

## NEW DEVELOPMENTS



In the past ten years Gateshead ([www.gateshead.gov.uk](http://www.gateshead.gov.uk)) has undergone an amazing transformation and is now **the** place in the North East to live, learn, work and have fun.

Gateshead is at the centre of the North East's regeneration and is home to many cultural, artistic and commercial developments. The Angel of the North Gateshead, The Gateshead Millennium Bridge, BALTIC the Centre for Contemporary Art, The Sage Gateshead and Gateshead Quays II all symbolise the new image of the borough and the wider region.

Gateshead Council has secured over £500 million to develop cultural projects, which have been the catalyst for cultural renaissance in the area, creating new jobs, employment and pride in a borough hit hard by the decline of traditional industries.

Population: 191,000

This fact sheet divides regeneration in Gateshead into four major subject areas. Major Projects, Development and Leisure, Housing and Public Art, deciphering between public and private investment in Gateshead.

## PUBLIC INVESTMENT IN GATESHEAD

### MAJOR PROJECTS

**The Sage Gateshead**  
**Opened: 17<sup>th</sup> December 2004**  
**Investment: £70m**



A spectacular landmark building on Gateshead Quays at the heart of a cultural regeneration. Built, owned and delivered by Gateshead Council, The Sage Gateshead was winner of this years' (2004) Robert Stephenson Award for concept & design.

The Sage Gateshead provides world-class facilities for acoustic music on a prime riverside location overlooking the famous Tyne Bridge. The £70 million project has been designed by internationally-renowned architects Foster and Partners and is their first concert hall. It is seven buildings in one, designed from the inside out and then clothed by a spectacular curved roof. A glass fronted public concourse and foyers links all the areas - offering spectacular views across the River Tyne. Architectural glass artist Kate Maestri has designed a striking glass balustrade running along the concourse of the building.

The Arts Council of England, using National Lottery funds, awarded a total of £47.3 million grants towards the project.

An accessible, affordable, welcoming, world-class facility. More than half a million people a year of all ages are expected to use the centre, as well as creating around 750 full time and part time jobs.

### **The Gateshead Millennium Bridge**

**Opened: May 2002**

**Investment: £22m**



Commissioned by Gateshead Council as the first stage in the regeneration of Gateshead. The Gateshead Millennium Bridge was designed by Wilkinson Eyre Architects/ Gifford & Partners and built by Gateshead-based construction company Harbour & General. It was awarded a £9.7m grant from the Millennium Commission, almost half the total cost of the £22m project.

It uses a world-first tilting mechanism to open, turning on pivots on both sides of the river to form a spectacular gateway arch. Its opening resembles the opening and closing of a giant eyelid. The bridge opens for shipping to pass through, the top of the arch stands 50m above the River Tyne. Each opening or closing takes four minutes. A series of steel piles in the river are designed to prevent it being hit and can withstand a collision from a 4,000 tonne ship travelling at 4 knots.

The bridge is powered by 8 electric motors totalling 440 kilowatts or 589 horse power – more power than the fastest sports cars like a Ferrari F50 or Lamborghini Diablo and the same as eight Ford Focus cars. It weighs more than 850 tonnes.

The bridge is white with a hint of blue, but at the weekend it is often transformed by a multi-coloured light show which also creates a stunning reflection in the river. Rapidly adopted as a new landmark to rival the Tyne Bridge – it features on a Royal Mail stamp and will also feature on the new £1 coin.

It has won countless awards including, the Balthaser Neumann Preis in 2004, Association of Consulting Engineers, Building of the year award in 2002. It won the Stirling Award for Best Architectural Structure in 2002, as well as the AIA award for Excellence in Design, and was one of Time Magazine's Best Innovations of 2001.

### **BALTIC - The Centre for Contemporary Art**

**Opened: July 2002**

**Investment: £46m**

Gateshead Council conceived the idea to convert the derelict Baltic Flour Mill into an international centre for contemporary art in 1992 and commissioned a feasibility study. Talented young architect Dominic Williams of Ellis Williams Architects won an international design competition in 1994 to convert the building at a cost of £46 million.

The Arts Council of England's National Lottery fund backed the project with £33.4 million for building costs and £1.5 million a year for five years for running costs.

The landmark project has transformed the former mill, a disused 1950s grain warehouse, into a leading international contemporary arts venue and one of the largest temporary art spaces in Europe. The BALTIC was winner of the 2004 Civic Trust Award. It houses five major galleries, an art performance space for up to 300 people, a cinema for up to 60 people, artists' studios and education workshops. The building is topped by a stunning, glass walled 1<sup>st</sup> floor restaurant offering panoramic views of the riverside and cityscape, plus a riverside restaurant and bars.

It has created 500 jobs, pulls £5 million into the local economy every year and attracted 1 million visitors in the first year (visitors from 13 July 2003 - 881,000. 29 August 2003 - 1 million).



### **Saltwell Park**

**Re-opened: July 2004**

**Investment: £10m restoration project**

Funded by the Heritage Lottery Fund Grant in partnership with Gateshead Council the £10m restoration project is the largest Heritage Lottery Fund Grant to be received in the North East. The project has seen the park transformed back to its Victorian splendour.

Known as the “People’s Park” since it opened in 1876 it’s future as a fantastic resource for Gateshead people is set to continue. It’s an open-air classroom where youngsters can learn about the environment and nature around them – thanks to the parks own Environmental Education Worker. There’s also an independent outlet for the views of park users called “Friends of Saltwell Park”.



The park’s layout, landscape structure and principal buildings remain virtually as planned by influential gardener Edward Kemp in 1876. Over 70,000 new trees and shrubs have been re-introduced into the park’s flowerbeds. Among them several species and varieties virtually unknown to today’s modern gardener. 60 new seats that replicate the original Victorian design have been brought into the park. Over 2½ miles of railing and walls have been restored. A very rare example of a domestic garden maze has been replanted with Yew using the original 1882 plan as a guide.

## **DEVELOPMENT & LEISURE**

### **Gateshead International Stadium**

**Opens: Expected to be completed by winter 2005/06**

**Investment: £10m**

Gateshead Council have recently secured funding for a new state-of-the-art sport facility at Gateshead International Stadium – the only one of its kind in the region. The two-storey Regional Performance Hub will provide educational sport facilities with a top grade training environment for athletes and local people across the North East.

Funded by One Northeast through the Tyne & Wear Partnership, Active England, European Regional Development Fund, Northern Rock, Singer Regeneration Budget and the Football Foundation, the project will cost an estimated £10m.

Plans for the centre include an 83m long athletics hall, designed around the features required for pole vaults and sprinting, a teaching block and strengthening and physiotherapy areas. There will also be outdoor sport pitches.

### **Gateshead International Business Centre**

**Opened: November 2004**

**Investment: £3.5m**



A joint initiative between Gateshead Council and One NorthEast, the new 2090 square metre office building follows an initial scheme which provides a comprehensive package of business and living accommodation and business support.

Designed by Gateshead Council, the innovative four-storey building will comprise 51 offices, meeting rooms, a reception, utility rooms and informal meeting places with hi-tech ICT facilities. The building also boasts a number of high specification energy saving features designed to generate energy from the sun, recover heat and encourage efficient use of heating, lighting and electricity. The south-facing front of the building is fitted with 36 glass solar panels which, along with additional panels on the roof, will allow the building to generate up to 34kW of electricity per hour - enough to power the building's sophisticated heating and cooling system. It is to be based close to the town centre at the junction of Askew Road and Mulgrave Terrace.

### **Bridging Newcastle/Gateshead**

**Opens: N/A**

**Investment: £73m**

Funded by the Office of the Deputy Prime Minister as part of the sustainable communities plan. Bridging NewcastleGateshead is £73million investment in NewcastleGateshead by bridging NewcastleGateshead, the housing market renewal pathfinder in the Northeast.

The scheme covers approximately 77,000 properties 24,000 of which are in Gateshead and with its first year of funding Bridging NewcastleGateshead have:

seen 2000 properties benefit from environmental improvements, seen 1407 properties benefit from neighbourhood management, relocated 228 households, acquired 92 properties, acquired 0.32 hectares of land, demolished 387 properties

## **PUBLIC ART**

### **The Angel of the North, Anthony Gormley**



Commissioned by Gateshead Council to create a millennial image and landmark of the region's character. Anthony Gormley's winning sculpture, The Angel of the North, is now as much a part of Gateshead's identity as the Statue of Liberty is to New York. It is also one of Britain's best known pieces of public art.

Located on the site of a former coal colliery Anthony Gormley's 20m high sculpture is visible from the A1 and the national rail line. It welcomes visitors to Gateshead and is seen by one person every second, 90,000 every day or 33million every year.

It took four years to design, manufacture and get the Angel in place on site. Built by Hartlepool Steel Fabricators it contains a total of 3,153 pieces of Cor-ten steel, enough to make four Chieftain tanks. It took 20 men working full-time for six months to finish. Thomas Armstrong Construction dug 20 metre foundations into the solid rock to anchor the Angel in place. 700 tonnes of concrete and 32 tonnes of reinforcing steel were used.

Funding for the £800,000 Angel came from Arts Council Lottery Fund, European Regional Development Fund, One North East and Gateshead Council.

### **'Opening Line', Gateshead Metro, Danny Lane**

Situated in Gateshead's public transport interchange between two of the main bus runways. 'Opening Line' is composed of 19 elements in steel and glass. The sculpture runs for over 90 metres, rising to a height of over 5 metres above the ground and incorporates elements of engineering and maritime culture to reflect the history of Gateshead.

### **Curved stairwell, Saltwell Towers, Saltwell Park, Bridget Jones**

Beautifully wrought curved glass screens form the core of the recently refurbished Saltwell Towers, which date back to the 1850s.

Etched with the falling leaf stalks of the ash and the rising spikes of willowherb, the delicate glass curtain reflects the natural forms and colours of the surrounding park, with bands of blue, grey and green enamels.

### **'Lookout', Metrocentre, Cate Watkinson**

'Lookout' is set to become another landmark on the A1 sitting on the top of Metrocentre's new Debenhams building. Designed by one of the region's top craftspeople, 'Lookout' is inspired by the enjoyment of shopping, reflecting the old fashioned shopping basket filled with goodies. A glass and metal basket filled with five metal spheres, of which one includes a time capsule, it will be lit up at night with colour to ensure it is seen for miles.

### **Gateway features, Gateshead Quays, David Pearl**

Marking the entrances and exits to Gateshead Quays, the Gateway features link pedestrian access from the Quays to Gateshead Town Centre.

Standing six metres high each, the beacons will be composed of glass, light and stainless steel, each of which use a different metal base and translucent acrylic tips in colour.

**Glass balustrade, The Sage Gateshead, Kate Maestri**

The Sage Gateshead features a spectacular 100 linear metres of coloured glass balustrade, commissioned by Gateshead Council to run along the new building's concourse. Integrated into the design of the building in partnership with architects Foster and Partners the ribbon of glass is visible inside and outside the building, extending into the public squares on either side of the building.

**'Star Ceiling', The Sage Gateshead, Jo Fairfax**

This artwork was made in response to the building and is designed to create a surprise, enhancing the visitor experience to The Sage Gateshead. The ceiling can be glimpsed from the glass lens in the floor, as you enter from the car park, and almost 1,000 strands of changing coloured light can be seen from below when you look up.

**'Threshold' – Lulu Quinn**

The unique sound sculpture emits the sounds, songs and stories from 300 local people which unsuspecting people can experience when walking through it. The sculpture recently received a prestigious Civic Trust Award.

**'Acceleration', Town Hall Square, John Creed**

Installed on the edge of Town Hall Square in the heart of Gateshead this artwork marks the completion of this new space. The two panel features, of six interconnected rings, are made of Cor-ten steel and stand 2.5 metres high and seven metres long. They act as dividers and screen the square from the road and car park, whilst allowing the viewer to look through the rings to the landscape behind.

## **PRIVATE INVESTMENT**

### **DEVELOPMENT & LEISURE**

#### **Pipewellgate**

**Opened:**

**Investment: £6m**

First new private sector investment on Gateshead Quays right next to the Swing Bridge, includes: Baja Beach Club, a bar/nightclub mix, an Italian restaurant which is housed in the Victorian river police station and Buffalo Joes western theme bar.

#### **Hilton Newcastle Gateshead Hotel**

**Opened: March 2004**

**Investment: £25m**



Located at the prominent Bottle Bank site between the Tyne and High Level bridges. 250 bedrooms plus 500 seat conference and banqueting centre. Regional developer/architect for an international brand. Gateshead Council assisted with land assembly but otherwise it is all private sector funded.

#### **Maingate**

**Opened: October 2004 – with ongoing developments**

**Investment: £25m**

A flagship for one of the region's most vibrant business parks, Maingate is located at the gateway to the Team Valley, which is home to over 740 businesses and 17,000 employees.

Maingate is a multi-purpose development that is home to the NewcastleGateshead Tulip Inn - a £5m 115-bedroom hotel (which has created 45 new jobs) aiming at getting a slice of the North East's £1b tourist industry. Also featured in the development is a five floor 50,300 sq ft office block, 22,000 sq ft of retail units, 20,000 sq ft health and leisure facility, restaurant and car showroom.

#### **Gateshead MetroCentre**

**Opened: 1986**

**New Development Opened: October 2004**

**Investment: £85m**

The recent re-development at Gateshead MetroCentre has strengthened the MetroCentre name as a social hub, attracting shoppers from all over the UK and Europe.

The new Red Quadrant, built on the site of the former Asda, brings added floor space of 24,500m<sup>2</sup>. The new contemporary Red Mall is home to top retail chains such as Debenhams, H&M, Mango and a flagship New Look store.

A new multi-storey car park with over 1,000 extra car parking spaces has been built to cope with the extra influx of shoppers. The Public Transport Interchange has also undergone a £12m state-of-the-art facelift. It includes the new CentreLink road linking the circling roads direct into the interchange itself, offering a quicker service to shoppers.

The new developments have increased the number of workers at MetroCentre by 1,000 to 7,000 and are expected to bring in increased footfall, which currently stands at just over 23m per annum.

### **Town Centre Improvements**

The Gateshead Regeneration Partnership, which is lead by Gateshead Council and includes One NorthEast, English Partnerships and the English Cities Fund, is leading the development of a Comprehensive Development Framework for the whole of Gateshead Town Centre.

The framework will inform future development throughout the whole of the town centre and forms the first phase in a proposed 15-year redevelopment of the town's retail, leisure, employment and housing facilities. Previous plans have concentrated only on the town's 1960's shopping centre and on making the present town centre more appealing.

Nexus (Tyne & Wear's Passenger Transport Authority) have invested in a new transport interchange for buses and the Metro. £8million of Single Regeneration Budget has been invested to pay for infrastructure improvements, pedestrianisation and other improvements.

At the south end of the town centre Tyne Bridge retail park has been developed with new Durham Pine and Matalan warehouse stores and a planning application is being considered for a B&Q retail warehouse on the bus depot site.

### **Baltic Business Quarter Knowledge Campus & Baltic Business Park Investment: £250m**



A working title for what will be a new downtown commercial quarter built in a city centre style based around avenues and a central square.

Gateshead Council who assembled and own the land, have signed up Terrace Hill as preferred developers to use all private sector cash to develop the scheme. The total scheme complete in ten years, working from the river front backwards into East Gateshead, totaling 100,000 sq.m. Total investment £250m and up to 7,000 jobs. First building on site will be Knowledge Central.

## HOUSING



### **Ochre Yards**

**Investment: £100m, 630 homes**

Bellway Homes developing the former railway station and goods yard complex which takes over where the Hilton leaves off. Developers are regenerating all the land to the west of the railway line from the High Level Bridge. Last big development site left in East Gateshead.

Bellway Homes have purchased the land and have outline planning permission, demolition/land reclamation has started. The plans include a hotel, leisure clubs, restaurants, bars, offices plus 630 flats for single/couples from £50,000 to £250,000 for the loft conversions with the best river view. All private sector funded, no public sector subsidy involved.

### **Tyne Views, Windmill Hills**

**Investment: £14m, 299 homes**

Persimmon Homes, comprehensive re-development of former 60s local authority state, now demolished. Includes mix of flats, bungalows, mid-market family houses, town houses including outright sale and low cost shared ownership options. First stage complete including renovated town park with Windvane sculpture, now moving on to second stage. Brought new residents back into the town centre.

### **Curzon Place**

Curzon Place is an enviable location on Bottle bank, right on the riverside and just a short walk from the restaurants, bars and galleries. The development of 121 apartments behind the Hilton International Hotel.

Bottle on Bottle Bank by Adamson Developments (Newcastle) Ltd. Some of the apartments offer spectacular panoramic views across the river and cityscape, others have balconies and terraces.

### **St James Urban Village**

**Investment: £25m**

Persimmon Homes again, so impressed with success of Windmill Hills have started on the larger St James site across the road from the Stadium.

First show homes completed as part of first stage. 1,000 homes total on 50 acre site mainly mid-market/family homes for sale, half of site owned by Persimmon with plans for 530 homes over 7 years. The remaining part of site owned by Council and private sector with outline approval so Persimmon or another house builder is able to move in easily to develop.

All private sector investment - some public investment in transport infrastructure such as new Metro station and link to stadium SRB/ONE investment in cosmetic improvements to area.

### **Dunston Riverside**

#### **Investment: £20m**

Development of 262 homes by Millers at Dunston Riverside currently being built, first stage already complete and sold.

### **Staiths South Bank**

Staiths South Bank is an award winning housing development on the banks of the River Tyne in Gateshead. Designed by Wayne and Geraldine Hemingway in partnership with George Wimpey and Ian Darby Partnership, the Staiths South Bank is a dynamic new concept in contemporary housing.

The development retains Dunston's distinctive sweeping staith, an impressive 400 meter structure that arcs into the water and returns back on its self to form a local tidal basin.

Phase 1, a total of 158 units, was completed in 2005 with work started on Phase 2. There will eventually be approximately 800 homes with over 50 different types of home design.

### **Northside, Birtley**

#### **Opened: April 2004**

A collaborative developed by Bryant Homes, Persimmon and Bellway, Northside offering a range of homes in its 900 dwellings. These include three four 4 and five-bedroom homes in two and three storeys. These three contractors were chosen due to their reputation in offering high quality well designed homes.

The development has excellent accessibility, with direct access to the A1 and close links to Sunderland and Durham, making it a hot-spot for commuters who work all around the North East region.