

Lenton Flats, Nottingham

Welcome

PLEASE GET INVOLVED...

Nottingham City Homes (NCH) has appointed John Thompson & Partners to work with residents on re-planning the Lenton Flats site and designing the new homes. The process of decommissioning flats and garages prior to demolition has already begun in preparation for the first phase of re-building.

The site redevelopment will provide a mix of apartments and bungalows for the elderly as well as family houses.

DROP-IN

The Drop-in event on Tuesday 14 August at Thomas Helwys Baptist Church provided the opportunity for residents of the flats to come and meet the architects and landscape designers who will be designing the new homes and streets.

COMMUNITY PLANNING WEEKEND

Over the summer we have drawn up initial ideas for new homes and open spaces on the site. We welcome your views on these draft proposals.

We also want to hear your ideas for improving the surrounding neighbourhood. Our aim is to develop a new neighbourhood Vision to guide the regeneration of Lenton and ensure it is well integrated with surrounding areas of the city.



A New Vision for Lenton Community Planning Weekend

Friday 21st September, 2pm-6pm & Saturday 22nd September 2012, 11am - 4pm
Thomas Helwys Baptist Church, Church Street, Lenton, Nottingham NG7 1SJ
Drop in at any time

Come and join us for the **Lenton Community BBQ** on Friday 21st September from 5-7pm that will be held (weather permitting) on the grass outside the flats, directly opposite Thomas Helwys Church.

Everyone is welcome

The Community Planning Weekend is being organised by John Thompson & Partners, Architects, Urban Designers and Community Planners on behalf of Nottingham City Council, Nottingham City Homes and Dunkirk & Lenton Partnership Forum. For more information contact Ieva Anisberga at John Thompson & Partners, 23 Great Sutton Street, London, EC1V 0DN Phone: 020 7017 1780 email: ia@jtp.co.uk

A New Vision for Lenton Community Planning Weekend

You are invited to the New Vision for Lenton Community Planning Weekend to have an opportunity to give your views on the draft proposals for the redevelopment of Lenton Flats as well as developing ideas for improving the surrounding neighbourhood.

Background
Nottingham City Homes (NCH) has appointed John Thompson & Partners (JTP), Architects, Urban Designers and Community Planners, to work with residents on re-planning the Lenton Flats site and designing the new homes. The process of decommissioning flats and garages prior to demolition has already begun in preparation for the first phase of re-building. The site redevelopment will provide a mix of flats and bungalows for the elderly as well as family houses.

The first community planning event was held on 14 August 2012 when residents of the flats were invited to come along and meet us to discuss their concerns and ideas. Since then we have been drawing up initial ideas for new homes and open spaces on the site. These will be exhibited at the Community Planning Weekend when everyone will have an opportunity to give their views on the proposals.

Community Planning Weekend
The aim of the Community Planning Weekend is to bring together everyone interested in the future of the Lenton Flats site to contribute to the emerging redevelopment proposals for the site. You will have an opportunity to find like minds in workshops and hands-on planning groups to help plan the future of the site.

All are welcome to attend. Stay for a short while, a few hours or the whole event if you are able to. A few team members from JTP will be on hand to explain what's happening and representatives from NCH and the Dunkirk & Lenton Partnership Forum will be in attendance also to answer questions regarding the decommissioning process.

Feedback Session
Following the Community Planning Weekend, the project team will analyse and summarise the outcomes and feedback from the workshops and hands-on planning groups to the community at the end of October.

Programme
Friday 21st September
14.00 Exhibition opens
14.15 Welcome and Introduction
14.30 Parallel Workshops:
Workshop 1 - Lenton Today
• Challenges and opportunities for the future.
• The site's relationship with its surroundings.
Workshop 2 - Young People's Workshop
A chance for young people to talk about and draw ideas for the area.
15.45 Refreshment Break
16.00 Hands-on Planning and Walkabouts
Lenton Flats site and plan ideas for the future. Groups may choose to go on walkabouts of the area to see and discuss opportunities for improvement.
17.00 Report Back
17.15 Close of workshops
18.00 Close of exhibition
Saturday 22nd September
11.00 Exhibition opens
11.15 Welcome and Introduction
11.30 Parallel Workshops:
Workshop 3 - Lenton Tomorrow
• How should new streets and homes be designed? spirit?
• What are your views on the design of open space? How could the surrounding area be improved?
Workshop 4 - Young People's Workshop
Another opportunity for young people to think about and draw ideas for the area.
12.45 Report Back
13.00 Lunch
13.30 Hands-on Planning and Walkabouts.
Another chance to work in small, facilitated groups to consider key issues of the Lenton Flats site and plan ideas for the future. Groups may choose to go on walkabouts of the area to see and discuss opportunities for improvement.
15.15 Report Back and Refreshment Break
15.45 **Workshop 5 - The Way Forward**
How can the ideas generated during the weekend be taken forward and how can the community stay involved?
16.00 Close of exhibition and workshops

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Lenton Flats, Nottingham

Who are we?

JTP - MASTERPLANNING, ARCHITECTURAL DESIGN & COMMUNITY ENGAGEMENT

John Thompson & Partners is an award winning, placemaking practice specialising in the design of homes and mixed-use developments throughout the UK and abroad.

We use participatory techniques pioneered and honed over two decades to build collaborative visions for our projects with the very people who will go on to use them. We are particularly proud that eight of our schemes have received Building for Life awards – the UK benchmark for excellence in residential-led development, which is only given to those schemes that can demonstrate a commitment to high design standards and good placemaking.

GILLESPIES - LANDSCAPE

Gillespies is one of the leading landscape design practices in the UK, specialising in the design and development of high quality spaces in both urban and rural environments. Their ethos is to work with the inherent qualities of a site to create distinctive, safe and beautiful spaces that are valued and improve peoples' lives - ultimately helping to attract inward investment and create sustainable communities.



Lenton Flats, Nottingham

Aims & Objectives

NOTTINGHAM CITY HOMES' MISSION IS:

'To deliver excellent services and homes and places where people want to live'

The demolition of Lenton Flats offers the opportunity to transform the Lenton neighbourhood through providing new homes and open spaces that meet the needs of the community.

As people live longer there is a need to provide good quality affordable homes for older people. There is also a shortage of affordable family housing in the area.

Homes for Older People

The Lenton Court site can accommodate 54 flats and 16 bungalows for the over 50's age group. Some of these will be for residents of Newgate Court who wish to stay in the area. New homes will be built to a high standard and designed to be adaptable for residents with limited mobility. In order to provide a good quality of life, the environment around, the homes will be easy to get around for people using frames and wheelchairs and there will be safe indoor and outdoor spaces to meet in.

Family Housing

Family housing is planned on the remainder of the site in the form of houses on streets that will connect with existing streets in the area. Play areas for younger children will be incorporated into the streets and public open space that is provided as part of the development.

DEMOLITION PLAN



NEW HOMES AND PLACES



Lenton Flats, Nottingham

Analysis & Initial Ideas

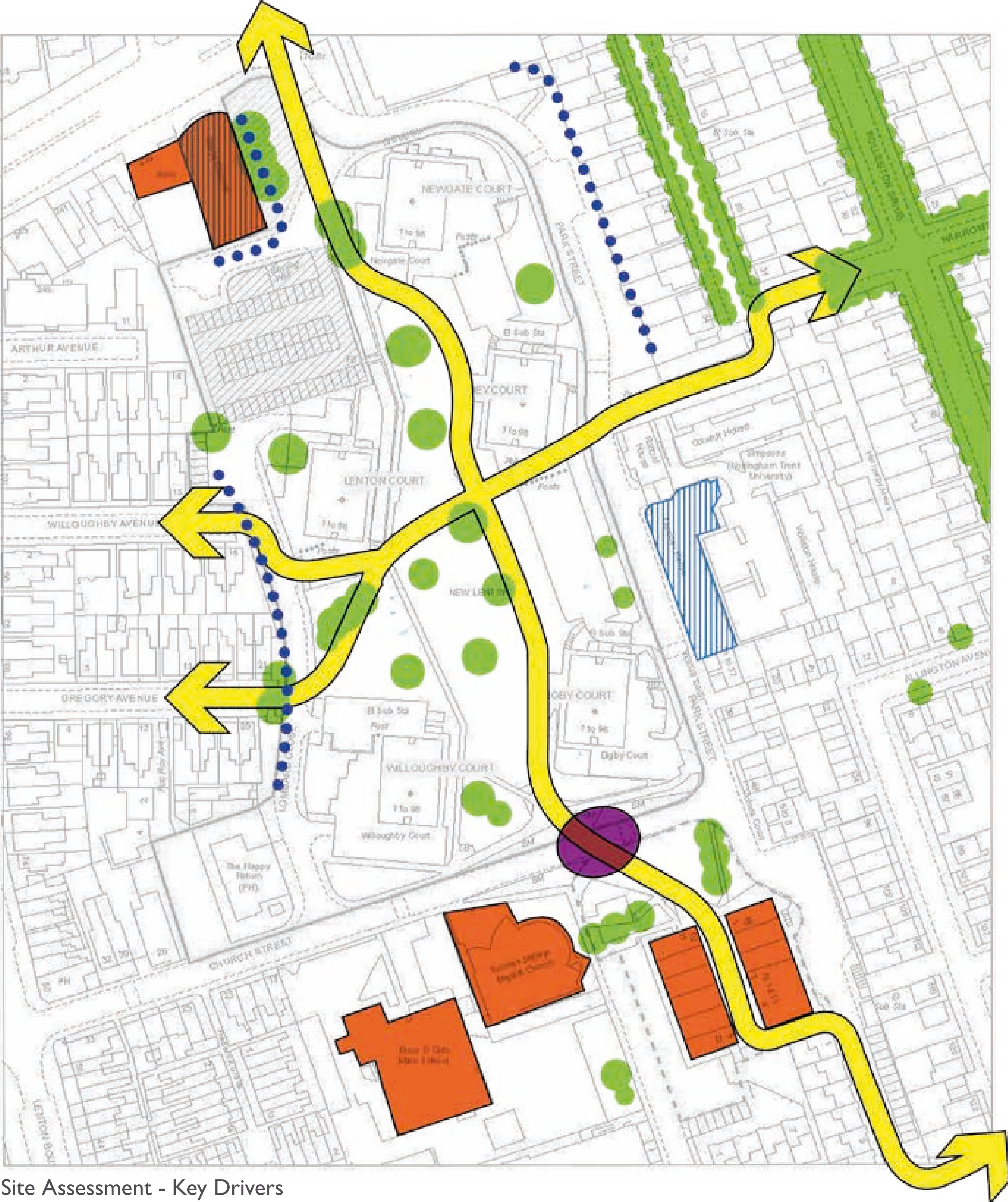
LENTON FLATS SITE




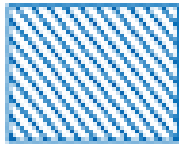

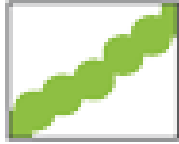

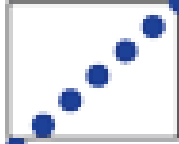
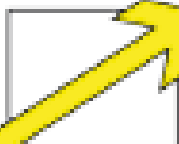
The Alley behind the existing garages should be eliminated. New pedestrian routes should be well overlooked and run along the fronts of homes.



There are a number of existing trees within the site and the masterplan should seek to retain these where feasible. The new layout should aim to improve the biodiversity of the site by introducing new shrubs and plants and encouraging the cultivation of private gardens. Maintenance of public spaces should be considered as an integral part of the masterplan proposals.



Site Assessment - Key Drivers

-  Church, Shops, Schools, Existing Community Facilities
-  Heritage Assets
-  Elevated Road & Under Pass = Barrier
-  Distinctive Tree Lined Streets = Precedent
-  Good Trees Provide Maturity
-  Packages
-  Key Movements

Lenton Flats, Nottingham

Analysis & Initial Ideas

LENTON FLATS SITE



A ramp up from the underpass leads to Church Square, a shopping parade which has seen better days.



Redevelopment of the Happy Return Pub is an opportunity to create an attractive gateway to the site from the south west.



The carriageway of Church Street has been elevated in an arrangement that separates pedestrians and vehicles. Whilst this was intended to protect pedestrians the result is an unnecessary barrier to movement as traffic is reasonably light in this area.



The underpass below Church Street is intimidating, particularly after dark.



There is an opportunity to significantly improve the northern gateway into the site. The existing mature trees could be retained within a new public space. There is an opportunity for a new building to the side of the Savoy Cinema. A café with outdoor seating could enliven the public square and add to the attractiveness of the cinema.



Will Church Square be commercially viable in the future with less homes on the Lenton Flats site? Should the open space be re-designed to remove the underpass and create a more usable space for local residents? Should there be a new building on the site?



Simpsons, now converted to student residences is a part of the area's industrial heritage and a local landmark.



The key pedestrian link into the site from the east. However there is no clear route through. The new masterplan could create a safe and attractive east west route through the site at this point with new homes fronting and overlooking green space.



A new building to the north of the site has left over space behind. Subject to ownership issues being addressed the left over land could form part of the Lenton Flats redevelopment and increase the capacity of the site.



There is further left over space on Park Street which could provide space for more new homes and improve the security of the streets by fronting homes onto it.

Lenton Flats, Nottingham

History

EARLY DAYS

Although now a suburb of the City of Nottingham, Lenton was originally a separate village within Nottinghamshire. The name comes from the corruption of two old words, one of Celtic and one of Saxon origin: Linn (pool, mere or rivulet) and Tun (town, village). Old Lenton was an ancient settlement on the banks of the River Leen and is referred to in the 1082 Domesday Book. It became part of lands owned by William Peverel, allegedly a son of William the Conqueror, who founded Lenton Priory, next to the River Leen in the early 12th century.

LENTON PRIORY

An eight day fair was granted to the Priory in 1163, extended to 12 days in 1232, providing income for the Cluniac monks and making Lenton a focus of trade and festivity even when the priory had been demolished. This occurred during 1538 following King Henry VIII's Dissolution of the monasteries. The last prior, eight monks and four local labourers were accused of treason, thrown into prison and executed. The richly endowed priory was confiscated by the King and subsequently stripped of its lead and stone, which found its way to new construction sites. The Norman font can however be seen in New Lenton's Holy Trinity Church.

GROWTH OF NOTTINGHAM TOWN

Nottingham remained a small compact town until the end of the 18th century, but the industrial revolution brought many people to the town in search of work in the expanding textile trades. The population tripled in 60 years without any expansion of the central area due to the constraints of open fields to the north and meadows to the south. Overcrowding was rife.

NEW LENTON IS CREATED

Following the Enclosure Act of 1845, building took place in the surrounding parishes and New Lenton came into existence – an area of industrial development between Nottingham's town boundary and the existing 'old' village core.

THE PARK ESTATE

The Park Estate was built in what was once the deer park of Nottingham Castle, despite much opposition from local people, who regarded the area as public land. This became a private estate for the new affluent entrepreneurs, especially those working in the lace trade. A network of new roads such as Lenton Boulevard and later Castle Boulevard (1885), helped to knit the town together.

LENTON – NOW ONE OF NOTTINGHAM'S EXPANDING SUBURBS

In 1877 an Act of Parliament was passed whereby Lenton became a part of the town, now city, of Nottingham itself.

ROAD AND TRANSPORT LINKS

Derby Road provided Lenton with a direct route into Nottingham. It was an ancient road, referred to in the thirteenth century as Derbigate. In 1758 an act was passed to turnpike the road, with responsibility handed over to a set of trustees who erected a tollgate in Lenton in 1854, a hundred yards down the hill from Church Street. The trust continued to collect tolls until November 1870 when the Derby Road turnpike act expired and the toll houses and gates were demolished. Two tram services serviced Lenton. The route of the first, which opened in 1902, ran along the Boulevards. The second arrived in 1914 and came along Derby Road as far as Gregory Street. The railway line opened in 1849.

EMPLOYMENT

Lenton played an important part in the development of the lace making industry and in 1870 was known as the 'Golden Valley' with 20 firms manufacturing lace curtains, fancy laces, spotted and plain nets etc. The only working lace machine to be included at the 1851 Great Exhibition at Crystal Palace was made by the firm of T. Keeton, from Lenton. Lace making declined in the 20th century but other major employers emerged, such as Players (manufacturing cigarettes), Raleigh (making bicycles) and Boots the Chemist, providing work for local Lenton residents.

WILLOUGHBY STREET SHOPS

Willoughby Street, which ran from Derby Road to Castle Boulevard was Lenton's main shopping street with a multitude of different shops on either side of the road. There were many family-run shops and businesses in the neighbourhood, such as Mr Ball the chemist, Florrie Garton's newsagents, Marsdens pawn shop, Bickleys jewellers, Claxtons greengrocers, Twells, Kirks, and Caultons the Bakers.

WILLOUGHBY STREET HOUSING

By the mid 1950s it was clear the City Council were keen to demolish all the old properties in the Willoughby Street neighbourhood and completely redevelop the area. Many original 19th century buildings were very run down and lacked modern amenities. Toilets were often shared and there were houses without running water, so that people had to go outside to use a communal pump. The slipper baths and laundry (site of Lenton Leisure Centre) was a well-used local amenity and a popular meeting place.

REGENERATION PROPOSALS

The initial plans for the redeveloped area envisaged more tower blocks than were eventually built. Willoughby Street was to be retained in its entirety but widened, with new blocks of shops positioned at intervals along its length. However, test borings at the lower end of the street showed the rock structure was unable to support such tall blocks, so the plans were altered, the through route abandoned and shops were concentrated in the middle of the site around a pedestrian precinct. Of the 57 shopkeepers still trading on Willoughby Street when the demolition order came through, only three chose to take a shop in Church Square.

DEMOLITION AND REDEVELOPMENT IN THE 1960S

There was a strong sense of community in Lenton and everybody knew each other. Redevelopment resulted in the demolition of housing and the loss of streets such as Newgate, Kyte, Manfull, Head, Lombard, Tyne and Bramcote Place.

REFERENCES:

Articles from *The Lenton Listener Archive*

Lenton Times - *The Magazine of Lenton Local History Society*

A Centenary History of Nottingham, edited by John Bennett, 1997

Nottingham, an illustrated history, John Beckett with Ken Brand, 1997

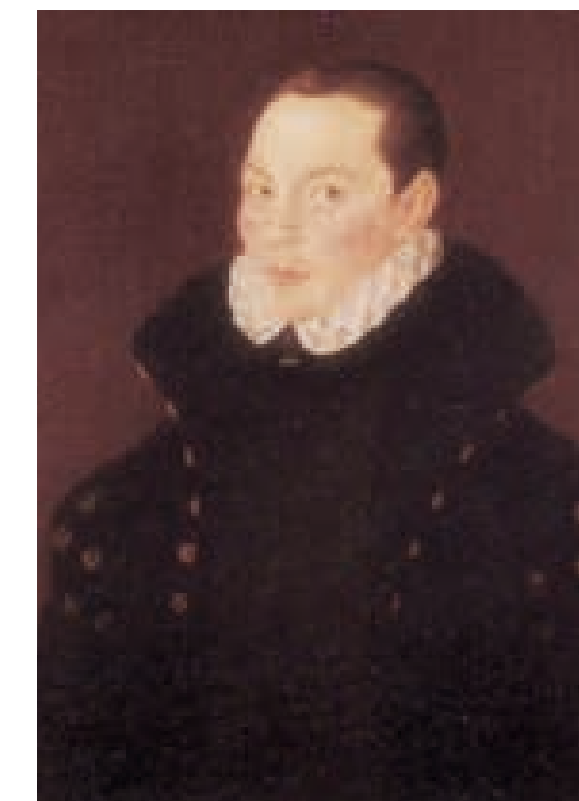
Lenton, Many Voices, One Community – compiled by Diane Maloy, 2002

The Parish & Priory of Lenton, Rev Edwin D Ginever, 1930

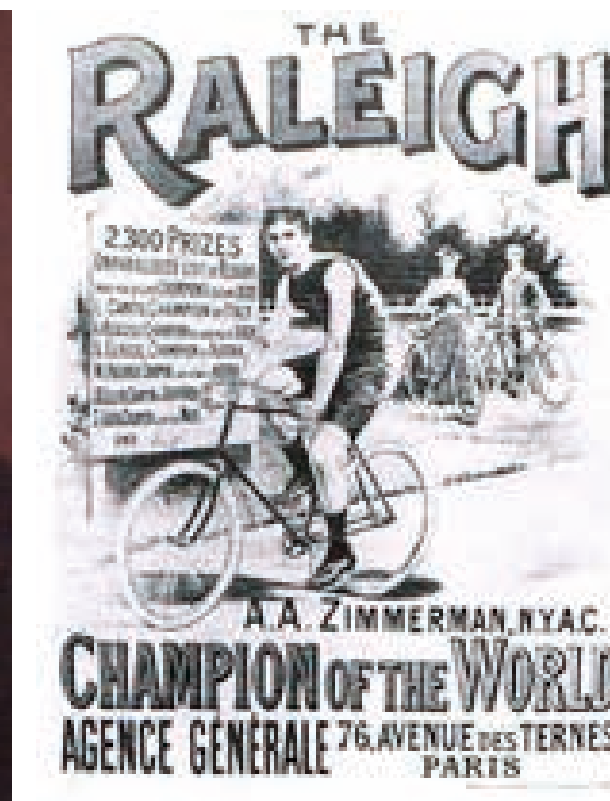
Illustrated History of Nottingham's Suburbs, Geoffrey Oldfield, 2003



Extract from 1835 map showing the location of New Lenton in relation to Nottingham Town. The recently created industrial development of New Lenton lies next to Allenfield Gardens, which abut the Park



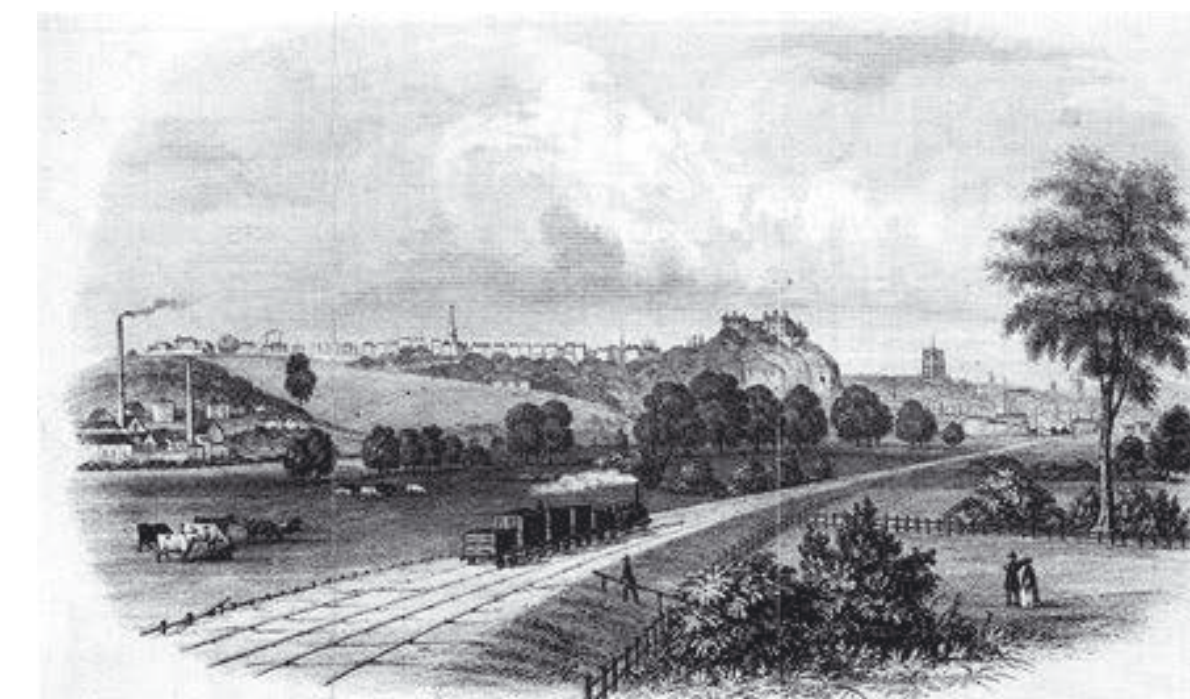
Sir Francis Willoughby was an important local landowner who built Wollaton Hall in 1588 and after whom Willoughby Street is named.



Advertisement for Raleigh Bicycles



Lace workers, c 1914



18th century illustration of a train approaching Nottingham. On the left are the factories of New Lenton, lying next to the Allen Field, which became the Allenfield Gardens (see 1883 map). These allotments were developed into a residential housing area known as 'The Drives'. The tiny figures in the etching are walking along the track that later became Park Road. The Park itself lies beyond the open field in the wooded hollow.



Extract from 1930 Parish Map showing New and Old Lenton, the railway line, the Drives, the Boulevards and the location of Raleigh Cycle Works

Lenton Flats, Nottingham

1. Demolition of houses fronting on to Derby Road, 1963



2. View of Willoughby Street, looking south in the 1950s

3. Goodwin's beer-off in about 1924, at the corner of Willoughby Street and Newgate Street



4. Construction of Lenton Flats, view from junction of Willoughby Street and Derby Road, 1960s (Billy Hill's newsagent on the right)

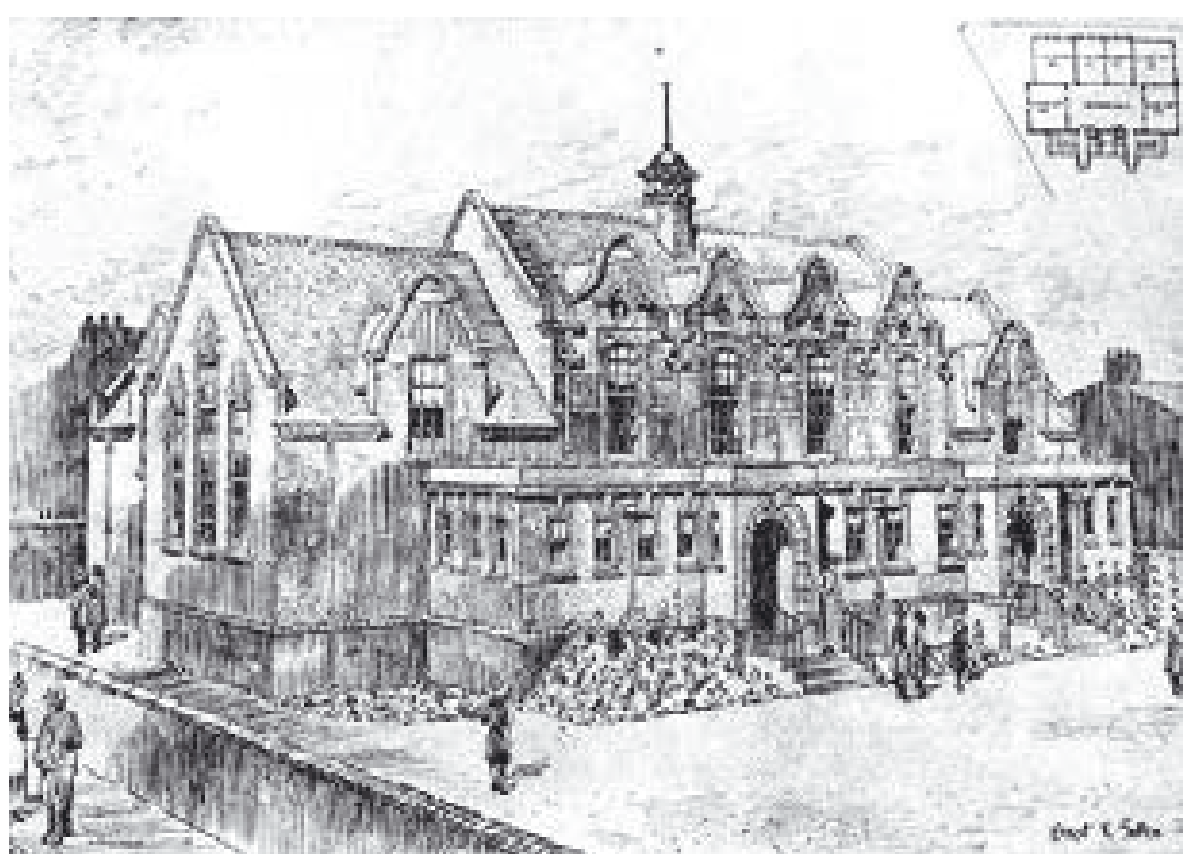
12. Illustration of Holy Trinity Church which opened in 1842. The church was designed by Henry Isaac Stevens, an architect based in Derby.



11. View of Church Street looking towards Park Street in the early 1900s. The Baptist Church is midway down on the right.



10. The Lenton Public Unsectarian Schools (Architect's drawing of Girls School) opened in 1874 and were situated on the corner of School Street (now Lenton Boulevard) and Sherwin Road.



1883 MAP OF NEW LENTON



9. Lenton Baptist Church was demolished in the early 1960s and is now the location of Edna G Olds School

Amusements.
PRINGLE'S PICTURES.
 GOLDEN AGE WEEK.—"Through the Closer"; "The Group"; "Old John Gray"; and latest comedies. Matinees! Weds, Thurs, & Sat. at 5. Prices: 2d., 4d., 6d., & 9d. 258

LENTON PALACE.
 Tyne Street, off Willoughby Street.
NEW MANAGEMENT.
 PICTURES.
 Every Evening, 7.0 & 9.0. Matinees Saturdays at 3.0.
 2d., 5d., and 6d. CHILDREN HALF-PRICE. 378p

THIRD NOTTINGHAM SUBSCRIPTION CONCERT.
 MERCHANTS' HALL. WEDNESDAY, FEB. 15th, at 8.0.

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 In each Condition as a
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5. The Lenton Picture Palace opened in 1910 in Tyne Street (25 years before the Savoy Cinema), run by Frederick Burton whose lace machine manufacturing business was located on Park Street nearby. The cinema only ran for a few months, its demise probably due to the sudden death of the managing director, its back street location and high admission prices.



6. Gable end of former Lenton Picture Palace during demolition of Tyne Street in 1961. The building was rented to Edward Peat & Son's Beehive Mills until December 1911 when it was acquired by A P Lowe Ltd, a lace embroidery manufacturer, who stayed there until the building was demolished in the 1960s.



7. Lenton Baths and Wash House. Lenton Leisure Centre was originally a slipper baths and laundry, which had been built in 1931, with the swimming pool added on in 1966. The men's baths closed at the beginning of the 1980s when the Community Centre took over; the ladies baths became shared facilities, and finally closed when the gym opened.



8. Ball's Chemist at corner of Willoughby Street and Park Road. Originally a bakery, it had been a chemist since 1898. James Ball moved there in 1910, and his son 'Fred' took over the business in 1946. The Balls moved to a shop in Park Road following demolition of the Willoughby Street premises in the 1960s.

Lenton Flats, Nottingham

Feedback from the Drop-in, 14 August 2012

Residents of Lenton flats were invited to come and meet the JTP team and the landscape designers who will be designing the new homes and streets on Tuesday 14 August at Thomas Helwys Baptist Church.

Around 60 residents attended the event which was introduced by Cllrs Trimble and Piper. Below is a summary of the views and concerns that emerged during the event.

NEW HOMES FOR ELDERLY

Generally people welcomed the provision of new homes on the site but some were concerned about whether the homes for elderly will be as large as their current flats. In addition, they would like to have balconies and more storage space. Many expressed the need for walk-in showers. Some would like to have built in wardrobes, some - to keep their own furniture. Kitchens should be large enough to fit in chairs and tables and should have an external fan or exhaust and, preferably, a window. Flats should be sound proofed and windows and doors secured.

HEATING AND ENERGY

Some residents complained about the current electric heating system – they would like to reduce electricity bills and some flats are cold, probably also due to the poor insulation and lack of double glazing. Some would like to have their own key meter. Different heating systems including gas and solar power were discussed.

CAR PARKING

Car parking is a problem – currently there are not enough parking spaces for residents. Moreover, non-residents, particularly visitors to the Savoy Cinema, tend to park on the site. The new development should have well secured parking, accessible only to residents. The problem of students taking up all the street parking was mentioned.

SECURITY AND SAFETY

Doors and windows of the new homes should be well-secured. People also enquired about warden aid and were advised that individual arrangements will be made, as they are now.

HEIGHT OF NEW FLATS

People would like 3-4 storey buildings with communal facilities such as a laundry and a communal room where people can socialise.

GREEN AND OPEN SPACE

An open green space - a communal park or garden - would be very welcome, as well as small, individual gardens for the bungalows and flats. Spaces to sit out in the sun and chat to friends was seen as important. It was suggested that door-step play areas for smaller children would be appropriate. It was noted that there is a larger recreational area with a playground nearby but that this could be improved. Some residents had grandchildren who visit regularly and welcomed play facilities close by.

SURROUNDING COMMUNITIES

Some expressed a concern about the large student community currently surrounding the site and how student lifestyles may affect the quality of life for new families moving to the neighbourhood. However, the aspiration is that having families moving into new high quality homes would eventually change the perception of the whole area and it will become more attractive for families.

DECOMMISSIONING PROCESS

The elderly were concerned about whether they will have the right to choose to live in a flat or a bungalow and if they will get the same number of rooms. People were advised that there won't be provision of new homes for single people under 50 on the site and were advised to consult with Nottingham City Homes or the Dunkirk and Lenton Partnership Forum about their relocation process.

JOBS

One resident raised the issue of opportunities for construction jobs. Cllr Trimble advised that this would be part of the construction proposal.



Lenton Flats, Nottingham

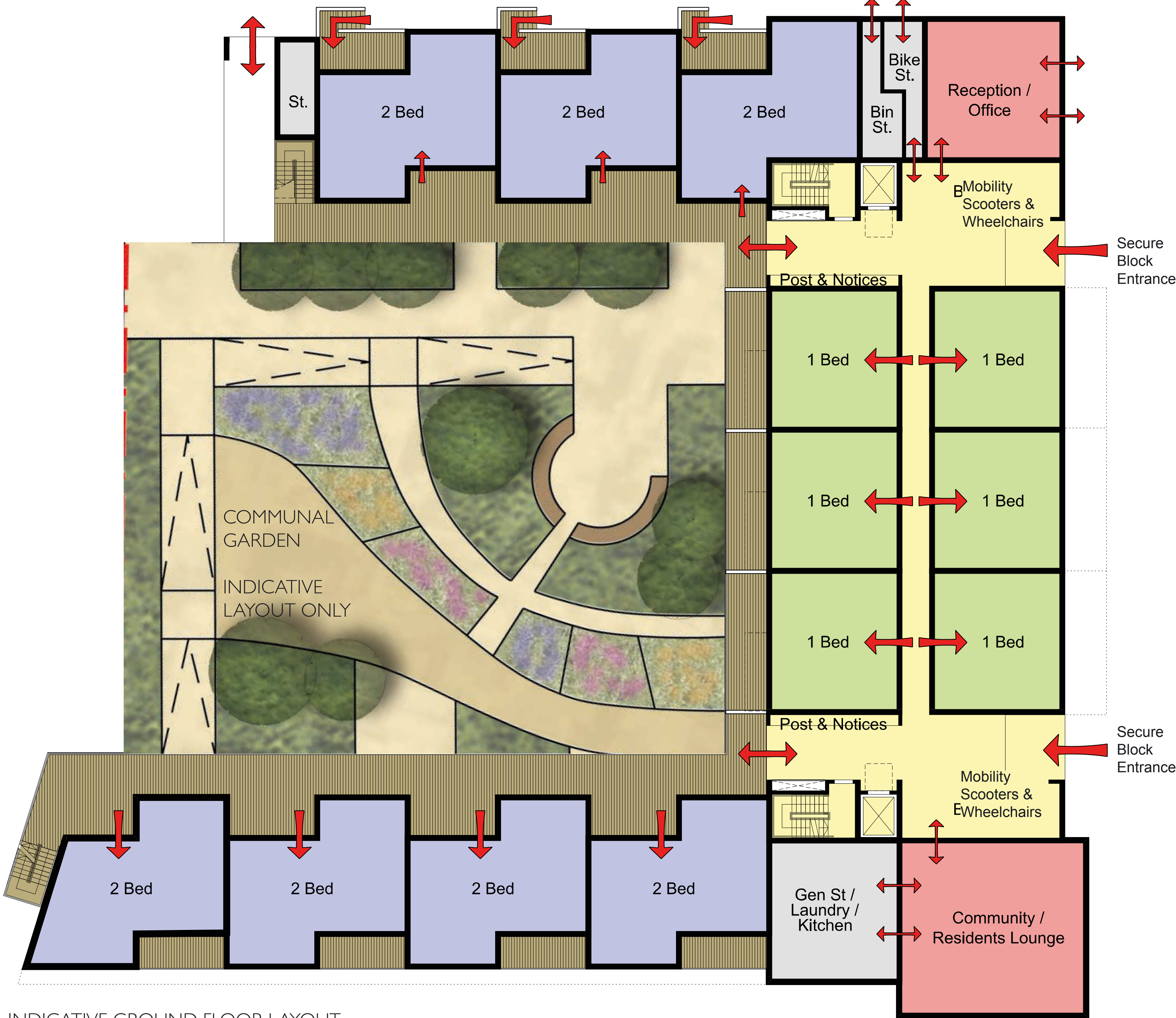
Proposed Draft Masterplan



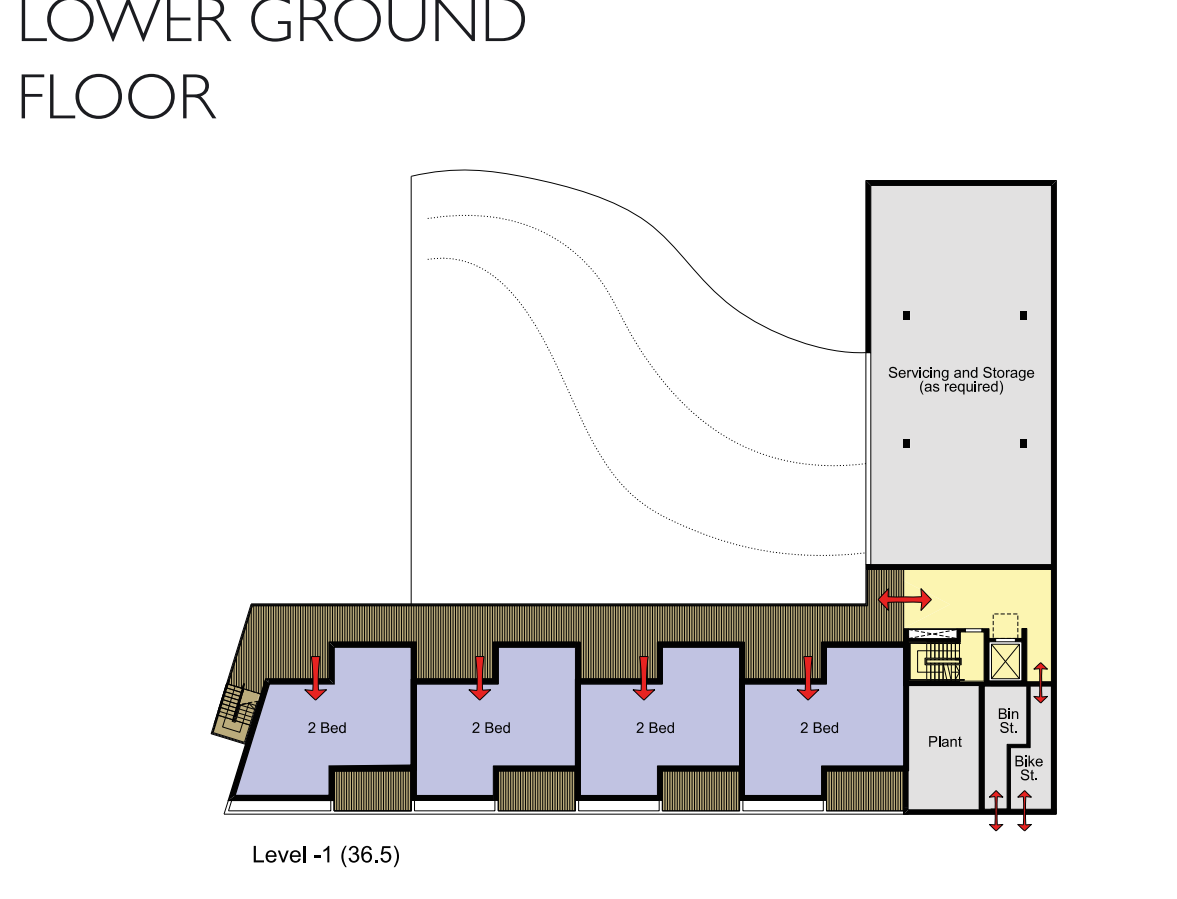
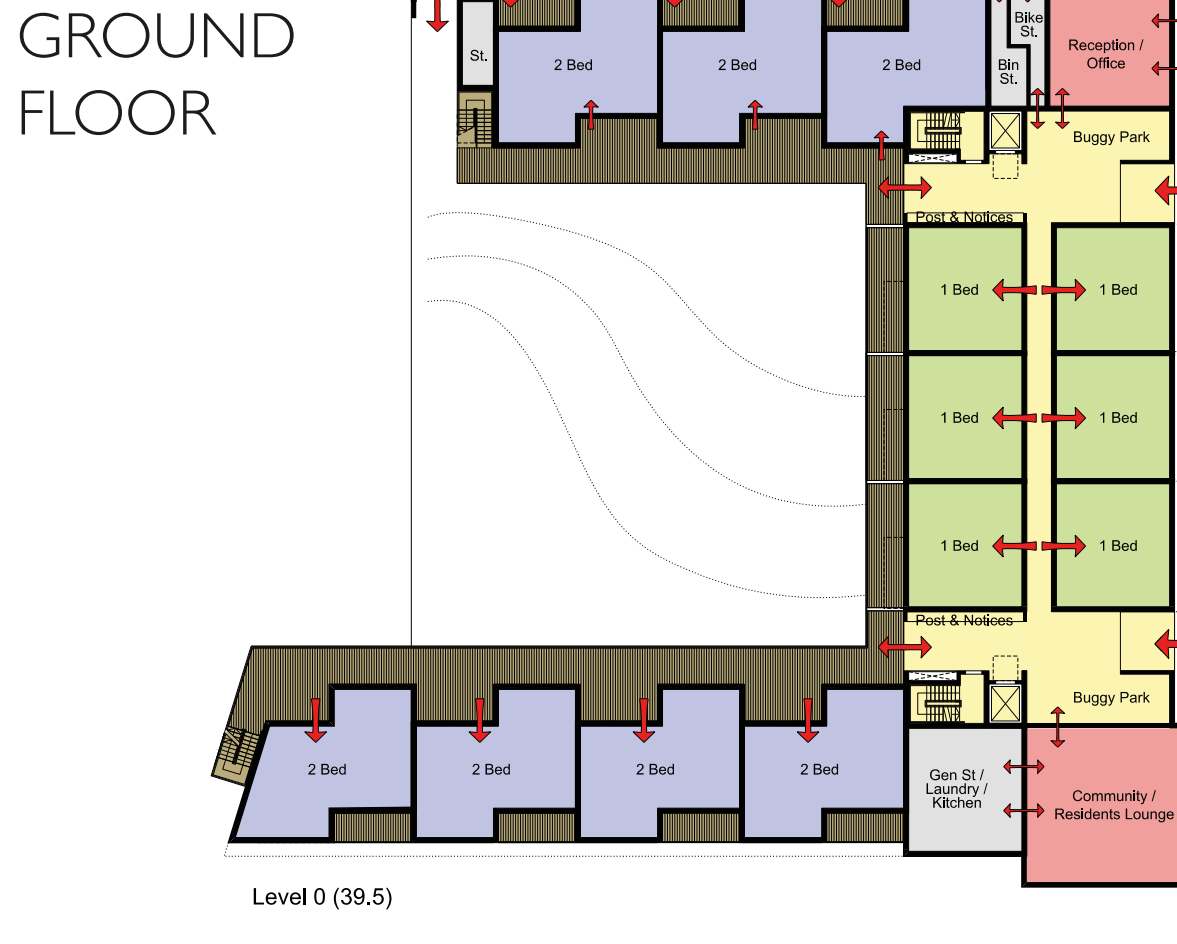
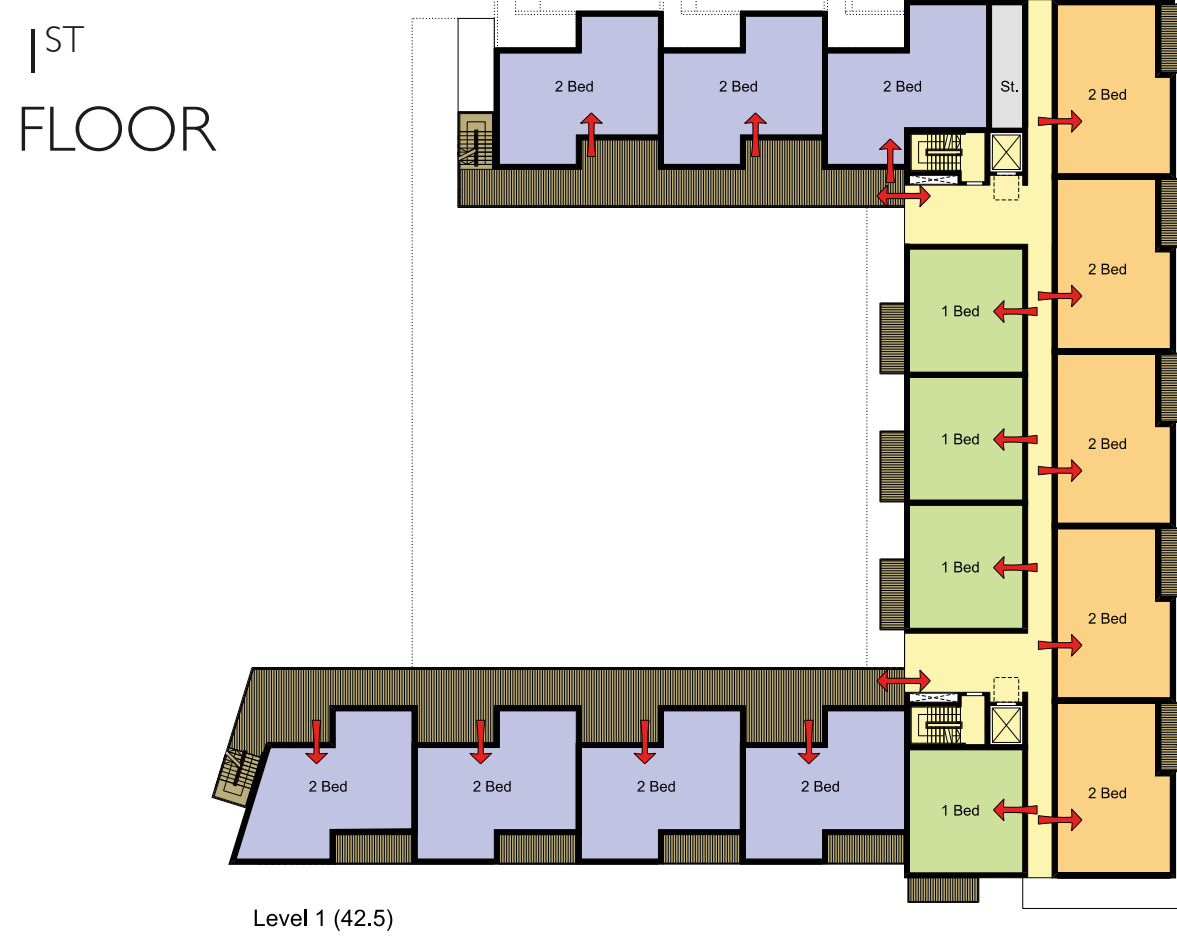
Lenton Flats, Nottingham

Homes for the elderly

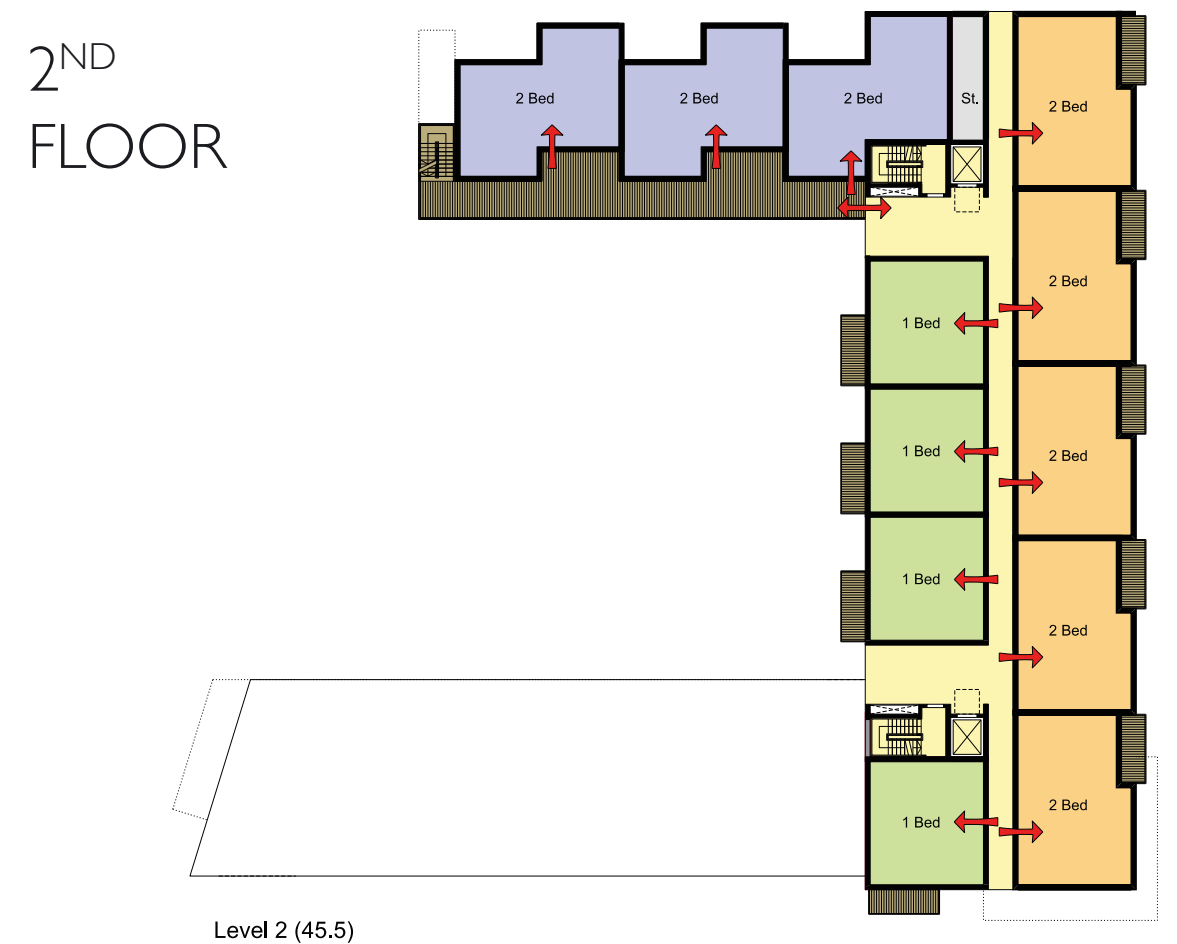
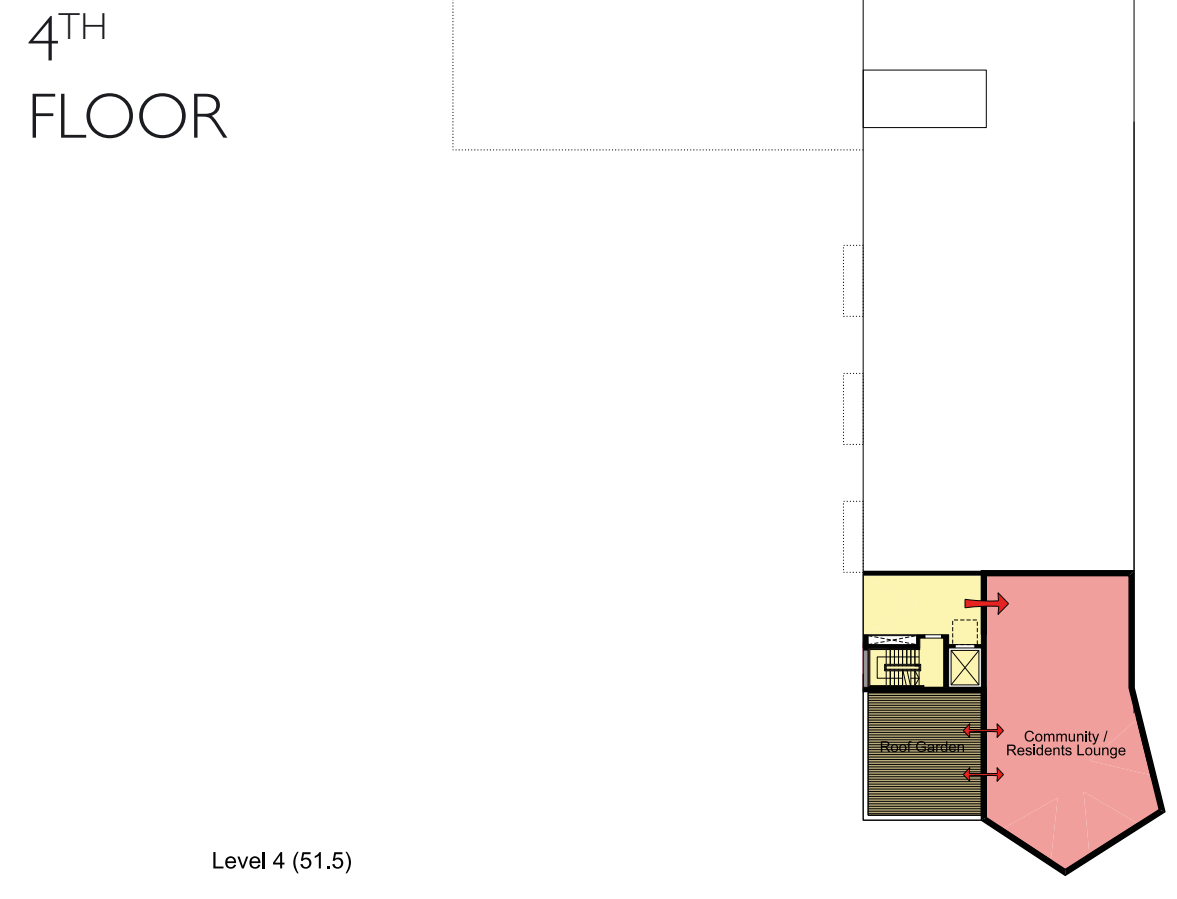
FLAT BLOCK LAYOUT



INDICATIVE GROUND FLOOR LAYOUT



- KEY**
- 1 bedroom flat
 - 2 bedroom flat (type 1)
 - 2 bedroom flat (type 2)



- Communal and admin facilities
- Circulation areas

Lenton Flats, Nottingham

Homes for the elderly

EXISTING FLOOR PLANS

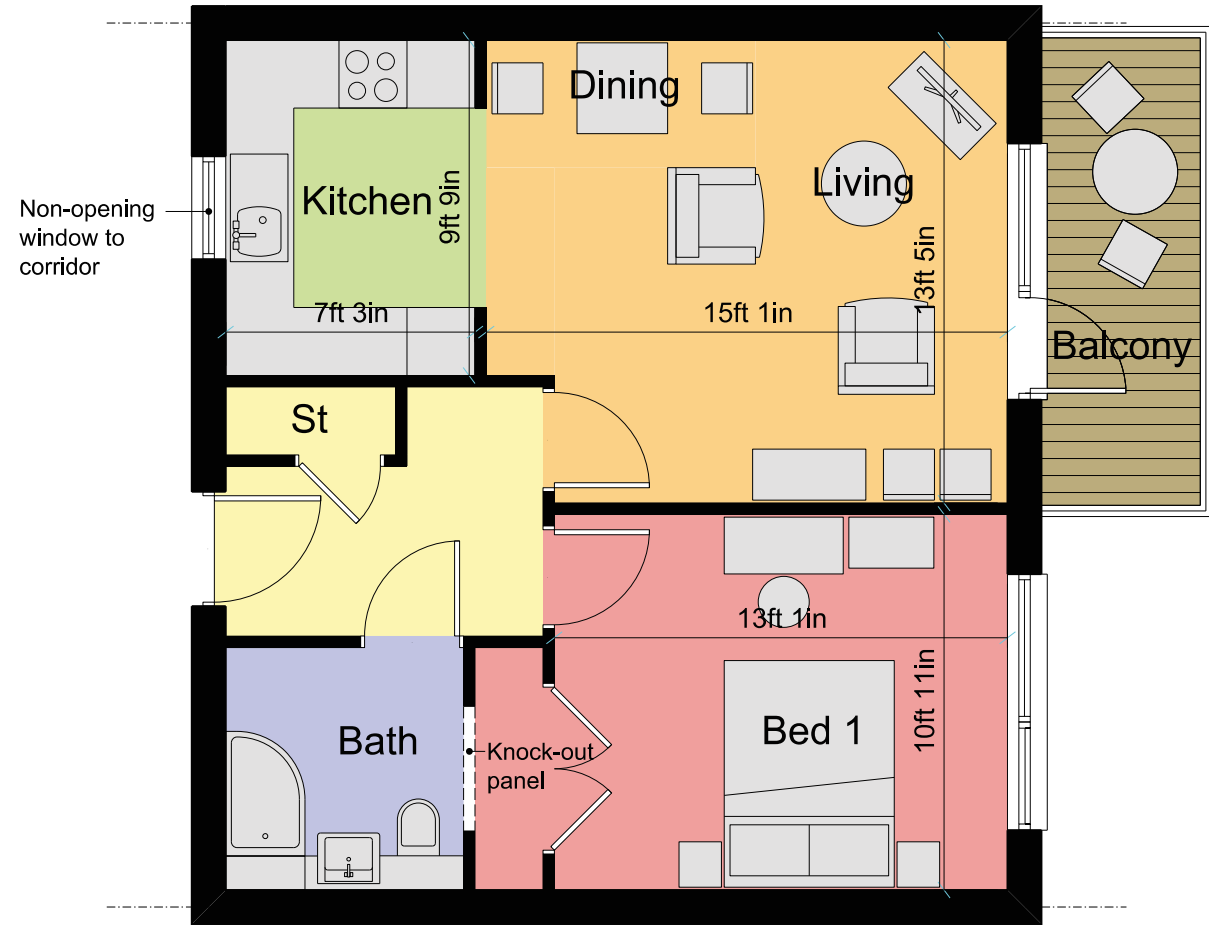


EXISTING 1 BEDROOM FLAT
52.8m² / 568ft²

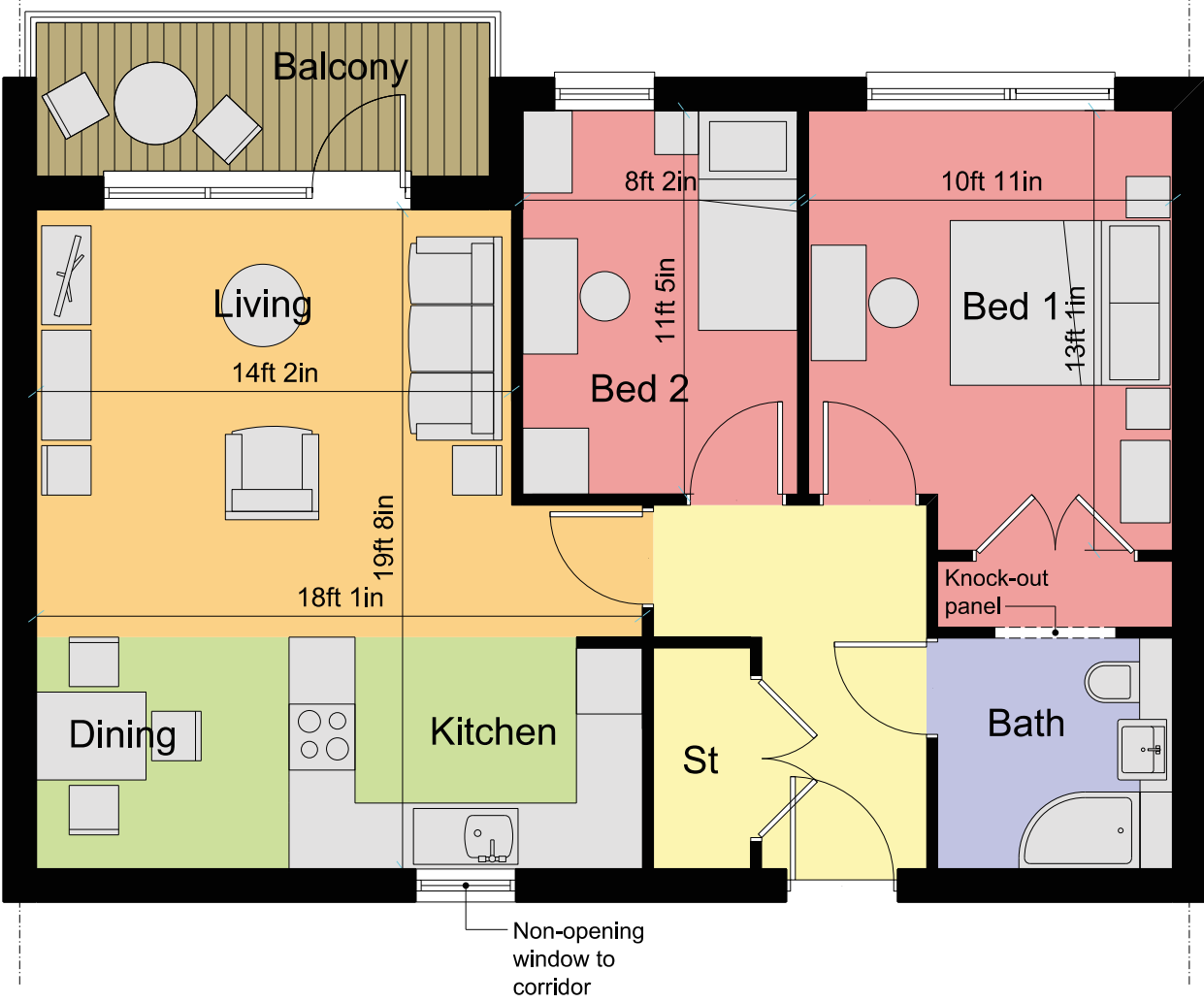


EXISTING 2 BEDROOM FLAT
67.5m² / 726ft²

PROPOSED FLOOR PLANS - FLATS



TYPICAL 1 BEDROOM FLAT
51.7m² / 557ft²



TYPICAL 2 BEDROOM FLAT
66.0m² / 711ft²

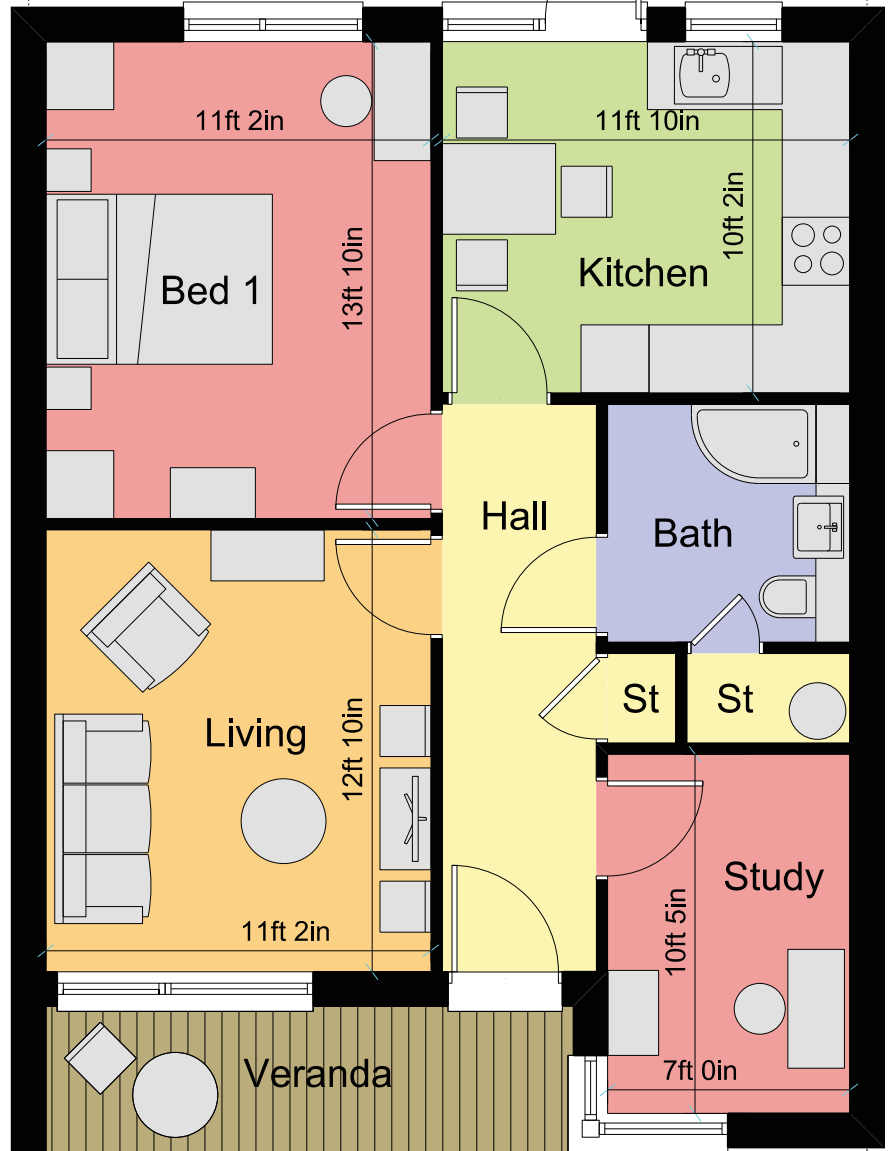


TYPICAL 2 BEDROOM FLAT
67.6m² / 727ft²

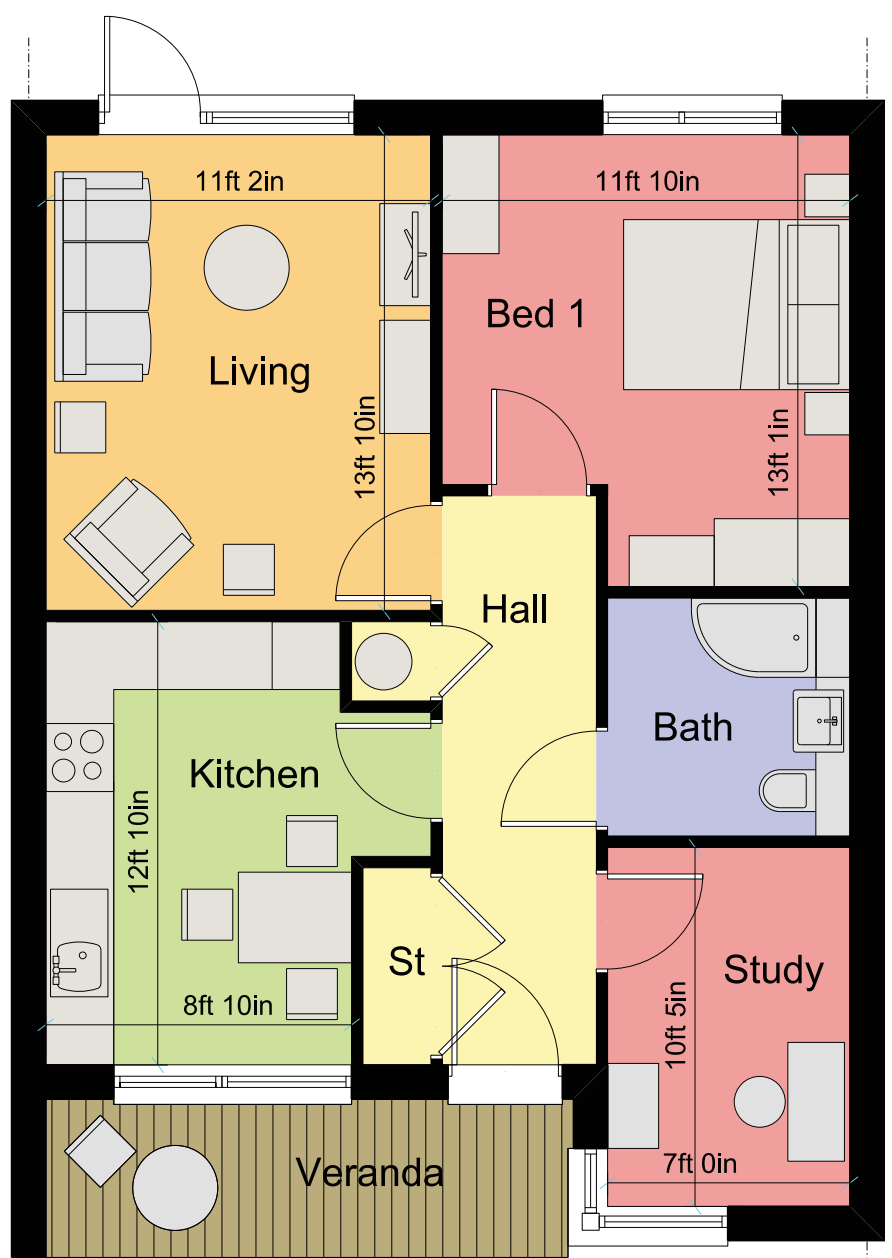


TYPICAL 2 BEDROOM FLAT
67.6m² / 727ft²

PROPOSED FLOOR PLANS - BUNGALOWS



TYPICAL 2 BEDROOM BUNGALOW
61.0m² / 656ft²
OPTION 1 - LIVING ROOM TO FRONT



TYPICAL 2 BEDROOM BUNGALOW
61.0m² / 656ft²
OPTION 2 - LIVING ROOM TO REAR

Lenton Flats, Nottingham

Houses for families

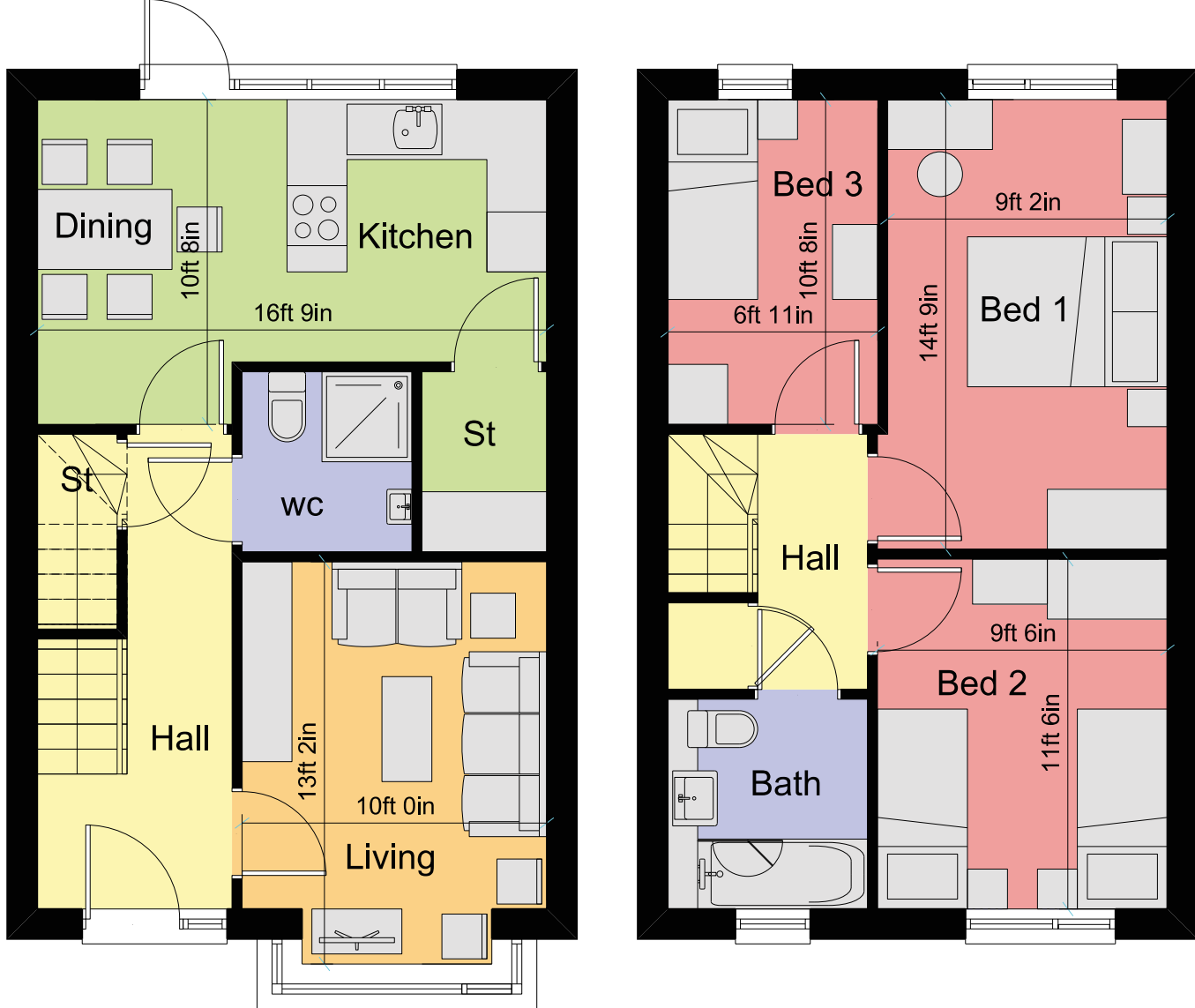
LOCATION OF HOUSE TYPES



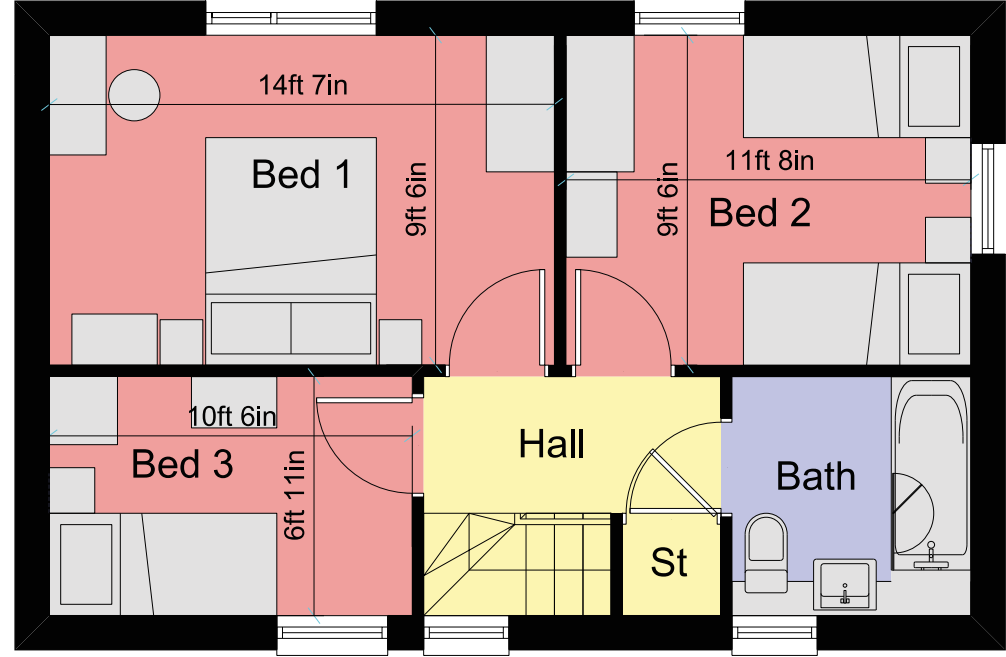
- 1 bedroom flat
- 2 bedroom flat
- Communal facilities for residents of flats
- Bungalow
- 2 bedroom house
- 3 bedroom house
- Circulation and admin
- Possible mixed-use building



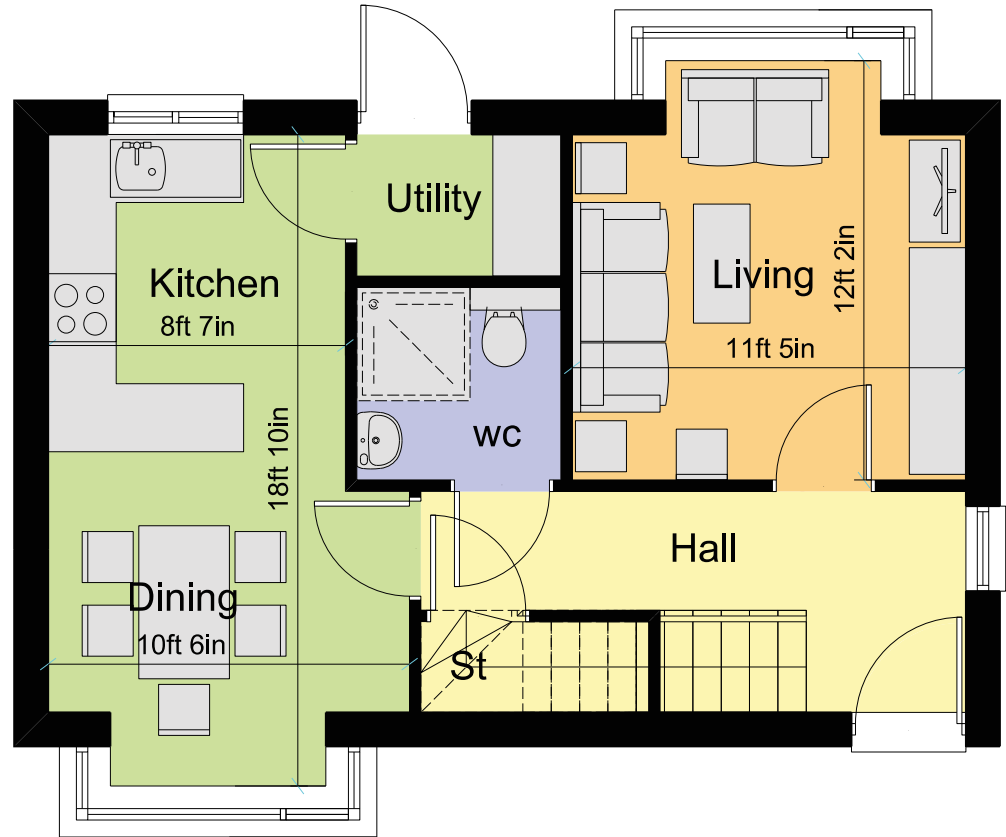
GROUND FLOOR
FIRST FLOOR
TYPICAL 2 BEDROOM HOUSE
77.0m² / 829ft²



GROUND FLOOR
FIRST FLOOR
TYPICAL 3 BEDROOM HOUSE
83.0m² / 893ft²



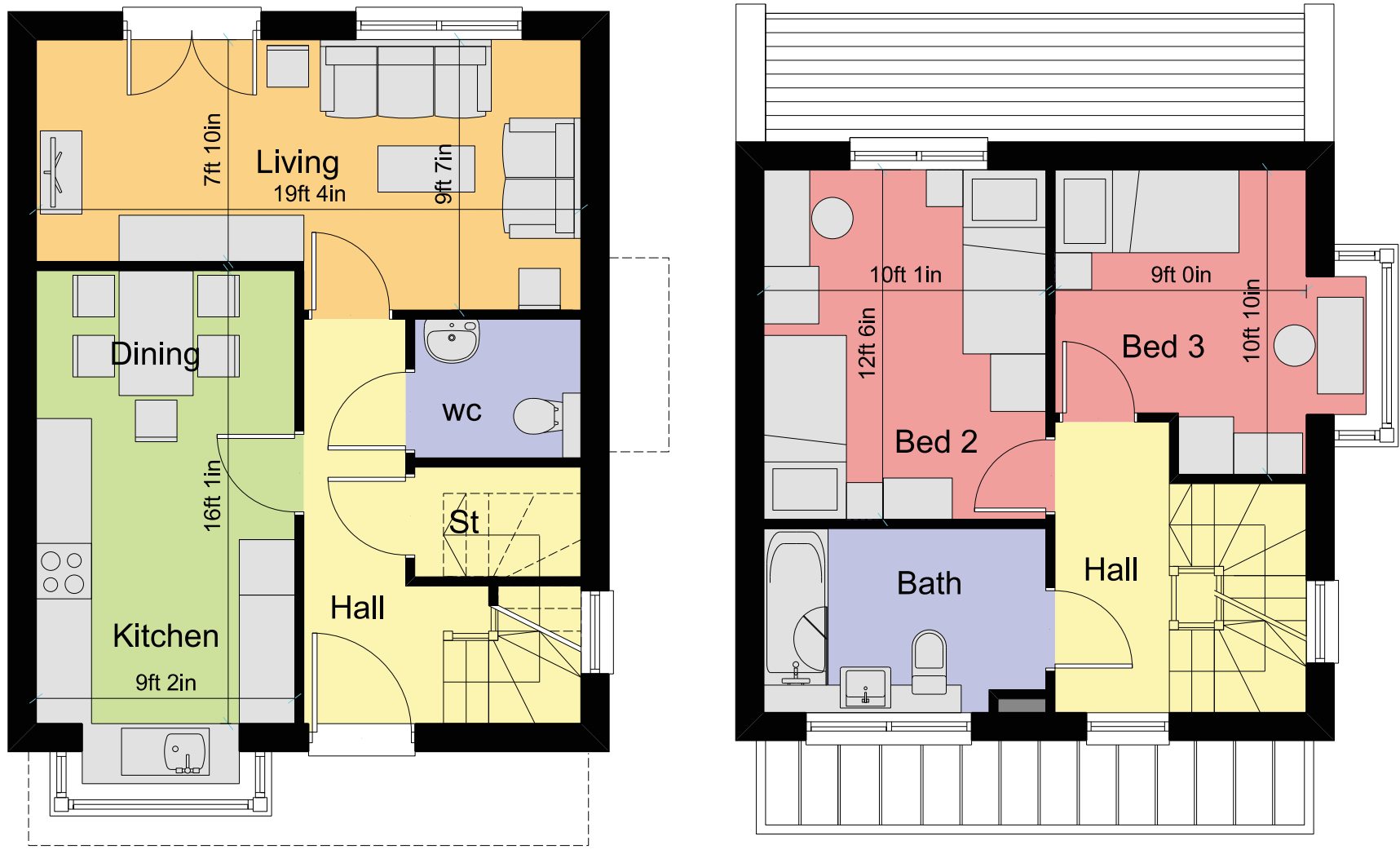
FIRST FLOOR



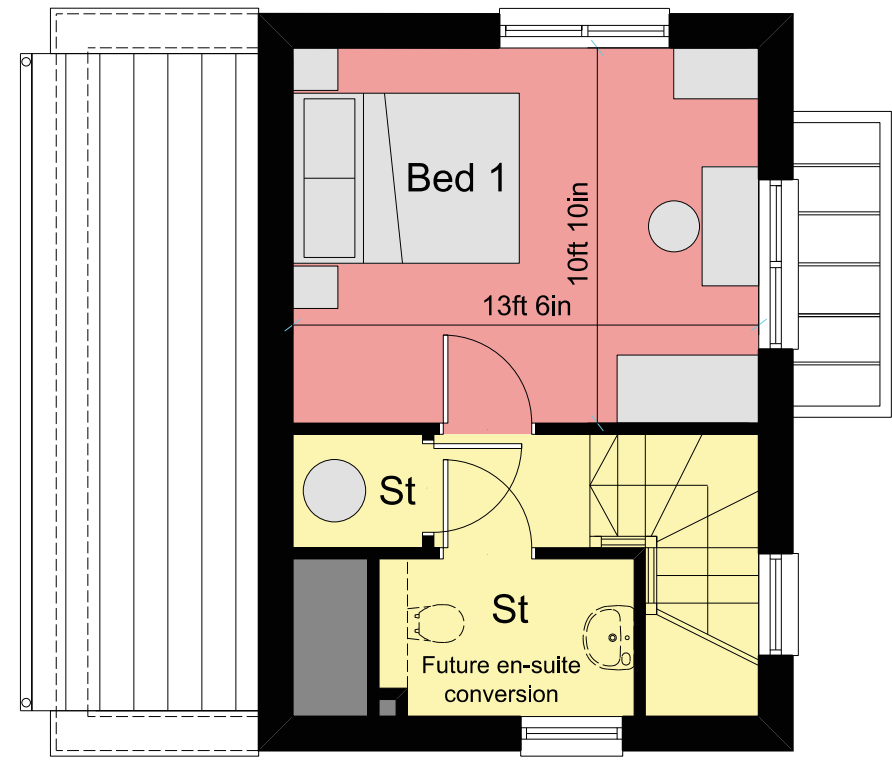
GROUND FLOOR
TYPICAL 3 BEDROOM HOUSE (WIDE FRONTED)
85.1m² / 916ft²



GROUND FLOOR
FIRST FLOOR
TYPICAL 3 BEDROOM HOUSE
85.5m² / 920ft²



GROUND FLOOR
FIRST FLOOR
TYPICAL 3 BEDROOM HOUSE (3 STOREY)
103.2m² / 1111ft²

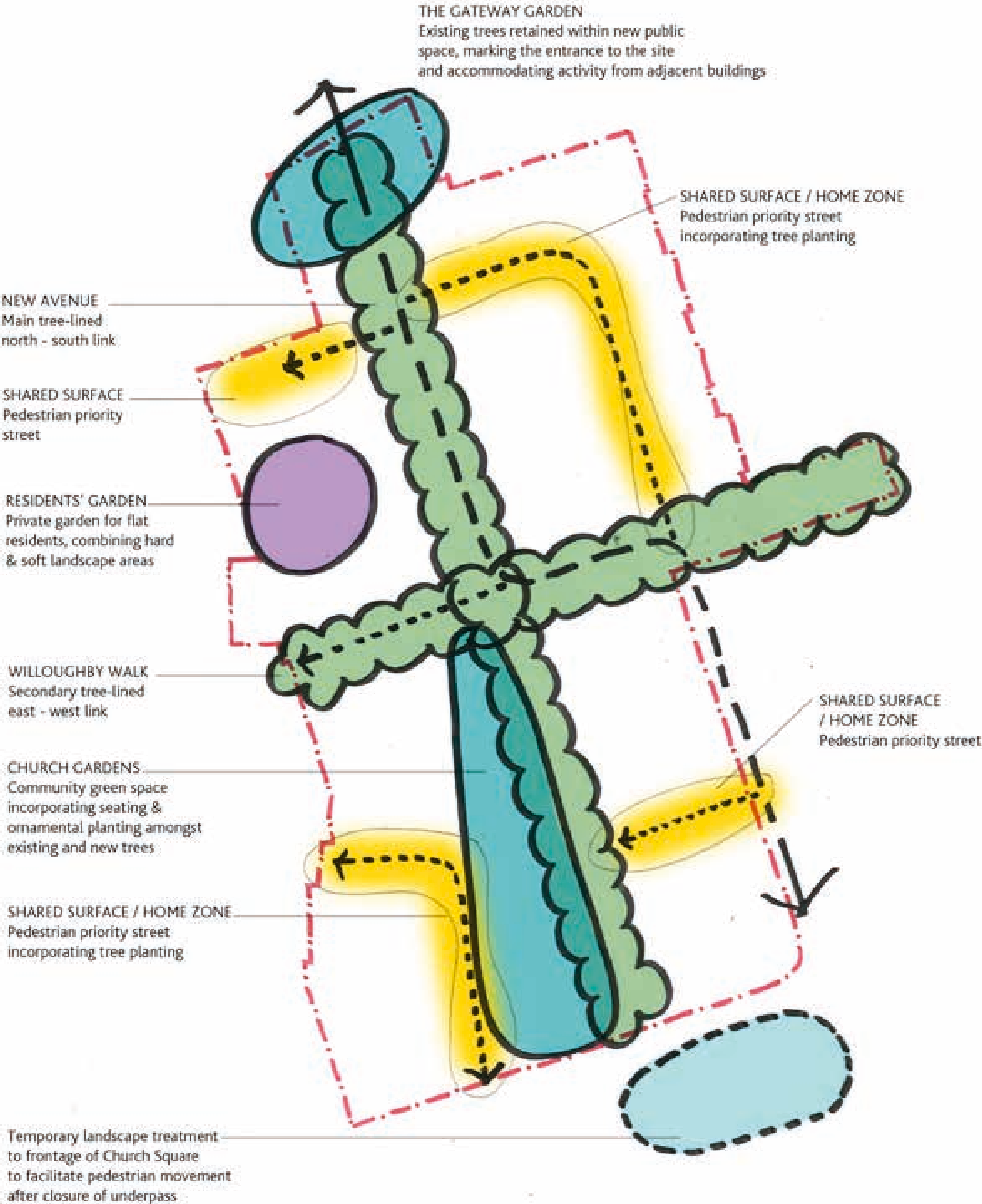


SECOND FLOOR

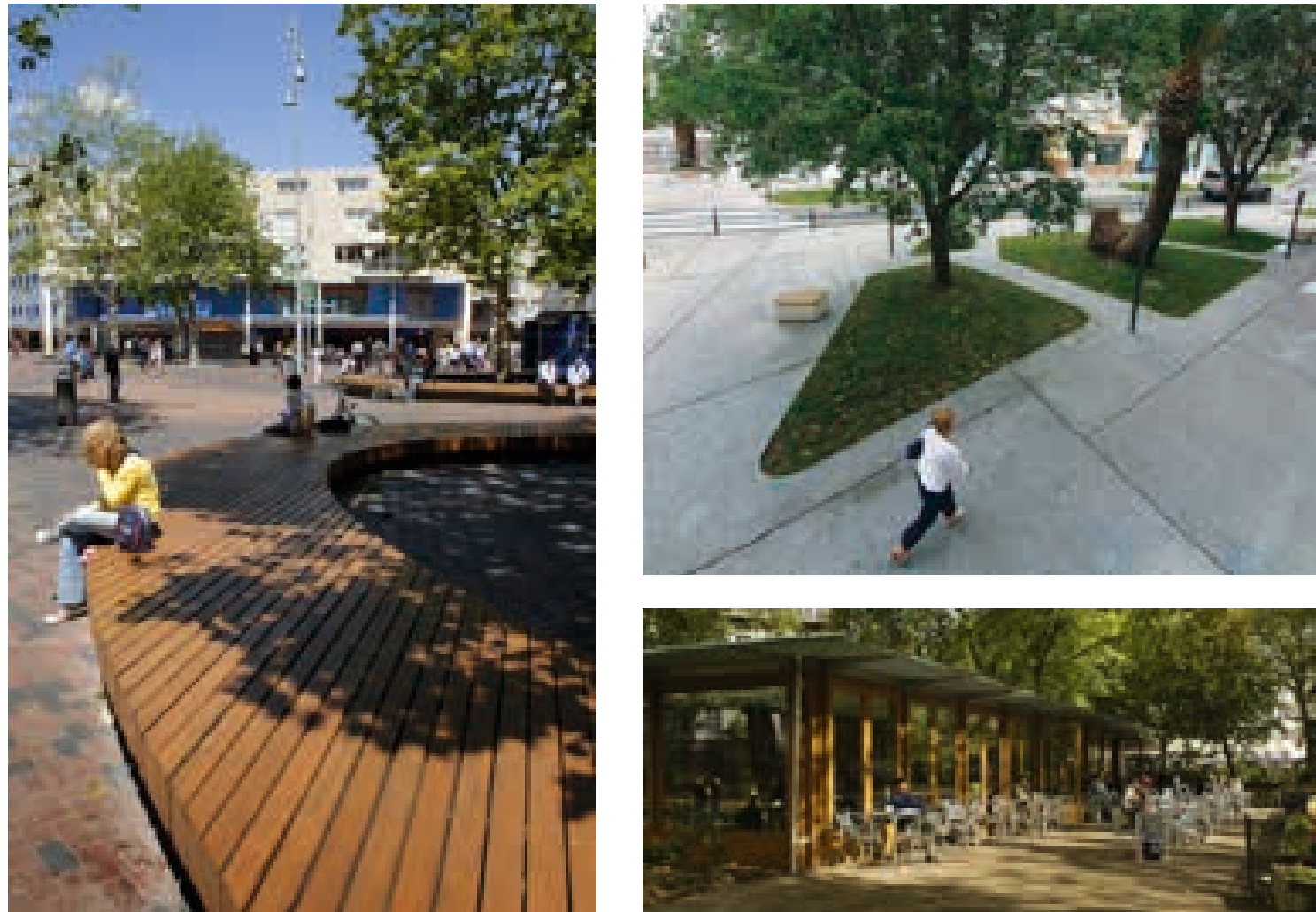
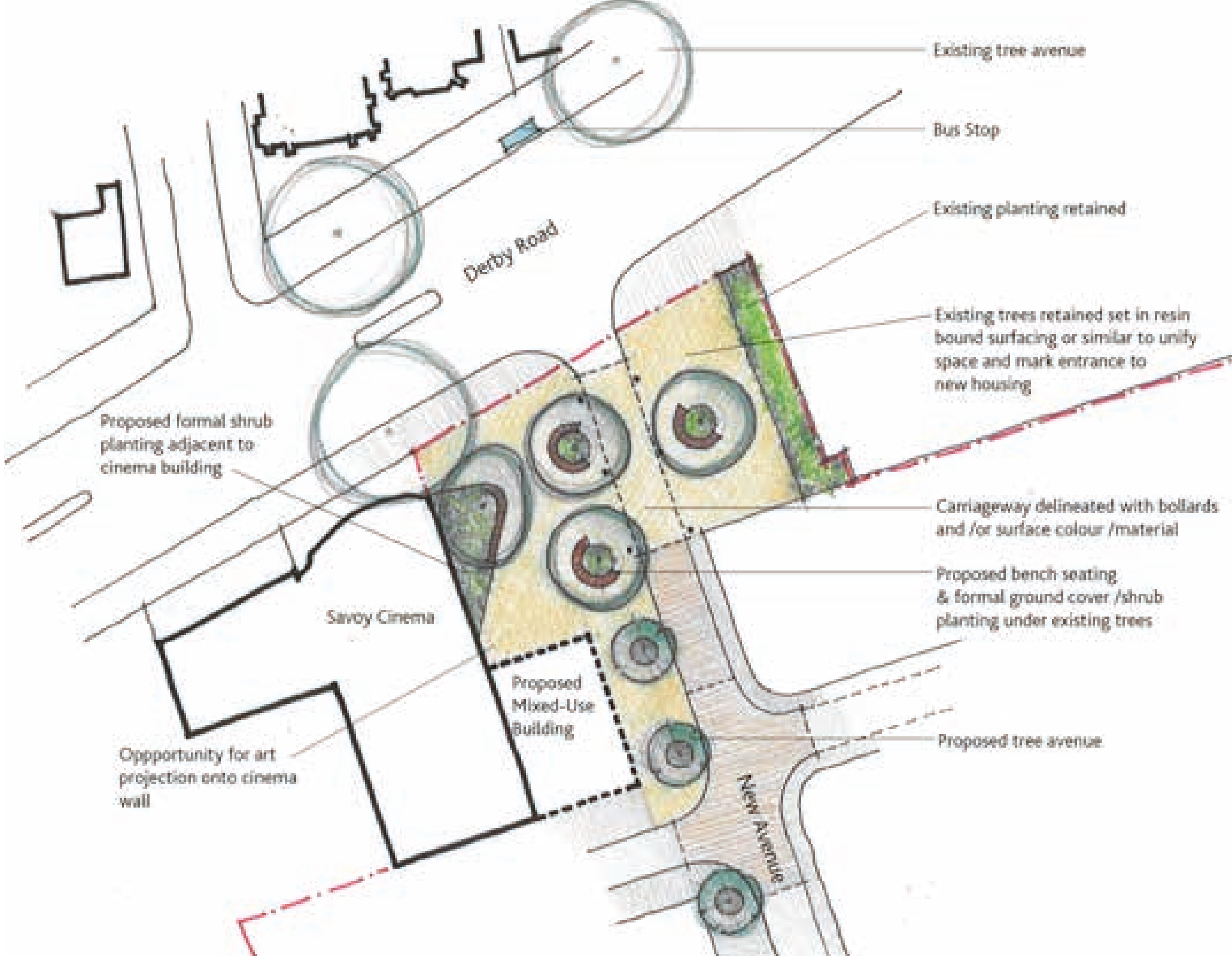
Lenton Flats, Nottingham

Landscape Concept

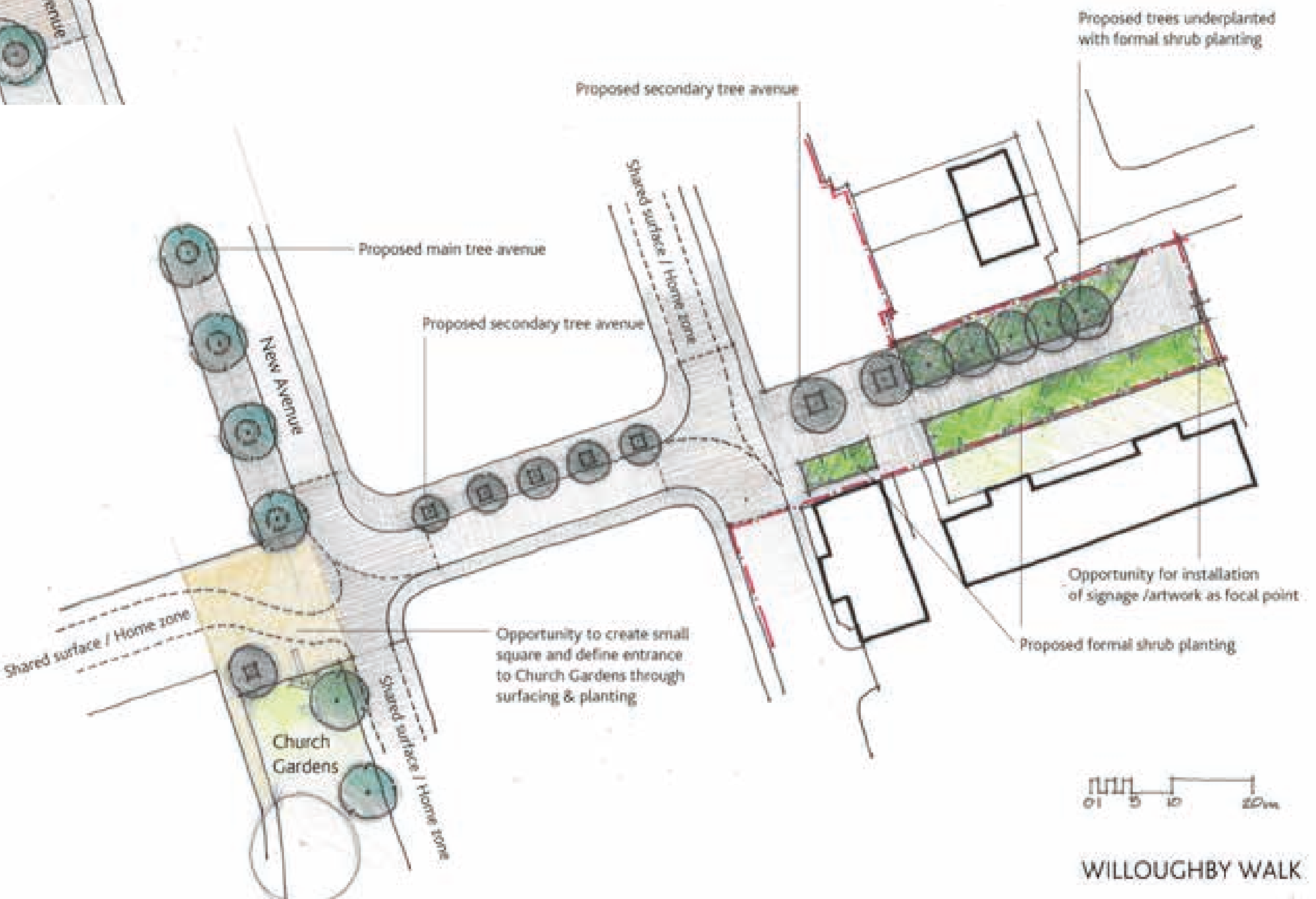
LANDSCAPE & STREETScape CONCEPT PLAN



THE GATEWAY GARDEN



WILLOUGHBY WALK



Lenton Flats, Nottingham

Landscape Concept

RESIDENTS' GARDEN



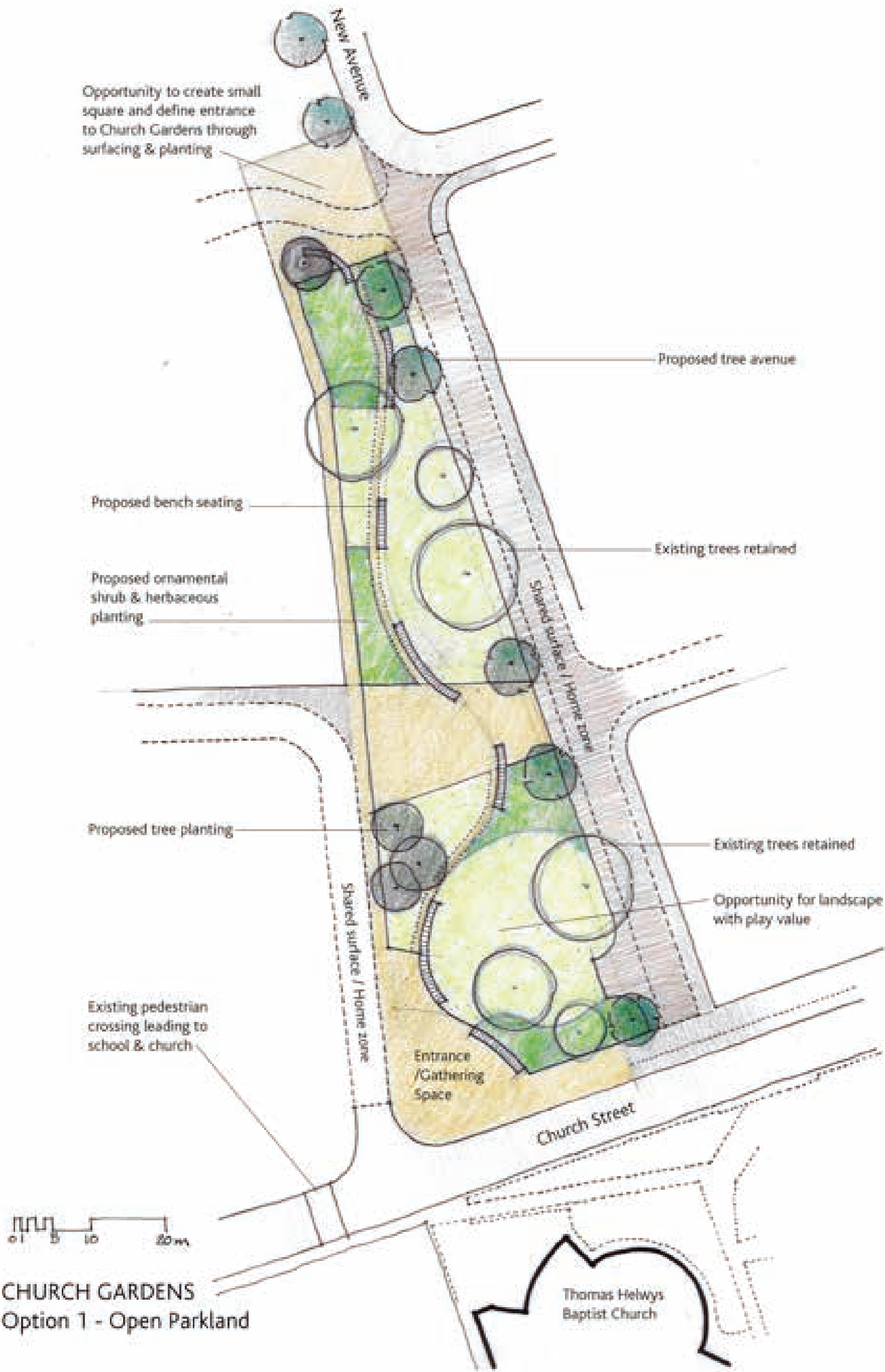
NEW AVENUE



SHARED SURFACE / HOME ZONE

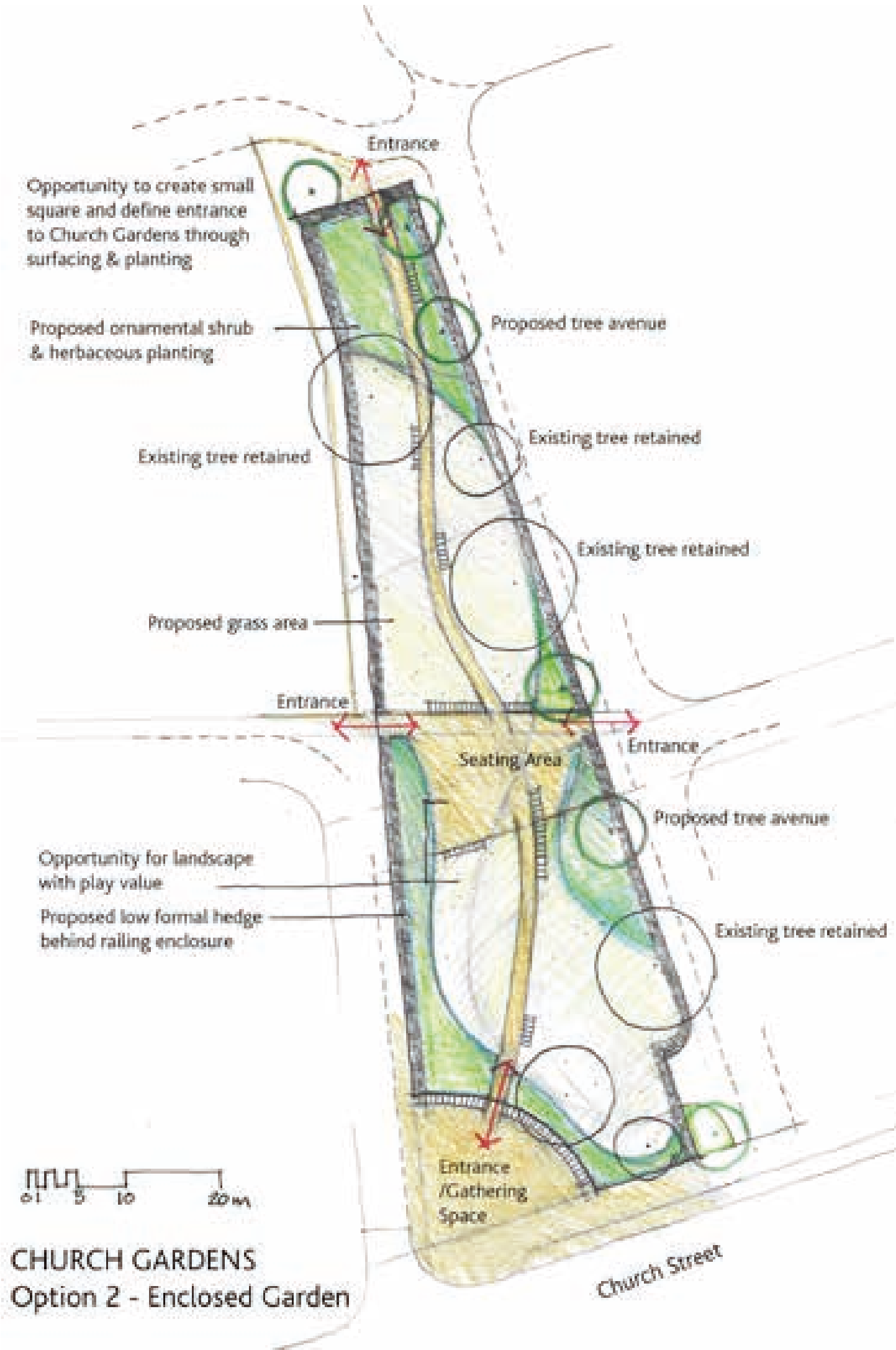


CHURCH GARDENS OPTION 1 - OPEN PARKLAND



CHURCH GARDENS
Option 1 - Open Parkland

CHURCH GARDENS OPTION 2 - ENCLOSED GARDEN



CHURCH GARDENS
Option 2 - Enclosed Garden

