

News

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Northshore scheme is ready to go

The Northshore Development Partnership (NSDP) – a wholly owned subsidiary of Muse Developments, has announced that construction of the first phase of Northshore in Stockton-on-Tees will begin at the end of March following the successful completion of legal and funding agreements with the Homes and Communities Agency (HCA) and Stockton Borough Council.

Northshore is a £300 million 23-hectare mixed use regeneration scheme which will transform Stockton's riverside by delivering over 1.8 million sq ft of offices, leisure and retail accommodation - in addition to high quality housing - within walking distance of the town centre. The site has also been earmarked for new facilities required to expand the adjacent Durham University Queens Campus. Once completed, the scheme could create in the region of 4500 jobs.

Phase one will comprise a 50-unit residential scheme - which has been the subject of a high-profile RIBA international design competition to create innovative high-quality family housing . The development will create a highly sustainable community; offering a new form of urban family housing unlike any other in the area, challenging traditional housing style and incorporating exciting features such as roof terraces with views of the River Tees and the spectacular Infinity Bridge.

Incorporating high quality two-, three- and four-bedroom terraced and semi-detached homes constructed to a Code for Sustainable Homes Level 4 standard, the development is fully compliant with Secured by Design and Lifetime Homes principles and is cleverly designed to have an in-built capacity for extension, providing sustainable housing for the future needs of the occupants. Special emphasis has also been placed on the quality of landscaping for both public and private spaces throughout the development.

"The start on site of a first phase at Northshore is a major step forward," said Simon Dew, senior development surveyor for Muse Developments. "This scheme will set a benchmark for high-quality housing in the North East and act as a catalyst for further development within the Northshore regeneration area."

"The HCA has already invested over £20 million on preparing the site for development, and the start of work on the first new homes will help to unlock the area's potential," said Chris Munro, area manager at the HCA, which is providing £3 million in funding for the scheme.

NSDP – originally a joint venture between Muse and Urban Splash – was established in 2005 to deliver the Northshore scheme. Due to the need to focus on other priorities within their portfolio, Urban Splash will no longer be involved and this initial phase of housing will be delivered in partnership with family housing specialist (and Muse sister company) Lovell. Both Muse and Lovell are members of leading UK construction and regeneration group Morgan Sindall Group plc.

Lovell regional director Noel Adams commented: "We're delighted to be using the company's leading expertise in delivering innovative, energy-efficient homes to help kickstart this key development which will in turn play a major part in revitalising Stockton and the wider Tees Valley."

Simon Gawthorpe, managing director at Urban Splash said: "We are very pleased to have played our role in bringing this development forward and have enjoyed working in partnership with Muse

to help set the aspiration for the site. With their expertise, Muse and Lovell are well placed to progress the development at Northshore to the next stage and we wish them both every success in doing so."

Stockton Council's Cabinet Member for Regeneration and Transport, Councillor Bob Cook said: "It is fantastic to see our vision for regeneration progress despite the challenging economic climate. The Northshore development is just one element of the wider regeneration of Stockton Borough which is already seeing significant investment on the riverside including the £4.6 million Tees Barrage whitewater course and the Wolfsan Institute at Durham University Queens Campus.

"We hope this new development will encourage people to relocate to Stockton Borough and we are committed to ensuring all residents enjoy good quality housing in safe, well designed neighbourhoods - this scheme is helping us achieve that."

Following the commencement of construction at Northshore later on this month, a sales centre will be open to the public from mid August.

Ends.