

Snow Hill Phase 3, Birmingham



Kick starting a stalled city centre project

CLIENT

Ballymore

LPA

Birmingham City Council

STATUS

Planning permission granted and building under construction

SERVICES

Planning, Heritage and Townscape

Our role

- We developed a planning strategy to deliver market-attractive planning permission for a site located in an Enterprise Zone identified as a key regeneration site in Birmingham's Big City Plan, against which the client could secure pre-let office occupiers.
- Construction of what were to be two 43 and 23 storey residential and hotel towers began in 2007 but was halted in 2008 when the market conditions deteriorated.
- Prominent corner site at the edge of the inner ring road widely recognised as the gateway to Birmingham's Central Business District (CBD).
- Opposite St Chads, a grade II listed Cathedral and within the context of the CBD fringe which is undergoing significant change.
- Provision of heritage advice and a suitable assessment to accompany the planning application was a critical element in providing justification for the scheme in light of potentially significant objections from Historic England.

Results

- Prepared and co-ordinated the full planning application through a number of key technical considerations to approval.
- Discharged key pre-commencement conditions in conjunction with the main contractor.
- Supported the client in main due diligence to enable sale.