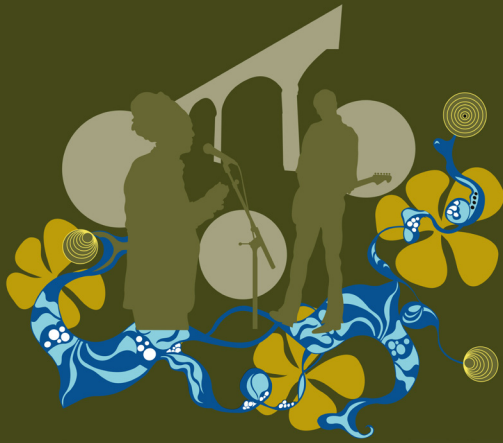


23 July 2013



The Lower Ouseburn Valley Exchange

Carillion-igloos Developments in the Lower Ouseburn Valley

This is an exciting time for the Ouseburn Valley as we start on site with The Malings - our 76 low-energy homes on the East Bank of the Ouseburn, opposite the Toffee Factory - and begin designing the next 3 phases of houses, flats, shops and workspaces to be built nearby. We are very keen to hear opinions on our emerging ideas, or questions about the current building work and the homes and shop-spaces that we will be selling and renting, so please join the conversation by following us [@TheMalings1](#), via our website: themalings.co.uk, you can also have your say through our Lower Ouseburn Valley Exchange blog, which is blogging at: theloveblognewcastle.wordpress.com

We are interested in the Ouseburn Valley because it is a fantastic regeneration area and a place that we have come to love since preparing some initial schemes for Lower Steenberg's Yard in 2006. We are committed to helping develop the valley in a way that preserves and enhances its special character in partnership with local people and business. We are not interested in bog standard housing or corporate apartments but will be using the best designers to create distinctive developments that feel part of Ouseburn.

The Malings (above), which is phase 1 of our investment, has already been awarded Project Winner at the national Housing Design Awards. This is a significant Awards Programme which in 2013, some 65 years after being launched by Nye Bevan, contained an entry of over 160 with judges selecting a shortlist of 37 of the best-designed housing schemes from across the UK, backed by RIBA, RICS, NHBC, RTPI, HCA and the Mayor of London, amongst others.

The new homes at The Malings will be reasonably priced with the emphasis on eco-friendly, sustainable living, which will keep down energy bills for buyers. Car parking is likely to be unallocated across basement and on-street and each home will have generous storage space, with secure facilities for approximately 150 bikes across the development. There will also be 3 small commercial/retail units available for rent along the waterfront, which we favour letting to local enterprises. The buildings will start to emerge this autumn and we aim to launch the scheme to purchasers in January.

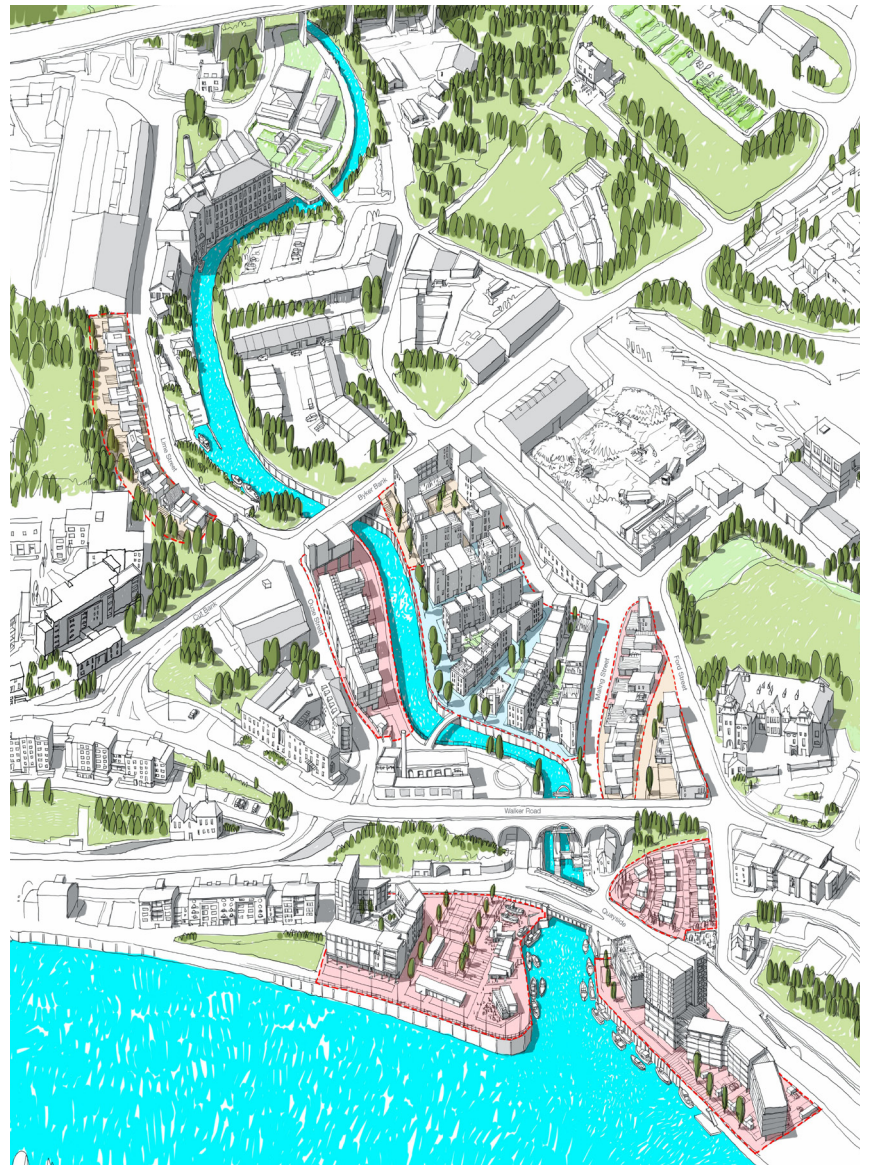


At the same time as getting on with the build, and in order to maintain momentum, we are also developing our ideas for other parts of the Lower Ouseburn Valley. There are three sites in particular that we will be looking at – Lower Steenberg's Yard, Spillers Quay and Malmo Quay. All local stakeholders are invited to work with us to develop an overall vision for the Lower Ouseburn Valley thinking about the scale and type of development, the uses, the design and the feel and look of the place.

The Ouseburn Valley today is a mix of great pubs, music venues, creative workspace, and cultural facilities, all sitting cheek by jowl with traditional manufacturing businesses and, for good measure, a farm and stables. For such a lively place it is perhaps surprising how much of the valley is empty. It has some great open spaces but also many vacant and under used sites. It also lacks people with virtually no one living in the valley. It can therefore be both the liveliest and at the same time one of the most deserted places in the city.

There was a time before the credit crunch when developers would have filled the valley with large apartments blocks, smothering the very character that attracted them to the valley in the first place. Carillion-igloo is committed to doing things differently. Working with landowners, The Homes & Communities Agency and the City Council. We want to develop-out these vacant sites and in doing so create great places to live. Within the valley we are proposing low rise infill development that fits into the unique character of the valley, restricting taller buildings to the Tyne Waterfront (where there is a tradition of large buildings like Spillers Mill).

We are proposing a mix of new housing with workspaces that could be linked to the management of the Toffee Factory. The housing will be aimed, in part, at people wanting to live within a creative community as they do in Manchester's



Northern Quarter or Digbeth in Birmingham. We think it is vital that this is done in a way that allows the pubs and live music to prosper and will, we hope, help take the Ouseburn Valley to the next stage of its regeneration.

Whilst the three main sites are our immediate priority, we are keen to look at how development may also be encouraged on other sites in the Ouseburn Valley, some of which have been vacant for many years. We would also like your thoughts on these, as well as your ideas as to which parts of the Ouseburn Valley need attention.

We are holding a series of detailed workshop about the proposals to provide an opportunity for a wider discussion about people's desires for the Lower Ouseburn Valley and how it should be developed. Everyone is welcome.

Details of the scheme together with an online questionnaire are available to view at: theloveblognewcastle.wordpress.com



For further enquiries please contact Jess at URBED: +44 (0) 7714979 956 or email: ouseburn@urbed.com. If you are interested specifically in the Malings follow @TheMalings1 or email: www.themalings.co.uk

We will be back for the next workshop at the Toffee Factory on the **10th September 6pm - 8pm.**

Drop in to say hello and have your say!