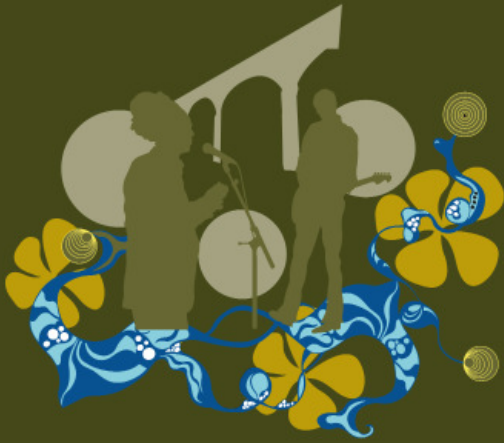


August 2013



The Lower Ouseburn Valley Exchange

Consultation Update

This is an exciting time for the Ouseburn Valley as work starts on site at The Malings and initial design proposals begin to emerge for the next three phases of houses, flats, shops and workspaces nearby. In order to get the masterplan right the Lower Ouseburn Valley Exchange was initiated as a forum for continued dialogue between developer and community.

The aim of the Lower Ouseburn Valley Exchange is to seek views on our initial ideas and get feedback on where in the Valley needs attention. The proposals for development outline one potential vision for the Valley, which may well differ from other ideas within the community; the purpose of the exchange is to explore these different thoughts and identify where these overlap, to help move forward with more detailed plans.

The Lower Ouseburn Valley Exchange launch was held on Saturday 6th and Sunday 7th July 2013 in an antique Airstream Caravan parked outside The Cycle Hub, Quayside. This was the first of a number of public consultations proposed over the next few months. Over the weekend the Airstream was open for visitors to pop in and view an exhibition about the development in the Lower Ouseburn Valley.

On Tuesday 23rd July 2013 between 6 and 8pm the Lower Ouseburn Valley Exchange continued with its second event; a workshop held at the Toffee Factory. The aim was to provide an opportunity for a wider discussion about people's desires for the Lower Ouseburn Valley and how it should be developed. Together with feedback from the Airstream exhibition, this workshop will influence a more detailed set of proposals to be exhibited and discussed further at workshops in September and October.



Please get involved and let us know your views!

Next session 9th September



www.the loveblognewcastle.wordpress.com



What does the community think so far?

There has already been some great community feedback provided through the questionnaires that were filled out, discussions with visitors at the Airstream event, and also through exercises at the first workshop on 23rd July.

The initial launch event gave us a great insight into local priorities. Here are just a few issues raised on the day:

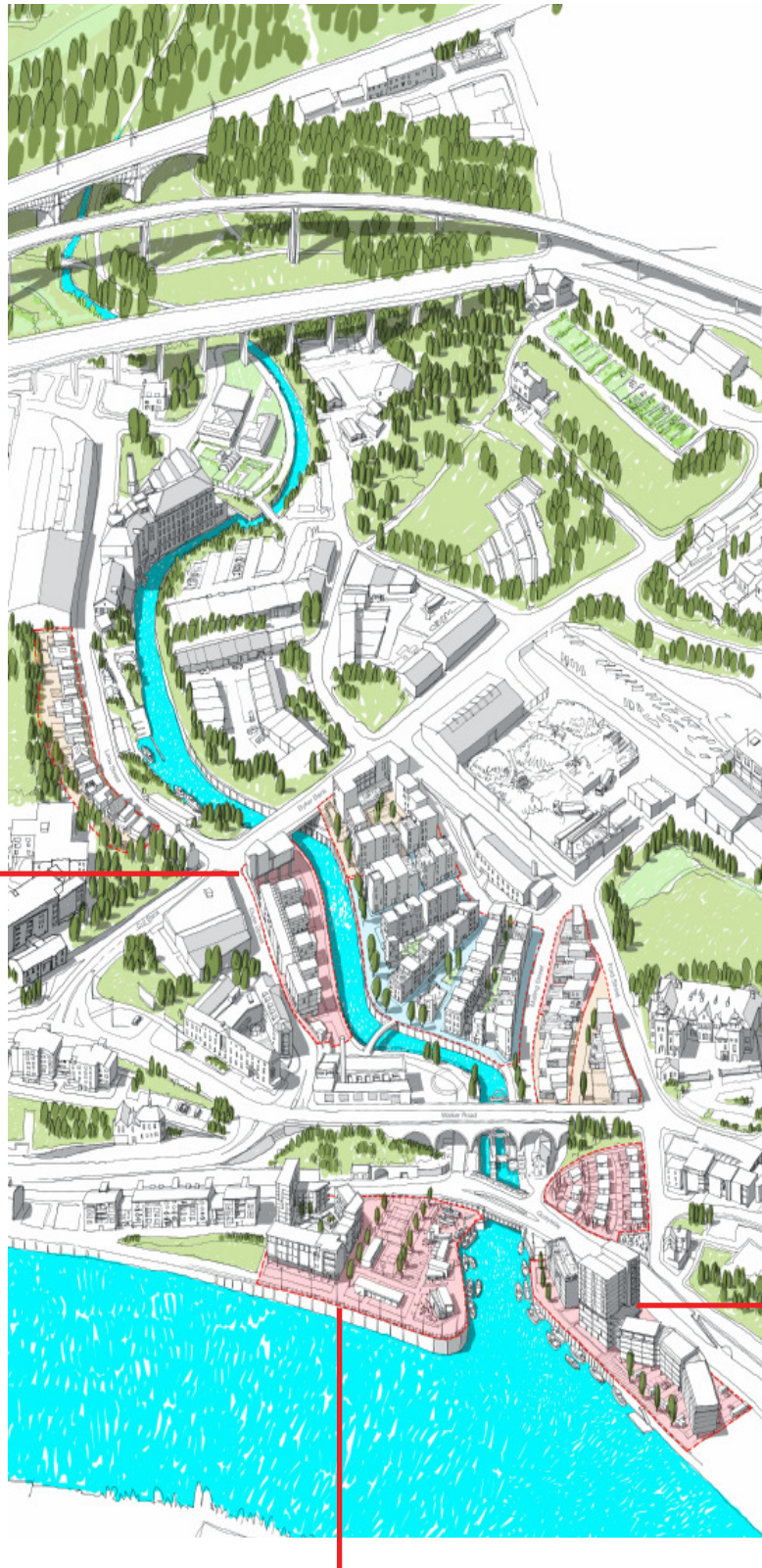
1. **Parking:** Where will new parking be provided?
2. **Housing, Quantity and Mass:** A common appeal of the Valley is that it is calm, peaceful and relaxed which is special seeing it is so close to the city. Most people wanted to maintain this serenity as well as the community spirit. There were concerns that the pleasant green environment would be lost if there was a large influx of residents.
3. **Community Housing projects, Co-operative housing:** The idea of self-build was well liked and many others mentioned the idea of community housing or cooperative housing options.
4. **Cycle Hub:** The cycle hub is definitely loved. Everyone wants it to stay in some form.
5. **Grass site between Tyne and Ford Street:** In general, people were against developing on this site.
6. **Shops:** Numerous participants mentioned the lack of shops in the Ouseburn.



We asked people to look at proposals and tell us their concerns and what they thought was working. The general feeling toward each of the sites is summarised below:

Lower Steenberg's Yard

Most people are happy with the proposals for this site. It was hoped that the live workspace would be affordable and that the houses and offices would be full. There was an interest in retaining some open views where possible and the rooflines of the buildings being scattered to provide visual interest. Permeability of access through the site and cleaning up the river front were mentioned. People were in favour of a 'people's supermarket' and many showed disappointment that the end of the site was undevelopable and wanted to see the supermarket included elsewhere. A concern was the effect on Ouse Street; the height of the proposed terraces; the roofline reflecting the style of the Valley and also the traffic management that would be required.

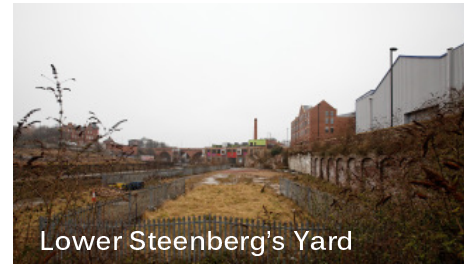
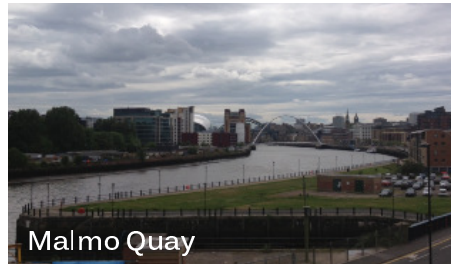


Spiller's Quay

People were very worried about the scale of development on Spiller's Quay. Concern was voiced about the site being completely over developed. Many people felt that the potential massing of the apartments and particularly the tower was wrong and feared for the social sustainability of the site. The idea of 60 parking spaces for 120 flats was thought to bring about problems. Public space was a concern and many people wanted to see more of it on this site. People would like to see clear linkages to St. Peter's basis, and the wider Ouseburn and Byker communities in general. Design aspects which were hoped for were balconies and accessibility by lifts etc.

Malmö Quay

Most people were reasonably happy with the Malmö Quay proposals including the relocation of the Cycle Hub and Boat Yard and welcomed the idea of an open and interactive site over the previous "Wimpey Tower" proposals. The hope was for the promotion of community enterprise, healthy employment possibilities and the enhancement of popular walking and cycling routes which would draw people into this area. The common concern for Malmö Quay is that the architecture would not have the 'wow factor' that such a prominent Tyneside landmark site deserves. A further concern was the density of the residential blocks and the parking issues that could arise as well as interrupting the views of the River Tyne from the Free Trade Inn.



What people **want to see** for the development of the Valley

"Development that celebrates industrial history"

"No social exclusion – more interaction between developers, architects and families etc"

"Introduction of more live/work units around retail"

"Protection of key viewing corridors"

"Old and new architecture and fusing the two in a more sympathetic way to its environment"

"Shops are needed in the Valley"

What people **don't want to see** for the development of the Valley.

"Don't want another "Wimpey Tower" replica with the loss of viewing corridors"

"Development must not be uniform – want diversification and "ragged"

"Fear that the Valley will become too corporate – NO Tesco and NO Starbucks!"

"Do not like the massing or the aesthetics of the student accommodation along the Quayside"

"Do not want to lose the uniqueness that is Ouseburn through all of this development"

"The development should not shut down local assets such as the pubs and studios"

What's next?:

We are planning a third consultation event in the form of a workshop.

Please come along and have your say.

Monday 9th September
6.00pm - 8.00pm
Byker Community Centre
153 Headlam Street
Byker
Newcastle Upon Tyne
NE6 2DX

Everyone is welcome but please email
ouseburn@urbed.com
 to let us know that you plan to attend

How to keep updated:

The loveblognewcastle.wordpress.com features regular posts on the proposals and consultation events.

E-newsletter invitations are sent out to the LOVE mailing list. If you wish to join our mailing list please do so via the blog.

If you would like to know more please contact Jess or Emily at ouseburn@urbed.com or **07714979956**

If you are interested specifically in the Malings follow [@TheMalings1](https://twitter.com/TheMalings1) or email: www.themalings.co.uk

