



YORKE DRIVE REGENERATION PROJECT

—

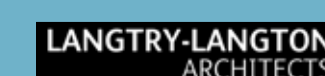
NEWARK ON TRENT

—

RESIDENT CONSULTATION

—

DECEMBER 2020



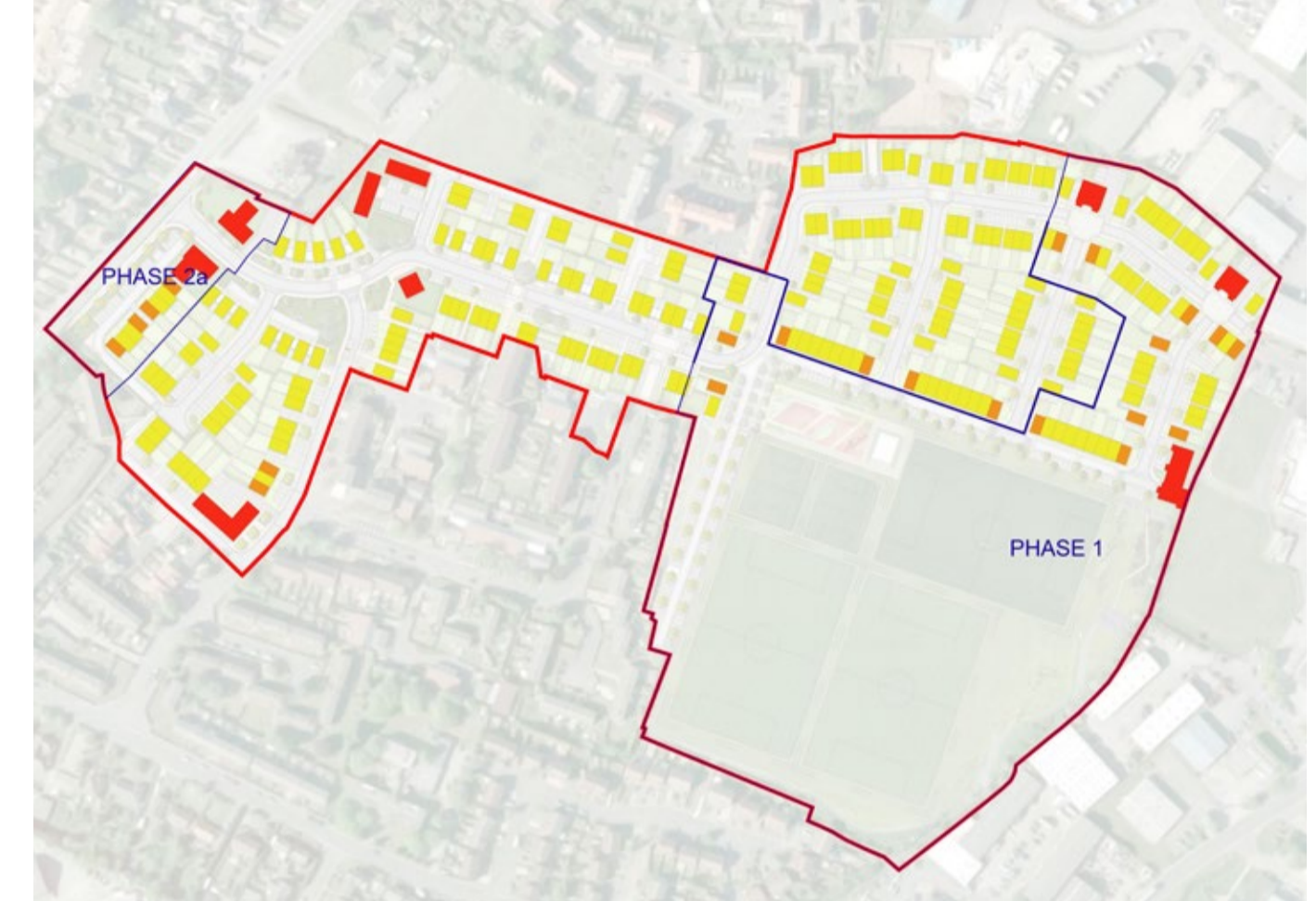
MASTERPLAN



PHASING

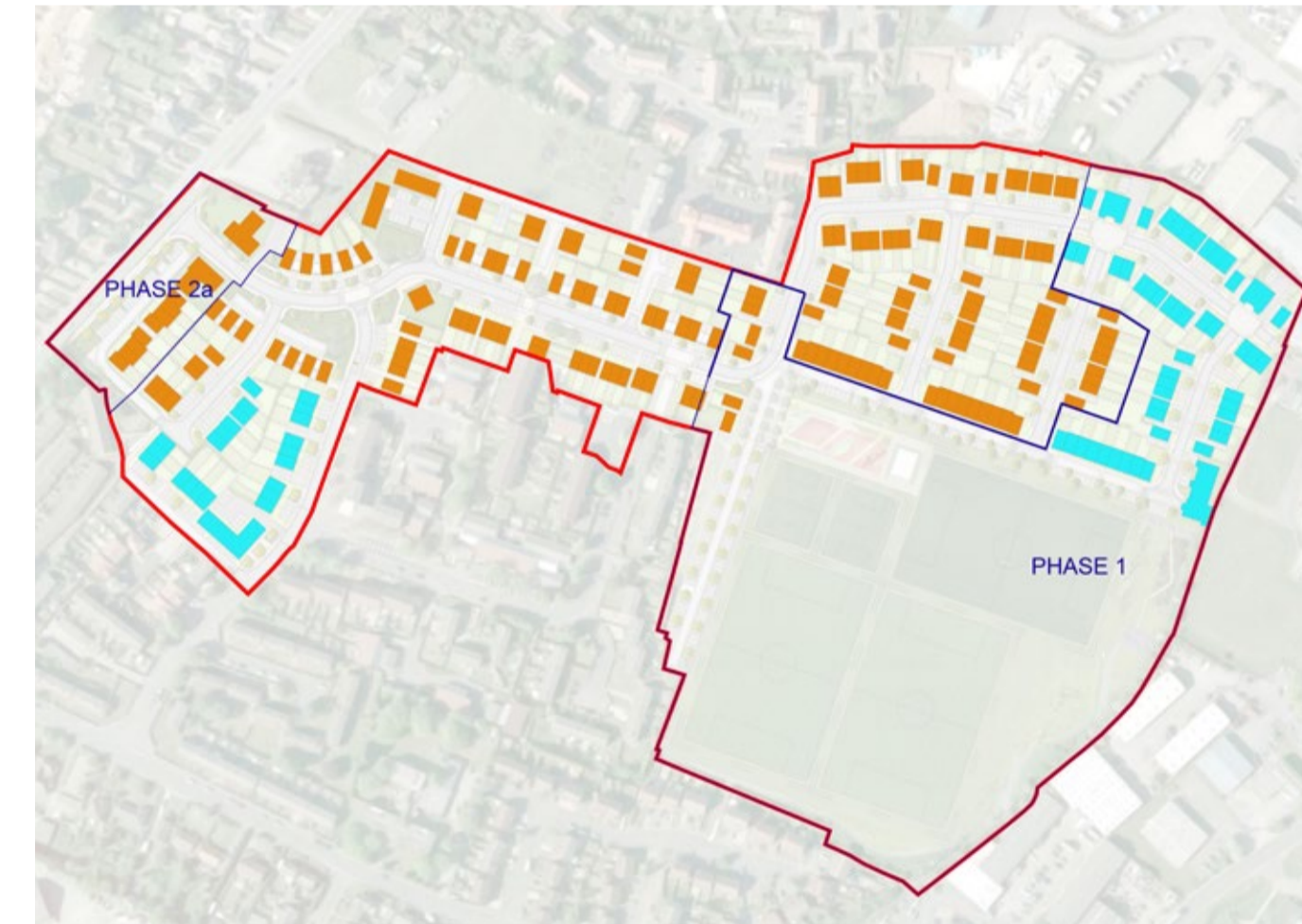


HEIGHTS



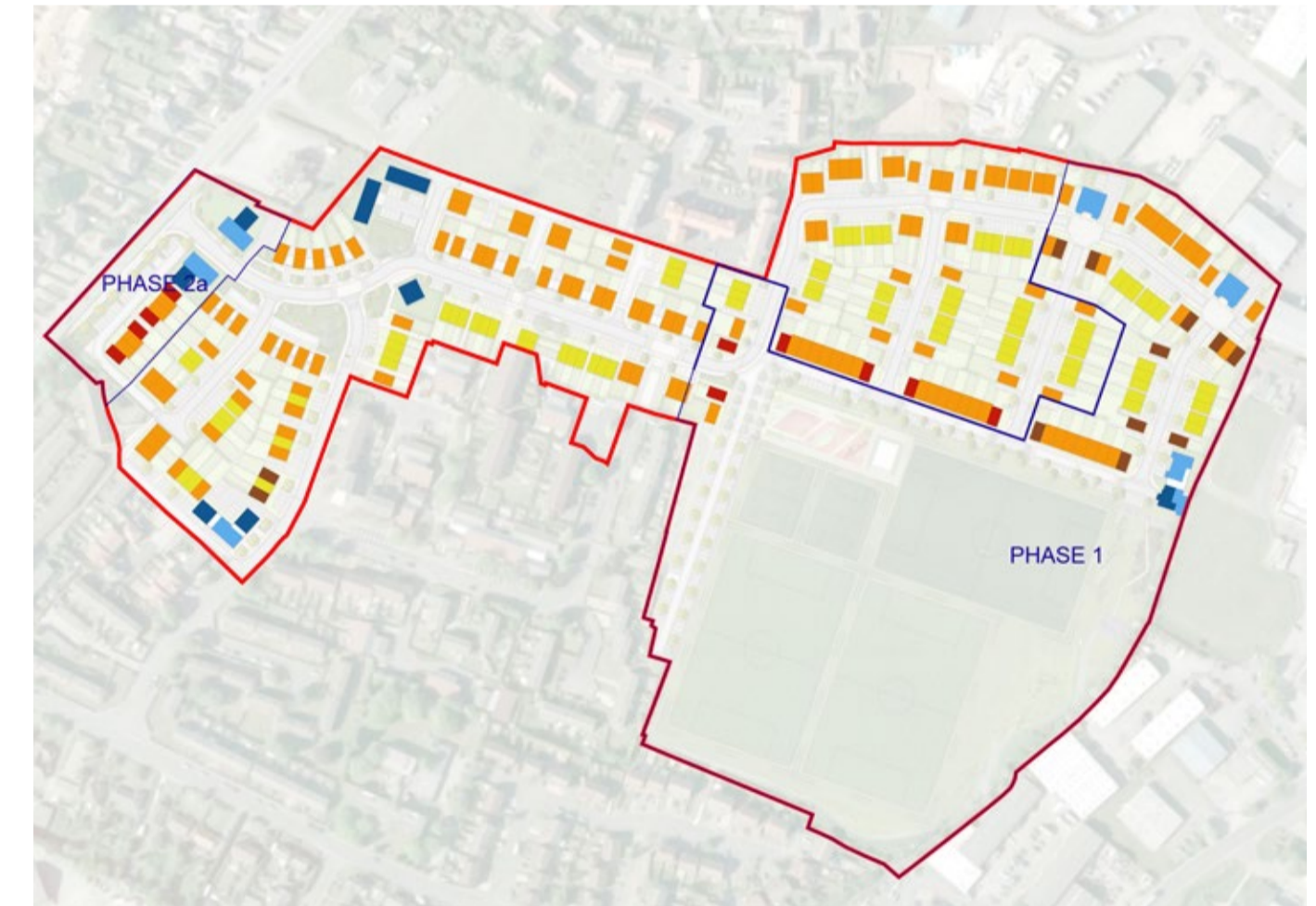
- 2 storey
- 2.5 storey
- 3 storey

TENURE



- affordable
- private

DWELLING MIX



- 1 bed flat
- 2 bed flat
- 2 bed 4 person
- 3 bed 5 person
- 4 bed 6 person
- 4 bed 7 person

STREETSCAPE



View D from sport pitches



STREET ELEVATION A-A



STREET ELEVATION B-B



STREET ELEVATION C-C



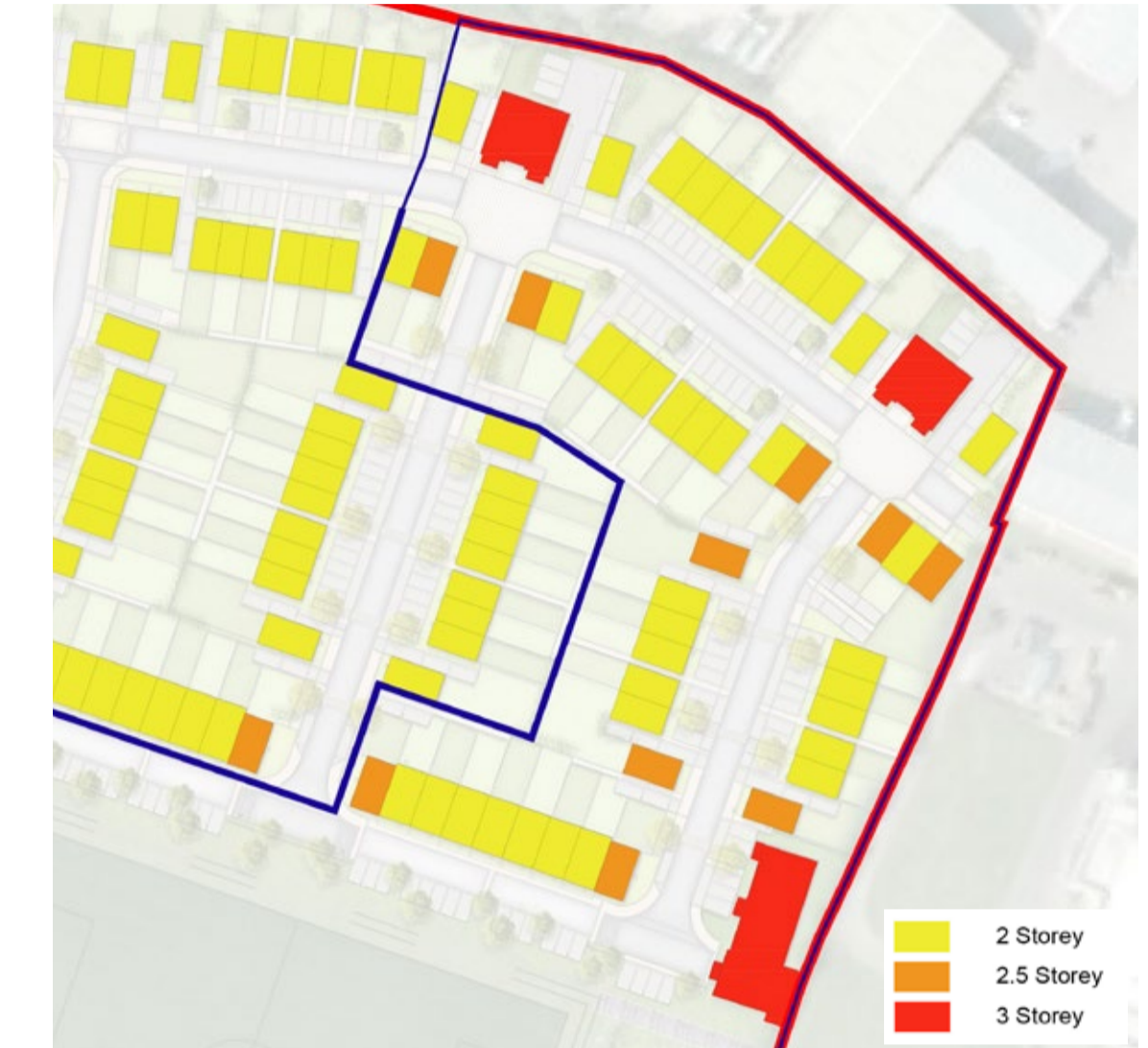
PHASE 1



DWELLING MIX



HEIGHTS



- 1 3 storey flats block as a streetscape highlight at end of street
- 2 Front and good sized back gardens to houses
- 3 Additional boundary planting
- 4 Paired trees and soft landscaping to break up parking
- 5 Speed control measures
- 6 Corner houses with side entrances to enliven street ends
- 7 Inset, two and half storey houses to define 'court' corners
- 8 Feature gable and balcony at the end of the street
- 9 Gunnels for bin servicing



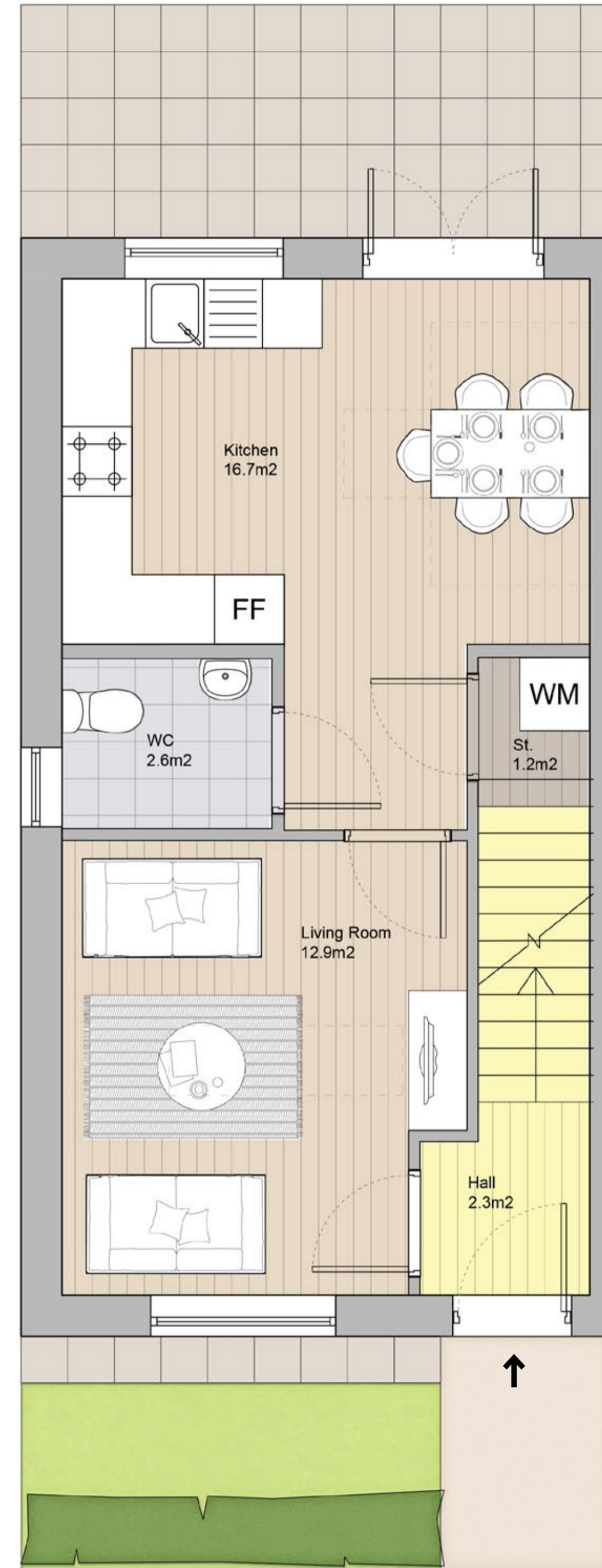
View F of Phase 1

HOUSE TYPES

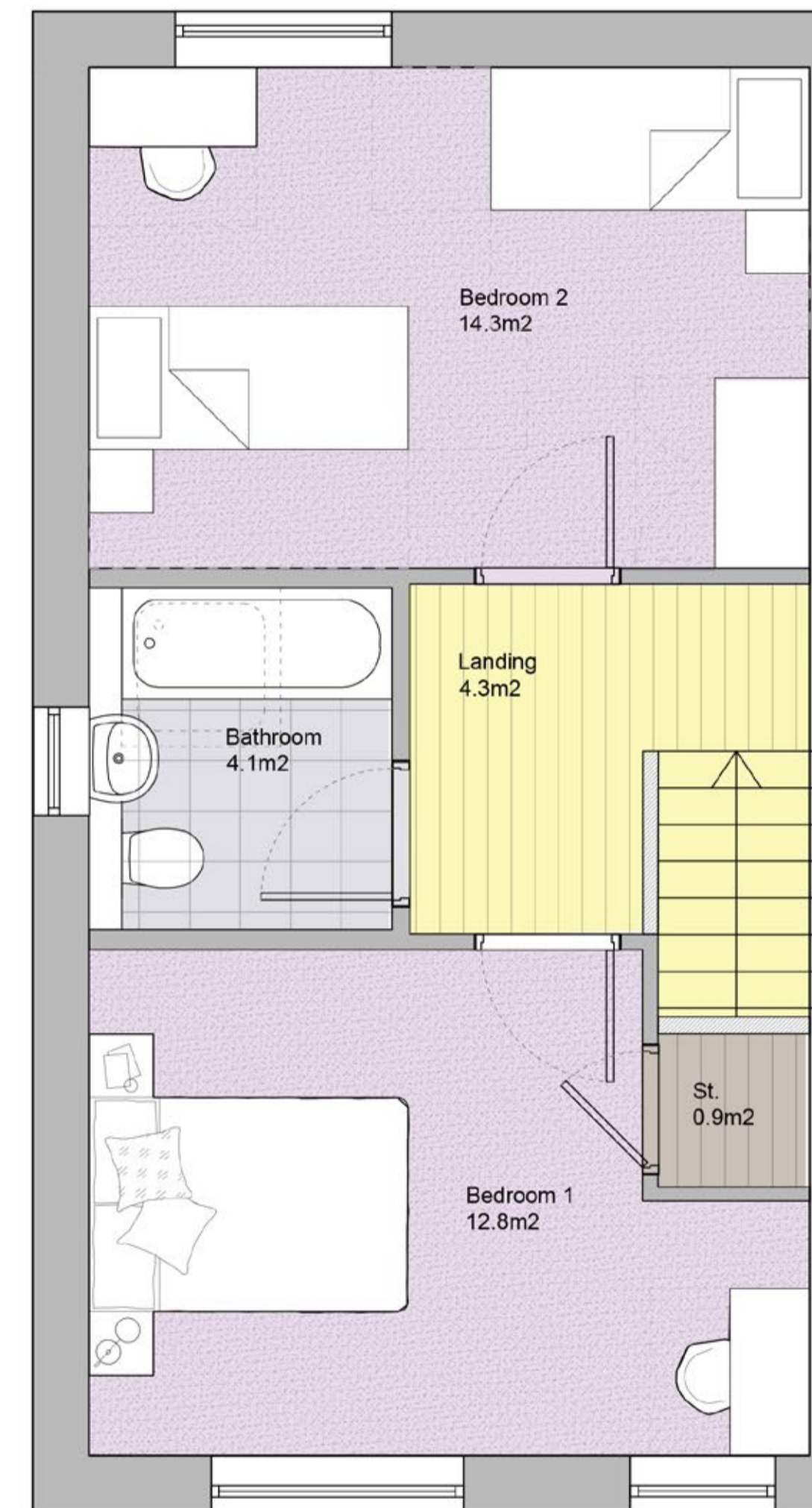


2 BED HOUSE

TOTAL AREA 80 m²



ground floor 40m²



first floor 40m²

Front gardens are shown with either piers and railings or hedge borders. The type of boundary treatment is dependant on the location of the house within the masterplan and are TBC

4.1



HOUSE TYPES



3 BED HOUSE

TOTAL AREA 94 m²



option 1

A larger Living room (16.5m²), but this is used to access the kitchen dining room at the rear. The toilet also opens directly into the kitchen dining room.

option 2

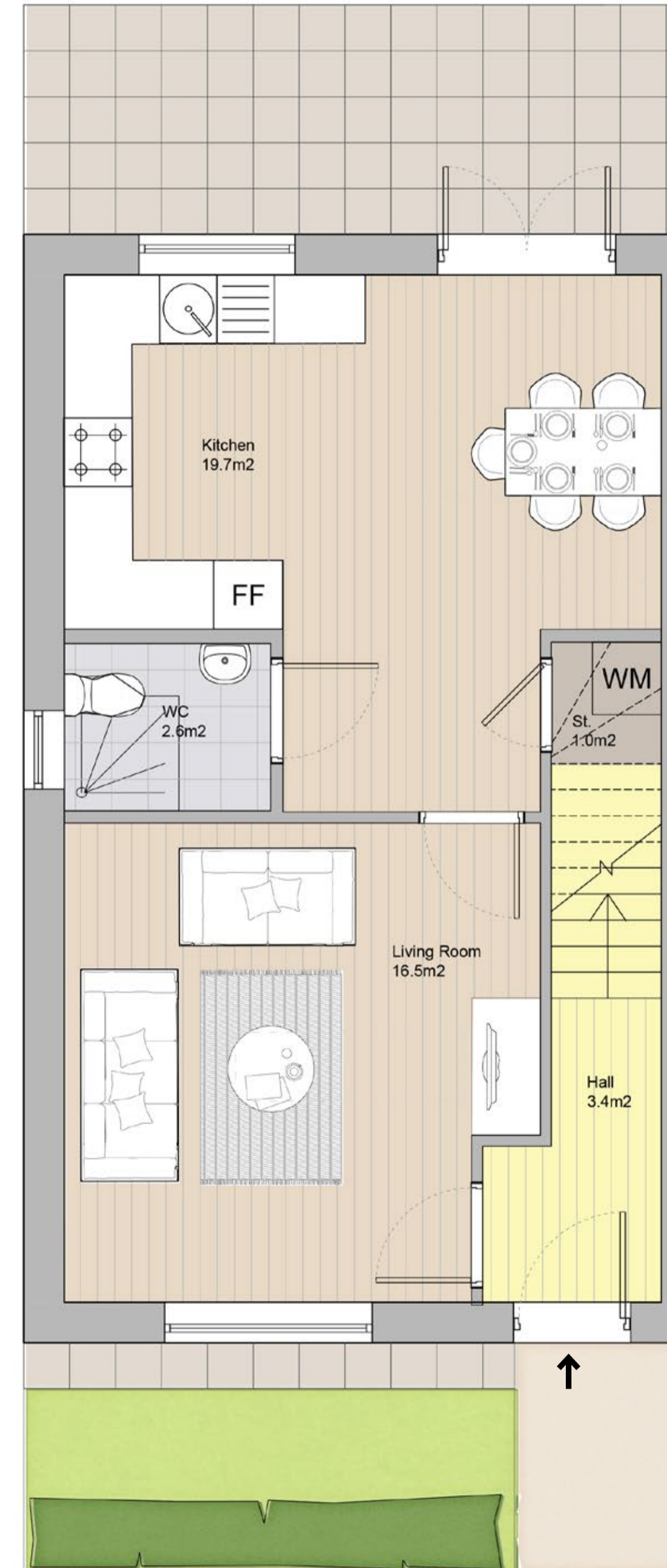
A smaller living room (13.3m²). The hall leads directly through to the kitchen dining room at the back which has the garden access. The toilet is off the hall which is also large enough for a small desk.

option 3

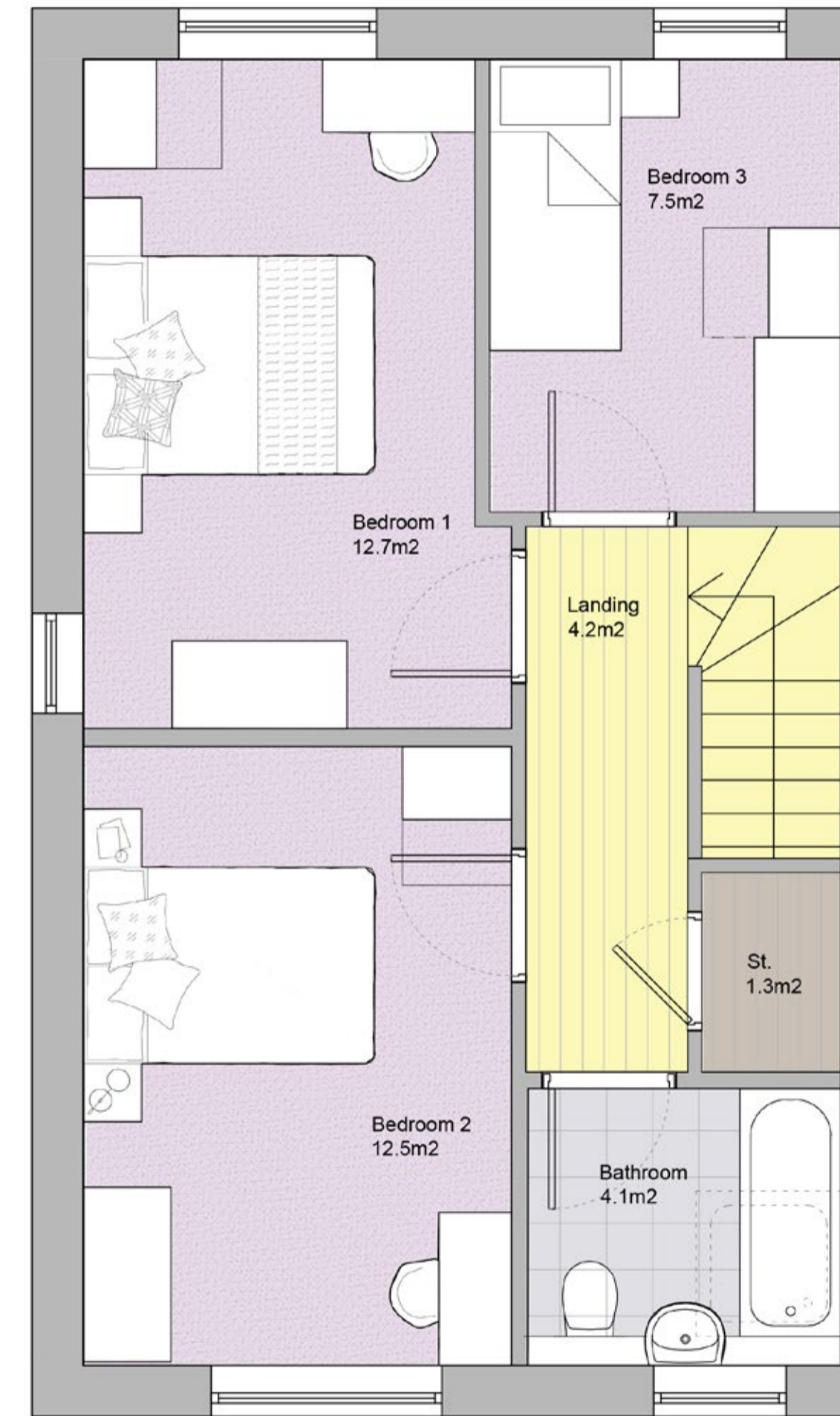
A smaller kitchen dining room (13.3m²). The hall leads directly through to the living room at the back which has the garden access. The toilet is off the hall which is also large enough for a small desk.

Front gardens are shown with either piers and railings or hedge borders. The type of boundary treatment is dependant on the location of the house within the masterplan and are TBC

option 1

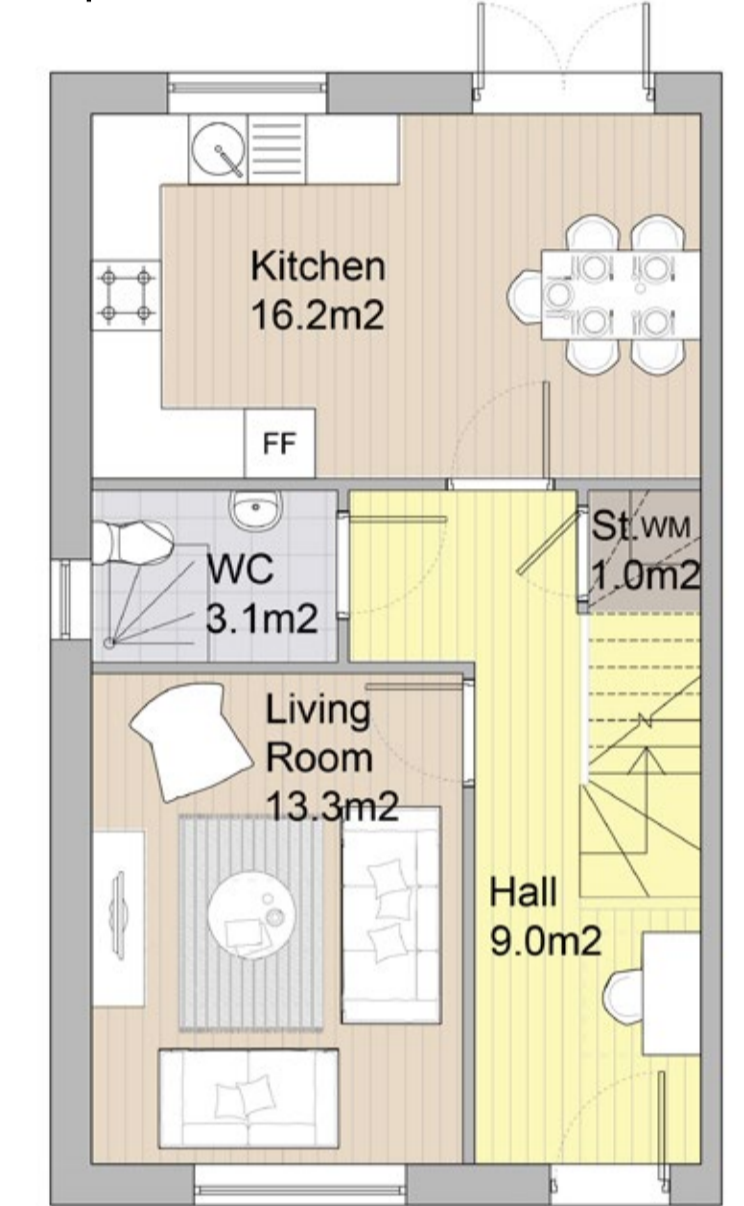


ground floor 47m²



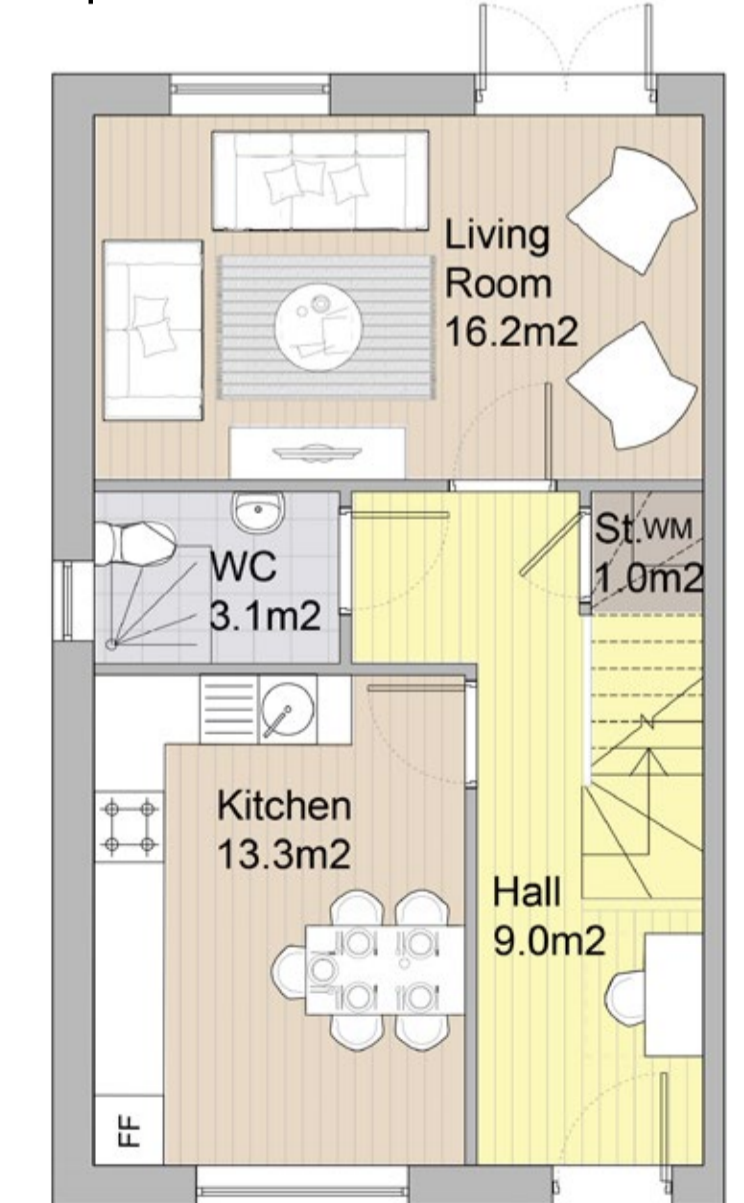
first floor 47m²

option 2



ground floor 47m²

option 3



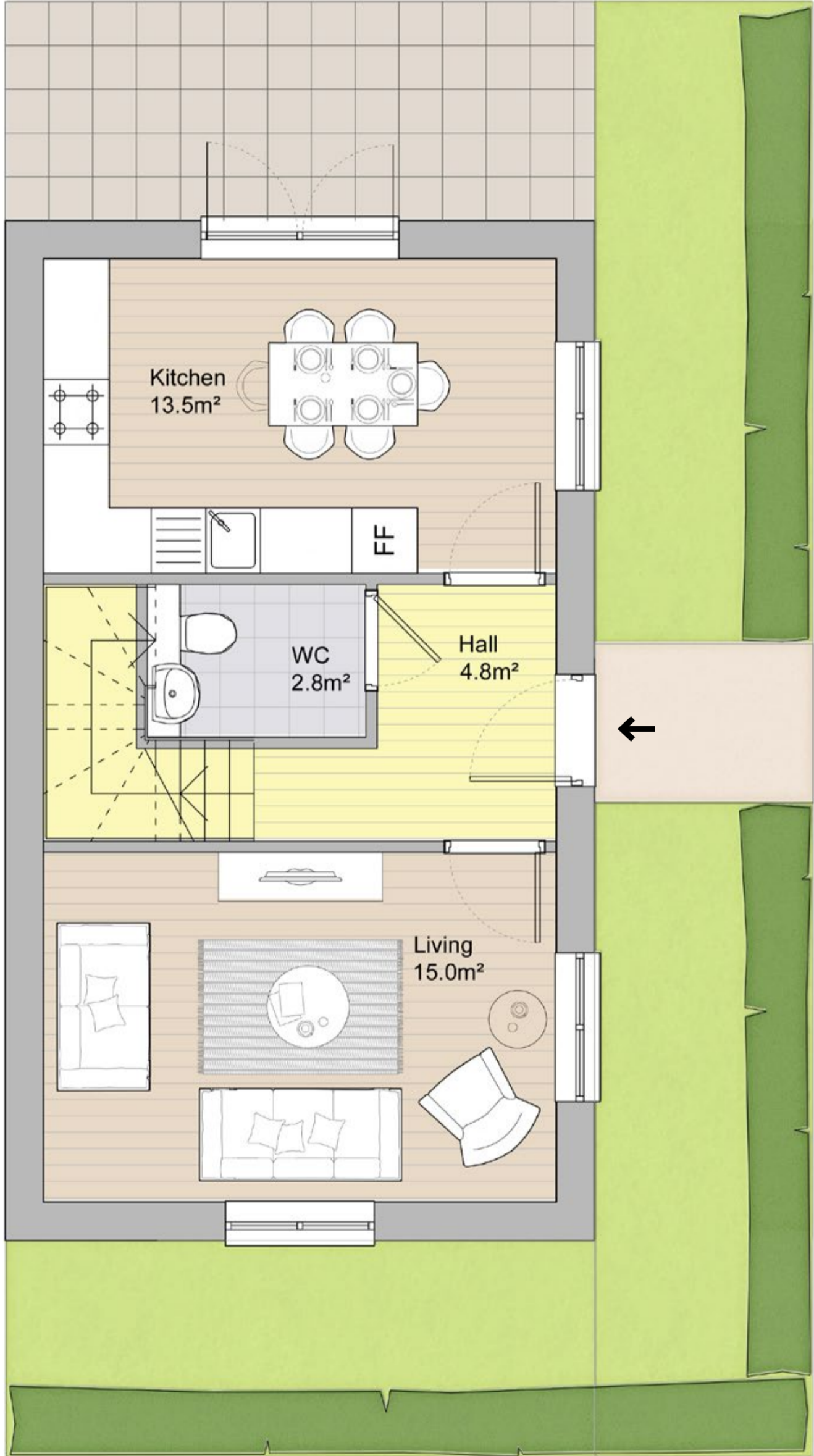
ground floor 47m²

HOUSE TYPES

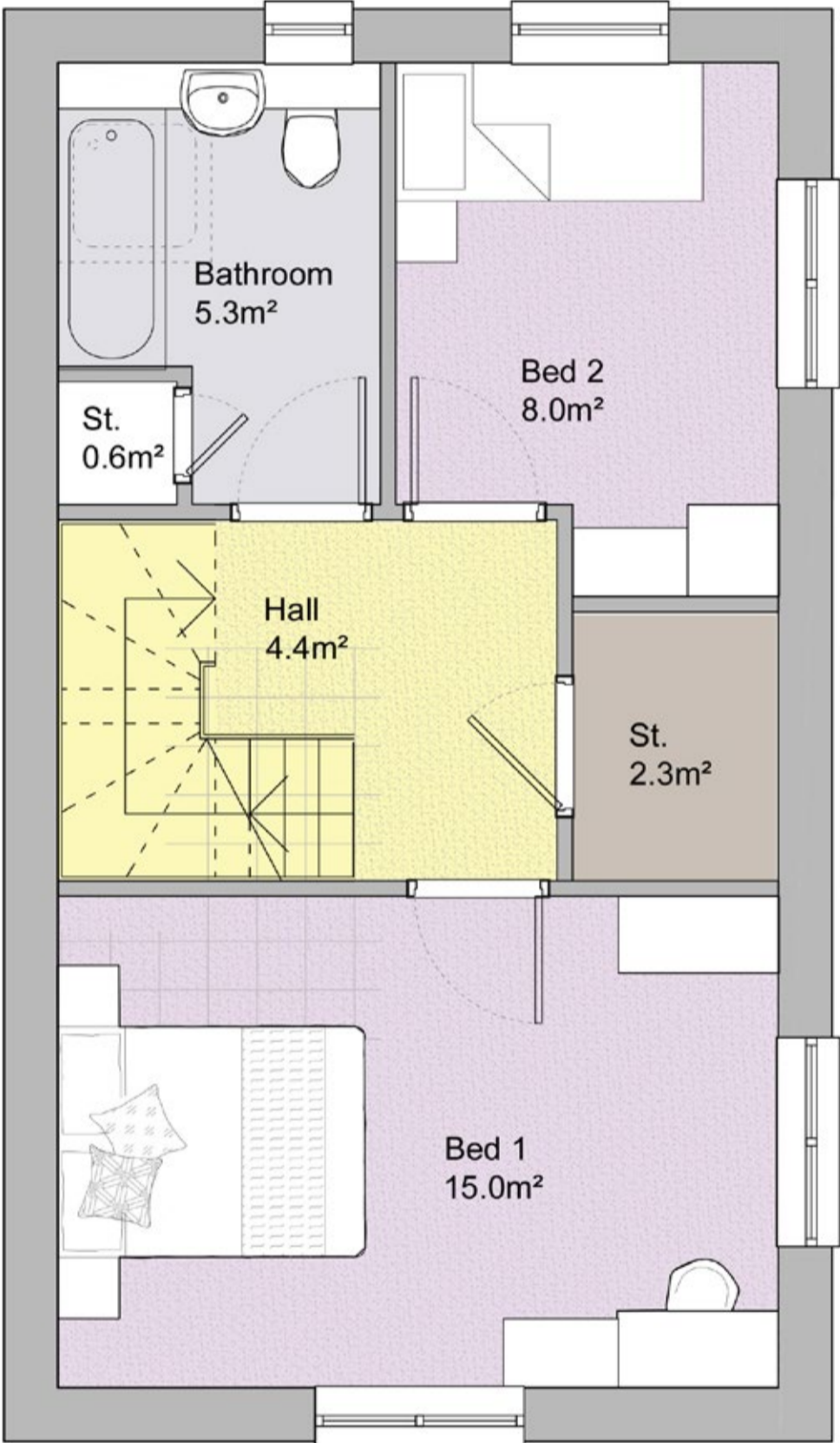


4 BED HOUSE

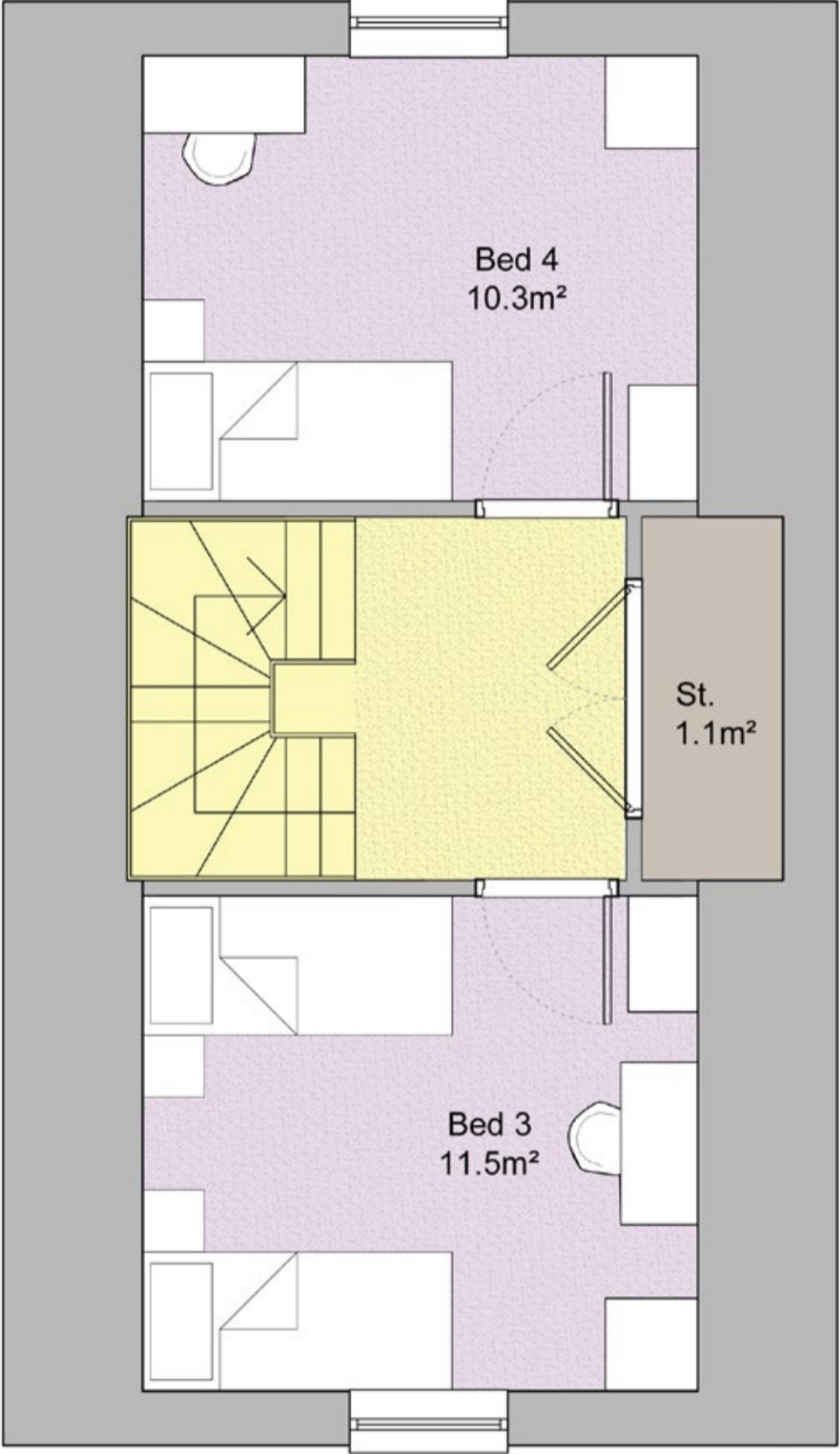
TOTAL AREA 112.5 m²



ground floor 40.5m²



first floor 40.5m²



second floor 32.5m²

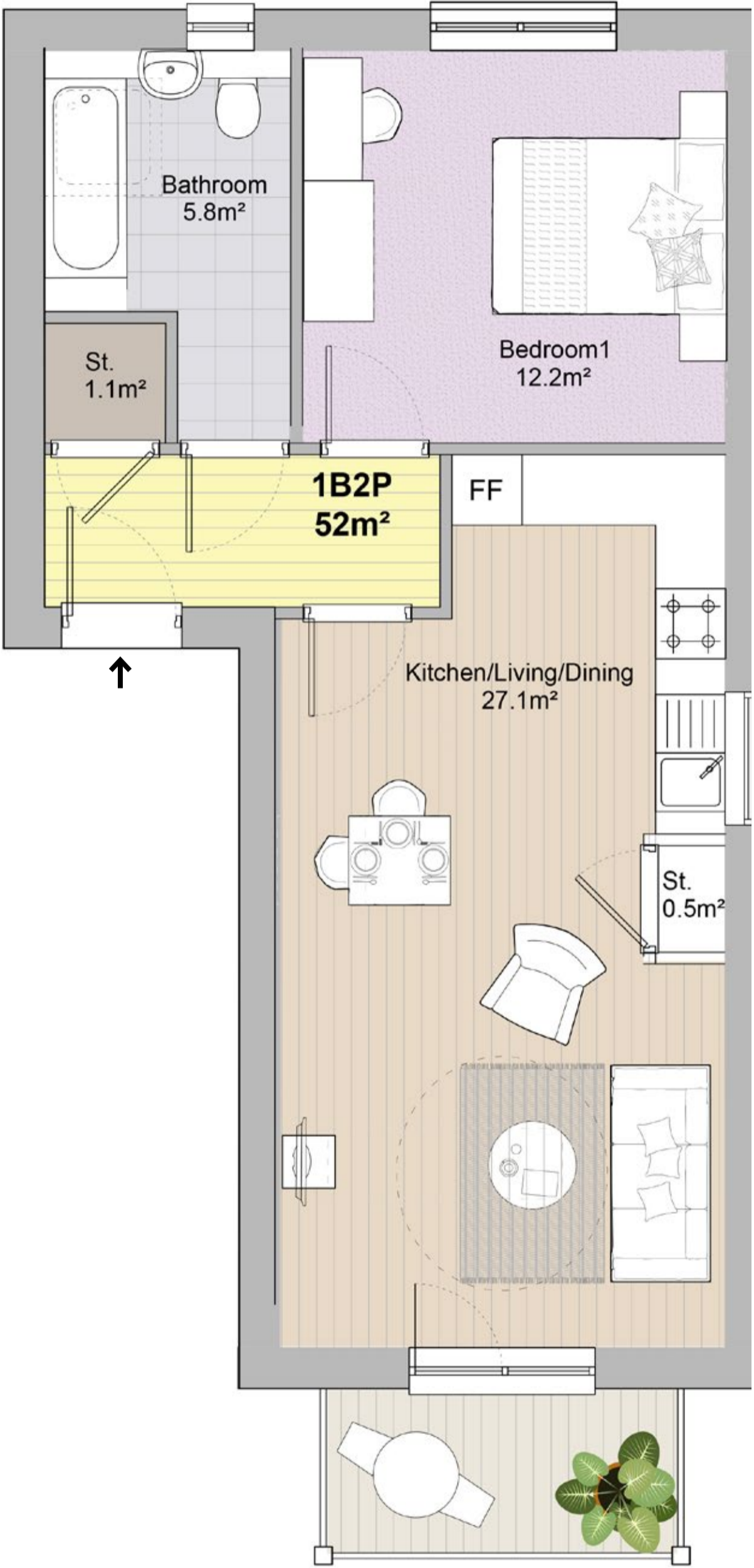
Front gardens are shown with either piers and railings or hedge borders. The type of boundary treatment is dependant on the location of the house within the masterplan and are TBC

FLAT BLOCKS



1 BED FLAT

TOTAL AREA 52 m²



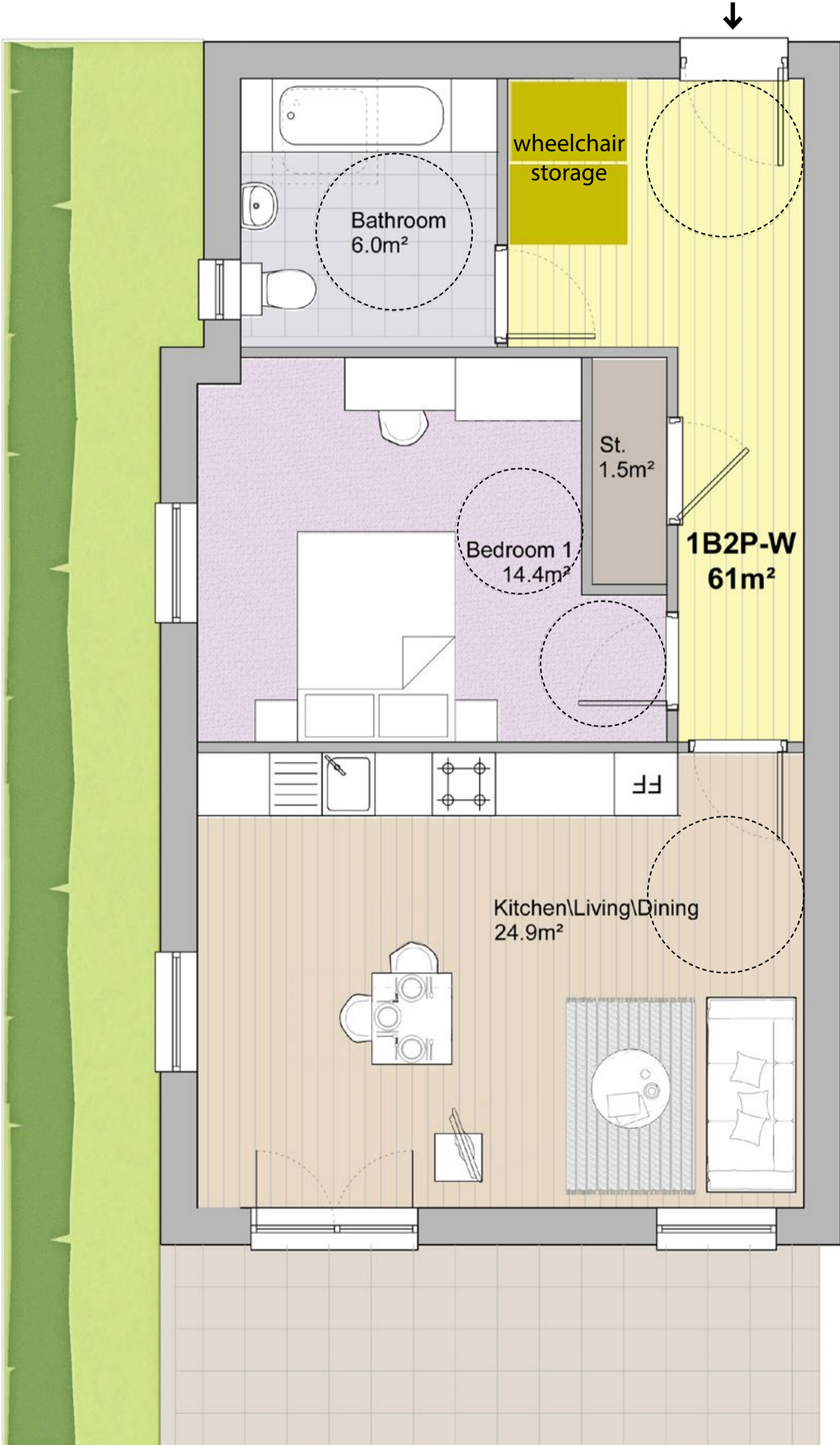
2 BED FLAT

TOTAL AREA 70 m²



1 BED FLAT WHEELCHAIR

TOTAL AREA 61 m²



PITCHES AND PLAY



YOU SAID...

- The fields are not used enough by the community
- The pavilion should be designed for use by the whole community.
- There is a need for playgrounds for children of all ages
- There should be opportunities for other sports and games besides football
- It would be nice to also have informal landscape areas.

...WE ARE PROPOSING...

- A new sport pavilion at the heart of the community, with a minimum of 450 m² space, including mixed use hall, changing and shower facilities, kitchen facility and an external store
- 3 small local play areas for the whole site (minimum 100m² each, called LAPs – Local Area for Play)
- A larger play area aimed at 4-12 year olds and with seating areas for adults (minimum 400m², called LEAPs – Local Equipped Area for Play)
- A trim trail for young people and adults
- Areas of wildflower grassland which are rich in native species
- Hedgehog, bat and bird boxes

PITCHES, LANDSCAPING AND PAVILION



KEY

- indicative position of sport pavilion
- NEAP Trim Trail
- Points of Experience (01-09)
- LAP (min 100m²)
- LEAP (min 400m²)
- Desire Line Footpath
- Access Points

BIODIVERSITY

- Existing Trees of Low Quality -Category C
- Existing Trees of Moderate Quality -Category B
- Proposed Tree Planting-providing further foraging opportunities for bats and birds
- Existing Tree Line Enhancements
- Hedgerow Enhancements
- Native Species-rich Wild-flower Grassland
- Hedgehog Boxes

Play, parking and access details to be confirmed after considerations of phasing and access and in consultation with residents



LEAP



LAP



Hedgehog Box



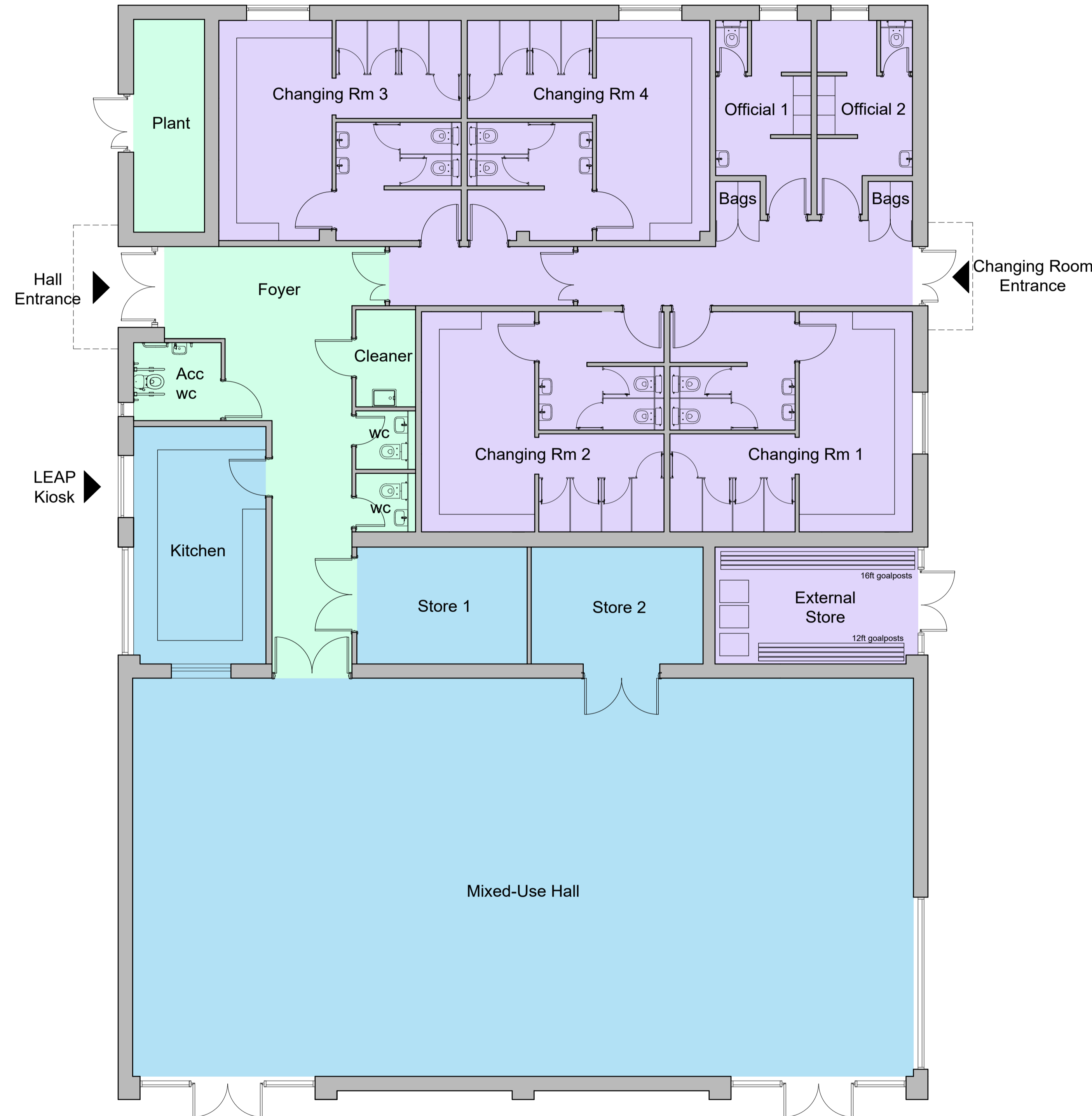
Trim Trail

SPORT PAVILION



FURTHER PAVILION DESIGN CONSIDERATIONS...

- Ceiling height of the hall for multi purpose uses
- Disabled parking and delivery access
- Orientation and siting



- Multi-function Area
- Ancillary Area
- Changing Rooms



WIDER ESTATE IMPROVEMENT



YOU SAID...

- traffic calming measures to the circular Yorke Drive route were necessary to discourage joy riding
- repaving the area in front of the estate shop area would improve the centre of the estate
- The existing stone effect boundary walls which have recently been cleaned would benefit from repairs where required
- Roads have recently been resurfaced, however pavement resurfacing to match would improve the street appearance

...WE ARE PROPOSING...

- Traffic calming measures in key locations at junctions and crossing which reduce vehicle speeds but do not impede local buses
- Repairs where required to existing stone effect boundary walls
- Pavement resurfacing
- Landscape improvement works to the front of the estate shop

WIDER ESTATE IMPROVEMENT



KEY

- boundary wall repairs
- pavement improvements
- speed control measure
- Improved landscaping to shop forecourt
- site boundary



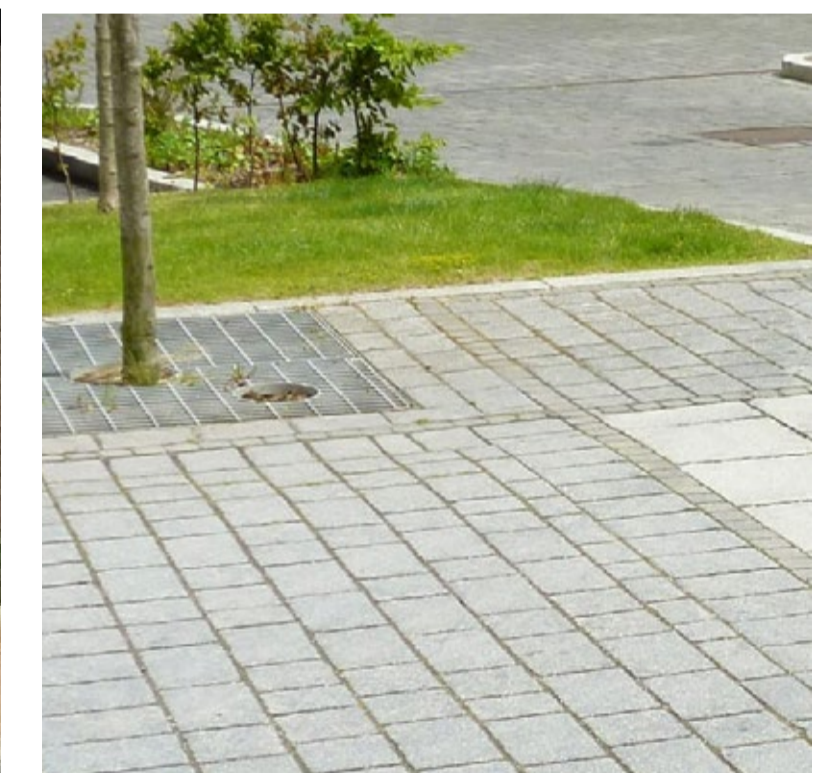
speed control measures



boundary wall repairs



pavement improvements



Improved landscaping to shop forecourt

WHICH OF THESE ARE THE MOST IMPORANT FOR YOU ??

