

HELP SHAPE THE FUTURE OF BIRMINGHAM

Smithfield

BIRMINGHAM

WELCOME

Smithfield Birmingham is a once in a generation opportunity in the heart of the city. We want your input and views on our ideas for the area to ensure it delivers benefits for everyone.

Earlier this year we revealed initial designs for the overall masterplan. As we continue to develop our proposals, we're now sharing designs for the first phase, which we plan to complete by 2027.

Smithfield (the site) is the area formerly occupied by the wholesale markets (now demolished) and where the Indoor, Rag and Open Markets currently operate. Sitting just to the south of the Bull Ring Shopping Centre, Smithfield connects with the city centre, Digbeth and Eastside.

Acting on Birmingham's feedback

At our last round of public consultation drop-in events, feedback included:

- Enthusiasm for the **cultural and heritage** sights at Smithfield.
- Interest in proposals for **green space and environmental sustainability**.
- Requests for **local produce and new product ranges** at the market.
- Calls for Smithfield to **celebrate local heritage** and the stories of local people.
- Encouraging the creation of **space to relax and meet friends and family**.

We have been considering your feedback as our plans evolve before we submit a planning application to Birmingham City Council. Your feedback has also been useful as we plan for meanwhile uses at Smithfield, before construction begins.



AERIAL PHOTOGRAPH SHOWING THE SMITHFIELD SITE

What is Smithfield Birmingham?

Smithfield is a new innovative and sustainable development in the city centre. The masterplan for the site includes:

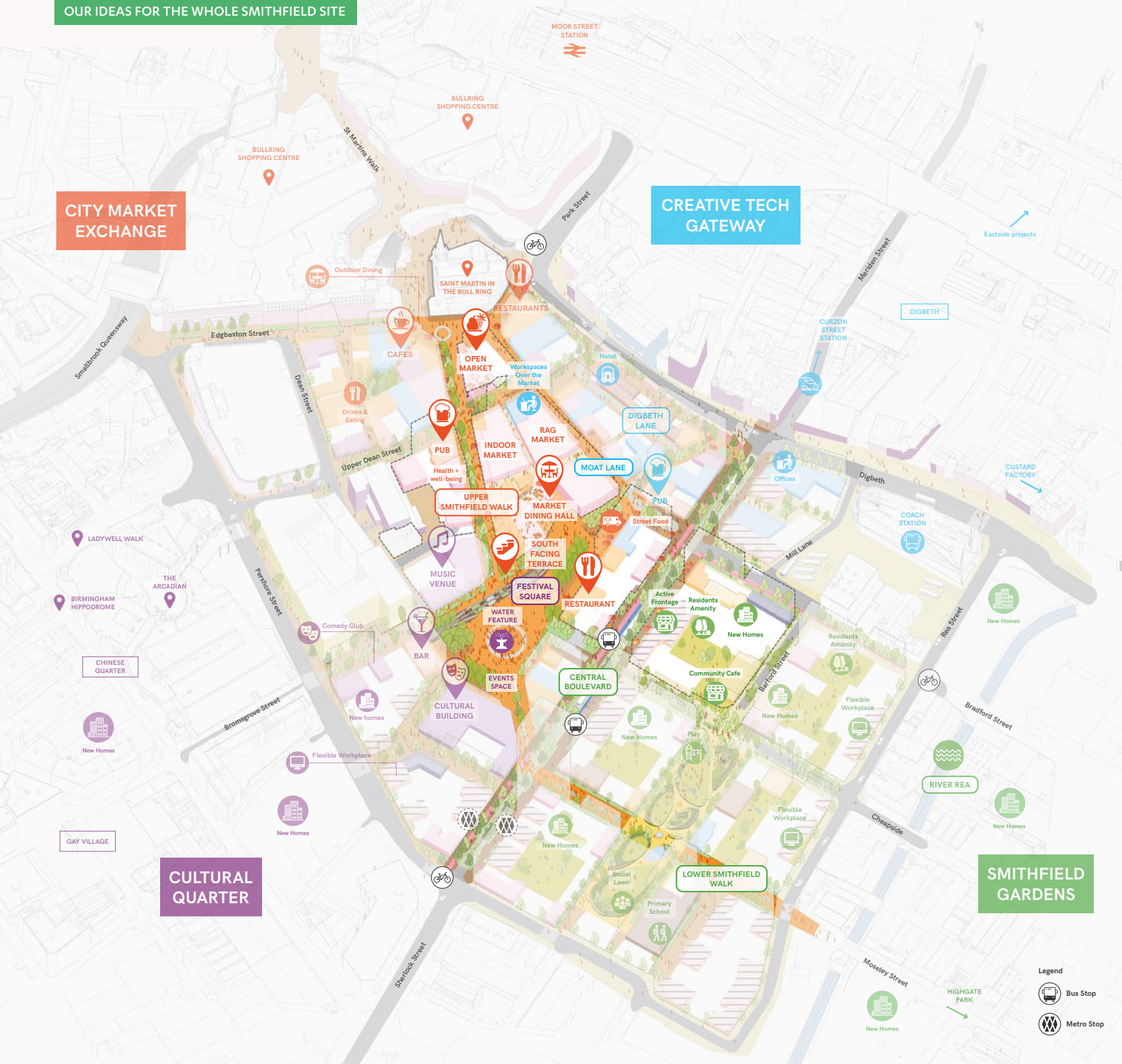
- A **vibrant new market** attracting domestic and international visitors and creating a new home for the Indoor, Rag and Open Markets.
- Around **3,000 new homes including affordable homes**
- Around **1 million square feet of offices / workspace.**
- New **world-class cultural, leisure and recreational spaces** and buildings to create an international destination, including a music venue, hotel, art gallery, artists' spaces, family entertainment, and health and wellbeing offers.
- A **network of new public squares and green spaces** including Festival Square and Smithfield Park, together with a new green boulevard.
- **Community facilities** to support a city centre residential neighbourhood, including a primary school and/or creche.



THE MASTERPLAN

Our current ideas for the overall Smithfield Birmingham masterplan are shown here. We want Smithfield to be a place to visit, meet, enjoy and celebrate everything that Birmingham has to offer.

OUR IDEAS FOR THE WHOLE SMITHFIELD SITE



The masterplan has been designed by Prior+Partners and will include buildings ranging in height from two to 32 storeys.



A GREEN, INCLUSIVE
DEVELOPMENT

With a strategy that defines public and residential areas, we are planning a lushly and thoughtfully planted site at Smithfield, with over 500 trees and a range of vegetation suited to the Birmingham climate.

OUR GREEN LANDSCAPE PLANS



What do you
think of our
landscape plans?

Enriching Birmingham’s ecology

Most of the streets at Smithfield will be lined with trees, providing shade in increasingly hot summers and nesting branches for local bird populations. This new tree planting will considerably increase the greenery in this quarter of the city.

It will be complemented by lush vegetation and generous raingardens throughout the site. Strips of planting between roads and footpaths will be incorporated

wherever possible, creating green streets that can absorb rainwater and contribute to ecological health.

Habitats including small birdhouses, insect hotels and bat boxes will be integrated to create healthy environments not just for local people but animals too. This integrated approach supports Birmingham’s Big City Plan and the UK’s commitment to urban ecological health.



THE FIRST FIVE YEARS

Smithfield Birmingham is a large and complex development, which will be designed and built in multiple phases. We’re currently developing our first planning application, with outline proposals for the whole site and detailed proposals for the first phase of development. We’ll bring forward further detailed planning applications over the next few years.

Phase one

The plans for phase one include:

- **A new home for the Indoor Market, Rag Market and Open Market -** celebrating the history of Birmingham as the ‘city of a thousand trades’, and keeping Smithfield at the heart of innovation and city commerce.
- **Around 600 sustainable and modern homes in a green setting -** supported by community facilities to improve wellbeing and biodiversity.
- **New business and leisure spaces, including cafés, restaurants and bars -** helping to create new jobs, plus training and apprenticeship opportunities.
- **Major accessibility improvements to stitch the area into the wider city -** including an integrated public transport network (Metro and Spring

Bus) and new and improved walking and cycling routes, which will help to connect Smithfield and the wider Rea Valley with the Bull Ring and the rest of the city.

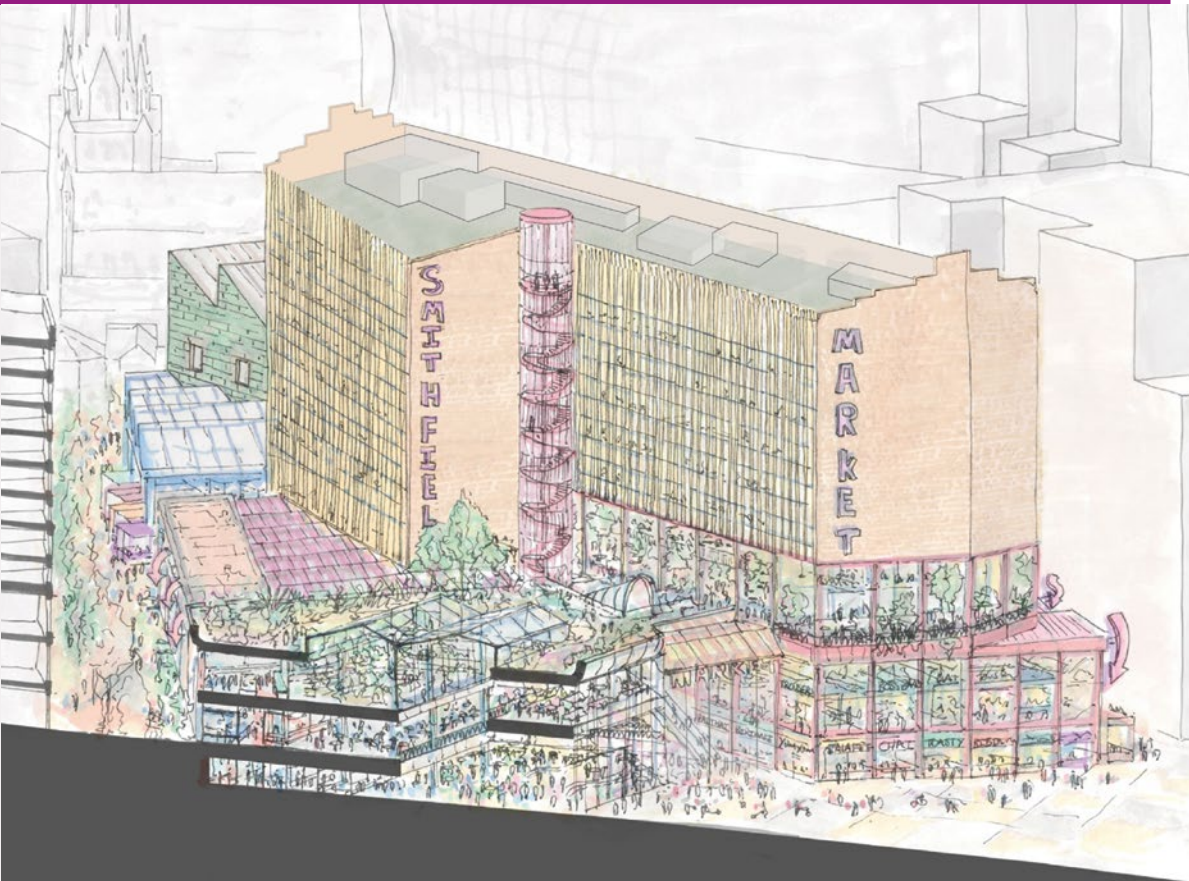
These plans will be delivered across four key areas, each of which has been designed by a dedicated team, including expert architects and landscape designers, working together to form the first phase of Smithfield Birmingham. Each of the four areas labelled 1-4 on the plan below is outlined on the next panels.



1: VIBRANT
MARKETS

The rich trading history of the Indoor, Open and Rag Markets is central to our plans to create a vibrant new market at Smithfield.

The new market is being designed by:



Design principles

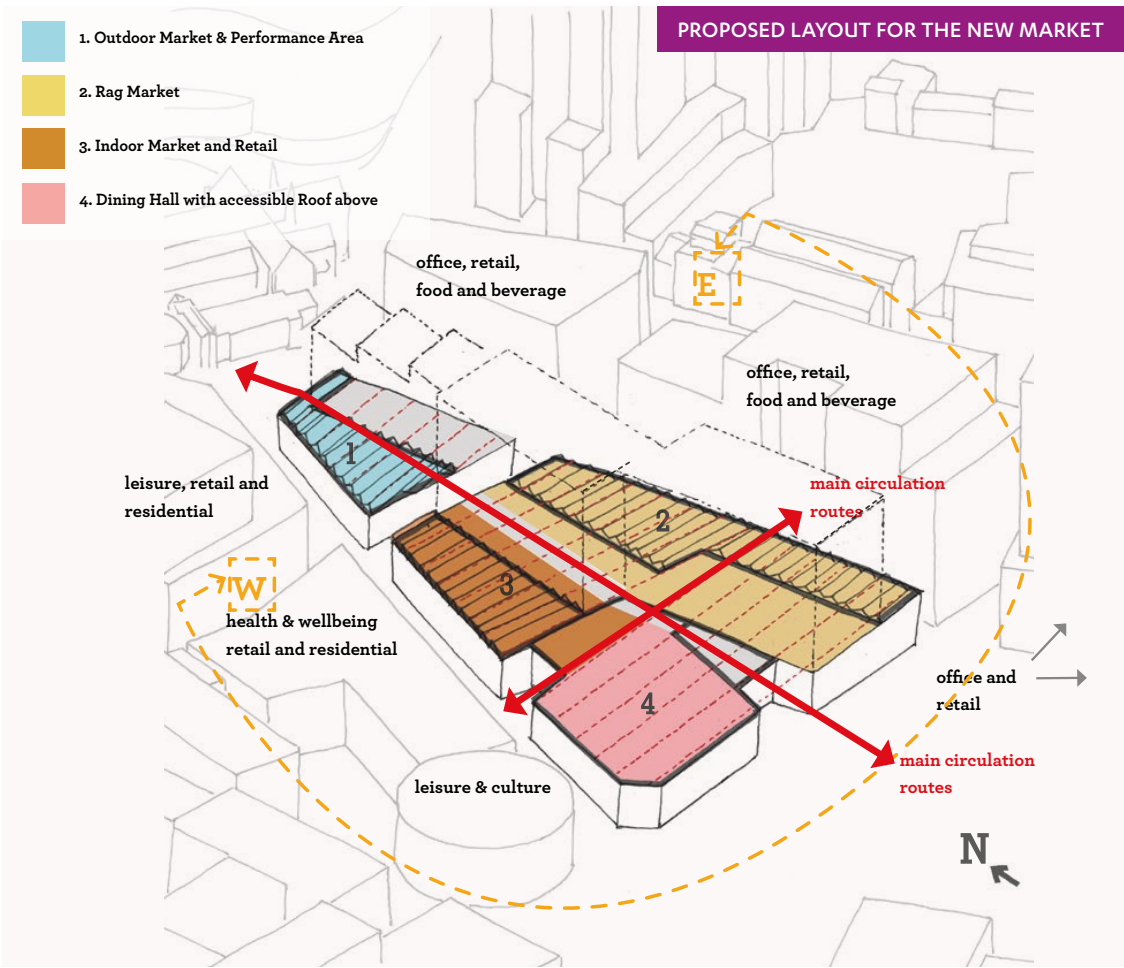
The new market will be:

- In a **prominent location**, so that it benefits from **natural footfall** and forms part of a seamlessly connected, vibrant area.
- A **low carbon market**, through solar power, natural light and ventilation, supported by rooftop biodiversity and ecology.
- Supportive of flexible uses** to ensure a bustling and lively local economy.

We are designing an iconic new centrepiece for the city – an international creative and cultural destination that will serve local needs and draw people together.

Smithfield’s markets have a deep history as part of Birmingham’s city centre, charting back to the twelfth century. After the original Smithfield market was partially destroyed during World War II, the markets were relocated to where they are today.

The new Smithfield market will be full of character unique to Birmingham, with inclusive access for all and a visitor experience that will excite the senses. It will balance the needs of existing market stall holders and customers with those of aspiring future businesses and users.

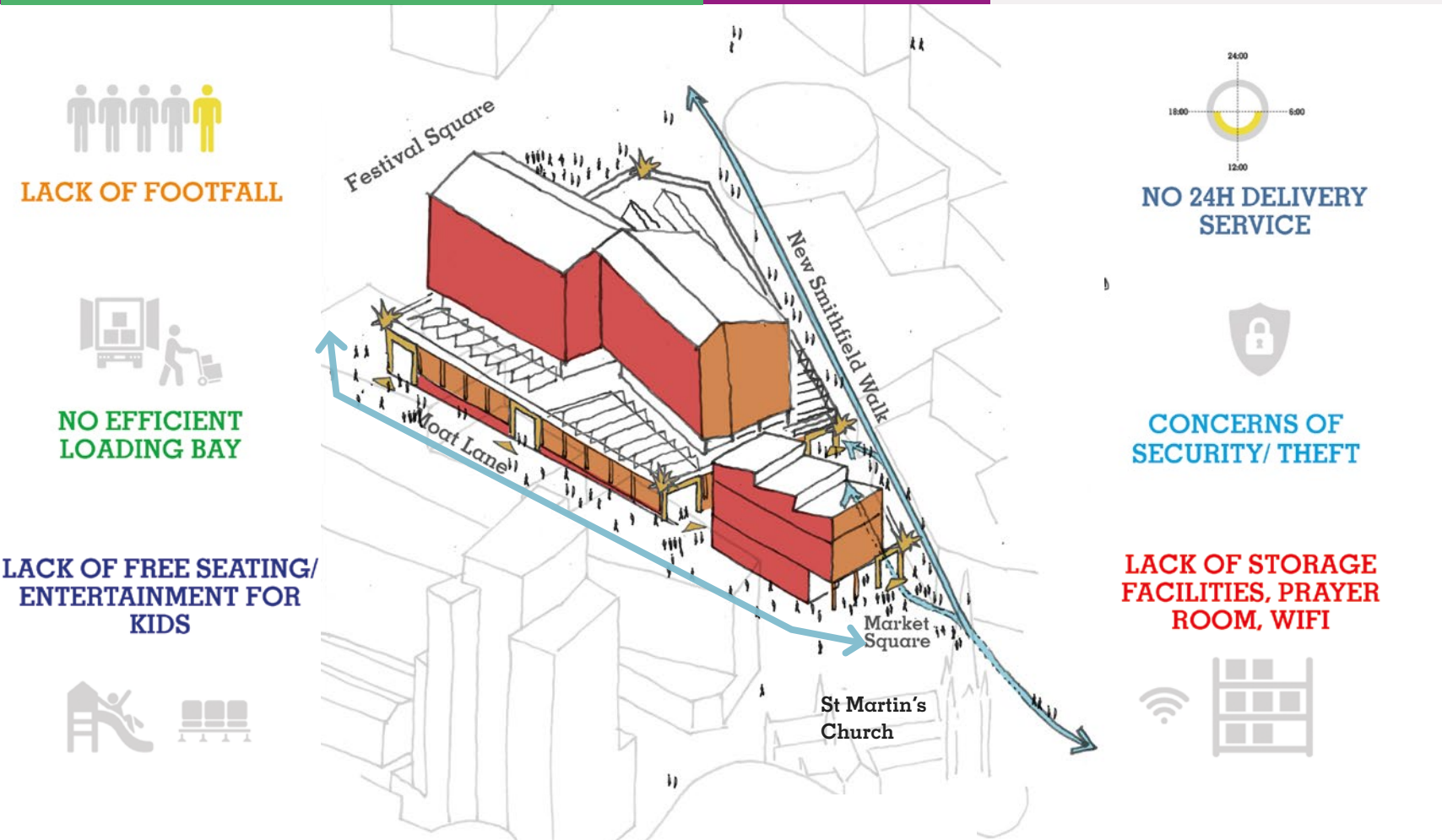


1: VIBRANT MARKETS

While retaining the distinctive character of today’s markets, we have taken inspiration from markets around the world to consider what innovative design we can bring to Smithfield.

FINDINGS FROM ENGAGEMENT WITH MARKET TRADERS, STAFF AND CUSTOMERS

Working with Digbeth-based Eastside Projects, we have been speaking to and shadowing market traders, staff and customers to understand their needs and aspirations for the future market.

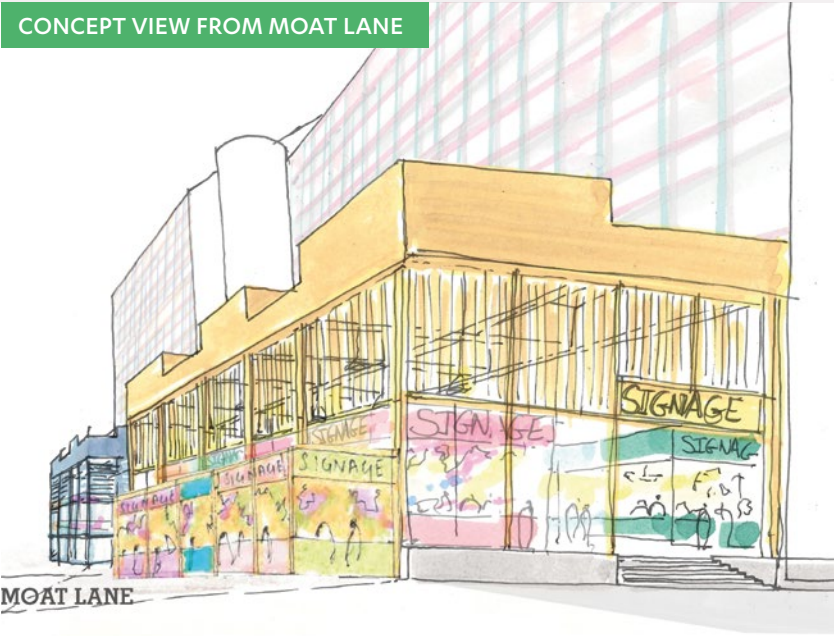


Key features

These findings have helped inform the draft plans, which include:

- A **new market building** bringing together the current Indoor and Rag Markets, complemented by an outdoor market space on the site of the Open Market.
- A new **rooftop garden** with spectacular views over Festival Square, plus planting space and garden stalls to promote biodiversity and wellbeing.
- Space for **live performances and events**, day and night – celebrating the city’s rich cultural, musical and artistic diversity.
- **Places to eat, drink and socialise** with friends and family including a new dining hall.

CONCEPT VIEW FROM MOAT LANE



CONCEPT VIEW FROM UPPER SMITHFIELD WALK



2: RESIDENTIAL
NEIGHBOURHOOD

The first residential neighbourhood
is being designed by:

Smithfield will provide high-quality city living for families,
starting with its first residential neighbourhood across
phase one.



OUR VISION FOR THE RESIDENTIAL NEIGHBOURHOOD



Sitting on the edge of the new planned green space for the Smithfield masterplan, this area is directly opposite Central Boulevard and will seamlessly connect with the new public realm and the rest of the city centre via new walking, cycling and public transport routes.

Design principles:

The area will be **welcoming for residents and visitors alike**, capitalising on natural light and maximising green space.

- Centred around a central **residents’ courtyard**, lower building levels to the south will maximise daylight into homes and the courtyard.
- This will be supported by an **open corner to the south-east** which will open up views of Smithfield Gardens once developed.



2: RESIDENTIAL
NEIGHBOURHOOD

The first residential neighbourhood
is being designed by:

The design for the first residential neighbourhood
is inspired by the history of brick buildings in the
areas surrounding the site.

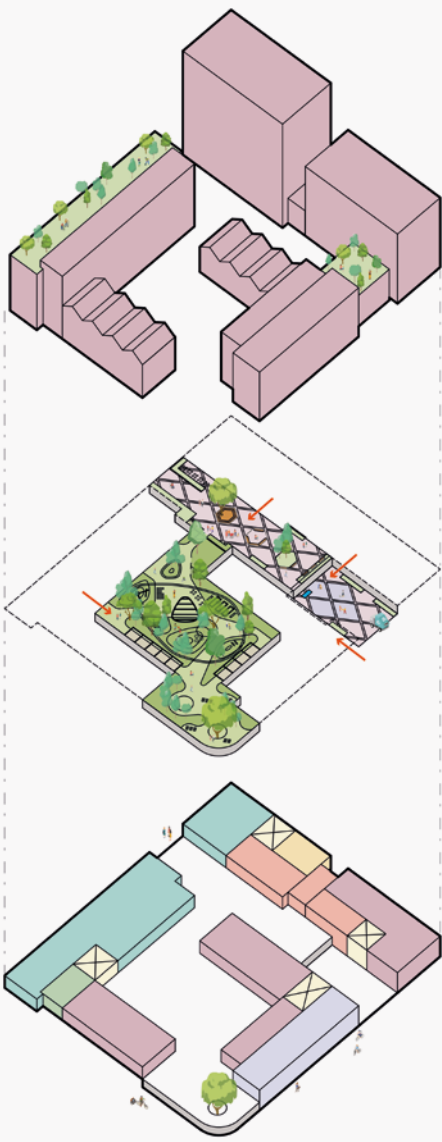


We want to create a fantastic place
for people to live in the city centre
and have designed a variety of
homes to rent and buy for a diverse
community, with many facilities on
their doorstep.

Key features:

- The draft plans for this area include:
- Around **375 high-quality homes**.
 - A **central residents' courtyard** maximising natural light, and including 'grow gardens', an outdoor kitchen and private breakaway spaces.
 - An **upper yard** with breakout spaces for play and work.
 - An **open corner** with spectacular views across Smithfield Gardens.
 - **Roof terraces** with planting and outdoor seating.
 - A **residents' lounge, workspace and gym**.
 - Around **13,000 square feet of leisure and retail space** including a community café on Central Boulevard.

KEY FEATURES



Key

- Commercial
- Indicative plant
- Residential lobbies and circulation
- Residential units
- Refuse Storage
- Car park and bike storage

What do you
think of our
residential
neighbourhood
plans?

Buildings in this area will
range from five to 16 storeys
in height, with four main
residential buildings.



3: HEALTH AND
WELLBEING HUB

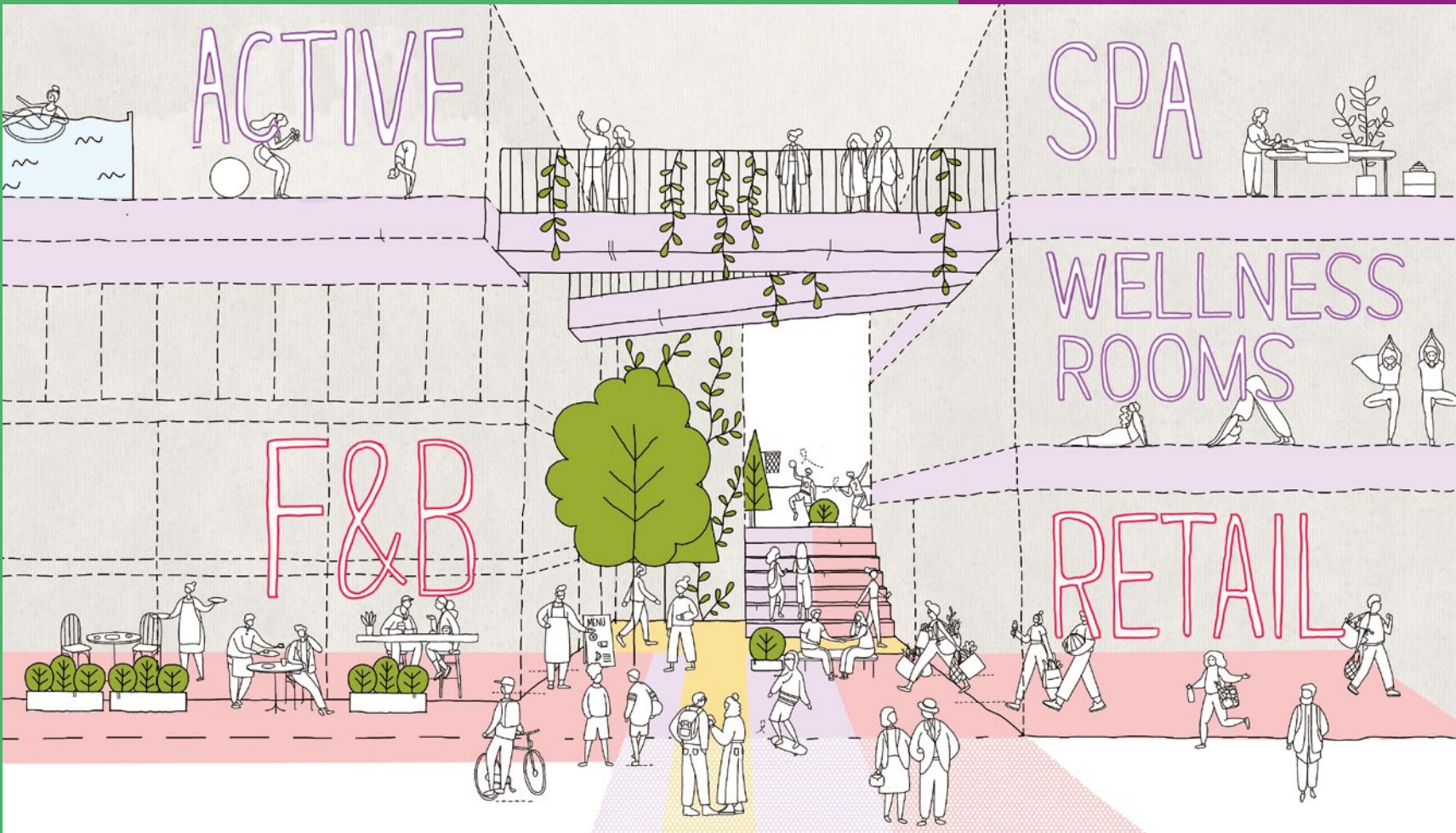
The health and wellbeing
hub is being designed by:

We are developing Smithfield as a mixed-use community with something for everyone. Among the bustle of the city centre, the health and wellbeing hub will allow people to relax without leaving the heart of the city.

RCKa

IA
Intervention
Architecture

VISION FOR HEALTH & WELLBEING HUB



Next to the new market and connected to the rest of Smithfield via a new green pedestrian boulevard, the health and wellbeing hub communicates a vision of wellbeing for the rest of Birmingham.

This area will bring people together, providing spaces for activity and social interaction that encourage healthy lifestyles and promote communal wellbeing.

What do you think of our plans for a health and wellbeing hub?

Design principles:

At the heart of this area is a welcoming wellbeing hub that will bring people together for a range of purposes.

- Visitors will be able to access a range of retail and leisure facilities including food and beverage offerings, a gym, spa and associated rooftop gardens.
- Apartments are being carefully designed to support residential wellbeing – from shared spaces filled with natural daylight to generous apartments with views across Birmingham.



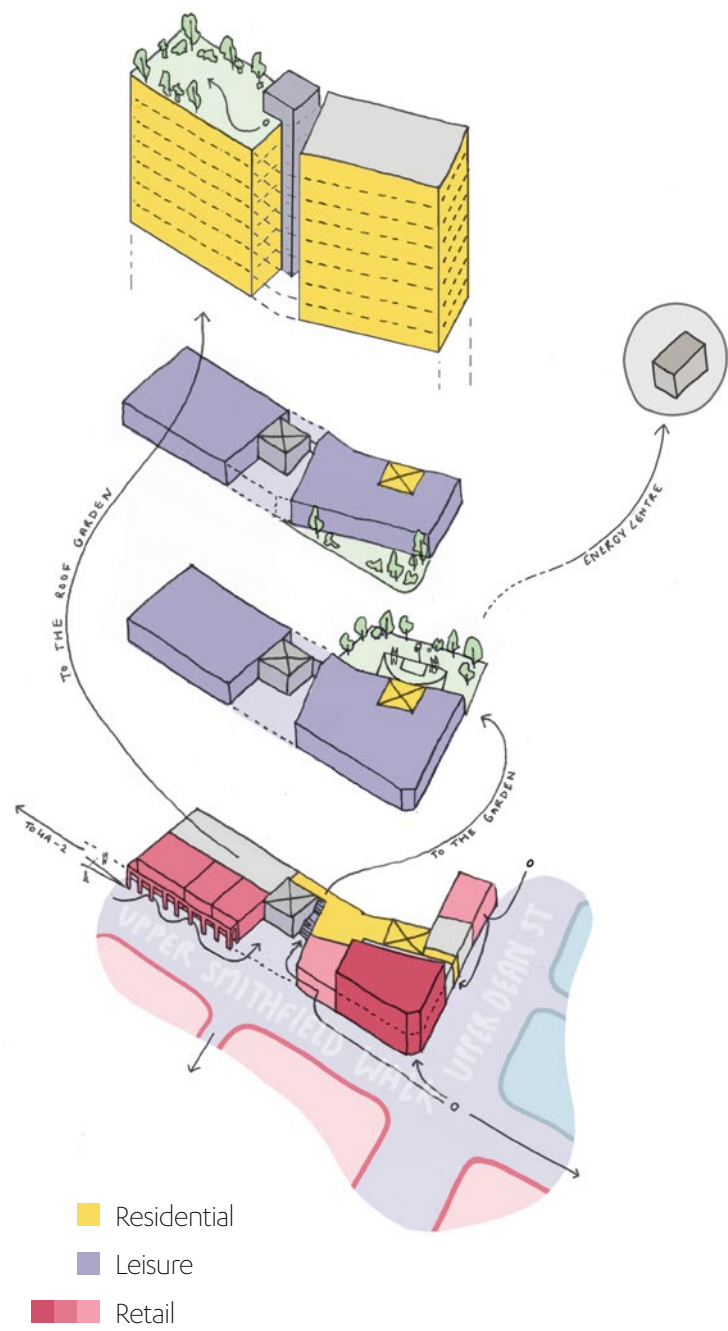
3: HEALTH AND
WELLBEING HUB

The health and wellbeing
hub is being designed by:

A unique destination building whose function
and character cultivates a sense of wellbeing
for visitors and residents alike.



KEY FEATURES



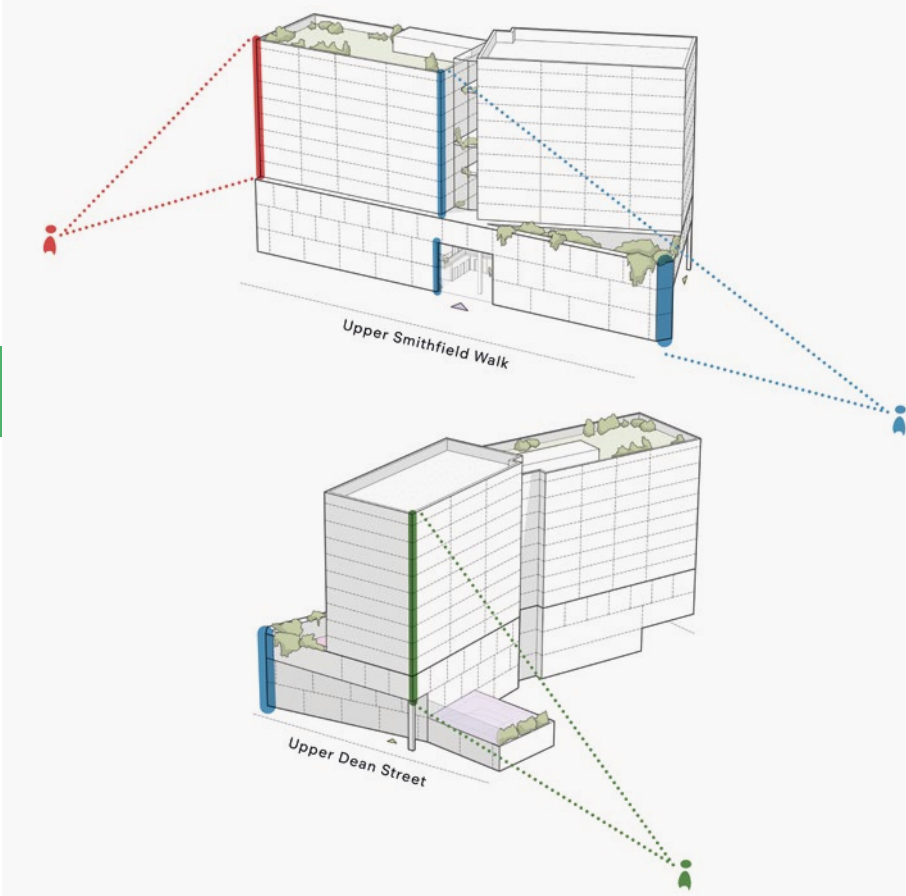
Key features:

The draft plans for this area include:

- A first floor gym and fitness garden with a multi-use court.
 - A second floor spa with a garden terrace as a retreat from the bustle of the city.
 - An 11th floor resident garden and communal space with spectacular views across Smithfield
 - A district heating centre building providing efficient energy across the first phase of Smithfield.
- Around 52,000 square feet of leisure and retail space including cafés, restaurants and a pub for residents and visitors.
 - Around 127 generous apartments with views across Birmingham, ranging in size from one to three bedrooms.

Buildings in this area will range from five to 16 storeys in height, with four main residential buildings.

CONCEPT VIEW FROM UPPER SMITHFIELD WALK & UPPER DEAN STREET



4: CO-LOCATION IN THE
HEART OF THE CITY

This area is being
designed by:

HaworthTompkins

**MINESH
PATEL
ARCHITECTS**

Bridging the gap between Festival Square and the green heart of Smithfield, this modern co-location space will bring a rich array of office space and retail together in one central area.

CONCEPT VIEW FROM FESTIVAL SQUARE



CONCEPT VIEW FROM CENTRAL BOULEVARD

We will create new space for independent retail and small, growing and large businesses as part of a ‘five minute high street’ where key local facilities are all within easy reach.

This will complement neighbouring homes, bringing modern work and living together supported by shared social and leisure space.

The building will sit in a prominent location on Festival Square and Central Boulevard, in the bustling heart of Smithfield – benefitting from natural footfall and forming part of a vibrant new city centre area.

Design principles

- **Office space** for a range of businesses – from small start-ups to large corporations – will benefit from external amenity spaces and direct access from Festival Square and the new market opposite.
- Careful consideration of **natural ventilation and daylight** will ensure spaces that are enjoyable to work and live in.



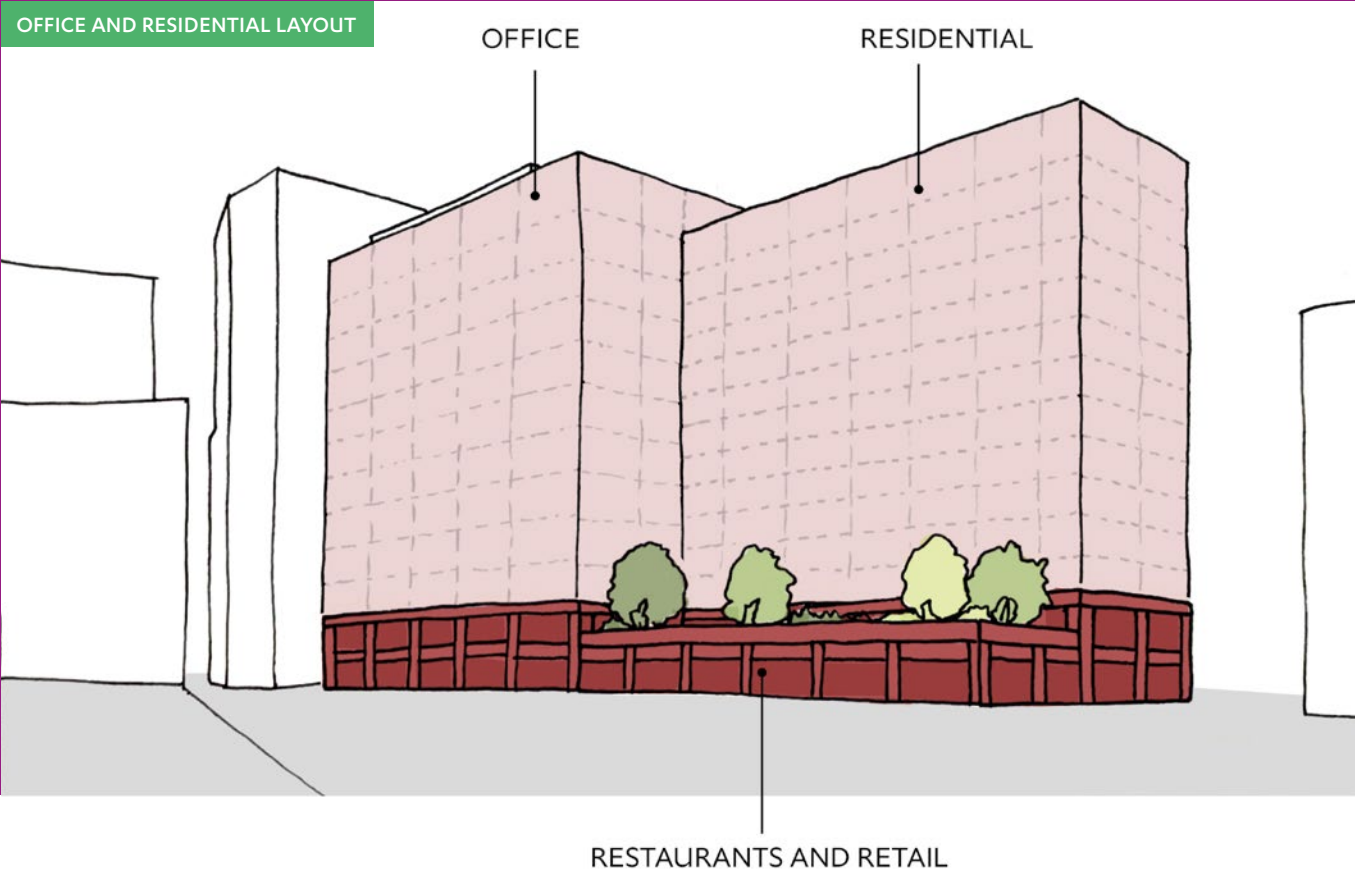
4: CO-LOCATION IN THE
HEART OF THE CITY

This area is being
designed by:

HaworthTompkins

**MINESH
PATEL
ARCHITECTS**

The design draws upon Birmingham’s rich industrial architecture, found in nearby Digbeth – with a gridded façade to frame the work and residential space.



In this area, there will be 10 storeys of office space, with 12 storeys of housing sitting on top of a two storey retail ‘podium’.



- RESIDENTIAL
- OFFICE
- F&B/ RETAIL COMMERCIAL
- BOH SERVICES/ PARKING

Key features:

The draft plans for this area include:

- Over 183,000 square feet of office space with direct access from Festival Square and the new market.
- Exciting new retail and café/ restaurant spaces on the ground floor, contributing to a lively area and active local economy.
- A variety of outdoor spaces for socialising and relaxing while enjoying views across the city.
- Around 100 new homes with dynamic views over Festival Square and direct access from new public transport stops on Central Boulevard.



SUMMARY & NEXT STEPS

Thank you for considering our designs for phase one of Smithfield Birmingham. Please fill in a feedback form at our event or on our website. There will be more consultation and opportunities

to get involved before we submit a planning application for the masterplan and phase one - please visit our website, sign up for our newsletter or contact us for the latest information.



OUR VISION FOR FESTIVAL SQUARE

Indicative timeline (phase one)





Contact us

Have a question or want to get involved? Get in touch:

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