LANCASTER CIRCUS
BIRMINGHAM B4 6JU

Approximately 1.53 acres (0.62 ha) total

Gateway Location

Strategic Mixed Use Development Opportunity
LOCATION

The site location provides a significant opportunity to deliver a landmark high density development of scale.

Birmingham has benefitted from significant public and private sector investment in recent years including: the redevelopment of Birmingham New Street train station along with retail destination Grand Central; redevelopment of the Barclaycard Arena; delivery of the Library of Birmingham; the Mailbox renovation; HS2 commitment; development at Paradise Circus and the Midland Metro extension.

The city offers the highest quality of life of any UK city outside of London (Mercer) and was included in the Top Ten Cities to visit in Rough Guides 2015.

Reflecting its central location, the site is surrounded by a significant number of landmark buildings including Aston University and Birmingham Children’s Hospital. One of Birmingham City Council’s major offices, 1 Lancaster Circus, is situated immediately opposite the scheme and the city’s retail and commercial centre is within a short walk.

The site occupies a gateway location to the city centre with significant frontage to Lancaster Circus and St Chad’s Queensway.

Vehicular access to the site is via Lancaster Street which in turn links to the A38 (M) Aston Expressway and midland motorway network. Comprehensive national and international communications are readily accessible with both Birmingham International Railway Station and Birmingham Airport within 11 km (7 miles) of the site. The City’s mainline railway stations, New Street and Snow Hill, are both within a 1 km (0.6 mile) radius.

DESCRIPTION

A cleared brownfield site which totals approximately 1.53 acres (0.62 hectare) split across two sites of 0.74 acre (0.30 ha) and 0.79 acres (0.32 ha). Boundaries to the site include Price Street to the north, Lench Street to the south, New Town Row to the east and Lench Street/ Loveday Street to the west. The Bull public house on the corner of Loveday Street/ Price Street is listed.

TENURE

The site is available on a long leasehold basis, subject to development obligations and an annual geared ground rent. There are short term leases in place relating to car parking and advertising hoardings, full lease information is available on the extranet site.
PLANNING

The site is currently in use as a surface level car park and has been operating as such since 1987. Permission for a 21 storey building with ground floor mezzanine, comprising student accommodation (734 units) and ground floor classes A1, A2, A3, A4, A5, B1, D1 and/or D2, associated parking and vehicular access & landscaping was granted on 06 January 2012 (ref: 2011/06764/PA). More information can be found on Birmingham City Council’s website.

The site lies within the administrative area of Birmingham City Council and is covered by the Birmingham Unitary Development Plan (UDP) adopted in October 2005. The proposals map shows the site to be without specific allocation, but it is covered in the UDP under the City Centre policies, which encourage:

- Development generating activity
- Extension of central area functions
- Mixed uses and commercial activity
- New public open space and better use of existing streets as pedestrian routes

Major mixed use schemes will be expected to include an element of residential development. Retail may be appropriate if it meets a specific need and would not adversely impact the City Centre core.

Potential uses could therefore include: office; residential (including PRS); hotel; student; residential or non-residential institutions; car parking; retail / food and drink uses and assembly/leisure.

The Council is preparing The Birmingham Plan (BDP) which, once adopted, expected Summer 2016, will replace some of the policies of the UDP.

The site is identified as being within the Snow Hill District of the City Centre which is identified as an Area of Transformation suitable for business, residential and mixed use developments. The Snow Hill Masterplan, adopted by the Council in 2015, identifies the site as being suitable for a tall building. A longer term aspiration of the Masterplan is for improvements to the A38 corridor environment, that could include changing the A38 flyover to an “at-grade” boulevard.

The Council has also adopted a Community Infrastructure Levy (CIL). Proposals for retail (convenience) floorspace greater than 2,700 sqm (29,063 sq ft) or hotel, or student accommodation, will be subject to CIL payments.

High Places supplementary planning guidance identifies the location as appropriate for a tall building to mark the gateway to the city centre. Officers have, in principle, agreed that the site is suitable for a tall building (greater than 15 storeys).

A planning brief was previously prepared in consultation with Birmingham City Council and sets out in more detail the planning context, design considerations and possible development potential of the site. This is presently being updated.

Local Authority: Birmingham City Council, 1 Lancaster Circus, Queensway, Birmingham, B4 7DQ.