

1.0 Introduction

South Shields is the administrative and retailing centre of South Tyneside with a population of 82,000, over 50% of the Borough's population. It is the third largest town centre in Tyne and Wear and the fourth largest shopping centre in Tyne and Wear after Newcastle, Sunderland and the Metro Centre.

The town is located at the mouth of the River Tyne, some 11 miles east of Newcastle and 7 miles north of Sunderland and is well served by road and public transport. The Tyne and Wear Metro (Rapid Transit Railway) service provides links to Newcastle City and its International Airport which is to be extended through to Sunderland by the Year 2000. The road network provides convenient access to the A19 and a direct link to the A1 North and South and North Tyneside via the Tyne Tunnel.

The Westoe Colliery site, East of the town centre, has dramatic views of the Foreshore and the North Sea beyond.

English Partnerships and their Consultants, the Urban Villages Forum (UVF), are inviting architect / developer consortia to prepare a comprehensive master plan for the redevelopment of the former Westoe Colliery site, part of the English Partnerships Coalfield Portfolio (a location plan and site plan are attached at Appendix 1). A design and development solution for the redevelopment of Westoe Colliery site is an important component of the Competition and will be a critical part of the assessment at this stage. However, the viability of the development should also be demonstrated.

For Stage 1, each consortia are required to produce an initial master plan based on the information contained within this brief; further information will be available from each of the parties during detailed briefings and discussions with consortia members.

Each architect / developer consortia will submit a comprehensive master plan for the area which will be judged on the selection criteria set out in Section 5. The plan must outline the concept to be adopted by the consortia; showing the location and type of uses, including public spaces; a movement and transport strategy; range of housing types, sizes and tenures, incorporating a new community school, which creates a bold, new urban development. English Partnerships are seeking exciting and innovative proposals which add vitality to the area and capitalises on the dramatic views across the foreshore to the North Sea (and the accompanying leisure uses). The scheme should create an urban grained mixed use area, with residential and complementary uses, where residents and visitors alike feel a tangible sense of place. Each consortia should pay particular attention to the elevation fronting Bents Park Road, as this is particularly important in terms of scale, building massing and design.

Each consortia will be expected to submit a statement which will deal with issues such as strengths (or weaknesses) of the market in relation to the proposals, and an outline of the implementation strategy.

For Stage 2, up to six consortia will be selected to work up their proposals in greater detail and it is expected that proposals will be fully costed, market tested and have details of marketing and implementation programmes which can be incorporated into the development agreement.

The work will be commissioned by English Partnerships. However, a Steering Group will be established consisting of members of the Partner organisations. A full list of contacts is provided in Appendix 2. Consortia are likely to have contact with each Partner organisation. The initial review of submissions will be undertaken by the Partners.

The Competition is being undertaken as part of the English Partnerships / Urban Villages Forum mixed use initiative - 'Making Mixed Use Happen'. English Partnerships are applying mixed use principles to create new residential areas which are fully integrated with other uses including community facilities, workspace and social amenities. Our objective is to promote housing schemes that integrate different uses, activities and tenures.

The aim of 'Making Mixed Use Happen' is to bring significant resources and skills to those who wish to promote mixed use development on brownfield sites in England. It is recognised that such projects are often difficult to achieve, and that they may require funding support and expert assistance to become commercially viable. For that reason targeted public funding and specialist project skills have been assembled to help bring forward mixed use schemes across the country.

2.0 Background

Like many areas across Britain, the Westoe Colliery site became available when the coal mining industry contracted. Westoe Colliery finally closed in 1993.

As a result, South Tyneside Metropolitan Borough Council, when drawing up its local plan for the area was keen to replace a traditional industry with modern industrial units. However, given the nature of the site, its location within South Shields and the quality of the local environment, there has been a general acknowledgement by the Local Authority and English Partnerships, that residential development should be the predominant use within the site.

There is also consensus amongst the Partners that the site does have possibilities for attracting non residential uses such as commercial, community or leisure uses, as well as the incorporation of a new school (this will be a three class entry JMI school with nursery and playing field involving a total land take of 2.5 hectares), which complement, rather than compete with South Shields Town Centre or the Foreshore, and are in accordance with UDP policy. The Partners are particularly interested to see

innovative proposals which promote job creation in a manner which is compatible with the residential character of much of the surrounding area.

The emphasis will be to introduce high quality development with a variety of uses, pursuing design principles that create safer areas with a strong and vibrant neighbourhood that can become a cohesive, sustainable and integrated part of the South Shields area.

English Partnerships are seeking to procure a mixed use development on this site which will be a critical element of the Competition assessment. The consortia must therefore adopt design criteria which utilise and promote the urban village approach in the establishment of new neighbourhoods. These include a high quality approach to architecture and urban design, with the creation of streets and a highly permeable street network to create an integrated, safe, sustainable and exciting urban area.

Detailed discussions with English Partnerships and the Urban Villages Forum to establish the approach to design will be required prior to Stage 1 submissions of the Competition.

3.0 Site Context

The site is located adjacent to the South Shields foreshore, approximately 1 mile South East of the town centre, as shown on Plans 1A, B, C and D. The site extends to 17.40 ha (43 acres) and is situated within a residential area with sea views across the foreshore to the East.

The site forms part of English Partnerships Coalfield Portfolio. It has been identified as a priority area for support and investment within English Partnerships' Regional Investment Strategy and is within the area of the South Shields Challenge Programme which was the subject of a successful bid for SRB Round 3 money amounting to £18.4 million, as shown on Plan 1A.

The site is currently derelict with some contamination from its previous use as a colliery. Although the above ground structures have been demolished and removed, the underground structures remain intact. The site has some abandoned services, two capped shafts, one of which has an extensive compound area owned and monitored by the Coal Authority's agents, as shown on Plan 2. There is also an electricity substation adjoining the site's northern boundary.

Several reports have been commissioned by English Partnerships. A development study was prepared by Nathaniel Lichfield and Partners and deals with the site context and evaluation of development options. Site Investigation and Feasibility Studies were prepared by WSP which provide an engineering assessment and recommendations for reclamation and infrastructure proposals.

To ensure timescales, quality of reclamation and certainty of delivery, it is envisaged the reclamation and off site servicing reinforcement will be undertaken by English Partnerships, as detailed in the indicative layout of Plan 2. The site will be offered to the successful consortia with an agreed master plan. The site works will consist of three core areas - reclamation works, infrastructure works and services. Letting of the reclamation / infrastructure contract will be available once the consortia and scheme have been selected and the master plan agreed. Innovation in terms of site levels, form and contours will be an integral part of the selected master plan and will be incorporated into the agreed reclamation works.

In terms of site conditions and remediation, consortia should appraise themselves of the engineering and geo-technical constraints of the site based on English Partnerships role as detailed above. Innovative design solutions will be welcomed with regard to new buildings and infrastructure.

The consortia should note the importance of integrating the site with its surrounding residential area, prominent foreshore views and proximity to South Shields Town Centre. Reference should be made to the Foreshore Study, currently being prepared by South Tyneside Metropolitan Borough Council, which forms part of the South Shields Challenge Programme. The master plan will need to both harmonise and reinforce linkages to the foreshore and take account of the emerging proposals contained in the Foreshore Study, including key sites identified in the study. It should be noted however that the study will not be available until the end of February 1999, therefore interested parties should refer any queries in this regard to the Borough Council.

The Foreshore Study will consider and assess how existing facilities might best be developed to maximise their value to local people and to the tourism strategy for the Borough, in addition to what other viable opportunities might exist for the further development of the Foreshore's visitor potential. Over recent years the South Shields Foreshore has attracted considerable public and private investment in tourism related development, bringing social and economic benefits and environmental improvements.

4.0 Statutory Planning Context

Consortia should note that the current statutory adopted development plan comprises the Tyne and Wear County Structure Plan (1981) and the Inner South Shields District Plan adopted in May 1984. Neither plan makes allocations or proposals in relation to the site.

The emerging development plan for the area is the draft South Tyneside Unitary Development Plan (UDP) which was placed on deposit in June 1995. The Plan was the subject of pre-inquiry modifications in June 1996, and more recently a Planning Inquiry which was completed in February 1997. The draft, post enquiry modifications were placed on deposit in November, with a view to adoption of the UDP taking place in the first half of 1999.

South Tyneside Metropolitan Borough Council has agreed to support a housing led, mixed use strategy for the development of the site. The UDP identifies the site for a mix of uses, including residential and commercial uses. These will need to comply with other policies and proposals contained in the UDP. More generally, the UDP contains a series of non site specific policies which are of relevance to the redevelopment of this site. These include guidance from the Local Planning Authority's development control criteria. South Tyneside Metropolitan Borough Council recognises that there may need to be a flexible approach to development control standards in order to achieve the desired innovative and sustainable design solutions. Nevertheless, development proposals must be workable, practicable, protect the interest of acknowledged importance, be innovative, properly justified and accessible to all sections of the community. All enquiries regarding these issues should be directed to South Tyneside Metropolitan Borough Council Planning Department.

It is important that each consortia should fully appraise themselves with the historical and current planning issues relating to this site. Pre submission discussions should be held with each of the Partner organisations, as necessary.

5.0 Objectives and Selection Criteria

The master plan should seek to develop and promote urban village principles, in accordance with UDP policies. The overall plan should seek to establish sustainable residential and non residential developments within the site. Achieving appropriate densities and a mix of uses is a key objective and underlines many of the other objectives.

Density and mix of uses should encourage the long term sustainability of the area by promoting more economic use of land and a critical mass of population which can support a richer mix of uses. Factors such as enhancing peoples' sense of personal safety, promoting a better quality of architecture and urban design are important elements in creating a vibrant neighbourhood. New development proposals should also ensure access by all sections of the community.

- An intensity of street life providing active and passive surveillance with a variety of uses at street level.
- Provision of adaptable and flexible buildings that can respond easily to changes in lifestyle.
- The Master Plan should achieve and promote an holistic approach to development. It should be appropriate, and relate to the local environment and its surrounding areas. It should also consider movement in terms of public transport, (including bus penetration), the private car, footpath / cycles routes and pedestrians.
- The Master Plan should provide for the provision of a three class entry JMI school and integrated nursery involving a total land take of 2.5 hectares.
- The Master Plan should also detail proposals for the management of the environmental impact of the development.
- Selection to Stage 2 will be assessed in terms of the Master Plan and how it responds to these objectives, financial viability, market conditions and the implementation programme.

6.0 Competition Requirements

The architect / developer consortia are required to submit -

- A detailed layout of the proposed development (1:500 scale) for the site showing building footprints, access arrangements, private and communal space, hierarchy of streets, key intersections and landmark buildings.
- Sections through each of the development proposals showing uses, their distribution, circulation and general layout.

In terms of residential development, new homes should provide for a range of tenures (with a minimum of 15% of homes to be affordable) with an appropriate mix of types and sizes. Design criteria should take account of energy efficiencies and renewable materials. Consideration should be given to innovative methods of construction and the reduction of ongoing maintenance requirements.

Overall, the site must achieve a sense of place, using imaginative design that is visually stimulating in both architectural and landscape design. New development proposals should encourage a real sense of place and the incorporation of art work within the development is encouraged.

The development, therefore, should adopt the following guidelines, demonstrating their compatibility with Development Control policies and UDP policies:

- A level of residential density, and form of layout, that is urban rather than suburban, sufficient to encourage sustainable mixed use development which brings basic amenities within walking distance.
- A strong input from local stakeholders in the planning, design and onward management of the area.
- A mix of integrated uses which link socially and physically to neighbouring uses and amenities, addressing site boundary issues, the inclusion of a mix of uses within individual buildings (fine grained mixed use), and integrate with South Shields Town Centre and Foreshore.
- A range of tenures to encourage social and economic cohesion / opportunity, which meet South Tyneside Metropolitan Borough Council's affordability criteria and UDP policies.
- An innovative approach to the promotion of job creation within a predominantly residential area.

- Hard and soft landscaping design.
- Elevations of typical buildings (1:100 scale).
- An outline of innovative features within the scheme.
- An artists impression of the completed development.
- A programme for completion of the project outlining the design, construction and occupation of each phase.

7.0 The Next Stage

The Steering Group assembled to oversee the architect / developer Competition for the former Westoe Colliery will assess the Stage 1 proposals and select up to six successful consortia to progress to Stage 2 of the Competition.

Stage 2 will involve working up each consortia's proposals in greater detail. At this stage, details of cash flow appraisal of the scheme setting out sale prices / rental levels and costs together with a complete schedule of accommodation will be required. Confirmation of the funding proposals for the scheme, including those relating to affordable housing, in addition to the roles of consortia members, their background and experience of similar projects and details on proposals for public consultation will also be required.

Copies of Stage 1 Competition submissions are required by the **22nd of February 1999**, and it is envisaged these will be evaluated and shortlisted by the **end of April 1999**. These should be clearly marked 'The Former Westoe Colliery Development Competition - Stage 1 Submission' and addressed to -

Paul Simmons
Development and Regeneration Manager
Urban Villages Forum
6th Floor
Craven House
121 Kingsway
London
WC2B 6PA

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ENGLISH PARTNERSHIPS

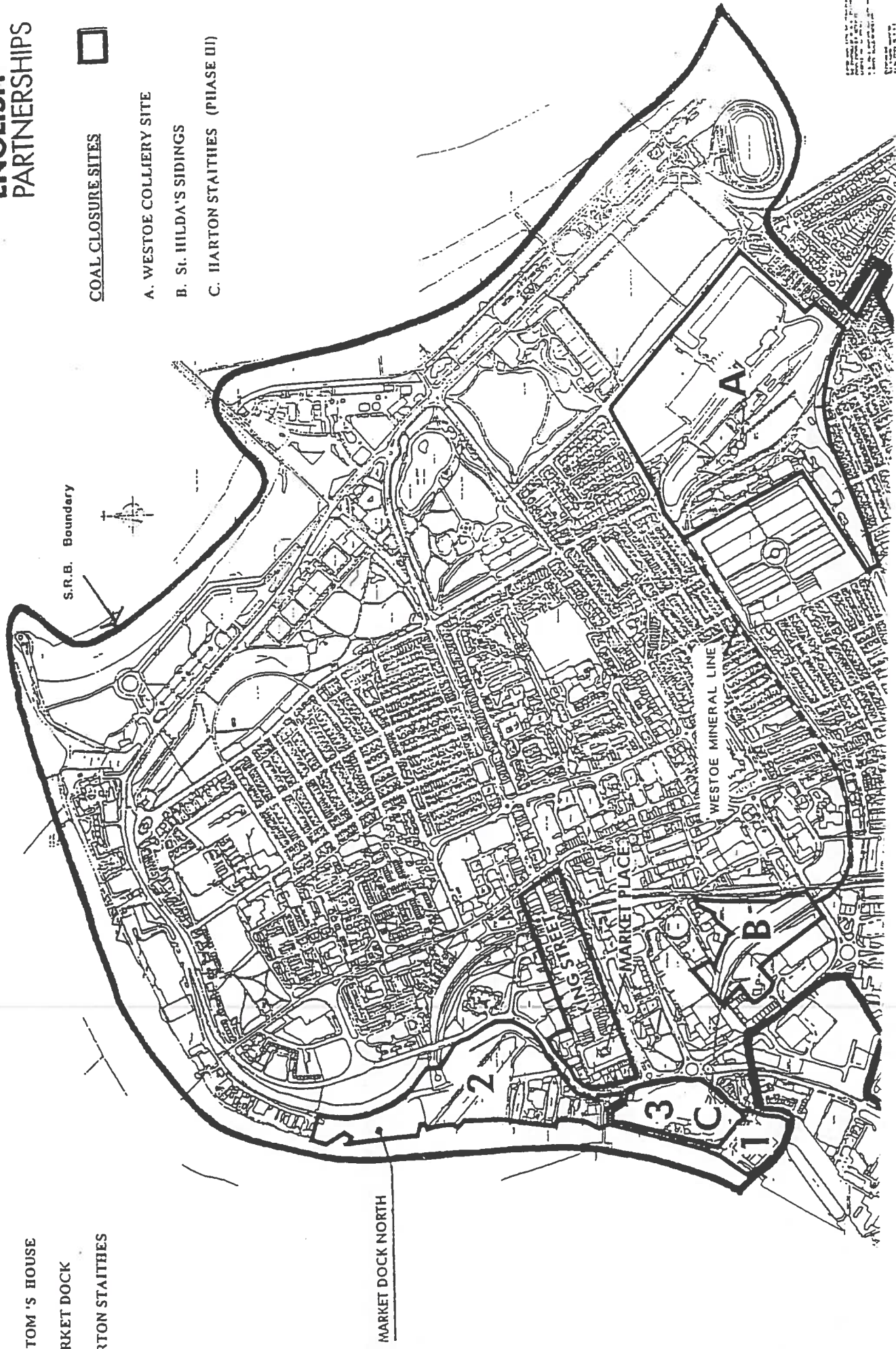
SOUTH SHIELDS RIVERSIDE

- 1. CUSTOM 'S HOUSE
- 2. MARKET DOCK
- 3. HARTON STAITHES



COAL CLOSURE SITES

- A. WESTOE COLLIERY SITE
- B. ST. HILDA'S SIDINGS
- C. HARTON STAITHES (PHASE III)

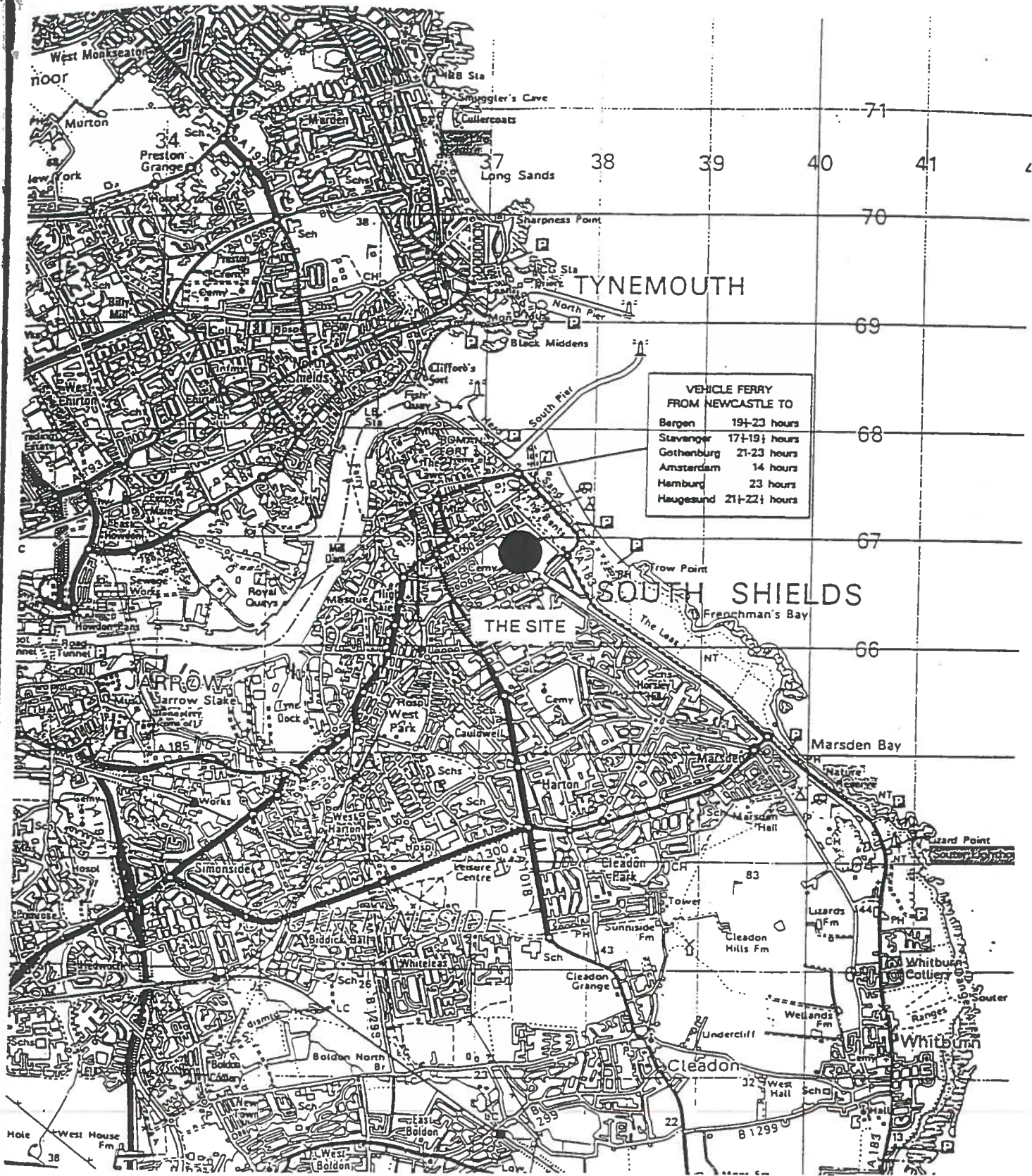


MARKET DOCK NORTH

WESTOE MINERAL LINE

S.R.B. Boundary

1. Scale 1:10,000
 2. Date 1/1/80
 3. Author J. G. G. G.
 4. Drawing No. 1/1/80



Plan 1B



**ENGLISH
PARTNERSHIPS**

Westoe Colliery South Shields

Location of Site

Scale 1 : 50000

Drg No HN/WCSS/ADMIN/A101