

YORKE DRIVE FOCUS



Newsletter issue 10– The Design Edition
December 2020

Hello and welcome to your Yorke Drive Focus newsletter

This newsletter, published by Newark and Sherwood District Council, is for all residents of the Yorke Drive estate and surrounding areas to keep you up to date on the proposed regeneration.

In this issue:

- Design consultation
- Masterplan design
- Pavilion and Sports Field plans
- Property layouts
- Estate improvements

Resident Consultation 8th and 9th Dec!

On the 8th and 9th of December we held a consultation event for those households directly impacted by the regeneration proposals through the planned demolition of their current home. The consultation gave residents the chance to discuss the design and layout of the new estate and the new homes. Don't worry if you are due to move but missed this consultation; the majority of the information is contained within this newsletter and a further consultation is planned for 27th - 28th Jan 2021.



Getting ready for development to start in 2021!!!!

We are now working to a programme to start onsite next September 2021 with the first homes ready in early summer 2022. This is a very ambitious programme and to reach it we need to: finalise funding for the project, submit a detailed reserved matters planning application in February 2021, complete legal negotiations with Lovell/ Compendium Living by the end of March 2021 to deliver the physical works and gain planning approval for Phase 1 no later than June 2021.

If you are not impacted by the development through demolition but are interested in the project... perhaps you live elsewhere on Yorke Drive, Strawberry Hall Lane or Barrows Gate... we know that you too will be impacted by this project and want you to know we will be doing everything we can to keep you informed and to minimise disruption whilst construction is underway.

If you have any questions please do not hesitate to get in touch! Contact details and a link for our Facebook page can be found on the last page of this newsletter! You might also be particularly interested in our proposals for the pavilion and playing fields and improvements to the rest of the estate which can be found on pages 3 and 8.

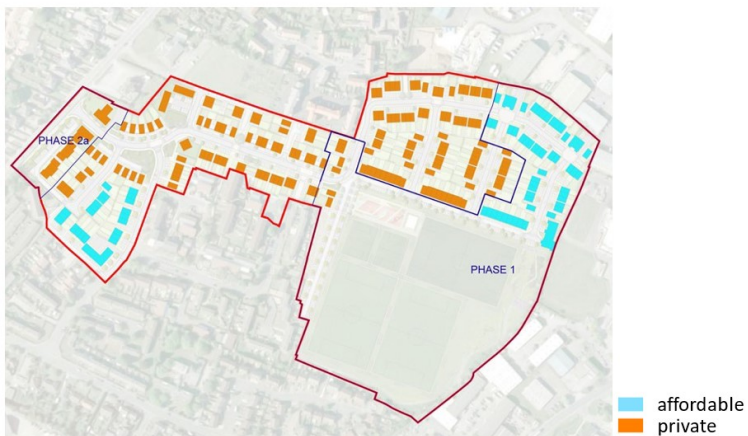


Masterplan

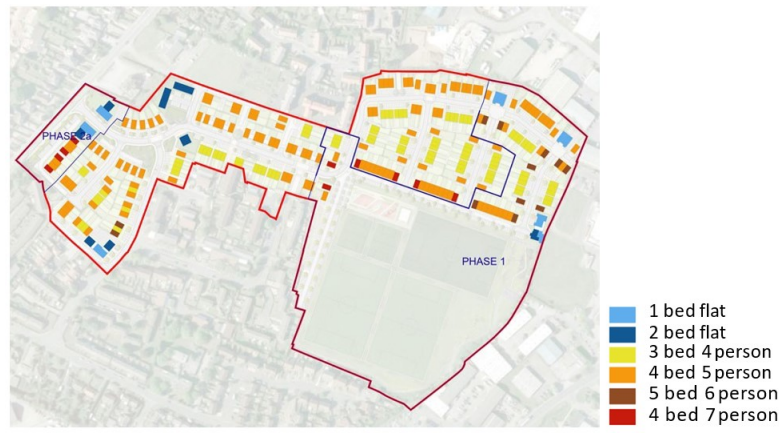


The Master Plan above reflects only minor changes to the Master Plan approved within the outline planning permission. The proposal still includes the demolition of 130 homes and development of up to 320 market and affordable homes. The proposal also includes a new access road opening the estate up to Lincoln Road, a new sports pavilion, play areas and improved sports pitches.

TENURE



DWELLING MIX



The tenure mix reflects the location of affordable and market homes on the estate. Despite a difference in tenure, all properties will look the same with the same external finish. A significant proportion of affordable homes are required in the first phase of development to allow residents to move from their homes before demolition is required. The dwelling mix shows the range of 1, 2, 3 and 4 bed properties currently proposed across the estate.



Pavilion and Sports Field

Delivering a new sports pavilion and improving the football pitches and areas for play has always been a key commitment in the project. Previously through consultation you told us:

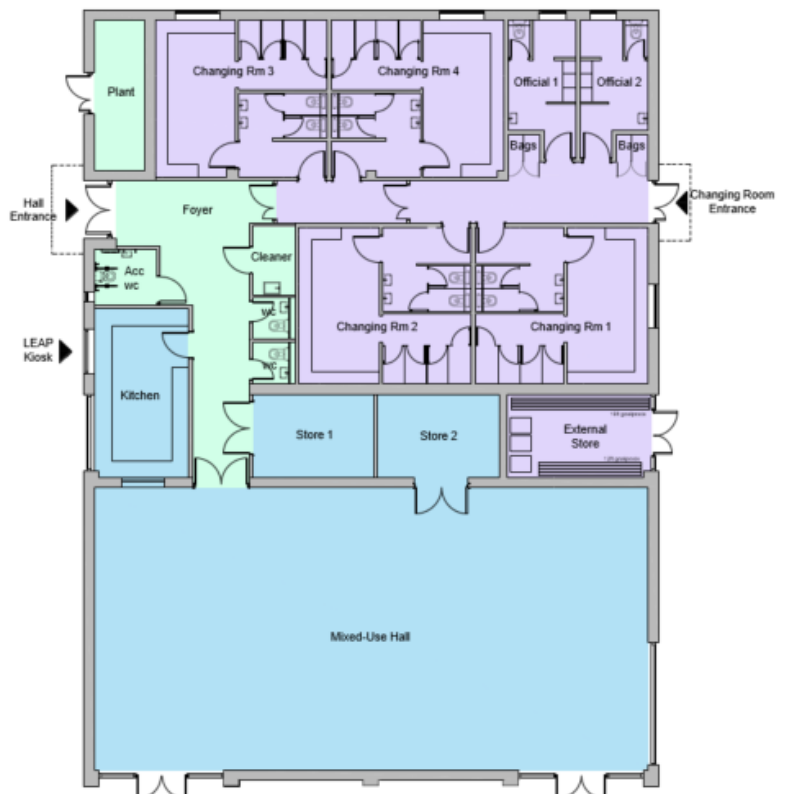
- The fields are not used by the community
- The pavilion should be designed for use by the whole community
- There is a need for playgrounds for children of all ages
- There should be opportunities for other sports and games besides football
- It would be nice to also have informal landscape areas



Taking into account resident and stakeholder feedback we are now proposing:

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

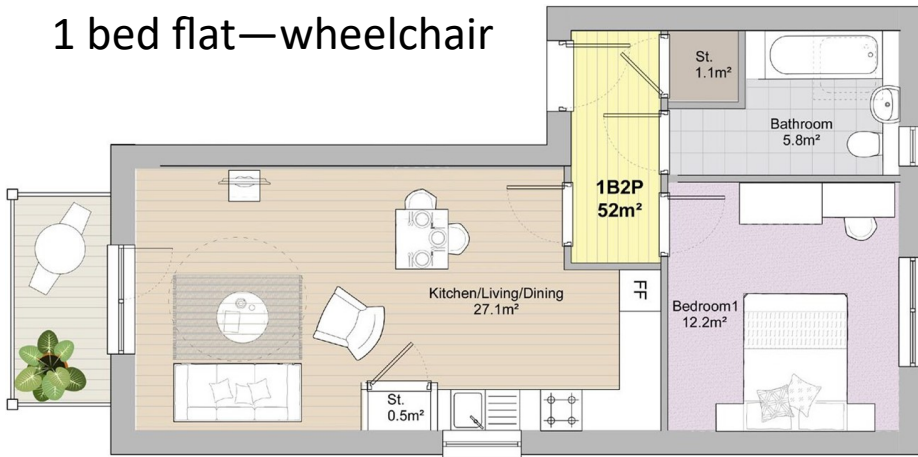
- Multi-function Area
- Ancillary Area
- Changing Rooms



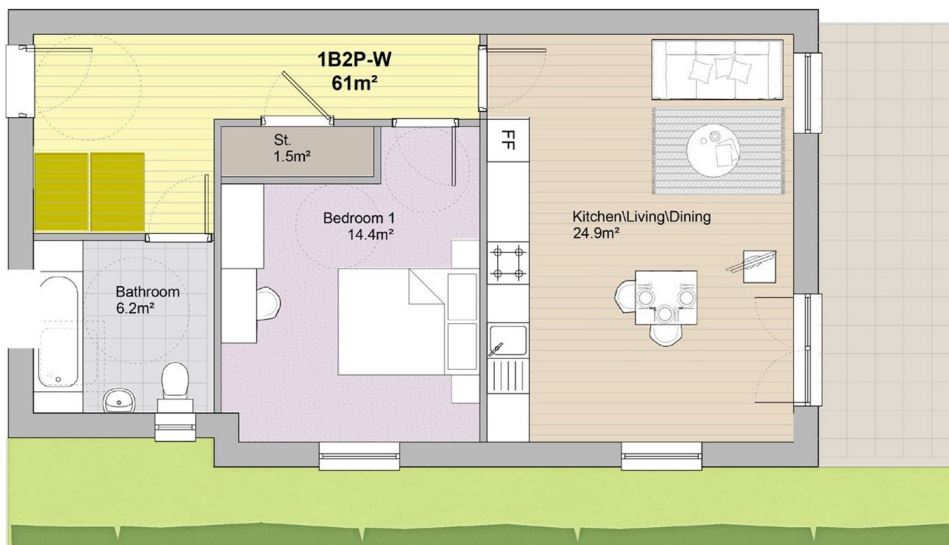


House types and layouts

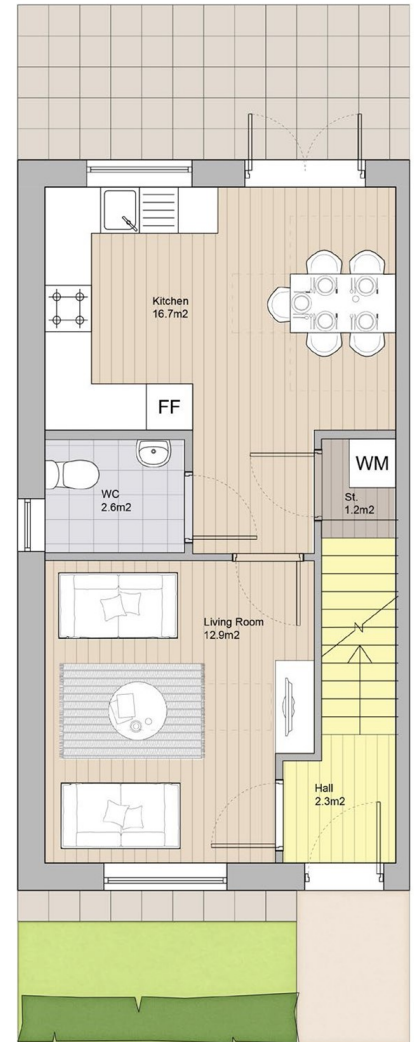
1 bed flat—wheelchair



1 bed flat



2 bed house



The designs above show the proposed layouts for 1 and 2 bedroom flats and 2 bedroom houses.

In line with the rest of the estate, the maximum height will be three storeys and these will be situated at focal points including the entrance gateway to the estate from Lincoln Road and at the end of smaller roads. This can be seen in the image (right), showing an example street scene from phase 1 as visualised from the sports field.

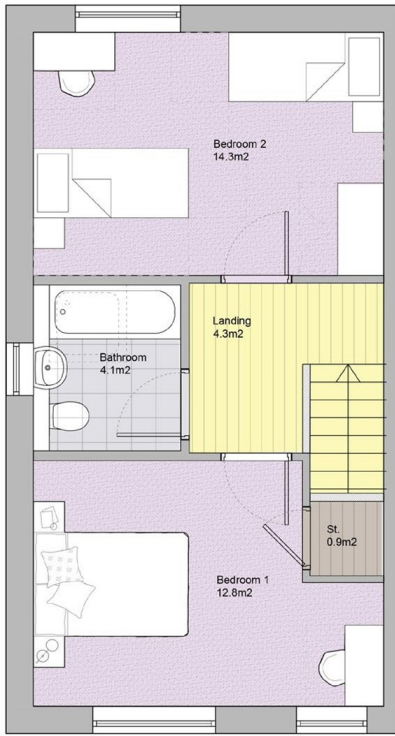
Ground floor flats will have access to a small outdoor patio and garden. First and second floor flats will have private outdoor space through the inclusion of balconies.

Streets will have enhanced tree planting to create a greener environment, breaking up parking bays and longer street scenes.

There will be a mix of on plot and on street parking for housing across the estate, with specific parking for the pavilion and playing fields through increased capacity on the existing pavilion car park.

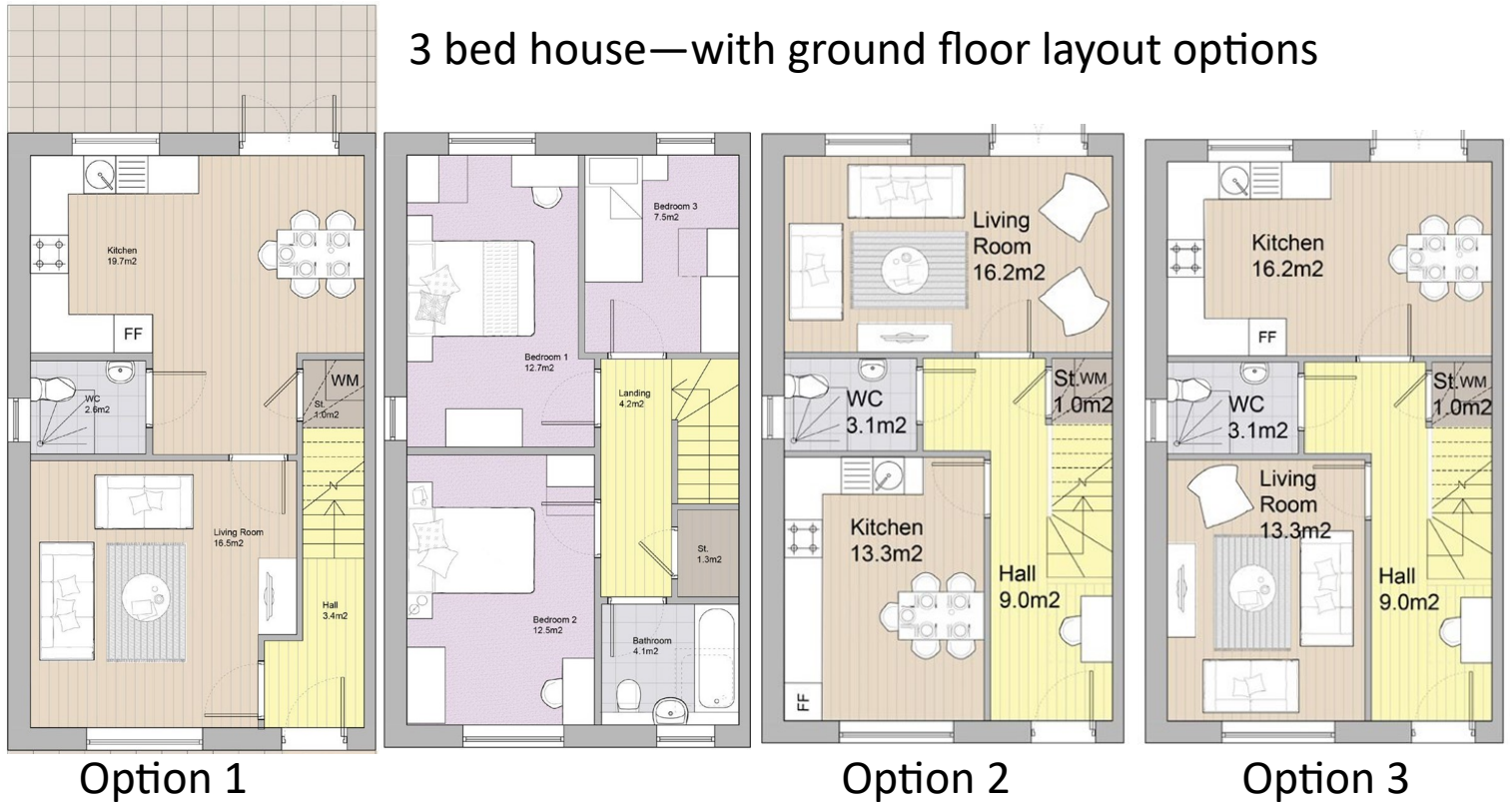


2 bed flat





3 bed house—with ground floor layout options



The plans above show the proposed layout of the three bedroom houses. During consultation with residents, as part of the master-planning process and through the Yorke Drive Residents Panel, there were lots of different opinions on the preferred internal layouts. Recognising that different layouts work better for different families, we are delighted to be able to offer a choice of layouts within the three bedroom homes that overcomes some of the concerns residents had.

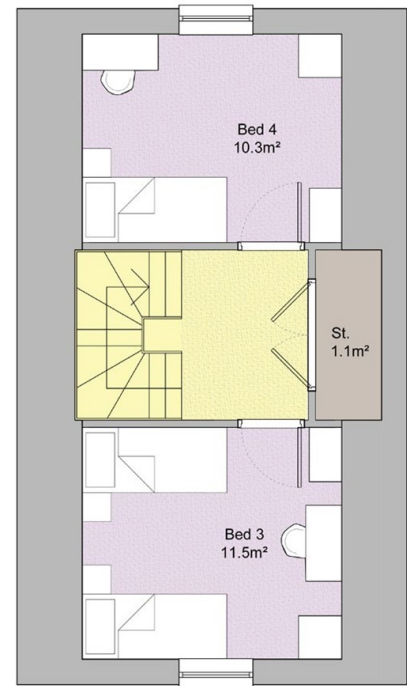
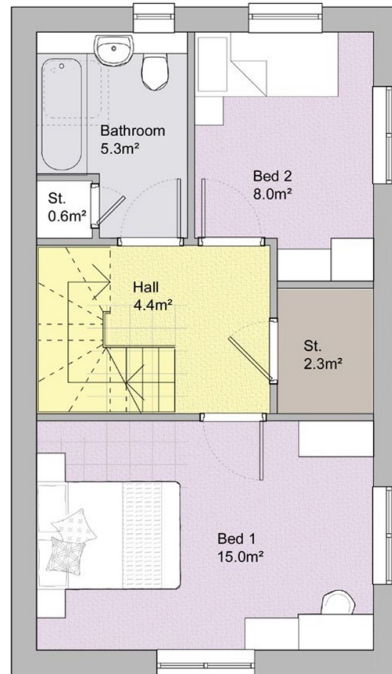
Option 1 allows for a larger living room to the front of the property with the kitchen and dining area accessed through the living room. Options 2 and 3 balance the desire for a hallway leading from the front door directly to the rear of the house, with a smaller front room space. Option 2 shows the kitchen to the front of the house with the living/ dining area opening to the garden whilst Option 3 shows the living room to the front of the house with the kitchen/diner opening to the garden beyond.

These options were discussed with residents who are due to be allocated a three bed house at the consultation event on 8th/9th December. Do not worry if you were unable to attend this consultation as if you are due to be allocated a three bed house you will still be able to express your preference at the next consultation in January 2021.

The next plans show the proposed layout of the four bedroom houses. As can be seen on the dwelling mix plan on page two, there are a number of four bed properties across the estate (although the final number may change as we understand the detail of housing need). The four bed houses will be two and a half storey high and will also add some visual variety to the street scene.



4 bed house



DATES FOR YOUR DIARY—NEXT CONSULTATION

27th and 28th January 2021

On the 27th and 28th January we will be holding further consultation on our proposals. This consultation will be open to residents directly impacted by the project and also any other members of the public with an interest in the project. If you are directly impacted you will receive a letter inviting you to book a slot with the team to talk through your thoughts on the designs and your preferences for an internal layout where applicable.

We really hope to be able to run this consultation face to face but will work to the COVID-19 guidance that is in place at the time. If necessary we will hold the consultation online. If you don't use a computer or do not wish to consult online then please get in touch with us and we can talk you through everything on the phone. Please call Harriet on 01636 655 462.

The full working designs can be viewed online at <https://bit.ly/385u06K>

If you have any comments on any element of the designs, or this newsletter, including ideas for future newsletters, please get in touch through Facebook, email or phone. Contact details can be found on the final page of this newsletter.



Estate Improvements

Another key commitment from the project has been to ensure that the whole of the estate benefits from improvement works. We consulted with residents during the early phases of the project on what you thought was needed most. If you have any further feedback on these proposals please get in touch!

You said...

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

We are proposing...

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



KEY

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

If you need support understanding the content of this newsletter or you require an alternative format e.g. large print or audio please get in touch with Harriet on 01636 655 462.



@YorkeDriveFocus



Polish: Jeśli potrzebujesz pomocy w zrozumieniu treści tego biuletynu lub potrzebujesz alternatywnego formatu np.: dużego druku lub dźwięku, skontaktuj się z 01636 655 462.



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