



**FAULKNERBROWNS  
ARCHITECTS**

# **Riverside Sunderland**

## **Sheepfolds Developer Selection Pack**

**Sunderland  
City Council**

**AVISON  
YOUNG**

# The story so far

Following the successful delivery of award winning landmark developments such as The Beam and City Hall, the Riverside Sunderland Masterplan was published in October 2020, setting out goals and development principles for the site.

The RS Masterplan sought to further enhance the redevelopment of the wider city core and the riverside.

The rate of progress since then has been unrelenting, with a first wave of projects completed by the end of 2021, a second phase scheduled for completion by 2024 / 2025, and more schemes in the pipeline.

In addition to private sector investment from Legal & General, the Council have secured a total of £45m from the Government's Future High Streets and Levelling-Up Funds, together with other grants. By the end of the decade the development of Riverside Sunderland will be substantially complete, and the regeneration of the wider city centre will be well advanced.

This document provides an overview of the RS Masterplan, what has been and will be delivered, and identifies the opportunity to work with the Council to be part of the next major phase of development 'the Sheepfolds neighbourhood' where the construction of new homes will commence by early 2026. The Council have engaged with the market to assist with the selection of a developer for the first phase(s). The responses from this process have been considered and we are confident that there is an appetite for the comprehensive redevelopment of the "Sheepfolds" neighbourhood as part of the wider Riverside Sunderland area. The successful redevelopment of the Sheepfolds neighbourhood is an important element in a wider series of regeneration

initiatives focussed on delivering a long-term version of growth and renewal for the wider Riverside Sunderland area.

The Council is now seeking a developer who wants to work in partnership with us to bring about regeneration on the north side of the river and is seeking offers/development proposals.

The Council are seeking development partners and are inviting proposals to deliver the proposed vision. It is intended that successful bidders will deliver the first phase of the Sheepfolds development, and subject to satisfying agreed key performance indicators, will be given the option to deliver further phases of the masterplan.

Site assembly across Sheepfolds is well advanced with demolition underway and further activity due over summer 2024.

As part of the regeneration of the area surrounding Phase 1, BRIMS have commenced construction of the new Housing Innovation and Construction Skills Academy and are due to complete in Spring 2025. The Stables is a high quality new leisure destination, with a number of exciting businesses already signed up. The new Wear footbridge is also under construction to provide connectivity between Sheepfolds, the City Centre and the Stadium of Light.

## Why Sunderland?

Sunderland is transforming; a young city by the sea embracing pioneering urban development and enhancing its glorious natural assets. It is a dynamic place to live, work and play, with hundreds of millions of pounds in investment pouring into key development sites across the city.

## Key Sectors

- Manufacturing powerhouse with global presence – home to the UK's largest, most productive car plant – European centre for electric vehicle research and production
- Industries in advanced manufacturing production, technology, digital, comms and media
- Home to key sectors in financial, customer services, retail and gaming.

## Our Workforce

277,700

city residents - 173,600 of working age

15.7%

of Sunderland's population are fully qualified professionals

£27,394

median pay in Sunderland

## Our Future

14,700

students at the University of Sunderland

£160m

combined investment from institutional investor Legal & General

£600m

currently invested in the regeneration of the City Centre and Riverside Sunderland

## Sunderland City Council invites offers from development partners looking to deliver this ambitious vision for Sheepfolds.

The purpose of this document is to illustrate and inform on the opportunity that Sheepfolds presents, and direct prospective development partners to sources of additional information.

# Riverside Sunderland

The ambition is for Riverside Sunderland to become the UK's first carbon neutral urban quarter. The regeneration will include:

- 1,000 new homes
- A pipeline of more than one million sq ft of grade A workplace, with 200,000 sq ft already delivered and 350,000 sq ft currently under construction as part of a new central business district, providing 8,000-10,000 jobs
- A new eye hospital
- Active landscape park bringing life back to the river
- Two new bridges across the River Wear
- A walking and cycling network
- Ubiquitous smart city technology
- A school, nurseries and other community facilities
- Culture House - the City's new immersive cultural and creative hub.

Included within the wider RS Masterplan, the Sheepfolds neighbourhood will contribute with:

- c600 new homes
- A new school
- Community facilities
- New connectivity to local transport links through the development of a Mobility Hub.

**33ha**

overall Riverside Sunderland development area

**19.5ha**

hectares of developable land

**1,000**

new homes



# 12 game-changing projects



## Vaux neighbourhood

Construction of the first of Riverside Sunderland's new neighbourhoods has commenced. The development of 135 homes (94 houses and 41 apartments) will be ready for occupation in 2026.



## New Wear footbridge

A spectacular new bridge for walkers and cyclists will span the River Wear between Vaux and Sheepfolds, linking Keel Square to the Stadium of Light. Work commenced in summer 2023, and will be completed by summer 2025. The bridge is fundamental to the success of Riverside Sunderland and improving connectivity between the Stadium of Light and the City Centre.



## The Stables

The Grade II-listed North Eastern Railway Stables (1884) which has been derelict for many years, is being developed by Sunderland-based architects and engineers, BDN. Construction is nearly complete with key tenants already signed up. This will form a new unique F&B offer due to open by Summer 2024.



## HICSA

The ground breaking Housing Innovation & Construction Skills Academy will be created around the re purposed Goods Shed in the north east corner in Sheepfolds. Construction will complete in Spring 2025 with the Academy being operated by a consortium led by Sunderland College.



## Central Business District

There is over one million square feet of new grade A office space in the Riverside Sunderland pipeline with over 200,000 delivered and over 350,000 ft2 under construction. L&G is investing £100m to deliver two Grade A office buildings on a spectacular site overlooking the River Wear.



## St Mary's Boulevard

The transformation of St Mary's Boulevard will change it from a traffic dominated dual carriageway and barrier to movement, to a stylish, civilised city street. The completed scheme will be flanked by shops, cafés and restaurants and will feature a linear green space.



## Culture House

This spectacular cultural venue on Keel Square will include a new city library, as well as a range of spaces for learning, making and creating in a unique, immersive environment. The project is supported by the Government's Future High Streets Fund and will be completed by 2025.



## Eye Hospital

Sunderland's nationally renowned Eye Hospital is moving to a state-of-the-art new building which is currently under construction next to St Mary's Boulevard, close to the Vaux neighbourhood.



## Keel Square Hotel

A 120-room, 4-star Holiday Inn opened in 2023, bringing life back to a long-derelict site on the east side of Keel Square. Keel Tavern opened in late 2023, closely followed by the Botanist in January 2024. Other outlets are due to open in late 2024, including The Muddler and Flower café.



## The Yard

In a prime location next to Keel Square, the striking former Gilbridge Police Station (1972) has been refurbished by the North East developer Hanro to create a modern business centre. The Yard offers units ranging from 500 to 6,000 sq feet; and caters for start-ups, growth companies and SMEs.



## Farringdon Row

Development and delivery of a 650-space car park, incorporating smart technologies and biodiverse living walls to create a unique structure for parking for local residents and businesses. This will be followed by a new residential neighbourhood which is due to commence in 2025, delivering 165 new BTR homes by Q3 2028.



## Riverside Park

Riverside Sunderland's extraordinary landscape setting will be a unique selling point for the new urban quarter. The site's topography and its rich cultural heritage will provide an exciting and inspiring platform for development. Work will commence in 2024.

# Riverside Sunderland

The masterplan subdivides Riverside Sunderland into six areas:

## Vaux

Vaux occupies land on the plateau, looking north towards the River Wear. It is separated from the Heart of the City by St Mary's Boulevard. Until the late 20th century it was occupied by a grid of streets and a mix of small-scale commercial and industrial premises, with an enclave of housing to the west.

## Farrington Row

Farrington Row was previously the site of Sunderland Power Station; it faces east towards Galley's Gill and the bridges.

## Ayre's Quay

Ayre's Quay is a tapering tail of riverside land that runs north from Farrington Row to the Liebherr site. It was the site of Hetton Staithes and a variety of other traditional industries.

## Sheepfolds

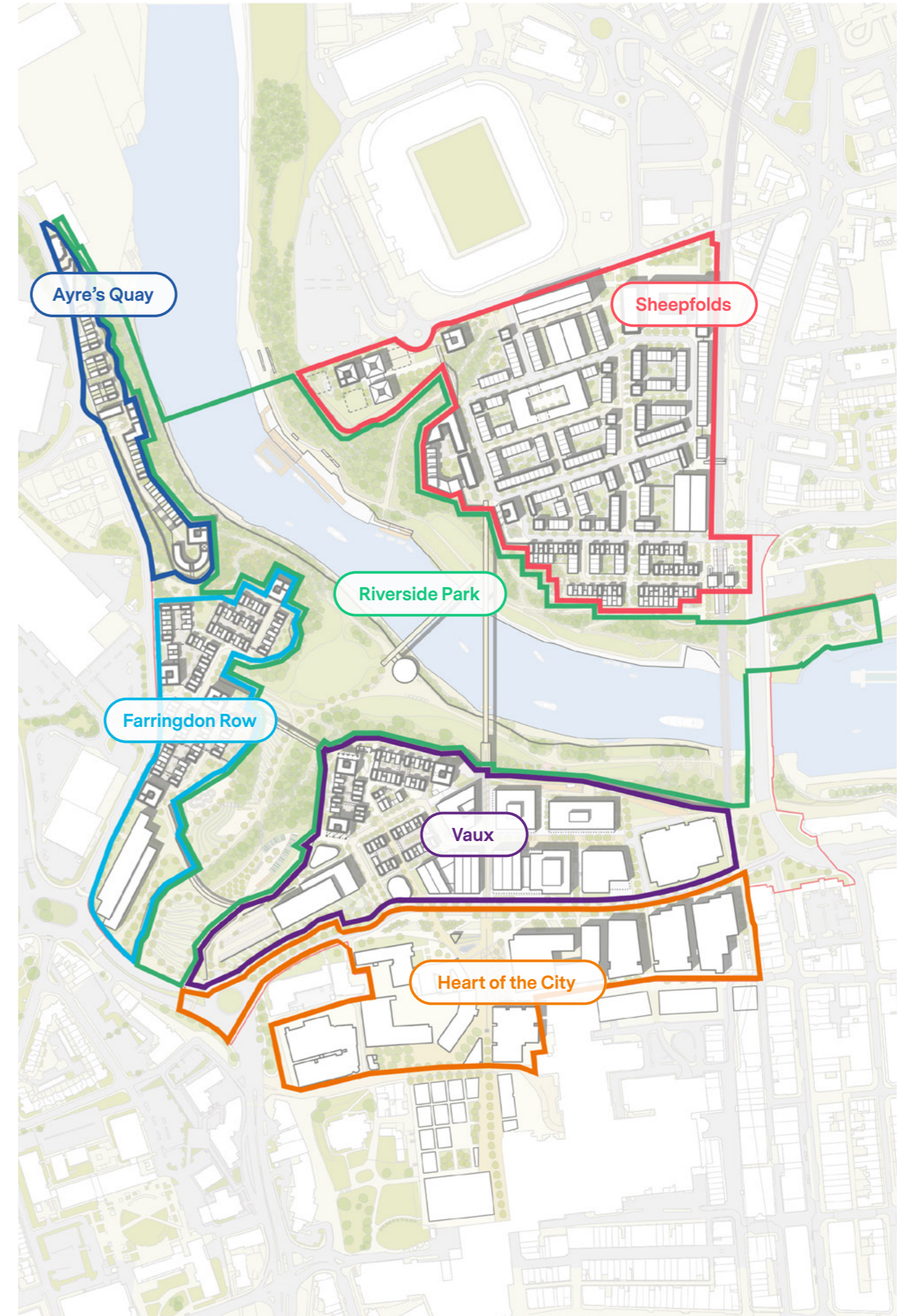
Sheepfolds had a strongly industrial character until the late 20th century. The area was dominated by Wearmouth Colliery, and large areas were occupied by railway sidings, with a dry dock and other industries on the riverside. There was also a cluster of workers' housing.

## Heart of the City

The Riverside Sunderland boundary extends into the established city centre; it includes Keel Square, the north side of High Street West and part of the Bishopwearmouth Conservation Area.

## Riverside Park

Riverside Park comprises Galley's Gill – once occupied by the coal exporting trade, and now a green space running down to the river – and both banks of the river.



# The Opportunity

The Sheepfolds Masterplan sets out a clear and deliverable 600-unit scheme with a phasing strategy that works with the existing infrastructure. This supports a hierarchy of new public realm space designed for people and cars, and a mix of housing types that can support a diverse community.

## Standards

New homes must meet the Council's vision and requirements in accordance with the Supplementary Planning Document for Riverside Sunderland which promotes low carbon smart homes across a range of tenures (NDSS). High quality public realm is to be delivered as part of the scheme.

The Council have secured external funding from a number of different Central Government Funds in connection with Riverside Sunderland based upon its strategic vision and will work closely with future development partners to ensure compliance with any future grant funding agreements.

## Delivery

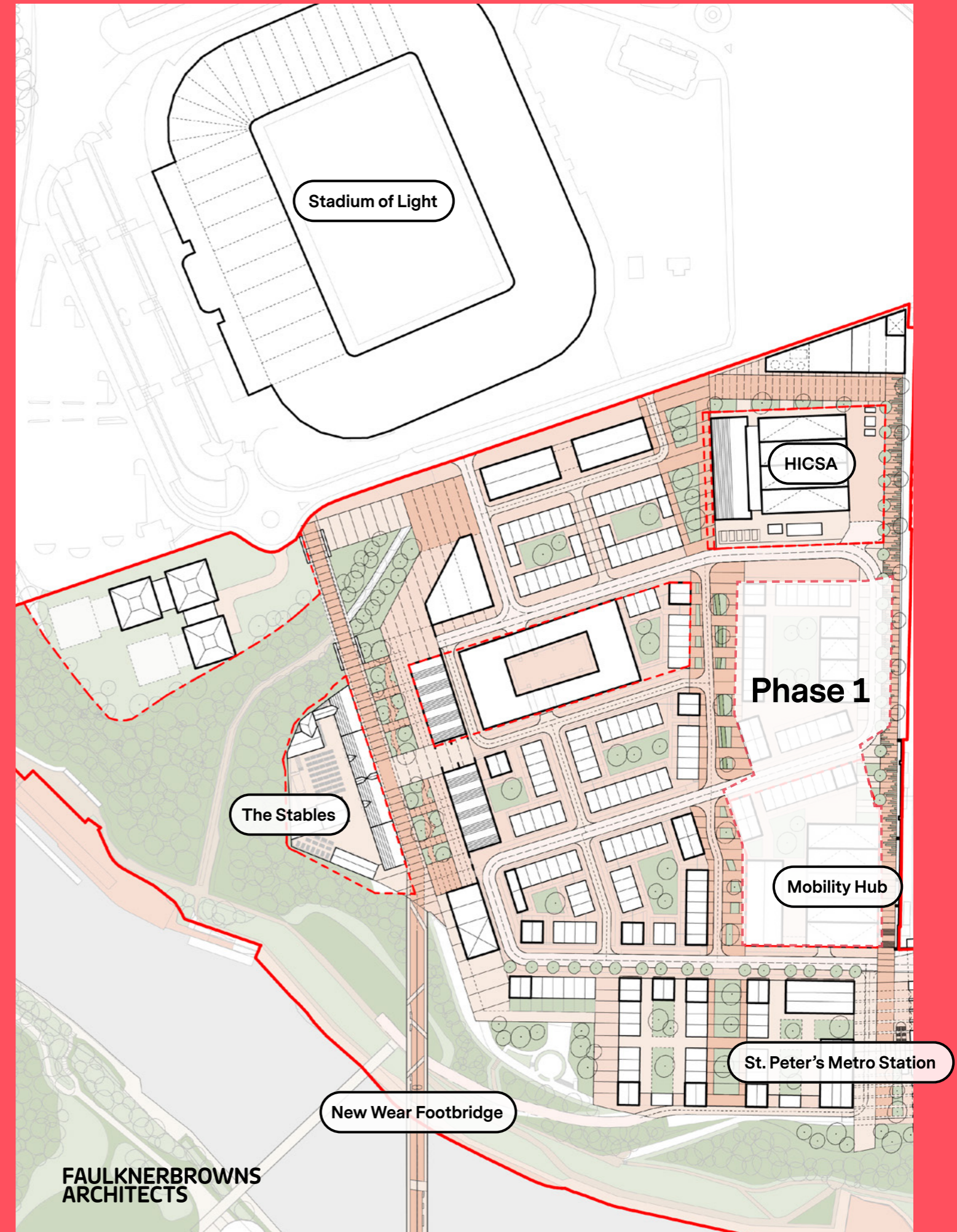
The successful developer will complete the Sheepfolds housing development in accordance with the RS Masterplan, SPD and design standards set out in the Council ITT. The Council's preference would be for the successful developer to deliver the

pre-development and infrastructure works, providing a more holistic management and cost-effective delivery programme.

The Council has secured a BHF grant to facilitate the remediation of the Phase 1 development site. The terms of the funding agreement require the remediation to be complete and new development to have commenced by 31st March 2026. The successful developer will need to work with the Council to ensure that this deadline is achieved. Bidders will need to make allowance for the delivery of the remediation works and demonstrate that they have a key understanding of the funding requirements and can mitigate risk and maximise cost efficiency.

The proposed Mobility Hub is to be delivered as part of Phase 1, Plot 5. The vision for the Mobility Hub is to deliver a multi-storey car park for c160 cars with cycle parking at ground level and a concierge/drop off point for parcels for residents of Sheepfolds. The Council's preference is that the mobility hub is delivered by the preferred developer on behalf of the Council which will retain and operate the asset.

Full details of the opportunity, bidding process and supplementary information are available in the relevant links detailed on page 35, and the open system portal [www.open-uk.org](http://www.open-uk.org)



# Sheepfolds Masterplan



# Sheepfolds Masterplan

Located directly north of the City Centre on the northern edge of the River Wear, lies the Sheepfolds site.

The historic use of the site was dominated by heavy industry such as coal mining, which included the Wearmouth Colliery, further industrial units for fabrication and shipbuilding, and some worker's housing.

Although these major industrial uses had diminished by the late 20th century, the site has more recently become home to various smaller scale industrial units that are home to local businesses including workshops and mechanics, much of which has been acquired/ assembled by the Council.

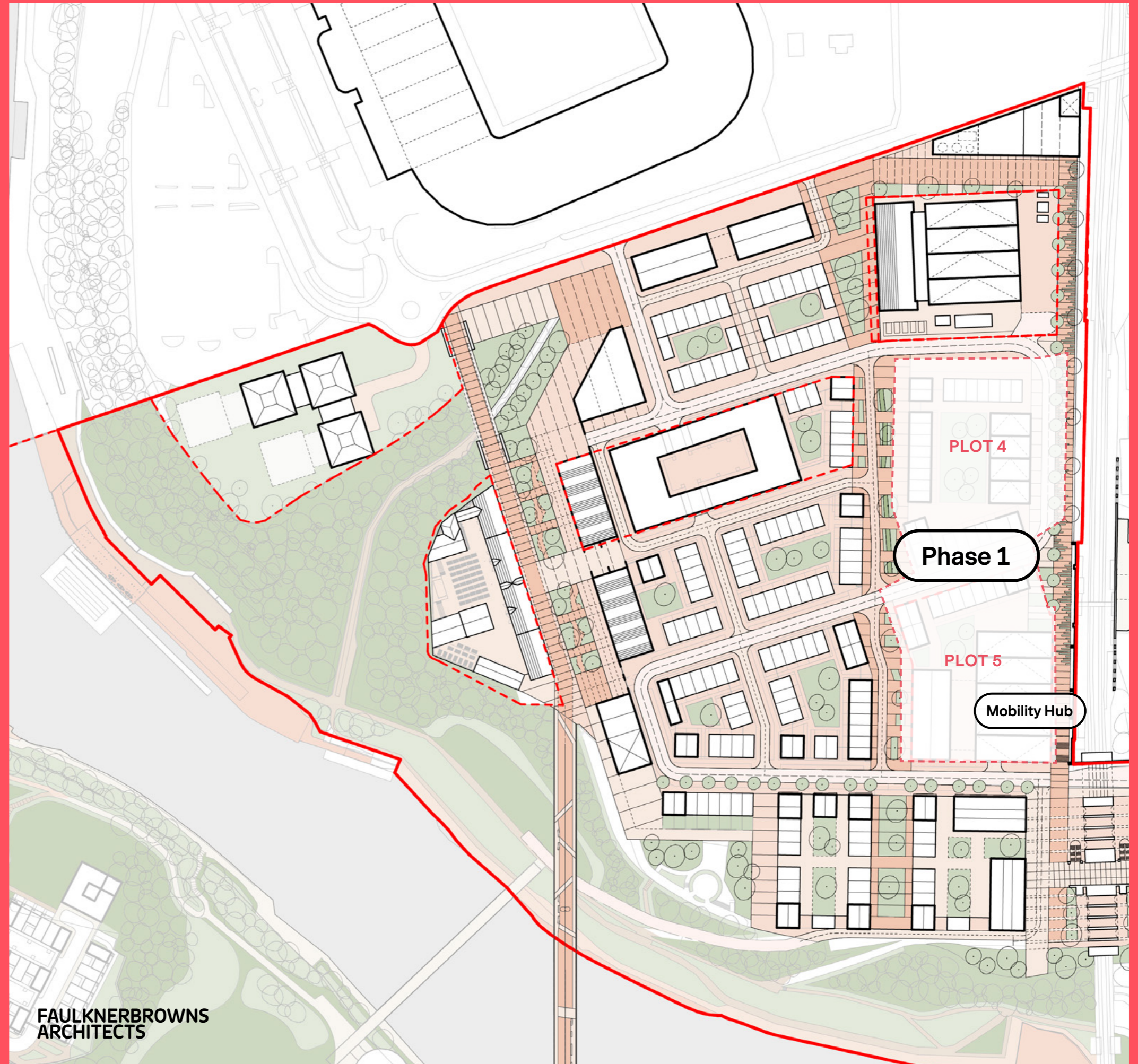
The image on the right is the masterplan for the Sheepfolds neighbourhood, based on the RS Masterplan and supplementary planning documents, which outlines the scale and opportunity for the redevelopment of Sheepfolds.

10ha

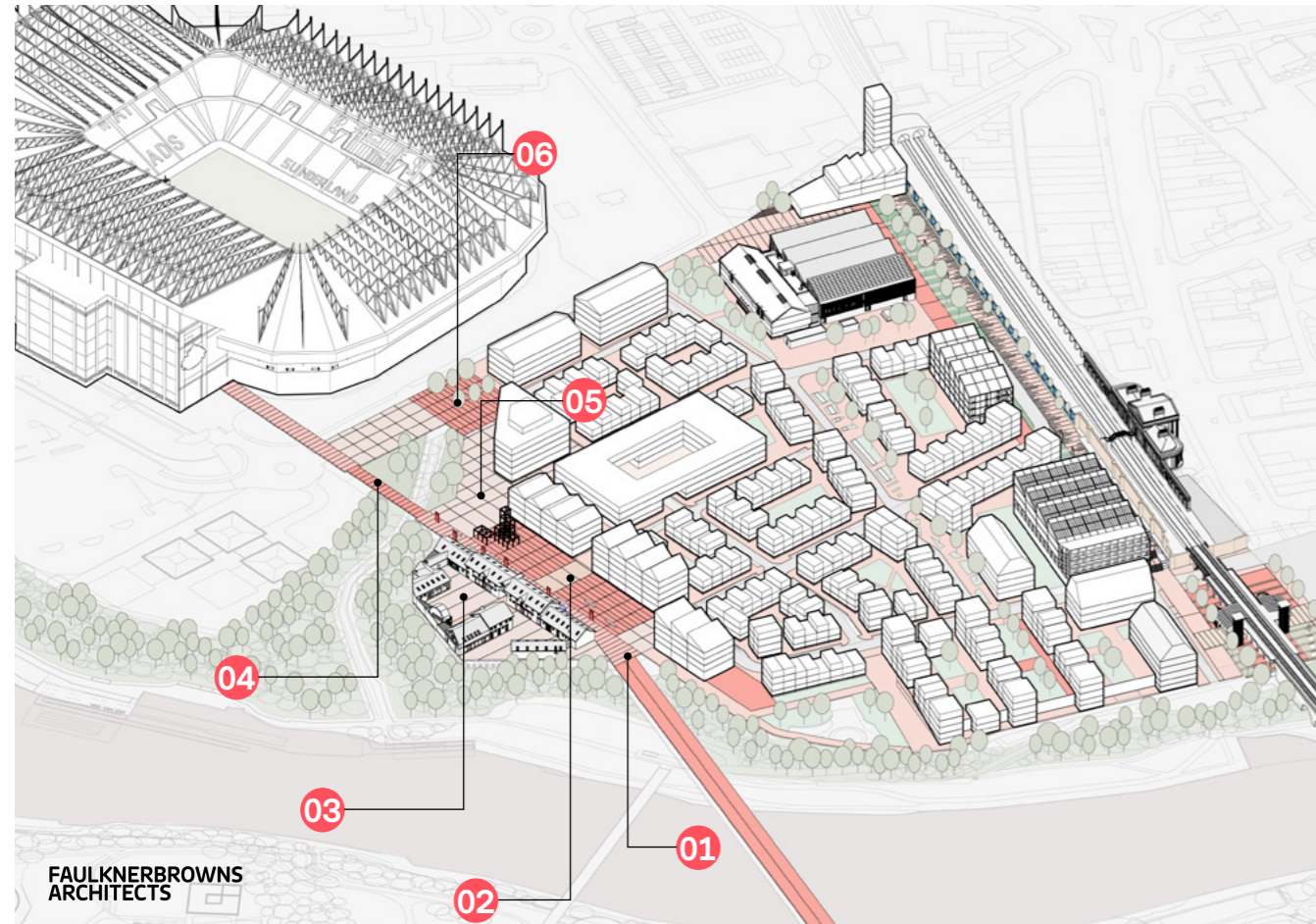
total Sheepfolds site area

c600

new homes



# Sheepfolds Masterplan



## Sheepfolds - Western Route

- 01 New Wear Footbridge Landing
- 02 Proposed Stadium Way and Western Public Realm
- 03 The Stables
- 04 New bridge link over Wagon Way to Stadium
- 05 Extended Public Realm
- 06 Landing mat for Wagon Way and Stadium arrival

The Sheepfolds Masterplan seeks to build on the key principles established in the RS Masterplan with the creation of a new city neighbourhood. The proposal regenerates, restores and repurposes a large area of degraded former industrial land on the north side of the city centre. Informed by both historical and contemporary street patterns, the Sheepfolds Masterplan response seeks to create a dense, walkable neighbourhood. The masterplan sets a clear and deliverable strategy that works with existing site infrastructure.

The Sheepfolds Masterplan seeks to introduce a more substantial public realm setting for the new wear footbridge landing. The new public square represents a strategic space as it occupies a prominent location with exceptional views of the Wear and Galley's Gill.



Aerial View

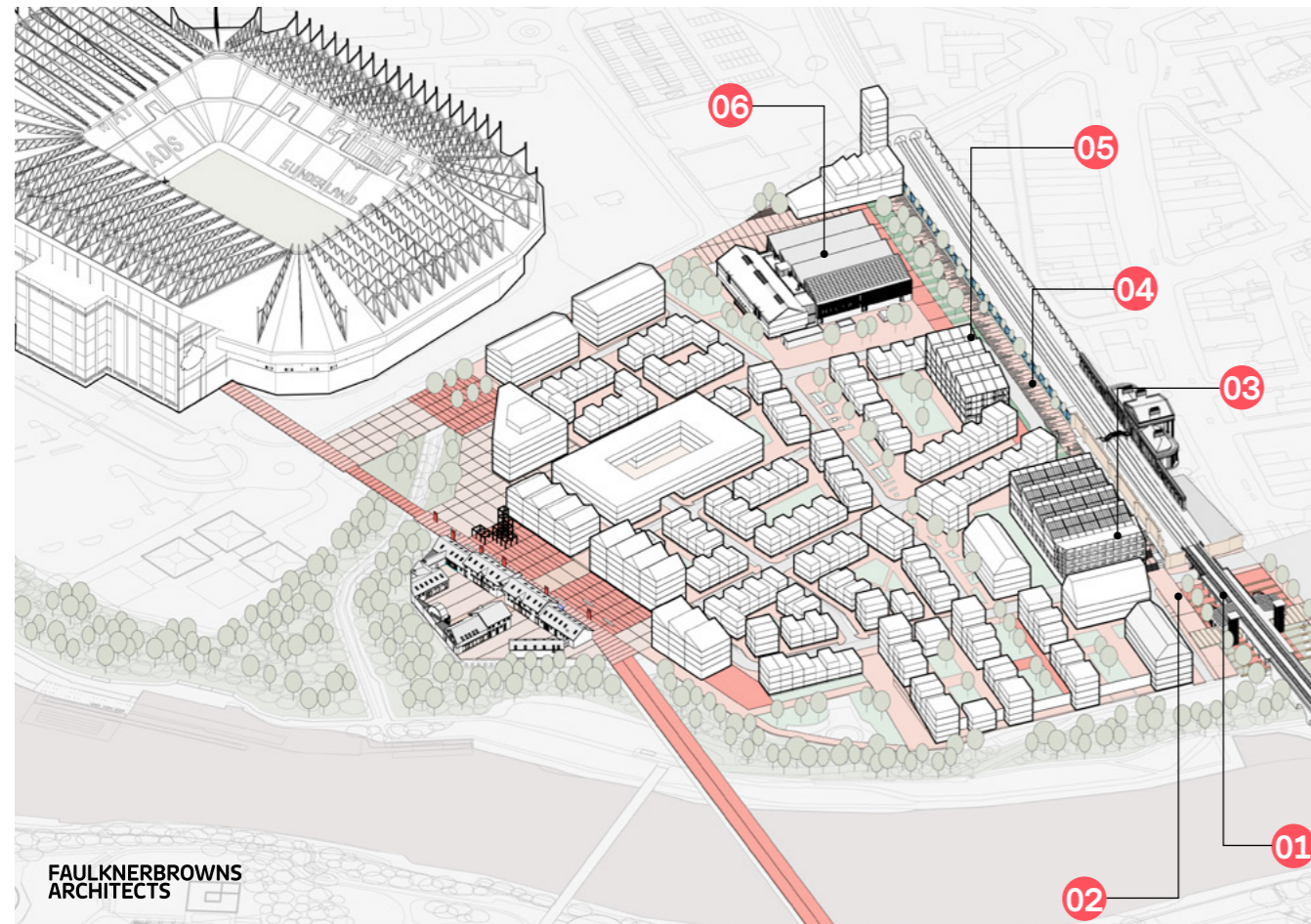
Western Route Public Square and route towards Stadium of Light



Street View

Western Route Public Square and route towards Stadium of Light

# Sheepfolds Masterplan



## Sheepfolds - Eastern Route

- 01 Existing St Peter's Metro Station
- 02 Proposed Eastern Landing Mat
- 03 Development Plot 05 + Mobility Hub
- 04 Proposed Eastern Public Route
- 05 Development Plot 04
- 06 HICSA Development

The Sheepfolds Masterplan integrates a new pedestrian route to the Eastern edge of Sheepfolds. The new Eastern route is envisaged as a linear park which will transform the disused space that sits alongside the railway line. It represents a new approach to urban spaces that prioritises the environment, public health and quality neighbourhoods.

This new linear park provides an alternate route to the Stadium of Light on matchday and other large events that encourages footfall away from the more private residential heart of the community.

The approach to massing along the Eastern Route seeks to echo the industrial heritage silhouette of the old Monkwearmouth Goods yard.



Street View

Eastern Route and landscaping adjacent to Plot 04



Street View

Eastern Route Public Landing Mat adjacent to St Peter's Metro

# Sheepfolds Masterplan

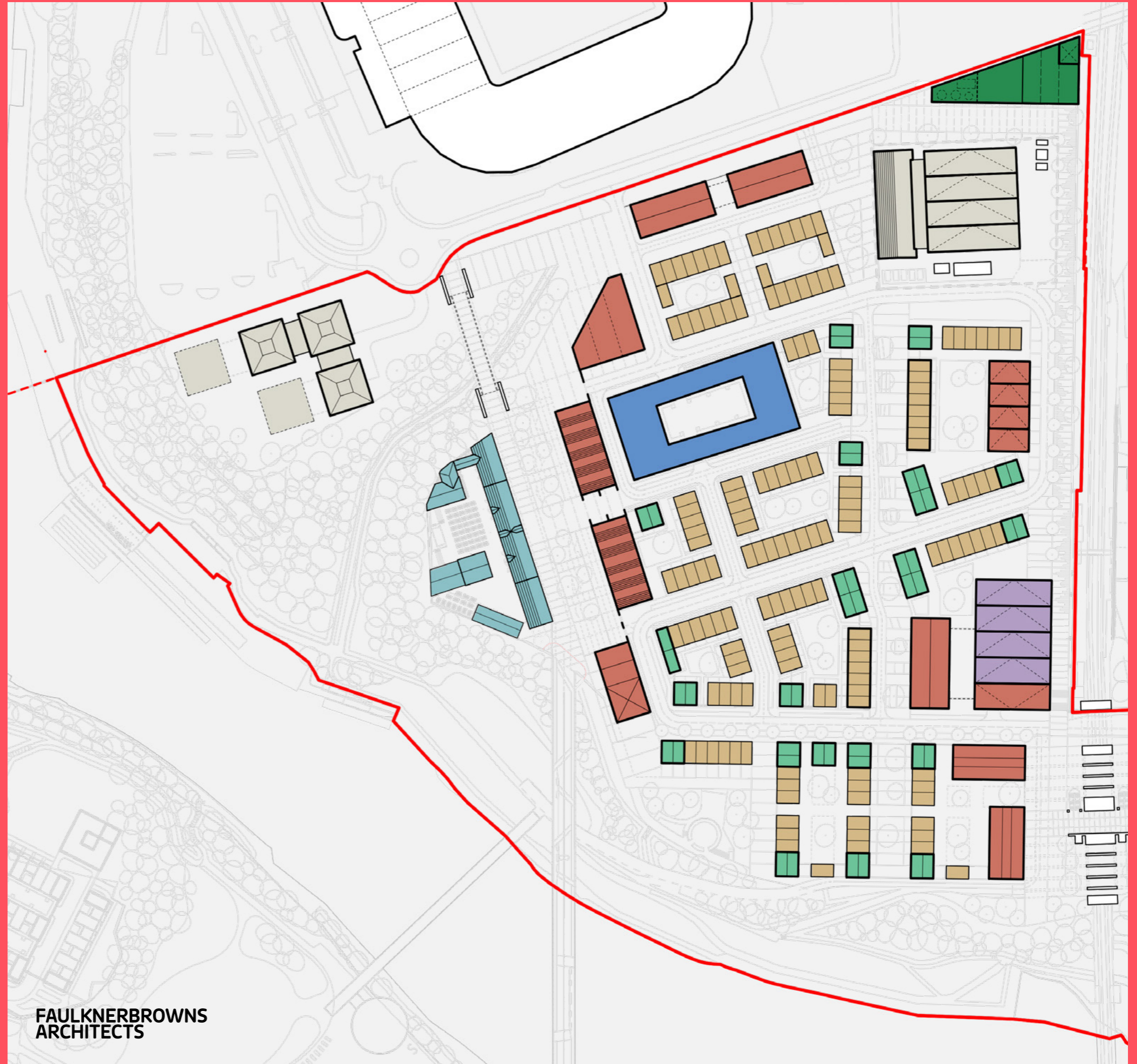
Below is the notional housing typology mix within the Sheepfolds Masterplan.

## Residential

-  Townhouses
-  Stacked Maisonettes
-  Apartments
-  Mixed-use development

## Amenity

-  Education Use
-  Parking
-  Commercial
-  Energy Centre



c600 Homes



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# Sheepfolds Masterplan

## Development Plots

Of the development plots noted in the Sheepfolds Masterplan, six will be included within this opportunity. The first phase being plots 4 and 5. For the purposes of this exercise, plots 2 and 8 will not be included. The existing infrastructure is retained wherever possible to protect/minimise cost impact to utilities.

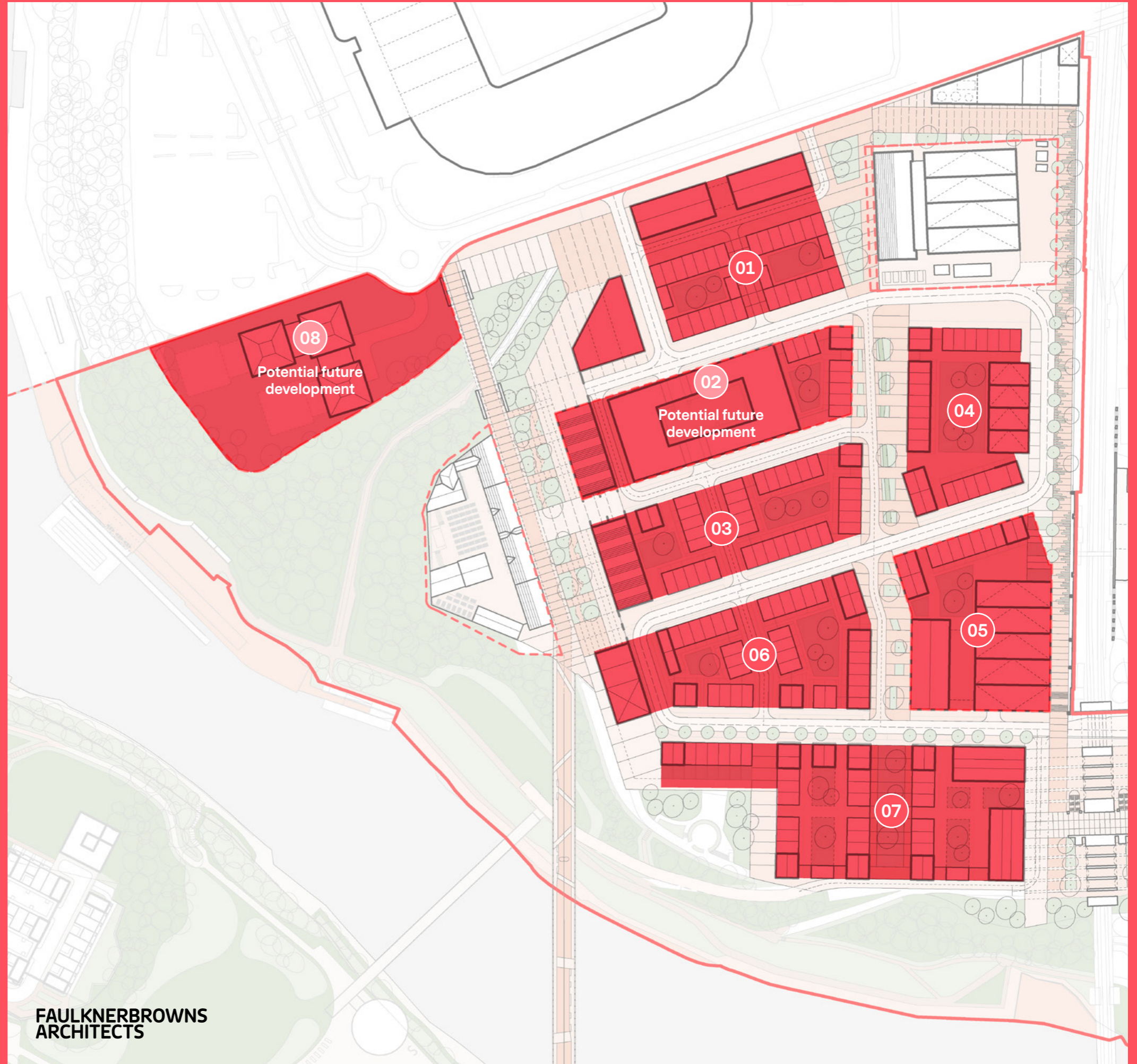
- 01 PLOT 01: 0.62 Ha
  - 03 PLOT 03: 0.48 Ha
  - 04 PLOT 04: 0.40 Ha
  - 05 PLOT 05: 0.45 Ha
  - 06 PLOT 06: 0.53 Ha
  - 07 PLOT 07: 0.71 Ha
- 
- 02 Potential future development
  - 08 Potential future development

TOTAL DEVELOPMENT PLOT AREA:

# 3.19 Ha



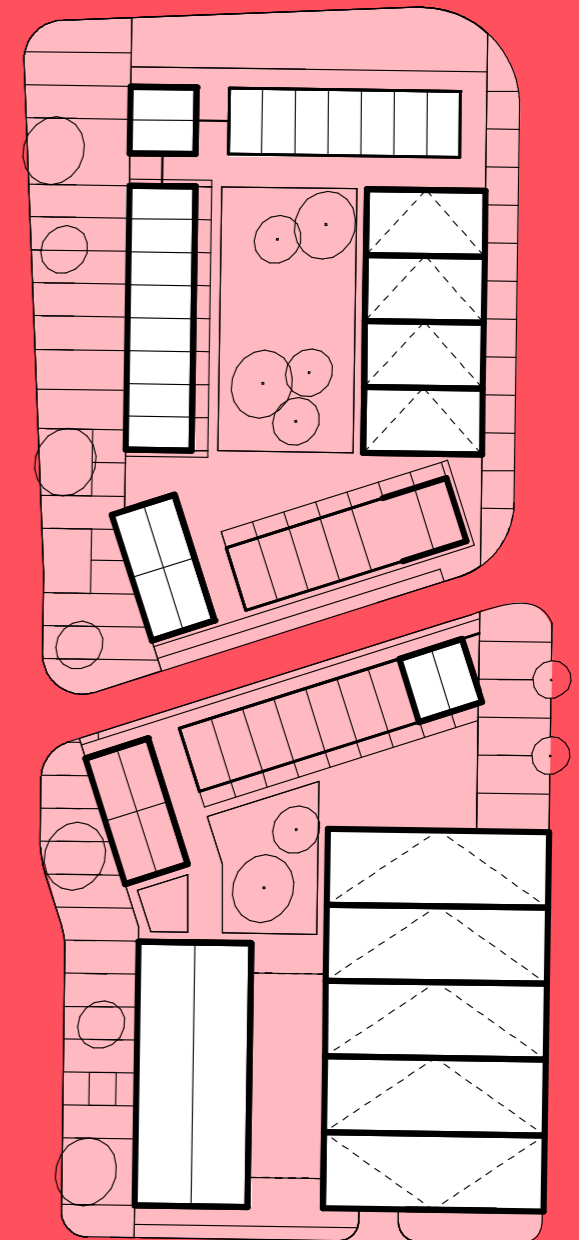
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# Phase 1

Plots 04 / 05



# Phase 1

## Development Plots 04 + 05

Plots 4 and 5 have been identified as the first phase of development due to their strategic location and the Council's ownership. This phase aims to offer a variety of housing types and tenures. The development is intended to set a high standard for quality, sustainability, and low carbon living in the Sheepfolds neighbourhood.

- The Council's ambition is for 160 units to be delivered in Phase 1.
- Within plot 5 it is proposed that a Mobility Hub is developed to provide active travel options for residents including private vehicle parking, cycle storage and shared car schemes.
- Bidder's proposals must make reference to the RS Masterplan, SPD and design standards set out in the ITT.
- As a minimum the development will need to meet national described space standards (NDSS)

By beginning development at the east of the scheme this will support the development of HICSA, completing in Spring 2025 and the development of the strategic public realm in this area.

### Development Plots:

PLOT 04: 0.40 Ha

PLOT 05: 0.45 Ha

COMBINED DEVELOPMENT AREA:

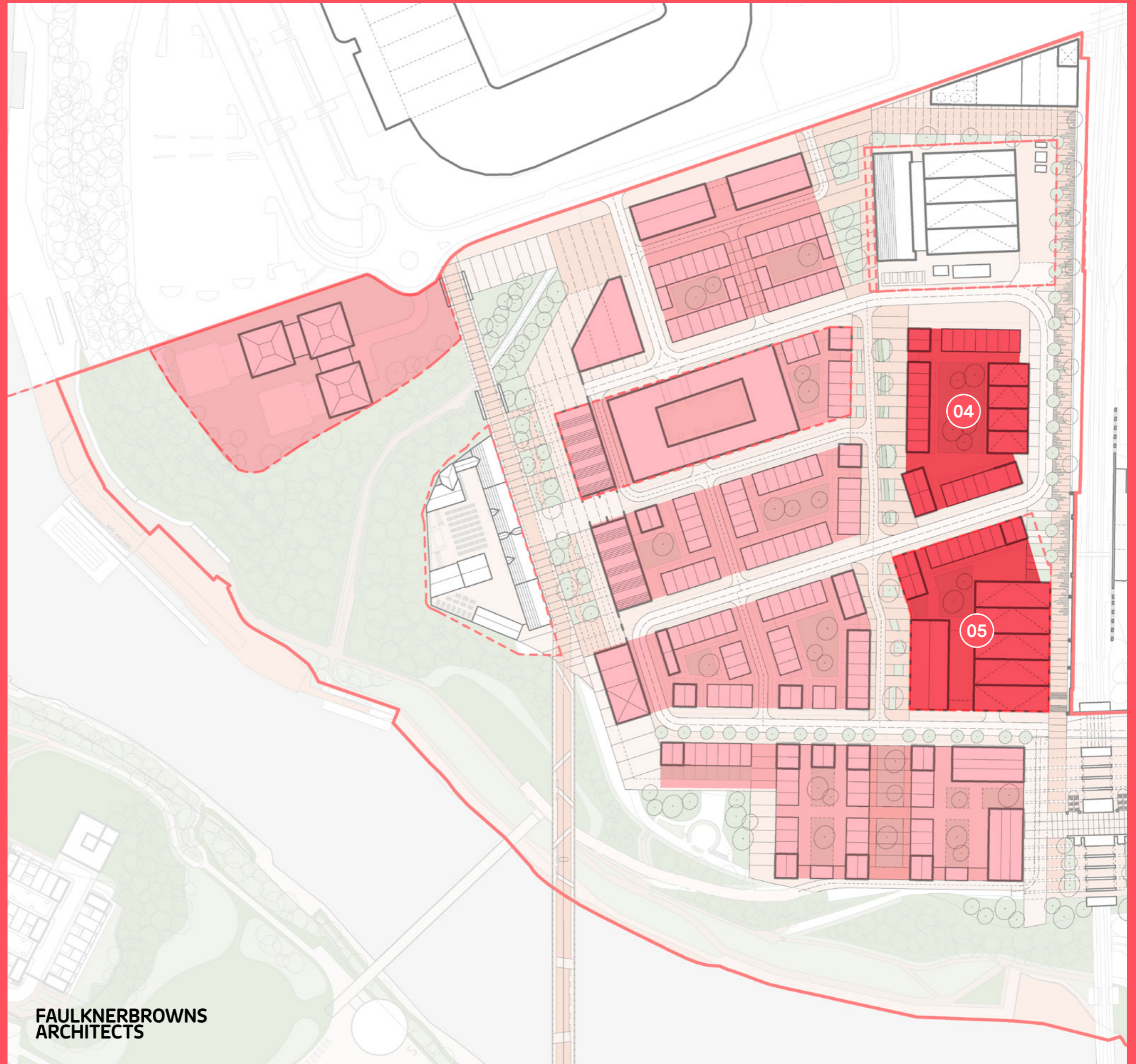
# 0.85 Ha

(1.2ha including immediately surrounding public realm)



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# Indicative Phase 1: Plot 04

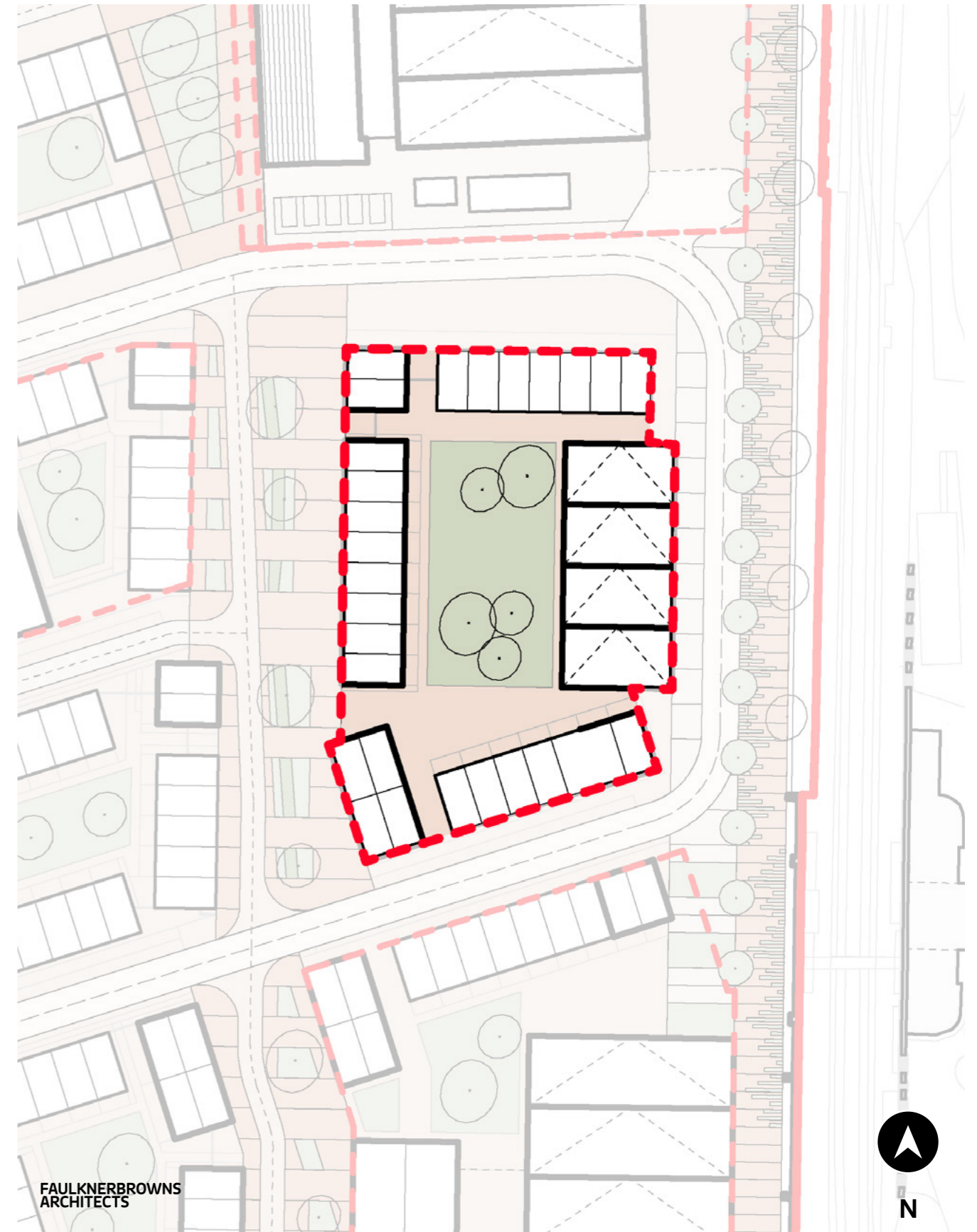
The range of house types identified in the Sheepfolds Masterplan and Plot 4 have been developed to suit 21st century living patterns. There is a mix of 1 and 2 bed apartments, two bed stacked maisonettes to 3 bed family sized townhouses with private gardens. All will need to be designed to deliver a sustainable smart living future and meet national technical housing standards. The Council are inviting proposals that explore density/scale and mass in response to market demand.

PLOT 04			
Type	Apartments	1 Bed	18
	Apartments	2 Bed	10
	Stacked Maisonettes	2 Bed	12
	Town Houses	3 Bed	22
<b>Total</b>			<b>62</b>

Indicative property mix

TOTAL PLOT 04 OPPORTUNITY

## 0.40 Ha



### Public Realm to the Railway

The image above shows the new Eastern route, envisaged as a linear park which will transform the disused space that sits alongside the railway line. It represents a new approach to urban spaces that prioritises the environment, public health and quality neighbourhoods. This is currently at concept stage and will be delivered through the Council, Consultants Fairhurst are working on designs for the public realm.

# Indicative Phase 1: Plot 05

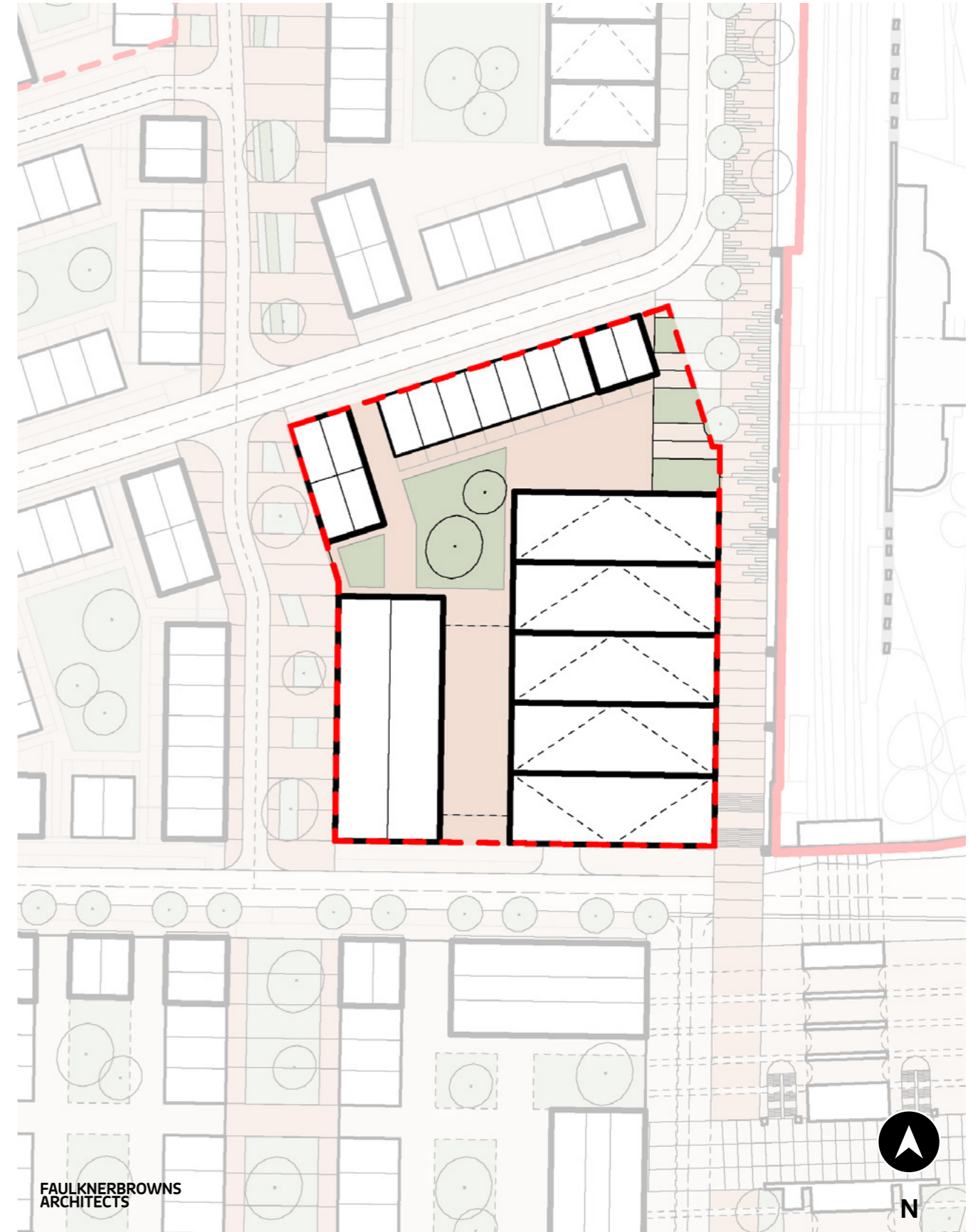
Similar to Plot 4, The housing mix for Plot 5 is made up of 1 and 2 bed apartments, two bed stacked maisonettes to 3 bed family sized townhouses with private gardens. Plot 05 also incorporates a mobility hub, strategically located at the primary entrance to Sheepfolds and adjacent to St Peters Metro station. The Council are inviting proposals that explore density/ scale and mass in response to market demand and how the mobility hub can be delivered as part of the development.

PLOT 05 + Mobility Hub			
Type	Apartments	1 Bed	40
	Apartments	2 Bed	40
	Stacked Maisonettes	2 Bed	8
	Town Houses	3 Bed	10
Total			98

Indicative property mix

TOTAL PLOT 05 OPPORTUNITY

## 0.45 Ha



### Plot 5- Mobility Hub

The masterplan proposes a new mobility hub at St. Peters Metro Station. The Hub will provide spaces for resident and visitor parking, as well as providing sustainable transport options in the community. It will accommodate facilities for cycling including secure parking, repair and charging. Space will be made available for residents parking and access to car clubs.

Other services that are sought include parcel lockers and delivery points and community facilities. Above the mobility hub stacked parking levels are located north of the residential accommodation with 160 car parking spaces provided. The mobility hub allows for more diverse forms of street level activation.



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# Further Information

## Relevant Links

- Riverside Sunderland Website  
[VISIT WEBSITE](#)
  - RS Masterplan Document  
[VIEW DOCUMENT](#)
  - Riverside Sunderland Prospectus  
[VIEW DOCUMENT](#)
- Riverside Sunderland SPD  
[VIEW DOCUMENT](#)
  - Open System Portal  
[VISIT WEBSITE](#)



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## Warranty

**The Council in both its capacity as Local Authority for the City of Sunderland and as promoter and land owner of the opportunity described for itself, its servants and agents give notice that:**

Whilst every effort has been taken to ensure the accuracy of the information contained in this document, the council offers no guarantee of accuracy. You are accordingly advised to undertake any appropriate due diligence or seek professional advice to satisfy yourself regarding the opportunity.

This document provides a general outline for the guidance of prospective developers/purchasers/ investors and does not in anyway constitute an offer or contract or part thereof. The Council do not bind itself to accept the highest or any offer received and will accept no responsibility for any expenditure incurred by any interested party in relation to the submission of any expression of interest or offer, whether subsequently successful or not.

All areas, dimensions and unit numbers are approximate and may be subject to change.

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