



# CURZON WHARF

A symbol of Birmingham's future.

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Vision Statement

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Pick any of the countless collisions of creativity that created the fabric of Birmingham, the texture and the identity of this magnificent metropolis, and there was always a time when daily life didn't include them. The Rotunda was once just a plan, sketched with a draughtsman's pencil. There was a time when the smallest bit of the library was at the bottom, not at the top. But remember this moment, this now, this before, as Curzon Wharf sets to change the city. This isn't just a development, it's a manifesto.

Curzon Wharf will reinvent a 1960's site into a newly reinvigorated, dynamic, world-class and sustainable mixed-use ecosystem of commercial, retail, a new breed of residential and student living with vast public spaces. It will be the first net zero-carbon mixed-use ecosystem in the UK, paving Birmingham's route to delivering transformational change to the city. It promotes social, cultural and economic exchange - a truly transformative urban neighbourhood.

Every year, 21 million people driving into Birmingham will see Curzon Wharf and know they're here. An indelible, incredible landmark for Brummies has returned. This is an exciting new dawn for Birmingham. A true landmark at the northern gate.

Woodbourne Group is a Birmingham-born company that has a personal interest in elevating the city, preparing it for its next chapter. We are excited by the potential that Curzon Wharf offers. After reading this document, we hope that you are too.

Tani Dulay  
Chief Executive

*This vision document has been prepared by Woodbourne Group in consultation with its partners. Nothing in this document should be interpreted in such a way as to assume there would be any disruption in trade to current businesses operating on the site. This has been produced in support of Birmingham City Council's 'Our Future City Plan - Central Birmingham 2040'*





## An exciting new dawn for Birmingham

Woodbourne Group has developed its proposals with Birmingham City Council and is now pleased to present the result of an iterative process in this vision document.

Woodbourne Group assembled Curzon Wharf through the acquisition of three separate adjoining sites over a period of three years – Motorway Trading Estate in 2016; Unit 7 (formerly part of the Motorway Trading Estate) in 2017; and Mill Wharf in 2019.

The extent of the proposed site is defined by the canal to the south, Mill Street and Aston Locks to the east, the A38(M) Dartmouth Circus roundabout to the north and Aston Road to the west. The land is currently referred to as the Motorway Trading Estate.

In November 2017, Woodbourne Group met with Birmingham City Council, to discuss the prospects of a major redevelopment and presented a scheme which covered the land to the north of Mill Street only.

The Council advised that the prospects of securing planning permission for the redevelopment of the site, would be increased significantly, if the land to the south of Mill Street (Mill Wharf), was included within the proposal to incorporate the canal-side to form a comprehensive masterplan.

Subsequently, Woodbourne Group acquired the land to the south of Mill Street (Mill Wharf) in Autumn 2019 and met with Council representatives again. The Policy Officer concluded that there was an exceptional justification in principle in support of the exciting masterplan being proposed.

## Looking to the past to inform the future.

Historically, the site and surrounding area comprised industrial buildings, including various metal, iron and gas works, situated on the north bank of Aston Locks and along the banks of the Birmingham and Fazeley Canal (built in 1789). The two listed roving bridges to the south of the site date from c.1789 and c.1828.

On mapping from 1817 by Robert Dawson, the site appears to be undeveloped. However, by the turn of the Twentieth Century, Ordnance Survey (OS) maps show that the northern part of the site was a mixed industrial and residential area, comprising Coldfield Ironworks, Mill Street Foundry, two malshouses, a sawmill, the Globe Works factory and a small amount of residential housing.

This was undoubtedly due to the site's close proximity to the canal which provided easy access to the rest of the British canal network and the arrival of the railway at Birmingham station (now Curzon Street station), built in 1838. This made it easy to transport raw materials and distribute finished products.

In c.1970, the north-western part of the site was cleared to make way for the widening of Aston Road as it approached the new Dartmouth Circus

roundabout to the north. By the 1990s, the site had been substantially redeveloped with modern light industrial units, educational and office buildings, except for part of the external wall of the former ironworks to the south-east of Mill Street which was retained to create a car park.

The buildings that remain on the site date from 1978 to 2004. Based on historic mapping, the site's southern boundary wall dates from the Nineteenth Century, potentially earlier. In the wider area, a large number of small terraced and back-to-back housing were built during the post-war period, which remain.

The Dartmouth roundabout and surrounding road network dominate the site's immediate setting to the north and east. The surrounding area is currently in a state of transition including development by Aston University to the south-west, Birmingham City University and an 11-storey office building (ref. 2019/10607/PA) just south of the canal and immediately opposite the site on Holt Street.

### 1780'S

EARLY HISTORY



### 1838

CURZON STREET STATION



### 1900'S

INDUSTRIAL FOUNDRY & MILL



### 1950'S

HORSE DRAWN COAL BARGE



### 1970'S

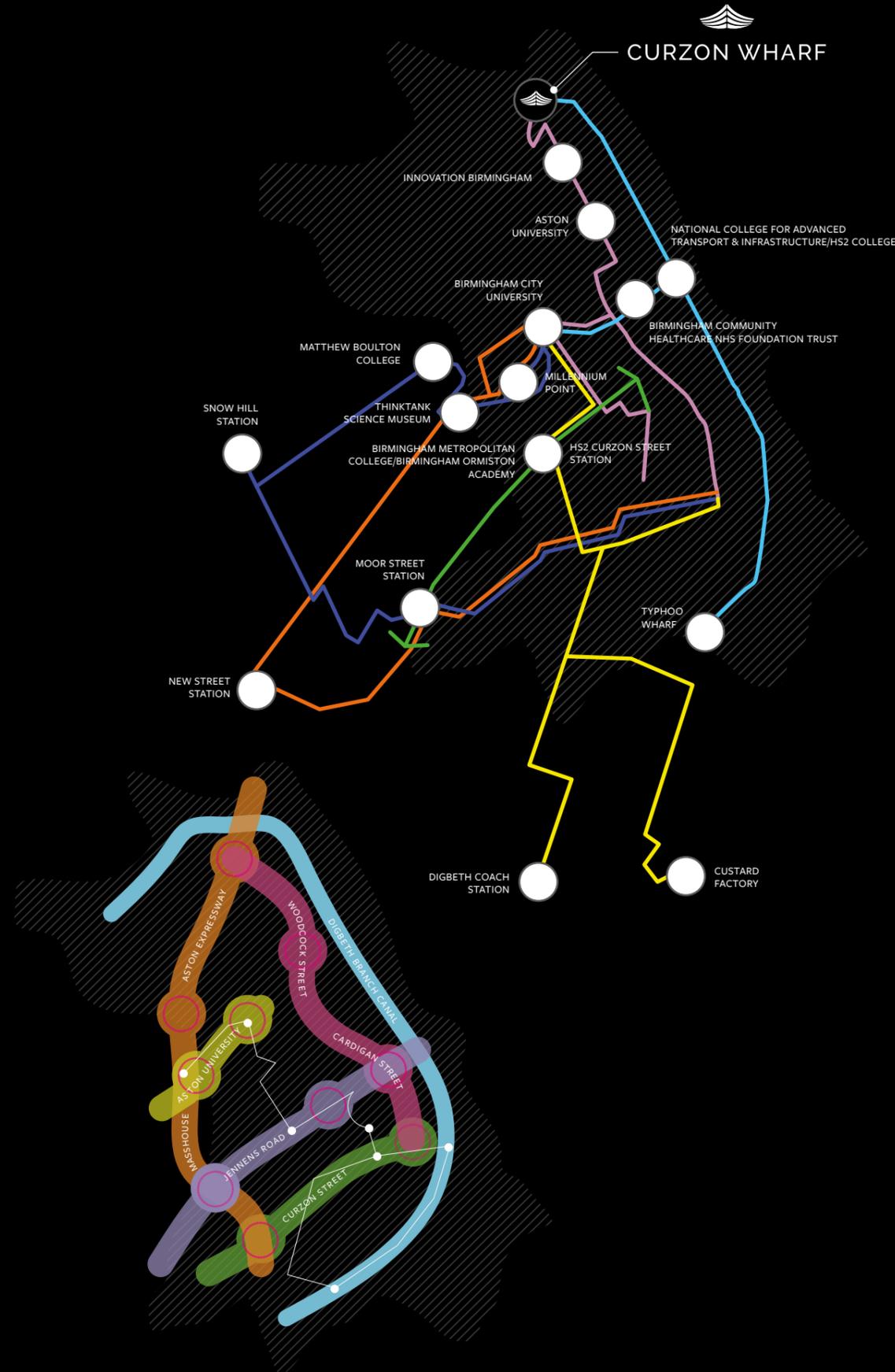
DARTMOUTH CIRCUS



### TODAY

CURZON WHARF MASTERPLAN





## A defining vision for Birmingham

Over recent years, there has been unprecedented regeneration throughout the city as it brings its industrial heritage up to date and continues its journey. However, there are still areas of the city which urgently need reviving. One such area is the district of Eastside, soon to be home to the HS2 Curzon Street station.

The proposed development at Curzon Wharf will be in line with the vision of the Big City framework, the objectives of Birmingham City Council's Sustainable Community Strategy and the newly launched Our Future City Plan: Central Birmingham 2040. The masterplan has also been prepared within the context of the adopted Birmingham Development Plan (2017) which sets out a spatial vision and strategy to enable sustainable growth in the city up to 2031.

Within the surrounding area, there are many other ongoing and future developments including:

- HS2 Curzon Street station
- Eastside Locks
- Malthouse
- Birmingham Conservatoire
- Typhoo Wharf
- Aston Science Park
- The Knowledge Hub Masterplan
- Moor Street Station

In this context, we recognise that the Curzon Wharf masterplan needs to 'alive to' and align with changes in the surrounding environment, not only should it be capable of responding positively to this evolution but it should also strive to lead it.

Alongside Curzon Wharf, these developments will provide a catalyst to new transport and access links, including the Sprint and Metro lines. The Birmingham Transport Plan 2031, released in January 2020, describes what the city needs to do to capitalise on the recent and planned investment and also what the city needs to do differently to meet the demands of the future. The plan includes a series of principles to guide future transport investment which are designed to:

- Reduce transport's damaging impact on the environment
- Eliminate road danger particularly in residential areas
- Reconnect communities by prioritising people over cars

The area surrounding Curzon Wharf is undergoing huge transformation with a number of masterplans set to shape the character of the area over the coming generation. The Curzon Wharf masterplan is not only mindful in responding to this changing character, but proactive. It acts as a catalyst for all adjoining masterplans which otherwise would not be able to be achieved. Combined, the area is identified as a significant development opportunity and a prime location for buildings of quality and scale to act as a key gateway into the city.

## Big City Plan

The Big City Plan is a framework for Birmingham city centre, set out to revitalise the city and turn it into a world-class destination over the next two decades. The vision is to create:

- 1.5 million sqm of new floorspace
- 50,000 new jobs
- Contribute £2.1 billion to the local economy each year
- Provide 65,000 sqm of new and improved public spaces
- Build over 5,000 new homes with new leisure and recreational facilities
- Establish 28km of enhanced walking and cycling routes
- Integrate sustainable development to lessen the impact of climate change

## Birmingham Curzon HS2 Masterplan

The Curzon HS2 Masterplan outlines proposals for the 141-hectare area of regeneration which will incorporate the new HS2 station. This high-speed rail link will eventually bring Birmingham and the rest of the West Midlands within an hour of London, as well as:

- Providing significantly improved public transport connections
- Providing £724 million of investment to be spent in the surrounding Eastside area
- Creating 36,000 new jobs
- Building 4,000 new homes
- Establishing 600,000 sqm of commercial development
- Facilitating £900m of investment on regenerating the area over the next 30 years

## Snow Hill Masterplan

The Snow Hill Masterplan sets out an approach to maximise the development of the Snow Hill district and transform its environmental quality and overall offer. The outer edge of the district is dominated by the heavily trafficked A38 Queensway, next to Curzon Wharf. Covering a 20 year period, this masterplan builds upon the vision and broad principles set out in the Big City Plan:

- A vision for the area including a series of Big Moves to bring about major transformation
- A radical approach to improving connectivity covering public transport, public realm, walking and cycling
- Principles for redevelopment, incorporating a clear urban design framework; proposals for how the historic environment can be utilised and opportunities for major investment including the area's Enterprise Zone sites

## Central Birmingham 2040

This plan outlines an ambitious vision to support a green, liveable and globally leading city that responds to changing economic, social and environmental conditions. It includes a set of principles and strategic themes:

- Re-think the buildings around the forthcoming HS2 Curzon Street Station to provide new workspaces and new homes
- Transform the A38 into a green oasis supporting walking, cycling and public transport
- Ensure a zero-carbon approach to development which will create a fair, inclusive and green place that benefits all
- Spread the benefits of development and investment into inner-city areas, supporting access to infrastructure, jobs and improved public spaces

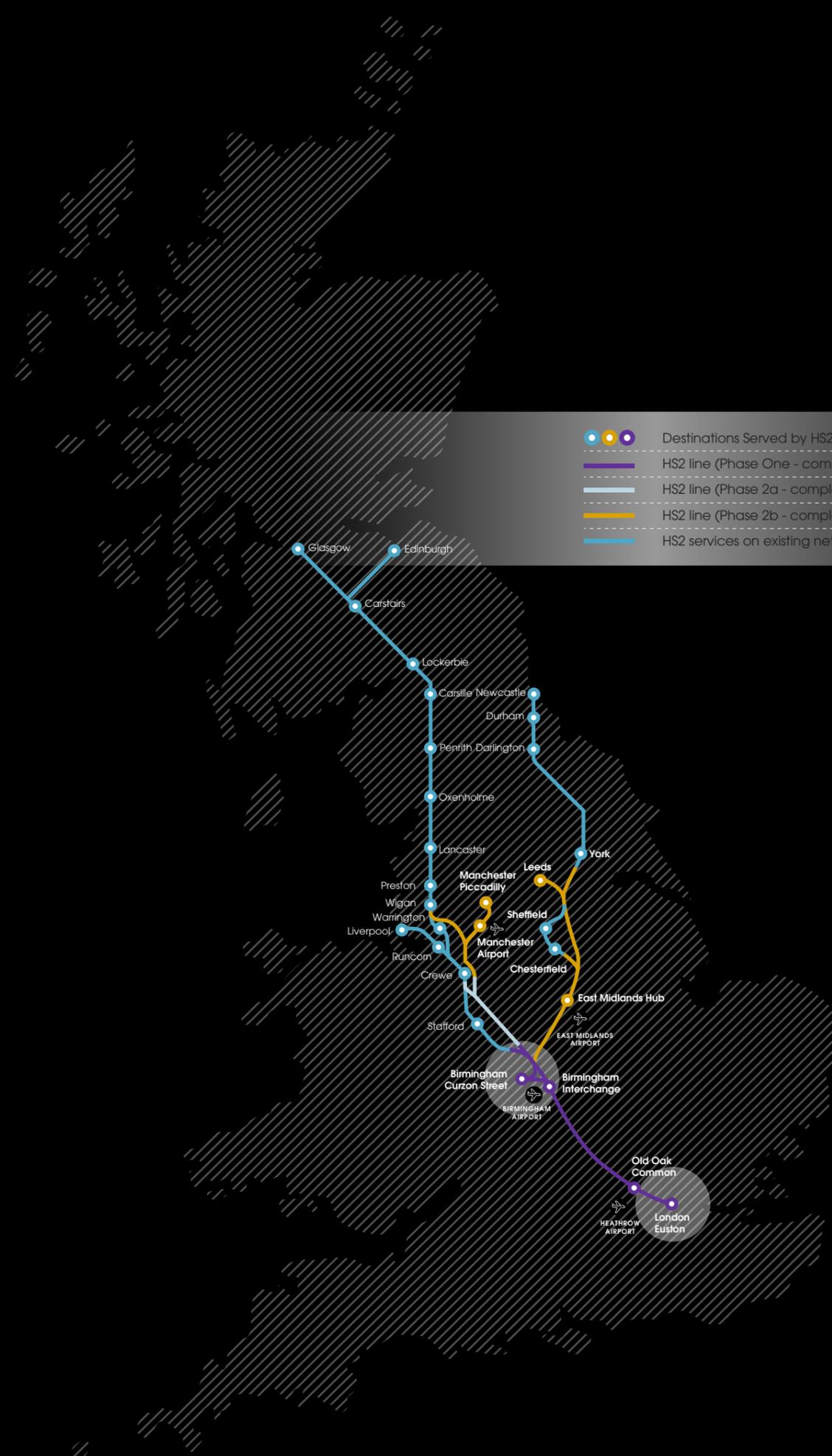




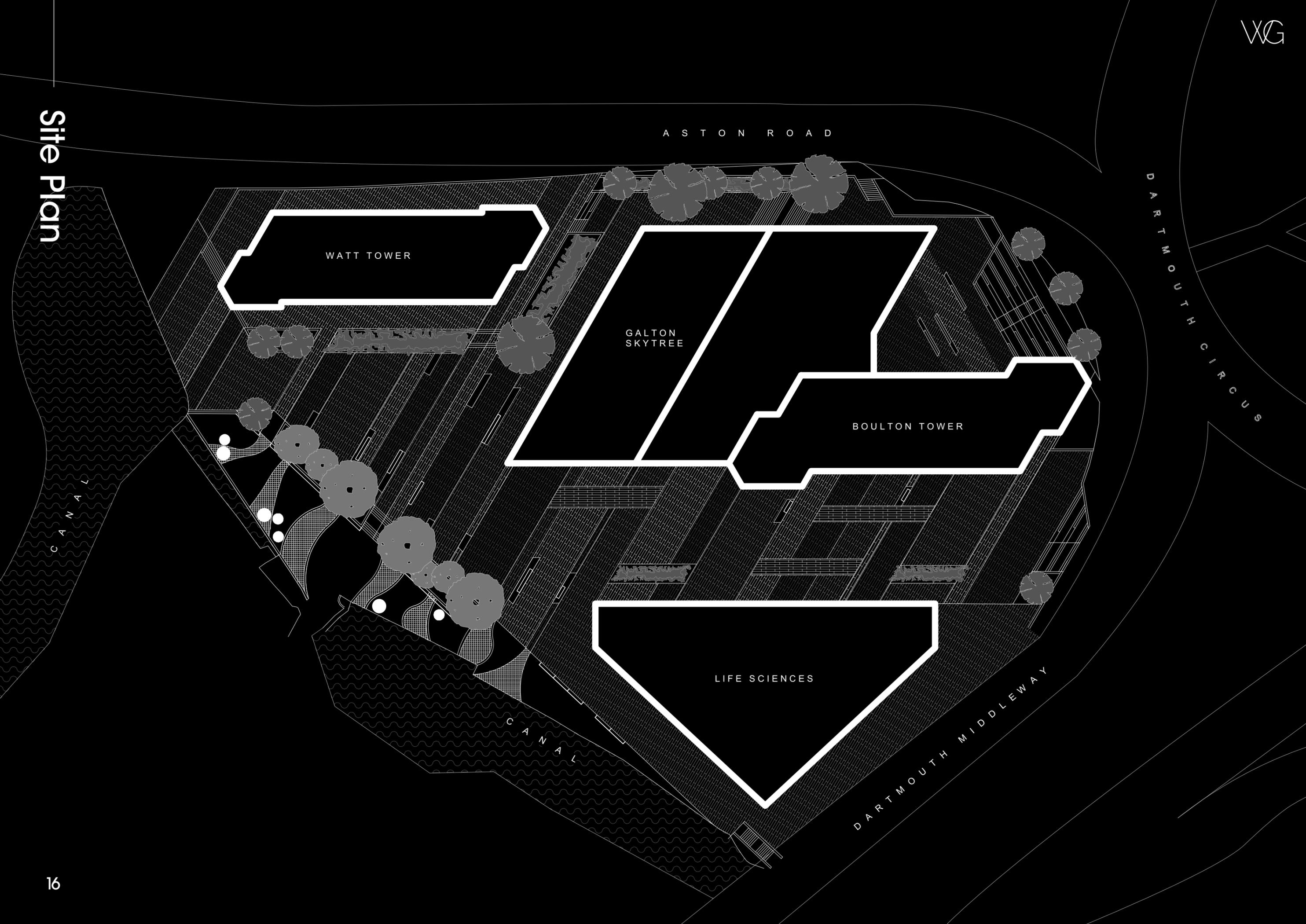
Birmingham	HS2	Current
MANCHESTER	41 min	87 min
LONDON	45 min	82 min
SHEFFIELD	57 min	59 min
LEEDS	49 min	118 min
NEWCASTLE	117 min	166 min
EDINBURGH	194 min	243 min
GLASGOW	200 min	240 min

Interchange to:

EAST MIDLANDS HUB	17 min	-
MANCHESTER	39 min	105 min
LONDON	38 min	70 min
LEEDS	46 min	148 min
EDINBURGH	186 min	265 min
GLASGOW	182 min	262 min



Site Plan







# Birmingham's ecological jewel



Birmingham's identity is largely characterised by its history: city of a thousand trades; birthplace of the industrial revolution; the devastation of The Blitz; the heart of the automotive industry; the bleakness of the 80s recession; and its subsequent resurgence as the fastest growing city in Europe. Over the centuries, Birmingham has seen many changes and overcome many challenges, continually reinventing itself. Now, as we move into a new chapter of sustainability, the city is evolving again. It is truly a place of resilience, character, diversity and ambition.

We believe that there's a better way to build a new neighbourhood than breaking new ground. We believe in preserving where possible, enhancing where needed and renewing where necessary. By regenerating a former industrial site in the city, Curzon Wharf will become a transformational mixed-use ecosystem – the first net zero carbon scheme of its kind anywhere in the world.

Sitting next to Aston Locks on The Birmingham & Fazeley Canal, the three-acre site offers the perfect opportunity to reshape and rejuvenate a largely redundant land into something that will put Birmingham firmly on the map. We believe that, for a regeneration plan to stand the test of time, it must;

- Seek to bring new and vibrant life into a neglected area
- Preserve any existing and inherent amenities for the future
- Adopt a 'gateway approach' into the main gateway for Birmingham city centre
- Elevate the city, preparing it for its next chapter
- Lead the way and hopefully inspire other developments in what can be achieved



Net Zero Carbon

Built to tackle the greatest challenge of our lifetime.

Climate change is undoubtedly the greatest challenge of our times. Science is now showing with alarming clarity how quickly we are running out of time to avoid catastrophic and irreversible changes to the world around us.

We need to take urgent action to almost halve global emissions by 2030 and eliminate these by the middle of the century. Birmingham City Council has committed itself to becoming a net-zero carbon city by 2030 but this enormous challenge can only be tackled by governments, businesses and society working together to take ambitious action to radically reduce emissions.

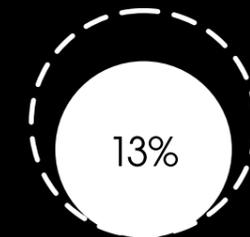
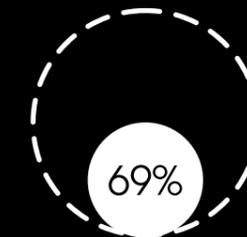
The sustainable design of Curzon Wharf will be led by Cundall Johnston & Partners, a global multi-disciplinary engineering consultancy. As a founding signatory of the World Green Building Council's Net-Zero Carbon Commitment, Cundall Johnston has shone a guiding light across the region and the UK. This is why Woodbourne Group has engaged the company's services in the development of Curzon Wharf. Under Cundall's expertise, Curzon Wharf is destined to become Birmingham's first net-zero carbon development.

CO<sub>2</sub>

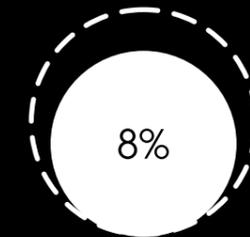
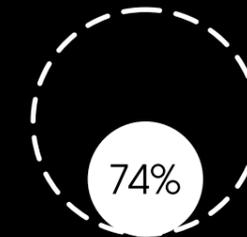
Carbon emissions reduction through low & zero carbon technologies:

Carbon emissions reduction through energy efficiency measures:

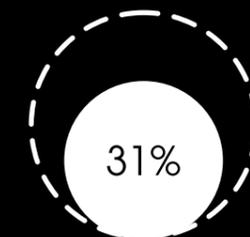
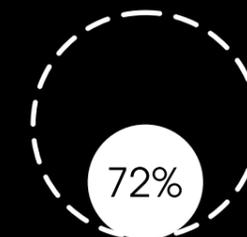
1. Boulton Tower



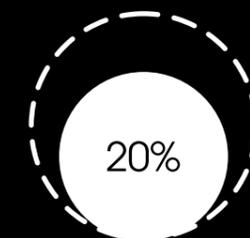
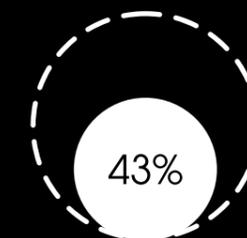
2. Galton Skytree



3. Watt Tower



4. Life Sciences



Live healthy,  
live happy,  
live well.

We take our surroundings for granted, unaware that they influence every thought we have and decision we make, from where we live to how we travel to work, where we socialise to how safe we feel. With growing pressures and competing demands, our mental and physical wellbeing is becoming one of the greatest challenges of our time. The essence of urban life has always depended on a concentration of people and a diversity of activities. The events of the past 12 months have demonstrated it's not only how people interact with our homes, but also the neighbourhoods where they are located.

A recent study by the Centre for Urban Design & Mental health found that those living in urban areas have around a 40% higher risk of depression, more chance of suffering from anxiety and double the possibility of developing schizophrenia than those living in rural areas. It goes on to say that well designed urban environments have the potential to improve the wellbeing of around 44 million people in the UK. According to the charity Student Minds, student mental health is at a record low, with 25-40% experiencing mental distress. In many cases this can be attributed to the traditional self-contained cluster design of accommodation with low amenity space, which can lead to feelings of isolation and loneliness. Curzon Wharf addresses this.

While the causes of mental health issues are many and varied, making small but significant changes to building strategies can improve community wellbeing. As the first net zero-carbon mixed-use development in the UK, Curzon Wharf will become a beacon for the Council's commitment to becoming a zero-carbon city by 2030. It will pave the way, providing a place for economic growth, social mobility and environmental sustainability that offers residents and visitors benefits that make life more comfortable, a little easier and more certain.

## Curzon Wharf will be...

### A place of sanctuary

Curzon Wharf supports the Secured By Design (SBD) scheme, adopting prevention measures that will prevent crime in the neighbourhood and reduce the fear of crime among residents.

### A place with purpose

Curzon Wharf will evoke a strong sense of place with high-quality public realm and green spaces so that it promotes ownership and where people identify with, and feel pride in their neighbourhood.

### A place of natural light

The design of Curzon Wharf considers the orientation of accommodation, to ensure that each one benefits from optimum space, natural light and panoramic views where possible.

### A place for today, and tomorrow

Curzon Wharf will set new sustainable standards during each phase of design, development, construction which will continue throughout its lifecycle.

### A place of choice

Within Curzon Wharf, there will be a wide choice of high-quality sustainable homes, sizes and tenures to ensure a balanced community that caters for all incomes, ages and other social needs.

### A place of accessibility

New pathways and cycle routes in and around Curzon Wharf will reduce the dependency on cars and encourage healthier travel options whether by foot, bicycle or public transport.

### A place to connect

Attractive, welcoming, safe and multifunctional green public spaces will promote social interaction.

### A place of serenity

Natural sound barriers and subdued hard landscaping will reduce the potential effect of local traffic and noise from the adjacent A38 / Aston Expressway.

### A place of natural movement

Curzon Wharf will use biophilic design to create a landscape that flows from the inside to the outside, creating a seamless relationship between buildings, new public spaces and the canal.

### A place without pollution

Eco-initiatives will reduce air and light pollution, which will increase residents' inclination to benefit from fresh air and exercise.

### A place of nature

The rejuvenation of the canal side and the introduction of diverse planting, green walls and rainwater gardens, will create a network of green corridors and spaces to encourage wildlife.

### A place of sustainability

Curzon Wharf will be built with environmental sustainability at its heart through green and blue infrastructure measures that save energy, water and non-renewable resources.

### A place of culture

Curzon Wharf will use sun paths to ensure that public spaces are welcoming during the day, and the use of appropriate lighting and public art to create a fantastic destination in the evening.

### A place of health

Curzon Wharf will include areas that can act as a focus space, encourage general health and fitness, and offer recreational facilities for young families.

### A place of safety

Curzon Wharf will include traffic measures to ensure the safety of pedestrians and cyclists, particularly vulnerable groups such as those with dementia and young families.

### A place of convenience

Amenities on the ground floor of the building will bring life and activity to the street frontages as well as convenience and wellbeing style support for the residents.

### Designed for life.

Birmingham is at a turning point and our generation has the opportunity to transform the city into one of the most civilised and sustainable cities in the world – one which offers economic growth and socially beneficial outcomes like improved mental and physical wellbeing. As part of Birmingham's future growth strategy, the city with more canals than Venice and more green spaces than Paris, is restoring its inner-city waterways, towpaths and locks and regenerating the land around them into a vibrant network of open spaces, living spaces and meeting places.

From concept to drawing board, foundations to fittings, Curzon Wharf will be a sustainable residential neighbourhood built on the pillars of sustainability, viability and sociability. It will be dynamic and diverse - a lifetime neighbourhood that promotes wellbeing and inclusion.

## Creating an inclusive, sustainable & memorable space.

The landscaping and design of the public realm at Curzon Wharf will be founded on human interaction and biodiversity. We will create private spaces for residents and community places where the general public can meet and socialise. Adopting a 'healthy streets' approach aligned with community-led placemaking, Curzon Wharf will deliver the highest quality public realm and dwell spaces to afford a microclimate and a sun path throughout the day.

The solution will be a framework that includes the introduction of new public spaces and pedestrian first areas, green infrastructure, pocket parks and street furniture, that encourages people to visit and businesses to occupy the street scene. From the outset, a solid yet innovative methodology will be adopted, with continual referral to best practice and benchmarking. Simple solutions that deliver clarity, visual consistency and a strong sense of place.

Given the site's proximity to the Birmingham & Fazeley Canal and Aston Locks, it's only natural and right that the design of the landscape and public realm masterplan relates to its waterside context and responds to the area's heritage, in particular, the two distinctive listed canal bridges and the locks. Curzon Wharf will be a destination as well as residential and commercial space. It will provide a lively and picturesque for the Eastside district of the city.

The overall design creates clear routes for cycles desire lines for pedestrians and a series of hierarchical interconnected vehicle-free spaces. These include arrival, dwell and movement until you arrive at the lock side destination - a contemporary plaza by Aston Locks that will have a vibrant buzz throughout the day and into the evening. Where necessary, the use of trees, rain gardens and subtle changes in surface and materiality will help to guide essential vehicles through the development.

The space's canal-side location and south-facing position provide a perfect opportunity to integrate biodiversity and sustainability into the scheme – a microclimate for creative and attractive planting, green walls and rainwater gardens. This will ensure that the design appeals to all the senses throughout the year. The increase in green infrastructure will also promote improved ecology and biodiversity and provide sustainable urban drainage opportunities.

We will also consider integrating public art and soft public lighting to make the location unique and a dynamic evening destination. This will give residents and visitors alike the opportunity to add personality to the development. Ground-floor commercial and retail units will activate the street scene ensuring the space is vibrant, energised and an active social destination within Birmingham's public space network.

Woodbourne Group appreciates the sensitivities of bringing the right balance of retail operators and leisure space to support this exciting new community, and so focus will be placed on giving opportunities to local businesses and independent retailers with shared aspirational values. Residential amenity and the need for private space has been generously considered. A communal residential podium terrace will provide residents with an additional place to be socially active.

From the drawing board to this proposal, the landscaping and public realm framework has considered function, accessibility, legibility, amenity, microclimate, levels, sustainable urban drainage, planting, street furniture, ecology, lighting and the importance of play, health and well-being. In doing so, we've identified a number of key considerations and opportunities. These include:

- Good connectivity to the site along the canal and across the A38 including underpass access
- Creating a better relationship between development, new public spaces and the canal
- Noise reduction measures to lessen potential impact from the adjacent A38/ Aston Expressway
- The use of the site's heritage assets to ensure visual connections to the canal basin
- A biophilic design to create a landscape that flows from the inside to the outside
- The inclusion of an area to encourage children's play, health and fitness

- Creating a better relationship between the development, new public spaces and the canal
- Integration of a strong concept and public art that reflects this unique location.
- Integrating sustainability into the design with potential use of green walls and rainwater gardens
- Increasing biodiversity through creative and diverse planting throughout the seasons
- Ensuring that the design appeals to all the senses
- Using appropriate lighting to create a fantastic destination in the evening
- Balancing the need for residential amenities, and private and public spaces
- Consider the needs for access and deliveries through public spaces from the A38/ Mill Street
- Consider the difference in levels across the site with potential to terrace down to the water level
- Consider microclimate and sun path to ensure that public spaces are welcoming and pleasant
- The function of different spaces and how they respond to requirements for social distancing

The landscaping and public realm design interweaves directly with the architectural proposals and responds sensitively to the waterside, heritage and historical context of the site and looks to use original infrastructure wherever possible. As well, the use of industrial materials such as engineering brick, timber and cast iron will provide a strong waterside, industrial feel to the site and encourage interaction and activity with the canal and its ecosystem.

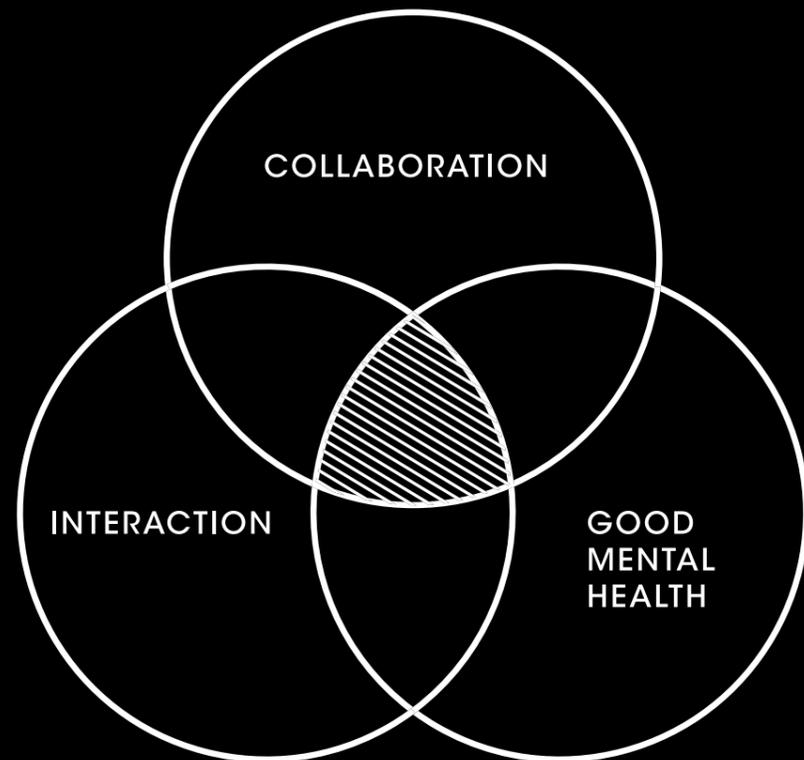
By combining the site's historical assets such as the canal and infrastructure with a strong conceptual design narrative, we will create an oasis that is an active, safe, connected city space that is inspired by the past but looks towards the future. One that reinforces the idea of individuality and uniqueness, uplifts the spirit, appeals to all of the senses and delivers a true sense of place - a place where people choose to spend time and can be enjoyed by all.



# Accommodation

Places for people,  
for life, for  
the future.

The accommodation on offer at Curzon Wharf will be wide-ranging in type in order to cater for an equally diverse community. Curzon Wharf will naturally become a key location for those interested in living in Birmingham, with access to some of the city's internationally renowned institutions



CURZON WHARF



## Best in class student living like no other

Boasting five universities, Birmingham has a student population totalling more than 80,000 and Curzon Wharf is at the centre of Birmingham's educational hub. It's a stone's throw away from Aston University, Birmingham City University and University College Birmingham. University of Birmingham is within a 10-minute drive. HS2 is located conveniently and easily accessible, providing access to an extensive variety of retail and leisure offerings. This is the location for student living.

Student housing used to be seen as a rite of passage. Those days are long gone. Now, student accommodation needs to be akin to some of the highest quality housing in the country. Curzon Wharf is the greatest example of them all. The design and layout of the accommodation together with the associated facilities provided will create a positive and welcoming living experience. Curzon Wharf responds to students' desire for quality amenity spaces to support the student experience, interaction, collaboration and good mental health.

With added views over the city and amenities like no other, Curzon Wharf accommodates every imaginable need of the student community. This unparalleled

form of student accommodation is arranged over 40 floors in an assortment of configurations including generously-proportioned en-suite rooms configured in clusters of 6 and 10 with a shared kitchen and lounge and Studio apartments. There is over 8,000 sq. ft of extensive communal recreational amenities, including:

- Reception
- Residents gymnasium
- Cinema room
- On-site laundry
- Meeting space
- Lounge area
- Games room
- Library and study zone
- Sky terrace
- Superfast Wi-Fi
- Bowling Alley
- Fine dining area





## Co living

Curzon Wharf's great position in an area of the city which is currently undergoing extensive rejuvenation, is attracting a young dynamic community including recent graduates. But the growing population of these young professionals in Birmingham has prompted the demand for high-quality affordable housing with extensive shared amenities which are currently not available anywhere else in the city. Recent demand for housing in the city centre has been fuelled by a growing population of young professionals, who have a strong desire to live in the urban core. Whilst Birmingham is more affordable than London, there is still an affordability gap for many, including graduates, many young professionals and key workers, restricting their ability to rent or buy a property in the city centre on their own.

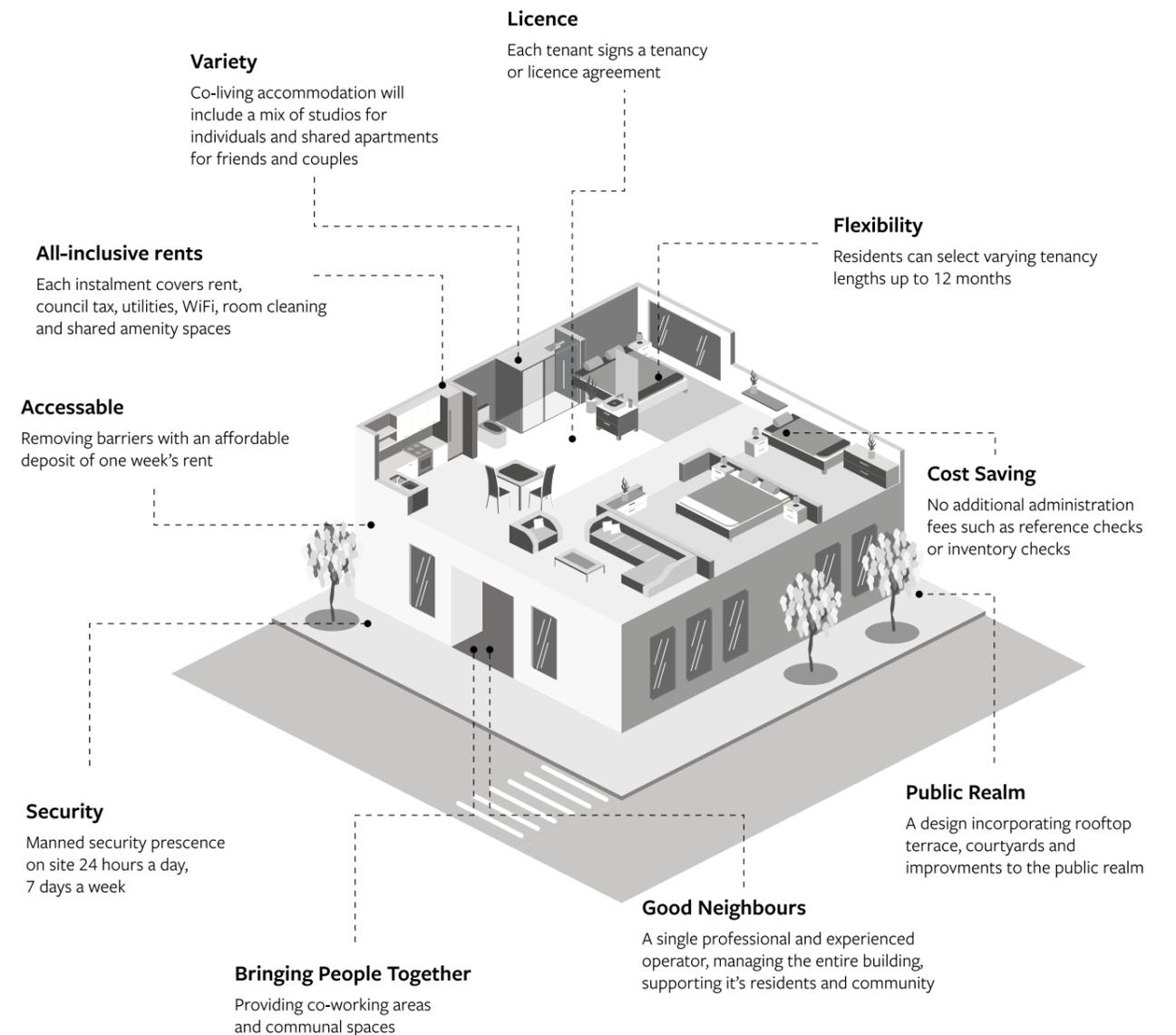
Curzon Wharf responds to Birmingham's needs to bridge the disparity and extend the opportunity for city centre living through co-living. This is a brand-new and evolving residential subsector; Curzon Wharf upholds the highest-standards of it. Curzon Wharf is the perfect location for Co-Living with its great transport links, large graduate and postgraduate population, proximity to the Universities, Science Park and other major employers which rely on a local talent pool. This includes the apprenticeship schemes related to these employers and major projects such as HS2 which is just a stone's throw away.

Galton Skytree at Curzon Wharf is 14 storeys high and comprises of up to 265 co-living units like no other. The principle of Co-living at Curzon Wharf is based on a sense of community, belonging and ensures it is 'best in class' in comparison to other co-living schemes.

The units are larger than those emerging from the USA and Europe, including domestically from London and other UK other major cities, such as Manchester. Curzon Wharf's co-living will provide residents with the ability to change apartments within the development as their circumstances change, for instance moving in with a group of friends once a social network is established or upgrading into more premium accommodation as budgets increase. The shared co-living amenity space at Curzon Wharf equates to 2m<sup>2</sup> per unit, the highest on offer across all residential forms of living in the city. The functional private living areas are supported by a range of communal facilities and services:

- Reception
- Co-working space
- Residents gymnasium
- Cinema room
- Private Ten-pin bowling alleys
- Sky terrace
- Private car parking
- Superfast Wi-Fi
- Central dining area
- Laundry
- Lounge

Secure cycle stores are also provided.



## Residential Living

Like most international cities, graduates are a core part of Birmingham's future workforce. If recent trends continue, the number of young people living in the city centre will have increased by over 80,000 within nine years. Within the city centre, almost 80% of households are made up of either one or two people, many of who prefer to live in a one or two-bedroomed accommodation.

To meet current and future demand, Boulton Tower at Curzon Wharf will be dedicated to private rental accommodation, comprising of up to 498 spacious units over 50 floors. These will include 250 one-bedroom apartments and 248 two-bedroom apartments. The lower floors of the building will include a range of resident-only amenities and facilities including:

- Reception/Concierge
- Gymnasium
- Cinema room
- Private ten-pin bowling alleys
- Bar and private dining area
- Sky terrace
- Secure cycle store
- Private car parking
- Superfast Wi-Fi
- Lounge

**Birmingham:  
The place to create,  
innovate and build the future.**

**Rapid technological advances and surging demand from an ageing population are creating a positive environment for life sciences growth. New clusters of life sciences companies have emerged in cities such as London, Cambridge, Oxford, Nottingham, Manchester and Birmingham. Between them, life sciences companies contribute over £80bn to the UK economy, a figure that continues to grow exponentially year-on-year.**

At over 13,000, Birmingham and the wider West Midlands region has the largest number of pharmaceutical, life sciences, medical technology and device companies in the country. Major names in the pharmaceutical and biotechnical sectors such as AstraZeneca, Roche, Pfizer, Novartis, GSK and Boehringer have all chosen to take advantage of the city's world-class research and innovation infrastructure, well-connected life sciences community and talented labour pool.

A new ecosystem is emerging in Birmingham, illustrated by the development of the Birmingham Health Innovation Campus (previously Birmingham Life Sciences Park), due to open in 2022. It promises to harness world-leading academic and clinical strengths while bringing new commercial power to the region, taking innovative new healthcare treatments and technologies from early development to real-life application.

BHIC has been awarded Life Sciences Opportunity Zone status by the Department for Business, Energy and Industrial Strategy. As one of only six sites to receive this designation, Birmingham Health Partners (BHP) has been recognised by Government for its world-class research infrastructure which brings together academics from the University of Birmingham, clinicians from University Hospitals Birmingham and Birmingham Women's and Children's NHS Foundation Trusts.

**Life Sciences at Curzon Wharf**

Ongoing innovation in medicines, devices, software and hardware has continued to drive the need for real estate investors and developers to adapt to the ever-changing space requirements for sophisticated research. With rising investment in the life sciences has come rapid growth in the number of jobs in the sector, and as a result, the demand for dedicated space.

To reflect this anticipated surge, Curzon Wharf will provide nearly 130,000 sq. ft. of specialist laboratory and R&D space for sale or lease to companies operating in the life sciences sector including the biopharmaceutical, medical technology, genomics, diagnostics and digital health markets.

Birmingham's universities produce almost 7,000 medical graduates each year, institutions that also have the facilities provide the opportunity for research collaboration. As a result, the city provides an incubator environment, with many life sciences start-ups spinning out of university research initiatives. This brings together outstanding researchers, clinicians, policymakers and industry to rapidly translate scientific and clinical insights into patient benefit and economic growth.

Birmingham and the wider West Midlands region has built a reputation as an area of specialist pharmaceutical and life sciences expertise. Countless benefits make it the ideal incubation environment for innovative start-up and a UK

base for globally expanding life sciences businesses. These include access to:

- An existing community of over 13,000 existing health and life sciences companies within an hour of Birmingham city centre
- A deep scientific and technical mid and senior-level labour pool and five universities producing a talent pipeline of almost 7,000 medical graduates annually
- Hi-spec infrastructure and facilities, adaptable to the specific needs of individual companies, and multiple commercial-scale state-of-the-art R&D, clinical and manufacturing facilities
- Several world-class academic institutions producing talent across key scientific disciplines, and offering robust academic-industry collaboration
- A large ethnically diverse regional population of 4.8 million, improving clinical trials capability and one of the largest clinical trial portfolios in Europe
- Healthcare partners, such as University Hospitals Birmingham NHS Foundation Trust, one of the largest teaching hospital Trusts in England
- A business-friendly environment, supported by national and local Government initiatives and incentives to promote the growth of the city's life science cluster
- The national road and rail network and international air transport

Birmingham is building for the future.

Once the powerhouse of the UK's manufacturing sector, Birmingham is undergoing something of a renaissance. Today, substantial inward investment exceeding £20bn coupled with dynamic regeneration has made the city one of the most innovative and productive centres in Europe. These are exciting times to live, work and visit Birmingham.

From the rattle and hum of a thriving commercial centre to the buzz of a vibrant creative district, the babble of conversation in the pubs and bars, bistros and restaurants to the purr of engines taking people across the city, the resounding beat of the city's internationally renowned arts and music scene to the soothing birdsong of the canals and green spaces – Birmingham has it all.

Birmingham is experiencing unprecedented growth and substantial levels of investment in both infrastructure and new development from the city centre to the urban fringes. From beautifully restored Victorian buildings and new designer shopping malls and boutique hotels in the city-centre, to the reclamation of brownfield sites in former industrial locations, the city is buzzing with regeneration.

**Using the past to inform the future.**

As Britain's second-largest city, Birmingham is being transformed into a thriving international city and a major centre for business. With the youngest working population in Europe, strong transport connections, one of the highest qualities of life in the country, Birmingham has all the raw ingredients. Output and productivity are set to grow over the next five years with the service industry and visitor economy creating up to 50,000 additional jobs in the next decade.

£20B

OVER £20 BILLION INVESTMENT

50K

50,000 JOBS

80K

OVER 80,000 STUDENTS



10M

OVER 10 MILLION PASSENGERS PER YEAR

From its beginnings as a market town, Birmingham has evolved into a centre of imagination, innovation and enterprise - a vibrant and cosmopolitan space in which people live, work and play. It has learnt lessons from the past, is better at managing its resources, and is embracing the challenges of a shifting global economy and climate change to bring new and vitality to the city as it heads towards becoming a low-carbon economy.

The city has a huge opportunity to grow into one of Europe's strongest ecosystems, both for the environment and business - a thriving European metropolis for the 21st century. Like it's done so many times before during its proud history, through Curzon Wharf, Birmingham will again lead the way for others to follow as it moves to towards sustainable net zero-carbon development.

**Labour**

Birmingham provides access to one of the UK's largest skilled labour markets with experience across a wide range of industry sectors including ICT, bioscience, creative, new media and digital, energy, construction, transport and communication, logistics and catering, manufacturing and financial and professional services.

**Academia**

Birmingham is home to five universities - Aston University, University of Birmingham, Birmingham City University, University College Birmingham and Newman University – and a student population in excess of 80,000. Within a one-hour drive, there is access to a further 20 universities and a talent pool of another 120,000 graduates.

**A city with all the connections**

Birmingham's position in the heart of England means that it's within four hours of 90% of the UK's population. The city's comprehensive network of fast and efficient road, rail and air links provide excellent communications, making it a popular destination for business and ideally suited to those requiring quick access throughout the UK, to mainland Europe and beyond.

**Road**

At the hub of the UK's motorway network, Birmingham is surrounded by major orbital and linear routes including the M1, M5, M6, M69, M42 and M40.

**Rail**

Birmingham's comprehensive network of fast and efficient rail links provides swift access to business destinations across the UK and throughout mainland Europe including three high-speed direct services.

**HS2**

The arrival of HS2 will reduce travel times to and from London to less than 50 minutes, and put Birmingham at the centre of the UK economy.

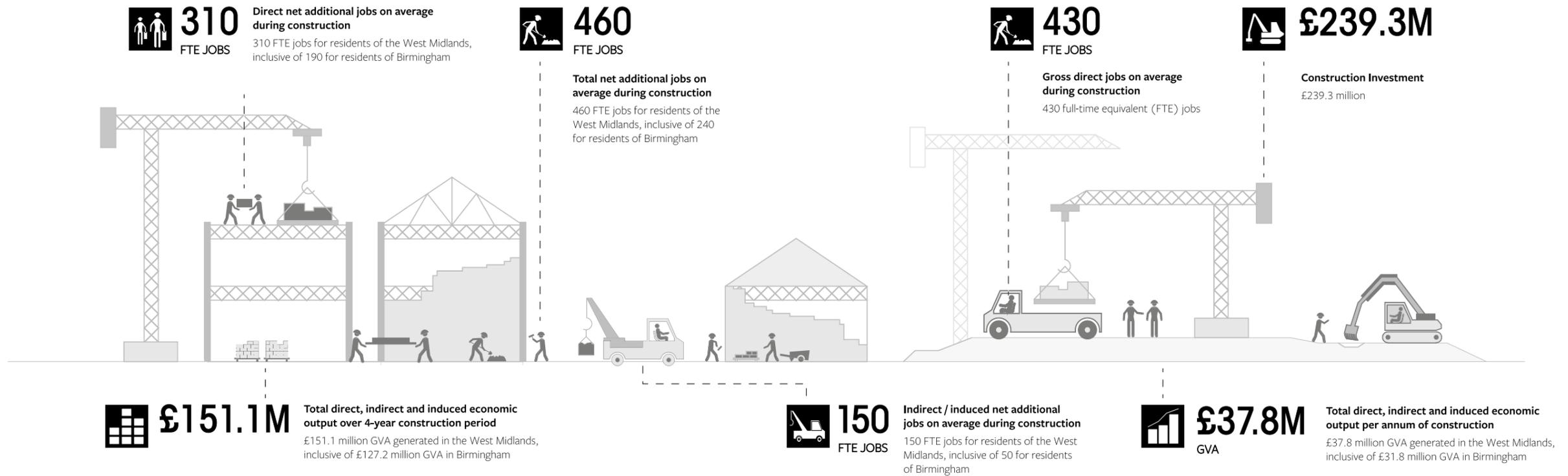
**Local Transport**

An expanding network of sustainable forms of transport including trains, trams, buses, footpaths and cycle routes reach out across the city and into the wider West Midlands region, making commuting in, out and around the city fast and easy.

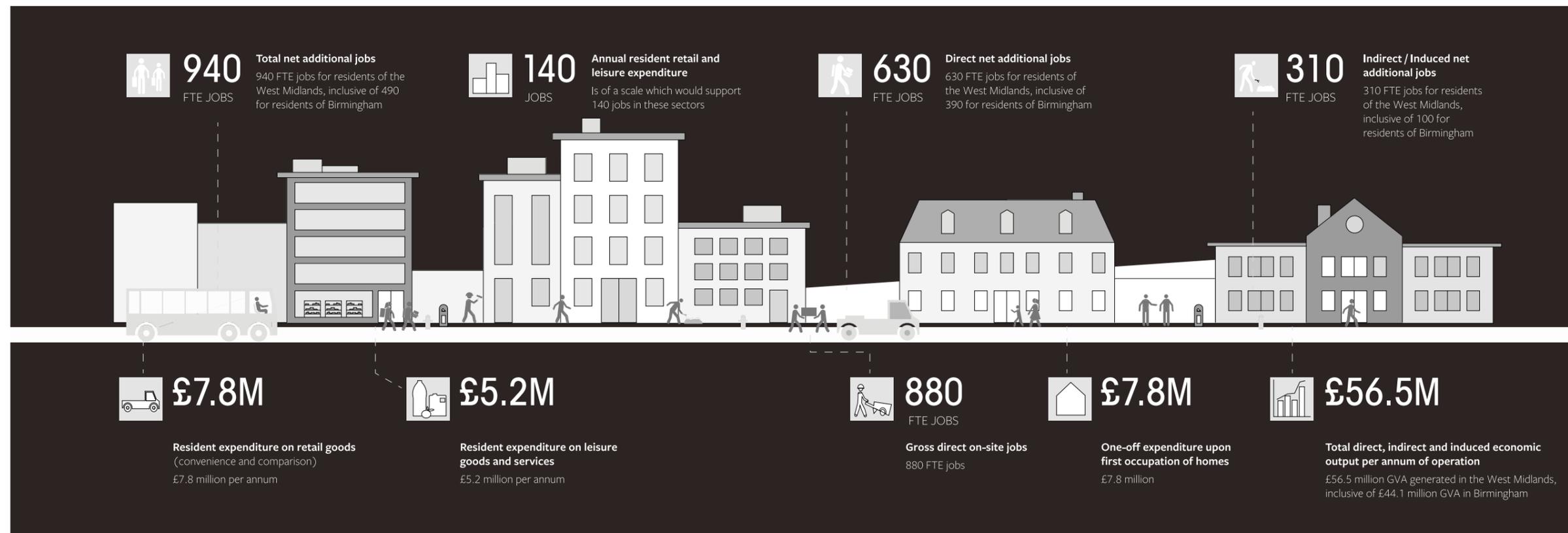
**Air**

Birmingham International Airport is the fastest growing airport in the UK, handling almost 10 million passengers every year, flying to all major UK cities and over 100 destinations worldwide. Second, only to London Heathrow, it has the largest proportion of business travellers than any other UK airport.

## Construction



## Operational



# A pioneering city

We are all here for a fleeting moment in time. Only a few can say that they truly made a difference.

**Without the people of Birmingham there would be no...**



Bicycle bell



Balti



Antibiotics



Aspirin



Black Sabbath



Brake disc



Brylcreem



Celluloid



Cluedo



Computer



Copier



Custard



DNA



Electric kettle



ELO



Whistle



Grenade pin



Cadbury's



Headlights



Heart valve



World Wide Web



Judas Priest



Duran Duran



Led Zeppelin



Gluten-free diet



UB40



Lord of the Rings



Plastic



Mini



Nuclear energy



Odeon Cinemas



Oven



Pacemaker



Patent leather



Peaky Blinders



Nib



Postage stamp



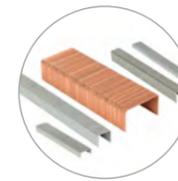
Professional league football



Rubber tyre



Spitfires



Staple



Steam Train



Steam engine



Surgical dressing



Tennis



Vacuum cleaner



Vitamin tablets



X-ray



Call centres



Windscreen wipers



Weather map

There was a time before us and there will be a time after us.

**Let's leave the people of Birmingham something to remember, something to be proud of, like those in the past did for us.**

## A new beginning in every sense.

**This is the start of an exciting regeneration and a whole new neighbourhood, with new places to live, new people to meet, new places to go, new communities to visit, new cafés or restaurants to frequent, with new paths and cycle routes to take you there. Curzon Wharf provides contemporary living in a place with a uniquely vibrant spirit.**

This document has demonstrated the deliverability of the site, with a comprehensive analysis of the contextual, planning and technical parameters. The site offers a real opportunity to provide a high-quality mixed-use masterplan in an exceptionally sustainable location in the Eastside of the city, close to the city's key universities, HS2, local schools, public transport, shops and services.

The design proposals demonstrate a masterplan that is appropriate to its urban and landscape context. Centred around the canal and Aston Locks, and retaining and integrating aspects of the site's heritage where appropriate, it provides generous natural open spaces with the opportunity to create new habitats and enhance biodiversity.

A distinctive character and sense of place is envisaged, integrated sensitively into its landscape context and respecting the setting of the canal, Aston Locks, Eastside, the Knowledge Hub and the Creative Quarter.

Curzon Wharf has been carefully considered, planned and designed from every aspect. It will positively improve the existing land, enhance the character and appearance of its surroundings and have a significant impact on the wider area. This landmark ecosystem will illustrate what can be achieved in building sustainable developments and creating inclusive communities for the future.

This is Birmingham's future.



## The team behind Curzon Wharf

Good things happen when organisations that share a cohesive vision work together towards the same goal. The team behind Curzon Wharf is no different. The imagination and expertise that our companies contribute combine to create a powerful force in ambitious, forward-looking development that shapes future places.

### DEVELOPER

#### Woodbourne Group

Owners of Curzon Wharf is Woodbourne Group, a Birmingham-based investment and development group established in 2001. It has over 130 years of combined experience and a track record surpassing £5bn worth of schemes throughout the UK.

[www.woodbournegroup.com](http://www.woodbournegroup.com)

### ARCHITECT & PRINCIPAL DESIGNER

#### Associated Architects

Founded in 1968, Associated Architects is a multi-award-winning architectural practice based in Birmingham. The practices primarily work in the university, education, housing, arts and commercial sectors. They have won over 60 prestigious and nationally-recognised awards.

[www.associated-architects.co.uk](http://www.associated-architects.co.uk)

### PRINCIPAL ENGINEER

#### Cundall Johnston & Partners

Established in 1975, Cundall is an international multi-disciplinary consultancy providing engineering, design and sustainable solutions for large masterplans within the built environment. It has extensive experience across all sectors, received awards from across the globe, and was the first consultancy in the world to achieve Carbon Trust certification.

[www.cundall.com](http://www.cundall.com)

### COST ENGINEERING, RISK MANAGEMENT & EMPLOYERS AGENT

#### Core 5 LLP

Core 5 is a multi-award-winning practice with an unrivalled experience in providing pro-active Cost Consultant and Employer's Agent Services on complex large Residential-led and town centre mixed-use masterplan schemes. They are recognised as the leader in their field as such are well placed to understand the typical challenges that exist on masterplans like Curzon Wharf.

[www.corefive.co.uk](http://www.corefive.co.uk)

### PLANNING CONSULTANT & VIABILITY

#### CBRE

As the world's largest commercial real estate services and investment firm, CBRE are well placed advise on all facets concerning planning; managing public consultation exercises; preparation of quantitative and qualitative impact assessments and overseeing viability.

[www.cbre.co.uk](http://www.cbre.co.uk)

### STRATEGY

#### Cushman & Wakefield

Cushman & Wakefield are one of the largest real estate services firms in the world. They are Curzon Wharf's strategic advisors, ensuring the team make informed decisions based on accurate, professional and market-led prompt advice.

[www.cushmanwakefield.com](http://www.cushmanwakefield.com)

### HERITAGE, LANDSCAPE & PUBLIC REALM

#### Node Urban Design

Node is a group of visionary urban designers, landscape architects and heritage consultants, which creates people-oriented places that move people and add lasting value. Based in Birmingham, they have worked on projects across a diverse range of sectors and locations including the nearby Eastside Masterplan, Aston University Campus and The Knowledge Hub.

[www.thisisnode.com](http://www.thisisnode.com)

### ACCOMMODATION MANAGEMENT

#### Prestige Student Living and City Living

Owned by Homes for Students, are the UK's leading private provider of student and co-living accommodation. They offer a variety of luxury accommodation with on-site hospitality team across the UK, in first-class locations only. They are changing the way that we live in cities today by providing hassle-free, luxurious homes in iconic locations around the UK.

[www.prestigestudentliving.com](http://www.prestigestudentliving.com)  
[www.wearecityliving.com](http://www.wearecityliving.com)

### LIFE SCIENCES

#### Cushman & Wakefield and Cam-Sci

Cushman & Wakefield and Cam-Sci leads, advises and operates some of the UK's most exciting science park projects including new innovation parks, biomedical parks, medi-parks, bio-innovation centres and bio-incubators. Both firms combine extensive 'hands on' experience with best-practice research to provide a niche service to knowledge economy projects.

[www.cam-sci.com](http://www.cam-sci.com)

