

MANCHESTER CITY COUNCIL
REPORT FOR RESOLUTION

COMMITTEE The Executive

DATE 27 June 2007

SUBJECT Spinningfields Masterplan

REPORT OF The Chief Executive

Purpose of Report

To advise the Executive of progress made with the development and implementation of the Spinningfields Masterplan and to present recommendations.

Recommendations

1. Members are recommended to note the progress that has been made in implementing the Spinningfields Masterplan.

Financial Consequences for the Revenue Budget

There are at present no direct consequences for the revenue budget arising from the future management and maintenance of Spinningfields.

Financial Consequences for the Capital Budget

None.

Contact Officers

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Background Documents

- Report to Policy and Resources City Centre Sub-Committee, Highways and Cleansing Committee, Environmental Planning Committee and Land and Property Sub-Committee, March 1995.
- Report to City Centre Sub-Committee and Environmental Planning Committee, June 1997.
- Report to City Centre Sub-Committee, Environmental Planning Committee and Social and Urban Strategy Sub-Committee, October 1997.
- Report to City Centre Sub-Committee, Environmental Planning Committee and Social and Urban Strategy Sub-Committee, February 1998. (Confidential).
- Report to City Centre Sub-Committee, Finance Committee and Policy and Resources Committee May/June 1998. (Confidential).
- Report to City Centre Sub-Committee, Environmental Planning Committee, Finance Committee and Policy and Resources Committee May/June 1998. (Confidential).
- Report to Executive Committee 6th March 2000.
- Report to Executive Committee 17th July 2000.
- Report to the Executive 5th October 2001. (Confidential).
- Report to the Executive 19th December 2001. (Confidential).
- Report to the Executive 16th October 2002.
- Report to the Executive 13th October 2004.
- Report to the Executive 21st December 2005

Reports held on file in Room 307, Town Hall, Albert Square.

Wards Affected

Central

Implications for:

| Anti-Poverty | Equal Opportunities | Environment | Employment |
|--------------|---------------------|-------------|------------|
| Yes | No | Yes | Yes |

1. INTRODUCTION

- 1.1 Members have received previous reports outlining the principles to be used for securing comprehensive regeneration in the Spinningfields area, and setting out progress made with the development and implementation of the Spinningfields Masterplan. The most recent report in December 2005, sought the endorsement of an updated and revised masterplan to respond to the needs of new occupiers and ensure that Spinningfields could compete for new investors and end users.
- 1.2 Since that time, the Spinningfields Partnership has been actively progressing the physical implementation of the masterplan, developing proposals to attract new occupiers, and implementing the management and maintenance of the public realm.
- 1.3 This report updates the Executive on activity that has taken place over the last eighteen months and ongoing developmental work.

2. COMPLETED SCHEMES

- 2.1 There has been a considerable amount of development and change in this area over the last few years and the status of individual proposals are set out below:

- (i) **John Rylands Library**

The comprehensive refurbishment and development of this world-class resource is now complete and this stunning new facility is now open to the general public. There will be a formal launch of the building in the autumn. Officers continue to work closely with the Library on their fundraising initiative and to ensure that the facility is fully integrated into the overall regeneration of the area, and are also playing a full part in evaluating public funding options. This is a significant development for Spinningfields as the incorporation of cultural facilities is an essential ingredient of mixed-use regeneration projects such as this.

- (ii) **G-MEN (Manchester Evening News) No 1 Scott Place/2 Hardman Street**

This prestigious new headquarters building on Hardman Street is now complete and G-MEN have taken occupation of the majority of the building, with the remainder being occupied by Deloitte and Allied London. The new street that has been created between Hardman Street and Atkinson Street has been renamed as Scott Place in recognition of CP Scott's historical association with the Guardian Media Group, the owners of G-MEN. The move into new premises by GMEN has been critical to the full implementation of the eastern section of the masterplan, and is key to defining the commercial profile between the John Rylands Library, the new Magistrates' Court and the RBS building.

(iii) **Civil Justice Centre**

The CJC is now substantially complete and the Department of Constitutional Affairs will take occupation in the autumn. The Lord Chancellor recently launched the building, which is the first and only CJC to be built in England. The scheme accommodates 27,000m² of development and will be occupied by approximately 3,000 people, including those in specialist legal and administrative functions. It is anticipated that, once operational, other legal and related functions will relocate within the vicinity of the CJC, which should result in a range of new occupiers to the City.

(iv) **Leftbank Apartments**

The development of 391 apartments has been completed and many are now occupied. Leftbank will be the only residential scheme in Spinningfields as the Partnership wish to ensure that the area fulfils its commercial potential as a new business destination for high order end users.

3. SCHEMES NEARING COMPLETION

(i) **3 Hardman Square and 4 Hardman Square**

Development is now substantially complete on the first phase of the Sir Norman Foster designed Hardman Square area. This comprises the development of a 15,000m² office building to be occupied by Halliwell Landau solicitors at 3 Hardman Square, which will be completed by the autumn. Number 4 Hardman Square provides 5,000m² of offices to be occupied by Grant Thornton and HSBC, and also incorporates an improved access to the van loading dock for the Crown Court. The next phase of development will comprise a 30-storey commercial building on the adjacent plot, the construction of which will commence in early 2008.

4. SCHEMES UNDER CONSTRUCTION

(i) **2/3 Hardman Street**

Development has commenced on this site to create a building of 35,000m², which rises from 10 to 14 storeys at its highest level. It will provide capacity for speculative development, which is regarded as crucial in order to respond to the likely occupational needs of new and existing occupiers over the coming years. The provision of readily available Grade A office accommodation across a large floorplate has been identified as an important issue within the marketplace. The availability of high quality office space is critical to ensuring that the City realises its full economic potential as a destination of choice for national and international investors.

(ii) **2 Spinningfields Square**

A flagship development for a major fashion house is being constructed on this prominent site on Deansgate, between John Rylands Library (JRL) and the RBS building.

The striking design will augment the existing iconic buildings in this prominent location both in terms of its function and design. The building will be completed and occupied by Spring 2009.

5. **OTHER SCHEMES**

(i) **Leftbank Retail**

The development of active ground floor uses has been a key objective of the Spinningfields concept from the very outset. It has always been envisaged that there would be a range of retail and leisure uses to complement the commercial offer; to ensure the area remains vibrant and active throughout the day and evening; and to ensure that the high quality environment is accessible to the public.

It is inevitable that there will be a delay between the completion of major projects and the provision of these new activities. However, the Partnership has been developing a strategy to ensure that the nature of the occupiers reflects the overall quality of the Spinningfields product. There is also a desire to support the independent sector and provide opportunities for new businesses to locate here. Retail occupiers

The next phase of ground floor use will be at Leftbank and adjacent to the River Irwell, which will incorporate a range of leisure activities, mainly restaurants and cafés. These facilities have terraces to the front and rear of their properties to take advantage of both the waterside setting and the path of the sun throughout the day. Retail occupiers due to take units at Leftbank include Shimla Pinks, Bar Ha! Ha!, Strada, Café Rouge, Zizzi, Gourmet Burger, Pret a Manger and Sam's Chop House. Other retail occupiers within Spinningfields include Hugo Boss, Wagamama, EAT, Carluccio's, Yo! Sushi and Giraffe.

Each ground floor tenant has been issued with a design guide, and the appearance of all internal and external areas will be managed to ensure that the facade and use of the premises are fully complementary to the Spinningfields concept.

(ii) **Peoples' History Museum – Proposed Extension**

The Museum have submitted an application to the Heritage Lottery Fund to extend the Pumphouse with a new gallery and associated facilities on the adjacent vacant plot. This plot has always been reserved for this purpose and the development will ensure that their unique collection will be better displayed and accessible. Like the JRL, this will provide a further essential cultural facility for both Spinningfields and the City.

(iii) **Public Realm and Public Art**

The public realm is being built out in phases in response to the development of individual plots, with a standard of design, materials and construction that are both exceptional and complementary to the design quality of the buildings. The first and second phases are now substantially complete at

Spinningfields Square, Hardman Street, Hardman Boulevard, Hardman Square, Left Bank and the riverside walkway providing the key pedestrian linkages through the whole area. The public realm works were in part financed by ERDF funds.

Hardman Square incorporates the first phase of public art in the form of a series of water features. This phase will also include a new art installation at Irwell Square.

(iv) **The New Magistrates Court**

The Partnership is currently investigating potential temporary uses for the ground floor of the building pending completion of the Masterplan in this area, in order to create a strong street presence and a broader range of activity.

(v) **Emerging Opportunities**

The partnership has been exploring opportunities to attract a range of occupiers in the financial and professional services sector that are currently not represented in the City, including those in the North American banking and commercial sector. Initial exploratory work undertaken suggests that there is considerable potential in this market. However, there is still further work to be done to fully realise this opportunity, which will be a strong focus for activity in the coming months.

(vi) **Irwell City Park**

The Spinningfields development is part of the Irwell City Park proposals, which will improve the riverside setting and provide facilities and amenities that will contribute towards the implementation of the Park.

The creation of the riverside walkway and bridge link is an essential ingredient of the Irwell City Park concept, and further work and funding will be required to ensure that these are delivered in a way that makes the greatest contribution to the Park proposals.

6. CONCLUSION

ALP, in collaboration with the Council, has made very significant progress in terms of driving forward the implementation of the Masterplan. It is essential to recognise that the Masterplan framework needs to be robust and flexible in order to ensure that major investment opportunities can be captured for the benefit of both Spinningfields and the city centre as a whole. Therefore, the Masterplan needs to be regularly reviewed and updated in order to accommodate any necessary changes.

The issues set out in this report seek to update the Executive on the progress that is being made with the implementation of the Masterplan.

7. IMPLICATIONS FOR KEY COUNCIL POLICIES

Anti-poverty

The reconstruction of the Spinningfields area, and the opportunity to attract major investment will create new jobs that are accessible to Manchester residents.

Environment

The redevelopment of the Spinningfields area will provide a much improved environment that will be well maintained and attractive to future occupiers and users.

The new public streets and squares that have been and will be implemented in Spinningfields will provide safe and accessible routes and destinations for all users, and the management and maintenance regime that will be adopted will ensure that high standards of urban management are achieved. When individual applications are submitted for development, officers will ensure that they are all fully accessible to all people.

Employment

The reconstruction of the Spinningfields area, including the implementation of development opportunities such as that provided by the relocation of RBS, has provided additional jobs. Already, developments completed, or in the process of being completed will accommodate over 9,000 jobs. The introduction of 'Metroshuttle' to Spinningfields will help ensure that this key employment area is fully integrated with the rest of the Central Business District of the city centre.

6. RECOMMENDATIONS

Recommendations can be found at the front of this report.