



# MANSIONS HOUSE

PORT / LOOP

urbansplash



Places  
for People



# WELCOME TO PORT LOOP

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









# BIRMINGHAM'S ISLAND COMMUNITY

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

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

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

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



- |   |   |   |  |    |                          |
|---|---|---|--|----|--------------------------|
| 1 | Swimming pool and leisure centre<br>Opened 2019               | 5 | Phase 1a – Town House<br>Completed 2019  | 9  | Phase 2c – Future homes  |
| 2 | Edgbaston Reservoir   | 6 | Phase 1b – Brick House<br>Completed 2021 | 10 | Phase 2c – Future homes  |
| 3 | Tubeworks – Future creative,<br>commercial and leisure space. | 7 | Future village green                     | 11 | Phase 2b – Mansion House |
| 4 | Port Loop Park<br>Completed 2019                              | 8 | Phase 2a – Town House<br>Completed 2020  | 12 | New Main Line Canal      |



# INTRODUCING MANSION HOUSE

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

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







# BRIGHT AND SPACIOUS LIVING SPACES

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





# DESIGNED FOR FLEXIBILITY

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







# MEET THE DESIGNER

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

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

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

**Ian Killick**  
BA(Hons) BArch RIBA ARB



# SUPERBLY LOCATED. BRILLIANTLY CONNECTED.

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

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



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



# SITE PLAN

- Mansion House
- Town House
- Brick House





# GROUND FLOOR PLAN



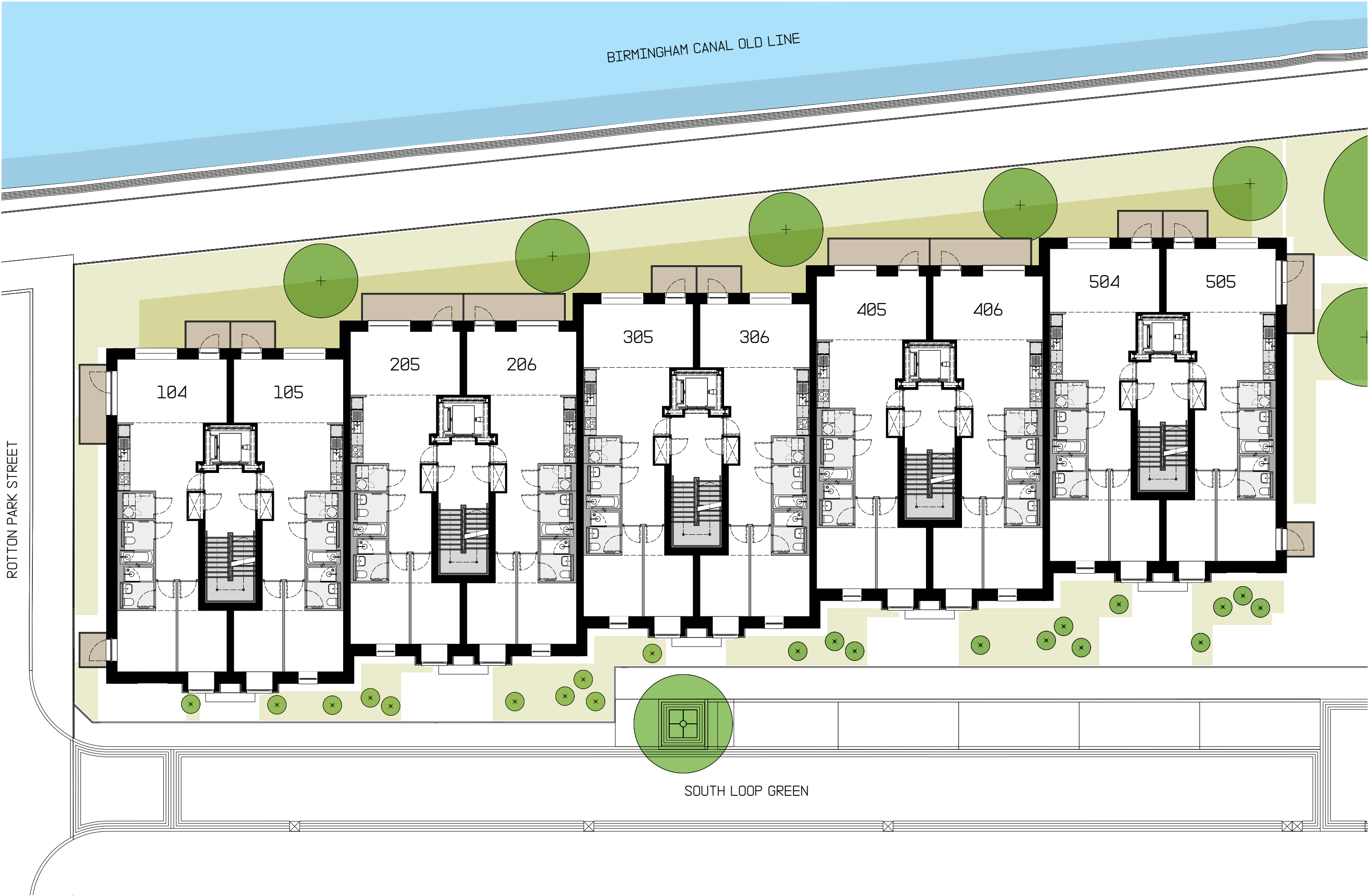


# FIRST FLOOR PLAN



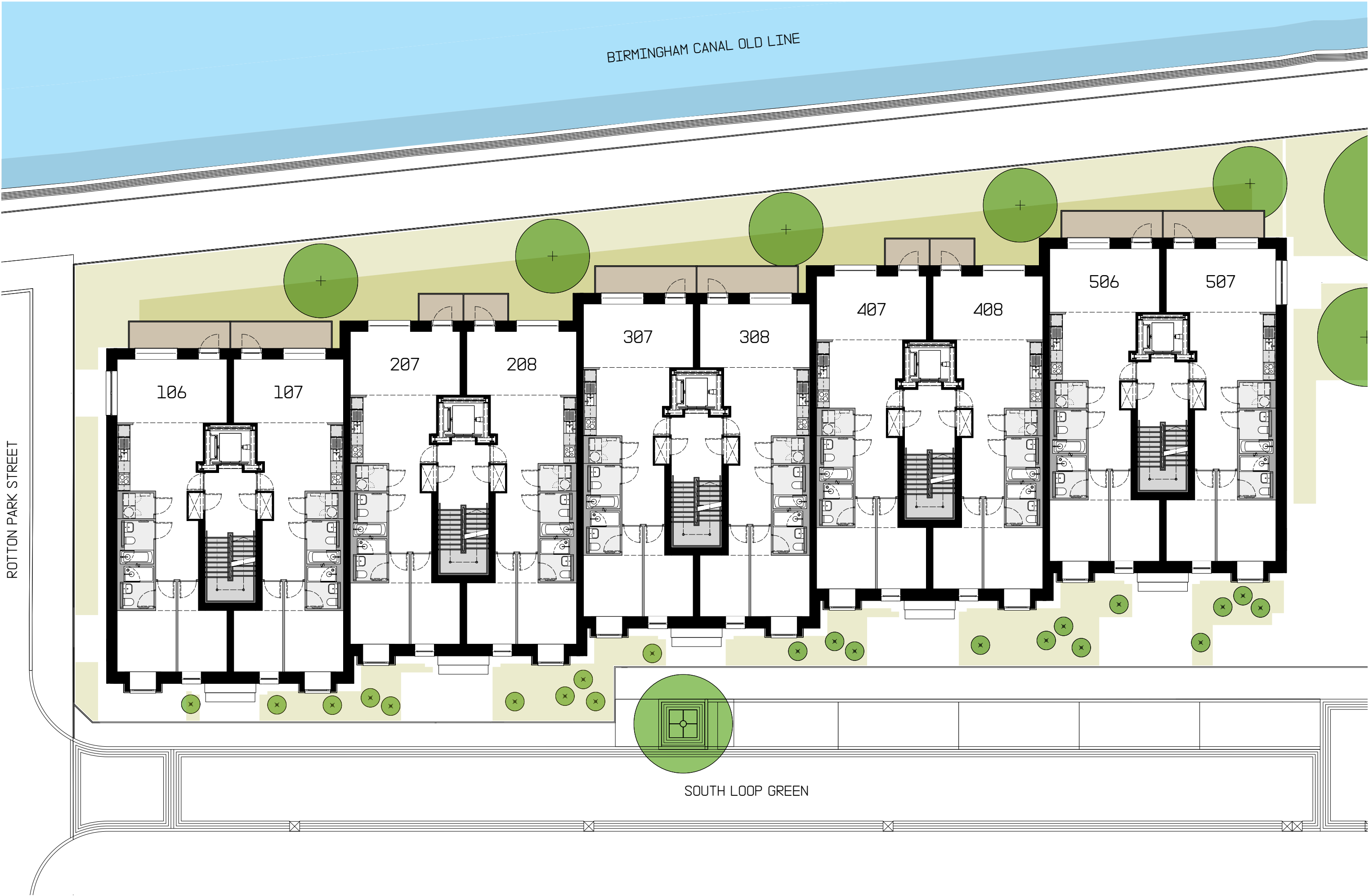


# SECOND FLOOR PLAN





# THIRD FLOOR PLAN





# FOURTH FLOOR PLAN





# FIFTH FLOOR PLAN

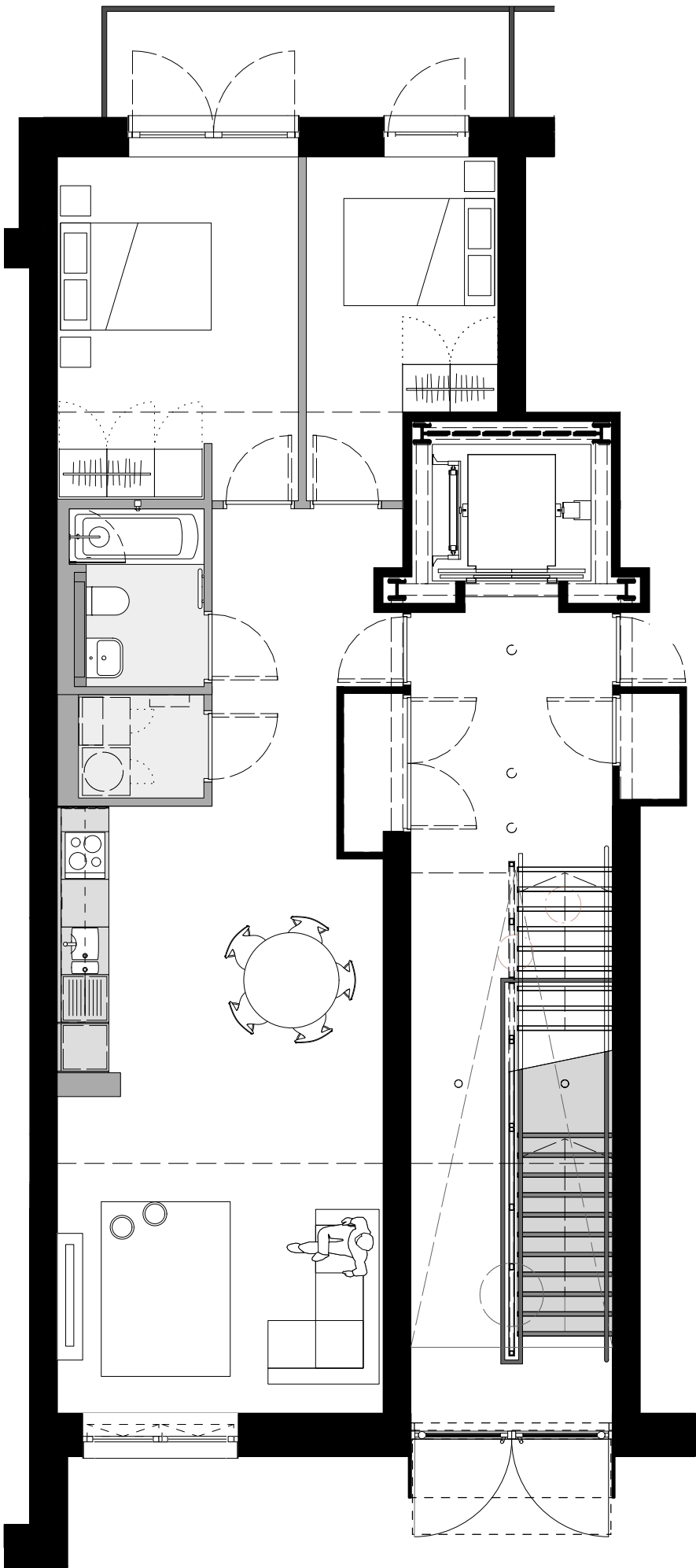




# TYPE 1

## PLAN

Ground and first floor

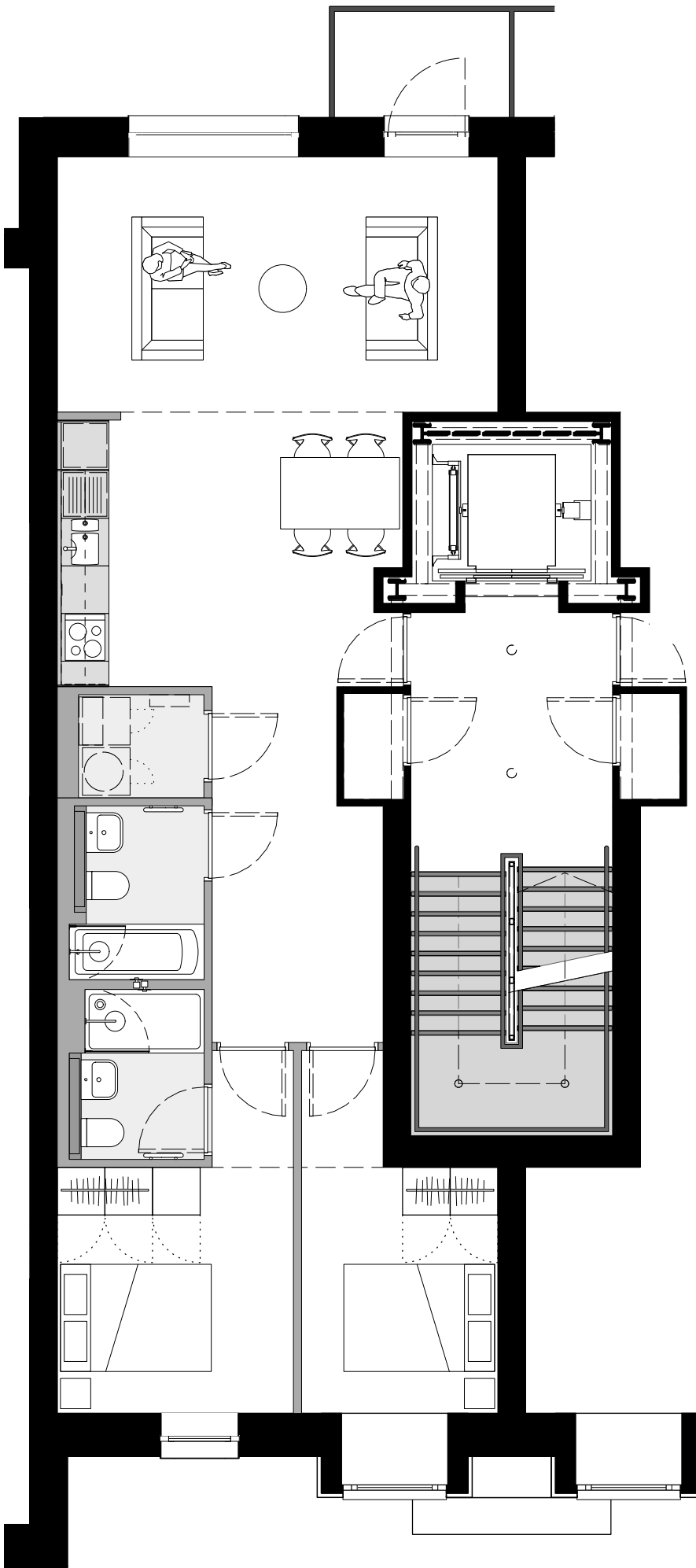


**Notes**  
Window locations will vary based on position in building.  
  
The size of the balconies differs on odd and even floors.  
  
Gable End plots will vary from this.  
  
See floor plans for reference

# TYPE 2

## PLAN

Floors 2 — 5





# SPECIFICATION

## Construction

- Steel frame construction
- In-situ poured concrete floors and pre-cast concrete staircases
- Porcelain Buchtal Rainscreen Cladding
- Sealed rubber membrane roof, with PV panels

## Bathroom

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

## Kitchen

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

## Windows and external doors

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

## Lighting

- LED/low energy lighting throughout

## Heating

- Electric panel heating
- Hot water tank

## Ventilation

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

## Media

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

## Flooring

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

## Other

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

## Warranty

- ICW 10 year New Homes Warranty







Disclaimer

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

- These particulars do not constitute any part of an offer or contract.
- All statements made in these particulars are made without responsibility on the part of the agents or the developer.
- None of the statements contained in these particulars are to be relied upon as statement or representation of fact.
- 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.
- 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.
- The selling agents do not make or give, nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to Port Loop or any part of it.
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Agents



**Spicerhaart**  
0121 752 1011  
live@portloop.co.uk