Gedling Borough Council
Design Code Framework

Observation Library

Contents

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Introduction

What are the key features of the Borough of Gedling?

Analysis of the borough including landscape and historic built context has been undertaken with the aim of connecting new developments to their local context. A number of local features have been identified:

Topography. Studies of the topography of the borough has revealed a strong ridge line running through the borough with settlement historically close to river valleys, however later development has been on the ridge, which is more challenging.

Geology & materials. A keuper marl is the main component of the deep red local brick. To the west is an area of limestone which has been used as a building material in villages to the north-west of the borough. Traditionally a red pantile was used on the roofs.

Green and blue infrastructure and landscape assets. The Borough contains an array of green spaces that can be enjoyed by all its residents and which contribute to positive health and wellbeing outcomes.

Village morphology. Studies of the historic villages have shown that they are mostly medieval street villages with narrow plots perpendicular to the main street. The farm buildings tend to have gables to the main street, which provides for an interesting street scene, with plots accessed off lanes, tracks and pathways, which capture views out to the rural fringe.

Planned mining villages. The Borough of Gedling has some orthogonally planned mining villages such as Bestwood and Newstead, that are arranged around shared communal open spaces and facilities. Otherwise development is typical of its time and we have been selective to include areas of distinctiveness.

Framework knitting. The Borough of Gedling has a unique industrial archaeology of framework knitting with distinctive workers cottages and workshops either from converted farm houses or purpose built, sometimes within their own distinct orthogonal arrangements.

Landscape character. Open farmland is the setting for the historic villages with regularly shaped hawthorn hedged fields. At Porchester Gardens and Woodthorpe, tree lined streets and hedges prevail, while at Ravenshead, on the edge of Newstead Park, woodland forms a backdrop to housing.

Street Character. The borough contains a range of memorable streets. The main streets of villages have houses set close to the street edge to provide a sense of enclosure, with lanes running perpendicular. Linby has a distinctive Suds feature within the street. At Porchester Gardens the street grid unites the area and provides for optimum connectivity, while at Bestwood there is a consistent street line.

View from Mews Lane, Calverton

Borough Wide Characteristics
Topography

The powerful River Trent and its flood plain provide a strong feature running through the south-east of the landscape. The River Leen valley is located to the west of the borough running from north to south, while the Dover Beck valley is to the east of the borough.

The ridge line that runs from Nottingham up to Calverton can be clearly seen. The highest point in the borough is on the ridge close to Dorket Head in Ramsdale Park, near Calverton, where the surface is 157m above sea-level.

Historically, settlement was located near to the river valleys. During the expansion of housing within the borough, settlement has been increasingly located on the ridge and slopes.

For further reference the image opposite can be found at:

England Topographic Map
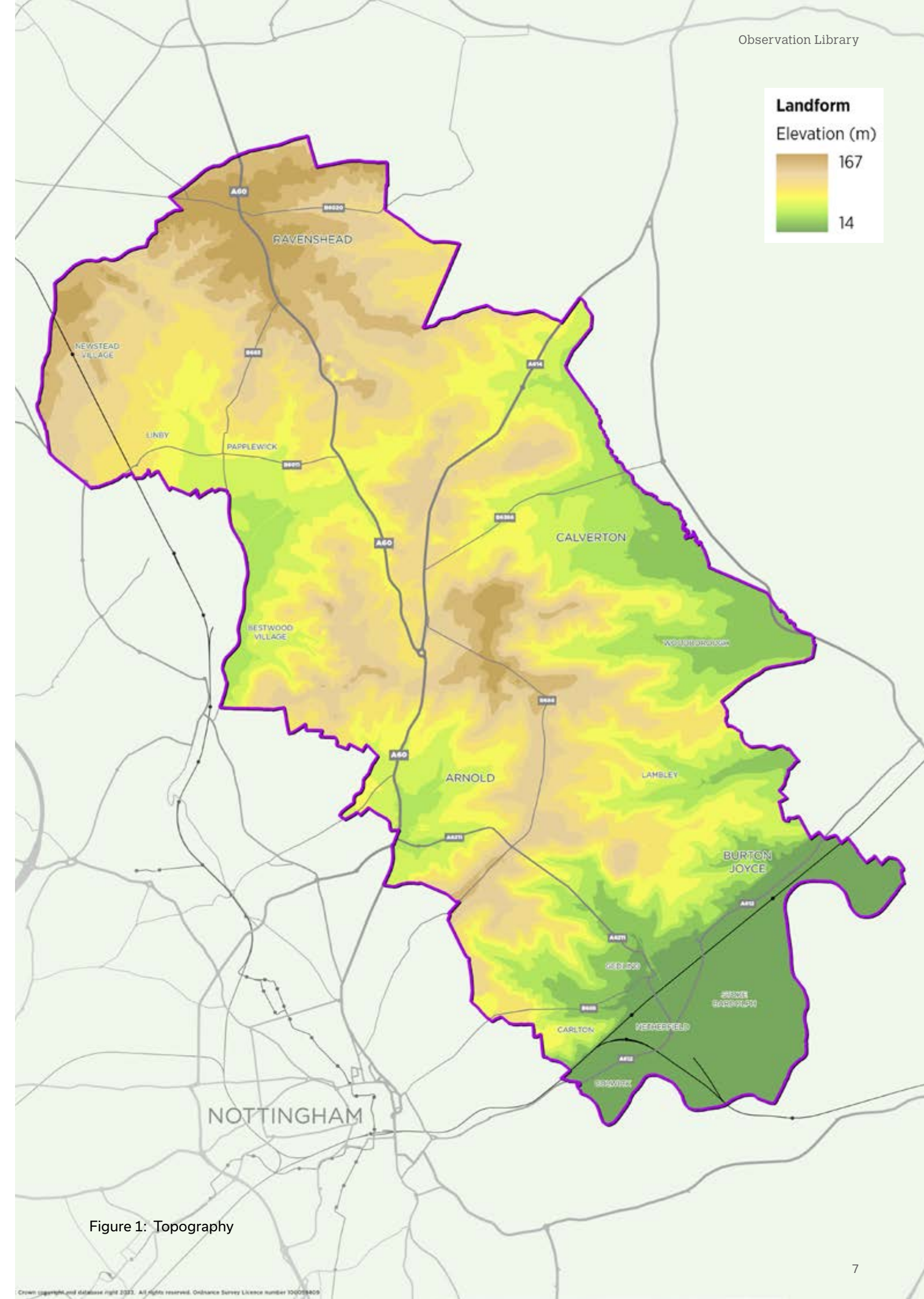
Figure 1: Topography

Geology

The Borough of Gedling lies predominantly within an area of keuper marl that provides rich fertile land suitable for a variety of crops. To the west is limestone in the Leen Valley and the carboniferous deposits which formed the basis of the coalfields.

1 Alluvium & river gravel

2 Waterstones (Mercia Mudstone group)

3 Keuper Marl (Mercia Mudstone group)

4 Sherwood Sandstone group

5 Lenton Sandstone formation

6 Permian red Marl (Edlington formation)

7 Magnesian Limestone (Cadeby formation)

Further information can be found at the British Geological Survey:
http://www.ukso.org/
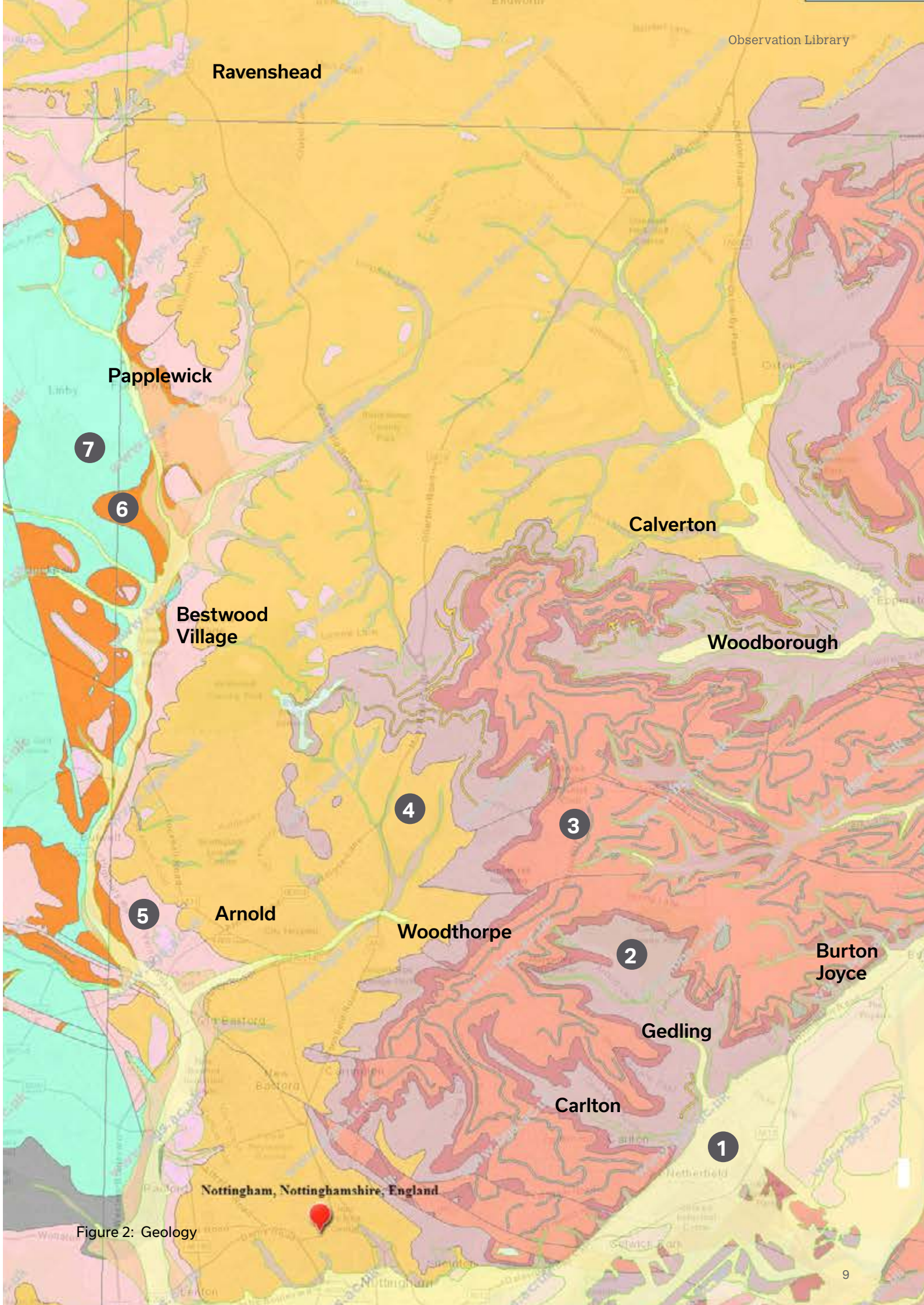
Figure 2: Geology

Soils

The Borough of Gedling's generally fertile, good quality soils and agricultural land have supported a diversity of farming over a number of years.

To the south and east are clay-rich soils providing fertile farmland. To the north and west are dry soils, developed on the soft red sandstones, supporting woodland and heath and was the area where the royal hunting forest was created. Soils are also related to the floodplains of the River Trent, River Leen and Dover Beck valleys.

Soilscapes for England key:

- Freely draining floodplain soils.
- Freely draining slightly acid loamy soils.
- Freely draining very acid sandy and loamy soils.
- Loamy and clayey floodplain soils with naturally high groundwater.
- Loamy and sandy soils with naturally high groundwater and a peaty surface.
- Loamy soils with naturally high groundwater.
- Slightly acid loamy and clayey soils with impeded drainage.
- Slowly permeable seasonally wet slightly acid base-rich loamy and clayey soils.
- Water body.

Further information can be found at the British Geological Survey: http://www.ukso.org/
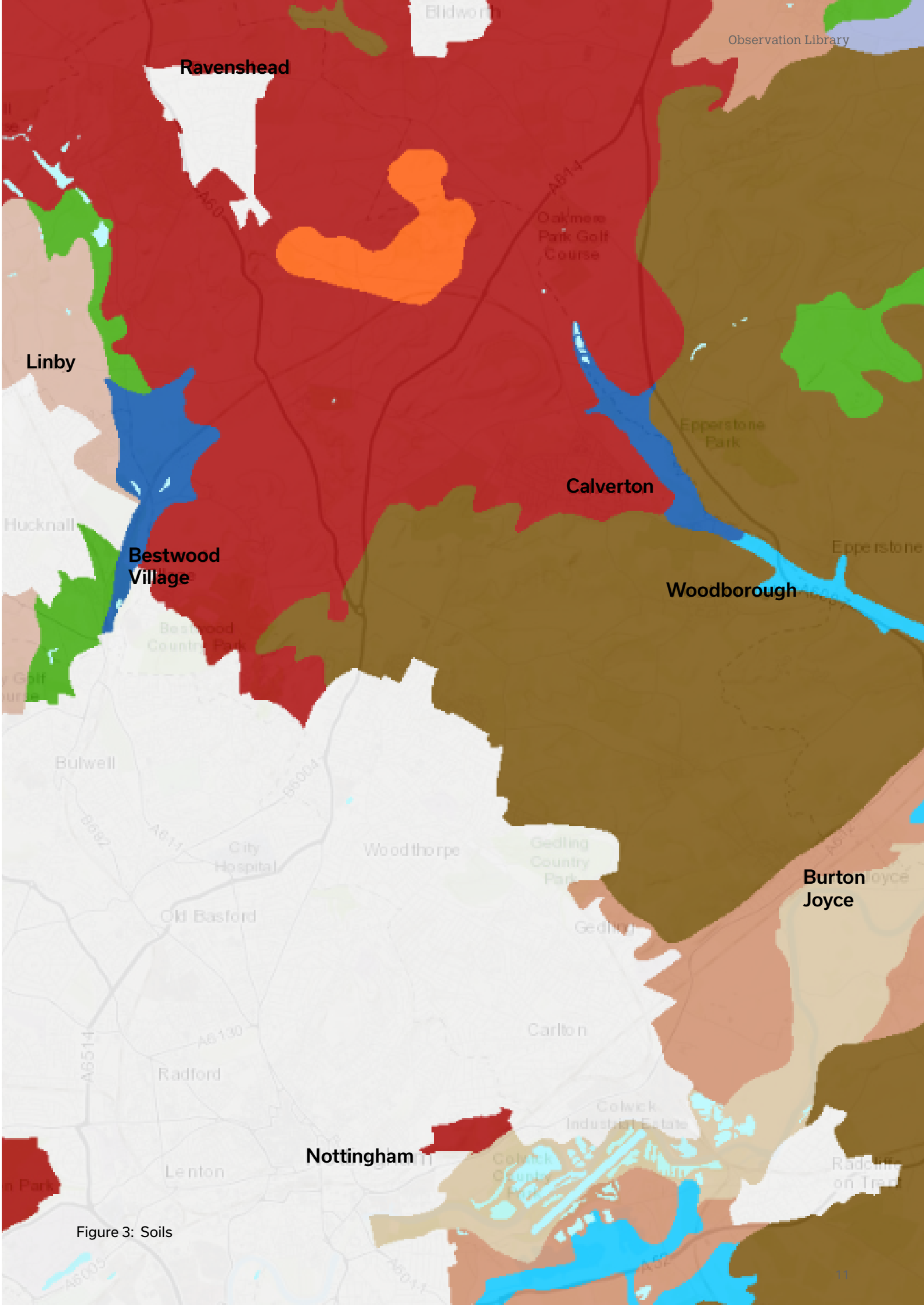
Figure 3: Soils

Materials

The Borough of Gedling lies within an area of keuper marl which weathers to a kind of reddish clay which is ideal for making bricks. In the 'keuper villages' are numerous red bricked faced cottages and farm houses. In the north-west of the borough is an area of honey-coloured, sandy limestone that was used for building materials in Linby and Papplewick.

Another main feature is the red-brown coloured pantile roof. Introduced via all the east coast ports from the Netherlands in the seventeenth century and shipped up the rivers. The almost universal feature is the double curve or S-shape, which gives the roof a furrowed appearance. The pantiles are large in scale and dominant in colour and provide simplicity of form.
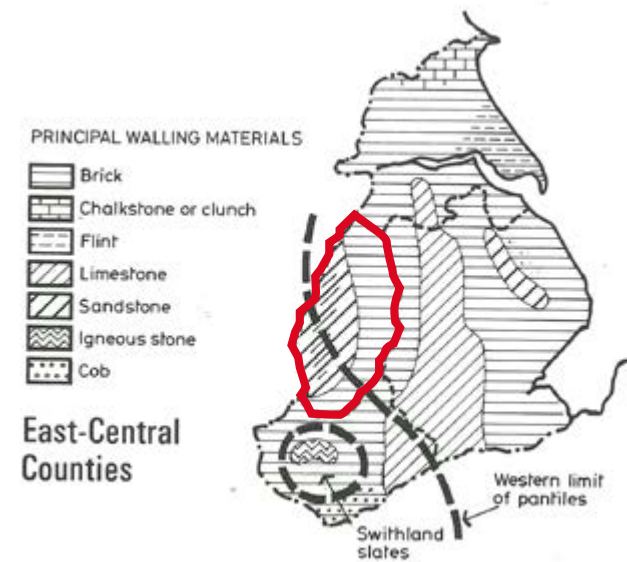
Figure 4: Image from Houses in the Landscape by John & Jane Penoyre with Nottinghamshire highlighted

Further reference:

https://www.gedling.gov.uk/conservation/

https://gedlingheritage.co.uk/

Red-brown coloured pantile roof

Limestone roof tiles

Keuper marl brick

Limestone wall
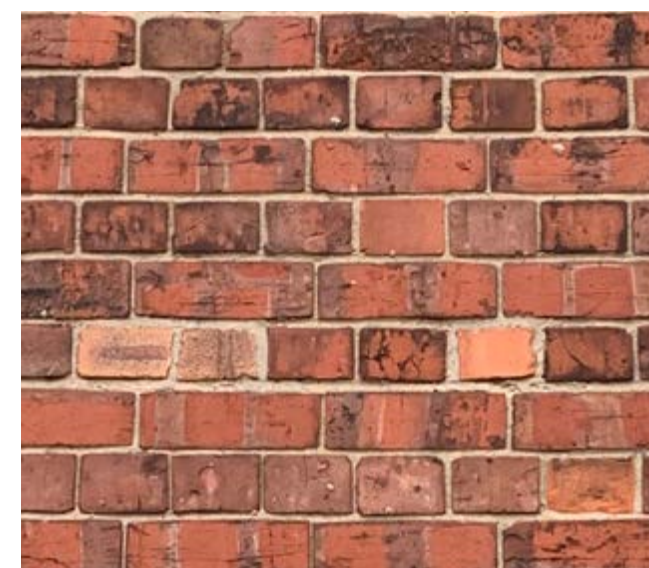
Keuper marl brick

Limestone paving

Landscape Character

Three Natural England character areas cover The Borough of Gedling. There are also a number of landscape areas:

NCA Profile: 48: Trent and Belvoir Vales (NE429) - to the east of Arnold and Calverton. The Trent and Belvoir Vales National Character Area (NCA) is characterised by undulating, strongly rural and predominantly arable farmland, centred on the River Trent with relatively little woodland cover and long open views.

NCA Profile: 49: Sherwood - to the west of Arnold and Calverton. The Sherwood NCA extends north from Nottingham, principally coinciding with an outcrop of sandstone which forms a belt of gently rolling hills. Historically, the Royal Forest of Sherwood, was created by the Norman kings to provide an area for hunting. It extended northwards from Nottingham and included most of the Borough of Gedling in 1609 with local areas of woodland forming part of many settlements.

NCA Profile: 30: Southern Magnesian Limestone - to the far west of the borough. Limestone creates a ridge, or narrow belt of elevated land, running north–south forming a prominent landscape feature. Rolling arable farmland is enclosed by hedgerows with plantation woodlands, historic estates and parkland.

NCA Profile: 48: Trent and Belvoir Vales (NE429)

NCA Profile: 49: Sherwood

NCA Profile: 30: Southern Magnesian

Landscape Assets

Gedling Borough contains an array of green spaces that can be enjoyed by all its residents and which contribute to positive health and wellbeing outcomes. Gedling Borough have set out a Green Space Strategy. In addition the Greater Nottingham Blue-Green Infrastructure Strategy covers the borough.

Parks and Gardens. Arnot Hill Park

Natural and Semi-Natural Green Space
There are a number of these landscape spaces, such as: Bestwood Country Park, Gedling Country Park, Gedling House Woods, Burntstump Country Park, Fox Covert Plantation, Moor Pond Woods, Netherfield Lagoon, Stock Lock Woods and the parkland of Newstead Abbey.

Nature reserves. Moor Pond Woods is located near to Linby and Papplewick. Netherfield Lagoons and Stoke Lock Woods are located near to the River Trent.

Dumbles (Lambley Dumble) 'Dumble' is the name given to a small watercourse that has cut down rapidly into the soft marl to create steep sides.

Amenity Green Space. In addition there are more local green spaces and spaces for children and young people to enjoy.

Outdoor sport facilities. These are located at Burton Road Jubilee Park, Conway Recreation Ground.

Allotments and Community Gardens. Killisick & Robin Hood Allotments.

Cemeteries and Churchyards. There are many small churchyards within the historic settlements along with the larger Carlton & Redhill Cemetery.

Green Corridor. The River Trent is also a green corridor for walking cycling and horse riding.

[Greater Nottingham Blue-Green Infrastructure Strategy January 2022](#)

[Green Space Strategy](#)

https://magic.defra.gov.uk/

- TPO - Individual
- TPO - Group
- LPD - Open Space
- LPD - Green Space
- Conservation Areas
- Scheduled Ancient Monuments
- Ancient Woodland
- SSSI
- Local Nature Reserves
- Local Wildlife Site
- Watercourses/Surface Water
- Flood Zone 2 & 3
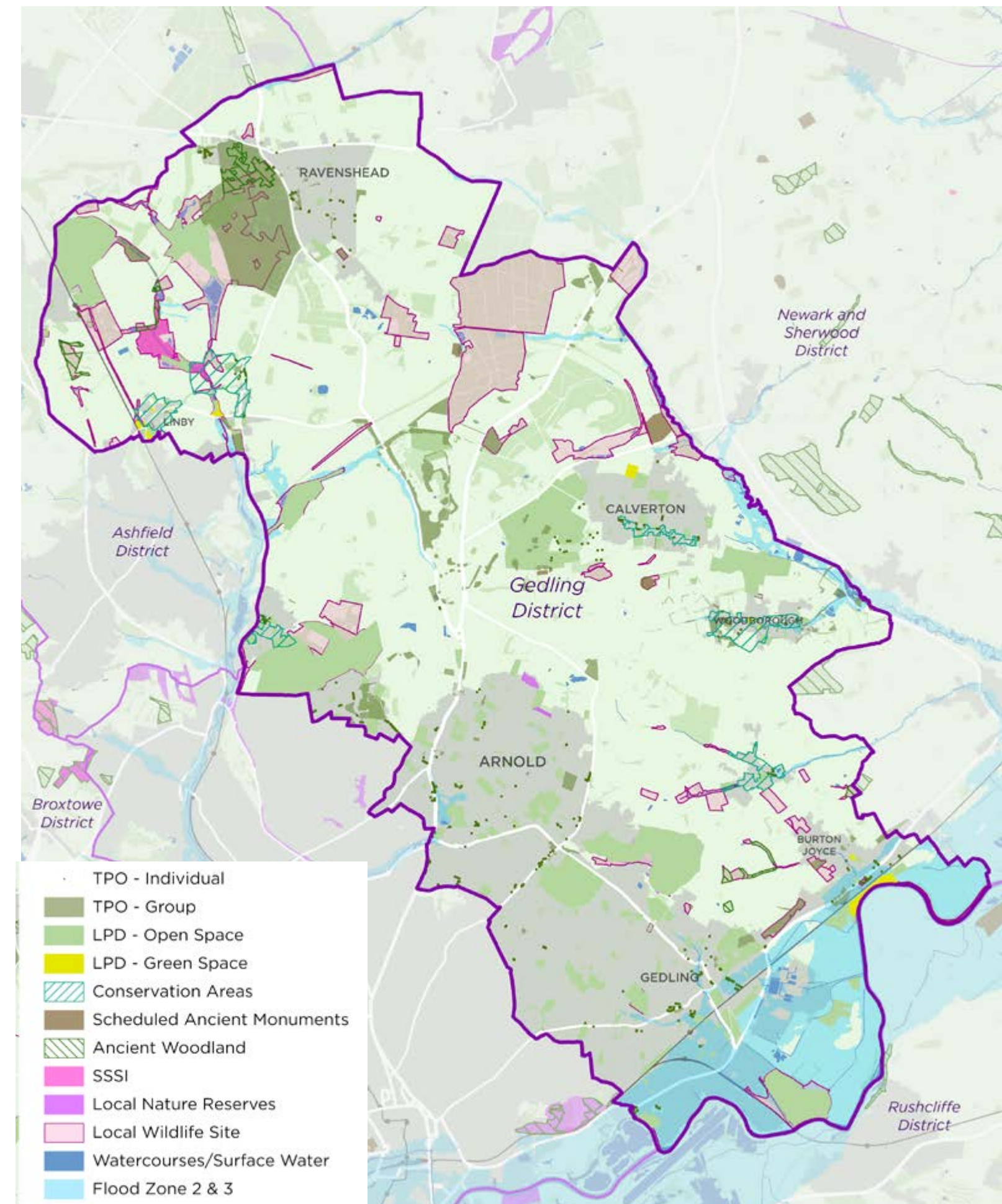
Figure 5: A map of landscape assets across Gedling

Ecology & Biodiversity
What is the Biodiversity Strategy for the Borough?

The Blue Green Infrastructure Strategy is supported at a Borough wide level with a Biodiversity Opportunity Mapping Project, prepared by the Nottinghamshire Biodiversity Action Group (April 2021). Informed by an analysis of habitats and habitat networks across the Borough, the mapping project sets out a series of opportunity maps that incorporate Long Term 50 Year Opportunities and Short Term 10 Year Opportunities for improving habitats and biodiversity across the Borough. This is supported by a series of Focal Area Maps identifying locations where there is a concentration of opportunities which may be used to inform the prioritisation of activities to secure maximum benefits in improving habitats and biodiversity.
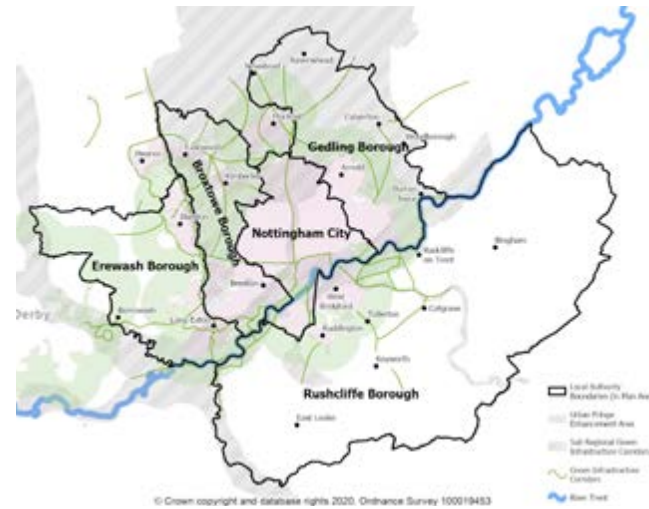
Figure 6: 6Cs Blue-Green Infrastructure extracted from the 2022 Blue-Green Infrastructure Strategy

[The Nottinghamshire Biodiversity Opportunity Mapping Project](#)

[Gedling Borough](#)

Historic Legacy
Placenames

An attractive feature of place names within the Borough of Gedling is the number that relate to descriptions of hunting, husbandry, natural features, along with enclosure and defence of land. Place names reflect the relationship between the landscape and settlement.

Arnold. It was referred to as 'Ernehale' in the Domesday Book of 1086, which may mean 'Place frequented by eagles'. Earne is Old English for 'eagle'.

Bestwood (Park). The enclosed wood where the deer are preserved' from the Old English deor-frio.

Burton Joyce.'The farm on the fortified place' from the Old English buruh tun or byrih tun. Joyce is related to a family name.

Calverton.'The enclosure of the calves' from the Old English calfra tun.

Carlton.'The enclosure of the freemen' from tun Ango Saxon for enclosure referring to a hedge or fence that the settler surrounded his homestead with

Gedling. Derived from the Old English *on gaedelingum* meaning 'among the companions in arms'.

Lambley. 'Lamb lea, or field' from the Old English *lamb leah*.

Linby.'The dwelling near the lime-trees' from the Old English *lind* meaning lime tree and Scandinavian *byr* meaning 'a dwelling or village'.

Papplewick.'The pebbly creek or bay' from the Old English *papol wic*. The village is situated on the River Leen. *Papol* means 'pebble'.

Woodborough. 'The fortified place in the wood' from the Old English *wudu* meaning wood and *buruh* meaning 'fortified place'. Known in early times as Udesburg, or Udes Fort.

Anglo Saxon names:
tun - Calverton, Burton Joyce - enclosure referring to a hedge or fence that the settler surrounded his homestead with
wudu - Bestwood, Woodborough - wood or forest
burh - Woodborough - fortified place
ing - Meadow
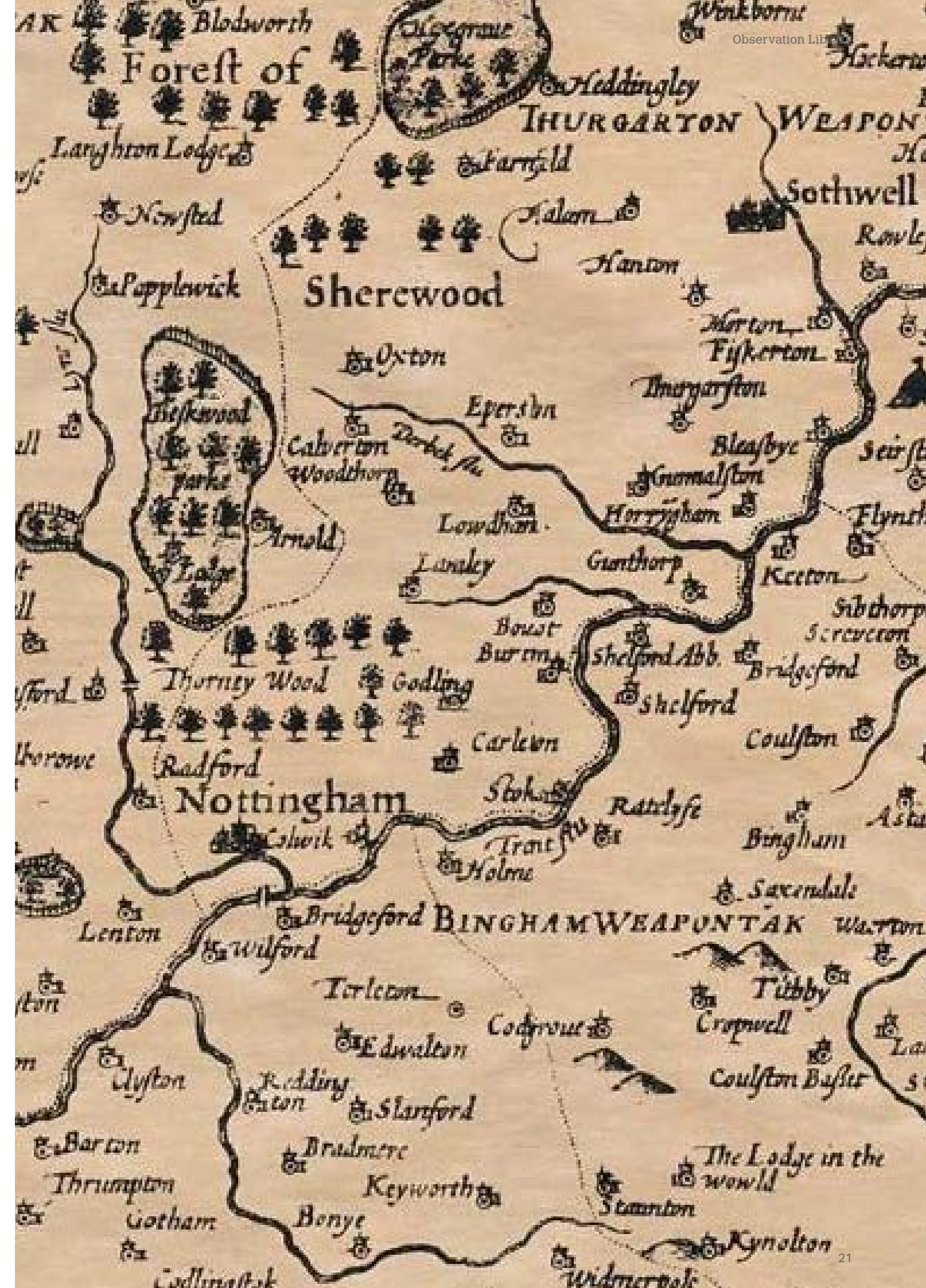
Figure 7 An Old Map of Nottinghamshire 1619 John Speed

Learning from Linby

Morphology

Linby is medieval in origin, based on a village street that takes an east to west course, following the contours and the path of a shallow stream that joins the River Leen. The church, farm houses and outbuildings are located close to the village centre with cottages aligning Main Street. Crofts and tracks connect to the fields beyond. The landform and topography changes through the village provide different views, along with meandering roads and footpaths.

Buildings

Farmsteads retained their activity to the rear of residential properties connected to the centre by tracks that punctuate the street scene. A row of cottages along the Main Street were built in the 18th Century to house framework knitters.

Materials

The cottages are typically made of a locally quarried sandy limestone with red clay pantile and slate roofs. There are Bulwell stone walls and natural York stone is used for footpaths and kerbs with local stone blocks used to manage verge parking.

Landscape

Two streams run through the centre of the villages, known as Linby Docks. There is surrounding open farmland, mature trees, field boundaries of hedges and grassed areas are located alongside Main Street.

Figure 8: Linby Morphology, 1887-1913

Main Street

Captured view out of the village

Meandering Main Street, Linby Docks & cross

Linby Docks

Learning from Papplewick

Morphology

Papplewick is a distinct linear settlement on a north-south alignment with the River Leen lying to the west. Main Street runs in line with the contours. A sense of enclosure is provided by frontage buildings, boundary walls and hedgerows along Main Street and Blidworth Way. Historic streets, lanes and byways remain legible today. The meandering road pattern of Main Street and Blidworth Waye, channels and restricts views along the main route through the village.

Buildings

Characteristic buildings include rows of cottages, detached houses and (often converted) farm buildings. This mix of building types, combined with the irregular plot widths and differing heights of the farm buildings, provides diversity while the use of local materials and similar constructional details provides coherence. Roof pitches tend to be steep, generally varying from around 30 to 45 degrees. Farm courts are now used for parking. Papplewick Hall dates from 1787, is located to the north of the village was planned by the Adam Brothers.

Materials

Predominant use of honey-coloured, local stone for buildings, boundary walls and embankments, which provides a visual coherence to the village, along with red clay pantile roofs. Homes have similar construction details, such as sliding 'Yorkshire' sash windows and are unadorned with decorative detail.

Landscape

The centre has no green however a multitude of footpaths lead to surrounding meadows and woodland areas including a footpath to Newstead Abbey grounds.

Figure 9: Papplewick Morphology, 1887-1913

Small farm on Main Street

Terrace of properties at the change in road alignment

Papplewick aerial views. Source Apple maps

Papplewick Main Street

Learning from Calverton

Morphology

Calverton is a linear village situated on one of the small tributaries of the Dover Beck. Calverton has expanded during phases of economic expansion, which has engulfed the historic core. Architectural and historic interest lies with the original framework knitters' cottages and small groupings of relatively narrow farms, consisting of a house and brick barns, located at intervals along Main Street. These are often clustered around roughly perpendicular narrow historic trackways and paths, leading out of the village, to the surrounding fields, resulting in views out to the rural fringe. Development lines the winding street providing narrow framed views.

Buildings

A number of the old farms seem to have followed a rough L-shaped layout, with the house set back from, but facing, the street and narrow barns or outbuildings (some single storey) running gable end along the side of the plot down to the street. A number of former houses, were converted or expanded to accommodate knitting frames. Many of these cottages still retain their original wide windows designed to allow maximum light into the buildings. A former hosiery factory still stands on Main Street and in Windles Square, to the east of the village, is a group of cottages. A number of properties retain their walled boundary.

Materials

The historic cottages are typically made of red brick with red clay pantile roofs. There are also some rendered facades.

Landscape

Orchards often sat behind the small farms fronting main street. Strong historic hedge boundaries, can still be seen all around the village.

Figure 10: Calverton Morphology, 1887-1913

Gables to Main Street including shop fronts

Lanes leading to Main Street alignment

Calverton aerial view. Source Apple maps

Calverton Main Street

agricultural landscape

high levels of tree cover

formal open space (play, amenity and sports)

weak sense of connection / integration with the settlement

Figure 11: Historic Settlement of Calverton

more integrated, softer relationship. blurred edge between settlement and landscape

a very defined, stark edge, no sense of integration of development into the landscape. little opportunity for connectivity across the boundary

Figure 12: Historic Settlement of Calverton

Learning from Lambley

Morphology

Lambley is a village arranged around a green and situated at the meeting point of two shallow valleys or dumbles, close to Cocker Beck, one of the small tributaries of the river Trent. The two main streets follow the course of the two dumbles streams.

To the south of the green, long narrow plots go back from the street and end in a back lane, once the border between the village and the start of open fields. To the east the houses step down the hill with the contours.

Frame-work knitting was important to the life and development of the village with most of the historic buildings, chiefly from the late-eighteenth to mid nineteenth century period, show some evidence of knitting.

Landscape

Green Lane was the village green where animals were grazed and festivals and markets held. There are evidence of former orchards at a number of properties.

The dumbles are valuable for wildlife. Visitors can walk along the dumbles through meadows. Lambley is also surrounded by countryside trails that provide various vantage points to see the village in its setting.

Figure 14: Lambley Morphology, 1887-1913

heavier tree cover where water course / valley enters into the settlement

main street following the valley bottom (watercourse partly culverted)

paddock

historic development focus on to the main street. linear plots drew the landscape into the settlement

Figure 13: Historic Settlement of Lambley

Learning from Woodborough

Morphology

The historic core is linear in form, with the long village street extending along a contour of the valley, that the Woodborough Beck runs through. On the enclosure map, toft and croft plots perpendicular to Main Street can be seen. Running north and south off Main Street is a series of historic lanes and byways that create a more intricate framework within the village. From the 16th Century to the early 20th Century, the village was the centre of Framework Knitting and many of the old workshops are still in existence. The church of St Swithun is located at a crossroads which divides the village into two character areas.

Buildings

The historic character features Framework Knitting workers cottages, originally lived in by labourers working the land and also knitters'

workshop, buildings characterised by long windows required to provide adequate light. To the west of the village is Manor Stables, a distinct courtyard of farm buildings later converted and extended to stables for racing horses. Woodborough Hall is set away from the road in its own grounds.

Materials

The historic cottages are typically made of red brick with red clay pantile roofs.

Landscape

The village is very green, with a number of open spaces and much tree coverage, and it is surrounded by open countryside that contributes to its setting. The Woodborough brook, roughly following the alignment of Main Street, is both open and culverted.

Figure 15: Historic Settlement of Woodborough

Figure 16: Woodborough Morphology, 1887-1913

Learning from Porchester Gardens

Porchester Gardens and Thorneywood Gardens, situated between Mapperley Plains Road, Porchester Road and Westdale Lane, was originally a greenfield site. In 1887 the land was acquired and divided into 400 plots to be used as allotment gardens called the Porchester Freehold Garden Estate.

Around World War 1 building began on some of the plots and by 1925 four hundred houses had been built. The houses are a mixture of different styles and ages. Most houses are small, standing within the original plot. OS maps opposite, show the development and top right shows the imposition of the grid over the contours.

The areas character is provided by straight roads in a grid pattern, along with the boundary hedges and street trees that remain.

Figure 17: Google Earth Aerial of Porchester Gardens

Figure 18: OS 1900. Source National Library of Scotland

Figure 19: OS 1937 - 1961. Source National Library of Scotland

Historic Spatial Patterns
Typical Historic Village

STREET HIERARCHY -
MAIN STREET, LANE,
BACK LANE, YARDS

TOFT & CROFT PLOTS
WITH YARDS AND FARM
BUILDINGS GABLE
END TO STREET

FRAMEWORK COTTAGE
COURTYARD

DRAINAGE
FEATURES

PINFOLD

ORCHARDS

FLAT & WIDE
FRONTED HOMES

Figure 20: Historic Village Spatial Typologies © Proctor & Matthews

Toft and Croft
What is this Pattern?

The villages of Gedling were planned in medieval times with distinctive uniform tofts and crofts.

In many villages within the Borough of Gedling, development was strongly shaped by agriculture, with small farms and crofts fronting Main Street with farmland beyond.

Gedling contains many of the distinctive regular or planned type of medieval village. These consist of uniform tofts and crofts (house plots and gardens) running back from a main road, often with a back lane linking the rear of the crofts. Generally, subsidiary buildings stand gable-end to the street.

The 'toft' is the plot of land surrounded by a wall or hedge on which the house and usually some barns or sheds for crops were built. Behind was the 'croft' or adjoining plot of land used for vegetable cultivation and other agricultural or industrial / craft activity.

There is often a 'back lane' linking the rear of the crofts. Typically the church and manor house lie in larger compartments of land at the end of the village.

The narrow fields can be seen in the Woodborough 1795 enclosures map and in aerial photographs.
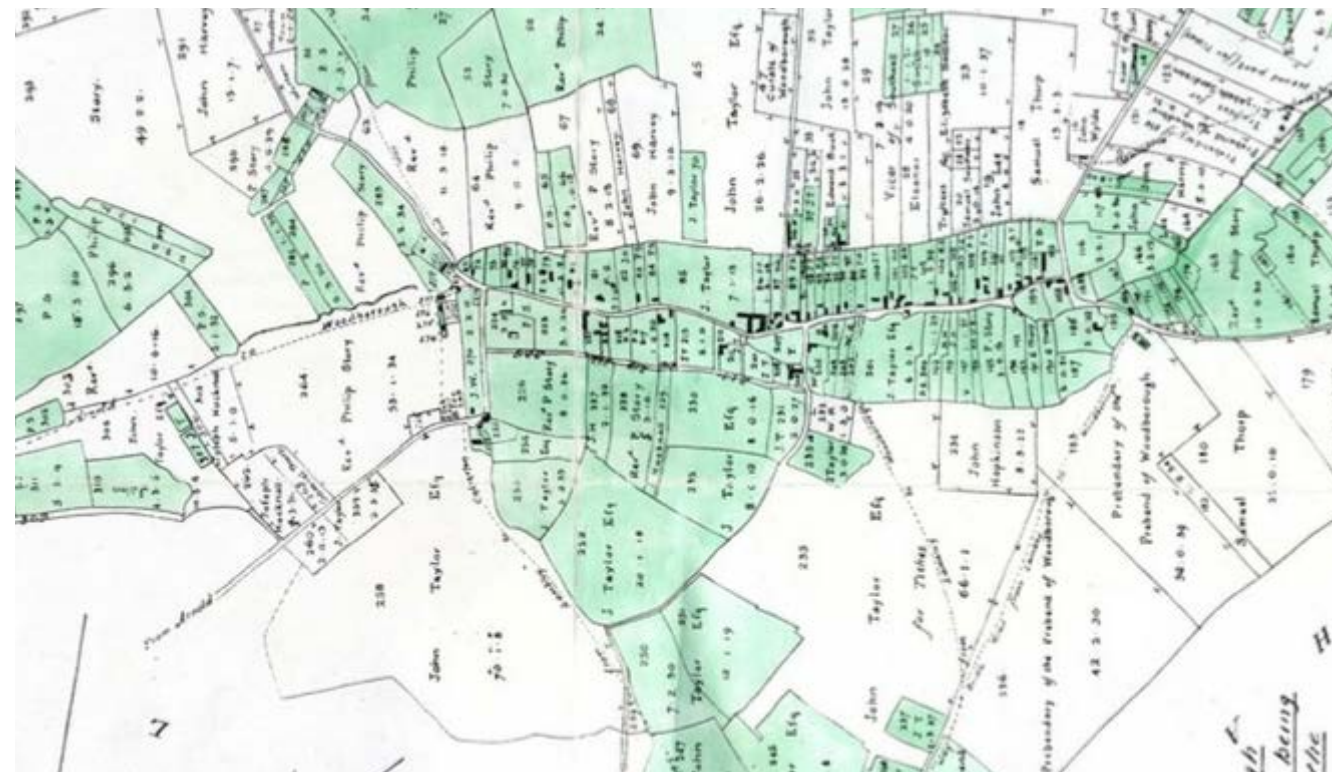

Figure 22: Toft and Croft diagram based on the historic centre of Woodborough © Proctor & Matthews Architects

Figure 21: Woodborough 1795 enclosures map

1 Toft
2 Croft
3 Gable End perpendicular to Main Street
4 Set back house
5 Main Street
6 Lane providing views
7 Back Lane

Figure 23: Toft and Croft diagram based on the historic centre of Calverton © Proctor & Matthews

Toft and Croft
Features & Characteristics

- Tofts and crofts (house plots and gardens) running perpendicular from a main street.
- Grain is perpendicular to the main street.
- L-shaped layout, with the house set back from, but facing, the street and narrow barns or outbuildings (some single storey) running gable end along the side of the plot down to the street.
- Farm yards are now used to contain parking.
- Gable-ends along main streetscape.
- Perpendicular narrow trackways and paths, leading out resulting in views out to the rural fringe.
- The primary route is winding street providing a sense of enclosure and narrow framed views.

- Development lines the street providing narrow framed views.
- 'Back lane' linking the rear of the crofts.
- Church and manor house lie in larger compartments of land.
- Orchards are integrated into the neighbourhood.
- A walled pinfold is included in the settlement that could be reinterpreted as a landscape space such as a children's play area.
- Sustainable drainage systems included as a feature.

Further reference:

https://www.gedling.gov.uk/conservation/

https://gedlingheritage.co.uk/

https://www.woodborough-heritage.org.uk/

https://www.calvertonvillage.com/

https://historicengland.org.uk/images-books/publications/iha-medieval-settlements/heag210-medieval-settlements/
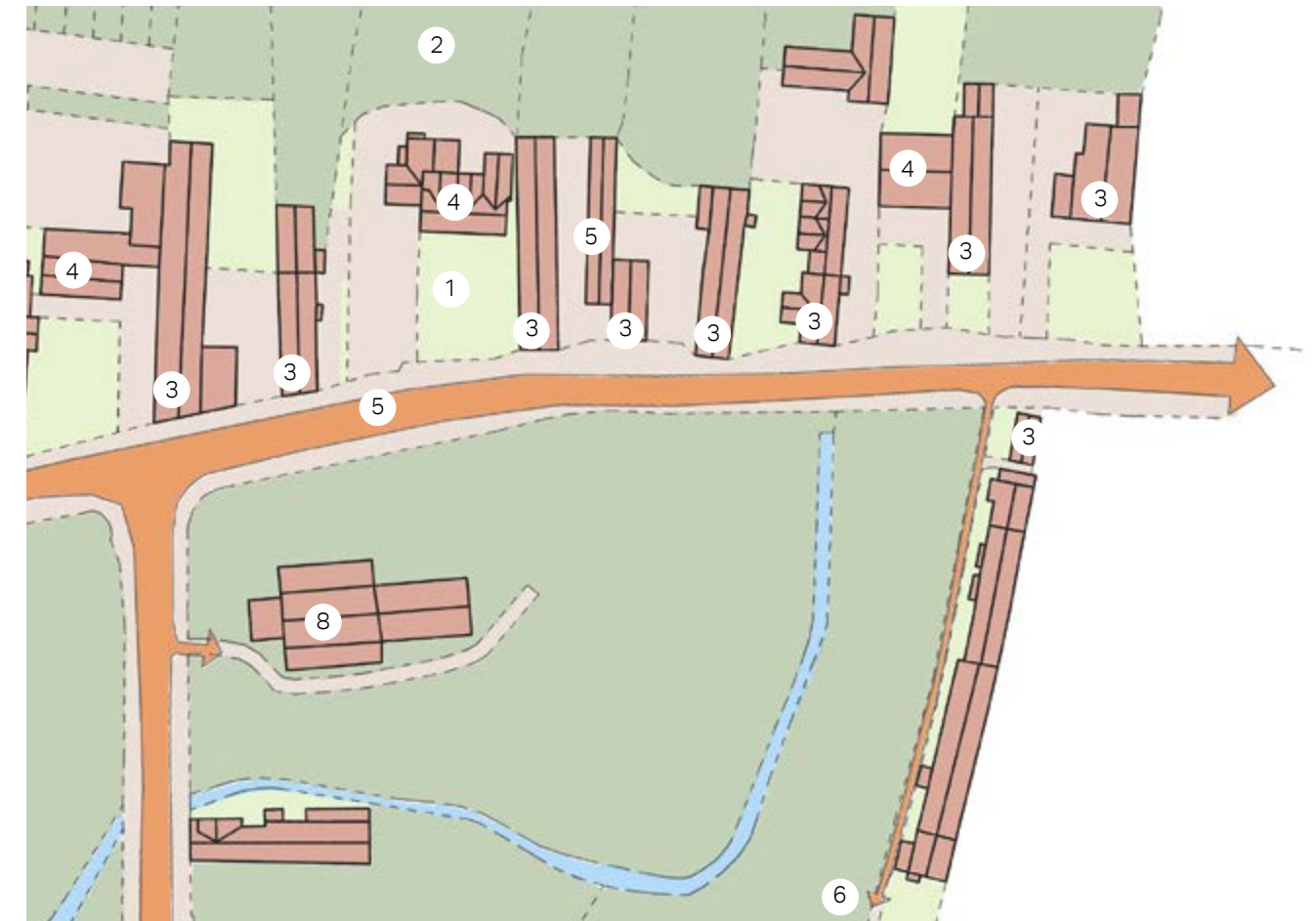

Figure 24: Toft and Croft gables diagram based on the historic centre of Woodborough © Proctor & Matthews Architects

Figure 25: Toft and Croft gables diagram based on the historic centre of Calverton © Proctor & Matthews

Framework Cottage Courtyard

Features & Characteristics

In 1589 William Lee of Calverton invented a method of knitting mechanically. The number of frames in the East Midlands increased from 3,500 in 1727 to 25,000 in 1812 and by 1844 there were 43,900 frames. By the middle of the nineteenth century most settlements in the Borough were specialized in framework knitting: Woodborough, Calverton, Carlton, Burton Joyce, Lambley, Linby and Arnold. In the early stages of the industry, frames were simply placed in the living room but as time went on a dedicated room was required and homes were adapted to suit.

The Framework Knitters Museum in Ruddington Nottingham is a unique surviving example of a purpose built framework knitters' yard built in 1829.

Urban Form

The yard is arrangement around a shared courtyard that lets in light to the workshop windows facing into it. The taller homes are situated to the north with street access. Lower workshop buildings sit to the east and west, with one storey outbuildings forming a boundary to the south and south east corner. The yard also has access from the street.

Images: https://frameworkknittersmuseum.org.uk

Architectural Detailing

Windows were designed to give maximum light to the stocking frame. These long windows can be seen facing into the courtyard garden on the workshops, with smaller windows facing the street. A larger brick bond pattern is above the Flemish bond at ground floor and the roof is of clay pan tiles.

Woodborough Example

Information on the Woodborough Heritage website has allowed the diagram opposite to be compiled to show the extent of the framework knitting within the village. Yards are also shaded.

Many rural cottages were adapted to accommodate workshops alongside the introduction of specific dwelling-cum-workplaces. As rows of cottages were added to the old high streets where space existed and opportunity allowed, these agricultural villages became industrial townships in a rural setting. The form and character of these in twenty century knitting communities can still be discerned today.

The below image shows knitters cottages on Roe Lane (now demolished). The cottages step with the contours. The likely location is indicated in yellow on the diagram to the right, as are knitters cottage built on Shelt Hill.

Figure 26: "Woodborough Framework Knitting Cottages, 1887-1913, highlighted in red
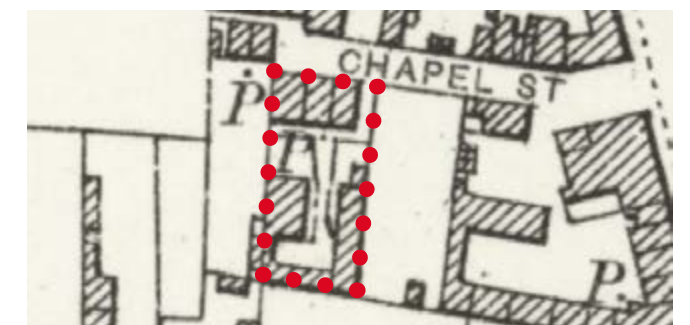

Aerial view. Source - Apple maps

Figure 27: OS Map 1892-1914. Source - National Library of Scotland

Framework Cottage Courtyard

Windles Square Example

Windles Square originally consisted of 22 no. dwellings around three sides of a square. It lies just outside the main village area perhaps to allow for a maximum amount of light uninterrupted by other buildings.

There is a central communal garden and long narrow gardens to their rear. Unfortunately, along with half of the Square, most of the original gardens have now disappeared.

Aerial photography, right, shows the whole square and its location outside of the village. The taller building, which is a public house, lies in the centre of the courtyard adjacent to a track.

To the south side of Bobber Lane is a pair of knitter's cottages.

Figure 28: Calverton Morphology, 1887-1913 Scale

Figure 29: Windles Square 1928. Credit: F.W. Stevenson

Architectural Detailing

The homes have large windows front and back on the ground floor. Built of brick and partly rendered the cottages have modern casements with segmental heads.

Housing arranged around a communal green space

Terraced blocks form the courtyard with outer access

Archway marks entry into courtyard where blocks meet

Figure 30: Calverton aerial views 1947. Source Historic England Aerial Photo Explorer

Framework Cottage Courtyard

1. Courtyard
2. Cottages
3. Rear gardens
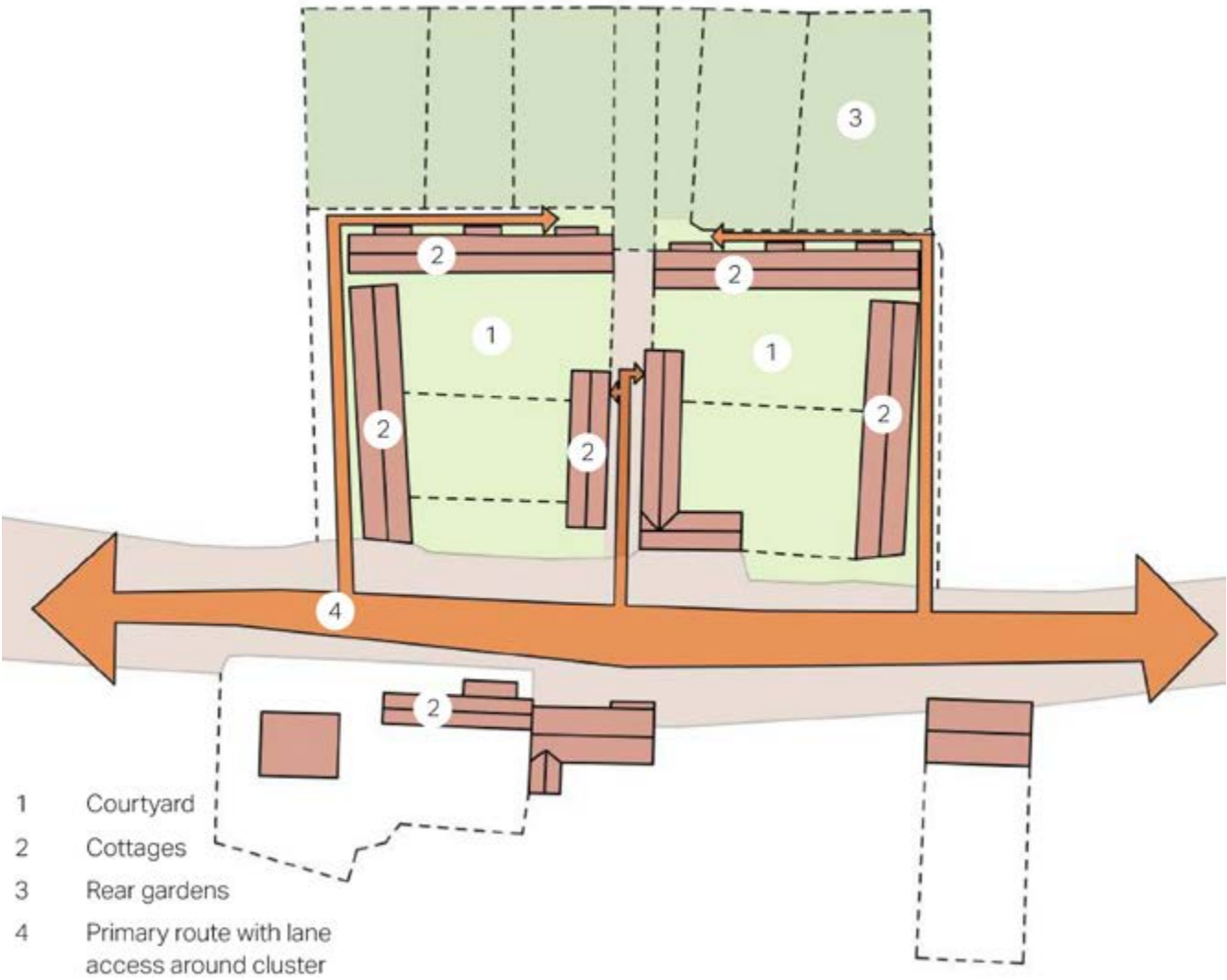4. Primary route with lane access around cluster

Figure 31: Framework Knitting courtyard example

- housing arranged around a communal courtyard
- south side removed or lower to allow light into the dwellings
- dwellings to the south of the primary road to provide a sense of enclosure
- additional garden space to the rear
- cluster adjacent to the primary route with lane access around the outside
- NB backs of properties and parking not fully considered
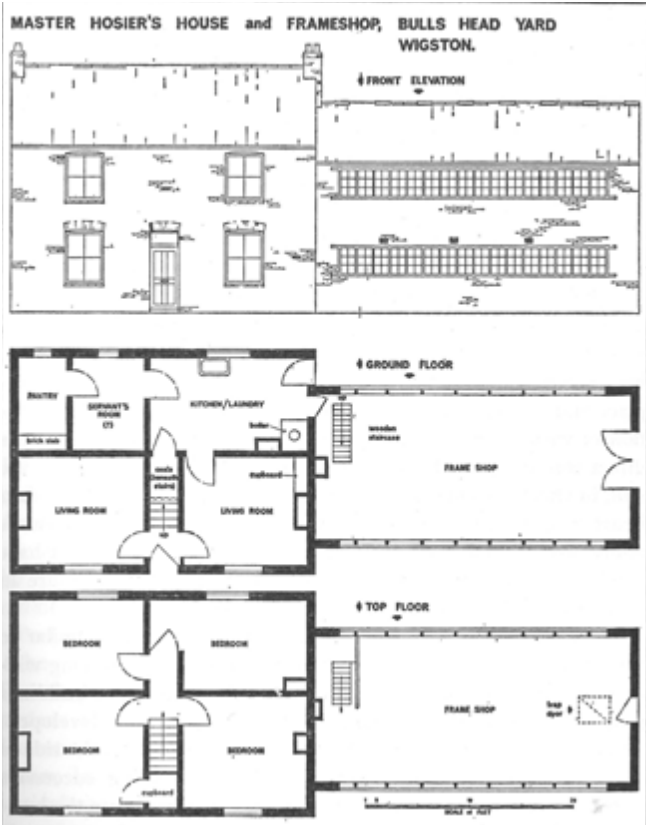
Framework Knitters Cottages and Workshops

Workshops needed to have plenty of light and domestic buildings were adapted to have elongated workshop windows. In the East Midlands the architecture of the domestic hosiery industry is given special interest in the variety of different kinds of buildings which can still be seen. As well as houses with workrooms there are types of separate workshops.

The knitters cottages were generally 2 storeys, however in Nottingham and in villages to the west they were 3 storey with a shop on the top floor and there are examples of a 3 storey workshops at Calverton and Woodborough. With later, larger frames came 'frameshops' with a dedicated building attached or built separately in a yard.
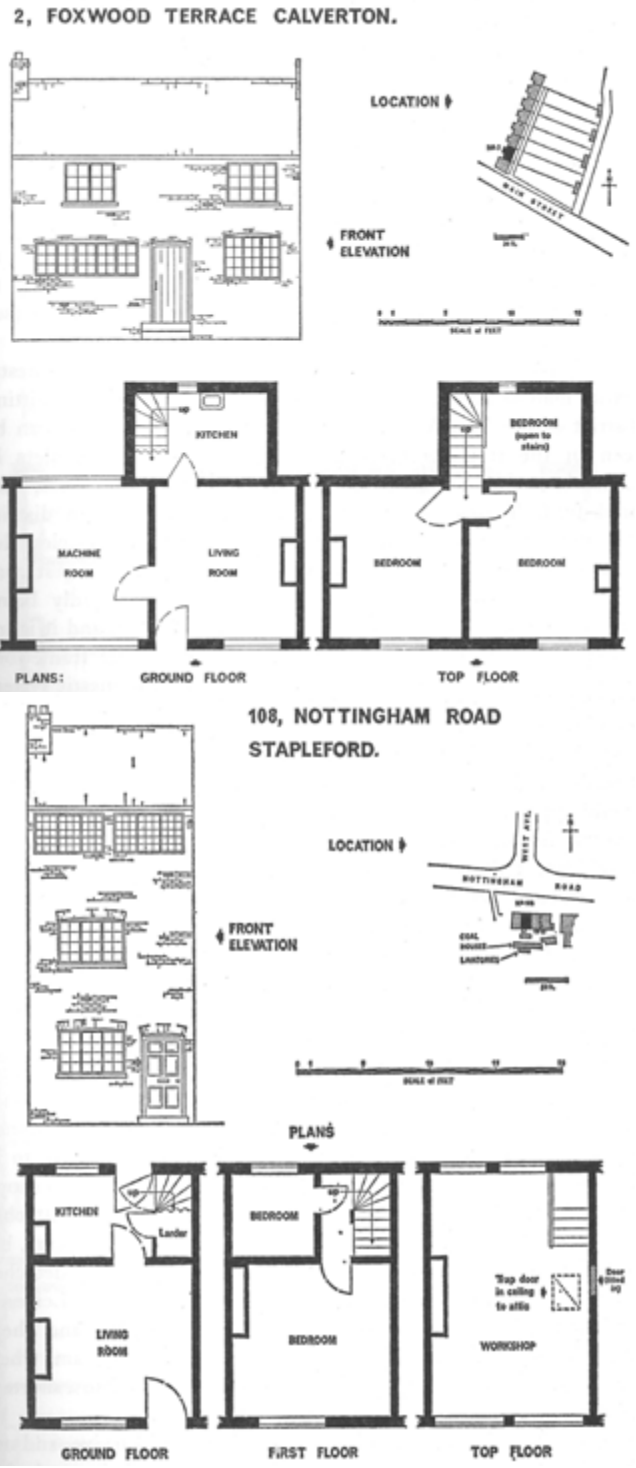
Figure 32: Framework Knitting Cottage Floorplans:

Source: Industrial Archaeology of the East Midlands by David Smith

Pinfolds

Pinfolds, or pounds, were at one time to be found in nearly every village of Nottinghamshire, particularly during the time of the medieval open-field system. Pinfolds can be found at Calverton and Woodborough as evocative pieces of street 'furniture' serving as a reminder of past agricultural activity.

A pinfold can be defined as an enclosure in which cattle and other animals could be detained, as a penalty for straying and causing damage. The Pinder was responsible for gathering strays.

Pinfolds are usually fairly central in the village in a position which had easy access to the surrounding open fields and commons, or near to a stream, or pond for water for the animals. It is likely that all walls were originally at least 5 or 6 feet to restrain cattle and sheep from jumping out, and to keep pound breakers from getting in.

The words 'pound' or 'pund' and 'fold' or 'fald' are from old English words all meaning an enclosure.

https://www.woodborough-heritage.org.uk/pinfoldappendix.html#:~:text=In%20medieval%20times%20the%20keeper,the%20animals%20could%20be%20released.

Woodborough Pinfold

Calverton Pinfold dating from around 1700

Colliery Housing

The construction of deep mines brought urban development to Bestwood, Linby and Newstead in the 19th century, and later to Calverton and Gedling.

Bestwood Village is the most distinct example consisting of miners' houses alongside the former Hawthorne Primary School, St Mark's Church, The Village Hall (former Miners' Welfare club), the former offices of the Bestwood Coal and Iron Company and the former Bestwood Hotel on Park Road; the green spaces of The Square, allotments, the cricket field, the cemetery and Bestwood Country Park; and the mine itself and all its associated industrial workings, railway tracks and infrastructure. Trees contribute to the setting of the village.

Urban Form

The streets are set at right angles with short brick terraces set around green leisure spaces and designed to respond to the landform of the general topography that affords different views through the area.

Architectural Detailing

The short terraces of miners' houses - built in dark red brick with slate roofs, vertical timber sash windows, painted timber Victorian front doors with some having front porches and brick coped walled front gardens - provides architectural consistency and a sense of community living, punctuated by the long narrow spaces of the roads. The architect Thomas Worthington who designed the houses was an advocate of better quality housing for the poor and each property had its own front and rear garden spaces, with the streets designed so that this could be achieved. Using the same materials palette for the landmark buildings ensures the village buildings retain a coherent and consistent architectural styling and character.

Colliery Housing

Bestwood Winding Engine House

Back to back housing with shared 'ginnel'

Consistent street line, materials and detailing
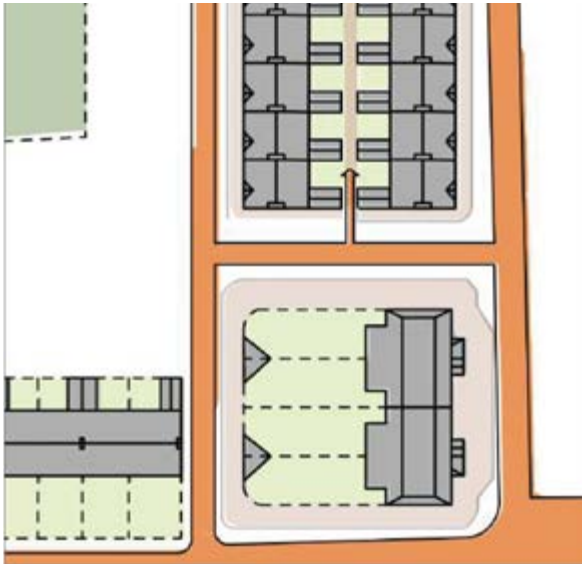
- housing arranged around green open spaces including allotments
- marker buildings set on the end of an axis off the primary route and along the primary route
- regular street line and front gardens to housing
- short runs of terraces with secondary roads between connecting to the open space
- back to back housing with ginnel gives more land to shared open space
- corner typologies
- NB backs of properties and parking not fully considered

1   School
2   Mission Church
3   Allotments
4   Back-to-back dwellings
5   Civic scale dwellings
6   Institute
7   General Offices

Figure 33: Colliery Housing Example in Bestwood

Characterful Streets

What are these street types?

Settlements in Gedling contain memorable streets, that should be incorporated into new development.

These include the tree lined streets of the established suburbs such as Woodthorpe and Porchester and within the remnants of Sherwood Forest. They also include the hierarchy of Main Street, Back Lane, Trackways
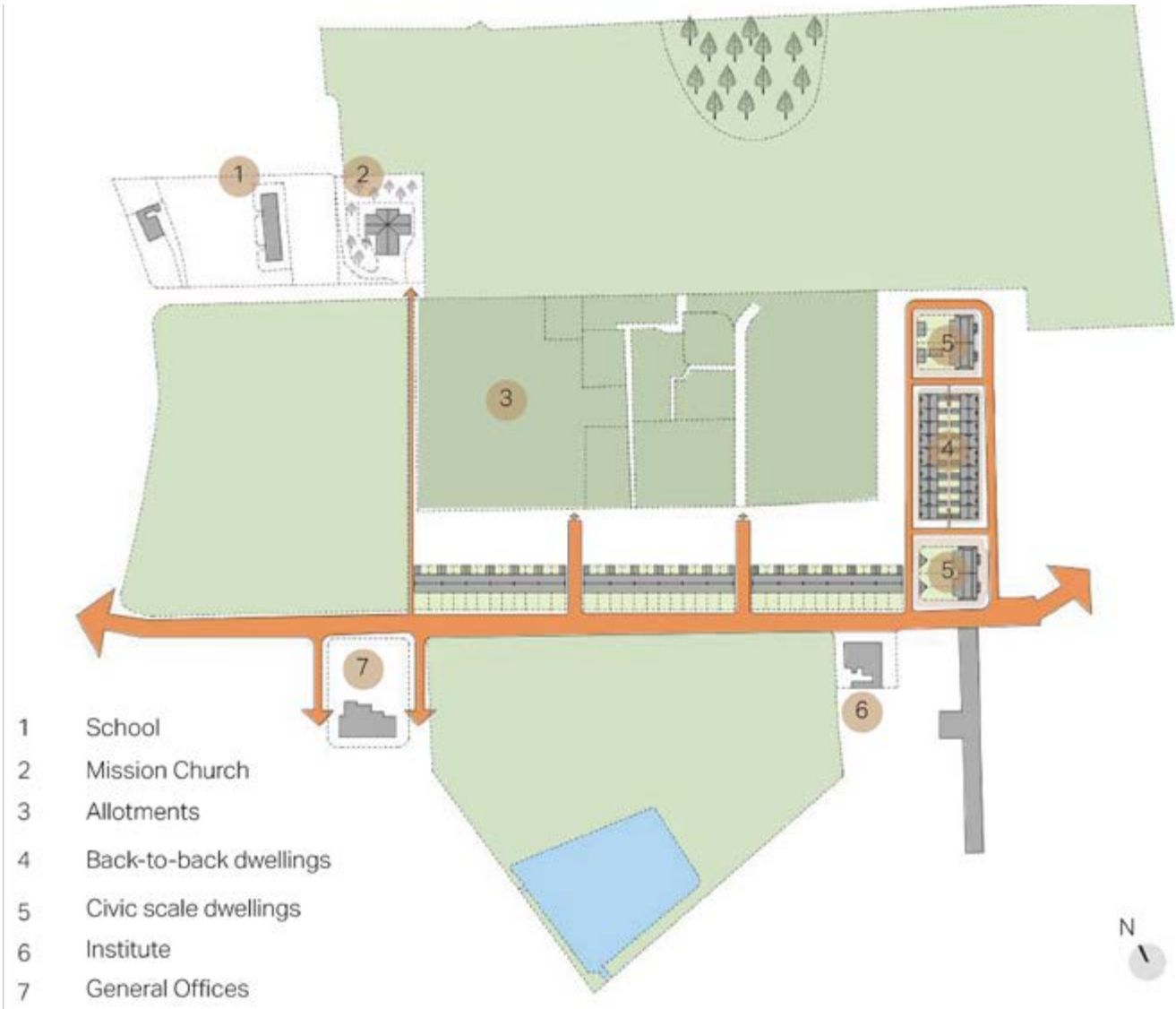
& Yards of the historic villages such as Calverton, Woodborough and Papplewick. In addition, some of the Main Streets, such as at Linby and Woodborough, have drainage channels within them or alongside them, which can be reinterpreted as a way to integrate Sustainable Urban Drainage systems. Contemporary versions of these streets are included in Part 3.

Figure 36: Main Street - Calverton
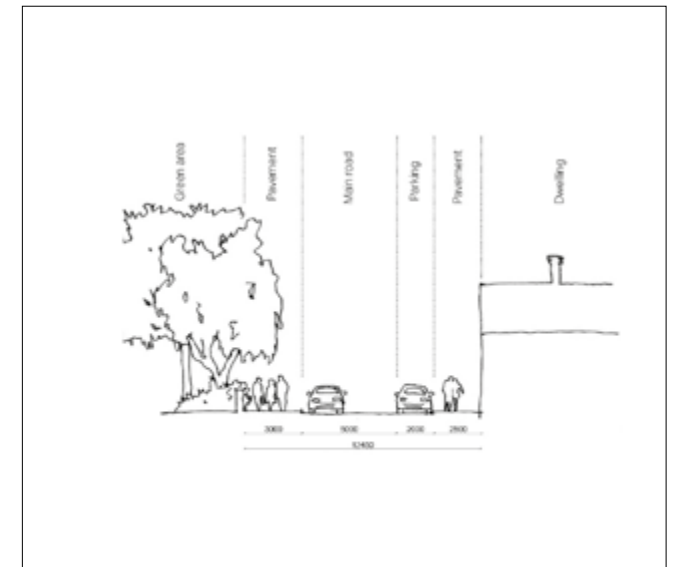
Figure 37: Section through a Main Street - Calverton

Lane leading to a Back Lane - Calverton

Figure 34: Section through a Lane - Calverton
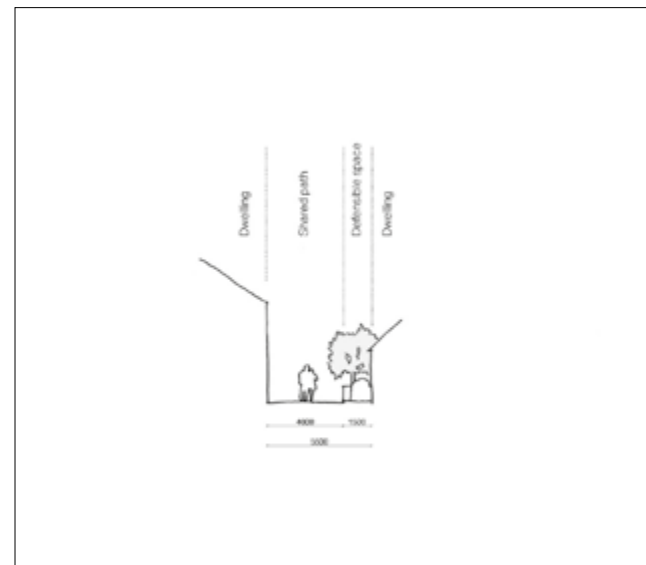

Main Street with Suds - Linby
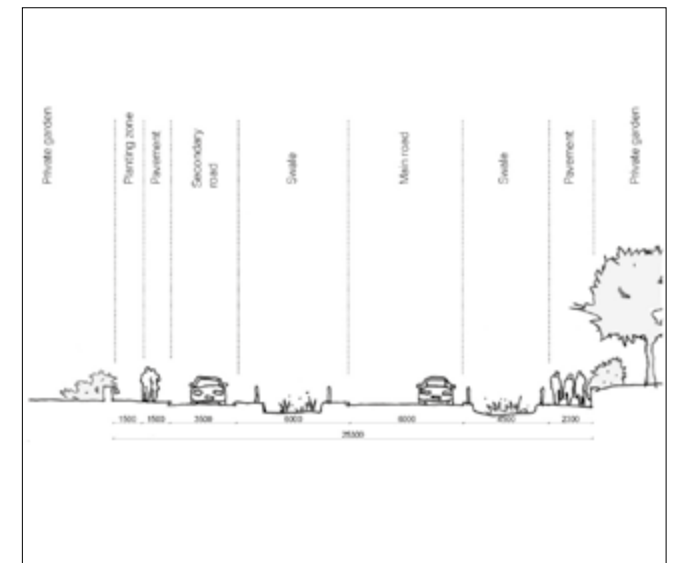
Figure 38: Section through a Main Street - Linby Section

Trackway / Yard - Woodborough

Figure 35: Section through a Trackway - Woodborough
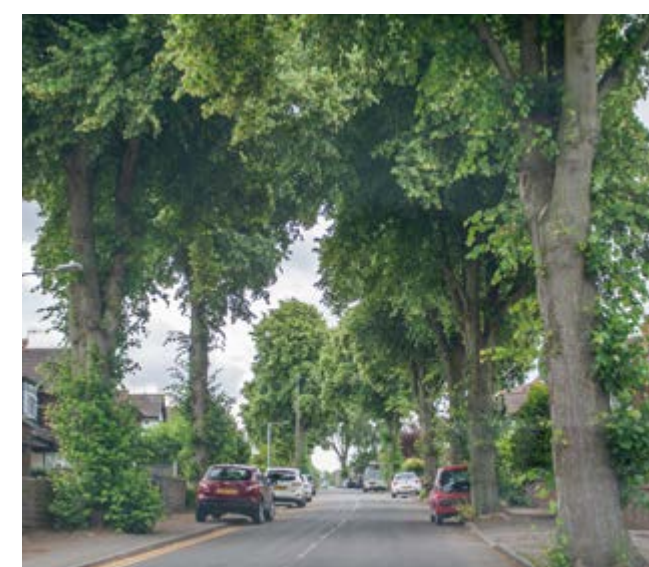
Tree lined street - Woodthorpe
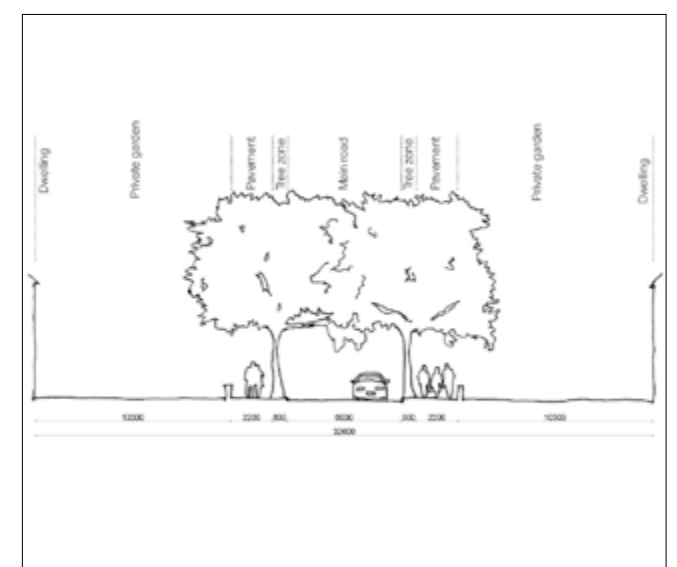
Figure 39: Section through a Street - Woodthorpe

Materials & Detailing

Key features of the **Keuper Marl Villages** include:

- Height - typically 2 storeys and well proportioned.
- Windows - arranged in a simple manner, in alignment.
- A sliding sash is a usual feature of the older properties.
- Dormers - are few and are simple.
- Pantiles - which in older properties are jointed with mortar eliminating sharp shadows between tiles.
- Brickwork - of the northern Trent valley is clearly influenced by its Dutch ancestry with small (57mm) thick bricks of dark brown appearance.
- A corbelled dentil course of alternating projecting and recessed header bricks is a universal detail beneath the eaves.
- Gables - can sometimes have parapets.

Detailing of double fronted frameworkers cottages

Gable to street with side access, homes running in line with varying heights

Oversailing roof to farm yard entrance

Typical terraced run of homes with consistent frontage

3 storey frameknitter's workshop with windows lining up

Typical clay pantiles over limestone walls

Limestone walls and roofing tiles with red brick

Materials & Detailing

Key features of the **Limestone Villages** are:

- Height - typically 2 storeys and well proportioned.
- Windows - arranged in a simple manner lining up.
- A sliding sash is a usual feature of the older properties.
- Dormers - are few and are simple.
- Pantiles - which in older properties are jointed with mortar eliminating sharp shadows between tiles.
- Limestone external walls.
- Sometimes a mix and match approach is taken between the limestone and red brick.
- A corbelled dentil course of alternating projecting and recessed header bricks is a universal detail beneath the eaves.
- Gables - can sometimes have parapets.
- Yorkstone pavements.

2-storey flat fronted limestone terrace with asymmetric clay tile roof

Separation detailing between paving and gravel

Yorkstone paving

Simple long form and detailing of former barn

2 storey frameknitters workshop with arched windows

Red keuper marl brick. Roof with 'S' shaped and flat clay tiles.

Sliding Yorkshire sash windows are typical

Stepped bricks beneath eaves

Gables with parapets and simple window

Materials & Detailing

Key features of the **Former Colliery Villages** are:

- Height - typically 2 storeys and well proportioned
- Windows - arranged in a simple manner to similar fenestration patterns
- Sliding sash windows are original features, although many have been replaced with casement windows
- Red brick is dominant with some houses in Newstead with painted brick or render
- Houses in Bestwood are more elaborately detailed with first floor corbelling and company crest stone
- Gables in Bestwood have elaborate corbel detailing

Regular rhythm established by patterns of windows, canopies and detailing

Gable detailing

Former Bestwood Hotel converted to flats

Corner terraced house

Typical terraces in Newstead

Frontages of terraces with simple openings

Canopy, corbelling and crest detail

View along this strong row of terraces on Park Row in Bestwood

Spatial Typologies
Creating distinctive new developments

Spatial Typologies have been prepared to demonstrate how the key character features of the existing settlements can be successfully translated to create new, design proposals that, whilst being contemporary, are locally distinctive. They have been informed by a thorough appreciation of the local development patterns, arrangement of buildings and streets and their scale and relationship to historic landscape features.

The Typologies prepared include:

1. **"Toft and Croft" Yards, Gabled Streetscape**
2. **Lanes with Linear Housing Leading to the Rural Edge**
3. **Communal Living Courtyard around a Productive Landscape**

4. **Compact Housing with Ginnels**

As shown in Figure 40:

- **Historic Villages** are formed with patterns of Toft and Crofts, Lanes with Linear Housing and Communal Living Courtyards.
- The **Former Colliery Settlements** are formed with Compact Housing with Ginnels.

Drawn examples of these Spatial Typologies are set out in the following pages, alongside their historic precedents. They provide an important design consideration for new developments.

These Spatial Typologies are not intended to be exhaustive. They represent the most characterful examples of development across the Borough's settlements to inspire the design of proposals for small and major sites.

Additional Spatial Typologies will be considered if they are inspired by other localities of interest such as in:

- Ravenshead, where patterns of development are heavily influenced by a woodland setting, particularly within the Woodland Residential Local Area Type
- The Mature Suburbs of Woodthorpe and Porchester Gardens which are regarded as the most attractive parts of the wider suburbs in the Urban Area

COMPACT HOUSING WITH 'GINNEL'

LANES WITH LINEAR HOUSES LEADING TO THE RURAL EDGE

TOFT & CROFT YARDS, GABLED STREETSCAPE WITH A PINFOLD PLAY

COMMUNAL LIVING COURTYARD AROUND A PRODUCTIVE LANDSCAPE
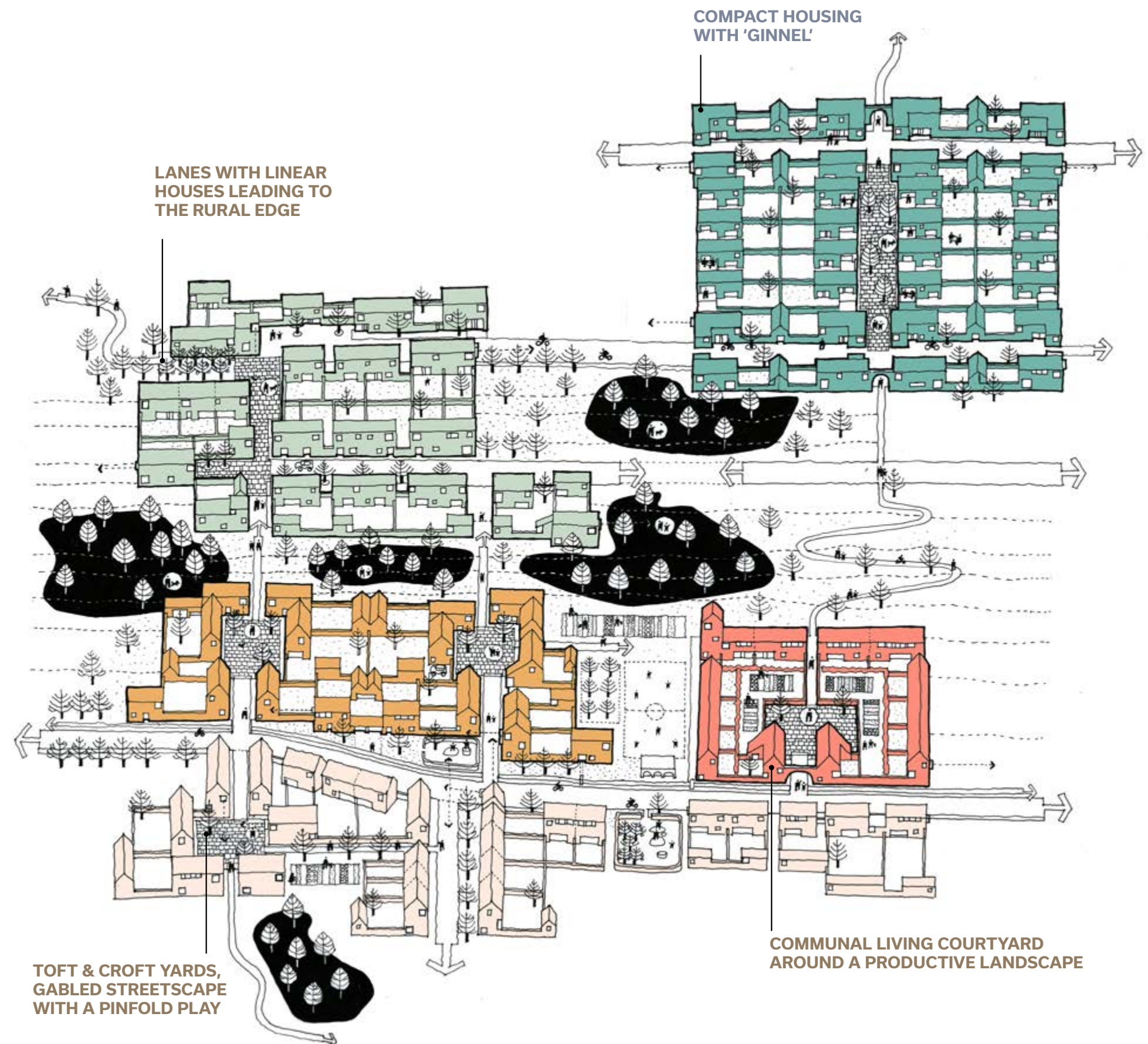
Figure 39: Concept cartoon of patterns of development in the Borough of Gedling © Proctor & Matthews

Historic Villages
Toft & Croft

The diagram opposite illustrates the design principles based on the 'toft and croft plots' along the Main Street seen in the historic villages, to achieve a gabled street frontage and create a series of yards interspersed with flat fronted homes. Heights are 2-3 storeys and see principles on materials.

1. Shared surface yards with dwelling and parking access from the yard, off Main Street.
2. Entrance houses with gables fronting 'Main Street' with a street scape created of gables and garden walls.
3. Flat fronted larger dwellings are located between yards.
4. Back to back separation distances to be considered - wider distances can be incorporated behind flat fronted homes.
5. On plot garage or tandem in-line parking with limited parking in front of homes in small groups.
6. Refuse collection points will need to be discussed with the council early on.
7. Tree planting along Main Street.
8. Integrate a Pinfold Play off Main Street.
9. Consider any PROW to open countryside.
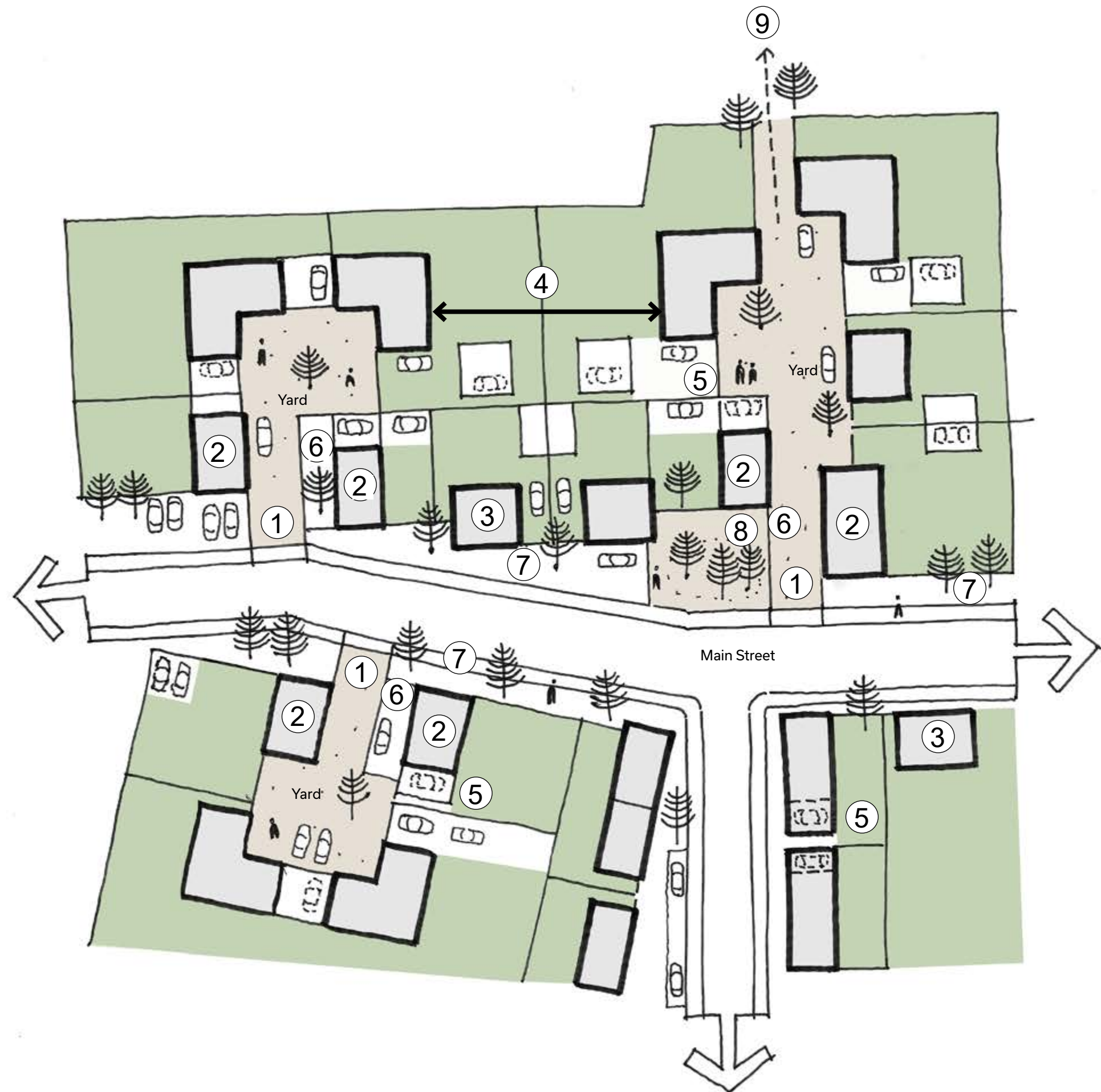
Figure 40: Toft and Croft Urban Form © Proctor & Matthews

Historic Villages
Toft & Croft

The diagram opposite illustrates the design principles based on the 'toft and croft plots' along the Main Street seen in the Historic Villages, to achieve a gabled street frontage.

Gable end of a Toft and Croft

Gable end of framework knitters cottage

Polnoon - Proctor and Matthews

Entrance houses with gables fronting 'Main Street' with a street scape created of gables and garden walls. **2**

Flat fronted larger dwellings are located between yards. **3**

Consider any PROW to open countryside. **9**

Back to back separation distances to be considered - wider distances can be incorporated behind flat fronted homes. **4**

Shared surface yards with dwelling and parking access from the yard, off Main Street. **1**

5 On plot garage or tandem parking with limited parking in front of homes.

8 Integrate a Pinfold Play off Main Street

Refuse collection points will need to be discussed with the council early on. **6**

7 Tree planting along Main Street.

Figure 41: Toft and Croft Urban Form © Proctor & Matthews

Historic Villages
Lanes With Linear Houses / Rural Edge

The diagram opposite illustrates the design principles based on village lanes with linear houses and on how the development edge should be dealt with to create homes that overlook the rural edge with garden walls not fences as the boundary. Heights are 2-3 storeys and see principles on materials.

1. A street hierarchy of Main Streets, Lanes, Back Lanes & Yards.
2. Gable ends facing onto Main Street.
3. Incorporate linear long houses to provide gables to streets with upper floor privacy to reduce back to back distances. This can be achieved by not having windows facing onto gardens on upper floors.
4. Parking to be on plot, in tandem in-line with limited on street parking arranged in small groups.
5. Garden walls or hedges, not garden fences, fronting streets, landscape and the edge of the development. Yards created at development edge to enable this.
6. View corridors to terminate in gables and not be roads ending in landscape.
7. Access to open landscape to be considered.

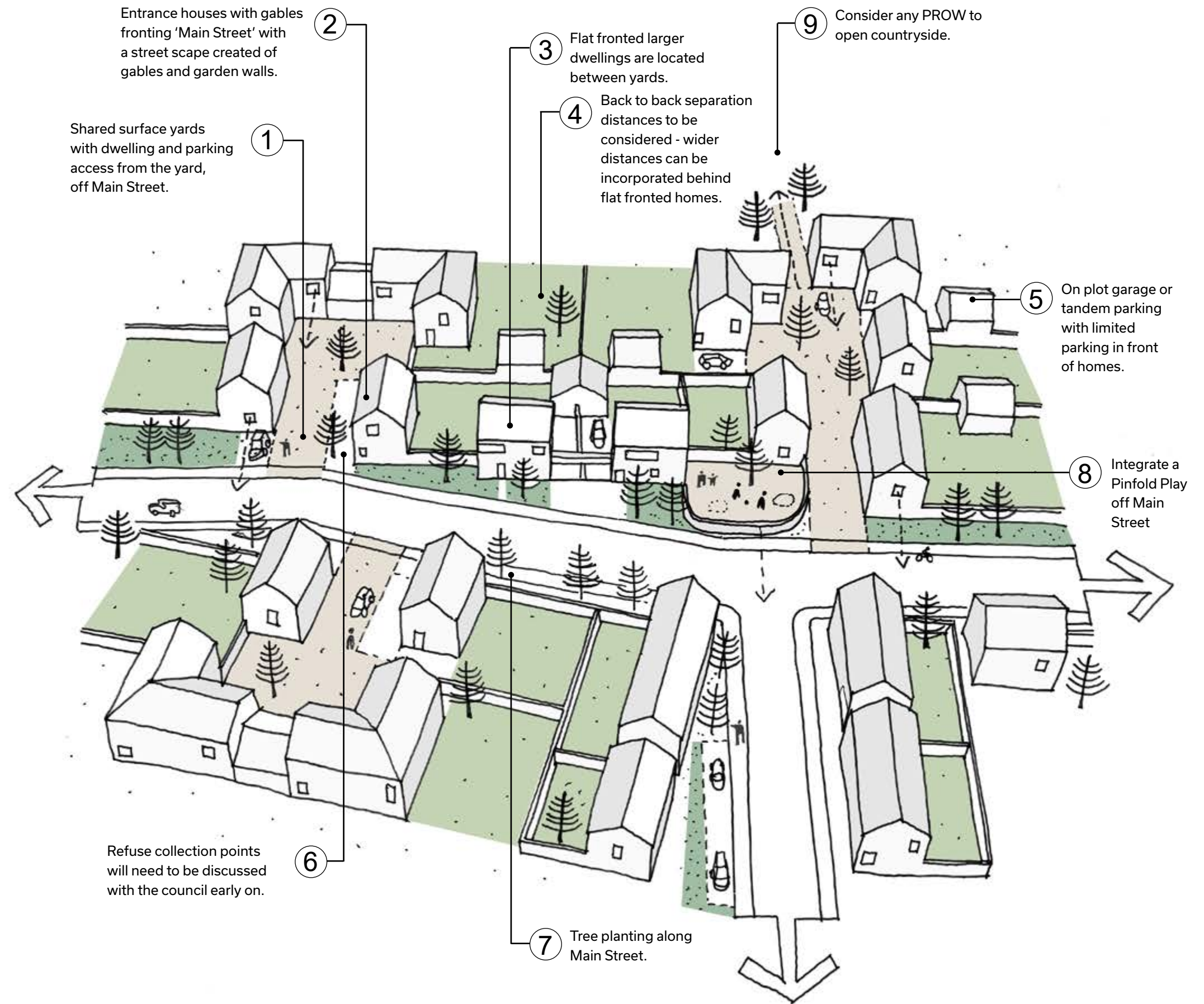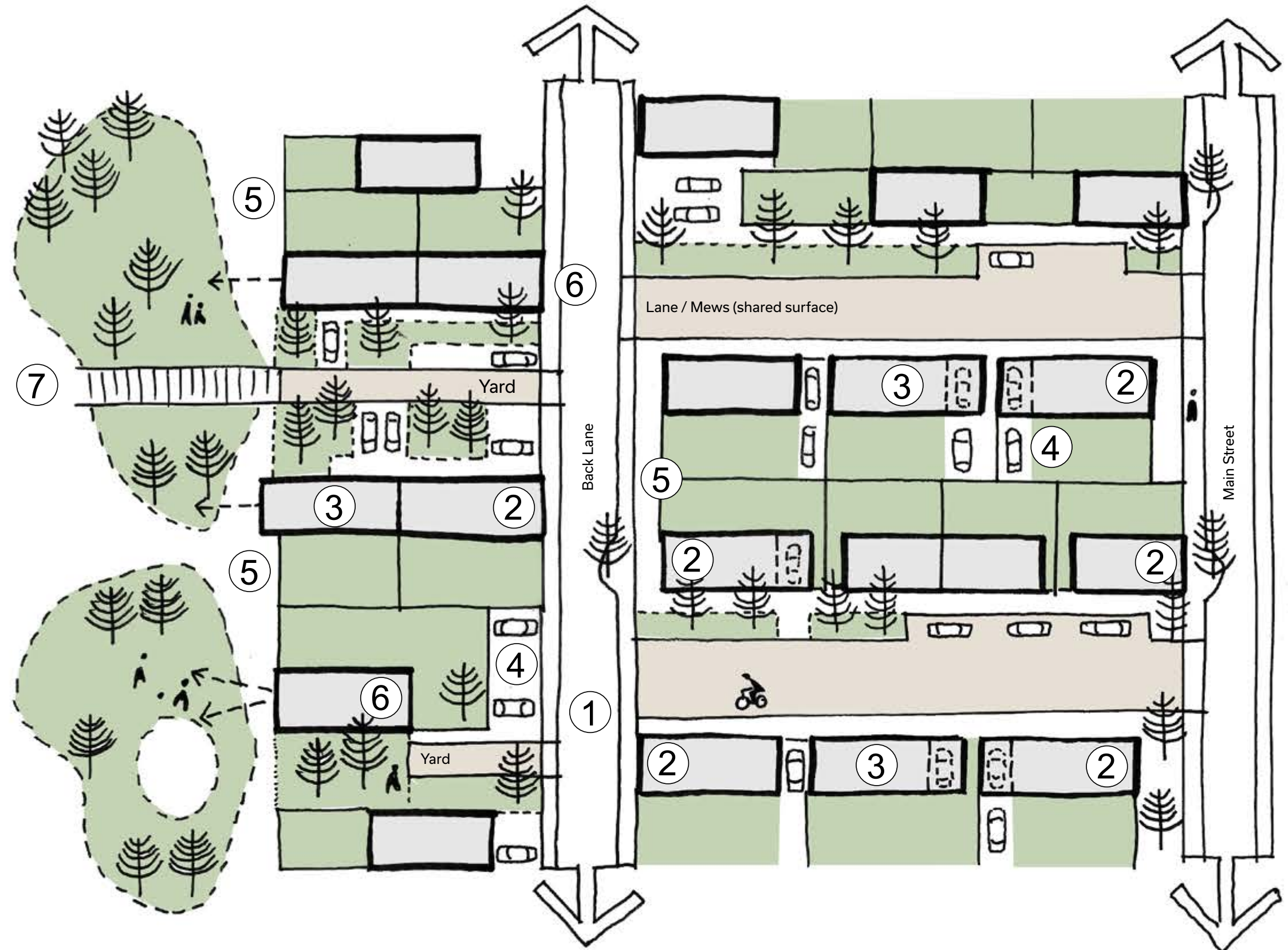Figure 42: Lanes With Linear Houses - Urban Form © Proctor & Matthews

Historic Villages
Lanes With Linear Houses / Rural Edge

The diagram opposite illustrates the design principles based on lanes with linear houses and on how the development edge should be dealt with. Heights are 2-3 storey and see principles on materials.

Horsted Park - Proctor and Matthews

Abode, Cambridge - Proctor and Matthews

3 Incorporate linear long houses to provide gables to streets with upper floor privacy to reduce back to back distances. This can be achieved by not having windows facing onto gardens on upper floors.

6 View corridors to terminate in gables and not be roads ending in landscape.

1 A street hierarchy of Main Streets, Lanes & Yards.

2 Gable ends facing onto Main Street.

7 Access to open landscape to be considered.

4 Parking to be on plot, in tandem with limited on street parking arranged in small groups.

5 Garden walls or hedges, not garden fences, fronting streets, landscape and the edge of the development. Yards created at development edge to enable this.
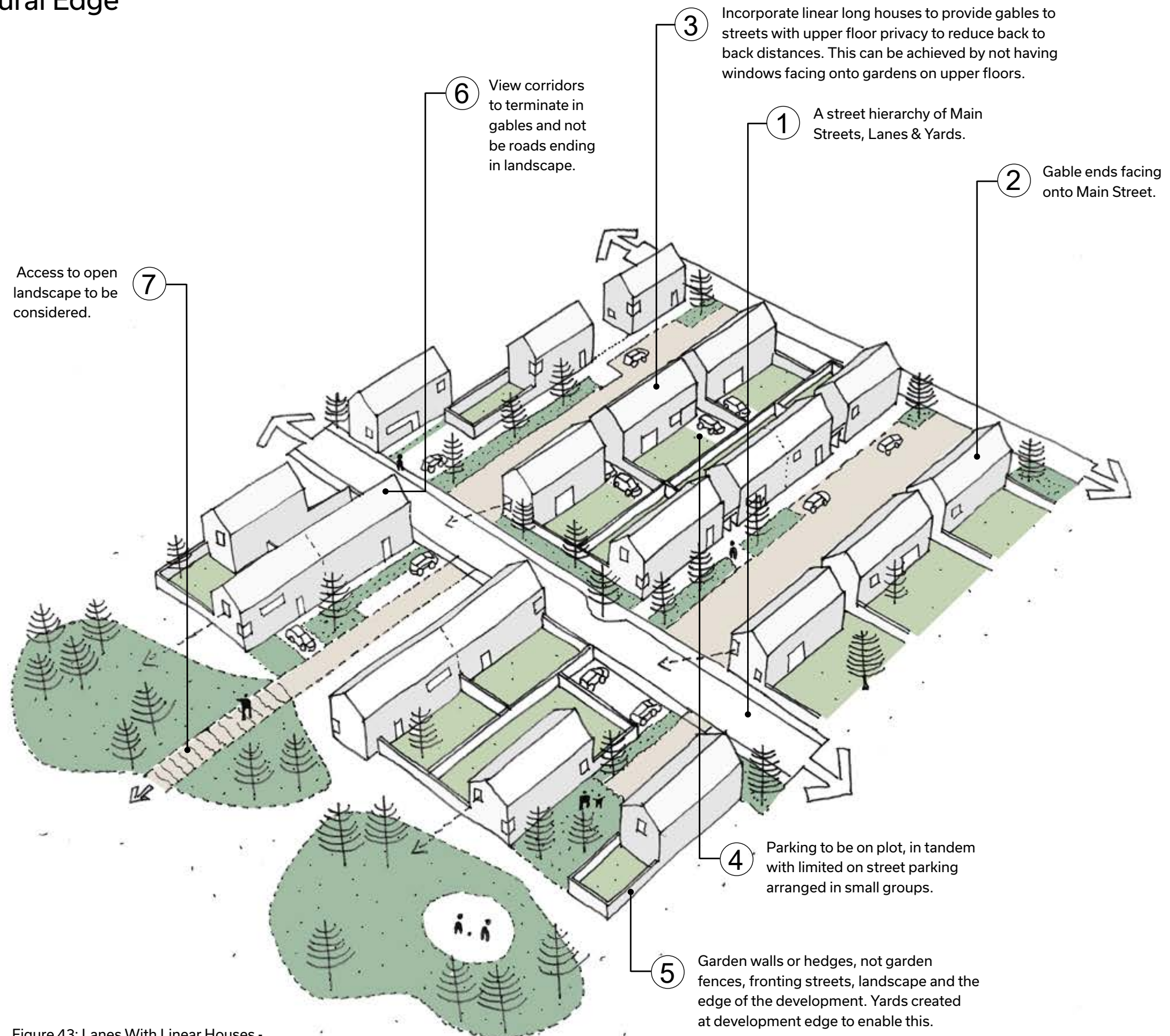
Figure 43: Lanes With Linear Houses - Urban Form © Proctor & Matthews

Historic Villages
Communal Living Courtyard

The diagram opposite illustrates the design principles based on the typology of communal living based on a Framework Knitters cottages arranged around a communal courtyard. This aligns with the Connected and Healthy theme. This could also be a Later Living typology, as it is similar to an almshouse arrangement. The cluster could either be a stand alone development or sit on the edge of a neighbourhood. It is therefore shown here integrated with linear houses and yards facing onto landscape. Heights are 2-3 storeys and see principles on materials.

1. Linear flat and wide fronted homes arranged to form a courtyard.
2. Communal gardens which could incorporate productive landscapes and orchards.
3. Private area of 4-5m depth.
4. Gable ends facing onto Main Street
5. Shared surface access mews lanes around the outside of the cluster of homes.
6. Parking integrated into the dwelling footprint to reduce the impact of parking.
7. Small amount of parking located to the centre of the courtyard.
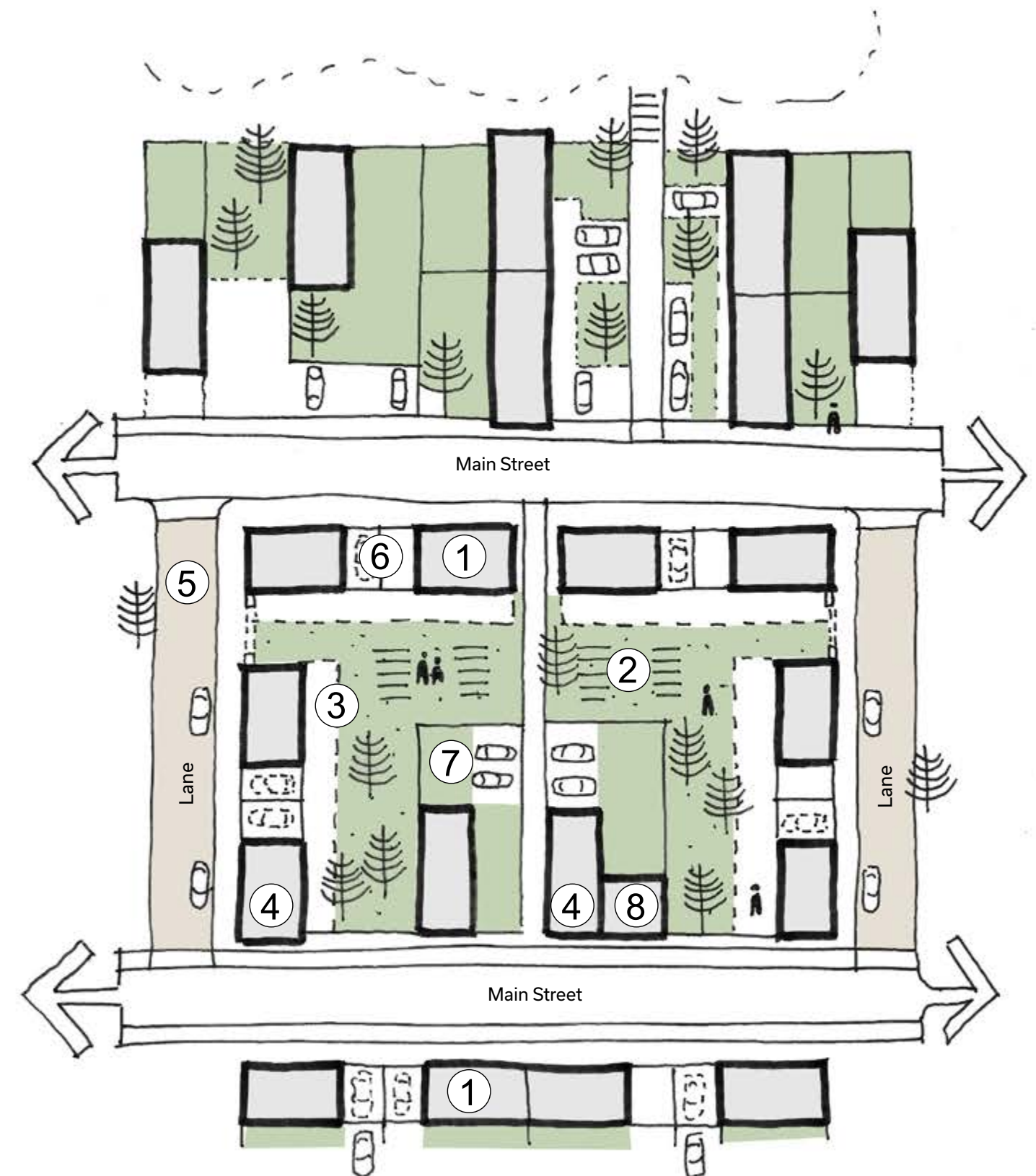8. Could reinterpret the outhouse as a communal bin / bike store building with a gable facing onto Main Street.

Figure 44 Communal Living Courtyard - Urban Form © Proctor & Matthews

Historic Villages
Communal Living Courtyard

The diagram opposite illustrates the design principles based on the typology of communal living based on a Framework Knitters cottages arranged around a communal courtyard.

7 Small amount of parking located behind the cluster of homes.

2 Communal gardens which could incorporate productive landscapes.

3 Private area of 4-5m depth.

4 Gable ends facing onto Main Street.

1 Linear flat and wide fronted homes arranged to form a courtyard.

5 Shared surface access mews lanes around the outside of the cluster.

6 Parking integrated into the dwelling footprint to reduce the impact of parking.

8

Goldsmith Street - Mikhail Riches

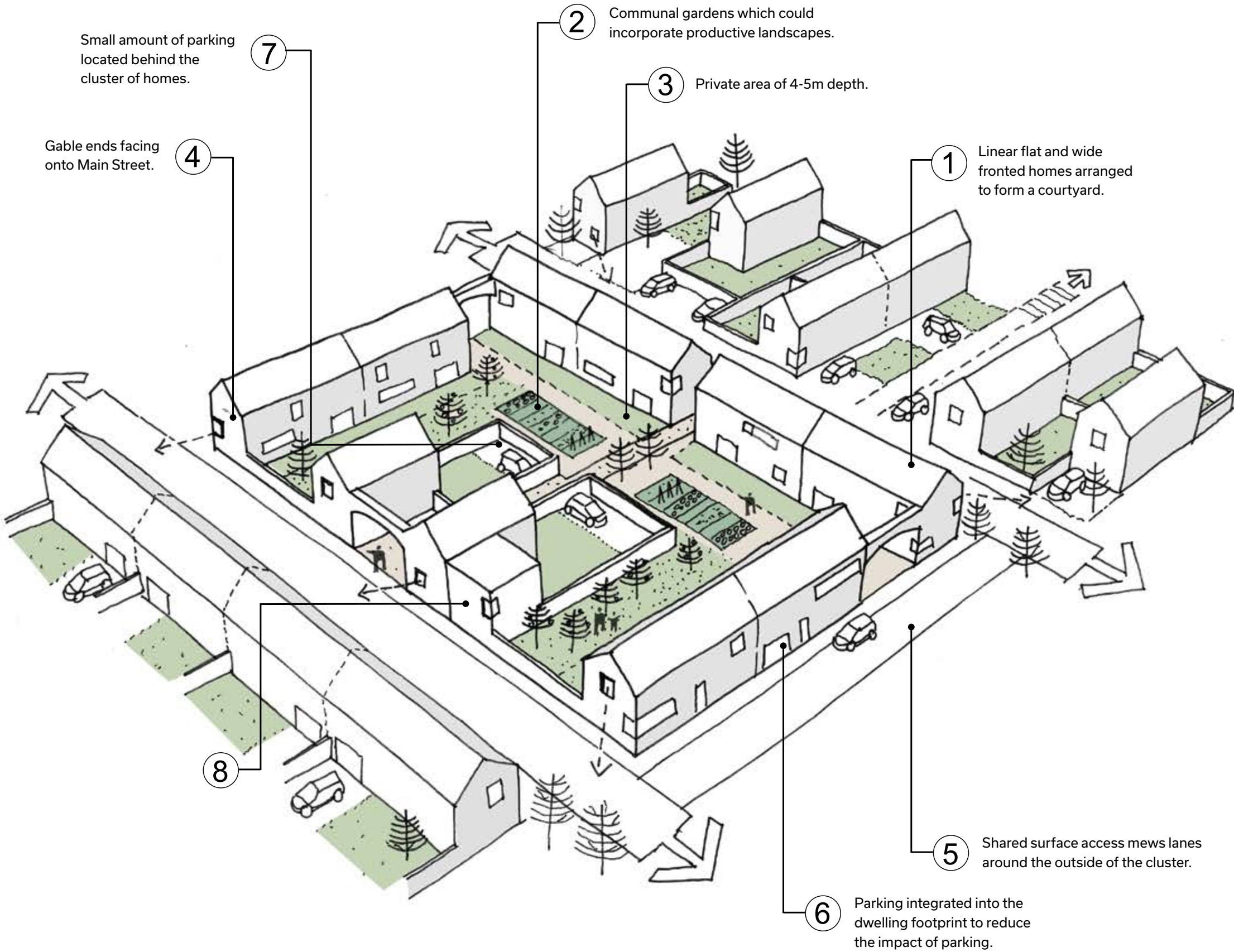Steepleton Retirement Village - Proctor and Matthews

Figure 45: Historic Village Urban Form © Proctor & Matthews

Colliery Villages
Compact Housing

The diagram opposite illustrates the design principles based on the typology of a back to back cluster in a historic mining village and how this can be re-created to address the issues of backs and fronts, privacy and parking to create a compact housing arrangement that maximises density and thereby aligns with the aims of Connected and Healthy Gedling. Heights are 2-3 storeys and see principles on materials.

1. Perimeter blocks of compact homes.
2. Reinterpreted 'ginnel' as a shared surface mews between blocks to create a community space with landscape elements. 'Ginnels' can align to provide permeability between blocks.
3. Parking integrated within the footprint of the homes.
4. Privacy dealt with through the design of upper floors with windows looking onto a terrace or into a courtyard.
5. Consistent strong street frontage.
6. Homes to overlook community open space.
7. Privacy landscape thresholds to frontages.
8. Rear gardens for private family living.
9. Bins / bike stores to be in rear gardens accessed through the plot and not on the street.

Figure 46: Compact Housing - Urban Form © Proctor & Matthews

Colliery Villages
Spatial Typology - Compact Housing

The diagram opposite illustrates the design principles based on the typology of a back to back cluster in a historic mining village and how this can be re-created to address the issues of backs and fronts, privacy and parking.

Signal House - AHMM

Back to back housing with shared 'ginnel'

4 Privacy dealt with through the design of upper floors with windows looking onto a terrace or into a courtyard.

3 Parking integrated within the footprint of the homes.

2 Reinterpreted 'ginnel' as a shared surface mews between blocks to create a community space with landscape elements. 'Ginnels' can align to provide permeability between blocks.

9 Bins / bike stores to be in rear gardens and not on the street. Access can be through garages to town houses. Other stores can be accessed from the ginnel. This could also be a communal bile store.

7 Privacy landscape thresholds to frontages.

5 Consistent street frontage.

6 Homes to overlook community open space.

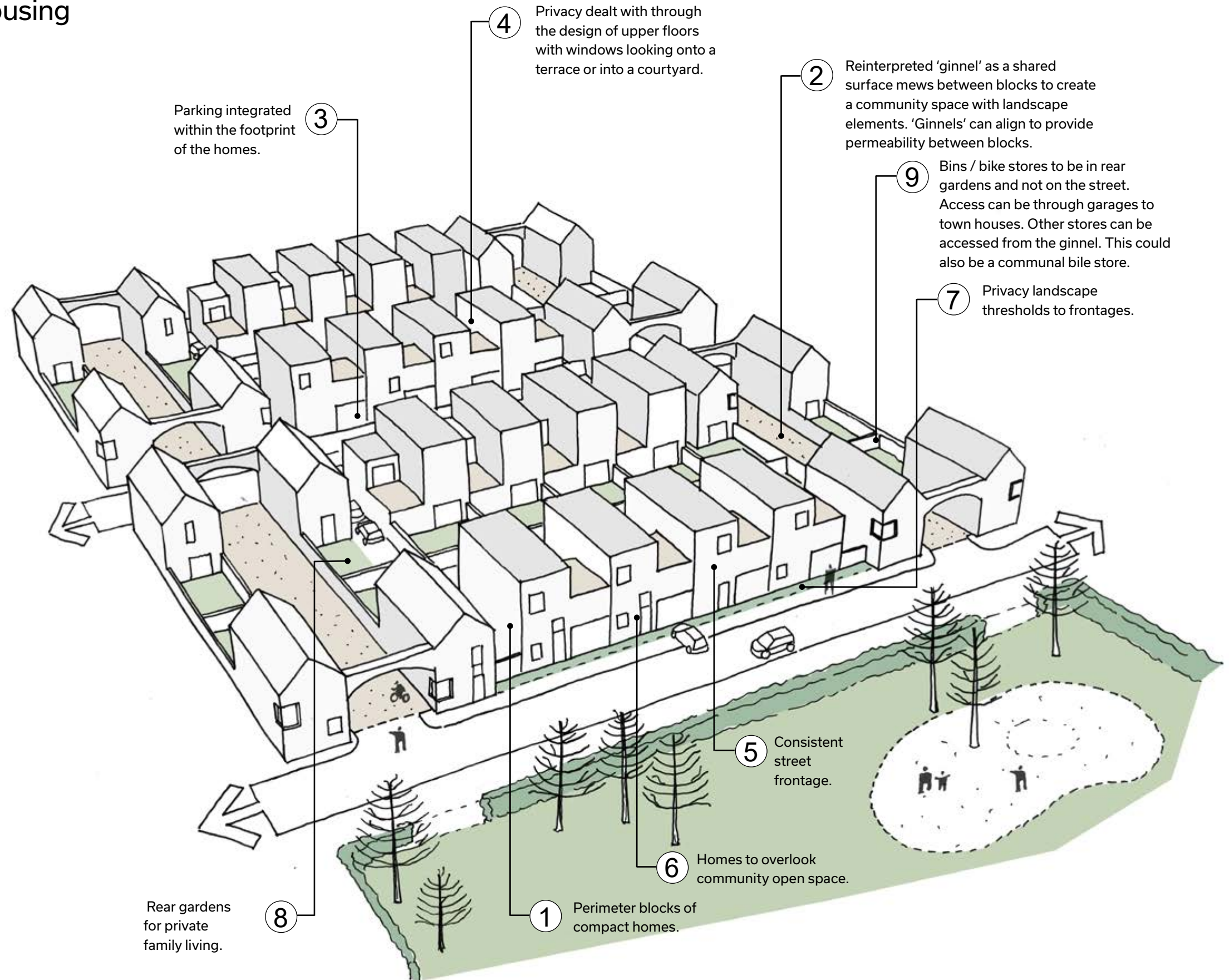**8** Rear gardens for private family living.

1 Perimeter blocks of compact homes.

Figure 47: Compact Housing - Urban Form © Proctor & Matthews