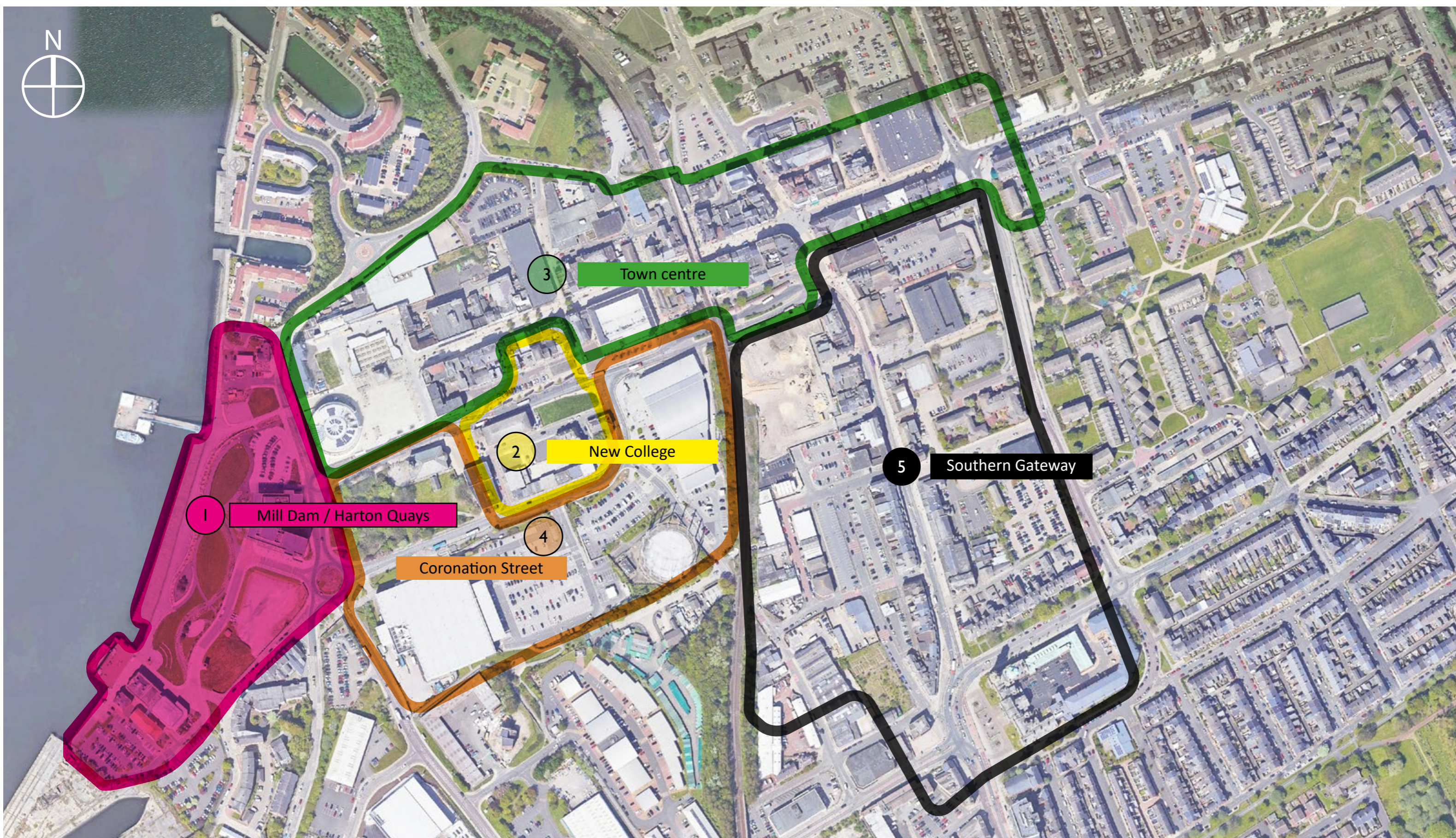
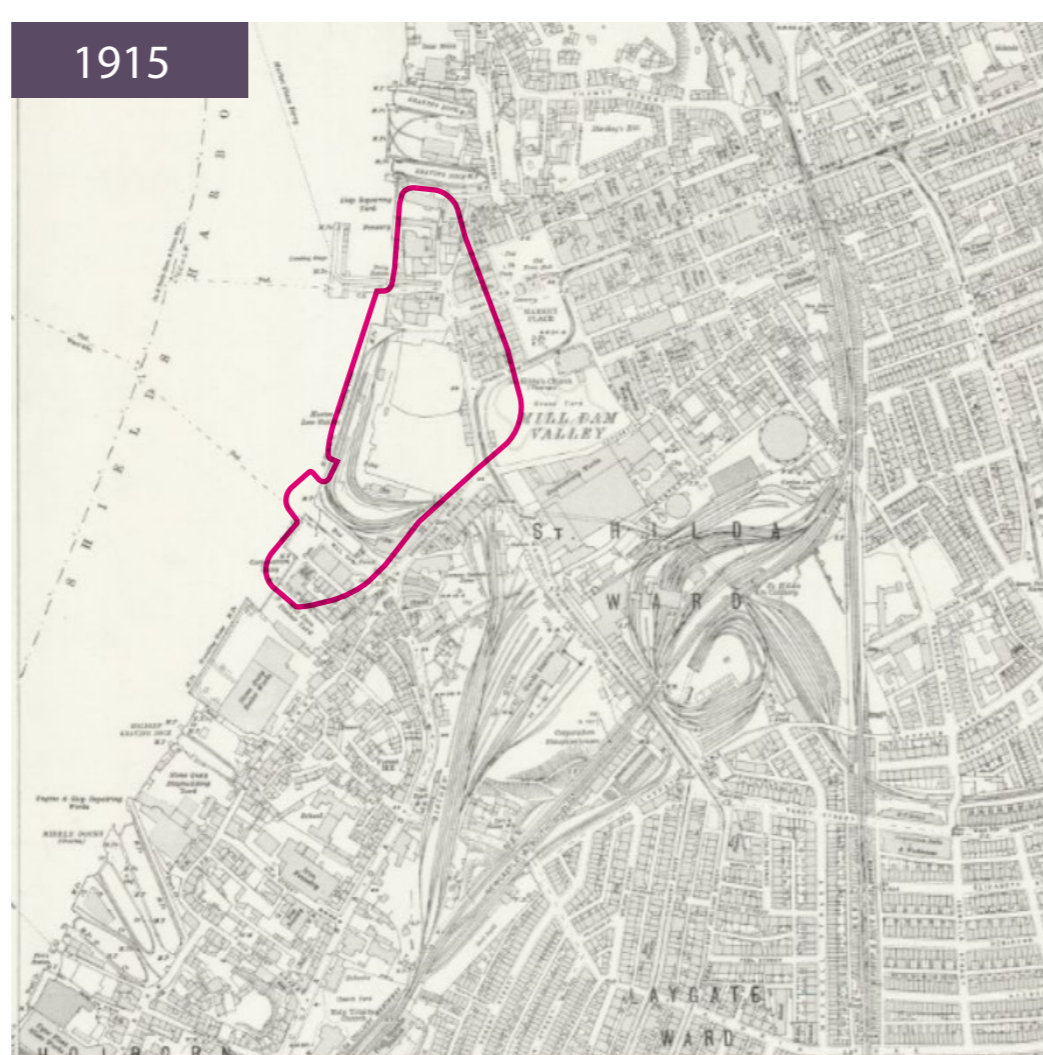


Our South Tyneside Conversation

Mill Dam / Harton Quays Area Context



The Mill Dam / Harton Quays site makes up 1 of 5 sub areas within South Shields Town Centre which have been identified as opportunity sites for regeneration. The Mill Dam area is located along the riverside to the west of the town centre and lies directly north of the Holborn Riverside area. There are opportunities for new proposals which tie in with the town's rich heritage context whilst building upon key new developments in the area to contribute towards a wider regeneration programme to create a sustainable future for South Shields Town Centre.



Mill Dam is a distinctive location within the history and heritage of South Tyneside. South Shields grew rapidly during Victorian times and the industrial revolution with the introduction of coal mining, ship building and engineering with a lot of the members of the community working as seamen in British merchant vessels.

However, the effects of de-industrialisation were particularly felt along the waterfront and resulted in several areas of unused, informal space due to site clearance, disused buildings and general inactivity along the riverside. Harton Quays Park and the BT office Building have signalled change and changed the appearance of the area. The Customs House and food and drink premises on Mill Dam within historic premises also add to the unique identity of the area.

The Council is looking at ideas on how to increase activity in the area encouraging more people to visit, pass through and use existing facilities and amenities.



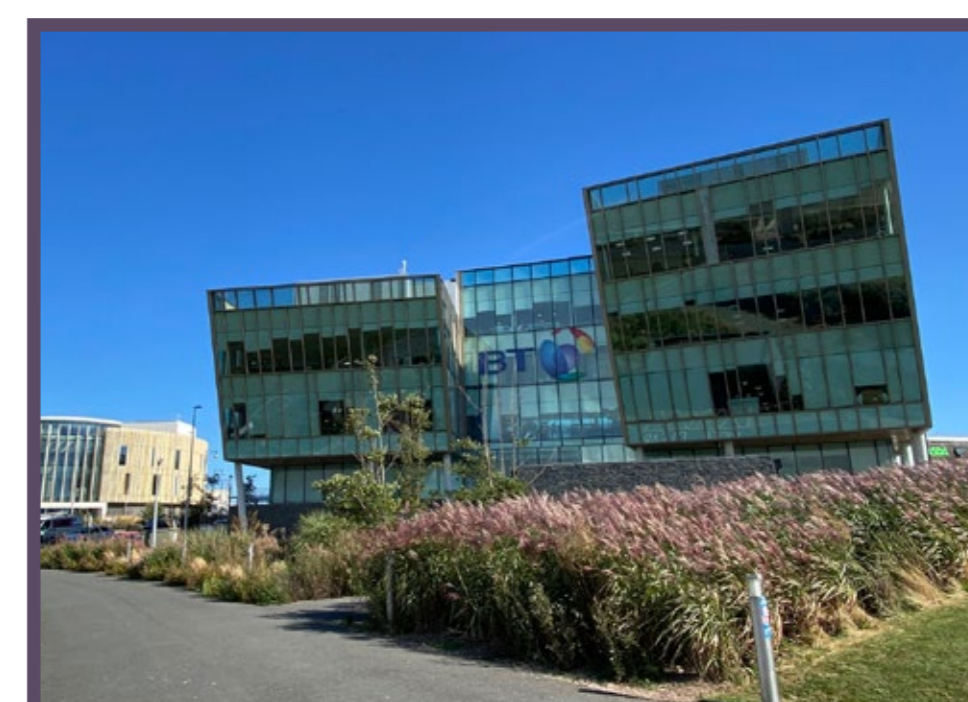
EXISTING KEY FEATURES & BUILDINGS



Shields ferry Landing (Harton Quays)



The Customs House (Mill Dam)



BT Offices (Harton Quays)



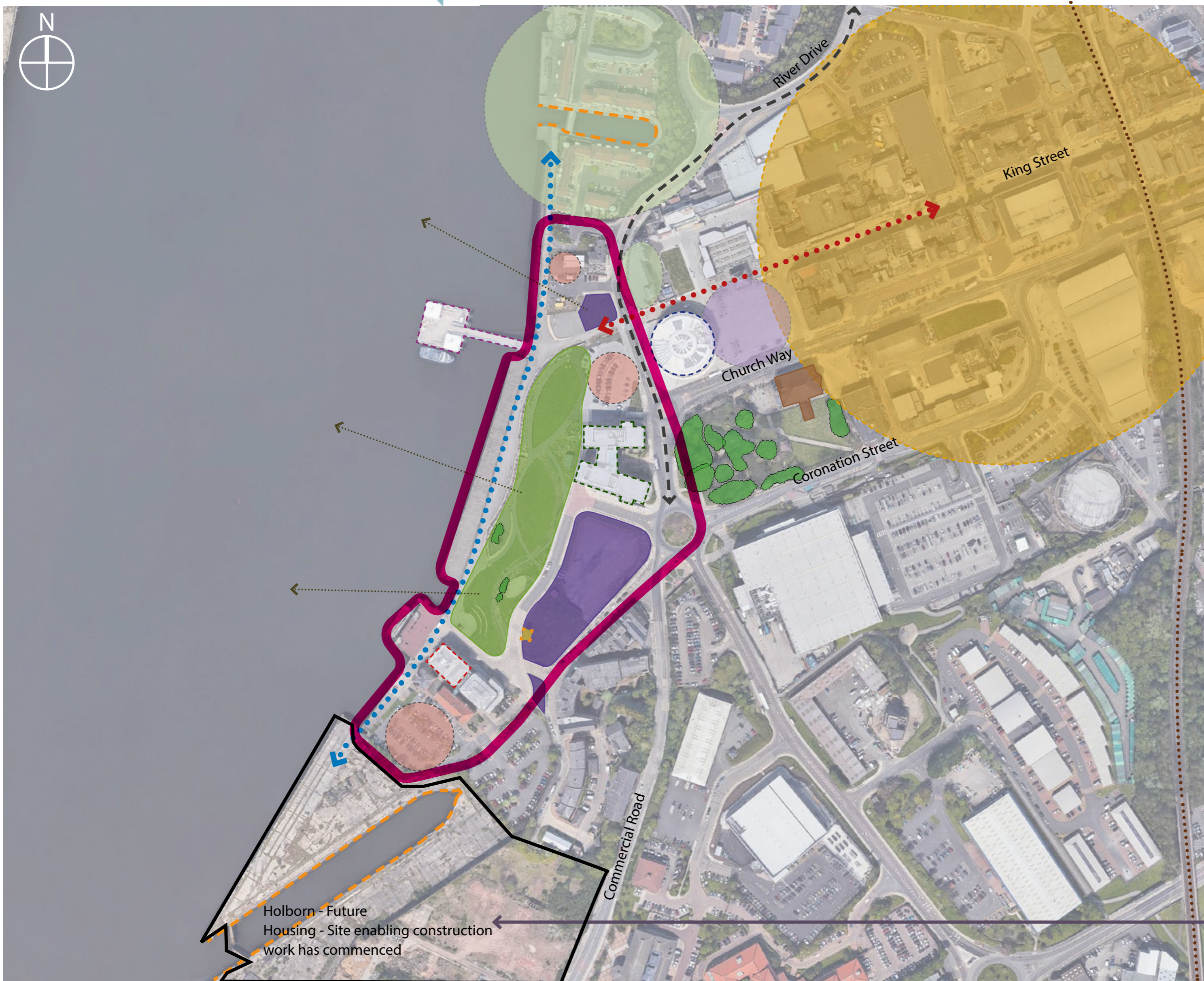
Harton Quays Park



Pedestrian and cycle route through Harton Quays Park

Our South Tyneside Conversation

Mill Dam / Harton Quays Current Challenges



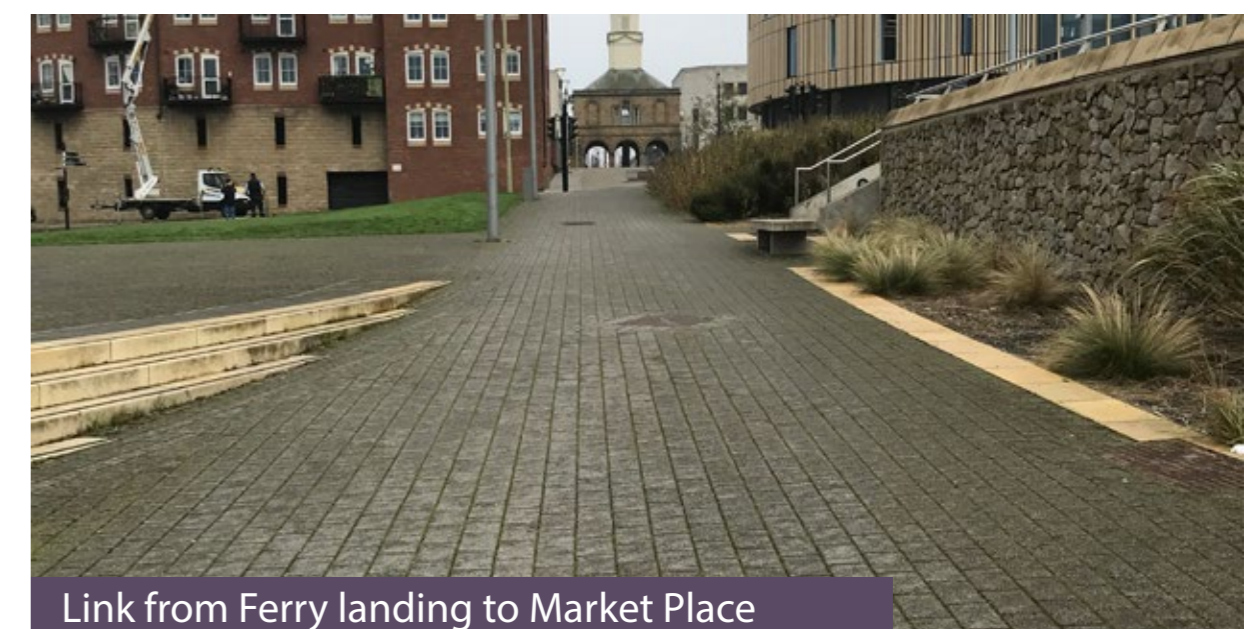
KEY	
	Mill Dam / Harton Quays sub area
	The Word
	The Customs House
	Existing landscaping / public realm (Harton Quays Park)
	BT Offices
	Existing pedestrian link along waterfront
	Key vehicular link (B1344)
	Market Place
	South Shields Town Centre
	Pedestrian link towards Town Centre
	Metro line
	Existing residential area
	Existing heritage features
	Chimney
	St Hildas Parish Church
	Unused space / opportunity sites
	Existing mature trees
	Key views towards River Tyne
	Existing car parking



Future housing development at Holborn Riverside



Performance space outside the Customs House



Link from Ferry landing to Market Place



Attractive historic properties on Mill Dam

CHALLENGES

- Underused space and buildings located within and surrounding the area
- Inactivity along the waterfront and underused public spaces
- Limited pedestrian footfall towards riverside and facilities within this area including The Customs House
- Existing underground utilities including Northern Gas Network and Northern Power Grid
- Large area of surface car parking adjacent to Customs House but also important to operation of theatre
- Existing Glassworks chimney heritage feature located on disused site

STRENGTHS

- Well-connected via public transport (metro, bus and ferry)
- Good vehicular connectivity including the B1344 which runs north-south through the study area and provides links throughout South Shields
- Close proximity to local facilities and amenities
- Existing Harton Quays Park provides leisure and recreational space alongside a pedestrian link along the riverside
- Existing community facilities within and surrounding the study area including The Customs House

OPPORTUNITIES

- Well-connected via public transport (metro, bus and ferry)
- Good vehicular connectivity including the B1344 which runs north-south through the study area and provides links throughout South Shields
- Prominent and vacant waterfront sites with opportunity for redevelopment
- Close proximity to local facilities and amenities
- Existing Harton Quays Park provides leisure and recreational space alongside a pedestrian link along the riverside
- Existing community facilities within and surrounding the study area including The Customs House
- Opportunity to increase activity along the waterfront by maximising pedestrian links and encouraging other uses such as food and drink
- Opportunity to connect riverside walkway with residential development at Holborn Riverside linking this development with existing public spaces
- Reference and integrate area's heritage including existing heritage features such as graving docks
- Opportunity to maximise and enhance key views towards River Tyne
- Holborn site presents a poor outlook from the Customs House area but this will change as proposals for new housing on this site are implemented



Public space and Harton Quay Park



Existing car parking area



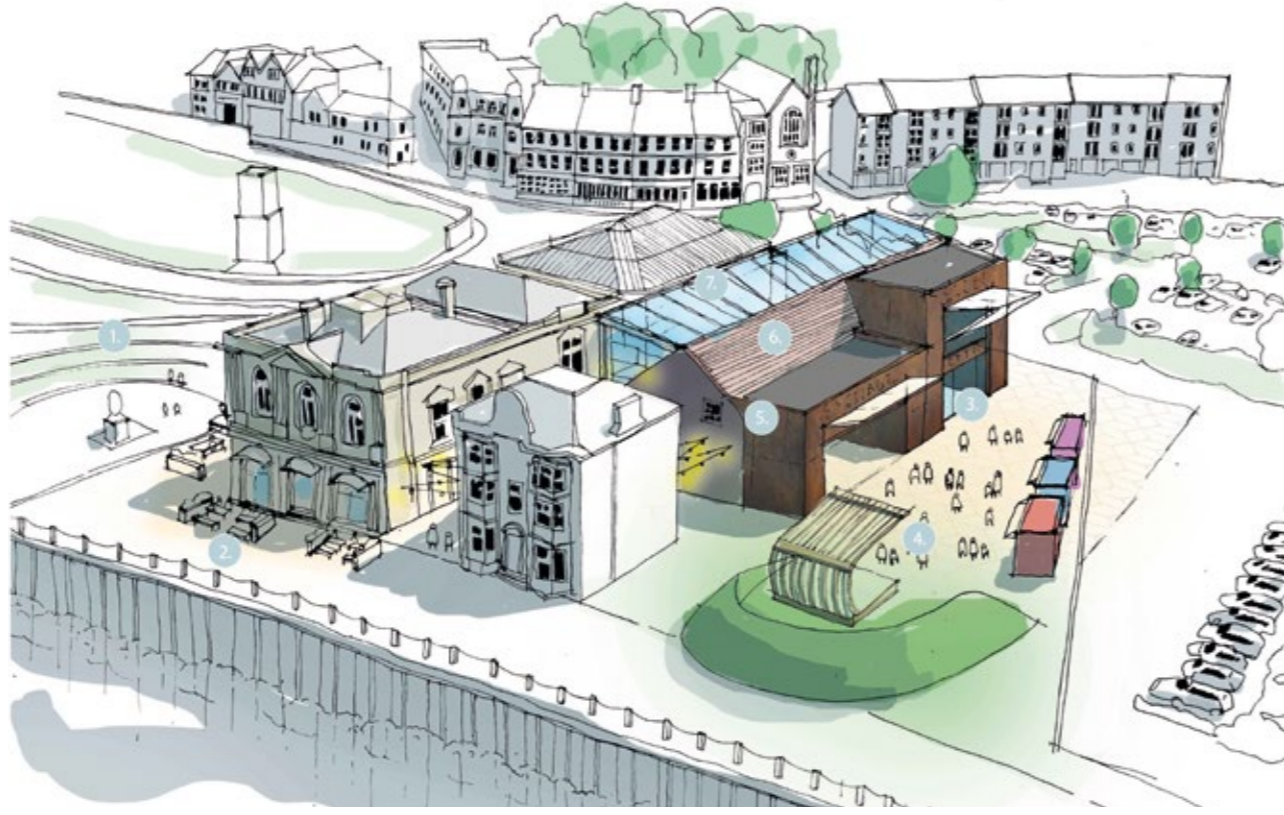
Former Glassworks chimney

Our South Tyneside Conversation

Mill Dam / Harton Quays Ideas for the Future

CUSTOMS HOUSE REFURBISHMENT

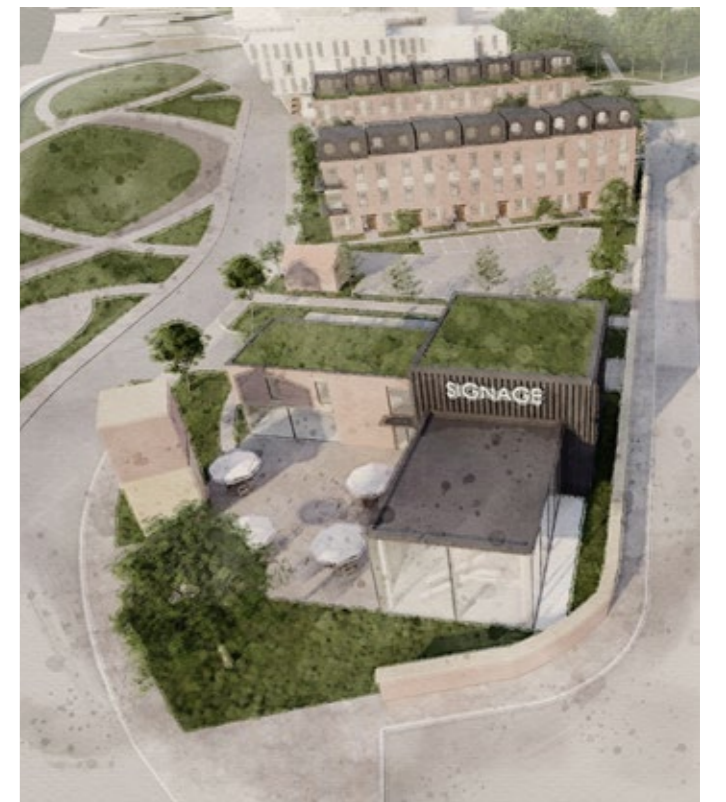
Exploration of how the Customs House can be developed to provide an integrated and expanded cultural offer which will preserve the listed building and add important rehearsal / performance space alongside improved food and drinks facilities to ensure the long-term viability of the existing facility and attract movement from the Town Centre towards the riverside.



HARTON QUAYS DEVELOPMENT - OPTION 1



Mixed use scheme which would benefit the South Shields community, providing new homes with riverside views. The mixed use aspect (bar and restaurant) becomes an extension of the leisure facilities from the Customs House redevelopment, creating a central hub and diversifying offer within the Town Centre. This could bring activity and footfall back to the riverside.



HARTON QUAYS DEVELOPMENT - OPTION 2

Residential / accommodation led development opportunity with an improved public open space could create an attractive waterfront development and generate more activity. Located between the Customs House and BT Office building new development would benefit from riverside views



HARTON QUAYS DEVELOPMENT - OPTION 3

Leisure / hospitality led development providing public realm alongside food, drink and retail in temporary structures or shipping containers. This option would allow the riverside to become a hub of activity.



FERRY LANDING DEVELOPMENT OPTION



There is space adjacent to the ferry landing which could accommodate a food and drink operator with indoor and outdoor seating and secure cycle storage. This type of development could help encourage greater activity and help animate the surrounding public space.

We want to hear your thoughts...

What brings you to Mill Dam / Harton Quays?

- Commuting
- Socialising
- Leisure
- Live here
- Work here
- Other

What challenges does Mill Dam / Harton Quays face?

- Underutilised space / vacant sites
- Lack of food and drink options
- Lack of footfall
- Not enough opportunities for businesses
- Other

What is Mill Dam / Harton Quays missing?

- Hotels / places to stay
- Residential - houses / apartments / family homes
- Restaurants / food and drink
- Community space
- Cultural space
- Retail space

- Social space
- Family activities
- Activities for young people
- Free public WiFi
- Play areas
- Other

What do you think of our ideas so far for Mill Dam / Harton Quays?

- They're spot on
- They need a little work
- Don't think they are right
- Don't know

What would you prioritise for Mill Dam / Harton Quays?

- Customs House refurbishment
- Ferry Landing site development
- Harton Quays option 1
- Harton Quays option 2
- Harton Quays option 3
- Public realm investment
- Other



Scan the QR code to find out more