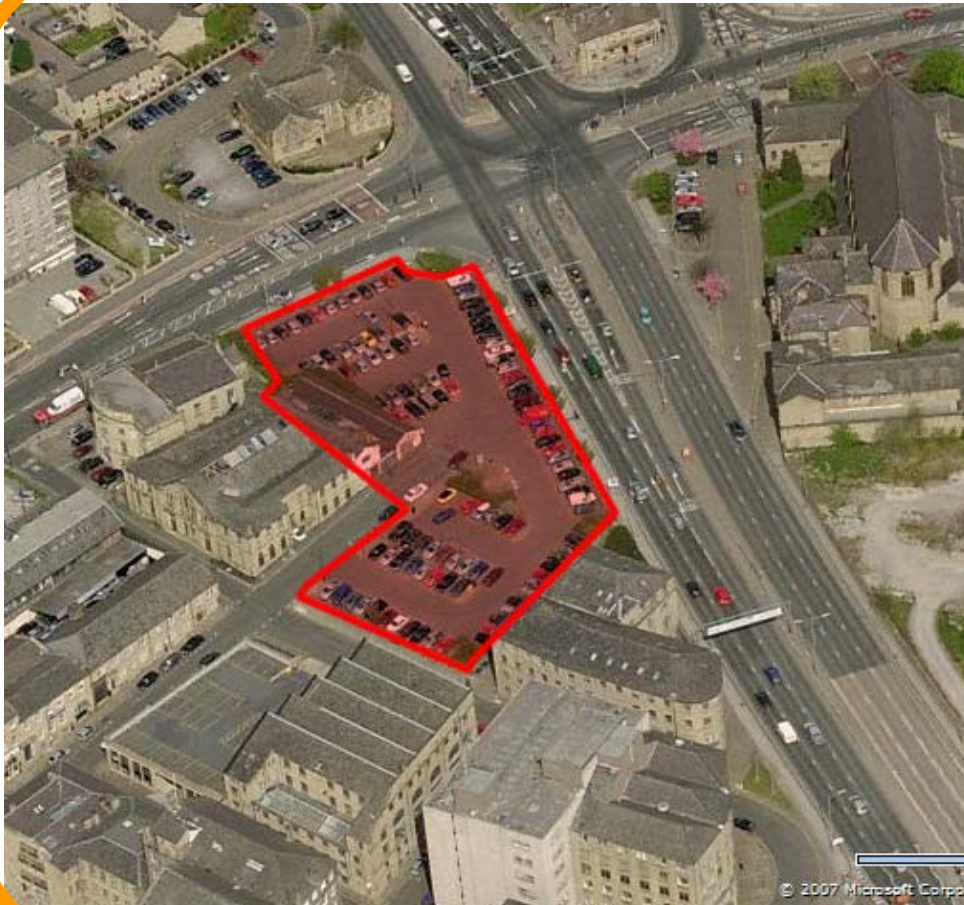


Burnett Street Car Park Bradford City Centre



Aerial View

Project Status

The site comprises the Burnett Street Car Park, and an adjacent property at 15-17 Burnett Street. BMDC are the owners of both. It is approximately 1 acre in size and is suitable for office development. The site occupies a key gateway site into Little Germany and the city centre. Successful redevelopment will repair the townscape at the edge of Little Germany and better define the city centre from the Shipley Airedale Road. This could also help to reinforce the opposite Barkerend gateway of the Paper Hall. A development at Burnett Street would command excellent views over the Cathedral and the city centre. Work is now under way to arrange for the demolition of a redundant garage building prior to commencing work on a development brief for the site.

LOCATION:

- Burnett Street, 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
(3.5hrs)

AIR:

- 7 miles from Leeds
Bradford International
Airport

The Opportunity

Bradford Metropolitan District Council (BMDC) intend to seek a development partner to bring forward the Burnett Street Car Park site, which occupies a key gateway site into Little Germany and the city centre. The opportunity to redevelop the site should be taken to repair the townscape at the edge of Little Germany, creating a hard-edge to the road and better defining the city centre from the Shipley-Airedale Road.

Investment Value

c. £20 million.

Planning Policy

Background

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

- Replacement Unitary Development Plan
- Emerging City Centre Area Action Plan (new LDF)
- Little Germany Supplementary Planning Guidance
- Bradford Centre Regeneration Masterplan
- Bradford City Centre Design Guide (and Bradford Design Agenda)
- Channel Neighbourhood Development Framework

The Location

Bradford is situated at the mid-point of the M62 Motorway, at the heart of the north of England. With a regeneration programme underway, spearheaded by BMDC, the city centre is witnessing a true transformation.

Site Details

The site comprises the Burnett Street Car Park, and an adjacent property at 15-17 Burnett Street. BMDC are the owners of both. It is approximately 1 acre in size.

Further Information

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.



Burnett Street Car Park Bradford City Centre Continued

Guiding Principles for Development

The redevelopment of this site is intended to complement the well-established residential offer of this part of the city centre.

It is expected that development at Burnett Street should repair the urban fabric in this important conservation area and utilise a design approach to command excellent views over the Cathedral and the city centre.

Basis of Partnership

The Preferred Developer will enter into an agreement with BMDC.

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

Market Activity Continued

was hosted by the University of Bradford this year.

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

Procurement Process & Programme

BMDC plan to deliver the scheme by selecting a development partner for the site. It is envisaged that a development brief and marketing details will be issued to select a development partner.

Interested then call

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SUMMARY:

- 1 acre

- Currently a Bradford Council Car Park

- Prime location

- Local amenities: hotels, bars, cinema and restaurants