



Lenton Regeneration, Nottingham, UK

A Consensus Led Approach:
Creating a Vision through Collaboration

In 2012 a decision was made by Nottingham City Home (NCH) and Nottingham City Council to replace the five existing residential tower blocks at Lenton, located approximately 1.5 km to the west of Nottingham city centre and the national railway station, with new accommodation of a better quality and a different housing mix.

JTP was appointed by NCH to work with residents on replanning the Lenton Flats site and designing the new homes. The process of decommissioning flats and garages prior to demolition had already begun in preparation for the first phase of rebuilding. JTP organised and facilitated a series of drop-in sessions, as well as community planning weekend, offering the opportunity to share views on the redevelopment of Lenton Flats as well as develop ideas for improving the surrounding neighbourhood.

Project Delivery

- A masterplan and associated design principles and standards that should be reflected in the designs for the new buildings and spaces developed through an extensive participatory planning process.
- Proposed regeneration includes a mix of 142 new homes to redress the balance of accommodation in the wider neighbourhood and to create a high quality neighbourhood with a distinctive character and a strong sense of community.
- Housing accommodation to support residents who have a long term commitment to staying in Lenton, including family housing and accommodation suitable for an elderly population, namely flats and bungalows.
- Demolition sequence of the site's five high rise towers to ensure proposed phasing will allow elderly residents to move directly from their existing homes into their new homes.
- Replacing high rise blocks with low rise living, around open spaces and streets will create a sense of place through natural surveillance. The development framework is based upon the adoption of a perimeter block structure, locating buildings around the edges of the street block, with the fronts of buildings facing the street and the backs facing other backs across a private interior space.
- Proposed masterplan includes commercial uses to activate the site along the northern boundary. Further animation is provided through community rooms and an NCH office on-site.
- Design and Access statement submitted to Nottingham City Council (NCC) as a core document in support of the application for the regeneration and redevelopment of the Lenton Flats Estate, which when built will be referred to as Lenton Gardens.

Client

Nottingham City Homes

