

## Treadmills

Submitted by

Wykeland Group

Category

Game Changer

Introduction to the nominated company / project / development / deal - please provide a high level overview of the company / project / development / deal including relevant financial information (100 words):

The Treadmills scheme is transforming Northallerton's derelict, 230-year-old prison site into a stunning digital workspace and mixed-use retail and leisure community.

Like the landmark tower that stands over the site, the £17m development is a beacon of regeneration for the North Yorkshire market town.

At its heart is a tech hub bringing the advanced jobs and skills of today and tomorrow to support the area's predominantly rural economy to thrive and prosper through technology.

It is being delivered by Wykeland Group, one of Yorkshire's leading developers, working with Hambleton District Council in the Central Northallerton Development Company joint venture.

Tell us why the nominated company / individual / development / deal should win this award (500 words):

Conservation and innovation come together in this game-changing development.

Treadmills has breathed new life into the former prison, which only three years ago was hidden behind tall, forbidding walls enclosing the 3.5-acre site (see Treadmills past present and future). Cramped cells and dark corridors have become aspirational offices and stunning meeting spaces to attract the most innovative digital businesses and tech specialists.

This highly-creative reimagining of listed buildings is complemented by newbuild retail units, bringing much-needed shopping choice to Northallerton.

Taking its name from the world's largest treadmill, parts of which were found on site, Treadmills is an outstanding example of a private developer working collaboratively with a local authority to deliver regeneration and create a legacy for future generations. When fully complete it will create around 250 jobs.

The first phase, opened last December, focused on retail, with three newbuild stores and a 126-space car park with EV charging points. Anchored by Lidl, it also features Iceland and a third small unit available for occupation.

Phase two involves the sensitive remodelling of five Grade II-listed buildings. Work is due to finish in mid-April with the centrepiece, the C4DI (Centre for Digital Innovation) Northallerton tech hub, opening in May.

	<p>The extensive restoration demonstrates excellence in conception, design and execution, with original features bringing character to modern, energy-efficient spaces (see Treadmills drone film).</p> <p>Gone is the dark, cramped accommodation of old. Behind retained solid-steel cell doors are bright, inviting offices.</p> <p>Oppressive landings and corridors are now warm meeting spaces, with light flooding through a new, partially-glazed roof section.</p> <p>Exposed brickwork, beams and concrete floors blend with vibrant modern décor. Steel staircases and bars provide distinctive reminders of the site’s history.</p> <p>The main cell block and female wing, totalling 7,000 sq ft, house C4DI Northallerton, an exciting tech community building on the success of C4DI Hull, also pioneered by Wykeland.</p> <p>The £2.3m hub focuses on agritech, to help the agricultural and food processing sectors – crucial to the local economy – to develop and grow. It is creating high-value jobs and retaining tech talent. C4DI will be complemented by a digital education “eCampus”, involving the University of Sunderland and York College, within an adjacent 3,500 sq ft former tenement block, while the former hospital block will offer 1,500 sq ft of co-working space and a 4,500 sq ft bar/restaurant.</p> <p>The final phase includes a showpiece civic square, together with newbuild cinema, earmarked for upmarket group Everyman, and three new restaurants. The Governor’s House is also being remodelled as a restaurant/café. This element will deliver on Hambleton District Council’s ambition to boost Northallerton’s night-time economy. Treadmills has had a profound material effect on the surrounding environment and been wholeheartedly welcomed by the local community. It has:</p> <ul style="list-style-type: none"> <li>• Preserved Northallerton Prison’s unique heritage;</li> <li>• Rejuvenated a long-disused brownfield site in spectacular style;</li> <li>• Introduced much-needed retail choice;</li> <li>• Generated high-value jobs, business and learning opportunities;</li> <li>• And created a flagship new destination.</li> </ul> <p>It is truly a game changer.</p>
<p>Please list any other companies involved in this project / development / deal:</p>	<ul style="list-style-type: none"> <li>• Hambleton District Council: Partner in the Central Northallerton Development Company joint venture.</li> <li>• York and North Yorkshire Local Enterprise Partnership: The LEP secured £1.8m from the Government’s Local Growth Fund to support the redevelopment work, as well as £675,000 from the Getting Building Fund to support the new eCampus digital education facility.</li> <li>• C4DI: Operator of the C4DI Northallerton tech hub.</li> </ul> <p>Yorkshire-based contractors performed key roles in the development:</p> <ul style="list-style-type: none"> <li>• Castlehouse Construction: Leeds-based company contracted to build phase one of the development, including the newbuild retail units.</li> </ul>

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|  | <ul style="list-style-type: none"><li>• Moody Construction: Northallerton-based company carried out the restoration and physical remodelling of the listed prison buildings.</li><li>• Chameleon Business Interiors: Hull-based office design company delivering the interior design, fit-out and furnishing services in the former prison buildings.</li></ul> <p>The project has been supported by numerous professional teams, including: Harris Partnership, LHL, England and Lyle, Quod, Alan Wood, WSB, Pudney Shuttleworth and DWF Law, as well as the professional advisers for Lidl and Iceland.</p> |
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