

Updated designs released for Smithfield Birmingham

25 October 2023

The public are being invited to attend a series of events where they will be able to view and provide feedback on changes to the designs of a landmark scheme planned for Smithfield Birmingham.

Designs are being shared ahead of an updated planning application being submitted later this year, which is due to be considered by Birmingham City Council's planning committee in early 2024. Plans for the 17-hectare development in the heart of the city include more than 3,000 new homes and have the potential to create major economic opportunities, including 9,000 new jobs.

The designs have changed to address an objection from Historic England to the planning application; and respond to changes as a result of the Building Safety Act.

Changes to the designs include:

- Festival Square, now called 'Manor Square', has been relocated to sit above the buried moat and manor house to celebrate the importance of the site as the birthplace of Birmingham.
- The markets have been split into two plots with one plot consisting of an indoor market, dining hall, restaurant and event space; while the second plot will home the open and rag market. The new location has been designed to avoid building over the buried archaeology of the moat and manor house whilst retaining their historic location close to St Martin's Church.
- Culture and music facilities will now be located in one building instead of separate buildings, on the southern corner of Manor Square.
- The footprint and height of some of the residential buildings has changed to address upcoming changes to the Building Safety Act.

- Changes to the public space include increased tree planting in Manor Square, retaining existing trees on Edgbaston Street, shortening upper Dean Street to accommodate the new layout of the markets and ensure a direct connection between the Markets and Manor Square.

Colin Murphy, Project Lead on Smithfield Birmingham for Lendlease, said: “We’re holding public meetings and making information about the proposed changes available online as early as we possibly can before submitting the changes to the planning application; as we’re fully committed to building trust and a strong relationship with local communities in Birmingham. Their perspectives are essential as we look to take this scheme forward.”

A market has operated at Smithfield for over 800 years and, the revised plans still provide a new home for the city’s historic Bull Ring markets. Smithfield Birmingham will form an iconic new centrepiece for the city centre and the vision for the project is of a sustainable, green and inclusive place with people at the heart of a zero-carbon development.

Smithfield Birmingham will drive opportunities for the city’s economy, create new cultural and leisure attractions, vibrant retail markets and space for start-ups, small business and entrepreneurs. It will be a distinctive place that reflects the area’s rich history with high quality architecture, a network of green infrastructure, public spaces and a dynamic new residential neighbourhood.

Updated plans will be available for people to view at the following locations:

- 27 October 2023, 11am-3pm, Bull Ring Indoor Market, 50 Edgbaston Street, B5 4RQ
- 1 November 2023, 3pm-7pm, St Martin’s Church, Edgbaston Street, B5 5BB
- 11 November 2023, 11am-3pm, Bull Ring Indoor Market, 50 Edgbaston Street, B5 4RQ

Anyone unable to attend in person can also view the updated design proposals and share your feedback via the following website: www.smithfieldbirmingham.co.uk

Queries about the plans can also be emailed to: hello@smithfield.co.uk

ENDS

Notes to editors:

- Smithfield Birmingham is a joint venture between Birmingham City Council and Lendlease, an international real estate and investment group with core expertise in shaping cities and creating strong and connected communities.

- The plans submitted for approval have been shaped by local people from across Birmingham's diverse communities; including local residents, businesses and community organisations, market traders, and a dedicated youth panel.
- Alongside masterplanners Prior+Partners and David Kohn Architects who are designing the new market, Lendlease's design team includes a host of international and local architects and landscape architects, including dRMM, Intervention Architecture, Haworth Tompkins Architects, Minesh Patel Architects and RCKa with James Corner Field Operations designing the significant new public realm and landscape.

About Lendlease

Lendlease (www.lendlease.com) is a globally integrated real estate group with operations in Australia, Asia, Europe and the United States. We create places where communities thrive. Headquartered in Sydney, Australia and listed on the Australian Securities Exchange. Lendlease has approximately 7,800 employees globally. Our core capabilities are reflected in our operating segments of Investments, Development and Construction. The combination of these three segments provides us with a sustainable competitive advantage in delivering innovative integrated solutions for our customers.