

# WELCOME & SITE LOCATION

Thank you for attending this consultation about Places for People's plans for the next phase – Phase 3 – of the Smith's Dock regeneration site.

Following the grant of planning permission in 2011, we delivered the Phase 1 'Plateau' and the award-winning phase 2 'Smokehouses' developments. Before submission of a Reserved Matters Application, we are now outlining the emerging designs for the next delivery phase of Smith's Dock and are seeking your feedback. Please chat to a team member present at today's event and we would be grateful if you could complete a feedback form by scanning the QR code.

We're one of the UK's leading placemakers. We work across the full spectrum of placemaking and we build homes and communities where everyone is welcome and everyone can thrive. We provide and manage every kind of housing, plan and build new developments, manage leisure facilities and offer customer-friendly financial products. Communities are more than just a collection of homes. Whoever they're for, our places feel safe, connected, accessible and cared-for.



Completed Phase 1 - Plateau Scheme



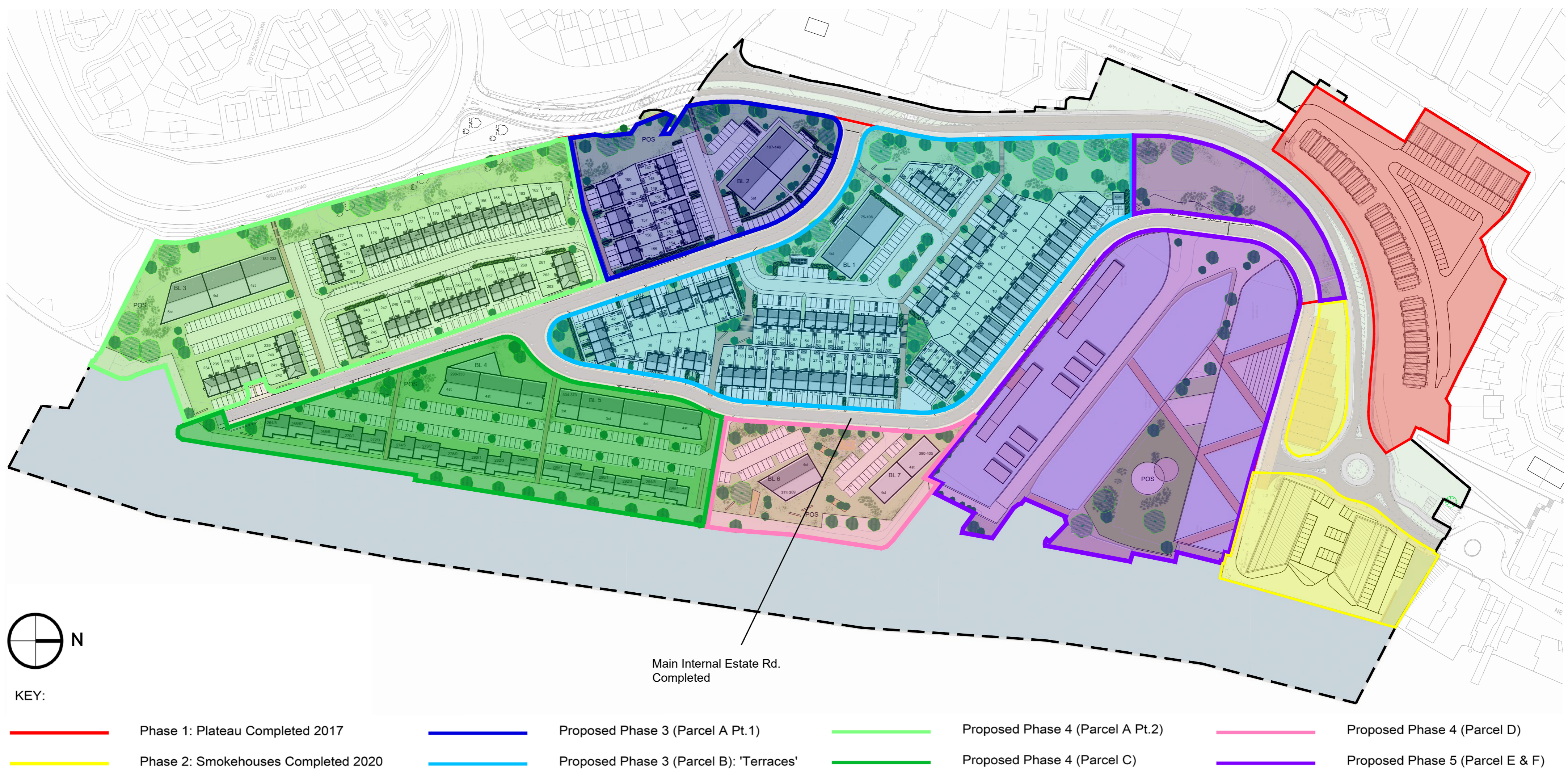
Completed Phase 2 - Smokehouses Scheme

## DELIVERY & PHASING

Following the successful delivery of Phase 1 (completed 2017) and Phase 2 (completed 2020) which delivered 115 homes, we are now looking to progress our plans for Phase 3 of Smith's Dock. Subject to planning, we intend to commence construction of Phase 3 in 2024 with an anticipated build period of 2 years. Following this, Phase 4 is proposed to be delivered 2025-2027 and Phase 5 delivered across 2026-2029.

### Phase 3 Timeframe

- Summer 2023 Technical surveys and assessments undertaken of the site
- Autumn 2023 Reserved Matters Application submitted to North Tyneside Council
- Winter 2023 Reserved Matters permission granted
- Spring 2024 Construction commences
- 2026 Phase 3 construction completed



Masterplan - Development Phasing

## SMITHS DOCK - PHASE 3



# VISION & PHASE 3 LAYOUT

Smith's Dock is taking its place, as the heart of a new neighbourhood. This new coastal community will root itself in a wider, established place, a connected network and a stunning location. The kind of place where people love to live, and to call home, with a range of homes designed to suit every person, family and lifestyle.

Great neighbourhoods aren't built from bricks and mortar; they're made of the people who live there. We want to make Smith's Dock even better by learning from the best neighbourhoods around the world to design the kind of place that people like to live and love to be. That's why this neighbourhood brings you plenty of green space, fresh air and access to the waterside. We're creating a real hub where all the things a community needs and loves are right on your doorstep. Served by local independent businesses, you'll be able to enjoy the hustle and bustle of Smith's Dock day and night. Whether it's catching up over coffee or a place to run and play. That's because we believe home is as much about what's outside your front door as what's inside. At the heart of this new, riverside neighbourhood are three dock basins. Here you'll find spaces to work, places to shop and thoughtfully designed public areas to enjoy. What's more, the transformation of Smith's Dock will open up new connections between the Fish Quay and Royal Quays, and from the town centre down to the waterfront, meaning even more choice is just a stroll away.



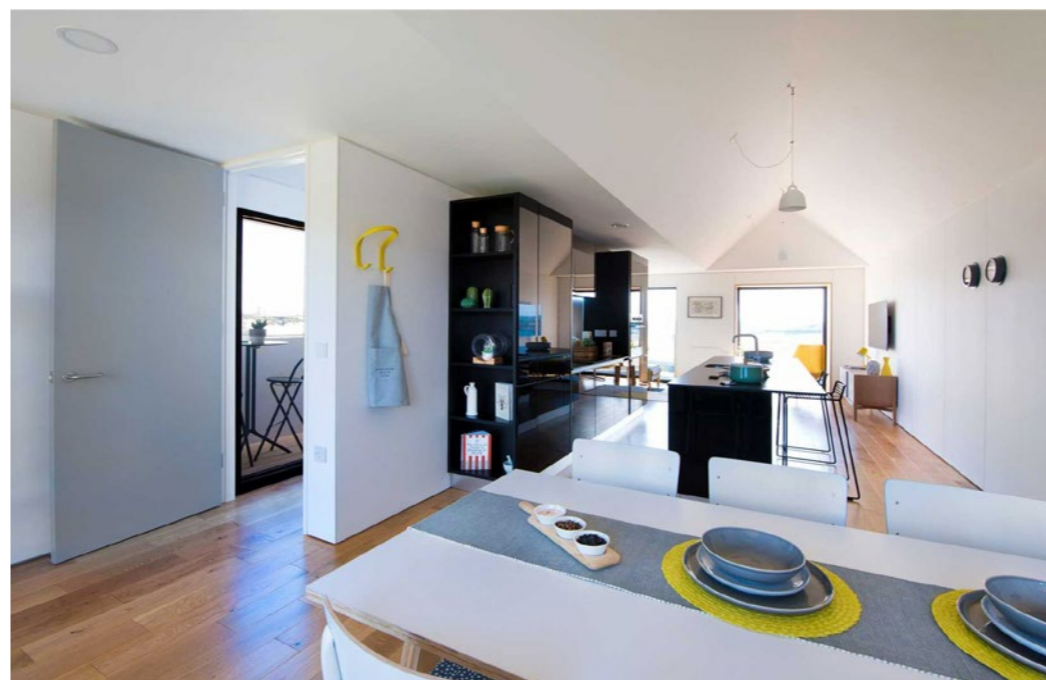
Artist's Impression - Completed Scheme



Completed Phase 1 - Townhouses



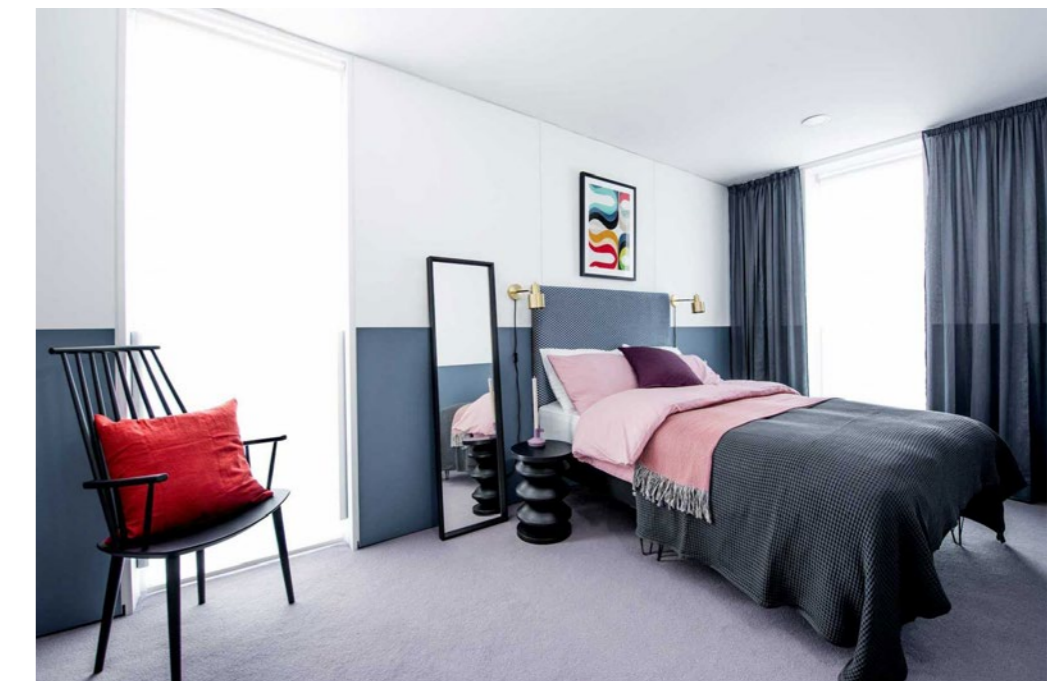
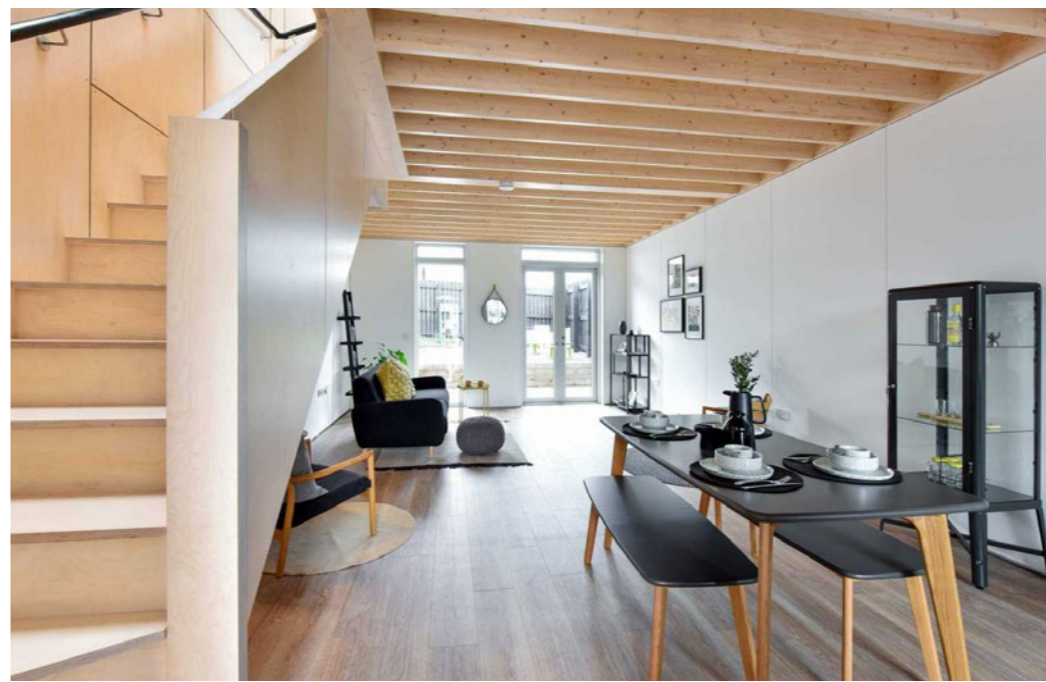
Interiors



Completed Phase 1 - "Fab" Houses



Interiors



Phase 3 Site Layout

# PHASE 3 - STREETSCENE

The Phase 3 proposals comprise a total of 160 new homes. These will be provided across a mix of 2 and 3 bed apartments (72no.) and 2 to 4-bedroom houses (88no.) The proposed mix results from a desire to provide a wider variety of homes of different types and sizes. The variety will assist in the creation of a vibrant and sustainable new neighbourhood, which will integrate with existing neighbourhoods, neighbouring residential areas and allow for people to adapt to changing life circumstances.



Streetscene A-A

# PHASE 3 - HOMES : APARTMENTS

Block 1

Block 2



Front Elevation



Side Elevation



Front Elevation



Side Elevation



Apartment Precedent Images

# PHASE 3 - HOMES : HOUSES



Proposed Housetype Elevations



Housetype Precedent Images



Streetscene B-B



Streetscene C-C

## PHASE 3 - STREET & LANDSCAPE

Landscaping is integral to the Phase 3 proposals, combining public realm and native species planting into a considered setting which will make Smiths Dock a special and distinctive neighbourhood in North Shields. The landscape framework proposes designated shared amenity spaces and a series of interconnected terraces to delineate pedestrian routes and create the setting for clusters of houses. Homes are organized along well lit, green streets which incorporate opportunities for imaginative play and seating areas for informal meeting to promote community interaction and foster connections between neighbours.



### Landscape Precedent Images




Landscaping Proposal