

Wootton Wawen



Partner Organisations

Name: Waterloo Housing Group

Role: Development Agent

Name: Bouygues UK

Role: Contractor

Financial

- ◇ Total project cost £3,100,000
- ◇ Waterloo Housing Group will be contributing £350,000 of their Homes England funding allocation
- ◇ Stratford-on-Avon District Council have committed £460,000 to the project

Site and Unit Mix

The site is classified as green belt with high/medium sensitivity to housing development. Land was sold at a very low cost by Allens Caravans, whom have been exceptionally cooperative.

The development includes 14 dwellings, comprising 7 x 2 bed bungalows, 4 x 2 bed houses and 1 x 3 bed house, all for affordable rent; as well as 2 x 2 bed houses for shared ownership.

Time Scale

Planning achieved: April 2016

Start on site: June 2017

Completion: July 2018

Context

Wootton Wawen Parish Plan (2010) refers to community support for new housing in the less expensive sector, favouring people with family ties to the parish. Three quarters of the village believe that building should embody the latest thinking in quality materials and energy efficiency.

The Parish Plan struck a chord with Warwickshire Rural Housing's objectives—not only to build homes that are affordable, sympathetically built, spacious and which meet local needs—but to set a new superior level in terms of energy efficiency.

A 2011 Housing Needs Survey conducted by Warwickshire Rural Community Council (WRCC) showed a need for fourteen affordable homes, including seven bungalows.

A site canvassing exercise was carried out in the village; a number of sites were ruled out due to poor access/flooding. Two sites were ultimately put forward to the Parish Council. The preferred site was selected following a village wide vote.

A public consultation on the layout was staged in January 2015; a further presentation explaining the proposed traffic safety Highway works to the A3400, funded by WRHA, was held during the summer of 2015.



Key Design Features

- ◇ Space heating costs will be 70% less than a standard house construction, achieved through levels of insulation, air tightness and orientation to max solar gain
- ◇ Wrought iron canopy porches
- ◇ Brick corbel detailing
- ◇ Significant levels of insulation
- ◇ Triple glazing
- ◇ 12 metre wide planted native tree buffer zone, which will act as an eco soakaway for surface water and mitigate visual impact on the surrounding area.



Layout

