



Crown Works Studios

Sunderland
City Council



Creativity meets innovation

Crown Works Studios will provide a premier destination for film, TV and post production excellence in the heart of the North East of England.

Situated on over 30 hectares of prime riverside land along the banks of the River Wear, the state-of-the-art facility will feature a range of new fully sound-proofed sound stages, expansive workshops, and adaptable office spaces.

Building on the continuing success of the Riverside Sunderland Masterplan, Crown Works Studios is set to rejuvenate the southern banks of the Wear, creating new employment opportunities, attracting substantial inward investment, and revitalising a site of historical international significance.

An extension to the City's
cultural and creative quarter



A new iconic landmark on
the banks of the River Wear

Riverside Sunderland

Crown Works Studios will sit upstream of the ambitious masterplan for the regeneration of Riverside Sunderland, a 33.2 hectare city centre site spanning the River Wear.

The Riverside Sunderland masterplan seeks to address the great economic progress in the past 20-30 years, but also acknowledges that the city centre has been left behind: the retail and leisure offer is disappointing, and the resident population is at an unsustainably low level.

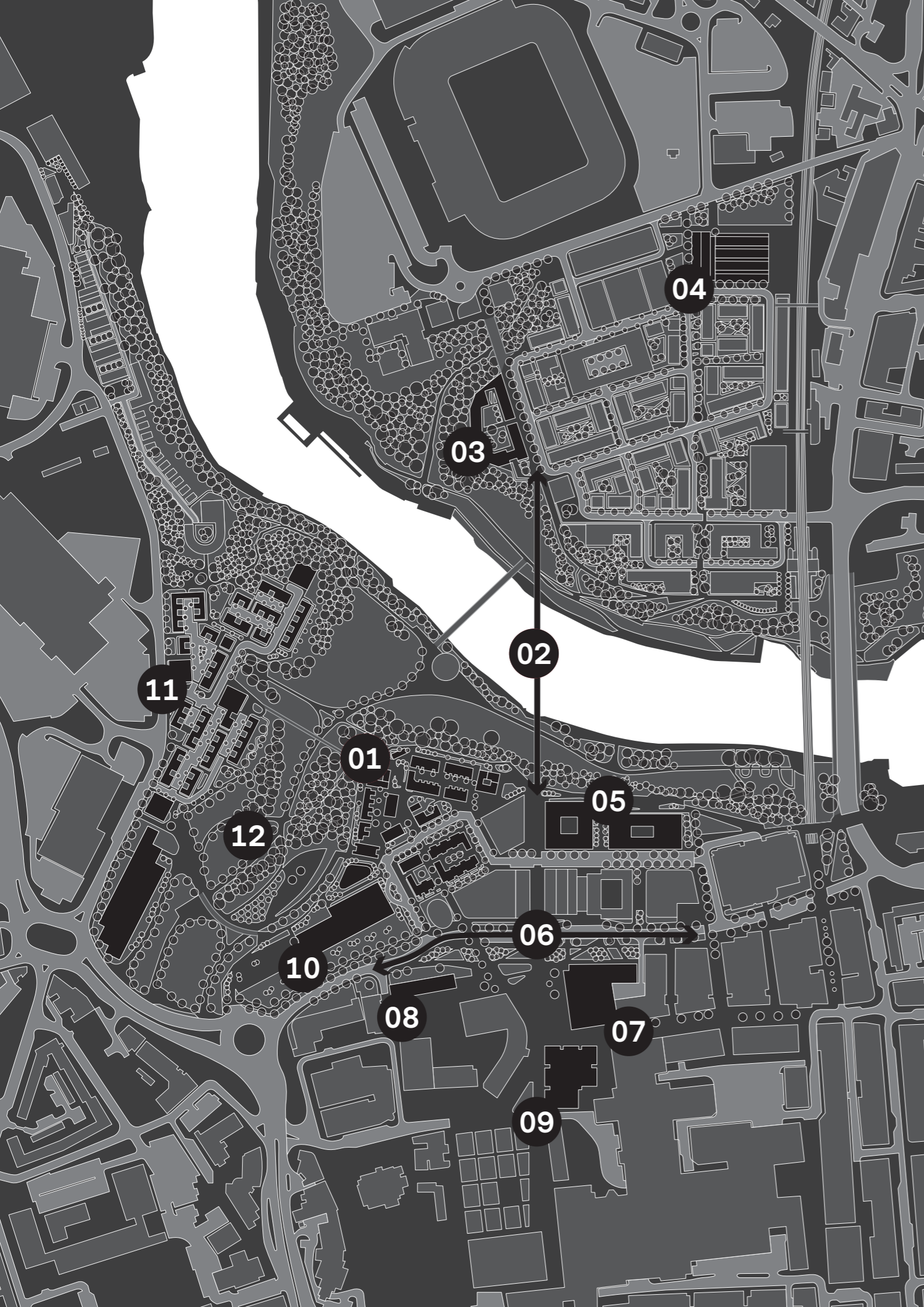
The masterplan, coupled with the Crown Works Studios site aims to provide a coherent, structured approach and a framework for action in a complex and challenging location by:

- > Creating an excellent environment for community life, business productivity and enterprise
- > Supporting a rich and pleasurable quality of life for residents, workers and visitors
- > Connecting people and places, and
- > Creating a distinctive place of enduring quality.



Aerial render of the Riverside Sunderland development

- 01** Regenerate, restore and repurpose a large tract of degraded former industrial land on the north side of the city centre
- 02** Act as the catalyst for renewal in the wider city centre including Sunnyside, Holmeside and the Crowtree site
- 03** Strengthen the inner urban area, including connections between the university campuses, and links to the coast and communities including Millfield and Roker



Vaux Housing

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



New Wear Footbridge

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.



Sheepfolds Stables

The Grade II-listed North Eastern Railway Stables (1884) which has been derelict for many years, was developed by Sunderland-based architects and engineers, BDN. The unique food, drink, events and entertainment venue opened in summer 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.



05 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 sqft delivered and over 350,000 sqft under construction. L&G is investing in the development of two Grade A office buildings.



06 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.



09 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.



10 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.



07 Keel Square hotel

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



08 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 sqft; and caters for start-ups, growth companies and SMEs.



11 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 summer 2025, delivering 170 new BTR homes.



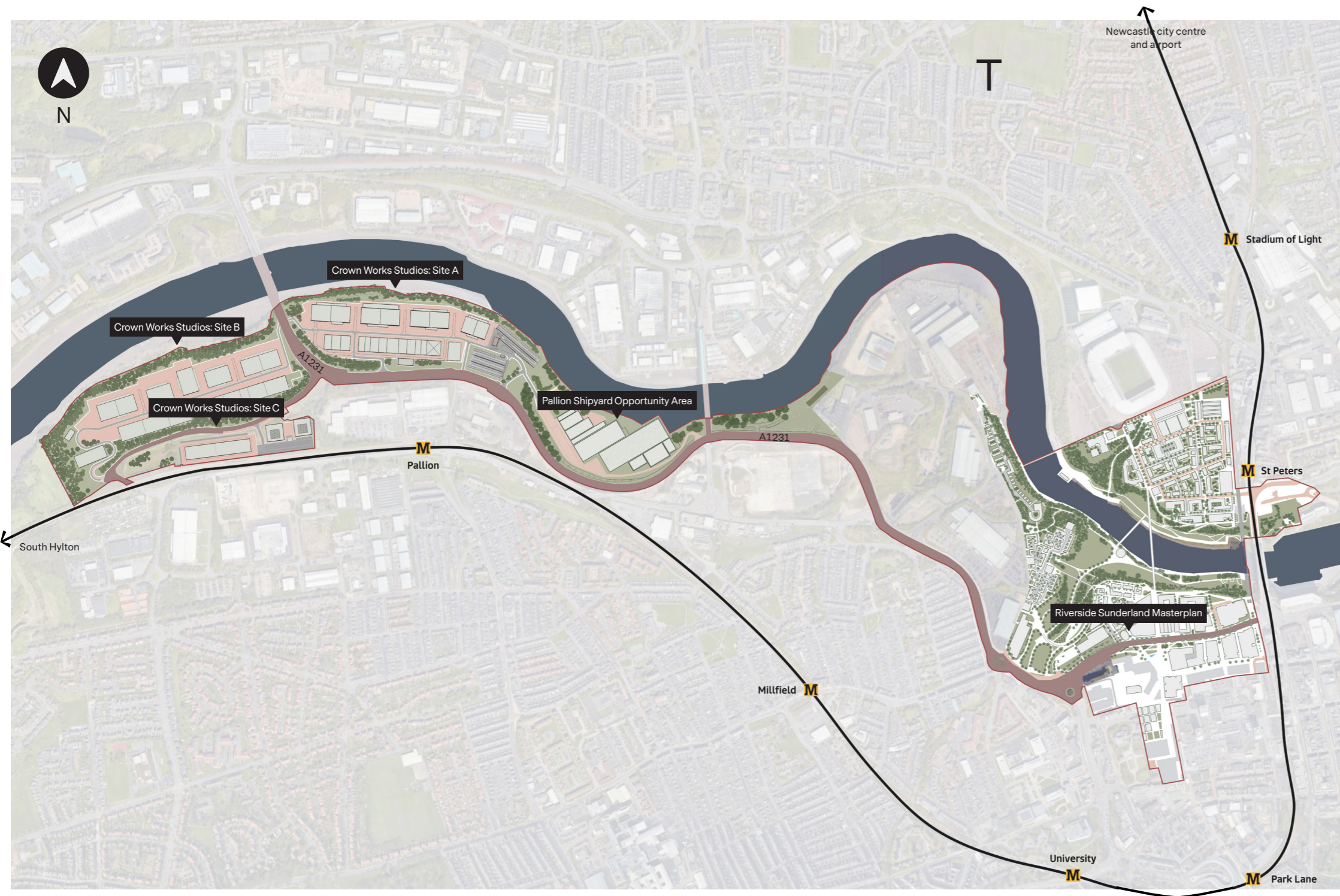
12 Riverside Park

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 commenced in January 2025.








Here's how Riverside Sunderland will look by the end of 2026, with the 12 projects completed. 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 Footbridge will create a vital link between the city centre and the north bank of the river.

Riverside regeneration



Located to the west of the river corridor, Crown Works Studios will extend a sustainable regeneration agenda and revitalise the river basin, replacing the heavy industries of Sunderland's past with a new creative and cultural hub.

-  **Metro**
Pallion Metro Station is 200m from Site A.
-  **Bus**
Regular bus services stop near Pallion Metro Station.
-  **Road**
The A1231 connects the site to the city centre and A19.
-  **Cycling**
Cycle lanes connect the site to the north and to the city centre.
-  **Walking**
Safe pedestrian routes link the site to the wider network.

Extending westwards, the Riverside Sunderland Masterplan is continued by a linear investment and regeneration strategy that includes the former Pallion shipyards and culminates in the Crown Works Studios development.

Riverside opportunity

The site for the new studios commands a prominent position on the approach to Sunderland across the iconic Northern Spire Bridge. Comprising 31.2 hectares of previously developed land, it is split into three distinct development plots: A, B and C.

To the east of site A, the former Pallion Shipyards could offer a further 7 hectares of covered space within the impressive dry dock structures.

- A** **Crown Works: Site A**
Site A offers 12.2 hectares of elevated river views, and is the most prominent of the three sites.
- B** **Crown Works: Site B**
The largest land parcel, Site B extends to 15.2 hectares and is sheltered from the river by a dense band of native woodland.
- C** **Crown Works: Site C**
At 3.8 hectares, Site C has good transport links and offers an extension to the adjacent Pallion Retail Park.
- D** **Pallion Opportunity Site**
The 7.3 hectare former ship-building site comprises a number of existing structures, including the 121,400 sqft Assembly Hall.



Crown Works Aerial - [Credit: SSTC3 asbestosaudit.com]

A new creative era

Sunderland has a rich heritage of innovation and craftsmanship, from its industrial roots in shipbuilding and crane manufacturing to its creative legacy in glass and pottery making. This legacy is evident at the Crown Works site, which has been home to ship and crane building since the mid-19th century. In 1939, the site was named Crown Works following the re-location of Coles Cranes from Derby.

As the riverside industries began to decline in the 1970s, the area saw closures and site clearances. The proposed development site continued to host the Coles Cranes plant until its closure in 1998. By 2001, much of the surrounding area had been redeveloped, including the creation of the Pallion Retail Park. The site itself remained industrial until it was cleared between 2012-2016.

Today, the site stands ready for its next chapter, awaiting transformation into a dynamic creative hub for film and television production.



Coles Crown Works Sunderland, 1979 [Credit: Graham Newell]



*Sunderland lustre pottery, dated 1847
[Credit: Sunderland and Tyne Lustre Pottery]*

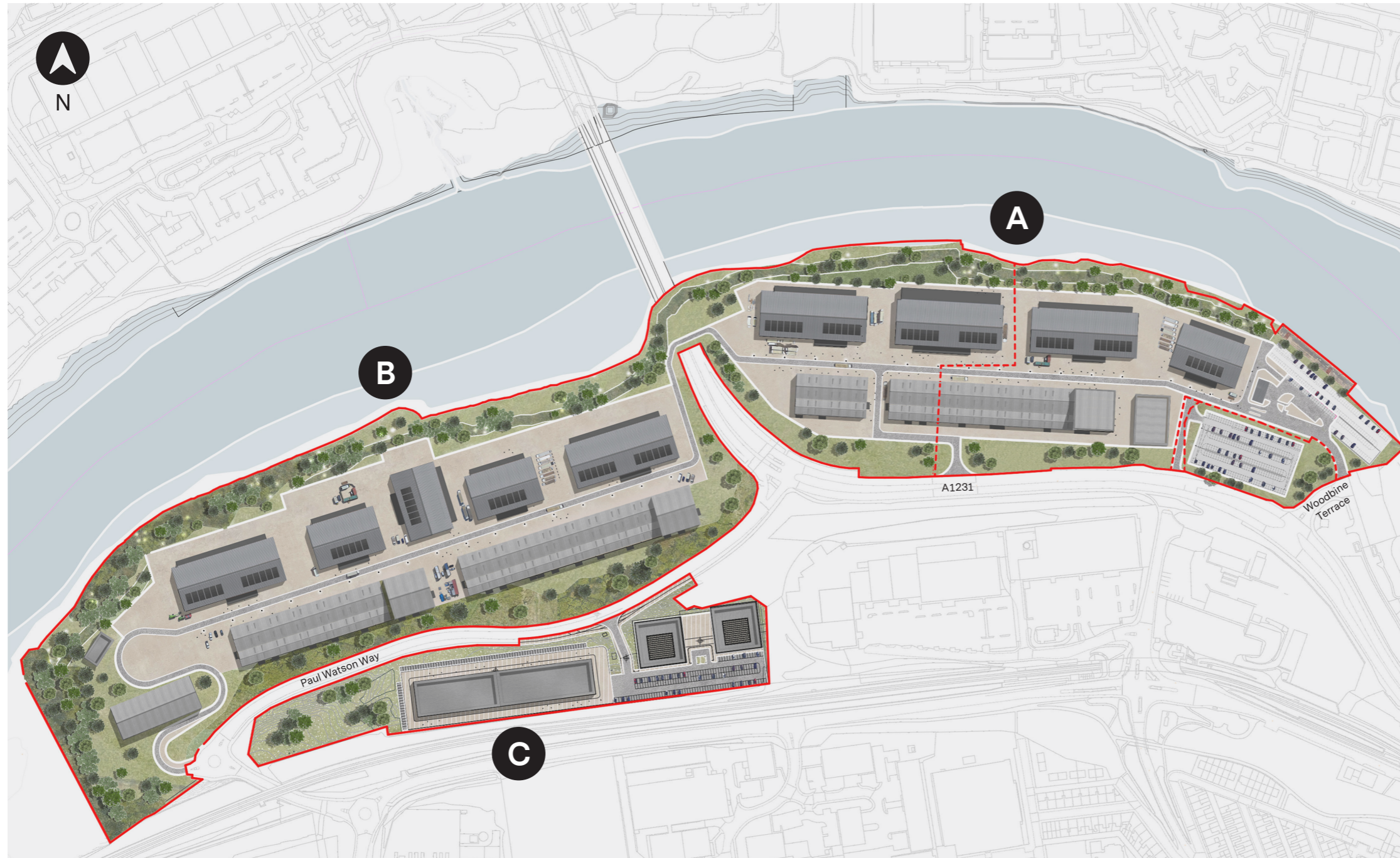


Crown Works Studios

Crown Works Studios will serve as a striking landmark in Sunderland, playing a key role in the regeneration of this historic industrial area and generating jobs and new skills opportunities across the region. With the potential to become one of Europe's largest filmmaking hubs, it will ignite a creative industrial revolution within one of the UK's most dynamic sectors, boosting the regional economy and strengthening the UK's position in the global film and high-end TV industries.

The visionary proposal will feature cutting-edge sound stages, production offices, and workshop spaces, all set within a spacious riverside location that will also support a range of businesses and enterprises.

Masterplan



- A Studio Lot: 12.2 hectares**
Sound stages, production offices, workshops, gateway building and surface parking, served from a primary entrance on Woodbine Terrace.
- B Studio Lot: 15.2 hectares**
Backlots for external filming, with the potential for future studio expansion served from a second entrance on Paul Watson Way.
- C Vendors Village: 3.8 hectares**
Accommodation for independent businesses supplying the film and television industry, e.g. equipment rental companies and post-production services.

Spanning more than 30 hectares of prime developable land, Crown Works Studios presents a unique opportunity to drive regeneration within the investment corridor. With three distinct sites available, development can be strategically phased to maximise growth and potential.

Site A



- 1A** 230,000 sqft floorspace, comprising:
- > 4 sound stages, ranging between 15,000 and 25,000 sqft.
 - > Production office and hub building.
 - > Flexible workshop space.
 - > Gateway building with reception, security and post facilities.
 - > Vehicle drop off and 30 visitor parking spaces.
 - > 200 studio parking spaces.

- 1B** 210,000 sqft floorspace, comprising:
- > 4 sound stages, ranging between 15,000 and 30,000 sqft.
 - > Production office connected to sound stages.
 - > Flexible workshop space.
 - > 200 studio parking spaces.

Site A could be developed in two sections, each offering a similar quantum of sound stage, production office and workshop space.

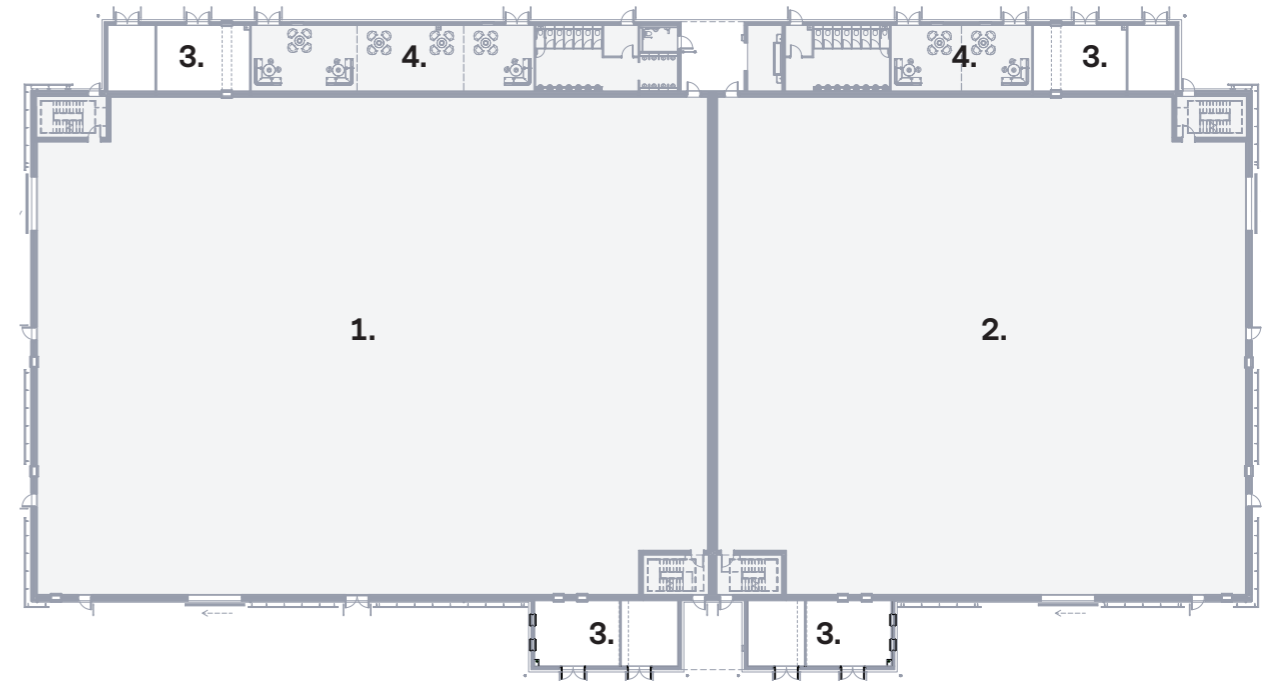
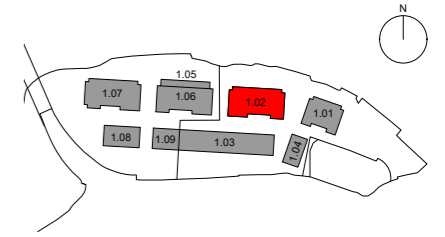
Sound stages



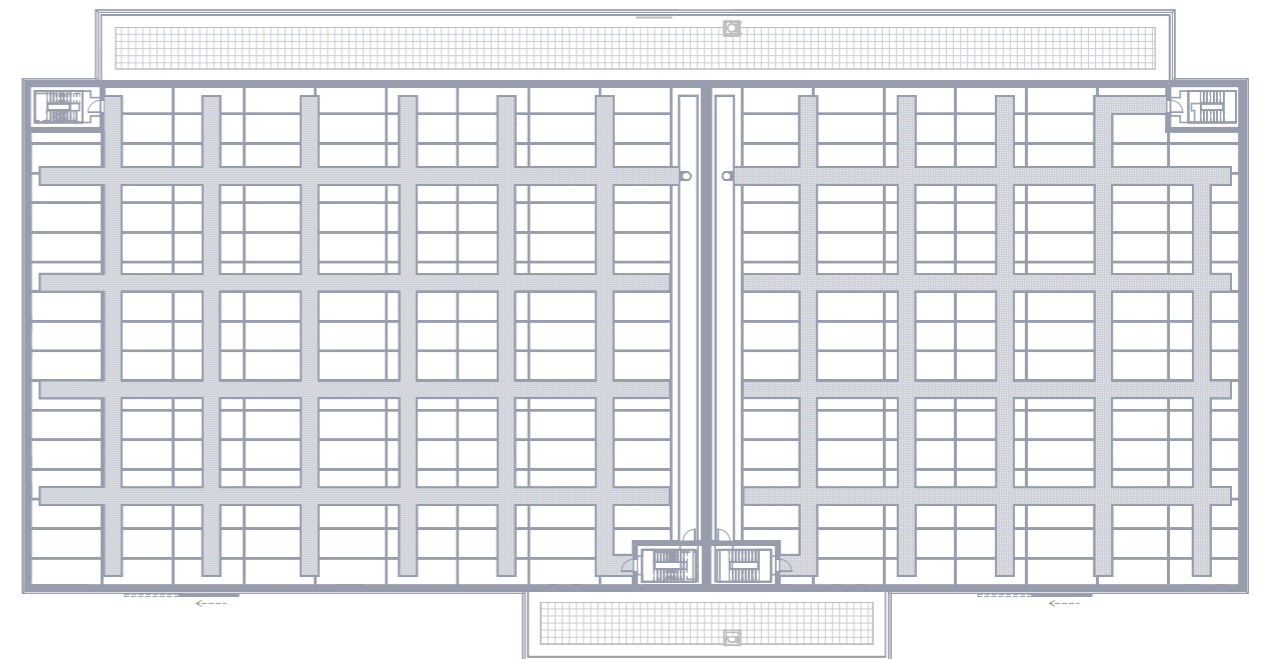
RPP Architects - Belfast Harbour Studios [Credit: irishtimes.com]

- > 8 sound stages, totalling 165,000 sqft.
- > Varing sizes, ranging between 15,000 and 30,000 sqft.
- > 40 - 45 ft clear working height.
- > Fully serviced and sound-proofed.
- > Gantries providing full access and flexibility to upper levels.

1. 25,000 sqft sound stage
2. 20,000 sqft sound stage
3. Plant
4. Multi-purpose room



25K + 20K sound stage: ground floor plan



25K + 20K sound stage: gantry level plan

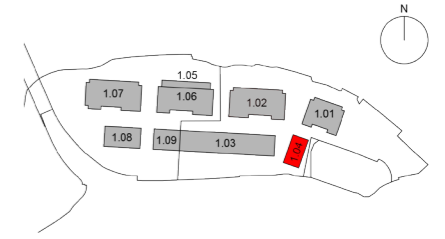
Production Offices



Slangen+Koenis Architects - Swimming Centre [Credit: Norbert Tukaj 2018]

- > 2 production offices, totalling 64,000 sqft of net lettable floor space.
- > 1 standalone office with hub and welfare facilities.
- > 1 combined office and sound stage.
- > Flexible floorplates offering both open plan and cellular workspace to suit individual production requirements.

- | | |
|-------------------------|------------------|
| 1. Reception + breakout | 5. DIT + dailies |
| 2. Meeting room | 6. Kitchen |
| 3. FM office + welfare | 7. Cafe |
| 4. Plant | 8. Office |



Hub and production office: ground floor plan



Hub and production office: upper floor plan

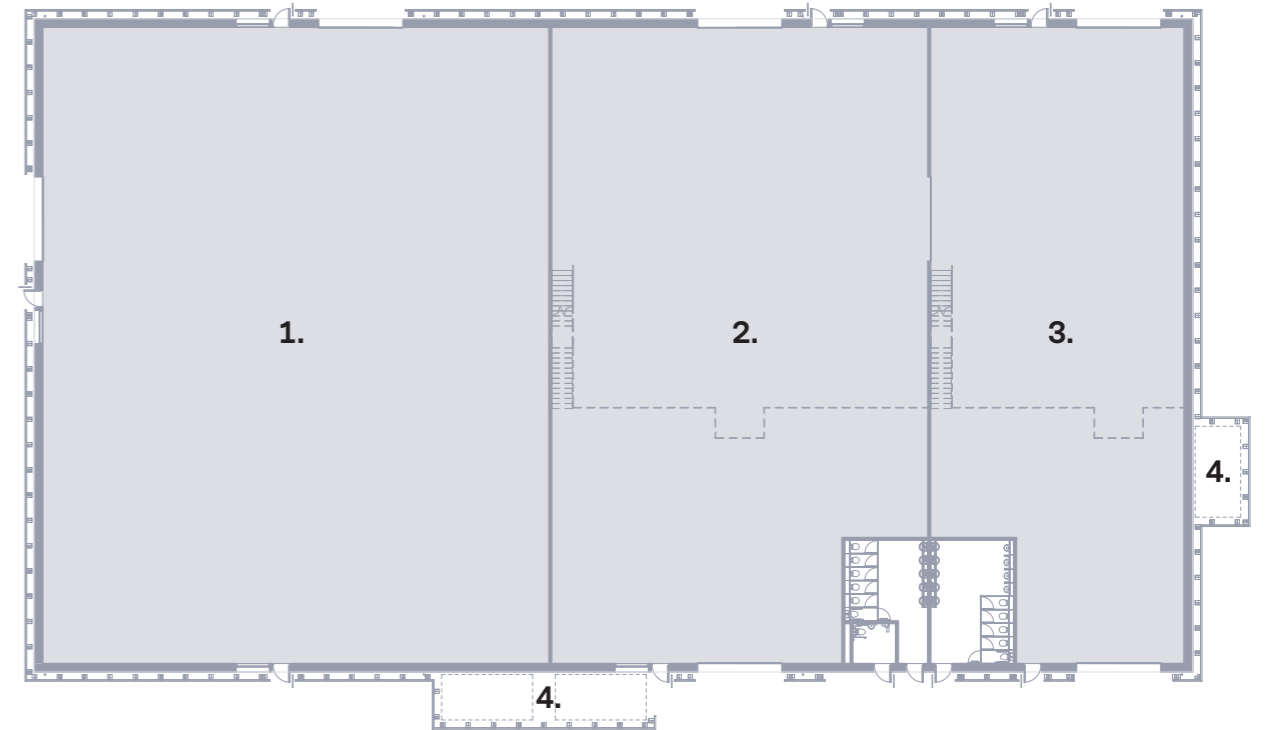
Workshops



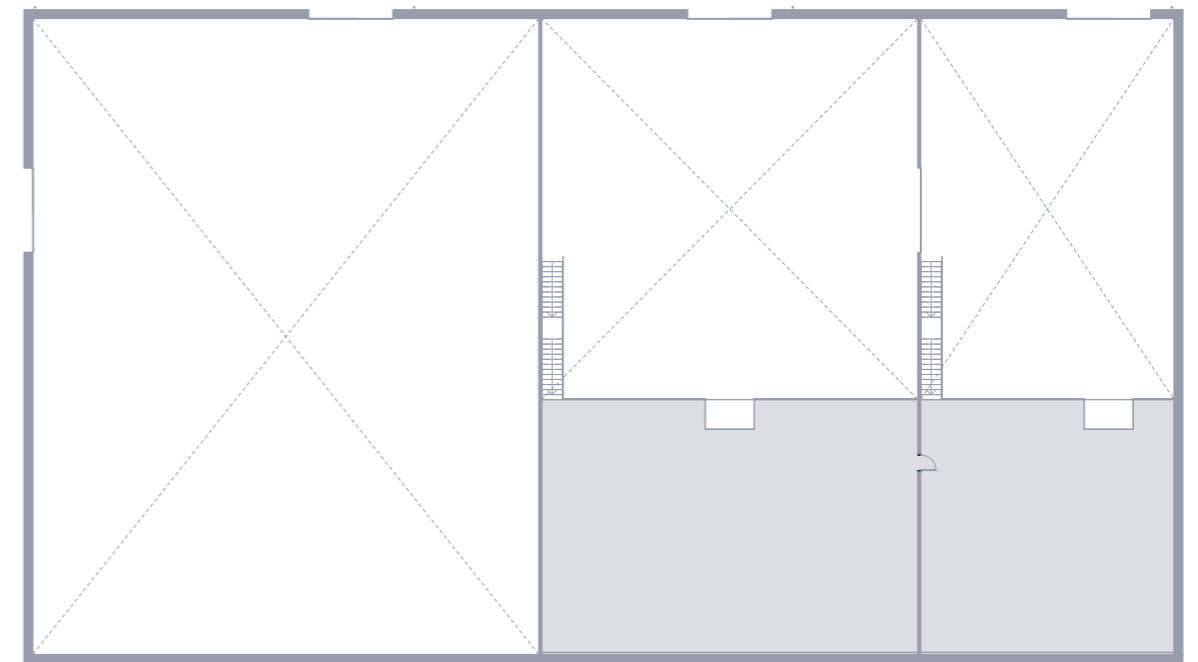
Say Architects - Ford Warehouse Renovation [Credit: RAWVISION studio]

- > 140,000 sqft of flexible workshop space.
- > Partial mezzanines to maximise floorspace.
- > Varying sizes to suit individual production requirements.
- > 1 workshop / silent stage, measuring 15,000 sqft.
- > 24 ft clear working height.

1. Workshop
2. Workshop
3. Workshop
4. Plant (external)



Workshop: ground floor plan



Workshop: mezzanine level plan



Schedule of areas

Section 1A

Plot	GIA (sqft)	NLA (sqft)
0.01: Gateway Building	5382	4306
0.02: Substation + Waste	5597	4478
1.01a: Sound Stage	17410	14287
1.01b: Sound Stage	17410	14287
1.02a: Sound Stage	24266	19727
1.02b: Sound Stage	28975	25152
1.03: Workshop	66594	64337
1.04: Hub	17077	11954
1.04: Production Office	51231	43546
Total	233942	202074

Section 1B

Plot	GIA (sqft)	NLA (sqft)
1.05: Production Office	29450	21855
1.06A: Sound Stage	24266	19727
1.06B: Sound Stage	28975	25152
1.07A: Sound Stage	35844	30577
1.07B: Sound Stage	17405	14287
1.08: Workshop	34907	33787
1.09: Workshop	39346	37979
Total	210193	183364





