



The Tall Building Summit 2026

The Height of Ambition

One Eastside, Birmingham

We are passionate
Birmingham
architects. We think
cleverly, design with
flair and exceed
expectations.



Award Winning
Design



Full RIBA Project
Delivery



Collaborative
Ethos



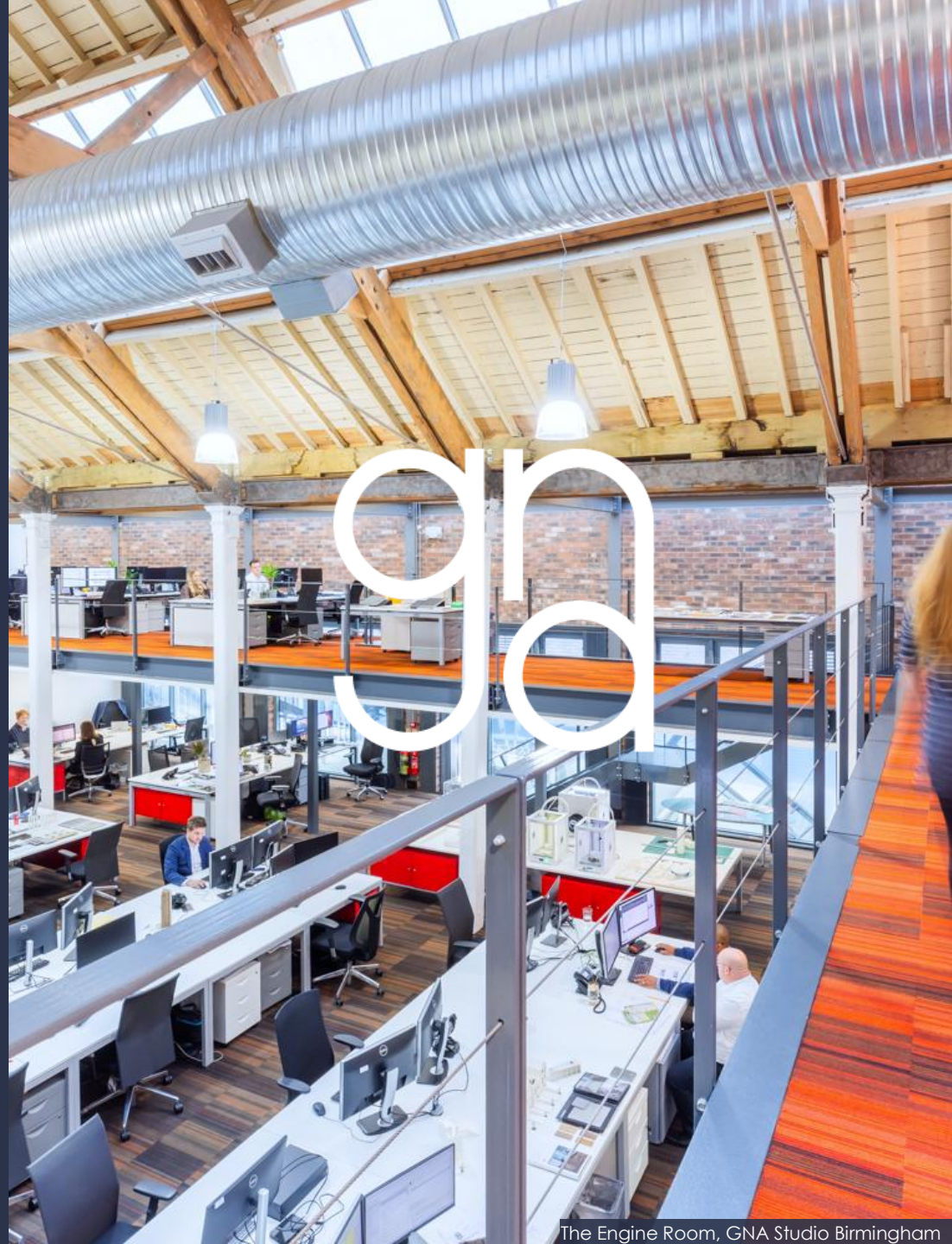
Innovative
Approach



Regen
Specialists



Vibrant Studio
Culture



The Engine Room, GNA Studio Birmingham

One Eastside

Location: Eastside, Birmingham

Building Type: Build-to-Rent Residential

Height: 155m (509ft)

Storeys: 51 (Tower A)

Scale: Joint tallest building in Birmingham/West Midlands
Most Storeys in the Region - 155m Octagon tower (49 storeys)

Residential Offer

667 one and two-bedroom homes

Delivered across a **51-storey tower** and a **16-storey companion building**

Amenities

20,000+ sq ft of resident amenity space

Sky lounge and external terrace on Level 51

Cinema, Snug & Co-working facilities in separate Pavillion Building 'The Forge'

Gym, spa and wellness facilities

Landscaped gardens and communal spaces

Investment & Delivery

Approximate project value: **£200 million**

Forward funded by Pension Insurance Corporation (PIC)

One of the largest Build-to-Rent investments in the UK regions

Team

Client: Sphere (formerly Court Collaboration)

Contractor: JRL Midgard

Architect: Glancy Nicholls Architects

Exec Delivery Architect: Weedon Architects

Structural Engineering: SOM

M&E Engineering: CPW

Interior Design: KIBRE



Birmingham – Origins of a tall building hotspot

- Birmingham grew explosively during the Industrial Revolution, but without a master plan.
- Expansion was driven by workshops, factories, and housing, not ceremony
- Growth followed economic opportunity, not formal urban design
- Streets evolved organically around production and trade



Created By Culture Not As A Showpiece

- Birmingham was not shaped by monarchy, empire or state. It didn't need (or was funded for) ceremonial urbanism
- Large areas controlled by industrialists, estates, and trusts meant development decisions were fragmented, plot by plot so little opportunity to carve out large public civic spaces.
- Birmingham *did* invest in civic ambition — *just differently*. Civic identity was embodied in our architecture, not expansive public space.

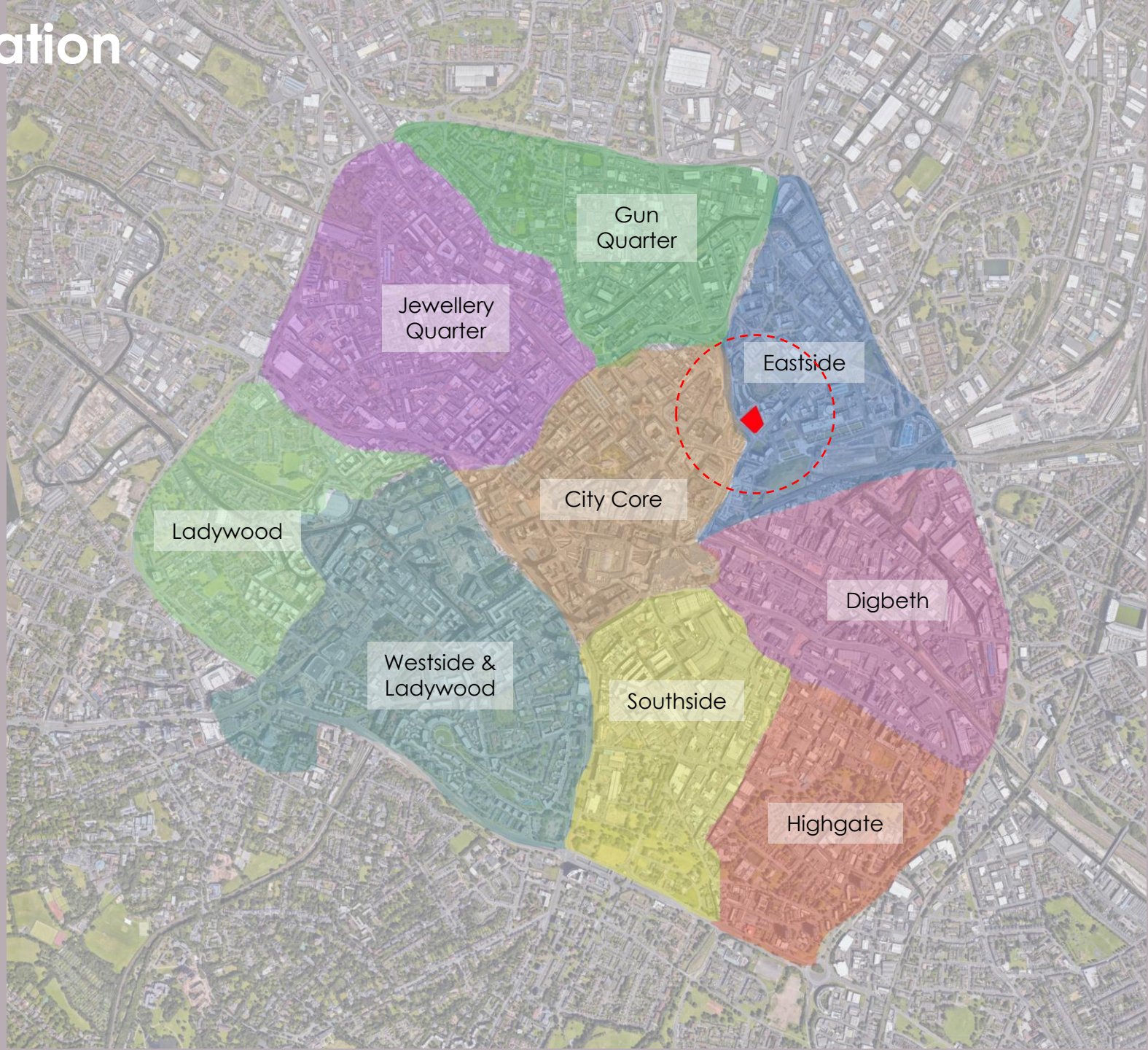


Demographic Drivers

- **1.14 million residents** – Birmingham is the UK's largest city outside London.
- **40% of residents are under 25**, making Birmingham one of Europe's youngest major cities.
- **60% of the population is aged 35 or under**, creating strong demand for urban, connected living.
- **Over 80,000 students** study across Birmingham's universities, providing a significant pipeline of future city-centre residents.
- Birmingham's population is forecast to grow to **1.23 million by 2038**, requiring substantial new housing delivery.



Location



Why Eastside?

- 141-hectare civic regeneration district immediately east of Birmingham city centre, centred around the future HS2 Curzon Street Station.
- Historically an industrial and railway quarter, now a major destination for education, innovation and residential development.
- The arrival of HS2 is acting as the catalyst for a new phase of growth, reconnecting Eastside with Digbeth, the city core and the wider region.
- The Curzon regeneration programme is expected to deliver:
 - 4,000 new homes
 - 600,000m² commercial
 - 36,000 new jobs
- A projected £4bn economic uplift to the city.



The Site

Birmingham
Victoria Law
Courts

Aston University
Campus

Aston University
Lakeside
Residences

Exchange
Square

**One
Eastside**

BMET College

Jennens
Court

Royal
Birmingham
Conservatoire

Millennium
Point

Eastside
Park

HS2 Curzon
Street



HS2

HS2 Curzon Street

- New HS2 city-centre terminus and Birmingham's future eastern gateway.
- First new intercity terminus built in Britain for over a century.
- Strategic hub linking rail, Metro, bus and active travel networks.
- Anchor for the regeneration of Eastside and Digbeth.
- Driver of significant economic growth, investment and city-centre expansion.

One Eastside sits directly adjacent to this transformational piece of national infrastructure.



Kicking off the Eastside Gateway

- **Maximise HS2 investment** by concentrating growth around Birmingham's most connected location.
- **Support sustainable living** with excellent access to rail, Metro, walking and cycling networks.
- **Accommodate city-centre growth** for the demographic demand.
- **Create critical mass** to support new homes, jobs, amenities and public spaces.
- **Establish a gateway district** befitting a major regional capital and international arrival point.



Designing an Eastside Landmark

- Locations where clusters of tall buildings can be beneficial
- Broad locations suitable for tall buildings
- Areas where tall buildings are not appropriate

KEY

----- City Centre Boundary

■ Key locators:
St Philip's Cathedral
St Martin's
Rotunda
New Street Station

□ New height ridge zone

● Tall building clusters zones

○ Zones with restricted height limit

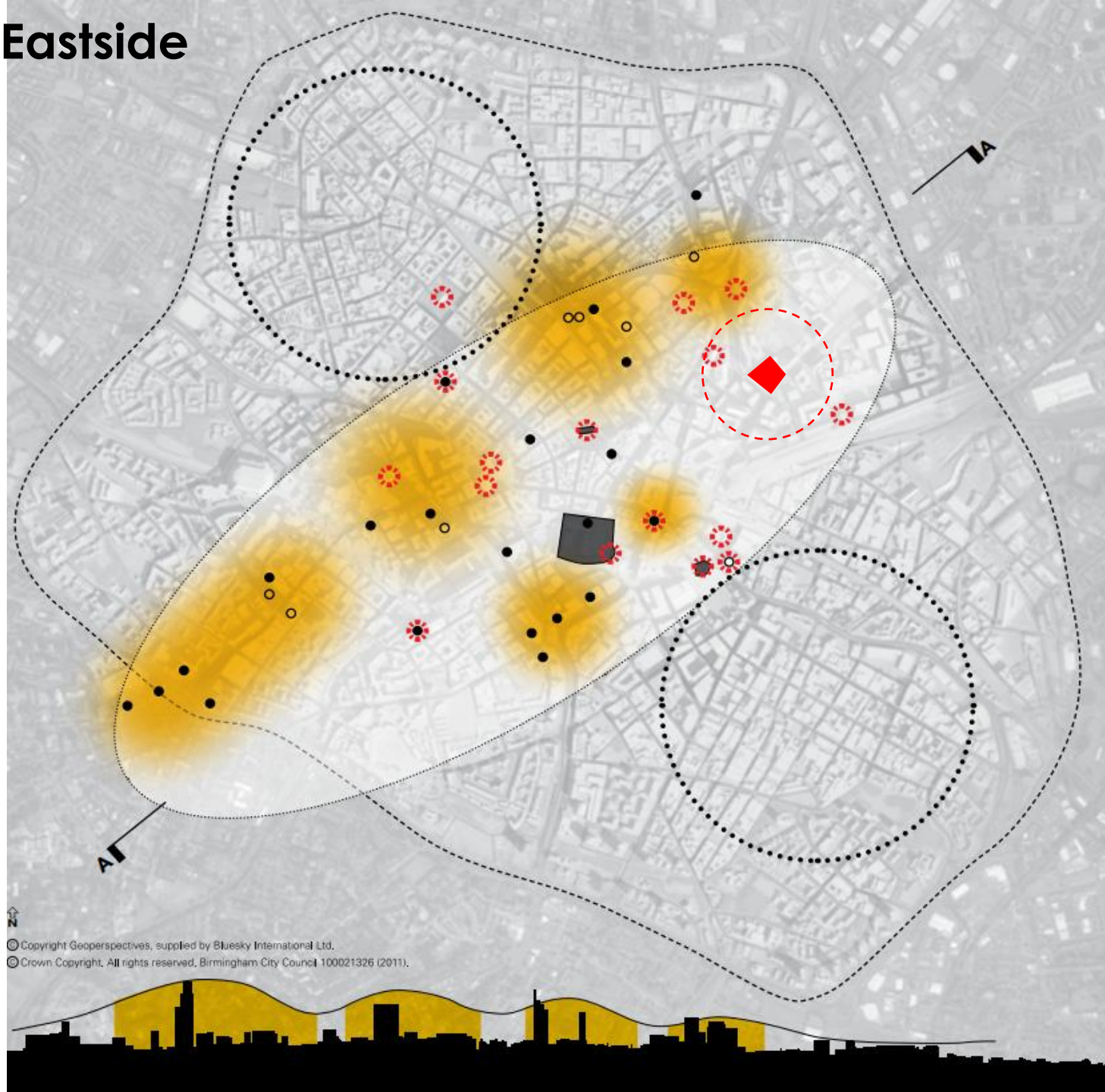
⊗ Key city landmarks

● Existing tall buildings (examples)

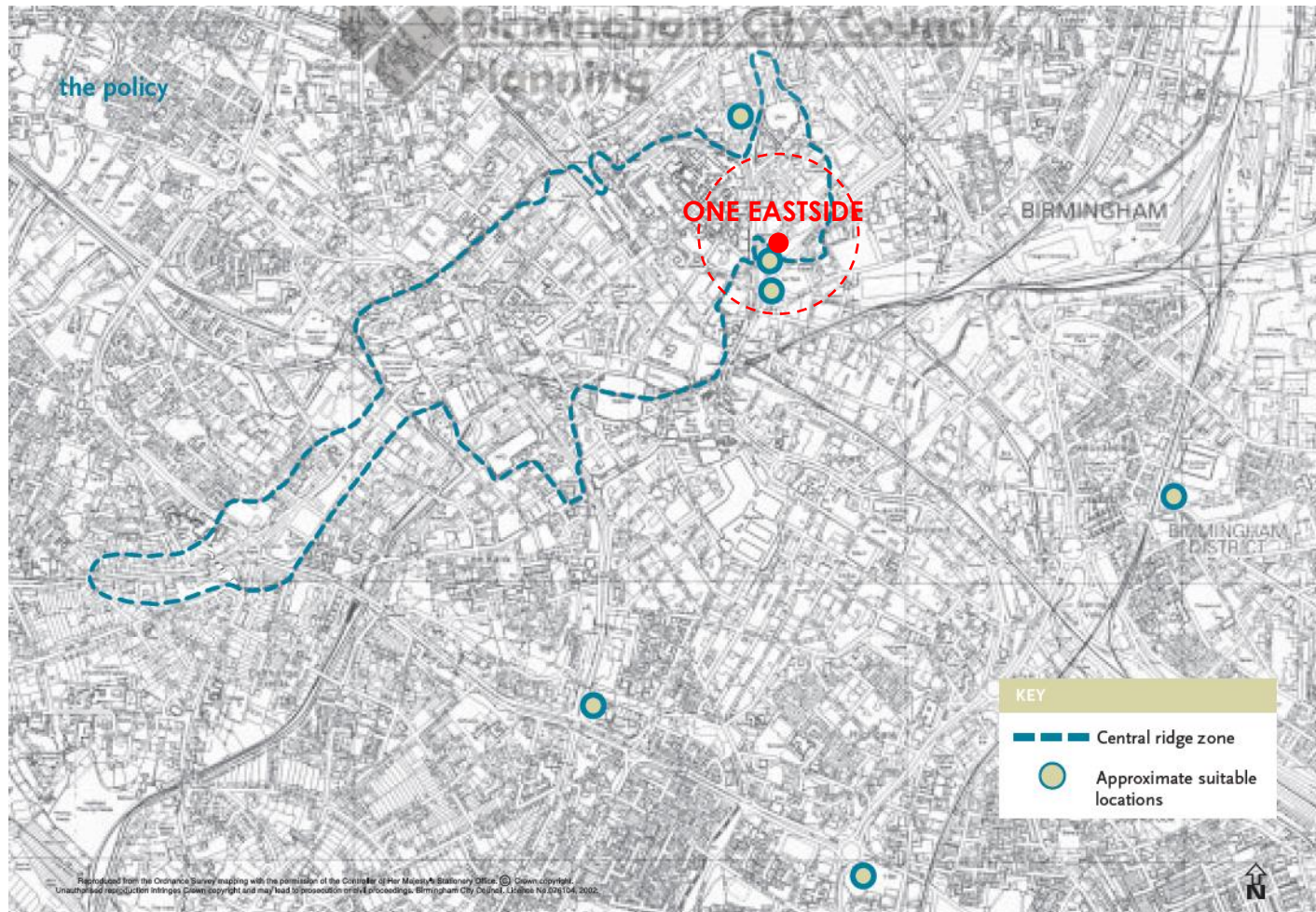
○ Tall buildings with planning permission

— Indicative city centre skyline

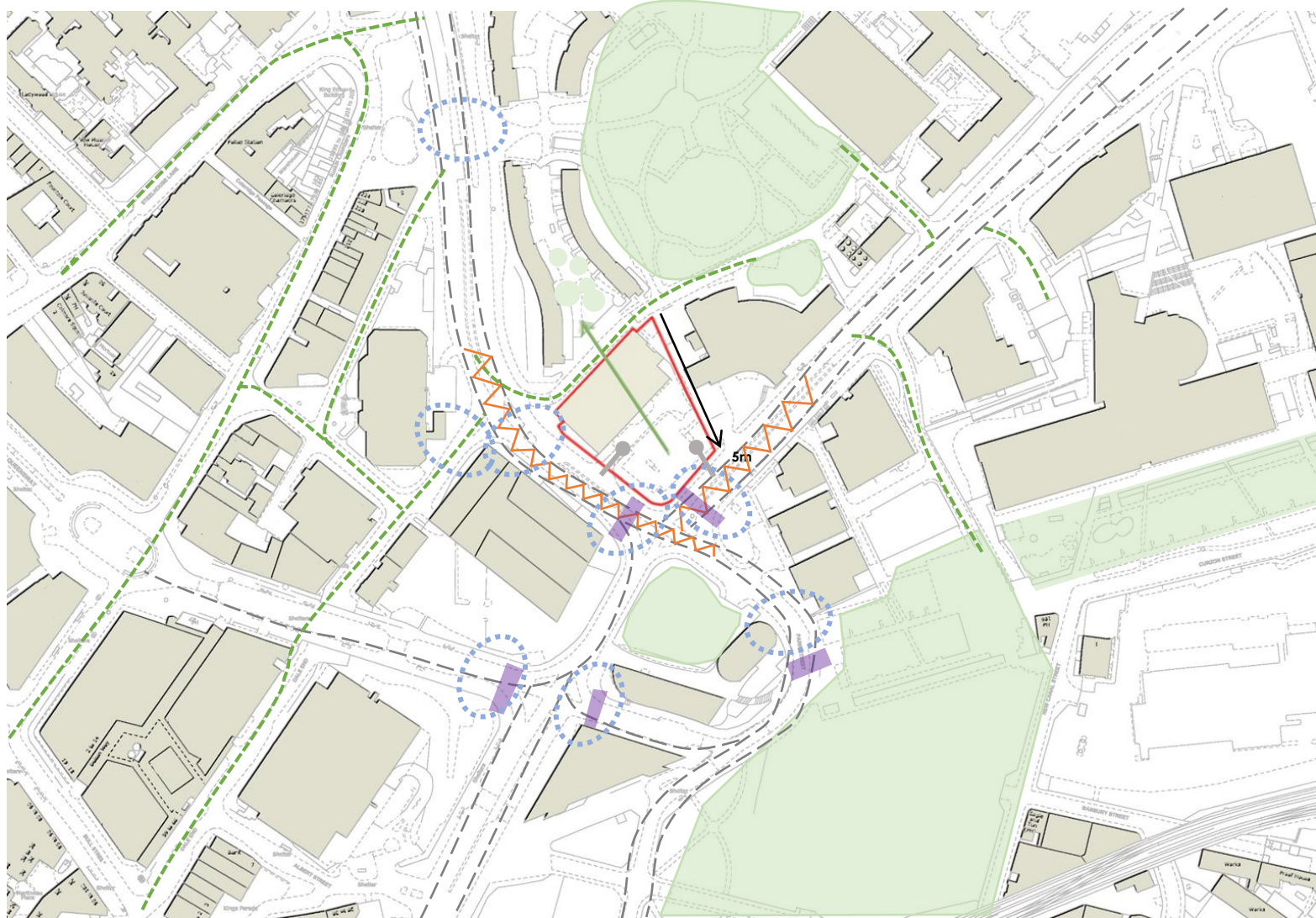
— Section line



The Central Ridge Zone



The Site



Site



Access



Visual Link



Key Corner



Safe crossing



Main Road



Minor Road



Green Space



Road Noise



5m Slope



Prevailing Wind



Solar Path



Safe Crossing Points

Design Evolution

i

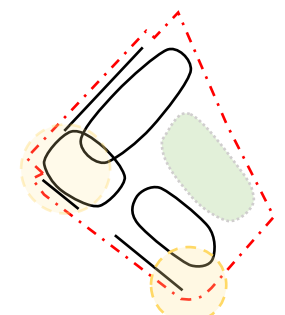
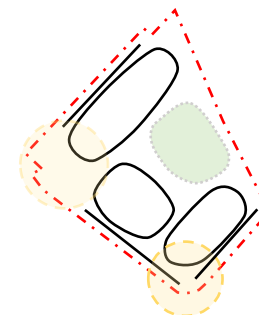
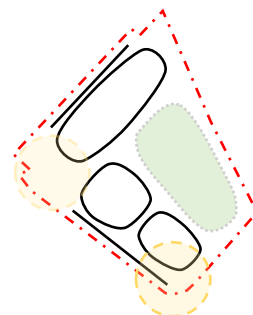
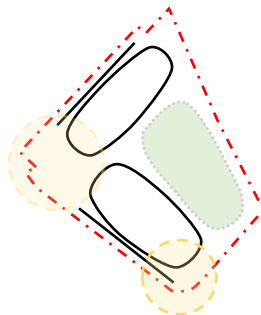
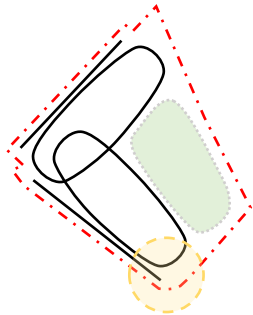
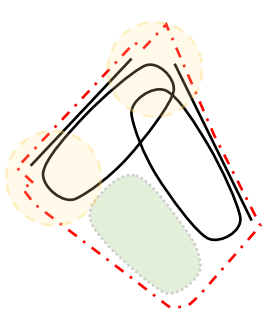
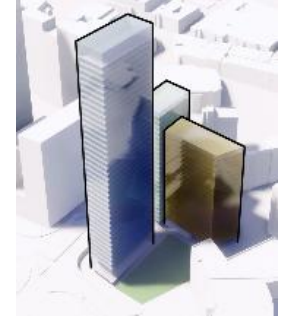
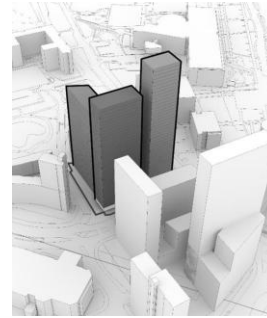
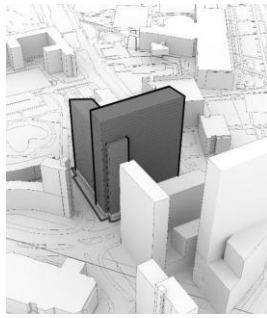
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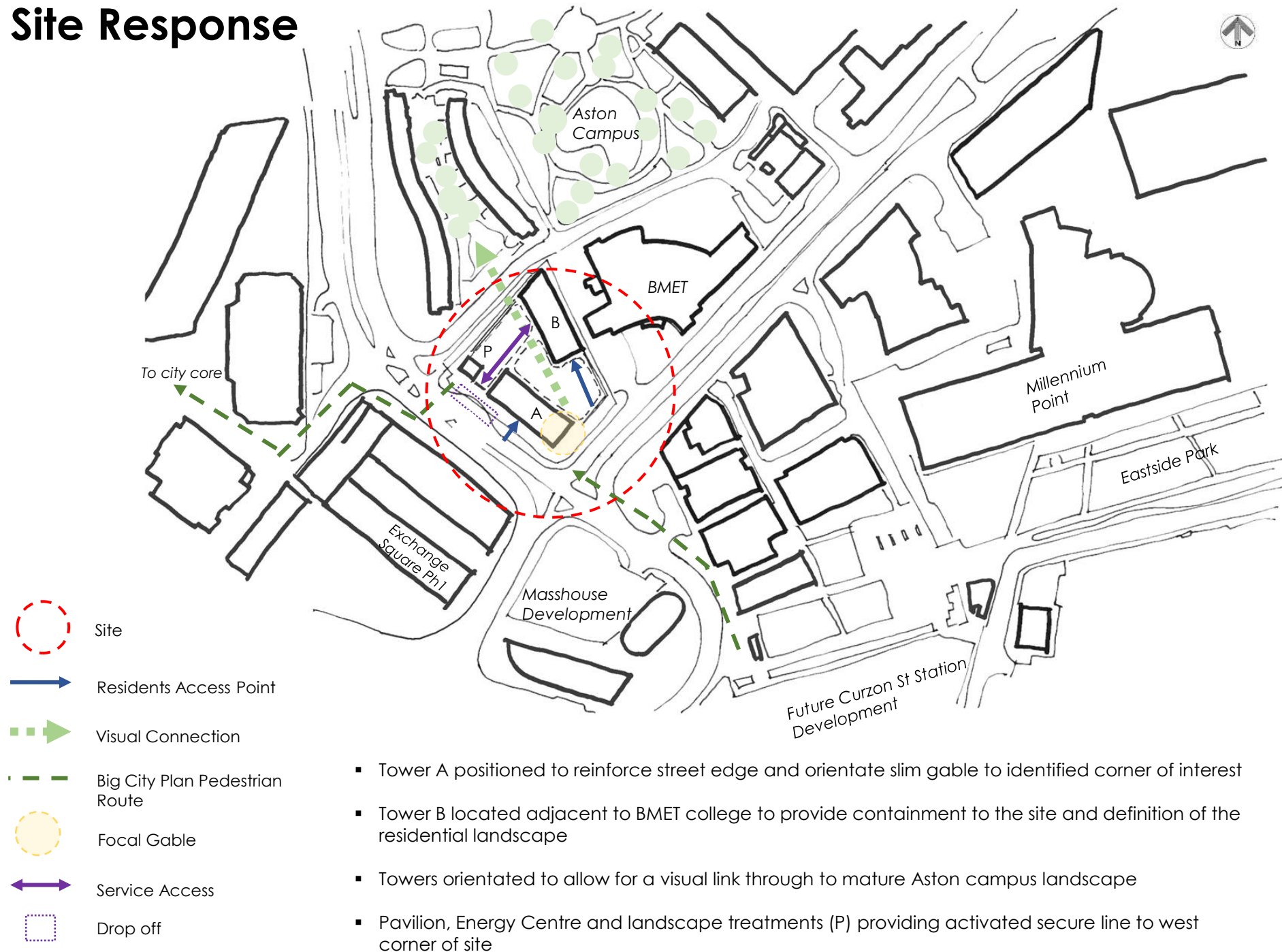
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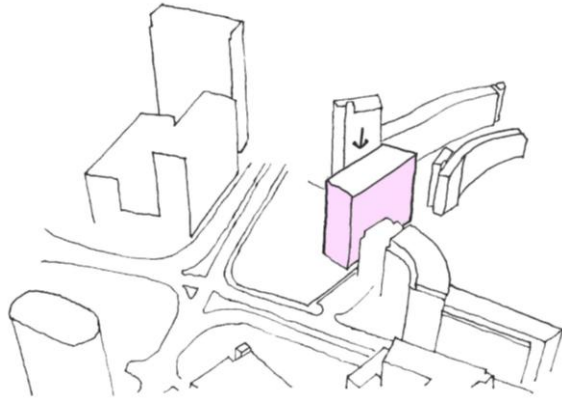
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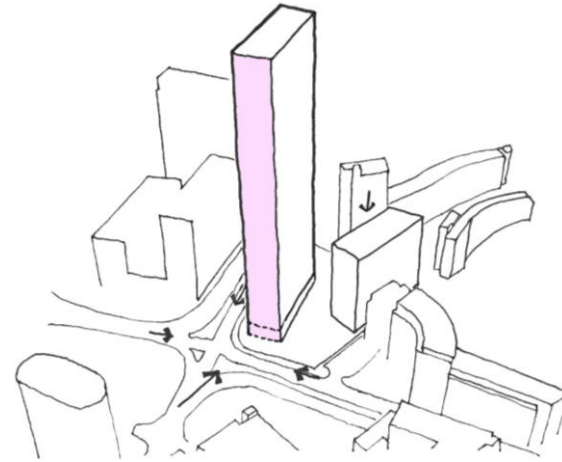
Site Response



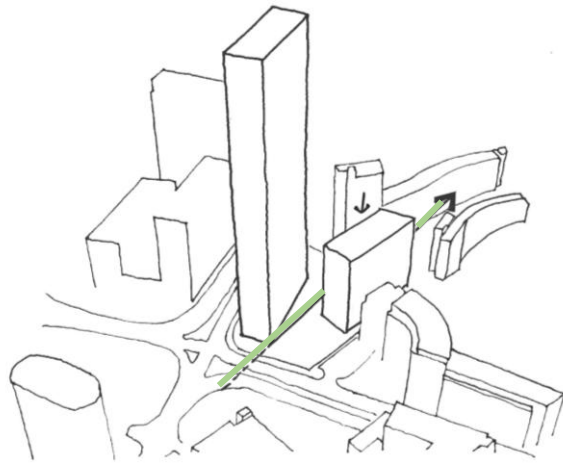
Design Principles



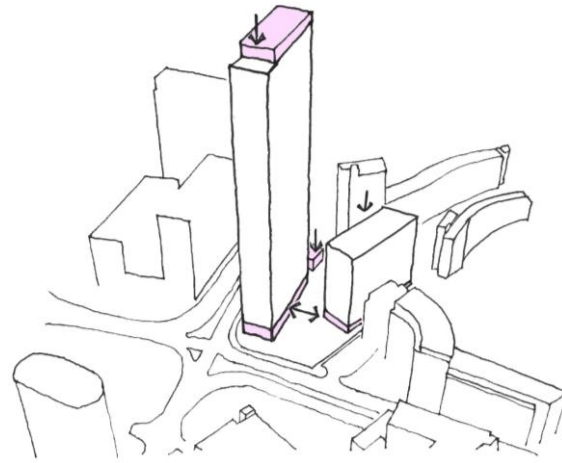
1. Closure of Campus Edge



2. Addressing the key focal corner toward HS2 Curzon Street

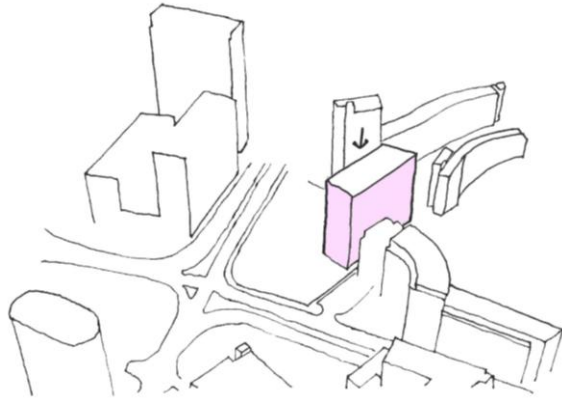


3. Visual Connection to Aston Campus Landscape and Establishing the West Corner Node.

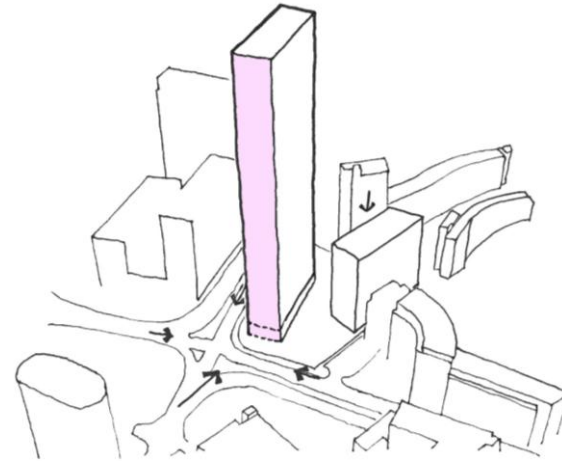


4. Distribution of Amenity

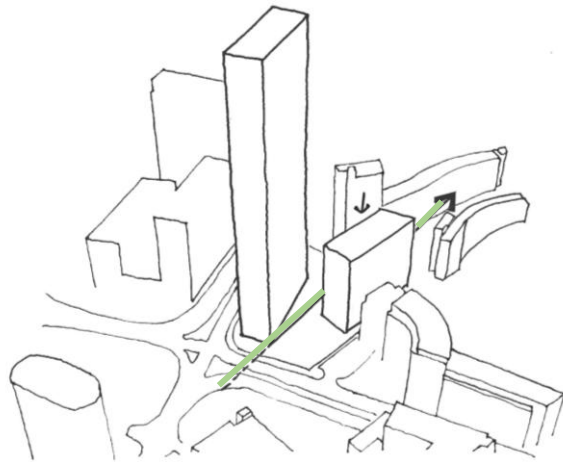
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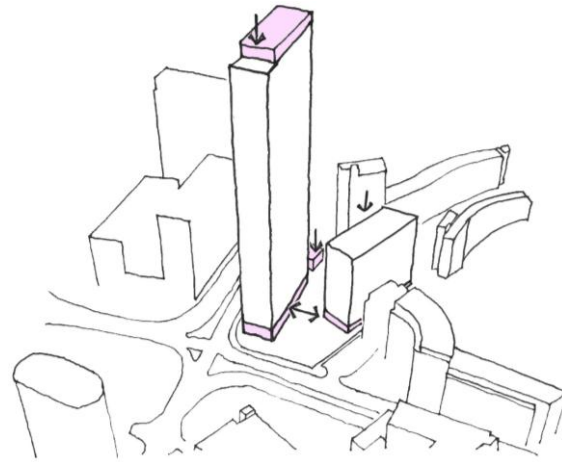
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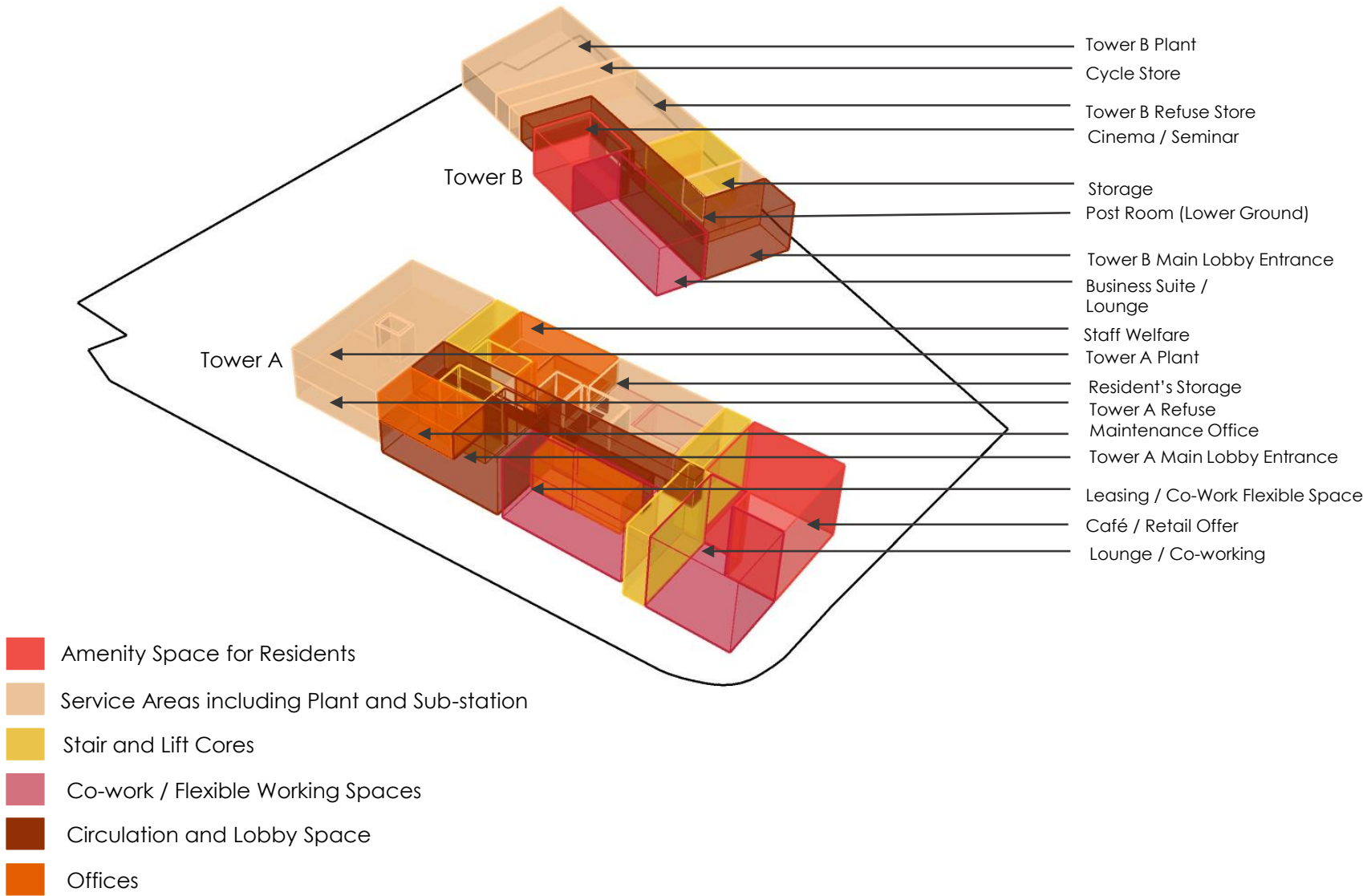
Ground Floor Plan



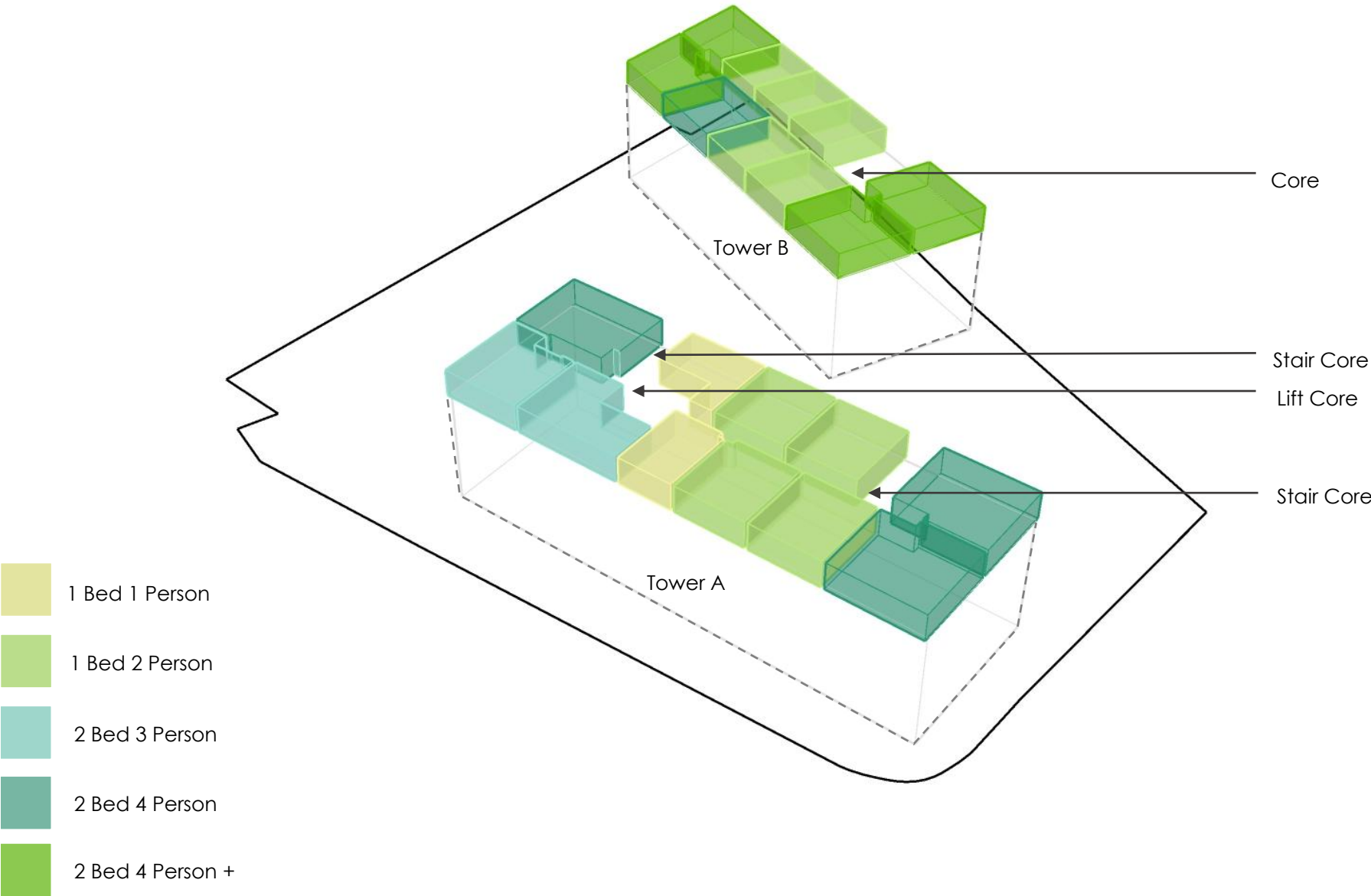
Typical Upper Floor Plan



Ground Floor Strategy



Upper Floor Strategy



Structural Strategy

- **51-storey reinforced concrete tower** designed to maximise residential density while remaining commercially viable within the Birmingham market.

- **Central concrete cores and integrated shear walls** provide an efficient, robust lateral stability system while minimising structural impact on apartment layouts.

- **Slim 200mm flat slab floor plates** create flexible, efficient floor plans, maximise saleable area and support faster, more economical construction.

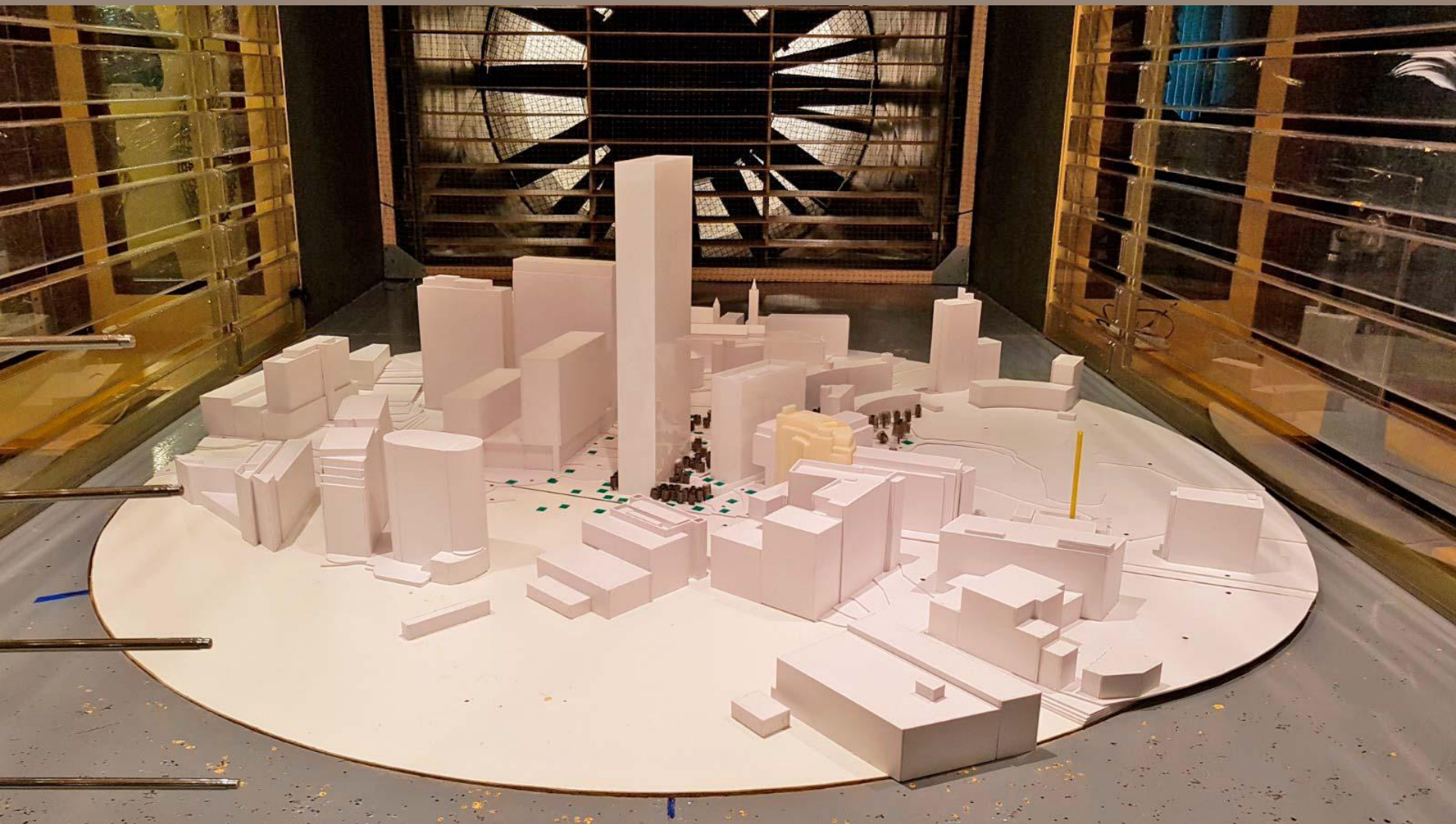
- **Optimised concrete and foundation design**, including a piled raft foundation and varying concrete strengths/quantities through the height of the tower, reduce material use and construction costs.

- **Highly repetitive structural arrangement** enables rapid floor-to-floor construction cycles, improving programme certainty and development returns.

- **Advanced digital modelling of construction sequence, creep, shrinkage and long-term movement** informed both structural and façade design, reducing delivery risk and improving buildability.

- **Movement-led design approach** ensures long-term structural performance while facilitating efficient façade installation and minimising costly site adjustments.





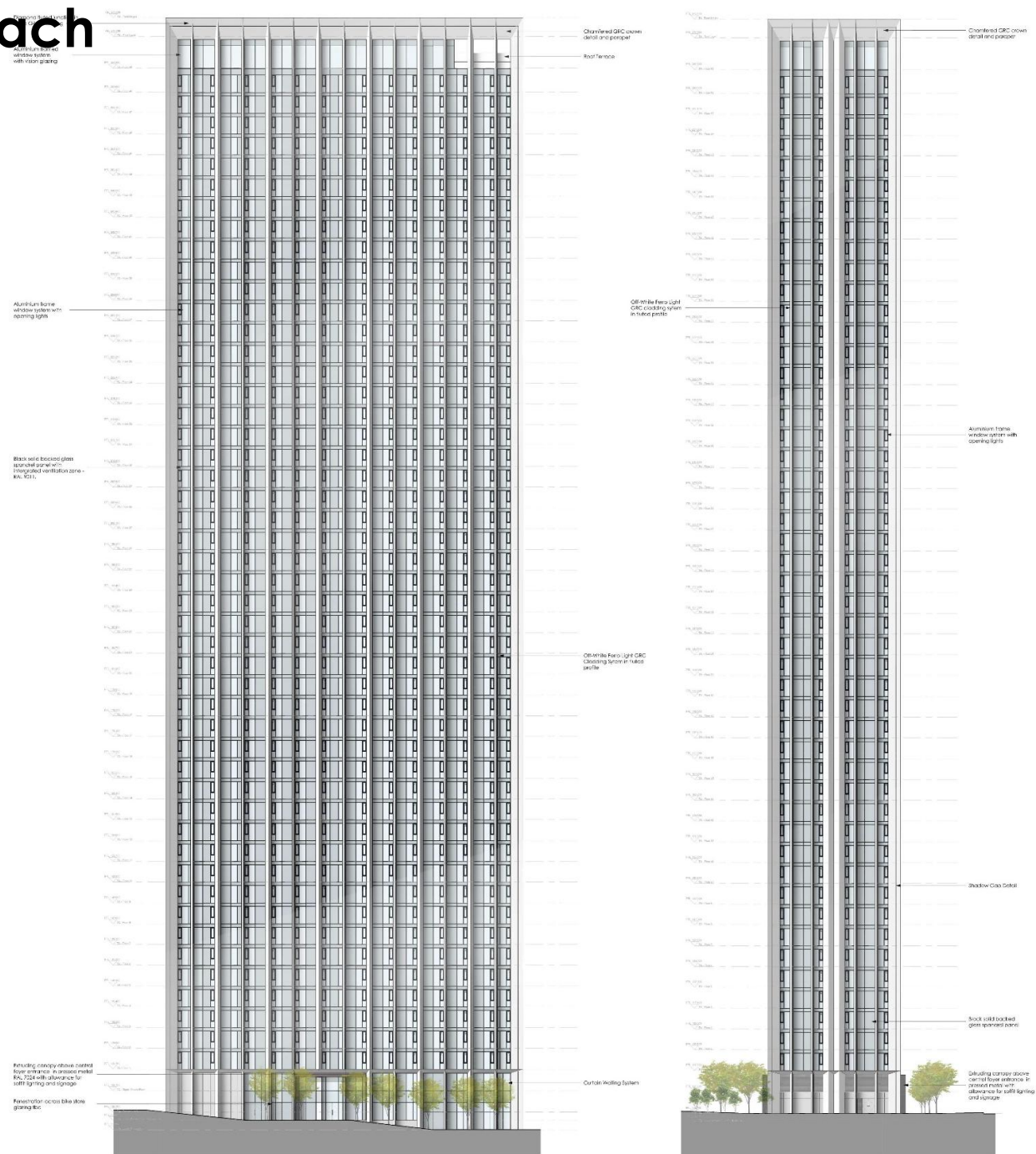
Architectural Approach

- Conceived as a landmark for Birmingham's eastern arrival point
- The tower's proportions and architecture emphasise slenderness and height, creating a strong vertical expression appropriate to its strategic location.
- A distinctive white fluted façade creates a singular architectural expression referencing Birmingham history of singular material sculpted facades in a contemporary way.
- Designed to be read from long-distance viewpoints across the city, contributing to Birmingham's evolving skyline composition.
- The scheme comprises a landmark tower and a lower companion buildings, helping mediate scale at street level.



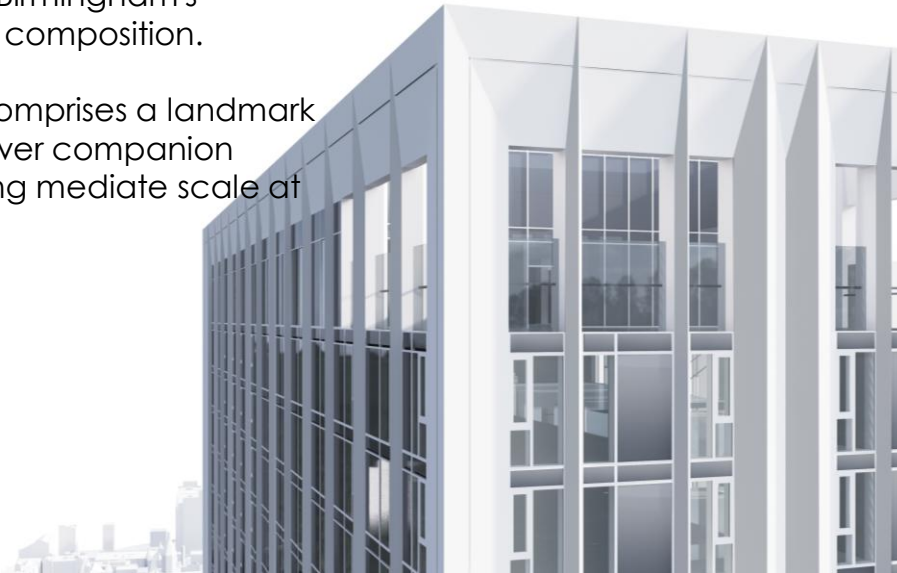
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