

Gatehaus Phase 2 Bradford City Centre



Site View

Project Status

The site is located in Bradford city centre on Leeds Road, a key arterial route. It lies on the edge of the Little Germany Conservation Area which contains outstanding Victorian architecture, much of which is listed - and is adjacent to the Gatehaus development, a £22 million award winning scheme. The site is approximately 0.25 acres suitable for a mixed use development.

LOCATION:

- Leeds Road, 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) and Yorkshire Forward intend to seek a development partner to bring forward a gateway site in the Little Germany area of the city centre, which has undergone significant transformation in recent years.

Investment Value

c. £15 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 is located in Bradford city centre on Leeds Road, a key arterial route. It lies on the edge of the Little Germany Conservation Area - containing outstanding Victorian architecture, much of which is listed - and is adjacent to the Gatehaus development, a £22 million award winning scheme. The site is approximately 0.25 acres.



Gatehaus Phase 2 Bradford City Centre Continued

Guiding Principles for Development

The availability of this site for development creates the opportunity to continue the quality regeneration of Little Germany already undertaken at Eastbrook Hall and the Gatehaus scheme. A building on this site needs to match the high quality build of these schemes and conform to the guidance contained in the adopted City Centre Design Guide.

Basis of Partnership

The preferred developer will enter into a development agreement with Yorkshire Forward.

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.

Procurement Process & Programme

BMDC and Yorkshire Forward 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 the development partner.

Interested then call:

Andy Taylor

Economic Development

Programmes Manager

Department of Regeneration

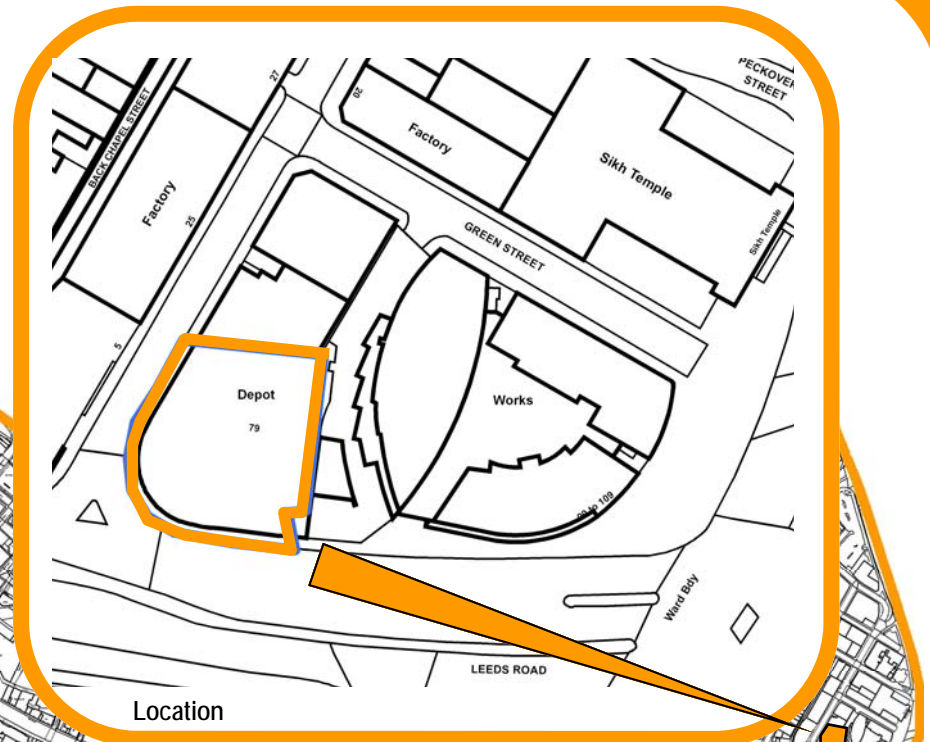
Bradford Metropolitan District

Council

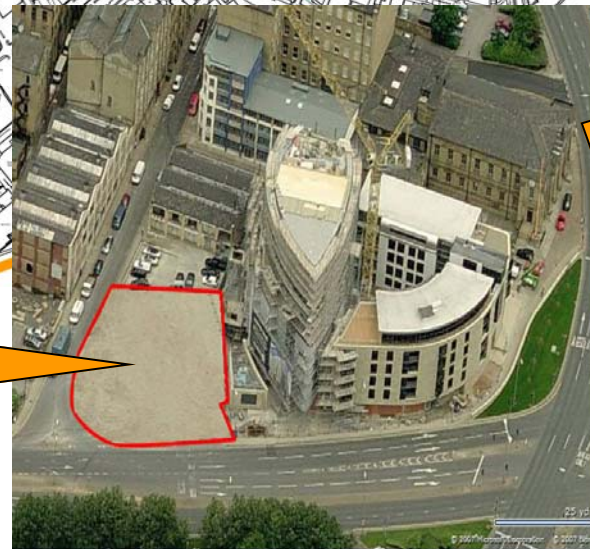
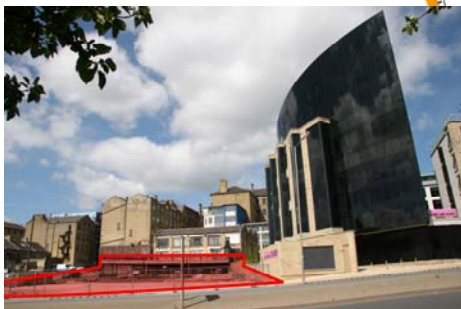
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Location



SUMMARY:

- 0.25 acres

- Prime location

- Currently site is cleared and fenced for security

- Local amenities: hotels, bars, cinema and restaurants