

# BEL**1**EVE

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# WE BEL<sup>1</sup>EVE IN NEWCASTLE GATESHEAD



# WE BEL1EVE IN A FUTURE

1NG is the city development company for NewcastleGateshead. Our founding partners are One North East, the regional development agency for North East England, Gateshead and Newcastle City Councils.

1NG is an independent private sector-led company, which focuses on the promotion and delivery of priority regeneration, development and investment projects guided by a shared strategy, the 1PLAN, which sets out how NewcastleGateshead will make its living in the next 15 years. It identifies 10 key steps to improve the economic competitiveness of the urban core.

*“Together NewcastleGateshead is and will remain the key economic driver behind the North East economy. Our objective at 1NG is to deliver projects which are not only important locally but add to the overall economic contribution and reputation that NewcastleGateshead has on a national and international stage.”*

Jim McIntyre, Chief Executive 1NG.





OUR CITIES |

# OUR CITIES

We see NewcastleGateshead as the future. A future, together as one. One famous welcome. One unique place to visit. Where world-class culture, vibrant nightlife, award-winning dining, inspiring heritage, fantastic shopping and acclaimed architecture come together as one.

NewcastleGateshead was shortlisted as one of the three cities in the Academy of Urbanism's European City of the Year 2009 category for its inspired urban design and its impact on civic pride and quality of life.

NewcastleGateshead is a place open for business and investment. We have a clear strategy for the future, and a sense of exciting regeneration projects to deliver.

# VITAL STATS

For NewcastleGateshead.



**464,200** Population of NewcastleGateshead



Newcastle International Airport has around **150 flights per day** to destinations such as Dubai, Paris, Rome, Canada, Mexico and Egypt



Train times from Newcastle:  
Edinburgh 1h 25 / Manchester 2h 25 /  
London 2h 45 / Birmingham 3h /  
Newcastle Airport 22mins

## WHAT THE PAPERS SAY

NewcastleGateshead  
"The new capital of Britain"

The Times

"One of the most compelling and effervescent places in the country"

The Guardian



The North East has the **lowest commuting time** in the country



NewcastleGateshead's workforce population is **263,500**



Tourism in the region is worth **£3.8 billion per annum** and employs more than 64,000 people



**Newcastle** is the UK's greenest city (Forum for the Future 2009)



**Average house price £164,230**  
Detached £273,990 / Semi-detached £160,531  
Terrace £165,450 / Flat £120,114  
(Source BBC: June 2009)



## Number of students

Newcastle University 18,878  
Northumbria University 26,508  
Gateshead College 13,000  
Newcastle College 30,000  
**Total students 88,386**



Newcastle is the North East's **only** SCIENCE CITY



**3.85 million** visitors to the North East in 2008



Metrocentre **144,146 sq m** of retail  
Eldon Square **131,000 sq m** of retail



Antony Gormley's Angel of the North was voted **UK's most recognised landmark in 2008** (National Lottery)



## Employment sectors

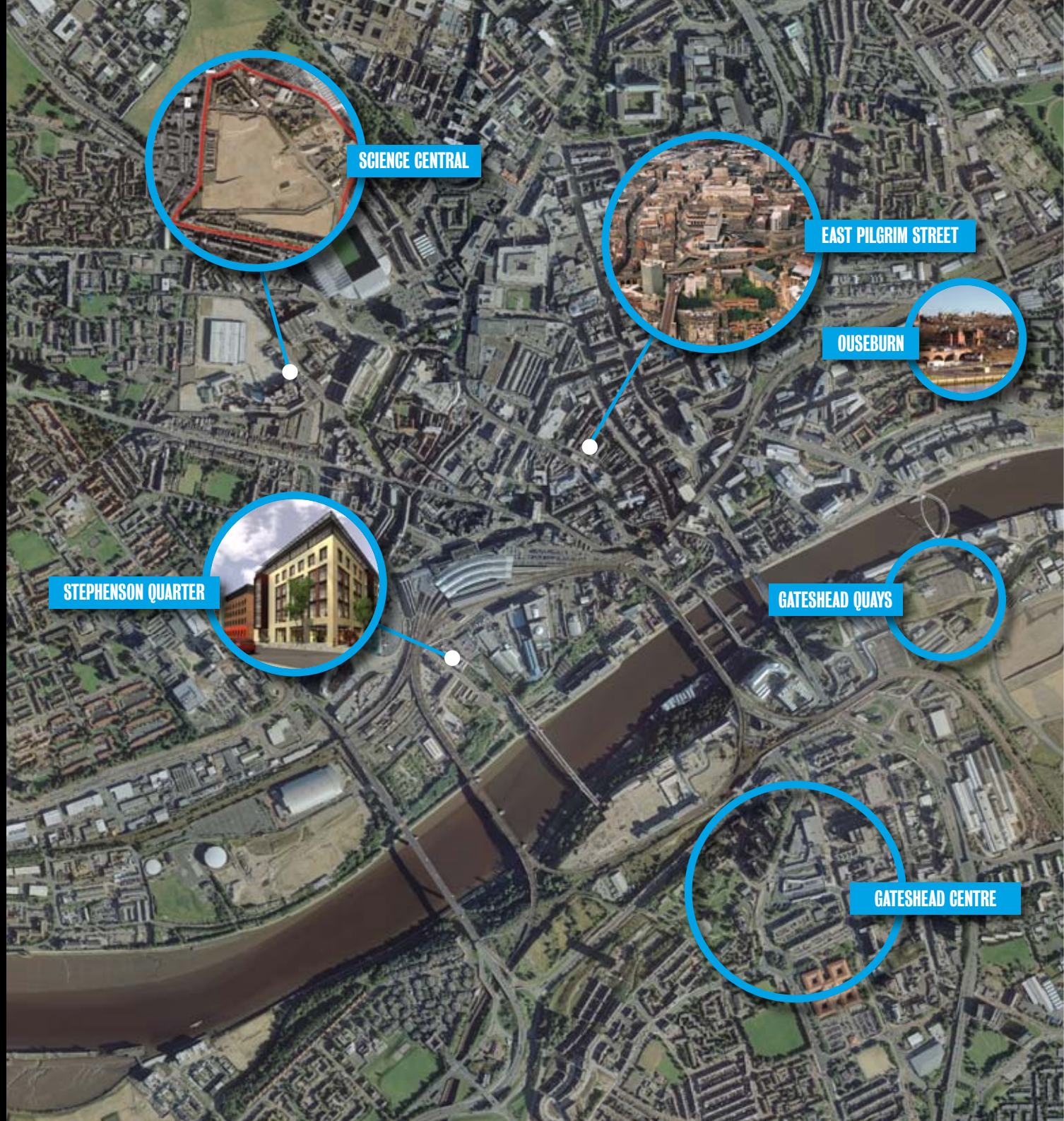
An in-depth look at Newcastle and Gateshead's employment sectors

	Newcastle	Gateshead
Finance/Business	22.0%	13.0%
Health/Social Care	14.4%	10.7%
Retail/Wholesale	13.1%	19.5%
Public Administration	11.9%	11.1%
Education	10.0%	7.0%
Manufacturing	6.7%	15.3%
Hotel/Catering	6.0%	5.0%
Transport/Communications	5.0%	5.4%
Construction	3.3%	7.1%
Primary & Utilities	1.0%	2.0%
Other Services	7.0%	5.0%

# DEVELOPMENT OPPORTUNITIES



NEWCASTLEGATESHEAD



SCIENCE CENTRAL

EAST PILGRIM STREET

OUSEBURN

STEPHENSON QUARTER

GATESHEAD QUAYS

GATESHEAD CENTRE

# STEPHENSON QUARTER

Developer Silverlink now has planning permission for this £200 million, 3.5ha. development scheme, adjacent to Newcastle Central Station, designed by local architects, Space.

Work is due to start this spring on the development of a large, mixed-use scheme on the site creating a vibrant new living, working and cultural area for the city. The plans include over 27,000sq.m of office space, two hotels (a 250-bed Crowne Plaza and a 40-60 bed boutique hotel), a gym, 3,700sq.m of retail space, 150 residential units, car park and a centre for creative industries.

The first phase of the development will include the four-star Crowne Plaza hotel, two large office blocks creating 18,500sq.m of high quality office space and a 321 space multi-storey car park.

The Stephenson Quarter lies adjacent to Newcastle Central Station where Newcastle City Council are actively working with Network Rail, East Coast Main Line and the private sector to agree plans to transform the station into a stylish, high quality point of arrival for NewcastleGateshead.

**For more information regarding Stephenson Quarter email:**  
[michelle.percy@silverlink-uk.com](mailto:michelle.percy@silverlink-uk.com)

**Size of site:** 3.5ha.

**Potential uses:** residential, commercial, retail



# SCIENCE CENTRAL

## What is Science Central?

The former Scottish & Newcastle brewery site will be a new urban quarter in the centre of Newcastle which will be an exemplar in sustainability, attracting leading-edge scientific organisations to a mixed new community encompassing a variety of educational, business and residential uses.

As development manager, 1NG is working with MAKE Architects on the preparation of a masterplan and a long-term delivery strategy for the 24-acre development. First phase activity is already progressing in association with Downing Developments Ltd, with the construction of a 100,000 sq ft new Business School for Newcastle University.

Colin MacPherson, director of development at 1NG, says: "This is a hugely significant development project for the city, an opportunity to grow the science economy within the urban core, in partnership with Newcastle University and other key stakeholders in the city. We are therefore keen to begin a process of engagement with the development industry in order to highlight the opportunities the project will bring."

**For more information email: Colin MacPherson at [colinmacpherson@1ng.org.uk](mailto:colinmacpherson@1ng.org.uk)**

**Size of site: 9ha.**

**Potential uses: Commercial, residential, leisure, retail, R&D**



**Main image:** Phase 1, Downing Developments - Newcastle University Business School  
Also featured - Science Central site

# GATESHEAD QUAYS



**Size of site: 15.6ha.**

**Potential uses:** Commercial, residential, leisure, retail, International Conference & Exhibition Centre (ICEC)

The development of Gateshead Quays - a prime location which is home to some of Gateshead's most prominent new buildings - is taking centre stage in Gateshead's regeneration.

A vision for the creation of an international conference and exhibition centre has been highlighted as one way to drive forward the further regeneration of the Quays. A highly skilled design team led by architect's RMJM has been selected to deliver the masterplan and it is anticipated that it's delivery will be in place by the end of summer 2010.

Mark Robinson, Project Director at 1NG, comments: "This iconic 15.6ha. site is at the very heart of NewcastleGateshead. The project will mark the completion of the regeneration of the core quayside area. Once the masterplan is in place, the vibrant mix of uses we will establish means that a number of high profile development opportunities will be brought to market for private sector investment."

**For more information email: Mark Robinson at [markrobinson@1ng.org.uk](mailto:markrobinson@1ng.org.uk)**

# OUSEBURN

Size of site: 8ha.

Potential uses: Commercial, residential, leisure

## Lower Ouseburn Valley

**Pictured:** Toffee Factory redevelopment, works due to commence Summer 2010

Over the past ten years Ouseburn has become a well-established knowledge hub and a preferred location for creative and cultural enterprises.

1NG's work focuses on the lower valley where the River Ouseburn meets the Tyne, and includes projects such as the refurbishment of the old Maynards' Toffee Factory, bringing forward residential development and creating new public spaces, pedestrian links and highway improvement.

In February, Ouseburn was designated as one of three UK Public Land Initiative sites (PLI) which will bring 100 much-needed new homes in phase one with work due to begin in May.

Peter McIntyre of 1NG says: "PLI is a wonderful opportunity for the Lower Ouseburn Valley, the creative heart of Newcastle upon Tyne. These high quality homes will be the catalyst to drive forward the

completion of this strategic site, adding the much needed residential component to the urban village which is already the largest creative cluster in the North. Riverside living adjacent to the vibrancy of Newcastle Quayside will be much sought after and when combined with the stunning topography of the Ouseburn Valley and the accessibility of this edge of centre location the potential of the project as a nationally significant exemplar is apparent."

Spring 2010 will see NewcastleGateshead's city development company 1NG going out to market to seek potential development partners, especially those with strong residential experience for the continued redevelopment of Ouseburn.

**For more information email:**

**Peter McIntyre at [petermcintyre@1ng.org.uk](mailto:petermcintyre@1ng.org.uk)**

# EAST PILGRIM STREET

The Pilgrim Street opportunity is a strategic regeneration opportunity located in the very heart of Newcastle city centre. The 17ha. site adjacent to the city's vibrant retail core has been, recognised as one of the most important city centre regeneration areas in the North of England.

The developer, Brookfield, in partnership with Newcastle City Council (NCC) and 1NG is preparing a masterplan vision following the publication of NCC's Interim Planning Guidance (IPG) in July 2009. The emerging plan takes advantage of the city's rich architectural heritage, proximity to the metro and motorway network and linkage to the River Tyne and Gateshead.

Considerable interest from retail, leisure and office tenants has supported the design of an inspirational retail and business district-led regeneration with substantial inward investment opportunities. Site preparation and detailed design will take place during 2010 with the first phase of development, a HQ office building of 11,000 sq.m overlooking the Tyne Bridge being completed in late 2012.

**For more information please email:**

**[alan.peach@brookfielddurope.com](mailto:alan.peach@brookfielddurope.com)**

**or [petermcintyre@1ng.org.uk](mailto:petermcintyre@1ng.org.uk)**

**Size of site: 17ha.**

**Potential uses:** Aspirational retail and department store, HQ Office district, Restaurants, residential, 188 bed 4 star hotel and open space

# GATESHEAD CENTRE

Central Gateshead offers a redevelopment opportunity unrivalled in scale. Ambitious plans for regeneration will develop it into a 21st century town centre. 'Fit for a City', the regeneration delivery strategy created by the Council and One North East, focuses on the drivers of creative, independent and niche retailing, new forms of housing, becoming a new urban destination and being 'green' physically and sustainably through construction and energy.

The council's aspiration is to attract one developer for the whole, or large elements of the project. It has been assembling sites to facilitate this solution - few UK towns or cities offer a redevelopment opportunity of this scale.

Kicking off the regeneration is the 23,000sq.m mixed-use scheme at Trinity Square by Spenhill (Tesco's regeneration arm).

**For more information on Gateshead Centre email David Leeder, Gateshead Council at: [davidleeder@gateshead.gov.uk](mailto:davidleeder@gateshead.gov.uk) or for Gateshead Quays email Mark Robinson, ING at: [markrobinson@1ng.org.uk](mailto:markrobinson@1ng.org.uk)**





# INTRODUCING **1**NG THE TEAM...

**1NG** boasts an experienced and professional management team due to its recruitment of knowledgeable staff, each with a wide range of skills in their specialist fields. It is this blend which will help to drive the business forward towards delivering complex property and regeneration projects in NewcastleGateshead.

## **1 Jim McIntyre, Chief Executive**

Jim graduated from Glasgow University with an MA in Economics before studying in the US at the University of Athens, Georgia. Since this time Jim has gained over 25 years experience in leading and delivering large and complex property development schemes. Prior to joining 1NG, Jim was CEO of Gladedale Ventures, the commercial development joint venture between Gladedale and Lloyds HBOS where he recently completed the first three phases of the companies' £500m Quatermile Scheme in Edinburgh and a number of major development projects in Glasgow and Aberdeen. In November 2008, he was appointed as chief executive of 1NG.

## **2 Peter McIntyre, Director of Planning and Programme Management**

Peter completed his Master of Arts in Environmental Management Practice at Durham University in 1996. He has worked in several high-profile regeneration roles in the city with the third sector and Newcastle City Council in both planning and development. In recent years Peter has worked to help conceptualise 1NG, with ongoing responsibility for driving forward this joint initiative through the development of new projects, strategy and business planning as well as the oversight and management of the 1NG programme. Peter is the 1NG lead for Ouseburn and East Pilgrim Street.

## **3 Mark Robinson, Project Director**

In 1998 Mark graduated from the University of Reading and was head-hunted to join Laing Property's development division where he achieved professional accreditation with the RICS in September 2000 whilst gaining experience in the industrial, office and retail sectors. In 2004 he moved to Multiplex Developments to work on large-scale complex development projects, and since joining 1NG, Mark has been appointed as project director for Gateshead Quays.

## **4 Colin Macpherson, Director of Development**

After obtaining a Bsc (Hons) in Land Economics in 1992 from the University of Paisley, Colin worked as a property agent and valuer gaining experience in the provision of a wide range of property services throughout Scotland. He has since held several high-profile regeneration roles including acting as project manager for the establishment of Waterfront Edinburgh Limited, a public sector joint venture tasked with developing the Edinburgh Waterfront at Granton. Before joining 1NG, Colin spent eight years as Development Director at Quatermile Edinburgh, a multi award-winning private sector joint venture project to redevelop a former hospital site in central Edinburgh. Colin has joined 1NG as the director responsible for the delivery of the high-profile Science Central mixed-use development.



# CONTACTS

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