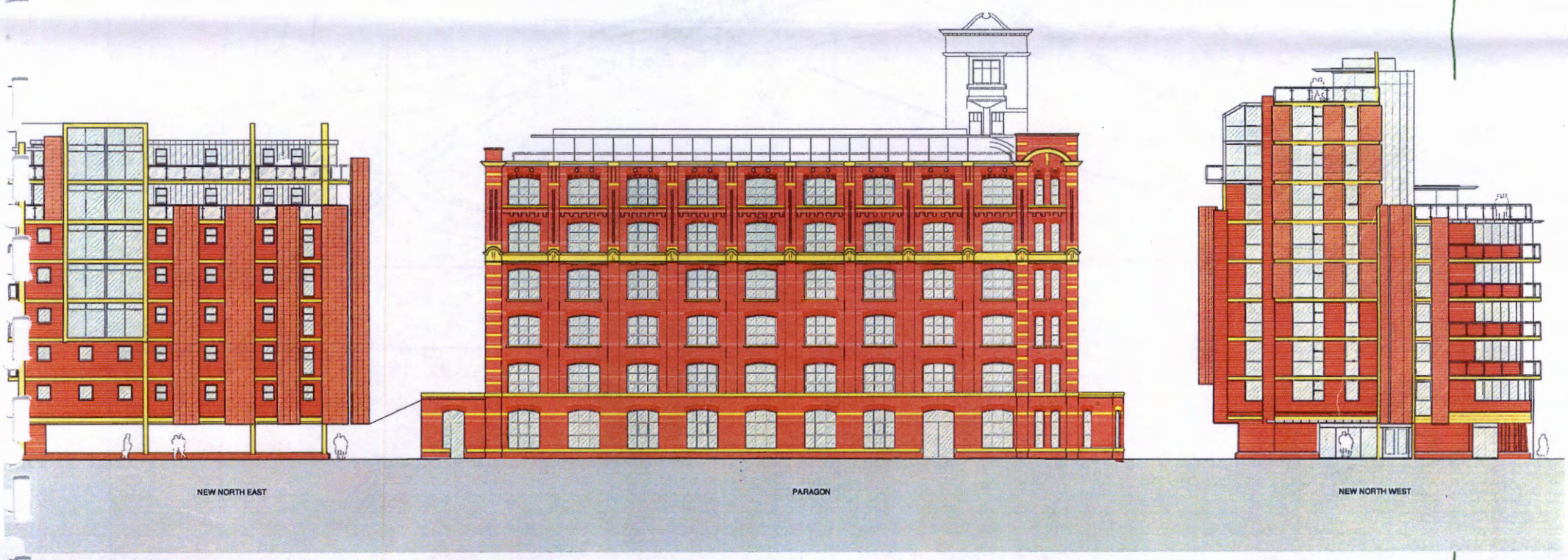
PLANNING
ACK'D
REPLIED
RECD 10 NOV 2003
M
M
M
FOR ACT
M
REC'D
DATE

ANCOATS URBAN VILLAGE

Royal Mills Manchester

100 000 sq ft mixed-use retail leisure & commercial development together with 276 apartments

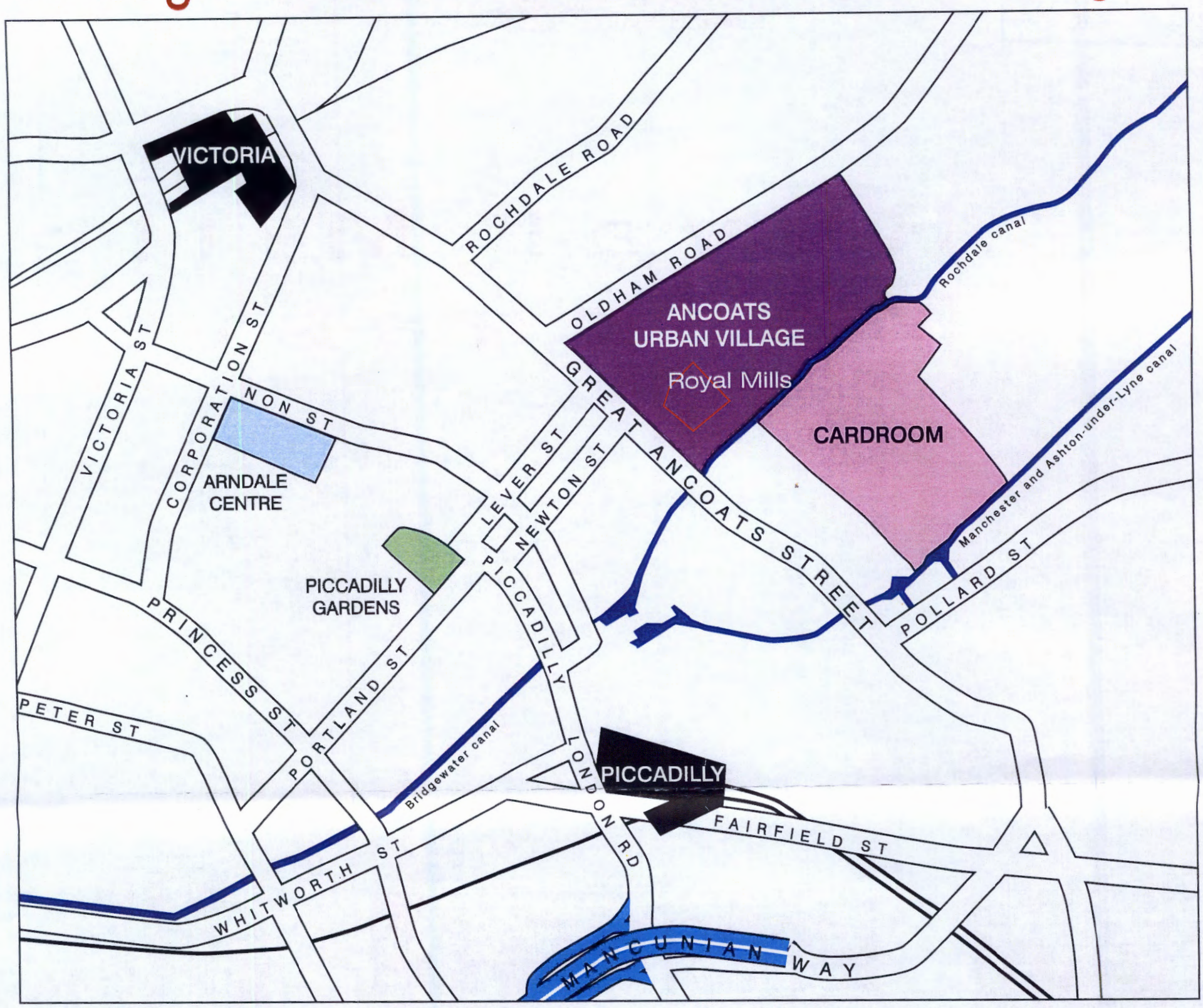


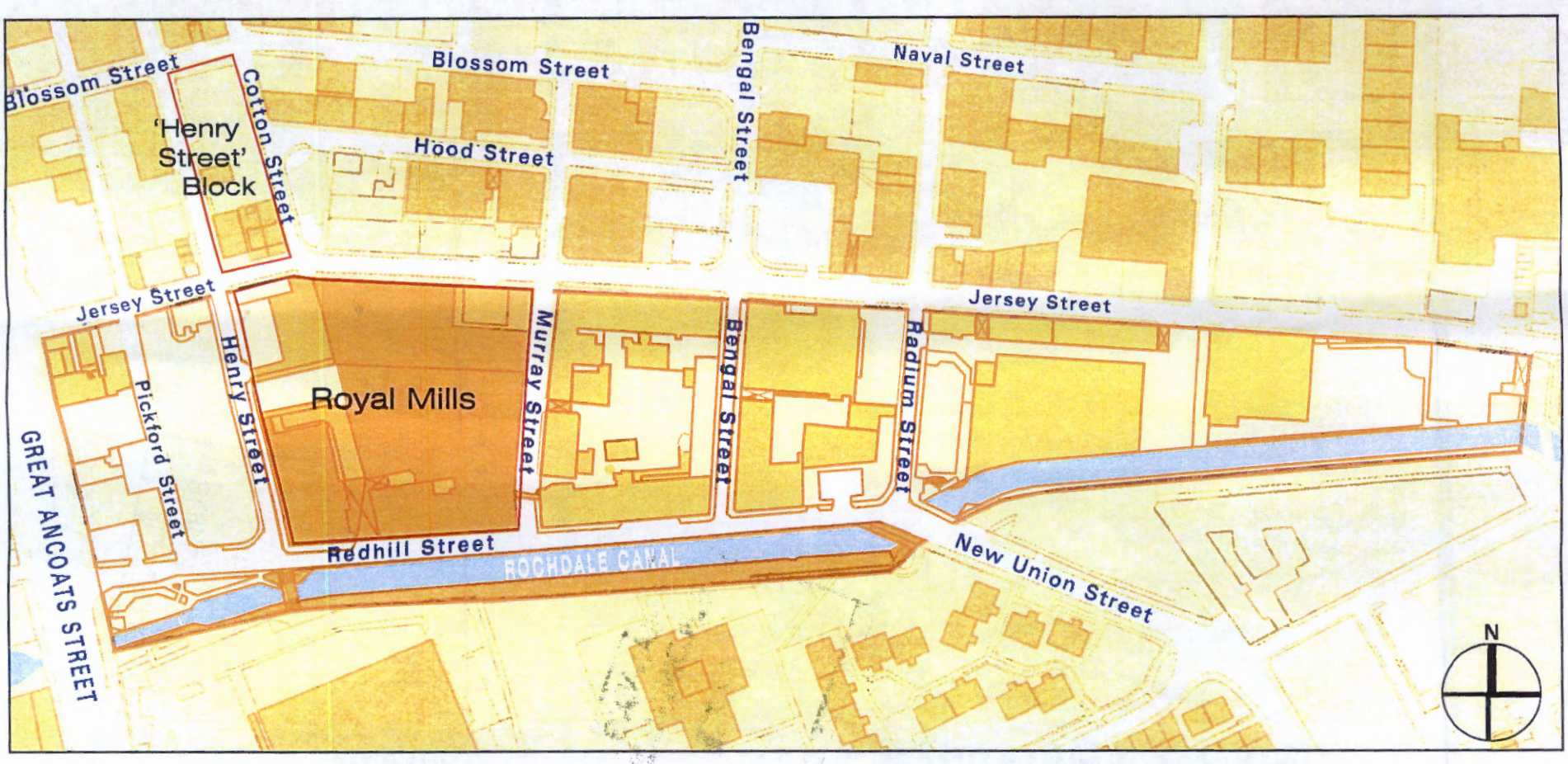
A Development by

LONDON & AMSTERDAM – ING REAL ESTATE

PLANNING AND BUILDING CONTROL
14 FEB 2014

Strategic Location of Ancoats Urban Village





Contents

Introduction

Location

The Site

Lower levels

Ground floor

First floor

Upper levels
– residential

Second floor

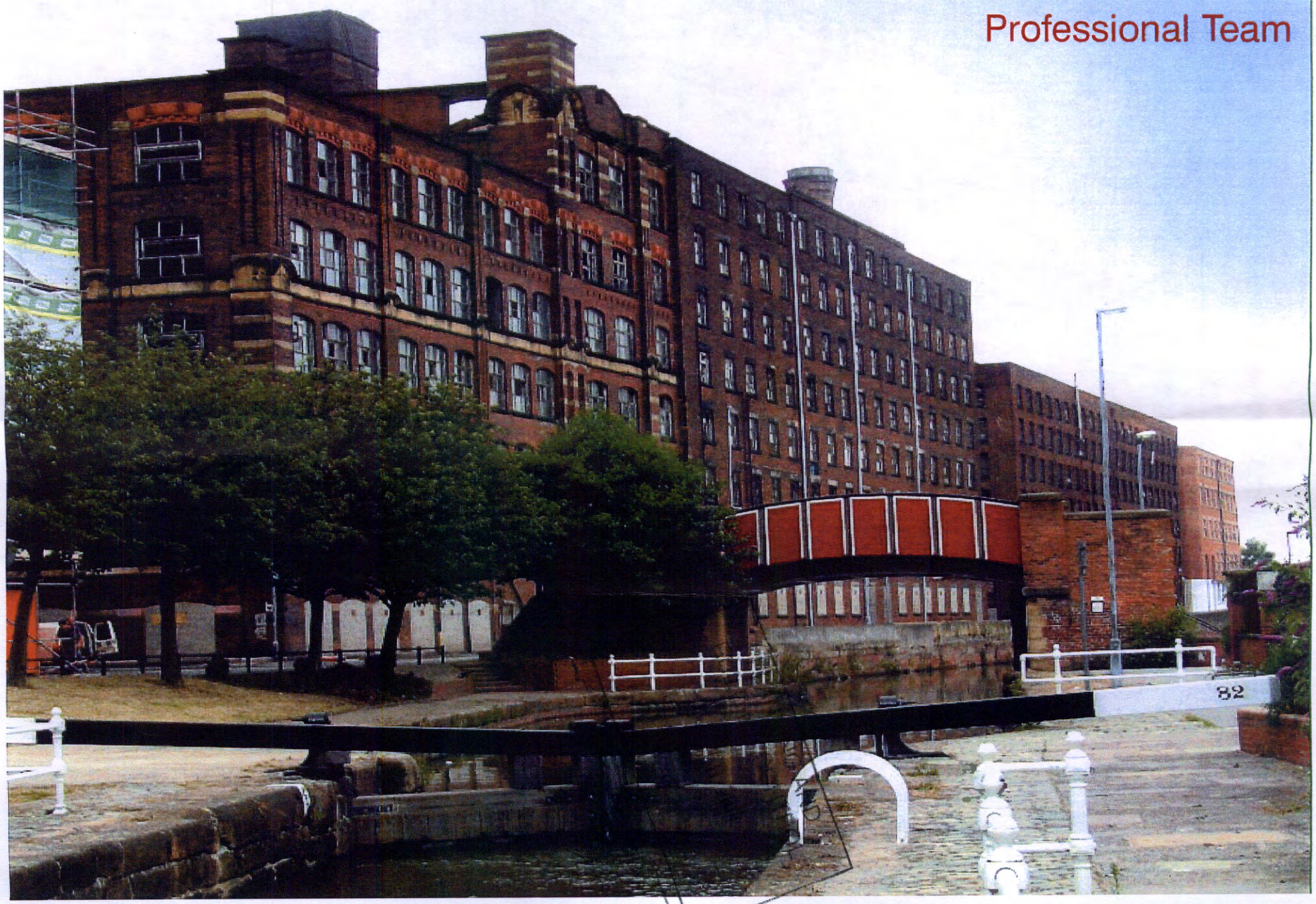
Duplex apartments
7th & 8th floors

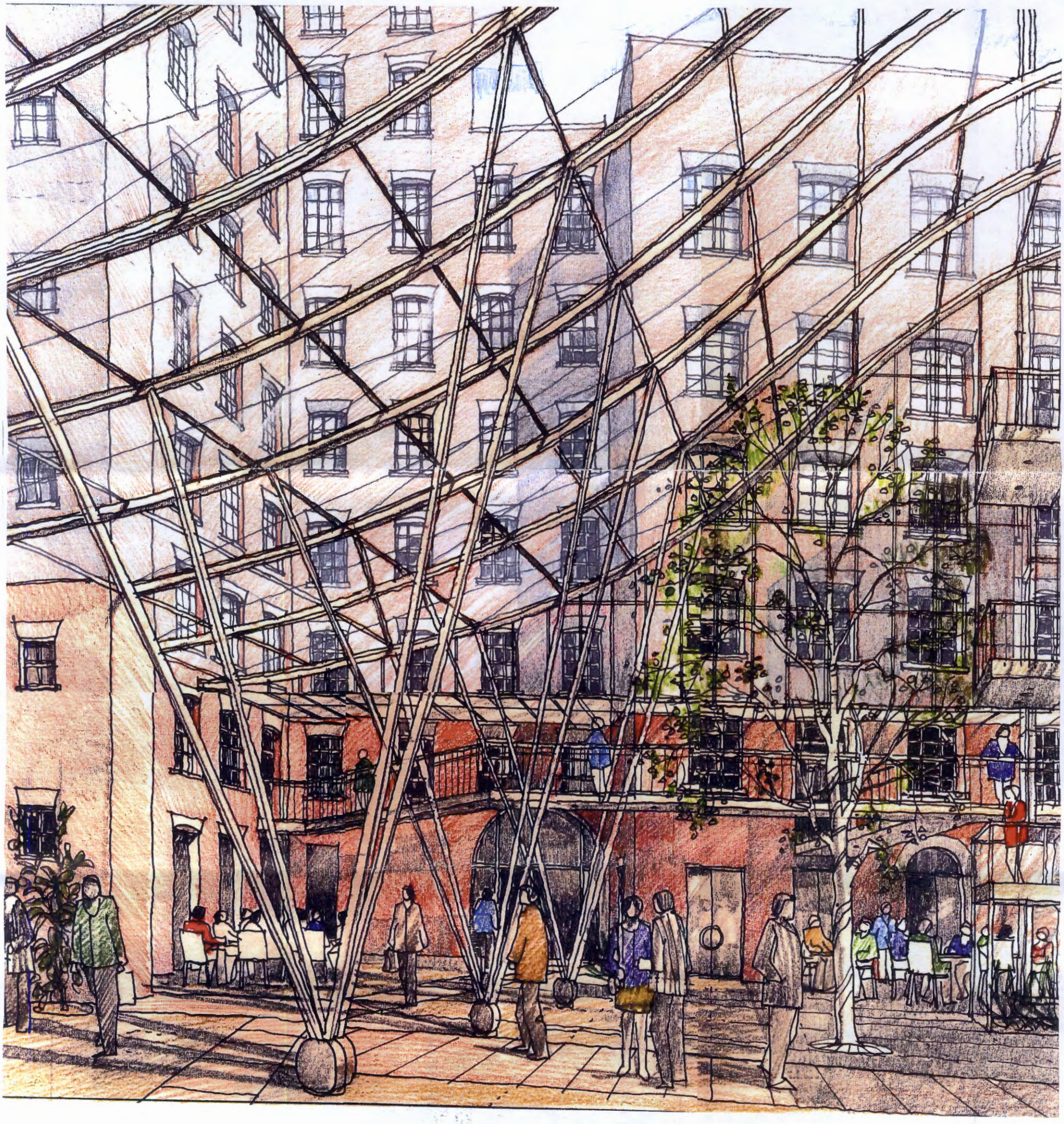
Roof plan

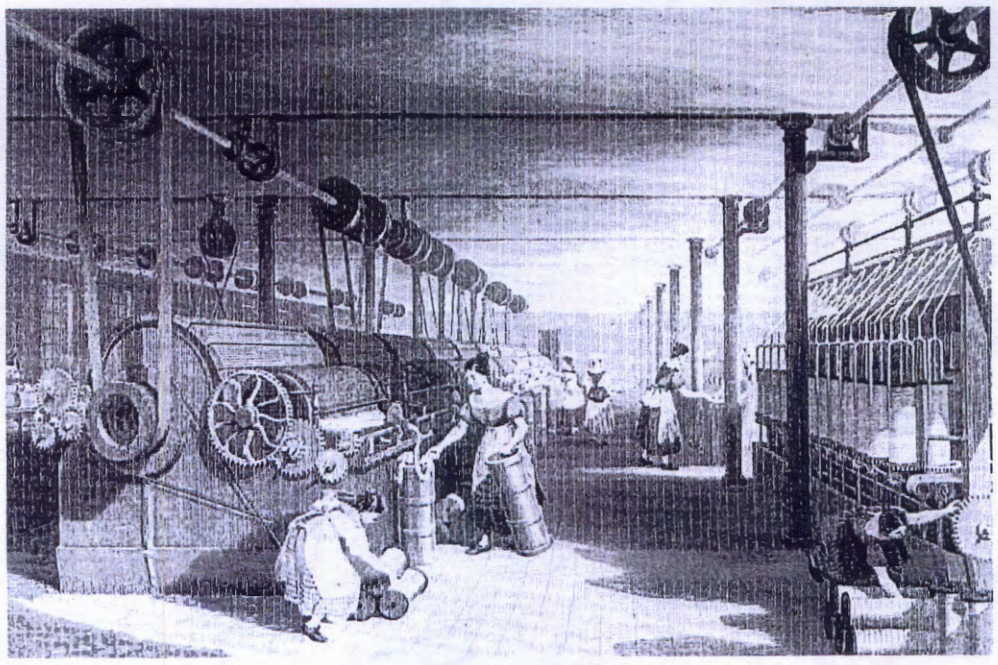
Basement plan

Elevations/Sections

Professional Team







Introduction



In Manchester's long history, there have been very few opportunities to transform a neglected area into a vibrant community of international distinction. London & Amsterdam Developments Limited perceives Royal Mills, Ancoats as a unique challenge to create a major mixed-use development, which will complement Manchester's city centre. This unique opportunity will provide quality residential, appealing to a complete cross-section of people. The vision for Royal Mills is to create a vibrant and exciting district with its own distinctive character and vitality, together with an attractive balance of social and cultural facilities which are of such vital importance to create a thriving community.



The importance of a major residential element is fundamental to a regeneration's success in order to create a new community with a full complement of support facilities - wine bars, restaurants, leisure opportunities at ground floor and basement, and workshop space at ground and first floor level. This space will be flexible in concept, matching precisely the needs of today's existing and emerging companies. The vision of London & Amsterdam in this proposal for New East Manchester is to design a community which will become totally integrated with the city centre and surrounding districts, creating an important synergy between existing and new – a community which takes full advantage of the new transport infrastructure, which has either been introduced, or will take place, in the foreseeable future. The development must be seen as a natural extension to the existing city centre, with its already excellent public transport facilities. London & Amsterdam would seek to create direct links with the city centre, creating an important route between the centre and districts to the east.

Ian Pearce, Chief Executive of London & Amsterdam, has been the inspiration behind many of the UK's major examples of urban regeneration including Albert Dock, Liverpool, which has received an International Gold Medal for Conservation; Ocean Village, Southampton; Bluewater in North Kent; Brindleyplace, Birmingham; and Quayside, Newcastle.

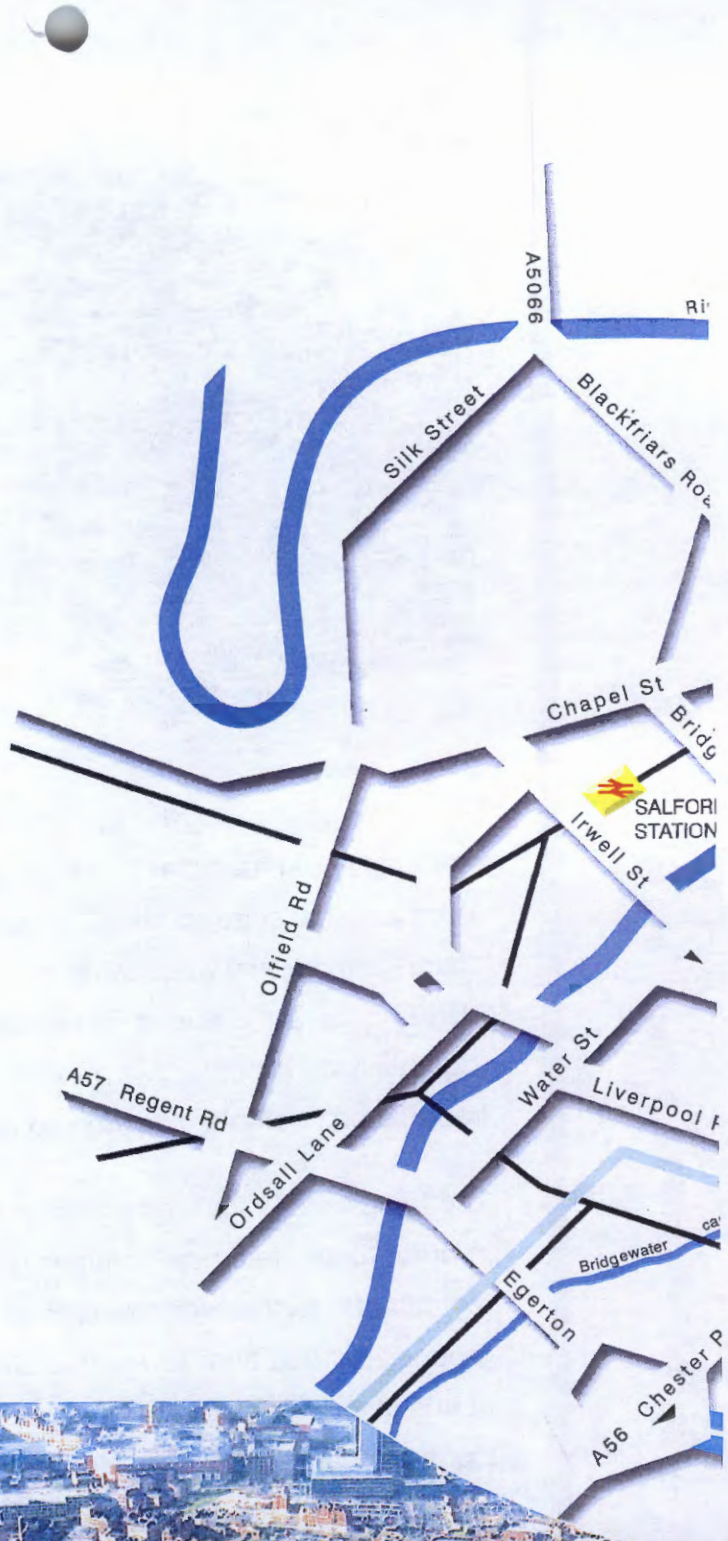
All these projects have received international acclaim as major examples of regeneration, often acting as a catalyst for other major development projects in the immediate vicinity. Some, such as Albert Dock and Ocean Village were in abandoned docklands; Newcastle was a disused quayside; Brindleyplace was a city centre derelict site; and, prior to the involvement of Ian Pearce, the only suggested use for Bluewater – as one of the UK's largest exhausted quarries – was to use the site for land-fill, which would have blighted the area for decades to come.



London & Amsterdam is a member of ING Real Estate, the development arm of the ING Group, one of the largest institutes in Europe, with assets of £300 billion, and with a profit before tax for 1999 of £360 billion. ING with its headquarters in The Hague in The Netherlands, has been responsible for many major developments throughout Europe, North America and in Beijing, China. ING Real Estate has a major commitment to major urban regeneration projects such as Kop van Zuid in Rotterdam and Amsterdamse Poort, both of which represent urban regeneration developments of the scale and complexity needed to take on major regeneration projects such as Royal Mills, Manchester.

PLANNING AND BUILDING CONTROL
1 FEB 2001





① Arndale Centre
② Triangle
③ Selfridges
④ Marks & Spencer
⑤ Harvey Nichols
⑥ Debenhams
⑦ King Street
⑧ Royal Exhange Theatre
⑨ Bridgewater Hall
⑩ G-Mex
⑪ Printworks
⑫ Urbis
⑬ Piccadilly Gardens
Metro Link











Location



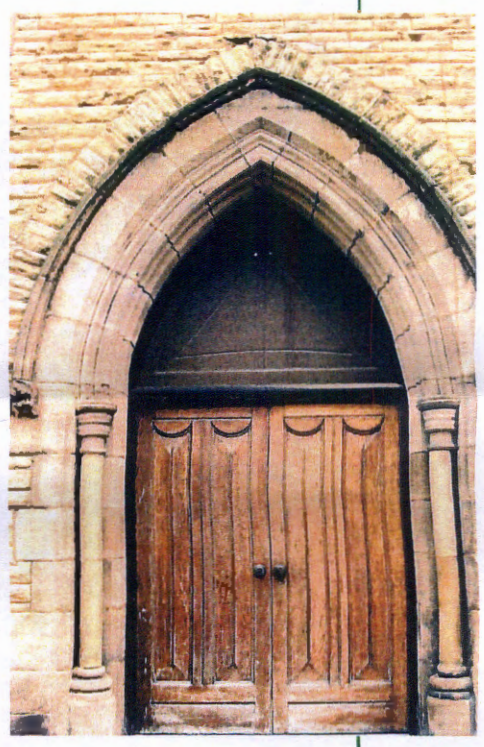
Royal Mills occupies a strategic location immediately adjacent to Ancoats Urban Village. It is bounded on the west by Great Ancoats Street, on the south side by the Rochdale Canal, to the north by Jersey Street, and to the east by Murray Street. On the edge of Manchester's city centre, the area offers an unparalleled opportunity for a spectacular, mixed-use redevelopment.





Ancoats contains some magnificent mill buildings and was the world's first industrial suburb. It was its excellent communications a hundred and more years ago that was the catalyst for the thriving, bustling suburb it rapidly became. It still offers outstanding links to the heart of the city with the added bonus of overlooking the Rochdale Canal, now to be used for leisure.

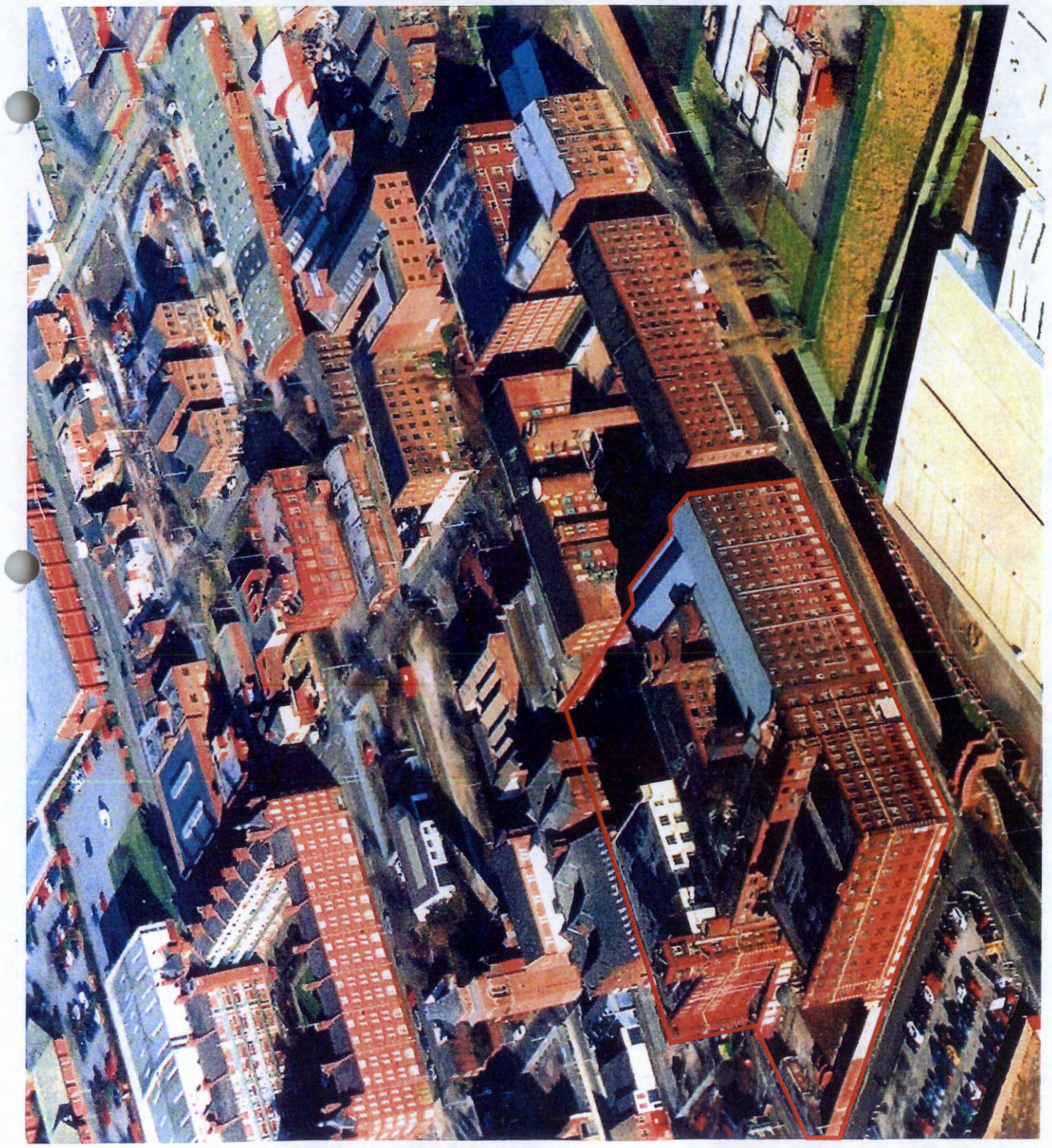
Ancoats has many fine Georgian and Victorian buildings and has the greatest concentration of Grade II and Grade II* listed buildings in the city. Ancoats richly deserves its designation as a conservation area and is being considered for World Heritage Site status.

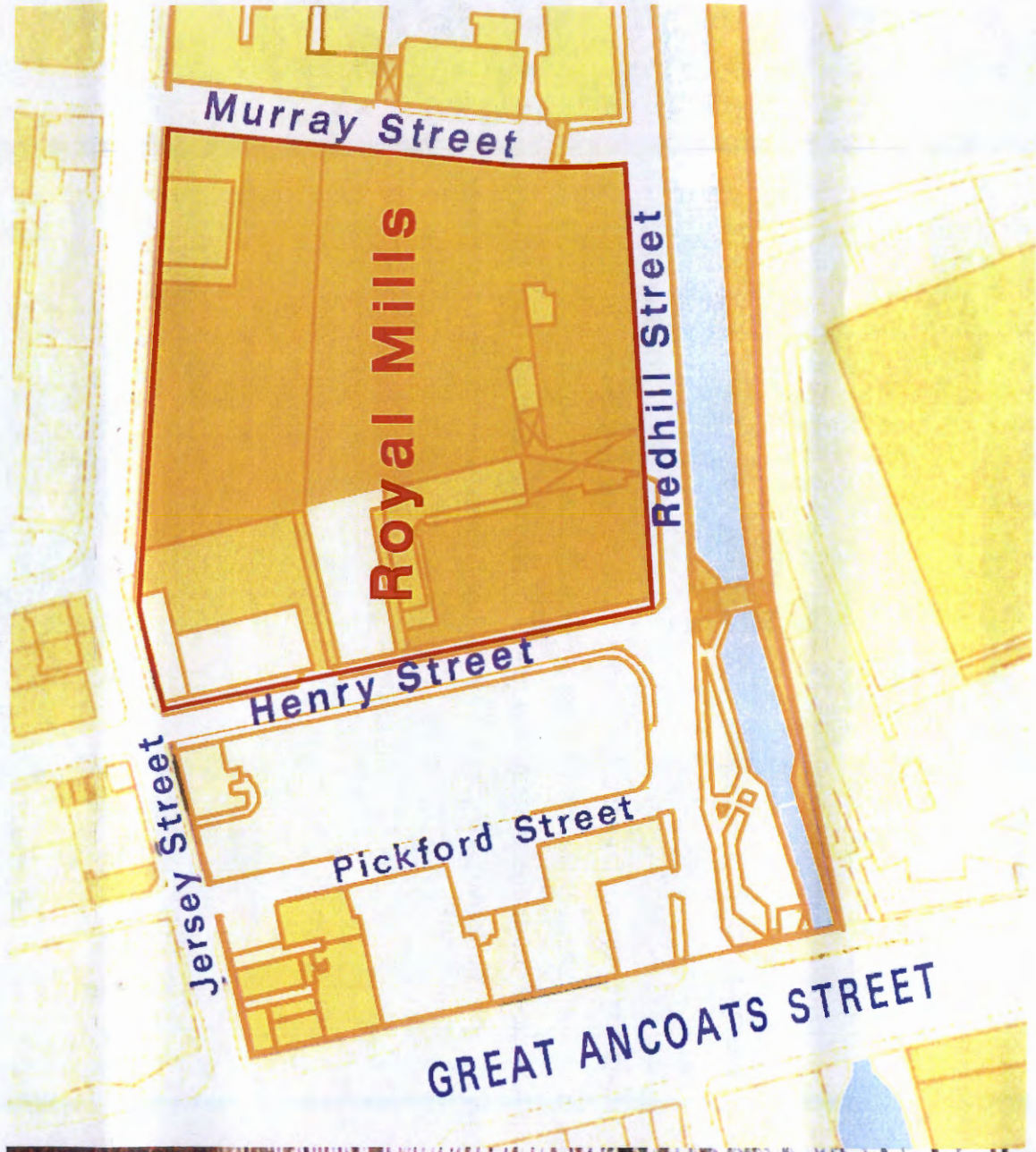











Murray Street
Royal Mills
Redhill Street
Henry Street
Jersey Street
Pickford Street
GREAT ANCOATS STREET

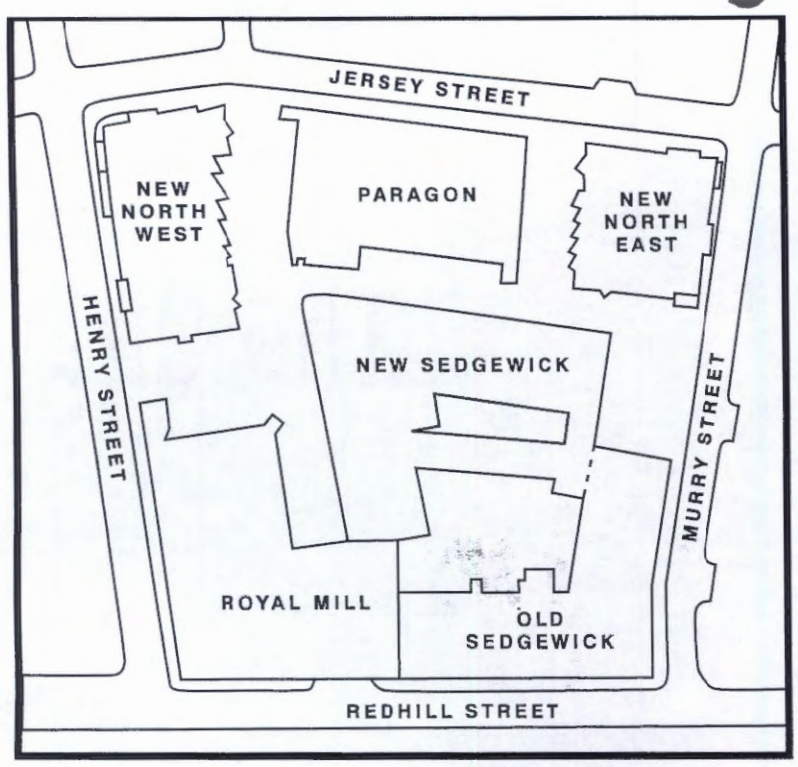


The Site

A series of circumstances have combined to make Royal Mills so outstanding in the industrial development of this great city.



- Manchester had grown slowly through the Middle Ages and it wasn't until a quantum leap in transport infrastructure, which took place in the late 18th century, that growth really took off. The River Irwell was canalised in 1735; the Bridgwater Canal followed in the 1760's.
- When the Industrial Revolution began, the pivotal location of Manchester was a magnet for people. Within 50 years, from the 1750's until 1800, the population quadrupled to 70,000.
- Water power, which had previously driven machinery, was being rapidly replace by the steam engine.
- Two Scots, James McConnel and John Kennedy, migrated to Manchester and formed a company which was the first to use steam power to drive Crompton's spinning mules.
- The first McConnel & Kennedy mill was built on what is now Redhill Street, adjacent to the proposed Rochdale Canal. A second mill, built by fellow Scots – the Murray brothers – was built nearby. By the early 19th century these two firms dominated not only cotton spinning in Manchester but throughout the world. Within the space of just 20 years, this part of Ancoats became a large, complex and dominating collection of cotton spinning mills.



- The firm of McConnel & Kennedy was the largest employer in Manchester and during the 19th century expanded steadily throughout the fluctuating economy of the cotton industry.

- The Royal Mills site covers seven stages of development, from 1818 to 1912, and represents a unique record of mill development from the earlier 'fire-proof' construction to the latest development of the early 20th century. Individually the mills are superb examples of their own time. Collectively their contribution to world heritage is without peer.



- The earliest mills (Old Mill and Long Mill) have now disappeared but four mills (Sedgewick Old Mill – 1820; Sedgewick New Mill – 1868; Paragon – 1911; Royal Mill – 1913) remain together with a four-storey warehouse (1905) in the courtyard of the Old Mill.

- Sedgewick Old Mill was built around 1820, forming a rectangular complex with a central courtyard. The building has a 'fire-proof' construction – cast iron columns, beams and sprung jack arches and is typical of mills of its period. The main block is the best example of a fire-proof mill in Manchester.

- The main block and east wing accommodated spinning mules, each with 800 and 1,000 spindles. The engine and boilers were in the west wing, together with a smithy, store rooms and preparation rooms above.



- Royal Mills is considered to be one of the most important spinning mills in Manchester. These magnificent Victorian and Edwardian industrial buildings occupy an outstanding location in Ancoats Urban Village, overlooking the Rochdale Canal.

- Sadly, their importance is not reflected in the state of the building fabric. The changing fortunes of the cotton industry, the continual adaptation, recent low-cost, short-term uses, and the attention of vandals have taken a serious toll. Fortunately the fire-proof form of construction adopted by the mill owners, McConnel & Kennedy, has ensured that the mills can be regenerated for future use.

- There are two cleared sites within Royal Mills – north-east and north-west – which are suitable to be developed as new buildings with residential above and new car parking below ground, not only for the residential above but also for the whole project. There would be space for vehicles under the two buildings.

- There are three principal buildings – Royal Mill, Old Sedgewick and Paragon – with smaller and far more decayed buildings in the centre. The less significant buildings will be demolished but the earlier buildings – Old and New Sedgewick – will be restored, despite the poor condition of New Sedgewick.

- The original buildings are intrinsically strong enough for modern purposes – workshops, restaurtants, cafés/winebars and residential – although substantial overhaul or renewal will be required.





Key elements of renewal include:

- reconstruction of collapsed area;
- major repairs to external brickwork;
- replacement of all windows;
- cleaning, repair or replacement of stonework;
- replacement of all roof coverings, repair of remaining timber, roof structures, replacement of missing or collapsed timbers;
- renewal of nearly all internal surfaces, matching the original in key areas;
- renewal and installation of all services.



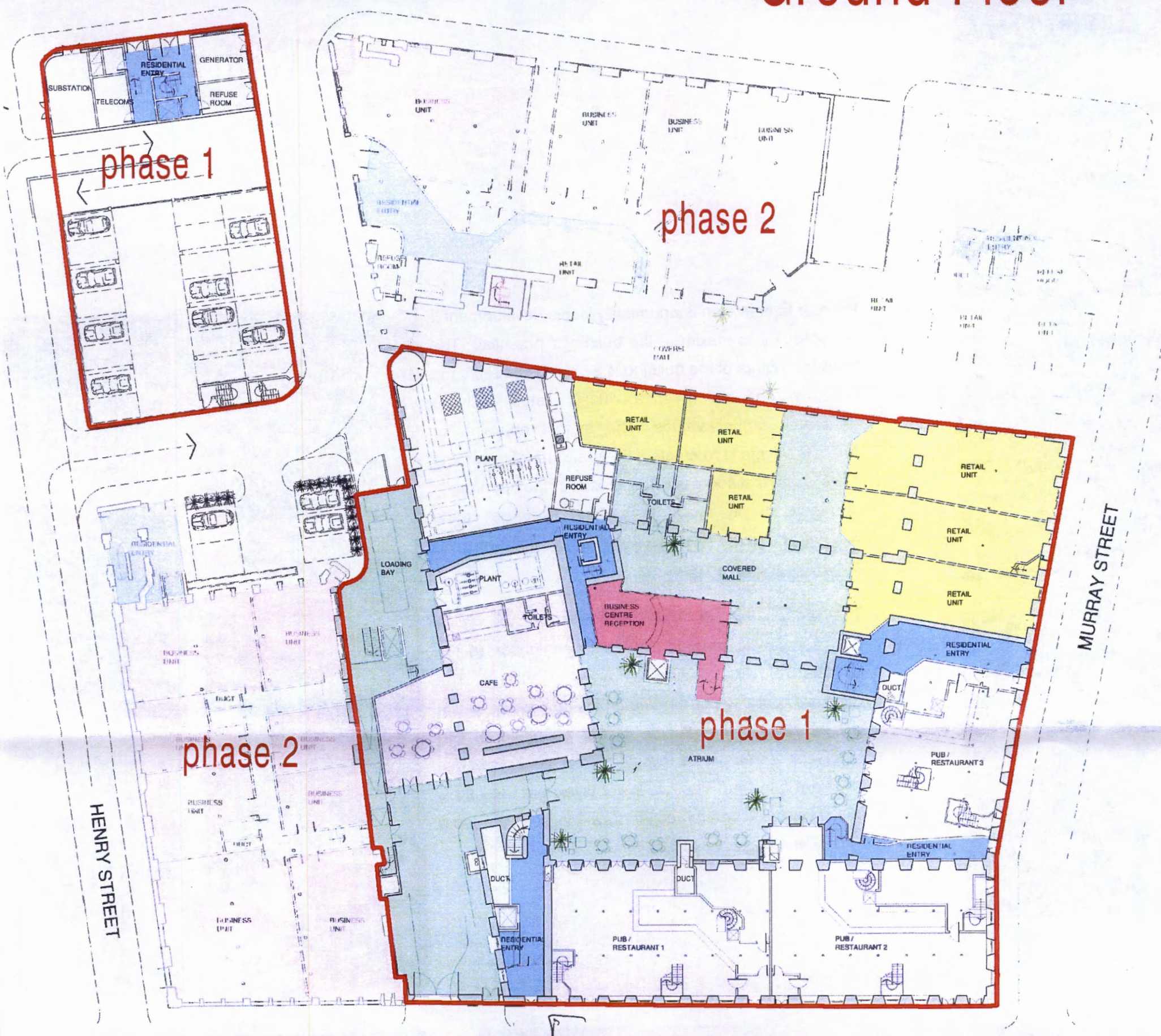
G AND CONTROL
EB 2014







Ground Floor



At ground level the atrium will link through the four-storey block to two lower glazed arcades covering the gap with New Sedgwick and the gap between New Sedgewick and Paragon.

1:200

There will be a network of pleasant, protected, publicly accessible spaces, formed by the atrium and the lower glazed arcades. They will be accessed from Murray Street, Redhill Street and off the re-opened line of Cotton Street. All units fronting onto these spaces will have large glazed shop fronts and doors to encourage their use as small shops or showcase-based businesses.

KEY
- RETAIL
- BUSINESS
- CIRCULATION
- RESIDENTIAL
- CAFE/PUB/ RESTAURANT
- PLANT
- PHASE 1

There are four large catering units which, together with the atrium, are designed to be of interest to larger food and drink tenants – i.e. pub/restaurants. Three units will be linked at ground and first floor levels creating units in the order of 6,500 sq ft (600m²), with access both to Murray and Redhill Streets as well as access to open seating in the atrium.

The fourth unit will be a café/bar opening directly off the atrium, with a possible link. This café/bar has a key location at the entrance to the development from Redhill Street. With its canal-side frontage opposite the footbridge to the tow path, this will become the principal pedestrian entrance between Ancoats Village and the developments taking place in Piccadilly, around the station and canal basins. The café/bar will create a brightly lit, attractive feature visible directly from Redhill Street, leading the visitor into the main square.

Lower Levels

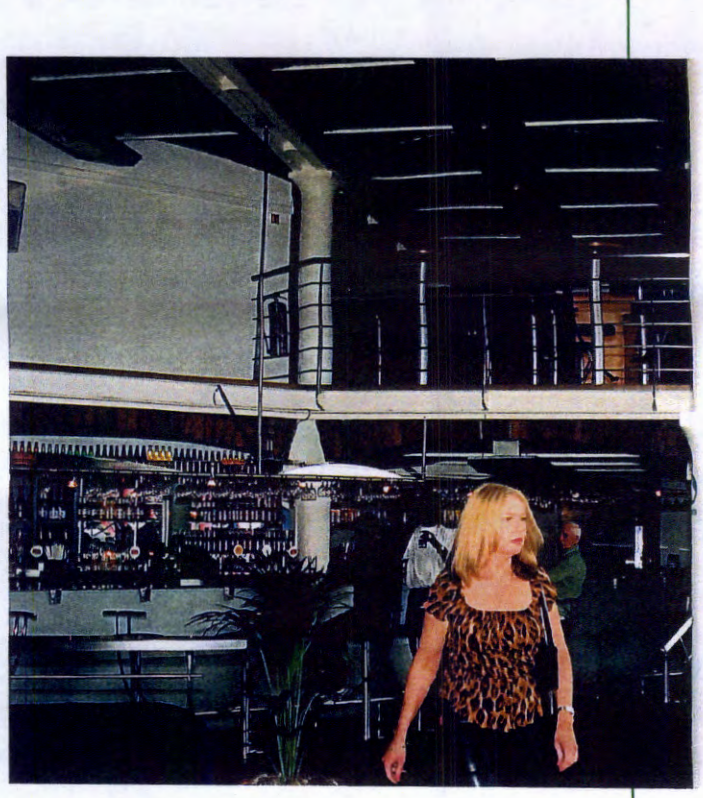


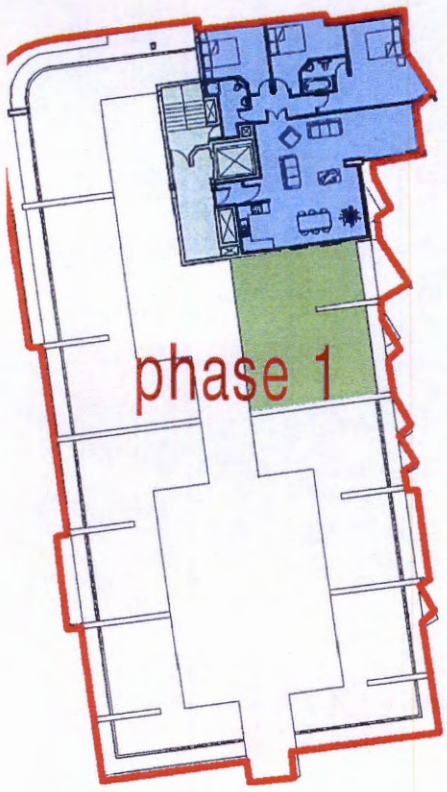
In order to create an economically viable development it is necessary to maximise the buildings' potential. The historical nature of the building is a great asset since the sensitive conversion of a quality listed building generates higher values. The overall concept for Ancoats Village is to create a lively mixture of uses. The ground and first floors of Royal Mills offer the opportunity to create quality retail, leisure and business space whereas the upper levels (second floor and above) offer potential for quality residential.

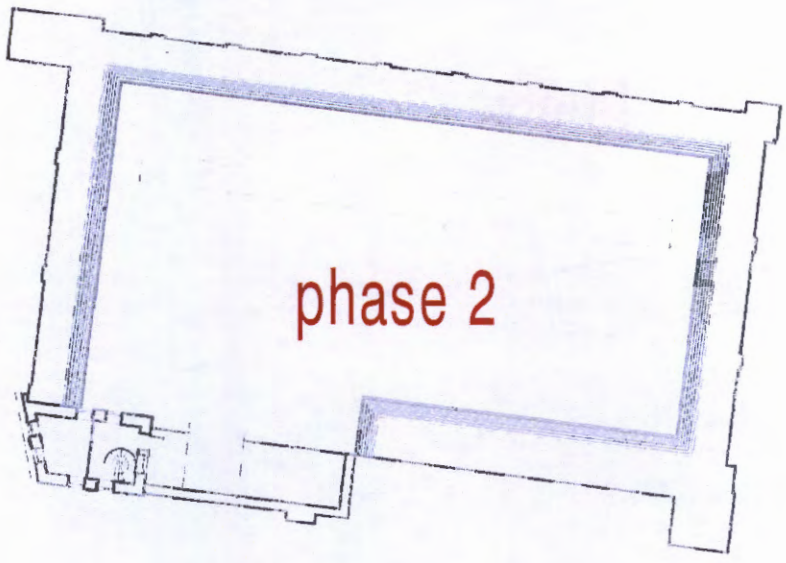
The adaptation of the lower two floors to a business/people draw is the main contribution to the commercial regeneration of Ancoats Village. The business centre will be centred on the new atrium, which will be built in the original central courtyard of Old Sedgwick, which will be revealed when derelict low-rise infills are removed. The two lower levels are ideal for a mixed business centre/people draw, focussed around a new, covered, glazed atrium.





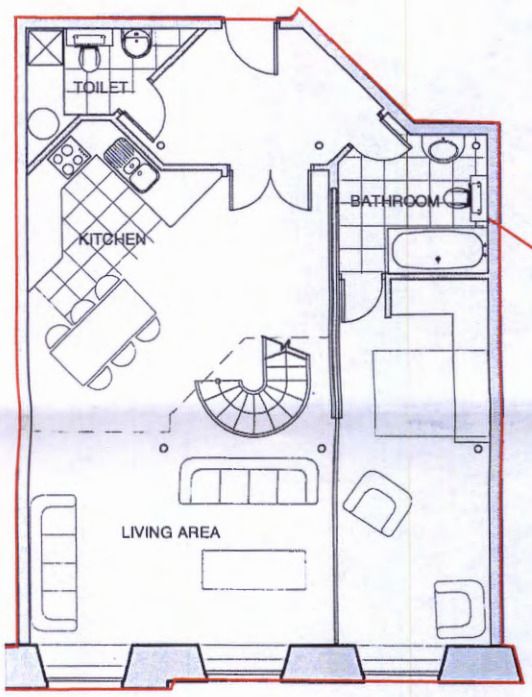






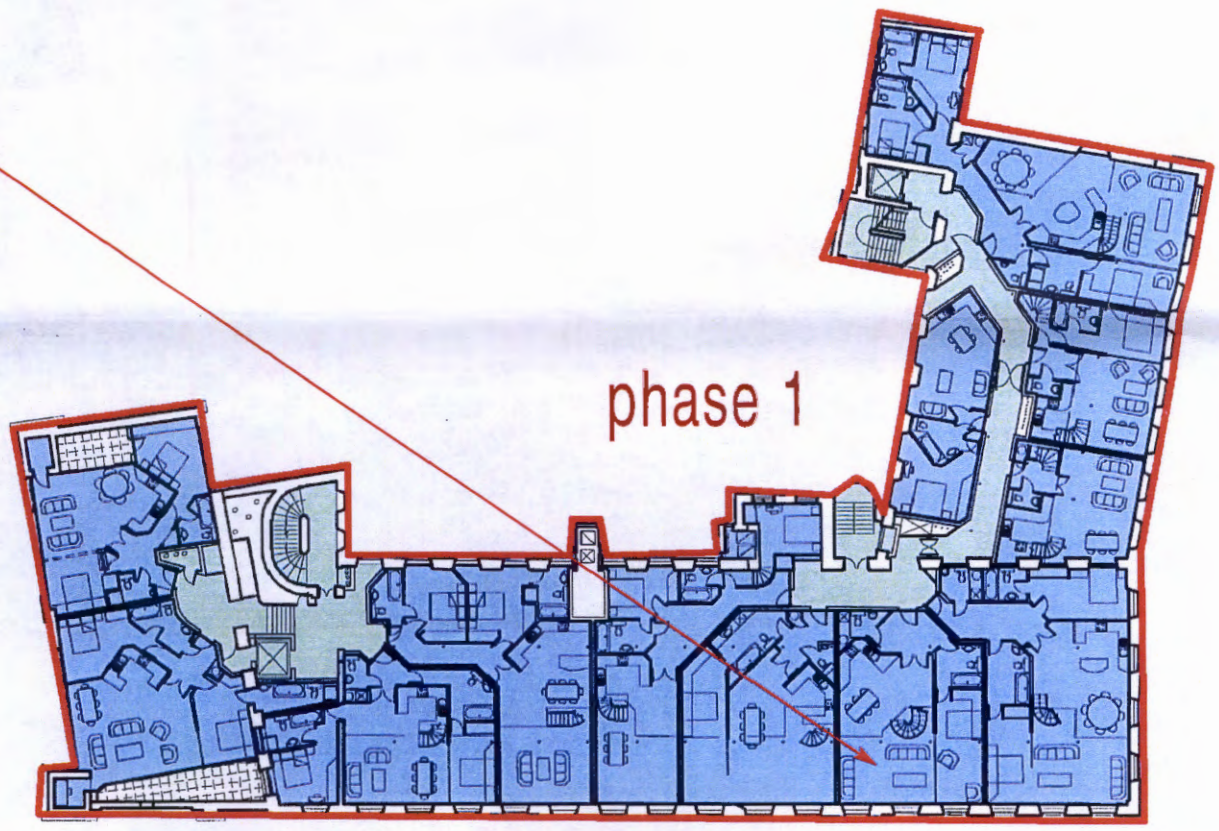


Floor 7



GROUND FLOOR

phase 1





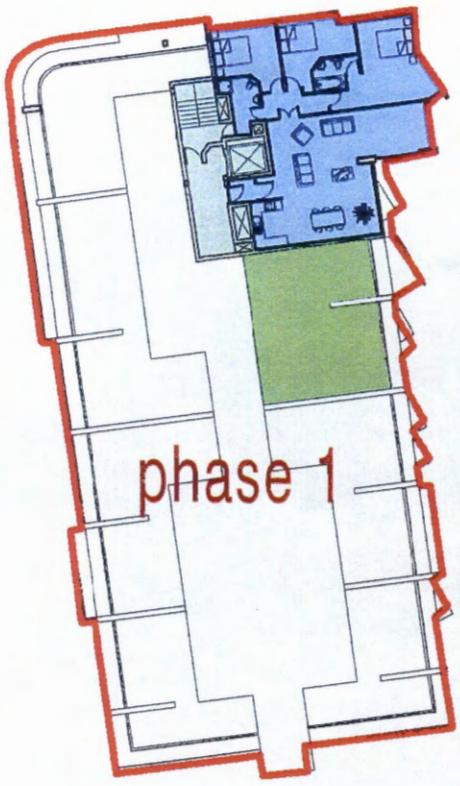


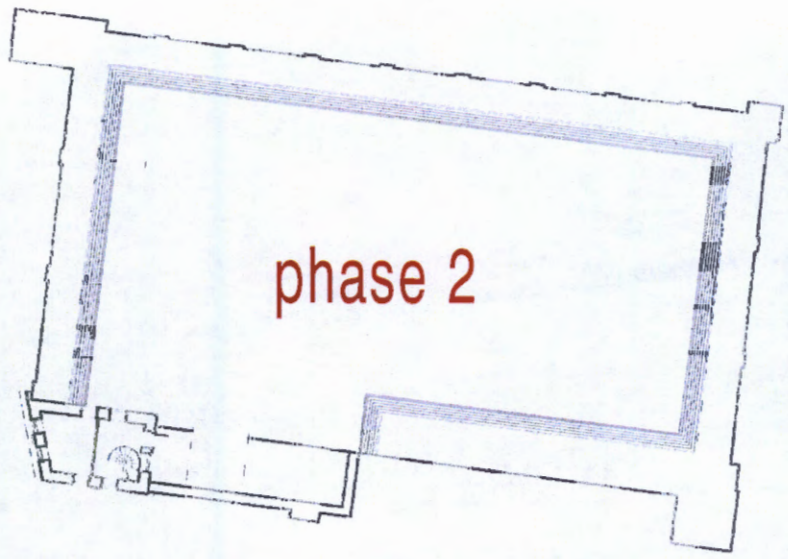
KEY

- RETAIL
- BUSINESS
- CIRCULATION
- RESIDENTIAL
- CAFE/PUB/ RESTAURANT
- PLANT
- PHASE 1

PLANNING AND BUILDING CONTROL
14 FEB 2014

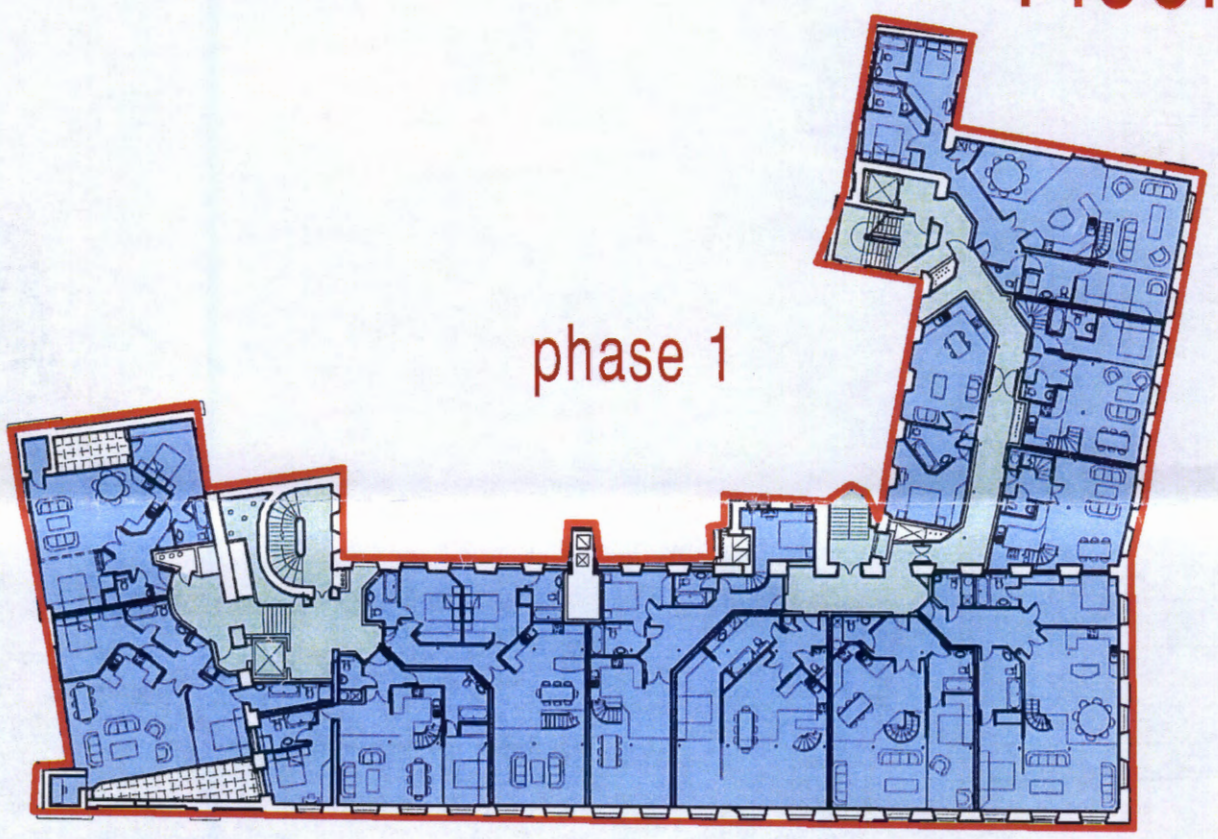
1:200



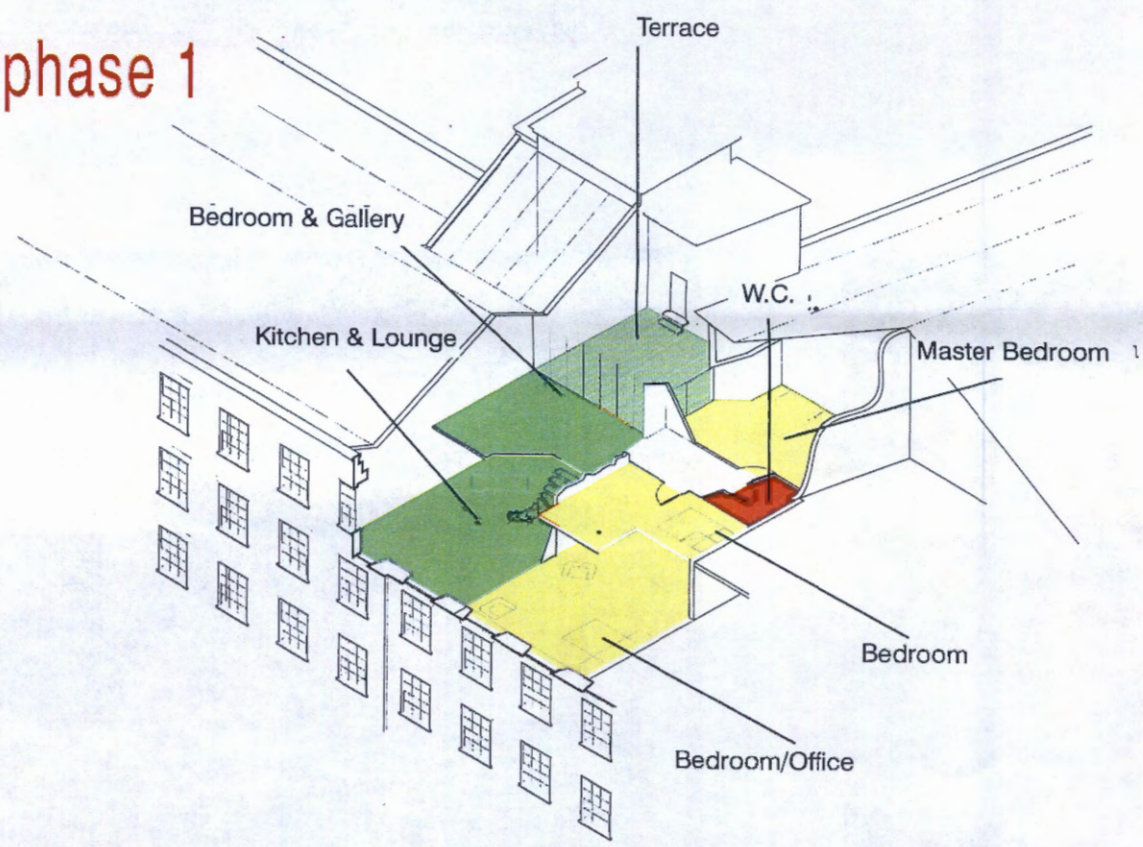




Floor 8



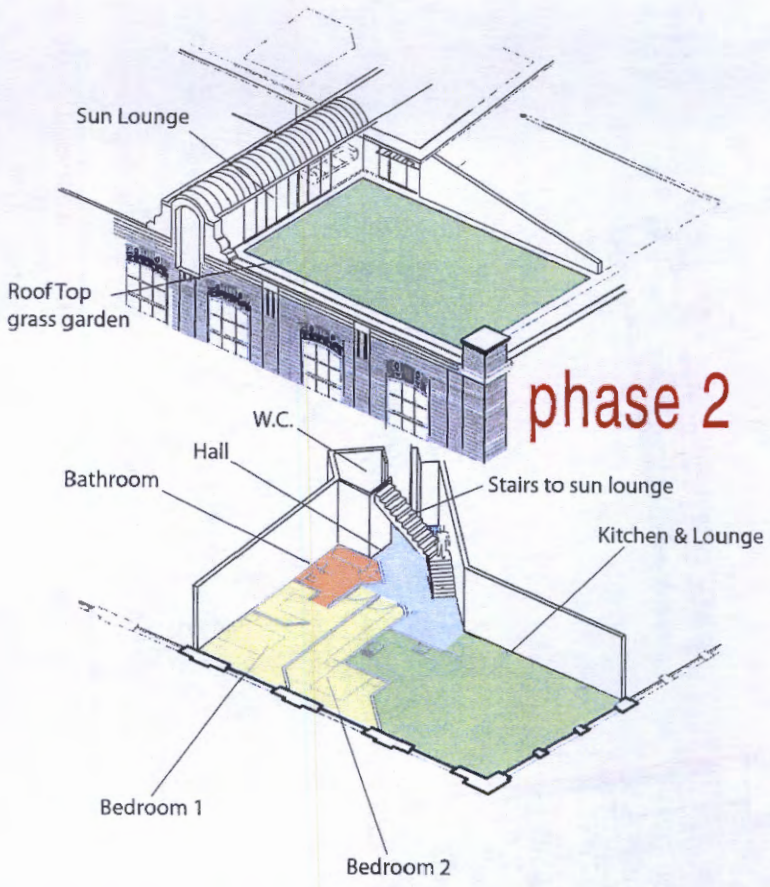
phase 1

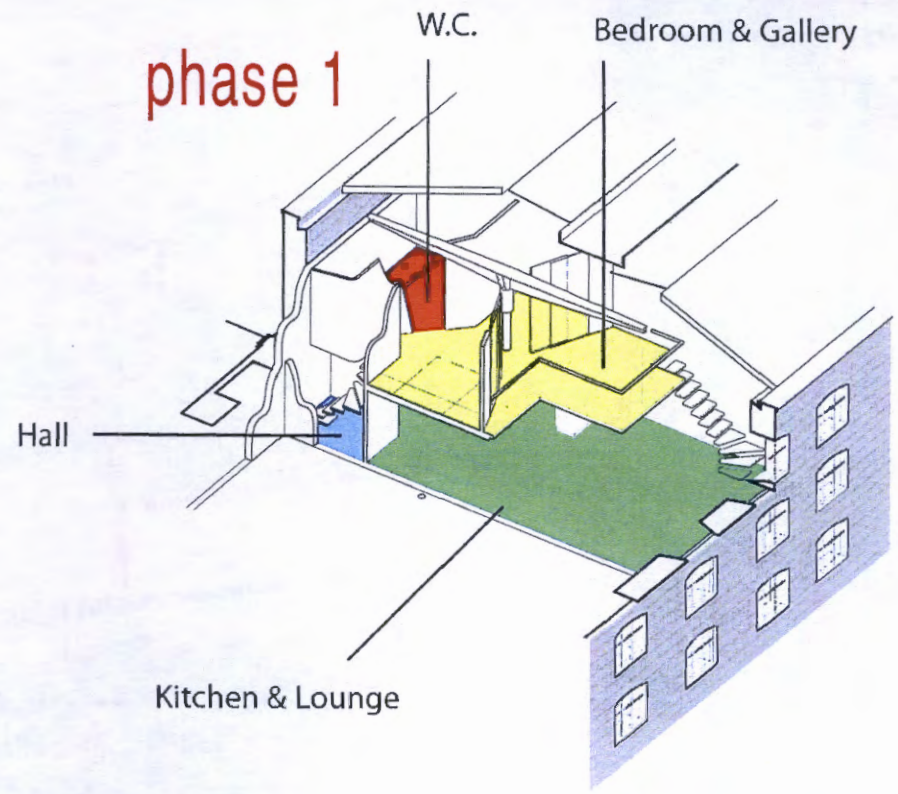


KEY

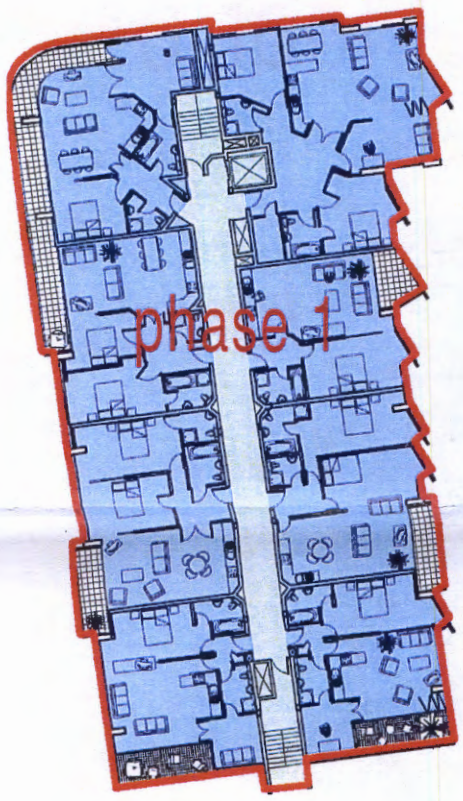
— PHASE 1

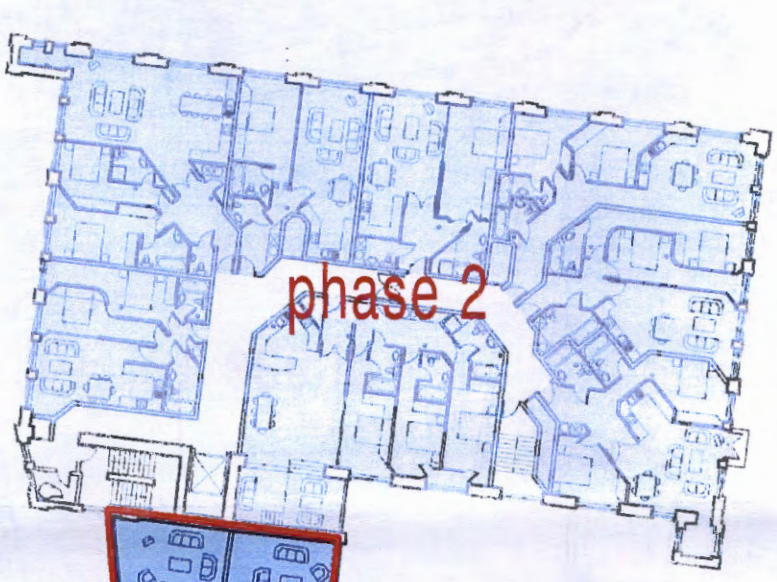
1:200





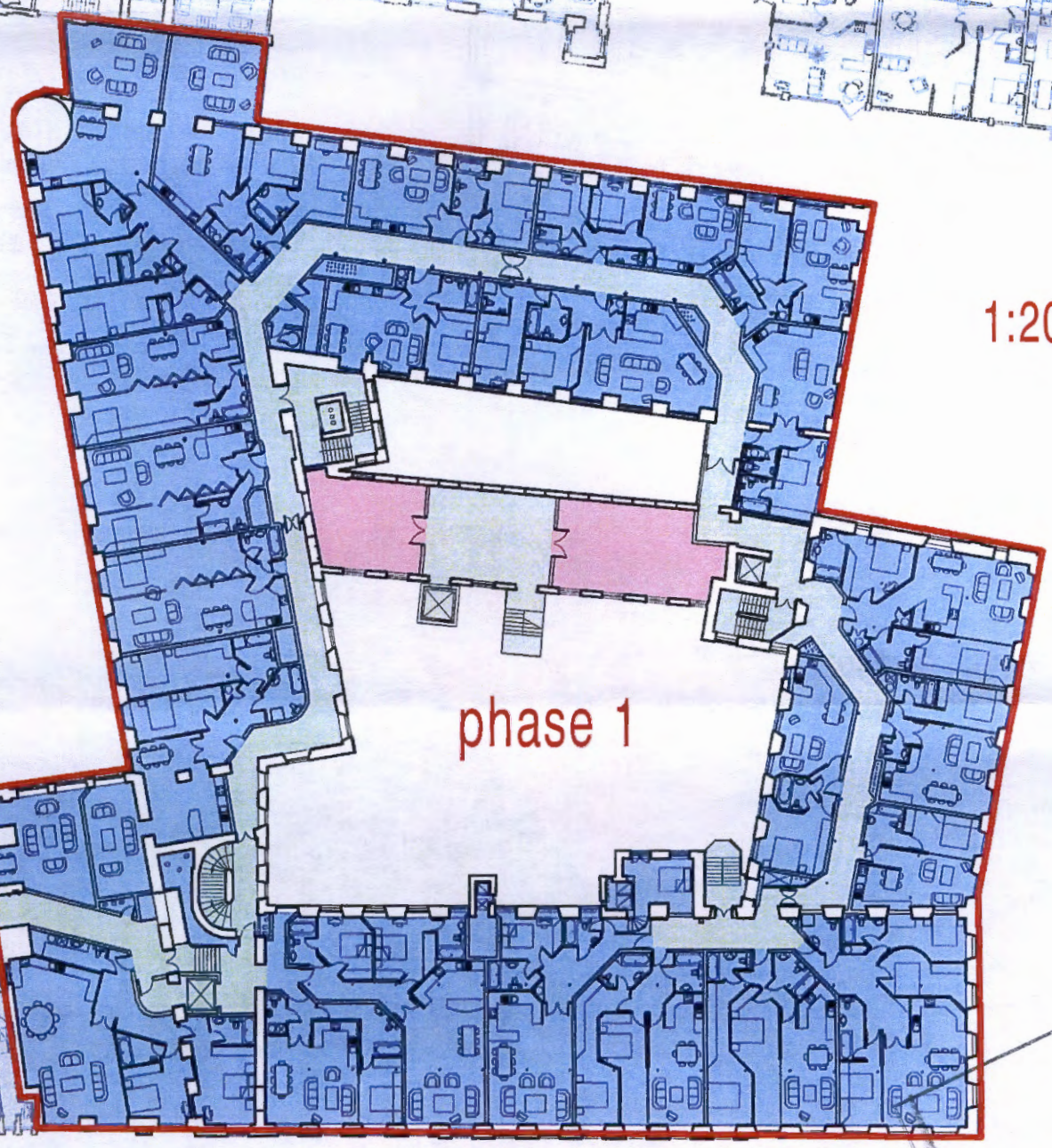
Floor 5





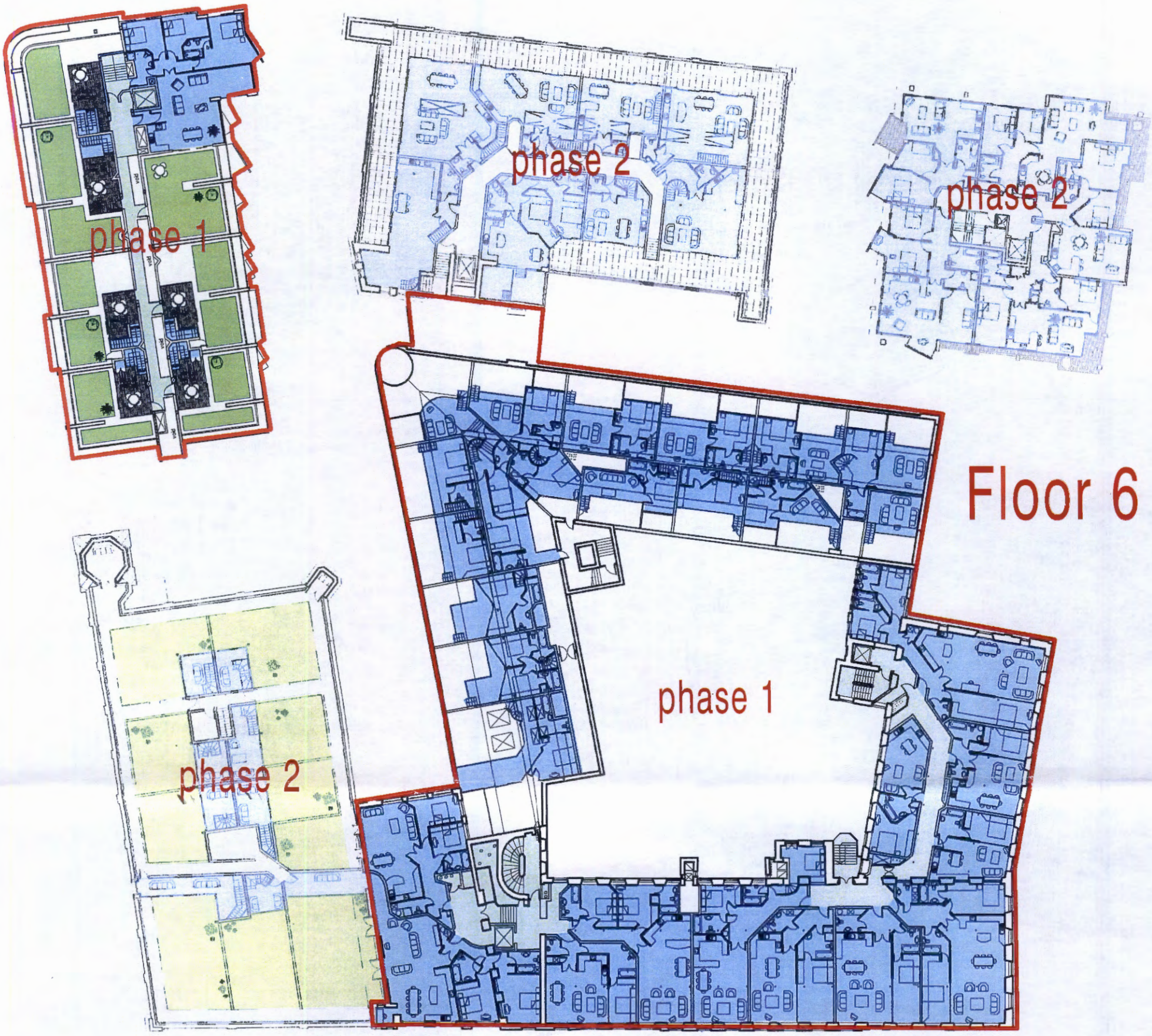






1:200

PLANNING AND
BUILDING CONTROL
14 FEB 2014
17



KEY

- RETAIL
- BUSINESS
- CIRCULATION
- RESIDENTIAL
- CAFE/PUB/ RESTAURANT
- PLANT
- PHASE 1

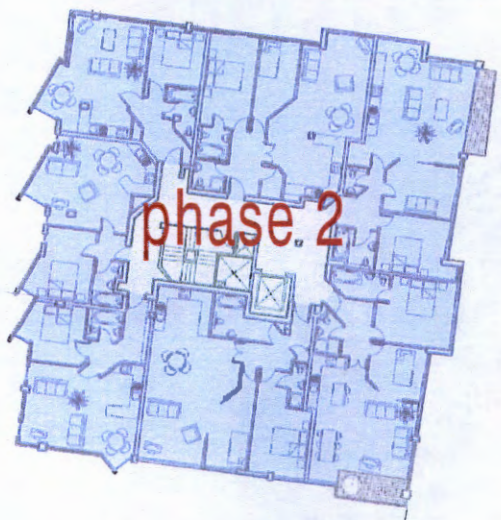
1:200

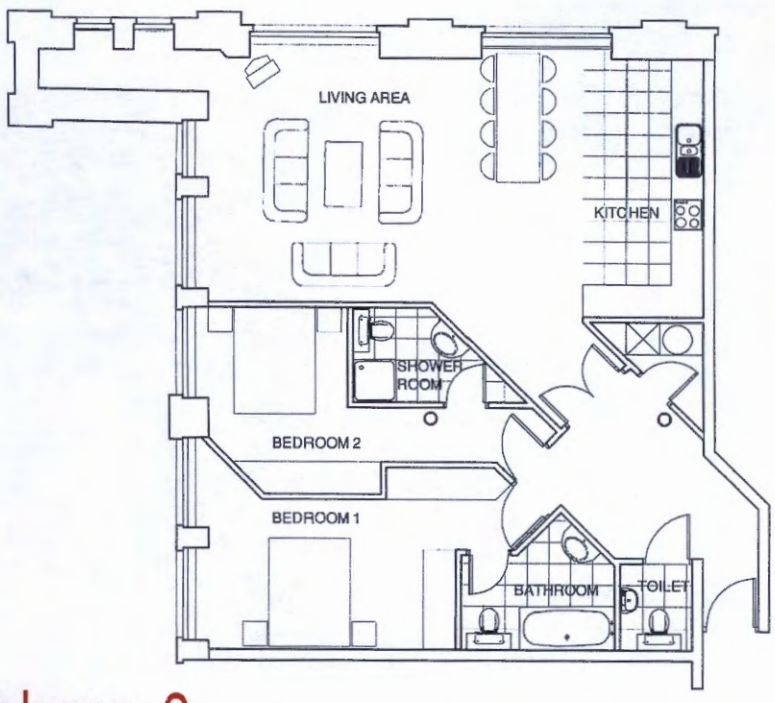




Second floor

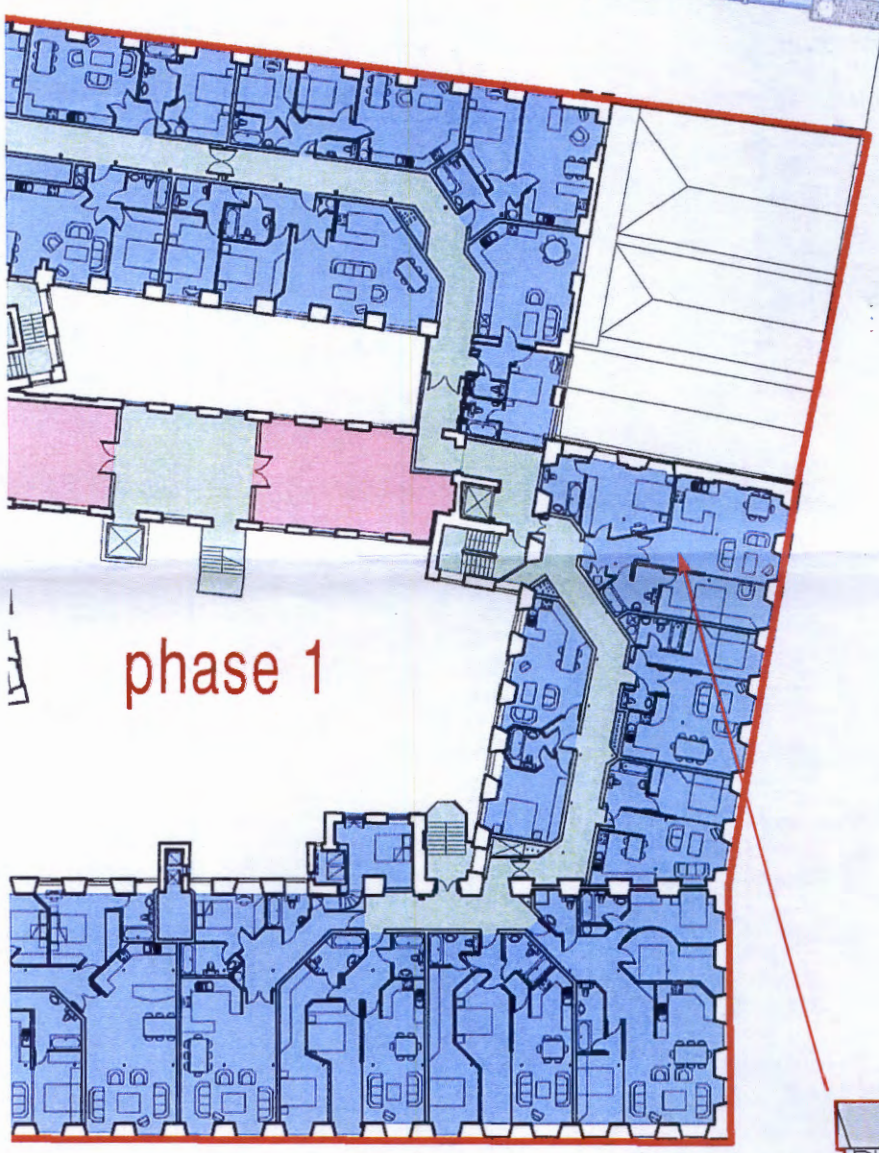






phase 2

TYPICAL 2 BEDROOM FLAT
PARAGON MILL
SCALE 1:100





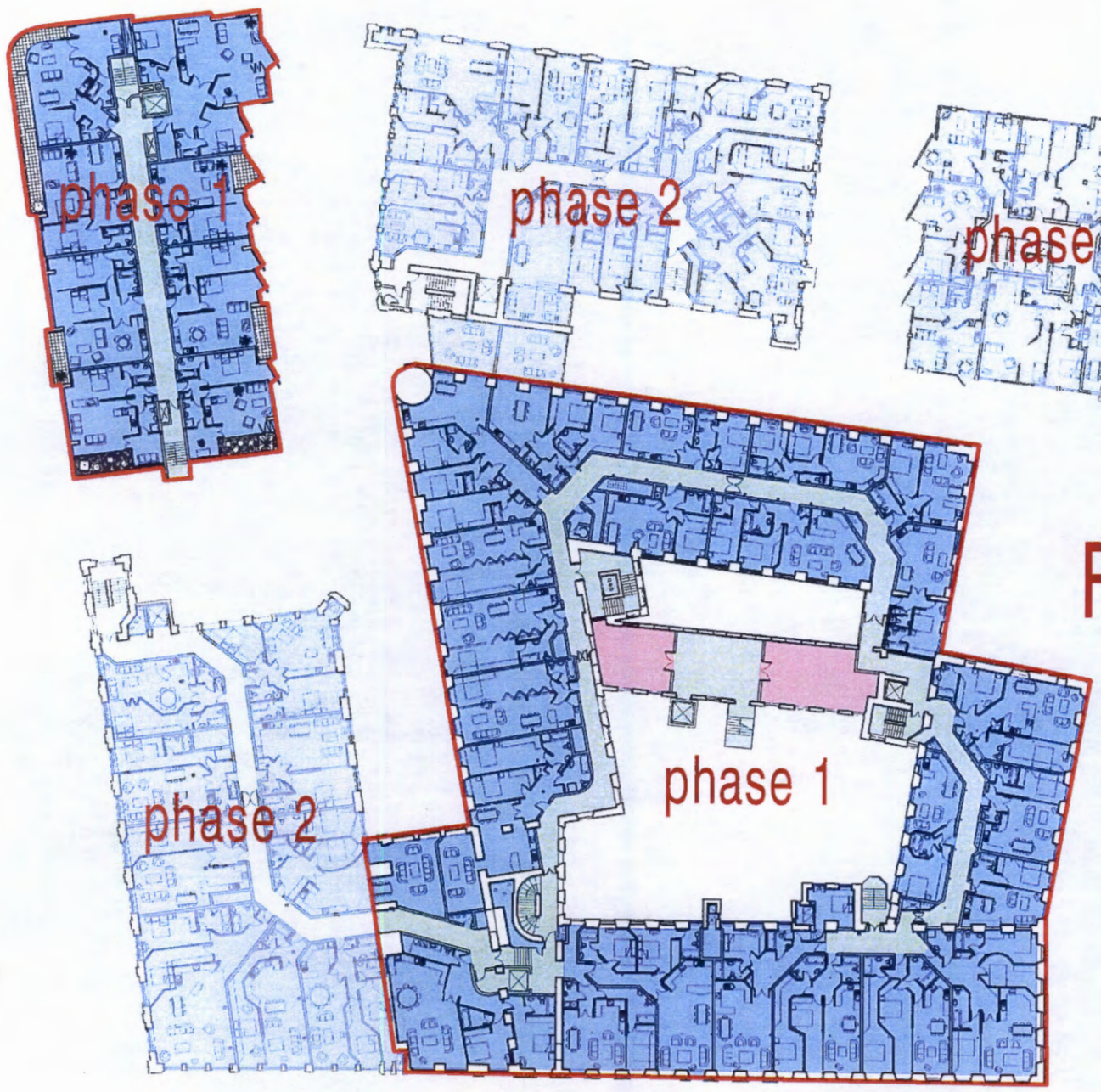




phase 1

TYPICAL 2 BEDROOM FLAT
OLD SEDGEWICK

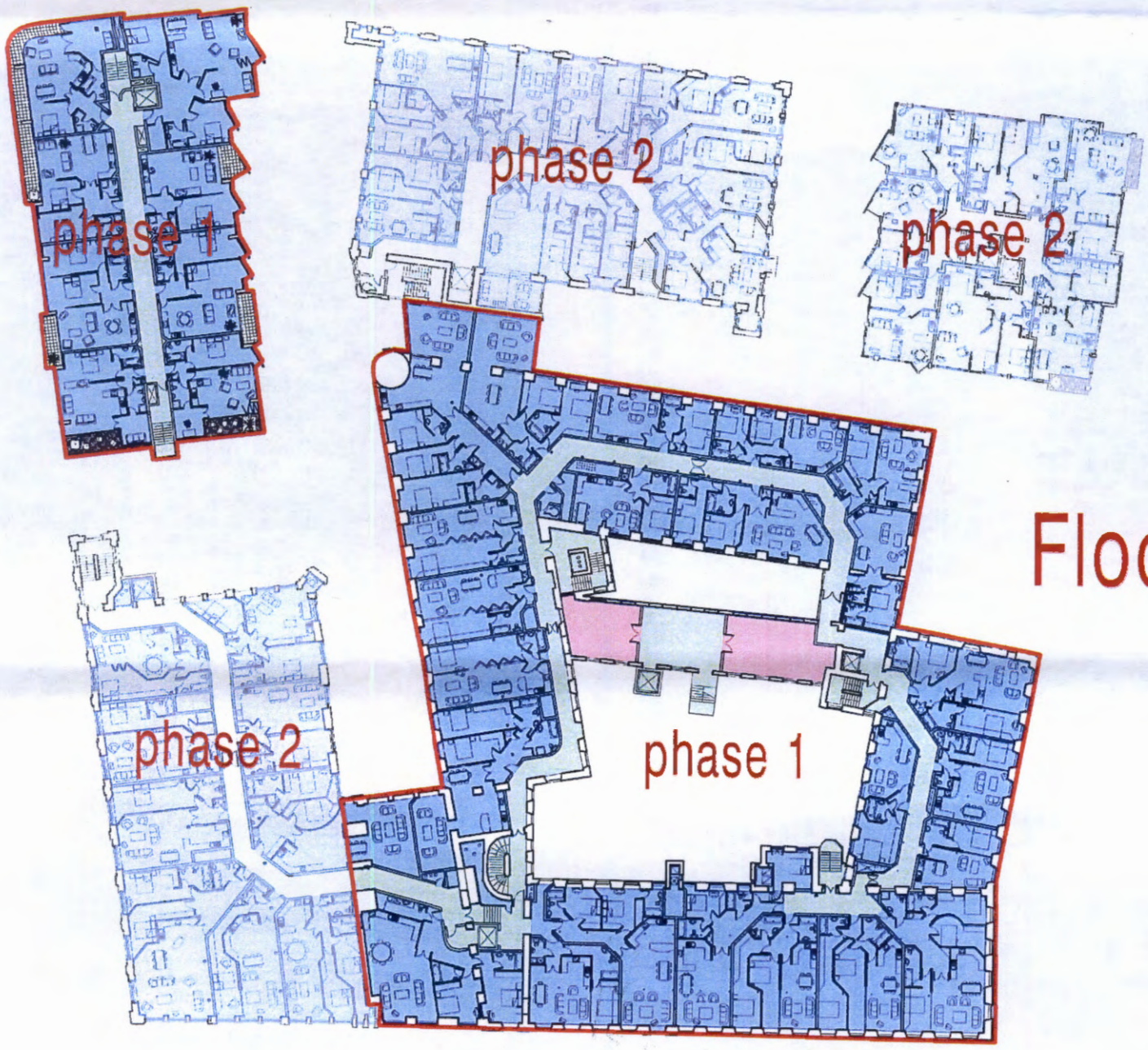
PLANNING AND BUILDING CONTROL
14 FEB 2014



Floor 3

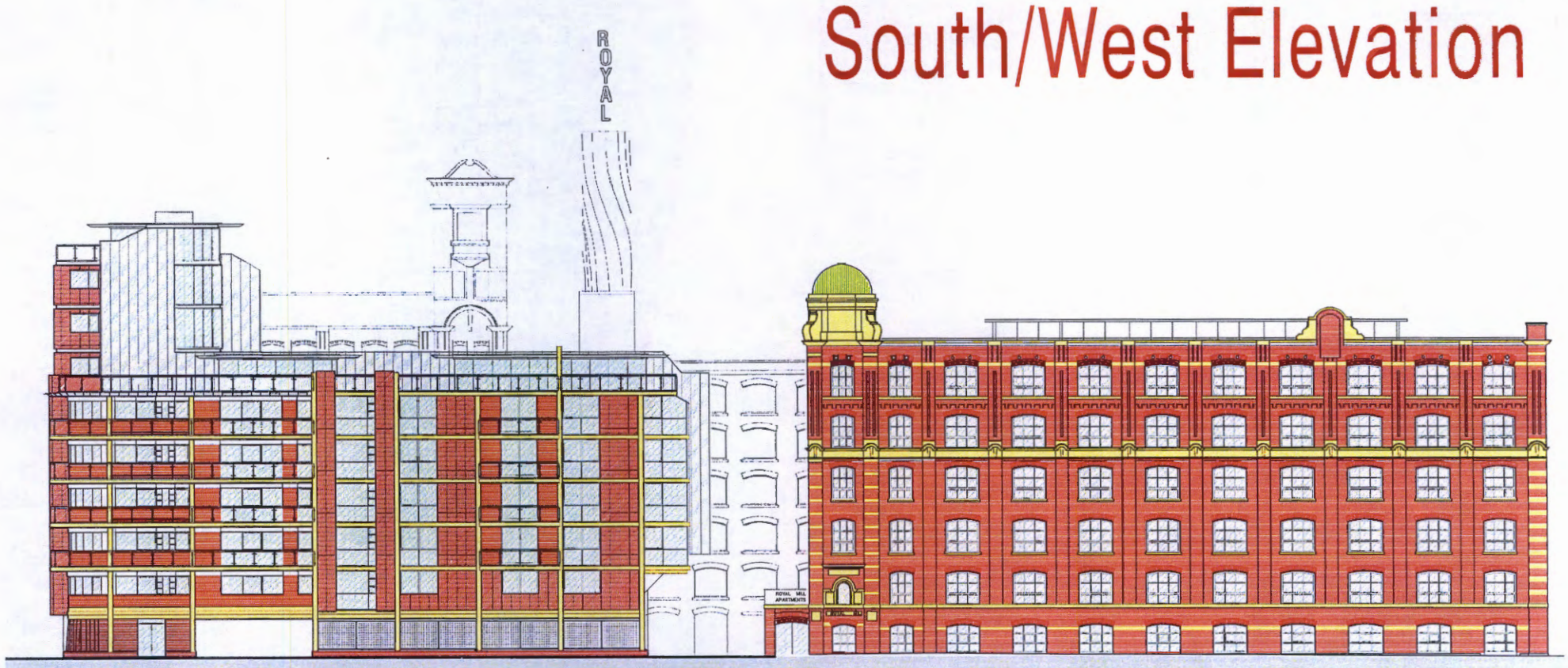
KEY

- RETAIL
- BUSINESS
- CIRCULATION
- RESIDENTIAL
- CAFE/PUB/ RESTAURANT
- PLANT
- PHASE 1

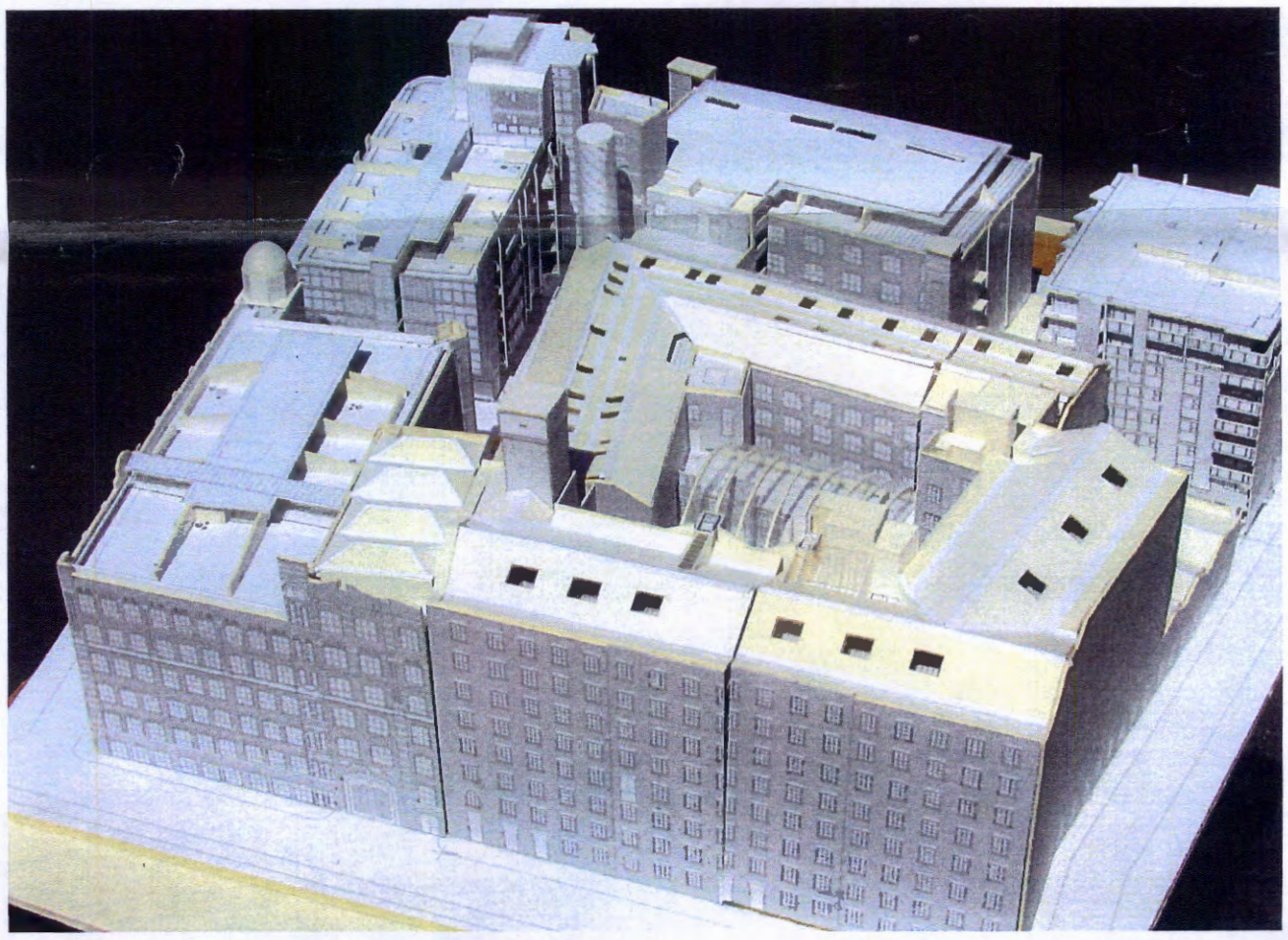


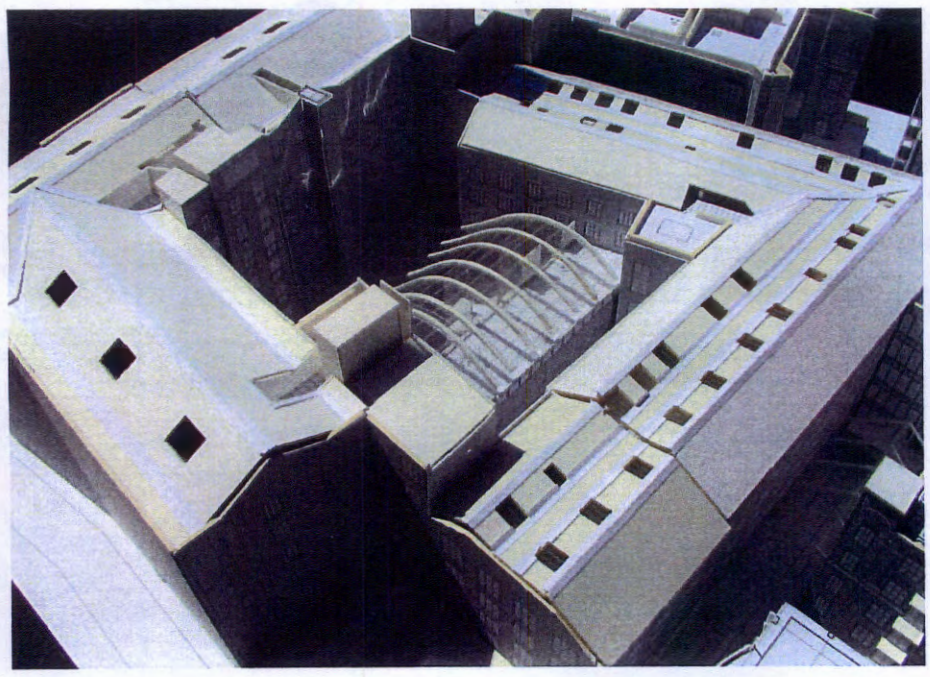
Floor 4

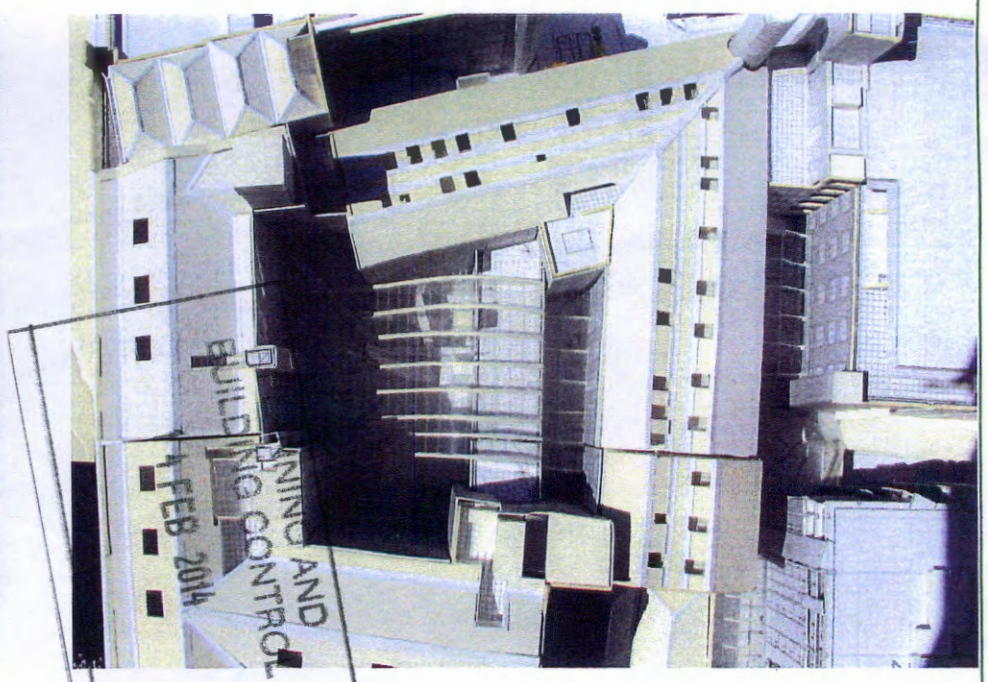
South/West Elevation

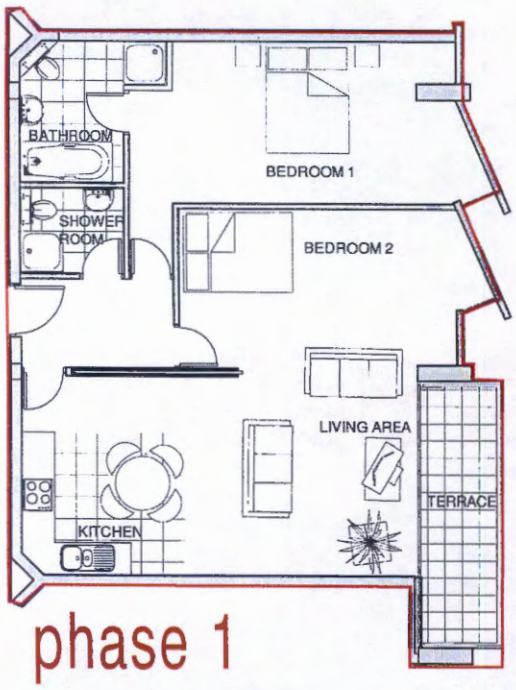


PROPOSED WEST ELEVATION









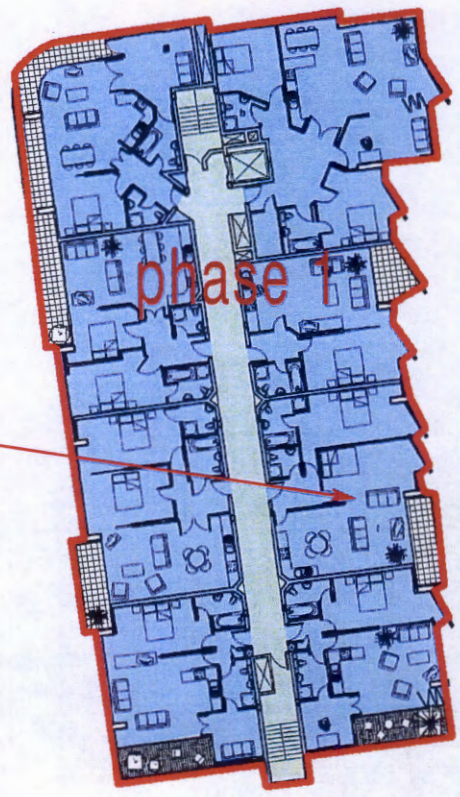
phase 1

TYPICAL 2 BEDROOM FLAT
NEW NORTHWEST

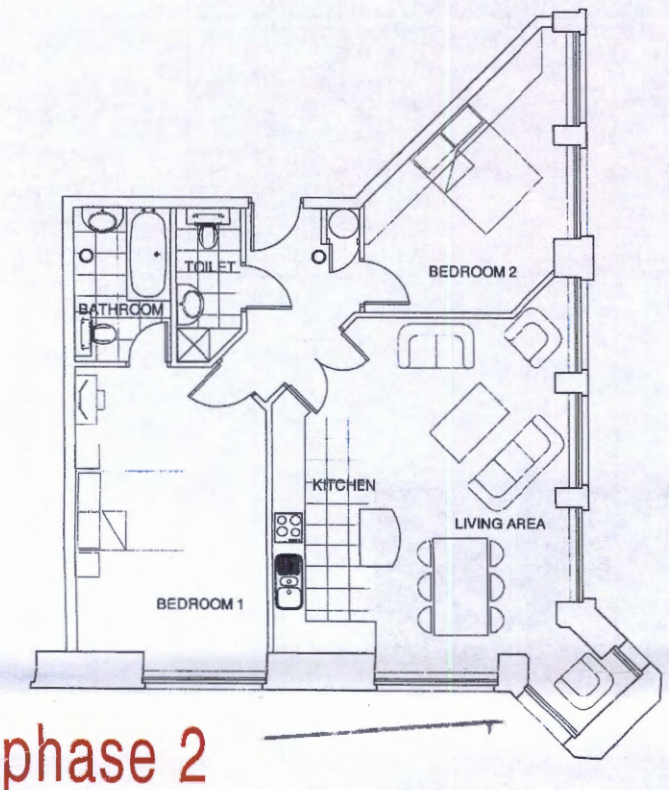
1:200

KEY

- RETAIL
- BUSINESS
- CIRCULATION
- RESIDENTIAL
- CAFE/PUB/ RESTAURANT
- PLANT
- PHASE 1

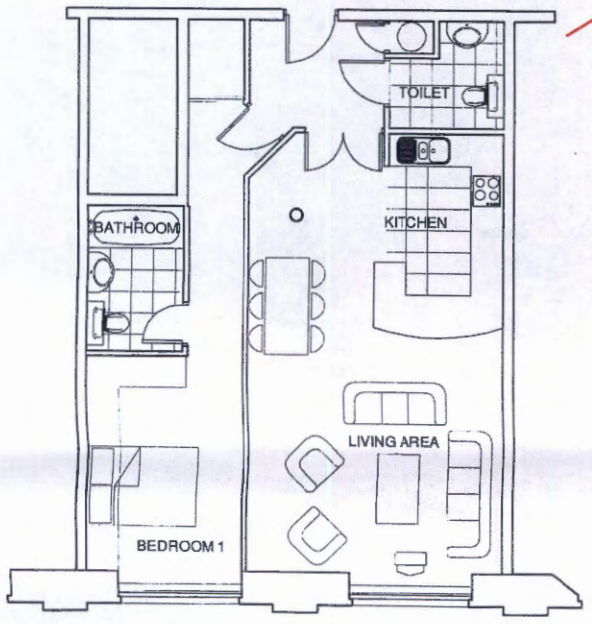






phase 2

TYPICAL 2 BEDROOM FLAT
ROYAL MILL
SCALE 1:100

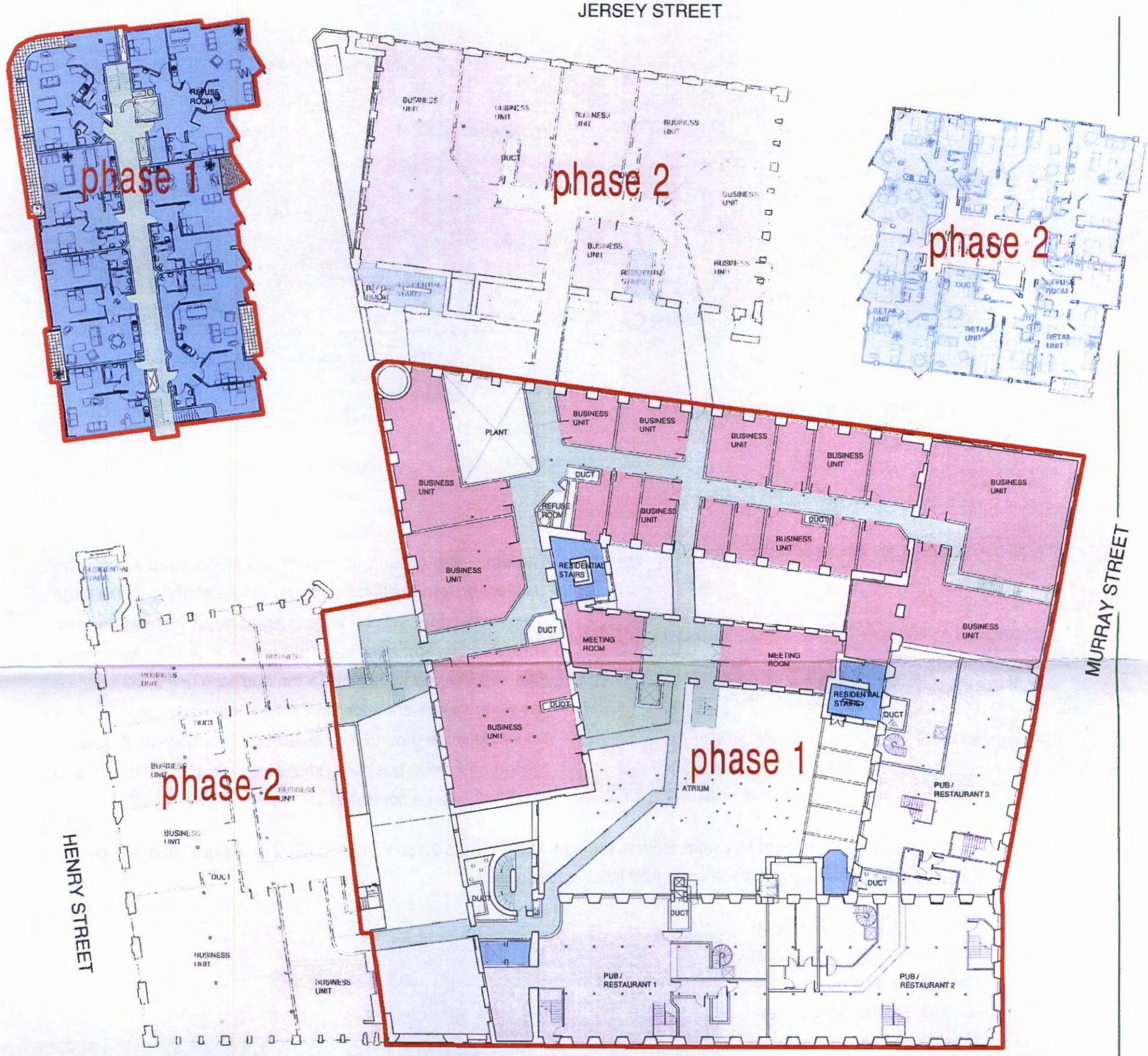


phase 2

TYPICAL 1 BEDROOM FLAT
ROYAL MILL
SCALE 1:100



First Floor



1:200

KEY

- RETAIL
- BUSINESS
- CIRCULATION
- RESIDENTIAL
- CAFE/PUB/ RESTAURANT
- PLANT
- PHASE 1

The atrium will be 20 metres square, but has the eight-storey Old Sedgwick building on its highest south side. Direct sun will be blocked out for most of the day, requiring a covered glass atrium to create a sheltered, welcoming environment which people will want to use throughout the year.

To maximise capture of as much direct sunlight as possible, the atrium roof will rise from two storeys on the south side to five storeys on the north. This will enable the glass roof to sail over the original four-storey area of Old Sedgwick. The roof will be high enough to catch the sun, which will be reflected within the atrium space creating a highly attractive environment.

BUILDING CONTROL
PLANNING AND
4 FEB 2014



PROPOSED SOUTH ELEVATION

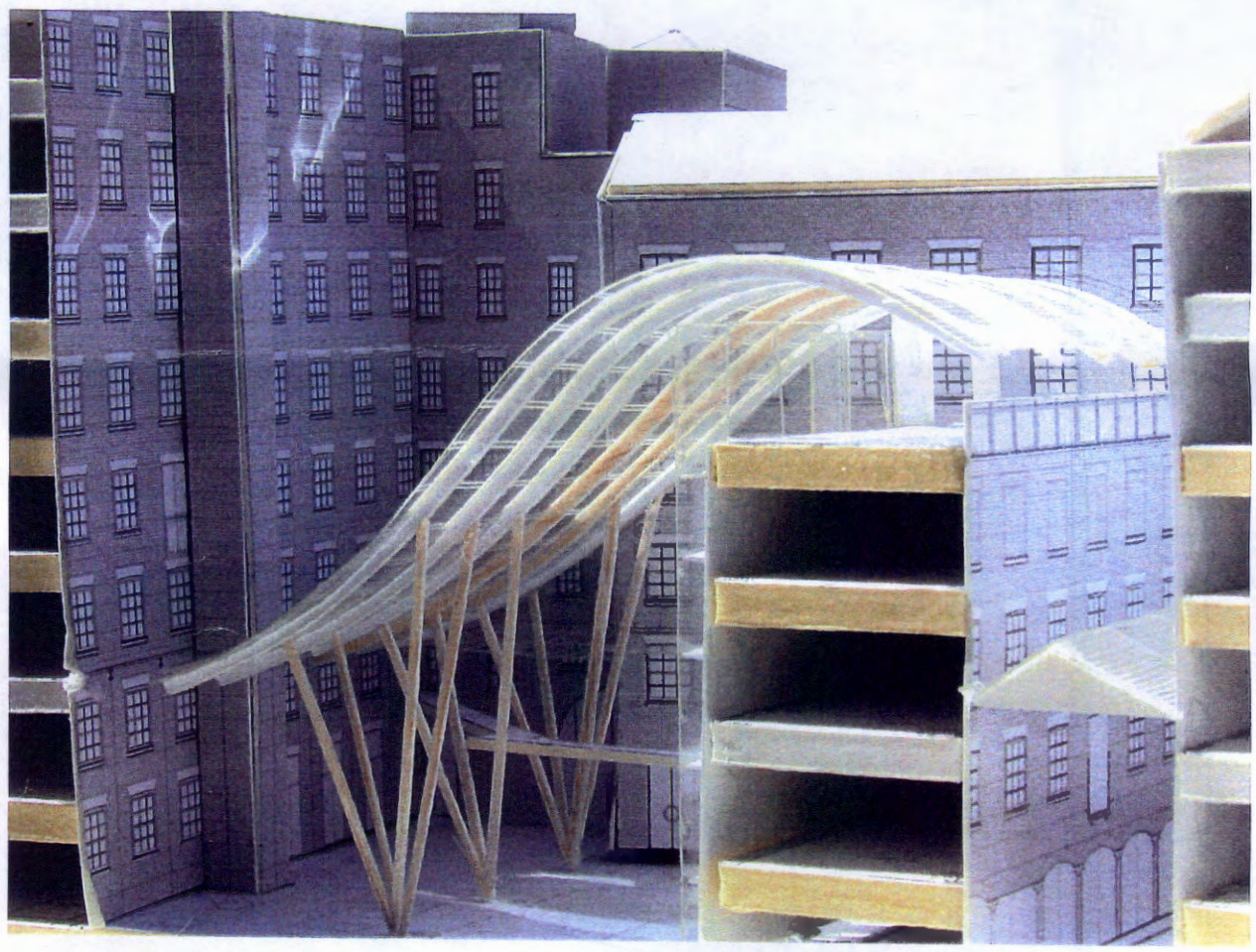


The remaining ground floor units in Paragon and Royal, and first floor units in existing buildings not associated with the large pubs/restaurants, will be for managed small business space. For these, ease of access by the public is of less importance than security and so access to the business users will be via a separate, secure entrance area with a manned reception. This is located at the ground floor level via a lift and stairs. Access to the ground floor business/offices premises in Paragon and Royal will also be controlled.

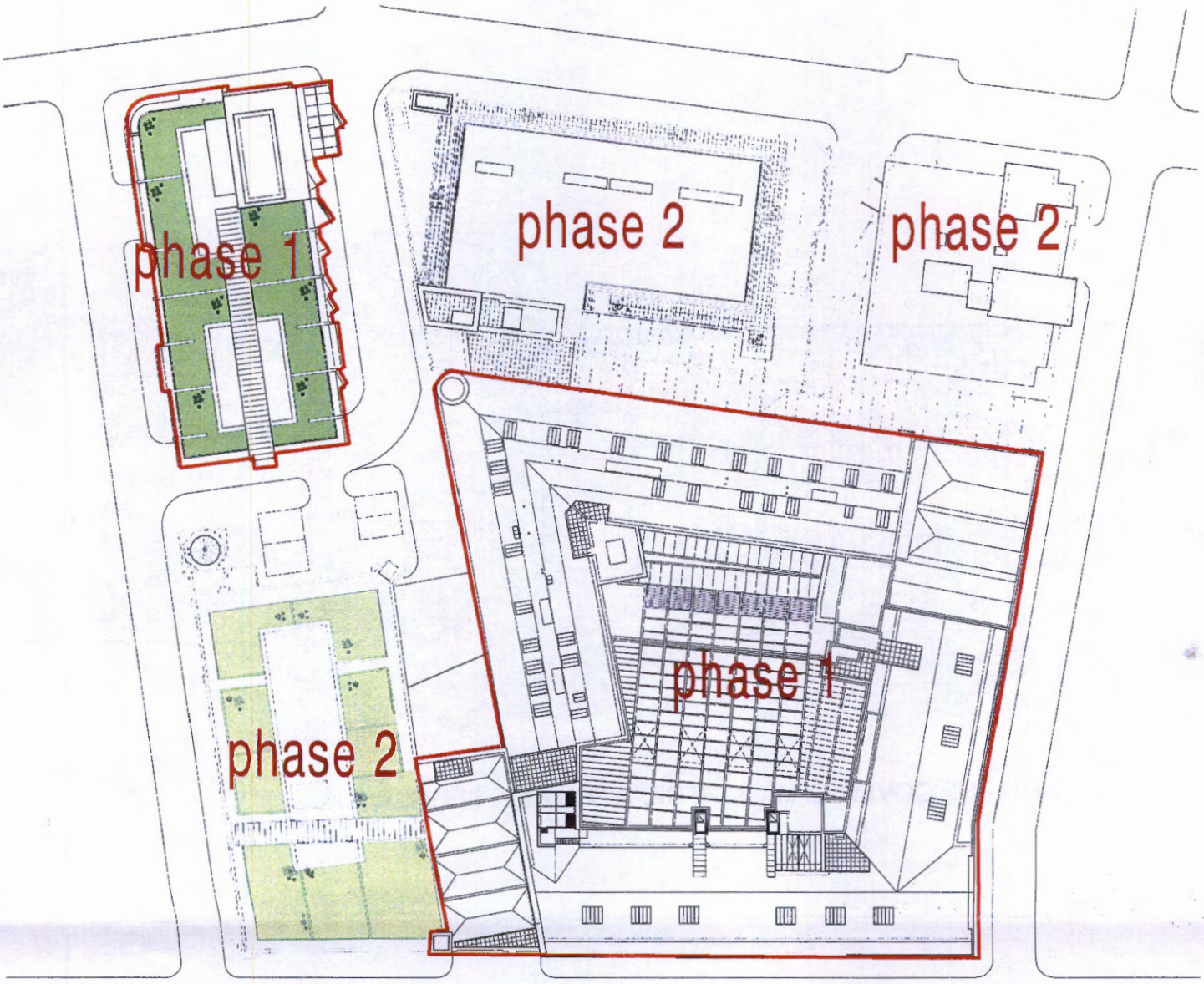
The business units range in size from around 160 sq ft (15m^2) up to 2,150 sq ft (200m^2) and are available in a flexible range of options from shell space up to fully fitted serviced units.

The flat roof of the four-storey block will form a roof garden for business centre tenants. Rooms in the floors below the garden will be used as lettable meeting space.

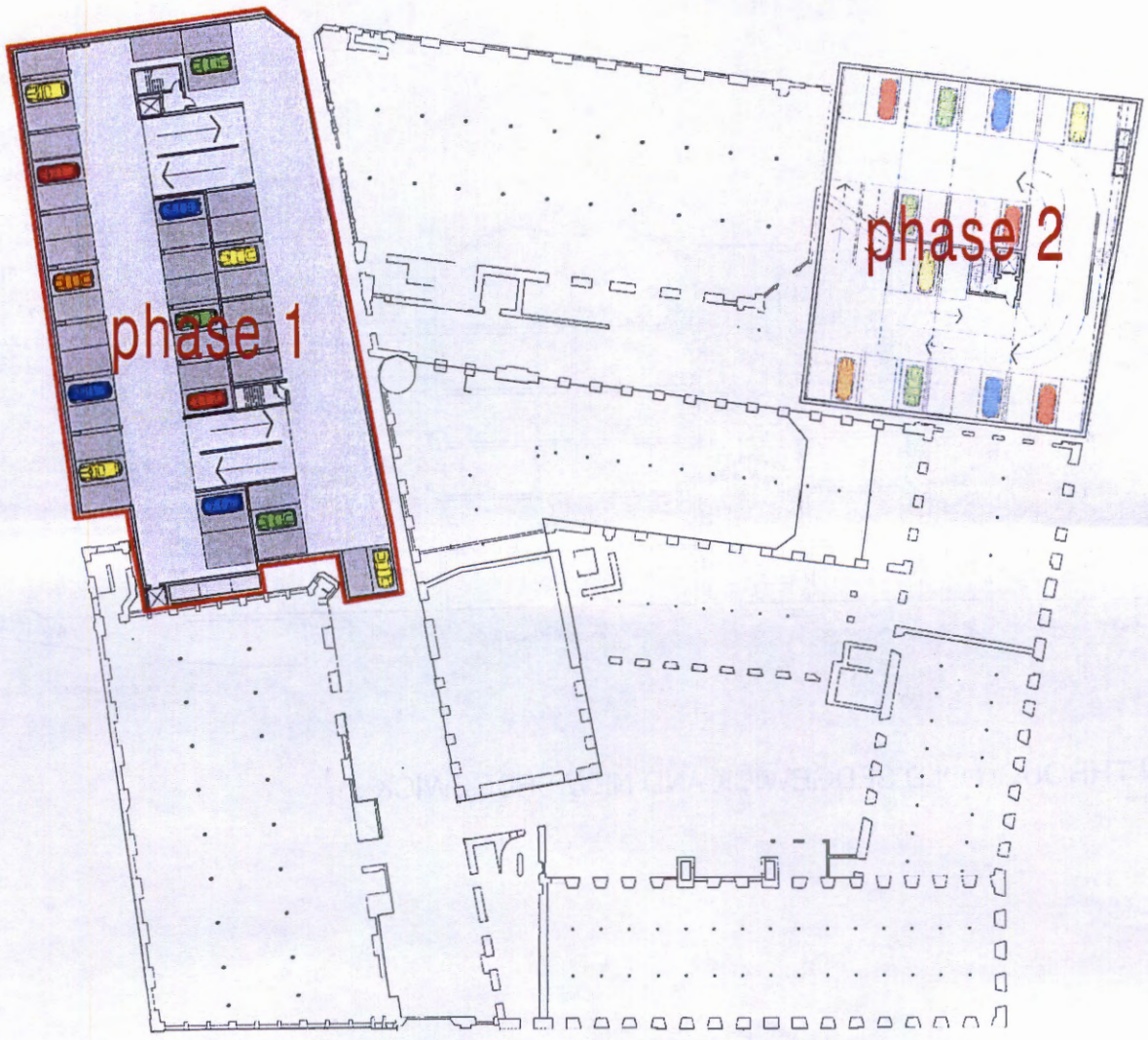
The development will provide around 120,000 sq ft gross of commercial space, with a centrally located cafe and Business Centre reception area leading directly from the atrium.



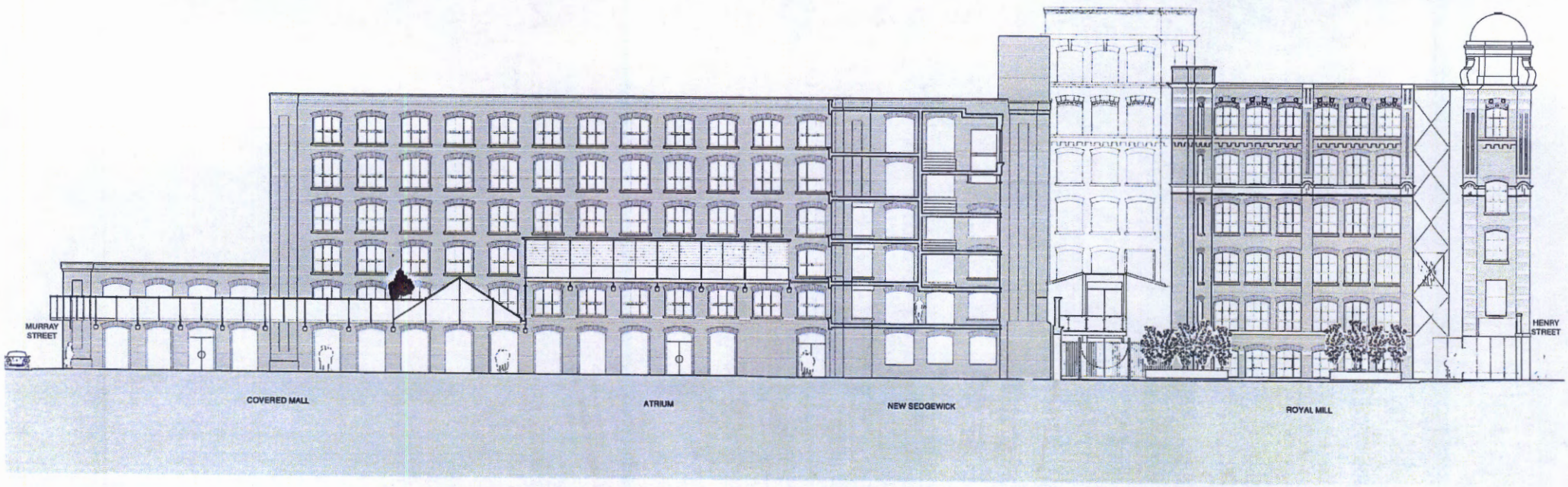
Basement/Roof Plan



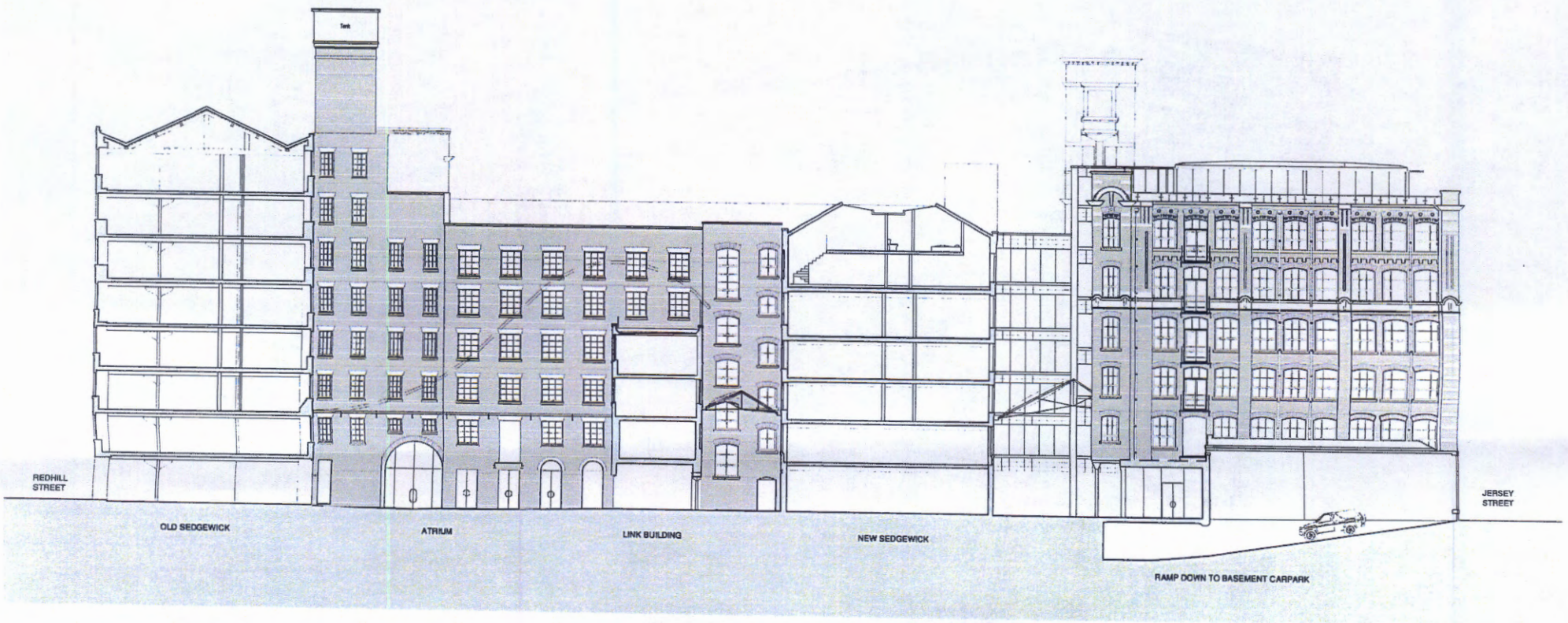
PROPOSED ROOF PLAN



PROPOSED BASEMENT PLAN (LEVELS 1-3)

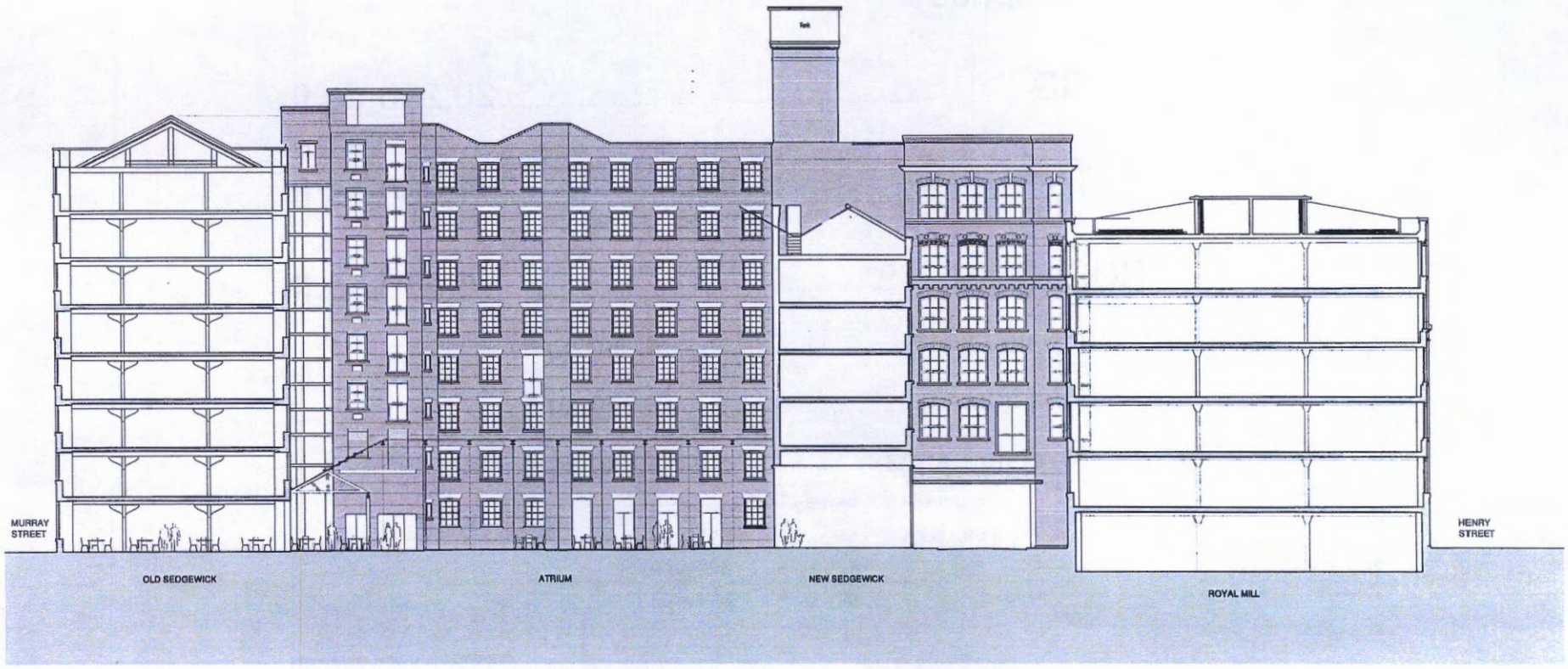


PROPOSED SECTION THROUGH THE COVERED MALL, ATRIUM AND NEW SEDGEWICK

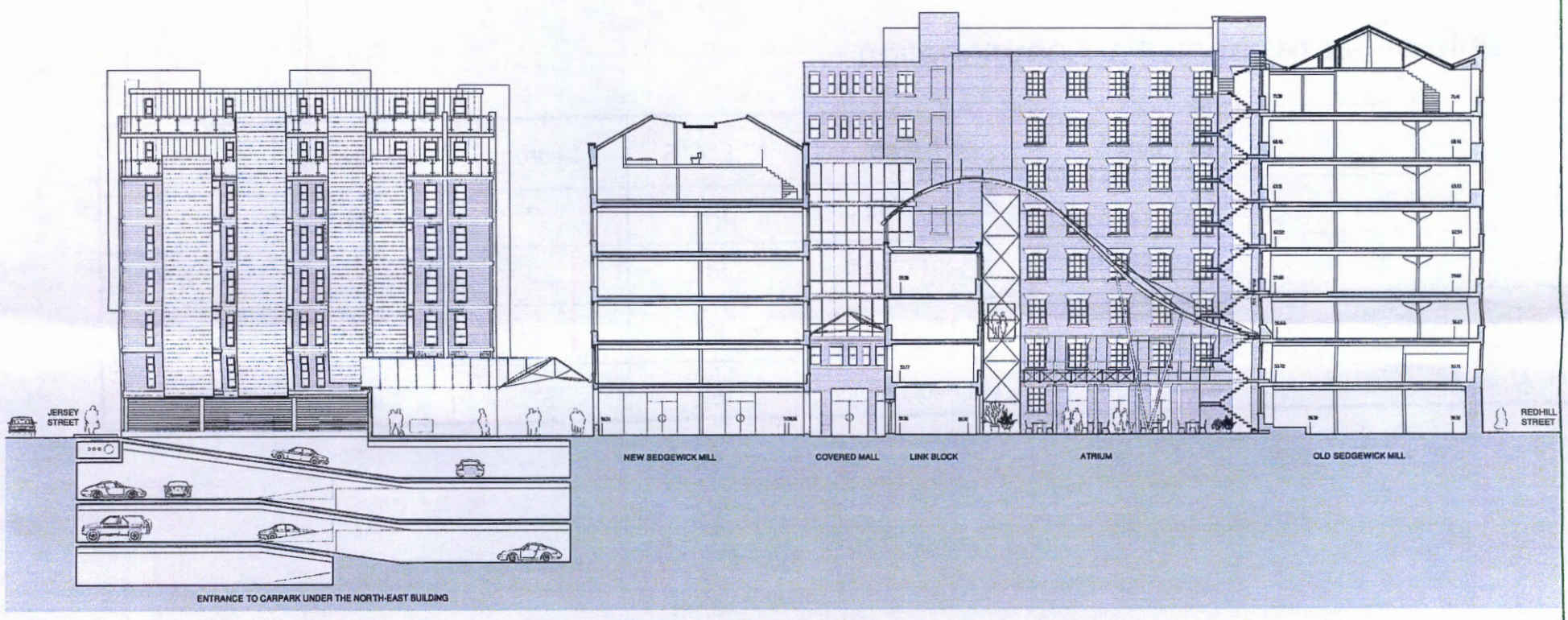


PROPOSED SECTION THROUGH OLD SEDGEWICK AND NEW SEDGEWICK

Elevations / Sections



PROPOSED SECTION THROUGH THE COVERED MALL, ATRIUM AND NEW SEDGEWICK



ROPOSED SECTION THROUGH ATRIUM (NORTH - SOUTH)

Schedule of accommodation
PHASE 1

Schedule of net commercial floor space

FOOD	20,250 sq ft
RETAIL	11,000 sq ft
BUSINESS	15,870 sq ft
Ground floor	4,060 sq ft
First floor	8,170 sq ft
Meeting rooms	3,640 sq ft

	1st floor	2nd floor	3rd floor
A	592 sq ft	592 sq ft	592 sq ft
B	420 sq ft	420 sq ft	420 sq ft
C	–	302 sq ft	302 sq ft

TOTAL	47,120 sq ft

Schedule of net residential accommodation

	NET AREA	NET AREA	N° FLATS	1 bedroom	2 bedroom	3 bedroom
OLD SEDGEWICK	5,496.05 m²	59,160.9 sq ft	64	27	34	3
NEW SEDGEWICK	4,384.97 m²	47,201.0 sq ft	51	25	20	6
NORTH/WEST NEW	3,546.75 m²	38,178.2 sq ft	42	5	28	9
TOTAL	13,427.77 m²	144,540.1 sq ft	157	57	82	18

Professional Team



Joint Developers

London & Amsterdam Developments Ltd ING Real Estate International Development BV

Architect

FSP Architects and Planners

Industrial Archaeologist

Steve Little

Engineer

Buro Happold

Quantity Surveyor

The Cope Darbyshire Partnership

Project Manager

Cygnus

PLANNING AND BUILDING CONTROL
14 FEB 2014

London & Amsterdam Developments Limited

London & Amsterdam Developments Limited is headed by its Chief Executive Ian Pearce.

In September 2000, London & Amsterdam Properties Ltd completed the development of a 450,000 sq ft extension to the existing regional shopping centre at **Milton Keynes – Midsummer Place.** This £180 million development, fully funded by USS, opened in September 2000. Many of Europe's leading multiples have flagship stores in Midsummer Place, including H&M, Virgin Megastore. Gap, New Look, Zara. Mango, Top Shop/Top Man, Kookai and River Island. The new centre is anchored by a 130,000 sq ft Debenhams flagship store and, together with the existing Central Shopping Centre, provides 1.6 million square feet of city centre shopping and is one of the UK's largest regional shopping centres.



London & Amsterdam, with Marylebone Warwick Balfour and Manhattan Lofts Corporation, was involved with a major mixed-use development at **West India Quay, Canary Wharf, London Docklands.** The development involves the sensitive restoration of former bonded warehouses to create exciting new residential accommodation, a 4/5* Accor hotel and a broad array of retail and leisure facilities, including a multiplex cinema. Over 100 quality apartments have been completed and all have been sold. The architect is FSP, who is responsible for the masterplanning and design of Royal Mills.



London & Amsterdam is the developer for a 28 acre, inner city redevelopment facing onto Ferensway, **Hull – St Stephen's.** As well as a superstore and large retail units, this mixed-use project will include a multiplex cinema, a theatre of national distinction – Hull Truck, a centre for the city's youth orchestra, numerous wine bars, restaurants and café bars, together with around 200 apartments.

London & Amsterdam has been appointed for a major £200 million urban re-development for **Northgate, Chester.** This mixed-use development will provide a 3-level department store, a wide variety of large shop and leisure facilities, a new theatre and theatre square, a covered market, new library, offices and substantial residential. Two of the UK's leading architects are the designers for this prestigious development – Michael Hopkins & Partners, together with Chapman Taylor.

Other mixed-use developments carried out by directors of London & Amsterdam include **Ocean Village, Southampton** and **Albert Dock** in **Liverpool**, with FSP as architect.

Ocean Village is the regional headquarters for international institutions, including Price Waterhouse Coopers and Barclays. Albert Dock was one of the earliest examples of major urban regeneration projects, and has been honoured with many awards. Phase I was the prestigious backdrop for the completion of the Trans-Atlantic Tall Ships Race. The development has featured regularly in many television programmes, including GMTV.

PLANNING AND BUILDING CONTROL
14 FEB 2014

FSP Architects & Planners Ltd

The practice started in 1977 as Franklin Stafford Partnership, changing to a limited company in 1984, FSP Architects & Planners Ltd, with offices in London and Liverpool. The company specialises in providing a comprehensive planning and architectural design service aimed particularly at complex building and development problems and urban regeneration.

Much of their work concerns inner city development projects, particularly those involving the collaboration of public and private and voluntary sectors at all scales from sub-regional planning to fully developed and occupied buildings. Many of their major architectural projects form key elements in large scale planning strategies developed by the company and where they are retained to undertake implementation over a long period.





Clients are represented equally in the private and public sectors as well as a significant proportion of third arm agencies, reflecting the aim of the company to assist each of the main parties in the development process in understanding and satisfying the needs of the others.

The FSP team has considerable expertise in designing viable development projects which include the restoration and conservation of old, especially listed, buildings, e.g. **Albert Dock** in **Liverpool**, the largest Grade I group of listed buildings in the country. Acting for Arrowcroft, with Ian Pearce as its Managing Director, and the MDC, FSP restored and converted all of the private sector sections, the external and shell fabric, conversion of the ground, basement and mezzanine floors into shops, restaurants and offices, residential, and the external shell of the Dock Traffic Office.

West India Quay, adjacent to **Canary Wharf** in **London Docklands**, is similar in importance. The warehouse buildings are also Grade I listed and have been sensitively restored to provide more than 100 one-, two- and three-bedroomed apartments for Manhattan Lofts and Marylebone Warwick Balfour. At quayside level, a number of shops, wine bars and restaurants have been introduced, with seating areas extending towards the dock wall. The redevelopment has a value of more than £40 million.

Other restoration projects include the Grade II **Middle Warehouse** in **Castlefields, Interchange Warehouse** in the **Wirral**, the **Leathermarket** and a number of smaller buildings through the country.

FSP has particular expertise in managed small business centres and has recently completed **Kingland Viaduct** in **Hackney** – a mile long centre formed in the railway viaduct resulting from the Broadgate development. It has completed the **Leathermarket** and **Three Mills Studio** complex in **Bromley-by-Bow** for the Workspace Group. The latter is the conversion of the Old Boiler House and Bottling Plant into film and television studios, rehearsal space and a new canalside pub/restaurant to serve both film crews and the public.

FSP's latest project, which has just received planning consent, is **St George's Island, Manchester** – a new-build, mixed-use development facing the junction of the Bridgewater Canal and the River Irwell. Planning consent has just been received and the developer is Manchester Ship Canal. FSP is working with Cope Darbyshire and Buro Happold, the same consultants involved with Royal Mills.

Buro Happold

Established in 1976, Buro Happold is a multi-disciplinary practice of consulting engineers whose creative design philosophy is based on talented individuals working within a flexible team organisation. Working closely with the client, projects are completed using design solutions that are easily constructed, taking account of the environment, making efficient use of materials and energy and providing value for money.

Buro Happold designs engineering for complete develop-ments, buildings and their infrastructure and offers general and specialist engineering consultancy. One of the practice's many services includes refurbishment, enabling a building to be upgraded or reborn into a new function and Buro Happold's engineers use expertise and knowledge to add value to an existing building.

The practice has a Manchester office covering the principal disciplines of civil, structural, building services and fire engineering. Principally working within the north-west, it is able to provide a detailed knowledge of the area in relation to engineering design whilst offering full engineering experience and expertise.

Involvement in many projects begins at site appraisal stage when geotechnical, contamination, highways/transportation and infrastructure appraisals are provided for possible development of brown field and inner city development sites. There is further involvement in a variety of projects at all stages, from site appraisal to master-planning, in conversions of existing buildings to residential, office and retail as well as new build projects.

Recent projects in the north-west include the conversion for **Urban Splash** of **The Tea Factory** into commercial, retail and residential use; **Westbury Homes** in **Spinningfields, Manchester** – a new build project providing retail outlets and residential apartments with basement car park; and the conversion of a listed mill – **Ferne Island Mill, Leeds** – to office and residential accommodation.

The Cope Darbyshire Partnership

Peter Cope and David Darbyshire founded the partnership in 1987 and the practice operates as quantity surveyors and construction cost consultants, with offices in Manchester.

They provide viability studies for local authorities and private developers including preparation of budget costings for major commercial and residential developments and land reclamation. Strategy studies have been prepared for both central and local government, including preparation of budget costings in connection with land reclamation, new developments and refurbishment of existing properties.

Projects carried out recently include extensions and improvements to **Quarry Bank Mill** in **Styal** for the **National Trust;** extensions and alterations to a listed lighthouse in **Ellesmere Port**; refurbishment of a 19th century listed building into offices; and the conversion of old shop units into flats. Current projects include a new development of 6-bedroom luxury houses in **north Manchester**; the conversion of a Grade II* listed church into apartments in **central Manchester;** the refurbishment of a Grade II* listed building for leisure use; a new prestige office development in **Manchester;** and a mixed development of apartments, retail, workshops and offices in **central Manchester.**

Cygnus

The project manager is Cygnus Ltd., a company owned by London & Amsterdam Developments Ltd and Mace Ltd, which brings together the development and project management skills of these two parent companies. The spread of work extends across both the private and public sectors, and their practical and hands-on approach to all projects is backed by a solid track record in successful achievement of client' objectives, often in very complex and sensitive environments.

The experience of the staff of Cygnus is wide-ranging, covering all aspects of a significant mixed-use development. In recent years the team has been involved in many prestigious multi-million projects as diverse as the **Manchester Millennium**; the world headquarters for **British Airways** and **Glaxo SmithKline**; the **London Eye**; **Midsummer Place** in **Milton Keynes**; the **British Museum Great Court Project**; and various investments in the USA for Trafalgar House Real Estate.

Cygnus is involved in project managing all London & Amsterdam's current projects, including a 450,00 sq ft shopping and leisure complex **Midsummer Place**, **Central Milton Keynes**; the mixed-use £150m retail, cultural, leisure and residential development, **St Stephen's, Ferensway, Hull**; and the £200 million new retail quarter for **Chester**, which includes a 3-level department store, new market, civic offices, residential, new theatre and theatre square and extensive leisure facilities.

PLANNING AND BUILDING CONTROL
14 FEB 2003

PLANNING
ACK'D
REPLIED
RECD 10 NOV 2003
INIT REC'D | DATE
M
M
FOR ACTION
M