

PORTLAND PARK CINEMA AND RESTAURANTS

Introduction

Cinema and Restaurants

This development will provide a cinema and restaurants at the northern gateway to Ashington. The cinema and restaurants will provide:

- Increased footfall and dwell time in the town centre.
- Extension of nighttime and weekend leisure offer in the town centre.
- Retention of spend lost to other centres.
- The only 'first run' cinema between South Edinburgh and Blyth.
- Key visitor attraction combined with the Ashington Leisure Centre and Woodhorn Museum.
- Estimated forecast of 125,000 to 157,000 cinema visits per year.
- Family owned nationwide independent cinema operator with 16 sites across England and Wales

Key Dates

- Planning submission - summer 2024
- Start on site - early 2025
- Opening summer 2026

Site location

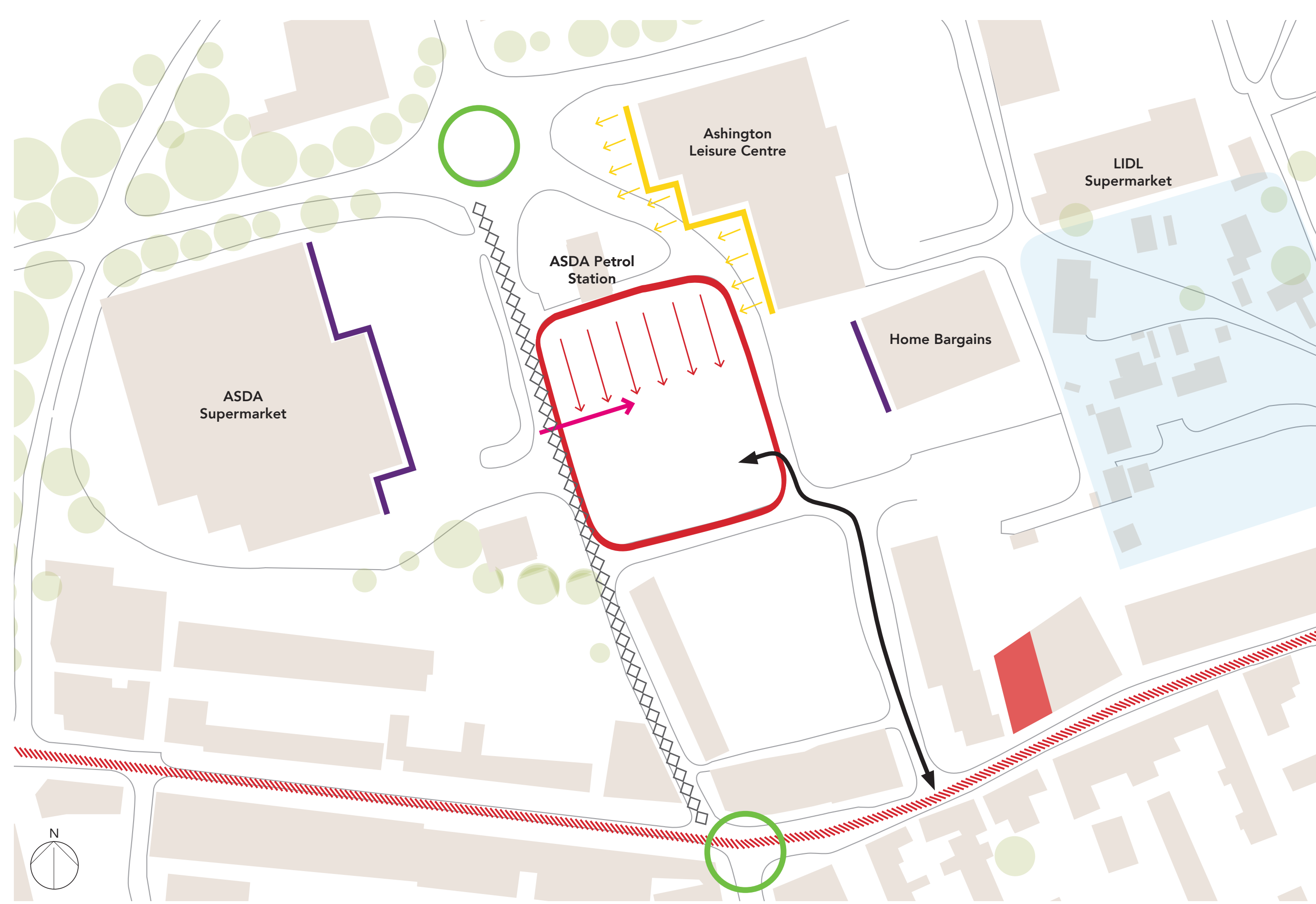


The site is located to the east on Lintonville Road (A196), within the first of a series of four fields to the northern edge of Ashington, with the recreation ground (Portland Park) to the west.



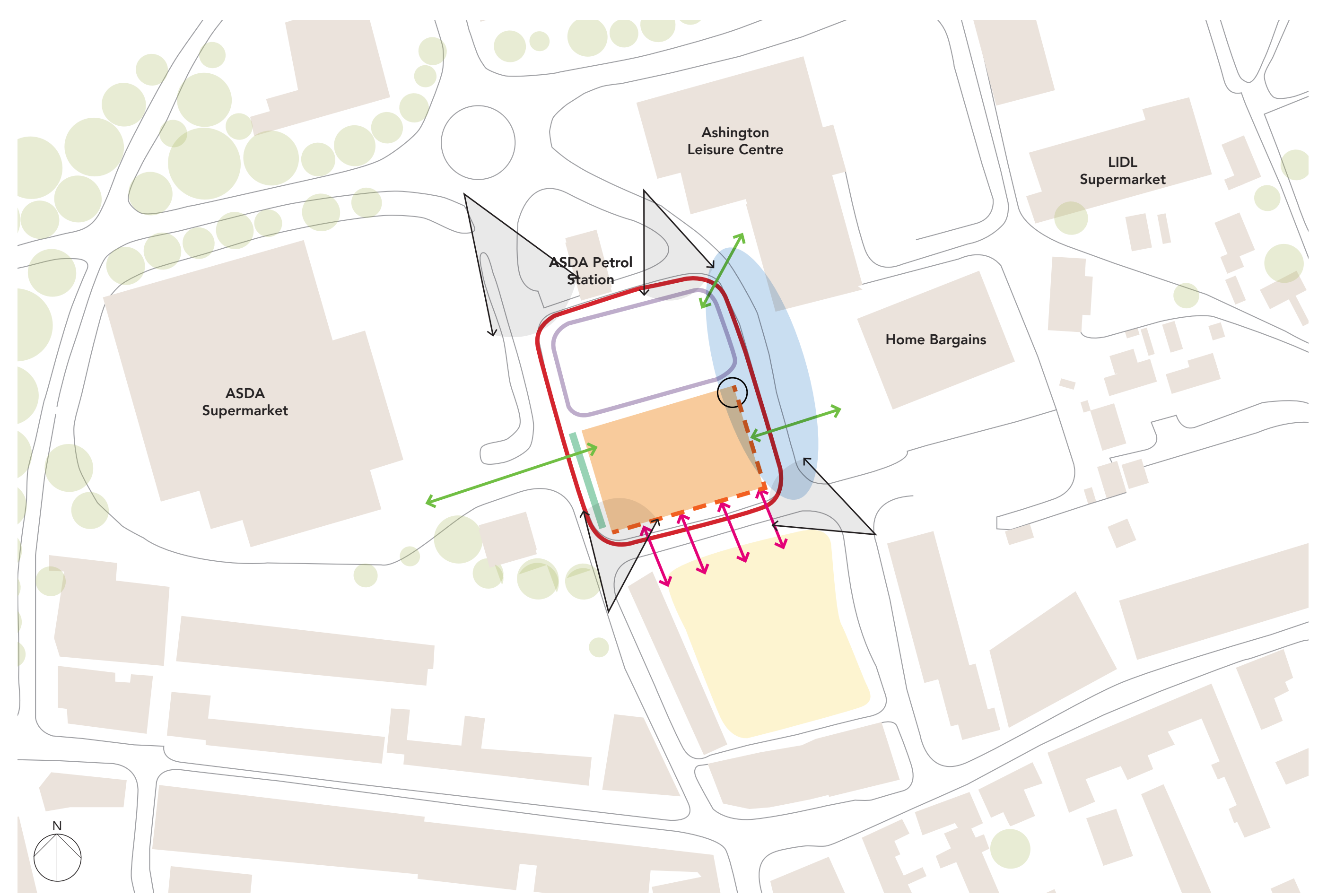
Site Implications

Constraints



- Site Boundary
- Listed Buildings
- ↑↑↑ Level Change on Site
- ⋯ Noise Pollution
- Poor Vehicular Access
- Poor Quality Gateway
- ⇕ Disjointed Connection
- Disjointed Residential Pocket
- Weak Frontages
- ⋯ Poor Connection to high street
- ↔ New Highway Works Disconnect

Opportunities



- Site Access
- Site Boundary
- ↖ Key Views From Proposed Cinema
- - Active Frontage/Elevation
- ↔ Connecting to high street
- Future Development Site
- ↔ Connecting to Commercial Area
- Potential Landscaping
- Potential Prominent Route
- Proposed Car Park