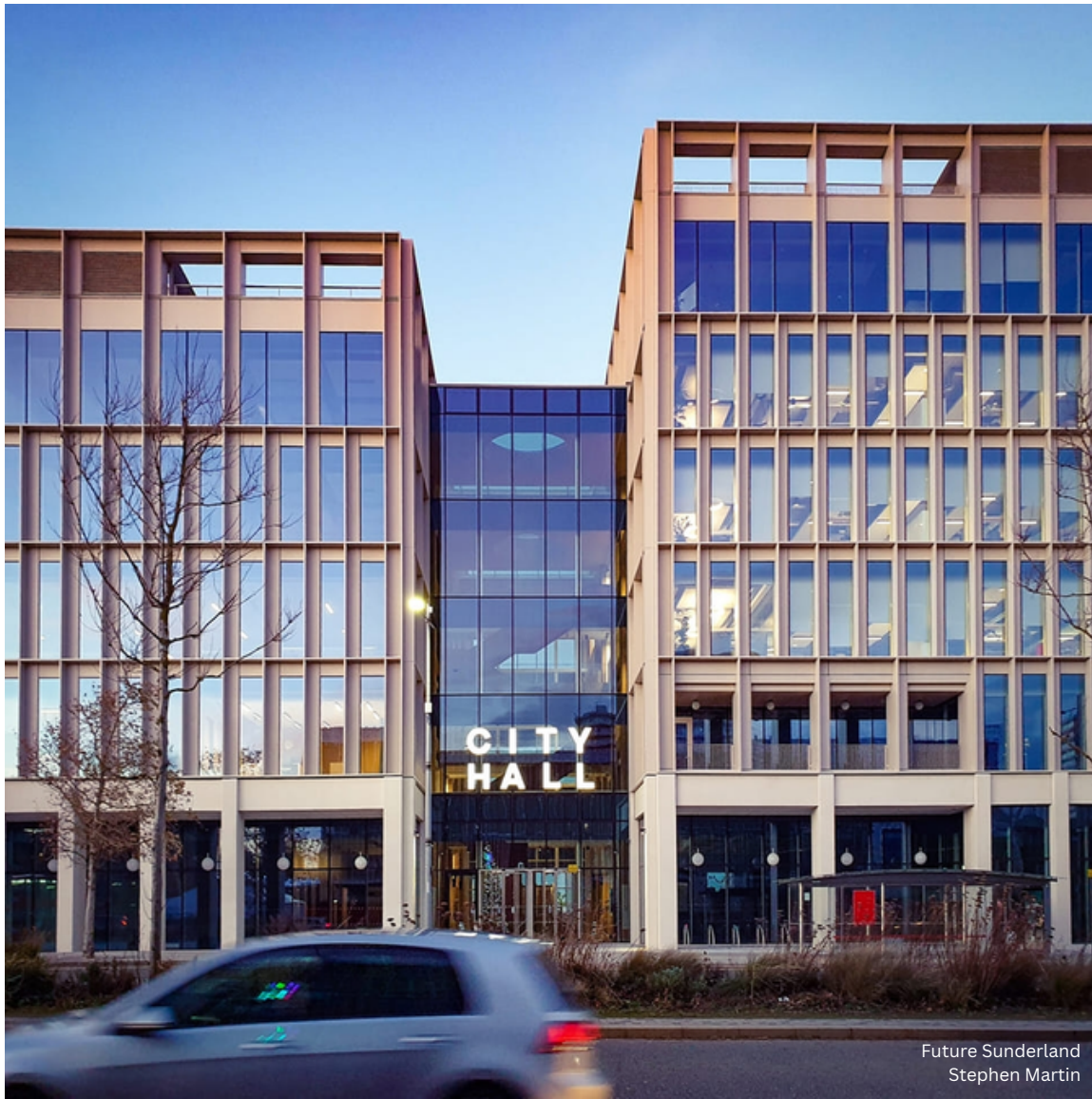


FUTURE SUNDERLAND

A CITY TRANSFORMING



Future Sunderland
Stephen Martin

KEEL SQUARE



KEEL SQUARE WAS COMPLETED IN 2015

The name is a celebration of Sunderland's maritime and industrial past and was created as a focal point for the new business district that is being created on the adjacent Vaux site. Culture House, The Holiday Inn, Hays Travel and The Yard office development are all now directly located on Keel Square



View from 2013 looking up St Mary's Way before the road realignment to create the new square. The land to the right had been brownfield since the closure of the brewery in 1999. Now it is a hive of activity with City Hall, Maker & Faber, The Beam and a new footbridge under construction.

KEEL SQUARE



How this area looked in 2013. Busy Roads, no focal point & run down buildings.



Keel Square in early 2022 with the Holiday Inn near completion



Keel Square at night with City Hall and Holiday Inn.



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T H E B E A M

The Beam was the first development on the former Vaux brewery site. The land had stood empty for 17 years, nothing more than wasteland in the city centre. It was a daily reminder of how far the city had been left behind. This development finally gave people in the city belief that things were finally happening. The 21 sq.ft office building is home to Ocado, Asset55 and Penshaw View. Bringing valuable jobs in to the city centre.



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The Beam at night looking from Keel Square

FIRE STATION/THE AUDITORIUM



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The Edwardian Fire Station had stood empty since the 1992. In 2017 the building had been beautifully restored, home to Dance City and 'The Engine Room' bar which has become a go to destination for food and drink in the city centre. In late 2021 an extension to the building was completed, the 750 capacity venue which has already attracted international artists and help boost the night time economy, complimenting the Empire Theatre situated next door.



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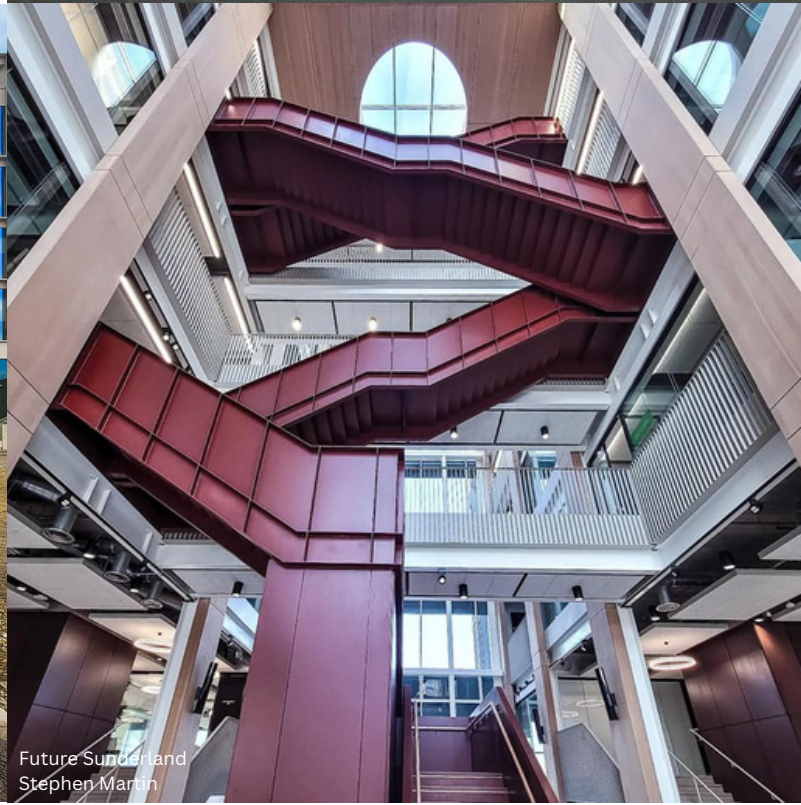
The City Hall completed in 2021 is the new home to the city council. The £42m building has really brought that city feel, located at the heart of the wider Riverside Sunderland regeneration



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MACKIES CORNER

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Built in the 1840s by Ralph Hutchinson, the Hutchinson's buildings were once a popular shopping area and Mackies Corner with its beautiful clock dome was the place to meet up.

Regeneration works have brought this building back to life, now home to various high quality businesses such as Fat Unicorn, Bou-chique, Black Door Hairdressing & The Sweet Petite.

Further works to the upper floor have seen more businesses move in, helping to once again make this a vibrant area.



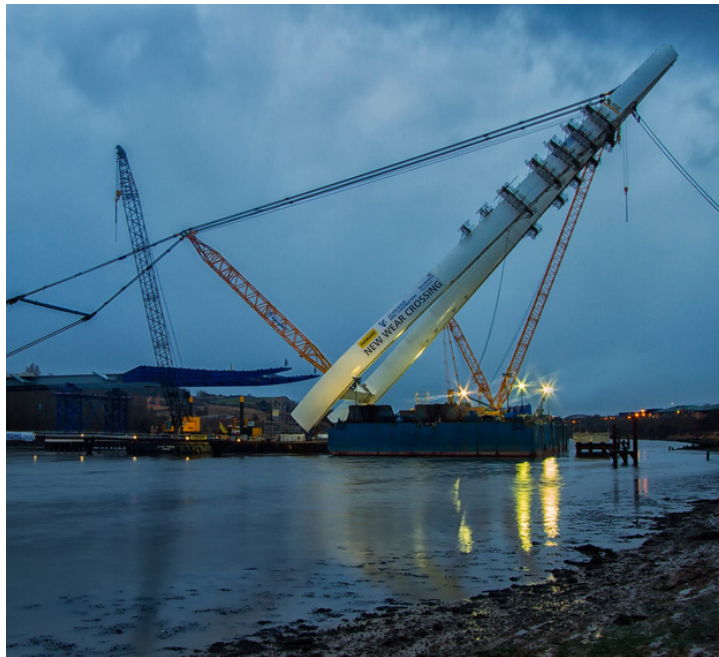
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NORTHERN SPIRE BRIDGE

Construction began in 2015 on the 105m tall Northern Spire Bridge. Completed in 2018 the bridge was built to help ease congestion on the other Wear crossings and also as part of the wider plans to build a new direct road to the city centre and Port of Sunderland, which has since been completed.



Under Construction



The bridge at sunset in 2019

CROWN WORKS STUDIOS



In March 2024, it was announced that the new film studios at the former Crown Works site in Pallion would go ahead. Located next to the Northern Spire Bridge, the £450m development will create around 8,500 jobs and help transform the economy and image of the city. The plans have been made possible by FulwellCain, a joint venture by Fulwell 73 & Cain International.



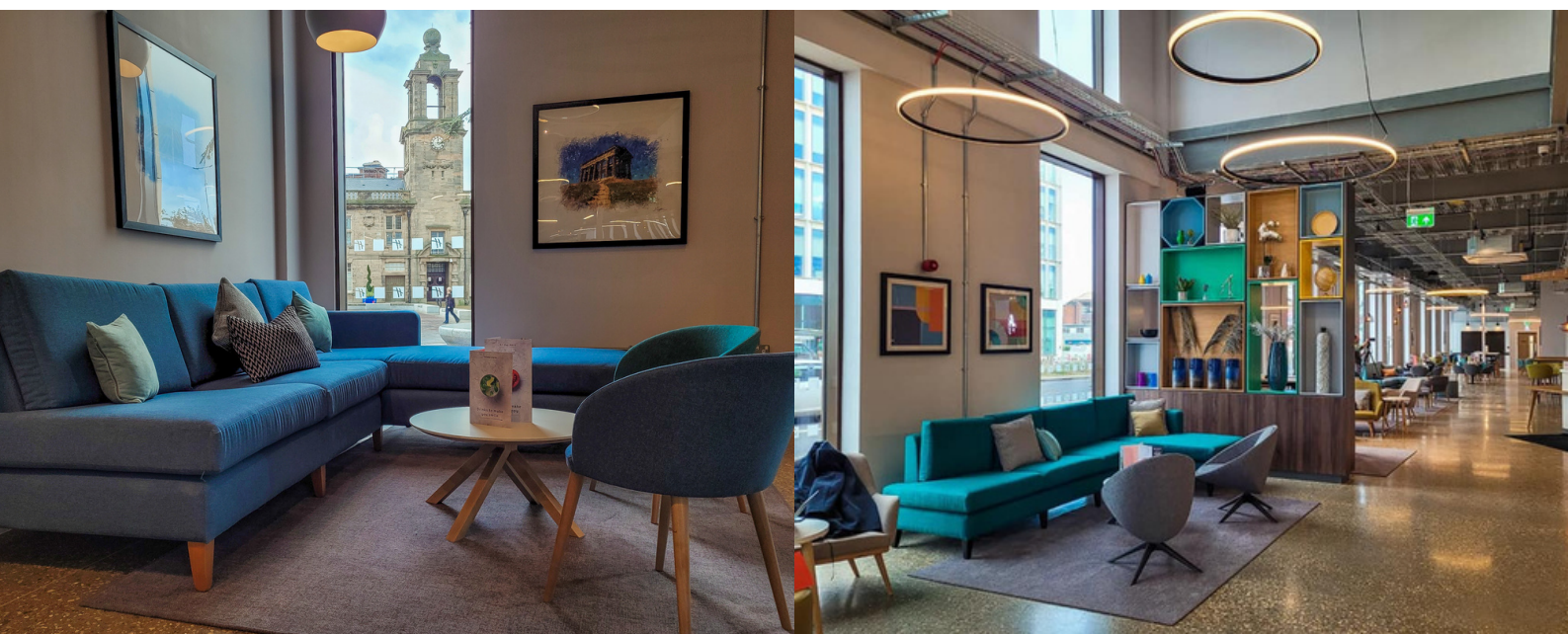
Derelict land on the south side of the Northern Spire Bridge will soon be home to one of Europe's largest film studios. The first phase of the development is due to start later this year.

HOLIDAY INN



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The Holiday Inn opened in December 2022. With 120 rooms, the new hotel will help ease the pressure for visitors looking to stay in the city, especially for big events and those on business trips. The hotel has a bar and café for the general public. The ground units have seen.



MINSTER PARK



The regeneration of this area took place in 2020. It has gone from a grassed over thoroughfare to a beautiful city centre park overlooked by The Minster.

Combined with Improvements to the Minster churchyard, £460k National Lottery Heritage Fund grant and a match funding of 240k from the council helped bring this regeneration.



Google

How this area looked previously.



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Minster Park, 2022

MAKER & FABER OFFICES

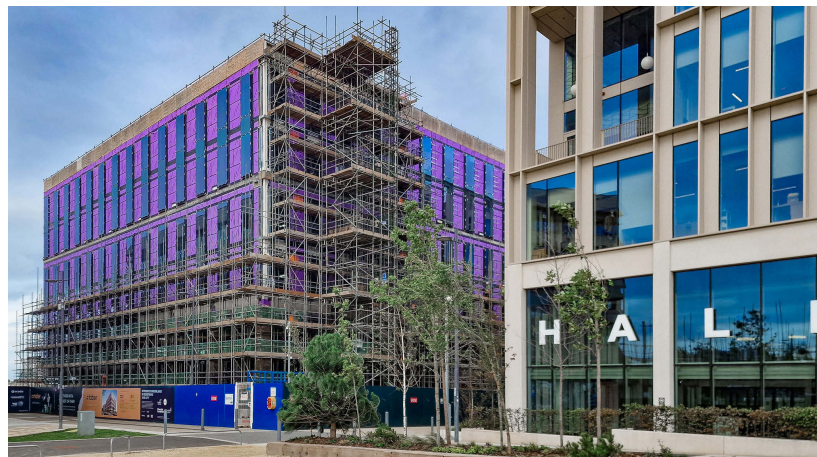
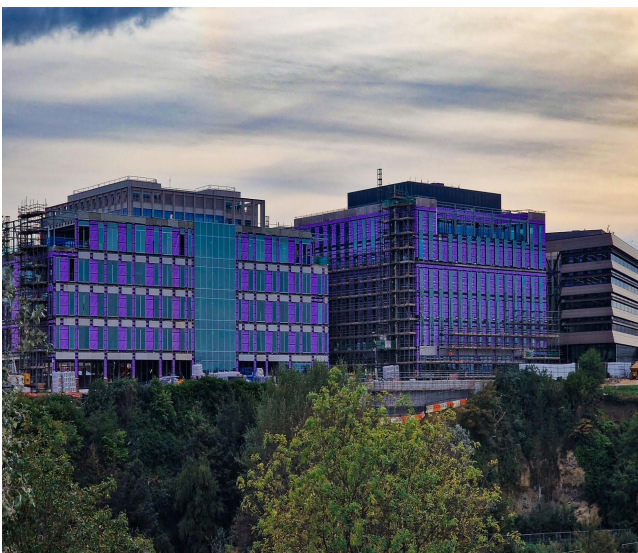
Riverside Sunderland
Landid



Located on the cliff side of the River Wear and next to City Hall, these two new offices with a combined area of 156sq.ft will bring in more city centre jobs, helping improve footfall and boost vibrancy you would expect in a busy city.

It has been a clear vision from the start that the city centre needs more people working and living within it's boundaries. These office developments are helping to fix that, already we are seeing places such as The Botanist willing to open up in the city as a knock on effect.

In mid 2022, RCA Insurance was announced as the first occupant.



Maker and Faber offices under construction

THE STABLES @SHEEPFOLDS



The Stables Sheepfolds is due to open in 2024 with a host of places to eat, drink and the Southpaw Dance Company making this place it's home.



How it will look once completed

SUNDERLAND CENTRAL TRAIN STATION SOUTH ENTRANCE



Chris Morgan

How it looked



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Under
construction



How it looked
earlier this year

SUNDERLAND CENTRAL TRAIN STATION SOUTH ENTRANCE

Work began on the £26m redevelopment of the Southern entrance of the city's train station in late 2022. It has been long overdue, the station is often the first place people arriving into Sunderland will see and it was an eyesore.

The total £100m redevelopment of the train station also includes a new ambitious northern entrance on High Street West. The works will also bring the station up to 4 platforms from the current 2.



WHAT ELSE IS HAPPENING?



Riverside Sunderland
FaulknerBrowns

CULTURE HOUSE

Work on this new culture has begun this year. A state of the art library will have a permanent location for local history and archive collections. Hosting exhibitions with spaces for arts, learning, gaming and media. There will also be a unit for retail and a café fronting onto Keel Square.



MawsonKerr
ProctorMatthews
Igloo

VAUX HOUSING

Steelwork on new apartments located next to The Beam and Vaux offices has begun to rise from the ground. This is part of the wider plan to build 1,000 new homes at Riverside Sunderland.



ELEPHANT TEA ROOMS

Restoration work on the ground floor of the iconic city centre building was recently completed. Facing Mackies Corner, the shop fronts feature ornate design, bringing the building closer in design to its original state.

WHAT ELSE IS HAPPENING?

Knight Architects



NEW WEAR FOOTBRIDGE

Work on the new footbridge spanning the River Wear began recently. Linking developments at Vaux, Keel Square & Sheepfolds.



NEW EYE HOSPITAL

The new state of the art Eye Hospital located near to the Vaux offices and housing began this year.



THE 3 STORIES

In 2022 the metal cladding was removed from the front of this building, revealing the old brickwork. Restoration continues on the new venue, 'The 3 Stories'

WHAT ELSE IS HAPPENING?

Vistry Partnerships Ltd



CIVIC CENTRE HOUSING

Demolition began on the old civic centre in 2022. New city centre townhouses and apartments will bring more people living in the city centre.

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SEAFRONT REGENERATION

Work on bringing the city's beautiful seafront and beaches back to life has been on going for a few years now. The Stack opened in 2020, hosting live music, bars and eateries. Lots of new venues are currently opening all along the coast from Seaburn to Roker such as Blacks Corner, North & Tin of Sardines amongst many others.



FUTURE
SUNDERLAND