



MIXED USE: A computer-generated image of Métier's Tyne Square development in the Ouseburn Valley.



OUSEBURN OPENS UP: Impressions of the Maling Court offices being developed by Adderstone Properties in the Ouseburn Valley, above, and left, the proposed Portland Green development in Shieldfield, from the north end of Stoddart Street.

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WHILE there is a consistent complaint in property development circles that there are not enough cranes to be seen on the North-East skyline, one part of Newcastle has made substantial progress this year.

The Ouseburn area has long been touted as the next big thing on Tyneside in terms of regeneration and now plans are coming to fruition.

This year, in addition to cultural attractions like Seven Stories and the new Round Theatre, and small, independent artists' studios, larger-scale developments have started to be announced. Although a comprehensive

By Graeme King

redevelopment strategy for the bottom of the valley, where the Ouseburn joins the Tyne, has not yet been announced, one scheme is getting going.

Investment company Métier is just weeks away from starting work on a £24m mixed residential and leisure development.

The Tyne Square scheme will be close to the mouth of the Ouseburn on Maling Street, just 100 yards from the Tyne public house.

There will be two and three-bedroom riverside apartments, and 3,000sq ft of retail space to provide a convenience store for the

local area, and 7,500sq ft of leisure space to accommodate cafe bar and restaurant uses.

The 'ice factory' which has stood on the site for decades has just been demolished, along with adjoining buildings.

Unfortunately, progress on the new Hotel du Vin being developed on City Road overlooking the valley has been put back by a major fire.

However, further development is likely to be created by the installation of the Ouseburn barrage early in 2008.

Already Steenberg's Yard, a development by Mosedale Gillatt Architects, is set to add 32,000sq ft of modern, office suites ranging in size from 2,500sq ft to 5,000sq ft.

And restaurant group Gusto is close to starting work on its Don Vito's project on a Lime Street site early next year, too.

Meanwhile, at the other end of the valley, local developer Metnor is working on its ambitious £40m Portland Green scheme on a 7.5-acre site.

The proposed Portland Green development would offer a mixture of offices, shops and homes, expected eventually to host about 1,000 jobs.

Nearby, Boyd Developments has completed an office and restaurant complex at Boyd Street, and developer Adderstone has announced its Maling Court office project.

And that scheme will be adjacent to the new Soul Kitchen music industry project being developed by record label Kitchenware.

The building will have space for bands to write and rehearse, as well as offering offices for record labels to lease.



WORK SPACE: An office development on Stepney Bank in Newcastle's Ouseburn Valley.