

Ryecroft Development

The Ryecroft site comprises over 1.7 hectares (ha) of land strategically located next to the A52 in the northern section of the town centre and forms the most significant regeneration opportunity in Newcastle town centre.

Ryecroft is to be transformed over the coming years forming a key part of Newcastle's successful £11million Future High Street Fund (FHSF) bid with over £7 million of this allocation dedicated to the redevelopment of Ryecroft. The site will be developed for a mixture of uses designed to breathe new life into the northern part of the town centre, acting as a catalyst for further development and setting new standards in terms of design quality and sustainability.

As part of the FHSF bid it was envisaged that the site would be developed in three parts:

Development Site 1

Forms the eastern part of the site and includes the former Civic Building that is now being demolished. The site area is approximately 0.9 ha and will be developed for:

- Offices - a brand new high quality HQ building of at least 2200 sqm and 200 employees
- Apartment building - housing for over 55s in 75-90 apartments



Development Site 2

A site of over 0.5 ha. As part of the FHSF bid the site was envisaged as delivering:

- Residential development - a building of 1584 sum with Option 1 comprising 42 units and Option 2 comprising 39 units.
- A higher density scenario could deliver 84 apartments over 4 floors instead of 3 whilst a lower density would deliver 25 townhouses.
- The FHSF bid also referred to an option to develop community business spaces on this site.



Development Site 3

A site of approximately 0.3 ha, forming the western section of the Ryecroft site adjacent to Liverpool Road, is to be developed as a:

- New multi-storey car park providing safe and secure car parking for at least 450 cars with a high quality facade finish.



1.7 hectares of land developed



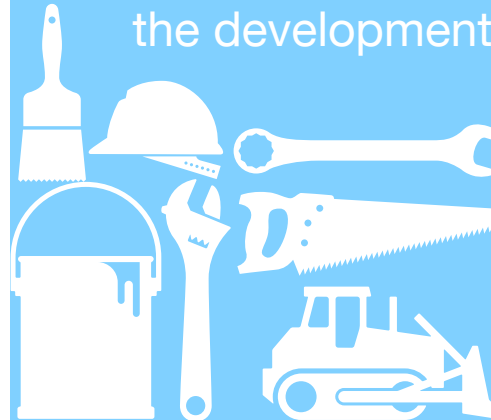
200 new jobs on site



£7 million Future High Streets Funding attracted



211 construction jobs created throughout the development



Sustainable development

Ryecroft Development

£11 million FHSF overall programme



319 indirect jobs supported in the supply chain



Over £30 million construction value



450 new car parking spaces



140 new apartments for older people

