



Previously...

New Homes Workshop
15.08.2018





We Discussed...

Yorke Drive residents attended a consultation workshop about new homes. This provided important information about the existing homes on the estate and resident's priorities for new homes.





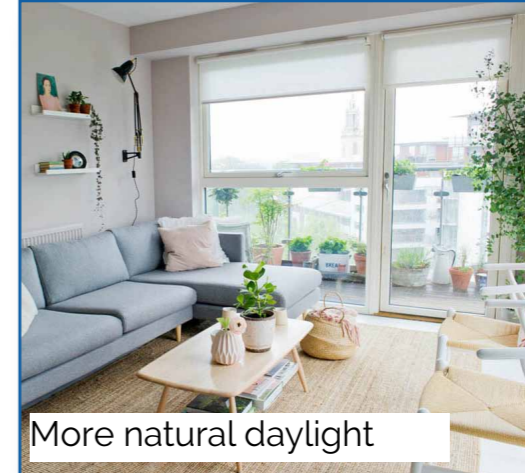
You said...
...existing homes on the estate are too small...



Options for living spaces



Bigger homes inside



More natural daylight

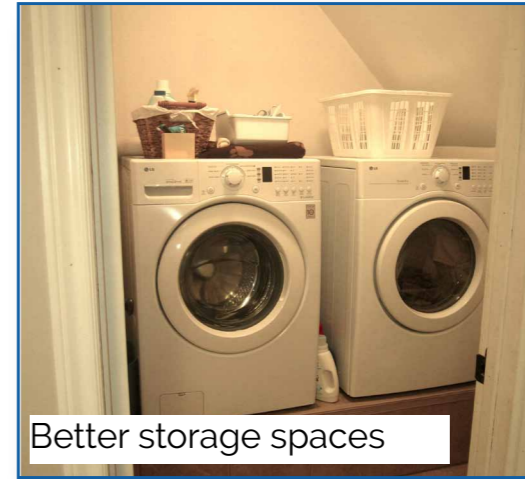
You said...
...good size private gardens were a key priority...



Private gardens



Modern interiors



Better storage spaces

You said...
...you liked traditional brick and pitched roof exteriors...



Pitched roofs



Brick buildings



Energy efficient homes



Housing Standards

We know that house sizes are the main concern for any residents being rehoused.

Existing homes are well below Nationally described space standards

The Council is committed to providing replacement homes that are larger than existing homes

The Council are preparing a Design Brief that will cover space and quality standards for new homes



Housing Standards

Yorke Drive Existing Homes

1 Bed Flat 41.9 m²

2 Bed Bungalow 58.1 m²

3 Bed House 79.6 m²

National Space Standards

1 Bed Flat 50 m²

2 Bed Flat 70 m²

2 Bed House 79 m²

3 Bed House 93 m²

4 Bed House 106 m²



Design Brief Issues

23.09.19





Design Brief

The Council are preparing a Design Brief that will set out standards that must be met through detailed design phases.

The Design brief covers the appearance and quality of streets and open spaces as well as detailed standards for house interiors and exteriors.

There are some key areas we would like to discuss with you including:

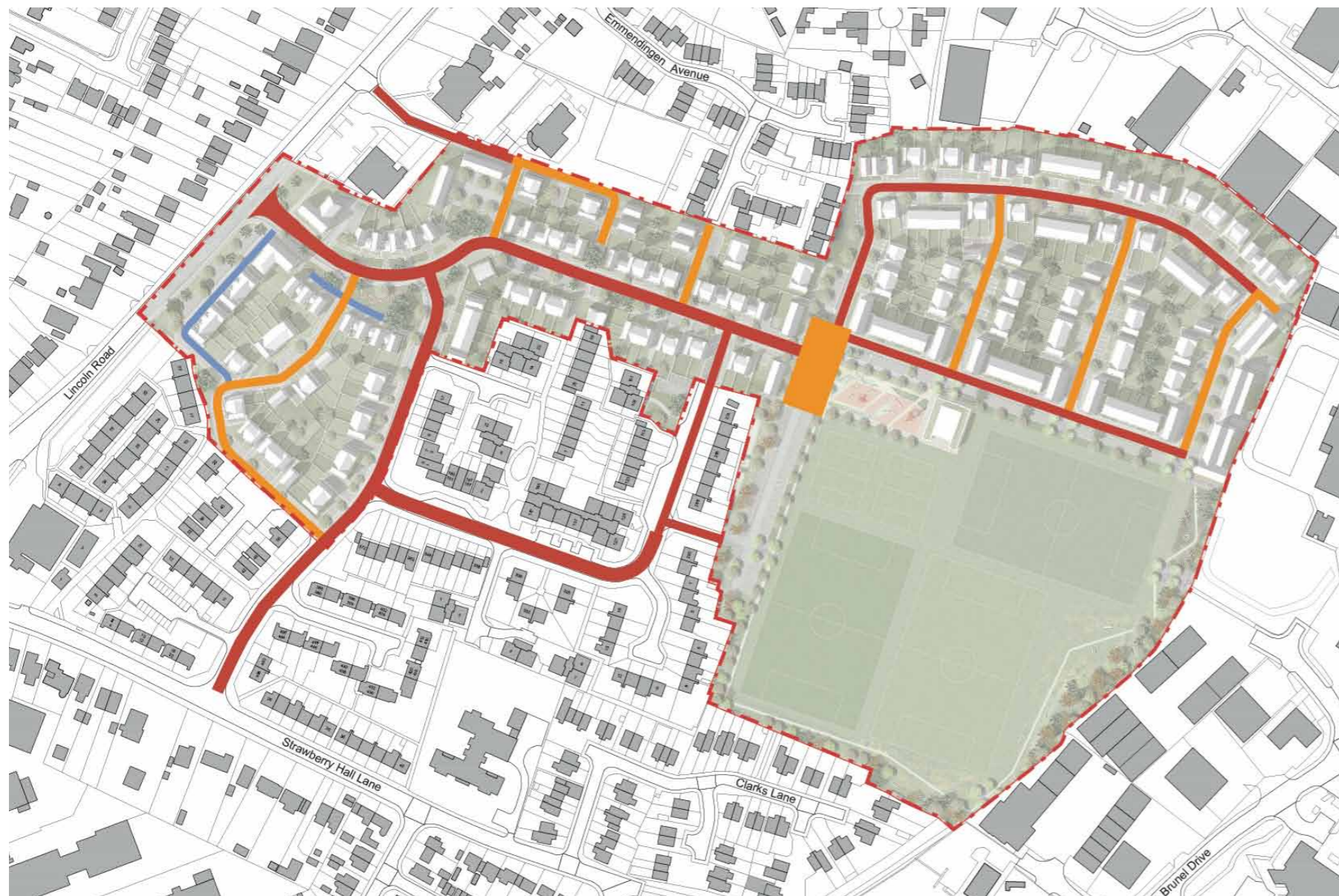
Streets and Open Spaces

Housing - Exteriors

Housing - Interiors

Streets and Public Space

Routes and Connections at Yorke Drive



Routes and connections were defined and approved as part of the outline application.

The exact positioning of roads will have to follow the principles of the vehicular and pedestrian routes from this application.



Streets and Public Space

Street Design

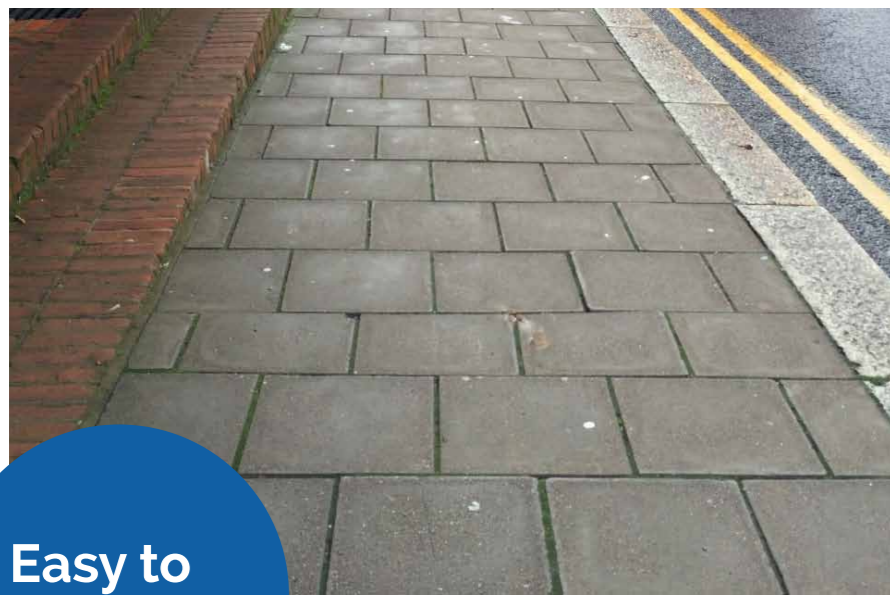


Use quality paving

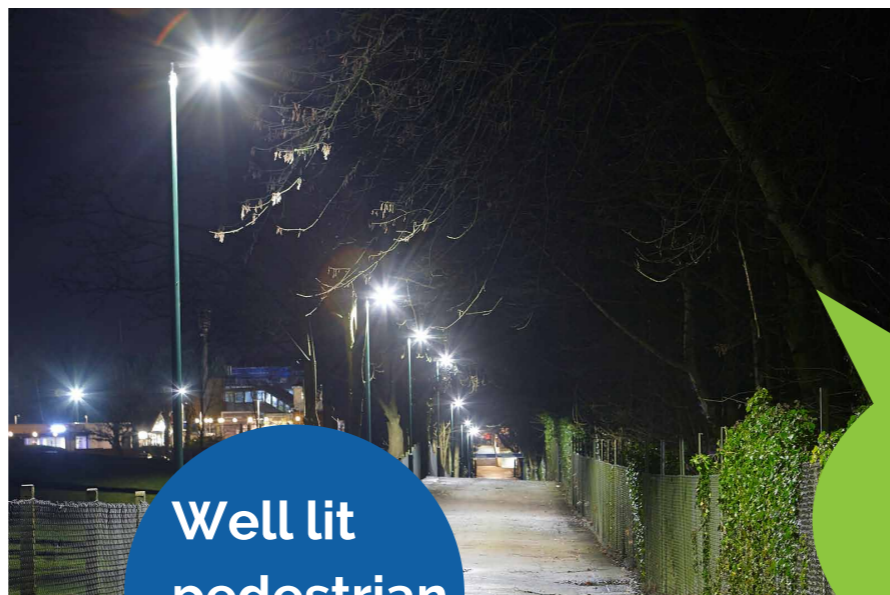


The Design Brief will define a level of quality for layouts and materials that detailed street design must adhere to.

This will include footpath and road materials, steps and access, street trees, parking and lighting.



Easy to maintain



Well lit pedestrian routes

What street materials and features are important?



Streets and Public Space

Traffic Calming

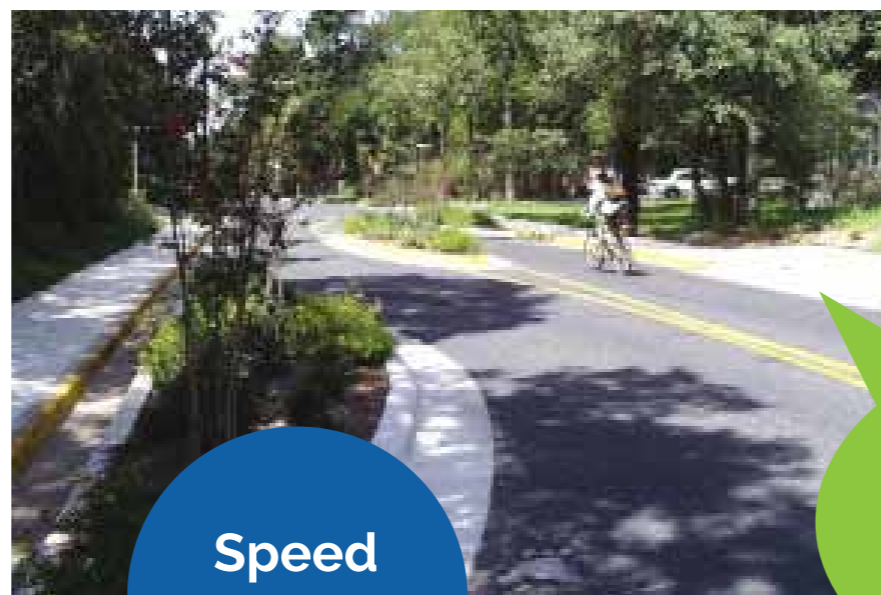


Traffic calming was identified as a key priority for new street design.

The Design Brief will provide guidance on street design that encourages low vehicle speed.



Clear crossings



Speed tables

Where is traffic calming needed?



Streets and Public Space

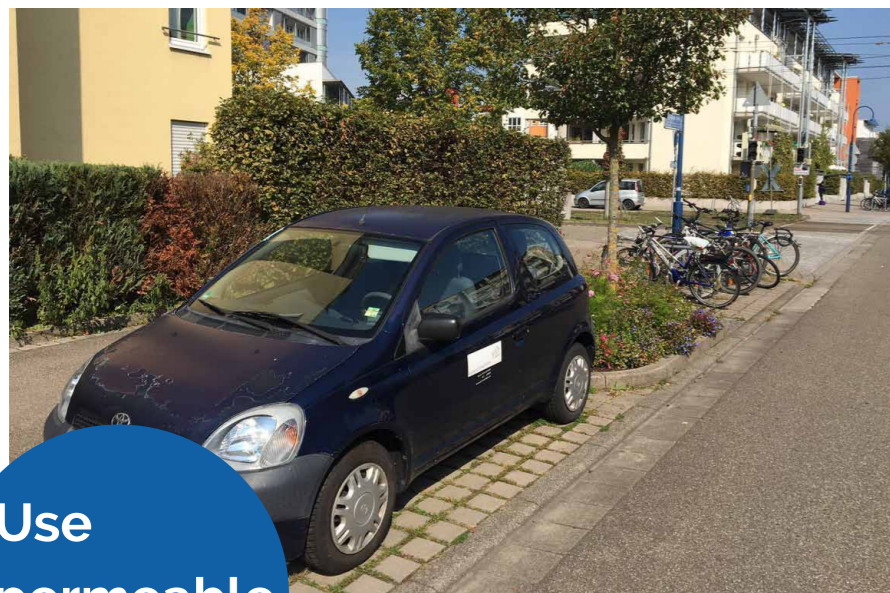
On Street Parking



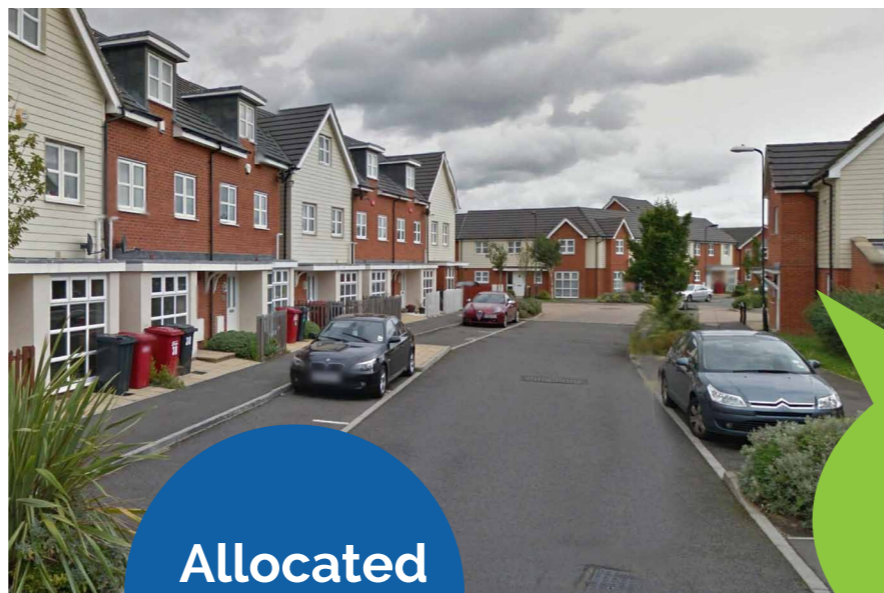
Clear where to park



The Design Brief will set rules for the dimensions and quality of materials for on street parking bays. Adequate parking for residents and visitors will be provided.



Use permeable paving



Allocated spaces?

How should on street parking be arranged?



Streets and Public Space

Public Spaces at Yorke Drive



The outline application defined amounts and locations of public open space, sports pitches and play areas.



Streets and Public Space

Landscape Details



Attractive spaces



The Design Brief will cover appropriate planting and materials that are robust and easily maintained with durable treatments for hard surfaces and street furniture.



Obvious way finding



Easily maintained

What landscape and street furniture should be provided?



Streets and Public Space

Sports and Play

For different ages



The Design Brief will establish quality standards for play equipment and appropriate surface treatments.



Easy to maintain



What is important for play areas?

Housing - Exterior

Scale in the right place at Yorke Drive



The outline application defined maximum heights across the proposed new housing area.

Detailed design will have to follow the principles from this application.



Housing - Exterior

Architectural Detail



Red brick



The Design Brief will require building forms and materials to relate to and be sympathetic to the surrounding Newark architecture.



Pitched Roofs



Quality materials

What should new homes look like?



Housing - Exterior

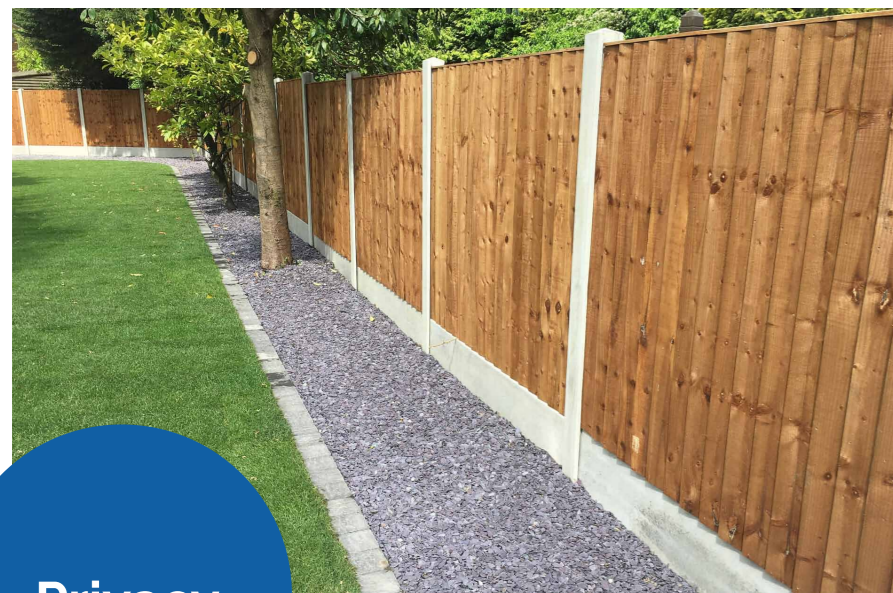
Front Gardens and Boundaries



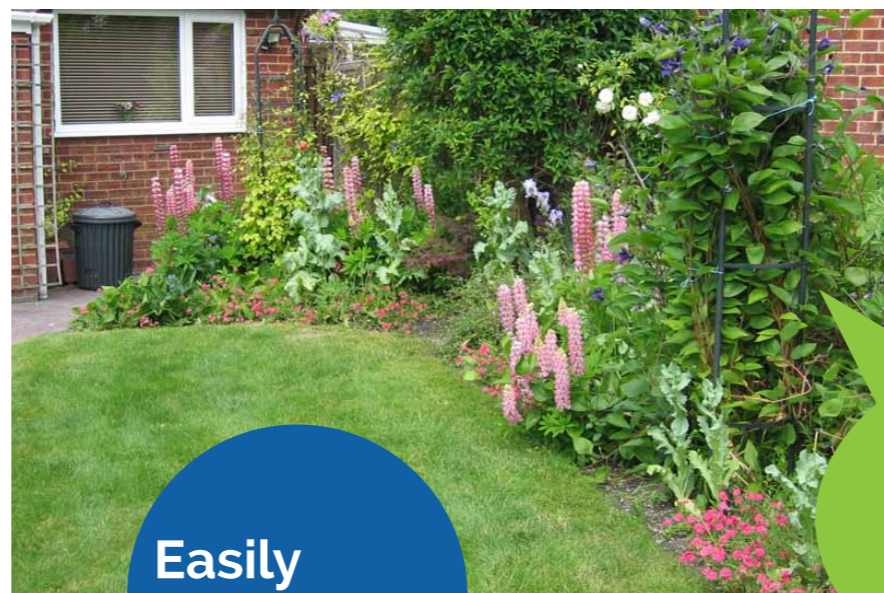
Clear boundaries



The Design Brief will define requirements for quality boundary treatments to ensure consistency across the neighbourhood and afford privacy to residents.



Privacy



Easily maintained

How can we provide privacy and make clear boundaries?



Housing - Exterior

On-Plot Parking



The Design Brief will define requirements for secure, convenient and durable parking on plot for some house types.

How should on plot parking be arranged?



Housing - Exterior

Bins and Cycles



Secure cycle storage



The Design Brief will define a range of options for bin storage and collection, with adequate capacity for all households.



Discrete bin storage



Clear bin collection

How can we make storage convenient, accessible and inconspicuous?



Housing - Interior

Space Standards



The Design Brief includes modern space standards for bigger homes inside.

These space standards come from national policies.



Housing - Interior

Space Standards



Living Room

Minimum width 3.2m (10' 6") for 5 people



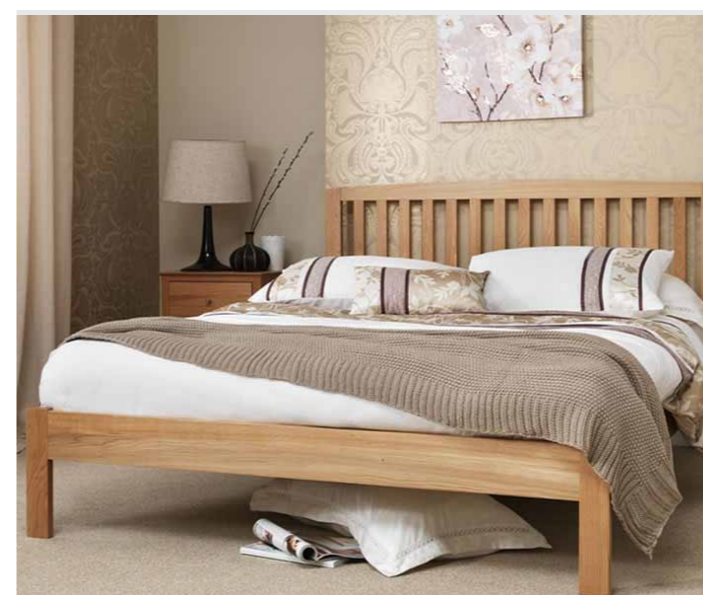
Kitchens

Space for all appliances and sufficient worktop space



Single Bedroom

Minimum 7.5m² with minimum width 2.15m (7' 1/2")



Double Bedroom

Minimum 11.5m² with minimum width 2.75m (9' 0")



Housing - Interior

Building Regulations Part M4(2)



Building regulations set out standards for accessibility to all homes.

This means:

- Downstairs WC
- Wider corridors
- Level access
- Future adaptability



Housing - Interior

Storage



The Design Brief sets out size requirements for storage areas in different sized homes.

| Bedsize | Storage |
|---------|--------------------|
| 1 Bed | 1.5 m ² |
| 2 Bed | 2.0 m ² |
| 3 Bed | 2.5 m ² |
| 4 Bed | 3.0 m ² |

What storage spaces should be provided?



Housing - Interior

Private Outdoor Space



The Design Brief sets out size and quality requirements for private rear gardens for all houses as well as private and communal outdoor spaces for flats.



What outside spaces are important to you?

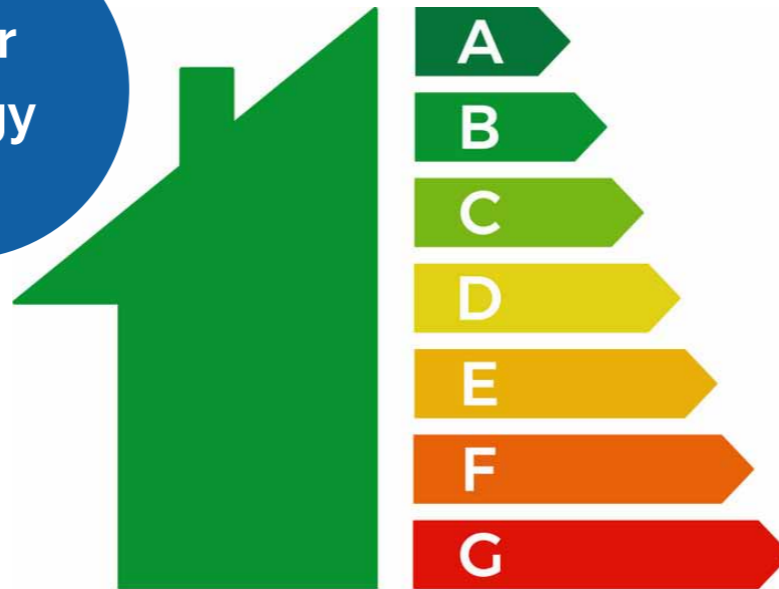


Housing - Interior

Energy Efficient



Lower energy bills



The Design Brief will define levels of energy efficiency for new homes to meet new standards and reduce energy bills.



More daylight



Renewable energy

How can we make homes energy efficient?



Design Brief

The Design brief is a document that sets out the key aims and a series of criteria for designers to follow for each item.

Requirement: Residents are to be provided with sufficient suitable private open space for recreational activities by members of the household.

Acceptance criteria:

| | | |
|---|---|---|
| A | E | Rear gardens should provide level access from a kitchen/dining room, living space or circulation space. |
| B | E | Private gardens should provide privacy from passers-by, and (where possible) a pleasant view. |
| C | E | Rear gardens are to be turfed (apart from the patio area), with planting beds along the sides of the rear garden area. |
| D | R | All paths within the curtilage of the dwelling should have joint free finishes. |
| E | E | Footpaths (900mm wide) should be provided from the rear door of a dwelling to any rear or side access gate, and to allow full use of any clothes line or rotary line. |