

# Ambition Arnold Baseline Review & Vision



# Contents

## Ambition Arnold Baseline Review & Vision

**01 Context**  
Gedling Borough  
City Context  
Local Context  
The 20-Minute neighbourhood

**02 Historic Context**  
Heritage  
Mapping Summary  
1880 to 1900  
1920 to 1940  
1960 to 1980  
Summary - Zones 1 & 2

**03 The Site**  
All Zones  
Planning Policy Context  
Zone 1  
Zone 2  
Zone 3

**04 Analysis & Mapping**  
Vehicle Movement  
Parking  
Entrance Points  
Cycling & Walking  
Connectivity  
Public Transport  
Listed Buildings  
Key Buildings  
Green Spaces  
Streetscape  
Ground Floor Uses  
Use Zones  
Topography  
Flooding

**05 SWOT Analysis**  
Strengths  
Weaknesses  
Opportunities  
Threats  
SWOT Strategy  
Identity

**06 Concepts**  
High Level Concepts

**07 Vision**  
Streetscape Strategy  
Market Improvements  
Arnold North Strategy  
Town Centre Link to Zone 3  
Existing Shopfronts

**08 Summary**

# Executive Summary

**This vision sets out a series of potential interventions to improve the vitality of Arnold town centre.** The document sets out the context of Arnold within Gedling Borough, provides a brief historic narrative of the development of the town before examining the site area in a series of mappings outlining: Vehicle movement, parking, entrance points into the town, cycling & walking, connectivity, public transport, listed buildings, key buildings, green spaces, streetscape, ground floor uses, use zones, topography and flooding issues. A SWOT analysis follows, incorporating comments from two workshop sessions with key stakeholders. A series of high level concepts are then outlined, before examining a number of potential interventions to achieve these concepts. These high level concepts include:

- The creation of a new cultural heart and public sector hub for the town,**
- The support and enhancement of the market,**
- Reinforcing and supporting the traditional high street,**
- Respecting heritage and bringing the past into the future,**
- Providing more housing in the town centre that is modern, accessible and affordable,**
- Bringing green space and children's play into the centre of town,**
- Returning vibrancy to the street through street-led art,**
- Improving active travel links to the centre, and better linking Front Street to High Street.**



# Context

# Gedling Borough

Nottingham is centrally located within England, and lies close to Derby and Leicester with important and complementary economic linkages between the cities. Greater Nottingham as a whole is also a New Growth Point, which brings extra resources to help provide the infrastructure necessary to support new housing growth.<sup>1</sup>

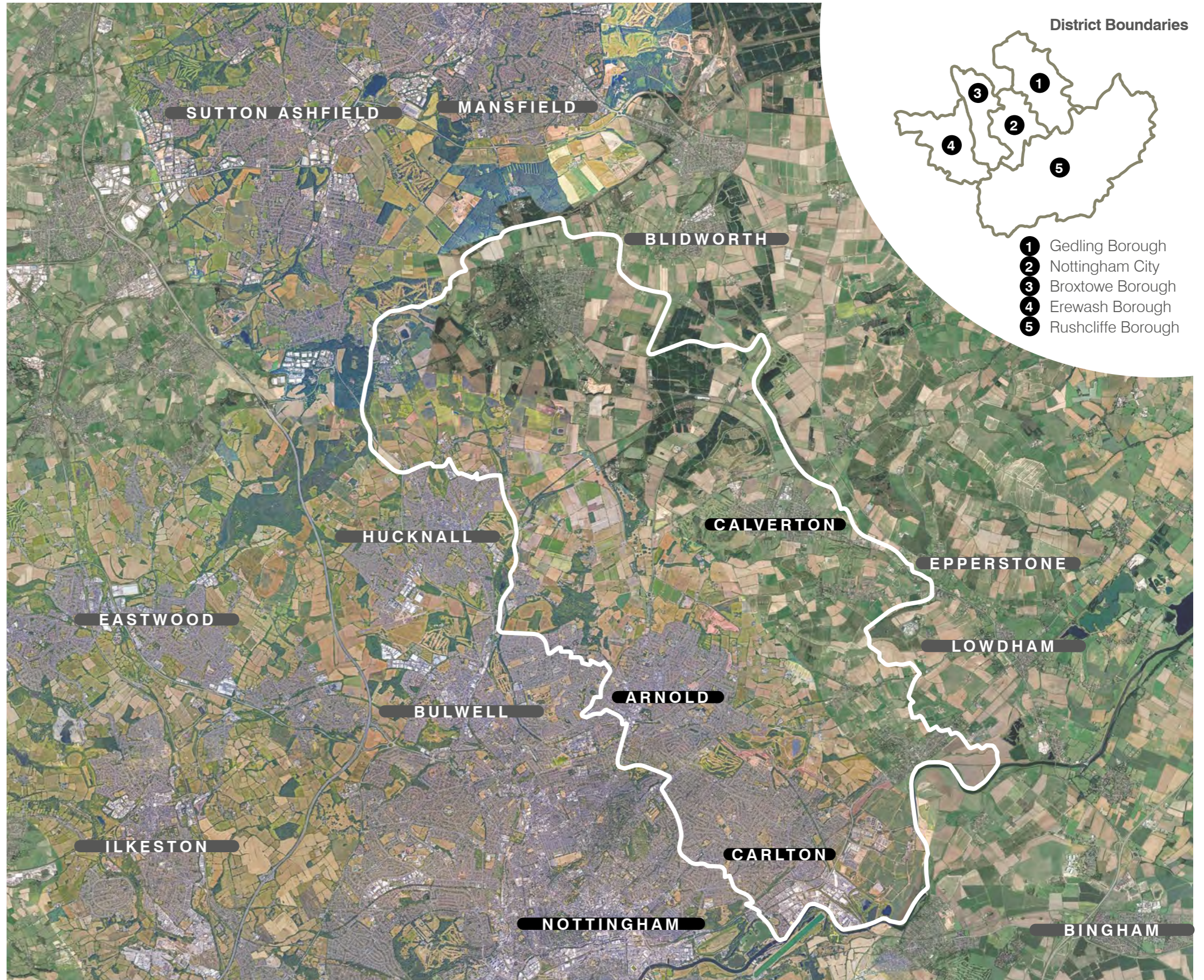
The main built up area of Nottingham has a population of about 559,7006. There are two Sub Regional Centres within Greater Nottingham, Hucknall and Ilkeston, both important towns with their own identity and economic roles. Hucknall, with a population of 32,100, is in Ashfield District, but will extend into Gedling Borough once the proposed Sustainable Urban Extensions are implemented. Ilkeston is wholly within Erewash Borough and has a population of 38,600. The suburban centres of Arnold, Beeston, Bulwell, Carlton and Clifton all have an important role as more local centres providing a range of services. The conurbation is surrounded by designated Green Belt which is drawn very tightly to the urban area, offering limited opportunities for development unless its boundaries are reviewed. Settlements within the Green Belt such as Calverton and Kimberley are similarly constrained.<sup>1</sup>

Gedling Borough is a mix of urban and rural areas with around 113,500 residents of which around 80% live within the suburbs of Arnold and Carlton. Part of the north west of the Borough adjoins Hucknall which is located outside the Borough in Ashfield District but has close links to Nottingham City. Other significant settlements within the Borough include: Bestwood Village, Calverton and Ravenshead which have good accessibility to a range of services and facilities and as such are identified as key settlements in the Aligned Core Strategy. Other villages in the Borough include: Burton Joyce, Lambley, Linby, Newstead, Papplewick, Stoke Bardolph and Woodborough.<sup>2</sup>

<sup>1</sup> Aligned Core Strategies Part 1 Local Plan

<sup>2</sup> Local Planning Document, Part 2 Local Plan, Adopted July 2018.

 Borough Boundary



# Nottingham Context

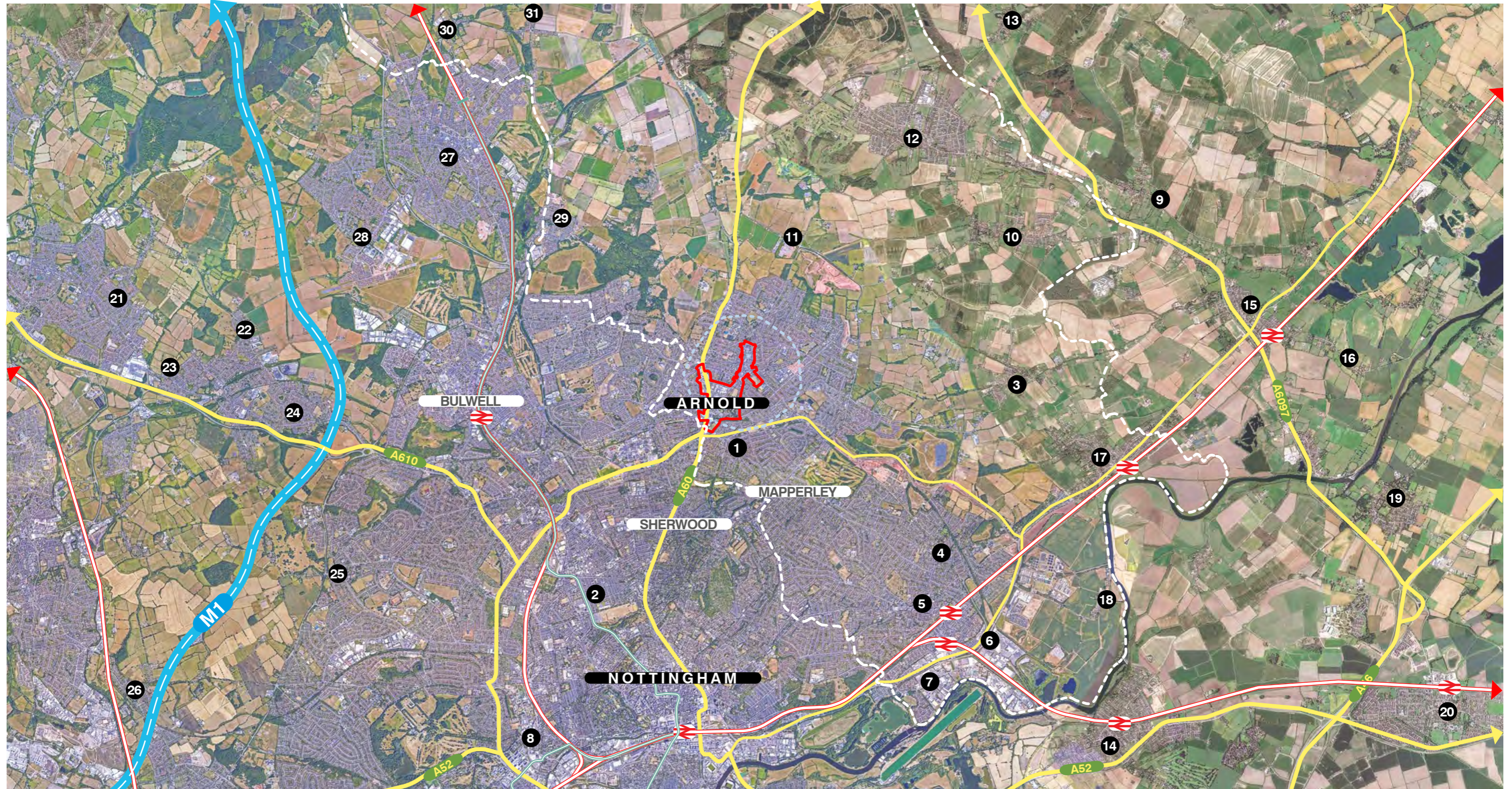
- 1 Woodthorpe
- 2 Hyson Green
- 3 Lambley
- 4 Gedling
- 5 Carlton
- 6 Netherfield
- 7 Colwick

- 8 Lenton
- 9 Eppestone
- 10 Woodborough
- 11 Dorket Head
- 12 Calverton
- 13 Oxtun
- 14 Radcliffe-on Trent

- 15 Lowdham
- 16 Claythorpe
- 17 Burton Joyce
- 18 Stoke Bardolph
- 19 East Bridgford
- 20 Bingham
- 21 Newthorpe

- 22 Watnall
- 23 Giltbrook
- 24 Kimberley
- 25 Strelley
- 26 Trowell
- 27 Hucknall
- 28 Westville

- 29 Bestwood Village
- 30 Linby
- 31 Papplewick
- Tram Line
- Site Boundary
- 20-Min.
- GBC Boundary



# Local Context

Arnold is the largest town centre in Gedling, a Metropolitan Borough in the north of the city of Nottingham. It is known as a market and manufacturing town, with a history of brewing and frame knitting. Both Gedling Borough Council and part of Nottinghamshire County Council are based in Arnold.

- |                     |                                       |                                   |   |
|---------------------|---------------------------------------|-----------------------------------|---|
| <b>1</b> Woodthorpe | <b>7</b> Redhill Leisure Centre       | <b>(A)</b> Arnot Hill Park        | <b>(F)</b> Valley Road Park   |
| <b>2</b> Redhill    | <b>8</b> City Hospital                | <b>(B)</b> George VI Rec. Ground  | <b>(G)</b> Mapperley Golf Club  |
| <b>3</b> Bestwood   | <b>9</b> Southglade Leisure Centre    | <b>(C)</b> Playing Fields         | <b>(H)</b> Bulwell Forest Golf Club   |
| <b>4</b> Top Valley | <b>10</b> Arnold Hill Spencer Academy | <b>(D)</b> Gedling Country Park   |  Tram & Rail             |
| <b>5</b> Porchester |                                       | <b>(E)</b> Woodthorpe Grange Park |  Site Boundary           |
| <b>6</b> Carrington |                                       |                                   |  20-minute neighbourhood |

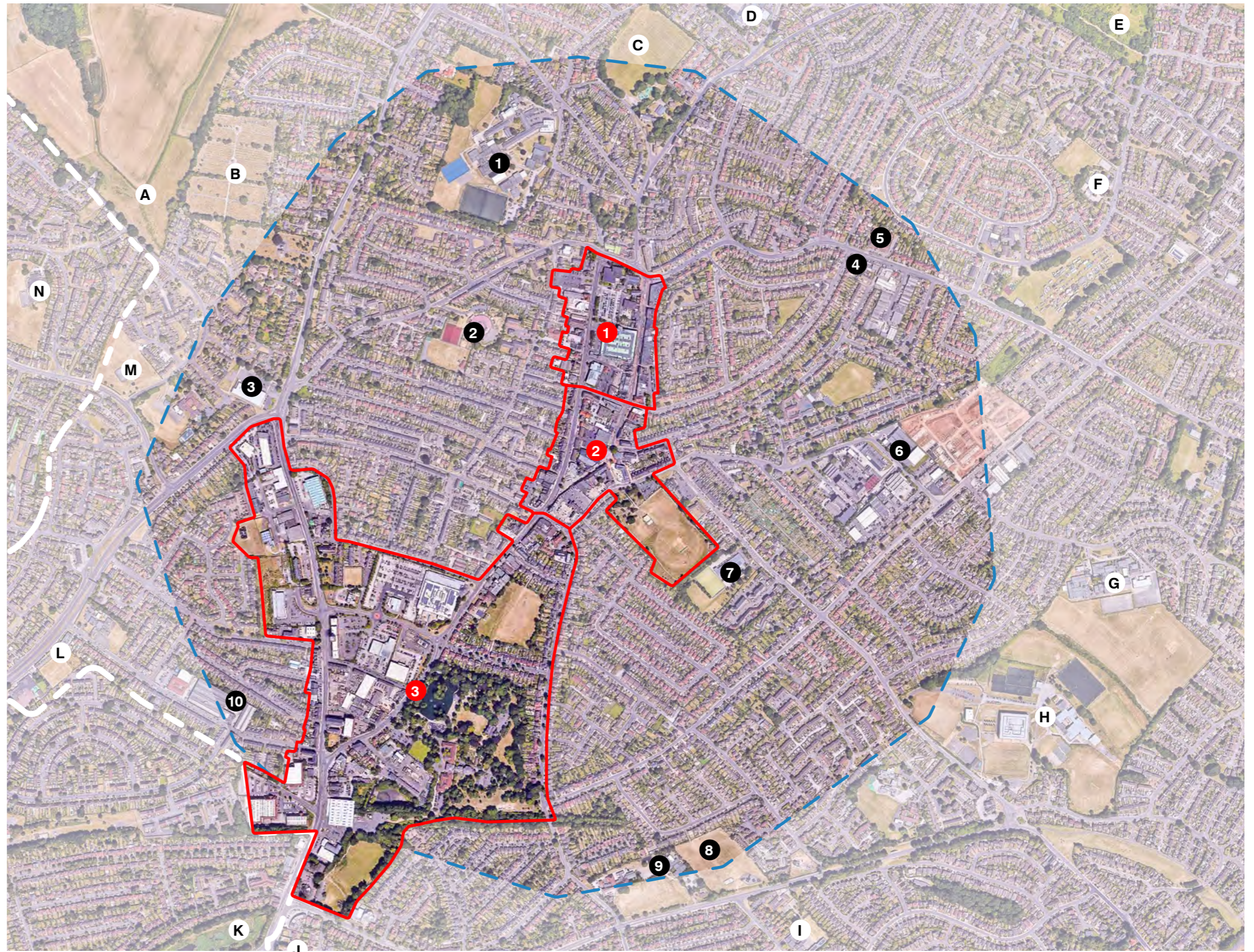


# 20-Minute Neighbourhood

The 20-minute neighbourhood is about creating attractive, interesting, safe, walkable environments in which people of all ages and levels of fitness are happy to travel actively for short distances from home to the destinations that they visit and the services they need to use day to day shopping, school, community and healthcare facilities, places of work, green spaces, and more. These places need to be easily accessible on foot, by cycle or by public transport – and accessible to everyone, whatever their budget or physical ability, without having to use a car.

*Town and Country Planning Association, 20-Minute Neighbourhoods Guide, 2021*

- A** Greenbelt Land
  - B** Redhill Cemetery
  - C** Church Lane Recreation Ground
  - D** Richard Bonington Primary & Nursery School
  - E** Hobbucks Nature Reserve
  - F** Pinewood Infant School
  - G** Catholic Voluntary Academy
  - H** Arnold Hill Spencer Academy
  - I** Good Shepherd Primary Academy
  - J** Woodthorpe Hospital
  - K** Valley Road Park
  - L** Burford Primary School
  - M** Queens Bower Recreation Ground
  - N** St Margaret Clitheroe School
  - 1** Redhill Leisure Centre & Academy
  - 2** Arnold Mill Primary School
  - 3** Lidl
  - 4** Co-Op
  - 5** Care Home
  - 6** Business Park
  - 7** Arnold View Primary School
  - 8** Arno Vale Park
  - 9** Woodthorpe Infant school
  - 10** Sherbrook Business Park
- Zone Boundary
  - - - 20-Minute Neighbourhood (10-minute journey from home to a destination and back again)
  - - - Borough Boundary





# History

# Heritage

## Origins of Arnold

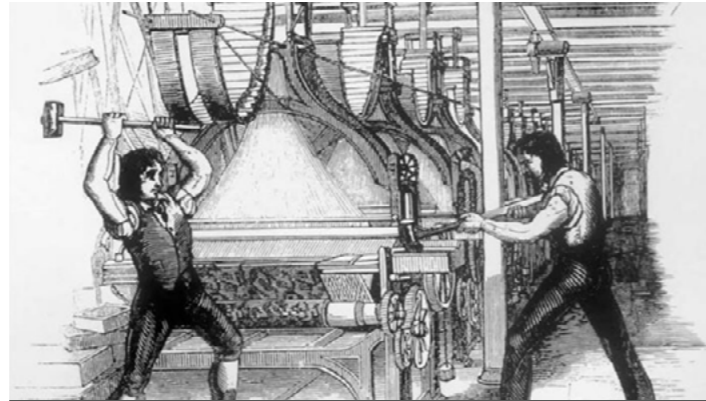
Arnold, like other places in Gedling Borough, was settled by both Angles and Vikings. It was referred to as 'Ernehale' in the Domesday Book of 1086, when it had just 150 residents, mostly agricultural workers.

Arnold was a centre for knitting in the 18<sup>th</sup> and 19<sup>th</sup> centuries, and was a centre for frame-breaking incidents during the Luddite riots, including on 11th March 1811, when 63 frames were smashed. Between 1792 and 1810 a large worsted spinning factory in Arnold provided the first mass employment. Although this early factory closed and was subsequently demolished, Arnold continued to be an important textile centre throughout the 19<sup>th</sup> century. One of the larger companies was I. & R. Morley, whose original factory still stands near Daybrook Square, now converted into housing.

The Grade II-listed former Home Brewery building, designed by a local architect, T. Cecil Howitt, has a decorative frieze on the front depicting brewing processes. Now officially known as Sir John Robinson House, the building provides office space for Nottinghamshire County Council. Close by, on Mansfield Road, are the almshouses built by John Robinson for poor people in Arnold; these twelve cottages were opened in 1899 as a memorial to Robinson's son, killed in a horse-racing accident.

The earliest settlement in Arnold was around St Mary's church (just north of Zone 1), with outlying hamlets at Daybrook and Redhill. The arrival of hosiery factories around Arnot Hill led to additional housing and in the second half of the 19th century Daybrook and Redhill merged.

Following the creation of Arnold Urban District in 1894, and with improved transport provided by the railways and trams, the Arnold conurbation began to expand more rapidly. The inter-war period saw the development of streets of private houses in Woodthorpe and of council houses surrounding Arnold town centre, as well as the development of roadside housing along the main routes.



Luddite riots of 1811



Morley Mills

Since World War 2 there has been considerable expansion of the built-up area, with the development of housing estates, schools and play areas in the area north and east of Arnold town centre, starting with the Killisick estate in 1947.

Arnold is the largest service centre in the borough, with a wide choice of shops and a range of restaurants, pubs and bars. The Carnegie Library opened in 1906, the first cinema in 1911, a theatre in 1929 and a fire station in 1935. Arnold Market opened in the town centre in 1968, with market days three times a week. Since 2018 the market has been managed by Gedling Borough Council.

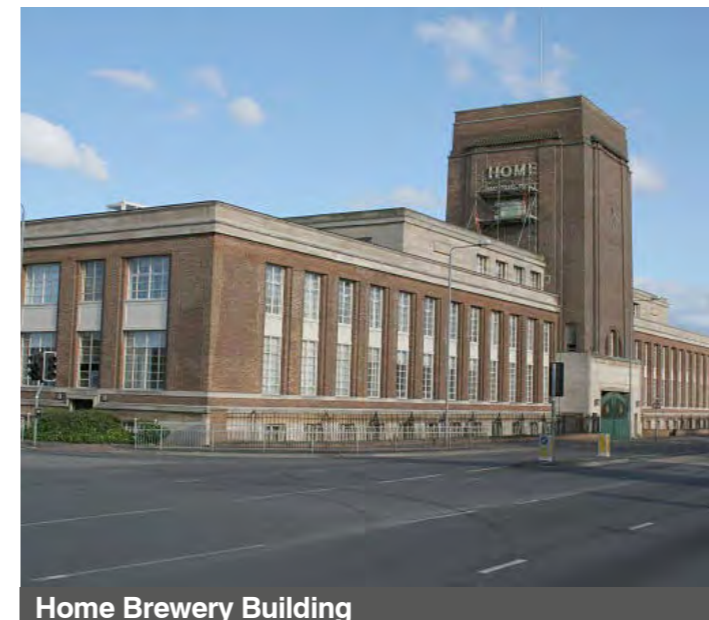


Richard Parkes Bonington

Richard Parkes Bonington (1802-1828), an artist born in Arnold, moved to France when he was 15, living in Paris. He specialised in both watercolour painting and oil-painting, and is recognised as one of the most important landscape painters of his generation, depicting atmosphere and light very effectively. His work is exhibited in the Tate Britain and the National Gallery in London.



French coast with fishermen c.1824



Home Brewery Building



St Mary's Church

# Historic Context Summary

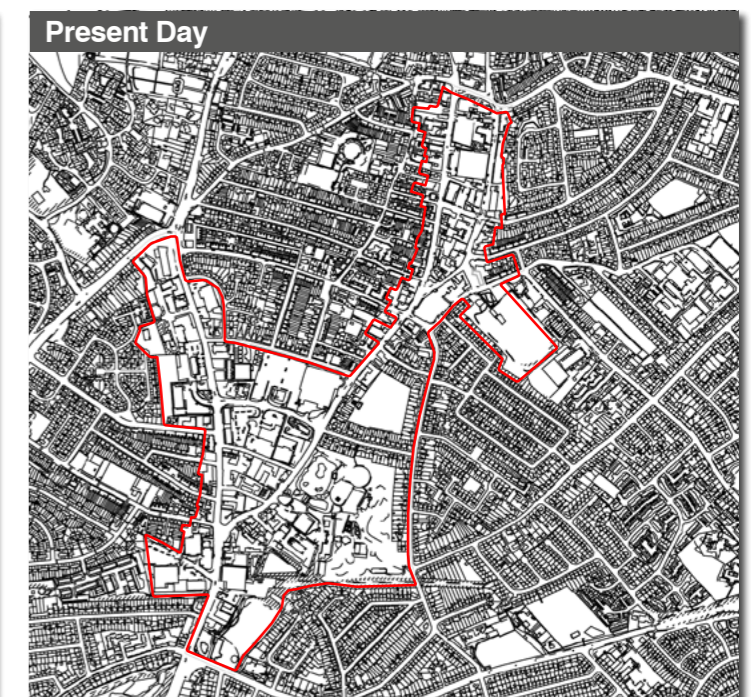
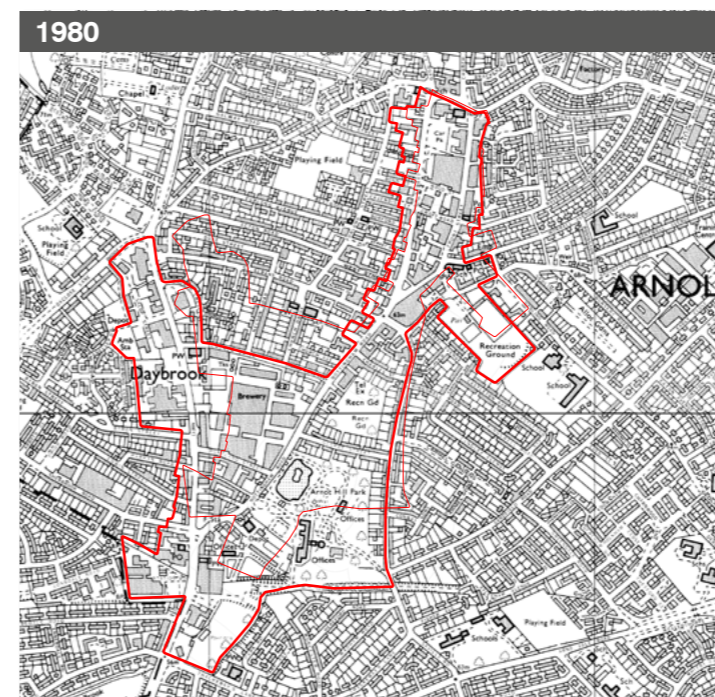
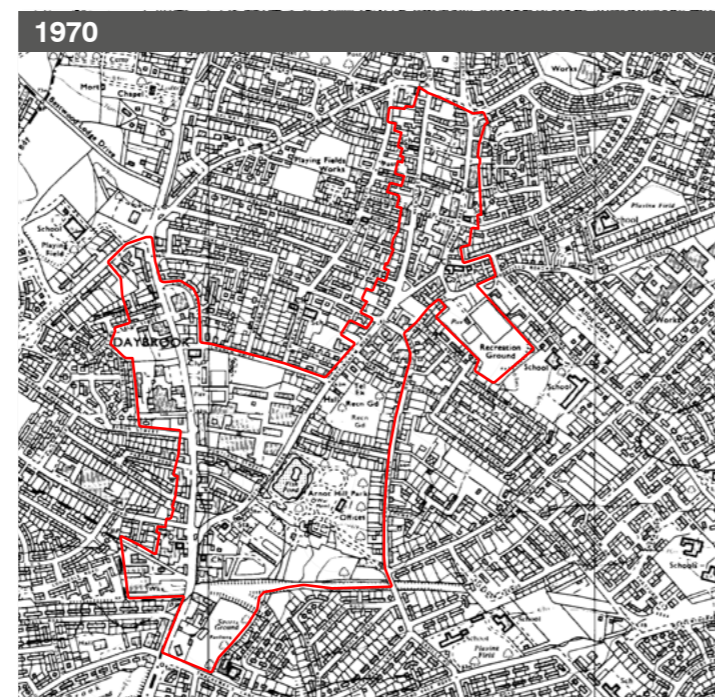
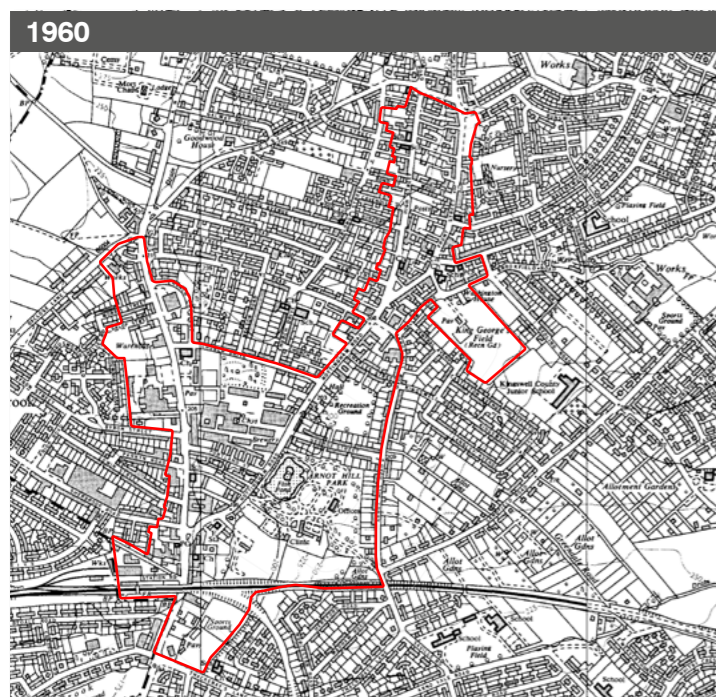
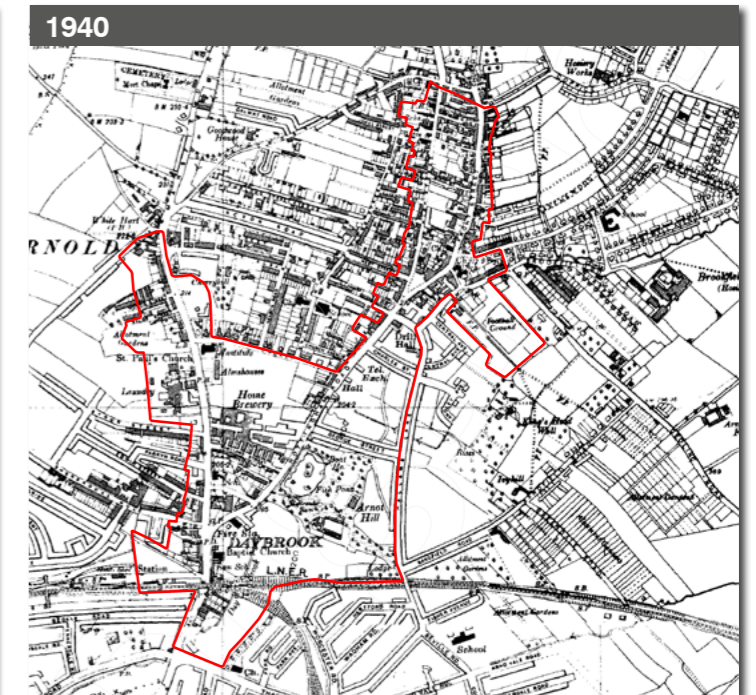
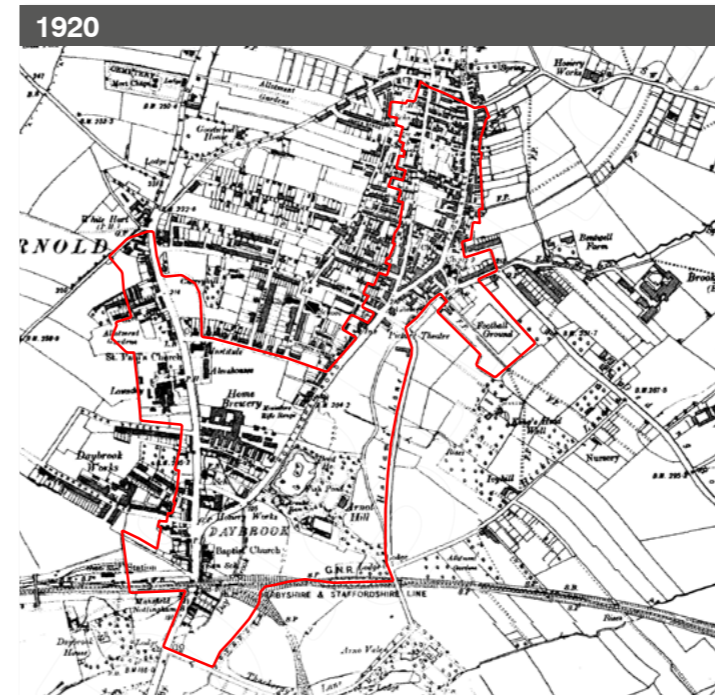
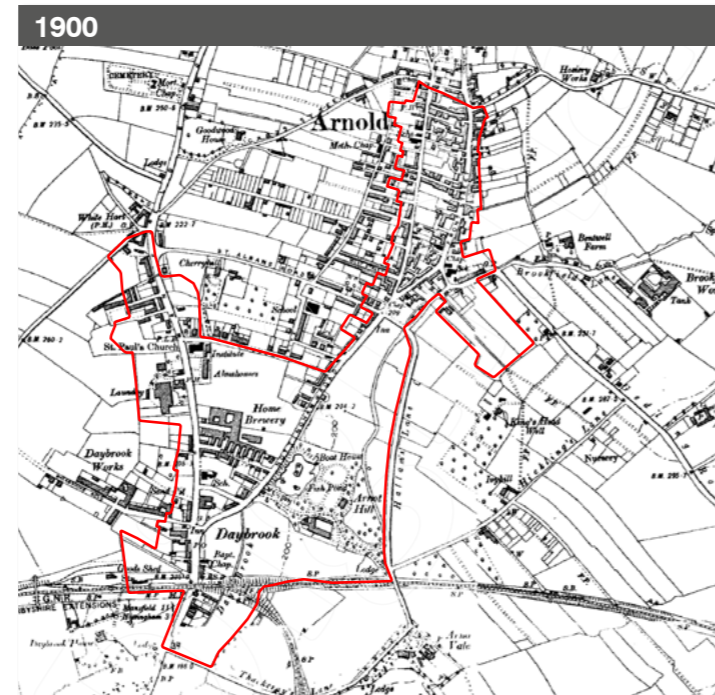
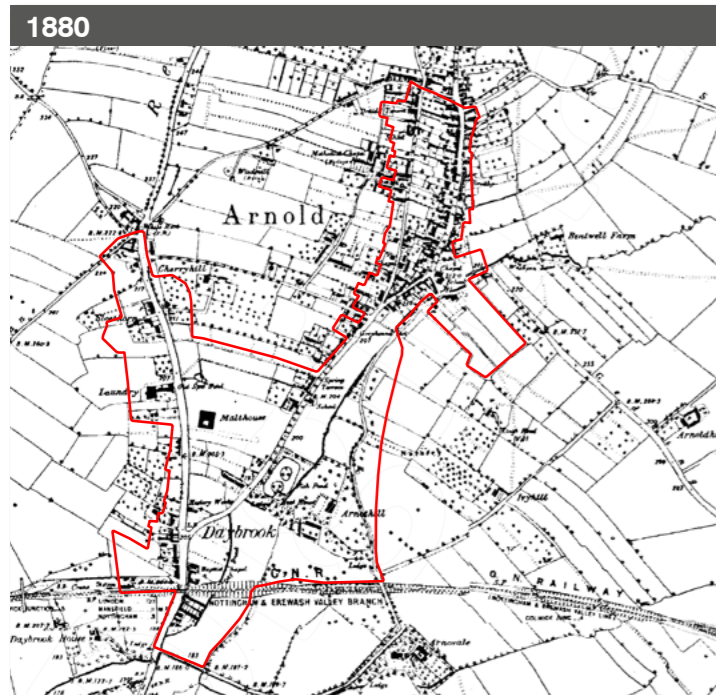
Arnold has developed from an area generally characterised by farmland and open space, anchored by Front Street and High Street, into the largest town centre in Gedling, with suburban streets surrounding the redline area in all directions.

With this growth in development the only remaining significant green spaces are Arnot Hill Park, the newly formed sports ground off Thackerays Lane, the recreation ground off George Street/Nottingham Road and King George V Recreation Ground.

The current north to south street layout, defined by Mansfield and Nottingham Roads, remains the same, however the east to west links develop over time.

In the 1970s the key services of the theatre, leisure centre and library, as well as the ASDA store are built along Front Street. All these buildings remain today.

The following pages go into more detail to illustrate how Arnold has developed over time.



# Historic Context

## 1880 to 1900s

- 1 Zone 1
- 2 Zone 2
- 3 Zone 3

- 1 Nottingham & Erewash Valley Branch of the G.N. Railway
- 1a New Rail Branch
- 2 Arnot Hill Park (Current Position)
- 3 Home Brewery
- 4 Nottingham Road
- 5 Front Street

In the 1880s Front Street, leading to Nottingham Road, is the primary thoroughfare north to south and the most developed part of the area with buildings clustered in Zone 1 and 2, with the north to south street layout generally reflecting what can be seen today.

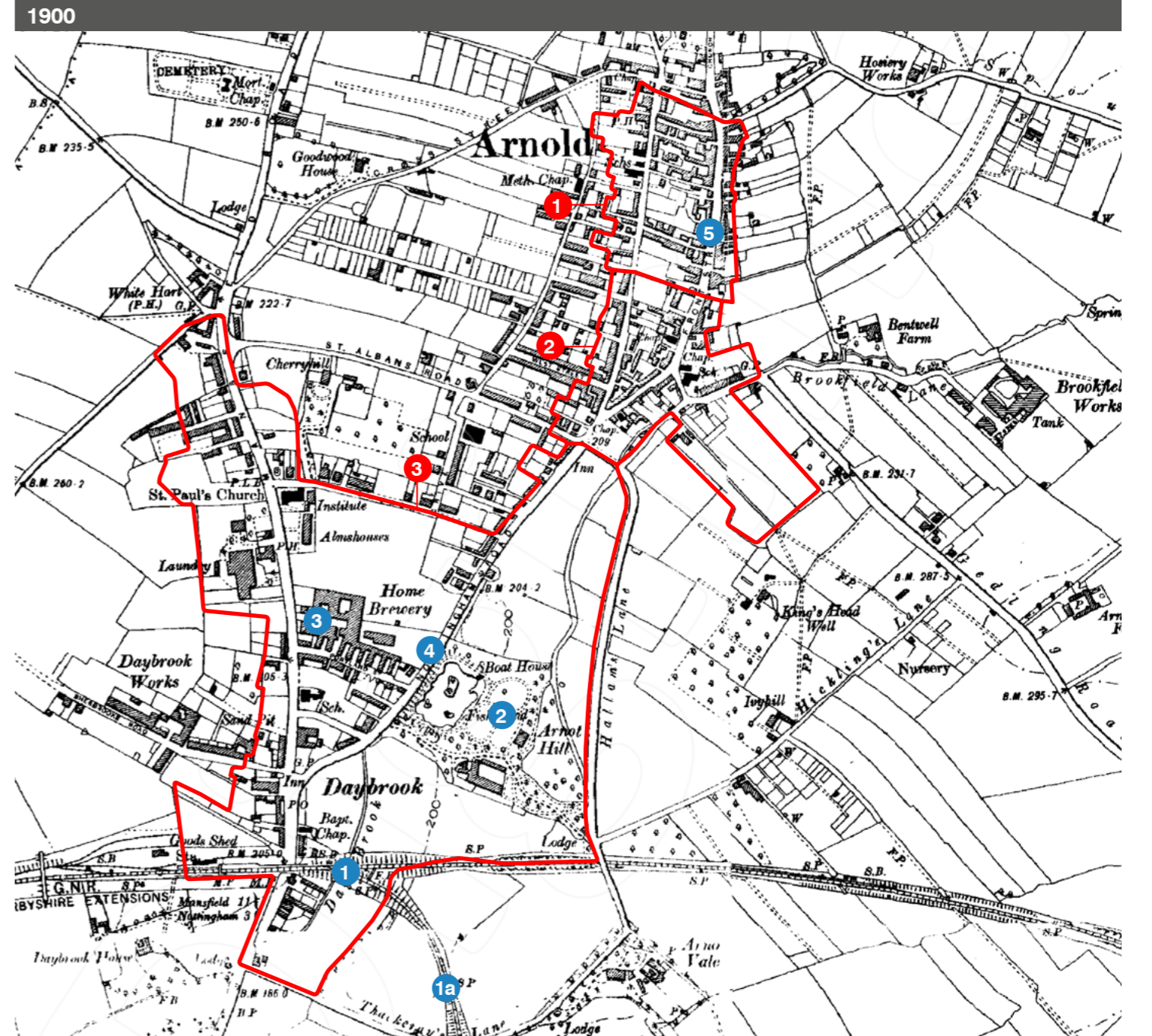
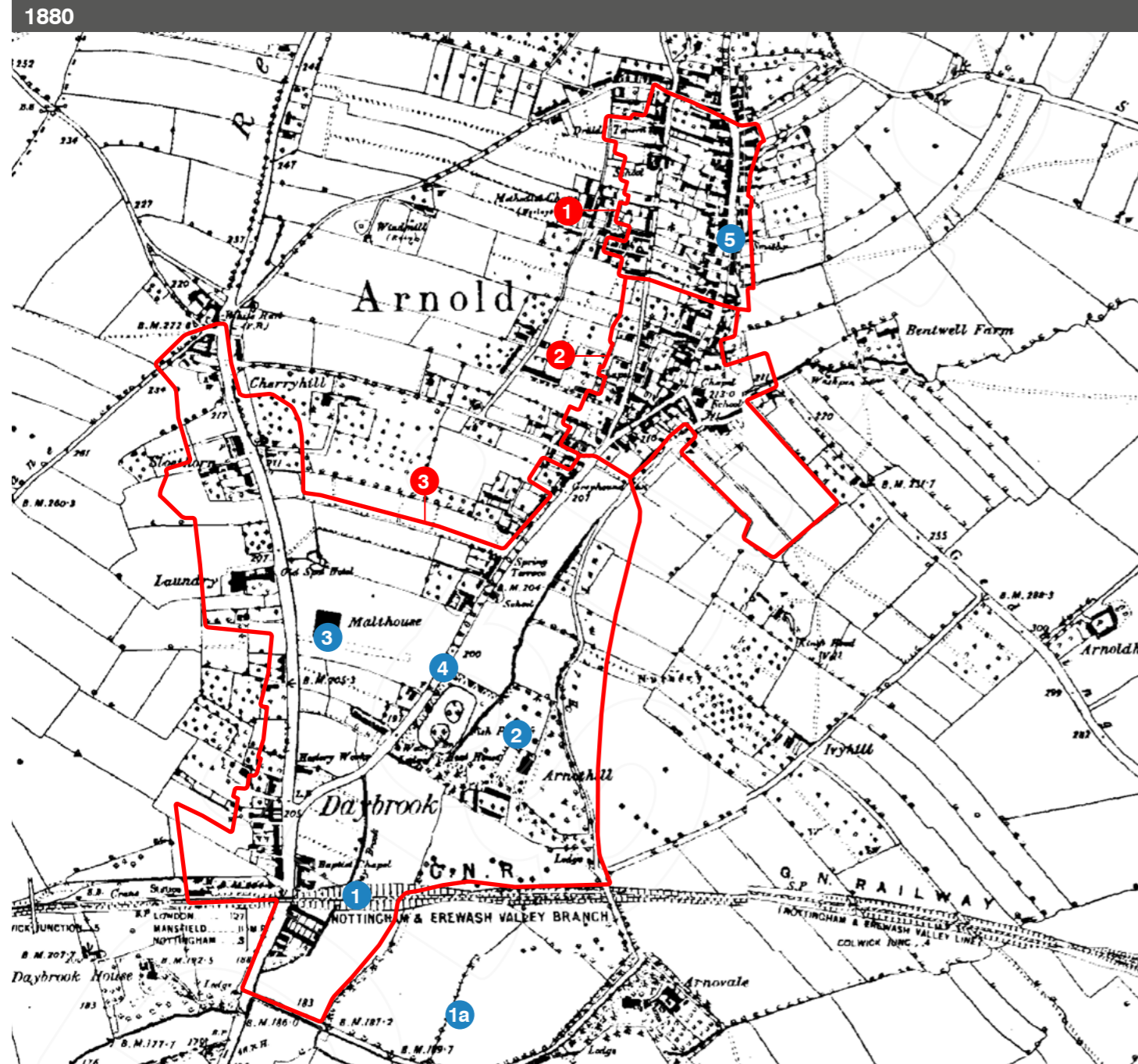
There are a number of small alleyways linking east to west between High Street and Front Street. The rest of the area is generally characterised with Farmland, with the fish pond at Arnot Hill Park remaining in the same place as the lake is today.

Ten years later, in 1900 an additional branch of the railway is constructed running south across Thackerays Lane.

There is considerable new development around Mansfield Road and Nottingham Road with the large

new Home Brewery site as well as Daybrook Works just north of Goods Shed Station, on the railway.

The general urban grain of Zones 1 & 2 remains the same, with development stretching westward with a terrace street running to Cross Street from High Street.



# Historic Context

## 1920 to 1940s

- 1 Zone 1
- 2 Zone 2
- 3 Zone 3

- 1 Nottingham & Erewash Valley Branch of the G.N Railway
- 1a New Rail Branch
- 2 Arnot Hill Park (Current Position)
- 3 Home Brewery
- 4 Nottingham Road
- 5 Front Street

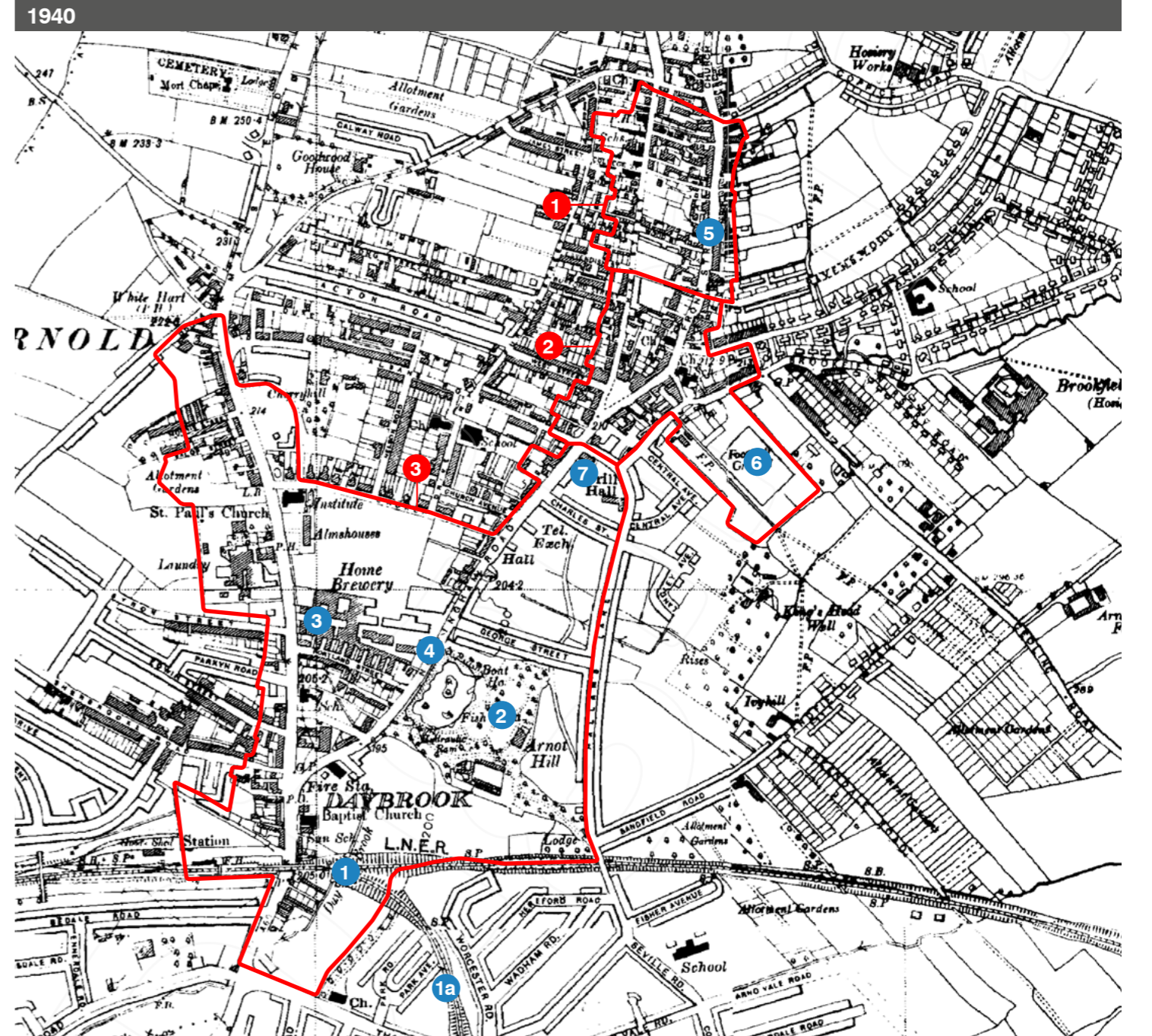
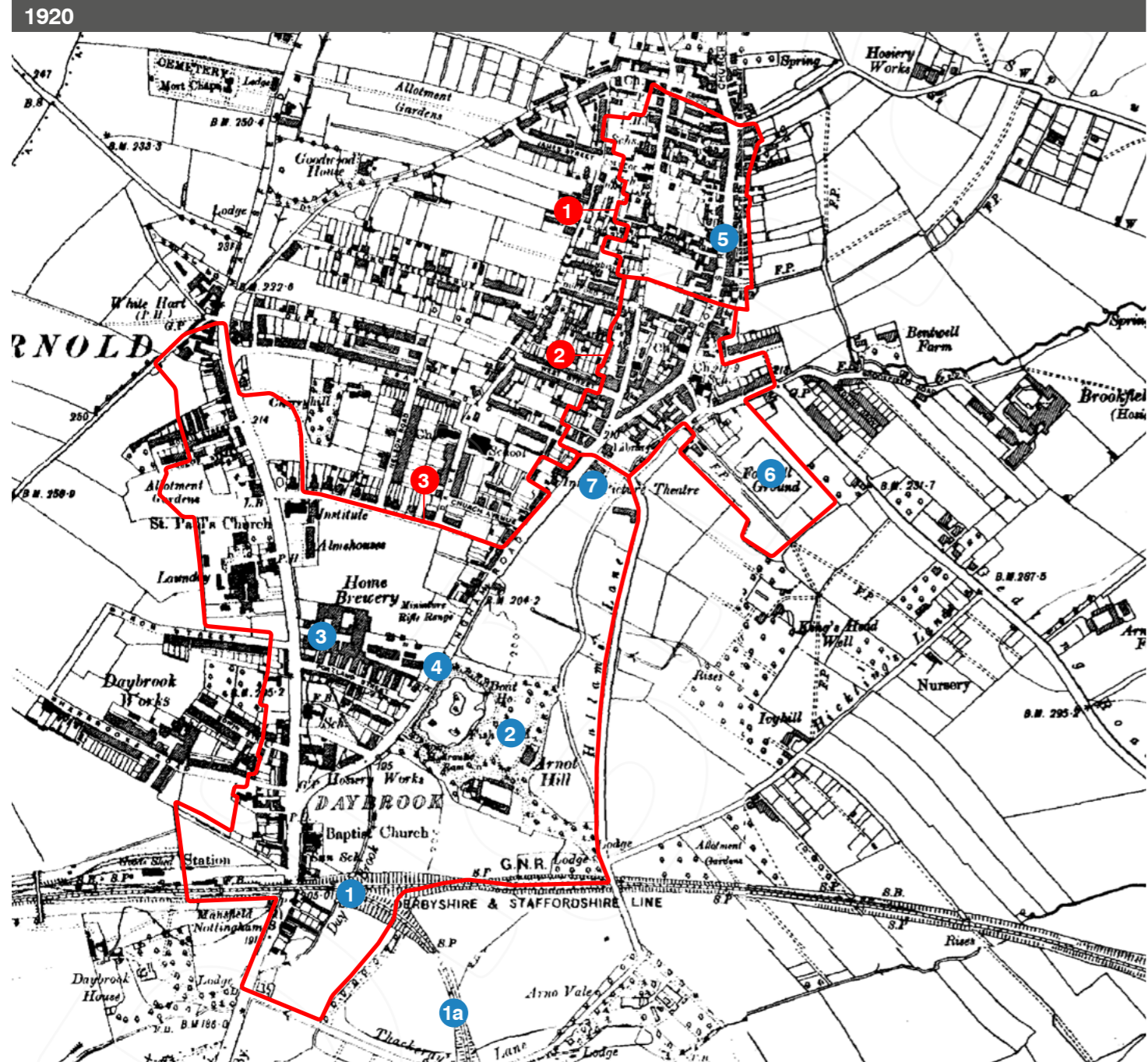
- 6 Football Ground
- 7 Picture Theatre

In the 1920s significant residential development now covers the majority of the plan with patches of green space remaining to the east of Hallam Lane and to the north-west of the red-line. The triangle of streets formed by Mansfield, Nottingham

and St Albans Roads is developed with terraces, almshouses and a school. Development continues west of Zone 1 & 2, however to the east remains as back gardens with farmland beyond.

20 years later in 1940 development continues to grow between Mansfield Road and Nottingham Road, with the only area left undeveloped the current Sainsbury's site north of Home Brewery. High Street has a much greater mass of development

and is becoming a primary route along Nottingham Road. The Football Ground is established (now King George V Recreation Ground), as well as the Picture Theatre at the corner of Arnot Hill Road and Nottingham Road. Eagle Square is also carved out to form a public space.



# Historic Context

## 1960 to 1970s

- 1 Zone 1
- 2 Zone 2
- 3 Zone 3

- 1 Nottingham & Erewash Valley Branch of the G.N Railway
- 1a New Rail Branch
- 2 Arnot Hill Park (Current Position)
- 3 Home Brewery
- 4 Nottingham Road
- 5 Front Street

- 6 King George V Recreation Ground
- 7 Picture Theatre
- 8 Sports Ground
- 9 Recreation Ground
- 10 Cross Street Widened

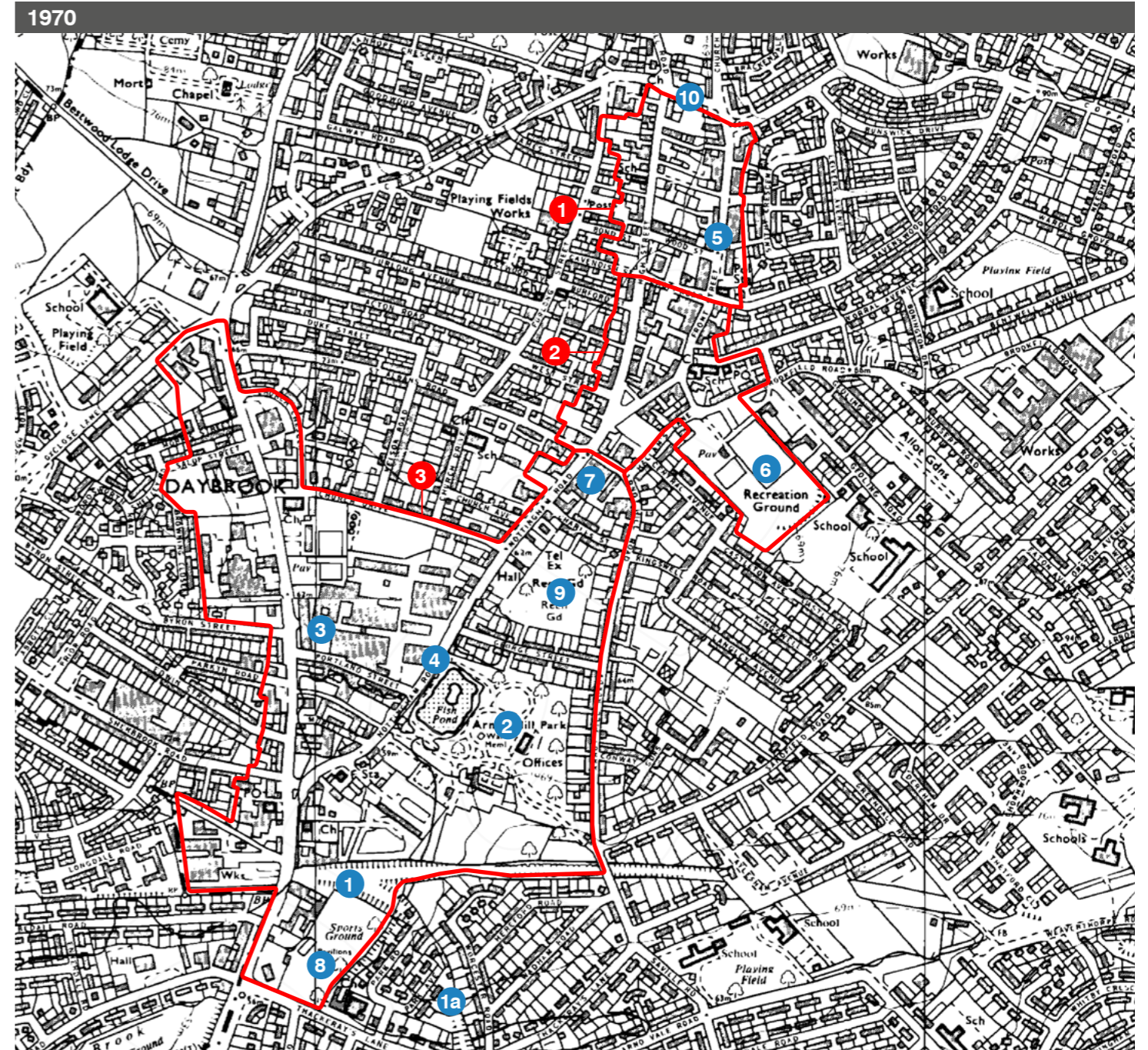
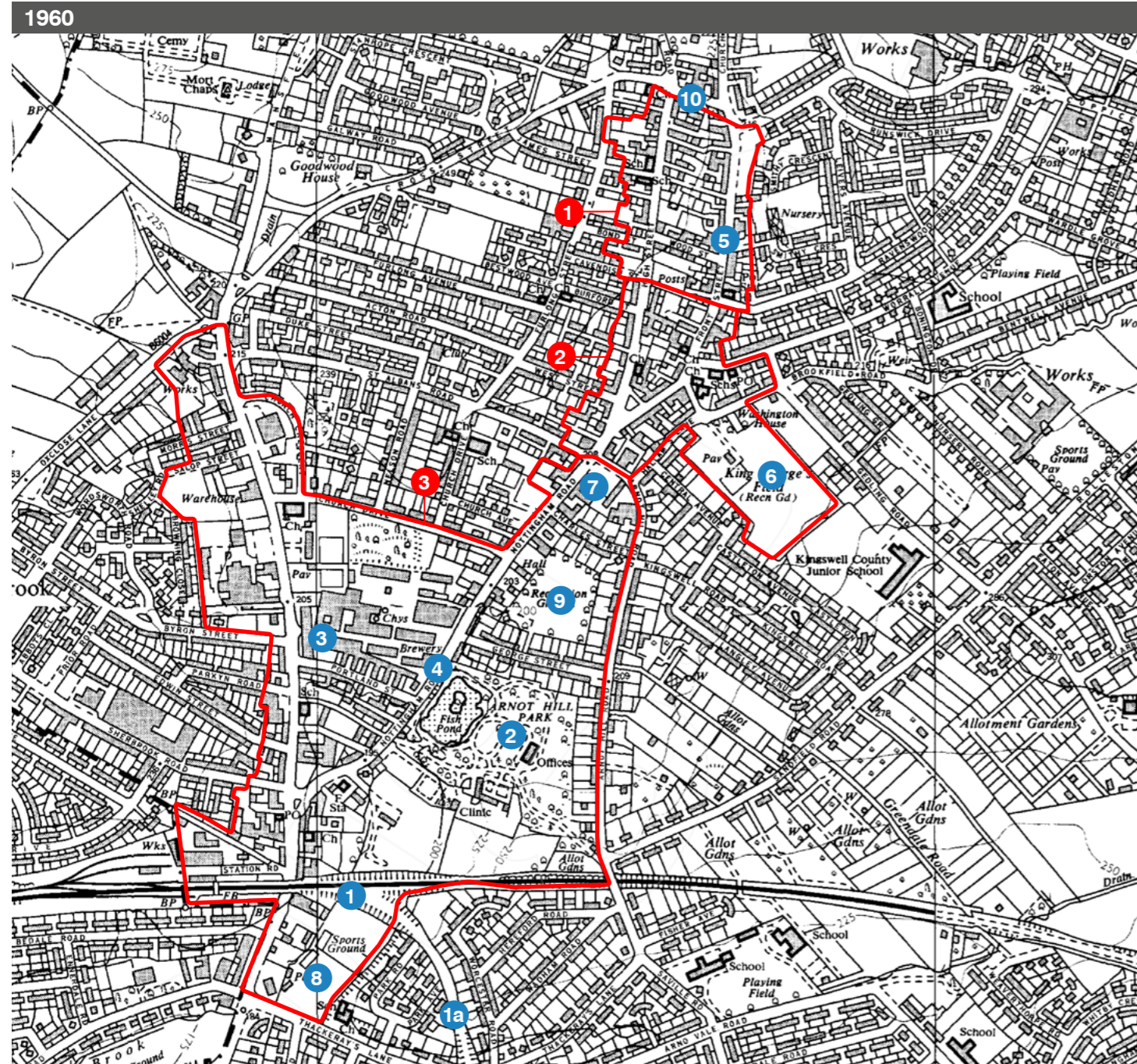
In the 1960s the only remaining significant green spaces are Arnot Hill Park, the newly formed sports ground off Thackerays Lane, recreation ground off George Street/ Nottingham Road and King George V Recreation Ground. Suburban residential streets now characterise

the area around the redline across the plan. Cross Street, to the immediate north of the red-line, is widened, beginning to form the streetscape we see today.

A decade later, in 1970 the Nottingham & Erewash Valley Branch of the G.N Railway ceases to exist and development begins to form along its route.

Croft Road now joins Wood Street as a major link between High Street and Front Street, with a number of other

smaller links remaining from the historic street layout. New buildings form the corner between Front Street and Cross Street.



# Historic Context

## 1980s to 2024

- 1 Zone 1
- 2 Zone 2
- 3 Zone 3

- 1 Nottingham & Erewash Valley Branch of the G.N Railway
- 1a New Rail Branch
- 2 Arnot Hill Park (Current Position)
- 3 Home Brewery
- 4 Nottingham Road
- 5 Front Street

- 6 King George V Recreation Ground
- 7 Picture Theatre
- 8 Sports Ground
- 9 Recreation Ground
- 10 Cross Street
- 11 Theatre, Leisure Centre & Library
- 12 ASDA Store

**In the 1980s** the Brewery significantly expands between Nottingham Road and Mansfield Road. The now Gedling Borough Council Offices are built at Arnot Hill Park. Front Street now resembles largely what it does to this

day, with the large ASDA store to the north of Wood Street, and the theatre, leisure centre and library built on Cross Street, with the car park formed along High Street. The large B&M site now also defines the southern aspect of Eagle Square.

**Leading to the present day**, where Sainsbury's and its car park replace the Home Brewery buildings off Church Drive, with just one building remaining on Mansfield Road.

The new AMP building is built north of the recreation ground, and buildings are redeveloped along Mansfield Road, however the street structure remains largely the same. The southern end of Front Street is pedestrianised.

