

About Us

Carillion-igloo is a joint venture company formed between The igloo Regeneration Partnership and Carillion plc. We were selected by Newcastle City Council and the Homes and Communities Agency to work in partnership with them to regenerate a number of sites in the Lower Ouseburn Valley. The scheme will be built in line with igloo’s sustainable investment policy- www.igloo.uk.net/sustainable-investment, which has just won the Guardian’s Sustainable Business Award for Best Practice in the Built Environment.


We are interested in the Ouseburn Valley because it is a fantastic place and we have come to love the area in the last few years. We are committed to helping develop the valley in a way that preserves and enhances this 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.

In order to maintain momentum we are now turning our attention to other opportunities in the Lower Ouseburn Valley. There are three sites in particular that we will be looking at - Lower Steenbergs Yard, Spillers Quay and Malmo Quay as shown on the aerial photograph to the right. These sites can’t be considered



on their own and so for the next stage of the consultation we want to work with local stakeholders 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. This is what we hope to be exploring through the consultation exercise in the coming months. The vision and consultation is being developed by our consultants URBED - www.urbed.coop

Malmo Quay



Malmo Quay’s landscape in the past was dominated by warehouses. As a key site on the Tyne with fantastic views of the Tyne Bridge, the Gateshead Millennium Bridge and the iconic Baltic Centre for Contemporary Art, it is vital we get the development opportunity right.

Lower Steenbergs Yard



Lower Steenbergs Yard has had various buildings on it over the years, including warehouses and an Oil Works. The site is fairly flat with a drop of 2 storeys on Ouse Street.

Spillers Quay



Spillers Quay is an important site for Newcastle. There are various buildings who look over the site and the view points have been central to the design process. We are proposing to relocate the cycle hub and the boat yard to Malmo Quay where they can enjoy high quality public realm by the water’s edge.

Lower Ouseburn Valley

The Wider Valley

Ouseburn, having been at the heart of Newcastle's industrial base for a century and a half, has been regenerated as one of the UK's great, and most unusual creative quarters. Today it 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 amazing how much of the valley is empty. It has some great open spaces but also many vacant and underused 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. True we want to develop in the valley on its vacant sites, and in doing so create great places to live, however we are restricting taller buildings to the Tyne Waterfront (where there is a tradition of large buildings like Spillers Mill). Within the valley we are proposing more low rise infill development that fits into the unique character of the valley.

We are proposing a mix of new housing and workspace. The workspace will be linked to the management of the Toffee Factory (which is managed by the igloo subsidiary Creative Space Management). The housing will be aimed at people wanting to live within a creative community as they do in Manchester's Northern Quarter or Digbeth in Birmingham. This will be done in a way that allows the pubs and live music to continue and will, we hope, help take the Ouseburn Valley to the next stage of its regeneration.

This weekend we are bringing our first ideas to show how these next sites could develop. These are initial concepts that we want to work on with everyone that has an interest in the Ouseburn area. This weekend is about getting everyone involved and encouraging people to help shape the future of the Ouseburn Valley.

Whilst the three main sites are our immediate priority, we are keen to look at other opportunities to develop 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.

Lime Street

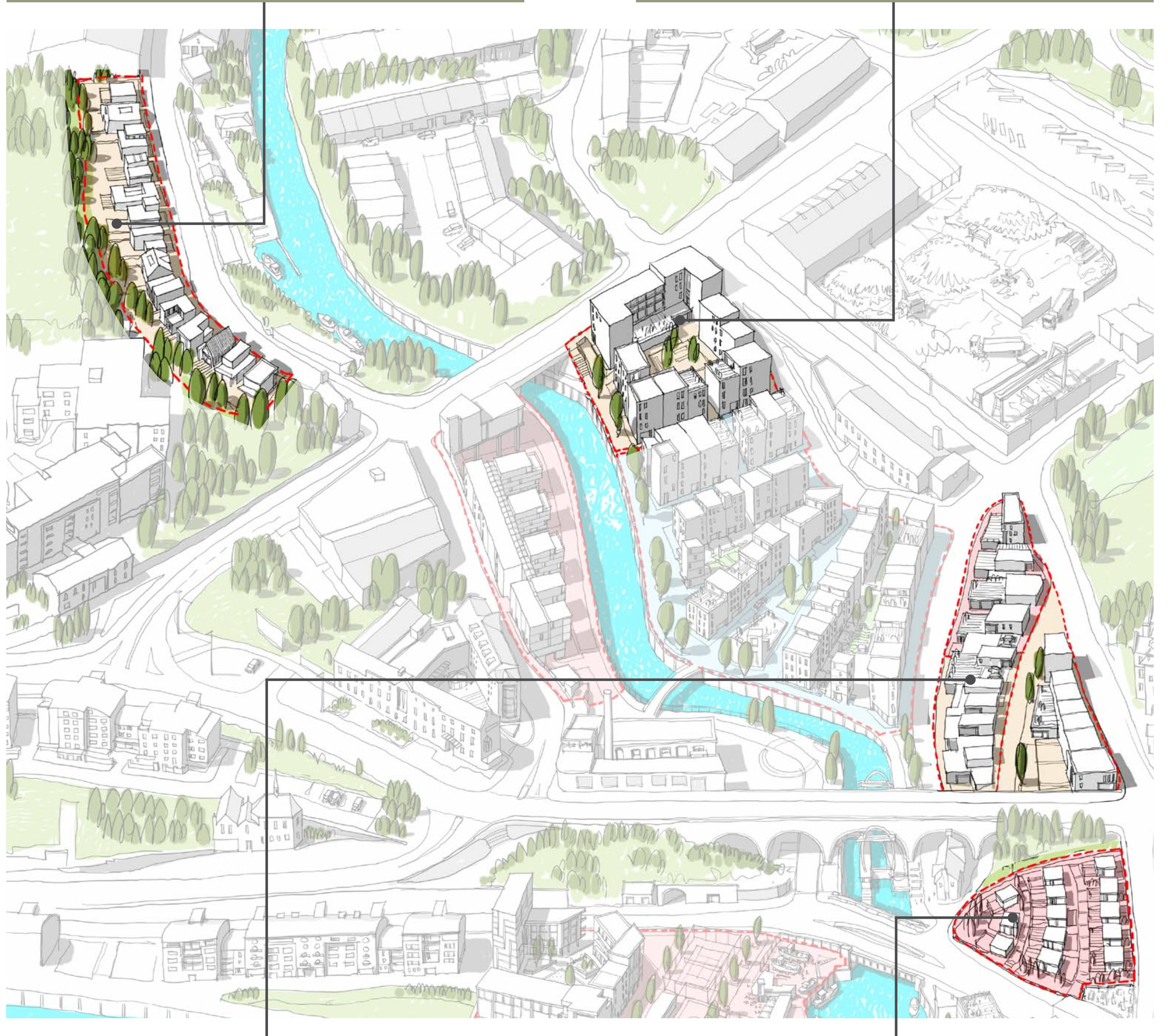


The strip of land up Lime Street is proposed for self build housing. Individual plots would be sold off to people wanting to build their own homes.

Byker Bank



The timber yard is a possible extension of the Malings site. This is not an immediate priority and we would not be looking to relocate the yard at the moment. However it is something that could be considered with the site owner in the future.



East of Maling Street



These two vacant sloping sites are suggested for split-level live-work accommodation. This would provide units for people to live and work with a range of studios and workshops. The development by the Tyne Bar stage would be entirely workspace to avoid concerns about noise.

Ford Street



This grassy slope has been suggested in the past for the development of a series of modern houses, like the villas overlooking Los Angeles, but in this case they would have fantastic views down the Tyne.

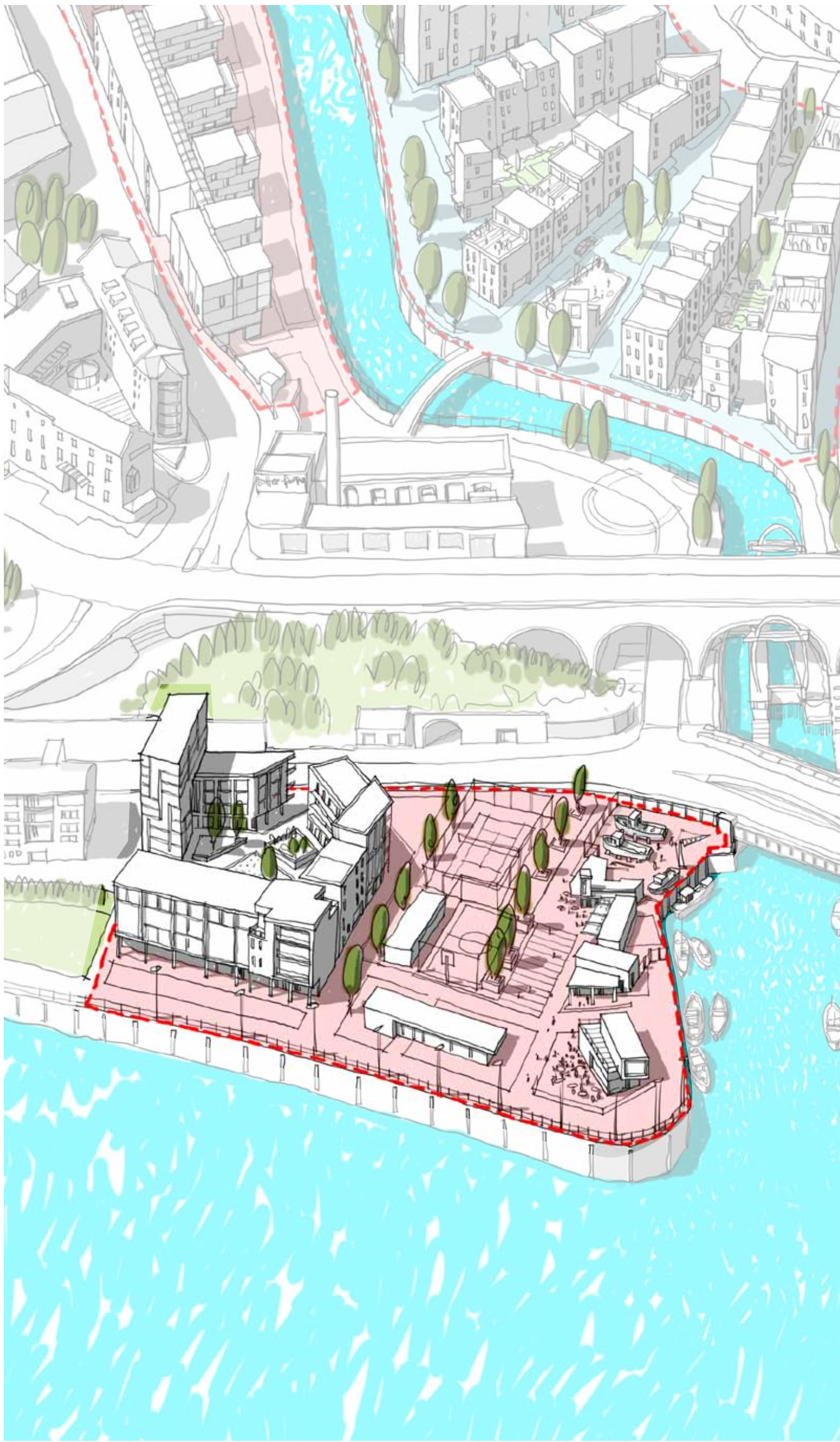
Malmo Quay

Much of this site is undevelopable because of an underground pumping station. The aim is to develop a medium rise apartment scheme on the western part of the site. This would include around 80 apartments around a courtyard. The block has been kept low on the waterfront with a higher element in the less sensitive rear part of the site.

The rest of the site is envisioned as a waterside village with a range of low-rise movable buildings including the boat yard, cycle hub and café, restaurants and bars with outdoor seating. We are also suggesting temporary uses over the pumping station such as games courts. This would become the Tyneside frontage for the activities within the Ouseburn Valley.



Existing



Proposal

Apartments



The proposal for this site includes some medium rise apartments. These would be arranged around a courtyard to give people plenty of daylight.

Temporary Uses



In order not to obscure views of Tyne and it's iconic bridges for surrounding buildings, we are proposing temporary uses on part of the site. These could be for festivals, markets, pop-up shops, public art work etc.

Cycle Hub



We are proposing to move the existing cycle hub into a new purpose-built structure on the other side of the river mouth. This would enable the cycle hub to be more connected to the city and enjoy the high quality public realm proposed for Malmo Quay.

Spillers Quay

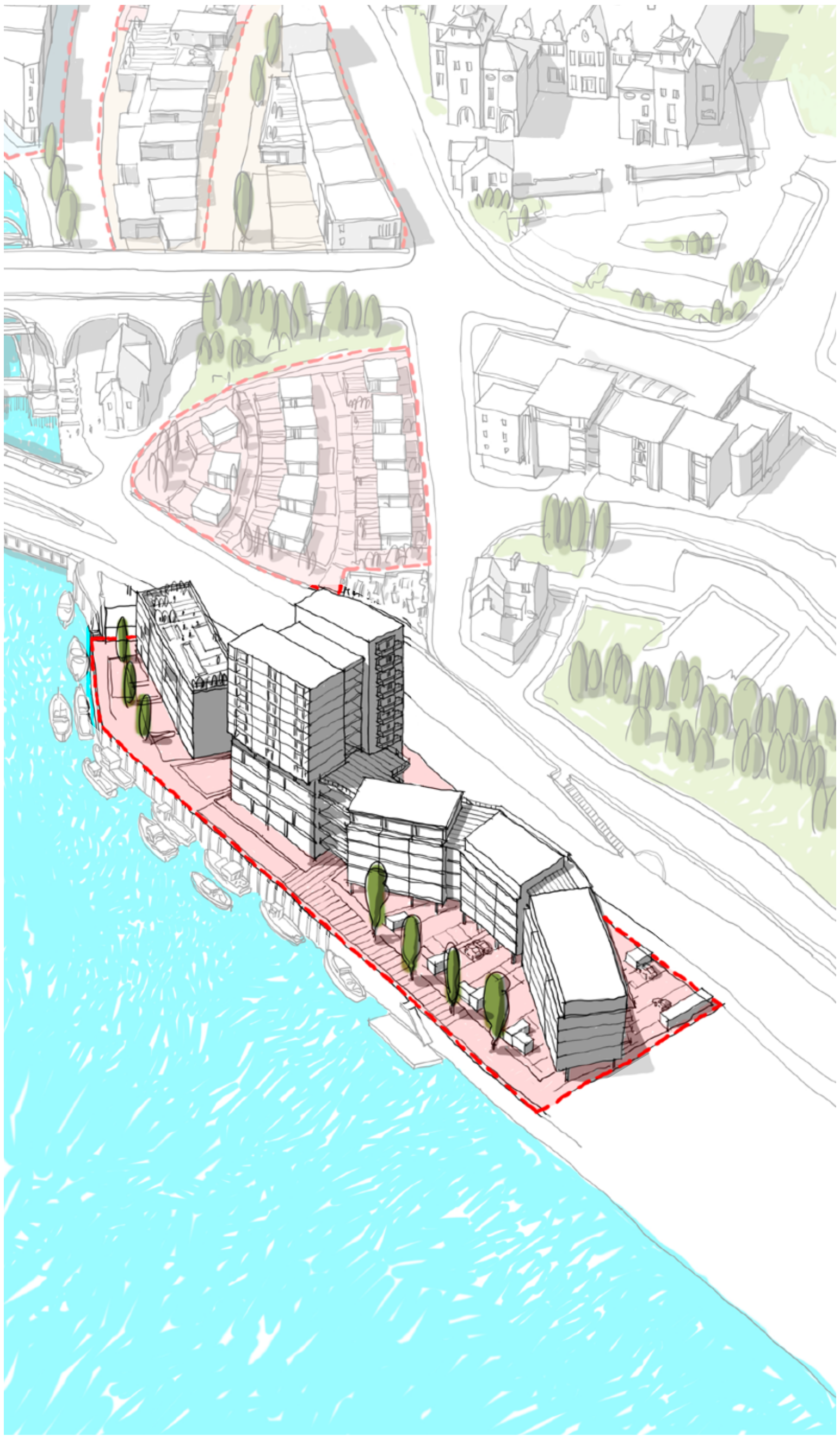
This site is being considered for a possible development of just over 100 market rent apartments. These would be a mix of one, two and three bed units and has been designed so that all units are dual aspect and enjoy the westward views along the river. The shape of the building has been designed so as not to block views from the Freetrade Inn or the flats on St. Lawrence Road.

The scheme includes the site of the former water sports centre that is currently being used on a temporary basis by the cycle hub as well as a number of other companies and the adjacent boat yard. All of these uses would be relocated either on the ground floor of the new building or across the burn on Malmo Quay. This would be done in a way that allowed them to continue operating.

The block is being designed by dRMM, a small award winning architecture practice and aims to be a landmark building viewed along the Quayside. The main part of the building is 5 storeys with a tower rising to 10 storeys. This is lower than the existing planning consent for Malmo Quay.



Existing



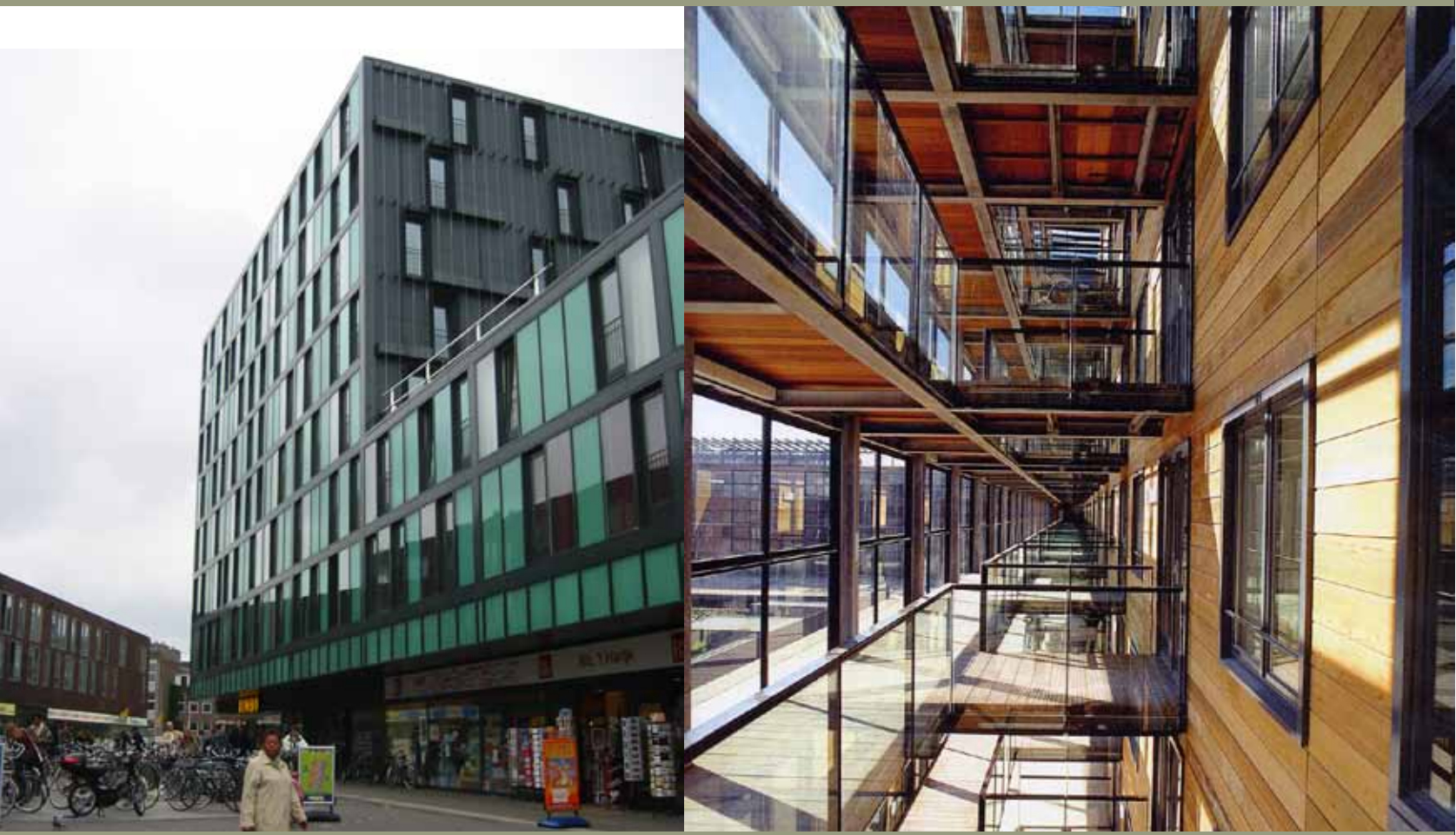
Proposal

Award Winning Architect: dRMM



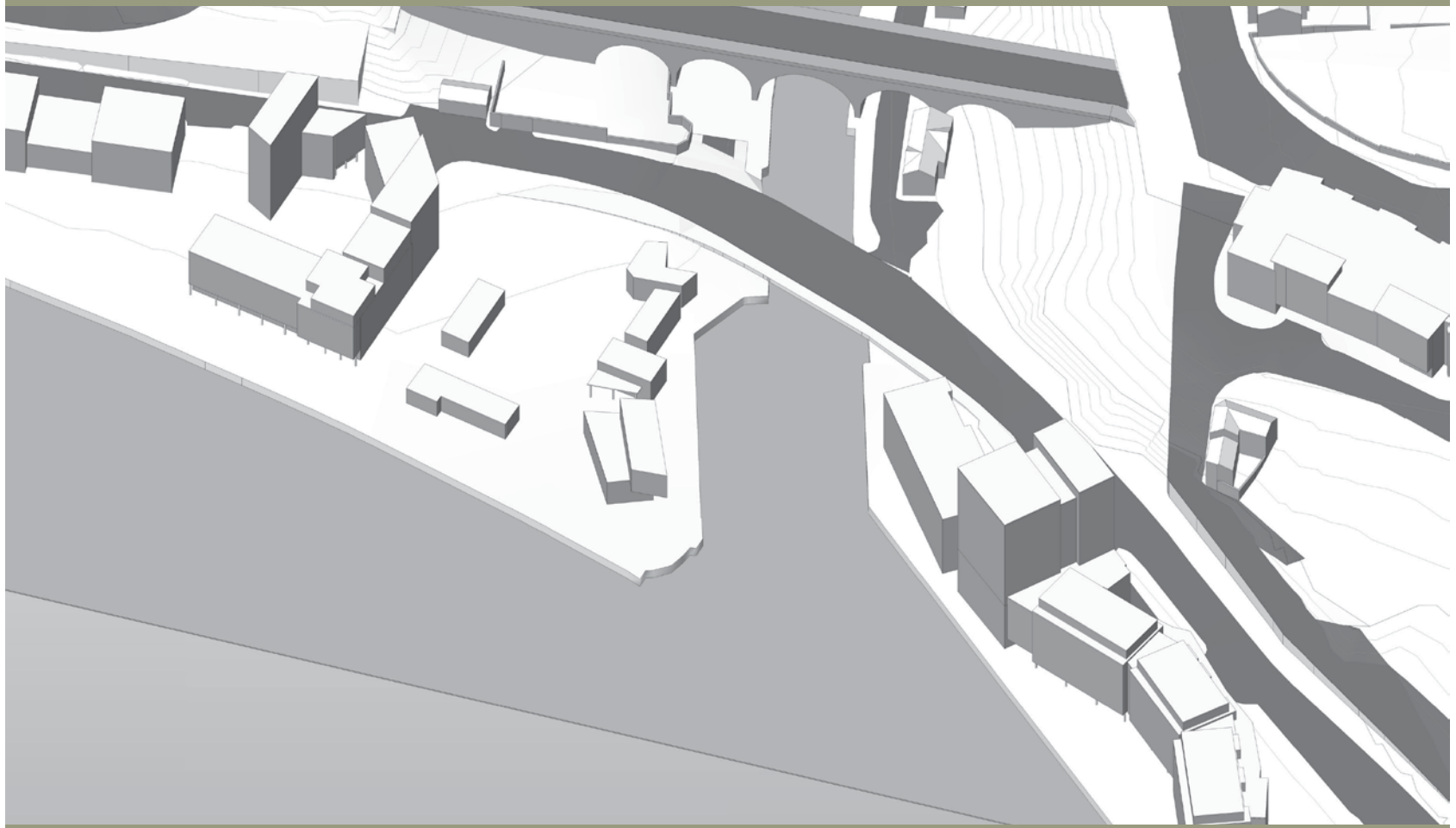
dRMM, a London based international studio of architects and designers, was founded by Alex de Rijke, Philip Marsh and Sadie Morgan in 1995. The practice takes pride in carrying out work that is innovative, high quality and socially useful. They have a track record of creating extraordinary architecture within the constraints of the construction industry.

Apartments



The proposed use for this site is apartments to take advantage of the fantastic riverside views down the Tyne and over to Gateshead. These could be serviced apartments with a concierge.

Views Through



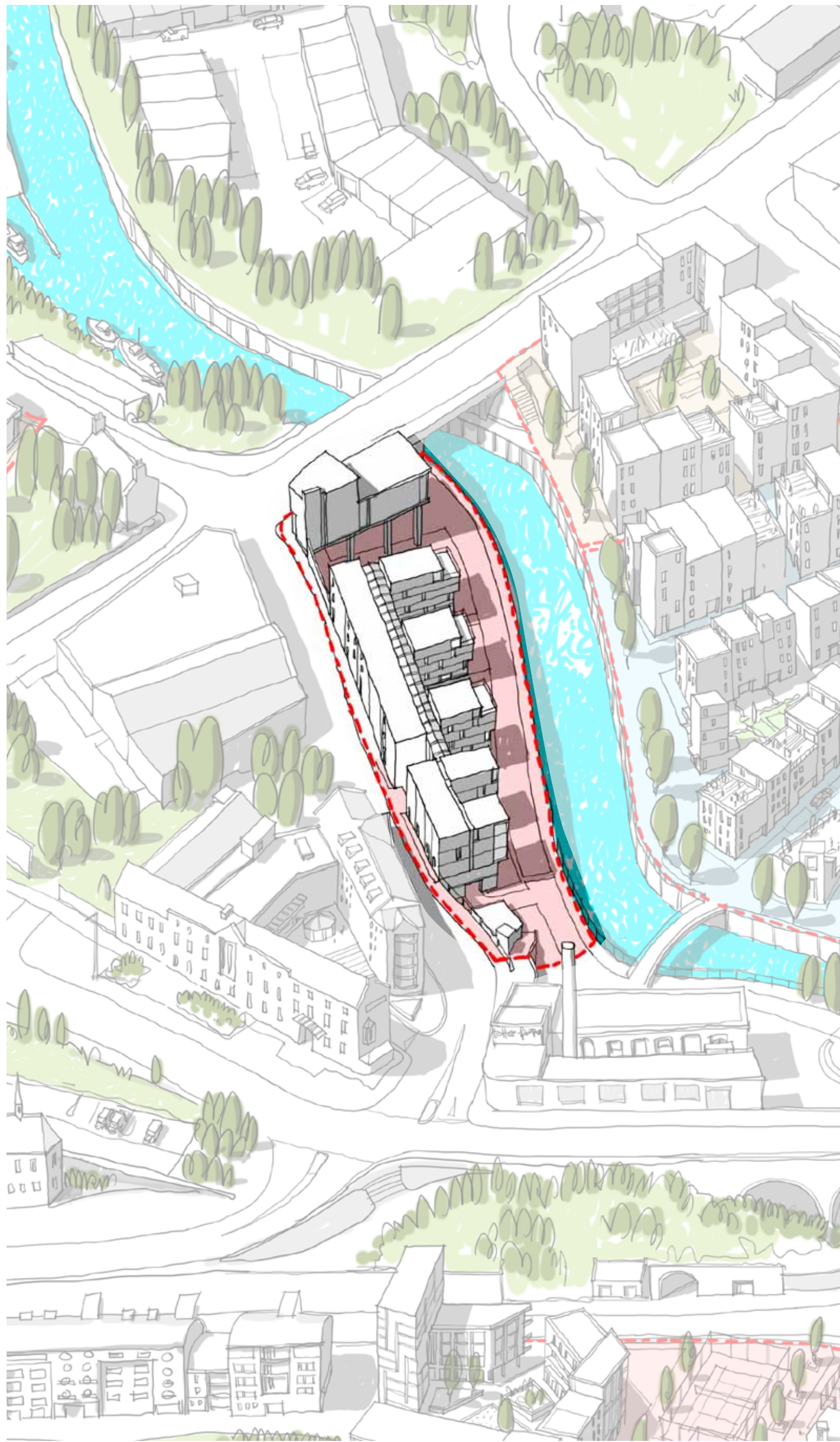
Spillers Quay is an important site for Newcastle's quayside. There are various buildings which overlook the site and the view points have been central in our thinking about development on this site. We are proposing to relocate the cycle hub and the boat yard to Malmo Quay where they can enjoy high quality public realm by the water's edge.

Lower Steenburgs Yard

This former factory site on the western bank of the Ouseburn is about two storeys below the level of Ouse Street. The plan is to create a block that includes parking and workspace on the lower levels fronting the river (below street level) with housing on the upper levels. The northern part of the site, where it fronts onto Cut Bank would be developed as a small supermarket (possibly a people’s supermarket). This would have to be built on stilts at street level because of the underground pipes at the lower level.



Existing



Proposal

Workspace



This is an ideal site for workspace, so close to the successful Toffee Factory. We are planning some larger workspace units giving medium and growing companies the chance to re-locate or stay in the creative hub of Ouseburn.

New Waterside Homes



The proposal here is for 3-4 storey live-work units on the water's edge. The scheme's proposal is to be set back from the river's edge to allow a pleasant walk-way along the water frontage.

Public realm



The site could also be used for public realm with opportunities for boutique shops or small workshops on the water's edge.

The Malings Update

We have been working for the last 18 months on a scheme for the first site that will be developed in the valley - the Malings, opposite the Toffee Factory. This now has planning consent for a mix of 76 sustainable new homes together with a small amount of commercial space. Work has started on preparing the site and building will commence in September.



Site Works Begin



Site excavations began on site in April this year. There is quite a bit of work to be done to get the site ready before any new construction can begin.

Excavations



The site had has various warehouses and industrial buildings built on it over the years, including a glassworks. The above photo shows the archaeological excavations which have been taking place over the last few months.

Construction Process



Once these excavations have taken place and the site prepared, the new buildings will be starting their construction programme. More information about this will be available on the project blog: www.theloveblognewcastle.wordpress.com

Communal Growing Space



Designs for the Malings site have been agreed and planning permission granted. There are also communal growing areas and private gardens. A towpath is also being created as part of the works.

Site Plan



The site plan shows the 5 fingers of buildings with gardens and open space linking down to the Ouseburn.

Site Model



This model shows the initial form of the proposal at the Malings. The site slopes up from the river and the buildings follow this slope. There are 3 tower houses and community recycling facilities included in the plans.