

Sustainability Report

Proposed Redevelopment of 24–26 Fowler Street, South Shields, NE33 2LR

1. Introduction

This Sustainability Report supports the proposed redevelopment of 24–26 Fowler Street, South Shields. The scheme focuses on refurbishment-led regeneration, efficient land use, and long-term environmental, social and economic sustainability in accordance with UK planning policy.

2. Site Context and Existing Conditions

The site occupies a town-centre brownfield location with excellent access to public transport, services and employment. Reusing the existing building fabric significantly reduces embodied carbon compared with demolition and rebuild.

3. Proposed Development Overview

The proposals include refurbishment and extension to provide residential accommodation, cycle storage, bin storage and a shared courtyard, improving the vitality and efficiency of the site.

4. Energy and Carbon Reduction

A fabric-first approach is adopted through improved insulation, high-performance glazing, airtightness upgrades, energy-efficient lighting and high-efficiency heating systems.

5. Water Efficiency

Water consumption will be reduced through low-flow fittings, dual-flush WCs and efficient appliances.

6. Sustainable Materials and Construction

The retention of the existing structure minimises waste and embodied carbon. New materials will be durable, low-maintenance and responsibly sourced.

7. Waste Management

Construction waste will be minimised and recycled where possible. Dedicated bin and recycling storage is provided for future occupants.

8. Sustainable Transport

The town-centre location reduces reliance on private vehicles. Cycle storage and excellent access to public transport encourage sustainable travel.

9. Ecology and Biodiversity

While ecological value is limited due to the urban context, the scheme introduces soft landscaping within the shared courtyard.

10. Social and Economic Sustainability

The development supports town-centre regeneration, provides new homes and promotes wellbeing through good daylight, amenity space and thermal comfort.

11. Climate Change Resilience

Improved building fabric, durable materials and adaptable layouts help future-proof the development against climate change.

12. Conclusion

The redevelopment of 24–26 Fowler Street represents a sustainable form of development that delivers environmental, social and economic benefits while supporting the regeneration of South Shields town centre.