



WELCOME

Thank you for joining.

Aims of the 1947 Club

- Furtherance of Social and Professional Contacts
- Providing assistance to Branch RICS matrices
- Preservation of the history and tradition of the 1947 Club

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PILGRIM'S QUARTER SUMMARY AND SITE TOUR MAY 2025





Christopher Turnbull

Principal at Avison Young

Role: Project Manager / Employers Agent

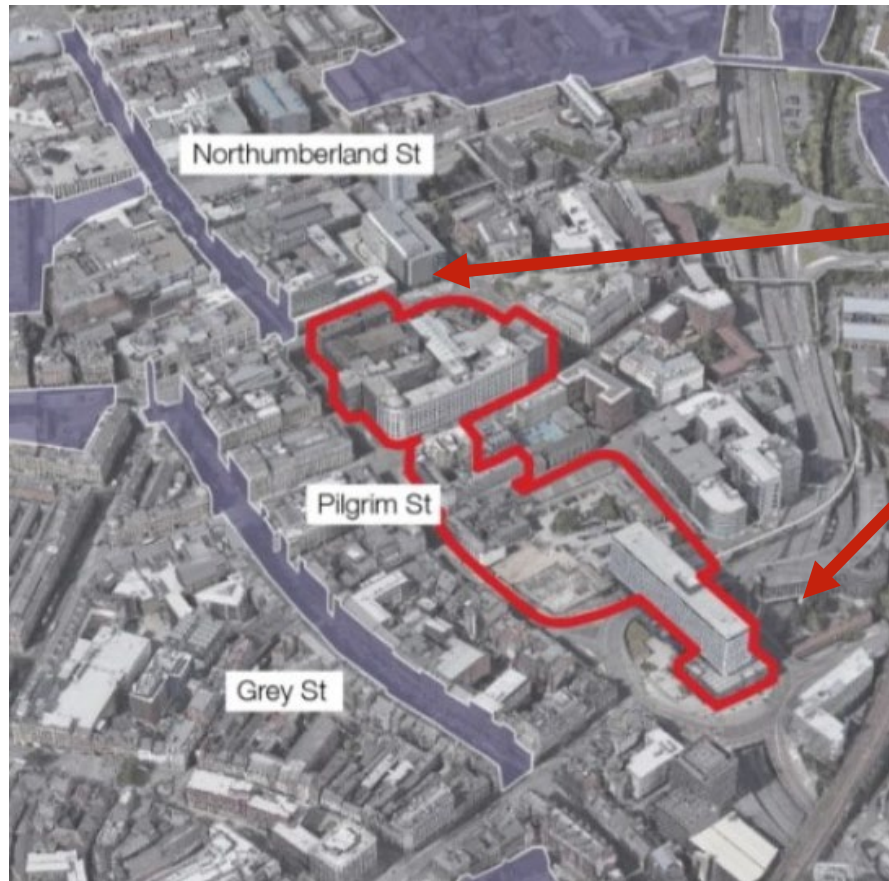


Tommy Dixon

Project Manager at B+K

Role : Contractor Site Manager

EAST PILGRIM STREET HISTORY



Client
ownership
from 55
degrees up to
the former
Stack site on
New Bridge
Street

EAST PILGRIM STREET BEFORE



Avison Young
Managed
Dilapidated
Estate



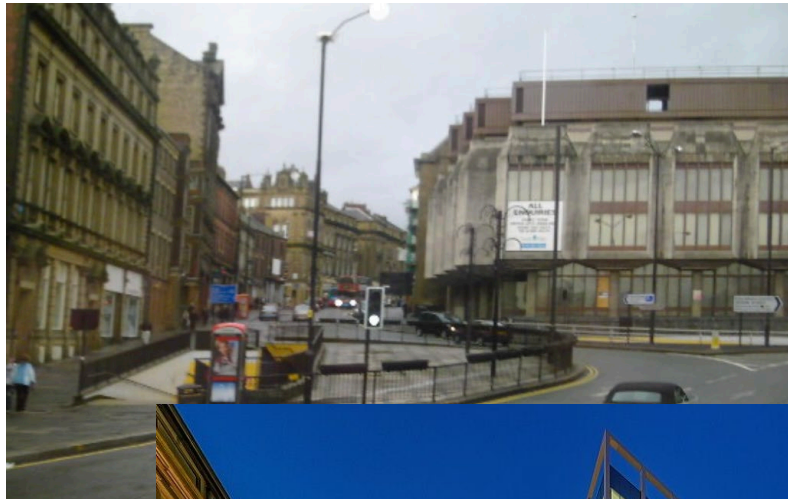
Client & Council
Recognised
Potential for
Regeneration



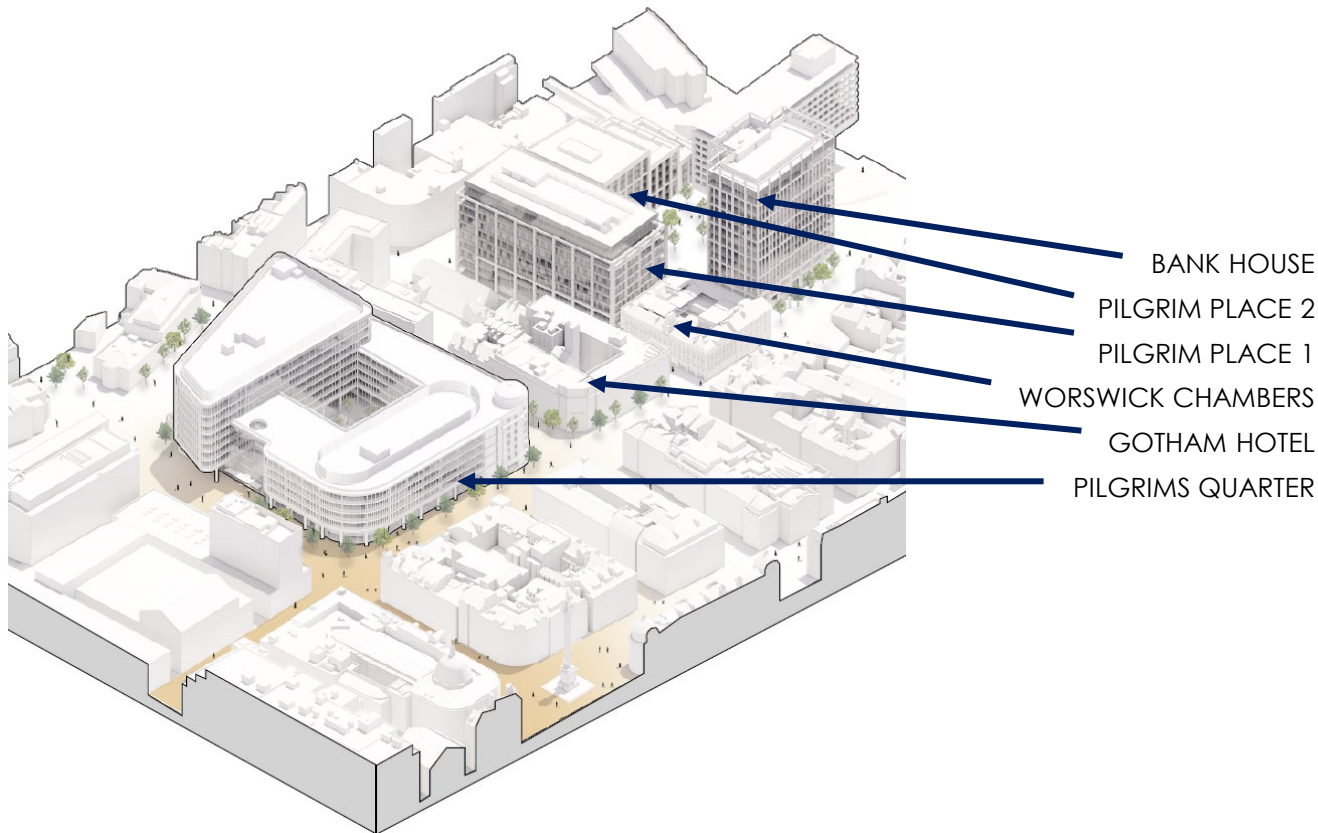
- Historic
Importance
- Strong link to
Retail Core

BANK HOUSE AS CATALYST

- Newcastle City Council Development Framework 2016 with focus on Landmark Building to kick start.
- Sale & Purchase Agreement to initiate Development
- As we delivered Bank House, it gave confidence for the wider regeneration and ultimately helped to secure help secure deal for Pilgrim's Quarter



EAST PILGRIM STREET REGENERATION



- Covenant Strength of deal with for PQ had multiplier effect helping
- Lettings at Bank House
- Secure deal at Pilgrim Place 1
- Generating Interest in Pilgrim Place 2
- Securing 5 star operator Gotham Hotel
- Stack finding their permanent home at Worswick Chambers

EAST PILGRIM STREET PROGRESS



PILGRIM'S QUARTER



PILGRIM'S QUARTER FACTS



Pilgrim's Quarter is a large Government office development in the centre of Newcastle due for completion of CAT A works in Dec 2025. CAT B works to complete in 2027. The largest of 13 no. regional hubs across the UK at 43,000 m².



The scheme initially involved 12 months of enabling works including asbestos removal, demolition of 4 buildings.

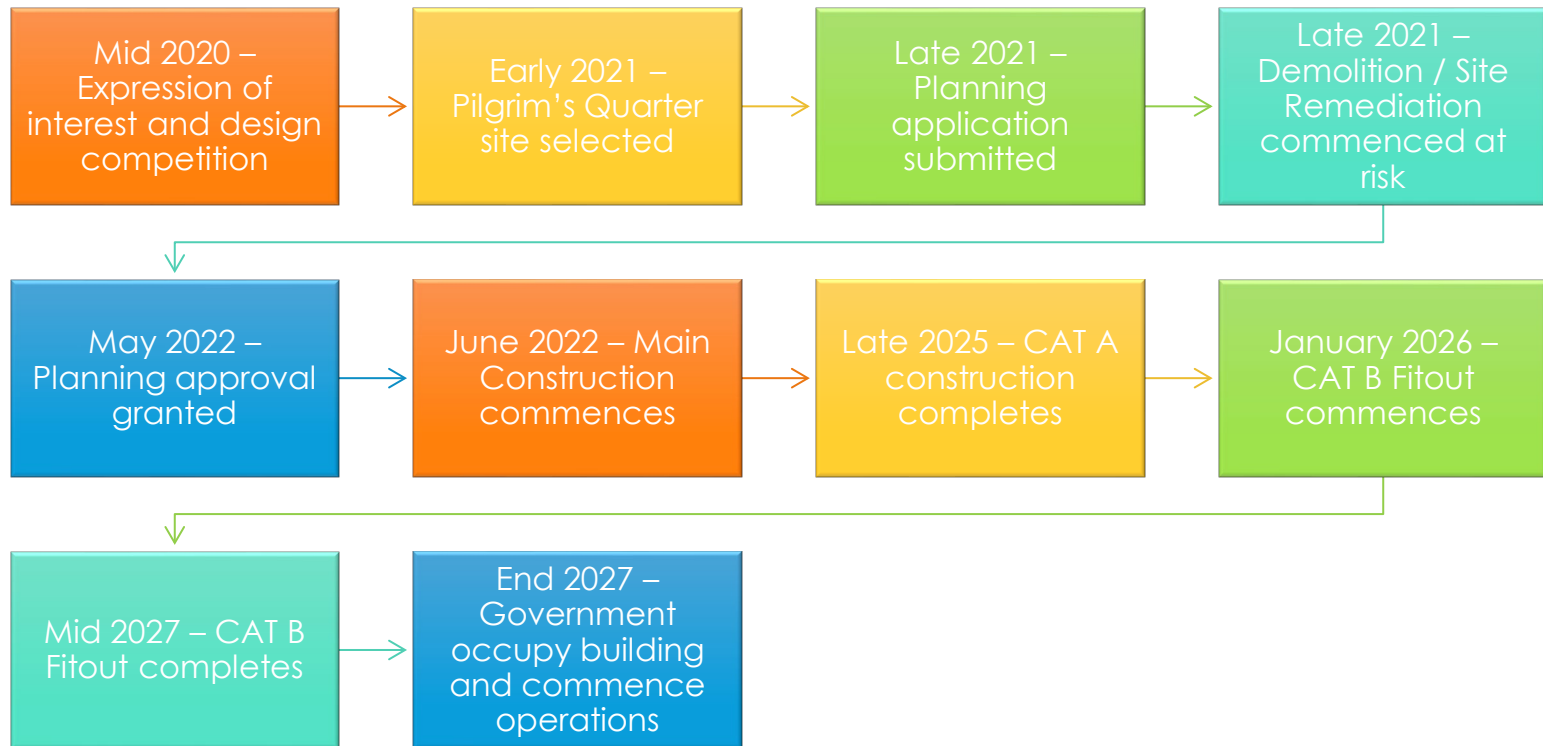


As you'll see, the building is donut shaped with a 9 storey section to the east and 6 storey section to the west with a large entrance atrium and central courtyard.



The largest façade retention in UK, medieval archaeological remains discovered, diversion of mains sewer and power network all while constructing the City's largest office.

DEVELOPMENT TIMELINE

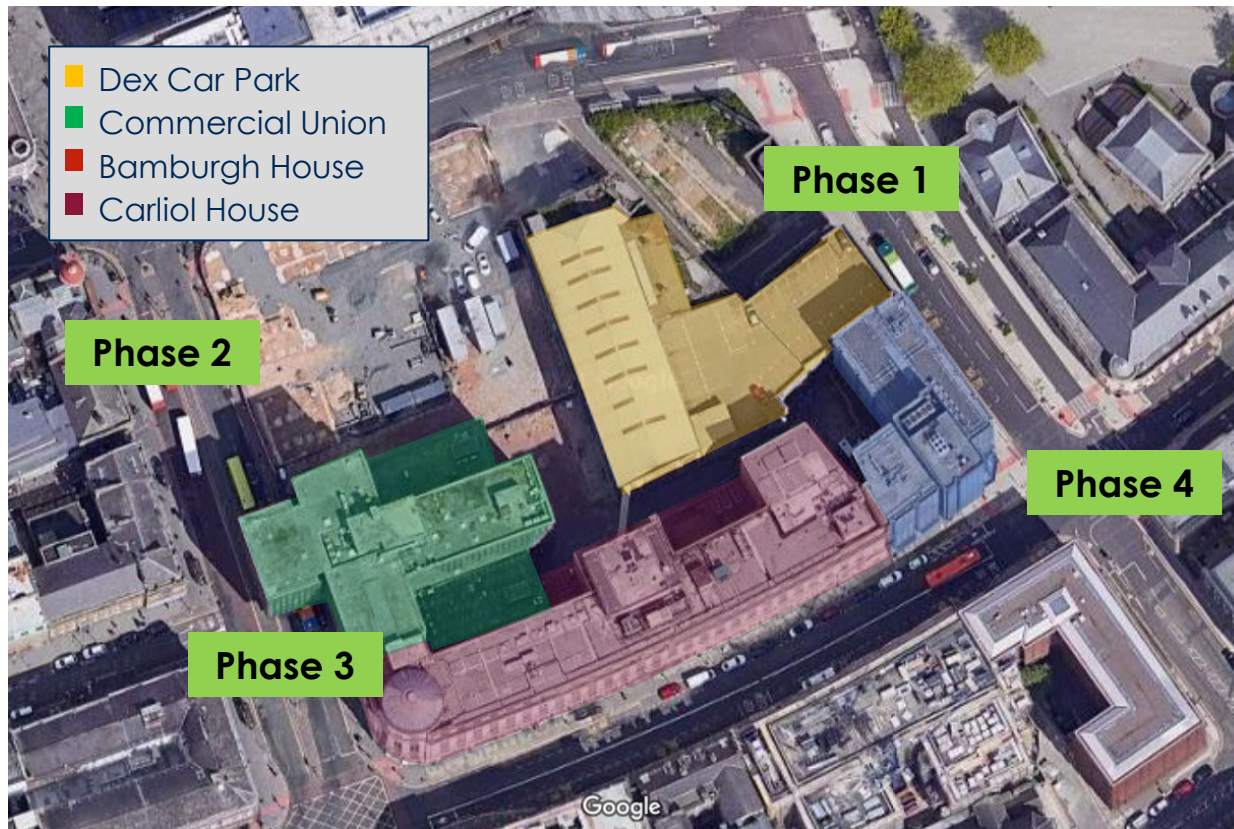


THE BRIEF

The brief consists of compliance with the following:

- Office accommodation for up to 9000 staff
- Compliance with various Government Design Guides including:
 - Inclusive Design and Accessibility Standards
 - M&E Specifications with diversity and redundancy.
 - Security specification consistent with government building
- Carlisle House Grade 2 listed Building
- BREEAM 'Excellent' rating
- Demanding Carbon Target
- EPC 'A' rating
- Fully integrated BIM

DEMOLITION



START ON SITE



DEMOLITION ONGOING



CARLIOL HOUSE INTEGRATION

A key part of the existing site is Carliol House, an interwar office building, constructed around 1925 out of Portland stone over a steel frame.

During the planning consultation process it was identified that this needed to be incorporated into the design of the new building.

It was decided that the front elevation should be retained with existing floors removed



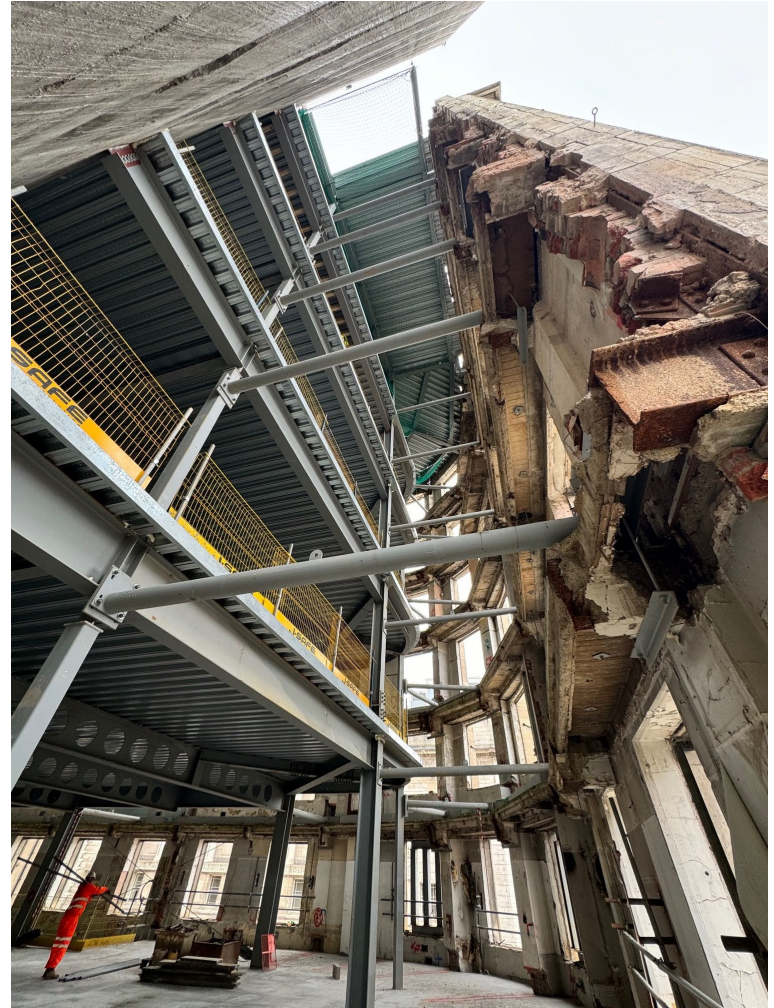
FAÇADE RETENTION

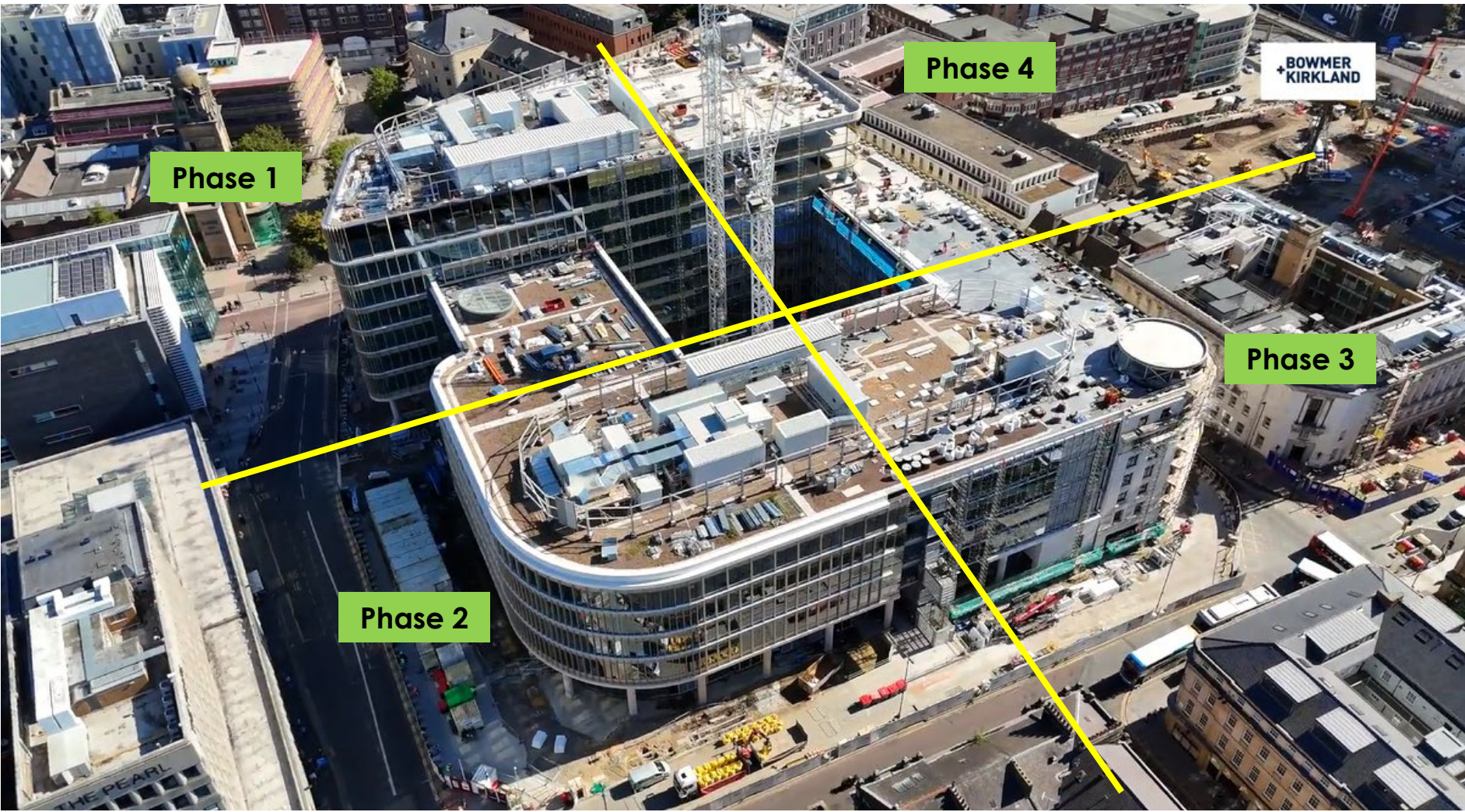


FAÇADE RETENTION



FAÇADE CONNECTION















PPE, SITE TOUR & QUESTIONS



NEXT EVENT

6th June 2025

Presented by Andrew Sloan at Gateshead County Council on Development and Regeneration Hotspots.

Are you a Chartered surveyor and interested in becoming a Member of the 1947 Club? – contact a Committee member or send a message through LinkedIn

www.the1947club.co.uk

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