

Editorial

Welcome to our first issue of Blue Square in 2023. I'm fortunate to have a unique position within the business thanks to my work overseeing Vector's Graphics and 3D teams, as well as my involvement with the PR side of The Harris Group, which allows me to be part of the full lifecycle of nearly all the projects that our talented teams work on. Being involved in schemes from the initial hand drawn feasibilities, through planning, construction and marketing phases, to finally see them at completion is a great feeling. It's especially good for me to see how closely our CGI's reflect the finished buildings.

So for this issue of Blue Square, it seemed only right to focus upon a selection of completed projects, as well as some that are due to complete in the coming months. These include the second phase of a development in Basildon, a new Premier Inn in the historic city of York, the final phase of office development at The Dock in Hull, and a new 110,000 sq ft logistics unit at Horizon 38 in Bristol.

Before we look to the future however, it's important to look back at some of the stunning developments that teams from across the business have completed in the first quarter of this year. From the stunning new flagship head office for Beal Homes in East Yorkshire and the Lake District's newest

Premier Inn, to the final phase of The Treadmills development in Northallerton. Our Northern teams have certainly been busy.

However, not to be outdone, our colleagues in London, Reading and Milton Keynes have also completed a variety of schemes including a mixed use development in West Bridgford that features a foodstore, gym, food and drink units and drive-thru. The conversion of a commercial unit in Swindon into a new modern self-storage facility, as well as more than 15 Aldi stores, including 5 local stores in London, have also opened their doors to the public.

Looking ahead, we have a variety of projects that are still progressing. From game changing logistics schemes in London and large retail park refurbishments in Birmingham and Leicester, to high end industrial space in Liverpool and the conversion of a former police station and town hall in our home city of Wakefield to residential and leisure uses. The Harris Partnership and the wider Harris Group is quite literally building on solid foundations for the future.

Ultimately however, this issue of Blue Square is about more than just the developments: it's about celebrating the people within The Harris Group and the wider client, project, planning and construction teams who have been involved in creating built environments that people can enjoy for generations to come.



Adam Lingard
Vector DC Associate





Premier Inn, Keswick

THE NEWEST PREMIER INN IN THE LAKE DISTRICT NATIONAL PARK OPENS ITS DOORS

The building, designed on behalf of client and developer Premcor, pays homage to its location through the use of natural materials and specialist construction methods.

Featuring 71 bedrooms alongside a restaurant, all of which offer panoramic views of the national park.

The building was designed to transform the site of a former care home and bring it back into active use.

The attractive three-story building used local sub contractors and materials including Lakeland stone, render, reclaimed slate and sections of metal seam cladding, in order to meet the demands of planning officers at the national park who wanted to see an architecturally sophisticated design which added to the iconic landscape of Keswick.

Carl Braim, Director said: "When we started work on this project, we knew the building we designed had to be something special, because the environment around it is so unique. It's been fantastic to be able to bring together the latest methods of construction and environmental design, using traditional industries and local materials to create an aesthetic which is functional and modern but which also pays homage to the areas historic landscape.

"Working with the developer Premcor and Premier Inn owner Whitbread plc, as well as local stakeholders and the planning officers at the Lake District National Park, we've been able to create and deliver a building which further enhances the local visitor economy offer, brings a former site back into active use, and does so in an architecturally interesting and attractive way."



Gateway 36, Rotherham

GATEWAY 36, ROTHERHAM

Work has completed on the 2nd phase of the THP designed industrial and logistics development, within easy access of J36 of the M1 in South Yorkshire.

The 51-acre scheme, on behalf of client Harworth Group plc, features 3 units: a terrace of 4 each at 5,750sqft, which can be used as a whole or individual units; one 49,500sqft and one 38,500sqft detached unit.

Phase 2 follows the successful Phase 1 development, which comprised a mix of industrial and logistics buildings together with a number of roadside uses.

INTEGRATING INDUSTRIAL SPACES

The Harris Partnership is continuing to deliver significant industrial projects this year, securing contracts across the UK. The growth comes as the market continues to shift with consumer buying habits calling for an increased demand for industrial spaces that are integrated into established mixed-use communities.

Our relationship with CRT Property Investments has been strengthened by two new commissions, including the construction of a 6,300 sq ft industrial

unit at Concorde Way, Mansfield and two new industrial units with office accommodation alongside the river Don at Phoenix Riverside in Rotherham. Elsewhere our teams are currently supporting Phase IV of the Thorp Arch Estate's Development plan in a 93,527 sq ft extension at its estate in Wetherby, and Rushbond Group with the delivery of hybrid industrial/office units and a drive-thru development at the developer's Lancaster Park, which is adjacent to Leeds Bradford Airport.



Thorp Arch

115,000 SQ FT INDUSTRIAL UNIT LAUNCHES TO MEET OCCUPIER DEMAND

The latest unit at Horizon 38, the brand new business park on Bristol's northern edge has completed.

Designed by THP and delivered by MCS Group, the 115,600 sqft Unit G5, the largest new-build logistics unit available in the area, is the latest speculative industrial development by St Francis Group and ALMCOR.

Offering a BREEAM Excellent accreditation and a clear internal height of 12m, the new facility looks to meet growing demand for both high quality and sustainable logistics developments at a very well established location.



Horizon 38, Bristol



Pity Me, Durham

NORTH DURHAM RETAIL PARK

The site in Pity Me, which features a combined floorspace of 53,400 sqft across four units, was designed by The Harris Partnership and delivered by GMI Construction for Premcor Estates and Wyngrove Limited. Replacing a former warehousing / vehicle servicing & mot site at the location, the development is adjacent to Durham's largest out-of-town retail park, the Arnison Centre.

The units have already been let and fitted out to accommodate Home Bargains, Iceland, Aldi and a Starbucks drive-thru.

BASILDON LOGISTICS

Work has completed on a 55,000sqft industrial unit in Basildon which includes 5,000sqft offices on the first floor.

As part of the wider development, the neighbouring retail scheme, St Hilary Retail Park, which is currently on site will feature 5 retail units at circa 105,000 sqft, which will house stores including Lidl, Lok N store, Greggs, a coffee house and a tile retailer together with a new Magnet unit.

ALDI ROUNDUP

2022 was a year of continued change in the retail sector, with brands switching hands and priorities refocusing with the cost-of-living crisis. However, one thing remained constant, Aldi's growth and with it our relationship of delivering new stores for the Aldi group.

In total over the last 5 years we have supported the opening of 196 new stores in addition to store extensions and refurbishments including Aldi's only 'shop and go' store. In the last twelve months alone we have assisted in the opening of stores in Grays, Llay, Maghull, Speke, Bangor, Llandudno, Brough, Grimsby, Dewsbury, Beverley, Huddersfield, Macclesfield, Tarleton, two new sites in Luton, Petersfield, Kings Hill, 5 London Stores and the most recent store to open its doors to the public in Battlefield which is situated to the North of Shrewsbury and acts as a gateway to the town.

We're presently working on various new stores throughout the UK including only the second food store granted approval in greenbelt land in Flitwick. The site which includes over 150m of new native hedgerow, nearly 20 new semi-mature trees, a wildflower meadow, and a public art installation has biodiversity at its heart and is due to open in June.

In Norwich we're also delivering one of the first stores in Aldi's new store format, which is due to open in August. As well as the store we're also delivering a new shared estate road which unlocks the surrounding land for future development opportunities.



Basildon Logistics



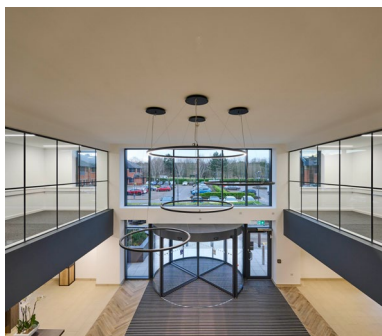
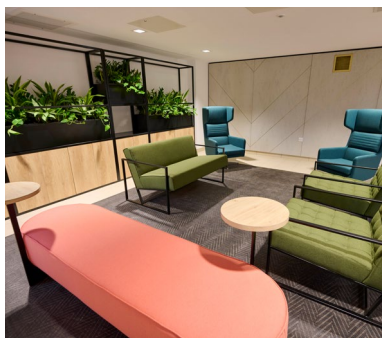
Lawnswood House

LAWNSWOOD HOUSE COMPLETES

The Harris Partnership has provided design support on the refurbishment of Lawnswood House on the Lawnswood Business Park in Leeds.

As part of the £3.4m refurbishment project, The Harris Partnership worked with AA Projects on behalf of Hillview Real Estate to completely transform all four of the building's floors and deliver a series of external works. The building, which was previously occupied by HMRC, now features a new reception space and waiting lounge that compliments the changes to the office fitout.

Ketia, Head of Interiors at The Harris Partnership said: "We're pleased to have been able to deliver Hillview Group's aspirations for Lawnswood House and breathe a new lease of life into the building, creating a more modern space which would appeal to the new generation of occupiers who are looking for space in Leeds."



RELOCATED M&S STORE TO OPEN AT THE WHITE ROSE SHOPPING CENTRE, LEEDS

External works are now complete on the relocation of Marks & Spencer into a new 80,000 sqft anchor store within the White Rose Shopping Centre, Leeds.

The project, which includes a new full height glazed entrance and associated external landscaping works has been designed by The Harris Partnership & Vector, for client Landsec and completed by Main Contractor Esh Group.



M&S Whiterose



Bristol

SELF STORAGE, BRISTOL

Milton Keynes working alongside colleagues in Wakefield have secured planning for a new self-storage unit at Horizon 38, Filton, Bristol. This flagship store will deliver 90,000sqft of storage space over 4 floors on a 1 acre plot of the Horizon 38 site, which has been developed by St Francis Group and ALMCOR.

The new store will be operated under the Cubic Self-storage banner, and will be constructed using high quality materials that will come with a number of sustainable additions such as electric vehicle charging and photovoltaic panels, ensuring that the energy efficiency of the unit is key to its operations.



Stockport Interchange

STOCKPORT INTERCHANGE PROGRESSING ON SITE

Works are progressing well on the new state of the art Transport Interchange in Stockport, for Clients Stockport Metropolitan Borough Council & Transport for Greater Manchester. When complete the scheme will comprise of a replacement bus station with two-acre park above.

Works are also well underway on our new shared pedestrian and cycle bridge. When completed, the bridge will enhance connectivity between our new bus station, the existing railway station, the River Mersey and the Trans Pennine Trail.

FINAL PHASE OF TREADMILLS REACHES PC

We're delighted to see the final phase of the Treadmills near completion. Having worked with Wykeland and Hambleton District Council on the masterplan for the site and supported them through the planning process, it marks the culmination of nearly 9 years of work.

The grade II listed prison buildings have been re purposed and transformed, including a new contemporary glazed extension to the prison block to create new restaurant space, while also delivering a landmark building which when complete will be home to a four screen Everyman Cinema.

By working collaboratively with colleagues from Heritage England, the council and Wykeland, we have delivered a dynamic mixed-use site for the local community.



Treadmills, Northallerton



Beal Homes Head Office

BEAL HOMES MOVES TO NEW HEAD OFFICE

Housebuilder Beal Homes has completed a move to a new head office, designed by THP in East Yorkshire.

The £5.5m, 20,000 sqft building occupies a prominent position at Bridgehead business park in Hessle and is the latest flagship development at the prime business location.

The scheme for Wykeland Group, owner and developer of Bridgehead, is more than twice the size of Beal's previous base, with the interior design and fit-out completed by Hull-based Chameleon Business Interiors.

It features a reception area and central atrium, open-plan work spaces, a boardroom, meeting and training rooms, breakout spaces and a first-floor outdoor terrace. The new building also includes a Design Lounge, where customers work with Beal's designers to personalise their new home and is a highly-visible showcase for the Beal brand, a place where customers can use the latest digital technology to view there developments and house types, and where buyers will enjoy bringing their vision for their own dream new home to life.



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NEWS FROM AROUND THE OFFICES

PLANNING APPLICATIONS

The planning pipeline at The Harris Partnership continues to grow, with colleagues from across the business involved with schemes up and down the country including a new large scale underground logistics hub under 5 Kingdom Street in Paddington and a 90,000sqft employment space at the first phase of Liverpool's Atlantic Park.

In Yorkshire, the team is currently seeking permission for an 86,000sqft industrial unit at AMP Rotherham for Harworth Group, and a further application for 650,000sqft of industrial / logistics space at Thorpe Park Leeds for Scarborough Group.

In other parts of the country our teams are working on an M&S refurb at Fosse Park in Leicester as well as mixed use schemes in Exeter and Telford which both include new build foodstores and drive thru units, with the latter also including a PFS. A mixed use scheme in Didcot which includes retail with residential over, a coffee drive thru, nursery, BTR units & Care Home has also recently been submitted.

Amongst clients we are seeing high demand for small trade and industrial units, with the team seeking permission in Swindon, Huntingdon and Leighton Buzzard for a range of small industrial units. We're also continuing to see demand for new self-storage facilities and are in the process of seeking planning permission in Sheffield, Chesterfield, Bradford & Sunderland at present.



Fitzroy Road Exeter



Thorpe Park Leeds



Tonbridge



Darlington

PLANNING APPROVALS

While we currently have the schemes above in with planning teams across the country, it's also been fantastic to receive positive feedback and approval for designs by The Harris Partnership from councils in all corners of the UK.

The team were particularly pleased to have received approval for the transformation of a former Mothercare unit into a new 37,000sqft Primark store at Teesside Park, which will create 140 jobs in the area.

While the transformational power of our designs have also been recognised with the news that a new mixed-use development at a 2.21 acre redundant gas works in Tonbridge can move forwards. Having led on the plans we're excited to be working with Blueberry Homes to bring a new lease of life to the brownfield site, creating 144, one, two and three-bedroom apartments across two buildings, as well as landscaping and public realm which will unlock the underused riverfront.

We've also seen success across the team with industrial developments securing planning approval for c. 35,000 sqft warehouse unit in Bradford, two new industrial developments comprising a similar size at Silkwood Park Wakefield, the first plot of Phase 2 Ozone Business Park in Howden which includes the construction of a manufacturing and distribution facility with a gross external area of 300,000 sqft, and a new 402,000 sqft speculative industrial and distribution scheme in Darlington. In addition to this the team has also been granted approval for the refurbishment of terrace C at the Coliseum Retail Park in Leicester.

£850 RAISED FOR RED NOSE DAY

THP had fun raising money for Red Nose Day by enjoying sweet and savoury treats, guessing the weight of the 'red nose gonk', and sponging the directors in the stocks! Staff in all offices got into the spirit, dressing in red and wearing their noses (we even had a strawberry!)

£850 was raised for this great cause – thank you to everyone who donated and joined in.



CONGRATULATIONS

We are thrilled to let you know that Jordan Andrew and Paul Waller have passed their Part 3 - RIBA Advanced Diploma's in Professional Practice in Architecture. Jordan is based out of our Manchester office and Associate Paul Waller out of the Milton Keynes office. This is a fantastic achievement for both, Congratulations!

We would also like to offer our congratulations to HPM's Marisa Rigby who has recently passed the third and final module of the NEBOSH Diploma in Occupational Health & Safety.

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