

# **Appendix 1: Edgbaston Planning Framework**



# Edgbaston Framework

August 2014



**BDP.**

**Turley**

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# Acknowledgement



*Simpsons Restaurant'*

calthorpe estates edgbaston / edgbaston framework

# Foreword

Working together with Calthorpe Estates, the City Council has produced this Framework to outline a vision for the future of the area, to positionally plan for change.

By adopting a place-making approach, distinct 'Quarters' will feature new, integrated, pedestrian friendly environments, which will ensure that people want to visit the area, and feel safe during an extended business / leisure day.

Whilst respecting the special character of the estate and its heritage assets, Calthorpe Estates, (the property and investment company which manages the freehold of the estate), is committed to helping implement this plan; driving forward a multi million pound regeneration portfolio.



*University of Birmingham*



*Edgbaston Stadium*



*Elmhurst School of Dance*



*Simpsons Restaurant and Cookery School*

This commitment will help the area to flourish as one of the UK's most desirable locations in which to live and work, maintaining the delicate balance between the best of the old and the continuing need for new facilities, in a changing property market.

***Cllr Tahir Ali***  
*Cabinet Member for Development,  
Transport and the Economy*

# Introduction

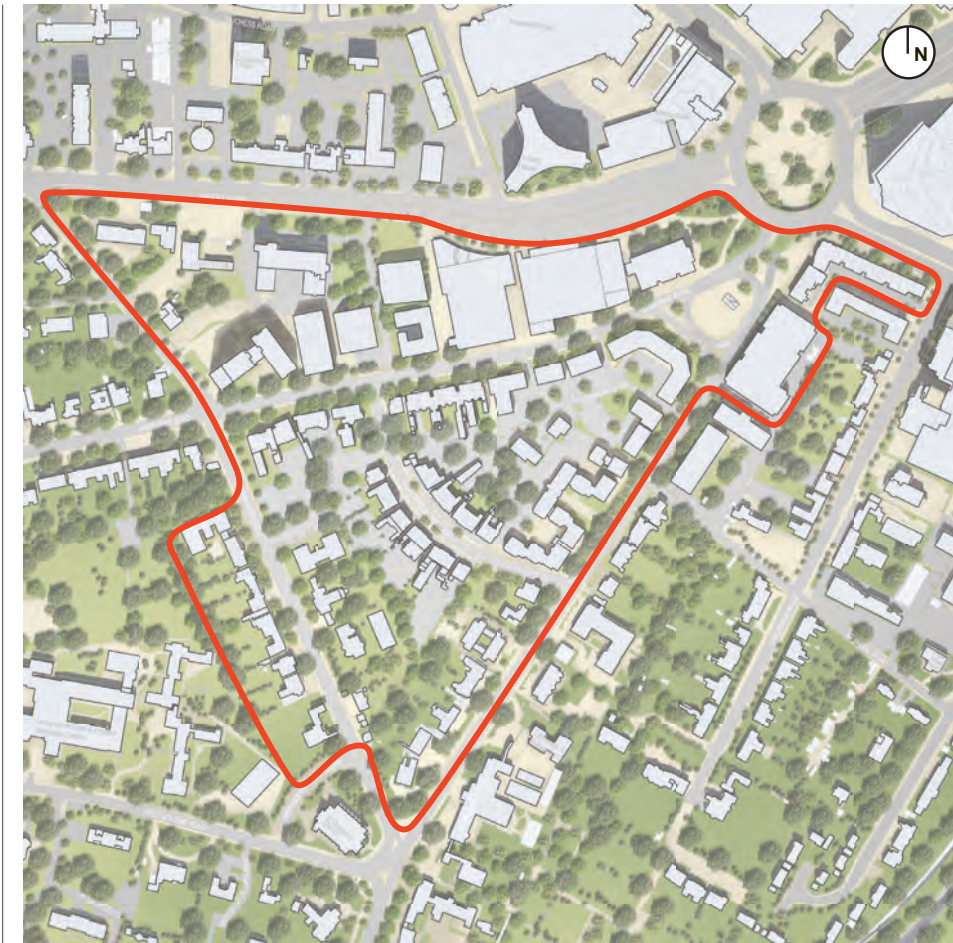
Originally purchased in 1717 by merchant adventurer Sir Richard Gough, the 610-hectare Calthorpe Estate in Edgbaston has been owned by the same family for almost 300 years.

Today, this thriving commercial and residential district comprises one of the UK's largest urban Conservation Areas, featuring many interesting buildings, in a setting of green spaces interspersed with trees.

The heart of the district is the commercial centre to the west of Five Ways. However, this area has suffered decline, resulting in the businesses in the area requesting better supporting facilities. There is a need to redress those deficiencies with a degree of supportive retail, restaurant and leisure uses, to help sustain the core business activities.

The Calthorpe Estate is not a static area and is constantly responding to the requirements of modern living and business, whether through the adaptation and conversion of buildings to facilitate new uses, sensitive infill, or redevelopment, including award-winning sustainable buildings. This is the epitome of sustainable growth.

Whilst maintaining the emphasis on a high quality public realm and respecting the character of the area and its heritage assets, the Framework outlines a number of development principles and key areas of opportunity. These include the redevelopment of key sites and, where appropriate, the conversion and extension of some existing properties to encourage or accommodate new uses.

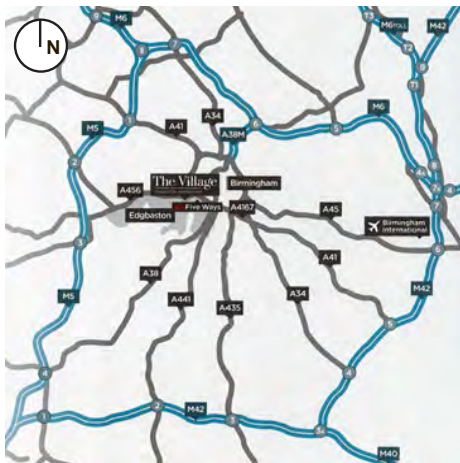


Site location



## The Location

The Framework area, totalling 17.3 hectares, lies at the edge of the city centre, adjoining Five Ways and the Westside & Ladywood Quarter in the Big City Plan. Its northern boundary is the largely commercial Hagley Road whilst its southern edge adjoins the residential suburbs of the Calthorpe Estate.



*Birmingham location plan*

It includes a substantial part of the Edgbaston District Centre (as defined in the 2012 Shopping and Local Centres SPD) and an area of predominantly commercial properties bordered by Hagley Road, Calthorpe Road and Highfield Road.

## Status of the Framework

This Framework has been prepared in the context of the national and local planning policy - the NPPF, the UDP (saved 2008),



*Site location aerial*

emerging Birmingham Development Plan and other local planning documents such as the Shopping and Local Centres SPD 2012.

Although the framework is non statutory and has no formal planning status, it is anticipated that all parties will commit to it, endorse its content and use it as a means of guiding and encouraging ongoing investment.

This document has been issued for public consultation and your views are welcomed to help us shape this plan. Please let us have your views. For details of how to

comment please visit our website <http://www.birmingham.gov.uk/planningpolicy/draft>

## How to use the Framework

The Framework is divided into four sections. The first section, covers the context for and key influences on the physical development of the area. The second section, outlines the opportunities for the area, and the third section sets out the guiding principles and vision for how it will develop over time. The final, fourth section deals with how the vision can be delivered.

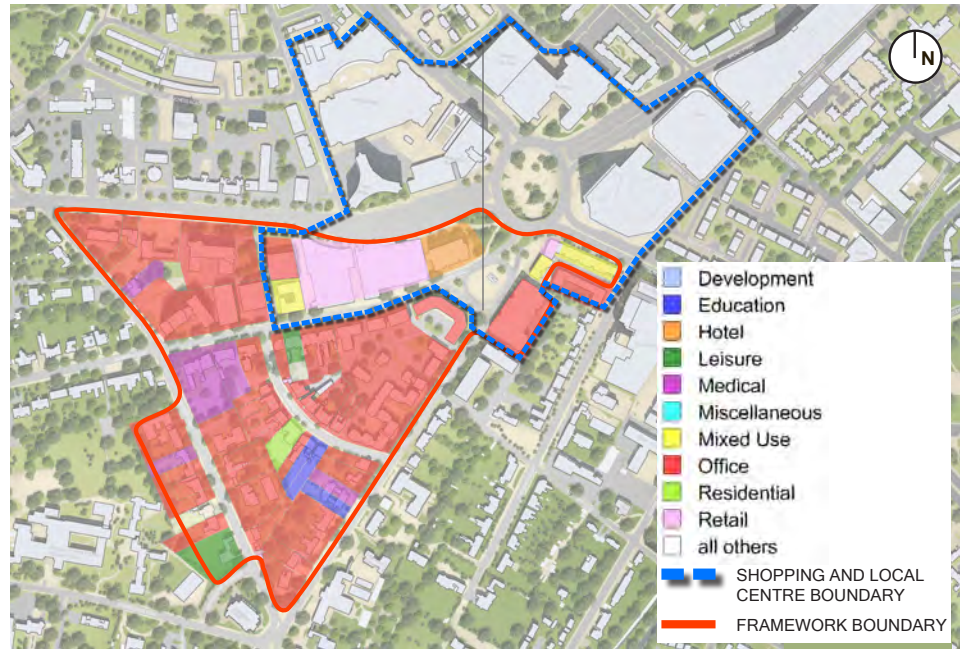
# Context

## Market Drivers

Whilst the Edgbaston area around Five Ways and along Hagley Road has for decades been regarded as a prime office location, growth of the city's Central Business District including the Jewellery Quarter & Digbeth, has resulted in a decline in demand for office accommodation within the area.

The decline is in part due to a lack of convenient retail, leisure and food / drink facilities (which exist in abundance in city centre office locations) to serve the business community.

Recent surveys undertaken by Calthorpe Estates (of both commercial and residential customers from within the immediate area) identified a significant shortfall, and a subsequent need for, a range of retail and leisure uses, including coffee shops, small convenience stores, restaurants, wine bars and specialist local shops. For example when marketing the



*Development Context (existing built uses, excluding consented)*

newly-built 107,000 ft<sup>2</sup> Calthorpe House on Calthorpe Road, a significant need for facilities within the area was highlighted by prospective lessees, especially with upwards of 600 people being employed in one commercial office building.

Whilst acknowledging that office use will continue to be the predominant land use in the plan area, Calthorpe Estates has sought to convert vacant premises to meet demand for new commercial uses, including medical / healthcare, residential and retail.

This document acknowledges that the commercial parts of the Calthorpe Estate are undergoing a period of change. Although mindful that policy in the Shopping and Local Centres SPD (and the UDP) allows for only small scale retail activity that does not compromise the vitality and viability of the Edgbaston District Centre (or other local centres), it seeks to create a framework that will encourage appropriate investment.

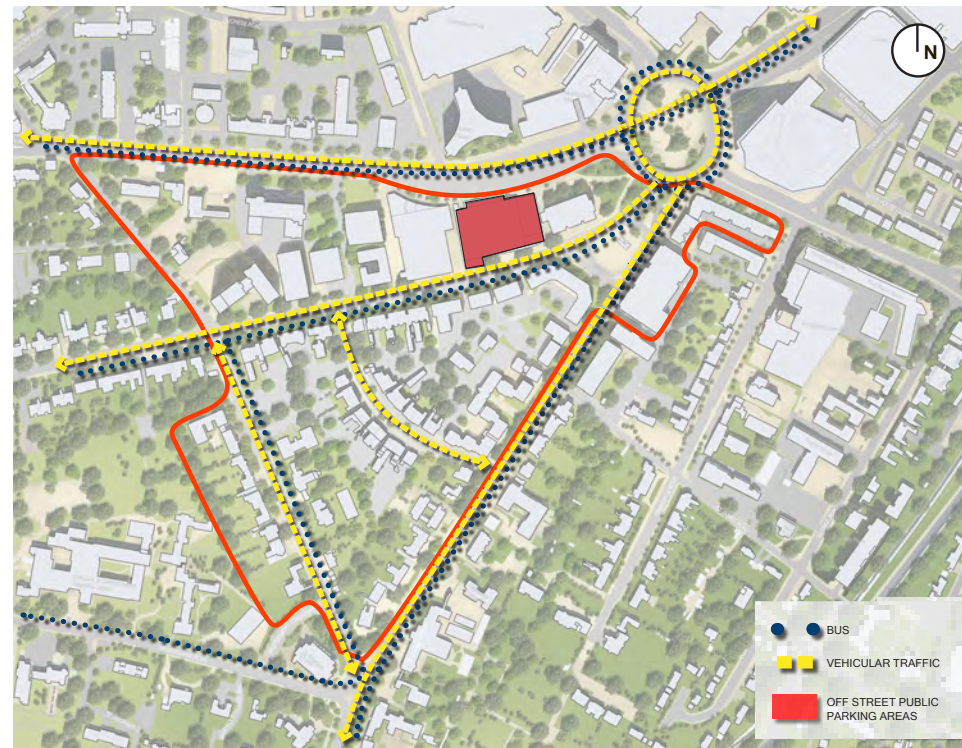


## Transport Context

Five Ways, Hagley Road and Islington Row Middleway, act as a physical barrier to safe and convenient pedestrian access to and from the plan area. This is compounded by the poor environmental quality of Five Ways Station and the traffic dominated access routes from the station into the area.

Within the plan area, key routes such as Harborne and Calthorpe Road are dominated by traffic, often moving at high speeds due to the road layout. There is also a lack of focus on safe pedestrian and cycle routes. In order to enhance permeability through the area, there is a need to give greater priority to pedestrians. Appropriate routes and crossings will be created, and existing ones improved, as well as introducing traffic management measures and environmental enhancements to reduce the impact of traffic.

At a number of locations within the draft Framework area, there is an oversupply of surface level car parking, whereas the multi story car park on Harborne Road has spare capacity. A rationalisation of this parking provision could better accommodate new development, whilst ensuring an adequate level of convenient, safe parking for short term visitors.



*Existing Transportation and Parking Scenario*

The area is currently very well served by public transport having the Fiveways railway station on its doorstep, and buses (particularly linking the Queen Elizabeth Hospital and the University of Birmingham Campus) running through the area. With funding identified by the Local Enterprise Partnership for the Midland Metro Line, extension to Five Ways (due for completion 2021) a full range of transport options will be on offer.

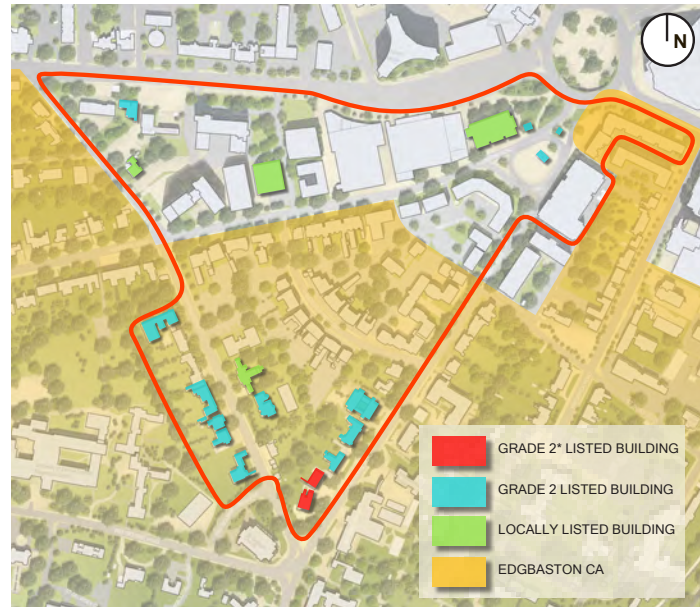


# Context

## Heritage Context

The Edgbaston Conservation Area covers a significant part of the framework area, reflecting the importance of the Calthorpe Estate to the development of this area of Birmingham.

There are a number of statutory listed and locally listed buildings within the area, including two Grade II\* properties – 35 and 36 Calthorpe Road. There is a rich building stock which is complemented by good landscaping, reflecting Calthorpe Estates' commitment to providing a high quality environment. This richness of building stock is not only derived from the early 19th Century development of stucco villas, but also to the post-war masterplan by John Madin who sought to maintain the historic development principles of the Calthorpe Estate.



*Heritage plan*



*Five Ways clock*



*35 Calthorpe Road*



This document provides an opportunity to use the historic environment to shape the future development of the area. The retention of historic properties and the construction of new buildings provides the opportunity to continue the development of Edgbaston as a dynamic and high quality environment.

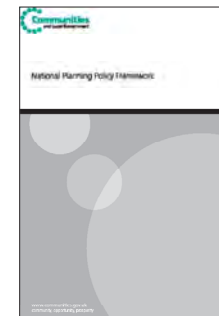
## Planning Policy Context

The Edgbaston Constituency chapter in the **UDP** acknowledges the importance of the areas historic legacy, but also seeks to bring about improvements in the physical environment and economy, to maintain its long term vitality and prosperity.

The **Birmingham Development Plan** (BDP) (Pre Submission Version 2013) acknowledges that the changing nature of the retail industry is impacting on the vitality of a number of the centres in Birmingham which provide a focus for growth in the retail, office and leisure sectors. It recognises that such centres are an important part of the local economy and need to be supported to provide services for communities. The area surrounding Edgbaston (Five Ways) District Centre is identified as an existing focus for office development on the edge of the City Centre with potential for future growth.

The emerging BDP acknowledges that in comparison to other regional centres Birmingham lacks representation from independent, niche and small retailers to provide a diverse retail experience. In response, Draft Policy TP22 states that proposals which promote and encourage independent and niche retailers across the City will be supported.

The adopted **Shopping and Local Centres** SPD defines the extent of Edgbaston District Centre. The SPD Consultation Statement makes reference to the area beyond the District Centre boundary, noting that the future potential of this area for a mix of office, residential, healthcare and supporting smaller scale retail uses will be addressed through this Edgbaston Framework.





# The Opportunity

Responding to market demands and the need to diversify the areas offer, this Framework promotes a variety of uses to create a true 'mixed use' feel.

Vacant properties will be brought forward for occupation, together with a number of new build sites, to provide opportunities for office, retail, residential, leisure, medical, and other associated uses. Mindful that any new retail activity must not compete with the Edgbaston District centre, these developments will complement, existing uses and further enhance the 'village' feel around the central hub of Greenfield Crescent.

If new commercial tenants are to be attracted into Edgbaston, and existing lessees retained, then the Estate must be responsive to changing circumstances. This not only extends to the offer itself, but also the buildings and the public realm. Through the implementation of the proposals contained in this Framework, fresh investment can be attracted, with new occupiers and a complementary range of uses bringing vitality back to the area.



Although the plan area will remain predominantly an office quarter, a mix of new uses will not only cater for commercial tenants, but also local residents who currently travel further afield for the services they need. Developments arising out of this guidance will strive to create a safe and inviting area; for use both during the day and into the evenings and weekends where people can shop, eat, relax and enjoy themselves. This will be achieved by attracting new operators such as high end restaurants, shops and cafés into the area, through the establishment of new 'quarters', such as at Greenfield Crescent and an area for 'fine dining' around Highfield Road / Calthorpe Road.



Of equal importance to the success of this regeneration strategy, is a quality environment, enhanced public realm and improved pedestrian and public transport access. Ease of movement in a safer and more conducive environment, are key elements in the future vision for the area. A new network of public routes, with improved security, access and egress arrangements, will contribute to this end. New and more rational car parking facilities will be introduced, with better access for cyclists and pedestrians alike. Parts of the plan area will be subject to traffic management measures, using subtle changes to the surface materials of the pavements and carriageways, to improve the pedestrian experience and encourage visitors to use the area to its full potential. Improvements to Five Ways railway station will assist public transport access to the area.



CGI of Greenfield Crescent



# Development Principles

The development principles that inform this document and create the vision for the future are:

## (1) Creating Distinctive New Mixed Use Zones / Quarters

The Framework seeks to reinforce commercial activity in the area by creating a series of distinctive new mixed use zones / quarters to bring vibrancy to the area. These are a fine dining quarter around Highfield Road / Calthorpe Road, a mixed retail and café quarter around Greenfield Crescent / Harborne Road and a strengthened office and commercial quarter with major new development around Harborne Road/Highfield Road. This will create a thriving daytime and evening economy. These three areas have the most potential for change, albeit each with its own heritage context.

## (2) Meeting Local Needs

The Framework promotes development which will support existing businesses and the nearby resident community. New investment will be attracted to existing premises and new build opportunities, which will deliver local services and facilities not currently provided in the Edgbaston District Centre.

## (3) Catering for City-Wide Catchments

Edgbaston is home to uses with a city-wide, regional or even national appeal, including renowned office, healthcare facilities and fine dining restaurants. Additional development could be attracted to the area as these uses often cluster together. The Framework recognises the city-wide catchment of such activity and seeks the flexibility of approach to ensure that appropriate supporting uses and facilities, can be provided.

## (4) Attracting New Commercial Activity

The Framework presents an opportunity to revisit the potential of this area to accommodate new uses. Areas of opportunity include scope for new development, particularly around the Harborne Road / Highfield Road Junction (where longstanding proposals to redevelop the Chamber of Commerce building have not yet come to fruition). Equally, the Framework seeks to create the conditions whereby vacant space in existing buildings is taken up. This may sometimes involve modest infill, or sympathetic extensions to existing character properties and a change of use of its planning status.

All of the above are underpinned by:

## (5) Connectivity and the Public Realm

Edgbaston is an attractive area already and relatively pedestrian friendly, but those parts closer to Five Ways are more dominated by traffic. This Framework promotes improvements to pedestrian connections and a quality public realm which stitches the area together, giving pedestrians the opportunity to move



*Sunrise Senior Living*

around the area without having to use the two busy one-way routes of Harborne Road and Calthorpe Road. Improved traffic management and public transport access are also encouraged.

The investment strategy is based around three key areas of opportunity:

- Greenfield Crescent;
- Harborne / Highfield Junction;
- The Fine Dining Quarter.

These three areas have the most potential for change, albeit each with its own heritage context.

## Uses and Activities

### Commercial Offices

Commercial office activity will continue to form the predominant land use in the plan area. The aim of this document is to support those that remain viable, attract new offices through redevelopment, and seek to re-use those buildings that are no longer suited to modern requirements. Some flexibility will be applied to ensure buildings can make a meaningful contribution to the area.

### Retail and Leisure

Small scale retail and leisure uses, including local convenience stores, restaurants, bars, cafes, coffee shops, sandwich shops and gyms to serve the immediate business and residential community will be supported. This is about meeting local needs and is not intended to undermine the role of Edgbaston District Centre, with its principal food retail anchor, and leisure / recreation activities (serving a much wider catchment).

The creation of a fine dining quarter, building upon the reputation of Simpsons the existing Michelin starred restaurant, will add to the character of the area, and strengthen the city's food tourism offer.

This demand will be met largely through appropriate, modest conversion, extension and some redevelopment, in parts of the plan area, to help create a more vibrant urban village character.



### Residential

Residential uses will continue to form an important element of the area, bolstering it as a liveable and vibrant quarter of the city.

Student residences have been introduced at Greenfield Crescent as part of a mix of uses. There is further potential for development of managed student accommodation on upper floors at Greenfield Crescent, given the close proximity of the area to the University of Birmingham.



# Development Principles

## Hotels

The plan area is situated in a highly developed fringe area of the city centre containing large concentrations of office development and is only a few minutes' walk to the International Convention Centre and National Indoor Arena. Extending the cluster situated along Broad Street and at Five Ways, new hotel development will be supported in parts of the plan area.



*Marriot Hotel*

## Healthcare

There is a proliferation of 180 medical organisations, 80 hospitals and specialist care centres, 44 GP clinics and routine care facilities and 23 training facilities all located within walking distance around Edgbaston. The Estates designation as Birmingham's Medical Quarter is a recognition of the strength of Edgbaston as a major hub for the medical sector

in Birmingham, which is being further enhanced nationally and internally through a number of initiatives, including the development of Pebble Mill.

Building on the area's designation opportunities for further clustering of medical organisations within the plan area will be encouraged and supported.



## Connectivity

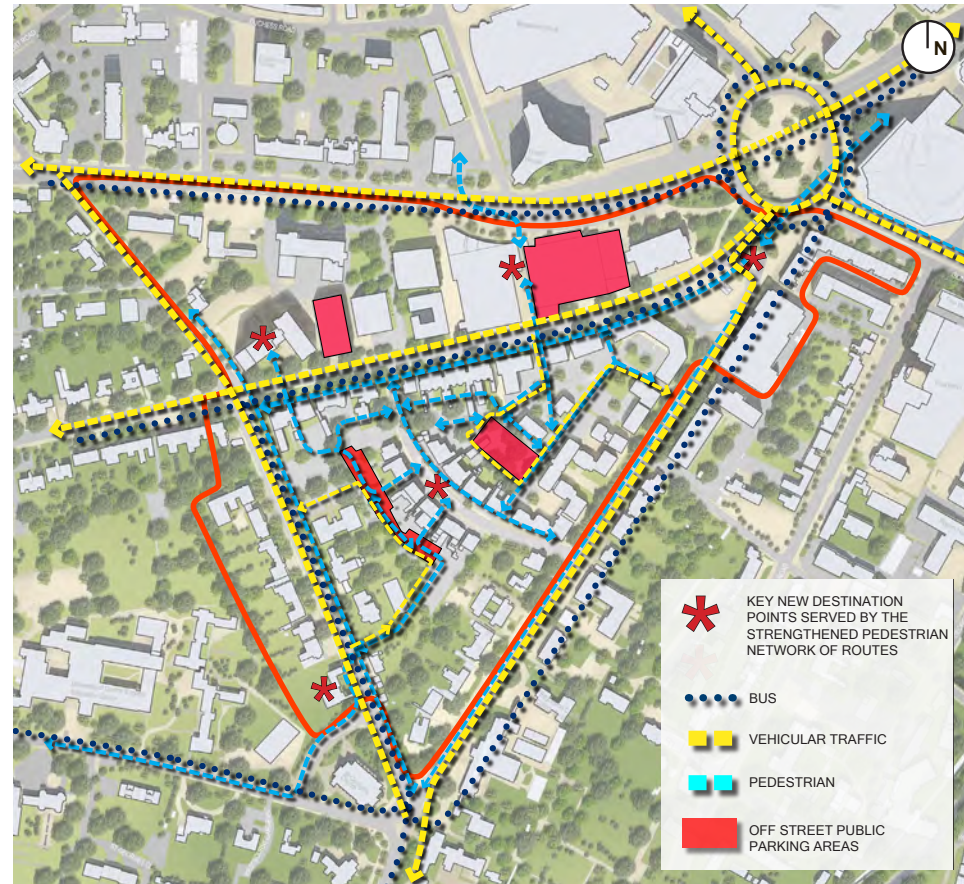
Improved connectivity is a key objective at the heart of this document. The area can appear dominated by vehicles and opportunities will be sought to improve the pedestrian experience and raise the quality of the public realm. The focus will be on good pedestrian accessibility, around the area and between key uses including public transport nodes. Traffic management along key routes will also be promoted.

### Bus and Rail Interchange

The provision of new bus stops, together with environmental enhancements to Five Ways Station will be sought to encourage the greater use of public transport to and within the plan area.



Local Rail Plan



Movement Plan

### Car Parking

To support the Framework proposals Calthorpe Estates will seek to enhance off street public car parking provision. Environmental enhancements, layout amendments and new management procedures will improve the appearance

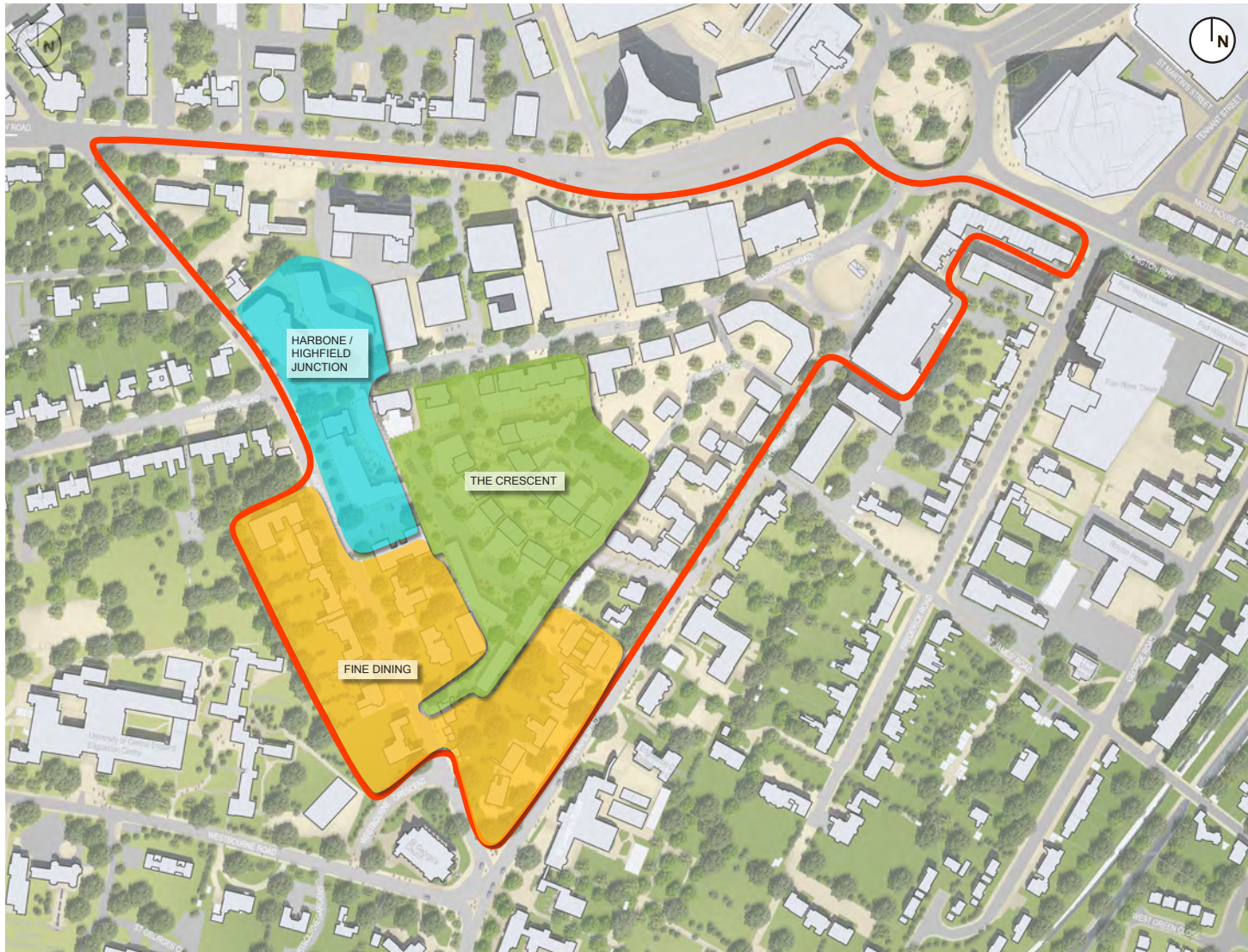
and efficiency of the parking provision, creating space for the extension of properties. The Movement Plan shows locations where parking will be available to the public within the plan area.



# Key Areas of Opportunity

There are three key areas of opportunity which are contiguous: Greenfield Crescent; the Harborne Road / Highfield Road Junction (comprising sites either side of the Harborne Road at its junction with Highfield Road); and an area around Highfield Road / Calthorpe Road referred to as the 'fine dining' quarter.

This section outlines more detailed proposals / guidelines for each area.



Key Areas Plan

## Greenfield Crescent Area

### Vision

The Greenfield Crescent area, incorporating properties fronting Harborne Road (No's 16 – 30), represents a unique urban space which will be transformed into a distinctive, active and memorable space for the heart of Edgbaston village.

Following the opening of restaurants and bars on Harborne Road as well as the Morrisons supermarket in October 2012, footfall in the area has increased significantly. Complementing this, but principally serving the local business and residential community of Edgbaston, Greenfield Crescent and Harborne Road has the potential to become a small scale destination for niche retail uses, set in a quality shared space.

The Victorian villas along the eastern and western frontage of Greenfield create a distinctive crescent form enclosing a 22m wide urban space, highly desirable for niche retailing / mixed use. The conversion of properties fronting Harborne Road will draw retail activity along Harborne Road towards Greenfield Crescent.

The areas to the rear of the Crescent and Harborne Road will benefit from greater definition and reduced space 'leakage' through appropriate high quality rear extensions to the existing properties. The new spaces will offer the opportunity to become the entrance spaces / faces to the upper storey uses. Enhancements to the environment and layout of the parking provision to the rear of the properties will be delivered to better serve the new uses and generate space to accommodate extensions.

### Key Principles

- High quality shared space with pedestrian priority in Greenfield Crescent;
- Broadened range of ground floor uses with active frontages; alternative uses of upper floors (including residential);
- Development of an appropriate scale at the rear of properties on Greenfield Crescent and Harborne Road to restore the original plot pattern;
- A comprehensive enhancement strategy will deliver improvements to the public realm, street scene and shopfronts to create a high quality contemporary environment, without compromising the Conservation Area's character.



Greenfield Crescent

### Policy

Greater flexibility for change of use will be allowed by permitting the ground floor of up to 8 of the existing 19 properties on Greenfield Crescent to be converted to retail uses (A1). The ground floor of up to 3 of the converted properties could become restaurant, café or bar uses (A3 / A4). Other suitable ground floor uses (offices B1, residential C3 and healthcare D1) will be considered on their merits. On Harborne Road (No's 16-30), conversion of the ground floor of up to 5 of the 8 properties to retail, restaurant, café or bar use will be acceptable. For the avoidance of doubt, the figures include The Blue Piano which constitutes 2 units.

Any new development must respect the existing building line to Greenfield Crescent, whilst exploring the potential for sympathetic development to the rear. Extensions, elevational treatment, signage and new buildings must reflect the scale and rhythm of the original buildings and be subservient to existing development. The space behind properties will be rationalised and efficiently designed respecting historic plot boundaries. A detailed tree survey (BS 5837 / 2012) will need to be prepared at an early stage, to assess the impact of new development. Rationalisation of car parking into parking courts at the rear of properties will be encouraged.



# Key Area of Opportunity

## Harborne / Highfield Junction – “Edgbaston Galleries”

### Vision

At the western gateway to the plan area, the Chamber of Commerce and Birmingham Medical Institute (BMI) sites on either side of Harborne Road, present significant opportunities to accommodate a range of office, hotel and small scale ancillary retail / leisure (niche cinema, theatre, gym, sports facility) uses. This range of uses is anticipated as a means of increasing the diversity of the district, with these two sites offering the opportunity to achieve this ambition.

The redevelopment of both sites will create a gateway to the commercial area, anchoring activity at the junction of Harborne / Highfield Road. Prior to the occupation of any future scheme on these sites improvements to public realm will be delivered to calm through-traffic movement and increase pedestrian and cycle dominance.

### Key Principles

- Comprehensive redevelopment including large floor-plate offices in addition to hotel, small scale leisure and complementary retail and floorspace;
- New public realm linking through to Greenfield Crescent;
- Enhancement of the public realm around Neville House;
- Pedestrian priority at road crossings along wider ‘desire lines’ of pedestrian movement;
- All buildings must front onto the principal roads and pedestrian routes, with interesting active frontages at ground floor.



*Commerce Point (2006)*

### Policy

The principle of the redevelopment of the Chamber of Commerce building has already been established by planning approval (2011/04937/PA) which permits redevelopment comprising office, restaurant and bar uses.

The Chamber of Commerce site is an important location and should be developed as a medium rise focal point, accommodating uses such as offices, hotel with ancillary retail and appropriate small scale leisure uses that will add to the variety on offer within the estate.

Should the BMI site come forward for redevelopment, an opportunity for a similar range of uses will be supported. The rear of the site has significant potential to accommodate new development connecting to and enhancing the retained original BMI building fronting Harborne Road.

The BMI building is not listed but makes a positive contribution to the Edgbaston Conservation Area. Potential effects on the setting of the Conservation Area will need to be addressed at the detailed design stage and any future proposals will need to make a positive contribution to the character and appearance of the area.

The same principles should apply to this site, with the focus on how the two developments present themselves to Harborne and Highfield Roads. New development on both sites should include active frontages, overlooking new public spaces connected to the Greenfield Crescent area by physical and visual links.

As with Greenfield Crescent, a detailed tree survey (BS 5837 / 2012) will need to be prepared at an early stage.

The remainder of the block bounded by Hagley Rd, Harborne Rd and Highfield Rd, will remain a predominantly commercial office area.



Harborne / Highfield Junction – “Edgbaston Galleries”

# Key Area of Opportunity

## Fine Dining Quarter

### Vision

Building on the presence of the area's Michelin-starred Simpsons restaurant, the area will evolve as a fine dining quarter. This will be carefully managed by Calthorpe Estates' through the creation of a cluster of similarly high end restaurants and drinking establishments on Highfield Road and Calthorpe Road, principally involving the conversion and extension of character properties, known to be in demand for this type of use. Planning consent has already been granted for the conversion of 18 Highfield Road, 22 Highfield Road, and 39/40 Calthorpe Road bringing the number of fine dining / drinking establishments (including Simpsons) to four in total.

### Key Principles

- Fine dining quarter aimed at Michelin star (or those aspiring to that end of the market) excluding high street chains, wine bars / pubs and ancillary hot food takeaways;
- Enhancement and appropriate use of associated gardens;
- Public realm improvements to create pedestrian links through to Greenfield Crescent;
- Highway safety improvements, particularly at the roundabout between Highfield and Calthorpe Roads.



*Peach Pubs at Highfield Townhouse (Davis Weatherill Partnership)*

### Policy

In seeking to promote diversity of activity, the change of use (and possible extensions) of a further two character properties to create new high end restaurants will be supported in the fine dining quarter.

There are several listed buildings within this area, including two at Grade II\* (35 and 36 Calthorpe Road). Any alterations to these buildings should preserve or enhance their special interest. The fine dining quarter is also within the Edgbaston Conservation Area and new development,

including alterations and extensions to existing buildings, should respect or enhance its character or appearance.

Expansion into adjoining properties will be resisted. If it does occur, it will count towards the overall number of six restaurants.

Whilst acknowledging the special nature of this quarter, the provisions contained within the UDP (Chapter 8 Hot Food Shops Restaurants / Cafes), in respect to the potential impact on residential amenity and parking, will apply.





Fine Dining Quarter

# Delivery

This Framework sets out a clear vision for the future growth of the area. To support the new development and changes of use proposed an associated package of traffic management measures, pedestrian improvements, and environmental enhancements will be delivered.

The infrastructure works needed to support new development and attract new tenants and visitors to the area can be divided into two categories:

- those works within the public realm; and
- those works within Calthorpe owned land.

To secure the delivery of the above infrastructure, a three stranded strategy is proposed:

- Working in partnership;
- Financial contributions;
- Private works;

## Working in Partnership

The implementation of the Framework will require the public and private sectors to work together. Working in partnership with BCC, Centro & Amey, private sector contributions will help deliver public sector infrastructure improvements, thereby creating the backdrop for the 'urban village'.

Information will need to be submitted in support of each planning application to demonstrate how proposals conform to the Framework and how any necessary supporting infrastructure will be delivered. On site infrastructure will be secured and delivered through the normal conditioning of planning permissions. Off-site infrastructure requirements will be secured and delivered through S106 / S278 agreements.

### Infrastructure Works within the Public Realm

Environmental enhancements to Five Ways Station

Traffic calming and pedestrian crossings, minor environmental works – Harborne Road / Calthorpe Road and Highfield Road

Treatment of public realm and highway – Greenfield Crescent

Increasing the choice of public transport routes and enhancing the regularity of services

*Infrastructure Works within the Public Realm*

### Infrastructure Works within the Private Realm

Enhancements to the environment and layout of the car parking to the rear of properties fronting Greenfield Crescent

Upgrades to the treatment of the public realm and highway on Greenfield Crescent delivered by Amey / BCC

Improved pedestrian / cycle routes / networks within and between development areas.

*Infrastructure Works within the Private Realm (Calthorpe Estates land)*

## Private Works

Calthorpe Estates aims to self-fund and deliver the non-planning essential infrastructure enhancements. It will not be viable to pre fund significant improvements in advance of securing occupiers and therefore the timescale for the delivery of the works will be dependent on the number of occupiers secured.

The sketches below provide an illustrative example of how the spaces to the rear of properties fronting Greenfield Crescent will be reorganised to better serve the new uses outlined in the Framework. These reorganised spaces will contribute to the area both functionally and in terms of how it is perceived. To enhance

connectivity to the Fine Dining Quarter and the Edgbaston District Centre pedestrian crossings will be made more significant, legible and will be punctuated with tree planting to assist with wayfinding.

The existing parking areas will be rationalised to create a more efficient layout. By separating vehicular and pedestrian traffic and by aligning parking spaces into recognised configurations, wayfinding will be much improved. The space will become much more legible and permeable for pedestrians and vehicle users alike.



Greenfield Crescent: South car parking indicative layout



Greenfield Crescent: North car parking indicative layout-Option 1



**BDP.**

**Turley**