

# North Bank, Stockton on Tees

## English Partnerships

### Brief

On behalf of English Partnerships, BE Group led and co-ordinated a team of consultants in preparing a development strategy and masterplan for a mixed-use scheme on a strategic riverside site at North Bank, Stockton-on-Tees.

The site comprised 17.2 hectares (42.5 acres) and was owned by English Partnerships including 0.7 hectares within the proposed gyratory system serving North Bank. As its name suggests, the site lies on the north bank of the River Tees approximately 1km east of Stockton town centre, north of the A66 and west of the A19. The former steelwork site had been derelict since the early 1970s.



### Activities

- Reviewed planning context
- Development urban design framework
- Assessed vehicular and pedestrian access and linkages
- Considered passive and active open space allocation
- Considered river frontage treatment
- Landscape strategy and landform proposals
- Sustainability issues.



### Outcome

A masterplan and development strategy for the site was prepared in line with the Adopted Local Plan. This encompassed the following land uses:

- B1 employment
- Hotel
- Extension to University of Durham (Stockton Campus)
- Residential
- Leisure
- River frontage uses
- Highways including innovative public transport and cycle/pedestrian routes.

The £22m project will provide 57,000 sqm of floorspace, with the potential to create 2000 new jobs.

The University of Durham is keen to develop research partnerships with the high-tech businesses targeted for the site.

