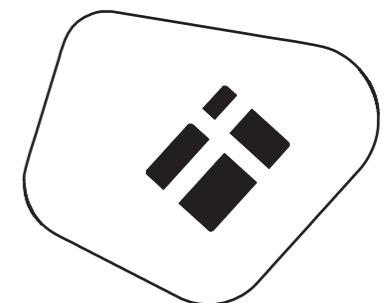


Ryder

**The Glassworks**  
Harton Quays

**Design and Access Statement**



**Ryder Architecture Limited**

Cooper's Studios  
14-18 Westgate Road  
Newcastle upon Tyne  
NE1 3NN  
United Kingdom

T: +44 (0)191 269 5454

info@ryderarchitecture.com  
www.ryderarchitecture.com

Newcastle  
London  
Glasgow  
Liverpool  
Hong Kong  
Vancouver  
Amsterdam

**Ryder Alliance**

Melbourne  
Sydney  
Perth  
Brisbane  
Barcelona  
Durban  
Johannesburg  
Cape Town  
Bangkok  
Shanghai  
Seoul  
Tokyo

www.ryderalliance.com

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## Introduction

This is a design and access statement to support the planning application for The Glassworks development at Harton Quays, South Shields. This document should be read in conjunction with the online application, the planning statement, supporting technical reports and drawings that accompany the application.

Our proposal provides the next significant step in the realisation of the South Shields 365 Masterplan, revitalising the quay area as an exciting place to live, work and play. Glassworks will create the vital link between South Shields town centre and the Holborn Enterprise zone. It will provide much needed grade A office accommodation for established and emerging digital companies, enabling them to stay, grow and flourish in South Tyneside.



External view

# Use and Amount

The project will be jointly delivered by South Tyneside Council (STC) and Muse Developments Ltd with the aim of supporting the wider regeneration of the Harton Quay area and primarily to secure and sustain economic growth and high quality employment opportunities as outlined in the 365 Masterplan.

The building needs to achieve the following:

- Quantum: the building is required to provide circa 60,000sqft (5,500sqm) GIA.
- Design standards: the new office will need to meet the British Council for Offices' (BCO) standards 2019 and have a minimum net to gross efficiency of 80%.
- Sustainability and connectivity: the aspiration of the client team is for the building to achieve BREEAM Outstanding, NZC and Wiredscored Gold certification.
- Flexibility: the average let for space for the 'follow on' market is currently identified around 4,000sqft. Optimum floorplates are generally identified as around 10,000sqft -12,000sqft. The ability to subdivide floorplates efficiently into a maximum of four separate demises is critical to the success of the building in this market.
- Attractiveness: occupiers should be attracted by the building's pleasing external appearance and kerb appeal, generous entrances and high quality well lit spaces with good aspect and views. The building needs to have generous floor to ceiling heights and full height glazing, which will contribute to a sense of spaciousness and height.
- Economy: this is the first speculative office building in recent times to be built in South Shields and must offer excellent value for money.

## Regional Market

The development of the Glassworks will deliver new Grade A office accommodation in the centre of South Shields and will provide much needed modern space which the South Tyneside office market has not been able to offer for a number of years.

Glassworks will respond to the general shortage of new Grade A office development in South Tyneside and the North East market, but importantly it will provide South Tyneside with an opportunity to secure new inward investment projects, taking benefit from the North East's low costs base, and excellent demographics. The development is designed with flexible at its core and will also provide local businesses the very highest quality office space in order to grow and be retained within South Tyneside, rather than risk being lost to other locations.

Occupier demand has evolved significantly over the past few years, with a business's having a much greater focus on the workplace as a platform for business operation, in terms of productivity, creativity and staff retention. The Covid-19 Pandemic has only accelerated this and re-enforced the 'flight to quality' in the office market. This is driving businesses to concentrating on office space that drives collaboration and creativity with a strong focus on amenity, health and wellbeing, building technology and low carbon / environmental credentials. These elements are central to the design of Glassworks, allowing it to complete with the very best buildings in the market.

## Nett Zero Carbon

In response to STC declaring a climate change emergency in July 2019, the development also aspires to be Net Zero Carbon (NZC) in operational energy and embodied carbon as defined by UK Green Building Council (UKGBC).

In declaring the climate change emergency STC aims to:

- make the Council carbon neutral by 2030
- move to cleaner, greener, renewable sources of energy

This approach is reiterated in the emerging South Tyneside Council Local Plan (August 2019) which includes policy IN4-Renewables and Low Carbon Energy Generation which sets out that the Council is "committed to encouraging and supporting the local production of energy from renewable and low carbon sources in order to reduce carbon emissions".



Public Realm

# The Site

The Glassworks site is approximately 0.5ha in size and is located to the south of Harton Quays and west of Mill Dam, in close proximity to South Shields town centre, the market Square and Word, ferry landing and new transport interchange. It offers spectacular panoramic views over the River Tyne and Harton Quays park which stretches along the River Tyne from South Shields ferry landing to the Customs House Theatre.

Immediately to the west of the site is Harton Quays Park with the River Tyne beyond. The Customs House Theatre is situated to the south and BT's office at One Harton Quay is located to the north. South Shields town centre is around 150m to the north east. The site is accessed via Commercial Road and Mill Dam.

The site is also directly adjacent to the Mill Dam Conservation Area (CA), with the southernmost part falling within the east zone of the CA.

Key features of the CA include the listed chimney (dating back to 1865), which serves as a monument to the former Swinburne glassworks on the southern edge of the site, and the historic wall which bounds our site to the east – a remnant of the historic Staith House.

The site has a change in level of approximately 5m from north to south.



Site aerial



Site Photographs





# Architectural and Historical Context

The Conservation Area contains some very impressive buildings, evocative of the area's pivotal commercial role in South Shields' history. The Conservation Area was designated in 1981 and in total covers 2ha, of which 0.5ha is occupied by the Glassworks site.

Harton Quays was dominated by the Subscription Brewery and Swinburne Glassworks. The Customs House was built on the site of the brewery in 1863 and the River Tyne Police and Port Sanitary Authority buildings were added in 1886.

By 1921, the glassworks were replaced by a looped array of railway lines serving Harton Low Staithes and a short tunnel gave access under the road network, which can still be seen on the site today. At this time Mill Dam had tidy cobbled streets, a police box and walled yards surrounding wholesale merchants, anchor stockman and engineering works.

Mill Dam was left derelict and depressed after WWI and WWII. The cobbles had been covered by concrete and the traditional gas lamps were replaced with modern lamp posts by 1966. Brick commercial buildings were rendered and by 1973 the site behind the River Police Station was cleared and the glassworks chimney lowered to its present height.

The Customs House was listed in 1978 and was sold to the Arts & Live Music Association for restoration and conversion into an arts centre in 1981.

The buildings behind the River Police Station were converted into the Dalton's Lane Workshops and the land to the rear of the Unity Hall was developed with housing in 1987. The most recent developments in the area include the BT building to north of Harton Quays, which was constructed in 2011, and the Harton Quays Park which was developed in 2013 as part of the Word development in Market Square.



Swinburns Glassworks Mill Dam



Swinburns Glassworks Mill Dam



Mill Dam



Customs House



Mill Dam



Customs House



Cookson's Glassworks Chimney

# Design Response

Ryder was appointed to develop proposals via an invited competition in April 2020. A key consideration for STC was to ensure the building creates a strong brand for Holborn area and Harton Quays as an emerging place to work and live, along with driving footfall into the town centre.

Given the spectacular 360 degree panoramic views, we want to exploit this attribute and in doing so create a sense of place defined by a building that engages with the public realm.

We have deployed some simple devices to maximise these views. A landscaped deck cascades towards the Grade II listed Customs House with views across the regenerated Harton Quays park and River Tyne, reinforcing the historic relationship of South Shields with the river. From the north east, Glassworks presents itself as part of the townscape. The historic wall that bounds the east of the site forms an integral part of the new public realm and has been a key driver in shaping the built form. The historic Glassworks Tower becomes a focal point for the public realm befitting of its historic importance.

The building takes a simple fluid form which takes its cue from the language of the historic wall and newly created Harton Quays park. The ground floor is designed as an extension to the public realm and can be accessed from the river or town. It deliberately blurs the boundaries between work, rest and play and accommodates coworking space with a coffee bar, two office demises, work booths and meeting space. The coffee bar has been designed to double up as reception which provides surveillance to the space whilst security to the core can be controlled via smart technology. Curtains have been incorporated so that the space can transform to cater for events and presentations.

The typical floorplate NIA is just under 10,000sqft and the core has been positioned to enable each floorplate to be efficiently subdivided into a maximum of four demises, ensuring they all benefit from a front door, great views and excellent daylight. Other key attributes of our response include:

## Central Core

The central core creates a vertical link through the building which provides an opportunity for visual interest when looking through the building from all aspects.

## Subdivision

The core design enables the creation of legible floorplates and allows each floorplate to be easily subdivided to accommodate one, two, three or four demises.

## Parking

The lower ground floor which takes advantage of the existing site levels has allowed 22 car parking spaces to be incorporated into the scheme – this includes two accessible bays and two electric vehicle charging bays.

## Market assessment

Ryder has a substantial portfolio of office projects, many as speculative as this one across the north of England and Scotland. We therefore have a clear understanding of the regional market, particularly emerging trends and generational shifts which are changing our outlook to work and work environments.

“Millennials will make up 75% of the workforce by 2025, characterised by a need for work life balance and indifference to corporate structures.”

Cushman and Wakefield Real Estate 2017

With other clients and through our active membership of BCO, we have been working on several strands of workplace research including: ‘The future of the office, how does the next generation of office design respond to emerging markets’. This influences our approach, with greater emphasis on the office as a flexible gathering place with increased level of support facilities and amenities.

The above can impact on traditional net to gross metrics but does create great places to work and highly lettable space. The research undertaken focused on three key emerging trends that impact workplace design: wellbeing, coworking and live, work, play.

- 1 Central core
- 2 Groundfloor coworking / coffee bar
- 3 Typical floorplate
- 4 Plant enclosure
- 5 Roof terrace
- 6 Basement parking / amenities

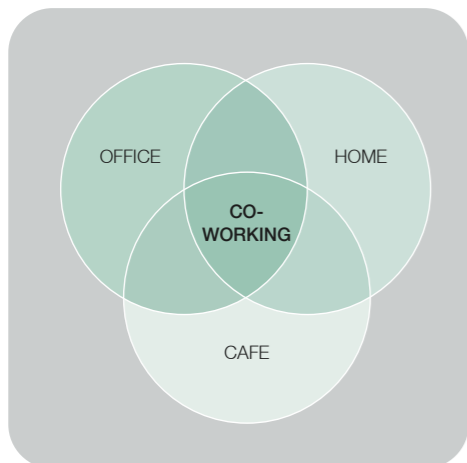


Section



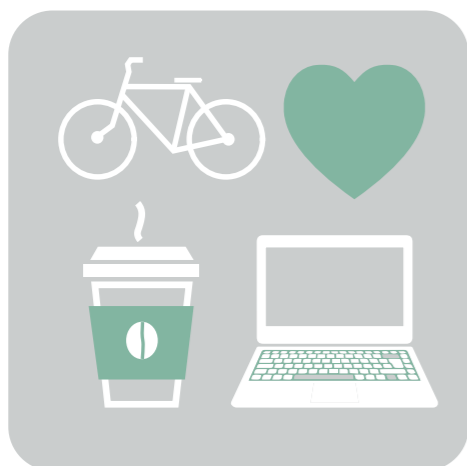
### Wellbeing

Wellbeing in the workplace is rocketing up the agenda for building users. White collar work is increasingly about ideas and collaboration, rather than repetitive clerical tasks. Working patterns continue to change and there has been a gradual realisation that the quality of the space we work in and the environmental comfort have a major impact on our productivity and how we feel. For companies engaged in the war for talent, the employment package and working environment is a key differentiator. Creating buildings to cater for the needs and expectations of the next generation is now becoming the norm.



### Coworking

We can see a trend in the growth of new kinds of flexible serviced coworking space. A good example is the rapid global development of WeWork, now established in the UK in London and Manchester and set to grow further. Coworking spaces enable freelancers, creatives, small start ups and big corporates to rent space and infrastructure on a monthly, weekly, daily or even hourly basis. These spaces tend to foster a stimulatingly interactive, interdisciplinary dynamic that can become a hotbed for new ideas.



### Live, Work, Play

The distinction between spaces for work and social life is becoming increasingly blurred as office design takes cues from hotel lobbies, domestic lounges and cafés to create more enticing environments for workers. Office space needs to be flexible, creative and exciting. Buildings, workplaces and the local environment need to be designed to enable us to 'live, work and play' all at once.



Coworking



Coffee Bar

# Proposed Scheme

Our current proposal creates 47,242sqft (4,389sqm) NIA and 59,836sqft (5,559sqm) GIA with a net to gross ratio of 79%.

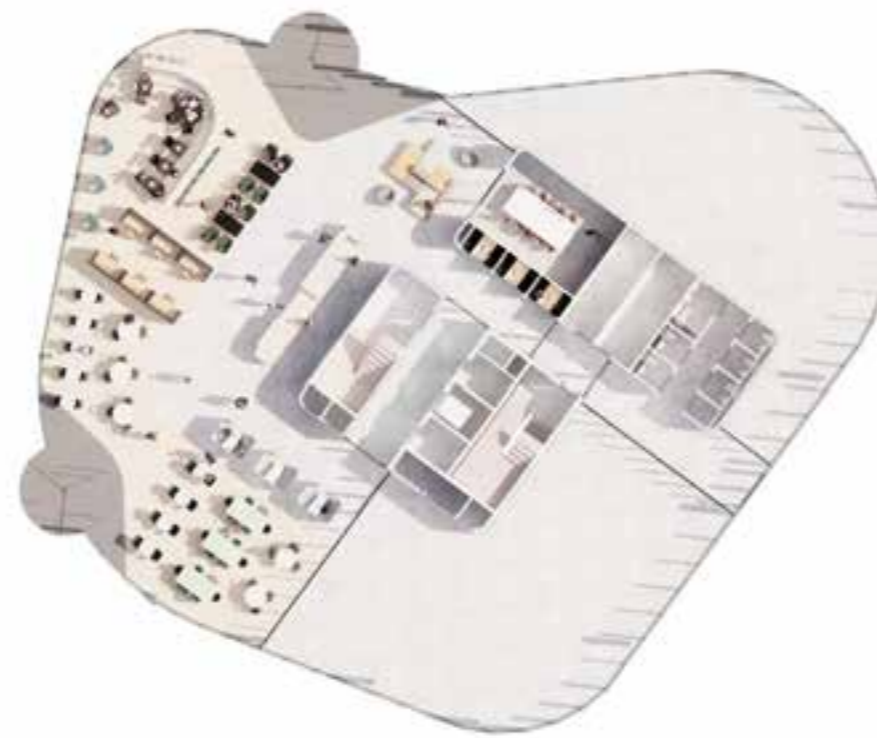
The lower ground floor houses car parking, cycle storage, staff shower and changing facilities and plant space. Access to the reception and the upper floors is via the eastern staircase and lift which drop down to this level. Cyclists and vehicles have direct, controlled access from Harton Quay.

The ground floor accommodation consists of 8,675sqft (806sqm) NIA – this includes coworking space and two office demises of 1,894sqft (176sqm) and 2,152sqft (200sqm) NIA.

Level 1, 2 and 3 provide 10,161sqft (946sqm) NIA. Level 4 provides slightly less NIA of 8,040sqft (747sqm) due to the introduction of the south west facing terrace which takes advantage of the amazing views of the River Tyne.

All of the upper floors can be divided into a maximum of four demises.

- 1 Office 01 - 196sqm
- 2 Office 02 - 273sqm
- 3 Office 03 - 260sqm
- 4 Office 04 - 221sqm



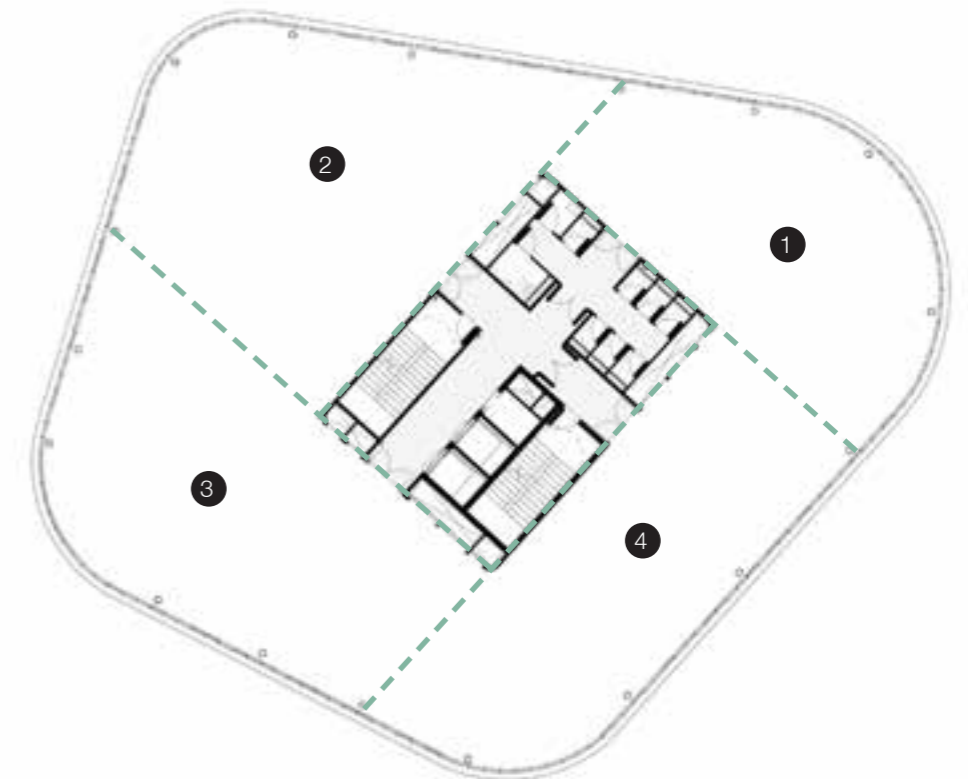
Level 00



Level 01 - 03 Typical office



Level 04



Floorplate split

# BCO Metrics

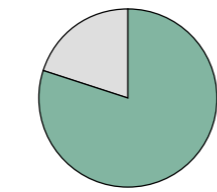
The office space will be built to British Council for Office (BCO) standards 2019, with a ratio of occupancy of one person per 8sqm of net office space. Vehicular access, disabled parking and drop off are required. There is a requirement for staff and management facilities, refuse collection areas, cycle storage and associated lockers and showers.

We set out to obtain BREEAM Outstanding and Wirescore Gold.

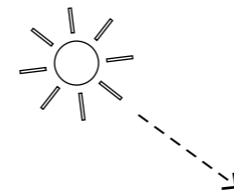
Each typical office floor plate needs to cater for circa 10,161sqft (946sqm)) of lettable floor space and be divisible into a maximum of four separate demises and be sufficiently served by lifts, toilets, accessible toilets, power, data, heating and cooling.

The layout has been developed on a planning grid of 1.5m x 1.5m, which supports efficient planning of circulation and open workspace and allows a range of perimeter room widths to be fully coordinated with the building elements and services. The structural grid has allowed us to achieve a virtually column free floor plate which will provide flexibility for future tenants.

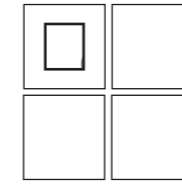
The building is designed with a 3.8m floor to floor height which achieves BCO compliant clear ceiling heights should they be required. Services are exposed adding to the effective volume which we know will appeal to the current market, particularly organisations in the digital sector.



1  
Minimum 80% NIA:GIA efficiency



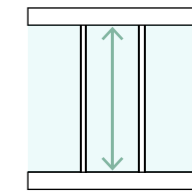
2  
Natural daylighting to all office areas



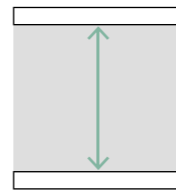
3  
Typical floor can accommodate up to four separate tenancies



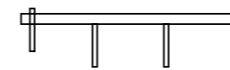
4  
Capacity metric (escape and toilet provision) all as BCO guidance



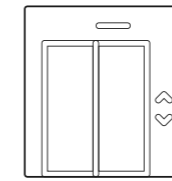
5  
Floor-to-soffit full height glazing



6  
Maximised floor to ceiling height



7  
Raised access floor to BCO minimum standards



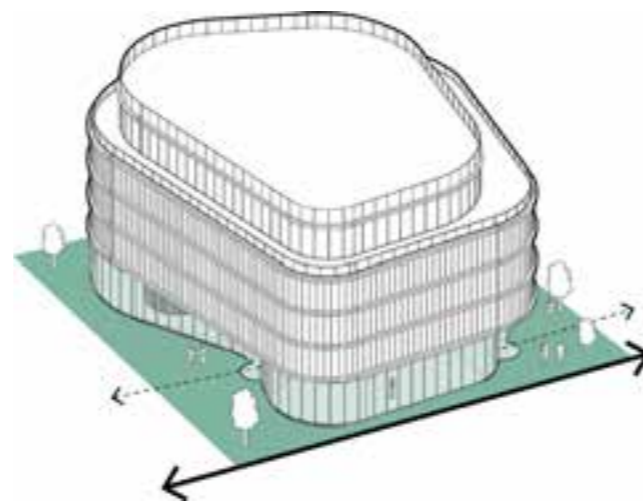
8  
3 number of BCO compliant lifts



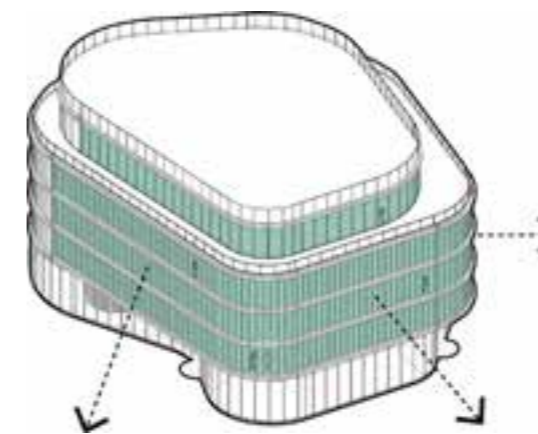
9  
BREEAM Outstanding



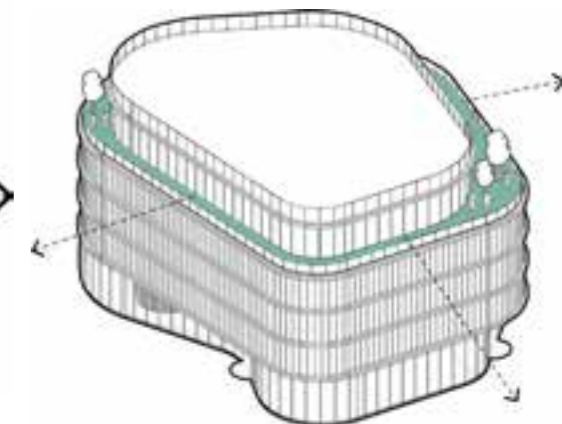
10  
Wirescore Platinum



Public Realm



Maximising views to the river



Rooftop Garden

# Access

## Vehicular

Vehicular circulation will be via Harton Quay. Taxi and drop off can be facilitated via a layby near the main entrance. The basement contains 22 car parking bays of which two are fully accessible. A motorcycle bay is also provided. Additional parking for the building will be offsite and confirmed by STC in due course.

## Cyclist

Cyclists have two options for cycle parking. 50 covered cycle stands will be located in the basement. This will be accessed via controlled access on the building's western elevation via Harton Quay. Five cycle stands are proposed at the buildings main entrance, accessed directly adjacent from the footpath when approaching from the north or via the accessible ramp when approaching from the south.

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## Refuse and servicing

Refuse collection will be via Harton Quay. Refuse storage is located in buildings basement with level access provided for the bins to be taken out on collection day. Storage capacity for three euro bins will be provided for general and recyclable waste.

## Emergency vehicle

Fire tenders will access the site from Harton Quay from the main roundabout. They can also access Mill Dam allowing all areas of the building to be reached.

## General strategy

The site will have a manned reception during normal office hours and controlled access to provide further security. Out of hours, tenants of the building will have access as required via an electronic access control system. The basement gates will also be controlled by a access control system.



Access Daigram

# Scale

From an early stage we recognised that given the quantum of the development and optimum floorplate size that a building of four to five stories would be required. We also felt that placing the building to the north of the site would help anchor the building more conformably when viewed in the context of the conservation area. This also ensures that building presents itself as part of the townscape when approached from the north.

1 Harton Quay (BT) which sits adjacent to Harton Quay is a four storey building with a datum of 31.5m, our proposals at 4 storeys have a datum of +34.2m. Whilst the buildings are different in appearance and form they compliment one another when viewed from Harton Quays Park, the river and beyond.



Site Section



# Landscaping Brief

This chapter describes the proposals for public space, setting out the initial brief, design principles, layout and site wide strategies. In developing the proposals the focus has been on knitting the new public space into its surroundings, drawing on the site's history and intrinsic qualities of the adjacent conservation area and exposed riverside surroundings. To guide the design of the public spaces, a brief has been developed. This is summarised on the next two pages, articulating the ambition for the public realm and some of the detailed requirements.

Harton Quay is a place with a rich history that has changed many times to support industry and employment connected with its adjacency to the River Tyne. The riverside is currently going through another transformation to bring new employment opportunities and greater public activity, taking advantage of the fantastic views across the Tyne and links to homes, cultural locations and transport connections. The public spaces need to be designed within this context but also respond to a changing climate.

Some of the key moves that need to be delivered with the development are

- Establish strong arrival points to draw people into the new public space and Glassworks development.
- Develop a landscape design that responds to both the new building and the surrounding setting, including heritage, existing open spaces and the streetscape.
- Maximise river views from the Glassworks and associated public realm.
- Enhance connectivity of new and existing public realm, including connections to the town centre and Mill Dam.

- Explore sustainable drainage options and ways to integrate the change in site levels. There are a number of issues that need to be considered within the brief. These are summarised below alongside four key themes that will shape the design and character of the public spaces

## Net Zero Carbon

The design of public spaces should assist with developing a net zero carbon development. The overall design approach should seek to minimise construction, using low carbon materials, assisting with carbon absorption and facilitating low carbon maintenance.

## Use for events

The site is not considered somewhere suitable for large-scale events due to level changes although the podium will occasionally be used for small functions or drive-in food vans

## Use of effective lighting

Lighting should be low energy and only used where necessary. It needs to tie in with wider lighting context and respond to Glassworks building

## Access

The scheme should retain inclusive access between the building and public space, while minimising the need for retaining structures and the extents of the podium to the undercroft parking

## Materials

Materials should create a comfortable transition to adjacent spaces and be selected for their robustness, ease of maintenance and low embodied carbon.

## Creating space for work

The public realm setting will bring benefit to businesses at the Glassworks: a vibrant space where people can meet, work and socialise. It will allow people to spend time away from their desks in a healthy, green environment that promotes well-being and reduces stress.

With the unknown impact of Covid-19, which is on many businesses consciousness, it will also create an extended working environment outdoors.

## Creating space for year-round use

The public realm will provide for a range of activities, including spaces (or 'rooms') for socialising and chance encounters, formal areas for meetings and networking, and spaces for individual contemplation. This will support the business environment and provide different spaces for the public to use at different times of year.

## Creating a biodiverse extension to the park

The new public realm will continue the character and palette of Harton Quays park, while offering more protection, shade and intimacy for a higher volume of people than the existing park does currently. The proposed landscape will create new habitats, reinforce cooling and, carbon capture and support the aim to be Net Carbon Zero

## Drawing

The public realm will bring three sides of the new and existing development together, maximising the benefit to all, enhancing the character of the conservation area and acting as a transition to the wide open, exposed riverside.



Spaces for individual contemplation and privacy



Spaces for chance meetings, exchange of ideas, informal networking



Flexible space for seating or temporary uses

# Context

## Location and Surrounding Spaces

The public space within the site will have a strong relationship with the new office building but also has the potential to offer a more public amenity, for people around the town centre.

The development is surrounded by retail, varying from the supermarket to the east to the established high street beyond the Market Square. The existing BT building to the north and Customs House theatre also attract a number of people at different times. People living to the south of the site along Mill Dam will move past the development towards the river and the now established South Shields Park attracts leisure users along the riverside.

The new public space will attract a range of people connected to each of these uses as well as providing a distinctive extension to the existing riverside park. It will become a place for relaxation, exercise, meeting and socialising and create comfortable, attractive spaces throughout the year.

## Heritage

The site sits on the edge of the Mill Dam Conservation Area which includes the Customs House, Mill dam terrace of pubs and small offices and the surrounding street scape. The remains of the Mill Dam wall and chimney are unlisted heritage assets and are prominent features of the place.

The chimney sits in the south-west corner of the site and has been 'tied in' to existing levels using a stone sett batter and earth works. This degrades its standing along the street scape as it feels like something that has been retained out of need rather than celebration. There is an opportunity to increase the quality of its setting and improve its condition through this project.

The wall has been built in several parts. The central zone is of greatest interest with the original window openings still visible but now closed up. The wall, although of some heritage value, does prevent movement across the site to Mill Dam. Through discussions with Lucy Routledge, Conservation officer at STC, this scheme proposes to reopen the wall to Mill Dam,

creating greater permeability in the area and safeguard its long term role in shaping the place.

The wider setting is a mix of old and new: marine and glasswork heritage buildings, combined with new offices, cultural venues and some residential buildings

Although a later addition to Mill Dam, the cobbled street strengthens the sense of place along the street as well as slowing vehicles using the street.

Further information can be found in Lichfield's Heritage Assessment.

## Constraints

The riverside has long been an intensively used place in South Shields. There are remnants of what came before, still visible on site and layers of the site's former uses - as a glassworks, car park and staithes for the Harton Coal Co.

While there are a number of opportunities to strengthen this connection with the site's heritage there are also some key constraints which can be summarised as follows:

- The site is exposed with potential for high winds, and likely prevalence of wind blown salt so close to the mouth of the Tyne.
- The Mill Dam wall is a significant feature of the conservation area (see next page) but prevents movement across the site, and separates businesses along Mill Dam from the park
- Part of the old Glassworks chimney remains a key feature of the local area and needs to be embraced in the development. There is also an existing sub- station, prominent on the site that will need to be carefully integrated.
- There is a steep fall across the site from north-east to south-west. Levels will need to tie in around all edges, to prevent loading on existing structures and the adjacent highway. The proposed basement car park extends into the site, creating a 3m level change at the south-west corner of the podium.



Location and Surrounding Spaces



Heritage

# Design Principles

The principles that have guided the design for the public space are set out on the following pages. Each interprets key elements of the brief in order to shape a space that is assimilated into Harton Quay and provides a high quality environment.

## Inspired by place

The development is positioned at a sharp transition between the fine grained development of Mill Dam and the vast landscape of the River Tyne corridor. As the river approaches the mouth of the Tyne the exposure and connection with the sea is evident.

This development will draw on both of those contrasting characters and scales. The southern portion of the site will have a strong connection with the adjacent South Shields park. Here, the space will be more open and public facing and allow larger groups to gather.

New openings in the Mill Dam wall will allow greater pedestrian permeability through the site, as well as allowing the finer grain of the street to influence the layout and create spaces of a smaller scale on the western part of the space.

## A place to work, a place to roam

The public spaces will be a place that supports the office environment, using the external spaces to extend the office space. The elevated podium can be used for occasional organised activities such as food markets or lunch time food vans. From here, a series of smaller 'rooms' will provide sheltered, comfortable spaces for meetings, socialising and lone working. It will support wellbeing in the office environment and allow employees to be close to nature.

Moving away from the podium there will be a subtle transition into a larger park space that feels like an extension of the existing South Shields Park. This will create space for larger gatherings in a more exposed environment. This section of the park will overlook the river and Customs House, framing the space to the south of the site and opening up future possibilities for a more cohesive public square outside the Customs House.

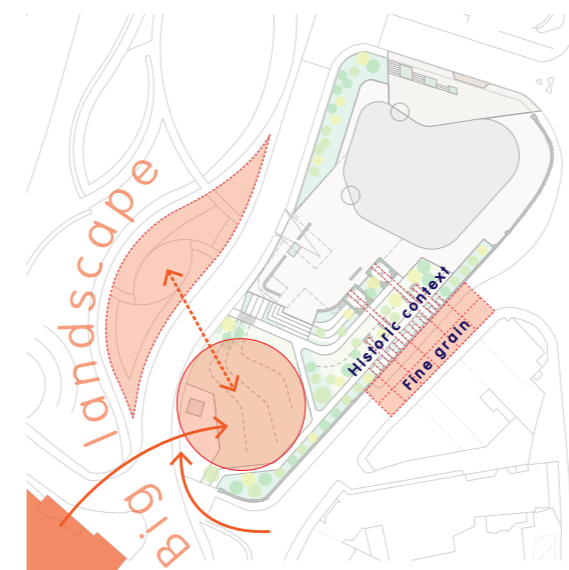
## Celebrating exposure & providing protection

The wind, rain and far-reaching views of this part of the Tyne heavily influence the special character of the site. This is something to celebrate and has been a key driver in the design. The landscape terraces down from the higher level to allow people to enjoy views out towards the river. Tree planting is minimal in this area, reinforcing the openness and seating has been aligned along the edge of the podium, allowing people to spend time outside in good conditions.

The scale changes towards Mill Dam and the eastern edge of the site. These finer scale spaces will be heavily planted, creating appropriate protection to allow people to sit throughout the year, as well as adding visual interest and increasing biodiversity.



A place to work, a place to roam



Inspired by place



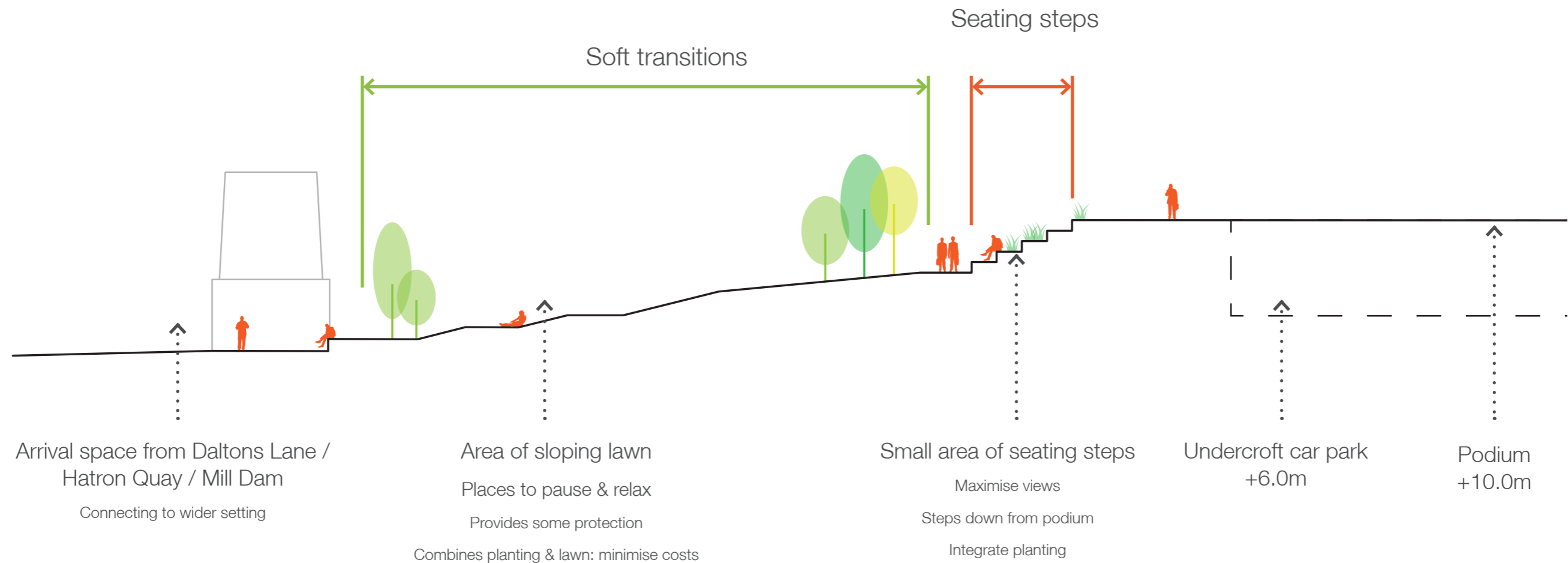
Celebrating exposure & providing protection

**Occupying the level changes**

The transition between the higher and lower level has been carefully planned to ensure the site is accessible for all, reducing the amount of construction and ensuring the landscape flows around the building.

The landscape slopes gradually along the eastern side of the site to tie in with the levels around the Mill Dam Wall. There is a sharper change at the southern edge of the podium to transition back to existing road levels along Harton Quay.

Throughout, the edges and level changes have been designed so they can be occupied, taking advantage of views towards the west and minimising clutter within the landscape.



# Proposed Plan

The plan opposite is an illustrative rendering of drawing RFM-XX-00-DR-L-0001 - Landscape general arrangement. The plan shows the different zones within the public spaces, strategic planting and seating opportunities. More detailed notes are listed below and visualised on the following pages.

1. Podium above basement car park, with views over the river and space for occasional temporary use.
2. Terraced lawn sloping down towards the chimney with level access on to Harton Quay
3. New opening through Mill Dam wall
4. Pocket spaces closely related to the new office building
5. Seating steps down from the podium offering informal places to gather
6. Sloping access route, providing and accessible route from Harton Quay and Mill dam around the building
7. Terraced planting including a mix of smaller multi-stem trees and larger parkland trees
8. Access to underground car park and cycle store
9. Publicly accessible cycle stands
10. Rain gardens taking drainage from all footpaths and hard surfaces
11. Refurbished chimney, regraded at the base to allow access around
12. Steps down to the corner of Mill Dam



Site plan



A



B



C



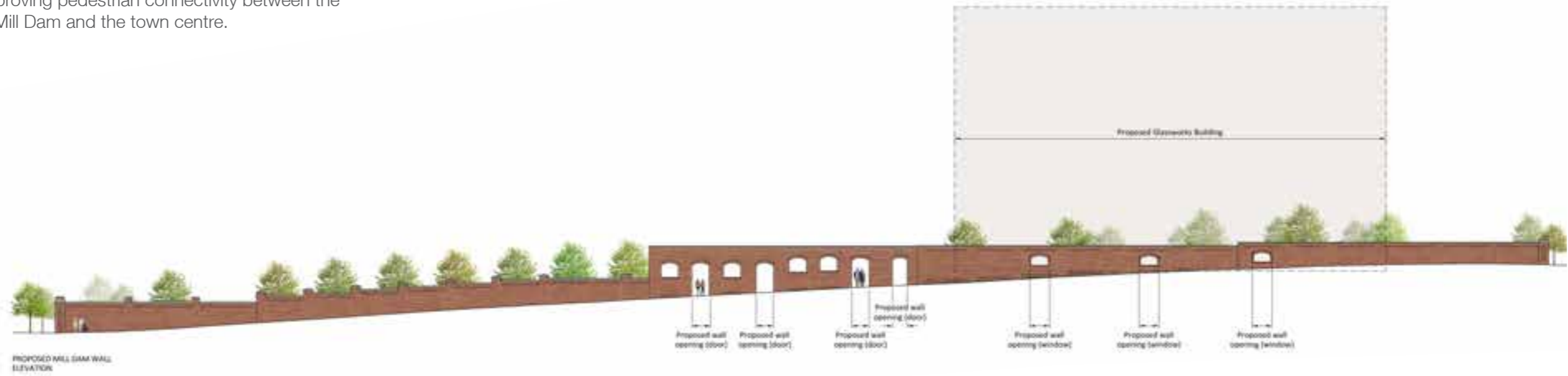
D



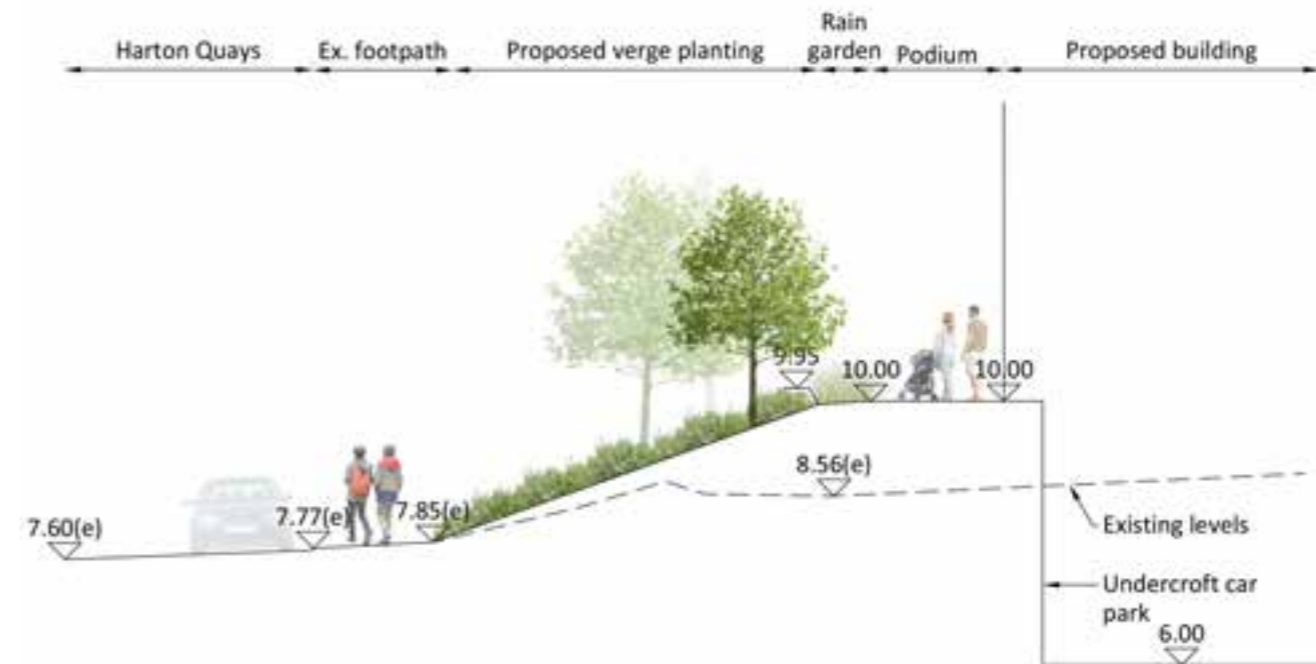
E

# Proposed Sections

The following sections and elevations describe five key transitions with the edges of the site. This shows how the scheme sits harmoniously with the surroundings but also delivers wider benefits by improving pedestrian connectivity between the river, Mill Dam and the town centre.



Section A



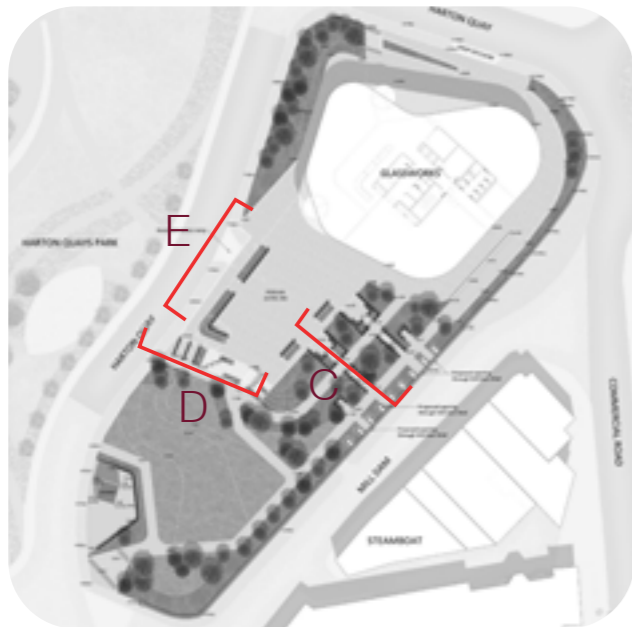
Section B



Section C



Section D



Section E

# Focus areas

The public space design creates a strong engagement with the surrounding streets. We are proposing to utilise the existing wall as a gateway into the site and ensure the environment around the historic chimney is a space that recognises the importance of the structure in the local area.

The following pages visualise the character of three of these transition spaces, demonstrating how they might be used and what it will feel like.

## Mill Dam Gardens

People will move through a series of garden spaces between Mill dam and the podium. These will be places for people to work, socialise and relax in an intimate environment that is comfortable throughout the year. Materials will draw on the character of Mill Dam and reflect the finer grain of the space.







### Chimney Square

The existing bank, built up around the remains of the chimney will be excavated down to allow access around the structure. A new seating edge will retain the terraced lawn and form an edge to the space that continues across to the Customs House building.

Reclaimed setts will be used around the chimney, continuing the materiality from Mill Dam and strengthening the integrity of the Conservation Area.

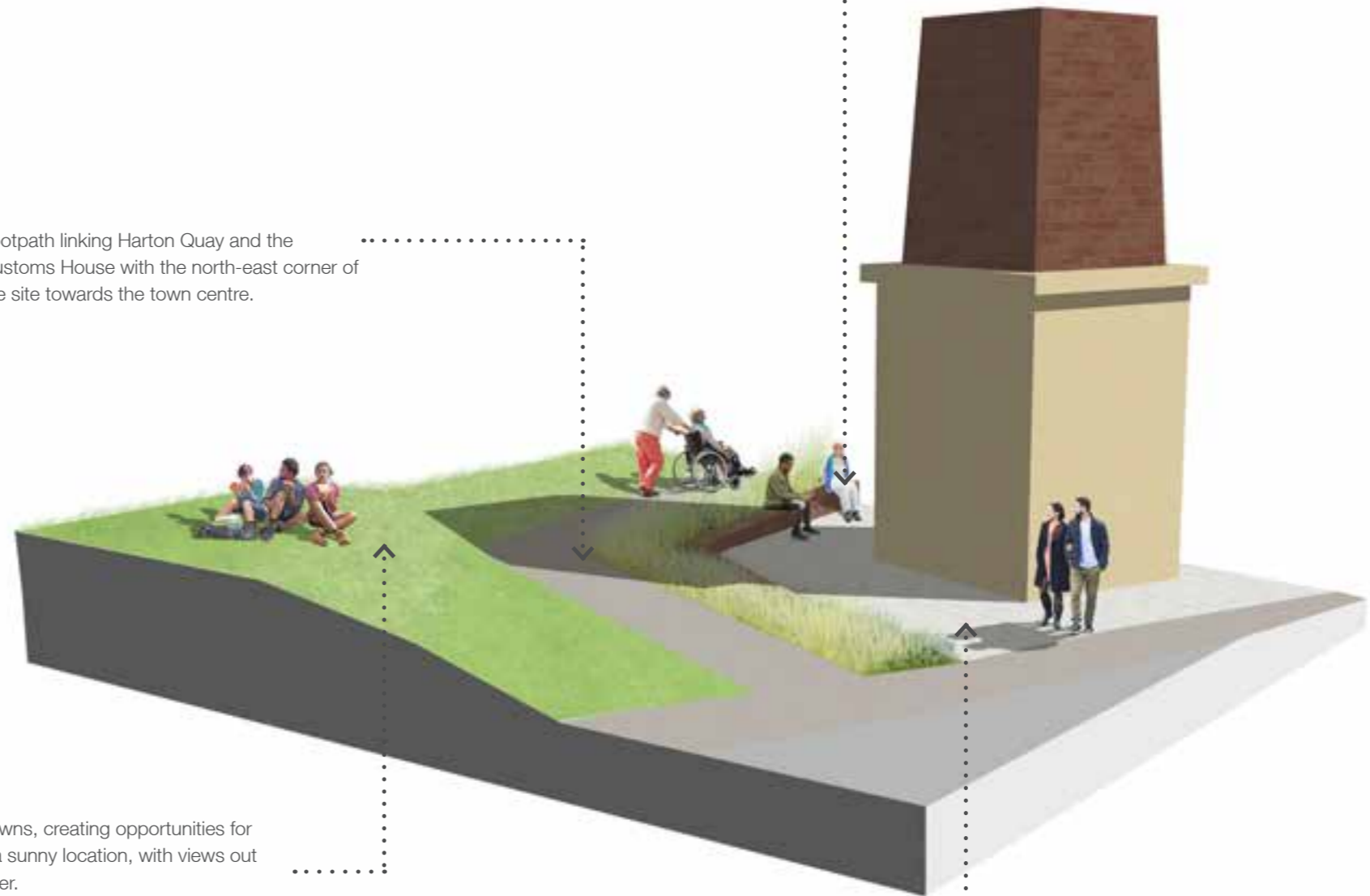


Footpath linking Harton Quay and the Customs House with the north-east corner of the site towards the town centre.

Reinforcing seating edge overlooking the chimney and addressing the space that links the site with the Customs House

Terraced lawns, creating opportunities for seating in a sunny location, with views out over the river.

Reclaimed cobbles around chimney giving the structure an improved grounding in its context. Chimney will be refurbished to ensure its long term integrity and value.



# Surface materials

The materiality in the public space will reinforce the character of the place and create comfortable transitions to neighbouring development. The proposals utilise reclaimed setts to extend the influence of the conservation area but in a way that ensures footpaths are easy to use for all. The paths through the lower part of the site are intended to form an extension to the park so the bound surface proposed provides some continuity to the asphalt used in the existing space.

Surface materials have been selected for:

- Their relatively low embodied carbon, including reclaimed materials where possible
- Need for minimal maintenance and robustness
- To create a harmonious palette that is affordable and reinforces the sense of place.



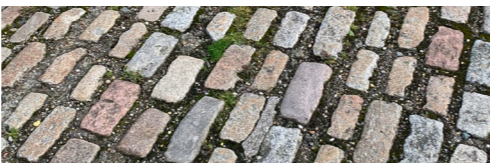
Kellen Cero, low carbon paving, warm tones, varying texture



Flexi-pave recycled bound surface - recycled rubber and aggregate surfacing



Natural stone setts and small flags with textured surface referencing the crown blown glass produced on site



Reclaimed setts used as a detail along the edges the natural stone paving.



Surface materials plan

# Seating, steps and edges

The scheme proposes a range of seating types from formal benches to seating steps and angled lawns that can be used in dry conditions. The intention is to create a place that can be used throughout the year and fosters social interaction.

The prevalence of timber and steel along the riverside make them suitable choices for benches, and seating steps. Detailing will be simple and robust to create long lasting surfaces that are comfortable and can adapt to the exposed coastal environment.



Untreated timber seating steps



Stone step treads and risers



Steel edging, predominately laid flush with 150-450mm raised edge on the podium



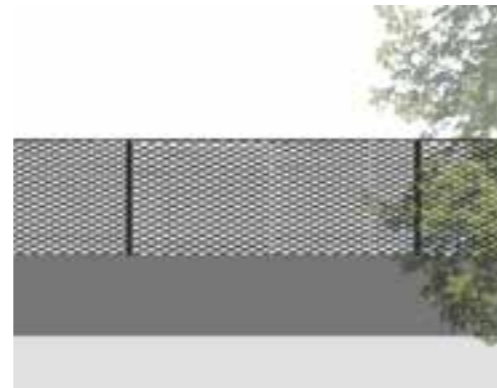
Timber benches, powder coated steelwork



Seating, steps and edges plan

# Cycling and pedestrian movement

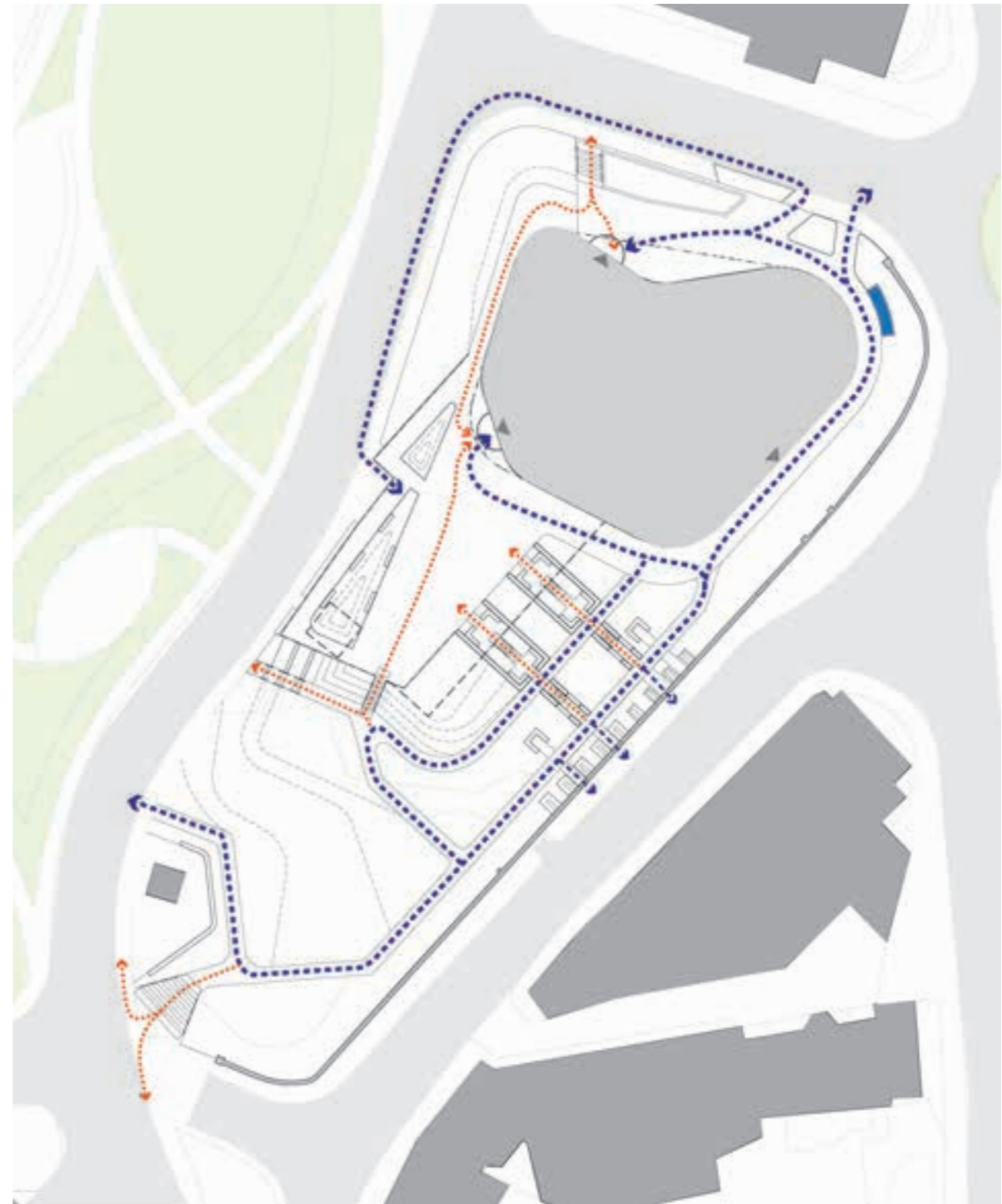
Accessible routes have been carefully designed to ensure they are convenient, welcoming and direct. The proposals will facilitate an attractive walking route through the site and improve access through to Mill Dam. This will create a safer more outward looking place. Cyclists can also ride through the site, and use publicly accessible parking adjacent to the building entrance on the corner of Mill Dam. There is also access to the building cycle store, via the entrance on Harton Quay



The balustrade will be robust but visually light and tie in with the steelwork used elsewhere



Cycle stands will have a high quality powder coated finish, have a simple design, picking out the curves of the proposed building



Cycling and pedestrian movement plan

# Planting

Planting will bring a distinct structure to the public spaces, substantially increasing biodiversity in the area and attracting wildlife. The palette seeks to draw on the successes within the existing park, retaining some continuity while establishing a broader mix of species that creates a more varied landscape, greater protection from the elements and year round interest.

Planting in the Mill Dam garden spaces will frame the rooms within the landscape, creating an intimate and comfortable setting.

Robust species with high tolerance to drought and wind will be used on the podium in raised planters. A range of wind and salt resilient tree planting will give protection from the elements. Although trees are not proposed on the podium for long term resilience, groups of trees along Harton Quay to the north-west of the main podium space, and to the eastern edge will be planted below the podium and provide shelter at canopy level.

The lower park area will continue the swathes of single species grasses from the park, reflecting the larger scale and to assimilate the space within the wider park.

**Podium planting**  
A mix of resilient, drought tolerant species will be used in raised planters. These will be species typically used on high roof gardens when evaporation is high.

**Garden planting**  
A richer mix of structural shrub planting, small and large trees and hardy perennials that require minimal maintenance will add interest and define intimate attractive spaces.

**Park planting**  
Swathes of single species ornamental grasses, groups of Scots pine to the south but otherwise exposed and open.

**Rain garden planting**  
Species suited to both inundation and drought that cleanse surface water by fixing nitrogen and require minimal maintenance.

**Trees**  
A mix of deciduous and evergreen species will be used, providing year round structure and protection. Species have been selected to withstand high wind and salt as well as providing colour and food for pollinators and birds.

The broad mix of species will ensure the space is resilient to new diseases.



Planting plan

Trees - selection



**Acer campestre 'Elsrijk'**  
Robust urban tree; wind/salt spray tolerant; with good autumn colour



**Alnus glutinosa**  
Native to UK and establishes in wide range of soils; wind/salt spray tolerant



**Amelanchier lamarckii**  
Good urban tree; wind/salt spray tolerant; spring and autumn interest



**Larix decidua**  
Suitable for wide range of soils; strong wind break, and salt spray tolerant; native to UK; semi-evergreen



**Pinus sylvestris**  
Good urban tree; suitable for windbreaks and coastal settings; native to UK; evergreen



**Prunus x schmittii**  
Good urban tree; spring interest; wind and salt spray tolerant



**Salix caprea**  
Good urban tree; wind and salt spray tolerant; winter & spring interest; native to UK



**Sorbus aria 'Lutescens'**  
Good urban tree; spring & autumn interest; wind/salt spray tolerant

Grasses and perennials - selection



*Armeria maritima*



*Stipa tenuissima*



*Sesleria autumnalis*



*Allium* spp



*Leymus arenarius*



*Anemanthele lessoniana*

Shrub planting - selection



*Olearia x haastii*



*Lonicera nitida* (hedging & groundcover)



*Perovskia atriplicifolia*



*Hebe* spp



*Vinca minor*



*Hedera helix* (for climbers & groundcover)



Rain garden planting - selection



*Stipa tenuissima*



*Sesleria autumnalis*



*Allium* spp



*Vinca minor*

Podium planting - selection



*Anemantele lessioniana*



*Leymus arenarius*



*Achillea* spp



*Hebe* spp



*Armeria maritima*



*Hedera helix* (for climbers & groundcover)

# Strategic Levels and Gradients

The public spaces have been carefully designed to ensure the site sits comfortably within its context. In particular the entrance to the building sits level with the pavement level at the north-east corner. Levels along the Mill Dam Wall are also retained to ensure there is no additional loading on the wall and the new openings can be accessed on a flush surface

Levels have been rationalised across the site creating gentle terraces and sloped transitions to allow the landscape to flow around the building. The paths have been designed to ensure there the route is accessible for all (greater than 1:20) through the site, inviting people to use the space as a more enjoyable, attractive route between the Customs House and the town centre.

Elsewhere, the basement car park means that the higher +10m level is pulled south into the site, creating a sharper level change with Harton Quay. Here a series of seating steps and terraces are proposed to allow people to sit and gather in an elevated position overlooking the river.

There is level access from the fire exit on the eastern building elevation, allowing people to evacuate to the north or south.



Strategic levels and gradients plan

# Maintenance

Effective management of the site is essential to the long term success of the place. It will ensure the space is attractive to use and functions properly. Good management will help to retain the value of the building asset for South Tyneside Council and ensure that the ambitions of the project - to create a highly sustainable building with significant benefits for biodiversity - will be realised.

Reducing the volume of management has been an inherent design driver for the public spaces. The overall layout seeks to encourage good surveillance and increase the potential for good behaviour (reduced damage, litter etc.). Materials and planting have been selected for their robustness and long design life. The planting will be designed to reduce the amount of maintenance, creating dense plantings that control weeds and work harmoniously together.

Furniture materials will be well suited to the coastal environment, specified to withstand wind blown salt and severe weather conditions.

Although the management plan still requires development following further engagement with South Tyneside Council, initial feedback suggests that maintenance responsibilities will be split in two across the site. The podium landscape and spaces around the building will fall to a private management company, funded through a service charge paid by building occupants. The remaining park space will be maintained by South Tyneside Council Asset Management Green Space team.

## Typical operations

A detailed management plan will be prepared as part of the planning process but further consultation with South Tyneside Council is required first. While the need to minimise maintenance operations, both to reduce long term carbon cost and safeguard the quality of the scheme, has been an inherent consideration of the design, all public spaces require careful maintenance.

The table opposite sets out the key operations that will be required to ensure a quality place is maintained.

it is likely that weekly inspections will need to take place to ensure the space is safe to use and identify any damage.

## Typical operations

- Water trees during establishment and in following drought conditions (this is being mitigated by incorporating tree pits in sustainable drainage scheme where possible)
- Cut back broken, diseased or dying branches. Prune trees to maintain a desirable shape in the first three years after planting and adjust root guys.

## Low level planting

- Water as required to ensure good establishment of planting, dependent on weather conditions,
- Weeding. Remove arisings from site.
- Cut back perennials, ornamental grasses during three separate visits between time of year depending on species.
- Splitting of perennials where required to ensure good composition within the bed and healthy plant relationships
- Prune specimen shrubs where required

## Paved surfaces

- Surface cleaning where required, particularly in autumn and winter months to remove plant litter
- Litter picking across space, particularly following windy conditions

## Furniture

- Inspect benches and balustrade regularly for damage, degradation and health and safety hazards
- Repair timber slats if damaged, ensure timber seating steps aren't slippery



Management responsibilities and access plan

# Appearance

We have looked at precedents with simple, elegant forms.

The rigour and simplicity of an expression that is derived from the building function provides exciting opportunities and a timeless aesthetic.

We have worked hard to generate a simple elegant plan, with a wide span grid that creates column free floor plates. The elevations of the building need to reflect this rigour. The focus on technical elegance, the precision of detail, its repetition and quality of execution provides the grammar, the structure of the whole which is much more than an applied aesthetic.

The precedents we have selected exemplify this approach. All are derived from an application of form and function expressed in façade treatments with depth, texture and rigour.



Galzed Terracotta Rainscreen



SEB Bank Headquarters, Copen-



Windmill Green, Manchester



Windmill Green, Manchester



SEB Bank Headquarters, Copenhagen

# Facade Development

The façade has a simple, confident language and references the site’s history. It is predominantly glazed, maximising views out and creating connectivity between the internal spaces and the public realm, we have exploited the use of solid panels within the façade in varying locations depending on orientation, particularly to the south to provide solar shading. This maintains the design concept of simplicity and elegance throughout.

The top floor is cut back to the south and west to take advantage of the views over the river with a large roof terrace. A band of articulated glazed ceramic tiles wraps each floor, the texture and colour of these tiles will change throughout the days and seasons to create further visual interest and accentuating the fluid form of the building.

We strongly believe that form follows function and that this a measure of many of the most successful and timeless modern buildings. The plan form is fluid but has a rigour to it which is driven by the functional requirements within. This approach manifests itself as a structural grid that can be subdivided into a 1.5m planning module as defined by the BCO. The design team carried out extensive elevational and material studies to marry the needs of the building with the aspirations of the client team and environmental considerations, particularly orientation and impact when approaching the site from the primary routes.

An active frontage is maintained where the building meets the public realm with elegant full height capelss glazing to maximise views in and out of the exciting ground floor space.

- 1 Full height capless glazing
- 2 500mm Terracotta solid band at each level with extended cap detail top and bottom
- 3 500m insulated glazed spandrel panel
- 4 Full height insulated glazed spandrel panel
- 5 300mm intregrated louvres



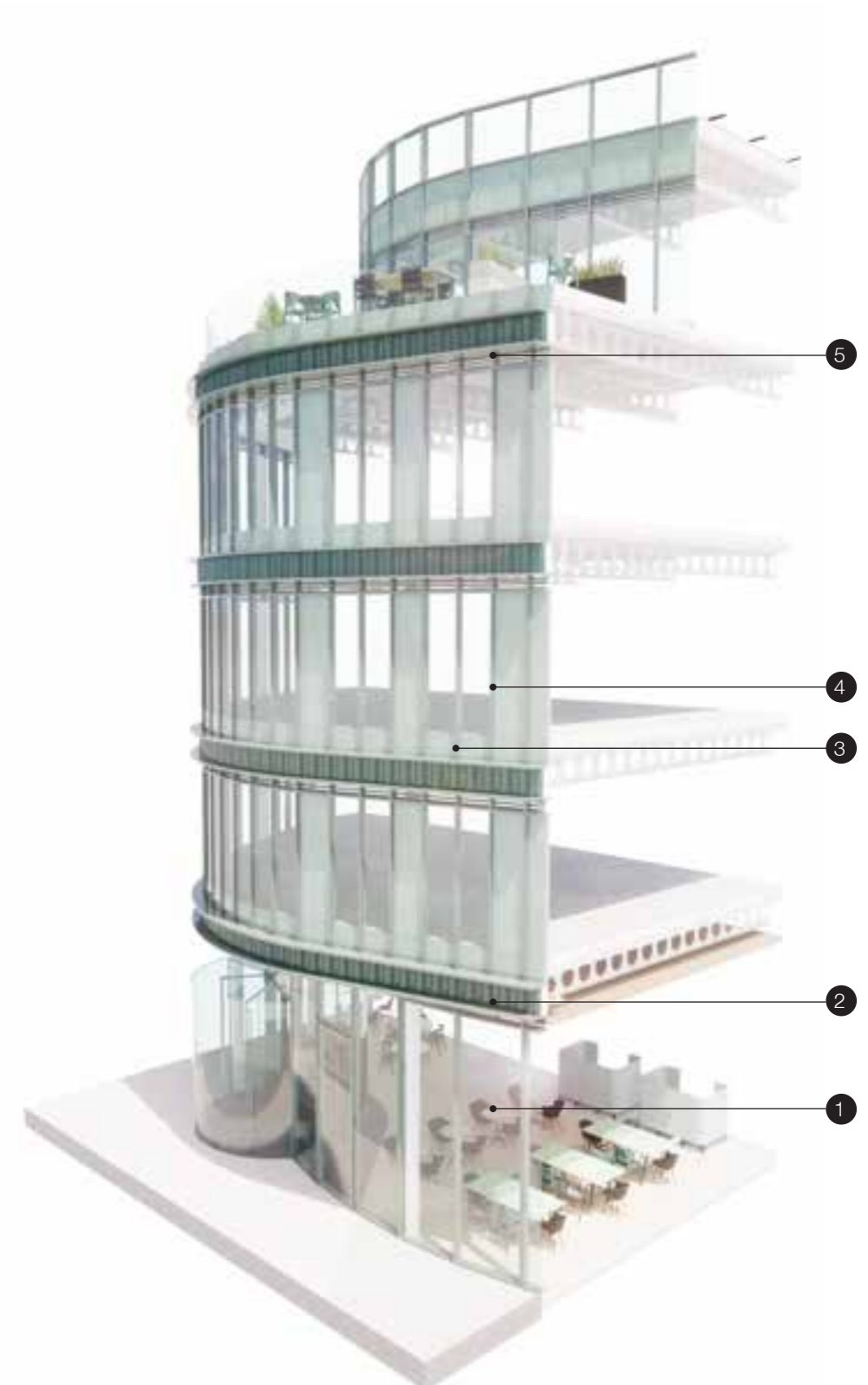
Facade Option 01



Facade Option 02



Facade Option 03



Facade Option 01 section



North elevation

# Access for All

Level access is provided to all parts of the site and all areas of the building in accordance with policy from STC and building regulations.

Our proposals have been designed to encourage the use of cycles. Lockers, showers and secure storage within the building footprint are provided in the basement and cycle parking for over 50 cycles has been provided. There are accessible WC's on each floor level and two 10 person lifts to ensure access for all. There is an external terrace at roof level which will be designed with flush thresholds to ensure there are no physical barriers for access.

Signage and manifestation strategies will be developed in due course to promote inclusivity.



Entrance Plaza

# Planning and Community Involvement

A pre-application enquiry has been submitted to South Tyneside Council 23 November 2020 and a meeting held with the case officer 2 November 2020. The meeting was useful, with positive initial feedback from the case officer. A formal pre-application response from the Council was received 18 November 2020.

Due to the ongoing COVID pandemic and public health concerns surrounding large groups of people in confined areas, it was considered that a leaflet consultation would provide the best strategy for public engagement. A leaflet will be posted to over 300 businesses and households in the vicinity of the site to provide information and visuals on the proposals, set out next steps and ask for feedback via a free-post questionnaire or via a website questionnaire. A summary of feedback received from the consultation is detailed further in the Statement of Community Involvement accompanying the planning application.



## Harton Quay, Office Development South Shields

This leaflet has been prepared to let you know about a planning application for new office accommodation at Harton Quay, South Shields. The new office building would:



Be 'grade A' office accommodation



Be designed to integrate well with the heritage of the area



Be a near net zero carbon building



Make good use of brownfield land



Achieve the BREEAM Outstanding environmental standard



Bring new jobs and investment into South Tyneside

The proposed development is led by South Tyneside Council and will be developed by Muse Developments Limited.

### Next Steps

This leaflet provides you with details of the proposed development and allows you to submit feedback on the proposal.

The feedback received will be used by the applicants to inform the planning application, including making alterations to the proposed development as necessary. Comments received and any changes made, will be summarised within a Statement of Community Involvement which will be submitted with the planning application.

We encourage you to comment on the proposals using the Freepost response form overleaf or by visiting <https://www.smartsurvey.co.uk/s/4HHKMG/>



South Tyneside Council







Riverside View

