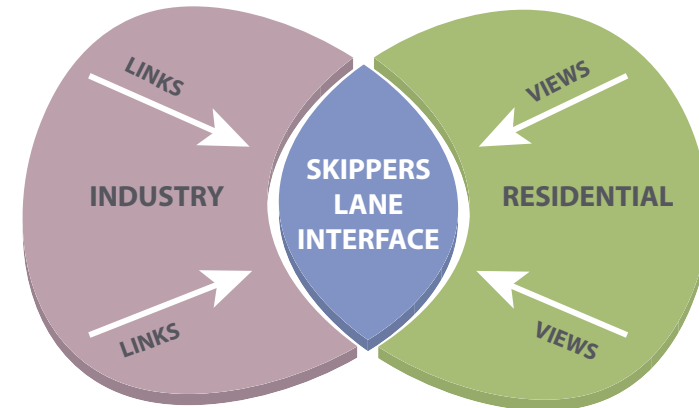


## INTRODUCTION

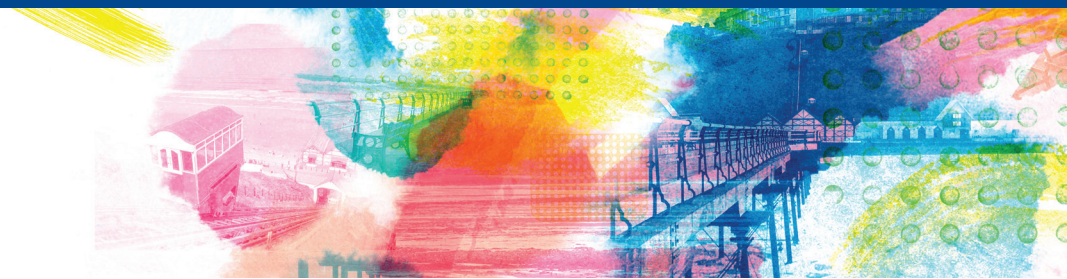
The closure of SSI has highlighted how fragile the economy of the borough is. To ensure economic resilience, it is critical that we address the central challenge of diversifying the business stock and we move away from being reliant on a relatively small number of large employers.

The Skippers Lane Industrial Estate project aims to deliver a strategically important 3.64 Ha extension to the existing industrial estate, creating circa 30 new industrial units with a total floor space potential of up to 14,600 sqm. The serviced plots created would generally be small, being less than 500 sqm, but to meet demand the masterplan that is prepared must have the flexibility for a range of uses and unit sizes. Redcar and Cleveland Borough Council is looking for a high quality layout, which would be attractive for start-ups, indigenous business growth and inward investors and is a direct response to ensure we have an adequate supply of business space to meet the future need of our economy.

## THE VISION



- Create a clear visual delineation between the public and private realms.
- Make places, streets and buildings more 'neighbourly', and creating spaces you would want to go to work.
- Emphasise gateways to assist legibility and to strengthen branding.
- Create an attractive green frontage which seeks to break up large units and signage is attractively framed.
- Provide good legibility which avoids clutter in the public realm.
- Improve security for plots and people passing through the space whilst not appearing excessive.
- Connect pedestrian/cycleway links to housing and encourage health and wellbeing.
- Future proof the scheme by integrating in Sustainable urban drainage.



CONCEPT PLAN 1



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CONCEPT PLAN 2



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