

ISSUE 16 | 2022

# PORTFOLIO

NORTH



PROPERTY | BUSINESS | LIFESTYLE

[www.portfolionorth.co.uk](http://www.portfolionorth.co.uk)



# Results that move you

Full-service property experts across the North East & Yorkshire

- Award Winning Commercial Agency
- Expert Estate Agency
- Land, Development and New Homes
- Red Book Valuation Services
- Lease Renewals and Rent Reviews
- Property Management
- Building Surveying
- Mortgages

Newcastle | Leeds | Sunderland  
Northumberland | Durham | Tees Valley

[www.bradleyhall.co.uk](http://www.bradleyhall.co.uk)



# A blast from the past, new clients, a new platform and the future of Portfolio North

**It has also now been six months since we relaunched Portfolio North as a bi-monthly publication and its own business – and what a half-year it has been.**

I am incredibly grateful for all the support we've had from the many businesses and organisations which have partnered with us and chosen to be featured.

It's the little wins along the way that have made the hard work worth it. I recently found out from some graduates that the magazine had been used during their studies to teach them about magazine production and journalism. It was during the modules I took at University ten years ago and I could never have imagined that one day the lecturers would be teaching with my publication.

In this edition alone we have worked with eight new businesses on exclusive features – welcoming BDN as a partner and new contributors in Bernard Interiors, West Barn Co., MMC Research and Marketing, new-home developers in Forest Close and Whitley Bay, NWR Hygiene, Mane Taylor and Peace and Loaf. These features join our loyal clients from Berry's Jewellers and its Patek Philippe feature, West Nautical, Mincoffs Solicitors, Sunderland City Council, Smart Outdoor, Consult North, Karpel Mills and more.

Our new business interview feature launches with the amazing Kimberley Cattin who created Westbarn Co. – a Durham based company which has become a global sensation. I recently met Kim and her sister Kirsty at their amazing offices and her passion, ambition and general vibrancy was just infectious. I am over the moon to be launching this feature with a focus on Kim and her business, with a big thank you to our new contributing writer Claire Pickersgill for coordinating and writing this fantastic piece.

Portfolio North has always been about supporting local businesses and creating a platform to shout about the achievements of the many inspiring

organisations which operate in our region. We created our self-upload news platform to streamline the process, making sure more businesses can share their news and be published quicker. It's been incredibly popular so far and I look forward to seeing the new stories every day.

As well as welcoming many new clients to the Portfolio North network of businesses, I have also been taking a close look at what our future may look like. We've had an established print readership for a few years now and our online presence grows consistently, we recently reached a million people in one month online, and it is important for me to maintain this momentum and grow our presence for our partners.

This is why we are working with specialist market research company MMC Research and Marketing to find out what you all really think and most importantly what you would like us to do next. I am very excited to analyse these results and to see how our readers, partners and local businesses would like to move forward. As I've mentioned in the article I wrote for MMC, knowledge is power and I have always understood the importance of giving our readers and stakeholders what they want.

We're also looking to team up with local, independent businesses to promote them including local bars and restaurants and those who create local produce. We purchase and send out small samples and gifts to our clients and are looking for opportunities to grow this side of the business – so local business people who operate in this space please get in touch as we would love to support you!

Recruitment is also on the agenda – growing a team as demand grows for our services. I hope to find some really passionate and creative people who

will do a fantastic job for Portfolio North and our clients.

It has also been important for me to update our sustainability and environmental policies. We have always encouraged our print readers to recycle the magazines and have used printers who use 100% renewable energy, waste segregation policies, and solutions to lower chemical use. All paper used is sourced from Europe, mainly Scandinavia, from responsibly managed forests. We have now signed up to an initiative which arranges for trees to be planted to offset the carbon element and to contribute towards replacing the paper which we have used.

The last couple of months have been hectic but I feel as though we're certainly making significant moves onward and upward. I am very excited for the future of Portfolio North.

Thank you so much for reading and I hope you enjoy the rest of the magazine.



**Cassie Moyse**  
Director  
Portfolio North

**THE SUPERYACHT  
CHARTER SPECIALISTS**



WEST NAUTICAL

# PORTFOLIO NORTH

IN ASSOCIATION WITH



PARTNERS



SUPPORTING



**DIRECTOR OF PORTFOLIO NORTH**  
Cassie Moyse

**MOTORING EDITOR**  
Adam Gray

**CONTENT EXECUTIVE**  
Sophie Swift

**DESIGN**  
WeAreKen

**CONTRIBUTING WRITER**  
Claire Pickersgill

**PRINT**  
The Manson Group



Please remove the front cover to recycle.

**MEDIA ENQUIRIES**

Cassie Moyse  
0191 232 8080  
cassie.moyse@bradleyhall.co.uk

**HEAD OFFICE**

1 Hood Street,  
Newcastle upon Tyne  
NE1 6JQ.  
0191 232 8080.

**CANCELLATIONS**

If an advert is cancelled by the booker within a fourteen-day period prior to our print deadline, the advert will be charged in full, with additional VAT.

**EDITORIAL**

All editorials must be received by the editorial deadline stated upon agreement. Portfolio North is not responsible for any errors after this period or sign-off. The opinions expressed in this issue are not necessarily be the views held by Portfolio North.

**ADVERTISEMENT**

Although the upmost care, time and detailed processes are in place to ensure accuracy, the publishers regret that they cannot accept responsibility for the loss or damage caused by an error in the printing or damage to, loss of artwork, transparencies of photos or logos.

**COMPLAINTS**

Regarding advertisement will only be considered for up to a week after publication. No responsibility is accepted for error.

Front cover photography by  
RJX Media  
[www.rjx-media.com](http://www.rjx-media.com)

# Contents

## Business

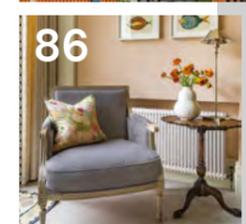
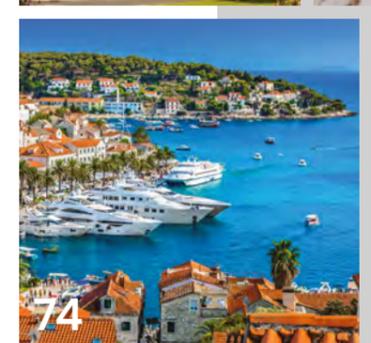
- 8 - 9 Sheepfolds serves up first restaurant
- 11 - 15 News in brief from across the region
- 26 - 29 A Highbrow Business
- 30 - 31 Research that makes sense

## Property

- 36 - 37 North East 'best placed to benefit' as home working numbers slide
- 38 - 39 More than just a workspace. More than just a connection.
- 44 - 45 Who does the deals?
- 60 - 61 Landlords need to prepare for Renters Reform Bill

## Lifestyle

- 74 - 75 Mediterranean Hotspots for a superyacht charter this summer
- 80 - 81 Reinventing Sunderland's Seaside
- 86 - 87 A look inside MD and Founder, Jen Bernard's home
- 96 - 97 It's time for unrivalled luxury



# Sheepfolds serves up first restaurant

The owners of a Michelin Guide restaurant have been unveiled as the first occupiers of Sunderland's hotly anticipated new leisure venue Sheepfolds.



John and Kimberley Calton, who run Newcastle's Route - a casual bistro with a coveted Michelin Bib Gourmand, that serves up seasonal plates and wines - have announced plans to open a new restaurant called Zinc.

Set within a custom building at Sunderland's Sheepfolds, Zinc will be heavily produce-driven with an emphasis on seasonal food, sourced locally wherever possible. The menu will have a slight bias towards fish and shellfish due to the venue's proximity to the coast, as well as rare-breed meats and game. The restaurant plans to grow its own herbs and vegetables, which will also become a staple of the menu.

The Caltons - who previously ran the multi award winning Staith House in North Shields for nine years - hope to create a laid-back dining experience, delivering flavours that really pack a punch, in a stylish, contemporary environment. Providing a backdrop to the food and music will be a seasonal drinks list featuring local beers, cocktails, fizz, organic and biodynamic wines.

The restaurant's name is inspired by the black, zinc-clad building it will occupy, which will stand in the middle of Sheepfolds - a vibrant hospitality hub taking shape on the site of a Grade II Listed former stables. It is being transformed by Sunderland based BDN, an architectural practice that recently renovated the Old Simpson Street School, as its own commercial development.

John said: "We're massively excited to be launching Zinc in Sheepfolds, an amazing venue that is being brought back to life with incredible vision and energy.

"When we saw the plans for Sheepfolds, we were so inspired by the vision that we knew we had to be part of it. We can't wait until the venue's ready and we can deliver something really special to the people of Sunderland. We're not here to just make up the numbers; we really want to set the

bar high." Zinc is expected to create 12 new full-time jobs when it opens, and is looking to employ local people and build relationships with the city's training providers, including Sunderland College, to nurture new talent both in the kitchen and front of house.

"We hope this will not only create opportunities for Sunderland people to enjoy a fantastic dining experience, but for local talent to be developed too, and we're excited to form new relationships to enable that," added John.

Planning permission was granted for Sheepfolds in May, paving the way for the stables and surrounding courtyards to be transformed into a vibrant new leisure destination, for food, drinks, events and entertainment.

The venue will serve up a cornucopia of culinary styles, with eight individual operators within the site and large outdoor spaces for people to enjoy drinks, including a staged area with its back to the River Wear.

Rick Marsden, managing director of BDN, said: "Sheepfolds is an exceptional space, and we were determined to find the best occupiers for it, each of whom will bring their own unique flavour to the place.

"We couldn't be happier to be working with John and Kimberley, who have created a really authentic restaurant in Route and we're sure Zinc will match it for quality and experience. We look forward to seeing Sunderland's reaction when it opens its doors next year."

Zinc will occupy a brand-new building, adjoining the former horse hospital, which stands in the centre of the stables' courtyard. Modern industrial design, with a black zinc finish will give a distinctive look to the restaurant which is large enough for 50 guests at one time and will feature a chef's table for a special dining experience and a large terrace with sprawling riverside views.

The business has been supported by Sunderland City Council, whose team

have worked closely with BDN to attract the right businesses to take space in the building.

John added: "Kimberley and I would like to take this opportunity to thank Sunderland City Council and Rick and his colleagues at BDN for their approach towards us and for giving us the chance to become a part of a fantastic regeneration project for the city."

Councillor Graeme Miller, leader of Sunderland City Council, said: "Sheepfolds is such an exciting concept-venue and one we had great confidence would attract high calibre occupiers, so it's brilliant to see proven restaurateurs like John and Kimberley, who have enjoyed much success to date, choosing Sunderland for their next venture.

"Like other residents in Sunderland, I am really looking forward to seeing Sheepfolds open its doors and having venues like Zinc add to the city's food and drink offer, complementing the wider Riverside Sunderland development, which will bring thousands of new people into the city centre to live, work and play."

Sheepfolds will be connected to the city centre by a new Smartbridge that will provide a pedestrian and cyclist crossing between Sheepfolds and the former Vaux Brewery site, both of which are being spectacularly reimagined as part of Sunderland City Council's Riverside Sunderland plan. The masterplan, which was launched in 2019, will see a number of large-scale development projects progressing in the city centre, part of an ambitious vision to double the residential population in the city centre and increase employment by 50 per cent.

To find out more, visit [www.riversidesunderland.co.uk](http://www.riversidesunderland.co.uk)

To find out more about opportunities within Sheepfolds, contact [hello@bdnltd.co.uk](mailto:hello@bdnltd.co.uk)

# News in Brief



## North East golf club flying high in anniversary year

Northumberland's Longhirst Hall Golf Course has bounced back strongly in 2022, receiving accolades from national industry bodies.

Firstly, the site near Morpeth was nominated for 'club of the year' by golf's governing body England Golf. This recognises the work carried out in all aspects of a golf operation, from the welcome, the clubhouse offering, the course, to the development of juniors and membership relationships.

Golfshake.com, which is golf's equivalent to TripAdvisor, has also awarded Longhirst 3rd place in the UK, behind Woburn golf club and John O Gaunt golf club, for outstanding facilities. It's one of only 205 UK clubs from over 3000 with three consecutive years of extremely high ratings.

Director of golf Graham Chambers said: "To be nominated from England Golf was a great surprise, and testament to what staff in each of my departments do on a daily basis. To get national recognition in this little corner of Northumberland, is phenomenal.

"The Golfshake.com awards, for me, were extremely satisfying, as these are from ratings given by independent

golfers. To have these given over three consecutive years, again shows that we are doing some that the golfer loves, creating a welcome, friendly environment, and importantly consistent and quality golf courses." Longhirst opened its doors in 1997 after 500 acres of open cast land was transformed into two championship courses by Tom Dawson owner of parent company and travel agent Dawson and Sanderson Ltd. It is currently celebrating its 25th Anniversary this year.

Longhirst is now firmly on the North East map for larger golf events. In addition, junior golf development is a huge part of Longhirst's makeup. With the great work professional Paul Fiddes does, it has one of the best academies in the North.

Graham Chambers added: "To come out of the pandemic in such a positive light is great for us, and long may it continue. We will continue to strive for more accolades, and work hard to further improve what we have, and I'm sure there will be some exciting projects around the corner."

## County Durham site manager gets national recognition



A County Durham site manager has been chosen from thousands of candidates as one of the best UK site managers for his dedication to raising standards in house building.

Kirk Hardy, 37, who has been working for luxury housebuilder Homes by Carlton for more than two years, has been recognised in the NHBC's Pride in the Job Awards 2022.

From a field of more than 8,000 site managers, Kirk is among 443 to have been honoured with a quality award. This represents the top 5% of those entered into the competition and is testament to their commitment to the delivery of top-quality new homes.

Kirk, who has a trade background, joined Homes by Carlton as an assistant site manager shortly before the first covid lockdown in February 2020. Within 12 months he became site manager of the flagship Thorpe Paddocks housing development, at Thorpe Thewles, Tees Valley.

# CREO COMMS

Strategic Communications  
Communications > Creative > Content

[creocomms.co.uk](http://creocomms.co.uk)



## Strong year for inward investment boosts economic recovery in Newcastle and Gateshead

Although economic uncertainty and changing restrictions characterised the year for businesses across the country, Invest Newcastle, part of NewcastleGateshead Initiative (NGI), ended the 2021-22 financial year having supported the creation and safeguarding of more than 1,700 jobs.

From April 2021 to March 2022, 29 new businesses and 11 existing businesses chose to invest, locate, or expand their operations in Newcastle and Gateshead creating a combined total of 1,406 new jobs and safeguarding 379. This was despite the slow return of international inward investment visits,

reflecting the growing national and international reputation the region has built across key sectors. This was also a record year for foreign direct investment with companies from the US, Japan and Ireland creating hundreds of highly skilled jobs.

## Corehaus completes first modular homes manufactured in North East factory.



The first steel-framed modular homes manufactured at the CoreHaus factory were recently delivered, assembled and completed on a new homes site in the North East. The County Durham-based company has handed over four three-bedroom semi-detached homes to regional housebuilder Homes by Carlton at its almost complete Thorpe Paddocks site at Thorpe Thewles. This is the latest milestone for CoreHaus, a social enterprise company, which operates from a 20,000 sq ft manufacturing unit on Jade Business Park, Murton, near Seaham. CoreHaus managing director Scott Bibby explained: "Early last year our team walked through the factory doors in Seaham for the first time. What has been achieved since then has been nothing short of amazing. From factory fit-out and completion of the first factory built home through to the completion of homes on site at Thorpe Thewles.



## Architects have designs on supporting Sunderland CIC

A NORTH East organisation that supports ex-service men and women and their families is set to extend its offer, after being supported by a local architect firm. Veterans in Crisis Sunderland (VICS), a community interest company (CIC) that provides support, training and counselling to former military personnel, is being helped by Building Design [Northern] (BDN), who are providing their time and

expertise at no cost to develop detailed plans for an extension to VICS's premises. The plans will allow the CIC to make better use of their existing building, creating additional capacity for dedicated community engagement, discussion and socialising. The extension will also deliver a wheelchair accessible entrance from Roker Avenue, as well as a multi-functional

meeting space and kitchen, fully accessible toilet and an enlarged office area for VICS staff. BDN - which is based in Old Simpson Street School at Deptford - is gifting its time, which would normally amount to several thousands of pounds, to support VICS as it develops plans for alterations to its building.

## 130-year-old Corbridge retirement living scheme to undergo £2.3m renovation



A £2.3 million scheme which will refurbish and remodel an existing retirement living scheme in Corbridge is set to commence shortly as Esh Construction is named as contractor. Located on Newcastle Road, the Howden Dene retirement scheme was originally built in 1890 and currently houses 12 apartments in the building and various communal living spaces on the property.

The development has been brought forward by Anchor and will see the building upgraded and reconfigured to provide 14 retirement living apartments, all for affordable rent to local people. Esh Construction has been appointed as design and build contractor and will work in partnership with Anchor to deliver the scheme.

# Influential appointments and promotions across the North

Samuel Knight International, OSE European, and Castle Building Services are among a collection of businesses which have announced new senior appointments.



## OSE European

**Jonny Ramsay, Lisa Frankland, Teri Watson, business development executive, transport planner, accounts clerk**

Gateshead-based logistics company OSE European has bolstered its team further with the addition of three new members based at its Gateshead depot.

Jonny Ramsay joins the team as Business Development Executive, Lisa Frankland as Transport Planner, and Teri Watson as Accounts Clerk, bringing further sales experience and logistics planning solutions to the already well-established transportation team.

The recent additions to the team come hot on the heels of the recent fleet expansion, which has seen OSE European take on two new 7.5 tonne vehicles and three new articulated tractor units in response to an increasing workload.

Director Rob Jackson said, "I am delighted to welcome Jonny, Lisa, and Teri to OSE. The addition of our new team members directly reflects our recent growth and our continued commitment to both efficiency and quality as one of the North East's largest haulage and logistics companies".

Despite the upheavals of recent years, the North-East based logistics company has recently celebrated 20 years in the business, transitioning from a local same-day courier service in and around Newcastle to becoming a recognised European-wide distributor with a depot in Belgium ideally placed to serve its European markets.



## Samuel Knight International

**Jorel Bautista, director**

Global manpower provider, Samuel Knight International, has announced the appointment of Jorel Bautista as director.

Jorel, joins from Frank Recruitment Group and will head the newly created Samuel Knight Climate-Tech division, which is dedicated to recruitment throughout the USA, Canada and Europe, Middle East, Africa (EMEA) region.

It will partner with climate-tech companies whose mission is to have a positive impact on sustainability and climate change by using innovative technology.

Established eight years ago, Samuel Knight International has grown to a multi-million-pound business and this year saw the creation of Samuel Knight International Group, consisting of Samuel Knight Rail, Samuel Knight Energy and two new service solutions to support the renewable energy sector - Samuel Knight Climate-Tech and Samuel Knight Projects.

Headquartered in Newcastle, the Group includes offices throughout London, Wales and Bristol and has teams based across the US in Chicago and Dallas, with a satellite office in Boston. Clients include Enel Green Power, multinational conglomerate holding company, Berkshire Hathaway and natural gas and electric power holding company, Duke Energy.



## Castle Building Services

**Ian Dunn, Richard Bradshaw, Luke Smith, Philip Brownless, Rebecca Wooton, Jack Henderson, construction manager, project manager, trainee estimator, aftercare manager, junior quantity surveyor, purchasing assistant**

Hebburn-based, Castle Building Services, has announced a range of new appointments in varying positions across the business.

Ian Dunn is appointed construction manager, Richard Bradshaw, project manager, Luke Smith, trainee estimator, Philip Brownless, aftercare manager, Rebecca Wooton, junior quantity surveyor and Jack Henderson as purchasing assistant.

The appointments follow the recent senior internal appointments of Andrew Dawson as managing director, Ben Fawcett as procurement director and Andrew Heron as commercial manager.

As well as its Hebburn site, the company has offices in Glasgow, Edinburgh, Teesside and Leeds with a total of 134 staff.

Castle Building Services is one of the UK's leading privately-owned building services solutions providers. Working across the UK, its growing reputation for the successful delivery of a diverse and complex range of projects has been built on four core values - innovation, efficiency, honesty and pride.



SPONSORED CONTENT

# NWR Hygiene looks to the future

North East-based commercial hygiene provider NWR Hygiene Group is looking to the future following its acquisition of a historical building to base its growing team.

Established in 2012 by Managing Director Chris Lowery, the NWR Hygiene team has expanded to 18 people responsible for providing market-leading washroom services and waste management solutions to businesses across the UK.

Embracing the latest cutting-edge, anti-viral technologies such as Bio-zone and expanding to offer discreet and reliable clinical waste and sharps disposal, NWR has grown rapidly which has led to an expansion of both the service and sales teams which span the whole of the UK.

Expansion of the NWR team presented Chris with a workspace challenge, and in 2020 Chris acquired The Old Hibernian Club in Stanley, originally built in 1911. With the focus on renovation and preserving local history and with the aim of using it as a base from which to grow the team, Chris undertook the mammoth job of bringing the building up to modern-day standards.

Chris Lowery said, "Many people have asked why I embarked on a project of this magnitude. I thought it was a quirky building, and someone needed to save it.

I fell in love with its charms and features. Some people thought I was mad, but sometimes you've got to go for it!".

The project became a labour of love for Chris. While most people's lockdown projects revolved around laying decking, Chris set about the most extensive restoration project of his life. The project has come with challenges, which saw Chris supported by local tradespeople to update the electrics, rewire the building, replace the roof, upgrade the premises to meet current safety regulations, and install Hive heating, wifi, and Cat6 cabling.

The contemporary office space designed by York-based designer Ben Johnson Ltd and with a striking navy and lime colour scheme interior designed by Jackie Martin at Design North, has certainly catapulted the finished building into 2022.

Chris continued, "People ask whether I would do it again. Probably not! It's been a journey, and I'm proud of what we have achieved. We've created a sleek, modern base for our team, complete with all mod cons, and preserved a piece of history in County Durham".

There were some more pleasant surprises in store for Chris, including the discovery of the original sprung dancefloor, which has been preserved and finding an original Hammond Organ in a cupboard which has since been lovingly restored by specialist company, Whitley Bay Organ Services.

As NWR Hygiene settles into its new home, what's next for the growing North East company? Chris said, "Our new home means that we have the space to welcome new team members. Now that we are operating in a more "normal" world again, we can refocus on product innovation and the adoption of technology into our products. We will continue to major on service and value-add for businesses across all commercial settings, including education, hospitality, leisure, office, and retail, providing fully-managed, reliable hygiene services and secure waste disposal to businesses who need it most".

For more information about NWR Hygiene, please contact Chris Lowery on 01207 505275 or email [info@nwrhygienegroup.co.uk](mailto:info@nwrhygienegroup.co.uk)

Straight talking,  
hard working and forward thinking.  
Since 1948.



# Mincoffs Solicitors celebrates continued growth and expansion

## A leading North East law firm is celebrating a period of continued growth and expansion, despite the challenges of the pandemic.

Mincoffs Solicitors, based in Jesmond, specialises in its corporate and commercial offering and works with clients across a diverse range of sectors including technology, healthcare, leisure and hospitality, manufacturing, and media and entertainment.

And the corporate team at the award-winning firm has completed on more than 250 transactions over the last two years, with an aggregate deal value in excess of £1.1bn.

Along with the impressive figures, the business has welcomed a string of new staff, including new Commercial Director, Matthew Flinders and the appointment of corporate lawyer Luke Philpott and the promotion of Head of Residential Conveyancing, Emma Liddle brings its number of Partners up to 12.

The firm ranked in the top 20 nationally for deal volume in the Experian UK M&A Review, along with maintaining its third place position in the North East for quarter one.

A six-figure investment into its reception area has created additional

meeting rooms and event space, while installing new technology has allowed the company to better host presentations and seminars, as well as streamline remote court proceedings.

Mincoffs has also introduced hybrid working for its 100-strong team to give staff more flexibility over their hours and promote the importance of a work-life balance.

And the firm continues to work with a wide variety of top clients across the North East and further afield, including premium hotel group the Cairn Group, building services experts Northern Bear PLC, Sheffield-based engineering solutions supplier L. B. Foster, innovative game designers Steamforged Games, based in Manchester, and Indian power generation manufacturing company, Sudhir Power.

Paul Hughes, Partner and Head of Corporate, credits everyone in the firm for their hard work over the last two years.

"It goes without saying that the strong position we find ourselves now

in is a testament to the resilience and dedication of our whole team," he said.

"The pandemic certainly produced its fair share of unique challenges, so it is fantastic to have recorded such a high deal value despite it being a very tumultuous time for businesses across the country.

"We are delighted to have welcomed new Partners and created senior positions to support the expansion of the firm and we have big ambitions to continue this period of growth into the next five years."

Mincoffs Solicitors has provided expert legal services and advice across the North East and beyond for more than 70 years.

The firm's services include corporate, commercial services, real estate, dispute resolution, employment law, licensing and gaming, residential conveyancing, family law and wills, probate and trusts.

For more information about Mincoffs Solicitors visit [www.mincoffs.co.uk](http://www.mincoffs.co.uk)

# Mincoffs

SOLICITORS



# Outdoor dining for every space

With the promise of a warm summer on the horizon, we're dusting off our BBQs and breaking out the outdoor tableware in preparation for one of the season's great joys; alfresco dining.

Whether you're enjoying a burger with friends, sharing a pizza with family, or toasting the summer months with a refreshing cocktail, Dobbies has everything you need to create the ultimate alfresco dining set up in your

garden, regardless of size. Here are some recommendations from Dobbies' Senior Buyer, Lynsey Abbott on how to best make use of your outdoor space this summer.



## Get Cozy

Slow Living from Dobbies Garden Centres featuring the Chester royal sofa set £1999, Fiesta velvet cushion £14.99, Dhadit cushion £19.99, Dhadit throw £29.99

If your lifestyle favours a more relaxed approach to dining, Lynsey recommends opting for a comfortable sofa set with matching table to create a snug spot in your garden.

Lynsey says: "Outdoor sofa sets are incredibly versatile and are perfect for those who want to make the most of indoor-outdoor living.

Bringing the inside out with soft textures, throw pillows and blankets is a great way to create a flow from home to garden and will make your outdoor space feel like a natural extension of your home. Ideal for those who like to entertain, a cozy sofa set is the perfect place to enjoy a drink with friends."

## Cleverly Compact

Contemporary Country from Dobbies Garden Centres featuring Floral Tile Bistro £199, large trug Burgon & Ball £29.99, Slate watering can £29.99, Original 6-in-1 metal raised garden bed - white and monolith £79.99 each.

If you're working with a smaller outdoor area but still want to make the most of the summer nights, Lynsey says a chic bistro set is the perfect choice. Lynsey comments: "If you have a compact garden but still want to enjoy a spot of alfresco dining, a clever fold away bistro set will be your favourite summer accessory. Ideal for sunny morning

coffees, relaxed lunches and late-night dinners under the stars, a handy bistro set will take up just a small amount of space, making it fantastic for city dwellers who want to make the most of their balconies. To add a personal touch, style it with some colourful throw pillows that can be brought inside at night-time."



## Timeless Neutrals

Global Fusion at Dobbies Garden Centres featuring Lisboa teak dining set, £3699

For a classic dining set up that won't go out of style, Lynsey recommends a neutral dining table that can be styled in different ways. Lynsey says: "If you're looking for a dining set up that's suitable for the whole family, you can't go wrong with a classic wooden table and matching chairs. Perfect for family BBQs and

summer celebrations, the classic outdoor dining table is great for larger gardens and can be styled to suit your taste. For a modern look, pair your table with contrasting chairs in a dark tone and style your set with complementing tableware in an on-trend matte charcoal."

To explore Dobbies' full range of outdoor furniture and accessories for Spring Summer 2022, visit [www.dobbies.com](http://www.dobbies.com)

# Trio of industry big hitters join fast-growing media business

**A North East media buying agency has made a hat-trick of appointments to drive its expansion as it looks to double its bookings in 12 months and break into the top 50 UK agencies.**

Sunderland based Smart Media has appointed three seasoned media professionals, Andrew Armstrong, Louise Milbourne and Rosie Adams, to strengthen its in-house team and support its fast-growing client roster.

Andrew, who has held roles at global media agencies including Publicis, Group M and Dentsu Aegis before returning to his native North East and embarking on his own venture in 2017, has joined the ambitious media business which books advertising in the UK and internationally for a host of global brands as Media Director.

Louise has been appointed as Head of Media Operations, and will have both a strategic and client facing role across the business. Implementing new systems and processes to ensure the business is in the best possible position to grow. She joins the firm from a role as Marketing Director at a multi-academy trust in the region, after a career in marketing and planning.

Rosie has joined Smart from media giant Bauer, taking up an Account Director role that will see her focus on building the company's client base, as well as delivering a high level of service to existing clients including JD, Castore, American Golf & STATSports. Rosie has returned to the North East from London to take up the role, and will bring a wealth of experience in account management and strategic advice, having worked with clients including Wickes, Tesco Mobile, Sky, Shell and Direct Line.

The appointments will strengthen the senior team at Smart Media and allow the firm to build on an outstanding trading across 2021, which saw the business more than double revenue. Smart Media is forecasting triple digit growth again across 2022.

Andrew said: "Having worked with Smart when I had my own business, it's been a straightforward transition to join the team and I'm really looking forward to supporting our MD, Mark Clancey, as we grow.

"The business has some fantastic clients and huge growth potential, with a real strength in sport and retail markets with some of the world's best known sportswear brands on our books. I think there is a huge opportunity to build on that success and develop our own in-house team in the process to provide the highest level of support to our clients."

Louise and Andrew will work together to improve and implement systems that will ensure the best possible planning and campaign delivery.

Louise said: "Smart Media is at the start of a very exciting journey and one that I'm extremely proud to be part of. My role will enable us to deliver an even higher standard of service to clients whilst ensuring we are in the best possible position to grow.

My experience of both in-house and client facing roles gives me an excellent understanding of both sides of campaign booking and delivery and will ensure Smart Media clients are given the best support and advice."

The firm - which also works with Puma, Go Outdoors, Hays Travel & Mola TV - appointed Rosie in June to complement the skills of Andrew and Louise and deliver strategic oversight of client accounts.

Rosie said: "I am thrilled to be back in the North East and working for a company that is growing at such a rapid

speed. I am looking forward to working across all media with an opportunity to grow our client portfolio. The growth has been phenomenal at Smart Media and I am excited to be able to play a role in its ongoing development."

The appointments follow the news that Smart Media is building upon its experience within Europe by expanding into the US, supporting customers to roll out high impact international campaigns. It's an area Andrew, and the business' MD Mark Clancey believe they can build on.

Smart Media MD, Mark Clancey said: "Our new appointments bring a wealth of experience and we're delighted to add them to the team. This will put us in the best possible position to cement the growth we have achieved and strengthen further the operational side of our business."

"We have achieved phenomenal success in a relatively short period of time, and we will build on that with Andrew, Louise and Rosie in place. We can see huge opportunities in both the UK, America and Europe. Our aim is to build on our solid foundations ensuring that we are growing our in-house capability and the clients we already support continue to enjoy a brilliant level of service.

We're confident that within the next few years, our group bookings will exceed £10m, making us a major player for media buying. As part of the leadership team of Smart Media, I have no doubt these new additions will play a key role in helping us achieve this."

Smart Media is one of five companies that are part of Smart Media Group, which was founded in 2019.

Connected by a commitment to support clients with insight-led solutions and a customer-focused approach, the group also includes Smart Outdoor, which boasts a network of digital screens across the North of England and Scotland; Smart Vision, providing digital screens for hire for events; telecommunications business, Smart Communications, and sister company Smart D4 National Network, that integrates high-impact digital screens into sanitisation stations that are now being rolled out across the country. The wider group of businesses is also on an upward trajectory, having recently taken additional space at Rainton Bridge to accommodate its rapidly expanding team.

Despite having only been trading for three years, Smart Media Group already has an impressive headcount of 30 who together are way ahead of the targets they initially set at the beginning of 2022. With the new additions to the media team, united approach, and desire to grow the future looks very bright for Smart Media Group.

[www.smartmediabuying.co.uk](http://www.smartmediabuying.co.uk)

EST  1878



## DESIGNER FLOORING

**LUXURY  
CARPETS &  
FLOORING  
AT AMAZING  
PRICES**

amtico

WOODPECKER  
NATURALLY INSPIRED FLOORING

CORMAR  
CARPET CO

CRUCIAL TRADING  
Where Inspiration Begins

  
HUGH MACKAY  
carpets

**THE NORTH EAST'S LARGEST  
PREMIUM FLOORING SHOWROOM**

EXCLUSIVE  
**amtico**  
SPECIALIST  
PARTNER

**CALL TODAY - 0191 271 6576  
UNIT 8A - AIRPORT IND EST - KINGSTON PARK**

SHOWROOM ALSO AT KARPET MILLS HEXHAM

[www.yourdesignerflooring.co.uk](http://www.yourdesignerflooring.co.uk)



 **Belvedere**  
RESIDENTIAL & COMMERCIAL SERVICES

- > Bespoke Cleaning
- > Commercial Cleaning
- > Residential Cleaning
- > Deep Cleaning
- > After Builder Cleans
- > Hours to Suit Clients
- > All Staff CRB Checked
- > Virus Control and Prevention
- > Weekly, Fortnightly and One Off

Proud to support some of the region's leading organisations

- Malhotra Group PLC
- Aston Martin, Silverlink
- Fentimans Ltd
- Callerton Kitchens
- AMB Packaging, Team Valley
- SIE Industrial Services Ltd
- G K C Interiors Gateshead
- Metnor Construction Ltd
- Meldrum Construction Ltd
- Cussins Homes
- Tolent Construction
- Fat Hippo Restaurants
- Bradley Hall Chartered Surveyors and Estate Agents
- PCN
- Protec Plastics

Any many more commercial, residential and after build clients.

 Please contact  
**07947453398** [info@belvedereservices.co.uk](mailto:info@belvedereservices.co.uk)

EXCLUSIVE

# Business leaders react to review of 'confused' Grey Street plans



Newcastle's key business leaders have voiced their opinions on the recent announcement from new head of Newcastle City Council, Nick Kemp, to review of plans to pedestrianise Grey Street.

It has recently been revealed that Newcastle Council Leader Nick Kemp is planning a revisit the proposed pedestrianisation of Newcastle's most iconic street, as part of a promised reset at the civic centre – admitting that the changes “don't add to the attractiveness of the street.”

A series of temporary measures were installed to take space away from vehicles and to allow more room for pedestrians, cyclists, and pavement cafes in a bid to allegedly promote 'café culture' in the city. The initial plans were to create the total pedestrianisation, the centrepiece of a £50m transformation of the city centre.

The new head of the council has announced his intentions to review the “confused” redesign of the city's most beautiful street following major changes to area in recent years. Councillor Kemp recently told the Local Democracy Reporting Service: “It has historically, until very recently, always been recognised as one of the most beautiful and attractive streets in Britain. Sadly, you could not say that now.”

“I would like a review of Grey Street. Whatever we do needs to be something that adds intrinsically to the value of Grey Street.” Newcastle's business leaders have spoken exclusively to Portfolio North on their thoughts towards the announcement;

Neil Hart, group managing director of Bradley Hall Chartered Surveyors and Estate Agents commented; “The announcements for reviews to Grey Street will be extremely welcomed by business owners and operators in Newcastle City Centre as improvements certainly need to be made. The changes made within the last couple of years have created a thoughtless, poorly executed half-job leaving one of our city centre's most iconic and important streets as a shambles.

“It has been a topic of conversation and frustration for many and we all have our views. My opinion is that one way traffic seems to have worked and widening the pavements is fine, but side by side car parking needs to be reinstalled on the east side of Grey Street. This will satisfy most people which use grey street and surrounding areas for business, retail, leisure and pedestrians whilst also maintaining a valuable revenue stream for Newcastle City Council.”

Ollie Vaulkhard of Vaulkhard Group, operators of multiple hospitality venues across the North East including Bar Luga and Blake's on Grey Street, said: “Described as the jewel in the crown of our city, an architectural gem and more recently a poorly delivered eyesore.

“Best intentions and covid reactions along with some funding from central government led to a knee jerk semi pedestrianisation of this wonderful street in 2020 and since then we have seen the pretty pictures of the new scheme develop, but the physical environment has deteriorated.

“Bent and rusty posts, patched tarmac, chaos as delivery vehicles clash with buses and the poor private motorist is left in no-man's land. This is the reality of Grey Street in 2022. It's certainly not the continental style dream that was originally sold to us and envisaged by those making the decisions for change.

“Getting this great street right for all users will never be an easy task. But to make changes surely problems must be identified and ways to make them better found. Don't follow a pre-determined path and confirmation bias. I would personally argue that it worked well in 2019, others would disagree but I suspect few would support the current state of affairs, where we have pleased no one and detracted from all. “I welcome the chance for this to be



revisited and hope that our generation can evolve this glorious street into something that will be loved in decades to come.”

Stephen Patterson, chief executive at NE1 said; “Through extensive consultation with businesses and the city council, there is a strong and clear consensus that the current streetscape is woefully inadequate and does nothing to compliment or celebrate the world-class architecture. Whilst there is a diversity of opinion, most notably on the controversial issue of parking, it's fair to say the vast majority of businesses want to see a vision for the street that reflects the iconic architecture, and the place Grey Street will have in the city five years from now and beyond.

“15,000 additional workers housed within the Pilgrim Street development and over £850m of investment in the Quayside underline the importance of getting this right. Grey Street is world-class, it is right that we celebrate it as a

jewel in the city's crown, and it deserves a world-class streetscape. I hope that the city seizes this moment to deliver a street we can all be proud of, and one that stands the test of time.”

Neil McMillan, Developing Consensus member and managing director of iMpeC Developments commented; “A re-think is welcome on Grey Street, but the plan must deliver an attractive high quality environment for visitors while crucially providing the appropriate access and functionality that the businesses on Grey Street need. The speed of implementation of the revised plans is also critical. I believe strongly that our region should lead the way in making the right decisions and then implementing them quickly, that is what our businesses need to give them confidence in their own investment planning.”

Andrew Wilson, managing partner at UNW, a professional services firm based in Newcastle City Centre which employs in the region of 150

people, said; “Grey Street is critical to Newcastle City Centre in many different respects therefore reviewing the plans to ensure they are most likely to result in the best possible outcome has to be a good thing.

“Broad consideration of the impact the changes will have on city centre accessibility and parking needs to be taken into account not just in the context of the leisure and retail outlets in this part of the city but also in relation to the broader business community. Making it an attractive area for the night time economy and for tourists is clearly important, but the importance to the city of everyday users should not be over looked. Offices need to be accessible with relative ease otherwise businesses will leave the city centre and that will have a detrimental impact all around.”

[www.portfolionorth.co.uk](http://www.portfolionorth.co.uk)



**When many businesses would have followed the trend to relocate, it's refreshing to see that West Barn Co, the company behind the global phenomenon, has avoided the lure of LA and instead stayed heavily rooted in the North East.**

Used on the brows of top A-listers from Beyonce to Billie Eilish, Soap Brows hit the beauty scene in 2016 with phenomenal organic growth to become a bestselling beauty staple.

Co-founder, Kimberley Cattin had been working as a make-up artist on tv/ film and fashion sets when she spotted a gap in the market for a soap-based beauty product to keep eyebrows in place, prompting the launch of the company, West Barn Co, with her mother and co-founder, Donna McCann-Turner.

Kimberley Cattin, Chief Executive Officer, West Barn Co. said: "So many people think we are from LA! A lot of our customers are from the USA and we have a lot of clients who are LA make-up artists. I travelled a lot when I was a make-up artist, particularly around the UK, and bigger cities like London and Manchester are usually the go-to hub to be based when you are in the makeup industry. But there is so much talent in the North East and we knew we wanted to be based here. We created an innovative product, and we've shown it can be done successfully while maintaining our base in the region."

Outsiders may raise a brow of surprise that this global beauty brand is manufactured and dispatched from a small northern city in the UK, but one step into the newly refurbished 11,000sqft head office in County Durham and you can see how this brand has escalated on the beauty scene. The slick, fresh and vibrant energy is infectious, with the talented and dynamic team of 27 behind the scenes ensuring the brand presence and distribution globally to over 60 countries.

With over 15 years' experience as a professional make-up artist, Kimberley is immensely well-travelled around the globe, but when it came to setting up a HQ for the growing business there was no place Kimberley would rather be than in her home region.

Kimberley added: "I think there is so much potential in the North East and we received some great support during our journey from the Chamber of Commerce, DIT and RTC's Scale Up programme. We were also fortunate to have some great mentors who saw the passion in the business, and we were able to learn from their expertise."

BY CLAIRE PICKERSGILL

# A highbrow business

**Best-selling beauty sensation Soap Brows, a staple with the most influential make-up artists around the world, radiates LA vibes with its A-lister endorsements.**



There was also the scope to learn from their mistakes as they'd been there and done it, it's so important to learn from others and absorb as much information and expertise as you can when you're on your business journey."

Although a huge product in the USA and the Middle East and stocked in high-end outlets such as Harrods, Liberty London and Urban Outfitters, the importance of playing homage to their northern roots is very evident in their everyday operations, with the product colour range named with regional references of Coal, Sand, Brew and Clay.

The company's heart for the North East is clearly as heavy and vast as the tree (yes a real tree) which they had shipped on site as part of their luxurious refurb, standing dominant in the centre of the site in the quirky chill-out area complete with swings. It's the



ultimate design statement and coming in at half a tonne in weight, like the company it is there to stay.

A strong family dynamic weighs heavily on the company with a host of family members involved in key roles including Kimberley's twin sister Kirsty McCann, who is Events and PR Manager through to other family members involved in Creative Design, Packaging and Distribution.

Kimberley added: "When you own your own business, you do eat, sleep, breath the business, so the business can creep into homelife, but we do try and set boundaries between work and family life. I'm much stricter with my sister as we are best friends, and

we have the same friendship group so we make sure there is no work chatter when we are out, but I'm not always as strict on this with Donna (Mum)!"

Although it is a strong family affair at West Barn Co. it is clear that the dynamic links intrinsically with the non-family members of the team, creating a strong and innovative culture.

Kimberley added: "The team is very much one big family (related or not), and we need to ensure that anyone we recruit is a good fit within not just their own team, but also across the company. This has been key to creating the empowering culture that we have across West Barn Co. and has strengthened our growth substantially."

With an array of brow and skin prep products now in their impressive portfolio, there was an extra buzz in the air when we visited as the team were in the swings of final preparations for an innovative new 'top secret' product, which is due to hit the beauty market at the end of June 2022. Our lips are sealed but this new addition is set to complete the brow collection - and given the organic high-profile endorsements for the brand to date it looks like another hit is brewing.

Kimberley said: "We have some amazing new products coming out over the following months, they're really innovative. The line will have a 'full face' of make-up feel with all the products needed and a no make-up, make up vibe. It's all about dewy, fresh skin and enhancing your individuality, your natural beauty. We're really going inside out on the make-up, it's really exciting!"

Alongside the high-profile product range, the company is now also creating waves in the aesthetic beauty market with their newly launched WBCo. Clinic, which is nestled next door to the luxury HQ. Exceptional growth is in the pipeline for this newest diversification, and it is a source of huge excitement for Kimberley who had previously qualified and worked as a nurse.

Kimberley said: "I'm really passionate about the next phase of growth and the development of the business and WBCo. Clinic is a project which is very close to my heart. I loved my nursing degree and work, but at the time the new business was growing so I needed to step away from nursing as I really believed in the business. The plan had always been to do aesthetics, and with the new clinic I'm able to interject the knowledge from nursing combined with our products. To get our products into professional hands is incredibly unique and in the medical arena our unique and holistic approach to patient consultation through our 6-step process is a really innovative approach and turning heads."

**“ The team is very much one big family. This has been key to creating the empowering culture that we have across West Barn Co. and has strengthened our growth substantially. ”**



Their holistic approach helps to uncover clients' skin aspirations and goals, using a range of professional treatments to boost confidence and overall feeling of wellness, carrying forward the mission of empowering natural beauty and individuality. In essence, clients will have the opportunity to sign up to a yearly plan to support them to work towards wellness goals with treatments matched and complementing each intrinsically to ensure the best and most cost-effective results. From HIFU targeted treatments through to beautifEYE treatments, a menu of treatments are on hand to help clients become the most confident version of themselves. 2022 will also see the roll out of the WBCo. Clinic concept launched in other clinics and salons across the UK through a franchise model, with talks with the USA reps advancing quickly. This will run alongside the launch of the renowned WBCo. Signature Facial hitting notable spas imminently.

As a further growth trajectory gets set to build momentum and the mammoth amount that has been achieved to date at West Barn Co. Kimberley reflected on her standout moments to date.

Kimberley said: "It's hard to pinpoint an exact moment. The celebrity and influencer endorsements have been amazing, but for me when we get validation from industry professionals and previous peers that really is wonderful when they tag us and it's in their makeup bag!"

I must also say I was a bit overwhelmed when Beyonce's makeup artist had used it on her, that was an OMG moment. But the moment that really hit me was when I was in my favourite shop, Liberty London and it was stocked there right in front of me, that was a really nice surreal moment."

West Barn Co. is already one of the region's most exciting and innovative businesses with their vibrant and innovative approach to product development and expansion. They

are most definitely one to watch for future global growth and we are sure the team will be raising brows for many years to become one of the flagship success stories for North East businesses.

[www.westbarnco.com](http://www.westbarnco.com)  
[www.wbcoclinic.com](http://www.wbcoclinic.com)



# Research that makes sense. Marketing that makes a difference

WORDS BY PORTFOLIO NORTH EDITOR, CASSIE MOYSE

**Assumptions can be dangerous. Have you ever based a thought, theory or planned out a work project on guesswork for your assumptions to have been incorrect – leading you down the wrong path? Or not quite hit the mark with a project and wondered why.**

Knowledge and insight provides context, the opportunity to develop strategy and the ability to create a tangible, measurable and successful outcome to any piece of work. From marketing projects to planning applications to developing a business strategy – having a clear understanding of the perceptions surrounding the marketplace or a certain project will provide the foundations of a successful campaign, document or venture.

Valuable qualitative and quantitative data with in-depth analysis and commentary can now be more beneficial than ever. Following a global pandemic which had disastrous implications for many businesses, budgets are being monitored closely, many organisations have lost staff and resources, all while the threat of a recession looms over our economy. Having these guidelines minimises room for mistakes, ensuring time and resources are well spent on creating whatever it is your business needs to yield the best results.

This is exactly what MMC Research & Marketing, Sunderland based specialist market research and strategy agency, offers its clients - the ability to create communications on an empathetic, emotional and highly effective level. At the top of its website homepage are two lines which perfectly sum up its purpose – "Research that makes sense. Marketing that makes a difference." The team promises to "find out what your audiences are thinking, what it means, and what to do about it by providing clear insights through intelligent research so you can make informed decisions to shape your future." And that is exactly what they deliver.

MMC Research and Marketing was founded in 2015 by Natasha McDonough and has become a highly reputable market research and strategic

marketing agency known for high quality, transforming work.

Its group of senior and highly experienced experts have worked across in-depth local authority projects to help engage communities, through to helping to grow fast-paced global software companies and supported publications such as ours to understand their readers by fusing market research intelligence with commercial acumen.

Natasha McDonough, the company's Founder and Managing Director, has lived and worked in some of the most infamous cities in the world, London, Sydney and Los Angeles. She settled in Sunderland after meeting her now husband in London when she was visiting home. Natasha now also proudly chairs the Sunderland committee of the North East England Chamber of Commerce, and is part of a business group which collaborates on supporting the city's ambitious development plans.

Natasha's experience and true passion for business and the local economy has created an organisation which truly cares for its clients and the local community. Her involvement with local business support groups showcases that perfectly. The team takes a fully comprehensive approach to research; conducting surveys, in depth interviews, one-to-one fact finds and focus groups. They find that different themes emerge in different circumstances or when speaking to different people.

The results and analysis created by the team can influence systems and processes as well as communications and marketing; creating a direction towards beneficial business development, the right relationships to build and collaborations to strike up for a business. The information provided from the research then helps an organisation to understand what their strengths and

weaknesses are, and which opinions to influence and challenge to create the desired results.

Powered by its substantial experience in supporting local authorities and related projects, MMC is now hoping to support the vast development projects which are planned for our local cities and towns by helping those who are creating planning applications to understand the perceptions of our local communities. By gaining a knowledge of local opinions on the areas surrounding their home, it is possible to understand in advance what the objections to planning applications may be. When plans are submitted to a local committee, the local constituents usually influence what their assigned councillors think of the proposed development, some of which could be misguided or untrue. If a clear communications strategy can be implemented beforehand, this may create a more efficient planning process with no objections or refusals, supporting the efficient execution of many exciting redevelopments across our region.

Not only has Natasha and the team created an outstanding service for clients, but also a fantastic working culture too. Since its inception seven years ago, Natasha has promoted a flexible and family-focussed approach for all of the team - prioritising the wellbeing of everyone who is part of MMC. The team is also supported with their mental health and during the pandemic staff were provided with counselling vouchers, supporting a happy and healthy lifestyle – which is part of the reason why the company made it into the top 50 places to work in the North East.

For more information on MMC please visit [mmc.agency](http://mmc.agency)

Planning for you and your family's future welfare is the kind of wealth management we do. Whether it is in helping you get a new home or giving you advice on the right kind of investments. Or planning for your retirement and managing your pension pots.

Money is just a tool. We're here to help you use it more efficiently.

**Give us a call on 0191 511 1090**

46 FREDERICK STREET, SUNDERLAND SR1 1NF



STEPHEN HOPE  
WEALTH MANAGEMENT

[www.stephenhopewealthmanagement.com](http://www.stephenhopewealthmanagement.com)

PARTNER PRACTICE OF



ST. JAMES'S PLACE  
WEALTH MANAGEMENT

Having riches  
is not wealth.

This is.

The Partner Practice is an Appointed Representative of and represents only St. James's Place Wealth Management plc (which is authorised and regulated by the Financial Conduct Authority) for the purpose of advising solely on the group's wealth management products and services, more details of which are set out on the group's website ([www.sjp.co.uk/products](http://www.sjp.co.uk/products)). The 'St. James's Place Partnership' and the titles 'Partner' and 'Partner Practice' are marketing terms used to describe St. James's Place representatives.

# Commercial Property

The best commercial property news  
and opportunities across the North

# Planning permission granted for residential development after other unsuccessful bids

**A planning application has been granted for the development of six sustainable rural homes in Northumberland after a series of past planning applications were turned down over heritage concerns.**

BH Planning and Design has secured planning permission for the development of six residential properties set within the grounds of the Grade II listed Blue House Farm on the western edge of Bedlington.

Set in open countryside beyond the settlement boundary of Bedlington, this site has acquired previous attention and planning applications, yet all have been rejected due to concerns over maintaining the cultural heritage of the site.

The planning history of the site includes refusal for 11 two storey houses to the north and west of Blue House Farm, and an appeal for the same proposal was dismissed on the basis that it would not be in keeping with the setting and features of the historic farmhouse.

However, the recent application from BH Planning and Design has been backed by Northumberland County Council after the plans were deemed to be 'sensitive to the heritage of the site' by 'reflecting the agricultural origins of the site'.

Planning director, Mark Ketley, who led the successful planning application said: "We are overjoyed to have been given the green light on this project after others have tried and been met with opposition.

"I believe that we achieved success as a result of offering a sensitive design approach to the site location and its heritage significance, and by being sustainable when considering the planning approach.

"The new homes were designed by Edable Architecture and are based on typical Northumberland farmstead typologies. With a mix of traditional and contemporary materials such as stone walls, slate roofs, zinc and timber cladding, and the incorporation of low stone walls throughout the development, upon completion the site will offer an authentic feel of rural Northumberland."

According to Solstice Heritage, who prepared the heritage statement for the application, the development is considered to have a "neutral effect on the significance of the adjacent designated asset" and, as such, meets the objectives of 'sustainable development' defined in the National Planning Policy Framework.

Joanne Wood, senior planner at BH Planning and Design said: "As the design of this scheme has been carefully considered and has involved input from Solstice Heritage, the development has sought to limit the impact it has on the setting and significance of the listed building on the site whilst also ensuring appropriate design in terms of massing, materials, and form.

"Due to this we are thrilled to have been granted planning permission on this project, on a site that has clearly been a stumbling block for others over many years."

[bhplanninganddesign.co.uk](http://bhplanninganddesign.co.uk)



# North East 'best placed to benefit' as home working numbers slide

A rise in the number of hybrid workers could provide a major boost to the North East commercial property market, according to a leading property agent.



The latest figures from the Office for National Statistics (ONS) has revealed that the number of UK workers embracing hybrid working almost doubled from February to May, while the number of people working from home has more than halved.

The research also found that 84% of those who switched to home working due to the coronavirus pandemic now plan to move to hybrid working full-time.

And this change in working habits appears to have already had a positive impact on the region's commercial property market, according to one of the region's leading full-service property agents.

Bradley Hall saw commercial deals more than double in the five months up until May when compared to the same period last year and the agency is confident that the resurgence of the office will provide a major boost to the region's property market.

Neil Hart, group managing director at Bradley Hall, said: "We have seen a clear increase in demand for workspace in the region over recent months and this latest

research around hybrid working can only be a positive indicator of what lies ahead for the region's property market.

"To see more and more people returning to offices is a clear sign that the future of work will not be remote, but will instead be a hybrid mix of office and home working, with the majority of employees spitting their time between home and the office, and the North East is more than ready to welcome businesses looking to embrace the new way of working.

"Whether it's city centre offices in Durham, Newcastle or Sunderland or out-of-town business parks in Alnwick or Team Valley, there are so many fantastic developments that have either recently hit the market or are due to be unveiled over the coming months, that it is no surprise so many businesses are now turning their attention to the North East."

Hybrid working has risen to prominence post-pandemic and is a type of flexible working where employees are granted the freedom to split their time between the workplace and remote working.

"The North East is the ideal place for businesses looking to invest in commercial property," Hart added. "The cost of commercial space is lower here than many other areas of the country meaning companies can significantly save on their overheads.

"There are also great benefits for staff here in the North East too, meaning companies can benefit from a happier and more productive workforce. The region has a lower cost of living than many other areas of the country; house prices are the lowest in the country and commutes are much cheaper too.

"Add to that the incredible countryside, abundance of green space and our numerous blue-flag beaches and there really isn't anywhere else where employees can enjoy such a high quality of life."

For more information on Bradley Hall, visit: [www.bradleyhall.co.uk](http://www.bradleyhall.co.uk) or follow [www.linkedin.com/company/bradley-hall/](https://www.linkedin.com/company/bradley-hall/)



# More than just a workspace

# More than just a connection

**In a time where private home connectivity has never been better with the launch of super-fast fibre broadband and 5G to the average household, many companies were surprised to find that their workforce was able to remain effective even while being confined to their own home.**

The adoption of hosted phone systems and cloud-based computer systems has allowed work to be facilitated remotely with ease and even for a prolonged period. Employees found many advantages working from home, such as not having to sit in the busy commute each day, parking or public transport costs, however, this new way of working does not suit everyone.

Working from home has also been reported to have had a negative impact on mental health, with some left feeling isolated, experiencing greater emotional exhaustion and left with cognitive stress - as reported by BMC Public Health.

Businesses have experienced difficulties training new starters from home. Productivity has also declined with the reduction in office based collaboration with employees missing out on an environment which encourages solutions and creativity - all aspects which are invaluable to businesses.

Business needs are changing resulting in higher demand for hybrid office space. More companies accept there will be a demand for mixed home/office working, resulting in smaller offices and increased demand for managed offices offering collaborative and dynamic workspace.

This reduces overheads since a smaller workspace is required. Post pandemic we are now experiencing new challenges created by the increase in utilities and fuel costs to both individuals and businesses. The Floe business centre therefore helps shield businesses from increasing utility charges since the membership is a fixed cost per user.

Businesses are looking for more dynamic and creative work environments with good connectivity to stay competitive in the employment market while attracting and retaining talent.

Although home connectivity has never been better this isn't always true in the office environment.

Demand is high for quality coworking spaces across the region. More businesses are looking at coworking spaces as an alternative to traditional offices and there is a lack of flexible and engaging spaces in the North of England.

Floe is a new flexible workspace which has recently opened in Newcastle upon Tyne's city centre. Floe has developed partnerships with The North East Chamber of Commerce, Buxton Group, Barclays Eagle Labs, Tuspark UK and Startup Grind. The newly refurbished offices provide day passes from £20 +VAT, hot desk memberships, dedicated desk memberships, meeting rooms, mailing address and private offices.

Floe was founded by local entrepreneurs Hamish Rutherford, Philip Gifford and Gary Simmons, who joined together to provide high quality space for local SME's.

Fuse, which provides data services for Floe, specialises in providing data connectivity and related services to commercial multi occupancy business centres. Fuse provides a fully managed solution on behalf of the landlord or business centre management team providing a comprehensive package of Wi-Fi and data services for the tenants.

When Fuse first met with Floe it was clear that they were going to have to come up with a data connectivity solution which would be able to adapt and flex with the progressive and highly adaptive workspace which Floe was trying to create. Stepping away from the traditional format of tenants organising their own data services and moving more towards treating data connectivity like an essential service provided by the landlord just like gas and electric.

Hamish is a passionate advocate of co-working spaces. He said; "Floe offers large desks, great connectivity and workspaces to be creative, collaborate and innovate as well as areas dedicated to quiet areas. Connectivity is something which was a huge priority for us, which is why we partnered with local experts."

Floe is an accredited Wiredscore specialist providing consultancy services for large multi-tenant buildings throughout the UK. They combine the expertise of both their property and telecommunications teams to evaluate the connectivity grading of commercial office space.

Hamish said; "Floe provides flexible workspace starting with member rates as low as £20 +VAT per day with as much coffee or tea as you need included. Technology is an important part of our service offering, customers sign up and use an app to manage their membership, I needed the right supplier to work with who could provide the connectivity we need and more importantly, a partner who gets

us, understands our needs, is agile and can work with us as we expand to more locations in the north of England. This is why Fuse Media is the perfect partner for us, they have worked closely with us from the beginning and couldn't be happier with them, they have provided us with a blueprint service that we can roll out to other flexible workspace locations.

"Fuse is there to provide expert advice to ourselves and our tenants. We are responsible for the organisation of many logistical aspects within the building. Having the technical expertise and advice from Fuse means our clients don't have to worry about the technical and general admin which comes with owning or occupying your own office."

Justin Smith, associate director at Fuse said: "It has been fantastic to work with such a forward-thinking organisation which is providing high quality and effective solutions for local businesses. These solutions are also providing opportunities for effective workspace which support the success of local businesses, their future growth, subsequent jobs and ultimately our local economic performance."

"We are proud to support Floe with our services. Fuse is a one stop shop which provides much more than a high quality reliable Internet service. It's not just about connection, it's not just about speed. It's about security, expertise backed up by excellent service."

"Business connectivity has never had to be more versatile and adaptive. This is where Fuse was able to utilise its experience and expertise to develop a bespoke solution for Floe, helping to facilitate its ambitions and provide it's tenants with high grade secure business connectivity."

"We look forward to continuing our work with Floe which will see us support many businesses assisting with expansion into new locations in Carlisle, Teesside, Durham and Darlington."

[www.fusemediagroup.co.uk](http://www.fusemediagroup.co.uk)

[www.thefloe.co.uk](http://www.thefloe.co.uk)



# Investors flock to Leeds for commercial property

Leeds is establishing itself as one of the country's main business hubs and is widely considered to be one of the best places to invest in property, with demand for commercial premises continuing to grow and vacant grade A office space at sub 3%.

The city's positive trajectory shows no sign of slowing with an expected 9% GVA growth over the next five years. This is reinforced by employment numbers in the city that are already above pre-pandemic levels and office-based employment is projected to increase by 5% over the next five years.

With such a buzz about the city, it is easy to see why investor confidence is so high and why commercial property is being snapped up so quickly. The city's economy grew by 34% during the last decade with a forecast of 21% growth over the next ten years.

Bradley Hall Chartered Surveyors and Estate Agents launched its Yorkshire office - with a base in Leeds - two years ago, as part of its Northern expansion plan. The firm charted 175% growth in this arm of the business at the end of the last financial year, through its commercial services including valuation services, lease renewals, rent reviews, commercial agency and land, development and new homes.

Data from Savills showed that Q1 2022 in Leeds saw a promising increase in commercial deals - not just in comparison to 2021 but also compared to the previous five years. The analysis showed that completed deals for Q1 were 33% above the five-year average.

And latest figures from the Office for National Statistics have revealed that the number of people embracing hybrid working almost doubled from February to May, while the number of people working from home has more than halved. The research also found that 84% of those who had to switch to home working due to the coronavirus pandemic now plan to move to hybrid working full-time, reiterating that office space continues to be an important commodity.

Prioritising employee wellbeing as well as recruiting and retaining talent has become a clear post-pandemic strategy for a lot of businesses. Offices which reflect these approaches are often much more spacious and incorporate a variety of flexible workspaces like breakout areas, 'quiet' spaces, meeting and video meeting rooms.

And in Leeds there has been clear demand for high quality commercial space with 17% increase in the number

of completed Grade A lettings in Q1 this year compared to the same period in 2021, this is highlighted by Lupton Fawcett's 11,500 sq ft acquisition at 2 The Embankment. Grade A supply decreased by 23% to 305,000 sq ft at quarter end. This is indicative of the continued resilience of Grade A demand and the 'flight to quality' that is present within the market. As a result, Grade A supply remains extremely limited, particularly for prime space in Leeds city centre.

There appears to be a decline in the 'lure of London' and a change in attitude among many organisations moving away from needing a London office. Many business leaders are putting more store in quality of life, which can definitely be enjoyed in Yorkshire.

The Business & Consumer services sector was the most active sector in Q1 2022, accounting for 25% of overall take-up. The largest transaction in the sector was the 8,750 sq ft Grade A letting to recruitment agency Charlton Morris at 34 Boar Lane. The TMT and Serviced Office sectors also started 2022 strongly, each accounting for 15% of the overall take-up. Serviced office operator 2Work's 14,000 sq ft acquisition at Bank House was the second-largest letting of the quarter.

As well as office space, Leeds has cultivated considerable growth and interest though other avenues of commercial development. The city has a growing 'knowledge' sector, supported by the Innovation District, focussed around its leading academic and teaching institutions including the University of Leeds, Leeds Beckett University, Leeds Teaching Hospital Trust and Leeds Arts University.

Leeds train station is also undergoing significant improvement work that will positively impact workers and commuters.

Bradley Hall has been in the North East for 34 years. Since it branched out into Yorkshire in 2020 the company has taken on eight staff in its Leeds office and has plans to create multiple other job opportunities within the next year to meet growing demand in the area.

[www.bradleyhall.co.uk](http://www.bradleyhall.co.uk)



## Retail/Food Units to Let **STACK, Seaburn**

### RENT ON APPLICATION

- 20ft and 40ft containers
- Within a fantastic development
- Prominent coastal location
- Suitable for food and retail operators

Sunderland  
0191 563 4242  
sunderland@bradleyhall.co.uk



## Office Space to Let **Loft 2 Bealim House**

### Rental from £12,000 per annum

- Total size of 89.5m<sup>2</sup> (923ft<sup>2</sup>)
- Prominent city centre location
- Popular business location
- May be suitable for a variety of uses
- Awaiting EPC

Newcastle  
0191 232 8080  
newcastle@bradleyhall.co.uk



## Industrial Unit to Let from 3,600ft<sup>2</sup> to 24,608ft<sup>2</sup> **Unit 5, Coopies Lane Industrial Estate, Morpeth**

### PRICE ON APPLICATION

- Total size of 2,286m<sup>2</sup> (24,608ft<sup>2</sup>)
- Situated within a popular business location
- Good parking and yard space
- Easily accessible by A1 and A197
- May be available in part from 3,600ft<sup>2</sup>
- EPC Rating C67

Alnwick  
01665 605 605  
alnwick@bradleyhall.co.uk



## Office Premise for Sale **Waterloo Road, Washington**

### Offers in the region of £800,000

- Net internal area 957.3m<sup>2</sup> (10,304ft<sup>2</sup>)
- Large lot size parking
- Modern interior throughout
- Potential for multiple occupancy
- EPC Rating C63

Durham  
0191 383 9999  
durham@bradleyhall.co.uk



# Who does the deals?

## Bradley Hall has revealed that the value of its sales, lettings and acquisitions reached over £160,000,000 in one year leading up to May 2022.

The news comes as the firm continues in its mission to support changes to the North's built environment, making it a consistently better place to live, work and socialise. The full-service property agency works closely with key organisations and people to encourage local economic activity and support businesses and communities with a full-service approach to residential and commercial property in the ever-evolving built environment

of the North. Bradley Hall's problem solving and innovative approach to property opportunities aims to create and protect thousands of direct, indirect and induced job opportunities across the region and beyond. Its mixture of office, industrial, licensed and leisure, retail, development and investment deals including a range of significant projects including;



### The Inn Collection Group, St George Hotel, Harrogate

Growing pub company The Inn Collection Group has expanded its estate in Yorkshire with the purchase of the 90-room Hotel St George in Harrogate. Outside Yorkshire, the pub group's estate includes sites in Northumberland, the Lake District, County Durham, Tyne and Wear and Lancashire. Bradley Hall's group managing director, Neil Hart, advised on acquisition due diligence.

### Lionheart Enterprise Park

The firm's commercial property team acted on behalf of William Hackett Holdings Ltd to sell plots six and eight Oak Drive, Lionheart Enterprise Park to William Fishwick & Son. The Enterprise Park was sold with the benefit of the existing occupational leases and the deal was secured for over £3 million.

### Seaton Vale, Ashington

Bradley Hall acted on behalf of Persimmon Homes on the sale of 26 affordable homes in Ashington to housing association Thirteen Group. Its commercial property team also sold Persimmon a scheme for up to 200 homes in Amble, which will create much needed family homes for local people in the area.

### The Inn Collection Group, The Glenridding

The takeover of The Glenridding Hotel in Ullswater takes The Inn Collection Group's growing Lake District portfolio to nine sites, and its overall site count to 28 at the time of purchase Neil continued to act on behalf of the The Inn Collection Group throughout the acquisition process.



### Merrington Industrial Estate, Durham

The Newcastle office worked closely with its client Northumberland Estates to add value to the property before it was acquired by the purchaser. Merrington Industrial Estate in Spennymoor, County Durham was purchased by a North East entrepreneur for £8,000,000.

The site comprises ten units, all of which are currently occupied by tenants. Bradley Hall's property management department will also be managing the industrial estate on behalf of Merrington Lane.

### Bridge Tavern, Newcastle

The Bridge Tavern owned by Greenan Blueeye Ltd was sold to The Hanro Group and Bradley Hall acted on behalf of the purchaser. The unit was simultaneously let to Vaulkhard Group upon Hanro's acquisition. Vaulkhard Leisure is one of the North East's most successful leisure operators with venues including Castro's, Barluga, Blakes and more recently The Diamond in Ponteland.

### Premier Inn, Alnwick

Northern Commercial Properties (NPC) sold land to Premier Inn Hotels and are now on site constructing a new 80 bedroom hotel on their behalf. The commercial team acted on behalf of NCP in the sale.



### Four Market Place, Morpeth

Four Market Place in Morpeth has been let to Tomahawk Steakhouse for a ten-year lease in a 3,100 sq ft space. The commercial property team acted on behalf of the landlord to secure this deal with Tomahawk as the tenant. Tomahawk Steakhouse has 14 sites currently across the UK with five more to be completed and ready to take bookings by the end of the year.



### Stocksfield / South Acomb

The Newcastle commercial agency team successfully let several units at Stocksfield Business Park and South Acomb Business Park. Stocksfield Hall Business Park is the largest owned by Allendale Estates and boasts an outstanding location within walking distance of Stocksfield train station. South Acomb Business Park has been newly renovated and offers 18 commercial units in total. Stocksfield has two units left while South Acomb is now fully let.



### Claremont House, Newcastle

Claremont House, a bespoke student let scheme in Newcastle, was sold to an investor at a seven figure price. Bradley Hall acted for the vendor throughout the process.

To find your local expert please visit [www.bradleyhall.co.uk](http://www.bradleyhall.co.uk)

# Award-winning quantity surveying firm appoints new director

**Award-winning quantity surveying firm, Consult North, has appointed director Thomas Foster at a time of significant growth for the firm.**

Thomas is appointed as an experienced director and quantity surveyor, adding to his directorship at J. & W. Lowry Limited and his previous experience in working as a senior quantity surveyor, project quantity surveyor and cost consultant.

Thomas joins managing director and company founder Javaad Khalil, who launched Consult North in 2020. The firm has since grown its client base considerably across a number of sectors including residential property, leisure, hospitality and retail whilst gaining multiple awards for projects along the way.

Notably, Consult North has recently worked on the £4.5m regeneration of South Beach Blyth, the creation of the region's only 'yacht shop' by West Nautical in Jesmond and millions of pounds worth of redevelopment across several of The Inn Collection Group sites.

Javaad said: "Tom's vast experience in the commercial and project management of schemes in both London and the North allows him to add real value at the early stages of projects. His relationship-based approach creates a successful foundation to deliver high quality results for our clients.

"He provides strong leadership and

consistently supports project teams to deliver the aims and objectives of projects in a cost and time efficient manner. Skilled at interpreting client and designer's requirements at an early stage, Tom understands the issues that can arise during construction that can impact both the budget and risk profile.

"I am delighted that Tom is joining me to grow the business further and to meet the growing client demand which we are experiencing. His expertise will be incredibly valuable, and I have no doubt we will make a fantastic team as Consult North continues to grow."

Thomas began his career in construction working as a trainee Quantity Surveyor for J. & W. Lowry Ltd a regional main contractor specialising in the elderly residential care and supported living sector with clients such as Hadrian Healthcare.

Following gaining a First-Class Honours degree in Quantity Surveying at Northumbria University, Thomas moved to London as a graduate Quantity Surveyor specialising in the residential sector. He has a broad experience focusing on residential, residential care, commercial and commercial workplace sectors with a number of Clients including Tishman Speyer, Bentall Green Oak, Samsung,

Ballymore, BSKyB, Apple, Derwent London, the British Council, UBS and Exxon Mobil.

Thomas commented: "I'm delighted to be joining Consult North as a director at such an exciting time for the firm. Javaad has done an excellent job of creating and growing the business over the last few years, and I look forward to supporting him in taking it to the next level, to welcoming more clients and to supporting projects across our local and national built environment. As the team grows we will be maintaining our relationships with our existing clients and looking to forge new relationships within the commercial, residential and residential care sectors.

The recent census highlighted the changes in our Nation's demographics, which, coupled with climate change, geopolitical instability and increased likelihood of further pandemics will present new challenges to the built environment. We're here to help our clients manage these challenges, harnessing our skill and expertise and working with designers and contractors to continue to deliver successful and futureproof projects.

For more information please visit [www.consultnorth.co.uk](http://www.consultnorth.co.uk)



# Work Unusual

As the UK returns to work in a post-COVID world, rapid and continuous change has become normality for most organisations, with remote and flexible working transforming the way workforces and businesses now operate.

Although all the remaining pandemic restrictions in England were lifted back in March, millions of workers continue to work from home or have flexible working arrangements, such as three days in the office and two days at home.

Recent research by video conferencing software Zoom, and leading job site Indeed.com, found that some of the north's cities were amongst

the UK's top 'Zoom hotspots', where companies are letting staff work from home most.

The figures analysed by Zoom compared the job postings on Indeed.com that offered candidates the flexibility to work remotely to reveal which areas had the greatest number of hybrid working or working from home vacancies.

| Position | City          | Growth in job postings offering remote work (Feb 2020 to Mar 2022) (Mar 2022) | % of total local jobs market offering remote work |
|----------|---------------|---|---|
| 09       | Manchester    | 291%  | 14.7%   |
| 10       | Leeds         | 289%  | 15.8%   |
| 13       | Middlesbrough | 274%  | 7%  |
| 21       | Newcastle     | 230.5%  | 11.5%   |
| 32       | York          | 198%  | 9.2%  |
| 63       | Sunderland    | 43.2%   | 5%  |



The data from between February 2020 and March 2022, shows these vacancies have more than tripled and also grown at a faster pace than the local jobs market overall - indicating that the rise in remote roles over the last two years has driven up opportunity in each area.

During the pandemic, adoption of video conferencing tools like Microsoft Teams and Zoom by SMEs was higher in the UK than in any other G7 country, and these figures are beginning to show how greater availability of hybrid roles are expanding opportunities in areas outside of London and the Southeast.

Zoom's Head of UK & EMEA North, Phil Perry, said: "The UK has the potential to be a global leader in hybrid working, and Indeed's data shows how greater access to remote roles is already helping to drive growth in overall opportunities all across the country. This underlines the vital role hybrid technologies can play in levelling up the country and getting the conditions right now will help the UK reap long-term economic benefits."

However traditional working practices and the workplace technologies that support them are barriers to effectiveness.

According to a report by the Wales Institute of Social and Economic Research and Data, 28.9% of people surveyed said that they got more done, while 30.2% said that their productivity had fallen while working from home.

Meanwhile, a survey by Microsoft carried out in November and December 2020 found that 30 per cent of workers reported an increase in their hours whilst working from home.

The same report found 60% felt less connected to teams and colleagues. With mixed findings about productivity and collaboration, no wonder so many businesses struggling to finding their 'new normal' or returning to 'business as usual'.

Gateshead based Agilico Workplace Technology is helping to keep organisations across the UK fully operational and delivering the highest levels of service - no matter what. Their Business Agility 1-2-3 offering centres around three key digital approaches that can help overcome the primary challenges faced in becoming more agile, robust and efficient.

Stay connected by investing in a flexible and fit for purpose hosted telephony system, like Agilico Connect, that allows your team to stay connected no matter where they are, be it at a desk, on a mobile or via Microsoft Teams.

Stay responsive with a hybrid mail solution to give your teams the power to print, package and post documents to your customers and business contacts at the click of a button - from any location.

Stay Productive and harness the power of Verify, Agilico's accounts payable automaton software that can scan, categorise and file invoices automatically to make them accessible to your approvers anytime, anywhere. Home working? Hybrid working? Or even back in the office?

Wherever your team may need to be, create a workplace that is robust, resilient and ready for anything.



For more information, please visit [www.agilico.co.uk/123](http://www.agilico.co.uk/123) or call us on 0845 456 0022



# We can find your dream home

Are you looking for your next home in the North East but can't find the right property?

We can help you find your ideal home thanks to our extensive database and knowledge of properties which are being marketed discreetly.

Contact your closest branch today to find out more.

[www.bradleyhall.co.uk](http://www.bradleyhall.co.uk)

# Residential Property



Have a browse through some of the North's most prestigious properties and new-build developments



Newcastle upon Tyne

# Graham Park Road

£2,000,000

This substantial, detached home is thought to have been originally constructed in 1906. The residence offers period charm, mature rear gardens and is ideally situated on Graham Park Road, Gosforth - one of only seven houses built in this style on the street.

The tree-lined street of Graham Park Road often attracts the region's higher-budget family buyers, drawn by the area's fine late nineteenth-century architecture, mature gardens and proximity to outstanding amenities and schools. The road is frequently & consistently referenced by local media outlets when publishing pieces on the region's most expensive & desirable streets.

The property has tall ceilings, ornate cornicing, an elegant staircase and boasts approximately 4,350 square feet of living space across three floors.

Externally, the front of the property enjoys driveway parking leading to a two-car length garage as well as a small low-maintenance garden to the front. The entire plot spans 0.24 acres and the majority of this is dedicated to the expansive and private walled rear garden.

|   |     |
|---|-----|
|  | x 7 |
|  | x 3 |
|  | x 3 |

Gosforth | 0191 284 2255 | [gosforth@bradleyhall.co.uk](mailto:gosforth@bradleyhall.co.uk)

THE NORTH EAST'S PREMIER REMOVAL AND STORAGE SERVICE

## YOUR VALUABLES...



...SAFE IN OUR HANDS

**DOREE**  
**BONNER**  
INTERNATIONAL GROUP

THE ART OF BEING LOCAL, NATIONWIDE

With more than 100 years' experience, we are one of the country's leading companies in household removals and storage. Whether you are moving locally, nationally, internationally or even need to store your treasured possessions, our team of experts will ensure that you can sit back while we take care of everything.



For a free moving survey and advice contact:

DOREE BONNER INTERNATIONAL - NEWCASTLE  
0191 268 6383  
[bradleyhall@dbonner.co.uk](mailto:bradleyhall@dbonner.co.uk)

[www.doreebonner.co.uk](http://www.doreebonner.co.uk)





Bradley Hall

# Introducing The Manor House

Set in just over six acres of private grass land, The Manor House is a stone-built detached house offering over 5,500 square feet of floor space over three levels.



The Manor House is situated in Shilvington, a hamlet in rural Northumberland, just five miles south west of Morpeth, and close to the village of Belsay and Ponteland.

The dining room is the central point of the house, and the first room you come to from the principal entrance vestibule. The 375ft<sup>2</sup> room is flooded with natural light from the beautiful floor to ceiling windows that dominate the room; this space currently houses a large dining table and informal lounge area perfect for cosy nights in. On this floor there are three further reception rooms, a kitchen perfect for hosting, and toilet/storage facilities.

Downstairs, on the lower floor, there are four bedrooms, all of which are equipped with en-suite facilities. There is also a gym space, perfect for an early morning workout, that also benefits from a shower/washroom facility and could easily be repurposed into another en-suite bedroom should a new owner prefer it. Despite being in-part subterranean, this floor benefits from natural light from elevated windows, and actually the layout results in cooler nightery in the summer, and increased insulation from the winter.

The first floor on the north side of the property offers two further bedrooms and a storeroom. Separately, to the south side, there is a first floor office. The fully fitted kitchen is particularly impressive with a central crescent shaped island deal for

entertaining along with an Aga, six-ring burner, hot plate/teppanyaki and many other modern features - perfect for a dinner party! Equally notable are the en-suite facilities, with the master bedroom especially standing out with its central jacuzzi bath, his and hers sinks and feature walk-in showers, giving the largest bedroom and bathroom a real sense of luxury.

Externally, the property benefits from a gated entrance with driveway parking for several vehicles. The house and adjoining field on the north side of the lane spans 4.21~acres in total, with the property having ownership north to Shilvington Burn, and east to the road. South of the lane that runs through the hamlet there is a further 1.89~acres. The paddock to the west of the home offers a selection of outbuildings including a wooden garage, a hay barn, a field shelter, and a stone-built stable/outhouse.

Built by the current owners, this is the first time the property has ever been marketed. It truly offers the 'best of both worlds' with Newcastle city centre just a 13-mile drive away, the amenities of Morpeth and Ponteland within five and six miles respectively, and the peace and quiet of the countryside, with land for rural pursuits on your doorstep.

Just ten minutes from The Manor House is Belsay Hall, Castle and Gardens, all maintained and conserved by English Heritage. Although Belsay

Hall is currently undergoing vital conservation work to repair and protect the roof for generations to come, there is still plenty to offer visitors all year round. With 30 acres of vast Grade I listed gardens including a quarry garden inspired by Sir Charles Monck's travels, as well as one of the biggest collections of rhododendrons in the country, there is plenty to keep those that are green fingered interested. The site is also occupied by a Medieval castle dating back to the time of Anglo-Scottish warfare. The castle was built to impress and is filled with rare traces of elaborate medieval wall paintings, an old cooking range, and fireplaces. There is also the possibility to explore the Victorian tearoom, the second-hand bookshop and the extensive walks through the seasonal gardens.

The Manor House is also very close to the village of Ponteland, an attractive area with a selection of pubs, bars, and restaurants such as The Blackbird, Mambo's and Yolo Ponteland, offering residents the perfect place for an evening meal or a few drinks after work.

The Manor House is the perfect exclusive property for a family hoping to settle in an area that offers the opportunity for city living within the comfort of a rural setting. If you are interested in this property, contact Bradley Hall's Gosforth office via **0191 284 2255** or **gosforth@bradleyhall.co.uk**

# Luxury and private suburban living

Forest Close is an exclusive new development of three newly built dormer bungalows, and one completely refurbished detached house in the heart of the popular Newcastle suburb of Forest Hall, set off West Croft Road.



Bradley Hall



The impressive three bedroom dormer bungalows benefit from two parking bays, plus additional visitor parking, a fully fitted modern kitchen, an impressive tiled bathroom with separate en-suite and generously sized gardens.

The property also includes three bedrooms, an alarm system to ensure the utmost safety, and a turfed rear garden offering the perfect and private outdoor spot. All four properties in the Forest Close development are accessed via a private, full paved, gated driveway off West Cross Road, creating an extremely private and peaceful area for residents.

Forest Close is situated in Forest Hall, a town in the borough of North Tyneside. It is a north eastern suburb of Newcastle upon Tyne and lies a mere six kilometres from the bustling city centre. Its location provides the perfect mix of calm suburban living and the ability to commute or visit the vibrant city of Newcastle easily via car or public transport.

Historically, Forest Hall is home to the grade II listed building of Dial Cottage, which was the home of infamous railway pioneer George Stephenson between 1804-1823. Dial Cottage, located on Great Lime Road in Forest Hall was the birth places of one of the world's earliest locomotives, named the Blücher, as well as several others which ran on the Killingworth Colliery from 1814.

The track bed is now a public footpath which can be accessed from Great Lime Road and provides a beautiful walk. The cottage is now privately owned but tours do occasionally take place for those interested in the local culture.

Forest Close is located near many local shops, amenities, and a collection of local primary schools, such as Forest Hall Primary, St Mary's Roman Catholic Primary School and Ivy Road Primary School. Although there is limited access to secondary schools in Forest Hall itself, residents are just a stone through away from the George Stephenson High School in Killingworth and Longbenton High School.

Forest Hall and its surrounding area offers a wide array of pubs, restaurants and bars including the Flying Scotsman pub, on the former site of Forest Hall railway station. There is also a sizeable public park, with a sports ground, playground and community centre in Forest Hall; and a range of churches covering Church of England, Methodist, Roman Catholic, with a synagogue and a mosque in nearby Gosforth and Heaton.

The area also offers residents convenient access to public transport including a selection of bus services, and access to Benton station on the Tyne and Wear Metro service, all within walking distance of the Forest Close development.

Forest Hall also offers access to the A1/A19 roads presenting brilliant access to surrounding areas and larger towns and the city centre.

Forest Close is home to a small collection of dormer bungalows which are often known as a one-and-a-half storey home, or a chalet bungalow. This property type is ideal for the older generation but is also suitable for those wishing to invest in a property that can stay in the family for years to come. Dormer bungalows by nature are a good investment as fewer are being built owing to the demand for land, therefore investing in something so limited provides a wise investment for homeowners.

Bradley Hall Chartered Surveyors and Estate Agents are marketing the development at Forest Close and are taking viewings currently.

If you are interested in viewing one of these beautiful three bedroom dormer bungalows contact Bradley Hall's Gosforth office today on **0191 284 2255** or [gosforth@bradleyhall.co.uk](mailto:gosforth@bradleyhall.co.uk)



# Montague apartments

Whitley Bay



The Montague Apartments on Whitley Bay's seafront offer a collection of attractive homes with idyllic sea views of the North Sea and of Whitley Bay's popular promenade.

Bradley Hall Chartered Surveyors and Estate Agents are delighted to be marketing the apartments on the first and second floor, and the penthouse on the top floor of the building. Whitley Bay is an area rich with local history dating back to around 1100 when Henry I was King. Whitley Bay was first mentioned in maps and documents found with other possessions on the Priory in Tynemouth as many variations Witelei to Whitlag.

From the 19th century and into the 20th century, the adverse effects of the decline of local coal mining and dependent industries in the area were enriched by the emergence of Whitley Bay as a popular seaside holiday resort, which it continues to be today.

Number Six Montague Apartments is located on the first floor of the recently refurbished Esplanade building. The property sits within easy access of local shops, restaurants, schools, and other facilities.

Number Six offers beautiful sea views from its extensive living room bay window, as well as an attractive refurbishment internally so the property is as beautiful on every floor internally as the views are externally. Number Six comprises an entrance hall, two double bedrooms with one en-suite, one family bathroom, and an open plan kitchen/dining/living space. The flat also offers lift access and entry phone system with

a secure parking space to ensure all residents feel safe and have privacy.

Number Nine sits on the second floor of the building and is equally furnished to an exceptional level. The flat comprises an entrance hallway, two double bedrooms with one en-suite, one family bathroom, and an open plan kitchen/dining/living area. This apartment also has access to the safety of a secure entry phone system and a secure parking space.

The penthouse offers exceptional views of Whitley Bays beachfront from its exceptional roof terrace. Internally the flat has been fully refurbished to an exceptional standard. The flat comprises an entrance hallway, three double bedrooms, two en-suites, one family bathroom, open plan kitchen/dining area and the bonus of a roof terrace. The flat also offers lift access, the phone entrance system, and a secure parking space, as the other flats have also.

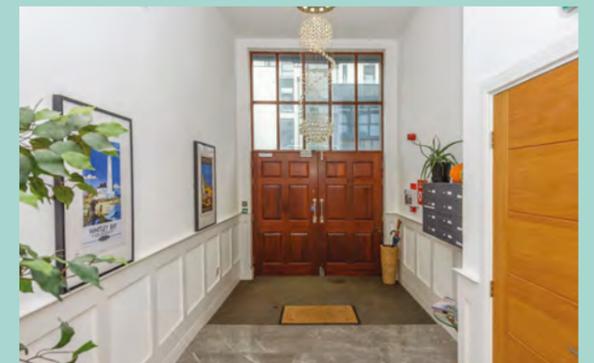
Whitley Bay is around ten miles east of Newcastle upon Tyne but with reliable public transport options such as the Tyne and Wear Metro and bus services from Go North East and Arriva Northumberland, getting around from Whitley Bay is incredibly easy. The area also offers residents two popular high schools such as Whitley Bay High School and Monkseaton High School, as well as first schools such as Whitley Lodge First School, Coquet Park First School, and

Valley Gardens Middle School.

The area has a rich array of local sporting clubs including Whitley Bay F.C, Whitley Bay Ice Rink the home of the Whitley Warriors Ice Hockey Club, and Whitley Bay Rockcliff RFC meaning there will always be an outdoor activity that the children and adults can get involved with, as well as the beach of course for surfing and swimming throughout the year.

Whitley Bay plays host to a collection of small, independent companies throughout Park View and other neighbouring streets, shops such as Bellewoods, the Bound book shop and For the Love of the North all have premises here and have a consistent passing trade all year round. The Spanish City, a dining and leisure centre on Whitley Bay's seafront is a must visit. Erected as a smaller version of Blackpool's Pleasure Beach it opened in 1910 as a concert hall, restaurant, roof garden and tearoom. By 2014 a restoration project had begun and by 2018 the building was restored and reopened to it's former glory. The Spanish City now hosts a beautiful champagne bar, a fish restaurant and is stunning wedding venue.

For more information contact Bradley Hall on **0191 284 2255** or **gosforth@bradleyhall.co.uk**



# Landlords need to prepare for Renters Reform Bill

**New legislation could be the last straw for many private landlords, according to a leading expert.**

**The Renters Reform Bill has been labelled by the Government as the biggest shake up of the private rental sector (PRS) in 30 years.**

As part of the new rules, social housing standards will be extended to private rentals.

Key points from the bill are:

- Intentions to abolish 'no-fault' Section 21 evictions
- A proposed shift to periodic tenancies
- Rent increases to be limited to one per year
- New Ombudsman system that all landlords must join
- Proposed ban on renting to families with children
- Tenants to have the right to request a pet within the property
- Tenants can 'passport' deposits between properties.
- A new property portal to help everyone understand their responsibilities.

Matt Hoy is Director of Estate Agency at leading commercial and residential property experts Bradley Hall.

He said: "Although on the surface there doesn't appear to be anything too scary in the new legislation, for many landlords this could be the regulatory straw to break the camel's back on PRS investments.

"This legislation was intended to improve conditions for renters but it may well exacerbate the already supply-scarce rental market and further drive-up rents. Is that fair for tenants?"

However, Matt believes that those using agents such as Bradley Hall will be well placed to deal with the new changes.

"With the backing of our expert agency & property management teams I'd hope our clients will barely notice these changes," added Matt.

"We're also happy to help any landlords disposing of tenanted properties. We have applicants waiting."

The report also highlighted that fewer than one in five landlords have managed tenancies.

Laura Walker, Head of Property Management at Bradley Hall, said: "The announcement of the Reform Bill should be something that all Private Landlords consider for the management of their properties. A number of landlords will continue with poor practice and will have no regard to legislation in place, but it is only a matter of time before this catches up with them. There is more and more pressure on landlords to meet minimum criteria to regulate the system and ultimately penalties will be introduced where the standards are not upheld.

"Landlords need to ensure that where they are not experienced or competent, they seek appropriate advice from professionals, in the same way they would see a doctor about their health. There is more and more red tape appearing around the Rented Sector with limits on deposits, healthy and safety legislation and processes to follow for evictions.

"Experienced agents deal with lettings and tenants day in, day out and are best placed to help landlords navigate this space.

"I would recommend that any landlord who isn't using an agent for management services gets in touch for a chat about what benefits it could have for them."

For more information on Bradley Hall, visit: [www.bradleyhall.co.uk](http://www.bradleyhall.co.uk)

# Final plots remaining at The Paddocks in Acklington



## FINAL PLOTS AVAILABLE

**Luxurious country living in a sought-after location is waiting to be discovered at The Paddocks, an exclusive Bondgate Homes development comprising 21 luxury properties in the beautiful village of Acklington, Northumberland.**

The exclusive collection of two, three and four-bedroom houses and bungalows have attracted considerable interest with only a small number of plots remaining, after great off-plan sales success.

The development stays faithful to the local traditional village landscape by using locally sourced sandstone and design features such as sash windows, whilst the interiors offer the latest in kitchen design and décor as well as luxury fittings and contemporary bathrooms.

Like all Bondgate Homes, The Paddocks has been carefully designed to combine spacious living and quality interiors with architectural wow-factor such as the vaulted ceiling garden room that features in many of the properties. Each home is situated within a generous, secluded plot surrounded by trees and hedgerows, guaranteeing stunning rural views, with a degree of privacy rarely found in new build developments.

Amongst the properties still available is the exquisitely designed Bondgate Homes signature house type, 'The Aiden' a spacious three-bedroom detached

bungalow which features a spectacular U-shaped fully fitted kitchen, a large family dining area and a bright living area and appeals to a wide variety of buyers.

The Paddocks is ideally located in the village of Acklington, surrounded by stunning countryside and close to the Northumberland coastline with water sports and countryside walks on the doorstep. Once named 'Northumberland Village of the Year' the area has some of the finest scenery in the country as well as excellent transport links and local amenities.

Marketed by Bradley Hall, the development's high specification build, uninterrupted views, and close proximity to the idyllic Northumberland coast and the seaside towns of Amble and Warkworth make it an incredibly popular new home development. Local builders Aston Waker Developments are in the final phase of the build with completion expected in Autumn 2022

For more information please contact Bradley Hall's Alnwick office on **01665 605 605** or email [alnwick@bradleyhall.co.uk](mailto:alnwick@bradleyhall.co.uk)

# A luxury development of primary occupancy homes in Northumberland

**The first plots on the much sought-after luxury housing development, The Kilns, in the picturesque seaside village of Beadnell in Northumberland have now been released.**

The Kilns offers an outstanding collection of 2, 3 and 4 bedroom primary residence homes, which have been beautifully designed for contemporary open plan living whilst retaining charming features of the traditional Northumberland house style. Utilising the latest green technologies, air source heat pump systems have also been installed to reduce carbon emissions.

Developer Bondgate Homes operates on an ethos of creating sustainable communities for the future and in recognition of the impact that second homes can have on local communities, all 45 homes in the development are reserved for primary residence with 20% allocated as affordable homes for local people. Several local heritage assets including an old lime kiln and a First World War pillbox have been preserved for historical interest.

The Northumberland coastal village of

Beadnell was named by The Times as being 'one of the coolest places to move to'. A short walk from The Kilns is a glorious two-mile stretch of beach known as Beadnell Bay, within the Northumberland Coast Area of Outstanding Natural Beauty, is an ideal spot for walking, water sports and relaxing. The village also has a number of amenities, including a café and shop as well as charming local pubs and restaurants.

Work is progressing on this highly anticipated development with the first occupations anticipated for Autumn 2022. Marketed by Bradley Hall Chartered Surveyors and Estate Agents Alnwick operation, The Kilns is the perfect base for primary occupants with the desire to be situated in one of the most attractive corners of the North East.

For more information please call **01665 605 605** or email [alnwick@bradleyhall.co.uk](mailto:alnwick@bradleyhall.co.uk)

## RESERVING NOW





## Witton Park Old Vicarage

£1,250,000

The Old Vicarage is an imposing Victorian stone-built home with 12 stone built stables and approx. 7 acres of land. Situated in an elevated, idyllic location with magnificent panoramic views stretching over the Wear Valley.

This is a rare opportunity to acquire a rural property ideal for those with equestrian interests and benefitting from many bridleways and riding schools nearby. The Old Vicarage is situated in an outstanding rural location of Witton Park. Witton Park provides easy access to local amenities and has good public transport links to shops and schools such as the Ofsted rated 'outstanding', Toft Hill Primary School. Witton Castle lies only 1.7 miles away, Bishop Auckland 3 miles, Darlington 15 miles and Durham 11 miles.



 x 4



 x 2

 x 3

Durham  
0191 383 9999  
durham@bradleyhall.co.uk



## Gosforth 25 Kenton Road

£795,000

A well-proportioned four-bedroom home that has been in single family ownership since 1923. This wonderful semi-detached house has a fabulous rear garden, a tarmac driveway and a double garage.

Generous accommodation set over two floors, with three reception rooms and a large conservatory overlooking the garden. Notable features include coving in the principal reception rooms, a feature staircase, a sizeable kitchen with oven and separate Aga and four generous double bedrooms.

A great opportunity to buy a superb family home, ideally located for Gosforth with its wide variety of shops, cafes and restaurants. The nearby Town Moor offers a picturesque walk to the city and nice spot for exercise/leisure. Gosforth also offers excellent local schooling for all ages and regular public transport links.



 x 4



 x 1

 x 3

Gosforth  
0191 284 2255  
gosforth@bradleyhall.co.uk



## Washington Clifford House

£1,250,000

Clifford House was originally built in 1990 and is a unique, highly specialised and beautifully designed, detached luxury home.

The property, designed by well known local architect Mario Minchella, occupies a fabulous garden site which the owners have cultivated, developed, and landscaped over 30 years, and which provides immaculate grounds to the house. The internal fit out and the upgrades that have taken place to the property in more recent years are outstanding and the house undoubtedly provides one of the most luxurious accommodations within the area.



 x 4



 x 4

 x 5

Durham  
durham@bradleyhall.co.uk  
0191 383 9999



## Morpeth Deerwood

£750,000

Bradley Hall is delighted to bring to the residential market a rare opportunity to acquire an impressive five bedroom detached home, occupying a generous plot with open fields to the rear nestled in the quiet village of West Thirston. This lovely property offers well presented, flexible accommodation for the family spread over two floors.

This spacious family home is accessed through a welcoming tiled entrance porch into an internal hallway with engineered oak flooring leading in-to a dining room into a games room, a separate library room and a spacious sitting room with a bay window overlooking the rear garden.

The heart of this lovely home is the open plan kitchen/dining room with a generous range of units at base and wall levels, quartz work tops and upstands, inset 1 & ½ bowl sink unit with monobloc tap, a central isle with induction hob, lighting, and extractor hood above and a polished timber breakfast bar.



 x 5



 x 4

 x 5

Morpeth  
morpeth@bradleyhall.co.uk  
01670 518 518



# Last apartments left at prominent residential development in North Shields

A £12M residential development is set to reinvigorate North Shields fish quay by combining contemporary architecture within its historic and cultural setting.



Bradley Hall



The Fish Quay is the best place to explore the story of the port of North Shields. It is home to one of two prominent towers that were 'leading lights' for guiding ships away from the dangerous Black Middens rocks at Tynemouth and the treacherous Shields Bar at the mouth of the Tyne. Built around 1807, the Low Lights and High Lights first lit in 1810 and were in operation until decommissioned in the 1990s to be replaced by a new set of light towers. The original Low Light building is now a fascinating museum dedicated to the maritime heritage of the area and the history of the port of North Shields.

The area hosts an extensive range of cafes, restaurants, bars, and shops served in both indoor and outdoor spaces to emphasise the beautiful, coastal landscape this corner of the world is so well known for. With restaurants and bars such as Allard's, The Ship's Cat, Salt Market Social and a vast selection of local seafood outlets, this is the perfect place to come for a celebratory meal or a drink.

The Shepherds Quay development, marketed by Bradley Hall only has six of the fifty units remaining owing to high demand since being released to the public in December 2021. The homes at Shepherds Quay range from £125,000 to £400,000 and boast a rich palette of materials, heritage inspired

artwork and expertly architecturally designed homes.

Ian Stewart, Chief Executive at UKQ Residential Investments Ltd, the firm behind the significant regeneration project said: "Throughout this project we have combined history and heritage into every apartment to craft something of quality and importance. We have created a project that truly connects the buildings to the surrounding environment - meaning homeowners at Shepherds Quay will certainly enjoy the tranquil sounds and stunning views of the river, coastline, and natural landscape.

"There is a variety of choice for those living at Shepherds Quay, with an eclectic mix of some of the best local bars and restaurants, as well as boasting close proximity to Newcastle city centre via a variety of public transport services, or the A1058, known locally as the coast road."

North Shields also offers a range of coastal walks, heritage trails, cycling routes and historic parks and gardens all on the doorstep and available to promote fitness and wellbeing, creating the opportunity of engagement bringing real pleasure to those that take part.

This development encourages opportunities for the inclusion of heritage inspired art works to enrich and invigorate this part of the Quay.

Through drawing upon the rich pallet of materials to compliment the industrial history of the area including weathered timber boarding arranged in horizontal panels to mimic the timber fish trade buildings of times gone by - Shepherds Quay exhibits the areas fishing history in all its glory.

The brick work has been sensitively chosen to mirror the older brick buildings which surround the Shepherds Quay site. The striking feature art panels are mounted onto the buildings and reflect imagery associated with the historical past of the Fish Quay, in line with other sculptural elements that currently exist throughout the area, adding to the cultural landscape.

The pedestrianisation of the area will enhance the experience for those walking to and from Shepherds Quay, which will also include public seating areas to allow passers-by to stop and enjoy the idyllic views. An art background to the seating areas will include shaped corten panels reminiscent of the former building profiles with stencilled writing connecting the piece to the history of its location.

For more information, please call Bradley Hall's Gosforth office on **0191 284 2255** or email via [gosforth@bradleyhall.co.uk](mailto:gosforth@bradleyhall.co.uk)



# Show home launched at Magna Homes' newest development

Set in the heart of Houghton-le-Spring is the beautiful village of Newbottle.



To find out more information about Adey Court contact Bradley Hall's Durham office today on **0191 383 9999** or email [durham@bradleyhall.co.uk](mailto:durham@bradleyhall.co.uk)

Newbottle is located between Durham and Sunderland and offers residents a mixture of extensive history, hospitality spots, and brilliant access to other areas of the North East via regular public transport routes. The name Newbottle derives from the Saxon 'new battle' meaning 'new settlement', and the village can trace its roots to the year 1050, making it an area of medieval origin. Its location offers easy access to many rural and historic attractions like Herrington Country Park and Penshaw Monument.

The Adey Court development, located in the popular village of Newbottle, consists of 23 homes, comprising of three detached and 20 semi-detached houses. The development features homes with three and four bedrooms and will feature open plan kitchen/dining rooms and master en-suites.

The Adey Court development offers beautiful homes with a range of three and four bedrooms and will feature a stunning open plan kitchen/dining rooms and master bedrooms with en-suites. This development is due to be completed for Autumn 2022 and will benefit from the Help to Buy scheme available on selected plots.

Externally each home will be decorated with paving leading to the front entrance of each property, and

some houses will also benefit from a private drive or rear parking spaces. There will also be pathways to the entrances around each building and fenced boundaries to separate each plot ensuring that each home has the upmost privacy. Each of the homes will also be finished with brick and will then be rendered to create a beautiful, external finish. All homes at Adey Court will be registered with warranty provide LABC.

The Adey Court development will include features such as a spacious open plan Kitchen/dining area, light, bright spaces throughout the property, and access to an enclosed private garden. White emulsion will be used to finish the walls and ceilings to create a modern, open space, and the modern architraves and skirting will be finished to match the walls. Each property will include electrical downlighters in the kitchen, bathrooms, and en-suites. Each Adey Court home has the added benefit of a Hive heating system and the aim to put practicality first without compromising on style.

The kitchen is the heart of every home. All kitchen fittings in the Adey Court development will be supplied with design and flexibility in mind - ensuring the space is hard wearing and functional, as well as stylish. The kitchens will include modern fitted units from Magnet,

a beautiful feature island or breakfast bar, functional spaces for appliances and the provision of electric ovens.

The utility rooms (if applicable) will include Magnet cabinets with laminate worktops and upstands, plumbing facilities will be provided for potential washing machines, and a space will be left for a tumble dryer, allowing each resident to make their utility room a personal, tidy sanctuary.

The bathrooms in each property at Adey Court combine function and comfort at every turn. The beautiful spaces will be created with modern white suites with functionality at heart. Each bathroom will be fitted with WC's, vanity style wash basins and a bat; whilst the en-suites will offer an added the benefit of a shower. The part tiling of each bathroom and en-suite will also be included to ensure a stylish finish in every home at Adey Court.

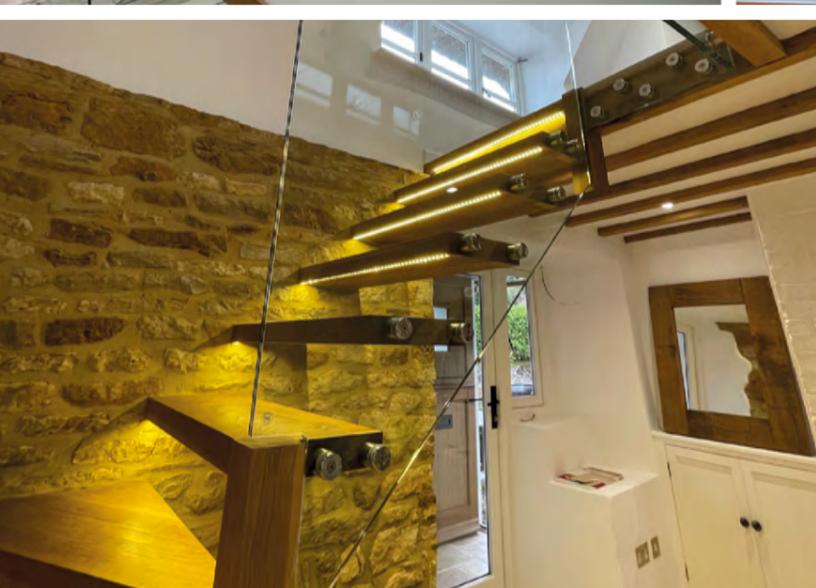
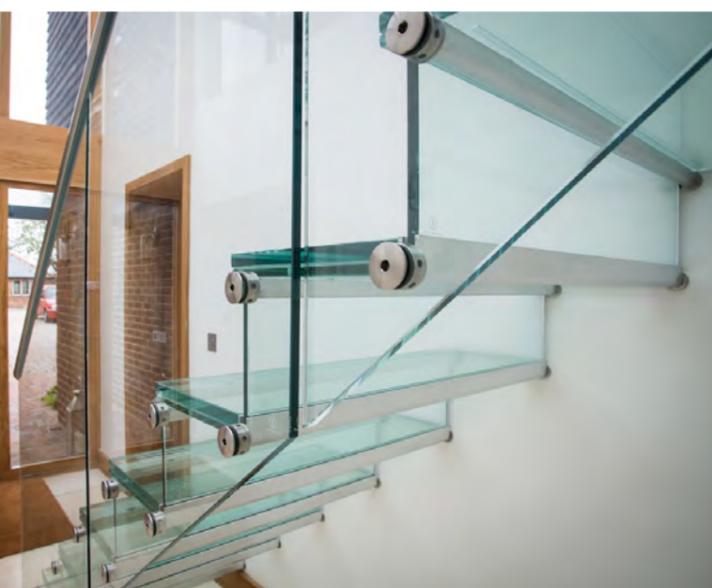
The show home at Adey Court opened to the public on 11th and 12th June and was visited by an abundance of interested parties.

To find out more information about Adey Court contact Bradley Hall's Durham office today on **0191 383 9999** or email [durham@bradleyhall.co.uk](mailto:durham@bradleyhall.co.uk) as these properties will not be around for very long.





GLASS & MIRROR SOLUTIONS



# Lifestyle

The latest luxury lifestyle news  
including travel, fine dining,  
interiors and automotive

The North East's leading provider of bespoke glass solutions.

Mirrors // Screens // Splashbacks // Showers  
Balustrades // Partitions // Floors // Worktops

Call 0191 375 8700  
sales@glassmirrorsolutions.co.uk  
www.glassmirrorsolutions.co.uk

# Luxury, performance and technology taken to the highest level

By Portfolio North motoring editor Adam Gray

The Jaguar F-PACE SVR is the brand's ultimate performance SUV, featuring a Supercharged V8 engine and class-leading agility.



Delivering greater performance, agility and dynamism than ever before, F-PACE SVR is the pinnacle of Jaguar's award-winning model line-up.

F-PACE SVR delivers exceptional performance and a refined ride. It features advanced Electronic Vehicle Architecture (EVA 2.0), recalibrated handling and throttle response and the new Dynamic Launch feature, which propels the vehicle from standstill.

Integral to the peak performance, the F-TYPE inspired Variable Valve Active Exhaust System provides a unique sound that is synonymous to SVR. Experience the crisp, hard-edged character of the F-PACE SVR soundtrack.

F-PACE SVR's design includes larger air intakes, bonnet vents, side fender vents and rear spoiler - all working to increase downforce and reduce drag. The result: better performance and better handling.

The new front bumper adds to the imposing sporty stance, while larger air intakes help cool the V8 Supercharged engine. A Gloss Black grille with a unique Satin Grey surround and SVR logo completes the look.

F-PACE SVR's assertive looks are complemented by the versatility of the cabin. From the heated front and rear Performance seats featuring SVR branding and a unique perforated pattern, to the new steering wheel and intuitive in-car infotainment system, Pivi Pro.

The SVR leather steering wheel with thumb grips adds further sporting prowess, featuring unique stitching in

## F-PACE SVR Specifications

|                       |             |  |
|-----------------------|-------------|--|
| <b>Engine</b>         | 5.0 litre   | At the heart of F PACE SVR lies Jaguar's powerful 5.0 litre V8 Supercharged engine.  |
| <b>Maximum Power</b>  | 550 PS      | 550 PS of power guarantees a thrilling driving experience each time you get behind the wheel.                                |
| <b>Maximum Torque</b> | 700Nm       | F PACE SVR delivers an increased torque capacity of up to 700 Nm.  |
| <b>0-60mph</b>        | 3.8 seconds | Thanks to the latest technology - including its Dynamic Launch feature - F PACE SVR can go from 0-60mph in just 3.8 seconds. |

Flame Red and Light Lunar, plus an SVR logo. With Pivi Pro's 12.3" Interactive Driver Display providing information at a glance.

F-PACE SVR is priced from £81,510. The pictured vehicle, loaned from Stratstone Jaguar Newcastle, features a number of configured options and has a final price of £90,610.

In 2019, Stratstone Jaguar Newcastle became an authorised SV Specialist Centre - one of a few elite members that can directly sell SV Specialist vehicles such as the SVR and SVA range.

The state-of-the-art showroom is situated on the Cobalt Business Park in Silverlink, Wallsend and stocks the full range of brand new Jaguars, from the latest F-PACE to the award-winning XE and XF models, which are all available to test drive. For more information, contact **0191 271 9104**.



# MEDITERRANEAN HOTSPOTS

for a superyacht charter this summer



Whether you are looking for the ultimate Greek island getaway, a holiday on the Amalfi coast or a fun filled vacation in the Balearic Islands - Superyacht specialists, West Nautical, will help you design the yacht charter of your dreams.

Chartering a yacht allows you to enjoy your favourite water sports, sample cuisine at exclusive local restaurants and visit secluded white sand beaches all whilst exploring some of the most beautiful destinations in the Mediterranean from the luxury of your own private yacht with a dedicated captain and crew.

West Nautical have selected four hot spots perfect for yacht charter in the Mediterranean this summer.



## Greece

Dive into the deep blue waters of the Aegean this summer on a luxury yacht charter around the Cyclades. Begin your charter in the magical city of Athens. Your seven-day charter will consist of a new destination each day where you will be able to enjoy the yachts amenities as well as explore every destination ashore.

Cruise to Kea - complete with hidden coves, towering cliffside hiking trails and award-winning seafood restaurants. Every holiday in Greece should include a day in Mykonos, the island famous for its nightlife, pristine white beaches and iconic architecture. Finish your charter in the picturesque Santorini, built on the rim of an ancient volcano, this destination is a visual symphony of domed blue rooftops and white washed walls.

## Croatia

Croatia is a mecca for adventure where you will be able to enjoy endless hikes, cycling and water sports complete with visits to national parks and the KRKA waterfalls. Begin your Adriatic journey in the awe-inspiring old town of Dubrovnik where you can delve into the marbled streets of this ancient city. Cruise to your next destination, Mljet, while soaking up the sun and enjoying al fresco dining on board. Make use of the kayaks or paddleboards while exploring the saltwater lakes.

On arrival in Hvar, known as the Croatian St Tropez, enjoy a hike to the old fort, with incredible views from the top. This island has lively night life with a beautiful restaurant lined marina.

## Amalfi Coast

Most well-known for its one-of-a-kind hillside towns and the famous island of Capri, the Amalfi coast is a bucket list destination. Embark the yacht in the historical city of Naples before cruising to Capri for lunch and an afternoon of watersports before enjoying a sunset over the iconic Faraglioni rocks.

Positano is one of the most beautiful destinations along this coastline, perched in the hills complete with narrow paths and streets winding down to the water. The town specialises in lemon products so be sure to sample some limoncello.

No trip to this area is complete without a visit to the town of Amalfi itself, now declared one of the UNESCO World Heritage Sites for its unparalleled beauty and stunning natural landscapes. Your final day on board is spent exploring the volcanic island of Ischia, most well-known for its healing thermal springs.

## The Balearics

Outstanding seafood, crystal clear waters, spectacular sunsets and breath-taking beaches, the Balearics have something for everyone. Relax as you cruise the stunning turquoise shoreline, where magic lies in every cove. Start your charter in Mallorca, an adventurer's paradise and an island known for the foodie city of Palma, gorgeous beaches and ancient villages.

No charter to the Balearics would be complete without visiting Ibiza where you can enjoy the labyrinth style old town sampling the finest Spanish cuisine or visit one of the islands many beach clubs. San Antonio, the second largest town in Ibiza is lined with cocktail bars and cafes the perfect place to enjoy one of the islands best sunsets.

The most low-key island in the Balearics, Formentera, is known as the Caribbean of the Mediterranean complete with sun-bleached beaches and striking turquoise sea.



**WEST NAUTICAL**

No matter where you charter a yacht, it is truly a once in a lifetime experience.

To enquire about chartering a yacht with West Nautical, contact [charter@westnautical.com](mailto:charter@westnautical.com) or visit [www.westnautical.com](http://www.westnautical.com)

# Nutritional Health – it's about more than just food

**'Eat less, move more.'** It's as simple as that, right? Not necessarily for everyone.

Everyone is different and each person is made up of their own experiences and physical and mental health challenges, likes and dislikes. Throw hormones or a hormonal imbalance into the mix and it becomes a whole puzzle to try and figure out in a minefield of advice and opinions.

Nutrition is often misunderstood as being just a diet, when in reality, nutrition is actually about how what a person consumes supports their overall health and wellbeing. The definition of nutrition is the process of providing or obtaining the food necessary for health and growth, which is something that award winning ladies gym, Club Zest, know all about.

Nutrition is no longer just about ensuring you consume your 'five a day'. It is also about futureproofing our bodies and minds and understanding the benefits of what good nutrition looks like for every individual to help maintain a happy and healthy lifestyle.

Owners of Club Zest, Jennie and Holly, take a comprehensive view to health and wellbeing. They run various exercise programmes and classes for their visitors, as well as creating bespoke plans which include nutritional advice and tips to create balanced and healthy meals. The team offers tailored plans to suit the needs of the client and have members of all different fitness levels, abilities and goals.

Club Zest is all about putting the client's needs and health first. When taking the decision to improve health and wellness Club Zest believe it is important to consider the reason and journey behind this decision. Is it for your health

and happiness? Is it about how you look and feel? Or is it to do with understanding how to fuel your body properly to decrease fatigue or a health condition? The team is on hand to ensure that each Club Zest member doesn't just focus on the outcome but also on the task at hand, to make certain that dietary changes are being made with the best goals and outcome in mind.

Club Zest believes on focusing on the psychology behind the changes and understanding why each client may want to change. Once this is established, the team will figure out where you are compared to where you want to be and will make a plan with goals of how you want to get there. With a plan in place, your own food diary, and a knowledge of what foods effect different parts of the body, the Club Zest nutritional masterclass will be with you every step of the way.

Jennie is qualified by the National Academy of Sports Medicine Nutrition Coach to provide nutrition advice and support to clients. The Club Zest Wellness group runs for six weeks up to five times a year, offering small groups bespoke and personalised support, as well as group motivation from likeminded others. Participants keep weekly food diaries which Jennie provides feedback on to help clients achieve their goals, as well as guidance and recipes to suit their likes and lifestyle. Those on the course are also given exclusive access to a wellness book, a 60-page information guidebook which covers factors such as nutrition, hormones, psychology and exercise. As a woman, understanding your body is

crucial. Women have different hormones to men and a menstrual cycle which impacts women in different ways. As a result of this setting goals regarding fitness and nutrition can be misguided without the proper guidance and education.

Oestrogen, Ghrelin and CCK are the three main hormones to understand when considering why your nutritional goals may become more of a struggle to maintain throughout the menstrual cycle. Oestrogen encourages a change in appetite and can make the body crave things like chocolate, sweets, salty food, and a more substantial amount of food in general. Ghrelin is the hormone that lets your brain know that you are hungry, during your time of the month these hormones have a lot of control so often sticking to a proper nutritional regime can be difficult. With meal plans and a knowledge of how hormones and cycles can affect the body, Club Zest will be there for you throughout your nutrition journey.

The Club Zest team is prepared with expert knowledge as well as helpful tips and tricks for sticking to a nutritional plan when things can seem tricky. From reading food labels correctly, to planning your weekly meals, to understanding about portion control and the truth about sugar, Club Zest will be there with you to determine you are able to make positive nutritional choices and maintain a healthy lifestyle.

[www.clubzest.co.uk](http://www.clubzest.co.uk)





## Help raise some much-needed dough for Marie Curie

The end-of-life charity Marie Curie is calling on people across the North East to throw a Blooming Great Tea Party in June and July to help fund vital care and support for those living with a terminal illness, and their families.

The charity's fundraising appeal is a piece of cake - simply set a date to host a tea party and invite family, friends, or colleagues to tuck into a delectable treat and catch-up over a cuppa. Every penny raised from a Blooming Great Tea Party will go towards ensuring more people have access to the care and support they need at the end of life.

Marie Curie is dependent on public donations so that it can continue caring for people at the end of life locally in their own homes and at the Marie Curie hospice in Elswick. Donations also support its Information and Support services, including a telephone line which provides a

listening ear to anyone dealing with any aspect of death, dying and bereavement.

Kelly Knighting-Wykes, Marie Curie Head of Fundraising in the North said: "Hosting a Blooming Great Tea Party is easy. Whether you want to bake up a storm at home or pop to the shops for some tasty treats, you'll be helping support people in your local area living with a terminal illness.

"We'd encourage supporters to take part at home with friends and family or at work with colleagues - even a virtual cuppa can make a big difference!"

To find out more about Marie Curie's Blooming Great Tea Party, including top tips for planning your party, recipes and downloadable materials, visit [mariecurie.org.uk/teaparty](http://mariecurie.org.uk/teaparty) or contact your local Community Fundraiser at [northenglandfundraising@mariecurie.org.uk](mailto:northenglandfundraising@mariecurie.org.uk) or call **0191 219 1241**

If you are struggling with grief and need someone to talk to or need information and support about any aspect of terminal illness, call the free and confidential Marie Curie Support Line on **0800 090 2309** or visit [Mariecurie.org.uk/support](http://Mariecurie.org.uk/support)



# yolo

TOWNHOUSE



**TWO FOR £10 PIZZAS**

Food served until:  
8pm Monday - Thursday  
7pm Friday - Sunday



**TWO FOR £10 COCKTAILS**

Must be two of the same cocktail.

**AVAILABLE ALL DAY SUNDAY - FRIDAY**

  @YOLOTOWNHOUSE

# Reinventing Sunderland's Seaside

**A once thriving tourist destination is undergoing a cultural revival, attracting visitors from across the region and beyond.**

With miles of golden sands and blue flag status, Sunderland's Roker and Seaburn beaches have a newfound energy thanks to the abundance of vibrant bars, restaurants and cafes that line the seafront.

Stretching from the busy Sunderland Marina all the way to Seaburn, the city's glorious coastline has welcomed significant investment from Sunderland City Council and the private sector over the past two years, welcoming the likes

of Stack Seaburn - a shipping container village offering street food, bars and live entertainment - and the Seaburn Inn, a 40-bedroom inn which is ideally located to eat, drink, sleep and explore the coastal area.

Then you have the independents on Marine Walk, from Love Lily's all-day brunch menu, to luxury charcuterie at SIX, and Fausto, serving speciality coffee and hand-stretched Italian style pizzas.

Sunderland's seaside has a new lease of life - by day and night - and is rivalling some of the most popular UK tourism hotspots, as well as its near-neighbours of Northumberland and Tynemouth, which usually get all the attention.

As part of the seafront transformation that's taking place, historic buildings are also being sympathetically restored to breathe new life into structures that have been long disused. The first of which is a pre-war era toilet block that has been transformed into a third venue for Durham's Tin of Sardines - the world's smallest gin bar - which boasts a hanging garden terrace with panoramas of the iconic Roker pier and lighthouse.

Speaking about the new location, Tin of Sardines co-founder, Ben Davis, said: "The Tin of Sardines brand has been a real success since we first opened our doors in Durham five years ago and we'd been mulling over a third venue for some time before we saw the former Roker Toilet block hit the market.

"As someone born and bred in Sunderland and as a family embedded in the region's hospitality industry for decades, we knew this was an opportunity we couldn't miss out on and were sold on the idea of bringing it to the city as soon as we set eyes on it.

"Our success has been built upon providing a quaint, relaxed atmosphere, where people can meet, eat and drink away from the hustle and bustle. Identifying locations that nurture such an environment is somewhat of a challenge and for my money - with its breath-taking views of the promenade and idyllic location - there aren't many sites in the North East that could come close to this aesthetically."

The investment for Tin of Sardines from Sunderland City Council and grant funding from The Coastal Communities Fund will also be used to transform a further three heritage buildings, including Seaburn's Victorian tram shelter, which will see speciality delicatessen Blacks Corner open a second restaurant.

Down on Seaburn's lower promenade, a new high-end fish restaurant is also set to open later this year in the historic Bay Shelter, led by two local restaurateurs who plan to serve up an array of seafood dishes using locally sourced produce that can be washed down with a selection of natural wines and craft beers.

Back down the coast at Roker, the team behind Sunderland's Vaux Brewery have been given the green light to create a beachfront bar in Roker's empty Victorian shelter, and Washington-born architect and TV presenter George Clarke has invested in the business.

As well as selling Vaux beers, it will also boast an array of craft beers and drinks from around the world, as well



as food options to sit-in and takeaway. With around 100 seats available indoors, and outdoor seating, the new bar will complement the independents on Marine Walk and the burgeoning demand for sea view venues.

Steve Smith, Vaux Brewery co-founder, said: "We've walked past this shelter for ages and have always felt that it would be the perfect space for us. When the council put it out to tender, we thought it was an opportunity that was too good to pass up.

"The new space won't be just a Vaux bar; it will be more of a beachfront bar and kitchen.

"It'll be a space to relax in after a long week with good craft beer, good food and good wine.

"We really see the Roker Shelter as the final piece of the Marine Walk puzzle as it's been crying out for development for years - we are just thrilled to be the ones to take on the challenge."

And adding to the plethora of new and established venues, Sunderland's promenade is undergoing more than £1m of improvements to Whitburn

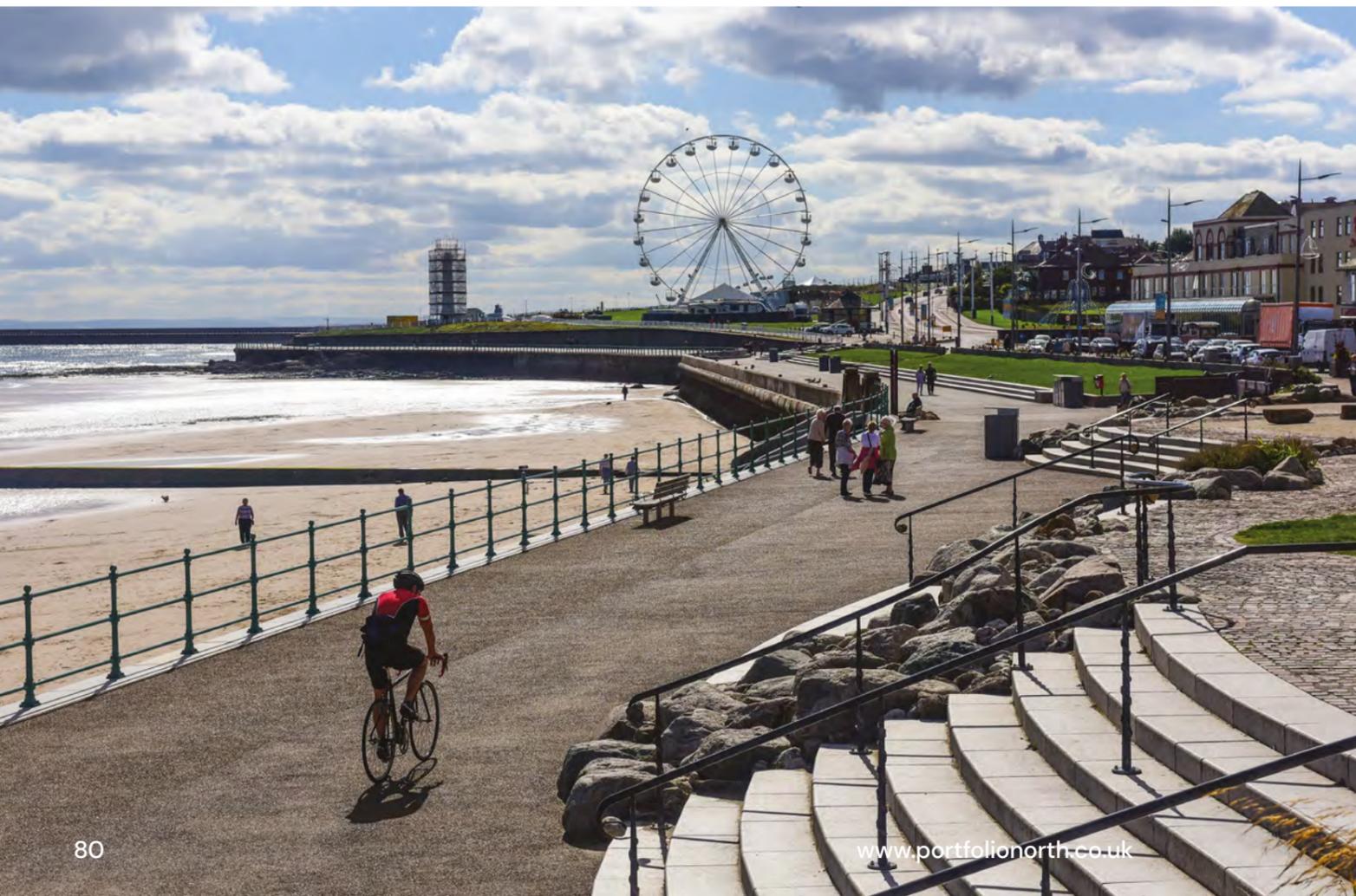
Road, including an improved walkway, new street furniture and planters to match the look of the eastern promenade and improve the seaside experience for residents and visitors alike. The city council is also planning to put in place a new playpark a stone's throw from the seaside, providing new places for families to stay and play.

Cllr Graeme Miller, leader of Sunderland City Council, said: "We want our seaside to be a place that residents can be proud of, and visitors want to experience.

"To see the transformation taking place is fantastic and we're proud to be supporting the regeneration by providing a stream of investment for improvements and the preservation of important heritage buildings.

"Our city by the sea is bustling, and I look forward to seeing one of our proudest assets continue to thrive."

It seems that Sunderland's seaside has shed its tired and dated coastal image and emerged a vibrant destination that is busily reinventing itself.





BECOME PERFECTLY CHILLED  
 WITH OUR  
**NEFF  
 WINE COOLER  
 OFFER**  
 EXCLUSIVE OFFER TO FOR PORTFOLIO NORTH READERS  
 T's & C's APPLY

**Berwick**  
 135 Main Street, Spittal,  
 Berwick-upon-Tweed. TD15 1RP  
 01289 306 784

**Newcastle**  
 Unit 4C, Airport Ind. Est., Kingston Park,  
 Newcastle. NE3 2EF  
 0191 286 0514



Free Wine Cooler promotion for Portfolio North Readers. Terms and Conditions Apply. To qualify for your free wine cooler it must be a full kitchen order. Applies to only 30cm NEFF wine Cooler. Option to upgrade to 60cm will be chargeable for a small fee. This offer is only valid on full deposits paid before 31st July 2022. A deposit counts as 25% of kitchen value. The offer applies to new orders only.



# We will navigate you through the mortgage maze

We have access to thousands of the latest mortgage deals, some on an exclusive basis that can't be found online, with other brokers or even with the banks direct.

0191 260 2000  
 mortgages@bradleyhall.co.uk

[www.bradleyhall.co.uk](http://www.bradleyhall.co.uk)

# Social media agency celebrates substantial growth

**Leading North East based social media agency, The Social Co., is celebrating multiple client wins and team growth following a successful first half to 2022.**

The creative agency, which was launched in 2016, has grown to employ 30 specialists across social media management, photography, videography and graphic design. The firm has provided its services to over 300 clients since its inauguration and has already worked with dozens of local and national businesses on campaigns so far this year including; Wingrove Motor Company, The Hoppings, Diamond Whites, Aria The Label, Hard Rock Café, Actually Group, Castle Arts, Indigo Princess Street, Master Debonair, Catalyst New Homes, Close House Golf Club, West Barn Co. and Wallis & Co.

The Social Co. has just completed one of its most significant projects yet including a three month campaign which involved managing social media accounts, graphic design, event

coverage and content creation for Europe's biggest funfair, The Hoppings. The team is now planning a campaign for its return next year.

James Ogilvie, director and founder at The Social Co. said: "The Hoppings was a huge campaign for us. We managed a range of elements to deliver a strategic marketing campaign, from creative artwork and content to peak interest and momentum before it launched to covering the event itself throughout.

"The project allowed us to showcase that we are more than just a social media agency we provide a full service, strategic digital marketing solution, supporting our clients in gaining maximum exposure and subsequently maximum sales."

In its most recent raft of appointments The Social Co.

has welcomed experienced photographer Robert Steven and Cal Cowie and videographer Mattie Thompson to support growing client demand for services. The firm also has plans for further expansion as its client base and services grow.

James continued: "Our team is growing rapidly and we have a our strongest team yet, with a range of extremely talented and dedicated individuals who each bring something different to the table. We are very proud of everyone who works for us and the company culture we have created. All of the team are excellent with clients, providing an unrivalled service and exceptional content for a range of business across a variety of industries.

The Social Co. is also marking a successful first year of its specialist training academy,



The Social Co. Academy, which support businesses of all sizes train teams on utilising social media to its full potential as part of their communications and marketing strategies. The courses have supported a range of businesses and organisations of various sizes.

The Social Co. Academy is run by Director of training Zoe Hatton, who works closely with business owners to create bespoke courses to help drive results. She said: "It's been amazing to see the difference that our training provides to a business and witnessing how it can transform their marketing strategies. Social media can be a minefield for businesses and I love solving their problems and taking the weight off their shoulders. Seeing those fantastic results will never get old.

"The Social Co Academy offers

many opportunities for businesses. It can upskill current staff in marketing roles, allow business owners to be self-sufficient on social media and encourage businesses to see a significant financial return on investment."

The Social Co. has also recently been announced as the founding member of the Newcastle United Football Club Business Club which was presented to them by owners Amanda Staveley and Mehrdad Ghodoussi at its inaugural event.

James said: "It's a pleasure to be linked with this amazing football club at the start of what is not only a revolution at Newcastle United but the North East as a whole and we plan on being apart of this incredible journey.

"This was just another step forward in our evolution as a local company. It has always been our

mission to support local business and organisations - and what represents the North East more than Newcastle United Football Club. We're also supporting other local grassroots sport including Sunderland League Football team, West Rainton and a young racing car driver called Thomas Potter who is showing a real talent for his sport."

The Social Co. was founded by Phil Sutcliffe, Kane Haig and James Ogilvie in April 2016. Having previously ran a national events company for six years the founders not only realised the importance of having a great social media presence but experienced first-hand how to utilise the platforms to their full potential.

For more information please visit [thesocialco.co.uk](https://thesocialco.co.uk)

# A look inside MD and Founder, Jen Bernard's home

Founded in 2008 from Jen's kitchen table, North East based Bernard Interiors carry out projects across the UK and abroad providing interior architectural design, consultancy and procurement services for the high end residential and commercial markets.

The award winning practice has outgrown two premises and in January 2019 acquired their own premises, 'The Church', located 5 minutes from the city. They spent 6 months renovating a dilapidated church hall which has made home for their New York loft- style studio.

Jen Bernard, Founder, recently re-designed her lounge and hall with bold, fun and vibrant results. Jen shared an insight with Portfolio North into her eclectic style and design inspiration for the updated rooms.



## Can you tell us about the design inspiration for the Hall?

I knew I wanted the hall to be bold and bright to create the wow factor and set the tone for the rest of the house so I began looking for a statement wallpaper as a starting point. We all love Christopher Farr Cloth's wallpaper designs in the studio - we quite often use the wallpapers in our high-end residential projects - so I narrowed it down to a couple I loved and then I got the team to help me pick! We decided on the Belfour design in cobalt blue.

It's a modern twist on a traditional print which ties in with the period of my home. The punchy colour also links to the subtle hints of blue in the lounge to create a lovely flow between the spaces.

## What's your favourite piece in the hall?

Definitely the Julian Chichester Vienna chest! I love the combination of the rich walnut wood with the veined black gloss marble top. It's the perfect addition to the space and works really well as a surface for displaying quirky accessories and family photographs. The vintage bullfighting canvas poster is another one of my favourites. I found it in an antiques shop on the Kings Road in London whilst on a sourcing trip with one of our longstanding clients.

## What was your starting point for the beautiful lounge design?

I had been looking for a colour to use in the lounge that would really accentuate the original ceiling details. Farrow & Ball 'Setting Plaster' worked perfectly for this and I had always wanted to use this colour somewhere in the house.

The combination of soft pinks with green works really well so I had my existing sofas upholstered in a rich, olive green velvet to build the colour palette. This helped to inform the rest of the scheme when deciding on artwork and accessory choices.

## How did you create such a lovely lived-in feel in the lounge?

Rather than starting from scratch and buying everything new, most of the pieces in this room are either antiques or items that I have collected over the years. I think this really helps to create that effortless, homely and lived-in feel, which comes naturally to me.

The antique wine table belonged to my Grandmother, the needle point cushion on the sofa was picked up during a trip to Dubai a few years ago and the Persian rug was purchased at a local flea market. I like to think everything in this room tells a little story, evolving over time.

## Why did you decide to upcycle and reupholster rather than replace?

It's really important to consider the environment when designing interiors - luxury and sustainability can definitely be combined. Furniture doesn't always need to be replaced - it can be re-upholstered or painted to bring a new lease of life.

The sofas, ottoman and armchair in the lounge are all items I already owned which I knew could work perfectly in the new scheme once re-upholstered.

I'm a big believer in the 'buy well, buy once' philosophy - if you already own good quality furniture then why replace it? Upcycling is a great way to get that eclectic mix of styles, colours and textures - it's kind to the environment and cost effective. My budget doesn't extend to that of my clients!

## What's your favourite piece in the lounge?

The hand-painted chinoiserie bureau I bought on Ebay 20 years ago! I've had it since I was a student living in Edinburgh and I've taken it with me to every flat or house I've lived in since.

## If you could describe your design style in three words what would they be?

Eclectic, timeless, homely.

Bernard Interiors is an award-winning, registered practice with the British Institute of Interior Design (BIID), accredited with the Society of British International Interior Design (SBID) and a Gold member of The List by House & Garden. [www.bernardinteriors.co.uk](http://www.bernardinteriors.co.uk)



# Get ready for Hardwick Festival...

It's become one of the biggest dates on the North East events calendar and certainly one of the most long standing ones. And now the stage is all set for Hardwick Festival 2022 – with a line up of performers catering for every conceivable musical taste.

Set against the stunning backdrop of Hardwick Hall Hotel, the event will welcome to welcome a spectacular list of beloved musicians, bands, singer-songwriters and DJs over the weekend of Saturday 20 and Sunday 21 August.

As well as the main headliner rock gods **Stereophonics** - on Saturday night - and two-tone trailblazers **The Specials** on Sunday, there are plenty of other big names on offer as well the opportunity to catch up with some stars of the future.

Scottish brothers, The Proclaimers, always go down a storm at festivals and English indie singer-songwriter **Jake Bugg** and Californian blues musician Seasick Steve are set to woo over the crowd.

Other welcome additions to the main stage will be BRIT awards winner **Becky Hill**, who has had 12 Top 40 hits in the Official Singles Chart, she will be in good company with another BRIT award winner **Ella Eyre**, recently seen at the Platinum Party at the Palace as part of the Queen's Jubilee celebrations.

While this summer at Hardwick will have a strong music and band focus spread across five music stages, let's not forget the eclectic collection of assorted big-name UK and international DJs who will pull out all the stops across the festival's three DJ stages.

American DJ Danny Tenaglia, the highly influential house music guru with three-decades in the industry and a Grammy nomination, is expected to be a big draw. He rarely performs in the UK so this is a real coup for Hardwick.

Also in the line-up is German-born Tino Schmidt, AKA the Purple Disco Machine, and Spanish radio host and label founder David Penn; who was rated the number one house music artist of all time by Beatstat Charts.

And the DJs don't stop there ... there will be a total of 20-30 big name over the weekend including, British club mainstay Brandon Block plus two US high-profile DJs: electronic music producer Kevin Saunderson from Detroit, DJ Huey Morgan - lead singer of the Fun Loving Criminals - and Inner City and Robin S, both singing live in the Courtyard arena.

Closer to home, well-known BBC Radio 1 DJ Arielle Free will also be performing, following her appearances at Hi Ibiza and as a co-presenter of the podcast Love Island: The Morning After. Also performing will be Ibiza mainstay, DJ Jess Bays.

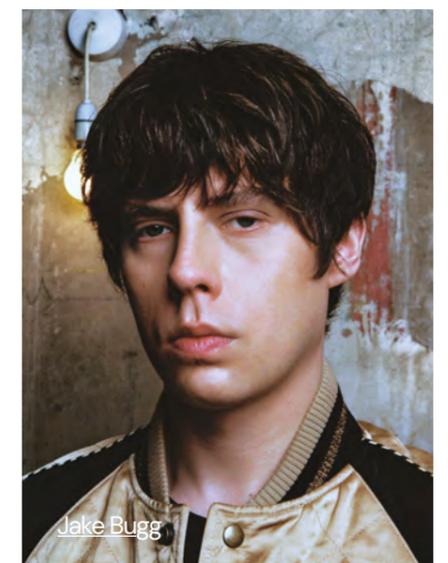
Music fans will be well catered for at Hardwick Festival and there will be extra attractions laid on within the grounds including a Soul Tent, karaoke (not for wallflowers), a spacious children's arena, a kid's fun fair and a wide choice of international street food.

The event's introducing stage will highlight performers from across the North East and beyond, showcasing a whole range of emerging talent where all of these artists have been tagged as "ones to watch." When they hit the big time, attendees will be able to say, "we saw them first." And that's just one of numerous reasons to make sure you don't miss Hardwick Festival.

## TICKETS

Daytime tickets are priced at £69 for adults, £35 for young people (aged 12 to 18) and £15 for children (aged 5 to 12) - all under 18s must be accompanied by an adult (aged 25+). Camping and glamping options are also available.

To buy tickets or for more details go to: [www.hardwickfestival.co.uk](http://www.hardwickfestival.co.uk)





# Laser skin rejuvenation with Studio Aesthete

**According to a 2018 report from the American Society of Plastic Surgeons, from 2000 to 2018, laser resurfacing procedures increased by 248 per cent, from 170,951 to 600,000.**

As we move further into 2022 it appears that the global facial rejuvenation market is expected to dominate the aesthetic market as non-surgical procedures increase in popularity. With treatments such as these becoming ever popular, and an increasing aging population dominating the western world, it appears that facial resurfacing is set to remain popular.

Laser skin rejuvenation is one of the most advanced skin resurfacing treatments available. Offering hugely effective results on fine lines and wrinkles, discolouration and sun damage, as well as smoothing out deeper skin concerns such as acne scars, rosacea, and hyper pigmentation. Laser skin rejuvenation with Studio Aesthete's skin experts will ensure you receive the best results and the most conscious aftercare, in the safest manner.

With skin rejuvenation rising in popularity, it is important to invest in your skin with someone you can trust. Studio Aesthete is a holistic, private cosmetic clinic based in both Newcastle and Sunderland. They are a Lynton Approved Clinic, meaning they can offer the skin rejuvenation service within their clinic, alongside other Lynton treatments such as illumifacials.

Treatments such as laser skin rejuvenation are hugely successful at removing both deep and fine skin concerns. At Studio Aesthete with the help of a Lynton machine, all your skin worries can be reduced through the result of top technology from Lynton. With the use of a laser machine, it is possible to target skin concerns and focus on specific areas such as around the eyes and mouth or expand the area and focus on the whole face. It is also possible to receive treatments on the neck, chest, hands, and arms.

The use of procedures such as laser skin rejuvenation encourages the skin to renew by itself. When you work out, you intentionally cause small tears in your muscles, which grow back stronger, lasers work in a similar way. They use light and heat to cause controlled damage to the surface of the skin, so that when your body reacts to heal the tissue by creating new skin. This results in an increase in collagen production which is a benefit to aging, markings, and skin concerns such as acne etc.

Studio Aesthete use a Lynton machine as it is a laser that creates beams of targeted thermal energy which can penetrate deep into the skin where required. The laser beams vaporise damaged skin and by stimulating your body's natural healing process, encourage collagen production and cell regeneration to reveal glowing renewed skin.

Depending on your skin concerns will determine how many appointments you require, but as long as you are maintaining your home regime with the regular use of retinoids, vitamin C and sun cream, you should be able to benefit from beautiful results.

As the global facial rejuvenation market is expected to expand at a compound annual growth rate of 5.0% over the forecast period 2018-2026, Studio Aesthete use a Lynton laser, as opposed to other laser machines, as Lynton is award winning and is able to deliver ablative treatments for dramatic skin rejuvenation results. This handheld laser is both versatile and multifunctional, as well as being able to offer a variety of different laser features including laser skin rejuvenation.

[www.studioaesthete.co.uk](http://www.studioaesthete.co.uk)

@\_studioaesthete



# Mane Tailor: the hair loss experts

**Whether we like it or not, hair loss can affect anyone at any time, and it can vary in how aggressive it is.**

From partial to complete hair loss, Mane Tailor are experts in making their clients feel comfortable and confident with their comprehensive range of solutions to ensure a stress-free solution is found for their clients altered circumstances.

According to the NHS we can lose between 50 and 100 hairs a day, often without noticing; however, any more than that and it may be worth speaking to your doctor to see if there is an underlying health issue.

Hair loss can be caused by a number of things, from stress, to alopecia, pregnancy or diet, and more recently can be caused by Covid 19, but whatever is causing it more often than not the outcome is the same - distress for the person that is experiencing it.

The expert team at Mane Tailor understand how daunting and scary this experience can be but are there for each client every step of the way as they navigate through their hair loss journey. Mane Tailor offers exclusive, private appointments to allow each client to feel comfortable throughout the process of having a system or hair piece fitted that suits them.

Why come to Mane Tailor? The short answer, quality. The team at Mane Tailor continually resource hair suppliers and the latest developments and techniques to make sure that only the very best is being used on their clients. Owing to this each

client is provided with a service that is natural, comfortable and the most durable hair loss solution for the client. The quality doesn't stop with the product, an experience in this salon offers also quality knowledge, experience, support and care and is a service that has received nothing but positive feedback from those that visit.

Male Replacement is a hair system that guarantees to replace any area on the head where balding or thinning of the hair has begun, or to cover a receding hairline. Not only is this option becoming increasingly popular, but it is also giving the option to have a brand new head of hair and a younger and fresher look that otherwise may not have been possible.

Mesh Integration is a semi-permanent solution for those who are unable to achieve the length and thickness they desire from conventional hair extensions. This system is made of a breathable yet durable mesh that is secured gently using a unique and lightweight fixture. Hair systems such as these blend with the existing hair to achieve a natural looking thickness and are tailor-made to suit each individual no matter the circumstances of your hair.

Wigs are also a speciality at Mane Tailor. Each wig is tailor-made to suit each individual no matter what your circumstances are. Every wig can be easily

removed and reapplied within the comfort of your own home and is made of high quality hair from a trusted supplier. The use of lace frontal wig technology creates the appearance of a natural hairline - what more could you ask for!

Mane Tailor also offer a range of extension options such as wefts and tips. Wefts are hand tied and are a much lighter weight option to traditional hair extensions, a brilliant option for finer hair. They are sewn together by hand to make the hair lie flat against the scalp, ensuring a beautiful, natural look. Tips are single sections of hair fitted using small and discrete rings to create a flatter bond.

These lie totally flat with the natural flow of the existing hair. Using hair extensions from Mane Tailor creates an instant thickness to otherwise lacklustre hair. No heat or glue is needed, and they are reusable should they come loose from the natural hair. Using flatter and more delicate bonds means that they are less detectable to traditional hair extensions and look like natural hair.

Hair loss is something that can cause a great deal of distress but one thing is certain, you will be treated with the upmost care and sensitivity throughout your time in their care.

[www.manetailor.com](http://www.manetailor.com)

# Pure Love at Peace and Loaf

BY F.B VIVANT

I have always thought of Peace and Loaf as the most colourful restaurant in Newcastle, and not because its decor is a riot. It's actually very sleek, airy and beautiful.



Maybe it is because the restaurant which has attracted two AA Rosettes and recognition from the Michelin Guide serves up some of the most eclectic dishes in town, maybe it's because the restaurant has a backstreet pie shop, or maybe there is just something in the atmosphere. I think it's probably all three.

It is the vibe that made me fall in love with Peace and Loaf when it opened, and it continues to keep us coming back time and time again. Peace and Loaf has always been a bit punk, completely imaginative and really 'Geordie'.

Whilst the menu and interior design has evolved over the years, the noticeable buzz, accented with great music and a cool (but not too cool) team, has stayed the same. It's a real feat of achievement to change quite so much whilst planting firmly in your roots.

We were welcomed with the offer of a 12 or 18 course tasting menu this time. After roughly 3 seconds of deliberation, we chose the latter for the full experience at £85 per head.

It is too cliché to say all courses were stellar, but they really were. We have visited Peace and Loaf once or twice per year since it opened, and I can't think of a single instance that didn't feel or taste brilliant and where I haven't left full of cheer from the buzzy setting. It is just that good.

The top picks for me from the evening were cured trout with local knotweed chimichurri, a lamb and wild leek bao bun, asparagus carbonara and the halibut and chicken pie. Our companions for the evening chose an oyster and ox tail filled crispy potato

skin with sweet and sour, bone broth and the simply titled 'mash, onion and gravy' as their top dishes. A gariguetta and szechuan tart stole my heart as we started to retire for the evening.

Jesmond Road, home to Peace and Loaf, is fast becoming a destination for food and dining lovers. Set among a host of independent cafés and shops, Peace and Loaf is now joined by the The Punchbowl, The Patricia, Birria Bella, Dene's Deli and the cavernous Rehill's off licence.

The Punchbowl is worthy of mention in particular and has been a real revelation since it re-opened a few years ago. What was once a good but unremarkable 'drinkers pub' is now a vibrant, eclectic, dog friendly Vermutería with a broad range of great beers, organic wines and really tasty food. It is a great place to spend a lazy Sunday afternoon and our choice for a pre-Peace and Loaf tippie.

Tucked up some steps and down the side of Peace and Loaf is Peace of Pie, Dave Coulson's speakeasy pie shop. What started during lockdown has become a firm favourite with many, giving those who may not be able to afford the tasting menu, or those who just love pies, a sample from the Chef Patron's wild imagination. There are often collaborations with Sachins and other local treats with an endlessly surprising menu.

The final word has to be about Dave himself. He's a real maverick of the food scene in the North East, down to earth and committed to the best. It's his imagination, fun and humour that gives Peace and Loaf its buzz and really, it's he and his team that keep people going back time and time again.



# It's time for unrivalled luxury

As the biggest independent stockist of Patek Philippe outside London, Berry's Jewellers delves into some of the most complicated models in the great brand's recent history.

As Geneva's last independent family-owned watch manufacturer, Patek Philippe remains committed to the ambitions of Antoine Norbert de Patek and Jean Adrien Philippe, who vowed to develop and craft the world's finest watches when the company was established in 1839.

Patek Philippe is a full-fledged 'manufacturer', meaning it develops and produces its movements and components using its own resources from start to finish. A benchmark in the world of watchmaking, Patek Philippe has also defined its own criteria, regarded as the strictest in the industry.

The Patek Philippe Seal exceeds all other watch industry quality standards

and applies to the finished watch as a whole, including the smooth operation of all features, the accuracy of the movements, as well as impeccable service provided throughout the entire lifespan of its products.

Keenly attentive to aesthetics, Patek Philippe has always regarded its timekeeping instruments as works of art, exuding a refinement that reflects the perfection of the exquisite mechanical calibers beating inside. These are creations that find their way untouched through changing fashion trends while losing nothing of their quality, beauty and timeless appeal.

Patek Philippe currently offers a collection of over 150 different

models that are crafted in small series – ranging from a dozen to several hundred units – and equipped with an extensive range of entirely in-house movements.

From the mechanisms to the designs, watch enthusiasts the world over agree, the stringent requirements imposed throughout all phases of production, as well as the months of work invested in manufacturing and completion, are what makes every Patek Philippe timepiece a rare and precious creation – a treasure greatly valued by connoisseurs.

In the domain of casual elegance, Patek Philippe established a strong position with a watch that has since

gained cult status, the Nautilus. Launched in 1976 and sporting a unique style, the Nautilus has an octagonal bezel and a porthole-inspired design which gave this model its name. The first grand complication in the Nautilus collection was the 5740/1G-001 which showcases an analogue perpetual calendar, one of the manufacture's most coveted classics since 1985. The calendar automatically recognises the number of days in each month, including the periodically recurring 29th of February. In 2021, Patek Philippe introduced a totally new perpetual calendar with an innovative patented one-line display.

The 5236P-001 displays the day, the date, and the month on a single line in an elongated aperture beneath 12 o'clock. To combine this unique feature with crisp legibility and high reliability, the designers developed a new self-winding movement for which three patent applications were filed.

A panoramic aperture of this kind is not totally unprecedented in the manufacture's collections, having already crafted pocket watches with an in-line calendar display for the American market, one example of such is on display at the Patek Philippe Museum – a pocket watch from 1972 (No. P-1450) that features a calendar format 'à l'américaine' (month, date, day). Never before though has the manufacture introduced a wristwatch with a full calendar on a single line as exemplified by the 5236P-001.

To implement this masterpiece of miniaturisation, Patek Philippe had to overcome totally new technical challenges. To assure the largest possible calendar display on a single line with optimised legibility, the developers were asked to design a system with two date discs, one for the tens and one for the units, so the calendar display consists of four discs, one for the day, two for the date and one for the month, all four perfectly embedded in the same plane. A single date disc with 31 numerals would have been too small and less easily legible.

The chronograph has always played a leading role amid the vast repertoire of Patek Philippe complicated watches. Since 2005, the manufacture has confirmed this mastery by developing a complete range of chronograph movements, with or without additional functions, entirely designed and crafted in its workshops.

In October last year, Patek Philippe expanded its vast selection of chronographs by unveiling three variations of the 5204, 5905 and 5930 models that illustrate its expertise in the field of complications, particularly in the measurement of short times.

Inspired by a one-of-a-kind model from 1940, the self-winding World-Time

5270/1R-001



5740/1G-001



5236P-001



5270/1R-001



5930P-001



Chronograph Reference 5930P-001, combines two functions: a self-winding flyback chronograph and World-Time, an iconic complication in the history of the Manufacture. The World-Time function simultaneously displays the time in 24 time zones.

When changing time zones, an exclusive patented mechanism enables correction of all displays by pressing the 10 o'clock pusher, without affecting the accuracy of the movement. Launched in 2016 in a white gold version with a blue dial and matching strap, this new version has reinterpreted the 5930 in the brilliance of platinum with a green dial and strap.

The names of the cities are printed in green on the corresponding disc, the green dial centre illustrates the mastery of fine craftsmanship skills with a circular hand-guilloché circular pattern. The applied hour-markers and the faceted Dauphine-type hands in white gold are highlighted by a luminescent coating ensuring good legibility in all circumstances. The entirely hand-polished platinum case is set with a diamond at 6 o'clock and features the 'wing-type' lugs typical of 1940s and 1950s World-Time watches.

Patek Philippe's manifestation of ancestral artisanship is not reserved exclusively for one-of-a-kind pieces and limited editions. The Manufacture also perpetuates these skills in its everyday work, and with them decorates watch models from its current collection, like the manual engraving that enlivens the cases and dials of watches such as the 5160/500G perpetual calendar. This self-winding perpetual calendar with a retrograde date hand in an officer's-style case is a Patek Philippe tribute to artisans who master rare handcrafts. The centre of the dial, the white-gold case, the hinged cover and the clasp are lavishly decorated with manually-executed engravings inspired by a pocket watch that belongs to the Patek Philippe Museum's collection.

Looking to invest in a new watch? Berry's Jewellers advocate brands on their reputation, heritage and beliefs, and Patek Philippe mirrors that ethos perfectly. Because of this, their relationship with Patek Philippe has grown stronger and stronger since they first connected over 30 years ago, and Berry's are now the biggest independent stockist of Patek Philippe outside London.

With dedicated Patek Philippe areas within several of their stores, Berry's offers an enhanced experience when looking for the perfect timepiece, and their watch experts can advise you on how to commence your Patek Philippe journey or add to your collection.

Contact Michael White at Berry's York on [michael@berrysjewellers.co.uk](mailto:michael@berrysjewellers.co.uk)



The  
**OPEIA**  
Collection



**Celebrating 125 Years of Berry's Jewellers**

To mark our 125th anniversary, we commemorate five generations of authentic British design with our new OPEIA jewellery collection – a celestial-inspired range of elegant diamond jewellery crafted from 18ct white gold and platinum.

Running throughout this celebratory collection is a strong focus on family, depicted by the shape of the classic circle, infused with bursts of light inspired by shooting stars and formed by the timeless round brilliant-cut diamond acting as a comet in motion across the night sky.

NEWCASTLE | YORK | LEEDS | HULL | NOTTINGHAM | WINDSOR

[www.berrysjewellers.co.uk](http://www.berrysjewellers.co.uk)



**THE MUDDLER**



Indulge your taste buds at The Muddler with our exquisite selection of Pan-Asian cuisine and perfectly paired cocktails

RESERVE YOUR TABLE ONLINE  
[www.themuddlernewcastle.co.uk](http://www.themuddlernewcastle.co.uk)

69 GREY STREET, NEWCASTLE, NE1 6EF

  @themuddlernewcastle

# Cutting Edge Spaces for Cutting Edge Places

Architects | Engineers | Project Managers



**BuildingDesignNorthern**

Sunderland & Ulverston  
[bdnltd.com](http://bdnltd.com)