



Southbank, Yorkshire

A brownfield redevelopment within a rural setting leaving a legacy

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 **REDROW**

In summary:



“

We have been proud to support Redrow in delivering its vision for Southbank. This newly established community developed within a greenbelt setting ensured protection of existing wildlife on the site, enhanced the surrounding environment and will provide a thriving place to live for generations to come.

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Carlos Abrahams
Technical Director at Baker Consultants Ltd.

£4.4M
PACKAGE OF
COMMUNITY
IMPROVEMENTS



GRADE II-LISTED
WHARFE BRIDGE
RESTORED
AND NEW
CYCLE PATH
DEVELOPED



141

**NEW HOMES
ACROSS TWO
ADJOINING
DEVELOPMENTS**



HISTORIC
CLOCKTOWER
REFURBISHED

NEARLY 4
HECTARES
OF LAND
DEVELOPED





Redrow’s Southbank is the setting for a total of 141 new homes on the edge of the North Yorkshire village of Newton Kyme – a greenbelt location positioned near the banks of the River Wharfe and close to Boston Spa.

Two highly popular developments are comprised in one:

- The Rectory features four and five-bedroom detached Heritage Collection homes and some three-bedroom semis, all inspired by the Arts and Crafts architectural movement
- St Andrew’s Place was one of the first locations to feature Redrow’s Georgian influenced Regent Collection of elegant townhouses.

The land, once a hive of industry occupied by the Papyrus paper mill, had become dormant in 2003 before Redrow identified the location’s rich potential to deliver its ‘thriving communities’ vision.

Two, three, four and five-bedroom high quality homes were created within a desirable rural setting, with Redrow not only taking into careful consideration its countryside setting but deliberately seeking out opportunities to provide far-reaching benefits to the surrounding environment.

Enhancements include significant tree planting and the extension of a national cycle route to create a green corridor. Redrow was also responsible for restoration of the Grade II-listed Wharfe Bridge, repairing stone work and providing a new concrete deck and railings – a project which, in fact, helped ‘bridge the gap’ between Newton Kyme and nearby Thorp Arch.

Distinctive finishing touches, celebrating both historic heritage and rural surroundings, include a tree-lined village green entrance feature and a mill-era inspired clocktower with its magnificent timepiece retained for posterity.

Southbank is a prime example of how brownfield land can be redeveloped in a sensitive location to provide much-needed housing and a legacy for future generations.



A desirable, greenbelt location

Southbank occupies a rural setting on the outskirts of Newton Kyme village, in North Yorkshire, roughly in the middle of Leeds and York with the A1 less than a 10-minute drive. The 65-mile River Wharfe, a popular feature of hiking routes, flows beside the development.

Newton Kyme is in close proximity to Boston Spa village and the market town of Tadcaster, both of which have a range of shops, bars and restaurants. Wetherby – which has been named in the top 10 North of England ‘places to live’ by the Sunday Times – is just five miles away.

This rural setting, coupled with its excellent transport and commuting links to nearby cities and towns, demonstrates Southbank’s desirability as a place to live

Redrow had already identified a need for new housing in the area, with young families in particular seeking rural or semi-rural locations with both village amenities and city life ‘in sight’.

The availability of a site spanning nearly 10 hectares of land, a large proportion of which was brownfield land previously occupied by the Papyrus mill, would provide the ideal base to build those high quality homes.

Redrow would go on to develop close to four hectares of land it acquired to create two adjoining developments, St Andrew’s Place and The Rectory at Southbank.

In approaching the development, Redrow took into account the following site boundaries:

- To the north west – the River Wharfe and the Newton Kyme Viaduct
- To the north east – the former Church Fenton to Harrogate disused railway line
- To the south west – a hedgerow and tree line coinciding with the administrative boundary of Selby District
- To the south east – the existing residential properties of Papyrus Villas

Bordering landmarks and features were integral to the design and build, with Redrow driven to deliver a development both blending in with and enhancing its surroundings.

The construction and design process sought to ensure residents and visitors alike had ample access to explore the often-picturesque landscape.



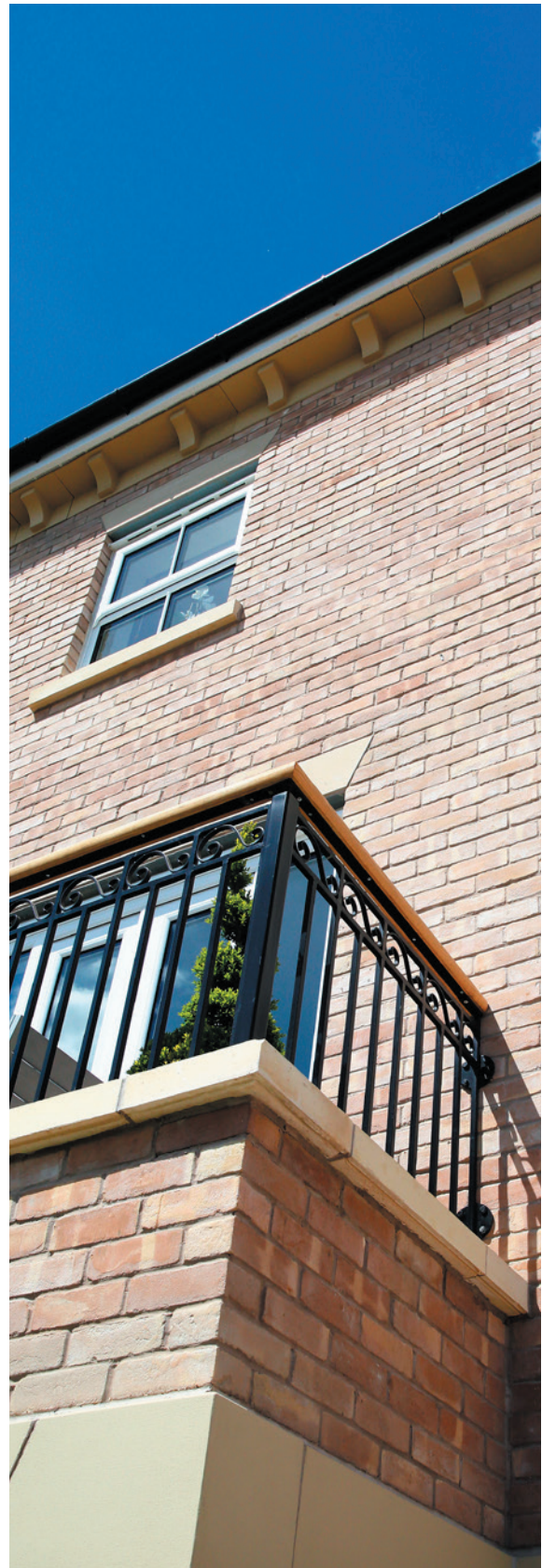
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The concept of our design masterplan was to allow residents and visitors to feel connected to their immediate surroundings and be able to interact with the existing and newly developed environment.

Our vision was to bring back into use land to provide a sustainable development where the design and quality of the environment created would last for generations.

David Faraday
Technical Director, Redrow (Yorkshire)

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Developing the ‘Southbank lifestyle’



In 2013 construction began of the new residential community on the outskirts of Newton Kyme, after Redrow’s plans for its initial development phase were approved by Selby District Council.

Approval was granted not only for the building of new properties, but also associated landscaping, creating public open space, parking facilities and constructing a new footpath and cycle route.

From the outset, Redrow’s overall land use strategy for the Masterplan provided the blueprint guiding the project:

- To provide a choice and variety of family housing to establish Southbank as a desirable, inclusive and attractive green environment that provides easy accessibility to Boston Spa and Tadcaster for existing and proposed residents
- To supply 25% affordable housing within the development
- To provide safe, accessible routes via the Sustrans route along the eastern boundary
- To safeguard the existing landscaped area to the north by providing a ‘Rural Wildlife Habitat’ to help re-inforce the existing wildlife corridors and biodiversity;



Work progressed to put those principles into action, with a mixture of terraced, semi-detached and detached homes and townhouses created, spanning three, four and five-bedroom properties.

Extensive tree planting, which culminated in a striking green entrance feature, together with the creation of a new rural wildlife habitat to the north of the development, were equal in importance to the building of homes as this brand new community began to take shape.

Redrow also constructed a new cycleway nearly 1km long, which now forms part of the Sustrans National Cycle Network, along with restoring the nearby Grade II-listed Wharfe Bridge, helping enhance the setting and surroundings of Southbank.





In the summer of 2014 St Andrew's Place was launched for sale, featuring three-storey townhouses and semi-detached properties from Redrow's Regent Collection, which evoke classic Georgian-style architecture.

Regent homes typically feature impressive characterful frontages, with stone bandings and ashlar render detailing, often accompanied by stone porticos and gable pediments creating a distinct sense of grandeur, which complements local styling. Interiors made use of open living spaces, utilising light and space to create a comfortable environment.

Primary materials used in construction were:

- Artstone sills and headers
- Soft orange brick façade
- Monocouche ground floor
- Rendered elements
- Grey slate roofs



The Rectory, unveiled in November 2014, boasts detached family homes from Redrow's Heritage Collection, featuring timeless exteriors influenced by the late 19th century 'Arts and Craft' movement, which endured until later periods – especially the 1930s.

Redrow's Heritage Collection homes include characterful features, such as dropped-eaves, decorative roof finials, tiled canopies above doorways and the use of timber. Enticing interiors include open-plan family rooms, bright stylish bathrooms and cleverly designed kitchens featuring modern appliances and streamlined floor to ceiling units, all perfect for family life.

Primary materials used in construction were:

- Artstone sills and headers
- Cream/white render to feature buildings
- Reconstituted stone facades
- Grey slate roofs

A development that delivers for the community

As part of its sensitively-considered development, Redrow was keen to deliver a positive ecological footprint. Support was provided by Baker Consultants to guide the environmental considerations of this project.

Lower density housing has contributed to a greener environment, while surrounding large open spaces have enhanced biodiversity, as well as providing areas for play, social interaction and quiet reflection.

A site assessment identified land to the north of Southbank, rich in mature trees and shrubs, as ideal for an enhanced rural wildlife habitat. New planting, together with the careful cultivation of existing plants, took place to create a biodiverse community asset. Not only is it an incredibly visually-appealing feature, it is also envisaged over time that it will help attract an array of wildlife to the area.

Redrow's Southbank scheme has also been accompanied by a raft of community contributions worth a total of £4.4m, with part of those funds used to support local schools, helping boost public transport facilities and provide road improvements.

As part of its package of funding, Redrow helped improve a nearby cycle path. Part of this project involved utilising a disused railway track close by and led Redrow to help restore the Grade II-listed Wharfe Bridge – which was constructed around 1847 and formed part of the line built by engineer George Stephenson.

The bridge's dilapidated stonework was repaired, with contractors also providing a new concrete deck, railings and three-metre cycling and walking path.

Effectively, this project helped 'bridge the gap' between Newton Kyme and the nearby village of Thorp Arch. Pleasingly, for everyone involved, recent ecological assessments have shown a population of bats living within the bridge arches to increase in size since the project's completion.

This restoration project was a major source of pride for the construction team and a shining beacon of Redrow's 'thriving communities' ethos to not only build high quality homes, but leave a lasting community legacy.



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