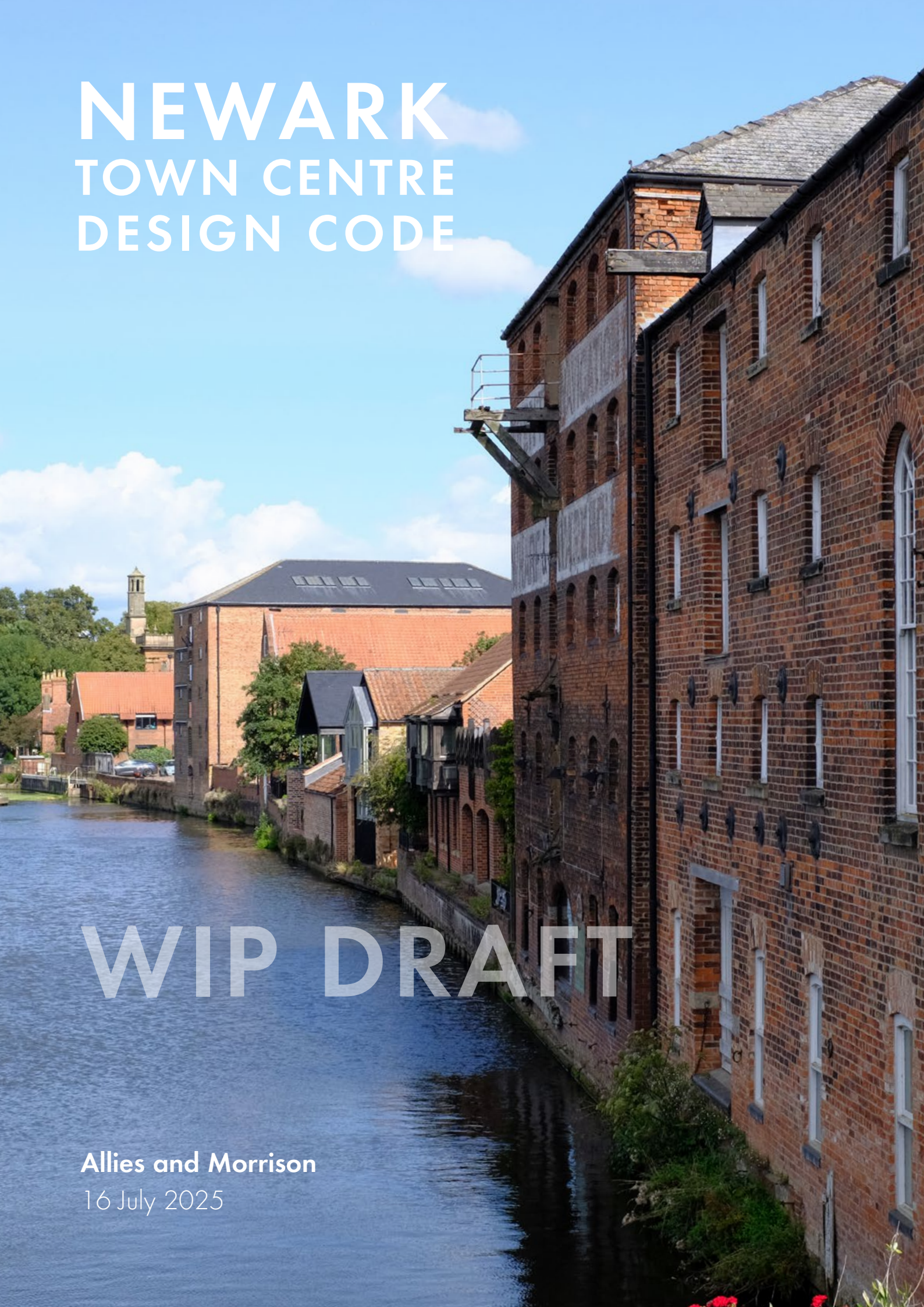
# NEWARK
# TOWN CENTRE DESIGN CODE



## WIP DRAFT

**Allies and Morrison**

16 July 2025

Tab 1.1 *Document control register*

| DATE | ISSUE | NOTES |
|---|---|---|
| 03/05/2024 | 1 | First draft - work in progress |
| 23/04/2025 | 2 | Character area specific draft |
| 19/05/2025 | 3 | Overall structure draft |
| 25/06/2025 | 4 | Updated structure and additional content |
| 02/07/2025 | 5 | Updated WIP draft |
| 10/07/2025 | 6 | Updated WIP draft |
| 16/07/2025 | 7 | Updated WIP draft |

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evans
pharmacy

# INTRODUCTION

# A.1 Introduction

The Newark Town Centre Design Code helps guide sustainable redevelopment within Newark's Conservation Area. Newark is historically unique, and a socially and commercially attractive place, which people want to live, work and spend quality time in. The Design Code will aid the preservation and enhancement of Newark's rich historic identity and support the streamlined delivery of high-quality new development in Newark Town Centre, that meet the aspirations of local communities, businesses and visitors alike.

## Purpose of the Design Code

The National Planning Policy Framework (NPPF, 2021) requires all local planning authorities to produce Design Codes to guide development in their area. These codes should be consistent with the principles set out in the National Design Guide (NDG) and National Model Design Code (NMDC). Whilst these two documents provide certainty in the planning process and establish a clear set of requirements for high quality design, they may prove challenging in historic places, where preserving or enhancing the significance of heritage assets through a prescribed approach is not always sufficient. There is therefore a risk that Design Codes may reduce scrutiny of proposals and the innovation and quality of design that this helps to produce. This Design Code has therefore been commission by Historic England as a research piece to understand how codes can positively guide development in complex historic places and test the approaches set out in the NDG and NMDC.

This will inform Historic England's future guidance on use of Design Codes in high value, significantly important, and complex historic environments as well as providing a potential good practice case study with approaches that may be rolled out nationally.

This document should be read in conjunction with the Newark Town Centre Masterplan Report, which provides a high-level vision and framework for the future of Newark. It includes a movement strategy, development strategy and public realm strategy, as well as key guidance on a number of current opportunity sites. The Masterplan includes both short term and long term interventions for ensuring suitable growth and revitalisation of the town centre.

## Who is involved?

Newark and Sherwood District Council and Historic England commissioned a team led by Allies and Morrison Urban Practitioners to prepare a Masterplan and Design Code for Newark Town Centre. The team also includes Avison Young providing specialist economic and property advice, and Urban Flow, providing transport and movement advice for the Masterplan.


*10 Characteristics of Well Designed Places from the National Model Design Code*

## Structure of the Document

The document is structured in two parts.

**Part 1** is an introduction to the Design Code, the a description of Newark Town Centre, and Design Codes which are applicable across the whole of the Town Centre Conservation Area.

**Part 2** is structured by the 9 character areas which were identified in the 2022 Newark and Sherwood Conservation Area Appraisal and which are outlined in the next section ("CONTEXT" on page 5). Each of the nine areas has its own chapter so that designers, applicants and owners can easily find design code and guidance which are applicable to the area in which they are seeking planning permission.

Each of the nine character areas is supported by Part 1, which introduces the Design Code and sets out the design codes and design guidance which are applicable to all character areas. Users of the Newark and Sherwood Design Code should read Part 1 before reading the Part 2 chapter specific to their site or building's area.

Each area specific chapter is structured by the 10 characteristics of well-designed places established in the National Design Guide, and colour-coded accordingly.

# A.2 Using the document

## Document instructions

The Design Code establishes a clear set of rules and standards that will guide future development and public realm improvements in a cohesive and sustainable way whilst allowing designers and developers to have creativity and flexibility in design making. The Design Code is split into mandatory codes which are requirements, and guidance, which will help to create and deliver Depending on the current planning policy and legislation, some design requirements are mandatory codes, and some are advisory recommendations.

Codes are therefore mandatory and compulsory elements which must be adopted to comply with statutory requirements. Guidance however, provides both advice and flexibility, encouraging variety in character across the Conservation Area, whilst fostering excellence in architectural and urban design.

Items that are bolded, are in a darker solid text box, and which include a 'C' in their reference number denote a Code, which is a design requirement

Items in a lighter solid text box, which include a 'G' in their reference number denote design guidance for how to positively influence the design issue. Designers are advised to adhere to these

# Use of the Design Code

This Design Code document has been structured to make it easy to find the information you are looking for.

The Newark Town Centre Design Code is a structured document which will be used by different audiences who may refer to is in different ways:

**If you are a resident**, you may be interested in understanding the relevant requirements and what they mean for future development in your local area. You would start in Part 1 and then read the character area specific chapter in Part 2 which covers your street and surrounding area.

**If you are an applicant (architect, developer, homeowner, consultant)**, you should first read Part 1, and then consult the section on Design Process (page 8) which details how a site should be approached and what is expected of you through the application process. Part 2 will help you to implement Design Code requirements in your designs.

**If you are a planning officer**, you would be most likely to refer to the relevant sections of the document for different aspects of a proposal in a particular character area, noting which Codes and Guidance would be applicable to the specific location.

The Design Code has been produced alongside the Newark Town Centre Masterplan. The two documents complement each other and are supported by the same baseline research appendices. It will be beneficial to have an understanding of both documents.

# A.3 Design process

## The design process

The design process is expected to follow good urban design principles set out in the National Design Guide and the National Model Design Code.

Applications must be accompanied by a Design and Access Statement that includes a contextual analysis, as well as an explanation of the principles of design. The whole of the town centre is covered by a Conservation Area and is classified as a 'Conservation Area at risk' by Historic England. The main reason for this relate to the level of vacancy and neglect. In Conservation Areas there are some extra planning controls and considerations in place to protect the historic and architectural elements which make the place special. It is therefore highly likely that Conservation Area Consent will be required for many projects, including those which only affect boundary treatments such as walls and gates.

The application material must set out how the proposal makes a positive contribution to the local environment and creates a contextually designed place with a distinctive local character which sits comfortably within its immediate setting and wider town centre context.

Developing a comprehensive and thorough appreciation of the context should facilitate an original, creative solution. There are likely to be multiple design solutions based on traditional, transitional, contemporary or innovative designs, however any design solution needs to be informed by its context.

## Design and Access Statement

Designers need to explain and justify the choices made which will achieve high quality outcomes by providing a contextual survey and analysis.

Carrying out a contextual survey is a process where the designer spends time recording and mapping what the environment is like in the wider area around the site as well as the analysis of the site itself within the context of the settlements. The process involves looking at physical characteristics of the place and depending on the scale and nature of the development proposal, also the social factors (such as community make-up and needs and gaps in provision).

The existing character of an area has been influenced by numerous factors. Understanding context includes the appreciation of how the area has developed, which has influenced and defined its present landscape and townscape character, movement pattern and activity.

In areas with a strong historic character, such as Conservation Areas or locations containing buildings of strong heritage, particular attention should be given to exploring the processes and factors that have influenced the form of development, including the pattern of plots and forms of boundaries, present and past uses of space and the form, materials and detailing of buildings.

The baseline report to the Town Centre Masterplan and this Design Guide provides extensive data on the form and history of Newark which is also more widely documented through the local archive.

The outcome of the analysis should be included in a report with supporting plans, drawings and photographs demonstrating how the findings informed design decisions. Good contextual analysis identifies key positive and negative factors which give the immediate locality and wider settlement its identity and character. Any negative aspects should prompt considerations about how to improve the character. The analysis needs to set out the site constraints and opportunities that help shape the design process and stimulate creative design solutions.

## Why is retaining character important?

A heritage asset is defined in the National Planning Policy Framework (NPPF) as:

***"A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions because of its heritage interest. "Heritage Asset" includes designated heritage assets and assets identified by the local planning authority (including local listing)."***

Conservation Areas are designated in order to preserve or enhance the character or appearance of that area because of its special architectural and historic interest of a place – in other words, the features that make it special.

Newark Town Centre was designated as a Conservation Area in 1968, focusing on its historic core, and radiating out from the Medieval centre.

## Encouraging and supporting innovation and creative design whilst retaining character

Newark and Sherwood District Council encourages new development which integrates the conservation and enhancement of heritage assets and their setting, with innovative and creative contextual architectural responses that contribute to their significance and sense of place.

At the heart of this, development must deliver positive benefits that conserve and enhance the historic environment, as well as contributing to the economic viability, accessibility and environmental quality of the place, and to social wellbeing.

In responding to heritage contexts, there are often two main approaches. On one hand, new development can reflect its own time, absolving the need to pay heed to its setting in any way. On the other hand, new development can seek to preserve the character of the conservation at all costs by insiting that it copies architecture of existing buildings.

Whilst the former often leads to proposals or developments which show no regard for the context in which they sit, likely leading to an erosion of character, the latter often leads to a superficial echoing of historic features in new buildings. Both approaches are likely to erode the quality of the Conservation Area, rather than enhance it.

The right approach is to be found in examining the context for any proposed development and relating the new building to its surroundings.

A successful project will:

- relate well to the geography and history of a place
- sit happily in the pattern of existing development and the routes through and around it
- respect important views
- respect the scale of neighbouring buildings
- use materials and building methods which are as high in quality and those used in existing buildings
- create new views and juxtapositions which add to the variety and texture of the setting

Heritage buildings enrich the urban fabric with a stronger narrative of what was and, when contrasted with contemporary dwellings, how we have evolved. This narrative layer can add a wonderful sense of place and embed a feeling within a space that maintains the original character. Ultimately, as architecture navigates preservation with contemporary architectural expression, it should be a case of dialogue – one that aims to achieve balance and cohesion, rather than a case of polarity.

# A.4 Local characteristics

## The Character Areas

The Design Code focuses on all areas within the Newark Conservation Area. The Conservation Area was revised in the Newark Draft Conservation Area Appraisal (2022).

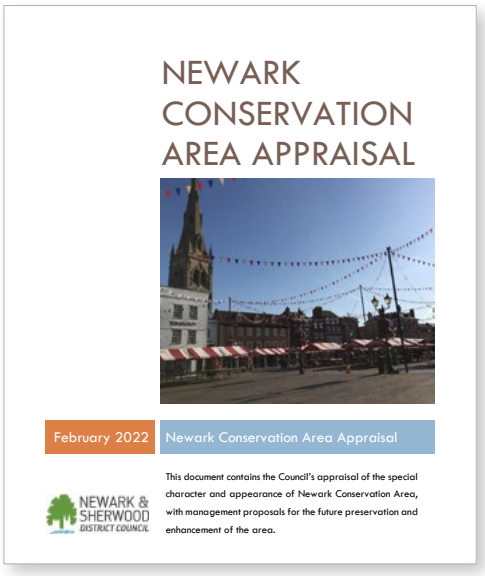
The Conservation Area features nine Character Areas, which have been defined by their predominant historic character, design and current use and which form the basis of the analysis in this study. Each of these character areas have been analysed in detail to understand their constraints, challenges and needs, and opportunities and vision for the future. These opportunities will contribute towards a coherent masterplan across all the character areas.

As the Character Areas each have their own characteristics, there are certain design requirements, alongside specific design guidance which can help to retain and enhance this character.

At the start of each character area chapter in Part 2 of the Design Code, there is a section which will provide an understanding of the context, history and character of each character area, including the key challenges which have been identified through engagement with residents, local businesses and visitors of Newark.

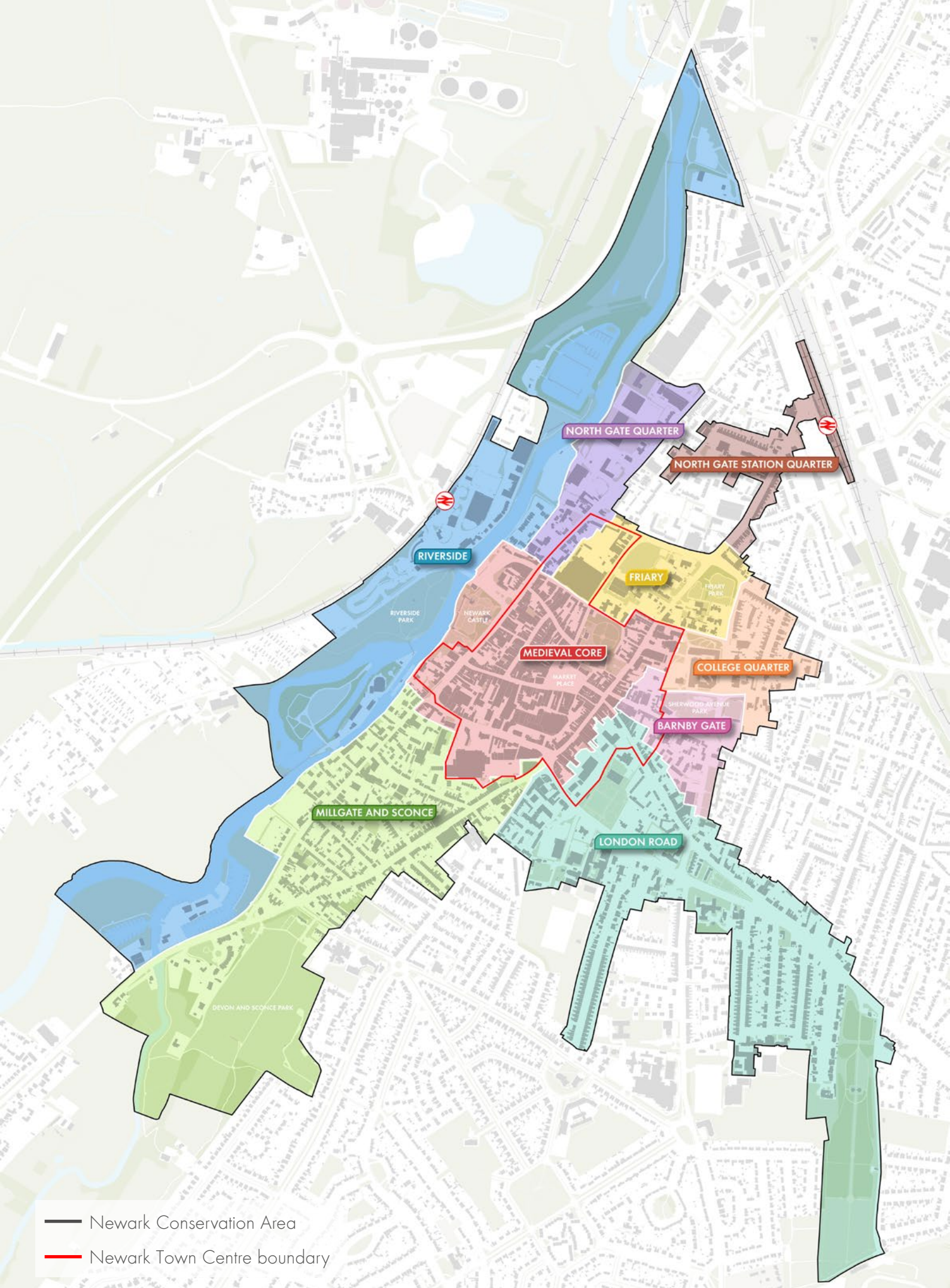
**The Character Areas are as follows:**

1. **The Medieval Core**
2. **Friary**
3. **Barnby Gate**
4. **The College Quarter**
5. **North Gate Station Quarter**
6. **North Gate**
7. **Mill Gate & Sconce**
8. **Riverside**
9. **London Road**




**Click the image to read the appraisal**

*Newark and Sherwood District Council Newark Conservation Area Appraisal (2022)*


NORTH GATE QUARTER
NORTH GATE STATION QUARTER
RIVERSIDE
FRIARY
MEDIEVAL CORE
COLLEGE QUARTER
BARNBY GATE
MILLGATE AND SCONCE
LONDON ROAD
RIVERSIDE PARK
NEWARK CASTLE
MARKET PLACE
FRIARY PARK
SHERWOOD AVENUE PARK
DEVON AND SCONCE PARK
Newark Conservation Area
Newark Town Centre boundary


# B

# **CONSERVATION AREA WIDE** DESIGN CODES AND GUIDANCE


THE QUEENS HEAD
THE QUEENS HEAD
BAR
COFFEE OFFERS
GREEN OLIVE
HOMEMADE SOUP
LUNCH OFFER
TAPAS
SALADS
PIZZA
SANDWICHES
GYROS
MOUSSAKA

# B.1 Context and identity

B.1.1

# Materials and local vernacular

*...THE MATERIALS AND DETAILS TYPICAL OF THAT AREA*

The local vernacular refers to the materials and details which are typical of that area, and thus create a unique character specific to that place. It is important to balance the need to reflect the local vernacular in new development, with the need to prioritise sustainability and innovation.

## Façade materials

Newark is easily characterised as a town predominantly of warm red brick. However, there are notable variations which punctuate and articulate this general consistency. The few remaining timber-framed buildings and the use of stone for buildings of high importance and quality, along with variations such as lime-based plaster or painted brick, create a subtle mix in many areas of the town.

New development should conceive a dialogue between old and new, adding a new layer to the historic evolution of the town's history. Materials should respond to context and make reference to materiality of different types of buildings in Newark, from the domestic soft-red bricks of residential buildings, to the use of stone in more important buildings, with details and flourishes created with secondary materials.

I.C.1. **Newark's Conservation Area has a limited materials palette for facade materials, which are all natural materials. Applicants must use natural materials for façades of buildings.** *Fig 1* **shows suitable materials for façades in Newark Conservation Area.**

I.C.2. **When buildings use bricks as façade material, the choice of bricks for façades must display a natural variance. This can be achieved by careful brick selection, using high quality fired bricks, and by mixing brick packs to provide a good balance of colours and avoid colour banding.**

I.C.3. **New development should utilise natural slate, or clay tiles on roofs. These provide a traditional, natural aesthetic and can last significantly longer than concrete tiles. The roof materials should be appropriate to the pitch of the roof, with slate normally found on shallower pitches and clay tiles on steeper pitches.**

I.C.4. **Tall timber fences and close boarded fences over 1 metre or picket fences are inappropriate for front boundaries because they create a physical barrier that blocks the view of the street, preventing passive surveillance. This disconnects the property from the public realm, reducing the safety and vibrancy of the street by obscuring activity and limiting visual interaction with the surrounding area. They are also not a common condition in the conservation area and thus would deter from the character of the area.**

I.G.5. New focal non-residential buildings, including community buildings, such as schools and colleges, should prominently feature stone. This can be as either primary or secondary cladding external material. High-quality natural materials like stone convey a sense of durability, prestige, and timelessness, helping these buildings to stand out as key landmarks in the area. The use of a contrasting material, such as stone, creates a visual hierarchy, making the building easily identifiable and memorable to passersby.

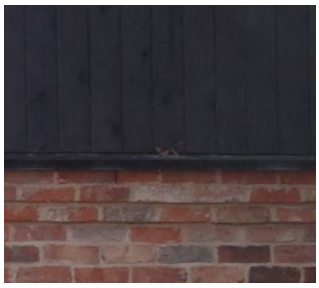
I.G.6. Contemporary designs of new buildings or new elements to existing buildings which are not listed, can use a number of more modern cladding and detailing materials so long as materials and designs are of a high quality and take cues from the built form and other elements of local vernacular. This includes copper or zinc, timber, stone, glass, and different coloured bricks.

**I.G.7.** Composite or synthetic materials, especially those of a dark colour such as black, are unsuitable for these important buildings and should not be used as they can undermine the architectural integrity of the design and detract from the building's prominence on the street.

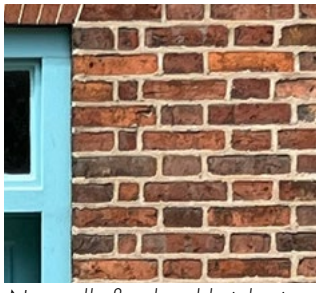
**I.G.8.** New development which is set back from the pavement should generally utilise brick or stone walls for boundary treatments, which can be low with railings on top and/or backed by hedging.

**I.G.9.** For residential developments which include balconies, they should be simple, elegant and respectful of Newark's historic conservation area. Materials suitable for balcony railings are: wrought iron, cast iron, or anodized aluminium

*Naturaly fired yellow, white, red and black toned brick with natural stained timber*



*Red brick combined with dark stained timber panelling for contemporary contrast*



*Naturally fired red brick gives variation to façades*

*Stained timber in Medieval Buildings with limewash infill panels*

*Painted stucco / render*

*Limestone on Newark Town Hall*

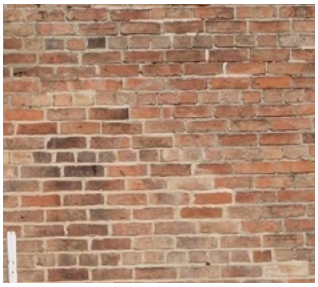
*Painted timber shopfronts*

*Stucco / render*

*Red brick combined with buff brick and sandstone*

*Red brick with stone window header, wrought iron railing and stone balcony base*

*Red brick and sandstone*



*softer red brick*

*Glazed brick*

*Red brick combined with blue bullnosed brick on corners for detailing*

**Fig 1** *Newark's historic and natural materials palette*

# Brick Bond

Brick bond refers to the uniform pattern in which brickwork is laid. Whilst the primary purpose is to provide strength in the structure, the brick bond also influences the aesthetic character and tell a lot about a buildings heritage.

Flemish brick bond is the predominant style found in the town centre across most historic building types from domestic to industrial. Some include decorative header colours such as the pale headers on Mill Gate and Castlegate. English Bond is found in limited locations across Newark, Examples include Winchelsea Avenue and Milner Street. Running bond (also known as stretcher bond) is not typically found on any historic buildings in the town, however it is used in some of the newer built developments located outside of the town centre.

I.C.10. **Development on streets which display a consistent type of brick bond on façades, must utilise this form of brick bond**

*Flemish* *Running or Stretcher bond*

*English* *Common*

**Fig 3** *Types of Brick Bonds in seen in Newark*

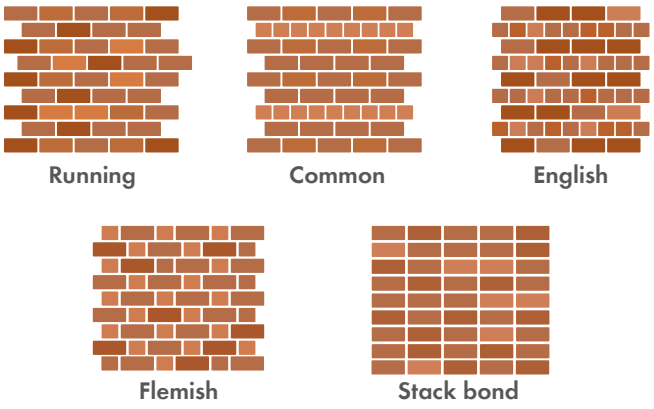



**Fig 2** *Common Types of Brick Bonds*

# Joints in brickwork

In modern brickwork, using a cement-based mortar which is harder than a traditional lime-based mortar is common to see in vertical silicone-filled expansion joints. This highlights the modernity of the building and breaks the visual continuity of the brickwork.

Jointing refers to the process of finishing mortar joints between newly laid bricks. Pointing is carried out on either newly laid or old brickwork, and uses a small amount of mortar to finish off the joints.

A variety of joint and pointing profiles are used which change the appearance and character of the brick work; some accentuating the individual forms and others merge the bricks and mortar to a homogeneous surface. In Newark, most of the brick buildings have predominantly flush pointing. Until modern times, this type of joint finish was not commonly used on high quality face work. There are also some examples of scribed joints in Newark, particularly on buildings of high quality.

*Flush pointing*


*Scribed joint*

**I.G.11.** Vertical expansion joints should be avoided through careful design and/or the use of a more traditional mortar mix, such as lime mortar. Where this is not possible, expansion joints must be incorporated discreetly, such as behind a rainwater downpipe, and their role in the composition of the facade given careful consideration.

**I.G.12.** Pointing should relate to the wider context, and to the choice of brick. Modern pointing styles such as weatherstruck or bucket-handle should be avoided.

## Detailing

Architectural detailing of brickwork often results in bricks being party projected out of the face of the wall, adding depth, patterns and character to the facade.

In Newark, brick detailing includes projecting string courses to de-mark the locations of floors in a buildings. Window headers details are also common, and tend to be shallow with curved arches. These are constructed predominantly with regular bricks, however there are some examples of rubbed/gauged brick arches on high value buildings such as the terrace facing the Castle of Castlegate. Mills and lower status buildings tend to have the simplest and most robust elements of detail. In contrast, later Victorian and Edwardian buildings of status, including the Buttermarket and brewery buildings feature elaborate terracotta work and contrasting brick colours.

**I.G.13.** Bricks that are a different colour to primary facade brick colour can be used for detailing on all buildings

**I.G.14.** Decorative brickwork detailing is encouraged in new developments, including below the eaves and between storeys, by using different coloured bricks, brick bond patterns and textured brickwork, to achieve attractive, memorable and high-quality buildings. Examples of varied use of detailing can be found on 3-6 Magnus Street, and along the terraces on Friary Road.

**I.G.15.** Refurbished buildings must retain eaves details.

*xx*

*xx*

*Cavalier Building*

*xx*

*Buttermarket*

## Stone

The use of stone in buildings often reflect the local geology of towns, and thus create a local distinctive character. In Newark, the use of stone is limited and focussed on buildings of civic note. These include the St Mary Magdalene Parish Church, much of the Castle and Friary (Lias Sandstone), the Trent Bridge (Skerry Sandstone), the Town Hall (Mansfield White Standstone ashlar) and the Corn Exchange.

The use of stone detailing on buildings in the medieval heart of the town is limited to prominent and prestigious buildings and can include the use of quoins, headers, window surrounds and banding courses. This approach is common around the Market Place, but is in very limited use elsewhere and most residential buildings in the historic core of the town tend to be almost exclusively brick, including otherwise grand houses.

Stone window sills are commonly found across the town on the buildings of all types. The single-piece sills play a key role in preventing water ingress into the wall structure below and so the use of sills with large joints should be avoided in new construction.

In later, outer areas of the town centre, strong detailing is more commonly found, and is seen on window heads, bays and door surrounds, even on relatively simple rows of cottages such as along Meyrick Road.

**I.G.16.** Stone as a main construction material or for substantial components should be reserved for buildings of the highest importance.

*Trent bridge (Skerry Standstone)*

*Newark Town Hall*

*Castle Brewery*

*The Corn Exchange*

*St Mary Magdalene Church*

*Newark Castle*

## Surface materials

In parts of Newark the surface material gives character and identity to the area. Consistency in surface material is crucial to ensuring that a place feels cohesive. To that effect, high quality materials are important to use to create an attractive public realm, which is hard-wearing and has longevity to avoid frequent replacement.

Maintenance of streets and surface materials are crucial to creating a pleasant and attractive public realm. Works that impact the street surface materials should be replaced with the same materials to ensure that no 'scars' appear in the road. It is therefore important to consider underground systems access when choosing a suitable surface material.

I.C.17. **Where more textured historic materials, such as cobble stones are used, designers must ensure that a smooth, full accessible surface is utilised in conjunction. The smooth surface should follow desire lines and be visibly different from predominant paving. Generally, designers should use smooth surfaced cobble setts, rather than cobble stones to increase smooth surface for wheeling and accessibility, whilst still maintaining a heritage/historic character**

I.C.18. **Maintenance works must use existing surface materials as much as possible where historic/ heritage materials are used, or replace on a like-for-like basis**

I.G.19. Paving should be consistent to maintain a cohesive space

I.G.20. Use of asphalt should be limited to the main vehicular carriageway

I.G.21. Across the Conversation Area, raised crossings should include the use of traditional cobblestones, natural stone, or other locally-sourced materials, which would be consistent with Newark's historic character whilst ensuring accessibility for all users, particularly those with limited sight, walking aids or wheelchair users. By elevating the crossing and altering the materials, vehicles will be visually and physically prompted to reduce speed and be aware of the shift in character, from a main vehicle arterial road, to a pedestrian priority and retail core setting

## Windows and doors

I.C.22. **Timber framed windows must be used for all new buildings across the Conservation Area.**

I.G.23. Planning permission is not required for replacing windows, however timber is the preferred material for frames of replacement windows on existing buildings. The shape, size of frame, and opening mechanism are considered to be the most important features to retain when replacing windows

## Street furniture materials and design

A cohesive set of street furniture design can help to maintain and enhance an area's character and sense of place, reinforcing the local identity. It also helps to sustain a sense of continuity. In Newark, the Medieval Core has an established set of street furniture, including benches, railings, street name signs, bollards and bins. This set of street furnitures is used at other points throughout the Conservation Area, but should be applied more consistently to enhance and preserve the area's history and heritage. Carefully selected materials, patterns and motifs establish a complementary relationship with the heritage in the town, and contribute to the overall quality of the townscape.

I.C.24. **Historic heritage street furniture must be retained and refurbished.**

I.C.25. **Cast iron supports on benches should be painted red or black**

I.C.26. **Bollards must be made from cast iron or steel and must be painted all black, or red and black. Plastic bollards are unsuitable to the Conservation Area**

I.C.27. **Pedestrian guardrails that are used throughout the Conservation Area must be sympathetic to the historic environment and should be painted red and/or black. They should feature historic details, such as heads and finials**

I.C.28. **Public use litter bins must be cast iron or steel, rather than plastic**

I.C.29. **Public use litter bins must be painted black or dark red**

I.C.30. **Road and street name signs must utilise the historic designs, and use a raised border and text and use a Sans Serif bold font to reflect the character of existing signs in the town centre**

I.C.31. **Historic street signs must be retained and enhanced**

I.C.32. **Street signs must be painted in a combination of red, off-white or black**

When designing public spaces, applicants should refer to the next chapter on "PUBLIC SPACES" on page 71.


*Using a limited palate of colours, fonts, design and materials, historic street name signs in Newark Town Centre help to create a cohesive approach and reinforce local identity*

*Hardwood benches with cast iron supports are characteristic of Newark*

*Bespoke design on the benches help to create a recognisable identity*

# Timber

The majority of medieval buildings which still remain today in Newark are timber-framed. This is due to slow-growing oak timber being a readily available materials during the medieval period, which could be sources in sizes and shapes necessary to construct a large building. The survival of these buildings is a testament to both the durability of the materials and craftsmanship at the time. Timber framed buildings are most commonly found in the Medieval Core and Mill Gate and Sconce character areas. Whilst many buildings in the Medieval Core visually display their timber frames, there are also a number of timber framed buildings which have been re-clad in the 18th and 19th century to reflect Georgian and Edwardian architectural fashions and preferences.

Today, timber is a sustainable and versatile building material and used on all scales and typologies of building; due to its versatility, structural integrity and ease of construction. Both modern and heritage buildings use timber in various manners. However, in keeping with the local heritage context, timber may best be suitable in low-rise buildings (below 18m) as part of their structure and visible facade in tandem with lime render. This should look to reflect the local supply chain, timber species and trades. Larger-scale buildings should look to prioritise timber or other low-embodied carbon materials in their structures to help deliver a sustainable future for Newark.

The use of timber is also frequently used in traditional shopfronts throughout the town centre, guidance on shop fronts can be found in section 28.

# Newark Town Centre wide codes

**I.G.33.** IM1 - Timber and should be used in the construction of both new and renovated buildings to create environmentally sustainable buildings. The use of timber in the facade should be in-keeping with the local styles and context of the town centre.

**I.G.34.** IM2- Timber should be sustainably sourced.

# Character area specific codes

## CA1 - Medieval Core

**I.G.35.** In the Medieval Core, use of timber for purely decorative detailing/cladding which mimics medieval styles should be limited. Designers should instead seek to integrate timber into the structural designs of buildings instead, in line with traditional methods and materials of construction.

## CA2-9

**I.G.36.** Outside of the Medieval Core character area, timber can be used as cladding, however this should not mimic the visual style of medieval buildings/ should not be mock Tudor cladding.

# B.1.2 Fenestration design

## ...THE ARRANGEMENT, QUANTITY AND STYLE OF WINDOWS

This section of the Design Guide addresses windows in general buildings, with shop windows dealt with as part of the shop front section.

Windows, notably their arrangement on a facade and architectural style greatly affects the identity and quality of a building, both aesthetically and for their inhabitants. Windows can be relatively easily replaced or altered, and as a result are a vulnerable element of a building. Furthermore, as the need for buildings to become more energy efficient and consider climate issues such as over heating, traditional buildings are under threat of being lost, which in turn diminishes the historic identity and character of buildings. It is therefore important to understand the different types of windows found in the building in Newark, many of which will be dictated by architectural styles.

*Vertically proportioned sash windows: these are found in the majority of Georgian and Victorian buildings;*

## Shape and proportion

As the 'eyes' of the building, windows play an exceptionally important role in defining the character of a building, and make a significant contribution to the sense of a building in its context. Windows must be in proportion with the shape of a facade, and can be influenced through the uses of glazing bars, mullions and transoms. The size, proportion and composition of windows varies significantly within the buildings of Newark, and include a number of distinctive groups:

*More generously proportioned bays and window groups: these are found in later Victorian and Edwardian buildings*

*Horizontally proportioned windows: these are found within the medieval timber framed buildings in the town centre;*

*Utilitarian windows, often squarer in proportion: these are found in the industrial buildings and warehouses.*

In each case, the window scale and arrangement reflects partly the limitations and opportunities used for the building construction, but also the uses within the building and the prevailing fashions of the period in which it was built. Borrowing these elements incorrectly, or not successfully reflecting the key elements of the form is likely to result in unsatisfactory architecture.

**I.G.37.** Strongly horizontal windows may be appropriate for use, but typically only in buildings which visibly reflect the tradition of timber framed construction. This is likely to have limited application, within the mediaeval core of the town only.

**I.G.38.** Sash windows are likely to be the predominant window type for many domestic buildings. Their scale should reflect the significance of the building, and there should be a clear hierarchy across the floors. On a two storey building the ground floor windows should typically be taller than the upper floor. On a three or four storey building the first floor (piano nobile) windows should be the tallest, gradually reducing up the building.

**I.G.39.** Bay windows may be featured in outer areas with a Victorian or twentieth century context, and can be useful in articulating a hierarchy between buildings within a group such as in Milner Street where larger homes with small front gardens feature bays, whilst the narrower and smaller homes in the terrace opposite do not.

**I.G.40.** Where buildings are reflecting the factory / brewery / warehouse precedents found within the town, window type and design may be much more varied and the typical domestic patterns are much less likely to apply. Window positions are likely to form a regular grid, but may also feature bigger openings, evocative of loading access and industrial functions.

**I.G.41.** Wherever possible, existing historic windows should be retained and refurbished, with environmental performance of single glazed sashes improved through draught exclusion and secondary glazing. Where windows are replaced, timber should be used in place of uPVC.

## Wall to window ratio

The ratio of external wall to window is integral to the overall composition of the facade, and must consider sufficient filling rooms with sufficient day light whilst avoiding overheating. It is calculated by dividing the glazing area by the gross wall area.

**I.G.42.** The ratio between the window size and the total area of the wall elevation must be over 25%.

**I.G.43.** Larger window which are in proportion to the size the elevation should be used, to provide light into the home and create an aesthetically pleasing facade.


THE QUEENS HEAD
THE QUEENS HEAD
BAR
COFFEE OFFERS
GREEN OLIVE
HOMEMADE SOUP
LUNCH OFFER
TAPAS
SALADS
PIZZA
SANDWICHES
GYROS
MOUSSAKA

# B.2 Built form

B.2.1

# Density

## ...UNDERSTANDING HOW COMPACT DEVELOPMENT SHOULD BE

Density refers to how compact development is within an area. Density can be measured either as dwelling per hectare which measures housing density within a larger area, or Floor Area Ratio (FAR). FAR is calculated by dividing the building's total floor area over all floors by the size of the plot upon which it is built - it is an effective way of measuring the density of single plots, as well as larger sites. The FAR metric presents a more complete reflection of density compared to dwelling per hectare as it does not take into consideration building type or use. Therefore, areas with a high FAR do not necessarily represent a high population or housing-only density. xx

In Newark, higher density areas are concentrated towards the medieval core, where there is a fine urban grain of compact buildings, with narrow roads and streets. Density gradually reduces radiating out of the town centre, where residential areas are between medium density. Towards the south of the town centre, the density of development is lower as and more development is set around communal green spaces.

## Design Codes

**BF.C.1.** **Applicants must specify the proposed FAR for the proposed development and provide the existing FAR of all neighbouring plots where possible.**

**BF.G.2.** Proposed developments should optimise the proportion of new floorspace in relation to the site area (FAR), taking into account relevant factors such as plot layout, building types, greening, amenity and parking.

**BF.G.3.** Proposed developments should take into account the densities of the surrounding area. Specific context-based information on densities is provided in Part 2 and each of the Character Area specific chapters.

Core Policy 3 in the Newark and Sherwood Amended Core Strategy (2019) stipulates that development densities should be between 30-50 d/ha in the Newark Urban Area, with higher densities in the centre. There is emphasis on smaller homes of 1-2 bedrooms as well as housing for the elderly and disabled population.

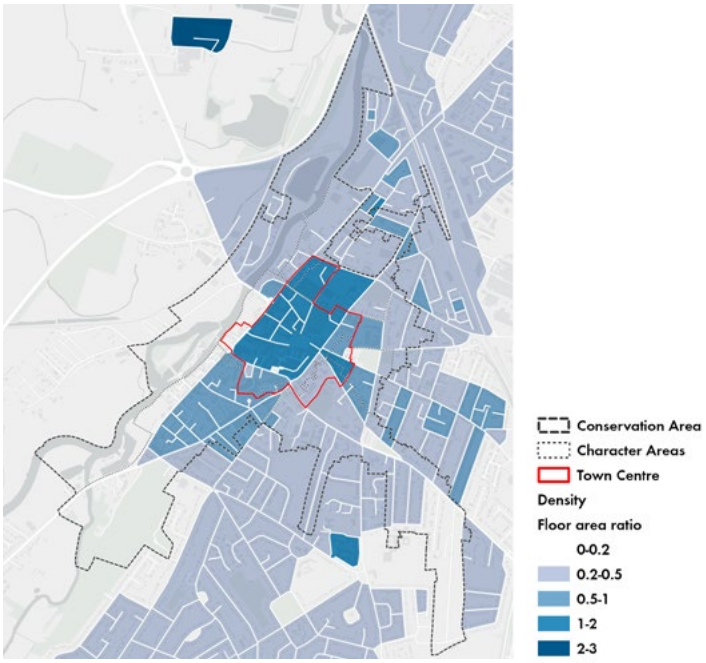



**Fig 4** *Density measured as FAR across Newark Conservation Area*

| SETTING | INDICATIVE RANGE (FAR) |
|---|---|
| Low density | 0.0 - 0.5 |
| Medium density | 0.5 - 1 |
| High density | 1 - 2 |
| Very high density | 2 - 3 |

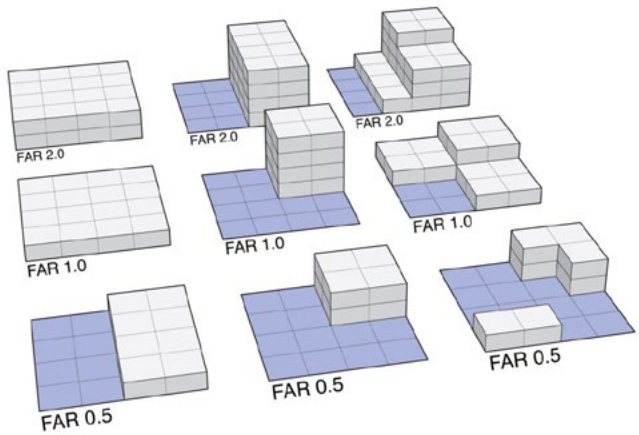



**Fig 5** *Diagram showing FAR plot:building ratios*

High Density

Medium Density

Low Density

*Examples of different levels of density across Newark Town Centre*

# B.2.2 Urban Grain

*...UNDERSTANDING THE MORPHOLOGY, DENSITY AND STRUCTURE OF THE TOWN CENTRE*

The urban grain refers to size and configuration of the buildings in relation to the urban block, i.e. the built-on land between two streets or sections. Blocks can be developed with buildings of different sizes. Large buildings may occupy an entire block, whereas the same area could be developed with a variety of smaller buildings. A larger number of smaller buildings within a block can create greater variety and visual interest. Urban grain can be described in levels of coarseness:

- A tight or fine urban grain is a block which has many smaller building with in it
- A coarse urban grain describes an area or blocks where larger buildings take up more of the block.

The urban grain of a place can be understood through a figure ground plan, which gives clues to the morphology, density and structure of the town centre, by highlighting building footprints against roads and open spaces. This can then help to design an approriate response to the existing urban fabric.

The historic core is predominantly characterised by fine-grained, narrow and varied buildings, which centre around the Market Place. This open space is enclosed and well-defined by the buildings which surround it. The plan however highlights that street patterns are less pronounced and less legible in the historic core, as it contains characterful alley ways are narrow, and often pass through buildings (which are not visible on the plan). This can give the impression on the plan that the historic core is characterised by course grained, impermeable blocks, which is not evident at street level. The Town Hall and St Mary Magdalene's Church have a larger footprint, signifying their importance and dominance.

Some buildings however negatively alter the fine grained pattern of development in the historic core, often because they do not include penetrable routes through them, including alleyways. This includes St Marks Place. St Mark's Place is a modern demonstration of urban design which lacks regard for its context and heritage setting.

Newark's town centre supermarkets, including the Morrison's and ASDA, similarly interrupt the finer historic grain and rhythm of the centre.

The Riverside area, which expanded during the Victorian and Industrial eras, show large buildings, such as warehouses and maltings which also had large yards and wharfs to load goods.

The Victorian expansion experienced residential growth of the town whereby private gardens became a standard feature in dwellings. Homes built in the Victorian era were more tightly built together in terraces, rather than the more typical detached or semi detached dwellings built post-war.

Towards the south of the town centre, the density in development reduced and more development is set around communal green spaces.

## Design Codes

BF.C.4. **Applicants must assess the urban grain (within 50m radius around the site, or of built form on plots which share a boundary with the site, whichever is greater) with particular regard to existing local or strategic views. Proposals must respond appropriately.**

Medieval
(Historic Core)

Victorian and Industrial
Revolution (Riverside)

Victorian expansion
(London Road to
Balderton)

Post-war expansion
(south of town centre)

# B.2.3 Building Line

*...RETAINING CHARACTER AND CONTINUITY*

The building line is dictated by the position the building frontages along a street. It is an important design choice which helps to set the character and identity of the street.

The primary building line is defined by the external wall of the main building in relation to the street. The secondary building line is more subtle and is defined by elements such as single story projects such as garages and porches. It is important for developments on already established streets to respect existing primary building lines to create a positive relationship between neighbouring plots.

The building line can also be 'set back', which means that it may have a front garden, with a wall, railings/fence or hedge to mark the boundary of the plot.

In Newark, consistent building lines along a street set the tone, rhythm and order of streets. Many streets, particularly in the Medieval Core Character Area have little to no set backs, and in some places narrow pavements, such as on Wilson Street and Carter Gate. It is inherent to the historic character of Newark and should therefore be preserved.

In the residential areas of the Town Centre, strong and consistent building lines are also common characteristics, and can particularly be seen on very ordered terraced streets such as Lime Grove and William Street. This is because houses were designed and built at the same time. Other streets such as Warburton Street have several different terrace designs, however, the building line and plot boundary are consistent and clearly defined throughout the street.

Mill Gate is an example of a street with subtle variance in its primary building line between groups of houses with the same designs. However, a consistent plot line, through the use of low walls helps to create order, despite the small differences in set back.

## Design Codes

BF.C.5. **New development which consists of one or more buildings on the same street must identify and create a consistent building line to create visual order**

BF.C.6. **New infill developments must adhere to a consistent building line of neighbouring buildings, to reinforce the strong sense of enclosure and consistency that defines the character of the Conservation Area.**

BF.C.7. **New infill development located between buildings that are built directly up to the pavement with no setback, must align with this established building line to maintain a consistent streetscape.**

BF.G.8. Where there is not well-established front building line, for example where a street is characterised by setbacks and frequent variations, new developments should use neighbouring frontages to establish an appropriate zone within which to set an appropriate building line

### Consistent building line - no set back

*A consistent building line which is set immediately against the footway on Appleton Gate creates a strong edge with an ordered, straight and continuous alignment. The gate set along the building line further emphasises its robustness.*

### Consistent building line and consistent set back

*Here, a consistent building line on a residential street creates a strong, straight edge. Hedges create a softer plot boundary line from which the buildings are set back at a consistent depth, creating a strong character and sense of place.*

### Consistent building line and consistent set back

*Consistent building lines and plot boundaries are also seen in newer developments around Newark, bringing this characteristic and identity into modern design.*

### Varied building line with consistent plot boundary

*In the Town Centre, some buildings, particularly ones of note, may be stepped back, creating gentle variance in the building line. This is only seen in areas that do not have consistent terraces and so is more common in the Medieval core and Mill Gate and Sconce Character Areas where buildings have been built over time. Often buildings that are set back still delineate the street's predominant building line with a fence, short wall or hedge, such as this example on Castle Gate.*

# Building Line variations illustrated

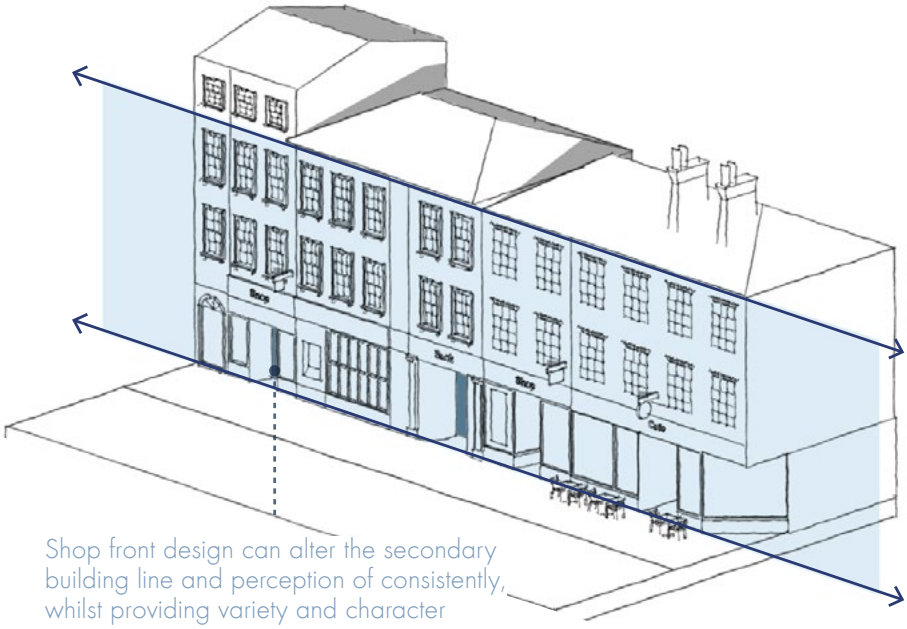



*Illustration of Stodman Street, Newark*

Mixed-use Urban Context

Primary building line is generally consistent. The secondary building line is defined by shop entrances, columns and pillars. The facade design adds character, interest and a sense of rhythm. Generally there are minimal set backs to the pavement, and thus pavement widths will need to be generous to accommodate spill out activities, such as outdoor seating and signage. This is evident in the Market Place, along Carter Gate and Castle Gate.

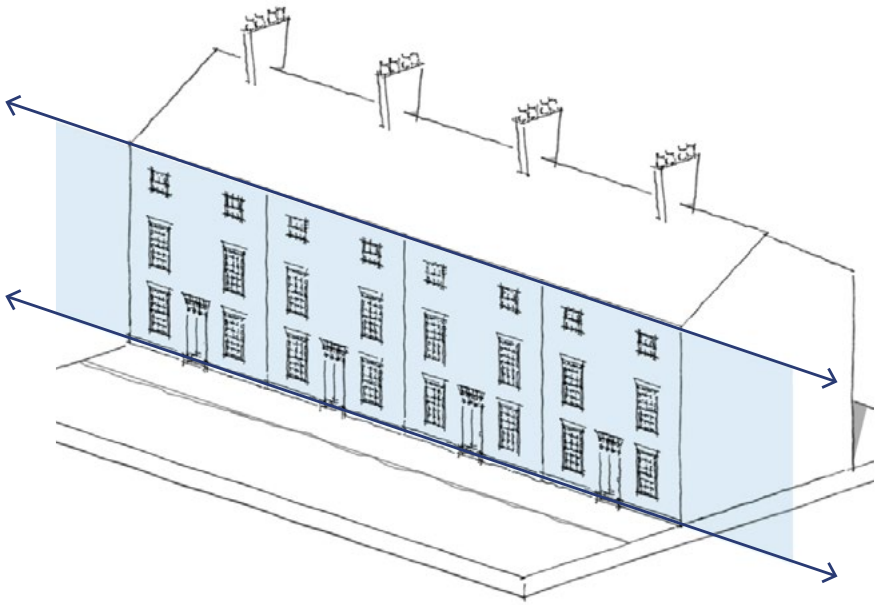


*Illustration of Wilson Street, Newark*

Consistent Residential

Primary building line is consistent, with all homes along the street built as one continuous entity. Identity and character is formed through strong symmetry of fenestration and doors. Homes are built to the pavement edge, with little to no set back. Consistent residential building lines are evident throughout much of Newark's Town Centre, due to the abundance of historic terraced housing. This condition can be found on streets such as Wilson Street, Newham Road and Warburton Street, where there is little to no set-back from the pavement, creating a stark transition from private to public.


*Illustration of Lime Grove, Newark*

### Consistent Residential with greater set back

Streets further from the medieval core, such as Lime Grove and Wellington Street are afforded more front curtilage with the building line set back from the street. Street trees and front gardens provide a comfortable transition from the public to private realm.

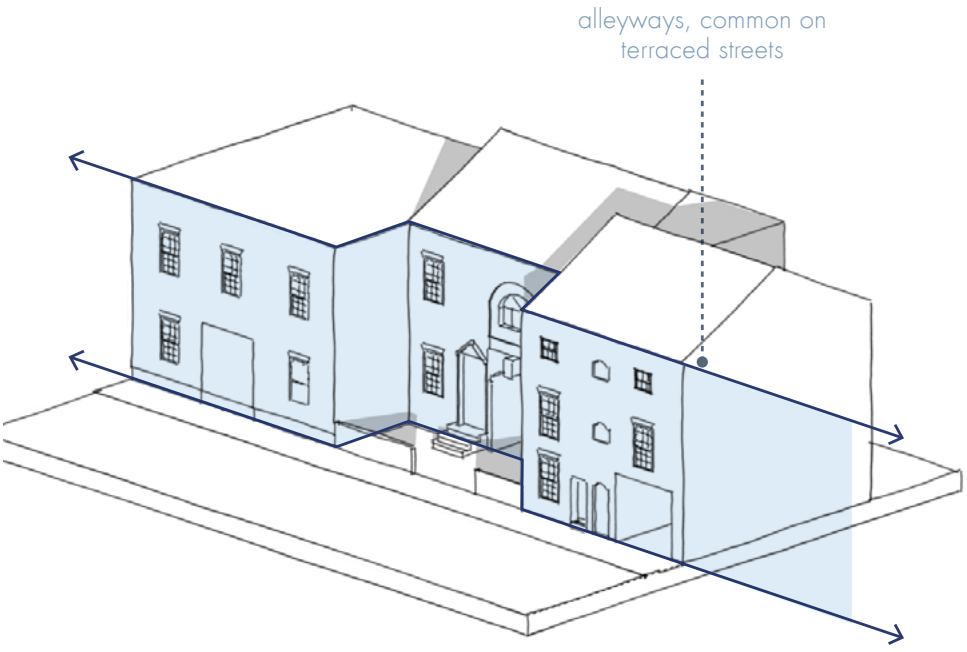



*Illustration of Millgate Street, Newark*

### Subtle Variations

This scenario is found where the form of buildings is more organic, and has evolved historically over time. These set back and breaks can create variety and distinguish between changes in architectural periods in time. This can also highlight landmark buildings or vistas. Notes to the building line are established through the presence of a boundary wall. This condition is evident throughout several historic streets in Newark, such as Mill Gate and in the Market Place.

# B.2.4 Street Rhythm

*...THE ORGANISED PATTERN OF BUILT FORM ALONG A STREET*

Rhythm along a street refers to the recurrence of elements, which results in an organised pattern of built form along a street. These include voids between buildings, the width of buildings and the sub-division of the elevation.

In historic environments, a lack of rhythm can be the result of development evolving over many years and across multiple architectural periods. This can add a sense of intriguing variety, especially in areas where there is a fine grain of development. Prescribing rules for how rhythm needs to be preserved and replicated for example within Newark's medieval core; an area which arguably lacks rhythm but holds unique charm with varying architectural styles, can be challenging.

Newark grew significantly between 1714 and 1837 a time when house building boomed in Great Britain, in a style influenced by classical Greek and Roman architecture, which is known today as 'Georgian'. New and replacement building were constructed in the town in this periodic style, and expanded beyond the medieval defences into the surrounding fields of Newark, and to the Character Areas which surround the Medieval Core. Along with Victoria and Edwardian buildings (1837-1901), these buildings support a strong sense of rhythm and are characterised by strong geometrical proportion, symmetry and balance in the positioning of their doors, windows. In Georgian homes in particular, windows often differ in size to reflect the status of the rooms inside, and sometimes 'blind windows' will be placed on the facade to retain the symmetry of the building.

In the Market Place, a number of Georgian buildings exist including the Town Hall, the former subscription Library, Toni and Guy's hairdressers, Starbucks and Clinton Arms and Saracens Head and Porters. Newark's town dates back to the medieval period and there are a number of buildings around the town centre which still remain intact today.

These medieval buildings break the strong rhythm which the Georgian buildings present, with their timber frames, high pitches roofs, often with crooked ridge lines, overhanging upper floors and walls which are rarely square. Additional architectural styles in the town centre include Victorian, including the Buttermarket and the School of Violin Making, and Art Deco buildings, such as the former M&S building. A lack of rhythm may therefore be the defining characteristic of a street, and opportunities to vary the width and composition of the building may be possible providing it positively contributes to the historic character of the street.

Buildings which break the rhythm of street in their mass, height and grandeur, such as the Corn Exchange on Bar Gate and the Town Hall in the Market Place, may also highlight landmark, important and special buildings.

## Design Codes

BF.C.9. **On streets where voids are consistent in width, infill projects must continue these, including spaces between buildings and alleyways**

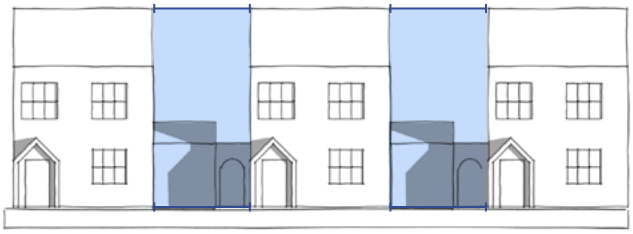
BF.C.10. **Where there is a consistent vertical and horizontal rhythm established through the composition of façades on buildings along a street, including symmetry of windows, doors and chimneys, new development must follow this vertical and horizontal rhythm**

BF.C.11. **Extensions to listed buildings must be sympathetic to the existing composition of the original building, particularly taking symmetry, scale, and materials into consideration**

# Elements contributing to street rhythm

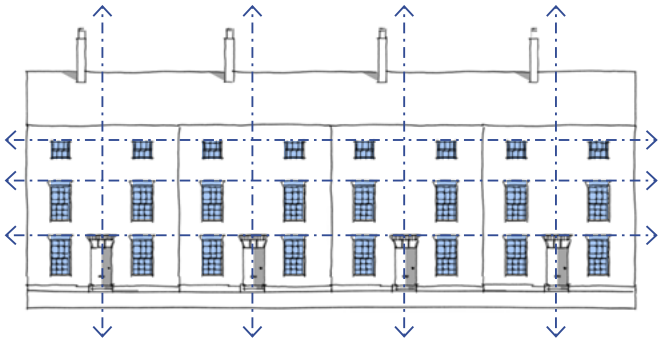
Voids

Voids refer to the space between neighbouring buildings. Voids may include elements such as garages, sheds or gates to back gardens or alley ways. These elements form the secondary rhythm along the street. In areas further from the medieval core where the density of buildings is lower, voids between buildings may be more inconsistent, creating irregularity in the streetscape.



Composition

The composition of the facade relates to the sub-division of the elevation, which is strengthened through the buildings symmetry. Symmetry is when two halves of a facade correspond to each other, in size, shape and placement of forms. For example, the vertical axis through the centre of a pair of semi-detached homes acts as a mirror line, creating a sense of stability in the building. Where symmetry is not possible, a sense of rhythm in the sub-division of the facade through fenestration and doors should be present.



Width

The width of the building refers to its length, measured along the foundation of the front elevation. Consistent building width contribute to creating regular voids and strengthens the rhythm of the street. The adjacent illustration of Stodman Street highlights how buildings which have been amalgamated or include a combination of retail and private uses make understanding width more complex.

# B.2.5 Roofscape

*...THE LANDSCAPE ABOVE GROUND, FORMED BY ROOFS*

Roofs help to frame the streets and spaces and should positively contribute towards the regular rhythm of the street, maintaining even proportions whilst creating interest and landmark features. Roofs can also include articulated details such as dormer windows and chimneys. Some dormers are part of the original designs of buildings, whereas others have been added retrospectively. The shape, pitch, cladding and details of the roof is important to the character of a building. Chimneys are also a dominant feature on roofs across Newark.

In Newark, roofscapes positively contribute towards creating an attractive streetscape. In the Medieval Core, the roofscapes are varied; influenced by the age range of the buildings, their heights, and the architectural fashions at the time they were built. This mix creates an enchanting and interesting area, imbued with character, and shows how Newark was built and rebuilt over time. Prime examples can be seen on Middle Gate and Stodman Street. The varied roofscape in the Medieval Core also shows how each building was built individually and not at the same time.

In other places, including many of the residential streets in surrounding Character Area, a consistent and continuous roofscape sets rhythm and order to the streets and shows how these terraces were built at the same time and by the same architect.

## Design Codes

BF.C.12. **Along unbroken rows of terraces, roofscapes must be consistent, including the chimney/ vertical details**

BF.C.13. **On roads where the roofs are a consistent height and design, new development must match this design**

BF.C.14. **On existing buildings where roofs are extended to create dormers, these must reflect the original building and take cues from the rhythm and dimensions of windows on the elevation of the existing building.**

BF.C.15. **Where dormers are incorporated into designs of new buildings, gabled or shed dormers must be used. Dormers on new buildings must reflect the vertical rhythm of windows on the elevation.**

BF.C.16. **On roads where the roofs are a consistent height and design, roof extensions that include dormers must not face the road/be on the primary elevation.**

BF.C.17. **Where dormer are acceptable, they must not be exceed above the ridge of the roof. This approach helps maintain the primary elevation's unaltered appearance.**

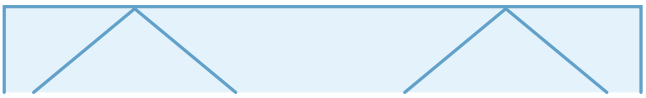
BF.C.18. **The materials and style of proposed roofs and dormers must reflect or respond positively to that of surrounding buildings. More information on materials can be found in "Materials and Local Vernacular" on page 54.**

BF.G.19. Photovoltaic panels may meet the requirements for permitted development. To support the integrity of the Conservation Area, they should ideally be placed to the rear of the property so that they do not face the main street. Some buildings with valley gutters between ridges may be ideally suited to the discreet introduction of PV panels. Innovative PV panels, such as solar tiles can also be utilised.

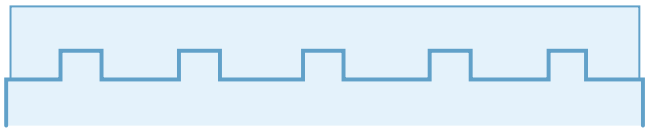
BF.G.20. Chimneys should be interpreted and integrated into new developments as functional elements including boiler flues and ventilation ducts.

## Roof variations in Newark

Gabled roofs typical of Victorian and Edwardian terraces



Triangular pediments on pitched roof, typical of Georgian buildings



Dormers

Flat roof set behind raised parapet

Dutch style, decorative with gable behind

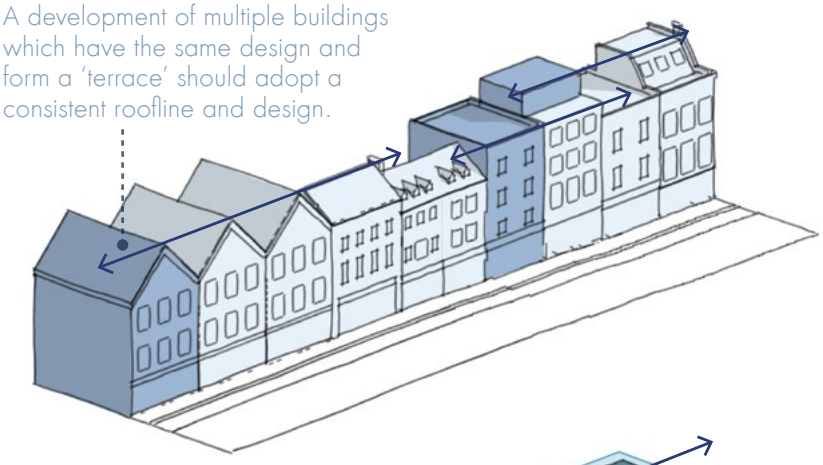
Mansard roof

## Roof additions

Urban, varied context

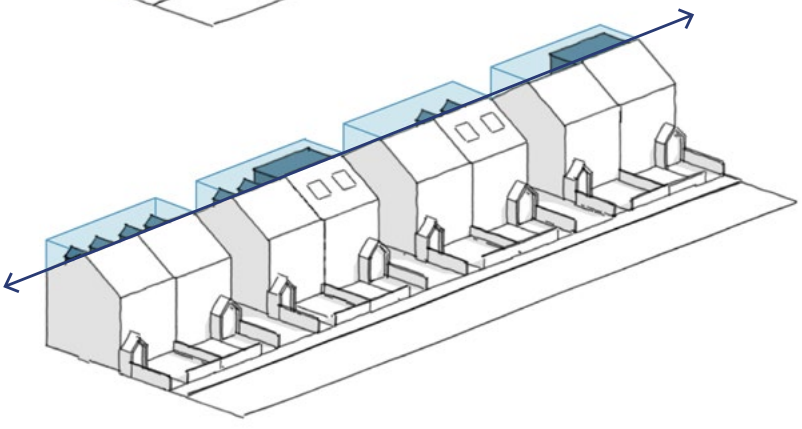
New 'single' buildings in the town centre which are articulated by distinctly different architectural design from their surrounding buildings can vary their roofline and design from the neighbouring buildings, however the height of the new roofs should not exceed the height surrounding buildings.

A development of multiple buildings which have the same design and form a 'terrace' should adopt a consistent roofline and design.



Dormer windows

On the street elevation, additions do not detract from the consistent roofscape line as they sit beneath the maximum height of existing roofscape



# B.2.6 Building heights

The heights of new developments must relate to the height of the surrounding existing buildings and not detract from the local character. In historic places, it is important to consider how new building with modern height and space standards would sit alongside historic buildings which date back to the medieval period.

Newark is a low rise town with most buildings between two-three storeys. In the Market Place, many of the Georgian building are around three-four storeys, whilst the medieval buildings have fewer storeys they are not dramatically lower in height due to their high pitched roofs, which would of been previously thatched.

High status buildings, such as Newark Town Hall, are taller to present their importance through creating an impressive and imposing feel.

Along the River Trent, Newark's industrial history and development appears through buildings including former mills and breweries that reach four or more storeys.

Outside of the medieval core, in residential areas, heights drop to around 2 storeys.

Details on specific height requirements for specific areas can be found in Part 2 and each Character Area chapter.

## Design Codes

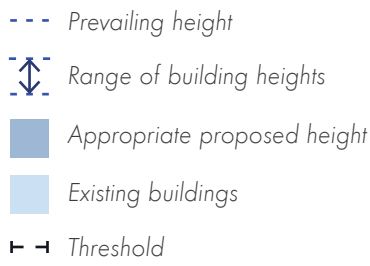
BF.C.21. **Applicants must assess and evidence the height of existing buildings along their street where the site is located (minimum 25m in both directions) as well as the height of the local context (prevailing height). Prevailing height is defined as height of buildings within a 50m radius measured from the centre of the site, or the heights of all buildings on plots which share a boundary with the site, whichever is greater. The resulting prevailing height is calculated as the average of those heights.**

BF.C.22. **New residential infill developments on terraced streets must match the existing building height to maintain a consistent streetscape. In streets where all houses are of a uniform height, any new buildings should align with this established roofline to preserve the character and cohesion of the area.**

BF.C.23. **In streets that are not terraced, building heights may vary, but they must still respond to the surrounding context and maintain a harmonious streetscape. Height transitions must be gradual rather than abrupt, ensuring that new development integrates well with existing buildings.**

# Guide to assessing heights

The below illustrations provide a guide to assessing building heights, with the proposed building shown in dark blue.



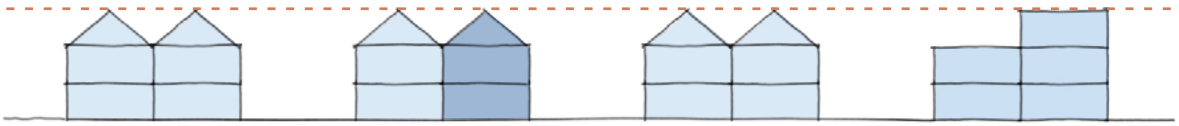



*Illustration of residential street where existing building heights are consistent with little or no variation, and thus the proposed building must conform to this height*

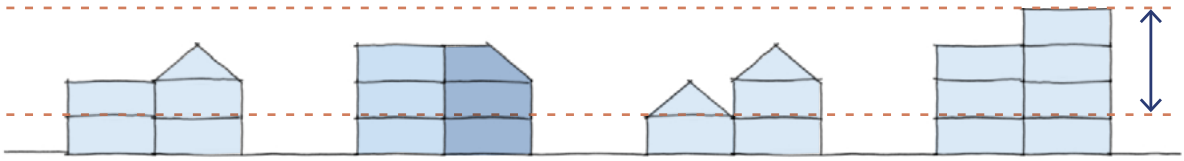


*Illustration of a mixed use street, where there are significant variation in building heights. Despite these variations, new development would have to manage the significant difference in height of the adjoining buildings and therefore should not exceed the average height of the two.*

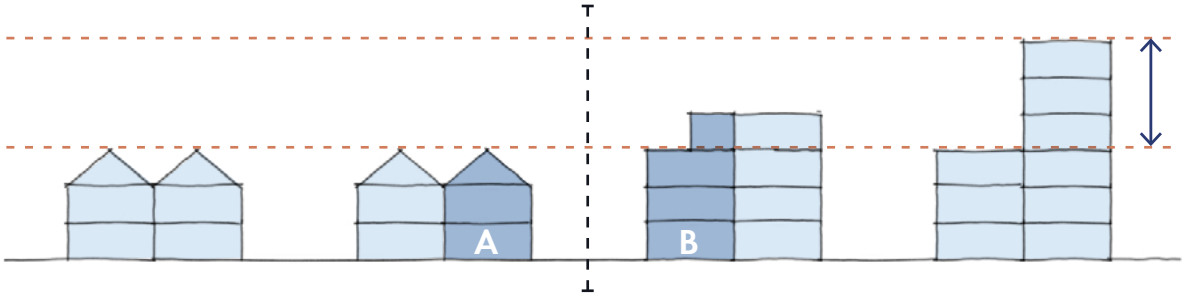



*Illustration of a street where two different area types meet, such as between low rise residential (left) and urban (right). Building heights vary from low to mid-rise. Prospective developments on each site must manage this transition in height in different ways. Prospective heights on Site A must be equal or subordinate to the established building height. Prospective heights on Site B must avoid stark shifts in building heights by stepping down towards the threshold.*


NEWARK ROYAL MARKET

# B.3 Movement

B.3.1

# Connections

*...CREATING A SAFE, ACTIVE AND ACCESSIBLE TOWN*

## Integrating sustainable and active travel

Newark Northgate station is a short walk or cycle (10-20 minutes) from the heart of the town centre, yet it feels like much further and detached from its surroundings. The arrival experience at this station is poor and the routes to the town centre are unattractive and inaccessible in places for walking and wheeling.

Newark Castle station is severely impacted by the lack of routes to and from the station due to the impacts of the railway / level crossing and the River Trent.

The bus station and supporting bus stops are not fully integrated. Bus accessibility and reliability is impacted by existing road layouts and traffic congestion.

**M.G.1.** Measures should be taken to better integrate the railway stations, bus station and bus routes so that they better serve existing local communities and visitors and support more sustainable growth and development in the future.

**M.G.2.** A continuous cycle route should be provided between Newark Northgate station and Newark Castle station, which navigates along Appleton Gate, Queens Road and Bar Gate.

**M.G.3.** Clear signage should be provided between the two stations, improving wayfinding for pedestrians and cyclists

## Connections between public spaces

Strong and active links (walking, cycling and wheeling) and routes between public transport nodes and residential areas, towards activity hubs such as the Market Place, retail parks and green spaces are crucial to making active travel a viable alternative to car use. Routes should also provide an attractive public realm.

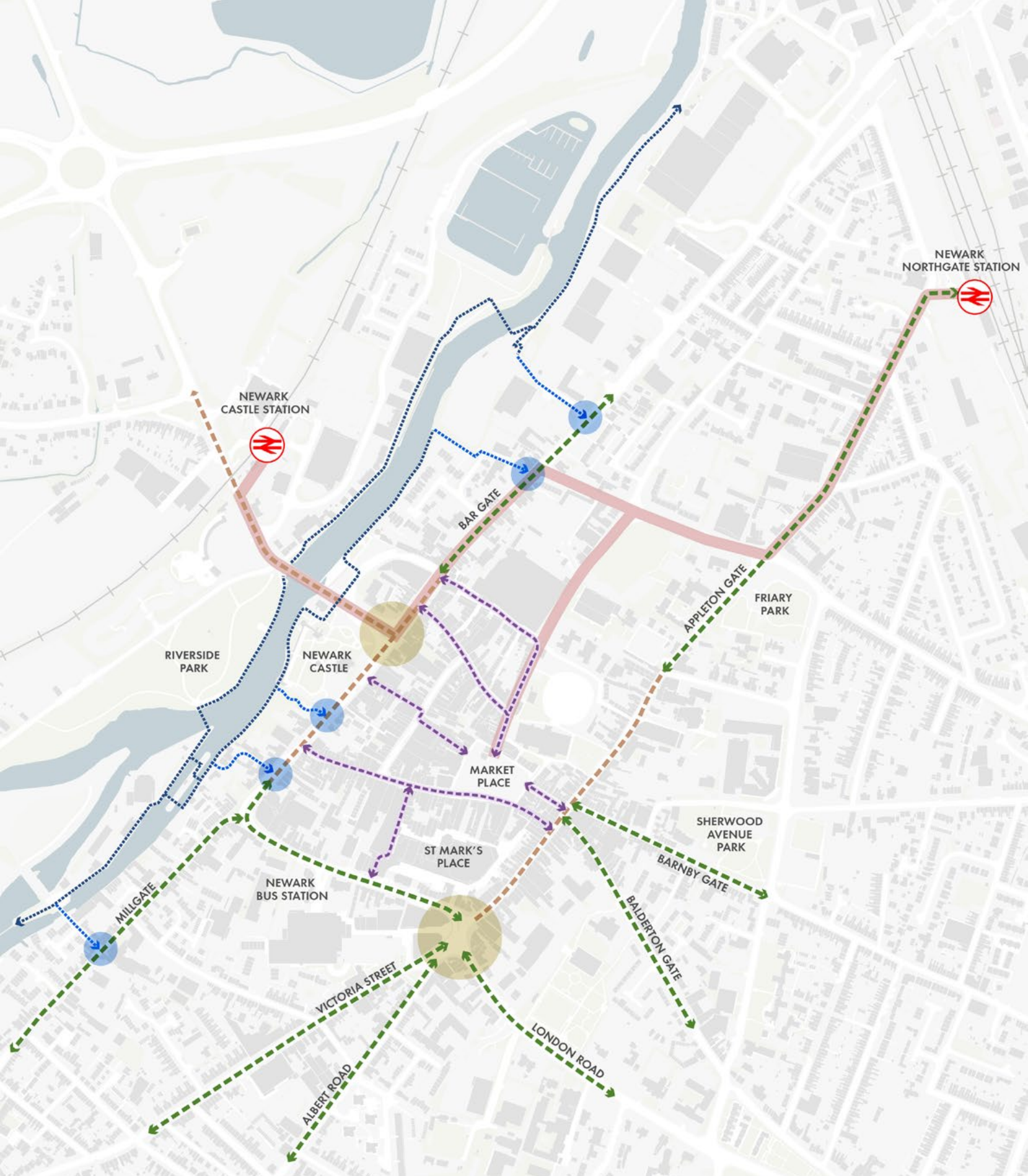
Reference should be made to the UK Government's Manual for Streets, which sets out how to create connected, quality places which meets the needs of street users.

**M.C.4.** **Active Travel Links should be continuous and use consistent surface treatments**

**M.G.5.** Active Travel Links should have a continuous footway with unobstructed width of at least 1m to allow for people using wheelchairs, prams and suitcases to pass with ease

**M.G.6.** Links should be clearly signposted and make use of wayfinding with convenient formal crossing opportunities

**M.G.7.** Destinations at either end should offer facilities to encourage active travel interchange with public transport such as secure cycle parking




*Corridor sections which should prioritise placemaking principles and enable safe and enjoyable walking, wheeling and cycling*

*Key junctions where public realm improvements are needed*

*Corridor sections which should prioritise the safe and reliable passage of movement with specific improvements made to bus accessibility, reliability and cycle safety*

*Key links to the hart of the town centre, the Market Place*

*Existing riverside path*

*Existing riverside to town centre connections*

B.3.2

# Crossings and junctions

*...BALANCING SPACE AND CREATING SAFE ROUTES*

## Junctions and corner radii

The size of junctions, crossings and corner radii can affect speed of vehicles, visibility splays and how safe they are for pedestrians and cyclists to cross.

Many of Newark's junctions and crossings from main roads to side residential streets have a wide diameter. Not only does this feel out of character with many of the historic streets, which are narrower, but also creates an unbalanced space which prioritises vehicles, rather than pedestrians and cyclists. In residential areas, there is opportunity to balance the space more through certain design measures.

Corner radii is a measure which can help to design junctions to an appropriate scale.

**M.G.8.** Corner radii at junctions between primary roads and residential streets should be reduced in line with the design standards set in Manual for Streets and Building for a Healthy Life design toolkit. This is designed to maintain pedestrian desire lines and reduce vehicle speeds to below 20mph when entering a residential area.

**M.G.9.** On bus routes the corner radii may be extended to accommodate bus tracking, although the principle of prioritising pedestrian continuity should wtill apply. Applicants should refer to Nottinghamshire County Council's General Geometry of Residential Streets for further details.

**M.G.10.** Low-level soft landscaping and/or SuDS should be integrated on pavement build outs on junctions where corner radii and bellmouth crossings distances have been reduced for pedestrians, or on new residential streets. This will create a visual boundary between the road and pavement, whilst being attractive and promoting the green character of the area, and increasing flood mitigation. Planting must be low-level and well maintained to avoid visually obstructing site lines between drivers and pedestrians.


*An example of a wide bell-mouth at a junction built to dated highway design standards with a very long pedestrian crossing*

*The same junction as shown above after being modified to narrow the junction, creating a safer pedestrian environment and allowing for the introduction of additional planting*

B.3.3

# Car parking

*...HOW TO INCORPORATE CAR PARKING INTO THE PUBLIC REALM AND OFF-STREET*

## New car parking

The choice of the appropriate parking typology depends on the immediate context and must be carefully planned from the initial design stages with placemaking in mind. A balance must be struck between providing sufficient parking spaces and using the land efficiently, whilst also promoting good design and public realm.

**Car parking for new developments should be implemented with the parking quantum and measurement requirements as set out in the Newark and Sherwood District Council Residential Cycle and Car Parking Standards and Design Guide (2021).**

*Car parking incorporating SUDS planting and trees for shade*

## Design Codes

M.C.11. **Public surface car parking areas must include permeable surface materials sited to reduce run-off and ponding, and must incorporate soft landscaping to facilitate natural water infiltration, reduce runoff, and support plant health**

M.C.12. **Any barriers or fencing erected as part of on-plot car parking must not restrict existing movement or permeability, and spaces bounded by fencing may need to be wider to allow access to vehicles**

M.C.13. **Where on-plot parking is provided at the front or side of a dwelling, an equal amount of space should be dedicated to soft landscaping, in line with the Newark and Sherwood Residential Cycle and Car Parking Standards and Design Guide SPD**

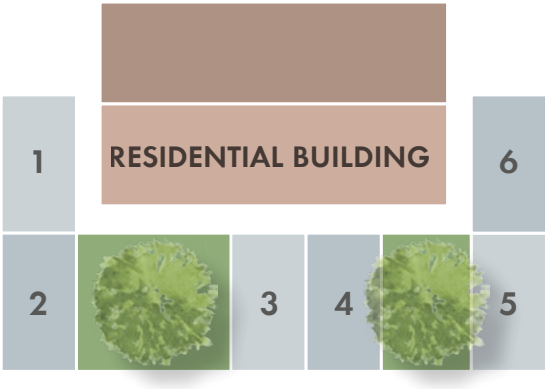
M.C.14. **Parking spaces must measure a minimum of 5m x 2.5m**

M.G.15. Where allocated parking is provided, this should be close to the front door of residential properties

M.G.16. Parking areas should be multifunctional and adaptable to other uses, such as markets or pocket parks

M.G.17. All new housing housing should follow the approach towards electric vehicle charging points outlined in the Residential Cycle and Car Parking Standards and Design Guide SPD

M.G.18. Parking spaces should be marked using cobble setts or other non-paint based materials to encourage considerate parking






*Parking arrangements as set out in the Newark and Sherwood District Council Residential Cycle and Car Parking Standards and Design Guide (2021)*

## On-street parking

Many of the streets in Newark Town Centre include on-street parking as properties have little front curtialge, forcing cars to park on pavements. It is therefore important to consider the design of on-street parking, so that streets do not get clustered and congested with cars.

**M.G.19.** On street parking should be interspersed with green features including SUDS and trees which can help to better define parking bays, typically every 4-6 spaces.

*On-street parking with tree planting separating spaces, in Trumpington Meadows, Cambridge*

*On-street parking framed by SuDS planting, Walthamstow*

B.3.4

# Cycle parking

*...CREATING SAFE AND SECURE PARKING FOR CYCLES*

Cycle parking is an essential part of providing a cohesive and joined up cycle infrastructure network. Sufficient, convenient, secure and safe cycle parking enables people to choose cycling as a transport method.

Designs for cycle parking must consider short term parking at end destinations that are close in proximity to entrances. For longer-term parking, such as at stations or at homes, security is a key factor of consideration.

Additional facilitates at certain parking locations may aid the enhancement of the quality of service and experience. This may include key access facilities at stations, drinking fountains and cycle tools and pump.

M.C.20. **Cycle parking must be considered at the earliest possible stage of a scheme's design or development**

M.C.21. **The design of cycle parking facilities must be accessible to all users**

M.C.22. **Cycle parking must not obstruct the footway or highway**

M.C.23. **Cycle stands in the public realm must be located with sufficient clear space around them to ensure that they are usable for a range of cycle types**

M.C.24. **Cycle stands must be located with a distance of at least 1m between stands to enable cycles with additional equipment access**

M.C.25. **Sheffield stands must be used for cycle parking, allowing bikes to be secured at two points, including each wheel. This should adhere to LTN 1/20 cycle infrastructure design standards.**

M.C.26. **Cycle parking must be provided in a secure location which is overlooked and near the entrance to buildings**

M.C.1. **Secure and undercover cycle parking must be provided for site all new residential developments. This should be located on site. Where this may be difficult to accommodate, such as within sites of historic buildings, cycle parking must be provided close by**

M.G.2. The design of cycle parking should cater for bigger and smaller cycles, including tandems, tricycles, cargo bikes and children's' bikes, such as a cycle stand with a lower bar to smaller cycles and cycles with a diagonal frame to be more easily secured.

*Marmalade Lane, Cambridge provides a secure access cycle locker for residents. Photo: Allies and Morrison*

*Cambridge cycle parking  under apartment block. Photo: Allies and Morrison*


*Windrush Square, Brixton incorporates lots of cycle parking close to a key destination in a heavy footfall area. Photo: Allies and Morrison*

*Waltham Forest cycle parking located on the corner of a busy pedestrian route. Photo: Allies and Morrison*

B.3.5

# Case studies

*...CREATING SAFER AND MORE SUSTAINABLE STREETS*

## Street transformation case studies

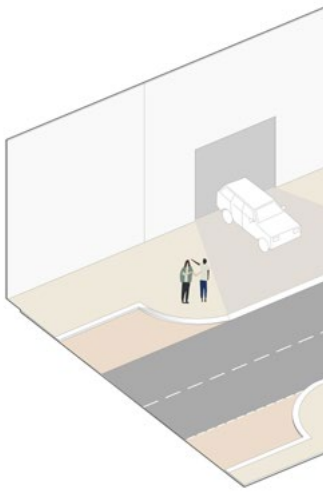
The following three case studies illustrate how the codes set out previously in this section can be applied to the future transformation of streets in Newark.

## Castle Gate

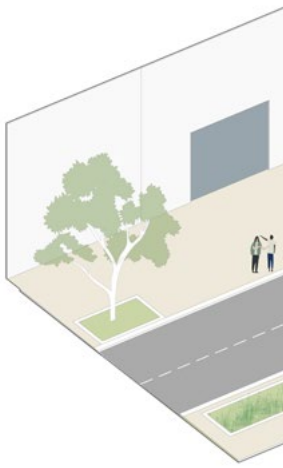
Castle Gate plays an important role as part of the wider highway network and is under pressure from relatively large volumes of traffic. Attempting to improve the through-put of vehicles would only enable more journeys, and further marginalise pedestrians and bus users. Instead, measures can be considered which reclaim some of the pavement space, make the area better for walking and outdoor seating and include the introduction of street greenery. Similarly, improvements can be made to bus speeds and facilities by locating the bus stop in the main road lane, giving it buses better priority than they currently have and providing more space for good quality bus stop waiting provision.

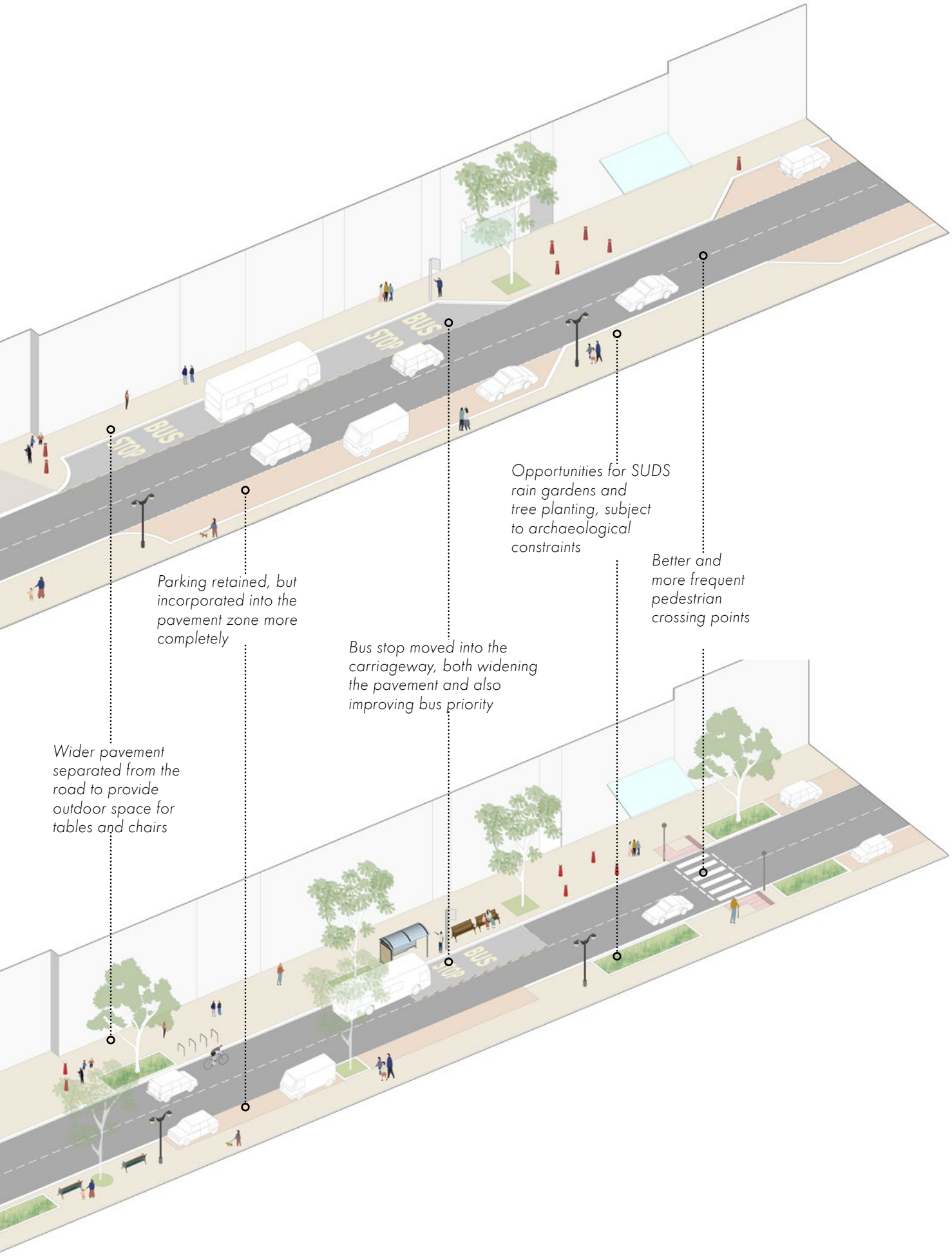

## EXISTING

### Existing



### Potential transformation using Design Code

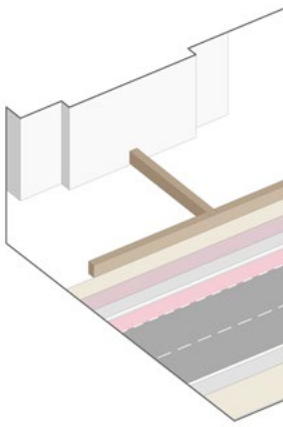



BUS STOP
BUS STOP
Opportunities for SUDS rain gardens and tree planting, subject to archaeological constraints
Better and more frequent pedestrian crossing points
Parking retained, but incorporated into the pavement zone more completely
Bus stop moved into the carriageway, both widening the pavement and also improving bus priority
Wider pavement separated from the road to provide outdoor space for tables and chairs

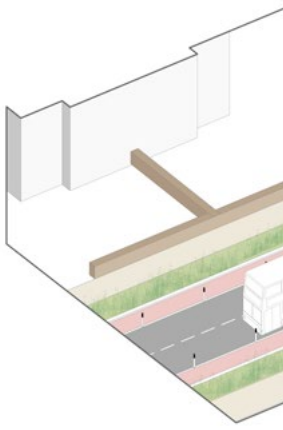
## London Road

The London Road corridor is a key opportunity to improve a strategic route for walking and cycling. The existing shared footway falls well below modern design standards, and also introduces conflict between pedestrians and cyclists. The carriageway is sufficiently wide enough to include a segregated lane which both benefits from continuity for cyclists and also improves facilities for pedestrians. Treatments to reduce the bellmouth width and deliver level crossings at side turnings would further improve accessibility and reinforce the priority which pedestrians are due at side turnings. Finally, there are significant opportunities to increase street greening at both pavement level and in terms of tree planting.

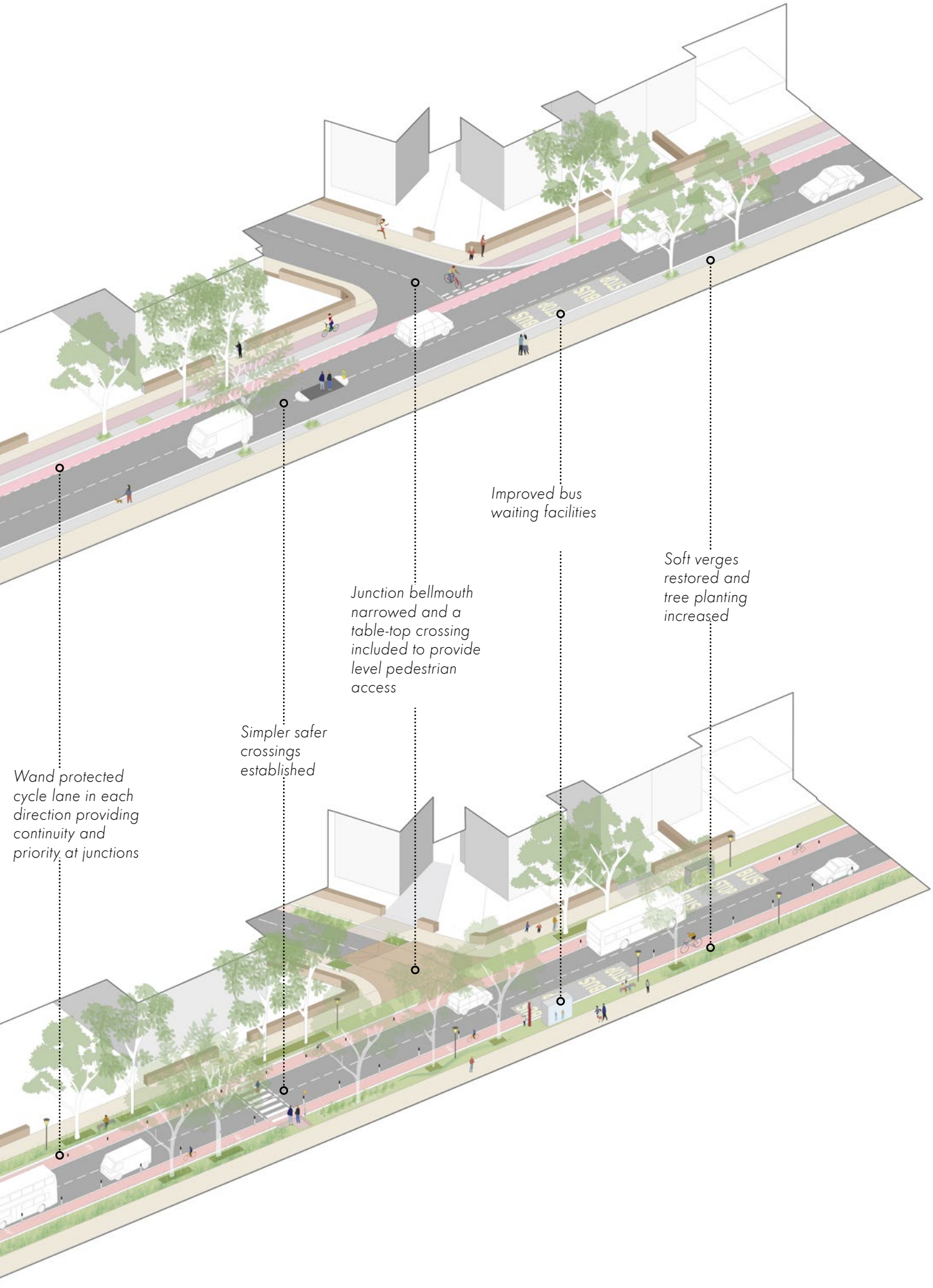
## Existing



## Potential transformation using Design Code



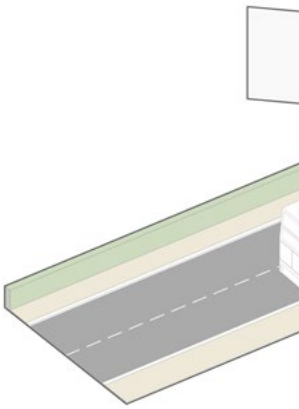
# EXISTING


Improved bus waiting facilities
Soft verges restored and tree planting increased
Junction bellmouth narrowed and a table-top crossing included to provide level pedestrian access
Simpler safer crossings established
Wand protected cycle lane in each direction providing continuity and priority at junctions

## Appleton Gate

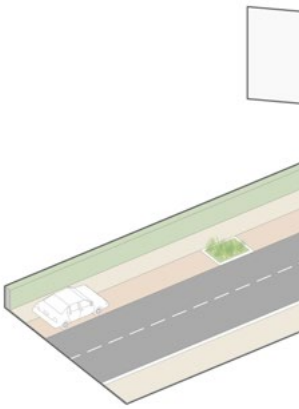
Appleton Gate is a key pedestrian connection from Newark Northgate Station into the town centre and other destinations. It suffers from narrow pavements which are overhung by mature hedges, include trees and which are interrupted by some exceptionally wide side turnings, all of which make wayfinding and accessibility very poor. The proposed approach (also illustrated on the adjacent page) is to include localised pavement build-outs to maintain a clear accessible route, combined with narrowed table-top crossings at side turnings. Combined with the introduction of SUDS and additional trees, these should contribute to a much safer and more attractive approach into the town centre.

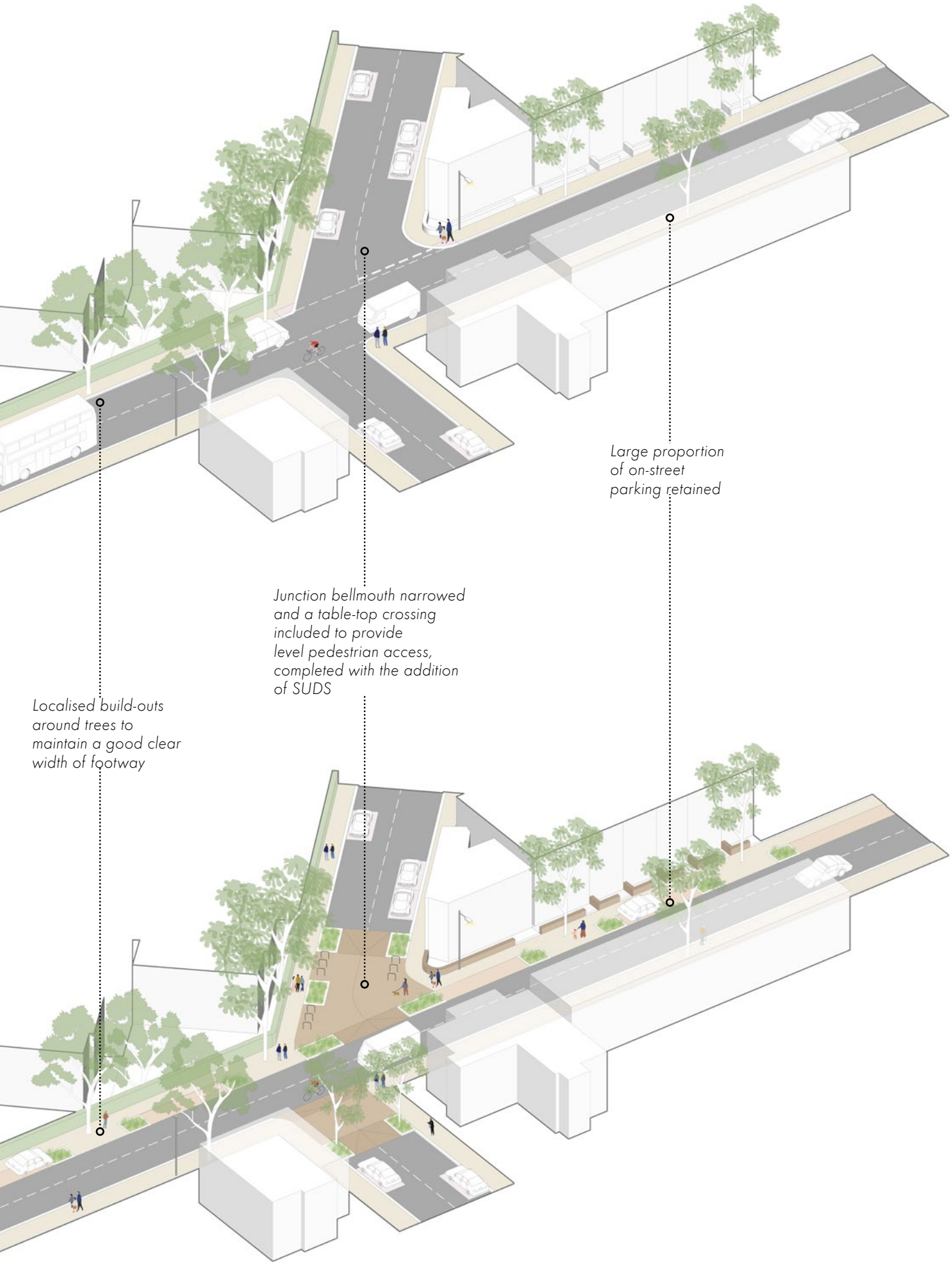
## Existing



## EXISTING

## Potential transformation using Design Code




Large proportion of on-street parking retained
Junction bellmouth narrowed and a table-top crossing included to provide level pedestrian access, completed with the addition of SUDS
Localised build-outs around trees to maintain a good clear width of footway


Localised build-outs around trees to establish a continuous accessible route
Narrowed T-junction and raised crossing to improve access and emphasise priority for pedestrians at side turnings


## Appleton Gate


THE QUEENS HEAD
THE QUEENS HEAD
BAR
COFFEE OFFERS
GREEN OLIVE
HOMEMADE SOUP
LUNCH OFFER
TAPAS
SALADS
PIZZA
SANDWICHES
GYROS
MOUSAKA

# B.4 Public spaces

B.4.1

# Context

The design of a public space, including streets, squares, the riverside, gardens and parks, influences how safe and attractive they are to be in and spend time in. Public spaces support social interaction, and a well designed public space should provide comfort, opportunity for relaxation and stimulation for all users. They must accommodate people with different needs and should be designed with accessibility for all users in mind, including having wheeled access.

Newark and Sherwood District Council is committed to reaching net zero carbon as an organisation. It is therefore consistent with this philosophy to welcome public realm improvements that support should climate resilience, nature positivity and liveability.

Good design of public spaces can help to reduce crime and anti-social behaviour. This is particularly important as it helps to ensure that all members of the community are and feel safe when using their town at all hours of the day.

In Newark's existing public spaces, the design code cannot influence or manage scale or enclosure. Design management of buildings within these spaces should refer to the xxx section of the Design Code. Design guidance and requirements for elements including lighting, street furniture, play, public art and wayfinding are outlined in the following codes.

B.4.2

# Safety and security

*...DESIGNING PUBLIC SPACES TO BE SAFE AND FEEL SECURE AT ALL TIMES OF DAY*

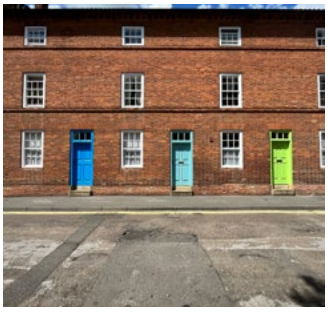
## Active frontages and passive surveillance

Active frontages and passive-surveillance can help places remain animated and lively by increasing footfall, and can therefore deter the potential for anti-social behaviour. In Newark's historic core many ground floor uses are shops or cafés. As these uses close in the early evening, there can be a lack of active uses in the town centre after dark, which can leave many streets feeling empty and under used.

PS.C.1. **Public spaces must be overlooked and active frontages must be provided to all streets and open spaces. Active frontages will include entrances and windows, or active ground floor uses with transparent glazing. Blank walls must be avoided**

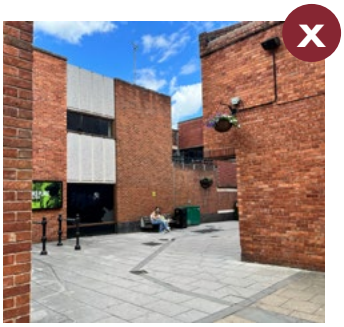
PS.C.2. **Streets made up of purely backs must be avoided to ensure streets have active fronts and are overlooked**

*High ratio of glazing allows people to look in to and out of shops*



*Residential doors and windows facing the street provide passive surveillance*

*Active shop fronts sit alongside residential doors to upper storeys and restaurants*



*An example of poor active frontages on a pedestrianised shopping street*

# Lighting

The design and placement of street lighting and other lighting in the public realm can help to improve safety and security in public spaces, as well as being public art and wayfinding tools.

Historic lighting adds character to Newark's historic areas. Occasionally, street lighting can be out of proportion with the built form, with more focus on motor vehicle users, rather than pedestrians. Lighting in parks and play areas can help people use them after dark, especially important in the winter months when the days are shorter.

Lighting can be in various forms, including lamp posts, on-building lighting, on other street furniture such as benches or planters, to highlight architecture, or be a placemaking tool, such as creative lights in-ground, festoon cable lights or lights in trees.

**PS.C.3.** **Public spaces and key routes which people may expect to use after dark, must be well lit and consider the pedestrian experience as well as the historic environment**

**PS.C.4.** **Lighting must be appropriate to the surrounding area and non-obstructive to the carriage way and footway**

**PS.C.5.** **Lighting must use LED bulbs**

**PS.C.6.** **Lighting must have a colour temperature no higher than 3000 Kelvin to minimise harmful blue light**

**PS.C.7.** **Applicants must refer to the chapter on "Street furniture materials and design" on page 24 for further design codes on design for lighting**

**PS.G.8.** Street lighting should be in proportion with the surrounding buildings, avoiding very tall columns set against two storey buildings, and particularly in the context of listed buildings and attractive groups of buildings. It is noted that shorter columns may require lighting to be more closely spaced to achieve design standards.

*Historic lamps on buildings can help bring character to the historic environment*

*Historically informed lighting in Newark's lanes which are a height that complements the height of the buildings*

*Modern lighting that is too tall can dominate a place and lacks human scale*

*Street lamps should be positioned so as to not impede pedestrian access. Tall structures can compete with Newark's landmarks*

## Hostile vehicle mitigation

Hostile vehicle mitigation is important to integrate into the public realm. During events, Newark town centre can become busy, and protecting people must be a priority in areas such as the Market Place. Hostile vehicle mitigation measures (HVMM) should be integrated seamlessly into the environment with appropriate design, providing proportionate security, whilst also creating appealing and functional spaces for people. Measures could include designs for traffic management and reducing speed of vehicles.

**PS.C.9.** **The scale, design and need for HVMM must be considered from the outset of public realm design solutions**

**PS.G.10.** Hostile vehicle mitigation systems should be integrated into the setting, and where possible should 'double up' as public art or planters

**PS.G.11.** Design teams should refer to the Public Realm Design Guide for Hostile Vehicle Mitigation available through the National Protective Security Authority to inform designs

B.4.3

# Streets

*...CREATING ACCESSIBLE SPACES WHICH ARE HISTORICALLY INFORMED AND SUSTAINABLY DESIGNED*

## Street Furniture

Street furniture can help increase appeal of a place and facilitate social interaction, rest, play, meeting, shopping and stimulation for all users. It is important that street furniture is designed with users in mind, located in the right places so as to not cause obstruction to movement or events, and is of a high quality which is in keeping with the environment.

Street furniture can include planting, street lamps, signage, benches, and bins. More information on street planting can be found in the Nature chapter, and more information on cycle parking can be found in the Movement chapter.

PS.C.12. **Any street furniture must not obstruct pavements or cycleways or impede access.**

PS.C.13. **Street furniture must make a positive contribution to the public realm and reflect and enhance the area's character, with consideration to the scale, height, materials, detailing, mass, built and articulation of street furniture. Applicants must refer to the chapter on "Street furniture materials and design" on page 24**

PS.C.14. **Street furniture must be of high quality, usable, durable and easy to maintain.**

PS.G.15. Bollards should be used sparingly and only where necessary or helpful in preventing conflict between pedestrian and vehicles or in distinguishing the areas available for vehicles. Design teams should look at integrating other street furniture to 'double' up as bollards, for example bins, benches, planters and cycle stands.

PS.G.16. Electric car chargers should be low profile and be integrated into street furniture wherever possible, such as in lamp columns.

## Bins

Bin storage and refuse vehicle access requirements can have a significant effect on the quality of streets. In Newark bins for dwellings and commercial buildings can frequently be an obstruction to footways and have a negative aesthetic impact on the historic environment. New developments must therefore consider provisions for waste collection very early on in design stages. Bin storage can either be provided individually, within the curtilage of a property, or communally in a dedicated bin store. Communal or underground storage is preferable and is suitable for all street types and building types.

PS.C.1. **New developments must provide a concealed place in which to store bins so that they do not clutter the public realm.**

PS.G.2. Public use litter bins should be partially enclosed

PS.G.3. Separate public use litter bins should be provided for recycling and waste

PS.G.4. Bins should be associated with seating locations where people are likely to congregate, rest or pause.

*Bin stores integrated into housing keeps footways and front curtilages uncluttered and neat*

## Street and directional signage

Signs around the town centre can help people find their way and understand where they are. In Newark's town centre

**PS.G.5.** New directional signage to key destinations such as stations should have distance markers

**PS.G.6.** Traffic signs should be rationalised and sited carefully and with respect for their historic context


*Existing street signage in Newark*

## Benches

Benches help to ensure that everyone can spend time in Newark, and provide a resting spot or place to dwell within the town centre. Newark's hardwood and cast iron benches are part of Newark's character and stand-alone benches should utilise this design. However, it is also possible for new benches to be integrated into planters or sculptures, or provide a different kind of seat, such as those with no back.

**PS.G.7.** Benches should be distributed along key walking routes to provide convenient places to rest, including the riverside.

**PS.G.8.** Benches should be generally be distributed around the edge of public spaces to allow for flexibility of the space to be retained for events.

**PS.G.9.** Benches should not back on to busy roads.

**PS.G.10.** Benches should be hardwood timber with cast iron supports.

**PS.G.11.** Benches and seating designs should consider accessibility and user needs through provision of backrests and arm rests, to comply with Inclusive Design standards and to promote age-friendly initiatives.

*Benches in parks allow people places to enjoy the surroundings*

*Benches on key pedestrian routes and streets create an environment which is welcoming and accessible*

*Other forms of benches could allow for different types of rest or activities, or appeal to different people (Strand, London)*

*Seats can be integrated into the landscaping on a public space (Strand, London)*

# B.4.4 Social interaction

*...CREATING SPACES THAT HELP CULTIVATE A COMMUNITY, PRIDE, AND SENSE OF PLACE*

## Play and amenity

To make the town centre appealing to all ages, it is important to integrate play features and spaces. Play can also help with child development, learning, creativity, social interaction, and help keep children active and healthy. Facilitation for play can include specific play parks and equipment, as well as opportunities for informal play and play-on-the-way features such as through public art, SUDS, natural features, and integrated into pavements.

Opportunities for physical movement of the body for all ages is also encouraged in the town centre. Facilities such as trim trails and urban gym equipment can help to encourage active and healthy lifestyles.

**PS.C.12.** **Formal play and activity spaces must be located in well overlooked locations.**

**PS.G.13.** New play spaces should include multi-sensory equipment for all children and young people.

**PS.G.14.** Design of new or refurbished play and exercise equipment should utilise biophilic and accessible materials such as timber and metals, rather than plastic.

**PS.G.15.** Benches should be integrated into designs of play spaces to allow for guardians to also enjoy the space.

| Neighbourhood Equipped Area Play (NEAP) | Local Equipped Area Play (LEAP) | Local Area Play (LAP)/Doorstep Play |
|---|---|---|
| Primarily for older children from 10-14+ years, with relative independence | Primarily for children ages 5-9 years old, who are starting to play outdoors independently | Primarily for children up to the age of 6 |

**Fig 6** *Space standards for NEAPs, LEAPs and LAPs*

*Play equipment can come in all forms, such as wooden structures and pavement painting*

*Using natural materials can help integrate play equipment better into spaces*

*Play can be for everyone, including curious adults. Using other senses, such as hearing can create an inclusive environment*

*Some public realm designs, such as water fountains can provide play opportunities and help with cooling in hot weather*


*Neue Meile, Böblingen - floodable play feature with surrounding seating and trees*

# Public Art

Public street art can help to enhance the identity and appearance of a place, and be a way to celebrate local stories, events, people and history. Public art should speak to the community and provide interest, whilst also improving legibility and wayfinding. It should contribute positively towards the local character and Newark's distinctiveness, responding to social, cultural and historic context.

Newark has a long history of public art, wall paintings, murals and graffiti, which date back to the Romans.

PS.C.16. **Public art must be of the highest quality, be informed by public participation and involvement, have local reference and significance and involve artists in the process**

*Public pavement art, creating memorable spaces and aiding in wayfinding.*


*A Flock of Words, Morecambe - typographic pavement artwork that could be used for wayfinding or street entertainment areas c. Ian Taylor*

*Town centre installations can create a lively and fun atmosphere*

*Wall murals telling the story of Newark*

*Small sculptures can be a delight to come across*

*Larger sculptural pieces which can be interacted with*

*Temporary play features in main spaces are a good way of encouraging people to linger and dwell*

# Accessible and permeable surfaces

It is important that surface areas are accessible. In areas where historic surfacing may be used, such as cobbles, there should be an accessible, smooth surface for users wheeling or with specific mobility needs.

In the Movement chapter, a palette of materials has been produced for the street types set out in the Design Code. The codes listed here give an overall approach that designers and applicants should take when choosing surface material.

**PS.G.17.** Where historic materials, such as cobble stones are used, designers should ensure that a smooth, full accessible surface is utilised in conjunction. The smooth surface should follow desire lines and be visibly different from predominant paving.

**PS.G.18.** Accessible tactile paving should be used at junctions, crossings, and to indicate the start of shared surfaces/spaces.

**PS.G.19.** Pavements, paths and car parks should utilise permeable surfaces to allow water to be re-absorbed by the earth and avoid puddling, pooling and surface water flooding.

**PS.C.20.** **Applicants must refer to the chapter on "Materials and local vernacular" for design codes and guidance on types of materials**

*Historic brick paving in Newark's historic lanes*


*Larger slabs with poor detailing do not reflect the rest of the historic core*

*Newer development in North Gate character area incorporates historic materials into road details, such as speed limiting measures and curbs/ gutters*

*Cobblestones in Mill Gate and Sconce yards are a key characteristic. Accessible paving helps to guide key desire lines, and provides an accessible surface.*

*Flattened or shaved cobble setts can help to aid access whilst retaining a historic and heritage character*

*Clear and distinctive material palette assists with identifying the carriageway*

# B.5 Nature

B.5.1

# Network of green spaces

Newark has a network of green spaces which play a distinctive role in terms of nature, leisure and quality of life. Good quality green infrastructure has an important role to play in Newark Town Centre; improving health and wellbeing, air quality, nature recovery, mitigation of climate change, along with addressing issues of social inequality, wellbeing and environmental decline.

Policy requirements stipulate that for certain population sizes, certain types of green spaces should be provided. By understanding the policy context and the existing green space in Newark, the design codes can help to enhance key green spaces in Newark to ensure they are serving the community well, as well as providing a habitat for local wildlife, increasing biodiversity, and providing mitigation from impacts of climate change such as increased rainfall and hot weather.

## Types of green space in Newark Town Centre:

**Natural spaces:**
These spaces are within built up areas and includes land that has never been developed. In Newark this includes the River Trent and Parnham's Island.

**Parks and formal green spaces:**
This makes up the majority of green space in Newark town centre and includes Devon and Sconce Park, Castle Gardens, Beaumond Gardens, Sherwood Park, Friary Gardens, St Mary's Remembrance Gardens

**Semi-public spaces:**
This includes school fields, which generally aren't open to the public.

**Streets:**
Street trees, verges, planting, SUDS, and pocket parks which can significantly boost biodiversity and green infrastructure can bring the surrounding green rural character into the more urban environment of the town centre.

**Communal gardens**:
Residential properties can include communal gardens within the block or at roof level. This becomes a more significant factor in flatted development.

**Private gardens:**
Private land can contribute significantly positively to biodiversity. It is therefore important that design and planting in private gardens in new developments enhances this.

**Balconies:**
These private spaces can be important for wellbeing and nature. With flatted development becoming more popular in Newark, the design of balconies will become important to consider.

**Green walls and roofs**:
There could be opportunities in Newark for greenery and biodiversity gain through green roofs and walls.

The following codes will address design guidance and requirements for each of these types of spaces. In addition, there are some codes which should be considered in all green spaces, such as species of planting and trees, accessibility and management of green spaces and infrastructure.

# ...DIFFERENT TYPES OF GREEN SPACES SHOULD OFFER FUNCTIONS FOR COMMUNITIES AND BIODIVERSITY

*Ground cover planting in tree pits brings additional biodiversity and greenery to a small area, such as this one by Town Wharf*

*Small front gardens can bring greenery to a street, such as these on Appleton Gate*

*Balconies can offer opportunities for residents to have small urban gardens*

*SuDS featuring can help to alleviate water levels in the River Trent*

*Street trees can bring character and a clear identity to a street, such as on Lime Grove*

*Permeable surfaces can allow nature to thrive and water to seep into the ground*

*Planters in the town centre bring colour and important wildlife corridors*

*Green roofs can provide fruitful habitats in urban environments*

*Trees can offer shading on hot days*

*Natural and semi-natural spaces are important habitats, such as this one on the riverbank in Newark*

*SuDS should be well integrated and where possible be multi-functional (Walthamstow)*

*SuDs can soften the landscape and make enjoyable pocket parks (Waltham Forest)*

# Open space provision

Local open space and wider green infrastructure provision is used for sport and play, leisure and recreation, as well as being important for nature and biodiversity. There are certain requirements for accessibility to natural green space to ensure there is a sufficient high-quality open space in the right locations that is attractive to users and is well managed and maintained. In Newark, although there may not be space to create significant new green spaces, there are opportunities to enhance existing green spaces to help them meet the needs of the community and contribute more significantly to biodiversity gain and nature positivity. Newark and Sherwood District Council have set ambitious open space standards to reflect the aspirations to ensure sustainability for future generations.

N.C.1. **The quantity standards adopted as part of the Newark and Sherwood District Council Open Space Assesment and Strategy should be used to calculate provision requirements as part of future development.**

N.G.2. Applicants should refer to the Developer Contributions and planning obligations SPD (2013) where the type and size of development to trigger need for additional open space is set out as follows:

Provision for children and young people – 10 or more dwellings

Natural and Semi-Natural Green Space – 10 or more dwellings

Amenity green spaces – 30 or more dwellings

Outdoor sports facilities – 100 or more dwellings

Allotments and community gardens – 400 or more dwellings

**The Newark and Sherwood Open Space Assessment and Strategy (2022) sets out requirements and additional guidance for new development and related open green space provision. It also details which parks and green spaces should be enhanced to help increase their value and quality.**

| OPEN SPACE TYPE | RECOMMENDED PROXIMITY TO SPACES FROM DWELLING |
|---|---|
| Parks and gardens | 710m |
| Natural and semi-natural green space | ANGSt |
| Amenity green space | 480m |
| LAP | 100m |
| LEAP | 400m |
| NEAP | 1,000m |
| Youth | 700m |
| Allotment | N/A |
| Cemeteries | N/A |

*St Mary's Remembrance Gardens*

*Sherwood Avenue Park*

*Newark Castle Gardens*

*Friary Park*

*Riverside Park*

*Devon and Sconce Park*

*Parnham's Island, River Trent*

*Beaumond Gardens*

B.5.2

# Greening and biodiversity

*...CREATING GREEN CORRIDORS, WHILST ALSO SUPPORTING WELLBEING AND CLIMATE CHANGE RESILIENCE*

## Green infrastructure

Trees, planting and soft landscaping in the urban context should be enhanced and protected. Newark is surrounded by vast open countryside.

## Design Codes

N.C.3. **The quantity standards adopted as part of the Newark and Sherwood District Council Open Space Assessment and Strategy must be used to calculate provision requirements as part of future development**

N.C.4. **There are a large number of mature trees in the Conservation area, both on the street and within plot boundaries. All efforts to retain existing trees must be madeAll new streets, yards and car parks must incorporate greenery.**

N.C.5. **Street trees must be coordinated with street lighting at an early stage to avoid conflicts.**

N.C.6. **New buildings with flat roofs must incorporate green or brown roofs, unless the space is being used for communal facilities, such as a roof garden.**

N.G.7. Street trees should be planted to ensure a minimum 1.5m clearance on footways.

N.G.8. Mutli-functional green infrastructure should be included in new developments, for example: linear rain gardens or SUDS with play features.

N.G.9. In new development, to maintain wildlife corridors and boost biodiversity, naturally planted areas in rear or communal gardens should be maximised.

*Poorly landscaped exteriors can make spaces seem lifeless and does not integrate with the nearby natural river landscape.*

*Green infrastructure should work harder to provide pleasant landscaping and biodiversity benefits.*


*Asphalt dominates a public space, where greenery could add placemaking and streetscape benefits*

## Species

Choosing which plants and trees to plant in the town centre will be determined by a number of factors, including location, the role of the plant, the solar orientation and size. Different species of plants can provide key benefits to both humans and other urban animals, such as small rodents invertebrates and birds, in turn creating a functioning and flourishing ecosystem and biodiversity, whilst also having benefits for humans. A variety of species is encourage in Newark Town Centre.

## Design Codes

**N.G.10.** Soft landscaping should be selected to encourage biodiversity, help mitigate climate change impacts and help with flood mitigation.

**N.G.11.** The functionality and soil type should inform which species are chosen to be planted.

**N.G.12.** Proposals for new trees must acknowledge the space available for the tree canopy at full maturity so as not to negatively impact amenity, such as light, or sight lines, including for CCTV.

**N.G.13.** To avoid root upheaval, trees species with non-invasive root systems should be chosen, and planted within either tree pits (minimum of 1.5m x 1.5m) or permeable paving materials, with adequate soil volumes.

**N.G.14.** A mix of genera and species should be used across a new development. However individual streets can use a single genus to help set a character and identity.

**N.G.15.** Applicants for new development should refer to Building with Nature standards and Natural England's Green Infrastructure Framework.

*Birch*

*Lime*

*Beech*

*Sycamore*

*Oak*

*Scots Pine*

*Alder*

*Cherry*

*Field Maple*

*Crab Apple*

*Hawthorn*

*Elm*

B.5.3

# Water and drainage

*... A FLOOD RESILIENT TOWN*

## Drainage and SuDS

Sustainable Drainage Systems (SuDS) reduce the rate and impact of rainwater runoff from hard landscaped areas, by mimicking natural drainage conditions. SuDS can help to mitigate flooding, reducing flooding, improve the quality of water in river and streams, and help to improve biodiversity and create greener streets.

Introducing more SuDS in Newark will help to reduce adverse impacts on the River Trent and also help the sewage network. An area within Newark which is particularly prone to Flooding and should be given precedence is the Tolney Lane Gypsy and Traveller area.

## Design Codes

N.C.16. **New infill, major development, or creation of new hard standing must prioritise the incorporation of sustainable drainage systems to reduce direct surface water runoff and improve attenuation and water quality unless clearly demonstrated to be unsuitable. Systems could include permeable paving for paths, parking and in gardens; rain gardens; swales; and rainwater harvesting in larger development.**

N.C.17. **Sustainable drainage systems (SuDS) must be integrated into the streetscape and landscaping of a development and must not be isolated features.**

N.G.18. Larger SuDS should incorporate an element to encourage play or relaxation

*An example of a SuDS which incorporates an element of interaction, play and offers seating so that it is well integrated into the urban landscape*

*SUDS integrated as a protective landscape buffer outside a school entrance*

*Permeable paving in Newark is often more in keeping with the town centre's historic materials*

*Vehicle access and parking which incorporates a significant area of permeable surface*

*Asphalt is a non-permeable surface and therefore its use should be restricted to carriageways*

*Areas of SUDS incorporated into a car park design*

# B.6 Homes, buildings and uses

B.6.1

# Building adaptations

*UNLOCKING SPACE IN BUILDINGS FOR HOMES AND ALTERNATIVE USES IN THE TOWN CENTRE*

## Adapting building for a single use

Some buildings which lack a separate access to the upper floor may be suitable to continue in use as a single entity, and switch from retail use to alternatives such as business space or community enterprise. This could allow for relatively light-touch re-occupation of the building, including the retention of existing shop-front and could provide either a long term approach for a viable use, or a helpful meanwhile occupation of the space in the short to mid-term whilst other options are planned and permission secured.

A building occupied as a single use could also be viable as a conversion to residential premises, but potentially with more consideration and care required to the treatment of the shop front. This should balance the character of the street and the building with the needs of the occupants.

Shop fronts are primarily designed for public display and visibility into the unit - not something which most homeowners welcome. The alternatives are to establish low-impact ways to manage views into the building, such as blinds, translucent panels or fritting which afford some privacy whilst not offering some sense of the life in the building and not removing the positive contribution that the life in the building has to the street. A further option for some premises where appropriate historical evidence exists could be restoring a pre-existing domestic frontage in place of a shop front.

H.C.1. **Where buildings feature an existing shop front of good quality, this must be retained and lightly modified to allow residential or business occupation. This could include the addition of blinds, fritting or translucent panels**

*Examples of residential re-use of shop fronts with minimal modification including the use of translucent panels and louvered blinds*

## Adapting buildings for multiple uses

Where buildings continue to be used in two parts, with a shop-unit at street level and separate upper part the important aspect of any design must be the inclusion of a clear and independent access to the upper floors. Depending on the scale of the building this could be a stair to access a single dwelling which runs over more than one level or to access multiple flats. To be effective as a residential address, the door must be suitably located on a public route, providing a clear address and sense of safety.

H.C.2. **Any significant works to remodel shop fronts (including amalgamation of shop units) must protect or reinstate independent access to upper floors to allow for residential occupation.**


*Non-retail use of two shop units to provide a day nursery whilst also retaining independent access to upper floors*


*Example of a shop front on Appleton Gate being installed to include clear independent access to the supper floors*

B.6.2

# Private outdoor amenity

## Ground and upper level amenity

All homes should have private or semi-private amenity space which is proportional to the size of the dwelling and its immediate context. This can be in the form of outdoor space, podium gardens, gardens or balconies.

H.C.3. **The size of outdoor amenity space provided, must be appropriate to the size of the home, and should be in accordance with Fig 12 unless clear justification can be provided to demonstrate that this is not possible but that reasonable provision is made.**

H.C.4. **Private amenity space, including boundaries, must be designed with reference to 'Secured by Design' standards and recommendations.**

*Private amenity space on River Trent.*

**This code builds upon existing space standards for private amenity space including:**

**- The British Standard BS 8579 guidance on the design of balconies and terraces and their component parts**

**- The Building Regulations part M4(2) on access to and use of buildings.**

**- Private amenity space including boundaries should be designed with reference to 'Secured by Design' standards and recommendations.**

| DWELLING SIZE | DWELLING TYPE | MINIMUM REQUIREMENT |
|---|---|---|
| 1 bed 1 person | Apartment | 3 sqm |
| 1 bed 2 person | Apartment | 5 sqm |
| 2 bed 3 person | Apartment | 6 sqm |
| 2 bed 4 person | Apartment | 8 sqm |
| 3 bed 5/6 person | Apartment | 10 sqm |
| 2 bed 3/4 person | House | 50 sqm |
| 3 bed 4/5/6 person | House | 60 sqm |
| 4 bed 5/6/7 person | House | 70 sqm |
| 5 bed 6/7/8 person | House | 80 sqm |

**Fig 7** *Minimum amenity space requirements for apartments/ houses of varying sizes.*

## Front Curtilage

Front curtilage is the land between the principal elevation of the building and the public realm (i.e. the streets). It will vary in size depending on the context, and sometimes may not exist at all. Where there is a front curtilage, this will require appropriate design and boundary treatment. Details on appropriate design and materials for boundary treatments can be found in *"Building Line" on page 38* and *"Materials and local vernacular" on page 54*.

**H.C.5.** **Step transitions from streets into plots must be avoided to maximise accessibility**

**H.G.6.** At plot access points of new single family residential development, a hard landscaped pedestrian path within the front curtilage must be provided for level pedestrian and bin access.

**H.G.7.** For new development which includes front curtilage, the public and private space should be clearly delineated with boundaries such as low walls, fencing or planting to indicate management responsibilities and improve safety and security.

## Balconies

Balconies provide private amenity at upper levels and must designed appropriately for their intended use. Balconies can be open, wholly or partly covered, or enclosed. Different types of balconies offer varying benefits. The appropriate selection will depend on the immediate context to ensure privacy whilst maintaining surveillance of the street. More detail on balconies can be found in Part 2 and the Character Area specific codes.

In Newark, balconies are not a common feature on homes, however new residential developments should consider how they could be incorporated into the design, whilst being in keeping with the architectural character of the street and avoid interrupting important views.

H.C.8. **Balconies are suited to mixed-use and residential areas and must be located from the first floor and above.**

H.C.9. **Where back-to-back distances between properties are less than 20m, private amenity space should be provided through garden terraces and balconies**

H.C.10. **Open/ protruding balconies should have a minimum depth of 1.5m to ensure they are able to accommodate furniture, activity space and allow for a wheelchair.**

H.C.11. **Applicants must refer to the character area specific codes in Part 2 which includes more information on balcony design**

H.C.12. **Balustrades must have a minimum height of 900mm**

H.G.13. Irrespective of type, the balcony design must acknowledge wind effects, service life, inclusive design, structural and mechanical stability and integrity, safety, fire performance, thermal considerations, proximity to ventilation outlets, weathering and drainage, security and acoustic performance (see British Standard BS 8579).

*Balconies can provide residents with beautiful views, connecting them with their local surroundings (Two St Pauls Place, Sheffield. Allies and Morrison).*

*Balconies over looking river Trent in Nottingham, at Trent Bridge View (William H Brown).*

# B.6.3 Refuse Storage

Storage space for waste and recycling bins should be well considered and integrated into the design of a development, rather than added as an after thought. In Newark, the impact of bins and refuse on the town centre has been identified as an issue of concern. An increase in town centre living and general business will need to be accompanied by stronger management of waste in particular.

The key challenge for bins in the town centre, both for residential and commercial use is the proliferation of individual bins, the need to store them and the impact that they have on bin day when they are all out for emptying. Comparisons with other management regimes in different towns and cities suggest a number of alternatives, which all centre around consolidation.

H.C.14. **All bin stores must be well integrated into the overall site layout and design, through the landscape and/or built environment. Examples of this includes bin storage areas that are integrated into the porch of an individual dwelling**

H.C.15. **Non-residential schemes must demonstrate careful consideration to where commercial waste bins are stored to ensure they work well for users and waste operatives, integrating them thoughtfully into servicing areas.**

H.C.16. **The storage areas for communal bins must be:**
**- At ground level.**
**- Allow enough space for the bins required for the property**
**- The area should allow for filling and emptying of the bins**
**- Each individual bin must be accessible, with collection operatives able to empty it without needing to remove other containers.**
**- All doors (where applicable) for the storage area must open outwards, with a clear opening of at least 1500mm. A facility to hold open the doors during collection should be installed.**
**-The area must be sited so that the bins do not need to be taken through a building or across designated parking spaces.**
**- Be conveniently located for residents and should be no further than 30metres from the entrance door.**

H.G.17. For locations suitable for kerbside collection, refuse storage should be positioned within a 10-meter radius of vehicle access and ideally within three meters of the premises' entrance from the public highway or access road.

H.G.18. Eurobins, which are commonly used for commercial refuse, should be used for communal refuse in flatted developments to reduce clutter.

*Existing Euro bins in the Newark Market Place*


TO LET
FHP
No access to

# B.7 Resources and lifespan

B.7.1

# Limiting energy demand

## Towards a carbon neutral future

Newark and Sherwood District Council declared a climate emergency in July 2019 and is climate-conscious in its decision-making. The 2023 -2027 Community Plan sets out community objectives for reducing the impact of climate change.

A sustainable design will reduce a building or place's environmental impact during construction and throughout the lifetime of the building, both through the materials and construction methods chosen, as well as how eventual users use the building and space.

Reusing buildings is one of the most effective way to reduce carbon emissions and eliminate waste. Newark's historic buildings offer an opportunity to adapt appropriately to reduce carbon emissions and improve quality of the buildings as well as quality of life.

To assist with the ambition to be carbon neutral, and to make buildings and places for sustainable, this design code intends to reduce the energy demand in all new developments.

The codes cover sustainable construction, energy use and water consumption.

**R.G.1.** All applications should make the fullest contribution to minimising carbon emissions throughout the lifespan of the building and space in order to respond to the climate and biodiversity emergency

**R.G.2.** All briefs must be informed by the latest sustainability guidance, targets and best practice, this will be ever evolving, but at the time of writing (May 2024), this includes RIBA 2030 Challenges, LETI guidance documentation and the emerging UK Net Zero Buildings Standard, PAS2080

**Historic England have published several Advice Notes which this code should be read in conjunction with. They cover topics includes:**

- **Historic building adaptation**
- **Retrofit and energy efficiency in historic buildings**
- **Overheating**
- **Traditional homes**
- **Flooding**

**The advice note contains more details on the processes that applicants and designers should go through to understand the significance of the place or building to design a suitable adaptation, new build or retrofit response.**

## Sustainable construction

Sustainable construction is the practice of creating buildings using processes that are environmentally responsible and resource efficient. It includes the materials and methods used to construct which have their own embodied energy i.e. the energy consumed by all the processes associated with their production.

In Newark, sustainable construction could mean many things, but could include the sourcing and transport of construction materials, circular economy principles such as reuse and waste redirection, or utilising modern methods of construction which are more energy efficient.

**R.G.3.** Applications should consider sustainable design principles and targets from the earliest stages of the design process as the potential environmental impacts can be very significant

**R.G.4.** Where existing structures exist on site first capacity assumptions should be based on retrofit, not rebuild

**R.G.5.** Sites should be matched with needs to ensure compatibility with existing structures and constraints, such as optimal orientation. Site allocations should also be informed by opportunities to retrofit existing buildings for new uses

**R.G.6.** Applications should identify and audit existing materials and structures on site and look to re-use these as far as possible in line with circular economy principles. If they cannot be used on-site, usable materials should be sent to centralised material banks

**R.G.7.** Applications should evidence understanding and design response to future climate scenarios and risks, including overheating

**R.G.8.** Designs should choose materials to limit embodied carbon

**R.G.9.** Designs should utilise 'light' structures such as cross laminated timber to reduce embodied carbon

**Fig 8** *Hope Street in Southampton lies within a Conservation Area and uses a cross laminated timber structure (CLT) to create a sustainably constructed building c. Snug Architects*

## Energy use

The materials, construction, form, location and orientation of buildings dictate their energy efficiency. This means that these elements affect how much energy a building consumes to maintain a comfortable level of use / habitation. There are multiple ways of reducing energy waste and improving energy efficiency. Buildings should aim to be as efficient as possible by minimising the need for heating or cooling and by utilising low energy MEP systems and equipment.

**R.G.10.** All homes should be dual aspect wherever possible to enhance cross ventilation and mitigate overheating impacts and risks. This especially applies to larger homes.

**R.G.11.** Design teams should monitor operational energy use and embodied carbon during and after construction to support wider learning

**R.G.12.** The installation of heat pumps must be sensitively sited so as not to detract from significance of the historic environment

**R.G.13.** Adopt passive design strategies to control solar gains and maximise daylight

**R.G.14.** Incorporate renewable energy technologies to meet any operational needs. This should be done in a sensitive manner that maximises energy output and minimises visual impact

**R.G.15.** Applications should provide a whole building airtightness strategy

*Entopia, Cambridge within a Conservation Area saw improvements to the fabric of the building to bring it to a passive building standard c. Entopia*

# Historic listed building adaptation

Historic building adaptation is crucial in ensuring that they contribute to a greener future and are fit for purpose for those who live in, use and care for them. There are many ways that listed buildings can be adapted and energy efficiency improved that will generally be acceptable when considered alongside other design code requirements. This could include upgrading windows and doors, some forms of insulation such as loft and floor, changing heating systems, some forms and locations of photovoltaic panels, sympathetically sited heat pumps and rain water management systems.

R.C.1. **Applicants must understand the significance of an historic building to understand the impact from climate change actions. Where harm to the significance of the building may be caused, applicants must justify these harmful impacts in terms of balancing the sustainable development objectives of conserving significance, the need for change and benefits to the public**

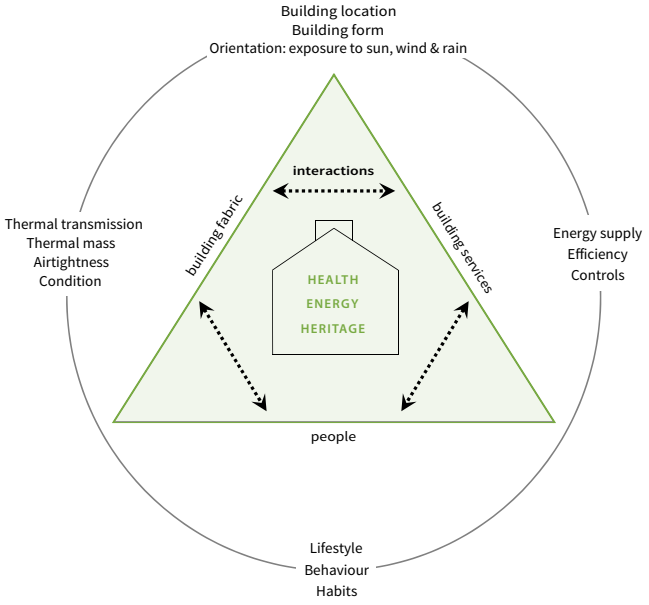



**Fig 9** *Historic England's building performance triangle c. Historic England Advice Note: Energy efficiency and historic buildings, how to improve energy efficiency*

*Retrofit to bring building up to a habitable quality at Darwin College Cambridge, including upgrades to doors and windows to improve thermal bridging c. Allies and Morrison*

B.7.2

# Ensuring adaptability

## CONSIDERING THE WHOLE LIFE CYCLE OF A BUILDING

Taking a whole life carbon approach to buildings, designers should think carefully about how to integrate opportunity for adaptation and flexibility of uses in buildings, as well as ease of deconstruction to allow for material reuse at end of life.

L.G.1. Proposals for new residential buildings should carry out a Life Cycle Assessment (LCA)

L.G.2. Life Cycle Assessments should incorporate stages A1-A5, including substructure, superstructure, MEP, facade and internal finishes

L.G.3. Designers should use materials which are high quality and long lasting to limit maintenance and replacement overtime

L.G.4. Justification for the demolition of existing buildings should be provided. Retrofit should be considered as a first approach, as well as reuse of sub- and super-structures

L.G.5. Buildings should be designed in such a way to remain flexible to users' needs over time, for example through internal reconfiguration

L.G.6. Buildings should be adaptable for different uses over a longer time period through consideration of elements such as floor to ceiling heights, staircases and access

**Designers should utilise and refer to the RICS Professional Statement Whole Life Carbon which provides a useful methodology for calculating Whole Life Carbon of a building**

*Chelsea College of Art and Design re-uses a former army hospital to create a campus combining older buildings with new c. Allies and Morrison*

*The Buttermarket in Newark has recently undergone renovations which includes new commercial units for shops, community services, and restaurants c. Allies and Morrison*

# B.7.3 Long-term management

## *LOOKING AFTER BUILDINGS AND SPACES*

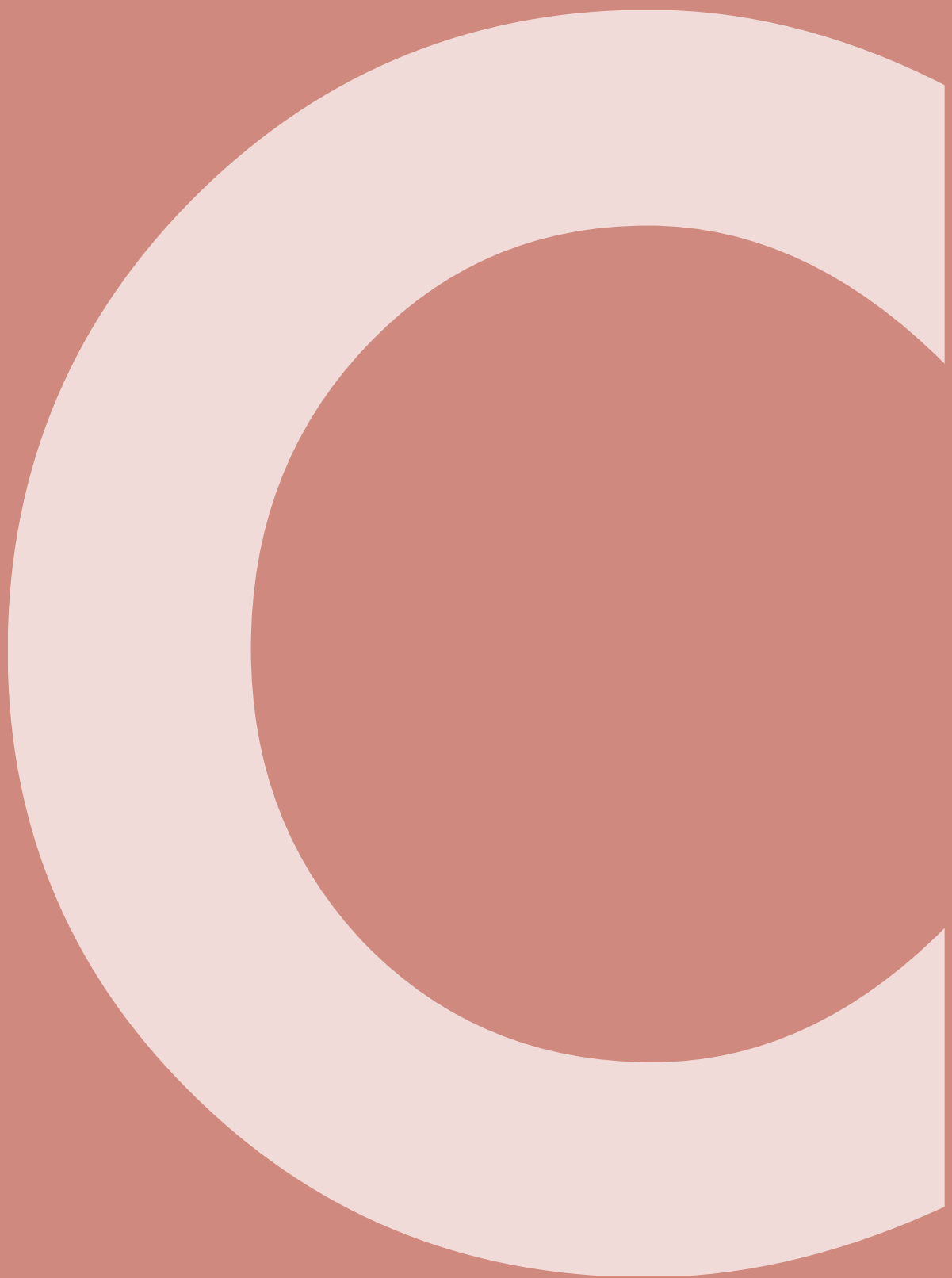
Management Plans for the maintenance and management of developments and spaces are important to keeping places safe, attractive and accessible.

L.C.7. **Regular management requirements must be outlined and committed to in larger developments. This should include refuse collection, private deliveries, landscape maintenance**

L.C.8. **Regular management and maintenance requirements for parks and public spaces must be outlined and committed to. This should include maintenance of paths, planting, play equipment and general cleanliness**

*Communal spaces at Lampton Park in Hounslow must have a management plan in order to keep spaces to a high quality*

*Ensuring that foliage is maintained is important to retain pedestrian access and sightlines*



# CHARACTER AREA CODES AND GUIDANCE

C.1

# Character area 1
# The Medieval Core

## Introduction

The Medieval Core is the historic heart of Newark, showcasing the town's rich architectural and urban heritage. Defined by its well-preserved medieval street pattern, the area is centred around the Market Place, a focal point from which streets, narrow lanes and passageways extend in a dense network.

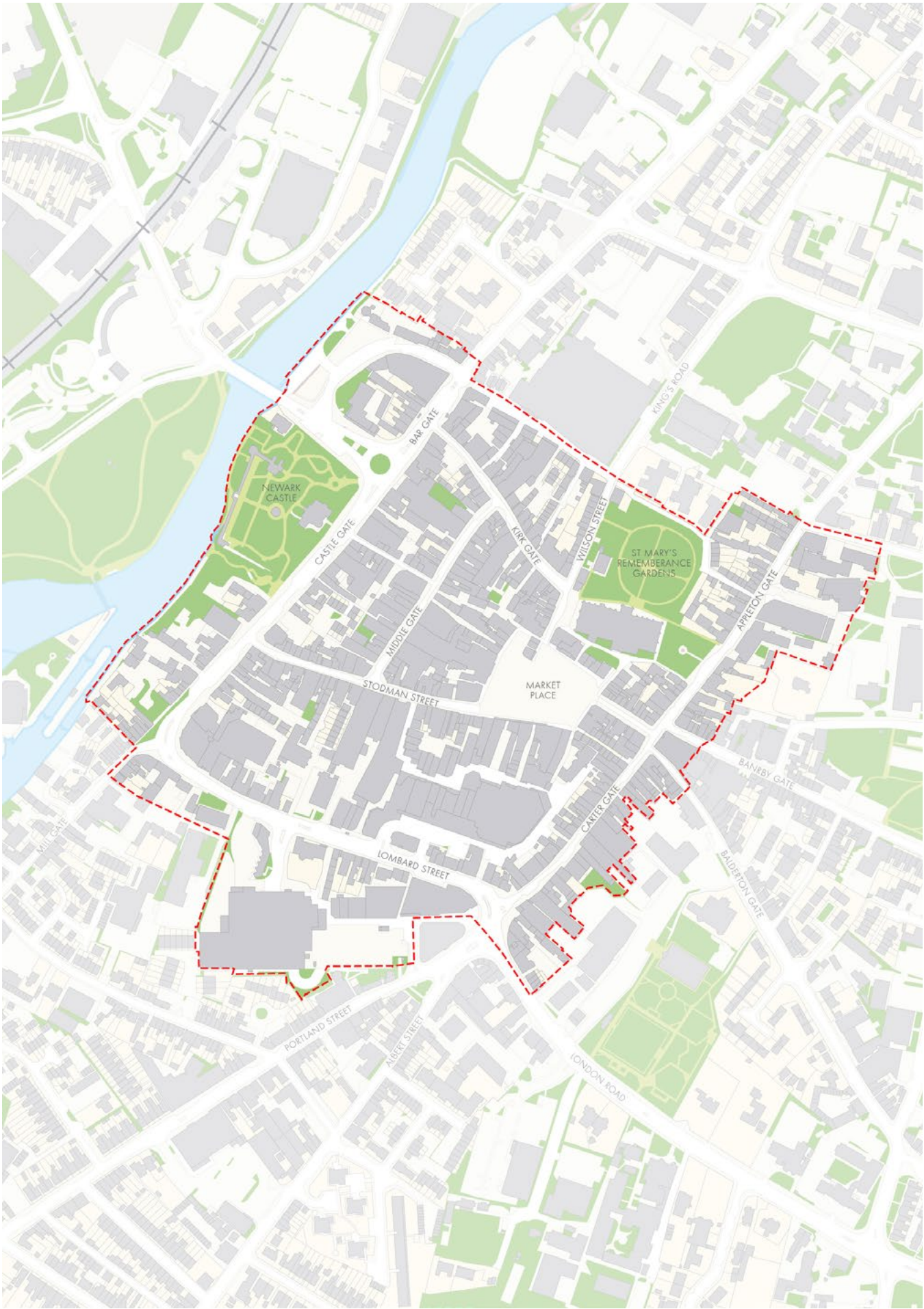
The area exhibits a refined mix of styles, with Georgian and Victorian buildings displaying order and symmetry, decorative parapets, and well-balanced proportions. Alongside these, medieval and 'early modern' timber-framed buildings add a layer of historic charm, particularly around the Market Place, where they contribute to the area's rich architectural tapestry. Despite 20th-century interventions, much of the medieval street plan and urban form remains, reinforcing the area's distinctive sense of place.

Landmark buildings such as Newark Castle, St Mary Magdalene Church, the Town Hall, the Corn Exchange and the National Civil War Centre help shape the visual identity of Newark and stand as memorable focal points in the town, whilst offering cultural and historical significance. The varied roofscape, narrow plots, and fine-grained urban form define the streetscape, though occasional larger frontages, such as those surrounding the Market Place, create moments of openness within the dense setting.

This contains Newark's  Town Centre, which accommodates a mix of independent businesses, national retailers, cafés, and restaurants. However, challenges such as decline of national multiples and competition from edge-of-town retail parks has seen an increase in vacant units. Additionally, modern developments, including St Mark's Place shopping centre and the Asda development, have disrupted the historic permeability and building line in places. The Beaumond Cross junction and Lombard Street further present challenges, where car-dominated spaces and inactive frontages contrast with the otherwise vibrant and walkable environment.

Future development within the Medieval Core must be sensitive to its historic environment, and the significance of heritage assets within it- including, respecting key views such as those towards St Mary Magdalene's spire. Proposals should reinforce the existing building lines, enhance pedestrian connectivity, particularly along Bar Gate and Castle Gate, and prioritise high-quality materials and detailing that complement the area's rich heritage.

Most future development in this character area is likely to involve the adaptive reuse of buildings, including the conversion of upper floors to residential, sensitive infill, and improvements to shopfronts and public realm enhancements, notably in the Market Place, at St Marks Place, and along key streets such as Carter Gate and Castle Gate. Any new development should reinforce the fine-grained streetscape, maintain active frontages, and support a vibrant mix of uses that contribute to the area's rich history, whilst allowing it to be both a sustainably resilient and economically thriving town.


NEWARK CASTLE
BAR GATE
CASTLE GATE
KIRK GATE
WILSON STREET
KING'S ROAD
ST MARY'S REMEMBERANCE GARDENS
APPLETON GATE
MIDDLE GATE
STODMAN STREET
MARKET PLACE
BANBY GATE
CARTER GATE
MILL GATE
LOMBARD STREET
BAILDERTON GATE
PORTLAND STREET
ABBEY STREET
LONDON ROAD

# Context and identity

## Materials - buildings

I.C.44. **In larger scale developments which are master-planned and likely to come forward in a holistic way, such as at St Mark's Place, developers must use a variety of facade treatments/materials and designs for individual buildings to reflect the varied use of materials throughout the Medieval Core.**

I.C.45. **The majority of medieval buildings which still remain today in Newark are timber-framed. This is due to slow-growing oak timber being a readily available materials during the medieval period, which could be sources in sizes and shapes necessary to construct a large building. The survival of these buildings is a testament to both the durability of the materials and craftsmanship at the time. Timber framed buildings are most commonly found in the Medieval Core. Any restoration or renovations on timber buildings must retain and restore timber structures that are visible externally and internally.**

I.C.46. **Any stains or paints that are applied to visible timber structures on existing buildings for restoration or maintenance must match the colour of the existing treatment or be supported by evidence of historic suitability.**

I.C.47. **In the Medieval Core, timber for purely decorative detailing/cladding which mimics medieval styles must not be used. If using timber in new buildings, designers must instead seek to integrate timber into the structural and contemporary designs of buildings.**

I.G.48. Due to the organic way that the core of the town has developed since medieval times, the Medieval core is characterised by its varied architectural styles and variety of materials used in construction. This is related to materials available at the time, construction methods and fashions. Visible materials and finishes used throughout the Medieval Core include red brick, buff brick, blue/black brick, stone, timber, painted bricks and render. These materials can all be used for new development in the character area, subject to careful application in ways which reflect the character and hierarchy of the buildings.

I.G.49. Timber should be sustainably sourced.

I.G.50. Red brick should feature as a key building material for most projects and should be used in contexts where brick is consistent.

I.G.51. In Newark, the use of stone is limited and focussed on buildings of civic note and prominent buildings. New buildings which have a civic role or are located in a prominent position, should use stone as a main facade treatment or for detailing, including for quoins, headers, window surroundings/sills and banding courses.

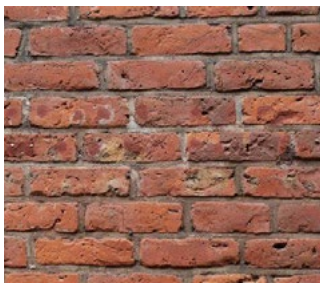
I.G.52. Timber can be used in the construction of new buildings within the Medieval Core. If a building is constructed from timber, efforts should be made for elements of the structural timber to be visible internally and/or externally. In keeping with the local heritage context, timber is best suited to low-rise buildings (below 11m) as part of their structure and visible facade. This should look to reflect the local supply chain, timber species and trades.



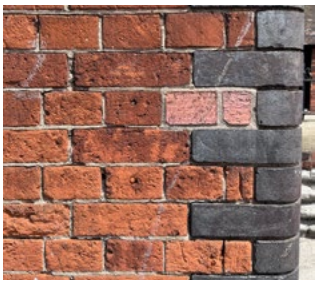

CHAIN LANE



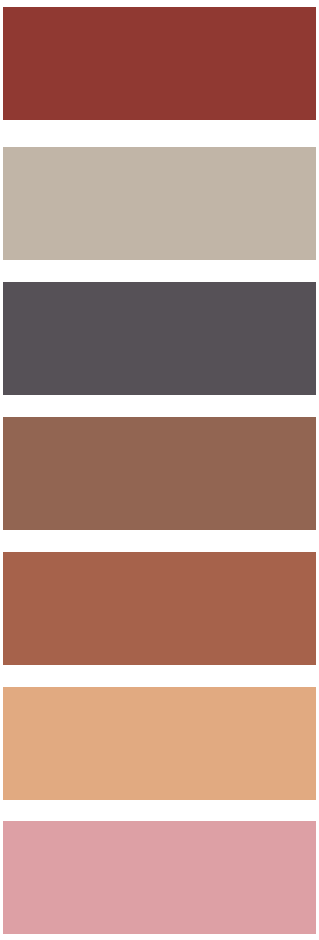
1887







## Historic structural use of timber in Newark Medieval Core

*Use of structural timber in the Medieval Core*

*The Queen's Head pub*

*Old White Hart Inn*

*Rear of the Old White Hart Inn*

*Charles I Coffee House, the reduced use of timber shows that timber had become more expensive and could not be afforded in such great quantities as other earlier timber buildings.*

*The Governor's House is 'close studded' meaning the wooden structure s are close together. The use of this much wood demonstrated the wealth of the owner.*

## Contemporary buildings with timber cladding in Newark Town Centre

*This fully timber clad extension provides contrasting materials in a modern design which clearly distinguishes old from new*

*The mix of timber with exposed brick is out of character with Newark and mixed two unconventional materials. However, the timber clad central bay articulates and is in keeping with wharf-style typical in this character area*

*This warehouse-style building located in the historically industrial yards in Mill Gate and Sconce character area successfully utilises a fully dark timber cladding to create a contemporary feel*

*Utilising the combination of timber and white render as typically found in the Medieval Core brings a synergy between these contemporary blocks and more typical town centre character.*

## Materials - surfaces

I.C.53. **Maintenance works must re-use existing surface materials as much as possible where historic materials are used.**

I.G.54. In the Medieval Core's key retail streets, cobble setts, brick and stone pavers, are suitable surface materials and should be used. Use of concrete or asphalt is not suitable and should not be used for pavements or carriage ways.

I.G.55. Surrounding roads with larger volumes of traffic including Bar Gate, Castle Gate, Appleton Gate, Lombard Street may utilise asphalt for carriageways, however York Stone slabs, cobble setts or stone pavers are highly encouraged on pavements and footways.

I.G.56. Traffic calming measures must utilise historic materials such as cobble setts, brick, or stone.

I.G.57. Gutters at the edge of vehicle carriageways should utilise cobble setts or bricks

I.G.58. New lanes leading down towards the river should use stone drains and flattened cobble setts

## Detailing

I.G.59. Decorative brickwork detailing is strongly encouraged in new developments, including below the eaves, between storeys, and around windows and doors by using different coloured bricks, brick bond patterns and textured brickwork, to achieve attractive, memorable and high-quality buildings.

I.G.60. Where stone is used, it should be restricted primarily to detailing, such as window and door lintels, door frames, sills, and steps. Excessive use of stone in residential buildings is not characteristic of the area and should be avoided.

I.G.61. Windows should have headers or lintels and can be designed in a range of ways including using decorative brick work with or without keystones, stone, segmental arches and flat splayed arches

*Exhuberent contrasting detailing on a key building*

*Simple patterned brickwork with contrasting headers*

*Stone doorcase as a highlight within plain brickwork*

*Splayed brick header detail*

## Shop fronts

I.C.62. **When designing shop-fronts, designers must refer to the Newark-on-Trent Shop fronts and Advertisements Design Guide SPD.**

I.C.63. **Designers must retain any existing direct independent access from the street to the upper floors.**

I.C.64. **All new shop fronts must allow convenient inclusive access to meet the buildings regulations Part M**

I.C.65. **Canopies and blinds must reserve a minimum of 0.5m in width from their outer edge to the kerb line, and the height from the pavement level to the underside of the blind/ canopy must be no less than 2.6m**

I.C.66. **The quality of the historic environment must be enhanced by carefully and appropriately designed signage. Fascia designs and hanging signs must respect the appearance and scale of their host buildings.**

I.C.67. **Where a traditional timber shopfront is not in place, main shop signage above the entrance must not extend across the whole fascia space and should read as a discreet element attached to the face of the building. A good example of a suitable shop sign in this context is Starbucks on Market Place.**

I.C.68. **Original, historic features on historic shop fronts must be retained or restored where possible.**

I.C.69. **Shop front security grille shutters must be implemented internally and must reflect the predominant colour scheme of the wider design.**

I.C.70. **Where a business occupies a number of adjacent buildings of differing architectural styles, the shop frontage must be subdivided so as to respect the individual character and architecture of each building.**

I.C.71. **Only materials which are appropriate to the period and style of the shop front and building must be used. New shop fronts and signs must use good quality and sustainable natural materials. The use of uPVC is not acceptable.**

I.C.72. **Where there is a separate upper floor use, applicants must provide independent access to upper floors from the street where none exist.**

I.G.73. Redeveloped shop fronts should be informed by research into earlier designs of the building including historic photographs that can inform the repair and reinstatement of historic features which may have been concealed or removed in previous redevelopments.









*Positive examples of shopfronts in the core town centre*

# Windows and doors

I.C.74. **A variety of sash windows are found in the character area. In refurbished buildings, sash windows must be replaced.**

I.G.75. In the Medieval Core, primary facades of buildings have a variety of window to wall ratios, which is typically related to when the building was constructed. Middle sections of new buildings should typically have a window to wall ratio between 25%-40%.

I.G.76. New buildings within the Medieval Core should not be fully glazed on upper floors. Windows/ glazing must be interspersed with sections of wall. Exceptions to this do apply in the following guidance notes:

I.G.77. A higher window to wall ratio glazing (40-80%) is acceptable on ground floors for retail uses to allow for increased visibility.

I.G.78. A higher window to wall ratio glazing (40-80%) and can be used on top floors on buildings that are 4 storeys high where these are set back from the building's primary facade and behind a parapet wall.

I.G.79. Developments should have openings proportionate to the shape of the overall building and principal elevations. For taller buildings (those where the height exceeds the width), it is important that the windows and doors reflect the vertical emphasis of the structure. Vertical openings, such as narrower, taller windows, enhance the building's sense of height and align with its proportions, reinforcing the visual coherence and creating a balanced and harmonious facade.

*Examples of windows within the character area which demonstrate a clear hierarchy and a variety of approaches*

## Street furniture

**I.C.80.** **Historic street furniture must be retained and refurbished.**

**I.C.81.** **Bollards must be made from cast iron or steel and must be painted all black, or red and black. Plastic bollards are unsuitable to the character area.**

**I.C.82.** **Pedestrian guardrails that are used throughout the Medieval Core must be sympathetic to the historic environment and should be painted red and/or black. They should feature historic details, such as heads and finials.**

**I.C.83.** **Public use litter bins must be cast iron or steel, rather than plastic.**

**I.C.84.** **Public use litter bins must be partially enclosed.**

**I.C.85.** **Public use litter bins must be painted black or dark red.**

**I.C.86.** **Street signs must use a raised border and text, and must be in keeping with the heritage signs**

**I.C.87.** **Historic street signs must be retained and enhanced.**

**I.C.88.** **Street signs must be painted in red, off-white or black**

**I.G.89.** Within the historic core, it is important that street furniture including benches, railings, bollards and bins are part of a design family. New street furniture should match existing designs, materials and colours of historic street furniture.

**I.G.90.** Newark's hardwood and cast iron benches are part of Newark's character and stand-alone benches should utilise this design. However, it is also possible for new benches to be integrated into planters or sculptures, or provide a different kind of seat, such as those with no back.

**I.G.91.** Cast iron supports on benches should be painted red or black

**I.G.92.** Bollards should be used sparingly and only where necessary or helpful in preventing conflict between pedestrian and vehicles or in distinguishing the areas available for vehicles. Design teams should look at integrating other street furniture to 'double' up as bollards, for example bins, benches, planters and cycle stands.

**I.G.93.** Separate public use litter bins should be provided for recycling and waste.

**I.G.94.** Bins should be associated with seating locations where people are likely to congregate, rest or pause.

**I.G.95.** New directional signage to key destinations such as stations should have distance markers

**I.G.96.** Directional signage to key destinations such as stations, the castle, the river, the theatre, and the Market Place should be placed a key decision nodes/junctions within the Medieval Core.

**I.G.97.** Totem boards - with maps and signage - should only be in areas with a high number of visitors and where space permits, including in the Market Place and at Newark Castle Rising.

# Built Form

## Scale, form and massing

BF.C.24. **Within larger development sites, including London Road car park site, Lilley and Stone, St Mark's Place, Former Orchard School, Cow Lane scrap yard, and Ambulance site, heights must be varied between two and four storeys to avoid creating a monolithic character.**

BF.G.25. New developments should be between 2 to 4 storeys, aligning with the predominant building height. The height of new buildings should be informed by the immediate context, ensuring that taller buildings do not dominate the skyline or obscure key views to historic landmarks such as Newark Castle and St. Mary Magdalene Church spire.

BF.G.26. This part of the town is noted for its very varied character and changes in height of up to two stories between plots may be appropriate.

BF.G.27. Buildings taller than two storeys can incorporate design features that reduce their visual impact, such as smaller or more restrained window designs on upper floors and reduced ornamentation. This approach should reflect the architectural hierarchy seen in historic buildings, where ground floors are more prominent and upper floors are less dominant. However. It is also important for the window to wall ratio to be between 25% - 40%. and for there to be a variety in facades, detailings and fenestration design.

## Amalgamation of buildings

BF.C.38. **Where historic buildings and plots are amalgamated, new development must express the character and frequency of the historic grain, i.e. the massing of larger built form schemes should reflect the urban grain of existing/surrounding buildings.**

BF.C.39. **Where retailers require occupation of multiple units to be viable, shop fronts must be carefully designed to ensure the features of each unit are not lost. This should include breaking up the frontage and featuring entrance doors and windows at regular intervals which correspond to the vertical rhythm and symmetry of the building. Please refer to the shop fronts section within the identity chapter on page xx.**

BF.C.40. **Lateral conversion projects must demonstrate how they will be designed and delivered in ways which permit straightforward reversal of the interventions. Consideration must also be given the impact of amalgamation on the interiors of buildings and their future flexibility to return to individual use. The removal of key aspects of each building such as staircases and utilities including independent plumbing and electrical supplies make it significantly harder to return buildings to individual use.**

# Building line: Set back and plot boundaries

BF.C.28. **New infill developments must adhere to the established building line of neighbouring buildings to reinforce the strong sense of enclosure and consistency that defines the Medieval Core. Due to the concentration of retail buildings in the character area, most buildings are typically built directly up to the pavement with no setback, and new developments should align with this established building line.**

BF.G.29. Where buildings are set back, it is important for new developments to retain the enclosure of the street with the use of low boundary walls, railings, or hedging. An example of where this can be seen is Castle Gardens, where low walls and railings help define the space and maintain a sense of enclosure along Castle Gate.

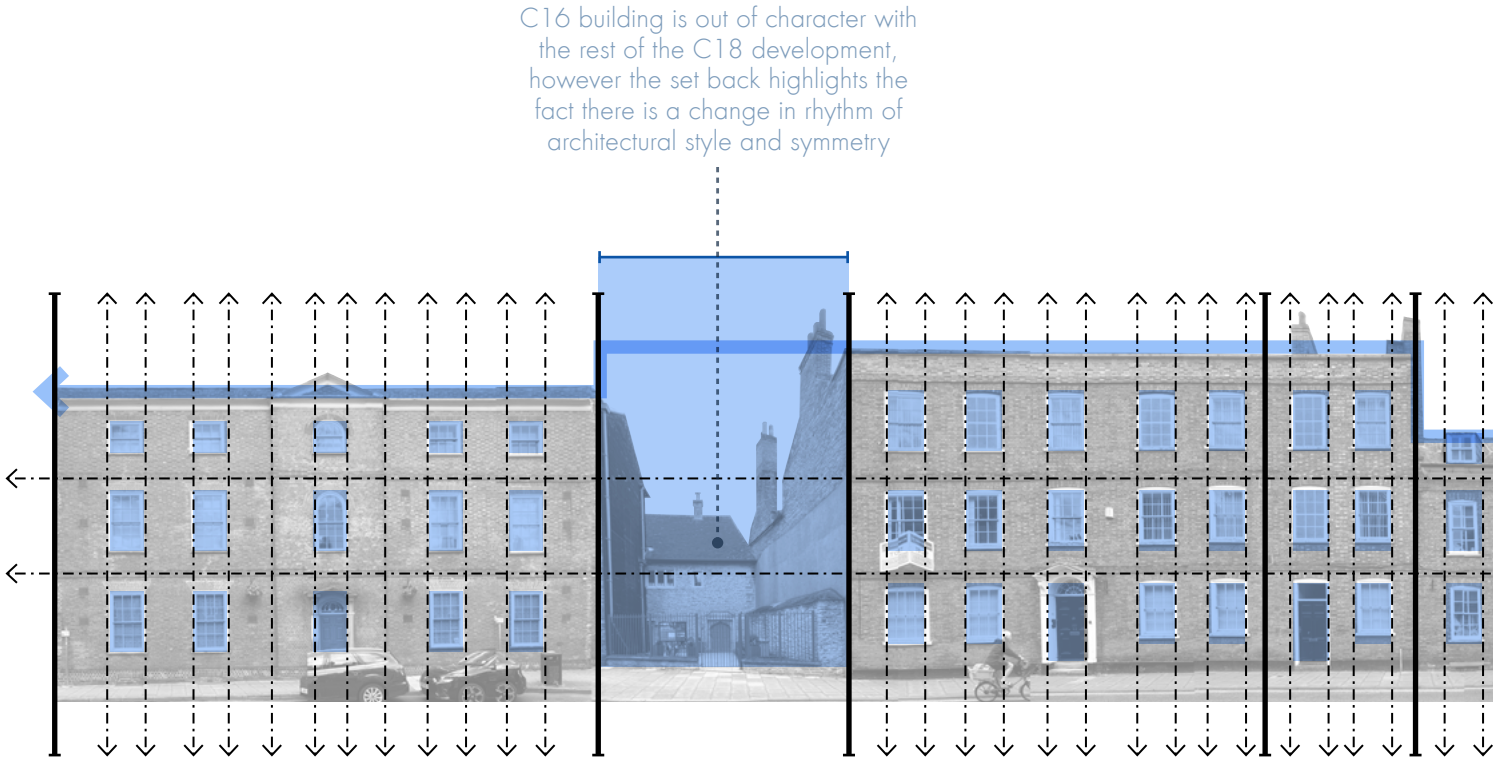
BF.G.30. Where it would be beneficial to provide a covered space for pedestrians or out-door dining set within the boundary of the plot, a colonnaded walkway or arcaded frontage with the ground floor set back and columns establishing the building line, can be utilised. This both maintains the building line, whilst adding depth and interest in the facade. An example of where this can be seen is 18th century neoclassical Moot Hall (Starbucks) in the Market Place.

BF.G.31. The Medieval Core is characterised by a tight urban grain, with many buildings occupying narrow plots which vary in width and which contribute towards the strong sense of intimacy and enclosure along the streets. New developments should respect this urban grain by maintaining narrow plot widths (up to 8m) for the majority (over 50%) of developable space on sites, and avoiding consistently wide frontages (over 15m) that could disrupt the historic street pattern of development. Generally a varied approach to building width is encouraged. Where a plot is wider, design teams are encouraged to look at ways to create visual variety by breaking up the plot.

*Consistent building type and scale with a consistent building line*


*A consistet building line can also be established by a significant variety in scale and character*

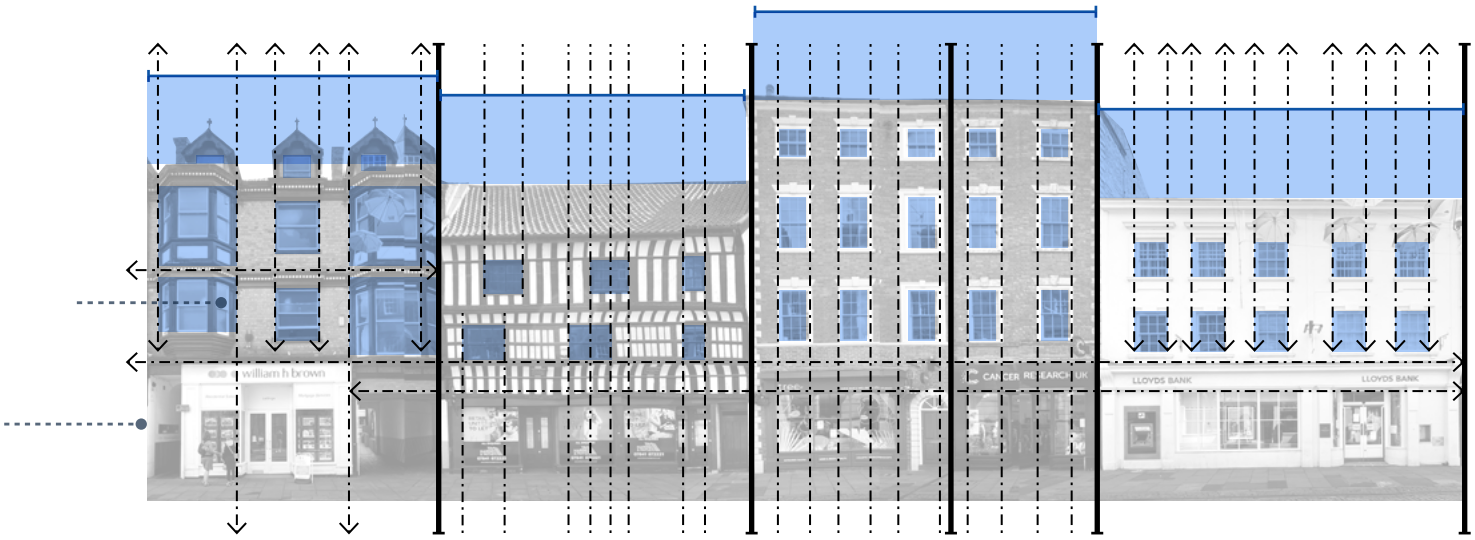
# Street Rhythm variations illustrated

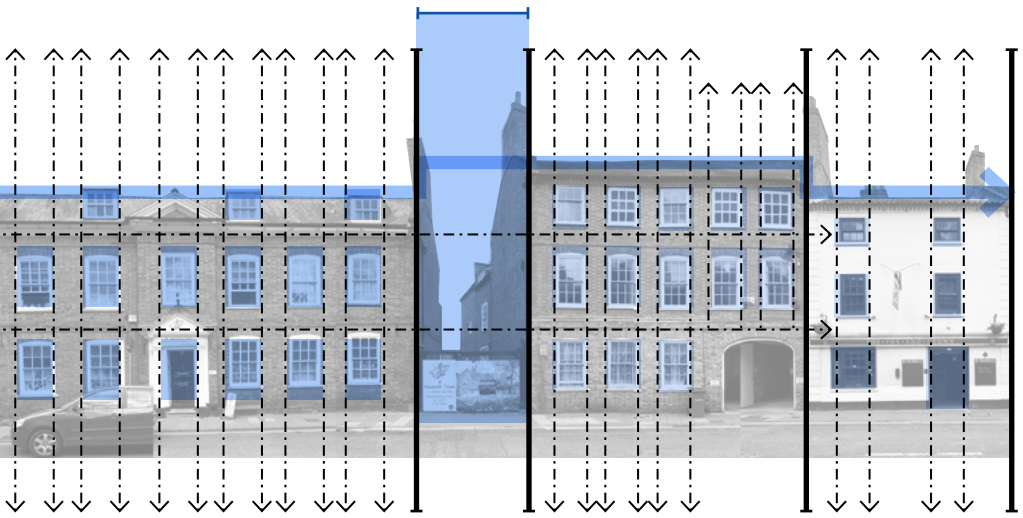



There is no symmetry between the shop front and the bay windows on the second and third floor

Lack of symmetry in Medieval building with timber panels and windows misaligned.

In contrast the neighbouring Edwardian buildings have highly structured façades and simple roof designs



Consistent street rhythm

Along Appleton Gate towards the town centre, the street rhythm is characterised by consistently wide buildings with very structured facade designs. As the street nears the town centre's core, this consistency is lost and replaced with the highly varied designs and ages of buildings. This indicates that the outer parts of the town centre were developed around the same time, rather than in the piecemeal approach in the town centre's core.

## Roofs

**BF.G.32.** New developments or renovations should incorporate pitched, hipped or gabled roofs with slopes that respond historically to their form or other historic precedent in the immediate area.

**BF.G.33.** New infill buildings in the town centre which are articulated by distinctly different architectural design from their surrounding buildings can vary their roofline and design from the neighbouring buildings, however the height of the new roof should not exceed the height surrounding buildings. This is common in the medieval core as the roofscape, height and style are very varied, showcasing how the buildings have been constructed over time throughout different architectural periods.

**BF.G.34.** Dormer windows are more common in the medieval core than other character areas in Newark and may be a necessary addition to allow for upper floor to be converted into residential and can contribute well to passive surveillance of the street. New roof extensions including dormers should reflect and respond positively to proportions and positions of the existing facade and its openings. For general coding of dormers please see section XXX in the area wide coding. Where there is no precedent for dormers along a street, they must be positioned towards the rear of the building, rather than the main street, and should not be visible above the existing roofline.

**BF.G.35.** Buildings should look to include modern interpretations of historical elements into roof designs to add architectural variety and interest, as exemplified on Castle Gate, where the Georgian buildings include classical decorative elements such as raised parapets and triangular pediments, and more fine details such as dentil cornices or modillions to add architectural interest and vitality to the area.

**BF.G.36.** Applicants should look to retain and reuse or introduce new brick chimneys in the roofscape as part of renovation, extensions or new development. These can be used to integrate heat pumps or ventilation/extraction vents, providing both aesthetic and functional benefits.

**BF.G.37.** Photovoltaic panels are not a characteristic of the medieval core and should be placed to the rear of the property or behind a parapet so that they do not face the main street to retain the historic character of the area and the consistency of roofscapes. If an applicant has a south facing building and wishes to install PV panels, solar panels must sit flush to or be embedded into the roof, rather than proud of roof finishes. Innovative PV panels, such as solar tiles can also be utilised. Some buildings with valley gutters between ridges may be ideally suited to the discreet introduction of PV panels.

*The steeply pitched roof on this medieval building on Carter Gate suggests that it once had a thatched roof*

*Front gabled terraces: consistent roofs along a terrace with a steep pitch to allow for habitable rooms in the roof space*

*Pedimented treatment given to buildings on Castlegate, giving added prominence*

*Dormer windows feature in the area, but are not especially common*

*Examples together of different roof pitches, together with typical eaves and parape details all within a consistent facade height*


*Roof lines can vary substantially, both in pitch and height*

# Street Rhythm variations illustrated

One of the striking aspects of Newark's character is the varied roofline, particularly in the Mediaeval heart of the town and areas such as along the riverside where there is significant variation in building typology.

The distinction between pronounced variations in roofscape which reflects a gradual process of individual buildings contrasts with the development of more consistent Victorian and Edwardian terraces which deliver homogeneity.




*In the Historic Core, the roofscape, height and style is very varied, showing that the buildings have been constructed over time and by different architects*

# Movement

## Car Parking

M.G.3. Car club parking bays should be made available at St Mark's Place. These bays should be clearly identified and should include electric vehicle charging points.

M.G.4. Public areas of car parking should be multifunctional and adaptable to other uses, such as markets or events.

M.C.5. **Disabled parking bays and loading bays located within the Medieval Core must be detailed using materials which are in keeping with the historic environment, such as levelled cobble setts, such as the bay by 2 Stodman Street and 42 Middle Gate.**

M.G.6. Parking bays in the medieval core should not be marked with paint on the road, but should instead use materials, such as metal markers or different coloured stones to demarcate bays

## Crossings and junctions

M.G.7. Pedestrian crossings should reflect the pedestrian desire lines and minimise the use of guardrails.

M.G.8. Along Lombard Street, raised crossings should be integrated over side streets to provide level pedestrian access and calm traffic. This could include the use of traditional surface materials. By elevating the crossing and altering the materials, vehicles will be visually and physically prompted to reduce speed and be aware of the shift in character, from a main vehicle arterial road, to a pedestrian priority and retail core setting. Please see Guidance note xx in the Conservation Area wide section for details on suitable surface materials.

## Cycle parking

M.C.9. **Enhancements to key retail areas, including the Market Place, St Mark's Place, on Bar Gate/Castle Gate, at ASDA and on Carter Gate must include cycle parking as part of designs**

M.G.10. In some areas, Sheffield stands for cycle parking can be used as an alternative to bollards which are in place to restrict car parking, such as at 3 Carter Gate.

# Public space

## Streets

PS.C.21. **Painted street markings must be rationalised. Where single or double yellow lines need to be used, these should be narrow or paler in colour.**

PS.G.22. Traffic signs should be rationalised to use a single sign board where possible and sited carefully and with respect for their historic context

## Lighting

PS.C.23. **Public spaces and key routes which people may expect to use after dark, must be well lit and consider the pedestrian experience as well as the historic environment.**

PS.C.24. **Street lighting must be in proportion with the surrounding buildings, in the historic core this is expected to be between 2.25m and 3.25m tall.**

PS.C.25. **Lighting columns must non-obstructive to the carriage way and footway, providing a x.xxm unobstraucted width for wheel chairs and other mobility aids to pass.**

PS.C.26. **Lighting must utilise LED bulbs.**

PS.G.27. Lighting for placemaking, such as on-building, in-ground or in-foliage lighting should be used in open spaces. In the Medieval Core, it is expected that lighting for placemaking should be in place at St Mark's Place, the Market Place, St Mary Magdalene's Church, Remembrance Gardens, Newark Castle and Gardens, The Buttermarket, The Corn Exchange, Palace Theatre and the National Civil War Museum.

PS.G.28. Street lamps in the Medieval Core, including Windsor Lanterns in the market place and 'heritage style' teardrop lanterns with a broad canopy elsewhere and should be finished in black. Where possible it lanterns may be fixed to buildings to prevent the need for columns as already seen in Carter Gate for example.

PS.G.29. The choice of lighting columns should contribute to the coherence of the wider suite of street furniture using the same colours and materials including red and black paint and incorporate decorative detail that reflects the civic pride in Newark's identity of past and present generations given their prominence in street views and public spaces.

## Active frontage

PS.C.30. **Newly created public spaces must be overlooked by adjacent buildings.**

PS.C.31. **New buildings next to public open spaces and streets should provide active frontages to provide passive surveillance and animation . Active frontages will include entrances and windows, or active ground floor uses with transparent glazing. Blank walls must be avoided.**

PS.G.32. Developments of mixed-use streets should maximise active frontages and passive surveillance by including both daytime and evening activity on the street. This could include encouraging a restaurant, bar or pub to be located next to a shop.

PS.G.33. Ground floor retail units should maintain an open aspect and avoid the use of window graphics or installations that prevent views into and out of the shop.

# Nature

## Security

**PS.G.34.** The design of new development should support Hostile Vehicle Mitigation (HVM) in the town centre. This will be particularly in the medieval core where there are often larger numbers of people. Development that affects the street pattern, such as the St Mark's shopping centre will need integrated HVM measures. This should include consultation with Regional Counter Terrorism Security Advisors (CTSAs) to complete a dynamic vehicle assessment which is bespoke to the site.

**PS.G.35.** Where required HVM measures should be integrated into the setting and development through the choice of structures and use of similar materials, and where possible should 'double up' as public art, seating, planters, water features, 'gateposts' or steps. .

**PS.G.36.** Design teams should refer to the Public Realm Design Guide for Hostile Vehicle Mitigation available through the National Protective Security Authority.

## Street trees and planting

**N.G.19.** Careful consideration of the location, species and maintenance of new trees will be needed to avoid or minimise interference in valued views of historic buildings and streetscape. The location of new street trees and their planting pits must be designed to avoid or minimise loss of the most important archaeological remains whilst also considering the that recording of archaeological remains that are lost may add to the expense of public realm works.

**N.G.20.** Areas of SuDS within the town centre are welcome to enhance the liveability and sustainability of the spaces. Opportunities for this could particularly include less sensitive areas such as the site of the St Mark's shopping centre which could provide elements of park or pocket park design. Effects of subsurface features on archaeological remains, will need to be considered in their design.

# C.2 Character area 2 **Friary**

## Introduction

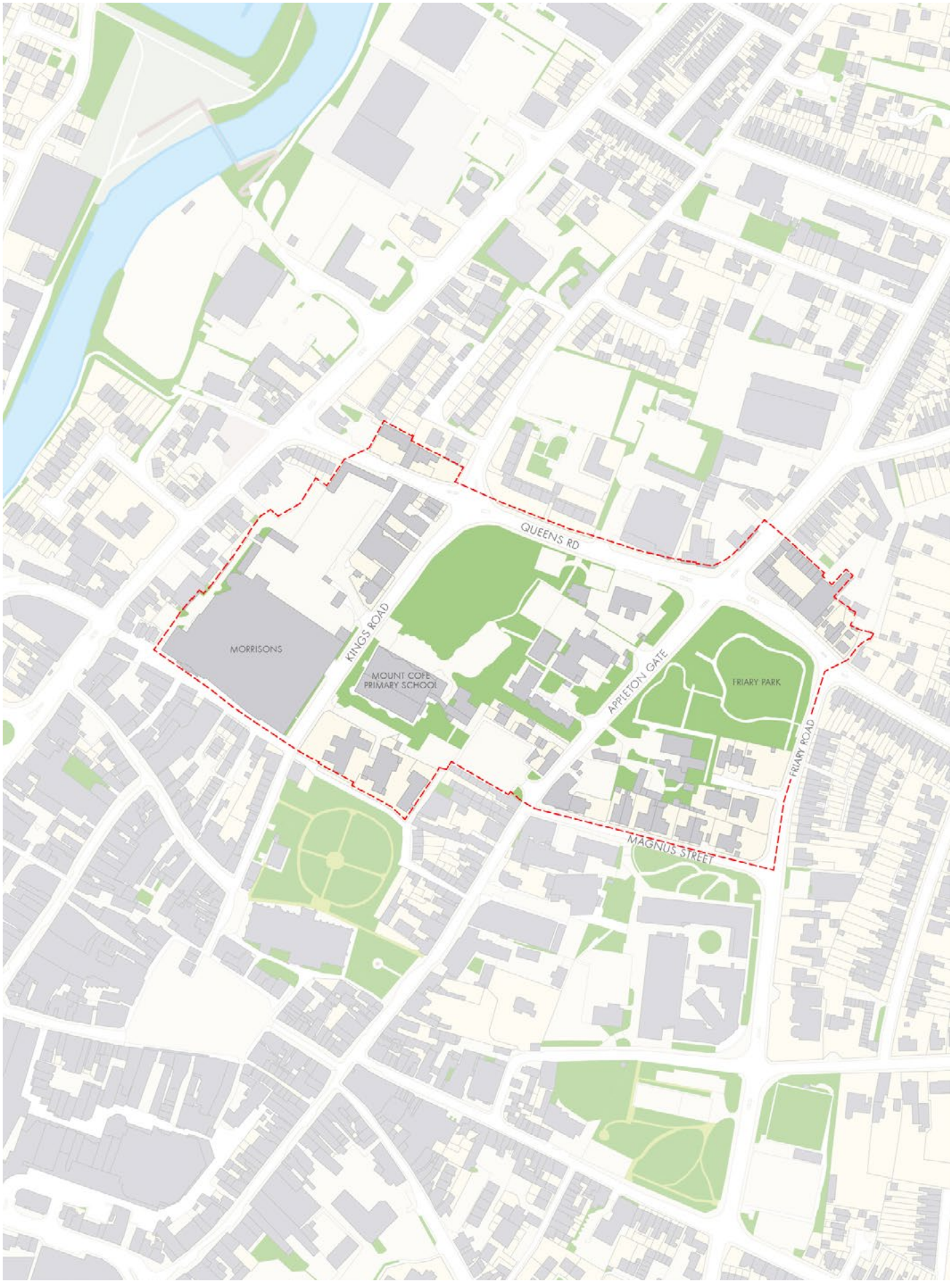
The Friary is the smallest of Newark's Conservation Area character areas. Although modern development, including Morrisons supermarket, the police station, and the college, has encroached on its edges, it retains a strong historic core centred around the former Augustinian friary, now converted to private homes. The nearby line of Newark's Civil War earthworks adds a further layer to the area's rich historic landscape.

In the 1880s, the area was characterised by diverse uses with a malthouse, school, and chapel, the latter still standing on King's Road. Between Appleton Gate and King's Road were gardens and allotments, though these were replaced by a school playing field in the mid-1900s.

Friary Park marks a green gateway to the northeastern end of the medieval town centre, the enclosing nature of its wall a significant characteristic of the streetscape, and the area provides a transition space to the town core from the later North Gate Station Character Area. Its integration into the urban fabric is shaped by a sequence of views that vary across the area–from open, expansive views of St Mary Magdalene Church's spire from Queen's Road and the recreation fields of Mount CofE Primary School, to more filtered and glimpsed views along the narrower, enclosed streets, where built form and vegetation create a more intimate townscape. These variations in visibility contribute to the area's character and could inform how design coding addresses street enclosure and key vistas.

The character area also includes the attractive Magnus Street, where three groups of semi-detached houses line the northern side. These early 20th-century homes share a number of common features, including consistent small front setbacks of around one metre, enclosed by low brick boundary walls with railings and hedges. The houses are built in red brick with decorative buff brick and stone detailing, drawing on classical influences seen in features such as pedimented door surrounds and sash-style windows, giving the street a coherent and refined architectural character. This contrasts, however, with the incongruous buildings on the opposite side of the street. Elsewhere in the character area, Friary Road is defined by its gently curving alignment and mature trees, contributing to a leafy, residential character that softens the transition between the historic core and later suburban development. Appleton Gate retains a more linear, enclosed streetscape, framed by Victorian and Edwardian terraces with strong building lines and minimal front setbacks. Along Queen's Road the broader street width and later 20th-century development give a more open, transitional feel. Subtle shifts in street alignment and enclosure across these routes may reflect the historic topography shaped by Newark's Civil War defences, where earthworks and historic boundaries have informed street patterns and landform.

Within the area, there are opportunities for new development, such as at the former Orchard School on Appleton Gate, and at the former ambulance station which fronts on to Queen's Road. These sites offer an opportunity to replace existing inappropriate buildings with new buildings that can make a more positive contribution to the local character.


QUEENS RD
KINGS ROAD
MORRISONS
MOUNT COPE PRIMARY SCHOOL
APPLETON GATE
FRIARY PARK
FRIARY ROAD
MAGNUS STREET

# Context and identity

## Building materials

I.C.98. **Any new development must utilise external materials that are already present in the area. Red brick is most traditionally used in residential buildings. Reference to other acceptable primary materials can be found in the area wide code.**

I.G.99. Buff brick can be used for decoration and can be used sparingly on individual buildings.

I.G.100. For residential buildings, stone should only be used for window and door lintels, sills and doorsteps.

## Detailing

I.C.101. **Windows in new developments must incorporate headers or lintels and can be designed in a range of ways including using decorative brick work with or without keystones, stone, segmental arches and flat splayed arches.**

I.C.102. **Decorative ridge tiles, often featuring patterned terracotta designs, contribute to the historic character of the area and must be replaced like-for-like during any refurbishments or roof repairs.**

I.C.103. **Excessive use of stone in residential buildings is not characteristic of the area and must be avoided. Stone should primarily be used for detailing, such as window and door lintels, door frames, sills, and steps.**

## Windows and doors

I.G.104. Doors in the Friary character area should be slightly recessed within the door frame, meaning they sit slightly back from the plane of the wall. This provides an aesthetic which is in keeping with the character area, with the door frame appearing as distinct element around the door, and offers better functionality, providing the interiors with greater shelter from rain.

I.G.105. Sash windows, with vertical sliders are the preferred window design.

I.G.106. Developments should have openings proportionate to the shape of the overall building and principal elevations. For taller buildings (those where the height exceeds the width), it is important that the windows and doors reflect the vertical emphasis of the structure. Vertical openings, such as narrower, taller windows, enhance the building's sense of height and align with its proportions, reinforcing the visual coherence and creating a balanced and harmonious facade.

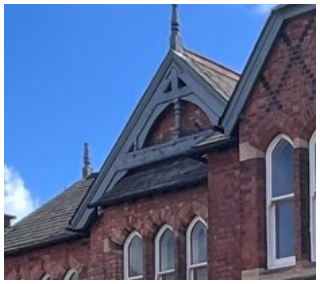
I.G.107. A variety of sash windows are found in the character area. In refurbished buildings, sash windows must be replaced.

## Surface materials

I.G.108. At the college, the surface materials must be consistent with the historic environment to create a cohesive space and elevate this important community asset. Suitable surface materials for the college and its grounds include brick pavers, stone pavers, and cobble setts which are flattened to allow level access for wheelchair users. The use of dark/black asphalt and concrete is generally seen as unsuitable.




PRIORY VIEW
1878

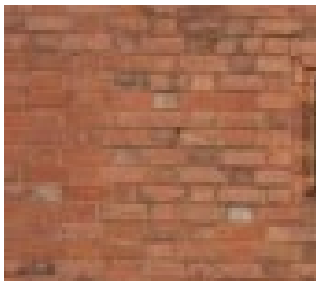


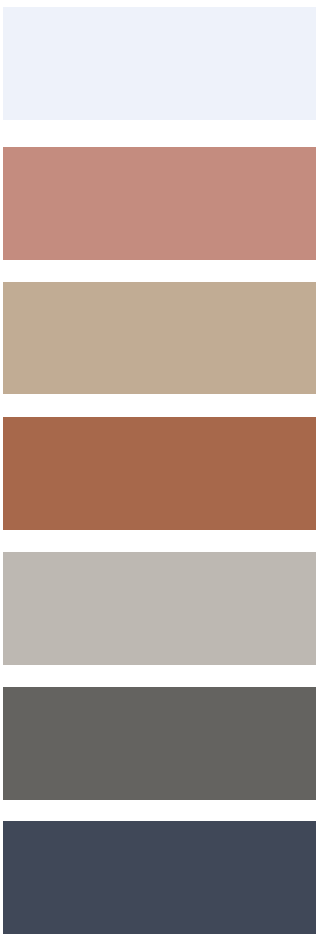










# Built Form

## Building line, set back and plot boundaries

**BF.C.41.** **If a new street built with terraced homes, or new row of terraces is to be built, they must be set back between 1-3m. If on-plot parking is to be provided, set backs can be at least 5.5m and up to 6.1m to accommodate one car. All set backs should accommodate a garden/greening element.**

**BF.C.42.** **New development within the former Orchard School must have a primary façade along Appleton Gate. This must have a consistent set back set back from the existing wall (which must be substantially retained) in order to be able to retain the existing mature trees. This set back should in part be used for soft landscaping, and communal outdoor space for residents. All efforts should be made to limit parking along this frontage opposite Friary Park to maintain the green character.**

**BF.C.43.** **Other than the exception of new development along Appleton Gate at the former Orchard School site, set backs should generally not be more than 6m so as to maintain the sense of enclosure which is characteristic of the area and it's medieval beginnings.**

## Building line, boundary treatment

**BF.G.44.** Where possible, new development on the former Orchard School site should look to repair the breaches in the wall which have previously been used for access to the former school. Repairs should seek to match the materials of the historic wall. Where access is required, these should be narrow so as to not interrupt the sense of enclosure along the street. It is not essential for all buildings to do this, however design teams are encouraged to look for ways to create visual variety and detailing in buildings to avoid bland façades.

**BF.G.45.** Along Queen's Road, the front boundary line at the ambulance station should be re-established.

**BF.G.46.** Set backs can also be planted with trees such as at the former Orchard school or the boundary to the Remembrance Gardens which face Wilson Street, or on the Mount School site.

**BF.G.47.** On plots which include a setback, the plot boundary should be clearly delineated and be consistent along the street, even when set backs vary.

**BF.G.48.** New development on Appleton Gate should ensure that a sense of enclosure is maintained, and should seek to protect and retain the historic parts of the red brick wall around the site of the former Orchard school.

## Street Rhythm

BF.G.49. Terraced housing should maintain a sense of rhythm and continuity while allowing for variation in design and height. To achieve a cohesive streetscape, a minimum of four consecutive terraced houses must share a consistent architectural language before a design transition occurs. This approach helps to reinforce a visually harmonious urban form, avoiding a fragmented appearance while still allowing for subtle diversity in facades. Consistency in elements such as rooflines, window proportions, and materiality must be prioritised to enhance the overall streetscape character.

BF.G.50. Where a garage, fence or shed is present within voids on neighbouring properties, the infill development can mirror this arrangement in order to continue the rhythm along the street.

BF.G.51. New development along Appleton Gate should take cues from the terraced typology, with clearly articulated and consistent bays.

## Voids and spaces between buildings

BF.C.52. **New terraced residential development must included safe and controlled access to rear gardens. Access must be from the primary street frontage and be integrated into designs of terraces. Access points can be shared between two homes.**

## Views

BF.C.53. **The massing and form of new buildings in the former Orchard School site must consider views from Queen's Road and Kings Road towards St Mary Magdalene's church spire.**

## Roofscape

**BF.C.54.** **Roofs on terraced homes along a new street or lane must be consistent.**

**BF.G.55.** Flat roofs are not seen in this character area; however new buildings, which are not terraces, can utilise a flat roof as an integrated part of exceptional design. Flat roofs should be green and/or accessible to provide additional sustainability and amenity benefits.

**BF.G.56.** On historic buildings, a variety of roof types are seen across the Friary character area, including front gabled roofs, side gabled roofs, cross gabled roofs, hipped roofs, and buildings with parapets. Newer buildings also have flat roofs, mono pitched roofs. New development can utilise a variety of these roof types.

**BF.G.57.** New developments or renovations which result in a new roof should incorporate pitched, hipped or gabled roofs with slopes that are consistent with existing buildings in the character area, typically between 30 to 40 degrees.

## Building heights

**BF.C.58.** **Within larger development sites, including London Road car park site, Lilley and Stone, St Mark's Place, Former Orchard School, Cow Lane scrap yard, and Ambulance site, heights must be varied between two and four storeys to avoid creating a monolithic character.**

**BF.G.59.** Buildings should be between 2 and 3.5 storeys, in keeping with the predominant storey height of the character area, however detailed heights and views assessment must be undertaken to ensure that views towards St Mary Magdalene Church spire are not impacted or harmed.

## Storey Height Hierarchy

**BF.C.60.** **For buildings taller than two storeys, the upper floors must incorporate design features that reduce their visual impact so that they appear visually less dominant than the lower floors. This approach reflects the architectural hierarchy seen in many of Newark's historic buildings across a range of typologies.**

**BF.G.61.** Design features to incorporate a visual hierarchy on upper storeys above 2 storeys should be achieved through one or more of the following options: Design features could include: smaller or more restrained window designs on upper levels; reduced ornamentation on upper storeys; reduced floor to ceiling heights and/or; subtle setbacks or slight variations in materiality to reduce the sense of bulk. It is not essential for all buildings to do this, however design teams are encouraged to look for ways to create visual variety and detailing in buildings to avoid bland façades.

# Movement

## Car Parking

M.C.11. **Parking on Bede House Lane must not obstruct the gates of Sherwood Avenue Park, to allow for maintenance and emergency vehicular access. Any barriers or fencing erected as part of the car parking must not restrict existing movement or permeability**

M.C.12. **Parking courts to the rear and side of developments must include landscaping elements, including permeable surface materials and soft landscaping features including trees, plants and be overlooked to ensure they are secure. Applicants must refer to the Newark and Sherwood Residential Cycle and Car Parking Standards and Design Guide SPD (2021)**

M.C.13. **In new commerical and residential development, parking must be placed to the rear of residential and commercial development to maintain the enclosed nature which is characteristic of this character area**

# Public space

## Street lighting

PS.C.37. **Street lamps must use 'heritage' style lanterns and should be finished in black and range between 5-6m**

## Active frontages

PS.C.38. **New development on the former Orchard school site must include active frontages along Appleton Gate.**

PS.G.39. New development on the corner of Appleton Gate and Queens Road should have active frontages facing both of these streets and could have a corner entrance addressing the junction. The building design could incorporate a chamfered edge to from a welcoming and focal building into the older portion of the town centre.

PS.G.40. In the western portion of the former Orchard School site, new development must minimize the impact of new building and limit overlooking to the school field.

# Nature

## Green infrastructure

N.G.21. Flat roofs should generally not be used on prominent elevations in this character area, however where they are used in less-prominent locations this space should be utilised for green or brown roofs. Additional guidance on suitable roof types can be found in the Built Form chapter.

N.G.22. Where pavements are wide, with ample space for pedestrians and people in wheelchairs to walk by each other, excess pavement should be used for street furniture such as seating and/or bike parking, or soft landscaping with a range of flowering plants, to create a pleasant public realm, and provide sustainability measures, and/or amenity for the community.

## Street trees

N.C.23. **Street trees are common in the area and create a positive green character, however some mature trees cause obstructions on pavements, and in places root upheaval is lifting the pavement. New streets should include street trees to support climate resilience by providing shade. Streets must be designed carefully, with sufficient width to accommodate street trees, which do not obstruct pedestrian pathways. This can be achieved by integrating trees into curb extensions or build-outs, which can also serve to calm traffic and provide additional space for landscaping. Street trees should be co-ordinated with other street furniture and utilities to prevent conflict and maintain a clear pedestrian zone.**

# Homes, buildings and uses

## Private outdoor amenity space

**H.G.19.** For apartments, where other amenity space such as communal gardens are not available, apartments should be provided with private amenity space in the from of a balcony or terrace.

## Front curtilage

**H.G.20.** For new residential development which includes a front curtilage, hedges and planting should be used in addition to, fences or walls and boundary treatment, to maximise biodiversity and create a natural, green street character.

# C.3 Character area 3 **Barnby Gate**

## Introduction

Barnby Gate has a layered architectural and social history, evolving from an active industrial and social hub to a varied urban streetscape. The area's architectural character is varied, with historic terraces, larger civic and religious buildings, and remnants of its industrial past.

The western end, near the town centre, retains a strong sense of enclosure, with buildings of differing scales and styles closely flanking the street. Notable landmarks include Barnbygate Methodist Church, Newark Town & District Club, and industrial-era buildings on the west side of Bede House Lane. Newark Ordinist Temple (formerly Bede House Chapel) is a small but distinctive building.

As Barnby Gate extends eastward from the medieval streets of the town centre, the urban form transitions from tightly enclosed frontages with narrow pavements to a more open, residential setting. Despite this shift, the consistent building line remains a defining feature, reinforcing the sense of continuity along the street.

Further east, the character opens up as Sherwood Avenue Park introduces a generous green space, contrasting with the tighter urban grain of the western section. Opposite the park, a row of terraced housing maintains a strong building line, but the open space creates a more expansive streetscape.

This mix of architectural styles, open spaces, and historic structures gives Barnby Gate a distinctive and evolving character, balancing its industrial heritage with a more residential feel as it moves away from the town centre.

Most future development in this character area is expected to involve adaptive reuse, improvements to shop fronts, sensitive infill, or small-scale residential and commercial alterations. Ensuring that new development respects the established building line, scale, and material palette will be key to maintaining the area's historic identity.


APPLETON GATE
BEDE HOUSE LANE
BEACON HILL ROAD
CARTER GATE
SKATE PARK
BOWLS CLUB
BARNBY GATE
TENNIS COURTS
BALDERTON GATE
SHERWOOD AVENUE
BARNBY GATE

# Context and identity

## Building materials

I.C.109. Any new development must utilise external materials that are already present in the area. Red brick is most traditionally used in residential buildings. Reference to other acceptable primary materials can be found in the area wide code in Part 1.

## Details

I.C.110. Windows in new developments must incorporate headers or lintels and can be designed in a range of ways including using decorative brick work with or without keystones, stone, segmental arches and flat splayed arches.

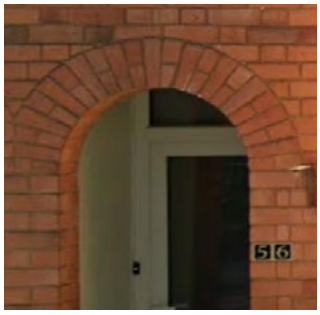
I.C.111. Decorative ridge tiles, often featuring patterned terracotta designs, contribute to the historic character of the area and must be replaced like-for-like during any refurbishments or roof repairs.

I.C.112. Buff and lighter-toned bricks are occasionally used for decorative purposes, such as banding or window surrounds, but must be used sparingly to maintain the historic character.

I.C.113. Excessive use of stone in residential buildings is not characteristic of the area and must be avoided. Stone should primarily be used for detailing, such as window and door lintels, door frames, sills, and steps.

I.C.114. Gable-end details, including carved or moulded ornaments (roof finials), must be retained and reinstated where they already exist to preserve the area's architectural integrity.

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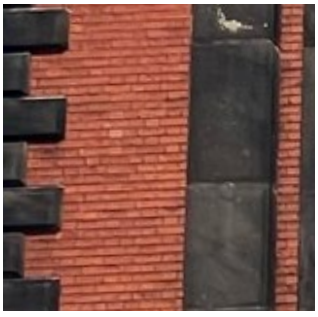


## Windows and doors

I.C.115. **Along Barnby Gate porches must be designed as recessed archways or doorways.**

I.C.116. **Bay windows must be avoided along Barnby Gate as this is not a characteristic of the street.**

I.C.117. **A variety of sash windows are found in the character area. In refurbished buildings, sash windows must be replaced.**

I.C.118. **All buildings must have their primary elevation facing the street, to provide frontage, passive surveillance and a sense of connection between the street and homes. On 2-5 Robins Court, there are no front doors onto Sherwood Avenue or Barnby Gate. To compensate for this, the properties have large windows providing passive surveillance onto the street, however if any new development or renovation takes place, front doors should be positioned facing the primary street.**

I.G.119. Developments should have openings proportionate to the shape of the overall building and principal elevations. For taller buildings (those where the height exceeds the width), it is important that the windows and doors reflect the vertical emphasis of the structure. Vertical openings, such as narrower, taller windows, enhance the building's sense of height and align with its proportions, reinforcing the visual coherence and creating a balanced and harmonious facade.

I.G.120. Refurbishments of buildings which feature historic elliptical coaching arches must retain the articulation of the arches, and can integrate the arch into designs, such as for larger doors or windows, or retain it as a route through to an internal yard.

I.G.121. For new detached buildings, windows can be designed as round or flat headed with glazing bar sash, as seen on Barnby Gate Methodist church. On focal buildings, more elaborate round headed windows with Gothic glazing bars can be designed, as exemplified on the former Methodist Chapel, now Wesley House.

I.G.122. Sash windows, with vertical sliders are the preferred window design.

## Shop fronts

I.C.123. When designing shop-fronts, designers must refer to the Newark-on-Trent Shop fronts and Advertisements Design Guide SPD.

I.C.124. Designers must retain any existing direct independent access from the street to the upper floors.

I.C.125. All new shop fronts must allow convenient inclusive access to meet the buildings regulations Part M

I.C.126. Canopies and blinds must reserve a minimum of 0.5m in width from their outer edge to the kerb line, and the height from the pavement level to the underside of the blind/ canopy must be no less than 2.6m

I.C.127. The quality of the historic environment must be enhanced by carefully and appropriately designed signage. Fascia designs and hanging signs must respect the appearance and scale of their host buildings.

I.C.128. Where a traditional timber shopfront is not in place, main shop signage above the entrance must not extend across the whole fascia space. A good example of a suitable shop sign in this context is Starbucks on Market Place.

I.C.129. Original, historic features on historic shop fronts must be retained or restored where possible.

I.C.130. Shop front security grille shutters must be implemented internally and must reflect the predominant colour scheme of the wider design.

I.C.131. Redeveloped shop fronts must repair, reinstate and reveal historic features which may have been concealed or removed in previous redevelopments.

I.C.132. Where a business occupies a number of adjacent buildings of differing architectural styles, the shop frontage must be subdivided so as to respect the individual character and architecture of each building.

I.C.133. Only materials which are appropriate to the period and style of the shop front and building must be used. New shop fronts and signs must use good quality and sustainable natural materials. The use of uPVC is not acceptable.

I.C.134. Where there is a separate upper floor use, applicants must provide independent access to upper floors from the street where none exist.

# Built Form

## Building heights

BF.C.62. **New development must be between 2 and 3 storeys tall to maintain the predominant height of the character area. The height of new development must respond to the immediate context. The following heights are considered suitable within the character area:**
**- 2–3.5 storeys along Barnby Gate**
**- 2–3 storeys along Sherwood Avenue**
**- 2–3 storeys on streets between Barnby Gate and Sherwood Avenue**

BF.C.63. **In locations where there is a transition between different building heights, such as along Barnby Gate, careful design must be used to step up or down between structures, maintaining a gradual change rather than abrupt contrasts in scale**

## Storey height hierarchy

BF.C.64. **For buildings taller than two storeys, the upper floors must incorporate design features that reduce their visual impact so that they appear visually less dominant than the lower floors. This approach reflects the architectural hierarchy seen in many of Newark's historic buildings across a range of typologies.**

BF.G.65. Design features to incorporate a visual hierarchy on upper storeys above 2 storeys should be achieved through one or more of the following options. Design features could include:
- Smaller or more restrained window designs on upper levels;
- Reduced ornamentation on upper storeys;
- Reduced floor to ceiling heights;
- Subtle setbacks or slight variations in materiality to reduce the sense of bulk.

It is not essential for all buildings to do this on a site, however design teams are encouraged to look for ways to create visual variety and detailing in buildings to avoid bland façades.

## Street rhythm, voids and setbacks

BF.C.66. **For infill developments located between buildings that are built directly up to the pavement with no setback, the new building must align with this established building line to maintain a consistent streetscape.**

BF.C.67. **New terraced residential development must included safe and controlled access to rear gardens. Access must be from the primary street frontage and be integrated into designs of terraces. Access points can be shared between two home**

BF.G.68. On plots which include a setback, the plot boundary should be clearly delineated and be consistent along the street, even when set backs vary.

BF.G.69. Where a garage, fence or shed is present within voids on neighbouring properties, the infill development can mirror this arrangement in order to continue the rhythm along the street.

## Roofs

BF.G.70. Roofs on terraced homes along a new street or lane must be consistent

BF.G.71. Flat roofs are not seen in this character area; however new buildings, which are not terraces, can utilise a flat roof as an integrated part of exceptional design. Flat roofs should be green and/ or accessible to provide additional sustainability and amenity benefits.

BF.G.72. Generally, new developments or renovations should incorporate pitched, hipped or gabled roofs with slopes that are consistent with existing buildings in the character area, typically between 30 to 40 degrees.

BF.G.73. New residential developments should incorporate chimneys or other vertical features into the designs of roofs to house ventilation flus and other services. For infill developments, chimneys must mimic the height and design of neighbouring properties.

## Density

BF.C.74. **New residential, commercial or community-based development must have an FAR of between 0.8 and 2, taking cues from neighbouring buildings and the street**

# Movement

## Car Parking

M.C.14. **Parking on Bede House Lane must not obstruct the gates of Sherwood Avenue Park, to allow for maintenance and emergency vehicular access. Any barriers or fencing erected as part of the car parking must not restrict existing movement or permeability**

M.C.15. **Parking courts to the rear and side of developments must include landscaping elements, including permeable surface materials and soft landscaping features including trees, plants and be overlooked to ensure they are secure. Applicants must refer to the Newark and Sherwood Residential Cycle and Car Parking Standards and Design Guide SPD (2021)**

M.C.16. **In new commerical and residential development, parking must be placed to the rear of residential and commercial development to maintain the enclosed nature which is characteristic of this character area**

# Public space

## Street lighting

PS.C.41. **On new streets which are predominately residential, lampposts must be no higher than the eaves on the prevailing storey height of the character area, which in this area is 2 storeys or approximately 6m.**

## Active frontages

PS.C.42. **Ground floor retail units must not use opaque advertising and shop front window displays as this reduced the ability for people to look in to or out of the shop.**

## Pavement build outs

PS.C.43. **Where pavements are wide, with ample space for pedestrians and people in wheelchairs to walk by each other, excess pavement should be used for street furniture such as seating and/or bike parking, or soft landscaping with a range of flowering plants, to create a pleasant public realm, and provide sustainability measures, and/or amenity for the community.**

C.4

# Character area 4
# The College Quarter

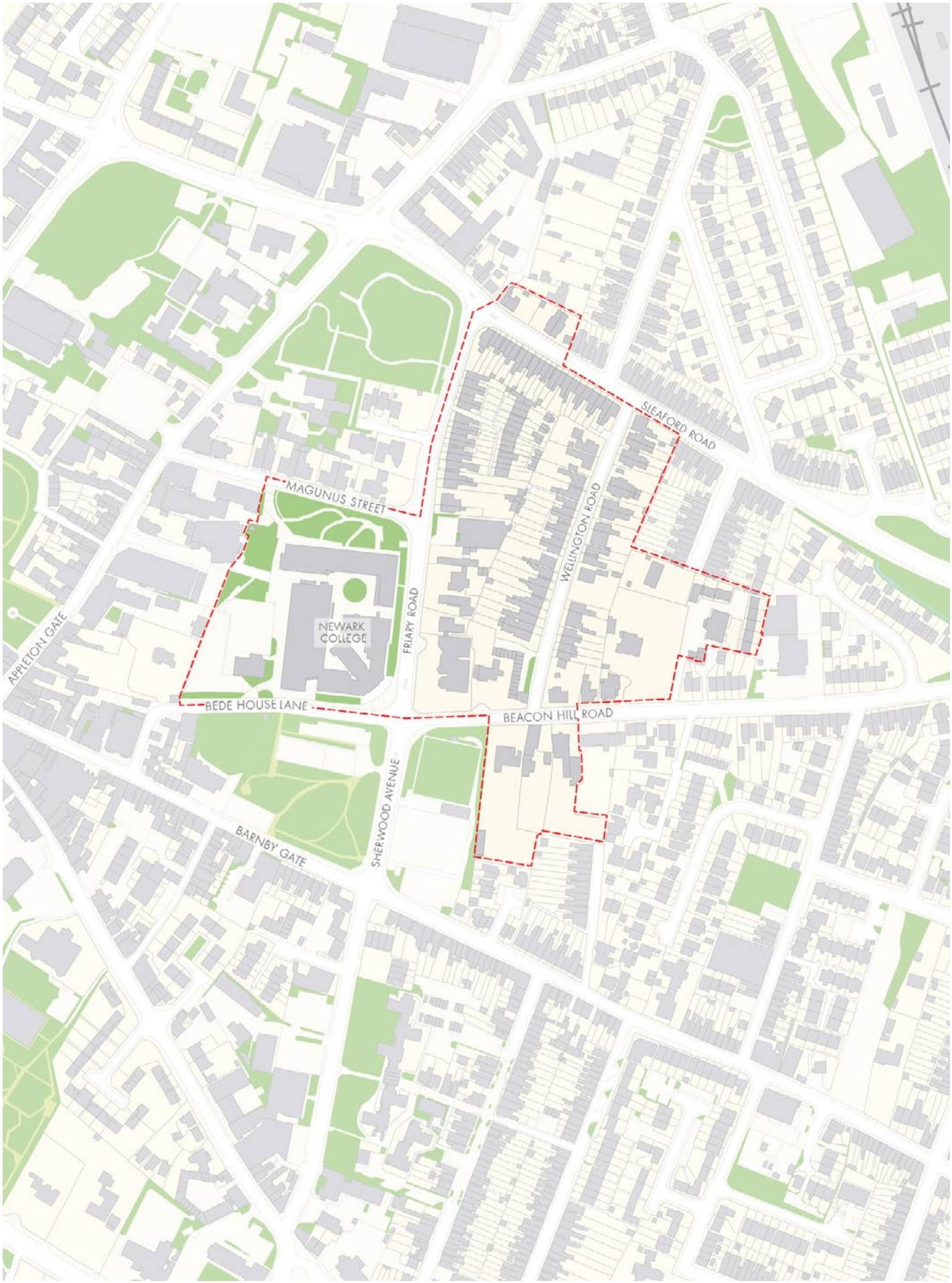
## Introduction

Much of this character area developed after the opening of the Great Northern Railway towards the end of the 19th century. Newark College occupies a prominent corner frontage on Friary Road and Bede House Lane and is a focal point in the area  is. The building's chamfered edge creates a welcoming main entrance with impressive neo-classical proportions and stone façades dating from the 1930s.

Friary Road and the adjacent Beacon Hill Road are mainly residential streets, of terraced and detached houses. Many of the detached properties at the southern end of Friary Road  are set back from the road with spacious gardens that fully surround the buildings. The visual breaks and greenery between buildings on Friary Road creates a more suburban, green and open character.  Both streets are relatively wide, with limited long-distance views due to the density of trees and buildings.

Wellington Road has a more enclosed feel with a mixture of late 19th-century terraced houses and semi-detached houses. Despite variations in design and height, the street maintains a strong spatial coherence due to a consistent building line and narrow front curtilages with only minor variations. The uniform protruding bay windows, chimneys, and the use of local Cafferata  bricks further contribute to the coherent character. Many of these houses feature decorative brick detailing, including cornices, string courses, polychromatic brickwork, and name and date plaques, enhancing the historic interest and visual appeal of the area. Well-maintained front gardens, hedges overhanging low boundary walls, and mature trees in back gardens contribute to a green streetscape.

Most development in this character area is likely to be householder development, such as extensions, alterations and renovations to home-owners' existing private dwellings. There is some opportunity to for further development on the Newark College site, particularly in the area currently used as a car park.


SLEAFORD ROAD
MAGUNUS STREET
WELLINGTON ROAD
FRIARY ROAD
NEWARK COLLEGE
APPLETON GATE
BEDE HOUSE LANE
BEACON HILL ROAD
SHERWOOD AVENUE
BARNBY GATE

# Context and identity

## Building materials

I.C.135. **Any new development must utilise external materials that are already present in the area. Red brick is most traditionally used in residential buildings. Reference to other acceptable primary materials can be found in the area wide code.**

I.G.136. Buff brick can be used for decoration and can be used sparingly on individual buildings.

I.G.137. For residential buildings, stone should only be used for window and door lintels, sills and doorsteps.

## Detailing

I.C.138. **Windows in new developments must incorporate headers or lintels and can be designed in a range of ways including using decorative brick work with or without keystones, stone, segmental arches and flat splayed arches.**

I.C.139. **Decorative ridge tiles, often featuring patterned terracotta designs, contribute to the historic character of the area and must be replaced like-for-like during any refurbishments or roof repairs.**

I.C.140. **Gable-end details, including carved or moulded ornaments (roof finials), must be retained and reinstated where they already exist to preserve the area's architectural integrity.**

## Windows and doors

I.C.141. **A variety of sash windows are found in the character area. In refurbished buildings, sash windows must be replaced.**

I.G.142. Semi-detached and detached buildings can incorporate door canopies or recessed archways or doorways into designs, such as those on Wellington Road (CA4) or 88 Appleton Gate (CA5).

I.G.143. Developments should have openings proportionate to the shape of the overall building and principal elevations. For taller buildings (those where the height exceeds the width), it is important that the windows and doors reflect the vertical emphasis of the structure. Vertical openings, such as narrower, taller windows, enhance the building's sense of height and align with its proportions, reinforcing the visual coherence and creating a balanced and harmonious facade.

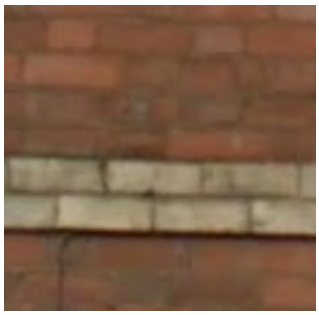
I.G.144. Bay/Oriel windows can be designed in on ground and upper floors.

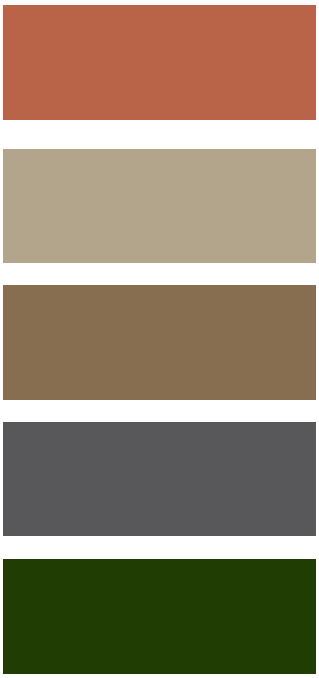











# Built Form

## Density

BF.C.75. **New residential, commercial or community-based development must have an FAR of between 0.8 and 2, taking cues from neighbouring buildings and the street**

## Building line, set back and plot boundaries

BF.C.76. **For infill developments located between buildings that are built directly up to the pavement with no setback, the new building must align with this established building line to maintain a consistent streetscape.**

BF.C.77. **If a new street built with terraced homes, or new row of terraces is to be built, they must be set back between 1-3m. If on-plot parking is to be provided, set backs can be at least 5.5m and up to 6.1m to accommodate one car. All set backs should accommodate a garden/greening element.**

BF.G.78. Detached houses, such as those seen on Friary Road, can have more significant set-backs, up to 16m.

BF.G.79. Entrances for vehicles through front boundary walls should be kept narrow, and where sufficient space allows vehicles to safely manoeuvre, there should be a single entrance only, which measures between 3.6m to 4m in diameter as in accordance with the NCC Parking Standards

## Building line, boundary treatment

BF.C.80. **For detached homes set further back from the street, boundary walls may be taller, as seen at 19 Friary Road. These walls should be constructed from red brick or stone and must not exceed a height of 2 meters.**

BF.G.81. On plots which include a setback, the plot boundary should be clearly delineated and be consistent along the street, even when set backs vary.

## Street Rhythm

BF.G.82. Terraced housing must maintain a sense of rhythm and continuity while allowing for variation in design and height. To achieve a cohesive streetscape, a minimum of four consecutive terraced houses must share a consistent architectural language before a design transition occurs. This approach helps to reinforce a visually harmonious urban form, avoiding a fragmented appearance while still allowing for subtle diversity in façades. Consistency in elements such as rooflines, window proportions, and materiality must be prioritised to enhance the overall streetscape character.

BF.G.83. Where a garage, fence or shed is present within voids on neighbouring properties, the infill development can mirror this arrangement in order to continue the rhythm along the street.

## Voids and spaces between buildings

BF.C.84. **New terraced residential development must included safe and controlled access to rear gardens. Access must be from the primary street frontage and be integrated into designs of terraces. Access points can be shared between two homes.**

## Roofscape

BF.C.85. **Roofs on terraced homes along a new street or lane must be consistent.**

BF.G.86. Flat roofs are not seen in this character area; however new buildings, which are not terraces, can utilise a flat roof as an integrated part of exceptional design. Flat roofs should be green and/ or accessible to provide additional sustainability and amenity benefits.

BF.G.87. On detached and semi-detached buildings, roof pitches and design can vary. Hipped roofs are frequently used for large villa dwellings and are also seen on municipal buildings. Gabled dormers and hexagonal roofs on top of bay windows are also seen in this character area and can be used.

BF.G.88. New developments or renovations which result in a new roof should incorporate pitched, hipped or gabled roofs with slopes that are consistent with existing buildings in the character area, typically between 30 to 40 degrees.

## Chimneys

BF.G.89. New residential developments should incorporate chimneys or other vertical features into the designs of roofs to house ventilation flus and other services. For infill developments, chimneys must mimic the height and design of neighbouring properties with existing buildings in the character area, typically between 30 to 40 degrees.

## Building heights

BF.G.90. New residential development should be between 2 and 3.5 storeys tall to maintain the predominant height of the character area. The height of new development should respond to the immediate context.

## Storey Height Hierarchy

BF.C.91. **For buildings taller than two storeys, the upper floors must incorporate design features that reduce their visual impact so that they appear visually less dominant than the lower floors. This approach reflects the architectural hierarchy seen in many of Newark's historic buildings across a range of typologies.**

BF.G.92. Design features to incorporate a visual hierarchy on upper storeys above 2 storeys should be achieved through one or more of the following options. Design features could include: smaller or more restrained window designs on upper levels; reduced ornamentation on upper storeys; reduced floor to ceiling heights and/or; subtle setbacks or slight variations in materiality to reduce the sense of bulk. It is not essential for all buildings to do this, however design teams are encouraged to look for ways to create visual variety and detailing in buildings to avoid bland façades.

# Movement

## Car Parking

M.C.17. **Parking courts to the rear and side of developments must include landscaping elements, including permeable surface materials and soft landscaping features including trees, plants and be overlooked to ensure they are secure. Applicants must refer to the Newark and Sherwood Residential Cycle and Car Parking Standards and Design Guide SPD (2021)**

## Crossings and junctions

M.G.18. Bede House Lane, Wellington Road and Hatton Grove should incorporate raised crossings at their junctions with Friary Road and Beacon Hill Road to prioritise pedestrian movement. Please see Guidance note xx in the Conservation Area wide section for details on suitable surface materials.

M.G.19. The junctions of side roads off Friary Road and Sleaford Road should be narrowed to reduce wide bell mouths. Please see Guidance Note xx in the Conservation Area wide section for design of reduced carriageway width at junctions.

# Public space

## Street lighting

PS.C.44. **On new streets which are predominately residential, lampposts must be no higher than the eaves on the prevailing storey height of the character area, which in this area is 2 storeys or approximately 6m.**

## Active frontages

PS.G.45. Buildings on corners should have windows on all elevations facing the street, to animate adjacent streets and provide overlooking on to the street.

# Nature

## Green infrastructure

N.G.24. Flat roofs should generally not be used on prominent elevations in this character area, however where they are used in less-prominent locations this space should be utilised for green or brown roofs. Additional guidance on suitable roof types can be found in the Built Form chapter.

N.G.25. Where pavements are wide, with ample space for pedestrians and people in wheelchairs to walk by each other, excess pavement should be used for street furniture such as seating and/or bike parking, or soft landscaping with a range of flowering plants, to create a pleasant public realm, and provide sustainability measures, and/or amenity for the community. This condition is present in front of Newark College, where the set back has created a large area of hard standing.

## Street trees

N.C.26. **Street trees are common in the area and create a positive green character, however some mature trees cause obstructions on pavements, and in places root upheaval is lifting the pavement. New streets should include street trees to support climate resilience by providing shade. Streets must be designed carefully, with sufficient width to accommodate street trees, which do not obstruct pedestrian pathways. This can be achieved by integrating trees into curb extensions or build-outs, which can also serve to calm traffic and provide additional space for landscaping. Street trees should be co-ordinated with other street furniture and utilities to prevent conflict and maintain a clear pedestrian zone.**

# Homes, buildings and uses

## Private outdoor amenity space

**H.G.21.** For apartments, where other amenity space such as communal gardens are not available, apartments should be provided with private amenity space in the from of a balcony or terrace.

## Front curtilage

**H.G.22.** For new residential development which includes a front curtilage, hedges and planting should be used in addition to, fences or walls and boundary treatment, to maximise biodiversity and create a natural, green street character.

C.5

# Character area 5
# North Gate Station Quarter

## Introduction

The North Gate Station Quarter character area is located in the northern part of Newark, prominently featuring the Northgate Station and Appleton Gate, which serves as a key connection between the station and the town's medieval centre. Appleton Gate presents a relatively enclosed streetscape due to the continuity of building frontages, while occasional gaps between structures provide visual relief, offering glimpses of greenery and notable landmarks, such as the spire of St Mary Magdalene Church.

Within the Conservation Area, the historic building stock is predominantly Victorian housing, built following the establishment of Northgate Station in 1852. The majority of these dwellings take the form of terraced houses, particularly along Appleton Gate and Warburton Street, mirroring similar contemporary developments throughout Newark. Several large, high-quality detached villas stand at the northern end of Appleton Gate, closer to the station, , demonstrating the architectural diversity and prestige of the area.

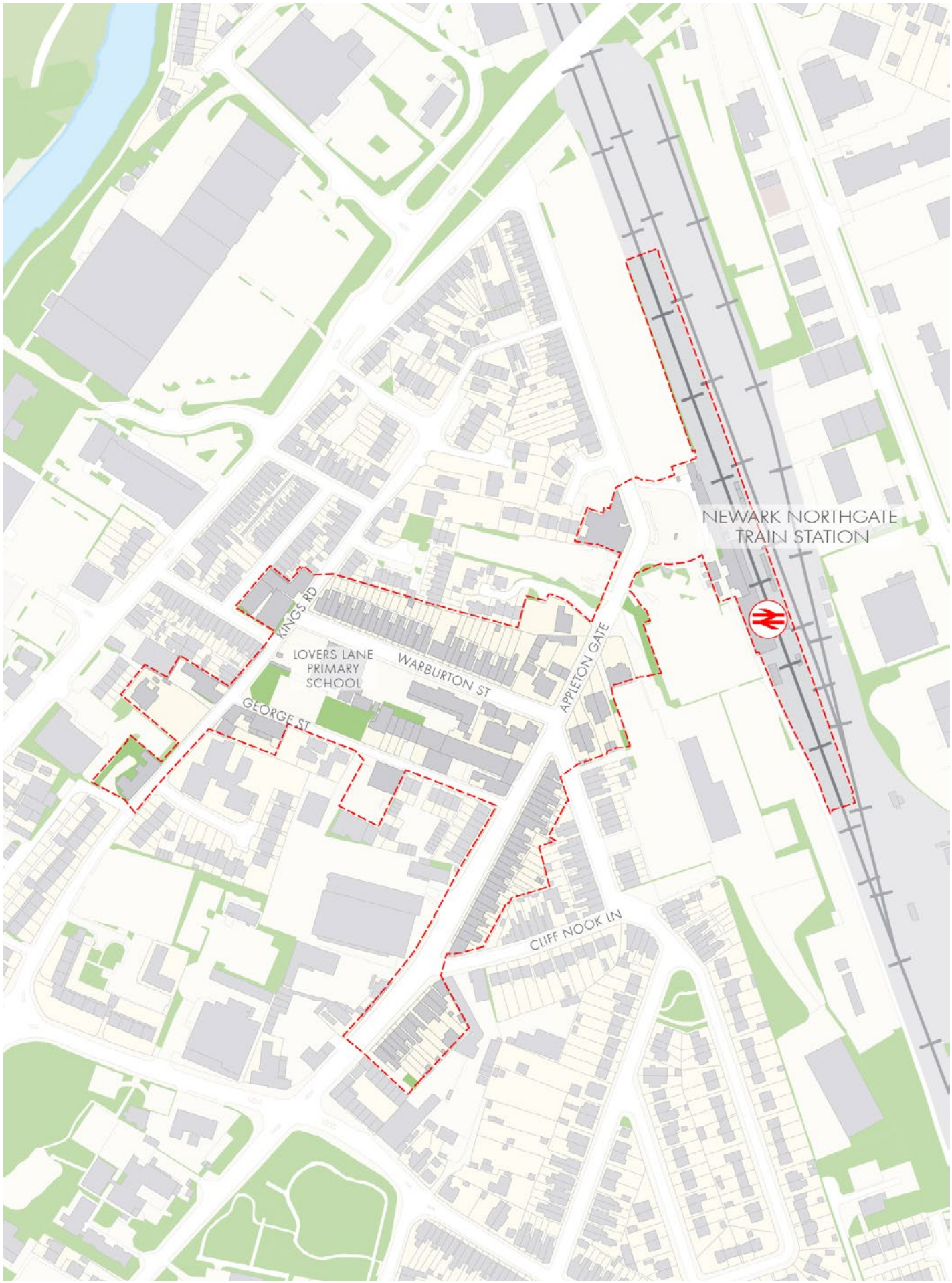
Newark Northgate Railway Station, built by the Great Northern Railway, is a significant historic landmark in the town. Designed in a Victorian Italianate architectural style, the station features red brick construction with stone detailing, segmental-arched windows, and a traditional pitched roof. The main station building retains much of its original character, including the entrance hall, booking office, waiting rooms, and the station master's house. The station's elegant yet functional design reflects the engineering advancements of the mid-19th century, serving as a key transport hub while maintaining its historic integrity.

On George Street, historic brewery buildings have been preserved and sensitively converted into residential flats. While these adaptations have successfully retained much of the buildings' external character, the impact of modern interventions such as parking arrangements and entrance designs detracts from the historic integrity of the street scene.

The area also features the 1889 Lovers Lane School, which stands as an important historic building in the area, showcasing educational architecture from the late 19th century. Close by, is the late 19th century Gothic Revival style Methodist Church on Lovers Lane.  It's details include pointed arch windows, decorative tracery, and a steeply pitched roof. The use of red brick with stone detailing enhances its visual prominence. The scale and distinctive design, including decorative stone detailing, make it a prominent landmark within the area. The church continues to serve as a focal point for the local community, hosting religious and social gatherings that contribute to the cultural heritage of the area.

The west side of Appleton Gate has experienced a loss of cohesive character due to modern light industrial development, which disrupts the historic continuity of the streetscape. Future development in this area should seek to reinstate the lost building line, mirroring the consistent frontage found on the east side of the street.

In addition, the areas immediately adjacent to the Conservation Area should use this Design Code when new development opportunities arise to increase the overall design quality of this important gateway to Newark.


NEWARK NORTHGATE
TRAIN STATION
KINGS RD
LOVERS LANE
PRIMARY
SCHOOL
WARBURTON ST
GEORGE ST
APPLETON GATE
CLIFF NOOK LN

# Context and identity

## Building materials

I.C.145. **Use of red brick as a primary cladding material for new buildings, including commercial and industrial buildings will be considered be sympathetic to the surrounding context.**

I.C.146. **Buff or dark bricks can be used for brick detailing.**

I.G.147. Smooth or stock bricks can be used to attain different finishes and textures. Stock bricks offer a more textured, rougher finish, compared to smooth bricks, which give a modern and refined appearance. Stock bricks provide an authentic, handcrafted appearance, which is more consistent with the historic character of the area.

## Detailing

I.C.148. **Windows in new developments must incorporate headers or lintels and can be designed in a range of ways including using decorative brick work with or without keystones, stone, segmental arches and flat splayed arches.**

I.G.149. New terraced housing may feature a variety of detailing, as observed along Warbuton Street and Appleton Gate. However, it is advised that any variation in detailing occurs only after a consistent sequence of at least four continuous properties, maintaining uniformity in their design elements before introducing changes. Infill development should detailing of adjacent properties.

I.G.150. Many buildings use Flemish bond brickwork, and this is a suitable brickwork for new buildings. Flemish bond brickwork can also use pale or burnt headers to add variety to facades, as is commonly found in the character area, such as on 62, Appleton Gate (historically Cliff Nook Terrace). The effect of Flemish bond brickwork can be replicated in a cavity wall construction using half-bricks or 'snap-bricks' to replicated headers in between whole-brick stretchers.

## Windows and doors

I.C.151. **Bay windows may be utilised on lowers floors in residential developments but oriel windows must not appear on the top floors.**

I.C.152. **A variety of sash windows are found in the character area. In refurbished buildings, sash windows must be replaced.**

I.G.153. Semi-detached and detached buildings can incorporate door canopies or recessed archways or doorways into designs, such as those on Wellington Road (CA4) or 88 Appleton Gate (CA5).

I.G.154. Developments should have openings proportionate to the shape of the overall building and principal elevations. For taller buildings (those where the height exceeds the width), it is important that the windows and doors reflect the vertical emphasis of the structure. Vertical openings, such as narrower, taller windows, enhance the building's sense of height and align with its proportions, reinforcing the visual coherence and creating a balanced and harmonious facade.

I.G.155. Canopied porches, such as gabled canopies and UPVC porches which extrude from the main facade, are not appropriate in the character area and must not be included on designs of new buildings or be added to existing buildings.

I.G.156. On larger houses, original porches that are designed as recessed archways or doorways, as seen on 88 Appleton Gate and 75 Appleton Gate, must be retained

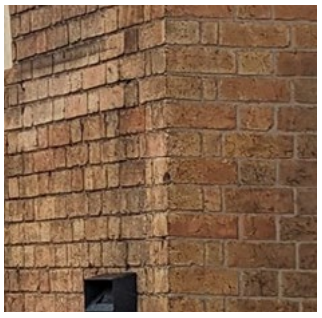

64



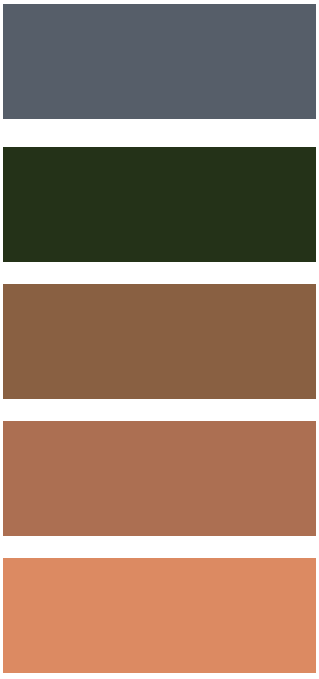




IRENE
TERRACE
1899





# Built Form

## Density

BF.C.93. **New residential, commercial or community-based development must have an FAR of between 0.8 and 2, taking cues from neighbouring buildings and the street**

## Building line, set back and plot boundaries

BF.C.94. **For infill developments located between buildings that are built directly up to the pavement with no setback, the new building must align with this established building line to maintain a consistent streetscape.**

BF.C.95. **If a new street built with terraced homes, or new row of terraces is to be built, they must be set back between 1-3m. If on-plot parking is to be provided, set backs can be at least 5.5m and up to 6.1m to accommodate one car. All set backs should accommodate a garden/greening element.**

BF.G.96. Entrances for vehicles through front boundary walls should be kept narrow, and where sufficient space allows vehicles to safely manoeuvre, there should be a single entrance only, which measures between 3.6m to 4m in diameter as in accordance with the NCC Parking Standards

## Building line, boundary treatment

BF.C.97. **For detached homes set further back from the street, boundary walls may be taller, as seen at 19 Friary Road. These walls should be constructed from red brick or stone and must not exceed a height of 2 meters.**

BF.G.98. On plots which include a setback, the plot boundary should be clearly delineated and be consistent along the street, even when set backs vary.

## Street Rhythm

BF.G.99. Terraced housing must maintain a sense of rhythm and continuity while allowing for variation in design and height. To achieve a cohesive streetscape, a minimum of four consecutive terraced houses must share a consistent architectural language before a design transition occurs. This approach helps to reinforce a visually harmonious urban form, avoiding a fragmented appearance while still allowing for subtle diversity in façades. Consistency in elements such as rooflines, window proportions, and materiality must be prioritised to enhance the overall streetscape character.

BF.G.100. Where a garage, fence or shed is present within voids on neighbouring properties, the infill development can mirror this arrangement in order to continue the rhythm along the street.

## Voids and spaces between buildings

BF.C.101. **New terraced residential development must included safe and controlled access to rear gardens. Access must be from the primary street frontage and be integrated into designs of terraces. Access points can be shared between two homes.**

## Roofscape

BF.C.102. **Roofs on terraced homes along a new street or lane must be consistent.**

BF.G.103. Flat roofs are not seen in this character area; however new buildings, which are not terraces, can utilise a flat roof as an integrated part of exceptional design. Flat roofs should be green and/ or accessible to provide additional sustainability and amenity benefits.

BF.G.104. Detached and semi-detached buildings may incorporate a variety of roof forms, including hipped and gable-to-street designs, to add architectural interest while maintaining harmony with the surrounding streetscape. Decorative gables and distinctive roof treatments can be integrated to enhance character, drawing inspiration from local precedents. For example, the 'Dutch-style' gables at 88 Appleton Gate contribute to the area's architectural richness, while the triangular wooden gable at 86 Appleton Gate exemplifies traditional detailing. Roof design should be contextually responsive, ensuring that variations complement rather than disrupt the established rhythm and character of the street.

BF.G.105. New developments or renovations which result in a new roof should incorporate pitched, hipped or gabled roofs with slopes that are consistent with existing buildings in the character area, typically between 30 to 40 degrees.

## Chimneys

BF.G.106. New residential developments should incorporate chimneys or other vertical features into the designs of roofs to house ventilation flus and other services. For infill developments, chimneys must mimic the height and design of neighbouring properties with existing buildings in the character area, typically between 30 to 40 degrees.

## Building heights

BF.C.107. **Infill and major residential development at two-storeys with attics would be considered suitable to the character of this area with an increase to three storeys with attic south of Queen's Road and would represent a modest uplift from the currently, predominately 2-storey scale. Development above 3.5 storeys will not be acceptable.**

## Storey Height Hierarchy

BF.C.108. **For buildings taller than two storeys, the upper floors must incorporate design features that reduce their visual impact so that they appear visually less dominant than the lower floors. This approach reflects the architectural hierarchy seen in many of Newark's historic buildings across a range of typologies.**

BF.G.109. Design features to incorporate a visual hierarchy on upper storeys above 2 storeys should be achieved through one or more of the following options. Design features could include: smaller or more restrained window designs on upper levels; reduced ornamentation on upper storeys; reduced floor to ceiling heights and/or; subtle setbacks or slight variations in materiality to reduce the sense of bulk. It is not essential for all buildings to do this, however design teams are encouraged to look for ways to create visual variety and detailing in buildings to avoid bland façades.

# Movement

## Car Parking

M.C.20. **Parking courts to the rear and side of developments must include landscaping elements, including permeable surface materials and soft landscaping features including trees, plants and be overlooked to ensure they are secure. Applicants must refer to the Newark and Sherwood Residential Cycle and Car Parking Standards and Design Guide SPD (2021)**

## Crossings and junctions

M.G.21. When public realm improvements are made to existing junctions and residential streets branching off Appleton Gate, these should be designed with narrow entrances to minimise wide bellmouths and incirporate pavement built-outs. Please see Guidance Note xxx in the Conversation Area wide section for more detail guidance on design of junctions.

## Signage

M.C.22. **Improvements and enhancements to the public realm at Northgate Station must improve the directional signage to indicate walking and cycling routes to Newark Castle Station, the Town Centre and the River Trent. Signs must include distances and be approriately places for all users, including those with disabilities.**

M.G.23. Directional signage should be implemented in this character area as part of a town-wide wayfinding system. Signage should include maps with walking routes including walking distances, to key landmarks and locations in the Town Centre. Signage throughout the town should be consistent, clear, and attractive, and be appropriately placed for all users, including those with disabilities.

# Public space

## Street lighting

PS.C.46. **On new streets which are predominately residential, lampposts must be no higher than the eaves on the prevailing storey height of the character area, which in this area is 2 storeys or approximately 6m.**

# Nature

## Green Infrastructure

N.G.27. Flat roofs should generally not be used on prominent elevations in this character area, however where they are used in less-prominent locations this space should be utilised for green or brown roofs. Additional guidance on suitable roof types can be found in the Built Form chapter.

N.G.28. Where pavements are wide, with ample space for pedestrians and people in wheelchairs to walk by each other, excess pavement should be used for street furniture such as seating and/or bike parking, or soft landscaping with a range of flowering plants, to create a pleasant public realm, and provide sustainability measures, and/or amenity for the community. This condition is present in front of Newark College, where the set back has created a large area of hard standing.

## Street trees

N.C.29. **Street trees are common in the area and create a positive green character, however some mature trees cause obstructions on pavements, and in places root upheaval is lifting the pavement. New streets should include street trees to support climate resilience by providing shade. Streets must be designed carefully, with sufficient width to accommodate street trees, which do not obstruct pedestrian pathways. This can be achieved by integrating trees into curb extensions or build-outs, which can also serve to calm traffic and provide additional space for landscaping. Street trees should be co-ordinated with other street furniture and utilities to prevent conflict and maintain a clear pedestrian zone.**

N.G.30. Street trees are common in the area, however mature trees can cause obstructions along pavements. On existing streets, pavement build-outs should be designed around existing trees to provide continuous pedestrian movement.

## Soft landscaping

N.G.31. Public spaces, such as the station forecourt, should include planted areas with a diverse variety and species of plants, including trees, flowers, shrubs and hedges to develop a strong and resilient ecosystem providing year-round planting. Reference to appropriate species can be found on pg. X in the area wide guidance.

C.6

# Character area 6
# North Gate

## Introduction

The North Gate character area is to the north of the town and follows the Roman Fosse Way (a major road that runs south west to north east through the town). It comprises a wedge of land between North Gate and the River Trent. A series of side streets link east towards Appleton Gate and the railway station and west towards the river.

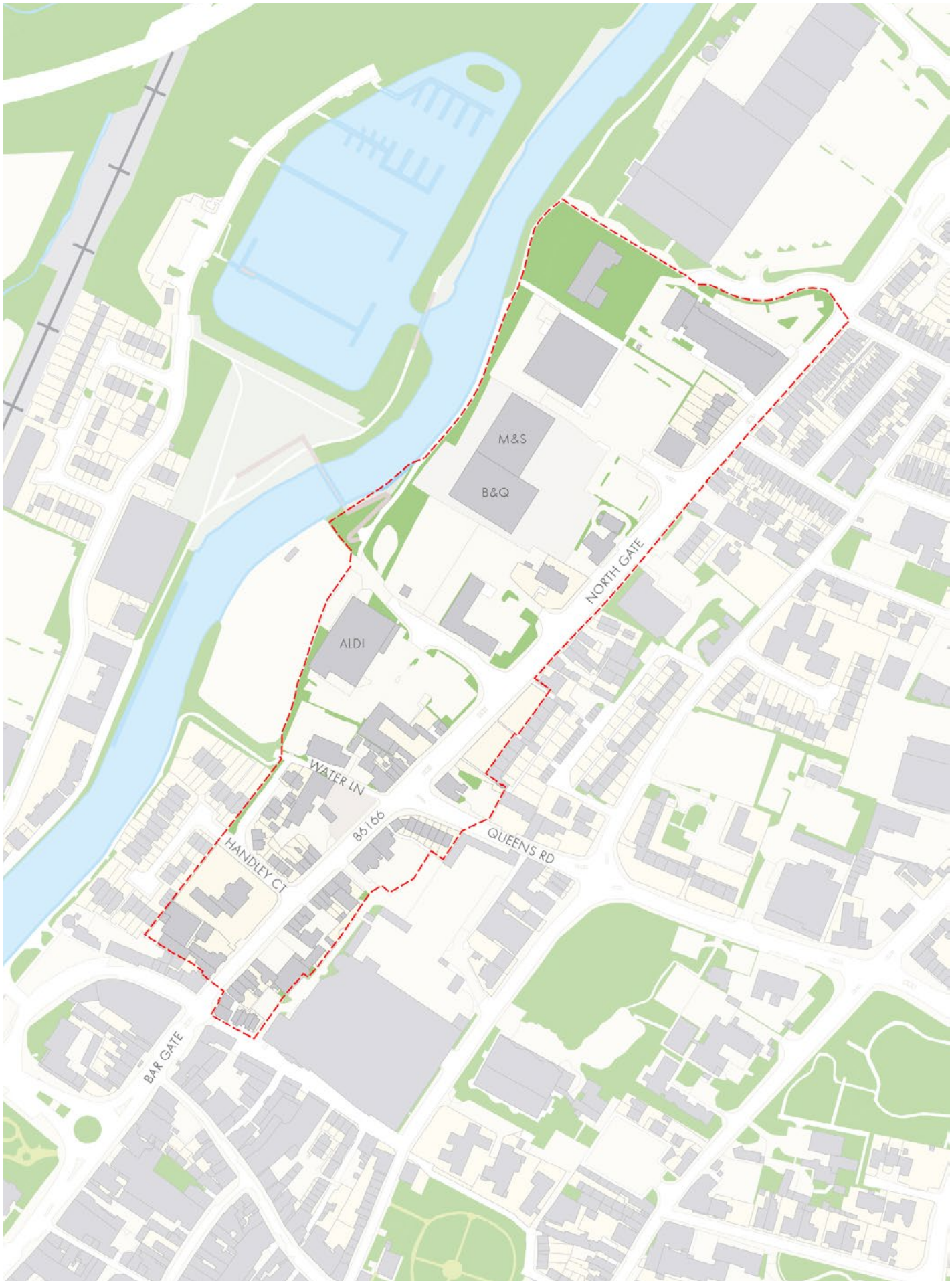
Generally, there is greater variety in building type, use, form, age and character in this character area, compared to the neighbouring Medieval Core.

It is likely that the settlement grew out from Newark's walled town along North Gate early  in the medieval period.

Industrial and commercial uses developed along the River Trent and North Gate during the 16th and 17th centuries after the River Trent had been canalised. There was a notable concentration of malting and brewing in the North Gate area. The industrial area developed further In in the 19th century when the railways were constructed, and some maltings had their own sidings. Only two maltings buildings survive: the Warwick and Richarson's site, and 33-35 North Gate.

Since the 20th century there has been extensive redevelopment, such as the site of the North Gate Retail Park and Maltings Retail Park. Other areas remain open and undeveloped, such as the Cow Lane site.

The area has seen a reduction of its historical and architectural integrity through successive demolition and land clearance.  However, there is significant potential to restore some of the lost townscape quality through sensitive new build.


M&S
B&Q
NORTH GATE
ALDI
WATER LN
B6166
QUEENS RD
HANDLEY CT
BAR GATE

# Context and identity

## Building materials

I.C.157. **Use of red brick as a primary cladding material for new buildings, including commercial and industrial buildings will be considered be sympathetic to the surrounding context.**

I.G.158. Smooth or stock bricks can be used to attain different finishes and textures. Stock bricks offer a more textured, rougher finish, compared to smooth bricks, which give a modern and refined appearance. Stock bricks provide an authentic, handcrafted appearance, which is more consistent with the historic character of the area.

I.G.159. Buildings should utilise materials that are already present in the area, including red brick and timber. Red brick is most traditionally used in residential buildings, and the larger scale historic industrial buildings.

## Surface materials

I.G.160. New lanes leading down to the river should use stone drains and flattened cobble setts

## Detailing

I.C.161. **Buff or dark bricks can be used for brick detailing.**

I.G.162. Blue brick and stone can be used in window and door dressings.

I.G.163. Many buildings use Flemish bond brickwork, and this is a suitable brickwork for new buildings. Flemish bond brickwork can also use pale or burnt headers to add variety to facades, as is commonly found in the character area, such as on 62, Appleton Gate (historically Cliff Nook Terrace). The effect of Flemish bond brickwork can be replicated in a cavity wall construction using half-bricks or 'snap-bricks' to replicated headers in between whole-brick stretchers.

I.G.164. Faience work (glazed bricks) can be used for decorative effect, but would also traditionally be used in areas of heavy wear such as around doorways or where frequent cleaning is required.

I.G.165. Maltings ventilation stacks provide distinctive and character structures that can be usefully reinterpreted for ventilation within modern development as has been achieved within the recent M&S development.

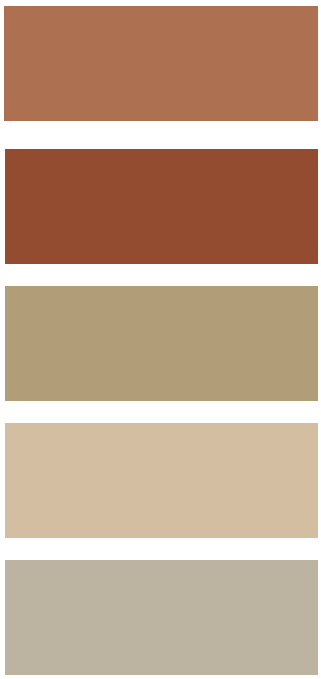


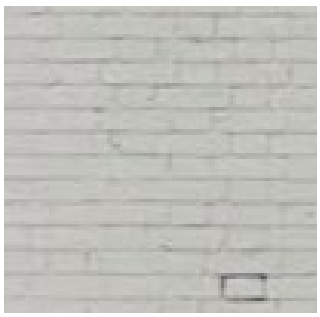








## Windows and doors

**I.C.166.** **Windows in new developments must incorporate headers or lintels and can be designed in a range of ways including using decorative brick work with or without keystones, stone, segmental arches and flat splayed arches.**

**I.C.167.** **Bay windows may be utilised on lowers floors in residential developments but oriel windows must not appear on the top floors.**

**I.C.168.** **New developments that are built using characteristics from the warehouse typology can design in the 'loading bay' feature, either as detail or to be used for balconies as described above. As in the historic buildings, these must align vertically and be in a position that relates to loading use i.e. facing the river, or yard, rather than the garden or back of the building.**

**I.C.169.** **Along the river and river tow path, ground floor uses must have visual permeability and must avoid blank facades.**

**I.G.170.** Refurbishments of buildings which feature historic elliptical coaching arches must retain the articulation of the arches, and can integrate the arch into designs, such as for larger doors or windows, or retain it as a route through to an internal yard.

**I.G.171.** Developments should have openings proportionate to the shape of the overall building and principal elevations. For taller buildings (those where the height exceeds the width), it is important that the windows and doors reflect the vertical emphasis of the structure. Vertical openings, such as narrower, taller windows, enhance the building's sense of height and align with its proportions, reinforcing the visual coherence and creating a balanced and harmonious facade.

**I.G.172.** New buildings which adopt the industrial typology and have a larger scale and massing, should have larger ground floor openings such as doors and entrances, such as on the Warwick and Richardson's Brewery building on North Gate.

**I.G.173.** On buildings which utilise the industrial typology, typical small malting windows may be used on upper storeys.

# Built Form

## Density

BF.C.110. **New residential, commercial or community-based development must have an FAR of between 0.5 and 1, taking cues from neighbouring buildings and the street**

## Building line, set back and plot boundaries

BF.C.111. **For infill developments located between buildings that are built directly up to the pavement with no setback, the new building must align with this established building line to maintain a consistent streetscape.**

BF.C.112. **If a new street built with terraced homes, or new row of terraces is to be built, they must be set back between 1-3m. If on-plot parking is to be provided, set backs can be at least 5.5m and up to 6.1m to accommodate one car. All set backs should accommodate a garden/greening element.**

BF.C.113. **Entrances for vehicles through front boundary walls should be kept narrow, and where sufficient space allows vehicles to safely manoeuvre, there should be a single entrance only, which measures between 3.6m to 4m in diameter as in accordance with the NCC Parking Standards.**

BF.C.114. **Redevelopment of former industrial sites and yards has translated into an area characterised by car parks and large voids rather than a consistent street frontage. New development on North Gate should support the development of a well-defined street with a 'human-scale' enclosed street environment, better suited to the residential uses on the street today.**

## Street Rhythm

BF.C.115. **Along North Gate, new residential development must reflect the range of local character details and building typologies, including smaller terraced houses, terraced townhouses, larger detached houses and industrial style buildings.**

BF.G.116. Terraced housing should maintain a sense of rhythm and continuity while allowing for variation in design and height. To achieve a cohesive streetscape, a minimum of four consecutive terraced houses should share a consistent architectural language before a design transition occurs. This approach helps to reinforce a visually harmonious urban form, avoiding a fragmented appearance while still allowing for subtle diversity in facades. Consistency in elements such as rooflines, window proportions, and materiality should be prioritised to enhance the overall streetscape character.

BF.G.117. Where a garage, fence or shed is present within voids on neighbouring properties, the infill development can mirror this arrangement in order to continue the rhythm along the street.

## Historic influence

BF.G.118. New residential developments on land between the river and North Gate should be influenced by the surrounding industrial buildings, and be of a form, scale and massing that responds to this historic context.

## Voids and spaces between buildings

BF.C.119. **New terraced residential development must included safe and controlled access to rear gardens. Access must be from the primary street frontage and be integrated into designs of terraces. Access points can be shared between two homes.**

## Roofscape

BF.G.120. Flat roofs are not seen in this character area; however new buildings, which are not terraces, can utilise a flat roof as an integrated part of exceptional design. Flat roofs should be green and/ or accessible to provide additional sustainability and amenity benefits.

BF.G.121. On residential developments up to three storeys, roofs should generally be gabled. A terrace should generally be side gabled, however, individual blocks can utilise hipped roofs or front gables.

BF.G.122. On larger houses, such as those above three storeys, hipped roofs are more commonly seen and can be used.

BF.G.123. A variety of pitches/ slopes should be utilised to maintain a varied roofscape as is characteristic of the North Gate area. Across the area, front and side gabled roofs are seen, as well as hipped roofs, roofs with dormers, and a pyramidal roof with a metal cowl features on the Northgate Brewery Maltings on North Gate.

BF.G.124. New developments or renovations which result in a new roof should incorporate pitched, hipped or gabled roofs with slopes that are consistent with existing buildings in the character area, typically between 30 to 40 degrees.

## Width of buildings

BF.C.125. **New major development with a frontage to North Gate must be designed to reflect the historic mixed pattern of narrow fronted plots and larger industrial sites. New development with a frontage of more than 8m metres width must include two-storey elements and present a mixed-height frontage. Development fronting North Gate with a majority of frontage height at two storeys but rising to three storeys will be acceptable.**

## Building heights

BF.C.126. **Heights and designs of residential development along North Gate must vary to reflect the historic range of development. This will help to maintain an interesting streetscape.**

BF.C.127. **New residential major development on land with a frontage to the river or towpath must include a mixture of building heights including at least 50% by footprint at 2 storeys. Other structures may be of greater scale, up to 4 four storeys, but should not be taller than the former Northgate Brewery buildings, which must remain the visually dominant structures in the vicinity.**

BF.C.128. **Within larger development sites, including London Road car park site, Lilley and Stone, St Mark's Place, Former Orchard School, Cow Lane scrap yard, and Ambulance site, heights must be varied between two and four storeys to avoid creating a monolithic character.**

## Storey Height Hierarchy

BF.C.129. **For buildings taller than two storeys, the upper floors must incorporate design features that reduce their visual impact so that they appear visually less dominant than the lower floors. This approach reflects the architectural heirarchy seen in many of Newark's historic buildings across a range of typologies.**

BF.G.130. Design features to incorporate a visual hierarchy on upper storeys above 2 storeys should be achieved through one or more of the following options. Design features could include: smaller or more restrained window designs on upper levels; reduced ornamentation on upper storeys; reduced floor to ceiling heights and/or; subtle setbacks or slight variations in materiality to reduce the sense of bulk. It is not essential for all buildings to do this, however design teams are encouraged to look for ways to create visual variety and detailing in buildings to avoid bland facades.

# Movement

## Car Parking

M.C.24. **Parking courts to the rear and side of developments must include landscaping elements, including permeable surface materials and soft landscaping features including trees, plants and be overlooked to ensure they are secure. Applicants must refer to the Newark and Sherwood Residential Cycle and Car Parking Standards and Design Guide SPD (2021)**

## Crossings and junctions

M.G.25. Residential side street junctions on to primary streets should have a table-top crossing to provide level pedestrian access and to encourage slower speeds on residential streets. Please see Guidance note xx in the Conservation Area wide section for details on suitable surface materials.

## Signage

M.G.26. Directional signage should be implemented in this character area as part of a town-wide wayfinding system. Signage should include maps with walking routes including walking distances, to key landmarks and locations in the Town Centre. Signage throughout the town should be consistent, clear, and attractive, and be appropriately placed for all users, including those with disabilities.

# Public space

## Street lighting

PS.C.47. **On new streets which are predominately residential, lampposts must be no higher than the eaves on the prevailing storey height of the character area, which in this area is 2 storeys or approximately 6m.**

PS.C.48. **Pedestrian lanes, including those which lead to the river must be well lit to provide a safe a secure route.**

PS.C.49. **Lighting should be sensitive to surroundings. Pedestrian links to the river must have lighting which is low to the ground so as to ensure that the natural environment and the wildlife is not negatively impacted. For example, this can be in the form of solar ground lights, placed every 10m, and fitted with 'bat hats' so as to not distract bats.**

## Active frontages

PS.C.50. **Ground floor retail units must not use opaque advertising and shop front window displays as this reduced the ability for people to look in to or out of the shop.**

PS.C.51. **Any new developments along the riverside must have active frontages facing the riverside.**

PS.G.52. New larger residential developments such as apartment blocks, should incorporate communal outdoor space for residents, such as in the form of a courtyard, which is free of vehicles.

# Nature

## Green infrastructure

N.G.32. Flat roofs should generally not be used on prominent elevations in this character area, however where they are used in less-prominent locations this space should be utilised for green or brown roofs. Additional guidance on suitable roof types can be found in the Built Form chapter.

N.G.33. Where pavements are wide, with ample space for pedestrians and people in wheelchairs to walk by each other, excess pavement should be used for street furniture such as seating and/or bike parking, or soft landscaping with a range of flowering plants, to create a pleasant public realm, and provide sustainability measures, and/or amenity for the community. This condition is present in front of Newark College, where the set back has created a large area of hard standing.

## Street trees

N.C.34. **Street trees are common in the area and create a positive green character, however some mature trees cause obstructions on pavements, and in places root upheaval is lifting the pavement. New streets should include street trees to support climate resilience by providing shade. Streets must be designed carefully, with sufficient width to accommodate street trees, which do not obstruct pedestrian pathways. This can be achieved by integrating trees into curb extensions or build-outs, which can also serve to calm traffic and provide additional space for landscaping. Street trees should be co-ordinated with other street furniture and utilities to prevent conflict and maintain a clear pedestrian zone.**

## River Corridor

N.G.35. Opportunities to create nature corridors alongside the River Trent should be taken. This can take the form of planting of trees, shrubs, hedges, bushes and flowers or landscaped gardens

N.G.36. East-west linking streets and lanes from North Gate/ Castle Gate / Bar Gate and Mill Gate to the river should have a green character, with planting to extend the natural environment from the river towards the town centre and urban areas.

# Homes and buildings

## Flooding

H.C.23. **Where a residential property is located within a flood zone, proposals must include a site specific flood risk assessment, including sufficient evidence of flood mitigation and resiliency measures.**

H.C.24. **Flood doors must be integrated into designs of entrances to buildings within flood zone 3**

H.C.25. **In flood zone 3, there must be no habitable ground floor accommodation. This includes bedrooms, living rooms, kitchens. Rooms that are not usually used for living are not considered habitable and include toilets, storerooms, pantries, garages**

H.C.26. **Applications for buildings in flood zone 3 must be able to demonstrate provision of safe refuge route above the predicted flood depth**

C.7

# Character area 7
# Millgate and Sconce

## Introduction

The character area can be defined as having four distinct areas. Firstly, Mill Gate, which is the primary road and contains some of the most historic buildings and character. It is named after the mills which were established in this area during the medieval period. Mill Gate was part of the Roman Fosse Way. The road was located just outside the Anglo Saxon and subsequent Medieval town defences.

To the west side of Mill Gate - adjacent to the river - wharf, warehouses and mill buildings suggest the once industrial nature of this area as Newark developed as a successful inland port in the late 18th and 19th centuries. Industries included brewing and malting, linen making, tannery, wool and rope works, and metal works. Many of these large buildings still remain and have been converted into flats, whilst retaining the industrial features from their original uses.

The roads that run perpendicular and in between Mill Gate and Portland Street/Victoria Street which are mainly residential terraces. These streets include older housing stock, as well as more modern housing, mainly arranged with gardens.

Portland Street runs out from the historic core and includes a number of different uses including retail and community services at its eastern end, before turning into a mainly residential area as it becomes Victoria Street, with planned terraces with small front gardens.

The area contains one of the larger collection of Anglo-Saxon archaeology as a result of a pagan cemetery being located adjacent to Mill Gate, northeast of the junction with Victoria Street.

The area also contains Devon and Sconce Park, which includes the Queen's Sconce, a fine example of Civil War military engineering, which defended the southern approach into the town. The park is used for various activities, providing a recreational area, incorporating a play area, sports fields, pavilion, walking and fishing areas, events and festivals.


BUS STATION
LOMBARD STREET
CARTER CLOSE
MILLGATE
BRIDGE STREET
EDWARD AVENUE
PARLIAMENT STREET
KING STREET
VICTORIA STREET
SOUTHFIELD TERRACE
NEWARK MARINA
SCONCE AND DEVON PARK
ST CATHERINES ALLOTMENTS
HAWTON ALLOTMENT

# Character and identity

## Building materials

I.G.174. Buildings should utilise materials that are already present in the area, including red brick and timber. Red brick is most traditionally used in residential buildings, and the larger scale historic industrial buildings.

I.G.175. Transit and warehouse sheds have historically been constructed in timber. Timber can be used in new buildings that borrow cues from this building typology, and can be used in buildings adjacent to the river, west of Mill Gate. Timber should be painted or stained with a dark colour.

## Detailing

I.C.176. **Windows in new developments must incorporate headers or lintels and can be designed in a range of ways including using decorative brick work with or without keystones, stone, segmental arches and flat splayed arches.**

I.C.177. **Buff and lighter-toned bricks are occasionally used for decorative purposes, such as banding or window surrounds, but must be used sparingly to maintain the historic character.**

I.C.178. **Excessive use of stone in residential buildings is not characteristic of the area and must be avoided. Stone should primarily be used for detailing, such as window and door lintels, door frames, sills, and steps.**

I.G.179. Flemish bond is generally seen on higher status buildings in the character area, including larger villas and town houses. Larger residential buildings should therefore preferably utilise Flemish bond in their brickwork.





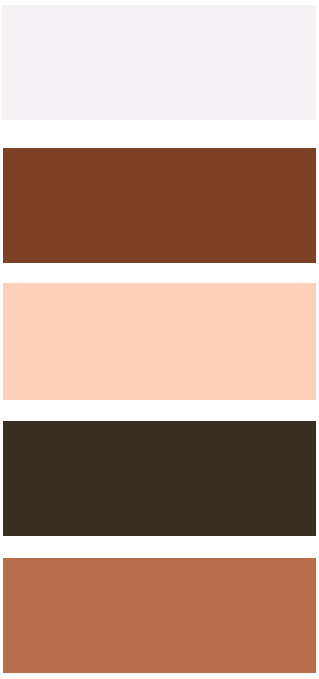

TB
LENTON TERRACE











## Windows and doors

I.C.180. **A variety of sash windows are found in the character area. In refurbished buildings, sash windows must be replaced.**

I.C.181. **On Mill Gate windows must be vertical sliding sash windows, and should preferably be designed with 6 over 6 frames.**

I.C.182. **On Victoria Street, bay windows may be used on ground floors of new residential development. Bay windows must not be used on other streets within the Mill Gate and Sconce Character Area.**

I.C.183. **Loading bays are a common feature in industrial warehouses across Newark, such as on 48 Mill Gate, or in 36 Huddlestones Wharf. In existing buildings, these should be retained incorporated into designs as windows or Juliette balconies. This has been successfully achieved on previous conversations, such as on the Thorpes Warehouse.**

I.C.184. **New developments that are built using characteristics from the warehouse typology can design in the 'loading bay' feature, either as detail or to be used for balconies as described above. As in the historic buildings, these must align vertically and be in a position that relates to loading use i.e. facing the river, or yard, rather than the garden or back of the building.**

I.C.185. **Aside from in the area between Mill Gate and the river, balconies must not face the front elevation as this is not in keeping with the character area. Balconies can be designed on to the rear of the property to maintain the overall character of the area on the primary elevation.**

I.C.186. **Along the river and river tow path, ground floor uses must have visual permeability and must avoid blank facades**

I.G.187. New buildings which adopt the industrial typology and have a larger scale and massing, should have larger ground floor openings such as doors and entrances, such as on the Warwick and Richardson's Brewery building on North Gate.

I.G.188. Developments should have openings proportionate to the shape of the overall building and principal elevations. For taller buildings (those where the height exceeds the width), it is important that the windows and doors reflect the vertical emphasis of the structure. Vertical openings, such as narrower, taller windows, enhance the building's sense of height and align with its proportions, reinforcing the visual coherence and creating a balanced and harmonious facade.

I.G.189. On buildings which utilise the industrial typology, typical small malting windows may be used on upper storeys.

I.G.190. Window casements and reveals should generally be painted white.

## Building materials

I.G.191. Buildings should utilise materials that are already present in the area, including red brick and timber. Red brick is most traditionally used in residential buildings, and the larger scale historic industrial buildings.

I.G.192. Transit and warehouse sheds have historically been constructed in timber. Timber can be used in new buildings that borrow cues from this building typology, and can be used in buildings adjacent to the river, west of Mill Gate. Timber should be painted or stained with a dark colour.

## Detailing

I.C.193. **Windows in new developments must incorporate headers or lintels and can be designed in a range of ways including using decorative brick work with or without keystones, stone, segmental arches and flat splayed arches.**

I.C.194. **Buff and lighter-toned bricks are occasionally used for decorative purposes, such as banding or window surrounds, but must be used sparingly to maintain the historic character.**

I.C.195. **Excessive use of stone in residential buildings is not characteristic of the area and must be avoided. Stone should primarily be used for detailing, such as window and door lintels, door frames, sills, and steps.**

I.G.196. Flemish bond is generally seen on higher status buildings in the character area, including larger villas and town houses. Larger residential buildings should therefore preferably utilise Flemish bond in their brickwork.

## Surface materials

I.G.197. Traffic calming measures must utilise historic materials such as cobble setts, brick, or stone.

I.G.198. Gutters at the edge of vehicle carriageways should utilise cobble setts or bricks.

I.G.199. Residential side streets that run between Mill Gate and Victoria Street should use historic materials such as brick as their primary surface material.

I.G.200. Residential side streets that run between Mill Gate and Victoria Street should utilise bullnose blue bricks for curbs as seen on King Street and Parliament Street.

I.G.201. New lanes leading down to the river should use stone drains and flattened cobble setts.

# Built Form

## Density

BF.C.131. **New residential, commercial or community-based development must have an FAR of between 0.8 and 2, taking cues from neighbouring buildings and the street.**

## Building line, set back and plot boundaries

BF.C.132. **For infill developments located between buildings that are built directly up to the pavement with no setback, the new building must align with this established building line to maintain a consistent streetscape.**

BF.C.133. **If a new street built with terraced homes, or new row of terraces is to be built, they must be set back between 1-3m. If on-plot parking is to be provided, set backs can be at least 5.5m and up to 6.1m to accommodate one car. All set backs should accommodate a garden/greening element.**

BF.G.134. New development should have a clear street front boundary (or river frontage boundary) to retain the enclosed feeling of the character area. This includes Mill Gate, Victoria/Portland Street and the roads that run perpendicular in between

BF.G.135. On Mill Gate, generally buildings are built right up to the pavement with no set back, however there are a few instances where individual larger buildings are set back, such as 53 Mill Gate. New development which is set back should be for single blocks only. A boundary wall should maintain the dominant building line along the street to retain the enclosure.

BF.G.136. On Victoria Street, residential development should be stepped back between 2-4m to provide small front gardens, however a low boundary wall should be designed to continue to dominant building line from Portland Street. Residential development should take cues from neighbouring existing buildings in regard to the extent of the set back.

## Street Rhythm

BF.G.137. Terraced housing must maintain a sense of rhythm and continuity while allowing for variation in design and height. To achieve a cohesive streetscape, a minimum of four consecutive terraced houses must share a consistent architectural language before a design transition occurs. This approach helps to reinforce a visually harmonious urban form, avoiding a fragmented appearance while still allowing for subtle diversity in facades. Consistency in elements such as rooflines, window proportions, and materiality must be prioritised to enhance the overall streetscape character.

BF.G.138. Where a garage, fence or shed is present within voids on neighbouring properties, the infill development can mirror this arrangement in order to continue the rhythm along the street.

## Voids and spaces between buildings

BF.C.139. **New terraced residential development must included safe and controlled access to rear gardens. Access must be from the primary street frontage and be integrated into designs of terraces. Access points can be shared between two homes.**

## Roofscape

BF.G.140. Roofs should generally be side gabled, however single buildings can be designed with front gabled roofs. Such roofs are visible on some of the older buildings on Mill Gate and on corner plots.

BF.G.141. Corner plots can also utilise hipped roofs and half hipped roofs.

BF.G.142. New developments or renovations which result in a new roof should incorporate pitched, hipped or gabled roofs with slopes that are consistent with existing buildings in the character area, typically between 30 to 40 degrees

## Building heights

BF.G.143. Along Mill Gate, buildings should be between 2 and 3.5 storeys.

BF.G.144. New development to the west of Mill Gate, neighbouring the river can be of a larger scale and massing, borrowing the industrial typology. Building heights here should be between up to 4 storeys, but should be no taller than Trent Navigation Co. Wharf and Warehouse (Navigation House) or Thorpes Warehouse, which must remain visually dominant structures in the area.

BF.G.145. Along Portland Street and Victoria Street, and on the roads running perpendicular, buildings should not exceed 3.5 storeys, however heights should be subtly varied.

## Storey Height Hierarchy

BF.C.146. **For buildings taller than two storeys, the upper floors must incorporate design features that reduce their visual impact so that they appear visually less dominant than the lower floors. This approach reflects the architectural heirarchy seen in many of Newark's historic buildings across a range of typologies.**

BF.G.147. Design features to incorporate a visual hierarchy on upper storeys above 2 storeys should be achieved through one or more of the following options. Design features could include: smaller or more restrained window designs on upper levels; reduced ornamentation on upper storeys; reduced floor to ceiling heights and/or; subtle setbacks or slight variations in materiality to reduce the sense of bulk. It is not essential for all buildings to do this, however design teams are encouraged to look for ways to create visual variety and detailing in buildings to avoid bland facades.

# Movement

## Car Parking

**M.G.27.** Parking to the rear of residential and commercial developments may be utilised for development blocks where it conforms with the Residential Cycle and Car Parking Design Guide SPD and should be a key consideration at the site's design inception. They must not contain garages, and must include soft and green landscaping, including permeable surfacing and greenery.

## Crossings and junctions

**M.G.28.** Residential side street junctions on to primary streets should have a table-top crossing to provide level pedestrian access and to encourage slower speeds on residential streets. Please see Guidance note xx in the Conservation Area wide section for details on suitable surface materials.

# Public space

## Street lighting

PS.C.53. **Street lamps must use 'heritage' style lanterns and should be finished in black and range between 5-6m.**

PS.C.54. **On new streets which are predominately residential, lampposts must be no higher than the eaves on the prevailing storey height of the character area, which in this area is 2 storeys or approximately 6m.**

PS.C.55. **Pedestrian lanes, including those which lead to the river must be well lit to provide a safe a secure route.**

PS.C.56. **Lighting should be sensitive to surroundings. Pedestrian links to the river must have lighting which is low to the ground so as to ensure that the natural environment and the wildlife is not negatively impacted. For example, this can be in the form of solar ground lights, placed every 10m, and fitted with 'bat hats' so as to not distract bats.**

PS.C.57. **On Mill Gate, street lamps should be sensitively placed onto building facades.**

## Street marking

PS.C.58. **Painted street markings must be rationalised. Where single or double yellow lines need to be used, these should be narrow or paler in colour. Active frontages**

## Active frontages

PS.G.59. Any new developments along the riverside must have active frontages facing the riverside

# Nature

## Sustainable Urban Drainage Systems (SuDS)

N.G.37. Any work to upgrade and enhance town centre parks, must integrate Sustainable Drainage Systems (SuDS), such as rain gardens and permeable surfaces where appropriate to manage surface water effectively and enhance the ecological value of the parks.

## Biodiversity

N.G.38. Opportunities to create nature corridors alongside river in the adjacent wharfs and yards should be taken. This can take the form of planting of trees, shrubs, hedges, bushes and flowers or gardens such as Otter Park.

## River corridor

N.G.39. Opportunities to create nature corridors alongside the River Trent should be taken. This can take the form of planting of trees, shrubs, hedges, bushes and flowers or landscaped gardens

N.G.40. East-west linking streets and lanes from North Gate/ Castle Gate / Bar Gate and Mill Gate to the river should have a green character, with planting to extend the natural environment from the river towards the town centre and urban areas.

# Homes and buildings

## Flooding

H.C.27. **Where a residential property is located within a flood zone, proposals must include a site specific flood risk assessment, including sufficient evidence of flood mitigation and resiliency measures.**

H.C.28. **Flood doors must be integrated into designs of entrances to buildings within flood zone 3**

H.C.29. **In flood zone 3, there must be no habitable ground floor accommodation. This includes bedrooms, living rooms, kitchens. Rooms that are not usually used for living are not considered habitable and include toilets, storerooms, pantries, garages**

H.C.30. **Applications for buildings in flood zone 3 must be able to demonstrate provision of safe refuge route above the predicted flood depth**

## Private outdoor amenity space

H.G.31. For apartments, where other amenity space such as communal gardens are not available, apartments should be provided with private amenity space in the from of a balcony or terrace.

## Front curtilage

H.G.32. For new residential development which includes a front curtilage, hedges and planting should be used in addition to, fences or walls and boundary treatment, to maximise biodiversity and create a natural, green street character.

# C.8 Character area 8 **Riverside**

## Introduction

The Riverside Character Area is defined by the River Trent which runs all the way through the area.

In the central area of the character area the river is canalised as a result of its industrial past, however mature trees play an important role in providing a natural and green counterbalance to this industrial character.

The riverside today is also used for leisure, with marinas at both ends of the character area, and the Riverside Park on the north-west bank of the river.

There is archaeological evidence of substantial river borne trade from the medieval period.

Some of the industrial buildings have been sensitively redeveloped and retrofitted for offices and apartments, with minimal changes to their external appearance

Views to the industrial buildings which flank the River Trent are a key contributing characteristic of the area. Retaining the external features of these buildings is key to maintaining and enhancing the character of the Riverside.

The foundation of the town, including the prominent castle and its command of the river crossing, is a response to the topography, with a pronounced rise to the south-east of the river, and flood plains to the south-west. This has restricted most development to the townward side, out of the floodplain.


KINGS WATERSIDE AND MARINA
RIVER TRENT
GREAT NORTH RD
NEWARK CASTLE TRAIN STATION
WAITROSE
BAR GATE
B6326
RIVERSIDE PARK
NEWARK CASTLE AND GARDENS
CASTLE GATE
CASTLE LANE
RIVER TRENT
RIVER TRENT
RIVER DEVON
NEWARK MARINA

# Character and identity

## Building materials

I.G.202. Buildings should utilise materials that are already present in the area, including red brick and timber. Red brick is most traditionally used in residential buildings, and the larger scale historic industrial buildings.

I.G.203. Transit and warehouse sheds have historically been constructed in timber. Timber can be used in new buildings that borrow cues from this building typology, and can be used in buildings adjacent to the river, west of Mill Gate. Timber should be painted or stained with a dark colour.

I.G.204. Concrete constructed buildings should be clad in brick or timber. The use of concrete as a finish should generally be avoided in this character area.

## Detailing

I.G.205. Buff brick can be used for decoration and can be used sparingly on individual buildings.

I.G.206. For residential buildings, stone should only be used for window and door lintels, sills and doorsteps.

I.G.207. Maltings ventilation stacks provide distinctive and character structures that can be usefully reinterpreted for ventilation within modern development as has been achieved within the recent M&S development


J C
1870


Canal &
River Trust
Welcome to the
River Trent
canalrivertrust.org.uk


LOCKSIDE PARK
RIVERSIDE WALK
MILLGATE MUSEUM
RIVERSIDE WALK

## Windows and doors

I.C.208. **New developments that are built using characteristics from the warehouse typology can design in the 'loading bay' feature, either as detail or to be used for balconies as described above. As in the historic buildings, these must align vertically and be in a position that relates to loading use i.e. facing the river, or yard, rather than the garden or back of the building.**

I.C.209. **Along the river and river tow path, ground floor uses must have visual permeability and must avoid blank facades.**

I.C.210. **Glazing in the Riverside Character Area must not be reflective or tinted.**

I.G.211. New buildings which adopt the industrial typology and have a larger scale and massing, should have larger ground floor openings such as doors and entrances, such as on the Warwick and Richardson's Brewery building on North Gate.

I.G.212. On buildings which utilise the industrial typology, typical small malting windows may be used on upper storeys.

I.G.213. Although balconies are not commonly seen in buildings alongside the river, new residential development can integrate balconies to benefit from expansive river views, create an active edge along the riverside, and provide private outdoor space. Balconies may be inset, partially protruding or fully projecting.

## Surface materials

I.G.214. New lanes leading down to the river should use stone drains and flattened cobble setts.

# Built Form

## Density

BF.C.148. **New residential, commercial or community-based development must have an FAR of between 0.2 and 0.8, taking cues from neighbouring buildings and the street**

## Building line, set back and plot boundaries

BF.C.149. **If a new street built with terraced homes, or new row of terraces is to be built, they must be set back between 1-3m. If on-plot parking is to be provided, set backs can be at least 5.5m and up to 6.1m to accommodate one car. All set backs should accommodate a garden/greening element.**

BF.G.150. Where there is an accessible tow path, a building's wall can be built up against the green embankment between the building and the tow path.

BF.G.151. The set back should be no more than 3m to retain a sense of enclosure with the river and to aid passive surveillance.

BF.G.152. There must be no direct access to private areas from the tow path

## Building line boundary treatment

BF.G.153. Where a building's wall is not built up against the green embankment along the tow path, a low wall with railings on top/planting behind it should maintain the plot boundary in the case of set backs

## Street Rhythm

BF.G.154. Terraced housing must maintain a sense of rhythm and continuity while allowing for variation in design and height. To achieve a cohesive streetscape, a minimum of four consecutive terraced houses must share a consistent architectural language before a design transition occurs. This approach helps to reinforce a visually harmonious urban form, avoiding a fragmented appearance while still allowing for subtle diversity in facades. Consistency in elements such as rooflines, window proportions, and materiality must be prioritised to enhance the overall streetscape character.

BF.G.155. Where a garage, fence or shed is present within voids on neighbouring properties, the infill development can mirror this arrangement in order to continue the rhythm along the street.

## Roofscape

BF.G.156. Flat roofs are not seen in this character area; however new buildings, which are not terraces, can utilise a flat roof as an integrated part of exceptional design. Flat roofs should be green and/ or accessible to provide additional sustainability and amenity benefits.

BF.G.157. New developments or renovations which result in a new roof should incorporate pitched, hipped or gabled roofs with slopes that are consistent with existing buildings in the character area, typically between 30 to 40 degrees

## Building heights

BF.C.158. **Within larger development sites, including London Road car park site, Lilley and Stone, St Mark's Place, Former Orchard School, Cow Lane scrap yard, and Ambulance site, heights must be varied between two and four storeys to avoid creating a monolithic character.**

BF.G.159. New residential developments adjacent to the riverfront and neighbouring North Gate Quarter should be influenced by the surrounding industrial buildings in the neighbouring character areas, and be of a form, scale and massing that is relatable. Please refer the building heights in Character Areas: 1, 6 and 7 for specific height guidance.

## Storey Height Hierarchy

BF.C.160. **For buildings taller than two storeys, the upper floors must incorporate design features that reduce their visual impact so that they appear visually less dominant than the lower floors. This approach reflects the architectural heirarchy seen in many of Newark's historic buildings across a range of typologies.**

BF.G.161. Design features to incorporate a visual hierarchy on upper storeys above 2 storeys should be achieved through one or more of the following options. Design features could include: smaller or more restrained window designs on upper levels; reduced ornamentation on upper storeys; reduced floor to ceiling heights and/or; subtle setbacks or slight variations in materiality to reduce the sense of bulk. It is not essential for all buildings to do this, however design teams are encouraged to look for ways to create visual variety and detailing in buildings to avoid bland facades.

# Movement

## Parking

**M.G.29.** Parking areas should be multifunctional and adaptable to other uses, such as markets or events

**M.G.30.** Parking to the rear of residential and commercial developments may be utilised for development blocks where it conforms with the Residential Cycle and Car Parking Design Guide SPD and should be a key consideration at the site's design inception. They must not contain garages, and must include soft and green landscaping, including permeable surfacing and greenery .

# Public space

## Street lighting

PS.C.60. **Pedestrian lanes, including those which lead to the river must be well lit to provide a safe a secure route.**

PS.C.61. **Lighting should be sensitive to surroundings. Pedestrian links to the river must have lighting which is low to the ground so as to ensure that the natural environment and the wildlife is not negatively impacted. For example, this can be in the form of solar ground lights, placed every 10m, and fitted with 'bat hats' so as to not distract bats.**

## Active frontages

PS.G.62. Any new developments along the riverside must have active frontages facing the riverside

PS.G.63. New larger residential developments such as apartment blocks, should incorporate communal outdoor space for residents, such as in the form of a courtyard, which is free of vehicles.

## Security

PS.C.64. **The scale, design and need for HVMM must be considered from the outset of public realm design solutions.**

# Nature

## Sustainable Urban Drainage Systems (SuDS)

N.C.41. **Any work to upgrade and enhance town centre parks, must integrate Sustainable Drainage Systems (SuDS), such as rain gardens and permeable surfaces where appropriate to manage surface water effectively and enhance the ecological value of the parks.**

N.G.42. Where pavements are wide, with ample space for pedestrians and people in wheelchairs to walk by each other, excess pavement should be used for street furniture such as seating and/or bike parking, or soft landscaping with a range of flowering plants, to create a pleasant public realm, and provide sustainability measures, and/or amenity for the community. This condition is present in front of Newark College, where the set back has created a large area of hard standing.

N.G.43. Flat roofs should generally not be used on prominent elevations in this character area, however where they are used in less-prominent locations this space should be utilised for green or brown roofs. Additional guidance on suitable roof types can be found in the Built Form chapter"

# Homes and buildings

## River corridor

N.C.44. **Any changes to the Tolney Lane traveller site must not increase the risk of flooding to the site or surrounding area, and where possible measures should carried out to minimise the risk of flooding.**

N.G.45. Opportunities to create nature corridors alongside the River Trent should be taken. This can take the form of planting of trees, shrubs, hedges, bushes and flowers or landscaped gardens

## Biodiversity

N.G.46. Planted areas in Riverside Gardens should be enhanced to encourage greater biodiversity.

N.G.47. East-west linking streets and lanes from North Gate/ Castle Gate / Bar Gate and Mill Gate to the river should have a green character, with planting to extend the natural environment from the river towards the town centre and urban areas.

N.G.48. A green embankment should be present between the tow path and the boundary wall for biodiversity purposes.

## Flooding

H.C.33. **Where a residential property is located within a flood zone, proposals must include a site specific flood risk assessment, including sufficient evidence of flood mitigation and resiliency measures.**

H.C.34. **Flood doors must be integrated into designs of entrances to buildings within flood zone 3**

H.C.35. **In flood zone 3, there must be no habitable ground floor accommodation. This includes bedrooms, living rooms, kitchens. Rooms that are not usually used for living are not considered habitable and include toilets, storerooms, pantries, garages**

H.C.36. **Applications for buildings in flood zone 3 must be able to demonstrate provision of safe refuge route above the predicted flood depth**

## Private outdoor amenity space

H.G.37. For apartments, where other amenity space such as communal gardens are not available, apartments should be provided with private amenity space in the from of a balcony or terrace.

## Front curtilage

H.G.38. For new residential development which includes a front curtilage, hedges and planting should be used in addition to, fences or walls and boundary treatment, to maximise biodiversity and create a natural, green street character.

# Riverside development and public spaces

Newark's location on the River Trent has impacted and influenced its growth over centuries. Newark developed as an inland port and as a result its town centre riverside has an industrial character, with hard landscaped wharfs and yards, and bulkier and bigger buildings flanking its edges, sometimes coming right up to the water's edge, such as the Trent Navigation Co Wharf and Warehouse building which backs on to Mill Gate. Riverside uses include residential, public houses, boat houses, marinas, industrial buildings, retail parks. Despite its industrial character, the river itself is a natural environment and at the edges of the town centre, such as in the Mill Gate and Sconce area it transitions into a more natural and green character. These nature corridors should be enhanced to bring the surrounding green character further into the town centre, and help to transition the riverside from its industrial past to a more leisure focused and attractive public realm to draw visitors and local people.

There is an opportunity to significantly improve the riverside paths and spaces to enable walking, wheeling and cycling for both leisure and commuting uses. Measures should look to improve accessibility, wayfinding, personal security and enjoyment of the river. Measures should also enhance the connections along and across with clear routes to the town centre and other key attractors including the two stations.

PS.C.65. **New riverside development must allow for and support a continuous walking and cycling route to be created, maintained and enhanced.**

PS.C.66. **New riverside development must face and address the river, to bring life to the river front whilst providing an active frontage and passive surveillance.**

PS.C.67. **Riverside public realm development must be resilient to flooding, and must reduce surface water run off through the use of permeable paving and planting.**

PS.G.68. New riverside proposals should enhance the natural setting and encourage biodiversity through encouraging additional tree planting and high-quality landscaping, as well as blue and green roofs to help integrate into the natural environment and habitat of the river.

PS.G.69. Lighting design along the river path should support placemaking along the river, making it a safe and vibrant place drawing local people and visitors.

*Lock house, with seating overlooking the river*

*Public space opportunities*

*Footpath under Trent Bridge*

*Footpath adjacent to Riverside Park*

*Newark Trent Weir*

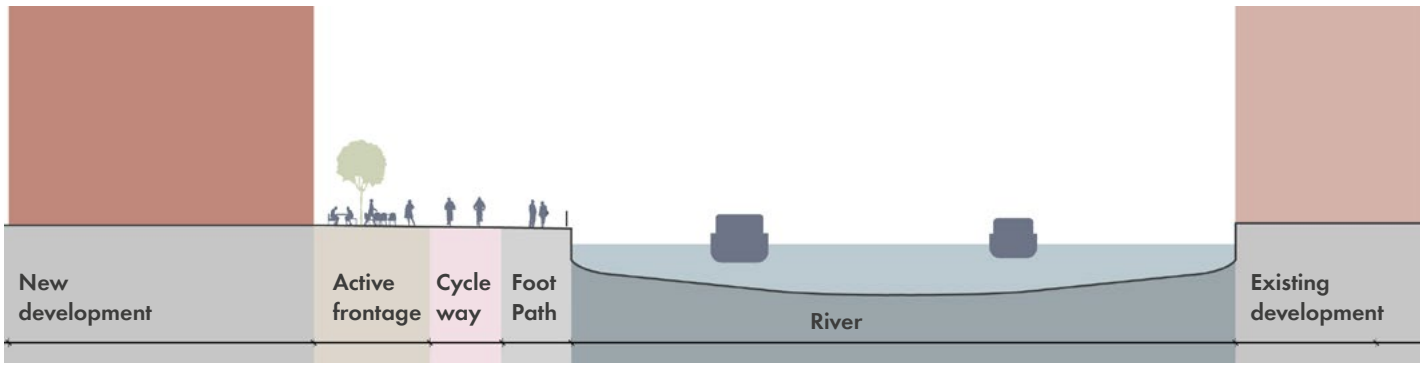



**Fig 10** *Example site adjacent to the riverside*

**Fig 11** *Illustrative sketch to show how the River Trent could look, with potential for a waterside cafe in one of the existing buildings set back from the riverside with space for outdoor seating and improvements to continuous accessible routes past the dry dock and across the river at the lock*

C.9

# Character area 9
# London Road

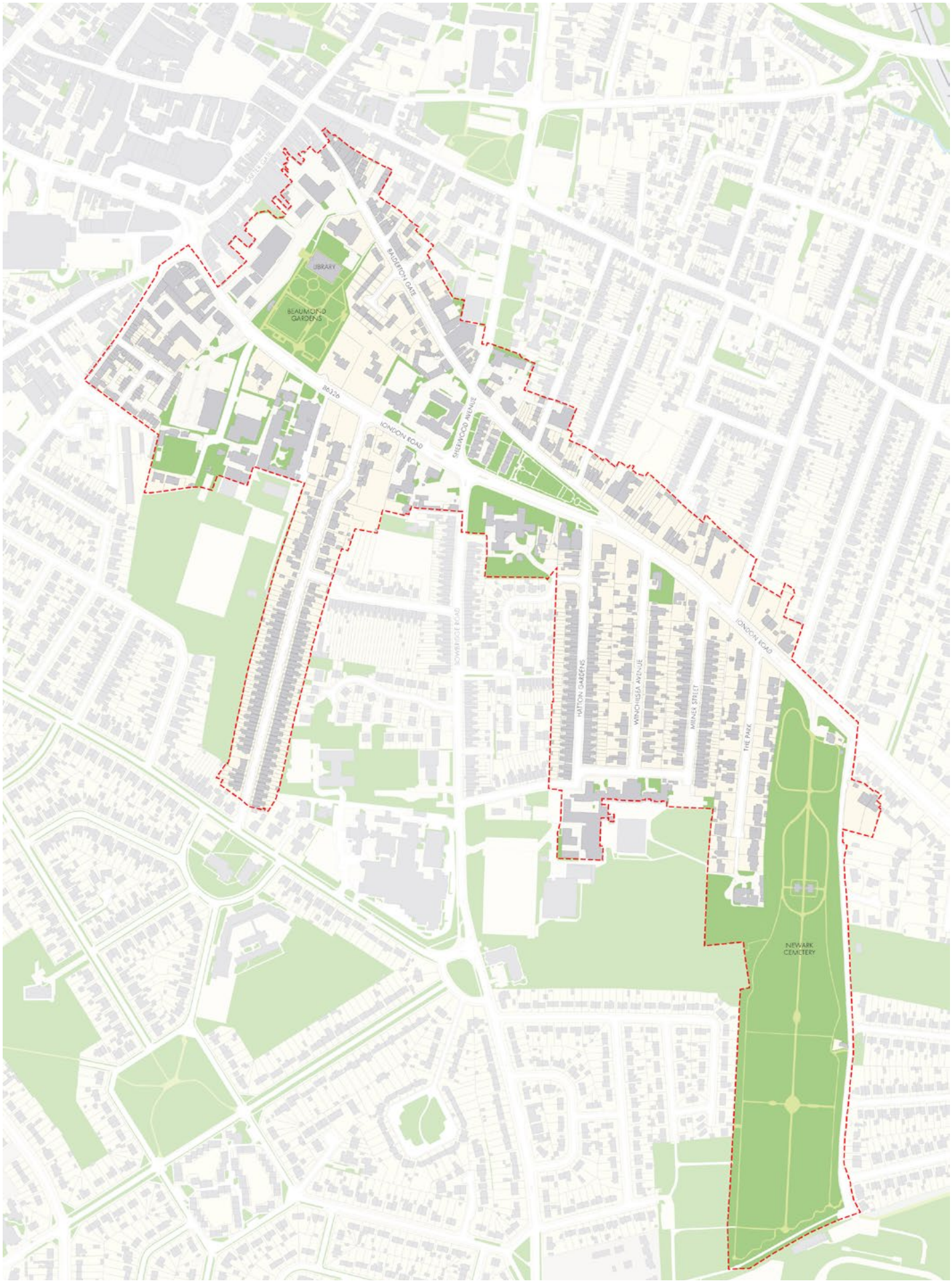
## Introduction

The London Road Character Area is predominantly suburban in character. It borders the eastern edge of the Medieval Core and retail centre. Some retail units extend into the London Road area on Balderton Gate, where there are small historic shop units, some of which have been converted into homes. However, the character area's main use is residential.

The London Road Character Area expanded during Newark's industrial hey-day in the 19th and 20th centuries. Notably, it includes collections of Newark's most impressive detached residential villas and Georgian townhouses, which demonstrate the prosperity of the time, along London Road. It also shows that this was an affluent area of the town to live in, with many of the wealthy merchants and business owners residing in these elegant and impressive houses, set within substantial private gardens. Alongside these larger homes, sit more modest semi-detached houses, as well as smaller terraced houses, with gardens.

The character area is also defined by its namesake, London Road – an historic route which is still one of the most important thoroughfares in and out of the town. The views into the town when travelling from the south east are significant, especially the view to St Mary Magdalene's spire which can be seen from Balderton Gate. Mature trees line London Road, and front gardens create a vibrant green character to the area.

The character area contains an attractive triangle of public gardens between London Road and Balderton Gate, reaching the apex when Balderton Gate merges to join with London Road.  Additionally, the cemetery is was set out as a town park when it was created and accentuates the green nature of the area.


LIBRARY
BEAUMOND GARDENS
BADGERTON GATE
B6326
LONDON ROAD
SHERWOOD AVENUE
LOWER KIRKE ROAD
HATTON GARDENS
WINCHESEA AVENUE
MINNER STREET
THE PARK
LONDON ROAD
NEWARK CEMETERY

# Character and identity

## Building materials

I.C.215. **Any new development must utilise external materials that are already present in the area. Red brick is most traditionally used in residential buildings. Reference to other acceptable primary materials can be found in the area wide code.**

I.G.216. For residential buildings, stone should only be used for window and door lintels, sills and doorsteps.

## Detailing

I.G.217. Buff or glazed bricks can be used for brick detailing.

## Windows and doors

I.C.218. **A variety of sash windows are found in the character area. In refurbished buildings, sash windows must be retained or refurbished on a like-for-like basis.**

I.C.219. **Balustrades must be constructed from metal railings, rather than glass.**

I.G.220. Developments should have openings proportionate to the shape of the overall building and principal elevations. For taller buildings (those where the height exceeds the width), it is important that the windows and doors reflect the vertical emphasis of the structure. Vertical openings, such as narrower, taller windows, enhance the building's sense of height and align with its proportions, reinforcing the visual coherence and creating a balanced and harmonious facade.

I.G.221. In new development, bay windows can be utilised, however they should not feature on streets where there is no precedent for these features, such as Hatton Gardens.

I.G.222. New flatted villa buildings and taller townhouses can include balconies to provide outdoor private amenity space. These should protrude to a maximum of 300mm, to match the balconies that are present on the London Road townhouses.

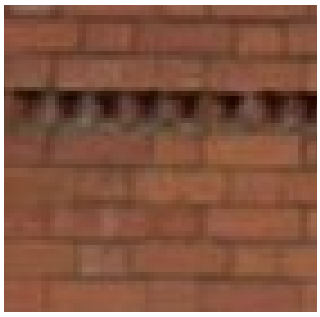
I.G.223. Larger protruding balconies should only feature on the rear of the property to maintain the overall character of the area on the primary elevation.





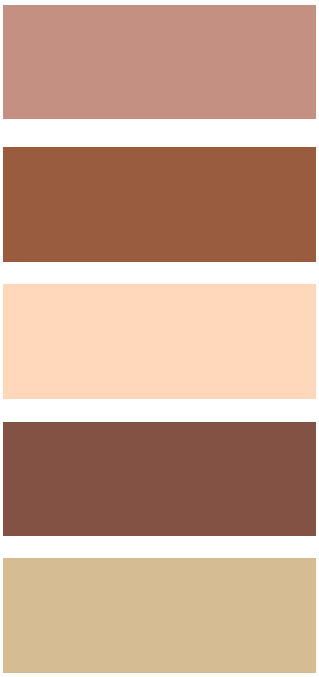


GALLOWSFIELD







# Built Form

## Density

BF.C.162. **New residential, commercial or community-based development must have an FAR of between 0.5 and 1.5, taking cues from neighbouring buildings and the street.**

## Building line, set back and plot boundaries

BF.C.163. **For infill developments located between buildings that are built directly up to the pavement with no setback, the new building must align with this established building line to maintain a consistent streetscape.**

BF.C.164. **If a new street built with terraced homes, or new row of terraces is to be built, they must be set back between 1-3m. If on-plot parking is to be provided, set backs can be at least 5.5m and up to 6.1m to accommodate one car. All set backs should accommodate a garden/greening element.**

BF.C.165. **The garden spaces including their green character and tree planting between and around the detached villas on London Road must be retained to maintain the open nature of this area. Side extensions are not acceptable on London Road within the Conservation Area.**

BF.G.166. New development on new residential streets should maintain a consistent building line and set back along the whole length of the street. The exception to consistency is on London Road, where setbacks vary. New development consisting of a residential building on London should be set back appropriately to respond to the immediate context of the street scene.

## Typologies

BF.G.167. New residential development can reflect the range of local characters and typologies, including smaller terraced houses, semi-detached or detached houses, as well as larger villas divided into flats.

## Street Rhythm

BF.G.168. Terraced housing must maintain a sense of rhythm and continuity while allowing for variation in design and height. To achieve a cohesive streetscape, a minimum of four consecutive terraced houses must share a consistent architectural language before a design transition occurs. This approach helps to reinforce a visually harmonious urban form, avoiding a fragmented appearance while still allowing for subtle diversity in facades. Consistency in elements such as rooflines, window proportions, and materiality must be prioritised to enhance the overall streetscape character.

BF.G.169. Where a garage, fence or shed is present within voids on neighbouring properties, the infill development can mirror this arrangement in order to continue the rhythm along the street.

## Voids and spaces between buildings

BF.C.170. **New terraced development must include shared access to rear gardens . Pathways should be accessible from the primary street, and entrances should be well designed to be integrated into terraces.**

## Roofscape

BF.C.171. **Roofs**

BF.G.172. Flat roofs are not seen in this character area; however new buildings, which are not terraces, can utilise a flat roof as an integrated part of exceptional design. Flat roofs should be green and/ or accessible to provide additional sustainability and amenity benefits.

BF.G.173. On buildings which use the villa typology or are semi-detached, roof pitches and design can vary. Hipped roofs are frequently used for large villa dwellings.

BF.G.174. New developments or renovations which result in a new roof should incorporate pitched, hipped or gabled roofs with slopes that are consistent with existing buildings in the character area, typically between 30 to 40 degrees

## Extensions

BF.C.175. **Extensions to the detached housing on the London Road must be to the rear to retain the leafy spaciousness between the larger suburban plots, which is characteristic of the area. Side extensions will generally not be acceptable**

## Views

BF.C.176. **Views to St Mary Magdalene's church spire along Balderton Gate must be protected. Applications will be required to demonstrate, with appropriate visual material, that views to St Mary's will be protected.**

## Building heights

BF.C.177. **Within larger development sites, including London Road car park site, Lilley and Stone, St Mark's Place, Former Orchard School, Cow Lane scrap yard, and Ambulance site, heights must be varied between two and four storeys to avoid creating a monolithic character.**

BF.G.178. New residential, commercial or educational development should be between two and four storeys. Height of new development should respond to the immediate context.

BF.G.179. Taller development between three and four storeys should be focused along London Road, where flatted residential development maintaining the character of subdivided villas is appropriate.

## Storey Height Hierarchy

BF.C.180. **For buildings taller than two storeys, the upper floors must incorporate design features that reduce their visual impact so that they appear visually less dominant than the lower floors. This approach reflects the architectural hierarchy seen in many of NewarQk's historic buildings across a range of typologies.**

BF.G.181. Design features to incorporate a visual hierarchy on upper storeys above 2 storeys should be achieved through one or more of the following options. Design features could include: smaller or more restrained window designs on upper levels; reduced ornamentation on upper storeys; reduced floor to ceiling heights and/or; subtle setbacks or slight variations in materiality to reduce the sense of bulk. It is not essential for all buildings to do this, however design teams are encouraged to look for ways to create visual variety and detailing in buildings to avoid bland facades.

# Movement

## Car Parking

M.C.31. **Parking courts to the rear and side of developments must include landscaping elements, including permeable surface materials and soft landscaping features including trees, plants and be overlooked to ensure they are secure. Applicants must refer to the Newark and Sherwood Residential Cycle and Car Parking Standards and Design Guide SPD (2021)**

## Crossings and junctions

M.G.32. Side roads should not have wide bellmouths, allowing space for pavement build outs, safer crossing for pedestrians, and to encourage slower vehicle movement.

M.G.33. Residential side street junctions on to primary streets should have a table-top crossing to provide level pedestrian access and to encourage slower speeds on residential streets.

## Streets

M.G.34. New development at London Road car park site and Lilley and Stone School site should seek to repair historic links and streets, using these to establish movement networks and plots on the sites.

# Public space

## Street lighting

PS.C.70. **On new streets which are predominately residential, lampposts must be no higher than the eaves on the prevailing storey height of the character area, which in this area is 2 storeys or approximately 6m.**

## Active frontages

PS.G.71. New larger residential developments such as apartment blocks, should incorporate communal outdoor space for residents, such as in the form of a courtyard, which is free of vehicles.

# Nature

## Green infrastructure

N.G.49. Flat roofs should generally not be used on prominent elevations in this character area, however where they are used in less-prominent locations this space should be utilised for green or brown roofs. Additional guidance on suitable roof types can be found in the Built Form chapter.

## Sustainable Urban Drainage Systems (SuDS)

N.C.50. **Any work to upgrade and enhance town centre parks, must integrate Sustainable Drainage Systems (SuDS), such as rain gardens and permeable surfaces where appropriate to manage surface water effectively and enhance the ecological value of the parks.**

## Soft landscaping

N.G.51. Where pavements are wide, with ample space for pedestrians and people in wheelchairs to walk by each other, excess pavement should be used for street furniture such as seating and/or bike parking, or soft landscaping with a range of flowering plants, to create a pleasant public realm, and provide sustainability measures, and/or amenity for the community. This condition is present in front of Newark College, where the set back has created a large area of hard standing. Street tree design

## Street trees

N.C.52. **Street trees are common in the area and create a positive green character, however some mature trees cause obstructions on pavements, and in places root upheaval is lifting the pavement. New streets should include street trees to support climate resilience by providing shade. Streets must be designed carefully, with sufficient width to accommodate street trees, which do not obstruct pedestrian pathways. This can be achieved by integrating trees into curb extensions or build-outs, which can also serve to calm traffic and provide additional space for landscaping. Street trees should be co-ordinated with other street furniture and utilities to prevent conflict and maintain a clear pedestrian zone.**

# Homes and buildings

## Private outdoor amenity space

H.G.39. For apartments, where other amenity space such as communal gardens are not available, apartments should be provided with private amenity space in the from of a balcony or terrace.

## Front curtilage

H.G.40. For new residential development which includes a front curtilage, hedges and planting should be used in addition to, fences or walls and boundary treatment, to maximise biodiversity and create a natural, green street character.

# GLOSSARY

**Above Ordinance Datum (AOD)**
Vertical datum used by the Ordinance Survey as the basis for deriving altitude. Building heights and parameter plan height limits are expressed in terms of AOD.

**Access**
This term has two broad meanings: The route(s) to a site and the route layout within a site, related to different modes of movement (foot, cycle, vehicular),and: The inclusive approach to design, which aims to create a built environment which is accessible to everyone, regardless of age or ability.

**Active frontage**
A frontage to the public realm which is characterised by multiple entrances and windows (domestic, commercial or retail), allowing an interaction of people between the public realm and the premises facing the street.

**Advisory code**
The individual rules that form the Design Code document that reflect best practice and good principles of design and are strongly encouraged to be adopted into any design decision or application.

**Area type**
Parts of the local area that share common features and characteristics. For example, a suburban area type might bring together a number of different housing estates with common densities, heights, building line, party wall condition etc, under the umbrella term "outer suburbs". Common rules and parameters can then be applied to the "outer suburbs" area type in the design code. Example area types are provided in the National Model Design Code, but in practice area types should be defined locally.

**Biodiversity Net Gain (BNG)**
BNG is a way of creating and improving natural habitats. BNG makes sure development has a measurably positive impact ('net gain') on biodiversity, compared to what was there before development.

**Boundary treatment**
The physical interface that delineates the public street from the private building, crossing which enters a defensible zone before reaching the building entrance. Often associated with residential buildings, treatments can include planting, low fences or walls.

**Borough-wide context**
Relating to the borough of Elmbridge.

**Block**
A building or set of continuous buildings within a plot.

**Building line**
The linear definition of a building's frontage facing the street. Usually shared by different building typologies and sizes to organise the definition between the public street and private internal space of the building and urban block.

**Building height**
The height of a building measured AOD. For the purposes of determining the prevailing height in the area, the number of storeys can be also used.

**Bulk**
The combined effect of the arrangement, volume and shape of a building or group of buildings. Can also be referred to as massing.

**Character**
The combination of features of a building or a place that give it a distinctive identity compared with other buildings or areas.

**Character area**
A geographical area defined by shared physical, environmental, social and economic characteristics. Character areas can vary in size and mix of components but are most recognisable and understood as a 'place'.

**Contemporary development**
Contemporary development is the architecture of the 21st century. No single style is dominant, with development using a range of typologies and urban forms. It is characterised by efficient layouts that use a combination of low rise, mid-rise and tall buildings in perimeter blocks to optimise capacity. These tend to be set within gridded street networks that are highly permeable and legible.

**Conserve**
Enhancing and protecting the existing character.

**Context**
The surrounding environment of a proposed development, including existing buildings, landscape and consented schemes.

**Courtyard block**
A form of development whereby a central shared courtyard or green space is defined by a perimeter of apartments arranged in linear blocks. The internal space is private and used for shared amenity, accessed either via the internal circulation from the surrounding buildings or from the street via a gated access. A highly efficient form of development, the perimeter buildings can comprise a number of typologies including terraced housing, linear blocks and taller elements integrated into the overarching urban form.

**Cul-de-sac**
A block characterised by an unconnected street network with routes terminating in a series dead-ends. A common layout typically associated with estate layouts, Post War Inner Suburbs and Industrial areas.

**Curtilage**
The enclosed space of ground and buildings immediately surrounding a dwelling-house. Not all buildings have a curtilage.

**Curtilage zone**
The land between the building line and the exterior building facade at ground level.

**Datum**
The prevailing building height of an area which serves to unify different building typologies and architectural styles through this shared and defining characteristic.

**Defensible space**
The area occupying space between a building entrance and the boundary treatment. Typically associated with residential buildings, they provide a sense of spatial separation and visual privacy between the public street and private home at ground floor.

**Density**
In the case of residential development, a measurement of either the number of habitable rooms per hectare or the number of dwellings per hectare.

**Design code**
A set of illustrated design requirements that provide specific, detailed parameters for the physical development of a site or area. The graphic and written components of the code should build upon a design vision, such as a masterplan or other design and development framework for a site or area.

**Design-led approach**
Using urban design and architectural processes to prepare robust proposals that represent the optimum design response to a site. This process should be evidenced through exploring a range of different scale, massing, layout and typology options.

**Design**
The integrative process of manipulating elements of built form, landscape and the public realm, to achieve specific functional, sustainable, social and aesthetic effects. It involves working at a variety of levels from strategic to detailed.

**Design process**
The process of developing a proposal for a site. The design process is expected to follow good urban design principles set out in the National Design Guide and the National Model Design Code.

**Dual aspect**
A habitable unit with windows on two walls facing different directions.

**Efficient**
An efficient building or block makes best use of available space and land, using a design-led process to identify an optimum urban form through scale, massing and layout.

**Enclosure**
The extent to which streets and open spaces are visually defined by buildings, walls and trees. A continuous perimeter of these components between public and private space can achieve enclosure.

**Enhance**
The act or process of improving in value, desirability or attractiveness, either a building or public realm, without changing its function.

**Fabric first**
A 'fabric first' approach to building design involves maximising the performance of the components and materials that make up the building fabric itself, before considering the use of mechanical or electrical building services systems.

**Façade**
The external faces of a building, characterised by a choice of materials, windows, doors, entrances, and openings.

**Fenestration**
The arrangement of entrances, windows, balconies, and other openings on a building facade. A well composed fenestration can achieve well balanced proportions and help reduce visual bulk.

**Footprint**
The shape taken up at ground level by a building or group of buildings.

**Formal / informal**
A formal layout of streets and building groups is characterised by symmetrical or geometric plans and elevations. The features of an informal design include layout and elevations which are asymmetrical, winding and which relate to natural site characteristics.

**Floor Area Ratio (FAR)**
A metric used to calculate the density of developments regardless of building type and use. FAR is expressed as the ratio of a building's total floor area to the size of the plot upon which it is built.

**Free form block**
A free form block is an urban form that includes a loose and irregular layout of buildings and spaces, resulting in an absence of clearly defined edges and an ambiguous boundary between public and private space. Blocks can be permeable to pedestrians but are usually set within impermeable and illegible street networks e.g. cul-de-sacs, estate layouts.

**Frontage**
The front face of a building well-articulated with entrances and windows. Well defined frontage enables overlooking from the building out into the street or space, creating a positive relationship between the two.

**Gated**
A residential area type that is extensive in Elmbridge. Generally low density, very large homes typically detached sitting on spacious plots. A gate separates the private streets from public streets.

**Gateway**
The marking of a point of entry to an area of character or to a specific development by:

A bridge crossing a river or railway cutting.

The view framed by a bridge, group of trees etc, at the point where the character of an area changes.

The creation of a key group of buildings, or the emphasis of a specifically located building which 'announces' or signifies the entrance to a development. The placing of a gate or the narrowing of a roadway by buildings, walls or other features, to signify a transition from one built environment to another. Gateways can be used to convey to motorists that speed should be reduced, as an area has pedestrian priority or a shared surface.

**Grain**
The pattern of property lines, both on plan and elevation, plots, streets and lanes. The general shape and direction of building footprints. Fine grain refers to the higher intensity of smaller plots or streets. Coarse grain refers to larger scale plots with fewer roads.

**Green infrastructure**
A network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities.

**Gridded street network**
A style of street network defined by a repetition of streets and urban blocks intersecting at right angles, comprising an overall grid structure. Regular grid patterns allow for ease of accessibility and legibility.

**Guidance**
Non-prescriptive elements of a design code provided to promote best practice.

**Habitable rooms**
Habitable rooms include all rooms normally used for living or sleeping in and kitchens that have a floor area over 13 sqm. Habitable rooms over 20 sqm will be counted as two rooms. Bed sitting rooms will be counted as 1.5 habitable rooms. Small kitchens (13 sqm or less), utility rooms, halls, bathrooms, balconies, toilets, landings and garages are excluded. Any room above the ground floor level with an external window and with a floor area of 6.5 sqm or more capable of future conversion to a bedroom will be counted as a habitable room.

**Hierarchy**
A logical sequence of spaces, streets or building forms, increasing or decreasing in size or density throughout a development.

**Immediate context**
The area surrounding the site including the adjacent properties.

**Impermeable**
An unconnected street or pedestrian network with a low frequency of routes, inhibiting easy passage of movement. Often associated with coarse urban grain patterns or illegible layouts such as cul-de-sacs or free form block estates.

A rational layout establishes a positive relationship between buildings, streets and open spaces through a connected and legible street network, strong definition between public and private spaces and an appropriate sense of enclosure.

An irrational layout lacks a coherent relationship between buildings, streets and open spaces. Streets and pedestrian routes are often illegible, with an irregular arrangement of buildings and spaces providing very little definition between public and private space. As a result, streets often lack any sense of enclosure.

**Inclusive design**
Is the design of the built environment so that it can be accessed and used by everyone, regardless of age, gender and disability.

**Innovative development**
A departure from both the traditional and modern approaches. Innovation could be technological or design-related.

**Layout**
The layout of a block relates to the arrangement of buildings, open spaces and streets and the relationship between these components in creating an efficient, positive and legible environment.

**Legible**
The combination of buildings, streets, trees, and open spaces that use visual cues to create an intuitive and easily navigable environment.

Linear block

A building consisting of stacked apartments and maisonettes organised in a linear urban form. Can be stand alone and running parallel with a street to form a contemporary terrace, or form part of a courtyard block that forms the perimeter between the public street and private internal space.

**Listed Building**
A building that is included on the List of Buildings of Special Architectural or Historic Interest administered by Historic England on behalf of the Secretary of State for Digital, Culture, Media and Sport. Listed buildings are graded I, II* or II with grade, I being the highest. Buildings within the curtilage of a listed building constructed before 1948 are also protected. The significance of a listed building may be external and/or internal.

**Local centre**
These areas typically serve a localised catchment often most accessible by walking and cycling and include local parades and small clusters of shops, mostly for convenience goods and other services. They may include a small supermarket, post office, pharmacy, laundrette and other useful local services.

**Local context**
The area surrounding the site including the adjacent properties and local neighbourhood.

**Local Plan**
The plan for the future development of the local area, drawn up by the local planning authority in consultation with the community. In law this is described as the development plan documents adopted under the Planning and Compulsory Purchase Act 2004. Current core strategies or other planning policies, which under the regulations would be considered to be development plan documents, form part of the Local Plan. The term includes old policies which have been saved under the 2004 Act.

**Locally Listed Building**
A building, structure or feature which, whilst not on the national. list of buildings of special architectural or historic interest compiled by the Secretary of State, is important in the local context due to its architectural or historic interest or its townscape or group value.

**MEP**
Stands for mechanical, electrical and plumbing engineering. These three technical fields cover the systems that make buildings habitable.

**Low-rise buildings**
Low-rise buildings are classified as buildings up to and including 3 storeys e.g. up to 9 metres.

**Mandatory code**
The individual rules that form the Design Code document that are compulsory and must be incorporated into any decision or application.

**Massing**
The three-dimensional volume and structure of a building's urban form. Massing is expressed through the size, shape and scale of its different components. Commonly understood as the expression of a building without any finer architectural elements and details. Massing can influence the ways in which a building is perceived, particularly in regards to reducing the impact of visual bulk.

**Mid-rise buildings**
Mid-rise buildings are classified as buildings between 4 and 6 storeys e.g. between 12 and 18 metres.

**Mixed-use / mixed-use development**
Provision of a mix of complementary uses, such as residential, community and/or leisure uses, on a site or within a particular area.

**Morphology**
The evolution of form within the built environment.

**National Model Design Code**
The National Model Design Code provides detailed guidance on the production of design codes, guides and policies to promote successful design.

**Natural surveillance**
The discouragement to wrongdoing by the presence of passers-by or the ability of people to be seen out of surrounding windows. Also known as passive surveillance (or supervision).

**Net Internal Area (NIA)**
The usable area within a building measured to the internal face of the perimeter walls at each floor level.

**Orthogonal**
A type of geometry used to describe the characteristics of an urban block defined by right angles.

**Optimising site capacity**
A Design-Led Approach guidance, which sets out how the design-led approach, set out in Policy D3 of the Local Plan and in the Development Management Advice Note 2: Optimising development land, should be applied. The approach is the process of setting site-specific design parameters and codes for development sites to provide clarity over the future design. It should be used to determine the most appropriate form of development on a site. Boroughs and neighbourhood planning groups should apply this approach at the local plan making stage to clarify the design aspirations and, for residential applications, determine the indicative site capacity.

**Overlooking**
A term used to describe the effect when a development or building affords an outlook over adjoining land or property, often causing loss of privacy.

**Over shadowing**
The effect of a development or building on the amount of sunlight presently enjoyed by a neighbouring property, resulting in a shadow being cast over that neighbouring property.

**Parade**
A continuous row of shops or commercial units, typically in the town centre. They sometimes have residential accommodation above.

**Passive surveillance**
Design that increases the occupation and/or visibility of a space to deter crime.

**Perimeter block**
A perimeter block is an urban form that concentrates the development of a city block along its outermost - or public - edges to strongly define a boundary between public and private or semi-private space. This form is highly efficient by making best use of available land and avoiding surplus spaces that lack clear role of function. The blocks themselves are impermeable but are set within a highly permeable street network.

**Permeable**
A connected street or pedestrian network with a high frequency of routes that allow easy passage of movement, often associated with fine urban grain patterns. In Newham, this characteristic is associated with Town Centres, Historic Inner Suburbs and Urban Neighbourhoods.

**Place**
A space in the built environment that has some meaning for people due to the activities and uses which characterise the space, or the quality of the space itself.

**Plot**
An area of developable land less public open space, primary road infrastructure, and non-developable areas.

**Plot ratio**
The proportion of a site that is occupied by a building's footprint. The plot ratio of a development is calculated by dividing the a building's footprint by the total area of a site.

**Prevailing height**
The average or typical building height within an area. Please see Building height above.

**Primary street**
The principle route or main access. Dominant to the secondary street network joining it. Often wider and carrying more significant traffic volumes or a route for public transport.

**Public realm**
The public realm is any part of a site, area, village, town or city that everyone can use and enjoy, including streets, squares and parks. The public realm is very important for pedestrian movement, as it connects various places and buildings.

**Rectilinear**
A type of geometry used to describe the characteristics of an urban block defined by straight lines.

**Reserved Matters**
Outstanding details of the Outline Proposals, which include Access, Appearance, Landscaping, Layout and Scale. The Planning Application seeks approval for the 'Parameters' of the Outline Proposals with matters of detail reserved.

**Rewilding**
Rewilding is a progressive approach to conservation. It's about letting nature take care of itself, enabling natural processes to shape land and sea, repair damaged ecosystems and restore degraded landscapes. Through rewilding, wildlife's natural rhythms create wilder, more biodiverse habitats.

**Rhythm**
The repeated pattern of an element such as a building, street or architectural detail.

**Roofline**
The profile of the top edge of a building.

**Roofscape**
The appearance of buildings as seen along the skyline, as well as the uses and occupancies as seen from tall buildings.

**Roof Form**
The type of roof based on its three-dimensional size and shape, often belonging to and characteristic of different typologies. Roof forms can include fat, gabled, hipped, mansard, butterfly, saw-tooth and more.

**Scale**
Most commonly understood as building height, though scale is relative to another (usually neighbouring) building's height. It can also relate to the size of a building's different elements e.g. massing, fenestration, rather than purely its absolute building height.

**Secondary street**
Subordinate to the primary street. Often more local routes, within residential areas.

**Secured by Design**
Secured by Design (SBD) is the official police security initiative that works to improve the security of buildings and their immediate surroundings to provide safe places to live, work, shop and visit. SBD has produced a series of authoritative Design Guides to assist the building, design and construction industry to incorporate security into developments to comply with the Building Regulations and to meet the requirements of SBD.

**Setting**
The physical (built and landscape), community and economic surroundings in which the development takes place.

**Set back**
A step-like recess in massing of upper storeys, used where proposed building heights exceed the shoulder height of street. This strategy can preserve the established street width ratio and allow daylight to reach lower storeys.

**Storey / number of storeys**
Number of storeys is described as the number of floors in the building that have all internal perimeter walls of full floor height. If there is additional accommodation in the roofspace that is created within a pitched or similar style roof, where all perimeter walls are not of full floor height, this would not count as a full storey (see Figure 12.5).

A building containing X number of full storeys with additional accommodation in the roofspace would be called 'X storeys with rooms in the roofspace'. If there are multiple (Y) floors within the roofspace this would be described as 'X storeys with rooms in the roofspace contained in Y floors'.

**Streetscape**
The character of the street environment, existing or proposed.

**Street hierarchy**
A system of classifying different routes within a movement network. This is principally based on the type and volume of movements a route supports, as well as its characteristics in terms of neighbouring building scale, use and enclosure. The character of a route can change along its length e.g. High Street along an arterial route.

**Suburban**
An area on the edge of a large town or city, typically residential in character. Suburbs became common in the UK during the 19th and 20th centuries when the development of rail and road transport made commuting viable.

**Supplementary Planning Document**
Supplementary planning documents (SPDs) should build upon and provide more detailed advice or guidance on policies in an adopted local plan. As they do not form part of the development plan, they cannot introduce new planning policies into the development plan. They are however a material consideration in decision-making. They should not add unnecessarily to the financial burdens on development.

**Sustainable Drainage System (SuDS)**
Methods of management practices and

control structures that are designed to drain surface water in a more sustainable manner than some conventional techniques.

**Taller building**
Building that exceeds prevailing height of the surrounding area (please see chapter 6.3).

**Tertiary street**
Subordinate to the primary and secondary street. The most local routes within residential areas.

**Traditional development**
Directly reflects the local vernacular and historic architectural styles, materials and features.

**Transitional development**
Seeks to combine elements of traditional and contemporary architectural design.

**Townscape**
The urban equivalent of landscape: the overall effect of the combination of buildings, changes of level, green spaces, boundary walls, colours and textures, street surfaces, street furniture, uses, scale, enclosure, views etc.

**Typology**
The classification of buildings into typical and easily recognisable types, based on shared characteristics such as scale, massing, layout, architectural style and period. This organisational device can also apply to urban blocks e.g. Perimeter Block, Free Form Block.

**Urban Greening Factor (UGF)**
A tool used to evaluate the quality and quantity of natural features proposed as part of a development, such as planting, waterbodies and green roofs, collectively referred to as urban greening. Please refer to Appendix B for further information.

**Vernacular**
A type of local or regional construction or architectural style based on local needs and using traditional materials and resources from the area where the building is located

**Vernacular buildings**
The building tradition, usually prior to the industrial revolution, which gives an area its local distinctiveness, through its use of locally sourced materials (stone, timber, clay etc), building types, scale and form. Vernacular patterns of building can be detected in late 19th and early 20th century domestic architecture when the sense of the vernacular was revived, chiefly in the use of plain tile roofs, tile hanging, half timbering and a general informality in building form.

**Wayfinding**
The process of navigating through and around the development, using spatial and visual clues and/or markers.

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