



Riverside Sunderland

High Street West Workspace Campus

Sunderland
City Council

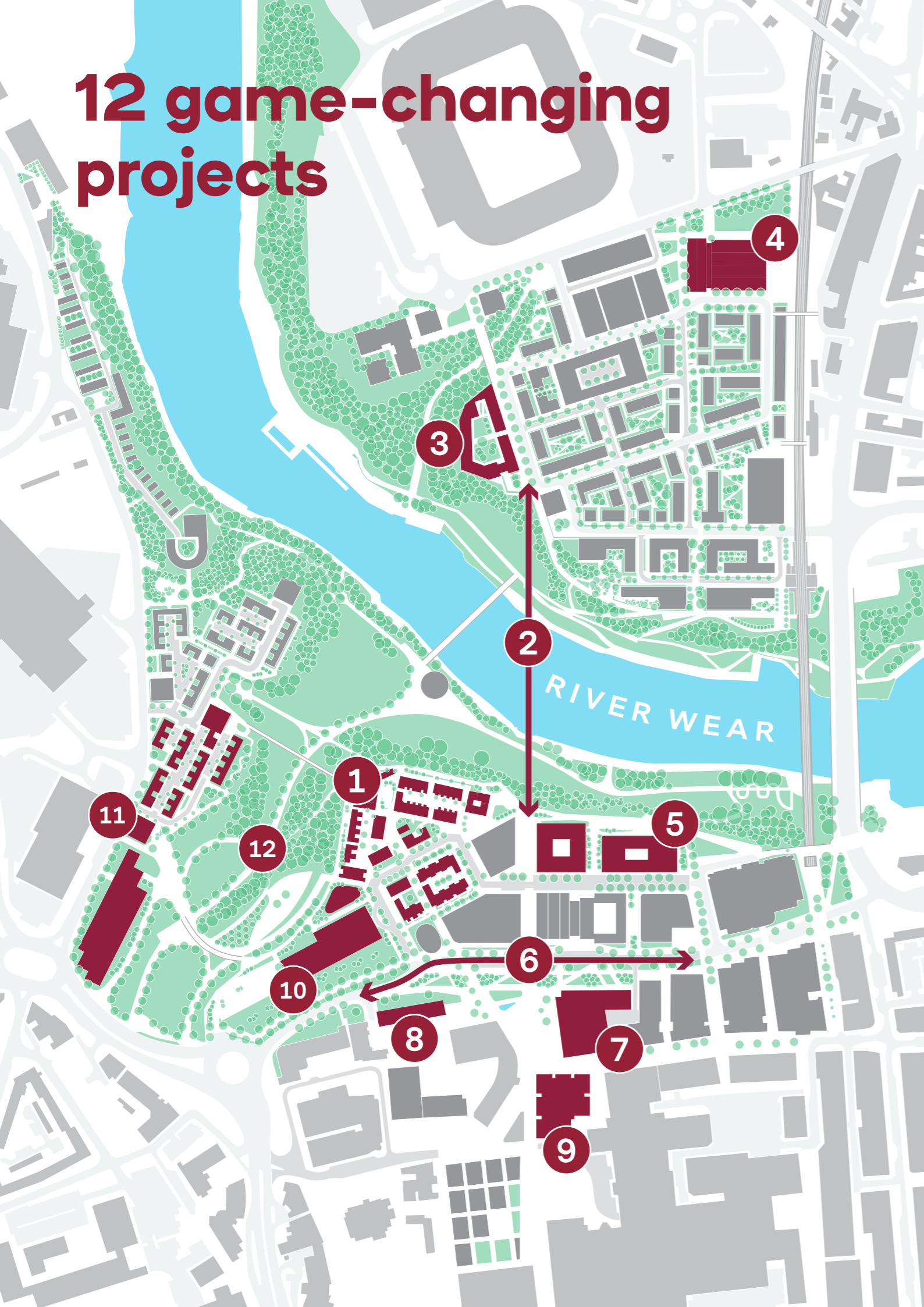
Working in Riverside Sunderland

The development of Riverside Sunderland brings with it significant investment in new commercial spaces and the establishment of a new business location.

The masterplan will create a new place with its own character and standards for sustainable urban development. This document aims to detail a strategic approach to how the commercial aspects of the High Street West masterplan have been considered.

Drawing on the historic grain of the existing site and looking forward to future trends in business space requirements and well-being standards, the design aims to create a place which will entice new investment and enhance existing spaces and businesses within Sunderland's City Centre.

12 game-changing projects



Vaux Housing

The first of the Riverside Sunderland residential neighborhoods. It will create 125 houses and flats on a dramatic site overlooking the River Wear.



High-level bridge

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. Work commenced in summer 2023, and will be completed by summer 2025. The bridge is fundamental to the success of Riverside Sunderland and improving connectivity between the Stadium of Light and the City Centre.



The Stables

The Grade II-listed North Eastern Railway Stables (1884) which has been derelict for many years, is being developed by Sunderland-based architects and engineers, BDN. Construction is well underway with key tenants already signed up. This will form a new unique F&B offer due to open by Spring 2024.



HICSA

The ground breaking Housing Innovation & Construction Skills Academy will be created around the re purposed Goods Shed on a site in Sheepfolds. Construction will complete in Spring 2025 with the Academy being operated by a consortium led by Sunderland College



Maker and Faber

There is over one million square feet of new grade A office space in the Riverside Sunderland Pipeline with over 200,000 delivered and over 350,000 ft2 under construction. L&G is investing in the development of two Grade A office buildings.



St Mary's Boulevard

Transformation of St Mary's Boulevard from a traffic-dominated dual carriageway to a civilised city street. The completed scheme will be flanked by shops, cafes and restaurants and will feature a linear green space



Culture House

This spectacular cultural venue on Keel Square will include a new city library, as well as a range of spaces for learning, making and creating in a unique, immersive environment. The project is supported by the Government's Future High Streets Fund and will be completed by summer 2025



Eye Hospital

Sunderland's nationally renowned Eye Hospital is moving to a state-of-the-art new building next to St Mary's Boulevard, close to the Vaux neighbourhood and the CBD. Construction has commenced with the facility due to open in 2026'



Keel Square hotel

A 120-room, 4-star Holiday Inn opened in 2023, bringing life back to a long-derelect site on the east side of Keel Square.



The Yard

In a prime location next to Keel Square, the striking former Gilbridge Police Station (1972) has been refurbished by the North East developer Hanro to create a modern business centre. The Yard offers units ranging from 500 to 6,000 sq feet; and caters for start-ups, growth companies and SMEs.



Farringdon Row

Development and delivery of a 650-space car park, incorporating smart technologies and biodiverse living walls to create a unique structure for parking for local residents and businesses. This will be followed by a new residential neighbourhood which is due to commence in 2024, delivering 170 new BTR homes



Riverside Park

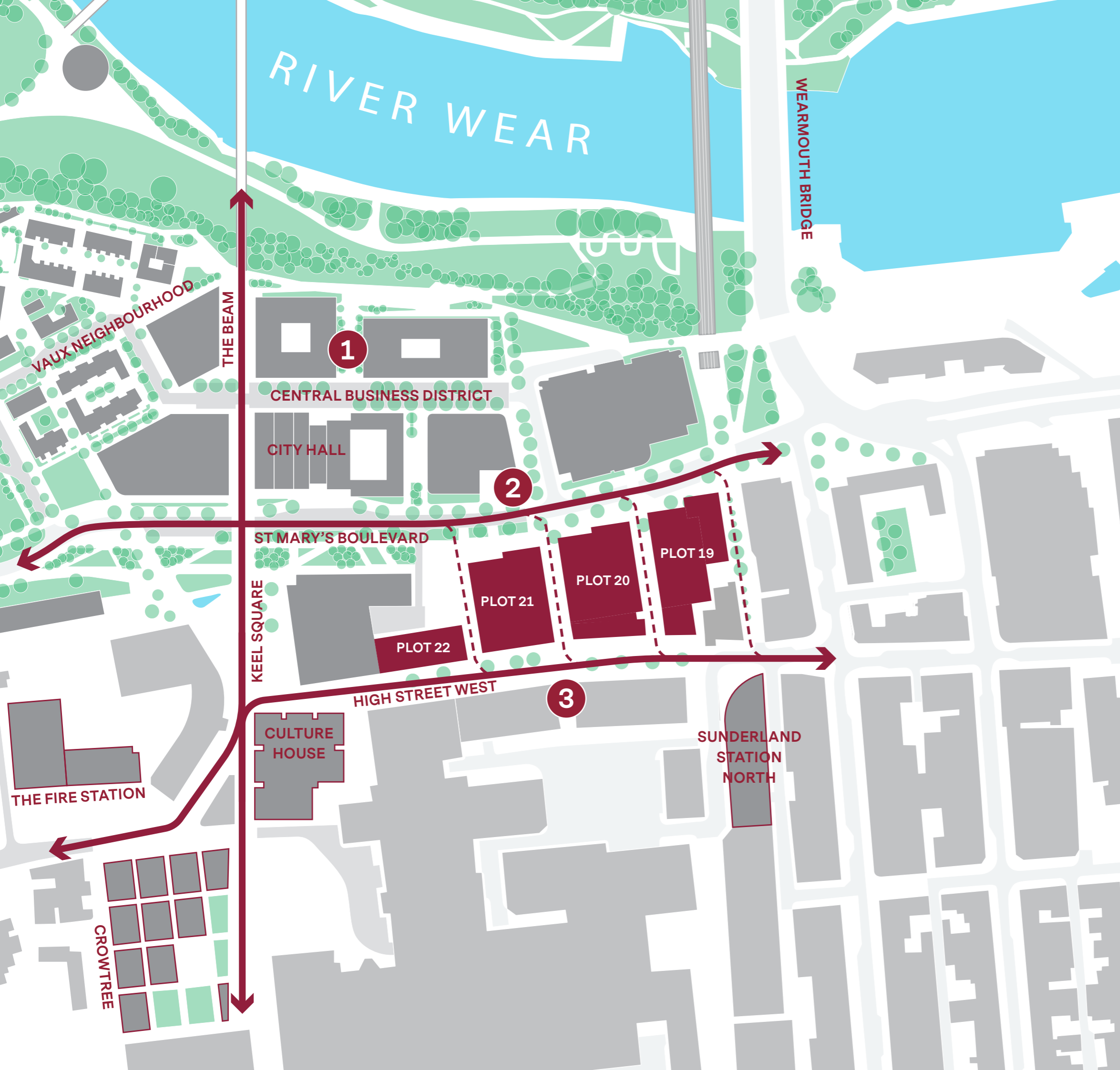
Riverside Sunderland's extraordinary landscape setting will be a unique selling point for the new urban quarter. The site's topography and its rich cultural heritage will provide an exciting and inspiring platform for development. Work will commence in 2024

Riverside Sunderland

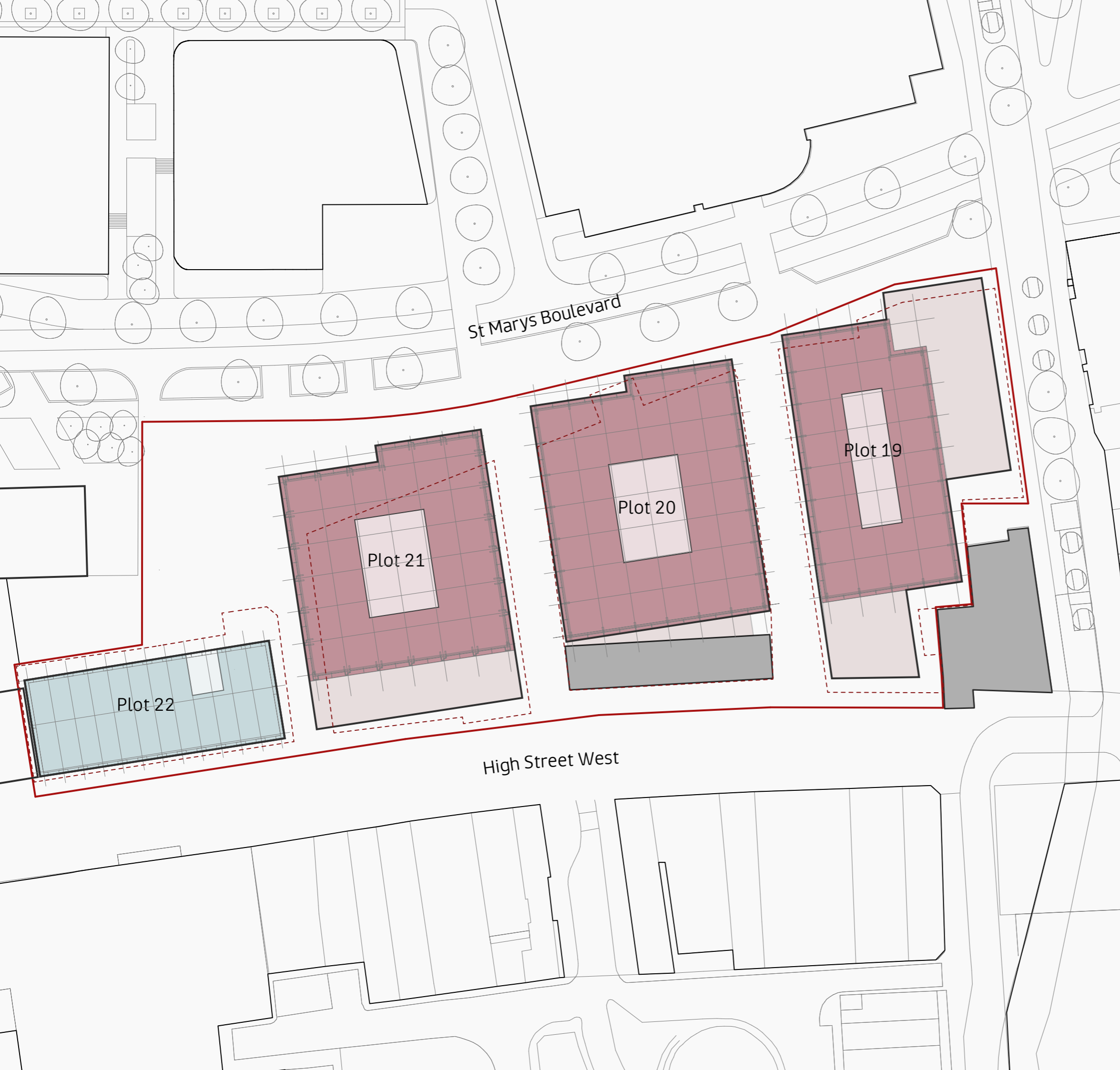
Here's how Riverside Sunderland will look by the end of 2026, with the 12 completed projects highlighted. The city centre will have been transformed by the influx of new residents and jobs and the creation of new civic and cultural assets. The completion of the New Wear Crossing will create a vital link between the city centre and the north bank of the river.



Working in Riverside Sunderland



- 1 Central Business District
New Workspace
- 2 St Mary's Boulevard
Proposed new Public Realm
- 3 High Street West
Proposed Workspace/
Retail/ Hotel



High Street West

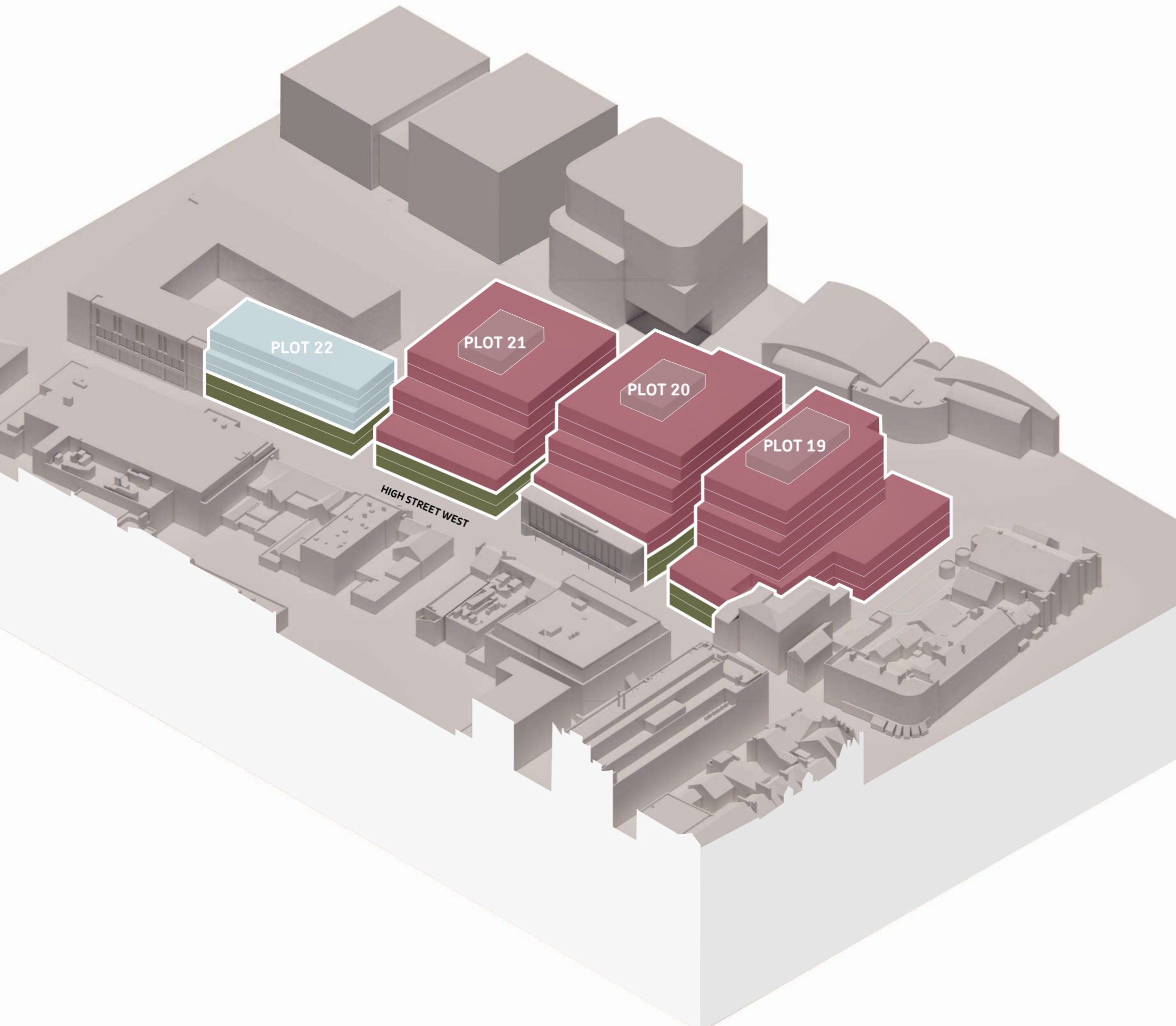
Workspace

Campus

Plots 19,20,21,22

The plots occupy the south eastern edge of the Riverside Sunderland masterplan, providing an opportunity for improved connectivity to occur between Sunderland's High Street West and the new CBD being created. The opportunity for improved connectivity manifests itself within the articulation of the plot footprints, which respond to the existing 'lanes' that permeate through from High Street West to St Mary's boulevard, with active frontages and improved public realm envisaged for these routes.

Working in Riverside Sunderland



Plot 19
8 Levels - Workspace above
Retail to the High Street

Plot 20
8 Levels - Workspace above
Retail to the High Street

Plot 21
7 Levels - Workspace above
Retail to the High Street

Plot 22
6 Levels - Workspace/Aparthotel
above Retail to the High Street

Working in Riverside Sunderland



HSW ACCOMMODATION SCHEDULE

HSW Masterplan	GIA m2	GIA ft2
Plot 19 (1378 m2 Indicative floor plate)	8,943	96,261
Plot 20 (1598 m2 Indicative floor plate)	11,765	126,637
Plot 21 (1144 m2 Indicative floor plate)	9,008	96,961
Total Workspace	29,716	319,859
Plot 22 (Workspace/ Aparthotel)	3,773	40,612
Total	3,773	40,612
Plot 19 (Retail)	1,018	10,957
Plot 20 (Retail)	1,291	13,896
Plot 21 (Retail)	1,095	11,786
Plot 22 (Retail)	442	4,757
Total	3,846	41,396
Total	37,335	401,870

Area summary of commercial workplace plots

High Street West Workspace Campus

The Riverside Sunderland masterplan calls for the redevelopment of the retail units on the north side of High Street West. The lanes linking High Street West to St Mary's Boulevard will be retained and upgraded to strengthen the urban grain, and historic architectural features will be retained. Four development sites will be created (Plots 19-22) with a total capacity of approximately 37,000 sq m. It will be a lively, urban place, with active ground floor units (food, drink and retail).





High Street West Workspace Campus

The upper floors of the new buildings will have a stepped profile to improve access to natural light and mitigate the density of development to the High Street.

The city by the sea: living and working in Sunderland



Our accessible city: transport

Sunderland has excellent road, air, rail and metro connections. The city is a short drive from the A1M. There are direct air services to Newcastle from London Heathrow, Aberdeen, Belfast, Bristol, Exeter and Southampton, and there is a direct Metro link from Newcastle Airport to Sunderland. There are daily direct rail services from London Kings Cross to Sunderland; trains connect all major cities to Newcastle, with regular onward connections by Metro. Sunderland Station will be completely redeveloped in the next few years: the pavilion at the south entrance is complete, and the traditional main entrance at the north end of the station will be reinstated in the mid-2020s.



Digital infrastructure

The City of Sunderland was the UK Smart City of the Year in 2020, and the City Council won the Connected Britain award for Digital Council of the Year 2021. Our goal is to make Sunderland one of the most digitally connected cities in Europe. We have already secured a £62m investment in the City Fibre network and we have concluded a groundbreaking partnership with Boldyn Networks to deliver an ultrafast 5G network. Businesses will benefit from Sunderland's high-speed connectivity, and the city's commitment to developing an unmatched portfolio of digital services and applications.



Culture, sport and entertainment

Businesses will be located in the historic heart of Sunderland, a city with a long and proud history. The Riverside Sunderland project is driving the regeneration and diversification of the city centre. Businesses and their staff will be arriving at an exciting time, and they will experience a flourishing cultural scene. Culture House – a new city library and a living room in the heart of the city – will open in 2025, adding to the cluster of attractions in the cultural quarter which include the magnificent Empire Theatre, and the Fire Station arts complex. A new entertainment complex will be developed on the Crowtree site. A dramatic new high-level bridge for walkers and cyclists will open up the historic Sheepfolds area and create a thrilling new approach to the Stadium of Light – home of the Sunderland's famous football club. Next to the stadium, the Beacon of Light and the Aquatic Centre provide state-of-the-art sports facilities. The revival of the city centre is driving up footfall and creating demand for a new generation of high quality independent shops and exciting new places to eat and drink. The former railway stables in Sheepfolds are being converted into a destination

attraction for food, music and events.



Quality of life

Sunderland is a great place to live and work. It has a dynamic, outward-looking economy and one of the most successful post-1992 universities in the UK. It is a city of innovation, technology and creativity. Occupants of Riverside Sunderland will be guaranteed a warm welcome in this friendliest of cities, and the quality of life in Sunderland will be a revelation. The city has a superb coastline, with fabulous beaches at Seaburn and Roker, a short distance from the city centre; and it has an array of heritage attractions, historic parks and accessible countryside. A year-round programme of events and festivals animates the city centre and our other communities.

Sunderland City Council

<https://www.riversidesunderland.com/>