

The Beacon Centre Introduction

Welcome.

This event provides information on the proposed improvement work to the Beacon Centre. This exciting first phase of development will see new leisure uses introduced into the Centre, a new retail experience and an improved external appearance to the building.

Commercial IC1 and Sanderson Weatherall are here today and happy to discuss the proposals and answer your questions regarding this development and further development in the near future.

THE SITE

The below plan illustrates the location of the site in context. The site is located in North Shields town centre, 0.1 miles (a 2 minute walk) from North Shields metro station. The main pedestrian site accessed point is via Bedford Street other access points are located along Saville Street. The overall site is approximately 18,742 sqm and is occupied by a mix of retail and car park areas.

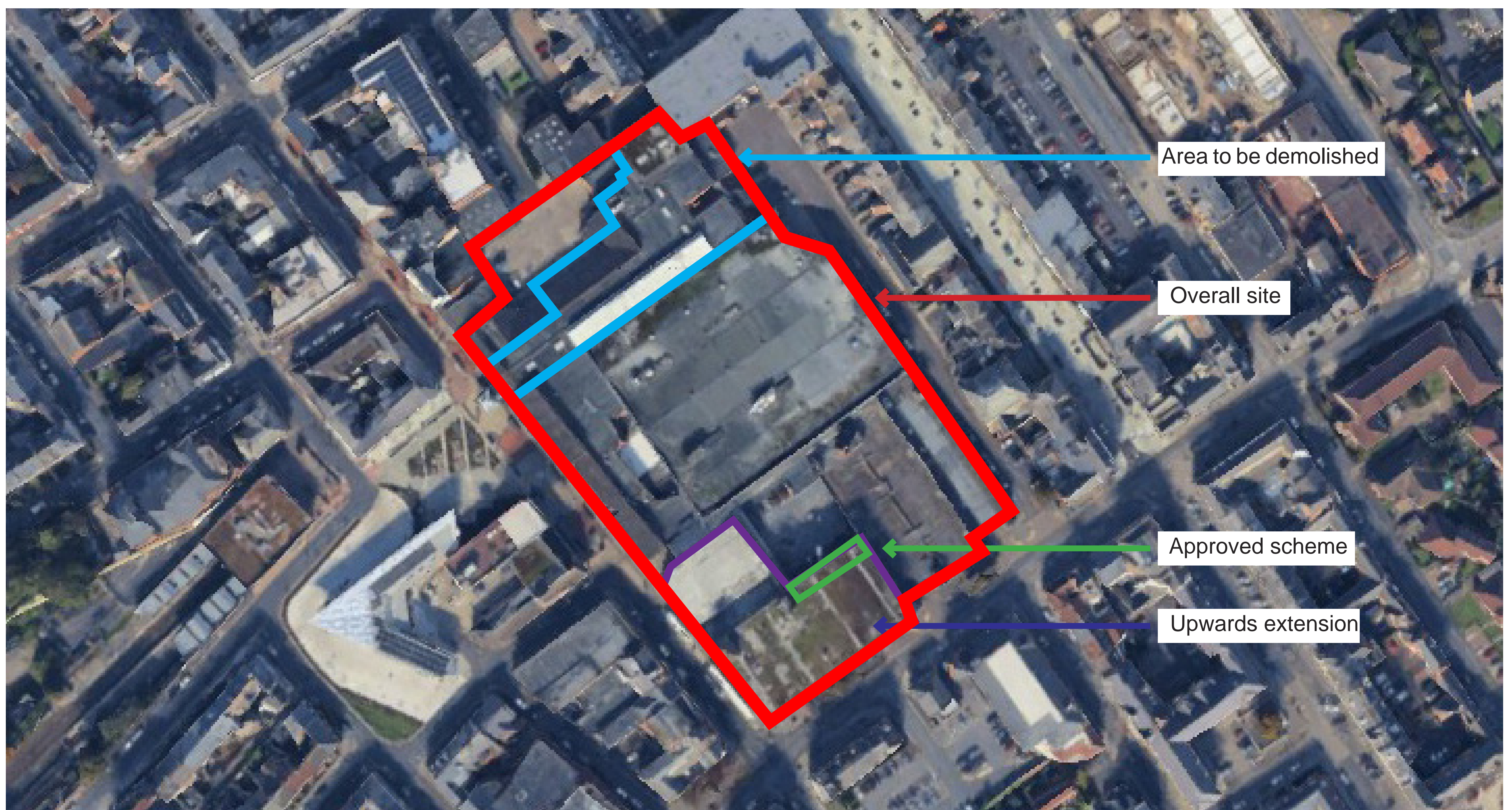
The shopping centre was built in the late 1970's. The centre is directly linked to the recently refurbished Library and Community Service Centre and benefits from a 460 bay car park. Bedford Street is the principal retail core to North Shields and is predominantly

pedestrianised. Surrounding occupiers on Bedford Street include Peacocks, Costa, Greggs and Superdrug. The surrounding area is also made up of residential terrace streets.

Planning permission has previously been consented to introduce new shop frontages to the Southern Block (24/01659/FUL) with glazing above. The proposed scheme delivers upto 5 new smaller units to the existing vacant retail space.

The shopping centre consists of hard standing externally and is surrounded by retail outlets on the South, West and North. The internal shopping mall has a large amount of smaller vacant shops which are proving to be unattractive to tenants. The proposals seek to revitalize the building through introducing a variety of new uses and larger retail units which will appeal to future tenants and enhance the overall retail experience.

The opinions of local residents are important as they can help feed into the design process. Please either complete a questionnaire and place it in the box provided or go to www.thebeaconcentre.co.uk and follow the links to the consultation page



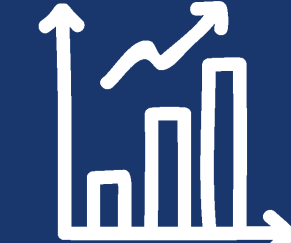
The Vision



The development helps diversity and strengthens the local economy



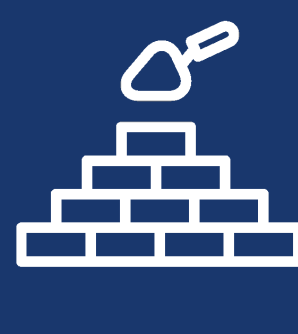
A range of uses fosters a strong sense of community and helps promote place making



Delivering new retail units would generate business rates for the council, which provides funding for a wide range of public services



The development would create more jobs in the local area from the investment in the development



New construction generates jobs both for the construction industry and jobs generated by additional demand for services



High quality, inclusive development that engenders pride in the community

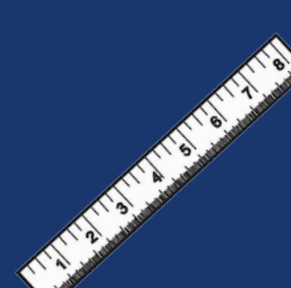
How it will be achieved



Breakdown the mass of the existing building



Provide an inviting public realm and introduce a range of uses for the building



Creating the right scale units, not too small or too big



Simplify way finding and improve the visitor experience



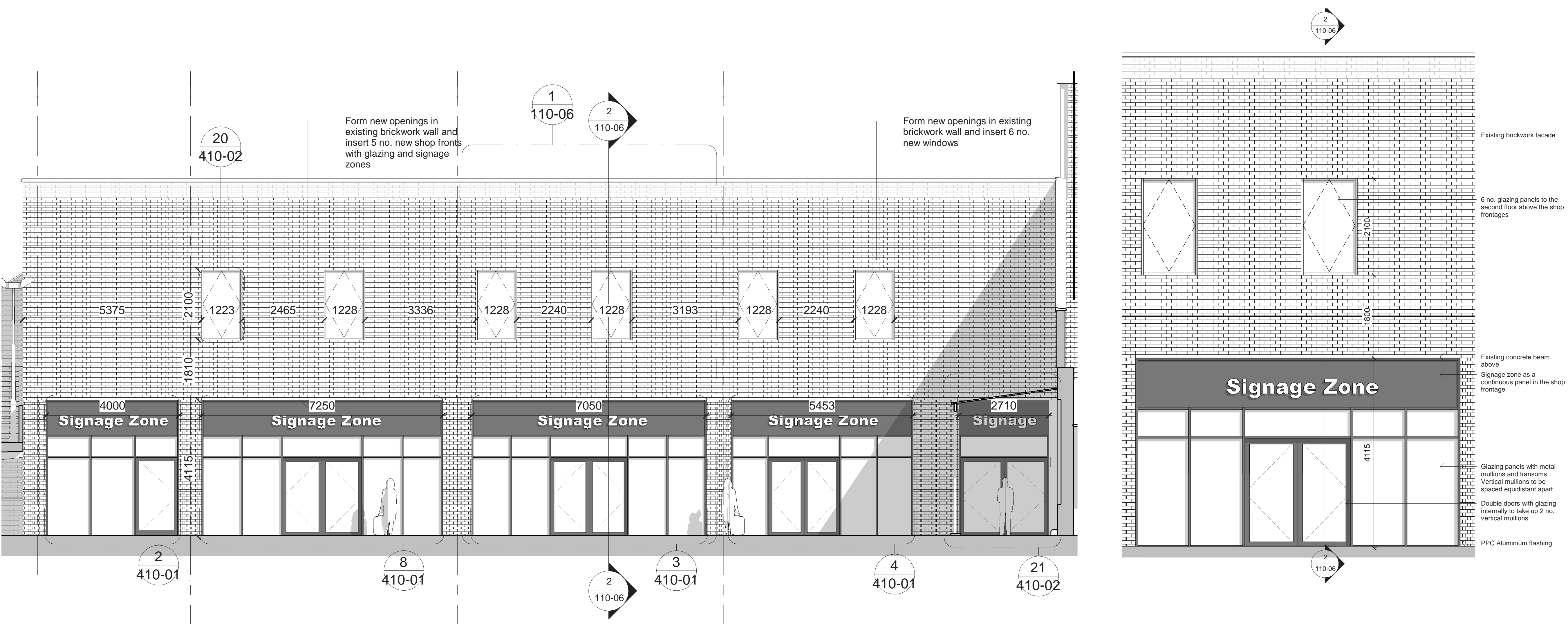
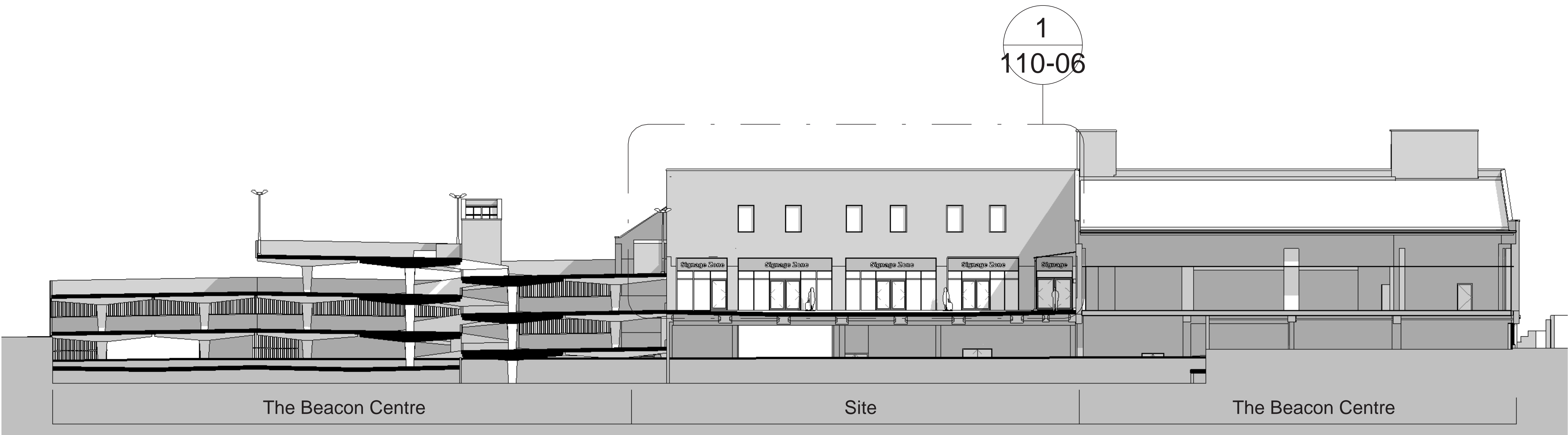
Create a variety of units that are attractive to tenants



Introduce soft landscaping areas to reduce the harshness of area

The Beacon Centre Approved Scheme

Shop Fronts.





Activate the public car park and provide natural surveillance



Re-use of the existing building reduces embodied carbon and generates sustainable development



Make the unit(s) more appealing to future tenants



Better units would yield higher rents and more business rates for local development



Introduce a new leisure use on the upper floor improving well being and dwell time



Create jobs from the outlets as well as construction jobs

The Beacon Centre Proposed Development

Southern Block.



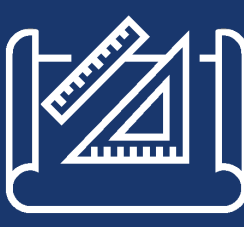
Sustainable redevelopment of an existing building



Introduce a new leisure use on the upper floor improving well being and dwell time



Rejuvenate and soften a tired looking building



Breakdown the existing mass through introduction of new shop fronts to make the building more inviting



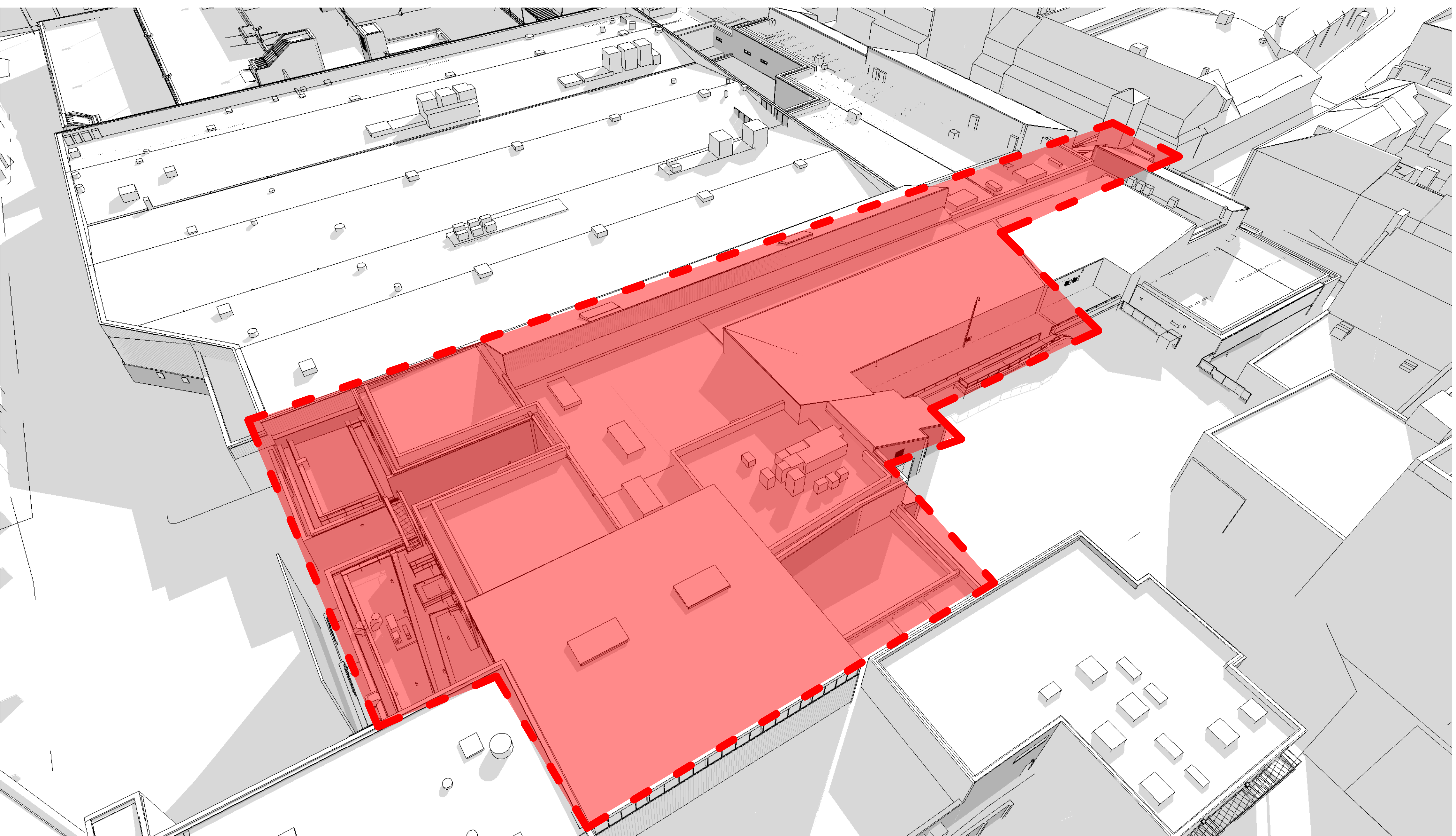
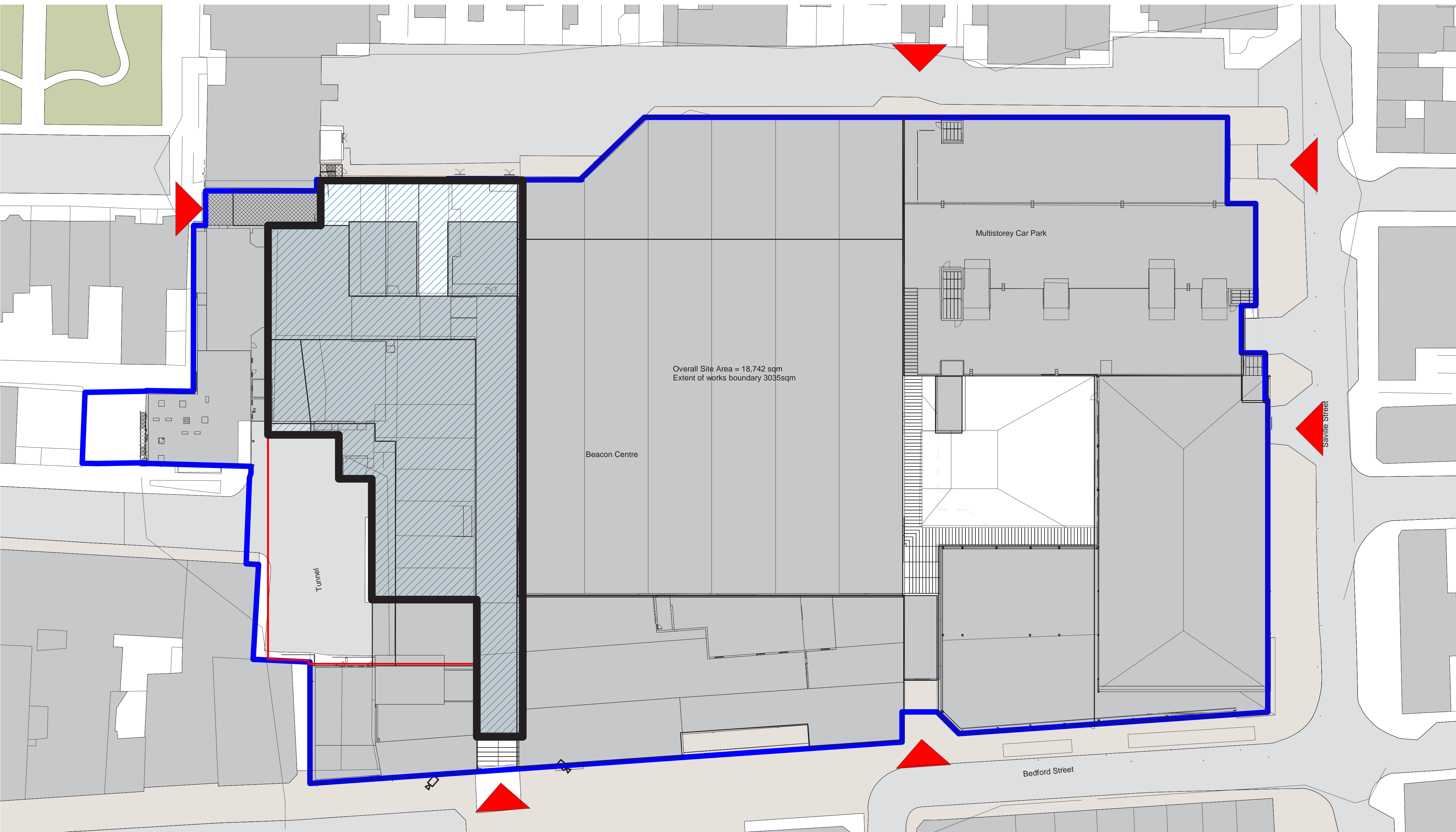
The proposal uses lightweight materials to reduce the mass and weight on the existing building

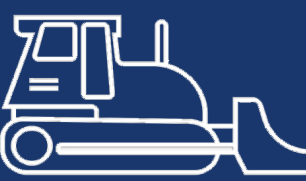


Strengthen the existing skyline and arrival experience into North Shields town centre through the creation of a lightweight upwards extension


The Beacon Centre Proposed Demolition

Northern Block.







Demolish units that the Centre has difficulty finding tenants for




Prepare site for exciting future redevelopment




Reduce operational costs for remaining tenants through reducing vacancy levels



Provide direct access to the larger units on the site (former wilko unit)



Direct access to this unit will improve appeal for future tenants and allows the building to be sub-divided to medium sized tenant units




Allows for future phases of development providing wider external improvements

The Beacon Centre Future Phases

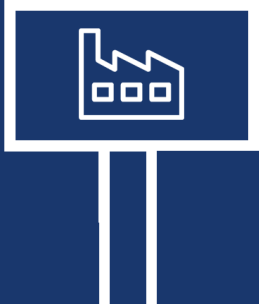
Looking Forward.

Proposals for the Northern portion of the site are in their infancy and currently being developed but in order for the development to show deliverability for potential tenants we are looking to clear the site (as per the demolition proposals) whilst negotiations are ongoing with potential tenants. The proposals being considered will seek to deliver additional surface parking promoting short stay use, soft landscaping and a new inviting public realm with direct access to Bedford Street.







Provide high quality public realm with on street parking and soft landscaping




Activate the Northern edge of the site




Bring former Wilko unit back into use



Introduce new uses (exact uses TBC)



Move servicing internally where possible



Allows for future phases of development providing wider external improvements