

NOTTINGHAM CITY CENTRE DESIGN GUIDE



Workshop Analysis

11th December 2007



A roundtable workshop was held on 11th December 2007 at View from The Top Gallery, Bridlesmith Gate, Nottingham between 5:30 to 8:30 pm.

The WORKSHOP TIMETABLE was

17:30-17:45	Registration/Refreshments
17:45-18:00	Introduction by Adrian Jones/David Rudlin
18:00-18:30	Group Discussions: Analysis of the city centre today
18:30-18:45	Presentation: Vision and emerging guidance
18:45-19:15	Refreshments
19:15-20:00	Group Design Work: Getting Nottingham where it needs to be
20:00-20:30	Feedback: visions, plans, priorities

The following are the list of people who attended the workshop.

Sean Akins	Bildurn Properties	Mike Nagelsztajn	S&P Ltd
Hugh Avison	Williams Architects	Taner Oc	Nottingham University
Mark Bannister	English Partnership	Hugh Owens	Stephen George and Partners
Tim Beale	Crest Nicholson	Ed Parker	Westfield Shoppingtowns Ltd
Joanne Benon	Yorkshire Bank	Malcom Reece	Nottingham Regeneration Ltd
Katherine Borsi	Nottingham University	John Rhodes	Trent Park
Ken Brand	Nottingham Civic Society	Jon Roberts	Nelsons
Andrew Brentnall	Savills	Oliver Roberts	Nottingham University
Andrew Bulmer	Central Management	J Selwood-Hugg	Balfour Beatty
Sue Churchill	Nottingham Regeneration Ltd	Karen Shaw	Environment and Regeneration
Allan Clark	Councillor	Janet Stirzaker	Gleeson Regeneration
Marc Cole	Nottingham Regeneration Ltd	Sanjay Tanwani	Nottingham University
Robert Cullen	Nottingham Civic Society	Fahmyddin Tauhid	Nottingham University
Mark Elliot	Lace Market Properties	Joe Taylor	Franklin Ellis Architects
Richard Erwin-Jones	Arts Council of England	Matthew Tucker	Aura Commerce & Tech. Centre
David Franklin	Franklin Ellis Architects	Matthew Varley	Experian
Peter Gadsby	Miller Birch	Zhipeng Wang	Nottingham University
Chris Godwin	Rayner Davies Ltd	Samantha Worrall	Nottingham University
Dana Halasa	Nottingham University	Richard Taylor	NCC Environment
Nick Hammond	Castle College Nottingham	Garry Boydell	Mayber
Collin Hayer	Sneinton Business Forum	Aime Tang	University of Nottingham
Tim Heath	Institute of Urban Planning	Chris Gibson	NCC
Fiona Heron	Wolfgang and Heron Ltd	John Heeley	Experience Nottingham
Oliver Higgins	Nottingham University	Robert Dawson	Sneinton Business Forum
David Hill	Nottingham Civic Society	Hilary Brindley	NCC
W Honeyman-Smith	Sneinton Alchemy	Nigel Turpin	Nottingham Regeneration Ltd
Cynthia James	NCH	Daniel Thomas	New Nottingham Web
James Jeffries	Nottingham University	Shane Neville	Nottingham CC
Nick Keightley	Maber Associates	Lesley Truchet	Meadows
Teo Lall	Stephen George and Partners	Jim Taylor	NCC
Jason Learoyd	Development Manager	Mat Wrate	Arup
David Leonard	Leonard Design Architects	Melys Griffiths	Savills
Matthew Letts	Letts Wheeler Architects	Mark Bielby	Miller Birch
John Long	Blueprint Ltd		
Christopher Lydall	Safe and Strong Communities		
Esme Macauley	Nottingham City Council		
Anna Minton	Barrington Minton and Associates		
John Morris	Lace Market Properties		



Exercise 1 - Group Discussions for analysis of the city centre today

- What are your favourite streets, spaces and buildings and why?
- What are your least favourite places in the city centre and why?
- Which is your favourite tall building in the city centre? Which is the one you dislike and why?

Exercise 2 - Group Design work for getting Nottingham where it needs to be

- Where are the zones of repair and reinvention in the city centre?
- Which are the key pedestrian, cycle, public transport and vehicular routes? Where do you think are the missing links?
- Where do you think should new tall buildings be built in the city centre?
- Collage for 'nottinghamness'



pink GROUP

LIKES

Buildings

- Adams building - well refurbished
- St Peters Gate - original court building
- Watson Fothergill
- Inland Revenue
- The Pod - use of glass

Streets

- Broad Street - meandering
- Little Alleyways - fine grained
- Wellington circus
- Kings Street - intimacy
- Queens Street - intimacy
- Bridlesmith Walk- former Arcade
- Canal Street - art deco / braised brick buildings

Spaces

- Market Square
- Lace Market area
- Castle grounds - celebrated / peace & quiet
- Area around St. Peter's church
- Wellington circus
- Chapel Bar - pedestrian oriented
- King's Arcade
- St Mary's rest garden

Tall Buildings

- Exchange Building/Council House
- St. Peter's Church
- St. Mary's Church
- Newton building

DISLIKES

Buildings

- Castle College
- Broadmarsh
- Jury's Inn
- Marco Island
- Market Square House
- Litmus building
- Buildings along Maid Marion Way
- Corner house

Streets

- Huntington Street
- Collin Street
- Milton Street
- Glasshouse Street
- Maid Marion Way

Spaces

- Maid Marion Way
- Broadmarsh Shopping Centre and Bus station- bad gateway to the city/disorientation
- Corner of chapel Bar
- Incinerator
- Canal corridor
- Huntindon/ Lower Parliament Street
- 1 Fletchergate

Tall Buildings

- Jury's Inn
- Market Square House
- Park Plaza - a poor tall building
- Victoria Centre flats - poor cladding; too long and inhibits movement
- Marco Island

pink GROUP

Missing Links

- across Lower Parliament Street and Canal Street

- Shakespeare Street

- poor connections to the waterside area

- poor pedestrian/cycle routes along Manver's Street / Daleside Road

- poor connection from the station to the city centre

- improve crossings/better links across

1. Queen St and Sherwood St
2. Clumber St and Milton St
3. Junction of Glasshouse St / King Edward St / Lower Parliament St
4. Goose Gate and Gedling St
5. London road roundabout
6. Middle Hill and Canal St
7. Maid Marion Way roundabout (south)
8. Cross-links across Maid Marion Way

Tall Building Zones

- Tall buildings should only be allowed if they were proven to add something to the city

- key views into and out of the city to be protected.

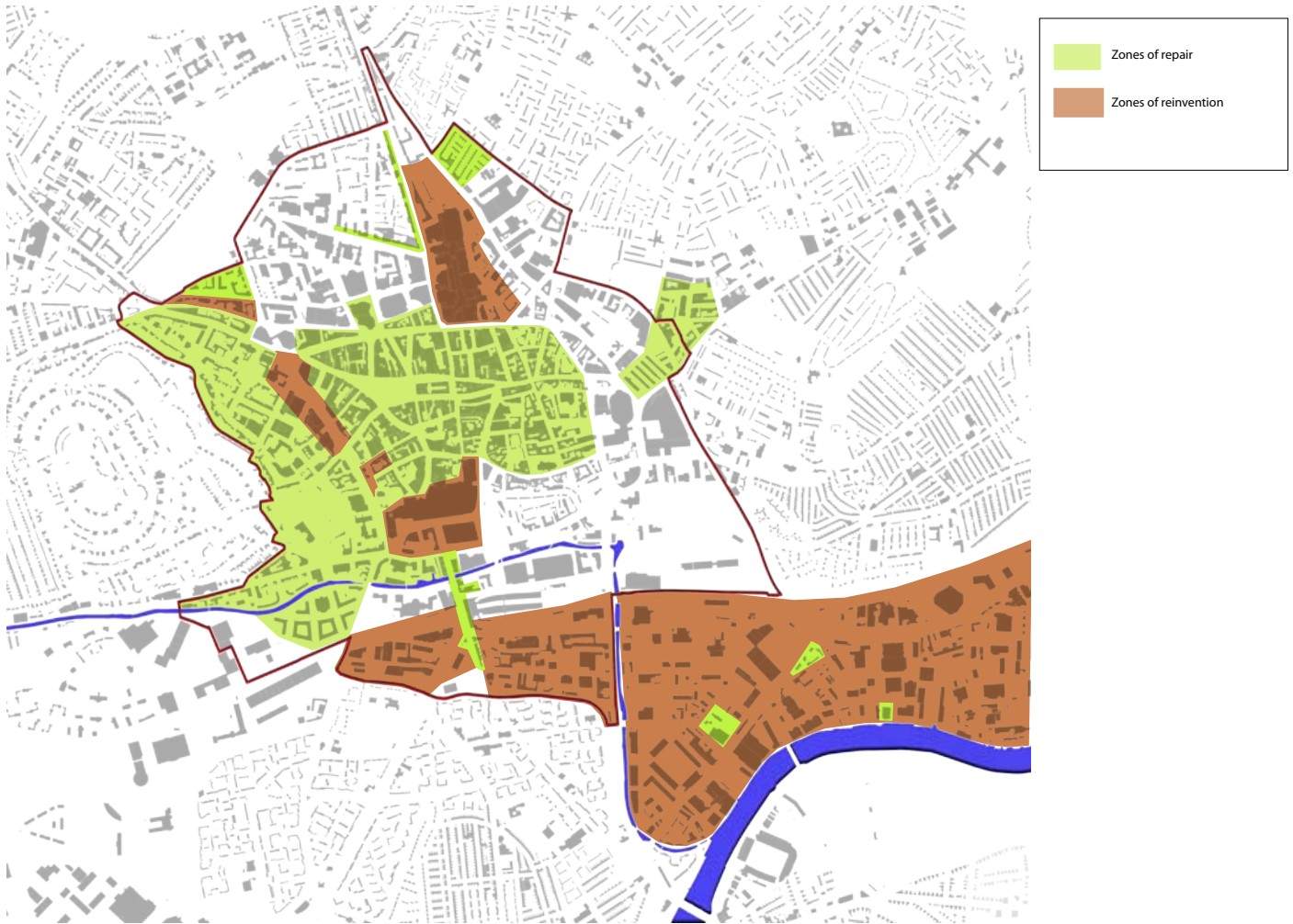
- No tall buildings in the zones of repair

- Tall buildings should not be placed in clusters, as this may be dangerous and obtrusive.

- Ideal place for tall buildings was suggested as Malmo- West Harbour development.



pink GROUP



'Nottinghamness'

- Tree-lined Boulevard
- Good quality pedestrian Streets
- Intimate public spaces as well as quality gathering/events spaces
- Interactive / interesting public art
- Framing the views
- Old palate of materials mixed with new contemporary designs

ZONES OF REINVENTION

- South of Railway Station
- Waterdie Area
- Broadmarsh
- Castle College Area
- Victoria Centre
- North of Maid Marion Way



LIKES

Buildings

- Clock Tower
- St Mary's Church
- Castle
- Council House and Arcade
- Inland Revenue

Streets

- Broadway
- Bridlesmith Gate

Spaces

- Old Market Square
- Theatre Square
- Theatre Royal
- NIC square

DISLIKES

Buildings

- Primark
- Clumber street west
- Norwich union
- West of Maid Marion Way

Streets

- Collin's Street
- Back streets on/off Broadmarsh
- Castle Boulevard - due to the poor pedestrian access

Spaces

- Old Market Square
- City Gate
- Maid Marion Way



Missing Links

- Poor gateway from the south of the city centre
- Links to Eastside and Sneinton Market
- Improve links across NIC
- Possible 'Park n Walk' scheme. Potential parking area in the Eastside (south)
- Possible new tram line connecting the city centre to the Eastside along existing train line.

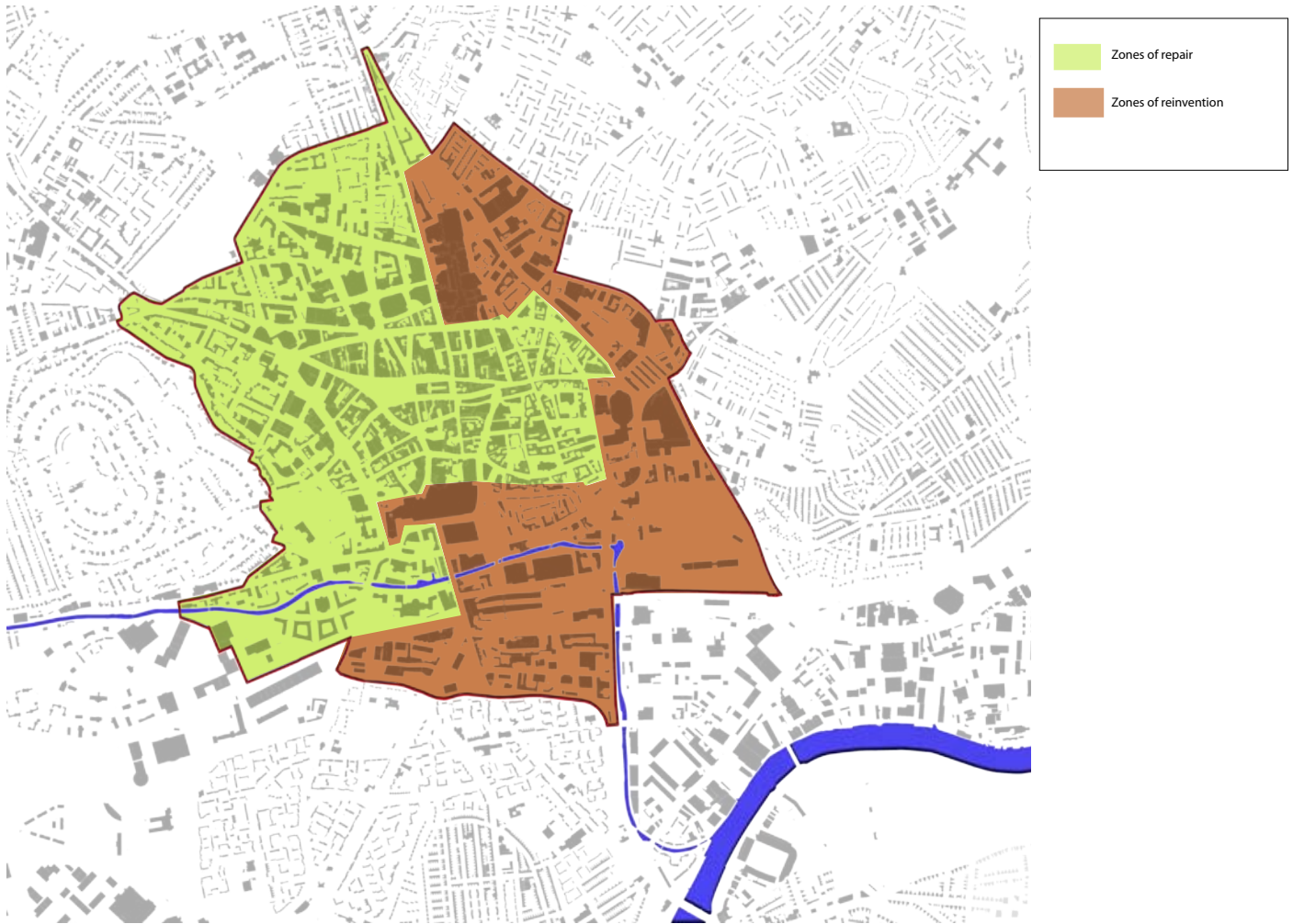
Tall Building Zones

- To the south of the Railway
- Potential clusters around existing tall buildings so that other areas are not messed about
- Historic views should be protected
- The heights of the supporting cast should be defined - massing is important
- Along the river side

'Nottinghamness'

- New interventions (like 'Fred & Ginger' in Prague) for attracting people
- Framing views through buildings
- New contemporary materials/ interactive facades
- a good mix of Old and New 'history and modernity'
- more intimate spaces
- good quality housing projects
- green roofs / atrium spaces / quality outdoor green spaces
- interesting lighting (old and new)
- children friendly spaces





ZONES OF REINVENTION

- Eastside area
- Area to the south of the city centre including Broadmarsh, railway station and the area to its South.

green GROUP

LIKES

Buildings

- Broadway/ Broad Street
- Hard Rock Café Building
- Corner of Square and King Street
- Derby Road Buildings
- IBIS
- MUJI
- Council House
- St. Mary's
- Newton Building
- Crescent on Bus Depot in Sneinton

Streets

- Hockley
- Bridlesmith Gate
- Castle Gate
- Gedling Gate
- Sneinton Market

Spaces

- Market Square
- Wellington Circus
- Castle Grounds
- Castle Walled areas

Tall Buildings

- St Mary's

DISLIKES

Buildings

- East edge of Broadway
- Jury's Inn
- Primark
- Marco Island
- Argos/ Gas showroom
- Market Square House
- Broadmarsh bus station
- George Street Buildings (north)
- Huntingdon Street Development

Streets

- George Street (north end)
- Alleyways
- London Road Junction
- Huntingdon Street
- Crossing points to Eastside
- Lower Parliament Street
- Beck Street
- Carrington Street
- Arkwright Street
- Thurland Street

Spaces

- Standard Hill
- Thurland Street
- Victoria Centre Link

Tall Buildings

- Jury's Inn
- Market Square House
- Travelodge
- BBC Building

green GROUP

Missing Links

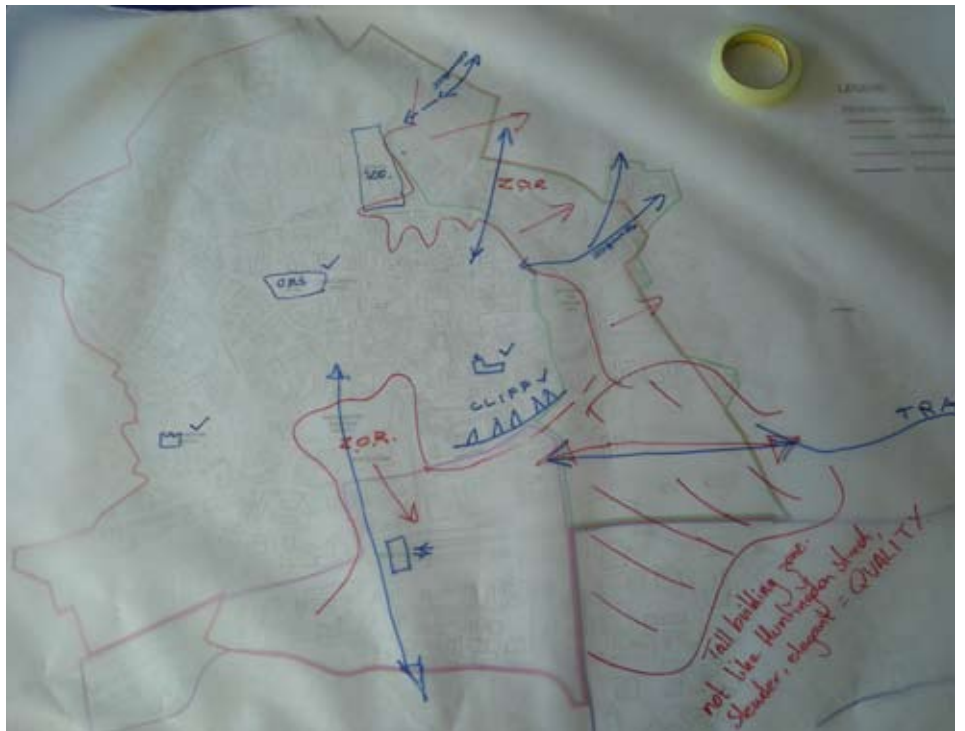
- across Huntingdon Street and Shelton Street
- Cranbrook Street/Belward Street to Sneinton and St. Anns Neighbourhood
- between Lister Gate/Low Pavement Street to Sheriffs Way
- London Road and Manver's Street/Daleside Road

Tall Building Zones

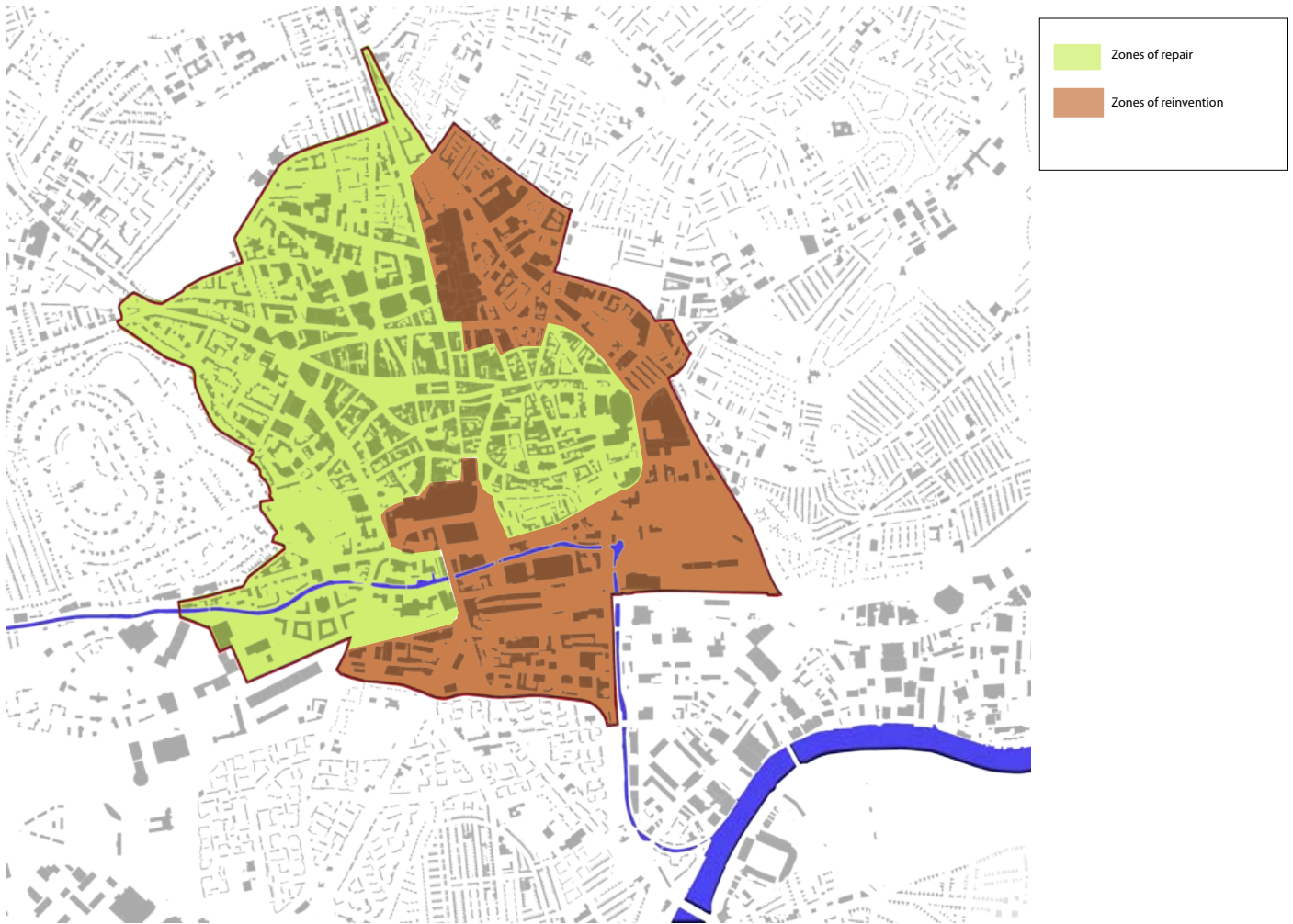
- consider the topography
- preserve views to the centre
- key views to the Castle and St. Mary's church to be preserved.

'Nottinghamness'

- Quality Lighting - Streets & Buildings
- City Living (community)
- Quality covered streets
- Eco/Environment friendly developments
- Variety in new developments
- City's Heritage
- Quality Public Art
- Social spaces / green areas
- Framed views
- Treelined Boulevard
- Activity / Cafes. Bars



green GROUP



ZONES OF REINVENTION

- Eastside area
- Area to the south of the city centre including Broadmarsh, railway station and the area to its South.



purple * GROUP

LIKES

Streets

- Carlton Street/ Goose Gate / Hockley
- Stoney Street
- High/Low Pavement
- Castle Gate
- Hounds Gate
- Bridlesmith Gate

Spaces

- Wellington Circus
- Theatre Square
- Chapel Bar
- Old Market Square
- St Peters Square
- Behind St Nicolas
- Weekday Cross
- Lace market tram stop
- New lace market square
- St Mary's rest garden
- Canal Warf

Tall Buildings

- Exchange Building
- Albert Hall
- Windmill
- The castle

This is because they all define the skyline and identity of Nottingham. They have architectural quality and create legibility of the city.

DISLIKES

Spaces

- Retail is weaker along the tram line
- Back end of Victoria Centre - forgotten and is typified by poor architecture
- Broadmarsh shopping centre - poor permeability
- Canal Street - poor gateway to the city centre
- Maid Marion way - lack of activity

Tall Buildings

- Victoria shopping centre; as it is too dominating of the area and unattractive
- Prudential House, Castle Heights, Britannia Hotel, Lloyds building - As these buildings do not engage with the street, they are ugly and impede on other quality views
- Marco Island - ugly, has poor massing and scale that doesn't fit with the surroundings
- BT building



purple GROUP

LIKES

Buildings

- Watson/ Fothergill – Interesting style of architecture
- Play house – Cultural focus / relating to open space
- Former Boots store (Zara) – flagship store / stylish architecture
- Fothergill's office, George Street – historical significance
- All Saints Building - architecture
- The Council House – city centre focus point
- Broadway Cinema – good example of refurb. / use of space
- Lace market Buildings - history
- Trent University- Newton Buildings
- Trent University- Arkwright Buildings
- Inland Revenue
- Queens Chambers
- Nottingham Castle

Spaces

- Market Square – focal space
- High/ Low pavement – historic / intimate
- Regent Street
- Site of Playhouse – integration of art work
- Canal side, Magistrates buildings -
- Goose gate – public realm / retail
- Bridlesmith Gate - vibrancy
- Victoria Street – unusual character / historic
- Brew house Yard – green inner city environment
- Castle Grounds
- Willouby House

Tall Buildings

- Newton building
- The Council Building
- The Pod
- Pearl Insurance House

DISLIKES

Spaces

- Broadmarsh – poor design / out of scale / impedes views & desire lines
- NIC – external appearance / impedes desire lines & connectivity
- London Road Corridor – pedestrian unfriendly / noisy / poor buildings
- Sneinton Market – poor quality environment
- Victoria Shopping Centre (upper) – poor architecture & environment
- Corner House – Clumsy design
- CHP Incinerator buildings - architecture
- Maid Marion Way – ruined urban form / poor collection of architecture
- Huntingdon Street – poor environment

Tall Buildings

- Victoria Centre flats
- Jury's Inn
- Market Square House
- Marco Island
- Maid Marion way buildings

purple GROUP

Missing Links

- Across Maid Marion Way
- Towards Sneinton and Eastside
- From Market St to the North across Low Pavement
- From the Railway Station to the city centre
- Link between the centre and the proposed Island site - across London Road roundabout

Tall Building Zones

Tall buildings

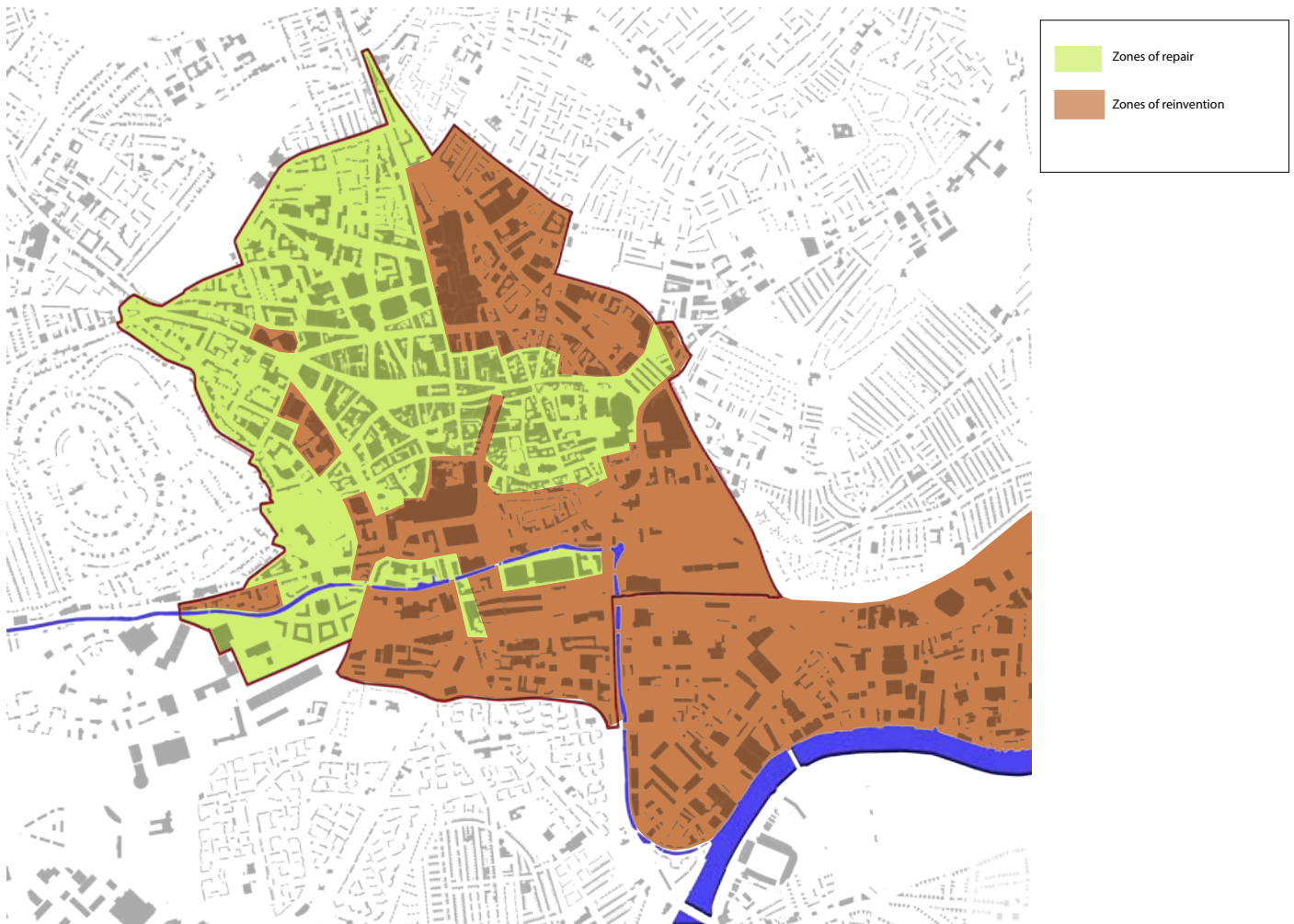
- Should be clustered
- Located to respect the views in and out of the city centre
- At the lower grounds
- There were 3 clusters proposed see plan to the bottom right

'Nottinghamness'

- Attractive green spaces
- Innovative Design
- Good quality public spaces
- Better use of the waterfront and innovative designs
- Cafe Culture



purple GROUP



ZONES OF REINVENTION

- Areas of Eastside including Victoria Centre
- Broadmarsh and area to the south of railway station
- Area along Maid Marion Way



orange GROUP

LIKES

Buildings

- All saints
- Junction of Queen and King Street - sloping site and unusual buildings
- Inland revenue- architecture and engineering
- The Exchange Building - design, views and interior
- CCAN - brings a major contribution to Nottingham, is an attraction to people and an informal public space
- Newton Building – Unusual massing
- Playhouse and Sky Mirror – Public Realm/ use

Streets

- Regent Street and the area around; the castle due to its legacy buildings
- King/Queen Street - scale, the sloping site and nice buildings
- Weekday cross - a sense of place, history, the street name and the activities
- Fletcher Gate to Parliament Square - a bounded space and has old and new buildings
- Bridlesmith Gate and Millon Street - as it has history
- The entire network of streets in the city centre core
- Goldsmith Street - sweeps down the hill

Spaces

- Castle- green open spaces
- Market Square - activity in the square
- The series of connected open spaces
- Area around the canal - history of the canal
- Area around The Park – Lovely estate close to the city centre
- Sneinton market and the area around - vibrancy of the place

Tall Buildings

- Newton building - its architecture /unusual massing
- Jury's Inn - the way it sits under the cliff / a good counterpoint

DISLIKES

Buildings

- Norwich Union
- Victoria flats
- Car Park on Talbot Street
- 'Concrete monster' along Smithy Row N of Council House
- NIC
- Prudential Tower on Maid Marion Way

Streets

- Maid Marion way
- Talbot St

Spaces

- Along Maid Marion Way
- Broadmarsh Shopping Centre and Bus Stop
- Railway Station area

Tall Buildings

- Victoria Centre flats
- A long Maid Marion Way

orange GROUP

Missing Links

- Across Broadmarsh Shopping Centre
- Through the Castle College area West of Maid Marion Way
- From the Railway Station to the south
- Across London road roundabout
- Across Maid Marion Way roundabout (N)
- Across Victoria Shopping Centre
- To Eastside area

Tall Building Zones

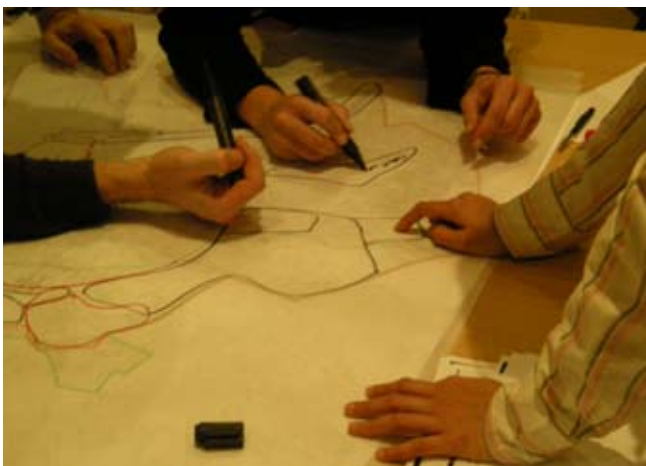
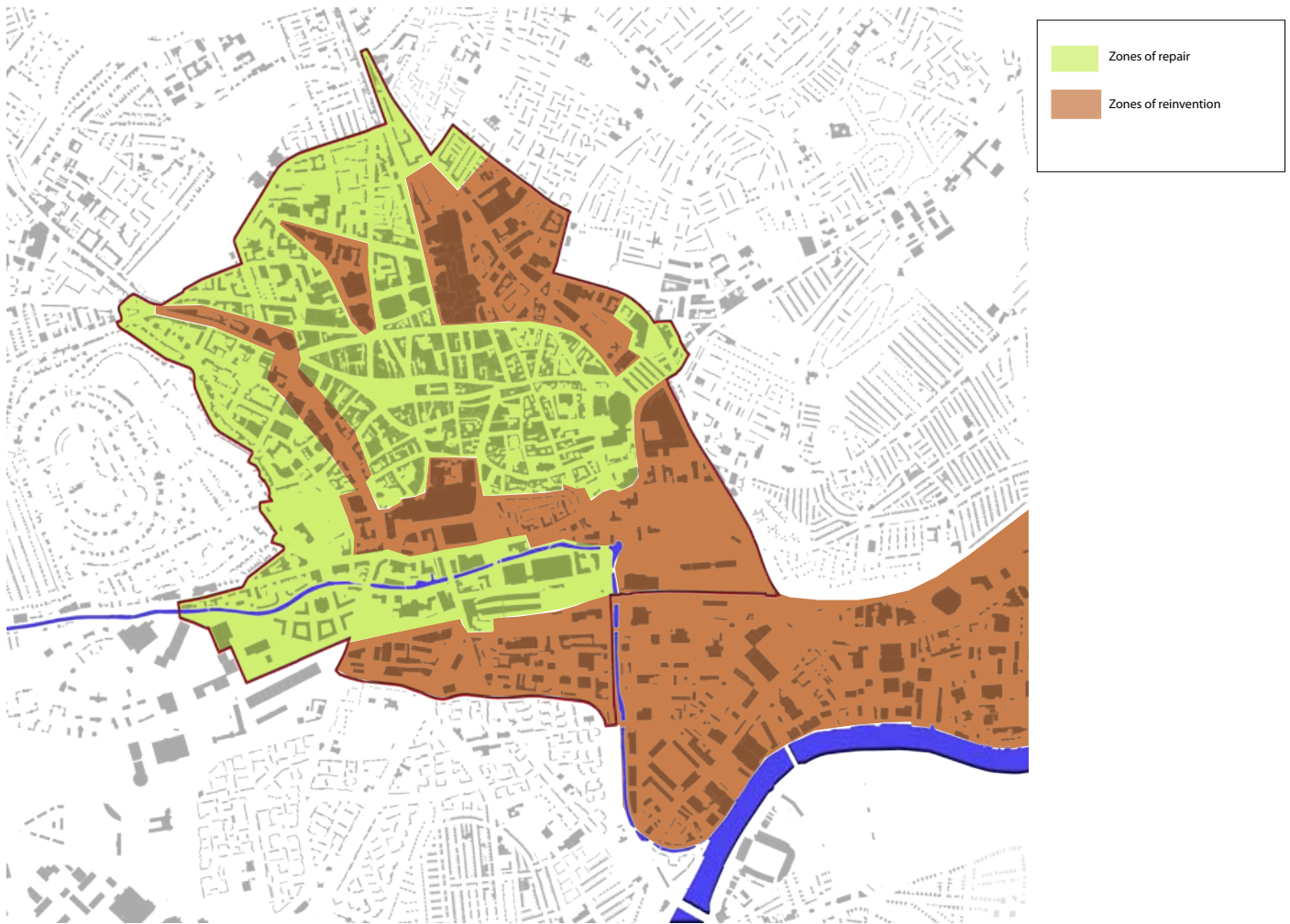
- New tall buildings should be clustered around the existing tall buildings provided they preserve/ frame key views in and out of the city centre. Proposed clusters
 - around Victoria Flats
 - around Maid Marion Way
 - around Jury's Inn
- Key views to and from the Castle, St. Mary's Church and Sneinton to be preserved
- Frame views with tall iconic groups
- Make tall buildings visible from vantage points

'Nottinghamness'

- Green areas besides very contemporary buildings
- Children in the city centre
- A good mix of old and new
- Green at the heart of the centre

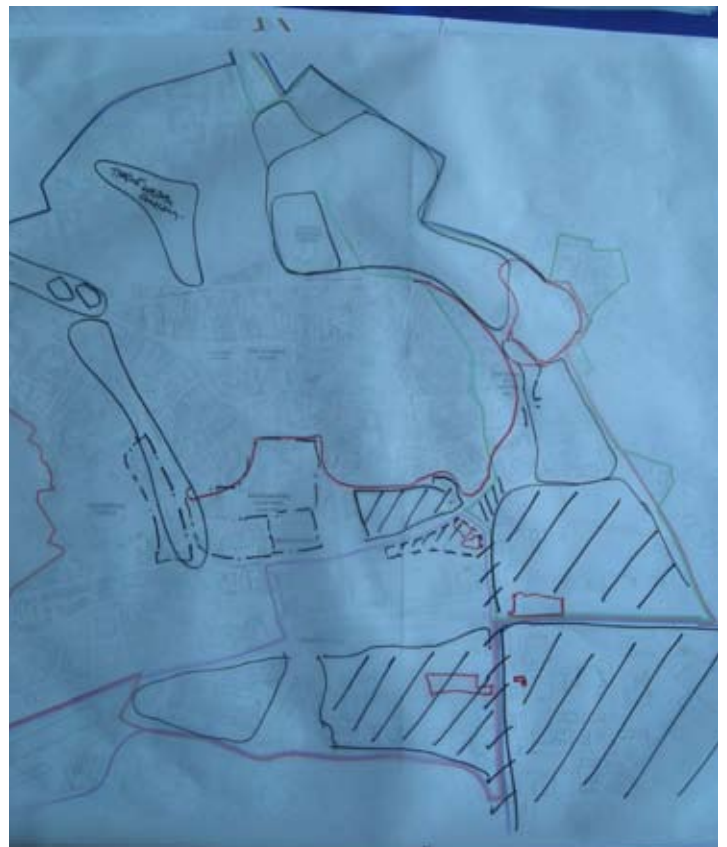


orange GROUP



ZONES OF REINVENTION

- Waterside area
- Eastside area - N & S of Sneinton Market
- Area around Maid Marion Way and Trent University
- Broadmarsh
- South of Railway Station



red GROUP

LIKES

Buildings

- Run on Victoria Street - bit enhanced by tram
- Inland Revenue - inspiration during architecture
- Former Waterhouse building - Classic style and good placing
- Lace Market area - quality old fashioned well blended
- Nottingham Playhouse - simple yet beautiful, it fits contextually and truly modern
- Council House - advanced for its time
- Broadway Cinema - brings activities outside – received one of the top 10 places to see
- Ropewalk - Excellent edge
- Pitcher and Piano

Streets

- Bridlesmith Gate – Scale
- Chapel Bar, Angel row – Variety of great buildings and great views
- High Pavement – View and form
- Foreman Street – Atmosphere
- Broadway – Planned Victorian

Spaces

- Market Square - initially clinical but on a good day it is great
- Space around St Mary's church - relatively tranquil, green yet urban
- Space outside Castle - peaceful, well designed
- Castle fringe - could be great but the area is dodgy in the evening
- Canal side
- Green space behind the Stoney Street - quiet and attractive

Tall Buildings

- Council House
- There are no Tall buildings in Nottingham, they are lumpy buildings instead!

DISLIKES

Spaces

- Broadmarsh - for everything its done to the city
- Victoria Centre flats - 22 storeys and awful slab “visioned hanging gardens of Babylon”
- Arndale carpark - could be better
- Jury's Inn - massing, finish and bad style
- Outside MacDonalds - underperforming
- Lloyds Bank
- The Pod
- Sovereign house
- Choice hotel - massing

Tall Buildings

- Jury's Inn
- Newton Building
- Buildings along Maid Marion Way
- The Britannia
- Telephone Exchange

red GROUP

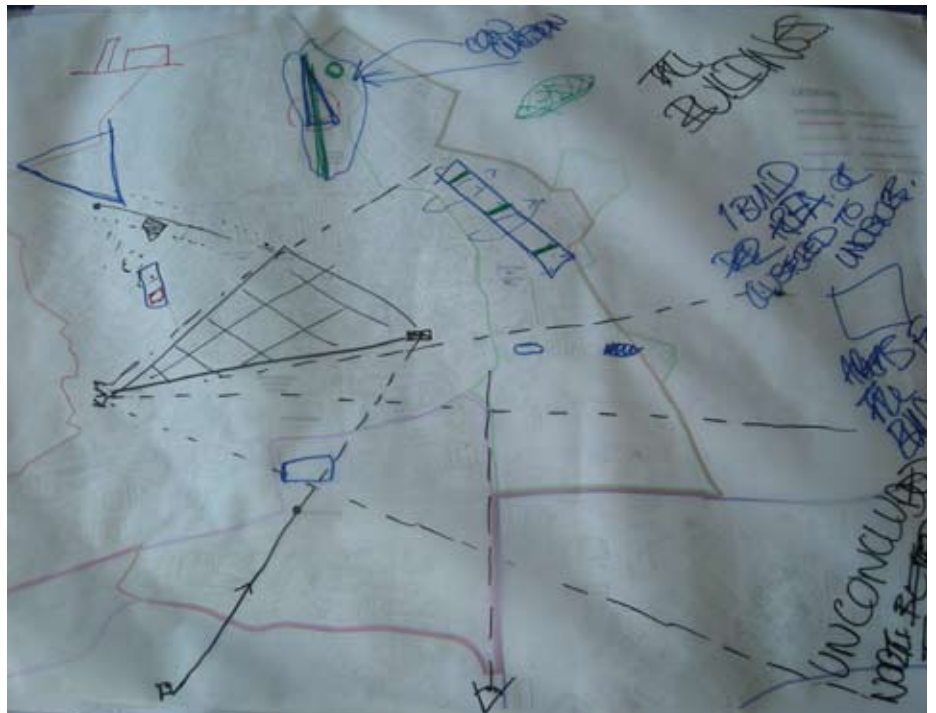
Tall Building Zones

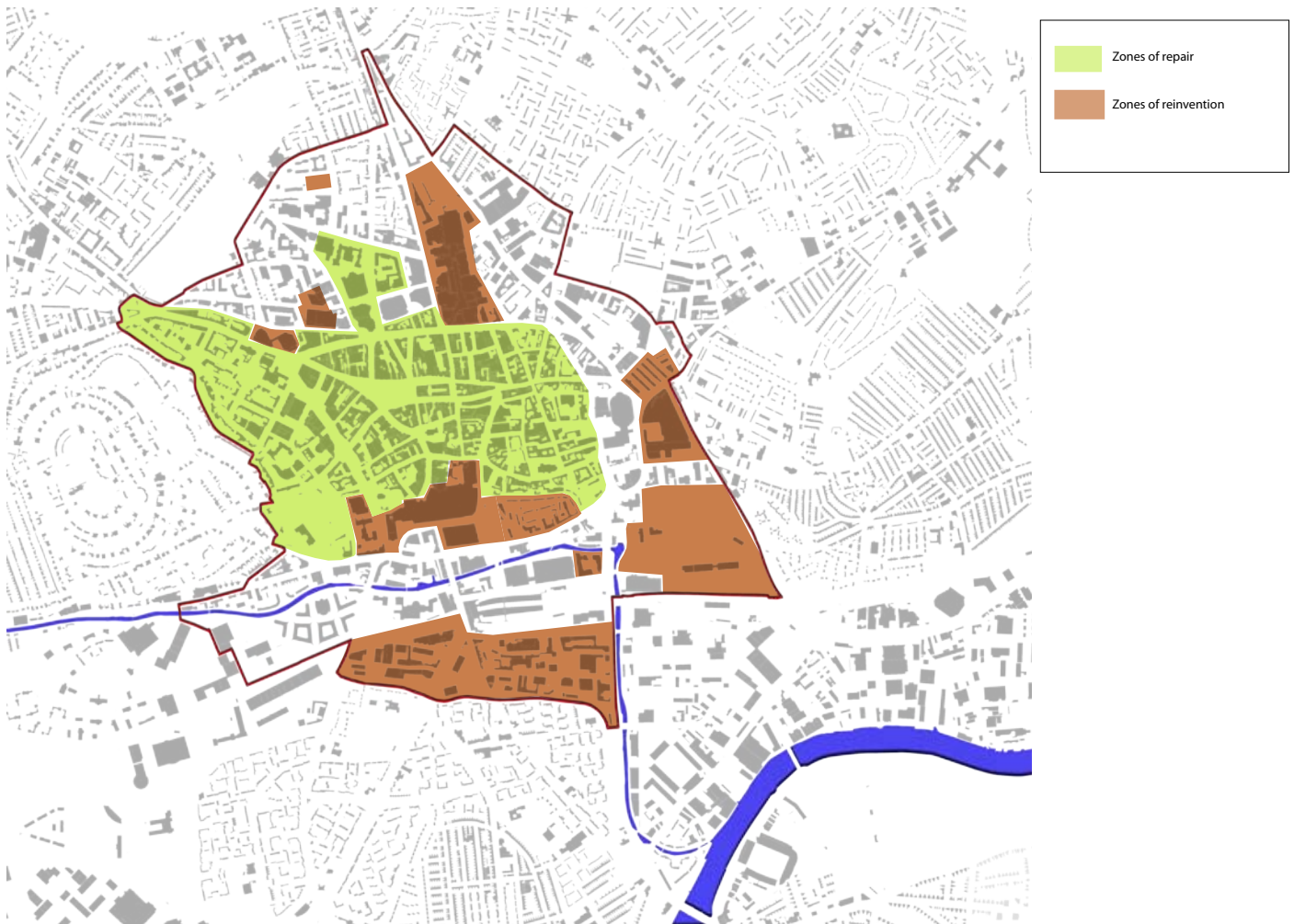
Tall buildings

- There should be no tall buildings
- The tall buildings should be located to the north of historic core.
- The tall buildings should not be located to the East or South of the centre as it may obstruct the views.

'Nottinghamness'

- Preserve views to the centre
- Quality public art
- Innovative architecture
- Unique Heritage





ZONES OF REINVENTION

- Central and southern area of East-side
- Area south of Weekday Cross and High Pavement
- Area to the West of Maid Marion Way
- South of Railway Station



yellow GROUP

LIKES

Buildings

- Exchange Arcade of Council House – good atmosphere
- IBIS, bottle lane
- Chapel Quarter
- Adams Building – restored well and reflects spirit of Nottingham
- CCAN (to be built) – looking forward to the see the building mix antique and contemporary aspects of Nottingham. (i.e. lace and concrete)

Streets

- Wellington Circus (NW) – Intimate
- Long Steps (SW), beneath St. Marys – Narrow Views
- Low Pavement – Good sense of place
- Bridlesmith Gate – Lots of People, always
- Albert Street – good for pedestrians
- High Pavement – Proximity to Shops

Spaces

- Corner House + Trinity Square – Nice atmosphere and outside cafes
- Weekday Cross – Monument
- St. Peters Square – vibrant and lots of activity
- Old Market Square – open space / can see lots of people there
- Rear of Council House – Intimate / Good views into arcade

Tall Buildings

- There are not really any tall buildings in Nottingham

DISLIKES

Buildings

- NIC – too big, and no thought to access
- Broadmarsh shopping centre – kills the urban fabric at day and night

Streets

- Derby Road – very exposed and one way
- Hounds Gate – Bad views
- Belward Street – Poor streetscape and pavement

yellow GROUP

Missing Links

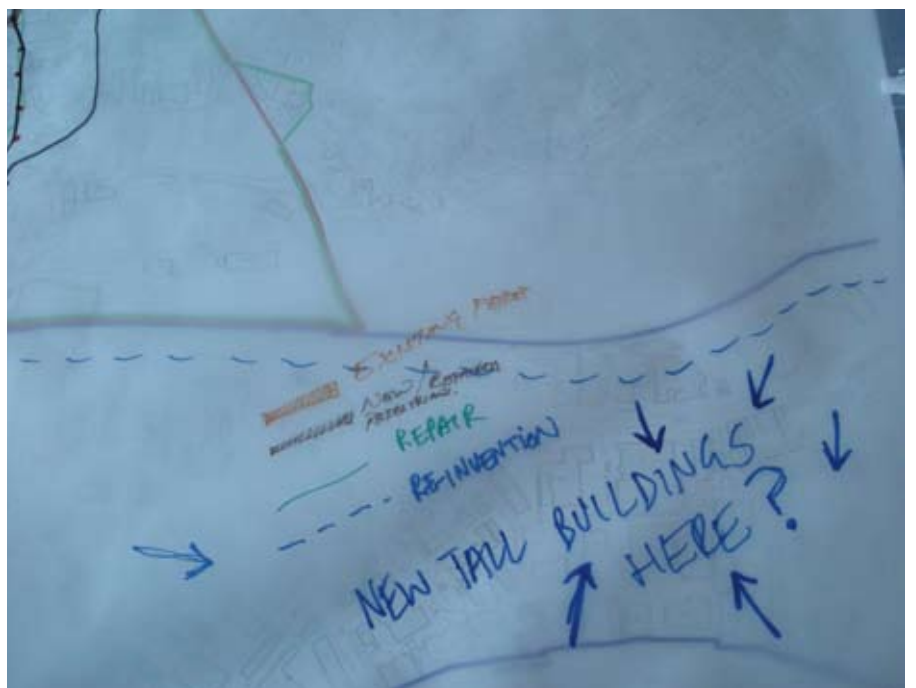
- A link is needed between the immediate area directly below the castle cliff to the south and the Broadmarsh centre. (East – West direction)
- Across Broadmarsh Shopping Centre
- Through the Castle College area and Friar Lane across Maid Marion Way
- Milton Street / Upper Parliament Street
- Heathcoat / Beck Street Link
- From the Old Market Square to the NIC and Eastside

Tall Building Zones

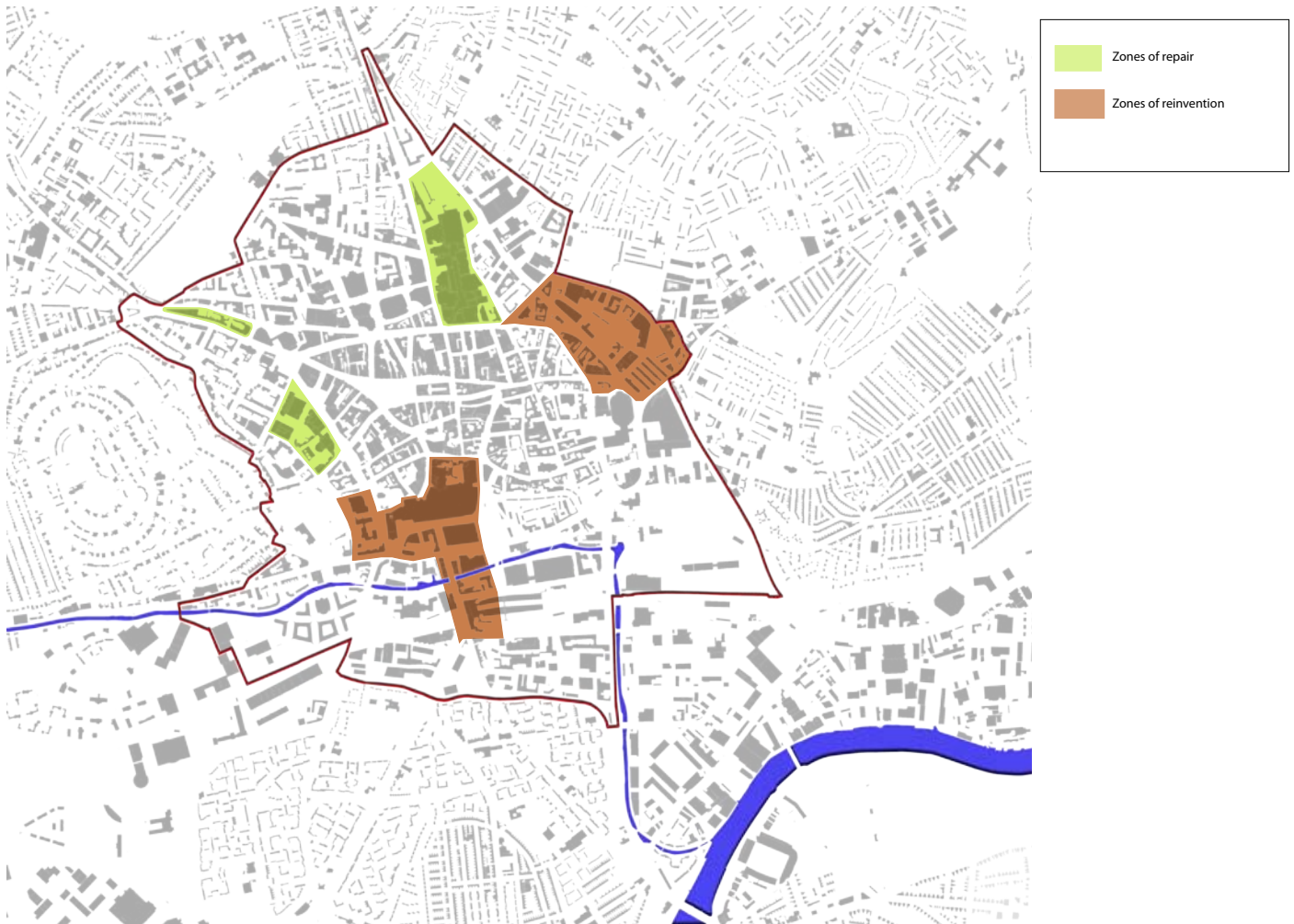
- ALL tall buildings should be located along the waterside, on the lowest land. Limiting the opportunity for tall buildings in the more historic core and setting up a possible third man-made hill (made from buildings). i.e. hill 1 – castle, hill 2 – st.marys, hill 3 – new waterside tall buildings

'Nottinghamness'

- Variety of high quality materials and spaces
- New and old brought together rather than held apart



yellow GROUP



ZONES OF REINVENTION

- Zones of reinvention concentrated on central part of Eastside and
- Broadmarsh, Castle College and area to the south of Canal Street along Carrington Street



SUMMARY

TOP 5 LIKES

Buildings

1. Council House
2. Inland Revenue
3. Broadway
3. Nottingham Playhouse
3. Newton Building
3. CCAN
4. Historic Buildings in the Lace Market Area
4. Castle
4. St. Mary's Church
4. Watson Fothergill
4. Adam's Building
4. All saints
4. Junction of King and Queen Street
4. IBIS

Streets

1. Bridlesmith Gate
2. High / Low Pavement
3. Hockley / Goosegate
4. Wellington Circus
4. King and Queen Street
4. Broad Street
4. Castle Gate
4. Regent Street

Spaces

1. Market Square
2. Castle Grounds
3. Chapel Bar
3. Canal Corridor/wharf
4. St. Peter's Square
4. St. Mary's Rest Gardens
4. Wellington Circus
4. Weekday Cross
5. Lace Market Area
5. Theatre Square

Tall Buildings

1. Council House
2. Newton building
3. St. Mary's Church
3. There are no tall buildings!
4. St. Peter's Church
4. Albert Hall
4. The Windmill
4. The Castle
4. The Pod
4. Pearl Insurance
4. Jury's Inn



TOP 5 DILIKES

Buildings

1. Broadmarsh Shopping Centre and Bus Station
2. NIC
2. Victoria Shopping Centre and flats
2. Buildings along Maid Marion Way
3. Primark
3. Car Park, Talbot Street
3. Jury's Inn
3. Norwich Union
3. Corner House
3. Market Square House
4. BBC Building

Streets

1. Maid Marion Way
2. Huntingdon Street
2. Collin Street
3. Glasshouse Street
3. Canal Street
3. Thurland Street
3. London Road roundabout

Spaces

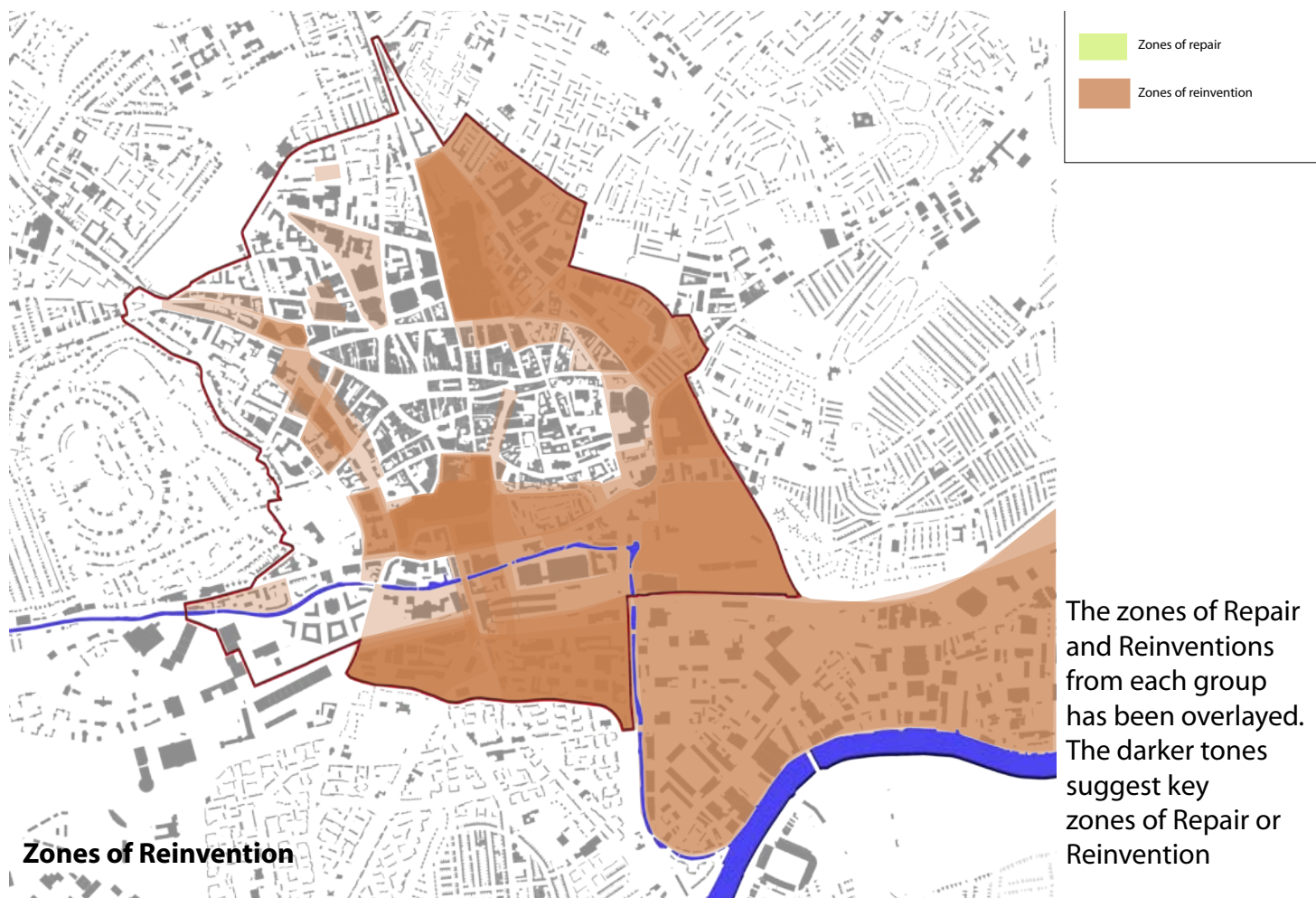
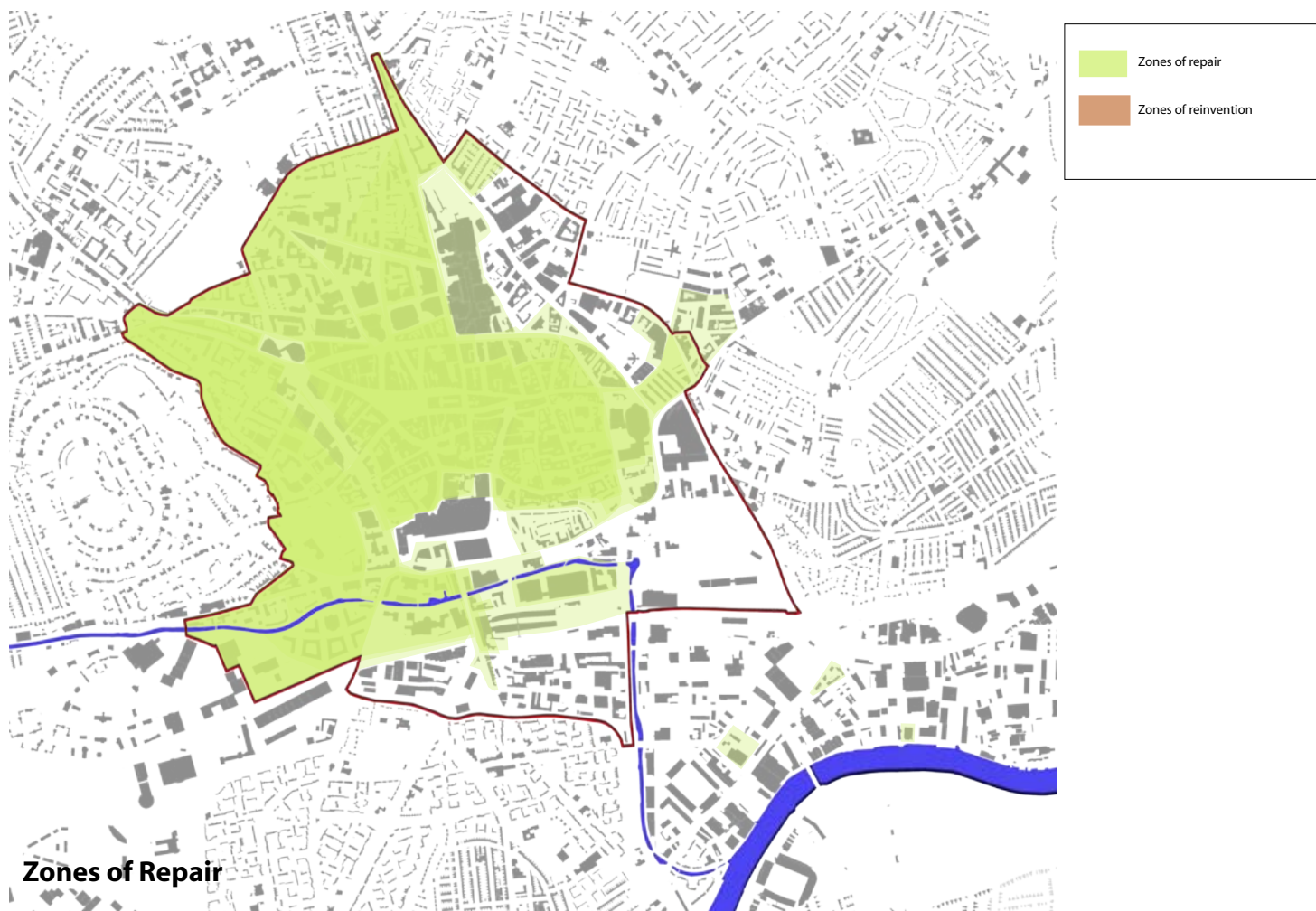
1. Maid Marion Way
2. Broadmarsh
3. CHP Incinerator
4. Victoria Centre
4. Standard Hill
4. London Road Corridor
4. Thurland Street
4. Area around the Railway Station

Tall Buildings

1. Jury's Inn
2. Victoria Centre Flats
2. Marco Island
2. Market Square House
3. The Britannia
3. Prudential Tower
3. Tall buildings along Maid Marion Way
3. Telephone Exchange



ZONES OF REPAIR AND REINVENTION



The zones of Repair and Reinventions from each group has been overlayed. The darker tones suggest key zones of Repair or Reinvention

MISSING LINKS

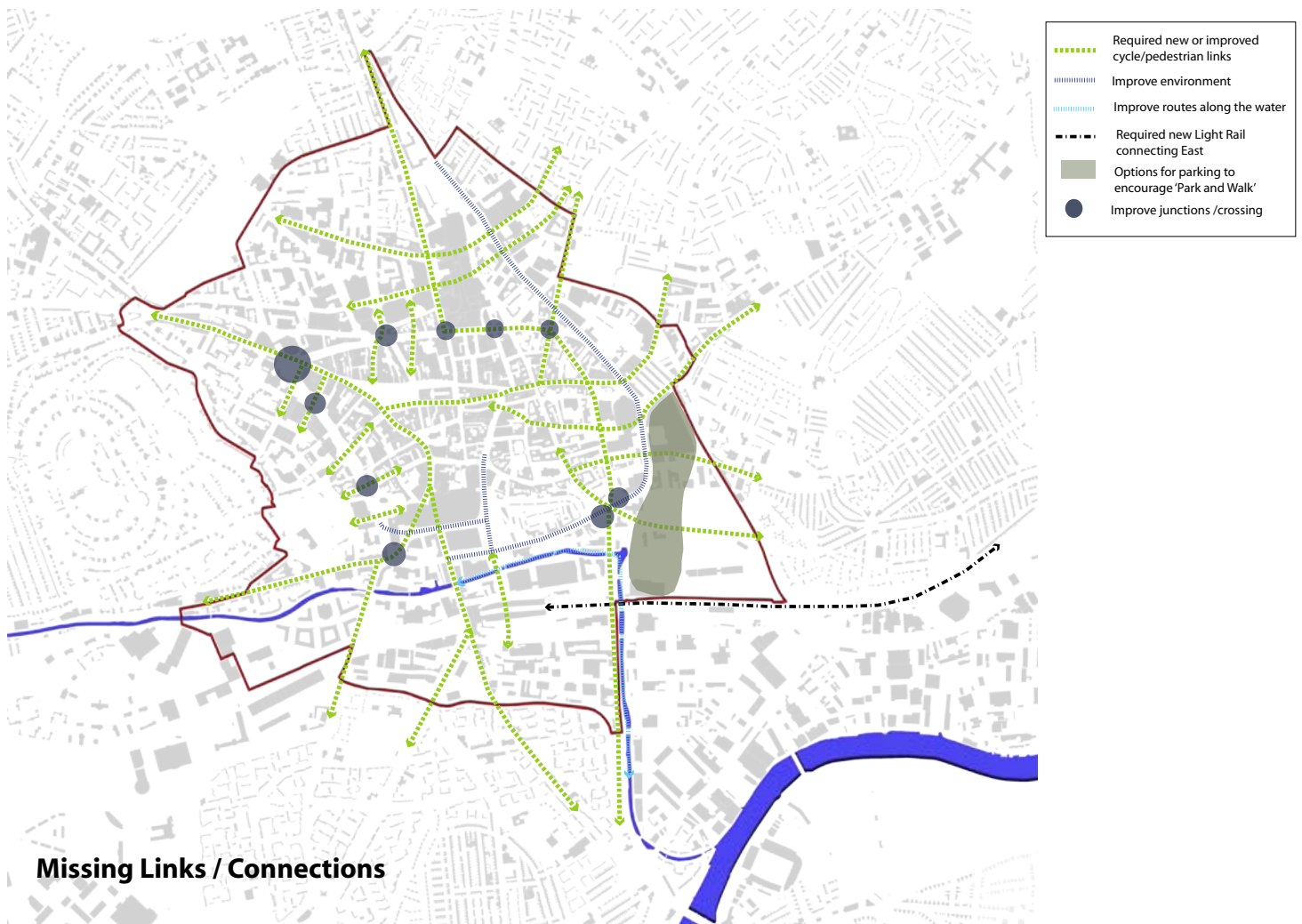


The green lines in the plan below show missing pedestrian and/or cycle links. There are four key missing links

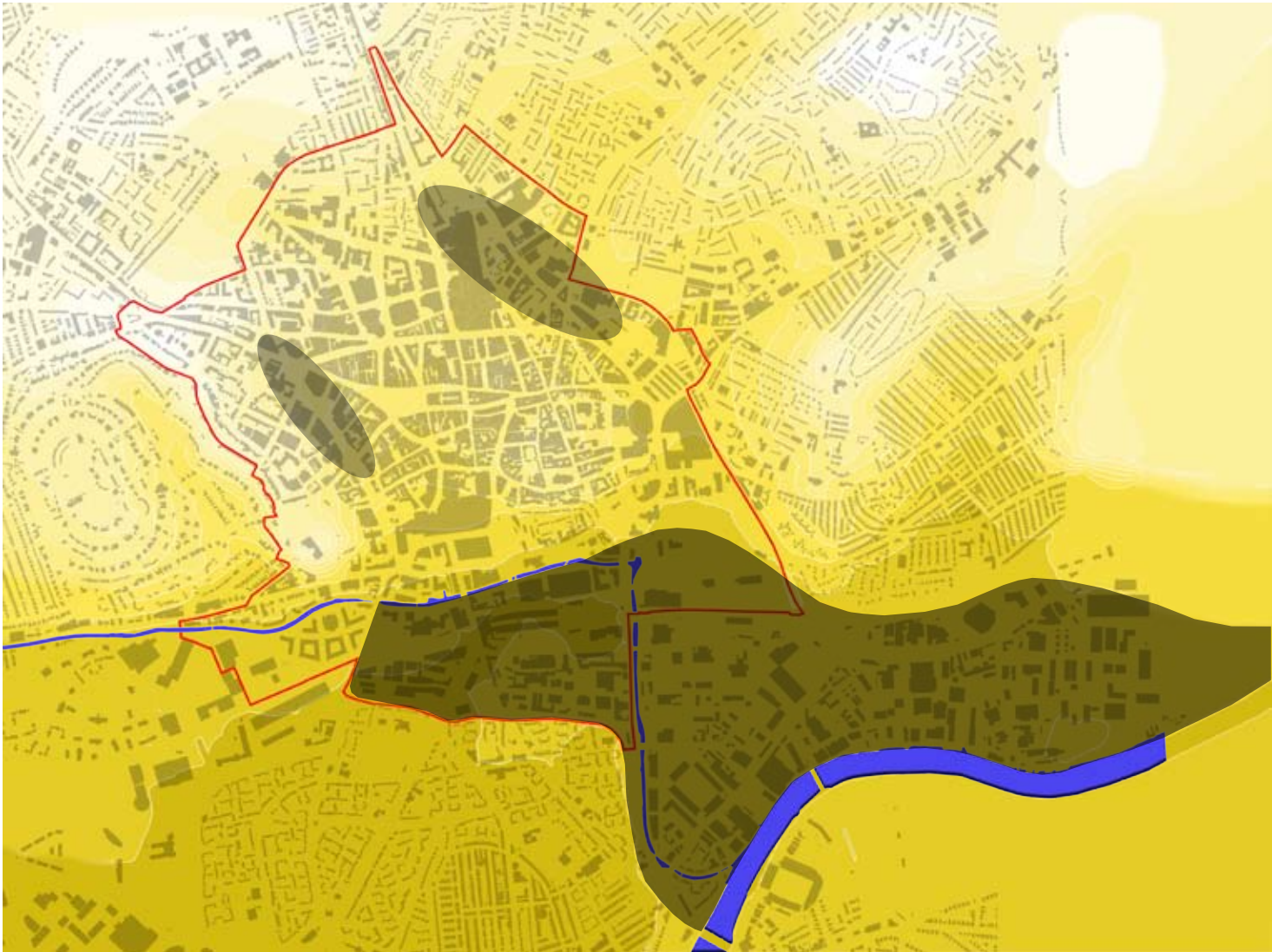
- 1 – Across Maid Marion Way
- 2 – From the Railway Station to the city centre
- 3 – From the centre to Sneinton Market and Eastside Area
- 4 – Across London Road roundabout to the Waterside Area

People also pointed out at a number of crossings/links that needs improvements which are highlighted in blue circles below.

There was also a suggestion for allowing some parking in the Eastside Area for a 'Park and Walk' Scheme as well as a new tram link towards the east along the existing railway lines.



TALL BUILDING ZONES



The areas highlighted in grey show the potential areas for tall buildings. (Note - Jury's Inn currently obstructs the views from the East and hence a detail study on views is required before finalising the Tall Building Zones). Below is a summary of Tall Building Zones from the workshop,

- 1- People at the workshop strongly felt that the views of the key buildings as well as 'in' and 'out' of the city centre should be protected or framed. Also there should be no tall buildings in the Zone of Repair.
- 2- A maximum number of people suggested that Nottingham's existing topography should be considered, and that all the tall buildings should be located on the lower grounds / Southside / Waterside.
- 3- A second majority felt that they should be clustered around existing tall buildings (near Victoria Towers and/or around Maid Marion Way) so that other areas are not messed about. This might also demise the effect of existing poor quality tall buildings.
- 4- Some of them believed that there should be NO tall buildings at all.
- 5- A few of them also contradicted to the above as they felt that the tall buildings should not be placed in clusters, as this may be dangerous and obtrusive. There were also suggestions that the tall buildings should be to the north of the historic core so that they do not obstruct the views from the south and the east.
- 6- People said that there were a number of bulky/lumpy buildings in Nottingham. New tall buildings should be slender and of good quality.



- A good mix of old and new
- Good quality innovative / interactive public art
- Intimate spaces
- Framed views
- Unique heritage
- Good quality green areas / social spaces
- New innovative designs and contemporary materials
- Tree-lined boulevards
- Activity / Cafe culture / Bars
- Waterfront
- A variety of high quality materials and spaces



