

Hucknall Town Centre Walkabout Report

Ashfield District Council

April 2008



HUCKNALL TOWN CENTRE MASTERPLAN: CONSULTATION EVENT

MORNING SESSION - ROUNDTABLE DISCUSSION

The event was held on the 9th April 2008 (10.30-12.30pm) at Under One Roof, Hucknall. The participants were district and county council officers.

Group One: Economy and Property Market

Participants:

Facilitator	Gordon Hood, Gordon Hood Regeneration
Lorna Jackson	URBED
Mark Armstrong	Town Centre Manager
Ella O'Connor	Economic Regeneration Officer
Frank Horsley	Head of Community and Economic Promotion
Louise Seymour	Principal Project Officer, Nottingham Regeneration Limited

The General Economy

- The pit's closure in 1986 was a significant time within Hucknall; with the area experiencing a sharp decline in the economy. People within the area, who were unable and in some cases resistant to change, consequently did not readily look elsewhere for alternative employment opportunities. This led to the town declining socially with a large number of residents becoming dependent on the benefits system.
- Recently, with the development of the tram connections with Nottingham, Hucknall has been attracting commuters. This has led to housing growth within the town to cater for these new residents.
- The long established aeroplane manufacturer in the area - Rolls Royce - is

relocating part of their operation to Derby, which will cause further unemployment amongst the Hucknall community. However, a proposal has been put forward for a science park to be created on the vacant land, following a successful example from Sherwood Business Park that was developed under the 'enterprise zone' umbrella.

- One of the reasons Rolls Royce is relocating is due to problems they have encountered in employing technically skilled individuals within Hucknall. An 'enterprise schooling scheme' was a proposed idea to try and raise aspirations within the town; the document *Ambition in Ashfield* outlines this proposal.
- Education within the town needs upgrading, with further education believed to be out of reach for most students. This concern is exacerbated by the local 'Hucknall College' only offering a limited number of courses, and in a poor quality building.
- Within the district Butlers Hill is an important potential employment site, supplying 3ha of serviced employment land. In the past it has received European Regional Development Funding.

The Town Centre

- The Town Centre has been affected by the Tesco development to the east, although independent shops are still present. However, despite vacancies perceived as being low, a problem lies with the quality of the retail experience on offer, especially with residential development having replaced some vacant shops.
- With the development of the out of town Tesco, the former supermarket within Hucknall town centre, Safeway, has now closed, with confusion concerning the ownership of the rear car parking area remaining a problem. The site is seen to be a potential opportunity.
- Wilkinson currently occupies a small unit on the High Street, which compared to their other stores has a small unit size. Consequently, if a larger modern unit was made available in the town they are believed to be an interested party.
- The South Street area is set back from the road, and is uninviting. Additionally, the B&M store's main entrance is to the other side of the car park, and thus connectivity and linkages to the High Street should be improved.



Independent Shops within the town centre.

- The post office within Hucknall is large at present, especially with the adjoining sorting office. This sorting office should be moved out of the town centre to create space for re-development.
- The town centre has an image of experiencing anti-social behavioural problems linked to the night-time economy. The town has a young drinking culture that has resulted in a high night time crime rate. Furthermore, older residents claim to feel excluded from the town centre at night time.
- There is heavy traffic flow through the town centre that residents and local representatives are keen to address.

Opportunity Sites

- Spring Street was indicated as a site of possible office space and community services. At the moment a large building stands mostly vacant, (a indoor play area is currently using a ground floor unit). Opportunity lies with the closure of Spring Street Primary School, which would lead to a large area of land being freed up.
- The International Clothing Centre was also highlighted as presenting an opportunity within Hucknall. This building has been sold, so has the adjacent land. In addition, it has received IDF (Integrated Development Fund) Funding with the "aim to facilitate the production and implement comprehensive strategies to develop and rejuvenate selected disadvantaged areas and communities in an integrated way".
- LIFT (NHS Local Improvement Finance Trust) have shown an interest in establishing a resource within Hucknall, with different locations having been examined, with the north of the town proposed as the best location where the centre could act as an anchor.
- The Co-op Building at the moment is mostly vacant, with past refurbishment proving an unsuccessful venture in terms of attracting and retaining occupiers. Importantly, this building acts as an anchor for the town centre if the new road is built, and provides a strategic focal point to the creation of a pedestrian route in linking the town centre. Suggestions for restaurant/ leisure facilities have been put forward for the site.
- The old cinema building, which is currently a bingo hall, could be re-developed with the support of the current owner.
- Overall, Hucknall's opportunities are seen to lie in developing small modern units and office space.

Shop set back from the road, with access from the rear.



Attractive Buildings and landscaping



Unattractive space around tram station and town gateway

Group Two: Planning and Transport

Participants:

Facilitator	Helen Flage, URBED
Lisa Bell	Principal Planning Officer
Allan Whitelaw	Planning Policy & Projects Manager
Julie Clayton	Planning Officer
Paul Hillier	Local Transport Officer, Nottinghamshire County Council
Neil Hodgeson	Service Manager for Transport & Environmental Programme
Apologies	Clare Morton, Area Development and Building Control Manager

Hucknall Town Centre Improvement Scheme

- The Hucknall Town Centre Improvement Scheme (HTCIS) has been in gestation for about 35 years.
- The current scheme has both County Council and District Council support.
- Ashfield have committed over £1 million over a 4 year period from Section 106 monies to contribute to the scheme.
- The County Council have purchased various properties and any outstanding acquisitions would be subject to compulsory purchase orders .
- The business case for the scheme (including a Department for Transport DfT) cost benefit analysis) was submitted to Central Government in an application for funding and programme entry. The project cost is around £13 million.
- If the scheme is approved it will go ahead if not it will not be progressed. It was thought that the likelihood of it being approved was good as the cost-benefit analysis was convincing. The County were going to chase up the application and find out when a decision will be made. If successful a planning application is programmed for submission by the County Council in September 2008.
- A 2 weeks exhibition on the proposed road has been held to gauge public opinion which is viewed to be mostly positive.
- However, there is still the possibility if government refuses the application that a fallback position will be required, a alternative scheme without a new relief road may need to be considered.

- As such it was suggested that URBED progress options for the consultation with the HTCIS as a fix, but also provide a fall back option if the scheme is not approved.
- The implications of the HTCIS were discussed; these include the loss of residential properties and gardens, open space, watercourses and car parking. The potential severance it could also cause for those pedestrians to the north of the town was highlighted. The purpose of the masterplan is to try and mitigate these impacts to try and create a sustainable town centre.
- The need to ensure that well-located and easily accessible car parking areas are provided to the north, south, east and west of the towns was highlighted.
- The re-provision of any lost car parking together with managing existing parking in terms of short and long stay and charges was an important element of the masterplan. This should support the turnover of shoppers visiting the town centre as well as providing for businesses.

Planning Issues and Opportunities

- The factory site adjacent to Titchfield Street is shown for car parking on the HTCIS plan, but the feasibility of this was questioned.
- Opportunity sites suggested included the Piggins car park (council owned) together with the former Safeway store and car park and various buildings which front on to the high street. This area was seen as a key area of change and improvement.
- It was believed that there is some kind of covenant on the leasehold of the store that shoppers car parking spaces are to be provided in the Piggins car park
- The means of access to the store, servicing especially needs analysing to minimise conflict with the adjacent residential area and use of access routes to the high street
- It was thought that maybe a better site for a relocated Wilkinsons was on the corner of Baker Street
- There is considerable pressure on employment sites in and around the town centre for residential uses, it is essential to have a consistent and considered approach to this change of use on a site by site basis. The masterplan should help identify current employment sites that are better suited to residential use by virtue of environmental use, adjacent land uses, site configuration, location, accessibility and site access etc.
- Another planning issue raised was applications that are submitted for small scale

retail in areas outside of the town centre and whether this was appropriate. This depends on what kind of purpose the retail is serving, a neighbourhood role or town centre role. The masterplan should explore this issue.

- The further out of town retail development next to the Tesco store was discussed. This was difficult to resist as was a mixed use allocation in the local plan.
- The area around the tram station was discussed and the need to provide a much better environmental setting for this key town centre gateway as well as significantly improve pedestrian and cycle connections and direction to the town centre.
- The need to integrate a potential location for a new health centre to be provided by the LIFT/Primary Care Trust was mentioned. Clustering community uses in town centres helps to enhance their role as a destination.

Environment Assets not being fully utilised



Car parking within the town



Group Three: Public Space, Streets and Heritage

Participants:

Facilitators	Shruti Parikh and Paul Bower, URBED
Dennis Hill	Heritage Development Officer
Richard Sheward	Construction Services Manager
Trevor Middleton	Senior Street Cleansing Officer
Alex Moorhouse	Senior Grounds Maintenance Supervisor
Sarah Daniel	Principal Landscape Architect

Management Issues

- New landscaping and public street furniture should be easily accessible for cleaning and maintenance. Currently, there are too many litter-traps, which make cleaning very difficult. The bins on the new Market Square were also cited for being difficult to empty and maintain, a problem made worse by them not being able to hold much rubbish.
- The former Safeway car park is poorly maintained. There is a fear that if this site is developed upon then there will be no cheap car parking for those shoppers wanting to park their cars; with the consequence being that Tesco's free car park will swallow up this potential High Street trade.

Green Spaces, Conservation and Heritage

- The importance of Hucknall's allotments was highlighted. New developments do not tend to have much available garden space, as such the allotments have become very popular due to the demand for healthy and sustainable food/living. Waiting lists are now common place due to many former allotment sites having been released for development purposes.
- Titchfield Park is a key open space in Hucknall, but it suffers from underage drinking and vandalism to the park pavilion. Although the erection of fencing has helped, problems still persist, and despite CCTV having been installed this has only pushed the problem to areas not under surveillance. Therefore, the current approach to dealing with the problems of vandalism and youth anti-social behaviour at present in and around Hucknall does not appear to be effective or sustainable.

- Hucknall town centre does not contain any recognisable green space, despite the periphery containing several parks and open spaces within walking distance.
- There are no conservation areas in Hucknall, but several sites around Hucknall make up a popular series of Heritage Trails that takes in the local landmarks/buildings. It was mentioned that Ashfield has the least number of listed buildings in all of the East Midlands, and Hucknall is at the bottom of all the towns in Ashfield.
- There is no general architectural design that is common to Hucknall. Instead, there is a layering of different periodical styles that has come to define the town over a period of time.
- Albert Street was highlighted as showing bands of architectural heritage and should be highlighted as significant.

The Town Centre

- The High Street is incredibly difficult to maintain due to the narrow footpaths. Cleaning takes place very early in the morning, but even this is difficult due to the proximity of the road.
- Lots of vacant flats above shops along the high street contribute to the issue of a lack of natural surveillance.
- Hucknall's Leisure Centre is very well used and has a constant stream of users going to and from the centre. Pedestrian and vehicular connections could be enhanced and made more accessible from the tram and high street.

Facilities and Attractions

- Hucknall Football Club provides an opportunity to develop sporting interaction and participation amongst the local communities.
- Hucknall has few safe play areas for young children.
- The key tourism draw is the Market Place and St. Mary's Church. Market days on Thursday evening (Flea-Market) and all day Friday (Traditional Market) are the most active times for the centre during the week.
- A future planned attraction is to be centred upon Hucknall's connection to the composer Eric Coates (Composer for the film: The Dam-Busters), that has arisen from a society which is due to be officially established in May this year, this has fostered interest from the rest of the UK and further a field.

Additional points

- There is an image of Hucknall from the outside that the town wants to be part of Nottingham rather than belong to Ashfield.
- Further potential groups to involve: Friends of Titchfield Park and The George Street Group.
- There was negative feedback from Hucknall residents this year for there being no town centre decorations at Christmas. The reason for this was that to string lights across the High Street would have required health and safety checks on the light posts/buildings from which the lights are to be hung. The lack of budget meant that this was not affordable. Any new changes to the High Street should consider how festive decorations could be integrated into the renewal of the High Street.
- There was mixed support for the Hucknall Town Centre Improvement Scheme.
- Cycling in Hucknall is not popular, even though most roads are capable of accommodating cycle lanes due to their generous width. Indeed, there is a tendency to take the car before public transport, walking or cycling.



Wilkinsons store on the high street.



Eyesore post office building.



Vacant store on the high street.



Former Sainsbury's store site

AFTERNOON WALKABOUT SESSION

Group One (Facilitator – Helen Flage, URBED)

Lisa Bell	Principal Planning Officer, ADC
Julie Clayton	Planning Officer, ADC
Sarah Daniel	Principal Projects Officer, ADC
Dennis Hill	Heritage Development Officer, ADC
Martyn Leach	Hucknall Business Voice
Cllr. John Dymock	Ashfield District Council
Cllr Harry Toseland	Ashfield District Council
Mrs Toseland	Resident
Janet Mayes	Hucknall Pub Watch

- Licensee of club on Watnall Road had trouble parking due to the resident parking permit only on the road her business is on. Parking for businesses was also important
- Watnall Street had an uneven pavement surface in places and potholes, and wheelie bins were kept directly onto the street which was unsightly, better storage for this commercial bins is needed to improve the street environment
- Watnall Street was used as the servicing access and egress to the former Safeway store. It was noted that this used to cause much conflict on the street as large wagons caused obstructions in the road and congestion. When this site is put back into use the servicing really needs to be looked at and potentially relocated to the other side of the store. The residential character of Watnall Street does not sit well with intensive use for Lorries.
- An area back of pavement to the south of Derbyshire Lane in the forecourt to a row of commercial properties was also in poor condition, further along this street was an eyesore building in disrepair that needed to be addressed
- The Christian Centre on Derbyshire Lane was noted as a valued community resource, which is run by an active group. They have recently raised around £50,000 in charity and plan an extension to the building
- There is a complete lack of litter bins in and around the town centre, although it was noted that on the day of the walkabout there was little litter to be seen
- It was noted that Piggins car park charges 20p. One of the participants thought that all parking in the town centre should be free, as people will go to other centres where it is such as Bulwell. Others thought that such a low amount was reasonable.
- The Post Office depot was noted as an eyesore building, it is very prominent on the skyline and should be relocated to a more appropriate site such as an industrial estate.
- The poor condition of the Scout Hut on West Street was noted. It was thought a lottery grant had been secured for its improvement.
- Spring Street school facility has been re-located and the Victorian school building sold onto a developer who lets part of it out for community uses such as a nursery. It is a prominent site in a good location and is a opportunity site. There is a childrens centre next door.
- There is a well kept sheltered housing estate on Ogle Street. There was thought to be an oversupply of bedsits in it, but its location next to the town centre is excellent for elderly people.
- Annesley Road is a separate local centre, but close to the town centre. It was remembered by some of the participants as the most thriving busy active part of the town, the heart of the community with cafes, bars and shops etc. Now it has become run down and many ground floor commercial uses converted to residential, some not to a particularly high standard.
- One shop unit that stands out on the road is Dayus Furnishers which has one of the most attractive and well kept shopfronts at the town centre end of Annesley Road. This is a family furniture business with a loyal customer base. Its frontage and fascia provide a good benchmark for the rest of the street
- Further along is Romans formerly a pub, then nightclub and now being converted to flats. The change in property from commercial/community use to residential was noted.
- The Co-op building has been converted to flats and ground floor mixed use, but the gym has recently vacated for some reason. It was noted as an attractive and distinctive corner building, providing character to this part of the town. The cleared site adjacent to the Co-op building is being developed for residential with restaurant uses (a Pizza Express?). It is a housing allocation in the local plan.
- A well designed new build apartment block opposite was felt by one participant to be in the wrong location as was too exposed to oncoming traffic as the road bends.
- Off Baker Street was a path that lead to a very attractive historic courtyard area with some very pleasant stone built cottages and greenspace with a stream. It was noted this is where the road will run through.
- Further along Baker Street is a little green oasis with a brook running through, ducks were spotted along here. The open space here which is boarded off is underused and could provide an attractive pocket park.

- The murals on the vacant building on Baker Street (which will be demolished if the road scheme is approved) were very interesting and would need to be sensitively relocated.
- The church, library and Market Place clearly provide a strong western focal point to the town centre
- The high street is mainly flanked by 60s-80s modernist style brick built retail buildings, standard design and low rise. There is some scope for improving this area. One participant thought more trees lining the high street to create a boulevard feel would improve the environment.
- It was also noted that the enclosure ratio of the high street was poor and that pedestrianising the carriageway and pavement would maybe create a poorly proportioned/defined and windswept space/ environment. The potential to look at bringing the building line forward to better enclose the street was highlighted.
- It was noted that there were quite a number of smaller surface car parks behind the high street which would be lost if the highway scheme were to go ahead, their re-provision is important.
- There was evidence of fly-tipping along the brook and open space to the north of the high street. There was a maintenance issue here.



Surface car parking



Poor pedestrian and cycle accessibility from Tesco and Tram Stop to town centre, dominated by car

Group Two (Facilitator - Gordon Hood)

Allan Whitelaw	Planning Policy & Projects Manager, ADC
Dave Singleton	Hucknall Tourism & Regeneration Group
Sandy Singleton	Hucknall Tourism & Regeneration Group
Cllr. Robert Rankin	Ashfield District Council
Dave Parker	Ashfield Community Development Project, NCC

- The Park and Ride scheme needs expanding, at the moment there is insufficient car parking space available, with certain streets acting as hotspots for free parking, such as Bell Aisle Road and Derbyshire Road. Furthermore, illegal parking has consequently become a problem.
- Suggestion was made for additional parking to be added to a site next to the bridge over the train line.
- Increasing signage within Hucknall was suggested, with linkages from the tram stop into the centre to be made clearer and more welcoming. The junction next to Tesco is also acting as a barrier to the town centre, with pedestrian access restricted.
- The leisure centre has very poor access routes, with only one way in that causes traffic congestion, as such accessibility to the site should be improved.
- People do not want to walk or take the bicycle because of the dangers: there are no zebra paths or separated cycle paths, even though the widths of the roads are capable of providing for such.
- With the exception of the renovated marketplace, the public space is not of a high quality, with the electricity pylons particularly highlighted as being unattractive.
- The lack of litterbins in the public space has resulted in serious problems of rubbish and street pollution.
- A lack of responsibility amongst the local residents for upkeep and maintenance to their properties and the immediate proximities to their homes is apparent. A range of issues from the general condition of buildings, to abandoned cars, and footpaths and walkways in disrepair could be easily remedied.
- A very dull entrance to the town near the tram station may deter potential visitors and investors. This aesthetical concern is linked to the large car parks that lack character.
- Currently, potential town centre users look towards Nottingham to meet their demands.

- The provision of space for pedestrians must be at the forefront for rejuvenating the shopping experience within Hucknall town centre, but it is felt that too much space would create a sense of desolation and under-use. Although the cars are seen as noisy and dangerous they do provide a feeling of liveliness and activity.

Opportunities:

- There are opportunities to work with the town's historical past, such as its connection with the mining industry, and sporting figures including the English heavyweight champion Ben Caunt.
- The brook that runs from the tram stop into the centre should be opened up to develop new public open space and green walking routes, and to make an attractive environmental asset.



Signage is poor, especially between the tram stop and the town centre.



Sporting heritage, Ben Caunt



Fly Tipping on open space



Tesco Store i



The trams park and ride scheme needs reviewing.



There are arguments for and against traffic through the town.



Mill Yard Cottages, heritage and townscape quality



Mill Yard Cottages, under-used space



Buildings to be demolished for HTCIS with murals



New apartment block on Baker Street



Brook and open space- potential for pocket park



Vacant space



Refurbished Co-op Building above and opposite Market Place with public realm improvements



High Street looking west towards Market Place, the town's key focal point



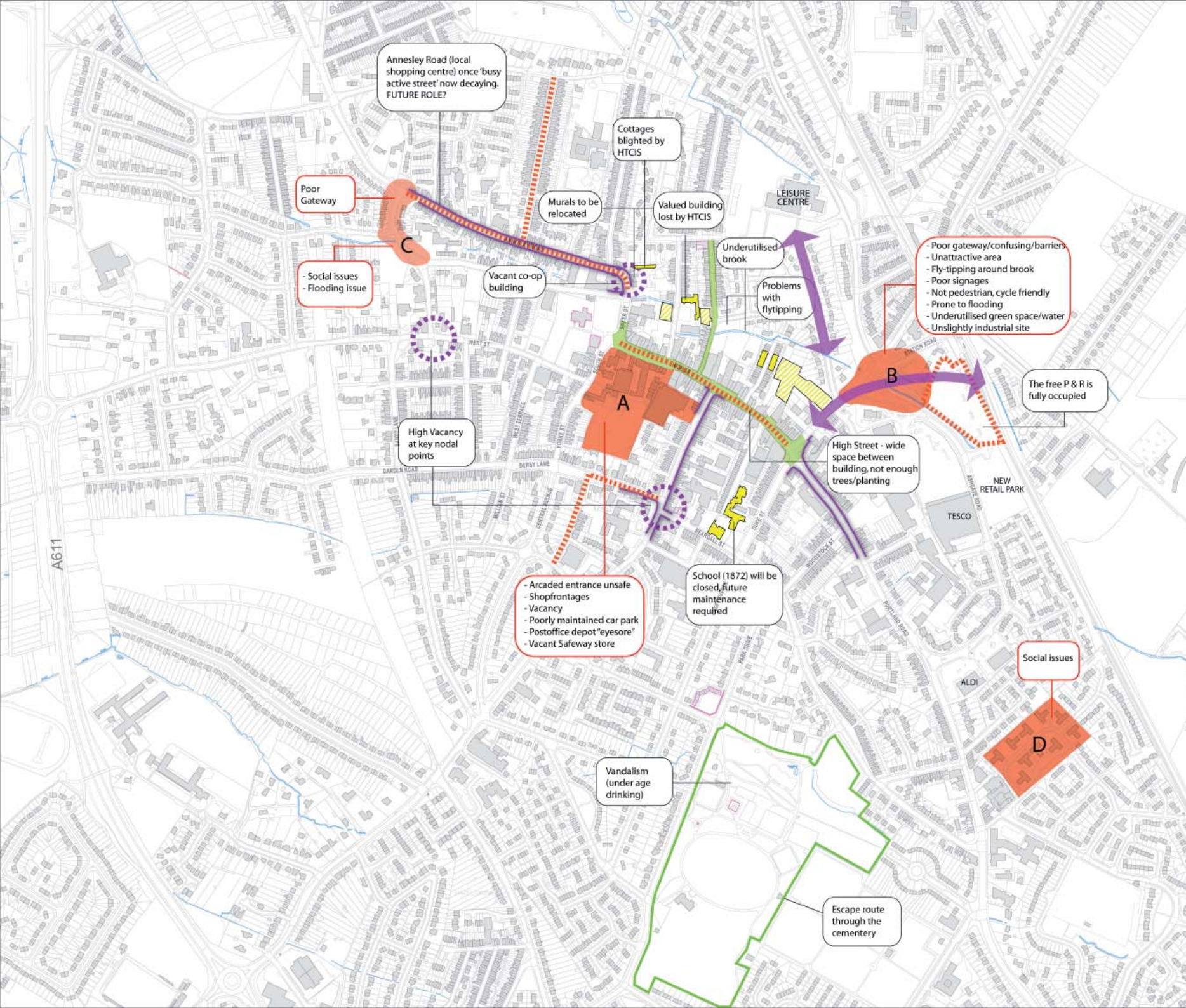
Modern style shopping units have poor access and integration with street and public realm

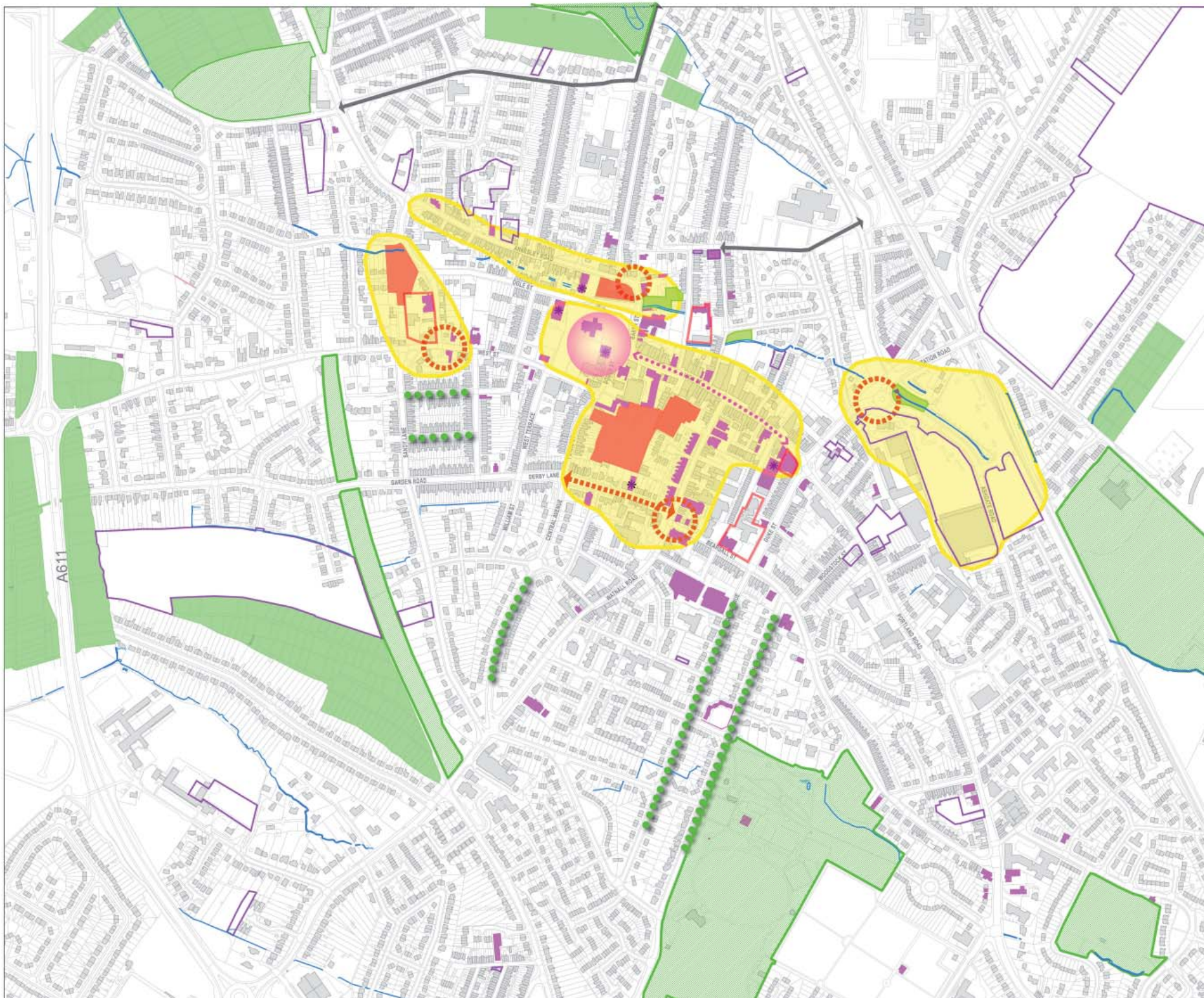
Legend:

Issues

-  Key Problem Areas
-  High vacancy
-  Key nodes with high vacancy
-  Parking issues
-  Park
-  Environmental improvement
-  Connection issues
-  Building lost/affected by HTCIS
-  Car park lost by HTCIS

Walkabout Issues Plan





Legend:

Opportunities

- Focus areas
- Opportunity sites
- Potential extension for retail offer
- Key nodes
- Open space
- Allotments
- Tree lined avenue - Opportunity for green links
- Water features to be built upon
- Opportunity to extend the Existing pedestrian links
- Opportunity Natural Habitat
- Community resources
- Refurbishment Opportunities
- Planning Applications
- Valued Built Heritage

Walkabout Opportunities Plan

Group Three (Facilitator - Paul Bower)

Mark Armstrong	Town Centres Manager, ADC
Louise Seymour	Principal Project Officer, Nottm. Regeneration Ltd
Cllr. Gordon Riley	Ashfield District Council
Neil Oxby	Planning Officer, ADC

- It was mentioned that there may be an old brook/stream that runs underneath the carpark adjacent to the vacant former Safeway building. This will need to be checked on the older maps to assess the validity of this claim.
- Empty shop units (in former chapel on the corner of Beardall Street) are currently under planning for new use, with several vacant shop units also existing along Watnall Road and Derby Lane.
- It was felt that the Church is hidden and hard to access from West Street. and could be revealed to attract movement and activity through this site into the market square.
- Anti-social activity often occurs on Spring Street. Lack of natural surveillance and blind spots are seen to contribute towards this.
- Large sloped green space fenced off from Spring Street, appears as a potential site for housing. This could be integrated into the school site at the top of the road- providing an opportunity to give presence on the road.
- The brook that surfaces next to Spring Street flooded last year, damaging properties and stranding many residents in their homes. The areas surrounding the several brooks/streams in Hucknall are potential flood sites.
- Where the brook goes under the road there is a steel grilling that often gets blocked with litter and debris making flooding even more likely. Lack of maintenance and a poor finish of the adjacent banking is a concern for residents, due to rubble being used by kids to break windows and the brook being a dumping ground for rubbish.
- Hucknall is characterised by many roads that lead to nowhere, often a dead-end, with no or little connections to neighbouring streets.
- Pedestrians crossing Station Road from the tram station are in danger as cars do not slow down as there is no change in the road or indications of crossing.
- A more direct and simple connection between the tram station and the High Street is called for. A simple foot bridge was suggested that would cross the ditch adjacent to the park and ride.

People in the group were both for and against the Hucknall Town Centre Improvement Scheme:

For the Hucknall Town Centre Improvement Scheme:

- Some thought that the road would help mobility through the town centre and strengthen the commercial viability of Annesley Road.
- Help traffic calm the high street and make the pedestrian/shopper experience safer, by removing heavy vehicles from the High St.
- Create better environment and opportunity for development along the High Street

Against the Hucknall Town Centre Improvement Scheme:

- Lots of free car parking is being lost to make way for the road.
- The main flow of traffic will be drawn towards Tesco, this is going to detract from people parking and visiting the High Street.
- The brook will be hidden as it is blocked by the road – this also makes more potential blockage points in the event of high water flow levels.
- The road will create a barrier for those residents to the north of the road wanting to visit the High Street.
- There will be a strange relationship between the existing buildings and the new road. The proposed solution of fencing the edge of the properties will result in a road with no human surveillance at all. In addition to this, the resulting view from passing cars will be of fences and not much else.
- There will be too many junctions, making the pedestrian/cycle experience unpleasant.
- The proposed junction onto Station Road and opposite Bolsover Street will create another potential traffic bottle neck and make the route between the tram station and the High Street even harder to make work/desirable for the pedestrian/shopper.

Group Four (Facilitator - Shruti)

Frank Horsley	Head of Community and Economic Promotion, ADC
Neil Hodgeson	Service Manager for Transport and Environmental Programmes, Notts County Council
Paul Hillier	Local Transport Officer, NCC
Cllr. Micheal Murphy	Nottinghamshire County Council
Cllr. John Wilmott	Ashfield District Council

- Street maintenance concerns and poor quality paving exists, mainly in the residential neighbourhoods.
- Empty flats above shops.
- The vacant Safeway block and the adjacent car park is a key opportunity within the town centre. Morrisons has a 100 year lease over the Safeway site, and should be involved in the masterplanning process. The car park should be free.
- There are a number of vacant shops along Portland Road, Watnall Road, and Annesley Road. Incentives like low rent or no rent at all for first 6 months should be explored to encourage occupancy.
- People in the group were both for and against the Hucknall Town City Improvement Scheme:

For the Hucknall Town Centre Improvement Scheme:

- The scheme will bring about major regeneration, which is much needed.
- Traffic on the High Street will be reduced and some parts will be pedestrian only zones.
- A better environment will be created, with opportunity for development along the High Street being created.

Against the Hucknall Town Centre Improvement Scheme:

- No suitable justification for pedestrianising the wider street in the front.
- There will be a loss of natural habitats and valued historic buildings with the development of the road. Additionally, noise levels within the surrounding neighbourhood will be affected.
- Movement within the town centre will be affected due to the new retail park/ Tesco and bypass the High Street.

SUMMARY OF WALKABOUT ISSUES

Public Realm

- Market Square is a prominent and successful public space to the west of the town. The opportunity to further enhance this area should be studied.
- In places pavements and roads had uneven surfaces that required better maintenance. A lack of litter bins was noted around the town centre.
- In some locations the positioning of wheelie bins on the street was unsightly and better storage solutions are needed.
- Improved, high quality and consistent signage is required between key destinations within the town, e.g., between the tram stop and town centre.
- The public realm at the town's key gateway around the tram station is very poor quality.
- There are some anti-social behaviour hotspots (e.g. Spring Street) throughout the town that need addressing

Movement, Parking & Servicing

- Hucknall is characterized by many roads that lead to nowhere in dead-ends.
- The Hucknall Town Centre Improvement Scheme could have a number of effects including; creating a more pedestrian friendly environment along the high street, channeling traffic more effectively to the Tesco store rather than the town centre, creating a barrier for those residents to the north, creating unattractive new edge to the road, more junctions preventing easy movement of pedestrians and cyclists, create a new series of rat runs and place more traffic on some existing routes
- A number of free surface car parks would be lost through the Hucknall Town Centre Improvement Scheme; these would need to be compensated.
- Pedestrian accessibility from the tram station to the town centre is very poor, a more direct route was suggested in the form of a footbridge.
- Access to the leisure centre is poor.
- Moving to and from the town by foot or cycle is hazardous in places.
- The park and ride scheme needs reviewing and enlarging as has reached capacity.
- Certain streets are hotspots for free parking.

- The servicing arrangement to the former Safeway store used to cause some problems on Watnall Street.

Environment & Open Space

- There are some open spaces that are subject to fly-tipping, these are largely poorly overlooked and hidden away.
- Whilst there are no formal green open spaces within the town centre there are numerous pockets on its edge that commonly surround the town's watercourses. These offer opportunities to provide attractive pedestrian routes, recreational spaces and increase local biodiversity.

Heritage & Distinctiveness

- The locally inspired murals on the Baker Street buildings need to be relocated somewhere equally as prominent if clearance of the buildings is required.
- Market Place provides a locally distinctive space with notable civic buildings and historic resonance.
- Opportunities exist to work with the town's historical past, including the mining industry and sporting and literary connections.

Buildings & Development

- Need to address vacant properties on the high street.
- The Post Office building was noted as an eyesore.
- The former Spring Street school building and adjacent areas was identified as a regeneration opportunity.
- Annesley Road which is a local shopping centre has declined and needs a clear strategy to support its future role. Shop front improvements here to the standard that Dayus Furnishers have achieved would be beneficial.
- This part of town is changing from commercial uses to residential uses, both through new build and refurbishment.
- The Co-op building is very distinctive and characterful but despite its refurbishment has struggled to attract occupiers.
- The former Safeway store, car park and shopping units provide an opportunity area for regeneration and new retail development.