



YORKE DRIVE REGENERATION PROJECT

—

NEWARK ON TRENT

—

PRE-PLANNING APPLICATION ENGAGEMENT

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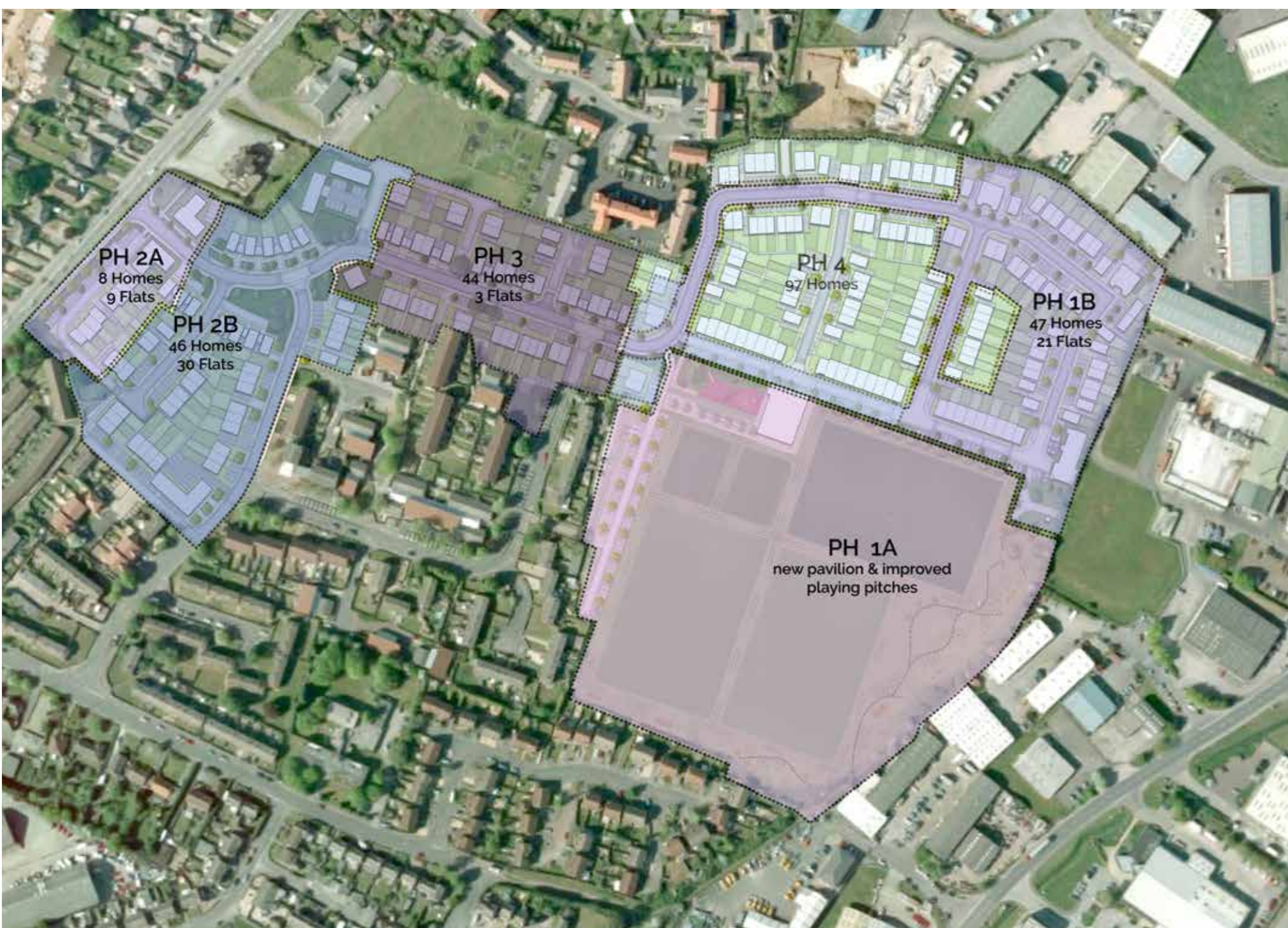
FEBRUARY 2021



MASTERPLAN



PHASING

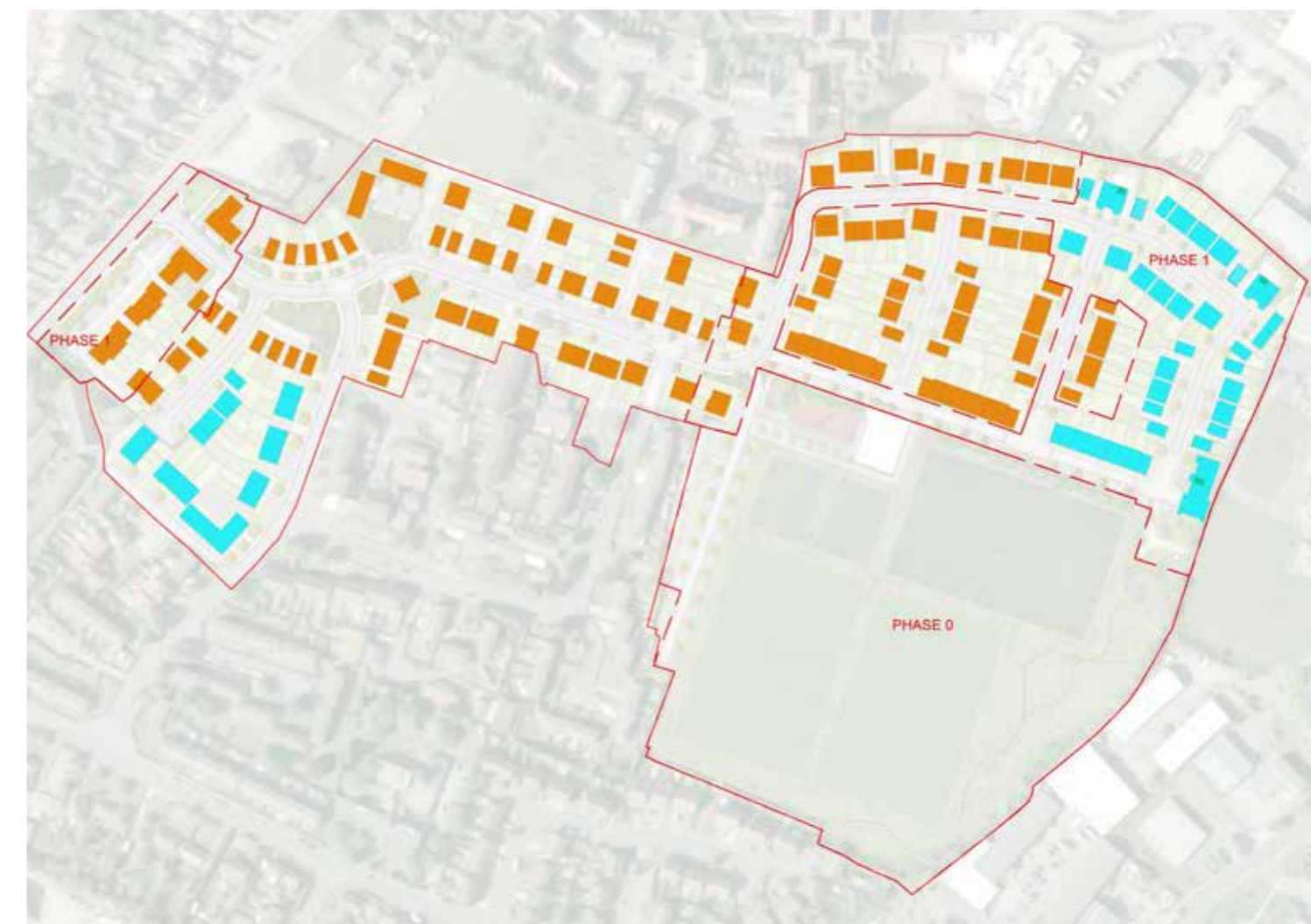


DWELLING MIX



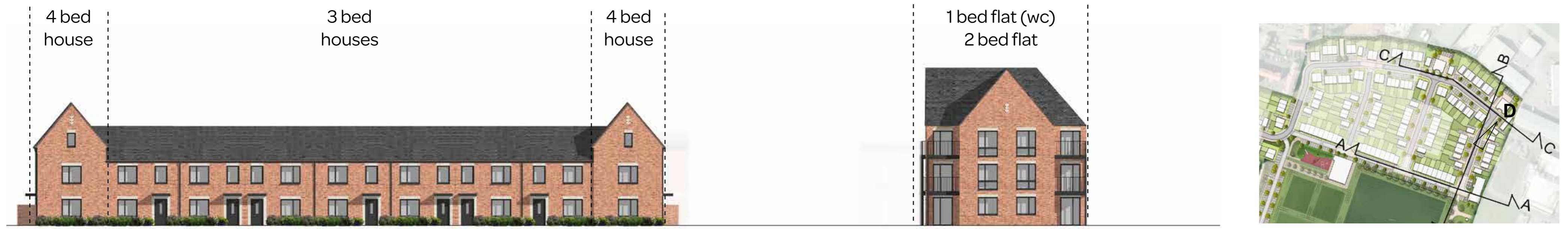
- 1 bed flat
- 2 bed flat
- 2 bed 4 person
- 3 bed 5 person
- 4 bed 6 person
- 4 bed 7 person

TENURE



- affordable
- private

STREETSCAPE



STREET ELEVATION A-A



STREET ELEVATION B-B



STREET ELEVATION C-C



View D to the news

PHASE 1



DWELLING MIX



- 1 Bed Flat
- 2 Bed Flat
- 2 Bed 4 Persons
- 3 Bed 5 Persons
- 4 Bed 6 Persons
- 4 Bed 7 Persons

HEIGHTS



- 2 Storey
- 2.5 Storey
- 3 Storey

- 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 at the end of the street
- 9 Side access for bin and bikes, generally serving 2 houses each, except to houses fronting the sports pitches
- 10 Wide fronted house to turn corner
- 11 Long housing terrace to front pitches and park



View F from the pitches and playing field

HOUSE TYPES



2 BED HOUSE

TOTAL AREA 80 m²



3D view - 2 BED detached version



3D view - 2 BED semi-detached version



ground floor 40m²



first floor 40m²

HOUSE TYPES



3 BED HOUSE

TOTAL AREA 94 m²



3D view - 3 BED detached version



3D view - 3 BED terraced version

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.

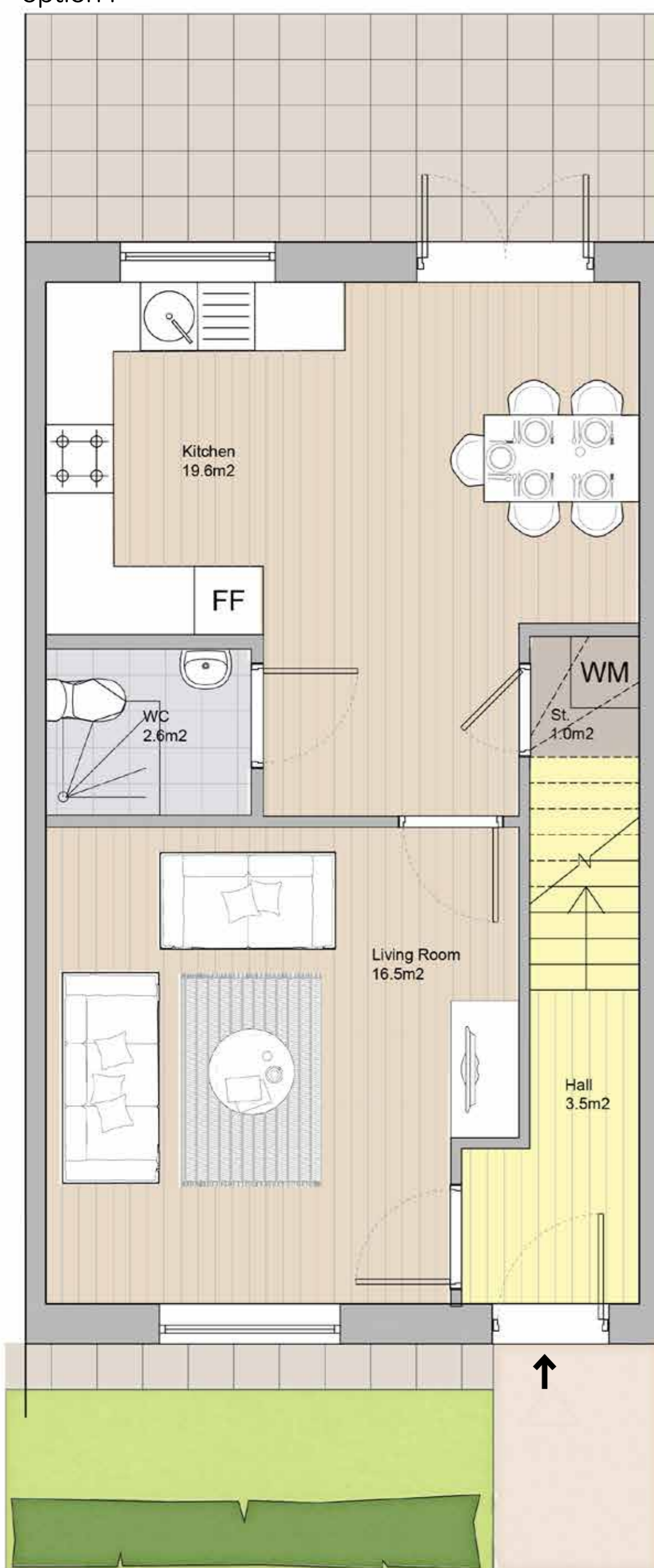
option 2

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.

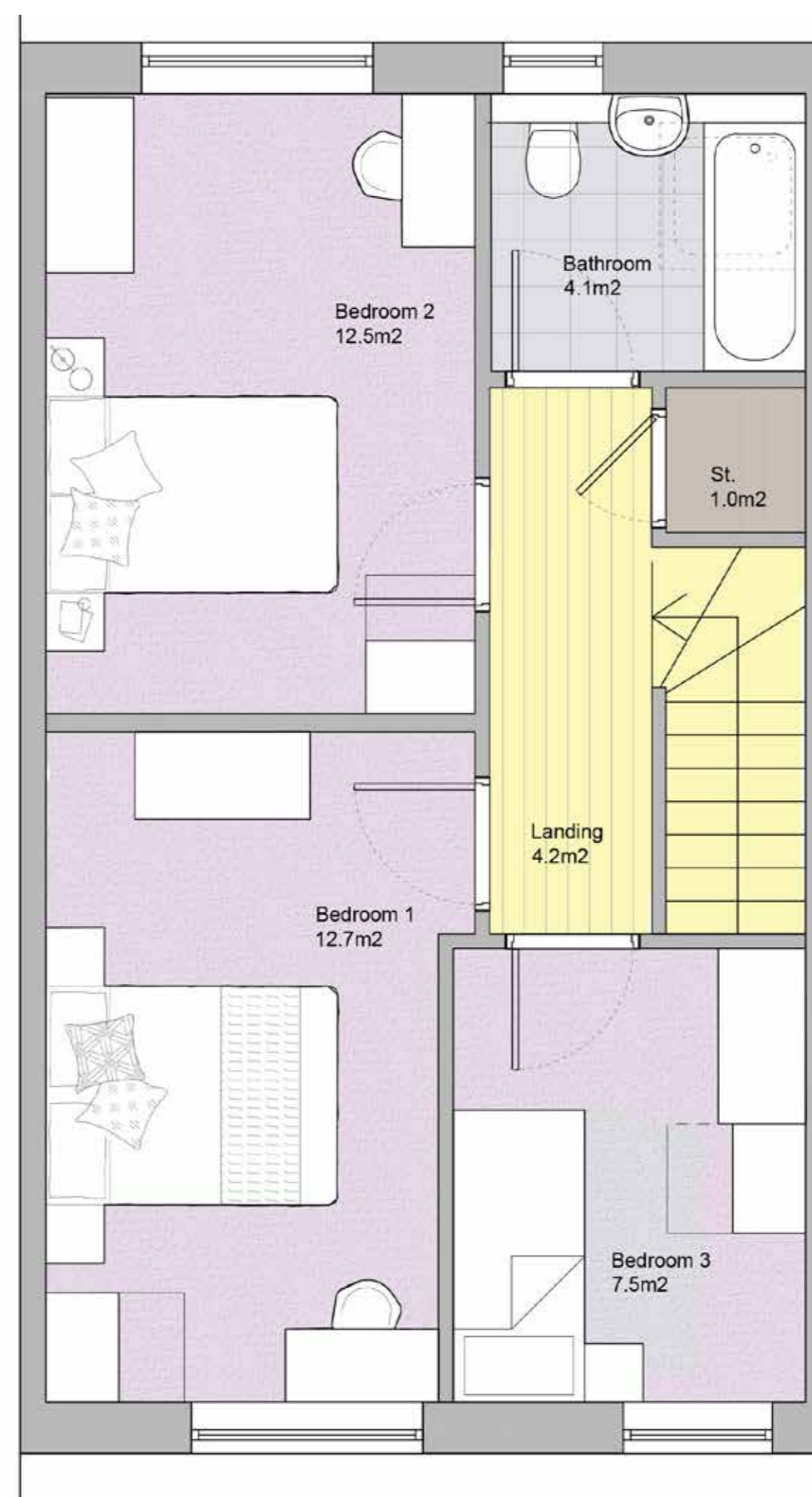
option 3

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.

option 1

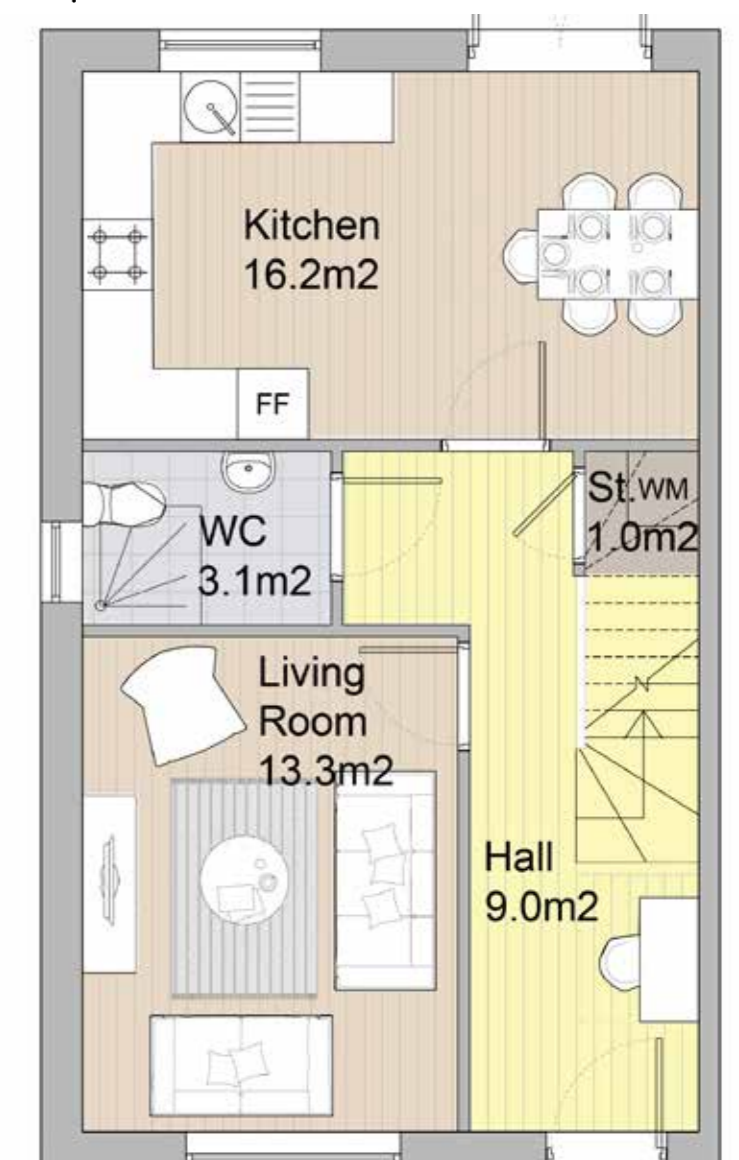


ground floor 47m²



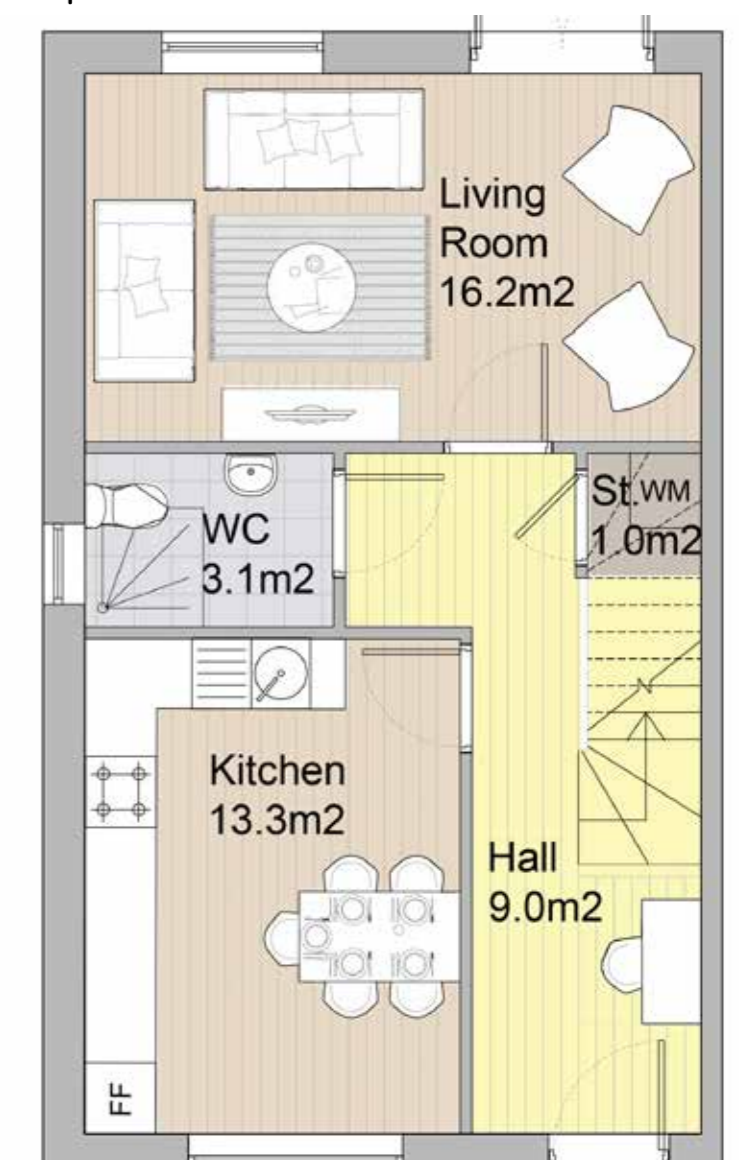
first floor 47m²

option 2



ground floor 47m²

option 3



ground floor 47m²

HOUSE TYPES



4 BED HOUSE

TOTAL AREA 112.5 m²



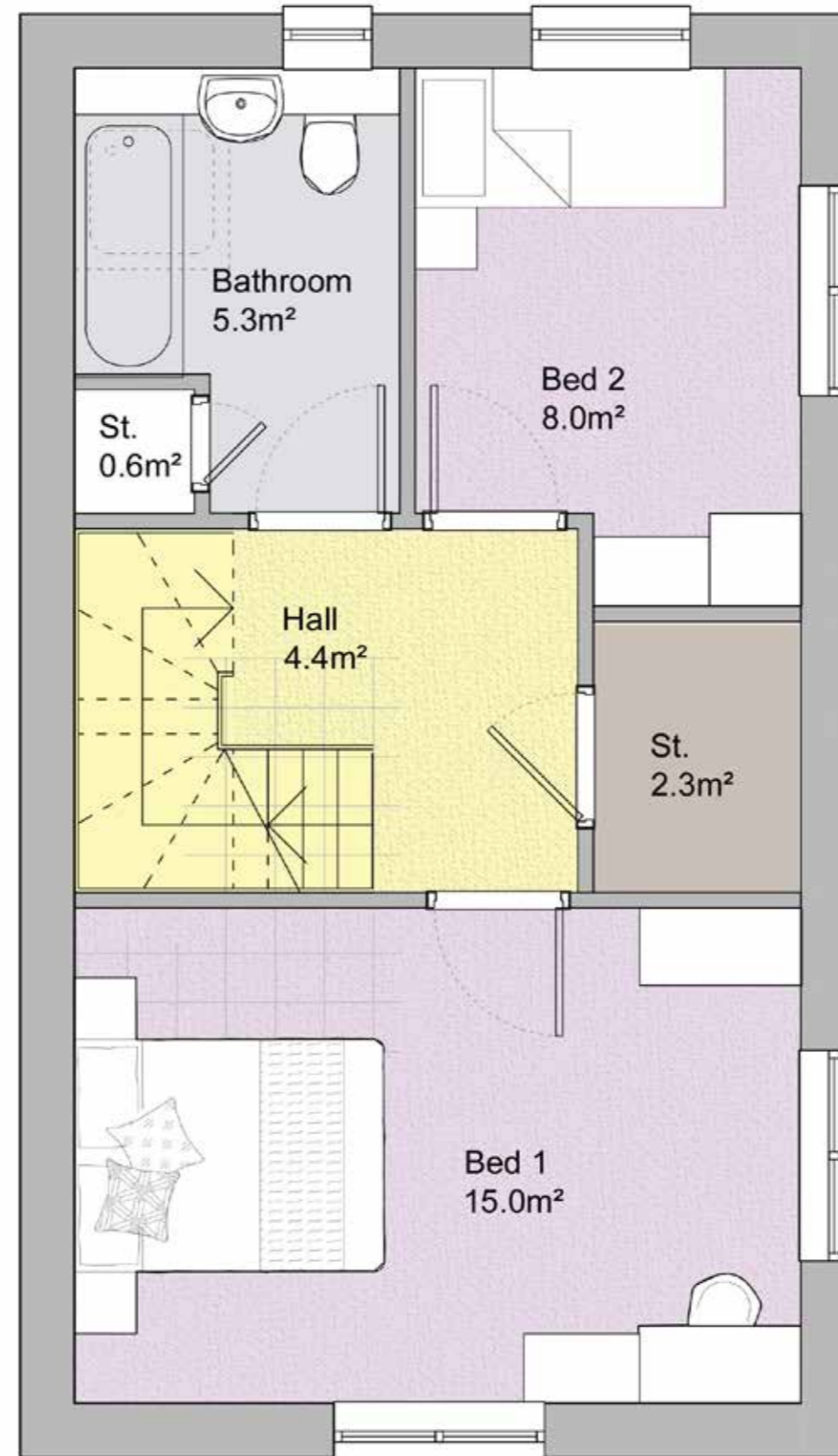
3D view - 4BED corner turner version



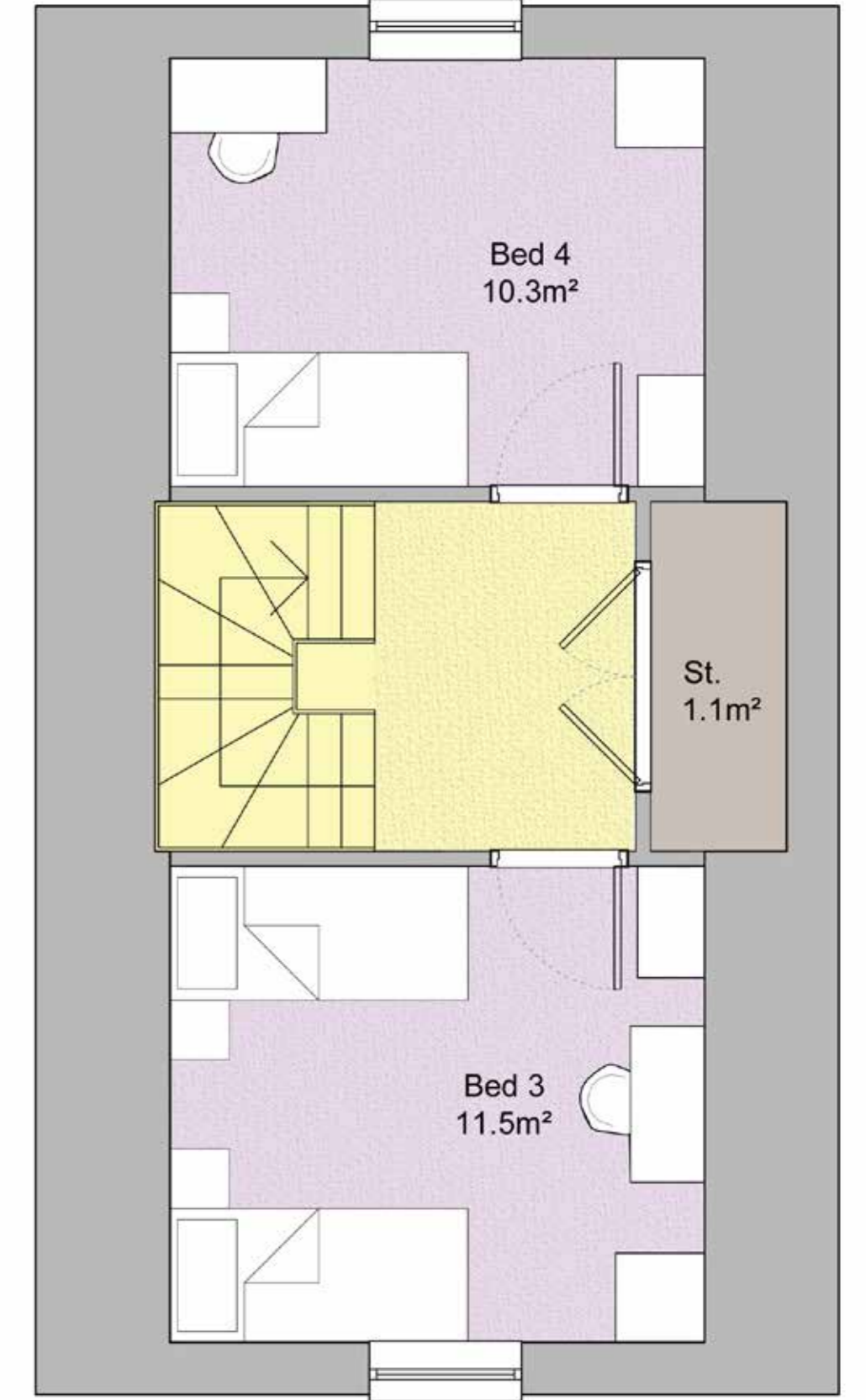
3D view - 4BED semi-detached version



ground floor 40.5m²



first floor 40.5m²

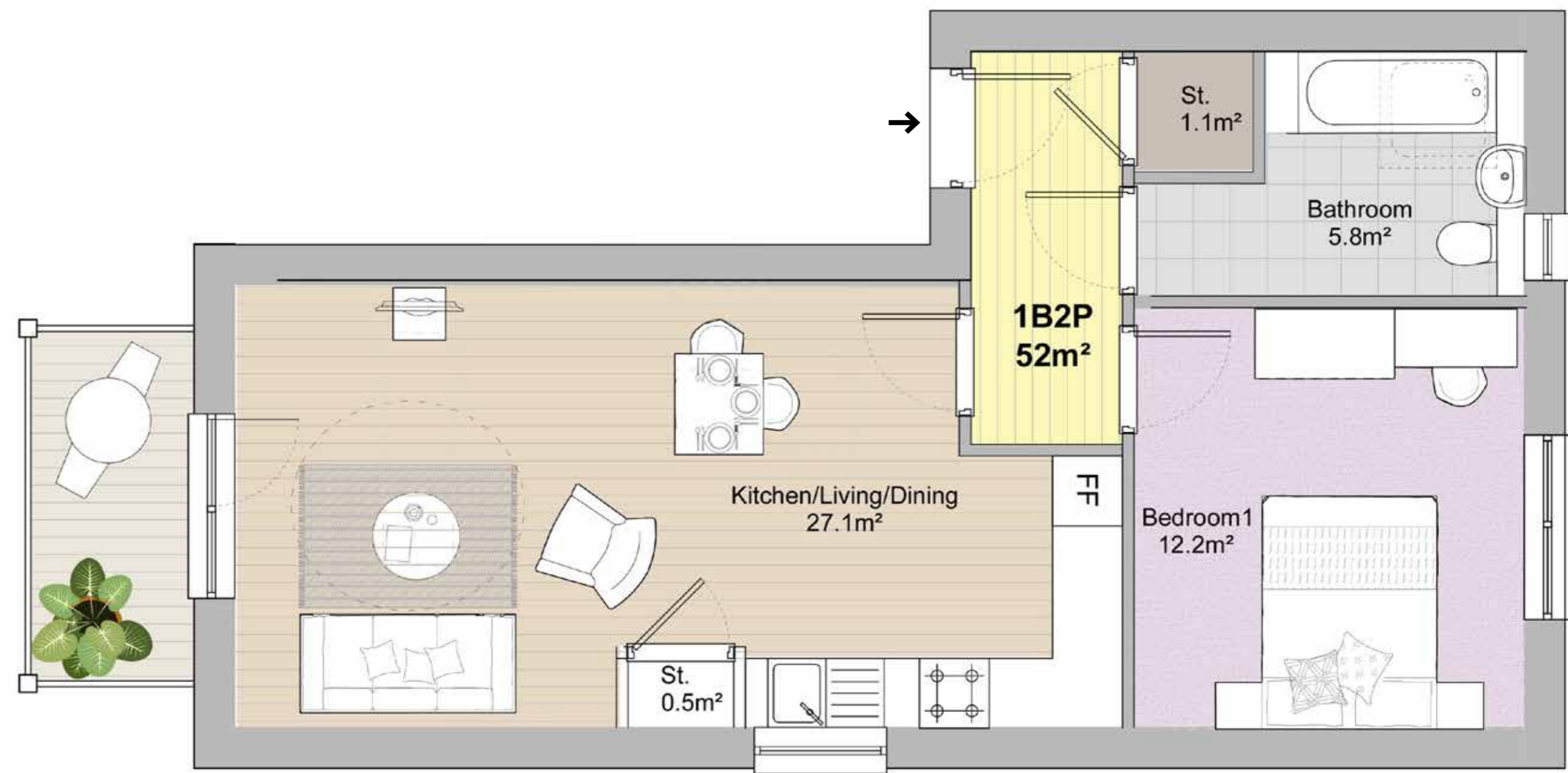


second floor 32.5m²



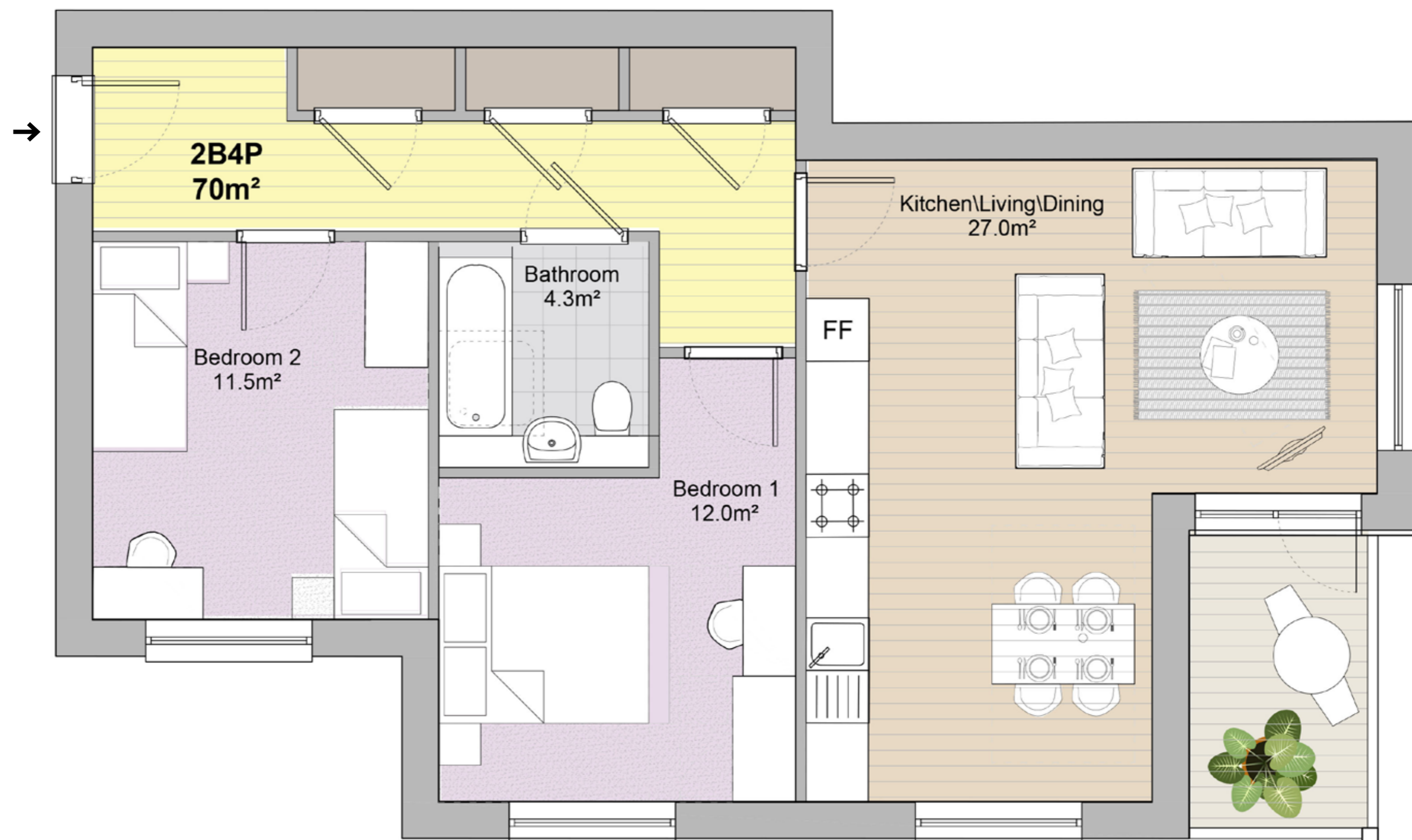
1 BED FLAT

TOTAL AREA 52 m²



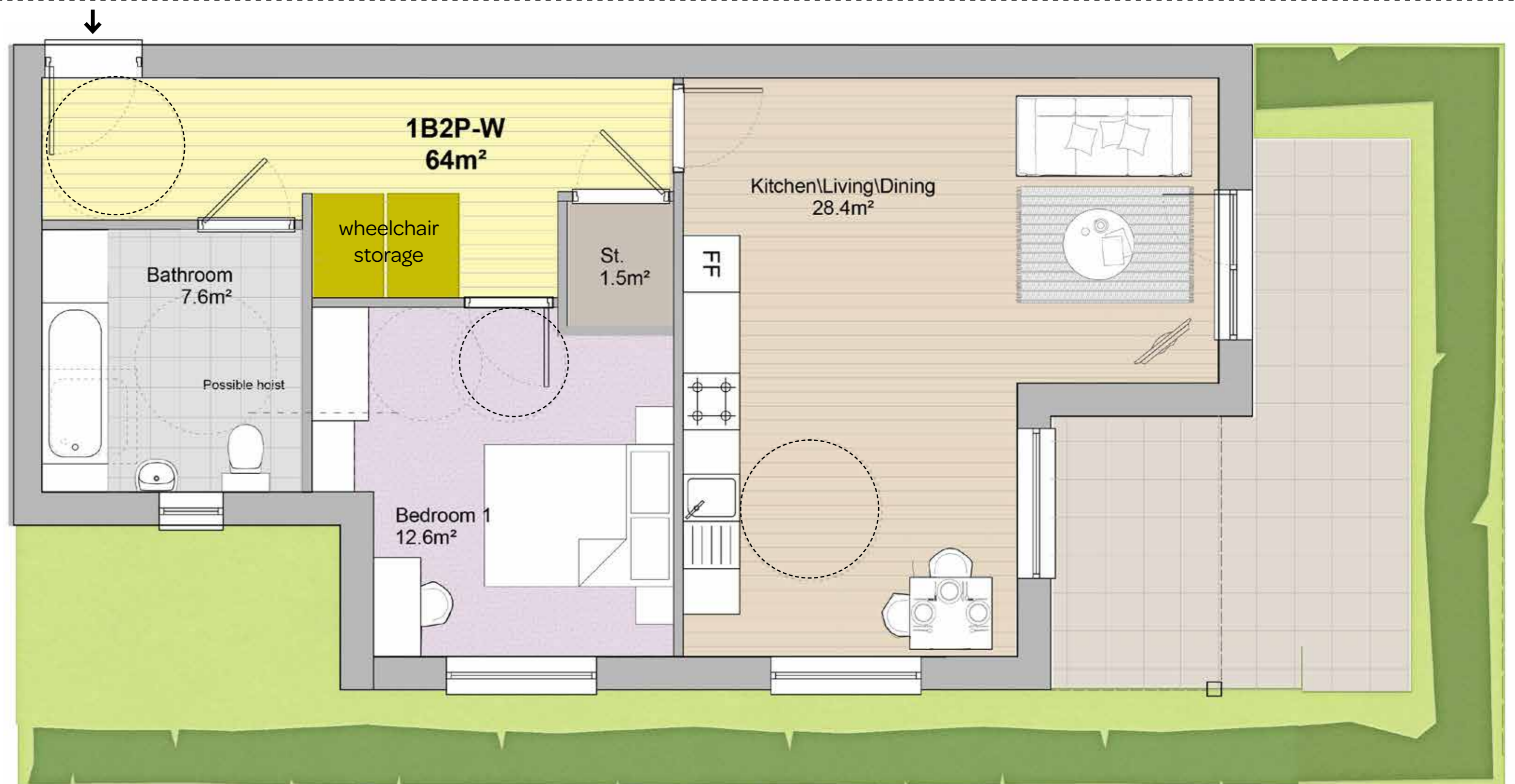
2 BED FLAT

TOTAL AREA 70 m²



1 BED FLAT WHEELCHAIR

TOTAL AREA 64 m²





PITCHES, LANDSCAPING AND PAVILION



KEY

	Proposed Avenue/Parkland Trees		Proposed Formal Footpath Tarmac or Broken Glass TBC, Edging Concrete Pavers - Grey
	Proposed Feature Trees		Proposed Black Paving Tarmac or similar approved
	Proposed Hedgerow Trees		Proposed Safety Surface Rubber Mulch - Green (100% recycled) or similar approved Edging with metal edge - HardEdge - Halesden http://www.yorkedrive.co.uk/products/hardedge/ or similar approved
	Existing Trees/Vegetation to be R		Proposed Steps to Grass Bund Tarmac or similar approved
	Existing Trees/Vegetation for Rer		Proposed Reinforced Grass Oxley Grass and Clover (Maintenance-free grass, seeded with General AGN Weed and Tear the sown at 50g/m ² or similar approved
	Proposed Swatches of Bulbs in Gr		Proposed Fencing to LEAP Area Anti-Trap Metal Fencing 1.1m high with matching Anti-Trap Ball Closing Gates as shown on plans. To be coordinated with other metal works throughout the development
	Proposed Amenity Grass Areas (General AGN Weed and Tear) (Maintenance-free, 50g/m ²)		Proposed Vehicle Height Restriction Barrier To be confirmed
	Proposed Mown Grass Paths		Proposed Manual Vehicle Barrier To be confirmed
	Proposed Eco Species Rich Wildflower (General AGN Weed and Tear) (Maintenance-free, 50g/m ²)		Proposed Motorbike Restriction Barriers to Pedestrian Access Points Suggested Metal Hoops to be confirmed
	Proposed Native Hedges		Proposed Metal Knee Rail Fencing 600mm high - 1m to be confirmed
	Proposed Cornus Hedges		Proposed Timber Benches Whitewood Type 8 Backless Benches or similar approved
	Proposed Ornamental Hedges		Proposed Picnic Tables Whitewood High Secluded Picnic Set or similar approved
	Proposed Ornamental Planting		Proposed Cube Seats Whitewood Solid Cube Seat (interlocking) TBC or similar approved
			Proposed Cycle Bollards Whitewood Cycle Bollards (interlocking) TBC or similar approved
			Proposed Nature Trail Posts Whitewood Nature Trail Posts (1.1m high) (100% recycled) TBC or similar approved
			Proposed Litter Bin Whitewood Litter Bin (100% recycled) TBC or similar approved
			Proposed Dog Bin Whitewood Dog Bin (100% recycled) TBC or similar approved
			Proposed NEAP Experience Points
			Proposed NEAP Route (600m)



LEAP



LAP

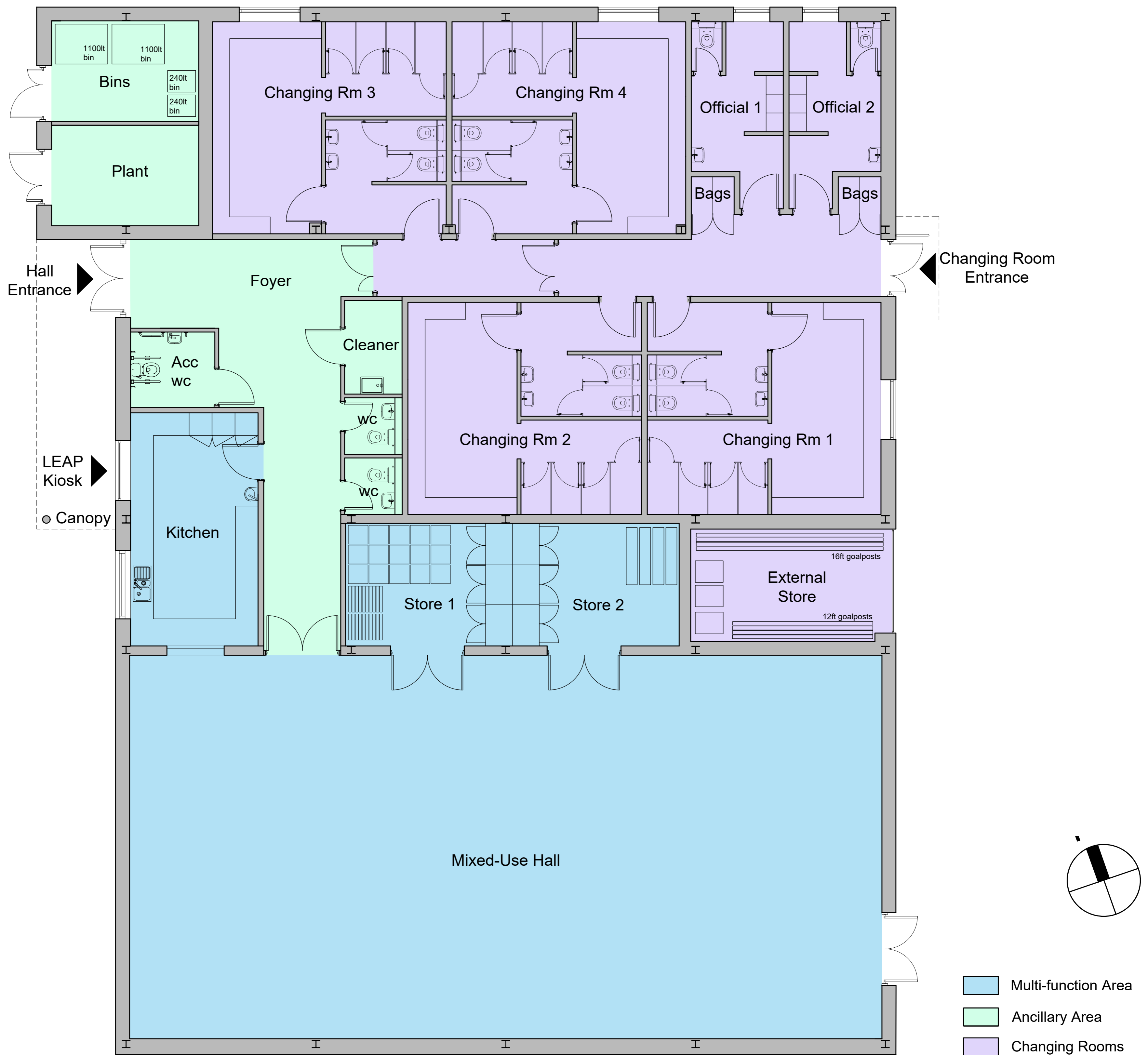


Trim Trail



Hedgehog Box

SPORT PAVILION





WIDER ESTATE IMPROVEMENT



KEY

- boundary wall repairs
- pavement improvements as required
- ▨ speed control measure
- site boundary



speed control measures



boundary wall repairs



pavement improvements

YOU SAID...

- traffic calming measures to the circular Yorke Drive route were necessary to discourage joy riding
- The existing stone effect boundary walls which have recently been cleaned but would benefit from repairs where required
- Roads have recently been resurfaced, however pavement resurfacing to match where required 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 where required