



# TEES VALLEY

## Supercharging development in Middlesbrough

April 2023

**MDC** | Middlesbrough  
Development  
Corporation

**ARUP**

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Prepared by Arup on behalf of Tees Valley Combined Authority.

This report takes into account the particular instructions and requirements of our client. It is not intended for and should not be relied upon by any third party and no responsibility is undertaken to any third party.

The following masterplan document has been prepared by Arup in collaboration with JK Property Consultants. The masterplan consolidates existing and proposed activities and sets out how and where to engage in the delivery of the plan.

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# MAYOR'S FOREWORD

This masterplan sets out how we intend to accelerate the regeneration of Middlesbrough – making it not just a place to be, but the place to be.

This means enhancing its environment and its economy to make it a great place to live, work and visit; making the most of its iconic architecture and underutilised buildings, making it easier to get around, driving the growth of small businesses, maximising the potential and impact of its internationally recognised digital and advanced manufacturing sectors and university, and replacing grey with green.

And we believe our approach will work – because we have already seen the impact Mayoral Development Corporations can have.

When I was first elected in 2017, the site of the former Redcar steelworks was a monument to the loss of thousands of jobs after the plant's closure two years prior. Today the site is the beating heart of Tees Valley's economic resurgence.

Teesworks is now home to the UK's largest and first operational Freeport. It is Europe's biggest development zone. And it is the site of the major private sector investments which are showcasing how our region is leading the way in the cleaner, healthier and safer industries of tomorrow and driving forward the UK's net zero ambitions – unlocking thousands of jobs and billions in private-sector investment.

That is the potential of Mayoral Development Corporations. The power to bring people together to create a blueprint for a better tomorrow, the ability to create the conditions to make a difference, and the drive to make change happen.

This masterplan is not about starting over. It is about building on existing successes such as the local digital sector and assets such as Teesside University and The Northern School of Art – turning a town with a university into a university town. It is about maximising its potential – repurposing and revitalising existing buildings, improving its look and feel and creating a more recognisable and accessible town centre focused on green public spaces. It's about meeting growing demand for urban living with innovative design and delivery. It's about making Middlesbrough an unrivalled place to do business. It is an ambitious plan to create innovative and exemplary places to live and work.

We want to build a Middlesbrough we can be proud of and to re-establish its sense of purpose – somewhere people want to live, work and relax and where business big and small want to be based.

Earlier consultations have shown public support for what we are trying to achieve – and thanks must go to the Mayoral Development Corporation Board members for their leadership and vision which has been instrumental in getting us to this stage.

Now we can go further, faster in capitalising on our assets and talent, and Middlesbrough's future starts here.

**Ben Houchen**  
Tees Valley Mayor



# Bold, Industrious & Open for Business

## A PLAN TO DRIVE INVESTMENT

- Supercharging development opportunities in the town
- Stimulating private sector investment and growth in the local economy
- Creating and growing strategic partnerships to unlock investment opportunities in the town
- Prioritising and increasing resources to support delivery
- Promoting Middlesbrough to further attract inward investment within the area
- Influence government policy

## VISION

- Delivering new town centre neighbourhoods, providing people with a greater choice and quality of housing
- Attracting more diverse and higher value jobs to build a thriving regional hub
- Attracting people to our town through the creation of better streets, spaces, and places where people want to spend time
- Putting skills and learning at the heart of the town

## FOCUSING ON DELIVERY

- Working strategically to ensure new developments are 'greater than the sum of their parts'
- Focusing on delivery to support development and secure private sector investment
- Collaborating with developers and project promoters to support new and quality development in the right places

## A Middlesbrough to be proud of



Delivering 4,000 new and high quality jobs



Providing access to world-class educational opportunities



Delivering 1,500 quality town centre homes



Creating clean and safe streets



Supporting the Tees Valley transition to Net Zero



Becoming a vibrant and exciting place for arts and culture



Delivering new and improved open space in the town centre



Enabling a contemporary and diverse retail and leisure experience



# Establishing a Mayoral Development Corporation

A Mayoral Development Corporation (DC) is a statutory body created to bring forward the regeneration of a defined area. The Tees Valley Mayor was awarded the powers to designate areas as DCs as part of the region's 2016 Devolution Deal with Government. Tees Valley currently has one operational DC, the South Tees Development Corporation – now known as Teesworks – in Redcar and Cleveland.

The Combined Authority opened a period of consultation on the proposal to create a Mayoral Development Corporation in Middlesbrough between June and August 2022. The purpose of the consultation was to review the establishment of the corporation and its boundaries and the potential this had to support the economic regeneration of Middlesbrough. The statutory consultees were Middlesbrough Council, and the Members of Parliament whose constituencies are in the DC area. The Tees Valley Mayor also published a consultation on the Combined Authority's website which invited responses to the proposal from all interested parties including residents, businesses, and local stakeholders.

## Powers

DCs can hold powers over planning, infrastructure and land functions, with the potential for the MDC to become the local planning authority for the whole or any portion of the area. It may provide infrastructure, or facilitate the provision of infrastructure, and regenerate, redevelop or acquire land.

## Board

A DC Board has been established for Middlesbrough Development Corporation (MDC). This is chaired by the Tees Valley Mayor. It will be responsible for overseeing the MDC to help it reach its goals. A full list of board members can be found on the following page.

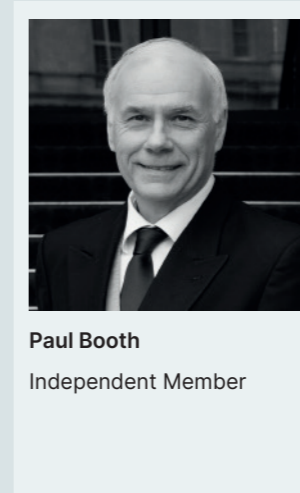
This masterplan has been developed by ARUP to guide the transformation of the MDC area. The document is itself intended to function as a live investment guide and to define placemaking objectives for the MDC area. A design guide is being developed to sit alongside the masterplan providing detail about the quality and characteristics for development.

The MDC masterplan comprises predominantly the town centre. This area has been chosen as it represents a place where the MDC, its partners and stakeholders, can accelerate and enhance development which overcomes key spatial, land use and connectivity challenges which currently hinder the town's progress.

The MDC aims to transform Middlesbrough town centre and complement existing activity taking place, including activities led by Middlesbrough Council, to make it an even better place to live and do business.



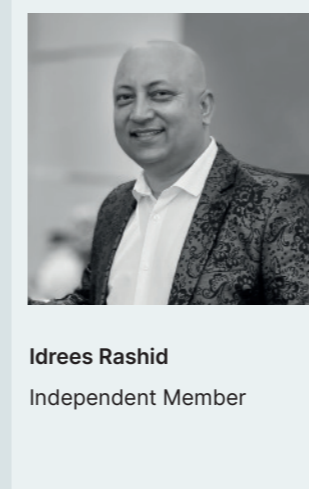
**Ben Houchen**  
Tees Valley Mayor  
Chair



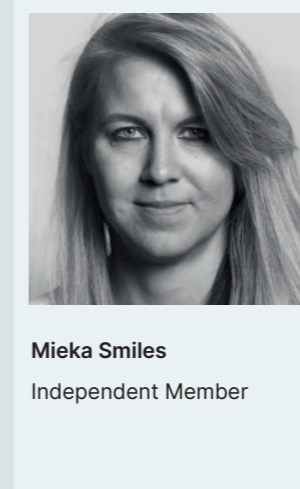
**Paul Booth**  
Independent Member



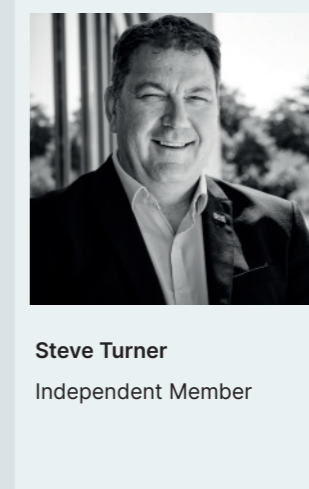
**Chris Cooke**  
Mayor of Middlesbrough  
Middlesbrough Council  
Elected Member



**Idrees Rashid**  
Independent Member

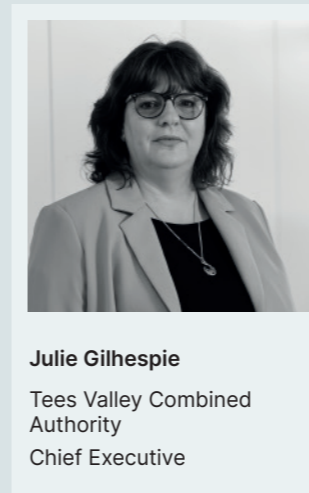


**Mieka Smiles**  
Independent Member

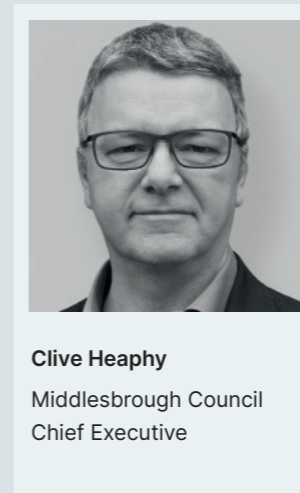


**Steve Turner**  
Independent Member

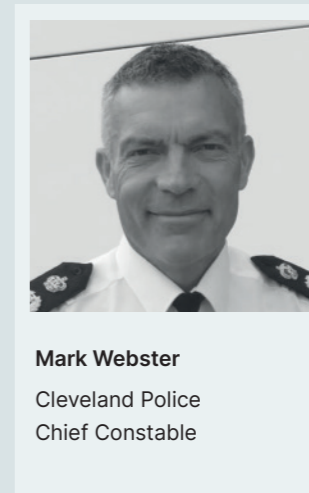
## Associate Board Members



**Julie Gilhespie**  
Tees Valley Combined  
Authority  
Chief Executive



**Clive Heaphy**  
Middlesbrough Council  
Chief Executive



**Mark Webster**  
Cleveland Police  
Chief Constable

## Independent Advisor

# Middlesbrough town centre – an area of opportunity

The Digital sector is growing rapidly – with a 43% increase in employees from 2020 to 2021



Sector strengths with high levels of employment and opportunities to grow are: Digital, Education, Public Administration & Defence, Health and Retail



Recreation is worth £17.6m per year in Middlesbrough, with around 6m visits. Centre Square attracts the highest levels of spend in the MDC area



There was a decline in office floorspace between 2016 and 2021 (down 10%)



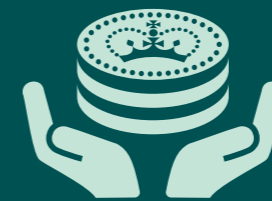
Student numbers: Teesside University = 23,000 (6,100 international students) and Middlesbrough College = 15,000



Middlesbrough has the second highest crime rate in the country



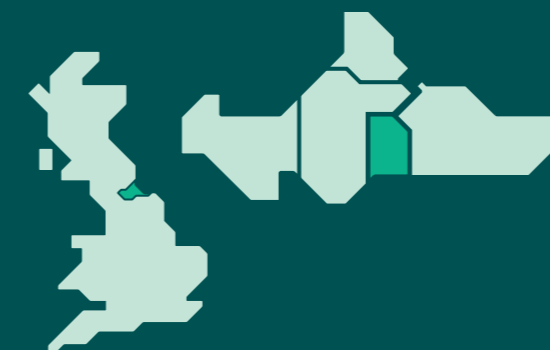
Middlesbrough is one of the most deprived areas nationally, with high levels of unemployment



61.7% of Middlesbrough residents rely on a car to travel to work compared to 48.4% nationally



Life Satisfaction for Middlesbrough is slightly below the national average at 7.50 (UK = 7.54)



There are 8,389 residential properties within a 15 minute walk of Middlesbrough town centre





## A Plan to Drive Investment

The Middlesbrough Development Corporation provides an opportunity to accelerate regeneration, influence government policy and leverage private investment to deliver a step change in the local economy, creating jobs and driving growth.

The masterplan supports the transformation of Middlesbrough making it a place to be proud of, a truly 21st-century town, full of opportunity, where its people live healthy, successful and prosperous lives, where their aspiration can be limitless. It supports world class skills and educational opportunities, encouraging and providing resources for business to invest, grow and thrive.

The masterplan will support the accelerated regeneration of the town by:

- Supercharging development opportunities in the town
- Stimulating private sector investment and growth in the local economy
- Creating and growing strategic partnerships to unlock investment opportunities in the town
- Prioritising and increasing resources to support delivery
- Promoting Middlesbrough to further attract inward investment within the area

A successful masterplan will require support from Middlesbrough's communities, working alongside its businesses and its education providers to transform the town.

This masterplan provides guidance to enable the creation of detailed proposals for development sites whilst ensuring flexibility to respond to changes in economic and social conditions.



Figure 1: Site boundary





## Vision

Bold, Industrious & Open for Business; Middlesbrough, reinvented as a great place for everyone.

This vision, developed in collaboration with partners, is underpinned by four core objectives to drive the MDC's role in the transformation of the town.

### **Build 1,500 new homes\***

Deliver new town centre neighbourhoods, providing people with a greater choice and quality of housing.

### **Attract up to 4,000 new jobs\***

Attract more diverse and higher value jobs to build a thriving regional hub.

### **Create a Middlesbrough to be proud of**

Attracting people to our town through the creation of better streets, spaces, and places where people want to spend time.

### **Put skills, learning and innovation at the heart of the town**

As a modern university town, Middlesbrough will be a centre of skills and education that provides generations the opportunity to gain the skills they need to get the job they want.

\*Note all indicative job number calculations are based on standard RICS assumptions of job density for the proposed use and are estimates only. Indicative housing numbers are based on an average size of home of 120m<sup>2</sup> applied to concept masterplan areas only and include serviced properties.



Figure 2: Artist's impression of the future of Middlesbrough

## Catalysing Transformation

This plan will drive the continuing investment in projects, programmes and development activities.

It will reinforce and extend the impact of recent improvements, support and galvanise ongoing investment and, at all stages, provide clear additionality to these and other planned investments.

It is also an invitation to those who are interested in working with us to drive change. The MDC is open for business and we look forward to working with partners who share our vision.

Developers are encouraged to engage with the MDC Board to seek out opportunities to support development which align to the vision and values of this plan.



Figure 3: Bohouse, Bridge Street

### Delivered Improvements

The below are examples of successful improvements delivered by the council and local partners. They have set a standard of quality and aspiration which this plan will build from:

- **Boho developments** – Flagship buildings for the town's digital media, digital technology and creative sectors
- **The Northern School of Art** – Purpose-built, new Middlesbrough campus
- **Middlesbrough College** – New Digital Centre, Construction Skills Centre
- **Bedford and Baker Streets** – Regeneration, home to independent business



Figure 4: New homes at Middlehaven

### Improvements Ongoing

The masterplan will support and reinforce ongoing work from partners and stakeholders to deliver improvements to the town, through initiatives such as:

- **Boho X** – The state-of-the-art seven-storey building will act as a regional and national focal point for the growing digital sector
- **New Outwood School** – Middlesbrough's first new secondary school in a generation, a permanent campus next to Middlesbrough College
- **Middlesbrough Railway Station** – Overhaul of Middlesbrough's Railway Station to support a direct London service
- **CityFibre Broadband Investment** – Network upgrade offering gigabit-capable full fibre optic connectivity, boosting business productivity and innovation
- **Centre Square Development** – Development of three office buildings and a café/restaurant
- **Captain Cook Square** – Retail space converted into central leisure hub
- **The Historic Quarter** – Transformation to improve Exchange Square and Zetland Road
- **Union Village** – 145 affordable rental homes with community gardens



Figure 5: Middlesbrough Station Vision

### Planned Investment

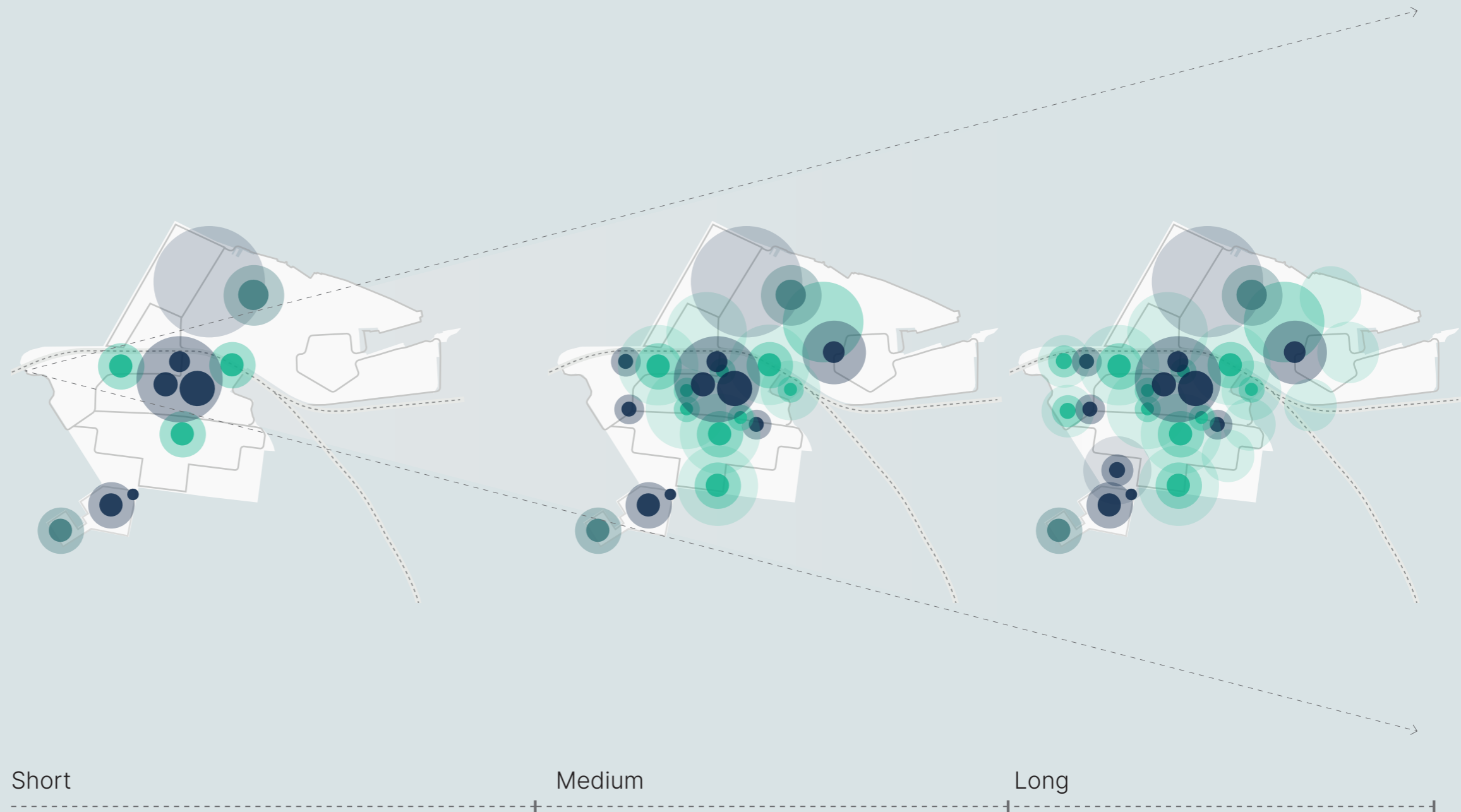
The below investments, including the Towns Fund and Future High Street Fund projects will be supported and integrated through this plan:

- Redevelop the former **Crown Pub and House of Fraser** buildings for new uses
- New homes at **Middlehaven**
- **The Old Town Hall** – Redevelopment as community/cultural hub
- **Eton College** – Collaboration with Star Academies to bring a free school to Middlesbrough
- **STACK** – A temporary container park providing a food, drink and entertainment venue
- **Church House** – Redevelopment into high-quality apartments

## Focus on Delivery

The masterplan is centered around development focus areas which each have different stakeholders and contributors, different timescales and create different benefits individually and collectively.

This delivery plan sets out how these packages aggregate over time and critically draws out which projects are intended to be delivered in the short term to act as a catalyst for further development.



Short

Medium

Long

### Key Projects

- Thirteen Union Village
- Gresham Regeneration
- The Crown Restoration
- Middlehaven Housing
- Linthorpe Road / Albert Road Enhancements
- Wilson Street Arches and Crossing
- The Auxiliary Expansion
- Heritage Quarter Development
- Cleveland Centre Improvements

### Key Projects

- Civic Centre Redevelopments
- Bus Station Improvements
- Marsh Road Redevelopment
- Mixed-use Dockside Development
- Middlehaven Anchor Leisure Attraction
- Teesside University Creative Campus
- House of Fraser Restoration
- Debenhams Redevelopment
- Gurney House Redevelopment
- Centre North East Redevelopment
- Dundas Redevelopment

### Key Projects

- Borough Road / Hartington Road Connectivity
- Station Street Community
- Town Gateway Redevelopment

- Proposed MDC masterplan project
- Existing initiative
- MDC supporting initiatives

Figure 6: Delivery plan

Development Timescale: Short: 0-2 years, Medium: 3-5 years, Long: >5+ year



Be ambitious & open



Work for Middlesbrough & the wider Tees Valley



Create a well-connected & safe town



Build places and spaces that people are proud of



Drive sustainability



Build on recent investment



Create a mixed-use town centre and support business



Accelerate delivery of new innovative spaces



Modern university town



Engage & communicate

# 04

## Principles of Development

In delivering our masterplan and the opportunities it will help create, 10 key principles have been identified to guide development.

The principles are:

1. Be ambitious and open for business
2. Work for Middlesbrough and the wider Tees Valley
3. Create a well-connected and safe town
4. Build places and spaces that people are proud of
5. Drive sustainability and decarbonisation
6. Build on and support recent investment
7. Create a mixed-use town centre and support all businesses to grow
8. Accelerate the delivery of innovative and exemplary new living and working space
9. Fully integrate Middlesbrough as a 'Modern University Town'
10. Engage and communicate openly

These principles are intended to amplify our development objectives and vision for Middlesbrough. These have been based upon evidence gathering through understanding the area, its history, strengths and opportunities.

In adopting these principles, the Mayoral Development Corporation will accelerate regeneration in Middlesbrough.



## Be ambitious and open for business



Figure 7: Middlesbrough Town Centre

Middlesbrough is a town in transition. From its heavy industrial past to its advanced manufacturing, industrial focus and internationally recognised digital and immersive technology sector, opportunity is in the air. Economic changes have left the town with significant challenges, many empty buildings and parcels of vacant land. The masterplan will support and facilitate inward investment and economic development. It will deliver standard-setting transformation, ensuring a town to be proud of for generations to come. Activity will re-establish the town's sense of purpose, with complementary initiatives delivered alongside physical interventions.

These include a marketing strategy to encourage private sector investment; supporting the shift to professional services, advanced manufacturing and digital industries; increasing attractiveness and visitor appeal through cultural events; tackling crime and antisocial behaviour.

The Development Corporation has been established to ensure Middlesbrough is 'Open for Business', reducing developmental bureaucracy to be attractive to business, secure private sector investment and create good quality jobs. Flexibility is key, with quality, long-lasting and major infrastructure improvements complementing temporary uses and activities, and vice versa. This will allow for development phasing and flexing the balance of land that can respond to market demands and be adaptable to new opportunities, while encouraging development within key sectors. First-phase projects will be significant, acting as ambassadors and 'standard setters' for those that follow.



## Work for Middlesbrough and the wider Tees Valley with an ambitious regional approach to growth



Figure 8: Middlesbrough Transporter Bridge (BBC)

At the heart of Tees Valley's future is each town operating successfully in complementing one another, developing their own sector specialisms, with the overall outputs being greater than the sum of their parts. The masterplan aims to ensure Middlesbrough can retain and attract UK and international companies seeking to own or lease high-quality, modern offices, providing a skilled and committed workforce alongside world class leisure and entertainment facilities.

The masterplan will stimulate the growth and diversification of the local economy by:

- Supporting and connecting people to emerging opportunities, creating the environment to get more people into work and upskilled
- Aligning and promoting skills development to fast-growing sectors such as digital
- Retaining young people through the provision of skills pathways directly linked to new, good-quality, well-paid jobs
- Reinforcing innovation by amplifying emerging sectors of excellence, such as the digital sector and immersive technologies
- Attracting local, national and international investors with positive conditions for growth
- Supporting both new and existing businesses to further promote inward investment



## Create a well-connected and safe town for residents, businesses and communities



Figure 9: Middlesbrough biking lanes

The masterplan will create safe, connected, vibrant and interesting spaces people want to enjoy. It will promote dwell time and active travel through improvements to the public realm, alongside a well-lit network of pedestrian and cycleways that are better connected to wider regional links. It will reduce vehicle numbers in the town centre, giving street space to people, while improving road travel.

Delivery of the masterplan will seek opportunities to design out crime at all stages. This will include promotion of Secure by Design in all developments, while bringing derelict and unlet buildings back into use at key locations, and increasing on-street presence of police and community surveillance.

The masterplan looks to develop opportunities that:

- Create safer streets through investment in safety measures and community programmes
- Deliver safer and attractive crossings including movement under the A66, between Boho, St Hilda's and Middlehaven to town centre areas
- Improve the quality and safety of public realm and links between educational institutions
- Improve connectivity between the Riverside Stadium, Middlehaven and the town centre
- Improve the visitor gateways of Wilson Street, Albert Road, Newport Road and Borough Road, by better facilitating movement



## Build places and spaces that people are proud of



Figure 10: Middlesbrough Council

Successful towns and cities create a sense of pride, with their attractiveness influencing their use, movement and feeling, contributing to economic, social and environmental wellbeing. Middlesbrough's industrial past brings with it a distinct character.

Areas of previous successful regeneration, such as Exchange Place, work at the Railway Station and Crown House buildings in the Boho Zone, have begun to help shape a new Middlesbrough. These examples should be celebrated, and their quality echoed in other parts of the town.

By planning quality development and greener urban spaces, we can build an identity to be proud of. An MDC design code will be established to define key characteristics of new development at strategic locations and establish density and scale in these areas; identify existing features to be retained and areas to be kept open from built development and agree materials palettes for areas of the town.

## 05

Drive sustainability and decarbonisation through all projects, programmes, and investment



Figure 11: Albert Park (We are Middlesbrough)

The masterplan supports the Tees Valley Net Zero Strategy to create a sustainable and decarbonised town centre. Sustainability and innovation will guide decarbonisation initiatives in built form, in the surrounding green infrastructure and wider environment.

New development and renovation will be innovative in design, adaptable to future use and the impacts of climate change. The masterplan looks to develop opportunities that:

- Embed sustainable design into new development and building retrofit
- Increase climate comfort with improved shade and shelter to support more active lifestyles
- Increase the town's ability to manage flood events through nature-based solutions
- Promote and increase walking, cycling, new mobility and green vehicle charging infrastructure, as part of a network in the town centre and adjoining communities
- Increase green space, street trees and urban greening
- Improve the natural capital of the town and its wider catchment
- Better connect parks and natural assets to create easy and continual access to nature

## 06

Build on and support recent investment in the town and accelerate successes



Figure 12: Baker Street

The masterplan recognises the town's success in developing home-grown, global businesses. Its internationally recognised university is just one of many fantastic achievements, against a climate of economic and social change experienced with the decline in heavy industry.

The masterplan will link recent developments so that their impact becomes greater than the sum of their individual parts, and builds confidence for future success.

Support will also be given to existing business to grow. A suite of business support will include assistance with:

- Upskilling employees
- Developing supply chains
- Transitioning to new technologies and sustainable practices
- Creating and growing strategic partnerships to unlock investment opportunities
- Prioritising and increasing resources and mechanisms to support inward investment

## 07

Repurpose retail space to create a more mixed-use, diverse town centre with the services people need



Figure 13: Baker Street

The way we experience our towns has changed. Middlesbrough has an abundance of vacant retail stock, declining visitor footfall and lacks destinations in the town centre. The masterplan will seek to redress this imbalance through the reuse of underutilised retail space to create attractive mixed-use spaces. This should reflect and capitalise on Middlesbrough's distinctive strengths, creating a safe, welcoming centre that provides opportunities for all.

Major employers, existing businesses and new endeavours will be supported through the provision of affordable, fit for purpose, flexible accommodation as well as accommodating growth so that these successful businesses can then stay in the area they know and love.

Boho exemplifies the quality of spaces and the character of place that can be achieved. The masterplan will seek to further support these businesses to grow sustainably and attract the right workforce through support for skills training and other initiatives.

It will pursue opportunities that generate lasting economic value, promote private sector investment and remove dependency on public sector interventions to facilitate development.

## 08

Accelerate the delivery of innovative and exemplary new living and working space



Figure 14: Bohouse, Middlesbrough

At the heart of any sustainable town is a diverse supply of affordable, quality mixed tenure housing, alongside employment opportunities. Middlesbrough lacks diverse residential and office accommodation, although this is changing with work in the Middlehaven and St Hilda's area. The masterplan will create the conditions to accelerate delivery of new housing and offices.

A key part of this will be to create an offer beyond the existing housing stock in the town, achieved through a new community around Middlehaven, St Hilda's and Gresham, offering quality, aspirational family homes and properties for young urban professionals.

The plan also supports new and innovative, hybrid working spaces with good digital connectivity, building upon the success of the Boho Zone. Provision across all sectors of the office market will be provided, in an affordable, fit for purpose and accessible space. Purpose-built, large-scale office development will enable rapid growth of home-grown business and attract inward investment, making Middlesbrough internationally competitive. Opportunities for live-work accommodation to support the burgeoning arts and creative sectors will also be encouraged.



Fully integrate Middlesbrough as a 'Modern University Town'



Figure 15: Teesside University (Teesside University)

Education establishments play a major role in the town now. Teesside University, Middlesbrough College and The Northern School of Art have invested more than £370million in their facilities in recent years, collectively bringing more than 40,000 students, thousands of staff and apprentices into the town every year.

The masterplan will seek to integrate these educational institutions from the periphery into the town centre and create a 'Modern University Town'. A new college and school at Middlehaven will further cement learning at the heart of the town. The masterplan enhances the role of Middlesbrough as a Modern University town through opportunities that:

- Improve key gateways to create safe and easy movement, including Albert Road and access under the A66 and railway lines
- Include university showcases in cultural programmes, engaging locals, businesses and visitors
- Enhance the existing student experience and infrastructure to increase footfall and dwell time, bringing economic vitality and viability to the town centre, supporting businesses and leisure activities



Engage and communicate openly with the Middlesbrough community and future investors



Figure 16: Bedford Street market (We are Middlesbrough)

In establishing this masterplan, we have aimed to develop a plan that delivers for all Middlesbrough communities and businesses. The experiences of these people have helped us to shape a plan which works for all sectors of Middlesbrough's community.

Our engagement doesn't end there. New developments need buy-in and ownership to be successful. Pride and the desire to protect what has been created will contribute to longstanding success.

To be a truly sustainable town, developments should look beyond solely economic benefits, adding community benefit, social value and environmental improvements. Economic development should seek to respect local values and provide opportunities for existing communities to fulfil aspirations for positive change.

The masterplan looks to develop opportunities that invite communities to engage more with their town, and leverage resources to support community partnerships and initiatives.





## Frameworks

This section of the masterplan provides three frameworks that translate the plan's key vision and objectives in spatial terms

**A – Land Use**

**B – Open Space**

**C – Movement**

These frameworks are critical to helping all projects being delivered in the plan to add up to greater than the sum of the individual parts.



## A – Land Use

Strengthen the town’s existing important places, spaces and clusters.

Celebrate the already distinctive areas of Middlesbrough – Teesside University campus, the town centre, the station corridor area, Middlehaven and Gresham. Support new mixed-use ecosystems.

The Land Use framework considers information from the project pipeline, and from the masterplan concepts to demonstrate the town’s future uses. The diagram indicates what the predominant uses will be in the town and outlines connectivity between activity clusters led by the digital and education sectors. This plan includes the following elements:

1. Reinforcing the creative industries and SME and forming a strong and characterful cluster of high-quality arts and new business spaces.
2. Creating a clear and high-quality urban village within the Middlehaven area in line with current redevelopment plans – with excellent linkages south to the town centre through Albert Road.
3. Reinforce and support a creative cluster around the station – collaborating to support further reuse of existing heritage buildings and new public realm within this important gateway.
4. Consolidate town centre retail uses within an improved Cleveland Centre and to the west of Linthorpe Road.
5. Continuing to explore the appropriate and high-quality delivery of town centre residential property – focused on clusters that can support a more diverse, safer and better connected town centre neighbourhood.
6. Clustering an improved leisure offer around a new innovative venue between Middlesbrough College and the Riverside Stadium which creates a new destination.
7. Explore the potential to use well-designed and well-connected light industrial and collaborative work spaces to create employment opportunities and supply chain benefits.



Figure 17: The Northern School of Art (Arup)



Figure 18: Middlesbrough College (Arup)

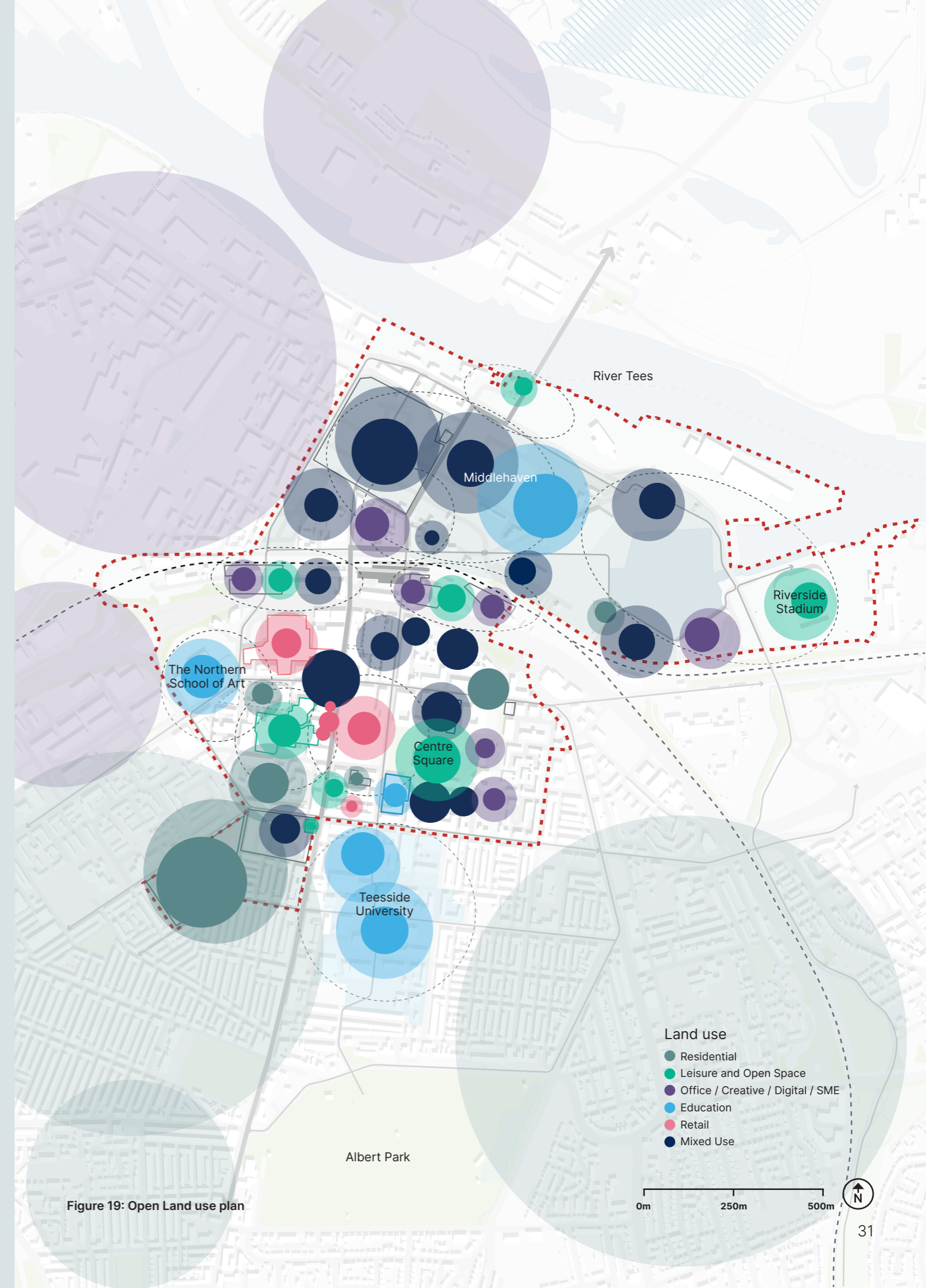


Figure 19: Open Land use plan

## B – Open Space

Provide and regenerate much better open spaces for existing and new communities in the heart of the town.

The Open Space framework sets out where new public spaces, green spaces, biodiversity enhancements and ecological links are proposed within the plan. This element of the framework includes both long and short term projects. This framework contains the following key actions:

1. Improve and enhance the north-south public realm connections and spaces which draw Linthorpe Road north through Middlehaven to the River Tees.
2. Enhance existing heritage areas including the public realm around Exchange Square and the station to support increased meanwhile uses.
3. Continue to deliver improved public realm and playable landscapes within Middlehaven specifically around the docks and with improvements in the long term around new phases of development.
4. Collaboration with Middlesbrough Football Club to improve the route between the station, the stadium and the town centre to encourage better and more holistic use of the leisure offer within the town.
5. Form a new biodiverse wildlife corridor along Marsh Road linking to existing ecological assets that run along the infrastructure corridors, increasing public access.



Figure 20: Improved connections through open green spaces (Arup)



Figure 21: Car free and green open space example (Bryant Park)

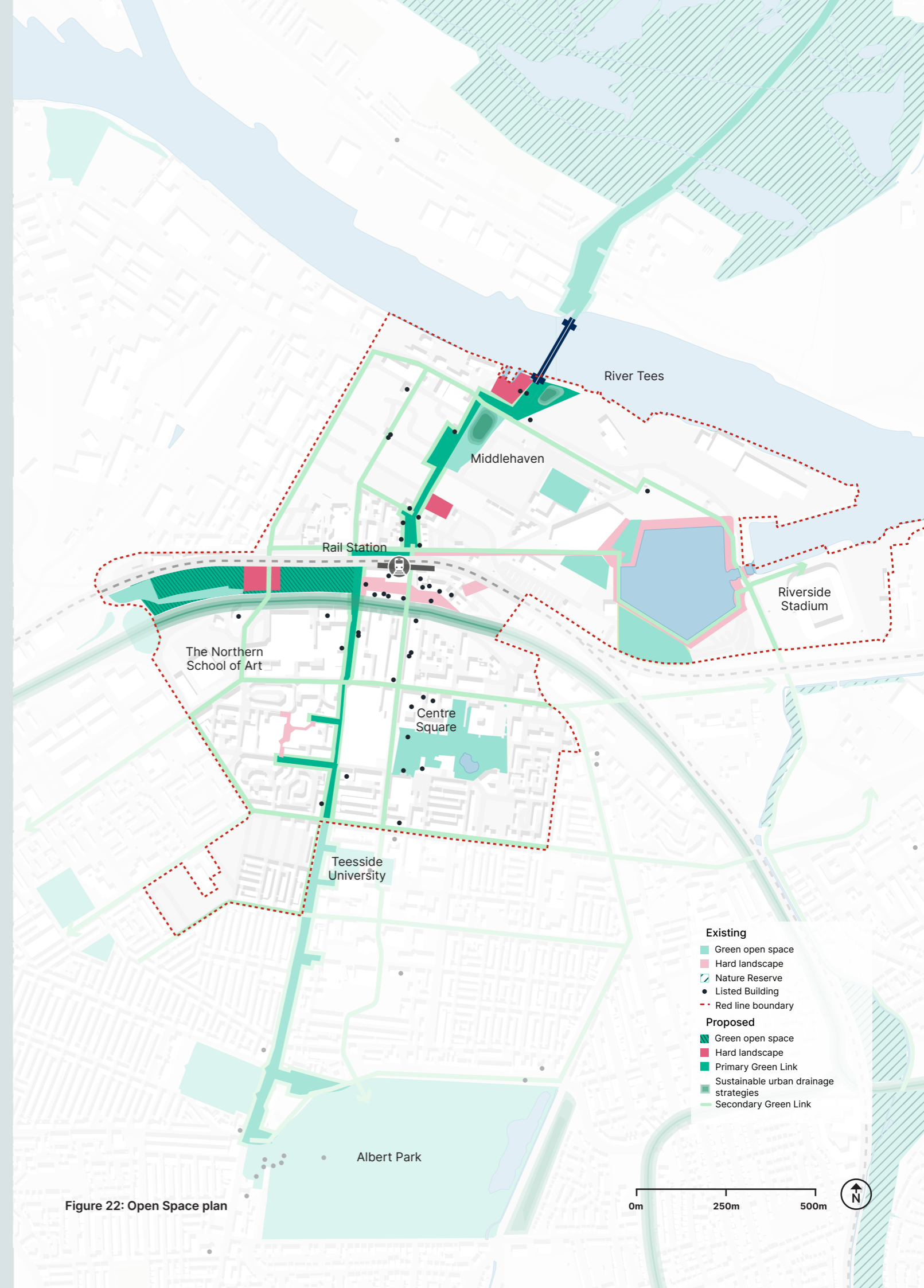


Figure 22: Open Space plan

## C – Movement

Connect together parts of the town from Albert Park to the River Tees.

Reinforce the role Linthorpe Road and Albert Road play in linking activities north and south. Use important east-west links to create loops and integrate with wider neighbourhoods. The Movement framework sets out the overall ambition for the MDC area. It proposes the following key actions.

1. Identify Linthorpe Road as the primary movement link north and south in the town. Connecting Albert Park to the river, Middlehaven and the university campus and all major destinations in between.
2. Establish Albert Road as a safe and inviting route to connect the Boho area with the town. The public realm improvements will further support, encourage and accelerate the redevelopment of the existing heritage buildings in the newly renovated Exchange Square.
3. From the Linthorpe Road primary north-south link, a series of secondary loops are illustrated east and west. These loops pull visitors and residents from existing communities into the heart of the town.

4. Develop a third tier of pedestrian focused routes that already exist in the town, and act as exploratory, informal connections between the more formal primary and secondary routes.
5. Explore public transport improvements through potential decentralisation of the bus station, into a series of mobility hubs, or superstops that can support electric and potential hydrogen transport systems in the future. The framework explores potential locations for these superstops at important destinations including Albert Road and around the expanded Centre Square.
6. Improve accessibility and interconnectivity between the existing public realm network and the River front.



Figure 23: Improved pedestrian and cycle corridors (Nigel Dunnett)



Figure 24: Active travel neighbourhoods (Walthamstow)

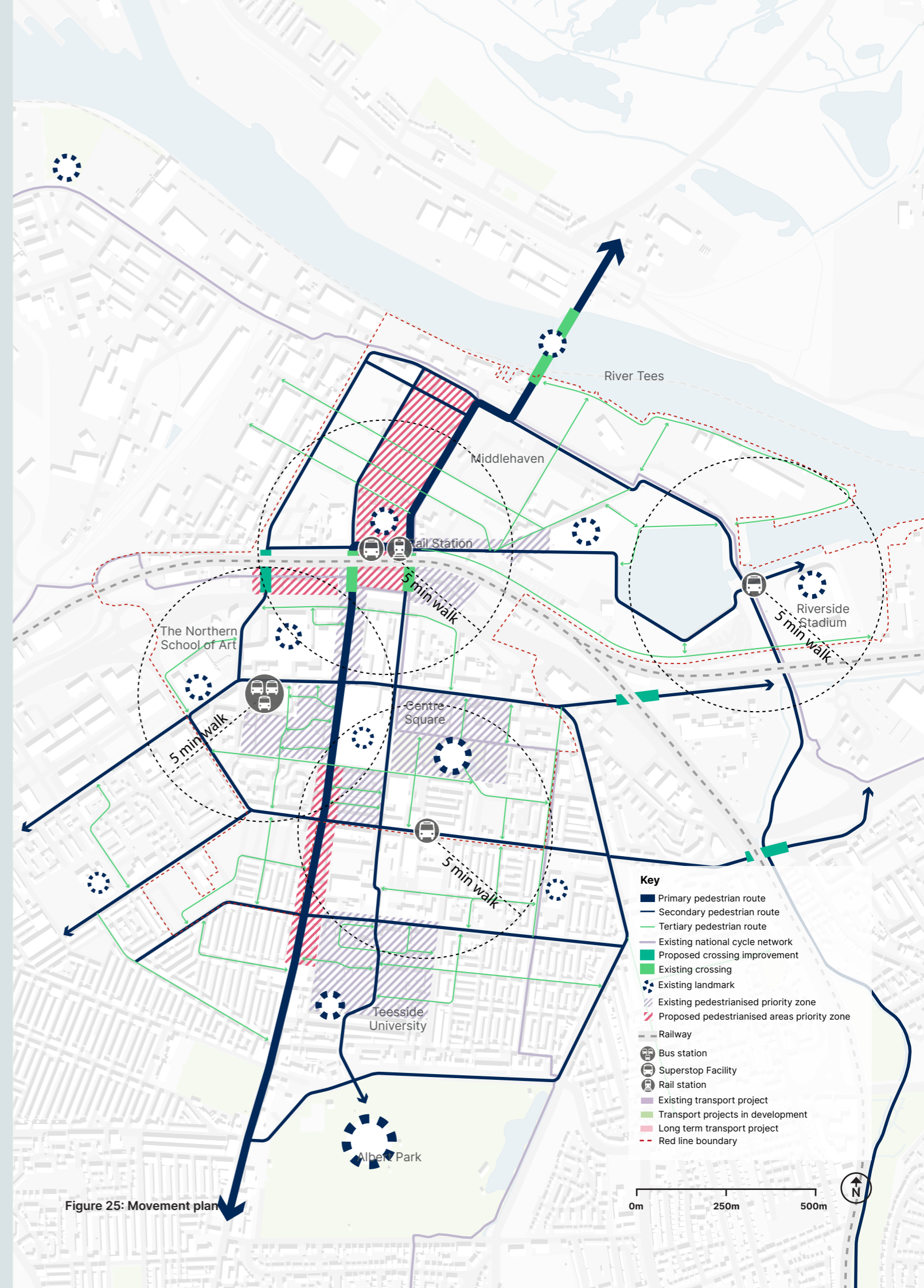


Figure 25: Movement plan



## Focus Areas

This section of the masterplan focuses on delivery and includes:

- **Delivering the Plan**
- **Cross-cutting Strategies**
- **Focus Areas**
  - Gresham
  - A Town Centre Neighbourhood
  - Station Quarter
  - Middlehaven & St Hilda's

The Focus Areas bring together a range of indicative projects which collectively will support transformation. Project will evolve as opportunities are sought.

## Delivering the Plan

To achieve successful regeneration of Middlesbrough, it is vital that the public and private sector share the ambition and work together to deliver. Strong public sector leadership is required to provide the private sector with confidence to invest.

First phase projects by the MDC will provide a strong foundation and catalyst for continued growth in the town to enable the private sector to realise the ambitions of the masterplan.

Focus areas are centred around those parts of the town which offer the greatest potential to drive transformational change. When linked together through strategic public realm improvements, open space, and better connections this will change the look, experience, and aspirations of Middlesbrough.

The focus areas build on the existing successful regeneration that has already taken place through investments by Middlesbrough Council, Towns Fund, Future High Streets Fund, Tees Valley Combined Authority and other stakeholders. Through the development principles identified and the supporting design code, regeneration will occur in a strategic, cohesive, and complementary manner, accounting for the individual focus areas but ensuring the distinct parts work together more effectively and support one another to create a modern and successful Middlesbrough.

Three cross cutting themes support development which relate to:

- Supporting businesses and people to achieve the skills they need, and to do the jobs they want
- Improving green open space
- Creating a digitally connected town
- Improving community safety

We must stimulate the market with our first phase projects and will explore funding opportunities to assist with the delivery of this plan, such as:

- MDC Seed Funding (TVCA Investment Plan)
- UK Shared Prosperity Fund (UKSPF)
- Levelling Up Fund (LUF)
- Town Deal
- City Region Sustainable Transport Settlement (CRSTS)
- Local Cycling and Walking Infrastructure Plans (LCWIP)
- Arts Council
- Homes England
- Devolved Adult Skills Budget
- Tees Valley Business Growth Support
- Innovate UK
- Community Grant Programmes
- Community Ownership Fund
- Woodland Accelerator Fund
- Developer Contributions

An indicative pipeline of projects has been identified within each of the Focus Areas, and this will evolve over time as we explore opportunities. The role of the MDC in each of these projects is either to:

**Lead** – MDC will lead on the development and delivery of projects including working with partners to source and secure appropriate funding packages.

**Collaborate** – MDC will work with partners to facilitate and bring forward these projects, removing barriers to delivery.

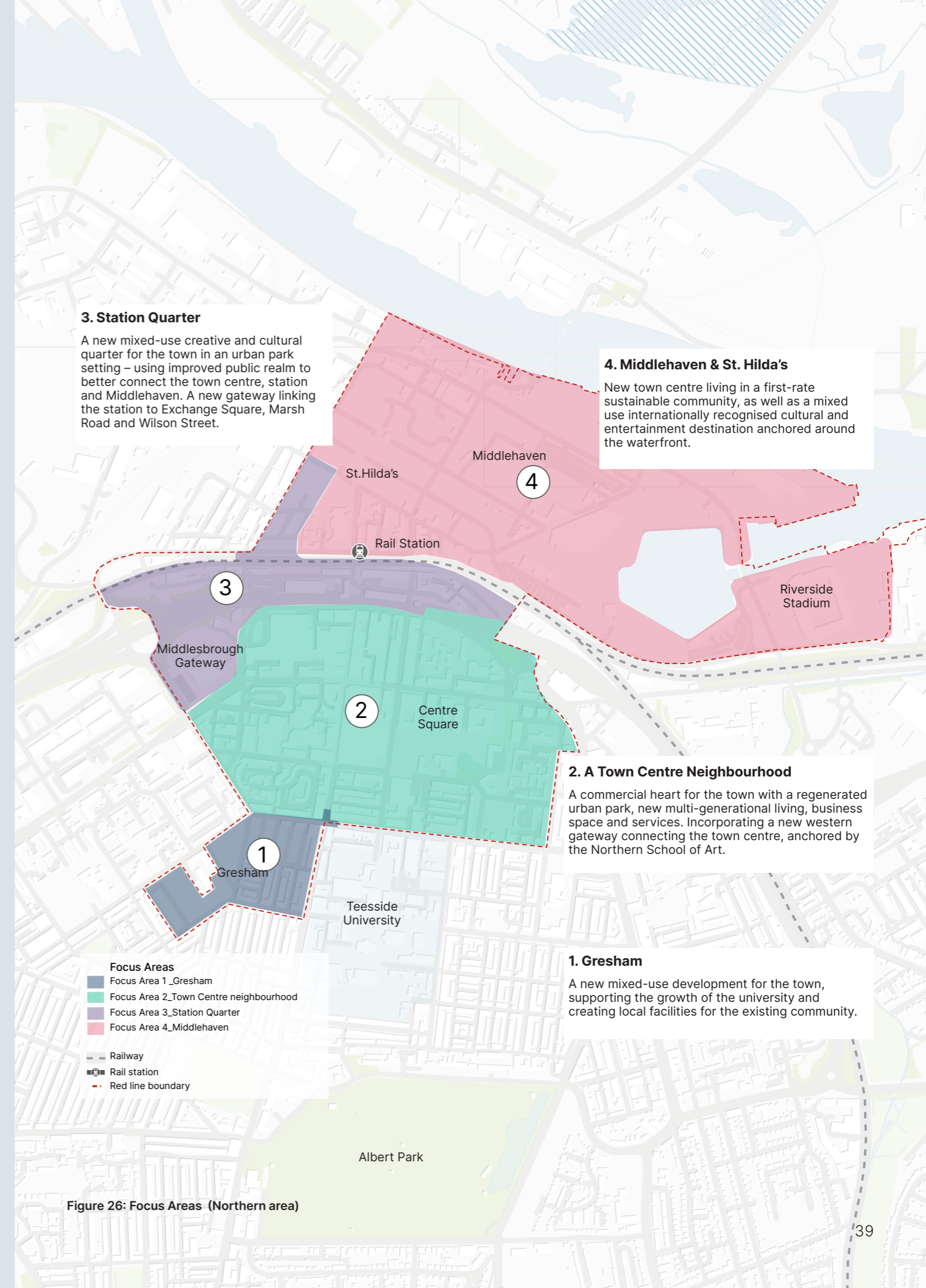


Figure 26: Focus Areas (Northern area)

## Cross-cutting Strategies

The following strategies should inform the development of the Focus Areas.



### People & Skills

The masterplan will be supported by the Tees Valley Employment and Skills Strategy (2022 and beyond) which provides a direction for skills within Middlesbrough and Tees Valley. Delivery of the strategy will:

- Ensure every business has access to the skills they need, including workforce development and skills support
- Provide clear, accessible training routes for priority sectors
- Ensure every resident can access a good and progressive job
- Ensure all residents are aware of careers opportunities and the route to achieve them

### Grey to Green

The masterplan supports the development of green infrastructure and the connectivity of public spaces, linking town centre green spaces, alongside coordinated tree planting to deliver region-wide natural capital improvements. This supports the town's move to net zero as well as improving its look and feel.

Supported by a design code which sits beneath this masterplan, it will unlock the delivery of up to 2.5 hectares of open space in the town. Improved climate resilience and sustainability measures will be integrated into the existing network.

Linthorpe Road will be transformed to improve green links between key open spaces.



### Digital

The Tees Valley Digital Strategy (2022) aspires to the Tees Valley becoming the UK's first truly Smart region by 2032. The Tees Valley economy will be underpinned by world-leading digital infrastructure and innovative technologies that enable access and opportunity for all residents and businesses.

We will work with partners and develop an ambitious MDC digital plan to meet the needs of business and communities.

Initiatives could include:

- Smart buildings to save and optimise energy
- Smart education to ease the learning process
- Smart government to make it easier for inhabitants to find information and influence decision-making processes in their area
- Smart health services to simplify and optimise registration, diagnosis and medication of patients
- Smart homes to make it easier for residents to monitor and control home attributes such as lighting, heating, appliances and security systems
- Smart manufacturing and construction to increase production, optimise supply chains and improve processes
- Smart retail to enable a faster, more personalised shopping experience
- Smart transportation systems which enable more people to move around more quickly



### Community Safety

Building on multiagency partnership work, led by Middlesbrough Council, Cleveland Police, Teesside University and other agencies, a cross-cutting approach will further support tackling crime and antisocial behaviour in the town.

High levels of anti-social behaviour – both real and perceived – are significant barriers to growth in the town centre.

The police and other agencies will work closely together to provide a positive on-street presence, supported through the provision of multiagency space in the town centre.

Short-term interventions will be critical to demonstrate commitment, generating confidence and feelings of safety – for residents, students, businesses and investors.

Alongside an increased presence on the streets, physical developments will seek to bring derelict and unlet buildings back into use in key locations. This will be complemented by improvements to the public realm that will improve feelings of safety. New development will incorporate opportunities to design out crime, including Secured by Design, improved lighting and CCTV.

A cross-cutting approach delivered from the outset will lay the foundations for lasting change. It will provide the infrastructure and presence that can, over time build natural surveillance through increasing footfall.

## Focus Area – Gresham

Gresham creates a new mixed-use development for Middlesbrough, supporting the growth of the university and creating local facilities for the existing community.

Development of this area brings back to life an existing underutilised part of the town, while acting as a catalyst for wider change in this area. Supporting a thriving university, Gresham will further draw the university into the town, providing new state-of-the-art residential and teaching facilities and supporting infrastructure in a vibrant campus environment.

The university expansion and Union Village development will act as anchor developments alongside mixed tenure residential accommodation creating a step change in housing quality. The listed Crown Pub will be brought back in to use as a focal point for this part of town and enhanced pedestrian linkages. The Focus Area will be the focal point to enable improved, safe and enjoyable pedestrian movements to all parts of the town.

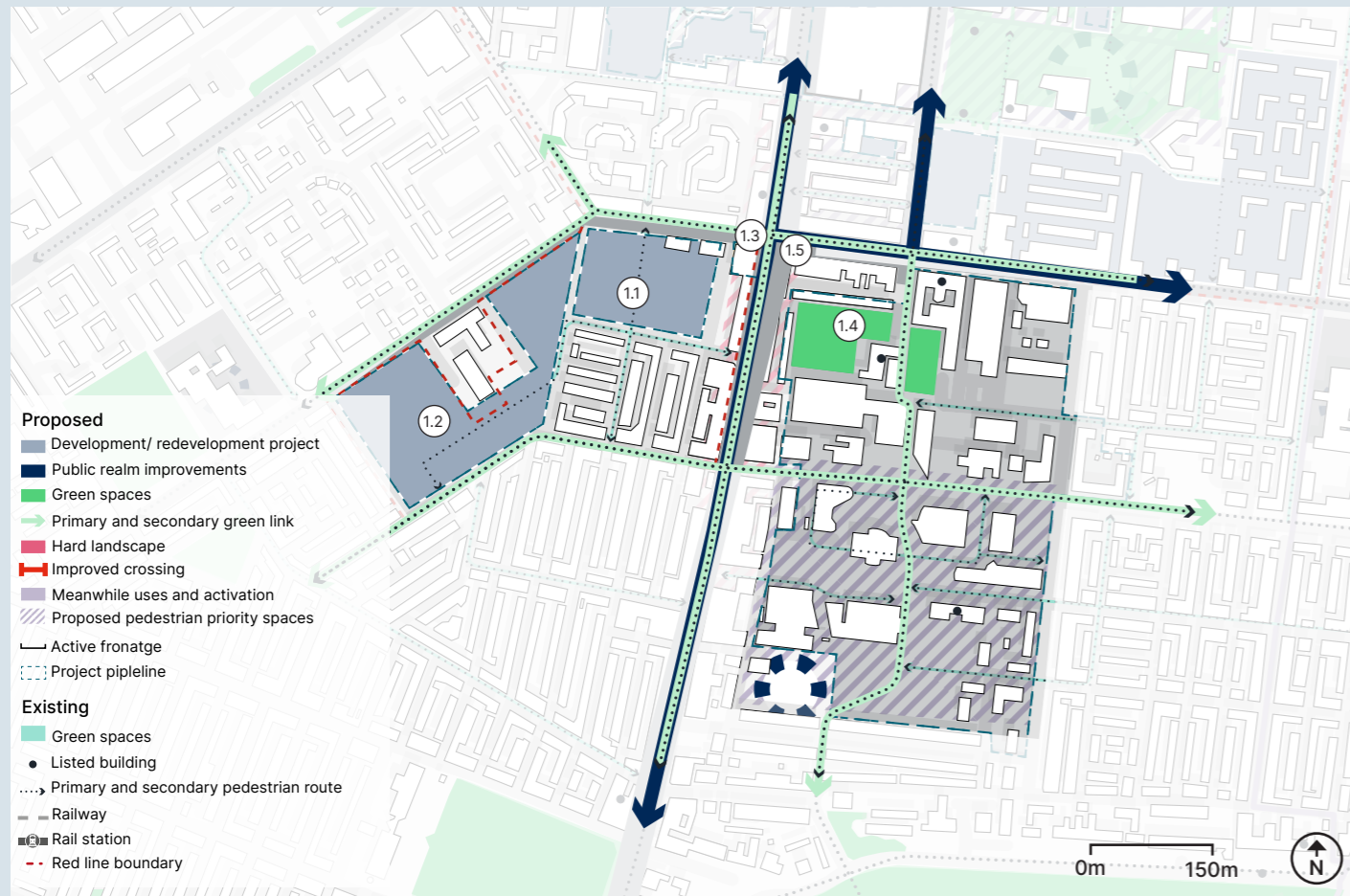


Figure 27: Focus Area plan

Project	Name	Development Timescale	Key Stakeholders	MDC Action	Potential Outcome
1.1	Explore Gresham site for Teesside University expansion	Short	Teesside University and Private Sector	Collaborate	Explore the expansion of Teesside University. Delivery of mixed-use development to regenerate Gresham.
1.2	Union Village Development	Short	Thirteen Housing Group	Collaborate	Delivery of high quality new homes.
1.3	Crown Pub Restoration	Short	Private sector, Middlesbrough Council, Teesside University	Lead	Delivery of mixed use development, potentially leisure and business space
1.4	Improved pedestrian and green linkages to university	Short	TVCA, Teesside University, Middlesbrough Council	Collaborate	Improved pedestrian and green linkages to university.
1.5	Improved connectivity through Borough Rd + Union St/Hartington Rd	Long	Middlesbrough Council	Lead	Improved walking and cycling links and enhanced public realm.

MDC Action: Lead - MDC will lead on the delivery and implementation of the project including working with partners to source and secure appropriate funding packages, Collaborate: The MDC team will work with partners to facilitate and bring forward projects and programmes.  
Development Timescale: Short: 0-2 years, Medium: 3-5 years, Long: >5+ year

## Focus Area – Gresham



### 1. Gresham Regeneration

High-quality mixed-use scheme delivering professional living and student accommodation, a secure multi-storey carpark, business incubation space and leisure facilities to support the university.

### 2. Restoration of Former Crown Pub

Redevelopment of the former Crown Pub into new mixed-use development, creating a focal point for the regeneration of this part of town.

### 3. Union Village

New mixed tenure high quality residential development supporting the wider regeneration of this area.

### 4. Green Connectivity

wwGreen linkage improvements better connecting the area to the university campus and town centre.



# Gresham Redevelopment



Figure 29: Gresham today



Figure 28: Gresham mixed-use development (Corstorphine & Wright)

## Focus Area – A Town Centre Neighbourhood

Integrating urban living at the heart of Middlesbrough, this Focus Area draws upon the creativity and dynamism of the university and existing business located within the town.

Supporting the transition from a retail and commercial core the Focus Area creates a digitally connected, 24 hour, mixed-use town centre which allows for living, working and leisure at its heart. Integrating living into the existing tapestry of the town centre by repurposing the oversupply of retail uses into a vibrant mix of different home types and tenures, business space and community services. Middlesbrough will become a centre for the design and delivery of new innovative housing.

MDC powers will be used to create the conditions for first-rate town centre living. This Focus Area will transform the diversity of the town by enabling more people to live and work in the town centre and addressing the current imbalance of uses in the town, creating a thriving daytime and evening economy.

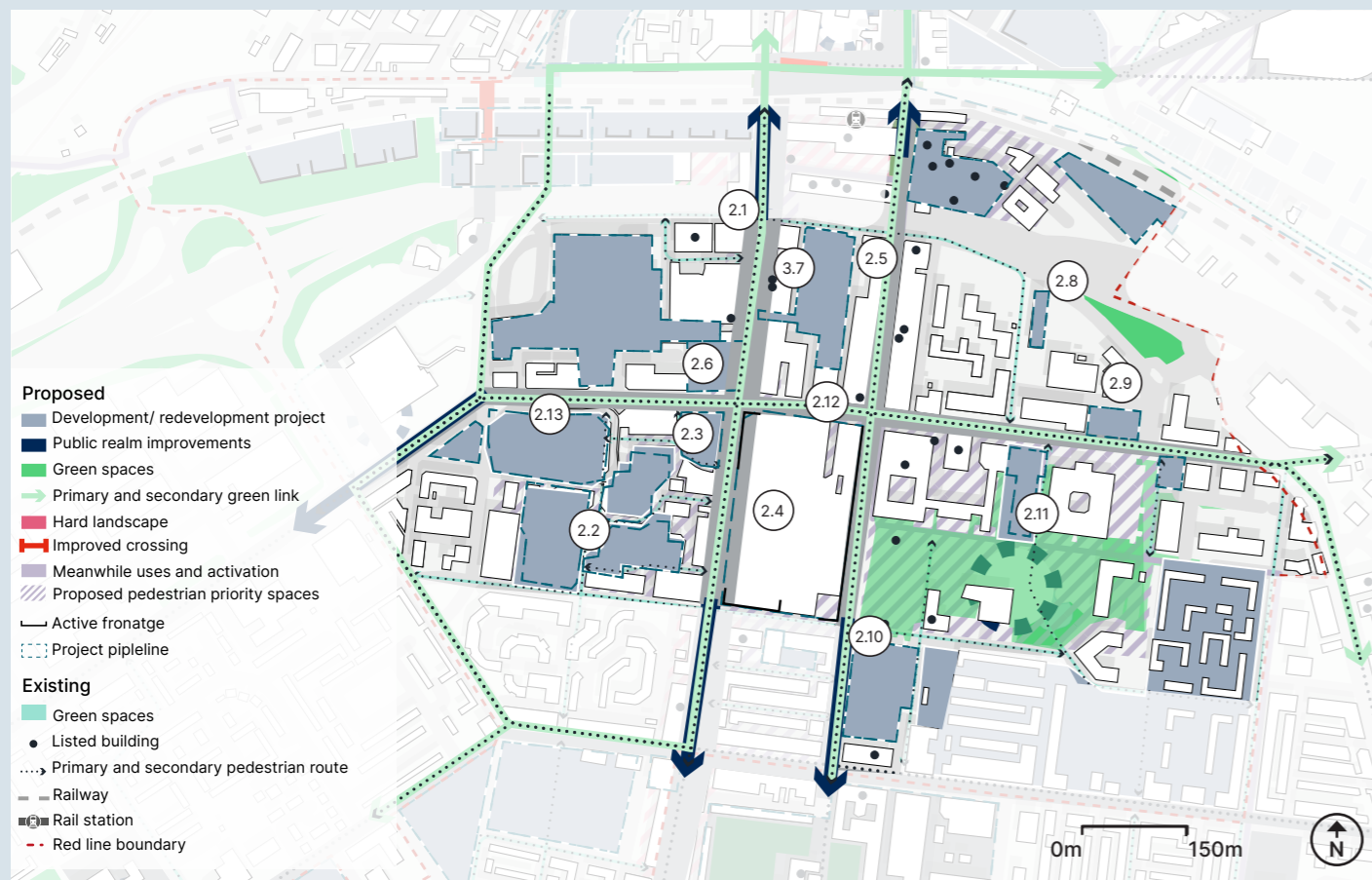


Figure 30: Focus Area Plan

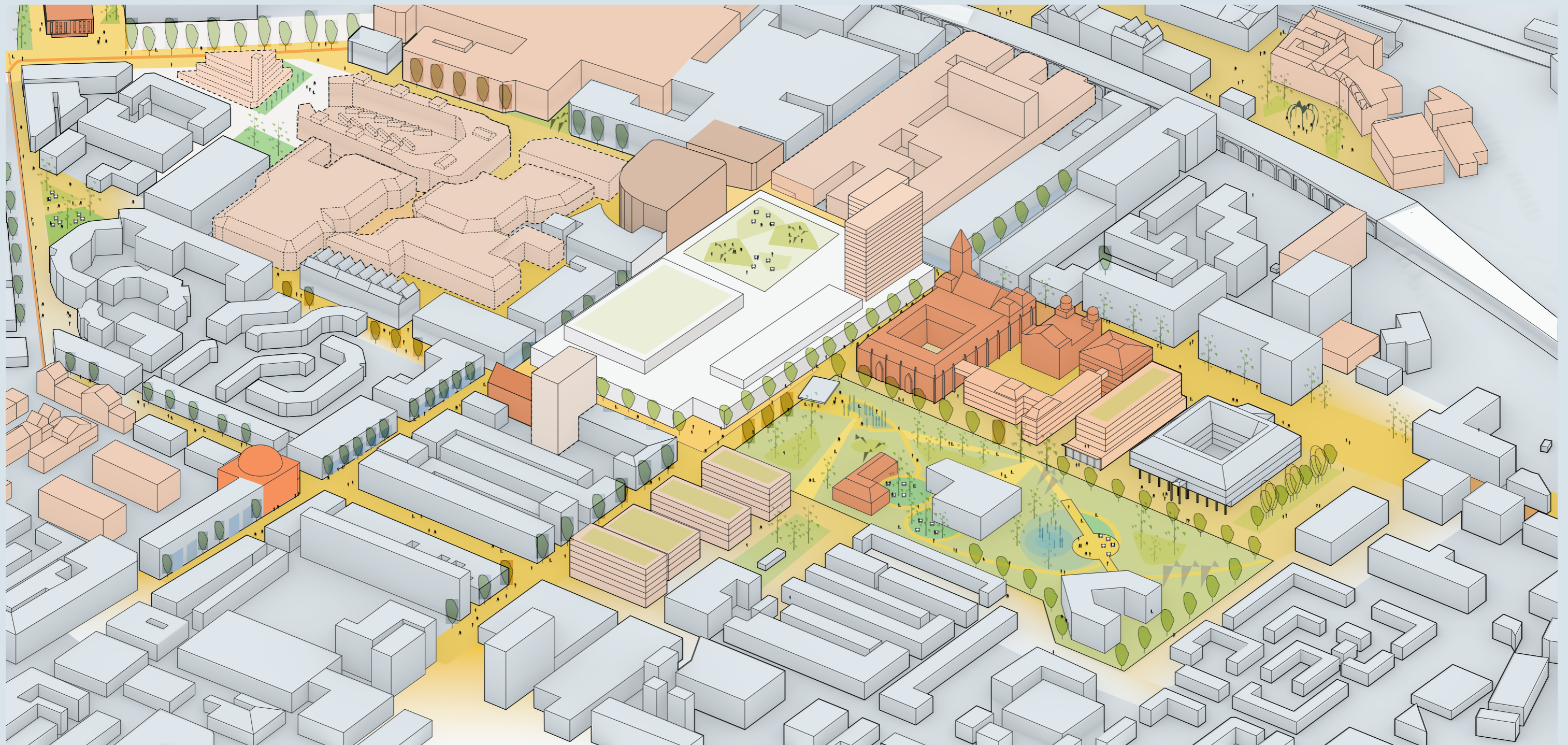
Project	Name	Development Timescale	Key Stakeholders	MDC Action*	Potential Outcome
2.1	High Street Skills and Employment Hub	Short	Middlesbrough Council, DWP	Collaborate	Bring employment and career development to the high street.
2.2	Captain Cooks Square redevelopment	Short	Middlesbrough Council	Collaborate	19,000 sqm of leisure, 5,000 sqm of retail.
2.3	House of Fraser	Short	Middlesbrough Council, Private Sector	Collaborate	New office led mixed-use development.
2.4	Cleveland Centre Improvements	Short	Middlesbrough Council, Private Sector	Collaborate	Improvements to open up the Cleveland Centre creating more public space.
2.5	Linthorpe Road and Albert Road enhancements	Short	Middlesbrough Council, local businesses, Teesside University	Lead	Improved attractiveness of Town Centre, with 1.4km of public realm enhancements, street tree planting and biodiversity enhancements.
2.6	Former Debenhams	Medium	Middlesbrough Council, Private Sector	Collaborate	Explore opportunities for development.
2.7	Dundas House	Medium	Private Sector	Collaborate	Explore opportunities for development.
2.8	Gurney House	Medium	Private Sector	Collaborate	Explore opportunities for development.
2.9	Fry Street	Medium	Private sector	Collaborate	Explore opportunities for development.
2.10	Potential Teesside University Creative Campus	Medium	Teesside University, Magistrates Court	Collaborate	Puts skills and learning at the heart of the town. Increased mix of uses around key open space in the town.
2.11	Civic Centre Redevelopment	Medium	Middlesbrough Council, Private Sector	Collaborate	Explore opportunities for development.
2.12	Development of CNE Building	Medium	Middlesbrough Council, Private Sector	Collaborate	Explore opportunities for development.
2.13	Town Gateway Redevelopment (Bus station and Broadcasting House)	Long	Bus operators, Middlesbrough Council, Highways BBC, Sainsbury's	Collaborate	Delivery of new gateway opportunity site including new homes in town centre setting within mixed-use development.

MDC Action: Lead - MDC will lead on the delivery and implementation of the project including working with partners to source and secure appropriate funding packages,

Collaborate: The MDC team will work with partners to facilitate and bring forward projects and programmes.

Development Timescale: Short: 0-2 years, Medium: 3-5 years, Long: >5+ year

## Focus Area – A Town Centre Neighbourhood



### 1. Linthorpe Road and Albert Road enhancements

As the main spine through the town, Linthorpe Road benefits from new tree planting, wider footways and development of adjacent buildings creating an improved high street offer. It will also allow easier and safer movement through the town.

### 2. Potential Teesside University Creative Campus

A series of mixed use education buildings with views over the park, which extend the presence of Teesside University northwards and enrich the public spaces with new activity, creating a campus town.

### 3. Explore New Uses for Vacant Buildings

Bring back into use vacant property and redevelop land which is currently vacant to provide new uses focused around town centre uses including housing and community services.

### 4. Cleveland Centre Improvements

Improvements to open up the Cleveland Centre creating more public space and redefining the area to provide a mix of uses that support activities both in the day and evening.

## A Town Centre Neighbourhood



Figure 32: Middlesbrough Town Centre today



Figure 31: Town Centre redevelopment vision

## Focus Area – Station Quarter

This Focus Area improves this important gateway to the town, the underutilised corridor from Exchange Square past the Station Gateway, Zetland Road through to Marsh Road and includes space under the A66 and Wilson Street.

This area is perceived as a physical barrier to movement throughout the MDC area and our aim is to create a new purpose for the Station Quarter, increase footfall and safety to better link Middlehaven with the rest of the town.

Drawing inspiration from the heritage of Exchange Square and Zetland Road and the creativity of The Auxiliary art gallery and creative workspace, the Station Quarter will become a vibrant place for creative enterprise, where people want to spend more time.

Public spaces will be improved to enable journeys to be made on foot safely. A mix of homes and workspaces will bring a diverse community to the area, attracted by the excellent connectivity to the station, business networks and leisure uses, integrated green space will provide important social and well being infrastructure for residents and visitors.

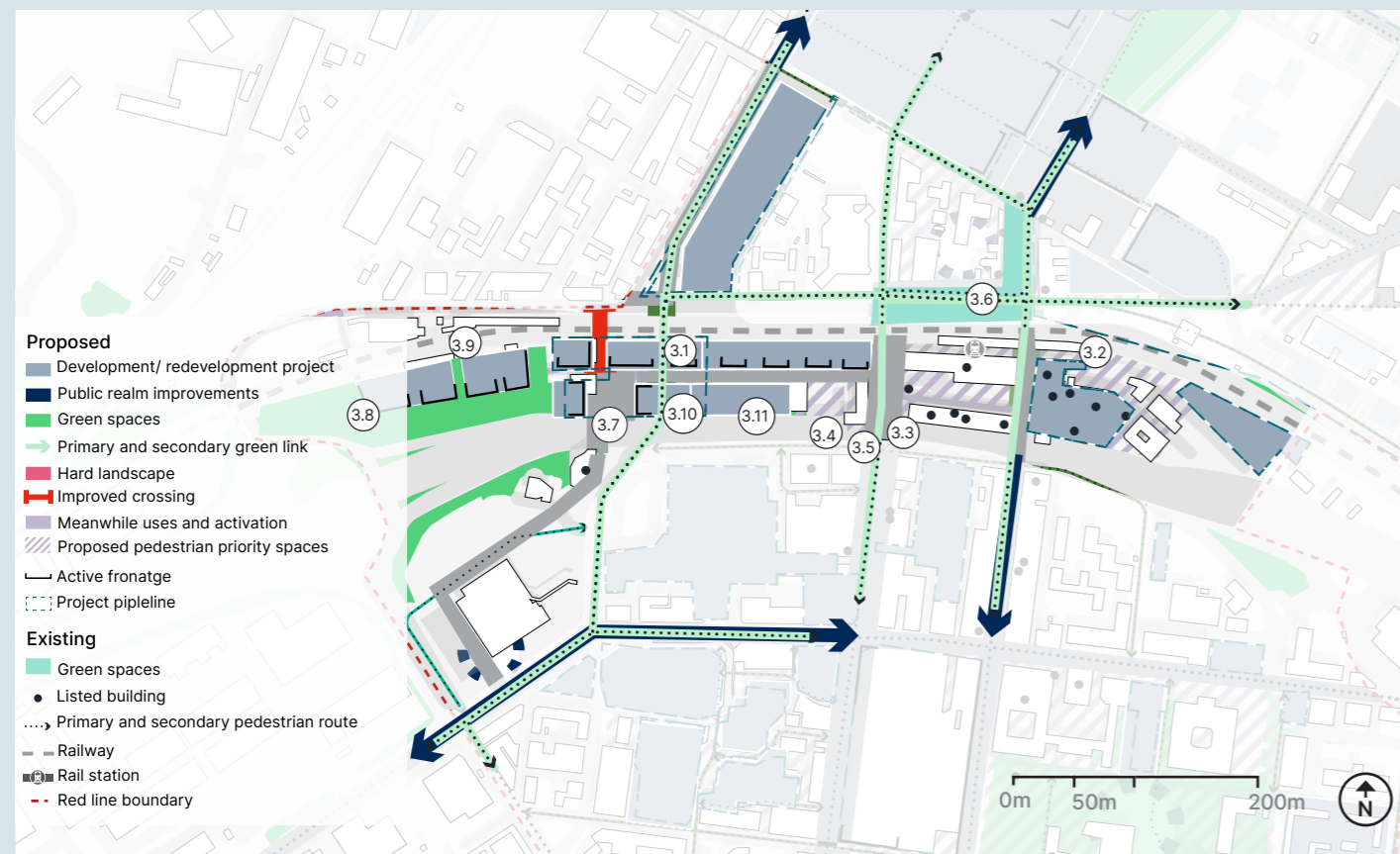


Figure 33: Focus Area Plan

Project	Name	Development Timescale	Key Stakeholders	MDC Action*	Potential Outcome
3.1	The Auxiliary expansion	Short	Middlesbrough Council, Middlesbrough College, Teesside University, Private Sector	Collaborate	Transformation of under-utilised part of town into vibrant mixed use creative district including small business workspaces and community growing spaces.
3.2	Heritage Quarter Development	Short	Middlesbrough Council, Private Sector	Collaborate	Support the growth of high-quality, mixed-use development within a heritage setting, creating a new destination for the town.
3.3	Wilson Street Arches	Short	Private Sector and Middlesbrough Council	Lead	Give the Arches a new purpose and improved footfall and safety.
3.4	Wilson Street Creative Lighting	Short	Middlesbrough Council	Lead	Improved and safer connectivity.
3.5	Wilson Street Crossing	Short	Middlesbrough Council	Lead	Improved and safer connectivity.
3.6	Mobility Hubs	Short	Middlesbrough Council	Lead	Delivery of a mixed transportation facility.
3.7	The Northern School of Art Underpass and Link	Short	Middlesbrough Council and The Northern School of Art	Lead	Improved and safer north-south connectivity between town centre and Middlehaven. Skills led public realm linking key facilities to each other.
3.8	The Auxiliary Park	Medium	The Auxiliary and Middlesbrough Council	Lead	1.2 ha of new park space for existing and new communities, providing recreation value in the heart of the town. Activation of a forgotten area of the Town Centre and unlocks.
3.9	Marsh Road	Medium	Middlesbrough Council, Private Sector	Lead	Explore opportunities to redevelop this under-utilised part of town into vibrant mixed use employment district. Delivery of new destination within area and improved footfall.
3.10	New Live/Workspaces	Long	Middlesbrough Council, Private Sector	Lead	Transformation of under-utilised part of town into mixed use creative district.
3.11	Station Street New community	Long	Middlesbrough Council	Collaborate	Delivery of 140 homes in town centre setting. Increased mix of uses in and around the station area, which improves sense of safety.

MDC Action: Lead - MDC will lead on the delivery and implementation of the project including working with partners to source and secure appropriate funding packages,

Collaborate: The MDC team will work with partners to facilitate and bring forward projects and programmes.

Development Timescale: Short: 0-2 years, Medium: 3-5 years, Long: >5+ year

## Focus Area – Station Quarter



### 1. New Development Opportunities (The Auxiliary)

Bring forward empty sites to create appropriate new residential, commercial and cultural spaces that support SMEs and enhance the creative environment.

### 2. The Northern School of Art link

The Northern School of Art becomes much better integrated with the rest of the town via new active travel links north and east. This includes a more pedestrian friendly crossing under the road and rail network.

### 3. Marsh Road

New and repurposed workspaces and business support facilities are proposed here, with excellent connectivity to Middlesbrough Train Station and linked by high quality public realm spaces.

### 4. Station Street Community

Creating a diverse new community of businesses and residents based around the creative industries.

### 5. New Live/ Workspaces

This is a natural location for bespoke, high quality housing, with a mix of family homes, serviced apartments and live/work units.

### 6. The Auxiliary Park

Using the existing green infrastructure assets as a foundation for further improvements, The Auxiliary Park creates 1.2 hectares of open green spaces for existing and new communities to enjoy.

# Station Quarter



Figure 35: Marsh Road and the Auxiliary today



Figure 34: Station Quarter vision

## Focus Area – Middlehaven and St. Hilda’s

Deliver a major new internationally recognised cultural attraction within Middlehaven to create an entertainment destination together with the stadium and riverfront.

The area of Middlehaven is the town’s greatest opportunity to craft an area of culture, education and leisure, with homes and community at the heart. This means leveraging the success of Middlesbrough College and Riverside Stadium as destinations, and extending their influence. This project package supports significant transformation at Middlehaven whilst being characterised by the rich history and heritage present.

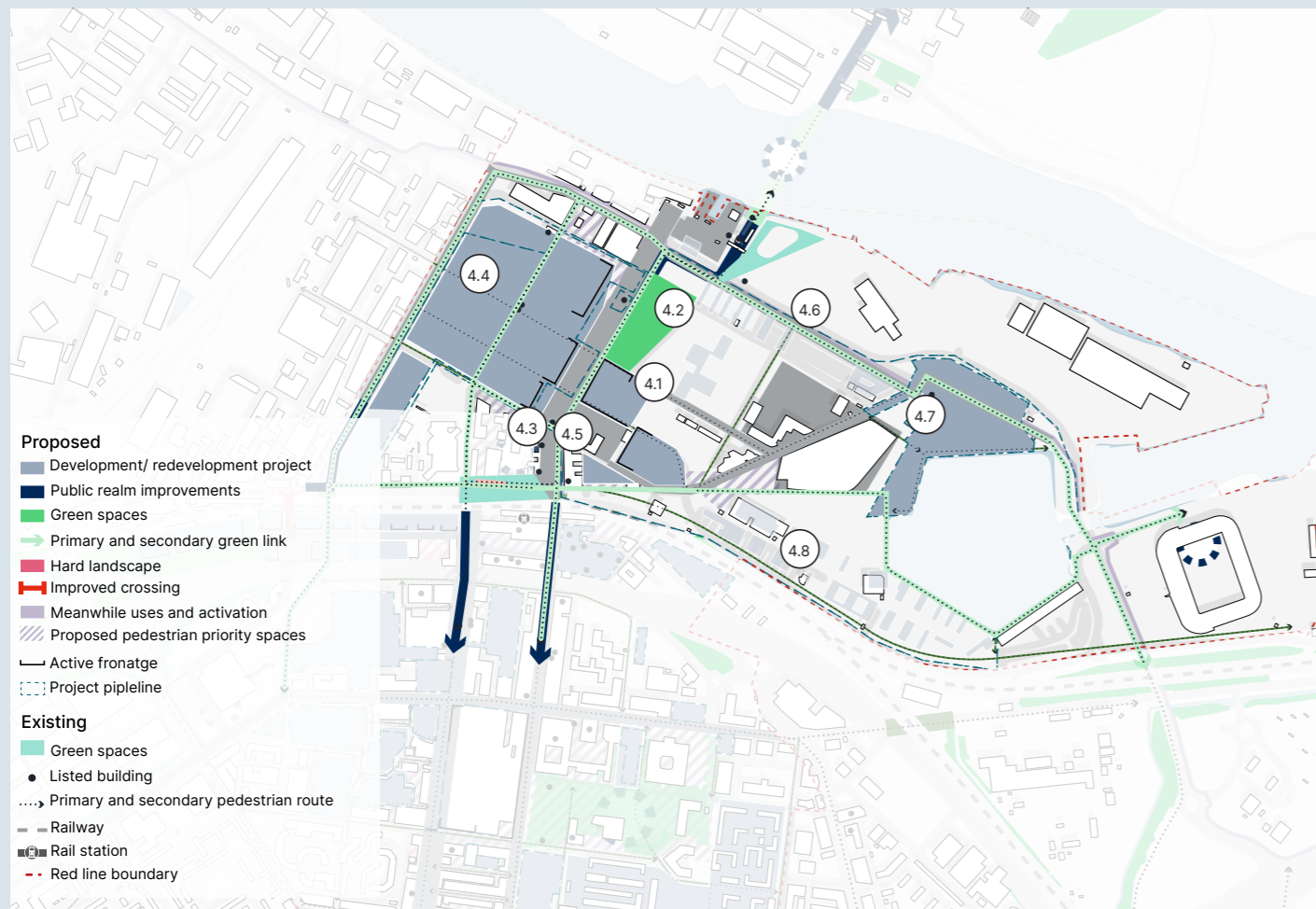


Figure 36: Focus Area Plan

Project	Name	Development Timescale	Key Stakeholders	MDC Action*	Potential Outcome
4.1	Middlehaven education buildings	Short	Middlesbrough Council, Education Providers	Collaborate	Education provision for this part of town.
4.2	Middlehaven Park	Short	St. Hilda's, Middlesbrough Council	Collaborate	Enhance and upgrade existing park with planting. Improved pedestrian connectivity and green linkages to the public realm.
4.3	Cleveland Street Plaza	Short	Middlesbrough Council, Highways	Lead	Improved setting at Middlehaven that encourages people to spend time here.
4.4	Housing Development	Short	Middlesbrough Council, Private Sector	Collaborate	New housing destination, creating high quality urban living
4.5	Expanding the Boho Cluster	Short	Middlesbrough Council, Private Sector	Lead	New office accommodation to support the digital cluster
4.6	Teesdale Way	Long	Sustrans	Collaborate	Enhanced long distance walking and cycling link using grey to green principles.
4.7	Anchor Leisure Site	Medium	Middlesbrough Council, Major leisure group	Lead	Delivery of new leisure attraction at Middlehaven that reinforces this area as an international leisure destination.
4.8	Mixed use residential and commercial dock-side development	Long	Middlesbrough Council	Collaborate	Waterfront living and working.

MDC Action: Lead - MDC will lead on the delivery and implementation of the project including working with partners to source and secure appropriate funding packages,

Collaborate: The MDC team will work with partners to facilitate and bring forward projects and programmes.

Development Timescale: Short: 0-2 years, Medium: 3-5 years, Long: >5+ year



## Focus Area – Middlehaven and St. Hilda's



### 1. St Hilda's Housing Development

Creation of a new housing destination boasting high-quality urban living spaces

### 2. Anchor Leisure Site

Delivery of a new leisure attraction that reinforces this area as an international leisure destination for increased visitor footfall by those both living within and outside the region

### 3. Boho

New office accommodation to support the digital cluster, one of the town's expanding key sectors

### 4. Middlehaven Campus

Working with education providers and building on the success of Middlesbrough college, developing further education provision for the area

### 5. Teesdale Way

Enhanced long distance walking and cycling link using grey to green principles to further enhance the town as a cycling and walking destination while encouraging this mode of net-zero travel for locals

