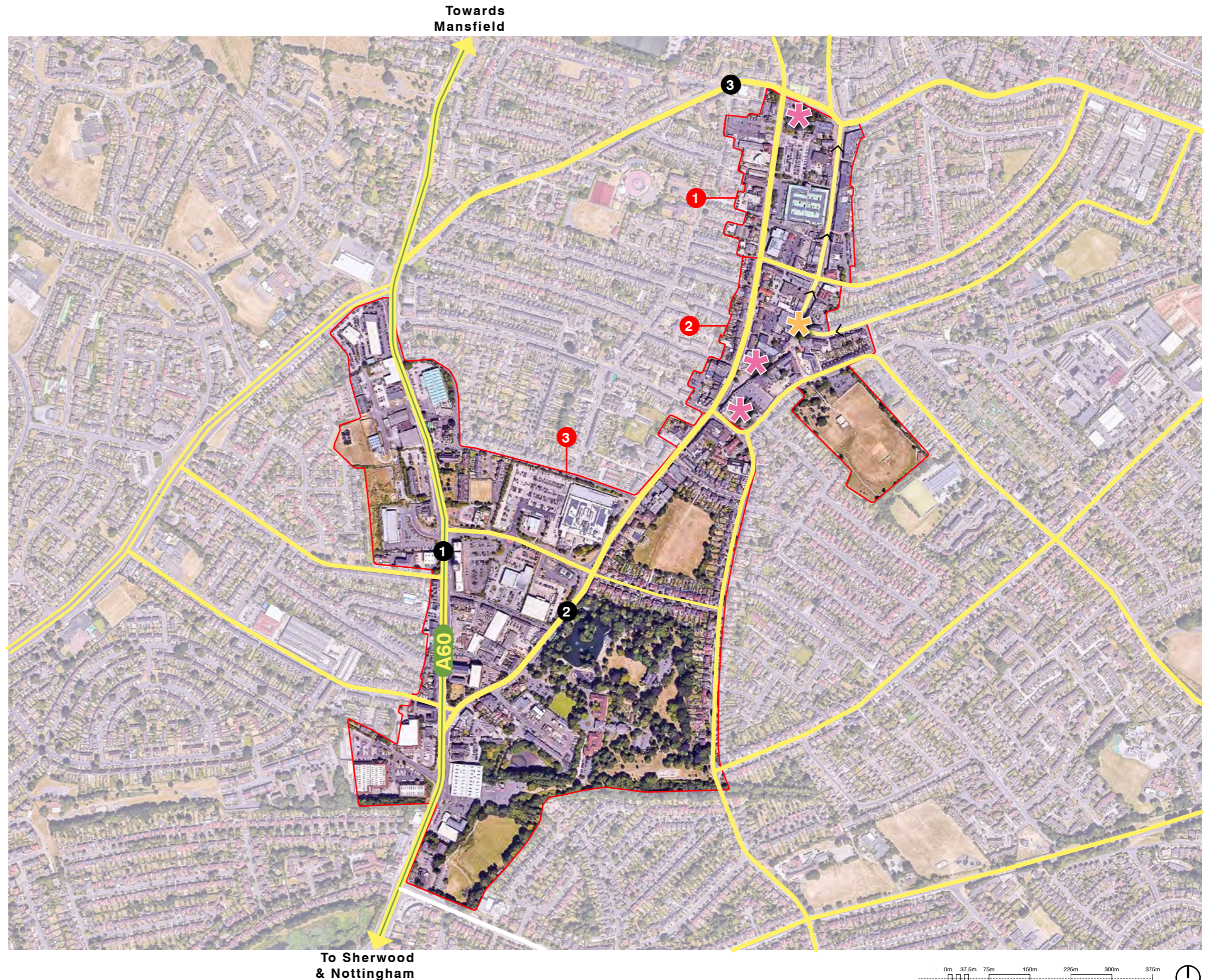











# Key Gateways

There are two key arrival points/gateways into the town centre at the north and south of High Street. These are key in the experience of the town centre and the enhancement of these significant areas of the town centre have the potential to provide exciting opportunities for placemaking.

The northern gateway is on the site of Arnold Leisure Centre and Bonington Theatre as well as the Library. The current welcome into the town is a blank brick frontage with some planting in front.

The southern gateway looks north up Nottingham Road / High Street. The initial view looks at the blank frontage of the B&M store. When progressing further towards the town Eagle Square comes into view, which should be an active, exciting welcome into the retail core of the town.



-  Secondary arrival point/gateway
-  Key arrival points/gateways into the town centre
-  Mansfield Road
-  Nottingham Road
-  Cross Street
-  A Road
-  One Way Street
-  Dual Carriageway
-  Link / Residential Street



# Key Gateways

Shown here are the key views when entering the town centre from the north via Cross Street into High Street and Coppice Road into Front Street, as well as from the south via Nottingham Road and High Street.





# Cycling & Walking

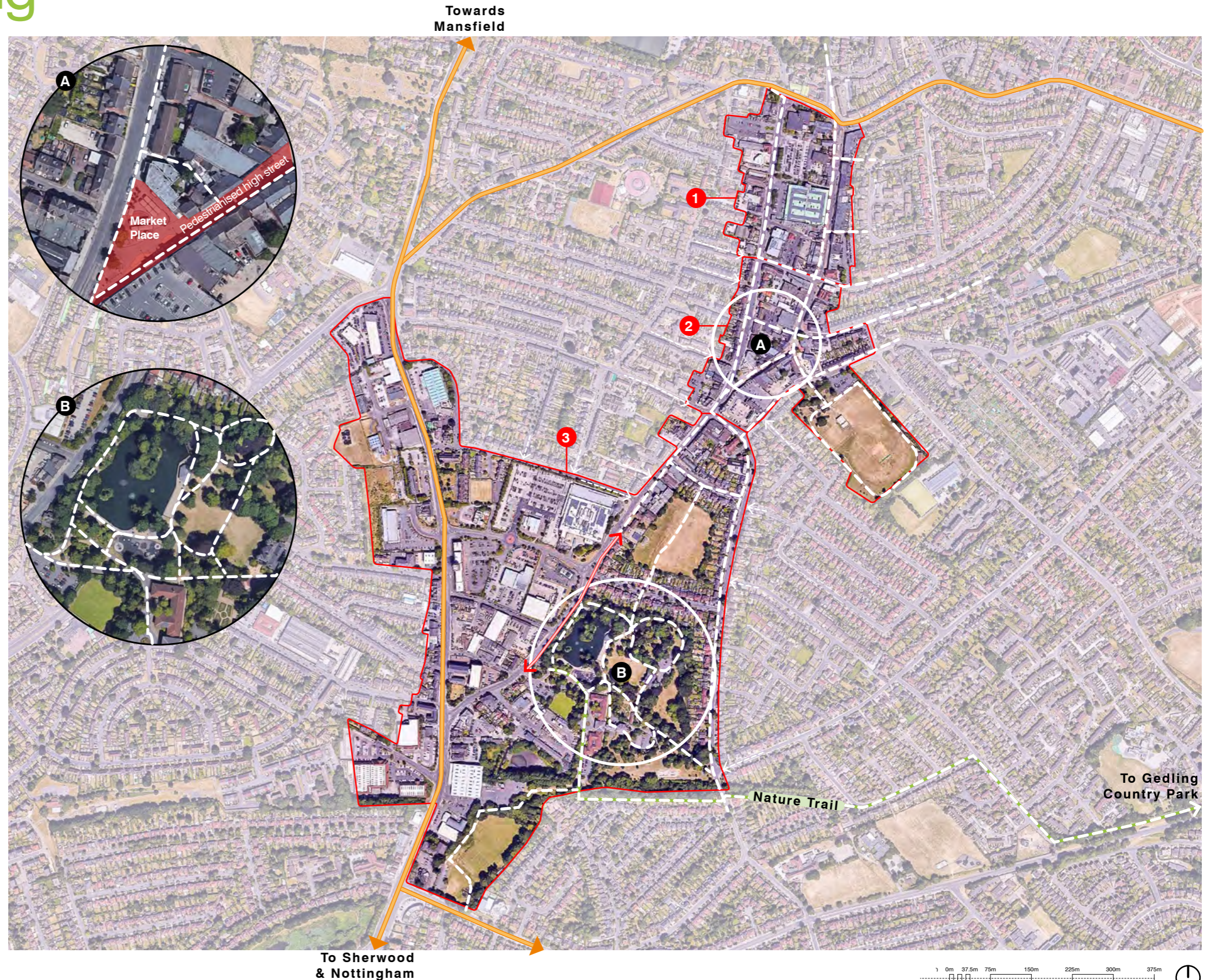
There are two key pedestrian spaces within the site boundary:

- A** The pedestrianised area of the retail core between Eagle Square and the AMP on Front Street, and;
- B** Arnot Hill Park where there is 1km of accessible walking routes. The park also comprises of an arts trail and also has a bowling green, pavilion, skate park, balls courts, rose garden and cafe on site.

These two pedestrian spaces are connected by Nottingham Road (illustrated on page 33).

There is a nature trail to the south of Arnot Hill Park which runs towards, but stops far short of Gedling Country Park.

Gedling Country Park is 3.8km to the east of Eagle Square, which is a 12 minute cycle or 50 minute walk.



- Segregated cycle lane
- Popular cyclist routes.  
(No trails adjacent to the site exist on national cycling networks or local network routes)
- Popular walking routes  
(Data extracted from hiking/walking data bases and route finders)

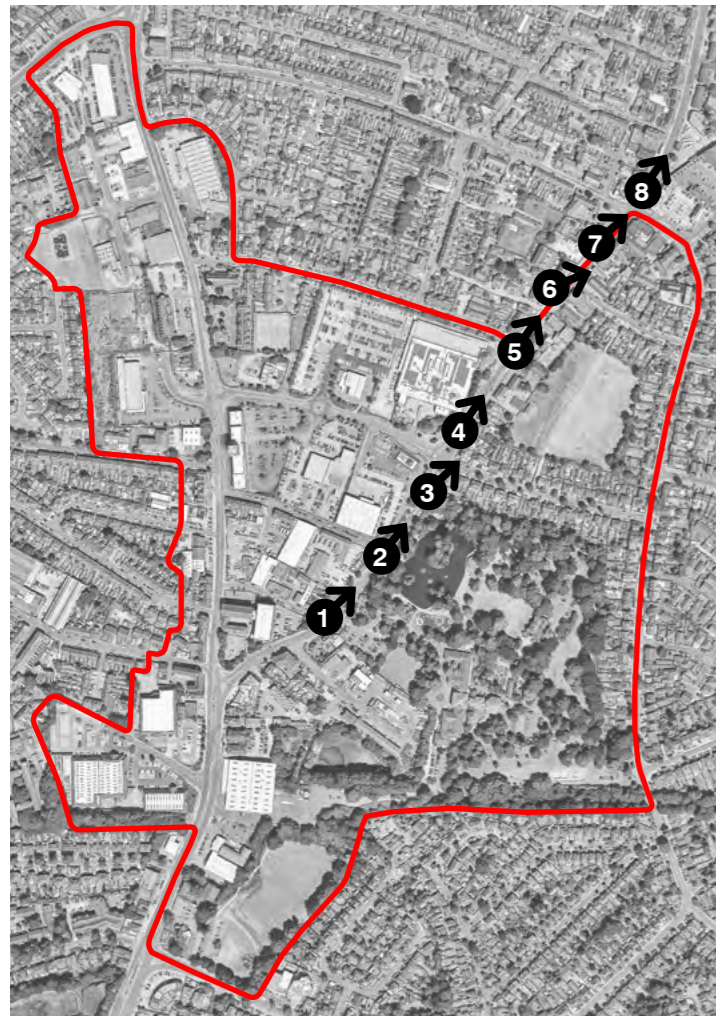


# Connectivity

From Arnot Hill Park to Eagle Square the route is dominated by the busy and congested Nottingham Road. As can be seen in the photos on the right the pavement varies significantly in width.



All photos are from Nottingham Road looking north.









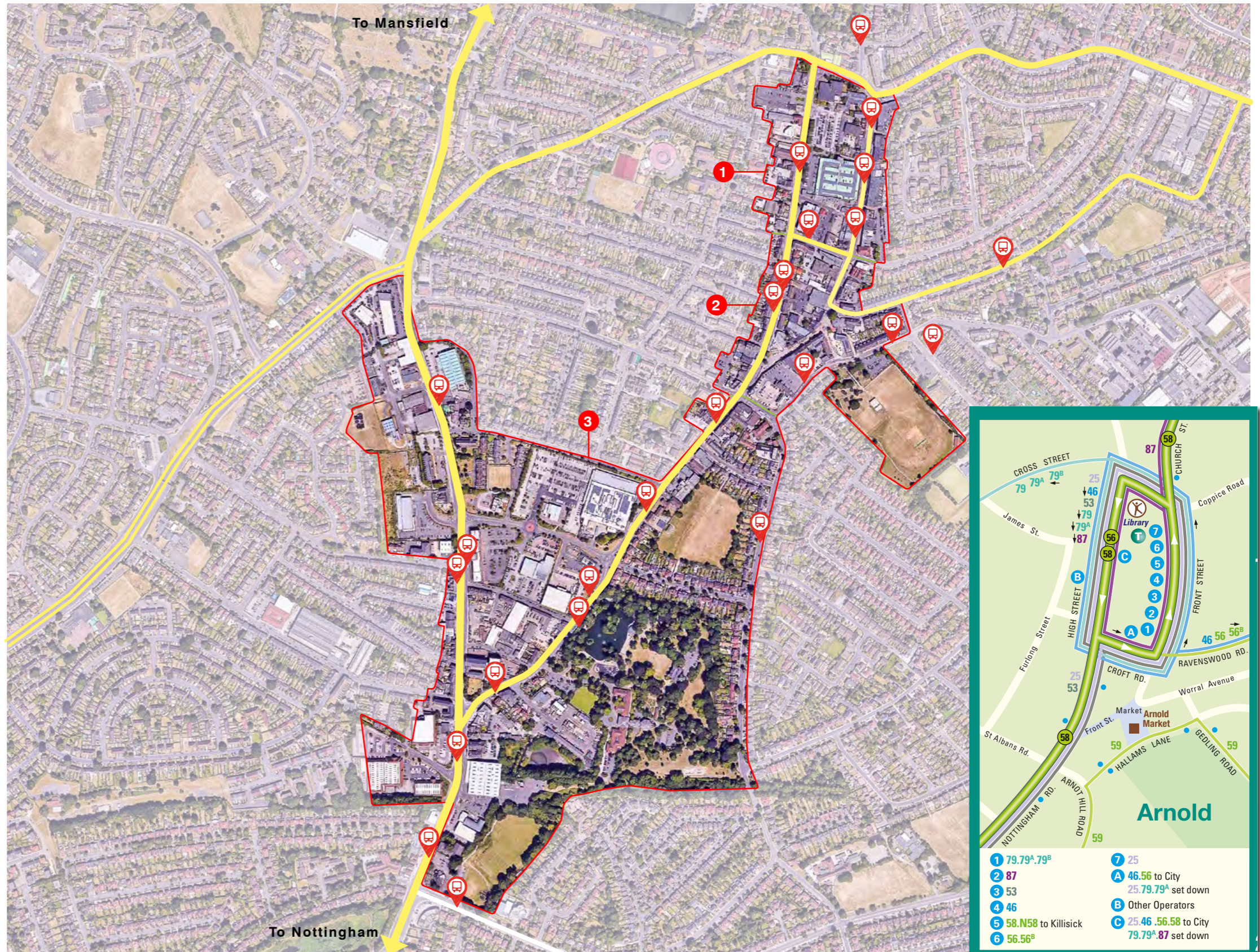
# Public Transport

Bus stops for the town centre mostly lie along Front Street, in three locations, High Street and Croft Street. These links currently connect well into Nottingham City Centre but are very limited to the residential communities to the east, west and north.

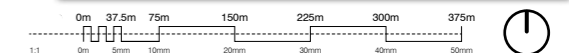
The nearest railway station to Arnold is Bulwell circa 6.4 km (4 miles) away, with the nearest tram stop being in Basford circa 5.5 km (3.5 miles).

- 25** Nottingham – Carlton Road – Carlton Hill – Westdale Lane – Mapperley – Arnold
- 56** Nottingham – Mansfield Road – Plains Estate – Arnold
- 56B** Somersby Road, Arnold – Plains Estate – Front Street, Arnold
- 57** Nottingham – Mansfield Road – Darlton Drive, Plains Estate
- 57X** Nottingham – Mansfield Road – Arno Vale Road – Plains Estate
- 58** Nottingham – Mansfield Road – Arnold – Killisick
- 59** Nottingham – Mansfield Road – Arnold – Killisick
- 79** Nottingham – Alfreton Road – Nuthall Road – Cinderhill – Bulwell – Rise Park – Warren Hill – Bestwood Park – Arnold
- 79A** Nottingham – Alfreton Road – Nuthall Road – Cinderhill – Bulwell – Rise Park – Top Valley – Bestwood Park – Arnold
- 87** Nottingham – Mansfield Road – City Hospital – Redhill – Arnold
- CT4N: 19**: Bestwood Park - Arnold - Plains Estate - Mapperley - Sherwood
- Trent Barton: The Calverton**: Nottingham – Sherwood – Daybrook - Arnold - Dorket Head – Calverton.
- Stagecoach East Midlands**
- Sherwood Arrow**: Nottingham – Daybrook Square – Redhill – Ollerton – Worksop
- Pronto**: Nottingham – Daybrook Square – Redhill – Mansfield – Chesterfield

-  Bus Stop
-  A Road
-  One Way Street
-  Dual Carriageway
-  Link / Residential Street



Nottingham City Transport Bus Network Map, November 2015





# Listed Buildings

There are two areas of historic interest in the town centre, as well as 10 listed buildings within the red-line boundary. These two locations of interest are:

## Eagle Square

Eagle Square was not always an open space, as there were buildings that occupied the site until comparatively recently.

The present Eagle Square was also an important place at the time as it was the site of another hall in Arnold. This Hall was situated between Front Street and High Street which at the time was then called Back Street.

It was demolished many years ago but was remembered by Old Hall Yard that existed on the site. Eagle Square now houses Arnold market which trades every Tuesday Friday and Saturday

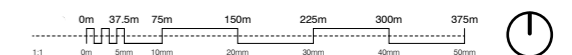
## Carnegie Library

On June 8th 1903 a subcommittee had been formed in the Arnold District Council to consider a letter that had been received from Andrew Carnegie suggesting a free library be built in the town. A Carnegie library was to be built with money contributed by Scottish/American manufacturer and patron Andrew Carnegie. The building was demolished in 1981 and replaced by a Sainsbury's supermarket in the 1980s. The site now accommodates the recently opened B&M discount store.

- 1 Zone 1
- 2 Zone 2
- 3 Zone 3

- A Historic location of Eagle Square
- B Historic location of Carnegie Library

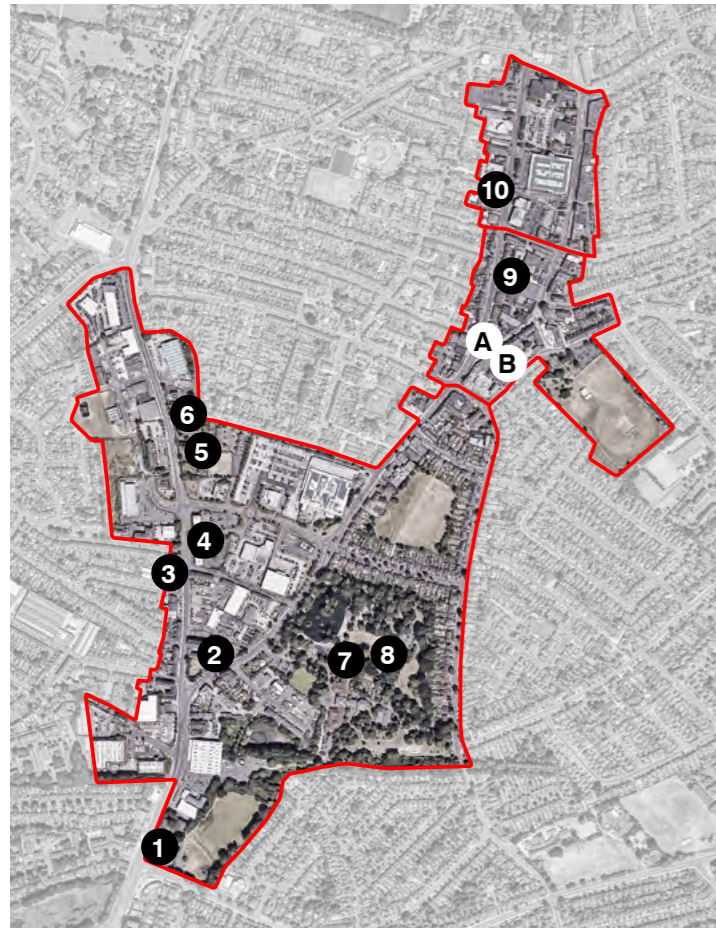
- 1 The Vale Hotel *Grade II*
- 2 J&R Morley Hosiery Factory *Grade II*
- 3 79-91 Coronation Buildings *Grade II*
- 4 Home Ales Brewery Office *Grade II*
- 5 1-2 Daybrook Almshouses *Grade II*
- 6 Church of St Paul *Grade II*
- 7 Arnold War Memorial *Grade II*
- 8 Arnot Hill House *Grade II*
- 9 34 High Street *Grade II*
- 10 Bonington House *Grade II*





# Listed Buildings

The listed buildings within the red-line boundary are shown here.



- (A) Historic location of Eagle Square
- (B) Historic location of Carnegie Library

- 1 The Vale Hotel *Grade II*
- 2 J&R Morley Hosiery Factory *Grade II*
- 3 79-91 Coronation Buildings *Grade II*
- 4 Home Ales Brewery Office *Grade II*
- 5 1-2 Daybrook Almshouses *Grade II*
- 6 Church of St Paul *Grade II*
- 7 Arnold War Memorial *Grade II*
- 8 Arnot Hill House *Grade II*
- 9 34 High Street *Grade II*
- 10 Bonington House *Grade II*



# Key Buildings

There are a number of key buildings within the zones that need to be considered in order to open up development of the town centre to provide an improved offer for residents and visitors. These include:

## Arnold Leisure Centre & Bonington Theatre

Bonington Theatre is housed on the first floor of Arnold Leisure Centre, with raked seating of 178 seats. The leisure centre was refurbished in 2014 at a cost of £1.2 million and changes include the installation of a canopy outside the main entrance, improvements to the Bonington Theatre and bar area as well as major redesigns of the reception area and the changing rooms of the swimming pool.

## Arnold Library

Connected to Arnold Leisure Centre is Arnold Library, which was refurbished in 2015. The refurbishments improved the library through the addition of solar panels, the installation of LED lighting, the replacement of windows, heating and ventilation, new shelving and enhancements to the children's library. The original Carnegie library was demolished in 1981.

## ASDA

A busy supermarket located in the centre of the Town's retail zone along Front Street with its own car park over two levels.

## Council Offices

The current council offices are located within Arnot Hill Park. An important workplace in the area which could be better located, with other community facilities, modernised and right sized.

## AMP Building

Recently completed development of the former market place situated at the heart of Arnold town centre. Includes a new contemporary public space and a building that has been tailored for local start-ups looking to make their first move onto the high street.

- 1 Bonington Theatre & Leisure Centre
  - 2 Arnold Library
  - 3 ASDA Front Street
  - 4 AMP Building
  - 5 Gedling Borough Council Offices
  - 6 Nottinghamshire County Offices
- 1 Zone 1
  - 2 Zone 2
  - 3 Zone 3

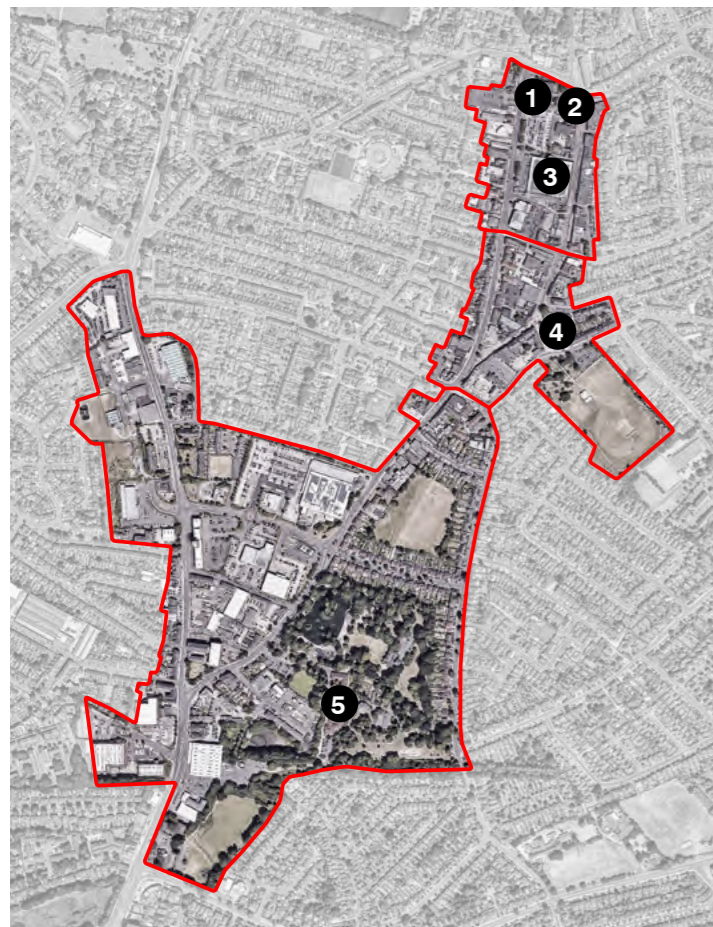




# Key Buildings

There are a number of key buildings within the zones that need to be considered in order to open up development of the town centre to provide an improved offer for residents and visitors. These include:

- Arnold Leisure Centre & Bonington Theatre
- Arnold Library
- ASDA
- Council Offices
- Amp Building



- 1 Bonington Theatre & Leisure Centre
- 2 Arnold Library
- 3 ASDA Front Street
- 4 AMP Building
- 5 Gedling Borough Council Offices



# Green Spaces

Gedling has several green spaces, including Gedling Country Park, Bestwood Country Park and swathes of greenbelt land to the north of Arnold.

## Arnot Hill Park

Within the boundary is Arnot Hill Park, originally created in circa 1792 to serve as a backdrop to Arnot Hill House. It is now a Green Flag Award winning park set in the suburbs of Arnold, Nottingham. The park has a bowling green and pavilion, skate park, ball courts, rose garden and also a cafe kiosk with a third party operator and public toilets on site.

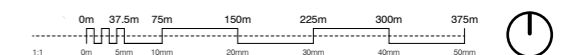
Arnot Hill Park is also home to an arts trail comprised of over twenty wood carvings, murals, ceramic pieces and mosaics. The art work has been produced by professional artists working alongside community groups and schools from across the borough. There is also a there is a 1km accessible running and walking route through the park.

A number of well-used recreation grounds are also within the red-line, including off George Street and at King George V Recreation Ground. Play parks are also provided at Shelley Road and Thackerays Lane.



- 1 Zone 1
- 2 Zone 2
- 3 Zone 3

- 1 Thackerays Lane Play Park
- 2 Shelley Road Playground
- 3 Arnot Hill Park
- 4 Playing Fields off George Street
- 5 King George V Recreation Ground
- 6 Valley Road Park - Leading to City Hospital
- 7 Edwards Lane Park
- 8 Arno Vale Park
- 9 Queens Bower Recreation Park

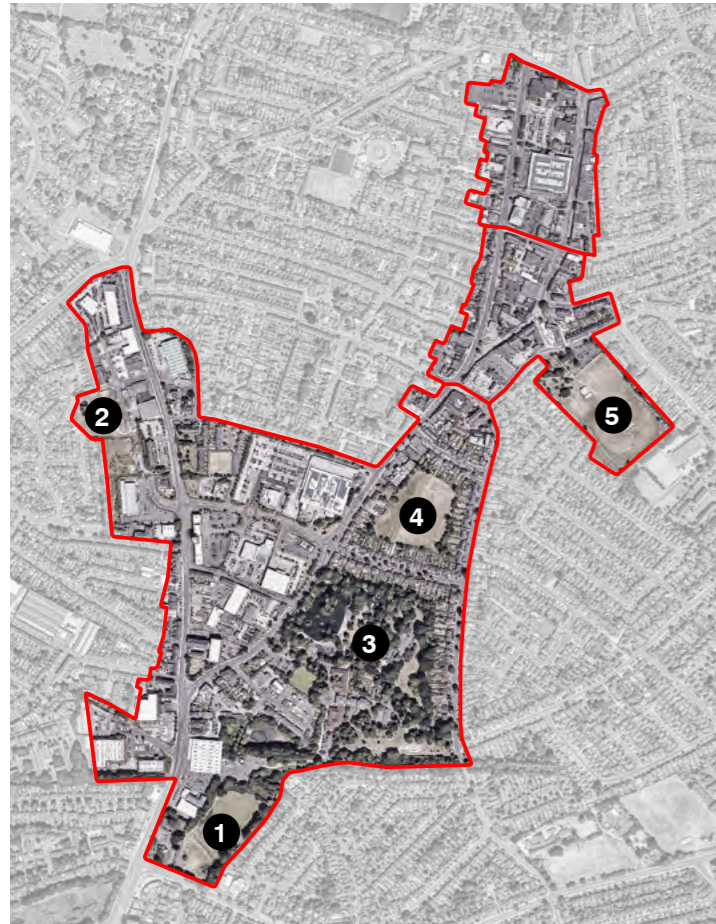




# Green Spaces

Gedling has several green spaces, including Gedling Country Park, Bestwood Country Park and swathes of greenbelt land to the north of Arnold. Key green spaces in the red-line include:

- Arnot Hill Park
- Thackerays Lane Play Park
- Shelley Road Playground
- Playing Fields off George Street
- King George V Recreation Ground



- 1 Thackerays Lane Play Park
- 2 Shelley Road Playground
- 3 Arnot Hill Park
- 4 Playing Fields off George Street
- 5 King George V Recreation Ground



# Streetscape

There is limited pedestrian streetscape across the red-line boundary, with two locations in the retail core providing space for pedestrians to dwell. These include the pedestrianisation along Front Street connecting Eagle Square to the AMP, as well as the limited concourse in front of, and connecting, the Library to Arnold Leisure Centre and Bonington Theatre.

Beyond these the streetscape is designed to accommodate the vehicle, rather than pedestrians.



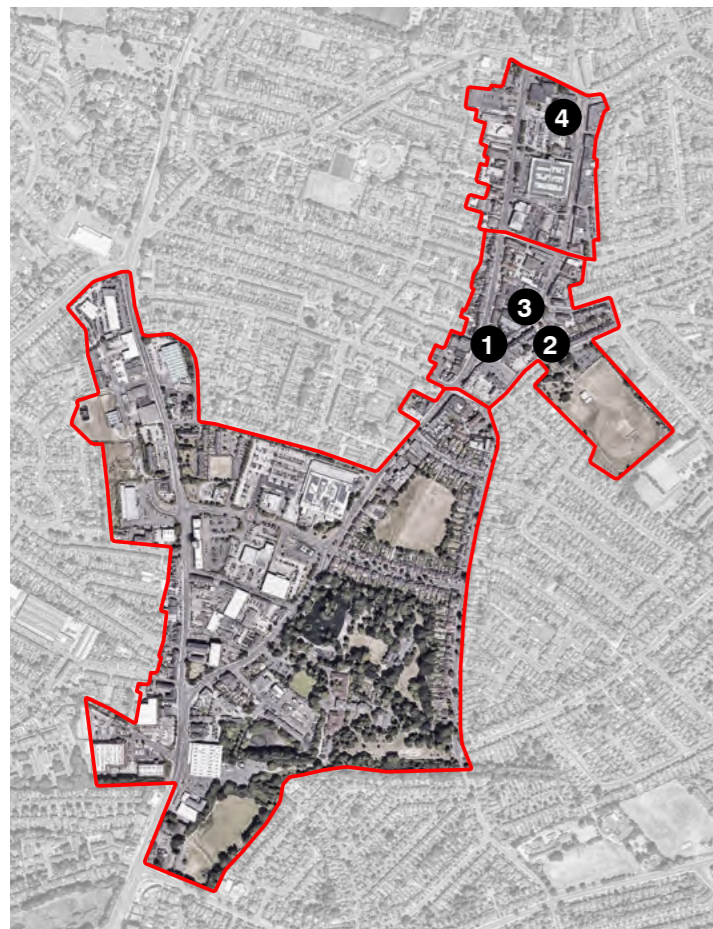
- 1 Zone 1
- 2 Zone 2
- 3 Zone 3
  
- 1 Eagle Square
- 2 AMP Square
- 3 Pedestrianised Front Street
- 4 Library Concourse



# Streetscape

There is limited pedestrian streetscape across the red-line boundary, with two locations in the retail core providing space for pedestrians to dwell. These include:

- Front Street
- Eagle Square
- AMP Square
- Library Concourse



- 1 Eagle Square
- 2 AMP Square
- 3 Pedestrianised Front Street
- 4 Library Concourse



# Ground Floor Uses

Zones 1 and 2 comprise the Primary and Secondary Retail Areas of the town as set out in the Adopted Local Plan. These comprise a range of retailers, including ASDA and B&M in larger units, as well as a mix of independents and some nationals.

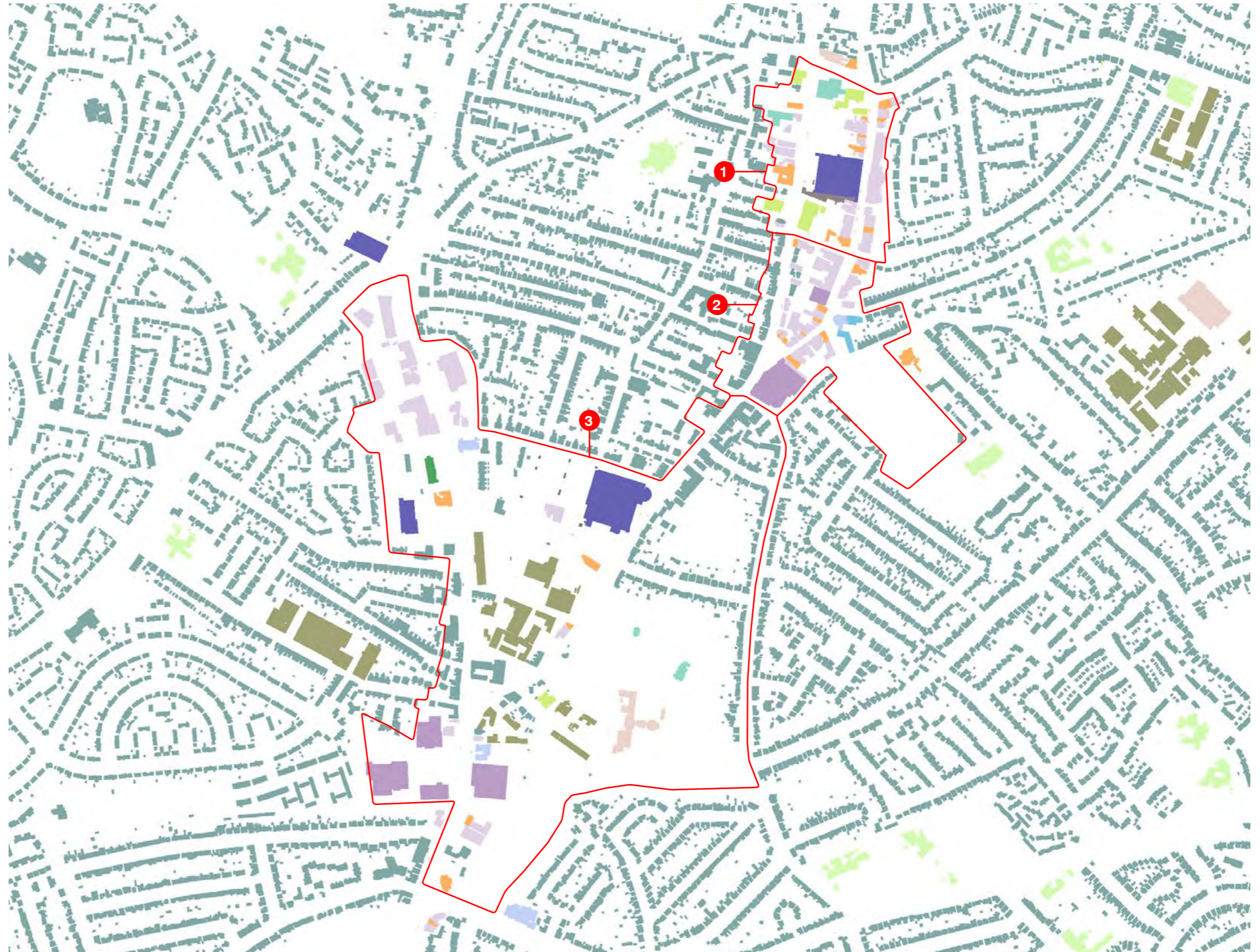
In Zone 1 there are key leisure and healthcare uses at Arnold Leisure Centre, Bonington Theatre as well as the Library and Highcroft, Stenhouse and Salop Street surgeries.

Zone 3 has a variety of residential streets leading off Nottingham Road, around the recreation ground and Arnot Hill Park. Also off Nottingham Road is Sainsbury's with a large surface car park, as well as commercial / light industrial units. In the crux of Mansfield Road and Nottingham Road is Morley Mills, a mill building converted into homes. Along Mansfield Road is the Nottinghamshire County Council office building at The Home Brewery as well as ALDI and the area's only hotel at Premier Inn.

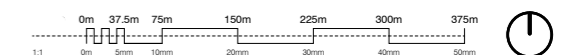
In contrast the general area beyond the red-line boundary is comprised of residential neighbourhoods with associated schools and some areas of commercial units and big box retailing.

Further detail can be found in the following document:

- Greater Nottingham Centres Study Draft Report, May 2023 by Nexus Planning



- 1 Zone 1
- 2 Zone 2
- 3 Zone 3
- Office
- School
- Retail
- Community
- Commercial/Business
- Residential
- Food & Beverage
- Leisure/Entertainment
- Worship
- Hotel
- Supermarket





# Use Zones

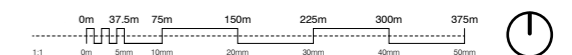
The general arrangement of uses can be summarised to show retailing in Zones 1 and 2, with key leisure and entertainment uses in the north.

A commercial / business zone sits at the crux of Mansfield and Nottingham Road in Zone 2, with more big-box retailing along Mansfield Road.

Between these two active zones are residential streets and the key green space of Arnot Hill Park off Nottingham Road.



- 1 Zone 1
- 2 Zone 2
- 3 Zone 3
- Green Space
- Retail
- Commercial/Business
- Residential
- Food & Beverage
- Leisure/Entertainment
- Supermarket





# Topography

## Zone 1

The topography of Front Street is relatively flat with a slight incline towards the library on the north-east corner. There is a significant level change from east to west between Front Street and High Street. The topography steadily declines from Cross Street along High Street towards the B&M retail premises.

## Zone 2

Much of Zone 2 is relatively flat through Front Street, with steady incline along High Street back into Zone 1.

## Zone 3

Arnot Hill Park encounters significant level changes and undulations. The area around the civic centre offices is at a higher level than the neighbouring areas of the GBC Depot site, Severn Trent balancing pond and retail park car park.

