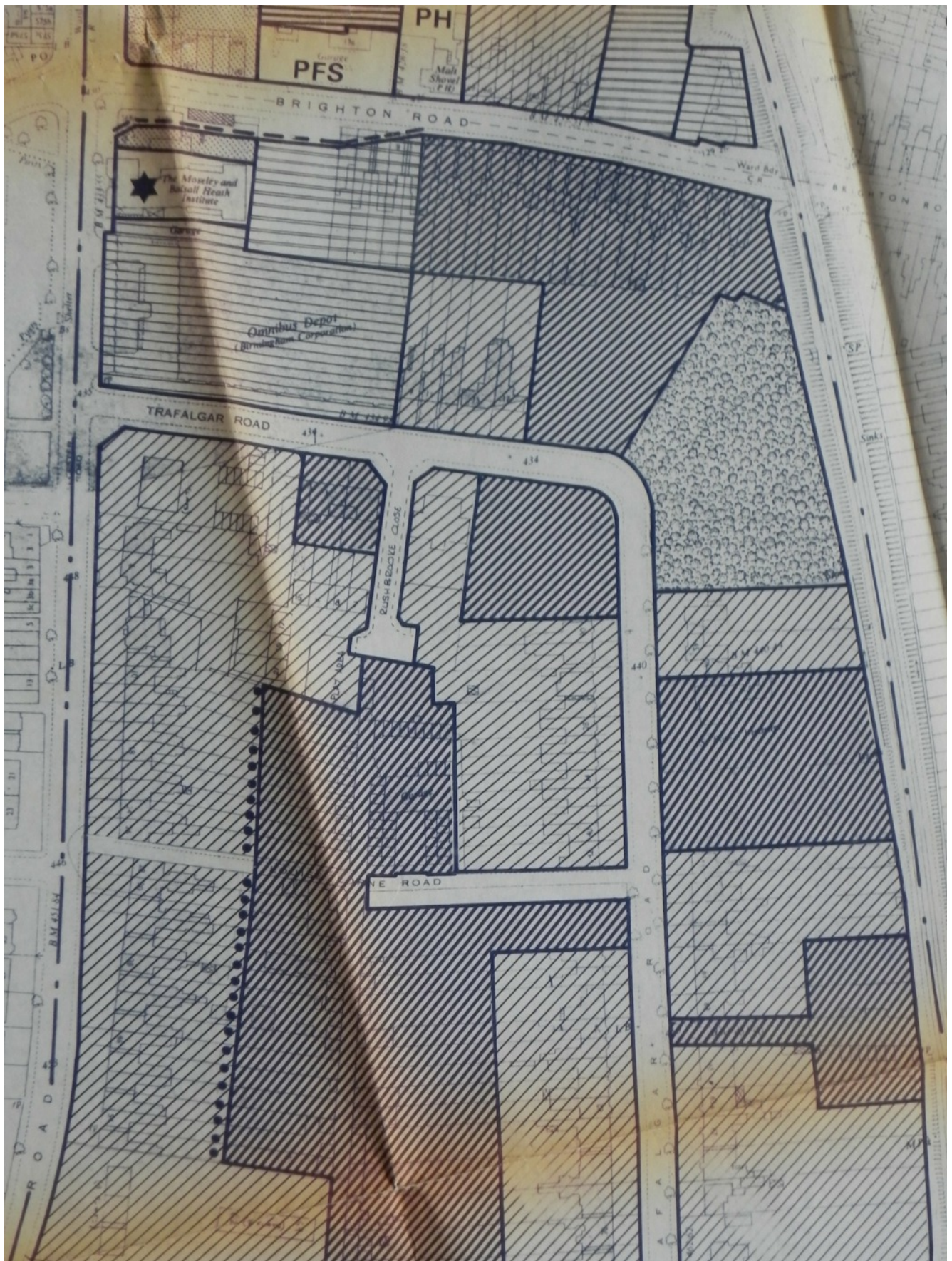
- a. Development shall only take place when the full site is available, (i.e. no new development should be permitted at the rear of retained houses).
- b. New development shall endeavour to maintain or complement the existing building line in Trafalgar Road.

- 3.6 The exceptions to paragraph 3.5(a) above are, the site rear of 61-65a Trafalgar Road and the site of Louise Lorne Road and Mount Street, (proposals 1.4 and 1.10 in attached schedule), both of which are subject to special circumstances.

Trafalgar Housing Action Area - Area Plan Proposals

1. Housing

Location	Residents Proposals	Officers Proposals	Comments	Recommendation
1.1. 10-30 (cons) Brighton Road.	Residential development.	Residential development by Copec Housing Trust.	Part of site to be acquired by Copec by way of an exchange of land with the Council for 89-95 Trafalgar Road (proposed P.O.S).	Residential development by Copec Housing Trust.
1.2. 19-25 (odds) Trafalgar Road.	Residential redevelopment.	Agree.	Planning permission granted, development under construction.	Residential redevelopment.
1.3. 47-51 (odds) Trafalgar Road.	Residential development.	Agree.	Planning permission granted.	Residential redevelopment.
1.4. Land r/o 61 to 65a Trafalgar Road.	See comments column.	Residential redevelopment.	Part of this site has been occupied by a problematic non-conforming use for some time. Redevelopment of site would remove nuisance and secure a more beneficial use for the future. Residents appreciate merit in removing non-conforming use but are concerned over loss of garden space to 61 and 63 Trafalgar Road. Planning permission granted.	Residential redevelopment.

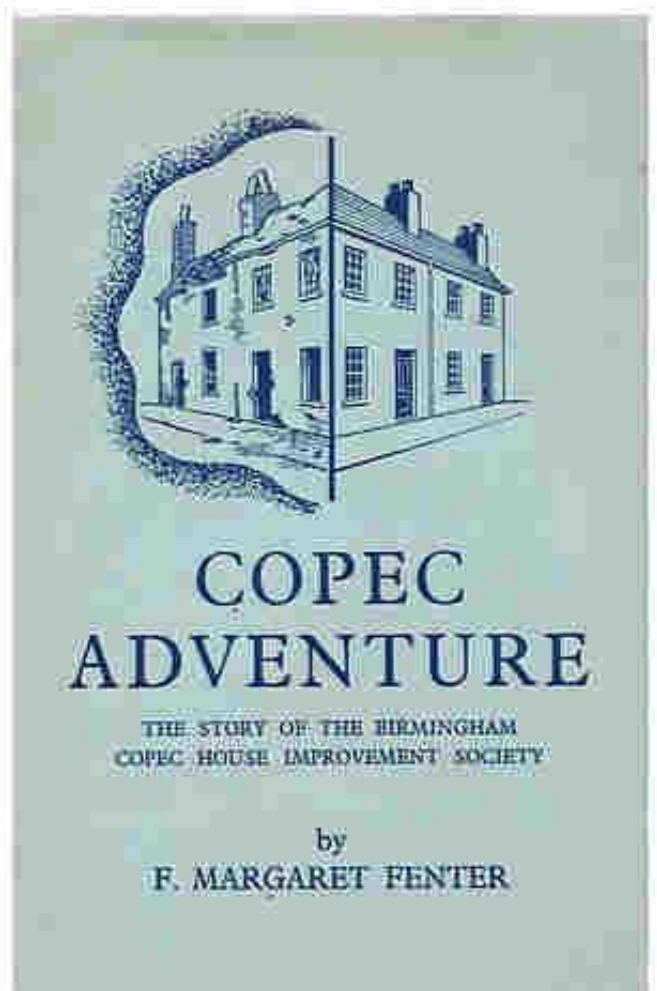


Portion of action map showing plans for development
Dark cross hatched demolition and new build
Light cross hatch retain
Stippled- open space



Retained house no.19
and sign for Fenter Close

Margaret Fenter was one of the
prime movers in the
Copec Housing movement





21-27 Trafalgar Road



New houses behind the above, in Fenter Close



Number 23 with recycling boxes outside



Public open space at corner of Trafalgar Road



View across the road from nos. 23-25
Retained semi-detached and new build



Aerofilms picture taken in 1938 showing lower part of Trafalgar Road and bus depot