



Ageing at the heart of Newcastle's future

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NICA

Supporting businesses from across the globe to access the opportunities of the Healthy Longevity economy.



\$15 trillion

will be the global spending power of consumers aged 60+ by 2030.

83%

of US household wealth is controlled by the 50+ population.

63 pence

in every pound spent in the UK economy will be spent by older households by 2040 - ILC UK.

26% >>> 32%

The share of the workforce aged 50+ and over rose significantly from 2004 to 2018 and could rise to 37% by 2040.

35%

is the number of people over 75 who said they felt 'old'.

The population over 60 - one of the few engines of global economic growth, is well placed to generate at least half of the growth of all urban consumption between 2015 and 2030.

About NICA

NICA is the UK National Innovation Centre for Ageing, established with UK Gov. and Newcastle University funding to **bring to market** products, services and business approaches across sector - housing, automotive and FMCG - to support healthy longevity.

A **centre for excellence** in commercialising innovation with national and international reach and programmes - IOCT, China, USA, Denmark and Taiwan.



Piaggio Gita | Companion Cargo Carrying Robot

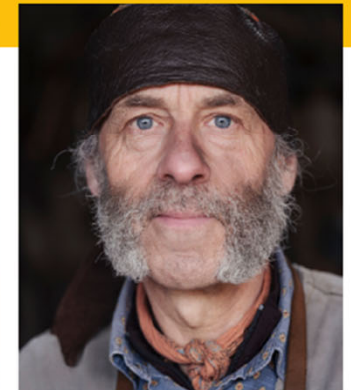
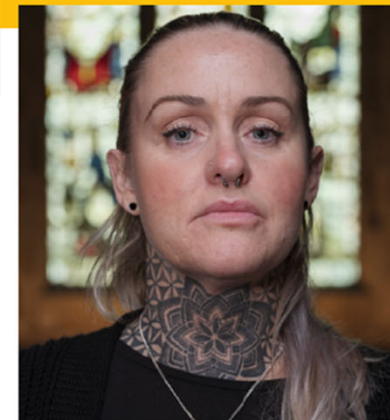
The Healthy Ageing Flagship Challenge Programme is a **joint UK-China strategic initiative** to support cutting-edge research and innovation partnerships that address global challenges for the benefit of all of humanity.



Empowering citizens to have a VOICE to inform decision-making and shape future solutions.

An established network of citizens who **co-develop research and innovation** around the topic of healthy ageing.

This enables companies and researchers to tap into the immense wealth of lived experience of citizens, **harnessing the mental capital** of individuals throughout the life course.



It's so empowering. You really feel you're a part of something innovative & exciting that's going to make life better for a lot of people.

Tina | 74

The Catalyst



We are uniquely positioned as part of the Newcastle Helix development. With its state-of-the-art facilities, The Catalyst acts as an **innovation hub**, attracting companies across multiple sectors and building a **world leading healthy longevity cluster**.

Contact Us

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ORDNANCE SURVEY OF HOSPITAL SITE 1861



General Hospital - History & Background



Existing Site



View from Westgate road towards former Hospital Buildings



Pedestrian access from Study Terrace



CAV and level change to Gainsborough Grove



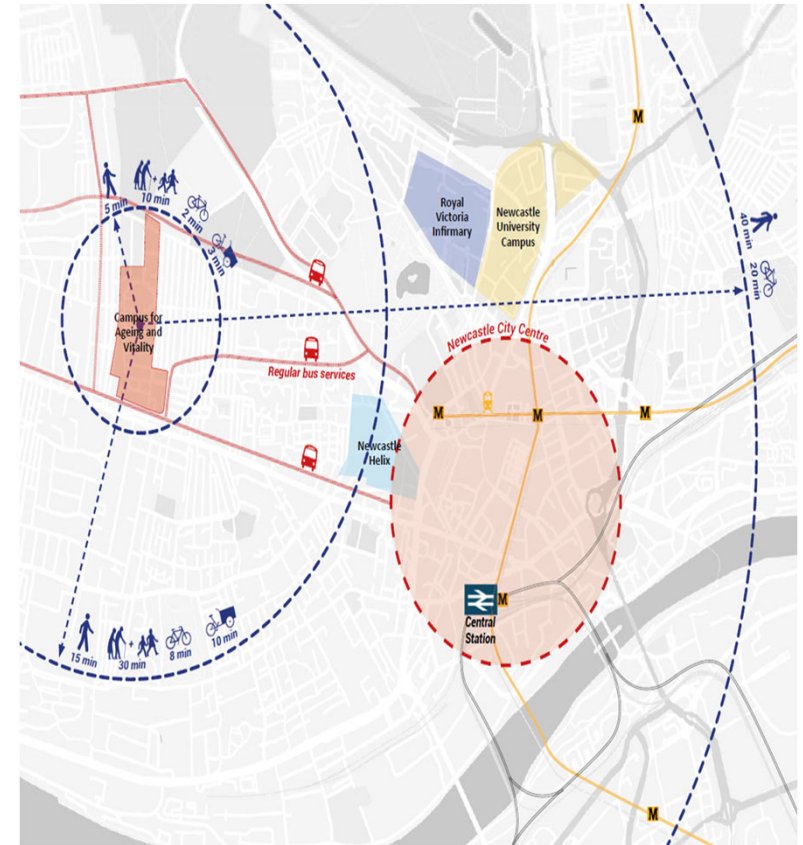
Former Hospital Buildings



Vacant land looking towards Agricola Road



NECTAR facility adjacent to the site



Overview of the Development

- 29 acre development on the site of the former Newcastle General Hospital
- Working with partners to achieve ambitious vision
- Global test-bed for innovation in healthy ageing and longevity economy
- Building on world-leading research
- Inter-generational living and working
- Business and community engagement



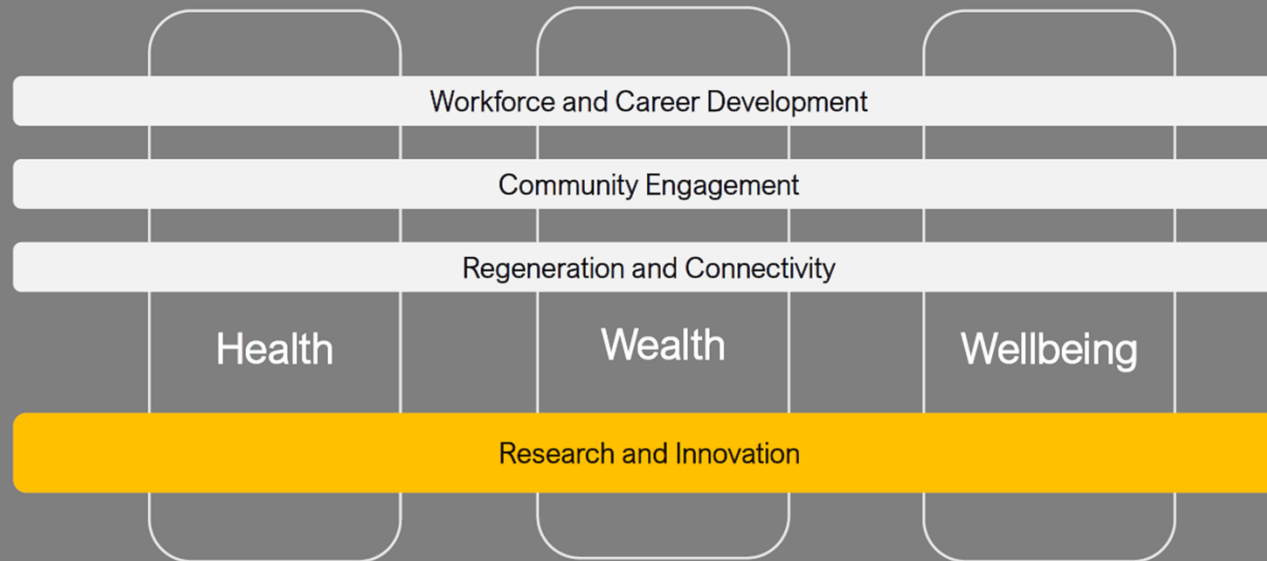
Progress to Date

- Land on former General Hospital Site purchased by Newcastle University in 2019
- Consultation to agree vision and objectives completed
- NTCA funding secured to support development of masterplan
- GSS commissioned to undertake master-planning exercise
- Outline planning
- Community consultation undertaken
- Genr8 Kajima Regeneration Ltd selected as development partner
- Positioning with grant funding bodies commenced

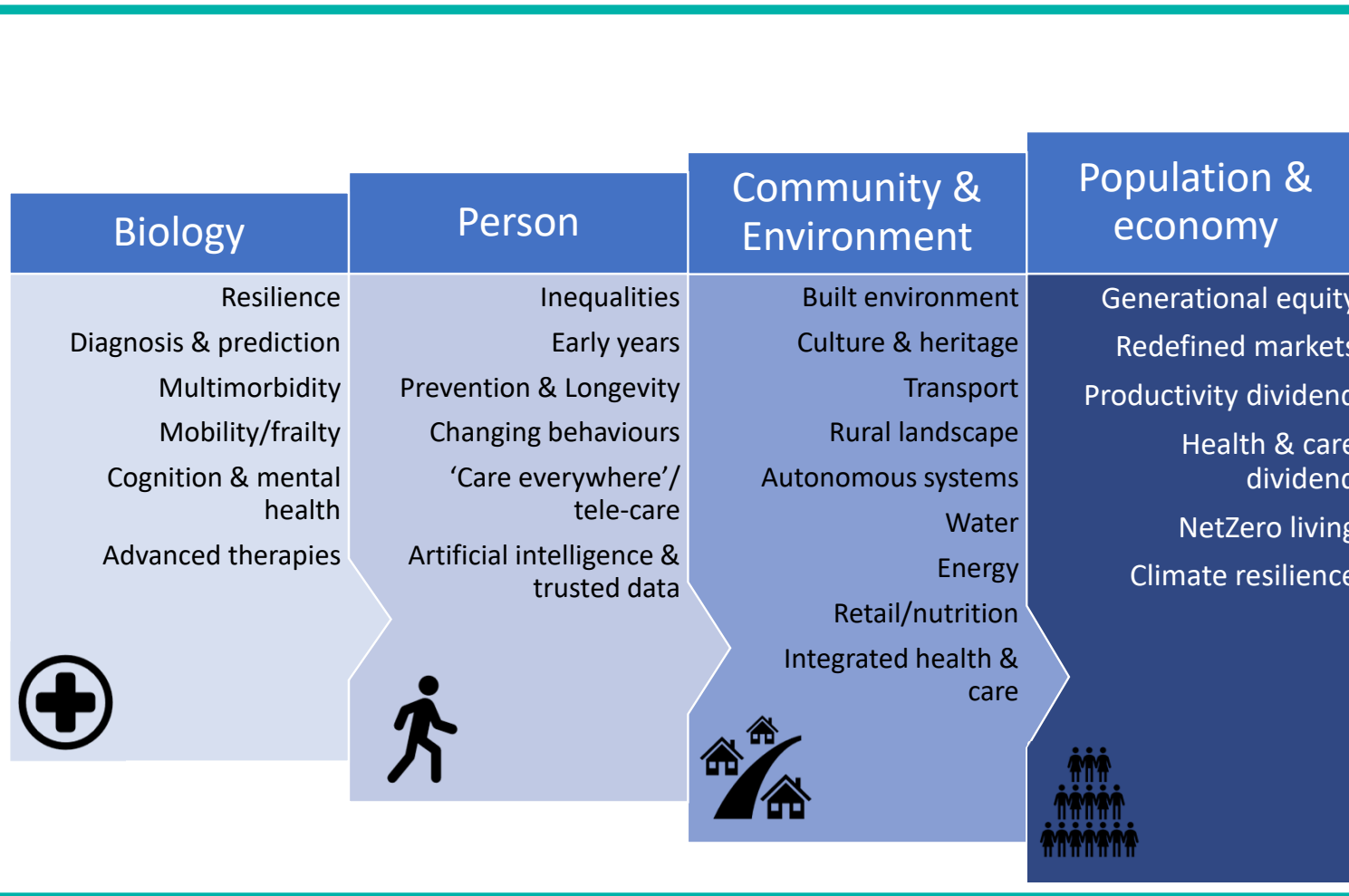


Campus for Ageing and Vitality Vision Statement

Helping people live longer and healthier lives through our global leadership in ageing and research, providing innovative solutions for living, leisure, learning and employment from Newcastle for the World.



A whole-system vision for ageing and health



Newcastle
former
Campus
for Ageing
& Vitality

The Current Masterplan



Key

-  Site Boundary
-  Pedestrian / Cycle Route
-  Vehicular Route and Access
-  Key Public Spaces
-  Trees and Planting
-  Sustainable Urban Drainage
-  Roadways
-  Pathways
-  No build zone with plot boundary

PLOT	ACRE	HECTARE
A	1.21	0.48
B	2.20	0.89
C	1.00	0.40
D	0.41	0.16
E	0.93	0.37
F	2.72	1.10
G	1.71	0.69
H	0.92	0.37
I	1.44	0.58
J	1.00	0.40
K	1.65	0.66
L	1.19	0.48
M	0.58	0.23
N	0.80	0.32
O	0.92	0.37
Z	1.71	0.69
TOTAL	20.40	8.25

Potential Development Zones

- University Facilities
- Retirement Living
- Private Residential
- Commercial
- Integrated Health & Wellbeing Hub



Partnership working
with people who
care.

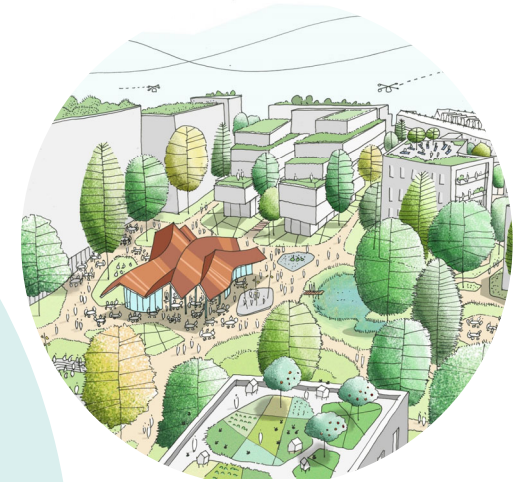
Come on in.

Delivering
through people.



Partnership working
with people who
care.

Who & What?



Delivering
through people.

Genr8
in KAJIMA
REGENERATION



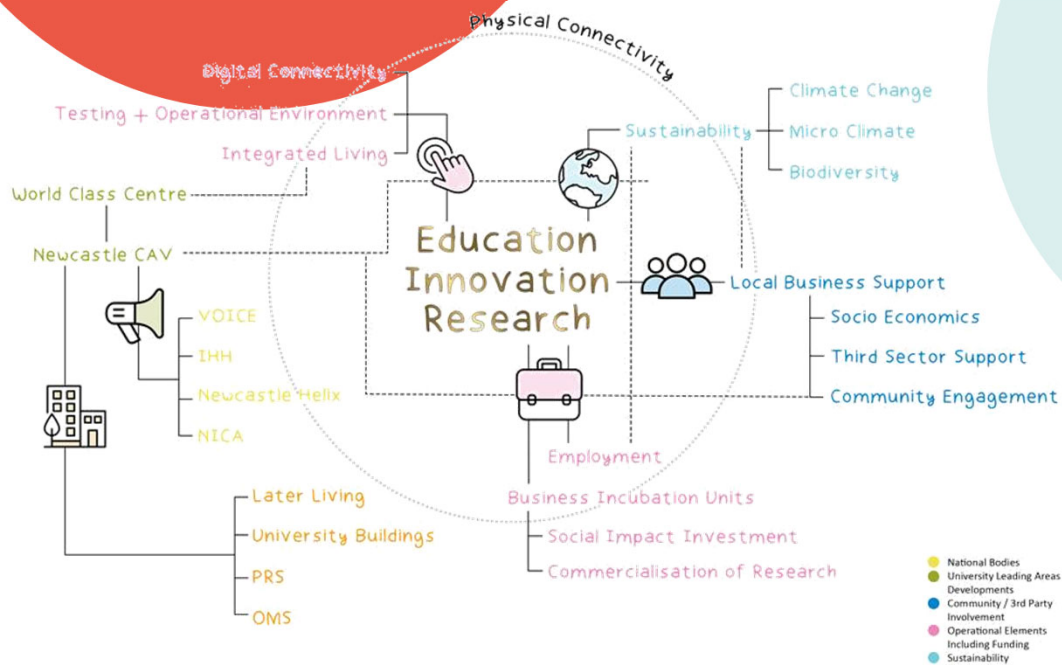
Partnership Working



Genr8
in KAJIMA
REGENERATION

**A Partnership for
Urban Transformation**

JV Structure & Partnership



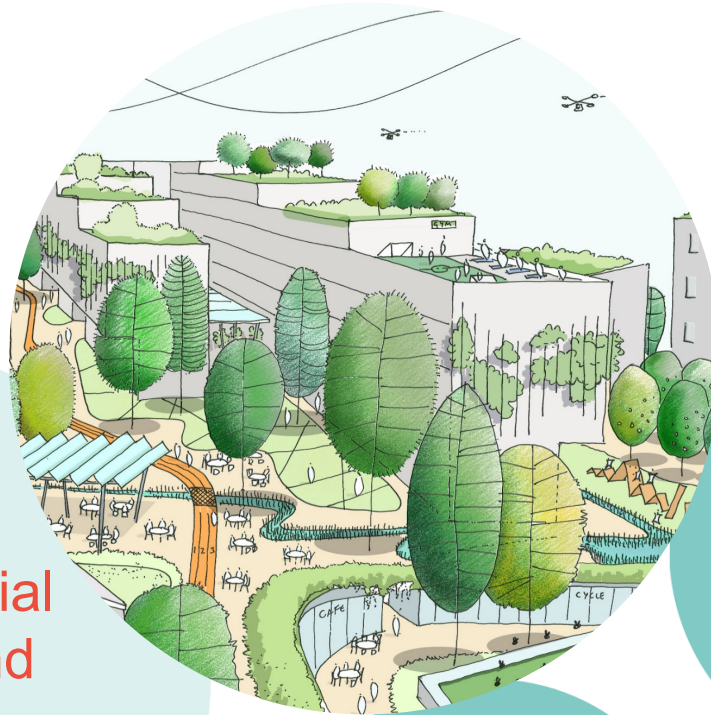
Assembling
the Best
Team

Partnership
Structure

Bespoke
Strategy &
Vision

What Will We Deliver

Creating social cohesion and connecting our urban fabric



Nature Led design

A layered approach to integrated green space

What Will We Deliver



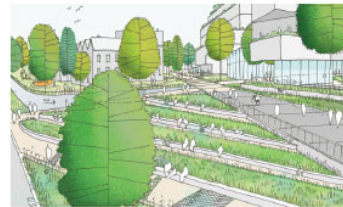
What Will We Deliver

Access & Servicing



- Control Free Access**
 - All vehicular traffic. No restrictions on vehicles or the time at which these routes can be used.
- Semi-Controlled Access**
 - Limited vehicular access. Routes will be reserved for servicing of interior plots and restricted times. Full access for emergency vehicles at any time.
- Controlled Access**
 - Restricted vehicular access. Managed access routes, requiring pre-approval from site management - booked time slots only. Full access for emergency vehicles at any time (pre approved site procedures in place).
- Alternative Service Access (Option For consideration)**
 - Servicing to west of site via Wingrove Avenue
- Emergency Access**
 - Unrestricted access across the site. Access controlled areas will be agreed with emergency services prior to occupation of site.
- Transport Hub**
 - 2 transport hubs are proposed - 1 situated to the North & 1 situated to the South. The Hubs are expected to provide facilities for parking, deliveries and servicing. The size, design and specification is to be developed.

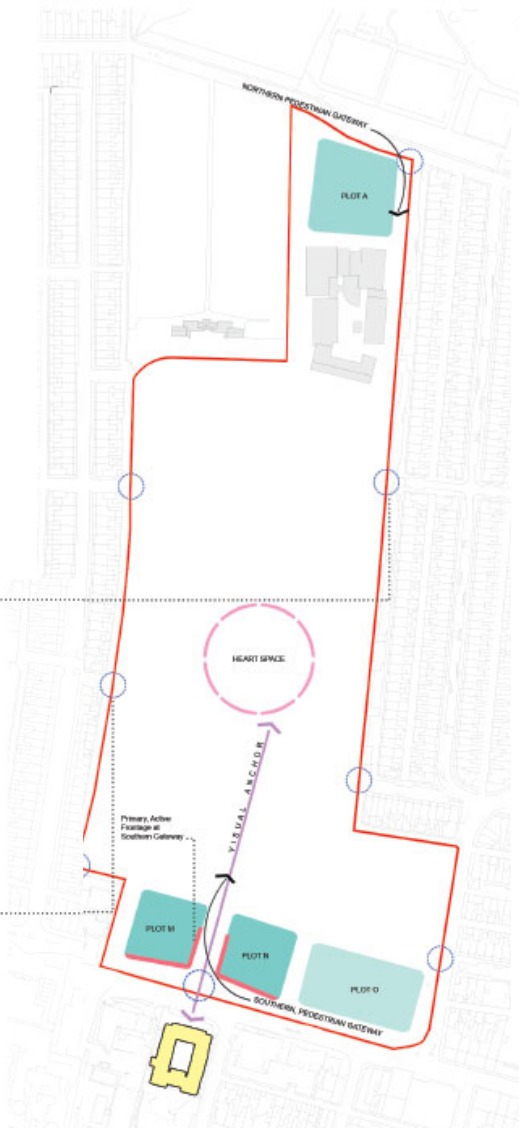
What Will We Deliver Gateways



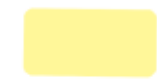
Gainsborough Grove Gateway



Wingrove Avenue Gateway



Legend



Visual Anchor
 - The Angel Heights building situated across Westgate road, holds prominence in the area and although outside of the scope of this project, acts as a key node for the site and provides the opportunity to align the main, pedestrian gateway from the South, connecting back to the heart of the site.



Heart Space
 - Redistributing the excess area identified through the masterplan development, will not reduce the importance of a centralised 'Heart Space'. This space will still hold special value, being the centre of the development where larger public events are likely to take place.



Gateway Buildings
 - Buildings situated on Plots O, M, N & A, will act as an 'advertisement' for the CAV site, encouraging passers-by and visitors, to explore deeper into the development. These plots should house mixed use facilities, with a range of uses at lower levels (GF - *2F), with likely residential units above.

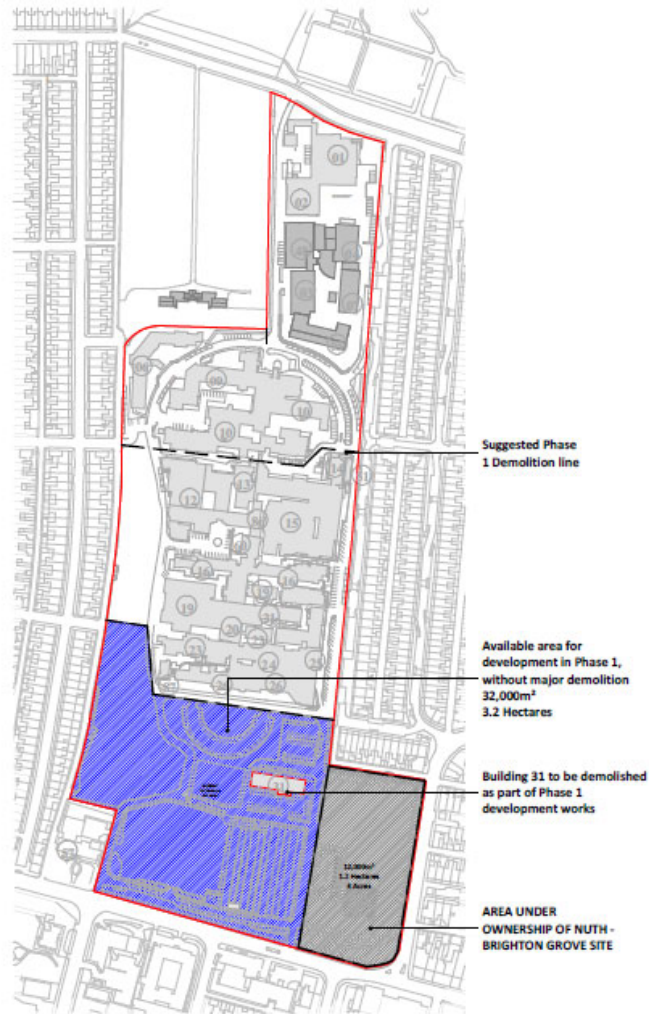
- Plots M & N in particular, should house flagship buildings, with equally high quality, complimentary, public realm. Welcoming the public into the site.



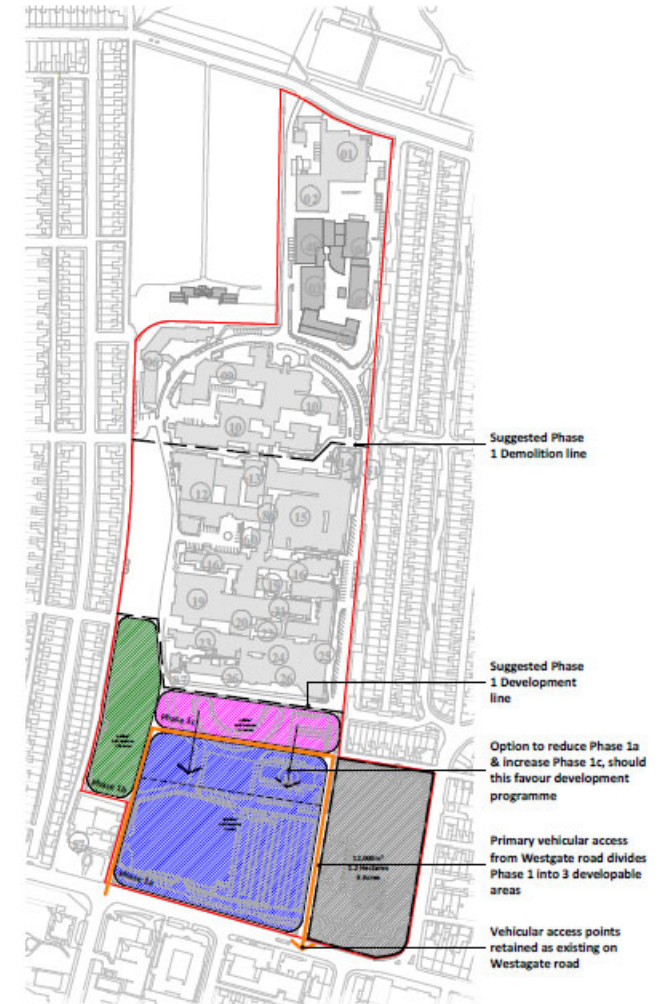
Points of Arrival
 - Using the public realm to compliment the architecture at these junctions, will enhance the visitors experience, adding moments of celebration, as visitors pass into or out of the site. Adjacent plot uses should be carefully selected to enhance this experience, not detract from it.

What Will We Deliver

Phase 1 Development



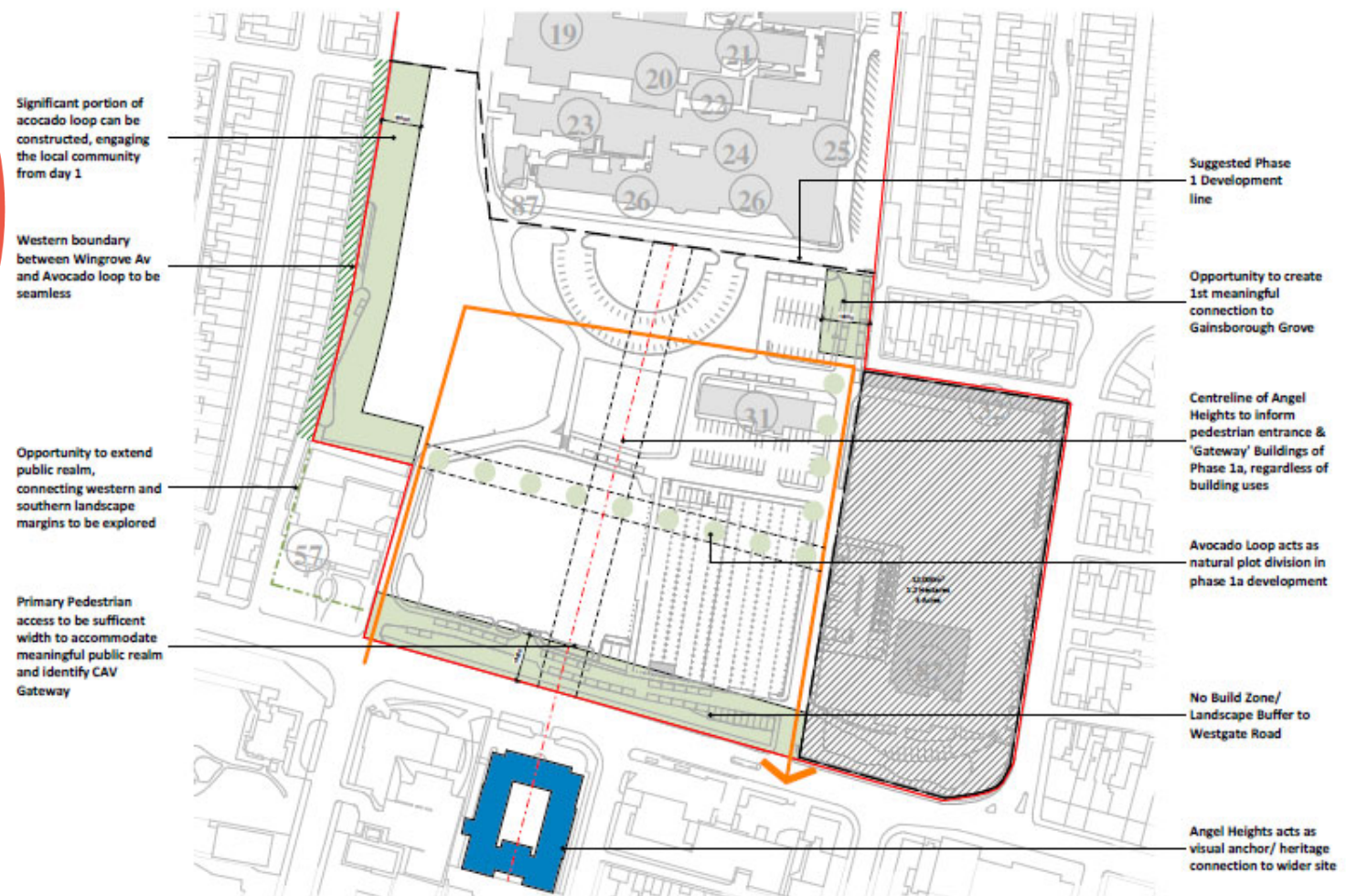
1. MD - Phase 1 Development Area
SCALE - 1 : 2000@A1



2. MD - Phase 1 A, B & C
SCALE - 1 : 2000@A1

What Will We Deliver

Masterplan – Public Realm



Next Steps for the Partnership

- Secure planning
- Option Appraisals
- Site Investigation and Infrastructure Delivery
- Funding and Finance – ongoing discussions
- Continuing Masterplan review
- Begin enabling works
- Agree Phase 1 outcomes





Thank you. Any questions?

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