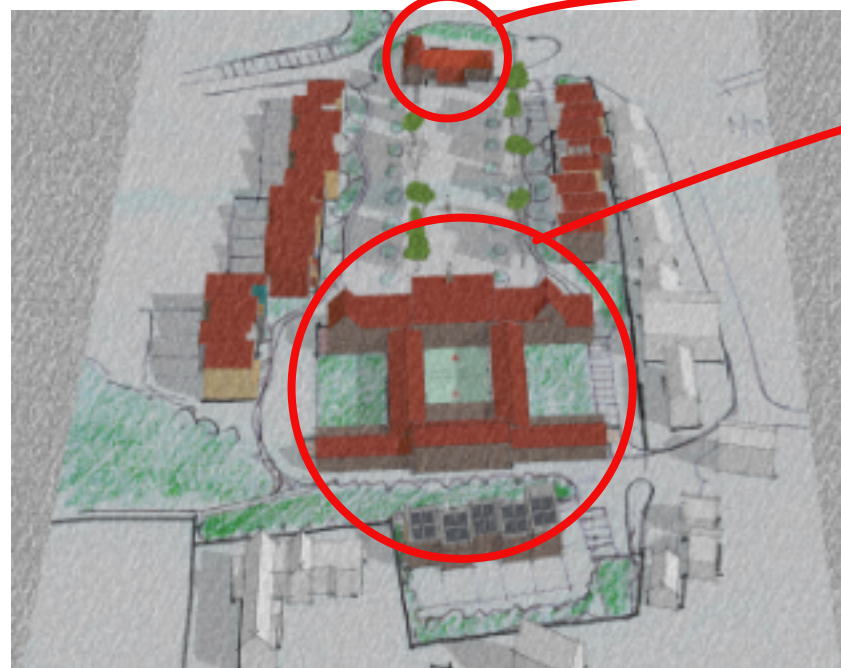




The Former Hexham Middle School Site A PROPOSAL - Document for Discussion



A proposal to repurpose two existing, listed buildings to form a creative hub with up to 10 living spaces, exhibition areas and studio spaces for creative industries, and in the immediate area, building 26 new, affordable homes.

The site has two existing heritage buildings, The Fellside building and the Gatehouse which visually relate to each other. Between these two heritage buildings (both are listed) is a key multifunctional greenspace that delivers a number of heritage and communal benefits. The axial nature is emphasised by a bold planting of big trees, wide enough to enable informal kick about. There is also potential to host ground source heating boreholes. In addition, both heritage buildings offer opportunities for south facing solar arrays. The edges of the space will be softened by planting along the front door access paths to the adjacent terraced homes.

The two existing playgrounds lend themselves to repurposing as communal garden areas with access from both the Fellside Building and from the wider site if desired.

The former Tennis courts accommodate a small E-W oriented terrace of two-storey homes. These are monopitched with large south facing solar arrays. Private south facing fenced gardens give way to screen planting against existing houses to the south and west (South Park). Pedestrian access to the terrace is on the north side and perimeter parking is provided at the lower level at the eastern end, accessed from Bondgate Court.

Up to 4 terraces running North to South. Staggered footprints, provide greater visual diversity and privacy. Rooflines have south facing solar arrays and North facing glazing. Private fenced gardens face east or west. Access to front doors is part of the edge of the Axial Heritage open space. These terraces will be served by perimeter parking to the north and west.

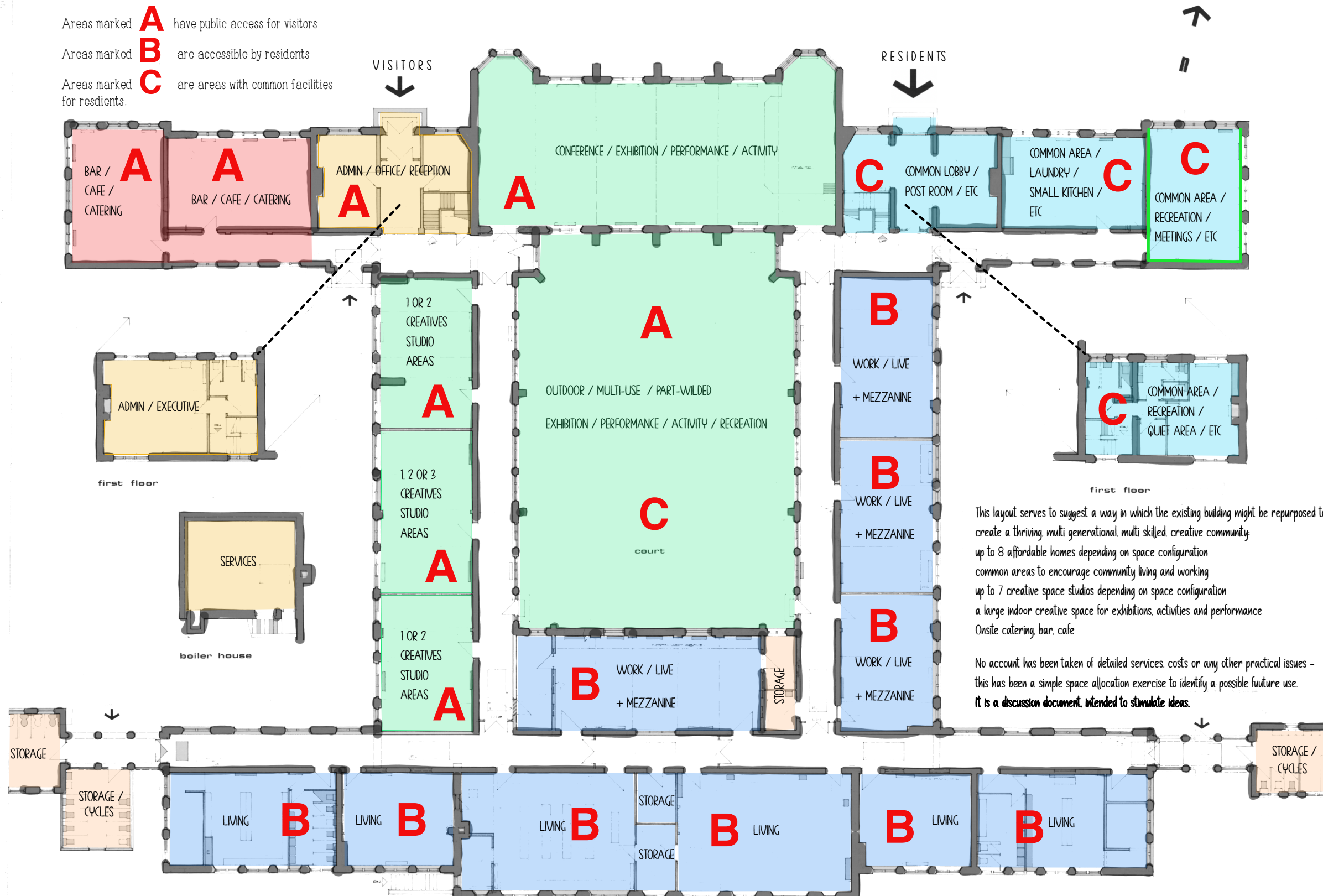
The Gatehouse has potential for two apartments at 1st floor level and use of the ground floor for community uses, which could include retail activity. The existing road across the south elevation of the building is removed to increase the strength of the Axial linkage of the two listed buildings on the site.

Fellside Arts & Independent Creative Living Hub

The focus of this proposal is the two listed properties on the site and the development of the area of land between them. The intention is to form a village green community, comprising an arts or creative centre, studio workspace and homes within the Fellside building, community space and homes in the Gatehouse and creating over twenty new build, affordable homes around the perimeter of the open space.

Occupants will include not only artists, designers and other creatives from a wide range of ages and backgrounds, but will also seek to provide homes to satisfy the known need for affordable housing in Hexham.

It is anticipated that the Fellside building will be managed as a business, supported by revenue from rented homes on the site---, studio spaces and creative/cultural activities in the building.



Sketch plan of the site showing the relationship of the Fellside building to the proposed affordable housing.