

## Responses

### Summary

This presentation was well received and seen as visionary by many of the respondents, who recognised it had been put together in a short time. What was particularly liked was the focus on green in both the experience of the environment, as well as helping the planet. The mixed use aspect was also appreciated getting the integration of green with commercial and retention/ reintroduction of the history. People at the centre was a positive, the cohousing, independent businesses, training and space for live work and play.

Things to consider/ address are:

- Include diverse communities at the outset
- More focus on family/ children friendly areas
- The existing empty offices and retail units – do we need more, and empty independent units in Sneinton.
- More green – Landscaping, emphasis on plant based diet, transport
- More attractions/ focus on tourism
- More flexibility – for future uses, to accommodate different activities/ events
- Realistic financials and more detail
- Collaboration with other groups is key.

### 1. What did you Like?

**Green** – biodiverse, More green space for wildlife and people, green living concepts, more green space instead of concrete, showcase the benefits of green living without the need to sacrifice any current wellbeing, green sustainability at its heart, green is central, increase the potential for the area to be really successful in delivering its green message, focus on the green agenda but retaining part of the existing building to, hopefully minimise the work required and reduce the cost.

**Environment** - The beauty and fresh air, wellbeing is central, calming environment, such a refreshing and energising space very close to the city centre. I loved the zip wire idea!

**Mixed use/ multi use** – mixed use green vision, combination of green, open space with commercial elements, balance of green with living, working retail, multi use square, the joined-up thinking (food production to supply local businesses), the mix of sustainable parts, the green and communal spaces, the integration into the city, mix of retail, affordable housing, space for small businesses and of course green space, great combination of green space and independent shops and food outlets, as well as places to live and work.

**Urban forest/ gardens** – fantastic, city forest, vertical gardens, loved the idea of an urban forest

**Water features**- I love the inclusion of water features, use of water,

**Environmental aspects** – renewable energy emphasis, excellent commitment to waste reduction and energy efficiency, hydroponics/ aquaponics, vertical growing, ticked a lot of the issues, vertical gardens, seemed to be based on sound sustainability principles, focus on developments being sustainable and environmentally conscious, eco-friendly buildings including housing, local production of food and other items, many environmentally good/sustainable technologies

**People** - space where people could live, work and have fun, It had humans, the wellbeing of humans and the planet at its core - very refreshing, Jobs for everyone, giving everyone a sense of purpose and pulling together, something for everyone. I loved the emphasis on inspiring the young

**Business** – will boost tourism- which the city will need to survive in a post-high street retail era, Local independent retail, cafes etc, I liked the realism recognising the requirements for high quality corporate business space with green credentials for revenue, potential to be really good for small business start-ups with smaller lower cost units, retail and business spaces to be aimed at small, local entrepreneurs (no chain stores)

**Opening it up** – the open space, aspect to the castle, new routes across town, open spaces make me feel good, opening up the viewpoints to different points of the city, Connections through the City, Opening up Colin street to the castle would be incredible, pedestrianising the road,

**Living** - Well being. Resilient, the shared living, bring life into the area to make it a place to live, work and play in a really sustainable way, aim to make it a fun place to be, Live green, work green ,play green all in walking distance, Much needed change about how we live

**City for the future** – the way all cities must go, environmental features essential for cities – good to see its considered from the start

**Retention/ restoration** - reinstating the old perspectives views from previous streets has been much appreciated, Reinstating old streets and view of the castle,Preserves original geographical features, Use of caves, I also loved how the heritage of Nottingham is intertwined within the whole project!, mixing old and new, reconnecting to what was there historically, use of level changes

**Community/ Cohousing** - I think that will really draw in the community, will reflect the rich, ethnic diversity of the city, seems to include something for the whole community, intergenerational, I like the inclusion of a Cohousing project as this is a particular interest, areas that promote community interaction would be great, communal living ideas, Community and well-being at its heart, better cultural infrastructure

**Education** - Training provision, Training spaces,

**Opportunity for Nottingham** - to realise and lead the way with a major sustainable live/work project, to redevelop the Broadmarsh site and to reinvigorate the entire city centre, addresses the loss of the vibrancy in the city centre and that it no longer provides an interesting destination for families to visit and stay.

**Inspiring vision** – positive, fresh ideas, a vision that will transform the city to a place to be proud of, for the future and connecting back to our heritage, a new way forward,

**Process/ presentation** - Collaboration is welcomed, you tried to bring people together and reflect their views, covered the various aspects of the proposal equally by the relevant people, masterplan well articulated, well presented

**Overall** – A lot of things, All good, Everything, Very comprehensive, It's ambition, loved it, brilliant, visionary, Innovative, Imaginative, Sustainability, Elegance, People First, bold, inclusive, looks fresh and exciting aspiration, sustainable outlook, overall holistic concept, very well informed, great ideas It really will make Nottingham city centre a great place to visit again  
I think it's tremendously ambitious! I loved it! Excellent choice of name  
A reason to get out of bed!

## **2. What did you not like so much?**

**Office / Retail space** - office and retail space will be required less and less going forwards, already so many buildings in the city where retail and office being vacated, the need for independent shops when it appears Hockley and Sneinton have plenty of empty shops, we may not be able to control the type of businesses required to make it cost effective, so many empty shops in viable buildings in the city. Do we really need more shops, even if they are aimed at indie retailers

**Financials** - more work on commercial feasibility, more about the financial models, needs to be believable to people who will supply the funding, Not sure how well the proposal will stack up financially against other more commercial proposals, Need to be realistic about barriers such as the existence of the NCP car park which the council can't afford to buy

**Economy** - tourism is the only way to boost our local economy and the city requires a unique attraction/s from this space

**Environment** - Intu buildings looked like most high rise blocks and did not appear that attractive, Still feels very built up with islands of green, plans still looked to have a lot of hard landscaping and the way the additional green elements were shown looked less natural than I'd hoped, seemed to be a lack of seating and with tables, Lack of play space and play areas for children, issues re community safety need addressing - night-time safety, presence of allotments in an urban context is a bit concerning, Would have preferred more of a wildlife corridor reinstating the old marshland/ River

route rather than formal gardens, tree planting and fountains, That this would be such a refreshing and energising space very close to the city centre. lack of community space for childcare, cultural events A lot of open water like that in a city centre will end up full of rubbish, and is also a bit of a safety hazard.

**Demolition** - While the current Broadmarsh centre certainly isn't great it still seems a shame environmentally and culturally to demolish so much of it.

**Design** - The housing design didn't look very creative, needs to study in more details the volumes of the buildings.

**Connections** - I think perhaps smoother links to the main shopping area as at the moment it feels quite disconnected - like walking into another dimension, Would be better to ensure those connections to the other quarters of the City, Difficult to see how cycles would traverse the various routes through the site and what form they will take

**Diversity** - Not diverse enough in terms of equality across all aspects

**More information** - More about the extent to which cohousing is happening around the UK and around the world would be good,

**Substance** - Too lightweight, many assertions made without substance, The living aspects seemed very idealistic, No clear delivery plan - are you trying to develop a scheme that can actually be implemented or is it just illustrative to show what could be done? For sure it will attract artists and creative traders but who is it for, and will that community sustain.

**Food production** - how much green space there is for food - would you not need more space to be sustainable for personal and commercial use?

**More history** – Drury Lane

**Presentation/ Launch Event** - not being able to converse freely (though quite understand why this wasn't possible! Only frustrating element was attendee participation/ comments who did not appreciate/ understand this is still a proposal that has not been approved by anyone

**Nothing** - All good! It all seemed to be well considered. I loved it all.

### 3. How could it be improved? Ideas?

**More Green** - more focus on plant based diet as meat/dairy business contribute massively to co2 footprint compared to plants, create more spaces for truly sustainable businesses, because locally sourced meat/cheese etc is still not sustainable.

More green spaces overall instead of the utility plaza space seemed. Less concrete, Important for people to be able to sit and linger outdoors. Expand the forest/caves concept The green transport plan needs work- Massive opportunities with car sharing, electric cars, novel parking options, moving away from 'car is king' thinking.

Create a wildlife corridor making use of old river routes/marsh rather than formal gardens and fountains. We need to create joined up wildlife areas so animals can move around - rare opportunity to create something for wildlife running through a city centre. Focus more on a parkland with some structures . Bees/ Rooftop Hives?

**Attractions** - An Eden Project type cover over to make it an all year round adventure space with climbing, archery, zip wires, living museum elements using the green uses you desire too. The caves - are a national monument and expanding them using lighting, sound, theatre, adventure would make a top international attraction - a Sherwood in the centre. A running circuit incorporated in and around the area? See the one in the park outside Petronus Towers in Kuala Lumpur .

Lessons to be learned from Attenborough Nature Centre in developing a really strong project idea that will attract sufficient investment to be built and from then on generate significant revenue.

In the realm of arts/culture/tourism to attract large numbers of visitors throughout the year and during day and night time in order to encourage spending in this area and other parts of the city centre.

Free water fountains like across Paris (put in place as they believe water should be accessible free to anyone and everyone). A great sustainable initiative with people being able to fill their own water bottles, and therefore not needing to buy plastic ones. They've also introduced vending machines that contain empty recycled (and recyclable) water bottles for those that

may not have a container with them. There's even an app showing where every fountain is - including fizzy water fountains!

I'm a big believer in lots of places to sit in groups facing each other, which seems to work well for community use of space, esp if there are some tables too.

**More multi use spaces** - open and under cover for a rotation of markets, street food and events would be more flexible than purpose built retail and office space - this is how retail is going - offering experiences and things that cannot be found online

More community safety and night-time safety etc

**More for families / children**- Kids facilities, More play space for children and families, Include activities for families eg high rope type course but then there is security issues as cannot be left unmanned for liability.

I was thinking about city centres I've visited that really support community use throughout the day and in the evening. The little pocket play parks with seats around them for parents in Paris sprang to mind having been there when the children were young. Even next to Notre Dame, there were some seats around a little play set. There's something nice about having quite a few more intimate play opportunities and it provides nice places to have a chat, rather than something much larger and multipurpose where parents have to be hugely vigilant whilst standing at the edge, far from their children. . Could maybe have a Robin Hood inspired playground to attract younger children and really embrace the incredible heritage of Nottingham! Focus for younger people - Potential to attract teenagers/young adults in a really positive way. Definite trend towards buying more vintage/sustainable fashion. There are already a few really popular vintage shops in Nottingham but as part of the Green Quarter vision, having independent retail shops selling on-trend, affordable and sustainable clothes and jewellery etc could really draw in teenagers and young adults. The universities often have events on such as clothes swaps and kg sales and having events like this in the Green Quarter that are advertised in the universities and colleges could bring in young people. It could be like Nottingham's own 'Camden Market', selling really cool and unique products that are all ethically made and sustainable. As Nottingham has two brilliant

universities, having bars, shops and events that appeal to young people is really important and it really does have the potential to be a hub of life. Music and the arts could be encouraged to showcase the talent within Nottingham. Having open mic nights, live music and allowing busking in the square could make it a really vibrant place and give musicians and artists a platform to perform.

**Intergenerational** - In a number of Scandinavian counties they have Rest Homes next to colleges and Universities and the students receive reduced rates of rent if they help out and volunteer their time to take the rest home residents out and about. Young and Old mixing together. Could we incorporate something similar in The Green Quarter?

**Diversity** - more Black and BAME communities to be involved as early as possible, Include people/organisations from the start who can represent/speak about the needs of our black communities, women's issues, poverty, poor housing/life chances, neuro diversity, mental health etc(usually people have intersected identities) too often projects invite people in rather than co created/share power from start and then wonder why people from diverse communities don't show up. The current COVID scenario has starkly illustrated the disproportionate impact on the communities who experience exclusion & prejudice - where are these communities in this vision for future living?

**Collaboration** - with other green proposals to avoid division/competition- present a United front to city council. With green and libs bid and wildlife trust team to ensure we get a real chance to get a green focus to whoever wins the bid. A lot of community involvement - anyone and everyone! Churches, businesses, local residents.

**Startups** - More space and encouragement for startups. Over 1000 people work at BioCity- can we replicate that for green or creative sectors on this site.

**More financially robust** - Develop financial proposals further. Will need a greater commercial element. Need details working out and proper funding. More rigour to the plan, do the maths and be open and honest with your vision. It came across as a way to increase council tax for people not in the green village, i.e. would be an expensive, non income generating venture.



If that is the plan, i.e. a show piece that has to be funded by the council, then say this. If you intend it to be financially self sustaining, you need to remove the elements that do not contribute to income. Growing food is a typical example. you cannot compete with large farms, even if you charge a premium on food produced. This is a pipe dream, you should get more realistic.

A solid economic plan to ensure it can be built without sacrificing on the key ideals. Some detailed costings, including the cost of running the proposed Sustainability College.

**Design** - Could the block effect be changed to smaller blocks with spaces between them that could be planted out with trees etc. ,Whilst I understand and support your wish to maintain some of the existing buildings, I do feel they need softening and beautify in in someway by a clever architect or designer. I'm getting tired of seeing so many boring oblong buildings To attract tourists to explore green space, I think you need something quite spectacular like the Sky Garden in London or the garden at the library in Birmingham. Perhaps the commercial property could have an amazing sky garden, restaurant and bar.

Must ensure that no light is blocked by buildings or shadows cast or will defeat the concept. Housing units need balconies for each flat.

A focus in the office space on flexibility in design so the use of the space can change with socioeconomic shifts in the future.

The Masterplan is quite ambitious. I would review the functions of the buildings and the allotments and increase the presence of vertical gardens. Thinking around living aspects are focused on values and ideals of Co-housing and "deep green" Village rather than an attraction and resource for The City.

Outdoor working spaces would be amazing - given the lack of Vitamin D in the population.

Reinstate Drury Lane with stores, eateries etc that can only be occupied by local, independent, Nottingham businesses.

Separating cycles from pedestrians where there is space would be ideal depending on footfall. but this site is key to having safer and quicker access from the south side of the city on a bike.

Through architectural quality which is implicit in the collaboration of the vision shown, using multiple designers not one architect so that there is a richness within an overall masterplan, a civic language within the masterplan to unify the parts, a commitment to economy of means in the use of building materials and their embodied energy.

Making the space flexible enough in order to accommodate a wide range of indoor and outdoor events would be helpful such that it becomes a destination for visitors but also locals.

**Reusing what is there** - Find a different use for the buildings that we can't afford to pull down, other than shops. Could they be for useful things like citizens advice, credit union, education that's not provided in the mainstream?

If possible it would be nice to see more of the current Broadmarsh centre retained - the greenest building is always one that's already built and clever reuse is preferable to demolishing as well as cheaper.

**Demolition** - Take down the NCP car park. People would pay to crowdfund the demolition.

**Wider scope** - Encouraging the broader redevelopment around Old Market Square and that Lister Gate is regenerated in order to provide an interesting link between the Square and Broadmarsh.

**Delivery** - Some thinking about how it could actually be delivered - eg Council holds land, but develops with some sort of community board; community board takes land, employs developer; community works with developer(s)

**More detail** - Obviously more detail, It seemed somewhat short on details, although I understand that the proposal has been made in short order, so these will be developed over time, More detailed analysis of potential occupiers/tenants/ I think you need some expert opinion from an agent/surveyor.

Chance to freely converse (break-out groups?)

All good! It seems like you have most based covered.

It was a great presentation, nothing to improve

#### 4. Any Questions?

1 We struggle to get between 10 and 25 at our Zooms. Wyre forest is 1/6 the size of Nottingham but even so, you do much better. What's the secret please!!?

When can I move in?

Have you contacted any philanthropists if you need lots of money?

The governance is strange. What is the status of the organisation? i.e. what is the legal entity? Limited company, CSC or something else? I don't understand the term codirector. What are the responsibilities of the board? where is this laid out?

What are the next steps in terms of the bid- is there room to collaborate School/nursery provision? Outdoor play provision. Medical Centre?

Will Green Quarter team speak to the Wildlife Trust, Green Party/Lib Dems to try to work out a shared approach so that there's not competition between these 3 green proposals?

What is the timescale for the development? When will this be achieved?

How does the final design get decided? Is there a public vote at any point?

Is there a time frame, or potential funding source? I missed the timescale. I'm sure there is one!

Engaging Councillors seems to be priority now - are you doing this? I left the meeting not really sure of the next steps in terms of presenting ideas to the council and timelines. Are you going to develop the Masterplan any further? How is the Council going to choose the right option for the site?

I would like to be informed of your/the application of others to the City Council about this development - how do I do that?

What can people do to help make this happen? There needs to be a coordinated campaign that the council will find difficult to ignore.

How can we help to make the project green? Who decides?

Can the public get involved in helping this vision come to life?

Why go for Grade A offices? not sure there is still demand, lots coming on market soon (Station St, HMRC and others being planned) and why are you against tourism - can be made more sustainable

Are you already in touch with BAME groups from the local area?

#### **4. Presentation thoughts**

##### **Good**

Great, Superb - it flew by! Great! Good amount of time Nice job all. Kept us interested throughout .Very well done Very good Brilliant Perfect

Excellent Perfect. Well organised and well presented. Well done!

All good. Congratulations. I very much enjoyed it- thank you.

Well presented and brilliant in that it came together quickly.

Good timing - Our Zoom meetings have a natural length of 1.5 hours - any longer and people drift -so perfect. Lots of contact. When you know more, break-out room could promote more interaction but this was perfect for the Launch. Length about right I thought the launch itself was very well executed. Kudos! It was good.

Good length

Well chaired and presented, clear, articulate, thoughtful

It was great a very good presentation and launch. Slick, well thought out.

Great presenters

All very well done considering the short timescale. Good given the circumstances. The length of the presentation was good

Just long enough and very well presented About the right length.

Interesting presentations. The maps and 3D graphics were very helpful in helping visualise the design and concept.

Perfect and great that it stayed exactly on time as was written in the event information. Very well planned and stuck to time very well.

Just about right length and timing of speakers etc. Kept me engaged and interested throughout - others too as the chat was constantly busy.

Well run, well timed, easy to follow - I like the informal and human approach.

The launch was good, energising with good timing

Brilliant concept that is what Nottingham needs. Out of the box thinking for a change. Like the suggestion that all interested parties work together to present one plan.

A very useful event, sharing your vision. Hope it can be realised and grow to other areas too.

It was brilliant to see that there are so many people and organisations interested in the city and the opportunity the situation has presented.

well coordinated, well presented, equal time allowed for the various element and plenty of time for discussion afterwards

Very good ideas coming through in such a short space of time.

I know you did it very quickly which is great and it went well.

### **Not so good**

One hour would be better. More concise with timed agenda.

Possibly a little long for that medium but generally good

Could have done with questions in the chat being answered.

The presentations were very good and interesting, but together took one hour, which was a bit too long.

The time was a bit late. Probably around 18 or 18.30 would work better

Perhaps allow a little bit more time for questions

Alan Simpson was correct in Proposing Nottingham Council take this vision to Glasgow and put us on the map.

The lack of diversity thinking is unacceptable for me

Could have had a wider range of presenters.