

Of all Bruntwood's current development projects, Alderley Park is undoubtedly the most far-reaching in both size and ambition.



Scope and scale



Pictured clockwise from top: an indicative CGI of the interior of Block 15; an indicative CGI of the exterior of Block 15; Development Surveyor Joe Broadley; construction work underway on the atrium of Block 15; Alderley Park Development Manager, Nick Hynes.



When it acquired the 400-acre Alderley Park site in 2014, Bruntwood knew it was in it for the long-term. Now, with the first stages of a 10-year development masterplan underway, the scope and scale of the planned changes are starting to become apparent.

After many months spent on getting key planning decisions approved, Alderley Park Development Manager Nick Hynes and Development Surveyor Joe Broadley are glad to be getting down to some hands-on development work.

"What we're trying to create here is a contemporary community that mixes commercial spaces with residential and leisure facilities, all in a beautiful parkland setting," explains Nick. "We've identified eight plots of land for residential development, all of which are suitable for groups of 25-50 houses. Five of these are already committed and we're currently in discussions regarding the others."

"We have also earmarked one of the plots for the construction of 21 residential units that will become homes for key workers from the life science businesses moving into the park."

The overall Alderley Park masterplan includes bringing old farm buildings back to life with leisure attractions such as a gastropub, café, micro brewery and farm shop. New sports facilities will be located between the commercial and residential parts of the park so that they are easily accessible for workers and residents. Facilities will be open to the local community too, not just people living and working in the park.

The sale of the residential plots has released the capital needed to redevelop some parts of the old Mereside bioscience campus as a first stage towards creating a multi-occupier life science ecosystem.

"Over its history, Alderley Park has been responsible for some of the most important drug discoveries of modern times," says Nick. "But many of the advances being made today aren't always coming from big pharma giants – they're being created by clusters of smaller, more innovative businesses. That shapes our development approach because we need to break some of the huge interlinked blocks into spaces that are suitable for multi-occupier use."

For Development Surveyor Joe Broadley, that means keeping the physical masterplan as flexible as possible.

"From our work with MSP, we know what works for science and technology businesses when they're clustered together in

a community," comments Joe. "These campus-style environments are also becoming the preferred way of working for businesses with a strong technology focus. We want to create flexible spaces to meet the needs of all different types of science and technology businesses, including installing one of the fastest fibre infrastructure networks anywhere in the country, with 100GB connectivity as standard."

The first of the park's commercial buildings to be redeveloped is the as-yet-unnamed Block 15. Bruntwood's Chief Development Officer, Chris Roberts, believes this 200,000 sq ft project will be one of the most rewarding projects in the company's history.

"Everyone said we should knock it down," says Chris. "It's six laboratory blocks that have been mothballed for over a decade. The plan is a classic example of what we call commercial creativity – we've developed a really creative design solution that brings all six blocks together into one building with a new atrium and entrance."

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"That's much more sustainable because we have reused the original building fabric: we send less to landfill and we need fewer raw materials. It also costs less, making the whole process quicker and more profitable than demolishing and building new. Because of the intelligence and quality of the scheme, I wouldn't be surprised if people will think they're in a new build development anyway."

The redeveloped Block 15 will be able to work as a self-contained building for a large occupier or can be split into smaller scale units.

"It's an incredibly flexible building with different size floor plates and orientations," Chris adds. "You can take the whole 200,000 sq ft or individual blocks of 70,000 or 15,000 sq ft with a choice of looking out into the atrium or out into the historic woodland. We'll even have south-facing roof terraces on the building with views over the cricket pitch and out to the radio telescope at Jodrell Bank."

Space at the newly-refurbished – and renamed – Block 15 will be available from Spring 2017.

 **400,000**
SQ FT OF NEW OFFICE AND LAB SPACE DEVELOPMENTS APPROVED

 **400**
AREA OF ALDERLEY PARK IN ACRES

 **10 years**
TIMEFRAME FOR THE BRUNTWOOD MASTERPLAN FOR ALDERLEY PARK

 **275**
NUMBER OF NEW HOMES TO BE BUILT