

North Shore Stockton

Issue One

Tees Valley Regeneration's Official Newsletter for North Shore



A NEW FACE FOR STOCKTON

HOMES, OFFICES, LEISURE FACILITIES -
PLANS UNVEILED

MORE THAN 1000 JOBS FOR STOCKTON

WE WANT YOUR VIEWS!

Ready to move forward



An aerial view of the site.



Watersports at North Shore.

There will soon be a new face in Stockton. A new face with a fantastic waterfront position, great views and amenities and prime office accommodation.

North Shore is the latest scheme from urban regeneration company, Tees Valley Regeneration and promises to make Stockton Riverside 'the place to be'.

The 56 acre scheme, which will also include a range of residential housing, cafes, bars, restaurants and leisure facilities, follows a modern, fresh design which will provide an innovative and successful urban development. It will also boast an iconic footbridge linking North Shore with Teesdale, encouraging movement between sites and facilitating the expansion of the University of Durham's Stockton campus.

Significant public investment has already prepared the site for development and enabled the provision of an excellent road system and infrastructure. In addition the scheme will create more than 1000 jobs.

The scheme will be delivered in four stages over approximately eight years with phase one expected to begin in 2006.

Joe Docherty, chief executive of Tees Valley Regeneration, said: "North Shore is a fantastic opportunity and one that we believe the major developers will wish to grasp with both hands.

"It is a great location with a host of natural advantages and a master plan of which we are truly proud. World class is too frequently an over-used expression but in this instance its use is totally justified. This is a scheme that will not only raise the bar in terms of design and quality but one that will increase both commercial interest and values."

As the scheme progresses it is anticipated that it will also house a new student residential college and conference facility along with a hotel and a shoreline promenade designed to encourage the public to use and enjoy this new asset for the town.

"North Shore is excellent news for Stockton. It is central to the future of Stockton and a key component in the expansion and regeneration of the town. It is also a vital feature of the SMI (Stockton Middlesbrough Initiative) and we have every confidence that the project will be a resounding success."

Councillor Bob Gibson, Leader of Stockton Council



A rare and unique project



Mike MacCormack is a design director at Benoy Architects and Masterplanners who have produced the masterplan for North Shore.

Benoy bring a raft of experience to the project having worked for both developers and urban regeneration companies nationwide to create mixed use, office and residential developments.

Mike explains what has been involved in producing the masterplan for North Shore: "Creating a masterplan does not involve designing the buildings, but rather setting out a vision for the types of uses that are appropriate for the location and the scale and massing of the buildings," he says. "We design the open spaces, streets, landscape, and infrastructure around which the buildings will be placed.

"One of the biggest assets for North Shore is its size and close proximity to the town centre. So we had to ask ourselves - how do we connect it to the town, so that pedestrians can move between and make the best of the two areas. The solution is a series of broad, attractively landscaped boulevards for pedestrians."

Mike adds that one of the most significant elements of the site is the waterfront: "Our masterplan is all about getting people down to the water. We are positioning the public routes, buildings and spaces so that you are naturally led to the water's edge. There will also be public spaces by the river, including cafes, where the water sports events can be viewed."

When completed, North Shore will be an extension of the town centre, providing a wide range of facilities and hopefully an extension of the University of Durham including a conference centre. Mike highlights how different it is to nearby developments.

"Although Teesdale is commercially very successful, the North Shore development will be quite different in design terms, and we believe it will be equally successful. For example we will have a much broader range of uses, particularly the leisure

aspect and the way the site opens up access to the waterfront. There will also be far fewer cars on the streets as a significant proportion will be in a multi-storey car park."

Mike says that it is rare to get such a unique waterfront location to work with and he feels Benoy has responded with an innovative and attractive masterplan: "One of the most enjoyable aspects has been the determination from Tees Valley Regeneration, English Partnerships and Stockton Borough Council to raise the level of quality, particularly the urban realm and the response to the unique riverside location. He adds. "It has been an excellent working partnership."



Sailing on the River Tees at Stockton.

First impressions...

"The University of Durham is delighted with the progress on this new and exciting development. It provides us with future options for expansion and this visionary plan will further strengthen the link between education and economic development."

Sir Kenneth Calman, Vice Chancellor, University of Durham



"North Shore has excellent development potential and we have been working closely with Tees Valley Regeneration by funding site infrastructure works and land assembly. We are confident there will be strong developer interest in the site and we will continue to work closely with TVR to secure a scheme of the highest quality."

Neil Bradbury Regional Director NE & Yorkshire, English Partnerships

"The North Shore Development is an excellent opportunity to enhance the existing recreational and sporting facilities on the River Tees. The joined up approach shown by Tees Valley Regeneration has enabled British Waterways to pursue its goal of making the River Tees an internationally recognised watersports destination."

Alan Slater, British Waterways River Manager

"North Shore presents a unique opportunity to develop the highest quality facilities in a fabulous riverside setting. It is a crucial piece in Stockton's continuing renaissance and the regeneration of Tees Valley. It is good to see that the reclamation work at North Shore is substantially complete and we hope that the new Bridge will become a positive symbol for the Tees Valley, in the same way as the iconic Gateshead Millennium Bridge has become synonymous with Tyneside."

John Holmes, Director of Regeneration and Tourism, One NorthEast





KEY	
	MIXED USE, OFFICE & RESIDENTIAL DEVELOPMENT
	OFFICE
	UNIVERSITY
	HOTEL
	CAR SHOWROOM
	RESIDENTIAL

North Shore...key facts

- 56 acre, fantastic south facing site with views along the length of the River Tees at Stockton
- Stunning waterfront position with close proximity to town centre and Teesdale business park
- Very strong commercial interest
- £18 million of public investment to remediate the site and provide significant traffic improvement to benefit all of Stockton
- More than 650,000 sq ft of prime office accommodation
- 25,000 sq ft of leisure space including a range of new amenities including a 100 bedroom hotel, cafes, restaurants and associated facilities
- Proposed 180,000 sq ft of new residential and conference facilities for The University of Durham
- 480 residential units offering a range of new homes
- New iconic pedestrian and cycle bridge
- Creation of more than 1000 permanent jobs
- An overall environment based on the highest standards of urban design



First class delivery

Sarah Robson is no stranger to overseeing the launch of an exciting new development for Tees Valley Regeneration.

The 33-year-old project director has already unveiled the much celebrated and well received Victoria Harbour masterplan in Hartlepool.

And now she is set to bring another first class waterfront location to life with the birth of North Shore in Stockton.

Sarah is taking the lead on this project on behalf of Tees Valley Regeneration and works with the key agencies, English Partnerships, Stockton Borough Council, One NorthEast and the University of Durham, to drive it forward.

"The North Shore site presents a unique development opportunity and is very exciting to work on," says Sarah, who has worked on the project since she started with the company just over a year ago. "It has a fantastic south facing waterfront location, is right next to the town centre and just over the water from the highly successful Teesdale Business Park - the geography is excellent."

"The site will be an extension of the town centre, a new urban district for Stockton that will reconnect the town centre with the waterfront. The buildings on North Shore will be set at an angle to the water to ensure that views are opened up for as much of the site as possible.

Residential roof terraces are proposed and these will allow residents to enjoy the views as well as creating a very unique form of development."

Sarah points out that there will be a great many benefits for the people of Stockton.

"There will be new job opportunities, leisure facilities and homes. It is not just apartments either but a good mix including family homes."

Once the joint venture partner is in place it is expected that work will start to progress very quickly. It is anticipated that within 18 months, new offices and residential development will start to be built on site. In addition a lot of work has been done to date by the key partners to ensure that the new road infrastructure is ready for developers, so development really can commence in earnest. Sarah anticipates that the 56-acre site will be completed within 8-10 years.

"It's a real pleasure to work on this project," she says. "Not only does it have a great location and some fantastic views, but we have been able to put together development plans that respect and enhance this unique position and maximise the future development opportunities for Stockton and the Tees Valley. I believe in it and am personally committed to its delivery."



"North Shore is a fantastic opportunity and one that we believe the major developers will wish to grasp with both hands. "It is a great location with a host of natural advantages and a master plan of which we are truly proud. World class is too frequently an over-used expression but in this instance its use is totally justified. This is a scheme that will not only raise the bar in terms of design and quality but one that will increase both commercial interest and values."

Joe Docherty, Chief Executive - Tees Valley Regeneration

Tees Valley Regeneration



Tees Valley Regeneration, who is leading the North Shore project, is one of the newly established Government sponsored Urban Regeneration Companies. Its role is to spearhead major physical development and inward investment into the Tees Valley - the area comprising Hartlepool, Darlington, Middlesbrough, Stockton and Redcar & Cleveland.

The company is owned by the national regeneration agency English Partnerships, One NorthEast and the five Tees Valley local authorities (Hartlepool, Darlington, Middlesbrough, Redcar and Cleveland and Stockton on Tees).

In addition to its inward investment role, which is intended to generate jobs and business growth, it has five key physical development projects Northbank in Stockton, Central Park Darlington, Middlehaven in Middlesbrough, Victoria Harbour in Hartlepool and Durham Tees Valley Airport.

email us at: northshore@teesvalleyregeneration.co.uk

North Shore questions answered

Will there be any disruption and will the road infrastructure take all the extra traffic generated by such a huge development?

A traffic impact assessment has been carried out by Tees Valley Regeneration and English Partnerships. This has looked at the current traffic levels and the effect the development will have on these traffic levels. Whilst traffic levels are expected to increase once the development is completed, work is already underway to minimise the impact.

The main disruption will be caused by the road works around Maritime Road and Church Road. These works are already underway and have been planned to keep disruption to a minimum.

The construction of the one-way system, improvements to the B&Q roundabout and the proposed highway improvement works at Crofton Road and at the Haverton Hill roundabout will ensure that traffic congestion does not become a problem, indeed these road improvements will benefit not just the development but the whole of Stockton. All of these improvements have been accepted and endorsed by the relevant highway authorities, Stockton on Tees Borough Council and the Highways Agency.

What is happening about the bridge?

Since the bridge design was selected we have continued to work on the detailed design of the pedestrian/cycle bridge. Our aim is to begin construction when the first development starts in this area of the site.

How is this revised masterplan different from the one produced five years ago?

The original plan consisted mainly of offices and we believe that since then the world has moved on - design standards have improved, our area's overall aspiration has increased as has the

interest shown by developers in the Tees Valley. Furthermore we really do need to take advantage of the sites waterfront location. The original plan did not open up the waterfront to either the site or to the rest of Stockton.

The new masterplan proposes a development that takes full advantage of the unique south facing, waterfront, edge of town centre location. It opens up access to the waterfront; brings in a variety of types of development including offices, homes, leisure and educational uses, provides good parking solutions and ultimately will result in a unique scheme with the very highest quality of development and public space.

Why is it called North Shore?

Before South Durham Steel & Iron Company (formerly British Steel and now Corus) occupied this site in the 20th Century, part of it was known as North Shore, indeed the site was occupied by the "North Shore Pottery" during the mid 19th Century. We feel that the name reflects the historical importance of the area whilst also being appropriate and commercially attractive for its future.

What is happening to the businesses currently on the site of the masterplan?

We have already met with each of the businesses currently on the site and will continue to liaise with them and make every effort to find alternative premises for them. In addition we will pay removal and disturbance costs in order to minimise the disruption to their businesses.

Will there be any affordable housing on the site?

Yes. In total there will be approx 480 new homes on the site ranging from smart apartments to family houses. These will be aimed at all sections of the housing market.

Isn't this just another Teesdale and further competition for the town centre?

No. North Shore will be an extension of Stockton town centre. The new masterplan is a unique scheme with the very highest quality of development and public space which includes offices, homes, leisure and educational uses. It has been designed as an urban district on the waterfront, with less of an out-of-town business park feel to it.

What's in it for the people of Stockton?

The scheme will create new homes, leisure opportunities and offices where the people of Stockton and further afield will be able to live, work and relax.

Fundamentally, the scheme will also engage the people of Stockton with one of their major assets, the River Tees. The site occupies a fantastic location and we want people to be able to fully enjoy this waterfront aspect.

During construction, as far as it is possible to do so, contracts with works contractors and developers will incorporate procedures for giving local people opportunities to apply for jobs arising from the development. Stockton Council has already appointed a local labour co-ordinator to help with this.

In the longer term the site will provide more than 1,000 permanent jobs providing new opportunities for the people of Stockton.

Is the University involved with the project and will they be housed on the new site?

The University of Durham are very keen to expand their Stockton campus onto the North Shore site and whilst a contract has not yet been signed, we are extremely optimistic that this development will take place.

To find out more about the plans for North Shore visit our web site at www.teesvalleyregeneration.co.uk. There are a number of ways you can let us know what you think. Either email us at northshore@teesvalleyregeneration.co.uk or you can write to us at: North Shore Project Team Tees Valley Regeneration Cavendish House, Teesdale Business Park, Stockton on Tees, Tees Valley TS17 6QY.