

An aerial sketch of a town, rendered in a light purple/pinkish hue. The sketch shows a dense residential area with numerous houses, a prominent church spire in the center, and a winding road. The background features rolling hills and a river or stream at the top. The overall style is a fine-line architectural drawing.

Gedling Borough Council Design Code Framework

Core Document

JULY 2024

Contents

Introduction	4
Design Code Framework	6
The Design Process	8
The Coding Plan	10
Vision	12
Themes	14
Context	14
Characterful Gedling	17
Why Characterful?	17
Greener Gedling	19
Why Greener?	19
Connected and Healthy Gedling	21
Why Connected and Healthy?	21
Settlement Visions and Placemaking Strategies	22
Urban Area	24
Settlement Vision	24
Placemaking Strategy	26
Historic Villages	28
Settlement Vision	28
Placemaking Strategy	30
Former Colliery Villages	32
Settlement Vision	32
Placemaking Strategy	34
Ravenshead Village	36
Settlement Vision	36
Placemaking Strategy	37
Rural Area	38
Settlement Vision	38
Placemaking Strategy	40

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Introduction

Context

The Gedling Design Code Framework has been prepared as part of the Design Code Pathfinder Programme led by the [Department for Levelling Up Housing and Communities \[DLuHC\]](#) and [Office for Place](#). In accordance with national-level planning policies and guidance, including the [National Model Design Code](#), the Design Code Framework seeks to provide clarity on design expectations, which are specific to the Borough and how this will be demonstrated and tested through the development management process.

Purpose

The Design Code Framework applies to the entire Borough and aims to support good design of development of all scales. It is primarily aimed at improving the quality of design for residential development and supporting infrastructure including:

- Major sites of 10 or more dwellings;
- Small sites of up to 9 dwellings; and
- Extensions and Alterations.

The Design Code does not seek to address employment, retail or development in town or local centres. In these areas, proposals will be considered against other local and national policies.

How has the Design Code been prepared?

The Design Code Framework has been prepared following:

- a detailed analysis of the Council's previous characterisation work;
- a review of relevant national, sub-regional and local planning policies, guidance and development briefs;
- a review of the design quality of previous development proposals;
- a character analysis of the Borough's settlements and landscapes; and
- engagement with officers, stakeholders, local communities and developers.

Planning Status

When adopted the Design Code Framework will be a Supplementary Planning Document (SPD) linked to the existing design policies that are contained in the Local Plan, in the [Part 1: Aligned Core Strategy](#) and Part 2: [Local Planning Document](#). As an SPD it will be a material consideration in the determination of planning applications.

Who is the Design Code Framework for?

The Design Code Framework should be used by:

- applicants preparing development proposals, ranging from individual homeowners to multi-disciplinary teams assembled to prepare proposals for strategic sites;
- officers, providing a tool to assess the quality of proposals and engage positively with designers and developers; and
- stakeholders, including statutory consultees and local communities and parish councils, providing a tool to assess proposals and prepare comments.

When and how is the Design Code Framework to be used?

The Design Code Framework must support the design process, from familiarisation with the site and its context, through to developing concepts and detailed design proposals. For this reason, it should be considered a valuable resource to support the design of development during the pre-application stage and will continue to be a valuable tool for assessing the design quality of planning applications and discharging design related planning conditions.

How will the Design Proposals support planning applications?

By using this Design Code Framework, development proposals should be well designed, reflecting the character of the site and its context and contribute to the overall Vision of the Design Code, its supporting Themes and more detailed Visions and Placemaking Strategies for character-based Settlement and Area Types.



Example of a housing development at Mapperley Plains

Spatial Typologies, based on the most distinctive forms of development will help to inspire good quality, context responsive design. The Spatial Typologies are set out in the Observation Library.

Development proposals, when submitted, will require a completed Design Code Principles Checklist. Other than for proposals for extensions and alterations, proposals will also be submitted with Design Compliance Statements to provide supporting narratives on how Design Code Principles have been understood and applied.

Compliance with the Design Code Framework will ensure that proposals will be well designed and support speedier decisions on the design aspects.

Permitted Development

Whilst Permitted Development rights may exempt some proposals from needing to apply for planning permission, using this Design Code Framework when preparing designs should improve their quality.

Design Code Framework

Figure 1 shows how the framework of documents is structured, comprising:

Core Document

This is the main overarching document which outlines the context, purpose and structure of the Design Code Framework. It sets out the Design Process and, importantly, outlines the Vision for the Borough which is supported by three key themes:

- Characterful Gedling;
- Greener Gedling; and
- Connected & Healthy Gedling.

The delivery of these three key themes is supported by a series of Design Principles which are to be followed in the development of design proposals.

Integral to improving design within the Borough is the appreciation of context and to assist this, a Coding Plan has been produced which characterises areas of the Borough into Settlement and Local Area Types. These are, in turn, supplemented by Settlement Visions which outline the heritage and growth of the settlement, as well as identifying key design features. Combined, they create an overall design goal for the Settlement and Local Area Types, the delivery of which is supported by Placemaking Strategies with key actions to follow.

Documents setting out the Design Principles, including:

- Major sites of 10 or more dwellings;
- Small sites of up to 9 dwellings; and
- Extensions and Alterations.

Each of these documents are structured, setting out the steps that apply to these different scales of development with relevant Design Principles.

The **Observation Library** is a key resource, which contains valuable background information to support applicants in understanding sites and their contexts.

A **Glossary**, in Appendix A of this document, contains useful guidance and explanation for technical phrases and terms of reference used in explaining what the terms often uses in planning and urban design mean.

This Core Document must therefore, be read alongside the principles that apply when assessing sites and their context and creating Design Proposals for the different size of sites.

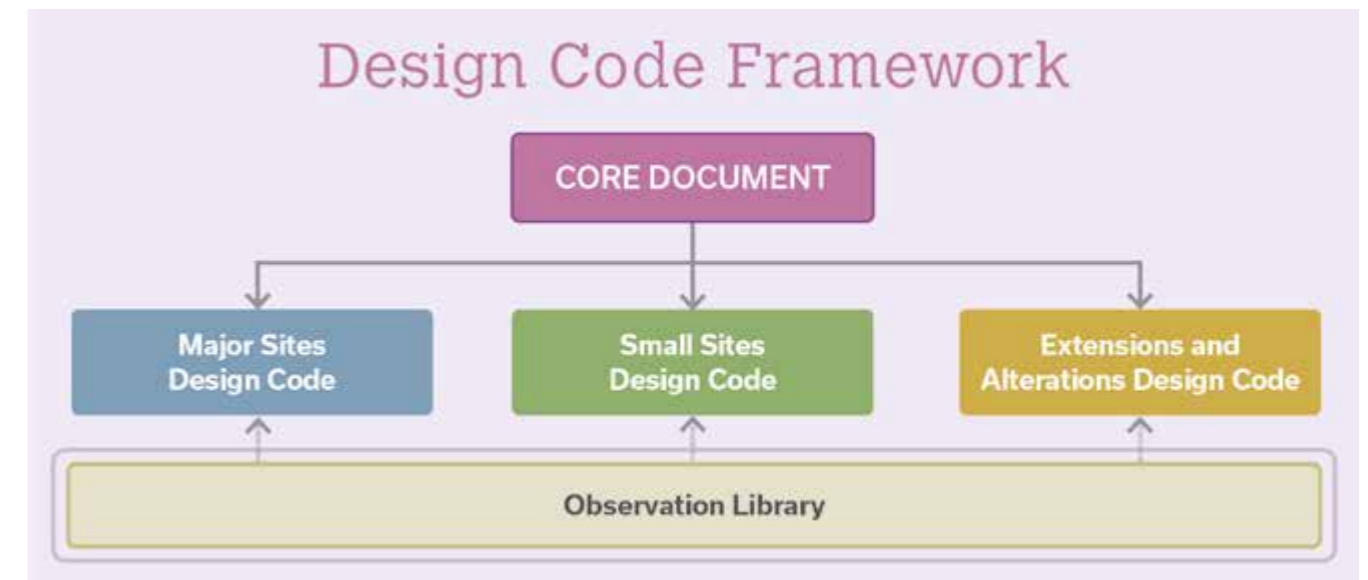


Figure 1: The Design Code Framework

Structure of this Core Design Code Document

The following Sections of this document set out:

- **The Design Process** - with the key steps to be followed, described in detail. Simple steps are set out in the Design Codes for Small Sites and Extensions and Alterations;
- **The Coding Plan** - which characterises the areas of the Borough into Settlement and Local Area Types;
- **the Vision** - what the Design Code Framework seeks to achieve;
- **the Themes** that support the Vision and structure the Design Code Principles; and
- **Settlement Visions and Placemaking Strategies** - outlining the heritage and growth, of the different types of settlements, their key design features, issues and suggested actions to inform design proposals.

Guidance Notes on this Framework

The Core Document, is designed to:

1. be easily accessed by Council Members, Parish Councils and Neighbourhood Planning Groups and wider stakeholders and communities to provide an overview of what the Design Code Framework seeks to achieve;
2. avoid unnecessary repetition of the Design Code Process and Principles and how they should be applied to different sites; and in turn; and
3. allow for the Design Code Process and Principles Documents to be focussed on the scales of sites they cover.

The Design Process

The following steps shown in the flowchart in Figure 2 are encouraged to be followed to prepare Design Code compliant proposals. Simplified steps are also set out for applicants in the Design Codes for Small Sites (of less than 10 dwellings) and Extensions and Alterations.

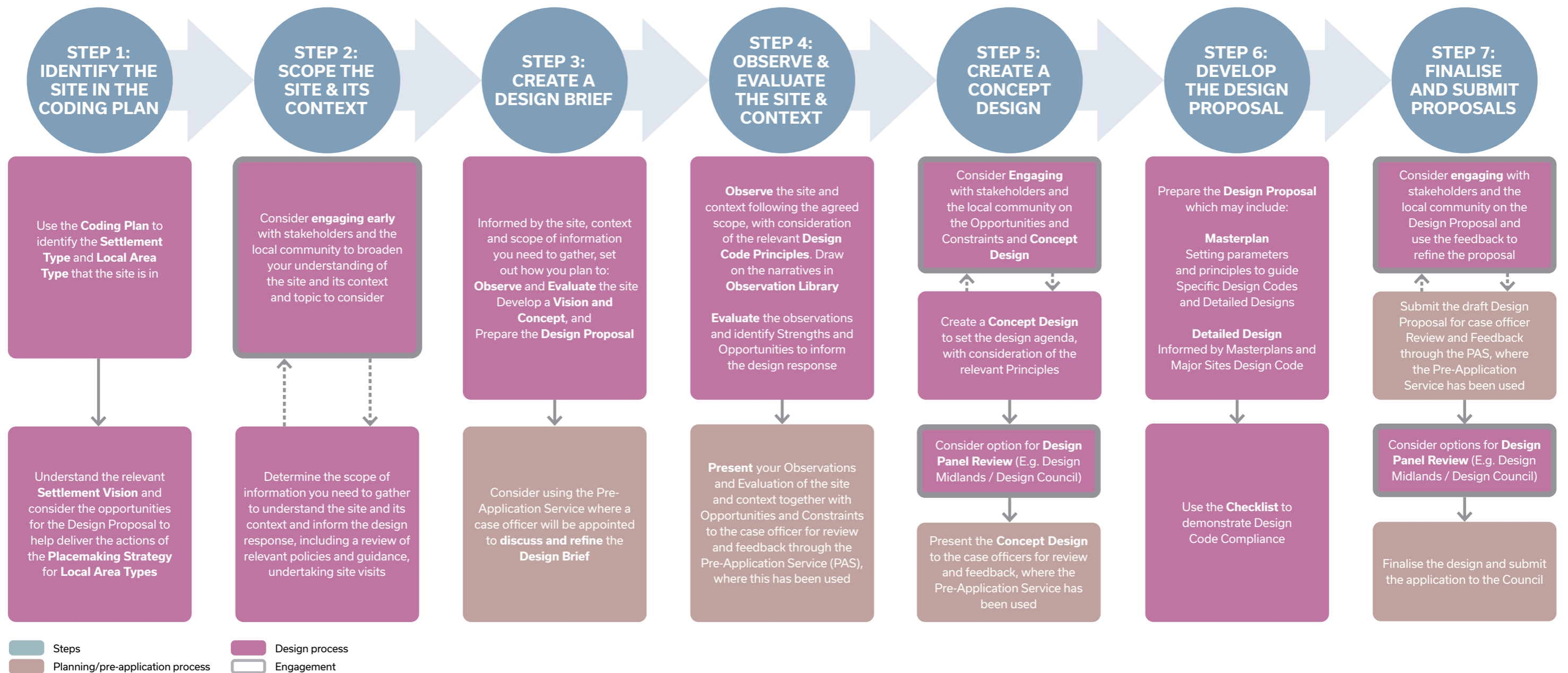


Figure 2: Design Process Flowchart

The Coding Plan

The **Coding Plan** is a key component of the Design Code. It structures the Borough into distinctive **Settlement Types** that reflect their overall character and identity. **Local Area Types** identify how the character within these settlements differ in relation to their patterns of growth.

Use the **Coding Plan** to:

1. identify the relevant Settlement Type and Local Area Type your site is located in;
2. be familiar with the **Settlement Vision** and **Placemaking Strategy** that applies to the Settlement Type which your site is located in; and

3. from the summary of design issues and actions set out in the **Placemaking Strategy**, consider whether your development can play a role in delivering the key actions that will help realise the Settlement Vision.

The **Observation Library** provides further information on the character of the local area to help you reflect the local context in your proposal.

Settlement Types	Summary
Urban Area	Includes Arnold, Gedling village, Carlton and Netherfield and planned growth north of Hucknall
Historic Villages	Includes Linby, Papplewick, Calverton, Woodborough, Lambley, Burton Joyce and Stoke Bardolph
Former Colliery Villages	Includes Bestwood and Newstead
Ravenshead Village	Includes Ravenshead
Rural Area	Includes the rural areas outside of the settlements within the Green Belt
Local Area Types	Summary
Suburbs	Forms much of the urban area, reflecting periods of residential expansion
Mature Suburbs	The most attractive suburbs with individually developed plots, mature landscaping, tree lined streets and hilly terrain
Suburban Rural Interface	Where the Urban Area meets the Rural Area
Historic Village Core	The core of Historic Villages with features that influence their overall identity
Former Colliery Village Core	The core of Former Colliery Villages with features that influence their overall identity
Former Colliery Suburbs	Residential estates originally built to support coal mining at Gedling and Calverton
Village Suburban	Formed around Calverton, Burton Joyce and Ravenshead as locations for planned growth
Woodland Residential	Forms part of Ravenshead where the remaining parts of Sherwood Forest have a considerable influence on character

Table 1: Summary of Settlement Types and Local Area Types

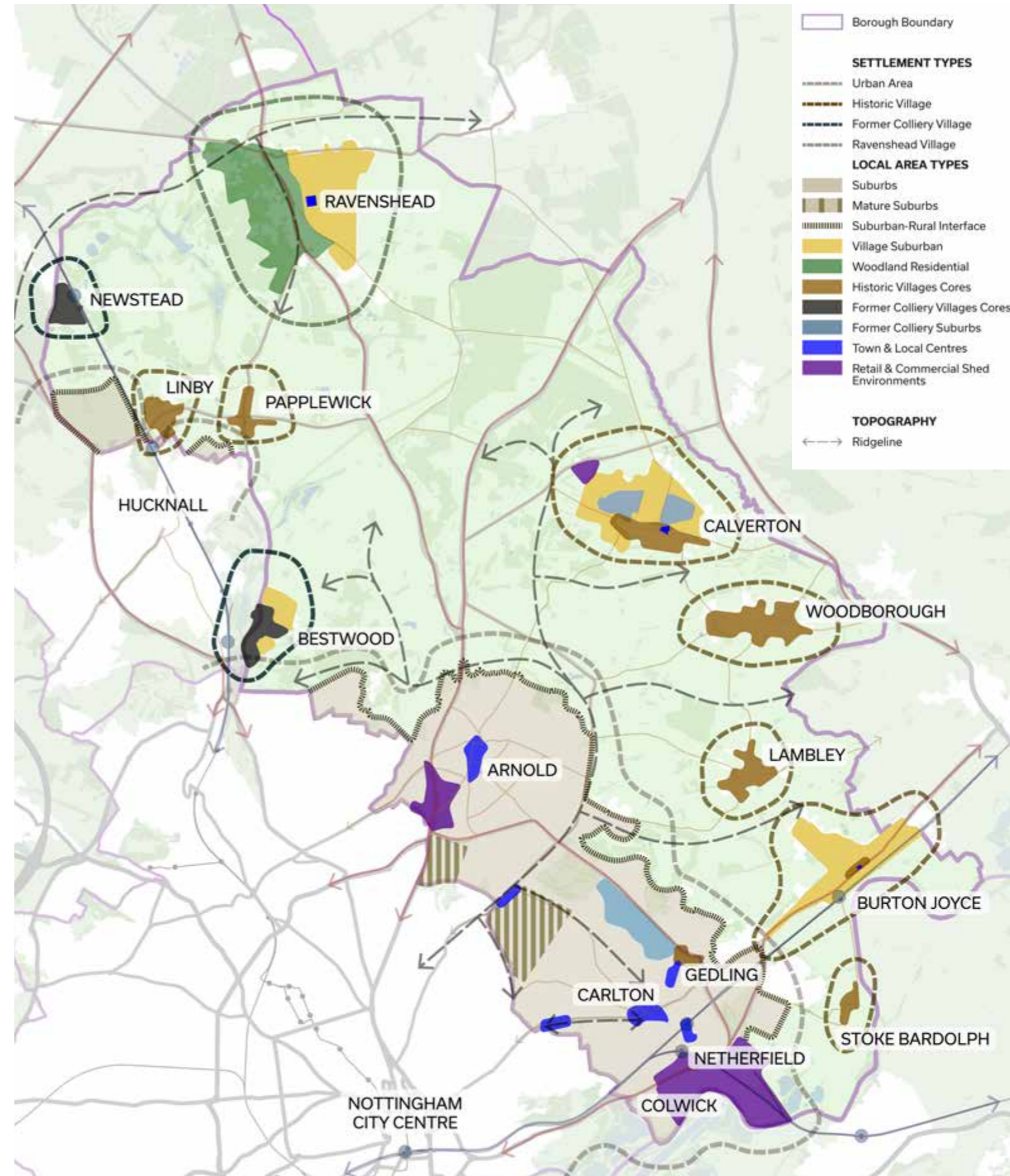


Figure 3: Coding Plan

Vision

The overarching Vision for new development in Gedling is driven by a desire to deliver a step change in both the approach to design as well as raising the overall design quality of development within the Borough.

The Design Code Framework aims to radically change the perceptions and approaches to design and placemaking in the Borough. Its premise is for it to be used as a tool that applicants, designers, developers, officers and wider stakeholders can readily use in achieving a step change in design quality.

Figure 4 illustrates how the Vision will be achieved across the Borough.

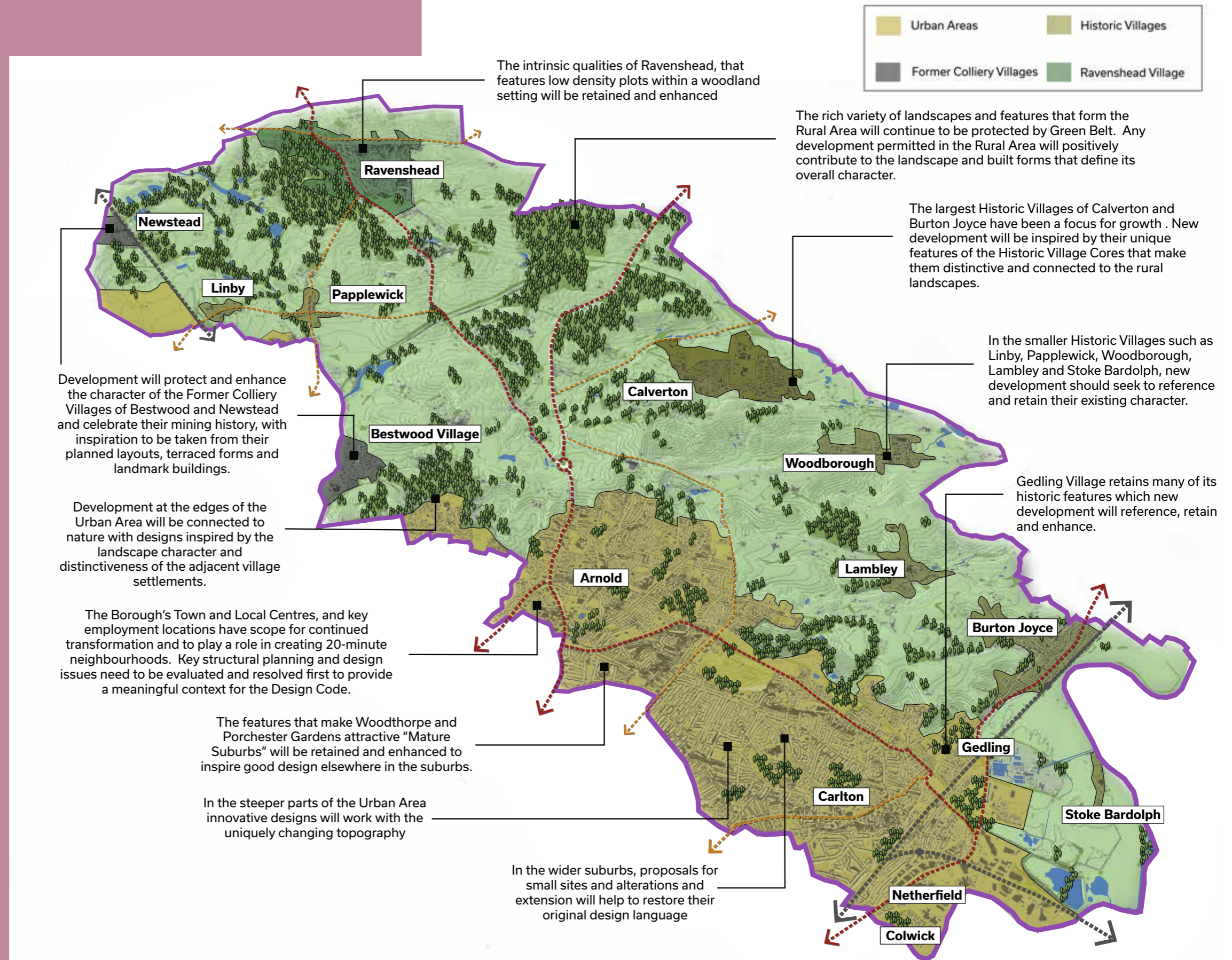


Figure 4: Illustrated Vision for the Design Code

Themes

Context

Three themes underpin the Design Code Framework's Vision and structure the Design Principles. They respond to the Borough Council's corporate priorities for creating a Greener, Characterful, Connected and Healthy Gedling.

The themes were identified following a detailed Baseline Analysis that has: -

- reviewed existing policies, projects and proposals, including national, sub-regional and local policies and guidance;
- reviewed previous characterisation studies that have informed growth decisions and policies for density and design;
- assessed the design quality of planning applications to measure the quality of schemes being delivered;
- engaged with officers, stakeholders and, via an online digital platform, local communities to learn about key design issues, opportunities and priorities for the Design Code; and
- carried out a detailed character analysis of the Borough to identify areas with different identities and characteristics.

The Design Code Framework aims to deliver on these Themes with Design Principles. The Principles set out:

- information about sites and their contexts that should be identified and understood through a process of Observing and Evaluating;
- mandatory Design Requirements that new design proposals must comply with; and
- desirable Design Requirements that are not essential but, if met, will enhance the quality of design proposals.

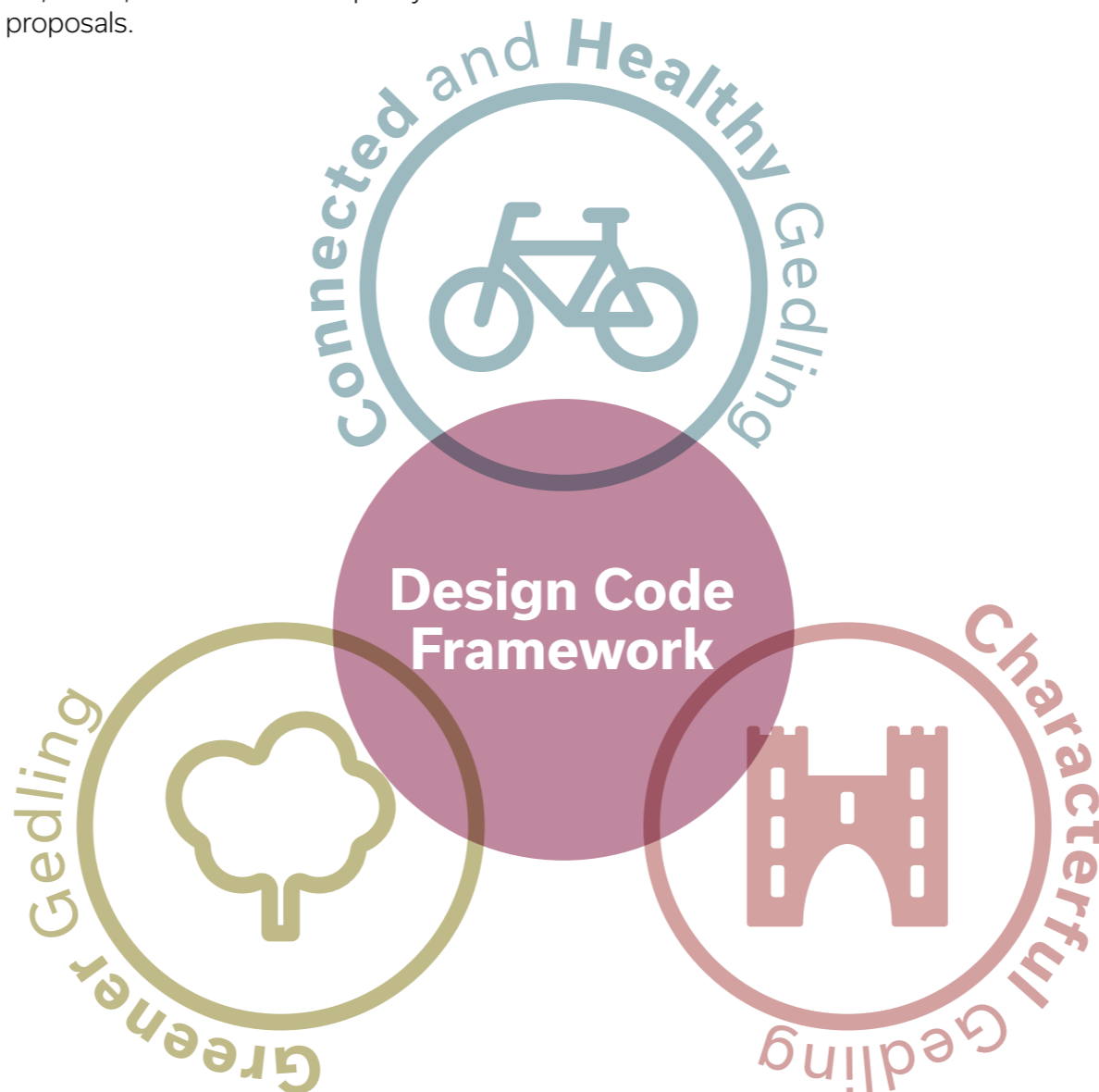


Figure 5: Relationship between the three themes and the Design Code Framework



Characterful Gedling Principles

- C1 - Development Patterns**
- C2 - Characterful Homes: Design for new homes**
- C3 - Densities**
- C4 - Boundaries & Thresholds**
- C5 - Materials**



Greener Gedling Principles

- G1 - Topography**
- G2 - Green & Blue Infrastructure**
- G3 - Interfaces**
- G4 - Micro-climate**
- G5 - Low Carbon Homes**
- G6 - Water**
- G7 - Biodiversity & Ecology**
- G8 - Open Space**



Connected & Healthy Gedling Principles

- C+H1 - 20 Minute Neighbourhoods**
- C+H2 - Legibility**
- C+H3 - Liveable Homes**
- C+H4 - Street Design**
- C+H5 - Cycle Parking**
- C+H6 - Car Parking**
- C+H7 - Waste Storage & Collection**



Characterful Gedling

Why Characterful?

The Borough's settlements and surrounding landscape character provide valuable design cues for new developments.

In the Historic Villages, main streets, lanes and green spaces contain an irregular pattern of buildings on narrow plots defined as "tofts and crofts". Buildings have historic links with agriculture and framework knitting and are built with local materials such as brick or locally quarried limestone.

The Former Colliery Villages were planned and built as terraces framing streets and greens and include buildings linked to the working and social lives of colliery workers.

Woodland at Ravenshead has influenced the low densities of housing growth, providing an attractive setting and is a key characteristic.

Mature suburbs in the urban area in Woodthorpe and Porchester have attractive tree lined streets with a variety of individually developed plots with generous landscaping.

These characteristics are important to reflect in the design of new developments. For smaller sites, infill plots, alterations and extensions design must be equally sympathetic to their surroundings, respecting and enhancing areas of character and creating attractive places.

Design Principles

- C1 - Development Patterns**
- C2 - Characterful Homes**
- C3 - Densities**
- C4 - Boundaries Treatments**
- C5 - Materials**

KEY AIMS

New places must be based on the Borough's most characterful and distinctive neighbourhoods and consider:

- *heritage;*
- *layout;*
- *built form;*
- *landscapes;*
- *streets;*
- *housing types;*
- *architectural language; and*
- *materials and Detailing.*



Main Street, Woodborough



Greener Gedling

Why Greener?

Developments offer valuable opportunities to integrate streets and spaces with landscape features, such as mature trees and hedges, that characterise the more attractive existing settlements within the Borough.

At the rural edges, successful developments will also be those that work with features that contribute to the varied landscape character of the Borough, reflecting the landform and field patterns related to the limestone ridge and Trent Valley. Green corridors, spaces and water features will be integrated into the design of all new development. This will seek to protect and enhance wildlife and achieve biodiversity net gain targets.

Led by robust design principles, the layout and built form of new developments will play a key role in reducing carbon emissions. This will be achieved through developments that are in accessible, well-connected locations, with integrated walkable streets, attractive spaces, and green and blue infrastructure.

New buildings will fully exploit opportunities for passive design and energy efficient construction, utilising the latest technologies for heating, power and water saving. Built form is to be designed to be long lasting and adaptable to suit the future needs of communities.

Design Principles

- G1 - Topography**
- G2 - Green and Blue Infrastructure**
- G3 - Interfaces**
- G4 - Micro-climate**
- G5 - Low Carbon Homes**
- G6 - Water**
- G7 - Biodiversity and Ecology**
- G8 - Open Space**

KEY AIMS

New places must :

- *strengthen local landscape assets, character areas and networks of blue and green infrastructure both in rural and suburban areas;*
- *integrate sustainable drainage measures into streets and green spaces; and*
- *be resilient to climate change, increase biodiversity and deliver lower carbon objectives.*





Carrington Lane, Calverton

Connected & Healthy Gedling

Why Connected & Healthy?



Connected & Healthy Gedling Principles

- C+H1 - 20 Minute Neighbourhoods**
- C+H2 - Legibility**
- C+H3 - Liveable Homes**
- C+H4 - Street Design**
- C+H5 - Cycle Parking**
- C+H6 - Car Parking**
- C+H7 - Waste Storage and Collection**

The Design Code requires proposals to promote patterns of development that will contribute to the Borough's aspiration of creating 20-minute neighbourhoods. These are neighbourhoods where local facilities, services and green spaces can be reached easily with a 20-minute round trip by walking or cycling, helping to reduce the reliance on cars.

Proposals must also be designed to fully exploit opportunities to create compact and accessible neighbourhoods with a carefully considered composition of land uses, diverse mix of homes, community infrastructure, green spaces and movement routes that encourage walking and cycling for both travel and for recreation.



Figure 6: Features of a 20-minute neighbourhood set out by the [Town and Country Planning Association](#)

KEY AIMS

New places must encourage active and healthy lifestyles, whilst promoting inclusivity, linked to the 20-minute neighbourhood concept, and consider:

- walking and cycling routes;
- access to public transport;
- street design; and
- liveable homes.

Settlement Visions and Placemaking Strategies

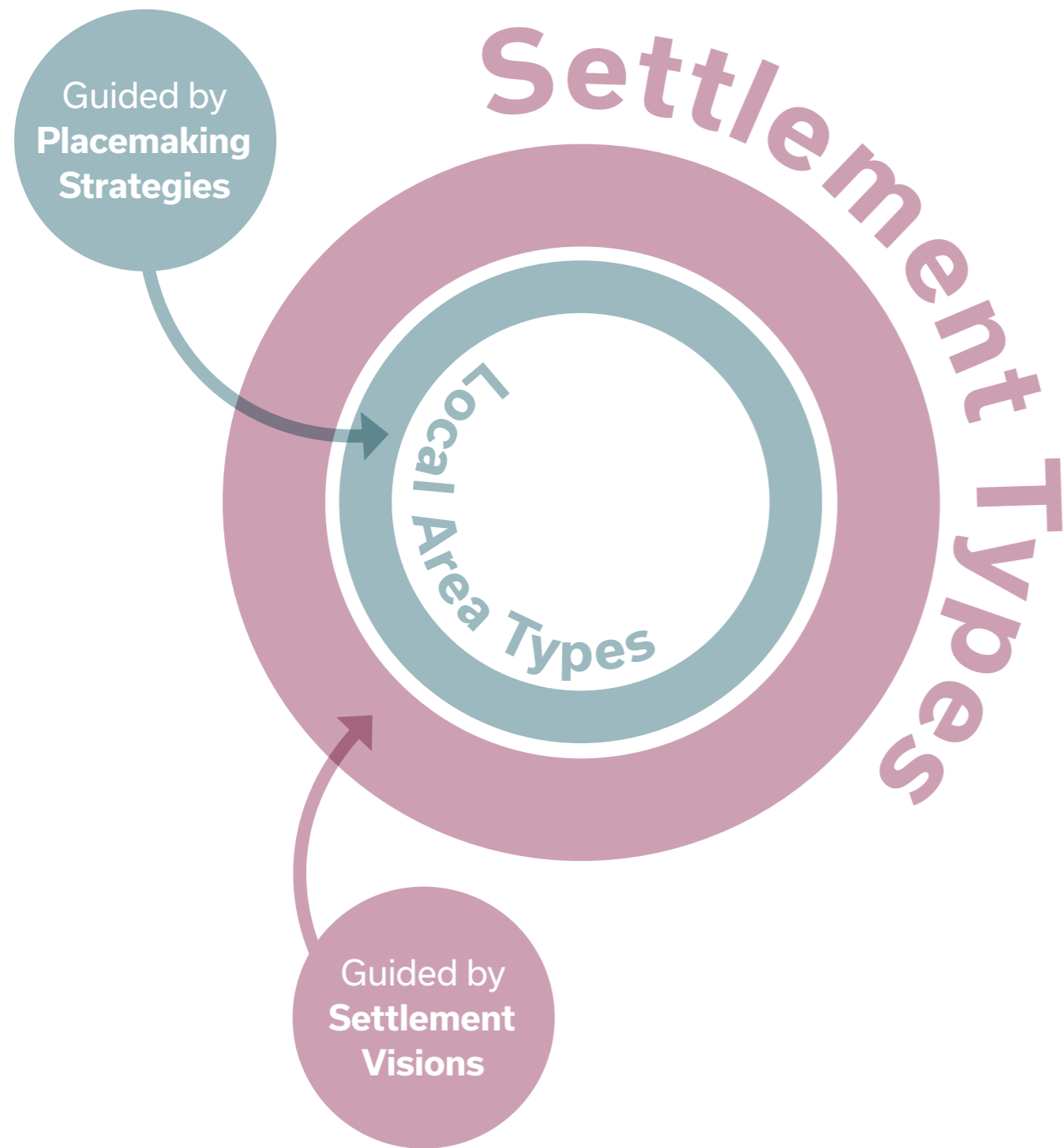


Figure 7: Relationship between Settlement and Local Area types and Settlement Vision & Placemaking Strategies

The **Settlement Visions** and **Placemaking Strategies** are informed by an understanding of their forms and character, captured through the detailed baseline analysis and informal engagement with the community, officers, and stakeholders.

The following **Settlement Visions** are structured to:

- Provide an overview of overall settlement form, character, growth and changes as reflected by the **Local Area Types**;
- set out the key issues that relate to the quality of design and placemaking within the **Settlement** and **Local Area Types**;
- set out a vision of what good design, as structured by the Design Code; and
- set out a **Placemaking Strategy** for the **Settlement Type** with key actions that will support the **Settlement Vision** and provide context for the **Design Principles**.



Church Lane, Linby

Urban Area

Settlement Vision

In the Urban Area new development will play a key role in creating Greener, Characterful, Healthy and Connected places. Large sites at the edge of the Urban Area will be connected to nature with designs inspired by the Rural Area's landscape character and adjacent settlements. New development in Gedling Village will protect and enhance its character. The attractiveness of Porchester Gardens and Woodthorpe will be retained and enhanced and used as a reference to inspire new design elsewhere in the suburbs. Innovative designs which work with the unique topography will be encouraged. Elsewhere within the suburbs, the development of small sites, alterations and extensions to existing homes will aim to help restore the original design language.

What is the Urban Area?

The **Urban Area** is the largest Settlement Type, covering, Arnold, Gedling, Carlton and Netherfield.

This area has witnessed significant growth with employment and residential development around these once separate settlements. It also includes the northern edge of Hucknall where development has expanded into the Borough and includes a suburb related to the former Gedling Colliery.

Various periods of growth can be found across the **Suburbs** from the Victorian period to the present day. Over time, the centres of Arnold and Carlton lost much of their historic and fine-grained settlement patterns to larger scale retail, commercial or civic uses. Netherfield however, retains most of its terraces in and around its local centre. Other local centres, function as local parades of facilities on main road corridors that serve their suburban catchments, and are characterised as **Town and Local Centres**.

The **Urban Area** is also a focus for employment, historically with traditionally scaled factory buildings at Daybrook and Netherfield followed by a significant growth of industrial estates and retail parks at Daybrook, Netherfield and Colwick. These are the **Retail and Commercial Shed Environments**.

Gedling Village retains much of its historic form, with a mix of former farms and cottages related to its history of agriculture and framework knitting.

Wider suburban expansion occurred initially with "by-law" housing - planned suburban estates structured around green spaces alongside functionally designed housing - to the north to support the former Gedling Colliery identified as the **Former Colliery Suburbs** Local Area Type.

Estates of various forms and patterns, mainly generic in character, have continued to be built. Large sites are being developed at the edges of the Urban Area next to the Rural Area - the **Suburban-Rural Interface** - and smaller sites contribute to the intensification of the existing Urban Area.



View across Porchester Gardens

Porchester Gardens and Woodthorpe are notable examples where street trees and hedges have been preserved to provide character and sets them apart from other localities as **Mature Suburbs**. Porchester Gardens has uniquely evolved from historic allotments into a distinct grid pattern of tree lined streets and individually developed plots.

Woodthorpe has a lower density pattern of large houses on generous mature landscaped plots with consistent boundary treatments, creating attractive leafy residential streets.

Ridges passing through the **Urban Area** create steep changes in levels resulting in many homes being built on plots separated by retaining structures, such as in Porchester Gardens and the wider suburbs.

Key Issues the Design Code will address

- The generic character of existing residential suburban expansion is often used to justify designs led by site constraints and standards for optimising efficient layouts. Together with standard housing types, these create developments which are generic in character.

- Developed edges adjacent to rural areas are often abrupt, lacking any soft transition to the rural landscapes with few connections reinforcing a hard edge between urban and rural. Studying the wider context and character will inspire designs to apply distinctive features of the settlements and landscapes in new contemporary ways and to allow green and blue infrastructure to permeate into the urban edge.
- Across the **Urban Area**, there is pressure to overdevelop smaller sites, including small infill plots between existing houses, redundant garage courts and other forms of brownfield land. With pressure to intensify development densities, there is a risk that applicants will use the generic character to justify designs that do not respect the existing patterns of size, spacing, frontages, setbacks, building lines, densities and heights.
- Proposals for alterations and extensions can erode the design language of the originally planned patterns of residential development.

Urban Area

Placemaking Strategy

Key Actions

At the **Suburban Rural Interface**, development will be inspired by the character of adjacent rural landscapes and settlements, with contemporary interpretations of their historic forms and features.

Careful attention will be made to integrate green and blue infrastructure within new developments to enhance connections between the urban edge and the countryside and to protect and enhance wildlife and biodiversity.

Attractive and legible routes will encourage active travel to neighbouring communities and local facilities to contribute to achieving 20-minute neighbourhoods.



Google Earth capture of the Suburban Rural interface to the north of Arnold.



Boundary of the Urban and Rural Areas

In Porchester Gardens and Woodthorpe, new development will retain and enhance the character features that contribute to creating the attractive **Mature Suburbs**. Development will respect their plot patterns, buildings, mature landscaping, and tree lined streets with individual bespoke designs.

Where sites are on steep gradients, development will work positively with the challenging topography to avoid sudden level changes with adjacent properties, through the bespoke design of each site.



Google Earth Capture of Woodthorpe



Example of a leafy street in Porchester Gardens

In **Gedling Village** and its setting, new development will contribute positively to the character and appearance of this historic village with designs that are sensitive and make reference to their historic built forms, architectural features, vernacular and material treatments.

In the wider **Suburbs** and former **Gedling Colliery Suburb**, designs will make reference to the original design language to create development that creates cohesive, attractive residential environments.



Google Earth Capture of Gedling Village



Historic building at Main Road, Gedling Village



Example of a typical Suburban residential area at Stockings Farm, Arnold



Google Earth capture of the Gedling Colliery Suburb

Historic Villages

Settlement Vision

In the Historic Villages development will be designed sensitively to protect and enhance their character and setting. The design of development on sites at the edge of Calverton and Burton Joyce will be inspired by their unique historic patterns and built forms and connect with the landscapes that surround them.

Smaller developments within the Historic Villages will take cues from the patterns of tofts and crofts, lanes and framework knitters cottages, and the informal arrangements of buildings and frontages that underscore their character. In the suburbs small developments will restore the original design language.

What are the Historic Villages?

The **Historic Villages** include the many distinctive and characterful settlements in the Borough that have medieval origins. They include:

- Linby;
- Papplewick;
- Calverton;
- Woodborough;
- Lambley;
- Burton Joyce; and
- Stoke Bardolph.

They commonly include narrow “tofts and crofts” (house plots and gardens) running back from the main roads. These include dwellings built originally as subsidiary farm buildings, with gable-ends facing the main street.

Their main frontages address lanes connected to the rural edges. (See *the Observation Library*).

Green spaces can also be found within the villages, linked to these properties, which are fully enclosed with hedgerow boundaries and have an informal feel. Linby has distinctive linear greens with drainage channels along the main street which are framed by historic patterns of tofts and crofts and subsequent infill. Combined, this provides an attractive character to be referenced.

Calverton and Burton Joyce have experienced the most significant growth. In Calverton, expansion initially supported the colliery industry, with residential development establishing the **Former Colliery Suburbs**. Wider residential growth was also focussed at Calverton and Burton Joyce at a smaller scale, which differentiated in the Coding Plan as **Village Suburban**. This growth has been supported with the provision of local facilities and services.

Other **Historic Villages** have experienced more modest levels of growth focussed on small sites and infill plots. This has often resulted in more bespoke and sensitive designs which respect the historic form and vernacular.

Historically, the material palette was linked to the Borough’s geology. Red brick, made from keuper marl, was used in buildings across the Borough with limestone distinctive in the north west around Papplewick and Linby linked with the limestone ridge. All have terracotta pantile roofs. As framework knitting grew, the **Historic Villages** incorporated development that specialised in this industry, with yards or larger squares formed of cottages with one side open to maximise natural light, adding interest.



Dwellings with gable ends facing Main Street in Calverton



Linear green spaces in Linby with water channels, framed by historic patterns of tofts and crofts.

What are the Key Design Issues?

- Suburban expansion in the **Village Suburban Local Area Types** is generic in character with standardised streets layouts and house types and detract from their overall character. Where further expansion is proposed on large sites, there is an opportunity for Design Proposals to address this by drawing on the unique and distinctive characters of the **Historic Village Cores**, and the surrounding landscapes.
- In the **Village Suburban** areas, there is pressure to overdevelop smaller sites, including small infill plots between existing houses, redundant garage courts and other brownfield sites. There is a risk that applicants will use generic character to justify designs that will not respect the existing patterns of size, spacing, frontages, setbacks, building lines, densities, and heights. Some proposals could also introduce architectural features that do not fit with the surroundings.
- Proposals for some alterations and extensions threaten to affect the originally planned patterns of residential development.
- Proposals for alterations and extensions can erode the design language of the originally planned patterns of residential development.



Residential development in Calverton

Historic Villages Placemaking Strategy

Key Actions

Development in the **Historic Village Cores** or in their immediate setting will protect and enhance distinctive character by working with the historic spatial pattern of cottages and barns. Reference should be made to their narrow tofts and crofts arrangements, relationship with narrow lanes and the enclosures created by framework knitters' cottages. Development must also protect and enhance the architectural features, vernacular and boundaries treatments as key parts of the **Historic Villages** attractive character.

The distinctive patterns in the **Historic Village Cores** will inspire the structure and layout of developments at the edges of Calverton, Burton Joyce and Woodborough. Development here will be led by contemporary interpretations of character, with visual and physical connections into the wider countryside.

Context sensitive designs for small sites and more minor alterations and extensions which observe local materials and vernacular will transform the **Former Colliery Suburbs** in Calverton and **Village Suburban** areas in Calverton and Burton Joyce into more cohesive and attractive residential environments.



Google Earth Capture of Calverton Village



Calverton Main Street



Google Earth Capture of Burton Joyce



Main Street, Burton Joyce



Main Street, within the historic core of Calverton

Former Colliery Villages

Settlement Vision

In the Former Colliery Villages, new development will be designed to protect and enhance their overall character and celebrate their mining history. Large sites allocated at Bestwood and Newstead will be inspired by the formal grid, rectilinear and geometric patterns and built forms of the Former Colliery Village Cores and connect with the landscapes that surround them.

Smaller developments, alterations and extensions within the villages will be sympathetic to the terrace patterns and their role in enclosing streets and spaces, and with architectural features that support their character. In the Village Suburban areas, small developments will restore their original design language with environments that feel cohesive and attractive.

What are the Former Colliery Villages?

The **Former Colliery Villages**, including Bestwood and Newstead, are distinctive in having planned layouts and retained features reflective of their origins in supporting the mining industry.

In the Former Colliery Village Core of Bestwood, streets are set at right angles with both long and short brick terraces, set around green open spaces. These provide a community resource and are designed to respond to the landform, with the topography affording views through the local area. There is a consistency in street lines, materials, and detailing throughout. The terraces also provide a sense of uniformity, rhythm and symmetry in their forms and architectural features, which add interest and local distinctiveness. Much of the Former Colliery Village Core in Bestwood is designated as a Conservation Area.

Newstead similarly grew with linked terraced homes on a geometric street pattern with greens on the edge to support the Colliery, albeit with less elaborate detail than Bestwood.

Later planned housing growth has been focussed to the north and south of Bestwood, with more recent development at the northern edge. Within the Village Suburban Local Area Type, they are not sympathetic to the original structuring principles or built form patterns that characterise the Former Colliery Village Core.

Both of these settlements however retain many features linked to their former Colliery function, including landmark buildings developed as community facilities.

This type of settlement includes shared green spaces such as allotments, recreation grounds and trees that contribute to their setting. Bestwood lies adjacent to an attractive Country Park, however recent expansion has created abrupt edges with the wider rural landscapes which new development must aim to avoid.

New development will be guided by this code to follow the **Former Colliery Villages** formal street pattern and spaces and reflect the attention to detail in the built form.



Long and short brick terraces in Bestwood



Development in Newstead

What are the Key Design Issues?

- Housing growth, particularly at Bestwood, in the **Village Suburban** area has not maintained some of the original structuring principles that characterise the **Former Colliery Villages**.
- Within the **Former Colliery Village Core** maintaining consistent set backs, building lines, built form, architectural features, and boundary treatments is important.
- Extensions and alterations have the potential to erode some of the intrinsic character of the **Former Colliery Village Cores** of Bestwood and in the **Village Suburban** areas.
- Permitted development, including porches, cladding and boundary treatments, has the potential to affect the sense of cohesiveness.
- The Conservation Area designation in Bestwood offers opportunities to manage future change more positively.



Link terraced housing in Newstead

Former Colliery Villages

Placemaking Strategy

Key Actions

Development of larger sites at the edges of these villages will draw on the intrinsically planned character of the Former Colliery Village cores and their wider landscapes. They will be inspired by the rectilinear grids or geometrically planned layouts and hierarchy of buildings and spaces and integrate connections with the rural edges.

Developments within the Former Colliery Village Cores and their setting will protect and enhance their distinctive characters. Consistency will be achieved on infill plots with densities and plot depths, building forms and architectural features and boundary treatments.

Alterations and extensions will be sympathetic to existing built forms, architectural detailing and local vernacular. They will positively contribute to the Former Colliery Village Cores to create more cohesion and also allow the Village Suburbs at Bestwood to become more cohesive and attractive residential environments.



Google Earth Capture of Bestwood



Bestwood with its grid layout, terraces and landmark buildings that supported the colliery industry



Newstead with long rows of terraced housing



The older terraced rows of Newstead.



Dynamo House - part of the colliery buildings at Bestwood

Ravenshead Village

Settlement Vision

Development seeks to protect and enhance the intrinsic qualities of this settlement formed by the low density patterns of residential development on generous plots with mature landscapes and a woodland setting. New developments will respect these densities and patterns, including the large sites and more sensitive forms of intensification.

What is Ravenshead Village?

This Settlement Type consists of Ravenshead, much of which was developed in the 1970s and 1980s as a commuter suburb. Although there is no overall architectural aesthetic, key character influences are the lower density patterns, mature trees and landscape settings.

The western edge of Ravenshead adjacent to the A60 corridor features earlier development of large dwellings designed and built individually within generous low-density plots with mature gardens, most of which have retained trees that would have formed part of Sherwood Forest which provides an attractive leafy setting. Ravenshead also includes a Local Centre.

To the west of the A60 woodland areas with scattered residential plots form part of the wider Newstead Abbey Park Estate. Although much of Ravenshead to the east of the A60 has a typically Village Suburban character, lower density patterns of development, generous landscaping, and a greater prominence of individually developed plots makes this place feel positive and of high quality.

What are the Key Design Issues?

- Ensuring that the character of development is not eroded by higher density development.

Placemaking Strategy



Example of a street heavily characterised by landscaping in Ravenshead



Example of how landscape and low density development influences the character of development

Key Actions

Developments of sites in Ravenshead Village will draw on the character established by the lower density patterns of homes in large plots, mature landscaped gardens and woodland setting to protect and enhance this character.

Developments of smaller sites within both the Woodland Residential area and low-density Village Suburban area will be sensitive to plot patterns to avoid over intensification that will erode the positive character of this settlement.

Any alterations and extensions to existing properties will maintain good proportions in scale and massing, set backs and spacings between existing buildings. A good balance in the proportion of plots that accommodate built forms and garden space will be achieved.

For all forms of development, individual bespoke designs will be encouraged.

Rural Area

Settlement Vision

The rich variety of landscapes and features that forms the Rural Area will continue to be protected. Development will follow their historic patterns, drawing in these landscapes to improve their accessibility and value for recreation, and to enhance the overall character of settlement edges. Developments that are permitted in the Rural Area will positively contribute to the landscapes and built forms that define its overall character.

What is the Rural Area

The Rural Area is a valuable resource for agriculture, forestry and activities including recreation with public rights of way and country parks. It is also a valuable area for wildlife and biodiversity supported with a number of local nature reserves and wildlife sites.

A variety of attractive landscapes influence the setting of the Urban Areas the village settlements and their form and character and these are recognised in the three [National Character Area Profiles](#) that are in the Borough.

- [The Southern Magnesium Limestone National Character Area](#) to the north of Hucknall influences the limestone-built character of the Linby and Papplewick. It also has a mix of irregularly patterned agricultural fields and woodland blocks.
- [The Sherwood National Character Area](#) includes the Urban Area to the west of the strong ridgeline that runs north through Mapperley and Plains Road. This area also includes Calverton and to the north and becomes increasingly characterised with woodland towards Ravenshead.

- [The Trent and Belvoir Vales National Character Area](#) reflects the series of ridges and valleys that contain the settlements of Woodborough and Lambley. It also includes the undulating topography west of Mapperley across Carlton and Gedling village, which is distinct beyond the strong ridgeline that separates the Urban Area from the rolling landscape to the east.

At Burton Joyce, there is a distinct change in landform that differentiates the rolling topography of the Belvoir Vales to the north from the flat plains of the Trent Valley to the south. The change in landscape is also supported with a distinct change of field patterns from smaller and narrower enclosures to larger open fields in the plains adjacent to the River Trent.

These landscapes interact with settlement edges in a variety of ways. Of interest are the historic and permeable connections of the farm, crofts and between the main streets and rural edges which provide a strong sense of connection between these villages and the landscapes. Past suburban expansion of the Urban Area and some of the villages have create abrupt developed edges that have no positive interface with the surrounding landscape.



Rural landscape as viewed from Mapperley Plains



Rural landscape between Woodborough and Lambley

What are the Key Design Issues?

- At the edges of the settlements many residential developments have abrupt edges that offer little interaction which contrasts sharply with the historic patterns where linear crofts and lanes would draw the landscape into the settlements creating a richer sense of character.



Rural landscape viewed from southern edge of Calverton

Rural Area

Placemaking Strategy

Key Actions

Development of sites that interface with the Rural Area, will be designed to create a positive response, drawing on historic patterns where frequent connections allow for the landscape to be drawn into development edges to create characterful edges, improve access to the countryside and help facilitate biodiversity net gain.

Developments within the Rural Area will retain and enhance the character of the landscapes and the amenity value it offers.

Built forms will be inspired by the character of existing buildings in the countryside, learning from how they are set within the landscapes, including the architectural features, vernacular and materials.



Example of a building at the edge of Woodborough



View from Shelt Hill to the north east of Woodborough

