



A development opportunity to create a new, vibrant, mixed use quarter around the Cathedral in Blackburn Town Centre.

Blackburn Cathedral Quarter

First Phase Development Area



Train Station

Bus Station

Blackburn Cathedral

Station Car Park



Blackburn Cathedral Quarter

A unique development opportunity at the heart of Blackburn Town Centre



Blackburn town centre is currently the focus of several major development proposals that will bring substantial investment to help realise the town's position as a strong sub-regional centre for retailing, leisure, employment and urban living. Blackburn Cathedral Quarter represents a major opportunity for revitalising the town centre.

Blackburn with Darwen Borough Council, Blackburn Cathedral Developments and English Partnerships seek a development partner to deliver an imaginative, well designed, sensitive and sustainable mixed used development based on the unique setting of this conservation area around the Cathedral and adjacent to the town's main shopping centre. The first phase opportunity extends over an area of approximately 7.5ha within a wider regeneration area of 17.2ha.

Proposals for the area will include:

- The established plans for Cathedral accommodation, private residential and office uses on Cathedral land
- A new transport interchange adjacent to the train station
- Offices
- Leisure
- Hotel
- Residential
- Ancillary Retail
- High quality public realm

Blackburn Cathedral Quarter



Expectations

Blackburn with Darwen Borough Council, Blackburn Cathedral Developments and English Partnerships are seeking a development partner to work with them to develop a high quality new quarter based around Blackburn Cathedral and the rail station. This forms an important part of Blackburn town centre and presents a significant opportunity for developing a business, leisure and residential area that sets a quality standard for the town.

Expressions of Interest are expected from developers and design teams with a track record in delivering innovative mixed use schemes and in working in historic and conservation areas. Teams wishing to progress to the full tenders stage will have to demonstrate an appreciation of high quality design and sustainability along side an ability to deliver complex urban schemes.

Selection Process

A preferred developer will be selected through a 2 stage process. In this instance Expressions of Interest are sought from potential development partners through the completion of the enclosed PQQ. Interested parties will be expected to demonstrate a track record in successfully delivering major mixed-use schemes, working in partnership with the public sector and to show a strong commitment to urban regeneration and sustainability principles.

Development Agreement

The site will be offered as a series of Development Agreements followed by a lease arrangement and subject to contract.

Instructions

Please follow the instructions in the PQQ attached and complete as requested. When completed, 3 copies of the PQQ together with a CD copy and all accompanying documents should be submitted by 1pm on Thursday 14th June 2007 to:

Emma Fiedler
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Please direct any questions to Emma Fiedler at the above address or by emailing:
emma.fiedler@kingsturge.com

