

# News

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## Designs submitted for a glass-fronted office in South Shields

A stunning glass-fronted office development could soon be taking shape on South Shields' riverside.

Designs have been drawn up for a striking four-storey building on Harton Quays Park, in the Mill Dam area of the town.

It would provide 50,000 sq ft of office space, with basement parking and an attractive roof terrace showcasing 360-degree panoramic views.

Newcastle-based firm Ryder Architecture has been appointed by South Tyneside Council and its partner, urban regenerator, Muse Developments, and will now work on detailed designs ahead of a planning application being submitted early next year.

The development is part of the multi-million-pound Holborn regeneration masterplan, which will transform the brownfield land on the disused docks into a vibrant living, working and cultural quarter.

It would be called The Glassworks, reflecting the industrial heritage of the site, where the chimney from the former glassworks remains. A landscaped deck would cascade towards the Grade II listed Customs House with views across the regenerated promenade and River Tyne.

David Wells, Regional Director at Muse Developments, said: "We're proud to welcome Ryder to the team and be moving forward with The Glassworks - a stunning building that blends the town's heritage with the its aspirations for the future. This new building will repurpose a key area in South Tyneside and create a vibrant waterside office community in the heart of the town.

"At Muse, we're committed to creating innovative spaces where people can live, work and relax that boost jobs, but importantly drive economic and social prosperity at a time when it's needed most, which is exactly what The Glassworks looks to achieve. We look forward to working with Ryder and the council as we progress the scheme."

Cllr Iain Malcolm, Leader of South Tyneside Council, said: "This is an exciting development in the regeneration of South Shields and our ambitions for Holborn.

"This stunning building would start the transformation of a vacant site into a bustling quarter, complementing the considerable investment that has already gone into this area, and strengthening the links between the riverside and the town centre.

"Holborn will be a sought-after location for living, working and entertainment, for both residents and visitors.

"This office development is just the start of that, attracting new businesses to the town and helping to generate jobs for local people."

The Glassworks would pave the way for further office space in a 4.5 hectare section of the 10.5 hectare Holborn site, which was awarded Enterprise Zone status after a successful bid supported

by the Local Enterprise Partnership.

Jonny Seebacher, Architectural Director at Ryder, added: “Our proposal provides the next significant step in the regeneration of South Shields, revitalising the Quay area as an exciting place to live, work and play.

“The Glassworks will create the vital link between South Shields town centre and the Holborn Enterprise zone and provide much needed grade A office accommodation for established and emerging digital companies, enabling to them stay, grow and flourish in South Tyneside.”

The Holborn scheme secured £4.2million of grant funding from the Homes England Local Authority Accelerated Construction fund, as well as £9.4million from the North East Local Enterprise Partnership (LEP) for the delivery of a future phase of office accommodation.