

# Media Information

[SPINNINGFIELDSONline.com](http://SPINNINGFIELDSONline.com)

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## 1. The Spinningfields Vision

Allied London, in conjunction with Manchester City Council has created a powerful public/private partnership which is transforming one of Europe's largest urban regeneration sites into Spinningfields - the region's new premium financial and professional services destination.

Spinningfields is a 21st century expression of cultural and architectural excellence. This award winning development is setting new standards for the future of this modern international city. It is an exciting new cityscape of richly varied streets in which each of the 20 signature buildings is the result of a competition between leading international architects. These individual architectural statements are set in a lively and dynamic public realm that has been planned and finished to international standards. In size, scale, quality and style, Spinningfields is a real estate development of international stature and is energy efficient and ecologically sensitive.

The project aims to leverage and endorse Manchester's status as an international commercial and economic capital. No other city offers such a wide range of business location benefits and Spinningfields is set to become the city's new commercial and social hub. To achieve this Allied London has applied the unyielding principles of total quality management to deliver exceptionally high standards and specifications throughout.

It is intended the project should be an exemplar in premium quality mixed use development setting new world class standards for city centre regeneration. The project is conspicuous by its innovative, sustainable design. Led by commercial space and complemented by supporting civic, residential, hotel, leisure, retail and public spaces, Spinningfields creates a unique sense of community within a carefully planned and managed environment.

## 2. Spinningfields by numbers

- **22** acre site
- **4.6** million sq ft of high quality commercial, civic, residential, retail and open space
- **20** signature buildings
- **6** acres of public realm
- **5** new public squares
- **2.37** million sq ft of class A office space
- **300,000** sq ft of complementary high-end retail and leisure areas
- **391** luxury apartments in the Left Bank complex
- **24** floor five star Manchester Hotel, retail and restaurants
- **685** space NCP Car Park
- **2** BREEAM Excellent ratings for the Civil Justice Centre and 3 Hardman Street
- **350,000** sq ft at 3 Hardman Street - the largest office buildings in Manchester
- **25,000** office workers occupying the site when fully occupied

## 3. Location of Choice

Major international corporate and consumer brands have chosen to relocate and/or open at Spinningfields:

### Commercial

RBS, Baker Tilly, NatWest, HSBC, Grant Thornton, The Bank of New York Mellon, Pinsent Masons, Deloitte, Halliwells, Regus, Barclays Group, BDO Stoy Hayward, The Ministry of Justice, The General Medical Council and The Guardian Media Group.

### Restaurants

Carluccio's, Wagamama, Samsi, Giraffe, Strada, Zizzi, Eat, Bagel Nash, Pret A Manger GBK, Nando's and Bar Ha Ha.

### Retail

Emporio Armani and Armani Collezioni, Mulberry, Brooks Brothers, Joseph, Ermenegildo Zegna and Flannels

#### 4. Spinningfieldsonline.com

The latest Spinningfields edition includes a new website dedicated to serving workers and visitors by providing registered users with restaurant deals and promotions, travel advice, event updates and general Spinningfields news.

Consumers are able to sign-up for their own personal 'yellow card' offering them discounts on a variety of restaurants including Nandos, GBK, Zizzi, Strada, Wagamama, and Carluccio's to name a few.

#### 5. The Avenue

##### **Consumer, Collector Curator:**

With the launch of *The Avenue* in 2010, Spinningfields will be Manchester's first centralised destination for international luxury brands similar to those found on International Bond Street & nice 'London boutique' brands, satisfying those for a love of style. Anchored by Emporio Armani and Armani **Collezioni** in No1 The Avenue, a 10,000 sq ft flagship store, Spinningfields is the ideal place for consumers to purchase their next collection piece.

Consumers will have a range of collection items to choose from as they browse through retailers such as Flannels (D&G, Miu Miu, Gucci, Stone Island, William Hunt, Prada, Herve Leger, Prps, Canali), Mulberry, Brooks Brothers, Ermenegildo Zegna, Oliver Sweeney, and Joseph.

##### **City Style Cuisine**

Allied London's plan for 5 signature restaurants within The Avenue will provide shoppers with an ideal complement to a day's shopping experience either with an alfresco style lunch, a contemporary cocktail or stylish dining experience.

City workers and visitors will also be able to take advantage of this unique selection of restaurants only offered at Spinningfields for an after work drink or just meeting up with friends.

#### 6. Development Timeline

Timeframe	Development
Summer 1996	Michael Ingall, Chief Executive of Allied London, first visits Crown Square in Manchester, the future site for Spinningfields.
Winter 1999	Spinningfields Masterplan completed
Summer 2000	Spinningfields Masterplan approved by MCC, Executive Committee following exhaustive public consultation
Spring 2002	Manchester College of Arts and Technology opens

<b>Spring 2004</b>	Magistrates Court is completed 1 Spinningfields Square, The Royal Bank of Scotland's NW Regional Headquarters is completed
<b>Summer 2004</b>	1 Hardman Boulevard, The Royal Bank of Scotland's NW Regional Administrative Centre is completed
<b>Spring 2005</b>	Work starts on 2 Hardman Street and 3 and 4 Hardman Square
<b>Summer 2005</b>	First new retailers at Spinningfields, Wagamama and Eat commence trading
<b>Spring 2006</b>	3 Hardman Street is completed and pre-let to Guardian Media Group and Deloitte
<b>Summer 2006</b>	685- space multi-storey NCP car park is completed
<b>Autumn 2006</b>	Construction begins on 3 Hardman Street
<b>Spring 2007</b>	3 and 4 Hardman Square are completed and pre-let to Halliwells, HSBC and Grant Thornton
<b>Summer 2007</b>	The Civil Justice Centre is completed
<b>Autumn 2007</b>	Work begins on No 1 The Avenue
<b>Spring 2008</b>	Work begins on the Pump House Museum exterior and 1 Crown Square
<b>Autumn 2008</b>	3 Hardman Street is completed
<b>Winter 2008</b>	1 The Avenue is completed
<b>2009/2011</b>	Work begins on the Manchester House (hotel and residential use). Work begins on 1 Hardman Street (offices and retail)
<b>Summer 2010</b>	The Avenue opens
<b>2010/2012</b>	Work starts on 2 and 3 Hardman Boulevard
<b>2010/2013</b>	Work starts on 1 and 2 Hardman Square (office and retail)

## 7. Spinningfields - Sustainability

Allied London believes that the built environment has a crucial role in achieving social, economic and environmental sustainability. It is intended that Spinningfields should be an exemplar of sustainable urban regeneration and to this end the company is pioneering the concept of "total sustainable development". This involves a holistic approach to urban development projects making sure that sustainable best practice is taken into account at every stage and incorporated into every aspect of a scheme including building design and management, construction, ecology, energy, human environment, inclusive access, technology and communications, water, transport, recycling and waste.

### 7.1 Regeneration Sustainability at Spinningfields begins with the regeneration

of a major brownfield site bringing an improved quality of life without exacerbating urban sprawl and over-development of greenfield land. Spinningfields has already changed the perception of its immediate and wider locality and, by offering modern, user-friendly offices in a mixed-use managed environment and the creation of a large-scale sustainable city district providing high quality, local employment.

**7.2 BREEAM Excellent Rating** Spinningfields is unique in having two landmark buildings recognised as achieving the very highest standard in sustainable design with each being a member of the exclusive “BREEAM Excellent” rating club.

**7.3 Clustering and Competitiveness** The location of Spinningfields in the centre of Manchester ensures that it has access to a local workforce, as well as proximity to other businesses.

**7.4 Accessibility** The accessibility of Spinningfields is important for both environmental and social reasons. The city centre location provides a large catchment area with excellent public transport links. To enhance this Spinningfields has co-funded the Metroshuttle bus, which is a frequent, free-to-user service that connects the principal transport nodes of the city. There are also plans to provide a key link between the city centre and Salford via a new pedestrian bridge across the River Irwell.

**7.5 Diversity** Spinningfields is a true mixed use scheme embracing commercial, civic, retail, leisure, restaurants and hotels linked by six acres of public realm comprising public squares, boulevards and landscaped greens.

Permanent home to around 25,000 employees and 1,000 residents, it will be a destination for hundreds of thousands of business and leisure visitors creating a dynamic and vibrant city district.

## **7.6 Cultural and Civic Heritage**

Despite its regeneration as a premium business district for Europe, world class fashion thoroughfare, top table dining experience and a vibrant residential environment Spinningfields continues to be and has preserved an important part of Manchester’s cultural and civic heritage.

- The John Rylands Library holds one of the world’s most important literary collections and its extension completed in 2007 has created new visitor facilities and a publicly accessible state-of-the-art archive storage.
- The Pump House at Spinningfields contains the Peoples’ History Museum and work on a new extension and exhibition area at this facility is underway.
- Adjoining the site is the Manchester Opera House, a major Victorian theatrical venue which has its own extensive archives.
- The area also has a long association with newspapers, magazines and television. The Guardian Media Group now occupy 2 Hardman Street and ITV

- Granada studios are on Quay Street.
- The arts and learning are represented by the Manchester College of Arts and Technology (MANCAT) occupying a bespoke building completed in 2002. In addition, renowned international contemporary artist Bruce Maclean has been commissioned to provide public works of art at the Spinningfields site.
- Spinningfields' association with justice and the law has been further strengthened with the opening of New Magistrates Courts, completed in Spring 2004, the Crown Courts building and most recently, the award winning Civil Justice Centre, opened in 2007.

#### 7.7 Carbon Neutral Allied London is a carbon neutral company

### 8. Estate Management

Allied London has set up the Spinningfields Management Company. The management company has responsibility for all aspects of estate management, including security, cleaning, events, lighting, signage and maintenance. The company will initially be run by Allied London but over time its management will be vested with the occupiers of Spinningfields. By giving control to the real stakeholders, the decisions and the role of the estate management will be the most sustainable.

### 9. Manchester - A world-class business location

Manchester is the UK's fastest growing city. Voted "Best City to do Business" in 2007, Manchester's determination to build on this competitive advantage is demonstrated by its ongoing investments in infrastructure. Since 1997, more than £700 million has been invested in transforming the city into one of Europe's leading cultural and economic hubs.

### 10. Manchester by Numbers

- 1,300** km<sup>2</sup> area
- £40bn** approx GVA (£98 billion in the north west)
- 2.5 million** people (6.9 million in the north west)
- 1.6** million workforce
- 17%** of adult population hold graduate or postgraduate qualifications
- 230,000** firms
- 65** of the FTSE100 companies
- 2.1%** economic growth forecast to continue for next decade
- 2.3%** growth in professional occupations and 4.55% growth in technical and professional
- 225,000** employed in financial and professional services



- **50+** of the top accountancy firms
- **6,500** working in accountancy
- **5,500** members of accountancy bodies
- **4** Universities
- **100,330** students
- **14,000** first degrees, 8,700 postgraduate degrees and around 5,200 other undergraduate degrees awarded annually.
- **300,000+** students at universities and higher education institutions within 60 minutes drive time
- **13** theatres
- **7** major museums and galleries
- **6** department stores
- **450** licensed premises in the city centre
- **4** national parks within 60 minutes
- **4** topflight football teams
- **£18,945** average gross annual earnings (compared with £28,780 for London)
- **World top 50** conference destination
- **3** five star hotels
- **38,000** bed spaces
- **3rd** largest shopping mall in UK
- **200+** destinations worldwide served by Manchester International Airport
- **10** US airports served daily
- **142** route miles rail network and 98 stations provide connections to all major UK cities and a regular service to London
- **6** motorway links (M66, M61, M56, M62, M1, M6, M60) providing access to 20 million of the UK's residential population and over 60% of all UK businesses within 2 hours drive

## 11. Allied London Properties Ltd

Allied London Properties Limited is a major property company with substantial investment and development projects in London and Manchester. This includes the award winning Spinningfields scheme and The Brunswick in London.

Allied London's focus is to create well designed modern real estate for today's commercial, civic, retail and leisure operators.

It is committed to innovative, sustainable, relevant urban development that delivers good returns for shareholders and partners, meets the demands of tenants and engages directly with local and national government thinking to deliver real environmental and social improvements for the wider community.

A unique business philosophy - a philosophy of redeveloping after acquiring varied secondary properties, unwanted by today's sophisticated investor market, which can be repositioned as part of a much larger masterplan initiative - is demonstrated throughout Allied London's development programme.

Allied London is considered to be one of the most exciting and dynamic forces in property today. Through successfully delivering complex urban regeneration schemes, the company has earned a well deserved reputation as a visionary developer and a powerful agent for real change in Britain's built environment.

## 12. The Spinningfields Team

The Spinningfields project is being implemented through an extensive and experienced team of design and professional consultants:

### **Allied London Executive Team:**

Chief Executive - Michael Ingall  
Development Director - Stuart Lyell  
Finance Director - Freddie Graham-Watson  
Construction Director - Graham Skinner  
Investment Director – Harry Badham

### **Architects:**

Aedas AHR  
Building Design Partnership  
Denton Corker Marshall  
Foster & Partners  
Gensler  
Renton Howard Wood Levine  
Sheppard Robson  
Skidmore, Owings & Merrill

**Building Control:** Butler & Young; Manchester City Council

**Conservation Architects:** Heritage Architecture Ltd

**Construction Logistics:** MACE

**Cost Consultants:** Gardiner & Theobald

**Geo-Environmental:** Capita Symonds Structures

**Façade Engineers:** Wintech

**Fire Consultants:** Connell Mott MacDonald; Jeremy Gardner Associates; Roger Preston Fire

**Highways & Public Transport:** Faber Maunsell

**Leasing Agents (Office):** Jones Lang LaSalle; DTZ

**Leasing Agents (Retail):** Markham Vaughan Gillingham; GVA Grimley

**Lighting Design:** Speirs & Major

**Masterplanners:** Building Design Partnership; Sheppard Robson

**M & E Engineers:** Connell Mott MacDonald; Waterman Gore; Roger Preston and Partners

**Party Wall Surveyors:** Aedas Building Surveyors

**Project Managers:** Gardiner & Theobald Management Services; Second London Wall Ltd

**Public Art Consultant:** Jane Duncan

**Public Realm Designers:** Hyland Edgar Driver  
**Rights to Light:** Edmund Kirby  
**Signage Design:** Fitch  
**Solicitors:** Cleary Stein Gottlieb; Hamilton Hammonds; Linklaters  
**Street Lighting:** Atkins Odlin; Manchester Engineering Design Consultancy  
**Structural Engineers:** Capita Symonds Structures; Connell Mott MacDonald; Ove Arup and Partners  
**Telecommunications:** Arup Communications  
**Town Planning:** Drivers Jonas  
**Transportation Logistics:** Ove Arup and Partners

### 13. Spinningfields Awards

In the few years since the first building was completed, the Spinningfields development and its architects and engineers have received widespread accolades and plaudits from the design and property communities.

Recognition for excellence across the board has come in the shape of many prizes and awards as diverse as best for regeneration, sustainability, commercial building, public building, urban development, developer of the year, architect of the year and international architecture to name but a few.

2009		
Award	Category	Property/Individual
<b>Northwest Property Week Awards</b>	Commercial Development of the Year	3 Hardman Street
<b>Regional BCO Awards</b>	Best Commercial Workplace	3 Hardman Street
<b>The Association of Interior Specialists Certificate</b>	Certificate of Excellence for the Reception	3 Hardman Street
<b>Considerate Constructors Scheme Awards</b>	National Award	3 Hardman Street
<b>LABC Northwest Building Excellence Awards</b>	Best Sustainable Project	1 The Avenue
<b>Manchester City Council Awards</b>	Built in Quality Award	1 The Avenue
<b>Manchester City Council Awards</b>	Technical Innovation Award	1 The Avenue
<b>Manchester City Council Awards</b>	Sustainability Awards	1 The Avenue
<b>BCSA Awards</b>		1 The Avenue
<b>Civic Trust Awards</b>	Civic Trust Award	The Civil Justice Centre

<b>Civic Trust Awards</b>	Civic Trust Special Award for Sustainability	The Civil Justice Centre
<b>WAN Awards Northwest Bloom Competition</b>	Civic Building Award Spinningfields	The Civil Justice Centre Best Commercial Effort
<b>2008</b>		
<b>Award</b>	<b>Category</b>	<b>Property/Individual</b>
<b>The North West Property Awards 08</b>	Best Design-Led Project of the Year	Spinningfields
	Commercial Developer of the Year	Spinningfields
<b>North West Regional Structural Awards 2008</b>	Large Project Award	The Civil Justice Centre
<b>The Civic Trust Awards 2008</b>	The Civic Trust Award	The Brunswick
<b>Building Awards 2008</b>	Building Project of the Year	The Civil Justice Centre
<b>The Federation of Plastering and Drywall Contractors 2008</b>	FPDC Plasterers Trophy	The Civil Justice Centre
<b>Regional RIBA Regional Award – Northwest 2008</b>	RIBA Regional Awards	The Civil Justice Centre
<b>The RIBA National Award 2008</b>	RIBA National Award	The Civil Justice Centre
<b>RIBA English Partnerships Sustainability Award 2008</b>	RIBA Sustainability Award	The Civil Justice Centre
<b>British Construction Industry Awards 2008</b>	Judges Special Award	The Civil Justice Centre
<b>The Chicago Athenaeum: Museum of Architecture and Design 2008</b>	International Architecture Award	The Civil Justice Centre
<b>RIBA nomination from Denton Corker Marshall 2008</b>	Individual	Mike Ingall

## 14. Spinningfields Q & A

**Q: What is Spinningfields?**

A: Spinningfields is Europe's new premium financial and professional services destination. Acknowledged as setting new world class standards for city centre regeneration, the Manchester development is office-led, but also provides high quality commercial, civic, residential, hotel, leisure and retail space in a carefully planned and managed environment.

**Q: Where is Spinningfields?**

A: Spinningfields is situated in the heart of Manchester city centre. It extends from bustling Deansgate, one of the city's main arteries, to the attractive waterfront of the River Irwell.

**Q: How much is being invested in the scheme?**

A: The whole scheme has a value in excess of £1.5 billion

**Q. What is Manchester City Council's Involvement in the scheme?**

A. Enabling partner

**Q. What makes Spinningfields different?**

A. It's the whole package – the City of Manchester, the scope and scale, the premium quality, the architecture and design, the sustainable best practice, the company and the businesses that have already chosen to locate there.

**Q: How many buildings are planned?**

A: Spinningfields comprises 20 signature buildings. Its 220,000 sq m (2.37 million sq ft) of flexible new Grade A office space will house 25,000 workers. It is also home to 391 apartments within the luxury Leftbank development and 37,160 sq m (400,000 sq ft) of complementary high-end retail and leisure areas.

**Q: What buildings have been completed?**

See development timeline

**Q: When will the whole project be completed?**

A. Estimated to be 2012

**Q: Are buildings being leased or sold?**

A. Buildings are being let on long or short term leases with Allied London retaining a controlling interest.

**Q: Are there any buildings under construction / to be built in the future?**

A. See development timeline

**Q: Who are Spinningfields' office tenants?**

A: 1 Spinningfields Square - The Royal Bank of Scotland  
1 Hardman Boulevard - The Royal Bank of Scotland

2 Hardman Street – Guardian Media Group and Deloitte  
3 Hardman Square – Halliwells  
4 Hardman Square – Grant Thornton and HSBC  
3 Hardman Street – pre-lets to The Barclays Group plc, Pinsent Masons and Regus

**Q: How much public space will be created at Spinningfields?**

A: Spinningfields will offer 6 acres of public realm including 5 new public squares. This lively and dynamic public realm consists of a series of urban spaces made up of contemporary piazzas, boulevards and streets to compare with the best in Europe. Character and drama are lent by carefully chosen lighting and materials such as natural stone, inset with metal, for paving. Proposals have also been developed for the provision of a number of world-class pieces of contemporary public art throughout the development.

**Q: How will the development be managed?**

A: Allied London has set up the Spinningfields Management Company. The management company has responsibility for all aspects of estate management, including security, cleaning, events, lighting, signage and maintenance. The company will initially be run by Allied London but its management will be vested with the owners of Spinningfields over time.

**Q: Why is the development called Spinningfields?**

A: The Spinningfields name was taken from an 18th century map that recorded the area's weaving sheds in the days when the city was world-renowned for cloth manufacturing.

## 15. Contact Details

For further information please contact:

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