

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 over 50's as well as family houses.

DROP-IN

The Drop-in event on Tuesday 14 August at Thomas Helwys Baptist Church will provide 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 will draw up initial ideas for new homes and open spaces on the site. These will be exhibited at the Community Planning Weekend at Thomas Helwys Baptist Church on 21 and 22 of September when the wider community will have an opportunity to give their views on the draft proposals as well as developing ideas for improving the surrounding neighbourhood.



LENTON FLATS DROP-IN 14th August

This is a great opportunity to create a high quality neighbourhood that really meets the needs of the community.

- How should new streets be designed?
- How big should the 1,2 and 3 bedroom homes be?
- How can design encourage neighbourliness and community spirit?
- What are your views on the design of open space?
- Where will people park their cars?

Representatives from Nottingham City Homes and the Dunkirk & Lenton Partnership Forum will be on hand to answer your questions about the redevelopment process.

Next Steps
Over the summer the architects will draw up initial ideas for new homes on the Lenton Flats site. These will be exhibited at Thomas Helwys Baptist Church on 21 and 22 of September when you will have a further opportunity to give your views on the proposals.

All residents welcome

The Drop-in is being organised by John Thompson & Partners, Architects, Urban designers and Community Planners in 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

Logos: Nottingham City Homes, Dunkirk & Lenton Partnership Forum, Nottingham City Council, jtp

LENTON FLATS DROP-IN 14th August

Meet the architects and have your say about the redevelopment of Lenton Flats.

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The site redevelopment will provide a mix of apartments and bungalows for over 50's as well as family houses.

Come along and meet the architects and landscape designers who will be designing the new homes and streets.

Thomas Helwys Baptist Church, Church Street, Lenton, Nottingham NG7 1Sj
Drop in at any time between 3.00pm – 7.30pm
A short introductory talk will be given at 3.15pm and repeated at 6.30pm

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Lenton Flats, Nottingham

Who are we?

JTP - MASTERPLANNING, ARCHITECTURAL DESIGN AND 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 made 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 and, which ultimately help 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 Flats site can accommodate 54 flats and 16 bungalows for the over 50's age group. Some of these will be for residents of Newgate House 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 homes will be easy to get around for people using frames and wheelchairs and there will be indoor and outdoor spaces to meet.

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 any public open space that is provided as part of the development.

DEMOLITION PLAN



NEW HOMES AND PLACES



Lenton Flats, Nottingham

Analysis & Initial Ideas

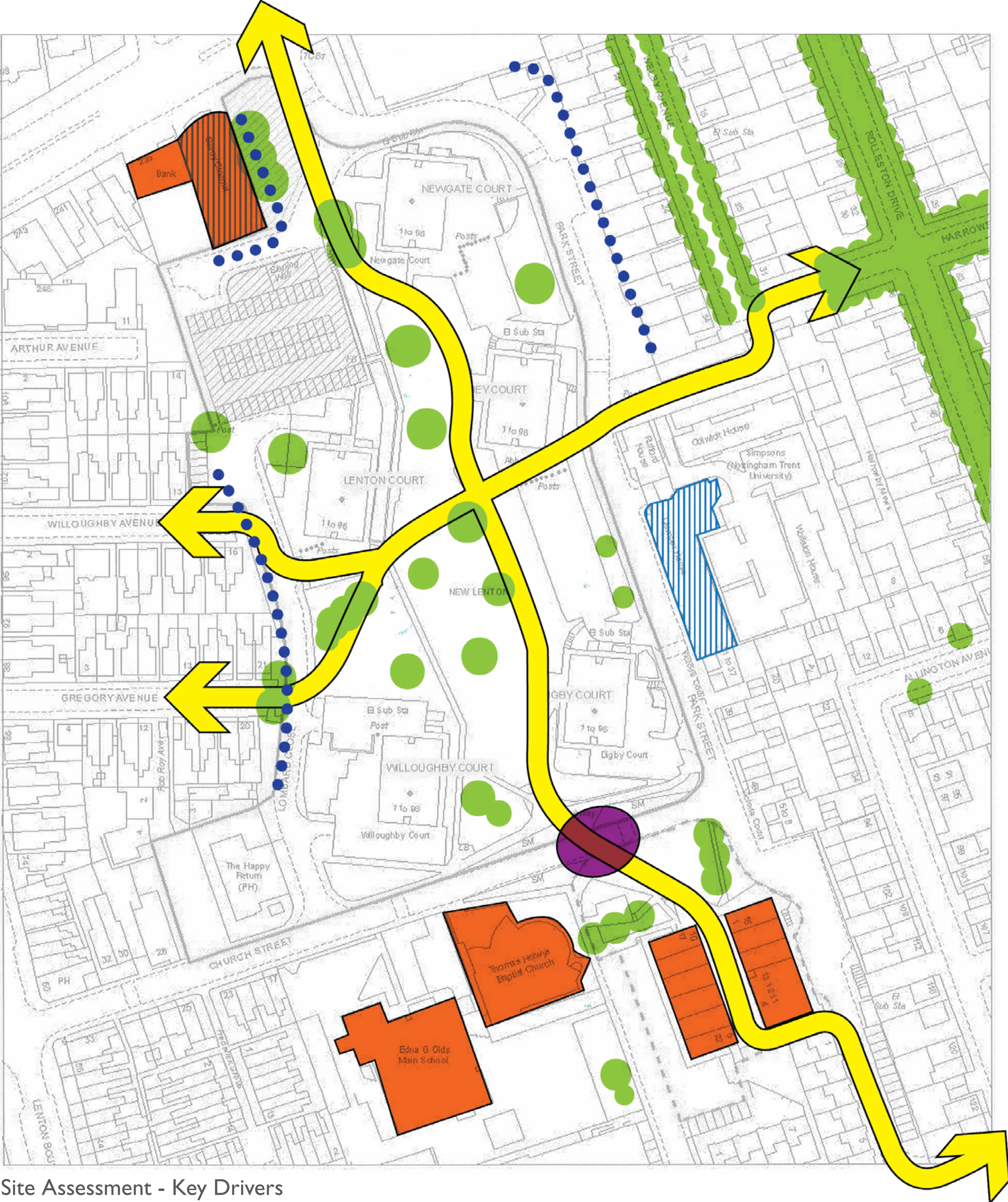
LENTON FLATS SITE








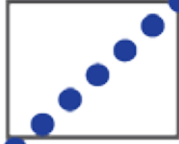

The Alley behind the existing garages should be eliminated. New pedestrian routes should be well overlooked and run along the fronts of homes.



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 by building adjacent to it. The existing mature trees should be retained within a new public square with new shops. The side of the Savoy Cinema could be opened up to enliven the square and provide café seating.



Despite the inward looking design Church Square appears to be functioning reasonably well indicating that there is a need for local shops and facilities in this location. However the site could be redesigned to accommodate significantly more residential accommodation and more modern retail units. A new mixed use building on the site could contribute significantly to the regeneration of the neighbourhood.



Simpsons, now converted to student residences is a part of the area's industrial heritage and its role as a local landmark should be emphasised in the new masterplan layout.



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 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 8 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:

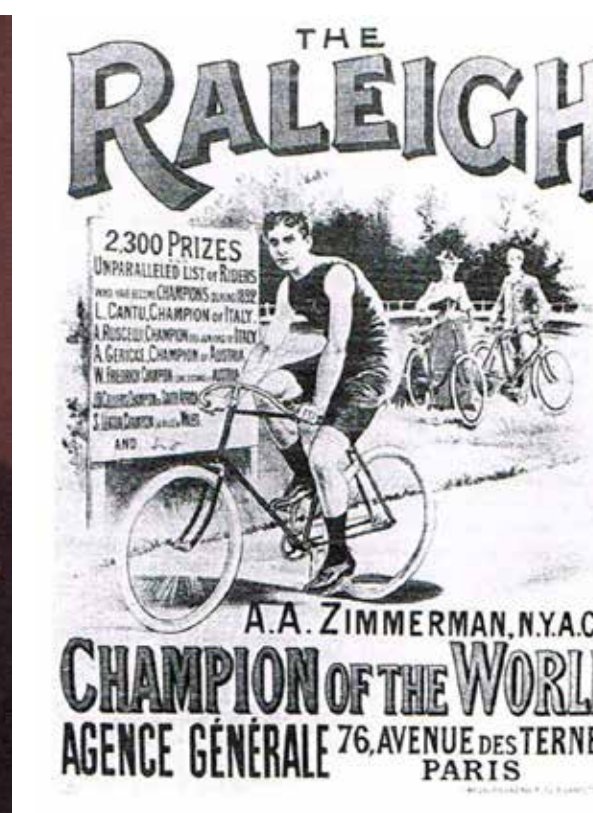
Articles from *The Lenton Listener Archive*
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A Centenary History of Nottingham, edited by John Bennett, 1997
Nottingham, an illustrated history, John Beckett with Ken Brand, 1997
Lenton, Many Voices, One Community – compiled by Diane Maloy, 2002
The Parish & Priory of Lenton, Rev Edwin D Ginever, 1930
Illustrated History of Nottingham's Suburbs, Geoffrey Oldfield, 2003



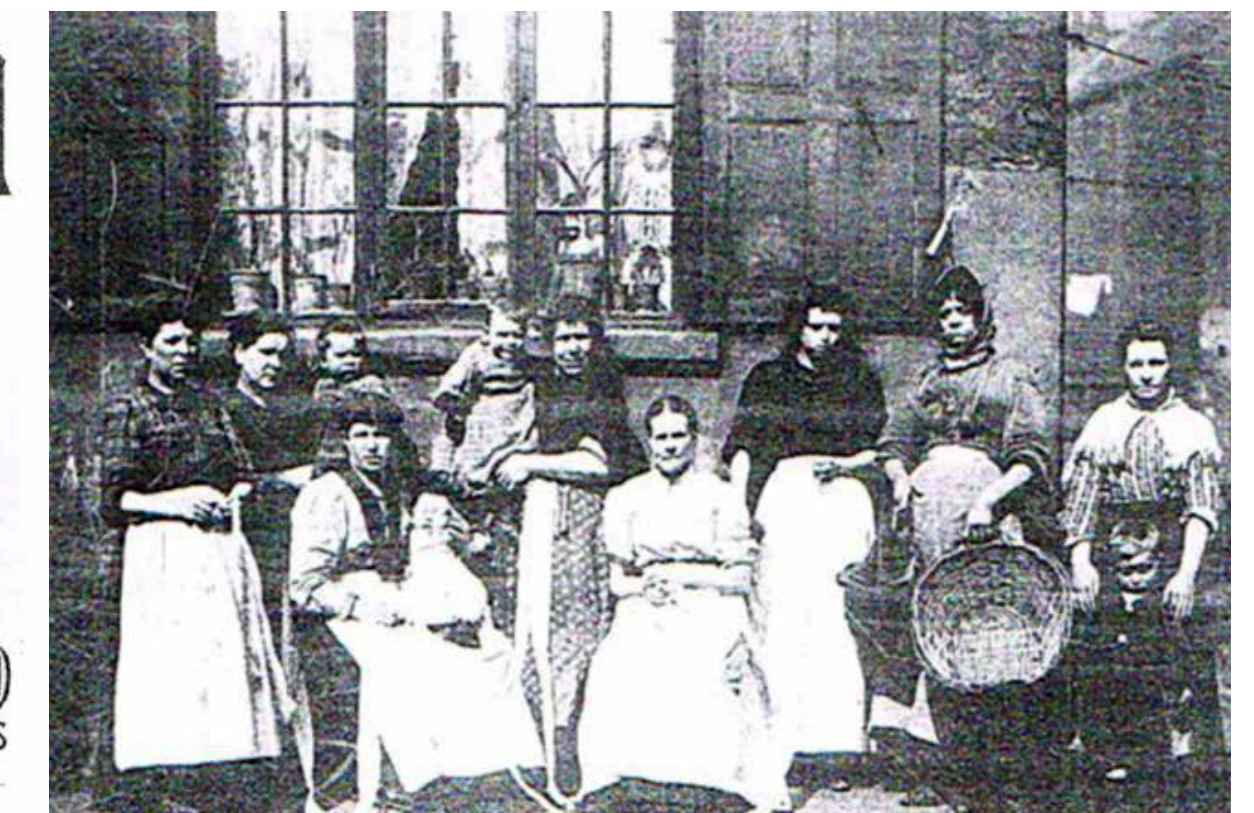
Extract from 1835 map showing the location of New Lenton in relation to Nottingham Town. The recently created industrial development of New Lenton lies next to Allenfield Gardens, which abut the Park



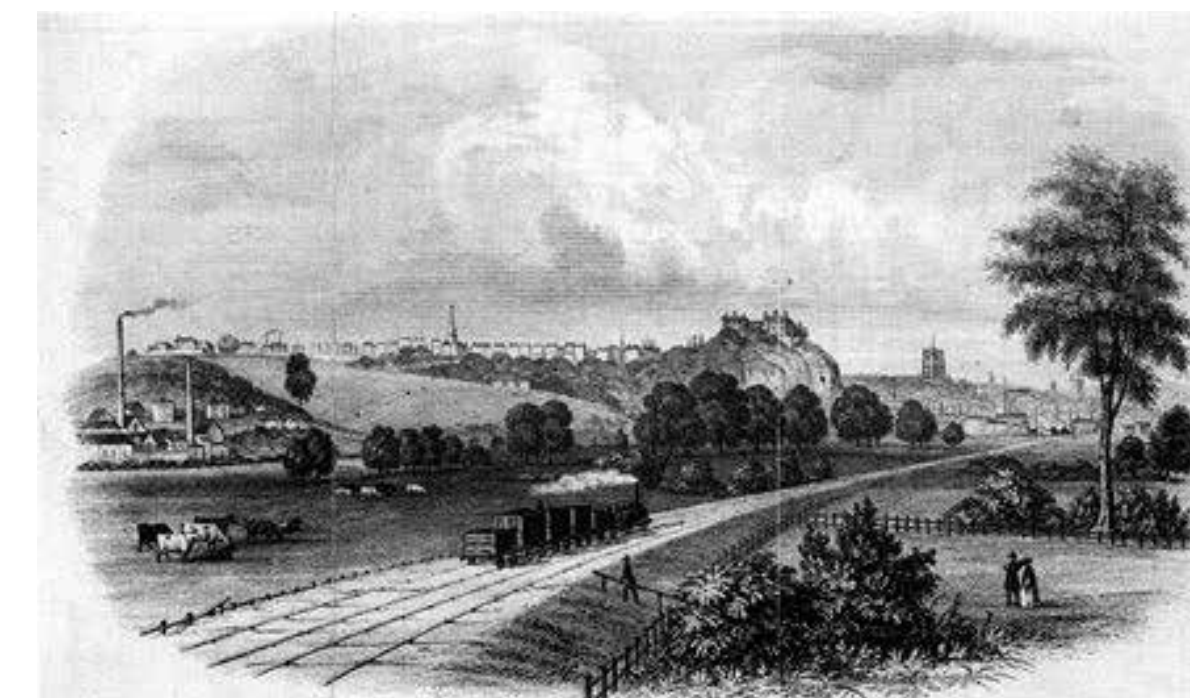
Sir Francis Willoughby was an important local landowner who built Wollaton Hall in 1588 and after whom Willoughby Street is named.



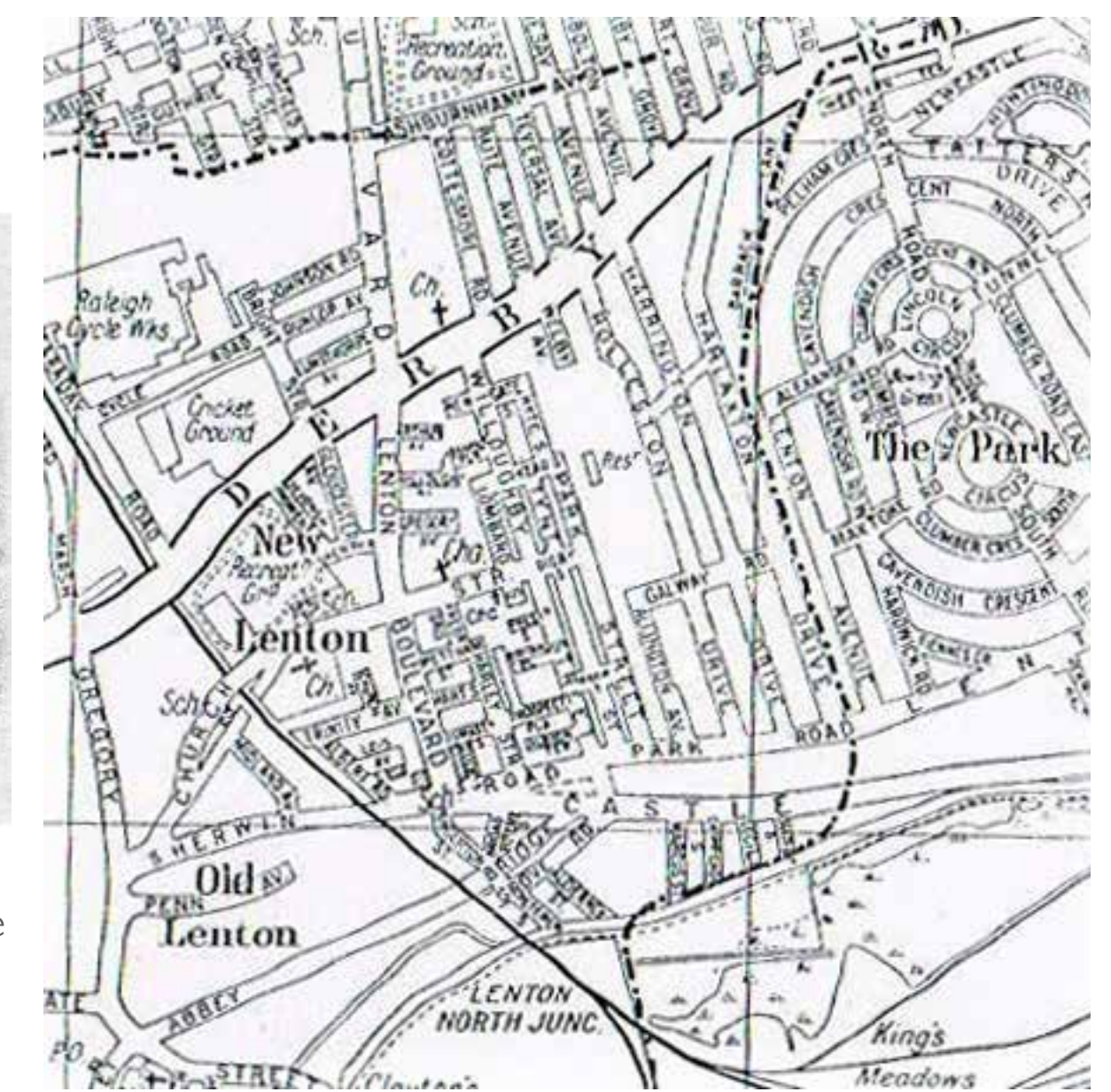
Advertisement for Raleigh Bicycles



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 & 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)

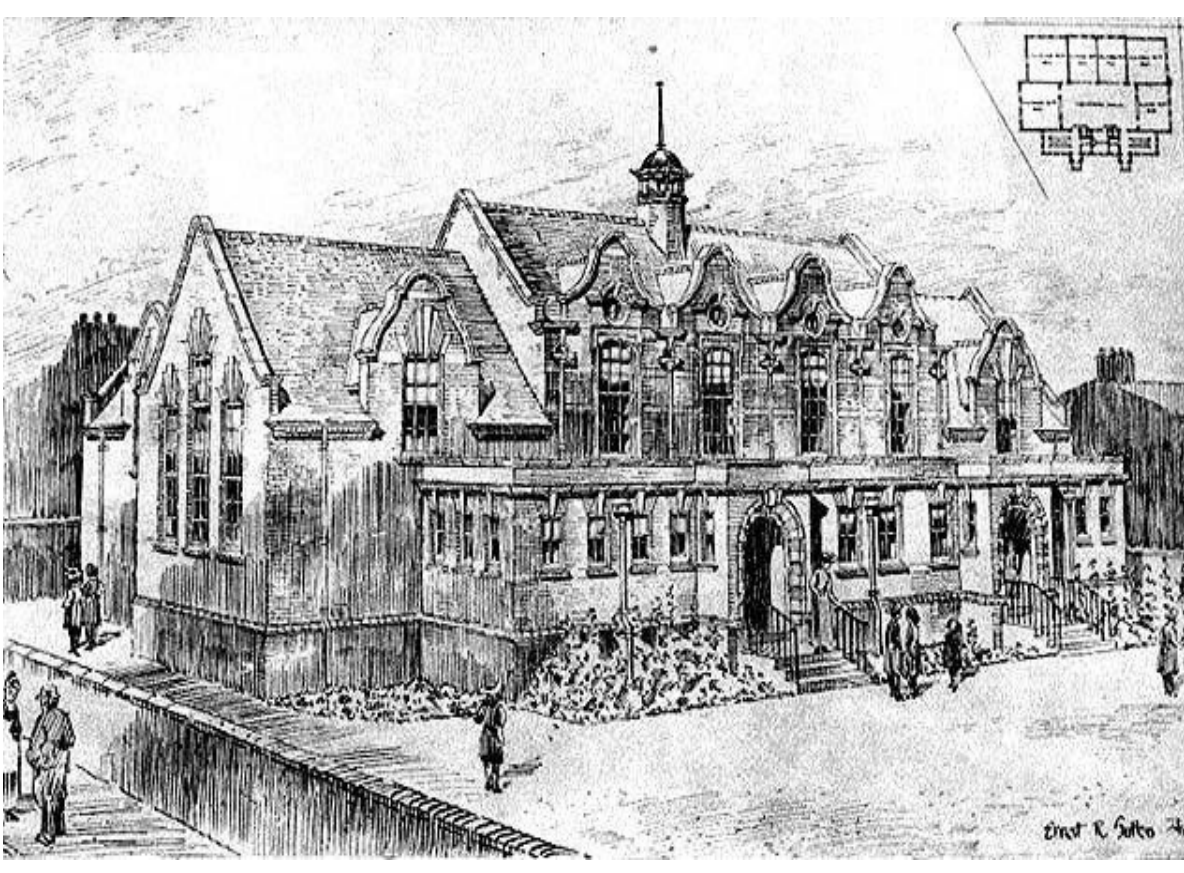
12. Illustration of Holy Trinity Church which opened in 1842. The church was designed by Henry Isaac Stevens, an architect based in Derby.



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.



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

Amusements.
PRINGLE'S PICTURES.
 GOLDSMITH STREET, TWICE NIGHTLY, At 7 and 9
 January 20th week. - "Through the Clouds"; "The Grey"
 "Old Robin Gray"; and latest comedies. Matinees: Wedne-
 sdays, & Saturdays at 3. Prices: 2d., 4d., 6d., & 9d. 388

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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.