



The proposed development is located On Kingsway Team Valley. The closest large urban centre is Gateshead and Newcastle . It enjoys good transport links. The site is 5 minutes from Gateshead town centre, 10 minutes from Newcastle City Centre and The Metrocentre by car but also enjoys good bus links. The nearest local train network is either at The Metrocentre for local and Newcastle Central Station for national rail network in the city centre. Newcastle Airport is within 20 minutes by car from the site.

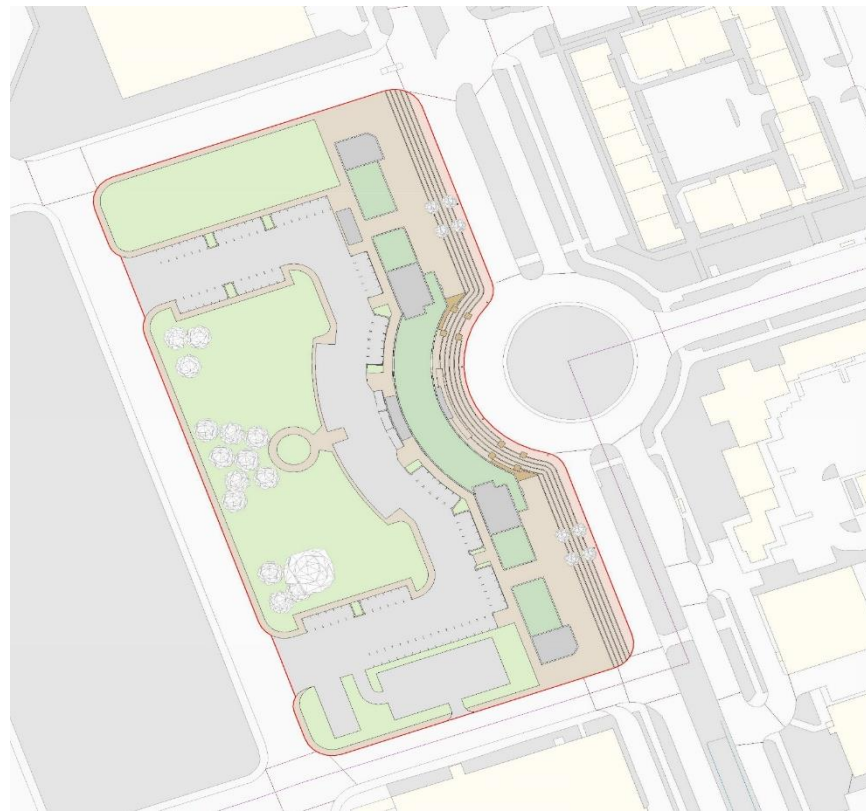
Built in 1927. The group of buildings has considerable architectural interest for the quality of their design, and as the centrepiece for the planned landscape. The vast size has an impressive visual impact, and despite being largely of 2 storeys, they appear low due to their streamlined design. This incorporates bands of metal windows with mullions interspersed so as to ensure that the strong horizontal emphasis is bolstered. The curvaceous shape adds considerable interest, and is distinctive both from an adjacent perspective and in terms of the plan form. The stretcher-bonded brown brick dominates the spectrum of the buildings, but this is relieved by a vertical stretcher course of black brick to the base, and painted concrete cills and lintels. Despite the functionalist nature of the design, some concessions are made to ornament, with stone facing to panels surrounding the doors, and raised circular mouldings to the principal door panels themselves. A bronze spread eagle adorns the centre of the building beneath a large clock. Their historic interest lies in the fact that they are part of an important early industrial estate. Materials include Brown brick, black brick, concrete and bronze.

The building's urban setting means that it benefits from all existing routes and links. The overall design centres on the main building and access around the site. Users will access the building along a direct route from the carpark footpath and cycle park lane that leads from the existing footpaths and roads are already established but should be reviewed as part of the process. Cycles storage is intended to be accommodated at the buildings adjacent to associated welfare facilities. Deliveries and drop will be via the rear car park into reception within the main building core



UK Land have commissioned the design team to look at the redesign of this existing office space to create a state of the art office s while retaining the character of the buildings design heritage. The space should accommodate growth supporting an office concept that delivers a smart and agile working. To achieve this we have combined an analysis of the current architectural drawings and site visits with UK Land.

The refurb of this existing building will accommodate flexible office space with associated car parking and cycle facilities within a landscaped setting and infrastructure in place at Team Valley Gateshead. The building will roughly accommodate in a modern and open environment, supporting modern methods of working with good access to café and amenities near to the development.



Design proposals have been developed to reflect the building's context, visual impact and noise issues. This development amplifies a desire to achieve high quality results in refurbishment that creates a legible, simple, elegant, efficient building which has impact on approach. It will include;

- A landscape setting that is logical and easy to navigate.
- High quality, affordable materials and is quietly confident but not ostentatious .
- An arrival experience that is well ordered, controlled, direct and efficient.
- Flexibility floorplates to support future change.
- An internal environment which is light and airy that can capture views out and supports wellbeing.





Proposed GA Elevation - West

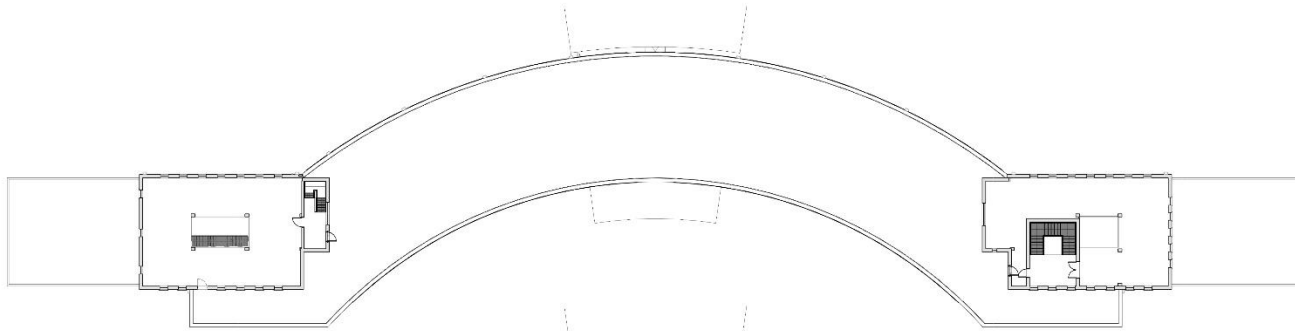
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Proposed GA Elevation - East

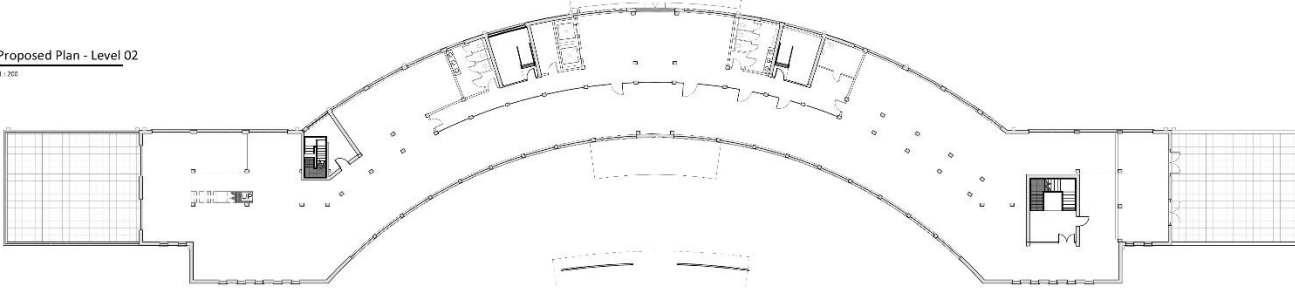
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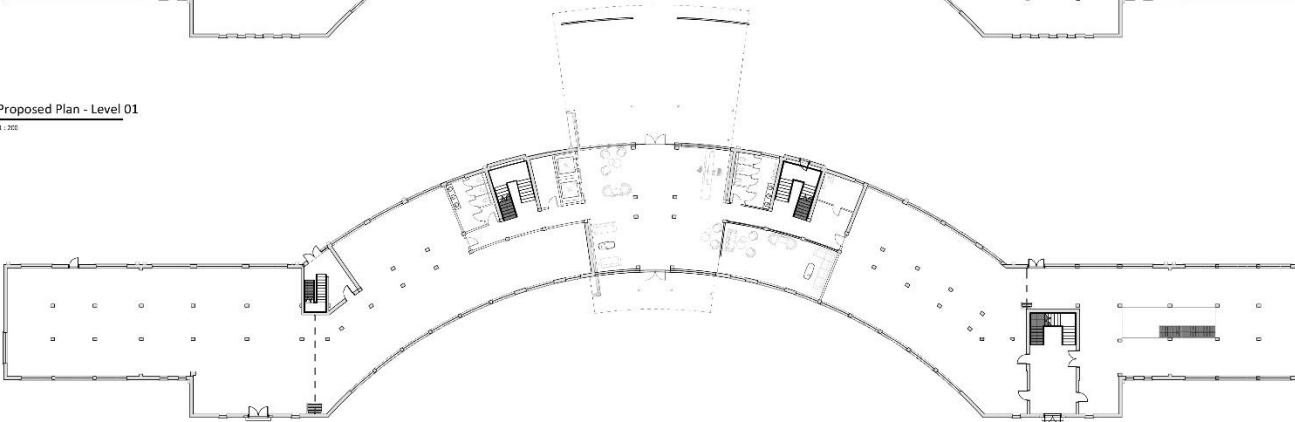
Proposed Plan - Level 02

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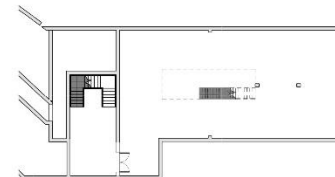
Proposed Plan - Level 01

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Proposed Plan - Level 00

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Proposed Plan - Level B01

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