

Affordable Housing Development Programme

2021 – 22

CASE STUDIES

1 Fred Winter Centre, 41 Guild Street, Stratford-upon-Avon



Part A

Scheme Profile

Summary :	Conversion of former retail premises to provide a one-stop community 'hub' facility, including specialised housing in the form of 'move on' and emergency access accommodation comprising 15 flats.
Context :	<ul style="list-style-type: none"> • Prime location within town centre, with easy access to a wide range of facilities and services. • Prominent location within Stratford-upon-Avon Conservation Area.
Description :	<ul style="list-style-type: none"> • An imaginative regeneration and social inclusion project involving the re-use and conversion of former shop premises. • The Fred Winter Centre is a community hub supporting local people in Stratford-upon-Avon, with a focus on providing housing plus a range of services which address homelessness and hardship. • In addition to providing residential accommodation, the building also hosts a range of local community organisations. • Existing pedestrian and vehicular access from Guild Street retained. • Residential accommodation comprises apartments in first and second floors.
Developer :	Spring Housing Association
Date of practical completion :	March 2022
Affordable housing yield :	100%
Planning status :	<ul style="list-style-type: none"> • Change of use and external alterations to existing building. • Planning permission granted June 2020. • S106 Agreement applies, along with restriction on residential occupation to Use Class C3(b) (single households where care provided).
Planning reference(s) :	19/03504/FUL & 19/03547/LBC
Neighbourhood Plan :	Stratford-upon-Avon
Affordable housing stock :	<ul style="list-style-type: none"> • 2 x 1 bedroom apartments at first floor level • 12 x 1 bedroom and 1 x 2 bedroom apartments at second floor level
Affordable housing tenure profile :	All Social Rent units
Funding :	Stratford-on-Avon District Council and Homes England

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Fred Winter Centre, 41 Guild Street, Stratford-upon-Avon

Part B

Illustrative Photographs



Public entrance



View from Guild Street



Aerial view (credit: Spring Housing Association)

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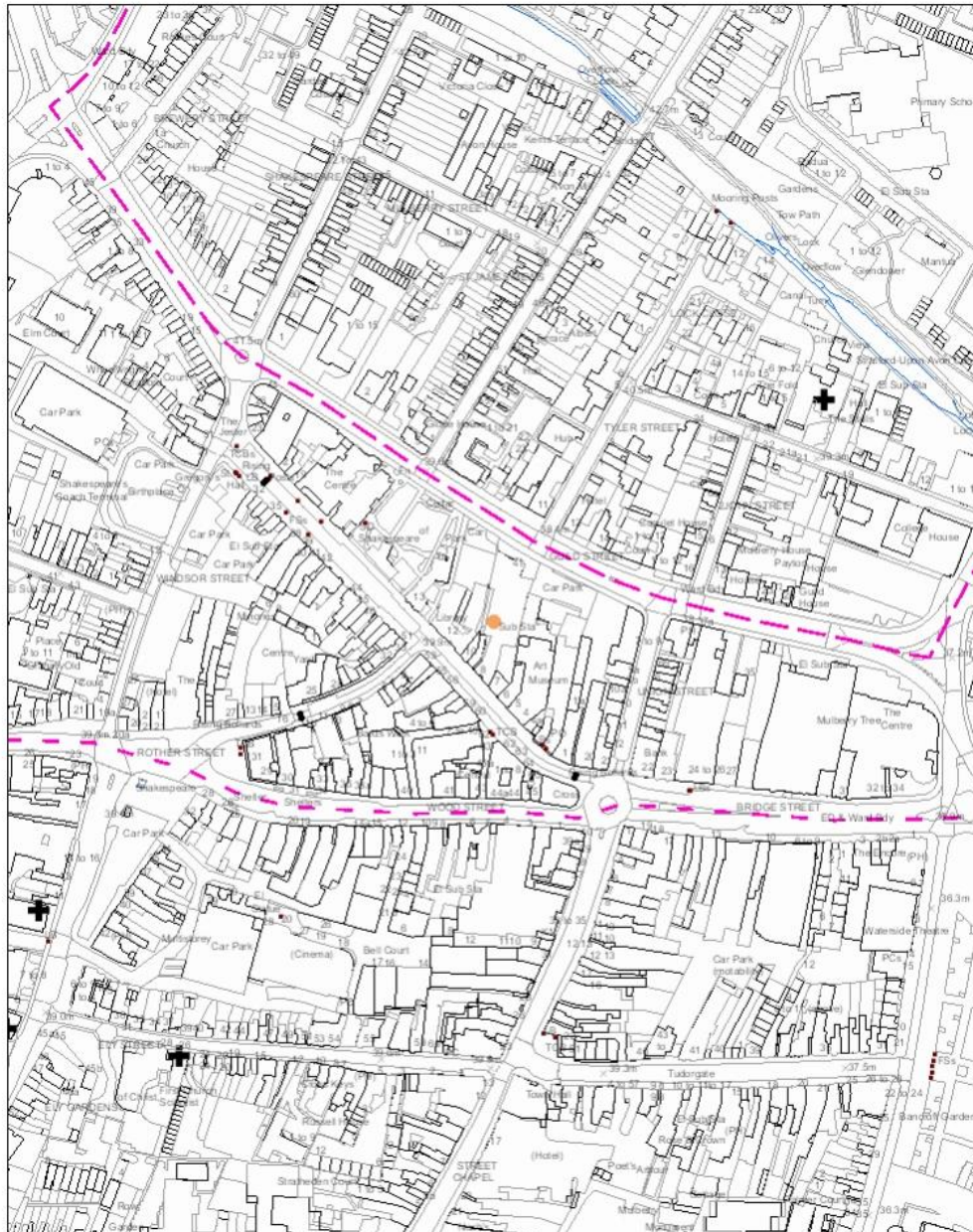


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Fred Winter Centre, 41 Guild Street, Stratford-upon-Avon


Part C

Site Location Plan



Legend

**Affordable Housing Development Programme Case Studies 2021-22
No. 2: Fred Winter Centre, Guild Street, Stratford-upon-Avon |**



Scale 1:1,250

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