

# MARSTON MORETAINE, BEDFORDSHIRE

## Hallam Land Management

The site of 61 acres was purchased in 2007 and we secured an allocation in the Central Bedfordshire (North) Site Allocations plan. This was adopted in April 2011. The allocation included three elements:

- Residential development for 125 dwellings
- 17 acres for employment uses
- A contingency residential site for 320 dwellings

An application for the 125 dwellings and the 17 acres of employment was submitted in December 2011 with permission issued in September 2013. The area for the 125 dwellings was marketed and sold to Bovis Homes, completing in June 2014. There was not sufficient market demand to sell the employment land.

By the start of 2014 the local authority's housing land supply position was slipping so it was thought appropriate to bring forward the contingency site and at the same time review the need for the large scale employment site. At the time the local community were also beginning a neighbourhood plan so we needed to undertake a high level of community engagement to bring the site forward in a different form to the planned allocation.

An application for 365 dwellings, 1.5 acres for a care home and 1 acre for business or community use was submitted in January 2015. The application was granted permission in December 2015. The sale of this second phase to Barratt David Wilson completed in June 2016.



Read about **Land Promotion**  
on pages 24 and 25



# MARKHAM VALE, DERBYSHIRE



Read about **Property Investment and Development** on pages 26 and 27



## Henry Boot Developments

Markham Vale, our 200 acre employment park being developed in partnership with Derbyshire County Council, saw the continued acceleration of development activity with over 700,000 sq ft of new warehousing developed in the year. The 480,000 sq ft distribution unit, pre let to Great Bear Distribution Limited and forward funded by M&G, is the largest unit developed on the park to date, and following its completion in mid 2016, Great Bear contracted to purchase a second 480,000 sq ft unit which will be delivered in 2017. The national distribution warehouse, comprising 225,000 sq ft of space, for German automotive parts company, Ferdinand Bilstein, was also substantially completed by the end of the year to programme and contracts for a further two units were being finalised at the end of the year with both schemes expected to be delivered over the subsequent year.


# ABERDEEN EXHIBITION AND CONFERENCE CENTRE

## Henry Boot Developments

Following the grant of detailed planning permission, development and funding agreements were unconditionally concluded with Aberdeen City Council at mid-year enabling the development of the 800,000 sq ft conference and exhibition centre, which incorporates a 10,000 seat performance venue and 200 room, four-star hotel, to commence on site. The 130 acre site will also eventually include a 400,000 sq ft business park and a further two hotels, the first of which is already under contract and will open in parallel with the exhibition centre. The initial phase of development, funded through the City Council, represents an investment of over £330m and is expected to be completed in 2019, enabling the existing exhibition centre to relocate to this new facility adjacent to Aberdeen International Airport. We remain actively involved in the subsequent business park development in partnership with the City Council and will also be responsible for bringing forward the redevelopment of the existing 50 acre AECC site to the north of the city for a mixed residential and commercial scheme once the relocation has taken place in 2019.



## WHARFEDALE VIEW, YEADON, WEST YORKSHIRE

 Read about **Construction**  
on pages 28 and 29



### Henry Boot Construction

Henry Boot Construction successfully delivered the project to build the flagship Wharfedale View for Leeds City Council, an extra care housing scheme in Yeadon. The project was secured through the YORbuild Framework.

The 45 self-contained apartments are part of the first council owned and managed extra care scheme in the city.

Henry Boot continued to invest in and develop Building Information Modelling (BIM) through the scheme. The Henry Boot design team modelled the project utilising AutoCAD Revit software. They also developed 4D simulations which were used for progress reporting and to utilise BIM tools on a live project.

## LANCASTER UNIVERSITY, LANCASHIRE



### Henry Boot Construction

Henry Boot Construction has been selected as contractor for the £9m spine remodelling project at Lancaster University. Enabling works have already commenced following completion of demolition and site preparation.

The works include the removal of existing canopies and supporting brickwork to provide improved pedestrian flow. Alongside the construction works, Henry Boot Construction will also be implanting an extensive landscape and urban strategy.

The scope of the project spans from the Great Hall to the George Fox building, and the construction works are being phased over 18 months with completion in early 2018.