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Affordable Housing Development Programme

2017 - 18

CASE STUDIES

Ettington Lodge, Wellesbourne

Scheme Profile

Summary :	Extra Care housing scheme, comprising mix of 50 self-contained flats and bungalows, and associated communal facilities.
Context :	• Site inset within recent residential estate development, comprising two-storey houses.
	Suburban village location.
	 Site originally secured as part of larger market-led ("S106") site, comprising up to 175 dwellings plus an Extra Care facility for up to 50 units.
Description :	 Scheme comprises two main elements: block of 40 self-contained residential apartments and associated communal facilities; and row of 10 self-contained bungalows to rear of site.
	 Single vehicular access point to rear courtyard parking area. Separate main pedestrian entrance.
	 Main complex comprises predominately two-storey block, although with main entrance housed within focal point three-storey element.
	• Centrally located and well-integrated within surrounding residential development.
Developer :	Orbit Group
Date of practical completion :	March 2018 (fully operational from January 2019)
Affordable housing yield :	100% (although forms part of larger market-led "S106" site)
Planning status :	Part of unallocated 'greenfield' windfall site.
	Outline permission granted July 2012.
	 Reserved matters approval granted August 2013.
	 S106 Agreement applies (as subsequently varied to improve operational effectiveness) securing delivery and occupancy of scheme as Extra Care Housing.
Planning reference(s) :	11/02703/OUT; 13/01314/REM
Neighbourhood Plan :	Wellesbourne and Walton
Affordable housing stock :	12 x 1 bed 2 person flats; 28 x 2 bed 3 person flats; 10 x 2 bed 3 person bungalows
Affordable housing tenure profile :	All units developed as Affordable Rent units.
Funding :	Housing association own funding, plus use of recycled grant and Government grant from Homes England.

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CASE STUDIES

Ettington Lodge, Wellesbourne

Flats

Main entrance

Bungalows Context







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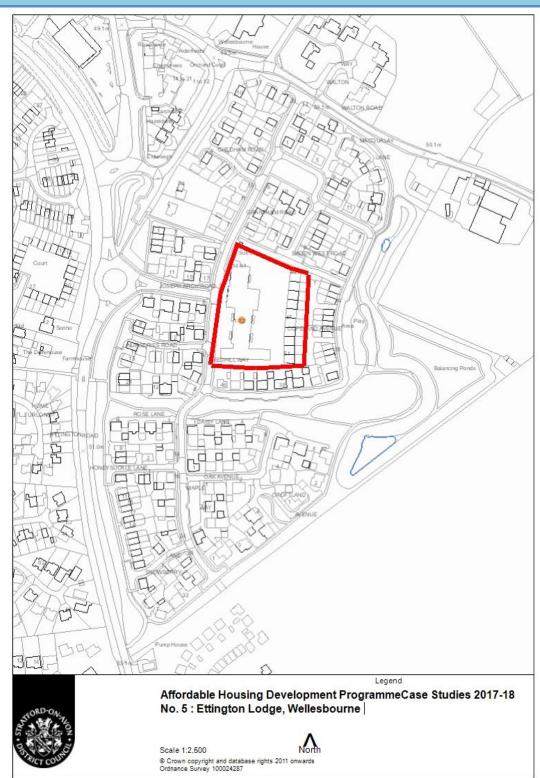
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CASE STUDIES

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Site Location Plan



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