

# Welcome

Welcome to our public exhibition exploring proposals for Orchard Yard – a new neighbourhood of 79 homes within the wider Founders Place masterplan.

Here today, you can:

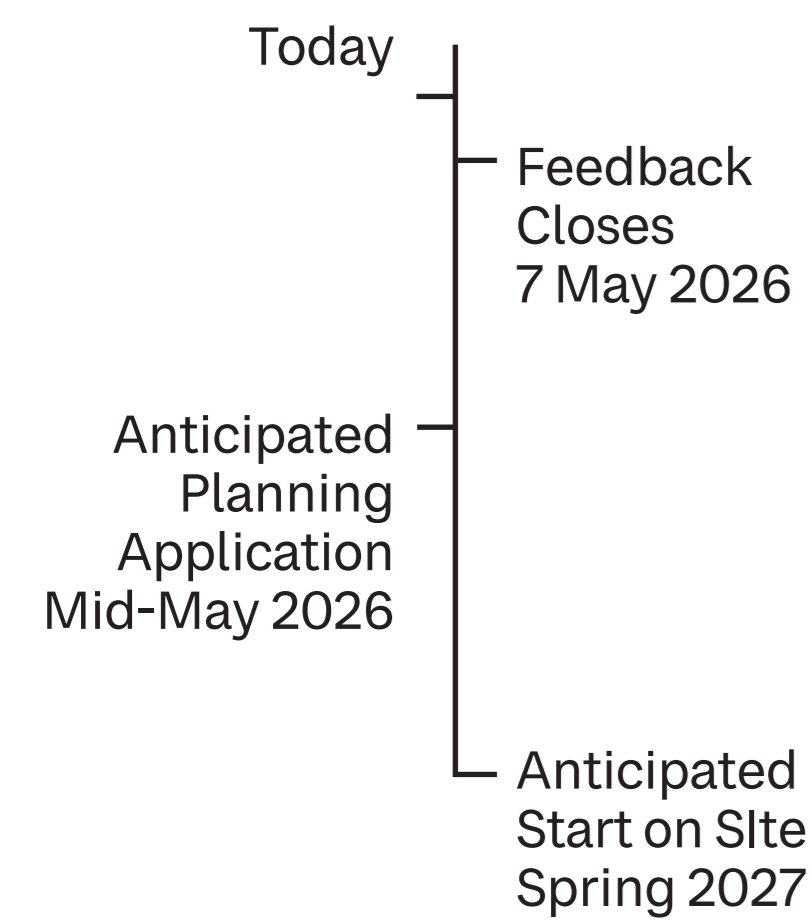
- View drawings and models that share the vision for transforming this part of the city
- Speak with the project team and ask any questions
- Share your feedback, either in person or through the online links provided

igloo is the original sustainable developer. Established in 2002, igloo became the world's first responsible real estate investment fund (as recognised by the UN) and became the UK's first real estate B Corp in 2016.

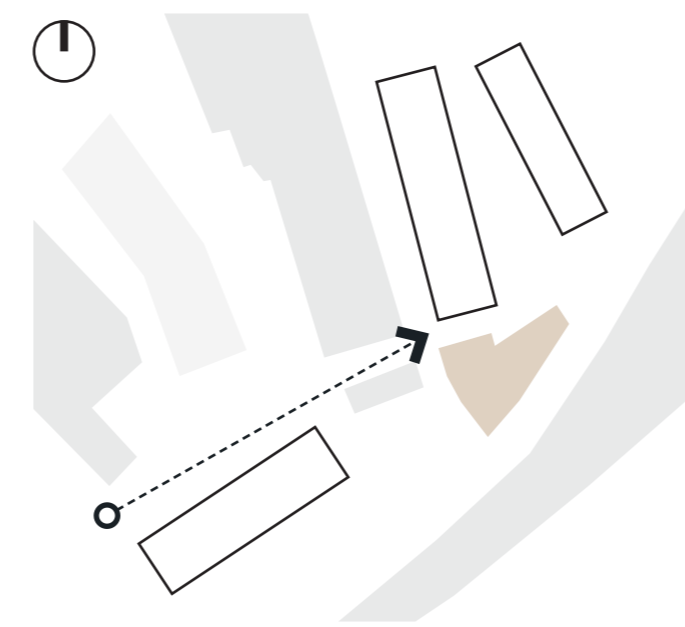
Today, igloo continues to lead the way and push the boundaries of impact-led investment and development, delivering large-scale regeneration UK-wide, working with communities, investors and partners to create transformative places that set new standards for People, Place and Planet.

igloo is a wholly owned subsidiary of Thriving Investments, part of the PFP group. Founders Place LLP is a joint venture partnership between igloo and Newcastle City Council, established to facilitate the regeneration of 4.3 acres of brown-field land at Founders Place in central Newcastle.

Timeline :



View of Sussex Street, looking east



## Next Steps

We would like to hear your views. Your feedback will help shape Founders Place as a welcoming and inclusive community.

Please complete a feedback form or scan the QR code to share your thoughts online.

Thank you for contributing.



# A Rich Industrial Past

George Stephenson remains one of Newcastle's most influential figures, a pioneer whose ingenuity helped shape the city and transform the wider world. Born into poverty and driven by curiosity, he rose from humble beginnings to become a defining engineer of the modern age. His work on steam locomotives and railway infrastructure accelerated the Industrial Revolution, changing how people, goods and ideas moved across Britain and beyond.

Founders Place stands on land of exceptional historical significance. It is named after George and his son Robert, who developed and built Stephenson's Rocket on this very site. Fragments of their work endure in the surviving buildings, artefacts and industrial alignments, forming a powerful foundation for contemporary placemaking.

The opportunity is not simply to reference this past, but to interpret it meaningfully for the present. The aim is to capture the complexity of Stephenson's legacy and translate it into a contemporary urban environment rooted in place, people and purpose.

Today, the site retains original structures and warehouses linked to the historic engine works. While many were demolished, some remain and offer vital clues: warehouses built with local brick, cast iron columns, fragments of rail lines and weathered industrial timbers. The original engine sheds were positioned north to south, with rail connections once crossing Forth Street to link locomotives to the main line. Engines built here were exported worldwide via the River Tyne. The engine works closed in 1960, but the site also tells a broader story of industrial life, including associations with glass production, kilns and town gas generation.



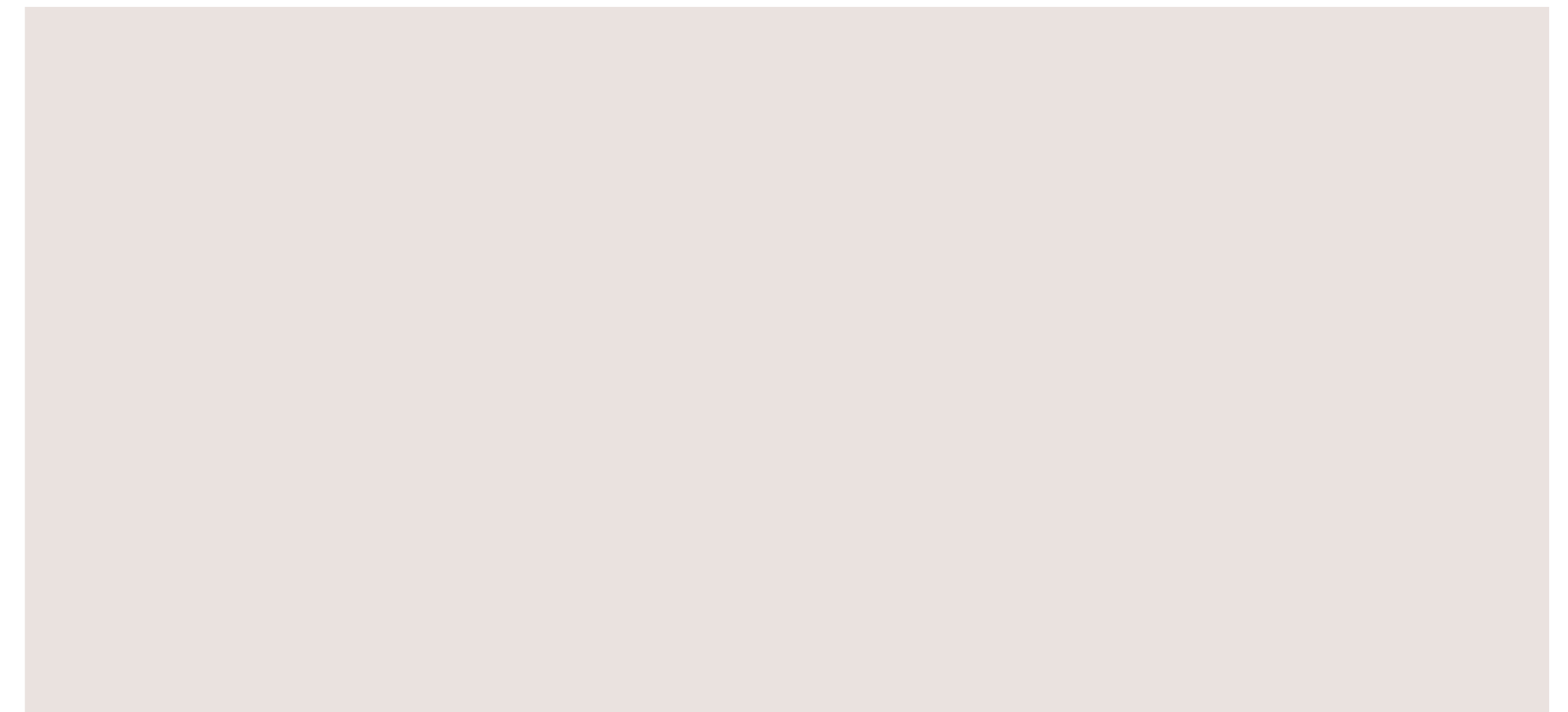
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|-------------|---------------------------|------------------|--------------|--------------------------|
| Glass Works | Produce (Food/Whole sale) | Electrical Works | Public House | Gas Works                |
| Tobacco     | Residential               | Brewery          | Gas Works    | Locomotive + Engineering |



South Street c.1900 (credit : McDowell Trust)



South Street c.1900 (credit : McDowell Trust)



Historic aerial photograph, 1823 (credit : Britain From Above)

# A New Urban Quarter

Founders Place sits alongside Newcastle Central Station in the heart of Newcastle, and marks the next stage in shaping this mixed-use district. The masterplan strengthens the principles already established here, creating a contemporary urban quarter that honours Stephenson's industrial legacy while placing people, place and purpose at its heart.

It is designed as a connected environment for living and working, where homes, workplaces and social spaces overlap. This mix encourages balance and supports healthier ways of life.

The first phase restored the Grade II listed Pattern Shop, providing sustainable workspaces while conserving a significant historic building. The next steps include One Founders Place – a 100,000 sq ft office building with a new public square, setting clear expectations for environmental performance and workplace wellbeing.

Orchard Yard introduces 79 homes for modern urban living, while the Rail Yards will create flexible workplace buildings within landscaped gardens and routes, strengthening links to nature and completing the employment cluster. The Grade II listed Coppersmiths Shop will also be restored as part of the wider regeneration.

Although different teams are shaping specific plots, the development follows a shared framework created by Igloo with Newcastle City Council. This ensures each site responds to its context while helping to form a coherent, legible neighbourhood with a strong sense of identity.

At the heart of this regeneration, Orchard Yard takes its cue from the area's dense network of workshops, streets and yards. The design acknowledges the established urban grain without imitation. Building footprints and massing align with historic street patterns along Orchard Street, South Street and Sussex Street, using linear forms to reflect the character and rhythm of former industrial structures.

The arrangement establishes a clear public-private hierarchy: active, well-connected perimeter streets with quieter, communal green spaces at the core, creating a distinctive urban setting that feels open and welcoming.



- |                      |                                |
|----------------------|--------------------------------|
| ① One Founders Place | ⑩ Central Square South         |
| ② Founders Square    | ⑪ Newcastle Central Station    |
| ③ Royal Mail         | ⑫ Crown Plaza                  |
| ④ The Boiler Shop    | ⑬ Hawthorn Square              |
| ⑤ The Pattern Shop   | ⑭ Rocket + Stephenson Car Park |
| ⑥ Rail Yards         | ⑮ North East Futures UTC       |
| ⑦ Orchard Yard       | ⑯ Nexus Infrastructure         |
| ⑧ Coppersmiths Shop  | ⑰ River Tyne                   |
| ⑨ Central Square     |                                |

Emerging Founders Place Masterplan

# The Journey So Far ...

For many years, Orchard Yard lay empty and inaccessible. Vacant buildings slipped into disrepair and parts of the site became unsafe, isolating the area from everyday life. What was once a working part of the city had become a neglected space with little chance of positive use.

Recognising both the challenge and the opportunity of this historic setting, work began to explore how it could be carefully brought back into use. In 2024, planning permission for enabling works was granted, together with Listed Building Consent. These early approvals focused on preparing the site for redevelopment while ensuring its heritage was properly understood and protected.

Comprehensive heritage assessments were completed as part of this stage. They examined the existing building fabric in detail, identifying which elements hold the greatest historic and architectural significance. Many buildings had been adapted for different uses over time, resulting in the loss of some original features. However, the most important elements have been clearly identified and will be retained, repaired and celebrated as the project moves forward.

Enabling works began in March 2025, starting with essential safety measures, including the removal of hazardous materials such as asbestos.

Demolition is now underway in line with the Listed Building Consent. This involves the careful removal of later, less significant additions to reveal and protect the most valuable historic structures. These steps mark an important milestone for Orchard Yard and lay the foundations for its long-term regeneration.

2024 (Site survey + heritage assessment)



Machine Shop, modern additions



South Street wall, before render removal

2025 (Contamination removal)



South Street wall, after render removal

Early 2026 (Temporary propping)



Temporary support of heritage fabric

Today (Demolition)



Machine Shop, details to be retained



Machine Shop, demolition of modern fabric



Smith Shop, before removal of roof



Machine Shop, before strip out



Machine Shop, asbestos removal



Machine Shop, details to be retained

# A Green Neighbourhood

Orchard Yard takes a 'green by default' approach, making nature, biodiversity and climate-responsive design central to the public spaces.

The landscape strategy is fundamental to the vision, promoting environmental wellbeing, resilience to climate change and everyday contact with nature within a dense urban setting. Green infrastructure runs throughout the development, with planted streets, communal gardens and structured planting creating a network of welcoming, usable spaces.

These interventions soften the built form while adding year-round interest, seasonal change and a strong sense of place. The design improves the local microclimate by providing shade, shelter and cooling in warmer periods, creating comfortable outdoor environments for residents and visitors.

Nature-based drainage systems support climate resilience. Rain gardens, bio-retention areas and permeable surfaces manage surface water sustainably and reduce flood risk, while shaping the character of the public spaces. These features slow, filter and absorb rainfall, turning essential infrastructure into visible, educational and ecological assets.

Biodiversity sits at the heart of the landscape approach. Habitat creation, structural planting and diverse species choices support urban wildlife and strengthen ecological resilience. By introducing green spaces at multiple scales, the design enriches biodiversity and deepens people's connection with nature.

Reclaimed and low-carbon materials reinforce Orchard Yard's commitment to resource responsibility. Combined with the extensive planting strategy, this approach reduces environmental impact and supports long-term durability and adaptability.

Access to high-quality green spaces brings clear social benefits. Regular contact with nature aids physical and mental health, encourages outdoor activity and fosters a sense of wellbeing by combining environmental performance with inclusive, accessible places.

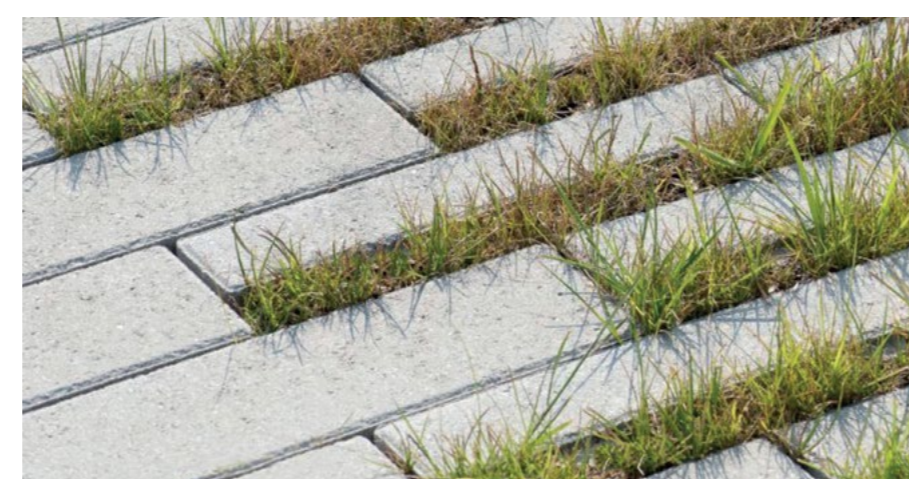
- |                      |                   |
|----------------------|-------------------|
| ① Commercial Terrace | ⑦ Seating         |
| ② Residential Access | ⑧ Car Parking     |
| ③ Planting Areas     | ⑨ View Point      |
| ④ Food Growing       | ⑩ Traffic Control |
| ⑤ Historic Relic     | ⑪ Substation      |
| ⑥ Cycle Parking      | ⑫ Energy Centre   |



Site Plan



Reclaimed materials : brick paving



Permeable paving: optimising greenery



Bioretention planters : water management

# A Happy + Healthy Community

The spatial design of Orchard Yard has been shaped to bring people together, promote active lifestyles and create a lasting sense of belonging. By encouraging day-to-day interaction, the neighbourhood supports communities that are healthier, safer and more connected.

Shared spaces form the core of this approach. Communal courtyards and gardens within the Machine Shop and Smith's Shop are designed as social anchors, places where neighbours can meet naturally, share time outdoors and feel ownership of where they live. These spaces offer opportunities for conversation, relaxation and informal gatherings, helping to reduce isolation and support wellbeing.

Movement through the development is equally social. Open-sided decks, external circulation cores and shared access routes create visibility and moments of encounter. By avoiding enclosed corridors, the design turns everyday routines into opportunities for connection, while improving passive surveillance to make shared environments feel safer and more welcoming.

A clear hierarchy of public, semi-private and private spaces guides how the place works. This clarity helps visitors and residents understand where they are, move confidently and respect privacy. Pedestrian-first streets reinforce this sense of ease, prioritising people over vehicles to create calmer, walkable routes that encourage cycling and sociable activity.

Flexibility underpins the whole arrangement. Courtyards, decks and shared areas can adapt to future needs, hosting anything from quiet conversations to organised events.

Together, these measures support more than physical infrastructure, they help build stronger relationships, improve mental health and create places where people feel proud to belong.



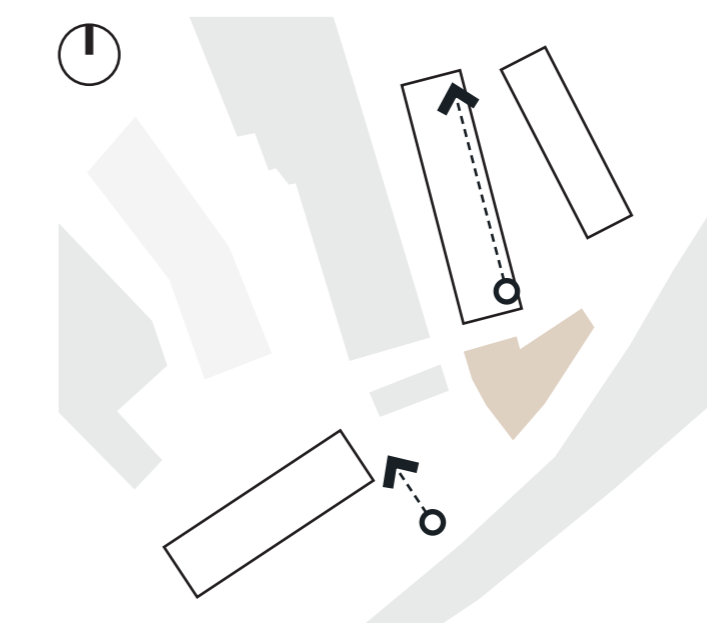
Typical upper floor plan



Apartment deck access with open amenity spaces for neighbours



Smith Shop south elevation and proposed community garden, looking north



# Heritage-Led Regeneration

Orchard Yard is shaped by a heritage-led approach that places Newcastle's industrial story at the centre of a new residential neighbourhood. Heritage is treated as a living, evolving asset, one that connects people to place, supports learning and fosters a sense of pride and belonging among both existing and future communities.

The scheme centres on the conservation and reinterpretation of the historic Stephenson Works, a site of international significance in the birth of the railway age. Key heritage elements, including the listed South Street Machine Shop façade and other historic fabric, are retained, repaired and brought back into use. This helps protect civic memory while giving the site renewed relevance for contemporary Newcastle.

Historic materials uncovered on site including cast-iron columns, girders, timber and signage are reused within the landscape and public spaces. These familiar details provide tangible reminders of the area's industrial past, creating informal opportunities for people to experience and understand its history in everyday settings. The street layout, building scale and routes draw from historic patterns, reinforcing a sense of continuity between past and present.

Storytelling and interpretation are embedded throughout the public realm, ensuring the global legacy of the Stephenson family forms part of daily life rather than being confined to plaques or exhibitions. Interpretative elements are designed to be accessible to schools, families, visitors and the wider community, supporting informal education and discovery.

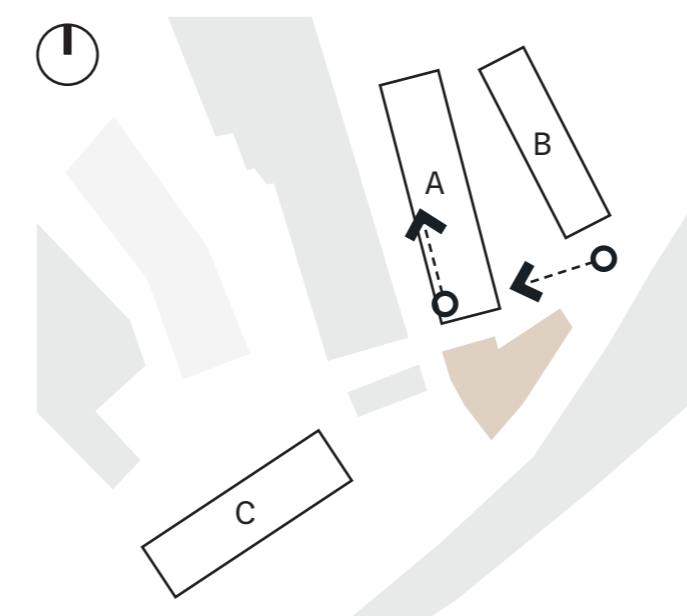
The project has been developed in partnership with Historic England, Newcastle City Council and specialist heritage organisations, creating a responsible conservation strategy based on shared knowledge. This collaborative approach promotes long-term stewardship and ensures that Newcastle's industrial heritage is not only safeguarded but actively celebrated for generations to come.



South Street gardens



View from Orchard Street south, looking west



# Homes for The Future

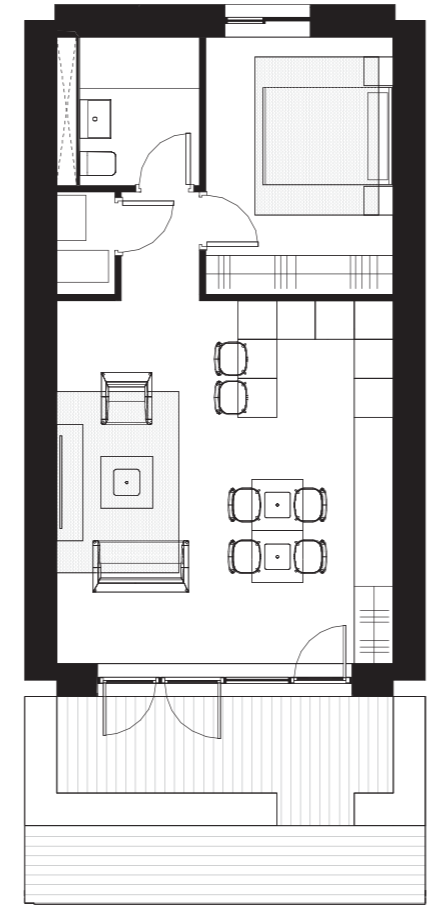
This neighbourhood introduces 79 new homes to Newcastle city centre, designed to encourage long-term living and create a balanced, multi-generational community. The aim is to support stability over time rather than short-term or transient occupancy.

A rich mix of home types includes apartments, duplexes and family-sized homes, enabling individuals, couples, families and older residents to remain part of the community as their needs change. All homes meet the Nationally Described Space Standards, providing well-planned layouts and appropriate storage for comfortable, practical living.

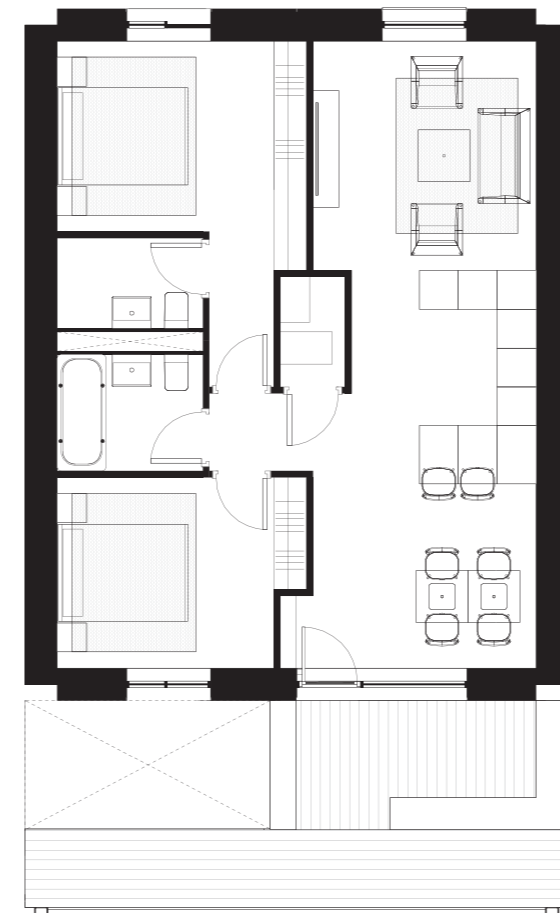
The internal environment is central to the design. A low-energy, fabric-first approach reduces running costs and energy demand, supporting affordability and contributing to social and financial wellbeing. Dual-aspect layouts bring natural daylight, cross-ventilation and acoustic comfort, creating healthy homes that feel light, airy and connected to their setting.

At street level, ground-access homes with individual front doors strengthen the relationship between home and public realm. This arrangement supports safety and interaction, encouraging neighbourliness and a sense of ownership.

Adaptable layouts and flexible typologies allow homes to respond to changing household circumstances, reducing the need to move and supporting continuity within the community. Together, these measures create homes that prioritise wellbeing, foster inclusive neighbourhoods and adapt to future needs.



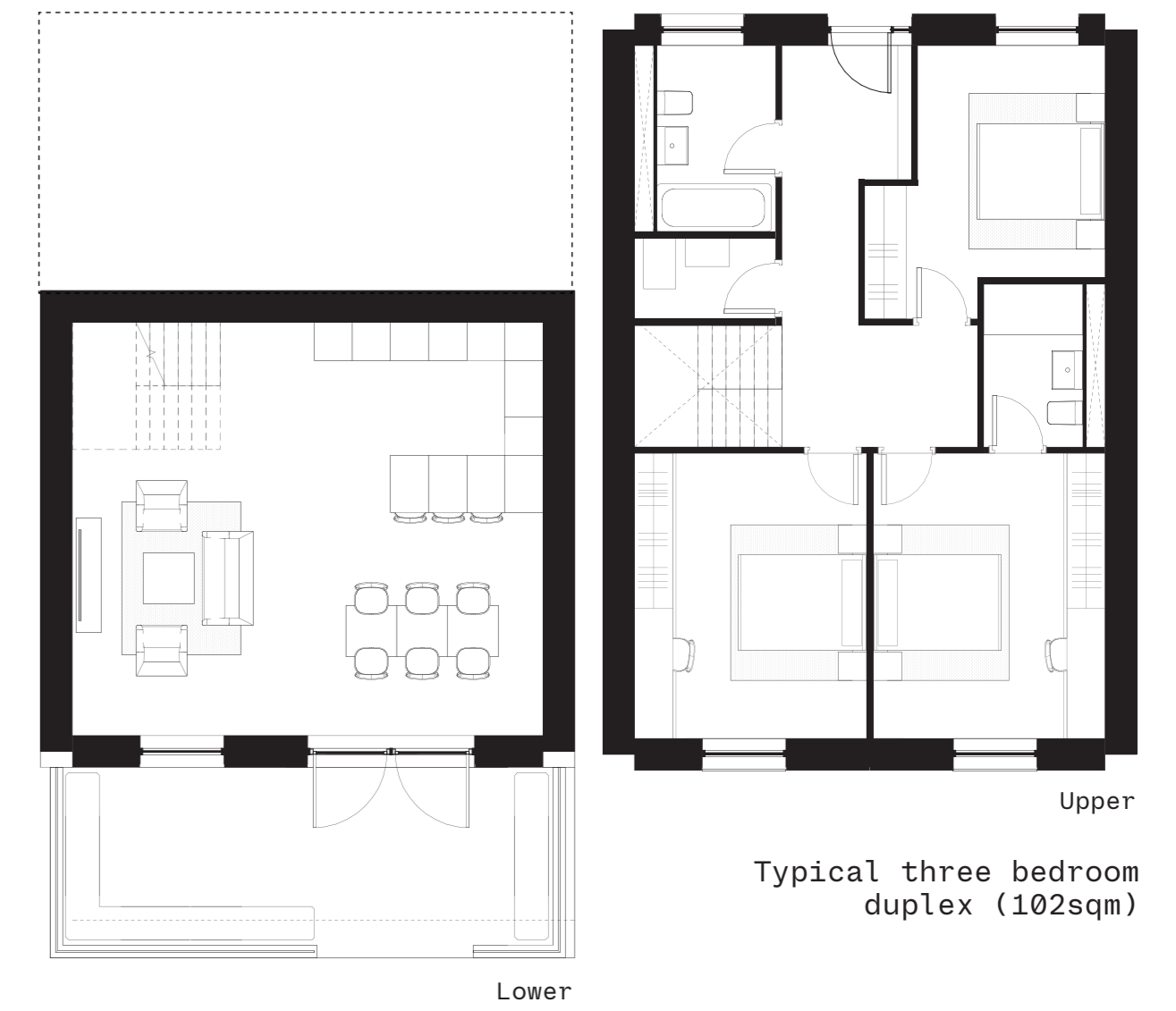
Typical one bedroom apartment (50sqm)



Typical two bedroom apartment (70sqm)



Typical two bedroom duplex (79sqm)



Typical three bedroom duplex (102sqm)



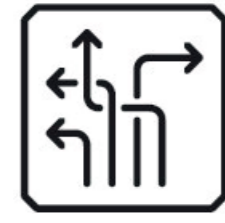
UK Net Zero Carbon Buildings Standard



Nationally Described Space Standard for Housing



Cycle Storage + Facilities for Sustainable Transport



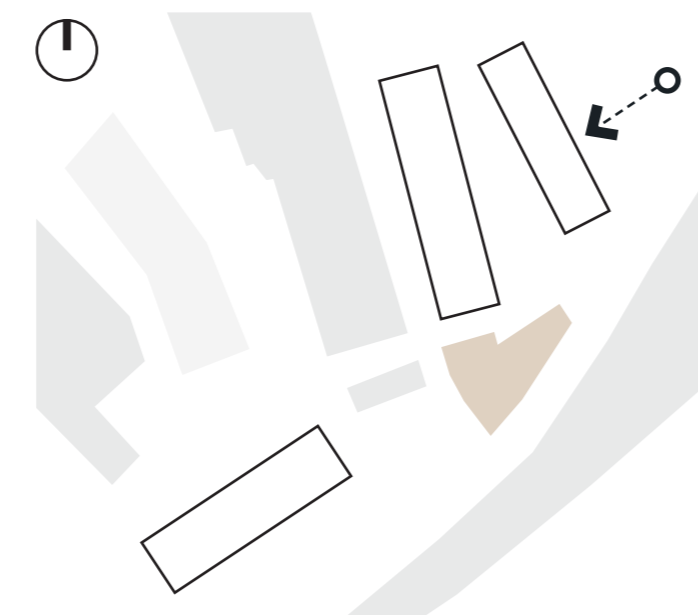
Design for Future Adaptability + Reuse



Passive Design + Climate Positive Technologies



Biodiversity Net Gain + Sustainable Urban Drainage



Orchard Street, Looking west

# Connectivity + Enterprise

The project builds on the existing urban fabric, reinforcing historic routes while creating a people-focused neighbourhood that promotes healthy lifestyles, local business and inclusive access for all.

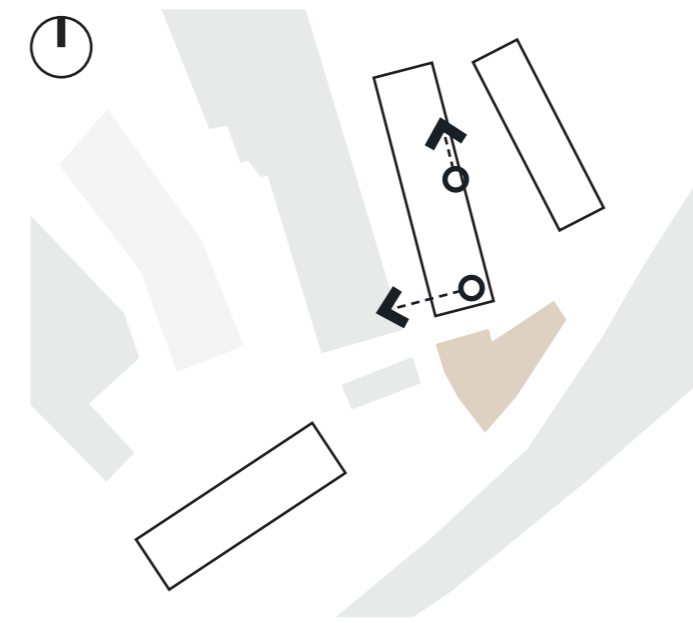
At street level, a mix of community uses, and small-scale commercial spaces will bring activity to the public realm. These spaces aim to support local enterprise and encourage everyday social connections, continuing the innovative spirit once championed by Stephenson.

Historic north-south routes such as South Street, Orchard Street and Sussex Street are reinstated and strengthened, restoring long-standing connections. These are complemented by improved east-west links, making the site easier to navigate.

Clear wayfinding, shared surfaces and fully inclusive design will make the neighbourhood accessible and welcoming for people of all ages and abilities. The layout is designed to allow future connections, including the potential to link through the Coppersmith's site towards Hanover Street, opening wider pedestrian routes to the Tyne Gorge.

The project will support the local economy during construction and long after completion. By prioritising local contractors, suppliers and materials, it will help keep investment in the region, strengthening resilience and creating meaningful employment.

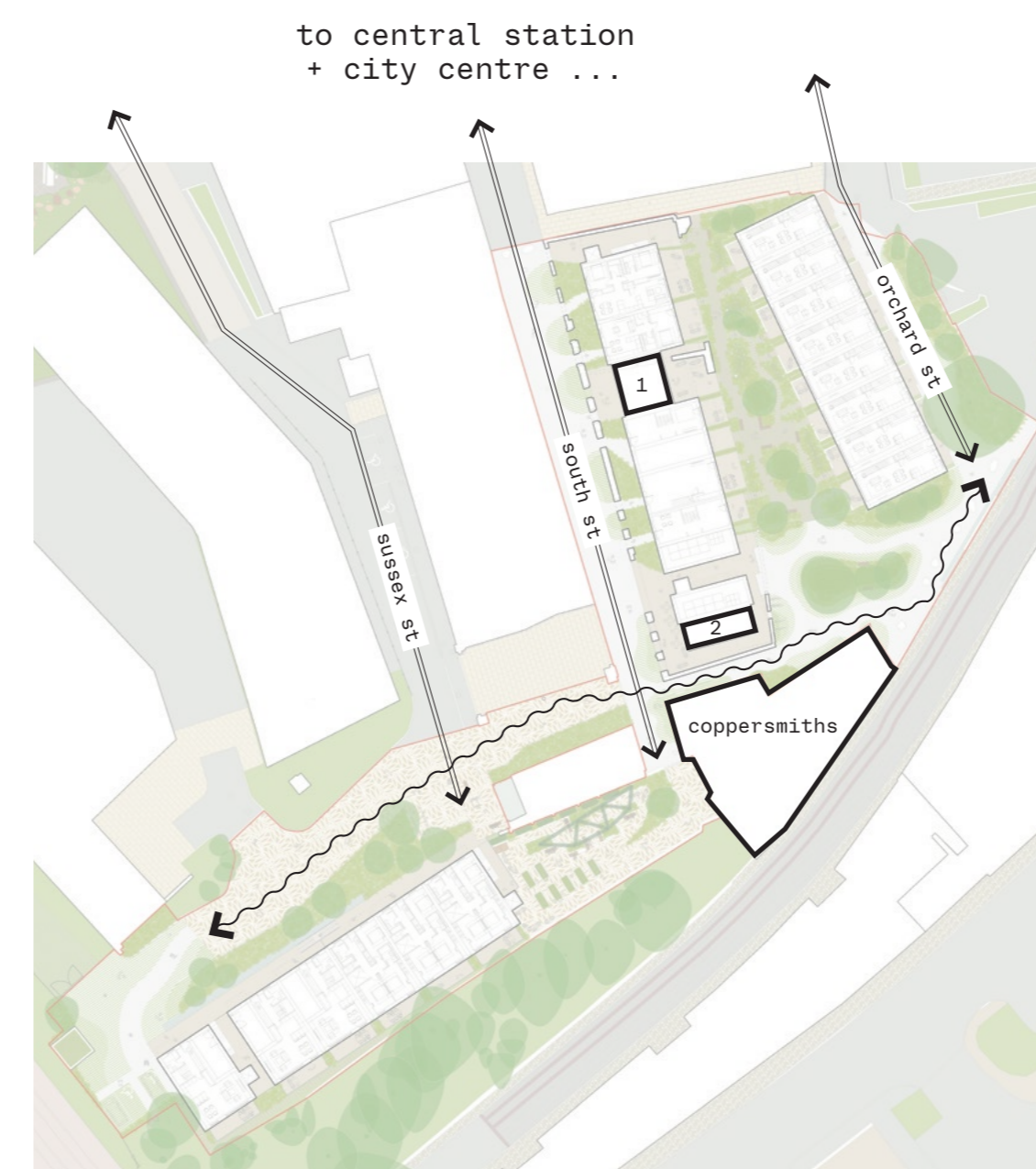
Delivery relies on ongoing collaboration with local authorities, heritage advisers and community stakeholders to ensure the development responds to local needs and is shaped by shared decision-making.



The community enterprise space



The commercial space, within the historic Machine Shop wall



- 1. Community enterprise space
- 2. Commercial space