

# Sunderland

HOUSING DEVELOPMENT SUMMIT

## SHEEPFOLDS SITE

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# Stadium Village

- Over 30ha site
- Located north of Sunderland City Centre
- Elevated position on the north bank of the River Wear
- Existing leisure uses: Stadium of Light, Beacon of Light, Aquatic Centre, Hilton hotel
- Existing Sheepfolds Industrial Estate
- Riverside landscape
- Masterplan framework prepared to guide regeneration of Sheepfolds and the wider Stadium Village area.



Beacon of Light



Aquatic Centre



Riverside Location



Stadium of Light

# Stadium Village Masterplan

The development opportunities comprise:

## Stadium Park

- Development of sports & leisure visitor destination focused around the Stadium of Light
- Improved public realm

## Sheepfolds

- Development of an urban residential neighbourhood on the edge of the city centre

## Riverside

- Enhance existing natural landscape
- Improve as a recreational resource
- Encourage biodiversity



# Sheepfold Clifftop

- Located on the southern edge of the Sheepfolds area
- Overlooking the River Wear
- 500m from Sunderland City Centre
- Adjacent St Peters Metro Station.



# Sheepfold Clifftop

## Site Description

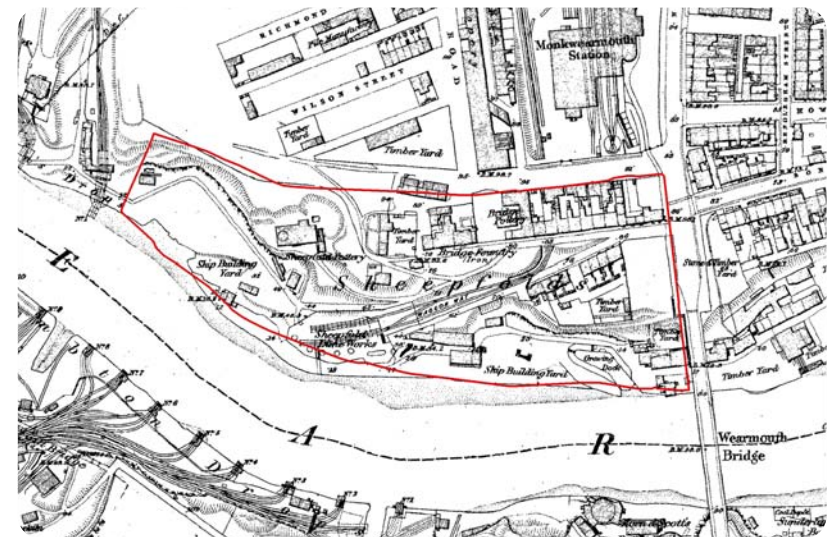
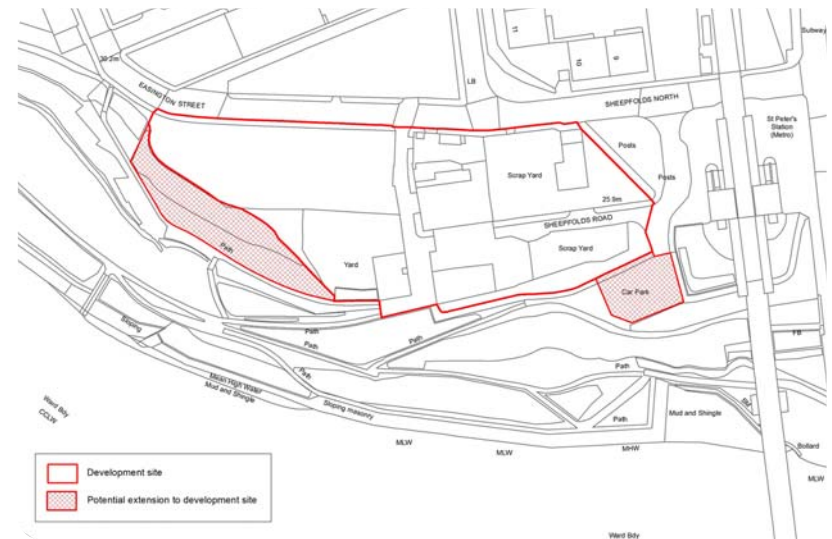
- Previous Industrial use – historic pottery works, timber yard and ship yard

## Cleared Site

- Slopes down toward the riverside in plateaus
- Direct pedestrian and cycle links to Riverside
- Mature trees on southern edge
- Site approximately 1 Hectare
- In Public Ownership

## Site qualities

- Short walk to the city centre
- Quick access to Metro
- Walk to the seafront
- On National Cycle Route
- Neighbouring leisure facilities
- Panoramic views of the riverside



1856 Historic plan

# The opportunity

Vision: Create a unique residential neighbourhood set within an attractive urban riverside setting with a strong public realm.

Marry suburban comforts with inner city living through providing generous gardens, living space, parking and own front door. Providing a much required housing solution.



Examples from around the country

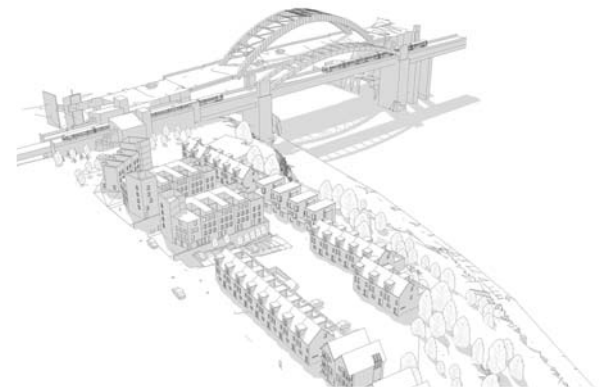
## Aspirations:

- Bespoke modern housing
- High density urban living
- Generously sized housing
- High quality attractive urban neighbourhood
- Excellent levels of design and sustainability
- Optimise riverside location
- A thriving community at the heart of the city
- Create green network to riverside.

# Sheepfolds Clifftop Development Brief

The development will:

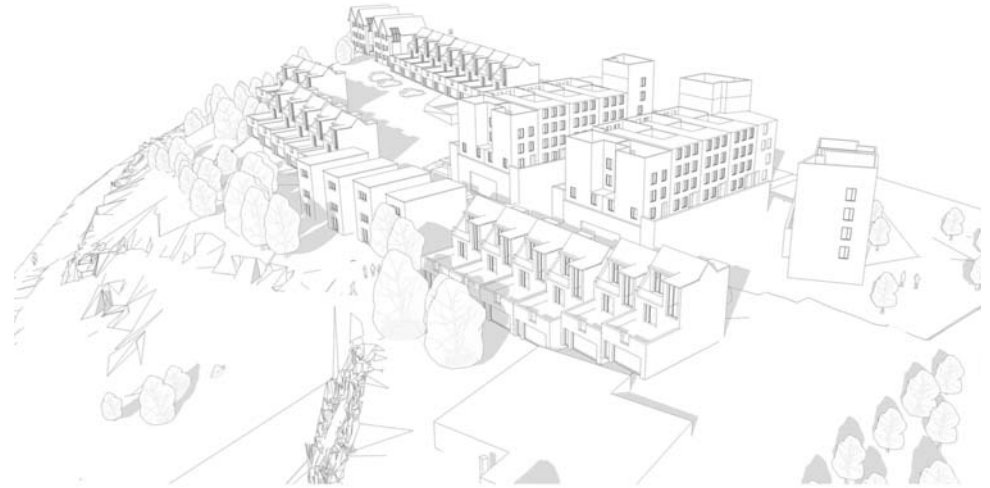
- Have a unique contemporary architectural style
- Use high quality modern materials
- Maximise views across river corridor
- Create high quality green spaces and public realm
- Take into consideration high volumes of footfall
- Provide strong pedestrian and cycle links to the riverside and city centre.



Indicative development of Sheepfolds Clifftop

# Detailed elements

- Up to 60 residential units
- Potential for small commercial element
- Density of over 40 dph
- Building heights will respond to the topography
- A minimum building height of 2 storeys
- Respond to riverside location and sloping topography.





# Detailed elements

Every property will have:

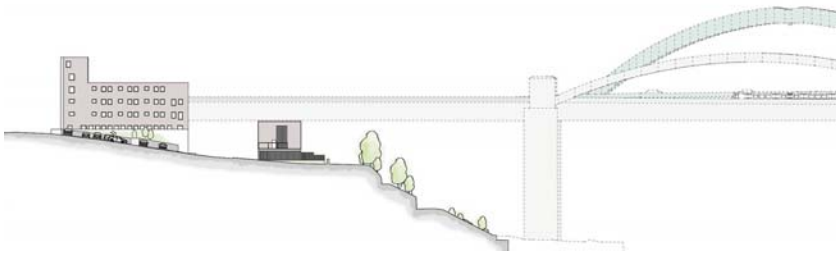
- Own front door from the street
- Outdoor amenity space (roof gardens, terraces, courtyards)
- Car parking (one per property)

House types to include:

- Town Houses
- Tyneside Flats
- 2-4 bedroom properties



The Mailings - Newcastle



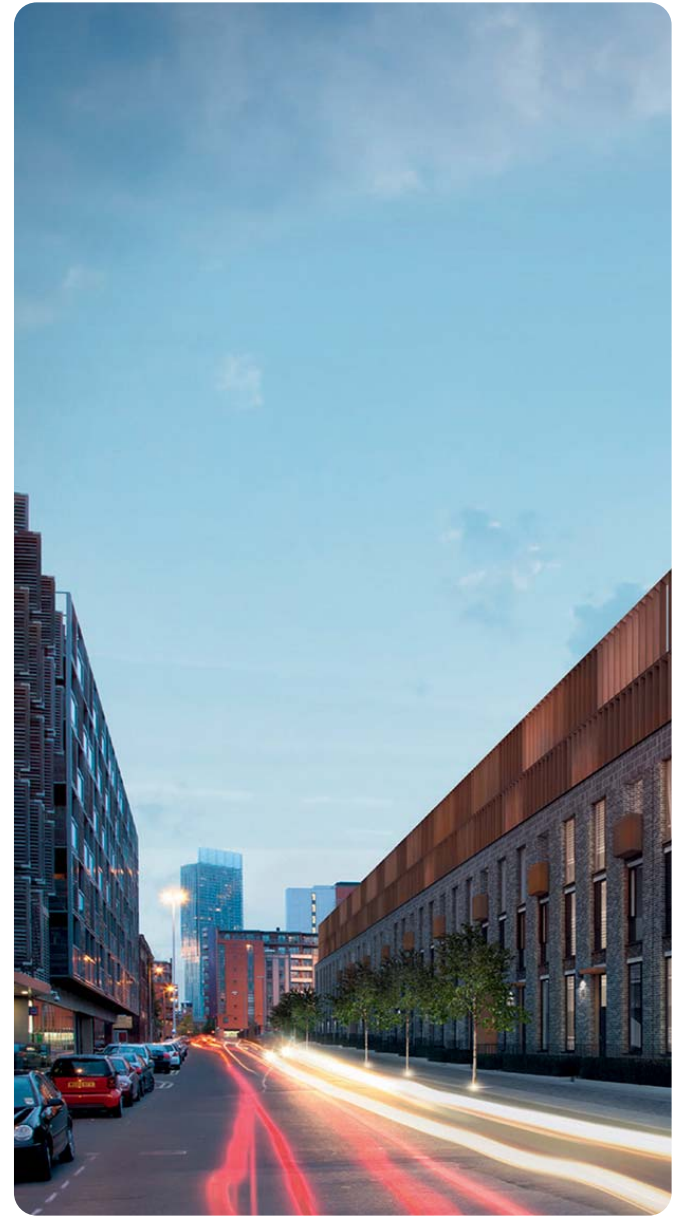
# De-risking the site

- Land acquisition and Site assembly
- Planning Pre application Stage 1
- Planning Pre application stage 2
- Site Clearance
- Phase 1 Site Investigations including Topography, Slope Stability and UXO
- Phase 2 Intrusive Site Investigations
- Archaeological survey
- Ecology and Tree Surveys
- Archaeological trial trenches, full site excavation and recording
- Tree removal and landscape improvement
- Example Scheme designed



# Sheepfolds Clifftop Disposal Procedure

- We are seeking to appoint a developer through a competitive process to develop the vision for the site
- Site will be a joint disposal between Sunderland City Council and Homes England
- Interested Parties will receive invitation to tender
- Submissions will need to include Design Proposals and Financial Offer
- Proposals will be evaluated on Quality, Price and Deliverability
- Sale contracts will be conditional on Planning permission being attained and the site being developed within a set timescale
- Invitation to tender to be issued in Spring 2018



# Sheepfolds Clifftop Consultation

Views sought on:

- Density of Units
- Size of Units
- Layout
- Structure of Sale and Possible Phasing
- Market Demand
- Quality of Build
- Public Realm
- Commercial Element
- Legal structure of sale
- Any foreseeable barriers to development

