



MANSION HOUSE

PORT / LOOP

urbansplash



Places
for People

WELCOME TO PORT LOOP



Port Loop is a 43-acre neighbourhood in Birmingham. It's part of ambitious plans to redevelop a historic industrial site between Birmingham Canal Old Line and the Birmingham Main Line. Plans include over 1,000 new homes, as well as shops, commercial office spaces, leisure facilities and lots of green spaces. The redevelopment is a partnership between Urban Splash, Places for People, Canal & River Trust and Birmingham City Council.



BIRMINGHAM'S ISLAND COMMUNITY

Port Loop is a new waterside neighbourhood with an urban island at its heart. Circled by a kilometre of historic canal, the canal network was at the epicentre of the industrial revolution, and now a different sort of transformation is going to revolutionise the place again.

A place for people of all generations, Port Loop is much more than a collection of new homes. This is a brand new neighbourhood built from the ground up. It's a rare opportunity to draw inspiration from Europe's most successful canal-side architecture and try to set the standard by which future neighbourhoods are judged.

The masterplan includes a varied range of flexible modern homes, communal gardens, a new swimming pool and leisure centre, a vibrant community hub and central Birmingham's first new public green spaces in over a decade. Over 1.5km of new towpaths will also help to make it part of a new, better connected city.

Welcome to Birmingham's bravest and most exciting new place to live.



1 Swimming pool and leisure centre
Opened 2019

2 Edgbaston Reservoir

3 Tubeworks – future community hub

4 Port Loop Park
Completed 2019

5 Phase 1a – Town House
Completed 2019

6 Phase 1b – Brick House
Completed 2021

7 Future village green

8 Phase 2a – Town House
Completed 2020

9 Phase 2d – Future homes

10 Phase 3 – Future homes

11 Phase 3 – Mansion House

12 New Main Line Canal

WE WANT GREEN STREETS



NOT MEAN STREETS...

"Plant everything that doesn't move" is an important part of the Port Loop manifesto. It's proven that having trees on our streets makes us feel happier and healthier - and that our sense of wellbeing improves the closer we live to water. Both by reducing stress and improving our mood.

Pockets of green space also play a crucial role in dampening down noise, absorbing pollution, giving kids a place to play and filling our cities with wildlife.

At Port Loop, we have a unique opportunity to create an island neighbourhood full of natural spaces and flowing water. To us, they're every bit as important as the homes around them.

↓ Existing homes

BRICK HOUSE

When you're creating a new neighbourhood, variety is key. You need to fight uniformity and introduce varied, interesting home styles, so every street has its own distinctive character.

The Brick House homes in Phase 1b have modern brick exteriors and architect-planned layouts. They're built around the key principles of light, space and high quality design. Brick House was created specifically for Port Loop by Places for People and Urban Splash, working with local architecture heroes Glenn Howells Architects.



↓ Existing homes

TOWN HOUSE

In Town House, customers decided whether they preferred loft living, with their living space on the top floor making the most of the pitched ceilings and elevated views, or garden living, with their living space on the ground floor giving direct access to garden spaces.

With the addition of customisable layouts they could go open plan, add an extra bedroom, include a home office or create a cinema snug – anything's was possible really.





BE A NATIVE

We instinctively know that successful neighbourhoods fulfil more than our housing needs; a future neighbourhood is a rich and liveable neighbourhood; a great place to be with lots to do.

Strong foundations for a community can be built through social activity and the places we gather at – whether through leisure or work.



CREATING COMMUNITIES

Breathing new life into places we love.

The joint venture partnership of Urban Splash and Places for People is committed to the creation of large scale neighbourhoods and true regeneration projects. The partnership was established in 2014 and since then it has undertaken redevelopment projects including Smith's Dock in North Shields, Lakeshore in Bristol and Park Hill in Sheffield.



Park Hill, Sheffield

Creating a vibrant and sustainable community for the 21st Century, Park Hill is a post-war housing 'utopia' that fell into neglect and disrepair but is now enjoying ongoing transformation into a creative, vibrant community for hundreds of individuals and families from all walks of life. The joint venture partners have put great value on the concept of true renovation - making the most of existing architecture and infrastructure, building on the existing aesthetic, but modernising to make it attractive, eye catching and fit for contemporary lifestyles with great amenities for all who live there. £100m of development has been undertaken so far, including 260 homes, a cafe, art gallery and 30,000 sq ft of workspaces. A further 200 homes and over 300 student homes are underway in phases 2 and 3 and planning has been approved for a permanent S1 Artspace gallery, shop, artist studios and further accommodation in phase 4.

The Times ranked Park Hill the sixth best place to live in the UK, and the Sunday Times declared it has 'helped make Sheffield the capital of cool' – an accolade that can't be forced. It's a creative neighbourhood that is inclusive, the hub of a thriving cultural community that respects its fascinating history, whilst firmly looking towards the future.

INTRODUCING MANSION HOUSE

Mansion House might look incredibly modern, but the concept is actually quite an old one: small groups of apartments with one shared entrance, so you can enjoy your own space without feeling completely isolated from the rest of the world. You will get to know your neighbours and have a sense of ownership over your shared spaces. And whilst community is very much at the heart of Mansion House, we've made sure once you're home for the day you can relax in a tranquil environment that's filled with natural light from front to back.

Mansion house is all about space. Extra high ceilings and a dual aspect flood the place with light and provide long views, making the apartments feel spacious in every direction.





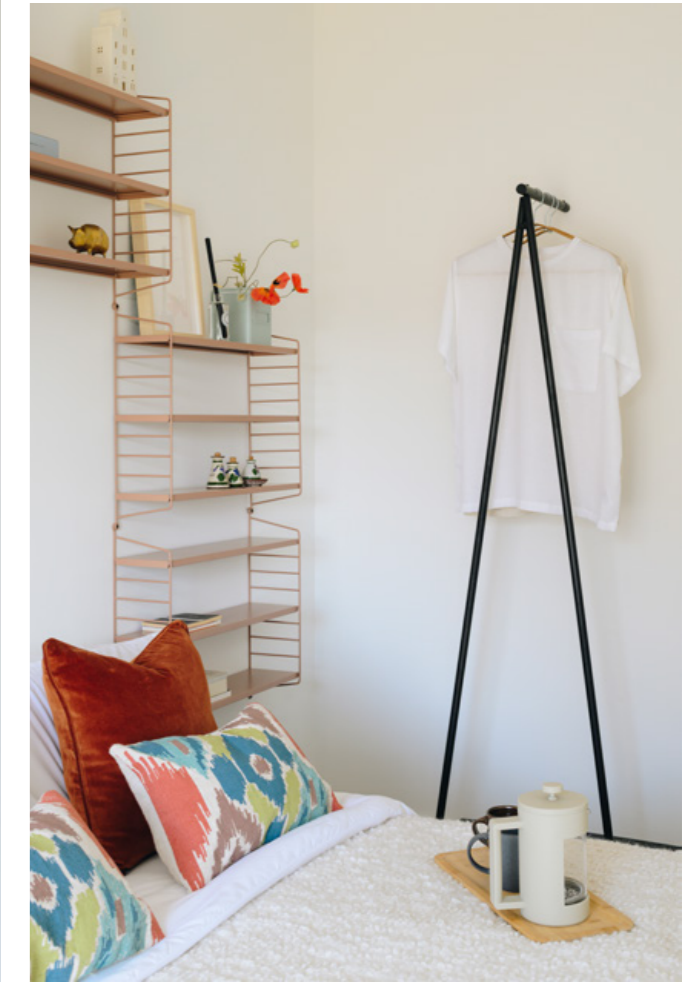
BRIGHT AND SPACIOUS LIVING SPACES

Spacious homes with floorplans up to 826 sq ft. Enjoy an abundance of natural light with large windows and extra-high ceilings.



DESIGNED FOR FLEXIBILITY

All homes have two bedrooms, with option for one or two bathrooms. Experience contemporary living with meticulously crafted interiors.





MEET THE DESIGNER

Our starting point for Mansion House was to challenge and rethink the trend towards larger, monolithic and increasingly impersonal apartment blocks and towers springing up in our towns and cities.

We have focused again on what makes a great place to live. There's more to great design than floor finishes and bathroom fittings. Knowing who your neighbours are, and the short but important journey from street to apartment door - these things make a difference too. The Mansion House idea is about smaller groups of apartments, say six, eight or ten, sharing an entrance, stair and lift. This arrangement encourages a stronger sense of ownership and counters the anonymity of high density living. So Mansion House is really about community.

Mansion House also has aspects of its sister product Town House; generous space standards, large windows, high ceilings and flexible design. Every apartment is dual aspect, and all have outside space.

Ian Killick
BA(Hons) BArch RIBA ARB

MANSSION HOUSE, NEW ISLINGTON

We've built Mansion House before at New Islington in Manchester which like Port Loop is an area rich in green, open spaces where you can enjoy being outdoors, without compromising on the delights of the city – which is firmly in view and just a few minutes' walk away.

The 20-year regeneration of New Islington has transformed the area into one of the Best Places to Live in the UK according to the Sunday Times. A proper neighbourhood with homes, workspaces, a marina, shops, and tonnes of stunning architecture. A place where outdoor PT sessions, morning coffee lovers, dog walkers and amateur photographers flock to enjoy its hidden beauty and tranquillity in the City.






SUPERBLY LOCATED. BRILLIANTLY CONNECTED.

Port Loop's island location was once the industrial heart of the city and the towpaths that served it now provide superb, direct routes to the city centre. You can go by foot. You can jump on your bike. Or you can kayak! It really is brilliantly connected.

- 1 Edgbaston Reservoir
- 2 Brindleyplace
- 3 Centenary Square and TheatreLand
- 4 Birmingham Canal Old Line
- 5 Birmingham New Street Station and The Bull Ring



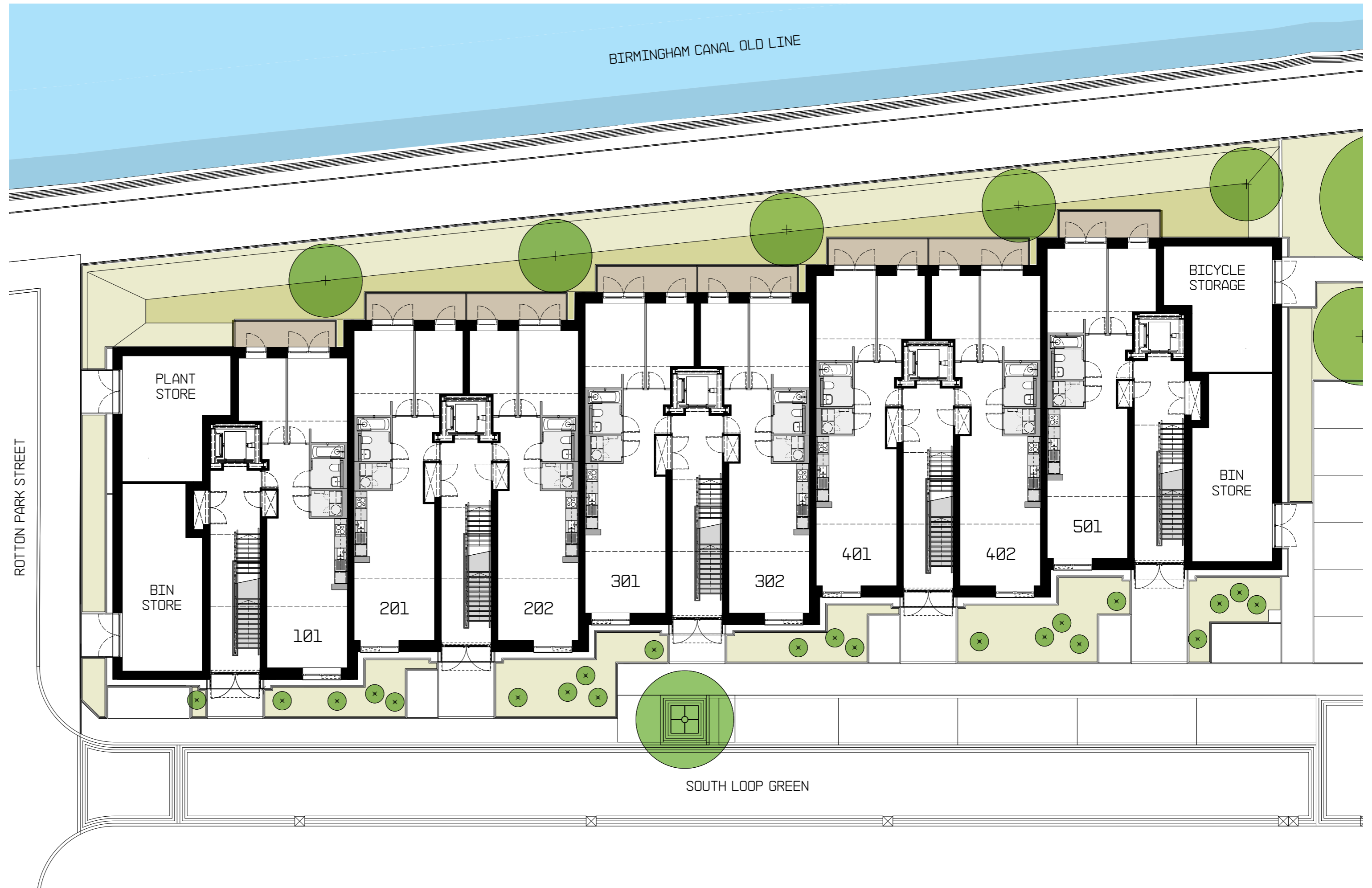
Travel			
Minutes	Brindleyplace 20 → Birmingham New Street 30 → Jewellery Quarter 25 ↑	Brindleyplace 5 → Birmingham New Street 12 → Jewellery Quarter 9 ↑	Brindleyplace 10 → Birmingham New Street 15 → Jewellery Quarter 7 ↑

SITE PLAN

- Mansion House
- Town House
- Brick House



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



THIRD FLOOR PLAN



FOURTH FLOOR PLAN

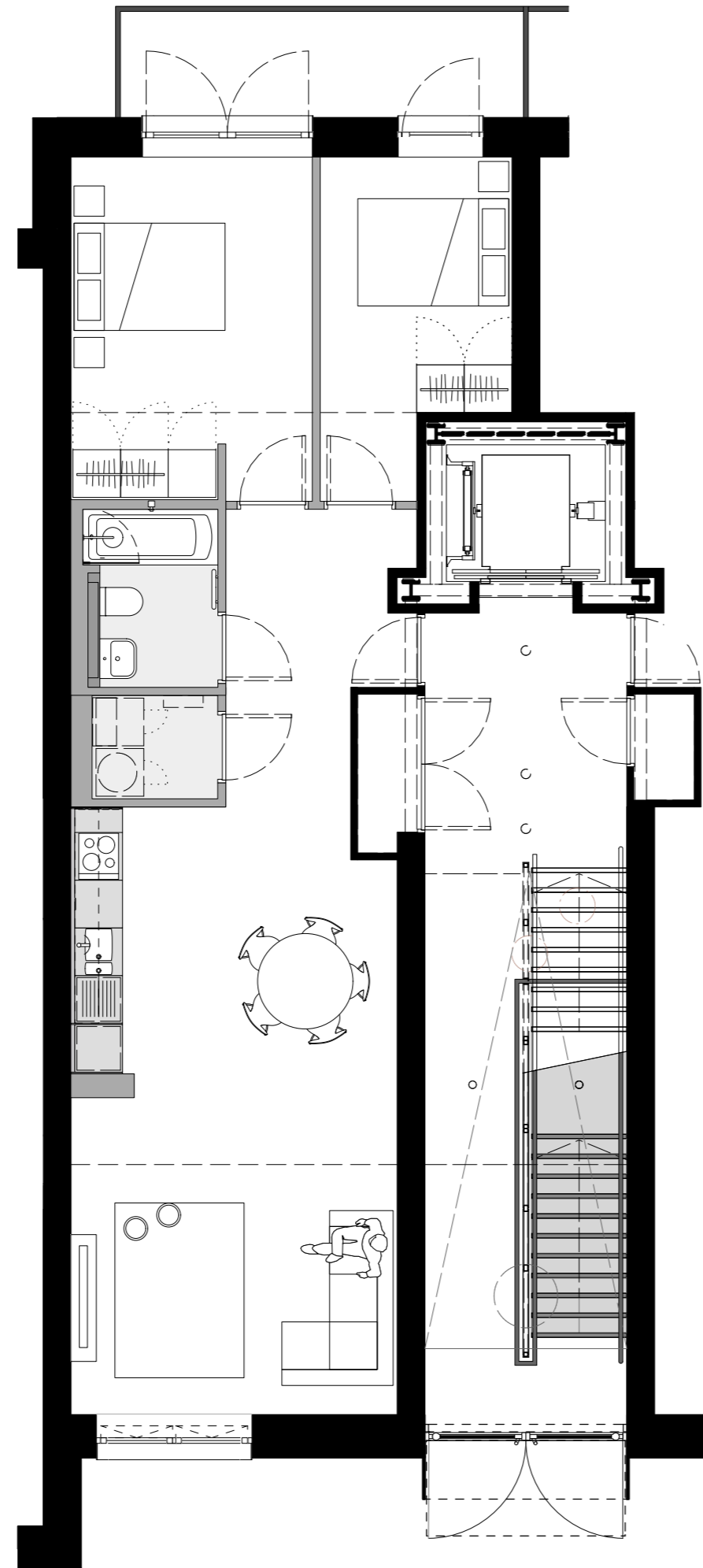


FIFTH FLOOR PLAN



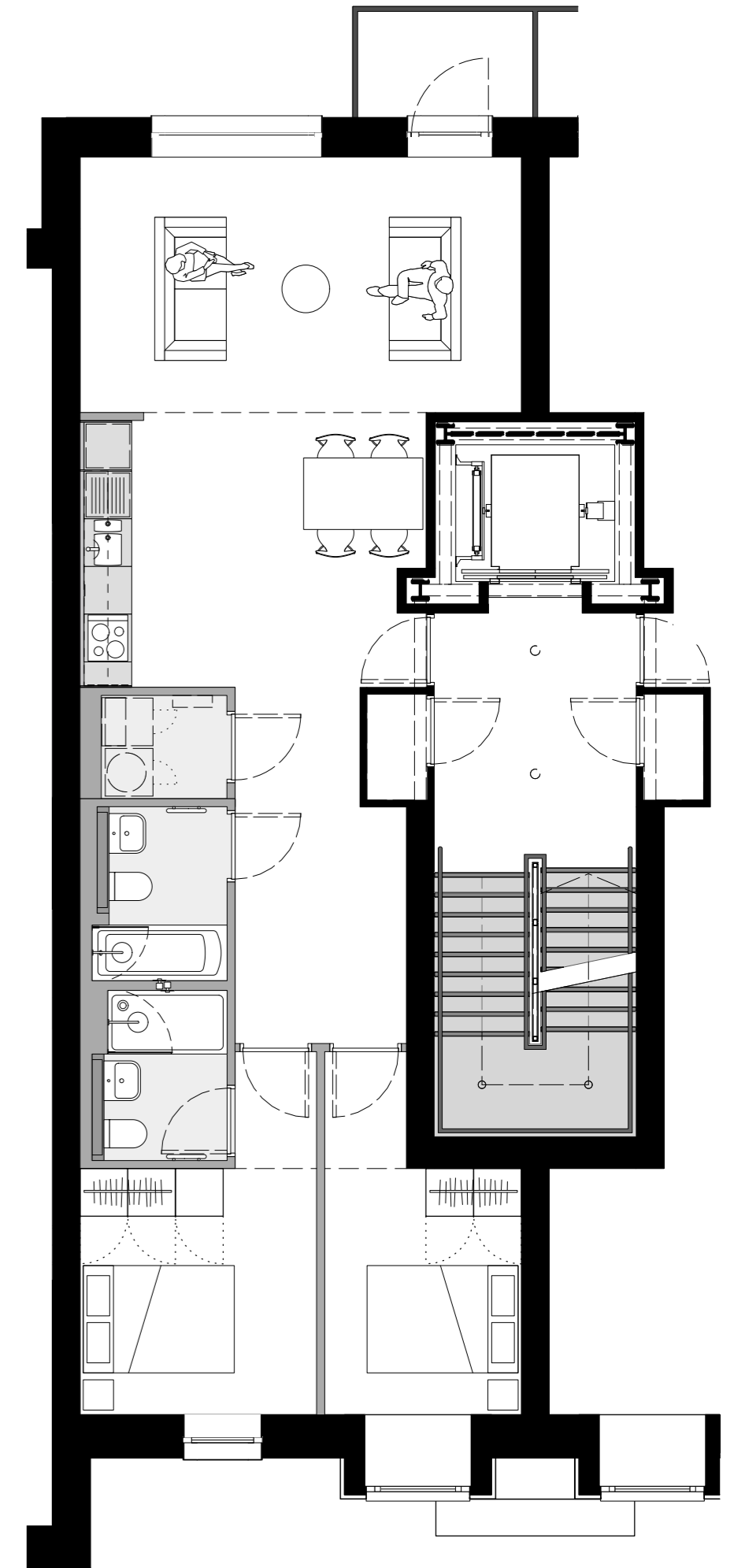
TYPE 1 PLAN

Ground and first floor



TYPE 2 PLAN

Floors 2 – 5



Notes

Window locations will vary based on position in building.

The size of the balconies differs on odd and even floors.

Gable End plots will vary from this.

See floor plans for reference

SPECIFICATION

Construction

- Steel frame construction
- In-situ poured concrete floors and pre-cast concrete staircases
- Terracotta Buchtal rainscreen cladding
- Sealed rubber membrane roof, with PV panels

Bathroom

- White ceramic sanitary ware
- Shower over bath or shower tray
- Chrome taps and fittings
- Tiled walls in bath and shower area
- Floor tiles
- Fitted towel rail
- Mirror and storage cupboard

Kitchen

- Handle-less units
- 4-ring induction hob and slimline extractor
- Full height integrated fridge and freezer
- Integrated oven
- Integrated dishwasher
- Worktop and splash back
- Chrome monobloc kitchen tap with stainless steel sink
- LED strip lights

Windows and external doors

- Aluminium double glazed windows
- Aluminium double glazed doors
- Roof lights aluminium double glazed window (fifth floor only)

Lighting

- LED/low energy lighting throughout

Heating

- Electric panel heating
- Hot water tank

Ventilation

- All apartments are to be provided with continuous mechanical supply and extract ventilation system with heat recovery (MVHR) and opening windows

Media

- Broadband connection facilities and satellite points (usual customer subscriptions apply)

Flooring

- Living and kitchen area veneered floorboard in oak
- Bathroom area - tiles
- Bedrooms - carpet

Other

- Dedicated space for washing machine with plumbing
- Lift to all floors
- Sprinkler system throughout building and apartments
- Cycle storage

Warranty

- ICW 10 year New Homes Warranty





Disclaimer

Whilst these particulars are believed to be correct, their accuracy cannot be guaranteed and there may be some variation to them. Purchasers and tenants are given notice that:

1. These particulars do not constitute any part of an offer or contract.
2. All statements made in these particulars are made without responsibility on the part of the agents or the developer.
3. None of the statements contained in these particulars are to be relied upon as statement or representation of fact.
4. Any intended purchaser or tenant must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
5. The developer does not make or give, nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to Port Loop, or any part of it.
6. The selling agents do not make or give, nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to Port Loop or any part of it.
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