



# UPPER TRINITY STREET DIGBETH

JULY 2019 REV A

# WELCOME

---

This document sets out Cole Waterhouse's initial proposition for the creation of a unique and vibrant destination at Upper Trinity Street in Digbeth.

Upper Trinity Street will be a unique place because the team has sought to understand what makes Digbeth unique. This rich blend of built heritage and vibrant community is robust and at the same time delicate and easily eroded by inappropriate development. This sense of 'Digbethness' is unique both in Birmingham and the UK and will be reinforced by Cole Waterhouse's proposals.

The proposal is for a place led cultural and residential response to the opportunity the site offers to enrich Digbeth. The lower levels of the proposal will offer creative, cultural and commercial space with the residential component located above within a series of tall building elements.

Stitched into the existing and emerging public realm of Digbeth the proposals will link the existing canal network to Birmingham's proposed Skypark through to the new Pump House Park. A network of new yards and squares surrounded by space for makers and creatives will allow Digbeth's creative and cultural businesses, both existing and those of the future, to inhabit Upper Trinity Street.

Informal engagement was carried out with Birmingham City Council in December 2018 regarding the site opportunity. This confirmed that the Council is preparing a Supplementary Planning Document (SPD) for Digbeth. The SPD will define character areas and as the site is included in 'A character area with potential', a document setting out a vision for the site should be prepared, to help influence the SPD. A further meeting made it clear that the vision document should provide a place first approach rather than setting scale and massing, considerations which will follow once the place's identity has been locked down. This Document responds to the place and identity challenge and sets out a considered vision following careful and comprehensive assessment of the site and surrounding area.

We are excited by the potential that Upper Trinity Street offers. We hope you enjoy to read.



Wider site boundary including Canal and Rivers Trust land holding



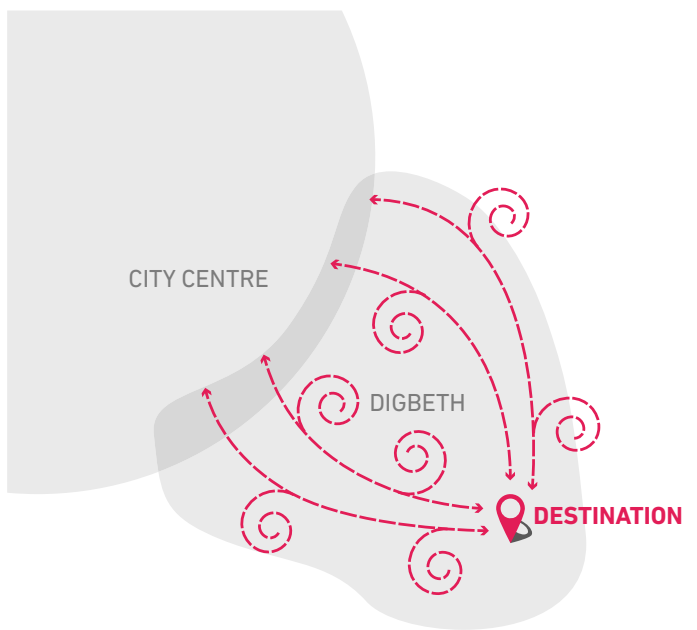
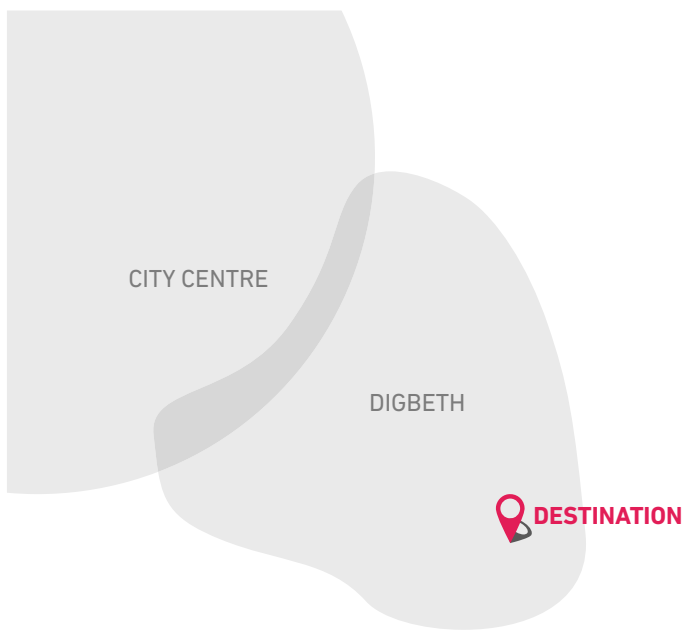
# DELIVERING A DESTINATION

LET THEM



# DIGBETH

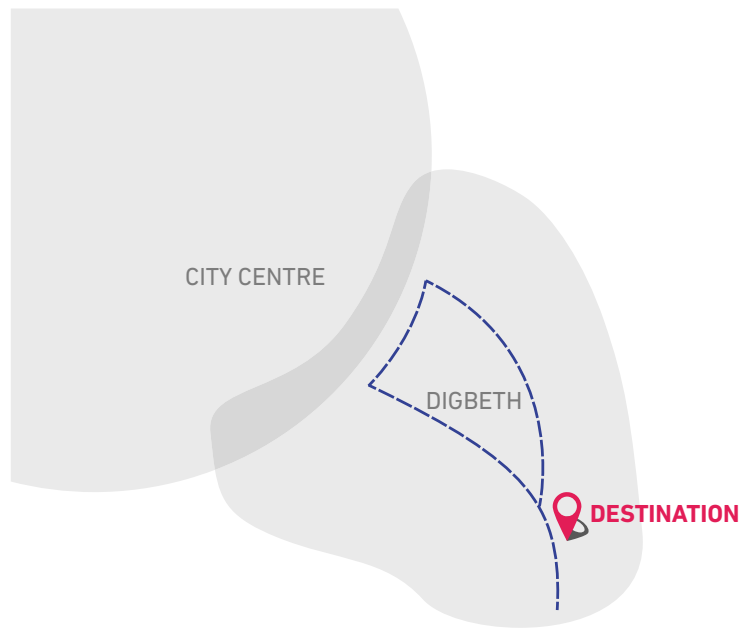
## DELIVERING A DESTINATION



Upper Trinity Street offers a unique opportunity to deliver a 'destination' at the south eastern end of Digbeth.

In delivering this destination Upper Trinity Street has the potential to anchor this end of Digbeth, drawing pedestrian footfall from the city centre and hastening the evolution of Digbeth.

The residential uses provided through the proposal will provide important critical mass and an opportunity to actually live within Digbeth, helping to move towards Birmingham City Council's objective of creating a 24/7 vibrant Digbeth.



-   
 HERITAGE
-   
 VIADUCT  
(GREEN)
-   
 CANAL  
(BLUE)
-   
 STATION
-   
 METRO
-   
 GROWING  
 COUNTER  
 CULTURE
-   
 MAKERS  
 COMMUNITY

The case of a 'destination' of Upper Trinity Street is underpinned by a strong range of assets. The sites unique heritage, access to the Skypark and canals, a potentially rejuvenated station, new metro and a growing creative urban community.

The site sits outside the 'Digbeth Heart' which is neatly formed by the triangle delineated by the railway viaducts and outside the Digbeth.

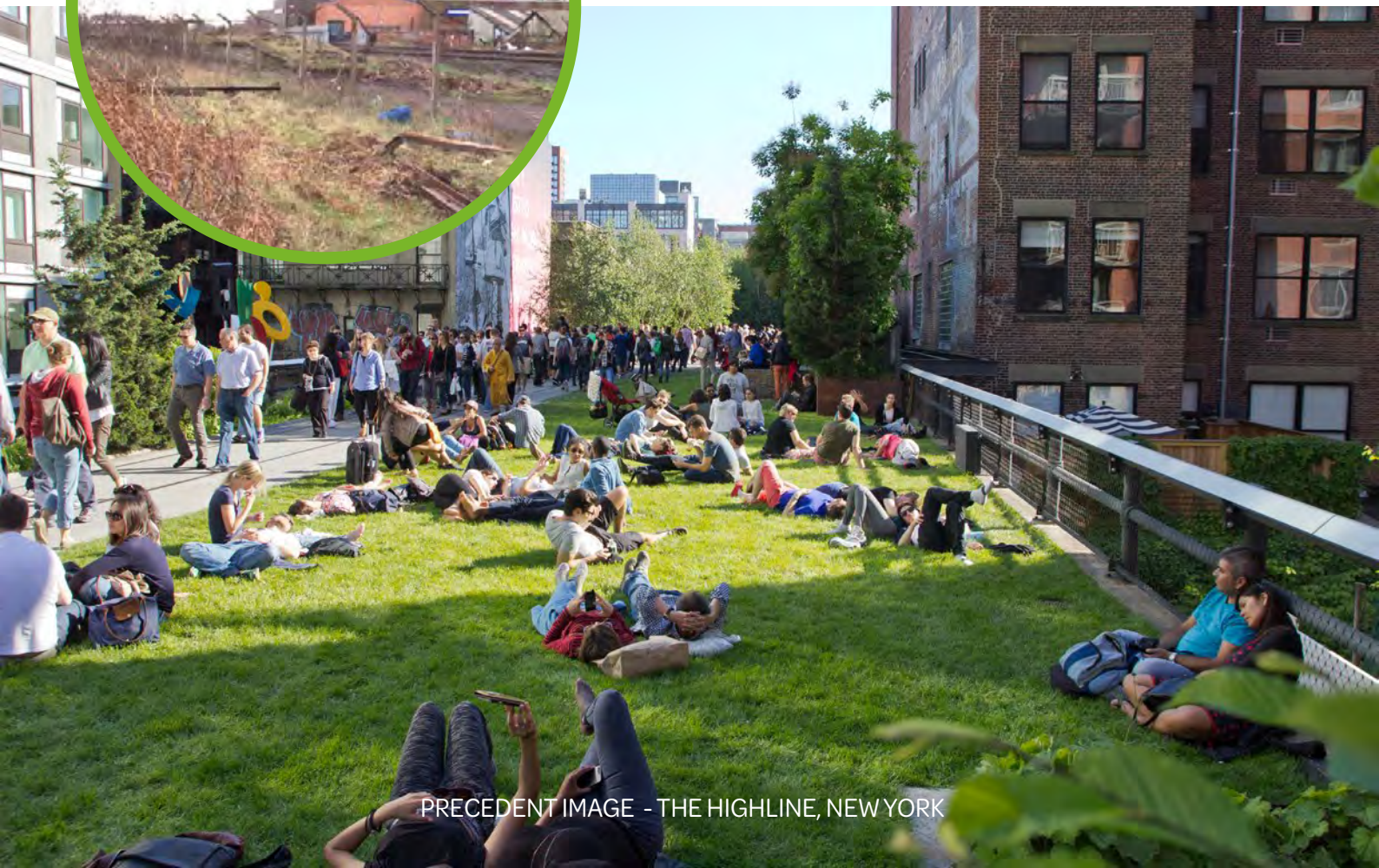
# THE OVER & UNDER

## CONNECTIONS TO THE CITY CENTRE

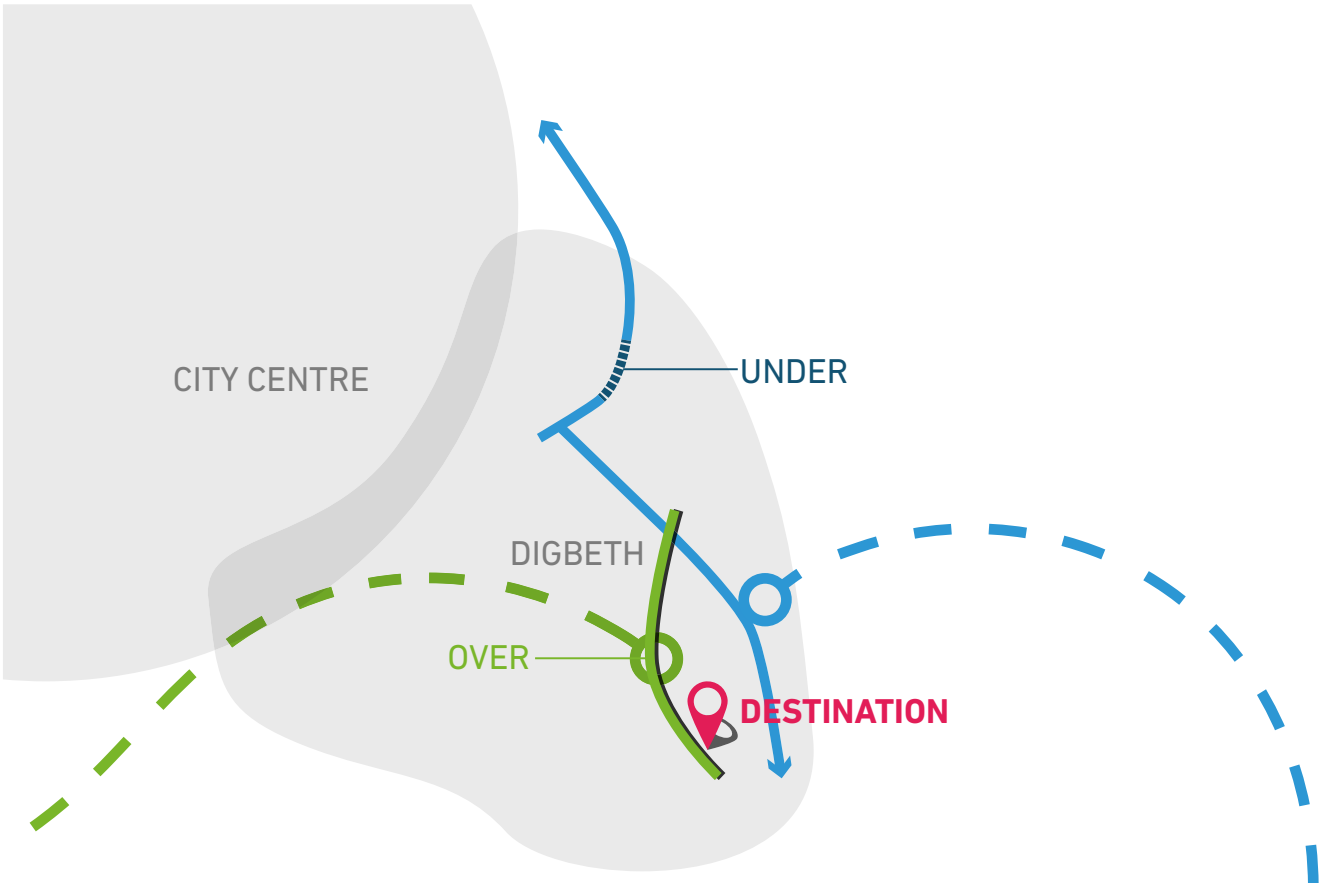
The proposed Skypark provides a route connecting to the city's canal network. Derelict at the moment the Skypark has the potential to rival New York's High Line. Dropping onto the canal network the route passes under the railway lines entering New Street Station.



THE VIADUCT AT DIGBETH



PRECEDENT IMAGE - THE HIGHLINE, NEW YORK

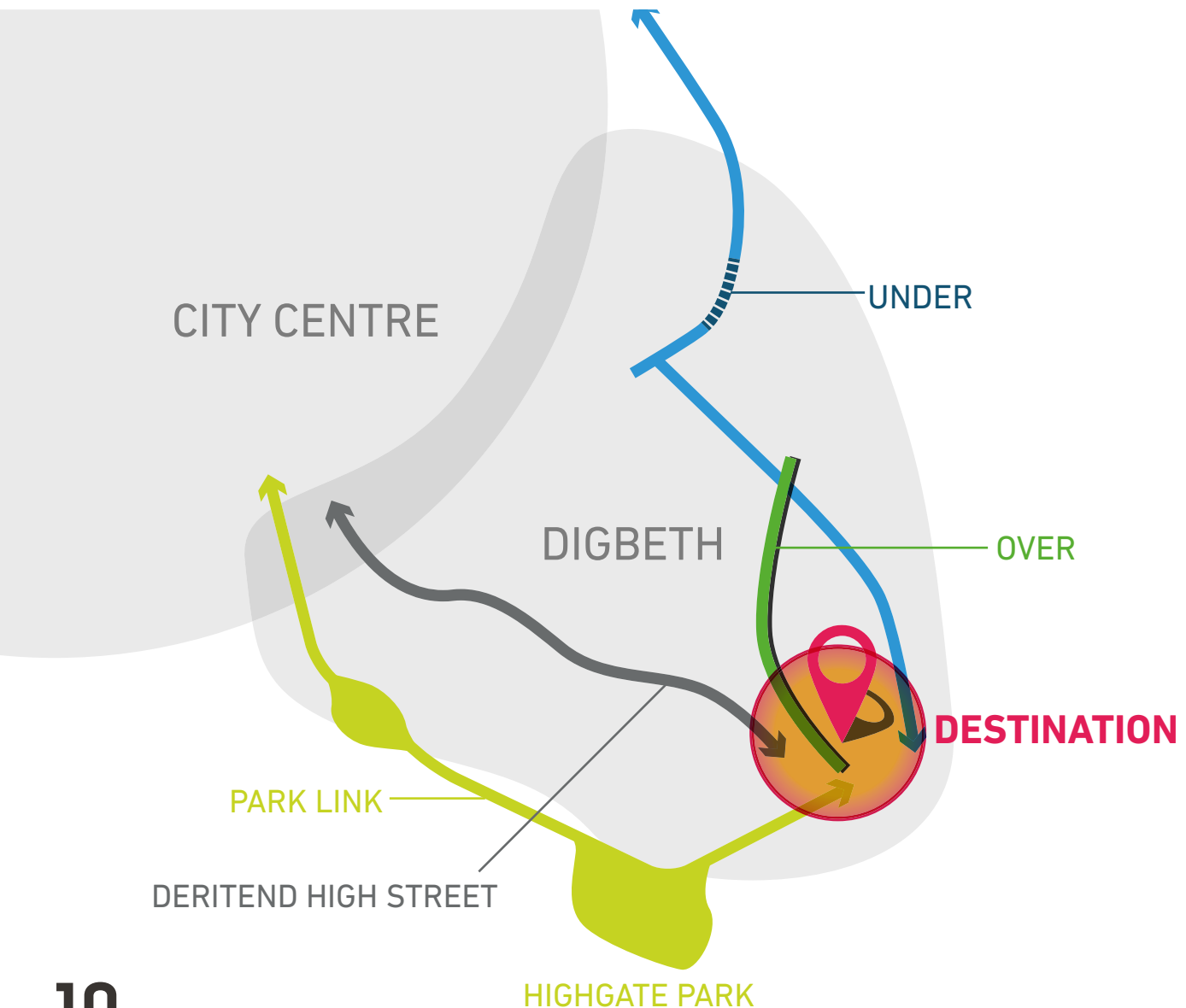


CANAL AT DIGBETH

# THE DIGBETH MEDALLION

The Under/Over route completes one side of a necklace of routes linking Upper Trinity Street to the city centre. To the west the Under/Over is mirrored by a series of new and existing routes and spaces including Highgate Park, identified in Birmingham City Councils SPD for the River Rea Valley, and connecting to the emerging Smithfield Quarter.

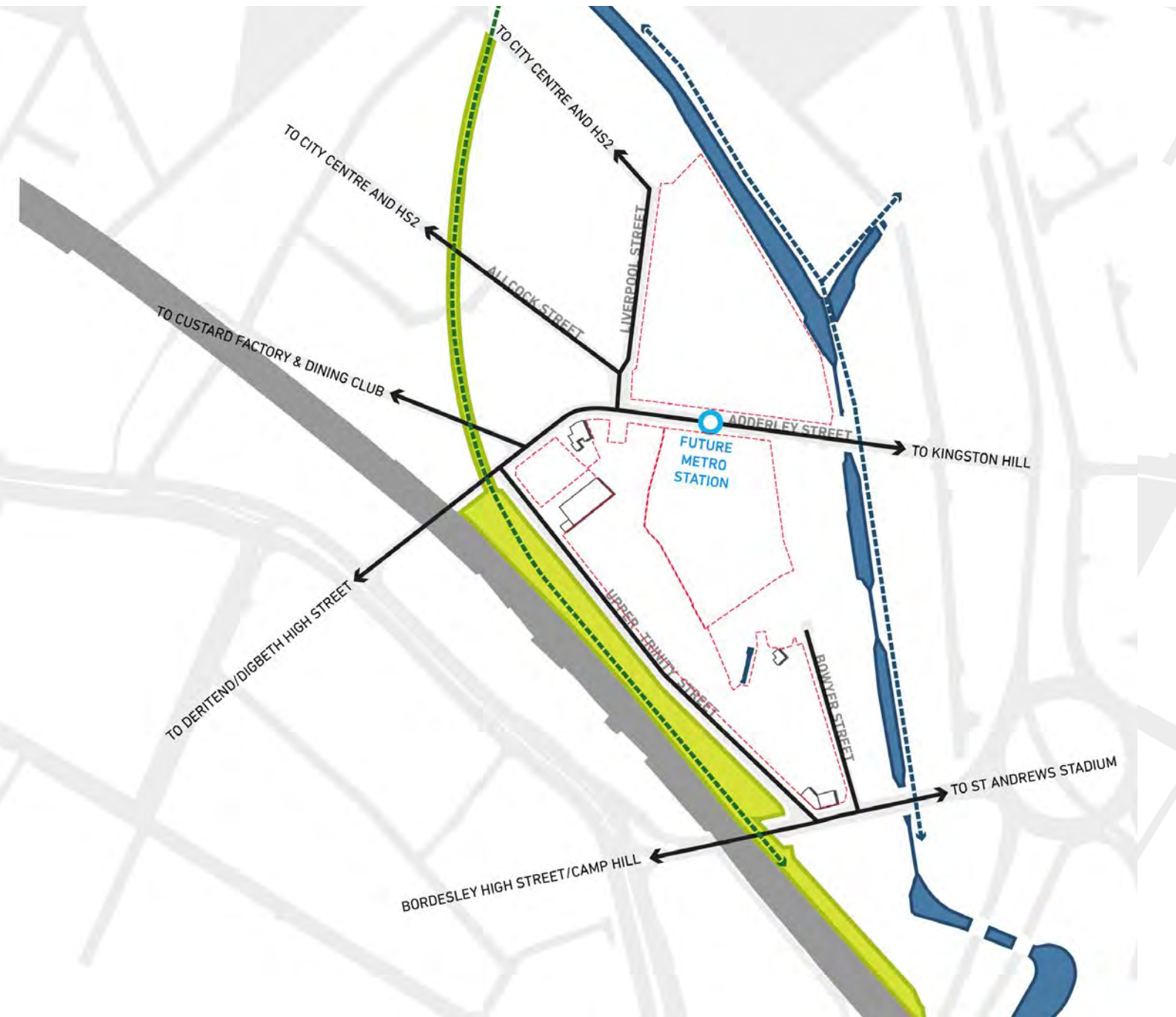
Together these two chains of green link the proposed Pump House Park to form the 'Digbeth Medallion'.





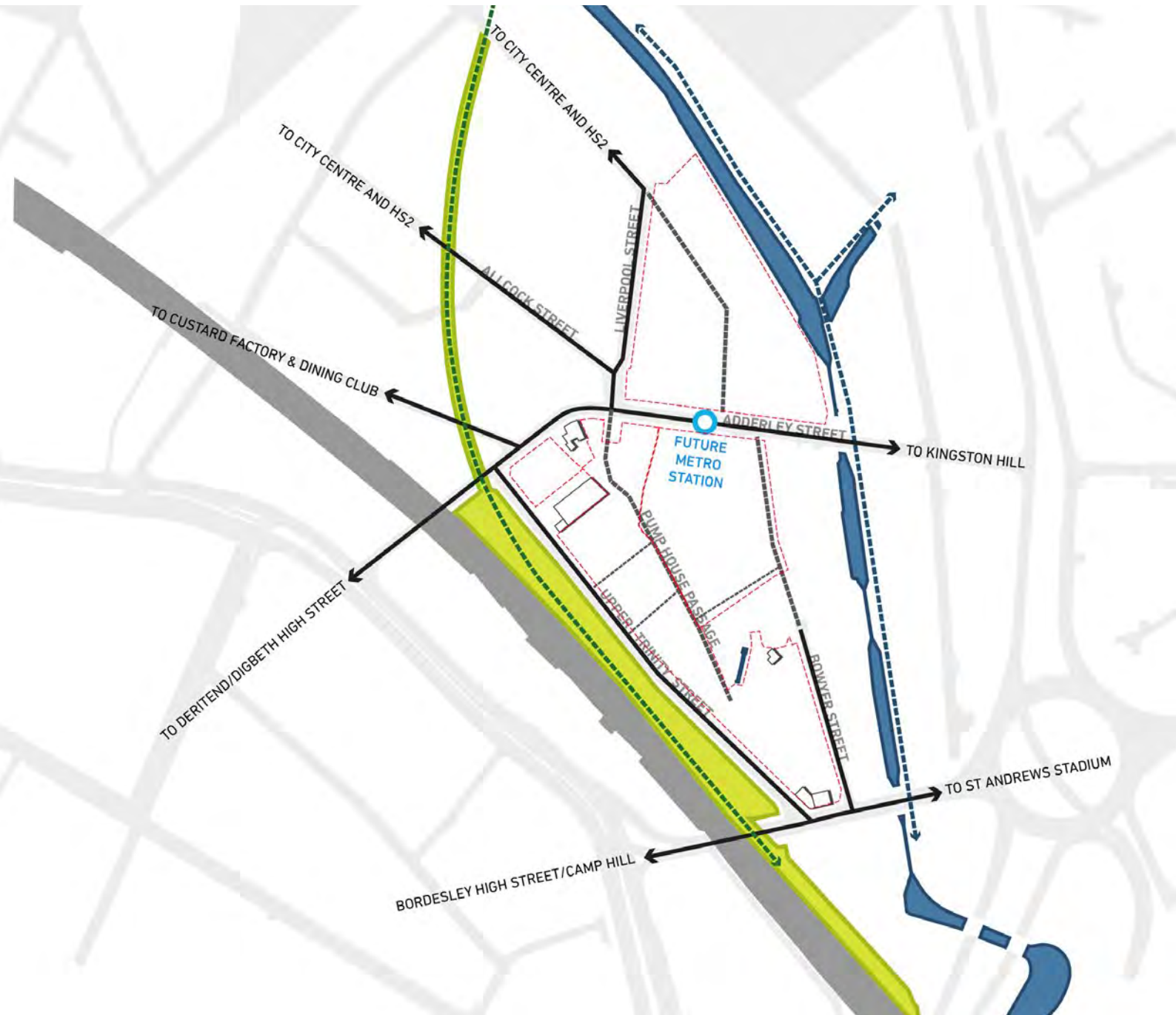
# UPPER TRINITY STREET CONTEXT

Upper Trinity Street is emerging as a development proposal in parallel with several adjacent sites. Together these sites occupy a key location between the proposed Skypark and the adjacent canal network. The existing street pattern surrounding Trinity Street has been fractured resulting in reduced connectivity. In evolving the proposals for Upper Trinity Street the design teams have engaged with adjacent developers to deliver a unified and cohesive masterplan framework.



# NEW ROUTES

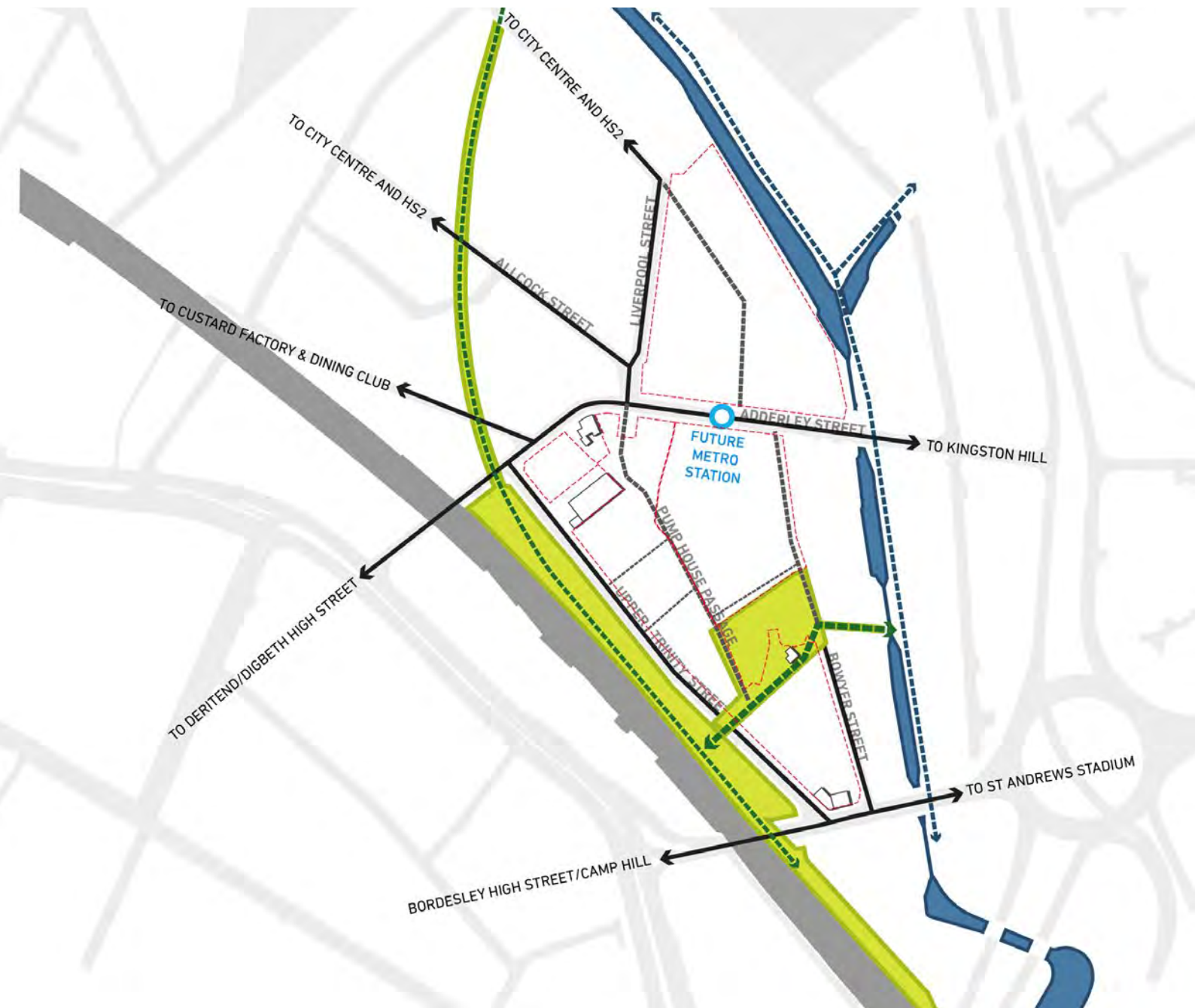
Running broadly north west/south east 2 new routes (an extension to Bowyer Street and Pump House Passage) will be re-established to deliver a permeable and legible street network.



# CANAL TO SKYPARK

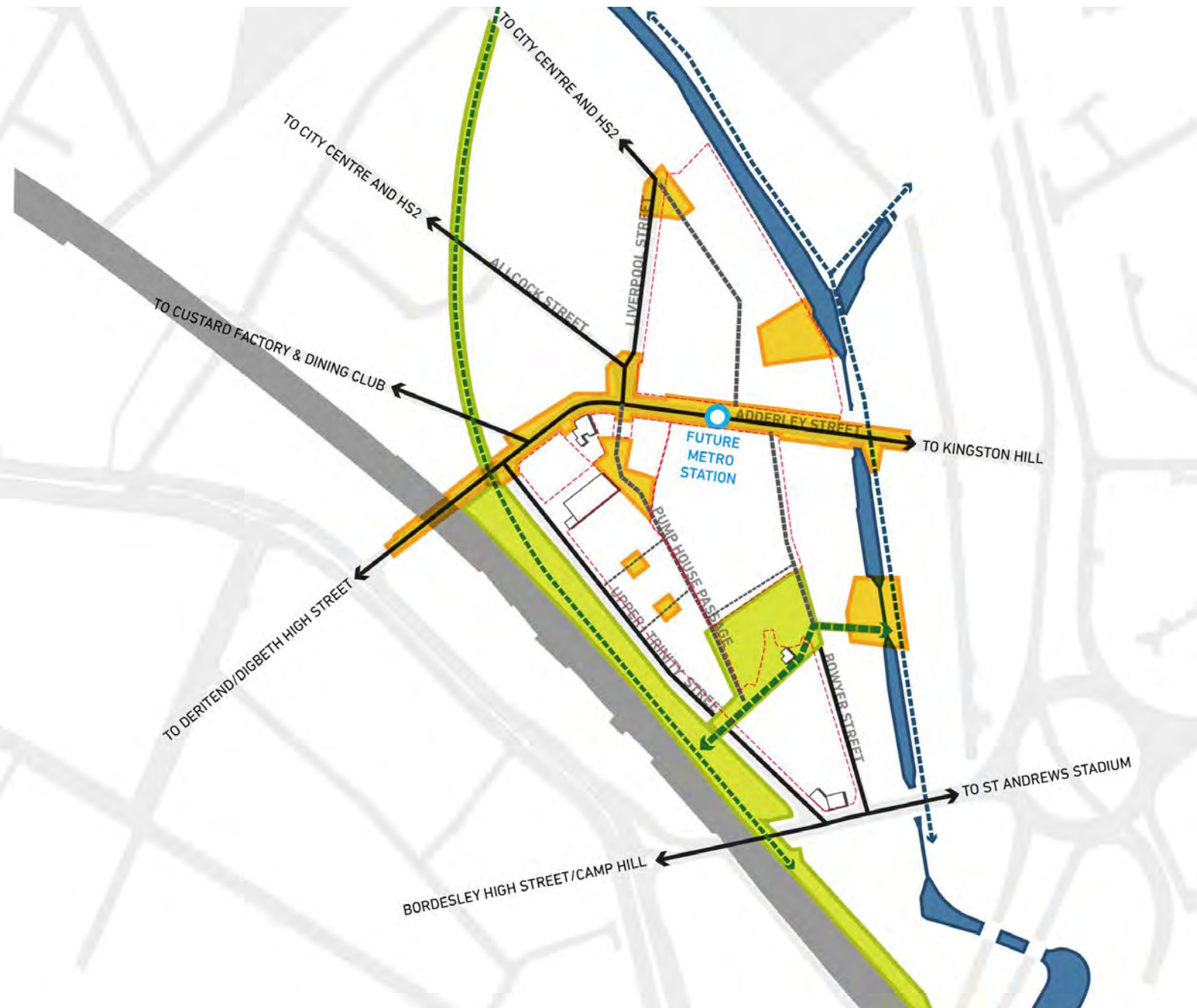
Adjacent to Upper Trinity Street the Skypark and Upper Trinity Street are at the same level allowing future access to the Skypark. A new route runs across the Upper Trinity Street site connecting this access point, via the new Pump House Park, to the existing canal network.

A series of new spaces are located across Upper Trinity Street and adjacent sites. These spaces work key intersections to aid intuitive wayfinding. A series of secondary spaces on Upper Trinity Street continue Digbeth's typology of enclosed yards.



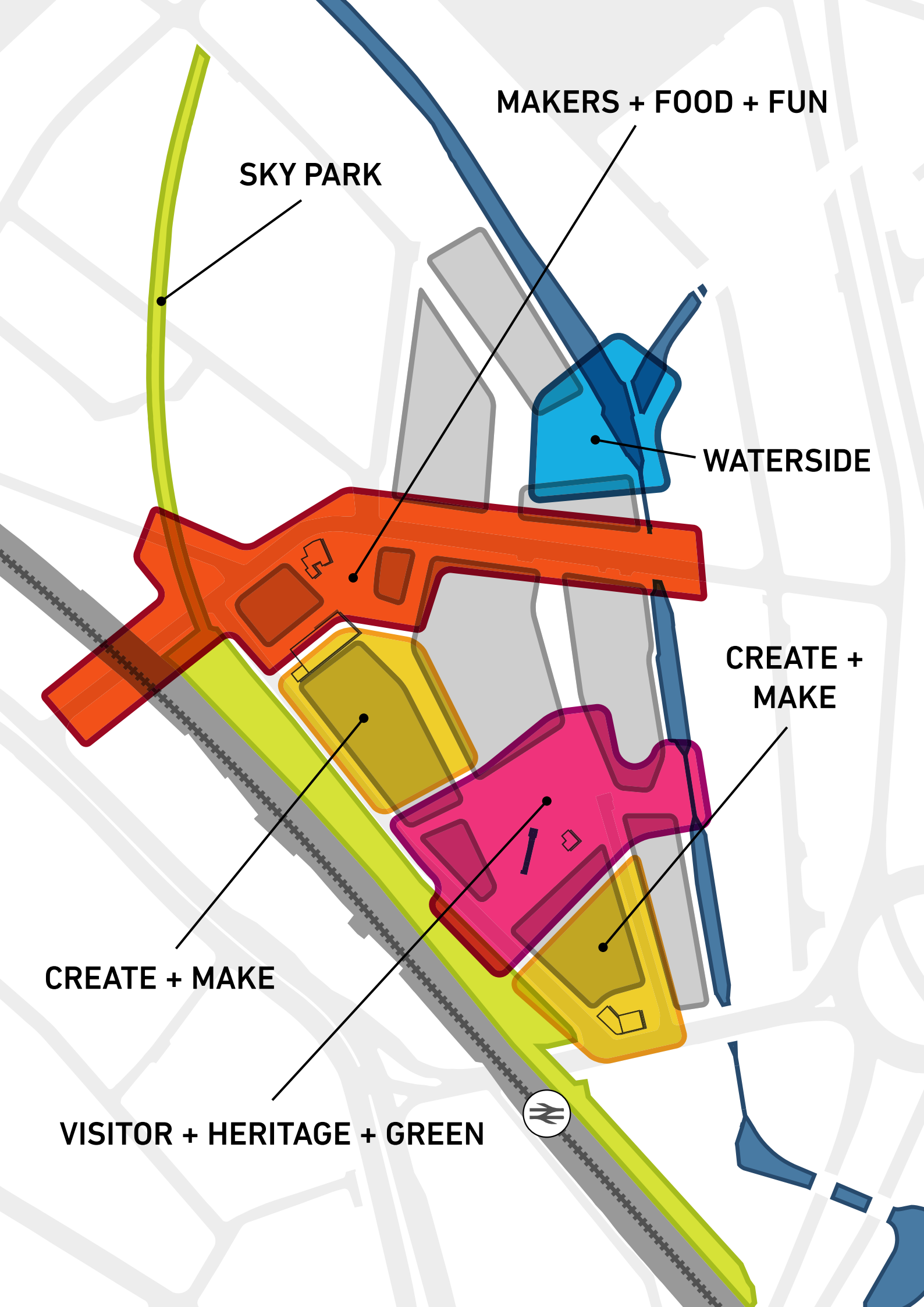
# A NETWORK OF SPACES

The masterplan framework proposes a range of activity zones helping define the role and form of the proposed buildings and spaces. Along Adderley Street, drawing upon existing venues on Lower Trinity Street and Adderley Street, the focus is on Makers, Food and Fun. Centred around the new Pump House Park will be the heart of a new visit destination underpinned by the heritage of the site. Separating these two zones a pair of spaces surrounded by commercial space will be the centre of creative making employment on the site. To the north, at the key canal junction, the masterplan will be focused on a new waterside space.



# **UPPER TRINITY STREET**

## **ZONES OF ACTIVITY**



**MAKERS + FOOD + FUN**

**SKY PARK**

**WATERSIDE**

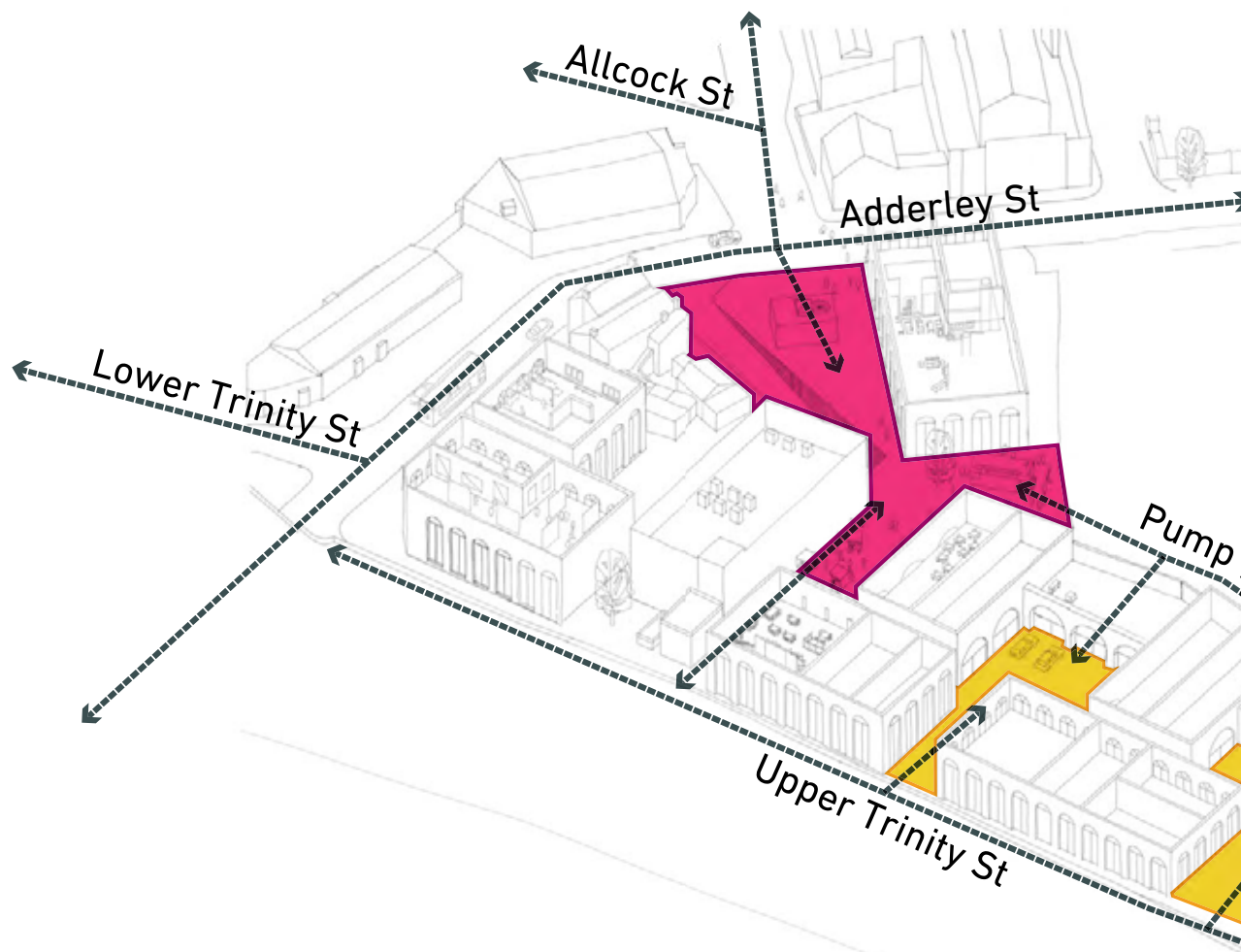
**CREATE +  
MAKE**




**CREATE + MAKE**

**VISITOR + HERITAGE + GREEN**



# UPPER TRINITY STREET KEY SPACES & ROUTES

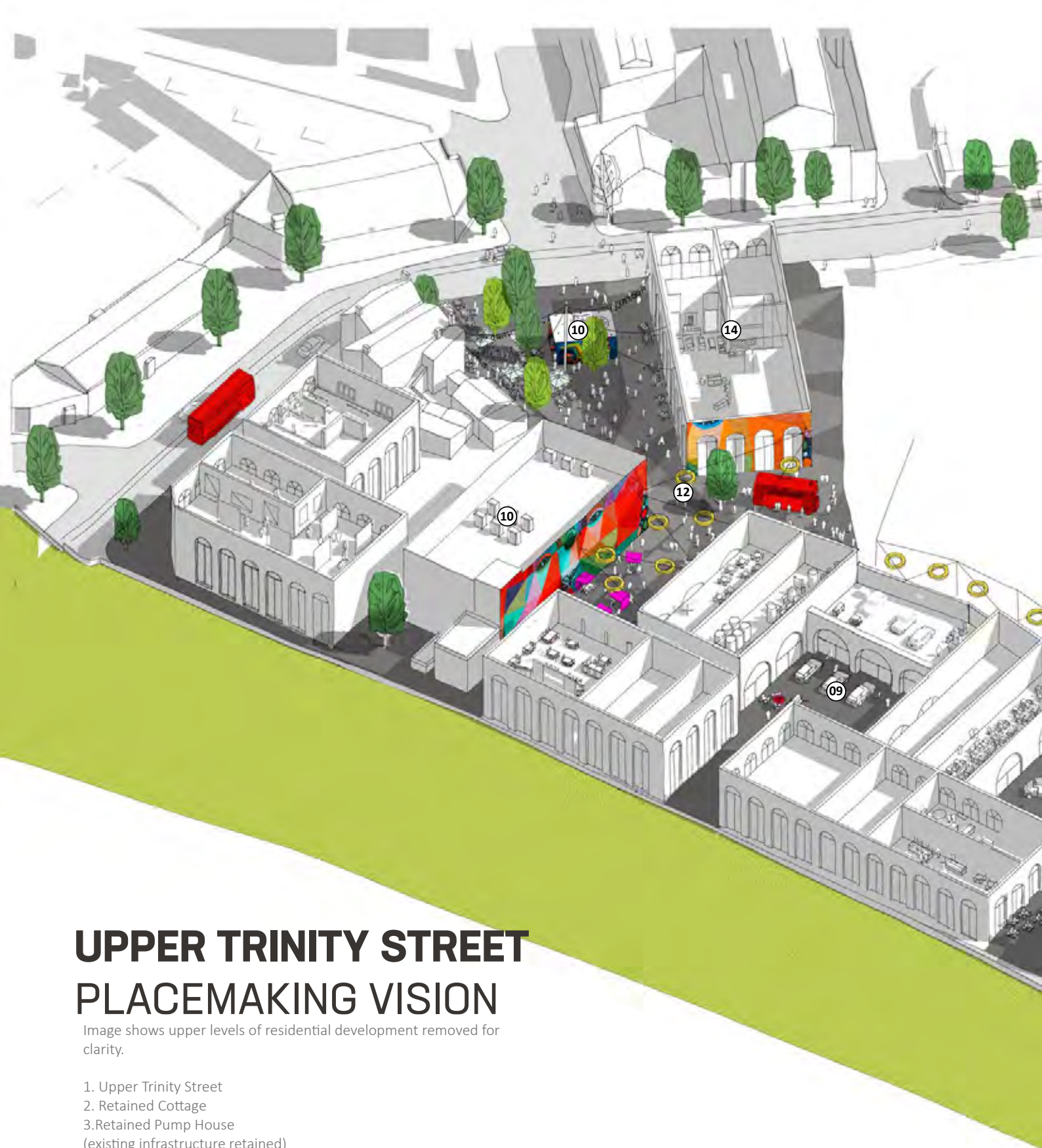


-  Pump House Park
-  Adderley Yard
-  Makers Yards



Bowyer St

House Passage



# UPPER TRINITY STREET PLACEMAKING VISION

Image shows upper levels of residential development removed for clarity.

1. Upper Trinity Street
2. Retained Cottage
3. Retained Pump House  
(existing infrastructure retained)
4. The Sluice
5. Lawns
6. Play
7. Link to Canal
8. Link to Sky Park
9. Makers Yard
10. Sub Stations
11. Future Metro Station
12. Adderley Yard
13. Pump House Passage
14. Proposed Hotel



11

13

09

06

03

05

05

07

02

04

08

01

# KEY SPACES

## ADDERLEY YARD

Adderley Yard will be a vibrant new urban space. Tapering in shape the yard will draw pedestrians into the masterplan while providing a venue for leisure and impromptu urban events, eating and drinking.

1. Art Wall
2. Adderley Market
3. Retained Pub
4. Proposed Tree Planting
5. Connection to Pump House Passage
6. Catenary Lighting
7. Makers Yard
8. Proposed Hotel
9. Retained Sub Station





03

04

09

08

09

01

06

05

04

02

07

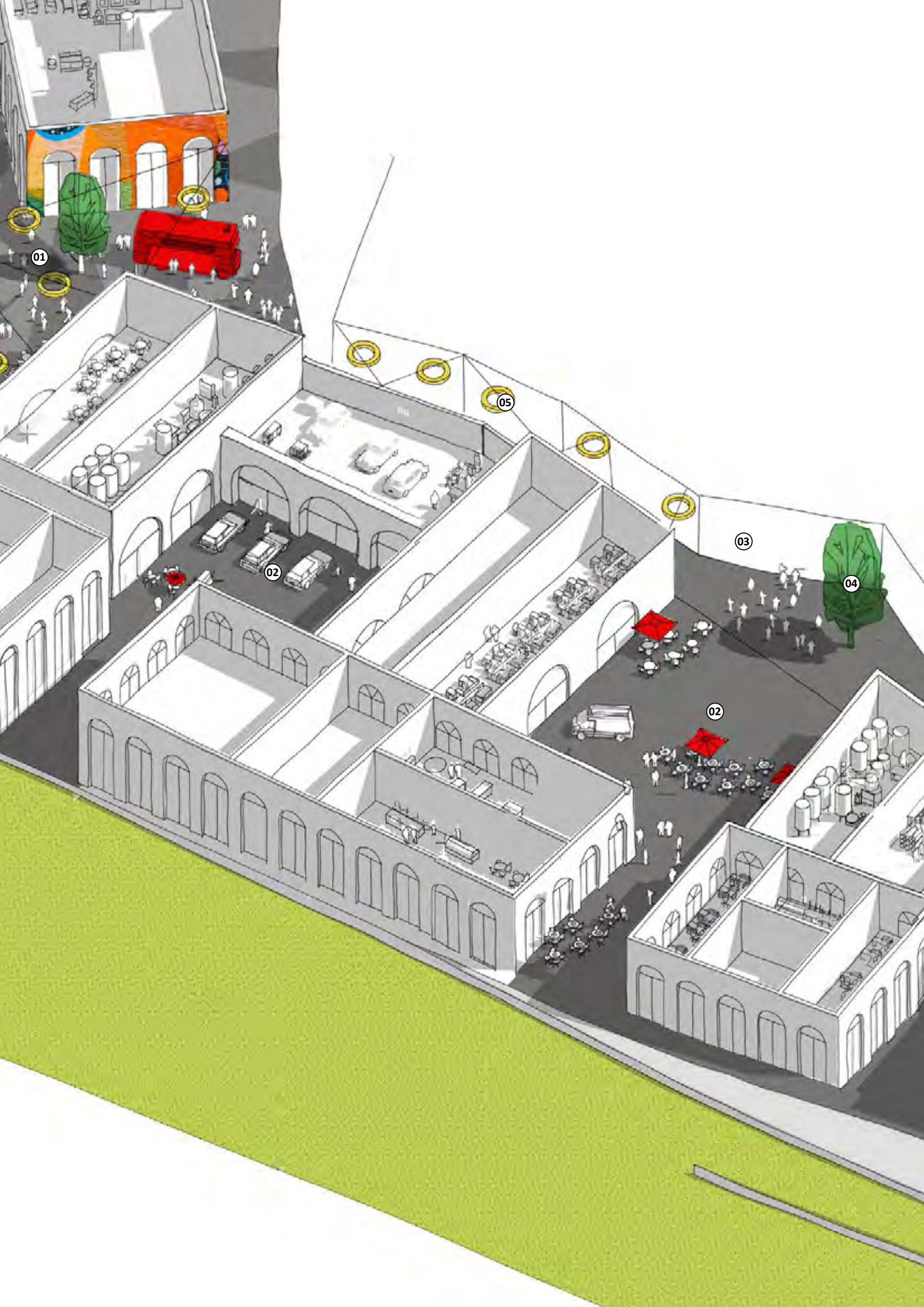
# KEY SPACES

## MAKERS COURTYARDS & PUMP HOUSE PASSAGE

The makers yards will be working spaces surrounded by flexible employment space. The yards will be simple and robust capable of hosting both informal seating and delivery vans.  
Pump House passage will provide a key pedestrian link connecting Adderley Yard and Pump House Park.

1. Adderley Yard
2. Makers Yard
3. Connection to Pump House Passage
4. Proposed Tree Planting
5. Pump house passage





01

02

02

03

04

05

# KEY SPACES

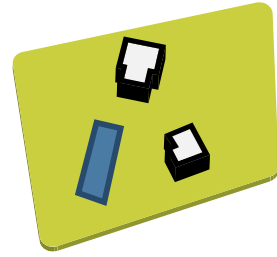
## PUMP HOUSE PARK

Pump House Park will be a new and unique green space in the urban context of Digbeth. The new park has been designed around six key principles responding to the location's unique heritage and topography while delivering a new link between the Skypark and canal. At the core of the park's design is the aspiration to deliver both a destination, capable of attracting and holding both visitors and events, and an amenity for the growing local population.

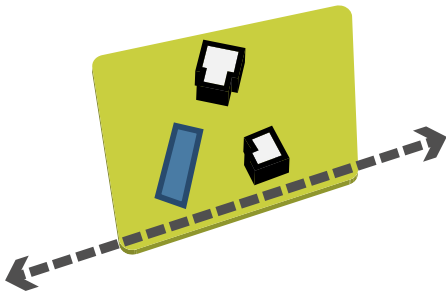




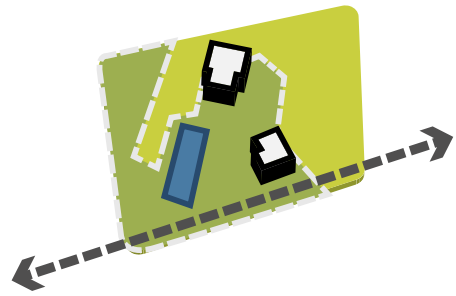
01 Create A Green Space



02 Retain Heritage Assets



03 Sky Park to Canal Link



04 Topography



05 Create a City Destination

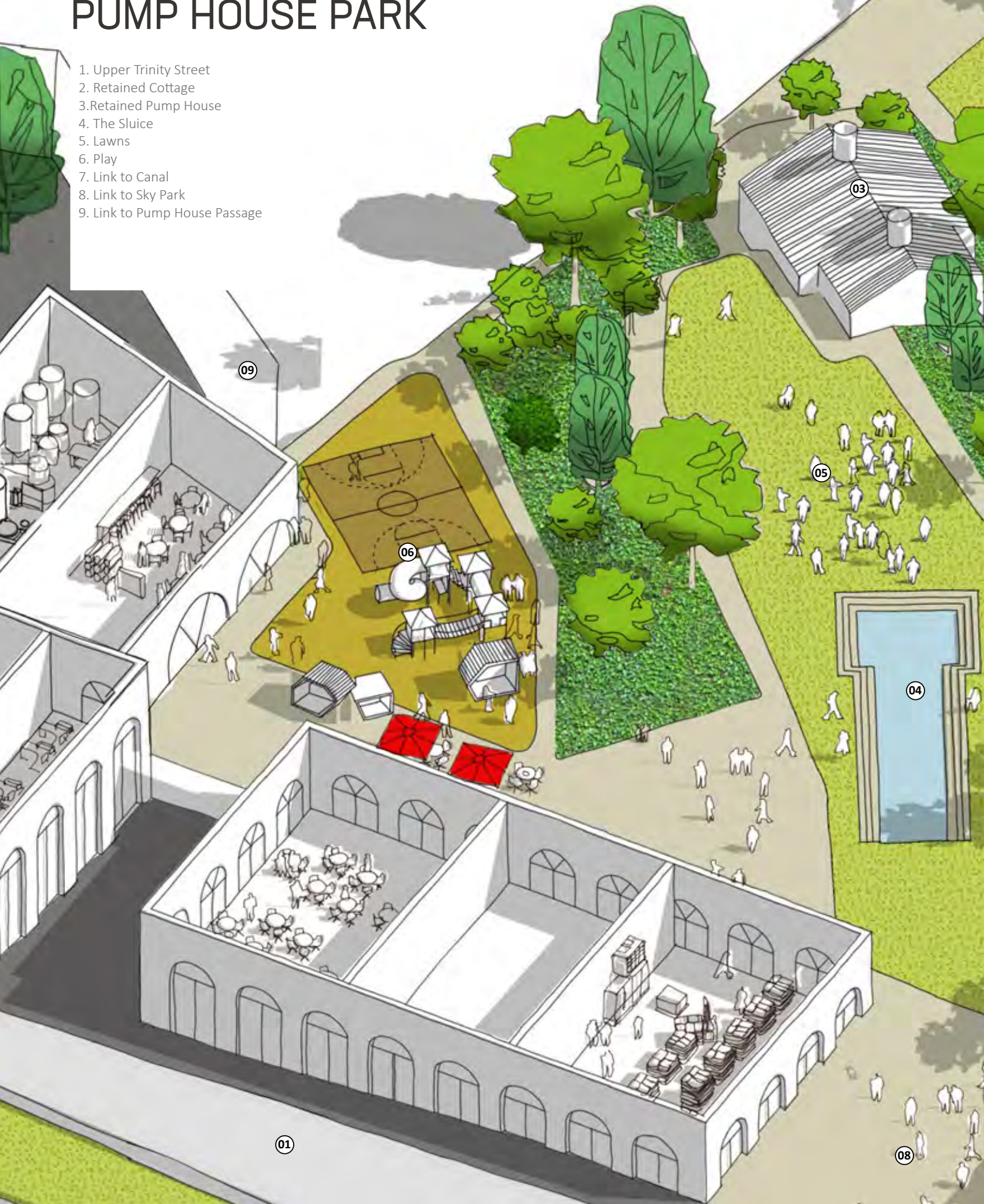


06 Create a Local Amenity

# KEY SPACES

## PUMP HOUSE PARK

1. Upper Trinity Street
2. Retained Cottage
3. Retained Pump House
4. The Sluice
5. Lawns
6. Play
7. Link to Canal
8. Link to Sky Park
9. Link to Pump House Passage





07

05

04

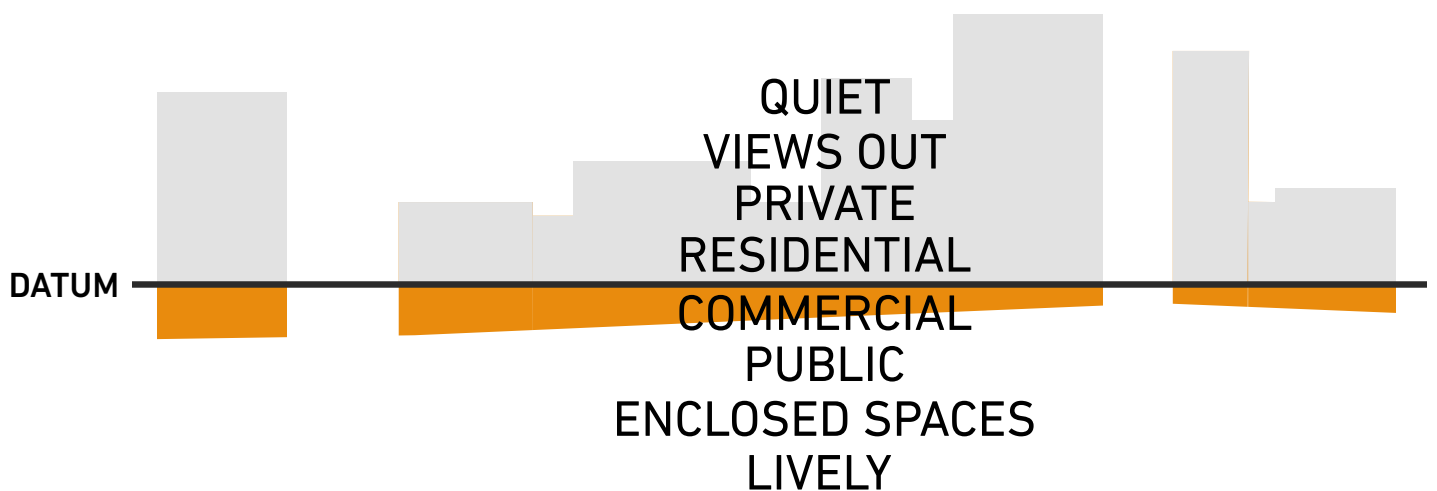
02

01

# KEY SPACES

## UPPER TRINITY STREET

Upper Trinity Street is fronted on one side by the massive arches that support the Skypark viaduct. While removing parking from Upper Trinity Street and potentially reducing the carriageway width the treatment of this key route will be low key seeking to maintain its existing robust character.







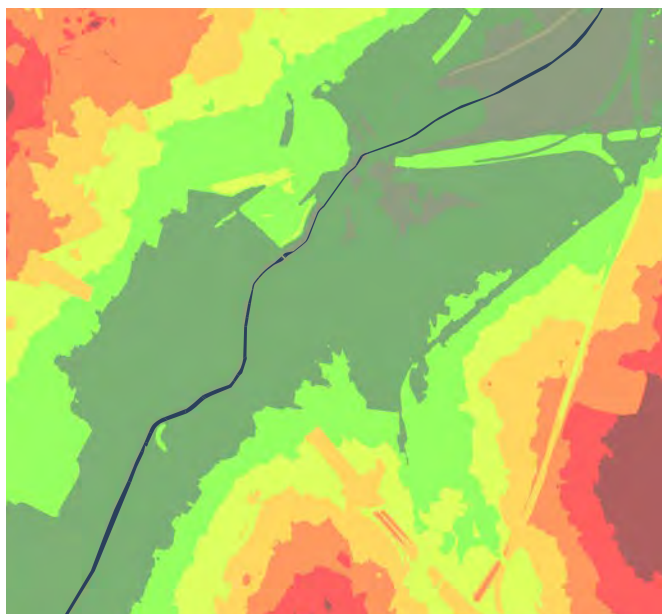
**UNDERSTANDING  
DIGBETH**



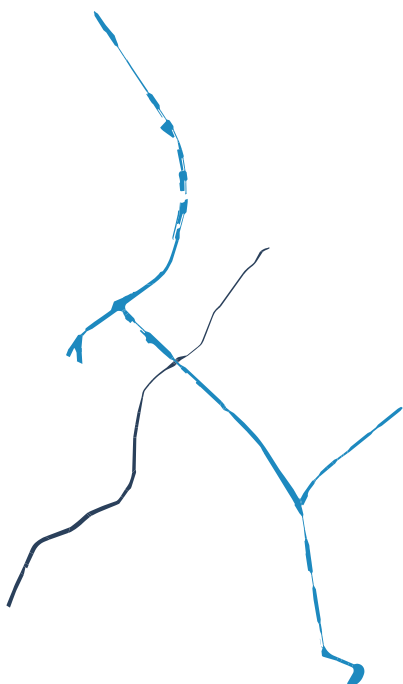
# DIGBETH

## A LAYERED LANDSCAPE

Digbeth has developed as a series of interlocking layers. The pronounced valley topography cut by the River Rea is overlain by canals. A diverse network of routes now permeates the Rea Valley bridging the canals and River Rea. Running at high level on massive brick viaducts railways cross Digbeth as the upper layer of infrastructure. Sitting between this set piece infrastructure the built form of Digbeth is varied consisting of a mix of domestic scale buildings nestled between large floorplate industrial and storage buildings.



RIVER + TOPOGRAPHY



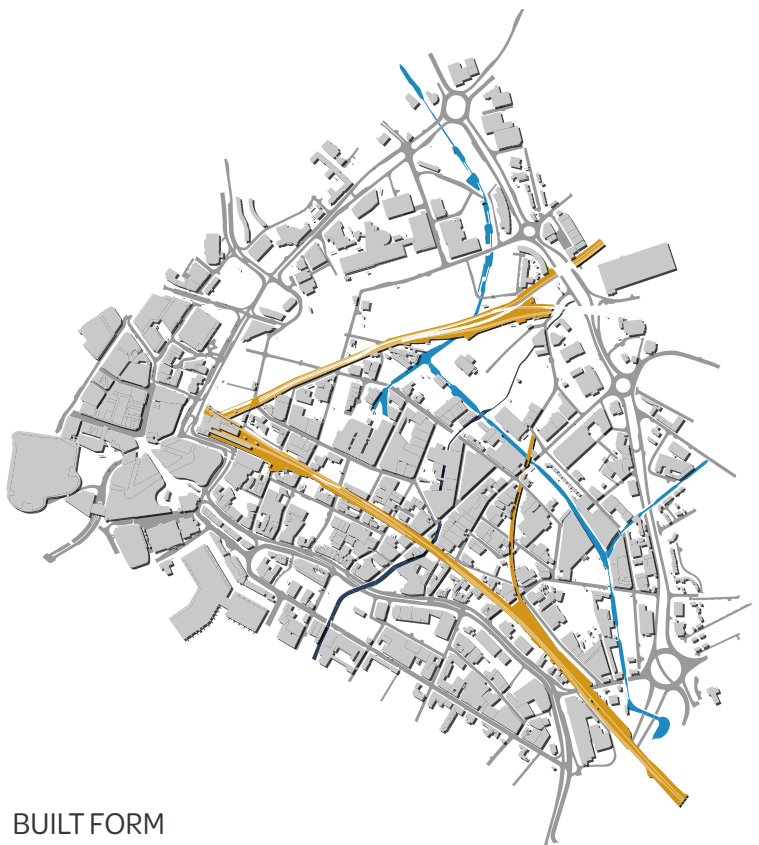
CANALS



ROADS



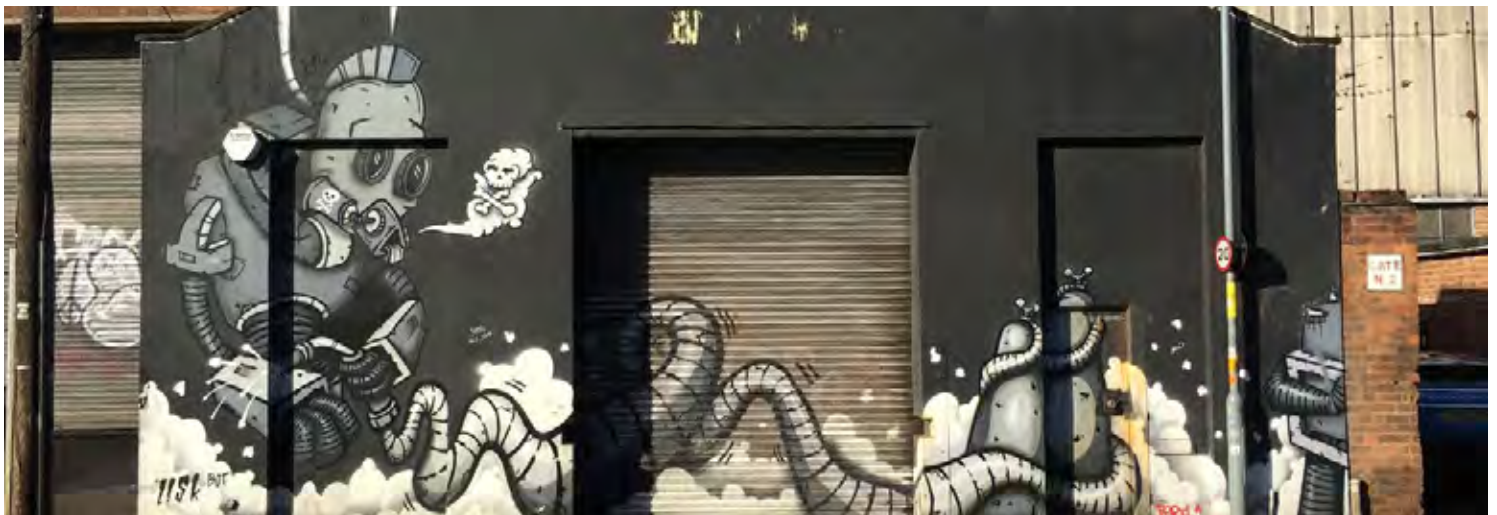
VIADUCTS



BUILT FORM

# DIGBETH LOOK + FEEL

## BUILT FORM & INFRASTRUCTURE





# DIGBETH LOOK + FEEL

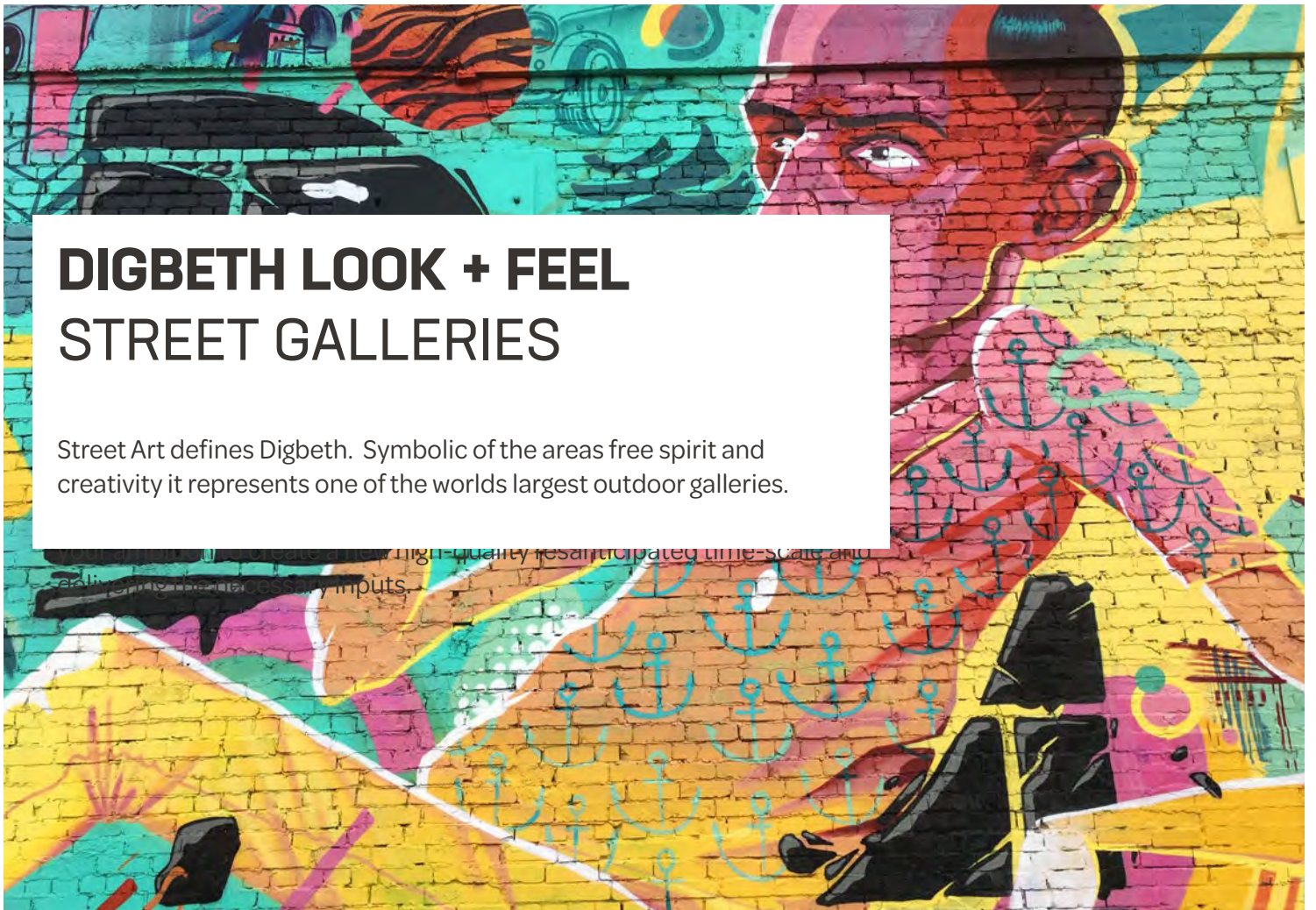
## SECRET SPACES

Digbeth is characterised by a series of secret spaces. Passing through often small doorways visitors enter former industrial buildings now repurposed as cultural, creative and community spaces.

delivering the necessary inputs.





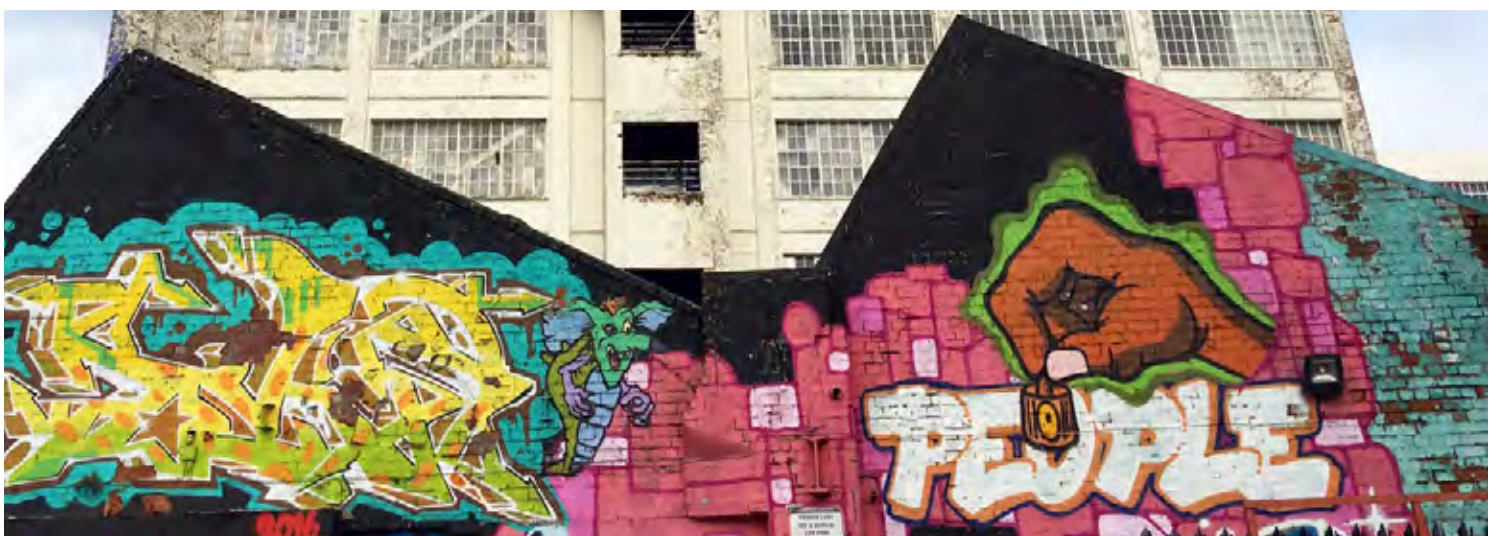


# DIGBETH LOOK + FEEL STREET GALLERIES

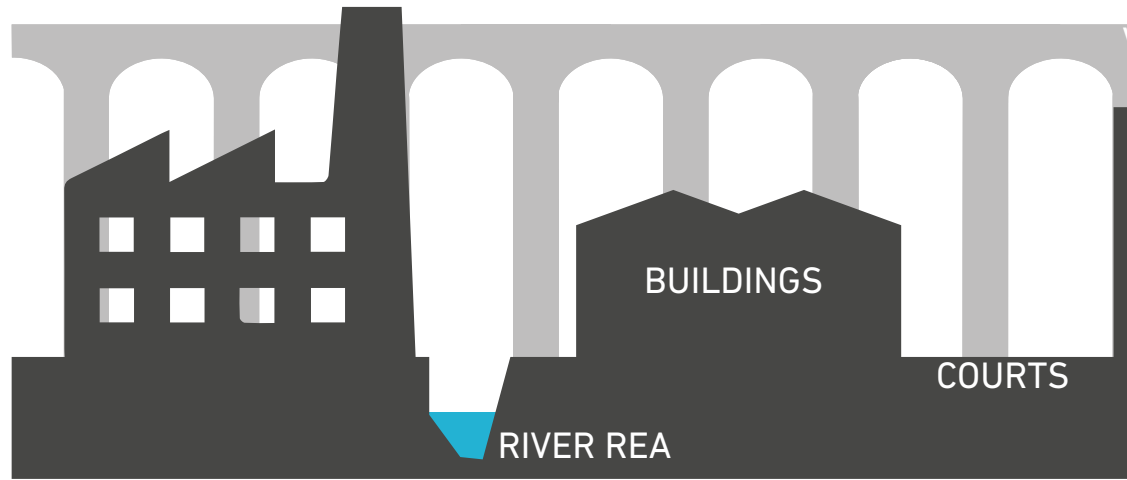
Street Art defines Digbeth. Symbolic of the areas free spirit and creativity it represents one of the worlds largest outdoor galleries.

high-quality resurfaced time-scale and  
real-time community inputs.





# DIGBETH LAYERS



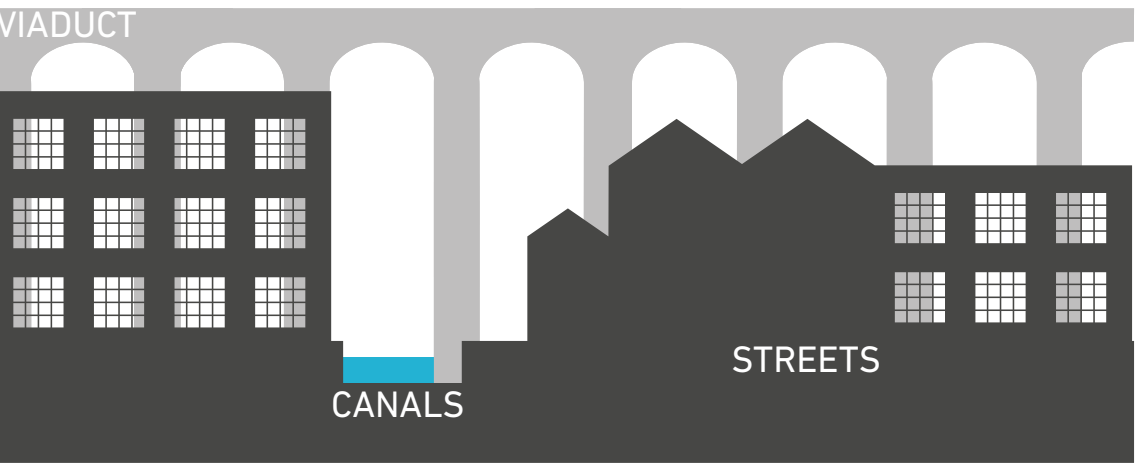
LAYERED CITY



STREET GALLERY

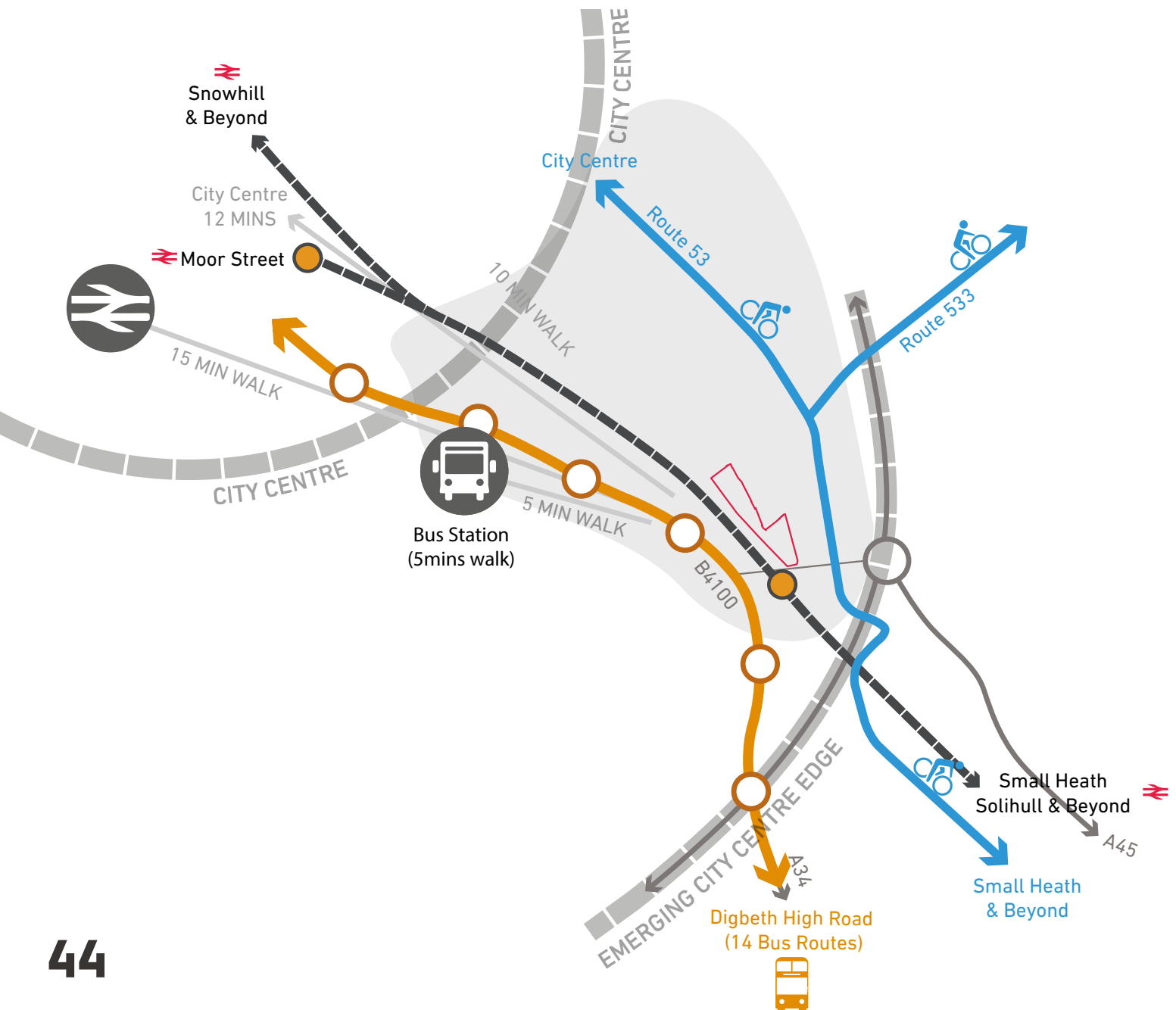


SECRET SPACES



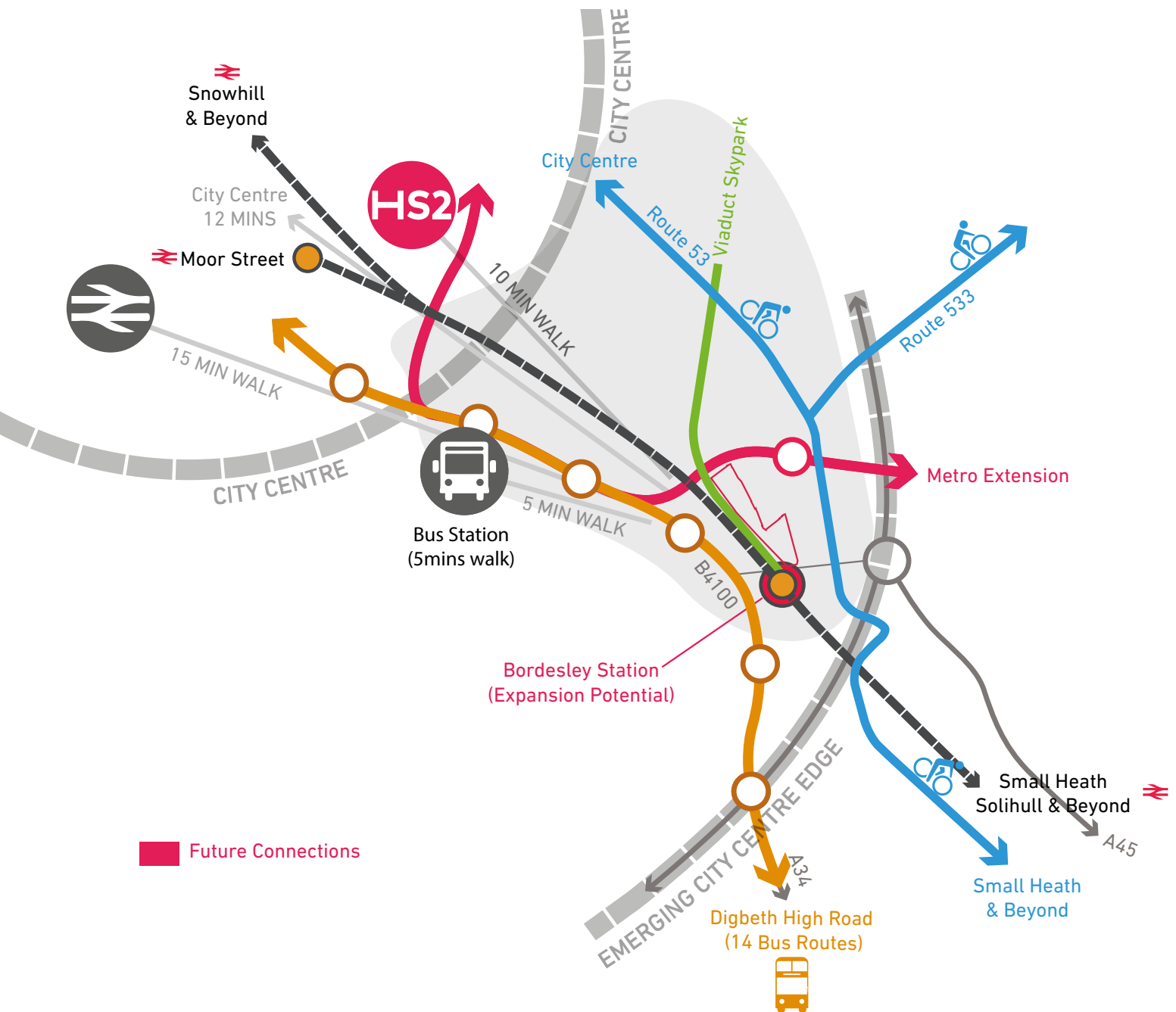
# ACCESSIBILITY TODAY

Sitting to the south of Birmingham city centre, Digbeth is already an accessible place adjacent to a strong public transport network and key walking and cycling routes.



# FUTURE

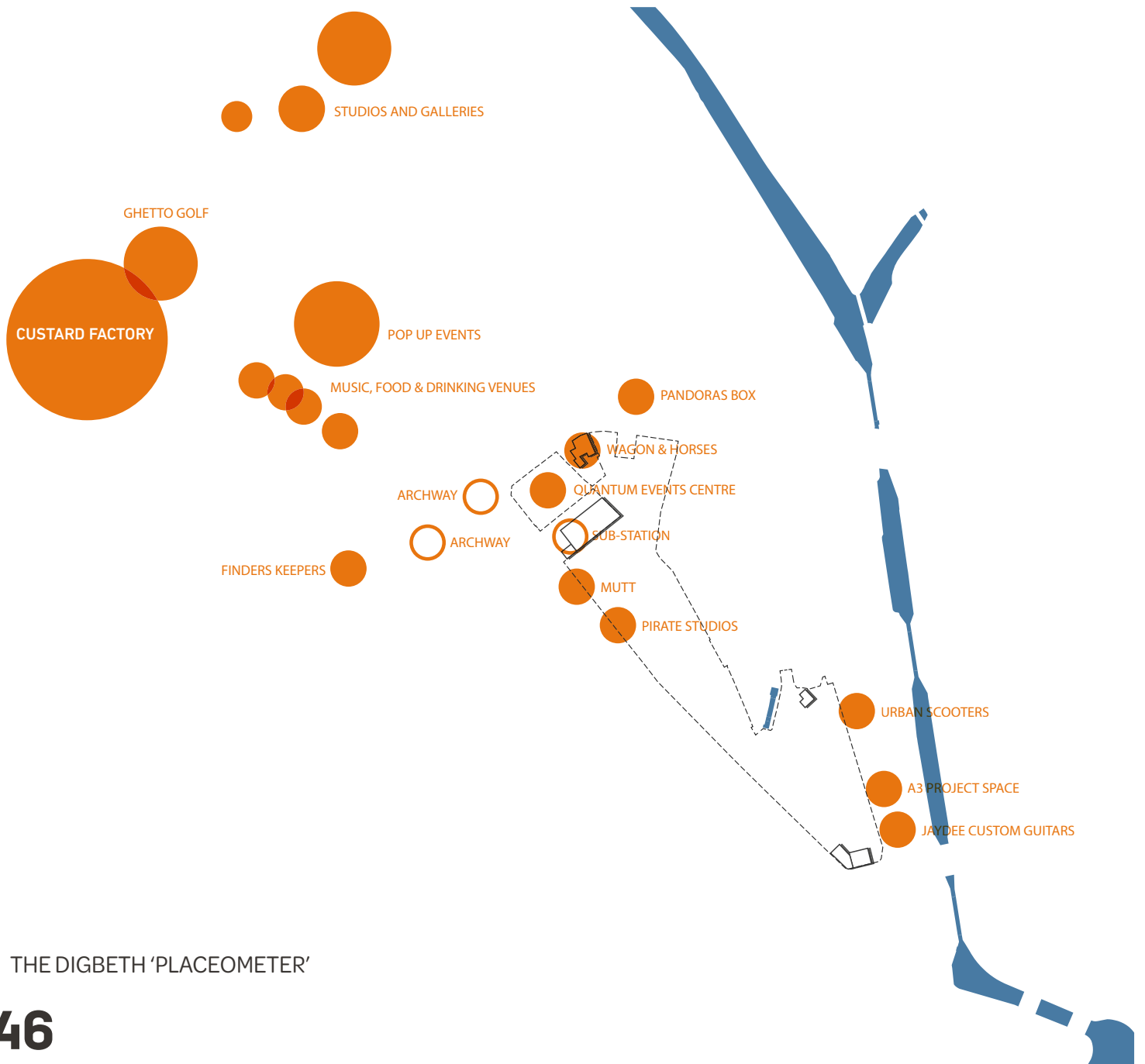
Over the coming years Upper Trinity Street will witness a steep change in its accessibility. The arrival of HS2, the proposed Metro Extension, the potential to increase service frequency at Bordesley Station and the opening of the Skypark will place Upper Trinity Street at the heart of Digbeth's mobility network.



# OCCUPIERS

## WHY HERE?

There are already a wide range of creative cultural and leisure destinations in close proximity to Upper Trinity Street. These businesses, the 'creative community' is wide ranging in what it does but are all located here for a specific set of reasons. Key among their reasons for locating here is the availability of a wide range of affordable accessible spaces, the synergies of locating in an established community and the 'freedom' offered by Digbeth.



THE DIGBETH 'PLACEOMETER'

## THE CREATIVE COMMUNITY



PROVIDE

COMMUNITY  
IDENTITY  
STREETLIFE  
INTEREST

WANT



SPACE



ACCESSIBILITY



AFFORDABLE



COMMUNITY

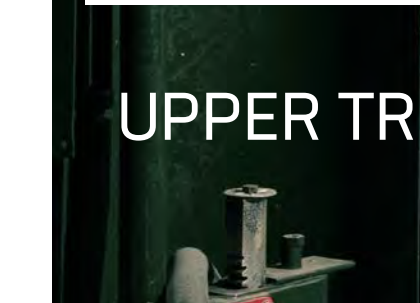


FREEDOM

A man with a full grey beard and tattoos on his arms is standing in a workshop. He is wearing a dark grey t-shirt with a graphic of a teapot and a baseball cap with a logo. In the background, there is a red and green sign with the letters 'BP' and 'LYHT' (part of 'LYHTI').

## DIGBETH MAKERS WHOSE HERE?

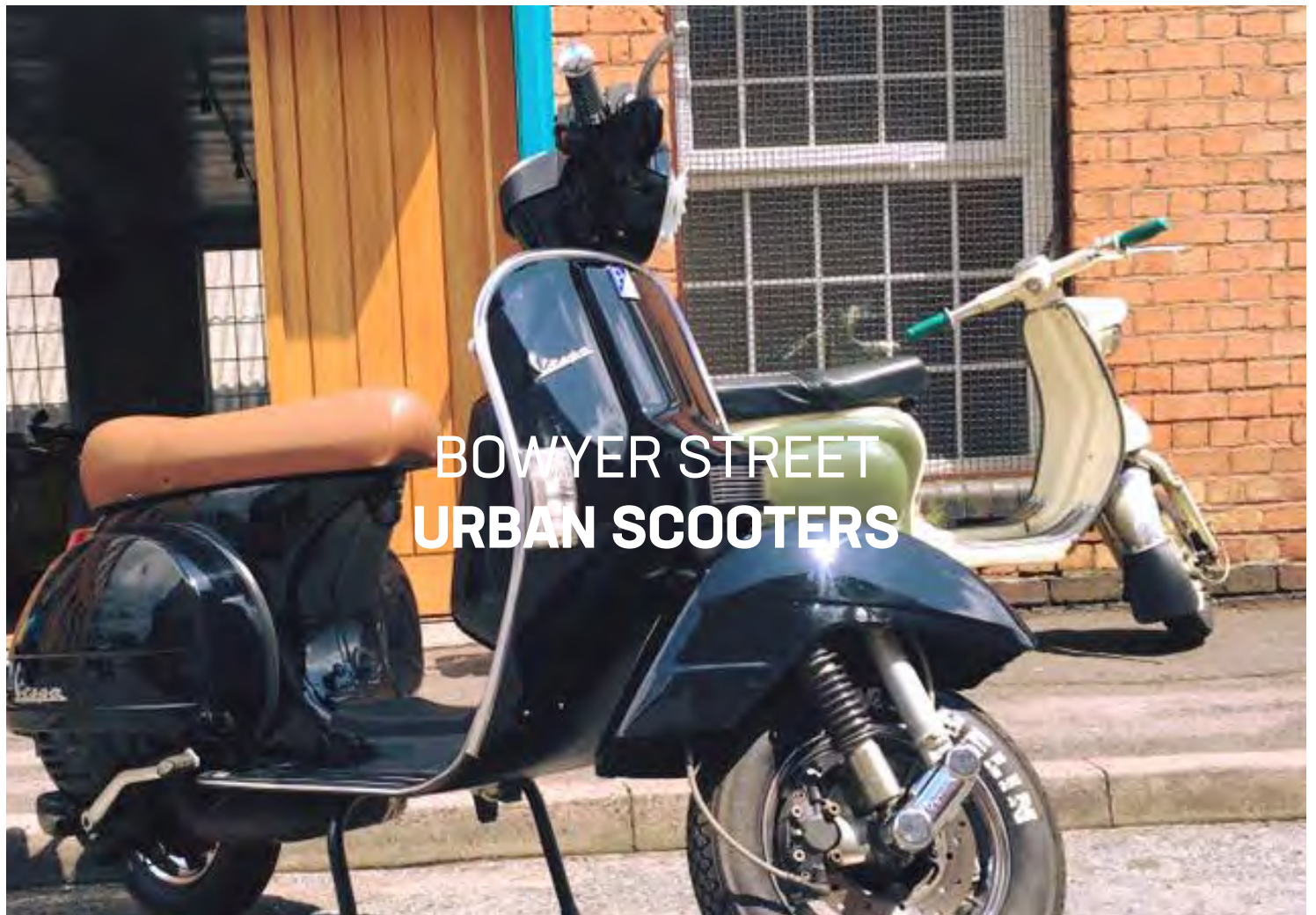
Within the Upper Trinity Street site, or in close proximity to it, there exist is a diverse range of makers and creatives.

A close-up view of a motorcycle in a workshop, showing the engine, wheels, and handlebars.

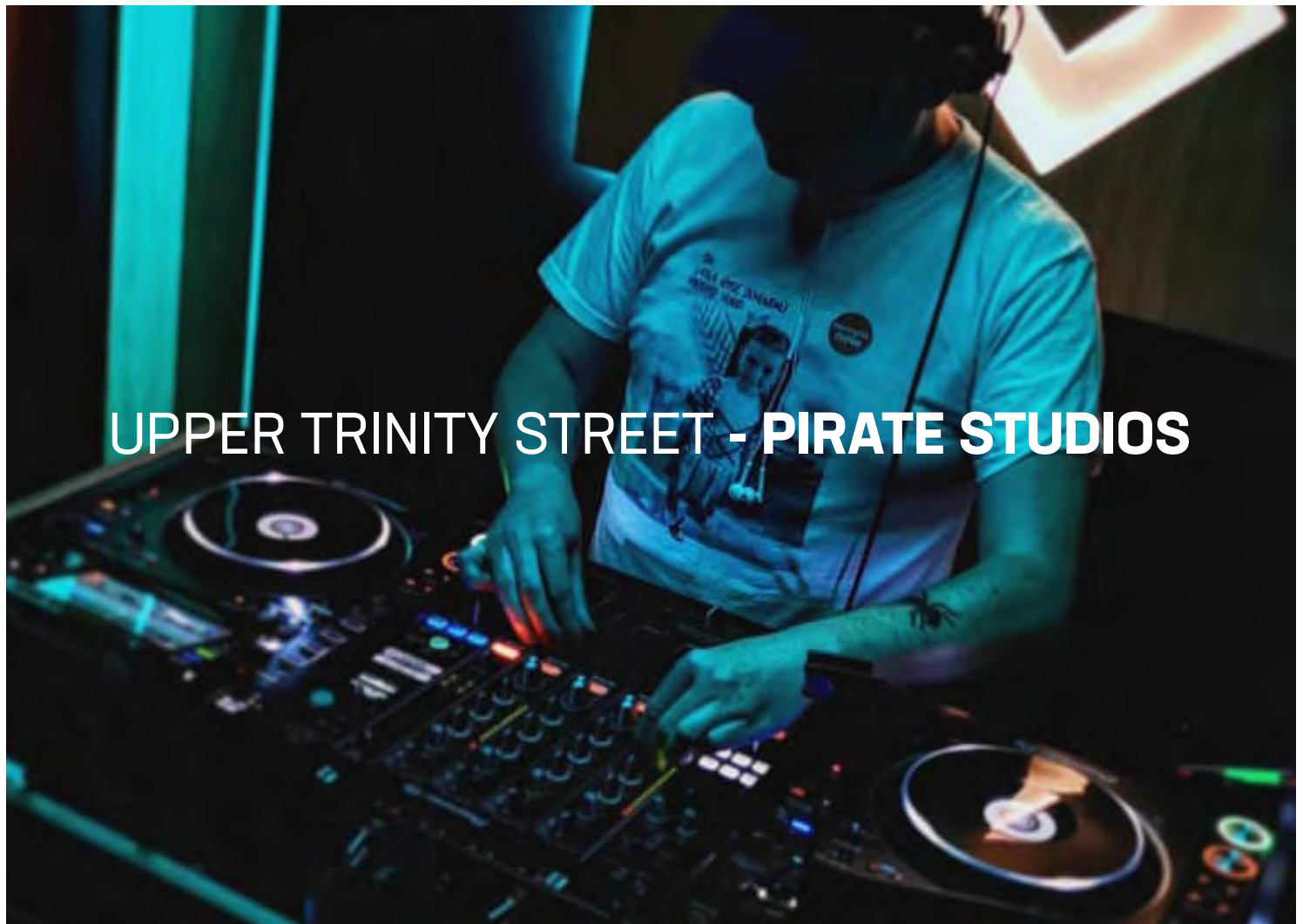
## UPPER TRINITY STREET - MUTT MOTORCYCLES

Two men are on a stage. The man on the left is holding a brown electric guitar and showing it to the man on the right. The man on the right is wearing a black leather jacket and glasses. In the background, there is a large crowd of people. To the right, there is a sign with a list of names: Black Sabbath, Behind The Wall, N.I.B., Fairies Wear Black, Rat Salad / Scum, Drum Solo, Iron Man, God Is Dead, Children Of The Grave, and Paranoid.

## BOWYER STREET - JAYDEE CUSTOM GUITARS



**BOWYER STREET  
URBAN SCOOTERS**



**UPPER TRINITY STREET - PIRATE STUDIOS**

# HERITAGE

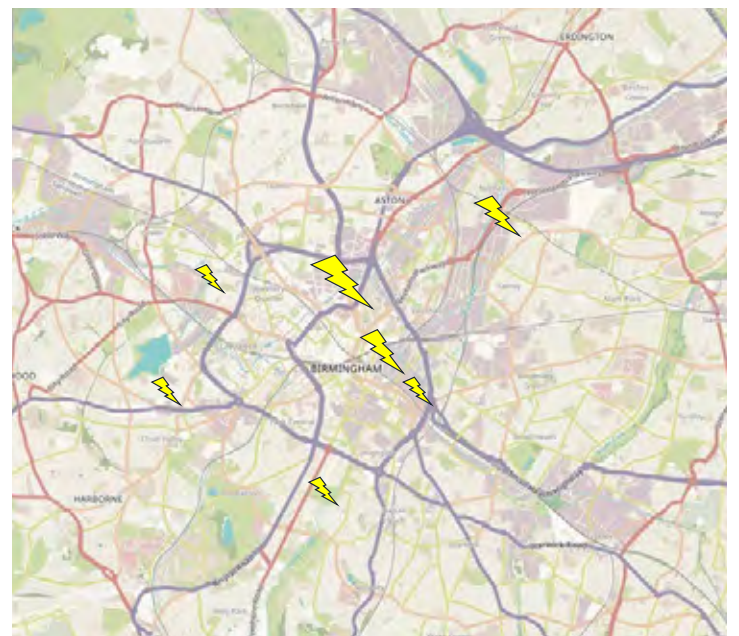
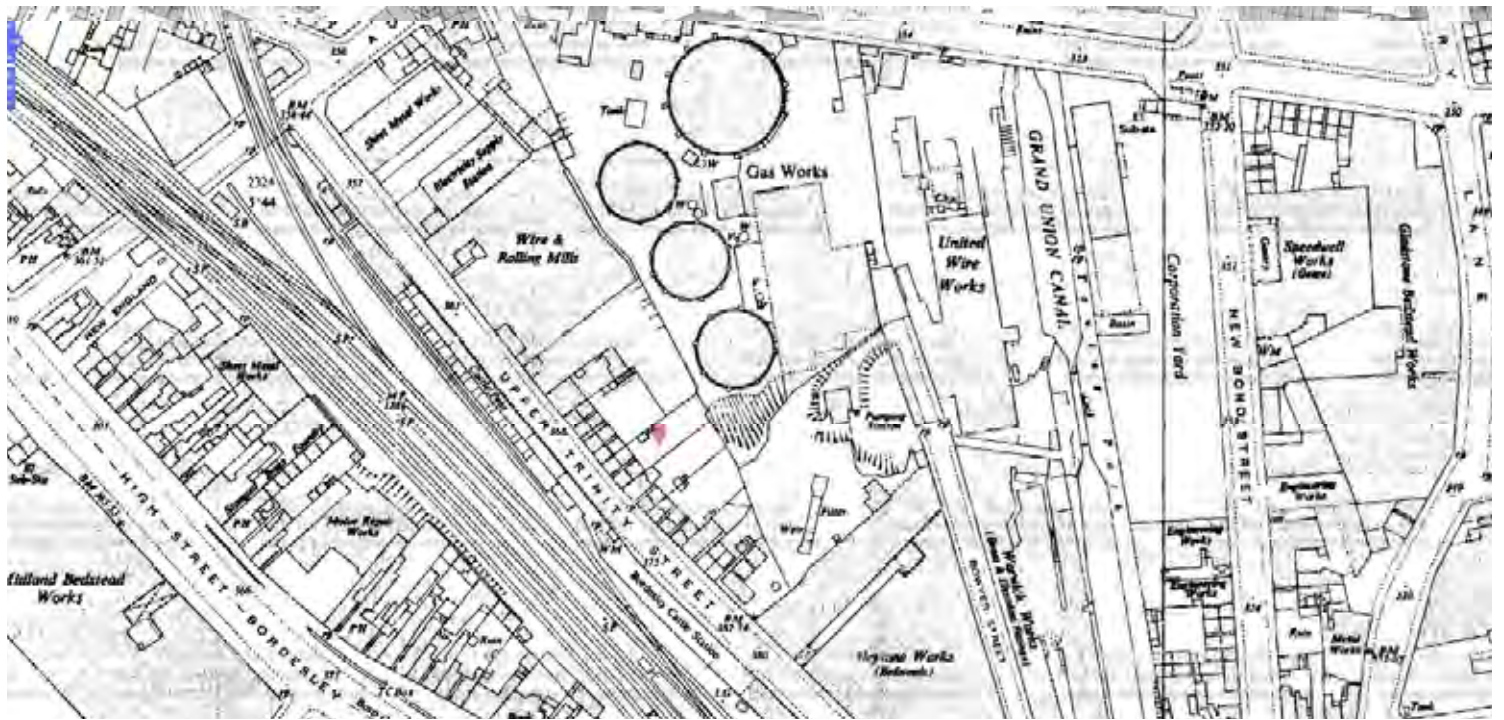
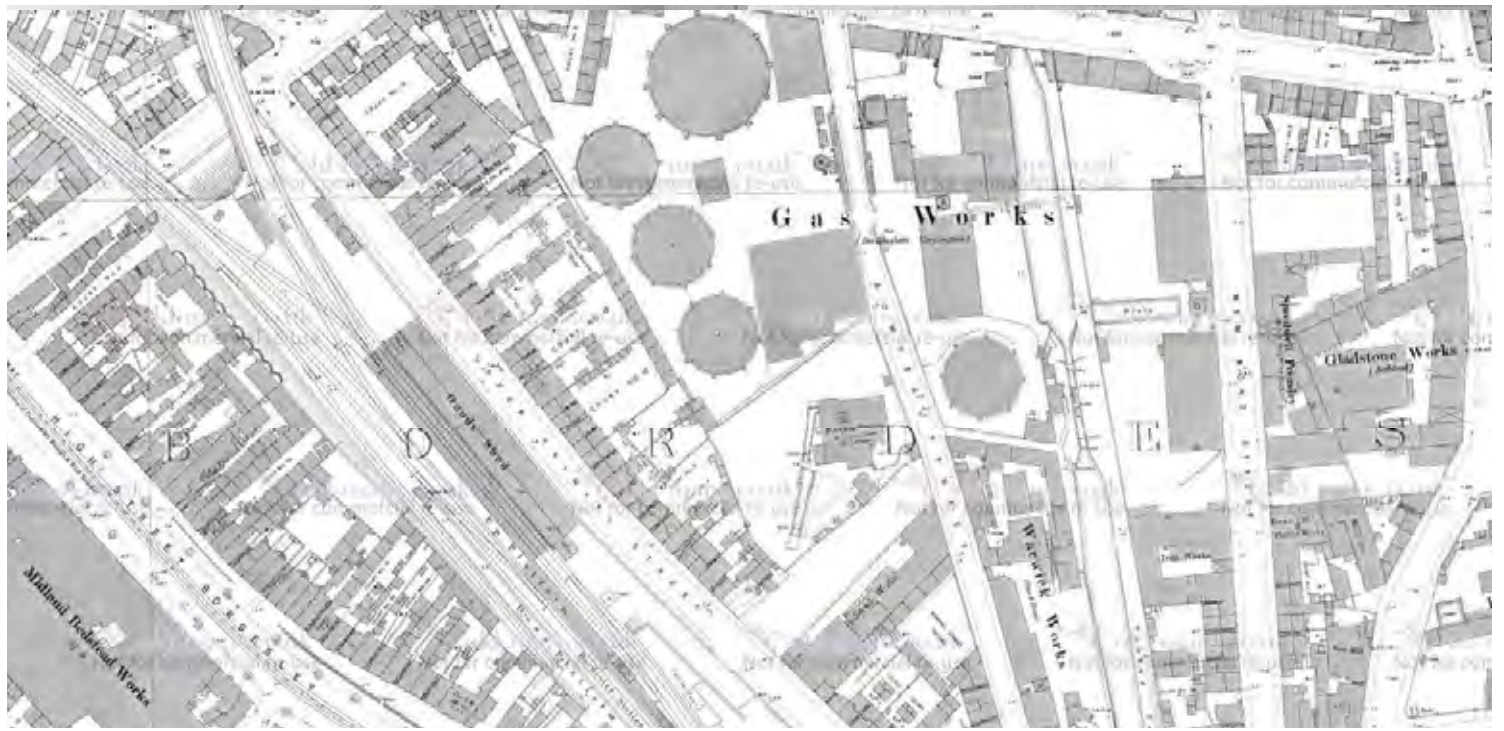
## WHAT WAS AROUND HERE

The Digbeth nobody knows. Fields 'I5', 'I3' and 'J2' within the Bordesley Manor estate. The approach of the city, the cutting of the London and Warwick Canal where the Camp Hill Water Works located. A place where Watt and Boulton built a steam engine to pump water, relocated by Henry Ford to his Michigan Museum, where it still can be visited today. Gas lighting and the Birmingham Corporation Gas Works on Bowyer Street, courtyards and back-to-backs along Upper Trinity Street, an early form of sustainable living; birth-work-death without the need to travel.

The creation of the railway, cattle station and viaducts strident across the Rea Valley. A place for manufacturing; bedstead, wire and cycle works, Neville Chamberlain's Neptune Works, John Muddyman's Malthouse, brewing and then serving the ale in his adjoining Wagon and Horses pub. The coming of Electricity and a new form of light, the Supply Station on Upper Trinity Street, one of a handful that circled the edge of the City. Post-war mass clearance and modernity through industrial zoning, itself now tired and deteriorating. Today, a silence, a resonance. Still the Digbeth nobody knows.

The site sits outside Digbeth Deritend and Bordesley Conservation Area.





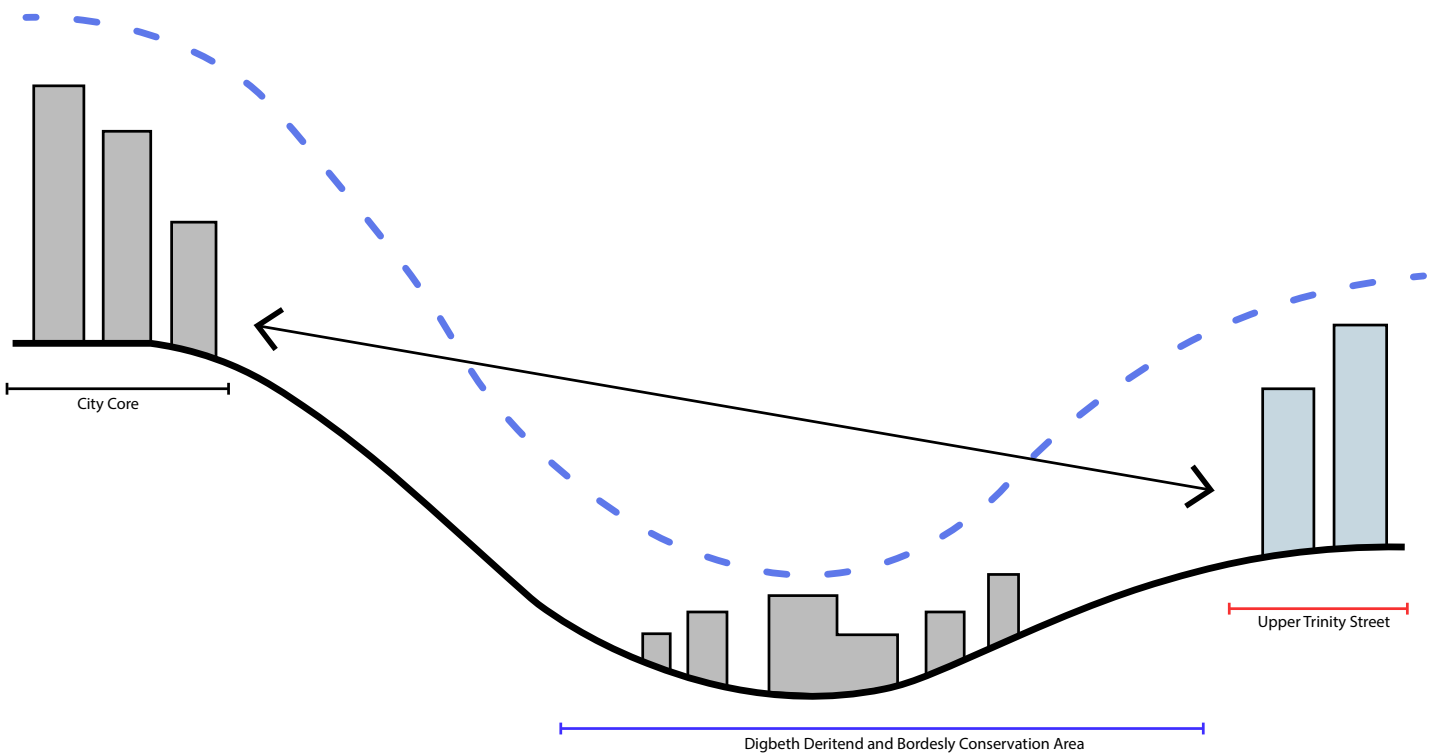
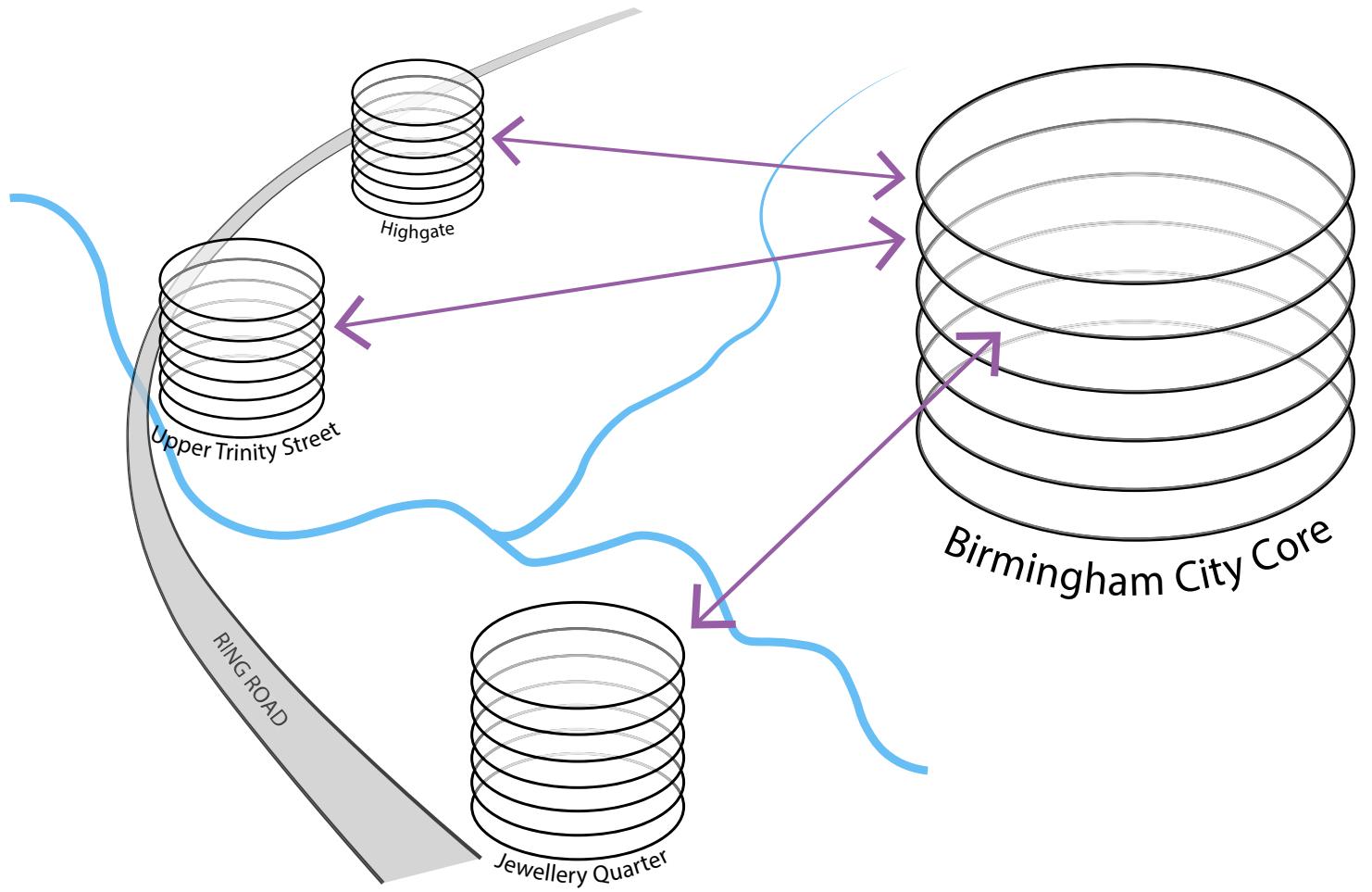
# NEXT STEPS

## UPPER TRINITY STREET

The creation of a unique and vibrant place at Upper Trinity Street has the potential to establish a unique destination within an evolving Digbeth. Our early analytical townscape studies have identified that the land at Upper Trinity Street is also a location which lends itself very well to buildings at height. These studies have suggested that potential tall buildings in this location would reinforce the legibility of the wider city acting as a gateway when arriving from the south and as a clear urban marker signifying the beginning of the Skypark when viewed from the city centre. The site's topography and location on the edge of Digbeth allows potential new tall buildings to 'talk' to the city centre cluster of tall buildings while not unduly impacting on the Digbeth conservation area. Furthermore potential tall buildings at Upper Trinity Street will not be viewed in isolation but rather as part of an emerging cluster seen in conjunction with proposed or consented buildings along around the interface between Bordesley and Deritend.

This study work will be advanced early in the formal pre-application process where we will seek proactive engagement with officers to understand how best the taller building elements should be arranged to ensure support.







# UPPER TRIN DIGE

Title	29760 Digbeth Vision Document
Revision:	A
Author:	RW/MV/AFS
Checked by:	JH
Issue Date:	JULY 2019



UNITY STREET

BETH