

CASE STUDY

OTHELLO WAY

BACA
AQUATECTURE



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Project Background

Client Objectives

The private client commissioned BACA to bring a long-vacant brownfield site back into use after earlier proposals had stalled over flood risk. The brief was to secure planning permission for high-quality, flood-resilient homes that respect the character of Shipston Road and create a shared garden for residents close to Stratford-upon-Avon's historic centre.

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The Challenge

Site Constraints

The site spans Flood Zones 1, 2 and 3 within the River Avon floodplain. Habitable floors had to sit above the design flood level, while land raising was limited to preserve space for floodwater to flow and collect. The need to respect neighbouring ridge heights along Shipston Road further constrained the height of the new homes.

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The Process

Navigating Planning Process

The scheme went to the Council's Planning Committee. Committee Ward Councillors were very concerned about raising floor levels in this historic setting, exceeding existing street level ridge heights and challenged the weighting of the Environment Agency's safety recommendations in this context. Our policy research for Government combined with real developer led schemes has meant we have been able to feedback to Defra the issues of competing policies. In this case the EA's safety policies prevailed.

The Environment Agency holding objections were withdraw based on robust flood modelling by JBA and by passing the Exception Text by the Architect – by providing a house design that would mitigate the flood risk in an extreme event



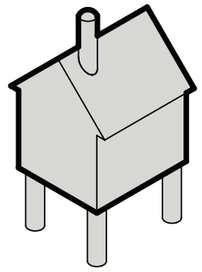
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The Opportunity

Architecture and Landscape

Architecturally, the development balances contemporary living with resilient design principles. The homes step down towards the edges of the site, keeping their rooflines in scale with neighbouring buildings while accommodating raised living spaces.

The mews houses face east onto a shared garden, with living spaces overlooking the communal landscape.



Elevated Property

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LifE Principles

• Raise principal floors above the design flood level of 37.18 m AOD (1-in-100-year fluvial flood plus 20% for climate change).

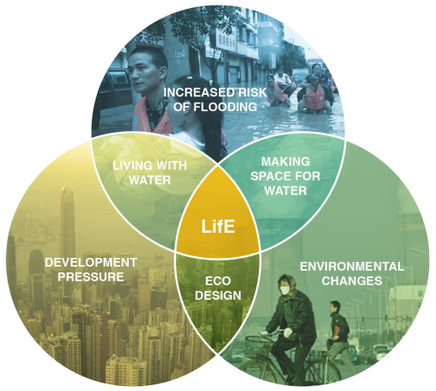
• Keep bed spaces above ground floor and provide a safe haven in each dwelling.

• Raise dwellings on stilts to create flood storage. Use permeable trims, steps and terraces to let water pass through.

• Let floodwater enter from Shipston Road through openings in boundary walls and entrance balustrades.

• Collect floodwater and runoff in gullies at the ramp base and near the central garages.

• Route surplus water through relief pipes beneath the road and via the western undercrofts to swales.



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Sustainability

Throughout the design process, we worked with environmental specialists to ensure compliance with the Environment Agency's flood thresholds while preserving the site's character and connection to nature. The elevated structures protect against fluvial and surface water flooding, while landscaped green spaces enhance water management and community well-being.

The scheme demonstrates how sustainable housing can thrive within existing settlements, unlocking brownfield sites previously considered undevelopable.

