



# Paradise

BIRMINGHAM



**Phase 3** Proposed  
Development Changes



# INTRODUCTION

As design work on the final phase of the Paradise development moves forward, some amendments to the outline planning permission are being considered as part of the ongoing evolution of the masterplan and to facilitate the future delivery of Phase 3.

These proposed changes will be pursued through a Section 73 planning application expected to be submitted to Birmingham City Council in Autumn 2022.

Section 73 of the Town and Country Planning Act 1990 allows applications to be made to amend conditions attached to a planning permission. This application will seek to update the approved plans and drawings to enable design changes to Phase 3.

# Why are changes to the masterplan being proposed?

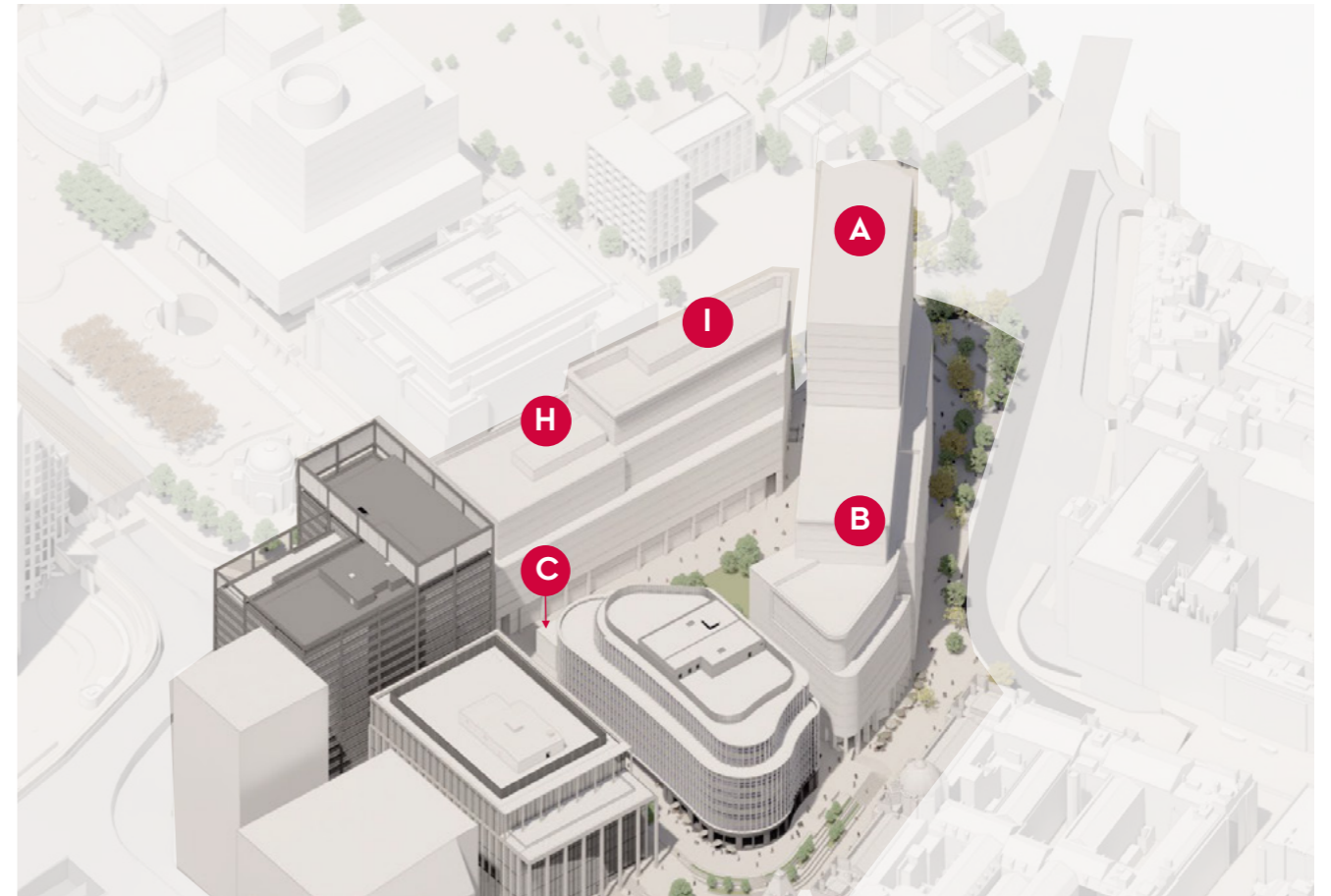
The proposed amendments will facilitate the delivery of the next phase of Paradise and are needed in response to the following:

- The introduction of Octagon to the masterplan resulting in a need to review the public space between Octagon and the remainder of the development's buildings
- Ensuring the development massing responds positively to Octagon and delivers buildings which can serve the current requirements of the office market
- A reduced need for car parking, releasing more of the basement area to serve a growing demand for retail and leisure floorspace

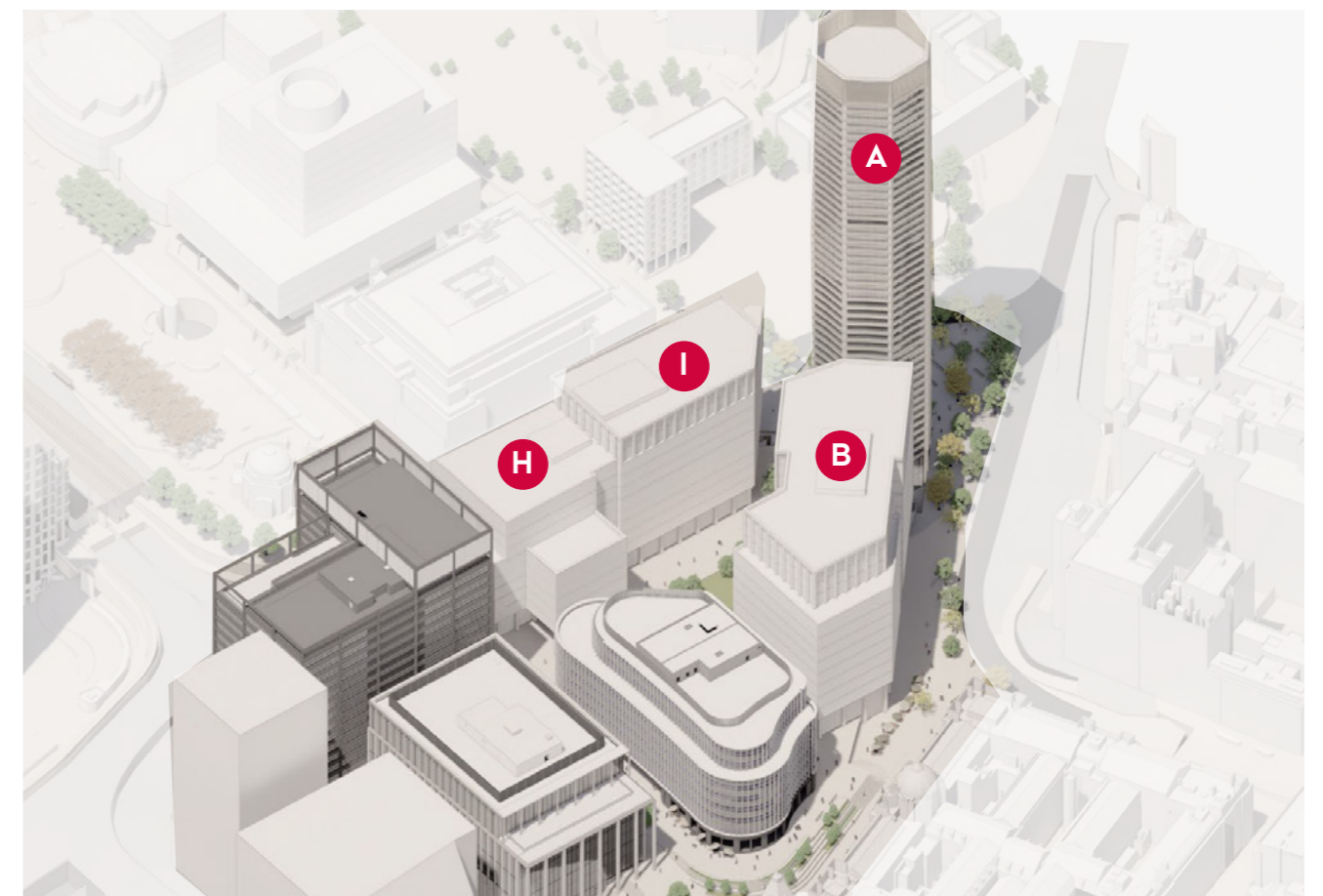


# WHAT ARE THE CHANGES?

The amendments include changes to the massing and general design of Two Centenary Way (Plot H), One, Two & Three Congreve Square (plots A, B & I) and the Pavilion (Plot C).



APPROVED OUTLINE PERMISSION - ILLUSTRATIVE MASSING

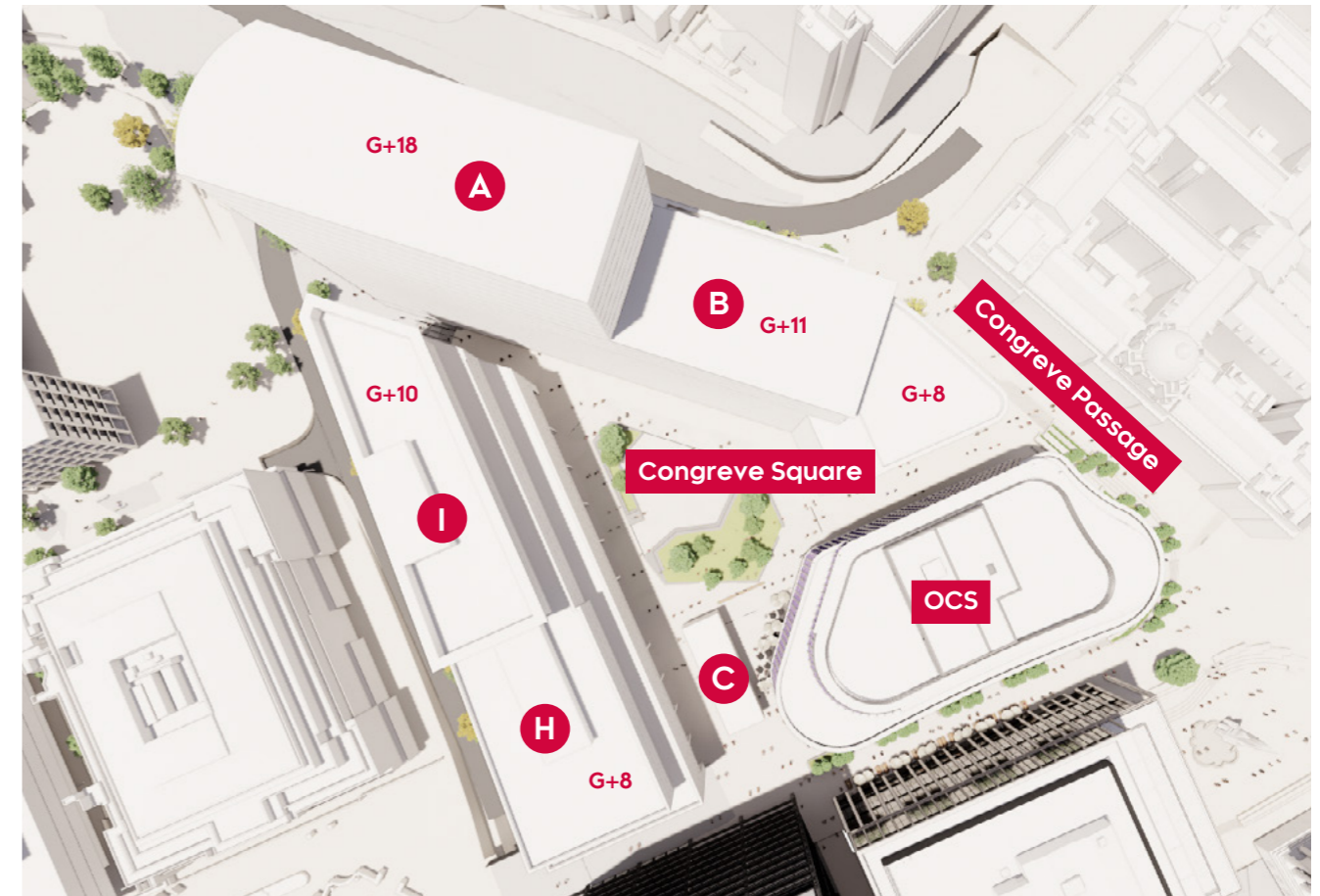


PROPOSED ILLUSTRATIVE MASSING

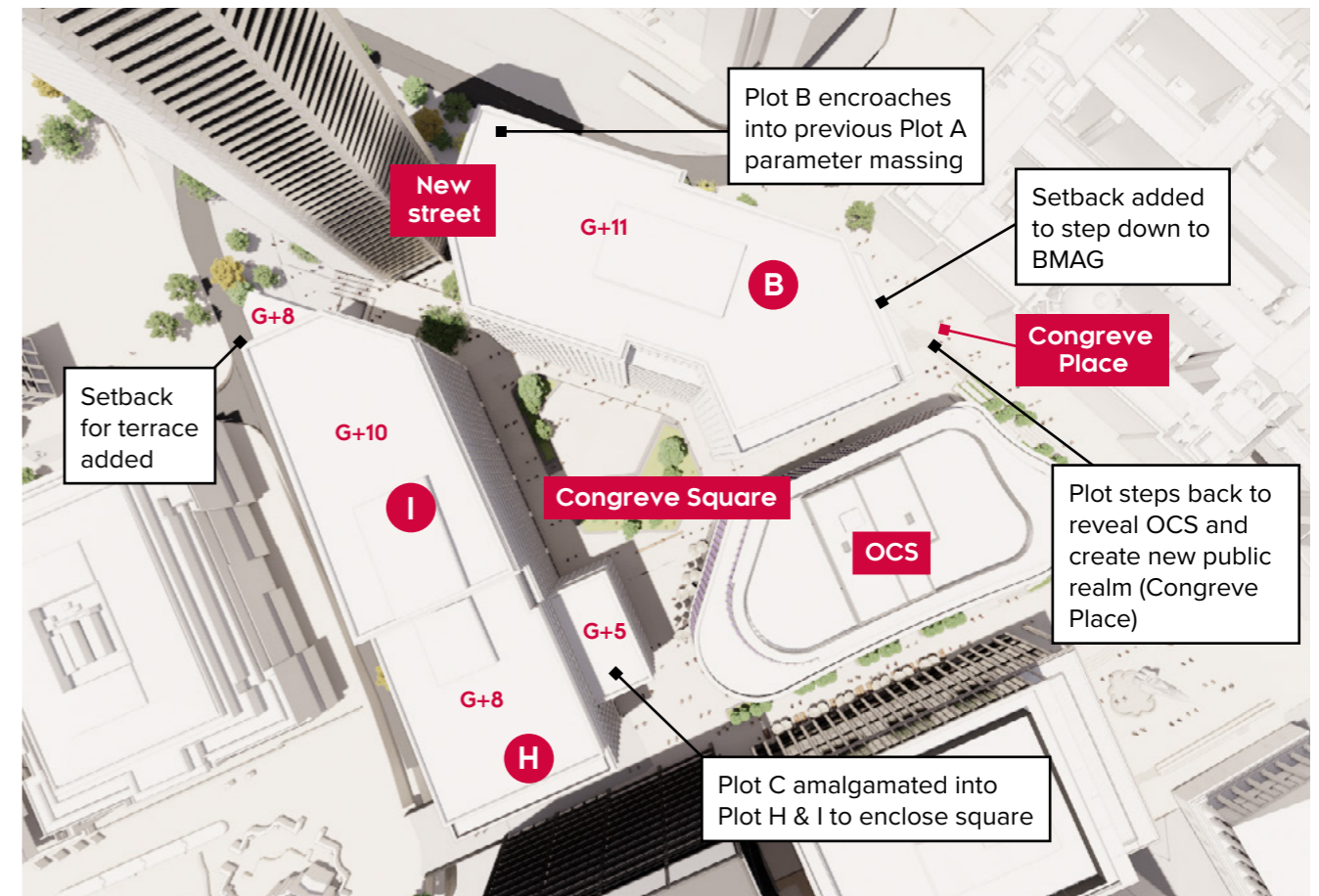
Following the addition of Octagon to the Paradise masterplan, changes to the approved building layouts are required. These include:

### THREE CONGREVE SQUARE (PLOT B):

- Creation of a new pedestrian route between Octagon and Plot B
- Stepping the building back from the Birmingham Museum and Art Gallery to allow views of One Chamberlain Square (OCS)
- Creating an enhanced public space between Plot B and One Chamberlain Square – Congreve Place - connecting Congreve Passage through into Congreve Square



APPROVED OUTLINE SCHEME



PROPOSED SCHEME

Views show Three Congreve Square (Plot B) set back to create Congreve Place.



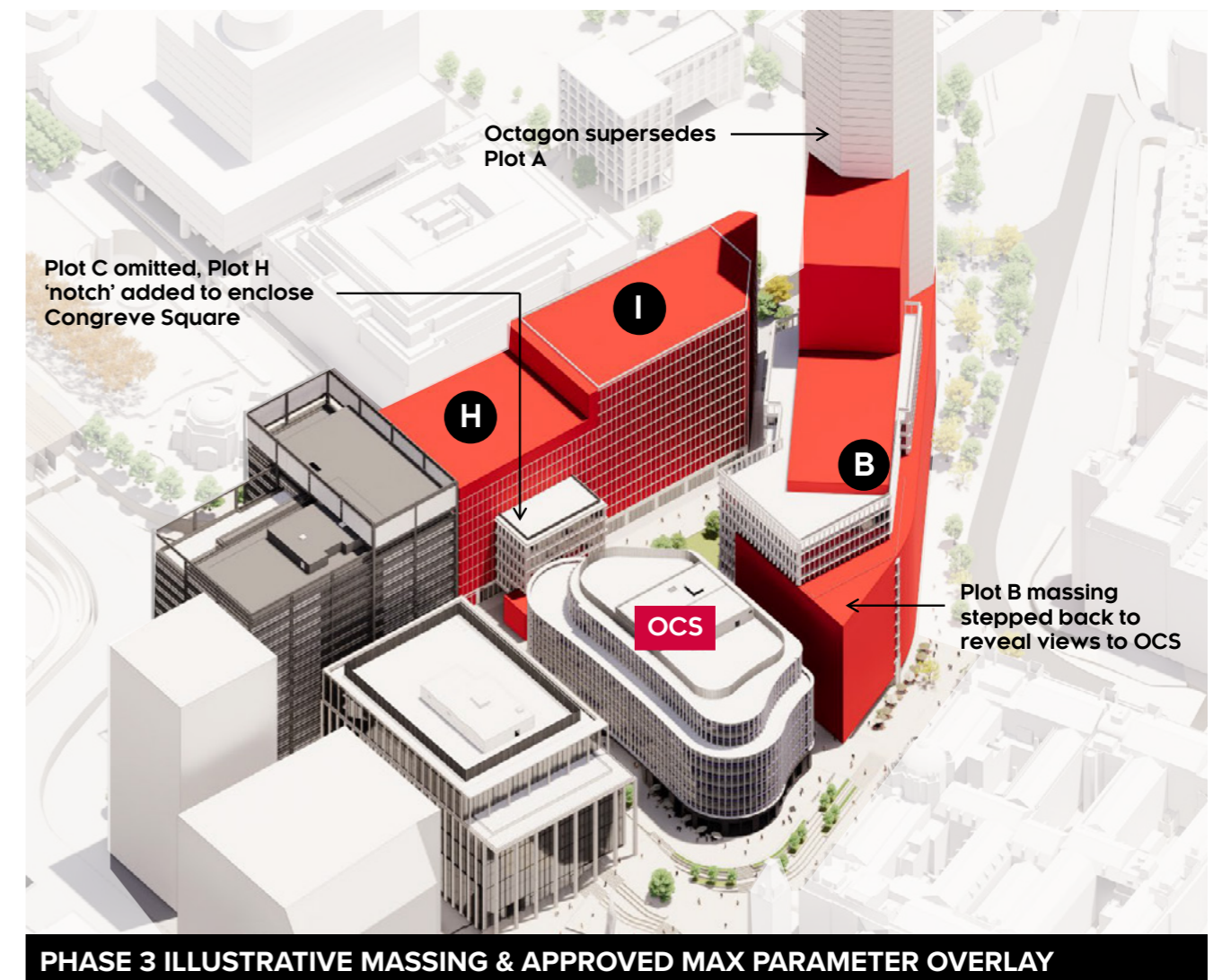
APPROVED OUTLINE MASSING



PROPOSED SCHEME

## ONE CONGREVE SQUARE & TWO CENTENARY WAY (PLOTS H & I):

- These buildings could merge to become one single plot
- Building extends out to help define Congreve Square
- The Pavilion building (Plot C) is removed



PHASE 3 ILLUSTRATIVE MASSING & APPROVED MAX PARAMETER OVERLAY

The proposed changes increase the amount of retail and leisure space and the number of cycle spaces proposed on the development by decreasing the number of originally planned car parking spaces.



#### OFFICE FLOORSPACE CHANGES

	Maximum Sq M		Maximum Sq M	Difference
Approved	161,651	Proposed	161,651	0

#### RETAIL AND LEISURE FLOORSPACE CHANGES

	Maximum Sq M		Maximum Sq M	Difference
Approved	11,148	Proposed	15,100	+ 3,952

#### CAR PARKING CHANGES

	Maximum Number		Maximum Number	Difference
Approved	550	Proposed	375	-175

The detailed design will still be subject to reserved matters approval.



# Your feedback

If you would like any further information, or to provide any feedback on the proposed changes for Phase 3, please...

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