

# ONE FOUNDERS PLACE

NEWCASTLE



Illustrative view of proposed One Founders Place

## Welcome

Welcome to our Public Exhibition regarding our proposals for One Founders Place, a new sustainable office building and public square in the heart of the Founders Place Masterplan.

At this exhibition you can:

- Take a **look** at the information provided which outlines our vision for the future of the Founders Place site,
- **Speak** to the team if you have questions,
- Let us know your **feedback**, either verbally or via the online links.

## About Igloo

Igloo is the original sustainable developer. Established in 2002, igloo became the world's first responsible real estate investment fund (as recognised by the UN) and became the UK's first real estate B Corp in 2016.

Today, igloo continues to lead the way and push the boundaries of impact-led investment and development, delivering large-scale regeneration UK-wide, working with communities, investors and partners to create transformative places that set new standards for People, Place and Planet. igloo is a wholly owned subsidiary of Thriving Investments, part of the Pfp group.

Founders Place LLP is a joint venture partnership between igloo and Newcastle City Council, established to facilitate the regeneration of 4.3 acres of brownfield land within the Stephenson Quarter in central Newcastle upon Tyne.

[www.iglooregeneration.co.uk](http://www.iglooregeneration.co.uk)

igloo

Part of

Thriving  
Investments

Newcastle  
City Council

ALLFORD  
HALL  
MONAGHAN  
MORRIS

ARUP

PLANIT

Developer

Development Partner

Architect

Engineer

Landscape Architect

AVISON  
YOUNG

Planning Consultant

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## The History of The Site Founders Place – A Rich Industrial Past

The Founders Place site sits where George and Robert Stephenson's first purpose built locomotive factory was established in 1823. Their innovative engineering work drove the global Industrial Revolution, giving this site and the remaining historic buildings a unique character and history of entrepreneurship in the heart of the city.

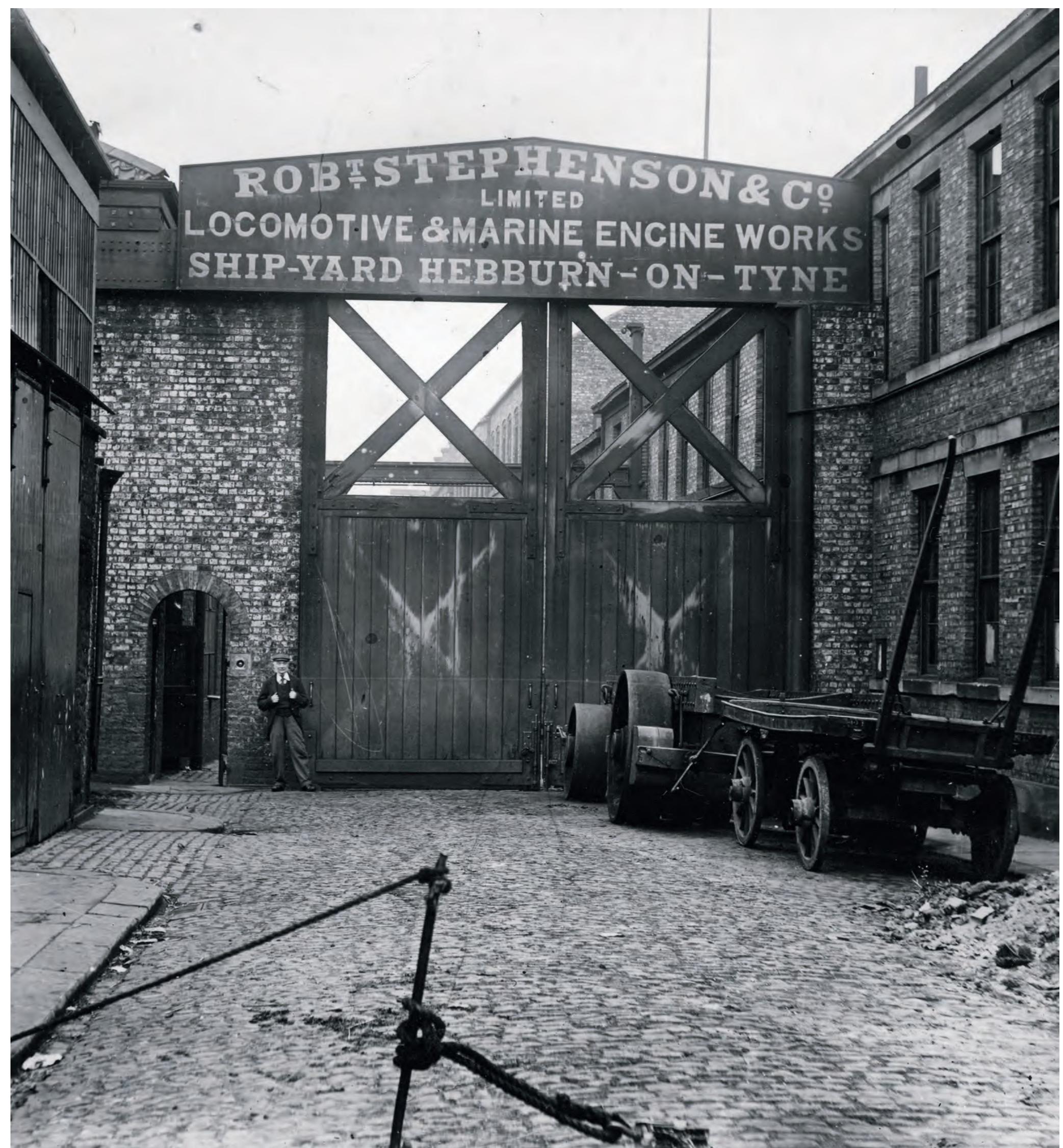
The wider masterplan site today retains original structures and warehouses that were part of the Stephenson and Hawthorn engine works. Whilst many of the warehouses have since been demolished (including that of the site of One Founders Place), some are retained and give fantastic clues to the industrial past activities of the site, including warehouses constructed of local brick, cast iron columns, fragments of rail lines and industrial timbers.

Originally the engine sheds were orientated North-South - with two since-removed rail connections running across Forth Street to

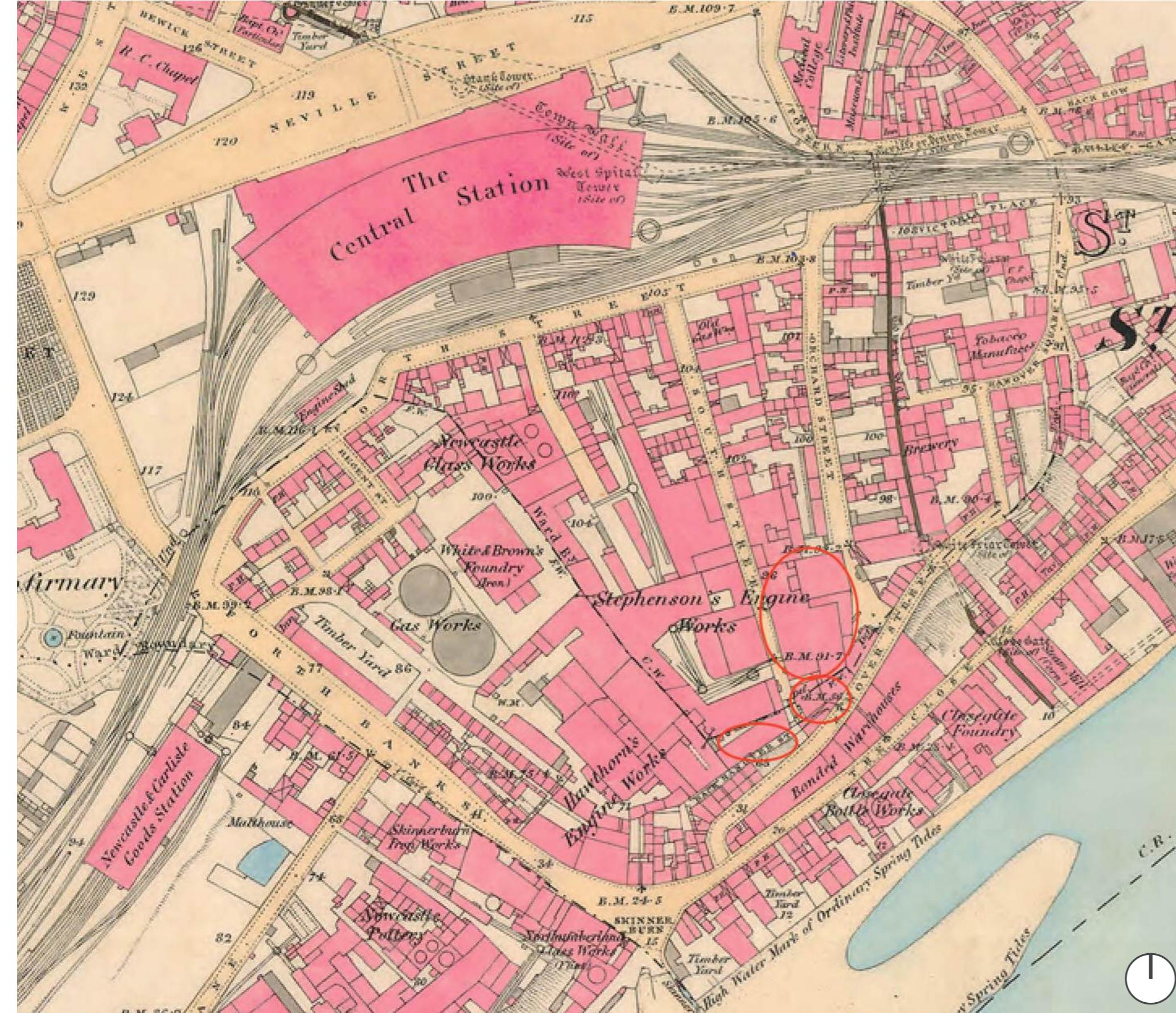
run locomotives on to the main line. Engines were also exported globally from the Forth Street works via the River Tyne below, the engine works finally closing in 1960. The site is linked to other industrial uses also, from glassworks, kilns to town gas production.

Looking further back - the area was close to the original town walls and has also been linked with Roman heritage.

The project looks to respectfully reference this rich industrial heritage, as the site moves into the next exciting future phase of use.



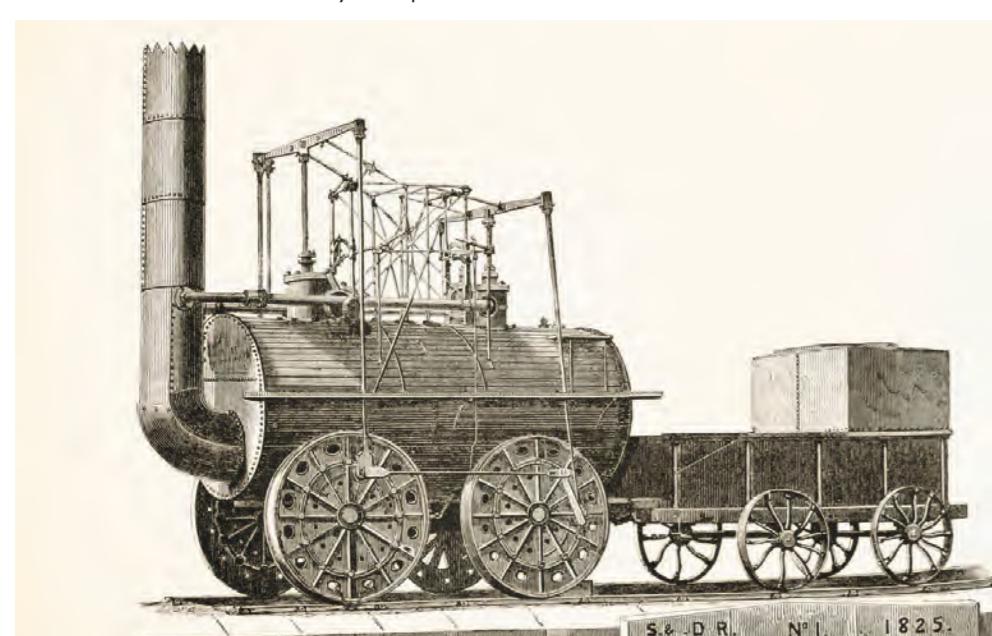
Robert Stephenson Works



1879 Ordnance Survey map of Founders Place



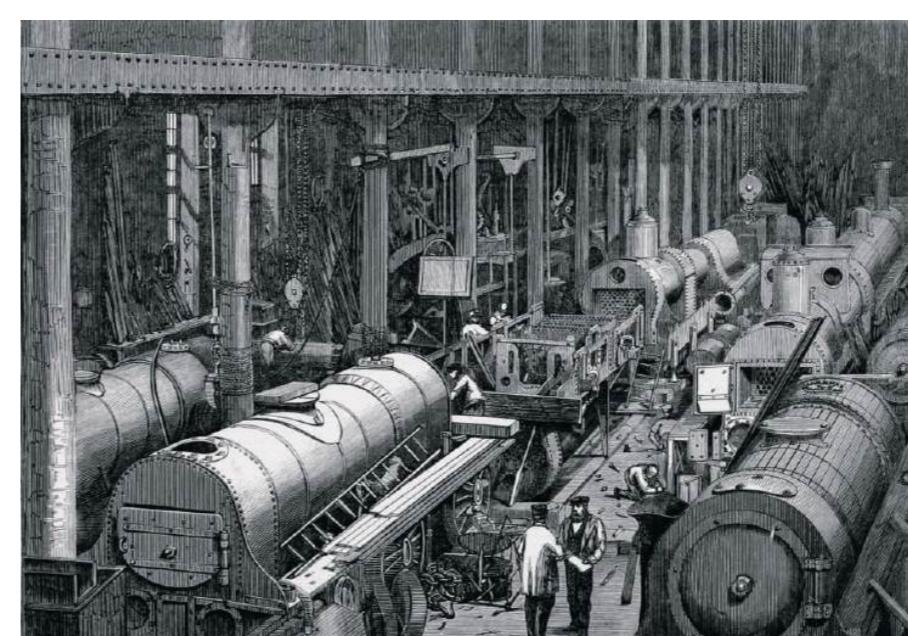
Founders Place in 1940's



Early Stephenson engine



Stephenson's Rocket, built on site and now preserved at The National Railway Museum, York.



Engine assembly line



Later Stephenson engines were exported across the globe in their heyday.

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## The Current Site A Catalyst for Regeneration

Founders Place is located right beside Newcastle Central Station and in the heart of Newcastle's historic Stephenson Quarter. Whilst some of the sites have already been developed, igloo have created a new masterplan to offer a new vibrant area to the city, complete with a mix of uses. This regeneration offer will work with the strategic principles of the site and complement the development already completed to offer a comprehensive new area to the city, with One Founders Place and a public square at its heart.

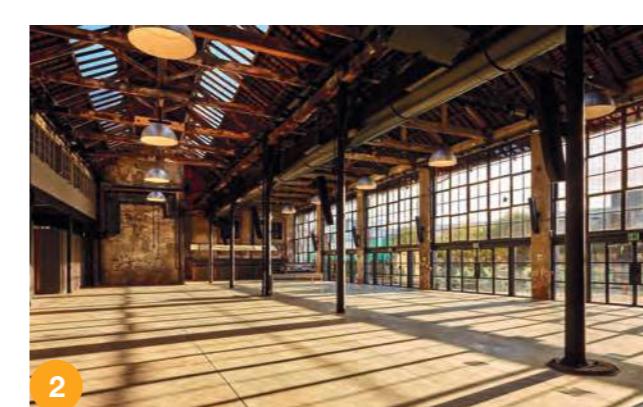
One Founders Place and Founders Square will sit on a currently vacant site to the north of the masterplan, with The Boiler Shop venue and Royal Mail to the east, The Crowne Plaza and Nexus lines to the west, the UTC to the south and Newcastle Central Station to the north. The new proposals will respect the existing buildings and their specific servicing and access requirements so as to complement and complete the masterplan.



One Founders Place Site



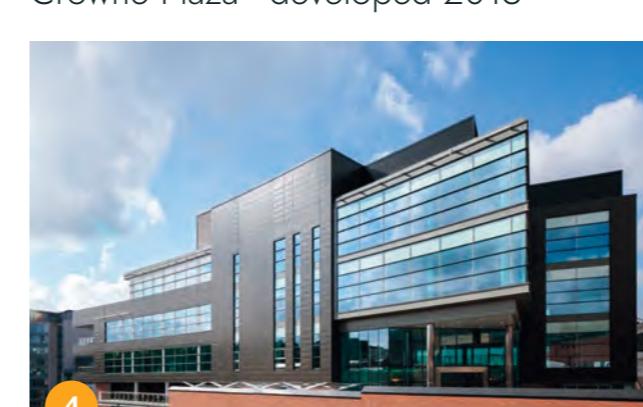
UTC - developed 2018



The Boiler Shop - refurbished 2016



Crowne Plaza - developed 2015



The Rocket & Stephenson car park



The Pattern Shop - let to Atom bank - completed by igloo 2024



Aerial photograph of the existing Founders Place Site

— Masterplan site boundary  
- - - Pedestrian routes into the site

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## Founders Place The Proposed Masterplan

### Design Overview

Founders Place is a pioneering new urban development in Newcastle's historic heart where sustainability and innovation meet to create a thriving community for the future.

Founders Place is designed with well-being at the core. It's not just a place to work, relax, or live, but a seamless blend of all three. Here, the rigid boundaries between work, leisure, and life dissolve, allowing each to enrich and enhance the others.

As part of phase 1, the Grade II listed Pattern Shop has been carefully restored over the past two years to provide sustainable office space.

The future phases of the masterplan include:

### One Founders Place

A 100,000 sq.ft flagship new office development and public square at the edge of Founders Place, setting a new standard for work-life integration and environmental responsibility.

### Orchard Yard

A new community of circa 80 new sustainable homes, designed with urban living in mind.

### Rail Yards

New sustainable work space surrounded by gardens, pathways, and spaces to reconnect with nature and with each other, completing the business community within One Founders Place.

### Coppersmiths Shop

The Grade II listed building will be carefully restored.



Completed phase  
Site Boundary & Focus of this Consultation

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## Founders Place The Proposed Masterplan

### Design Approach

The masterplan will bring this historic area back to life and create a new identity for Founders Place as a centre for innovation and creativity.

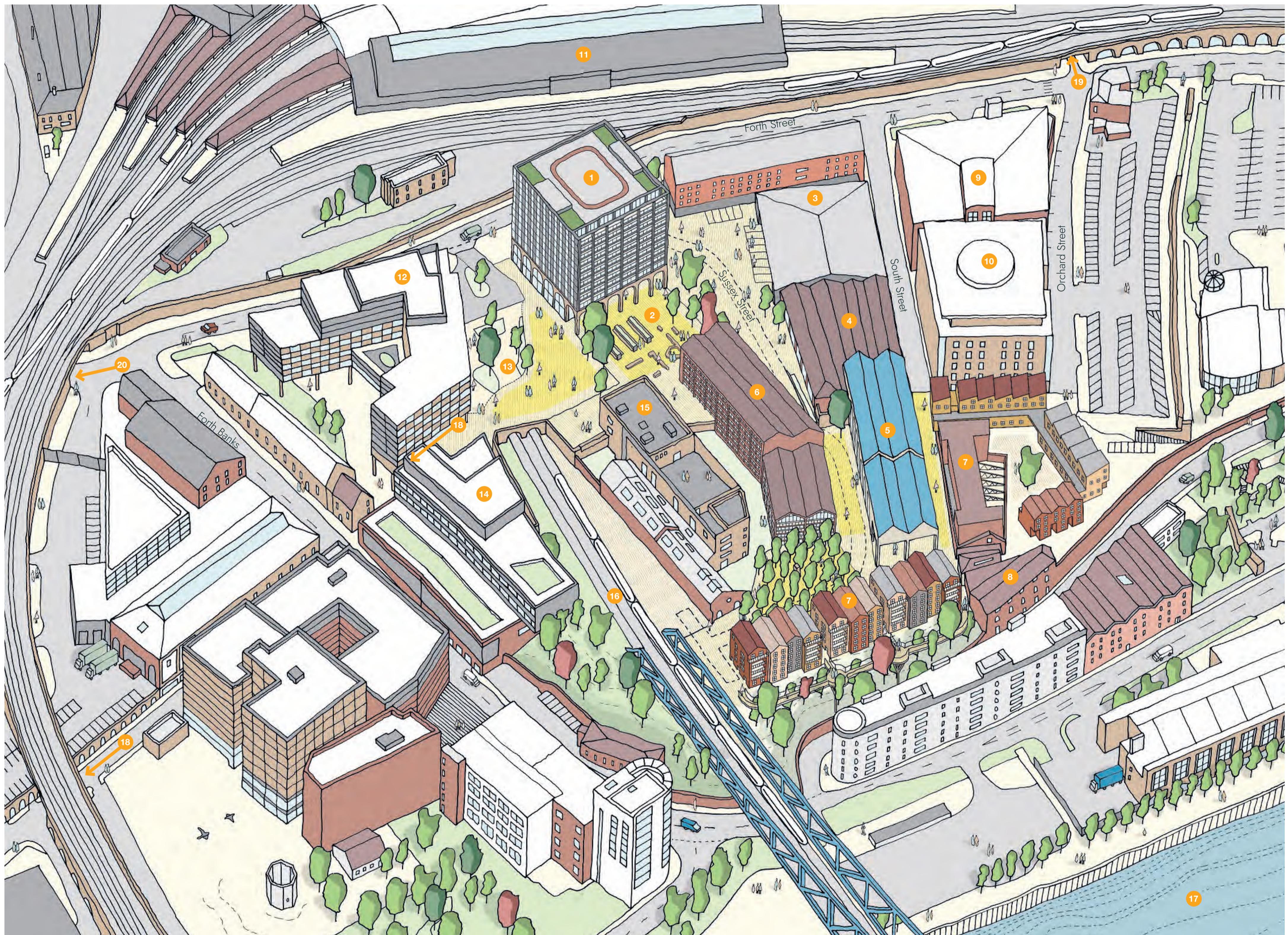
The historic warehouses including the Pattern Shop and the Coppersmiths Shop will be brought back into use. The mixed-use masterplan includes office space for start-ups to more established businesses, homes, leisure, and two new public spaces to complement the existing hotel, the Boiler Shop and UTC.

One Founders Place is located on the northern edge of the masterplan on Forth Street. With easy access from Central station, it will form the gateway to Founders Place and address Founders Square as the key new public space at the heart of the masterplan.

The new public realm at Founders Square will connect with routes to future development at Forth Banks with potential links to the east in future phases of the masterplan.

In keeping with the consented masterplan, and with consideration for the character of the Central Conservation Area, the massing strategy for the masterplan will step down in scale from north to south. The tallest building, One Founders Place will be located on Forth Street and will be ten storeys plus a pavilion.

1 One Founders Place	11 Newcastle Central Station
2 Founders Square	12 Crowne Plaza
3 Royal Mail	13 Hawthorn Square
4 The Boiler Shop	14 The Rocket & Stephenson Car park
5 The Pattern Shop	15 North East Future UTC
6 Rail Yards	16 Nexus infrastructure
7 Orchard Yard	17 River Tyne
8 Coppersmiths Shop	18 To Forth Banks
9 Central Square	19 To Central Station
10 Central Square South	20 To Life Science Centre



Illustrative masterplan with One Founders Place

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## One Founders Place Ground Floor

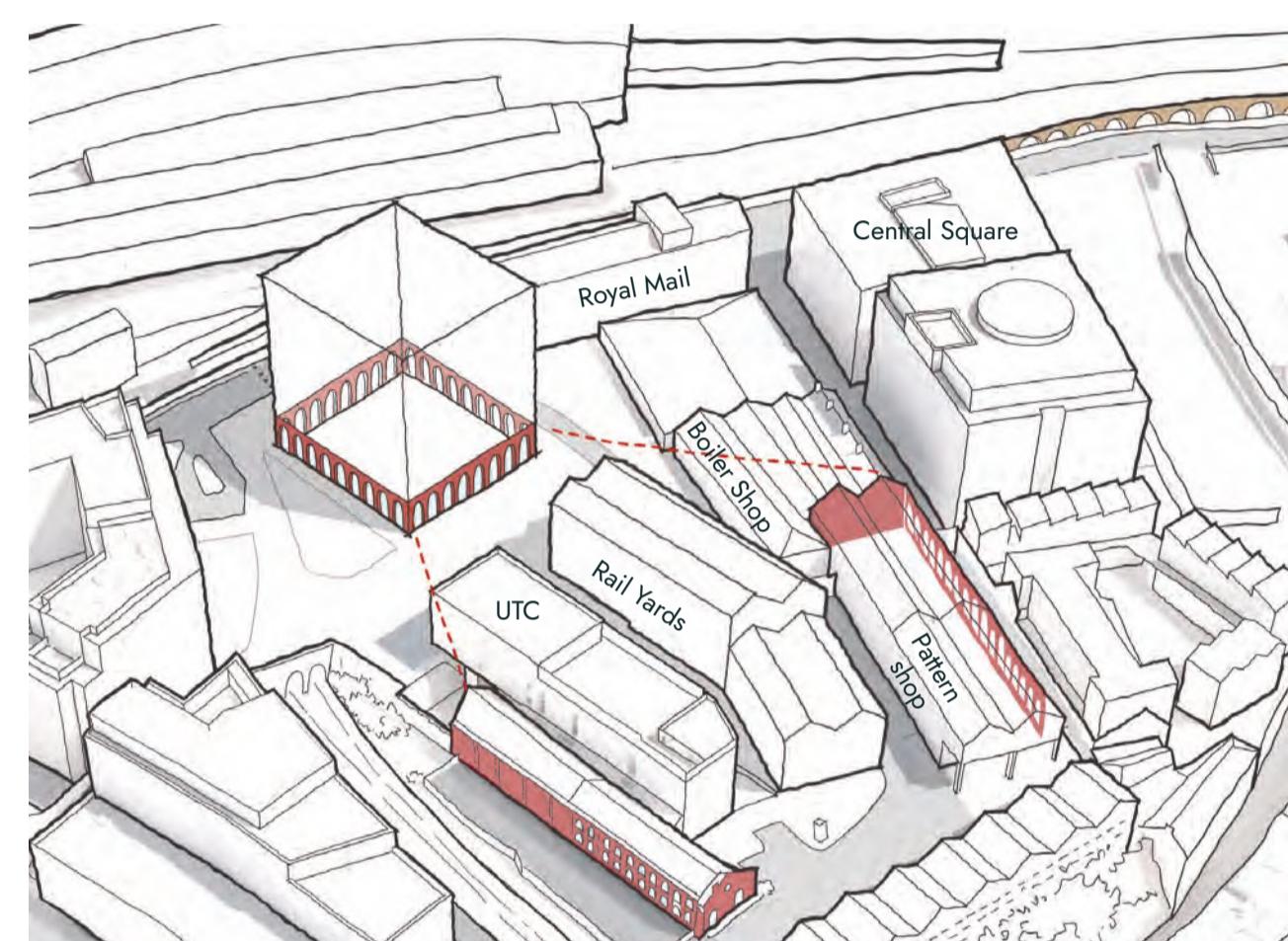
### Concept

One Founders Place will be the landmark office building within the Founders Place Masterplan. The building's distinctive cubic form makes it highly visible, on approach from Forth Street, from the East Coast mainline and on the Newcastle skyline.

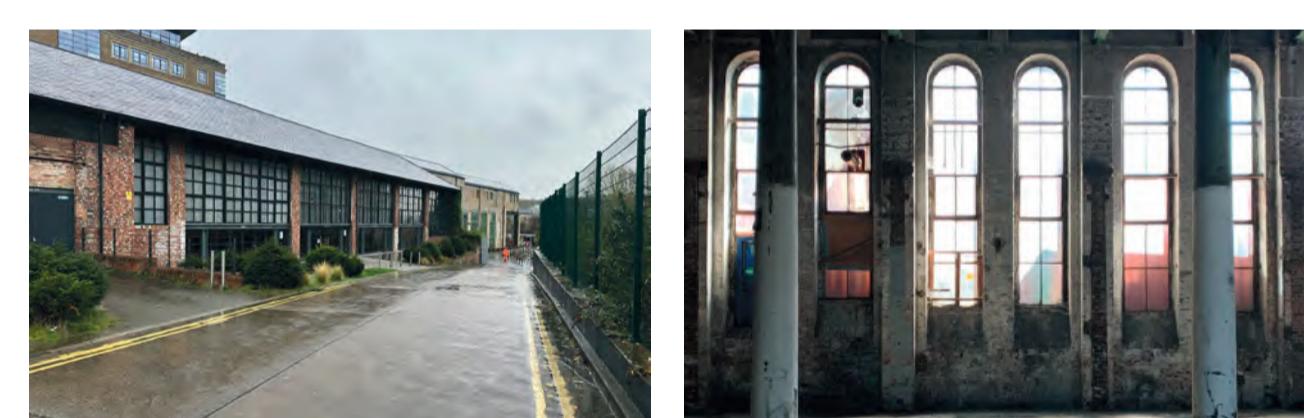
One Founders Place will be entered off Founders Square. Off the entrance lobby there will be a range of spaces for collaboration and flexible working, along with a café. Inside there is over 100,000 sq.ft of highly flexible space with high levels of natural light and spectacular views out over the city.

The internal design has been inspired by the heritage warehouses on the site with their sense of volume, steel frames and light. We've created modern versions of these spaces: with exposed steel frame, generous floor heights, with natural light. These spaces are flexible and easy to subdivide to suit the range of spaces an occupier may want.

Central to developing the design of One Founders Place is commitment to deliver a planet positive building. The building will be BREEAM excellent and adopt Well Building standards. Well-being is integrated into all aspects from a focus on active travel so running, walking and cycling with exemplary cycle and showers facilities, spaces to gather and relax, office space flooded with natural light and integration of planting to terraces.



Ground floor responding to surrounding context

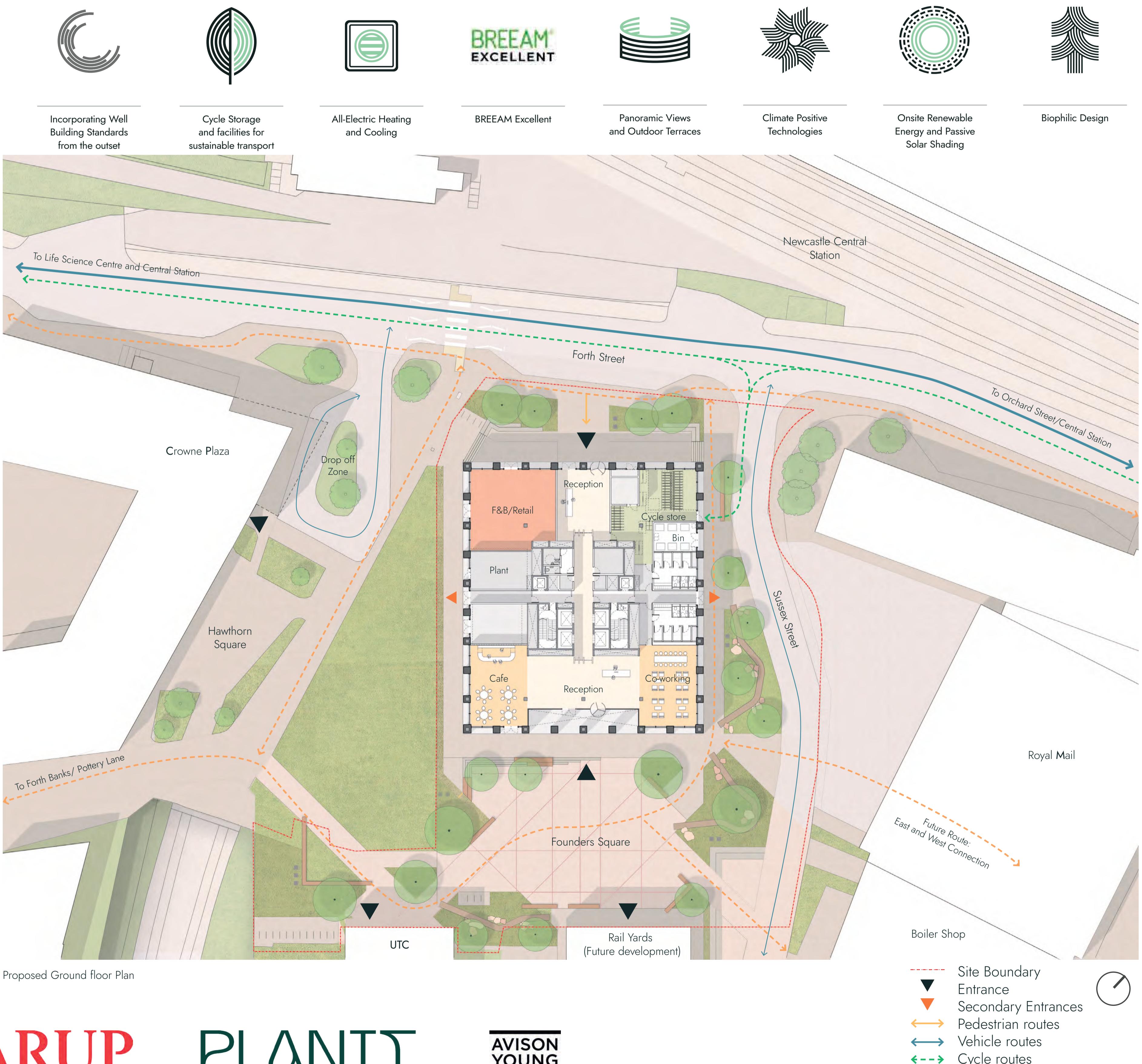


Two-storey brick base responding to the scale of shops and railway wall

Responding to arched fenestration from surrounding listed buildings



Illustrative internal view of office space overlooking to the city



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## Proposed Plans One Founders Place

### Design Principles

Active frontages will dominate the ground floor of the scheme, including a food/ retail unit. In combination, a dual reception will provide entry for the office users, complete with associated cafe and breakout spaces.

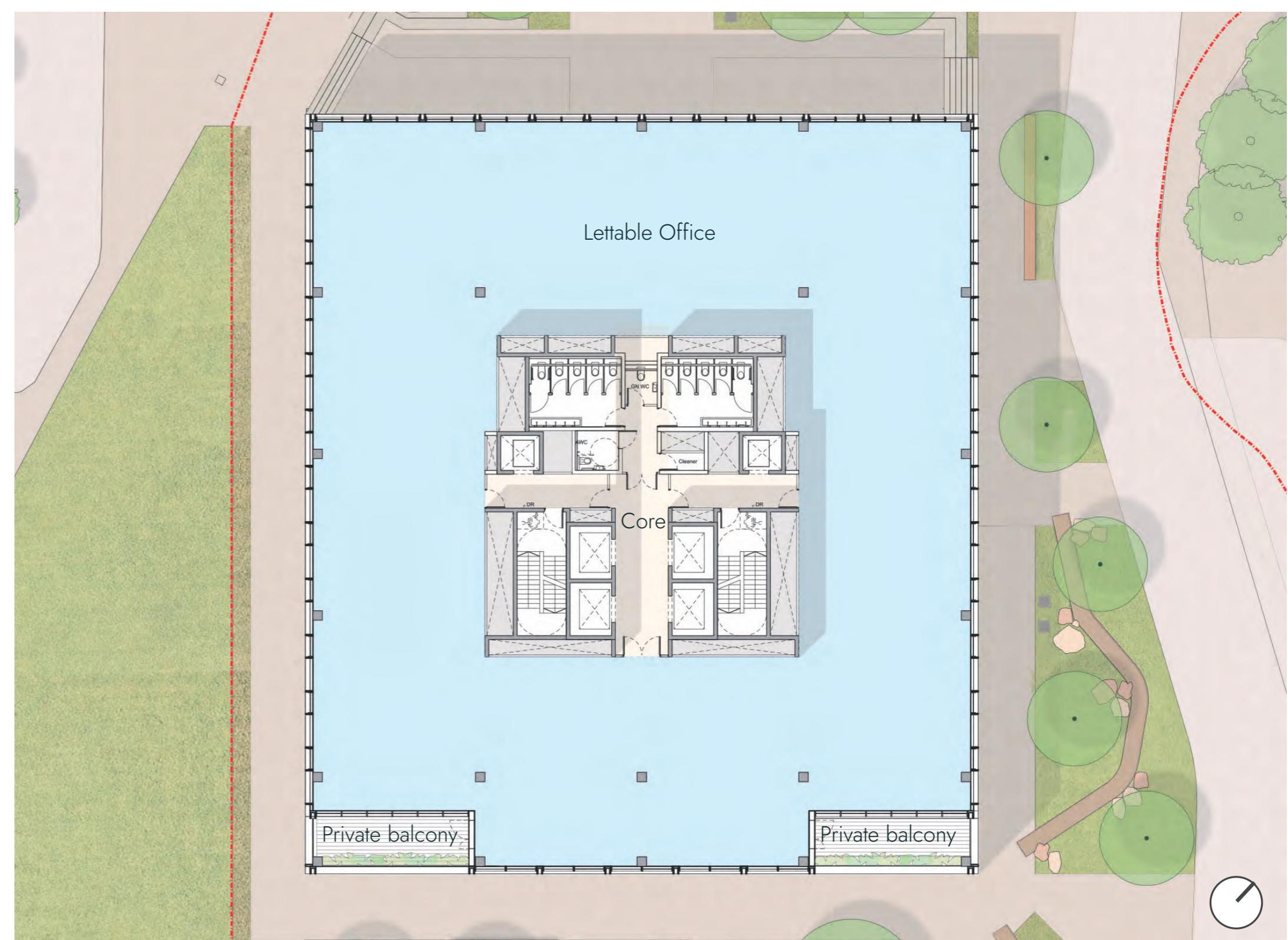
At upper levels, a new central core will provide access to the lettable office floor plates. Each office floor will have south facing terraces which will provide fantastic views over the River Tyne & bridges.

At roof level there is a shared amenity space and roof terrace for tenants of the building which will provide stunning vistas of the Tyne Gorge and bridges.

### Sustainability

Central to developing the design of One Founder Square is commitment to deliver a planet positive building. The project will target a minimum of BREEAM Excellent, be designed for future climate profiles with reference to minimising over-heating and operational energy use and will be an all-electric building. In addition, the building will target a low-embodied carbon number by supplying the project using local northern-based supply chains, minimising transport miles and other low-carbon initiatives.

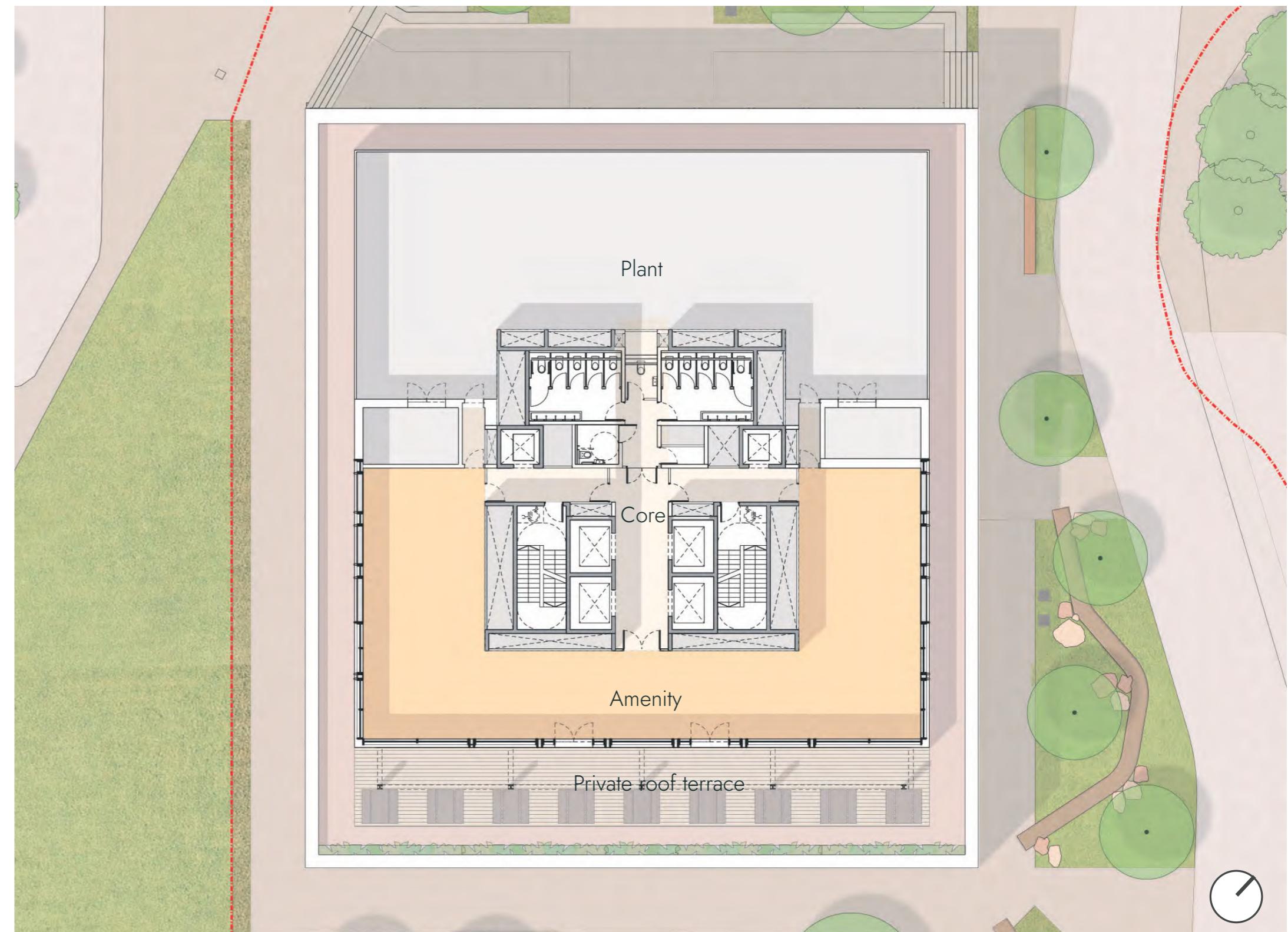
Biodiversity will be improved through new planting and improved wildlife habitats will be provided. On site photovoltaics generation will also be used.



Proposed Typical Floor Plan



View from private roof terrace of the Tyne Gorge



Proposed Level 10 Floor Plan



The massing strategy for the development will locate the higher-rise buildings to the north of the site and the lower-rise buildings to the south of the site.

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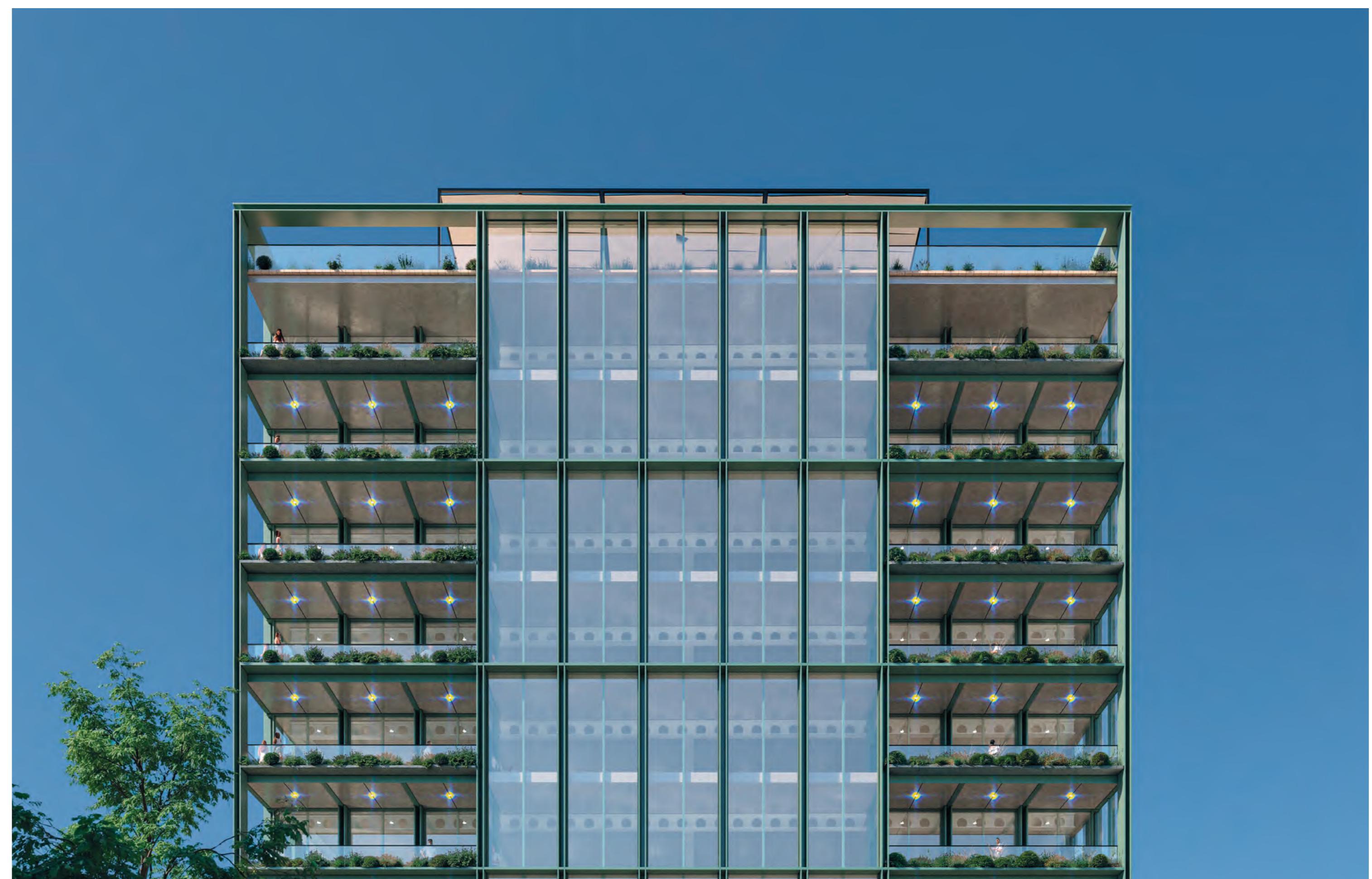
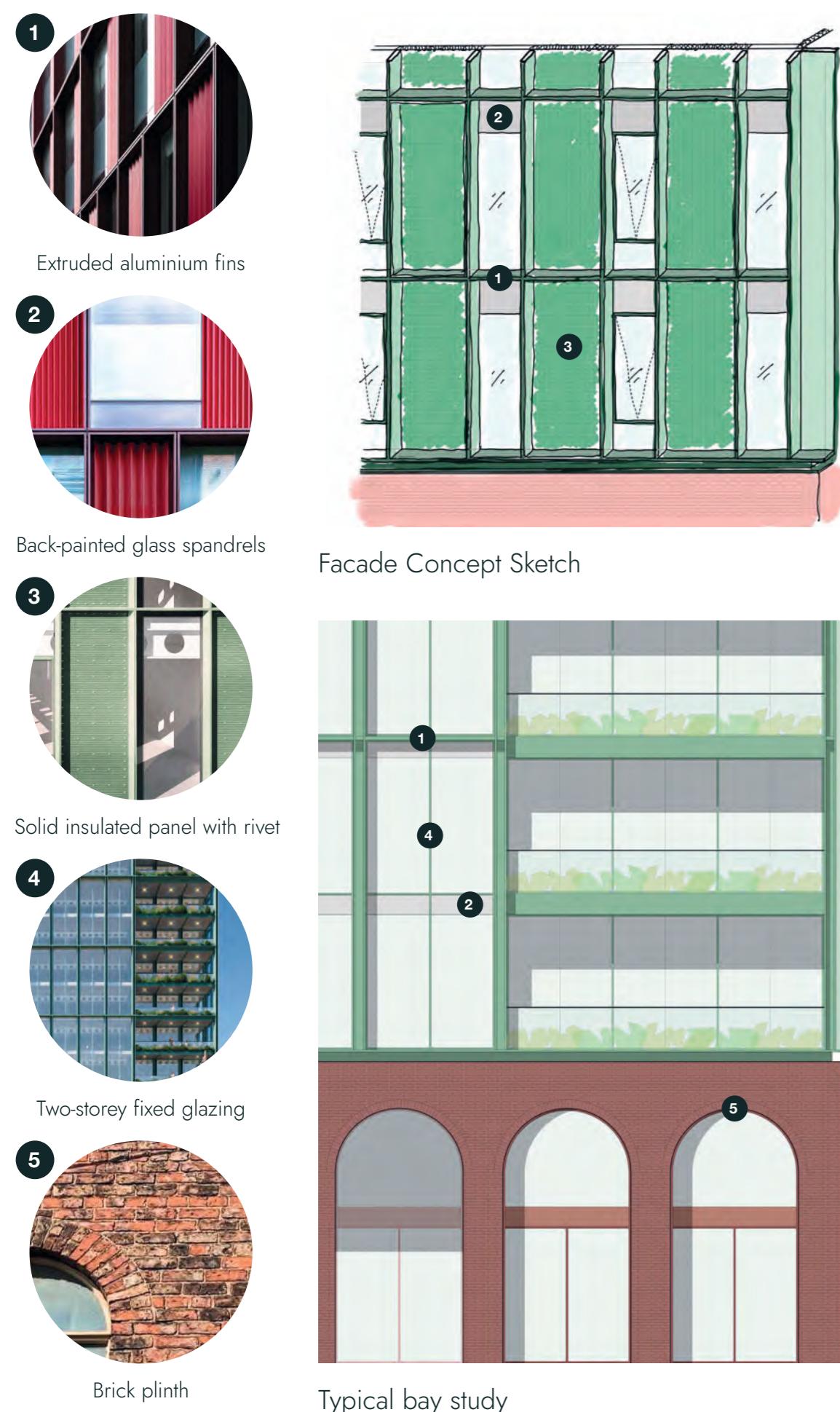
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## One Founders Place External Appearance

The design of the external facades takes inspiration from the unique industrial heritage of the site to create a distinctive new building for Newcastle. The brick plinth and arches refer to forms of the historic workshops and railway infrastructure around the site. Contrasting with this, as shown from the photos on the right, is the modern steel frame referencing the industrial steelwork found across the site and the city's famous bridges.



Colours and inspirations taken from the materiality of the surrounding warehouses



Illustrative View looking East from Forth Street



Illustrative View from Founders Square

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## One Founders Place Public Realm

### Public Realm

As part of One Founders Place, a major new public space, 'Founders Square', is proposed. The proposals offer exciting levels of public access and will enliven the wider area. The square will be overlooked by the proposed One Founders Place building.

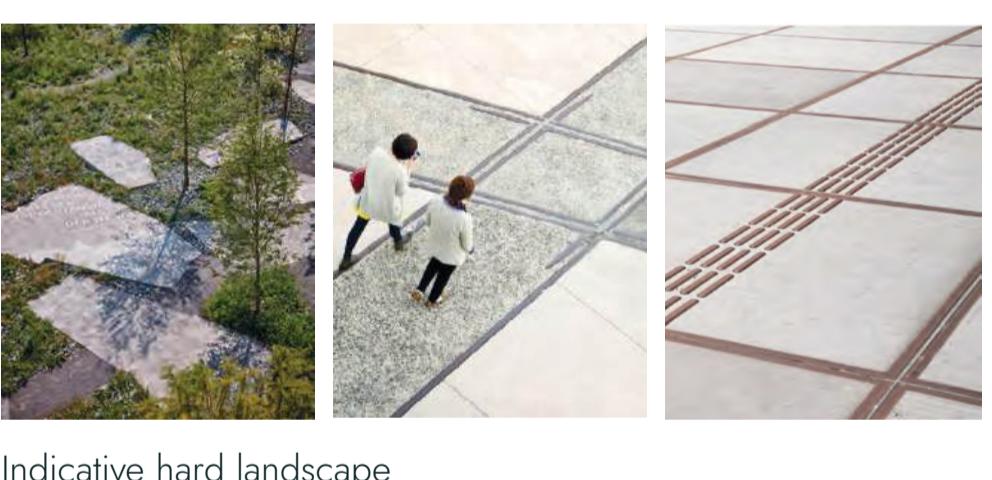
A new comprehensive landscape scheme has been developed by Planit Landscape Architects which will offer a variety of hard and soft landscaping, including extensive ornamental planting and new trees framing the publicly accessible Founders Square. The square will be capable of hosting events and other temporary uses such as outdoor film screenings, food trucks, and so on.

The landscape proposals will improve the site's biodiversity, and will provide play opportunities for children. It is proposed that some of the existing materials on site,

such as large structural timbers and sandstone boulders, left over from the site's historic uses, be re-used as part of the landscape scheme, offering sustainability benefits also. Forth Street will be enhanced by the introduction of a richly planted frontage to One Founders Place. This will also include spaces to dwell, serving a proposed ground floor shop or café and the building's users generally.

### Access Routes

The proposal will be car-free (no parking proposed), given the proximity to excellent public transport connections and the nearby multi-storey car park on Forth Banks. Accessible parking will make use of existing on-street bays on Forth Street. Short-stay cycle hoops will be provided at Forth Street and in Founders Square itself, whilst excellent end-of-trip cycle facilities will be provided for building users, within the proposed building itself.



Indicative hard landscape



Landscape precedents



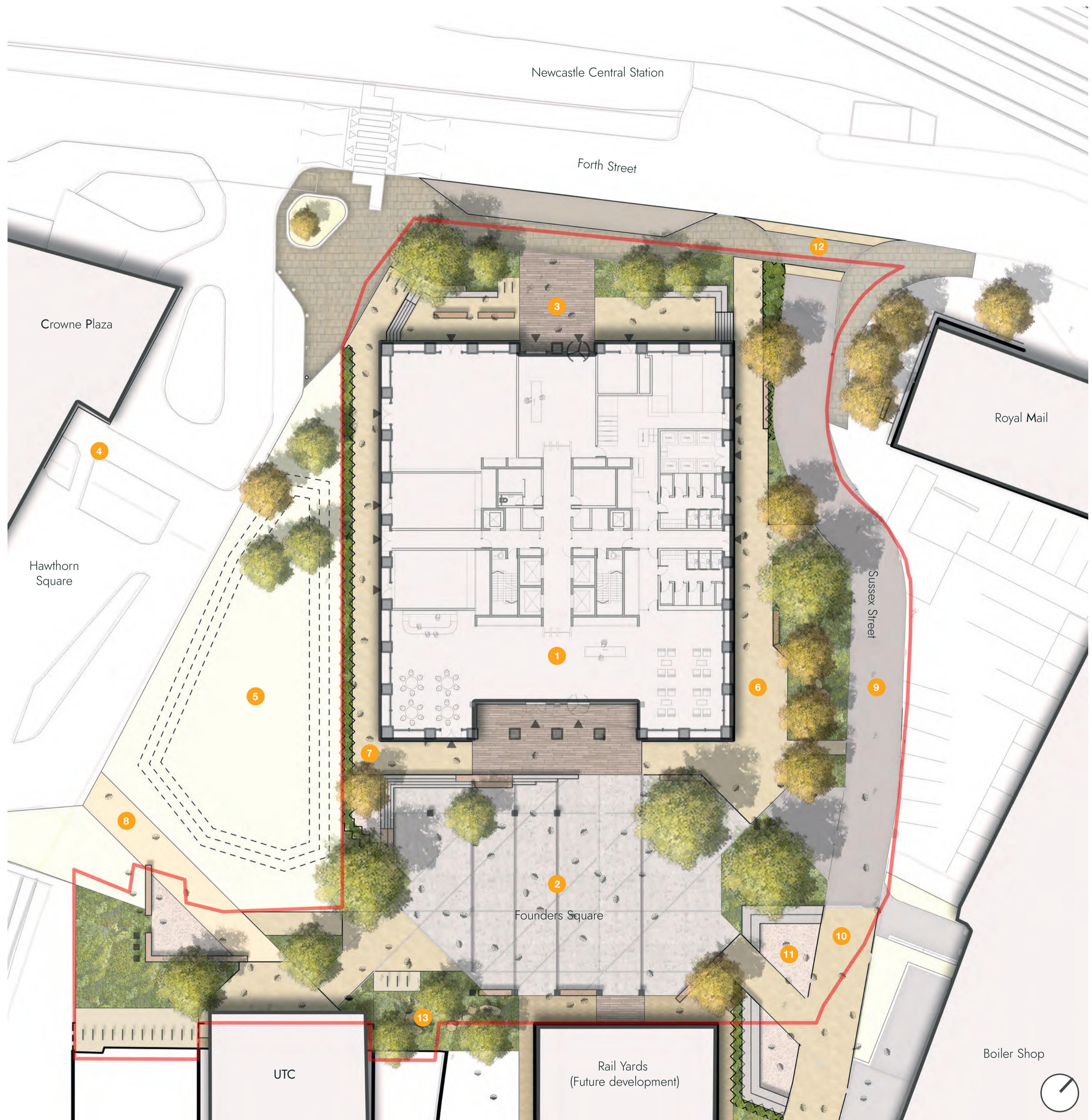
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PLANIT  
AVISON YOUNG



Illustrative proposed public realm plan

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## Feedback & Next Steps

Timeline

### Tell us what you think

Have your say to help us create a thriving, inclusive community at Founders Place.

Please fill out one of the feedback forms, or use the QR code below to access the survey.



[www.surveymonkey.com/r/W2FRHH5](http://www.surveymonkey.com/r/W2FRHH5)

Today

Anticipated Planning  
application  
March 2026

Feedback Closes  
26<sup>th</sup> February 2026

Anticipated  
Start on site  
Summer 2027

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