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FOR IMMEDIATE RELEASE

DETAILED PLANS SUBMITTED FOR NEW WESTGATE

The Westgate Partnership has submitted a detailed planning application for the £300 million refurbishment, part redevelopment and extension of the Westgate Centre, Oxford. The proposals include the creation of new shopping streets, a John Lewis department store, a prominent new entrance for the library, a new car park and city centre homes.

Significant improvements to the environment around the Westgate Centre will also contribute to the increased vitality of this part of Oxford.

The shopping area will be approximately 750,000 sq ft (69,000 sq m), with 90 new shops, bars, restaurants and cafes. As well as a wide range and variety of shops from aspirational fashion and lifestyle brands to smaller independent retailers, facilities will include Shopmobility, toilets, baby care, a crèche and a children's play area. The creation of individual buildings will enable the establishment of two new pedestrianised cross streets, fully integrating the new shopping area with the city centre and the wider West End.

Richard Cable, director for The Westgate Partnership said;

"We are delighted to have reached such a major milestone. The evolution of our scheme over the last two and half years has been a truly interactive process, with local people and stakeholders making a significant contribution to our proposals at every step of the process, initially through the major public consultation on the Westgate Masterplan and then through extensive consultation and feedback on the detailed designs of the individual buildings."

"Our proposals are seen as a significant improvement to the existing Westgate, delivering much needed modern retail space, new homes and a more vibrant public space to this part of Oxford."

The new buildings, designed by two award winning architects Allies and Morrison and Building Design Partnership working with renowned landscape designer, Robert Townshend, aim to reconnect Westgate to the rest of Oxford City Centre and the wider West End.

The proposals include: -

- a major extension to the overall retail provision within Oxford providing new and flexible accommodation to meet modern retailers' requirements
- a total refurbishment of the existing Westgate Centre to ensure that it blends seamlessly with the new buildings and with its surroundings, particularly the City Council's proposals for the redesign of Bonn Square
- a prominent new three storey glazed entrance for Oxford's County Library at the junction of Queen Street, Castle Street and New Road
- a variety of street facing shops, kiosks, and cafes to bring new vitality to Castle Street and Norfolk Street
- a roof-top garden at the heart of the development, providing a local habitat for wildlife and a unique location for a restaurant operator
- a full-line John Lewis department store designed specifically to respond to its Oxford location with a cafe providing some of the best views across the Oxford skyline
- 127 new city centre apartments, 50% of which will be affordable homes, developed in conjunction with Bromford Housing Group
- an extensive landscaping strategy for the streets and green spaces around the development, including enhancements to the existing Paradise Square and the area alongside Castle Mill Stream
- accessibility for all including provision for pedestrians, cyclists, buses and taxis
- a new 1,335 space multi-storey car park will provide better, safer parking facilities and will include wider parking bays, clearly marked pedestrian walkways, enhanced lighting, CCTV and help stations.
- modern sustainable design aiming to achieve "Very Good" ratings for BREEAM for Retail and EcoHomes including natural ventilation, green roofs, solar panels and rainwater collection.

The planning application was submitted today, and Oxford City Council will now undertake its statutory consultation on the proposals. Full copies of the planning application can be viewed at Ramsey House.

- ENDS -

Summary of planning application

- Mixed use development including the alteration, refurbishment, part redevelopment and extension of the existing Westgate Centre to provide new retail and residential accommodation
- Replacement multi-storey car park at Abbey Place and new access onto Thames Street
- New bus facilities and a bus priority route
- Environmental improvement to the public realm
- Associated highway, access and landscape works

A sustainable development

The Westgate Partnership is looking to incorporate the latest design and construction techniques to encourage an environmentally friendly approach to the development. This includes the more efficient use of energy, the management of waste through the lifecycle of the development, the use of recycled or reclaimed materials and the recycling of demolition materials.

The Westgate Partnership

The Westgate Partnership is a joint venture between Capital Shopping Centres and Coal Pension Properties Limited.

Capital Shopping Centres PLC, a wholly owned subsidiary of Liberty International PLC, is the leading company in the UK specialising in the ownership, management and development of regional shopping centres. It specialises in retail-led town centre regeneration, providing mixed-use schemes which respond to the needs of particular locations. Its portfolio includes Chapelfield (Norwich), The Glades (Bromley), The Harlequin (Watford) and The Chimes (Uxbridge) all of which it owns and manages.

LaSalle Investment Management, one of the UK's largest property investment fund managers, is responsible for the British Coal Pension Funds' property portfolio, which includes The Westgate Centre.

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