

01

Background



Existing site photograph



Existing site photograph showing garages and access to rear allotment site

The site

Newells is situated in the centre of the Jackmans estate, where settle owns over 850 homes following the 2003 stock transfer from NHDC. The site is within a fifteen minute walk of the local shops and community centre and around five minute walk from the local school.

Housing need in the area

From the number of households on the housing register settle know that there is particular need for one and two bedroom homes, but the housing stock in the local area has a strong proportion of three bed family homes. In 2019 settle commissioned some research into the local housing need in North Herts, which confirmed a high demand for one and two bedroom homes.

Site considerations

Initial consideration has focussed on the possible capacity of the site with a view to meeting the identified need for two bedroom homes in the area. The site benefits from a strip of land to the western side as well as the adjacent garages, which are very small in size and a number of which are currently not used for parking. Two of the garages within the block are privately owned. settle are currently exploring the option of acquiring these garages from the current owners, or replacing them within the proposed development.

Sustainability aspirations for this site

Government legislation requires landlords like settle to ensure that all homes for which they are responsible achieve an energy performance rating of Band C or higher by 2030. The current average energy efficiency rating for a typical dwelling in England and Wales is Band D (rating 60) whereas the current minimum rating is Band E.

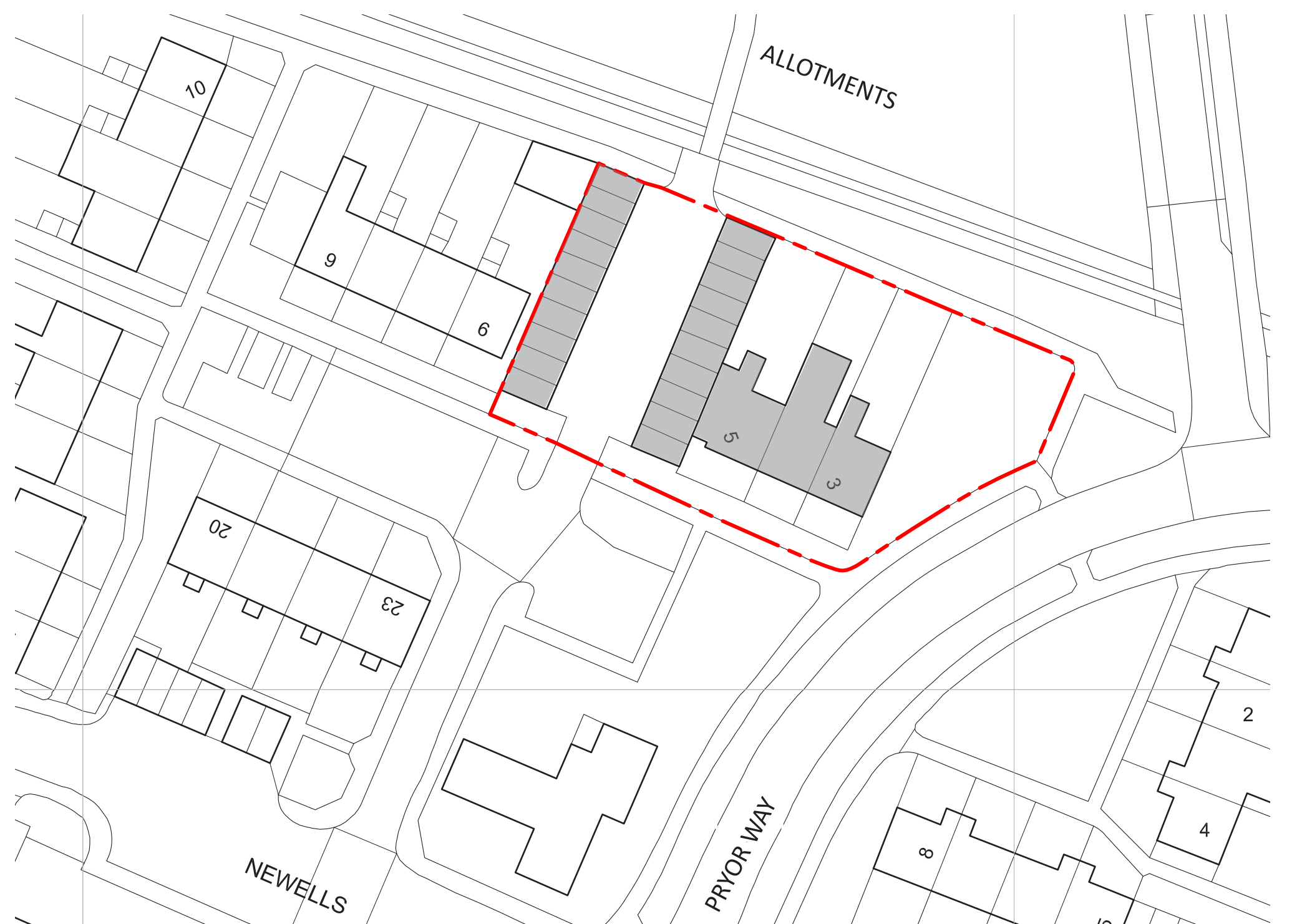
With a clear commitment to invest in sustainable homes and neighbourhoods, settle will be working with construction partners on this development to ensure these new homes are exceeding these current energy efficiency targets.

Plans to use Modern Methods of Construction (MMC) for this site

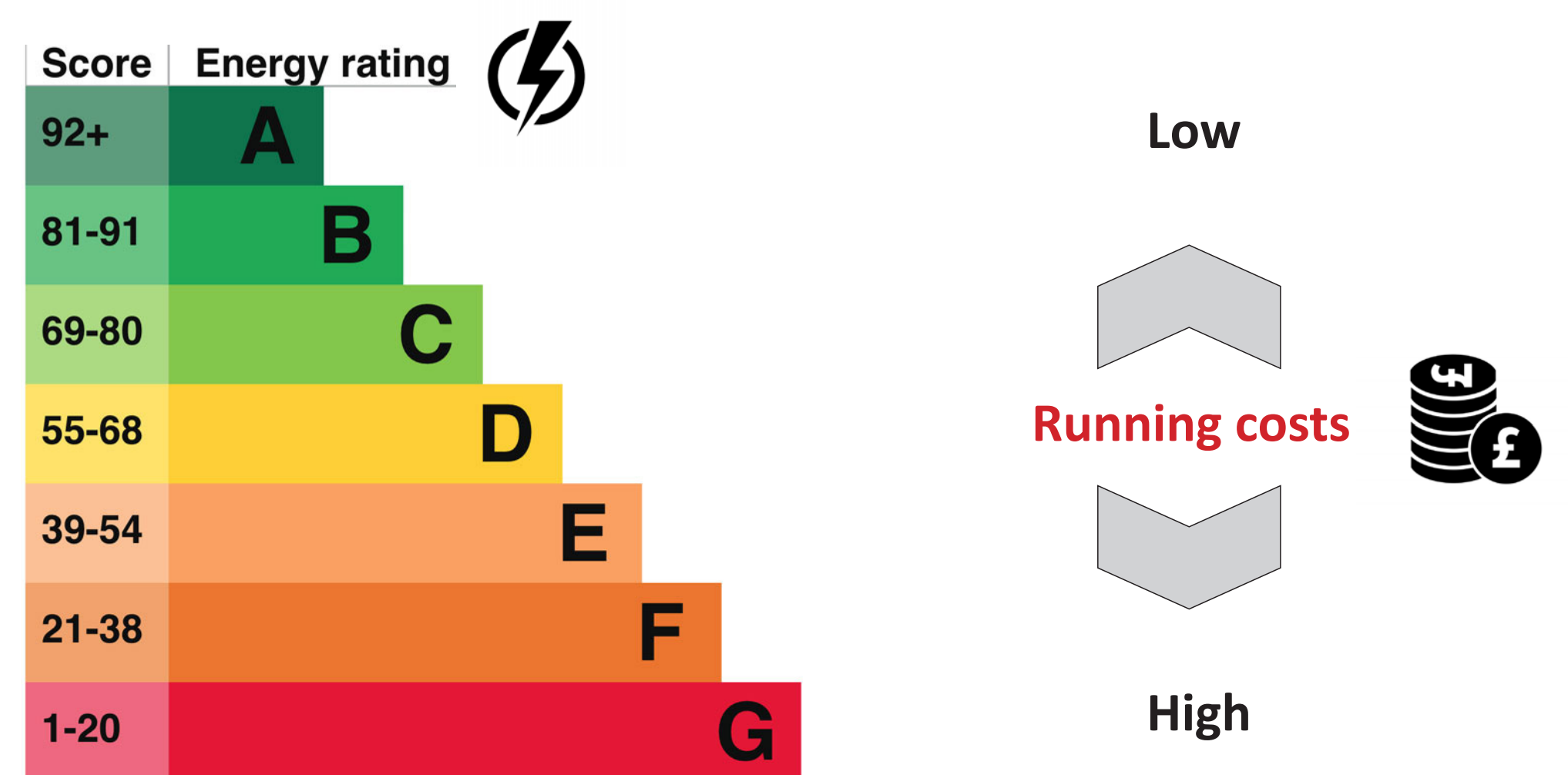
Off-site manufacture and modern methods of construction (MMC) can be defined as the design, planning, manufacture and pre-assembly of construction elements or components in a factory environment, prior to installation on site at their intended, final location.

MMC incorporates a variety of innovative approaches to construct buildings and infrastructure that result in increased efficiencies and improved productivity. This can mean anything from completely modular builds to the prefabrication of individual components, such as service risers, structural framing elements or entire walls complete with pre-fitted windows.

See the photos on page three for what this kind of building can look like.



Existing site context



Principle of energy efficiency rating versus running costs



Principles of MMC construction

02

What we propose



What we have done so far

We appointed local architects Vincent & Gorbing to undertake a feasibility study to assess what amount and type of development would work best for the site. settle would like to see a minimum of 12 apartments delivered for this site. The architects tested options of 15 homes, with five apartments per floor over three storeys and 20 homes, with five apartments per floor over four storeys.

Pre-planning application advice from North Herts District Council was sought, based on a three-storey scheme providing 15 homes. NHDC confirmed that, in principle, current planning policy does support the above proposal, subject to further detail.

Vincent & Gorbing are currently looking at the next level of detail required to submit a full planning application. As further feasibility work and financial viability assessments are undertaken, we will refine the exact number of homes to be delivered, as well as the eventual tenure mix.



The proposal

The planned development will include a three-storey building on the site of the current buildings and the parking/ garage area to the western side. It is currently intended to provide 15 affordable apartments for rent offering a mix of one and two bedroom homes. All flats will benefit from associated private amenity areas in the form of balconies, access to communal landscaped garden and allocated car parking. The development will also incorporate the front gardens to 3-5 Newells, and the area of the green on the east side. These areas will remain open to public view and will be enhanced by the development which offers passive supervision and added security by being overlooked by the new apartments.

Vehicle access through the garage area will continue to be maintained to serve the nearby allotments. Existing garage owners have the option to retain their garage if they so wish.

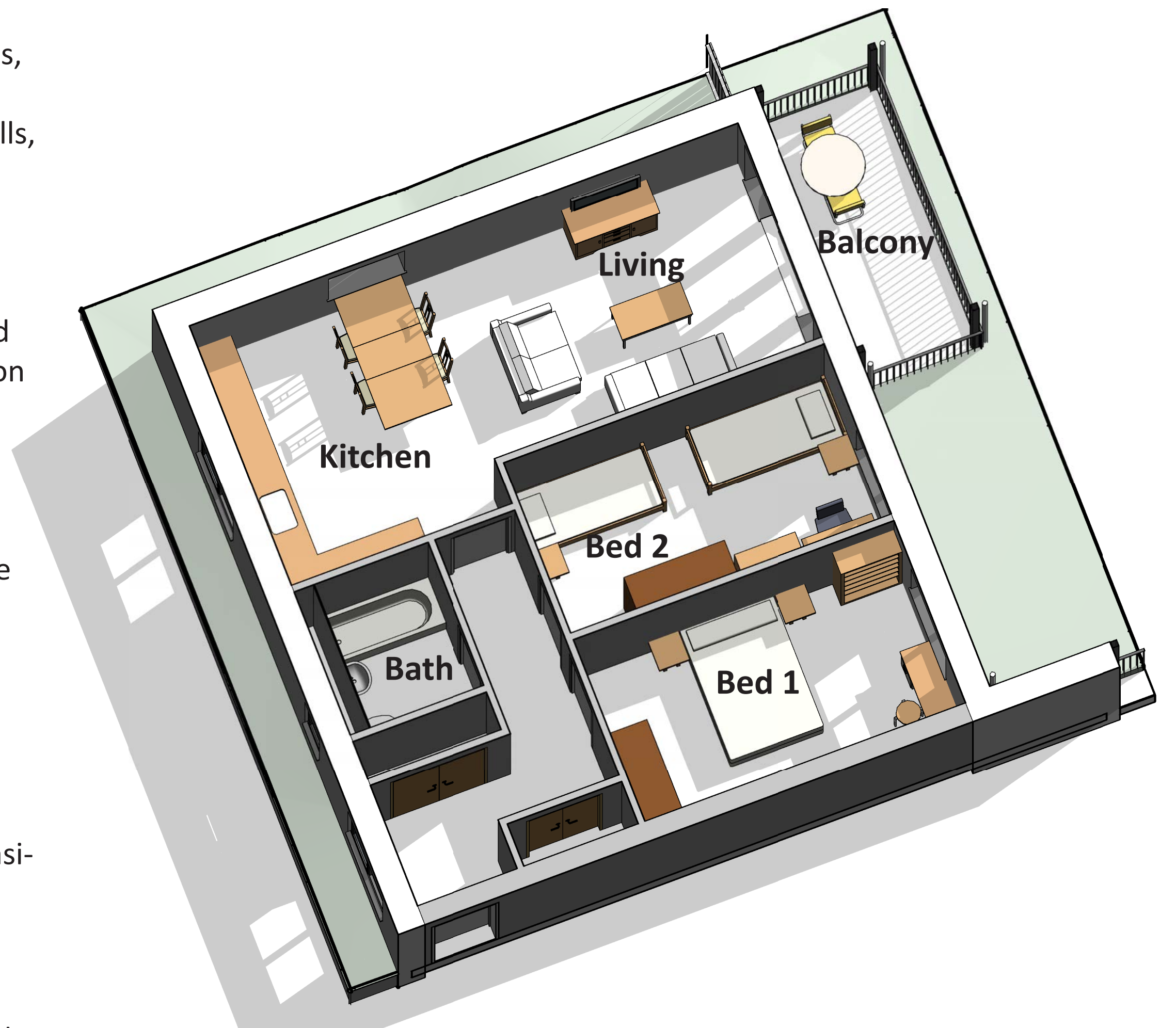


Key aims of the proposed development:

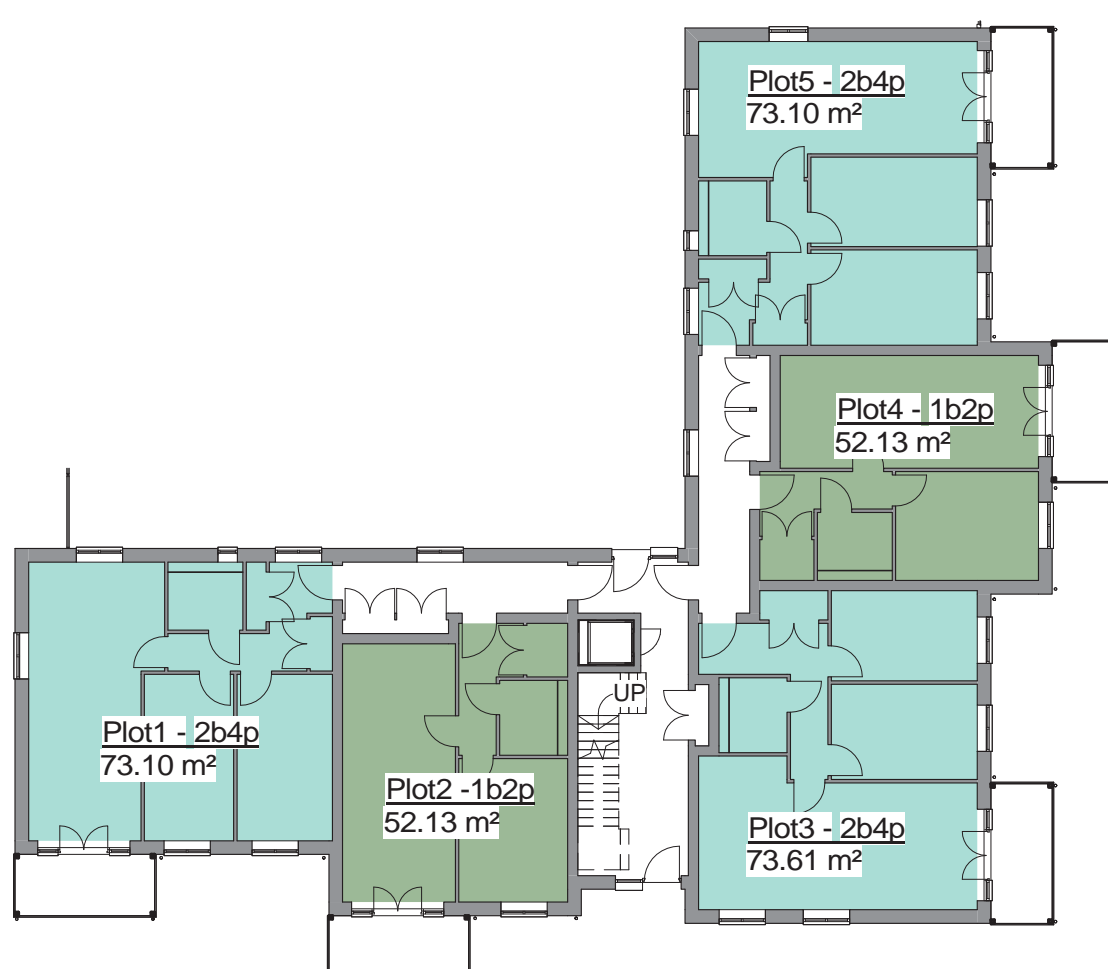
1. Arrive at a scheme that values its existing neighbours and the community it sits within
2. Maintain existing access routes through and past the site
3. Deliver 15 two and one bedroom homes over three floors
4. Provide each home with a private balcony and access to shared communal gardens
5. Achieve ultra-low energy consumption and thus making it easier and cheaper to keep these homes warm
6. Emphasise the use of sustainable materials (consider lower embodied carbon materials)
7. Utilise modern methods of construction (MMC) by incorporating elements that are prefabricated off site thereby increasing quality and reducing waste as well as the amount of time spent on site.



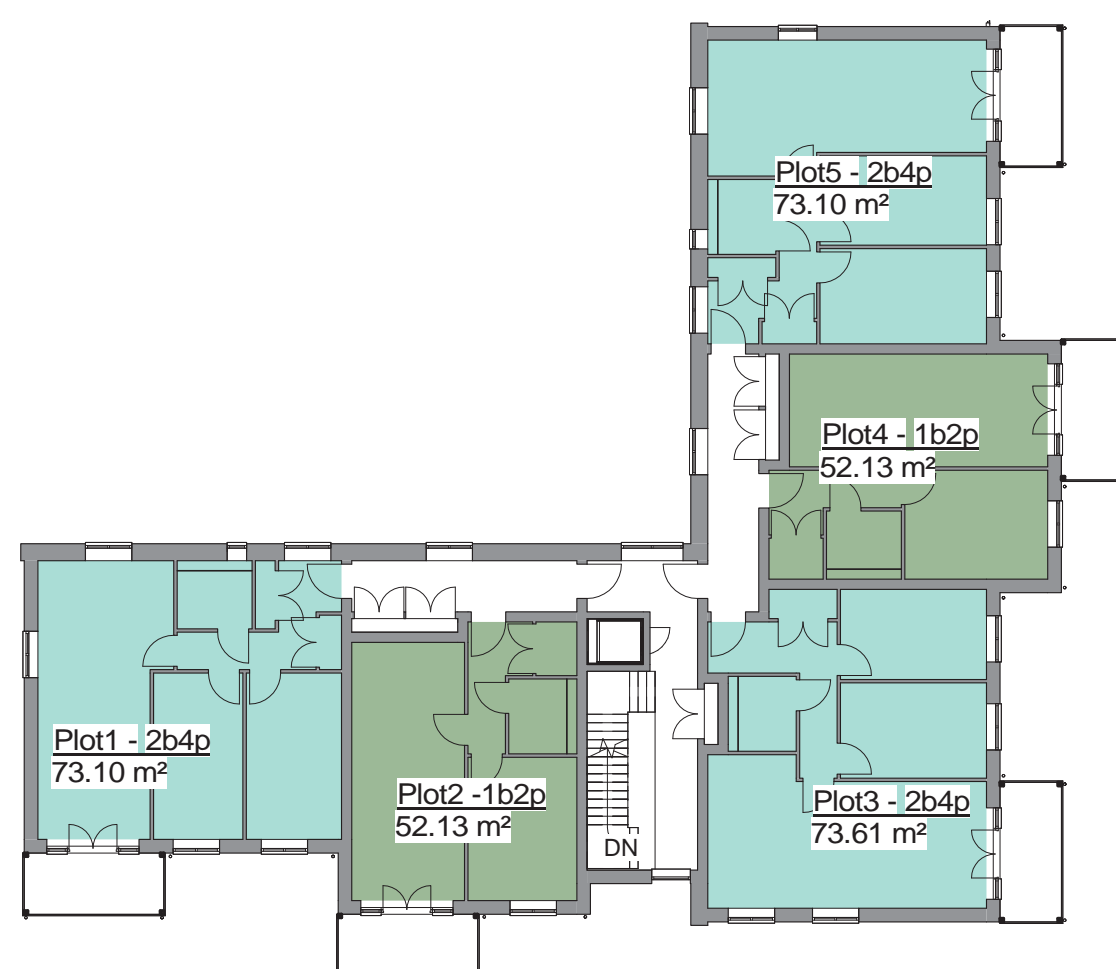
Proposed site plan



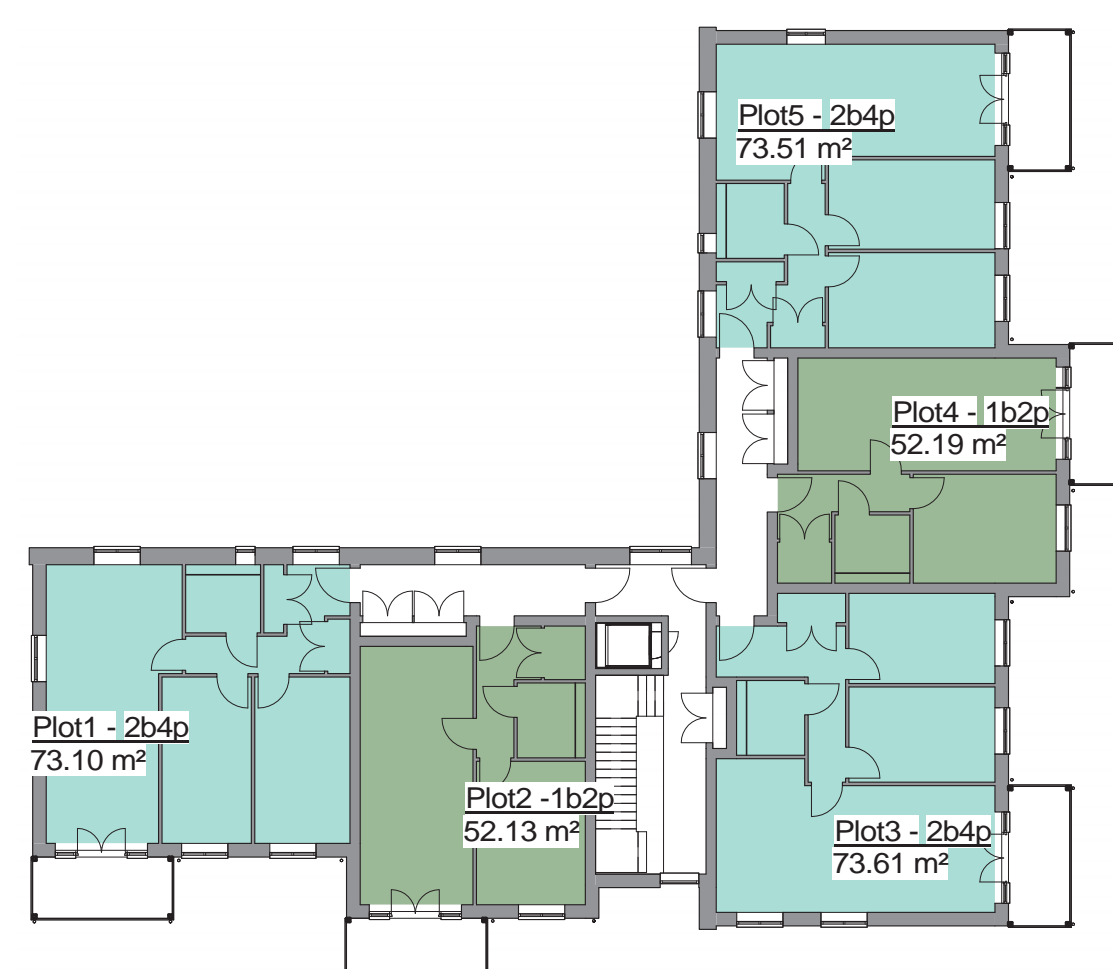
Indicative furniture layout of a two bedroom apartment



Proposed ground floor



Proposed first floor



Proposed second floor

- two bed home - 70m²
- one bed home - 50m²

Predicted total internal area including communal areas (for stairs, services etc.) 1150m².

03

What's next?



Current artist's impressions of what the new building could look like



An example of another recently completed social housing project using MMC and PassivHaus technology in Norwich by Mikhail Riches Architects

Our next steps

Following today's event we are looking to review any feedback received and take this on board where appropriate. Please check the settle website www.settlegroup.org.uk for any updates on this as well as how the project progresses over the coming months.

In parallel we will be working with our team of highly skilled consultants to develop the scheme in sufficient detail to deliver all set targets and to submit a planning application. It is hoped that this can happen during the first few months of 2022.

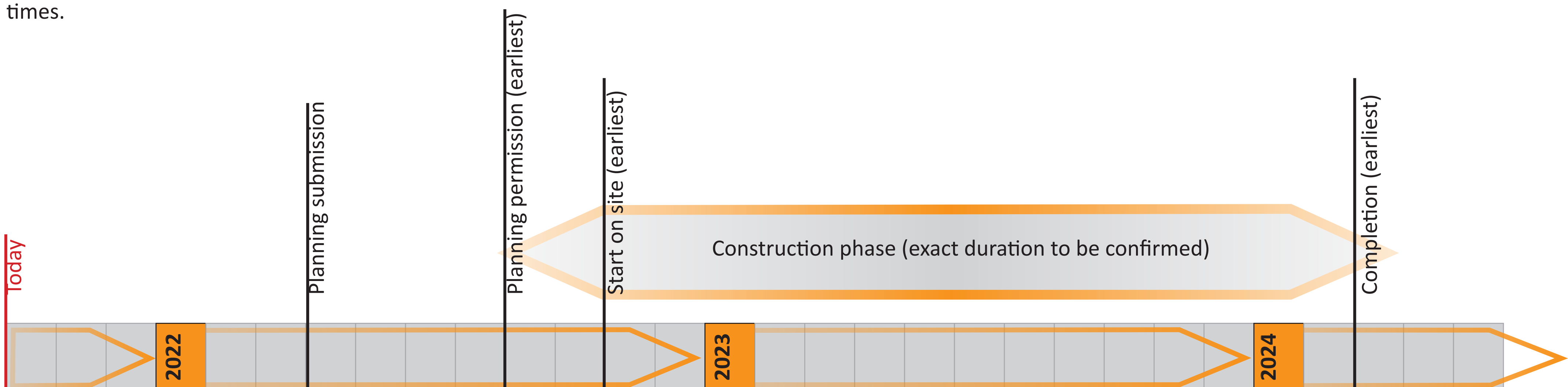
Throughout 2022 we plan to continue to work with our team to detail the scheme ready for construction and find a suitable partner to deliver the MMC element and a contractor to build it.

Providing everything goes to plan works on site could start as early as late 2022 and construction could complete as early as the first quarter of 2024. Please note that these time-scales are estimates and dependent on how long the scheme requires to receive planning permission as well as market lead in times.

Have your say



work in progress



Estimated time line of project