

Bingham Lane Concept Proposals

Public Engagement Discussion

March 2025



OGU Architects

MMAS



**Ards and
North Down**
Borough Council

Contents

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Introduction to Consultation



Existing Site

Discussion on some of the issues

We want to get your feedback - we have put together some information and sketches to have an informed discussion during this session about how Bingham Lane might develop over the next few years.

The idea is that your feedback and response will shape the final document and proposals.



Medium-Long Term

What could happen in the next couple of years?

What would you want to happen in the longer term if the will and investment was available?

What could happen with limited/ minimal funding?

What could happen with higher levels of funding and/or private investment?



Short Term - how do we start?

Cleaning up the space

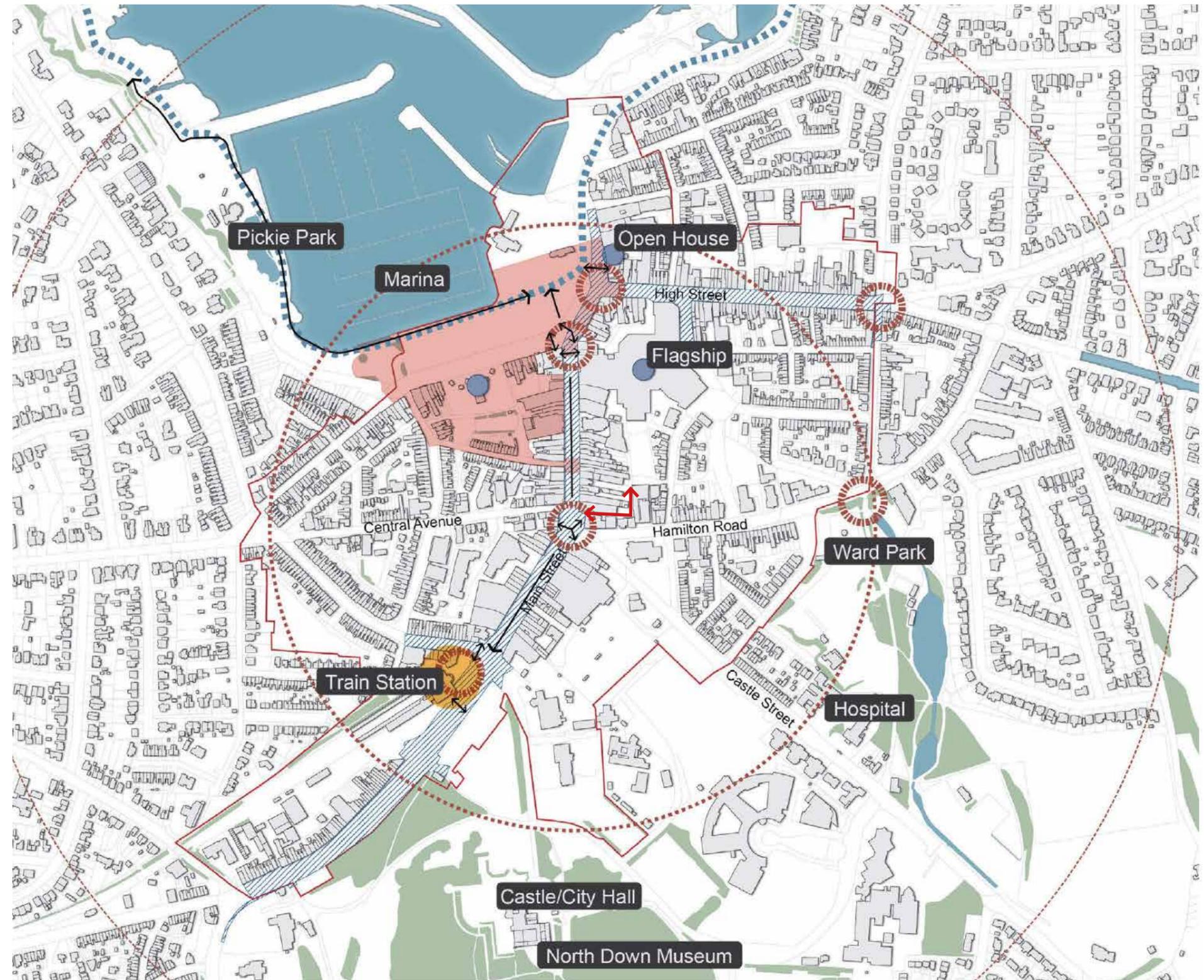
Giving Bingham Lane an identity?
e.g. Love your Laneways Project in Melbourne

Positive movements in the area already

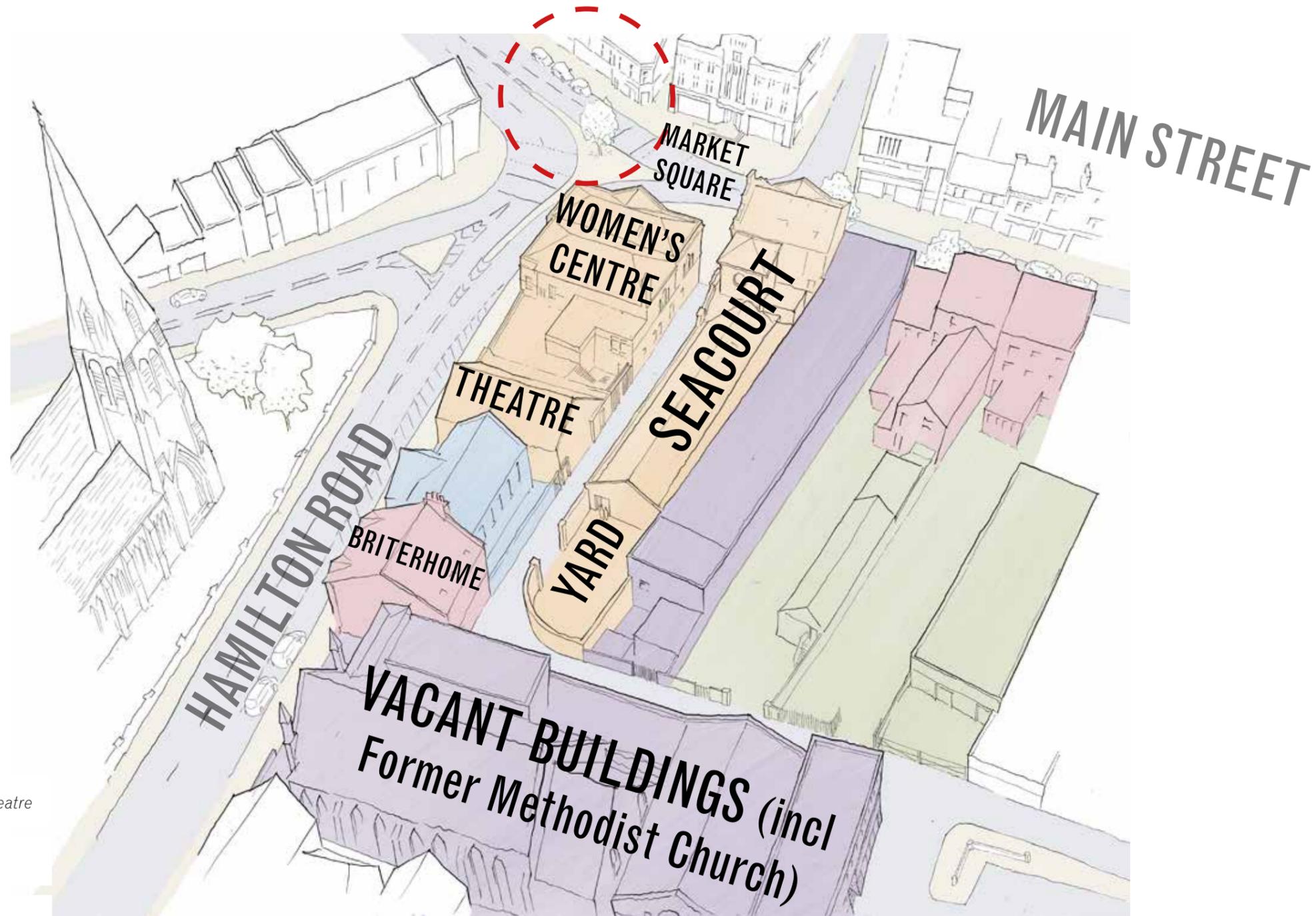
Issues of vacancy - are there gaps in provision approaches which would work in the short term/ meanwhile approach?

Assets | Central Location

5 minute Walknet

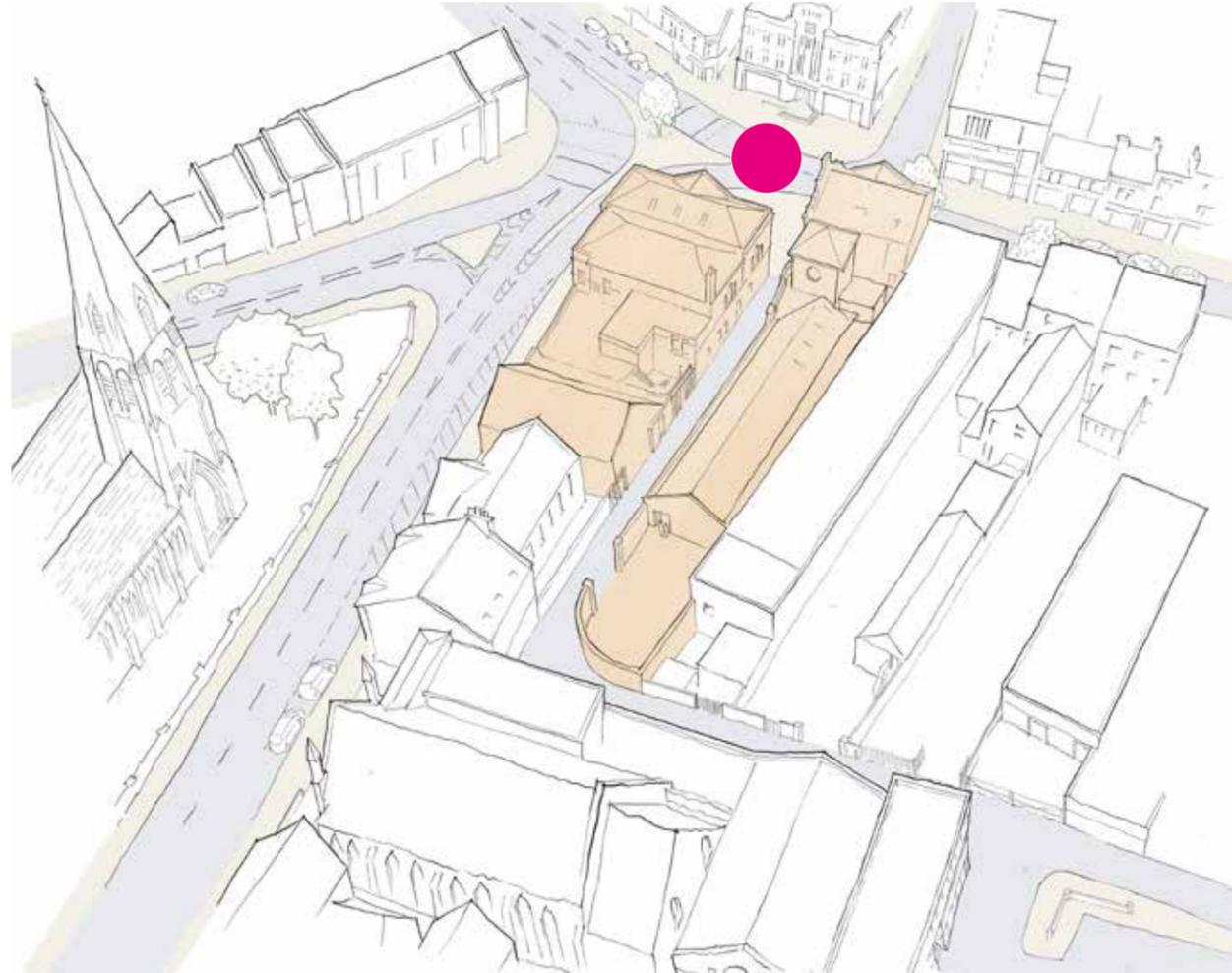


Key Diagram



- Cultural + Arts**
Including KWC, Seacourt, Theatre
- Retail/ Commercial**
Including Briterhome
- Vacant**
Often large vacant buildings
- Religious/ Community**
NB Methodist Church scheduled as vacant
- Backland/ Yard**
Often linked to vacant properties on main street

Assets | **Market Square** Existing Public Realm



Discussion Points

- Surface quality
- Cultural Buildings



Discussion Points

- Seating
- Successful public spaces have lively edges - is there anything more we could do for the square?

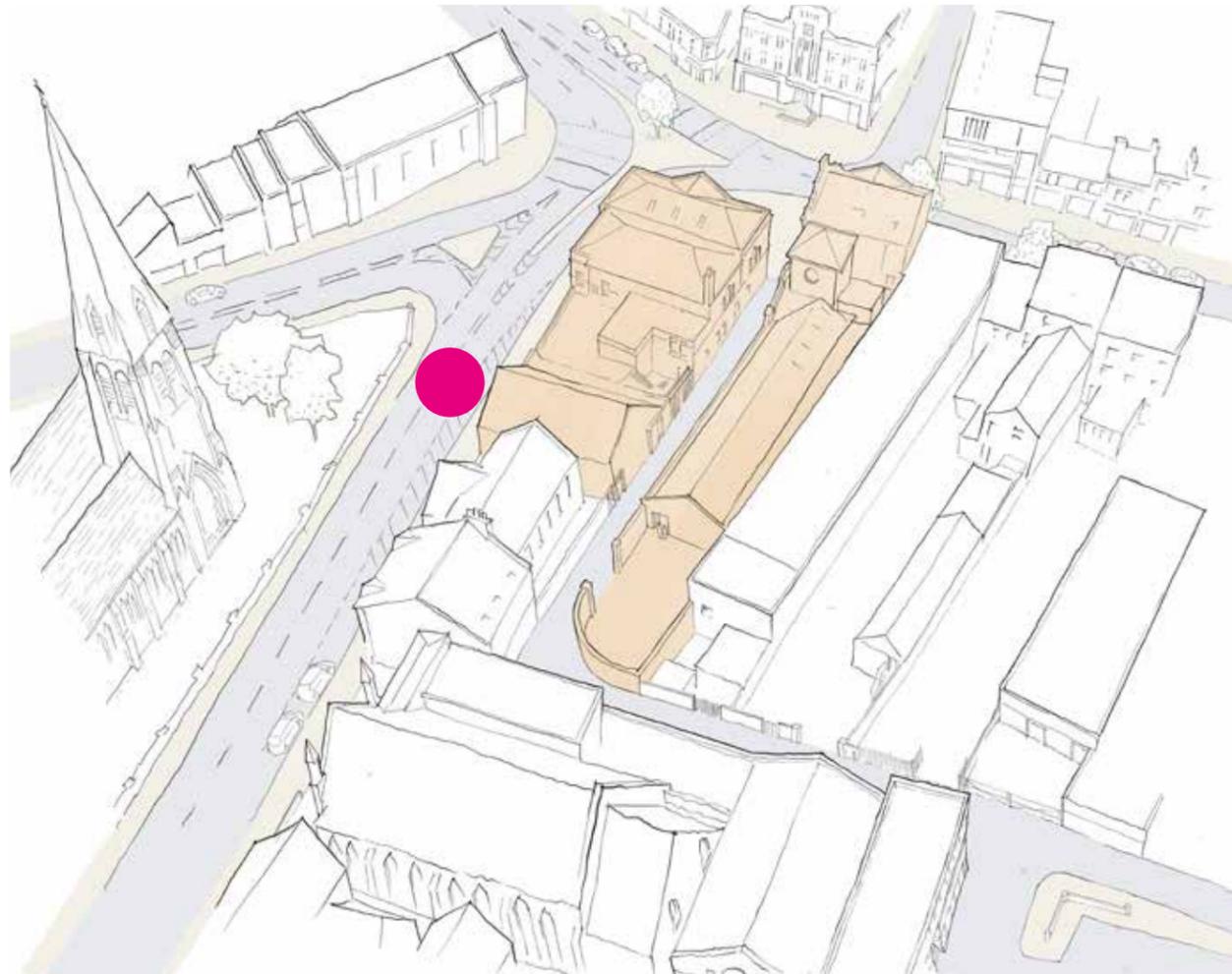
Assets | **Historic Buildings + Cultural Uses**

Positive story here...



Discussion Points

- Cluster of arts and cultural buildings
- Positive story about the identity of the area starting to develop?
- How could this be supported/ expanded in the context of derelict and vacant buildings?

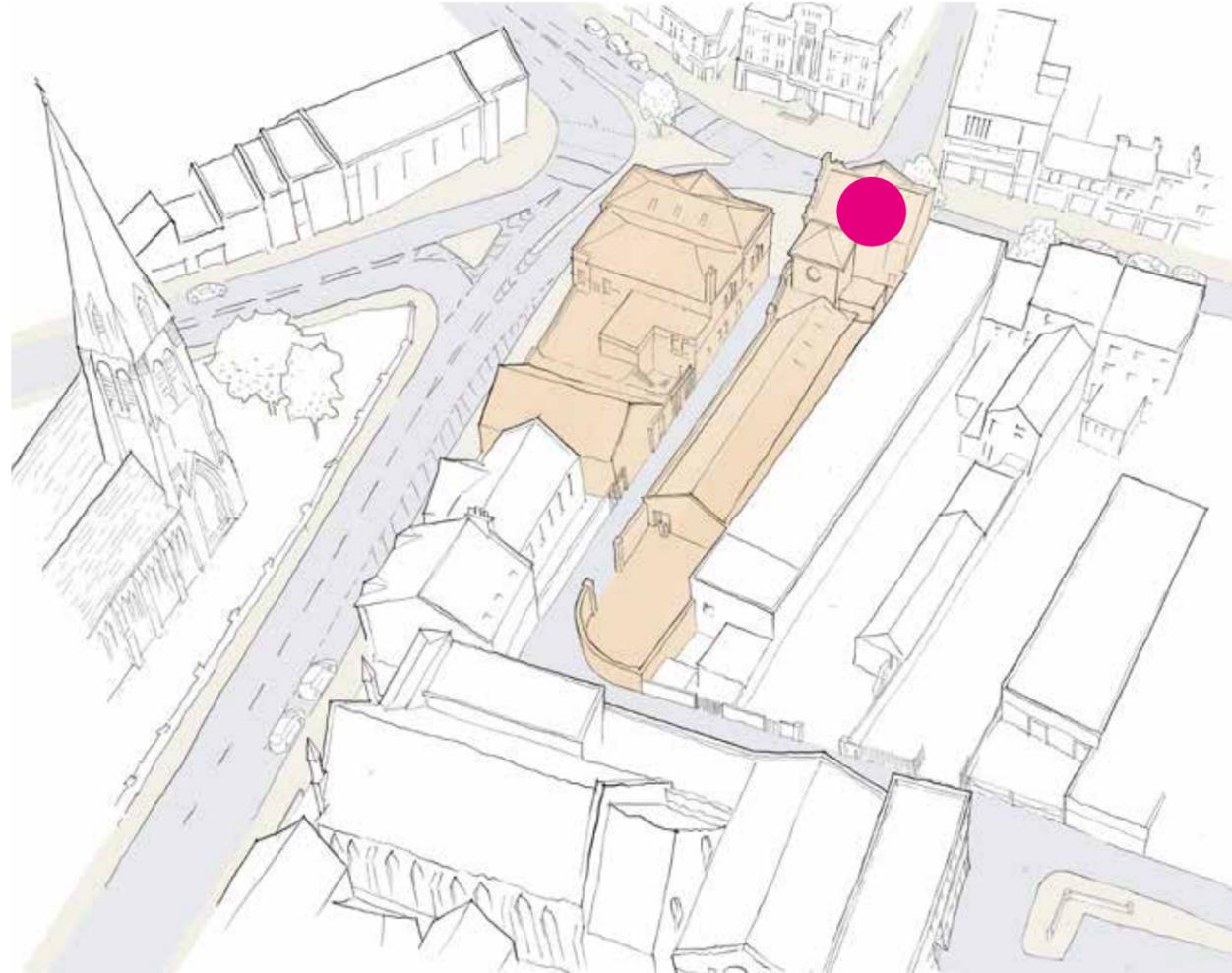


Studio 1A Theatre

- Cultural Space
- Stage side of building onto Bingham Lane

Assets | **Cultural Spaces**

Seacourt Print Workshop



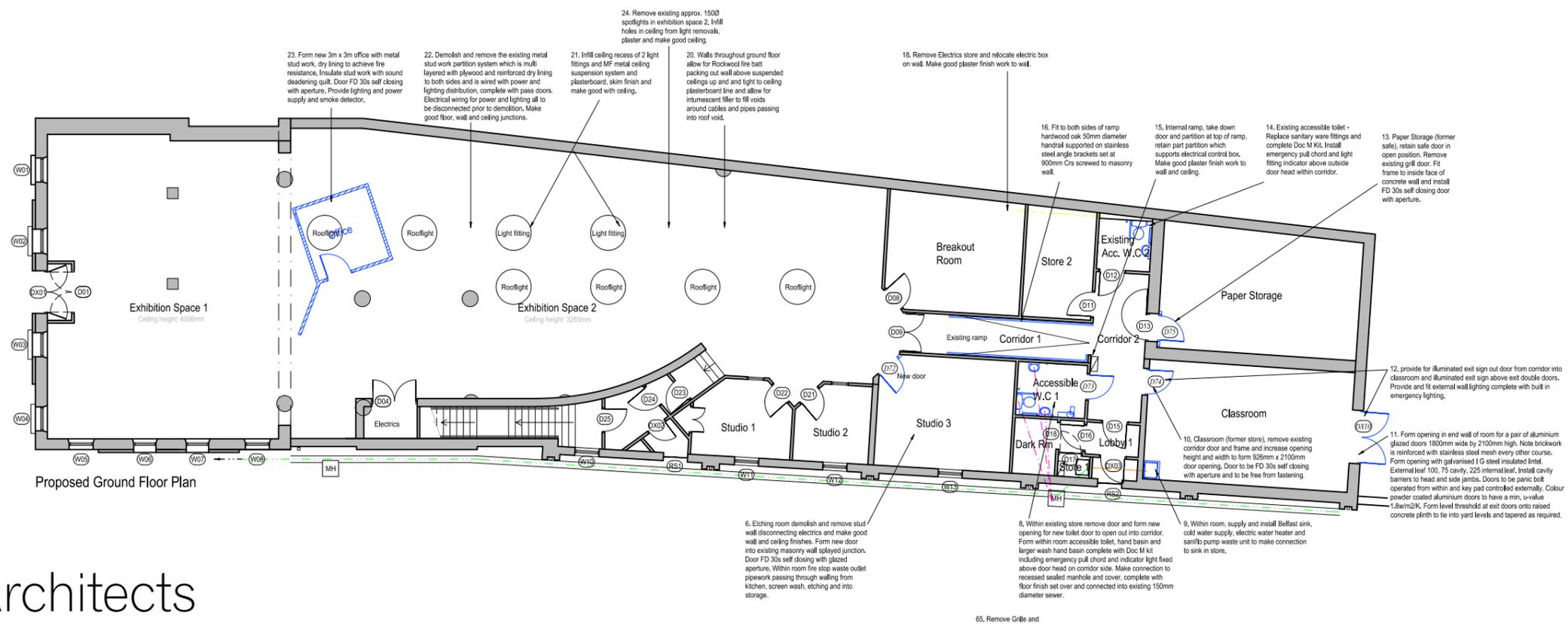
Discussion Points

- Listed former Ulster Bank Building
- Refurbished in 2024
- Could connections to the street and square be better?
- It isn't always clear that the public can wander in.
- Is there an opportunity for signage advertising what the building now is?



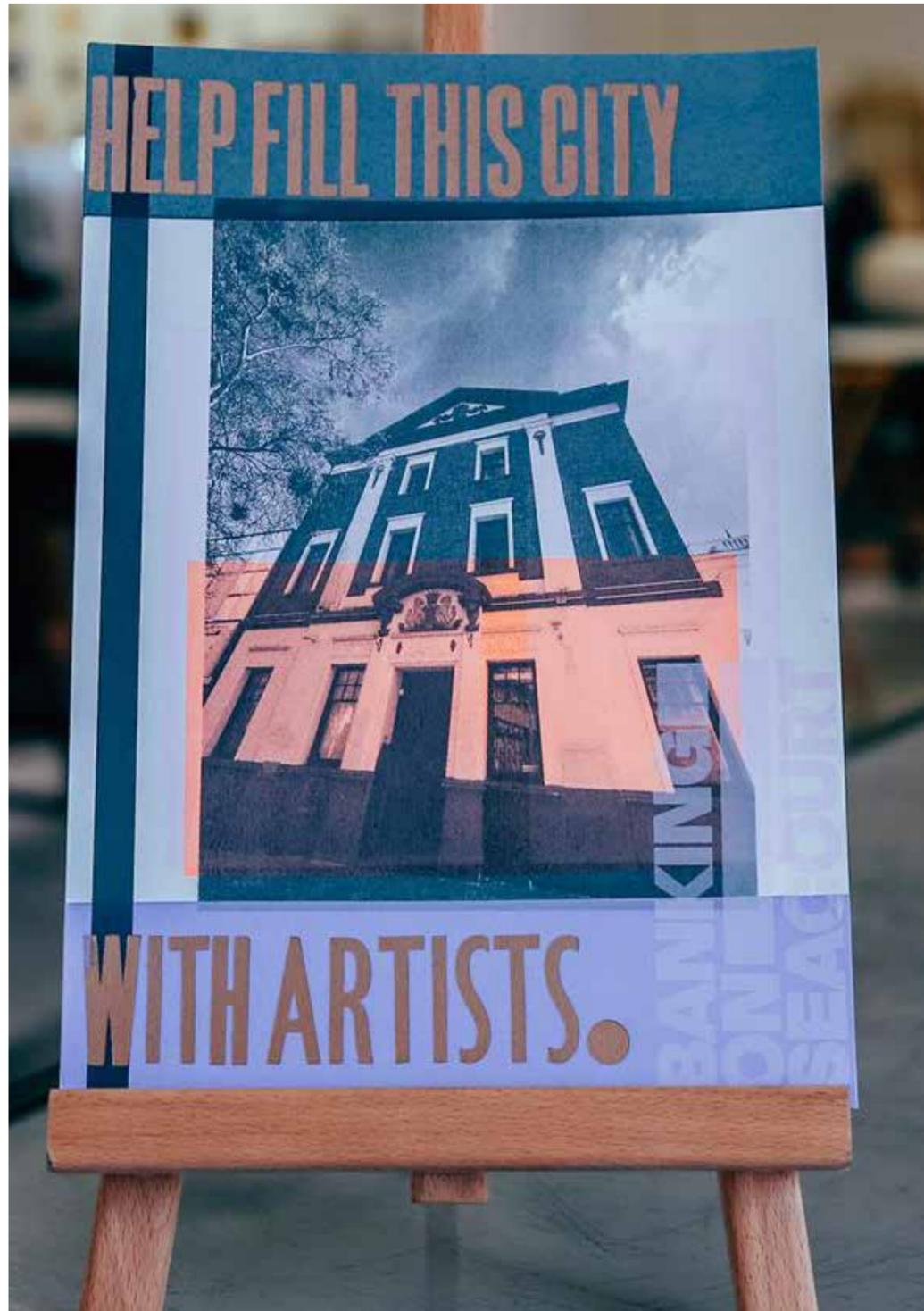
Discussion Points

- Are there subtle changes with both Seacourt and KWC which would help draw people into both buildings and link to Bingham Street?



Assets | **Studio Spaces/ Artists**

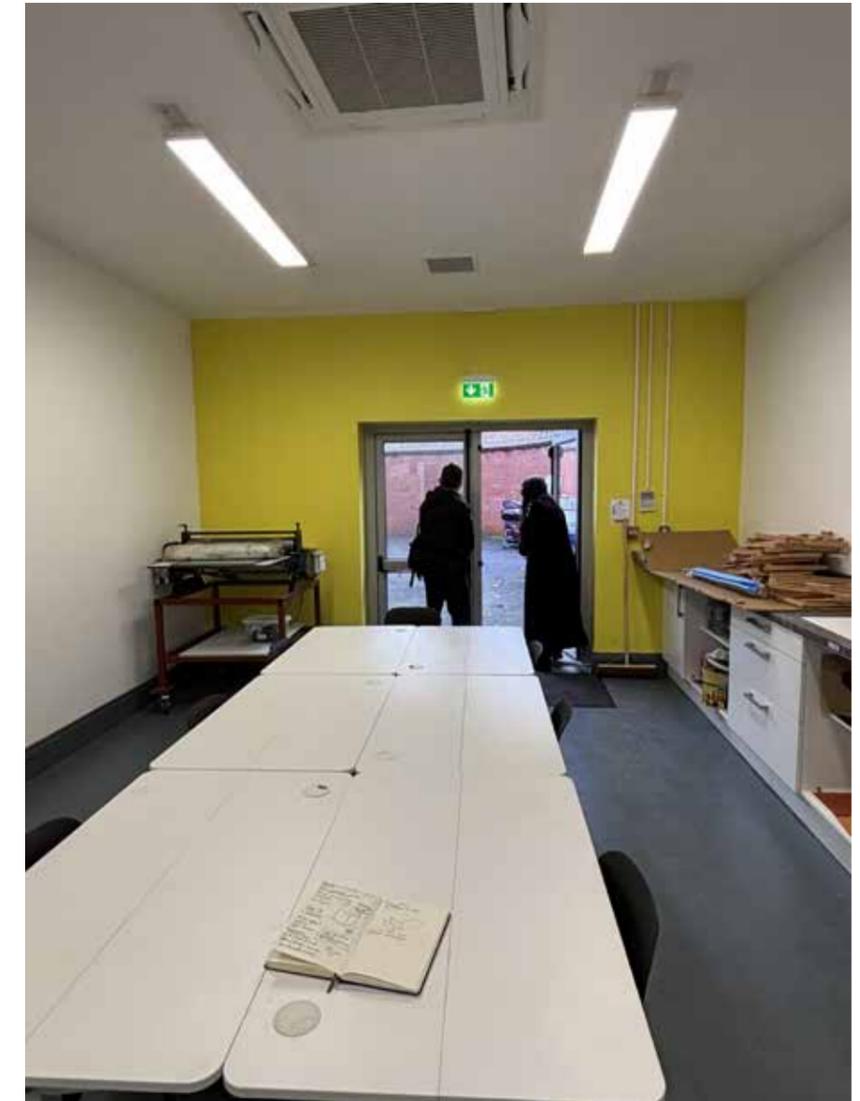
Seacourt Print Workshop + Boom - is there a need for more space?



Discussion Points

- Art scene in Bangor
- Studio space

Assets | **Yard Space** Seacourt Print Workshop

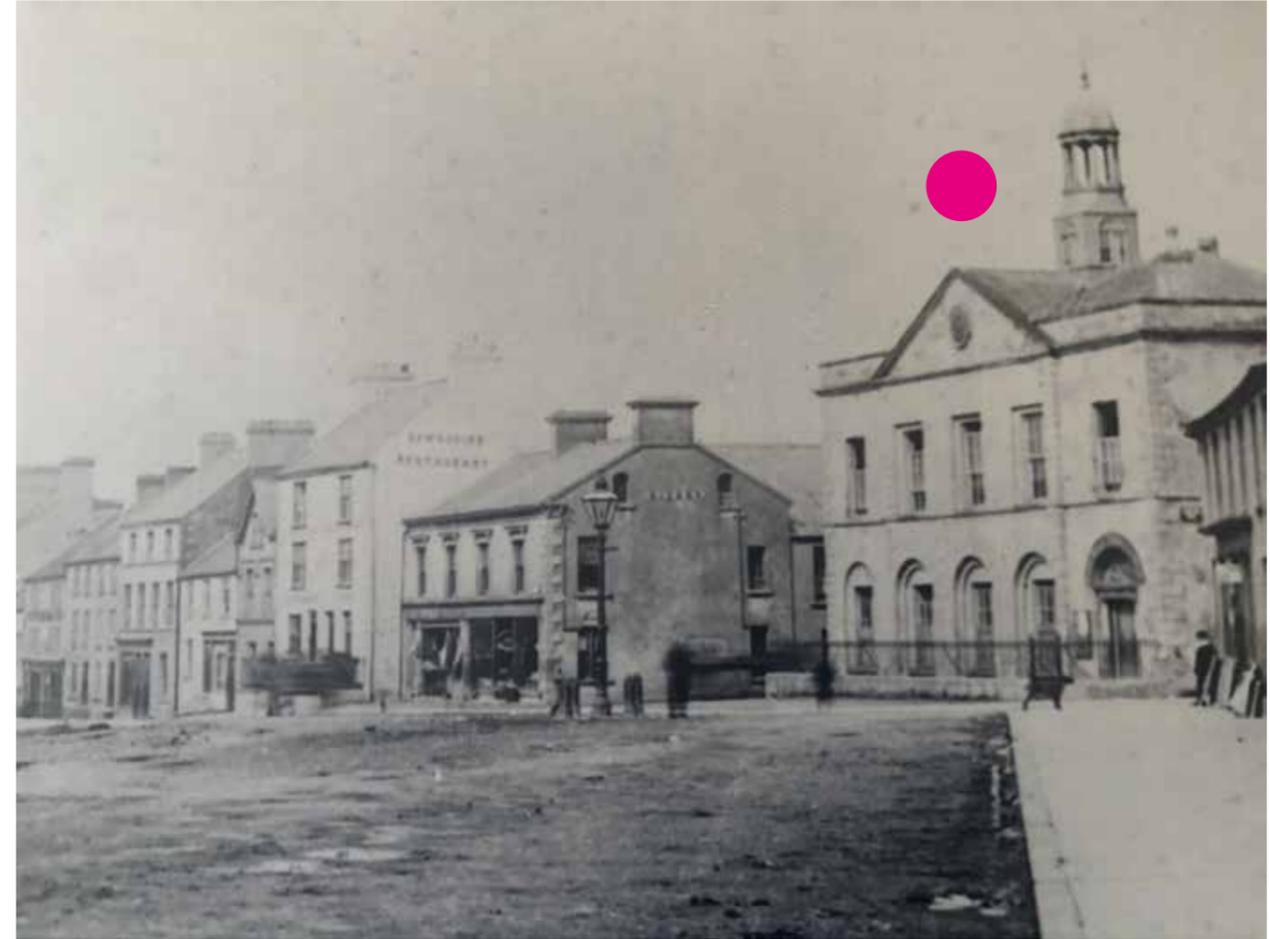
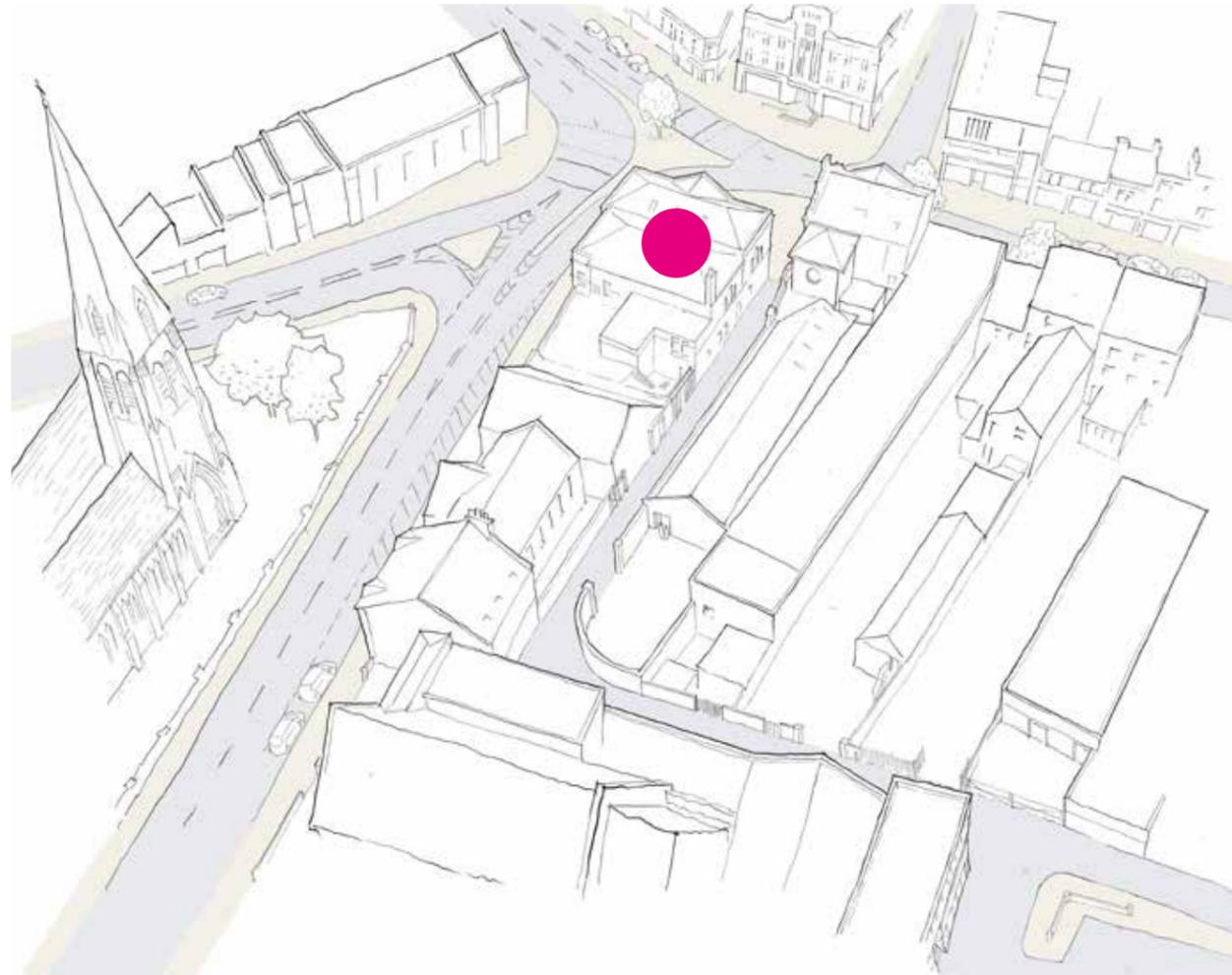


Discussion Points

- Yard to rear of Seacourt is a space which could easily open out to Bingham Lane
- Outdoor workshops and events (potentially opportunities for partner organisations).

Assets | **Cultural Spaces**

Kilcooley Women's Centre



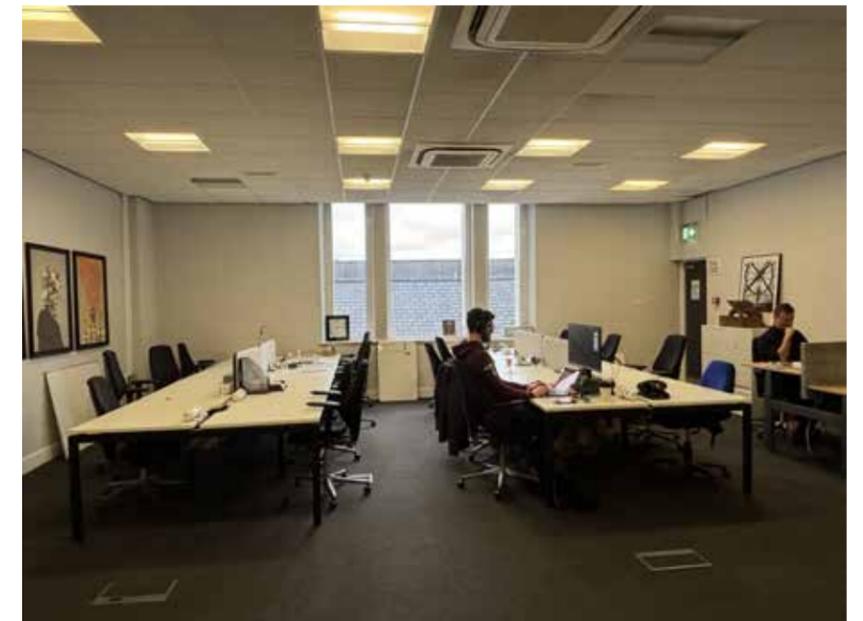
Discussion Points

- Central space in Bangor
- Ground floor really important for activating square
- Heritage lottery investment - medium term.



Discussion Points

- A place for heritage, community, creating, learning and working.
- Purchased by Kilcooley Women's Centre (KWC) in 2020, the vision is to regenerate The Old Market House into a vibrant heritage, community and enterprise space
- Dedicated Heritage Exhibition and Event Space;
- Café and Visitor Centre;
- Regular Market Space;
- Training and Conference Space;
- Virtual Offices;
- Office, Hot Desk Rental and Digital Hub.



History | **the Market House** now Kilcooley Women's Centre



Discussion Points

- Multiple uses - Built as a market house c.1830 ('The house measures 60x28x14 and there is a ball-room on the upper storey which measures 60x28x16.')

By c.1860 it had become a school and court house and there was to be a school in the building for the next seventy years.

- the building was used as a court house, rent office and school in the second half of the nineteenth century, as the Town Hall in 1933 and in 1952 the building became the Northern Bank.
- Central Position

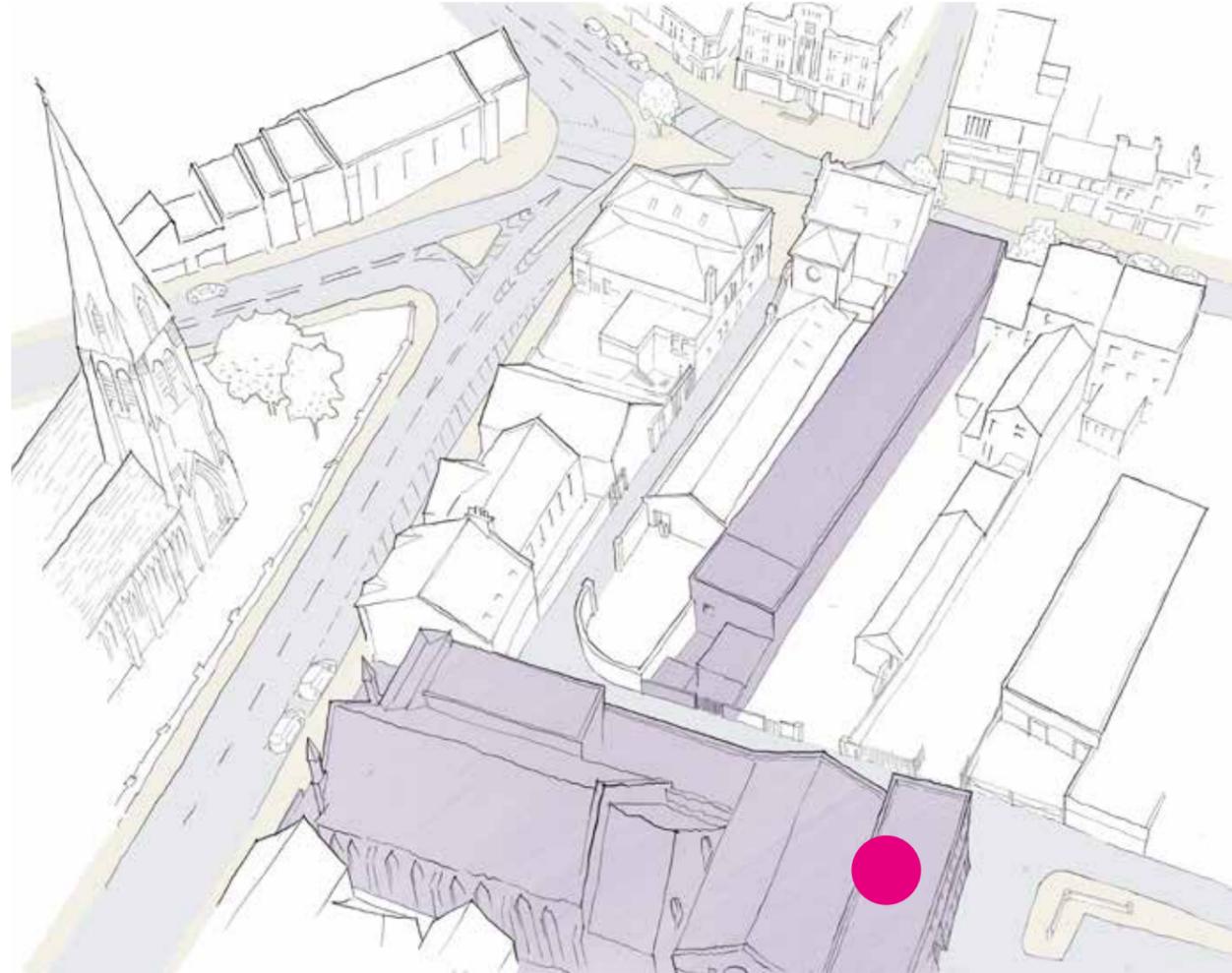


Relationship to Bingham Lane

- What could be done in the short, medium and long term to support the laneway?

Assets | **Buildings + Cultural Uses**

Derelict Church Site is key - are there gaps in arts and cultural provision?



Discussion Points

- Key site in short and long term
- What could happen here?
- Potential to expand some of the arts and cultural uses?



Discussion Points

- Interesting collection of buildings
- Could they open up and activate the street more?
- Any potential for forming additional entrances?



Entry Points + Activity

- Could connections be made in a developed building to support activity on the laneway?

Assets | **Heritage Features**

Could some of these be repurposed?



Discussion Points

- Concertina shutter is a well made and striking feature.
- It is an opportunity to open out to the street.
- Provide overlooking and life.
- Could the building and activity support it?



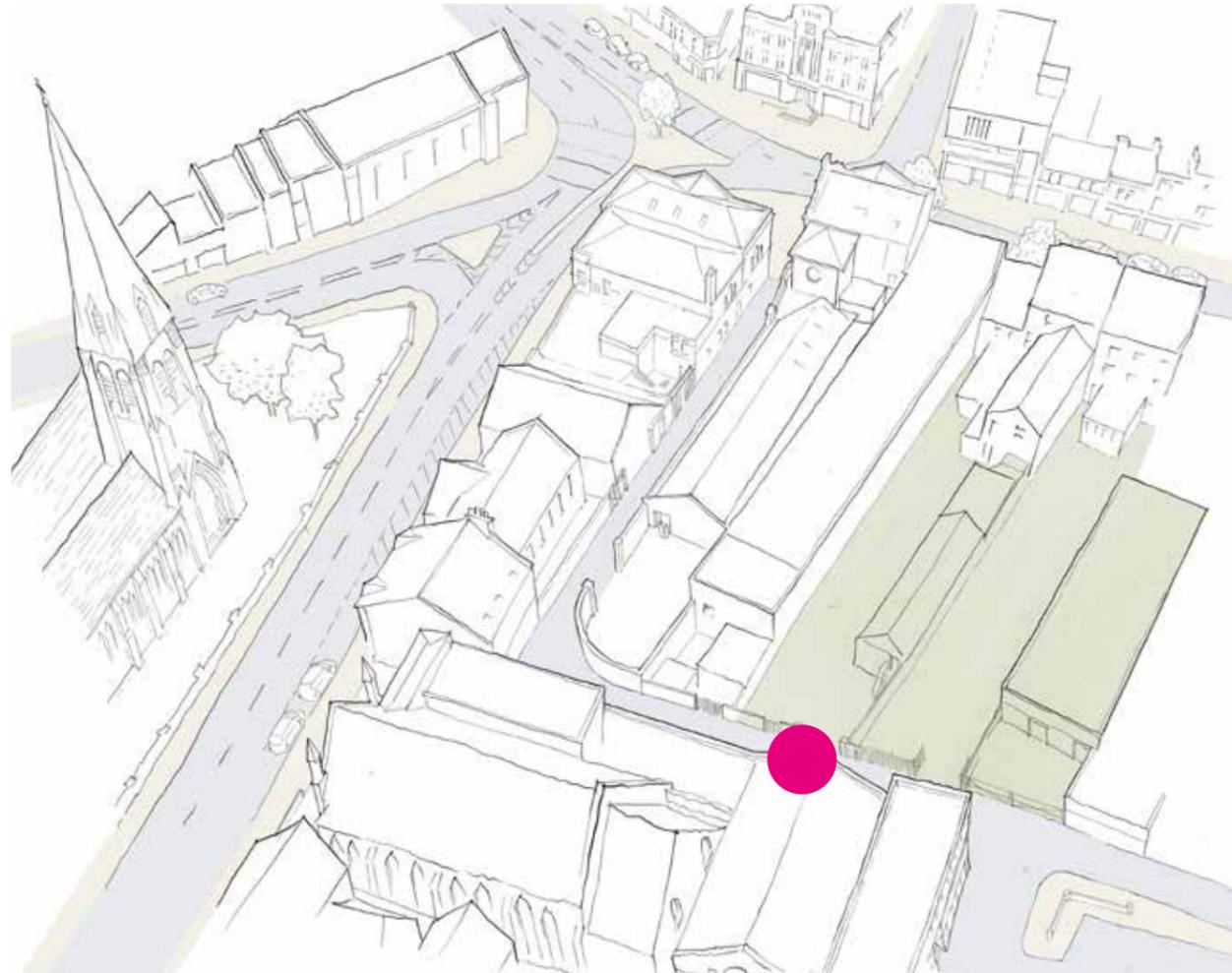
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BRITTCOMME
HOUSEWARE & HARDWARE

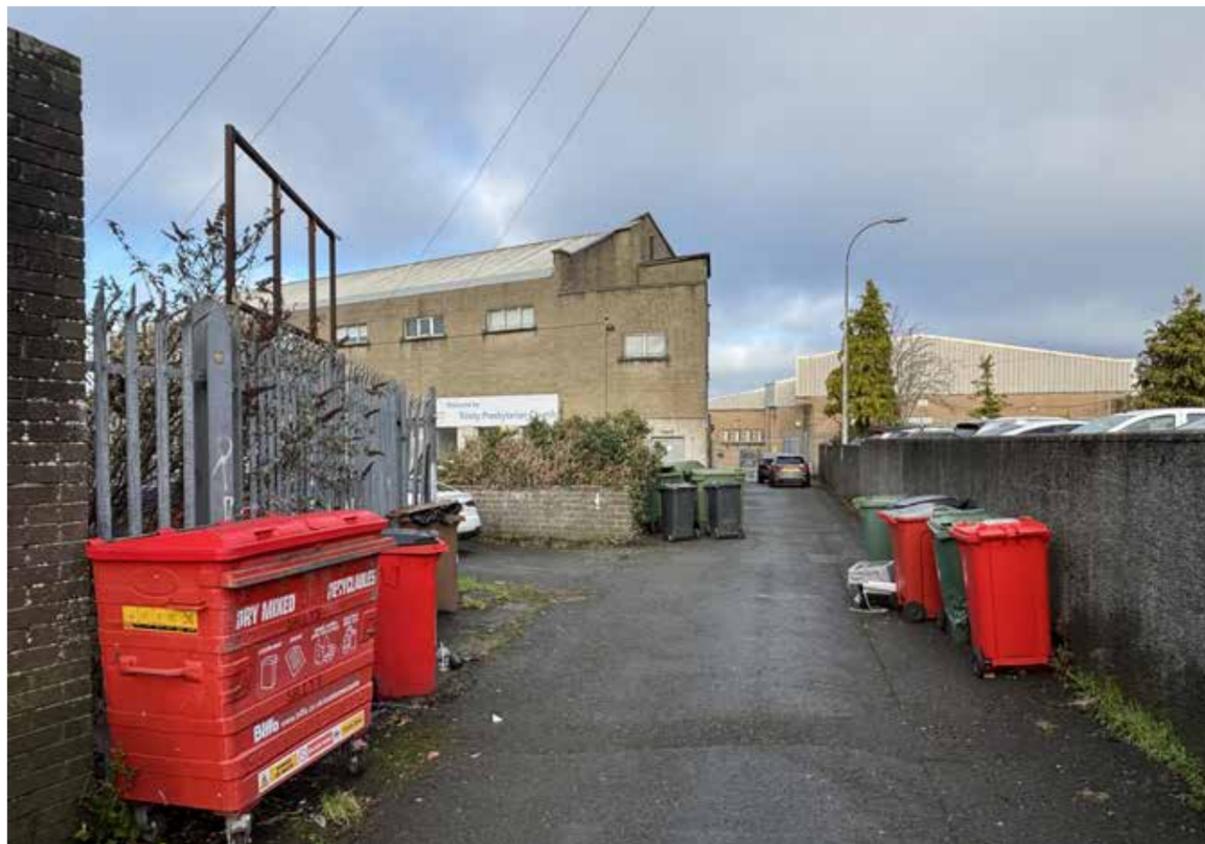
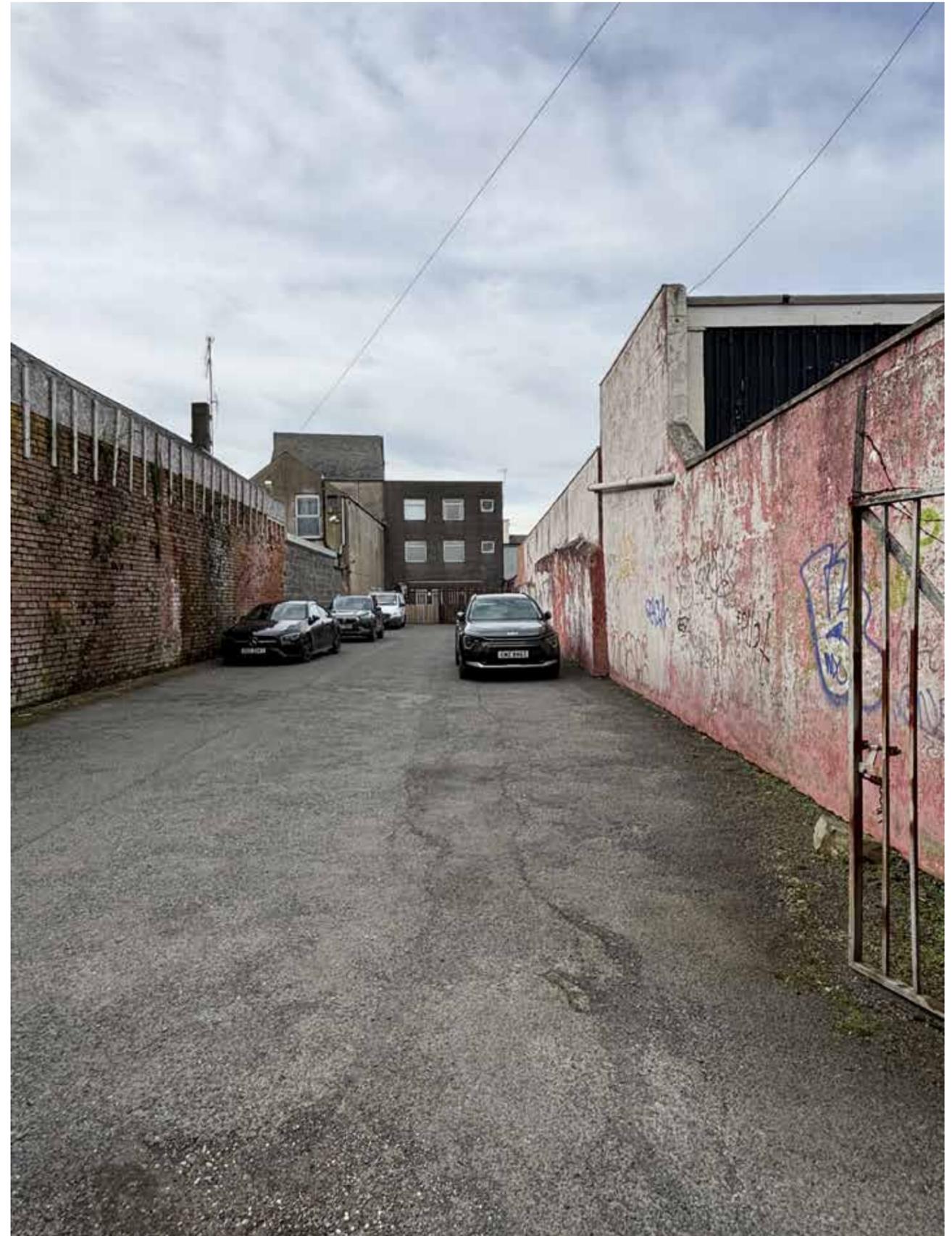
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NO VEHICLES
WHICH WILL
BE CLAMPED

Opportunities | **Backland Sites**



Discussion Points

- Lots of towns and cities are exploring how they can inject more housing and residential properties into their centres?
- Not part of the scope of this study but could Bangor look at opportunities within these backland sites for residential spaces to have more people living centrally in the city
- This would obviously help support the vitality of the city centre.



Issues | **Lack of Activation**

How do you inject use and life into the route?





Issues | **Lack of Activation**

How do you inject use and life into the route?



Repurposing Vacant Buildings

The vacant church building is likely to be on the market soon.

Church buildings and halls are often repurposed for cultural and community uses - are there opportunities to find the right partner here?



Backland Sites + Church Halls

There is plenty of opportunity on these sites if the right uses are found and encouraged - see sketches overleaf.



Issues | Bingham Street Entrance



Discussion Points

- Lack of pavements - priority feels like it is for vehicles.
- Drawing people through - opportunities for Signage?

Issues | Covered Laneway



Walking from Main Street
Access point from the car park



Bingham Lane/ Car Park Side
This side does not feel particularly inviting.



Discussion Points

- Generating footfall
- Issues of Vacancy - e.g. The Goats Toe
- Creating a loop

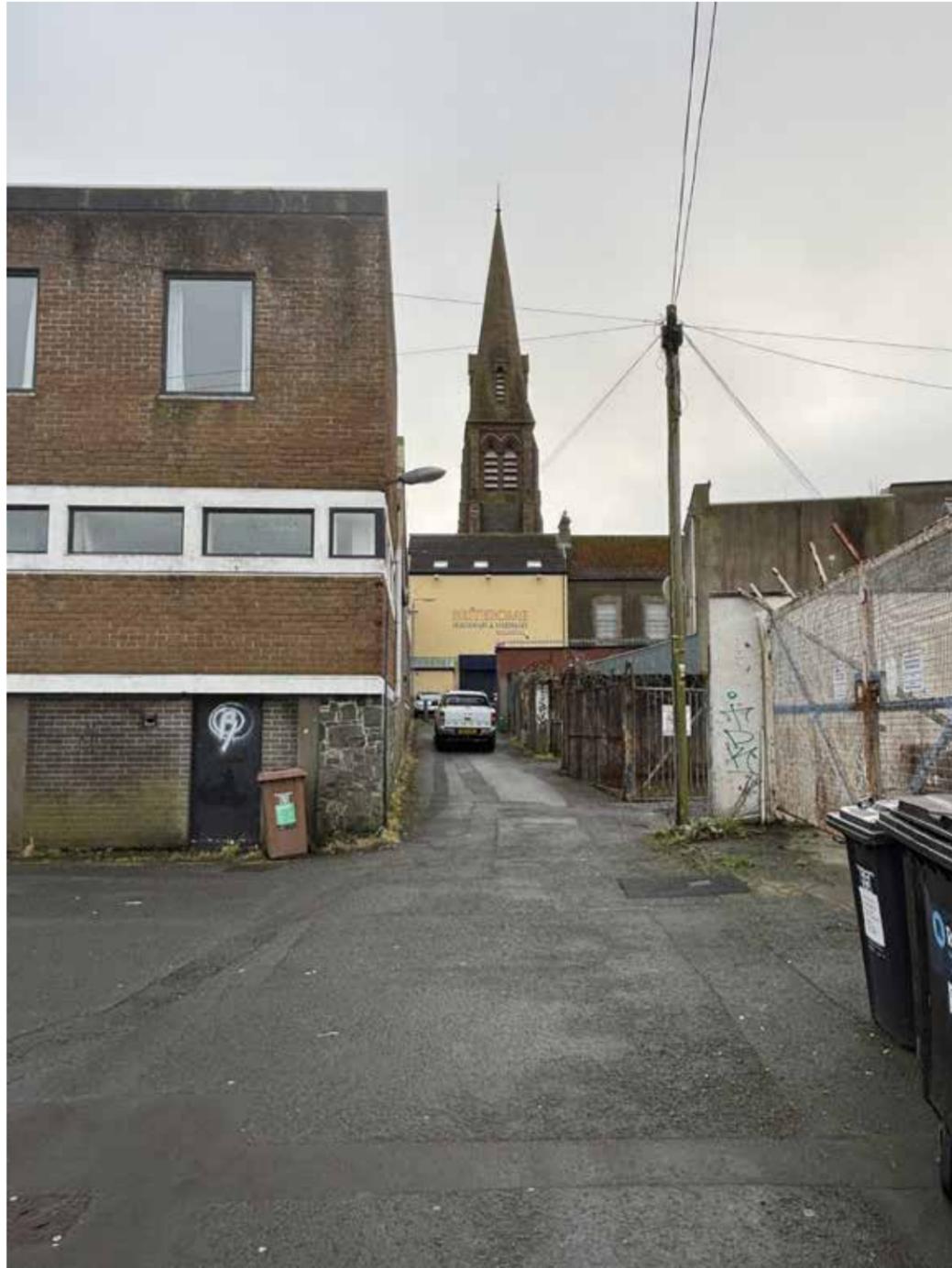
Practicalities | Deliveries

Agreed approach to servicing



Discussion Points

- Through access at Briterhome
- One of the few places which has active 'frontage' on the street
- Consideration of practicalities - pedestrian but there are deliveries and some access required.



Discussion Points

- Potential for proactive approach to developing the lane/ mews - what could happen here?
- Sketches overleaf begin to show what might be possible.

Existing Bingham Lane Area

Market Square

The existing square has high quality paving and seating with listed buildings wrapping its edges.



Developing Cultural Hub

There is a developing cluster of arts and cultural buildings in the area

Lack of Activity

There is a lack of activity along the laneways at present - the project offers an opportunity to look at how some of the spaces could open out or engage better with Bingham Lane.



Burgeoning Art Scene

Bangor has an unusually large population of artists living and working here when compared with general population. There is a vibrant scene for small scale arts businesses and there are lots popping up. Boom studios| Seacourt have ~40 artist studios with demand for more. Is this something that the project could engage with?



Low Surface Quality

The existing laneway has low quality surface finishes. Improving the surface quality to that of the market square would demonstrate the area is being invested in and encourage pedestrians.

Vacant Church Buildings

A large portion of Bingham Lane is fronted by a church complex which is now vacant. With the right user there is a real opportunity here - overleaf we have indicatively sketched a diagram of this for discussion only.

Graffiti

There have been some issues with Graffiti in the past. It is worth noting that encouraging high quality street art is one way of dealing with this - especially with so many artists in the surrounding buildings.

Mix of Architecture

There is an interesting mix of architecture both new and old - from a modernist entrance building to the rear of Bingham Lane, Listed buildings to the front on Market Square as well as to beautifully

Vacancy

Bangor, like many towns and cities is suffering from properties lying vacant. Working to find short, medium and long term approaches to this within an overall town strategy would be helpful to the town and Bingham Lane.



Backland Opportunity

There are a number of yards and backland sites which are underutilised and could be developed carefully. Strategic thinking here is key so that development is appropriate and of a long term quality which supports the developing cultural quarter which is beginning to develop.



proportioned working shed and formerly residential buildings on backland sites.

Bingham Lane | Concept Proposals for Discussion

Bingham Lane Festival

As a way of generating positive momentum and connections in the short term it would be useful to develop and celebrate the identity of the area with a Bingham Lane festival. This would be an opportunity to open up vacant buildings and yards for temporary uses and get people talking about how the area might develop in the medium and long term.



Adding Activity + Life

Adopting a small number of existing spaces along Bingham Lane would make a huge difference to footfall and the perception of the Laneway.



Seacourt Art Yard

Many working art galleries and studio spaces make use of their yard as an additional space for events and workshops. Seacourt, could hugely help the laneway by allowing access and enlivening and drawing people through Bingham Lane.



Street Art

There are a number of gables and low level walls which could provide spaces for local and international artists to paint and enliven the street.



Improving Surfaces + Lighting

The quality of surface + lighting on the Market Square should be extended along the laneway adding quality and encouraging pedestrian movement - see sketches overleaf.

Reducing Vacancy/ Promoting Culture

Potential for an additional meanwhile or permanent cultural venue to occupy the Methodist Church should be explored. Conceptual Diagram shown indicatively for discussion only.



Signage

Hand painted signage which announces and celebrates the new uses along Market Square whilst respecting the listed status of buildings should be considered.



Mews Housing

A medium-longer term measure is repurposing and including the potential for mews housing for older people and living alongside workshops and studios for artists. People living in the city centre would help support Bangor and regenerate Bingham Lane.

Planting + Seating

Adding planting and seating where appropriate in the short and longer term plans.



Market Square Signage



Discussion Points

- Could appropriate, well designed and hand painted signage work with the existing listed status of the building to denote that it is now an art gallery, workshop and studios?
- There are many good examples of this.

Bingham Lane



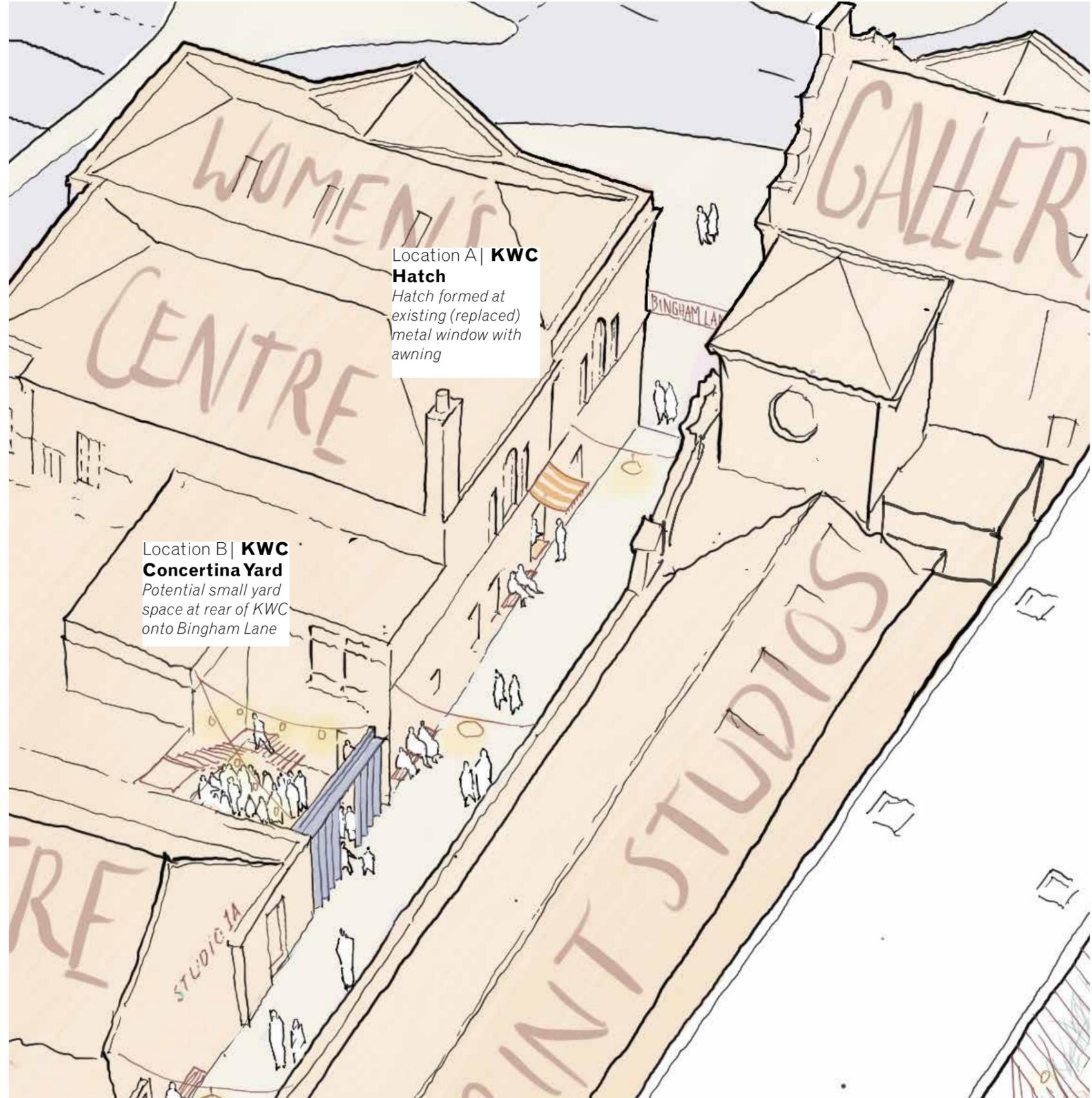
Discussion Points

- Generating atmosphere
- Good quality catenary lighting
- Good quality signage
- Extending the surface quality



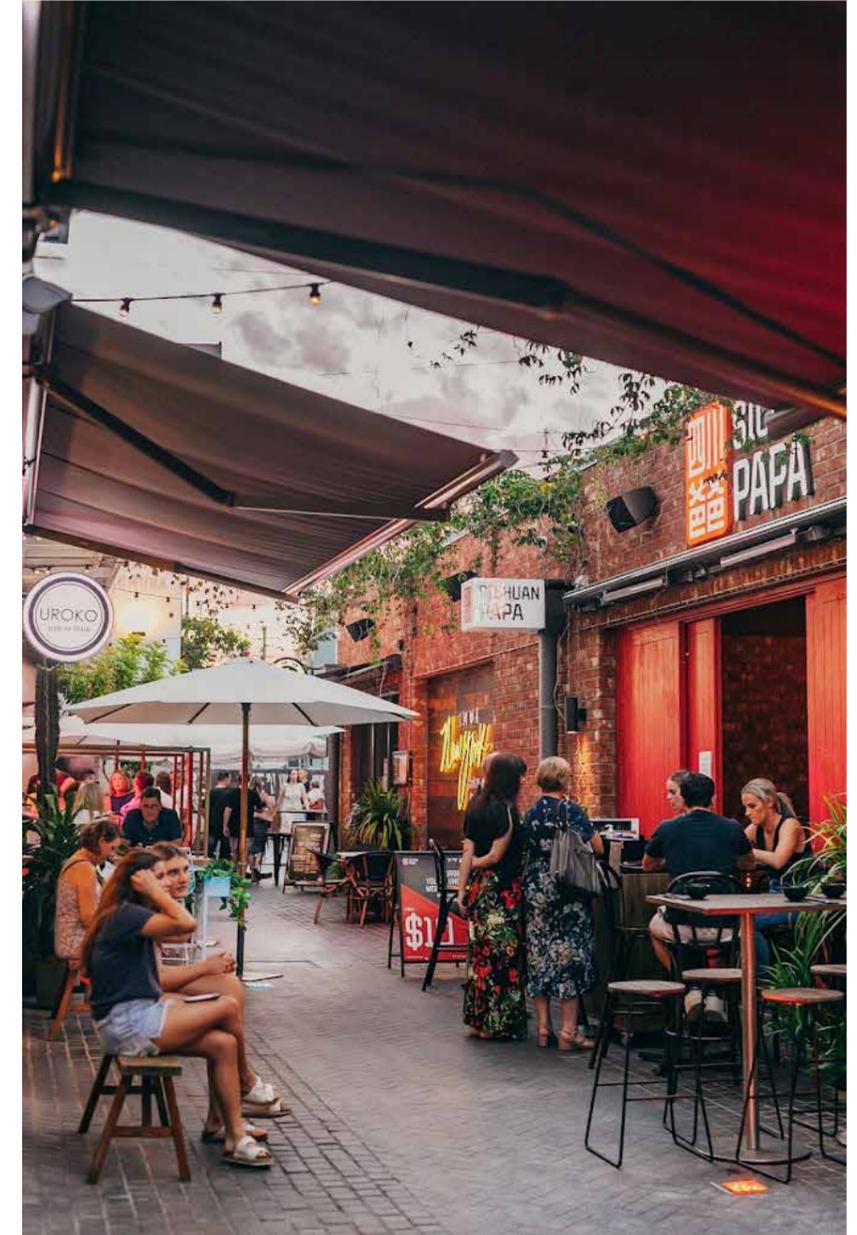
Hatch

Adding Atmosphere + things fronting onto the lane



Location A | **KWC Hatch**
Hatch formed at existing (replaced) metal window with awning

Location B | **KWC Concertina Yard**
Potential small yard space at rear of KWC onto Bingham Lane



Discussion Points

- Lots of successful local examples with the right offering
- What would work here?
- When would it open
- How would it work with the existing building?

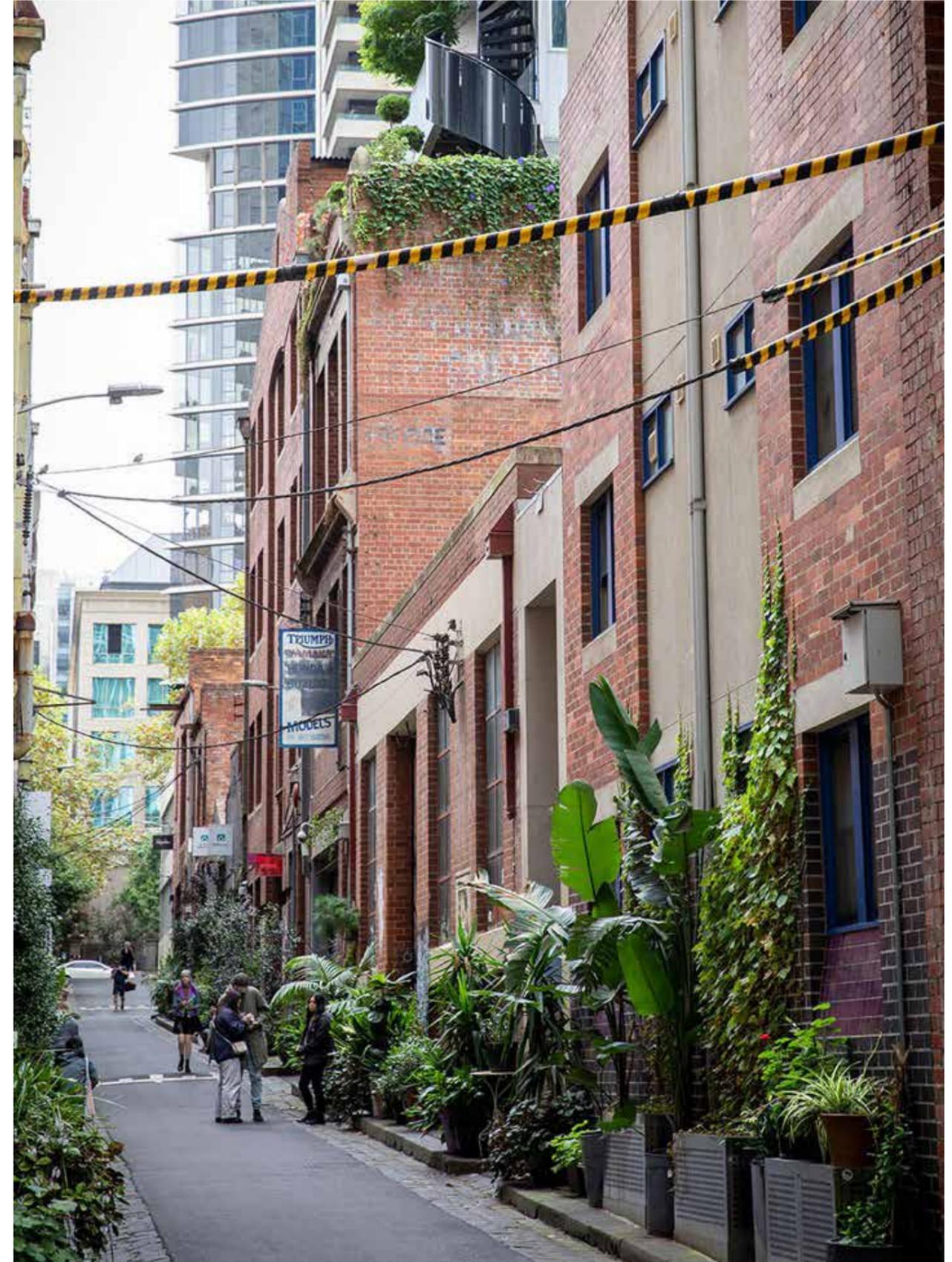
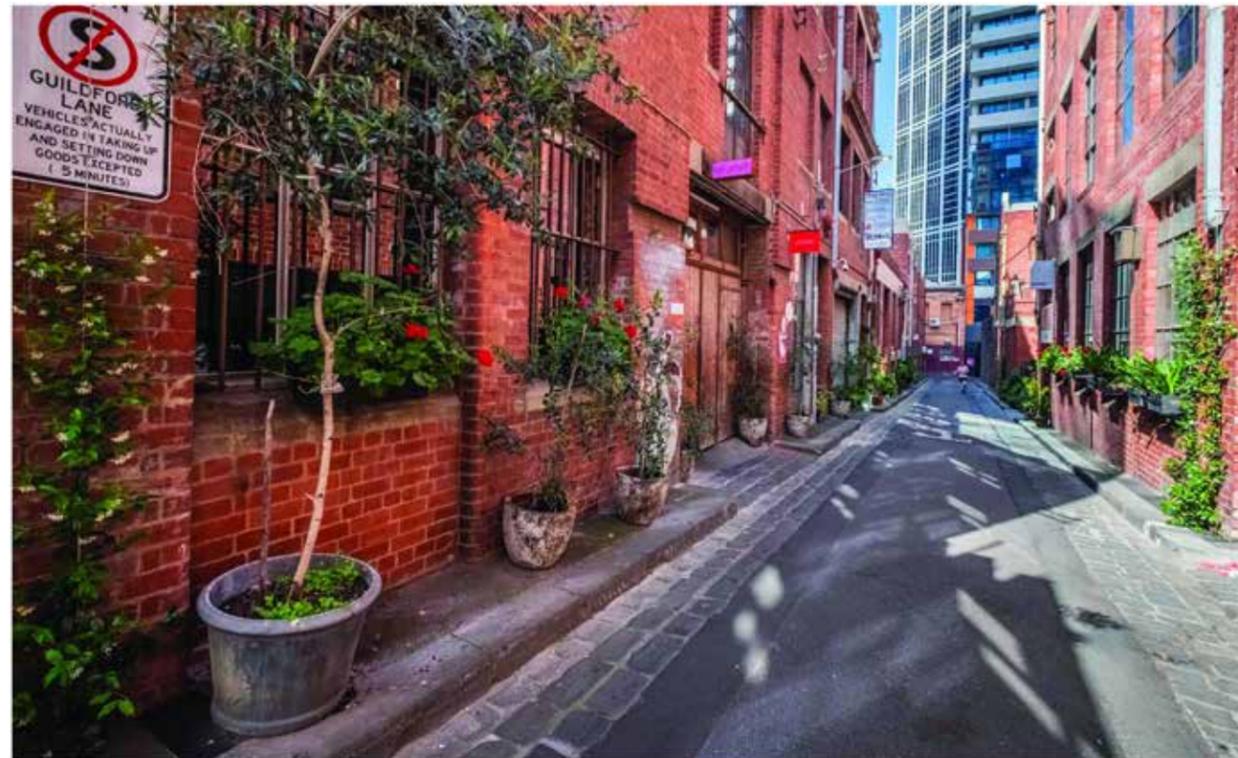


Simple Quick | **Greening + 'Love your Laneways'** Examples



Discussion Points

- Success of Laneway Projects around the world - e.g. Melbourne



Seacourt Yard





Discussion Points

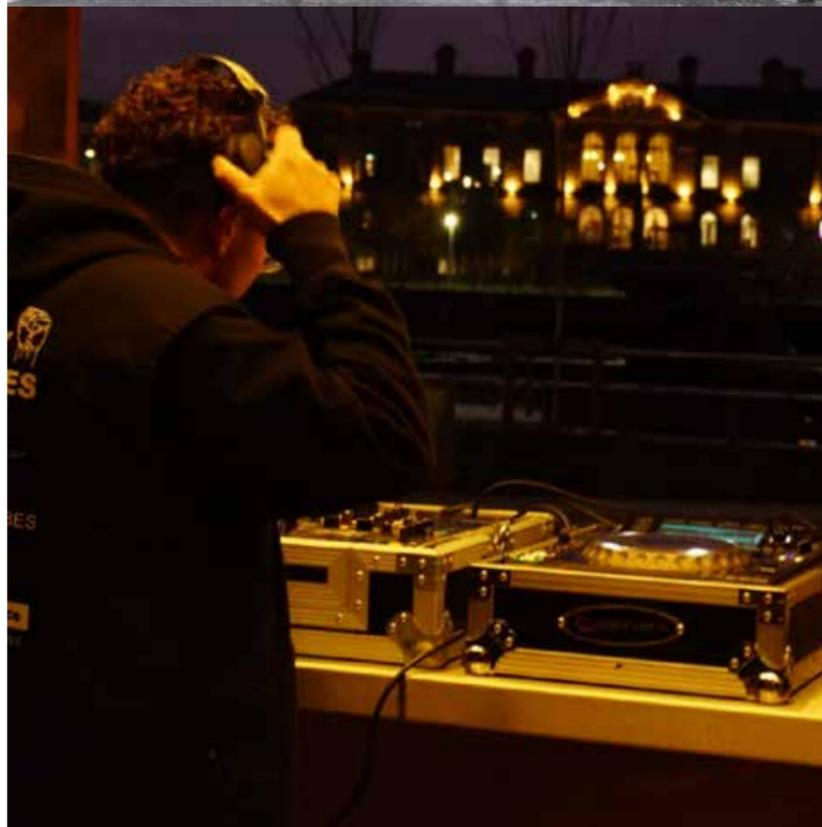
- Outdoor workshops and events
- Potential to generate additional income.
- One of the most important spaces on the lane
- Low investment
- Short term/ quick delivery?



Case Study | **Blue Yard**



Case Study | **Queens Quay**



Short + Medium Term | **Vacant Church**



Additional Cultural/ Community Space?

Potential use of Church Building as cultural or community space?

What are the gaps in provision in Bangor?
Community third spaces (e.g. 2 Royal Avenue),
Market, Music, Dance, Circus..... etc?

Potential Mews Street?

Potential temporary or permanent use of Church Building as cultural or community space

Longer Term | Residential Mews



Discussion Points

- Mews typology could work really well in this type of situation in helping more people live in the city centre
- Potential for more people living in the centre of Bangor
- Lots of great mews housing examples.











Short Term | **Bingham Lane Festival**

Discussion Points

- Generating momentum
- how do we make a start?
- Making connections between organisations and spaces.
- Testing what might be able to happen in the future.
- Developing Bingham Lane's identity?

Questions

What could happen in Existing Buildings e.g. KWC, Seacourt, Theatre etc?

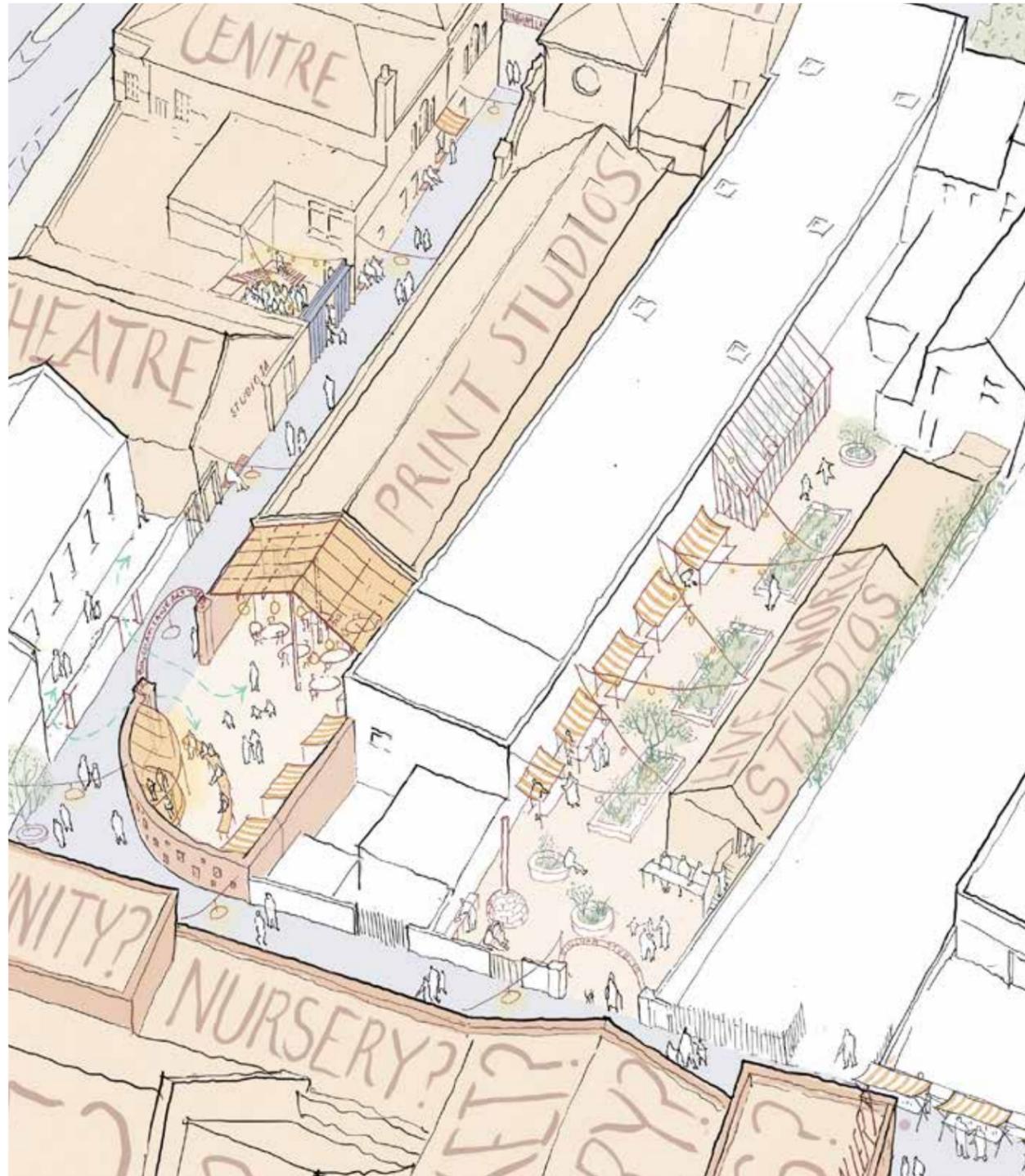
What could happen in Yard Spaces?

Could Bingham Lane support the emergence of a new cultural quarter, driven by the emerging creative scene?

How could vacant buildings support this?



Temporary Use of Yard Spaces



Case Study | **Ballyhackamore**



Discussion Points

- Working with a traders association to explore how the space in front of their shops could better drive footfall for business
- ~5000 people in ~3hours
- Trial and test how a street might function better and what might work.
- Bingham Lane has opportunities to explore this driven by existing partners in a similar way.



Case Study | Cavehill Road Autumn Fair



Discussion Points

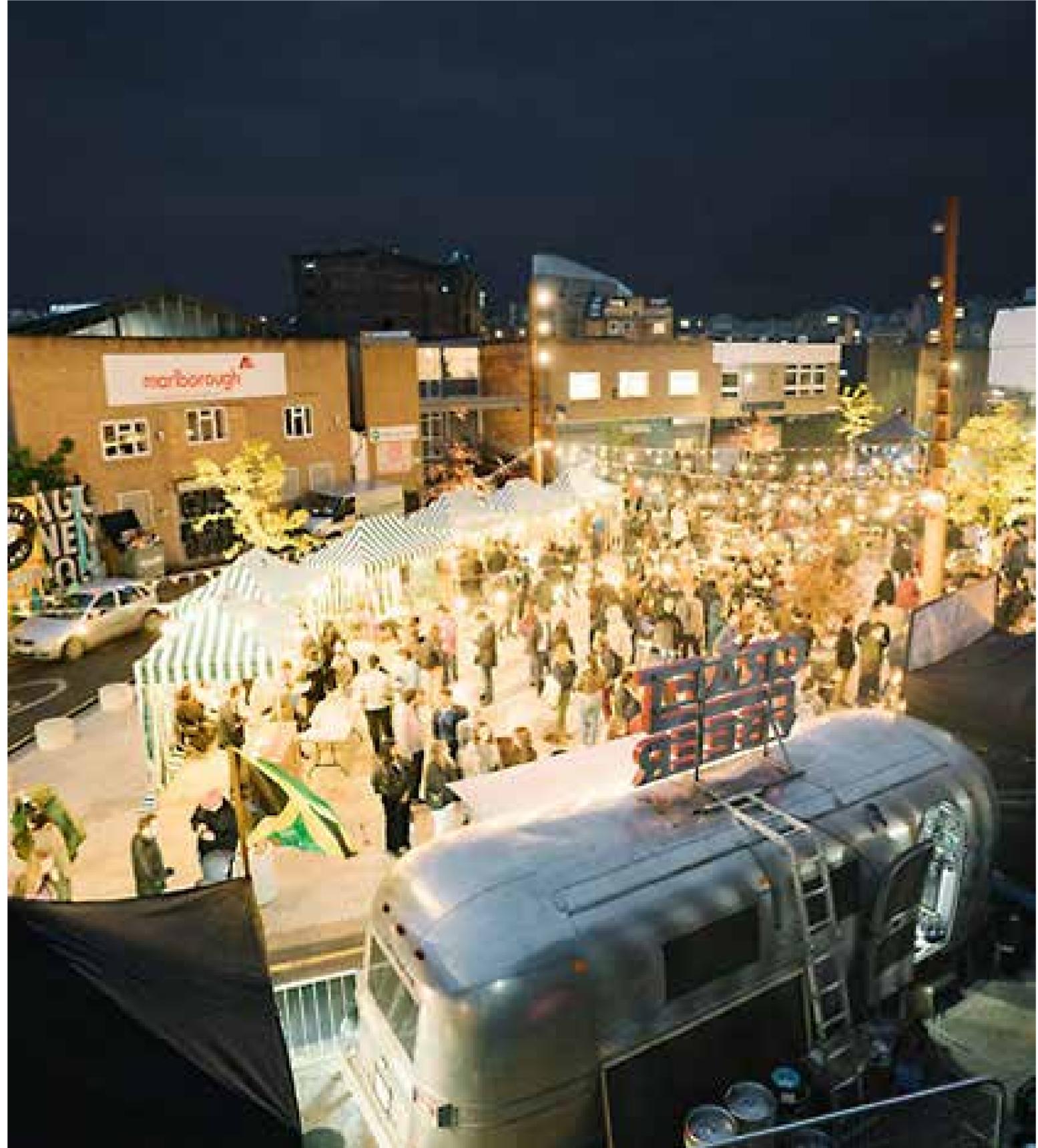
- Working with Cavehill Traders Association.
- Exploring how people could be encouraged to use their local area more and drive footfall.
- Really useful in getting relevant groups together and generating positive momentum

Case Study | **Oval Space Night Market**



Discussion Points

- Existing public square surrounded by a range of businesses.
- Repurposed as a regular night market supported by many of the businesses on the perimeter of the square
- Variety of music and food etc.
- Helps market the area



Questions...