

# WANSBECK SQUARE

## Welcome

We need you to help us decide the detail of what a new multi-functional Wansbeck Square could offer. Some of the facilities could include a range of commercial, social, civic, cultural, learning, wellbeing, youth activities etc.

Any new facilities that we create will be accessible and inclusive and will be used to increase the number of people using the space throughout the day and evening. This will encourage more people to use the town centre and to stay for longer.

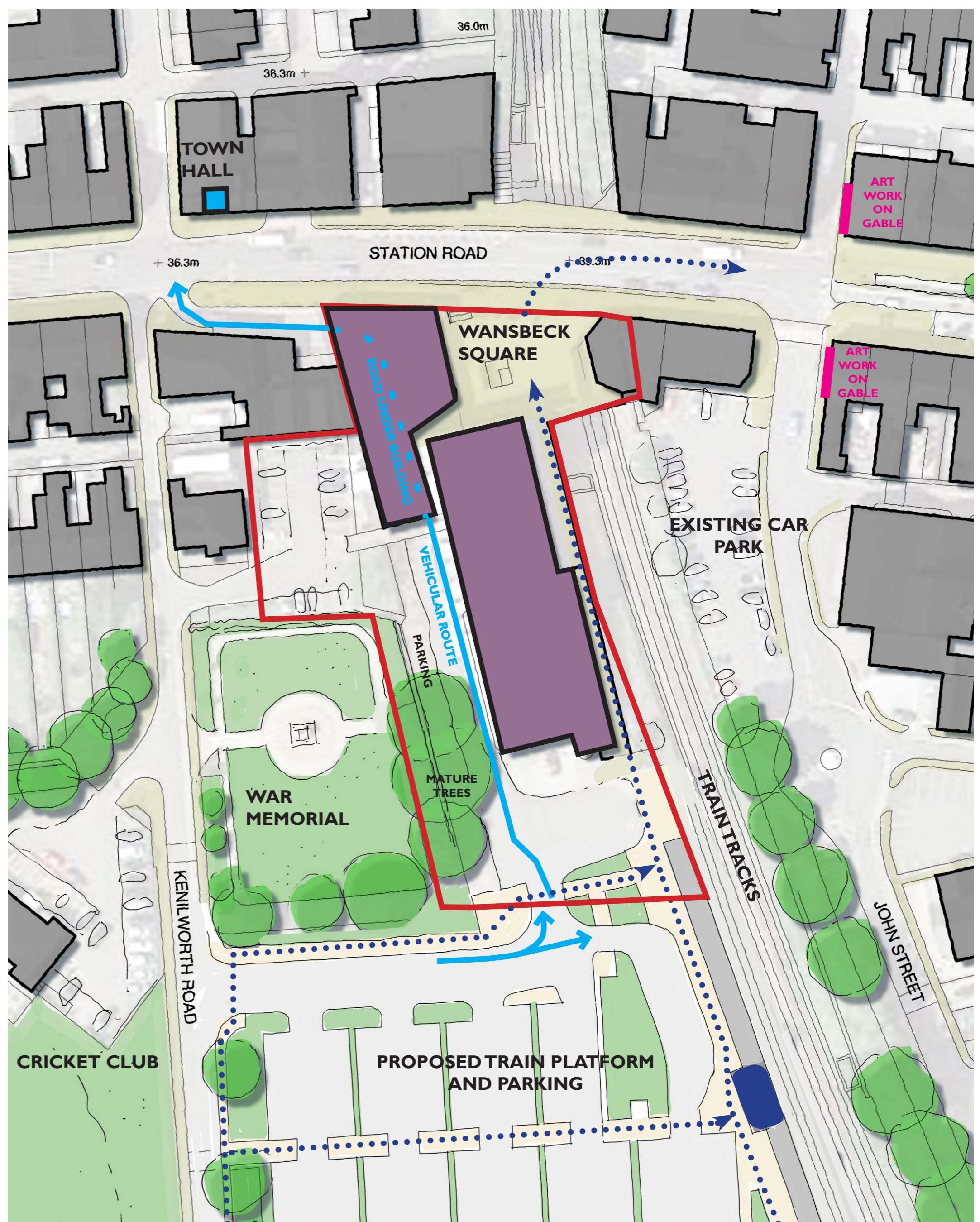
There is also an opportunity to make significant improvements to the surrounding outdoor areas and to create an attractive gateway to the town alongside the new train station.

The plan to the right shows the area of focus for our proposals including the Wansbeck Square public space, the existing building next to Wansbeck Square, and the former library site.

Currently Wansbeck Square is felt by many to be an unattractive space and a poor-quality environment.

Once we have listened to your thoughts on Wansbeck Square, we will seek funding to implement the plans.

We want the project to benefit residents and businesses and to encourage new visitors to Ashington.

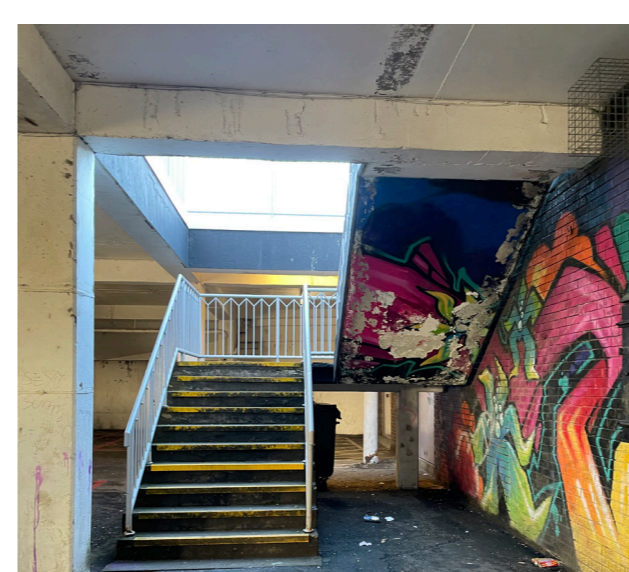


Existing building plan.

- Key:**
- Study area
  - Existing vehicular route
  - ⋯ Existing vehicular route under building
  - ⋯ Pedestrian route



Please scan the QR code to fill in our online consultation and tell us what you think.



Steps to car parking.



Loading bay to Wilko store.

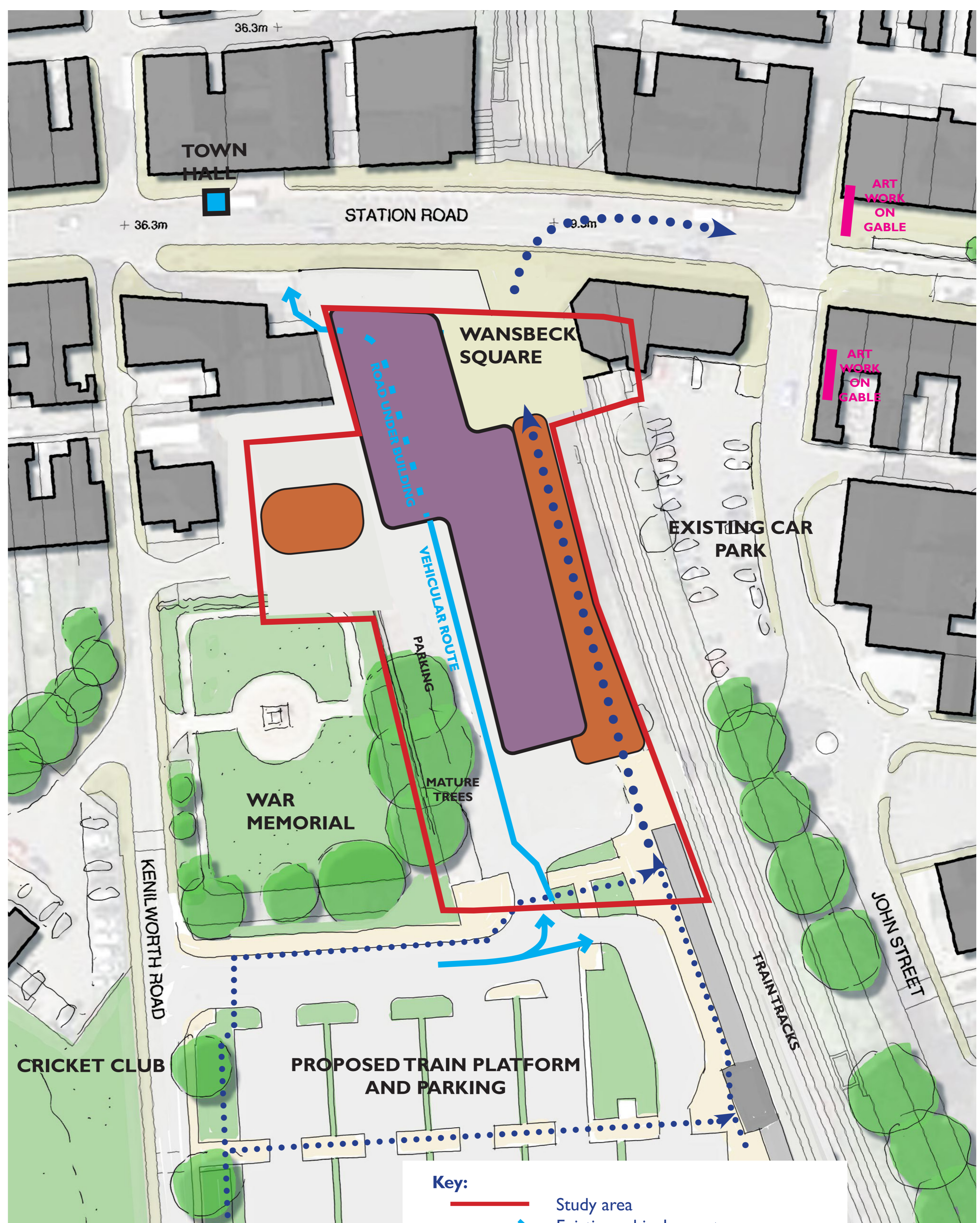


Wansbeck Square and offices above.







# WANSBECK SQUARE

## Option I - Full retention of the existing building

- Pedestrian route remains on east side of building with a new internal parallel ramp with retail frontage.
- Reusing the entire building potentially provides too much space than there is demand.
- Much of the space available in the building is away from street level. This makes the use of the space limited and less suitable for shops / restaurants.
- Large scale Wansbeck Square building may feel too big in relation to surrounding buildings.
- Green living walls and roofs could be installed on the outside of the existing building.
- The large footprint of the building leaves little space for developing the outside space.
- The pedestrian route on the opposite side of the building to the war memorial makes it hard to get to.
- Existing position of the building faces away from war memorial garden.
- Insulation via external cladding would be needed throughout.
- Potential to develop upon the site of the former library.



Option I plan.

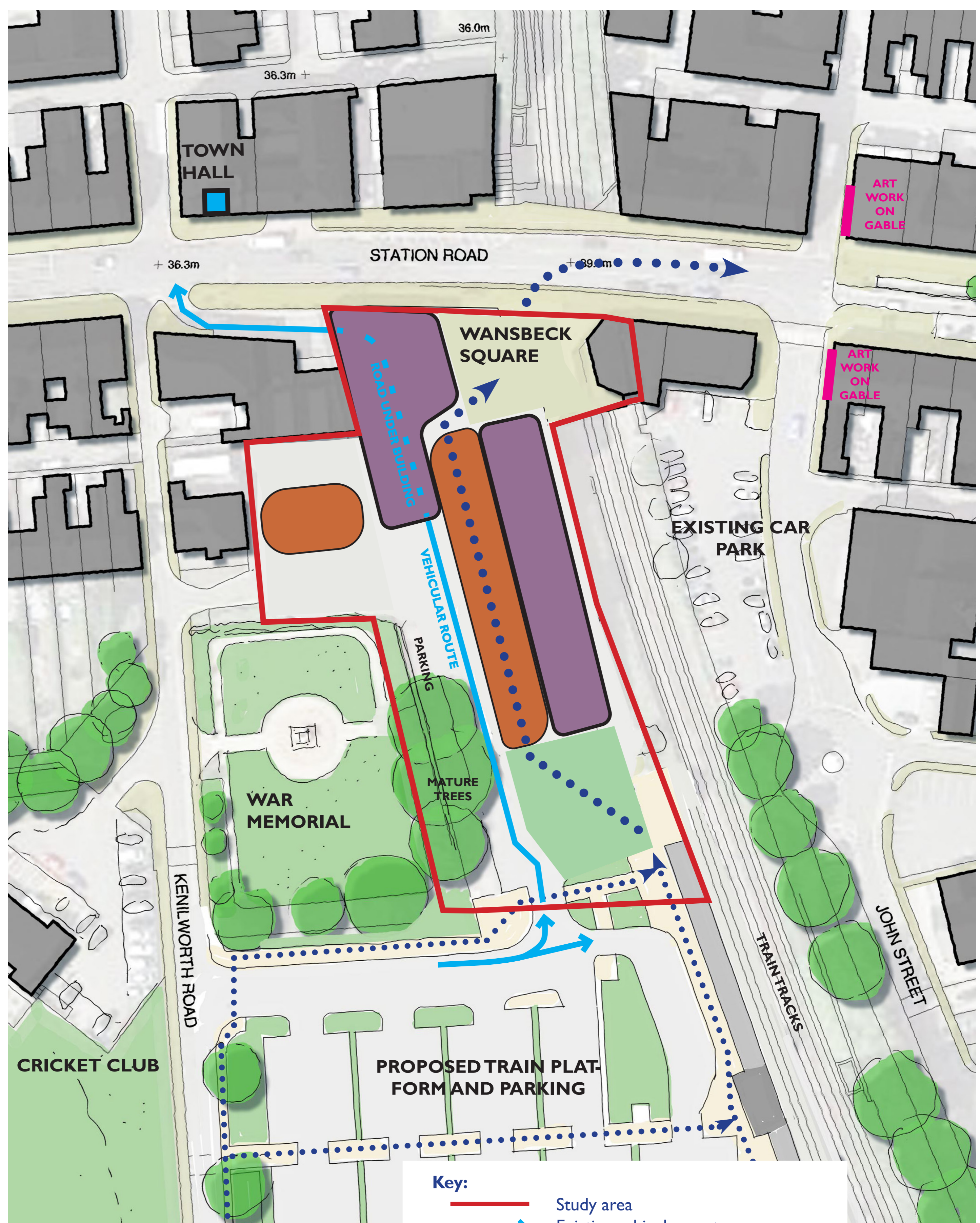
Key:	
	Study area
	Existing vehicular route
	Existing vehicular route under building
	Pedestrian route
	Existing buildings
	New build



# WANSBECK SQUARE

## Option 2 - Partial retention of existing walls

- Reduced overall floor area. Retention of part of existing building.
- Pedestrian circulation moved to western side of the building helps to direct pedestrians towards the town centre and Station Road.
- Reduction of overall floor area will reduce the chance of the development having unused space.
- Much of the space available in the building is away from street level. This makes the use of the space limited and less suitable for shops and restaurants.
- New west facing public space overlooking the war memorial could encourage evening use.
- Potential to create a unique piece of architecture by exposing the existing frame and recladding
- By moving the pedestrian route to the west of the building, views overlooking the war memorial are increased.



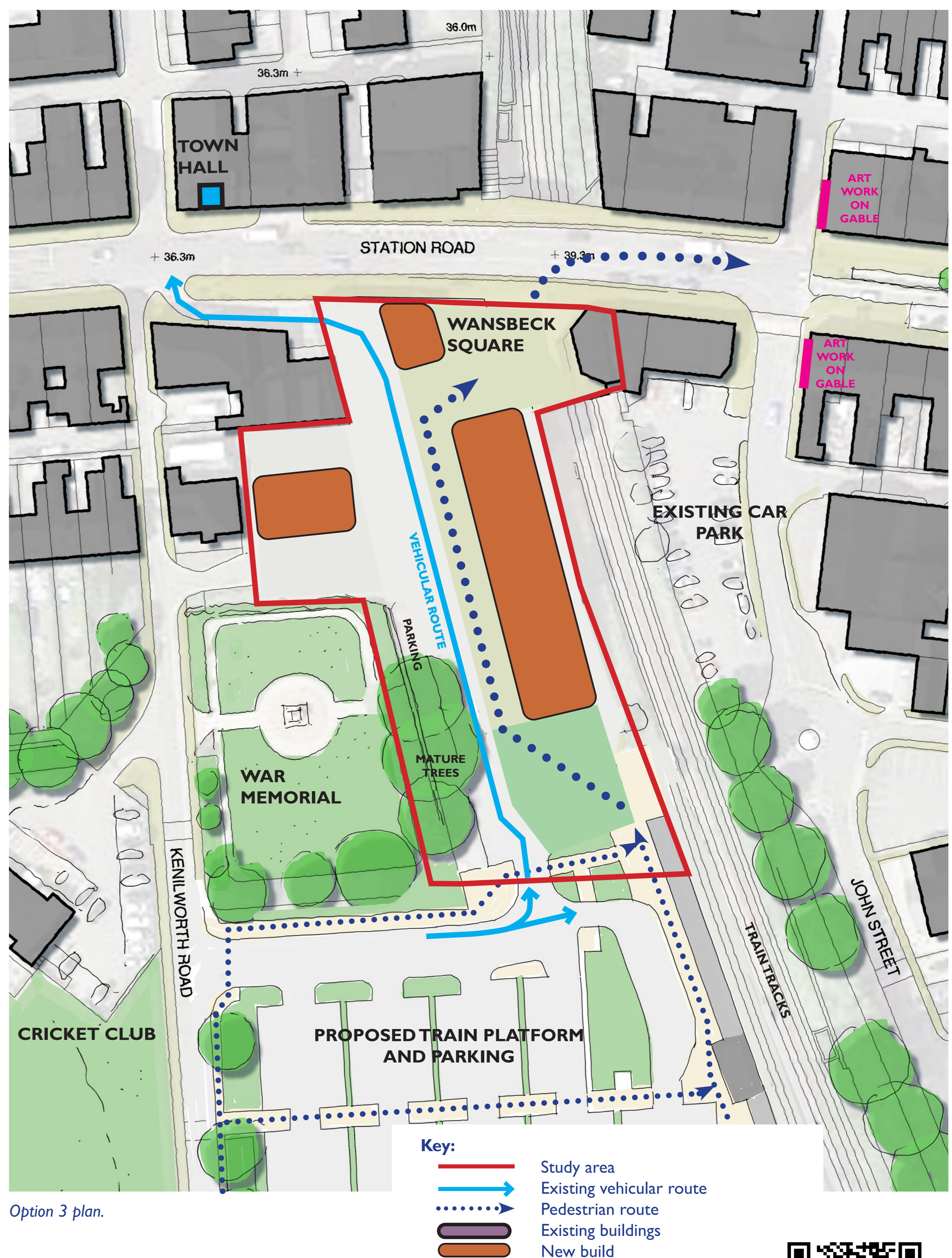
Option 2 plan.



# WANSBECK SQUARE

## Option 3 - Demolish existing and build separate new buildings

- Open up existing road and create a series of new buildings.
- New green gateway for pedestrians coming into Ashington.
- Sweeping curve towards Station Road East naturally directs pedestrians in the direction of the town centre.
- New buildings can be built to high level of environmental performance.
- High quality outdoor space helps to encourage walking and cycling.
- Space is rebuilt so that there is optimum street frontage and can be designed to suit the specific use of each building.
- Reduced size of Wansbeck Square can encourage pedestrians down towards the new public space.
- An entire new build will provide the opportunity to create an enhanced green landscape with the potential for trees to be integrated.



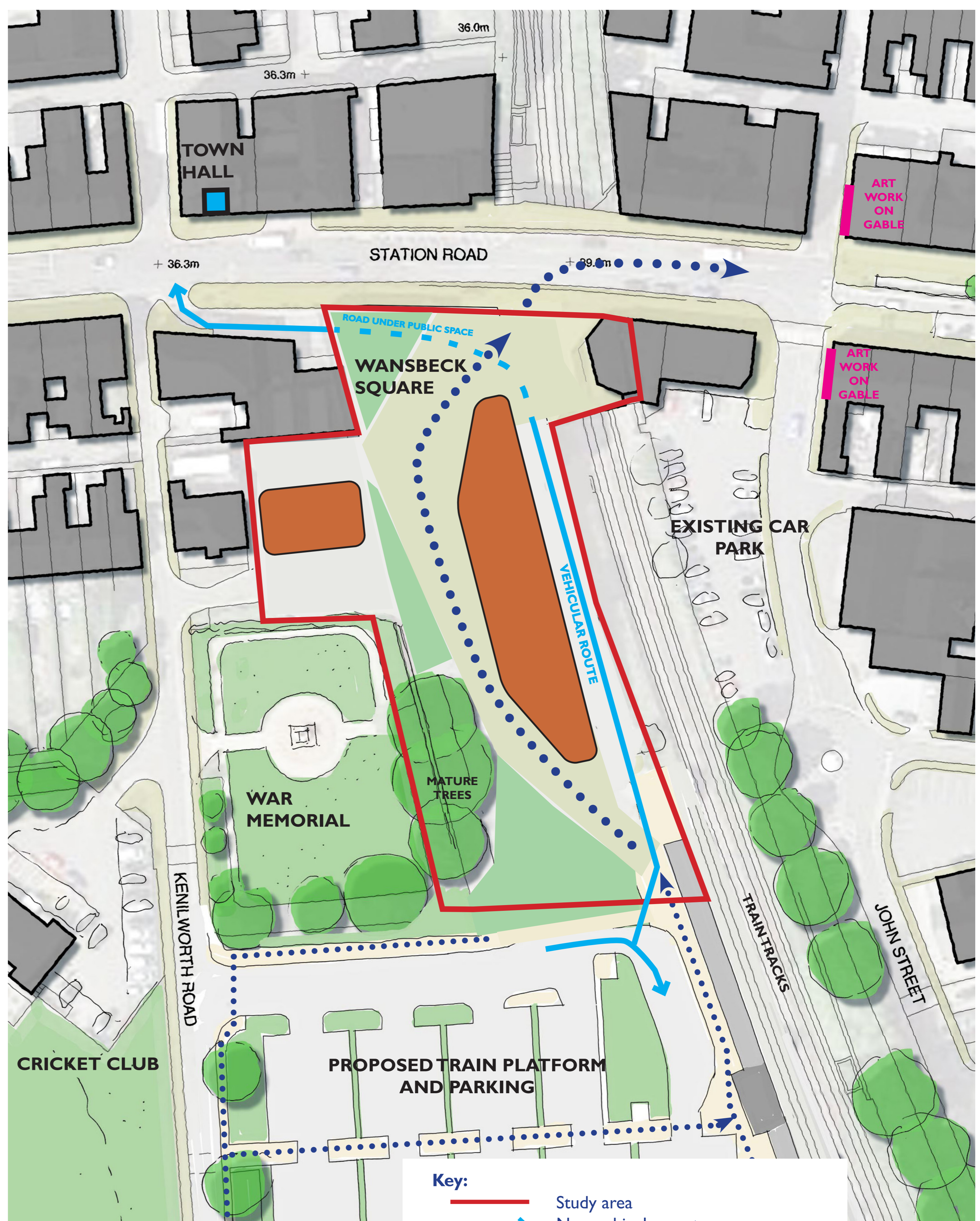
Option 3 plan.



# WANSBECK SQUARE

## Option 4 - Demolish existing and build a new building and town square.

- Move existing road to the east of the site to create much more generous public space connecting the new train platform to Wansbeck Square.
- The pedestrian route is vehicle free with the vehicular route moved to the eastern edge of the site.
- Wansbeck Square outdoor area next to Station Road is doubled in size to create a town square.
- The landscaped space is large and is blended into the war memorial on one side away from the traffic route with southerly and westerly views.
- Singular, contemporary and unique form, which would be recognisable as a nationally significant building.
- Sweeping curve towards Station Road East naturally directs pedestrians towards the town centre.
- High quality outdoor space helps to encourage walking and cycling.
- New buildings can be built to high level of environmental performance.



Option 4 plan.



# WANSBECK SQUARE

## Examples - Indoor Use

The images below show the kind of uses that the building / buildings could be used for.



Community hub



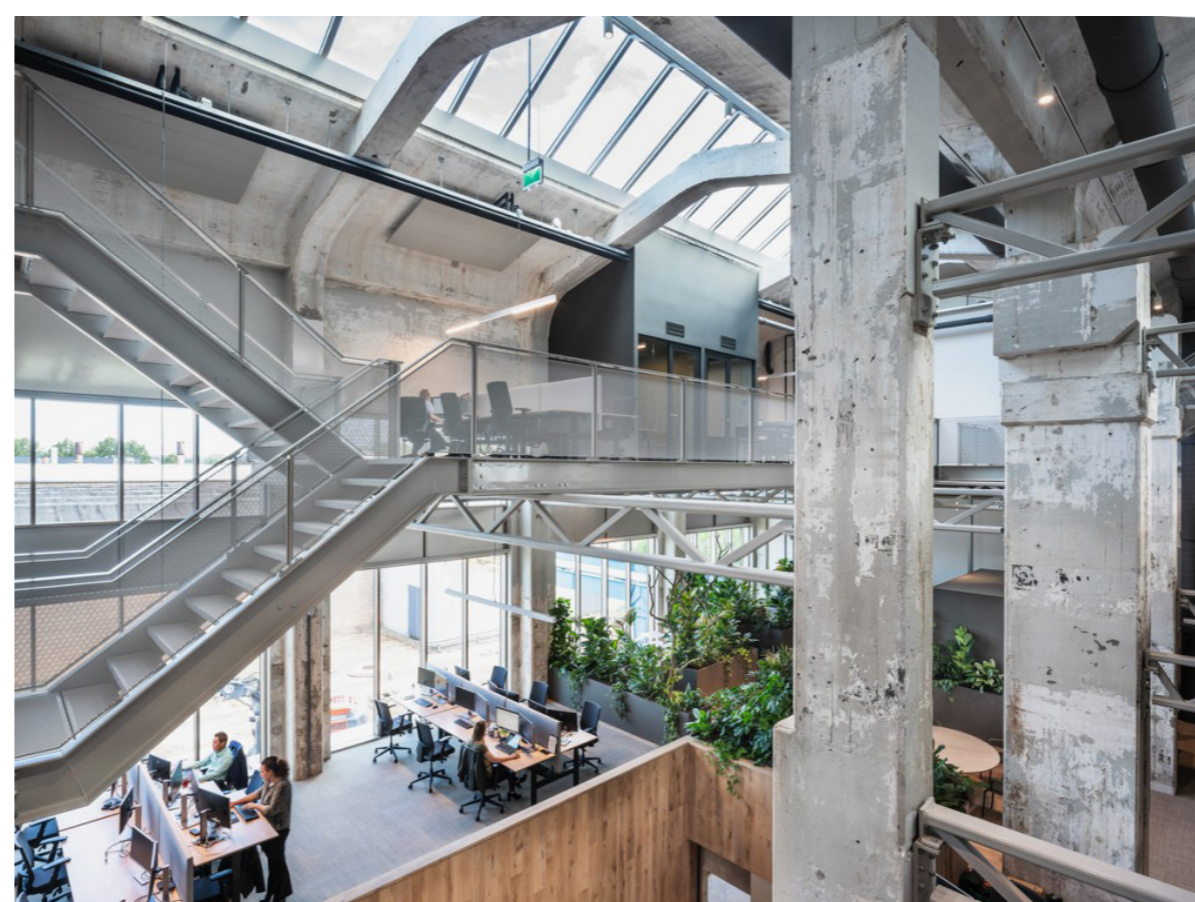
Indoor cafe



Educational play



Training and community use



Reused existing concrete frame building



Arts space



# WANSBECK SQUARE

## Examples - Outdoor Use

Improving the outdoor spaces around Wansbeck Square could help to make this a place you can be proud of.



Ramps and landscape to resolve level differences



Restaurants and retail



Outdoor cafes and seating



Outdoor screening area



Adventure play for all ages



Outdoor education spaces



Outdoor skatepark



Informal picnic gathering space



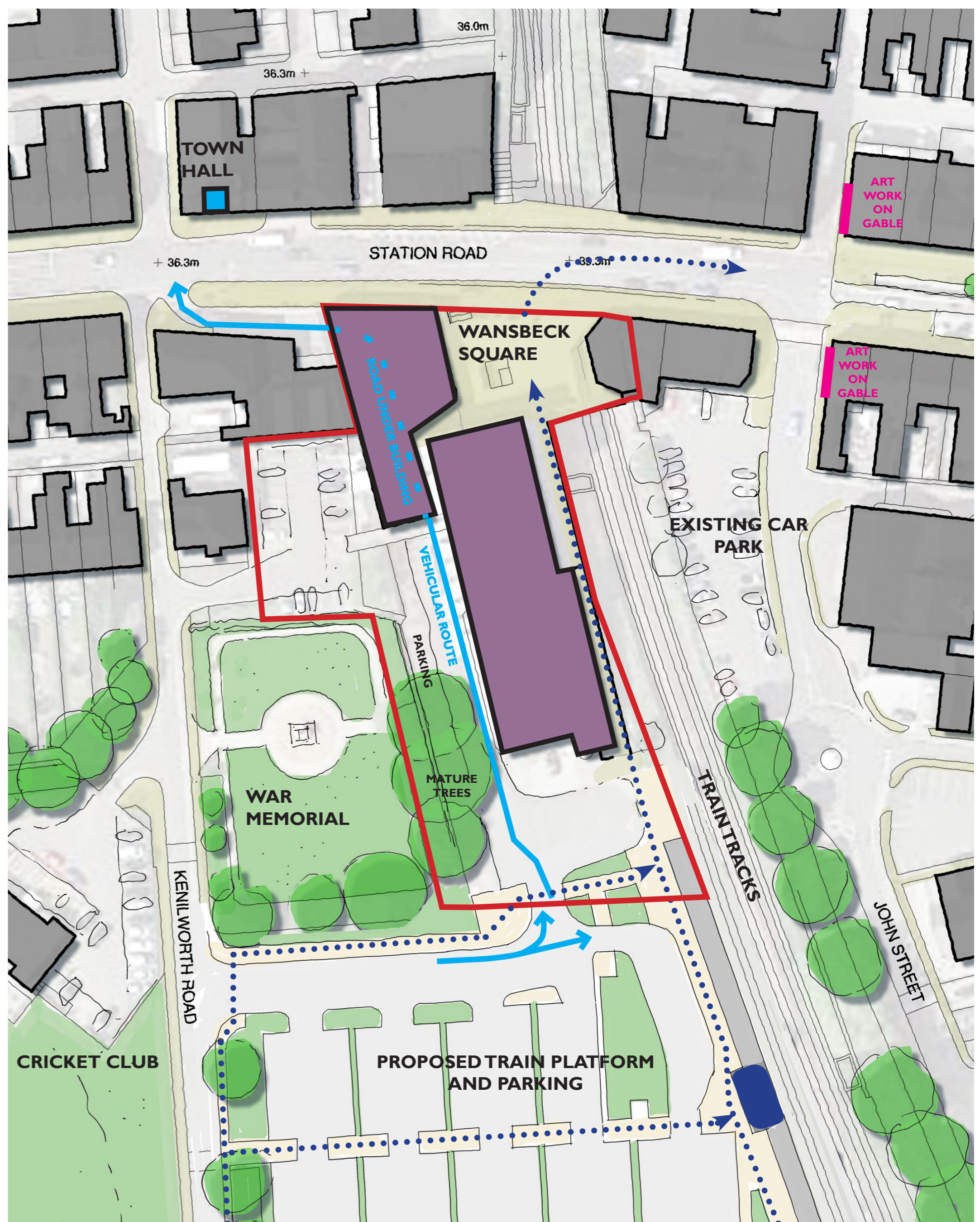
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## Thank you





Your thoughts and views today are appreciated.

Please scan the QR code below to fill in our online consultation and tell us what you think.

<https://haveyoursay.northumberland.gov.uk/economy-regeneration/wansbeck-square-consultation>



Existing building plan.

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