

# METNOR LEADS UPPER OUSEBURN REGENERATION

New projects illustrate an impressive commitment by Metnor to the regeneration of this vibrant area

The Portland Green development site is situated close to the City Centre adjacent to both Portland Road and Stoddart Street, Shieldfield, Newcastle upon Tyne.

Planning approval has been received for a large scale student village with complementary mixed uses. The approval is for 1933 student beds in 9 buildings incorporating retail, cafe/restaurant and health centre uses.

A separate approval also exists for a gateway office building of approximately 3,800m<sup>2</sup> on the site.

Metnor are currently involved in discussions with potential joint venture partners and hope to be able to commence enabling works during 2010.

The master planning has been undertaken by FaulknerBrowns Architects, based in Newcastle upon Tyne.



Portland Green

Also in Shieldfield, Metnor have obtained planning approval for a 396 student bed scheme on the site of the old Winn Studios. The site was sold to Northumbria University in August 2009 and Metnor Construction Limited are currently on site. Practical completion is on target for the summer of 2011 to enable occupation at the start of 2011-2012 academic year. The Architect is IDPartnership – Newcastle.



Winn Studios

The scheme embodies many highly sustainable features such as green roofs, solar thermal energy collection to provide hot water to showers, a "living wall" which embodies principles of encouraging local micro climate diversity, habitat creation and retention.

The facing materials are a mixture of traditional masonry with high performance render, coloured rainscreen cladding panels and high quality curtain walling systems.

The accommodation comprises a range of flatted dwellings for students ranging from traditional, standard five bedroom clusters up to bespoke studio units offering a wide range of choice for the students at Northumbria University.

The project is turn-key and includes all fixtures and fittings, including an attractive ground floor entrance and lounge area where students can gather and socialise.

It is anticipated that the site will employ over 200 workers at its peak during 2010. The majority of these will be local jobs for local suppliers.



Winn Studios



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