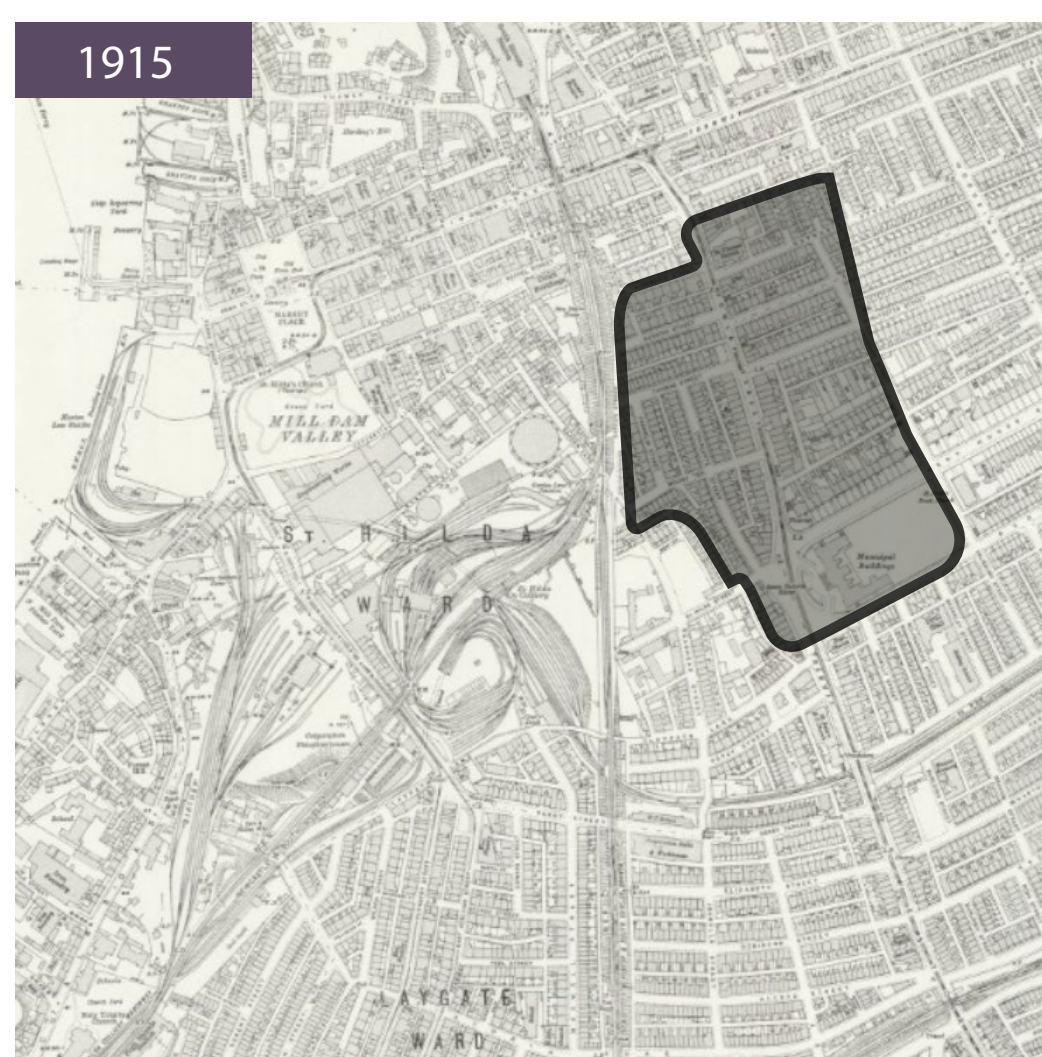
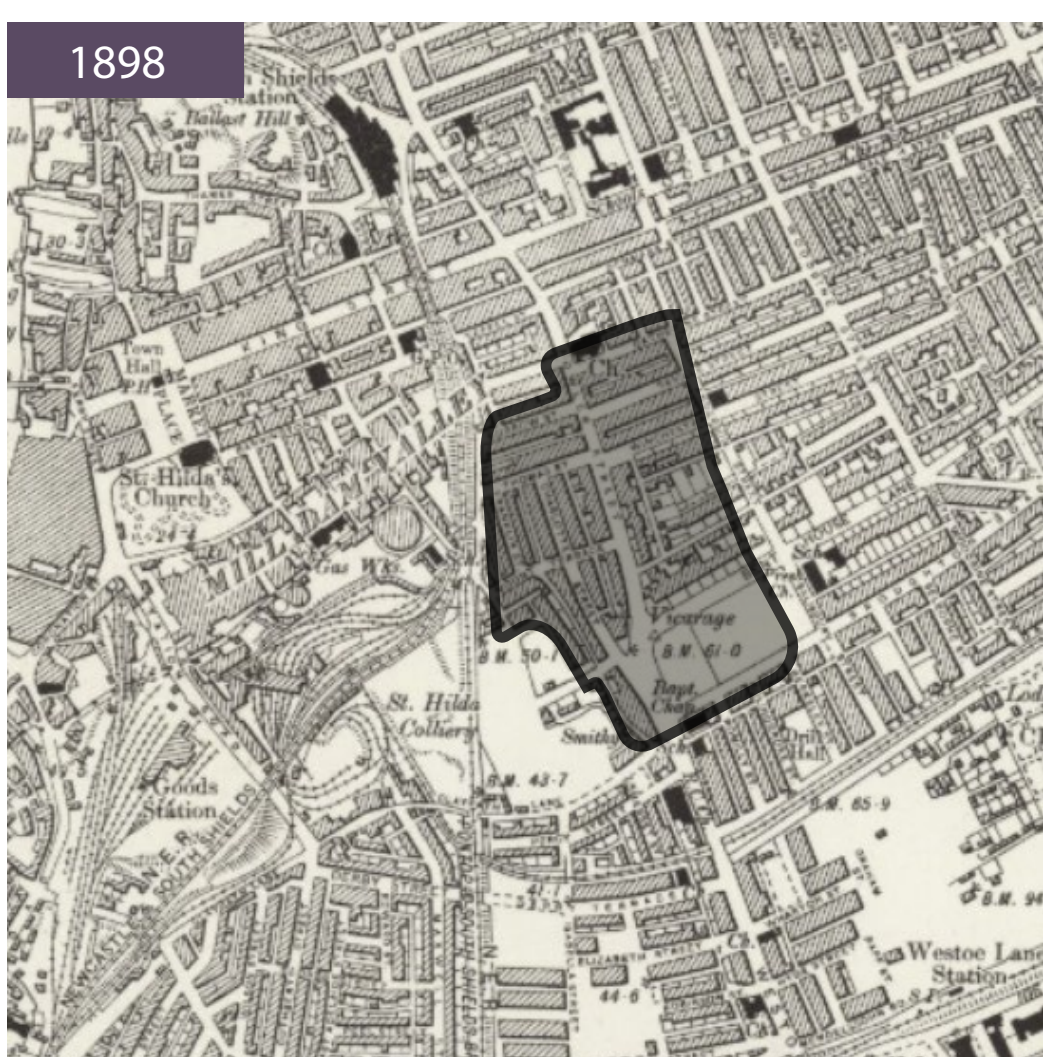


The Southern Gateway relates to the area south of King Street and north of the Town Hall. The eastern extent of the sub area is defined by the A183 and the western extent by the metro line and Transport Interchange. Fowler Street has a mix of commercial premises and a several attractive historic properties. The relocation of the library from Prince Georg Square has left a large vacant building. Fowler Street is an important route for buses entering the town centre. Landscaping along Fowler Street is limited. Set behind the buildings on Fowler Street are several large surface car parks which provide a significant amount of parking close to the town centre. At the northern end of Fowler Street is the Denmark Centre which provides an enclosed shopping mall and ground floor commercial premises fronting onto the corner of Fowler Street and Burrow Street.



There are a number of attractive Victorian buildings in the area including the property to the right (22 Fowler Street) which has been refurbished by the Council and will provide a high quality space for a food and drink operator alongside office space. Fowler Street contains a mixture of new and old buildings but the spaces around the buildings would benefit from more soft landscaping. Behind Fowler Street, to the east and west are large surface car parks and fewer buildings. Development in these locations could help provide new housing and increase the resident town centre population.

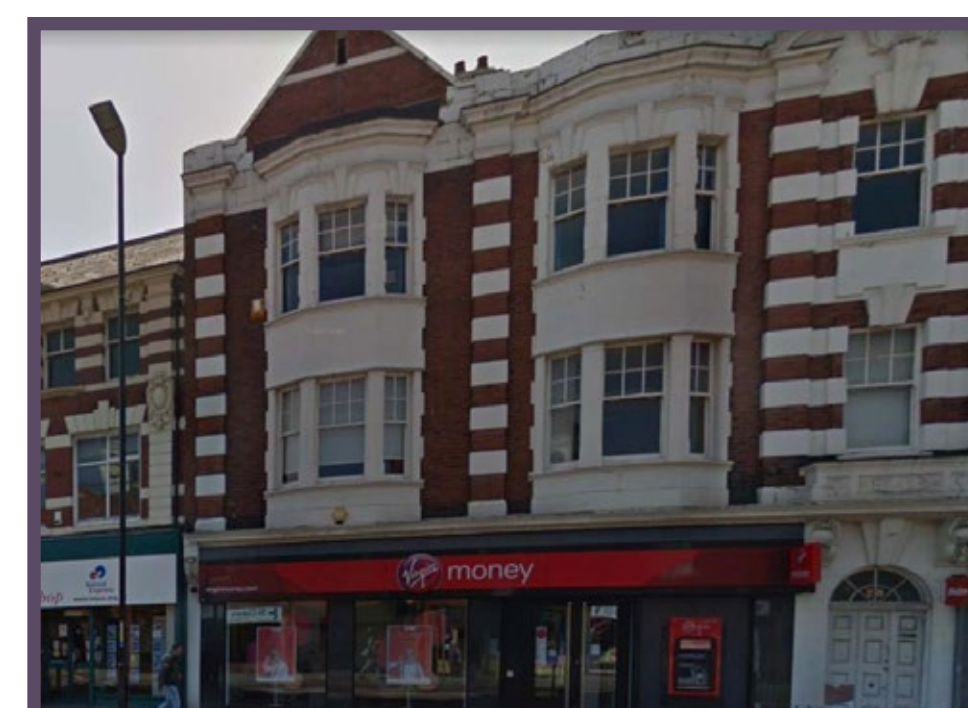


The Town Hall is an important landmark within the Southern Gateway area

EXISTING KEY FEATURES & BUILDINGS



Vacant buildings detract from the appearance of the area



Re-use of upper floors has the potential to provide new homes



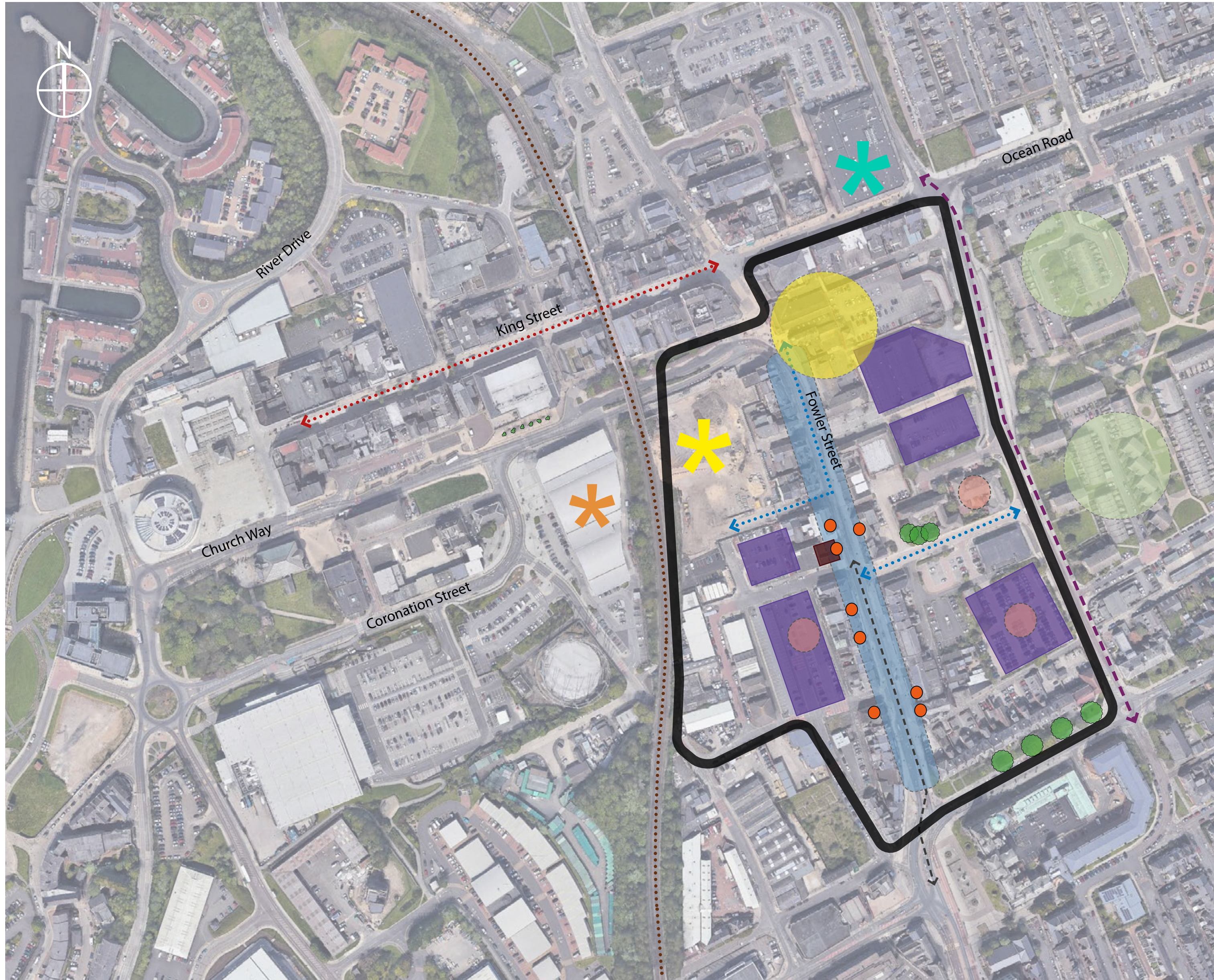
The Denmark Centre provides a small enclosed shopping mall



Fowler Street is a key route for buses entering the town centre and transport interchange



The area contains Victorian properties that add to the character of the area



KEY	
	Study area
	Existing pedestrianised route (King Street)
	Primary vehicular link (A183)
	Key vehicular link (Fowler Street)
	Metro line
	South Shields Interchange
	Existing residential area
	Disused / declining buildings
	Existing mature trees
	Existing car parking
	Vacant ground floor retail unit
	Waterloo Square retail park
	Opportunity site
	Pedestrian link
	Town Centre facilities (retail etc.)
	Denmark Centre
	Morrisons Supermarket

CHALLENGES

- Over supply of retail units on Fowler Street and unsustainable number of commercial premises resulting in vacant properties
- Large under utilised surface car parks which do not present a built frontage to surrounding streets
- Absence of soft landscaping to streets within the area
- Quality of public realm varied
- Limited food and drink offer
- Vacant former library building following closure and relocation of library
- Integrating new and existing uses

STRENGTHS

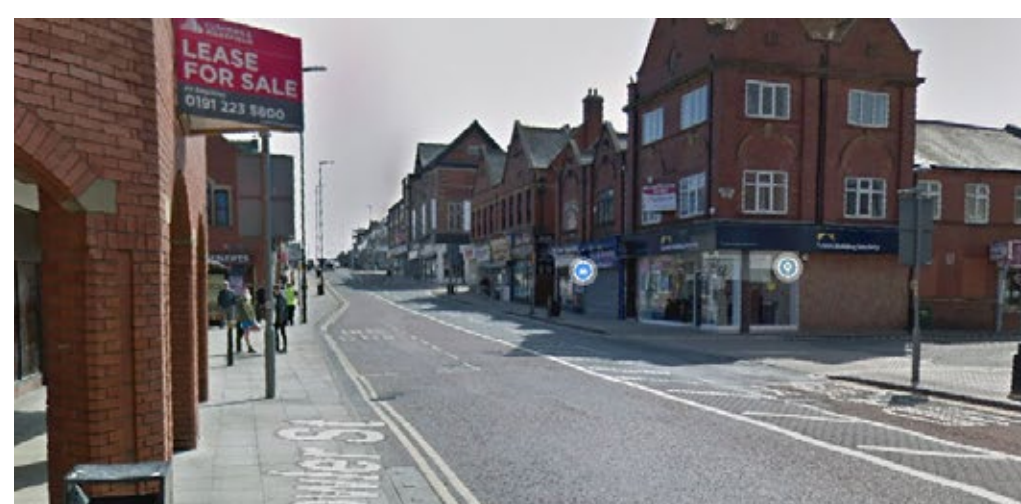
- High quality conversion of No 22 Fowler Street which demonstrates how historic properties can be sensitively restored to provide attractive commercial premise
- Transport Interchange is a key nodal point providing access to public transport
- A number of attractive Victorian properties
- Development opportunity sites including the former library site and Winchester Street car park

OPPORTUNITIES

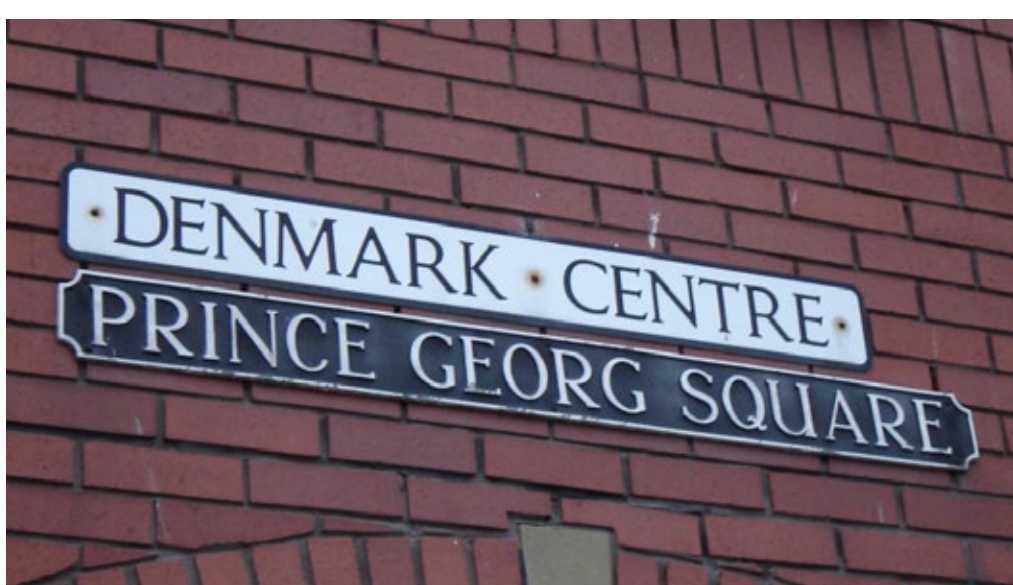
- Public realm improvements including tree planting and other soft landscaping
- Conversion of upper floors of commercial properties for residential uses
- New residential development on some surface car park sites which would boost the town centre residential population
- Attract new food and drink operators to Fowler Street
- Temporary use and 'meanwhile use' of vacant ground floor premises
- Introduce public art within the public realm
- Potential student accommodation to support new town centre campus
- Important gateway into the town centre from the west and east
- Opportunity to consolidate commercial / retail within a more sustainable core
- Opportunity to reduce number of vehicular movements along Fowler Street



Denmark Centre



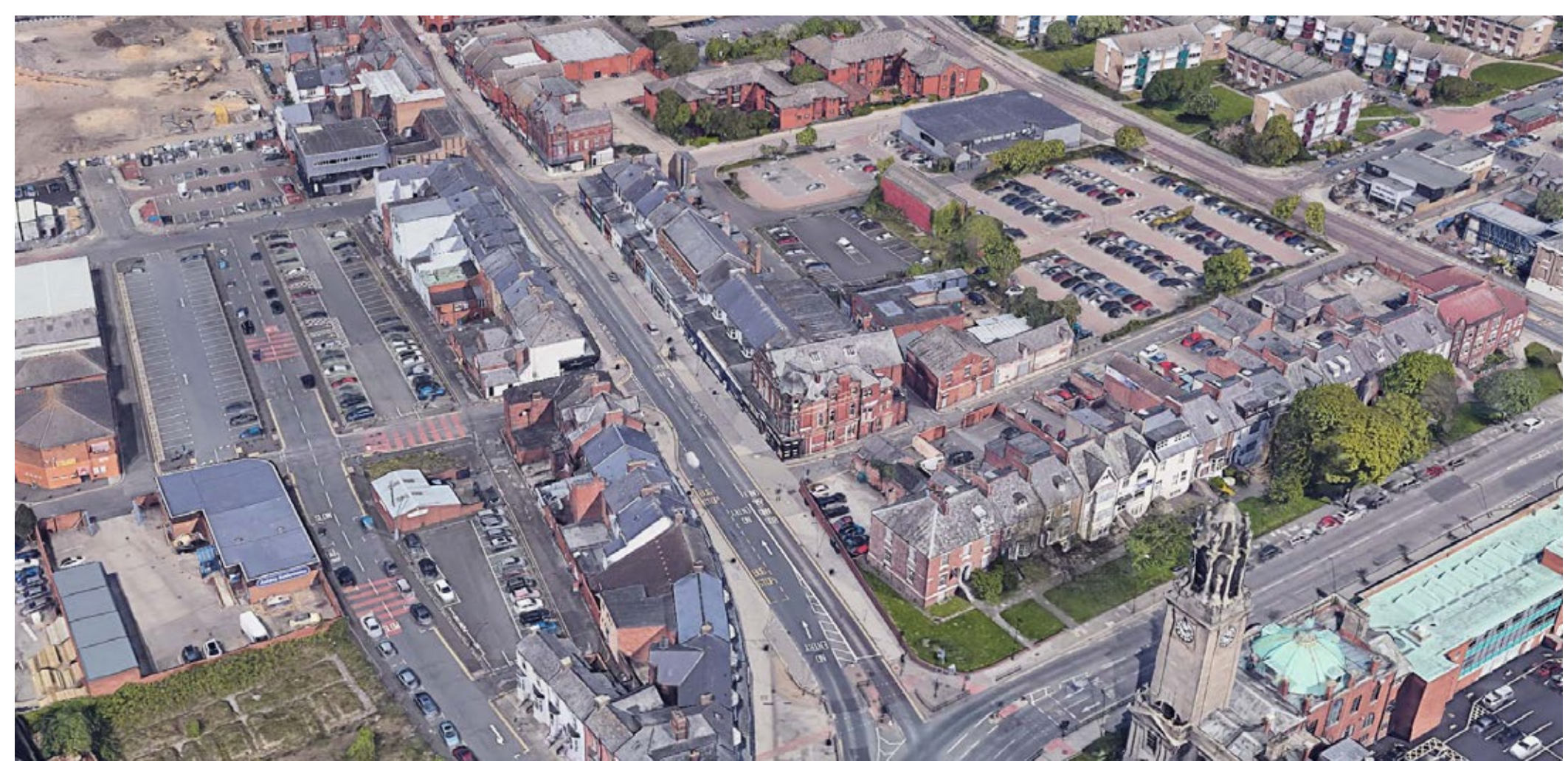
Looking North along Fowler Street



Denmark Centre



Thomas Street car park



Aerial view over Southern Gateway looking north east

Our South Tyneside Conversation

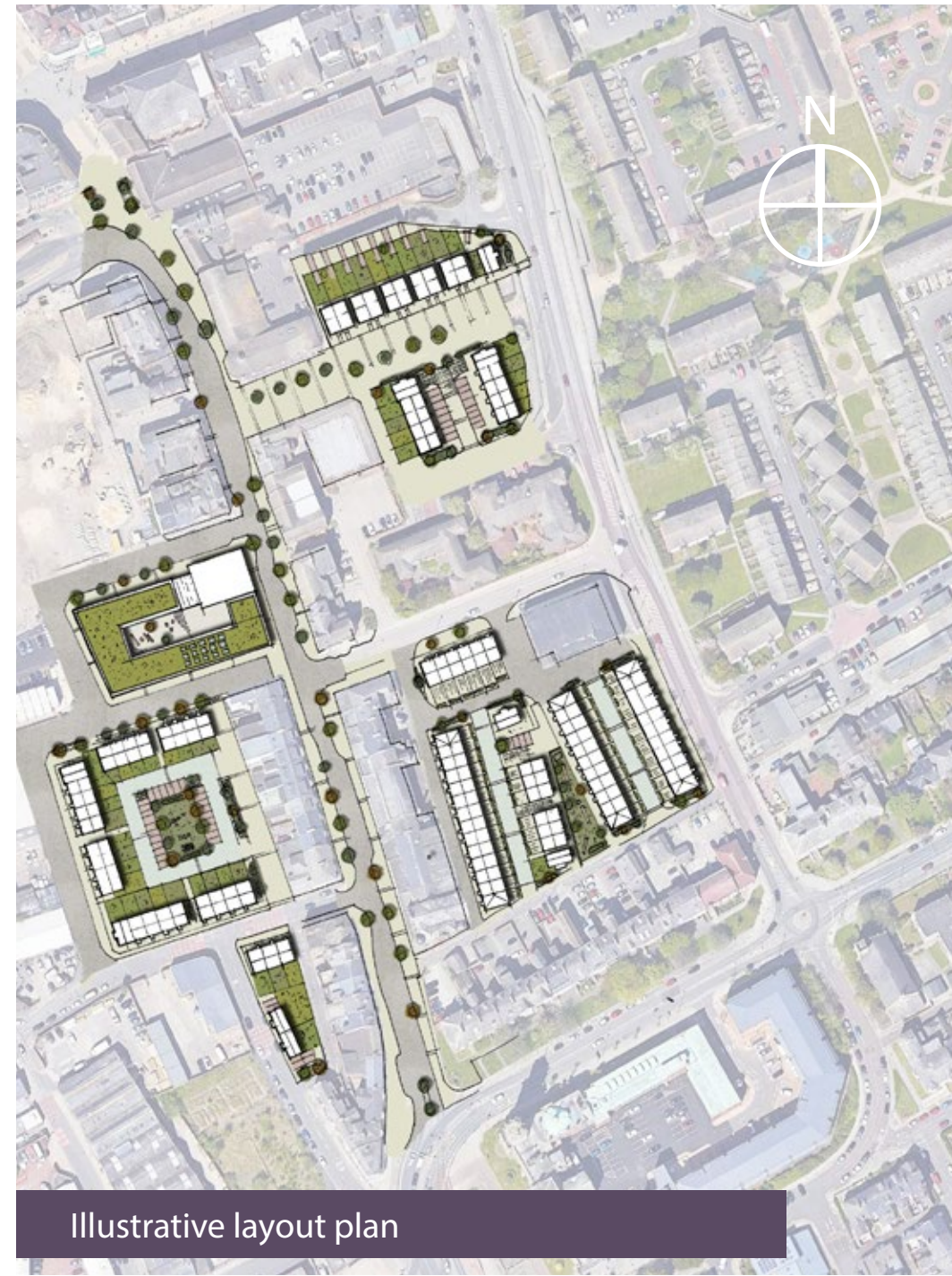
Southern Gateway Future Proposals

RESIDENTIAL DEVELOPMENT

This illustrative plan shows how different sites across the Southern Gateway Area could be developed for family and higher density housing. This would increase the town centre population and help sustain existing businesses.



Above and below are examples of different types of housing that could be introduced to the town centre



Illustrative layout plan



Above example of older person accommodation within the town centre close to existing local services and facilities



Re-purposing of existing heritage buildings on Fowler Street for uses other than retail including offices, food and drink or learning would expand the current town centre offer



PUBLIC REALM IMPROVEMENTS



There is an opportunity to undertake public realm enhancements and introduce tree planting to Fowler Street to improve the quality of environment in this location.



COLLEGE ACCOMMODATION



Indicative sketch of potential student accommodation

COLLEGE ACCOMMODATION

As part of the proposed Tyne Coast College Campus (TCCC) there is a requirement for student accommodation. There may be scope for this accommodation to be located within the Southern Gateway area on one of the development opportunity sites thereby assisting with wider regeneration aims and contributing to a growing town centre population. The image on the right shows how this accommodation could relate to an attractive public space.



We want to hear your thoughts...

What brings you to the Southern Gateway?

- Shopping
- Socialising
- Leisure
- Live here
- Work here
- Other

What challenges does the Southern Gateway face?

- Changing shopping habits / rise in online retail
- Vacant buildings
- Quality of the public realm
- Variety of shops
- Proximity of green space
- Variety of leisure options
- Other

What is the Southern Gateway missing?

- Residential – houses/apartments/ family homes
- Restaurants/food and drink options
- Community space
- Cultural space
- Social space
- Family activities
- Activities for young people
- Green space/trees
- Free public Wifi
- Other

What do you think of our ideas so far for the Southern Gateway?

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

What would you prioritise for the Southern Gateway?

- Less retail space
- More residential
- More green space
- More leisure options
- Investment in public realm
- Other



Scan the QR code to find out more