

**DRAFT Ruddington Design Guide:
Part 1: Character assessment**

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1. What are design guides and design codes?

Design guides help proactively plan for better design to help streamline the planning and design process later on. They provide detailed analysis of an area's character and then set out design guidance and written and graphic 'rules' for different types of development expected in different areas. These rules are known as design codes. The design codes should be based on a specific vision and provide technical and precise guidelines.

2. Background to the Ruddington Design Guide

The Ruddington Design Guide (RDG) is being prepared in support of the Ruddington Neighbourhood Plan (RNP). However, once complete, the RDG will be a standalone design guidance document that will carry weight in local decision making relating to new development proposals. The findings of the RDG will inform specific design policies of the RNP and provide further detail for those wanting to submit planning applications in the parish.

3. How have we put this document together?

This document has been prepared on behalf of Ruddington Parish Council to accompany the RNP. The RDG will exist as three linked but separate documents.

Part 1: Ruddington Character Assessment

This is the foundation piece of work on which parts 2 and 3 are based. The village has been categorised into 20 character areas. Each has been described and the key features that contribute towards its unique character identified. This work will inform those promoting any form of development (regardless of type or scale) about what the character of the area surrounding their scheme is and how they should respond to it.

Part 2: Design Codes for Minor Developments

Part 2 sets out guidance and 'rules' to be considered by those promoting minor development in the parish. This guidance is based on the findings of Part 1 and includes advice on how to consider local character when undertaking the types of minor development most common in Ruddington. The guidance is accompanied by short simple explanation of each factor to consider with a sketch of positive and negative examples.

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Part 3: Design Codes for Major Developments

Part 3 sets out guidance and ‘rules’ for those promoting major development in the parish. The guidance is based on the findings of Part 1 and focuses on what factors should be considered to ensure that large scale development, including strategic housing sites, complement and contribute towards local character. The guidance is accompanied by short simple explanation of each factor to consider with a sketch of positive and negative examples. In addition, Part 3 includes guidance specific to some of the strategic housing allocations in Ruddington.

Methodology

The initial stages of the RDG project have involved a desk based study utilising existing evidence documents such as the Conservation Area Appraisal, RNP Technical Baseline and sources such as British Listings.

This work initially informed a series of character areas which were then finalised and verified through site work. During this site work the character of each character area was defined in terms of key features and combinations of factors. Such factors included the prevalence of green infrastructure in a character area, the way the area is accessed, the age, style and use of buildings in the area and other factors such as use of materials and the width of roads and pavements.

In conjunction with this desk study and site work, two community events were held to further shape and inform the findings. Each community event was open to all Ruddington residents or stakeholders and consisted of a guided walk around parts of the parish using handouts to identify and prioritise the features which were considered to contribute most to local character. In addition, each event focused on a particular type of development, minor and major development respectively, and what ‘rules’ might be appropriate to ensure a high design quality in new development.

The result of this work has been the three parts of the RDG.

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4. The Ruddington character assessment

The purpose of the character assessment is to identify and define the features that combine and contribute towards the character of different parts of Ruddington and the character of the village as a whole. The village has been split into 21 separate areas each considered to have their own individual character. The character areas are based initially on the findings of the Ruddington Conservation Area Appraisal. These areas were then amended and updated following site work and in depth analysis of each part of the village.

Each character area has been analysed on the ground and via desk study in addition to the findings of work undertaken by community volunteers. Members of the community helped identify the key priorities and most valued elements of character to them.

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i. Character area 1: The Village Centre

The village centre character area forms the heart of the village. It contains the majority of the village's heritage assets and a range of residential and retail uses. It has been divided into two sub character areas with (a) comprising the High Street, and (b) the Village Core.

a) The High Street

This linear character area follows the High Street from the top of Dutton's Hill to the north, to the Green in the south. It contains the primary shopping frontage comprising a number of shops and services.

High Street is a principal route (B680) and as a result it becomes very congested with vehicle traffic, especially at peak times. Footpaths are reasonably wide to accommodate pedestrians walking to and from the village centre however, in parts they become narrow and there are few opportunities to cross the street.

The area has a strong retail frontage with a traditional three-part composition shop front design. Retail units in the village centre predominantly occupy very attractive rows of terraced properties usually between two and three storeys in height, resulting in a varied roof scape. These terraced properties use a traditional red brick, using a Flemish bond and a chequered pattern with the same black detailing that is seen in the historical core character area.

b) Village Core

The village core sub character area contains the majority of the village's historical assets, comprises narrow streets and a mix of residential, employment, public and retail uses.

There has been a lot of infill and **backland development** with many of the village's large former industrial and farm buildings having been converted into residential properties, usually flats or detached properties which are tucked away behind the building line.

Backland development: the development of land behind an existing frontage

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Many of the terraced properties are red and brown brick in a chequered pattern with blue/grey slate roof tiles, with some examples of white render and clay pantiles. Decorative brickwork and arched brick lintels are common features as are stone lintels and sills.

Properties typically front directly on to the street with little or no front gardens resulting in strong enclosure of the street. Coupled with chamfered corners, header buildings, and key views to the church result in a **legible** and permeable character area.

Legible: A legible built environment is one which is easily 'read' by its users, making it easy and enjoyable to navigate.

There is little in relation to green space however wide footpaths, street furniture and street trees contribute towards a pleasant public realm overlooking St Peter's Rooms and St Peter's Church.

The village core has good connections for pedestrians and vehicles to the surrounding neighbourhoods. Wide footpaths and pockets of hardstanding public realm contribute to this. However, inter-connectivity within the character area could be improved due to the domination of vehicles in the streetscene.

Summary

- Red brick in a chequered pattern and Flemish bond
- Decorative brick detailing with stone lintels and sills
- Backland and infill development

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ii. Character area 2: The Historic Core

This character area forms the historic core of the village and comprises the land between Manor Park and Vicarage Lane. It contains two of Ruddington's most significant heritage assets; St Peters Church and Manor Park. The church spire can be seen from almost all areas of the village and is an important landmark feature. Ensuring the retention, protection, and enhancement of all key views to and from these buildings should be the highest priority.

Due to its age, the character area has a **urban grain**^[g4], narrow routes, and limited space for parking. As a result, the **streetscene**^[g5] can become dominated by parked vehicles, especially along Vicarage Lane.

Urban grain: The nature and extent of the subdivision of the area into smaller development parcels showing the pattern and scale of streets, blocks and plots and the rhythm of building frontages along the street as a reflection of the plot subdivision.

Streetscene: The appearance of all the elements of a street, including the carriageway, pavement, street furniture, planting and the building or structures along its edges, particularly the composition of buildings on each side of street.

Properties along Vicarage Lane provide a strong sense of enclosure due to the tall brick boundary walls. These walls are an important feature for this character area, not only for their contribution to enclosure and the definition of public and private land, but also in framing key views towards St Peters Church.

The properties along Vicarage Lane create an irregular building line due to the winding nature of Vicarage Lane. Rooflines vary significantly; most are 1 or 1.5 storey in height with a steep pitch. Predominantly red brick dominates, with some examples of white render- many properties also display black detailing.

Vicarage Lane has a **sylvan**^[g6] feel due to the overhanging mature trees and hedgerow marking the boundaries of residential plots. There is very little planting within the street, as the majority of the character area's vegetation is located within the plots of residential properties and public buildings. Pedestrian access to the character area is via the pedestrian footpath connecting the village centre to the residential neighbourhoods to the west.

Towards the village centre the character area opens up due to the open nature of the Church grounds and War Memorial. Here, black detailing is more prominent due to the dwarf wall and black fencing marking the boundaries of the heritage assets.

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Sylvan: Consisting of or associated with woods; or pleasantly rural or pastoral.

Summary

- Views towards St Peter's Church are an important feature of this character area.
- Tall brick walls which provide strong enclosure within the streetscene
- Mature vegetation within front gardens
- 1 to 1.5 storey properties with steep pitched roofs, black detailing and fronting directly onto Vicarage Lane.

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- iii. **Character area 3: Easthorpe Street** **Due to its proximity to the village centre, this character area has a wide range of uses, including residential, shops and services. Many of the buildings within this area are part of Ruddington's heritage, and were part of the original townscape. Areas of contemporary infill have been developed, however it is considered that they respond well to the historic character, by using similar materials and architectural features, such as gables.**

Two main roads dissect the character area, Kirk Lane and Easthorpe Street, meaning that traffic flow in the area is quite heavy. The main bus route in and out of the village centre also runs along Kirk Lane, and there are various bus stops built within the pavements. Adjacent to this area is the country park and business park, these are not included within the character assessment but proposed development is impacted by policies within the Ruddington Neighbourhood Plan.

The majority of buildings in the character area are detached or semi-detached and range from 2 to 3 storeys high. Plot size is large, especially to the south of Easthorpe Street. Building lines are stronger closer to the centre, due to the higher density. However, towards the east, the building line dissipates due to vegetation screening. Although there are a mix of architectural styles, red brick is a common material across the area, as well as architectural attributes such as porches and decorative windows. Infill development and backland development is common throughout this character area, creating high density with smaller units. However, this has resulted in an irregular built form and grain^[g7].

Soft landscaping is common across the whole area. Parts of both Kirk Lane and Easthorpe Street have grass verges on either side, separating the pavement from the busy roads to provide pedestrian safety. In addition to this, there is mature planting which provide strong front boundary treatments, along with picket fences.

Summary

- The area has residential, retail and public uses, which is appropriate due to its proximity to the village centre.
- Buildings from the historical development of Ruddington can be found here, however contemporary infill development responds well to this existing character by matching materials such as red brick and render.
- Architectural styles of the buildings are varied.
- Building lines are stronger towards the village centre due to a higher density. This reduces towards the east, as the plot size increases.
- The area has an irregular built form due to backland and infill development.

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iv. Character area 4: The Green

The Green is a significant piece of green space in Ruddington in terms of historic and townscape value. It sits at the heart of the village and forms the southern edge of the village centre. The space is the centre piece of this character area. Standing at either end of The Green allows for views up and down the key routes into and through the village.

The surrounding buildings are predominantly residential in use with a number of public buildings forming the southern boundary, most notably the former youth centre. All surrounding buildings front onto and overlook The Green, allowing for good **natural surveillance** [g8] and a strong sense of

Natural surveillance: When buildings around a space are designed with features that are likely to lead to people overlooking the space. These may be windows, balconies, front gardens or entrances.

enclosure.

The park itself is lightly landscaped with a number of mature trees dotted across The Green. Street furniture comprises decorative signposts, park benches, a bus shelter, and a sun dial on the larger section of grass.

The Green is a thoroughfare with a bus stop and a frequent bus route passing through it. This, alongside its central location and the availability for on-street parking, means that the character area can become congested with vehicles.

The surrounding buildings are mostly 2 and 3 storey and many date back to the 19th century. Many have decorative detailing on the doors and windows in addition to stone lintels and sills. The predominant materials are grey roof tiles, red and yellow brick in a Flemish bond. A number of buildings have white render. There are a mix of boundary treatments within this small character area, many buildings are back of pavement and open directly onto the street, whilst others (mainly along the southern and eastern boundary) have front gardens and front boundaries, typically a combination of hedging and brick walls.

Summary

- Red and yellow brick in a Flemish bond
- Symmetrical windows with decorative stone lintels and sills
- Strong building line in some parts back of pavement in others with front gardens

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v. **Character area 5: Musters Road**

The Musters Road character area forms the south western edge of the settlement. This character area is predominantly made up of large detached dwellings with uniform plots built around the 1960s. The majority of properties within this character area have had significant alterations and extensions. The Vicarage Lane Playing field adjoins the rear boundaries of properties along Peacock Close and Musters Road.

Access to the character area is provided via two points off Asher Lane to the east. Musters Road is the principal route of the character area, servicing a number of cul-de-sacs and accommodating the 863 bus route. The road network is of a standard highways design with a 5.5m wide carriageway, and 1.8m footpath. A separate pedestrian access point is provided at Barton Close, allowing access to the Vicarage Lane Playing Fields.

The area is characterised by low walled open front boundaries, with some areas of hedgerow. The predominant colours and materials are buff red, yellow, and brown brick, concrete roof tiles with many properties adopting wood cladding as a decorative feature. Mature trees within front gardens contribute towards a semi-sylvan character.

Summary

- Detached properties with a mix of buff red and buff yellow brick
- Generous front gardens, usually set back behind dwarf walls and hedgerows

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vi. Character area 6: Churchill Drive

The Churchill Drive character area contains two storey, semi-detached properties built in the 1960s. Properties have adopted a mix of styles and colours however the character area is predominantly made up of semi-detached dormer houses and conventional pitched roof houses, with red, yellow and grey bricks with hanging slate roof tiles and hipped roofs. Many properties have been altered or extended over time resulting in an irregular building line and inconsistent building forms.

The principal route, Churchill Drive, is a curving spinal route providing the only vehicular access to the character area and its cul-de-sacs. The road network is of standard road geometry with a 5.5m carriageway and 1.5m footpath however, due to the lack of an established route hierarchy there is poor legibility. Pedestrians may access this area via two alternative access points, Manor Park and Vicarage Lane; the result is an area which lacks permeability.

The character area has strong passive surveillance as all properties have a frontage to Churchill Drive. There is no dominant front boundary treatment, however all are low or open, with dwarf brick walls or hedgerows. Increasingly, on-plot parking dominates the streetscene in this character area.

Summary

- Low or open front boundaries using dwarf walls or hedgerows
- Alterations to front and side elevations

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vii. **Character area 7: Manor Park**

This character area comprises land formerly part of the Manor Park estate. The Manor Park character area has been largely preserved its original built form in terms of plot sizes, surroundings, and styles. The character area is focused around a few streets which lie to the south of Clifton Road.

All properties are residential in use, Victorian in style and are large family homes, typically 2 or 2.5 storeys tall. The buildings have significant bulk and are predominantly detached (there are some examples of semi-detached villas), and are each individually designed.

Although designed individually the properties are predominantly red brick with stone and hanging tile detailing. Brick and stone detailing is also a common feature, including door and window surrounds and half-timbering. Chimneys, finials, and decorative brickwork form the dominant decorative features of this character area.

As well as built form, boundary treatments and front planting are important features. High stone walls, clear boundaries, and defined spaces allow for a clear definition between public and private space, and gardens are usually to the rear in a secured space. Where rear gardens front a road, high walls retain the safety and security. There is little in the way of open space within this character area however the significant number of mature trees and thick vegetation and hedgerow boundaries gives it a sylvan feel. There is a key tree positioned in a triangle in the centre junction.

Parking is predominantly on-plot, mainly in a private garage, with very limited on-street parking. Unlike other character areas, Manor Park is a private residential estate with gated access in some locations. Pavements are Breedon gravel only and there is limited street furniture, excepting finger posts. Whilst the neighbourhood is private in nature, the routes are publically accessible in order to provide access to James Peacock infant school.

There are a number of key views in this character area, mainly along Manor Park and towards the key tree however, there are also intermittent key view above the roof line towards St Peter's Church in the village centre.

Summary

- Red brick, half timbering and brick and stone detailing are key design features in this character area
- Chimneys, finials, and decorative brickwork form the dominant and decorative features of the character area.

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- Stone front boundaries are an important design feature.

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viii. **Character area 8: Manor Park Fringe**

The Manor Park Fringe character area occupies the area between Manor Park and Clifton Road. Clifton Road is a key arterial route providing access to Clifton from the village centre. As a result the road can become congested with vehicle traffic at peak times. The road itself is comparatively wide (approx. 6m+) and includes a cycleway.

The majority of properties in this character area are large family homes. These are two storey and are set back behind a series of tall mature Corsican Pines which stretch along Clifton Road. Front boundaries contain tall hedgerows allowing for a clear definition between public and private space. Plot sizes are large and relatively consistent with one another though grow larger to the south towards Manor Park.

Building materials vary slightly, but are predominantly brown and grey brick with some white timber panelling.

Summary

- Tall, mature Corsican Pines adjacent to the highway
- Wider elevation fronting the highway
- Generous front gardens with properties set back behind mature hedgerows

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ix. Character area 9: Packman Drive

Located between Wilford Road and Loughborough Road, this character area is one of the largest identified in Ruddington. The area has three access points, from Easthorpe Street, Wilford Road and Loughborough Road. There are a number of secondary routes through the area, including Rufford Road, St Mary's Crescent and Ashworth Avenue. Tertiary cul-de-sac roads also serve the surrounding residential areas and St Peter's primary school.

The majority of the area consists of post-war, 2 storey semi-detached and maisonette housing and of a medium density. There are small areas of early 20th century terraces and 21st century infill development. Some infill development located at the end of St. Mary's Crescent is high quality in design terms but may be considered out of character in some respects.

The red brick, post-war dwellings have a very regular appearance with chimneys and porches over the front door. Boundary treatments are well defined through low brick walls and hedging. The estate is formed with **strong urban blocks**^[g9], with the dwellings fronting the road and private rear gardens which back onto each other.

Urban blocks: Urban blocks provide space for buildings within the street pattern of an urban area and forms the basic unit of a town or city's urban fabric.

The area is rich in pedestrian connections with alleyways that create a pedestrian network that links the playing field and the school. This character area, perhaps more notably than the rest of Ruddington, has a good network of green infrastructure, street trees and grass verges. In addition, the area contains larger areas of recreational green space, such as the playing fields. Despite some being located to the rear of residential streets, the areas of public space are well overlooked due to changes in level. This enhances the perceived safety of the estate.

Summary

- The area is predominantly residential and features a junior school, playing fields and a playground. The area is well connected for pedestrians, with alleyways which link to the green space.
- The majority of development is post-war housing, however there are some areas of older development and contemporary infill development.

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- The area has strong urban blocks. Land has been utilised well and areas of public space are well overlooked.

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x. Character area 10: Loughborough Road

Loughborough Road is the busy A60 which bypasses the east of Ruddington and connects Nottingham to Loughborough. There is a pavement that is separated from the road by a continuous grass verge. Despite this, there are public footpaths between some plots that enable pedestrian access to the estate at the rear.

Buildings along Loughborough Road are set back irregularly from the road and there is some backland development. The building line to the main road is mostly screened by vegetation in the form of large hedges and mature trees. It is noted that this vegetation has been used at the front of properties in order to provide noise mitigation from traffic, however it is unfortunate that outward looking views from the properties to the open countryside have been obscured. Whilst this has produced a weak building line, boundary treatments are well defined.

The area is dominantly residential, however there is a petrol station situated on Loughborough Road. Plot size is large, and dwellings have large front and back gardens, as well as garages and driveways that are often gated. The dwellings are all detached bungalows or 2 storey dwellings, however most of the backland development which leads off Loughborough Road comprises apartment blocks. The architectural style of the area is very varied, however the majority of buildings use red brick, white render or a mixture of both.

Summary

- The residential area is dominated by large, detached dwellings. However, there is also some backland development of contemporary apartment blocks and a petrol station is situated along Loughborough Road.
- Buildings are set back from Loughborough road and the building line is mostly screened by mature vegetation. This mature vegetation also provides noise mitigation from the road, however unfortunately blocks key views to the open countryside.

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xi. **Character area 11: Easthorpe Street East**

This block pattern in this area is linear, and consists of a short row of dwellings that run parallel to Easthorpe Street. The area has excellent connectivity, as Easthorpe Street provides a direct pedestrian route into the village centre.

This character area contains rows of terraces, semi-detached and detached dwellings. All have frontage to the road and contribute towards a very strong building line. The houses are set back from the street, with modest front gardens and driveways. Boundary treatments are mostly well defined through the use of privet hedging and low brick walls, however some front gardens and boundaries have been lost to car parking. Grass verges separate the road from the pavement, however the prevalence of park cars along these verges detracts from their contribution.

The dwellings are traditionally 2 storey, however some attics have been converted to provide additional accommodation. All the buildings follow a similar architectural style, using red brick, red decorative tiles and decorative arches above the front door. Bay windows and chimneys are also a consistent feature throughout the area. The terraces are dated from 1912, the other dwellings in the area were constructed around the same time.

Summary

- The area, situated to the east of Easthorpe Street, has a uniform building line and dwellings consistently front the highway.
- All the buildings respond well to each other, and follow a similar architectural style, using red brick, decorative door arches, bay windows and chimneys.
- Boundary treatments are well defined through the use of privet hedging and low brick walls, and all the dwellings have front and back gardens.

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xii. Character area 12: Kirk Lane

This character area consists of the eastern end of Kirk Lane and the west side of Loughborough Road. These two major roads carry a lot of traffic in and out of Ruddington and towards Nottingham. There is only one other tertiary road and no pedestrian connections.

It is primarily a residential area with very low density. Plot sizes are large and dwellings are mostly detached, two storey with front and back gardens. The dwellings are set back from the highway and the building line is largely screened by vegetation. It is considered that this area would benefit from more street furniture and enhancement of the public realm.

The buildings themselves vary in age and architectural style, from Victorian to more contemporary infill development. An example of this is Sycamore Close, which is a backland development of large, detached, modern homes. Red brick and white render are the most common materials used, however here there are instances of black and white timber framing.

Boundary treatments are clearly defined through the use of mature planting, hedging and low brick walls. Some dwellings have metal gates which provide access to private drives and gardens. Grass verges run alongside parts of Loughborough Road and Kirk Lane, separating the footpath from the highway.

Summary

- Areas of the public realm could be enhanced through street furniture and enhanced pedestrian connections.
- The area is predominantly low density residential. Dwellings are set back from the highway and screened by mature planting, enclosing the roads but producing in a poorly defined building line.
- The buildings in this area vary in architectural style but red brick, white render and black and white timber framing are common materials.

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xiii. Character area 13: Flawforth Avenue

Located at the junction of Kirk Lane and Loughborough Road, this residential character area consists of large detached dwellings of a varied architectural style with mature gardens arranged in a uniform manner at a very low density. The area has poor pedestrian connectivity to Ruddington Village centre. Although the junction at the A60 has traffic lights and there are pavements along each street, the lack of pedestrian crossings result in this route being difficult for pedestrians to navigate routes to the village centre.

The dwellings in this area are orientated parallel to and facing the street, creating a uniform building line. The dwellings situated along Loughborough Road are larger in size, whilst the south of Flawforth Avenue is dominated by detached bungalows more modest in scale. The dwellings are all detached and vary between 2 – 2.5 storeys. Despite this similarity, the architectural styles and **roofscapes**^[g10] of the dwellings vary. Materials used across this character area are varied and include red brick, brown brick, red clay roof tiles, grey clay roof tiles, white render and half-timbered sections. Although the architectural style is mixed, the buildings in this character area complement each other due to their similar scale and proportions. All the dwellings have front gardens and many have driveways (part of the original design). Each dwelling has a large back garden and boundary treatments are well defined by low brick walls and hedging.

Roofscapes: a view of roofs, particularly in terms of aesthetic appeal

Looking north along Flawforth Avenue, there is a direct key view towards Easthorpe House and its gardens, a Grade II listed building and a landmark for the area. There is a lack of public open space within the area, however, there is a good amount of **green infrastructure**^[g11] that exists due to large grass verges along the sides of the road and mature vegetation in the front and rear gardens of properties.

Green infrastructure: A network of multifunctional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities

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Summary

- Large, detached dwellings occupy the area along Loughborough Road, whilst Flawforth Avenue is dominated by smaller detached dwellings and bungalows.
- The architectural styles and materials across this character area are varied, however the buildings complement each other due to their similar scale and proportions.
- A key view looking northwards is Easthorpe House, a Grade II listed building.

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xiv. **Character area 14: Elms Park**

This character area comprises the land between The Green (to the north), and Rushcliffe Country Park to the south. The Elms Park character area has an eclectic character and can be split into a number of sub areas. The estate has been built in phases with the properties to the west built in the post war period whilst properties to the east were built in the 1980s and 1990s.

Overall, the character area has good vehicle and pedestrian connectivity, especially to the surrounding neighbourhoods and the Elms Park and Country Park green spaces. Notwithstanding this, due to the lack of road hierarchy the character area has poor legibility despite being relatively permeable in terms of routes available to pedestrians.

A) Elms Park West

Elms Park West is a municipal housing estate built to accommodate growth during the latter half of the 20th century. Properties here do not have well defined frontages however, some do have front gardens. A key part of the local character is the large areas of open green space and mature trees within them. Some of these areas are however, not so well overlooked which results in some 'dead spaces' with poor natural surveillance.

Parking is typically provided to the rear of properties, within parking courts, or on-plot. Dwellings are typically 2 storey, in sets of terraces with red brick and wood cladded infilling. There are examples of render, usually pebble dashed. Window and door surrounds are framed in white.

Summary

- Set back properties with no defined plots
- Wood cladded infilling

B) Elms Park East

Elms Park East comprises the neighbourhood that sits on the edge of Elms Park, a large recreational and public green space. Elms Park (road) is the principal route through the character area providing access to Kirk Lane and beyond to the village centre. The route also serves a number of cul-de-sacs.

Properties in this sub area were built at a later date compared to those in Elms Park West, likely during the 1980s and 1990s. There is a mix of detached and semi-detached properties with a number of

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bungalows at the centre of the character area. Some of these clusters of bungalows are sheltered or wardened housing for the elderly.

Properties are orientated towards the road and are predominantly set back with the majority behind hedging, with some examples of fencing and dwarf walls. The predominant materials are red and brown brick with some brick detailing on window and door surrounds. Hipped roofs are common on many of the properties.

Summary

- Hipped roofs, generous front gardens and front boundaries
- Red and brown brick, semi-detached properties
- Consistent medium sized plot

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xv. **Character area 15: Pasture Lane**

This character area is situated around the former Great Central Railway station and goods yard and is naturally split into two sub areas by a narrow cutting of the former train line and station, with Old Station Drive to the east, and Pasture Lane to the west.

Both areas are noticeably modern in their approach to design compared to the rest of Ruddington. There is a wide variety of property types: detached, semi-detached and flats. These are predominantly red brick with a small number of yellow brick with some detailing, but no major features. The architectural style of the character area is mixed, at times confused, due to the large range of materials and details used.

Properties either directly front the street or are set back. The space between the front elevation and the street contains vegetation. Developers have maximised their use of the space available and built at a high density. This has resulted in small urban blocks, modest sized units and a strong building line in some areas. The building line is, in areas, broken by on-plot parking situated between buildings, disrupting the visual quality of the streetscene. The area is dominated by on street parking which detracts from the streetscene.

Whilst the layout of the area allows for internal views up and down the streets, it is also complex and inward facing as a whole, with little outside connection making it difficult to navigate. This results in poor legibility and permeability for both pedestrians. Poor connectivity has resulted in the properties along Tongue Way being cut off from the rest of the neighbourhood.

Summary

- Properties fronting the street, back of pavement
- Red brick with minimal detailing
- Soft landscaping with a wide variety of plant species

xvi. **Character area 16: Clifton Lane**

This character area consists of the residential areas along North Road, Clifton Lane and part of Clifton Road. Clifton Lane is a main road westward out of the village and is a bus route. The dwellings in this area are large detached homes, situated on large plots with driveways and gardens, resulting in a low density. The dwellings follow a building line but this is not very apparent within the streetscene due to the gaps between the properties and the presence of mature and substantial areas of vegetation.

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There are a mix of architectural styles, with red brick, white render and terracotta clay roof tiles as the common materials. **Cat slide roofs**^[g12], chimneys and bay windows are also some common architectural features. The buildings along Clifton Lane are set back from the road and screened by vegetation. Clifton Lane is a wide street, with wide pavements, the majority of which consist of a generous grass verge (8.3m). This gives ample space for bus stops as well as pedestrians.

Cat slide roof: A cat slide roof is a roof that continues down below the main eaves height and allows you to have a greater depth of building without increasing the ridge height

On North Road, the dwellings are positioned uniformly along the street and the plots are smaller in width. Boundary treatments are well defined, with hedging being most popular, however the prevalence of picket fences and black painted iron gates should also be noted. North Road is not adopted and is in parts in a poor state of repair.

Being on the outskirts of the village, this area is rich with green infrastructure and forms a transition between the settlement and the wider countryside. The dwellings on North Road front onto open fields, whilst Clifton Lane runs over the top of Brook Hill, its dwellings back onto the hill on either side.

Summary

- Dwellings in this area are detached, large, and a mix of architectural styles. Despite this, red brick, white render and terracotta clay roof tiles are common materials, and catslide roofs. Chimneys and bay windows are common architectural features.
- Boundary treatments are well defined by mature vegetation, timber fences and large gates.
- The area is rich with green infrastructure.

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xvii. Character area 17: Woodhouse Gardens

Woodhouse Gardens is a modern development located at the most northern point of the village boundary. It consists of a range of housing types, including flats above garages and two and three storey terraced, semi-detached and detached dwellings. A series of 5.5m tertiary roads run through the residential area and have traffic calming methods seeking to encourage lower vehicle speeds. Pedestrian movement through the site is somewhat restricted as there is often a pavement on only one side of the street and few pedestrian routes or footpaths.

There are no dominant building lines in the estate, however corner-turning buildings are used well to create and define blocks. Woodhouse Gardens uses materials that match the dominant character of the village as a whole, such as white render and red brick. Common attributes of the dwellings on this estate include dentil work, porches, gables and gabled dormers. Some areas within the estate seem tired-looking due to a lack of maintenance. The dwellings have back gardens and courtyard parking to the rear. Rear boundary treatments are well defined by brick walls however there are no boundary treatments to the front other than some limited use of iron railings.

There is a strong and positive consideration for green infrastructure throughout the development. The central area of green space is framed with hedging and plants and is well overlooked by the dwellings around it. There is also a **Sustainable Urban Drainage system (SUDs)** ^[g13] in the area, in the form of a planted ditch and swale, which has environmental benefits. Street trees, hedges and grass verges are also prevalent across the area, although it should be noted that some areas of public space seem to serve no purpose, are too small to be useful and have not been maintained and left to overgrow.

Sustainable Urban Drainage system (SUDs): Features designed to reduce flood risk, which are built to receive surface water run-off, such as constructed wetlands, permeable surfaces, retention ponds, green roofs and swales.

Summary

- As one of the more contemporary developments in Ruddington, Woodhouse Gardens presents a range of housing types, including flats, detached and semi-detached housing.
- Plot sizes are small, with no front gardens and a lack of front boundary treatments.
- The development has a strong consideration for green infrastructure, providing areas of green space and SUDs, as well as areas of hedging and street trees.

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xviii. Character area 18: Camelot Street

This character area is located to the north-west of the village centre. The area is relatively low density and comprised of mainly residential use. There is a small mixed use former depot to the west of the site. All dwellings front onto the street to produce a strong building line across the area.

The area comprises a series culs-de-sac that have no through route for vehicles and only one cut through for pedestrians from Fairham Close to Templeman Close. The pavements follow the wide 7.6m street. The whole estate is accessed from a singular access point at Camelot Street.

A disused railway runs along the western boundary of the character area, and in close proximity to the railway there are railway worker's cottages, dating to the early 20th century. The cottages use red brick and have chimneys, modest front gardens, some converted to driveways, string coursing and eaves detailing. The dwellings on the east side of the estate are by comparison more uniform and less decorative, detached two storey dwellings with front gardens and driveways. Here the character is similar to that of Wilford Road. Camelot Street (and its associated avenues) and Lyons Close offer alternative later styles of architecture. Dwellings here use brown brick and brown door and window frames. This detracts from the character of the area and creates a disjointed visual identity.

The allotment gardens in the area encourage biodiversity and sustainability. These gardens can also be used to promote a strong sense of community and are an asset to the area. In addition to this, there is some soft landscaping within the area, such as the use of hedges as boundary treatments.

Summary

- The area is predominantly residential, however there is a small mixed use former depot building to the north. These areas are served by a number of tertiary and cul-de-sac roads.
- The **local vernacular** [g14] and architectural style of the area is varied. This is due to the area being composed of a number of different developments, which are mostly from different eras.
- Although there could be more areas of open green space, the area has some allotment gardens which promote a sense of community. Front gardens and vegetative boundary treatments also enhance the bio-diversity of the area.

Local vernacular: An indigenous building style using local materials and traditional methods of construction and ornament, especially as distinguished from academic or historical architectural styles.

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xix. **Character area 19: Clifton Road**

This character area is situated along the northern side of Clifton Road, a main road out of Ruddington which also acts as the edge of this character area. The footpath along Clifton Road is shared between pedestrians and cyclists and is 3m wide. There are regular bus stops along Clifton Road, situated within the pavements.

This character area is predominantly made up of Victorian dwellings, evident through the use of red brick, decorative tiles, stringcourse detailing and chimneys. The buildings on the north of Clifton Road have a strong vertical emphasis, which is reinforced through the use of 2 storey bay windows at the front. The dominant features slightly alter to the east of the area, where the semi-detached dwellings feature gables to the side with dormer windows, and detailing such as stone lintels, arches and sills.

To the north of Clifton Road, residential dwellings form a strong building line consisting of rows of two and three storey Victorian terraced and semi-detached houses. The plots of these dwellings vary in size, in part due to the size of the dwelling itself. The smaller terraced properties tend to have a width of just under 4m while the older semi-detached houses to the east have a plot width of approximately 6m.

All the dwellings would have been built with front and rear gardens, however, many front gardens have been converted into drives. This has led to the loss of front boundaries which form a key part of the character of this area. Where a front garden has been retained, properties have clear front boundaries consisting of, most dominantly, low brick walls and privet hedging, although there are some examples of timber fencing and gates. There are parcels of backland development which lead off Clifton Road, some with pedestrian access to residential areas to the north. These are dominantly detached bungalow and dormer bungalow dwellings built post WWII.

Summary

- Clifton Road, a main road in and out of Ruddington, acts as an edge for the area, along which development is arranged.
- This area is predominantly Victorian, with a consistent use of red brick, decorative tiles, string course detailing and chimneys.
- The built form comprises terraces, which front Clifton Road to produce a uniform building line
- Low walls, privet hedging and picket fences are common front boundary treatments which form an important part of the immediate character.

xx. **Character area 20: Northern Gateway**

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The buildings along Wilford Road have a uniform building line and frontage towards the road, although the plot-to-road distance fluctuates and at largest stretches to 8.53m. This enables extra space for visitor parking, although all dwellings also have on plot parking. The differing plot-to-road distance has resulted in weaker boundary treatments, with the prevalence of hedges or brick walls dispersing when heading northwards up Wilford Road. There are grass verges of 4.7m which run parallel to the road, which may also confuse boundary treatments.

The area is mixed use, with the southern part of Wilford Road providing some retail and public buildings, such as The Ruddington Arms pub and the village hall, however the area is dominantly residential. Sellor's Road playing field lies to the very north of the area, which has a playground and space for events. The playing fields are used annually for Ruddington's Wakes.

The south-west side of Wilford Road is dominated by semi-detached dwellings, however towards the north this transitions into small terraces of three dwellings, and further into longer terraces of six dwellings. Towards the south, there is also some maisonette housing. Narrow, dead-end roads lead off both sides of Wilford Road and serve small avenues of dwellings, which is typical of early 20th century municipal housing. The buildings are varied in architectural style, however some use common materials such as red brick and white render, and features including cat slide roofs, chimneys and gables to the road.

When looking directly north down Wilford Road, the key view to the open countryside manifests.

Summary

- The area is mixed use, with residential, retail and public buildings, as well as recreational playing fields to the north.
- There is a mix of housing types in the area, from semi-detached, to terraced and some maisonette housing. The buildings are also varied in terms of materials and architectural style.
- Plot-to-road distance varies, which results in weaker boundary treatments to the north of the character area.

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xxi. **Character Area 21: Old Road**

Old Road is located on the north-east of Ruddington village and is detached from the main urban centre by grassland. The character area is bound by the A52 and A60 routes to the north and west of the site and access to the Old Road is via Landmere Lane and Loughborough Road.

This area is primarily made up of detached residential properties of large scale and mass. There is little consistency in terms of architectural styling between dwellings. Some properties have adopted modern features, such as simplified forms and clean lines whilst others are more traditional in style, with red brick detailing and dormer windows which is more typical of the wider Ruddington area. There is some congruency between the properties by virtue of the presence of ample landscaping to the front and rear of the property and long driveways leading up to the house.

Summary

- Old Road is an exclusive residential area, made up of detached dwellings that are typically of a large scale and mass with ample front and back landscaping and boundary treatments.
- There is little consistency in terms of architectural styling in the area; some properties are archetypal of the wider Ruddington area, whilst others have adopted more modern features.



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