

Ambition Arnold

Executive Summary

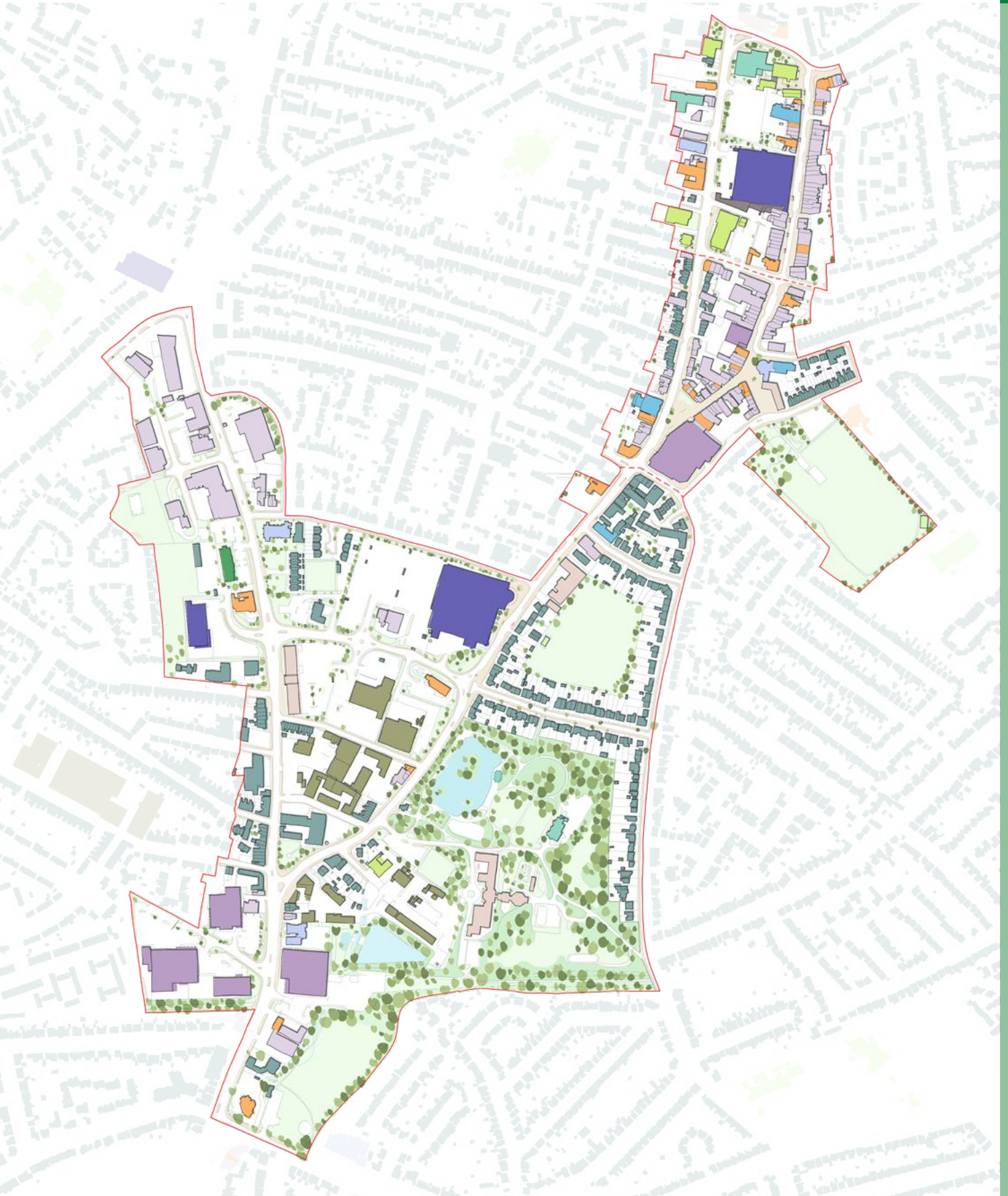
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July 2024

Ambition Arnold | Gedling Borough Council | July 2024



The Vision: Ambition Arnold

This vision sets out a series of potential ideas for how to improve the vitality of Arnold town centre.

It takes into account the context of Arnold within Gedling Borough, the historic narrative of the development of the town as well as: vehicle movement, parking, entrance points into the town, cycling and walking, connectivity, public transport, listed buildings, key buildings, green spaces, streetscape, ground floor uses, use zones, difficult access points and flooding issues.

What are your views on this vision for Arnold?

What is Arnold's identity?



Our Priorities

Economy

To encourage and support healthy businesses in our town and local centres, improving local skills and employment opportunities, and promoting an economy that attracts visitors throughout the day and supports leisure activity.



Community

To enable a resilient, empowered, connected, inclusive and healthy community.



Place

To enable a safe, attractive, clean and culturally vibrant borough that plays its part to tackle the climate emergency.



The Council

To ensure the council is a healthy place to work, it engages with its customers, has a focus on improvement, is financially sound, and ensures compliance with all relevant legislation.

Serving people Improving Lives

SWOT Strategy

A SWOT analysis was undertaken to identify the strengths, weaknesses opportunities and threats present in Arnold town centre. From the evidence base of the SWOT analysis, key themes can be extracted to form the basis of Ambition Arnold:



Rationalised car parking strategy.



Build upon the popular leisure offers. With expanded cultural offers, food and beverage opportunities.



Create entrance points to provide a sense of arrival in the north and south.



Expand & enhance the marketplace offer.



Improve connectivity, within the site and connecting to green space.



Improve the public realm to improve visitor experience to the town centre and encourage greater dwell time.



Diversify the retail offer of the town & encourage existing retailers in shopfront improvements.



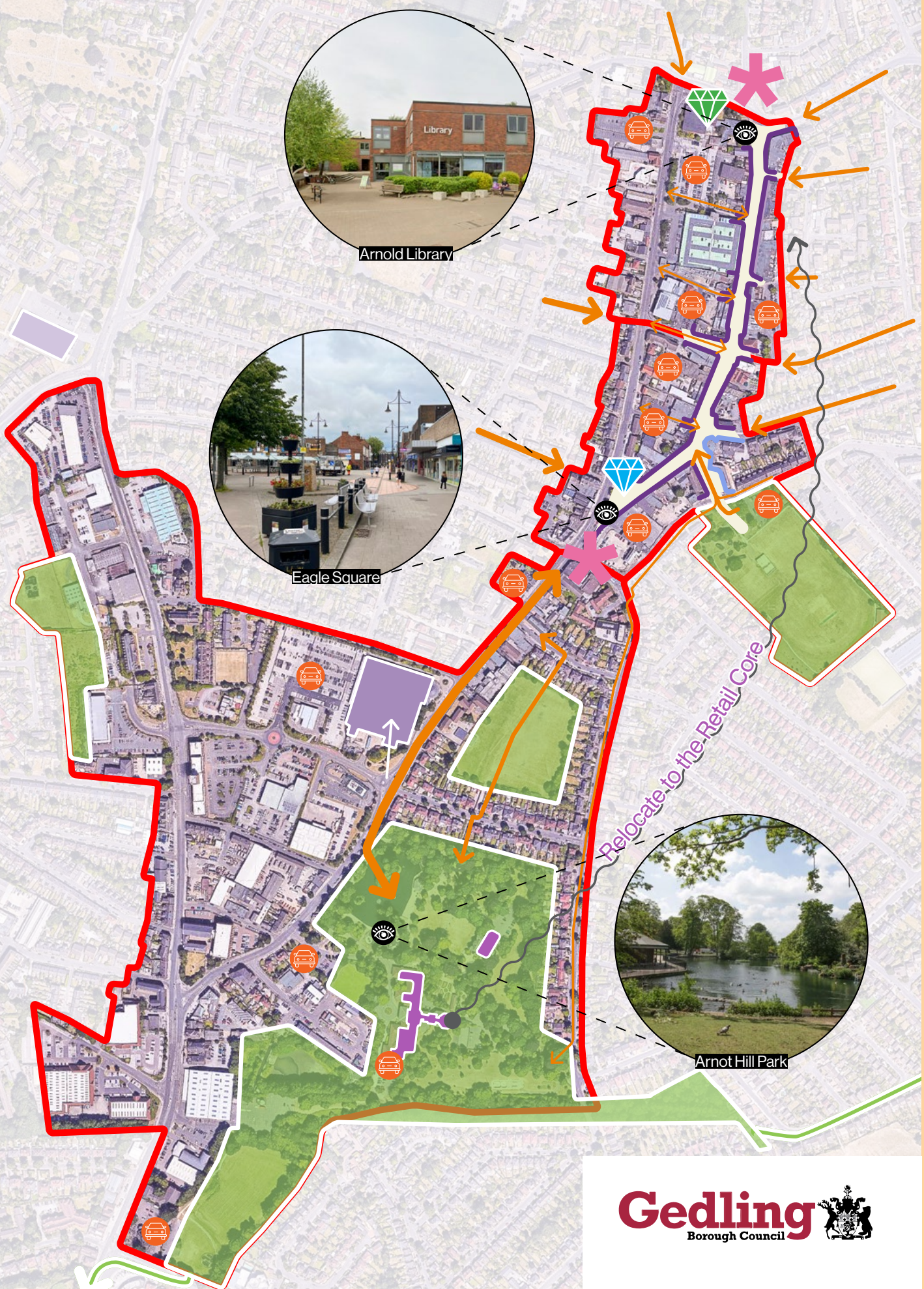
Potential for a future public services hub.



Boundary line.



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The High Level Concepts

01

Create a new cultural heart and public sector hub for the town.

Create a new central cultural campus for the theatre, leisure centre, library and a public sector hub.



02

Support and enhance the market.

Expand the market to fully realise its potential and create the opportunity for a wider programme of events.





03

Reinforce and support the traditional high street.

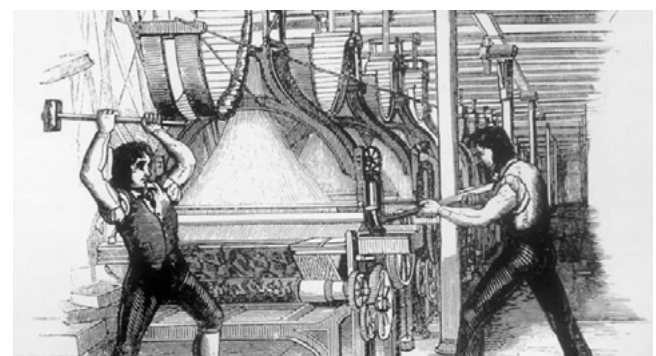
Reinforce the retail core of the town with the new cultural heart, public sector presence and new homes.



04

Respecting heritage and bringing the past into the future.

Celebrating the history of Arnold.



The High Level Concepts

05

Provide more housing to the town centre that is modern, accessible and affordable for all.



06

Bring green space and children's play into the centre of town.

Adding vitality and life into the streetscape.





07

Bring back vibrancy to the street through street-led art.

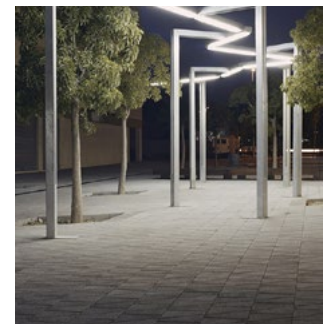
Enliven the high street with community-led art, events and activities.



08

Improve active travel links to the centre, and better link Front Street to High Street.

Create a safer high street.



The Zones

The area is divided into 3 key zones:

Zone 1

This consists of the north of the main shopping area of the town with Front Street to the east, Croft Street in the south, High Street to the west and Cross Street in the north.

It includes the Bonington Theatre & Leisure Centre, the Library and ASDA, as well as Highcroft Surgery, Arnold Dental Practice and the former Arnold Working Men's Club.

Key themes include: links between Front Street and High Street, leisure facilities, cultural offers, bringing public services together, improved streetscape and an entrance into the town.

Zone 2

Provides the south of the shopping area of the town with Croft Road to the north, High Street to the west, Hallams Lane to the south, and Derby Road leading to Front Street to the east.

It includes the pedestrianised area of Eagle Square, where the Arnold Market is accommodated, and Front Street, as well as the new AMP and King George V Recreation Ground.

Key themes include: improving the streetscape and access, providing more greenery, enhancing the market offer, activating the high street and improving the shopfronts.

Zone 3

Along the key routes of Nottingham and Mansfield Roads this area includes the Arnot Hill Park, where Gedling Borough Council offices and the Civic Centre are located, the recreation ground off Nottingham Road, the large Sainsbury's store, plus industrial areas, retail parks and a hotel.

Key themes include: improving cycling and walking links into the town centre, creating an entrance into the south of the town centre, celebrating the green spaces and considering the long-term possibilities for the civic centre.

- 1 Bonington Theatre & Leisure Centre
- 2 Library
- 3 ASDA
- 4 Eagle Square
- 5 AMP
- 6 King George V Recreation Ground
- 7 Sainsbury's
- 8 Arnot Hill Park
- 9 Gedling Borough Council Offices
- 10 Depot
- 11 Madford Retail Park
- 12 ALDI
- 13 Premier Inn



Zone 1 Arnold North

Connectivity | Leisure | Culture | Living | Public Sector Hub | Public Space

There is the opportunity to:

Provide leisure facilities that:

- Meet the need of projected growth of the local population;
- Meet the physical and mental health and well-being of the community.

Introduce high-quality public spaces, connecting buildings and facilities for the community and providing the ability to meet, dwell and play in an attractive and inviting environment.

Consider the long-term possibilities of the civic centre and the opportunity to be more sustainable with our public buildings.

Improve the northern entrance to the town centre, with artwork, mural or other alternative means to announce the arrival into the town centre.



Civic square

Provide an expanded cultural offer, upscaling the Bonington offer that:

- Prioritises performance and high-quality cultural and creative experiences;
- Delivers a programme that reaches all of the community;
- Ensuring sustainability remains at the core of any future proposals.



Space for the community

Improve links between Front Street and High Street.



Performance space



Library and civic functions

Provide a high-quality library: a learning and cultural community facility for the local population.

Consider the potential for introducing more residential development that meets the needs and demands of the community.



New facilities for the community

Zone 1 Arnold North

Connectivity | Leisure | Culture | Living | Public Sector Hub | Public Space

- 1 A potential new public square with consolidated bus stops, green space and seating.
- 2 The new and improved Arnold Leisure Centre.
- 3 The expanded Bonington Theatre.
- 4 A future-facing library provision, with potential for a public sector services hub.
- 5 Potential for new town centre homes.





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Zone 2 Public Space, Connectivity, Marketplace and the High Street

There is the opportunity to:

Improve the pedestrian environment along Front Street.



Walking, cycling and sitting amongst greenery

Improve links between Front Street and High Street, including:

- Use lighting, greenery, art, child's play, signage and murals to create identity and 'Brand' for Arnold.

Improve the streetscape:

- Allowing better al-fresco dining.
- More street furniture, art, places to dwell etc.

Improve the connection to High Street (Co-Op) Car Park.



Grey to Green



Extending and diversifying the Market offer



Improved shopfronts



Improved shopfronts

Inject more green space into the town centre.

- Provide green spaces while safeguarding space of events and activations.

Improve the crossing point to Hallams Lane Car Park and King George V Recreation Ground.



Play spaces - using blank frontages



Branding a street



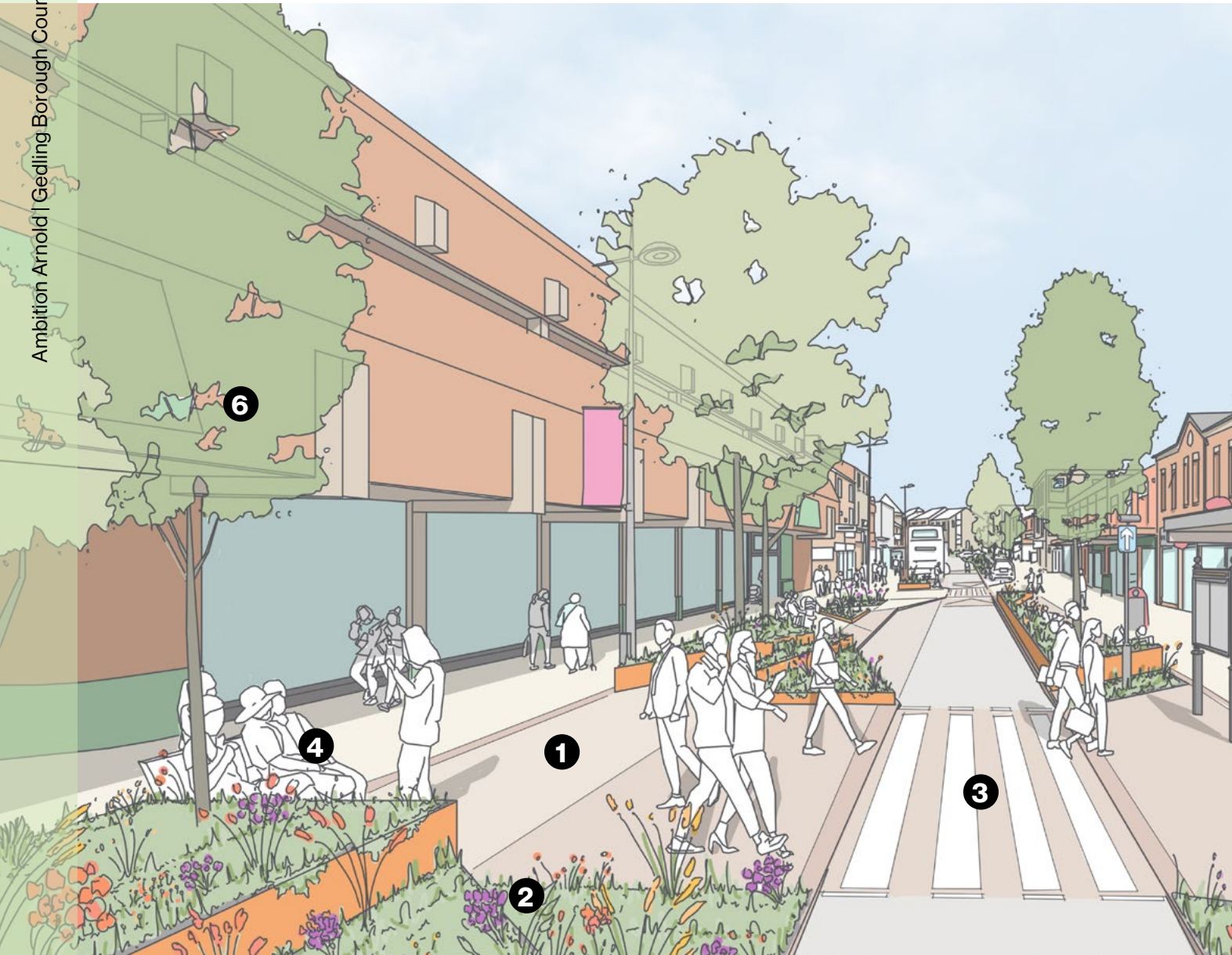
Places to meet



Improve wayfinding

Improve pedestrian and cycle links to residential communities.

Zone 2 Public Space, Connectivity, Marketplace and the High Street





- 1** Potential to expand the pavements to provide generous pedestrian space with bus pull-in stops and accessible parking.
- 2** Opportunity to bring in new green space as parklets on the existing parking bays, which could be a temporary/ meanwhile measure to test its potential.
- 3** Possible additional zebra crossing points.
- 4** Additional seating areas.
- 5** Scope for improved shopfronts working with private owners and tenants.
- 6** Potential locations for murals to activate inactive shopfronts.
- 7** Improved crossing point to Hallams Lane Car Park and King George V recreation Ground.

Zone 3 Green Space and Connectivity

There is the opportunity to:

Improve the pedestrian and cycle connections between Eagle Square and Arnot Hill Park, including:

- More pockets of green space;
- Better cycle infrastructure along Nottingham Road;
- Improved pedestrian crossings.

Consider the future of the underutilised areas of Arnot Hill Park (bowling green, pavilion etc.) and the potential for biodiversity opportunities.



Converting asphalt to wildflower meadows



Reclaiming areas of road for greenery and public realm



Park events

Improve the blank frontage of the new B&M store to provide a sense of arrival into the town.



Community benefits

Consider upgrading the existing Nature Trail and link south to Thackerays Recreation Ground and Valley Park beyond.



Dining clubs

Consider the long-term possibilities of the civic centre and the opportunity to be more sustainable with our public buildings.



Public art



Public art

Work with other public service providers to understand the potential to locate together in a central hub.

Zone 3 Green Space and Connectivity





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- 1** Expand and diversify the market offer.
- 2** Improve the link to Hallams Lane Car Park and King George V Recreation Ground.
- 3** Improved pedestrian crossing environment over Arnot Hill Road.
- 4** Activate the blank frontage of the new B&M store to provide a Gateway and sense of arrival into the town.
- 5** Pedestrian-priority link across Charles St.
- 6** Provide more green space around Sainsbury's and consider activating the long blank frontage.
- 7** Provide more green space around the George Street turnaround to provide a sense entrance to the park, cycle parking and seating.
- 8** Provide more cycle infrastructure along the length of Nottingham Road.

What are your views on this vision for Arnold?

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To provide your views and to learn more please follow this link:

Should you need this in an alternative format (e.g., braille, larger format, community languages) and for any other enquiries, please contact us at:
ECDEV@gedling.gov.uk.





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