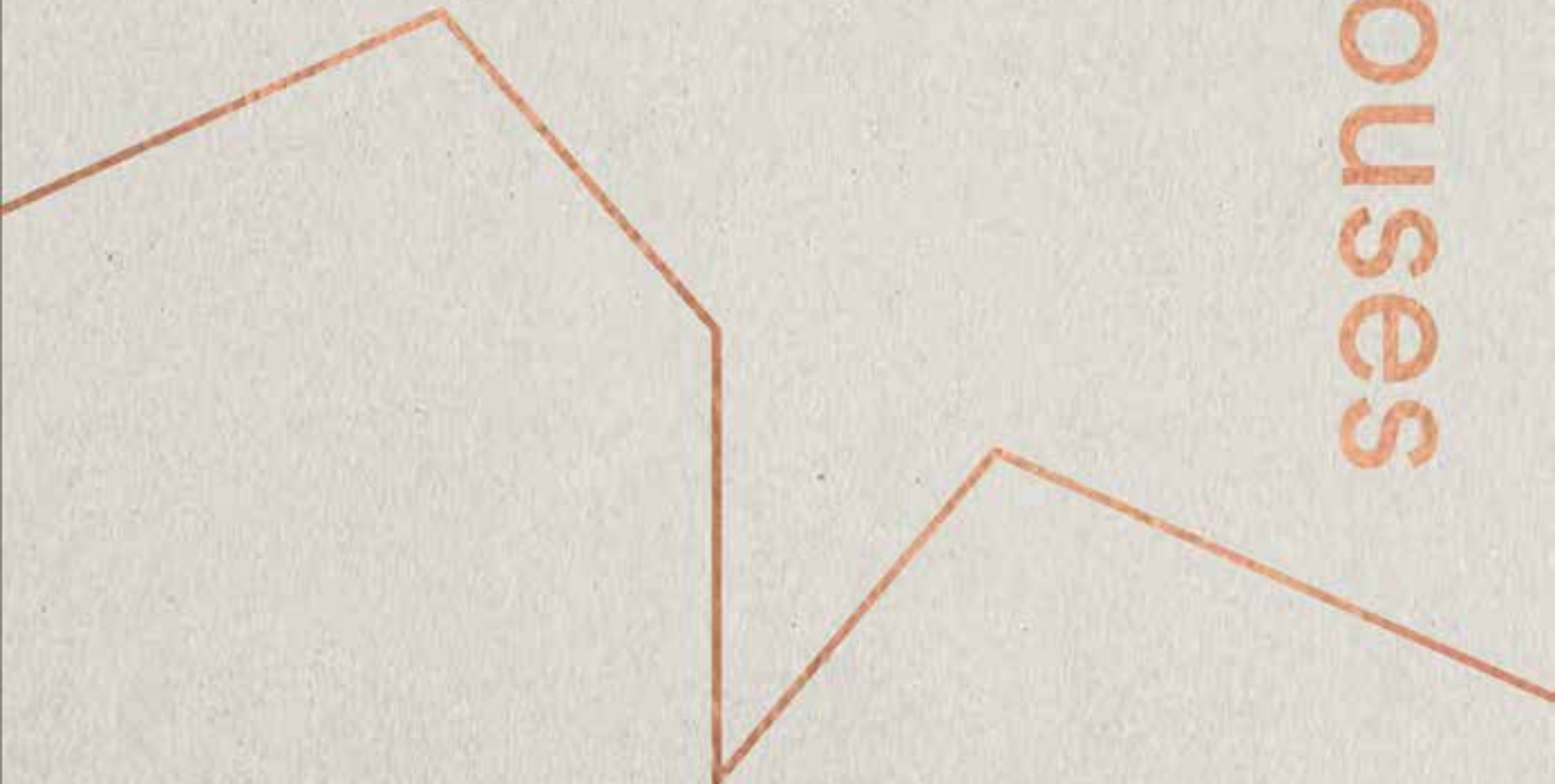


# Smokehouses



1

## Of ships, tides and spirit

This landmark development will signpost a new era for Smith's Dock. Rich industrial heritage, strong community spirit and a bold, new vision for the future all meet at the water's edge.

2

## Taking back the Tyne

Fantastic, modern homes in a brand new coastal neighbourhood. Inspired by the world's best coastal communities, Smokehouses will be a great new place to live and play in a unique landscape.

3

## Looking to the future

Informed by the past and built for the future, a stunning new skyline is emerging at Smith's Dock. Take a journey from the historic riverside up to light-filled, contemporary apartments.

4

## Designed by detail

Heritage meets cutting-edge design in these modern, unique homes. From the atrium to the apartments, discover light-filled spaces, industrial and natural textures and a breathtaking glazed front.

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*There's coopers there an' curers there  
an' buyers, canny chieles,*

*An' lassies at the pickling  
an' ithers at the creels,*

*An' ye'll wish the fish had  
been a' left in the sea,*

*By the time ye finish  
guttin' herrin...*

—  
**Song of the Fish Gutters**

## Preface.

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Home is a place  
informed by the past  
and inspired by the future.

“Smith’s Dock is not only an important professional project, but also an important personal one to me. I’m from North Shields, I went to school in North Shields, I was brought up in North Shields. My family history is linked to this place and to Smith’s Dock. My mam still works in a local primary school, and my grandad was a foreman in the local yards. Like many people from the North East, I was raised on family tales and stories from the rich history of ship building on the Tyne.

If you’re looking to create a sense of place, you have to look at what already exists, that’s what makes this project special. It’s a really proud legacy I have and why Smokehouses is of particular pride to me.

I’m immensely excited about this next chapter.”

— **Stuart Wheeler**, SimpsonHaugh



—  
**Raymond Nesbitt** (*Stuart’s Grandad*)  
 Head Foreman  
 Swan Hunters Shipbuilders

—  
**Stuart Wheeler**  
 Project Team, SimpsonHaugh  
 Smokehouses Architects





Of Ships, Tides & Spirit.

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“The sound of the riveters and dock hooters  
would punctuate our days.”

— Rod Richards, Local Resident



Smith's Dock was born of Victorian Britain, an empire forged on steely grit and iron ships. For a hundred years, industry shaped the landscape here and the communities that grew around it.

While the people of Smith's Dock built mighty vessels, their neighbours at the Fish Quay trawled the sea and smoked their catch in iconic smokehouses by the docks. The whole area was alive with activity and the hustle and bustle of industry. In the 1930s, locals saw the herring industry boom.

Work was aplenty for these seafaring souls, and the dock was a lively spot to be. As fishermen returned from sea, women would walk the coast to fill their wicker creels and gut the daily catch. Along the Tyne, these connected communities grew and thrived.



“A ship in harbour is safe, but that’s not what ships are built for.”

— John A. Shedd, Author









But while the Fish Quay still thrives as a working port, Smith's Dock has lain in slumber for 30 years or more. Now, inspired by a rich history, Smith's Dock is coming home to tell its tales and take its place at the heart of a new community.

With their pitched roofs and crisp edges, the Smokehouses cut an impressive silhouette, bringing to mind the mighty ships of days gone by. The design also pays homage to the simple smokehouses of the Fish Quay, where townfolk once smoked their daily catch. Wrapped in zinc to weather the storm, the buildings sit right at home in this historic, dockside landscape.





Take Back the Tyne.

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Together, Urban Splash  
and Places for People are  
creating a new coastal  
community that's built to last.









Connecting the Fish Quay to the north and Royal Quays to the south, this modern coastal neighbourhood is just a stone's skin from the city centre. Making the most of the waterside location, it will be home to beautiful contemporary living and a vibrant hub of small, independent businesses.

With a mix of homes across the scheme, Smokehouses will stand tall at the river's edge; a brand new landmark inspired by the traditional smokehouses that used to line the nearby quays.





Coastal living, a stone's throw from the city.



As well as a bustling wider community, Smith's Dock is surrounded by natural landscape. From the green hills of North Shields to the rolling waves of Tynemouth Longsands — where might you wander?







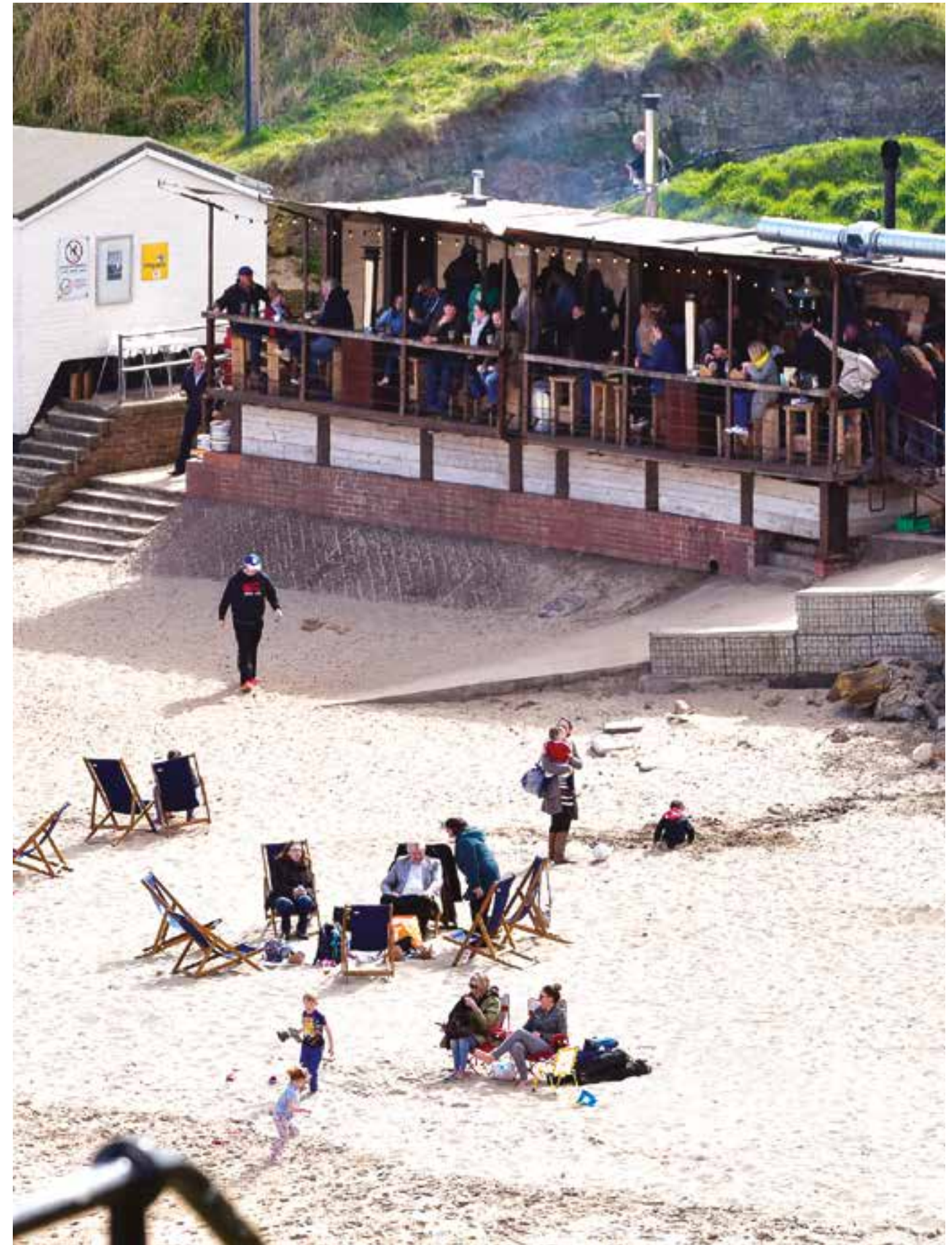
“The cure for anything  
is salt water.”

— Isak Dinesen, Author



Research has shown that living by the water can “significantly improve wellbeing” (*Mathew White, Environmental Psychologist*). The ocean is said to inspire creative thinking, boost energy and reduce anxiety. While outdoor space allows for the kind of social and recreational activities that help people lead happier, healthier, more connected lives.

Truly, is there any better place to be than beside the sea?







Looking to the Future.

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## Creating a Neighbourhood.

Great neighbourhoods aren't built from bricks and mortar; they're made of the people who live there.

We want to make Smith's Dock even better by learning from the best neighbourhoods around the world.



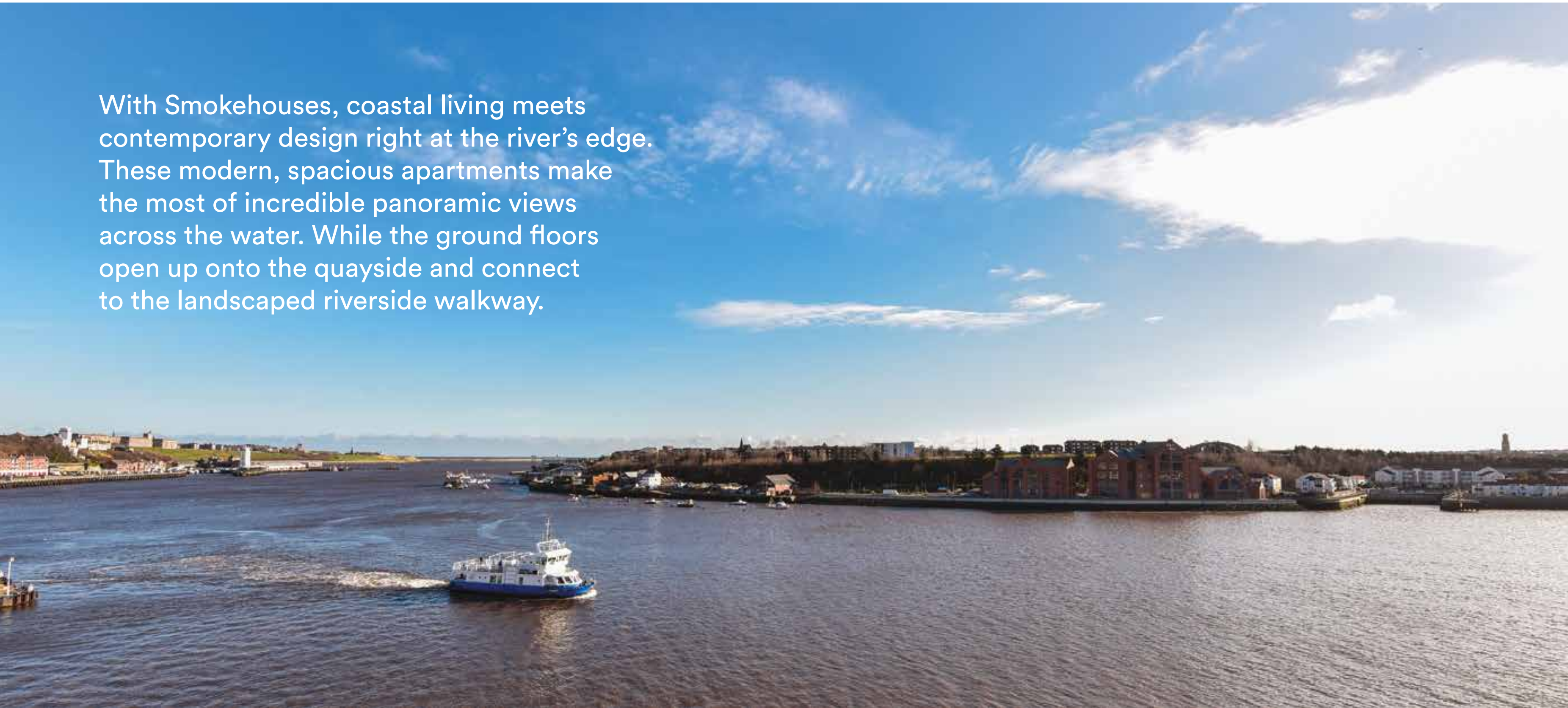


Back when Smith's Dock was a working port, Low and High Lighthouses were built to guide ships into the Tyne. Their beams would light the shadows, bringing boats safely home to dock. These buildings and their lights would punctuate the skyline, a landmark in the landscape.

Now, the iconic Smokehouses shape the horizon at Smith's Dock, casting views out over the Tyne once more. With a generous riverside promenade to guide your way back home, journey from the dockside up to elevated, spacious apartments where light, space and river views dominate.



With Smokehouses, coastal living meets contemporary design right at the river's edge. These modern, spacious apartments make the most of incredible panoramic views across the water. While the ground floors open up onto the quayside and connect to the landscaped riverside walkway.



These principles help us design places that people like to live and love to be.

**Our guiding principles for Smith's Dock:**



# 01

## Play.

Three quarters of our children spend less time outside than prison inmates. We want to change that. That's why we're creating a safe haven for adventure, whether that's playing on the doorstep or in the shared private gardens. In fact, we think everyone should have the chance to play outside.

Whether you're 6 or 65, you should be able to get out and enjoy life.

# 02

## Community.

Communities matter. They're built on strong design that creates privacy and neighbourliness in equal measure - spaces that are ours and spaces we share with others. And communities aren't just about people - we also want to feel proud of where we live.

We want buildings with character, green space, a great local bakery and moonlit views of ships passing in the night.

This means: flexible homes that work around your lifestyle, communities that flourish through a balance of personal and shared spaces, outdoor living, safe places to play and plenty of waterside activities to boost wellbeing. All nestled within a sustainable, green, friendly development.



# 03

## Wellbeing.

We think living well should be easy, with plenty of outdoor space and plenty of reasons to use it. That means fewer car rides to the gym and more walks on the beach. It means activities on your doorstep that make the most of the sea air, the shared gardens, the dockside and coastal links.

Good neighbourhood design should help you make your life simpler, creating opportunities to do more of what you like and less of what you don't.

# 04

## Sustainability.

We can all agree there's no downside to sustainable living. From low-carbon houses to fewer cars on the road, it all adds up to using less and saving more, whether that's your bank balance or the planet. We also think greenery is good, which is why we're thinking beyond green space to green streets, vertical gardens and planted roofs.

# 05

## Flexibility.

'Home' isn't one-size-fits-all. Whether you are a big family, a home worker, a first-timer or a downsizer, a mix of housing types means a choice of how to live.

Which all makes for a stronger community. We also want flexible homes that can adapt to our needs, so we can stay longer in the neighbourhood.

By thinking ahead, good design can offer what you need now and adaptability for the future.





Designed by Detail.

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## Inspired Regeneration.

From the Fish Quay to the Faroe Islands, the vision for Smokehouses is inspired by a long tradition of seaside dwelling. Our design is inspired by similar architectural projects across the globe.



**Shingle House**  
Nord Architecture



**The Grand Large District**  
Agence Nicolas Michelin & Associés



**Faroe Islands Housing**  
Hyde Architects



**VitraHaus**  
Herzog and de Meuron

### UK

Clad in black shingle, with bold white interiors and glazed doors that open directly onto the beach, the Shingle House by Nord Architecture is deeply rooted in its peaceful, seaside location. The house is part of the Living Architecture project by Alain de Botton, which aims to promote discussion about contemporary architecture through the habitation of unusual or poetic spaces.

### France

This sustainable development in Dunkirk, France aims to reconnect the urban landscape with the seaside docks. The Grand Large District balances contemporary city living with a port aesthetic to create both private and public spaces that reflect the needs of the local community. The scheme incorporates sustainable design elements, including rainwater collection and renewable energy.

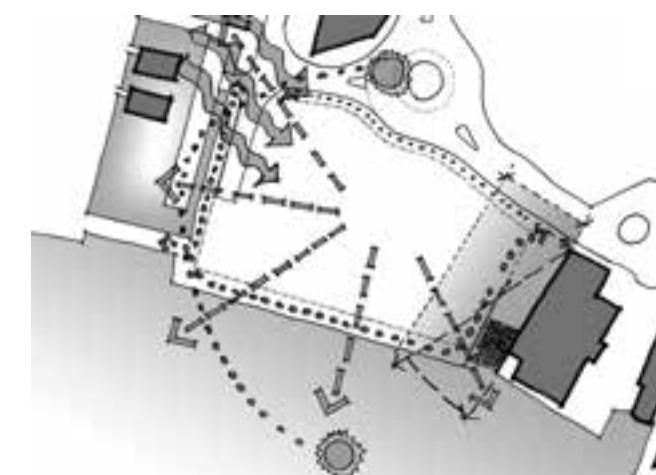
### Faroe Islands

Beautiful in their simplicity, these Faroe Islands homes are positioned in total harmony with their terrain. The houses are ultra-low energy and they do not touch the ground, so as to cause minimal disruption. Outside, the winds flow freely about the buildings, while the raised structure creates shelter for domestic animals and outdoor activity or farming.

### Germany

The VitraHaus is a flagship store, home to the Vitra Home Collection. This series of stacked, pitched-roof boxes was designed by architects Herzog and de Meuron and creates the sense of houses being piled up or assembled atop one another. The simplicity of form is striking, an iconic shape of home, while the full glass frontages allow light to pour through the interior spaces.





“Smokehouses are designed in balance with their surrounding environment.”

— Stuart Wheeler, SimpsonHaugh

The architecture is oriented according to the sun's path, to enjoy as much natural daylight as possible, while the pitched roof tapers respectfully to maximise light for nearby buildings. Clad in natural zinc, the warm, robust texture of the building's exterior reflects the daylight and enhances the building's form. To the front, large glazed windows and lower level walkways connect to the riverside, bringing Smokehouses residents even closer to the local landscape.

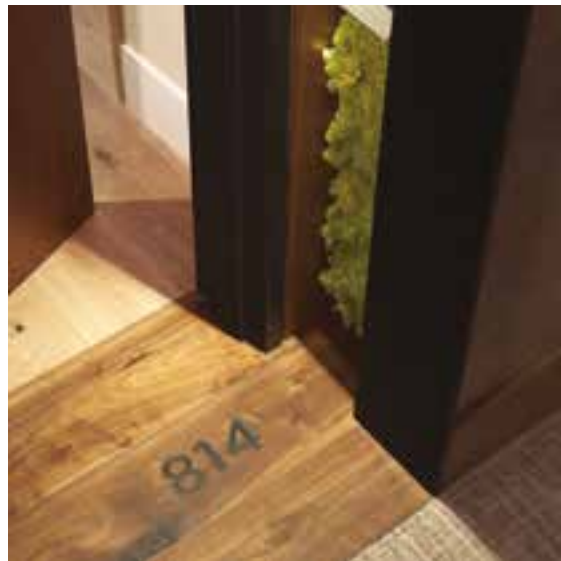


The connection of past and future continues once you're inside Smokehouses, whether you're moving through the impressive atrium lobby and shared landings, or inside the spacious apartments. Warm greys, exposed concrete and timber floors hark back to the site's industrial heritage. While natural textures and a breathtaking glazed front bring the outdoor landscape in.

Blending authentic heritage with unmistakable modernity, there really is nothing like the feeling of coming home to Smokehouses.







## Textures & Finishes.

“Smokehouses have an oversized pitch, which gives way to triple height spaces that look out across the water. Inside you have exposed concrete ceilings, contemporary fittings and southfacing views of the river. It’s a genuinely unique offer; I’m really excited by it.

If you live in Smokehouses, you’ll enter into a wonderfully light, open atrium space that’s up to eight storeys tall. You’ll then be able to take the feature concrete staircase or get the lift up to your floor, where you’ll find corridors that are fully glazed at both ends, so they’re naturally lit throughout to take you to your threshold.

A lot of care has gone into the design so that when you arrive at your apartment, you’ve been in natural light the whole time. It may seem like a small thing, but the experience you’ll get from being in there is so important.”

— Stuart Wheeler, SimpsonHaugh

urbansplash ×  Places for People × simpsonhaugh

## The Team.

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Our passion for responsible, uplifting and beautiful design has informed our approach since 1987, when Rachel Haugh and Ian Simpson were united by a shared belief that innovative architectural thought has the power to shape and transform our cities.

## simpsonhaugh

Reinforcing these guiding principles across a portfolio of work ranging from masterplans to interiors, we apply a creative and bespoke approach to every opportunity. Collaborating with our aspirational clients, communities and design teams, we harness their passion, knowledge and expertise to evolve powerful and pragmatic solutions. Remaining acutely aware of the impact of our decisions, we embrace the opportunity to show everyone that high quality design brings added value.

With Rachel and Ian personally involved in each project, our guiding principles continue to inform and direct the ambition and quality of our work. Our talented architects, designers, visualisers, model makers and support team all contribute to meticulously delivering architecture of the highest design quality.



### Two St Peter's Square, Manchester

Two St Peter's Square is an elegantly crafted office building that completes the revitalisation of St Peter's Square and Manchester's civic heart, addressing three of the city's most important civic and historic buildings: the Grade I and II\* Listed buildings of the Town Hall, the Town Hall Extension and the Central Library.

It offers 510 sq m of retail space and 18,116 sq m of high quality, BREEAM 'Excellent' Grade A office space across 12 floors. Global services firm EY is one of the major tenants, and Wagamama is the current retail occupier.





Places for People is an award-winning development and regeneration company, with over 50 years' experience creating thriving, sustainable places.



With a long track record of successful development and management, a reputation for delivering large scale regeneration and an ability to work across the UK, Places for People has an unrivalled ability to create aspirational homes and inspirational places. The company owns or manages over 180,000 homes and has assets in excess of £3.7 billion.

Building homes is just the start. New schools, shops, leisure facilities, job opportunities and training for support services make a place thrive. And it doesn't stop there: Places for People make a long-term commitment to their communities and work to provide what they need to thrive; not only today but for future generations.

Places for People is creating some of the UK's most exciting new places, including at the Queen Elizabeth Olympic Park in London. As a not-for-dividend organisation, all its profits made are reinvested back into its core business of creating and maintaining sustainable places. This means the company can sustain a wide range of activities that make a difference to people's lives, whilst believing in responsible business and working hard to integrate responsible business principles into everything it does.



#### Brooklands, Milton Keynes

Brooklands is an award-winning 360-acre site in Milton Keynes that showcases the best of Places for People's placemaking approach.

Over a 15 year period this £500m development will deliver 2,500 new mixed tenure homes as well as three schools, a hotel, commercial space, and 100 acres of parkland, along with new roads, a busway and primary infrastructure.

Central to Places for People's placemaking approach is delivering infrastructure early on in the development programme. People who move into the development already have green open spaces to walk through, and places to play, sit and relax, so the development has a feeling of space and being close to the environment.

It's simple things that really count in true placemaking - putting a top course on the roads, planting mature trees along the city street and opening the doors to the school at the same time that residents are first opening the doors to their new homes.

We've planted more than 30,000 trees and created ponds to enhance the brooks that Brooklands took its name from. There are also plenty of open spaces, woodlands and wildlife to enjoy.

We like to make sure people feel at home from the outset. We've put as much thought into creating the indoor spaces as we do into perfecting the outdoor ones. Beautiful modern designs, spacious rooms and lots of windows to soak up the daylight.

Brooklands is a complete living experience. We've thought about what keeps modern life moving, and put it all together in one place.

"One of my top three favourite schemes ... a beautiful new community being created by Places for People at Brooklands"

— Nick Boles MP, Former Planning Minister



“We will leave this city not less but greater, better and more beautiful than it was left to us.”

Oath sworn by the citizens of ancient Athens.



### urbansplash

The original innovators, developers with a difference, we aren't here to rip it up and start again. We aim to revive buildings and places with outstanding architecture and a consideration for the past, present and future. Urban Splash are as driven by this original vision today as we were when Tom and Jonathan started the company 25 years ago.

We work on the basis that redevelopment is more than bricks and mortar, it's about using enlightened design, creating new communities and enhancing peoples' lifestyles; it's about building places that work for the people who live in them and the towns and cities beyond. As a result, we're behind some of the most exciting urban regeneration in the UK.

#### Royal William Yard, Plymouth

Royal William Yard is an award-winning Grade I Listed ex-naval victualling yard, which has been regenerated by Urban Splash in recent years to become the best place to work, rest and play in the South West.

Constructed between 1825 and 1831, Royal William Yard is steeped in history and considered to be one of the most important groups of historic military buildings in Britain, and the largest collection of Grade I Listed military buildings in Europe.

Described by WhatHouse as "possibly the South West's most stunning development", it breathes new life into one of Britain's most important groups of historic military buildings. Our very own Plymouth landmark is now home to a bustling community. Royal William Yard is a place where offices, apartments, restaurants and galleries rub shoulders, as waves lap the shore on three sides.

We host a variety of local and national unique events - from monthly good food markets, theatre and outdoor cinemas, through to live music and circus performances. There's something for everyone at the Yard.

You can't help but fall in love with the stunning architecture, but it's what's going on that brings the place alive. You can get fit, chill out, shop for great produce or watch a film; there's a whole host of activities to keep you entertained at Royal William Yard. All this with the ever changing backdrop of the sea.

Superbly located between the River Tamar and Plymouth Sound, Royal William Yard provides breathtaking views and a great place to live or work. There is even an on-site marina offering berthing and mooring on a daily, weekly or monthly basis, as well as an hourly water bus service between the Yard and the Barbican, a novel way for visitors to travel or for residents and occupiers to commute to work.





## Spaces in Detail.

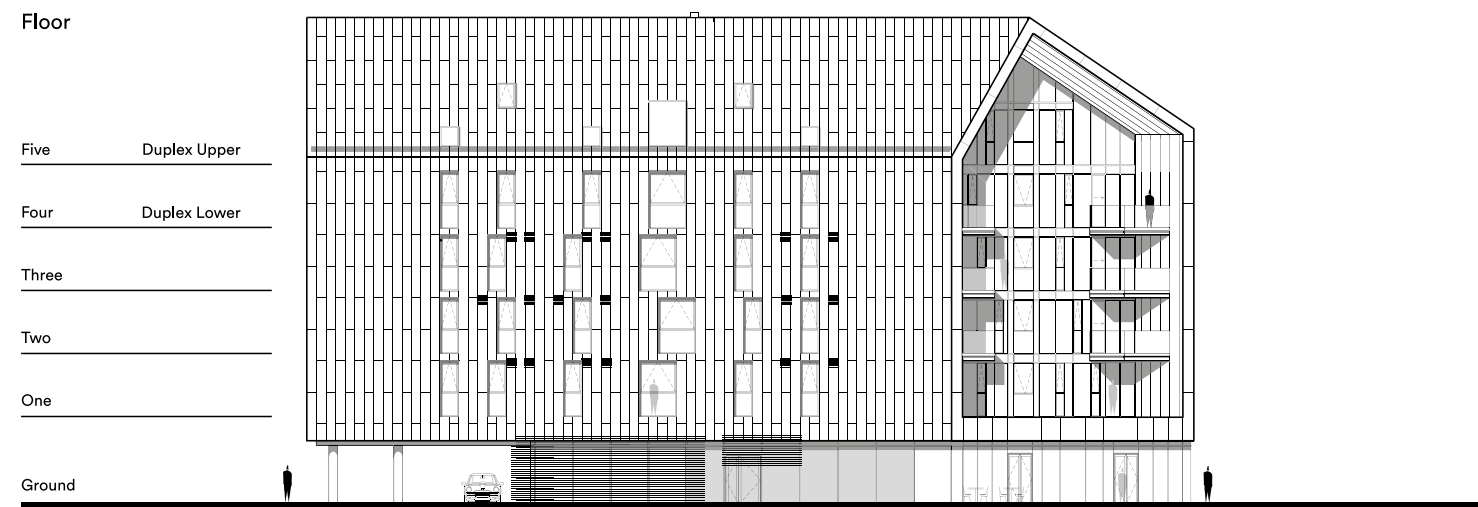
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**Smokehouses bring 80 apartments to the waterfront at Smith's Dock.**

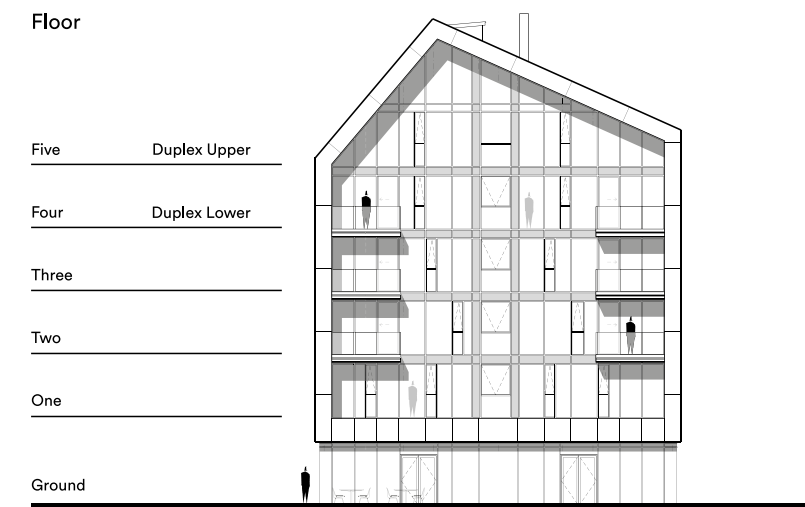
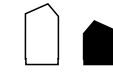
The ground floor leisure spaces open up the quayside, while upper floors feature a selection of one, two and three bedroom apartments offering views of either the river or docks; with some offering duplex living spaces or private balconies.



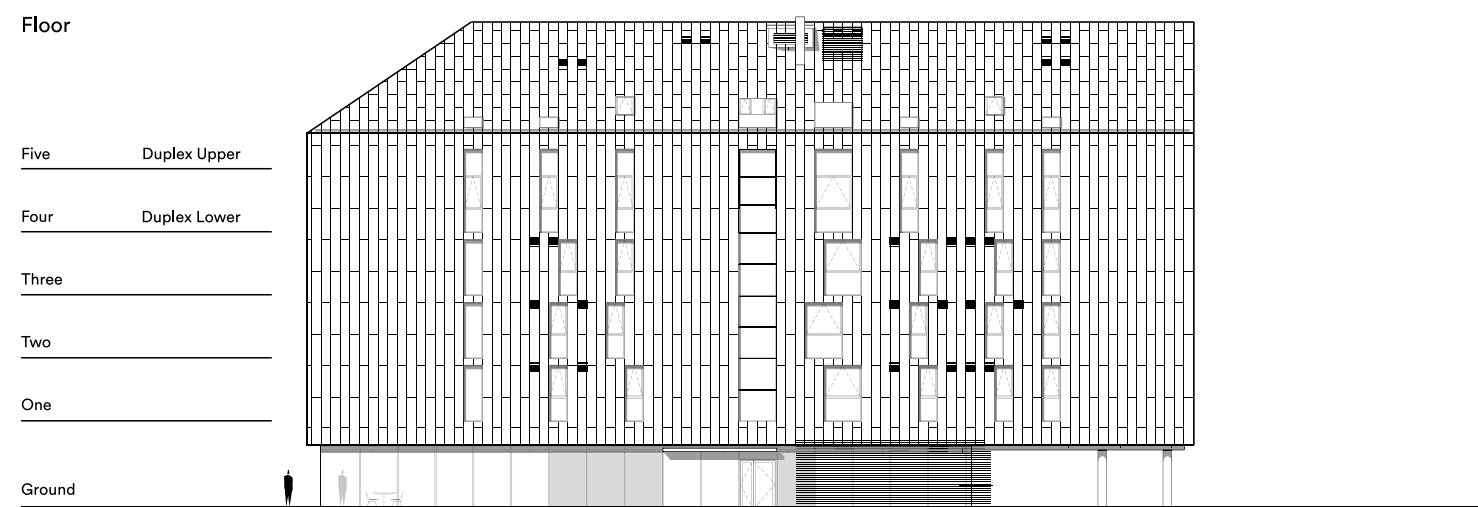
South



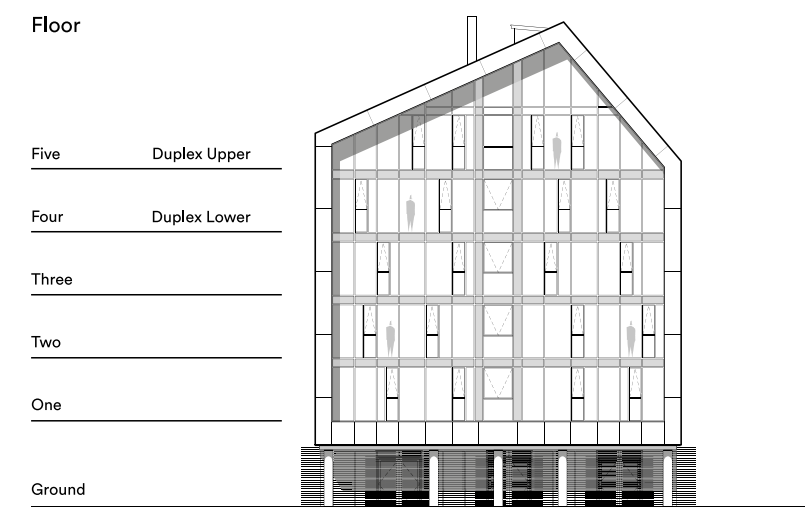
East



North

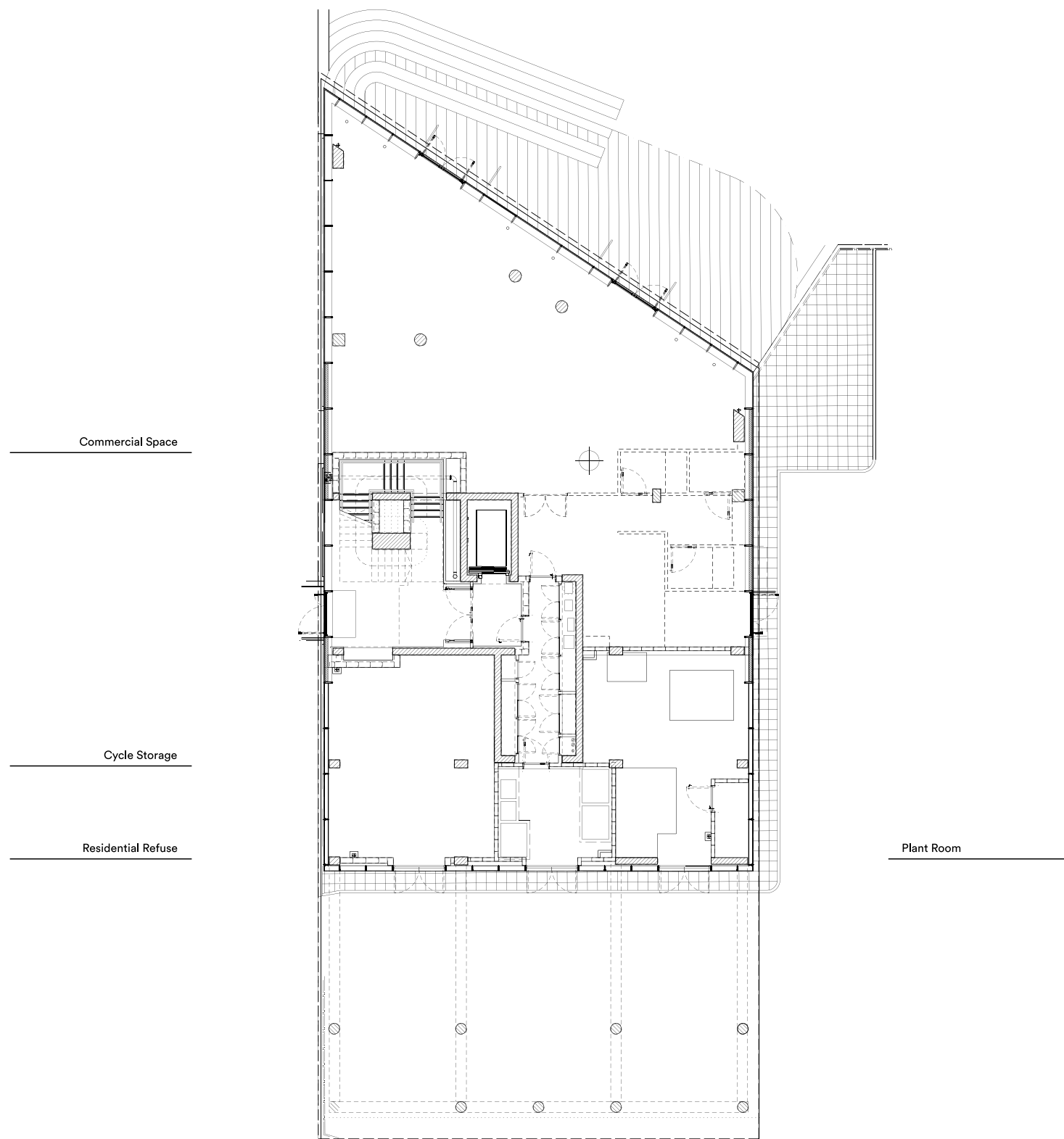
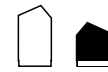


West

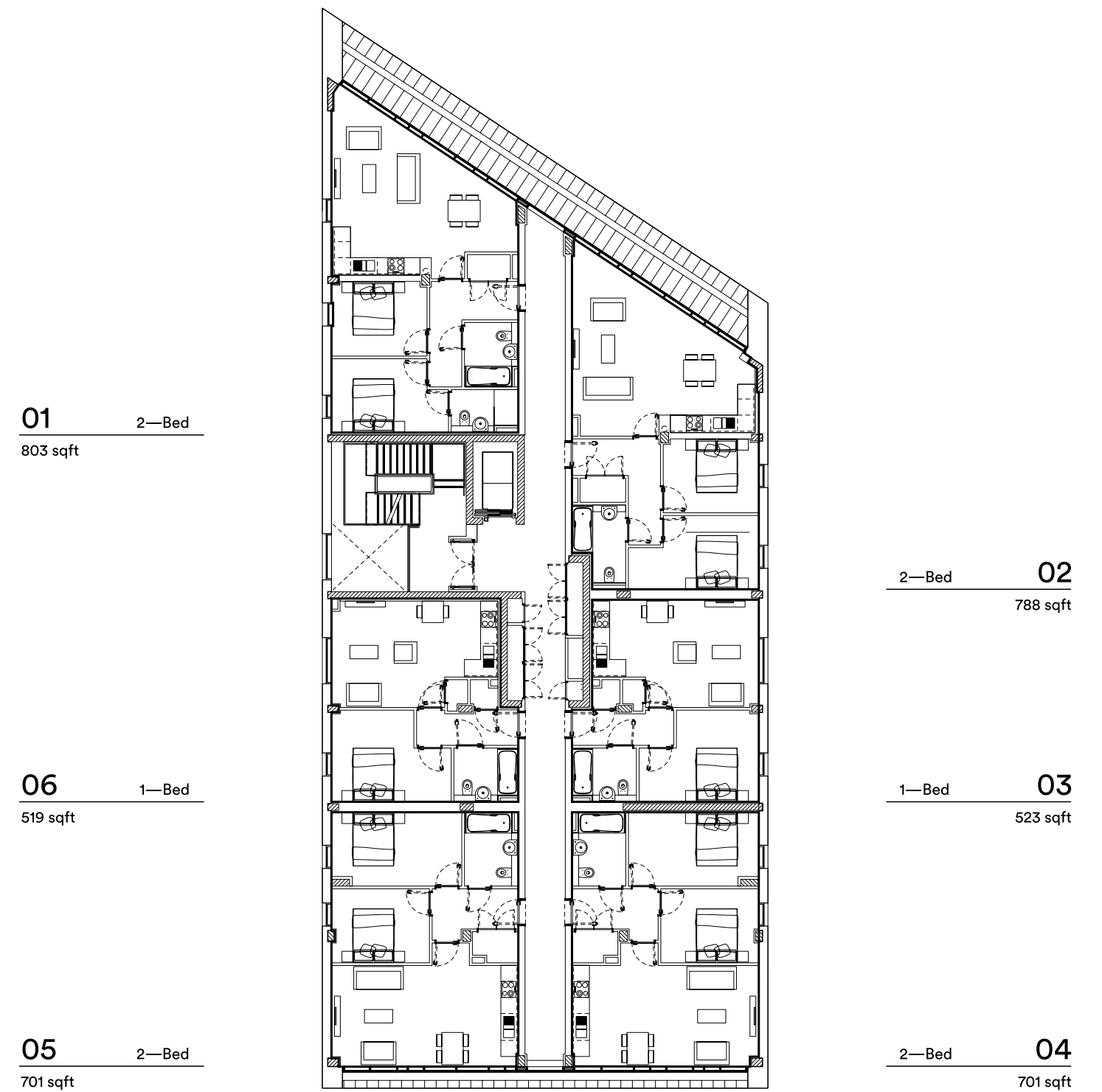




# Ground Floor

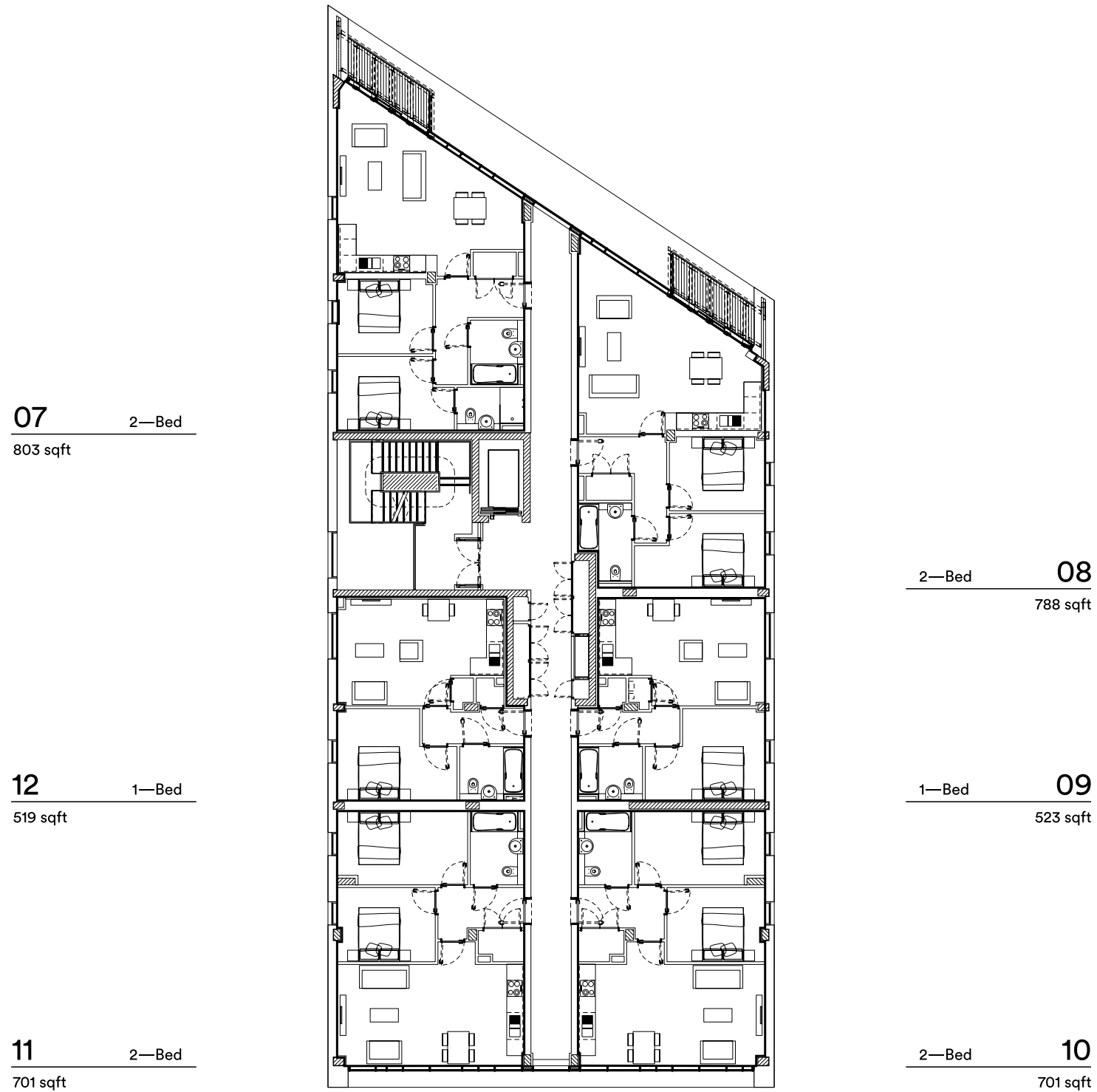


# Floor One

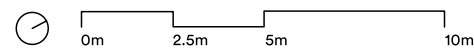
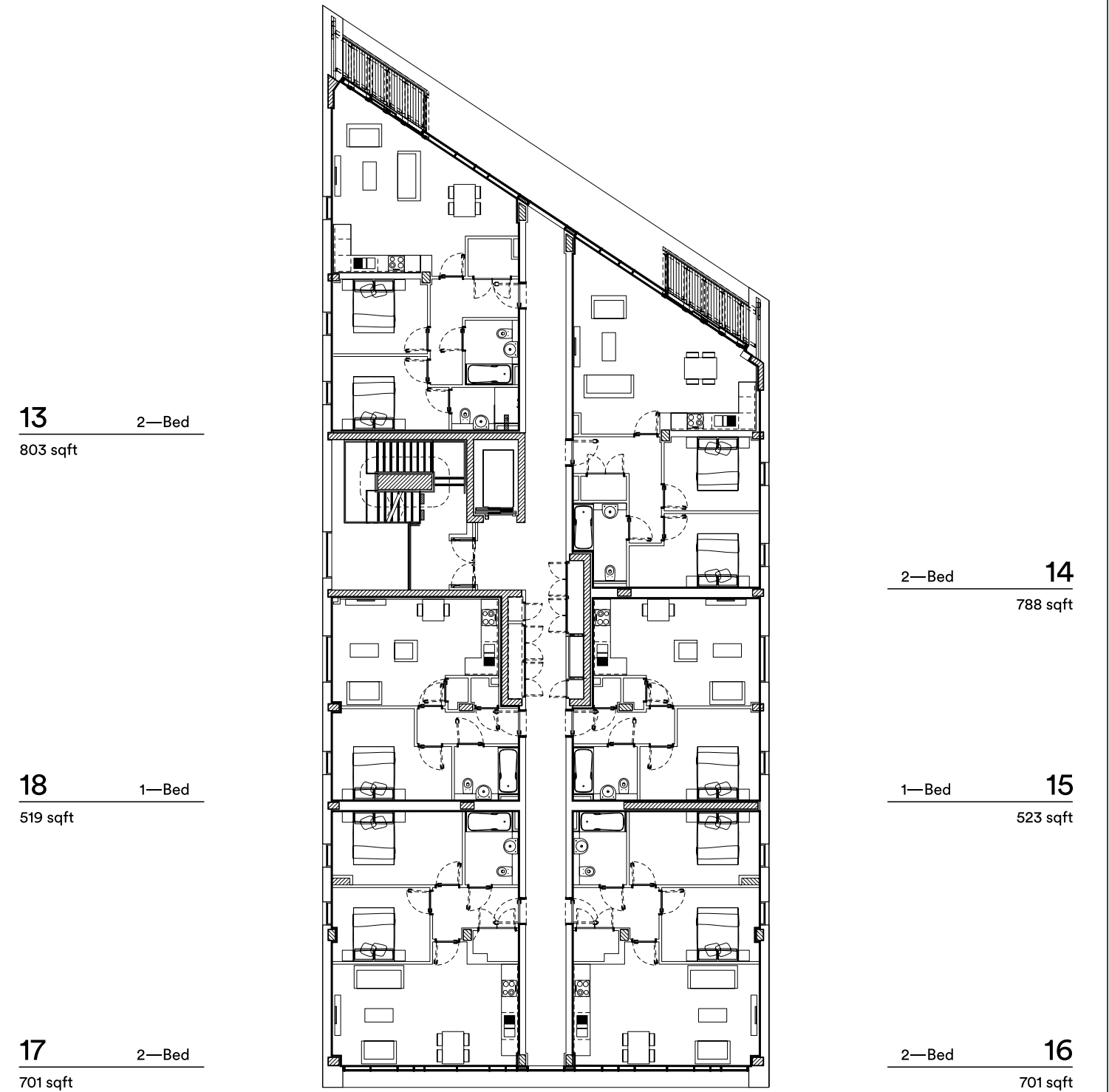




Floor Two

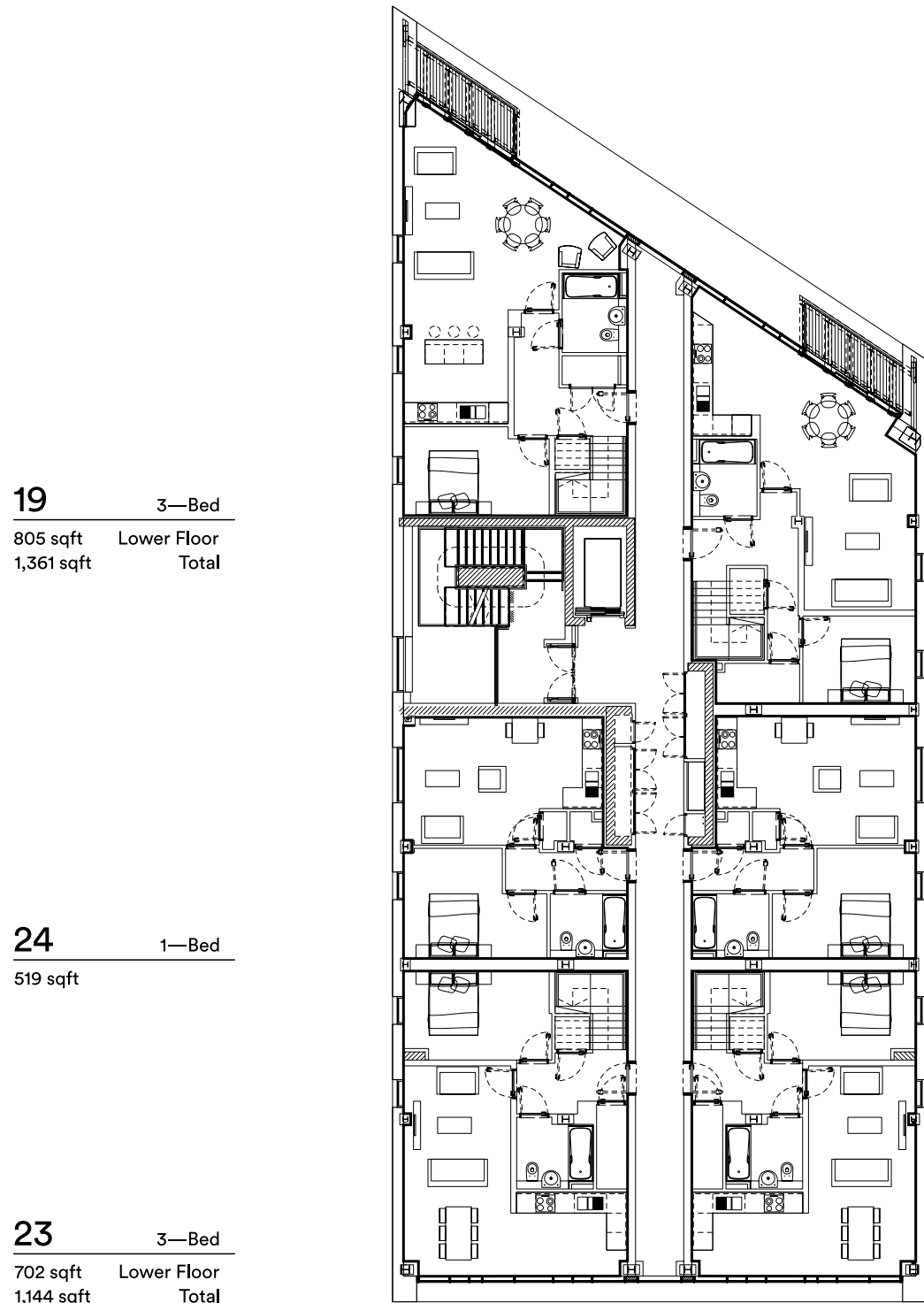


Floor Three





### Floor Four—Duplex Lower

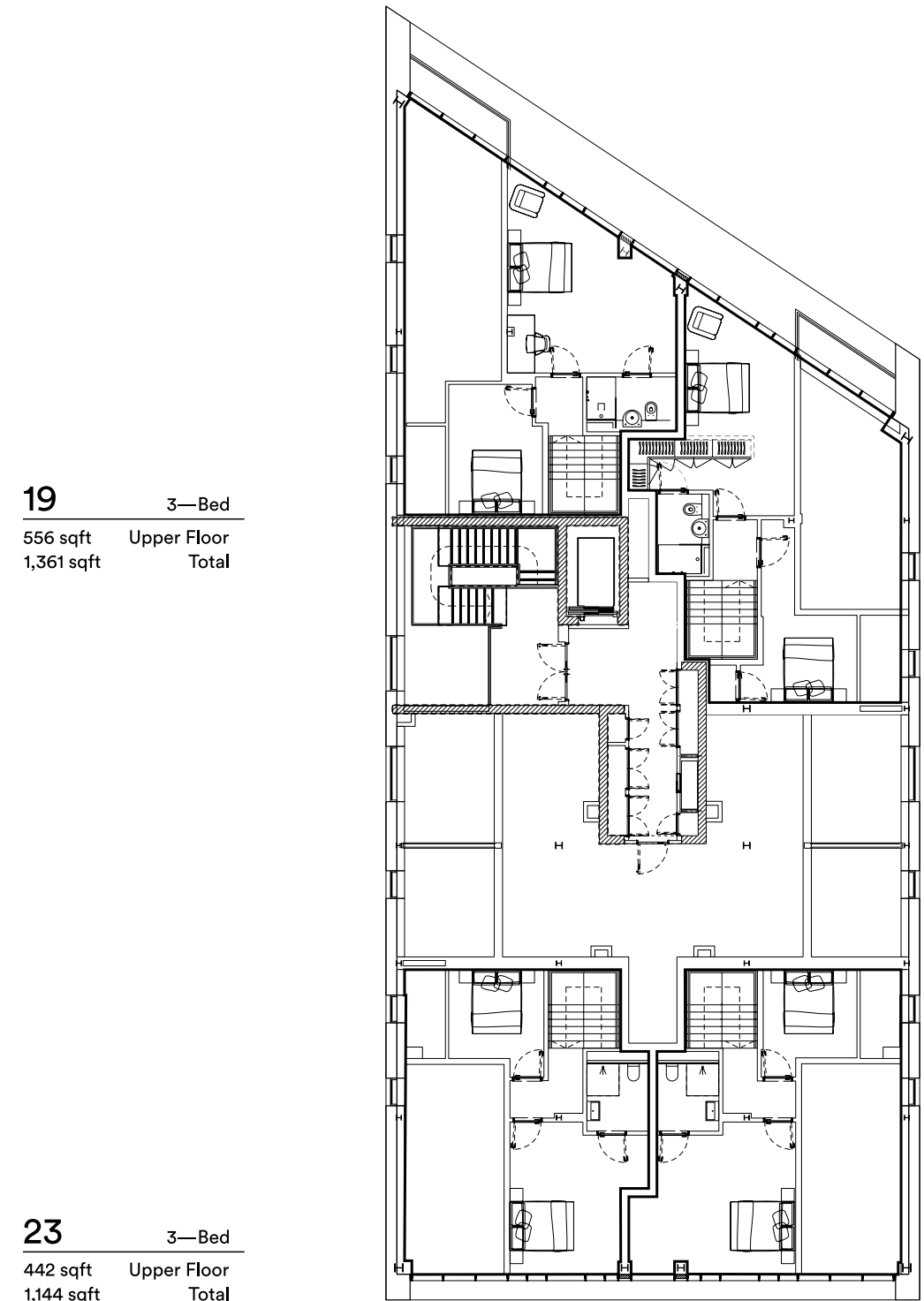


3—Bed **20**  
Lower Floor 788 sqft  
Total 1,321 sqft

1—Bed **21**  
523 sqft

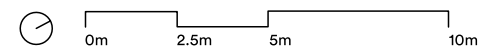
3—Bed **22**  
Lower Floor 702 sqft  
Total 1,189 sqft

### Floor Five—Duplex Upper



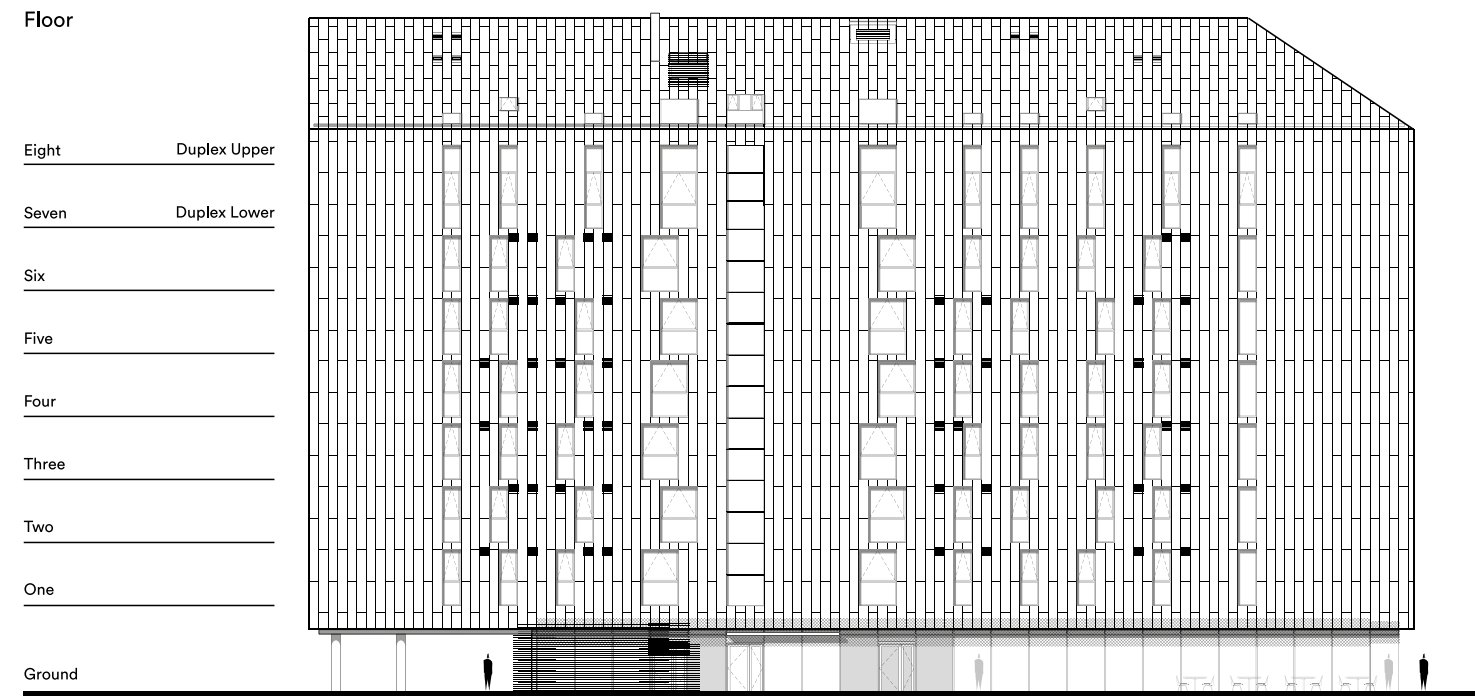
3—Bed **20**  
Upper Floor 533 sqft  
Total 1,321 sqft

3—Bed **22**  
Upper Floor 487 sqft  
Total 1,189 sqft

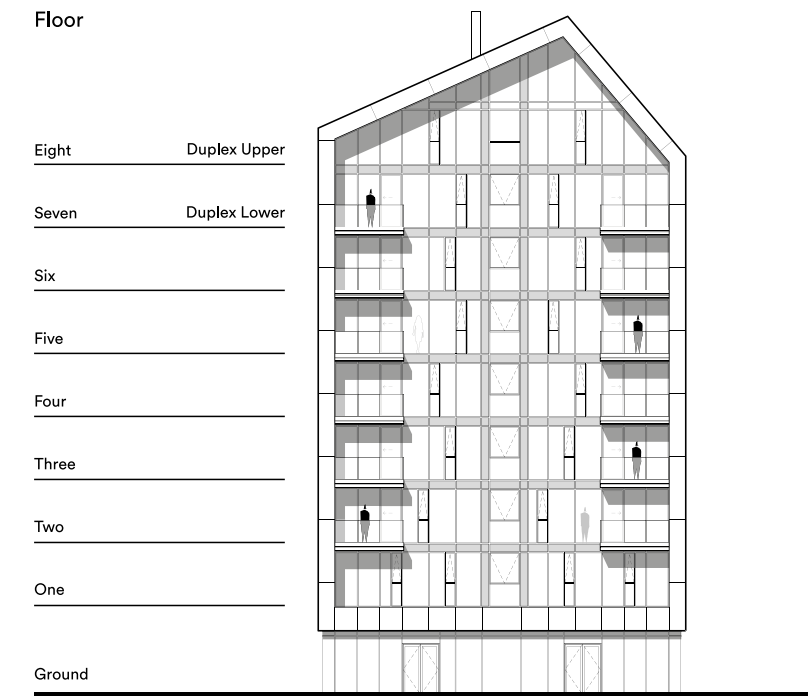




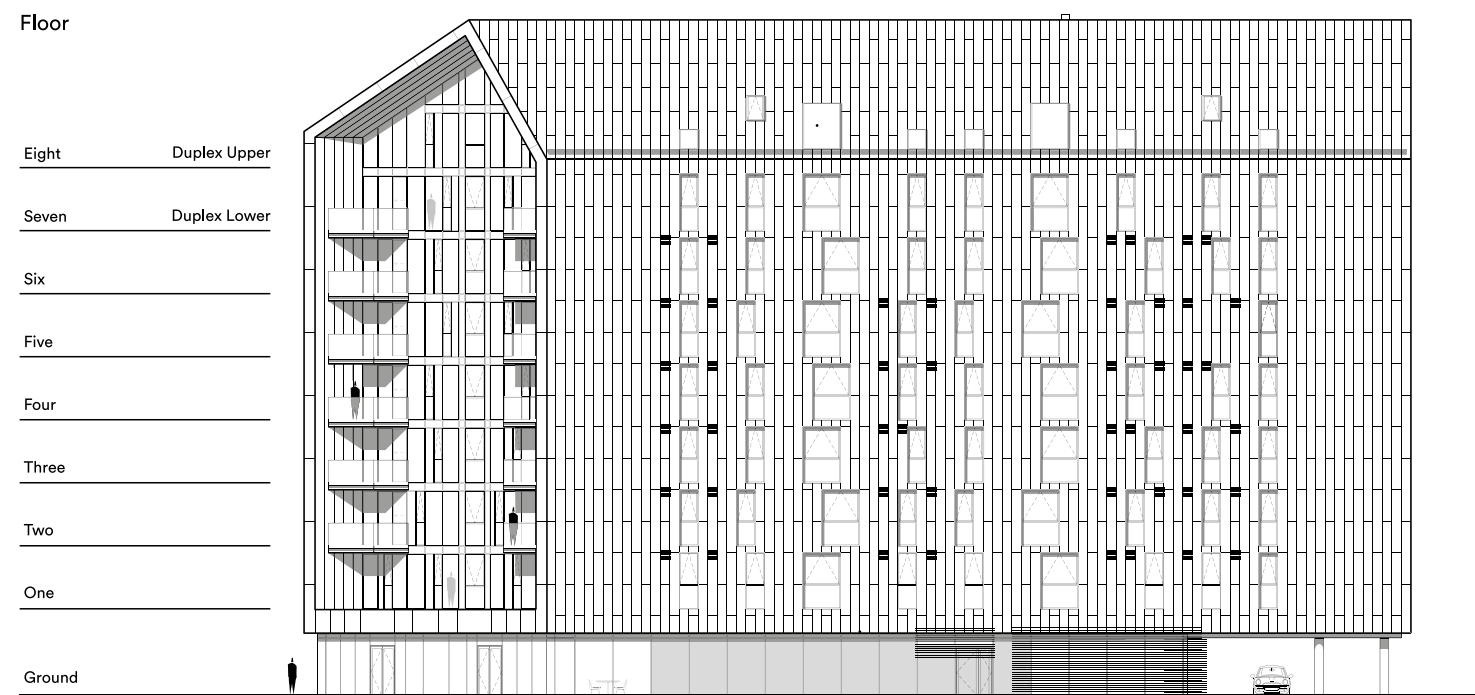
### South



### East



### North

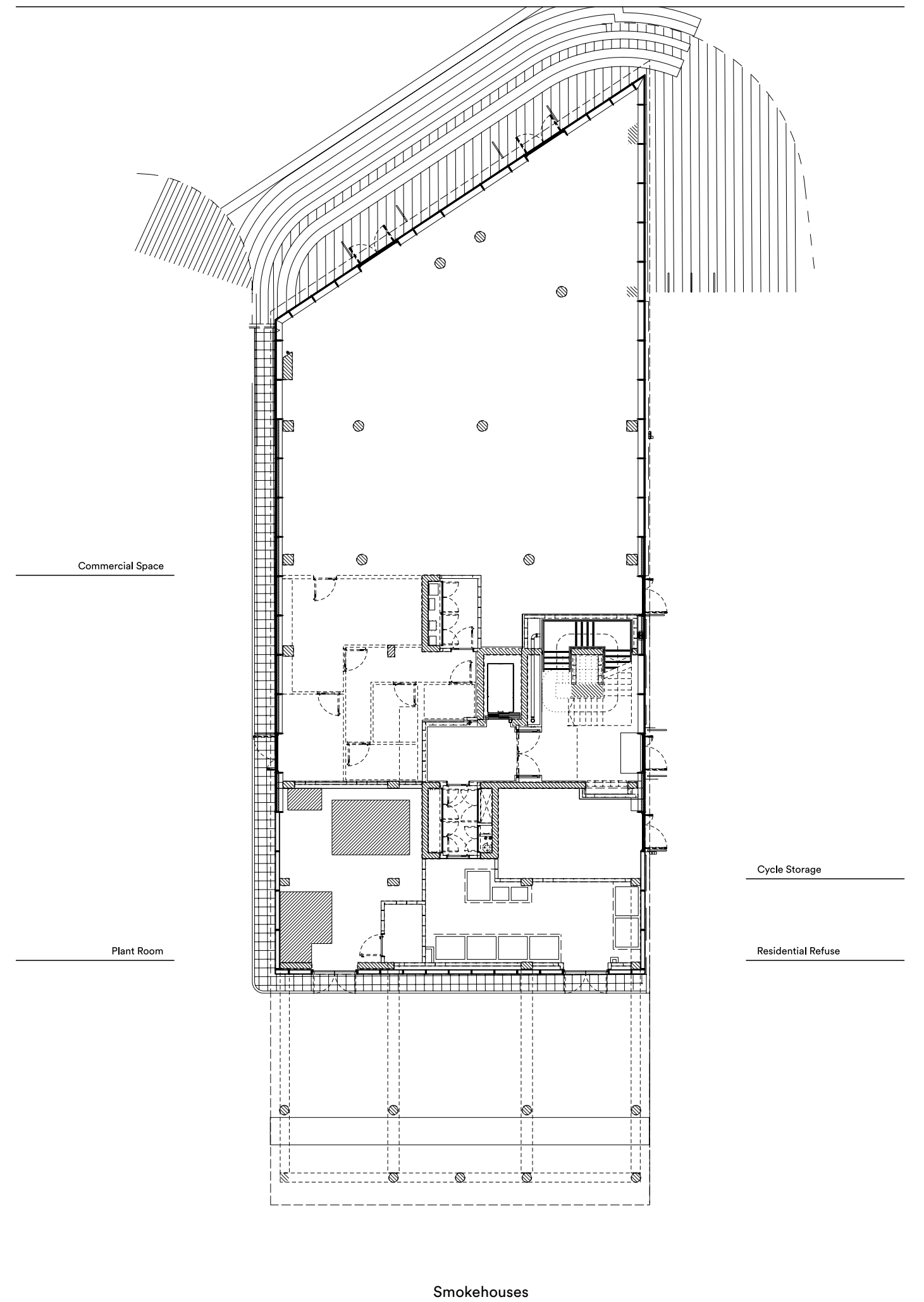


### West



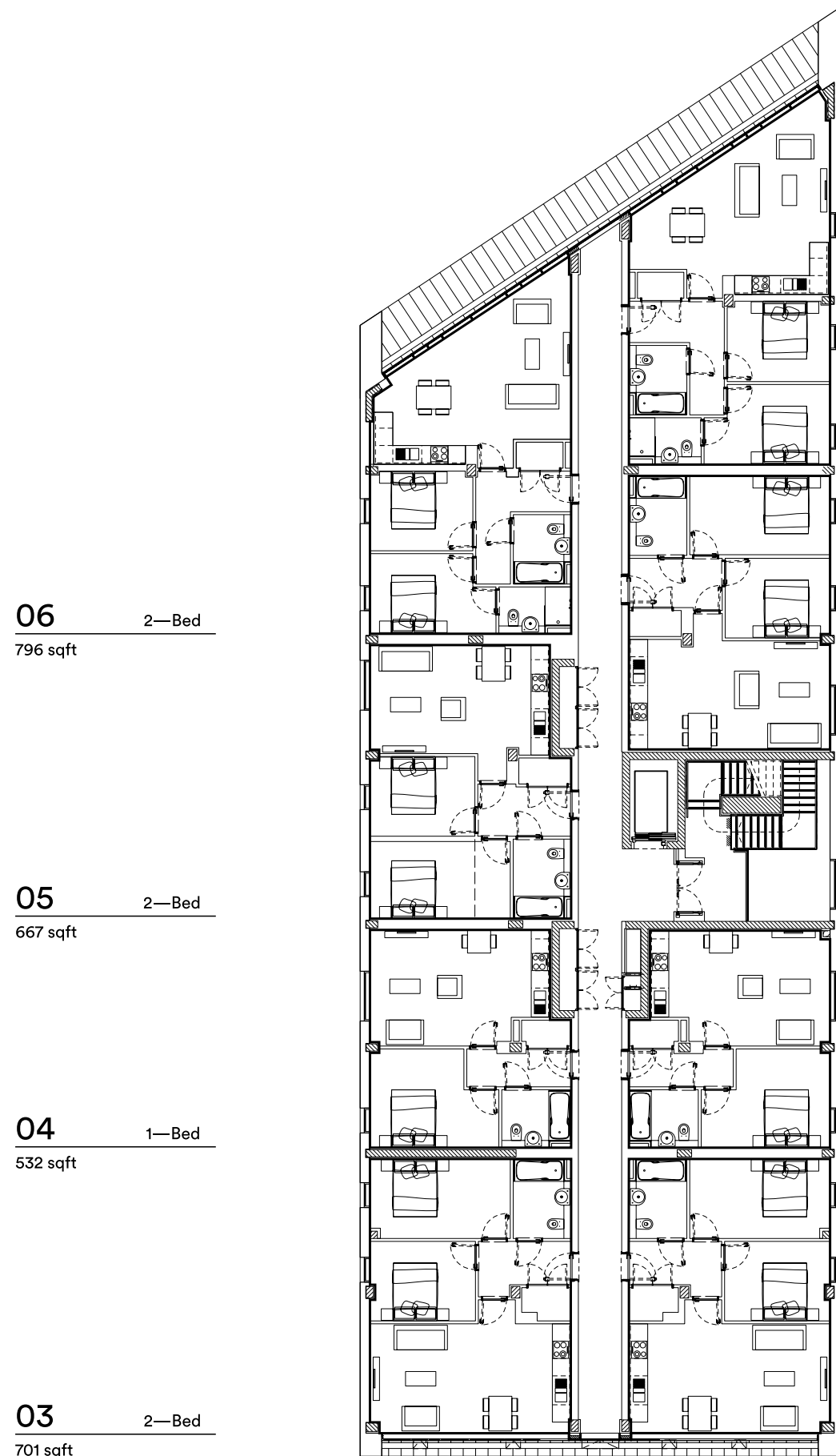


# Ground Floor





Floor One



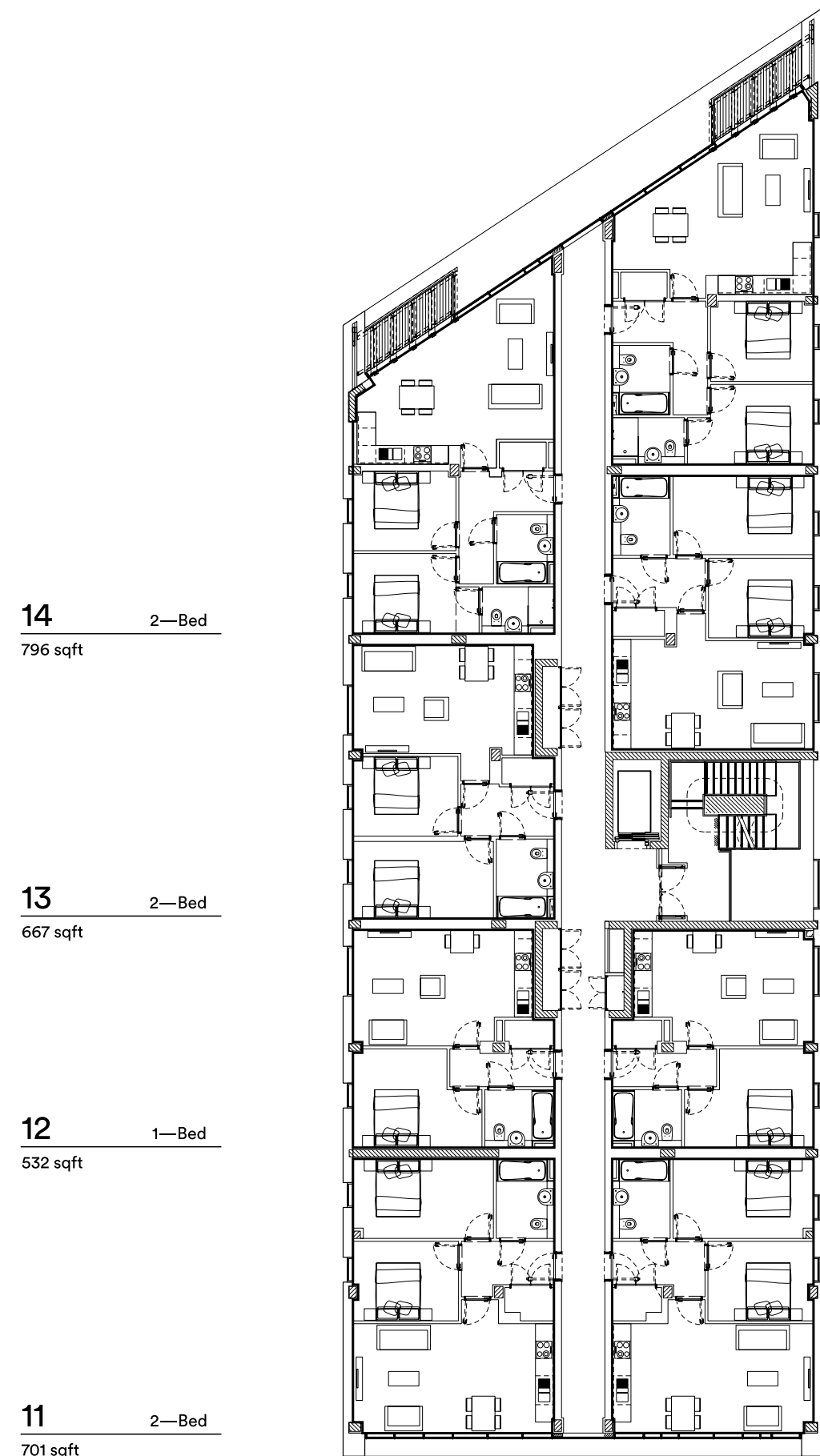
2—Bed **07**  
801 sqft

2—Bed **08**  
700 sqft

1—Bed **01**  
531 sqft

2—Bed **02**  
701 sqft

Floor Two



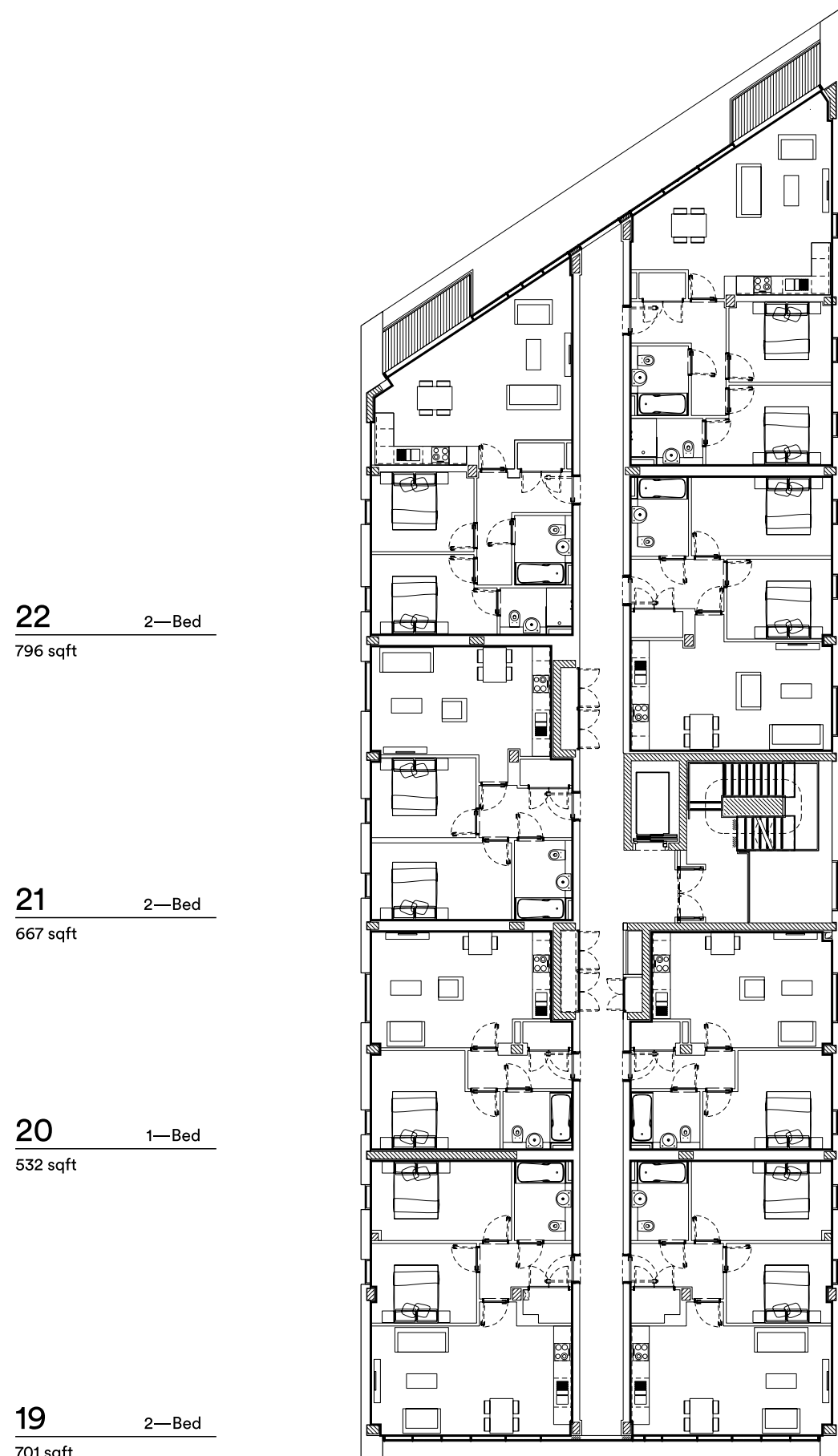
2—Bed **15**  
801 sqft

2—Bed **16**  
700 sqft

1—Bed **09**  
531 sqft

2—Bed **10**  
701 sqft

### Floor Three



**22** 2—Bed  
796 sqft

**21** 2—Bed  
667 sqft

**20** 1—Bed  
532 sqft

**19** 2—Bed  
701 sqft

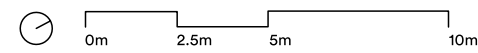
2—Bed **23**  
801 sqft

2—Bed **24**  
700 sqft

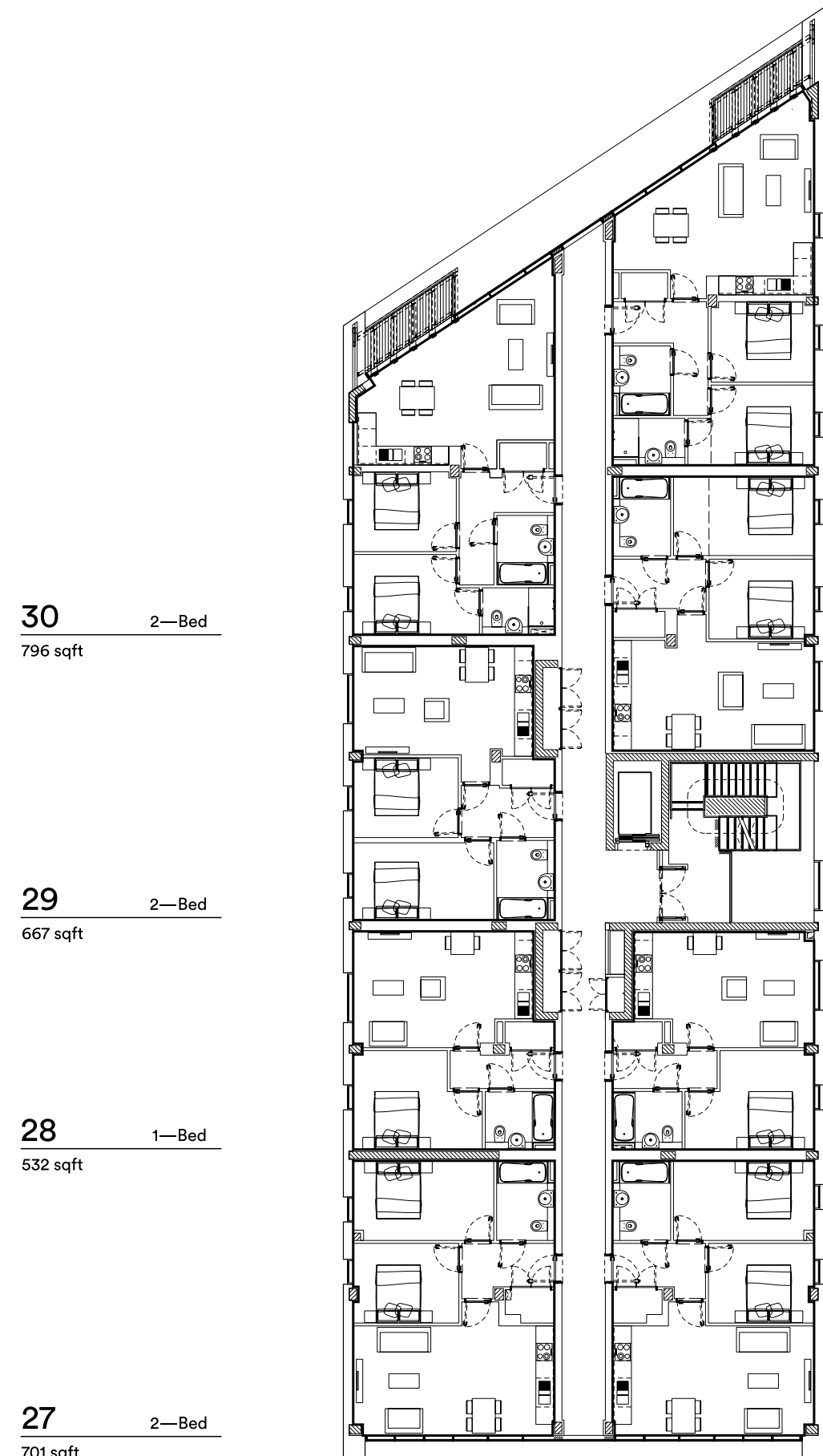
1—Bed **17**  
531 sqft

2—Bed **18**  
701 sqft

All illustrations are indicative.  
Do not scale.



### Floor Four



**30** 2—Bed  
796 sqft

**29** 2—Bed  
667 sqft

**28** 1—Bed  
532 sqft

**27** 2—Bed  
701 sqft

2—Bed **31**  
801 sqft

2—Bed **32**  
700 sqft

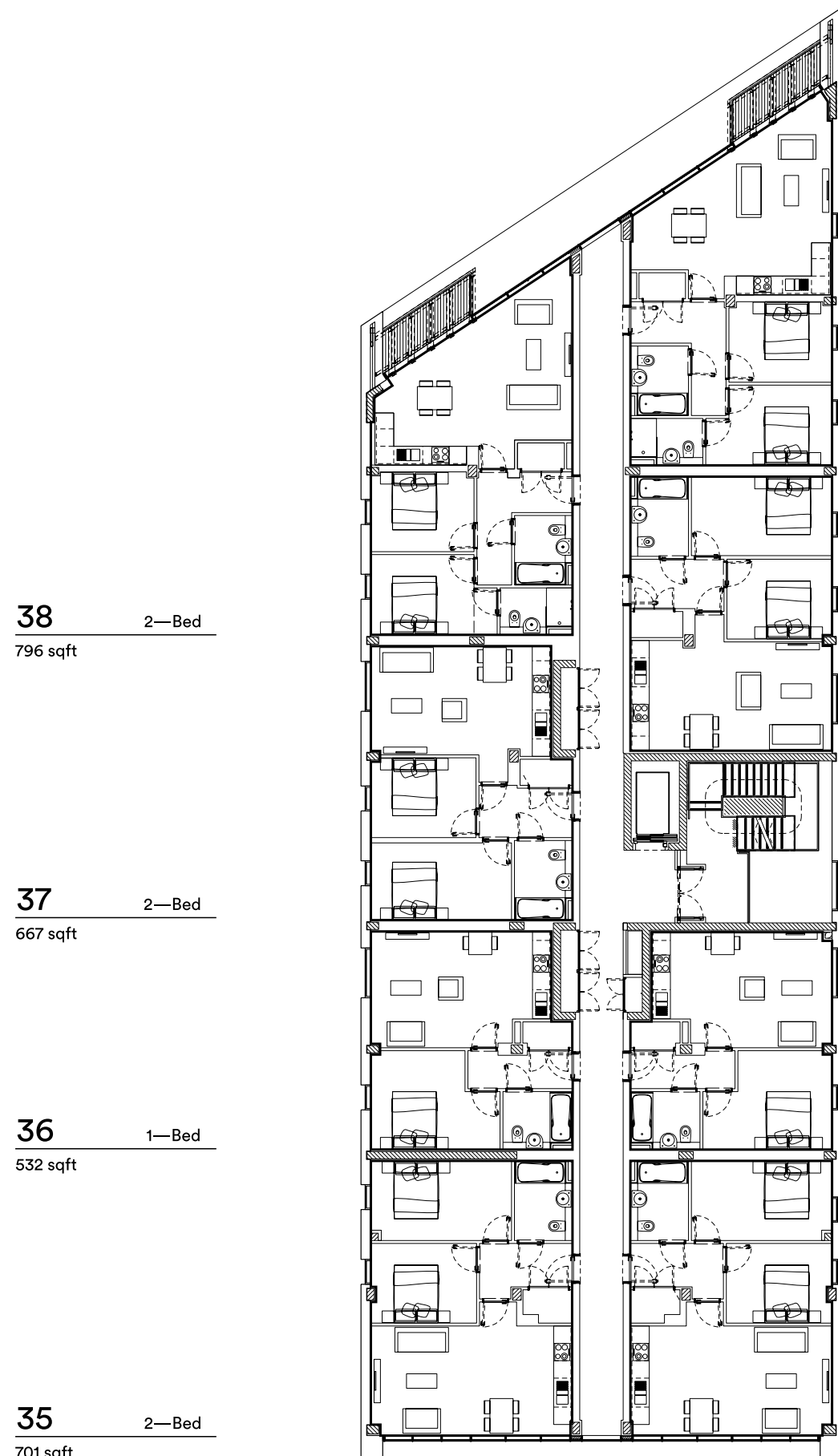
1—Bed **25**  
531 sqft

2—Bed **26**  
701 sqft

Smokehouses



### Floor Five



**38** 2—Bed  
796 sqft

**37** 2—Bed  
667 sqft

**36** 1—Bed  
532 sqft

**35** 2—Bed  
701 sqft

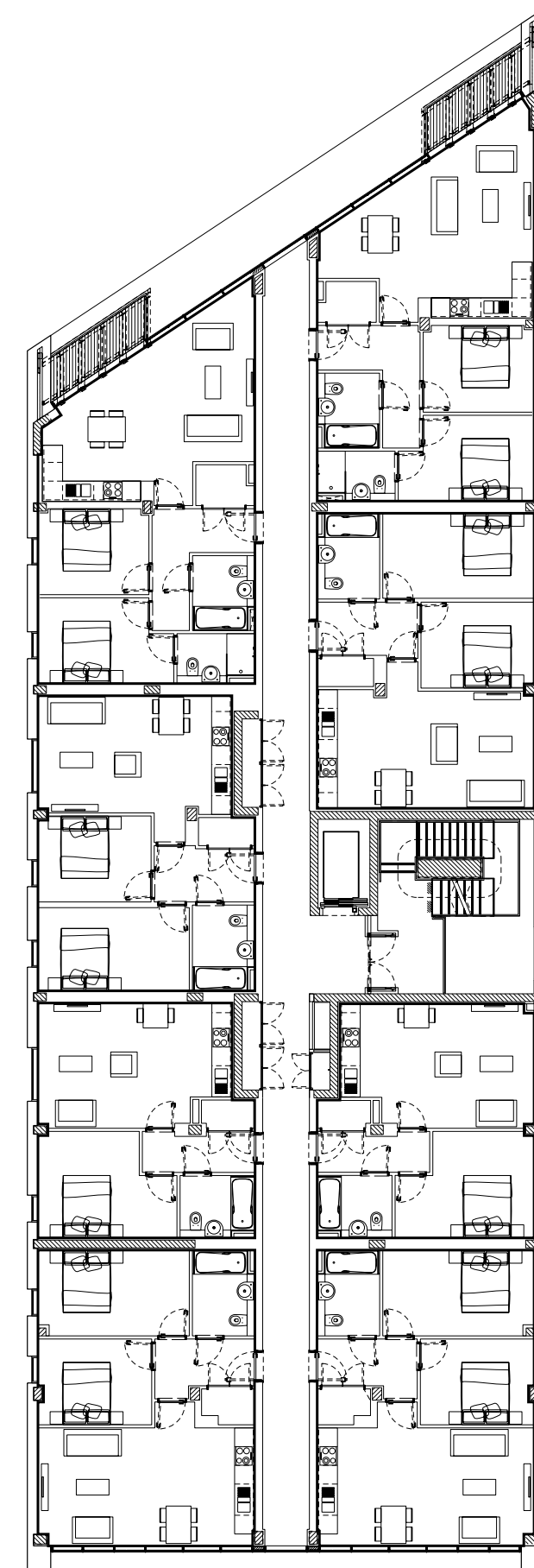
2—Bed **39**  
801 sqft

2—Bed **40**  
700 sqft

1—Bed **33**  
531 sqft

2—Bed **34**  
701 sqft

### Floor Six



2—Bed **47**  
801 sqft

2—Bed **48**  
700 sqft

1—Bed **41**  
531 sqft

2—Bed **42**  
701 sqft

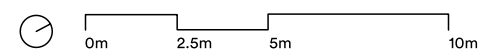
**46** 2—Bed  
796 sqft

**45** 2—Bed  
667 sqft

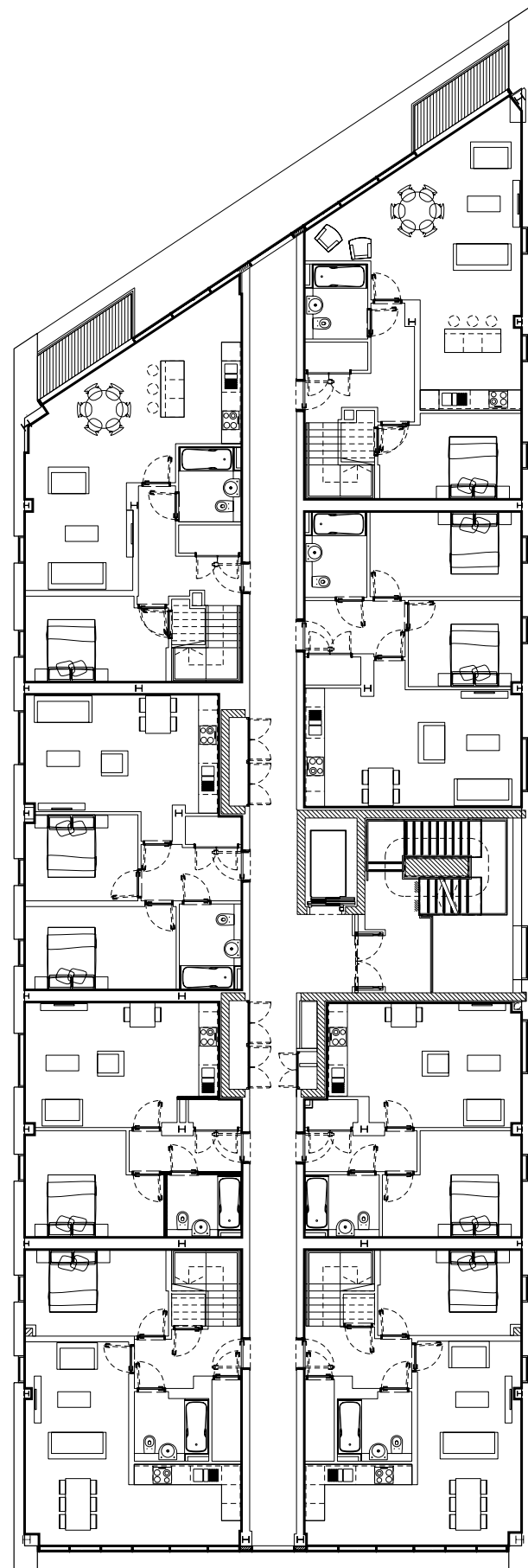
**44** 1—Bed  
532 sqft

**43** 2—Bed  
701 sqft

All illustrations are indicative.  
Do not scale.



Floor Seven—Duplex Lower



**54** 3—Bed  
796 sqft Lower Floor  
1,363 sqft Total

**53** 2—Bed  
667 sqft

**52** 1—Bed  
532 sqft

**51** 3—Bed  
701 sqft Lower Floor  
1,187 sqft Total

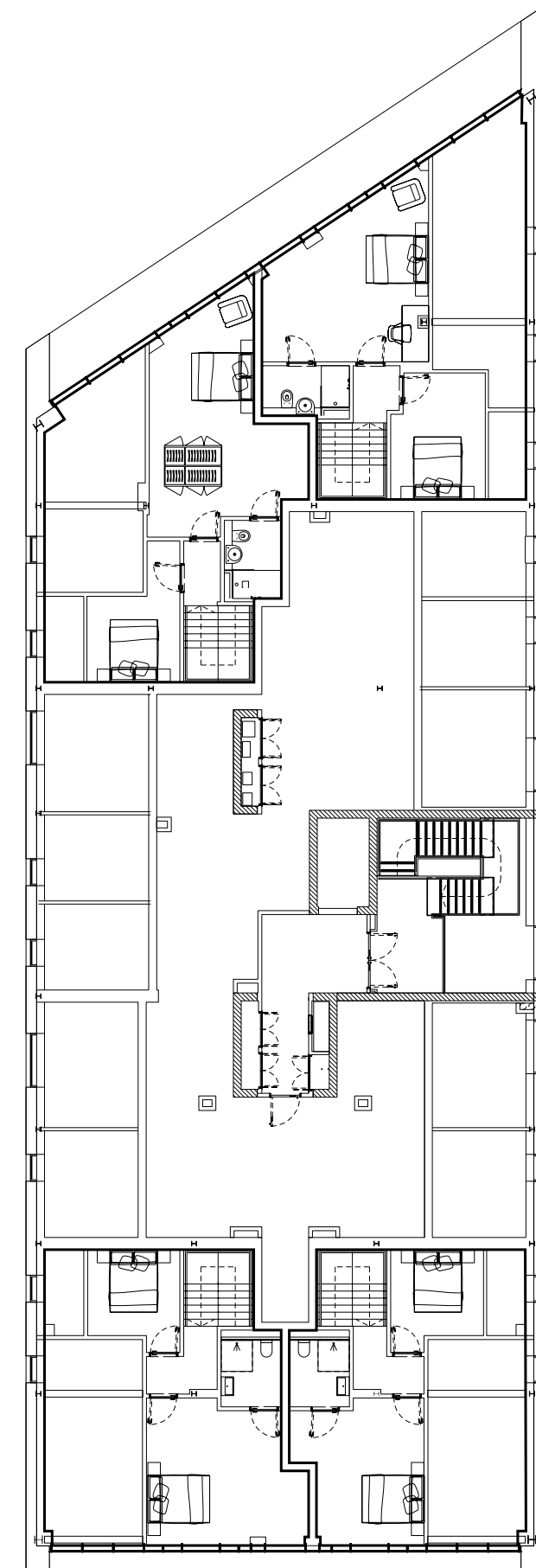
3—Bed **55**  
Lower Floor 800 sqft  
Total 1,354 sqft

2—Bed **56**  
700 sqft

1—Bed **49**  
531 sqft

3—Bed **50**  
Lower Floor 701 sqft  
Total 1,140 sqft

Floor Eight—Duplex Upper



**54** 3—Bed  
567 sqft Upper Floor  
1,363 sqft Total

**51** 3—Bed  
486 sqft Upper Floor  
1,187 sqft Total

3—Bed **55**  
Upper Floor 554 sqft  
Total 1,354 sqft

3—Bed **50**  
Upper Floor 439 sqft  
Total 1,140 sqft



## Specifications:

### Kitchens

Modern fully fitted kitchens with range of wall and base units.

Duropol worktop with splashback.

Electric ceramic hob.

Single electric fan oven.

Extractor canopy.

Integrated under cabinet fridge with ice box.

Slimline integrated dishwasher.

Stainless steel single bowl sink with chrome mixer tap.

**Duplex Apartments**

As above but with —

Silestone worktop and splashback.

Integrated tall fridge freezer.

### Bathrooms

White ceramic sanitary ware.

Thermostatic shower over bath to main bathroom.

Walk in showers to ensuites.

Chrome towel rail.

Partially tiled walls.

Shaver sockets.

Mirror.

### Fixtures & Fittings

### Floor Finishes

### Wall & Ceiling Finishes

### Heating & Hot Water

### Lighting & Media

### General

Oak veneer external door.

White painted internal doors.

Oak laminate flooring to hall, living room and kitchen.

Carpets to bedrooms.

Porcelain tiles to bathrooms.

Plastered white walls.

Exposed concrete ceilings except kitchens which are plaster white finish, some bedrooms have plaster ceilings with white finish.

Electric panel heaters.

Heat interface unit for hot water.

BT and Virgin connection point to living room.

Premier 10 year guarantee.

Door handset entry system.

Utility cupboard with space for washing machine.

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