OurFuture Edgbaston Reservoir City Plan

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A plan for the sustainable future of

Edgbaston Reservoir

Draft Supplementary Planning Document

February 2022

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Foreword

Edgbaston Reservoir is one of Birmingham's most important open spaces combining opportunities for sport and recreation with valuable natural habitats and tranquil environments.

I am delighted to be launching this updated masterplan as the next step toward realising the full potential of the reservoir as a wonderfully unique asset for the residents of Birmingham.

Through this masterplan, the city council is promoting the important role of the reservoir and defining a clear vision to protect the natural environment, deliver affordable homes and encourage its health and well-being benefits.

Creating a sustainable plan will safeguard the reservoir for future generations. The Local Nature Reserve will be protected and enhanced to ensure the reservoir continues to play its important role as a valuable natural habitat for wildlife and visitors to enjoy.

Building on its role as a centre for water sports, there are huge opportunities to enhance the reservoir as a public open space and improve its offer to create a leisure destination that provides opportunities for communities to come together.

In promoting its role as a multifaceted place, we can maximise the social, health and environmental benefits of the reservoir, and help underpin the delivery of our sustainable inclusive growth agenda.

Councillor Ian Ward
Leader
Birmingham City Council

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Creating a sustainable plan will safeguard the reservoir for future generations

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1 Introduction

Edgbaston Reservoir is a unique open space, a designated Local Nature Reserve, and the second largest body of water in the city. It provides experience of nature and wildlife with natural beauty, expansive skies and views and tranquil surroundings. It serves a wide range of communities and offers a retreat from city living and is home to long established water sports clubs and diverse land-based uses.

The reservoir has played an important role in Birmingham's development history and it provides an opportunity for innovation in sustainability as the city moves to become carbon neutral.

The purpose of the masterplan is to establish the future vision for the reservoir and define how the combination of unique sport and recreation, community, heritage, and natural environment can be protected and enhanced by setting clear principles for development.

The council has produced this revised draft masterplan in response to the consultation undertaken between May and July 2019 where approximately 400 individual representations were submitted. Each representation has been considered when revising the masterplan. We are now asking for your views on whether you support the changes made to this masterplan in response to the first consultation.

Natural environment at the reservoir

In January 2020, a Community Partnership Forum was established as a means for Birmingham City Council to engage with representatives from the local community on the masterplan redraft. The Forum consists of council officers and members from the Edgbaston Reservoir Community Consortium. The Community Consortium formed in response to the previous consultation and submitted a community-led vision for the reservoir. It represents a wide range of community and user-group interests. The aim of the Forum is to align the council's aspirations with those of the community to establish a clear vision for the reservoir that everyone can work towards.

The council has engaged with the community and water-user group representatives of the Forum throughout the redrafting process. This masterplan has also been produced in partnership with key delivery partners: the Canal & River Trust and Sport England.

As part of the commitment to engage with the Forum, the council has endorsed a set of Community Principles that were put forward by the Edgbaston Reservoir Community Consortium. These principles have been incorporated throughout the revised masterplan and will be considered in planning and investment decisions made within the plan area.

The reservoir has played an important role in Birmingham's development history

An example of the reservoir's engineering heritage

Community principles
The Community Principles were agreed as the priorities of local people and ensure future development benefits both people and the environment.

Developments and proposals within the masterplan boundary will be expected to show how they will:

1. Complement the Local Nature Reserve and status of Birmingham as a Biophilic City by protecting and enhancing the natural environment.
2. Maximise environmental sustainability and make responsible use of resources in how developments are built, their operation and how they interact with their natural surroundings.
3. Actively support and encourage social cohesion to ensure that the reservoir continues to belong to everyone.
4. Encourage personal development for all and provide facilities for life-long learning.
5. Enhance physical and mental health and well-being opportunities by improving access to social, cultural and sporting facilities.
6. Build on the current ways people access and use the reservoir by improving connections to other assets and the wider green network.
7. In line with the Localism Agenda, provide opportunities for meaningful engagement and collaborative working with the community.
8. Support community-based water users to continue to develop high-quality water sports and widen access to these activities.

Purpose of the masterplan
The masterplan sits within the context of the plans for the city centre and the Greater Icknield area. Both areas are seeing major change, delivering new homes, jobs and infrastructure, and attracting greater numbers of visitors.

The reservoir offers an escape from the bustle of the city and a place where all communities can meet to enjoy the unique water setting. It is important the masterplan protects the natural, community and heritage assets, as well as the operational and functional integrity of the reservoir infrastructure. The masterplan must also enable the area to evolve to meet the needs of the city's growing population through the provision of new family homes, water-focussed leisure, and community facilities in line with the Birmingham Development Plan.

Covid-19 has forced many of us to adjust how we live our lives and reflect on what is important. The need to prioritise physical and mental health well-being has been magnified. Access to high-quality open space has proven crucial, especially for households without private gardens. Physical exercise and connecting with nature and water are proven to contribute towards well-being. As such, there is increased recognition of the need to protect and enhance open space. The role communities have played in response to Covid-19 and supporting places recover has demonstrated that investing in communities is crucial to develop resilient neighbourhoods. This masterplan therefore aims to protect and enhance the natural environment to ensure the reservoir continues to provide open space and facilitate community activity.

The masterplan is being prepared as a formal Supplementary Planning Document (SPD), to provide a strong framework for decision-making. This will ensure proposals and developments in the masterplan boundary deliver the vision for the sustainable future of the reservoir. In line with the National Planning Policy Framework, this masterplan SPD will add detail and guidance to the statutory Birmingham Development Plan.

This draft masterplan sets out several opportunities and provides clear development and community principles that maximise the important role of the reservoir, guide development, and deliver the highest-quality environment for the future. It provides flexibility to allow developers, water users and diverse communities to provide innovative ways to deliver the vision and to respond positively to changes over the plan period. Detailed plans for individual sites will be determined through planning applications.

The endorsement of the Community Principles within the draft masterplan ensures community perspectives and aspirations are taken into account in how any future development within the masterplan boundary is delivered and managed.

This masterplan will be a material consideration for all planning applications determined within the boundary. After the consultation on this second draft masterplan, comments will be taken into consideration, and necessary changes made. The council will then seek Cabinet approval for the final SPD to be formally adopted.

2 Context

The masterplan area is located to the west of the city centre and is located within the North Edgbaston and Ladywood wards. It is within walking and cycling distance of significant employment, leisure and retail opportunities and has bus links to the city centre.

Most of the masterplan area was nationally designated as a Local Nature Reserve in 2010 and is locally designated as a Site of Importance for Nature Conservation. The Local Nature Reserve covers approximately 32 hectares with 24 hectares of open water. The Local Nature Reserve designation is based on the biodiversity and importance of this open space because of its urban location. It acts as a steppingstone for wildlife in Birmingham, linking core ecological areas together. A variety of woodland, grassland and wetland habitats surround the open water.

The reservoir is a key open space and natural asset that serves a wide community. There are a range of opportunities for community, leisure and recreational activity. Today, one of the reservoir's additional functions is as an established centre for water sports, including Midland Sailing Club, Birmingham Rowing Club and TS Vernon Sea Cadets.

Birmingham Rowing Club and Midland Sailing Club provide training and racing opportunities throughout the year as well as annual regattas. Both clubs have community outreach programmes and several affiliate clubs. Midland Sailing Club is a Sailability Centre with boats specially designed for people with disabilities and runs programmes for children and adults with physical and learning disabilities. Nowka Bais, a community interest company, also run their annual boat race at the reservoir. TS Vernon Sea Cadets run a range of shore-based and water activities for young people in the local community teaching teamwork, respect, commitment and self-confidence.

View across the water to the dam wall and city centre

The reservoir serves as an important natural resource for local people and visitors. Several active community groups undertake water and land-based activities. These include running and cycling groups, social support and creative arts groups, as well as independent runners, walkers, cyclists, anglers and dog walkers.

The reservoir can be accessed along the Birmingham Mainline Canal. It is approximately a twenty-minute walk to the city centre and the Roundhouse which provides a key focus on the canal. The reservoir also connects to several other open spaces in the city's wider green network including Summerfield Park, Osler Street Park and the Harborne Walkway.

The reservoir is a key open and natural asset that serves a wide *community*

People walking around the reservoir

The reservoir is on the doorstep for many residents in Ladywood and North Edgbaston. There are also several planned residential developments underway including Port Loop and Soho Wharf to the north of the reservoir. As such, the reservoir will need to cater for diverse communities and provide accessible spaces for people to come together to meet, sit, relax and contemplate the natural environment.

In recent years, the reservoir has hosted and inspired a series of community-generated arts and cultural activities. These have been facilitated through various collaborations between arts and social support organisations including Artscoop, Bertz Associates, Eat Make Play, and Birmingham Settlement. The events are part of an ongoing programme enabling local communities to celebrate and share how important the reservoir is to them. During the Covid-19 pandemic, the former Tower Ballroom site became an important space for recreation particularly among younger generations. The car park space has been used for socialising and a range of art, cultural and exercise activities.

The Canal & River Trust are the 'undertaker' of the reservoir and have statutory duties under the Reservoirs Act, to ensure the operational and functional integrity of the reservoir, dam and its ancillary structures. Any development or projects within the masterplan boundary should not risk the safety of the dam.

The Canal & River Trust also have a statutory duty to provide safe water navigation and protect the biodiversity and water quality of the wider canal network. The water levels within the reservoir fluctuate depending on the need of the canal system. On occasions the water may need to be significantly lowered or drained for maintenance, operational and safety requirements.

The reservoir will need to cater for diverse communities and provide accessible spaces for people to come *together*

PLAN 1 Context

Key

- Masterplan boundary
- Canal network
- West Coast rail line
- Greater Icknield Growth Area
- Local Nature Reserve

NORTH

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Historic context
Completed in 1829, Edgbaston Reservoir is an important part of Birmingham's industrial heritage, having been designed by Thomas Telford.
The reservoir's original purpose was to refill Birmingham's canals, and that important function continues today. The improvements Telford made to the canal network between Birmingham and the Black Country were principally to accelerate the delivery of coal for the steam-driven machinery that was turning Birmingham into a world-renowned manufacturing centre.

Historically the reservoir also performed cultural and public health functions. In the Victorian era, illnesses such as tuberculosis, and increased levels of pollution in the city, led to great importance placed on access to fresh air and open space. During the early part of the twentieth century, a masterplan was produced for an extensive Pleasure Garden at the reservoir. These plans were never fully realised, however, the area continued to serve the population as an escape from inner city life.

The reservoir's heritage is reflected in the range of historic assets across the site including the Grade II listed Reservoir Lodge and depot buildings, as well as the locally listed dam, reservoir, and ancillary structures. Other historic buildings of interest within the area include Perrott's Folly and Edgbaston Waterworks Tower. These towers are thought to have influenced J R R Tolkein to write 'The Two Towers' in the Lord of the Rings series.

The Tower Ballroom, to the south of the reservoir, has a played a key role in providing space for people to come together. Originally built in 1827 as a roller-skating rink, it became a hugely popular venue for various forms of culture including dance, music, boxing matches and a venue for weddings. More recently, it hosted performances by the Birmingham Opera Company. The reservoir has attracted famous visitors including Charles Blondin the tight-rope walker of Niagara Falls fame, Jack Turpin the first black British World Champion boxer, Muhammad Ali Heavyweight Boxing World Champion and Ellen MacArthur, the record-breaking round-the-world sailor.

An event at the reservoir towards the end of the 19th century

William Haywood's 1918 scheme for the Pleasure and Zoological Gardens

The original Victorian entrance to the reservoir

William Haywood's 1917 masterplan for the central area of Birmingham

Timeline

1275 First record of Anglo-Saxon area name 'rot tun' meaning 'cheerful farm'.

1300-1600

1758 Construction of the Icknield Port Loop, part of James Brindley's canal from Birmingham to Wolverhampton.

1769 Completion of Perrott's Folly, commissioned by J.Perrott to view his country estate.

1800

1820 Thomas Telford modernises and shortens the canal to Wolverhampton.

1824-1829 Roach Pool transforms into Rotton Park (Edgbaston) Reservoir to feed the new canal.

1830 Erection of Reservoir Lodge and public promenade around the reservoir.

1870 Construction of Edgbaston Waterworks.

1873 Birmingham Rowing Club founded. Charles Blondin tightrope walks across the reservoir in front of crowds of spectators.

1888 Catherine Osler (1854-1924), chair of Birmingham Women's Suffrage Society, presided over a national suffragette conference in Birmingham.

1892 The reservoir gradually evolves into a pleasure resort with a roller-skating rink, jetty for boat hire, and small steam ship.

1894 Midland Sailing Club established.

1900

1920 Ownership of Selwyn Road Playing Field is transferred to the Graham Street Girls Charity Fund.

1923 Skating rink converted to a dance hall, 'The Tower Ballroom' thought to be named after Blackpool's Tower Ballroom.

1946 Birmingham Canal Navigations included in the nationalisation of canals into British Waterways Board.

1948 TS Vernon Sea Cadets established at the reservoir.

1958 Reservoir and surrounding land bought by Birmingham City Council for the citizens of Birmingham from British Waterways Board.

1977 Reservoir designated as a Site of Importance for Nature Conservation.

1990 Friends of Edgbaston Reservoir formed.

2000

2010 Reservoir designated as a Local Nature Reserve.

2019 First round of public consultation on Draft SPD undertaken.

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Policy context
This masterplan document sits in context with several other documents and plans prepared by Birmingham City Council including the following:

Birmingham Development Plan

When adopted, this masterplan will add detail to the Birmingham Development Plan (BDP). The BDP was adopted in 2017 and forms part of the statutory development plan that guides decisions on planning and regeneration. The city's population is projected to grow by an additional 150,000 people by 2031. The BDP provides a strategy for addressing the challenges of growth across the city, with particular reference to climate change, the natural environment, quality of life, infrastructure and an inclusive economy.

The boundary of this masterplan is located within Policy Growth Area Two (GA2) of the BDP. This policy relates to the Greater Icknield area which is anticipated to provide 3,000 new homes for the city's growing population. This policy allocates the Tower Ballroom site and Icknield Port Loop as key development sites to support future growth in the area:

'As the largest development opportunity in the area their transformation will provide innovative family housing close to the city centre along with a mix of commercial and community uses including a new swimming pool'.

Policy Growth Area Two (GA2) also allocates Severn Trent Waterworks for residential use: *'Severn Trent Waterworks will be brought forward mainly for new residential development'.*

The masterplan needs to demonstrate how these identified development opportunities (Tower Ballroom Site, Icknield Port Loop and Edgbaston Waterworks) can deliver family housing along with community and commercial uses, to ensure it is in general conformity with the BDP. The main function of the masterplan therefore is to build on these housing allocations to ensure the reservoir is protected as a natural asset and a facility for all of the community.

As required by the BDP, housing provided within the masterplan area will need to include a wide choice of housing sizes, types and tenures to meet community needs in accordance with BDP Policy TP31 'The type, size and density of hew housing'. This includes homes for families, the elderly and appropriate levels of affordable housing. BDP Policy TP31 'Affordable housing' seeks 35% affordable homes as a developer contribution on residential developments of fifteen dwellings or more. Affordable housing should be fully integrated within the proposed development and any proposals that are unable to meet the 35% requirement will need to evidence why this is not possible using a viability assessment.

Greater Icknield Masterplan 2016

The Greater Icknield Masterplan, which formed part of the evidence base for the Birmingham Development Plan, identifies the Tower Ballroom and the Waterworks Site as development opportunities. It also recognises the role the reservoir plays in biodiversity and recreation stating that it should be promoted and enhanced. These principles have been carried through to the draft masterplan for the wider reservoir area.

Rowing boats at the reservoir

View of the former Tower Ballroom

New family housing at Port Loop
Port Loop Development Image Copyright: Urban Spalsh

Sailing at the reservoir

Cyclist using the upgraded section of footpath around the reservoir

The reservoir is a unique green asset within the city

South Loop Park and repurposed buildings at Port Loop
Image Copyright: Shaw & Shaw Photography and Port Loop (Urban Spalsh, Places for People, Canal & River Trust and Birmingham City Council)

Birmingham Transport Policy

The Birmingham Connected White Paper (2014), is a twenty-year transport strategy which aims to create a sustainable transport system for all. The Birmingham Transport Plan adopted in October 2021, builds on this and sets a vision for a sustainable, inclusive, travel anywhere network. This will be achieved through a fully integrated public transport system that will support sustainable and inclusive economic growth, tackle climate change and promote the health and well-being of Birmingham's communities.

The Birmingham Walking and Cycling Strategy was adopted in January 2020 and aims to make walking and cycling an everyday choice for local journeys and leisure activities. It identifies opportunities to improve safety and better-connect existing networks.

In light of the Covid-19 pandemic, the council published a draft Emergency Transport Plan in May 2020 to support increased walking, cycling and public transport initiatives. The masterplan reflects these adopted policies by prioritising improvements to walking and cycling connectivity to ensure the reservoir is an accessible and sustainable destination.

The Birmingham Parking SPD adopted in November 2021 sets out updated parking standards for development and seeks to support sustainable modes of travel and efficient use of land, whilst providing an appropriate amount of parking that is well-integrated, high-quality and in secure locations.

The masterplan sets out the principle of providing sufficient levels of parking in safe locations for those who need to access the reservoir by car. The amount of car parking and its future layout will be determined through planning applications in accordance with the Birmingham Parking SPD.

Emerging Birmingham Design Guide

The emerging Birmingham Design Guide sets out the design aspirations of the city. It includes guidance to ensure all development aids the creation of high-quality; people-focused places that are resilient, innovative and healthy. The document will become the primary planning guidance used to assess and guide the design of all development across the city.

The Climate Emergency and 'Route to Zero'

Birmingham City Council declared a climate emergency in June 2019. The ambition was set for the council and city to become net zero carbon by 2030, or as soon as possible thereafter as a 'just transition' allows. A 'Call to Action' action plan, approved by Full Council in January 2021, set out an initial set of actions the council would take to achieve 'Route to Zero (R20)'. Citizens are able to input into the agenda via the R20 community assembly, which meets quarterly and acts as a valuable platform for external engagement. The council and the R20 community assembly are working together to develop recommendations for how everyone in Birmingham can contribute to tackling climate change. This commitment has been reflected in the masterplan to ensure sustainability is at the heart of the plan.

Localism in Birmingham

The Working Together in Birmingham's Neighbourhoods White Paper (January 2019), sets out a clear commitment to work with local neighbourhoods and communities to empower them to have more influence over services and decisions that affect their lives. This commitment has been reflected in the approach to the revised masterplan, which has been produced by extensive work with local communities and water users through the Community Partnership Forum.

Biophilic Cities

Biophilic Cities is a global network of cities that work collectively to pursue a vision of a 'natureful' city. Birmingham has been a Biophilic Cities member since 2013 and has declared its intention to be a green and sustainable city and improve connections between health and nature. As a unique green asset, the reservoir has an important role to play in delivering this commitment.

City of Nature

The council is developing a 25 year vision for a city of nature which will lay the foundations for how we build our city.

It should be noted, other local plan and supplementary planning documents may be relevant, and this SPD does not reiterate these.

3 Vision

Edgbaston Reservoir will be protected and enhanced as a tranquil oasis in the heart of the city, set within an ecologically-rich Local Nature Reserve.

It will provide a destination where local residents and visitors can enjoy a mix of land and water-based leisure and recreation activities with a strong community and family focus. The reservoir will be connected to a wider network of green and blue open spaces and be accessible to everyone. It will be celebrated as a safe distinctive place that supports the improved health and well-being of all.

New development will demonstrate high-quality sustainable design that reflects the unique character of the reservoir as a natural landscape, heritage site, and social and cultural asset for a diverse range of communities.

The transformation of key opportunities around the reservoir will provide new homes and activity for community engagement that complement the water setting. Opportunities will be provided for new and existing residents to come together, to improve citizens' quality of life and enhance the visitor experience.

Innovative design solutions, flexible usage, and collaborative working with communities will safeguard the reservoir for future generations.

Opportunities will be provided for new and existing residents to come *together*

Illustrative artist's sketch demonstrating the vision at Osler Park and Osler Place

4 Development Principles

The following development principles will guide future development to ensure it delivers the vision:

- Activity
- Character
- Connectivity
- Sustainability

These Development Principles are reflected under each of the Opportunities listed in the masterplan to demonstrate how they will contribute to delivering the vision.

Reservoir Lodge, a key heritage asset making a positive contribution to the character of the reservoir

Example of water activation
Image Copyright: Ackers Adventure

Example of cycling
Image Copyright: Sport England

Example of school trip to learn about the natural environment. The Wildlife Trusts
Image Copyright: Penny Dixie

Sailing at the reservoir
Image Copyright: Midland Sailing Club

Pontoon with purpose built wet area, integrated storage and viewing platform used to support water sports activities. Floating Kayak Club, Vejle Fjord, Denmark. FORCE 4 Architects
Image Copyright: Soren Aagaard

Activity

Edgbaston Reservoir is an important leisure and learning destination. A mix of land and water-based activities will be encouraged to create a sustainable destination for Birmingham's residents and visitors. Activities should encourage leisure and creative arts, interaction with nature and support physical and mental health and well-being. New homes will bring life to the reservoir and help meet the housing need.

All activity will be required to protect and enhance the Local Nature Reserve setting. The Local Nature Reserve Management Plan for the reservoir provides further guidance and has recently been revised by the Birmingham and Black Country Wildlife Trust. The document sets out details on the ecology and natural environment at the reservoir and how it can be managed and enhanced in the future.

Land-based activities including walking, cycling and bird watching are popular at the reservoir and will continue to be encouraged. The reservoir and surrounding land provide an important open space for visitors to enjoy and interact with nature. Additional activities should enhance this where possible, for example through the sensitive development of nature walks, bird hides, wildlife education and accessible outdoor spaces.

A broad range of activities will be encouraged to meet the needs of the diverse population. Other additional uses could include outdoor gyms, play equipment or shared spaces for communal gardening. Appropriate temporary events to facilitate sporting, community and leisure activities will be supported. Facilities such as public toilets will be required to enable visitors to spend more time at the reservoir.

Multi-functional spaces will be encouraged to enable spaces to be used for a variety of activities. This will help future-proof development and improve economic and social sustainability.

The existing water sport clubs play a key role activating the water and encouraging participation. To support their work, the clubs in conjunction with Sport Birmingham, have produced a Community Water Sports Activity Plan. It aims to widen access to water sports and increase participation levels in all parts of the community, creating a hub of water sports activity for the city that is a partnership between water sports groups. The council will continue to work with the clubs and support their ongoing outreach work with local communities.

Additional water activity will be supported where it meets the vision for the reservoir and encourages broader participation. Access to the water is managed by Birmingham City Council; the Water Users Agreement will be reviewed as necessary to ensure the water is used efficiently. New and existing activities should, where possible, use the reservoir throughout the weekdays and evenings to optimise water use.

Fluctuations in water levels, from natural weather patterns and the use of the reservoir to support the canal network, have a direct impact on the natural environment as well as the level of water sports activity able to take place at the reservoir.

Historic features including the engineering heritage of the reservoir should be celebrated

The natural environment is a fundamental part of the reservoir's character

Character

The unique character, history and natural environment of the reservoir will be protected and enhanced. As a designated Local Nature Reserve, the natural environment is a fundamental part of the reservoir's character. Its sense of place and value as an escape from busy city life provides an opportunity for all to experience nature, heritage and water.

The role the reservoir played in the city's industrial heritage leaves a legacy of historic features with a story to tell. Sustainable uses will be sought for historic buildings including Reservoir Lodge (Grade II listed), Reservoir House and Reservoir Cottage (both locally listed). Where appropriate, these buildings will be integrated with sympathetically-designed new development. Other historic features such as the dam wall and sluice gate gears should be celebrated.

Water is fundamental to the reservoir's sense of place. It is the reason many people visit, to enjoy the landscape setting and to take part in water-related activities. Opportunities will be taken to enhance paths and spaces, and could potentially include a floating structure, to allow visitors to feel closer to the water.

Views are also an important feature of the reservoir and an integral part of the visitor experience. These are shown on the 'Views' plan opposite. This includes both vistas across the water and views out from the dam wall towards landmarks in the wider area, such as the Buddhist Vihara Peace Pagoda, St Augustine's Church spire, Edgbaston Waterworks Tower, Perrott's Folly, Port Loop and the city centre skyline beyond.

Development will be expected to respect key views and positively add to existing vistas and landmarks through high-quality design.

PLAN 2 Views

Key

- Masterplan boundary
- Key viewpoint
- Key landmark

NORTH

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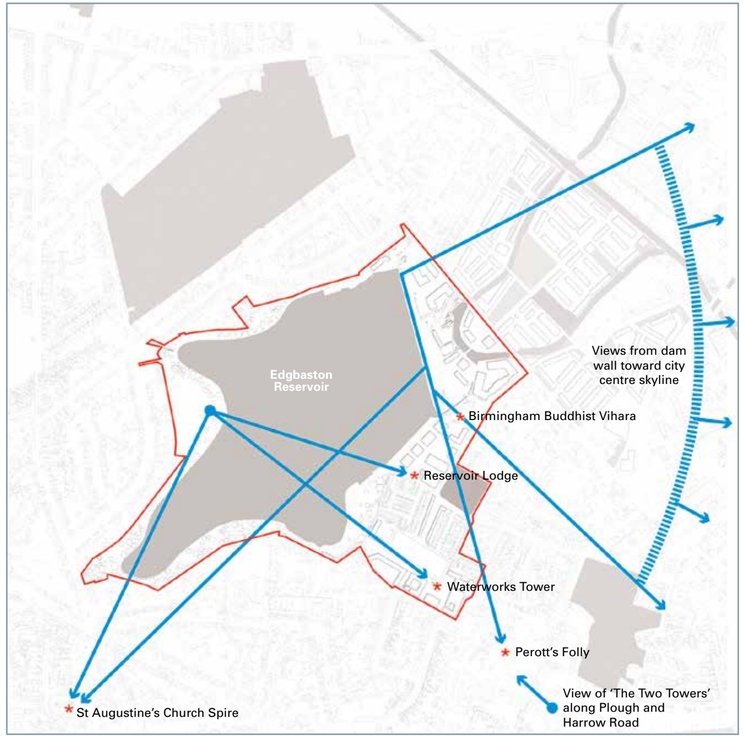

Activity on the water adds to the unique character of the area
Image Copyright: Birmingham Rowing Club

Development at Edgbaston Reservoir will be high-quality and reinforce the reservoir's distinct character and identity, including its natural environment and waterside location. It should embody the principles of sustainable design (see page 32) and embrace the potential for innovation that sets a benchmark for future design in the city.

New development will recognise the role the reservoir plays as an active water sport location. Activity on the water adds to the unique character of the area and should be celebrated. Any development close to the water will need to demonstrate exceptional and innovative design that addresses its setting and adds to the quality of place. Activity at ground level will provide uses that complement the water setting and bring a mix of people to the reservoir. Residential uses at upper levels will help create a safe environment by increasing natural surveillance and levels of activity in the evening.

Building height, scale, form and density will be required to be appropriate to its context and development should be welcoming and suitable for all. New development will contribute to the setting of the reservoir, with shared public spaces and strong physical and visual links to the water.

Potential pressure to provide buildings with views over the water must be balanced with the primary need to protect the reservoir's unique character, historic features, natural environment and significant views. Proposals for development around the reservoir should carefully consider key vistas highlighted in the view plan (see page 25) and ensure these views are protected where appropriate.

New buildings and spaces should be designed to enhance views out from the reservoir. 3D massing models and computer-generated imagery visualisations should be used as necessary to assess impacts of proposed development on key views.

Public art will contribute to the reservoir's clear identity. Opportunities should be taken to engage with the local community to develop clearly marked entrances, signage and temporary and permanent artwork across the site.

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PLAN 3 Character

Key

- Masterplan boundary
- Opportunity site
- New connection
- Existing connection
- Existing connection to be improved
- Reservoir Loop - proposed upgrade
- Reservoir Loop - complete
- Entrance - existing/improved
- Entrance - new
- Key landmark
- Park/parkland
- New building
- Existing building
- Historic building with enhancement works
- Private residential amenity

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Connectivity

The reservoir provides opportunities for all communities to come together to enjoy the waterside location and natural environment. A key part of the masterplan vision is to ensure the reservoir is accessible to all to promote health and well-being. Priorities include connecting the reservoir to existing and new communities in the surrounding area and ensuring visitors can access the reservoir using a range of sustainable transport modes. Improved walking and cycling routes, alongside the creation of a high-quality public realm and managed vehicular access, will enhance the area.

Improvements to the footpath around the water's edge will encourage greater use and activity and contribute to a safer environment. Communities should be able to access the reservoir on foot and by bike through new and improved entrances that are clearly marked and create a welcoming environment. Pedestrians will have the priority and any potential conflict between pedestrians and cyclists at the reservoir should be managed through signage and the design of pathways. Cycle parking facilities should be provided at appropriate entrance points, and cycle hire facilities would be supported at suitable locations.

Existing pedestrian and cycling connections to nearby neighbourhoods will be strengthened and enhanced. This will include links to the Harborne Walkway, Summerfield Park, Ladywood Leisure Centre and the canal network via Port Loop. A new pedestrian crossing will be delivered at Icknield Port Road to ensure pedestrians can cross safely. The dam wall presents a visual and physical barrier between the reservoir and the wider canal network via Port Loop. Improved connectivity between Port Loop and the reservoir will be essential and innovative design solutions that respect the function and heritage of the dam wall will be explored to address this.

Links to the city centre, the Roundhouse, Summerfield Park and Ladywood Leisure Centre will be improved and promoted. Walking and cycling will be encouraged from the city centre along the canal network and other sign-posted routes. Work to improve these routes has started, the Canal & River Trust has delivered an initiative called Revolution Walk, a 4.5 mile section of the Birmingham Canal Navigations from the Roundhouse to Chance Glassworks in Smethwick. The walk recently received Green Flag status and celebrates the Brindley and Telford canals, railways and roads. Further improvements to the canal will be sought and the ambition for the reservoir to gain Green Flag status will be supported. There will be improved access and signage on existing bus connections on local roads and via key transport hubs, such as the planned Metro and Sprint stops on Hagley Road.

PLAN 4 Connectivity

Key

- Masterplan boundary
- New pedestrian and where appropriate cycle connection
- Existing key walking and cycling connection*
- Reservoir Loop** - proposed upgrade
- Reservoir Loop** - recent upgrade
- Entrance - existing/improved
- Entrance - new
- New pedestrian road crossing
- Water taxi stop
- Bus stop
- P Parking facilities

* Informed by the Birmingham Walking and Cycling Strategy 2020

** Reservoir Loop includes pedestrian and cycle access

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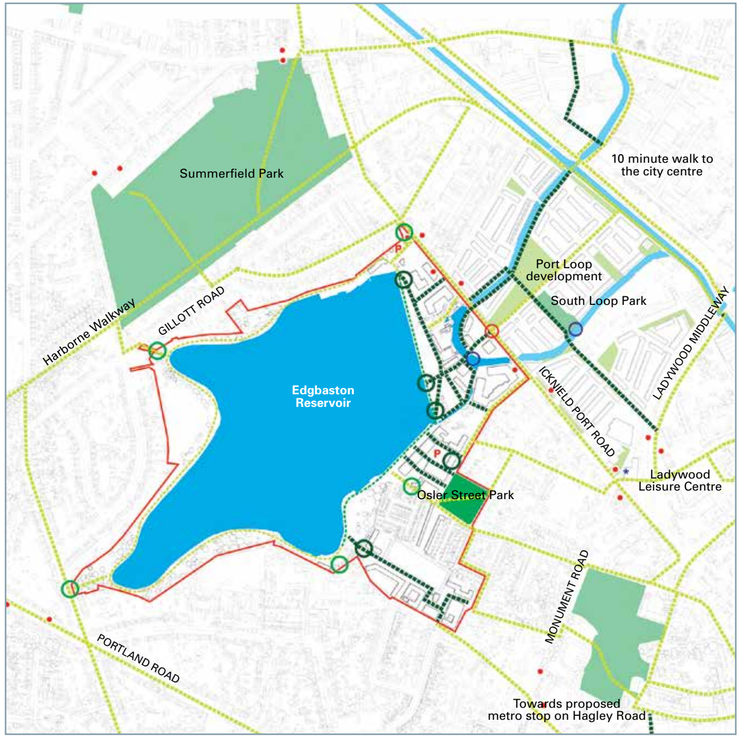

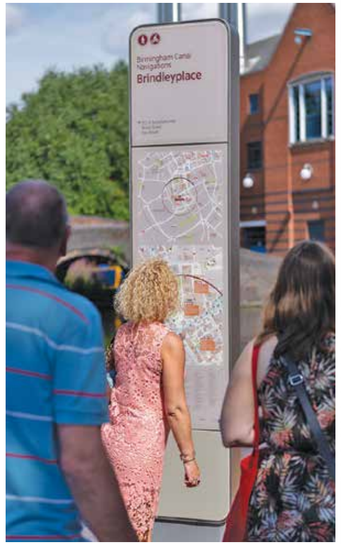

An Interconnect navigation totem aiding wayfinding around the city

Cycling infrastructure integrated into the public realm. Wapping Wharf. Alec French Architects
Image Copyright: Simon Doling

Waterside walk with regular vantage points. Bondi to Bronte Coast Walk Extension, Sydney, Australia. Aspect Studios
Image Copyright: Florian Groehn

Kayaking on the canal, Port Loop
Image Copyright: Shaw & Shaw Photography and Port Loop (Urban Spaish, Places for People, Canal & River Trust and Birmingham City Council)

Visitors will be encouraged to use sustainable modes of transport. Safe and secure car parking is required for those who need to access the reservoir via car. It is recognised that many people with a disability rely on the private car as their primary mode of transport. Provision will need to be made for well-located designated disabled parking bays in line with the Birmingham Parking SPD and Birmingham Design Guide.

Parking will need to be coordinated and shared across the site. This approach is supported by the updated city-wide Car Parking Supplementary Planning Document which states that Edgbaston Reservoir falls within the Zone B 'Edge of City Centre' area. This means parking will be managed through:

1. Implementation of a controlled parking programme in areas close to the city centre and other transitional areas, to control parking capacity and protect the amenity of local communities.
2. Large new developments with off-street parking provision must consider making their parking publicly available to make efficient use of land, reduce parking pressure in local areas and support the local economy.
3. Applications for temporary car parks or time extensions for temporary car parks will not be supported unless exceptional circumstances can be demonstrated.

The Parking SPD identifies the reservoir as being within an area of high public transport accessibility which is reflected in the parking standards with a high provision of cycle parking and car clubs.

It is recognised there may be a need for occasional additional parking to support events hosted at the reservoir. Provision for boat, trailer and minibus facilities will need to be delivered to meet the needs of activity providers. The design of parking and servicing should make efficient use of land, be located away from the waterside and be well-managed to minimise impacts on the reservoir and create a pedestrian-friendly environment.

Specific details of the amount of car parking and how it is managed for each of the opportunities within the masterplan will be determined once the mix of uses and number of residential homes are finalised. This will therefore be agreed through the planning application process in line with policy described above.

Sustainability

Edgbaston Reservoir is an integral part of Birmingham's natural environment. It is designated as a Local Nature Reserve and a Site of Importance for Nature Conservation. It has a broad range of habitats including marginal vegetation and willow scrub which are not common in Birmingham and the Black Country.

The reservoir plays a key role as a foraging and nesting resource for birds, including summer and winter migrants, and bat populations. It acts as a stepping stone for wildlife in Birmingham, linking core ecological areas together, as highlighted by the Birmingham and Black Country Nature Improvement Area Ecological Strategy (2017-2022).

All development and proposals at the reservoir should support the biodiversity objectives and targets set out in the Edgbaston Reservoir Local Nature Reserve Management Plan 2021. Development should strengthen connections to open space and wildlife corridors in the wider area, including Summerfield Park, Birmingham Canal and the Harborne Walkway. The Local Nature Reserve Management Plan should be read in conjunction with this draft masterplan.

All projects and development within the plan boundary need to meet the challenges of the climate emergency and contribute positively to the sustainability of the Local Nature Reserve. All development within the Local Nature Reserve boundary that needs planning permission will be required to deliver a minimum of 20% biodiversity net gain.

All development outside the Local Nature Reserve but within the masterplan boundary will be required to deliver a minimum of 15% biodiversity net gain. This requirement excludes householder planning applications. Biodiversity net gain delivers measurable improvements for biodiversity by creating or enhancing habitats in association with development. Biodiversity net gain can be achieved on-site within the red line boundary of a planning application, off-site or through a combination of on-site and off-site measures.

In addition to the biodiversity net gain requirements, development will be expected to meet the policy and guidance for sustainability standards. The creation of sustainable developments will involve measures that reduce energy and water consumption, minimise waste and use sustainable, locally-sourced building materials.

The reservoir has a broad range of habitats

Example of education with nature.
The Wildlife Trusts
Image Copyright: Penny Dixie

Examples of floating habitat installations
Image Copyright: Biomatrix Water

Development should be designed and constructed in ways which maximise energy efficiency and use low carbon energy in accordance with BDP Policies TP3 and TP4. This could include the use of passive solar gain and incorporate low or zero carbon energy generation technologies. Non-residential developments of a certain threshold will be expected to meet Building Research Establishment's Environmental Assessment Method (BREEAM) standards (BDP Policy TP3). BREEAM is an assessment of the environmental, social and economic sustainability performance of a development. The application and certification of WELL Building Standards is also encouraged to assess how buildings impact and influence human behaviours related to health and well-being.

Outdoor spaces should be designed to take account of sun, wind and shelter to create microclimates that maximise their positive use. Opportunities should also be taken to include green infrastructure within the plan boundary.

The re-use of existing buildings of historic character at the reservoir will be supported where it will help deliver the vision of the masterplan. Where this is not possible, features of historic value should be retained and celebrated where possible. All developments that involve the demolition of buildings will be expected to recycle buildings materials in line with current guidance.

Measures to enhance the Local Nature Reserve could include habitat creation, provision of floating islands, bird and bat boxes and screen bird hides. Any activity at the reservoir will need to work in harmony with the natural environment and support the vision to increase green links between the Local Nature Reserve and wider green network. Activity and development that has a demonstrated adverse impact on the Local Nature Reserve will not be supported.

The reservoir is managed and maintained by Birmingham City Council. The Edgbaston Reservoir Local Nature Reserve Committee has a key role to play organising community volunteering to enhance biodiversity. There is an opportunity for increased community stewardship and participation in managing the open space surrounding the reservoir. This includes potential for education about the natural environment.

Securing green flag status for the reservoir and surrounding open space should be an aspiration. This would mean the reservoir would be recognised for achieving a high standard of its management and maintenance.

All proposals should include uses that are economically sustainable to optimise the potential of the reservoir. Developments should be flexible in their design and use to ensure they can adapt to change in demand over time. Developments should support the social sustainability of the area by providing opportunities for community capacity building, jobs and training for residents, and uses that support the local community.

PLAN 5 Sustainability

Key

- Masterplan boundary
- Local Nature Reserve boundary
- New green link*
- Existing improved green link
- Woodland tree planting
- Greening of existing waterfront car park (retaining flexibility for event overflow)
- Potential wildflower planting
- Community food growing space or orchard (additional locations to be confirmed)
- Public realm with greening
- Historic building with enhancement works

*Predominately multifunctional walking and cycling routes that link green areas together and contain different types of green infrastructure such as tree planting, low level planting, wild-flower planting, green boundary treatments, permeable surface treatments, verges, swales or green walls.

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5 Opportunities

The vision for Edgbaston Reservoir will be delivered through the following opportunities:

- Osler Park and Osler Place
- Reservoir Loop
- Reservoir View
- Reservoir Link
- Natural Parkland
- Edgbaston Waterworks
- Celebrating the Reservoir

Each opportunity area includes guidance to explain how the four development principles of the masterplan should be delivered. This includes how to protect and enhance the natural environment and characteristics that make the reservoir a unique location.

It also sets out the opportunities to make best use of the existing built form at the reservoir and provide uses to complement and activate the water setting.

PLAN 6 Opportunities

Key

- Osler Park and Osler Place
- Reservoir Loop
- Reservoir View
- Reservoir Link
- Natural Parkland
- Edgbaston Waterworks

Celebrating the Reservoir encompasses the masterplan boundary and beyond

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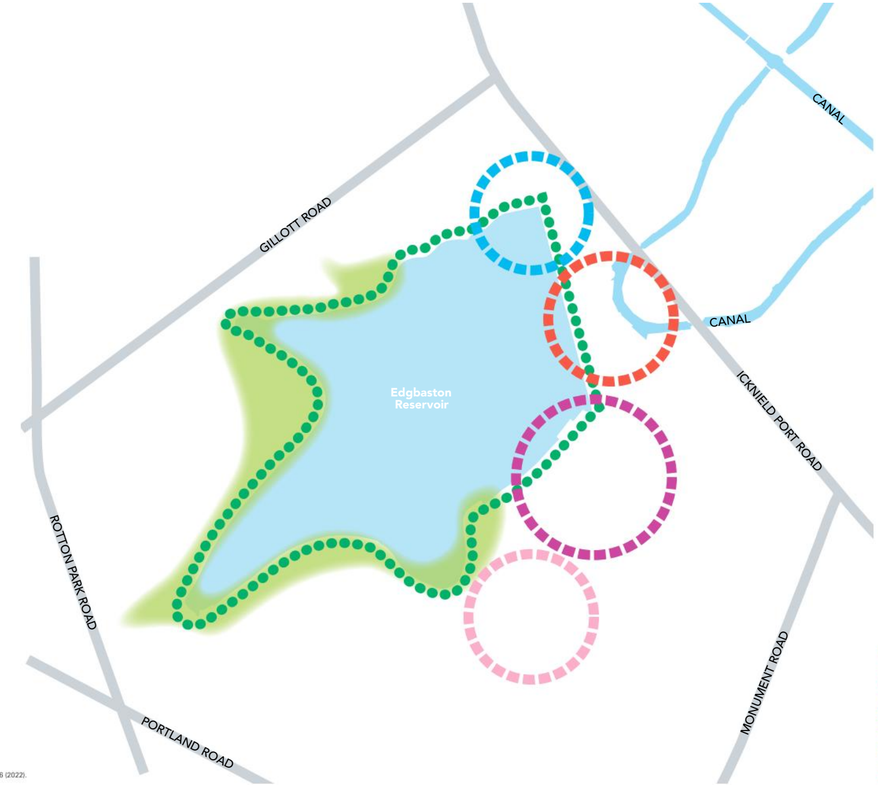

Opportunity

Osler Park and Osler Place

Osler Street Park will be protected and enhanced as an important open space. Osler Place will provide new homes and visitor facilities with strong green links between the reservoir and Osler Street Park. High-quality contemporary buildings and public spaces will complement the reservoir's historic environment to positively add to its character and create a focal place.

This opportunity comprises redevelopment of two sites, the former Tower Ballroom Site adjacent to the reservoir and Tower Mount off Reservoir Road. Improvements to Osler Street Park open space will also be delivered. Future development should be complementary and ensure a joined-up approach to public realm improvements and treatment of the park.

PLAN 7 Osler Park and Osler Place Opportunity Site

Key

- Masterplan boundary
- Opportunity site
- New connection
- Existing connection to be improved
- Reservoir Loop - proposed upgrade
- Existing landmark
- Main vehicular access point
- Entrance - existing/improved
- Entrance - new
- Tree planting
- New building
- Existing building
- Historic building with enhancement works
- Play equipment
- Park
- Community garden/grow space
- Arrival square with landscaping and parking
- Street with traffic calming measures
- Public realm with greening
- Public promenade with active building frontages
- Private gardens

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Community pocket park. Derbyshire Street Pocket Park, London, UK. Greysmith Associates
Image Copyright: Luke Greysmith

Osler Street Park

Sea cadets undertaking a water-based training exercise
Image Copyright: Sea Cadets

Existing entrance to the reservoir from Reservoir Road

Osler Street Park

Osler Street Park open space plays a crucial role in the local community. It provides a safe and welcoming place for children and young people and should be protected and enhanced. The park is suitable for a range of ages with play equipment and a multi-use games area and is extremely popular.

Opportunities for improvements to the play equipment and the natural environment at Osler Street Park will be sought. The position of the park provides an opportunity to use the park as an extension of the reservoir in terms of green space for wildlife and members of the public. As such, the park could be enhanced with features such as fruit trees and wildflower grassland areas. These could be incorporated with a natural play trail to create a semi-natural play area for children and provide a further resource for birds and invertebrates. Any proposed changes to the park will be developed in collaboration with the local community.

Residential development at Osler Place will improve public safety through natural surveillance, whilst new landscaped walkways will improve visual and pedestrian links between Osler Street Park and the reservoir. Vehicle access and parking at Osler Place will need to be designed and managed to benefit movement of pedestrians around the park.

Tower Mount site

This site is currently occupied by a disused social club and lock-up garages. The site is under-utilised and should be redeveloped to provide family housing to meet the needs of the local population and add to the vibrancy of the area. New housing should reflect the layout, scale and massing of adjacent traditional houses; however, the opportunity to create interesting contemporary homes that add to local character should be explored. The built form should provide a distinctive frontage to Reservoir Road and face Osler Street Park to improve natural surveillance and safety. Development will be required to safeguard the provision of a pedestrian connection through the site to the Edgbaston Waterworks site.

Tower Ballroom area

The site includes the former Tower Ballroom building, the Grade II listed Reservoir Lodge, the TS Vernon Sea Cadets and car parks south and east of the Tower Ballroom building. This building has been vacant since 2019 and is due to be demolished prior to its redevelopment. The site is allocated in the Birmingham Development Plan to provide innovative family housing with a mix of commercial and community uses.

Redevelopment should provide new homes and a range of accessible facilities for the local community and visitors. A mix of types and tenures of homes will be required to meet local need. Activity at the ground floor fronting the reservoir should be publicly accessible, activate the water and create a safe, welcoming environment. Development on the site should deliver a wide walkway that connects with the circular footpath (Reservoir Loop) and creates a public space for visitors to enjoy.

The Grade II listed Reservoir Lodge building should be brought back into a positive use. TS Vernon Sea Cadets have planning consent to develop a new regional facility in their current location which will bring further life and activity to the site. There is potential for a new publicly accessible pontoon that extends over the water to provide boat storage and the opportunity for visitors to better-connect to the water.

Improved pedestrian entrances and connections to public transport will ensure most visitors can access the reservoir without requiring car parking facilities. This, in combination with careful management of vehicular movement and car parking on the site will reduce conflict between vehicles and pedestrians and create an environment that is safe for all.

Activity

- Create a mix of uses that positively contribute to the vision of the masterplan and enhance the unique character of the reservoir.
- New homes will be provided fronting Osler Street and the new arrival space, these will respect the scale of houses in the surrounding area. There is opportunity for higher levels for buildings fronting the waterfront due to the topography of the site.
- There will be an appropriate mix of types and tenures to provide homes for families including potential for town houses with flexible live-work spaces, and apartments above non-residential uses on the waterfront. As set out in the Policy Context section, housing will be expected to meet the affordable housing provision requirements.
- Non-residential uses could include community, cultural, commercial, leisure, and educational facilities on the ground floor of buildings along the waterfront. These uses should support activity at the reservoir and help meet the needs of the community and visitors. Buildings should be multi-functional and flexible to enable a variety of activities to take place.
- A new arrival space is proposed at the heart of the site which will include green infrastructure, public realm and shared car parking. Landscaped green walkways will link the reservoir, arrival space and Osler Street Park.
- A waterfront walkway will be delivered with a combination of hard and soft landscaping to provide places to sit, walk, cycle and to watch activity on the water. Green natural landscaping on the walkway will help integrate this area of the reservoir with Reservoir Loop and the Local Nature Reserve.
- The potential for a publicly accessible pontoon extending over the water will be further explored. It could provide boat storage for water users and/or improved access to the water to enable visitors to feel better-connected to the reservoir. It would need to be secured sufficiently and designed to accommodate the rise and fall of water levels.
- TS Vernon Sea Cadets will redevelop their existing building to provide modern, expanded facilities.
- Reservoir Lodge will be brought back into a positive community or commercial use that supports the overall vision of the reservoir. There is potential for the building to provide space to celebrate the heritage and natural environment of the reservoir. A contemporary extension to the building that complements the historic listing would be supported where it facilitates the vision in the masterplan. There is potential for outdoor spill out space to connect the building with its surroundings and possibly provide community growing space.
- Osler Street Park play and sport facilities will be improved and better-connected with the reservoir. The potential for more creative play that connects to the unique character of the reservoir should be explored. Any changes to the park should be in collaboration with local people and park users.

Character

- Development should respect and add to the reservoir's historic character through modern high-quality design.
- The new public walkway between the water and new development will be expected to deliver sufficient space for the public to walk, cycle, and enjoy the waterside location. It is expected to be around seventeen to twenty metres width, varying to accommodate the shape of the reservoir and ensure a linear building line is created.
- Buildings fronting the water will be a variety of heights up to a maximum of four storeys. They should be designed to make the most of their outlook over the water and to sit comfortably in the landscape when seen from viewpoints around the reservoir.
- Houses on the higher land at the rear of the site will be no taller than three or four storeys. This will provide an appropriate scale fronting Osler Street and Osler Street Park and relate well to Reservoir Lodge.
- The historic relationship between Reservoir Lodge and the reservoir will be maintained so that the building's distinctive canted frontage will continue to look out over the water.
- Distinctive public spaces including the walkway, central arrival space, terraced gardens adjacent to Reservoir Lodge and pedestrian-friendly streets will form a key part of the character of the development.
- Green infrastructure will be integral to the design of streets and spaces. This will include new links to Osler Street Park and new planting on the walkway.
- The appearance of Osler Park will be enhanced to embed its status as an important greenspace within the local area.
- Built form will protect existing key views and create new vistas towards Edgbaston Waterworks Tower, Perrott's Folly, the Buddhist Vihara Temple and the water itself, to reinforce the local sense of place.

Example of Passvhaus housing using high-quality materials and detailing. Goldsmith Street, Norwich, UK. Mikhail Riches Architects
Image Copyright: Tim Crocker

Example of a walkway with high-quality materials and detailing. Toronto Waterfront. West 8 and DTAH
Image Copyright: Chris Hillier

Connectivity

- New physical and visual connections will be made between Osler Street Park and the reservoir.
- The new walkway will be publicly accessible and form part of Reservoir Loop, a circular walking and cycling route around the reservoir.
- Streets within the development will be prioritised for pedestrians and cyclists.
- There will be some provision for car parking at this area of the reservoir. This will be prioritised for those who are unable to access the reservoir by walking, cycling or public transport. A central arrival space, designed with the character of a public square, should provide visitor car parking accessed from Osler Street. This will create a more pleasant route for pedestrians and cyclists accessing the reservoir via Reservoir Road.
- The existing car park adjacent to the water will be greened to provide a pleasant waterside location and contribute to the natural environment. It will no longer be open for general car parking, although there is potential for it to be used for overspill parking when required by specific events.
- Changes in ground levels across the former Tower Ballroom site create the opportunity for waterfront buildings to be serviced at basement level and to provide residential parking below buildings in under crofts or basements.

Sustainability

- Development should make use of passive solar gain and incorporate low or zero carbon energy generation technologies that are appropriate to the site. This could include ground or air-source heat pumps or photovoltaic panels on suitably designed and oriented roofs as well as water source heat pumps, using the reservoir and local canals. Buildings should be highly energy-efficient, constructed using sustainable materials and waste should be minimised.
- Outdoor spaces should be designed to take account of sun, wind and shelter and use sustainable materials and green infrastructure to create attractive microclimates that maximise their use.
- The public spaces will incorporate green landscaping with opportunities for planting, trees and natural habitats that contribute towards the overall biodiversity of the reservoir and Local Nature Reserve.

Opportunity

Reservoir Loop

To enhance the circular route around the perimeter of the reservoir for pedestrians and cyclists. This will provide the opportunity for everyone to explore the reservoir, including space to pause and enjoy the reservoir's character.

Much of the pathway has been sympathetically enhanced to improve accessibility and stay in keeping with the Local Nature Reserve setting. The walkway proposed as part of the development at Osler Place will provide a high-quality section of the route and create space for people to walk, sit and enjoy the reservoir. Hard and soft landscaping will help integrate the new development into the Local Nature Reserve setting.

PLAN 8 Reservoir Loop Opportunity Site

Key

- Masterplan boundary
- Reservoir Loop - proposed upgrade
- Reservoir Loop - complete
- Existing exit from Reservoir Loop
- New exit from Reservoir Loop

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Activity

- The footpath around the reservoir will create a continuous high-quality pedestrian and cycling route for all.
- The path will be a shared surface with signage to reduce conflict between pedestrians and cyclists.
- The use of the loop for adaptive bikes for disabled cycling would be welcomed.
- Increased activity due to the former Tower Ballroom site being redeveloped will contribute to improved public safety. At other entrance points around the reservoir it is proposed to introduce lighting to enhance safety, being aware that any lighting should minimise light spill and must not cause an adverse impact on wildlife.

Character

- The site of the former Tower Ballroom building is an uninviting environment for pedestrians with poor visibility. It will be demolished, and the site redeveloped to deliver a wide publicly accessible walkway that completes the loop. This will include improved public realm with spaces for people to stop and enjoy the water setting.
- The route will also be enhanced where it runs behind Midland Sailing Club, to make this a more welcoming environment.
- The path over the dam wall allows visitors to enjoy dual aspect views of the water and city centre skyline. There is an opportunity to replace all or part of the palisade fencing over the dam wall with a boundary treatment that improves visibility and better complements the character of the reservoir. Signage that highlights buildings of interest in the skyline and heritage features associated with the reservoir would be supported. The dam wall provides an important practical function and any alterations will need to protect the integrity of the structure.

Connectivity

- Reservoir Loop will improve connections with the city's wider walking and cycling networks, including a direct link with the canal over the dam wall. This will encourage more people to use active travel to access the reservoir and enjoy the health and well-being benefits it has to offer.
- Entrances to the reservoir will be improved to ensure they are accessible to all and include features that make the reservoir welcoming such as clear signage and artwork that reflects the identity of the reservoir.

Sustainability

- Opportunities should be explored to green the pathway, especially in areas outside of the Natural Parkland where there are fewer trees. This could include planting and habitat creation.

Example of sensitively integrated lighting. Jorpelandsholmen, Norway. Light Bureau
Image Copyright: Light Bureau

Example of family friendly environment
Image Copyright: Sport England

The footpath around the reservoir

Example of signage at Perry Hall Park

Opportunity

Reservoir View

To provide a welcoming gateway to the reservoir with complementary uses that create activity and utilise the potential of the heritage buildings Reservoir House and Reservoir Cottage.

Reservoir View, to the north of the reservoir, is a gateway for pedestrians and cyclists accessing the reservoir from Icknield Port Road and the canal network. It also provides the main entrance to Midland Sailing Club. Reservoir House and Reservoir Cottage are locally listed and owned by the Canal & River Trust. Reservoir House is currently unoccupied, and Reservoir Cottage and part of the adjoining land is currently leased to Midland Sailing Club.

Midland Sailing Club has been based at the reservoir for over 125 years. It runs sailing, windsurfing and paddle-boarding activities throughout the year. This includes 'Sail Birmingham' a community outreach programme that provides activities for children and adults with disabilities and a wide range of open-access sessions for the local community.

In recent years, the club has improved their facilities by investing in new equipment, installing a disabled access lift, outdoor viewing balcony, new changing rooms, indoor and outdoor boat storage and a pontoon. In the medium term the club's ambition is to improve the energy efficiency of its building and is developing an Environmental Sustainability Plan to inform its next steps. The club currently leases Reservoir Cottage and adjoining land from the Canal & River Trust. There is an aspiration to renovate, modernise and improve the environmental energy efficiency of the building. Any future proposals for the building will need to maximise its use and celebrate its industrial heritage and support water activity.

Careful management of car parking will be required to ensure the area is not dominated by cars. Parking will be shared with priority given to those user groups who need designated car parking to partake in activities at the reservoir.

The existing pathway behind Midland Sailing Club creates an uninviting environment. Measures should be taken to improve the visitor experience. These could include additional lighting and windows to improve safety and onlooking, and public art to create a welcoming environment and celebrate the reservoir. The rear brick wall of the club's main storage shed could provide an opportunity for a mural to be created in conjunction with young graffiti artists. This would encourage community ownership and minimise vandalism. Low level planting next to path and along the boundary with the houses that back onto the reservoir would enhance the natural environment and improve the overall appearance of this stretch of the pathway.

The club is also working with the Local Nature Reserve Committee to improve the boundary of the boat storage with high-quality fencing to improve views across the water.

PLAN 9 Reservoir View Opportunity Site

Key

- Masterplan boundary
- Opportunity site
- New connection
- Existing connection to be improved
- Reservoir Loop - proposed upgrade
- Reservoir Loop - complete
- Tree planting
- Main vehicular access point
- Entrance - existing/improved
- Entrance - new
- New building
- Existing building
- Arrival square with landscaping and parking
- Historic building with enhancement works

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Example of cafe in heritage building
Image Copyright: The Wildlife Trusts

Example of a repurposed heritage asset including a cafe and cycle hire workshop. Hassop Station, Peak District National Park
Image Copyright: Hassop Station Ltd

View of the Midland Sailing Club and Reservoir Cottage from the dam wall

Midland Sailing Club boat storage area

Example of sensitively integrated lighting. Jorpelandsholmen, Norway. Light Bureau
Image Copyright: Light Bureau

Example of a mural used to improve the appearance of a building. Digbeth

Activity

- Future uses for Reservoir House and Reservoir Cottage could include leisure, community, commercial and educational facilities that support activity at the reservoir. Activity should complement proposed uses at Port Loop, The Playing Field and the former Tower Ballroom Site.
- Opportunities for the sailing club to build on their offer and expand their work with the local community will be supported.

Character

- The entrance to the reservoir and sailing club from Icknield Port Road should be prominently marked and redesigned as an attractive public space that provides a welcoming, safe environment for pedestrians and cyclists. Opportunities should be taken to introduce clear signage and information for visitors.
- The setting of Reservoir House and Reservoir Cottage should be enhanced. Any ongoing or future use of the buildings will need to animate the area and protect their heritage value. Modifications to the non-listed elements of the two buildings may be supported where they enhance the overall character of the building and facilitate their use.
- Reservoir House and Reservoir Cottage should retain a visual link to the water and their entrances should be activated. There is potential for future uses at Reservoir House to take advantage of views directly over the reservoir.
- The buildings could be part of a sign-posted heritage walk, with a point of interest being the view along the dam wall to Perrott's Folly.
- There is potential to further upgrade the appearance of the sailing club building and associated boat storage as an asset to the reservoir setting and to give it more presence from the Icknield Port entrance.

Connectivity

- The entrance from Icknield Port Road should be clearly marked and prioritise pedestrians and cyclists.
- Vehicular access and priority parking needs to be carefully managed and designed to ensure the area is not dominated by cars. Parking should be shared by all users and prioritise those who are unable to access the reservoir by foot, bike or public transport. Opportunities for prioritisation to support water activation should be explored.
- The section of Reservoir Loop running behind the sailing club should be enhanced to improve the visitor experience. Steps should be taken where possible to maximise visibility from the path through the boundary treatment of the club to the water.
- If the sailing club site were to be reconfigured in the future, consideration should be given to relocating the public footpath that forms part of Reservoir Loop from behind the sailing club to run along the water's edge to improve visitor experience. This is a long-term aspiration of the council who would work with the sailing club to address any potential issues to ensure this proposal did not have an adverse impact on the club's ability to operate.

Sustainability

- Opportunities to increase the level of green infrastructure in this area of the reservoir should be sought.
- Improvements to the environmental sustainability of all buildings will be supported.
- Reservoir House will be brought back into a sustainable use.

Opportunity

Reservoir Link

Reservoir Link will connect the reservoir, canal and Port Loop together, addressing the visual and physical barriers of the dam wall. It will maximise the canal side location and heritage assets to deliver high-quality housing-led development.

Reservoir Link consists of three development opportunities that lie between the reservoir dam and the loop canal: the H Suite site, canal basin (part of Port Loop), and the former Auto Services site off Osler Street.

Future development in this area should take a joined-up approach that integrates these sites with the reservoir, canal and wider Port Loop development through improved linkages, and complementary uses. Development is expected to be residential-led, with an emphasis on innovative family housing, together with other uses that activate the canal side.

Development must be based on high-quality place making, where well-designed buildings and spaces respect the character of the reservoir, complement the historic environment and protect key views from the dam wall and from around the reservoir.

New pedestrian routes will connect the reservoir with the canal, Icknield Port Road and Osler Street.

H Suite and adjacent land

The site is located immediately south of Reservoir House. It is currently occupied by a banqueting suite and day nursery, with car parking to the rear and several units fronting Icknield Port Road. There is potential for the site to deliver a housing-led scheme that is comprehensive, makes efficient use of land and complements heritage features.

Osler Street (Former Auto Services site)

Outline planning permission was granted (subject to a legal agreement) in December 2020 to redevelop the land fronting Icknield Port Road and Osler Street for up to 260 residential apartments in buildings of three to nine storeys. A gym is also proposed adjacent to a new publicly accessible canal side space. A new pedestrian route will be created alongside the boundary with the Buddhist Vihara Temple. This will connect Osler Street to the Port Loop canal basin development and to the reservoir.

Canal Basin

This site is centred on the loop of the Birmingham Canal Old Line and includes the Grade II listed Icknield Port Yard. At one time, the site was busy with wharfs but is now largely vacant and has underused land to both sides of the waterway. It forms a later phase of the on-going Port Loop redevelopment and will become a focal place within the new neighbourhood incorporating the main pedestrian connection to the reservoir. Development should deliver a mix of high-quality housing, commercial and community uses to create a hub of activity that animates the canal side and provides facilities for residents and visitors.

PLAN 10 Reservoir Link Opportunity Site

Key

- Masterplan boundary
- Opportunity site
- New connection
- Reservoir Loop - proposed upgrade
- Main vehicular access point
- Entrance - new
- Tree planting
- New building
- Historic building with enhancement works
- Public realm with greening
- Private residential amenity

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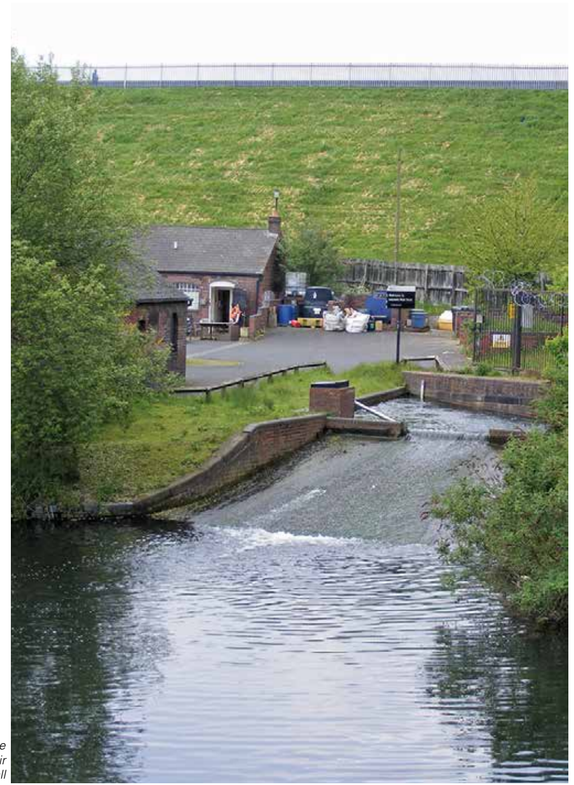
Activity

- Commercial uses at Reservoir Link should complement and not compete with Dudley Road local centre and carefully consider proposals for Port Loop and the former Tower Ballroom site.
- Icknield Port Yard is a historic maintenance yard owned by the Canal & River Trust. As a working yard, it is an important part of the Birmingham canal network and operations. There may be potential to develop its role as an asset for the area through activities such as public open days.
- The Canal Basin will be a focus of activity providing facilities for residents and visitors. The canal side will be opened up by commercial and residential frontages, providing opportunities for moorings, water taxis and temporary water markets.
- Development at the H Suite should be predominantly residential. This could be as apartments, houses or a mix of typologies. It should include buildings and uses that front onto and animate Icknield Port Road and should provide natural surveillance to create safe public spaces and routes within the site.

Character

- All development must be of high-quality, contemporary design to protect and enhance the character of the reservoir and dam, and the setting of heritage assets.
- Key views to and from the reservoir particularly along the dam wall towards the city centre skyline should be protected. This will need to be demonstrated through appropriate 3D models and computer visualisations at the planning application stage.
- Proposals for buildings taller than the dam wall will only be allowed where they protect key views and make a positive contribution to local character. They will also be required to demonstrate that wind shadowing effects would not have undue adverse impacts on water sport activity.
- The roofscapes of buildings need to be carefully considered. Roof top infrastructure and equipment should not be visible from the top of the dam wall and roofs overlooked from the dam wall should be green to enhance views and promote biodiversity.
- At Osler Street, the site furthest from the dam, planning permission has been granted for development of buildings of three to nine storeys.
- The H Suite site lies immediately below the lowest part of the dam. It is considered development here should generally be two to three storeys to remain below the top of the dam wall.
- At the Canal Basin there is potential for a range of building heights and forms, subject to respecting both the historic character of the canal yard and retaining views from the reservoir to the city centre and wider area. Outline planning permission for Port Loop allows for buildings of a range of heights from two to ten storeys high.
- Development across all the sites should contribute to making Icknield Port Road an attractive environment for pedestrians. Development at the H-Suite site should create a strong built frontage. At the Canal Basin, buildings and public spaces should open up the waterfront and maximise the canal's contribution to the character of the area.
- The pump house and feeder chamber at the base of the dam within the H-Suite site are heritage assets that are part of the function and history of the reservoir. They should be enhanced and integrated into public space and could form part of a heritage walk.
- An existing area of trees below the southern end of the dam should be retained and integrated with new green infrastructure.
- All development proposals should be developed in discussion with the Canal & River Trust to ensure features such as the feeder channel, sluice chamber and dam structure are protected and accessible to the Trust.



Icknield Port Yard illustrating the level change between the reservoir and the base of the dam wall

Example of cantilevered, sculptural staircase. Vlooyberg Tower, Tielt-Winge, Belgium.
Architects/Engineers: Close to Bone
Image Copyright: Kris van den Bosch

Example of residential development with active frontage at ground floor. Wapping Wharf. Alec French Architects
Image Copyright: Simon Doling

Green roof providing amenity space and harvestable garden. The Commonground at Eskenazi Health, Indianapolis, USA. David Ruben, LAND Collectice
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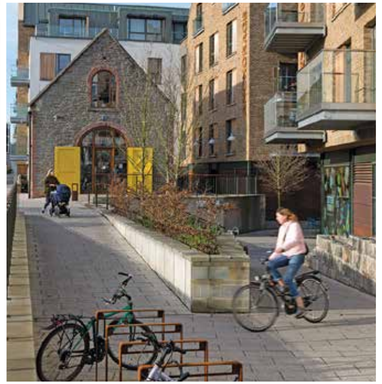

Example of repurposed heritage asset and new footway integrated into the public realm. Wapping Wharf. Alec French Architects
Image Copyright: Simon Doling

Connectivity

- A new pedestrian bridge over the loop canal at the Canal Basin site will connect the reservoir with the Port Loop development, public transport connections on Icknield Port Road and the main line canal towpath to the city centre. The new bridge and associated walking infrastructure should be designed to enhance the distinctive character of the area.
- This new walking route should form part of an expanded network of pedestrian and cycle-friendly routes that include: opening up access to the canal side as part of the Port Loop scheme, a secondary public route between Icknield Port Road and the reservoir through the H Suite site, the new route connecting Osler Street with the canal basin proposed by the former Auto Services site development, and a new path along the base of the dam.
- Development at the Canal Basin should explore the potential of creating a direct link to the reservoir over the dam wall. This should be a distinctive feature of innovative design and local character that protects the heritage and structural integrity of the dam wall.
- A secondary public route connecting Icknield Port Road with the reservoir should be created through the centre of the H Suite site and be focussed on the Pump House. An existing ramped path to the rear of the site could be adapted to connect to the top of the dam by Reservoir House.
- The proposed development on the former Auto Services site has limited public access to the canal. The opportunity to provide further access which should be explored.
- Vehicle access and parking should be carefully designed and managed to ensure vehicles are subsidiary to buildings and well-screened from the public realm. Where appropriate, under croft or basement parking should be considered.
- The use of water taxis will be encouraged.

Sustainability

- Green infrastructure should be a key element of development, informed by tree and ecological surveys of the site. It should add visual and ecological value by incorporating features such as wildflower meadows and trees. Any green infrastructure on or near the dam wall will need to be discussed with the Canal & River Trust to ensure it does not impact the integrity of the structure.
- Significant trees should be retained and integrated into development proposals.
- The potential to include fruit trees and connect to the wider network of community orchards should be explored.
- Green roofs that promote biodiversity and sustainability should be provided to low and mid-rise buildings, especially where they can be seen from the dam wall.
- Development should make use of passive solar gain and incorporate low or zero carbon energy generation technologies that are appropriate to the site. This could include ground or air-source heat pumps or photovoltaic panels on suitably designed and oriented roofs as well as water source heat pumps, using the reservoir and local canals. Buildings should be highly energy-efficient, constructed using sustainable materials and waste should be minimised.

Opportunity

Natural Parkland

The natural environment will be protected and enhanced to create a tranquil setting for the local community and visitors. This family-friendly environment will broaden the reservoir offer and ensure biodiversity is protected.

PLAN 11 Natural Parkland Opportunity Site

Key

- Masterplan boundary
- Opportunity site
- Reservoir Loop - proposed upgrade
- Reservoir Loop - complete
- Existing connection to be improved
- Entrance - existing/improved
- Entrance - new
- Existing building
- Natural parkland
- Greened existing waterfront car park (retained for event overflow parking)
- Birmingham Settlement

NORTH

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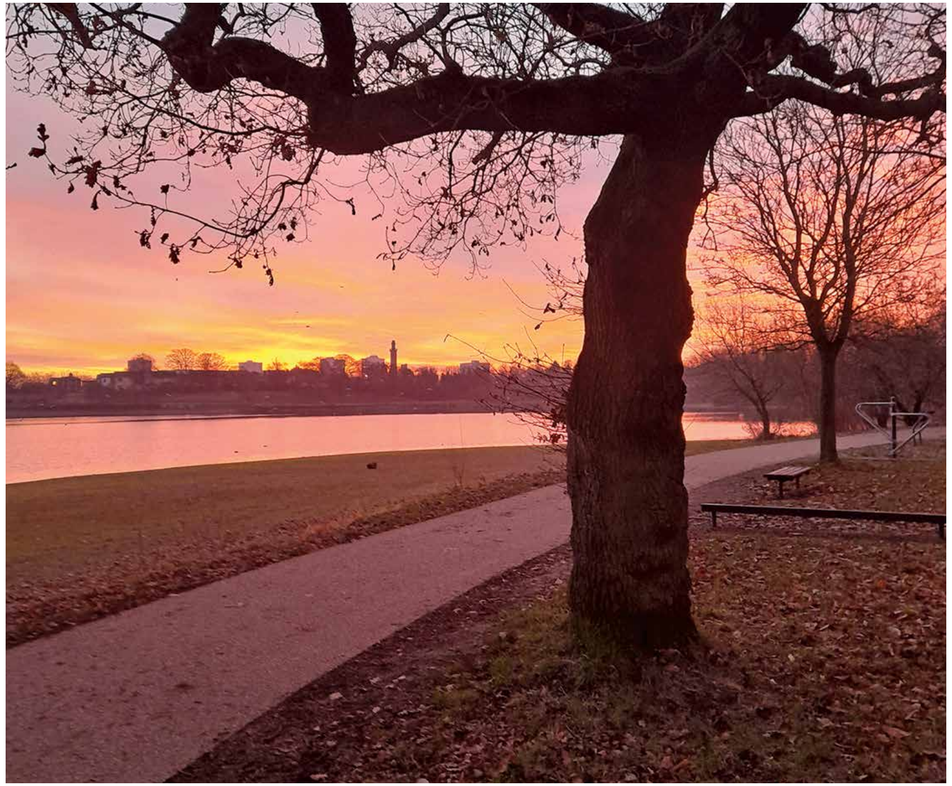

Sunset at Edgbaston Reservoir
Image Copyright:
Birmingham Settlement

Local Nature Reserve

The natural environment will be protected and enhanced to ensure activity and development at the reservoir does not have a detrimental impact on the Local Nature Reserve.

The existing car park on the water's edge will be re-greened and integrated into the park landscape for visitors to enjoy. The space could be used to host temporary events including community events encouraging participation in sports, nature, art and culture. There is potential for the space to also provide overflow car parking when required by events and temporary uses.

Rangers Bungalow

The Rangers Bungalow has been vacant for several years. There is an opportunity to convert the building for a new use that supports activity at the reservoir. Appropriate uses could include leisure, community, commercial and educational facilities. Activity should complement plans at the Birmingham Settlement Playing Field, Port Loop and the former Tower Ballroom Site. If an appropriate viable use does not come forward for the building it should be demolished and returned to nature.

Birmingham Rowing Club

Birmingham Rowing Club sits within the Natural Parkland area at the eastern edge of the reservoir. It was established at Edgbaston Reservoir in 1873 and plays a vital role in activating the water. It runs courses for beginners of all ages and caters for racers and recreational rowers. The club is home to the charity B-Row that runs access to rowing programmes for the local community and young people. Several other clubs use the facilities, these include Aston University Rowing Club, Birmingham Canoe Club, Birmingham City University Rowing Club and the University of Birmingham Boat Club.

The club's existing facilities are no longer fit-for-purpose and need to be replaced. Proposals by the club to upgrade their facilities and invest in a new premise at their existing location will be supported. This would help create a welcoming facility that better meets the club's needs, attracts new members and supports community outreach work. Investment in facilities should also improve the environmental sustainability of the building. Vehicular access should be provided for the drop off and collection of boats and associated parking to support the running of the club.

The Playing Field

The charity Birmingham Settlement owns the three-acre Playing Field that borders the reservoir to the west. The Settlement has recently developed a small eco-friendly Well-being Centre for community use which will provide a safe, sheltered space for people to meet and engage. The Playing Field will provide activities to support and encourage learning, leisure and social interaction including environmental learning and awareness, arts, crafts, sports, and opportunities to learn about the history and heritage of the reservoir, canals and surrounding area.

Further plans are being developed to provide an activity building, performance area, orchard, and growing areas in line with the history and natural heritage of the site. These developments will create additional community spaces in line with the Settlement's ambition for the field to become a space to learn, relax, and enjoy with flexible, multi-purpose spaces to improve mindfulness and well-being while meeting the interests and needs of differing communities.

Improvements to access should be delivered to ensure the Playing Field is accessible to all and is well-integrated with the wider reservoir site. The Playing Field is adjacent to the Local Nature Reserve and will be expected to make a positive contribution to the sustainability and biodiversity of the reservoir site overall.

Activity

- This area of the reservoir should be protected and enhanced for biodiversity in line with the Local Nature Reserve Management Plan.
- Activity should complement and celebrate the natural environment and provide opportunities for people to enjoy connecting with nature.
- Education and recreation activity will be supported, particularly where it promotes interaction with the natural environment.
- The existing car park on the water's edge will be regreened to provide space for people to enjoy the reservoir and for temporary events.
- Birmingham Rowing Club will be supported in their existing location as long as their building and activities remain in keeping with the character of the Local Nature Reserve.
- The Rangers Bungalow could be sensitively re-used rather than be demolished.

Character

- The redevelopment of existing buildings within the Local Nature Reserve that are beyond their current footprint is unlikely to be supported unless it can be demonstrated it is needed for operational purposes and is in accordance with the masterplan vision. Proposals will need to demonstrate there will not be a detrimental impact on the Local Nature Reserve.
- Buildings should reflect the surrounding natural setting.

Connectivity

- The existing car park on the water's edge will be landscaped and vehicular access restricted to temporary use for events.
- Pedestrian and cycle links to the Playing Field should be enhanced.
- Entrances to the reservoir will be improved.

Sustainability

- The environmental sustainability of this area of the reservoir will be enhanced in line with the Local Reservoir Management Plan, this could include:
  - Creating natural bank edges and marginal planting
  - Infilling hedgerows with native species
  - Creating meadow-type grassland areas and insect-friendly wildflower strips
  - Reed bed creation
  - Installing hedgehog and bat boxes
  - Planting native fruit and nut-bearing trees

The existing outdoor exercise equipment adding to the activity at the reservoir

People walking around the reservoir

Example of bespoke, natural play featurer
Image Copyright: Earth Wrights

The reservoir shoreline

Birmingham Rowing Club activity

The Red Shed, Selwyn Road Playing Field
Image Copyright: Birmingham Settlement

Opportunity

Edgbaston Waterworks

Subject to the site becoming available for development, Edgbaston Waterworks will deliver high-quality housing-led development that protects and enhances heritage assets.

Edgbaston Waterworks is located on the eastern side of the reservoir. It is owned and operated by Severn Trent and incorporates operational facilities including a covered reservoir. It also features important historic buildings and landmark structures including the Grade II listed Waterworks Tower (pumping station incorporating engine house, boiler house and chimney). The building dates from 1862 and represents an important part of the City's industrial heritage as well as having cultural associations with Tolkien.

The site is allocated in the Birmingham Development Plan for a residential-led development and should the site no longer be required by Severn Trent, it has the potential to provide high-quality housing designed to complement historic buildings with direct access to the reservoir.

The site is a functioning waterworks facility operated by Severn Trent and, although some of the land and buildings are underused with potential for future redevelopment, facilities such as the covered reservoir are likely to remain in-situ for some time. The site is therefore a long-term opportunity and consideration will need to be given to how it can be redeveloped whilst retaining any required waterworks functions.

On-site improvements to support Severn Trent's operations will be supported, as long as they protect and enhance the setting of historic buildings within the site. In the shorter-term, the site could form part of a trail or other activity that provides information on heritage and the importance of water as a resource.

PLAN 12 Edgbaston Waterworks Opportunity Site

Key

- Masterplan boundary
- Opportunity site
- New connection
- Existing landmark
- Main vehicular access point
- Entrance - existing/improved
- Entrance - new
- Tree planting
- New building
- Existing building
- Historic building with enhancement works
- Public realm with greening
- Private residential amenity

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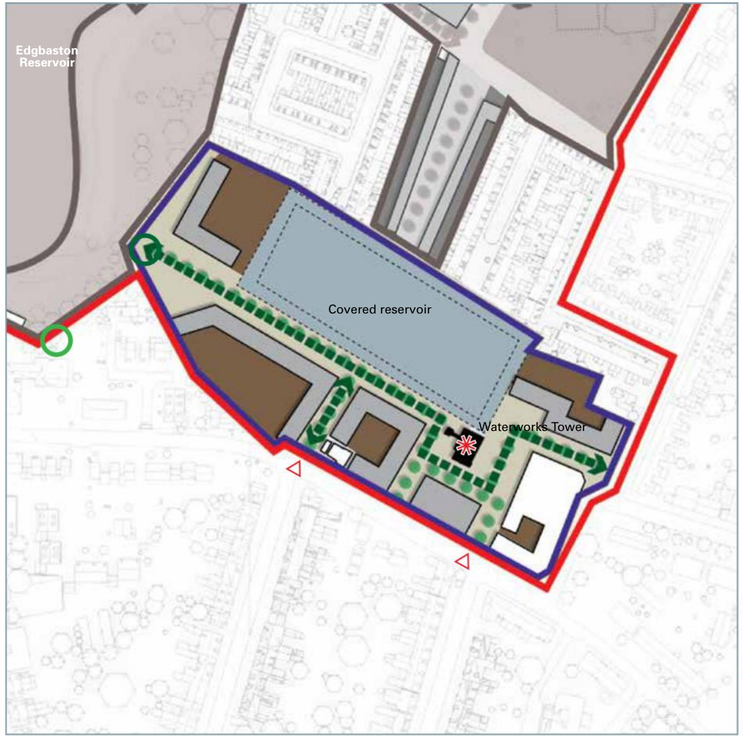


Activity

- Increased operations of Severn Trent at the site should bring activity and life to this area of the reservoir through an increased workforce and presence.
- The Waterworks Tower is an important local attraction and there are opportunities to provide information about local history with a 'water theme'. The Tower could also form part of a heritage trail around the reservoir.
- In the longer-term, the site could be an exciting place with a mix of new homes and commercial uses around contemporary public spaces.

Character

- The Waterworks Tower, as well as other heritage assets including the 1930s building marking the corner of Harold Road and Waterworks Road and the Victorian cottage fronting Waterworks Road should be reused, safeguarded and their setting enhanced.
- New buildings will respect the setting of the site's heritage assets and existing housing to the north and south.
- Buildings should generally be three to four storeys high.
- Trees along the western edge of the site should be retained but allow a new, safe walking link to the reservoir.

Connectivity

- Development will provide high-quality public streets and spaces within the site forming attractive pedestrian and cycle connections between Waterworks Road and the reservoir. This will contribute to a sign-posted walking route to the water from the planned tram stop on Hagley Road.
- The possibility of a route over the covered reservoir towards Osler Street Park via Tower Mount should be explored as part of the site redevelopment for housing in the longer-term.
- Enhanced pedestrian linkages should be provided through the site to Edgbaston Reservoir and the wider area.
- The site should form part of a new walking and cycling route between Edgbaston Reservoir and Waterworks Tower, Perrott's Folly and surrounding residential neighbourhoods.

Sustainability

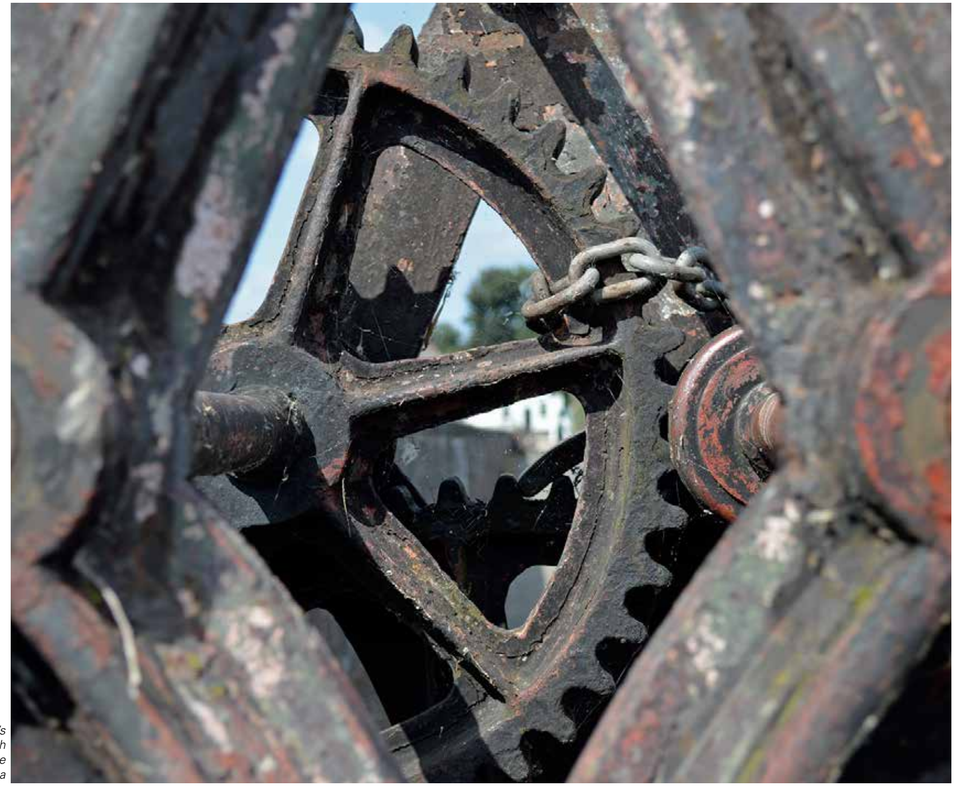
- There is potential to better support biodiversity on the site through the introduction of green infrastructure in particular green roofs.
- The site has several historic and interesting buildings that should be sensitively re-used rather than being demolished.
- The covered reservoir, which is likely to be retained as an operational facility for Severn Trent, offers an opportunity to enhance biodiversity and visual amenity through treatment of the roof structure which covers about 1ha of the site. This could include a wildflower meadow.
- Development should make use of passive solar gain and incorporate low or zero carbon energy generation technologies that are appropriate to the site. This could include ground or air-source heat pumps or photovoltaic panels on suitably designed and oriented roofs as well as water source heat pumps, using the reservoir and local canals. Buildings should be highly energy-efficient, constructed using sustainable materials and waste should be minimised.
- Consideration should be given to whether sustainable drainage can be designed to maximise its location next to the reservoir.
- Green infrastructure should be incorporated as part of the main route through the site connecting to the reservoir.

The Edgbaston Waterworks Tower

Opportunity

Celebrating the Reservoir

The rich character, history and natural environment of the reservoir will be celebrated through art, walking trails, information and cultural activity.



An example of the reservoir's engineering heritage which positively contributes to the rich character of the area

Activity

- Building on work already undertaken by the community in collaboration with the Roundhouse a signposted walking trail could celebrate the heritage and culture at the reservoir and provide a key visitor attraction. The route could connect the reservoir to the historic Roundhouse in the city centre along the canal network. The Roundhouse is a collaboration between the Canal & River Trust and the National Trust to develop a creative hub (visitor centre, café, exhibition and office space) and the base for a range of city and canal tours based in a Grade II* Listed former Birmingham Corporation stables and stores.
- The proposed walking trail will encourage movement between buildings such as Perrott's Folly and Edgbaston Waterworks Tower. These towers are thought to have influenced J R R Tolkien to write 'The Two Towers' in the Lord of the Rings series. This could also help to highlight the important role the reservoir played in the industrial history of the city and highlight the historic features at the reservoir.
- Information boards will provide material on the natural environment, habitats and species found at the reservoir. This could be expanded to provide information on the function of the reservoir and its relationship with the canal. There is potential to link to the role of water more widely, connecting with Severn Trent who own the Edgbaston Waterworks site.
- Trails and information boards should, where possible, celebrate the social history, people and communities that have shaped the reservoir as well as the built and natural assets.
- The former Tower Ballroom site and the Playing Field will provide opportunities for communities, local groups and visitors to come together and celebrate the reservoir through culture, art and learning. This could include spaces and facilities that enable neighbouring communities to continue engaging in creative and cultural activities focused on the social significance of the reservoir.
- Opportunities to celebrate and promote the role of the reservoir as a location for water sports will also be encouraged and supported.

Character

- Signage, improvements to entrances and information boards will be expected to enhance the reservoir and reflect its character.
- Opportunities for new public art that celebrates the reservoir and its unique character should be explored in collaboration with reservoir users. This could include relocating the Charles Blondin Statue that depicts his tightrope walk across the reservoir in 1873.
- There are potential locations for murals, street art and other forms of public art that celebrate the reservoir and the activity that takes place in this unique location. This could include walls at Midland Sailing Club and the wall next to Birmingham Rowing Club. The use of temporary hoardings as part of development opportunities for public art, street art or to display information of the reservoir will also be supported. Any such projects should bring the community together in their creation and involve young people from surrounding communities.

Connectivity

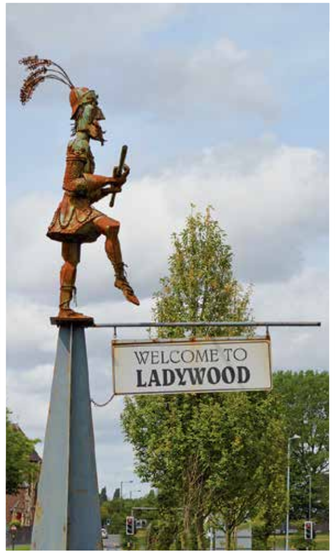
- The introduction of trails and signage in and around the reservoir should support improved connectivity to the surrounding area. This will encourage visitors to access the reservoir via walking, cycling and public transport.

Sustainability

- Features and activities that promote education on sustainability and nature conservation will be supported. This could include space for learning such as forestry schools, information boards or public art that reflects nature.
- There is the potential to expand fruit tree planting around the reservoir area, linking to a linear orchard along the canal.

Example of community growing activity
Image Copyright: Shaw & Shaw Photography and Port Loop (Urban Spalsh, Places for People, Canal & River Trust and Birmingham City Council)

The Charles Blondin statue



Example art mural, Perry Park

Perott's Folly

6 Delivery and Management

Delivering the vision and principles of this masterplan will require a comprehensive, partnership-based approach.

Partnerships

The long-term success of the site will be dependent upon continuing engagement with stakeholders, local residents and reservoir users. This will include partnership working with the Canal & River Trust, Sport England, landowners and the existing water user groups.

The management of the natural area within the Local Nature Reserve boundary will be managed in line with the Local Nature Reserve Management Plan 2021. This provides guidance on the long-term maintenance and enhancement of the natural environment. The Local Nature Reserve Committee are anticipated to play an increased role in the management of the natural environment, providing the structure to facilitate increased community participation and stewardship at the reservoir in order to maintain and enhance the natural environment.

Opportunities for partnership working with Homes England, West Midlands Combined Authority and Transport for West Midlands and others will be explored to support growth in the area.

Funding

The masterplan will provide a basis for the council and partners to bid for funding for projects to improve the reservoir. To date, the council has secured Section 106 funds which have been used to support infrastructure investment, including pathway improvements at the reservoir. The masterplan will be used to guide how further Section 106 money is spent if more becomes available as a result of future development.

Planning proposals that state the reservoir contributes to their open space provision in order to meet the requirements set out in BDP Policy TP9 and the Public Open Space in New Residential Development SPD, will be expected to financially contribute to the enhancement of the reservoir. Contributions will be used to deliver the vision and proposals within this masterplan.

Other public sector funding will also be explored to deliver the vision for the reservoir. The council will work with partners, including the community and existing water user groups, to unlock funding at the reservoir.

The long-term success of the site will be dependent upon continuing engagement with stakeholders, local residents and reservoir users

Waterside walkway. Paprocany Lake Waterfront, Tychy, Poland. RS+ Robert Skiteck Architects
Image Copyright: Tomasz Zakrzews

Examples of award winning housing projects, integrating innovative architecture, high-quality materials, detailing and green spaces

Accordia, Cambridge, UK. Feilden Clegg Bradley Studios
Image Copyright: Tim Crocker

Goldsmith Street, Norwich, UK. Mikhail Riches Architects
Image Copyright: Tim Crocker

Waterside walkway. Paprocany Lake Waterfront, Tychy, Poland. RS+ Robert Skiteck Architects
Image Copyright: Tomasz Zakrzews

Opportunities

The council will actively work with stakeholders in the area to deliver the vision for the reservoir and secure high-quality development. Early engagement will be essential throughout the planning process. As set out in the Community Principles developers will be expected to explore opportunities to work in collaboration with the community and existing water user groups.

The council will utilise its land assets to maximise regeneration benefits and secure the overall masterplan vision. A partner(s) will be secured to bring forward a comprehensive redevelopment of the former Tower Ballroom Site. The development partner(s) will be required to work closely with the community and demonstrate how the vision, and development and community principles of the masterplan, can be achieved in order to deliver a high-quality place. The redevelopment will need to integrate the proposals for the Sea Cadets' site, and the creation of the walkway and public open spaces within the overall scheme.

The following table summarises the opportunities identified within the masterplan as projects and highlights who would be responsible for delivering the project, including where partnership working will be required to achieve an optimal result. The table also outlines potential methods to deliver the projects and is ordered by the suggested timescales. All projects will require further design and/or technical studies and, in many cases, public consultation throughout the process.

Opportunity area	Project	Proposed delivery partners	Proposed method/ funding source	Timescale for delivery
Reservoir Loop	Pathway improvements work Phase 1 and 2.	Birmingham City Coucil.	S106 funding.	Short-term.
Reservoir Link	Improve design of dam wall fence.	Canal & River Trust.	Landowner delivery.	Short-term.
Reservoir Link	Rubber Works site - residential scheme.	Landowner, developer.	Landowner and developer partnership.	Short-term.
Reservoir View	Improvements to pathway behind the building and the environmental sustainability of the building.	Midland Sailing Club, Sport England, Birmingham City Council, Canal & River Trust, Severn Trent.	Sport England funding for first stage of improvements to building. S106 funding	Short-term.
Osler Park and Osler Place	Reactivate Reservoir Lodge.	Birmingham City Council, occupier, Historic England.	Partnership between Birmingham City Coucil and future occupier.	Short-term.
Osler Park and Osler Place	Improvements to facilities at Sea Cadets.	Birmingham City Council, Sea Cadets, Sport England.	Sea Cadet funded redevelopment of existing site.	Short-term.

Opportunity area	Project	Proposed delivery partners	Proposed method/ funding source	Timescale for delivery
Natural Parkland	Secure Green Flag status for the reservoir.	Birmingham City Council, Canal & River Trust, Local Nature Reserve Committee, Wildlife Trust, Severn Trent.	Environmental/biodiversity project funding sources.	Short-term.
Natural Parkland	Birmingham Settlement Well-being Centre.	Birmingham Settlement.	Funded by Birmingham Settlement.	Short-term.
Celebrating the Reservoir	Art/culture/history trail/promoting water sports information boards and public art etc.	Birmingham City Council, Canal & River Trust, Severn Trent, Urban Splash, community groups, National Trust, existing water clubs.	Art/cultural/sports project funding sources.	Short-term.
Natural Parkland	Reactivate the Rangers Bungalow and find a use that supports the masterplan vision.	Birmingham City Council, future occupiers.	Potential partnership between Birmingham City Council, future occupier and/or developer.	Medium-term.
Natural Parkland	Green the existing car park.	Birmingham City Council.	Transport infrastructure funding.	Medium-term.
Natural Parkland	Improvements to facilities at Rowing Club.	Birmingham Rowing Club, Birmingham Canoe Club, Sport England, Universities.	Community sport funding sources.	Medium-term.
Reservoir Link	H Suite - residential led redevelopment.	Birmingham City Council, Canal & River Trust, developers, landowners.	Landowner/leaseholder delivery.	Medium-term.
Reservoir Link	Deliver a new pedestrian crossing at Icknield Port Road.	Birmininghamm City Council, Urban Splash.	Urban Splash.	Medium-term.
Reservoir Link	Canal Basin - residential led redevelopment.	Birmingham City Council, Canal & River Trust, Urban Splash.	Partnership between landowner and developer.	Medium-term.
Reservoir View	Optimise the use of Reservoir Cottage and Reservoir House.	Canal & River Trust, Midland Sailing Club, future occupiers, other partners subject to detailed plans for the future use of the site.	Partnership between Canal & River Trust and existing/ future occupiers.	Medium-term.

Opportunity area	Project	Proposed delivery partners	Proposed method/ funding source	Timescale for delivery
Osler Park and Osler Place	Redevelop Tower Ballroom site to provide a residential, community and commercial mixed-use scheme.	Birmingham City Council, Social Housing Providers, Birmingham Rowing Club, Sea Cadets, Sport England.	Developer partnership.	Medium-term.
Osler Park and Osler Place	Walkway and public realm.	Birmingham City Council, developer partner.	Developer partnership/ contributions.	Medium-term.
Osler Park and Osler Place	Deliver new homes on Tower Mount site.	Birmingham City Council, landowner.	Landowner and developer partnership.	Medium-term.
Osler Park and Osler Place	Improve facilities at Osler Street Park.	Birmingham City Council, others depending on the nature of the scheme.	Developer contributions.	Medium-term.
Reservoir Link	Deliver pedestrian connections between the reservoir and canal.	Birmingham City Council, Canal & River Trust, Urban Splash.	Landowner and developer partnership. Infrastructure funding.	Some medium and some long-term.
Connectivity	Optimise to accessibility of the reservoir by pedestrian, cycle and public transport routes.	Birmingham City Council, Transport for West Midlands, Midland Trains, Canal & River Trust, Sport England, landowners.	Infrastructure funding.	Some medium and some long-term.
Reservoir Link	Protection and enhancement of Icknield Port Yard.	Canal & River Trust.	Canal & River Trust investment with potential for historic or cultural funding sources.	Long-term.
Edgbaston Waterworks	Residential scheme.	Severn Trent.	Landowner and developer partnership.	Long-term.

Sunset at the reservoir

Contact

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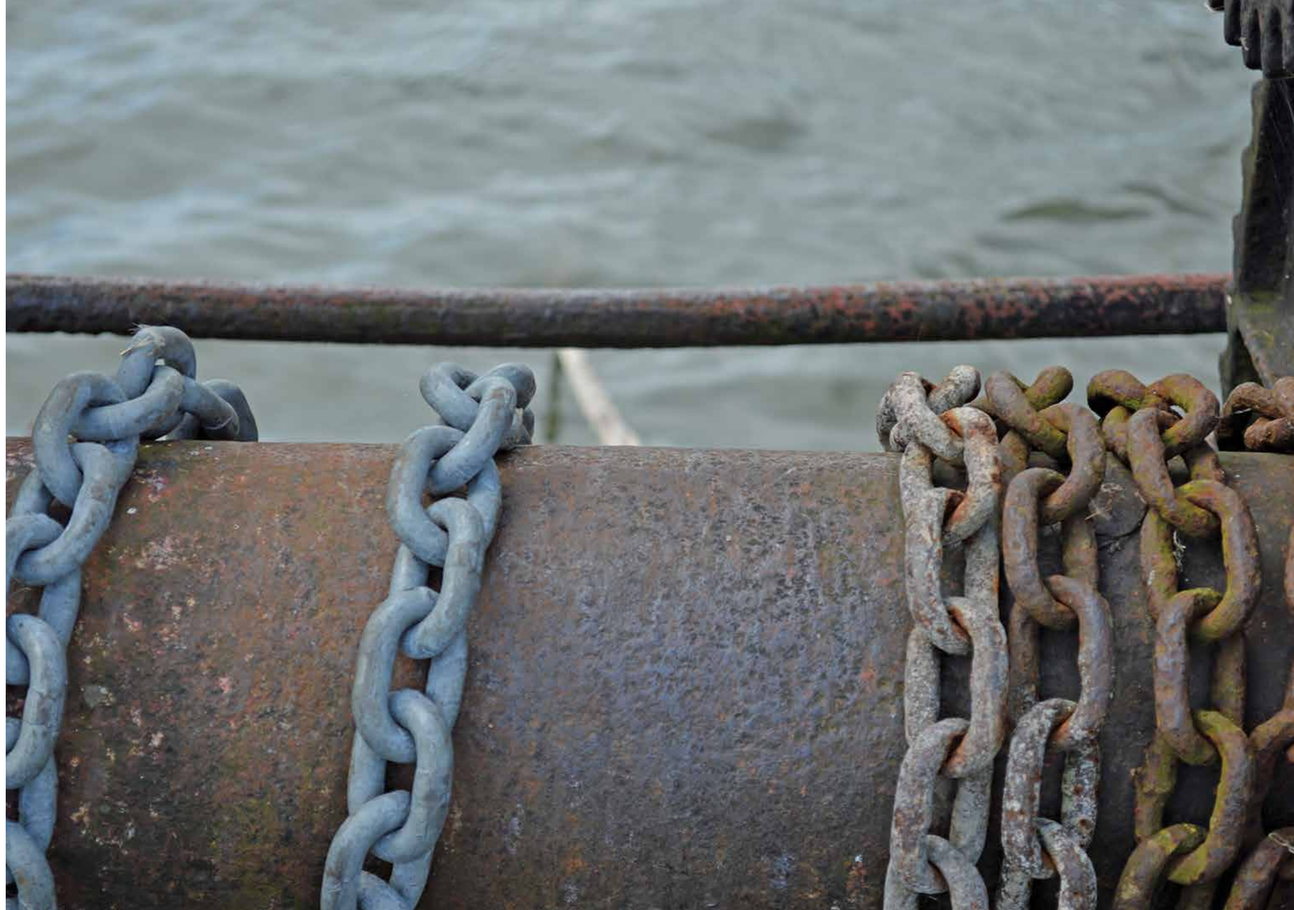

OurFuture Edgbaston Reservoir City Plan

BE BOLD BE BIRMINGHAM

February 2022

Birmingham City Council