

Affordable Housing Development Programme

2021 - 22

CASE STUDIES

3

Lavender Meadows, Stratford-upon-Avon



Part A

Scheme Profile

Summary :	Specialised housing scheme providing independent living accommodation with access to on-site care for people over the age of 55. Comprises 75 x two bed apartments (available for rent and shared ownership) together with a range of communal facilities.
Context :	<ul style="list-style-type: none"> Suburban setting – mainly residential surroundings. Close to local amenities including public open space. Original site (part of a former school playing field) sloped significantly from south-west to north-east, requiring significant accommodation works. Main pedestrian/vehicular access taken from existing residential estate at Corelli Close. Secondary access from Bishops Close. Public footpath runs alongside eastern boundary of the site.
Description :	<ul style="list-style-type: none"> Overall objective of scheme is to provide purpose-built accommodation for older people enabling them to continue to live independently whilst being able to easily access care and support packages as necessary. Development comprises a single building articulated as five main wings with glazed linking corridors and comprising a mix of 1.5, 2 and 2.5 storey vertical elements. This design approach has the effect of breaking down its overall mass and enabling its effective assimilation within its suburban context. Each apartment has a minimum floor area of 63m². Externally, a hierarchy of public and private amenity spaces are established.
Developer :	Housing 21
Date of practical completion :	July 2021 (operational from September 2021)
Affordable housing yield :	100%
Planning status :	<ul style="list-style-type: none"> Unallocated greenfield windfall site within urban area of Stratford-upon-Avon. Planning permission granted December 2018. S106 Agreement applies, securing Extra Care package and affordable housing.
Planning reference(s) :	16/02666/FUL
Neighbourhood Plan :	Stratford-upon-Avon
Site area / density :	1.19 ha / 63.06 dwellings per hectare
Affordable housing stock :	75 x 2 bedroom apartments
Affordable housing tenure profile :	50 x Affordable Rent units and 25 x Shared Ownership units
Funding :	Homes England capital grant

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www.stratford.gov.uk

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Part B

Illustrative Photographs



View towards main entrance



View looking south



View looking east



View from Bishops Close



**Affordable Housing Development Programme Case Studies 2021-22
Lavender Meadows, Bishopton, Stratford-upon-Avon**

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