

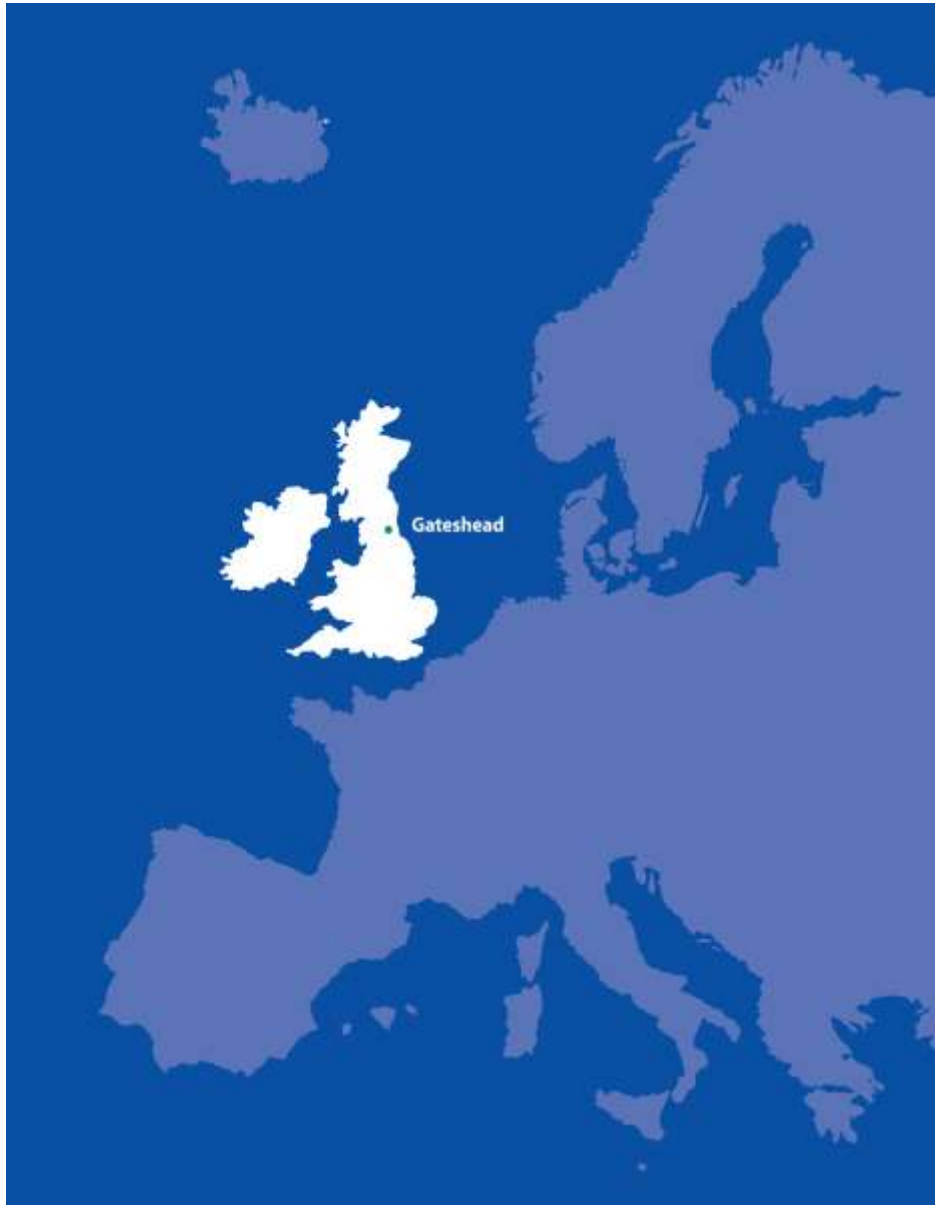
Intergenerational Housing Network

1st February 2022

High Street South



Gateshead



- South bank of the River Tyne
- 285 miles to London; 123 miles to Edinburgh
- 55 square miles; two-thirds rural
- Population of 204,863 - 63% of working age - 74.8% of these in employment
- Stock of 94,302 homes is comparatively older and smaller

Gateshead – track record of innovation/regeneration

1910



1939



1974



1986



1990



1998



2001



2002



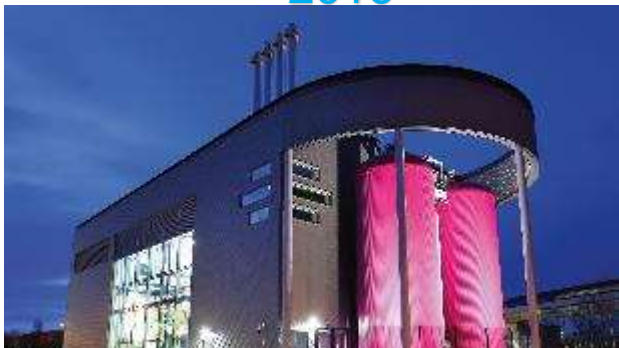
2004



2013



2016



2018



Context

New arena & conference centre at Quays

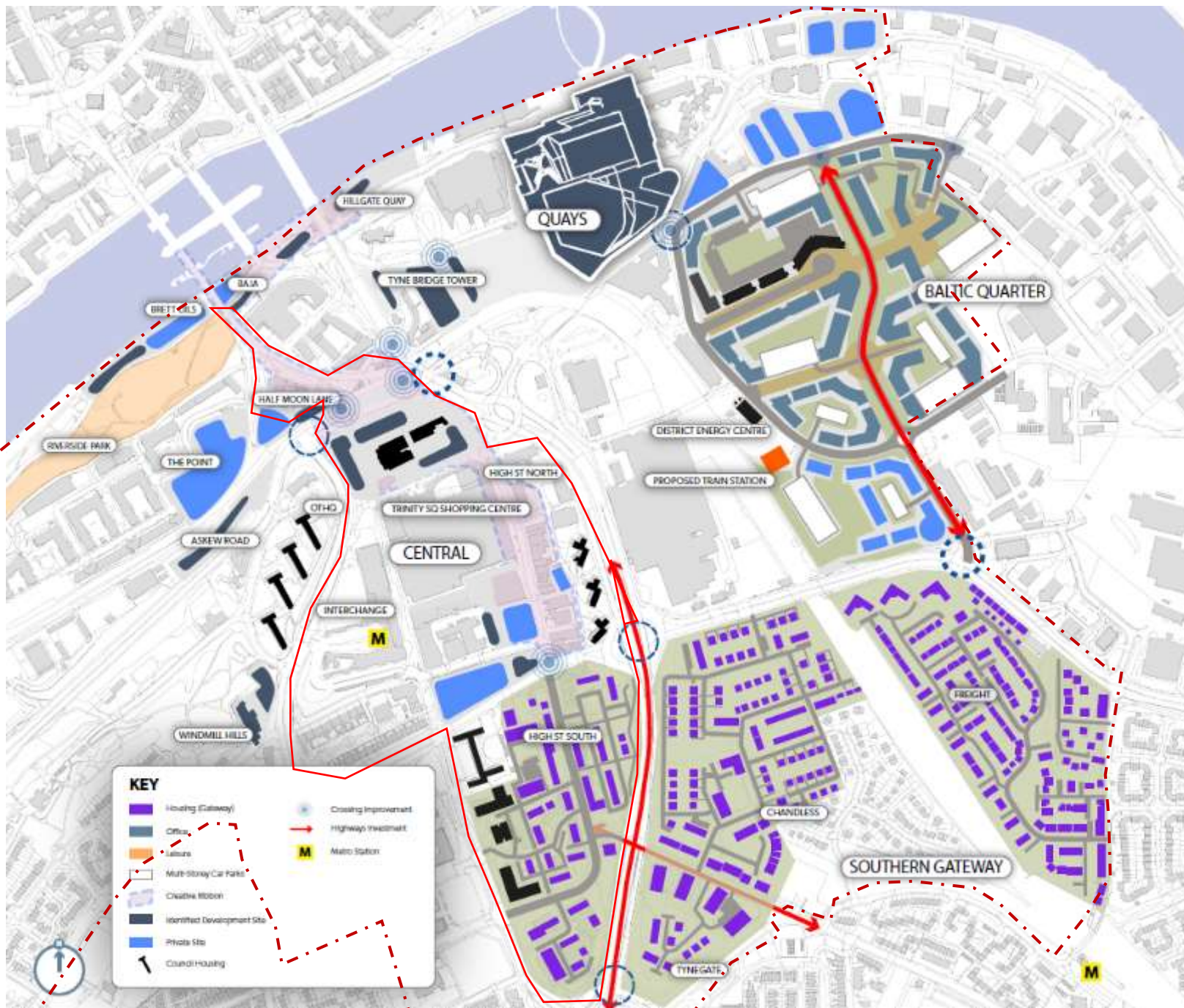
Hotels

2,000 New Homes

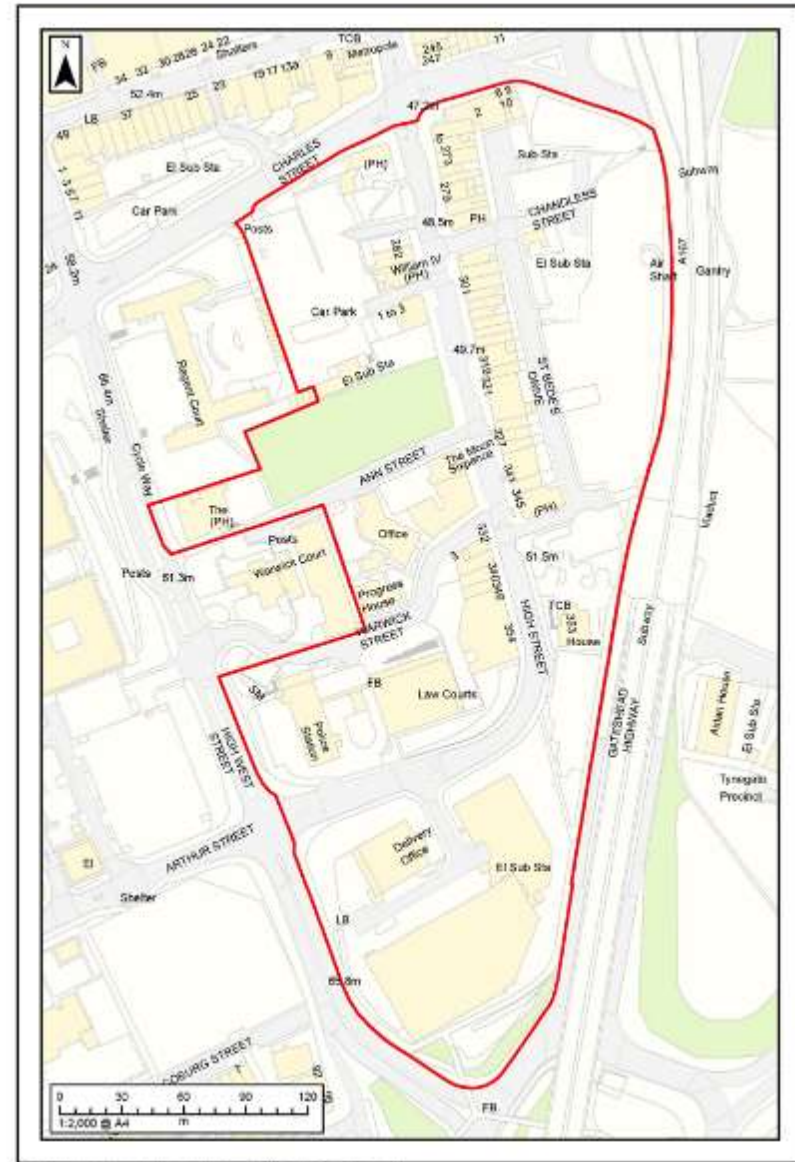
80,000sqm New Offices

Major Infrastructure Investment

Plans for £750m+ of Investment



High Street South



High Street South



High Street South

East side of HSS looking south c1950



West side of HSS looking south c1960



High Street South

Upper East side of HSS



Mid East side of HSS



High Street South

Lower East side of HSS



Mid- West side of HSS



High Street South



Lower West side of HSS



High Street South – previous demolitions

West side of HSS



Rear of East side of HSS



High Street South – Recent changes



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United Kingdom, England,
Gateshead, Gateshead

Labels

High Street South – Recent changes



United Kingdom, England,
Gateshead, Gateshead

Labels

1 Gateshead Highway,
Gateshead, NE8 3HU

The Vision

In 2017, in response to the continued deterioration of the southern end of the High Street, the Council began a process of an area review with the aim of finding options for sustainable and lasting regeneration.

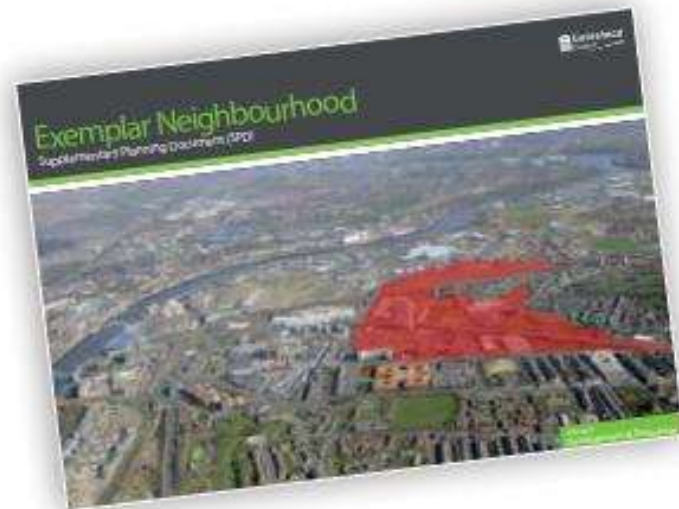
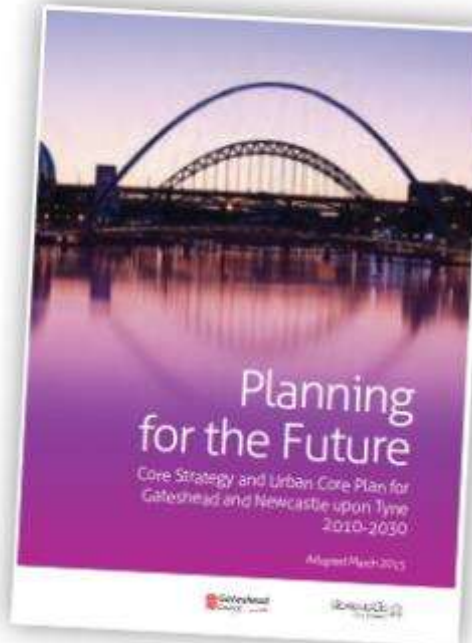
- 2017 - An internal Visioning Workshop was undertaken
- The Workshop envisioned the following:
 - redevelop High Street South not as a traditional high street
 - a vibrant, independent area
 - mixed residential housing and leisure facilities
 - well designed streets
 - green spaces
 - encourage walking and cycling
 - promote a healthy, active outdoor lifestyle.
- The residential offering would be designed to promote intergenerational living with mixed tenure to suit all housing needs.
- Residential areas frame green spaces where communities would be able to meet and participate in events and activities.
- The area would be connected to neighbouring facilities and residential areas.



Planning Policy and Guidance

Core Strategy and Urban Core Plan for Gateshead and Newcastle upon Tyne 2010-2030 (CSUCP) (2015)

- Reduced the size of the primary shopping area, recognising that the southern end of the High Street was no longer part of the primary shopping offer.
- Clarified that 'big box' retail should be located in the southern end of the High Street where this could not be accommodated in the primary shopping area.
- Policies specific to the Exemplar Neighbourhood, including the need for the site to be brought forward in accordance with an approved masterplan to demonstrate a comprehensive and coordinated approach to development.



Exemplar Neighbourhood Supplementary Planning Document (2013)

- Provides design guidance and development aspirations and should be read in conjunction with the CSUCP.
- Document states that the Council will support the area (HSS) and its businesses, whilst continuing to examine the potential for further property acquisitions and working towards assembly of viable development sites.
- Since its adoption significant change in legislation, retail and housing markets, public sector budgets and Council objectives.

High Street South: Objectives

Key Objectives

- Attract more people of all ages to live in Central Gateshead;
- Provide new employment opportunities within Central Gateshead;
- Create high quality green streets and public open spaces encouraging active lifestyles; and
- Deliver a more accessible and well-connected Central Gateshead for pedestrians and cyclists.

Intergenerational Living

- Creating a new pioneering intergenerational neighbourhood
- to provide a 'whole-life' residential environment and community,
- designing places that will encourage social interaction between all ages.
- The Council will seek to create a new neighbourhood template - not a care village or a concentration of traditional sheltered housing, but a place that will appeal to a new generation of 50+ residents and will foster independent living for longer, as well as being attractive to buyers and renters setting up home for the first time.



Policy and Drivers

**Making Gateshead
a place where
everyone thrives**



We know that over half of people and families in Gateshead are either just managing or just coping, but more than 30% are in need or in vulnerable situations.

We want to change those statistics and aim to make Gateshead a place where there are less people in need of council support and more people are thriving.

Our strategic approach, Making Gateshead a place where everyone thrives, is driving the major policy directions for us, aiming to redress the imbalance of inequality, championing fairness and social justice.

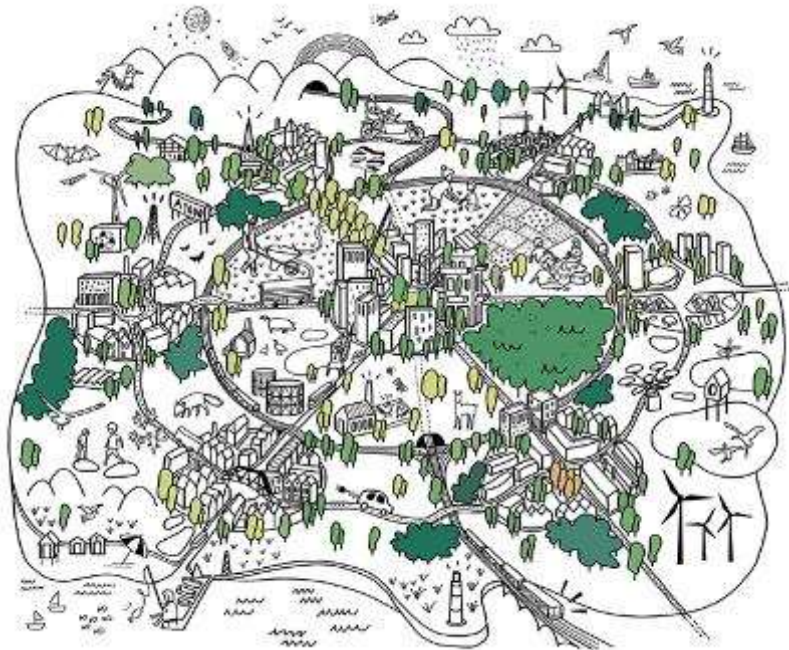
The Council made 5 pledges to make Gateshead a Place where everyone Thrives:

1. Putting people and families at the heart of everything we do.
2. Tackling inequalities, so people have a fair chance.
3. Supporting our communities to support themselves and each other.
4. Investing in our economy to provide sustainable opportunities for employment, innovation and growth.
5. Working together and fighting for a better future for Gateshead.

Meanwhile...

Future High Street Funds

The aim of the Future High Streets Fund is to renew and reshape town centres and high streets in a way that drives growth, improves experience and ensures future sustainability. It will do this by providing co-funding to successful applicants to support transformative and structural changes to overcome challenges in their area.



Future Place

Future Place is a programme which unlocks placemaking potential at a local level. Through interdisciplinary expert advice and capacity building, the programme supports innovative design solutions, delivery models and collaboration.

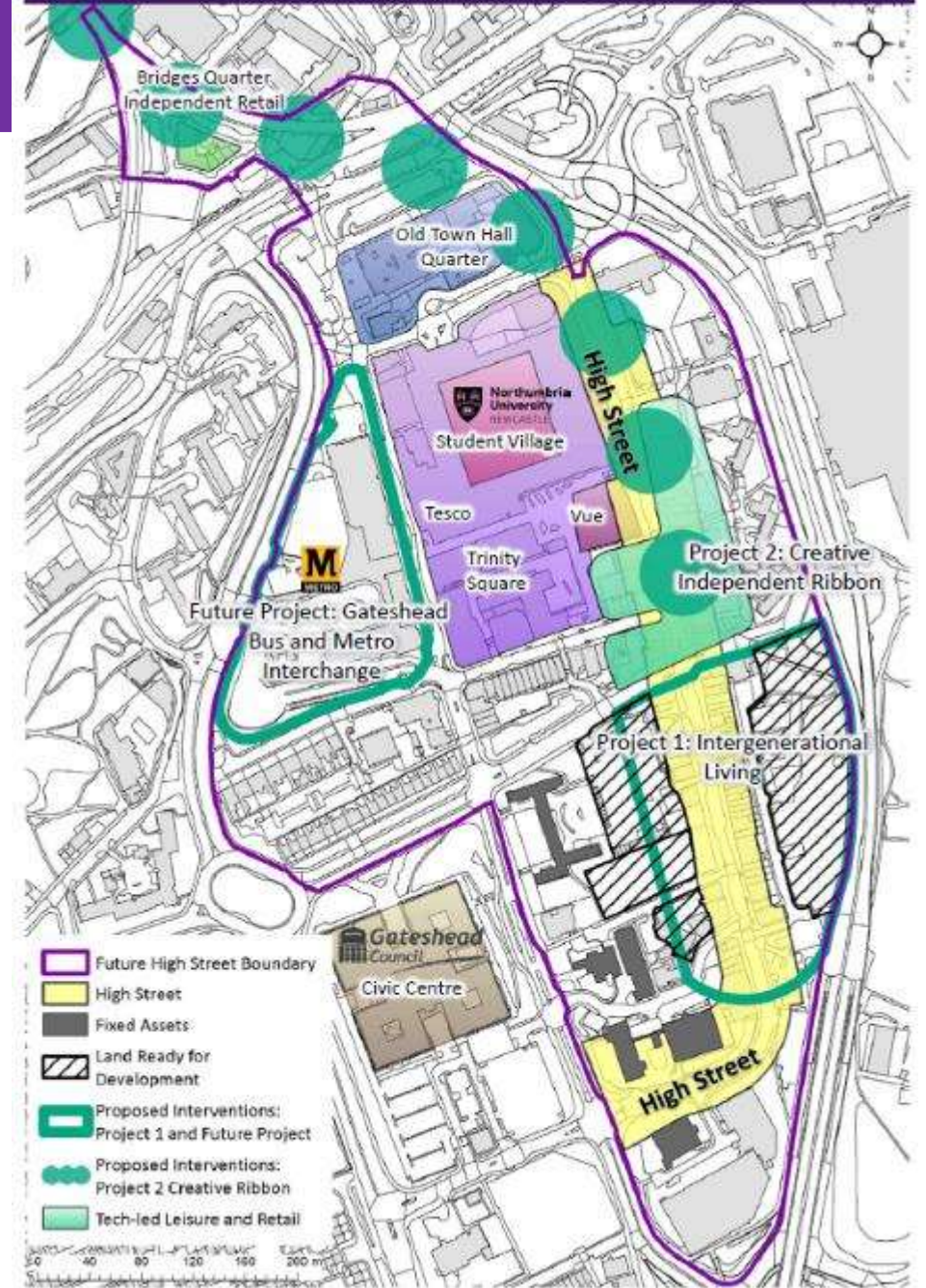
Future High Streets Fund

"I think that something really needs to be done to assist Gateshead High Street it looks like it is in complete disrepair and practically abandoned in terms of commercial outlets. Might be better to level it and turn it into a housing estate or something people actually use"

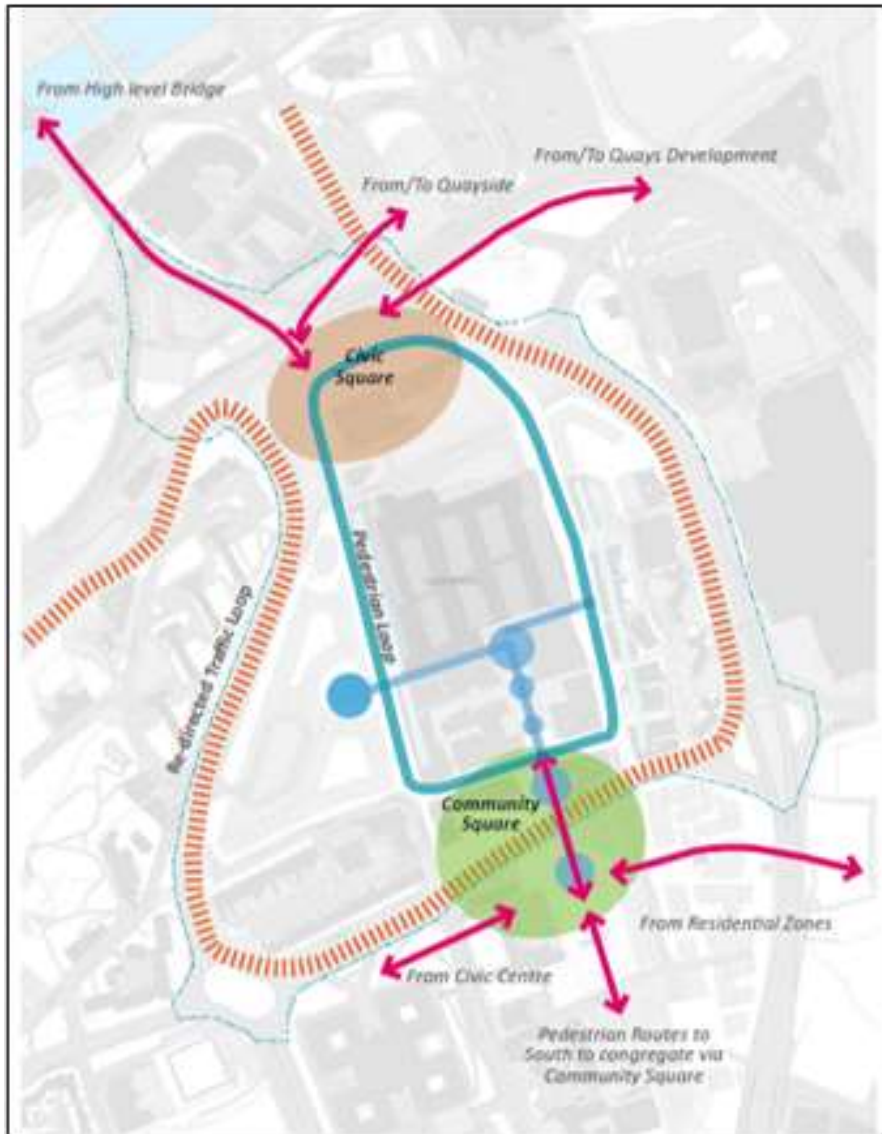


"Maybe more green spaces at that end with access directly on foot to the interchange and the town centre. Also some community buildings nearby, which offer meeting spaces and community cafe's, indoor play area"

Future High Street Fund- Key Assets and New Interventions



Future Place



OUR CHALLENGE

TO CREATE AN ENVIRONMENT WHICH NURTURES WELLBEING AND PROMOTES PROSPERITY.

OUR SOLUTION

OUR PROPOSED MASTERPLAN SETS OUT A VISION FOR GATESHEAD TOWN CENTRE THAT IS FOUNDED IN CONNECTIVITY, SHARING AND VARIETY.

FOR US, HEALTH AND WELLBEING RUNS DEEP AND SHOULD BE STIMULATED BY OPPORTUNITIES TO TAKE PRIDE IN YOUR TOWN, SOCIAL COHESION, IDENTITY, OPPORTUNITIES FOR ALL TO PROSPER AND FOR IMPROVED HEALTH.

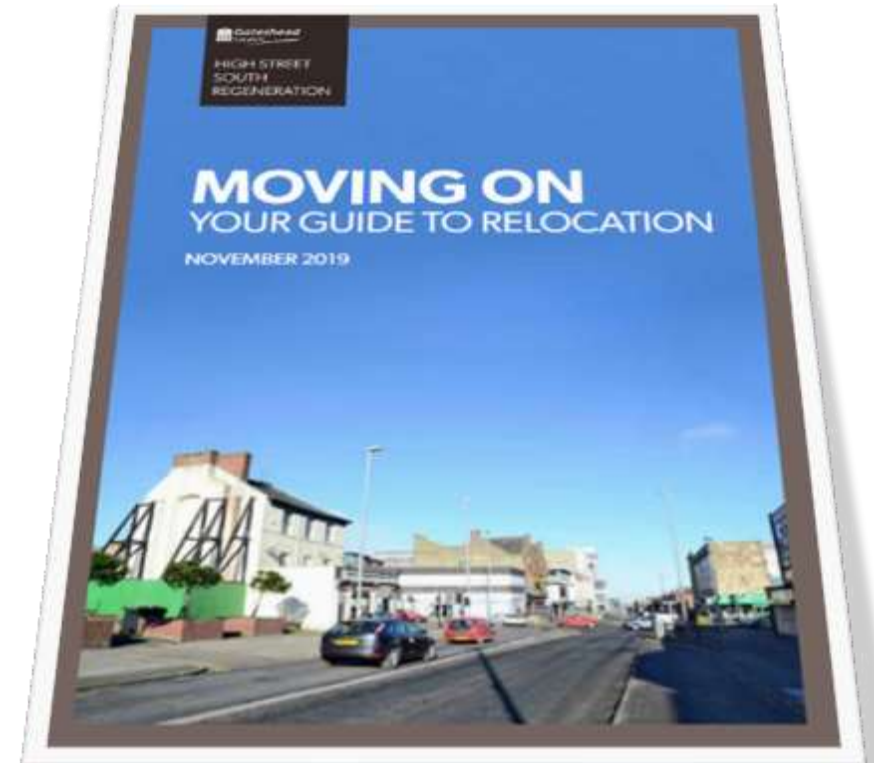
OUR PROPOSAL

FOLLOWING EXTENSIVE ENGAGEMENT WITH THE LOCAL COMMUNITY AND CIVIC LEADERS AND HAVING Poured OVER GATESHEAD COUNCIL'S EXISTING PLANS AND RESEARCH, OUR MASTERPLAN IS BASED ON 4 INTERCONNECTED AND INTERDEPENDENT PILLARS:

- A CIVIC SQUARE THAT PROVIDES A WARM AND FRIENDLY 'FRONT DOOR' TO GATESHEAD FACILITATING EVENTS AND WHERE THE LOCAL COMMUNITY CAN MEET AND WELCOME OTHERS TOO.
- A COMMUNITY SQUARE AND GARDENS THAT ACTS AS A COMMUNAL 'LIVING ROOM' SUPPORTING LOCAL RESIDENTS, ENCOURAGING INTERACTION, COLLABORATION AND PROMOTING ACTIVITY/PLAY.
- AN ACTIVE, DIVERSE AND INTERESTING 'LOOP' THAT CONNECTS ALL ASPECTS OF THE TOWN, PROVIDES BETTER OPPORTUNITIES FOR SUCCESSFUL RETAIL, GIVES PRECEDENT TO ACTIVE TRANSPORT AND PROVIDES OPPORTUNITIES FOR ALL TO EXPLORE THE TOWN
- BETTER CONNECTIONS TO GATESHEAD'S OTHER ASSETS TO CONTRIBUTE TOWARDS AND COMPLEMENT REGENERATION ASPIRATIONS IN THE WIDER BOROUGH

HIGH STREET SOUTH: Regeneration proposals

November 2019



HIGH STREET SOUTH: Regeneration proposals

November 2019



Our vision: To radically transform this area and create the opportunity to provide new homes for people of all ages but particularly older and younger residents, new spaces for local services and leisure uses and much needed green spaces for residents and users of the Town Centre to enjoy.

Money available to acquire properties with a view to demolition.

Land assembly to enable comprehensive development. Intent to use CPO powers confirmed if required.

Intergenerational Living



- Encouraging sustainable living and social interaction,
- Mixed tenure communities to suit a variety of housing needs.
- Prioritising walking and cycling,
- Good permeability but limited motor vehicle access,
- Strong digital infrastructure and digital connectivity.

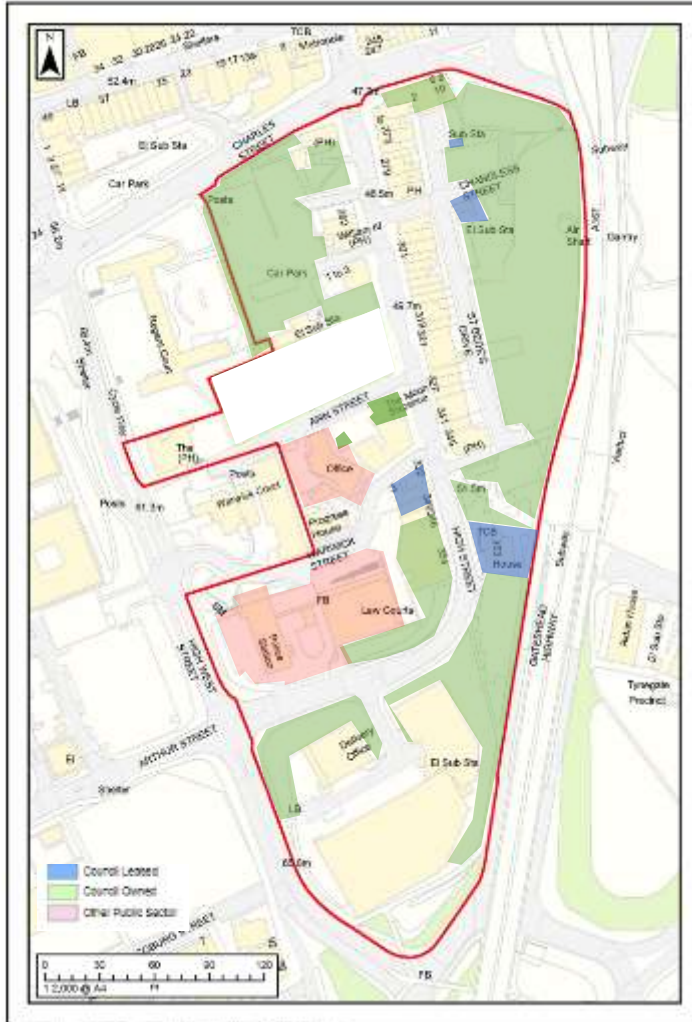


- The medium to high density residential areas built around green spaces and activity focused areas,
- Areas for communities to meet and participate in events and activities such as, growing plants and eating food together.

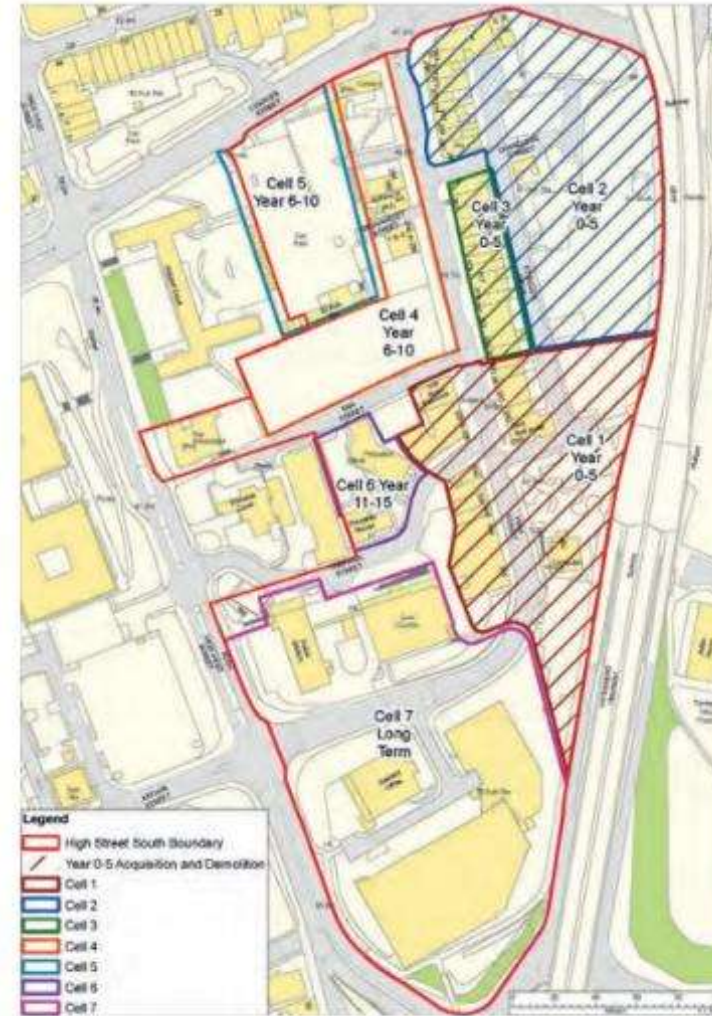


HIGH STREET SOUTH: Regeneration proposals

November 2019

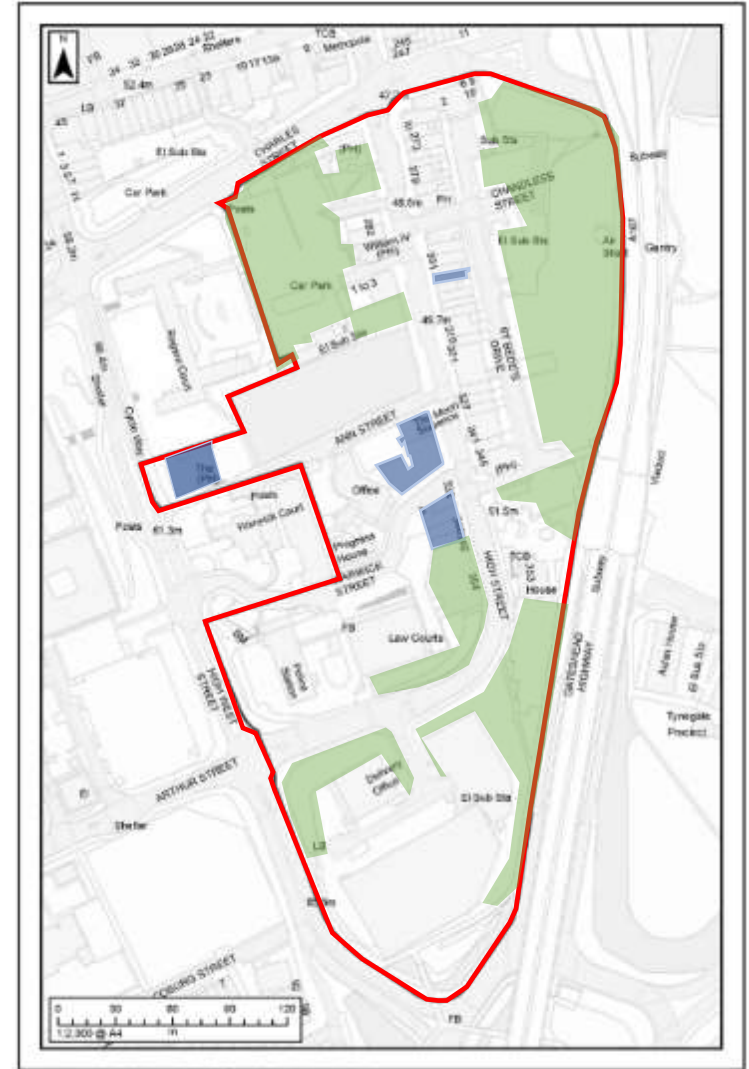
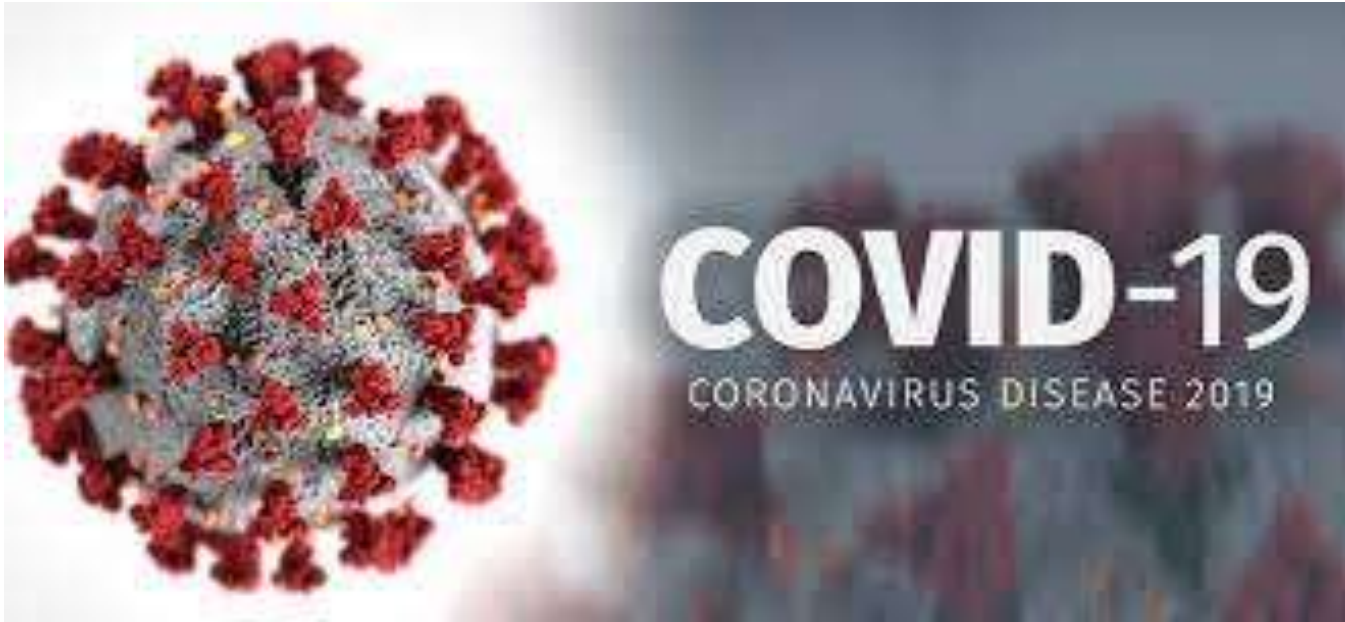


Land Ownership



Phased acquisition plan

And then Covid 19...



Where we got to...

Exemplar Neighbourhood Masterplan and SPD





The Seven Ages of Living



An intergenerational apartment block which provides one and two bed apartments with shared communal facilities at ground floor with gym, cafe and communal roof garden where over 55's and younger people can live in the same building and share spaces and facilities provided.

Exemplar Neighbourhood Masterplan and SPD

Homes for Seven Ages

The 'Seven Ages' are used to identify key age groups that represent the makeup of society within present day UK. The intention is the Ex Ne will offer range of housing products that is appealing to all ages.

Co-living/Blended Living / Intergenerational Living

The aim is to encourage different age groups to live in an integrated way across the Ex Ne and in particular within the High Street South area. Community facilities, pocket parks and shared gardens have the potential to become the focal points for the development and encourage social interaction to activate the community.



Exemplar Neighbourhood Masterplan and SPD

Designated Housing Zone with capacity for over 1000 homes.

Planning Document being refreshed. Engagement on the SPD will take place January/February 2022.

Freight Depot – 300 homes developed as part of our housing JV (Gateshead Regeneration Partnership)

Chandless – cleared site for c300 homes, next to flyover.

High St South – aspiration for inter-generational village comprising new higher-density units.

Progress To Date

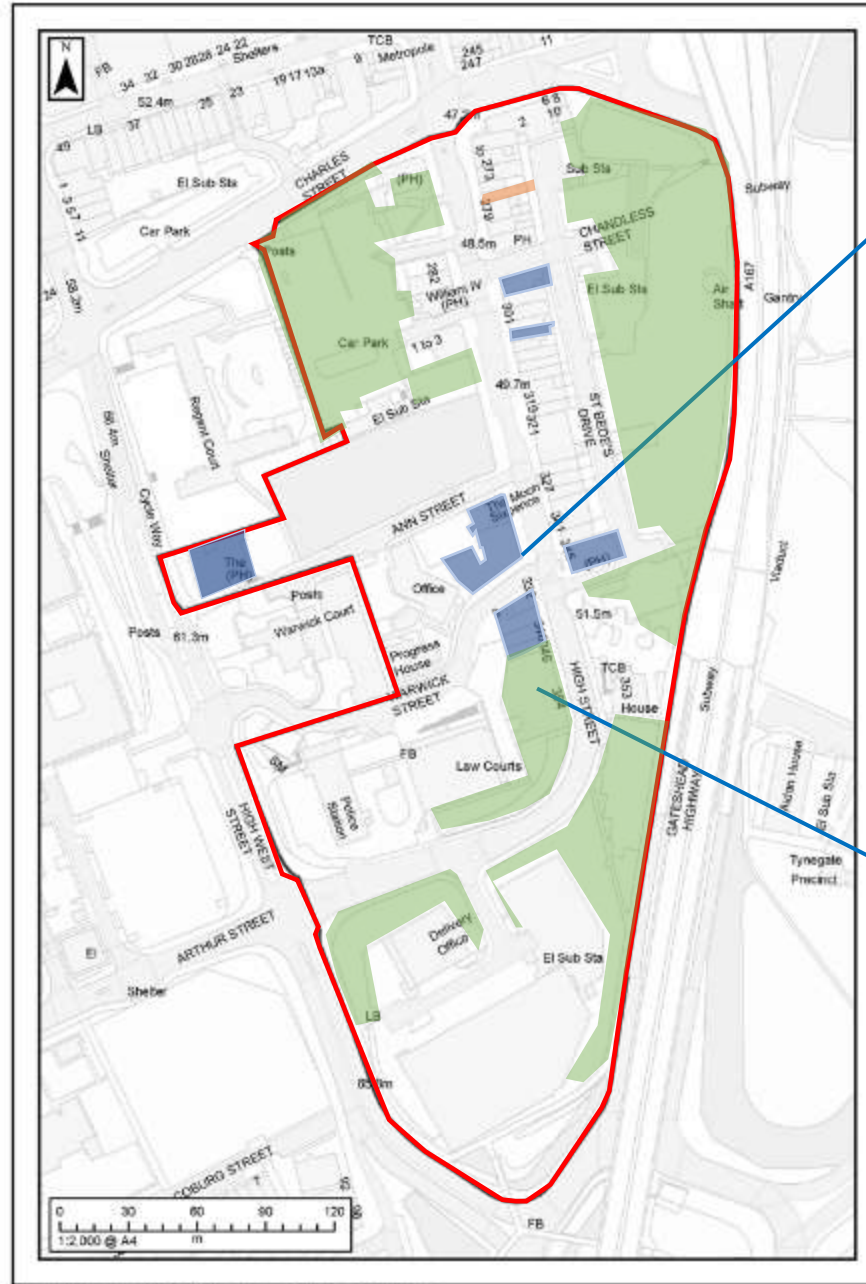
High Street South to progress as a 'Delayed' project. The objectives of an Intergenerational Neighbourhood remain the same, albeit with reduced budget until the end of 23/24.

Acquisitions

- Properties highlighted blue are now owned by the Council.
- Properties highlighted orange are now permitted acquisitions within limited budget for FY 21/22.
- Areas in green already in Council ownership.

Demolition

- Demolition of 332-354 and 318-330 concluded.



Gateshead Housing Strategy



'...creating thriving mixed communities...'

'...securing a range of homes that ensure all residents are able to access a home that meets their needs and improves housing choice...'

Sustainable Housing, Economic Growth and Communities, and Health and Wellbeing

Supply

- Ensure that the supply of new housing and use of existing stock, best meet current and future needs and aspirations, and create thriving, mixed communities.
- To utilise land efficiently and sustainably
- Securing a range of homes that ensure all residents are able to access a home that meets their needs, and improves housing choice
- Sustaining our working age population
- Reducing the number of empty homes

Standards

- Improve the quality, condition and management of housing so that all residents benefit from safe, healthy, *energy efficient*, and well-managed homes and local environment
- To drive up the quality of new-build design, space standards, accessibility and adaptability

Support

- Help residents access and sustain a home which promotes their wellbeing
- To tackle homelessness and its root causes

Fundamental aspirations of the Council Housing Strategy are:

- i. The integration of health and housing in our strategic planning
- ii. A move towards a wider prevention agenda that will tackle the root cause of vulnerability and inequity
- iii. Sustainable economic and housing growth
- iv. Sustainable, mixed and thriving communities

Next

- Continue to assemble the site
- Adopt the Masterplan and SPD
- Procure a developer
- Continue Future Place II work
- Continue our work with the High Street Task Force
- Prepare for future funding bids

