

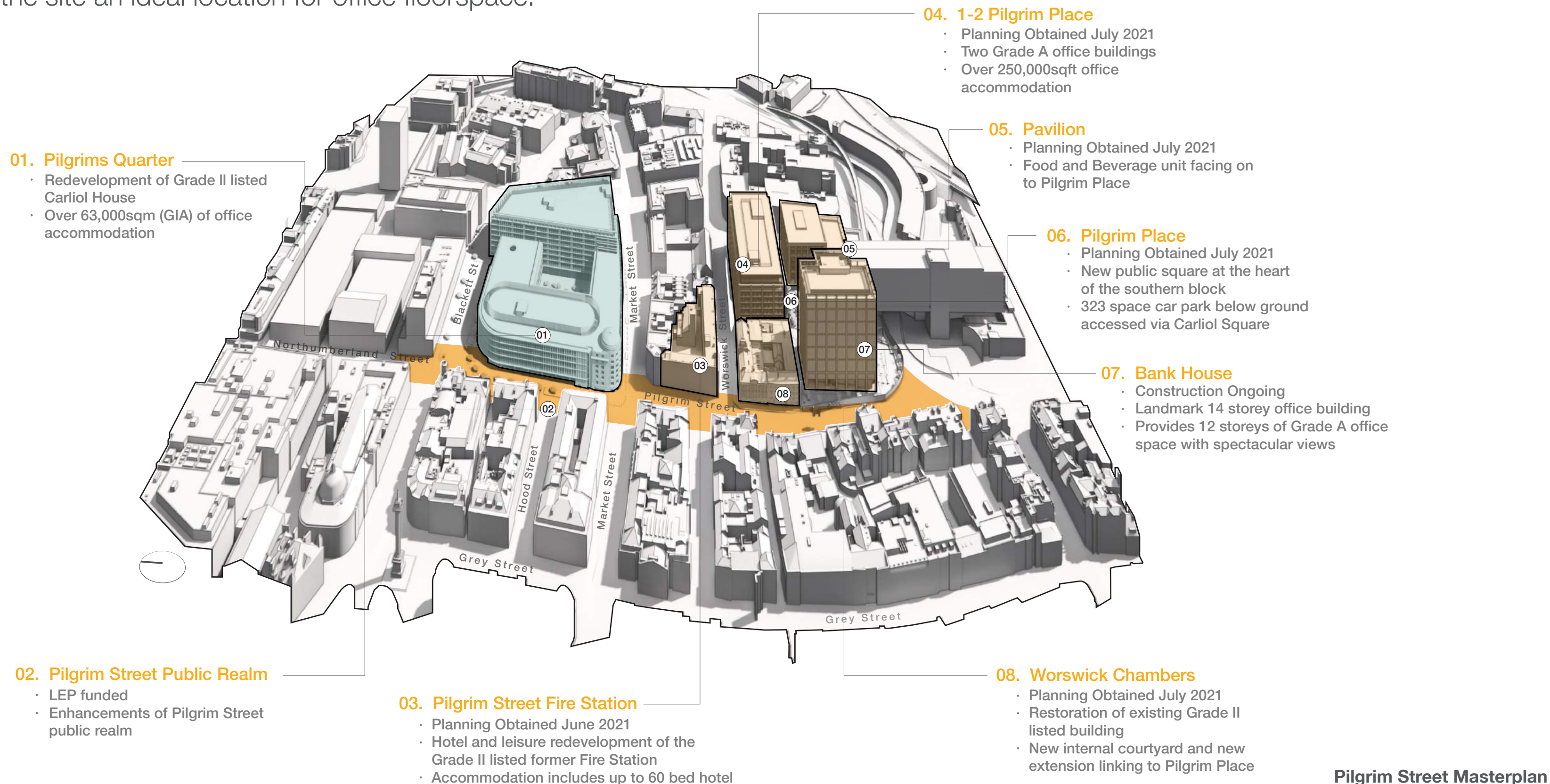
Pilgrim's Quarter Overview

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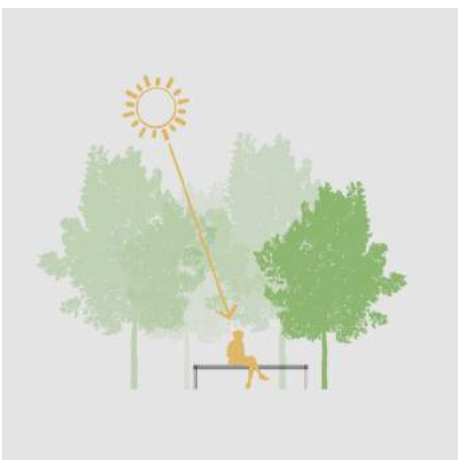
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Pilgrim's Quarter is the northern most plot of Pilgrim Street, currently occupied by The Stack, Commercial Union House, Carliol House, Dex Car Park and Bamburgh House. The site is a gateway between the City Centre and the broader East Pilgrim Street regeneration area. Development proposals comprise of a new office complex, providing over 63,000sqm (GIA) of Grade A accommodation in the heart of the City Centre. The scheme will also incorporate public realm improvements and ground floor retail provision, in addition to up to 150 car parking spaces, including electric vehicle charging points. The proposals incorporate the retention and refurbishment of the elevations of Carliol House fronting onto Pilgrim Street and Market Street, including the prominent cupola on the junction of those streets.

Newcastle's primary shopping area is located immediately to the north and west of the site. Both the Monument and Haymarket Metro Stations are located just a few minutes' walk away, with frequent bus services providing access from the site to various destinations across and beyond the city. Central station is within 10 minutes walk of the site, providing national rail connections. The accessibility of the site and pedestrian connections into city centre amenities make the site an ideal location for office floorspace.



Pedestrianisation



Green space



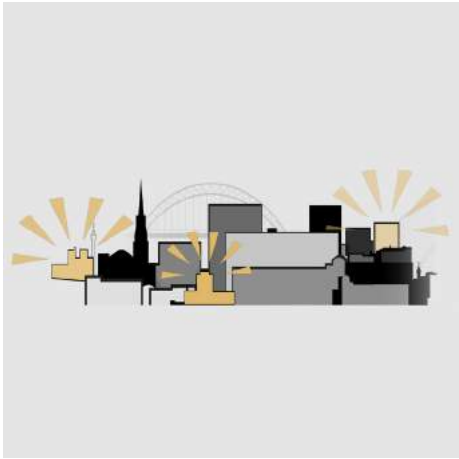
Retail quarter extension



City centre jobs



Sustainable transport



Regeneration



Carliol House



Clean Air Zone

Site and city benefits

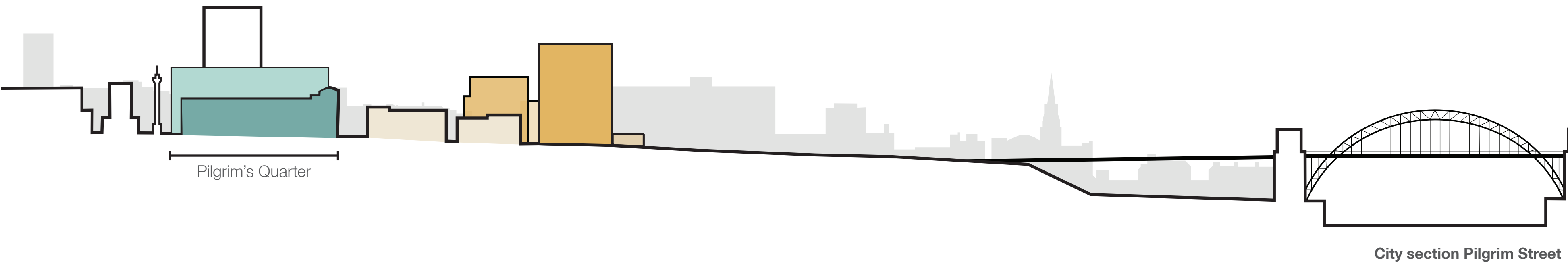
Pilgrim's Quarter Site Context

The Pilgrim's Quarter development will be located at the junction of Pilgrim Street and New Bridge Street West, a threshold between the high value, aspirational streetscapes of Grey Street and Grainger Town to the west, the primary shopping area to the north and the underdeveloped Pilgrim Street city quarter to the east.

The site takes the form of a full city block, bounded by Pilgrim Street, New Bridge Street West, John Dobson Street and Market Street. The block is somewhat cut off by wide roads and bus traffic, though there are developing proposals to move bus routes to the south and east of the site, allowing enhanced pedestrian connections into the city centre to the north and west. The site has been substantially cleared in recent years, northern and eastern portions of the proposed building will sit level with the Carloli House facade lower than the existing Commercial Union House and Bamburgh House buildings currently on site. The previous Odeon Cinema, Watson House and Norham House buildings which wrapped around from Pilgrim Street to New Bridge Street West junction were of a similar height to the proposals. Therefore representing an appropriate scale and massing of development, whilst responding sensitively to the surrounding townscape.

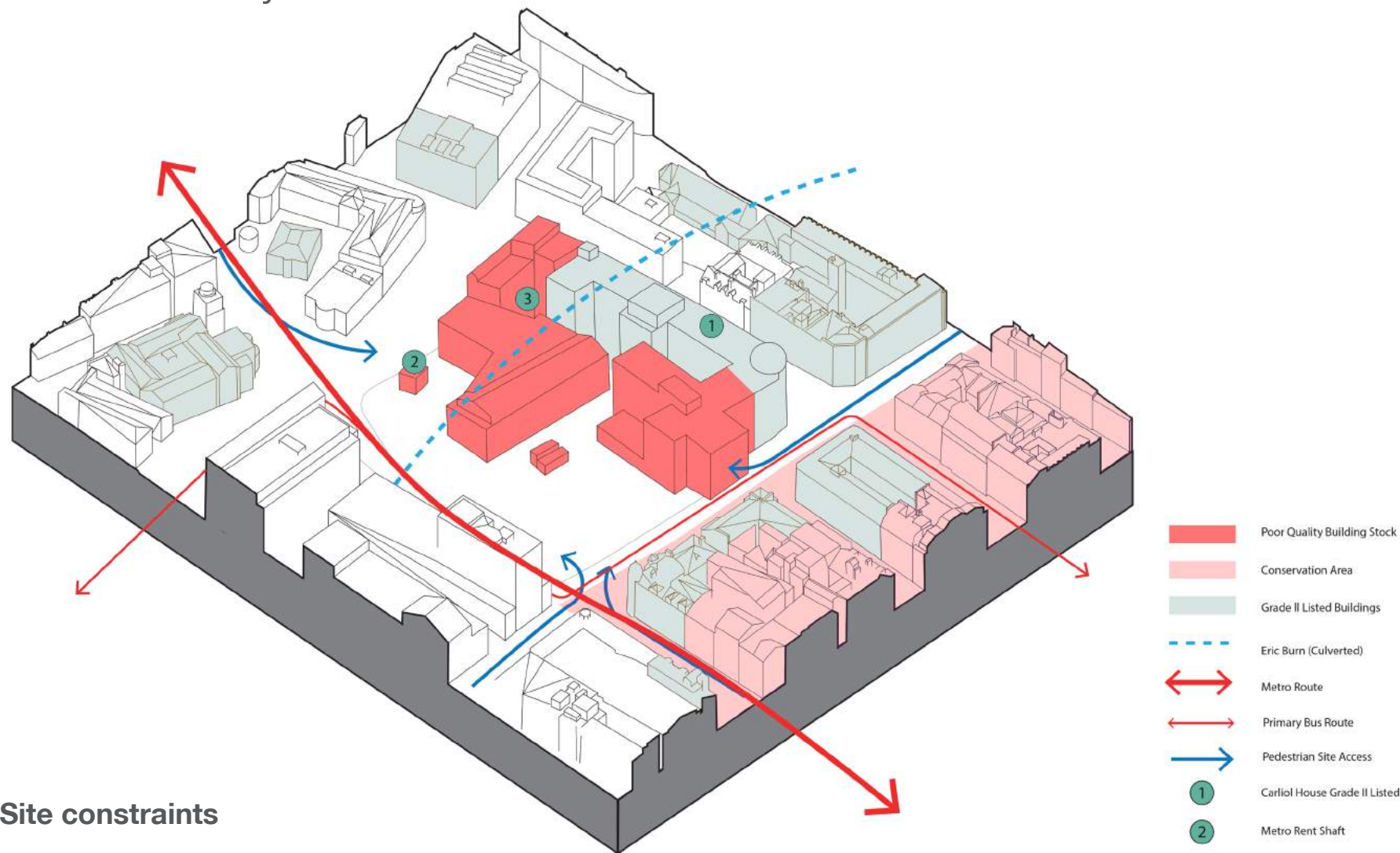


Aerial view of site



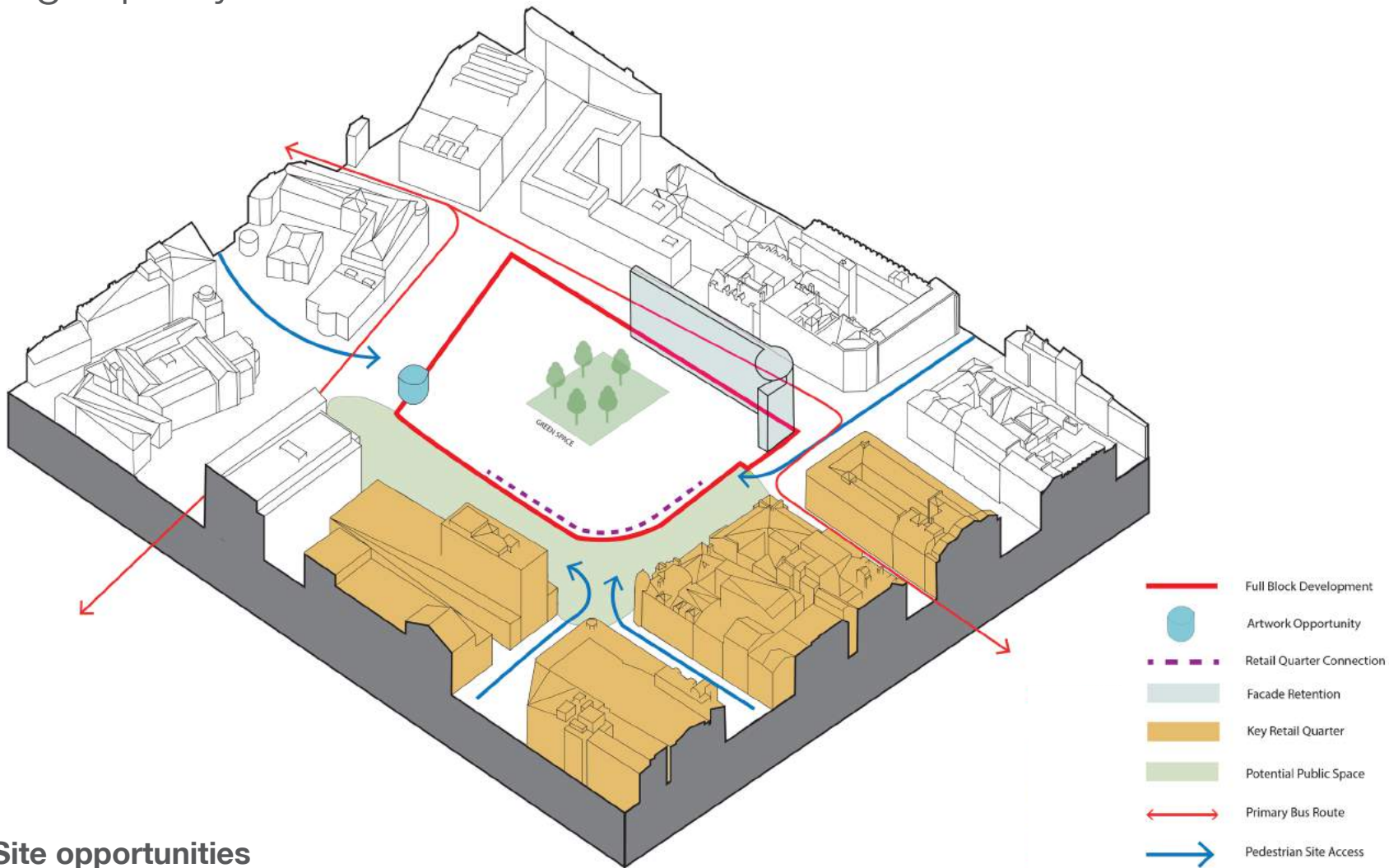
Constraints

- The site is located on the edge of the Central Conservation Area.
- There are several listed buildings in the East Pilgrim Street area.
- Grade II listed Carloli House forms the southern portion of the site.
- There are a series of constraints within the site including substations, the Erick Burn culvert and the metro vent shaft, serving the adjacent metro tunnel to the north.
- The heavy bus traffic on New Bridge Street West and Pilgrim Street disconnect the site from the pedestrianised primary shopping area.
- The site is within the medieval city walls and may have some archaeological interest, though modern developments across the site make this less likely.



Opportunities

- The site has direct pedestrian access to the primary shopping area.
- The site benefits from excellent access by public transport.
- The East Pilgrim Street area benefits from a development framework to inform planning applications.
- Pilgrim Street will benefit from public realm improvements associated with the Bank House development.
- Planning consents for Bank House, Pilgrim Place, Worswick Chambers and the Fire Station provide a positive backdrop to new development and an opportunity to regenerate this underdeveloped city quarter.
- The development offers an opportunity to bring new life to the distinctive and high quality facades of Carloli House.



Pilgrim's Quarter Development Principles

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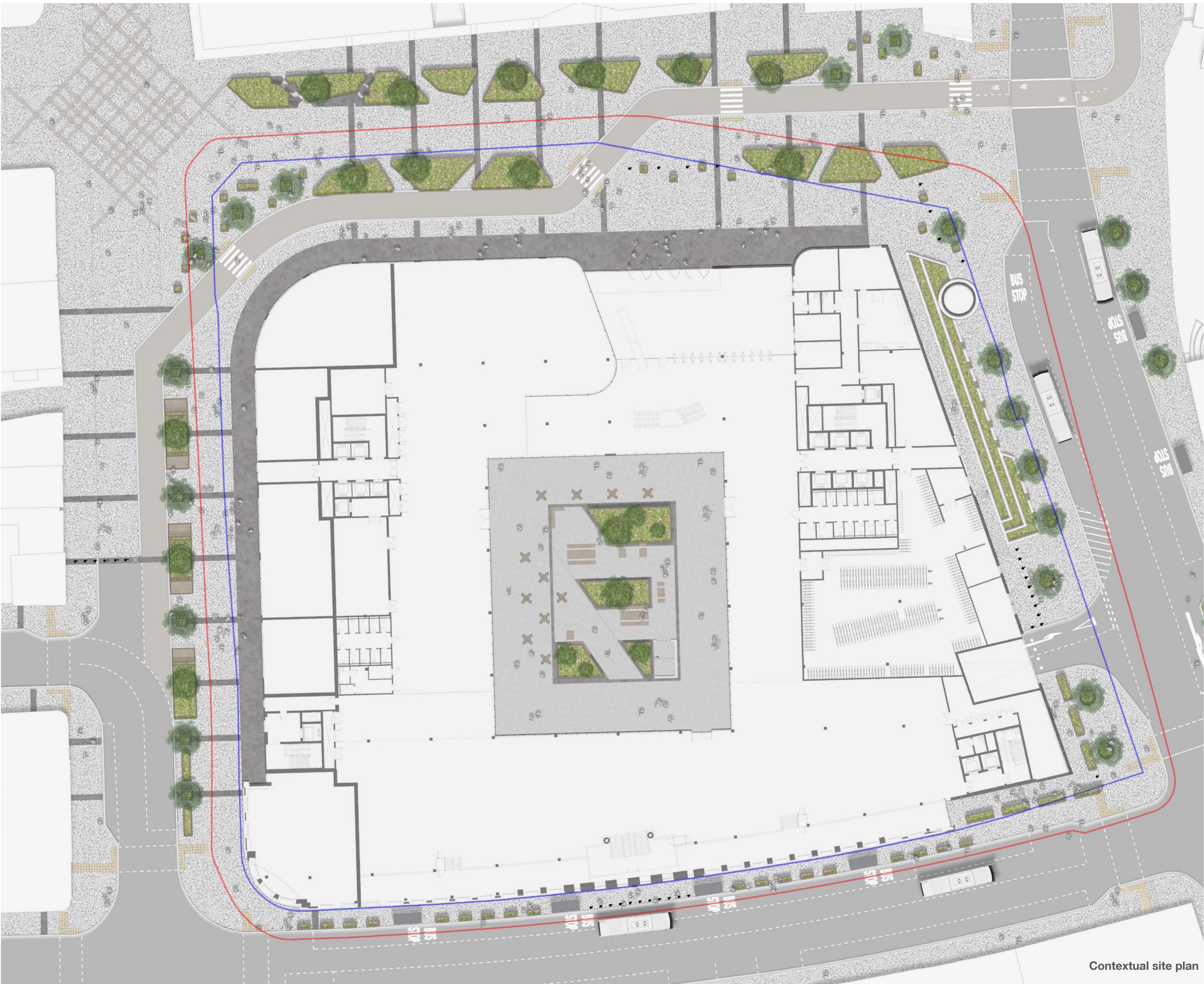
The development proposals at Pilgrim's Quarter follow on from the recently approved applications at Bank House, now being built out, Pilgrim Place and the former Fire Station which are all within the ownership of Taras Properties. Pilgrim's Quarter will see the completion of the final development parcel within Newcastle City Council's East Pilgrim Street regeneration area and the proposals respond to the principles in the Council's Development Framework.

The site has previously been considered for substantial retail use. With recent changes in the city centre retail and leisure market, there is now reduced demand for additional retail and leisure provision with increasing vacancy levels in the city centre. The core principle of Pilgrim's Quarter office development is to bring new workers into the city centre, priming footfall to the retail and leisure areas and the broader city centre offer.

Across Pilgrim Street, developments have been brought forward with substantial public realm improvements, in consultation with Newcastle City Council. This placemaking aims to improve access into the city centre and provide a positive environment to support the proposed new uses, a sustainable urban landscape, new businesses and visitors moving into the area. Pilgrim's Quarter will continue this theme, enhancing the place, reducing traffic flows, extending pedestrian access and improving access to public transport. The new public realm will be enhanced by quality materials, coordinated with the established city centre palette.



The public realm proposals shown are not yet finalised and the subject of ongoing discussions with the City Council in order to ensure coordination with their proposals for the wider city centre – currently the subject of a separate public consultation.



Contextual site plan

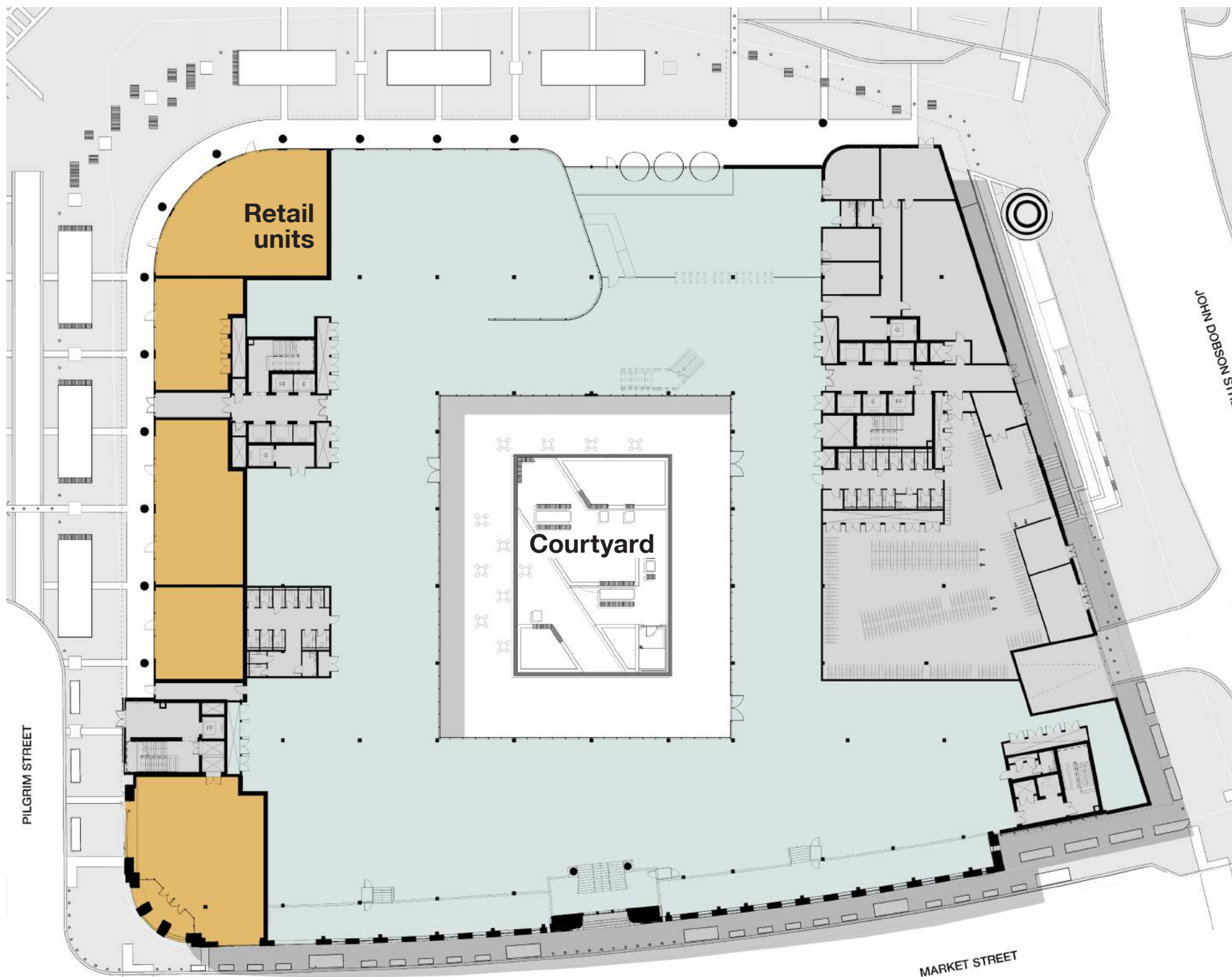
Pilgrim's Quarter Layout

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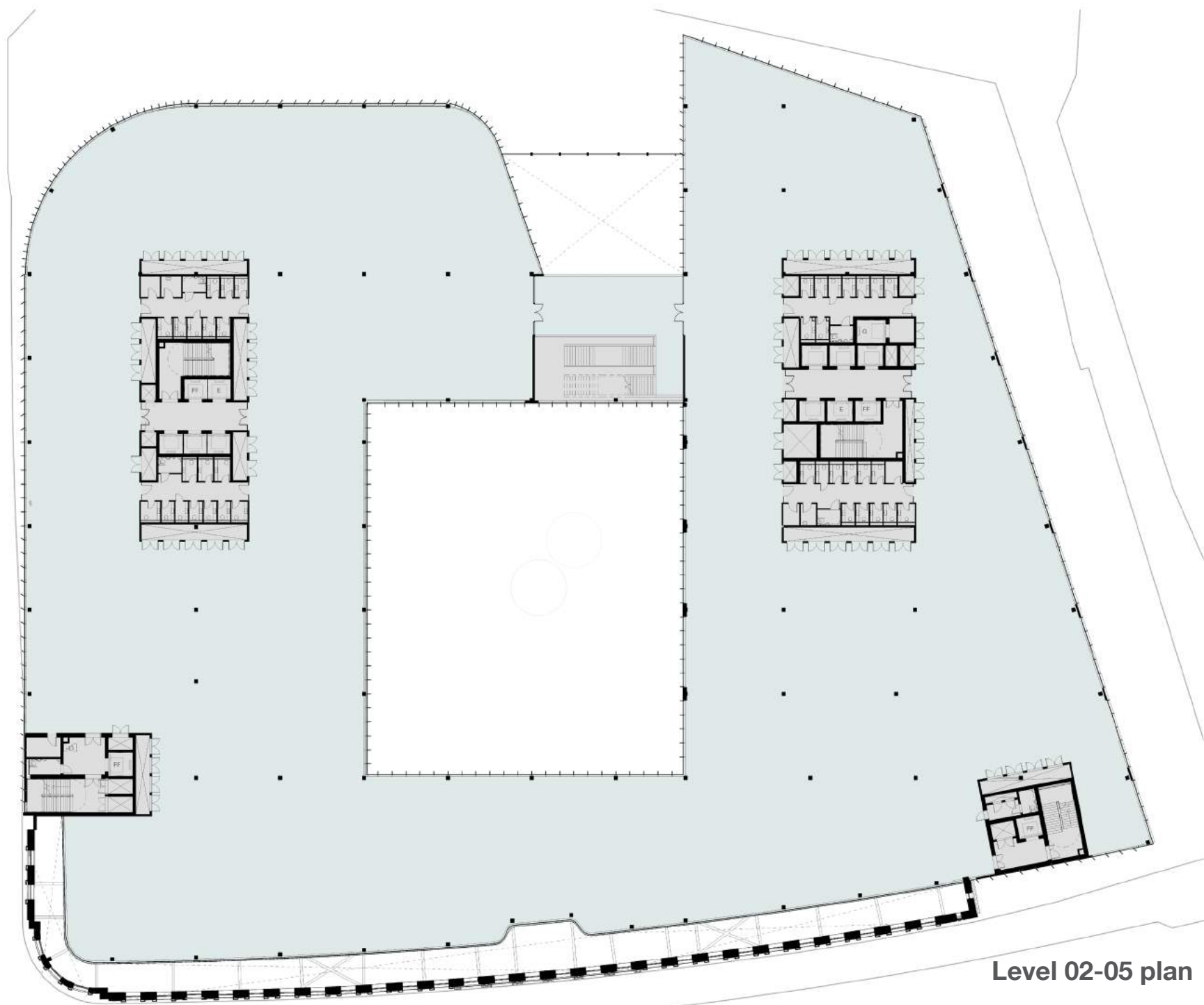
The Pilgrim's Quarter development will occupy the full city block, alongside the significant improvements to the adjacent public realm. As modern office accommodation, the building will offer over 63,000sqm (GIA) of Grade A floorspace across 9 storeys. More than 950sqm (GIA) of complementary retail space will also be provided along Pilgrim Street, at ground floor level. High quality landscaping and a new public realm will also feature, including the provision of a new cycle and pedestrian infrastructure.

The massing and articulation of the proposed development will respond to the urban block and the opportunities and constraints of the site. The development will form a perimeter block on the site, presenting active frontage to the street on all four sides. In particular, the northern and western elevations will respond positively to the city centre footfall and newly created public realm, presenting retail frontage and the main entrance to the offices. The eastern block onto John Dobson Street is taller, responding to the higher development scale to this side of the block and positively framing the New Bridge Street West gateway into the city. The façade and public space are activated by bus stops, landscaping and cyclist access to the development.

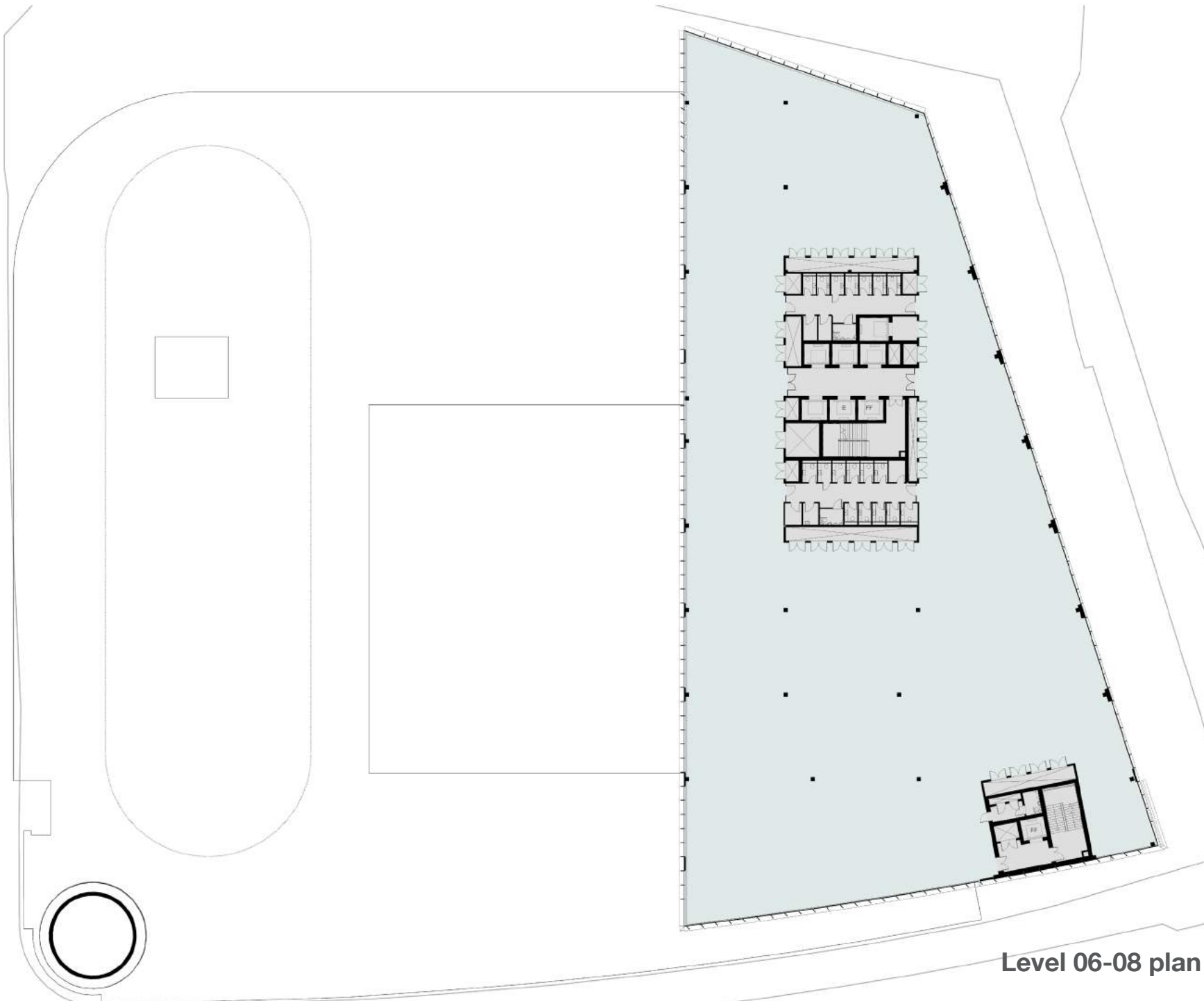
At the centre of the site, an open courtyard offers good daylight into adjacent office floor plates and provides amenity space for building users. Vehicular access to the proposed 146 space car park will be taken from John Dobson Street. The development will reduce existing parking provisions on the site from over 300 spaces currently present, reducing demand on the surrounding road infrastructure.



Level 00 plan



Level 02-05 plan



Level 06-08 plan



External visual - section through Pilgrim St and John Dobson St

Pilgrim's Quarter Appearance

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Pilgrim's Quarter has been developed in response to site opportunities, environmental conditions, the proposed new use as high quality office space and the aspiration to attract ambitious and aspirational employment opportunities into the city centre. The development aims to provide an attractive and complementary structure that responds positively to the adjacent conservation area, listed buildings and planned new development. The proposals will substantially enhance the streetscape of New Bridge Street West and Pilgrim Street with new entrances and retail frontages.

The principles of the elevational approach are based on a detailed understanding of the site's immediate context, in addition to efforts to retain and enhance as much of the Grade II Listed Carliol House as possible.

The architectural language responds strongly to the use, with a series of fins and deep reveals providing visibility from and daylight into office space, whilst managing glare and overheating through the façade. On the prominent junction at Pilgrim Street and New Bridge Street West, the curved façade opens out to the city, making a positive feature of this corner. The John Dobson Street Block extends beyond and above the street block, responding to the harder edge of the City centre. The façade and dome of Carliol House are retained and complemented by a tie in to the new development, substantially enhancing their setting.

Precedents have been set in the development of adjacent sites on Pilgrim Street, where the rigour and honesty of elevational treatment respond strongly to the classical proportions of existing buildings, the varied material palette in the area and the requirements of the proposed new use. Precedents identified outwith the local area have been thoroughly considered and are used to demonstrate the high quality delivered by city centre office developments across the UK.



Pilgrim Street facade



Pilgrim Street context elevation



External visual - Pilgrim St / New Bridge St West junction

Pilgrim's Quarter
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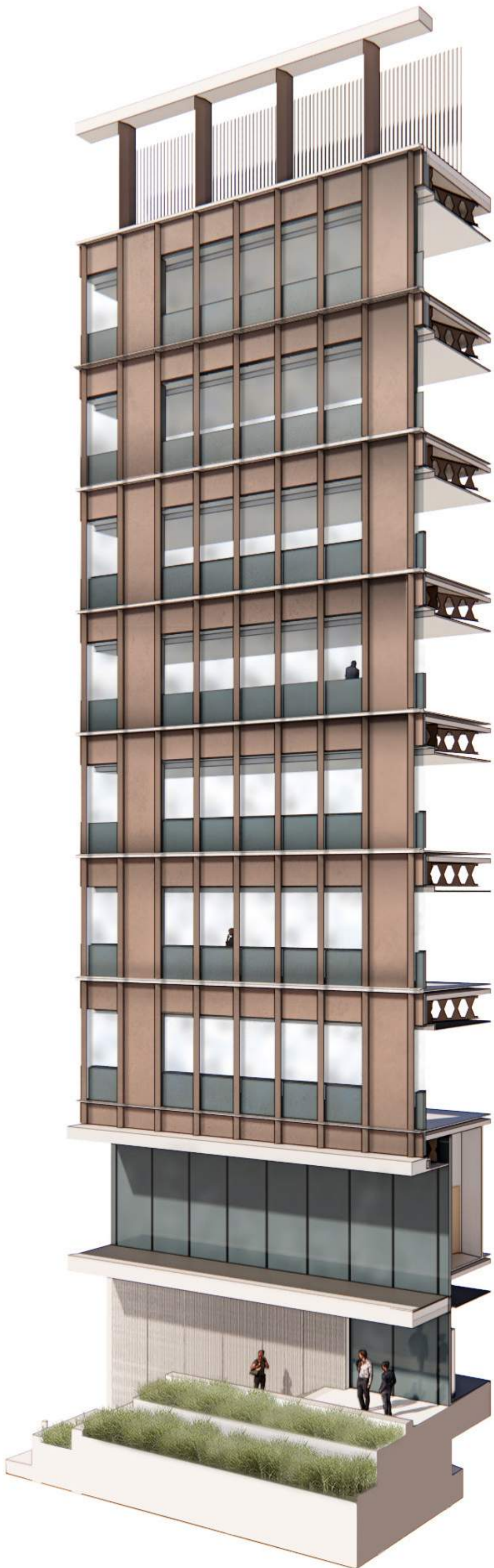
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Elevation - New Bridge Street West



Elevation - John Dobson Street



John Dobson Street Facade Detail



External visual - John Dobson St / Market St junction

Pilgrim's Quarter
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Elevation - Market Street



Elevation - Pilgrim Street



Market Street Facade Detail



External visual - Pilgrim St / Market St junction