Birmingham Sites Prospectus 2

A great city to succeed in
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Our ambitious agenda for Birmingham continues at pace, and following the excellent response to our initial Birmingham Sites Prospectus in late 2018, the council is now delighted to bring forward our next portfolio of property opportunities to the market.

The release of the latest portfolio reinforces the council's ongoing commitment to a long-term strategic approach to utilise its property asset base as the fundamental catalyst for development and foundation to the social fabric of communities across the city.

Our vision and ultimate aim is to create a city of sustained inclusive growth where every child, citizen and place matters. As the largest local authority in the country – with the biggest property portfolio – we have the opportunity to utilise the council's property and land assets in a strategic way to deliver our priorities.

The launch of Birmingham Sites Prospectus 2 is the next stage to realising our ambitions for Birmingham and to support the citizens of this great city.

Ian Ward, Leader of the Council

Waheed Nazir, Director, Inclusive Growth
Birmingham has one of the UK’s largest economies, a fast-growing population, and a strong pipeline of new development. Bars and restaurants are popping up, while recent regeneration is underpinning a bright outlook for one of the UK’s great cities.

Prospectus 2 has been produced to provide developers and investors with further available land and property opportunities to unlock growth.

Within the document, there are nine sites which are listed geographically according to the following categories:

- **Four City Centre**
- **Two East**
- **Two North & West**

For each site, the prospectus details the following:

- **Property position**
- **Planning status**
- **Planning and design guidance**

By providing planning and design guidance, the council has set out the principles for the development of each site. With this knowledge, prospective bidders will be able to identify at an early stage whether their proposals are likely to be acceptable in principle.

This document should not prejudice any formal decisions that the city council as the local planning authority may have on planning applications.
**Context**

Accounting for a third of Birmingham’s economic output, supporting over 150,000 jobs, attracting more than £2 billion of shopping expenditure every year, and home to over 30,000 people, the city centre is central to Birmingham’s future growth agenda and continuing success in promoting itself as an international city.

Covering 800 ha, the city centre is positioned as the hub of the city, providing local, regional and national transport access, nationally significant visitor attractions, and major economic assets.

In order to strengthen the role of the city on a national and international basis, the council has placed an emphasis on delivering major new investment in retail and office provision. Alongside its important economic and visitor role, the city centre is home to a growing residential population which will continue to expand in the future. This will happen in the context of the council’s wider aspiration of providing a high-quality environment and delivering a diverse mix of uses vital to a vibrant centre.

Together with the council’s plans for the HS2 terminus at Curzon Street, the outlook for development and regeneration in the city centre is exciting.

The introduction of HS2 will reduce travel time to London to around 40 minutes, effectively placing the city on zone 4 of the underground. However, it is not just about connectivity and journey times - the station will be at the centre of a huge growth and regeneration opportunity.

**HS2** is the catalyst for a major expansion of the city centre, extending it eastwards, providing new residential neighbourhoods and places to work. The council’s Masterplan for the city centre terminus at Curzon Street is a 25-year vision for what will be one of the biggest urban regeneration schemes in Britain, transforming over 140 hectares of the city centre, creating 600,000 sq m of new business space, 4,000 new homes, as well as providing 14,000 new jobs, and generating £1.3 billion in economic uplift. A public sector investment programme of £724m will fund local infrastructure and unlock development around the terminus, and in emerging growth areas like Digbeth. Over the next 15 years, the city centre will experience an unprecedented period of change fuelled by major investment. This transformation will be focussed on the following areas:
**Westside** – the expansion of the central business district through the Paradise and Arena Central developments will see the continued growth of one of the UK’s largest centres for the business, professional and financial services.

**Southern Gateway** – this major regeneration area – covering 80 ha of the city centre – will see the delivery of new mixed-use schemes and the creation of new residential communities. The centrepiece for this area will be the Birmingham Smithfield scheme, a 17 ha redevelopment destination.

**Snow Hill District** – a major hub for the business, professional and financial services, the district will see a range of development schemes that will expand the central business district, transforming Snow Hill Station and creating a new residential offer.

**Curzon** – centred on the new city centre High Speed 2 (HS2) terminus/station, the Curzon area will see significant regeneration creating a new economic focal point that strengthens and diversifies the city’s economy. The new HS2 rail link, initially between Birmingham and London, will deliver 21st Century rail connections when it opens in 2026.
This property is situated adjacent to Aston University Campus, 500m from Birmingham Children’s Hospital, and a short walk away from Birmingham’s central commercial district. The property has the benefit of dual frontage to Lawson Street and Staniforth Street.

**Size of site**
0.10 ha (0.26 acres)

**Property status**
The property currently comprises a level surfaced staff car park.

**Tenure**
The property is being offered on a new 250-year leasehold disposal. The property is offered with full vacant possession.

**Services**
All main services are understood to be available within or adjacent to the property. However, interested parties are advised to make their own enquiries of the relevant statutory provider.

**Planning status**
- Student and hotel uses would attract Community Infrastructure Levy

**Planning and design advice**
The site offers the potential to develop a high quality residential or student accommodation (subject to demonstrating need in line with Birmingham Development Plan policy TP33) scheme. Site benefits from primary frontage at Lawson Street and Staniforth Street, which proposals must effectively engage with and activate. Blank, inactive frontages will not be accepted.

Proposals will need to give due consideration to the privacy and overlooking of adjacent student accommodation.

Scale should acknowledge and align with adjacent properties at Staniforth Street, with appropriate weight given to the historic, former pub building.

The city council would support, in principle, the creation of a larger site, encompassing the adjacent buildings (which benefit from planning permission for student accommodation). If this cannot be achieved, designs must appropriately respond to this proposal, ensuring a cohesive ‘block’ is achieved.

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The property is situated on Corporation Street within the inner ring road and at the key A38 gateway into Birmingham city centre, adjacent to the Birmingham Children’s Hospital and the Aston University Campus. The property benefits from easy access to the Aston Express Way and the national motorway network.

**Size of Site**
Approximately 0.19 ha (0.47 acres)

**Property status**
The property comprises three buildings (Coleridge Chambers, Ruskin Chambers and King Edward Building), known collectively as the Chamberlain Buildings. They form part of a nationally significant block of Victorian and Edwardian buildings which include the Victoria Law Courts, Steelhouse Lane police station and the Birmingham Children’s Hospital. Coleridge Chambers and Ruskin Chambers are distinctive Grade II listed late Victorian buildings, and King Edward Building is an Edwardian building of architectural merit.

The three buildings vary in height; Coleridge Chambers and the King Edwards Buildings comprise basement, ground floor retail with four storeys above; Ruskin Chambers comprises basement, ground floor (retail), first, second, third, fourth and fifth floors. The rear wing comprises basement, ground, first, second and third floors (please refer to floor plans in the data room).

**Tenure**
The property is offered on the basis of a 250-year leasehold disposal subject to all existing tenancies. The current annual rental income is approximately £365,828 per annum (excluding service charge), of which approximately £222,000 per annum is derived from the retail element.

**Services**
All mains services are understood to be available to the three buildings. However, interested parties are advised to make their own enquiries of the relevant statutory providers as to the position and availability of mains services in, on or adjacent to the site.

**Planning status**
- Within the Steelhouse Conservation Area
- Much of this site is listed (Grade II)
- CIL liable for hotel or student uses

**Planning and design advice**
The site lies within the Steelhouse conservation area and contains two Grade II listed buildings (Ruskin Chambers and Coleridge Chambers), which make up the majority of the site. The properties lend themselves to a mix of uses, as currently occupied. There may also be potential for upper floor conversion to residential or hotel uses.

If development / refurbishment of the listed buildings is desired, proposals must be focused on the retention and enhancement of these historic assets. Modern additions to these historic buildings are unlikely to be acceptable. King Edward Building is not a listed building, but is considered a heritage asset that positively contributes to the conservation area. As such, any development should focus on the reuse and enhancement of the existing building. Loss of this building would be resisted.

**Bid process**
This will be a two-stage process. Conditional Stage 1 bids are to be received by 15th July 2019 and should contain relevant examples of previous experience in dealing with heritage assets.

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Situated in a prime location within the city’s historic Jewellery Quarter, the site provides an excellent office and workspace refurbishment opportunity. Fronting on to Pitsford Street, adjacent to the historic Warstone Lane Cemetery in Birmingham’s Jewellery Quarter and Golden Square, the site benefits from excellent transport links with close proximity (within 150m) of the Jewellery Quarter train and Midland Metro stations. The surrounding area features an attractive collection of historic buildings in uses including jewellery making and retail.

The site itself comprises historic buildings featuring high quality three-storey frontage buildings onto Pitsford Street with ‘shopping’ wings to the rear overlooking two internal courtyards.

Size of Site
0.2 ha (0.49 acres)

Property status
The property comprises a total of four retail units and 19 workshops, predominantly let on short-term business tenancies, producing an annual rental income of £49,700 (approx.).

The property is considered an attractive investment opportunity with potential scope for future redevelopment subject to all necessary planning consents.

Tenure
The property is being offered on the basis of a 250-year leasehold disposal – subject to all existing tenancies.

Planning status
There are no extant planning consents for the site. The adjacent site (occupied by a large commercial building) has recently secured consent for a mixed-use development featuring a new access into the Jewellery Quarter Station (2017/10934/PA)

Planning and design advice
This site offers the opportunity for the refurbishment and re-use of the historic buildings to provide distinctive and characterful workspace and offices, set around multi-purpose courtyard spaces. The surrounding area has strong historic character, falling within the Golden Triangle character area of the Jewellery Quarter Conservation Area. The buildings fronting Vyse Street, which back onto the site (Nos. 12-23), are listed at Grade II, and Warstone Lane Cemetery is a registered historic park and garden.

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This property is a surface car park near to the Mailbox, 350m from Birmingham New Street station, and a short walk away from Brindleyplace via the canal. The property is situated in a sought after residential location in the fast-evolving Bath Row residential quarter of the city centre.

**Size of site**
0.19 ha (0.47 acres)

**Property status**
The property comprises a level surface car park at the junction of Upper Gough Street, Marshall Street and Chapmans Passage, off Holloway Head, within the city centre.

**Tenure**
The property is being offered on a new 250-year leasehold disposal. The property is offered with full vacant possession.

**Services**
All main services are understood to be available within or adjacent to the property. However, interested parties are advised to make their own enquiries of the relevant statutory provider.

**Planning status**
No planning approvals are currently in place for the site.

The site is within the Community Infrastructure Levy (CIL) high value residential area, so any residential floor space will require a CIL payment. There is a Prior Approval application for the conversion of an adjacent building (Longsdale House) from Office to Residential uses under Permitted Development (2018/08081/PA). Another adjacent building (16 to 18 Marshall Street) has recently secured consent for change of use to provide six apartments (2018/02257/PA).

**Planning and design advice**
The site offers excellent potential for redevelopment for residential use, with the ground floor having potential to support ancillary commercial uses. Comprehensive development of the wider block would be supported. The site contains a level change from Upper Gough Street to Chapmans Passage that must be successfully utilised by future development, ensuring both primary frontages are acknowledged and utilised, enhancing the street environments. Storey heights should not exceed four storeys at Upper Gough Street, utilising the level change to help achieve six storeys from street level at Chapmans Passage. Proposals will need to consider any adjacent right to light and/or privacy requirements.

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**Context**

East Birmingham includes Erdington, Stockland Green, Nechells, Saltley, Washwood Heath, Hodge Hill and Shard End and has a population of over 300,000 people.

The comprehensive regeneration of East Birmingham has been a long held ambition for the city council over decades past. We are now at a point where the UK’s new economic geography will favour East Birmingham, which is bracketed between two of the most significant HS2 station areas of growth in the UK, the city centre, to the west, and UK Central, to the east. These strategic opportunities, combined with major planned investments at Jaguar Land Rover and the Washwood Heath strategic employment site, offer the potential for large scale development, creating the potential for more than 350,000 sq m of new employment space and 9,000 new jobs within East Birmingham.
The property is situated off Lea Ford Road, Kitts Green, Birmingham, B33 9TX approximately 5.8 miles (7.73km) east of Birmingham city centre. The site is accessible from the M6 (Junction 5), Newport Road (A452), Bromford Road (B4114) and fronts onto the hammer head at the end of Lea Ford Way.

**Size of site**
Approximately 1.47 hectare (3.62 acres)

**Property status**
A vacant relatively level site within a designated area for employment land uses. The site is accessed by a downward gradient from the existing road level along the hammerhead at the end of Lea Ford Way.

**Tenure**
The property is being offered on a new 125-year lease at a peppercorn ground rent.

The property is sold subject to all existing third party rights, easements and statutory designations.

**Services**
All mains services are understood to be available within or adjacent to the property. However, interested parties are advised to make their own enquiries of the relevant statutory providers as to the position and availability of mains services in, on or adjacent to the site.

**Planning status**
- Is part of the Alcoa Lea Ford Core Employment Area as identified in the BDP
- As such, this is allocated for B1(b) &c), B2, and B8 uses.
- Yardley Brook runs along the eastern side of the site, although the site is Flood Zone 1.
- Former Sewage Works, therefore, contamination will need to be remediated to the appropriate standard.
- Is not designated as open space.

**Planning and design advice**
Site provides the opportunity to extend the existing business park at Lea Ford Road, with a modern, high-quality employment development.

Site lies within a core employment area, adjacent to the Cole Valley SINC, with the listed Poacher’s Pocket pub and Greenbelt beyond.

Proposals should include appropriate landscape that effectively integrates the boundaries and outdoor space with the adjacent green space / SINC.

Layout and siting of a building should successfully utilise the vista terminating role of the site, providing enclosure and visual presence to this area.

Scale and mass of development should align with the established character of the wider industrial area.

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Southside Business Centre occupies a prominent site in the Sparkbrook area of the city. The property is located less than three miles from the city centre and close to the arterial A34 and A41 routes. The site is situated within a largely residential and retail/leisure use area and is well served by transport links.

**Size of site**
0.24 ha (0.6 acres)

**Property status**
The site consists of a two storey built building fronting Ladypool Road, with associated gated parking areas to the rear. It is predominantly used as offices, with some storage uses. The building is divided into 35 Units of varying sizes ranging from 10sq m (109sq ft) to 140 sqm (1500 sq ft). All units currently occupied are done so under business tenancies, producing an income of approximately £67,500 pa.

**Tenure**
The property is to be offered freehold subject to all existing tenancies.

**Services**
All mains services are understood to be available within or adjacent to the property. However interested parties are advised to make their own enquiries of the relevant statutory providers as to the position and availability of mains services in, on or adjacent to the property.

**Planning status**
- No Birmingham Development Plan allocation
- Within the Ladypool Road Local Centre

**Planning and design advice**
The site offers the potential for retention of the existing building, with scope for new development on the car park at Clifton Road; or wholesale redevelopment.

The site / existing building provides an opportunity to retain the existing use mix, or change of use to retail, residential, community or leisure uses.

The car park at Clifton Road offers the potential for new development, which must overlook and engage with Clifton Road.

Development on part or all of the site, must acknowledge the character of the surrounding area in terms of its architectural style, scale and mass. Proposals must consider any impact on existing residential units, ensuring they align with privacy and overlooking requirements.

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Context
The North and West area of the city is currently experiencing housing development at scale, with major residential communities being planned and delivered at Langley and Greater Icknield. Employment growth is also being supported with major regional investment sites at the Advanced Manufacturing Hub in Aston and at Peddimore to the north of the city in Sutton Coldfield.

The area also includes Perry Barr, which will be the home of the Commonwealth Games in 2022. Hosting the Games will have a significant and lasting impact on Birmingham and the surrounding region.

A key component of the Games will be the delivery of a Commonwealth Games Village. Based in Perry Barr, the Village will provide accommodation for c. 6,500 athletes and officials for the duration of the Games. After the Games, the residential accommodation will be retrofitted to provide more than 1,000 new homes which will be brought forward for sale and rent.

As part of the Village development, there are also plans to invest in wider infrastructure in the surrounding area, including local access improvements, segregated cycle lanes, the introduction of a SPRINT rapid bus service along the A34 and new bus interchange, as well as work to upgrade Perry Barr railway station.

The development of the Athletes’ Village, together with significant investment in sustainable transport and placemaking will act as a catalyst for significant housing growth in Perry Barr, as the first phase of a wider programme to deliver more than 5,000 new homes in the area.
Northside Business Centre

Northside Business Centre occupies a prominent site fronting Wellington Street, Winson Green, within a well established industrial area.

**Size of Site**
0.46 ha (1.13 acres)

**Property status**
The property comprises a 1980s development of 28 business units, occupied predominantly on short term periodic business tenancies. CCTV has been installed on the estate. The existing units are let on a variety of short-term business tenancies, producing a current annual rental income of £85,985 (approx.).

**Tenure**
The property is to be offered freehold subject to all existing tenancies.

**Services**
All main services are understood to be available within or adjacent to the property. However, interested parties are advised to make their own enquiries of the relevant statutory provider.

**Planning status**
- No Birmingham Development Plan allocation
- Suitable for employment uses – considered on their planning merits

**Planning and design advice**
Established employment site with opportunity for retention of existing built form, or redevelopment for employment uses. Residential use would not be acceptable on the site.

Any future development on the site should seek to enhance the environment of Wellington Street, with a building/s that overlooks and engages with the street environment, creating a stronger streetscene and presence. Building heights should align with adjacent employment vernacular.

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The property is situated approximately 11km (6.8 miles) north of Birmingham city centre immediately to the south of the intersection of Queslett Road and Old Horns Crescent to the north of the Queslett Nature Reserve. The site is not part of the reserve.

**Size of site**
The site extends to approximately 0.64 hectares (1.59 acres)

**Property status**
The site has commercial development potential and good transport connections. Part of the site, comprising hard standing, was formally a depot. The “green” area of the site forms part of a Site of Importance to Nature Conservation (SINC). The site is subject to Tree Preservation Orders.

**Tenure**
The site is to be offered freehold, subject to all existing third party rights, easements and statutory designations.

**Services**
All mains services are understood to be available within or adjacent to the property. However interested parties are advised to make their own enquiries of the relevant statutory providers as to the position and availability of mains services in, on or adjacent to the site.

**Planning status**
- Application for a supermarket has been refused and an appeal dismissed (application 2016/09132/PA refers) due to the impact upon trees subject of a Tree Preservation Order.
- Site is sloping and adjacent to and partly within a SINC.
- Is not public open space, but is considered ‘open space’.
- On the edge of the Queslett Local Centre and likely to be suitable for retail use.

**Planning and design advice**
The site contains a group TPO and part of a SINC that must be protected and mitigated as a result of any development on the site, as detailed by BDP policy TP7 and TP8.

As affirmed by the previous appeal decision on the site, any development must retain and protect the existing trees on the site, leading to any development focused on the central (tree free) element of the site.

Whilst the tree line must be retained at Queslett Road, any building should overlook this area and have pedestrian access drawn from it.

Vehicular access should be taken from Old Horns Crescent, which will require the loss of some trees, details of which will need to be agreed with the city council.

There are significant level changes across the site, which development must effectively utilise to help protect the existing GI assets and how the site engages with its surroundings.

The site may be appropriate for retail or specialist housing (elderly, extra care) uses, contained within a building that does not exceed four storeys.

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The council is committed to deliver the programme of land and property sales in accordance with the following milestones:

**Closing date for final offers is 15/7/2019 for all sites except Chamberlain Buildings (which is a two stage process)**

A Cabinet decision to accept an offer for sites (except Chamberlain Buildings) will be made October 2019.

The surplus land and property detailed in this prospectus are being offered for sale by informal tender. Bidders are asked to submit sealed bids, by the specified closing date, in accordance with the detail contained in the Invitation to Tender, provided as part of the supporting sales pack. Prospective purchasers are advised tenders will be evaluated in accordance with an evaluation matrix of 70% value and 30% delivery (with the exception of Chamberlain Buildings).

Tender offers are invited to be made both conditionally (where planning consent is being obtained prior to completion of the purchase) and unconditionally (where completion will not be dependent on planning consent), unless detailed differently in the invitation to tender.

To provide developers with confidence and detailed guidance, the council, as part of the programme, is offering the opportunity for interested parties to make appointments with planning officers to discuss development proposals ahead of submitting their offer. These workshops are diarised to take place during the week commencing 17th June 2019 and 24th June 2019 by prior appointment. Please refer to supporting sales pack for booking details.

Each bidder will bid on the same basis and all bids are opened at the same time and recorded.

A full tender pack and relevant supporting information for each property, including viewing arrangements, can be viewed and downloaded from our website: [https://www.birmingham.gov.uk/bps](https://www.birmingham.gov.uk/bps)

**Misrepresentation Act 1967**

1. This prospectus does not constitute or form any part of an offer or contract.

2. All statements contained in this prospectus are made without responsibility on the part of the council or its officers.

3. None of the statements contained in this prospectus are to be relied upon as a statement or representation of fact.

4. Neither the council nor any of its officers make or give representation or warranty whatsoever in relation to the land and property described in this prospectus.