

Introduction

In 2005 Ashfield District Council helped set out a vision for the town centre as a desirable place to visit and a focus for community activity and pride. Much has been achieved since then, particularly with the improvements to the Market Place. This masterplan was commissioned to take the strategic vision to the next level. In doing so it responds to the new challenges that the town is facing as well as the opportunity presented by the recent approval of funding for the Hucknall Town Centre Improvement Scheme (HTCIS) which will see traffic diverted away from the High Street allowing a long awaited pedestrianisation and High Street improvements to be implemented.

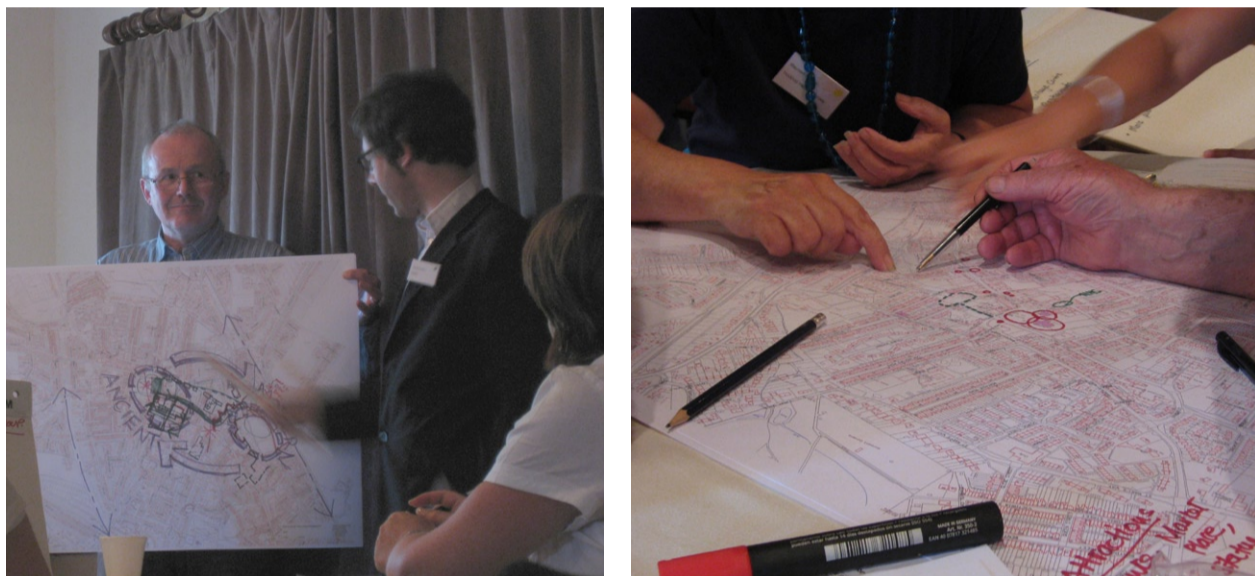


What have we done so far?

Consultation

Roundtable workshop and Options consultation

The Roundtable workshop on 4th June 2008 attracted 45 people and involved a series of discussions about the strengths and weaknesses of Hucknall town centre today. The discussions revolved around the current levels of attractions, accessibility and amenity in the centre, which helped us to define themes for development and can be seen to the right of this board. A brief summary of the top 5 responses from the questions posed at the workshop are shown below:



ATTRACTIONS

One thing that attracts you to Hucknall?

- 1. Market
- 2. Local independent shops
- 3. Tesco
- 4. Lord Byron
- 5. Leisure Centre

What would you do if you had a day out in Hucknall?

- 1. Visit Leisure Centre
- 2. Visit St. Mary Magdalene's Church
- 3. Nothing really
- 4. Heritage walk
- 5. Titchfield Park

After the Roundtable workshop we developed a series of options for the three key areas in Hucknall Town Centre, namely the Piggins Croft area, the New Road and High Street and finally the Station Street area. A minimum, medium and maximum level of change option was produced for each area, and presented to the public on Friday and Saturday 11th and 12th July 2008 in Hucknall's Market Place.

Following the public consultation an appraisal was performed on the options that included the views of the public and stakeholders in combination with its deliverability as well as how well it achieved its regenerative objectives. The outcome of which was a preferred Masterplan that can be seen in more detail on boards 2 and 3.

Comments & Feedback

URBED has produced a suite of documents (*Baseline Report, Round Table Report, Options Appraisal and Public Consultation Report and Final Town Centre Masterplan Report*) that records all the steps that we have taken to date. All documents are available for your information from the council's website: www.ashfield-dc.gov.uk as well as URBED's own website: www.urbed.coop

We welcome feedback so please send comments to Julie Clayton, Planning Officer at Ashfield District Council, Urban Road, Kirkby-in-Ashfield, Nottingham, East Midlands, NG17 8DA or alternatively by e-mail at: j.clayton@ashfield-dc.gov.uk



Inspirations & Themes

A Market Town

Hucknall will be a sustainable market town - equipped to embrace the digital 21st Century but proud of its past.



Work, Rest and Play

Hucknall will be a good place to live and work and its town centre will be a lively focus for the life of the community.



A Good Day Out

Hucknall will welcome tourists who may come in search of Lord Byron but will find a welcoming town with plenty to do.



A Bustling High Street

The pedestrianised High Street will become a magnet for activity, attracting people to the centre of town and counter-balancing the attractions of edge of town retailing.



Hucknall Facelift

The appearance of the town will be transformed particularly around the edges of the centre and on the approaches from the station.



The Relief Road and High Street

No.	Project	Estimated outputs
13	NEW RELIEF ROAD	
14	LOCAL SHOPS	175m² of local shop retail
15	SHARED SURFACES	
16	APARTMENTS	27 Apartments spread across 3 sites
17	GREEN INFRASTRUCTURE	Mainly along New Road
18	FAMILY HOUSING	10 Homes with Gardens
19	HERITAGE CENTRE	
20	INCUBATOR OFFICES	

Piggins Croft

No.	Project	Estimated outputs
1	PIGGINS CROFT CORE DEVELOPMENT	See 2-12
2	HEALTH CENTRE	4,500m² of varied health services
3	SUPERMARKET	4,000m² NET
4	ROLLS RETAIL HUB	3,800m²
5	ADA'S CLOCK TOWER	25 metre Digital Clock Tower
6	FAMILY HOUSING	5 Homes with gardens
7	APARTMENTS	Over 45 Mixed Apartments above Retail and 15 Apartments next to Ada's Clock Tower as well 6 above Health Centre
8	OUTDOOR PLAYSPACE	400m² of playspace
9	CROSS PATH SQUARE	6,500m² of quality public realm designed hard landscaping
10	GREEN INFRASTRUCTURE	
11	BUSINESS RELOCATION	
12	SHARED SURFACES	

The Station Approach

No.	Project	Estimated outputs
21	COMMUNITY ARTS CENTRE	
22	BYRON'S BRIDGE and RUNWAY	1 Bridge
23	TRAM CARPARK ALLOTMENT /DECK	
24	FAMILY HOUSING	11 Homes with Gardens
25	APARTMENTS / OFFICE	Dependent on desired mix - Max. 150 Apartments, 1,2+3 bed
26	RETAIL	Newsagent and Coffee Shop
27	SIGNAGE	Located at the 4 gateways
28	STATION ACCESS	
29	GREEN INFRASTRUCTURE	Along Station Rd and up Duke St.

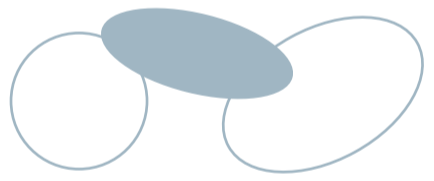


The Areas of Change



Piggins Croft

The Piggins Croft scheme involves the redevelopment of the retail scheme and car park around the former Safeways store. This scheme will provide a mixed use development that creates a retail anchor as well as an area of cafes and restaurants. This will provide an alternative draw on non-Market days. The scheme includes a new supermarket, new retail units of a size that will be attractive to national retailers, a potential new health centre, educational space, leisure amenities and a significant amount of residential accommodation. The scheme will also open up new routes through to Watnall Road, South Street and Derbyshire Lane.



The Relief Road and High Street

The second focus area is the Relief Road and the work planned as part of the HTCIS. This includes the construction of the road and the pedestrianisation of the northern section of the High Street. The aim is to ensure that this truly is a town centre improvement scheme and not just a bypass by integrating the new road into the fabric of the town.



The Station Approach

The final area is the Station Approach which creates a clear visual and pedestrian/cycle link between the station and the town centre through a striking walkway which focuses on the miners statue. A development site is created to the north of this route and together with environmental improvements to the NET Car Park will improve first and last impressions of Hucknall. At the town centre end of the pedestrian route, the refurbished Byron Cinema is suggested as a possible new community art centre and would provide a revitalised gateway into the High Street.

A visualisation of how the redeveloped Piggins Croft site may look from outside the library



Phasing Strategy Plan



SEQUENCE

HTCIS	Phase 1 (After the Road)	Phase 2 (Dependent on Property Market)
13 - New Road	17 - Green Infrastructure	1 - Piggins Croft Core Development
Pedestrianisation	20b - Incubator Office	12 - Shared Surfaces
Re-alignment of Station Road	21 - Community Arts Centre	14 - Local Shops
Roundabout Removal	15a,b,c - Shared Surfaces	16a,b,c - Apartments
23 - Tram Car-Park Alteration	29 - Green Infrastructure	25 - Apartments
	27 - Signage	24 - Family Housing
	28 - Improved Station Access	26 - Retail
	17 - Green Infrastructure	20a,c - Incubator Offices
	19 - Heritage Centre	22a,b - Byron's Bridge and Runway
		18a,b - Family Housing

A visualisation of how the Station approach may look from the miners statue

