

Wellington Wellington Civic Quarter Regeneration

**Part of Telford & Wrekin Council's
Borough Towns Initiative**

**Telford &
Wrekin
Council's**



Telford & Wrekin

C O U N C I L

Background

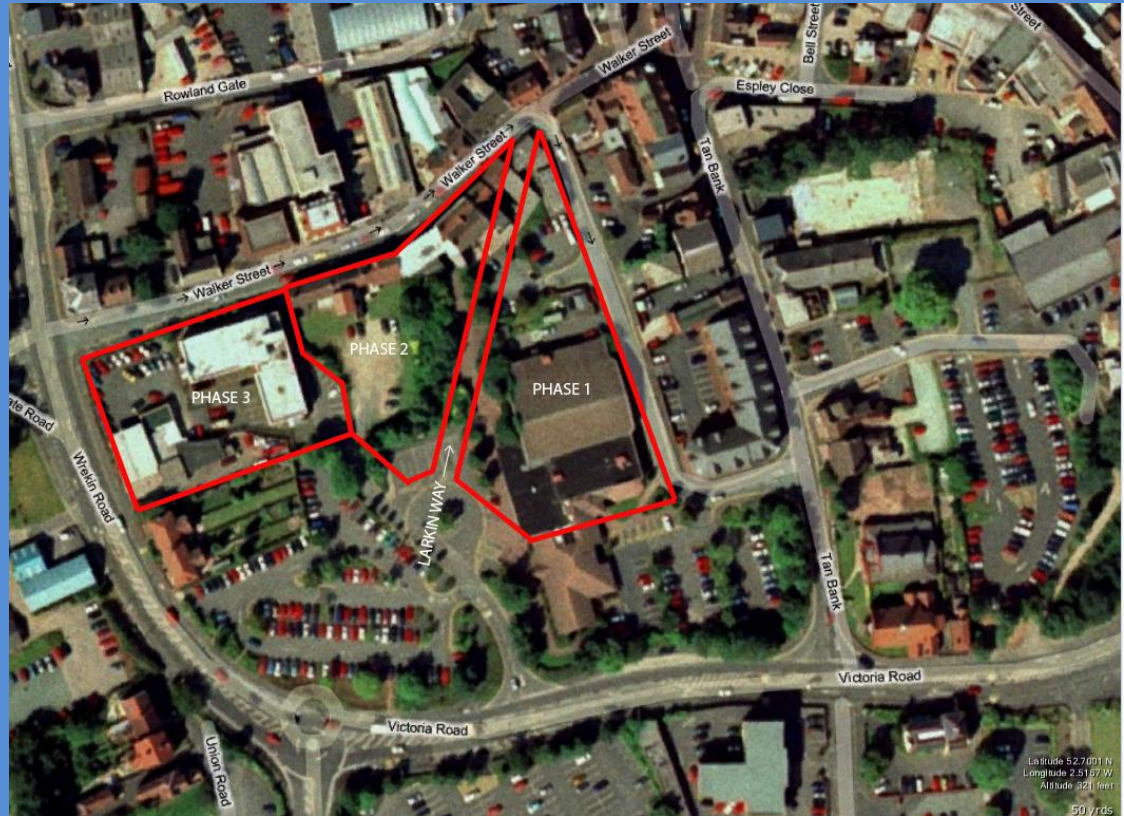
- Idea initiated by requirement for new library to meet current needs including DDA compliance
- In order to drive out value for money and bring greater transformational/regeneration benefits the brief was broadened to include other services such as the Registry Office
- Original scheme looked at new library, registry and offices linked to leisure centre facing onto Victoria Road
- Indicative plans/feasibility presented around 12 months ago.
- High costs combined with refusal of Big Lottery Bid of £1.5 million for library resulted in scheme being revisited to produce affordable alternative
- Availability of Edgbaston House allowed development towards Wellington more closely linked to existing centre
- Relocation public toilets to Bus Station



Area of study

Aims:

- To create a significant building to house a variety of Civic functions including new, larger state of the art library, new registry office, improved leisure and changing facilities
- Consolidated offices producing improved service delivery
- Significant improved footfall into retail core from staff and users of centre
- Redevelopment/regeneration of area of Wellington including;
- Demolition former toilet block, information centre
- Re aligned and improved Larkin Way linking into town centre with significant improvements to public realm
- Phase 2 including redevelopment of former library site including range of uses such as residential care accommodation To open up Larkin Way to create a gateway into the Town through the new Civic Quarter
- Phase 3 in private ownership but possibility of mixed use scheme



Civic Building

The building will create a Civic presence in Wellington

- New multi-story civic building with Town Council linked to the extended leisure centre
- Fully DDA compliant, open plan library, with glazed exhibition space fronting Larkin Way
- New joint reception including café/meeting area and new public toilet facilities
- Environmentally sustainable building with ground source heat pump and photo voltaics
- Refurbished 'village' changing facilities and improvement to aspirations suite
- Offices on first and second floors to high quality modern standard
- No loss of car parking spaces

















