Play Out ’Til Tea
Port Loop gives you more opportunity to be outdoors with private and shared gardens, green streets and public parks. Plus, there’s a programme of outdoor events like Play Out ’Til Tea.

We want green streets
Trees and greenery are proven to reduce stress and improve our mood. So, at Port Loop, we’ve given natural spaces the priority they deserve.

Great connections
The canal offers a direct, car-free route to the city centre; walk into the heart of Birmingham in 20 minutes or cycle there in five (if you don’t stop for a drink at one of the many watering holes along the way).

The new phase 1b
Following the popularity of our first phase, we’re now ready to release more three and four-bedroom homes. Introducing Brick House, developed exclusively for Port Loop by local architects Glenn Howells.
This magazine is all about Birmingham’s new island community, Port Loop. This issue, we’re getting out of the house and running wild, as we investigate the sense of freedom and adventure built into the fabric of the neighbourhood’s urban island design.

What is Port Loop?

Port Loop is a new, 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.

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“Britain’s most ambitious development”

The Guardian
Welcome to Port Loop

About Port Loop

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
2. Edgbaston Reservoir
3. Tubeworks – Future community hub
4. Port Loop park
5. Phase 1a – Town House
6. Phase 1b – Brick House
7. Future village green
8. Phase 2 – Future homes
9. Phase 2 – Future apartments
10. New Main Line Canal
10 rules to live by

We wanted Port Loop to be one of the best places to live in Birmingham. So we defined what makes a great community and built our plans from there. We ended up with this manifesto for a future neighborhood, and the more we look at it, the more it stands up. So here are the 10 rules that underpin every decision we've made in the planning and design of this unique new community.

01 Love thy neighbourhood
We want to create a place full of character and interest.

02 Play out 'til tea
We want our kids to play out and we want to play out too.

03 Plant everything that doesn’t move
We want green streets, not mean streets.

04 No more ironing, ever
We want service.

05 Be green without trying
We want to look after the planet and our bank balance.

06 Live well by accident
We want our environment to make us healthier.

07 Be a native
We want village squares and cultural hubs.

08 Live how you like
We want homes to suit who we are and how we live.

09 Change when you want
We want to pick’n’mix’n’remix.

10 Work where you want
We want work to work for us.

Read the manifesto in full
You can download or order a copy of our full 40-page manifesto at port-loop.com
Children want to be outdoors

Active play is an essential part of a child’s healthy development. But parents’ fears and a lack of green spaces are making more and more kids lead enclosed lives. That’s why Port Loop has been designed to help get them outdoors. The island’s natural boundaries provide a safe haven for adventure and the community’s design encourages free range play and exploration. There are enclosed private gardens, green streets and parks, plus there’ll be a programme of planned events for all the family to get involved in.

Everyone wants to be outdoors

Port Loop doesn’t just help children enjoy fresh air. It gives everyone access to all sorts of green communal spaces, as well as 1.5km of new paths and cycle paths. They link up with Edgbaston Reservoir and the city centre, so they’re perfect for strolling into town, walking the dog or exploring the city.

With canals gliding by on every side of the island, Port Loop is also a fantastic spot for getting involved in kayaking and a range of other water sports.

75% of UK children spend less time outside than prison inmates.

Source: Article by Damian Carrington, The Guardian
Kicking off a programme of great events

Helping families get outdoors together was one of the guiding principles behind the Port Loop masterplan. And an important part of this approach was creating central Birmingham’s first public park in over a decade. We celebrated its opening in style with a party – the first event for Port Loop, but definitely not the last.

Working in partnership with Impact Hub Birmingham, we gave over a thousand local people a day to remember. In the park we hosted bubble displays, hula-hooping, a craft tarp, a DIY drive-in cinema, an outdoor library, a story zone, picnic areas, face painting and an open mic stage. Rotton Park Street was also closed to create a giant play street, with food, skipping workshops, a giant playground, windmill making, floor art, free play and more.
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.
Grant Associates are landscape architects with impressive credentials, having created stunning urban and rural green spaces all over the world. In Birmingham they’ve done this in areas like the Paradise development, as well as helping to shape the plans for the HS2 Curzon Street Station. Their work’s been recognised by the Civic Trust and the Housing Design Awards.

At Port Loop, they’re helping us create the green spaces that will give the neighbourhood its unique character. The team has created a detailed landscape masterplan including public open spaces, communal gardens and canal-side public spaces. They also helped design the new Port Loop public park, which launched in Summer 2019.

“We connect people and nature. It’s at the heart of our thinking,” says Director, Peter Chmiel. “Our mission is to reveal the wonders of the natural world and to embed these within the plans and designs of our future human environment.”

Grant Associates are working with us to reinvigorate brownfield industrial land to create beautiful, usable green spaces. “We want to connect Port Loop’s new community with an inspiring series of new waterfront and green spaces,” adds Senior Associate, Claire Hobart. “The landscape creates a sense of place that draws on the site’s unique island location and connections to the waterways of the city to add to Birmingham’s credentials as a great city.”

“Bringing Port Loop’s green spaces to life

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“The landscape creates a sense of place… a new playground for those who want to live, work and play here.”

Peter Chmiel, Director, Grant Associates
Creating communities is what we do

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, since then it has undertaken redevelopment projects including Smith’s Dock in North Shields, Lakeshore in Bristol and Park Hill in Sheffield.

Park Hill — 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.
FEEL CONNECTED TO 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.

Edgbaston Reservoir

This 70-acre nature reserve is a five-minute walk from Port Loop. The 1.75-mile path around the reservoir is perfect for joggers or dog walkers, and the woodland and grassland are great places for kids to explore. There’s also a sailing club for those who love to get out on the water.

Brindleyplace

With its bars, shops and pop-up events, Brindleyplace is one of the liveliest spots in town. While you’re there you can also pop in to the Ikon gallery or grab a flat white at its lovely Yorks Coffee Shop. It’s a short 20-minute stroll from Port Loop.

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<th>Travel</th>
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If you want to feed your love of the arts, Birmingham Rep, the library, Symphony Hall and the International Convention Centre (ICC) are all easy to get to.

The Bullring, Grand Central and The Mailboxes are all just half an hour’s walk away. So you can easily take a weekend stroll and enjoy Birmingham’s most fashionable shopping.

Avoid the traffic and take the direct route to the city centre. This foot and cycle path isn’t merely practical. It’s also calming, charming and lined with lovely pubs, bars, restaurants and fun things to do.
Welcome to canal-side living

All the homes at Port Loop make the most of its unique island location. Their large windows let in the light over two or three-storeys and give you soothing views over water or green space. They also have high ceilings and open layouts that feel free-flowing and spacious. Several designs also feature second floor terraces and garden terraces, so you can enjoy the water and greenery from your own outdoor space.

A HOME BY THE WATER
INSPIRED BY EUROPE’S MOST BEAUTIFUL CANALS

Some of Europe’s most beautiful cities are built around canals. So we looked to Venice, Copenhagen, Bruges and Amsterdam to see what we could learn from their waterside architecture. One common feature is three-storey town house designs, which have been popular in these cities for centuries. Many of our designs are also built around a three-storey layout, such as award-winning Town House and newly designed Brick House.

Birmingham famously has more miles of canal than Venice, giving the city a distinctive architectural personality and acting as a reminder of its unique industrial history. Now being reinvented for the 21st Century they’re enjoyed by walkers, cyclists and narrowboat owners as a calm, scenic and practical way to get about.

“Welcome to the new Amsterdam of the Midlands”

The Telegraph
You’re part of the design team.

With Town House, you decide whether you prefer loft living, with your living space on the top floor making the most of the pitched ceilings and elevated views, or garden living, with your living space on the ground floor giving direct access to your private garden.

Then you customise your layout. All the internal walls can be adjusted. So you can go open plan, add an extra bedroom, include a home office or create a cinema snug – anything’s possible really. It’s your life, it’s your house, it’s your choice.

Town House is available in Phase 1A and Phase 2 at Port Loop.
Town House was introduced as part of Manchester’s New Islington redevelopment and went on to win numerous industry awards.
Light, space and flexibility

With full-height windows and doors, plus impressively high ceilings, every home maximises natural light and creates a sense of flow between rooms. They’re spacious too. Look around the average three-bedroom house at most new build developments and you’ll find it’s around 900 sq ft. Our Town Houses range in size from 1,000 to 1,500 sq ft.
Introducing 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. One of the ways we’re doing this at Port Loop is to introduce a special edition within our House range called Brick House.

The Brick House homes in Phase 1b have modern brick exteriors and architect-planned layouts. They’re built around the same key principles that informed our popular Town Houses: 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.

Phase 1B now available
Brick House homes are built around the same bright, open spaces that have made our Town Houses such a success. High ceilings, tall windows and glass doors on the ground floor all flood the homes with light. Upstairs living spaces have Juliet balconies with French doors. Layouts are also open and free-flowing, maximising the feeling of space.
Floors are in natural, subtle timber shades with carpets upstairs; fittings are in elegant black and white; and bathrooms and kitchens are clean and modern. These are stylish, understated interiors that let you put your mark on your home.
As you’d expect from a home called Brick House, these homes are built with lovely, distinctive brickwork. Some styles use a ‘water-struck’ red brick, others a dark blue one. Both are full of gorgeous textures and tones.

Slender white concrete window surrounds help to throw light into the rooms. Whilst doors and drainpipes are elegantly inset to keep the designs clean and modern. Other elegant detail includes white edging around the roof and understated, pale grey aluminium doors and balcony balustrades.

The homes that make up Phase 1b at Port Loop are built around a landscaped communal garden. You can slide open your glass back door and step out into a natural, grassy space or simply sit in your living room and enjoy the feeling of openness and freedom you get from looking out at green grass and blue sky.
There's a Brick House for everyone, from three-bedroom starter homes to expansive four-bedroom homes, choose your ideal design and way of living.

**Type 01**
- Four-bedroom / three-storey
- Our most spacious design
- Two bathrooms + ground floor w/c
- Parking for two cars

**Type 02**
- Three-bedroom / two-storey
- Bathroom + ground floor w/c
- Rear terrace
- Parking for two cars

**Type 03**
- Four-bedroom / three-storey
- Choice of canal-side location
- Second floor terrace
- Choice of two brick styles
- Two bathrooms + ground floor w/c
- Rear terrace
- Parking for two cars
**BRICK HOUSE FLOOR PLANS**

All Brick Houses have thoughtfully-designed, spacious layouts. Just decide how much space you need, it’s as easy as one, two, three.

---

**Type 01**
- Four-bedroom
- Three-storey
- 1,576 sq ft.*

8 of these homes will be available.

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**Type 02**
- Three-bedroom
- Two-storey
- 1,046 sq ft.*

9 of these homes will be available.

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**Type 03**
- Four-bedroom
- Three-storey
- 1,490 sq ft.*

20 of these homes will be available, some in red brick, some in blue.

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*please note exact square footage may differ
Phase 1a — Now available

Our first range of 40 Town House homes have proven really popular. A further range of homes in this style will be available in Phase 2 next year.

Phase 1b — Now available

Phase 1b is 37 Brick House homes built around a communal garden. You will be able to move into these new homes during 2020.

Phase 2 — Coming soon

As well as more Town House and Brick House homes, Phase 2 plans include a range of apartments in Mansion House and Corner House. Look out for releases and more information as it’s announced in 2020.
It’s the opportunity to create a new green community for Birmingham filled with great design and community spaces*

Glenn Howells, Founder and Director, Glenn Howells Architects

The brains behind Brick House

Birmingham architect Glenn Howells founded his practice in 1990. Since then his team have been pretty instrumental in shaping the aesthetic of the city. The Digbeth-based studio has helped put Birmingham on the map, creating some of its most successful buildings and places: Rotunda, Paradise, Brindleyplace, the Jewellery Quarter and the Custard Factory. They’ve won a load of awards for their work too and have been shortlisted for the Stirling Prize, the most famous award in UK architecture.

“There’s no site quite like this in the city. Port Loop has an amazing ambition which we are delighted to be part of,” says Glenn Howells. “An island neighbourhood with acres of green space and an almost suburban feel – yet closely wedded to the city centre. It’s pretty special.

“The aesthetic’s different too. The developers have embraced the idea of retaining and restoring some of the original industrial buildings, repurposing them as community spaces. Alongside that, of course, there’s the juxtaposition of new architecture, from the existing modular homes on site through to the homes we’re designing in the current phase.

“The terraced house is our inspiration. It’s a typology which has long captivated our attentions thanks to its flexibility and clarity of design. We’re reimagining the terrace into a style that fits in perfectly at Port Loop – contemporary and light, with different scales and range.”
FIND OUT MORE

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– @PortLoop on Twitter
– @PortLoop on Facebook
– @port_loop on Instagram

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.
7) Date of publication September 2019.