



Hucknall: Town Centre Masterplan

Final Presentation

Wednesday 23rd September 2009



GORDON HOOD REGENERATION

SFP

Who we are



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What we will present today

Introduction

A Vision of Hucknall

Realising the Vision

Town Centre Masterplan

Implementation

Recommendations



GORDON HOOD REGENERATION

Introduction

Commissioned by Ashfield District Council in 2007 to prepare a development strategy and Masterplan for Hucknall Town Centre

- ▶ Remit: To take the existing broad strategy from 2005 to the next level as well as accommodating the proposed Hucknall Town Centre Improvement Scheme (HTCIS)

Aims:

- ▶ To identify strengths and weaknesses of the centre
- ▶ Identify sites of opportunity
- ▶ Create a vision and masterplan for the future of the town centre
- ▶ Map out a strategy to how we get there

Introduction

- ▶ Baseline Report
- ▶ Walkabout report
- ▶ Round Table Report
- ▶ Public Consultation and Appraisal Report
- ▶ Final Masterplan Report

► Like many towns Hucknall has struggled to maintain the viability of its centre



Hucknall

► However, Hucknall's facilities are in close vicinity to each other and has a compact centre



Hucknall

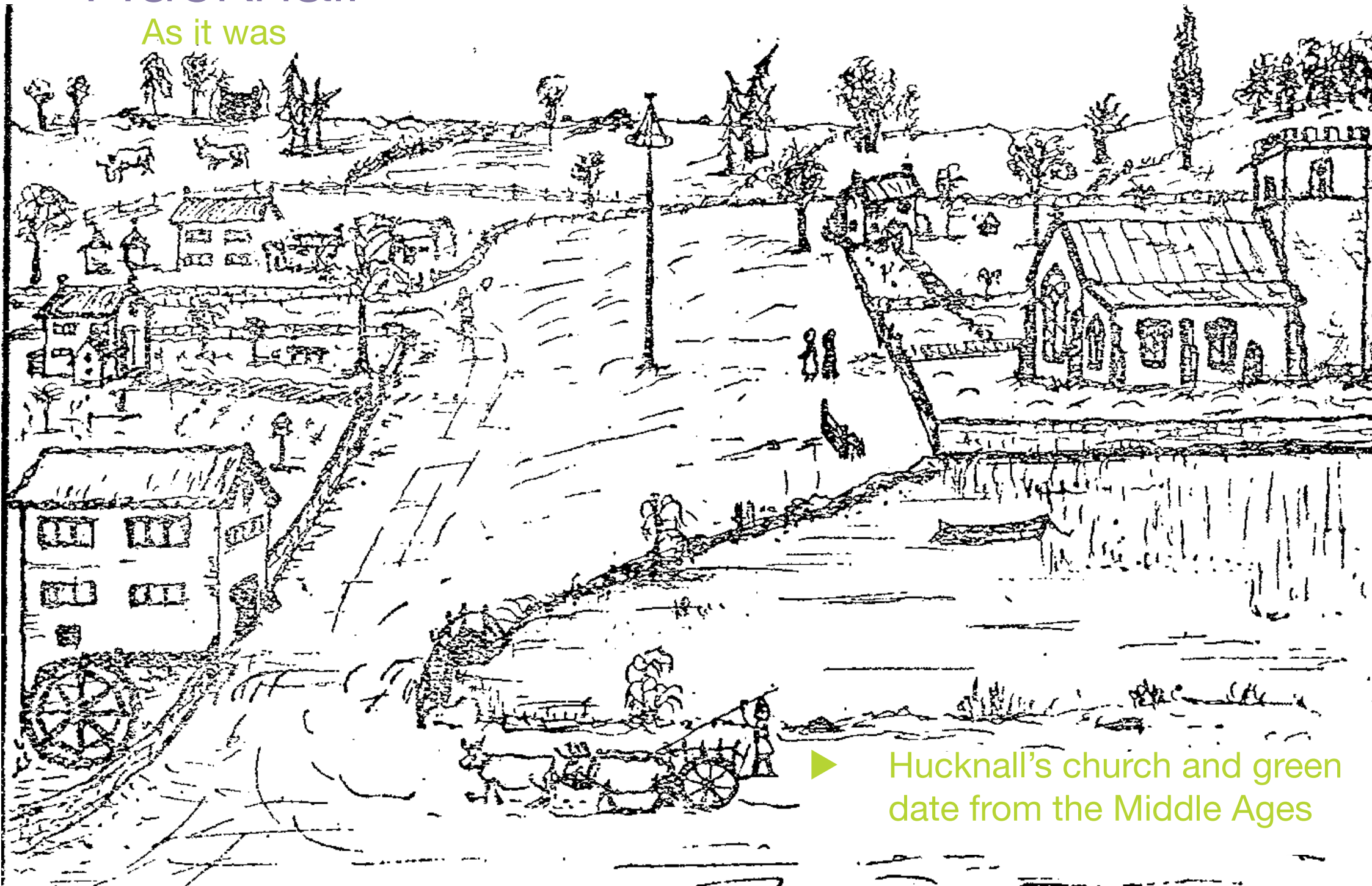
As it is

- ▶ While the population of Ashfield has grown in recent years, this has not been the case in Hucknall and Hucknall North has actually lost 7% of its population
- ▶ Hucknall is therefore failing to attract and retain population



Hucknall

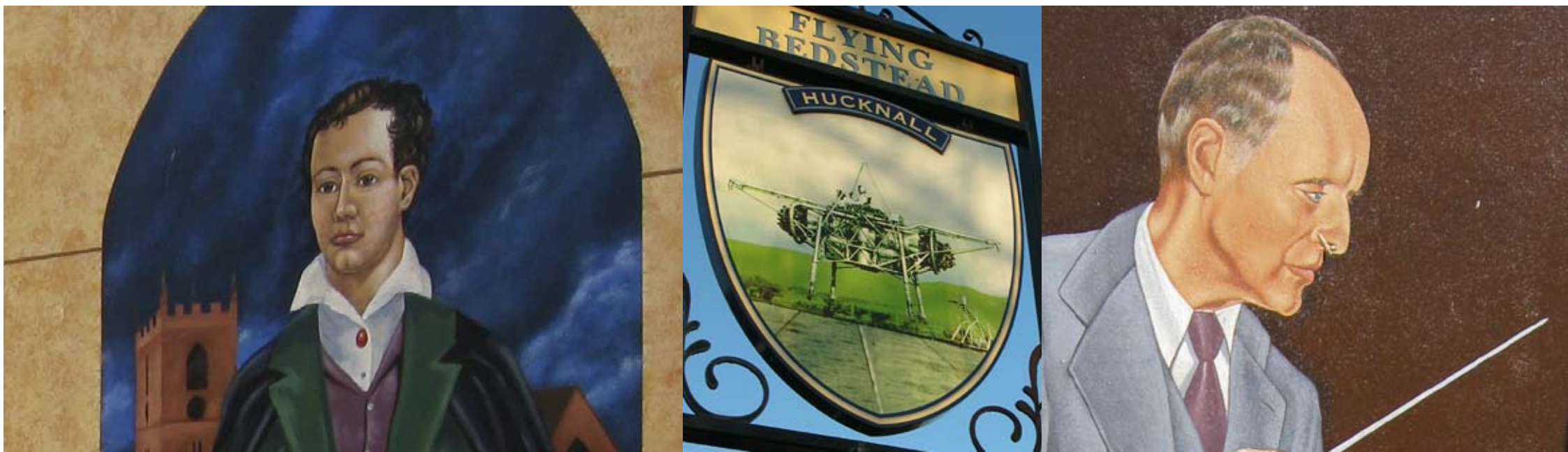
As it was



► Hucknall's church and green date from the Middle Ages

Hucknall

As it was



- ▶ Hucknall's Heritage;
Textile - Framework Knitting
Poet Lord Byron
Ada Lovelace

Composer Eric Coates
Boxer Big Ben
Mining
Engineering - Rolls Royce

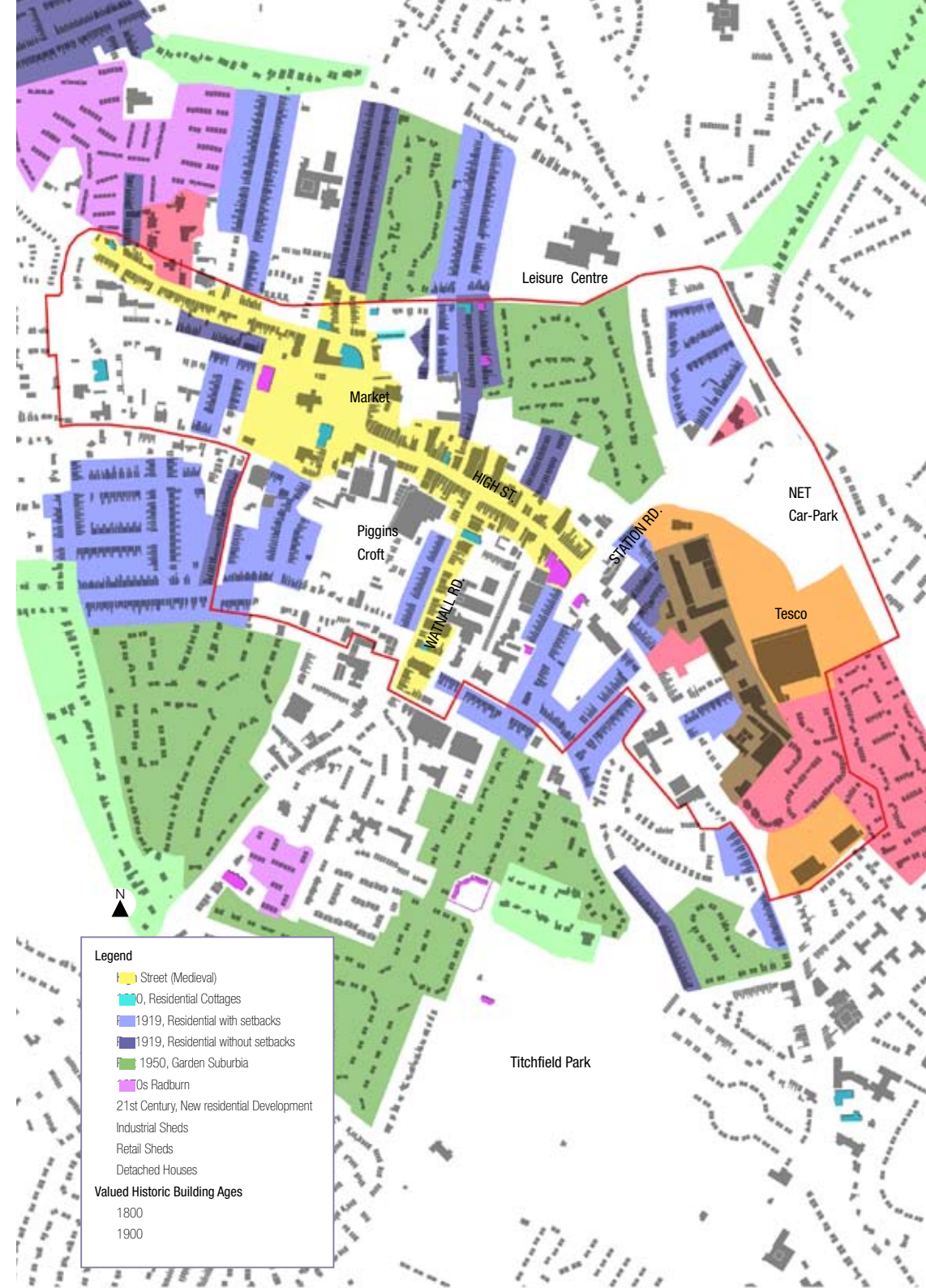


Townscape

Character Areas



- ▶ Medieval Core intact
- ▶ Victorian Landmark Buildings
- ▶ Good brick terraces
- ▶ Post war Housing surrounds



Market Assessment

Retailing



- ▶ Relatively normal vacancy
- ▶ Good range of Independents
- ▶ Small size of most retail units detracts national retailers
- ▶ No restaurants
- ▶ Capacity for quality food retailer



Market Assessment

Employment

- ▶ Loss of local manufacture and industry
- ▶ Out commuting on the increase
- ▶ Excellent transport links
- ▶ New employment sites planned
- ▶ Hucknall centre is deficient of affordable micro office space
- ▶ There is likely to be demand for small office development



Market Assessment

Housing



- ▶ Lower than national average housing prices
- ▶ Site allocations for upto a further 3000 homes by 2011
- ▶ First time buyers and family orientated developments are possible



Public Realm

Public and Private Space



- ▶ Carparks - a 'double edged sword'
- ▶ 2 generous public parks
- ▶ Market Place shows benefit of quality public realm
- ▶ Severance of key spaces is an issue



Transport

Road Hierarchy



- High Street Congestion
- Impact of HTCIS
- Realignment of Station Rd.
- Connection between station and High Street is weak



A Vision for Hucknall



Diagnosis

Hucknall's Position

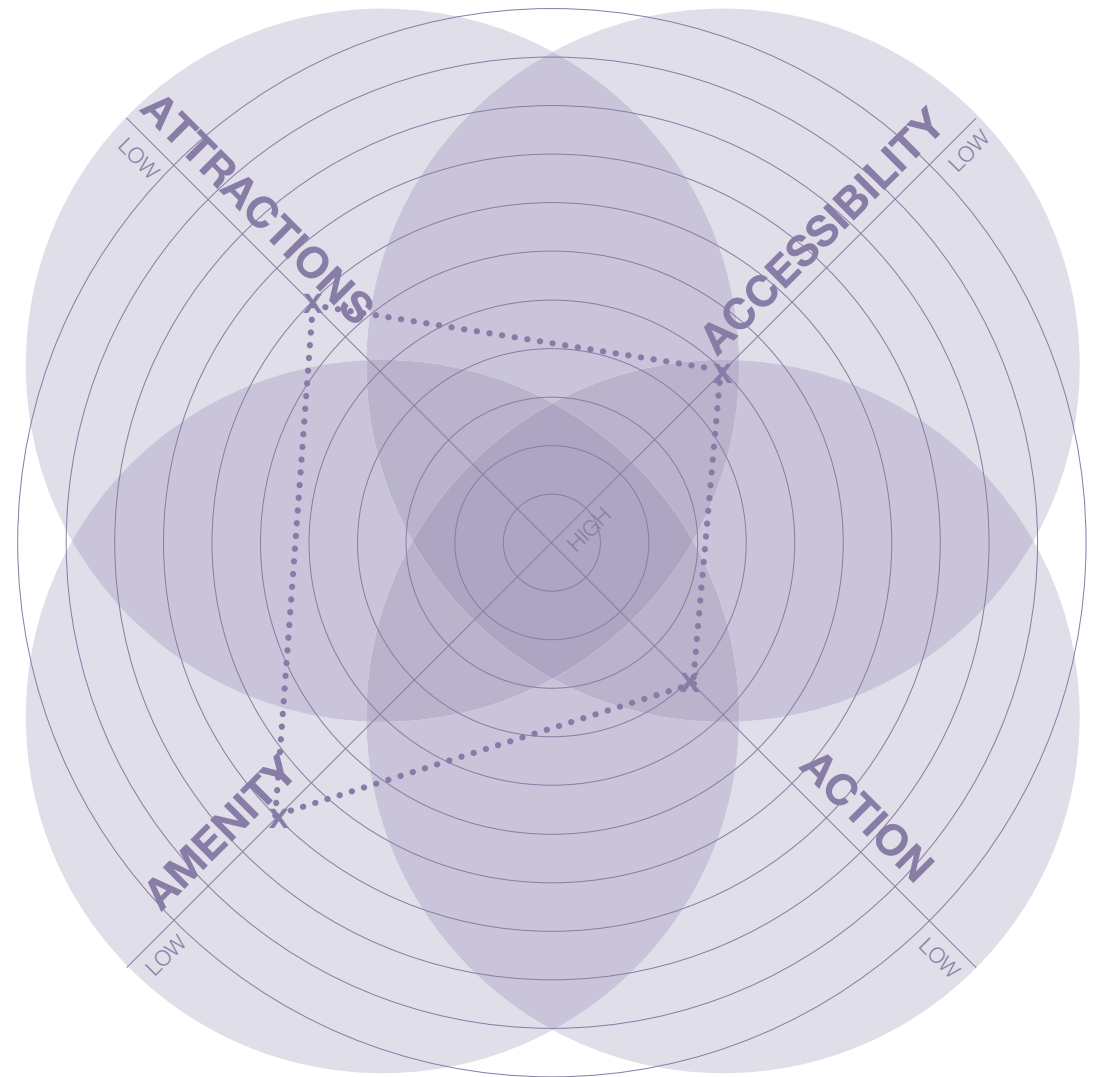
- ▶ Connection to Nottingham by the tram is a great strength
- ▶ Vulnerable to competition from neighbouring towns
- ▶ Loss of trade to edge of centre retail
- ▶ HTCIS needs to act as a catalyst for regeneration of the town
- ▶ Need to develop a distinctive offer in the town centre



Diagnosis

The four 'A's

- ▶ Not enough attractions to draw people into town
- ▶ sufficient parking but perceived impact of charges is putting people off accessing the centre
- ▶ Amenity is average
- ▶ The development of the Hucknall Business Voice is an encouraging action



Consultation

- ▶ Attractions: Market, Local Independent shops, Tesco, Lord Byron, Leisure Centre
- ▶ Accessibility: Car, Tram, Walk, Bus
- ▶ Amenity: People, Active Community, Buildings, Market





The analysis and workshop findings were developed into a vision for Hucknall.

[illegible]

- ▶ This will see the town reinforce its role as a retail centre as well as a place to visit, to live and to work
- ▶ This was developed into 5 themes

1. A Market Town

2. Work, Rest & Play

3. A Good Day Out

4. A Bustling High St.

5. Hucknall Facelift

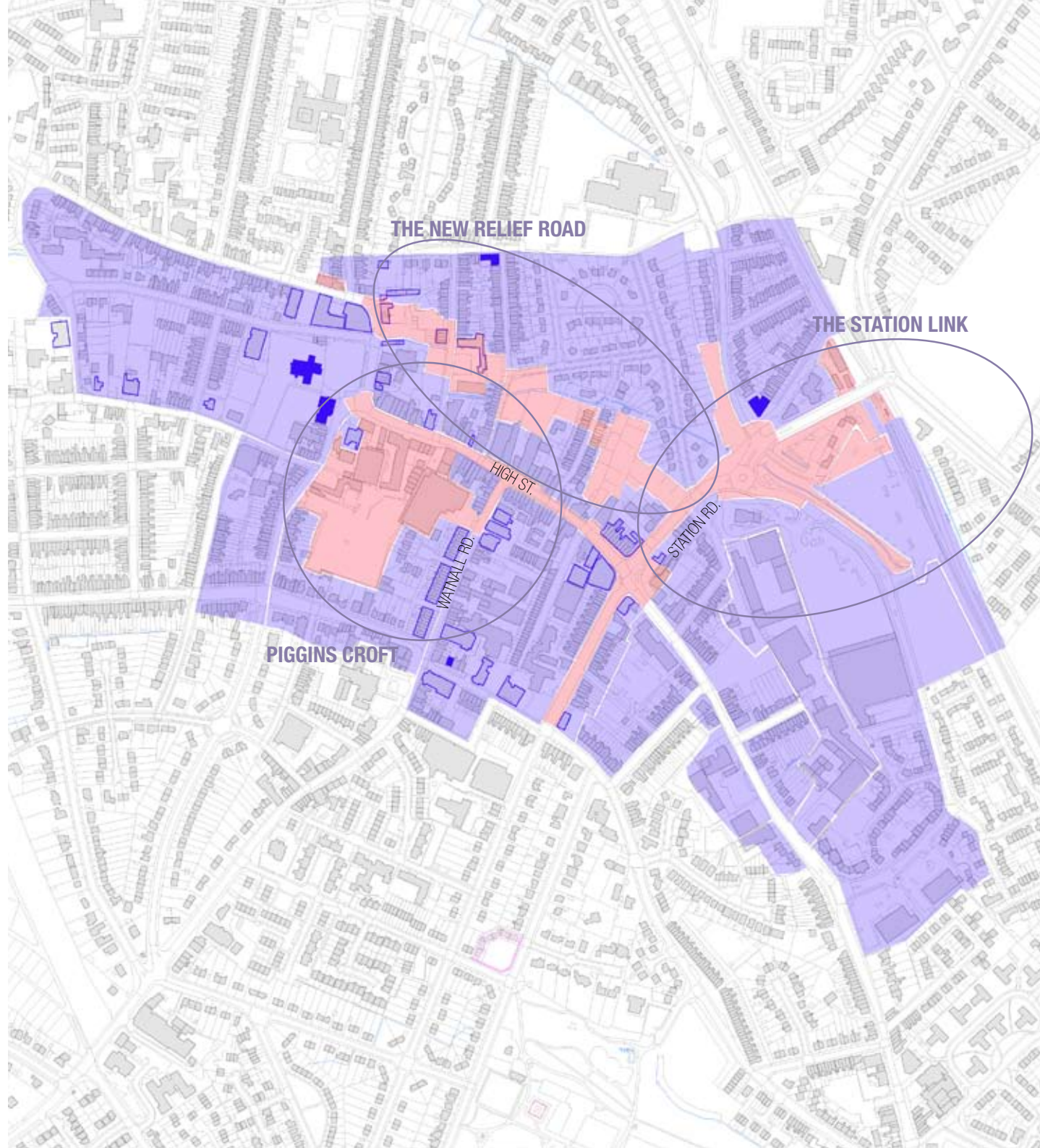
Realising the Vision



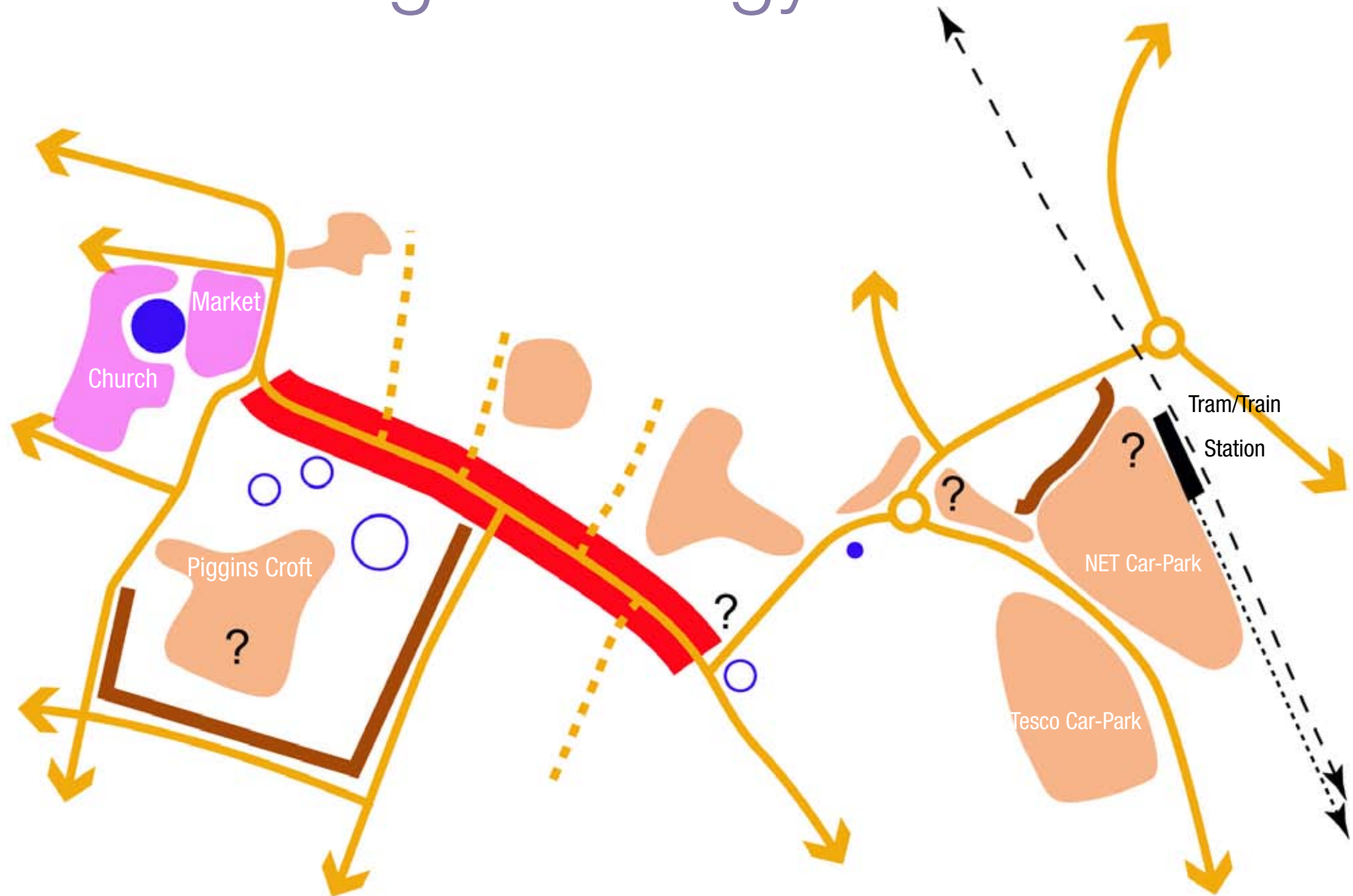
Opportunities

Potential areas of change

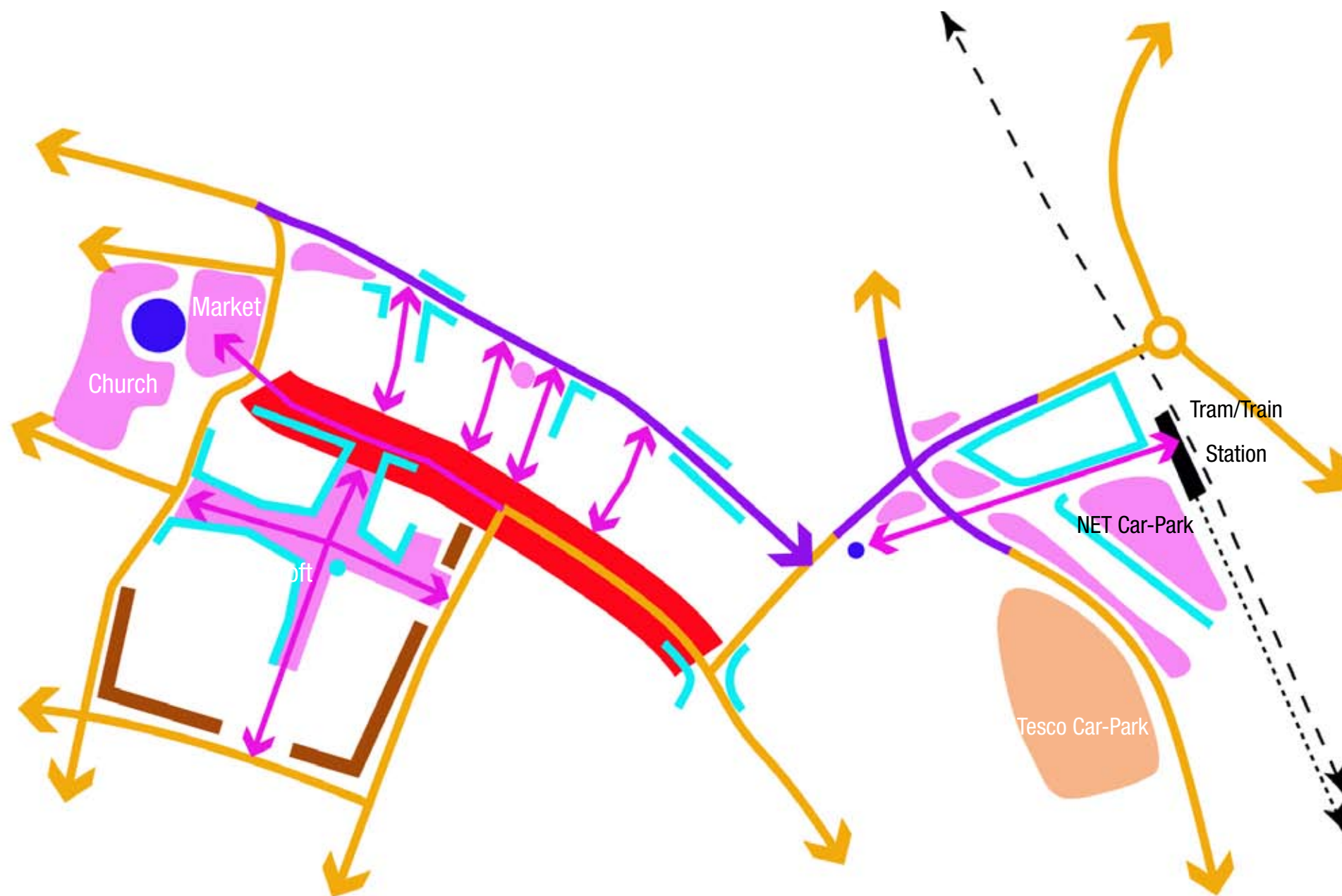
► Hard & Soft



Urban Design Strategy



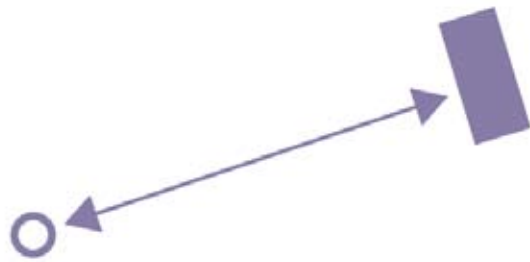
Existing Conditons



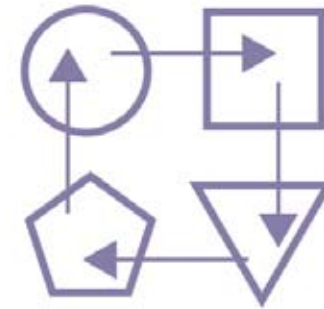
Proposed Conditons

Principles

Masterplan development



VISUAL LINKAGES



VITALITY AND MIX OF USE



COHERANT PUBLIC REALM



LEGIBLE ROUTES



Minimum Change



Medium Change



Maximum Change

3 Options

Minimum, Medium, Maximum Change

The New Relief Road / High St.



Minimum Change



Medium Change



Maximum Change

Piggins Croft



Minimum Change



Medium Change



Maximum Change

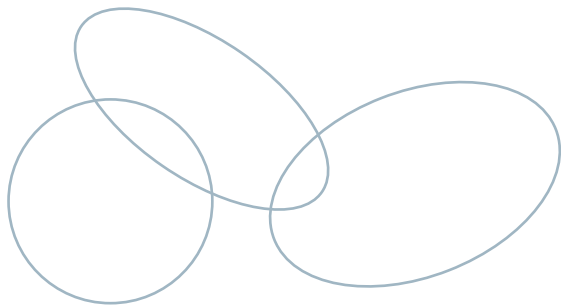
Station Link



Option Appraisal

Max.

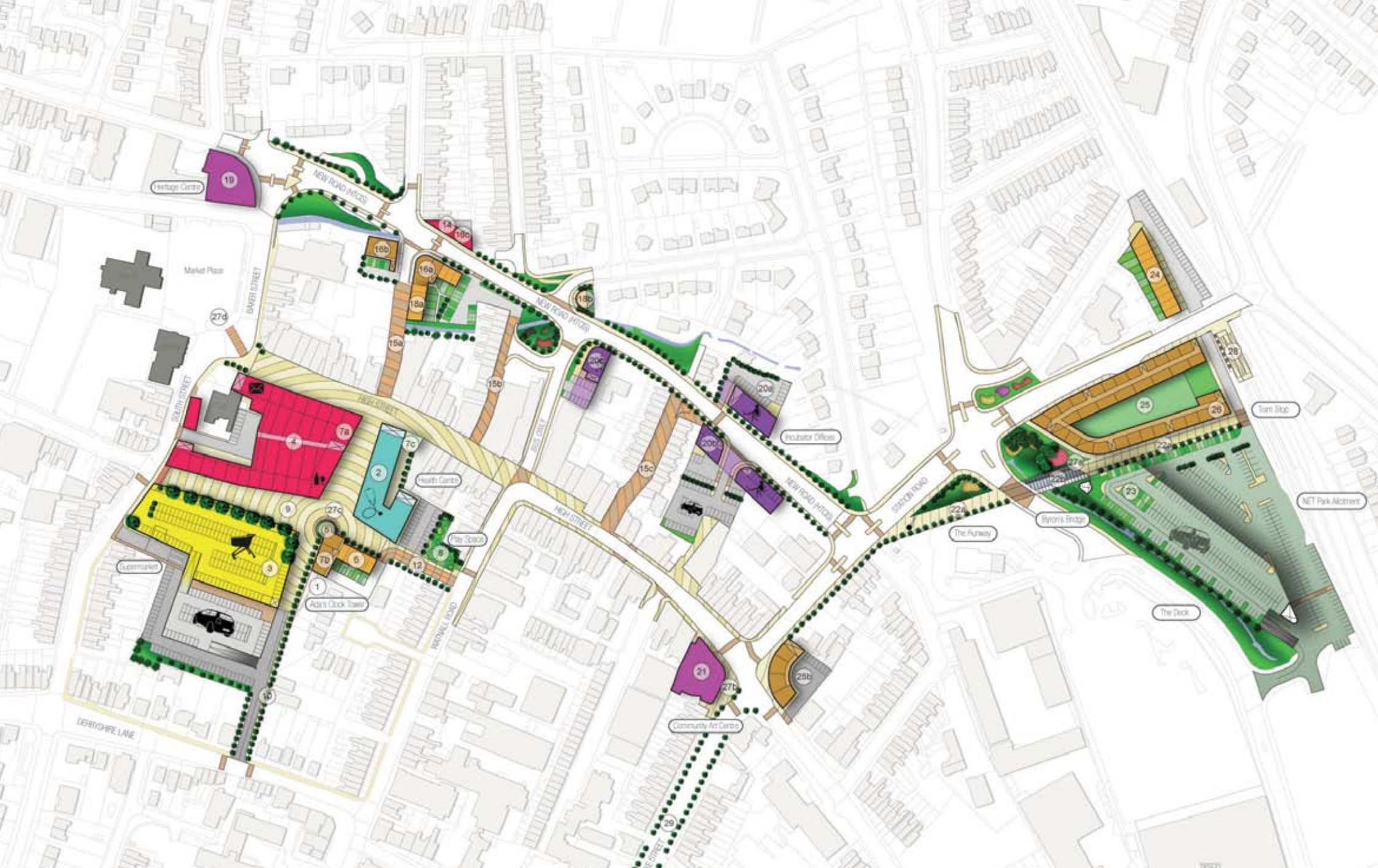
Pick and Mix



Med.

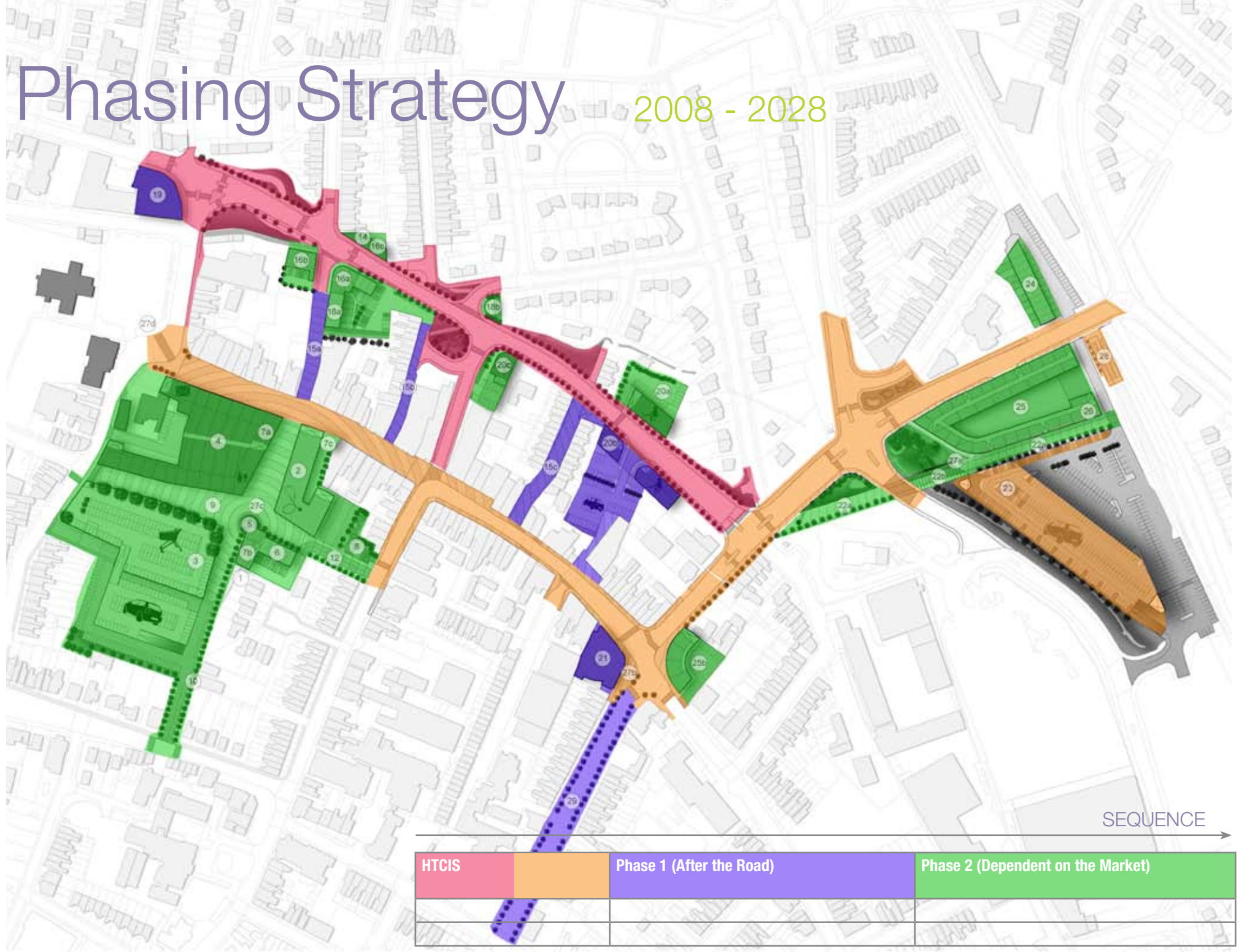


Med.



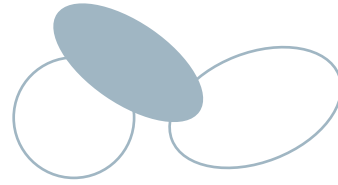
The Masterplan & Implementation

Phasing Strategy 2008 - 2028



Masterplan

The Relief Road and High Street



- ▶ The Relief Road
- ▶ High Street
- ▶ Small incubator Offices
- ▶ Shared spaces
- ▶ Family Housing
- ▶ Heritage Centre
- ▶ Green Infrastructure



Precedent



► Shared Space, Bilbao



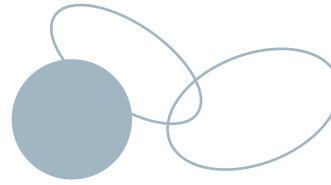
► Public Realm, Wigan



► Heritage Centre, Oxford

Masterplan

Piggins Croft



- ▶ Food Supermarket Anchor (4000m²)
- ▶ Rolls Retail Hub (3800m²)
- ▶ Health centre
- ▶ Ada's Clock Tower
- ▶ Family Housing
- ▶ Outdoor Playspace
- ▶ Green Infrastructure



► High Street with Rolls Retail Hub



Precedent



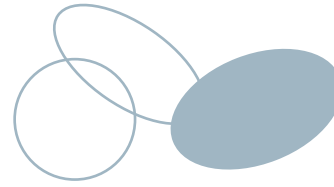
Supermarket integrated into mixed use scheme, Brighton

► New Shopping Street, Wakefield



Masterplan

The Station Approach



- ▶ Community Venue
- ▶ Byron's Bridge and Runway
- ▶ NET Carpark
- ▶ Family Housing
- ▶ Apartment/Office development
- ▶ Shops
- ▶ Green Infrastructure



► Station Link with runway



Precedent



► Ludlow Community Arts Centre

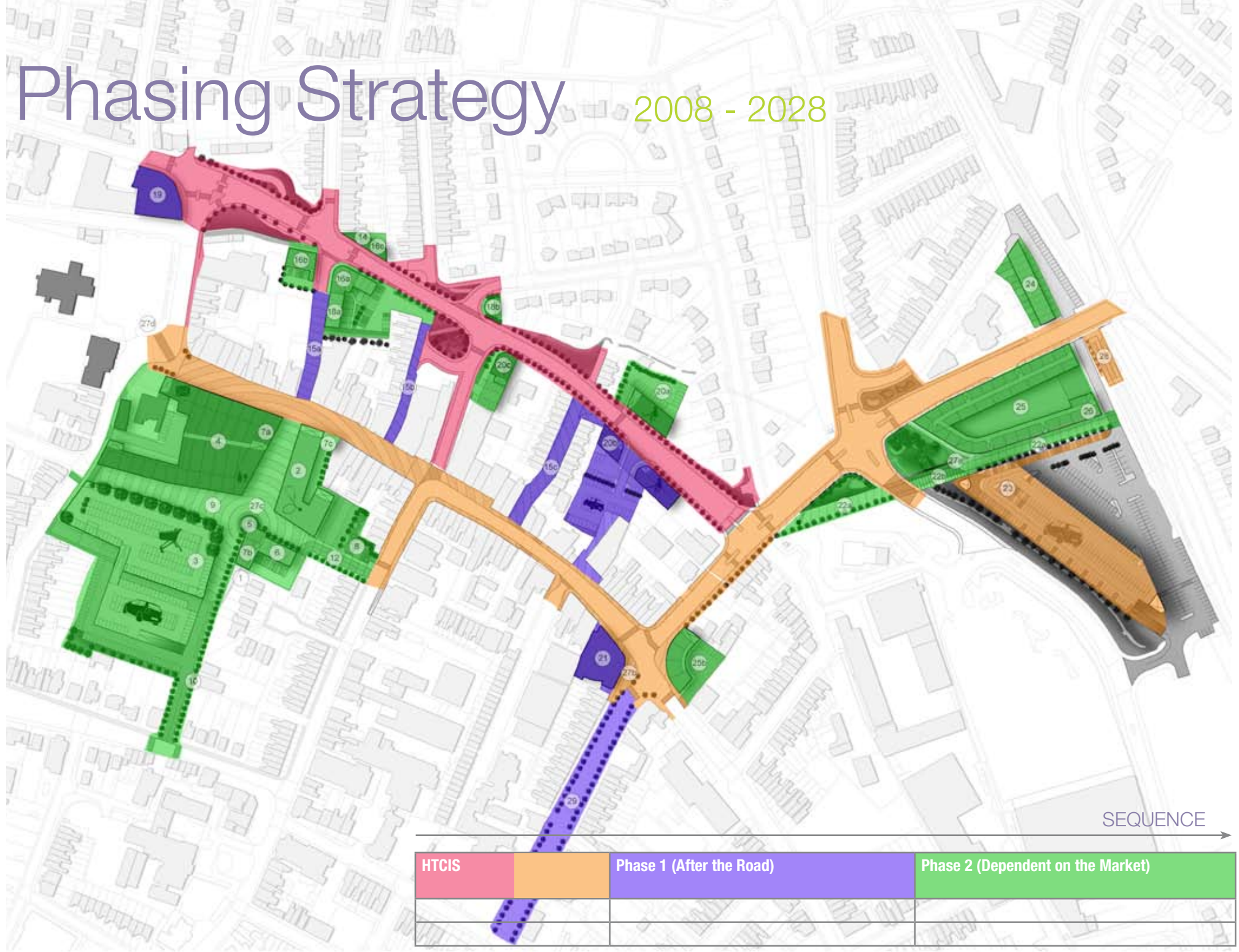


► Walkway, Dorchester



► Green decked car-park,
Brighton

Phasing Strategy 2008 - 2028



Our Recommendations

Now you have a vision and clear Masterplan for Hucknall Town Centre, we would recommend the following:

- ▶ Establish design briefs for the key projects in the Masterplan
- ▶ Develop an Area Action Plan for Hucknall Town Centre to guide development over the coming years - a timetable for action
- ▶ Re-visit and update the implementation strategy now the new road is more certain by adding dates, revising suggested delivery mechanisms and updating outline costs.

Thank you for your time



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