



**STOCKTON
ON
TEES**

CENTRAL STOCKTON AND NORTH THORNABY BLUEPRINT





**AMBITION
OPPORTUNITY
INNOVATION
MADE HERE.**

Our vision for the next 25 years.

CONTENTS



Introduction	4
Our vision	4
Blueprint area	5
Blueprint ambitions	6
Delivery	6
Blueprint themes	7
Key Interventions	8
Regeneration. Opportunities. Experiences. Made Here	10
A great place to live and work	12
Key areas	14
Potential projects	15
A centre for care and health innovation	16
Key areas	18
Potential projects	19
A riverside leisure destination	20
Key areas	22
Potential projects	23
A well connected and integrated place	24
Key areas	26
Potential projects	27
A sociable and cultural town	28
Key areas	30
Potential projects	31

INTRODUCTION



We've always innovated. We're innovating right now. And we'll continue to do so in the future. This Blueprint shows our vision for future development plans in Central Stockton and North Thornaby.

We're going to deliver modern, mixed-use urban neighbourhoods and have great plans to create a stronger central area in the town centre.

The River Tees is an important part of our story. It's the focus for much of the regeneration of the central areas, helping to provide a safe and welcoming place to live, work, stay and play.

We want people to find their perfect place to call home in Stockton-on-Tees. Our plans will attract a young and skilled workforce and make sure they are here to stay.



OUR VISION

The perfect place to call home to live and work in the Tees Valley.

A place that nurtures health and wellbeing.

A place with a lively town centre full of diverse shops, bars, restaurants and cultural venues.

A place where everyone can live, work and play without having to leave.



BLUEPRINT AREA

Stockton is a beautiful town with a fascinating history and an amazing riverside setting. It's more than a few festivals, there's more to offer than you may think. Come and discover it for yourself.

Central areas of Stockton and North Thornaby face great social challenges and inequalities. At the moment, the area doesn't match our ambitions. Vacant buildings, under-occupied and brownfield sites present a fantastic opportunity for us to create a bright and brilliant future for everyone.

This journey will take at least 20 years, but some of these big plans are already underway. Our ambitious town centre regeneration programme centred around Stockton Waterfront urban park is a significant opportunity to drive change.



BLUEPRINT AMBITIONS



We are building on the ambitious plans that will transform Castlegate Shopping Centre into a new urban park and will reconnect the town centre to the River Tees once more.

The Blueprint will create the conditions for healthy, sustainable and quality town centre living, with good access to all services.

It also proposes a Care and Health Innovation Zone in North Thornaby to link with plans for the NHS' Tees Valley Diagnostic Centre. This will help address health inequalities and support growth in this area.

Our fantastic cultural venues like Stockton Globe, the Hampton by Hilton Hotel and the Georgian Theatre are already changing perceptions. The Blueprint will use this to spur the area's transformation and deliver a bright future for everyone.

DELIVERY

We are determined to make our vision happen. Our biggest challenge is making sure that our ambitions are achieved within the difficult economic climate.

We know the UK construction industry is struggling with rising costs of materials and labour. This challenge is bigger due to low property values in Central Stockton and North Thornaby. But this context won't stop us.

We will seek out grant support, which would then work as drivers to alter the market in these areas and allow the development of future projects.

Other towns across the UK have used similar strategies, attracting development through approaching the delivery of schemes differently. In Stockton-on-Tees, innovating to make our future is what we do best.

A Care and Health Innovation Zone in North Thornaby would transform job prospects in the area and allow a diverse community to call central areas of the Borough home.

Making the Blueprint a reality will improve perceptions by increasing and diversifying the population and economy of the town centre. This will lead to greater footfall and spending power, combined with successful retail and leisure uses, higher market values and more development interests to create these projects.

BLUEPRINT THEMES

A great place to live and work

We want to build a thousand homes and improve neighbourhoods around the town centre.

This will improve communities' lives and create new ones in the heart of our town.

Blueprint proposals will show people they will find a great place to live, work, stay and play in Stockton-on-Tees. It will transform perceptions and encourage people to stay here.

A centre for care and health innovation

We are transforming Teesdale Business Park and the Marshalling Yards into the 'Tees Valley Care and Health Innovation Zone'.

There are recognised health inequalities in Stockton-on-Tees. This area will address these and be connected to our thriving town centre. It will provide flexible and dynamic business networks, great homes for people of all ages and spaces to help an innovative and nationally renowned care cluster at the front of UK innovation.

A riverside leisure destination

The Tees. Our river. It runs through us. It's the focus for much of our regeneration and will become much more connected to the town centre when Stockton Waterfront urban park is complete.

It's an important part of our story and we will build on our assets like the Tees Barrage and its International White Water Centre to grow more opportunities for people to use and enjoy the river.

A well-connected place

We want everyone to be able to easily access and move around the area. The urban park will help to connect the town centre with the River Tees once more.

We will create better links to the town centre, improve Thornaby Station and deliver healthy streets and improve signage.

A sociable and cultural town

Our culture and attitude brings a shared sense of identity and gives power to local people to make the town centre a place to enjoy. Our events and infrastructure are helping to make our future, including markets, music venues, shops and our distinctive pubs and bars.

We will continue to support these opportunities, bring empty units back into use and promote our fantastic restaurants and leisure offers.



KEY INTERVENTIONS

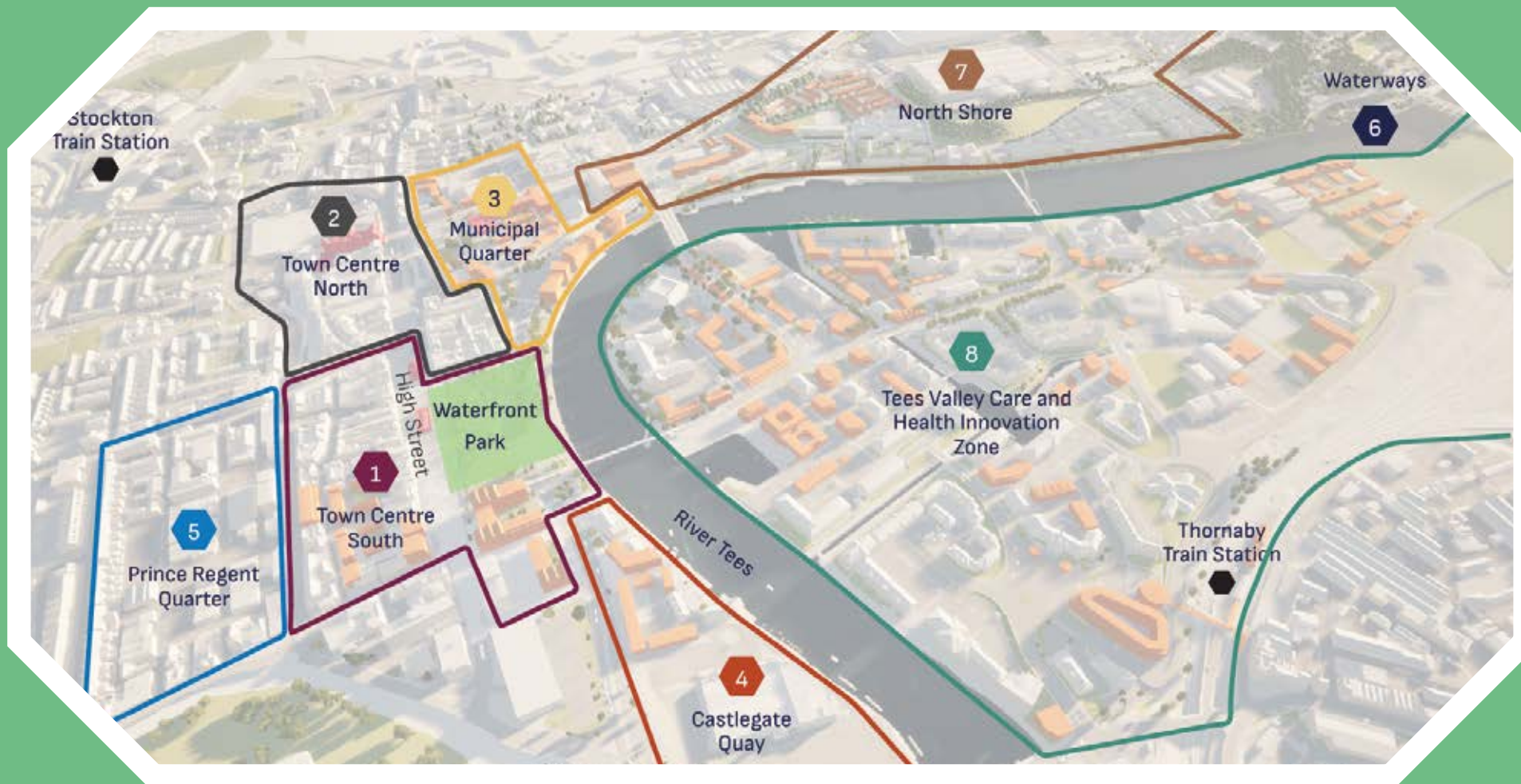
Our future will be focused across eight intervention areas.

These are strategic locations across central areas in Stockton and North Thornaby to create a thriving connection between our town, places and people.

Some areas are already successful and will see less transformation than other areas.

Some could potentially become new residential areas for people to live. Some will continue to be fantastic places to shop and spend time. Some areas will be transformed to help make our future.

The Blueprint aims to make better use of land and buildings that are under-used or empty through new development and new uses.





REGENERATION OPPORTUNITIES EXPERIENCES MADE HERE.

1. Town Centre (south)

We have big plans for the nationally recognised Stockton Waterfront urban park and the NHS' new Tees Valley Diagnostic Centre. One of the Blueprint's first goals is to also refresh the southern end of Stockton High Street.

Land next to the urban park and the former Post Office site has already been cleared and this allows us to test the market for apartments and open-up better connections to 'unlock' future sites.

We also propose to upgrade The Shambles and convert Stockton Town Hall into a Register Office.

2. Town Centre (north)

We're committed to redeveloping the former Debenhams building to complement Stockton Globe. This is a significant, historic building and we want to preserve it for generations to come.

Wellington Square will continue to be a thriving shopping centre destination, with high footfall. We will support start-up businesses here and look to fill any empty units.

We will also support the cultural quarter around Finkle Street and Silver Street.

3. Municipal Quarter

Municipal Quarter is the spark that will drive change and appetite for town centre living in Stockton. We're proposing to create new communities in the heart of the town, building up to 400 modern homes in new and refurbished buildings close to public services and green spaces.

This will kick start an exciting new opportunity for living and link North Shore into the town centre.

Stockton Central Library will remain in the Municipal Quarter and Splash will be refurbished. The Council's headquarters will move to Dunedin House in North Thornaby.

4. Castlegate Quay

A cultural heritage quarter, celebrating the famous first passenger railway and offering family friendly activities during the day and evening.

We want to create a vibrant leisure destination with vibrant outdoor areas and better connections along the river, an important part of our story.

The area will support the town's fantastic tourism offer.



5. Prince Regent Quarter

Prince Regent Street could be transformed into a traffic-free boulevard. There could be more trees and crossings for safer active travel and to connect our new neighbourhoods with the town centre.

Our longer-term goal is to create modern, mixed-use town centre living and could see us demolish existing, poor quality buildings and encourage new development.

This potentially includes a combination of homes and businesses, including new, creative industries.

6. Waterways

The Tees. Our River. It runs through us. The Tees is where our story starts and where our ambitions continue to flow.

We will look to increase opportunities for people to make the most of the river and boost tourism around it.

Wayfinding will help improve connections along the waterways.

Larger projects could include a floating lido on the river and an events amphitheatre on the White Water Course at the Tees Barrage.

More homes along the river and the redevelopment of St Mark's Basin would encourage more people to use this space.

7. North Shore

We already have a collection of successful homes at North Shore, but we have the opportunity to expand this to create a large, welcoming community for people to live.

This development is likely to extend to the medium to long-term future given the site complexities.

The regeneration of this area could help bring communities across the town centre together with mixed use development.

8. Tees Valley Care and Health Innovation Zone (TVCHIZ)

The TVCHIZ looks to transform Teesdale Business Park to connect North Thornaby to Stockton Town Centre.

Our ambitious plans would create a 'Health Spine' in the area, combining health and care assets, improvements to Thornaby Station to create a transport hub, transforming existing education facilities into an 'open innovation campus' and more housing. The Marshalling Yards would also be rejuvenated in the longer term future.

Skills and education are at the forefront of our thinking and a new care and health educational anchor will form part of a wider regeneration of St Marks Basin with this waterfront location becoming a centre for learning.



A GREAT PLACE TO LIVE AND WORK

Municipal Quarter - A new neighbourhood

Stockton Central Library will remain and Splash will be enhanced. A residential area will also surround Church Road and support interventions that will encourage walking and cycling and improve the outdoor spaces.

**HOMES
WORK
LEISURE
MADE HERE.**

The perfect place to call home

This will:

Provide homes for a growing population

- The Blueprint focuses on housing for people who want to live in and remain in the town
- We need 6,000 extra homes across the Borough to support our growing population
- We will provide around 1,000 homes in central areas through this Blueprint
- More people in the town means more footfall and better support for local shops and facilities

Change perceptions

- Some areas in the town centre are underpopulated and there's empty land that can attract anti-social behaviour
- Our cherished architecture and heritage in the central areas of town gives us a great opportunity to create a unique housing offer
- The Blueprint aims to improve these areas as desirable, inclusive, safe spaces to live for everyone in the community

Create a strong and sustainable market

- Transform the housing market and improve development in these areas
- Create a greater mix of homes to meet demand like affordable apartments, starter homes, family homes, homes for older people and student accommodation
- Make sure central areas of the Borough can successfully tackle climate change and people are closer to services and facilities and don't have to rely on a car
- Work to improve existing housing in the area

Challenges

- We need to understand the bigger picture in the housing market and address residents' needs for both new and existing housing
- A weak residential market due to low values, unproven demand for apartments and inflation
- Although there is demand for housing, public grant support will be required for some early projects which has the potential to make future projects attractive to developers



A GREAT PLACE TO LIVE AND WORK - KEY AREAS



Town Centre South

New apartments overlooking Stockton Waterfront urban park and residential, commercial and retail opportunities to the west of Stockton High Street.

The Municipal Quarter

A new urban neighbourhood with apartments in the refurbished Council offices, potential new and sustainable housing on the police station site and waterside, and live-work housing around Bishop Street.

Castlegate Quay

Combining residential, leisure and heritage into one place in this area.

Prince Regent Quarter

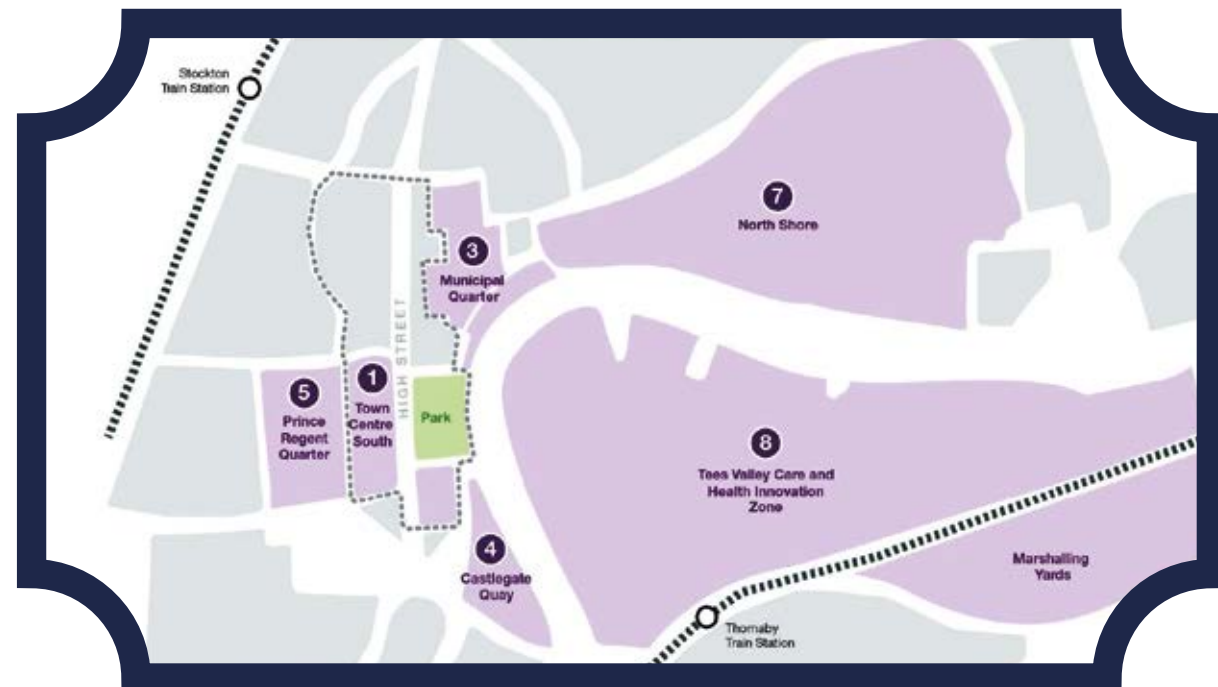
Explore a mixed neighbourhood on the outskirts of the town centre with apartments onto Prince Regent Street.

North Shore

Continuing the successful housing along the river, making use of old industrial sites to the north.

Tees Valley Care and Health Innovation Zone (TVCHIZ)

Housing for people of all ages to live independently as part of a community of care. Tees Marshalling Yards will be opened up for residential development.



POTENTIAL PROJECTS

Alongside the creation of a new neighbourhood at the Municipal Quarter potential projects include:

Town Centre South – Riverside apartments

Modern, riverfront apartments overlooking Stockton Waterfront urban park.



TVCHIZ Community of Care

A neighbourhood focused on health and care with a social heart in the Tees Valley Care and Health Innovation Zone.

A CENTRE FOR CARE AND HEALTH INNOVATION

Nurturing our community's wellbeing



Tees Valley Care and Health Innovation Zone vision

- To make the most of land across the whole of North Thornaby, making the most of its location to create jobs, homes and increase access to skills for the town, region and country
- To link the Tees Marshalling Yards and make the most of its future
- To stitch, link and make opportunities for innovative care and health to happen
- To make North Thornaby connect better to Stockton town centre, the remainder of Thornaby and the wider Tees area

The Tees Valley Care and Health Innovation Zone will provide health and care facilities to support our residents' needs. This will nurture health and wellbeing, support community relations and adapt to climate change.

This will

Address health inequalities

- Health and social care is important to us all. There are health inequalities in the Tees Valley and it is more important than ever that residents can access a modern and effective health and care sector
- The Tees Valley Care and Health Innovation Zone will meet residents' care and health needs. This will be through new infrastructure, an environment to nurture health and new housing to support the needs of people of different ages.

Create a connected, modern urban area

- Teesdale Business Park needs modernising and diversifying with office spaces and the surrounding outdoor areas
- It is necessary to combine leisure, retail, new housing and community facilities with existing businesses there
- There should be improved routes to connect it with the wider area and promote health for all
- The improvements to Thornaby Station will also support this

Create aspirational education and employment

- We are working with partners in education and health to deliver the Tees Valley Care and Health Innovation Zone vision
- We want to create spaces full of energy to support an innovative and nationally renowned care cluster at the forefront of health innovation in the UK
- We will attract businesses, providing aspirational local jobs which will help support local people to stay in the area and attract new residents to live here
- Skills and education are at the forefront of our thinking. This means local people can find jobs in the health and care sector. We are working with partners to make the most of our assets and provide a new health and care educational anchor

Challenges

- The scale and ambition of the Tees Valley Care and Health Innovation Zone makes this a huge project. It will take time to deliver but there are early interventions which will help others embrace future stages
- Success on North Thornaby is linked to interventions in the wider blueprint
- Teesdale Business Park was designed for cars and it is hard to use on foot
- Work is needed to release land for development and bring empty buildings back into use

A CENTRE FOR CARE AND HEALTH INNOVATION – KEY AREAS

Town Centre South

The Tees Valley Community Diagnostic Centre at Stockton Waterfront creates an opportunity for this area to be key in the 'Health Spine', beginning with the town centre and running through the Tees Valley Care and Health Innovation Zone.

Tees Valley Care and Health Innovation Zone

There will be a 'Health Spine' of care and health located in this area which will incorporate an 'open innovation campus' as a centre of academic research and excellence, and a new care and health educational anchor located at St Marks Basin.



POTENTIAL PROJECTS

Town Centre South – Tees Valley Community Diagnostic Centre

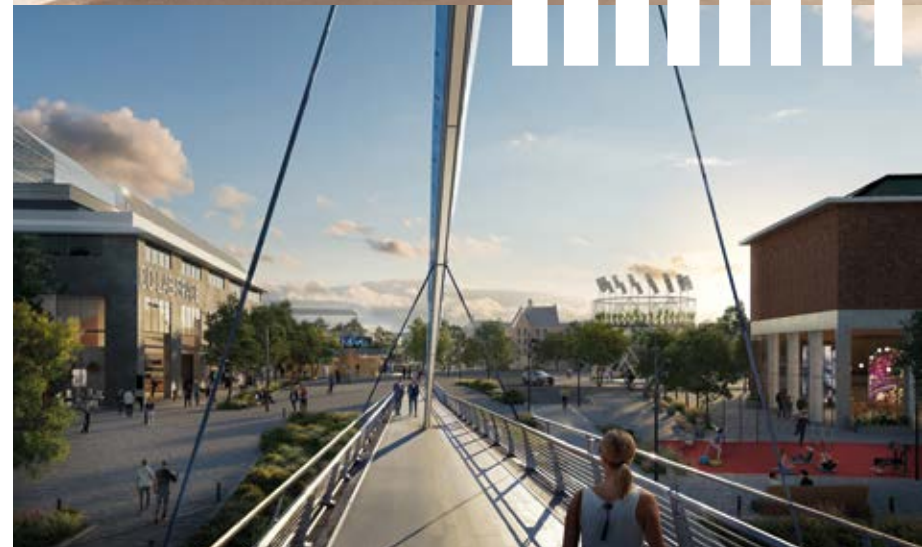
At one end of the 'Health Spine', the NHS centre will provide patients with quicker access to tests, checks and scans.

Tees Valley Care and Health Innovation Zone – Open Innovation Campus

Imagined as a centre of academic research and excellence that is connected to the community and supported by Stockton Riverside College and Teesside University. The campus has sports and wellbeing facilities open to all and spaces for collaboration in repurposed buildings.

Tees Valley Care and Health Innovation Zone – Green infrastructure

Increase green infrastructure to create a network that supports the wellbeing of the community. We will also explore community allotments with the potential for initiatives with healthcare partners.



A RIVERSIDE LEISURE DESTINATION



WITH ACTIVITIES AND SPACES TO ANIMATE OUR LOCAL WATERWAYS

Town Centre south – Stockton Waterfront urban park

The urban park will become an iconic visitor destination in the Tees Valley and will connect the High Street with our river and the wider area. It will be a driver for change and growth across the Blueprint.

This will

Create a visitor destination

- The River Tees. It runs through us. It's the focus for much of our regeneration. The Blueprint aims to give opportunities for everyone to get out onto the water and enjoy it
- Celebrating our landmark bridges, riverside buildings and sites like the urban park and Tees Barrage
- Create activities and events on the water to bring visitors
- Explore opportunities to strengthen the eight bridges way and celebrate our industrial past
- Increase leisure boats and support existing cruises and boat clubs. As demand grows, larger boats could be moored restaurants

Support health, wellbeing and active travel

- Opportunities for exercise and taking part in watersports like boating, swimming and water volleyball
- Enhance our river's paths to link the town centre to North Shore, Castlegate Quay and beyond
- Develop circular walks and running routes by exploring connections to our canals
- Create moments to relax, enjoy and enhance nature along the river.

Create waterfront homes

- Use our wonderful riverside views to develop waterfront sites to connect outer areas into the town centre
- Explore extra mooring points along the canals for live-aboard boats

Challenges

- Our river covers a huge area in Stockton and Thornaby. It could also be a barrier to movement
- The river is deep and public water safety needs to be considered
- The lock at the barrage places a limit on the size of boats accessing the river
- We need to make sure the leisure offer on the river does not undermine existing activities like rowing
- The canals that cross Teesdale Business Park are not designed for navigation and there could be headroom issues on bridges

A RIVERSIDE LEISURE DESTINATION

KEY AREAS



Town Centre South

Stockton Waterfront urban park will open up views of the river from the High Street and make it a key area in the town.

Castlegate Quay

This area could be the gateway to the River Tees. It is already the docking point for cruises and it could be developed into a place that combines residential, leisure and heritage on the waterside.

Municipal Quarter

We propose to create waterfront apartments on the current car park. They would have amazing views of the bend of the river.

Stockton Waterways

From water sports and play to residential moorings, a lido and floating restaurants, there's a range of opportunities for our water space. The land around the White Water Course could be used for an amphitheatre for live events.

Tees Valley Care and Health Innovation Zone

St Mark's Basin will use the river as part of its regeneration and the canals that run through Teesdale Business Park.



POTENTIAL PROJECTS

Alongside the creation of the Waterfront urban park potential projects include:

St Mark's Basin

The basin and the surrounding land is an important location for the Blueprint. Its regeneration will see development including a new care and health educational anchor alongside improvements and community events to allow people to connect with the river.

White Water Centre

Land around the White Water Centre could be used to create an amphitheatre for our fantastic live events.

Waterways interventions

We can use the river, its basins and the canals to create activities and interventions, including a floating lido and more water sports.



A WELL CONNECTED AND INTEGRATED PLACE

WITH EXCELLENT PUBLIC TRANSPORT AND ACTIVE TRAVEL JOURNEYS



Thornaby Station Transport Hub

Develop a new transport gateway at Thornaby Station to welcome visitors to the Tees Valley. The hub will include rail, bus, cycle parking and car parking and it will connect to wider walking routes into Stockton and Thornaby.



This will

Create a town where it is easy to walk

- Create landmark buildings, signage, wayfinding and crossings to help people navigate through the town
- Create safer and engaging routes and better road crossings to bring communities together
- Create more town centre living opportunities so that our residents can easily access services and facilities
- Use developments like St Mark's Basin and the urban park to help connect the town centre with the Tees Valley Care and Health Innovation Zone

Provide enough car parking

- Make sure we have convenient active travel and public transport so that not everyone has to rely on a car
- Support the use of Wellington Square shopping centre car park
- Reduce the reliance on surface level car parking that is poor quality
- Monitor parking needs and provide more parking when necessary

Create wider regional connections

- The improvement of Thornaby Station to make a better visitor experience. This fantastic new arrival destination will be supported by improved links to the town centre through the Tees Valley Care and Health Innovation Zone
- This includes more facilities like parking, bus stops and cycling hire
- As the Marshalling Yards become open for development, there will be opportunities to connect the area with a new train station planned for Teesside Park

Challenges

- The connection between Stockton Town Centre and the Tees Valley Care and Health Innovation Zone is limited because of the crossings on the River Tees
- The width of roads that loop around the town centre causes connectivity issues from some areas like Prince Regent Street
- Teesdale Business Park was designed for cars and is challenging for pedestrians
- People rely on cars, which increases congestion and car parking demands in central areas

A WELL CONNECTED AND INTEGRATED PLACE - KEY AREAS

Town Centre North

Improving the route and signage to Stockton train station and exploring the use of Wellington Square Car Park more

Municipal Quarter

Streets will be pedestrian friendly and there will be improved connections between the River Tees and the town centre

North Shore

Better connect North Shore with the town centre and try to overcome barriers like the gyratory

Stockton Waterways

Improve and restore our riverside leisure routes and mark with new signage



Prince Regent Quarter

Improve connectivity along the main routes to the town centre across Prince Regent Street

Castlegate Quay

Improve our links along the river through improvements to outdoor public spaces

Tees Valley Care and Health Innovation Zone

Develop a new gateway hub at Thornaby Station. Create clear pedestrian routes through North Thornaby to link it with the town centre and create a new east to west 'Health Spine'.

POTENTIAL PROJECTS

The redevelopment of Thornaby Station be a significant intervention within the area but we also want to support wider improvements like:

Municipal Quarter – Active Travel

Improved walking and cycling routes along the river and into Stockton.



Municipal Quarter – Healthy Streets

Developments at Church Road will help encourage people to walk and cycle



A reimagined Prince Regent Street

Prince Regent Street in Stockton will become a safe, walkable boulevard with more crossings and trees. This will create better connections across a dual carriageway and improve Dovecot Street. It will also open up 'Prince Regent Quarter' as an opportunity for development.





A SOCIABLE AND CULTURAL TOWN

Town Centre North – The former Debenhams building

We will explore opportunities for entertainment, gaming and leisure in the former Debenhams building. This will link to the success of Stockton Globe.

This will

Give a strong town centre offer

- It will help Stockton be a welcoming and attractive town centre where everyone's welcome to spend time and socialise
- Expand the range of our shops and great leisure facilities to bring more people to the town
- Focus our shops around Wellington Square shopping centre, with chains and our treasured independent stores
- Follow national trends and attract more restaurants and family eating venues into the town centre
- Encourage shops and restaurants that cater for locals and also attract visitors to the area

Create a safe and vibrant area

- Provide support for starter businesses and help to fill empty units in the town.
- Bring the former Debenhams building back into use at the north end of the High Street, to support successful venues like Stockton Globe
- Reduce levels of crime and anti-social behaviour so that the everyone feels safer in the town centre

Make a lively events town

- Promote live events and festivals, building on our incredible calendar of events
- Celebrate and support venues like Stockton Globe, The Georgian Theatre and our traditional markets
- Expand our leisure and entertainment offer

Challenges

- We have boldly reduced our retail space due to the demolition of Castlegate Shopping Centre but vacancies remain as is the case in many town centres in the UK
- It's important for the town centre offer to continue to broaden, given national retail trends
- We must ensure that people feel safe and welcome in the area at all times

A SOCIABLE AND CULTURAL TOWN



Town Centre North

Using the former Debenhams building and supporting the use of other empty properties

Town Centre South

Our traditional market will be supported and The Shambles building will be refurbished. Commercial space could be made in the space beneath the new proposed apartments on Stockton Waterfront. This provides space to socialise and watch events.

Municipal Quarter

The library will be kept and Splash leisure centre will be refurbished as some of our important town centre facilities. There is also potential for living and working space and restaurants to be created to support our communities.

Castlegate Quay

An opportunity to provide a leisure destination, supporting its current uses, which could include a floating restaurant.

Stockton Waterways

An opportunity to develop the land around the White Water Course as an amphitheatre for live events and a floating lido as a unique town centre attraction

Tees Valley Care and Health Innovation Zone

Facilities to meet community needs, like uniting the river banks for use at St Mark's Basin



POTENTIAL PROJECTS

Along with plans for the former Debenhams building, other ideas include:

Castlegate Quay riverside leisure destination

Potential regeneration of the waterfront near to Moat Street. This would create a vibrant arrival point for the town. The area could become a huge cultural epicentre, celebrating the first passenger railway with a mix of entertainment.

The Shambles refurbishment

This will enhance one of our important town centre buildings and explore extra uses for indoor and outdoor space. This could include a food and drink market to connect it to the urban park.

Municipal Quarter

New neighbourhood cafes, shops and bars for our urban residents.





Stockton-on-Tees
BOROUGH COUNCIL

