

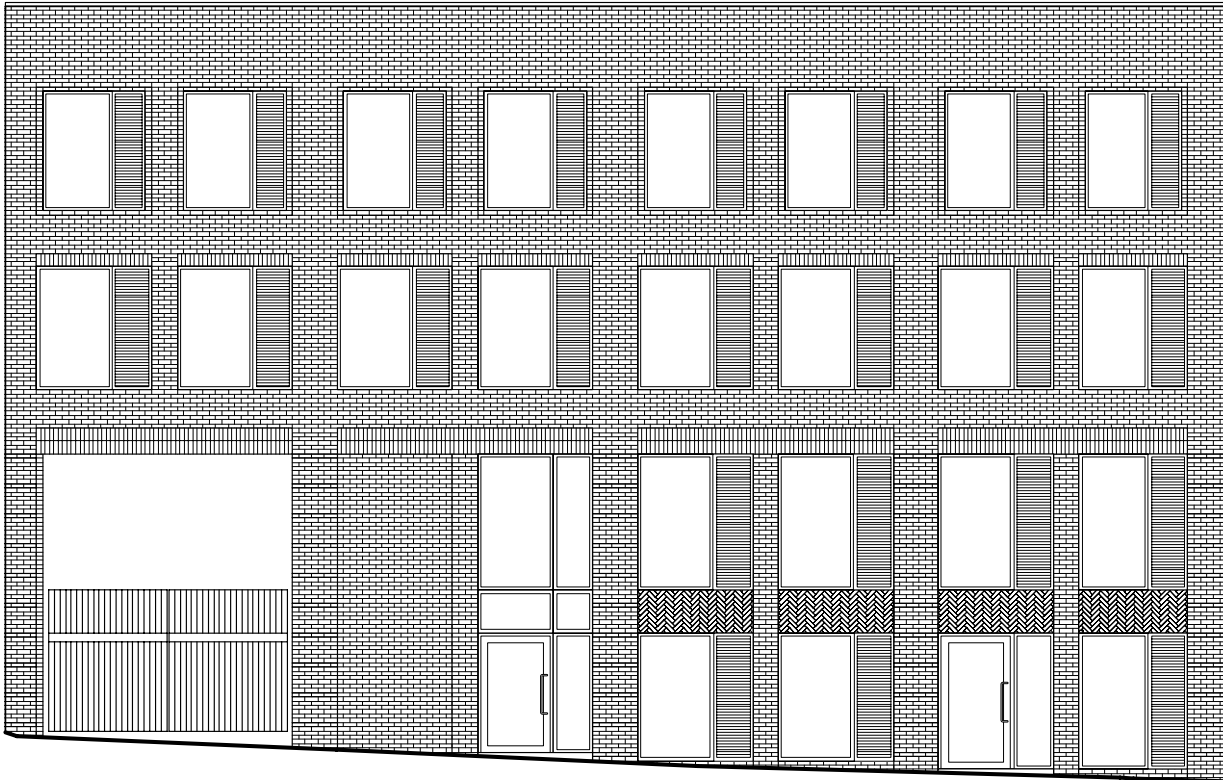
ALBEN WORKS

No.1+2 Legge Lane



Courtyard

9 INDIVIDUAL LOFT HOMES



The design is inspired by the rich history and architecture of the Jewellery Quarter, it is modern but draws on the industrial legacy and architectural language of the area. Working with RIBA award winning Sjölander da Cruz Architects, we started from scratch and designed the houses to make the most of the features of the site.

We worked together and thought carefully about how people would use the houses, sketching and modelling the buildings to really get to grips with the potential - resulting in each house being a readymade one-off home.



Living Area



Courtyard



Sketch of Courtyard

HISTORY

The Safety Razor that is British Made and

the best in the world irrespective of price. Such is the achievement of the Rapid Steel Company in their latest super-production, the


“ALBEN” SAFETY RAZOR

Chief amongst its many good features is the blade—and the blade, after all, largely determines the efficiency of any safety razor. It is made of patent “Rapid” steel and needs just a trial to convince how far ahead it is of all others. The manufacturers are prepared to back their claim by offering the complete outfit on ONE MONTH'S FREE TRIAL. Ask your dealer for particulars, or remit value of razor to

RAPID STEEL Co., Ltd.
25, Shalesbury Av., London, W.1

Your money will be returned in full if, at the end of one month, you are not PERFECTLY SATISFIED with your purchase.

10/6, 15/- & 20/-



↗ "ALBEN" Razor advert

↓ Historical map of the Jewellery Quarter





Our houses are born of local creativity, in the Jewellery Quarter.

The JQ is always evolving, but it keeps a unique bustle, sense of purpose and innovation at its heart. Legge Lane was at the centre of manufacturing in the Jewellery Quarter for 150 years.

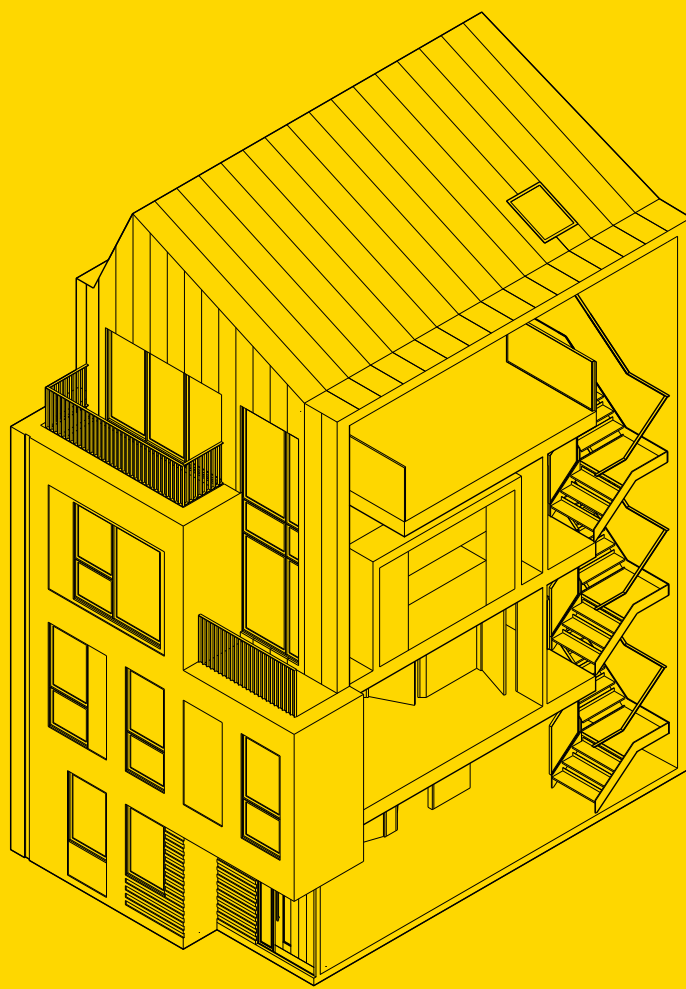
There were a multitude of factories, manufacturers, traders and craftspeople representing a selection of those throughout the quarter. Pen manufacturers, cigarette case makers, jewellery box producers and a safety razor works are a few of the trades which have been based at No.1+2 Legge Lane over the last century and a half.

We had our eye on the site for years. A gap in the street with a 1960's factory at the back, it stood out like a sore thumb. Our scheme for No.1+2 Legge Lane creates a new place and completes the street.



The houses are a reinterpretation of the Georgian terraces which were converted into the first factories of the JQ after the industrial revolution.

REVERSE LIVING — FLIP THE SCRIPT



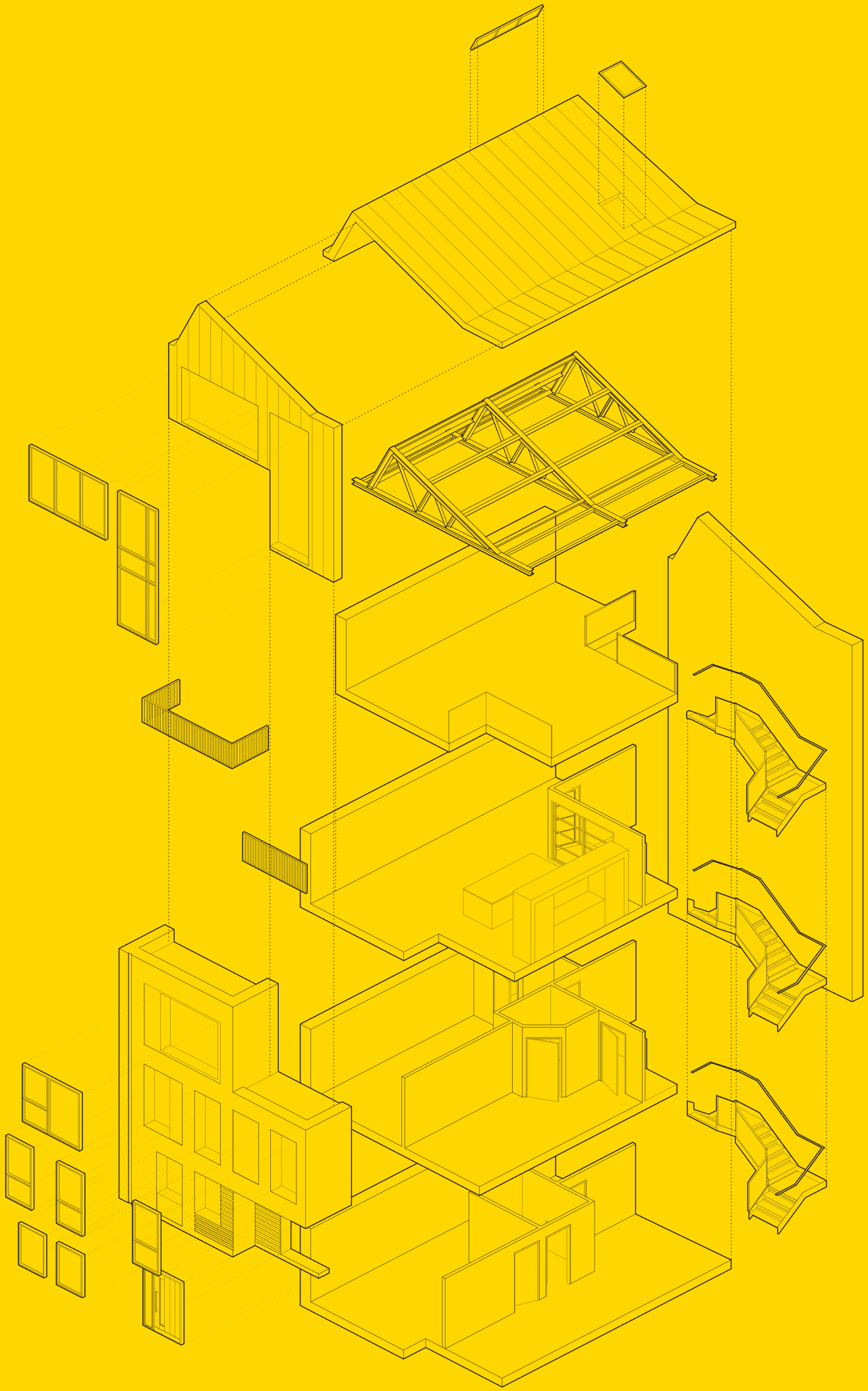
No Downside

We have put the living spaces upstairs to take advantage of better views and light but also made sure that you can see the sky from the back of the ground floor.

The houses have open plan double height living spaces, with big triple glazed windows, eliminating dark corridors. There is great connection to the outdoors with a terrace on the second and third floors. The emphasis is on simple principles of sustainability and energy efficiency to create a better living experience: increased insulation, triple glazing, energy saving lighting and natural ventilation.

Textures and colours are expressed in natural finishes, white walls, concrete, raw metals and oak flooring.

Kitchens and bathrooms use high quality, clean and well designed fittings, with an emphasis on finish and function. Electrical fittings are partially exposed in metal conduit and have metal faceplates.





Living Area



Skylights

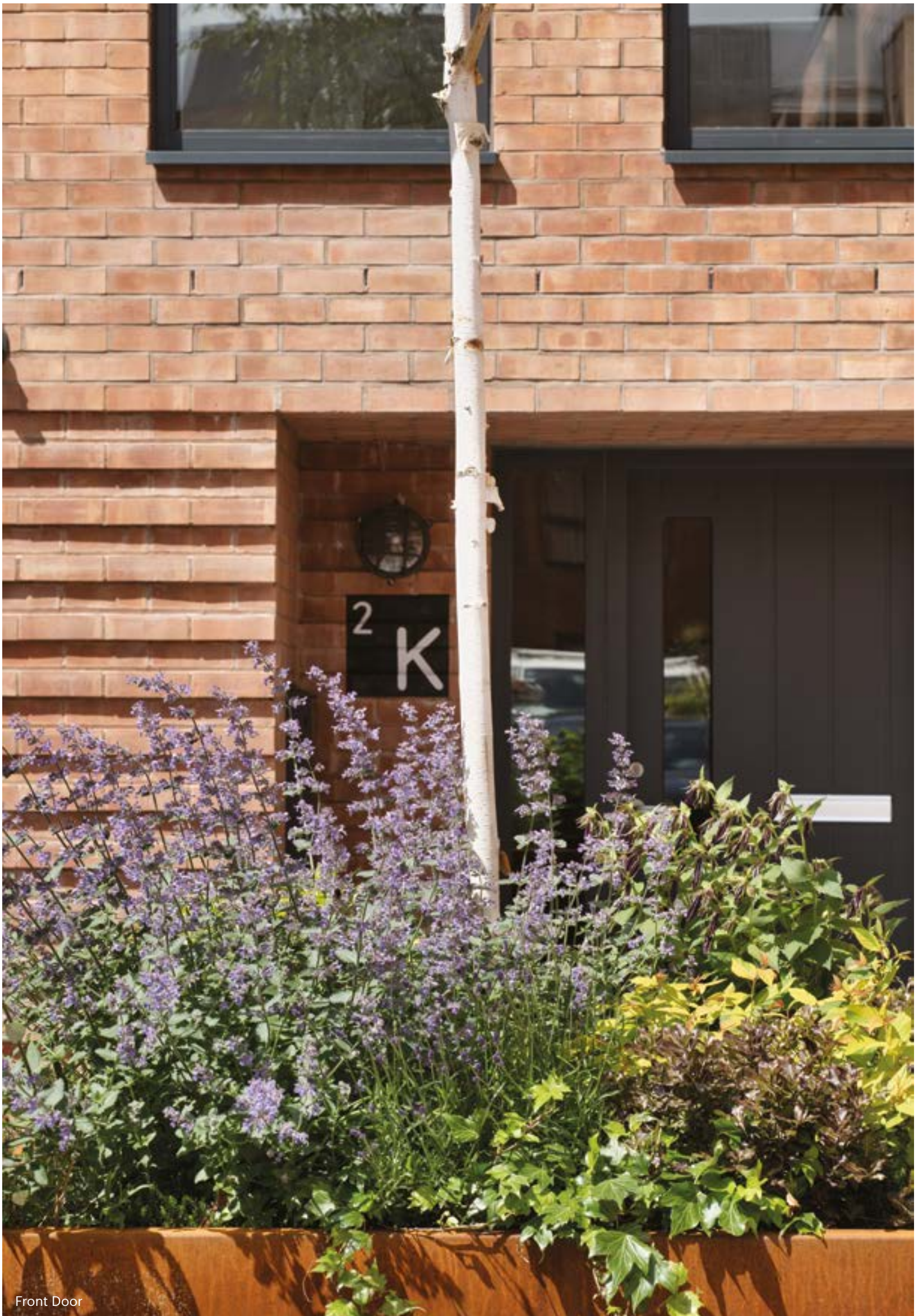


Courtyard/Parking

Creative Communities in the JQ

Each house has its own front door within the new courtyard, a reinterpretation of the Georgian and Victorian terraces which filled the Quarter before its industrialisation. The idea of creating a community around a shared space is one we have used in our previous projects and also one which has a precedent in the creative courtyards of artisans and craftspeople who have worked in the Jewellery Quarter over the years.

Long courtyards with workshops along one side with large windows bringing light into the factories inside, these fascinating spaces housed small creative communities which were the lifeblood of the Quarter.



Front Door

The Townhouses

Through the front door the houses have a generous entrance area which has a double bedroom shower room and utility/cloakroom leading off it. The open steel staircase is a distinctive feature of the house - its contemporary open tread design allows light to permeate through from the roof lights on the top floor. Standing next to the staircase and looking up allows a view up through all floors of the house to the sky. The wall behind the staircase is constructed of exposed brick format concrete blocks and has industrial style wall lights.

The first floor accommodates a large master bedroom, with generous ensuite bathroom, and bedroom three with its own ensuite shower room. The ceiling incorporates the exposed underside of the steel beams.

At second floor the landing opens up to the kitchen and dining room. This open plan area is part of the connected living space which makes the house so special. The kitchen faces an island cooking and breakfast bar with family seating area and dining space next to this. Beyond the kitchen is a two storey window and double height volume above which links the dining space with the living area on the next floor. There is also access to a breakfast terrace which overlooks the courtyard. The ceiling is composed of expressed steel beams and timber joists supporting the floor above. The wall opposite the kitchen is constructed in exposed concrete bricks.

Above, the stairs rise straight into an open plan living area which features exposed steel roof trusses following the pitch of the roof to the apex at 4.2m high, and an exposed concrete brick wall. The living area has a double height volume looking over the kitchen to the two storey window. It also has its own terrace overlooking the courtyard and the roofs beyond.

Each of the houses has its own car parking space in the courtyard. There is duct provision for an individually metered EV charging point to be installed adjacent to each space.



Kitchen



Living Area



Kitchen



Kitchen



Kitchen



Kitchen



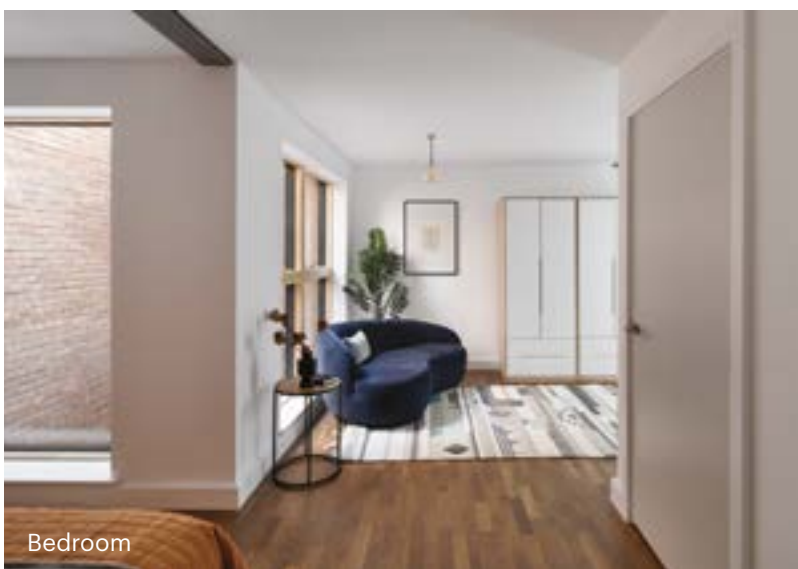
Living Area



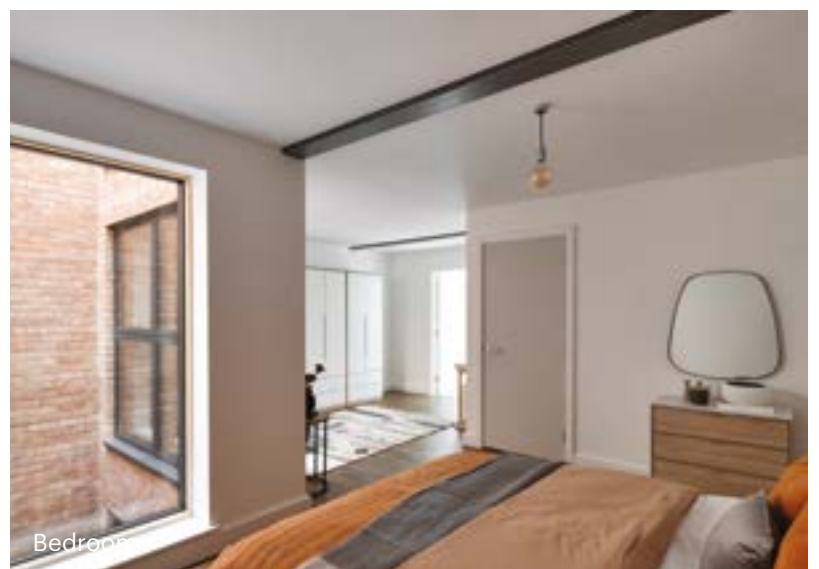
Living Area



Bedroom



Bedroom



Bedroom



Bedroom



Bedroom



Office/Study



Bathroom

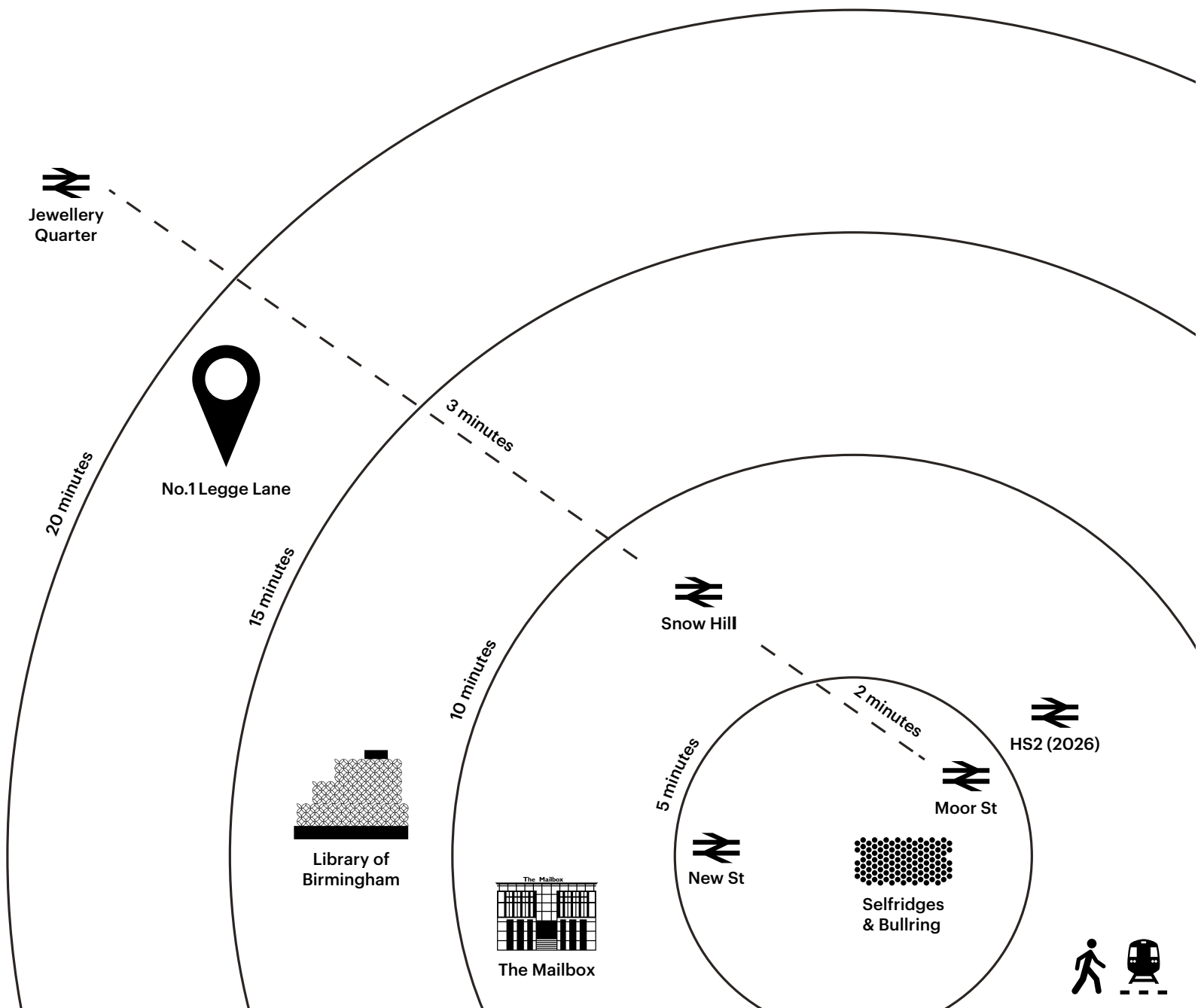


Bathroom



Bathroom

CONNECT TO THE CITY, THE LOCATION



Districts + Locations

- 01. Chamberlain Square
- 02. Paradise
- 03. Brindley Place
- 04. Mailbox
- 05. China Town
- 06. Selfridges
- 07. Floodgate St
- 08. St Paul's Sq
- 09. Apple Store
- 09. Colmore Row
- 10. Great Western Arcade
- 11. Piccadilly Arcade
- 12. Canals



(07)



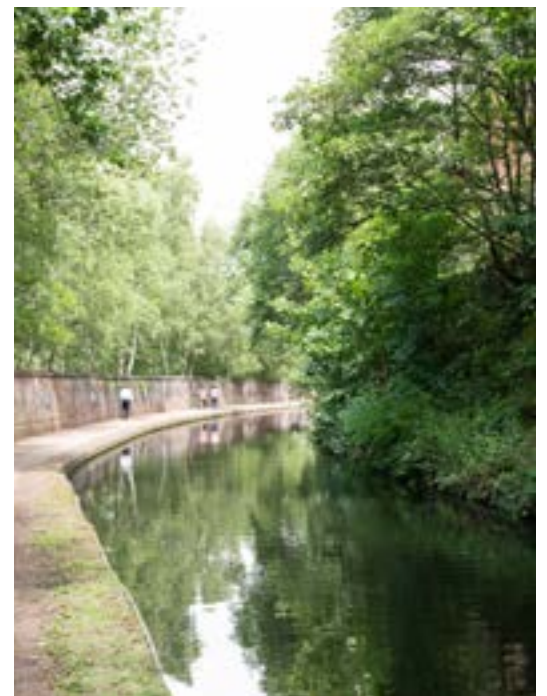
(02)



(010)



(09)



(12)

Food + Drink

- 01. The Wilderness
- 02. Anderson & Hill
- 03. Medicine Bakery
- 04. Land
- 05. Opheem
- 06. Otto
- 07. Hockley Social
- 08. Pig & Tail
- 09. 1000 Trade
- 10. Loki



(08)



(04)



(07)



(01)



(07)

Culture

- 01. The Alex
- 02. Hippodrome
- 03. Town Hall
- 04. Symphony Hall
- 05. The Rep
- 06. Ikon Gallery
- 07. Coley Ison
- 08. Library
- 09. Minima
- 10. Café Artum



(09)



(06)



(05)

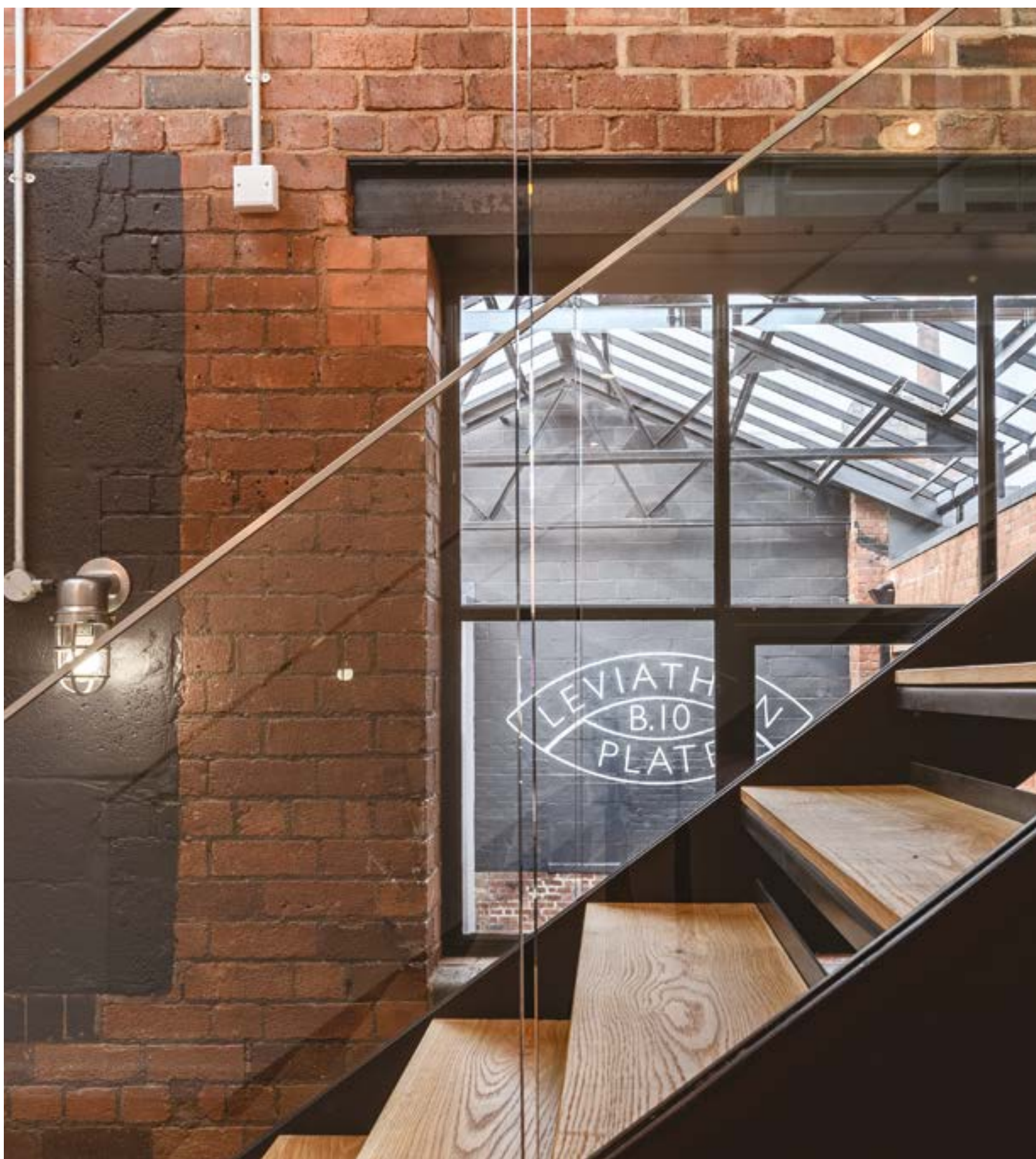


(10)



(06)

COMPLETED BY LIV PROJEKT





Squirrel Works

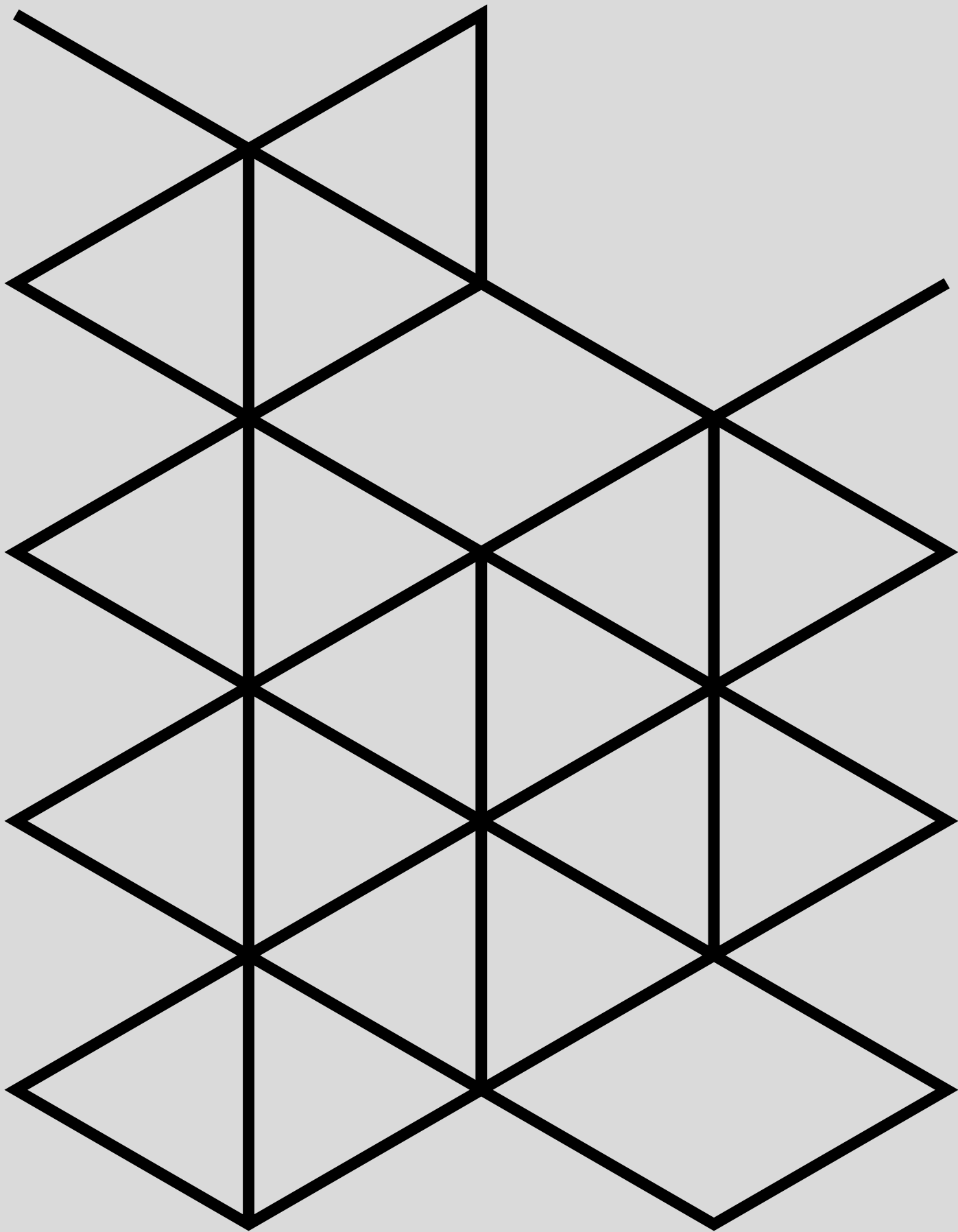
- RIBA Award 2019 Winner
- RIBA Conservation Award 2019 Winner

We create places not developments

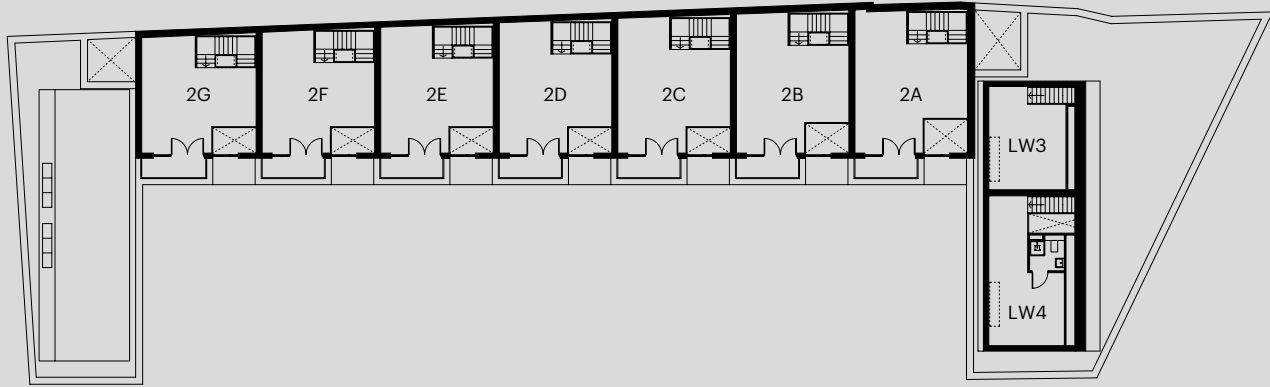
Architecture is at the heart of what we do: space, light, design, sustainability, materiality, modernity, honesty. We care about what we build, for us it's personal. We take the time to consider the design and get the details right - before we construct them we already know our buildings inside out.

We only build places we would want to live in ourselves.





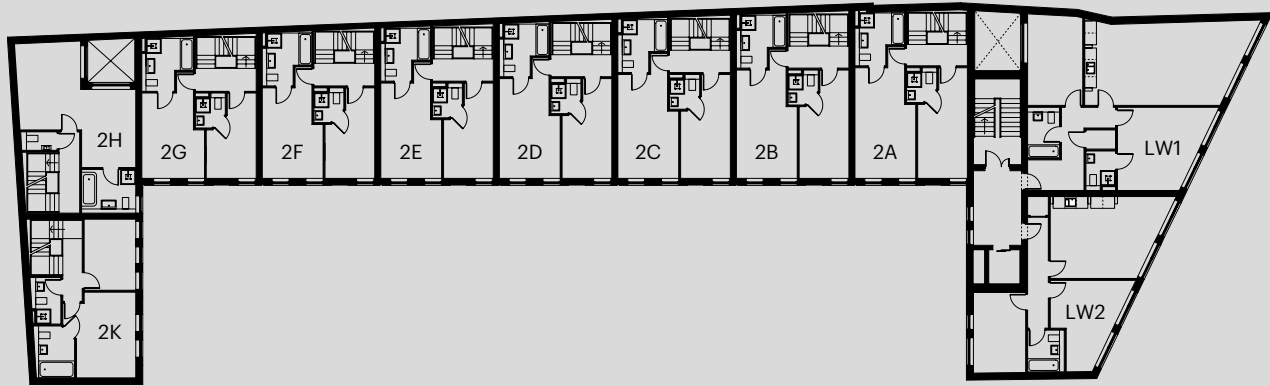
FLOORPLANS



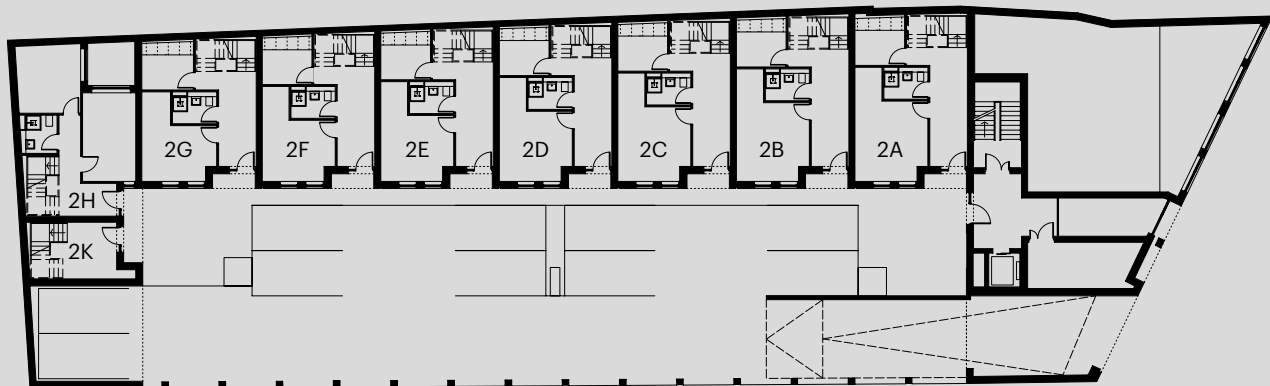
↑ Third Floor



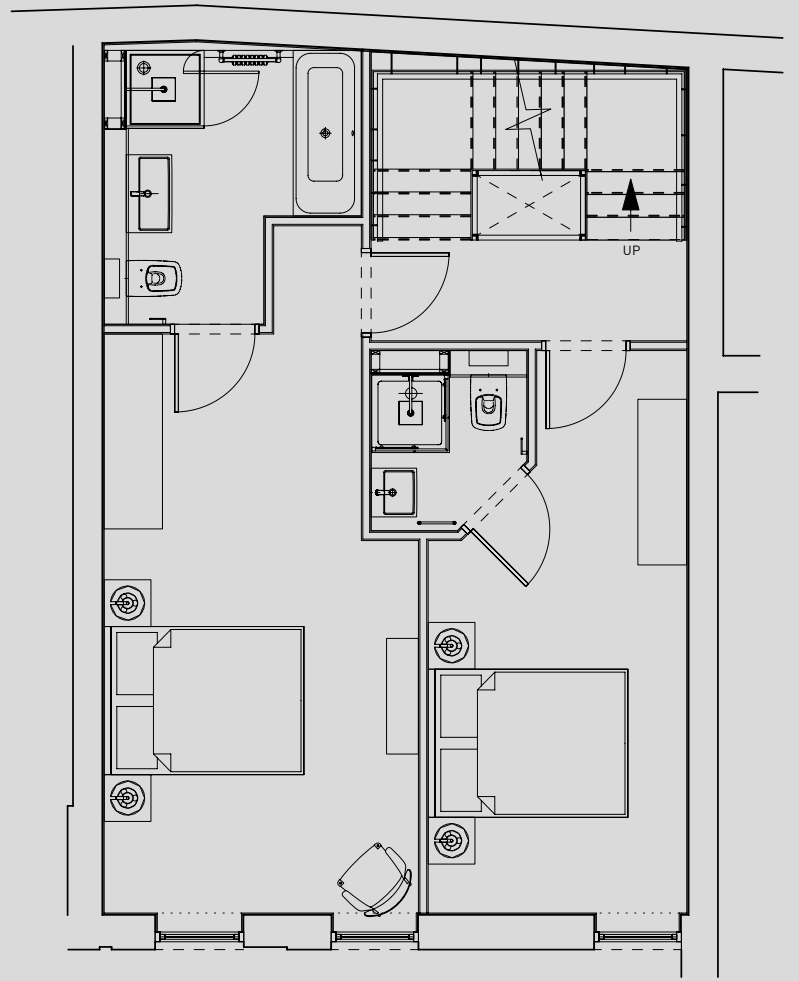
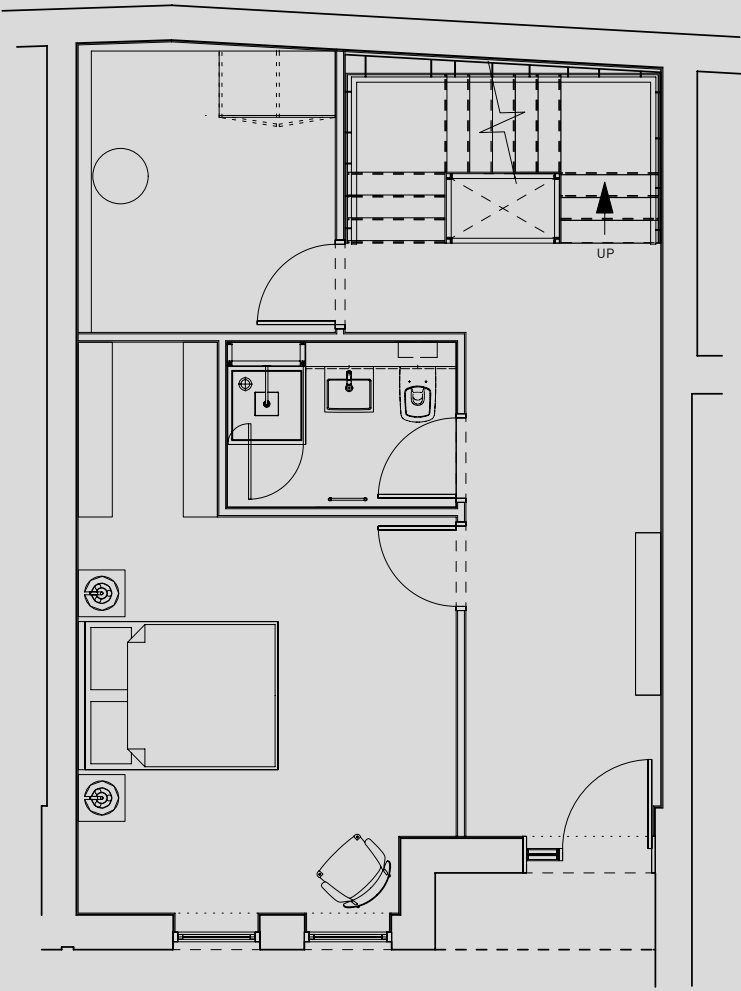
↑ Second Floor



↑ First Floor



↑ Ground Floor

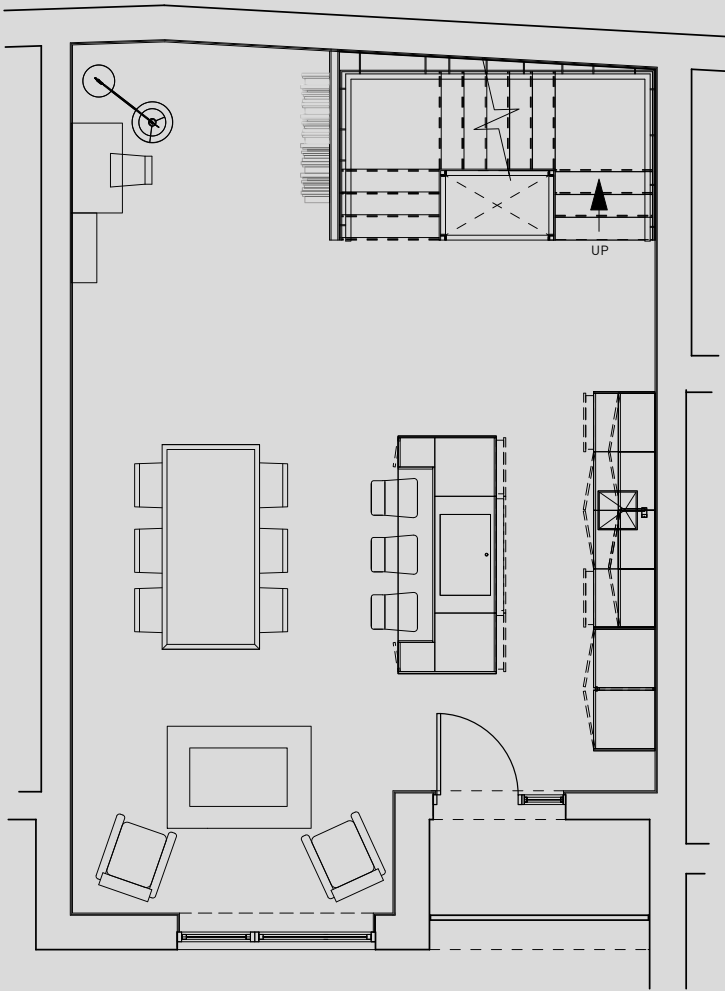


↑ Ground Floor

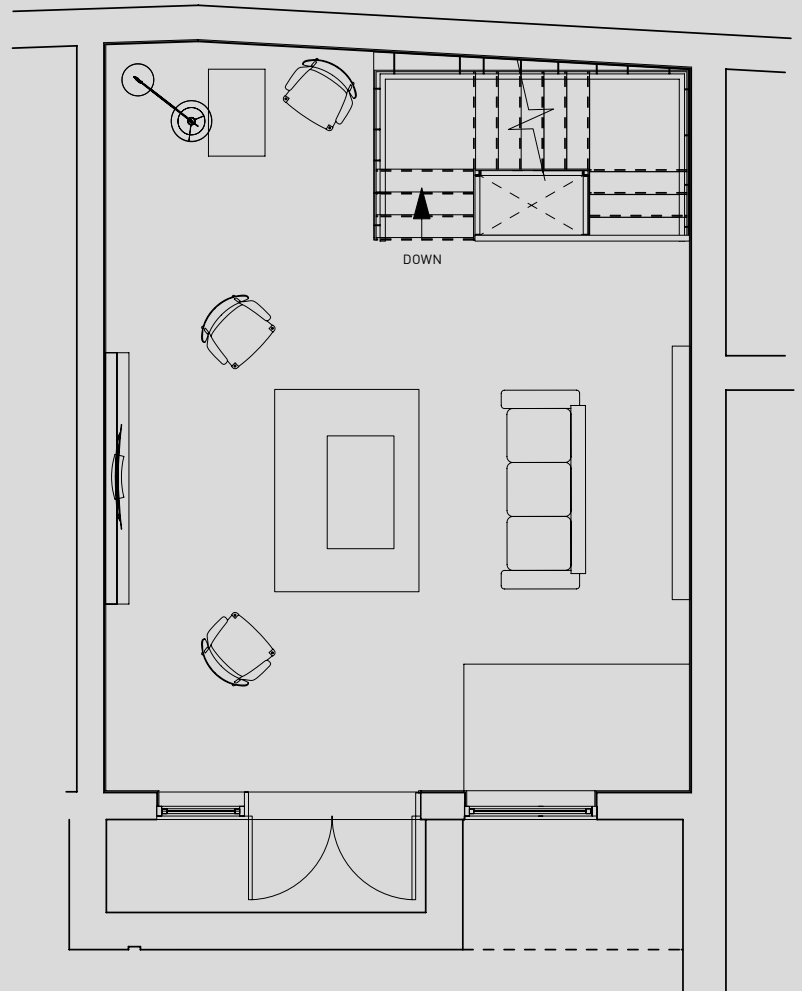
↑ First Floor

HOUSE

2A B C D E F G H K



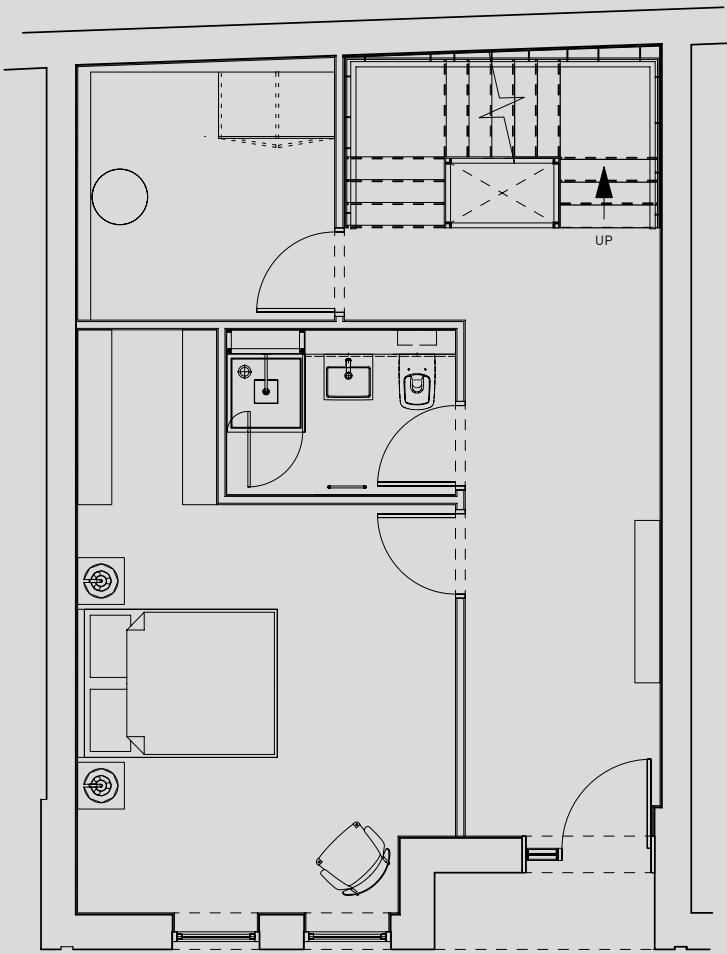
↑ Second Floor



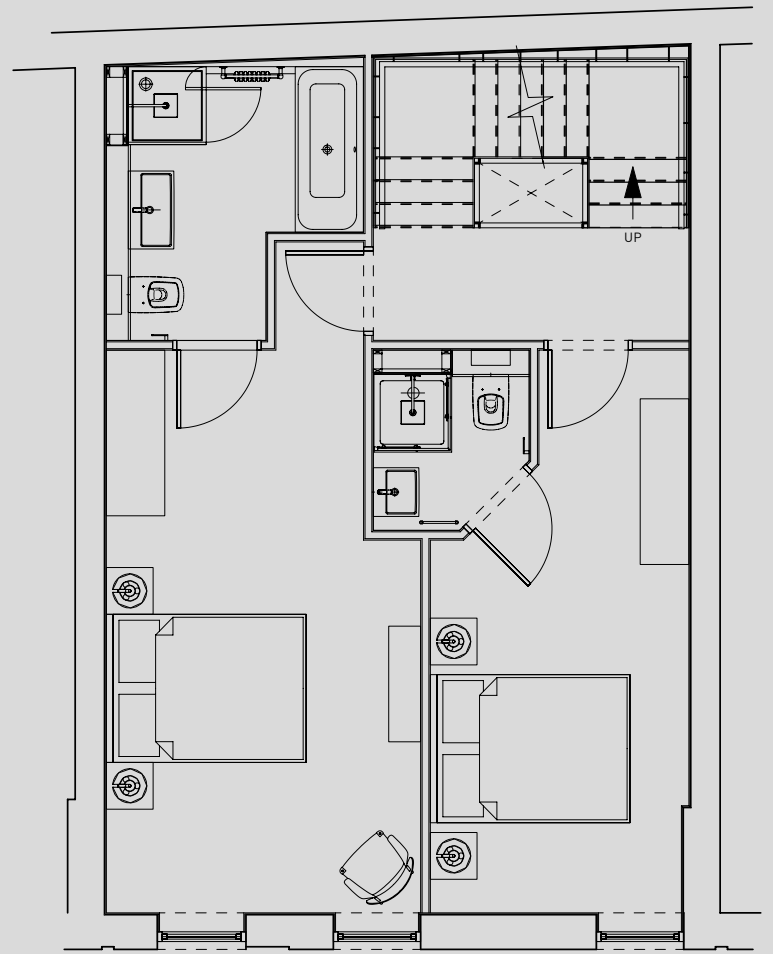
↑ Third Floor

G	Bedroom 01	4.05 x 3.88m
G	Bathroom	1.69 x 2.35m
G	Utility	2.88 x 2.62m
01	Bedroom 02	3.22 x 5.94m
01	En-suite	2.85 x 2.63m
01	Bedroom 03	2.65 x 5.77m
01	En-suite	1.85 x 1.59m
02	Kitchen/Dining + Terrace	8.85 x 5.98m
03	Living + Terrace	7.59 x 5.98m

Approximate Gross Internal Floor Area: 177.2



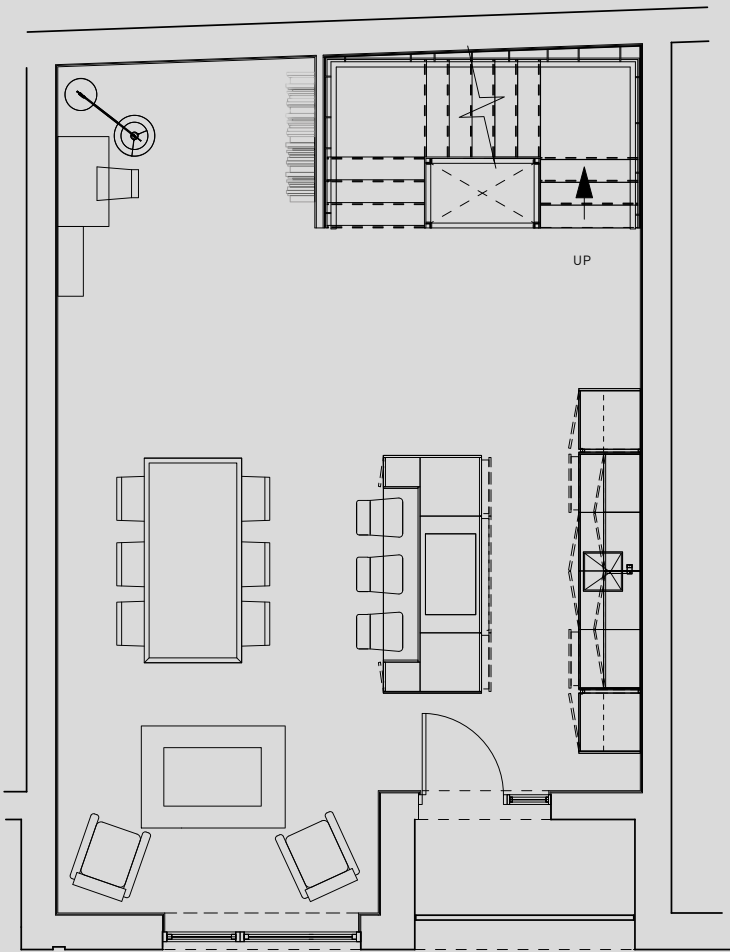
↑ Ground Floor



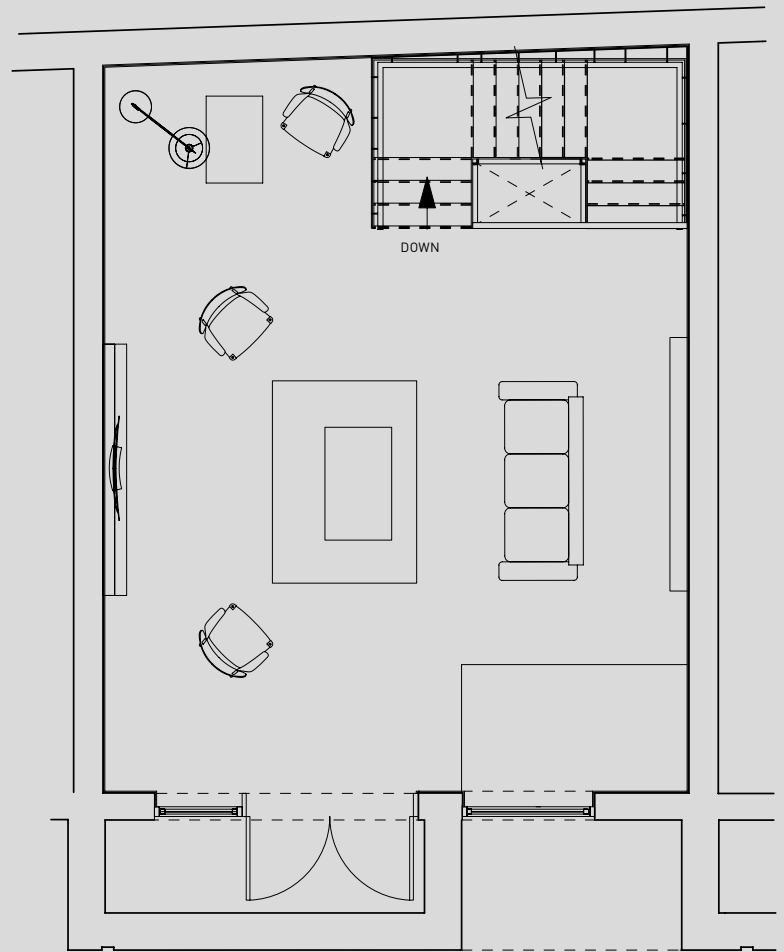
↑ First Floor

HOUSE

2ABCDEFHGK



↑ Second Floor



↑ Third Floor

G	Bedroom 01	4.17 x 3.88m
G	Bathroom	1.69 x 2.35m
G	Utility	2.60 x 2.63m
01	Bedroom 02	3.22 x 5.77m
01	En-suite	2.86 x 2.63m
01	Bedroom 03	2.65 x 5.77m
01	En-suite	1.85 x 1.59m
02	Kitchen/Dining + Terrace	8.77 x 5.98m
03	Living + Terrace	7.53 x 5.98m

Approximate Gross Internal Floor Area: 176.5



↑ Ground Floor

↑ First Floor

HOUSE 2ABCDEFHGK



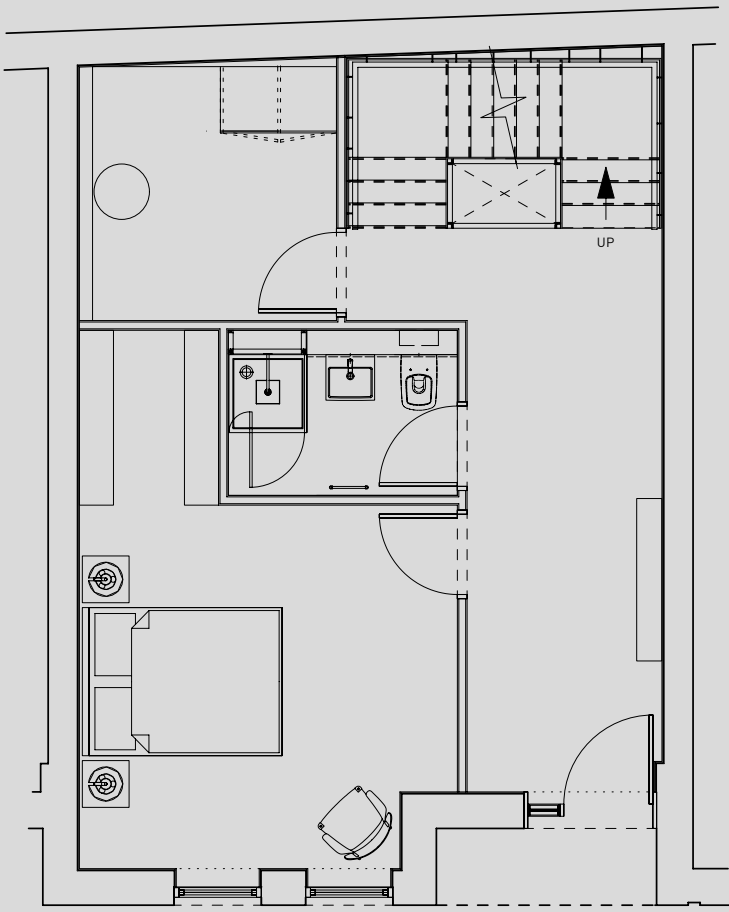
↑ Second Floor



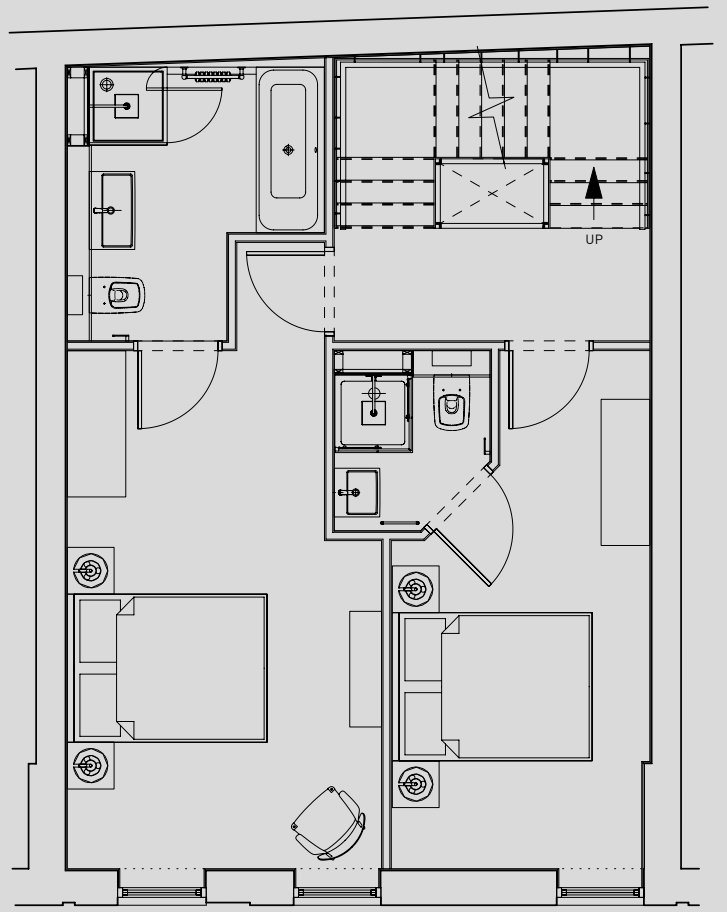
↑ Third Floor

G	Bedroom 01	3.95 x 3.88m
G	Bathroom	1.69 x 2.35m
G	Utility	2.60 x 2.63m
01	Bedroom 02	3.22 x 5.54m
01	En-suite	2.87 x 2.63m
01	Bedroom 03	2.65 x 5.54m
01	En-suite	1.85 x 1.59m
02	Kitchen/Dining + Terrace	8.54 x 5.98m
03	Living + Terrace	7.30 x 5.98m

Approximate Gross Internal Floor Area: 171.4



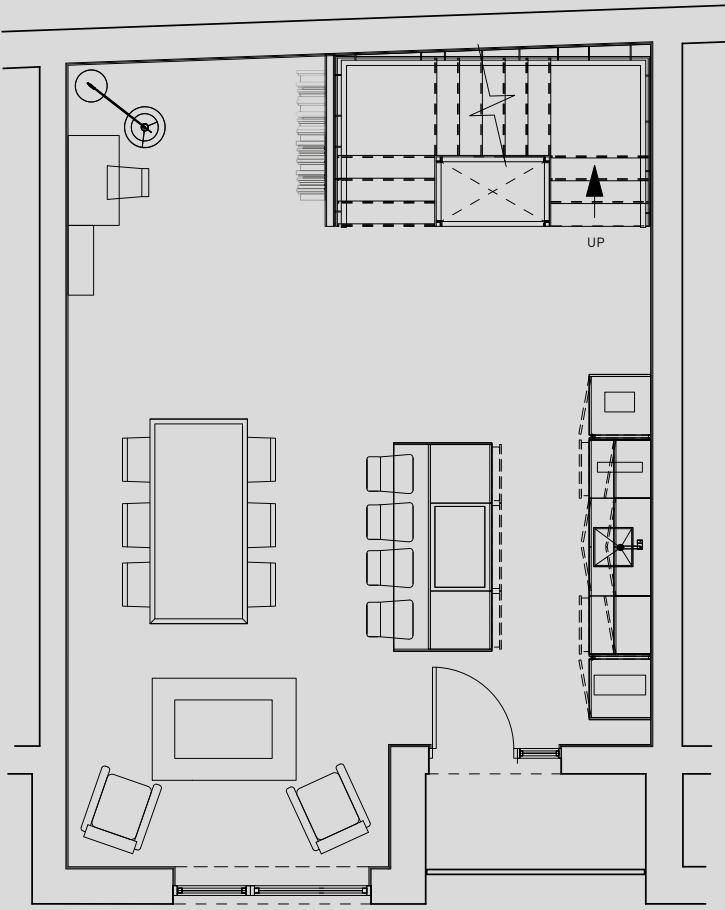
↑ Ground Floor



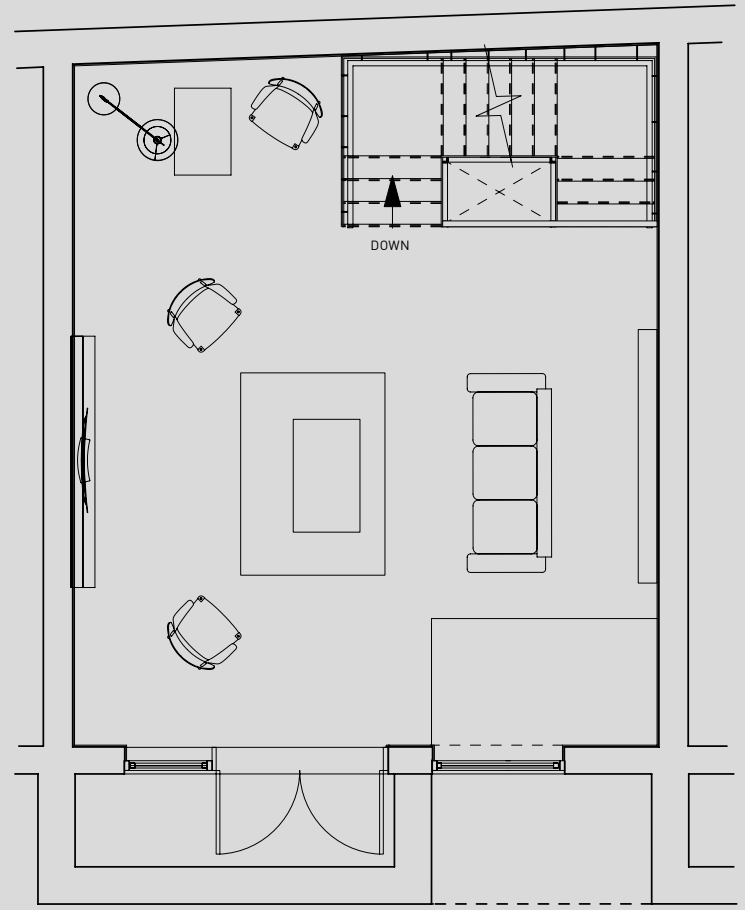
↑ First Floor

HOUSE

2 ABCDEFGHK



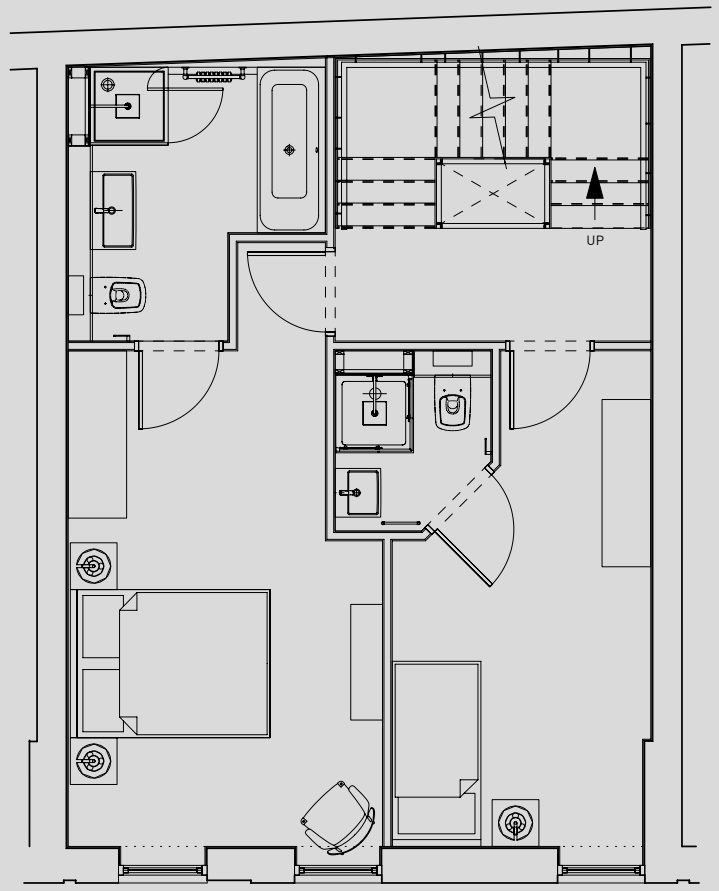
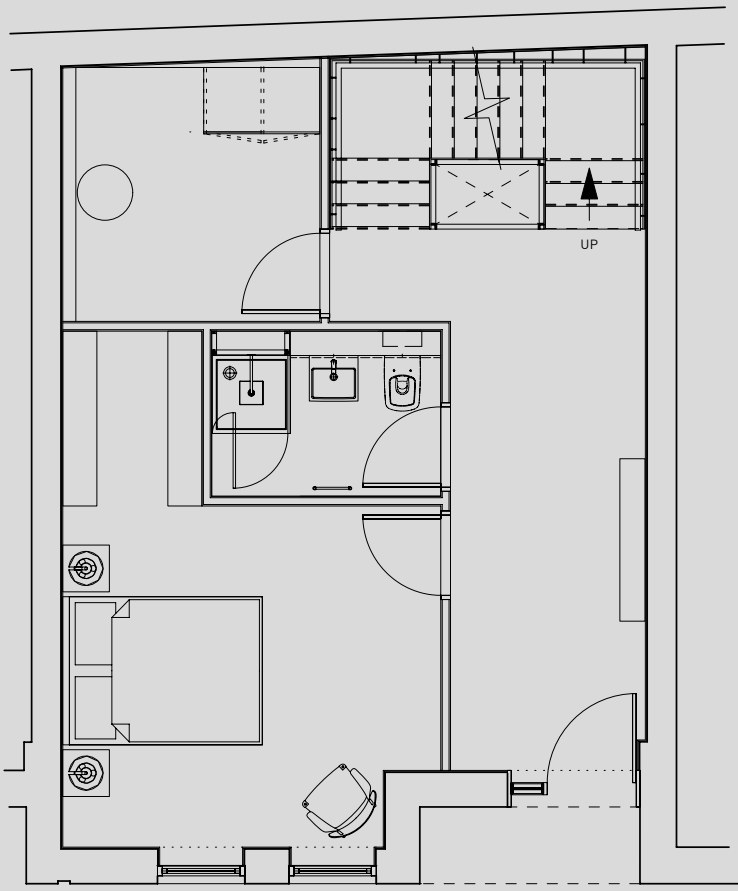
↑ Second Floor



↑ Third Floor

G	Bedroom 01	3.72 x 3.88m
G	Bathroom	1.69 x 2.35m
G	Utility	2.60 x 2.63m
01	Bedroom 02	3.22 x 5.31m
01	En-suite	2.86 x 2.63m
01	Bedroom 03	2.65 x 5.31m
01	En-suite	1.85 x 1.59m
02	Kitchen/Dining + Terrace	8.31 x 5.98m
03	Living + Terrace	7.08 x 5.98m

Approximate Gross Internal Floor Area: 165.7

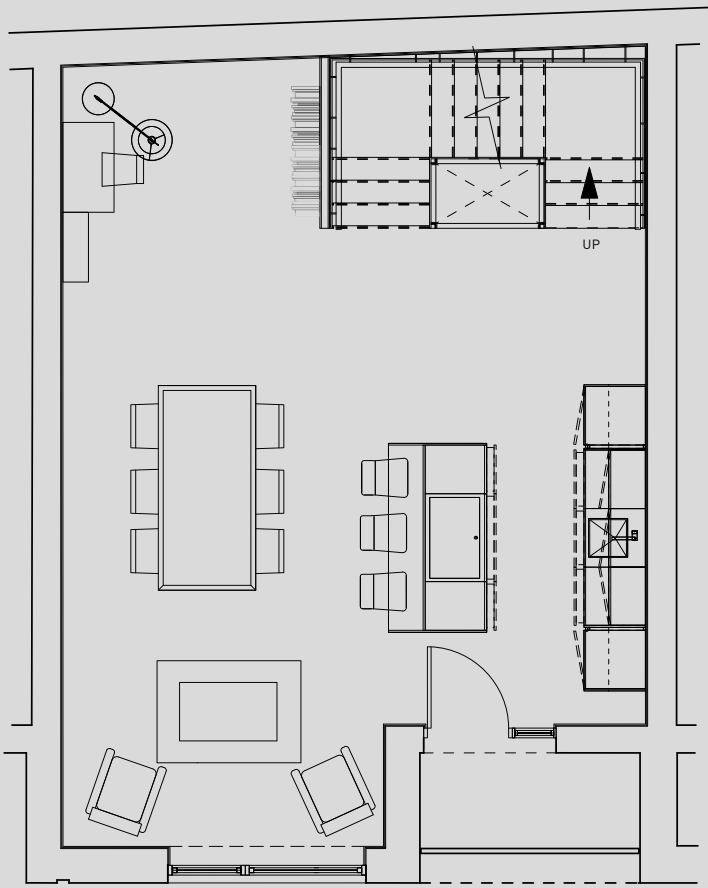


↑ Ground Floor

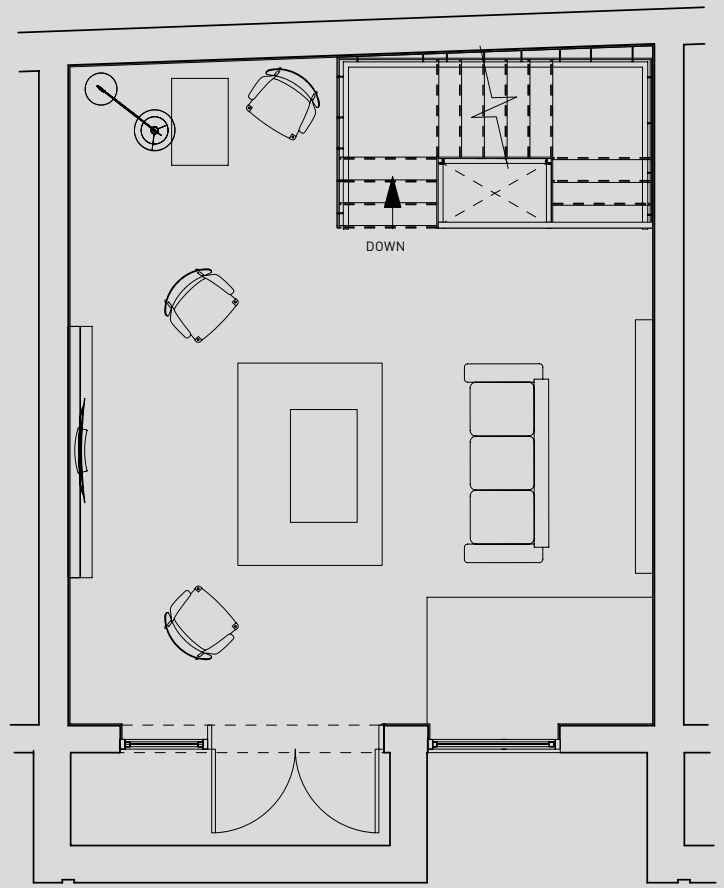
↑ First Floor

HOUSE

2ABCDEFGHIK



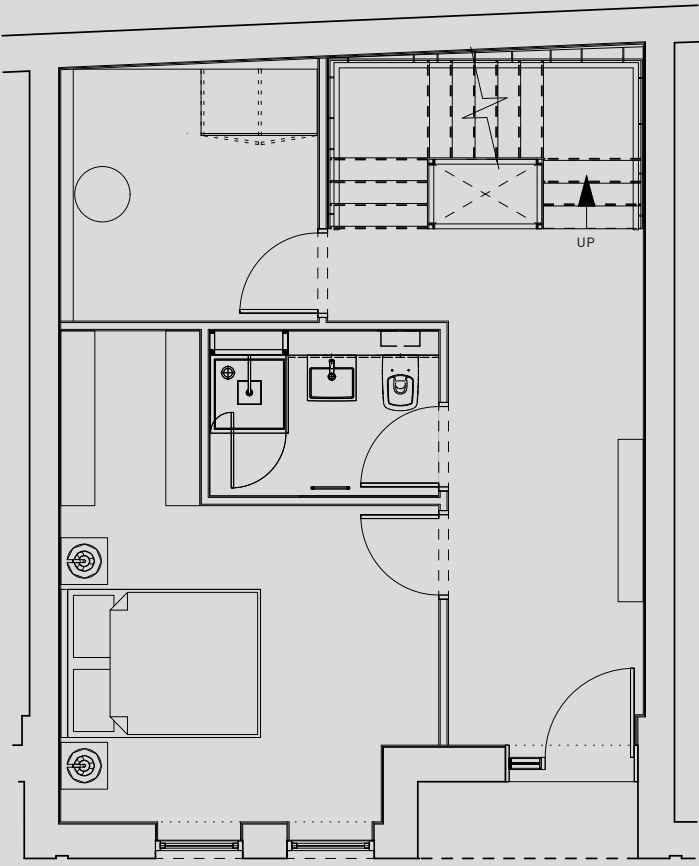
↑ Second Floor



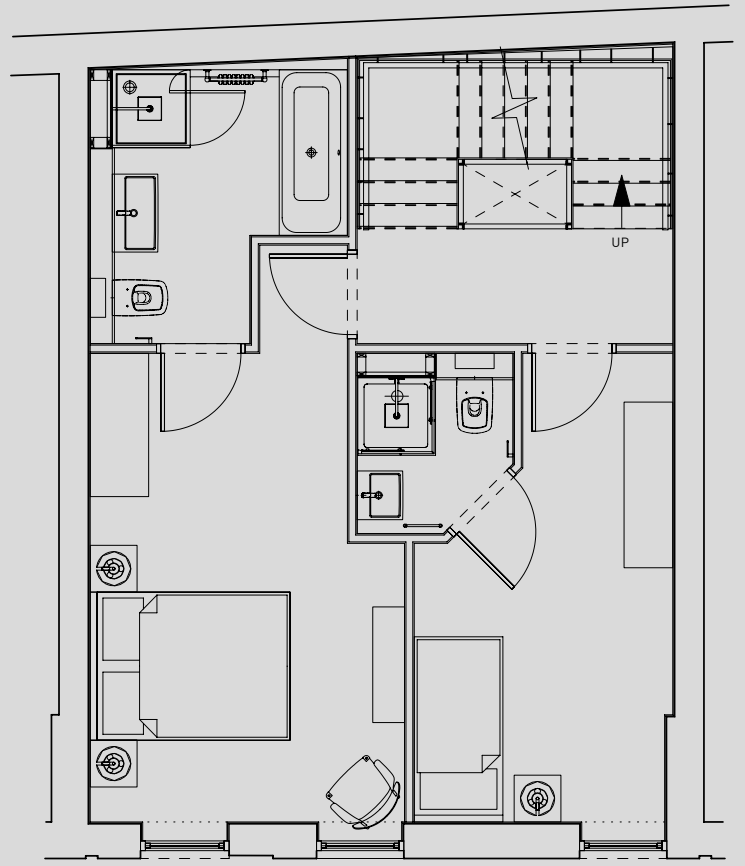
↑ Third Floor

G	Bedroom 01	3.49 x 3.88m
G	Bathroom	1.69 x 2.35m
G	Utility	2.60 x 2.63m
01	Bedroom 02	3.22 x 5.08m
01	En-suite	2.86 x 2.63m
01	Bedroom 03	2.65 x 5.07m
01	En-suite	1.85 x 1.59m
02	Kitchen/Dining + Terrace	8.09 x 5.98m
03	Living + Terrace	6.84 x 5.98m

Approximate Gross Internal Floor Area: 160.2



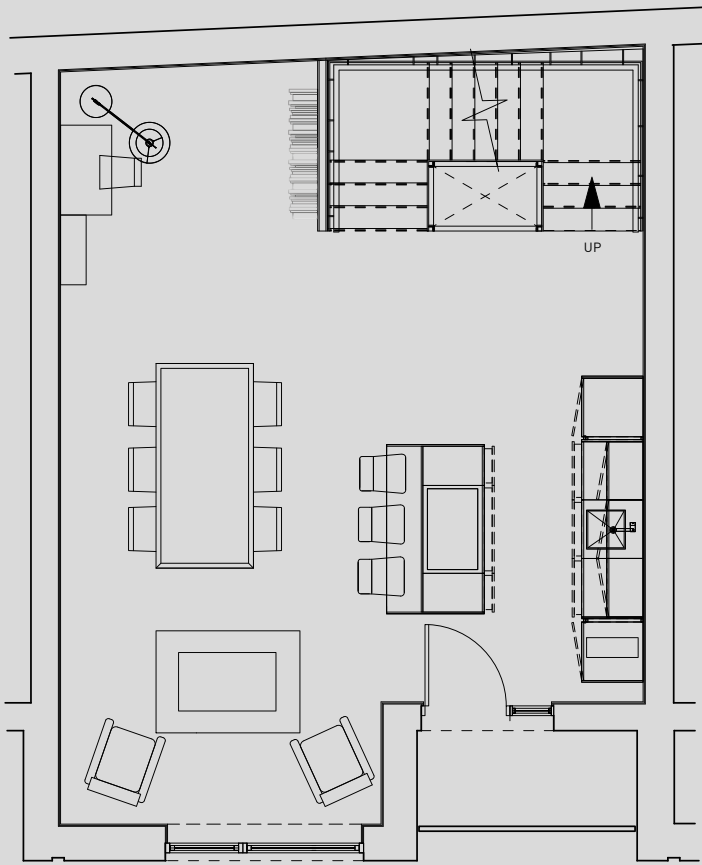
↑ Ground Floor



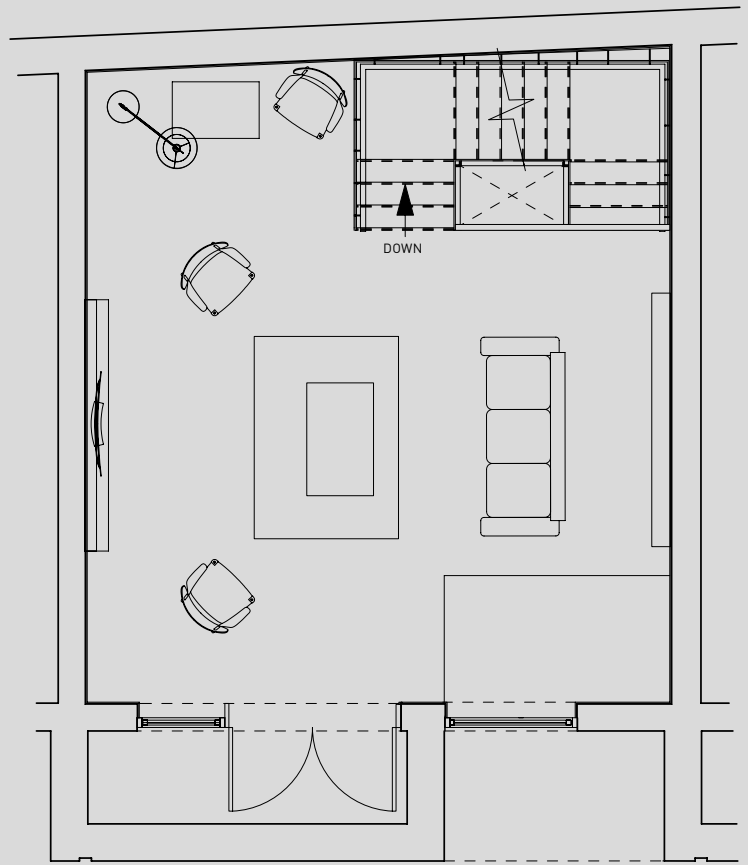
↑ First Floor

HOUSE

2ABCDEFGHIK



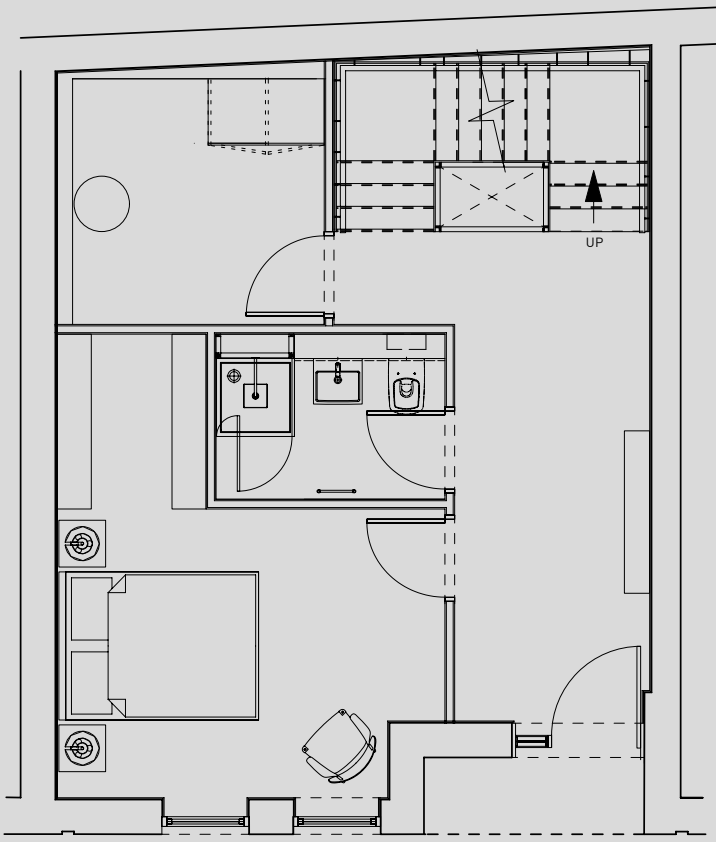
↑ Second Floor



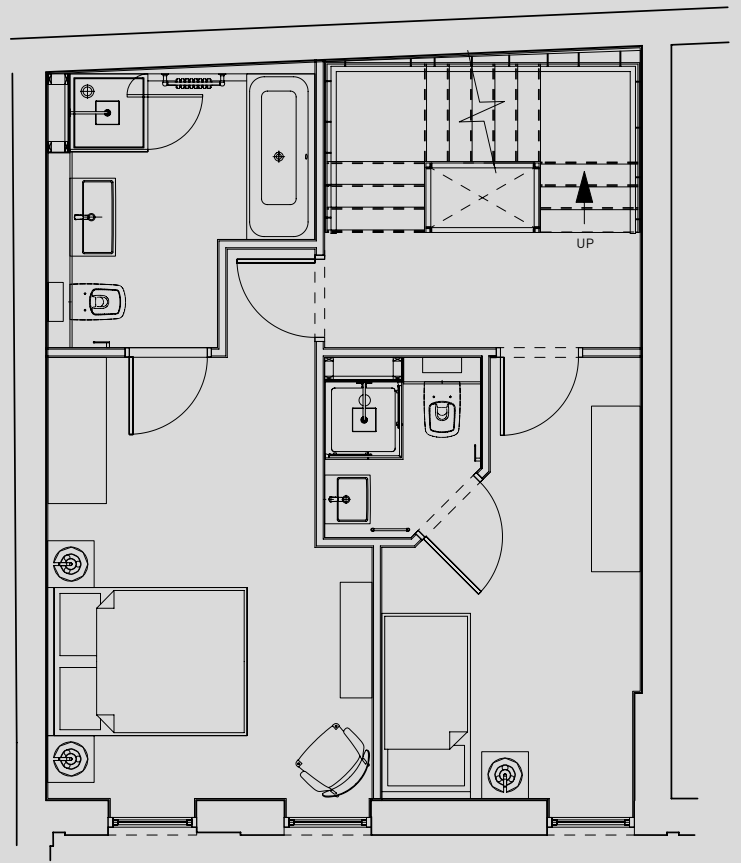
↑ Third Floor

G	Bedroom 01	3.24 x 3.88m
G	Bathroom	1.69 x 2.35m
G	Utility	2.57 x 2.63m
01	Bedroom 02	3.22 x 4.80m
01	En-suite	2.86 x 2.63m
01	Bedroom 03	2.65 x 4.80m
01	En-suite	1.85 x 1.59m
02	Kitchen/Dining + Terrace	7.84 x 5.98m
03	Living + Terrace	6.58 x 5.98m

Approximate Gross Internal Floor Area: 154.2



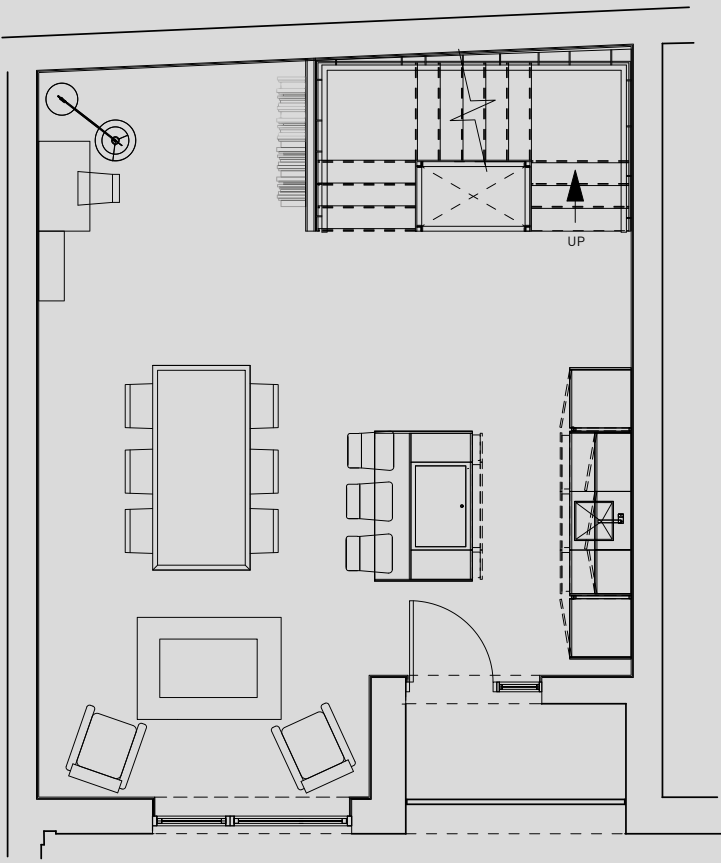
↑ Ground Floor



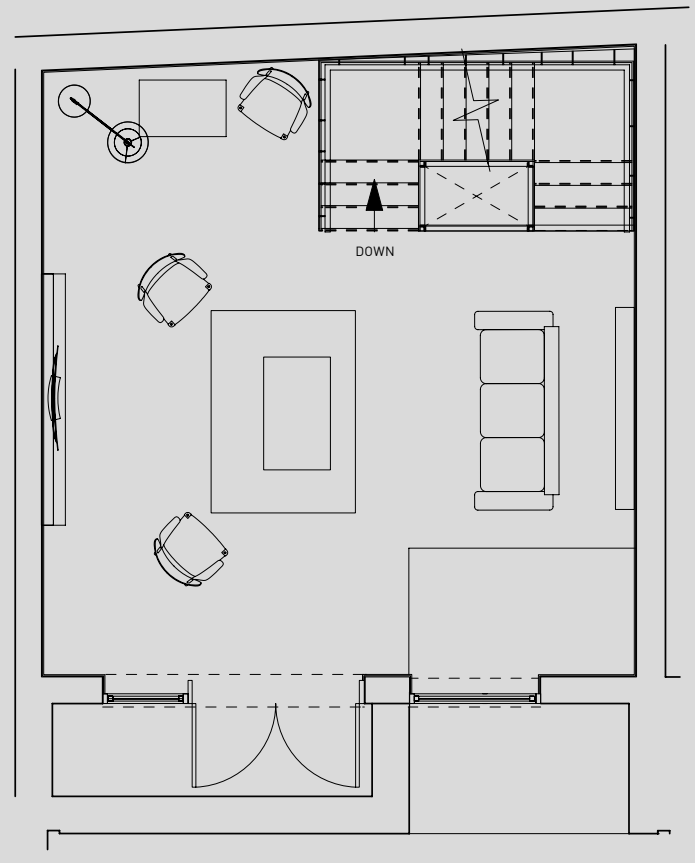
↑ First Floor

HOUSE

2ABCDEFGHIK



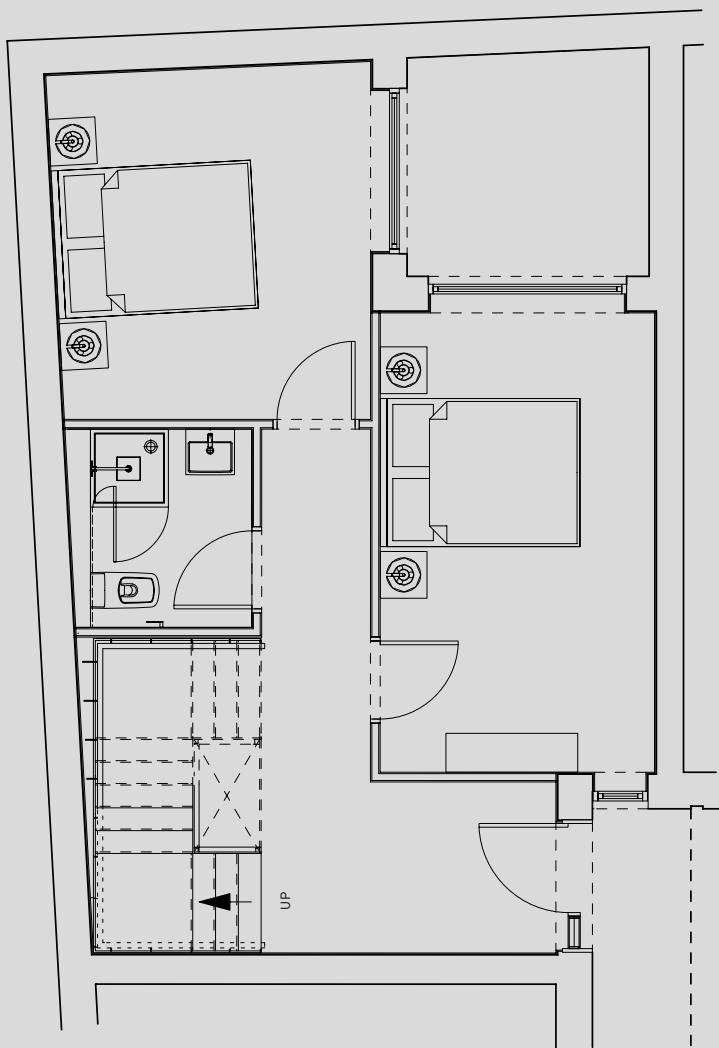
↑ Second Floor



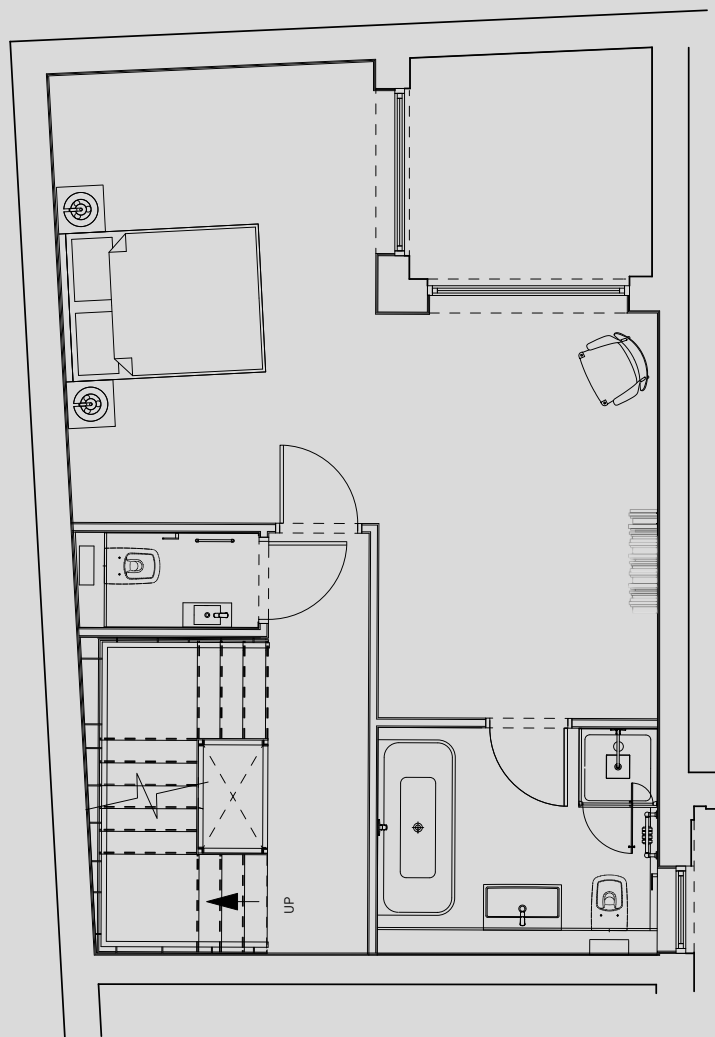
↑ Third Floor

G	Bedroom 01	2.95 x 3.98m
G	Bathroom	1.69 x 2.35m
G	Utility	2.57 x 2.74m
01	Bedroom 02	3.32 x 4.52m
01	En-suite	2.88 x 2.73m
01	Bedroom 03	2.65 x 4.52m
01	En-suite	1.85 x 1.59m
02	Kitchen/Dining + Terrace	7.56 x 6.06m
03	Living + Terrace	6.31 x 6.06m

Approximate Gross Internal Floor Area: 151



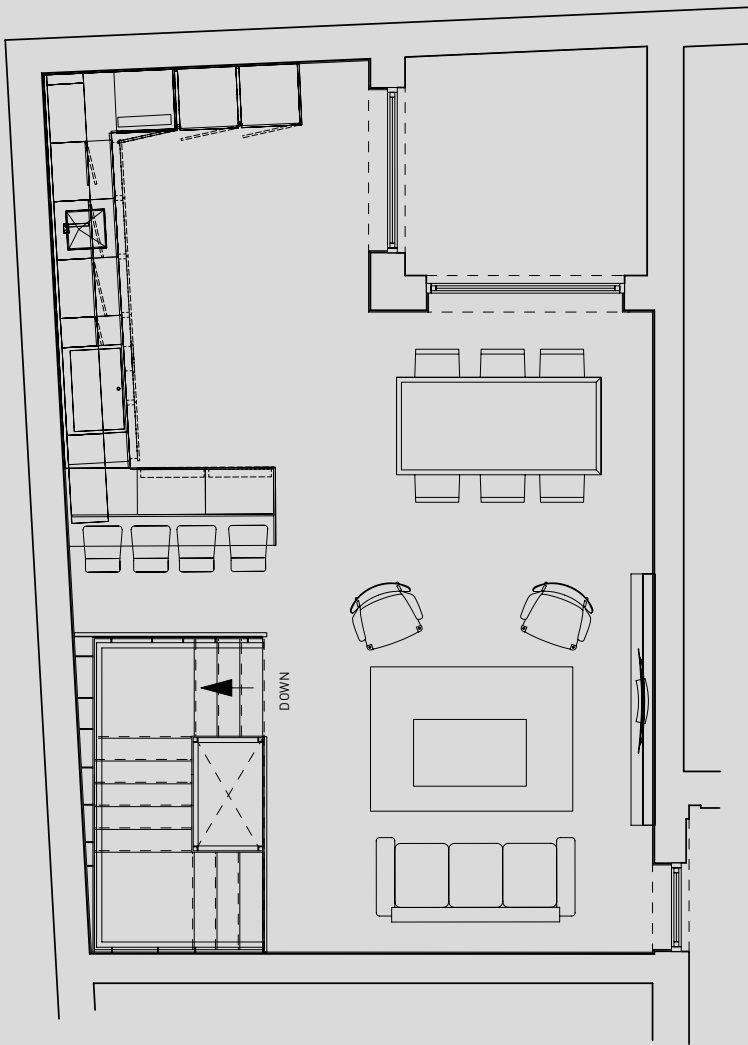
↑ Ground Floor



↑ First Floor

HOUSE

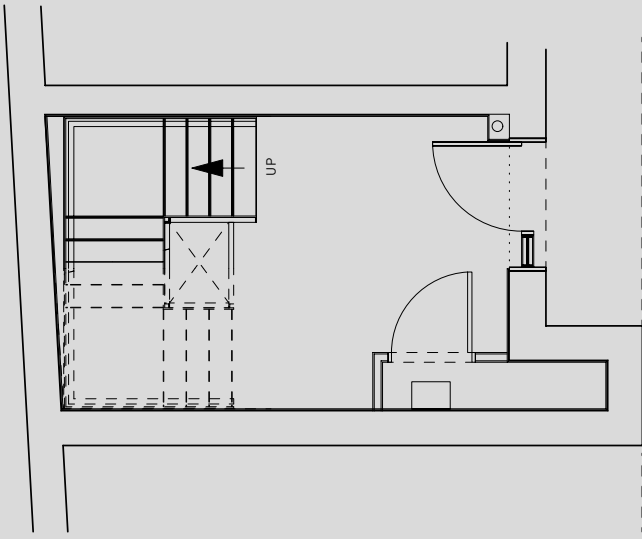
2ABCDEFGHIK



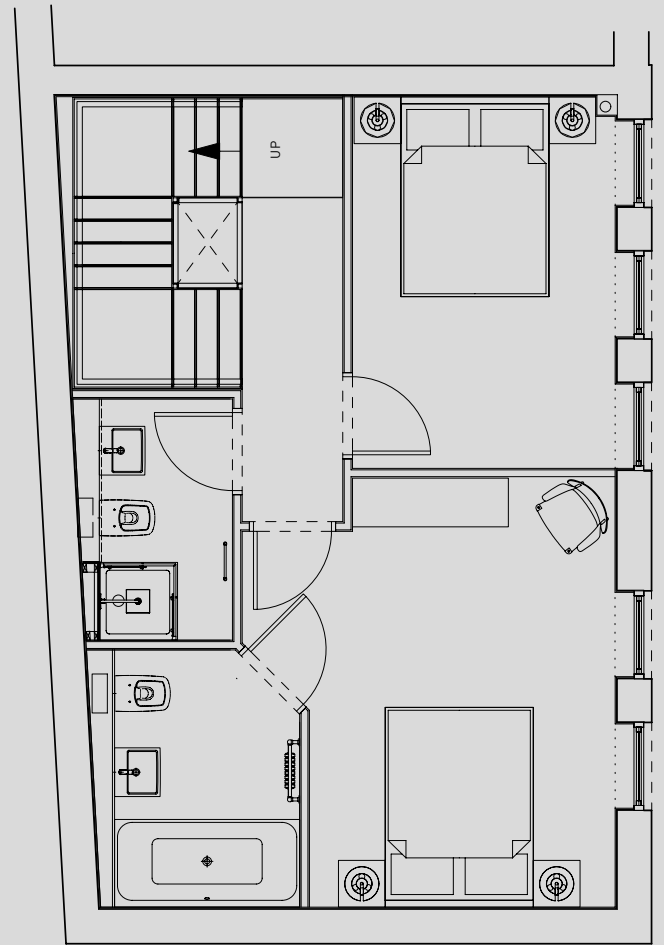
↑ Second Floor

G	Bedroom 01 + Courtyard	4.71 x 2.81m
G	Bedroom 02 + Courtyard	3.59 x 3.24m
G	Bathroom	2.03 x 1.86m
01	Bedroom 03	5.99 x 6.56m
01	En-suite	2.32 x 2.86m
01	WC	0.97 x 1.82m
02	Kitchen/Dining/Living	9.00 x 5.98m

Approximate Gross Internal Floor Area: 127.4



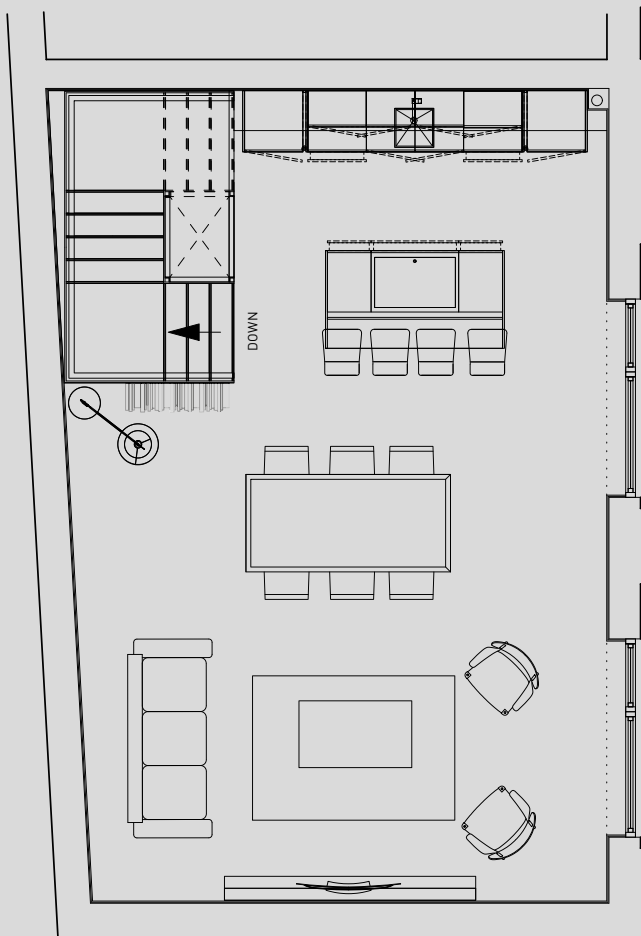
↑ Ground Floor



↑ First Floor

HOUSE

2ABCDEFGHIK



↑ Second Floor

01	Bedroom 01	4.38 x 3.13m
01	Bedroom 02	3.83 x 2.68m
01	En-suite	2.04 x 2.63m
01	Bathroom	1.50 x 2.47m
02	Kitchen/Dining/Living	8.31 x 5.50m

Approximate Gross Internal Floor Area: 94.6

SPECIFICATIONS



Internal Finishes

- Pre-oiled Kährs engineered hardwood flooring to living and bedroom areas.
- Mosaic tiling to bathroom floors.
- Johnsons porcelain tiles to bathroom walls.
- Contemporary steel staircases.
- Brushed stainless steel ironmongery to all doors.



External Finishes

- Ideal Combi Futura+ triple glazed windows.
- Tata standing seam steel cladding.
- Velux roof lights.
- Northcot Broadway Buff facing brick.
- Galvanised steel balustrades.
- Staffordshire blue brick pavers and brushed concrete paving to courtyard.



Kitchens

- Custom designed SieMatic kitchens.
- 20mm Silestone worktops.
- Integrated Siemens dishwasher, fridge freezer, dual ovens and Bora Hob with integrated extraction.
- Recessed LED under unit lighting.
- Quooker Flex 3-in-1 boiling water tap.

Bathrooms and en-suites

- Duravit sanitaryware.
- Hansgrohe chrome finish brassware.
- Porcelain and mosaic tiles.
- Chrome towel rails.



Services

- Independent gas fired combination boiler and boosted hot water storage cylinder.
- Boosted cold water supply.
- Column style radiators.
- Full sprinkler fire protection and independent fire alarm.
- Fibre broadband direct to each house (FTTP).
- Designer industrial style lighting.
- 2 way video/audio access control.
- Sky TV and Freeview connection.
- EV charging infrastructure.

Liv Sales Partners:

Knight Frank
0121 314 9936

knightfrank.co.uk

Maguire Jackson
0121 634 1520

maguirejackson.com

Property Address:

No.1+2 Legge Lane,
Birmingham B1 3LD



www.

livprojekt.com