

AGD Regeneration

Practice Details | Selected Projects

2011



Contact

- A. The Office Block
Prospecton Cottage
Greenfield
Saddleworth
OL3 7NY
- C. Andy Dainty
Andrew Bradshaw
- T. 01457870346
- M. 07866412710
07815650854
- F. 01457810385
- E. andy.dainty@agdregen.co.uk
andrew.bradshaw@agdregen.co.uk
- W. www.agdregen.co.uk



Profile

AGDR is a specialist regeneration surveying practice providing a high quality consultancy service. Our emphasis is on providing visionary but pragmatic advice within teams employing best practice planning and design to achieve solutions and deliverable projects.

AGDR works together with a network of specialist planners, engineers and other consultants providing expert advice on development economics and experience of delivering mixed-use regeneration.

AGDR also works as a freelance development manager on projects for both property developers and public sector regeneration bodies.

Our Approach

Our approach to life is illustrated by our commitment to three core principles:

- **Mixed-Use:** AGDR recognises the importance of mixed-use development in promoting the successful and sustainable regeneration of places. We have a strong track record of delivering complex mixed-use regeneration projects for both the public and private sectors illustrated by our current work delivering the Chesterfield Waterside project, a £340 million, mixed use regeneration scheme included in Regeneration & Renewal Magazine's Top 100 UK Regeneration Projects. The site will create a spectacular new urban village of high quality design incorporating residential, office, retail and leisure space in an attractive river and canal-side setting.
- **Design Quality:** A key strength of AGDR is our ability to persuade our clients of the merits of good quality design at the outset of a project and to ensure through precise delivery advice that quality of design is not compromised during the later delivery stages. Examples of our success in working with developers to deliver high quality design include the CABE award winning Dale Mill and Trafalgar Street housing projects by BASE for the Rochdale and Oldham HMR Pathfinder. AGDR managed the successful bid and had a key role in project managing delivery.
- **Delivery:** AGDR provides robust delivery advice tailored to the specific needs of the project. We work carefully to ensure that our projects and proposals are deliverable within the confines of the market.

Our approach to delivery is to create bespoke delivery plans and structures based on public-private partnership understanding and protecting the main objectives of all partners in all circumstances.

Examples include our partnership delivery strategies for Smithfield Markets, Manchester (Manchester City Council and AMEC), Chesterfield Waterside Ltd (Chesterfield Borough Council and Urbo Regeneration Ltd), East Central Rochdale (Oldham-Rochdale HMR Pathfinder and BASE) and Bradford Canal Corridor (Bradford MDC and Urbo).



Services

We offer a quality service with particular expertise in the following areas:

- **Project feasibility** - we undertake project feasibility studies and appraisals and have advised on numerous projects for both public and private sector clients including the development feasibility of residential, commercial, retail, managed office, community and leisure projects.
- **Market analysis** - we provide market research and analysis of the property market including retail, office, leisure, residential and industrial market sectors. This broad market knowledge, always objective rather than being driven by day to day agency work, is a service often required in regeneration and mixed-use projects. AGDR is able to advise on project shaping and appraisal at the early design/concept stages working together with more specialist agents where required.
- **Economic appraisals** - we undertake economic and financial appraisals of development projects including sensitivity analysis and viability testing. We offer an understanding of good practice urban design and work together with designers adding pragmatism to design flair in order to pursue the best achievable regeneration solutions.
- **Project/bid management** - we provide project and bid management. Examples include various successful bids for Base, Artisan and Barratt Urban Regeneration.
- **Development competitions** - we have widespread experience of managing development and design competitions for public sector clients including Sheffield City Council, Sefton MBC, Chesterfield Borough Council.
- **Development procurement** - we advise public and private sector clients on the identification and management of appropriate development procurement models. Our advice includes the identification of appropriate delivery mechanisms and selection of developer/delivery partners through to the successful negotiation of appropriate legal agreements.



People

Andrew Dainty - Managing Director

Andrew is a Chartered Surveyor with an honours degree in Urban Land Economics from Sheffield Hallam University. He has substantial experience of both public and private sectors providing a balanced perspective of the urban regeneration issues and challenges facing each.

In the public sector Andrew spent five years working for both Black Country and Central Manchester Development Corporations dealing with land assembly, management, decontamination, disposals under development agreements and grant appraisals.

Within the private sector Andrew has worked for Kenrick Brown, Jones Lang La Salle and Amec where he was responsible for urban regeneration work and particularly the successful bid for the 5 acres £50m flagship mixed use scheme for Smithfield in Manchester.

Since 2001 Andrew has managed AGDR, a practice aimed at providing a high quality of service within mixed skill teams, delivering urban regeneration and enjoying the process.

Andrew Bradshaw - Director

Andrew is a Chartered Town Planner and senior regeneration practitioner with some 20 years experience of managing complex regeneration projects in both the UK and Ireland.

Andrew was previously a consultant at DTZ Pinda where he was an Associate Director in the Regeneration team managing inputs on a varied portfolio of projects including property market appraisals, feasibility studies, masterplans, development briefs and delivery strategies.

Prior to joining DTZ Andrew worked for a number of multi disciplinary practices including Scott Wilson URBAN in Manchester, Cunnane Stratton Reynolds in Dublin and Taylor Young in Manchester where he worked on a variety of projects including masterplans, regeneration strategies, feasibility studies and planning applications.



Selected Projects

Stoke City Centre Masterplan

AGDR were appointed as part of a multi-disciplinary team including Glenn Howells Architects, GVA Grimley and Scott Wilson to prepare a Masterplan and delivery strategy for Stoke on Trent City Centre. AGDR provided project management support to the North Staffordshire Regeneration Partnership establishing the brief and direction for the study and co-ordinating the inputs from the professional team leading to the preparation of a robust Masterplan and Delivery Plan for Stoke on Trent City Centre.

Prestwich Town Centre Masterplan

AGDR together with URBED were commissioned by Bury MBC in 2007 to prepare a comprehensive regeneration strategy for Prestwich Village Centre. AGDR were responsible for the commercial property and delivery aspects of the study including a robust retail and property market assessment, options appraisal and testing and advice on delivery and strategy implementation.

Sheffield - New Retail Quarter

AGDR advised Sheffield One and Sheffield City Council on their partnership development with Hammerson Plc for over five years culminating on exchange of the development partnership deal. The project comprises approximately 12 urban blocks providing some 800,000 sq. ft. of mixed-use but predominantly retail and residential space. This includes a new 285,000 sq. ft. John Lewis store. The project is the largest single development in Sheffield and is crucial to the future of the city centre. It is also one of the UK's largest regeneration projects.

Ilkeston Town Centre Area Action Plan

AGDR, Taylor Young and Faber Maunsell were commissioned by Erewash Borough Council and Derbyshire Economic Partnership to prepare a masterplan for Ilkeston Town Centre. A strategy was developed to strengthen and develop key anchor stores and a declining shopping centre by releasing land in the town centre for additional development. AGDR recommended a delivery process putting in place careful controls over the quality and form of development.

Advance Crosby Regeneration Study, Crosby

AGDR supported a team led by Fluid Architects to prepare a comprehensive regeneration strategy for the Advance Crosby Initiative Area in Scunthorpe for North Lincolnshire District Council. The strategy followed a three stage process with baseline analysis, options identification and evaluation leading to a preferred regeneration strategy.



Selected Projects - cont

RENEW North Staffordshire HMR Pathfinder Consultancy

AGDR were appointed by RENEW North Staffordshire to assist with the project management and coordination of a number of Area Regeneration Frameworks for the RENEW North Staffordshire HMR Pathfinder area providing strategic advice on strategy development, reporting and delivery.

Meir Area Regeneration Framework

AGDR were appointed by RENEW North Staffordshire and David Wilson Homes in 2007 as part of a multi-disciplinary team that included Taylor Young and Scott Wilson, to project manage and author an Area Regeneration Framework for the regeneration of the Meir neighbourhood in Stoke on Trent. AGDR established the scope and direction of the work provided all client liaison and project management support and co-ordinated and edited the production of the ARF report.

Hattersley Developer Competition, BASE

AGDR were appointed by BASE, a JV between Barratt Homes and Artisan, to manage the bid process to English Partnerships and Tameside Metropolitan Borough Council to regenerate a social housing estate in Hattersley. AGDR co-ordinated production of the bidding documents and managed the inputs of a large professional team. The bid resulted in securing preferred bidder status for BASE and CTP who will deliver up to 800 quality mixed tenure homes and a new District Centre.

Oldham and Rochdale Housing Market Renewal Delivery

AGDR was appointed in 2002 by BASE, a joint venture between Barratt Homes and Artisan Developments, to manage the bid process to Oldham and Rochdale HMR Pathfinder. AGDR assembled a strong design team including masterplanners and urban designers URBED, architects OMI and Landscape Projects. The bid was successful with BASE awarded both the East Central Rochdale and South Werneth neighbourhoods in September 2005.

Soho / Handsworth Area Development Framework

AGDR was part of the team led by Scott Wilson preparing the Soho/Handsworth part of the HMRF bid for Birmingham. This covered approximately one-quarter of the bid area and was focused on radical housing market transformation in areas of severe decline. AGDR was responsible for all commercial property aspects and particularly the strategies for Soho Road retail area and the regeneration of a number of declining industrial areas.



Selected Projects - cont

North Hull ARF

AGDR was part of the team led by Scott Wilson appointed to prepare an Area Regeneration Framework for North Hull. This study covered approx one third of the city and was focused on radical housing market transformation in areas of significant deprivation. AGDR worked with King Sturge advising on all commercial property aspects and is particularly responsible for ensuring retail and leisure potential is properly planned and delivered as part of a mixed-use vision for the area.

Hathershaw and Fitton Hill Masterplan

AGDR together with Fluid and Buro Happold were appointed by Oldham MBC and the Hathershaw and Fitton Hill New Deal for Communities Trust to prepare a masterplan and regeneration strategy for Hathershaw and Fitton Hill New. AGDR has provided residential and commercial development advice and development appraisal work. Particular emphasis has been placed on the rationalisation of the traditional retail street and the development of a project to create a distinct new high street centre.

Chesterfield Waterside Delivery

AGDR is currently advising Chesterfield Waterside Ltd a partnership of Chesterfield Borough Council and Urbo Regeneration Ltd on the development of a 60 acre canal and riverside site located alongside the A61 to the northeast of Chesterfield town centre. AGDR's role began in 2005 forming an ambitious vision for the site set out in the Masterplan and Planning Brief prepared by AGDR and Taylor Young. AGDR has since advised on creation of the Public Private Partnership delivery company which is now carrying out development.

Bradford Canal Road Corridor Study

AGDR and Drivers Jonas supported by Taylor Young and Arups were commissioned by Bradford Metropolitan District Council and Arnold Laver & Co Ltd to explore the regeneration potential of the Canal Road corridor area of Bradford. The preferred masterplan aimed to deliver a series of clearly defined neighbourhoods along the reopened Bradford Canal with the redevelopment of approx 59 ha of brownfield land for a mix of upto 2500 new dwellings and 24,000 sq.m. of commercial space.

Smithfield, Manchester

AGDR prepared the successful bid by AMEC Developments and Crosby Homes for the five acre former Smithfield Markets site on the edge of Manchester City Centre. The £50m mixed-use project was designed using leading edge regeneration approaches including a design team of 7 leading architect and design practices. The result was a 'true' urban village design featuring vertical and horizontal mixed use in a dense urban network of buildings and public spaces.

