Thank you for taking the time to view our proposals for New Garden Square, Edgbaston. Your comments will help us finalise our planning application.

Calthorpe Estates and U+I Group Plc have formed a partnership to regenerate the existing estate which is bordered by Hagley Road and Beaufort Road, and will be known as ‘New Garden Square.’ Our proposal comprises a mixed-use scheme with high quality offices and new apartments, shops, cafés and restaurants set around an attractive public garden square, with dedicated car parking.

New Garden Square will be a major mixed-use development set around a high quality public realm comprising a series of gardens and mature trees.
Calthorpe Estates and U+I are leading an outstanding team for the design and delivery of New Garden Square, with experience in Birmingham and across the UK.

Calthorpe Estates is a family-owned business with a focus on creating thriving communities within its 1,600 acre estate in Edgbaston, Birmingham. For almost 300 years Calthorpe Estates has been sustainably developing the estate to create the best places to live and work. Set amidst tree-lined avenues, it is home to flourishing commercial, medical, leisure and residential communities and incorporates one of the UK’s largest urban conservation areas, just a mile from Birmingham city centre.

U+I is a specialist property regeneration company with a £4bn portfolio of complex, mixed-use, community focused regeneration projects, including a £200m investment portfolio. U+I unlocks urban sites to deliver a range of exciting regeneration projects across the UK.

Calthorpe Estates and U+I have instructed an experienced and internationally-renowned project team for the design and delivery of the New Garden Square proposals. The team includes Glenn Howells Architects for the overall masterplan for the scheme, Townsend for the design of the garden square and landscaping, and planning consultants, CBRE.
New Garden Square will transform this important gateway site into a vibrant, accessible new destination within the commercial heart of Edgbaston, Birmingham.

The current site is home to a commercial estate previously developed between 1950 and 1980.

At approximately 10.7 acres, the site is located to the west of Birmingham city centre on the northern side of the Hagley Road, a major arterial route into Birmingham and approximately 400 metres west of the Five Ways roundabout.

The current commercial estate is outdated and in need of significant modernisation.

There have been a number of developments along this part of the Hagley Road over recent years, including the redevelopment of the former Edgbaston Shopping Centre to provide a Morrison’s shopping centre incorporating a range of additional retail units plus a public car park.

We believe our proposals have the right mix of uses to make New Garden Square a thriving destination that will benefit the local community, businesses, visitors and new residents.

Our ambitious proposals to regenerate the site and create a vibrant new destination include:

• High quality new office space
• Creation of an attractive new public garden square at the heart of the development
• High quality new residential apartments
• New ground floor restaurants and retail facilities
• Provision of car parking spaces through the creation of a new multi-storey car park and other car parking areas within the development

www.newgardensquare.co.uk

Existing site images
At the heart of the proposal is a landscaped public garden square comprising a series of gardens and mature trees surrounded by restaurants, bars and shops.

The public square has been designed by award-winning landscape architects and presents a series of gardens and public seating areas. This area will be similar in size to Eastside Park and is seen as integral to the creation of a new high quality, privately owned and managed estate.

As part of the development, a number of mature trees will be retained whilst new trees and areas of planting will also be delivered.

Pedestrian access points and attractive walkways will be provided along with routes linking Hagley Road and Duchess Road. A new feature entrance to the development is also proposed.

The public square will be brought to life through high quality soft landscaping designs, alongside new ground floor restaurants and retail facilities which will have direct access onto the square.

It is the intention to deliver the majority of the public square as part of the first phase of development, with final distinctive finishes including seating areas or public art delivered post-construction.
New Garden Square is a contemporary vision for a vibrant mixed-use scheme; a destination where people can live, work and play.

**Live**

With the city’s growing population and a requirement to deliver around 90,000 homes over the next 15 years, our proposals for New Garden Square seek to deliver high quality new homes in an attractive setting. Plans for the type and size of apartments are still to be confirmed at this early stage in the process, however it is anticipated that the development will provide a range of apartments, with the potential for balconies and rooftop gardens.

**Work**

New Garden Square will create a premier business destination, attracting significant inward investment and jobs. This is in line with Birmingham’s Big City Plan.

Under our proposals, we plan to deliver Grade A office space, across four buildings – all fronting onto the stunning garden square, with the potential for restaurants, bars or retail facilities at ground floor level.

**Play**

At the heart of our vision for this vibrant scheme is the proposed mix of uses.

Set around an attractive public garden square and with café, restaurant and retail uses proposed, the plans for New Garden Square present the opportunity to create a destination in its own right, a place where people can meet for drinks, dinner or to relax in a green open garden setting.
Our proposal offers an opportunity to renew commercial activity, taking advantage of the proposed Sprint and Metro public transport improvements along Hagley Road.

**Vehicular movement**
- The existing vehicular access to the new development will be retained, combining a number of existing access points
- New car parking spaces are planned through the creation of a multi-storey car park and other car parking areas within the development. The levels proposed provide a sensible balance and reflect proximity to public transport and facilities

**Pedestrian movement**
- The development will benefit from enhanced public transport infrastructure, including the Sprint and the extended Metro, both of which are proposed within close proximity to New Garden Square
- Our aspiration is to create a publicly accessible, privately owned and managed high quality space. A number of pedestrian access points and walkways through the scheme will be provided along with a route through the development to link between Hagley Road and Duchess Road
High quality designs using materials that make the most of the stunning green views over the public garden square are at the heart of the scheme.

The site already includes a number of office buildings ranging in height from two storey period properties up to the existing 18 storey Edgbaston House building. A large proportion of the existing buildings on the site are currently vacant.

The proposals exclude the Plough and Harrow Public House and Hotel (which lies outside the application boundary).

A number of established trees are present in various locations throughout the site, most of which will be retained, along with significant areas of new planting, green open space, grassed areas and seating.

The current plans are designed to complement the surrounding environment and are shaped by existing structures. Whilst some taller buildings are appropriate for this type of development and its location, we have considered how their scale and mass must look in order to be sympathetic to surrounding uses, including existing residential buildings on Duchess Road and listed buildings within the site, as well as the public garden square at the scheme’s heart.

Several buildings within the site fronting onto Hagley Road have been listed and will be retained.

A number of these buildings have been extended over time with unsympathetic rear additions and these additions are now excluded from the statutory listing, on the advice of Historic England.
Thank you for viewing our proposals for New Garden Square. We will take account of all responses and comments before submitting a planning application to Birmingham City Council.

New Garden Square footprint on top of existing site layout.

We welcome your comments which can be left on the forms available today. Alternatively you can email info@newgardensquare.co.uk or visit www.newgardensquare.co.uk

Or, completed forms can be posted to:

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