

Regeneration nation

Many exciting projects are taking shape around the UK this year. Andrew Don casts a beady eye over some of the most intriguing

from Battersea Power Station, south London, to St Anne's Square, in Belfast, Northern Ireland, billions of pounds are pouring into regeneration projects all over the UK. The ten schemes we have picked are not necessarily the best of breed in the UK, although they will be among

them, but represent a good cross section of 21st century regeneration, involving commercial, residential and leisure.

Some have been mired in controversy, such as the £757m new Wembley Stadium, where speculation has been rife as to whether Multiplex will complete the job in time for May's FA Cup Final.

Wembley is a phenomenal feat of

design and engineering but it is not alone in our ten. The Shard of Glass, rising to 310m (1,016ft) in south east London, will also be a sight to behold on completion.

With the Olympic Games destined for London in 2012 and Liverpool's status as European City of Culture in 2008, many more exciting projects are in the offing.

Here are the ten that caught our eye.





Battersea Power Station

Location: On the River Thames, in south London, next to Chelsea Bridge. It is 15 minutes from the West End and at the heart of the residential areas.

Size: It has detailed planning permission for a 4,055,000 sq m (3,98m sq ft) leisure-led development on the (15.38ha) 38-acre site.

Details: The power station is being transformed into a new entertainment, events, cultural and commercial complex including shops and cinema. A five-star Urban Resort Hotel with 360 bedrooms plus 100 suite apartments, luxury health and spa facilities, ballroom with extra meeting and boardroom space are included.

So is a conference hotel comprising 700 rooms with 4,850 sq m (52,206 sq ft) of conference and banqueting facilities catering for 4,000 at one sitting plus meeting and breakout space for 2,400; auditorium with 2,000-plus seats, major conference, corporate event, concert, show and indoor sports venue; office 'weave' comprising 51,000 sq m (548,977 sq ft) 24-hour working environment suitable for a wide range of commerce and work styles – especially media – and featuring a mix of small and large tenancies.

Other features are a showcase 'twist' – 21,000 sq m (226,050 sq ft) double height floor space designed for product displays, exhibitions and ancillary offices and suitable for TV/film studio production, and residential: 700 one, two and three bedroom flats and penthouse suites in a self-contained secure community.

Cost: About £1.1bn.

Involvement: Arup, Gustafson Porter, Broadgate Estates, Parkview International.

Infrastructure: A Thames pedestrian bridge linking

the site to Westminster is envisaged. Visitors will be able to access the site by road, river and rail. The area will benefit from investment in enhancing the existing transport infrastructure and the introduction of new services, such as a refurbished and modernised rail station, high-speed river bus and taxi services.

Future plans: Parkview is set to demolish the four decaying chimneys on the power station and rebuild them at a cost of £4m. At the top of one chimney will be the world's most exclusive single-table restaurant.

Left and above:
Battersea Power Station,
south London

Broadmead Shopping Centre and Merchants Quarter

Location: Bristol.

Size: Total floor space – 103,563 sq m (1.1m sq ft).

Details: More than 350 stores, restaurants, pubs, clubs, and other entertainment, offices and residential, due to be completed by 2008. The scheme will see a new four-level department store, another 16 major stores and a further 104 smaller retail units, 240 city centre apartments as well as a continental-style square and a 2,616 space car park built at the east end of existing Broadmead.

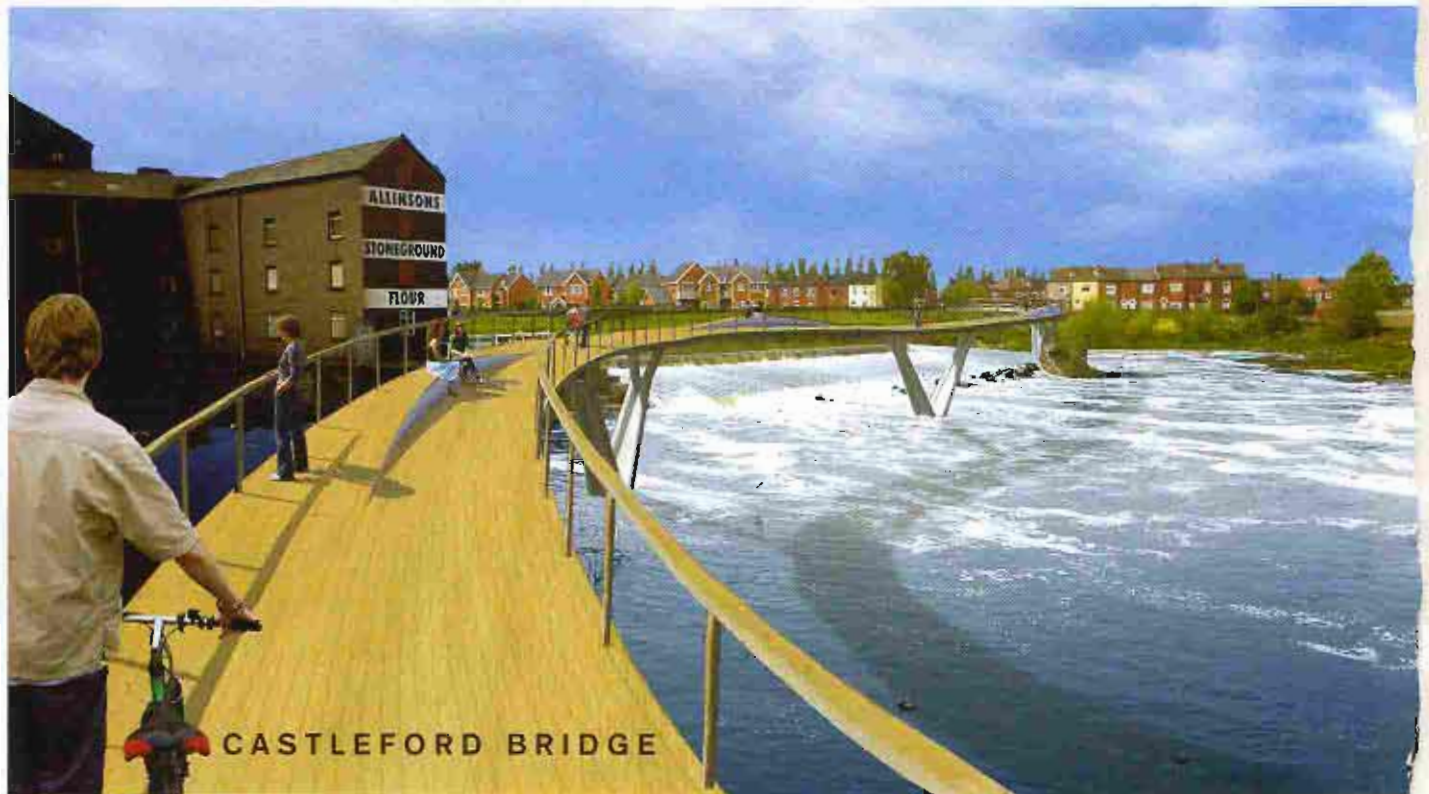
Cost: £500m.

Involvement: Land Securities and Hamimerson.

Infrastructure: Three new pedestrian streets in the heart of Broadmead, the removal of general traffic to prioritise pedestrians and the replacement of footbridges with street level crossings.

Future plans: The project involves the creation of a new city quarter at the entrance to Bristol, comprising around 92,900 sq m (1m sq ft) of high-quality retail »

Regeneration nation



and leisure space. The development – to be called Merchants Quarter – will lift Bristol into the top 10 retail destinations in the UK, bringing substantial investment and thousands of new jobs. A four-storey House of Fraser department store will anchor the expanded shopping district which will boast a further 15 major stores and more than 100 extra shops set in three new streets.

National Amusements is opening a Cinema de Lux with 13 screens and 3,000 seats. The cinema will boast what is claimed to be the most innovative technology in the industry.

Retailers are keen to ensure the existing part of Broadmead is not left behind. They have voted for the introduction of a Business Improvement District (BID) which will transform the current street scene, including paving and lighting. Once Merchants Quarter is complete, there will be a seamless transition from current Broadmead into the new development.

Sloane Square

Location: Chelsea, south west London.

Size: 7,000 sq m (75,349 sq ft).

Details: The Royal Borough of Kensington and Chelsea hopes to re-establish Sloane Square as an attractive public place rather than merely a through route for traffic.

One option that went out to consultation last year was to create two large public open spaces by reducing the carriageway space by 10,764 sq m (10,000 sq ft) and concentrating the traffic in the centre of the square with the introduction of new crossroads.

Another was to keep the existing gyratory system, but it was the first option that gained the most public support.

Now the council has put forward an alternative proposal that retains a gyratory system, with traffic circulating round a large pedestrian island in the middle of the square.

This breaks down into two further options: one is to create a crossroads system, creating two large public squares outside Peter Jones department store and the Royal Court Theatre.

The other is to keep the existing layout but widen some footpaths around the square, improve pedestrian crossings to the central area and refurbish the landscape of the central space.

Cost: Royal Borough of Kensington and Chelsea says about £4.5m but emphasises it is still at the preliminary design stage. The figure excludes ornamental features.

Involvement: Stanton Williams has been appointed to put forward a design for the new Sloane Square. Project Centre is the traffic consultant.

Infrastructure: There are strains on the existing infrastructure. The pavements are too narrow for the number of people around the square. The central area is essentially disconnected from adjacent buildings and pavements. When busy, 3,500 people walk between the Underground station and King's Road every hour. Only about 100 people per hour use the central space to make this journey.

Future plans: There are still obstacles to overcome. Integration of the public transport system will need careful consideration. Assuming approval in the summer, work should start in 2007.

The Shard of Glass

Location: London Bridge Tower, south east London.

Size: 310m (1,016ft) tower, 83,610 sq m (900,000sq ft) net space.

Details: The tower will have a public viewing gallery on the 72nd floor. At 243.84m (800ft), this will be the highest public viewing gallery in Europe. It will have luxury flats on its upper floors at 186m-224m (611ft-735ft). It includes 27 floors of office space comprising 5,388sq m (58,000 sq ft).

Shangri-La Hotels and Resorts will run a luxury 18,580 sq m (200,000 sq ft) hotel comprising 197 rooms on 18 floors on levels 34-52. Shangri-La has taken a 30-year lease without a break.

The mid-level piazza will have another viewing gallery at 121.95m (397ft) and luxury restaurants.

Cost: Estimated at more than £400m.

Involvement: CLS, Irvine Sellar, Simon Halabi, Renzo Piano.

Infrastructure: Deborah Richards, director railway estates, at Network Rail, said: "London Bridge Tower forms a key element in the regeneration of London Bridge station and the surrounding area. The importance of this pre-letting to Shangri-La Hotels cannot be underestimated as it signals international business confidence in the London Bridge area and will act as a magnet for other global companies to follow."

Future plans: The project is scheduled to be completed by 2009. Minor work to the station concourse will have begun by the middle of this year. PricewaterhouseCoopers will vacate Southwark Towers which will be knocked down. Scaffolding to Southwark Towers will be affixed at the end of this year so demolition can take place.

Demolition will be completed by the end of 2007 and the excavation of the Shard basement will have started. By the end of next year, pedestrian diversions to the station concourse will be put in place.

Irvine Sellar plans to build a 55,740 sq m (600,000 sq ft), £400m office and shopping development next door, dubbed the Baby Shard. Sellar will submit the proposals to Southwark Council early this year.

Chatterley Valley

Location: Chatterley Valley, Stoke on Trent, North Shropshire.

Size: 70ha (173 acres).

Details: Newcastle Borough Council approved plans submitted by Advantage West Midlands in January this year. Former brownfield colliery land at Lowlands Road will be transformed into a major employment site as part of a £6.4 million phase 1 scheme at Chatterley Valley, creating nearly 650 jobs and safeguarding a further 100.

The scheme will offer a comprehensive range of accommodation for businesses, hotel, warehousing and leisure facilities, industrial units, the construction of an Enterprise Centre and landscaped open space, and variety of employment opportunities – all contributing to sustainable economic regeneration.

Cost: £30m.

Involvement: a joint venture between Advantage West Midlands and the North Staffordshire Regeneration Zone, Newcastle Borough Council, Stoke-on-Trent City Council and Staffordshire County Council. FPCR is the urban and landscape design consultants which has prepared the vision and urban design framework to guide the future development.

Infrastructure: Infrastructure work, which will include site remediation, road and access improvements, landscaping and installation of service utilities such as gas, electricity and water, is expected to start in March 2006 and be complete in early 2007.

Future plans: Separate planning applications for further phase 1 development work at nearby Goldendale West, 3.4ha (8.4 acres), and Goldendale East, 5.5ha (16.06 acres), have been submitted to Stoke-on-Trent City Council for approval.

The scheme includes plans for a new Enterprise Centre housing small and medium-sized enterprises and start-up businesses.



The Castleford Project

Location: In West Yorkshire on the M62 and between the M1 and the A1.

Size: 2,114ha (5,224 acres).

Details: The project is a partnership between »

Left, above and below:
The Castleford Project,
West Yorkshire





Wakefield Council, Channel 4 and regional and national organisations responsible for improving Castleford and the local district: Eleven improvement schemes are intended to contribute to wider regeneration initiatives.

The intention is to improve the quality of life, environment and investment potential of the town, support neglected neighbourhoods, improve the safety and well-being of the community and provide better opportunities for young people.

The first regeneration project is in the village of New Fryston, two miles out of town, where American landscape designer Martha Schwartz has created a new village green.

Edinburgh House Estates has drawn up plans in partnership with Wakefield Council, including the redevelopment of Carlton Lanes Shopping Centre and the building of a library and museum, supermarket, multi-storey car park and housing.

Cost: £9m for the main project in Castleford itself which has attracted £170m of extra public and private sector investment in the town to date.

Involvement: Channel 4, Designers Martha Schwartz and Sarah Wigglesworth, Edinburgh House Estates, Amenbury, Stanhope, Galliford Try Construction, Niall McLaughlin, The Commission for Architecture

and the Built Environment, English Partnerships, Yorkshire Forward, Groundwork UK and The Coalfields Regeneration Trust.

Infrastructure: The Government agreed to a public transport rationalisation to relocate and combine the bus and train stations at a cost of £14.5m. Architects and designers were briefed to build a new bridge over the River Aire and make other community and environmental improvements, such as putting boarded-up shops to use.

Work on the bridge is expected to start this spring with completion envisaged mid-2007. A new underpass was agreed. There are further plans to attract investment to improve the riverside area.

Future plans: Landscaping to further enhance access to the town centre was due early this year. Amenbury Properties has announced outline proposals to develop 1,400 homes close to the town centre.

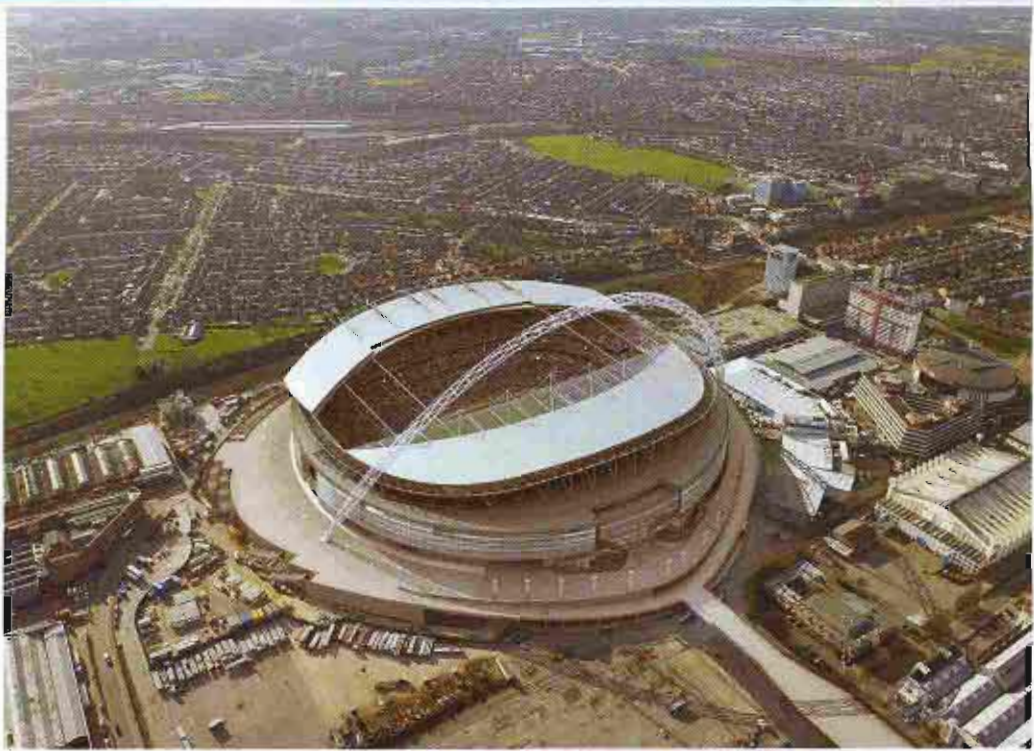
Wembley Stadium

Location: Wembley, Middlesex.

Size: The new Wembley has a circumference of 0.62 miles. The stadium roof rises to 52m (171ft) above the pitch. The new roof will cover more than 4.45ha



Above: Wembley Stadium, Middlesex



(11 acres), 1.6ha (4 acres) of which are moveable.

Details: The 90,000-seat arena will be the largest in the world with all seats under cover. Although designed primarily for football, rugby and music events, the new Wembley Stadium is also capable of hosting world-class athletic events.

A temporary athletics platform that can be installed when necessary can be built over the lower bowl, covering some of the seats but creating the increased surface needed to fit an athletics track.

The most striking feature will be the 133m (436ft) tall arch that sits above the north stand. The steel arch is 315m (1,033ft) long and will become the longest single roof structure in the world.

Cost: £757m.

Involvement: Multiplex, Wembley National Stadium.

Infrastructure: About £70m is being invested to ensure visitors to Wembley can move smoothly and safely to and from the stations. Millions of pounds are being spent to improve capacity at the three stations that serve the stadium – Wembley Park, Wembley Central and Wembley Stadium.

There will also be highway improvements to the stadium access corridor from the North Circular Road and a new crossing – the White Horse Bridge at Wembley Stadium Station.

Future plans: Multiplex is furiously trying to ready the stadium in time to host the FA Cup final on May 13.

William Hill quoted 50:50 odds earlier this year that Wembley would not stage the game: The roof was due to be completed late 2005/early 2006 leaving only the pitch left to be constructed with under-pitch heating and drainage systems.

More London

Location: 3-5 Burlington Gardens, between London Bridge and Tower Bridge, central London

Size: 5.26ha (13 acres).

Details: More London has planning consent for 280,000sq m (3m sq ft) of business space which will include up to 186,000sq m (2m sq ft) of Grade A offices for up to 20,000 people. More than half the site is public open space.

Tenants include the Mayor of London and the Greater London Authority, Ernst & Young, Hewitt Associates, Actis/Aureos, Visit London, Cargill Investor Services and Terra Firma. It is also home to several cafes, restaurants, shops and a wine bar.

More London also provides a variety of public spaces. The focal point of More London Riverside is 'the Scoop', a sunken amphitheatre with seating for 800, which regularly hosts a variety of free events.

Cost: It will be worth more than £1bn on completion.

Involvement: Foster and Partners, More London Development, Jestico + Whiles, Ove Arup, Adams Kara Taylor, Roger Preston & Partners, Townshend Landscape Architects, Davis Langdon, EC Harris, Mott Green Wall, Mace Contractors, Sir Robert McAlpine, HBG, Bovis Lend Lease, Knight Frank, Jones Lang LaSalle.

Infrastructure: An integral part of the masterplan is a new public street, providing a direct link between London Bridge Station and Tower Bridge which opens up new views to the bridge and Tower of London, a World Heritage Site.

Future plans: Norton Rose and Lawrence Graham have committed to 3 and 4 More London Riverside respectively as the locations for their new international headquarters. These two buildings are currently under construction and programmed for completion in the summer of 2006 for occupier fit-out and occupation in early 2007. The London Hilton Tower Bridge hotel is due to open this summer.

The new permanent home of the Unicorn Theatre for Children is due to open in November this year. A 1,672 sq m (18,000 sq ft) health club incorporating a swimming pool, studios, golf simulators, beauty treatment and medical facilities, is due to open in spring 2006. »



St Anne's Square

Location: Located at the rear of the historical St Anne's Cathedral, Belfast.

Size: 3,809 sq m (41,000 sq ft) ground floor retail space; 2,044 sq m (22,000 sq ft) first floor office space; a 611 space multi-storey car park and a 13,001 sq m (14,000 sq ft) public piazza.

Details: St Anne's Square is CUSP's new mixed use project set in the arts and cathedral quarter of Belfast. The scheme has been created to reflect St Anne's Church of Ireland Cathedral and its distinctive architecture.

It will include a new public piazza with a hotel, apartments, offices, substantial car parking and a new arts centre, all supporting exclusive retail units at ground level.

The development includes the construction of a 40m-high (131ft) spire on the roof of the cathedral to be known as the Spire of Hope. The titanium-clad structure will be illuminated at night providing a beacon visible for miles.

St Anne's Square offers a number of opportunities including office, retail, leisure and residential. The plans have been carefully refined in consultation with the Environment and Heritage Department and a Planning Service appointed conservation architect.

It is envisaged it will act as a catalyst for the further regeneration of the area.

Cost: £60m.

Involvement: Turnus, a joint venture company comprising locally-based urban regeneration specialist CUSP and Coleraine-based construction and development company, the Kennedy Group.

Infrastructure: The site, which is currently derelict, lies on a block enclosed by Dunbar Link to the north, Talbot Street and Academy Street to the east and west and Hill Street to the south. A new traffic junction is planned on Dunbar Link to facilitate access.

Future plans: The proximity of the University of Ulster Art College and established arts organisations, including galleries and film studios, emphasises the area's reputation as an arts quarter. This might be further enhanced by the inclusion of a 400-seat theatre in St Anne's Square although this is reliant on public funding. Building work is scheduled to begin this spring with completion envisaged by 2008.



Paradise Project

Location: Liverpool.

Size: Site area 17ha (42 acres), total development, 234,000 sq m (2.5m sq ft).

Details: Europe's biggest retail development involving 40 individually designed buildings, six districts, more than 148,640 sq m (1.6m sq ft) of shopping, featuring 165 new shops, including a John Lewis and Debenhams.

It will create a new heart for the city with significant new leisure and shopping, including many big names that have never been in Liverpool before. It will have 500 new flats, 2 hotels including one luxury and one budget, 3,000 parking spaces, of which 2,100 are new, 2.2ha (5.4 acres) of open space, leisure and entertainment facilities including a 14-screen cinema.

Cost: Construction cost and fees £500m. Investment value £920m.

Involvement: Grosvenor, Liverpool City Council, Laing O'Rourke.

Infrastructure: The existing Paradise Street bus station will be moved to provide a new facility in Canning Place. There will be 10 bus stands. Bus priority lanes are provided to parts of Strand Street and a covered taxi stand is integrated into the footprint of the bus layover space. The introduction of new bus lanes throughout the city centre and enhancements to the road network will create better links to Liverpool, building on the success the city's airport has enjoyed.

Future plans: The beginning of 2006 was due to see preparation work beginning in the Peter's Lane area as Laing O'Rourke got ready to construct an underground car park servicing retail and residential.

Balfour Beatty is building the new fire station on St Anne's Street, ready for completion this autumn.

The old fire station, on Strand Street, will be demolished as soon as Mersey Fire has moved into its new premises, clearing the way for further construction.

Paradise Street bus station and the adjoining NCP multi-storey car park was demolished on January 23 by means of a controlled explosion. They will make way for the cinema and twin-level shopping zone.

A topping-out ceremony will take place this spring. Completion is envisaged in 2008.

Above right and far right:
Paradise Project, Liverpool