



5A) Staiths, South Bank, Gateshead

- Gateshead
- Market Sale
- 760 Homes



Built in the early 2000s, Staiths is a 760-home development on the south banks of the River Tyne in Gateshead.

A mix of two- and three-storey houses centre around shared landscaped courtyards, while apartment blocks line the river.

The scheme aims to provide good design at affordable prices and to support a positive impact on the wider area, including local neighbourhoods within the Housing Market Renewal area.

Hemingway Design, along with Wimpey City developers, aimed to create a development that offers choice, with a wide mix of one, two, three, and four-bed accommodation, large variations in housing elevations and materials, and choice in the way that people live their lives.

The principal aim of the project was to prioritise people over the car, with the implementation of the 'Home Zone' concept. Car ownership is restricted to one car parking space per household, with 25% visitor parking. Reduced car ownership and careful design encourage low travel speeds, which enhances pedestrian safety.

The site is easily navigable by bike or foot, with landscaped communal courtyards. Shared streets are intended for a range of activities: integrating play areas, table tennis, parking, planting, communal barbecues and indirect traffic routes. The overall concept encourages "friendly neighbourhoods" and enables children to "adventure in safety". Incidental neighbourly contact is enhanced by the provision of a variety of informal seating areas within the public realm.

Pedestrian and cycle routes are also provided from the riverside walkway, connecting with Gateshead centre and Baltic Square via the riverside sculpture park, which forms part of the National Cycle Network (NCN) Route 14. Communal bicycle storage for the apartments, and a well-considered on-site cycle network, encourage

“ *It's such a unique area. The estate has a wonderful village-like quality to the community which is rarely found.* ”

- STAITHS RESIDENT

“ *Minutes from the city (or a half-an-hour walk by the side of the gorgeous Tyne) but the feeling of living in a green oasis when enjoying being home.* ”

- EMMA FOXALL



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THE BIG IDEAS



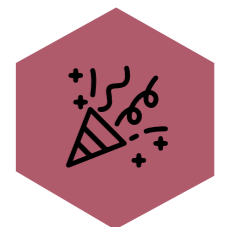
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WALKING & CYCLING



GREEN SPACE



PLAYFULNESS



NEIGHBOURLINESS



PERMANENCE