

THE BILL HOUSE BIRMINGHAM



Description:

A mixed use development on a prominent brown field site in Handsworth, on the edge of Birmingham City Centre comprising 2323 m² (25,000sq.ft). retail accommodation, 159 apartments, 23 town houses, under croft car parking, new loading bay and creation of new public square.

Brief:

To assemble, acquire, & secure detailed planning consent for this important regeneration site, designated an SRB6 Zone and located in a Housing Pathfinder area.

Development:

- A land assembly exercise pieced together over 9 different land ownerships, bringing together over 1.416 hectares (3.5acres) of site area.
- A first phase of development on just under 0.404 hectares (1 acre) of land for a mixed use medical centre has recently been completed.
- Negotiations with landowners included resolution of defect title issues and removal of restrictive covenants on the site.
- Significant pre-application consultation took place with stakeholders at Birmingham City Council, as well as local interest groups prior to the submission of a detailed planning application.
- A separate application for a certificate of lawfulness was required, with a detailed Retail Impact Assessment, to secure the quantum of retail accommodation.
- Discussions with Birmingham City Council's Economic Development department to unlock SRB6 Funding, and Gap Funding.

Investment:

£29.3m

Construction:

£15m

Architect:

J-Ross Developments