

### CURRENT SCHEMES



#### Cabot Circus, Bristol

**Size:** 92,000m<sup>2</sup>  
**Completion:** September 2008  
**Developers:** Hammerson 50%  
 Land Securities 50%  
**Anchor stores:** House of Fraser, Harvey Nichols  
**Architects:** Chapman Taylor, Stanton Williams, Alex French

The Cabot Circus mixed-use development opens on 25 September 2008. The retail element will be anchored by House of Fraser and Harvey Nichols department stores and will provide approximately 150 retail units, including 15 flagship stores, cafés, bars and restaurants. The scheme includes 250 residential units with 24 affordable units, a 6,800 m<sup>2</sup> cinema, 150 bed hotel, 280 units of student accommodation, two new public squares, three pedestrianised shopping streets, and 2,600 parking spaces.



#### Highcross, Leicester

**Size:** 61,000m<sup>2</sup> extension  
**Completion:** September 2008  
**Developers:** Hammerson 60%  
 Hermes 40%  
**Anchor store:** John Lewis  
**Architects:** Chapman Taylor, Foreign Office

Hammerson, and its joint venture partner, Hermes, are developing a mixed-use extension to The Shires, to be renamed Highcross, Leicester's principal city centre shopping destination. The scheme will more than double the size of the existing shopping centre to over 100,000m<sup>2</sup>. In addition to John Lewis, which will anchor the scheme, the development will create 30,000m<sup>2</sup> of retail accommodation including five additional stores, 40 retail units, a 7,000m<sup>2</sup> cinema, 6,000m<sup>2</sup> of cafés and restaurants, 143 residential units, a 2,000 space car park and two new public squares. The extension opens on 4 September 2008.



#### Union Square, Aberdeen

**Size:** 49,000m<sup>2</sup>  
**Completion:** October 2009  
**Developers:** Hammerson  
**Pre-lets:** H&M, Jurys Inn, Next, Cine UK  
**Architects:** BDP

Hammerson is currently developing a nine-hectare site adjacent to Aberdeen's central railway station, to provide a combination of traditional mall shopping and retail park. When completed, the scheme will be the largest development of its type in Scotland, providing 21,000m<sup>2</sup> of retail units, a 16,000m<sup>2</sup> retail terrace, a 4,200m<sup>2</sup> multiplex cinema, 7,800m<sup>2</sup> of leisure and catering accommodation, 1,700 parking spaces, and a new civic square.

### PROPOSED SCHEMES



#### Sevenstone, Sheffield

**Size:** 105,000m<sup>2</sup>  
**Status:** Planning granted August 2006  
**Start on site:** Anticipated in 2009  
**Developer:** Hammerson  
**Anchor store:** John Lewis  
**Architects:** BDP Masterplan with detailed design by leading architectural practices.

Hammerson's proposals for a mixed-use development in Sheffield city centre will reposition the city as a regional retail destination. The scheme's focus is a glazed covered square which opens off a two-level curved street linking Fargate and The Moor. In addition to a 22,000m<sup>2</sup> John Lewis department store, the scheme will incorporate 55,000m<sup>2</sup> of retail accommodation, 5,000m<sup>2</sup> of cafés and leisure facilities, 250 homes, and over 2,000 parking spaces.



#### North Westgate, Peterborough

**Size:** 60,000m<sup>2</sup> extension  
**Status:** Planning application 2007  
**Developers:** Hammerson 50%  
 Morley Fund Management 50%  
**Anchor Store:** Marks & Spencer  
**Architects:** Benoy

Hammerson and Morley Fund Management have signed a development agreement with the City Council to regenerate Peterborough's North Westgate area. North Westgate will be a mixed-use development, comprising a Marks & Spencer department store, 70 retail/catering units, a cinema, 120 residential units and over 3,000 car spaces. The proposals will create new pedestrianised streets and open spaces and will be linked into the existing Queensgate Centre, which is also owned by the two partners.



#### Eastgate Quarters, Leeds

**Size:** 122,000m<sup>2</sup>  
**Status:** Planning granted 2007  
**Start on site:** March 2010  
**Developers:** Hammerson 90%  
 Town Centre Securities 10%  
**Anchor Stores:** John Lewis, Marks and Spencer  
**Architects:** Jerde, Benoy, Heatherwick Studio, McAslan, ACME

Leeds City Council granted planning consent to regenerate a 8.5 hectare site around the Eastgate and Harewood Quarters in the centre of Leeds. The proposals include 100,000m<sup>2</sup> of retail and leisure facilities, including two anchor stores, John Lewis and Marks & Spencer, up to 600 residential units and 2,700 parking spaces. A new public realm will be created comprising open spaces, public squares and enhanced pedestrian access.



#### Brent Cross Expansion, London NW4

**Size:** 200,000m<sup>2</sup>  
**Status:** Planning application 2008  
**Developers:** Hammerson 41%  
 Standard Life 59%  
**Architects:** BDP

The joint owners of Brent Cross Shopping Centre, Hammerson and Standard Life, are to create a mixed-use development on a 6.6 hectare site adjacent to the original 1970s-built shopping scheme. The proposals include 55,000m<sup>2</sup> of comparison retail accommodation, 11,000m<sup>2</sup> of leisure space, up to 850 homes and 2 hotels. This forms part of the wider masterplan, which includes the Cricklewood Regeneration Scheme.



#### **Cricklewood, London NW2**

**Size:** 1,220,000m<sup>2</sup>  
**Status:** Planning application 2008  
**Developers:** Hammerson 50%  
Multiplex 50%  
**Architects:** Allies & Morrison

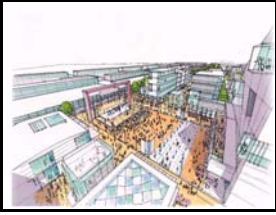
Cricklewood Regeneration Limited, a 50:50 joint venture between Hammerson and Multiplex, is to redevelop a 61 hectare site in north London to create a mixed-use urban centre. The regeneration project will include 20,000m<sup>2</sup> of neighbourhood retail, approximately 7,500 new homes, 400,000m<sup>2</sup> of office space and a hotel. New open spaces, community facilities and a mainline station will also be incorporated.



#### **Watermark, Southampton**

**Size:** 42,000m<sup>2</sup>  
**Status:** Planning application 2008  
**Developers:** Hammerson  
**Architects:** Foreign Office Architects

Hammerson has been appointed by Southampton City Council as preferred development partner to carry out the next phase of city centre redevelopment at WestQuay. Known as Watermark, formerly WestQuay III, the 2.2 hectare site is adjacent to Hammerson's 76,200m<sup>2</sup> WestQuay Shopping Centre. The vision for the site is to create a leisure led, mixed-use destination set around a new public square. Proposals include a multiplex cinema, catering, retail and approximately 200 residential units.



#### **Central Area, Milton Keynes**

**Ownership:** Hammerson/MKP  
**Size:** 53,000m<sup>2</sup>  
**Status:** Planning application 2008  
**Developers:** Hammerson

Hammerson is working with the Milton Keynes Partnership (MKP), a joint venture between English Partnerships and the City Council, to develop proposals for a 53,000m<sup>2</sup> scheme in Milton Keynes city centre. Hammerson signed a Co-operation Agreement with MKP in 2005 to bring forward plans for the site, after acquiring the Point, a 7,500m<sup>2</sup> restaurant and cinema complex adjacent to a site owned by English Partnerships.



#### **Martineau Galleries, Birmingham**

**Size:** 90,000m<sup>2</sup>  
**Status:** Planning granted April 2006  
**Developers:** Hammerson 33%  
Pearl Assurance 33%  
Land Securities 33%

A joint venture between Hammerson, Land Securities and Pearl Assurance has obtained planning consent to develop a 5.5 hectare site in Birmingham city centre to provide up to 85,000m<sup>2</sup> of retail accommodation together with leisure, offices, residential units and underground car parking. It will be landscaped to include open streets and squares and benefit from public spaces and public art.

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