

Riverside Sunderland 2024

Riverside Sunderland 2024

This document describes the remarkable changes unfolding at Riverside Sunderland, where a new city centre urban quarter is being created on either side of the River Wear.

It records the progress we have already made – in spite of the effects of the COVID-19 pandemic – since the Riverside Sunderland vision was published in 2019, and it sets out our plans for the next 3 years (2022-2024) when many of the key Riverside Sunderland projects will come to fruition.

By the end of 2024, sites that have been derelict for decades will have been transformed and the regeneration of Sunderland city centre will be progressing at pace. New homes for sale and rent will bring people back to live in the heart of the city; the emerging central business district will create thousands of new jobs; civic, healthcare and cultural facilities will enrich city life; and the extraordinary landscape setting will be restored. This is the boldest and most imaginative regeneration initiative in the UK and an expression of the ambition and can-do spirit of our great city.

The story so far

The regeneration of the north side of the city centre – including the former Vaux Brewery site – has been a long-standing aspiration, and the first significant move was the development, led by the City Council, of The Beam, an award-winning, 60,000 square feet office development which was completed in 2019 and is now almost fully occupied.

The opening of The Beam, with Ocado as a prestigious anchor tenant, and the announcement, by Legal & General, of a £100m investment in the central business district provided the backdrop to the launch of Riverside Sunderland in November 2019. We published a prospectus which stated that Riverside Sunderland would:

"…give the people of Sunderland the city centre they want and deserve – an attractive and dynamic place where people will choose to live, work, study and spend their leisure time. The project will drive economic growth and set new standards for sustainable development, promoting health and wellbeing and social justice. It will provide quality jobs and great homes, and help to attract skilled workers, students and visitors. It will be an outstanding new business location, offering firms access to the talents and skills of people in Sunderland and the north east."

Within 2 months the pandemic was sweeping across the world, and UK city centres were soon in lockdown. In Sunderland as elsewhere, the impact on the retail, hospitality, tourism and cultural sectors was profound, as was the sudden shift to home working. But the most striking feature of the city's response to these unprecedented challenges was its resilience. The City Council played an active leadership role, committing resources, working closely with investors, Government, local partners and businesses, and championing high design and environmental standards. On every front we worked hard to maintain momentum and not allow COVID to divert us from our long-term goals.

Our aim was to maintain optimism and confidence, and this positive approach has paid off. In October 2020, we published the Riverside Sunderland Masterplan, setting out our goals and development principles for the 33 hectare site. The rate of progress since then has been unrelenting, with a first wave of projects completed by the end of 2021, a second phase scheduled for completion by the end of 2024, and more schemes in the pipeline. In addition to private sector investment from Legal & General, we have secured a total of £45m from the Government's Future High Streets and Levelling-Up Funds, together with other grants. A new Eye Hospital will be delivered in partnership with the South Tyneside and Sunderland NHS Foundation Trust.

By the end of the decade the development of Riverside Sunderland will be substantially complete, and the regeneration of the wider city centre will be well advanced.

Contents

Masterplan overview Page 6

Phase 1 Page 17

Phase 2 Page 25

12 game-changing projects

> Vaux Neighbourhood & Expo Sunderland
> New Wear Crossing
> The Stables
> Housing Innovation & Construction Skills Academy
> Maker & Faber
> St Mary's Boulevard
> Keel Square Hotel
> Culture House
> The Yard
> Sunderland Eye Hospital
> Farringdon Row South
> Galley's Gill

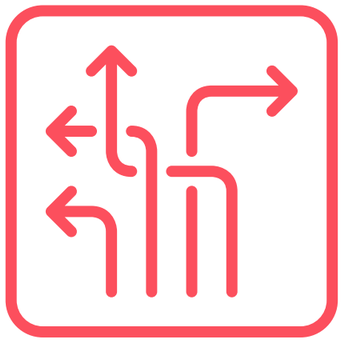
Phase 3 Page 49

City centre projects Page 59

Conclusion Page 66

The masterplan

The Riverside Sunderland Masterplan, published in October 2020, sets out our strategy for the development and regeneration of the 32-hectare site. There is 19.5 hectares of developable land contained within a superb landscape framework, providing a unique setting for the new urban quarter.



Dynamic city



Healthy city



Vibrant city

The plan will deliver:

- 1,000 new homes to rent and buy in four riverside neighbourhoods
- 1 million square feet of modern offices in a new central business district
- a doubling of the resident population of the city centre to 5,000 people
- 8,000 – 10,000 additional city centre jobs
- civic, public and cultural assets including City Hall, the Eye Hospital and Culture House
- ubiquitous smart city technology based on Sunderland's new 5G network
- an outstanding landscape setting to increase biodiversity and climate change resilience
- the UK's first carbon-neutral urban quarter
- two new bridges across the River Wear to strengthen walking and cycling networks
- an urban quarter designed to reduce car dependency and promote active travel
- the transformation of St Mary's Boulevard into a stylish city street
- investment in the public realm, public art and lighting



N

RIVER WEAR

The Riverside Sunderland Masterplan describes six functional/character areas:

Riverside Park will be created in Galley's Gill and on both banks of the River Wear, a rich ecological asset, and a place for leisure and exercise linked by high- and low-level bridges

Vaux will be Riverside Sunderland's first residential neighbourhood and the site of Expo Sunderland. It occupies a promontory site on the south side of the river next to the high-level bridge

The Heart of the City straddles St Mary's Boulevard and will include the central business district, City Hall, Culture House, the Eye Hospital and Keel Square

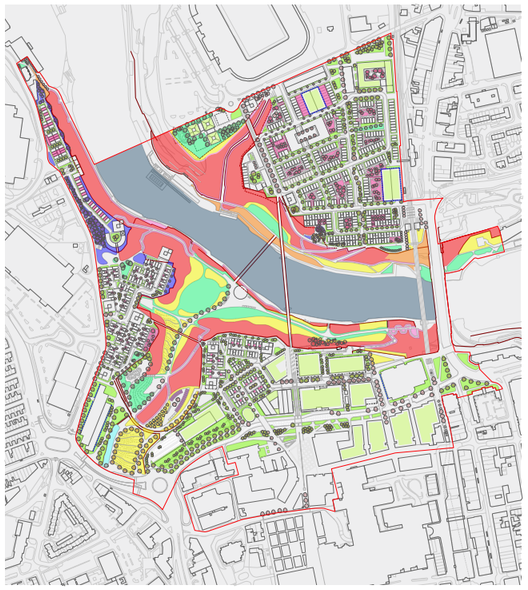
Farringdon Row looks east across Galley's Gill towards the Wearmouth bridges; it will be the second residential neighbourhood in Riverside Sunderland.

Sheepfolds will be a mixed use city district comprising housing, workspace, community facilities and HICSA, the construction skills academy

Ayres Quay: the final phase of residential development, on a dramatically located site with views of the river and the Stadium of Light.

Guiding principles: smart, carbon neutral and biodiversity





Riverside Sunderland is at the heart of our Smart City – a new 5G network will be delivered in partnership with BAI Communications; it will build on the £62m City Fibre investment to deliver transformative digital services for residents and businesses, stimulate economic growth and reduce digital exclusion; we are on track to achieve our City Plan goals of a dynamic, healthy and vibrant smart city.

Riverside Sunderland is driving our carbon-neutral ambition – the citywide low carbon framework was published in December 2020, and Riverside Sunderland will make a vital contribution to achieving the city's 2040 carbon-neutral target, focusing on priorities including an energy efficient built environment, renewable energy, active transport and the green economy.

Riverside Sunderland will enhance biodiversity – the masterplan aims to reconnect the city to its remarkable landscape setting and to restore the ecology and biodiversity of the lower Wear valley, creating rich habitats for plants and wildlife, and special places where residents and visitors can experience nature close to where they live, work and play.







Guiding principles: healthy, connected, design excellence







Riverside Sunderland will promote health and wellbeing – we're creating a place where you can live well without a car and enjoy everything the city has to offer on foot, by bike and public transport; Riverside Park will be the city centre's green lung: a place to walk, jog or cycle, and a site for community gardening, it will promote the physical and mental wellbeing of the new Riverside Sunderland community.

Riverside Sunderland will connect our city – the masterplan joins together a previously fragmented city centre: the new neighbourhoods are all linked to the parkland landscape; two new walking and cycling bridges will span the River Wear and connect to the wider paths network; and a green boulevard will connect the historic city centre to Riverside Sunderland.

Riverside Sunderland will be a beacon of design excellence – the masterplan reflects our high ambitions to create a place of real quality and distinction, looking to the future but drawing inspiration from Sunderland's rich history, heritage and culture; we have developed a design guide for Riverside Sunderland, and all new proposals will be reviewed by our outstanding design team.

A flying start

Phase 1
2019-2021

> The Beam
> City Hall
> The Fire Station

Phase 1

2019 - 2021

1. The Beam
2. City Hall
3. The Fire Station

Just two years after we published our ambitious vision for Riverside Sunderland, remarkable changes have already been achieved, with three major projects completed and others on site or at the design and planning stage.

Despite the huge social and economic impact of the COVID-19 pandemic, the City Council and its key partners have pressed ahead with the Riverside Sunderland project. We took the view that reimagining and diversifying the city centre was an even more vital task, to speed the post-COVID recovery and to create a richer and more engaging urban experience. We were determined to work with our private and public sector partners to maintain a climate of confidence and optimism, and to continue to champion our strategic goals and design aspirations.

Phase 1



The Beam

The first building in Riverside Sunderland's central business district (CBD), The Beam – which was completed in 2019 – provides 60,000 sq ft of high quality modern offices in a striking new building next to the Keel Line and overlooking the River Wear. Designed by Fielden Clegg Bradley, The Beam won the Insider North East Property Award for Commercial Development of the Year, and the British Council for Offices' Award for Best Workplace Building in the North. In 2021 it won a coveted Royal Institution of British Architects (RIBA) regional award. This high quality building was a powerful statement of intent, demonstrating the City Council's commitment to design excellence and its determination to create the most competitive CBD in any of the UK's key cities. This positive approach was justified when Ocado became The Beam's first occupier, and the first major investor in Riverside Sunderland.

Project completed 2019. Total cost £20m.



City Hall

Sunderland's new City Hall, designed by FaulknerBrowns Architects, was completed in late 2021. It is an imposing 190,000 sq ft building that stands on the north side of St Mary's Boulevard facing Keel Square. Completion of the project marks a key step in the transformation of the Boulevard from a traffic-dominated dual carriageway to a vibrant city street. As well as the Council, City Hall will house staff from Sunderland College, Gentoo and the Department for Work and Pensions, delivering a range of vital services in the heart of the city. Ranged around a spectacular atrium, City Hall will provide a much-needed shop window for the city, helping us to attract prospective developers and investors and providing a fitting setting for civic events and celebrations.

Project completed 2021. Total cost £42m.



The Fire Station

Following the successful restoration of the Edwardian Fire Station and the Dun Cow and Peacock pubs, the Sunderland Music, Arts and Culture Trust raised £11m to construct a mid-scale performance venue for music, drama, dance and comedy. Designed by Flanagan Lawrence, this stylish new venue, which opened in late 2021, has retractable seating for 450 people and a standing capacity of 800, and it fills a long-standing gap in Sunderland's cultural infrastructure. Garden Place, which links the Fire Station complex to the neighbouring Empire Theatre, has been pedestrianised and upgraded to create an attractive new public space.

Project completed 2021. Total cost £11m.

Grant funding

During Phase 1 we pursued a successful funding strategy, building a robust case for Sunderland to help secure private sector investment from a variety of sources, and to underpin successful bids for Government Funding:

- we were one of only three cities to be awarded the maximum £25m from the Future High Streets Fund, delivering a 50% contribution to the capital cost of Culture House and support for other projects
- our stage 1 Levelling-Up Fund bid (Sunderland's Housing Ecosystem) was also supported in full; we have secured £20m which will contribute to city centre housing and related projects, including the Vaux neighbourhood and HICSA.

These and other projects are described in more detail in the following pages.

City Hall

The transformation gathers pace

Phase 2
2022-2024

> 12 game-changing projects
> smart and sustainable
> economic, environmental and social value
> partnership and community engagement

In the following pages we focus on the dramatic expansion of Riverside Sunderland which will be achieved by the end of 2024. We offer an overview of the new urban quarter, showing the different land uses and character areas which were described in the Masterplan, and which are now set to become an exciting reality. We highlight 12 game-changing projects which will be delivered in the next three years at a total cost in excess of £450 m: together, they will transform the Sunderland city centre experience. We are committed to smart, sustainable growth, and Riverside Sunderland will drive the regeneration of the city centre, delivering economic, social and environmental benefits for all.

Phase 2

12 game-changing projects

1. Vaux Neighbourhood & Expo Sunderland
2. New Wear Crossing
3. The Stables
4. Housing Innovation & Construction Skills Academy
5. Maker & Faber
6. St Mary's Boulevard
7. Keel Square Hotel
8. The Yard
9. Culture House
10. Sunderland Eye Hospital
11. Farringdon Row South
12. Galley's Gill

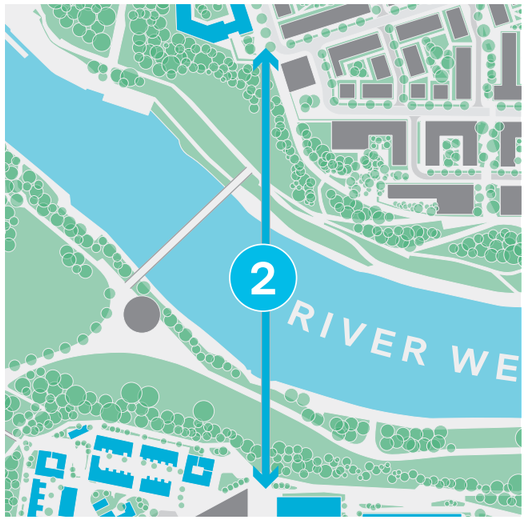


1 Vaux Neighbourhood & Expo Sunderland

Forecast completion:
2024



The first of Riverside Sunderland's new neighbourhoods will deliver 132 homes (91 houses and 41 apartments) by 2024. With homes for sale and rent, the neighbourhood has been designed by architects Proctor & Matthews and MawsonKerr. It takes advantage of its dramatic clifftop setting with views of the Wearmouth bridges, the river and Galley's Gill. The pioneering scheme will provide eco-friendly homes with generous space standards and will be built using modern methods of construction with integral smart technology. Private outdoor spaces will be complemented by terraces, courtyards and communal gardens, and residents will have easy access to Riverside Park, including a new community growing space at Kingsley Gardens. Vaux will be the site of Expo Sunderland, a festival which will showcase the city living lifestyle – healthy, green and sustainable - that Riverside Sunderland will offer.



2 New Wear Crossing

Forecast completion:
2024



A spectacular new bridge for walkers and cyclists will span the River Wear between Vaux and Sheepfolds, linking Keel Square to the Stadium of Light. On the north bank, the bridge will land next to the repurposed North Eastern Railway stables, a listed building scheduled for restoration in 2022-23. The bridge, which will be completed in 2024, will unlock development opportunities in the mixed-use Sheepfolds neighbourhood, strengthen the city centre paths network and create new public spaces on both sides of the river. It will be an elegant structure designed to complement the iconic Wearmouth bridges nearby, with a broad deck to accommodate matchday crowds. The



design of the balustrade will provide security and shelter while preserving the spectacular views. Smart technology will enable the development of virtual and augmented reality experiences and interactive feature lighting.

Vaux neighbourhood



3 The Stables

Forecast completion:
2023



The Grade II-listed North Eastern Railway Stables (1884) have been derelict for many years. The Sunderland-based architects and engineers, BDN, have plans to develop the site which is in an dramatic cliff-top location next to the new footbridge. Work on the restoration of the stables will get under way in 2022, with plans to create eight units for food and drink and shopping ranged around two courtyards which will host concerts, pop-up events, markets and other activities, creating a distinctive new leisure destination in the city.





4 Housing Innovation & Construction Skills Academy

Forecast completion:
2023



The HICSA project formed the centrepiece for Sunderland's successful stage 1 Levelling-Up Fund (LUF) bid. A LUF grant of £9m will contribute to the £14m budget for this groundbreaking innovation and skills academy in Sheepfolds. The project will be delivered by the City Council in partnership with Sunderland College and the Ministry of Building Innovation + Education (MOBIE), in collaboration with the Offsite Alliance and a range of other industry and regional partners. The historic Goods Shed will be repurposed, and a new purpose-built, zero-carbon learning centre will be constructed. This industry-leading facility will promote the development and practical application of modern methods of construction (MMC) in new homes, retrofitting of existing housing stock, and the use of sustainable energy and smart technology. It will have a dual role as a centre for R&D, and a base for an innovative MMC education and training programme co-designed by Sunderland College and the Housing Innovation and Construction Employers' Forum. HICSA will give Sunderland a leading role in the green revolution, equipping a generation of young people with essential skills for the future.



5 Maker & Faber

Forecast completion:
2024



Work on the prestigious Maker & Faber office development will get under way in 2022. Together, the two buildings will deliver 200,000 sq ft of Grade A space on an outstanding site overlooking the River Wear and next to the new footbridge. The development is scheduled for completion in 2024. The development is part of Legal & General's £100m commitment to Riverside Sunderland; they will provide more than 2,000 jobs, creating new opportunities for shops, cafés and restaurants in the city centre.





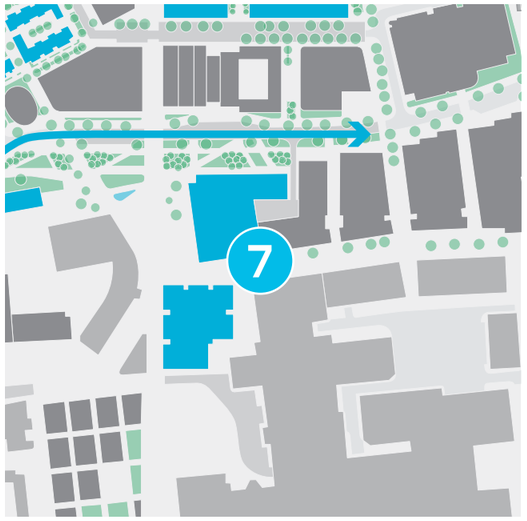
6 St Mary's Boulevard

Forecast completion:
Stage 1 (2024)





One of the masterplan's key objectives is to strengthen the connection between the core retail area, Keel Square and new developments in Riverside Sunderland. The present road layout acts as a barrier to movement, and creates a hostile environment for pedestrians and cyclists. We will repair the urban fabric by transforming the boulevard into a stylish city street, using reclaimed road space to create a linear park and establish a sense of enclosure. The change will be achieved in stages, starting with temporary landscaping and traffic orders to establish and test the new street layout.



7 Keel Square Hotel

Forecast completion:
2022



A 120-room, 4-star Holiday Inn will open in 2022, bringing life back to a long-derelict site on the east side of Keel Square. Developed by the Cairn Group, the new hotel – which will have ground floor units for cafes and restaurants – will animate the square and improve the connection to High Street West. Land on the north side of the hotel has been earmarked for a small city park, part of the project to reinvent St Mary's Boulevard as a city street.





8 Culture House

Forecast completion:
2024



Located on the south side of Keel Square, this outstanding 80,000 sq ft building designed by architects FaulknerBrowns will open in 2024. A grant from the Government's Future High Streets Fund will match a contribution from the Council's capital programme to enable the development of "a living room in the heart of city". This spectacular cultural venue will include a new city library, as well as a range of spaces for learning, making and creating in a unique, immersive environment.

Culture House's engaging combination of traditional and digital media will stimulate a passion for knowledge and learning in people of all ages and abilities. Social spaces will include a café, community rooms and a beautiful rooftop garden. Sunderland's new "place to be" will attract more than 500,000 visitors a year, generating footfall, vitality, expenditure and employment in the city centre. It will act as a gateway to Sunderland's exciting cultural offer, complementing the Museum & Winter Garden, the National Glass Centre, the Empire Theatre and the Fire Station complex.



Culture House





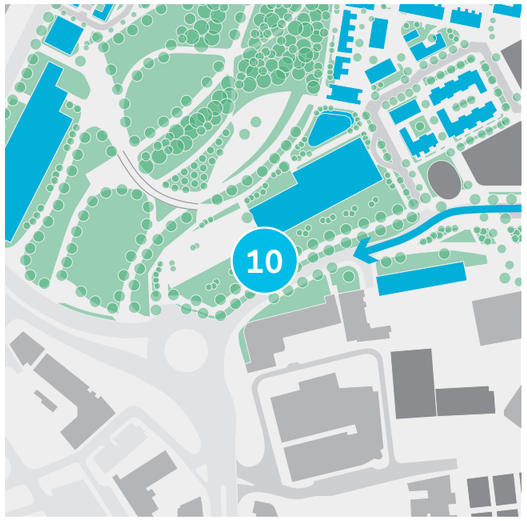
9 The Yard

Forecast completion:
2023





In a prime location next to Keel Square, the striking former Gilbridge Police Station (1972) is being refurbished by the North East developer Hanro to create a modern business centre. The Yard will offer units ranging from 500 to 6,000 sq feet; it will cater for start-ups, growth companies and SMEs, complementing new-build office space in the central business district, and boosting Sunderland's business birth rate. Occupiers will have access to a business lounge as well as a suite of meeting rooms, and the new development will revitalise the west side of Keel Square.



10 Sunderland Eye Hospital

Forecast completion:
2024



Sunderland's famous eye infirmary has been seeking a new home. The existing site is 75 years old and is no longer fit for purpose. The new eye hospital will be located on a prominent site next to St Mary's Boulevard, close to the Vaux neighbourhood and the CBD. The new facility will be the only stand-alone eye hospital in the north east, and one of only a few specialist ophthalmology centres in England. It will continue to provide a regional cataract treatment service. The new building, designed by Ryder architects following extensive public consultation, has to meet exacting clinical requirements and will also make a positive contribution to the Riverside Sunderland townscape. The planned redesign of St Mary's Boulevard will free up land for the creation of a landscape feature on the south side of the hospital.



11 Farringdon Row South

Forecast completion:
2022 (car park)
2024 (first homes)



This dramatic former industrial site on the west side of Galley's Gill will be home to the second residential neighbourhood in Riverside Sunderland and will be connected to Vaux by the refurbished Gill Bridge. A development of 163 homes (99 houses and 64 apartments) is proposed, with views across the Wear and the regenerated Riverside Park. Construction of the first houses will commence in 2023-2024; a 650 space multi-storey car park will be built on land immediately to the south, catering for residents and business and leisure visitors.





12 Galley's Gill

Forecast completion:
2022-2024



Riverside Sunderland's extraordinary landscape setting will be a unique selling point for the new urban quarter. The site's topography and its rich cultural heritage will provide an exciting and inspiring platform for development. The 13.7 ha Riverside Park will be created on former industrial land on both banks of the River Wear. It comprises the valley of Galley's Gill, as well as the deep gorge that drives through the heart of the city and areas of established woodland. The Masterplan defines the functional and character areas of the park, and the walking and cycling network that will connect it to the wider city. The restoration of the park will proceed in stages determined by the timetable for the construction of the high-level bridge and other elements of the Riverside Sunderland programme. Stage 1 will see the regeneration of the upper level of Galley's Gill, with features including: cascading water gardens, a sustainable urban drainage scheme, and a community growing space (Kingsley Gardens) all of which are scheduled for completion by 2024.





Here's how the 12 Phase 2 projects will deliver economic, social and environmental value

Our goals	Vaux neighbourhood & Expo Sunderland	New Wear Crossing	The Stables	HICSA	Maker & Faber	St Mary's Boulevard	Keel Square Hotel	Culture House	The Yard	Sunderland Eye Hospital	Farringdon Row South	Galley's Gill
City centre living	●		●								●	●
Attracting talent				●	●				●			
Learning and skills				●	●			●				
Knowledge-based jobs				●	●			●	●	●		
City centre experience	●	●	●			●	●	●				●
Connectivity		●				●						
Reducing car dependency		●				●						●
Biodiversity						●						●
Climate change resilience						●						●
City of culture								●				●
Civic pride	●	●		●	●	●	●	●	●	●	●	●

Riverside Sunderland 2024

Here's how Riverside Sunderland will look by the end of 2024, with the completed Phase 1 and Phase 2 projects highlighted. The city centre will have been transformed by the influx of new residents and jobs and the creation of new civic and cultural assets. The completion of the New Wear Crossing will create a vital link between the city centre and the north bank of the river.

Phase 3
Beyond 2025

- > Central Business District
- > St Mary's Boulevard
- > Farringdon Row North
- > Ayre's Quay
- > Riverside Park
- > Low-level Bridge
- > Sheepfolds
- > Energy Centre

When Phase 2 is completed, work on Riverside Sunderland will continure for another decade. The completion of the New Wear Crossing will enable the development of a new urban village in Sheepfolds, and major landscape design projects will be completed in Riverside Park and St Mary's Boulevard. The phased development of the CBD and Farringdon Row will continue, and work will commence on the new Ayre's Quay neighbourhood.



Phase 3

1. Central Business District
2. St Mary's Boulevard
3. Farringdon Row North
4. Ayre's Quay
5. Riverside Park
6. Low-level Bridge
7. Sheepfolds
8. Energy Centre

Phase 3



Central Business District

Starting in 2025, development of the central business district will continue east along St Mary's Boulevard. On the north side of the street, Plots 12 and 15 have capacity for up to 250,000 sq ft of offices close to City Hall, while Plots 19-22 will deliver a further 420,000 sq ft in four dual-aspect buildings that will fill the block between High Street West and St Mary's Boulevard. Completion of these developments will fulfil our goal of one million sq ft of modern office space in the heart of the city.



St Mary's Boulevard

In Phase 3 we will build on the temporary works carried it between 2022 and 2024. Having established and tested the new traffic management regime, we will introduce the new streetscape: a green boulevard which will provide a safe and welcoming environment for active travel and an attractive connection between the city centre and Riverside Sunderland. The Keel Line crossing will be upgraded, and a new urban park will be created; a sculpted meadow landscape will be established next to the Eye Hospital.



Farringdon Row North

The first stage of the Farringdon Row development will be completed in 2025, and the site will be connected to Vaux by the refurbished Gill Bridge. Development of the north end of the site will proceed in Phase 3, and the completed neighbourhood will deliver 163 homes in a woodland setting, many with spectacular views of the historic Wearmouth bridges.



Ayre's Quay

Development of this unique riverside neighbourhood of 80 homes will get under way in the late 2020s. The site has a rich industrial heritage, and there are a number of historic pubs nearby. Ayre's Quay has an elevated location with views of the river and woodland providing a memorable setting for a mix of apartments, terraced townhouses and courtyard homes.

Phase 3



Riverside Park

The completion, by the end of 2024, of a series of major projects in the Vaux neighbourhood and the heart of the city will clear the way for the next stage of the regeneration of Riverside Park. We will transform areas including the lower section of Galley's Gill, both banks of the river, the gorge below the Wearmouth bridges and the cliffs on the north bank to create an outstanding, biodiverse landscape setting for the Riverside Sunderland urban quarter. Key projects will include a visitor hub at the foot of Galley's Gill, and a low-level bridge.



Low-level Bridge

The Riverside Sunderland masterplan calls for a second Wear crossing: a low-level bridge connecting Galley's Gill to the Wearmouth riverside. This connection will complete the extended walking and cycling network, promoting leisure and exercise, and encouraging active travel. It will complete the University's One Campus route and enable users of the strategic coast-to-coast (C2C) cycle track to access the city centre more easily. A design and funding strategy for the new bridge will address issues including navigation, with construction expected to get under way in 2025-2026. The adopted design will draw on UK and international best practice and will establish the new bridge as a popular gathering place in the heart of Riverside Park.



Sheepfolds

The regeneration of Sheepfolds, once a busy industrial area, will be kick-started by 3 key Phase 2 projects: the New Wear Crossing, the Stables and HICSA. Building on these foundations, the development of the rest of this important mixed-use area will get under way in 2025-2026. Work will start on the first of 450 new homes, including the conversion of the former print works into loft apartments; community infrastructure, including green space and parking barns for residents, will be provided, and plans for a primary school and healthcare services are also under consideration. On the northern edge of the new neighbourhood, workspace, studios and landscaping will act as a buffer between residential areas and the stadium.



Energy Centre

Sunderland City Council is planning to commission feasibility studies to explore the potential to use underground mine water from the former Wearmouth Colliery to provide a source of low-carbon geothermal energy for a district heat network serving Riverside Sunderland and the wider area. An initial borehole drilling project will be supported by the Government's Green Heat Networks Fund Transition Scheme. A site in Sheepfolds, adjacent to HICSA – the new construction skills academy – has been earmarked as the potential location for an energy centre which will be the hub of the heat network, an opportunity to create another high-profile building.

Riverside Sunderland 2035

By 2035 we will have completed the transformation of Riverside Park and St Mary's Boulevard; the central business district will extend further east; and exciting new neighbourhoods will be established at Ayre's Quay and Sheepfolds.

Riverside Sunderland 2024

City centre projects

Riverside Sunderland as a catalyst for change

- > **Sunderland Station & Holmeside**
- > **Entertainment District**
- > **Northern Gateway**
- > **Esports Campus**
- > **Student Village**
- > **Nile + Villiers**
- > **Fawcett Street**
- > **West Park**

The development of Riverside Sunderland will be the catalyst for change throughout the city centre and beyond. In the following pages we highlight some of the other key projects that will change the face of Sunderland city centre in the next 5-10 years.

City centre projects

1. Sunderland Station & Holmeside
2. Entertainment District
3. Northern Gateway
4. Esports Campus
5. Student Village
6. Nile + Villiers
7. Fawcett Street
8. West Park

City centre projects



Sunderland Station & Holmeside

In 2022 work will start on a new south entrance to Sunderland Station. A £26m project – funded by the Transforming Cities Fund, the City Council, Nexus and Network Rail - will replace the drab 1970s building with a bold glass wraparound design which will create a welcoming point of arrival with a signature public art work, new facilities and improved accessibility. Market Square and Waterloo Street will also be upgraded. A new multi-storey car park in nearby Holmeside will encourage more travellers to use public transport. The new south entrance will be the first stage of a planned 6-year programme to upgrade the whole station complex, including a new north entrance on High Street West and additional platforms to increase service capacity.



Entertainment District

The site of the former Crowtree Leisure Centre will be transformed into an exciting new entertainment district anchored by a 10,000-capacity arena. The proposals will also deliver an events space, a food hall, restaurants, a hotel and studios. The entertainment district will complement the existing attractions in the cultural quarter, including Culture House, helping to create a richer mix of attractions which will bring hundreds of thousands of additional visitors to the city centre every year. The city council is working with a range of partners to deliver the project, which has already attracted support from the Government's Future High Streets Fund.



Northern Gateway

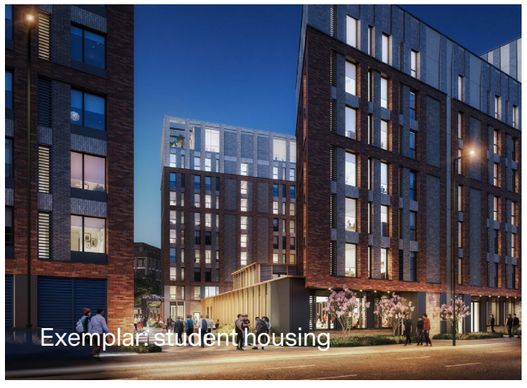
The historic Millfield district marks the entry to the city centre from the north west and is also an important point of access to the University's City Campus. The area has been in long-term decline, but the regeneration of Riverside Sunderland creates an opportunity to fill gap sites, reduce the impact of traffic and strengthen walking and cycling links to Galley's Gill. A new urban design strategy will provide a framework for investment in the next 5-10 years.



Esports Campus

In January 2022, the British Esports Association (BEA) announced plans to establish the National Esports Performance Campus (NEPC) on a site adjacent to the Stadium of Light and Riverside Sunderland. BEA has pioneered esports education in schools and colleges. The NEPC will convert and extend a former car showroom to create a centre of excellence, with state-of-the-art equipment and training facilities that will attract and develop the world's best esports talent. The campus will provide dedicated classrooms, performance rooms, streaming booths and an arena space; it will host regular events, tournaments and summer camps, and it will be a training base for the GB esports team.

City centre projects



Student village

We have identified demand for high quality student housing in Sunderland. A better choice of accommodation will help Sunderland to attract students from the UK and overseas, and more city centre stock will drive up footfall and expenditure. The city council has been reviewing options for purpose-built new accommodation, focusing on sites in and around High Street West. We anticipate that the first schemes will come forward for planning in 2022-23.



Nile + Villiers

The Nile + Villiers masterplan will create the Living Arts Hub, a residential-led, mixed use development on a 1.1 ha brownfield site in Sunniside. The £26m scheme will deliver 87 high quality sustainable homes, built using off-site construction techniques. The development will offer custom-build homes, workshops, studios and commercial space. There will be employment, training and apprenticeship opportunities and Nile + Villiers will give a boost to the city's fast-growing creative economy.



Fawcett Street

This famous street has been in long-term decline, but the restoration of the much-loved Mackie's Corner has been followed by an upturn in speciality shopping, food and drink. The planned restoration of the iconic Elephant Tea Rooms will get under way in 2022. The £350,000 project will be supported by funding from the city council, Historic England and the Future High Streets Fund. The regeneration of this vital gateway site will kick-start investment elsewhere in Fawcett Street and the refurbishment of a number of fine historic buildings.



West Park

The city council has selected Vistry Partnerships North East as the preferred developer of the site of former Civic Centre. The site is in a prime location close to the city centre, Mowbray Park and the popular Ashbrooke district. Development of the site is expected to get under way in 2022 and will deliver around 275 homes in an attractive parkland setting.

Conclusion

Riverside Sunderland is the boldest and most ambitious urban regeneration initiative in the UK. It will transform huge tracts of derelict land into a dynamic and sustainable urban quarter. It will create fantastic new places to live and work in an extraordinary landscape setting, and the city council's partnership with BAI Communications will ensure that Riverside Sunderland is connected and digitally enabled. Stunning new civic and cultural buildings and restored parkland will enrich the quality of life and attract hundreds of thousands of visitors every year. It will be a place that puts people first, promoting physical and mental wellbeing and reducing car dependency. It will be a nationally significant flagship development and a celebration of the best of urban living in the mid-21st century.

We first published our plans for Riverside Sunderland in October 2020, and we have already made remarkable progress. This document shows how we will maintain the momentum through to the end of 2024 by focusing on 12 key projects which will be completed in that period and which together will change the face of Sunderland. We look further ahead – to 2025 and beyond – to show how the rest of the masterplan proposals will be delivered, bringing life back to sites that have been abandoned for decades. And we look beyond the boundaries of Riverside Sunderland to show how our proposals will act as the catalyst for change at Crowtree, Sunniside, Holmeside and other city centre locations.

Sunderland
City Council

Investing in our city.