



Regeneration

BENNETTS
ASSOCIATES

**Our masterplans
and projects
are supporting
regeneration
across the UK**

How we design: 30 years of regeneration experience, enriched by ideas from other sectors

At Bennetts Associates we believe there is always an opportunity for projects to engage with the wider context, be that through infrastructure, place-making and identity-building, transformation of historic buildings or culture-led regeneration. Over the years we have become adept at recognising and fostering these opportunities and using our experience across many different sectors to create ambitious schemes that have the ability to drive investment and transformation.

Cultural institutions are central to the regeneration of cities and neighbourhoods and increasingly being designed to entice the public to linger and stay longer by offering eating and drinking facilities as well as spaces for events and meetings. In some cases, if these buildings combine civic functions and services or leisure amenities, like Storyhouse cultural hub in Chester, a project we designed that has a theatre, cinema, library and restaurant and has unlocked £350m of investment in the wider city, they become all-day buildings that can transform their surroundings.

Our upcoming Woolwich Creative District in south London's former Royal Arsenal will also boost tourism and the local economy as well as provide cultural facilities for a burgeoning residential community, while a new multi-layered HQ we conceived for fashion brand Ted Baker will anchor a wider London development with a hotel, bar, restaurant and showroom.

Often regeneration goes hand in hand with new and improved transport links. A masterplan for a new business district near Manchester Airport makes use of major international air links but also new rail connections thanks to the imminent arrival of HS2. Our office project for this Airport City will bring state-of-the-art amenities to a new and formerly neglected area. The arrival of high-speed rail and vastly improved transport links into Manchester itself also means a vast site next to the main station is about to be transformed into a new piece of city based on a masterplan by our practice.

Our specialist and long-standing knowledge in infrastructure, workplace, education and culture means we are able to create projects that can reverse decline and instigate and support investment and genuine change.



Culture

A flagship for culture and community spearheading a £350m city regeneration

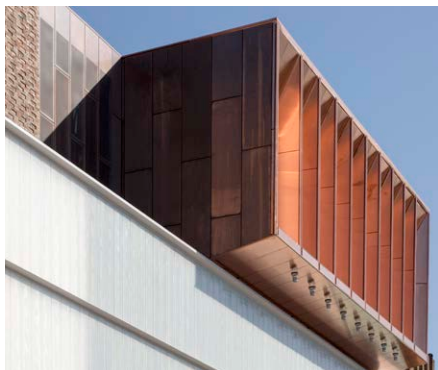
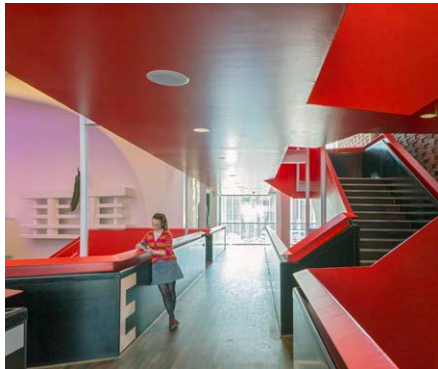
“One of the most exciting projects in England at the moment... A powerful, modern, forward-thinking vision.”
Sir Peter Bazalgette
Executive Chairman, ITV

Storyhouse

A cultural hub that has redefined a city centre and offers an alluring model for the integration of civic and cultural services.

The city of Chester lost its cinema and theatre over a decade ago but the opening of Storyhouse Theatre in 2017 has brought both back, as well as a library, in an enlightened scheme that has reversed years of decline. Housed partly in the renovated shell of a 1930s Odeon cinema in the centre of the city, and partly in a striking brick-and-glass new-build next to it, the project has created a new type of public building that is open 18 hours a day and reinvents the way a library is used and perceived.

By stripping out all the modifications and sub-divisions made to the cinema over the decades the original art deco plasterwork of the handsome and much-loved building has now become the focal point of the new larger venue. The complex includes a flexible main 800-seat theatre space with a flytower (that can be converted into a 500-seat auditorium with thrust stage), a studio theatre, a cinema and a city library with over 700m of shelving throughout the building and 30,000 books. Storyhouse is the first bricks-and-mortar home of a local arts organisation formerly known as Chester Performs that has organised popular outdoor theatre events and itinerant cultural performances in Chester since 2009. The new project is therefore also an inspiring example of championing and growing grassroots cultural organisations instead of importing them from elsewhere, something that has contributed to a feeling of local pride in the project and to its long-term resilience and sustainability. It is also the first part of a larger masterplan to create a mixed-use district in Chester called Northgate. The creation of Storyhouse is a bold statement of intent and the first piece of the puzzle and has acted as a catalyst, unlocking £350m in investment.



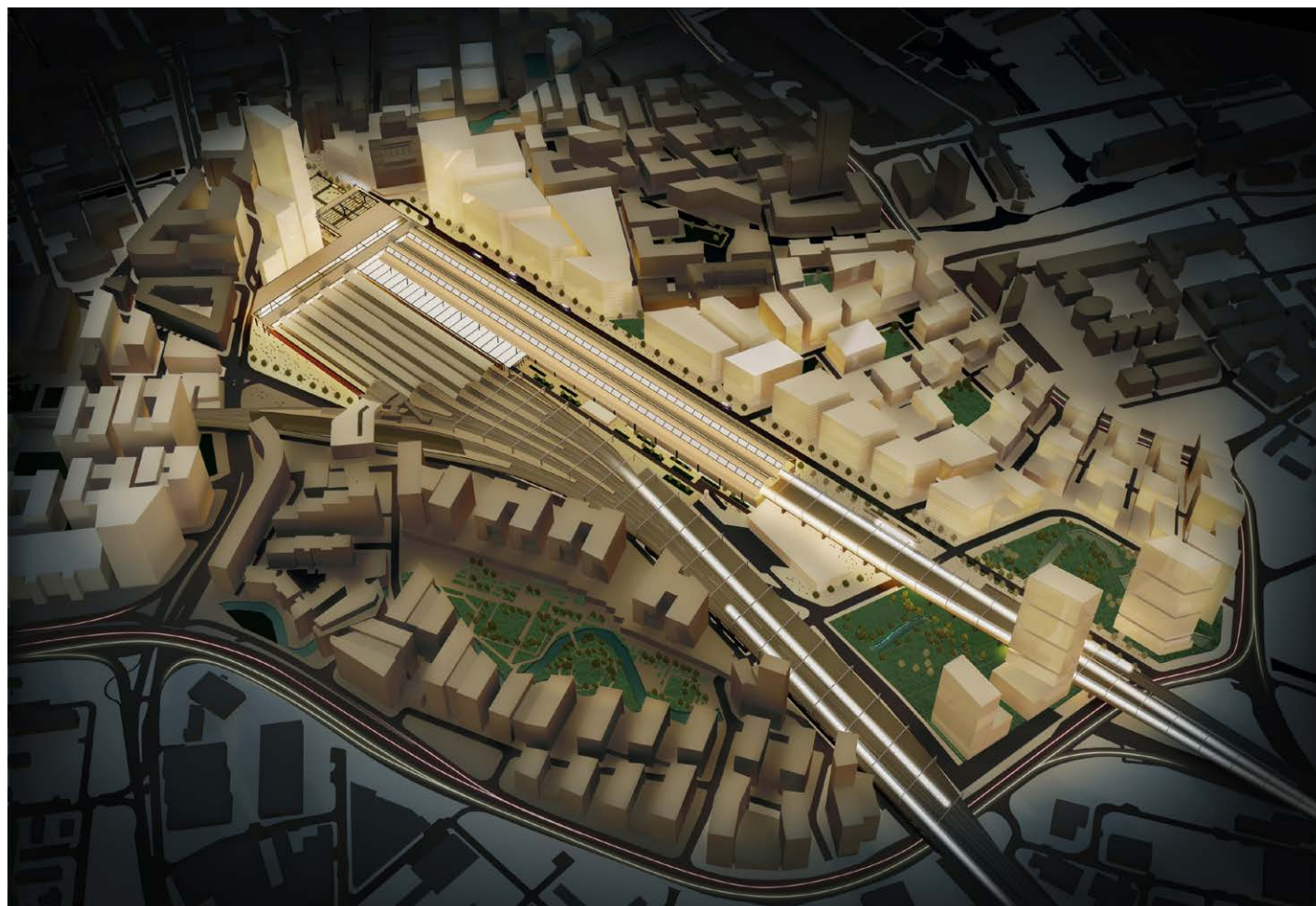
Location	Chester
Client	Cheshire West and Chester Council
Area	7,000 m ²
Value	£37 million
Completion	2017

“The regeneration of this key gateway site will ensure a lasting legacy for Manchester and over time contribute towards fulfilling the Northern Powerhouse growth agenda.”

Sir Richard Leese,
Deputy Mayor,
Manchester City
Council

Rail

A £1 billion city masterplan driven by HS2 and Northern Powerhouse Rail



“The arrival of HS2 in Manchester will be the catalyst for a ‘once-in-a-century’ opportunity to transform and regenerate the eastern side of the city.”

Executive Summary, HS2 Manchester SRF Report, adopted by Manchester City Council

Piccadilly Central SRF

A large parcel of previously industrial city centre land will be transformed into a strategic new district for Manchester with a world-class transport hub at its heart.

Bennetts Associates is working with Manchester City Council and Transport for Greater Manchester on a ‘once-in-a-century’ opportunity to regenerate the eastern side of the city centre and create a new urban quarter on an 83-acre site that includes Piccadilly Central station. The area offers a development potential of 8m sq ft across and will be connected by major railway links, including the arrival of HS2.

The key urban design principles here are to create a distinctive sense of place, enhance connectivity, optimise sustainability and create a genuine gateway to the city. The regeneration project also foresees the creation of major new public spaces and parks and will draw the Medlock Valley’s green character and remediated River Medlock deep into the urban fabric. The reconfiguration of Piccadilly Station is also being considered as well as the reinvigoration of the brick arch viaducts in order to create a distinctive retail, arts and cultural destination. Bennetts Associates has been working closely with the key stakeholders, including Manchester City Council, to make sure that when HS2 arrives in Manchester, the benefits of this scheme to the city can be maximized.



Location	Manchester
Client	Manchester City Council and Transport for Greater Manchester
Area	140 acres; office space: approx. 14M ft ²

“... a testament both to Jaguar Land Rover’s British heritage of innovation and its compelling vision for future vehicle technology.”

Chris Elliot, Property Programmes Director, Jaguar Land Rover

Business

A £200m capital investment to create the world’s foremost automotive product engineering and design site

“A centre for innovation and a compelling vision of the future.”

Chris Elliot, Property Programmes Director, JLR

Jaguar Land Rover

JLR has consolidated its operations to create the **Advanced Product Creation Centre**, one of the foremost automotive design and engineering facilities in the world.

Located discretely in the rolling Warwickshire countryside, Gaydon has been home to automotive R&D for many decades since its origins as a WW2 airbase. The project brings together design, engineering and production purchasing under one roof for the first time in a new facility that is designed to encourage collaboration throughout the entire vehicle development process.

More than 50,000 sqm of new built space for 3,500 staff accommodates the Jaguar Design Studio, offices, a site-wide restaurant, a 400-seat multipurpose hall, visitor building and other amenities. A new internal street connects these to existing buildings to foster community and a weave of connectivity maximises potential for serendipitous interaction to help drive creativity, innovation and synergies. In line with JLR's workplace standards, support of wellbeing is prominent throughout the design and through contact with nature.

The building is crowned by Europe's largest timber roof and as well as giving warmth, the timber materiality expresses sustainability and the oversailing rooflights floods the interior with natural light. A supporting steel 'super-grid' accommodates the wide range of spaces within an overall structural order and correlates with the triangular geometry of the original airbase runways, thus tying the future of the site in to its past.

In delivering industry-leading facilities, the centre will be the focus of creating future autonomous, connected, electrified and shared mobility technologies. As a result this will support the company's long-term growth towards low carbon to reinforce Jaguar Land Rover's status as a global brand.



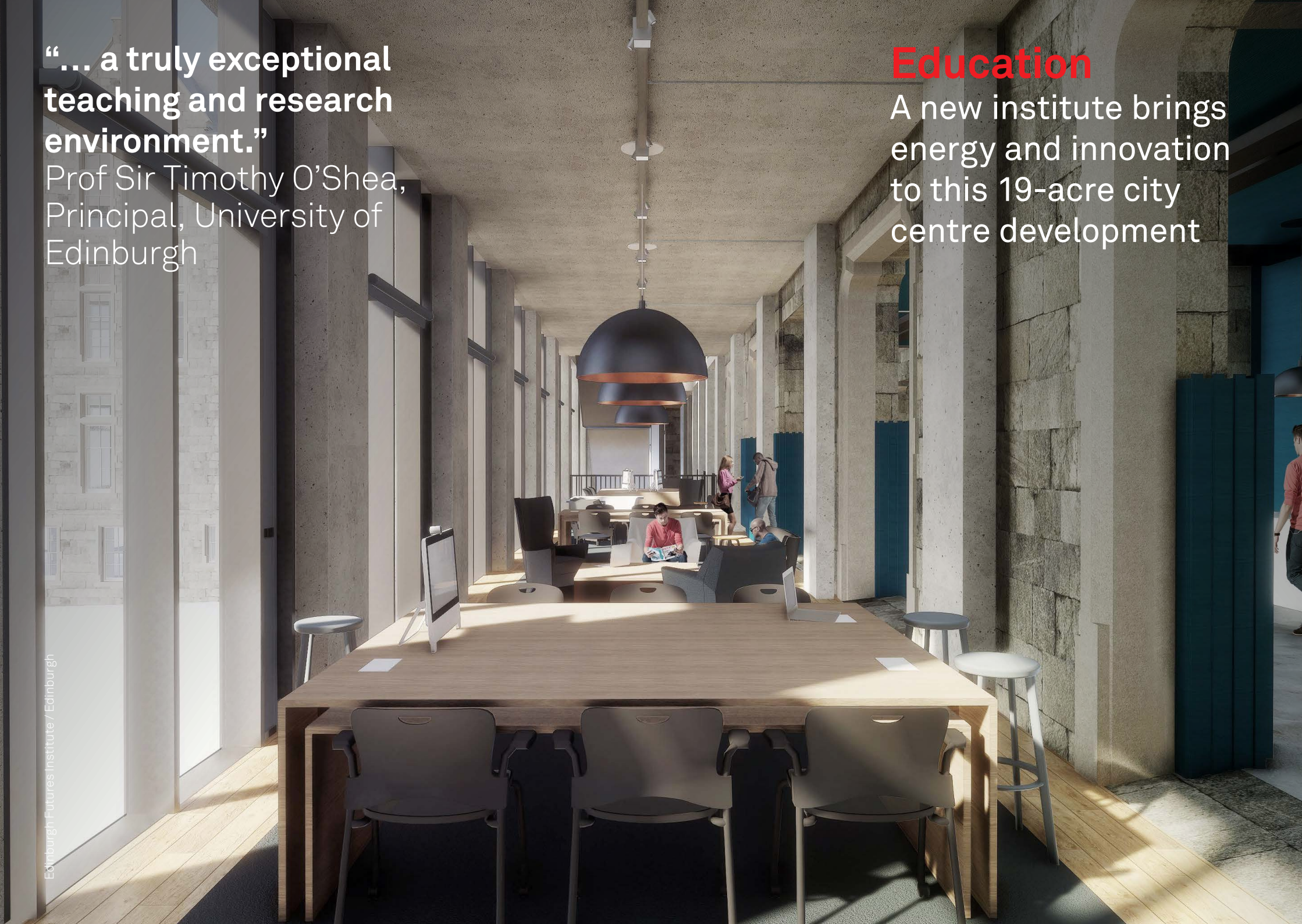
Location	Gaydon, Warwickshire
Client	JLR
Area	550,000 ft ² (GIA)
Value	£208 million
Completion	2019

“... a truly exceptional teaching and research environment.”

Prof Sir Timothy O’Shea,
Principal, University of
Edinburgh

Education

A new institute brings energy and innovation to this 19-acre city centre development



“The best thing we can probably do for the building, to keep it true to its nature and how it was built.”

Cllr Joanna Mowat, City Centre Ward Edinburgh

Edinburgh Futures Institute

Transforming a Grade A listed heritage building into a cutting-edge research facility that is integrated into the rest of the city.

The historic surgical building of Edinburgh’s Old Royal Infirmary will be extended and upgraded to become the home of Edinburgh University’s multi-disciplinary Edinburgh Futures Institute, where people from the university and beyond grapple with some of the world’s most pressing questions. Inside a wide range of teaching and learning spaces, meeting rooms, IT hubs and workspace for academics are linked together by broad circulation routes and dynamic spatial volumes. The redeveloped building will provide 21,300 sq m of floor space, 6,000 of which will be sensitive new blocks in the courtyard spaces. Six historically significant Nightingale wards will be restored and connected by wide corridors and stairs that will become natural break-out spaces and informal meeting areas. A public plaza and generous multi-functional auditorium for events and performances will also be created below this square.

The listed building lies at the heart of the 19-acre Quatermile development masterplanned by Foster + Partners, one of the largest and most comprehensive regeneration schemes in Scotland, that includes the creation of 100 apartments, a five-star hotel, offices, restaurants, cafés, shops and the restoration and conversion of nine listed buildings. Located between the heart of the city and the parkland of the Meadows the project will open up a previously very inward-looking and hermetic site and create a series of pedestrian routes and landscaped spaces through it. This vast piece of Edinburgh will become a part of the city once again.



Location	Edinburgh
Client	The University of Edinburgh
Area	270,000 ft ²
Value	£75 million
Completion	2021

Mixed-use

A transformative
business-led masterplan
in the borough which
generates 2% of UK GDP



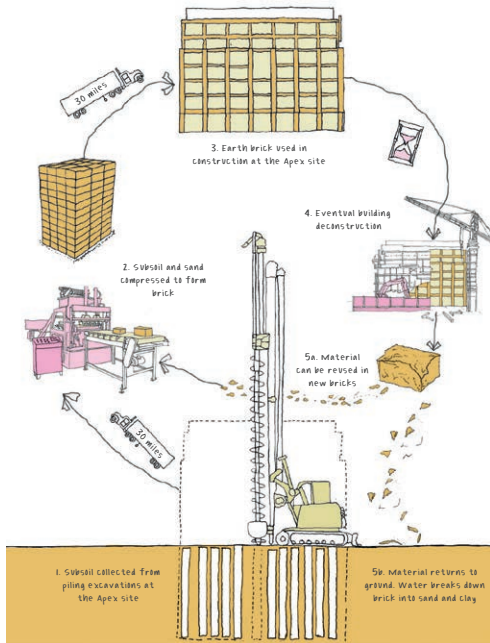
Tribeca, London

Set within a new public realm alongside the Regent's Canal, the mixed-use development will deliver state-of-the-art laboratory and office space at the heart of London's biotech cluster.

The scheme will also support vibrant retail, restaurants and residential space, offering a place to connect, innovate and relax within a network of excellence. Camden is London's fastest-growing borough with a series of high-profile universities, hospitals and scientific and medical institutions such as the Crick Institute opening there or expanding in recent years.

Tribeca replaces a large and monolithic 1980s sorting office – previously referred to as the Ugly Brown Building by its occupants, and will feature six mixed-use buildings connected by pedestrian routes and public space that will also reopen access to the canal edge for the first time in 150 years. The structures will house 73 mixed-tenure apartments, retail and leisure facilities as well as a range of workspaces including laboratory space, creating a distinct, characterful and outward-looking scheme informed by its canalside location. The residential units are located to the south of the site, carefully orientated to offer views along the Regents Canal and to the south. Each unit will seek to maximise daylight and views, with flexible layouts and generous private balconies. A mixture of high-end private sale and affordable units are proposed in a range of unit sizes in order to create a diverse new neighbourhood.

The scheme is currently on site. One of the plots, the Apex, is the first building of its scale to utilise site subsoil as a construction material, through the use of earth blocks produced in collaboration with client Reef group and the brick manufacturer, H.G. Matthews.



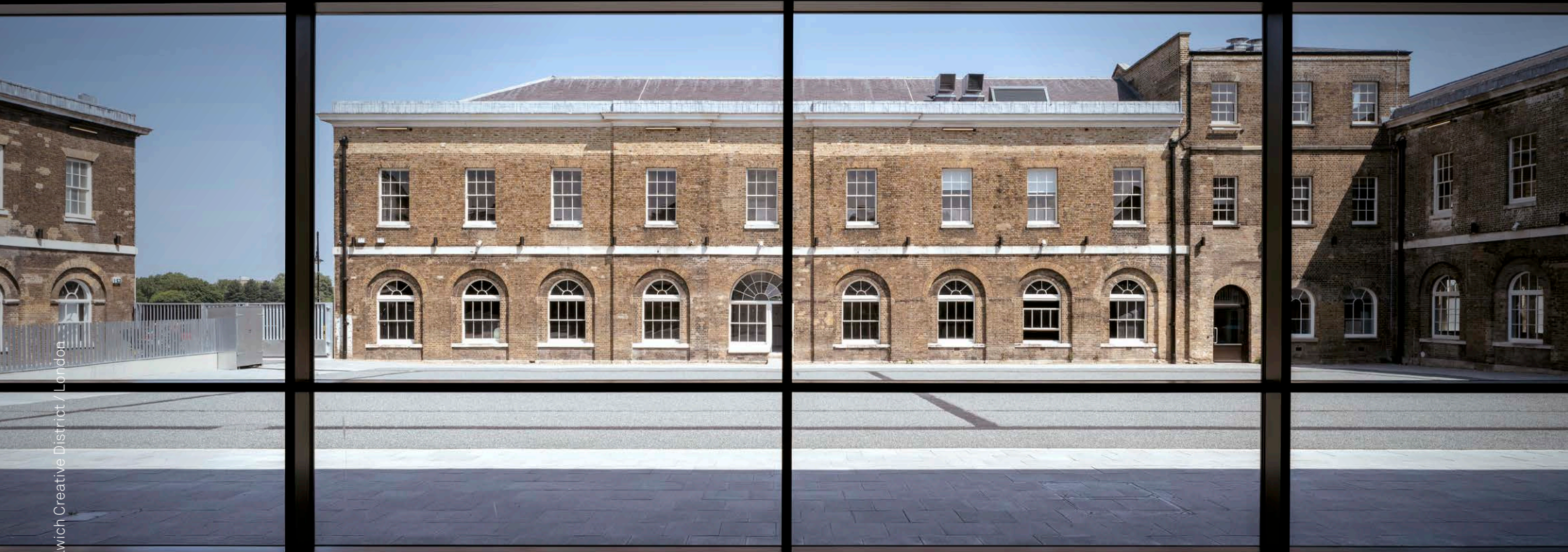
Location	Camden, London
Client	Reef Group
Area	80,000 m ²
Value	Confidential
Completion	Phased to 2026

“...an investment in
the future of Woolwich
and the future of the
borough as a whole.”

Cllr Denise Hyland, Royal
Borough of Greenwich

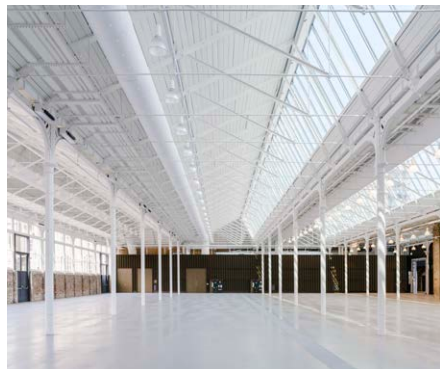
Heritage

Creativity, culture
and heritage are
transforming this
historic military site



“This is an incredibly exciting vision. It’s about putting Woolwich and the borough firmly on the map as a leading cultural destination.”

Miranda Williams, Cabinet Member for Culture and Creative Industries



Woolwich Works

Carved out of five historic military buildings, Woolwich Works is a new cultural destination in London located in the royal Arsenal. The predominantly unused Grade II and II* listed buildings have been converted to a 16,500-square-metre creative hub for multiple cultural occupiers, led by The Royal Borough of Greenwich.

The new Woolwich Works now includes a 450-seat theatre, a music venue, a museum and a variety of rehearsal studios, as well as providing a base for a number of internationally acclaimed theatre and dance companies including Punchdrunk.

Working closely with the client throughout the design process, the project team helped identify the types of uses and tenants that would work well with the existing buildings, rather than undertaking significant works to the buildings to accommodate the requirements of less naturally aligned uses. This considered approach was complemented across all design disciplines.

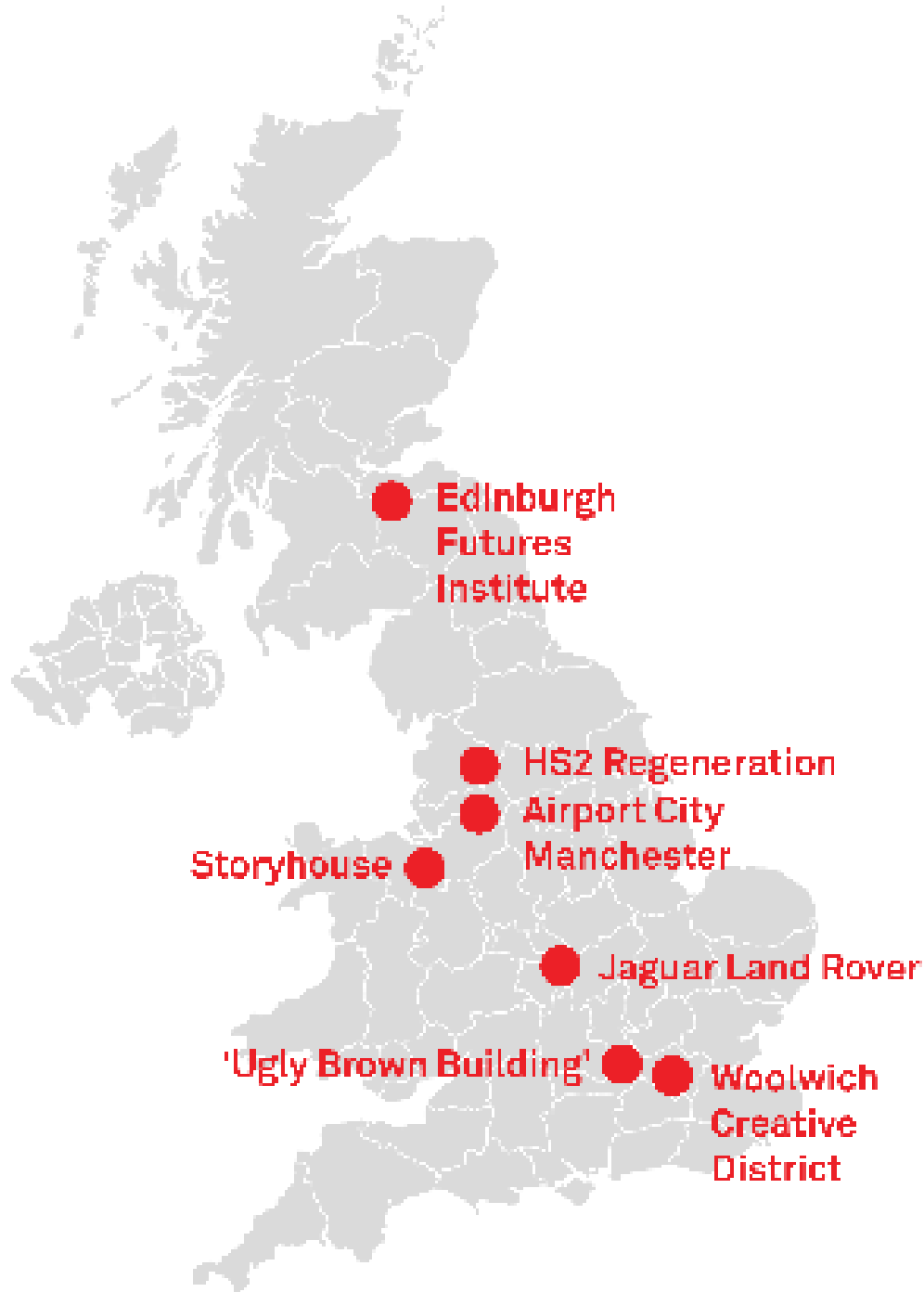
The centrepiece of the project is “Building 41”, which comprises an impressive performance space with capacity for 1200 seated or 1800 standing, an external courtyard and three smaller wings accommodating five studios, which can also be used for performance and rehearsal space creating flexibility for the venue. A café, bar and a further river-facing events space can be hired by community groups and the public, meaning Woolwich Works is truly flexible in how it can be used and the performances it can host.

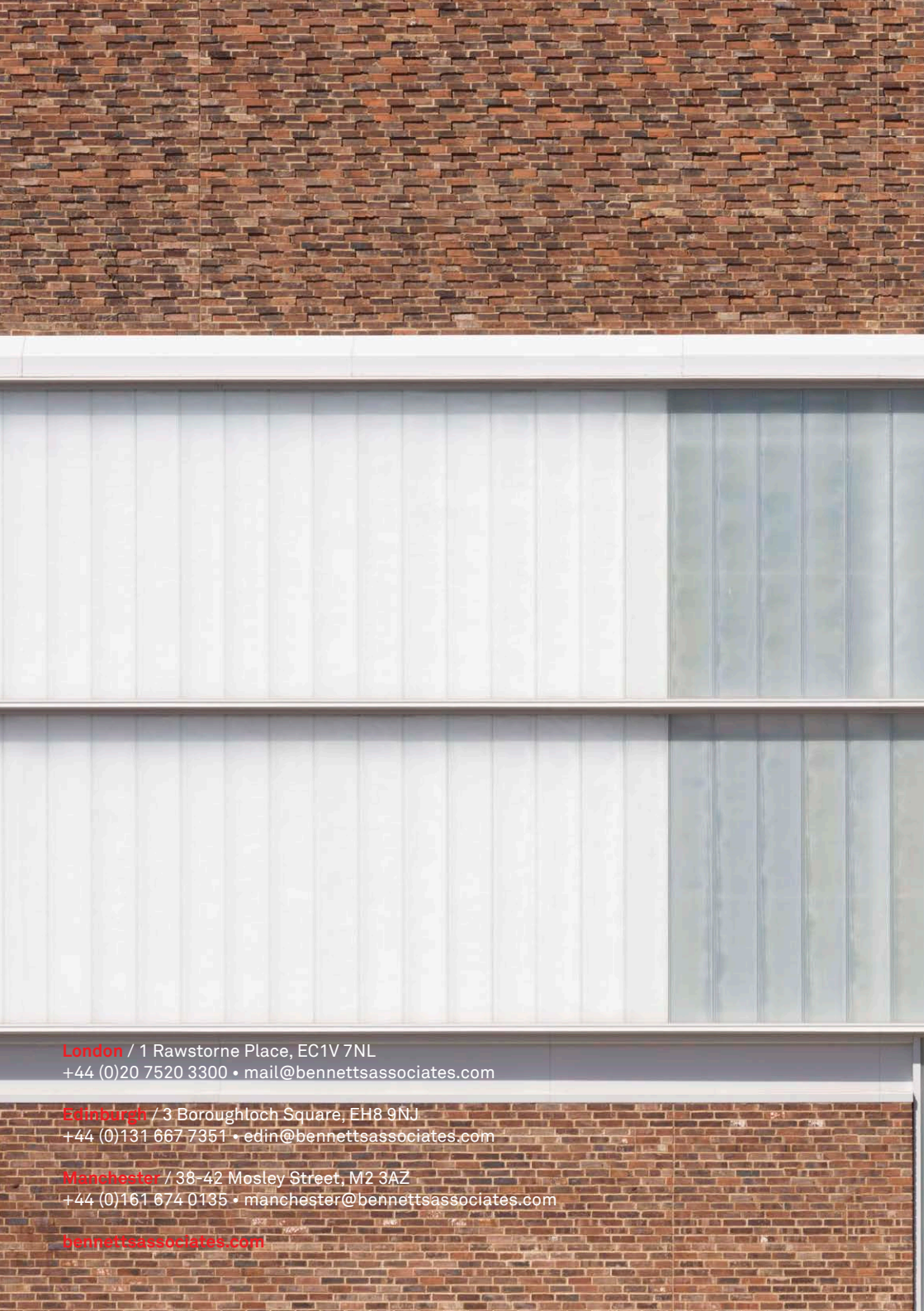
Location	Woolwich, London
Client	The Royal Borough of Greenwich
Area	16,500 m ²
Value	£31 million
Completion	2021

Regeneration in Numbers

Our masterplans and projects champion and advance regeneration across the UK with more than **200** live projects to the value of **£123 billion**

These regeneration opportunities, all at different stages of development, could potentially create up to **196,000** new homes and **740,000** new jobs





London / 1 Rawstone Place, EC1V 7NL
+44 (0)20 7520 3300 • mail@bennettsassociates.com

Edinburgh / 3 Boroughloch Square, EH8 9NJ
+44 (0)131 667 7351 • edin@bennettsassociates.com

Manchester / 38-42 Mosley Street, M2 3AZ
+44 (0)161 674 0135 • manchester@bennettsassociates.com

bennettsassociates.com