



## What is the purpose of this event?

The purpose of this period of public engagement is to inform the public and key stakeholders about key design changes that have been made to the scheme after the submission of the planning application in December 2022.

The scheme designs have changed to address an objection from Historic England to the planning application and the pending changes to fire safety legislation that will require a second staircase to be installed

in residential buildings in response to the Grenfell Tower tragedy.

While the formal statutory consultation on the changes to the planning application will be led by the local authority planners, we are fully committed to providing early transparency regarding the changes. This commitment reflects our dedication to building trust and maintaining a strong relationship with our stakeholders.

Your perspectives are essential as we work together to deliver the scheme.

We value your input and welcome any feedback you may have regarding the proposed design changes.



# Introducing the site

## What is Smithfield Birmingham?

Smithfield Birmingham is a 17 hectares site located in the heart of Birmingham City Centre, covering the Bull Ring Markets, the former site of the Wholesale Markets and is bounded by Bradford, Rea, Sherlock, Pershore, Dean, Upper Dean, Dudley and Edgbaston Street, Moat Lane, Digbeth High Street and Mill Lane.

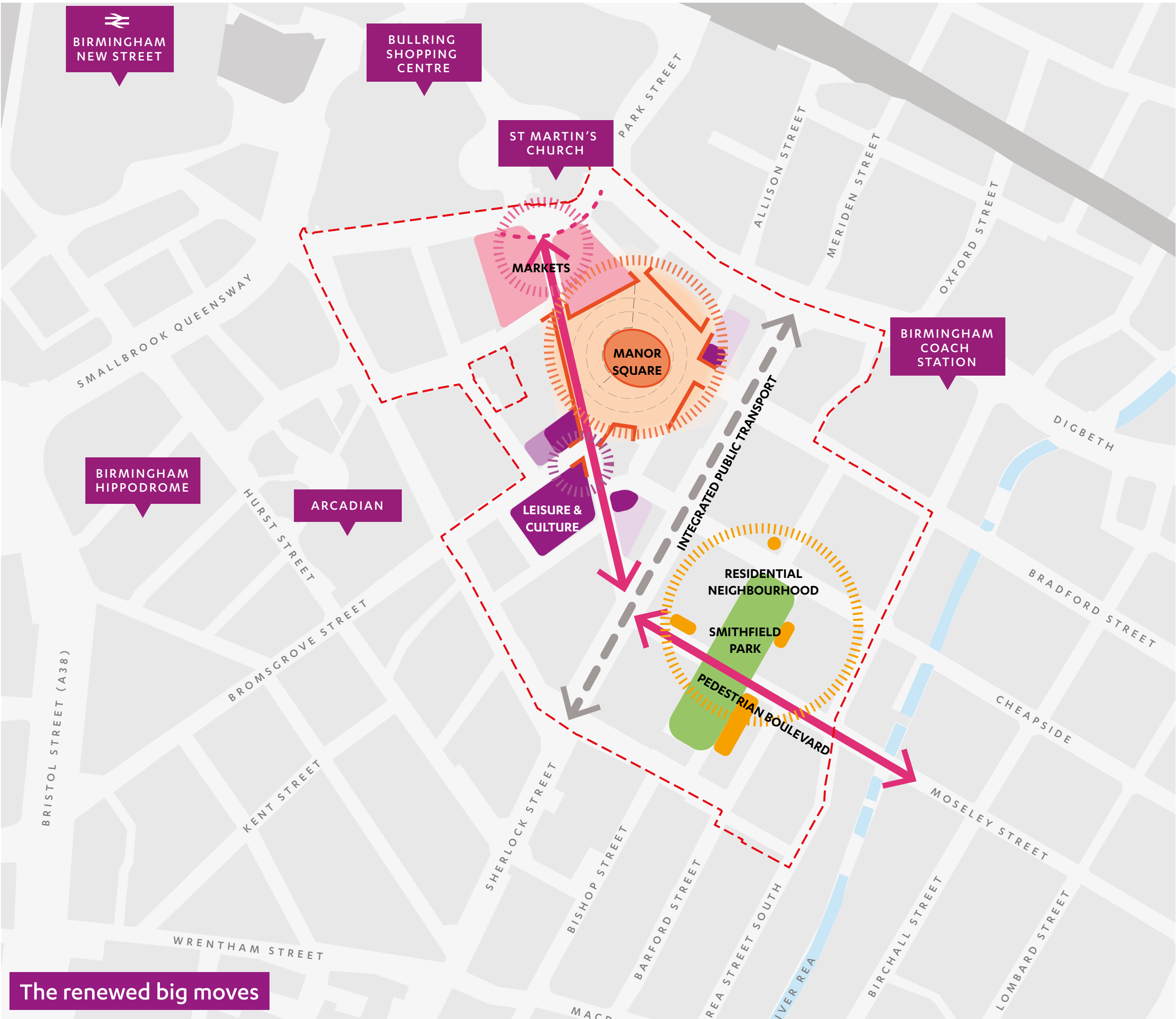
The overarching vision for Smithfield Birmingham will be of a sustainable, green and inclusive place that has people at the heart of a zero-carbon development. It will drive opportunities for the city's economy creating new cultural and leisure attractions, vibrant retail markets and space for start-ups, small businesses, 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 squares and a dynamic new residential neighbourhood, that is reconnected to the wider city through new streets, public transport and pedestrian and cycle routes.



## Renewed Big Moves

The current masterplan retains and enhances the 'Big Moves' defined in the original 2016 Birmingham Smithfield Masterplan that underpins the vision.

- Vibrant markets
- Leisure and culture
- Manor Square
- Residential neighbourhood
- Pedestrian Boulevard
- Integrated public transport
- Active uses around Manor Square
- Market uses
- Manor Square
- Leisure and culture uses
- Residential amenities and community facilities
- Smithfield Park

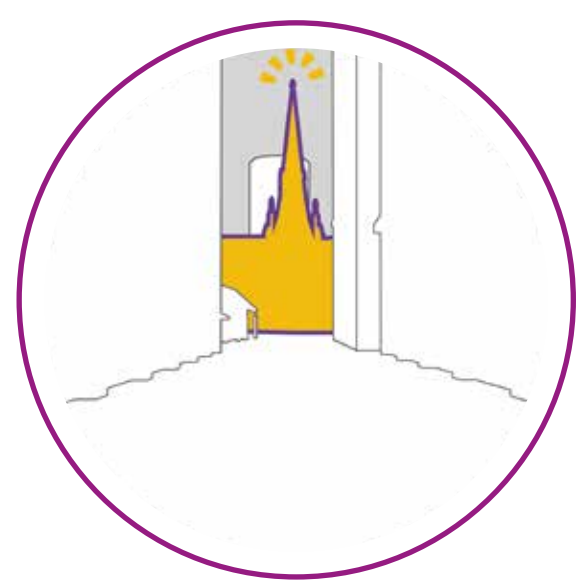




# Character areas of Smithfield

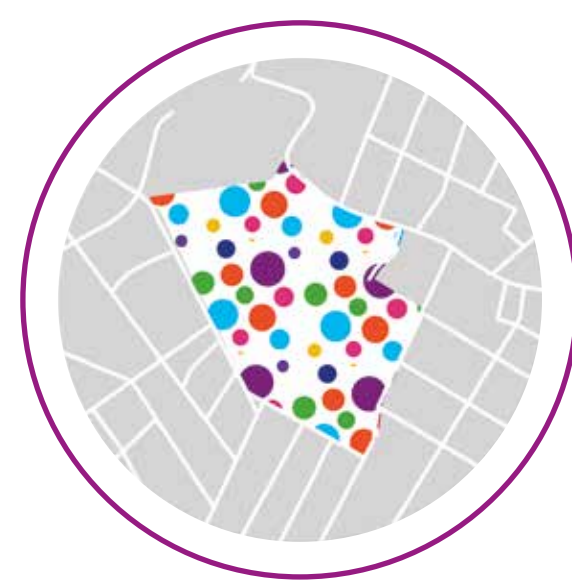
Smithfield  
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## Masterplan principles



### 1. Celebrate the heritage

We will take a sensitive approach to enhance the settings of the Church and the Digbeth Conservation Area, reinforce the hierarchy and tell the story of the city, of Smithfield and the Markets.



### 2. Extend the city core

Smithfield will provide an intricately mixed range of uses, including a new residential neighbourhood, that will extend and complement the city core. This new vibrancy will have at its heart the market building.



### 3. Repair and Reconnect

Smithfield will reinstate the lost historic street pattern to reconnect across the city, while prioritising pedestrians and cyclists, and improving access to public transport.



### 4. An intensive public realm

Smithfield will create a diverse and intensive public realm, with spaces of scale contrasting with a network of spaces with intimacy. A canvas of celebration and discovery that is walkable, accessible and inclusive.



### 5. Resiliency

Smithfield will use resources wisely to reduce its impact on climate change, and will take advantage of a range of new green spaces to improve well-being, biodiversity and climate resilience.



### 6. Context and character

Smithfield's character and land use strategy will be founded on the unique culture of diverse communities that surround the Smithfield Site. Smithfield will leverage the surrounding city to create a place to value.



## Character areas of Smithfield

Our Masterplan is influenced by the context of the surrounding area creating neighbourhoods/character areas that defines different spaces and uses.

The Character Areas are also intended to have a catalytic effect in adjacent areas beyond the site boundary.

#### City Market Exchange

- Market Square
- New Bullring Markets

#### Cultural Quarter

- Manor Square
- Cultural and leisure buildings

#### Creative Tech Gateway

- Office and workspaces

#### Smithfield Gardens

- Smithfield Park
- Residential neighbourhood and community amenities



# What we've changed

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## Proposed changes in the 2023 Masterplan update

See purple captions for images of the 2023 Masterplan

To address the comments received from Historic England on the planning application submitted in December 2022 the masterplan has been redesigned with the key following changes:

### Festival Square

Festival Square has been relocated further north so that it is situated above of the buried historical Moat and Manor House site and has been renamed '**Manor Square**'.

### Workplace building - Plot 3A

The relocation of the public square has led to the redesign of the building at plot 3A that provides workspace. The footprint of the building has not changed, but the height has increased by 1 storey, with the proposed terrace moved from the northwest to the northeast corner of the building to address Manor Square.



## 2022 Hybrid Planning Application Submission

See grey captions for images of the 2022 Masterplan

In December 2022 we submitted the Smithfield Hybrid Planning Application<sup>1</sup> to Birmingham City Council. An illustrative masterplan was also submitted as part of the application to show a complete picture of how the whole development might come forward. The 'Detailed Area'<sup>2</sup> included:

- Extensive new public realm including Festival Square, Market Square, Central Boulevard and Upper and Lower Smithfield Walk.
- A new home for the Bull Ring Indoor, Open and Rag Markets (Plot 5A and 5BC)
- Residential use alongside a wellbeing hub, retail units and a pub (Plot 4A1)
- A new sustainable workspace building (Plot 3A)
- The first residential plot in Smithfield Gardens (Plot 1D)

Please refer to the board 'What will be delivered in the First Five Years?' for the explanation of Hybrid Planning Application<sup>1</sup>, Detailed Area/Design<sup>2</sup> and Outline Area/Design<sup>3</sup> and Reserved Matters<sup>4</sup>.





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## The Bull Ring Markets

The Bull Ring Market's have been re-designed to be located further north. The Market's have been split into two plots of land. The Indoor Market consisting of Fish and Meat, Dining Hall, restaurant and event spaces will be located at Plot 5A and the Open and Rag Market will be located at Plot 7A.

An Outline Design<sup>3</sup> of the Open and Rag market will be included in the updated planning application that will be submitted in November 2023 and the detailed design will be submitted as a Reserved Matters Application<sup>4</sup> soon after approval is granted on the updated planning application in 2024.

To address the pending changes to fire safety legislation that will require a second staircase to be installed in residential buildings in response to the Grenfell Tower tragedy; the footprint and heights of some residential buildings has changed. However, the residential neighbourhood at Smithfield Gardens remains largely unchanged..

The Culture and Music facilities will now be located in one building at Plot 4D instead of separate buildings, defining the southern corner of Manor Square, and anchoring Bromsgrove Street, the connection between Southside, Smithfield and Digbeth.

Due to the relocation of the Markets, the Leisure facilities in Plot 7A will be split into two buildings in Plot 6C, anchoring the eastern end of Manor Square and the connection to Digbeth, and Plot 3C along Upper Smithfield Walk.

Plot 4A1 has been removed from the Detailed Area<sup>2</sup>, so that an updated design can be developed to respond to Manor Square. An Outline Design<sup>3</sup> will be included in the updated to the planning application and the detailed design will be submitted as a Reserved Matters Application<sup>4</sup> soon after approval is granted on the updated planning application in 2024.





# What we've changed: Public Realm

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## Proposed changes in the 2023 Masterplan update

See purple captions for images of the 2023 Masterplan

In addition to the redesign of Manor Square in response to the Historic England objection, the other proposed changes to the public realm are:

- Increased tree planting within Manor Square compared to Festival Square.
- Retaining existing trees on Edgbaston Street.
- Removal of water features in Market Square and Upper Smithfield Walk, so that the water story is focused on the water feature in Manor Square.
- Upper Dean Street shortened to intersect with Upper Smithfield Walk to accommodate the larger building for the Markets at Plot 5A, ensuring a direct relationship between the Markets, Moat and Manor House site within Manor Square.
- Lower Smithfield Walk has been moved into the Outline Area<sup>3</sup>. This part of the site is currently above street level, it needs to come forward in future phases, so a comprehensive design can be developed for the building entrances and street level. This will ensure our design is safe and accessible.



## 2022 Hybrid Planning Application Submission

See grey captions for images of the 2022 Masterplan

The public realm submitted as part of the Hybrid Planning Application<sup>1</sup> in 2022 included the Detailed Design<sup>2</sup> of Festival Square, Market Square, Upper and Lower Smithfield Walk, Moat Lane, Central Boulevard, Digbeth High Street and the streets surrounding Plot 1D.

Proposed changes are set out at the top of this board.

The design of Central Boulevard has not changed, apart from minor adjustments along Plot 3A frontage responding to internal layout changes.

The streets within the residential neighbourhood around Smithfield Park has not changed. Most of these streets and the park are within the Outline Area<sup>3</sup>, and detailed design for them will come forward in the future.

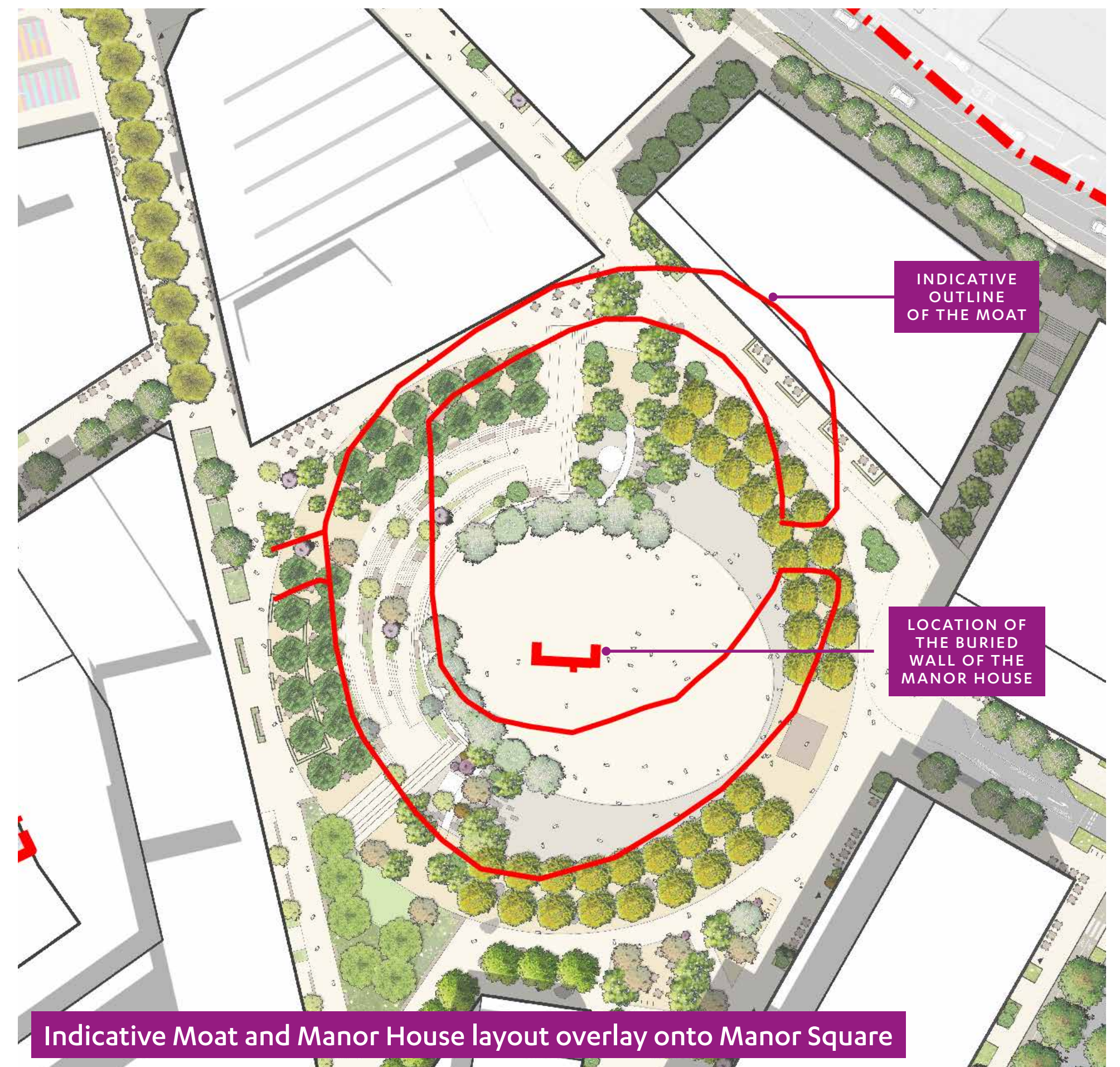
Please refer to the board 'What will be delivered in the First Five Years?' for the explanation of Hybrid Planning Application<sup>1</sup>, Detailed Area/Design<sup>2</sup> and Outline Area/Design<sup>3</sup> and Reserved Matters<sup>4</sup>.





# Manor Square (previously Festival Square)

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## Manor Square

Festival Square has been renamed as 'Manor square' and relocated to sit above the historic Moat and Manor House to celebrate the importance of the site as the Birthplace of the City. It has been designed to avoid disturbance of buried archaeology.

The square has increased tree planting and still retains high-quality landscaping with water features and spaces for play, events, and relaxation.

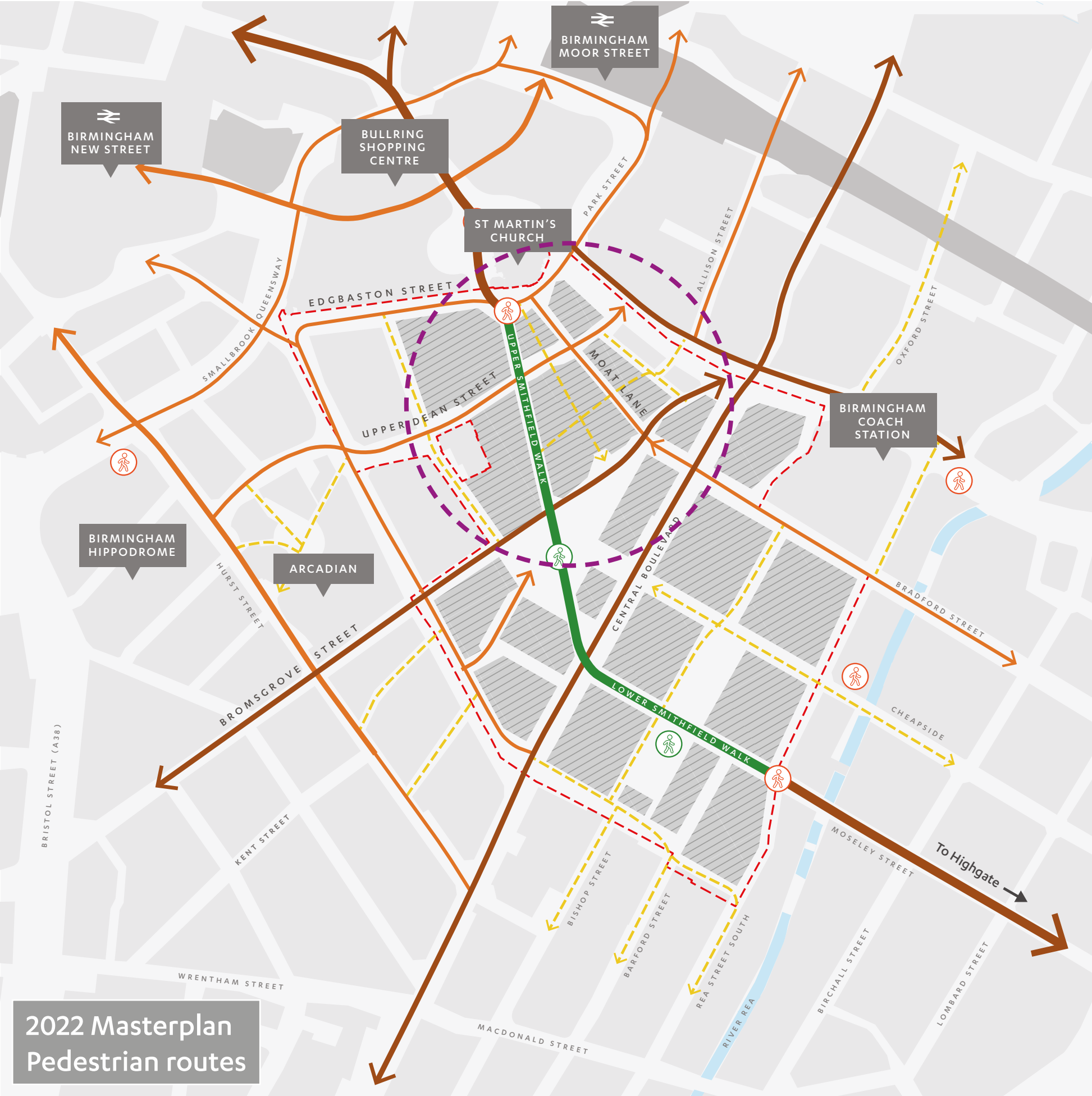
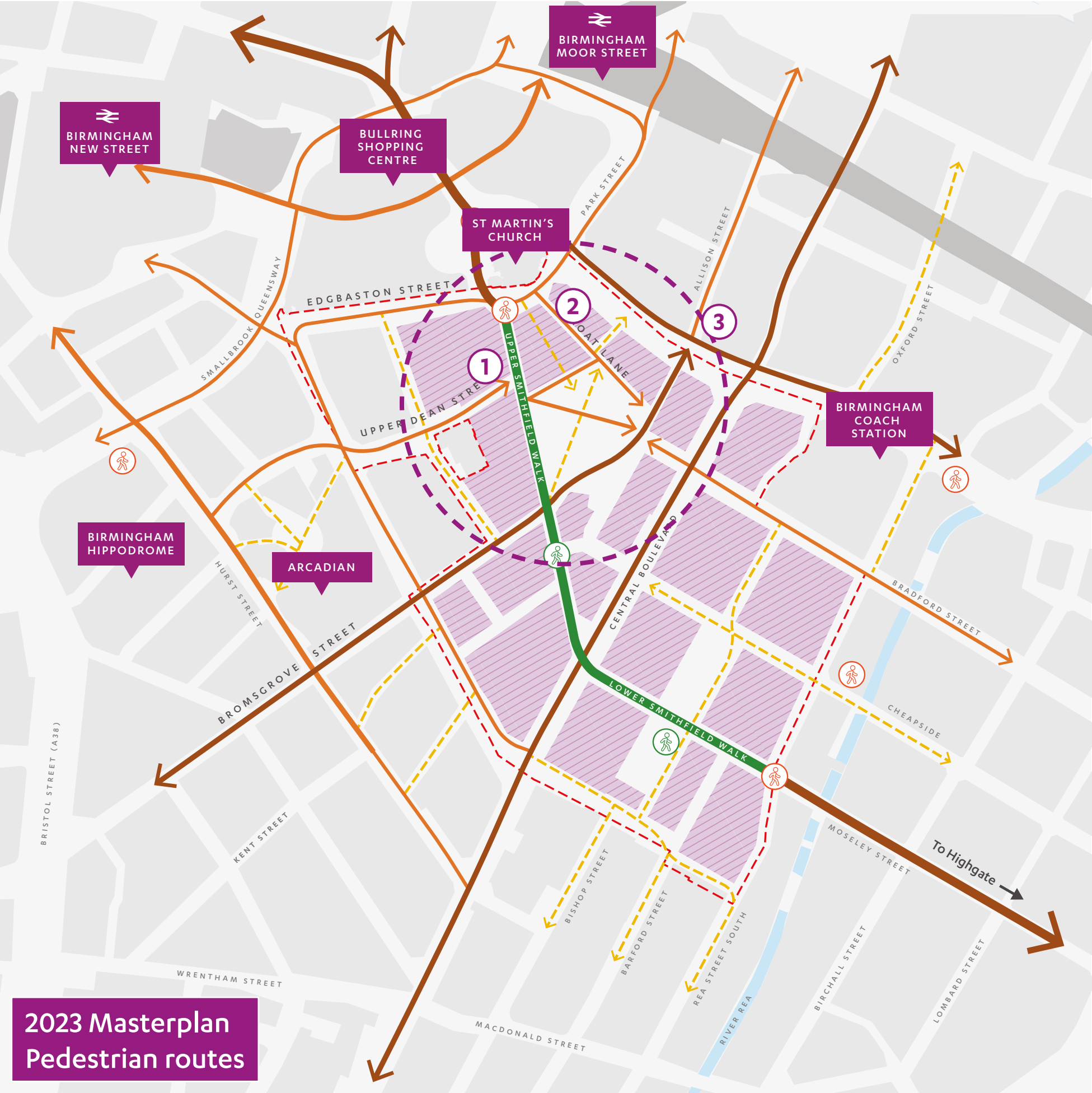
The capacity of the square to accommodate people attending events and festivals in the square remains unchanged at approximately 6,500 to 7,000 people.

The square remains adjacent to the market with views from the dining hall, event space and restaurant within the market overlooking the square, but its new location reconnects the historic relationship between the Moat and Manor House site and the Bull Ring Markets.





# What we've changed: Connectivity



## Improving connectivity across Smithfield

Changes to connectivity between the submitted and updated masterplan is focused around the new location of Manor Square.

- 1 Upper Dean Street terminated and connection redirected through Manor Square
- 2 Moat Lane shifted east to align along the western edge of the existing Moat Lane
- 3 Bromsgrove Street connection to Digbeth shifted north slightly.

The updated masterplan layout continues to unlock connectivity across the former Wholesale Markets site, reconnect Smithfield with the existing street patterns and reconnects neighbourhoods across the southeastern part of Birmingham City Centre.

We will deliver improved connectivity between Southside and Digbeth via Bromsgrove Street and Central Boulevard, and the City Centre and Highgate via Upper and Lower Smithfield Walk.

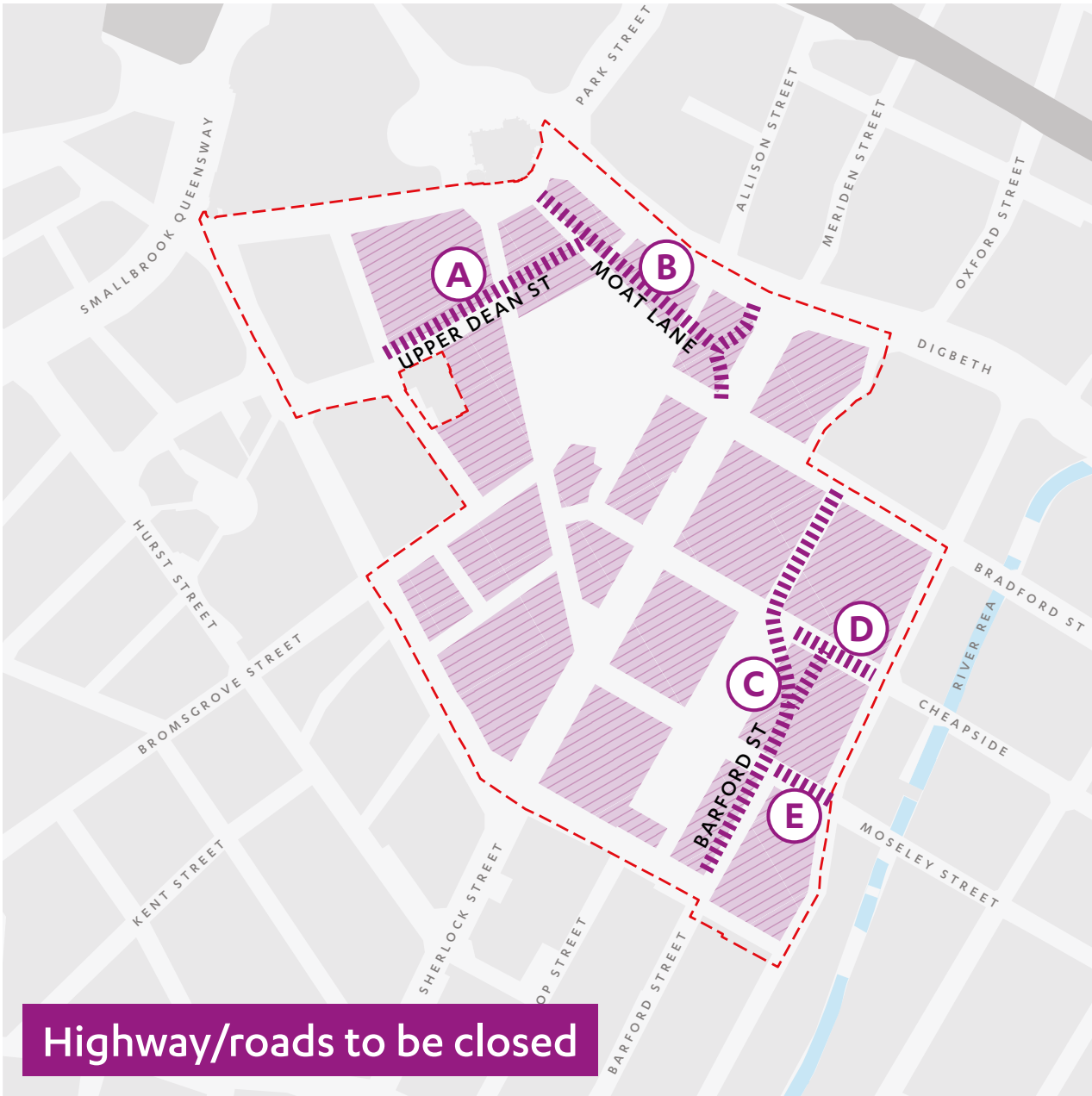
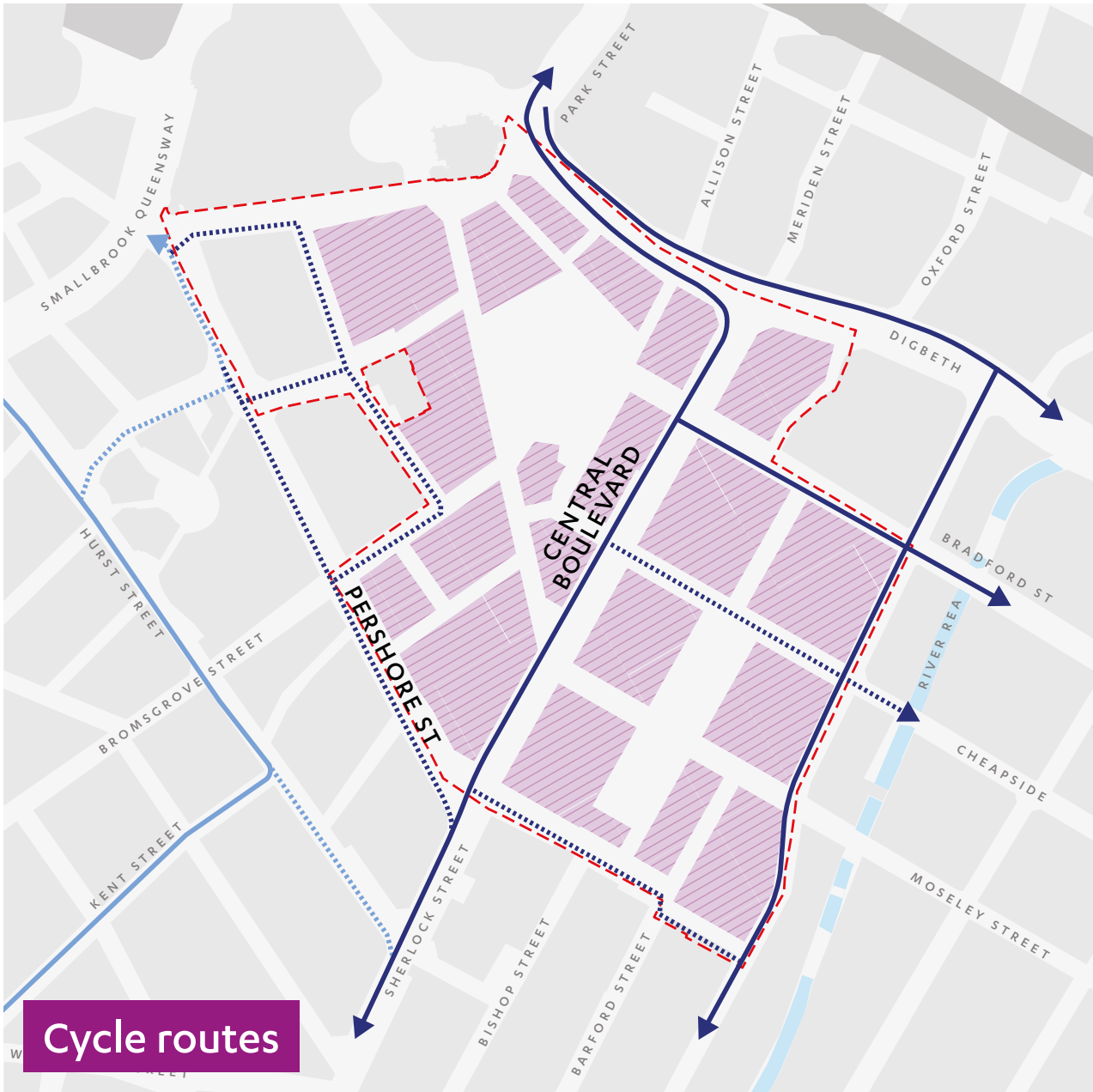
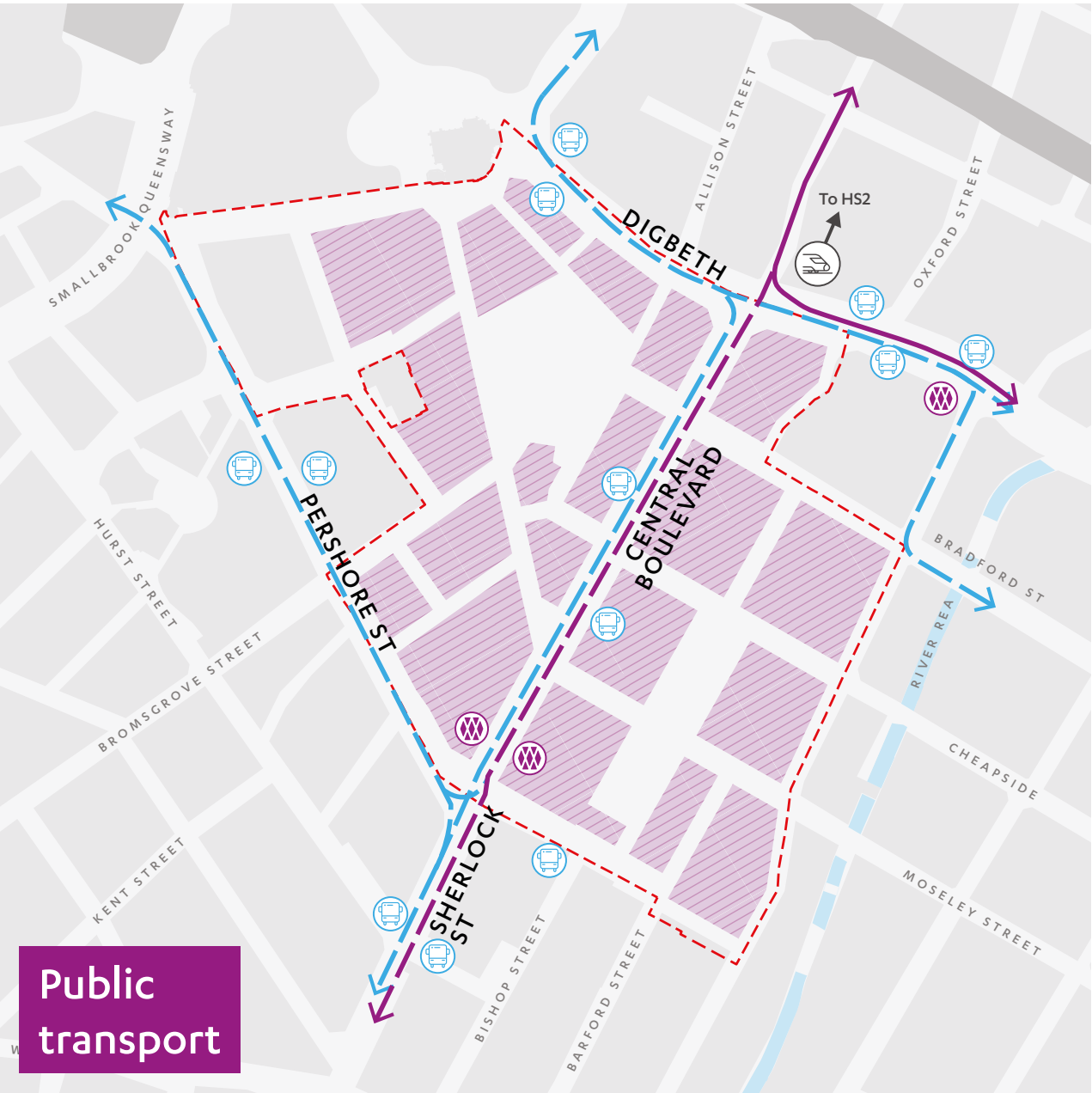
There are no changes to the proposed public transport and cycle routes.

There are also no changes to the highways and roads to be closed to enable the Smithfield development:

- A Upper Dean Street
- B Moat Lane
- C Barford Street
- D Cheapside
- E Moseley Street

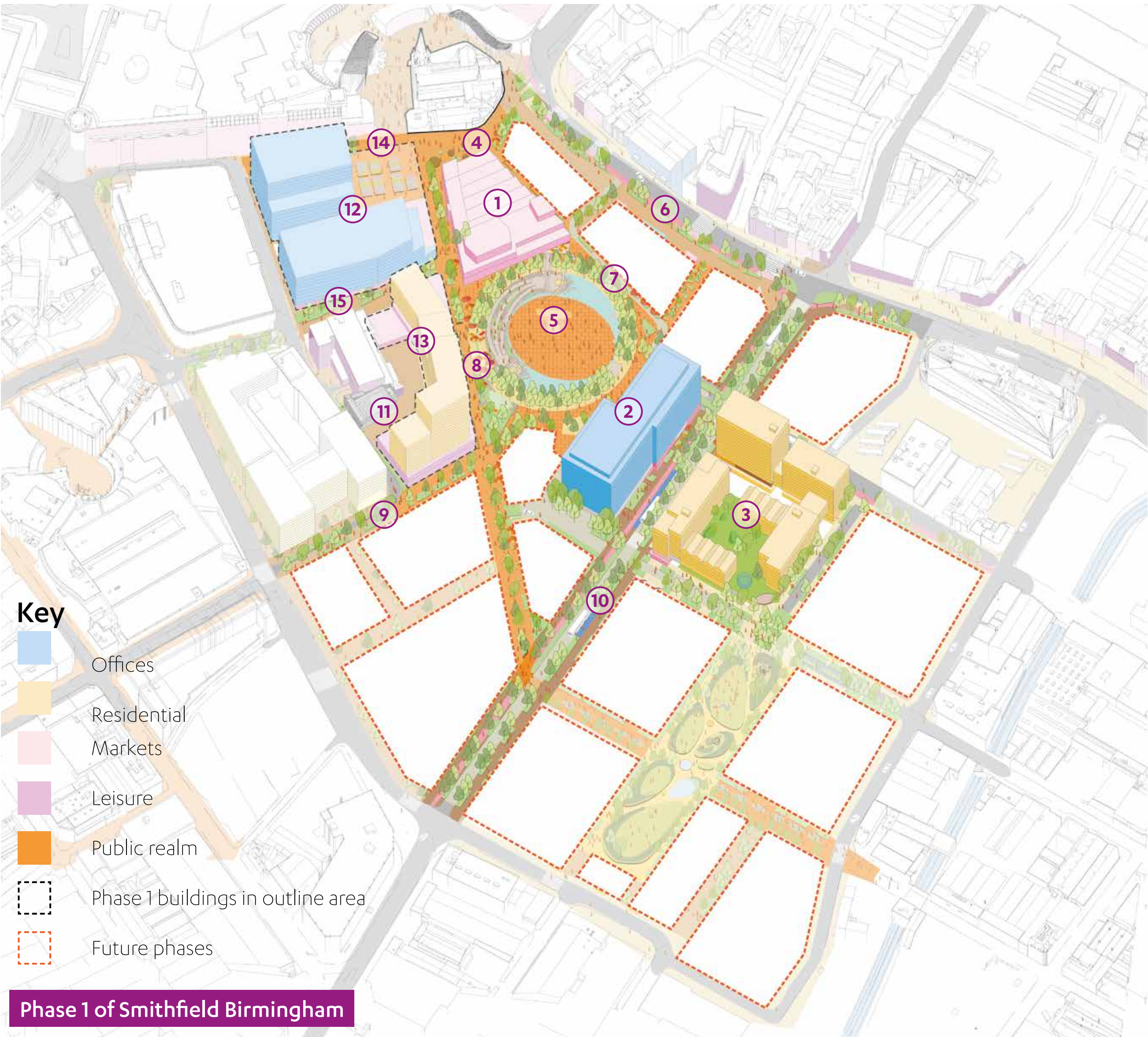
### Key

- Green Pedestrian Boulevard
- Primary Pedestrian Network
- Secondary Pedestrian Network
- Tertiary Pedestrian Network
- Metro Stops
- Bus Stops
- Eastside Metro Extension
- Potential Metro Route Through Smithfield
- Bus Routes
- Proposed Dedicated Cycle Routes
- Proposed Cycle Routes
- Existing Dedicated Cycle Routes
- Existing Cycle Routes
- Highway/roads to be closed





# What will be delivered in the First Five Years?



## What will Phase 1 look like in five years?

Updates to the following public realm and development plots will be included in the Detailed Area<sup>2</sup> submitted as part of Hybrid Planning Application<sup>1</sup> Addendum.

- 1 Plot 5A - Indoor Markets
- 2 Plot 3A - New workspace
- 3 Plot 1D - New homes
- 4 Market Square
- 5 Manor Square
- 6 Digbeth High Street
- 7 Moat Lane
- 8 Upper Smithfield Walk
- 9 Bromsgrove Street
- 10 Central Boulevard
- 11 Energy Centre

The following public realm and development plots will be submitted as Reserved Matters Applications<sup>4</sup> shortly after the approval of the Hybrid Planning Application Addendum.

- 12 Plot 7A - Open Market, Rag Market and new workspace
- 13 Plot 4A - Residential and wellbeing hub
- 14 Edgbaston Street
- 15 Upper Dean Street

### <sup>1</sup>Hybrid Planning Application:

A planning application that seeks outline planning permission for one part (Outline Area<sup>3</sup>) and full planning permission for another part (Detailed Area<sup>2</sup>) of the same site.

### <sup>2</sup>Full Planning Application (Detailed Area):

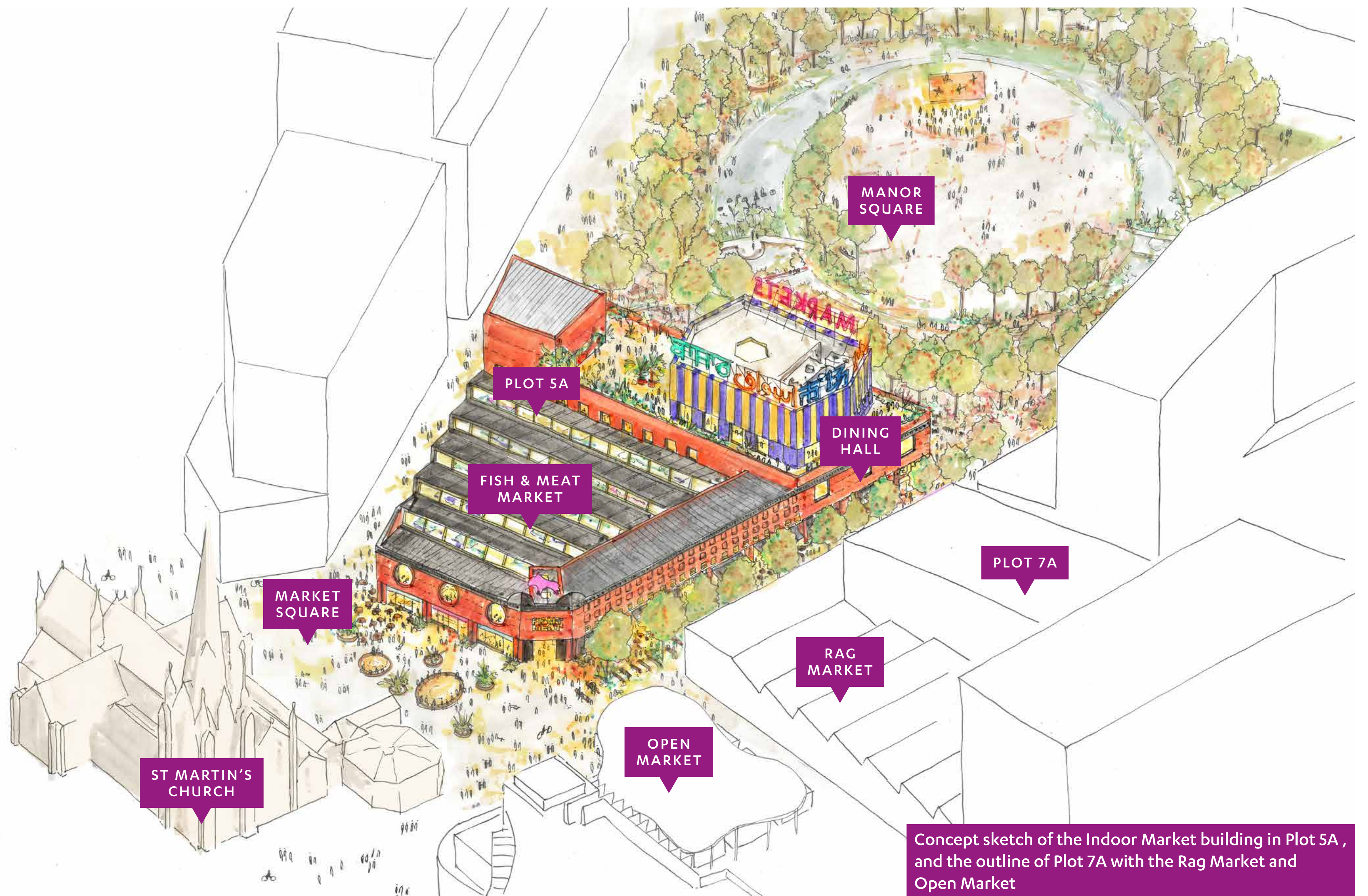
Full planning application sets out the Detailed Design of the proposed buildings and landscaping, including their uses and amount, layout, height and appearances.

### <sup>3</sup>Outline Planning Application (Outline Area) and

### <sup>4</sup>Reserved Matters Application:

Outline planning application sets out the nature of a proposed development and commit to key principles for future development (Outline Design). Further details (referred to as Reserved Matters) will be provided in the future in accordance with these key principles to provide human scale details, such as appearance of the proposed buildings and landscaping, and the uses and amount, layout and height of each building.





Concept sketch of the Indoor Market building in Plot 5A, and the outline of Plot 7A with the Rag Market and Open Market

## Plot 5A

The Markets were previously located above the buried historic Moat and Manor House site. To respond to Historic England's objection to the planning application, the Markets has been moved north to avoid the buried archaeology, and split into the two buildings: Plot 5A located between the Church and Moat and Manor House site, and Plot 7A to the west off Upper Smithfield Walk.

The Indoor Market consisting of Fish and Meat, Dining Hall, a restaurant and event spaces will be located at Plot 5A, and the Open and Rag Market will be located at Plot 7A.

An Outline Design<sup>3</sup> of the Outdoor Market and Rag market (Plot 7A) will be included in the update to the planning application that will be submitted in November 2023 and the detailed design will be submitted sometime next year.

The Markets which cover Plots 5A & 7A will be delivered in the first phase of the development.

The indoor market building will keep the design principles as the originally submitted planning application with a saw tooth roof over the fish and meat market hall, colourful signage, wayfinding and a brick exterior with retail units along the perimeter facing onto Upper Smithfield Walk and black blocks forming the exterior of the building facing onto Moat Lane.

We believe the indoor market building will offer an improved dining hall with ground floor and level 1 outdoor terraces, a signature restaurant and rooftop indoor and outdoor event space overlooking Manor Square.

The detail design of the Open and Rag Market that will be submitted as Reserved Matters<sup>4</sup> for planning approval in 2024 will have the same high quality architectural features as the Indoor Market building to unify the separate buildings and give the whole market area a clear identity.



# Residential neighbourhood



Residential courtyard in Plot 1D



Plot 1D within Smithfield Park (future phases)



Barford Yard looking from Central Boulevard



Pavilion Corner along Cheapside

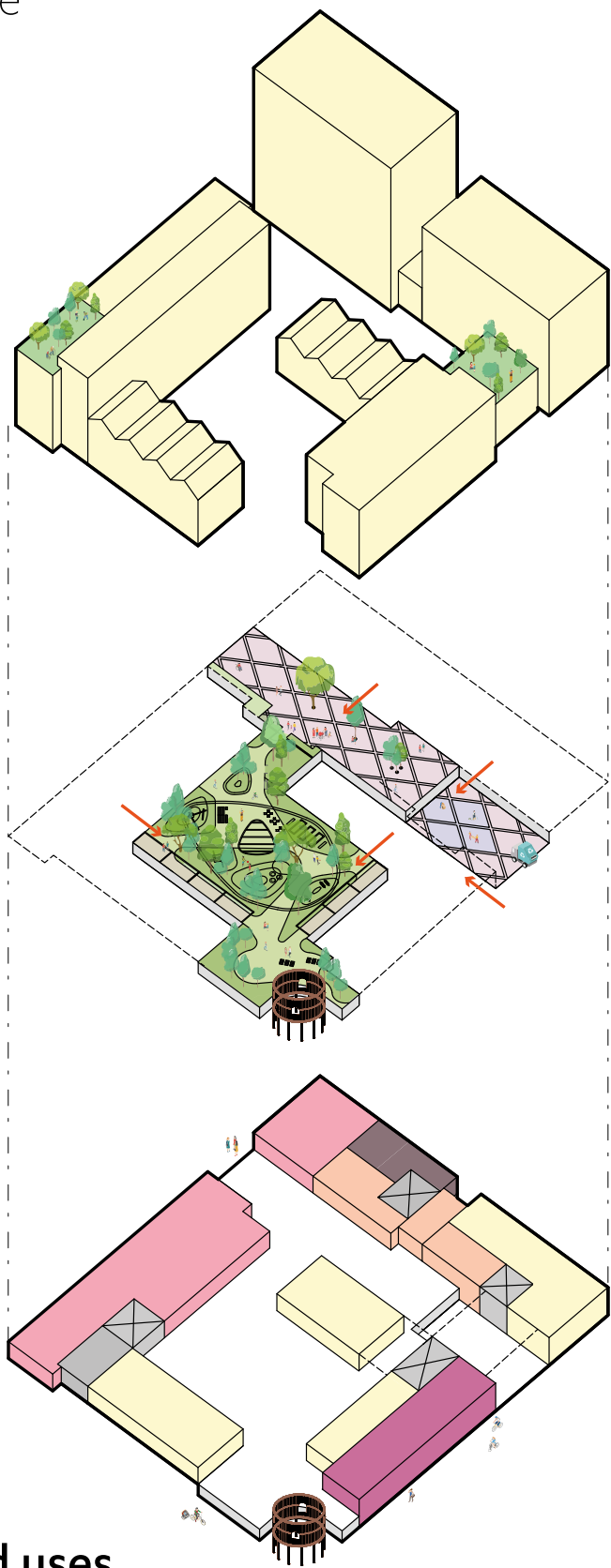
## Plot 1D

All residential buildings have been re-designed to include an additional staircase that is accessible to all residents in line with the pending changes to Fire Safety legislation.

The detailed design for the residential building at Plot 1D has changed by changing the location of some staircases so that they are accessible to all residents. The total number of homes has increased from 405 to 429 and the mix of accommodation sizes as changed as shown in the table below:

Accommodation Size	Planning Application Dec 22	Proposed Changes
Bedsit/Studio	0	7
One Bedroom	149	191
Two Bedroom	209	219
Three Bedroom	47	12
Total	405	429

- Refuse storage, car park and bike storage
- Commercial / Retail
- Residential lobbies and circulation
- Residential units
- Indicative plant
- Gym



Plot 1D land uses



# New workplace

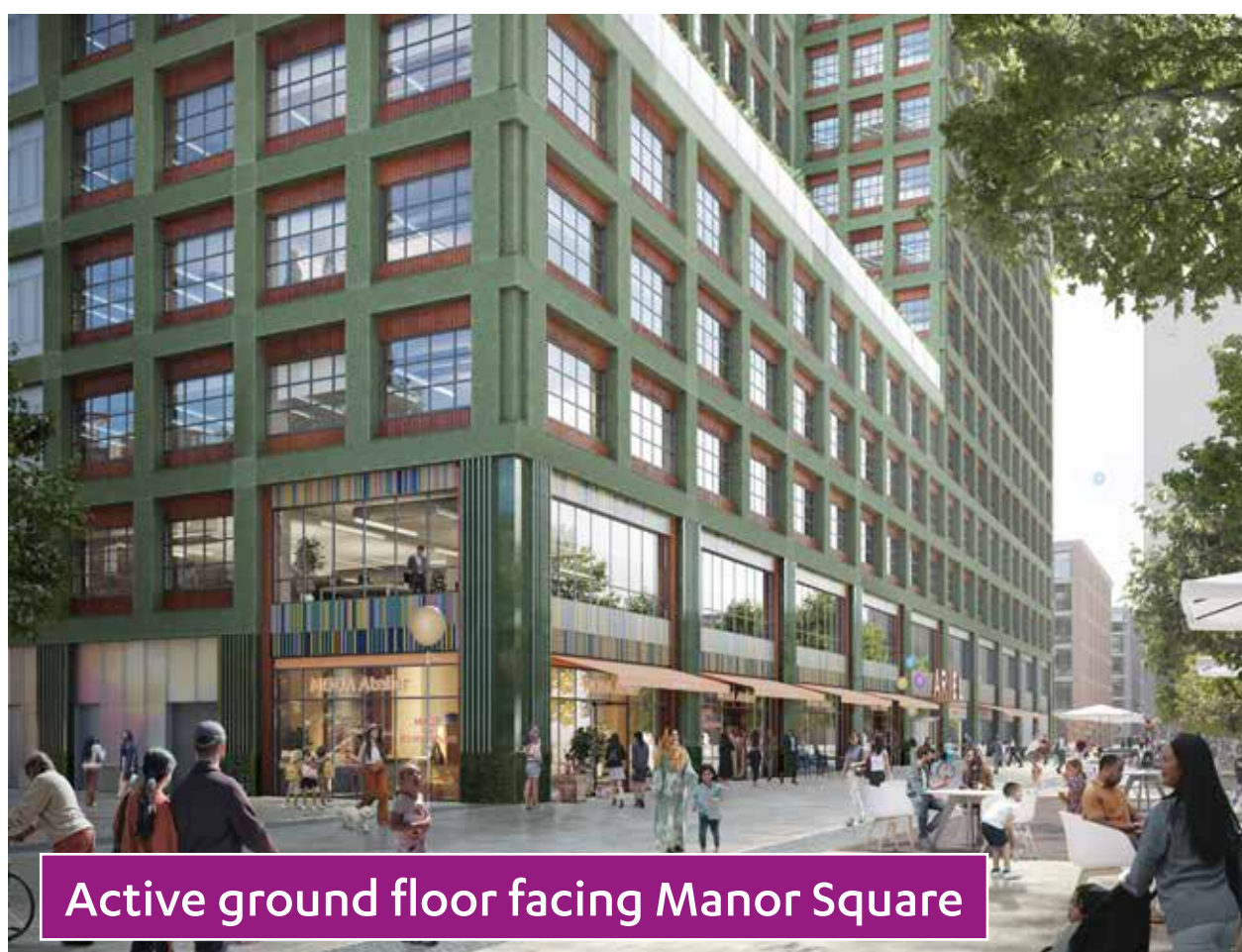
## Plot 3A

The relocation of the public square has led to the redesign of the building at Plot 3A that provides workspace.

The height of the building has increased by one storey which increases the total office space within the building.

The height of the ground floor units has increased which provides a more active building frontage and natural surveillance over Manor Square and Central Boulevard.

The height of the terrace of the building has increased by one storeys and has moved from the western end of the building to the eastern end to enable it to still provide views onto the relocated square 'Manor Square'.



Active ground floor facing Manor Square



The 2023 proposal viewed from Manor Square



Model of the 2023 updated proposal with terrace at the eastern end



Model of the 2022 submitted proposal with terrace at the western end



# Benefitting Birmingham

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## Green and Sustainable

One of the most **sustainable inner city districts** in the UK

**70%** reduction in onsite carbon; aspire to be Net Positive

**Smithfield Carbon Fund** to support 500 people in fuel poverty

**25%** of construction material from within a 50-mile radius of Greater Birmingham

Targeting Net Zero Carbon by **2030**

## Local Employment

**c.9,000** jobs created through the regeneration

supporting **1,000** people back to work

**5,000** work placement days

**100** paid internships

**370** apprentice places

**20** schools engaged

**30%** of workforce within 10 miles of the site

**60%** of workforce within 30 miles of the site



Upcoming educational programme

## Buy Local

**40%** of our spend within a 30 mile radius

**15%** of our spend within a 10 mile radius

**60%** of our spend with small to medium enterprises and

**5%** with third sector organisations



## Partners in Communities

**10,000** voluntary hours in the local community



supporting **10** community groups

**£500,000** of community arts funding

**£500,000** of social impact funding



# Next Steps

## Thank you for considering our ideas for Smithfield Birmingham.

Please fill in a feedback form at one of our events or on our website:  
[smithfieldbrimingham.co.uk](https://smithfieldbrimingham.co.uk)

To keep up to date with the latest news and information about the Smithfield Development please visit our website or sign up for our newsletter.

### Indicative timeline



Please refer to the board 'What will be delivered in the First Five Years?' for the explanation of Hybrid Planning Application<sup>1</sup> and Reserved Matters<sup>4</sup>.

### Contact us

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