

PROPOSALS FOR THE FORMER VAUX BREWERY SITE

What's this all about?

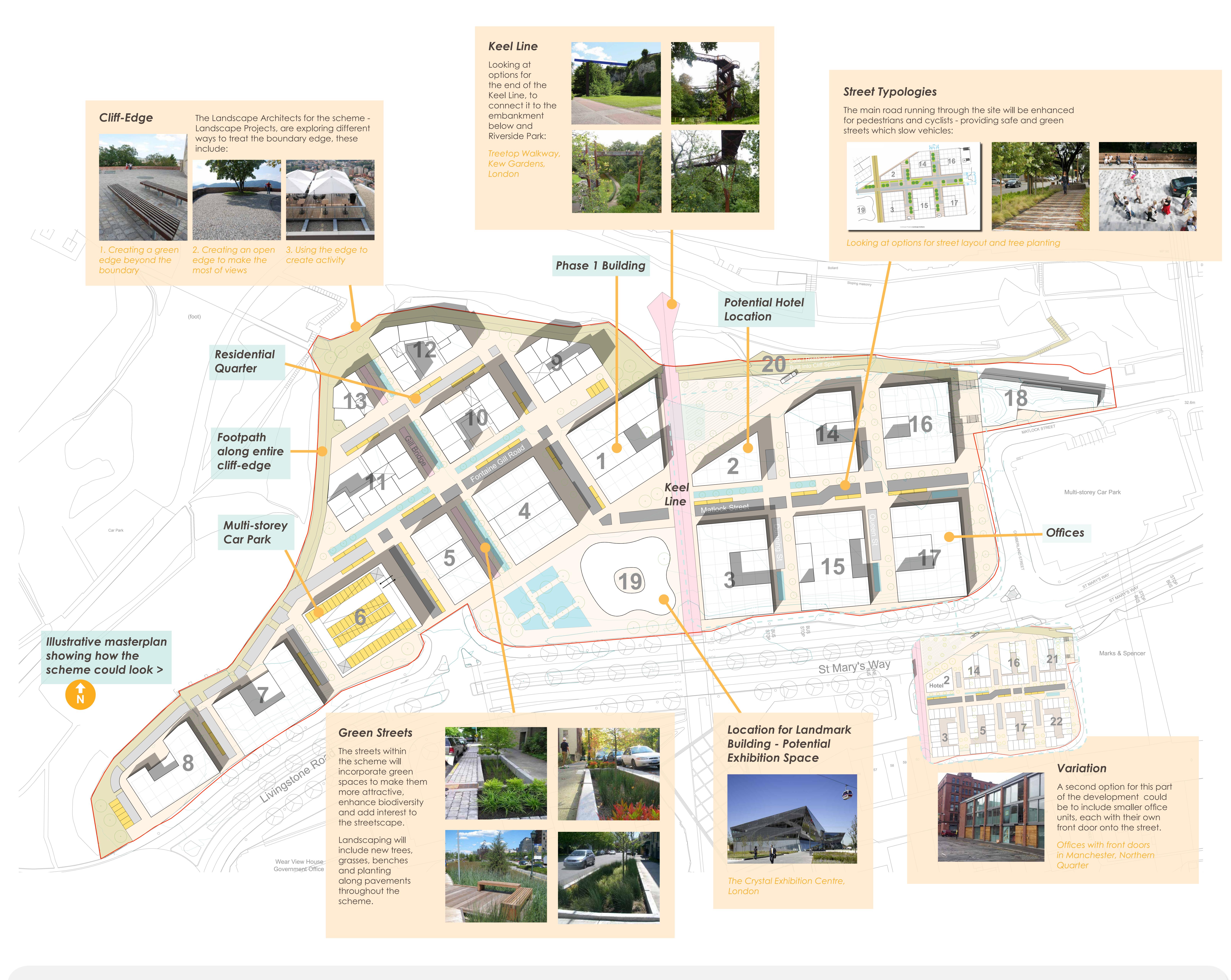
The former Vaux Brewery is a key site within Sunderland City Centre. The proposals displayed on this board are for a mixed-use development which will combine new public spaces with restaurants, cafes, office and leisure spaces.

The north west corner of the site has been dedicated to residential apartments with fantastic views over the Wear.

The Keel Line, a pedestrian link from the new Keel Square to the cliffedge will connect the site with the Riverside park, city centre, new developments at the MAC Quarter, the High Street and the Bridges Shopping Centre.

Project Timeline:

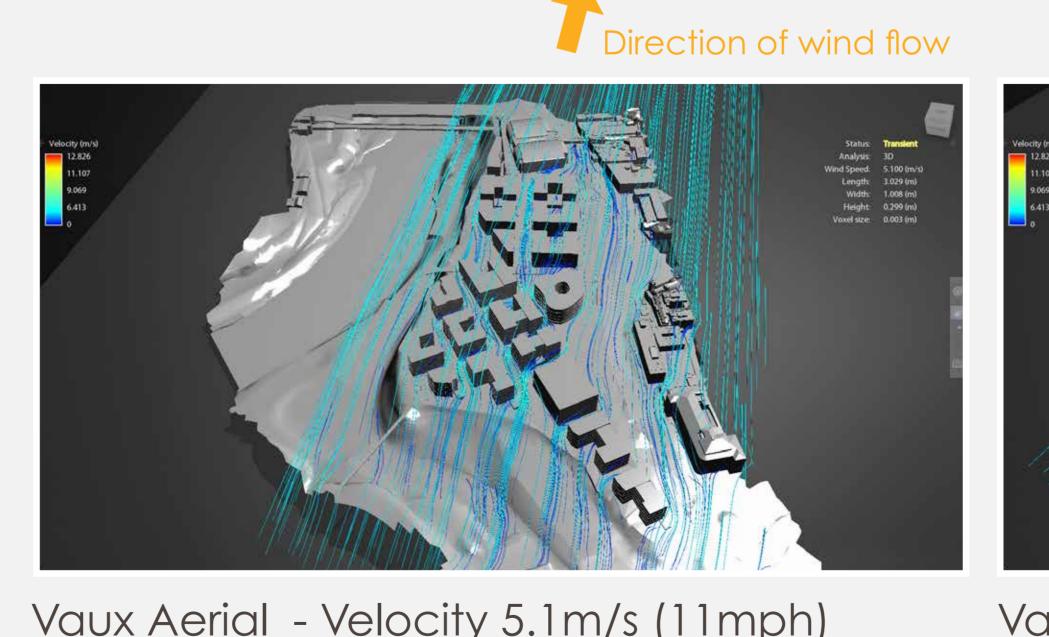


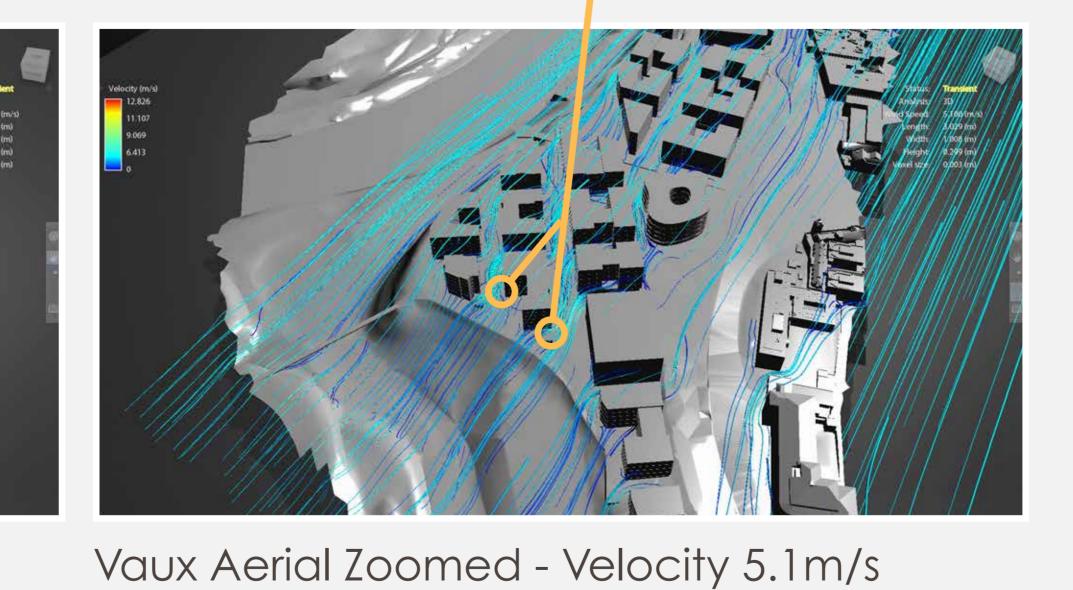


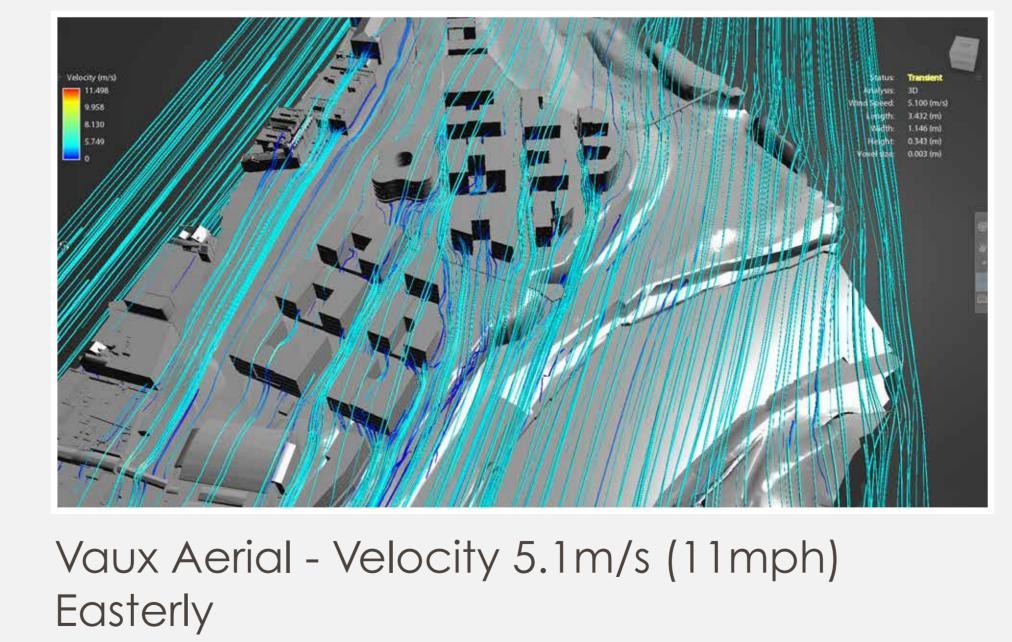
Wind Modelling

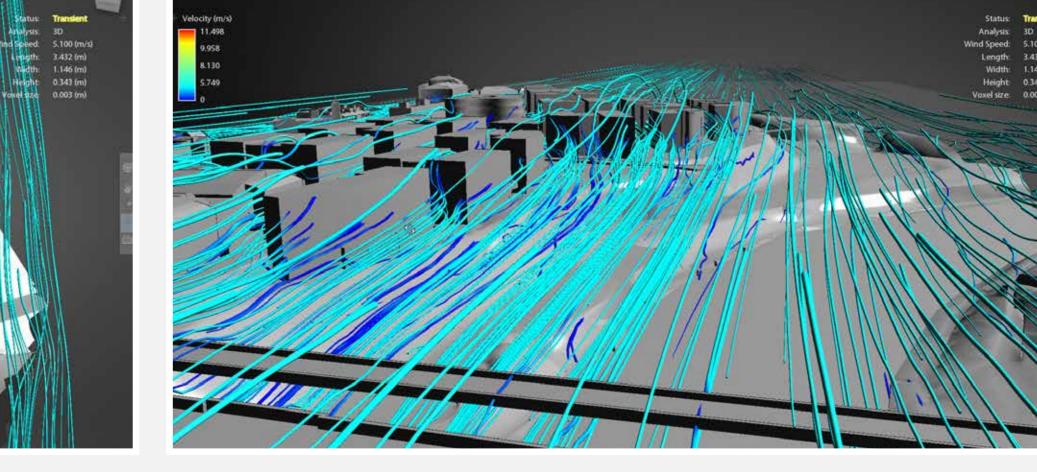
A prevailing wind flows west to east through the site, heading out towards the sea. Where the wind hits the cliff-edge it tends to be pushed upwards then dips back down further in land from the cliff edge. To help mitigate against wind

tunnels, trees will be planted in strategic areas to dissipate strong winds. The most frequent wind speed is 5.1m per second. The diagrams show how this would travel through the proposed building layout:





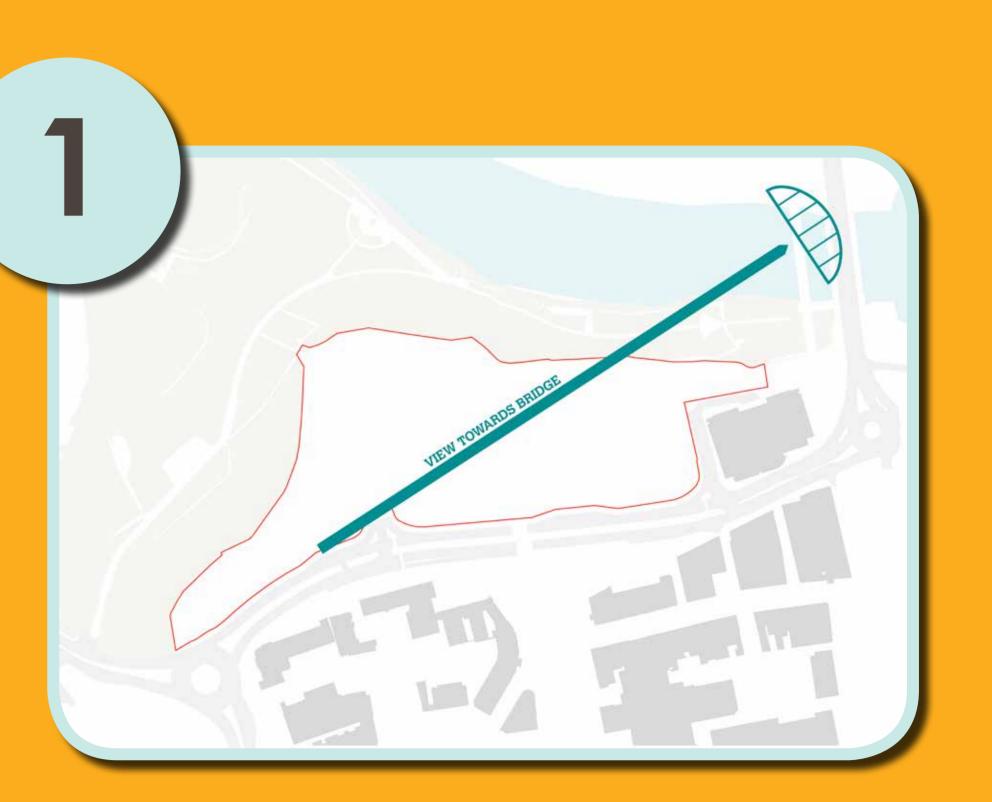




Vaux Bridge View - Velocity 5.1m/s (11mph)

Design Principles

The following diagrams illustrate key elements which have influenced the design of the masterplan:



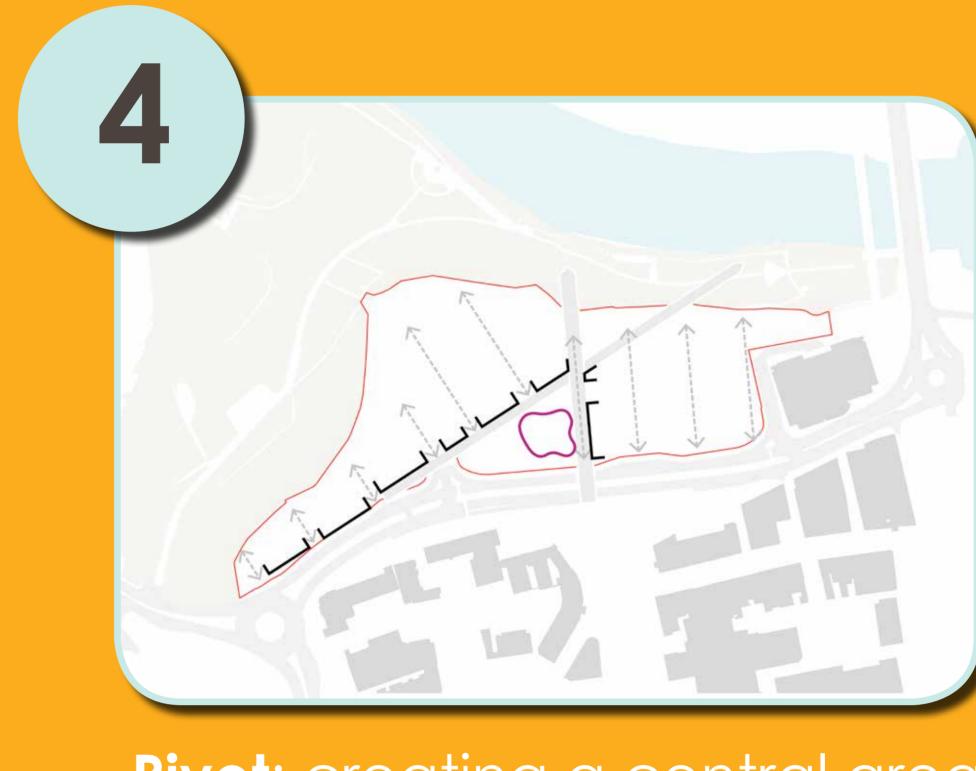
View towards the bridge: from Livingstone Rd and St Mary's Way



Keel Line: running from Keel Square to the cliff-edge



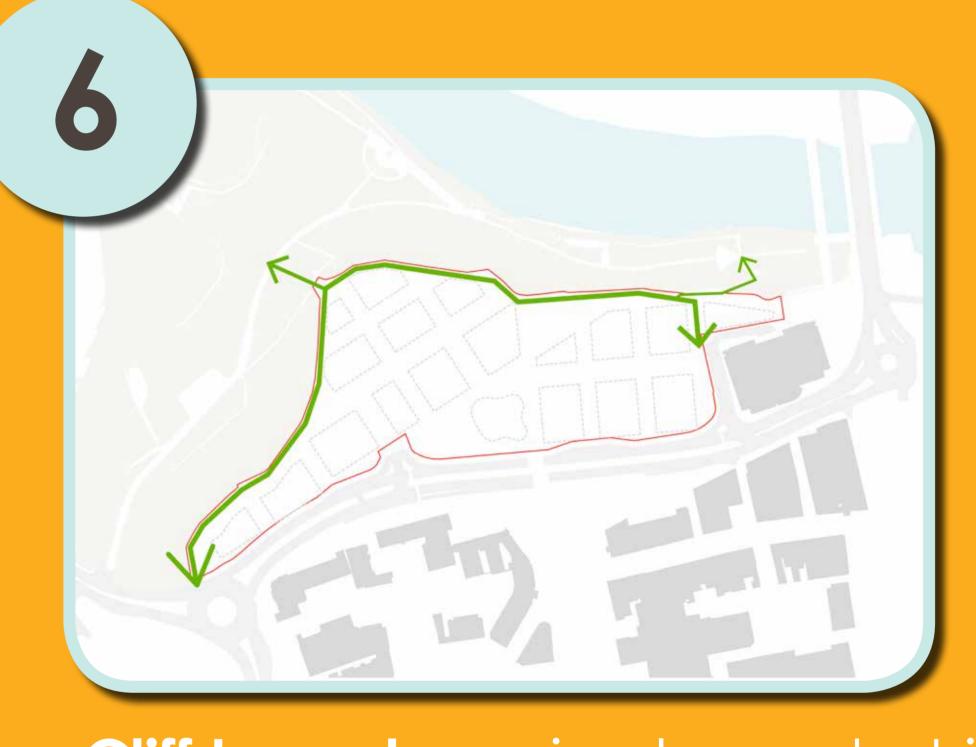
Two grids: to connect the site to St Mary's Way



Pivot: creating a central area to the scheme following the new grid



Building line: all buildings face onto the street



Cliff top edge: circular pedestrian and cyclist route with views to the river and embankment



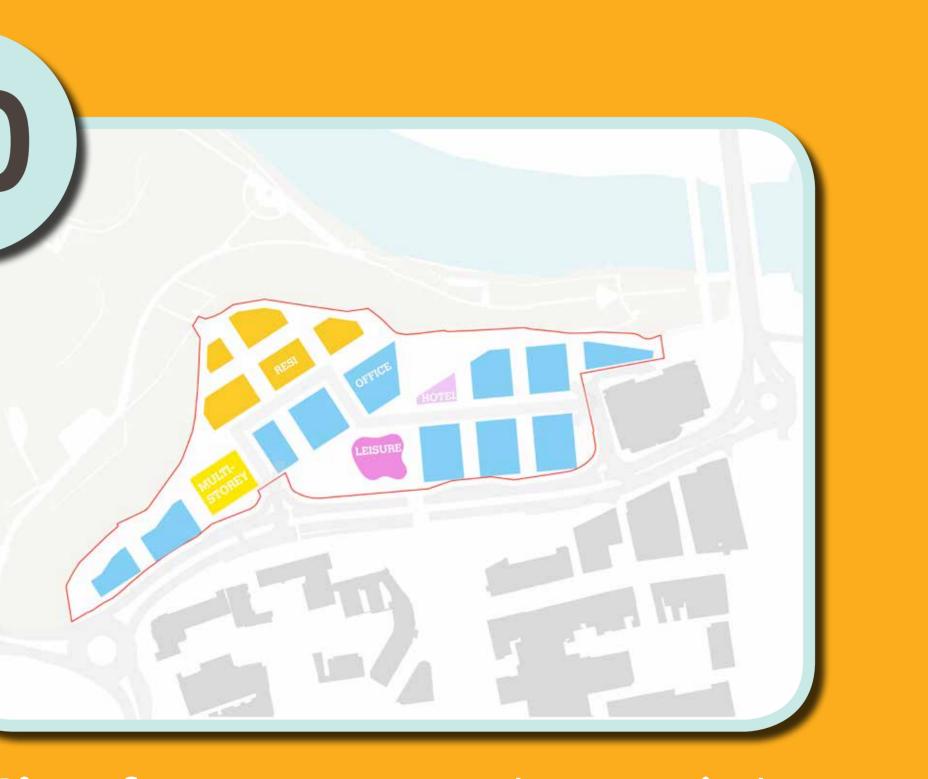
Vehicular spine: primary vehicular access through the



Parking strategy: provides parking off vehicular spine



Active ground floor: leisure and retail at the heart of the scheme to create a vibrant centre



Mix of uses: promotes variety and allows for flexibility



Heights and massing: step up in building heights from 5 storeys to 6 then 8 storeys



Site Analysis

Location

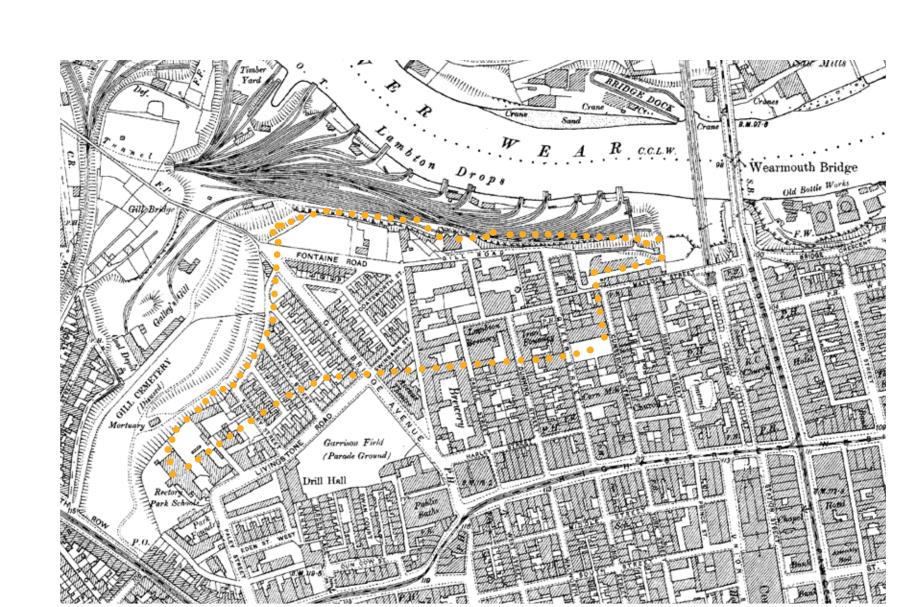
The site is located on the south banks of the River Wear, just north west of Sunderland City Centre.

The site was once dominated by the Vaux Brewery, which ceased operation in 1999. The historic maps below show how the site has changed between the late 19th century and the late 20th century.



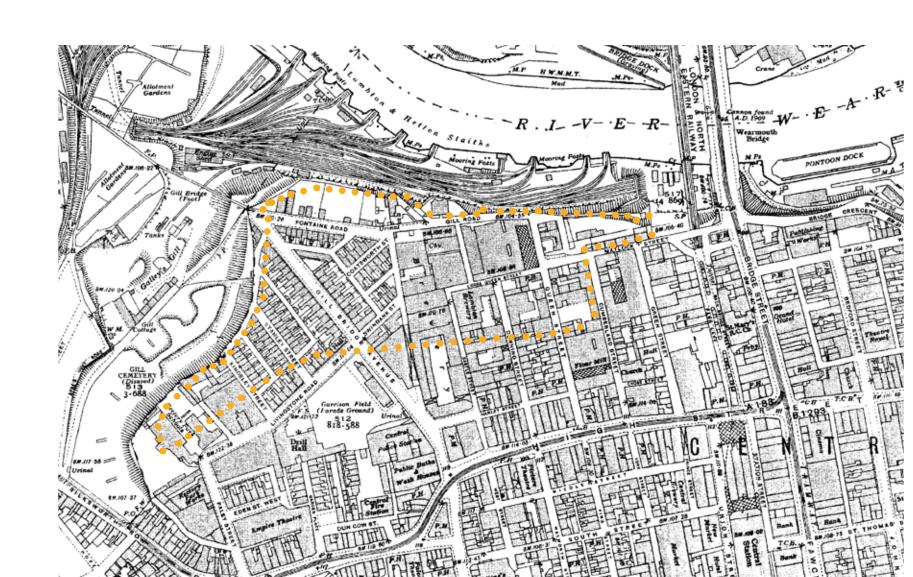


Historic Context



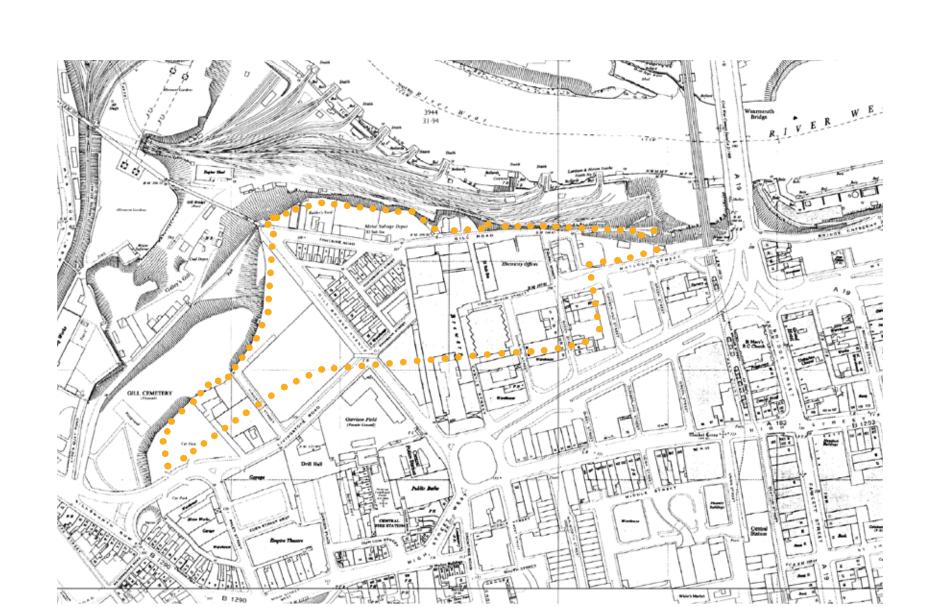
1897

The embankment is dominated by rail lines. The Vaux Brewery, founded in 1837 can be seen on the site.



1941

The Garrison Field Parade Ground, Fire Station and Empire Theatre can be made out on the map. Later, new road configurations will drastically change the layout of this area.



1970

The roads surrounding the site have been widened to make more room for cars, eroding the tight street grids. This map shows the centre before the Bridges was built in 1988.

Connections

The masterplan has been designed to maximise physical connections into and out-of the site, as well as making the most of views to the riverside.

The Keel line acts to draw people into the site as well as connect it to Keel Square, the high street, University areas and MAC Quarter which is under development.

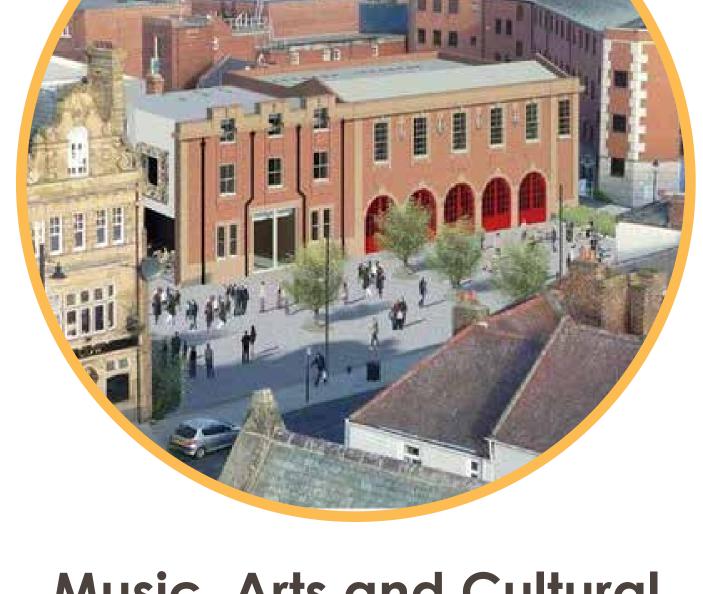


The Local Area



University of Sunderland City Campus

The University hosts 20,000 students. Buildings on the city campus include the Murray Library, Design Centre, CitySpace Gym and Leisure Centre and the Sciences Complex.



Music, Arts and Cultural Quarter

Incorporating the newly refurbished Dun Cow Pub, the Londonderry and Empire Theatre. Plans will see a new square created in-front of the old fire station, which will be turned into a music and arts venue.



Keel Square

A new public square, completed this year and decorated with trees, fountains and benches. Work has started on the Keel Line, a piece of artwork, which will stretch from the new Square to the cliff-edge, celebrating Sunderland's maritime and industrial heritage.





Phase 1

7 The Brief

Building 1, together with the completed Keel Line will form the anchor for Phase 1 of the Vaux Site. The building provides a series of office floors over a publicly accessible ground floor, designed to accommodate an exciting mix of retail, café and restaurant offers. As an office building, it is aimed to attract a variety of prospective tenants, both in terms of their size and their type, environmental agenda, capital and running costs.

This results in the honest use of materials, exposed structural elements and simple but carefully considered detailing.

The proposal for the building is for it to have strong horizontality on the exterior that offers opportunities for shading and intermittent opening windows. The courtyard facades, to complement this has a vertical language.



The concept for the building is simple and strong. The upper levels of the building are arranged in a 'horseshoe' that creates an east facing open courtyard. The courtyard becomes the focus of the workplace, facing onto and framing a view of Wearmouth Bridge. The lower levels of the building are set back from the Keel Line, and are accessed off a covered, public colonnade that again overlooks the Bridge and the North Sea beyond.

3 Character

The architectural language of the building draws inspiration from the maritime and industrial heritage of the site and its adjacent riverside areas. At a large scale this can be found in the giant girder that supports the building along its front, and the 'Liner' like horizontal facades of the building above. At a smaller scale the building will have details, such as perforation patterns to the façade, that will reflect the manufacturing activity of Sunderland's past.

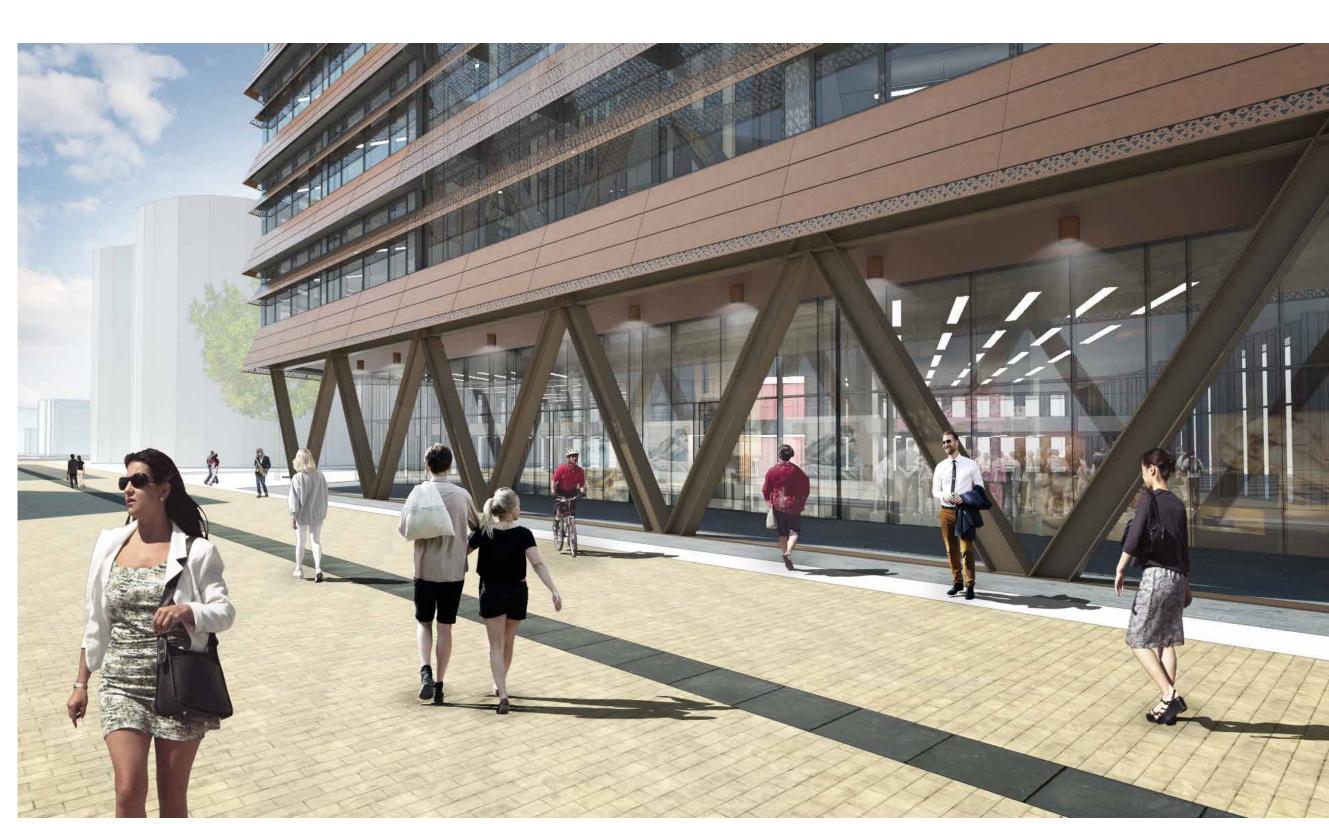
4) Materials

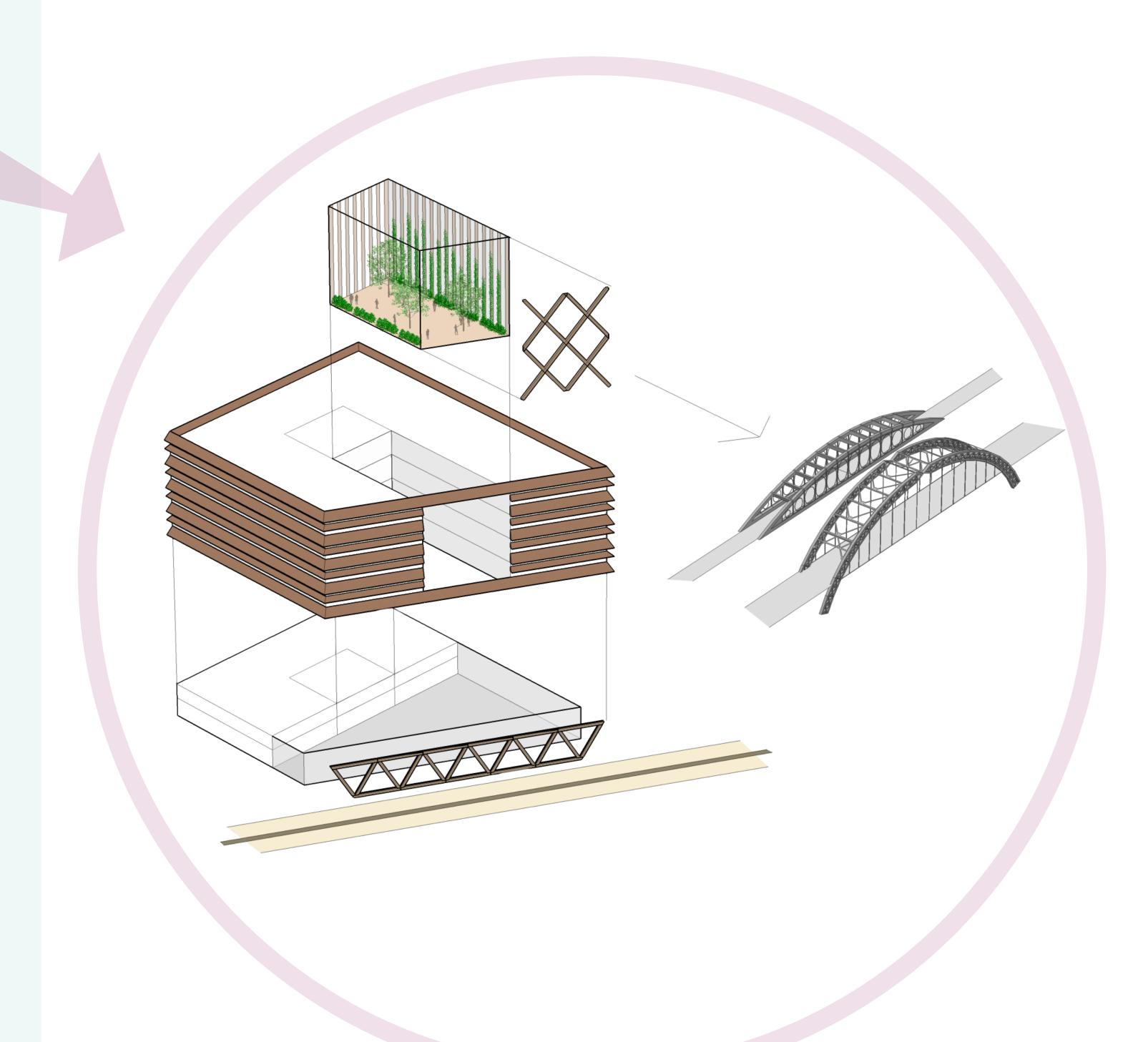
In reference to the metal working associated with Sunderland's shipbuilding and industrial heritage, the external material of the building is of a bronze/brass appearance. It will catch the light during the day, as well as be illuminated in the evenings.

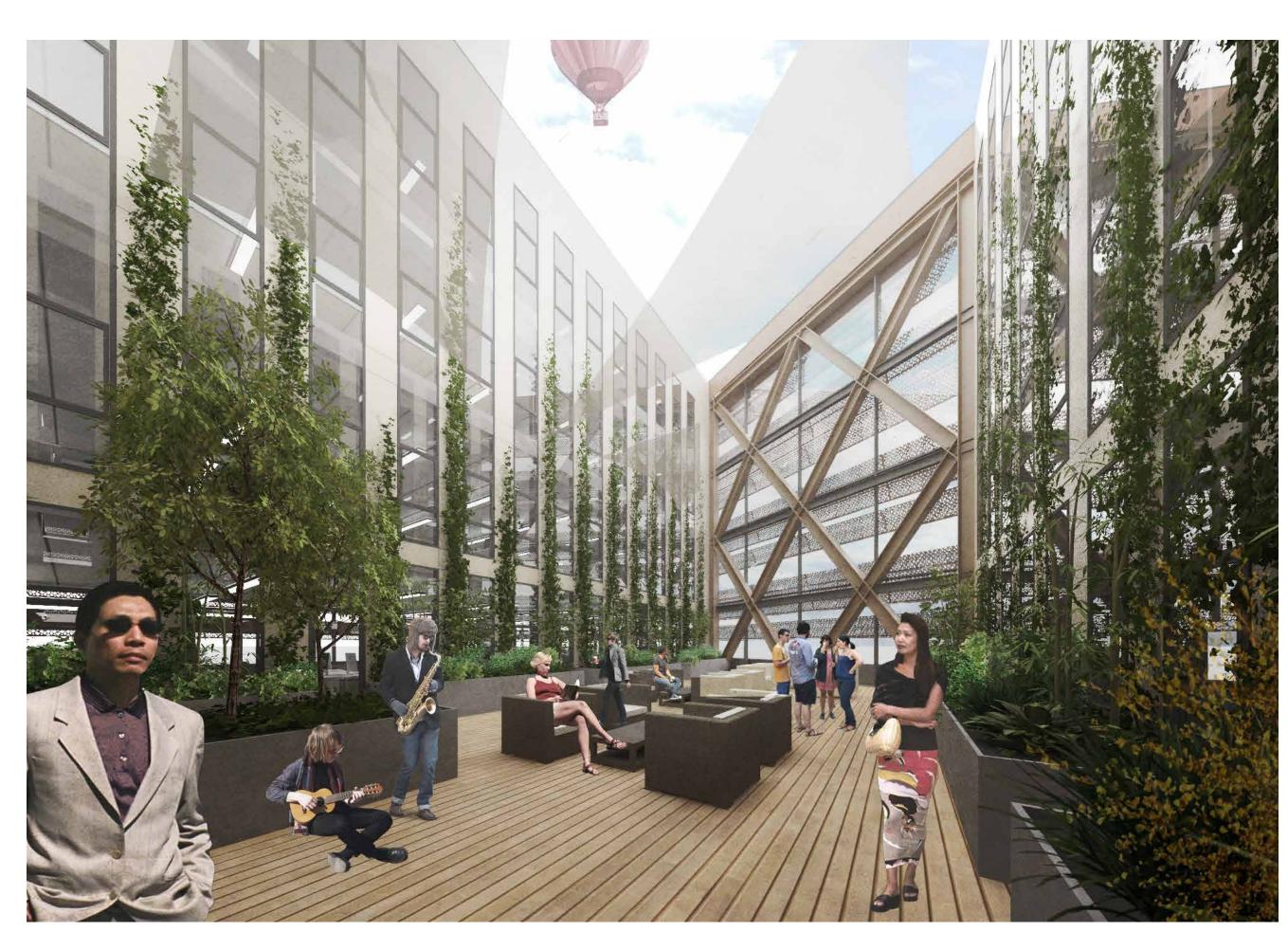
5 Environmental Agenda

The building has a strong environmental agenda. In developing the building as a healthy workplace, it is fully naturally ventilated and passively cooled. The verdant courtyard at the heart of the building lets fresh air deep into its core. Opening windows are provided throughout, and generous floor to ceiling heights both help the natural ventilation as well as allow daylight deep into the building. Exposed concrete ceilings provide 'Thermal Mass' that helps keep the building warm in winter and cool in summer.

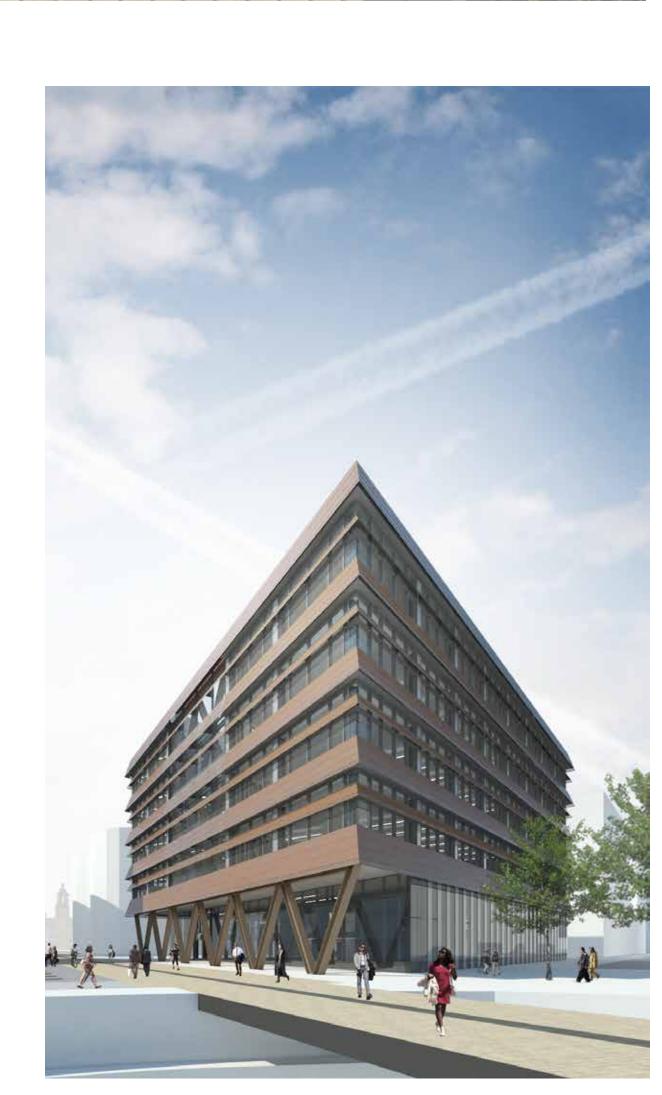












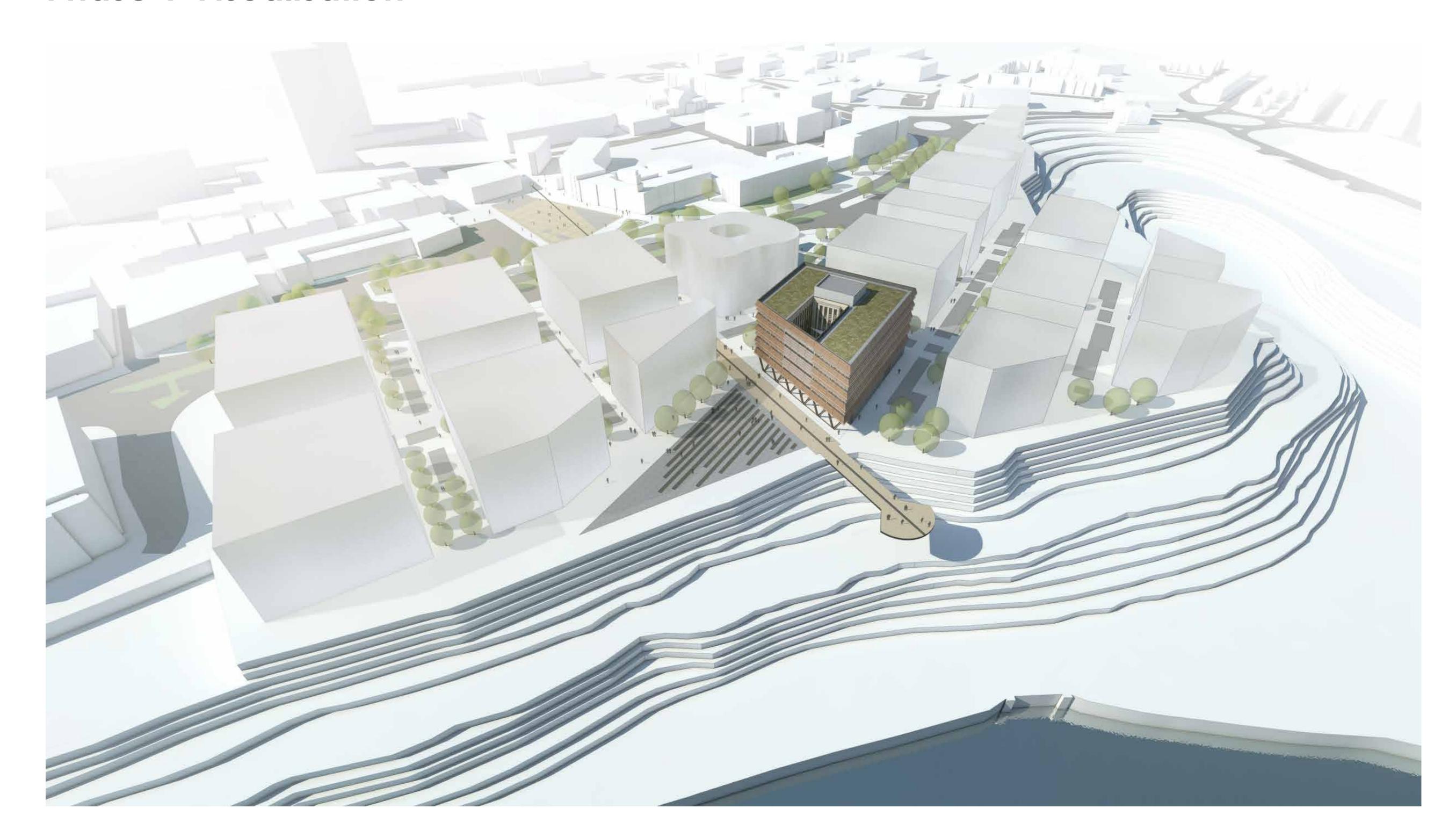
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Phase 1

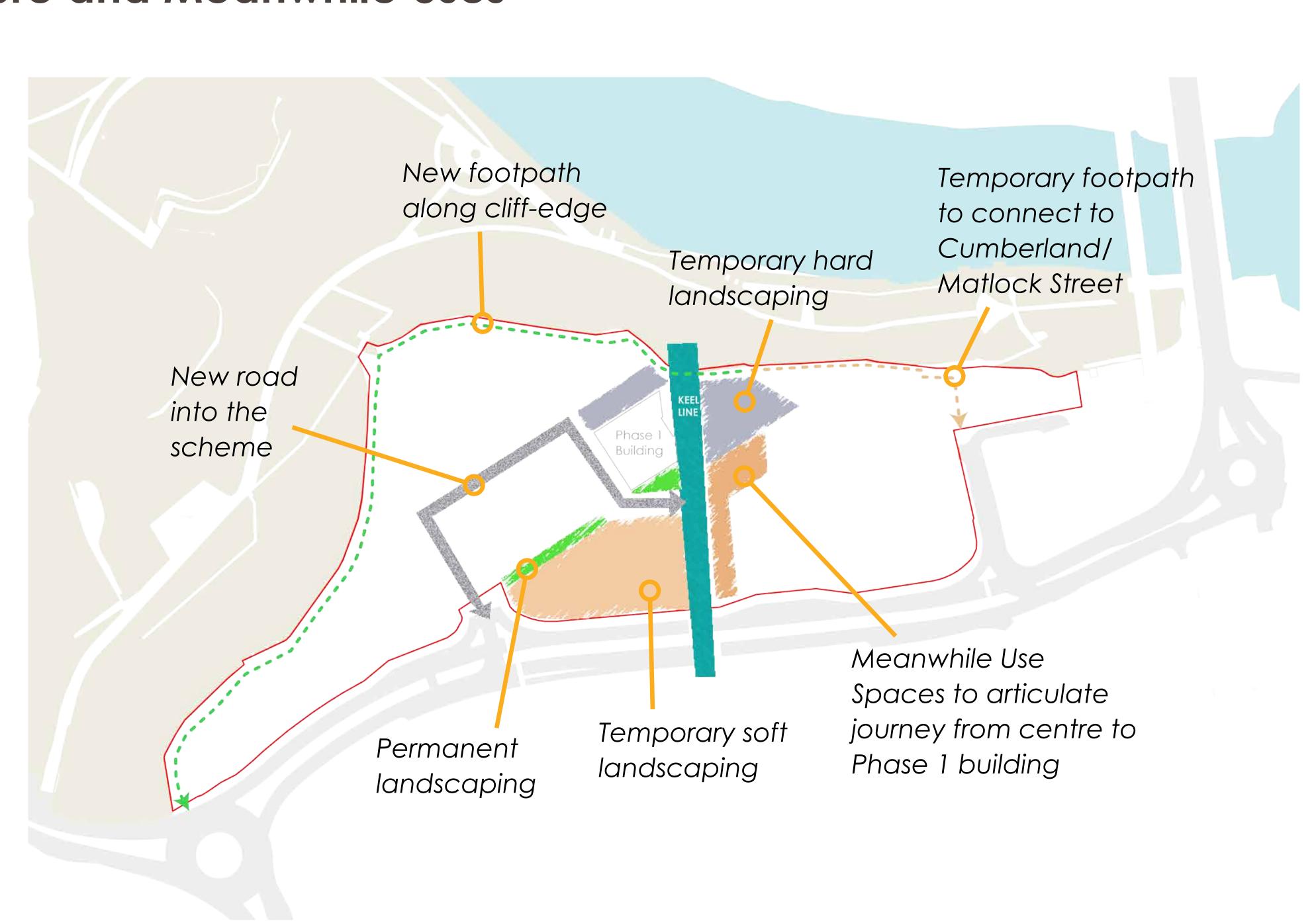
Phase 1 Visualisation



Phase 1 Infrastructure and Meanwhile Uses

The diagram on the right shows the infrastructure which will be constructed as part of the first phase of development.

One of the key principles of the development will be to make sure the site is attractive and being used during the early construction phases. These spaces will be landscaped and open for people to enjoy or hold events and exhibitions- examples of how these spaces could be used are detailed below:



Events & Exhibition Spaces



Garden of 10.000 Bridges, West 8, Xi'an International Horticulture Exhibition, China

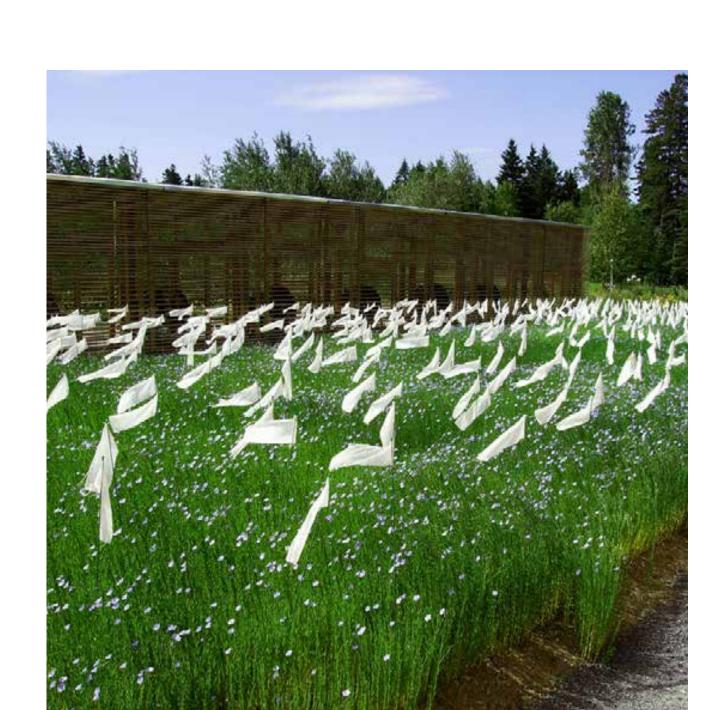


Pop-up Airstream gig at Ouseburn Festival 2014

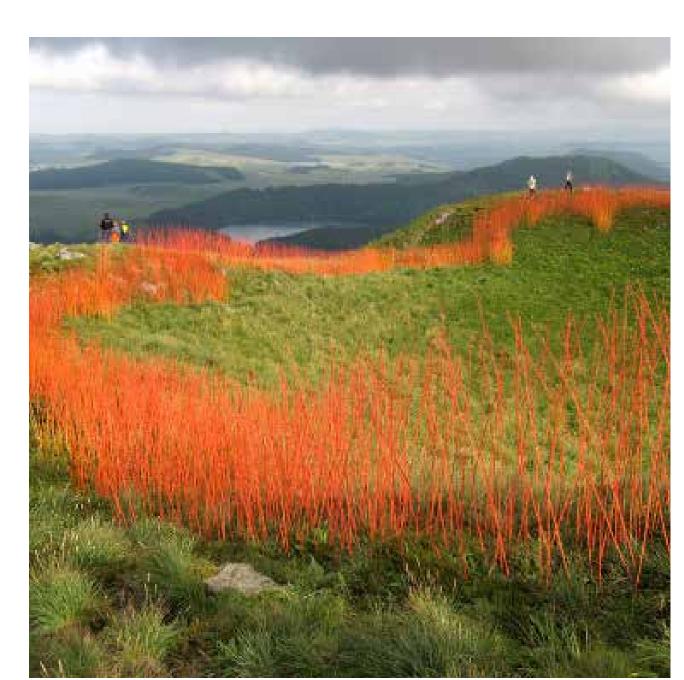


View Tube: Exhibition Centre, Olympic Park, London

Landscaping & **Growing Spaces**



15 Knots, ATLAS and Forbes Lipschitz, Jardins de Metis International Garden Festival

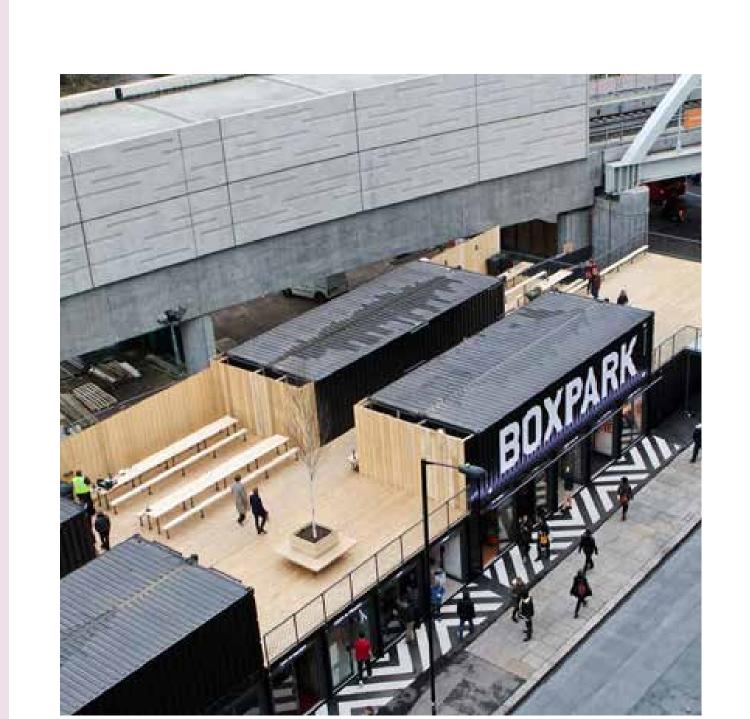


Flow Line, Michael McGillis, Auvergne,

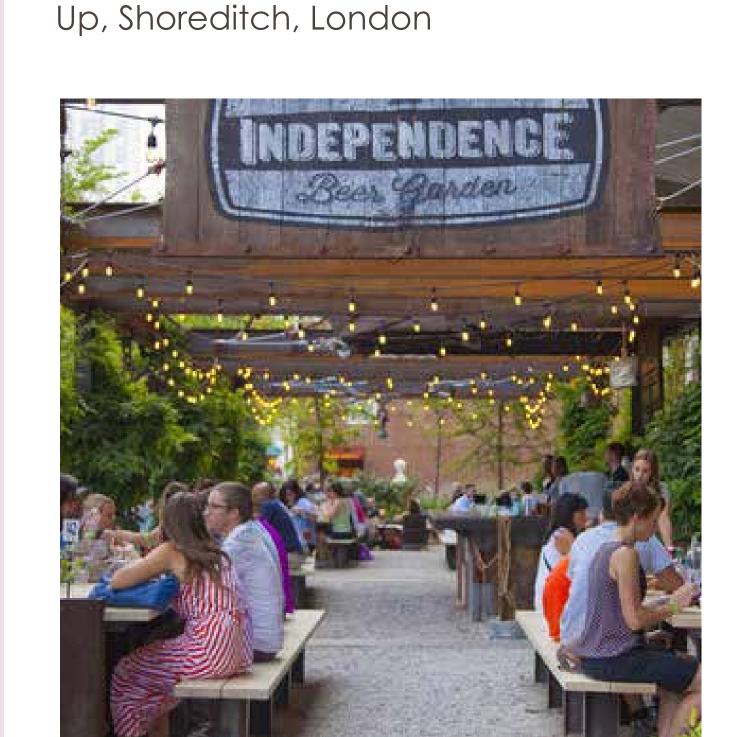


Reaseheath College garden, Dig the City 2015, Manchester City Centre

Temporary Structures



BOXPARK: Food, Drink and Fashion Pop-



Pop-up Beer Garden in Philadelphia © M. Fishetti/VISIT PHILADELPHIATM



Roker Pods, Marine Walk, Sunderland

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Tell us what you think:

Please click the survey link below to provide us with your feedback on the proposals for the former Vaux Brewery site:

https://www.surveymonkey.com/s/vaux180815