

# PLOT D

Plot D has been identified as the most suitable location for a tall building within the wider New Garden Square masterplan given its frontage onto Hagley Road, proximity to existing taller buildings and its adjacency to the Edgbaston Village Metro Station.

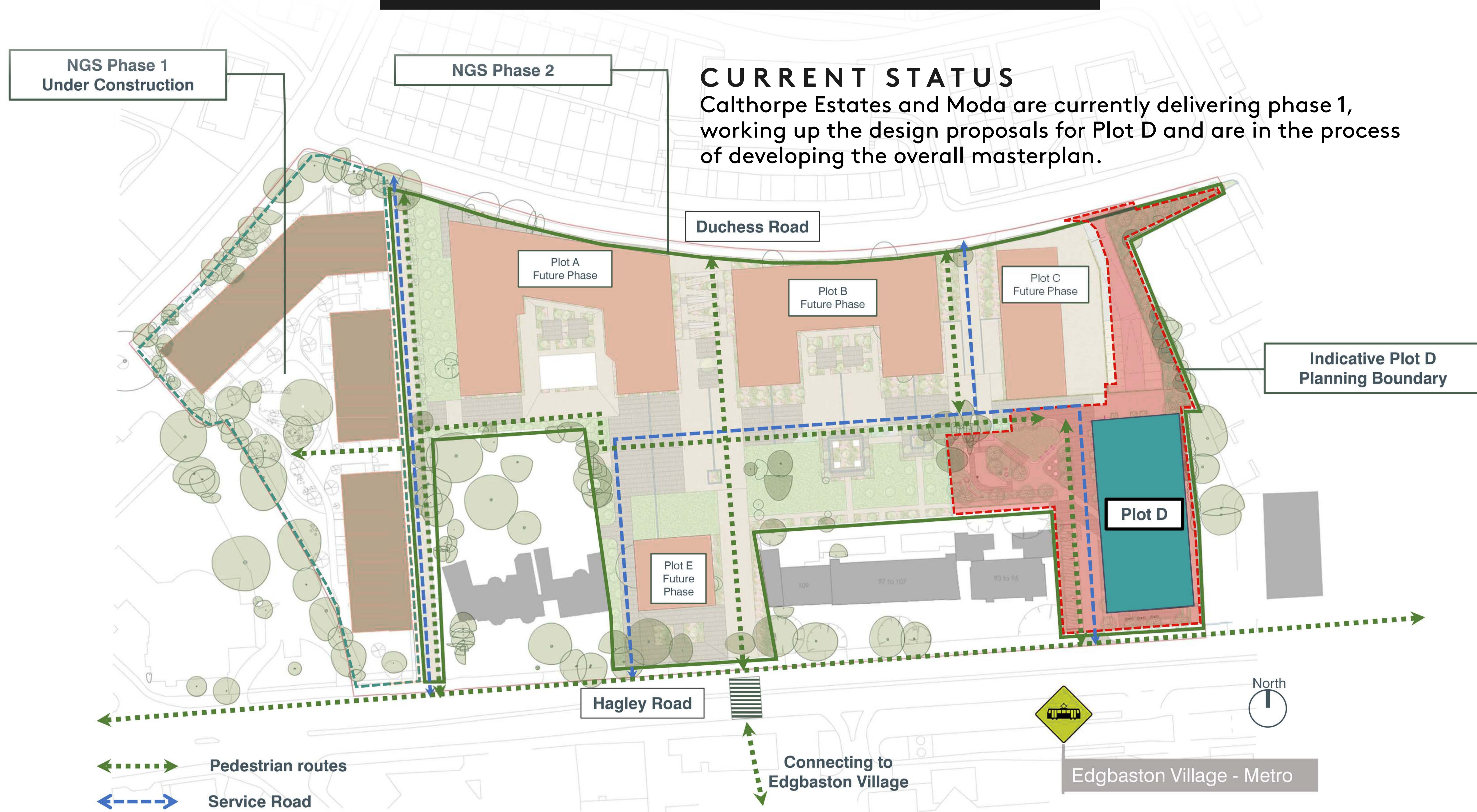
There is now an opportunity to re-imagine Plot D as a best-in-class build-to-rent development as part of the wider New Garden Square masterplan.

Moda is proposing to deliver a 37-storey building which would deliver around 450 new homes. The building would provide a new gateway for the city and support local aspirations for significant growth along the Hagley Road corridor.

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## ILLUSTRATIVE MASTERPLAN



## DEMOLITION

The existing buildings at 2 Duchess Place and 1 Duchess Road will be demolished as part of the delivery of Plot D. This is likely to take place in phases during the first half of 2025.

2 Duchess Place will be demolished under the existing planning consent for New Garden Square. This will remove derelict buildings and help tackle anti-social

behaviour. 1 Duchess Road will then be demolished to facilitate the delivery of Plot D itself.

Disruption will be minimised through a Dust Management Plan and a Pedestrian & Vehicular Traffic Management Plan. A programme of noise monitoring will also be undertaken to manage disruption for residents and businesses.

Visit the consultation website:  
[ngs-consultation.co.uk](https://ngs-consultation.co.uk)

Or email:  
[newgardensquare@plmr.co.uk](mailto:newgardensquare@plmr.co.uk)

**MODA  
GROUP**

**CALTHORPE  
ESTATES**