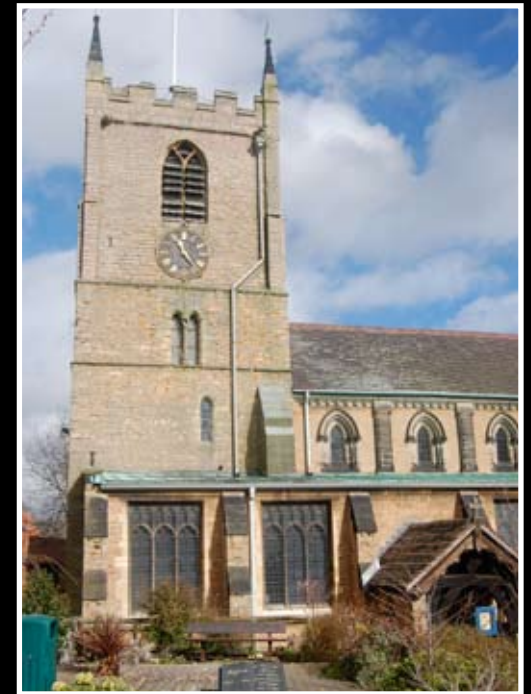


HUCKNALL TOWN CENTRE MASTERPLAN

Round Table Workshop
4th June 2008



INTRODUCTION

The Hucknall Town Centre Regeneration Board produced the Hucknall Town Centre Strategy in 2005 which set out a programme for improvement and investment to 2008. The vision within this report is to “achieve a town centre with a broad and sustainable economic base which is a desirable place to visit and which can be the focus of community activity and pride”.

Underpinning this vision were six strategic objectives that are set out below, these have also informed the masterplan study:

- Strengthen Retail Position
- Become a Visitor Destination
- Enhance Quality of Environment
- Improve Access, Movement and Transport
- Promote Investment and Business Development
- Improve Educational and Training Opportunities

In March 2008, URBED were commissioned by Ashfield District Council to help plan the long term future of Hucknall town centre over the next 15-20 years and fulfill its role as a district shopping centre for the 3 cities growth point area. URBED is joined by Gordon Hood Regeneration and Simon Fenton Partnership Ltd, as part of a multi-disciplinary consultancy team.

The regeneration of Hucknall Town Centre, a defined area to the south of Ashfield Local Authority area, is considered to be of major importance to the future of the whole town. With a rich industrial heritage interspersed with discreet residential communities and excellent links to Nottingham, its assets do not currently fulfil their potential. This wasted potential is perhaps best typified by the expanses of vacant and underused land along the High Street – a major opportunity for the wider regeneration aspirations of the town.

The key objectives for the project are

- To determine the extent of the town centre boundary.
- To redefine the role of the town centre
- To enhance the sense of a distinctive local identity
- To consider Hucknall’s current and future economic competitiveness
- To consider the potential alternative uses of vacant shops
- To identify potential enhancements to the quality of green and civic spaces
- To assess the impact and implications of the HTCIS
- To consider the opportunities for pedestrian/ cycling links & public transport
- To improve links between the Tesco/ NET station and the HIGH Street
- To assess existing car parking provision
- Management of the town centre.

WORK PROGRAMME & CONSULTATION PROCESS

URBED proposed a three stage approach to the work process Exploring, Redefining and Implementing:

Stage 1: EXPLORING HUCKNALL

- Baseline Stage/Understanding the Issues
- Walkabout (9th april 08)
- Roundtable Workshop - Issues and Opportunities (4th June 08)

Stage 2: REDEFINING HUCKNALL

- Spatial Framework/Option Development & Appraisal
- Public Consultation - Masterplan Options (11th/12th July 08)

Stage 3: IMPLEMENTING HUCKNALL

- Preferred Option and Final Masterplan
- Delivery Plan (Early September)

The Stage 1 – ‘Exploring Hucknall’ involves the baseline stage and will build up a full understanding of the physical, economic and social characteristics and functions of the town to inform a robust spatial vision and economic future. The end of this stage should clearly reveal how the town is underperforming in relation to its potential. It is vital at this stage to consult the key stake holders like the business leaders, council members and the leaders of influential community groups to gauge local knowledge and perspectives on strengths and weaknesses of the town centre.

On Wednesday 9th January a planner’s workshop and a walkabout session was held to get the team familiar with the area and get first hand information on the current issues facing Hucknall.

At the planner’s workshop, the three groups discussed the themes of the economy and property market, planning and transport, and public space, streets and heritage. A separate report has been produced of the feedback. The outcome of the walkabout session is also detailed in the same report.

Following this a more detailed survey and analysis of the town centre was undertaken by the consultant team and a Round Table Workshop was conducted on Wednesday 4th June 2008. The views and opinions of key resident groups, business-owners and stakeholders needed to be considered and incorporated fully into the regeneration process. The workshop was designed to get an in-depth idea about the major issues and opportunities in the area and their views on the future of Hucknall.

The key outcomes from this workshop will be used by the consultants to come up with effective masterplan options that are based on robust justification in terms of their long term sustainability and potential impact on Hucknall. Once a set of masterplan options have been formed, the plans will presented to the wider community to have their say in the next stage of the design process ‘Redefining Hucknall’. This is important so that the regeneration process can be scrutinised effectively and the planning process is fully supported in the future.

ROUNDTABLE WORKSHOP

The Hucknall Town Centre Masterplan Roundtable Workshop was held on Wednesday 4th June 2008 between 16:00 to 19:30 pm at Bowman Public house, Nottingham Road, Hucknall NG15 7PY.

The agenda for the workshop was as follows

- 16.00 – 16.15 Registration - Refreshments
- 16.15 – 16.30 Introduction by URBED
- 16.30 – 16.45 Best Practice Examples of Town Centre Regeneration and Design
- 16.45 – 17.30 Round Table Discussion - What would you like for your Town Centre?
-
- 17.30 – 17.45 Break - Refreshments
-
- 17.45 – 18.15 Hucknall Town Centre Analysis by URBED
- 18.15 – 19.00 Round Table Discussion - Issues and Opportunities
- 19.00 – 19.30 Feedback - Summary

ATTENDEES

Julie Clayton	Planning Officer, ADC
Anne Chisholm	Community & Cultural Devpt Manager, ADC
Cllr Louise Bradshaw	District Councillor, ADC
Cllr Gordon Riley	District Councillor, ADC
Sharon Wells	Nottinghamshire County Council
Paul Smith	Hucknall Neighbourhood Watch
Maureen Newton	Hucknall Heritage Society
Sarah Daniel	Principal Project Officer, ADC
Mark Armstrong	Town Centres Manager, ADC
Cllr Chris Baron	County Councillor, Nottinghamshire County Council
Nicola Bradbury	Hucknall National C of E Primary
Gareth Jones	Scott Wilson (on behalf of Rolls Royce plc)
Mignon Peat-Bailey	Watnall Road Baptist Church
Dennis Hill	Heritage Development Officer, ADC
David Parker	Ashfield Community Development Project
Stephanie Paulson	Committee Member, Hucknall Chamber of Trade
Anne-Marie Barclay	NET Project Officer, NCC
Jeff Thorpe	Chairman, Butlers Hill Tenants & Residents Association
Colin Peat-Bailey	Watnall Road Baptist Church
Will Kent	Project Officer, ADC
Paul Thomas	Economic Regeneration Manager, ADC
Paul Hillier	Local Transport Officer, Nottinghamshire County Council
Cllr Harry Toseland	District Councillor, ADC
Graham Daft	Church Treasurer, Hucknall Central Methodist Church
Alan Bowbanks	Chairman, Hucknall Chamber of Trade
Jeff Counsell	Trentbarton
Allan Whitelaw	Planning Policy and Projects Officer, ADC
Cllr Michael Murphy	County Councillor, Nottinghamshire County Council
Cllr John Wimot	District Councillor, ADC

Susan Bach Hucknall voluntary Advice Centre
 Peter Jones Greater Nottingham LIFT Co.
 Wendy Wells Hucknall Partially Sighted Society
 Brenda Shelborne Hucknall Voluntary Sector Partnership
 Patrick Robinson Property Section, Nottinghamshire County Council
 Cllr John Dymock District Councillor, ADC
 Sandy Singleton Hucknall Tourism & Regeneration Group
 Sam Tilford Hucknall National C of E Primary
 Marilyn Vickers Secretary/Treasurer, Hucknall and Area
 Neighbourhood Watch
 Cllr Jason Zadrozy Council Leader, Ashfield District Council
 David Knowles Tough Scaff and Skips
 Cllr David Shaw County and District Councillor, ADC
 Martyn Leach Hucknall Business Voice
 Ed DeCoverly Head of Neighbourhood Services, ADC
 Ron Stringer HTRG
 Sylvia Stringer HTRG

FACILITATORS

David Rudlin Director, URBED
 Shruti Parikh Sr Urban Designer, URBED
 Rob Young Urban and Transport Consultant, URBED
 Lorna Jackson URBED
 Jorim Scheele URBED
 Grace Manning-Marsh URBED
 Jonathan Brown URBED
 Gordon Hood Director, Gordon Hood Regeneration



WORKSHOP PROGRAMME

The Workshop was divided into two sessions.

David Rudlin, Director of URBED explained the 4 A's (Attractions, Amenities, Accessibility and Action) that contribute towards creating a vital and viable town centre. He also showed some best practice examples that Hucknall could inspire to.

The key questions asked and issues discussed were:

SESSION 1

1- INTRODUCTION around the table (get familiar with each other)

2- We would like to know.....

ATTRACTIONS

- One thing that attracts you to Hucknall?
- What would you do if you had a day out in Hucknall?

ACCESSIBILITY

- How did you travel to Hucknall?
- Is it easy to navigate within the town?

AMENITY

- One thing that makes Hucknall a pleasant place to be?
- First thing that comes to your mind on the word 'Hucknall'?

3- WRITE A POSTCARD FROM THE FUTURE

.....Hucknall In 15-20 Years Time

SESSION TWO

1- DOT the LOT

Mark the examples you like and give reason why?
people at the workshop were asked to stick the post-it notes on the images they like on the exemplar boards giving a reason why?

David Rudlin presented URBED's work on urban analysis and findings so far. This was followed by a mapping exercise.

2- MAPPING

ATTRACTIONS

the attractions you mentioned in session 1
What more is needed?.....(to improve the local

identity and national retailers, lunchtime trade and evening economy, community and other facilities, markets, heritage, city living)

ACCESSIBILITY

What do you think about.....(arrival points, signages, routes from arrival points to attractions, alternative modes of transport, HTCIS)

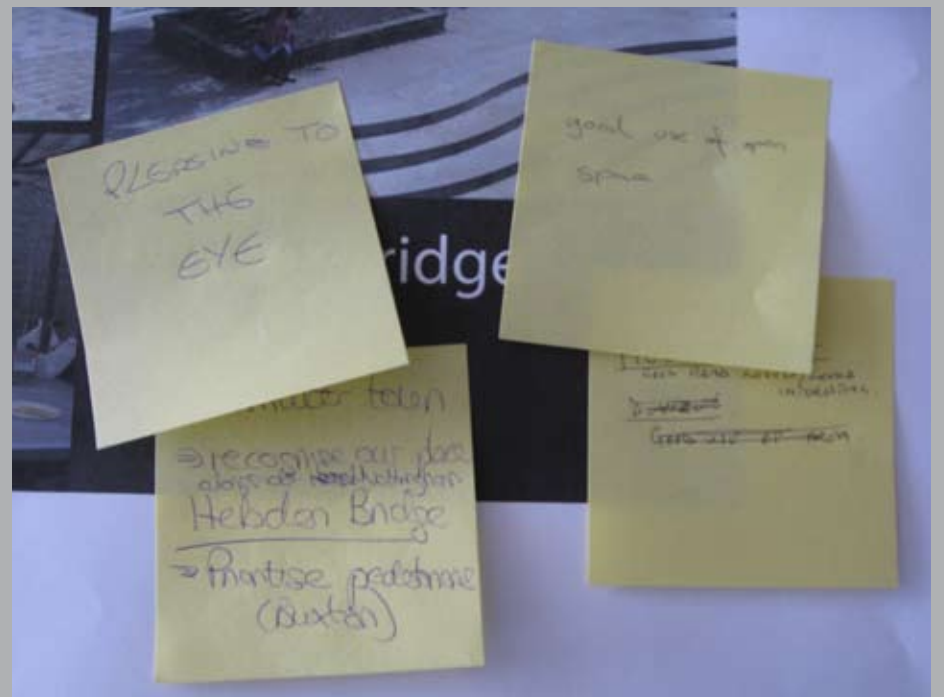
AMENITY

What could be done to improve.....(High Street, Open spaces, allotments, green links to the countryside, safety perception)

OPPORTUNITIES FOR THE FOLLOWING 3 FOCUS AREAS

How would you deal with the following 3 focus areas

- Eastern Arrival Point (area around Tesco, skip hire, miner's statue)
- High Street (key focus on vacant Safeway store, car park, post office and B&M Bargain Store site)
- Western Arrival Point (area around Spring Street and Annesley Street)



YELLOW GROUP

ROUND TABLE SESSION -1

Shruti Parikh URBED
Julie Clayton Planning Officer, ADC
Anne Chisholm Community & Cultural Devpt Manager, ADC
Cllr Louise Bradshaw District Councillor, ADC
Cllr Gordon Riley District Councillor, ADC
Sharon Wells Nottinghamshire County Council
Paul Smith Hucknall Neighbourhood Watch
Maureen Newton Hucknall Heritage Society

ATTRACTIONS

One thing that attracts you to Hucknall?

- St Mary Magdalene's Church
- Markets
- Banks
- Library
- Lord Byron Monument
- History
- Titchfield Park

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

- Heritage Walk
- Go to the Leisure Centre
- Visit Titchfield Park
- Show children Byron cinema
- Visit the Church

ACCESSIBILITY

How did you travel to Hucknall?

- All travelled by car!
- Annesley Road and parked in the Market Square
- York Street and parked in the Market Square
- Portland Road and parked in the Market Square or to the rear of the Church Hall

Is it easy to navigate within the town?

- Narrow roads, poor access along Annesley Road and Baker Street
- Service access to the shops only at front causes problems
- predominantly car based town
- good access to the city via public transport
- poor signage to car parks
- poor bus services
- poor access for wheelchair users

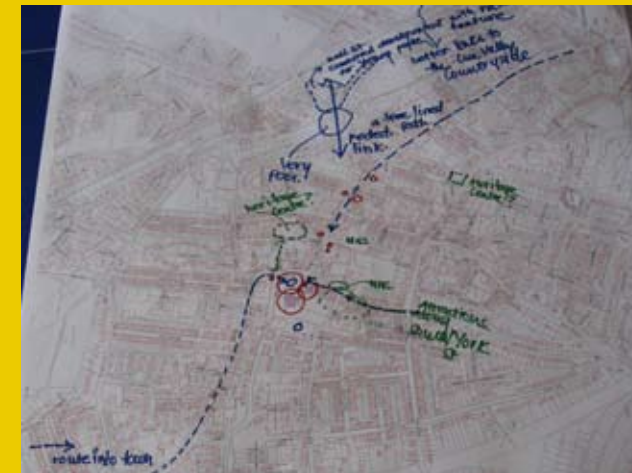
AMENITY

One thing that makes Hucknall a pleasant place to be?

- Market Area
- Active Community
- The people of Hucknall
- Architectural Buildings / Building of local interest
- Local Groups

First thing that comes to your mind on the word 'Hucknall'?

- TESCO
- Market Place
- History
- Home
- Home
- Lord Byron
- Former Coalfields
- former days of Hucknall, past history
- Lord Byron



ROUND TABLE SESSION -2

ATTRACTIONS

The group felt that there were a number of attractions in Hucknall the key being its history and heritage however they also strongly felt that there is a need to extend the retail offer and evening economy that caters to all age groups.

Hucknall needs to promote its history and improve tourism.

The people from this group felt that Hucknall could benefit from the following

- Cafes
 - Heritage Centre / Museum
 - Restaurants (to cater to all different age groups)
 - Key high street store (eg M&S)
 - Specialist Shops
 - Free Car Parking
 - More Public Toilets
 - Health Centre / NHS Building
- Better attractions along York Street / South Street to draw people into the town.

ACCESSIBILITY

- Most of the people travel to Hucknall Town Centre by car and park at the Market Square or at the Church Hall carpark.
- People from this group felt that there was a need for free carparking spaces in the town centre. Various businesses and even free community services like the library have suffered due to parking fares.
- Public transport that serves the surrounding residential neighbourhood is very poor hence people have to drive into the town centre.
- It is very difficult for wheelchair users to move around in the town centre

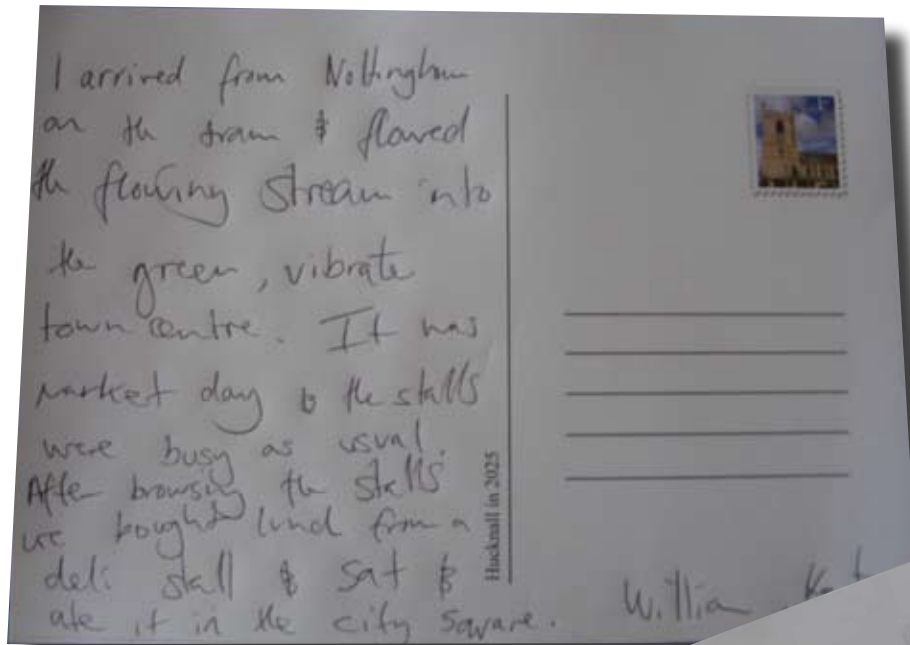
- Arrival points into the town

Better link from the tram station. The skip hire site if available a better pedestrian gateway could be created along with the brook and natural features. Well designed and well lit youth facilities could also be provided here.

Pedestrian access from tram/rail stop to the town centre through a tree lined path, wide surface lever footbridge, focal point to guide people into the town.

AMENITY

- Better links to the countryside and open spaces
- Improve links across the tram stop and to the leen valley golf course.



A

Improve activities, attractiveness along York Street and South Street as it is one of the key routes to the focal of town.

This will also be an ideal location for an NHS / LIFT centre.

B / D

The former historic mill building on Titchfield Road could be an ideal location for the a heritage centre / museum celebrating the rich history of hucknall and dedicated to famous personalities like Lord Byron, Lady Lovelace and Ben Count. The exiting Brook and the natural habitat could be developed into a welcoming walk to the proposed heritage. However the mill building and the natural habitat will be removed to give way to the HTCIS. Alternatively, former Eric Coates residence could be another potential location for the heritage centre. The third option could be the Byron Cinema, however provision for visitor's parking might be an issue here.

C

A high end superstore like M&S should occupy vaccant Safeway store to balance the retail offer on this end of the high street. At the moment all trade is taken up by Tesco.

E

A well designed legible entrance to the town centre is required. This can be acheived by providing a tree lined pathway or a surface lever footbridge across the Day brook. The existing skip hire site combined with the natural features along the day brook (which is currently in a poor state) could be developed as a gateway and provide some youth facilities.

F

Improve access to the countryside

Provide etter car parking facilities to the countryside parks / walks



BLACK GROUP

ROUND TABLE SESSION -1

Lorna Jackson URBED
Jorim Scheele URBED
Sarah Daniel Principal Project Officer, ADC
Mark Armstrong Town Centres Manager, ADC
Paula Money Principal Planning Officer, ADC
Cllr Chris Baron County Councillor, NCC
Cllr Robert Rankin District Councillor, ADC
Nicola Bradbury Hucknall National C of E Primary
Gareth Jones Scott Wilson (on behalf of Rolls Royce plc)
Mignon Peat-Bailey Watnall Road Baptist Church

ATTRACTIONS

One thing that attracts you to Hucknall?

- Residents
- Connections to Nottingham
- Local Shops
- Leisure Centre
- Community Venues
- Affordable House Prices
- Independent Shops
- Market
- Public Artworks

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

- Shopping
- Coffee Morning
- Visit Library
- Pub
- Leisure Centre/ Social Club/ Gym
- Visit Rolls Royce site

ACCESSIBILITY

How did you travel to Hucknall?

- All travelled by car

Is it easy to navigate within the town?

- West Hucknall disconnected by the physical barrier of the By-Pass
- The Town Centre is not geographically in the centre so makes for a strange navigation
- Integrated Transport System aids movement
- Plenty of parking charges (with exception of the tram carpark)
- Vehicle access - good
- Pedestrian access - poor; especially from the tram stop.

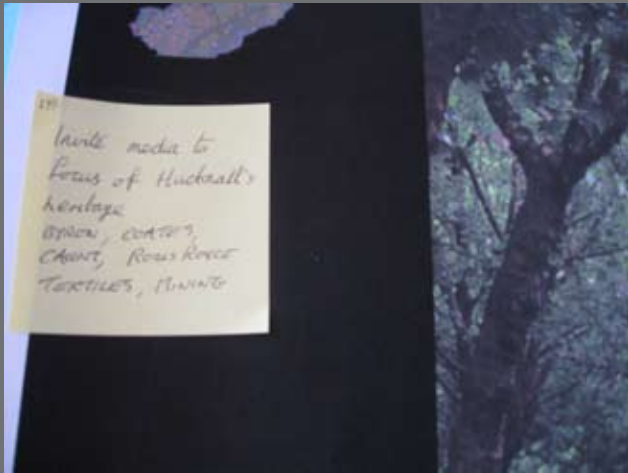
AMENITY

One thing that makes Hucknall a pleasant place to be?

-

First thing that comes to your mind on the word 'Hucknall'?

- "Mucky Hucknall"
- Rolls Royce
- Byron



ROUND TABLE SESSION -2

ATTRACTIONS

- Better public realm and open spaces that connect to and through the town centre. Such as transforming the green space off Spring Street for the community.

ACCESSIBILITY

- Better connection from Tram stop to High Street, potentially a footbridge to cross the brook and help direct visitors to the High Street.

AMENITY

- Better Shop Fronts - Motivate shop keepers to make improvements
- A key store should be sought for the vacant Safeway store which will act as a centre piece to the revitalised High Street.



A

- To build on the attraction of the pubs currently on the High Street a missing clock could be reinstated to add to the historically mixed townscape.
- Better street frontage for shops that front this area of the High Street.
- A key store is needed to fill the vacant Morrisons store just off the High Street

B

- Better entrance and signs towards the town centre from the tram stop. A footbridge across the Brook could provide such a marker.



PURPLE GROUP

ROUND TABLE SESSION -1

Gordon Hood Gordon Hood Regeneration
Dennis Hill Heritage Development Officer, ADC
David Parker Ashfield Community Development Project
Stephanie Paulson Committee Member, Hucknall Chamber of Trade
Anne-Marie Barclay NET Project Officer, NCC
Jeff Thorpe Chairman, Butlers Hill Tenants & Residents Association
Colin Peat-Bailey Watnall Road Baptist Church

ATTRACTIONS

One thing that attracts you to Hucknall?

- Heritage (Byron, Coates, etc...)
- Market Town Atmosphere
- Evening Culture (Pubs, Concerts, Bingo)
- Specialist Market Shops
- Quality Produce (Bakery, Butchers, etc...)

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

-

ACCESSIBILITY

How did you travel to Hucknall?

-

Is it easy to navigate within the town?

- Easily reachable by car, tram and train
- Issues regarding changes to bus routes
- Congestion on the High Street makes it hard to easily move across Hucknall and also raises safety issues for cyclists and pedestrians.

AMENITY

One thing that makes Hucknall a pleasant place to be?

- The Atmosphere
- The People
- “Village Feeling”

First thing that comes to your mind on the word ‘Hucknall’?

- “Home”
- Workplace
- The Heritage



ROUND TABLE SESSION -2

ATTRACTIONS

The group felt that there was a real danger of Hucknall further developing in effect 2 town centres. One focused around the current High Street and the other around Tesco, and as a result two different types of customers and visitors being attracted; those in cars and everyone else. If the two are mutually exclusive from one another, they risk weakening one another's prospects as well as diluting the townscape of Hucknall.

- Better Information Boards
- Wider Range of Shops - Childrens Toys, Shoes etc...
- More Children friendly environment and routes across the town
- An "All-in-one Health-Centre" is wanted to concentrate the services in one place which would be easy to access.

ACCESSIBILITY

- Circular Bus Services do not reach far enough to access the wider populous in the surrounding areas and thus does not convince people to leave the car at home.
- The route between Tesco and the Town Centre should be improved
- Getting to Nottingham city centre is not an easy or affordable option if you have lots of children.
- Town Centre Congestion is a problem which needs addressing and pedestrianisation (part not full) is thought upon as a "Holy Grail" for this problem. The provision of wider pavements would also help.
- Ambulances have to mount pavements to reach patients, very little space for manoeuvre, could be made a lot easier for them.
- Better accessibility for wheel chair users across the town centre.

AMENITY


- "Bring the centre back into the Town"
- Increased CCTV coverage to deter and capture street crime
- Piggings Croft Retail units require High Street frontage to be attractive, and the current alleyways do not help matters.
- More Quality, pleasant, public open spaces
- Free Parking
- Cinema

In 25 years ~~the~~ Hucknall town with a big city feel without losing a sense of community & belonging!

has blossomed into a stylish and characterful town centre with an exciting range of attractions including a theatre, gallery museum, diverse retailers offering unique products & lots of cafes bars & picnic spaces.

All in all a small

Hucknall in 2025



Dear

Wish you were here! Because Hucknall has such a vibrant atmosphere, especially around the town centre. Full of curious shops with reasonably priced goods. It cares for its fascinating heritage, which can lead you down many interesting routes into history.

The people make you feel so welcome and are always willing to help.

Dear Mick

Hucknall in 2025



- A
Linby Walk provides good pedestrian and cycle access to the park beyond but is secluded and currently poorly lit at night.
- B
Traffic Congestion along Watnall Road needs addressing.
- C
More use of the Market Square. Ideal location for a Restaurant or similar building to provide better active edges to the space.
- D
Albert Street is full of heritage that should be saved for future generations and the integrity of Hucknall's past.



RED GROUP

ROUND TABLE SESSION -1

Rob Young URBED
Will Kent Project Officer, ADC
Paul Thomas Economic Regeneration Manager, ADC
Paul Hillier Local Transport Officer, Nottinghamshire County Council
Cllr Harry Toseland District Councillor, ADC
Graham Daft Church Treasurer, Hucknall Central Methodist Church
Alan Bowbanks Chairman, Hucknall Chamber of Trade
Jeff Counsell Trentbarton

ATTRACTIONS

One thing that attracts you to Hucknall?

- Lord Byron
- Tram
- Pubs
- Tesco – But does it help?
- Affordable housing in comparison to the city.
- Market Place
- Village / Rural Character

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

- Not really
- Lord Byron as a one time visit
- Not the market place

ACCESSIBILITY

How did you travel to Hucknall?

- Two people travelled by tram, four by car and I walked.

Is it easy to navigate within the town?

- Good tram - bus services,
- Good rail service for a town of Hucknall's size
- Cost of parking a perceived issues
- Difficult for disabled people to move about the place
- Signage is poor
- Tram/train good but access to town centre is poor

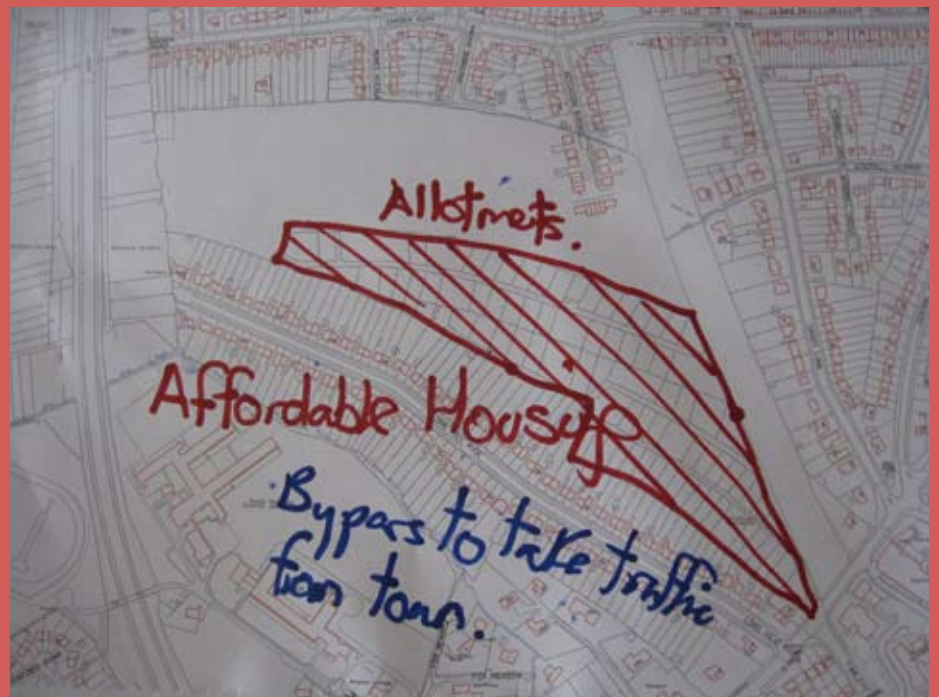
AMENITY

One thing that makes Hucknall a pleasant place to be?

- Not really
- No nightlife
- Too quiet

First thing that comes to your mind on the word 'Hucknall'?

- Mining Heritage
- The tram



ROUND TABLE SESSION -2

A

There is a possibility of holding the Thursday and Friday markets along the High Street after the pedestrianisation to give it more purpose and vibrancy.

B

A potential gateway site after the HTCIS is in place.

C

The new relief road could act as the new 'modern' street complementing the historic High Street. The relief road should have active frontages potentially holding bigger retailers while the high street remains home to smaller specialist shops and individual retailers.

D

The old and the new town co-exist and compliment each other. Better cross connections between the two- more attractions between the relief road and the town.

E

A new pedestrian/cycle path along the Brook leading into the town centre from the NET/Rail station.

F

A possible land train linking town centre from the NET/Rail station.





GREEN GROUP

ROUND TABLE SESSION -1

Jonathan Brown	URBED
Allan Whitelaw	Planning Policy and Projects Officer, ADC
Cllr Michael Murphy	County Councillor, Nottinghamshire County Council
Cllr John Wimot	District Councillor, ADC
Susan Bach	Hucknall voluntary Advice Centre
Peter Jones	Greater Nottingham LIFT Co.
Wendy Wells	Hucknall Partially Sighted Society
Brenda Shelborne	Hucknall Voluntary Sector Partnership

ATTRACTIONS

- The lively atmosphere on market days is a pleasant surprise for people who don't know the town. Would be good to have something more days of the week.
- There are many points of historic interest that attract people to the town centre, including: The church and its association with Lord Byron and his daughter Ada Lovelace, the first computer programmer, 'Big Ben' the bare knuckle boxer, Kemp's stained glass windows
- There is a DH Lawrence visitor centre at Eastwood – Hucknall should have something more for Byron. Perhaps an extension to the library?
- The combination of shops and services is an important quality – people come to the Post Office, banks, council offices, community resource centre and cafe, library etc., as well as to shop.
- Tescos is of course a big attraction, gets very busy at times. However, it is disconnected from the High Street, which defers linked trips to both.
- It is felt to have drawn custom away from the traditional town centre shops.
- The Tram stop attracts many people to the town but they tend to drive in and drive home again without visiting the High Street.
- Wilkinsons are thought to have taken a lease on the old Safeways store; if so this will attract people because of its wide range of non-food goods and perception of value.
- Morrisons own the Safeways store and a chunk of properties around it – perceived to have blocked other supermarkets due to the proximity of their large store down the road.

ACCESSIBILITY

- Access to and from the town is pretty excellent – Hucknall is close to the M1 and the Tram has been a great success (though it was noted that there are no toilet facilities at stops).
- Parking charges perceived to deter people 'on principle', even though they are cheap. People get free parking at Tesco's so why not in town? People are currently petitioning against the charges. Tesco's application for an extra parking deck on top of their store was rejected.
- Walking is probably the most popular way of reaching the town centre, but traffic speeds and congestion put people off; crossing the High Street is not easy at times.
- There is no on street parking along the High Street. One stopped car or loading van can cause immediate tailbacks and congestion.
- Bus stops were thought to be wrongly spaced (too close together?), causing conflict with other traffic.



- There is a circular shuttle every 10 minutes from the Tram stop to the town centre and neighbouring estates. It is very well patronised but rather expensive, though of course free for over 60s.
- The Tram park and ride is of course used by many from outside Hucknall – this was seen as a good thing but a cause of congestion. The opportunity to capture some of the potential trade these commuters represent was discussed.
- ‘Bridging’ the popular Tescos and Tram area is thus a key challenge re. Access.
- Councillor Murphy thought the proposed pedestrianisation and closure to through traffic was a potentially very serious threat to the viability of the town centre. He felt he was representing the majority opinion of shopkeepers and residents in opposing the road scheme. Heavy freight traffic can already use the by-pass, and has probably reduced since the mine closed.

- Councillor Wilmot on the other hand was a supporter of the proposals, which would offer a chance to reconfigure the pedestrian environment with interventions such as glazed canopies over the street to provide shelter.
- Wendy was concerned the pedestrianisation would reduce trade and risk not letting people passing through Hucknall see its attractions. She noted the ‘Derby’ model used in places like Belper (pavement widening and traffic calming I think).
- It was noted that the town once had four railway stations. It had lost the line to the west of the town centre but retained the link used by the Tram.

AMENITY

- ‘Too many of the same kind of shop – Building Societies, estate agents and charity shops.
- It was suggested that uncertainty over the ‘improvement’ scheme had deterred retail investment.
- A shop-front facelifting programme has improved the appearance of a limited number of fascias, but unfortunately there is no longer any funding to roll this out further – this was seen as a priority as so many premises appear ‘tatty’ and ‘down at heel’.
- Rates were felt to be prohibitively high for small businesses.
- Buildings in poor condition and empty stores detract from the character and quality of the town. The landmark cinema building would be a wonderful symbol of resurgence if refurbished to a good standard.
- Traffic impact blights pedestrian amenity around the High Street.

Access

Most stakeholders visit by car but some walk and use public transport.

The map and information boards by the Tram stop and Tesco are useful for visitors.

The roundabout and route from Tesco was felt to be difficult to navigate and a poor gateway deterring linked trips to the town centre.

Amenity

The market square and churchyard are pleasant spaces.

The park to the south is benefiting from a programme of improvements, with new play facilities etc.

An arcade or canopy over the High Street or shop fronts was suggested as an opportunity if pedestrianisation is implemented.

Opportunities for the following Focus Areas

Eastern Gateway /Arrival Point

- Perhaps the shuttle bus could be made free for all users?
- Former industrial sites could be redeveloped for high quality office or 'live-work' space. These could attract people who wanted to combine a small market town atmosphere with rapid access to the centre of a city and the motorway network.
- Housing targets mean left over space can be infilled – the coal mine has been successfully redeveloped, although the fear is more housing adds to the already difficult traffic problems.

Western Gateway / Arrival Point

- This was perceived as scruffy and blighted by traffic, although with some good properties. It was noted that the ability to park on the street was a benefit to the shops here.
- This area was perceived by stakeholders as a local centre rather than part of the High Street offer, although it was acknowledged that first time visitors to the town and passers through would be unlikely to make the distinction.
- The road scheme is responsible for the dereliction of the old properties that close the vista [very successfully in my eyes!] on the

approach from the north.

- Facelifting, on street parking provision, street greening and better traffic management is what this area needs.
- If the new road goes ahead it may exacerbate traffic issues.

High Street

- If the properties around the Safeway site could be assembled to give frontage this could represent a major strategic opportunity for the town.
- The new development should be configured to allow new pedestrian retail circuits to be created, linking adjacent streets. It may also be possible to incorporate new public space to complement the market square.
- It was thought that few buildings around the site had particular architectural or historic quality, with the exception of the Half Moon pub.
- The refurbishment of the old Co-Op looks good but lettings have proved somewhat precarious to date, with the cane store closing.
- Extending the quality and activity of the market square further south down the high street should be considered.

Spatial Plan

Hucknall centre is the historic legacy of a classic linear settlement, stretched along a clearly defined high street that culminates in the church and market square.

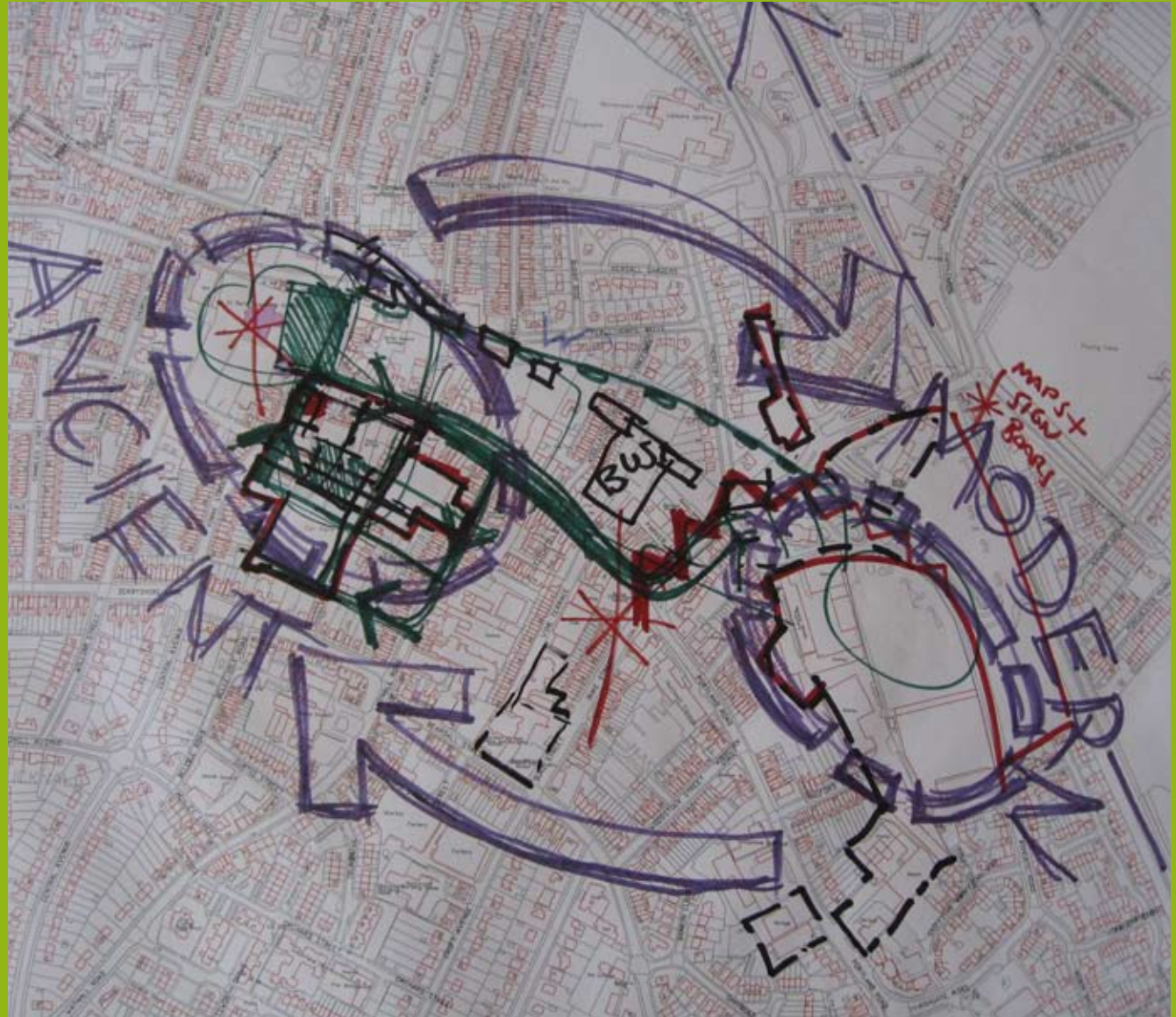
The dynamic in recent years has been to shift the town's retail centre of gravity away from the historic centre to the new superstore, a process continuing with the development of further retail sheds.

The strategic challenge then is twofold:

- to reinforce the northern focal point
- to bridge the two activity poles to create an integrated centre, rather than the current fragmented one.

The town can potentially offer a strong historic environment along the high street to the market square, combined with an attractive modern retail and commercial environment at its south end.

The distance is walkable in less than 10 minutes, but it is not perceived to be a natural pedestrian route at present, hence footfall does not support investment.



BLUE GROUP

ROUND TABLE SESSION -1

Grace Manning-Marsh URBED
Patrick Robinson Property Section, Nottinghamshire County Council
Cllr John Dymock District Councillor, ADC
Sandy Singleton Hucknall Tourism & Regeneration Group
Sam Tilford Hucknall National C of E Primary
Marilyn Vickers Secretary/Treasurer, Hucknall and Area Neighbourhood Watch
Ed DeCoverly Head of Neighbourhood Services, ADC

ATTRACTIONS

One thing that attracts you to Hucknall?

- Leisure Centre
- Tourism + Heritage
- Market Place
- Hucknall Church
- The Library
- Independent Grocery stores
- Town Square
- Tesco
- Titchfield Park
- The tram + transport infrastructure
- Central Walk

ACCESSIBILITY

How did you travel to Hucknall?

- Five people travel to Hucknall by car, one by bus and one on foot
- 20p for parking – don't want to do it if just popping into the bus etc.

Is it easy to navigate within the town?


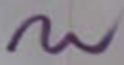




- Volume of traffic + phasing of traffic lights at peak times
- Difficult to navigate as a pedestrian
- Hard to get from the tram stop to the High Street, too many main roads to cross
- Pretty easy to navigate as a car driver
- Disconnection of key destinations
- Narrow pavement mean its difficult to navigate the high street
- Too much street clutter – no street litter bins
- Poor signage for getting to places – attractions and amenities

AMENITY

One thing that makes Hucknall a pleasant place to be?

- Friendly people
- Beautiful buildings + lots of character
- Semi rural – five minutes walk to the countryside
- Market Place
- The Ranger – good wildlife
- Cheap Parking
- The fantastic infrastructure
- Good service from shop keepers
- Good community services
- Good information provision
- Old Church Hall – John Godber Centre



-  = attractions
-  = evening economy
Restaurants bars etc.
-  = Journey in
-  = bits like
-  = arrival points
-  = pleasant place
to be



A

Gateway / Arrival Point

- Currently an eyesore. Future development to create a gateway.
- Possible underground carpark with shops (marked in black hatch on the plan)

B

- Improve pedestrian link / disabled access from NET/Rail station.

C

High Street

- Improve shop fronts
- Improve pedestrian crossings

D

Re-open Brook

E

Annesley Road

- Improve shop frontages
- Lighting
- possible boulevarding and greening

F

Leisure Centre

- extend park and better play area next to the leisure centre.

Linkages

improve linkages between

- NET/Rail Station and High Street
- Titchfield Park and High Street
- Rangers and High Street

demolish the flats

improve linkages

Redevelop site
Possible underground car park + shops
improve linkages

Improvements
gate ways + linkages

shop front improvements

950 units

gate that is usable by pedestrians - an attractive gate

extend park

play area

re-open the brook

central walk
pedestrian crossing

improve shop frontages
lighting
barrier wall
greenery

A

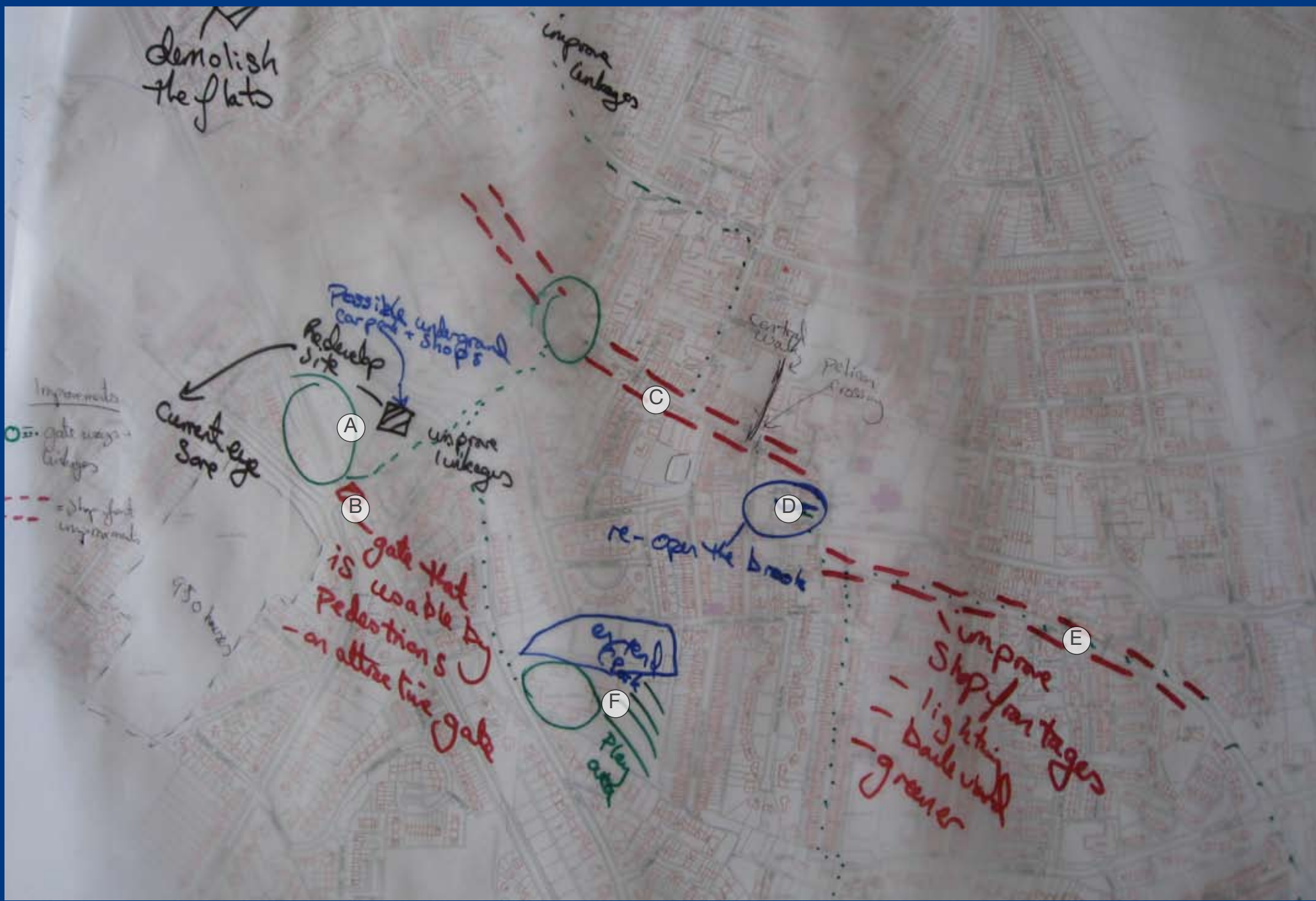
B

C

D

E

F



Top 10's

We have tried to summarise the list of attractions, accessibility issues and amenities from the Round Table Session 1.

The Top 10's are:

ATTRACTIONS:

One thing that attracts you to Hucknall?

- ■ ■ ■ ■ Market;
- ■ ■ ■ Local independant Shops
- ■ ■ Tesco
- ■ ■ Lord Byron
- ■ ■ Leisure Centre
- ■ ■ History/Heritage
- ■ St Mary Magdalene's Church
- ■ Banks
- ■ The Library
- ■ Titchfield Park
- ■ Tram/Rail connection
- ■ Community venues
- ■ Affordable housing

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

- ■ Visit the Leisure Centre
- ■ Visit St. Mary Magdalene's Church
- ■ Not really
- The other suggestions were do the heretage walk, visit Titchfield Park, Byron Cineme, Shop, Library, Pub or the Rolls Royce site.

ACCESSIBILITY

How did you travel to Hucknall?

Maximum people travelled by car while only a few travelled by bus.

1. Car
2. Tram
3. Walk
4. Bus

Is it easy to navigate within the town?

The key problems that people faced were

- ■ Congestion on High Street
- ■ Poor pedestrian access
- ■ Narrow Pavements
- the other issues were poor signages, poor access for wheelchair users and access to the service vehicles from the High Street

AMENITY

One thing that makes Hucknall a pleasant place to be?

- ■ ■ People / Active Community
- ■ ■ Village like atmosphere / semi rural
- ■ Architectural Buildings
- ■ Market Area
- The other suggestions were local shops and cheap parking

First thing that comes to your mind on the word 'Hucknall'?

- ■ ■ Heritage
- ■ Mining/ Coalfields
- ■ Home
- ■ Lord Byron
- The other mentioned were Tesco, Market Place, rolls Royce, Mucky Hucknall, workplace and the tram



a POSTCARD from the FUTURE

At the end of round table session 1 people were asked to write a postcard from the future..... Hucknall in 2025 (how would it look? how would it feel? what would it offer?)

People wrote the following. Some of the more interesting letters have been boxed in.

'Hucknall, a vibrant town centre with a diversity of shops and restaurants.'

'Hucknall in 20 years time will be- Thriving, happy, somewhere you are proud to live and be part of.'

'Hucknall in 20 years time...A place where people aspire to live, an attraction for its wealth of local history. A balanced town centre with a good strong retail mix of local independent traders and large national multiples. A wealth of public art with high quality public realm improvements and distinctive street furniture to give it an identity.'

'Hucknall will be much bigger, better shops (variety) and a cinema.'

'Hucknall is a great place to live.'

'Hucknall will be longer and more prosperous.'

'Dear All, Just thought I'd drop you a line. I can't believe I've already been here a week. The history of Hucknall is really interesting from Byron to the Flying Bedstead. I even joined the local walking club for a 5 mile stroll. There are some really nice shops. The people are really friendly. I should be able to bring some nice local; produce and presents home with me.'

'Great Place- Byron, Coates; Lovelace; Caunt- all characters from the past- Brill!! Rolls-Royce, museum of textiles- super churches- really lively. Good restaurant-super food. Brill shops down the High Street.'

'Wish you were here! Because Hucknall has such a vibrant atmosphere, especially around the town centre. Full of curios shops with reasonably priced goods. It cares for its fascinating heritage, which can lead you down many interesting routes into history.'

'Hucknall- A great place for all the family. Plenty for everyone to do. Eating out, shopping, sports and entertainment facilities. Lots of local history to see including Byron's grave at St Mary Magdalene Church. Definitely worth a visit!'

'Hucknall-2025 will be a Clean, safe place, with free parking, specialist shops and a flourishing market.'

'Dear Mum, Just been for a day out in Hucknall. Think you'll be pleasantly surprising we came off the tram and had a wonderful welcoming walk into the town centre. The place really opens up as soon as you step off. It's finally got all the shops you need to get everything you need. And, as always, retains that wonderful community feel. Off to the newly revamped Byron Cinema now- cult classics.'

'In 25 years time Hucknall will enjoy a clean environment, a vibrant business sector and a broad and effective community and voluntary sector.'

'Dear Fred, Wow, we've had a great weekend. First we watched the grandchildren playing sport at those brilliant facilities near the park. Then we had a nice meal before watching the latest film in the luxury of the cinema in the centre of town.'

'Hucknall is now a thriving market town that has embraced its history; it's present and is looking to the future. Retailers have found a shared ground with the larger stores, and the local community is well served. Good transport/access links suitable for all.'

'Hucknall is a vibrant town with good shops, good restaurants and beautiful parks. The town is busy with people shopping, visiting the heritage sites within Hucknall and enjoying the town generally.'

In 25 years Hucknall has bloomed into a stylish and character-full town centre with an exciting range of attractions including a theatre, gallery museum, diverse retailers offering unique products and lots of cafes bars and picnic spaces. All-in-all the town with a big city feel without losing a sense of community belonging.'

'I would like to see Hucknall in 25 years time-more vibrant-good attractive town centre- a bigger variety of shops-good café/eating amenities-successful predestination. A really good medieval infrastructure as Hucknall will be twice as large.'

'Dear Colin, Just called back at one of my old workplaces. How Hucknall has changed! Lots of new business in the town centre- not a single boarded-up unit in sight! The inner relief road really made a difference to the town's fortunes. But thank goodness they kept the excellent old buildings and built upon their rich heritage.'

'In 25 years time Hucknall will have a population of over 40,000 people and it will be an exciting town to be part of.'

'Where we would like to see Hucknall in 25 years: Cleaner, safer, greener; vibrant and bright; café culture; recognise Hucknall has great links to Nottingham and should embrace them.'

'Dear mum, I had a great time in Hucknall. The town centre was really busy and the locals were really friendly and helpful. We did a tour of heritage trail and found out all about Byron, Ada Lovelace and Eric Coates. There was a good selection of shops and the journey into the town was easy with a ride on the state of the art tram. Wish you were here.'

'Where do I see Hucknall in 25 years....As a suburb of the city?'

'Great place to visit: local history, good shopping, places to eat, somewhere to sit and enjoy the vista. There was a land train from the tram to the market place. There is a mobility scheme in the town. Lovely for shopping, great market.'

'We enjoy a museum of past industries and local famous celebrities. We have lots of open-air cafes-restaurants. The market place hosts many activities. The waterside walk is very attractive. High Street shopping is quality based.'

'Harmony between the new shopping centre and old town centre – complementing not competing. Ease of access to old town centre from within and from outside of Hucknall (trams, buses, bikes, pedestrian), Positive approach and environment to small businesses in old town centre.'

'A vibrant, attractive market town with more green space.'

'Safe to walk, accessible parking and good shops continued good transport.'

'Visitor centre with café and toilets. Extended Market Place down to Post Office – pedestrianisation; Retail shops –variety- in High Street; Free Parking; Improved road system to avoid gridlock at rush hours; Large store (M&S, BHS) near to Market Place; Frequent bus service from West of Hucknall to town centre; Accessible buildings and shops; Make more of river Leen as visitor centre; Good restaurants in the town open in the evenings.'

'A vibrant and successful town centre. A safe and attractive high Street. New shops in the town. A new food store off the High street. Restaurants and Café's in the town.'

'Hucknall is a safe, welcoming, entertaining town full of character and heritage.'

'I arrived from Nottingham on the tram and followed the flowing stream into the green, vibrant town centre. It was market day and the stalls were busy as usual. After browsing the stalls we bought lunch from a deli stall and sat and ate it in the Market Place.'


'Hucknall in 25 years....Easy access through the town. Thanks to the inner relief road. Good access to joined up public services. Well known tourist attractions. Easy access to Nottingham.'

'Mum, had a nice day in Hucknall. Came on the tram – very quick. Visited Byron Memorial. Bought souvenirs from shops and had lovely pub lunch.'

DEAR ALL,
JUST THOUGHT I'D TELL YOU
A WINE. I CAN'T BELIEVE I'VE
ALREADY BEEN HERE A WEEK. THE
HISTORY IN HUCKNALL IS REALLY
INTERESTING FROM BYRON TO THE
FLYING BEASTS! I EVEN JOINED
THE LOCAL WALKING CLUB FOR
A 5 MILE STROLL. THERE ARE
SOME REALLY NICE SHOPS - THE
PEOPLE ARE REALLY FRIENDLY. I
SHOULD BE ABLE TO BRING SOME
NICE LOCAL PRODUCE - PRESENTS
HOME WITH ME.

SEE YOU SOON.

Elphale.




Hucknall in 2025

Dear

Wish you were here! Because Hucknall
has such a vibrant atmosphere, especially
around the town centre. Full of
curious shops with reasonably priced
goods. It cares for its PASCADORY
heritage, which can lead you down
many interesting routes into history.

The people make you feel so
welcome and are always
willing to help.

DEAR HILL




Hucknall in 2025

Dear Fred


Wow, we've had a great
weekend. First we watched the
grandchildren playing sport at
those brilliant facilities near
the park. Then we had a
nice meal before watching the
latest film in the luxury of
the cinema in the centre of
town.

Love Sam.



Hucknall in 2025

WHERE DO I SEE
HUCKNALL IN 25 YRS
AS A SUBURB OF
THE CITY?



Hucknall in 2025

DOT the LOT

This was the first task in the second round table session. Having seen various projects reflecting URBED's approach to Vital and Viable Town centres based on the 4 A's (Attractions, Accessibility, Amenity and Action) and some best practice examples elsewhere, the people at the workshop were asked to write their comments on post-it notes and dot them against the images they like. This would give the consultants an idea about what people aspire to for Hucknall.

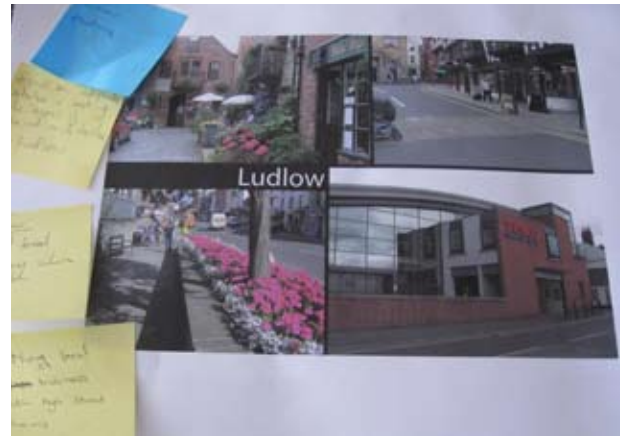
The most desired examples were Hebden Bridge, Ludlow, Buxton, Selby, point of arrival in Sheffield and traffic solutions for Kensington High Street.

The following were their comments.



HEBDEN BRIDGE:

- pleasing to the eye;
- good use of open space;
- water crafts;
- good road levels/looks interesting;
- very attractive;
- need more dining facilities with outside tables;
- ideal;
- importance of the market;
- good quality;
- commuter town.



LUDLOW

- Ludlow planting and flowers;
- focus on independent retailers and making the most of period architecture;
- protect local business where possible;
- mix local business with high street chains.



BUXTON:

- Vehicle access required along the high street;
- traditional frontages for modern retailers;
- eat out;
- combine modern contemporary architecture with existing buildings of architectural merit and
- pizza express veranda.
- Prioritise pedestrians



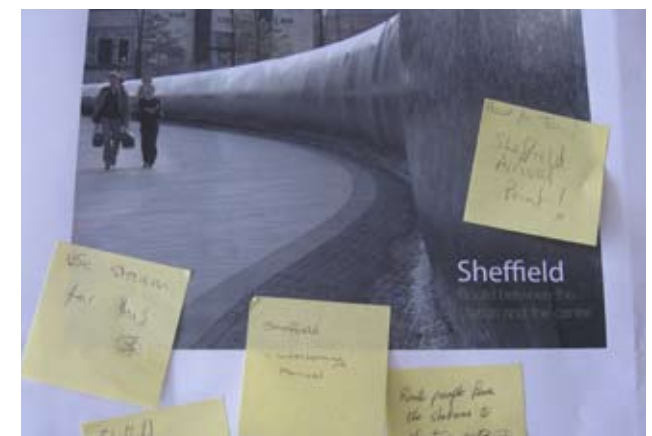
SELBY

- don't agree with traffic in pedestrian road.
- could Hucknall look like this?
- appropriate for Hucknall
- acceptable



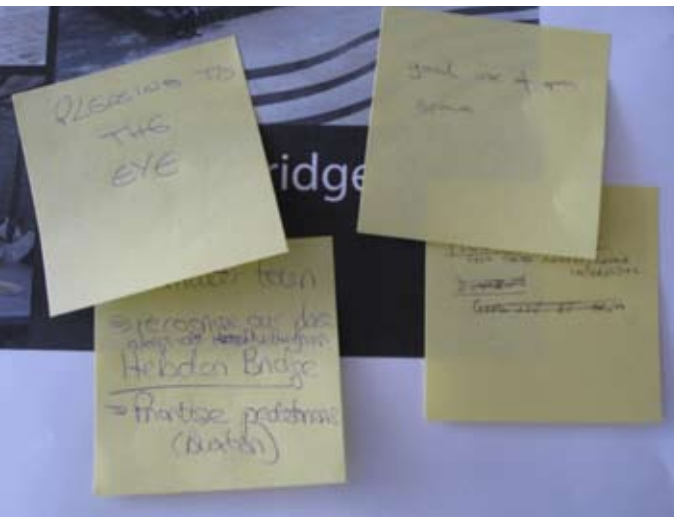
KENSINGTON HIGH STREET

- facilities for cyclists;
- limited vehicle access to that street required;
- people need reason to come to Hucknall-
Local shops, banks, history, safe parking,
toilets entertainment, churches;
- not completely pedestrian;
- secure cycle tracks and cycle parking;
- shared-surface and de-clutter and good idea
to split pedestrians and traffic.



SHEFFIELD

- great for the tram;
- arrival point welcoming;
- use the existing day brook/ stream like this;
- need to encourage people into the centre from
the tram/Tesco site.



CHORLTON:

- Hucknall could be the same;
- more public events in the town;
- people matter.

BOSTON:

- 'Pathway' directing you from tram to market place
- link between supermarket and town centre.

DIDSBURY VILLAGE

- need shops like this on High Street
- main stream retailers

DEVIZES

- ■ Good use of space.

NOTTINGHAM

- Don't allow the traffic to run the town centre experiences

DIDCOT

- Good example

KENSINGTON HIGH STREET

- Disable access excellent; green is needed on High Street and access from tram;
- heritage theme of street architecture from station to market and lovely holiday destination wish is that more people though Hucknall a 'wish you were here'

LUTON

- Good way of drawing local residents into town;
- health centre a good idea

OLDHAM BEYOND

- Street dining and the café culture

FAKENHAM

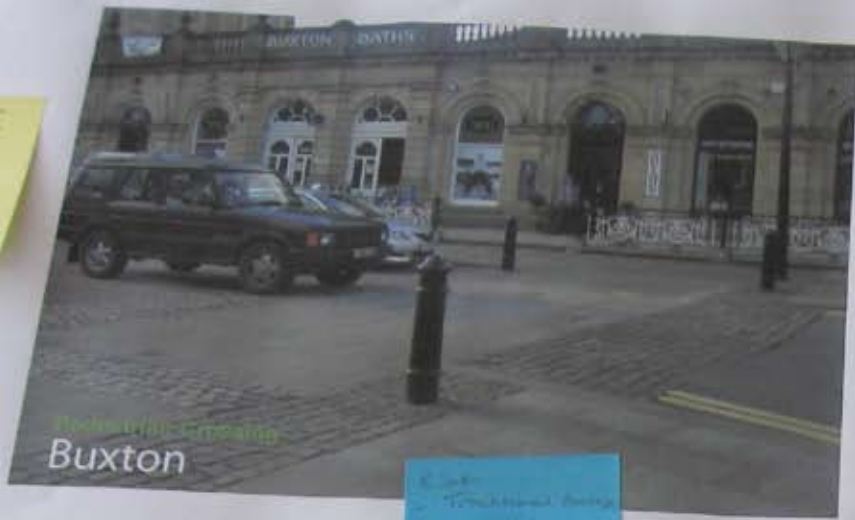
- Good high quality materials.

AMSTERDAM

- Arrival point/tram stop

IRVIN BAY

- Communal sports facilities



Handwritten note on a yellow sticky paper.

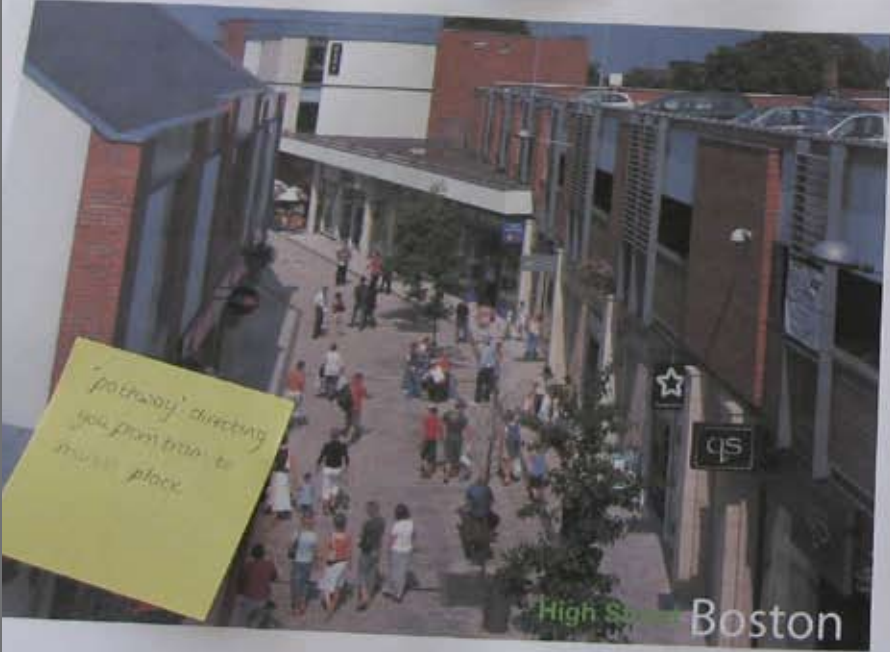
Handwritten note on a blue sticky paper.



Handwritten note on a blue sticky paper.

Handwritten note on a yellow sticky paper.

Handwritten note on a yellow sticky paper with arrows pointing to the building in the adjacent image.



Handwritten note on a yellow sticky paper: "pathway" directing you from train to main place.



Handwritten note on a yellow sticky paper.

Handwritten note on a yellow sticky paper.



GORDON HOOD REGENERATION