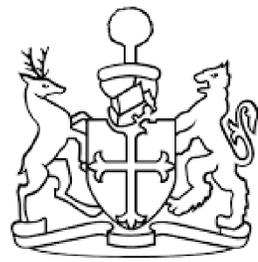


# Welcome



Mansfield  
District Council



Funded by  
UK Government

# MANSFIELD CONNECT

## The Mansfield Connect Project

The former Beales and Co-op buildings are prominent landmarks in Mansfield town centre. Long vacant and deteriorating, the site currently detracts from the vitality of the area. The Mansfield Connect Project will transform this important location into a new, accessible community hub, bringing together a range of public services, partners and training opportunities in a central and well-connected setting.

The development is organised around a welcoming central entrance and shared hub space, creating a clear and inclusive point of arrival for visitors, customers, staff and learners. Flexible, open-plan office accommodation will be provided in the building, supporting modern ways of working and an improved user experience.

A meeting and event space at the top of the building will echo the site's historic role as a place of gathering and activity. This adaptable space will support events, learning and community focused uses, ensuring the building continues to serve the wider town.

This development represents a significant investment in the town centre, balancing the enhanced delivery of public services and modern office needs with the preservation of the area's historical character.

Proposed corner entrance on Stockwell Gate



The project team are excited to share the proposals with you in advance of a formal planning application submission. We welcome your feedback and would be pleased to answer any questions. You will have an opportunity to view and comment on the details of the scheme once the application is registered and live on Mansfield District Council's planning application pages.

Panorama-Stockwell Gate East



Use the QR above to view a series of linked panoramic views on your iOS or Android device.



- Tips for opening panorama with a QR Code:
- Scan the QR code with the camera of your smart phone or table and open web browser when prompted.
  - Ensure your device's screen rotation is unlocked to view in landscape mode.
  - Turn on an AR-like mode using your device's motion sensor by clicking the  icon.

# MANSFIELD CONNECT

## A Stockwell Gate

Enhancement to street scape following removal of link bridges and new set back facade.

## B Queen Street

Improved pedestrian travel links through to Market Place.

## C Connect Corner

New tower element to act as focal point across Mansfield Town and pay homage to the previous building.

## D Upper Courtyard

Enhancing the public realm to foster vibrant, inclusive spaces that enrich the area for all members of the community.

## E Events Plaza

New external events space to create a dynamic gathering space that promotes community engagement and supports local culture.

## F Meeting & Event Space

The fourth floor offers a versatile, vibrant, accessible and inviting space for all to use. To be managed by Mansfield Council.

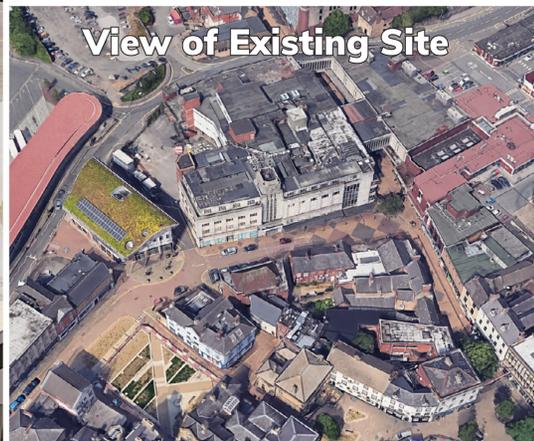
## G Queen Street Facade

New facade incorporates design references to the former Co-op Bank.

## H Bus Station

Establishing a connection between the station and new public plaza.

Aerial view of Proposal



Use the QR above to view a series of linked panoramic views on your iOS or Android device

# MANSFIELD CONNECT

## Stockwell Gate

Stockwell Gate contributes to the commercial core of Mansfield. Characterised by a diverse historic streetscape, it combines late Victorian commercial architecture with prominent mid-20th-century commercial buildings. The former Beales department store and the Four Seasons shopping centre are the largest and most prominent properties on the street.

The redevelopment of the Beales site requires a sensitive approach to enhance the Stockwell Gate setting, and to successfully fit in with the adjoining pattern of commercial grain and mix of architectural styles. The removal of the link bridges opens up this important route into town, with the proposals animating the streetscape.

The proposed streetscape enhancements are:

- Respecting the requirements of the Mansfield Town Centre Design Code
- Responding sensitively to the established local character
- Incorporating high quality details
- Using facing brick to harmonise with adjacent historic buildings
- Presenting a refined and balanced façade
- Providing an active frontage with glazed shopfronts
- Signalling the main entrance by the distinctive corner block



View of Existing Bridges



Panorama-Stockwell Gate East

Use the QR above to view a series of linked panoramic views on your iOS or Android device

# MANSFIELD CONNECT

View of proposals from Queen Street

## Queen Street

Queen Street is characterised by a diverse historic streetscape combining a mix of building sizes and ages. It plays an important role as a key pedestrian route and secondary retail corridor. The former Co-operative/Beales department store is dominant on the street as a landmark building in the Conservation Area.

The new development acknowledges the significance of the vacant building and references the Art Deco design, with its stepped tower, and fluted window bays.

The proposed streetscape enhancements are:

- Adhering to Mansfield's Design Code
- Responding thoughtfully to the established character of the surrounding area
- Presenting a refined, and well balanced elevation with high quality detailing, drawing inspiration from Art Deco principles
- Creating an active street frontage through generously glazed shopfronts
- Highlighting the primary entrance with a distinctive corner feature

The proposed public realm improvements are:

- Setting the building back to widen the street
- Creating a more civic and generous forecourt to enhance the building entrance
- Introducing high-quality greenery



Use the QR above to view a series of linked panoramic views on your iOS or Android device

# MANSFIELD CONNECT

Courtyard and Events Space

## Quaker Lane & Courtyard

The proposed courtyard and events plaza is carefully designed to provide a vibrant and welcoming space that serves both a functional and aesthetic purpose.

The main enhancements are expressed below:

- New public pocket park which enhances biodiversity
- New trees to green the street
- Features to control rainwater run-off
- Planting to maximise wildlife habitat
- Seating for visitors
- Space for outside events
- Rear entrance to the reception space

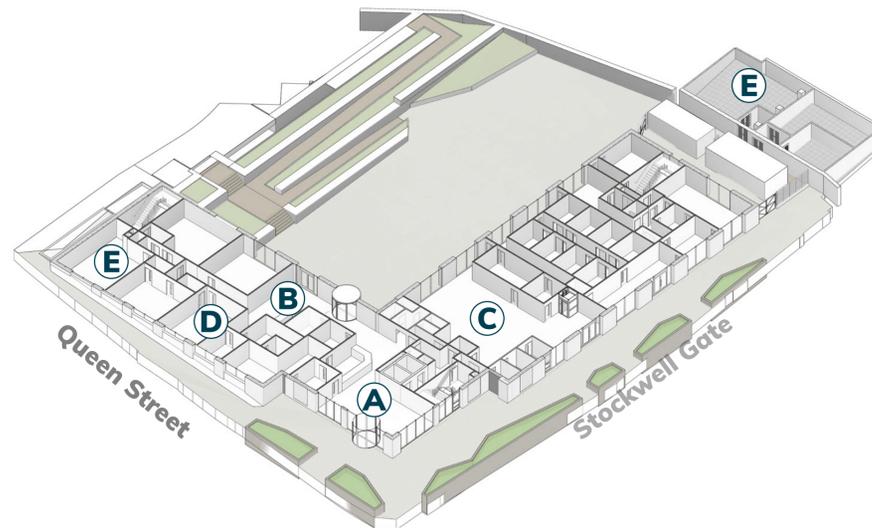


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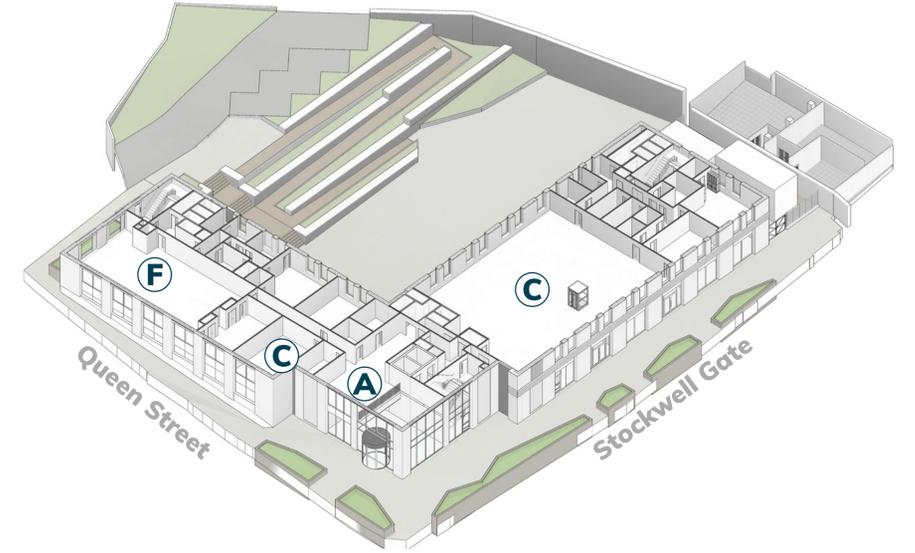
# MANSFIELD CONNECT

## Layouts and Visitor Journey

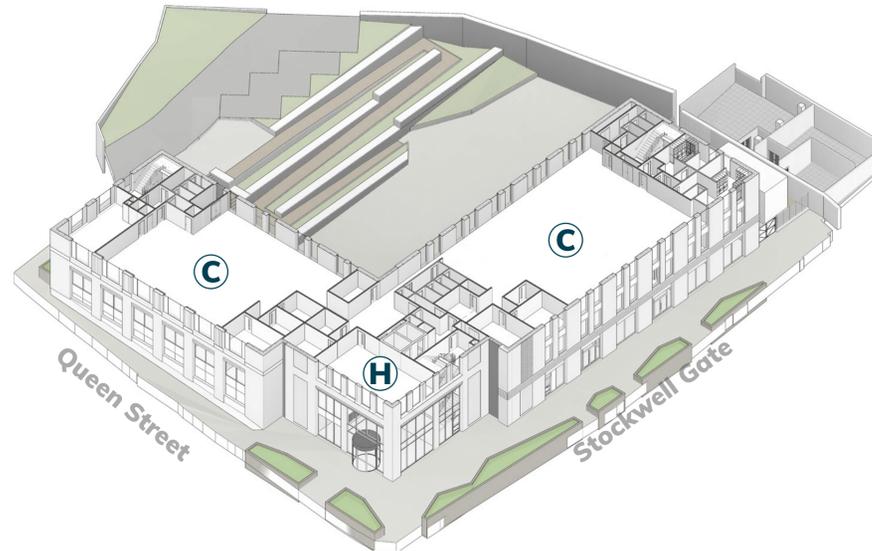
- A** Reception/Heart Space
- B** Cafe
- C** Open Plan Offices
- D** Adult Learning
- E** Ancillary Spaces
- F** Co-Working Facility
- G** Meeting & Event Space
- H** Collaboration Hub



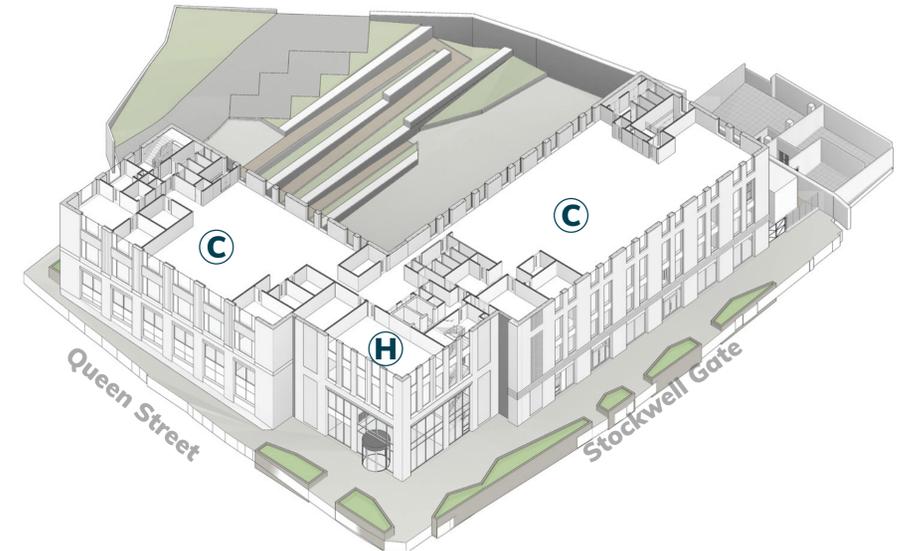
**Ground Floor**



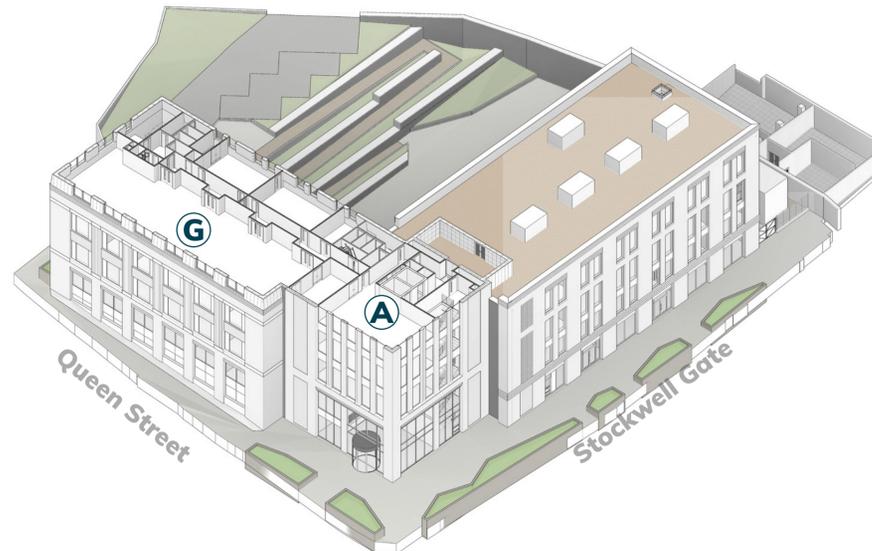
**First Floor**



**Second Floor**



**Third Floor**



**Fourth Floor**



Use the QR above to view a series of linked panoramic views on your iOS or Android device

# MANSFIELD CONNECT

## Sustainability Targets

Following Mansfield District Council's  
Climate Change Strategy 2022

- Prioritise reuse of an existing brownfield site
- Sustainable demolition techniques to minimize environmental impact
- Construction methods to enhance efficiency and reduce waste
- Use of local materials and subcontractors wherever possible to reduce travel
- Incorporate renewable energy sources, such as PV panels
- Smart controls to enhance heating and lighting system efficiencies
- Planting and trees selected for low maintenance, longevity, and biodiversity
- Control rainwater run-off
- Facilitate and encourage sustainable transportation options for occupants

Courtyard and Pocket Park



## Social Value

A project specific social value plan has been proposed and includes the following:

- Apprentices – Partnership with Vision West Notts College & NTU – Kier, Focus, FEA
- T-Level – Design, Surveying and Planning in Construction – Level 3
- Minimum of 45 days (315 hours) working with Kier and Consultants
- Core & Specialist Content – Experience, full insight into the various roles
- Traditional Apprentices – Monitoring of all apprentices across the spectrum



Use the QR above to view a series of linked panoramic views on your iOS or Android device

## Conclusion

### Key Project Dates



**Feb 2026**  
Planning Submission



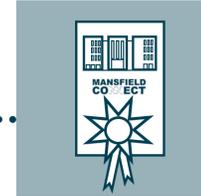
**Feb 2026**  
Consultation



**Feb - June 2026**  
Planning Approval



**Apr - June 2026**  
Start Main Building  
Construction



**Jan - Mar 2028**  
Project Completes  
(subject to change)

### Funding

This project is supported by funding from the UK Government



**Mansfield**  
District Council



**UK Government**



**Funded by**  
**UK Government**



**FRANKLIN ELLIS**  
**FE ARCHITECTS**



# Thank You

## We're here to answer any questions

Or, use the below contact details to submit your questions and comments  
[Regeneration@Mansfield.gov.uk](mailto:Regeneration@Mansfield.gov.uk)