

Worksheet 1 Environment: Townscape

Features	Description	Scale it matters	Rarity	Importance	Substitutability	Changes in do minimum	Impact	Additional Mitigation
Layout	High St forms a gentle curve up to the Market Place. Narrow terraced streets connect in at right angles to High St along its northern side. Car parks and areas of undeveloped land exist in between streets.	Locally valued, with the layout providing a good connection between residential areas, shops and civic buildings around the Market Place.	Not particularly rare but the area includes the original settlement of Hucknall and so contains features that are distinctive to the area.	Locally important at a medium level to the residents of Hucknall and visitors. Defines the character of the centre of Hucknall.	The access between the High Street and the residential areas could be physically substituted but the organic growth of the buildings within this area could not.	Increased vehicular movement along High Street. Increased pedestrian flow from side streets and car parks on to High Street.	Relief road will sever existing streets, notably Titchfield Street, Albert Street and Woollaton Street as well as creating a new road for bus access opposite Watnall Road. Moderate adverse impact on layout. Through traffic will be reduced along High Street. Moderate beneficial impact	The detailing and the materials should reflect the residential areas through which the road passes.
Density and mix	Relatively high density with a mixture of shops, stores, businesses and some residential flats along High St. Car parks and delivery yards to the rear with residential terraced housing interspersed with areas of rough grass land.	The variety of shops and services in close proximity to a residential area is locally valued. The mix of undeveloped land provides some light and views from terraced houses.	The presence of a stream "Bakers Lane Brook" and areas of rough grass land so close to the main shopping street is locally more rare.	Locally important at a medium level to the residents of Hucknall and visitors.	The mix of activities and the provision of open space could be substituted. The course of Bakers Lane Brook is not substitutable	Possible loss of rough grass land areas due to increased traffic along High Street and demand for car parking close to the High Street. Possible loss of activity along High Street due to restricted parking availability.	Relief road would reduce slightly the amount of residential housing within walking distance of High Street. Slight adverse impact. The environmental improvements to High Street may increase the mix of uses along it. Moderate beneficial impact.	Provide green spaces that can be used by local residents and contribute to the surrounding townscape of Hucknall.
Scale	Larger 2 and 3 storey buildings along High St. Victorian buildings tall, and well proportioned. Church tower also visible to western end of High Street Later post war development provides greater shop floor area. The terrace housing to the north is a smaller scale with Mill Yard and other car parks also reflecting a more intimate scale.	The elevations of the Victorian buildings along High Street create a strong centre to Hucknall and the presence of the church tower is an attractive feature to the end of High Street for both visitors and locals.	The scale of buildings and spaces is not rare within this area, but the position and relationship between the small scale residential spaces and larger scale Market Place is important.	Locally important at a medium level to the residents of Hucknall and visitors.	The permanent loss of visible small scale features such as a section of Bakers Lane Brook, terrace houses and the setting of The Maltings cottages, Mill Yard.	No direct changes.	Scale of relief road compared to the existing roads and streets will mean that the relief road will have an overall moderate adverse impact to residential areas that the road crosses. The pedestrianisation and the improvements to the High Street will be an overall moderate beneficial impact.	Provision of new features along the road that are well sited and at a scale that relates to the residential surroundings rather than the Relief road.

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Appearance	Victorian red brick buildings tend to dominate High St with noticeable decorative stone and blue brick used for edging. Local lime stone used for some individual buildings along High Street and for some terrace houses along Albert St. Boundary stone walls.	Stone walls and buildings are local building material and are a characteristic of the Magnesian Limestone Ridge Regional character area within which Hucknall lies. The Victorian red brick buildings and their decoration reflects the growth of population during as local collieries expanded.	The appearance of a few stone buildings are although not un common in Hucknall and surroundings are more rare within Nottinghamshire as a whole. The Byron Centre is a relatively rare example of an art deco cinema.	The use of stone and Victorian brick work, gives a sense of distinctiveness which is locally important.	The loss of houses on the northern end of Baker Street in close proximity to the Market Place and loss of a section of Bakers Lane Brook that is visible from the side streets.	The gradual modernisation of buildings may lead to the loss of the original historic fabric of buildings.	The relief road will have a moderate adverse impact on the surrounding area. The improvements to the High Street which will be largely surfacing and street furniture will be a moderate beneficial impact .	The use of the local stone for new walls such as those around car parks. The enhancement and visual reinforcement of Bakers Lane Brook by planting and provision of public access.
Human interaction	Busy flow of pedestrians either side of High Street but restricted to narrow pavements. Pavements particularly narrow along Albert, Titchfield and Woollaton Street. Seating provided within Market Place	High Street and Market Place forms the local centre for Hucknall. The opportunities for human interaction are greatest in this area due to diverse range of activities along the High St, and Market Place.	This is not rare within this area but development individual to Hucknall	The ability for people to use the spaces along High Street is important at a medium level locally.	This could be substituted although some interaction may be reduced due to the speed of traffic along the relief road reducing pedestrian flow from the north side of the relief road.	The increase in traffic flows along High Street could deter and limit human interaction.	The position of the relief road cutting across existing streets would reduce the level of social interaction with neighbouring streets. However the provision for pedestrians and cyclists along the relief road to the NET and railway may promote some human interaction. Moderate adverse impact . The reduction of traffic and improvements to the High Street will lead to a moderate beneficial impact .	The restriction on un necessary signage and street furniture on the relief road and High Street would reduce clutter and aid pedestrian circulation.
Cultural	View of tower of St Mary Magdalene church visible from High Street from Watnall Road as well as individual buildings e.g. Coffee Tavern providing interest. Row of cottages in Mill Yard, Bakers Lane Brook, and former houses with associations to local industries. All in close proximity to each other.	Locally valued with Hucknalls' connections with Byron also attracting visitors.	The cultural interest within this area is variable and unique to Hucknall.	Individual buildings along the High Street such as the Fothergill Watson designed Coffee Tavern are important at a county level. Baker Lane Brook is important locally.	These townscape elements could not be substituted. It is their gradual growth over time which has been dependent on the economic and social changes of the area that has made them notable and distinctive.	No direct changes.	The loss of houses associated with the textile/frame work knitting industries, residential terrace houses, and the culverting of the Brook will mean that the relief road will have a moderate adverse impact on the surrounding area. There will be a moderate beneficial impact for High Street as new surfacing and furniture addresses the "horizontal" street level only.	Retain all views to the church and improve the setting and fabric of buildings that make up the spaces along the High Street and Relief Road.

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Land use	High Street predominantly in retail use with other small businesses located off this. To the north of High Street is a residential area with car parks serving shops along High Street.	Locally valued with close proximity of car parks to shops along High Street being important.	This is common place.	The balance and mix of land use is important locally	This could be substituted.	The possible expansion of car parks off High Street to the north.		
Summary of character	Predominantly retail High street with Victorian and post war buildings leading up to Market Place overlooked by stone Church. Residential small scale terrace housing to the north with brook weaving in between gardens and open land.	Locally distinctive area of Nottinghamshire within Magnesian Limestone Ridge regional character area.	The use of stone as a building material, the water course and association with Mill buildings the growth of the town during the Victorian times due to coal and textiles are all common place within the surrounding area.	The visible threads of the Market Place, with High Street, the Mill Yard with the stone buildings and brook, and the growth of textile buildings and housing are all important locally.	The character of this area could not be substituted.	Increase of traffic could create a noisy and vehicle dominated High Street.	As above	As above

Reference Source(s):

Aerial photographs 2004, Ordnance survey maps, Nottinghamshire Landscape Guidelines

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Summary assessment score:

The overall impacts on the townscape are a moderate beneficial impact for High Street and a moderate adverse impact for the Relief Road

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Qualitative comments:

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