

# Exchange Court Bradford City Centre



Artist's Impression

## Project Status

This £70m investment project could create a development platform in the heart of the city centre on which the Central Business District (CBD) will be constructed. The project comprises: a) Relocation of the Magistrates Court to a new bespoke building on the Exchange Square site as part of a 100,000 sq ft mixed-use scheme freeing up the existing site for the CBD. b) Preparation of the development platform site to create 300,000 sq ft of commercial space including the demolition of the existing Court and former Police Station, site remediation and provision of essential infrastructure.

The project has been successful in the second round of Regional Growth Fund bid. Depending on funding becoming available, the first site for 100,000 sq ft of space could be available from March 2014 on the site of the former Police Station. This would invest £23m to create 651 long term jobs. Removal of further abnormal costs and relocation of the Magistrates Court would allow the remainder of the CBD site to be developed bringing a further £46m of investment, 200,000 sq ft of space and 1,300 further jobs by around 2018.

### LOCATION:

- Bridge St, BD1

### RAIL:

- 5 Minute walk from 2 City centre train

#### Stations

- Bradford to London (3hrs)

### ROAD:

2 Miles from M606

Leeds 9 miles

(25 mins)

- Manchester 40 miles (1hr)

- Birmingham 130 miles (2hrs)

- London 200 miles (3.5hr)

### AIR:

- 7 Miles from Leeds Bradford International Airport

## The Opportunity

Bradford Metropolitan District Council (BMDC) intends to redevelop the Exchange Court site in Bradford City Centre.

It is highly likely that a contractor will be procured to construct the court through a design and build tender process.

The supporting mixed use elements will be delivered by a development partner. Therefore interest is being sought from both contractors and developers.

## Planning Policy

### Background

The development will need to be designed and constructed in accordance with the following documents:

- Replacement Unitary Development Plan (and emerging City Centre Area Action Plan)
- Bradford Centre Regeneration Masterplan
- The Bowl Neighbourhood Development Framework
- Bradford City Centre Design Guide.

In addition, the construction of the Court building will be in accordance with the HMCS Court Standards and Design Guide (2007).

## The Location

Bradford is situated at the mid-point of the M62 Motorway, at the heart of the north of England.

Bradford's population is one of the fastest growing in the country (twice the national average rate); it has the most visited museum outside London; its University is ranked 2nd in the UK by The Times for graduate employment; and it is ranked in the top six UK cities for economic growth by OMIS.

## Site Details

The Exchange Court site is located in Bradford city centre, adjacent to Bradford Interchange Rail and Bus Station, and neighboured by the Great Victoria Hotel, the Combined Court and the Leisure Exchange. The site provides natural public realm between City Hall and the Little Germany Conservation Area.

The site is approximately 2 acres and currently occupied by a public surface car park. It can be viewed from Vicar Lane, Bridge Street and Exchange Square.



# Exchange Court Bradford City Centre Continued

## Guiding Principles for Development

BMDC intends to seek development and construction partners to bring forward a major development scheme on the Exchange Court site in Bradford city centre.

In addition to a vibrant mix of commercial and residential development, the scheme will include a new Magistrates' and Coroners' Court, to allow the relocation of the existing Magistrates' Court from The Tyrls.

## Basis of Partnership

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- Bradford Centre Regeneration Masterplan
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## Market Activity

A number of major projects are now well underway or recently completed which demonstrates that regeneration in the city centre is well into its delivery phase. Good progress is being made on site at the £24m City Park which will deliver world class public realm and the £40m Student Village (now named The Green) has been rated as BREEAM outstanding delivering high quality accommodation for over 1,000 students. It was completed in August 2011. The development partners formally launched the project in September as part of the British Science Festival that was hosted by the University of Bradford this year.

With respect to completed developments, the recently completed £50m Southgate scheme now provides new headquarter offices for Provident & Financial and also includes a 3 star Jury's Inn hotel.

## Interested then call:

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### SUMMARY:

- Brownfield site

- Great Potential

- Local amenities: hotels, bars, Cinema and restaurants