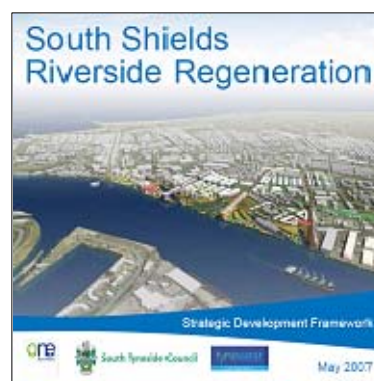


South Shields Riverside

Background - the Development Framework

The "Transforming Together" Regeneration Strategy, adopted by the South Tyneside Local Strategic Partnership, identified the redevelopment of South Shields waterfront for mixed residential, commercial and leisure uses as a key physical redevelopment project to contribute to the regeneration of South Tyneside. In September 2006, South Tyneside Council (STC) and One North East (ONE) appointed a consultancy team led by Studio Egret West to prepare a Development Framework plan for the area. The purpose of this was to set out the 20 year vision and regeneration strategy for South Shields Riverside and how it would be achieved.



The joint partnership between South Tyneside Council and ONE in the preparation and delivery of the Development Framework represented the first step towards achieving this comprehensive regeneration and the overall vision for South Shields Riverside as set out in the Framework. Together, STC and ONE have been carrying out strategic acquisition and site clearance, to support the strategy, since 2004.

Vision and objectives of the Development Framework

The South Shields Riverside Development Framework aims to provide a comprehensive and sustainable mixed use development scheme in this strategically important waterfront area. The Development Framework is based around the following key concepts:

- five new neighbourhoods offering distinctive housing typologies and living environments;
- employment 'groynes' to provide high profile and flexible employment space;
- enhanced spines / routes to connect the waterfront with the existing town centre;
- new north-south cycle and pedestrian routes, enhancing the overall connectivity of the area; and,
- 'New Shore Park' leisure area for facilities to realise the potential of the riverside as a local and sub-regional leisure asset.

The employment components of the scheme will support the ongoing diversification and restructuring of the local economy and develop higher value-adding activities. The Riverside area is identified as having the potential to create a high quality business and residential location. New residential neighbourhoods will be created to provide a balanced mix of housing tenures and types. Additional leisure components of the scheme will add to vitality.

The scheme also aims to link local communities more effectively with South Shields Town Centre through improvements to the connectivity of the area. The proposed residential developments will be designed to promote and enhance vistas through to the waterfront to improve physical connectivity. The waterfront is a unique asset to the area which has the potential to better complement the Town Centre and contribute to the revival of the South Tyneside economy.

Refined project objectives

As refinement of the project has progressed, the scheme objectives have also moved on accordingly. The original Framework placed a firm emphasis upon an 'employment-led' scheme, and while this is retained, there has since been a move towards a more 'mixed-use' focus. This reflects both the market advice provided by AtisReal, property consultants on the team, and the opportunities and constraints of the neighbourhoods. The key objectives of the South Shields Riverside project are defined as follows:

- ❑ **To realise the potential of the Riverside area in contributing to the regeneration and economic development of South Shields and the wider sub-region.**
- ❑ **To accelerate the delivery of sustainable mixed use development outcomes in accordance with the provisions of the South Shields Riverside Development Framework, bringing under-utilised land back into effective use.**
- ❑ **To contribute to achieving a step-change in the commercial property market in South Shields and attracting significant levels of new private investment to provide new employment floorspace for indigenous businesses and inward investment.**
- ❑ **To establish South Shields Riverside as a key employment area for the Borough and supporting the vitality and viability of the town centre and associated local service centres.**
- ❑ **To bring forward significant new residential development to contribute to achieving a more sustainable housing mix for South Shields, addressing housing needs and attracting and retaining new knowledge-based workers to the area.**
- ❑ **To create a riverside leisure asset that can contribute to changing the perception of South Shields Riverside as an investment location, re-connect the riverside with local communities and provide a new leisure attraction serving local and sub-regional markets.**
- ❑ **To contribute to the wider regeneration of the Tyne Gateway and support the competitiveness of the Tyne and Wear City Region in line with established economic strategy.**

Phase 1 Intervention Proposals

As outlined above, a phased approach has been adopted by the project partners to deliver the objectives of the Development Framework. The proposed Phase 1 development principally focuses upon two neighbourhoods:

- **Harton Staithes**; and,
- **Trinity South**.

The selection of these neighbourhoods reflects the potential to realise the benefits of previous land assembly and remediation work and to lever in early private sector development interest, and thus achieve early regeneration outputs.

AtisReal, have prepared indicative development appraisals for the Harton Staithes and Trinity South neighbourhoods to assist in defining the scale and nature of public sector intervention required to facilitate private investment. This process has identified that public sector intervention should focus on two principal elements:

1. reducing abnormal development costs associated with identified strategic infrastructure deficiencies which would otherwise act as a barrier to private developer engagement;
2. 'place-making' enhancements to create a step-change in the profile of the Riverside location and provide confidence to developers and occupiers about the level of change proposed for the area and thus underpin demand and achievable capital and rental values

On this basis, the Phase 1 public sector interventions are set out below:

- **Strategic infrastructure** - Enhancements to provide sufficient service capacity will enable the development across the phase 1 neighbourhoods to come forward, whilst also opening up development potential across all five neighbourhoods. This strategic facilitation investment will play a key role in the delivery of the comprehensive development framework as well as enabling early development outcomes to be delivered on Harton Staithes and Trinity South.
- **'New Shore Park'** - riverside public realm investment will provide the 'place-making' enhancements that will serve to redefine the project area and create a high quality setting for future development along the riverfront, specifically in Harton Staithes and, as part of a later phase, the Holborn neighbourhood. The definition of these works has been informed by the New Shore Park strategy proposals developed by Planning Solutions Ltd on behalf of the project partners. In Phase 1, the New Shore Park works will focus on the creation of a major new landscaped public realm area at Harton Staithes which will act as a 'civic hub' linked to the town centre.

New Shore Park includes the provision of a new Riverside 'boardwalk' extending along the frontage of Harton Staithes, linking ultimately to the Holborn neighbourhood and connecting the site with the existing riverside pathways to the north. It is intended to provide high quality active riverside parkland along the river frontage of the Harton

Staithes neighbourhood. It will incorporate different character and activity areas as the park progresses away from the town centre, providing a variety of different themes and activities, including civic space, relaxation areas and public art to provide a vibrant environment, including formal and informal children's play areas.

The development of this strategic leisure asset will contribute significantly towards the place-making agenda of the project. The existing river frontage is underutilised and the project represents a unique opportunity to build upon the River as an asset which is accessible to local residents and which makes the Riverside area more attractive for residents, businesses, visitors and investors alike.

Development Progress to date (November 2011)

Work is nearing completion on a new £10.5 million business centre on the riverside site at Harton Staithes.

South Tyneside Council's strategic partner, BT, has signed a long-term agreement to occupy the 43,000 sq ft building, which will provide providing workspace for up to 500 staff.

The new development will house BT's local government operations alongside other BT functions from across the North East.

The business centre is being built for the Council by Miller Construction, and will be completed by the end of 2011.



The area running from the ferry landing to the Customs House will be transformed into a superb new waterfront park, with:

- Public access to waterfront
- Improved links with the town centre
- Performance and event spaces
- High quality paved areas
- Lawns and planting
- Footpaths, seats and lighting

The park will provide a setting for the new business centre, new cafes, bars and restaurants and other local developments.

South Tyneside Council has appointed internationally renowned landscape architects Grant Associates to design the new park at Harton Staithes. Grant Associates won the design competition with their design to remodel Harton Staithes. The creation of flowing, curved embankments with colourful planted pockets, views framed by east and west facing lawns, and sheltered gardens will define the unique character of the park.

Detailed design and planning work for the new £1.5m park is nearing completion and a start on site is imminent. The park is expected to be completed in autumn 2012.