

GROSVENOR THINKS REGENERATION

Grosvenor's long experience of managing 300 acres in central London has given us unparalleled expertise in mixed use schemes in urban settings. Here several different uses and building types are combined with landscaped public spaces to create a cohesive and interdependent community. Urban mixed-use schemes require long-term commitment, deep understanding and an ability to gain the trust of multiple stakeholders, to ensure regeneration of the neighbourhood meets the wishes of the local people.

Current development activities include major urban regeneration projects across the UK. We are one of the few companies able to undertake complex projects of this sort and take very seriously our socio-economic responsibilities as developers. While we have great experience in urban regeneration, we recognise towns are individual and unique, each requiring its own solution.

A summary of current projects:

Cambridge Grand Arcade

Grand Arcade is a major 450,000 sq ft retail development in the heart of Cambridge providing this historic city with modern shopping facilities. It opens on 27 March 2008. The development is seen as a positive and essential requirement for the continued vitality of Cambridge city centre. The design enhances and extends the historic retail thoroughfares of the city under two glass roofed arcades. It has been developed by the Grand Arcade Partnership – a joint venture between Grosvenor and Universities Superannuation Scheme.

Crawley Town Centre North

Grosvenor's interest in Crawley is focused on the proposed 'Town Centre North' scheme to revitalise the north of the existing shopping area. It is a bold vision for life-enhancing change that will make the town a regional hub and a place where people want to work, live and shop. The development will be the biggest change since Crawley was designated a 'new town' sixty years ago. The proposals comprise retail - including two anchor stores, offices, a relocated Town

Hall, housing, restaurants and a hotel. Two new squares, together with a new urban park, will act as green gateways into this part of Crawley.

Liverpool One

Liverpool One is a £900 million retail-led, mixed-use regeneration project in the heart of the city centre. The most important development in Liverpool for 40 years, it will deliver a revitalised shopping, residential and leisure environment.

The scheme is opening in two stages. The first phase on 29 May includes over one million square feet of retail on the West side of Paradise Street and 3000 car parking spaces. The grand opening of the completed development will take place on 30 September. This will include the balance of the retail space, a 14-screen Odeon multiplex cinema, the restaurant terrace, cafés and bars, together with offices, and a revitalised five acre park.

The development will make a significant contribution to Liverpool's renaissance. The design retains the unique layout, diversity and character and feel of the area while delivering 42 acres of multi-district city centre regeneration. Liverpool One was recently awarded North West regeneration scheme of the year at the annual Property Week North West awards.

Preston Tithebarn

The proposed 1.6 million sq ft Tithebarn development is a £600m retail-led, mixed-use urban regeneration project. The masterplan incorporates a major department store plus 98 other new shop units. John Lewis is the scheme's primary anchor tenant. The proposals include a range of bars and restaurants, a 10-screen cinema, new and refurbished markets, approximately 500 new homes and 2,700 new car parking spaces. The masterplan incorporates plans for enhanced public realm including public art, as well as a new bus station to serve the city.

Tithebarn promises to deliver a revitalised central core linking up with other key areas of the city. It will also provide size and configuration of shops which are not currently available providing an opportunity to attract exciting new retailers to Preston. The Tithebarn Partnership, a joint venture between Grosvenor and Lend Lease, and Preston City Council believe the proposed scheme will be a positive catalyst for the wider regeneration of Preston.