

# St JAMES

## FACT SHEET – OVERVIEW



**Henderson Global Investors (HGI) has produced this fact sheet to provide you with information about the £850 million proposals for St James, Edinburgh.**

An outline planning application, accompanied by an illustrative masterplan, has been submitted to the City of Edinburgh Council.

### THE SITE

HGI purchased the St James Shopping Centre and the adjoining New St Andrew's House in 2006 - the first time in more than 30 years that both interests have been held by the same owner - unlocking the potential for future development.

A prominent feature of Edinburgh's city centre for almost 40 years, both the shopping centre and the office block, built in 1973, are dated, out of character with their setting and do not provide the accommodation required by current occupiers.



### THE NEXT STEP

The application proposes the demolition of the existing St James Centre (excluding John Lewis), New St Andrew's House and multi-storey car park, to provide a new retail offer, homes, hotels, offices, cafés and restaurants which will:

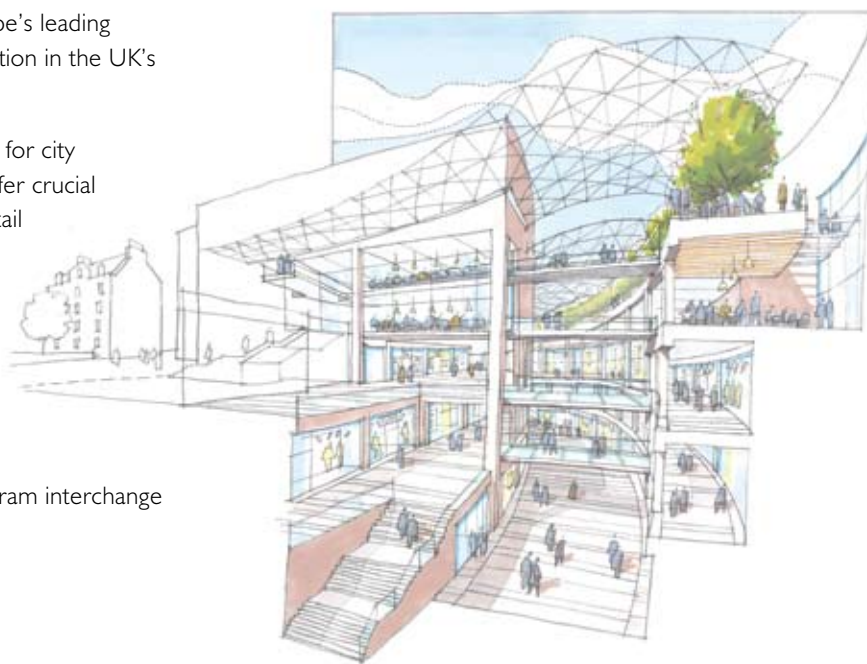
- Effectively double the amount of retail space with a 3-level, crescent-shaped galleria - sweeping from Multrees Walk to the shopping centre's current Princes Street/Leith Street entrance
- Enhance and create strong links and connections to the wider city with a family of intimate squares and public spaces
- Create new buildings and streetscapes, providing active uses at lower levels with cafés and restaurants leading into new public spaces including a new public square at St James Square
- Reconfigure and update John Lewis which will remain trading throughout construction
- Build up to **250** new homes on the upper levels, looking out onto the stunning roof gardens
- Provide a new hotel housed within a central feature building and an apart-hotel
- Offer up to **15,000** square metres of new modern office space
- Provide up to **1,800** underground car parking spaces

## BENEFITS

- The regeneration of a key strategic site in the city centre and replacement of buildings that currently blight their location and the wider environment, with high quality, sustainable and efficient buildings and materials
- The completed scheme following Henderson's investment will have an estimated value in excess of **£850 million**
- Estimated additional tourism spending of **£20 million per annum**
- Job creation with an estimated **3,000-4,000** permanent and part-time retail positions, and up to **7,000** jobs during the project's construction
- Creation of a world-class retail destination to restore both Edinburgh's reputation as one of Europe's leading shopping cities and raise it to its rightful position in the UK's retail hierarchy
- The Academy at St James Shopping Centre, for city centre retailers to source quality staff and offer crucial training to those interested in a career in retail
- Construction Academy designed to train and recruit those looking for a career in the industry
- An exciting new quarter for the people of Edinburgh and visitors to the city
- Links to public transport including the new tram interchange at Picardy Place

## COMMITMENT TO CONSULTATION

- Extensive consultation programme with key stakeholders and the community followed the purchase of the property
- Development Brief for the Quarter approved by City of Edinburgh Council in April 2007, setting out main planning and development principles
- Consultation on outline proposals in January 2008 including eight-week public exhibition
- Public overwhelmingly supportive of HGI's proposals, including widespread backing for plans to improve access through the site



## TIME-LINE

