



View East on Cannington Lane with entrance on right



View from new entrance looking East

Welcome

The Lyme Regis Community Land Trust (LRCLT) was established in 2014 with the aim to facilitate the provision of affordable homes for the Lyme Regis community. Several years ago, with the support of the Uplyme community, the CLT's remit was extended to include the parish of Uplyme. This project aims to deliver new affordable homes for local people in Uplyme.

Key Facts for the project

The Lyme Regis Community Land Trust (LRCLT) was established in 2014 with the aim to facilitate the provision of affordable homes for the Lyme Regis community. This project aims to deliver new affordable homes for local people and we have set out some of the key ambitions and facts for the project.

TO MEET THE IDENTIFIED LOCAL HOUSING NEED

A survey was undertaken in May 2021. This identified a need for 15 affordable homes (up from 7 in 2014). 11 of the households in the survey require housing at affordable rent. We are proposing to build seven homes for Social Rent with one or two homes being made available for Shared Ownership.

TO DELIVER SUSTAINABLE HOMES FOR THE FUTURE

The proposals will be constructed following a fabric first approach to sustainability and will be insulated to a higher performance level than that required by current building regulations. The terraced housing allows us to minimise the amount of external wall in each home which will help to reduce overall energy consumption and running costs for residents.

A 10 meter wildlife buffer zone between the new homes and the existing hedgerow will help to improve local biodiversity by creating new habitats and protecting existing ones

TO DELIVER A HIGH-QUALITY AFFORDABLE PLACE TO LIVE

- Our aim is to create a high-quality environment which contributes to the housing mix, economy and community of Uplyme
- The layout of the housing allows views through the site to the open countryside.
- Every home in the proposal has a dual aspect
- The buildings are highly insulated to reduce energy use and running costs
- All houses have their own private garden, and the one bedroom flats will have access to an outside courtyard



View from North West



View from South East



Hastoe
Group
SicoloWebb

The Proposed Site

LOCATION

This site extends to about 1.0ha and is located on the western fringe of Uplyme, just outside but adjoining the Built-up Area Boundary of the village as defined in the current East Devon Local Plan and Uplyme Neighbourhood Plan.

SIZE AND TOPOGRAPHY

The site slopes from north-west to south-east with a corner-to-corner fall of approximately 12 meters.

IMMEDIATE CONTEXT

The land to the west of the site is farmland. It will remain separated from the proposal by the existing hedgerow and stock proof fence. The northern boundary is separated from Cannington Lane by an existing hedge.

The nearest residential dwellings are Wadley Hill Cottage, Brookfield Cottage and Herons Brook, located approximately 20m to the north and east of the proposed development site.

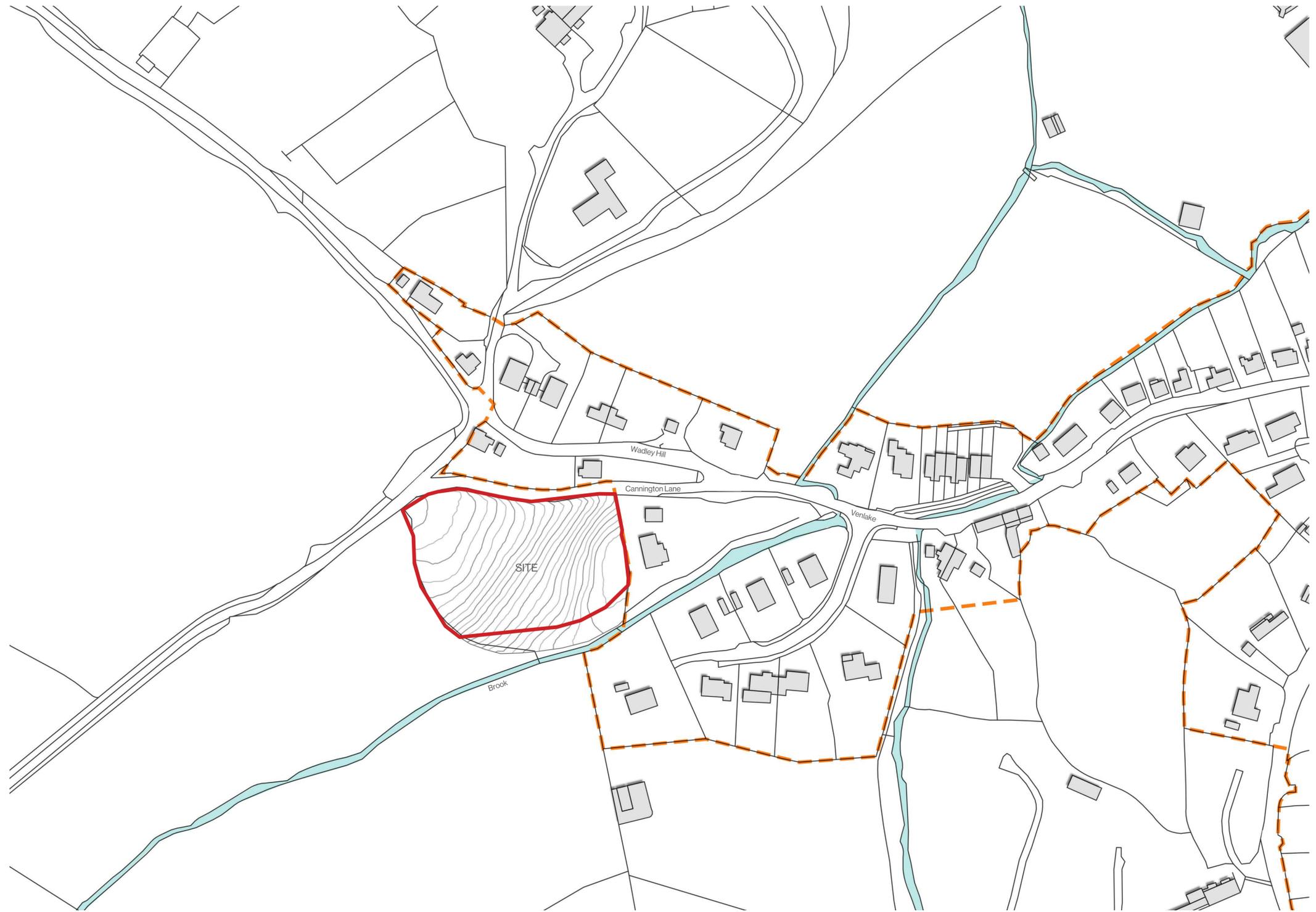
VIEWS FROM THE SITE

The site benefits from good views and outlook towards the south-east. Ground level views North to Cannington Lane are well screened by tall hedges.

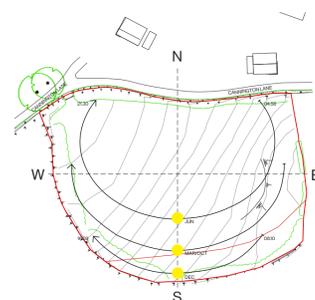
VIEWS TOWARDS THE SITE

Close proximity of neighbouring houses has been a key consideration from the outset. The site strategy has been informed by the surrounding context and the buildings have been designed and orientated to minimise their visual impact on views towards the site.

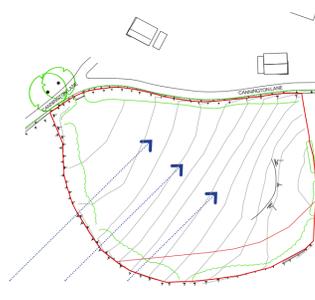
The position on site, spacing, orientation, massing and materials used in the design will all contribute to minimising the visual impact of the proposals.



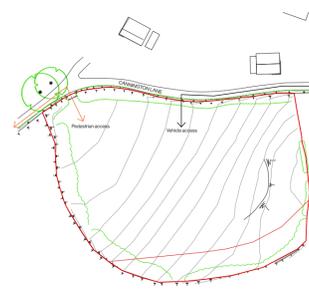
- KEY**
- Residential Dwellings
 - Site Boundary
 - Uplyme Neighbourhood Boundary
 - River



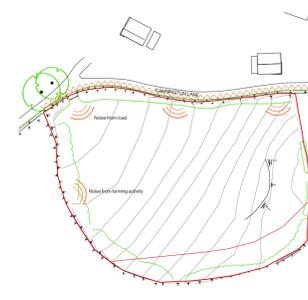
Orientation - Daylight and sunlight



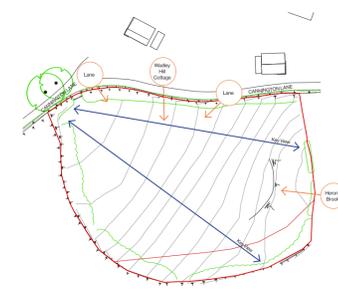
Prevailing wind



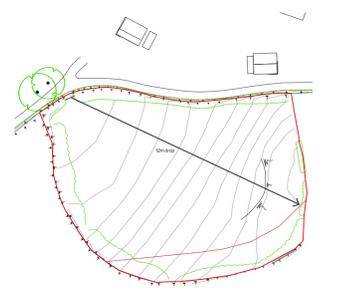
Vehicle, Pedestrian and Field Access



Noise + Air Quality



Key Views & Outlook



Topography



The Site Layout

The layout has been developed to integrate it into the unique characteristics of the site, respecting the open landscape setting, working with the existing levels, making the most of good views, and incorporating outdoor spaces for residents to enjoy.

TENURE OF NEW HOMES

- 9 new homes in total
- 7 affordable homes and 2 landowner homes
- Rental dwellings for 'affordable' social rental - about 60% of market rates.
- One or two shared ownership dwellings capped at 80% ownership; ensuring these homes remain affordable in perpetuity.
- The social rent dwellings will also be held in perpetuity for the local population.
- Potential tenants and shared owners will be assessed in terms of their connection to the local area. Priority given to those with a connection to Uplyme – residency, work, family.
- The CLT will have the final say on the local connection policy to be used and Hastoe will allocate the homes.

LAYOUT OF NEW HOMES

The new homes have been positioned to run parallel with the existing contours of the field. This approach helps to reduce the amount of excavation needed to construct the homes.

The buildings to the west are arranged in a long terrace split part way for a new access road and to allow long views between the buildings. These buildings provide 7 new affordable homes including two one-bedroom flats, four two-bedroom houses and one three-bedroom house. The car parking for these homes is provided in a courtyard to the west so that this cannot be seen in long views towards the site from the East. Every property has an individual front door from the shared parking courtyard and private garden to the rear.

At the lower part of the site are two three-bedroom landowner houses with their own parking area and access road.

ENERGY EFFICIENCY

All homes will be constructed to surpass the requirements of Building Regulations Part L for the Conservation of Fuel and Power. We are adopting a fabric first approach to sustainability and energy efficiency.

ACCESSIBILITY

All homes will be delivered to meet the M(4)2 standard for accessible and adaptable dwellings. An accessible pedestrian route is proposed from the parking area to each front door.

CYCLE PARKING

Each home will have a bike store located in the rear garden.



Ground Floor Site Layout 1:200



Site Section 1:200

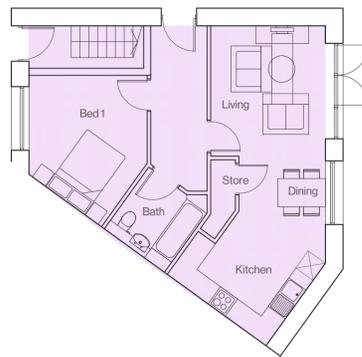


The New Homes

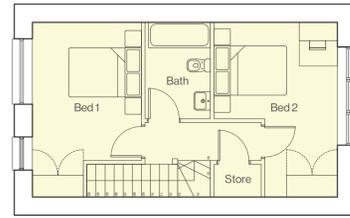
SIZE OF NEW HOMES

The 9 proposed homes are being designed to meet the requirements of the Nationally Described Space Standards. This standard ensures that new homes meet minimum requirements for key parts of the home including overall floor areas and key dimensions for bedrooms, storage and floor to ceiling heights.

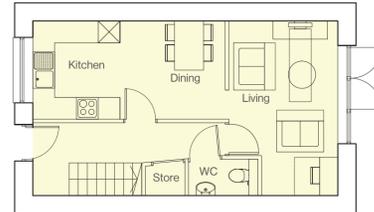
Quantity	Bedrooms	Occupancy	Size m2	Tenure
2	1	2	50	Social rent / Shared Ownership
4	2	4	79	Social rent / Shared Ownership
1	3	5	93	Social rent / Shared Ownership
2	3	6	139	Land Owner



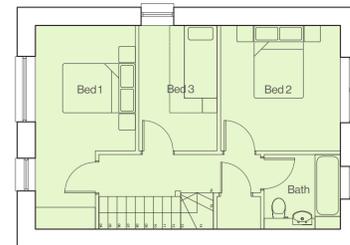
Two 1-bedroom flats (Affordable)



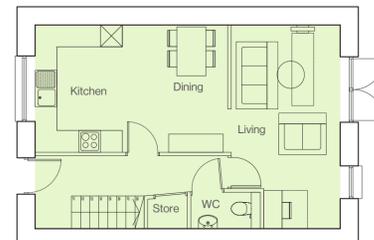
First floor



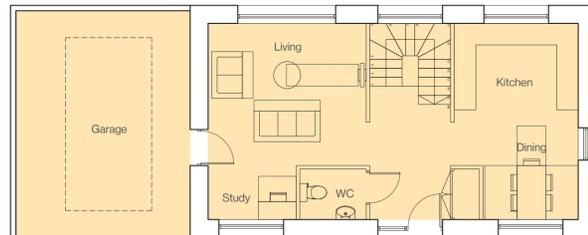
Ground floor
Four 2-bedroom houses (Affordable)



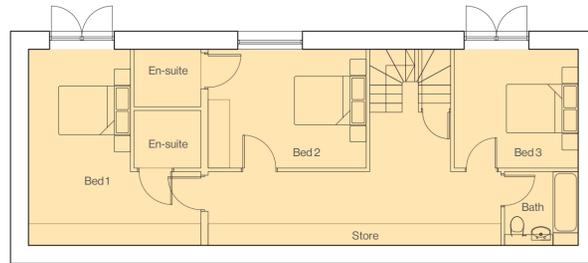
First floor



Ground floor
One 3-bedroom house (Affordable)



Ground floor



Lower ground floor
Two 3-bedroom houses (landowner houses)

ENERGY EFFICIENCY

All homes will be constructed to surpass the requirements of Building Regulations Part L for the Conservation of Fuel and Power. We are adopting a fabric first approach to sustainability and energy efficiency.

ACCESSIBLE HOMES

All homes will be designed to be accessible for residents throughout their life with wide doors and a WC on the ground floor.

Sustainability

The proposal will implement a fabric first approach to sustainability. We aim to provide a higher performance than current Building Regulations. This will provide a high level of comfort and reduce energy consumption and fuel bills.

KEY CONSIDERATIONS

The key to this approach is to identify the areas in which energy and heat loss can be reduced and for this to be tested through energy modelling

The key considerations include:

- Designing buildings with compact forms
- Double-glazed energy efficient windows
- High levels of insulation
- Low thermal bridging
- High levels of airtightness
- Appropriate levels of ventilation (natural and mechanical)

ADDITIONAL MEASURES

The use of electric heating and hot water systems will eliminate the need for gas boilers in the new homes. The homes may use an Air Source Heat Pump or an Electric heating system, if the heating demand is low enough.

Photovoltaic roof panels for on site electricity generation are being considered for on site power generation and rainwater butts will be provided for garden irrigation. All homes will be provided with electric car charging as required by Building Regulations.

ENVIRONMENT AND WILDLIFE

A 10 meter buffer zone is proposed between the new homes and the existing hedgerow to protect existing wildlife. This zone will be planted with new trees, shrubs and wild-flowers. These measures will contribute to the presence of wildlife habitats and biodiversity on the site.

Parking, Cycle Parking and Refuse

Two parking bays per household are proposed for 2 bedroom houses and 3 bays for 3 bedroom homes. Two motorcycle bays and one visitor bay will also be provided. All homes will have access to electric vehicle charging.

Cycle parking has been provided in free-standing individual storage sheds at a rate of one space per bedroom. Outdoor Refuse and Recycling storage will be provided for every home in a timber storage shed.

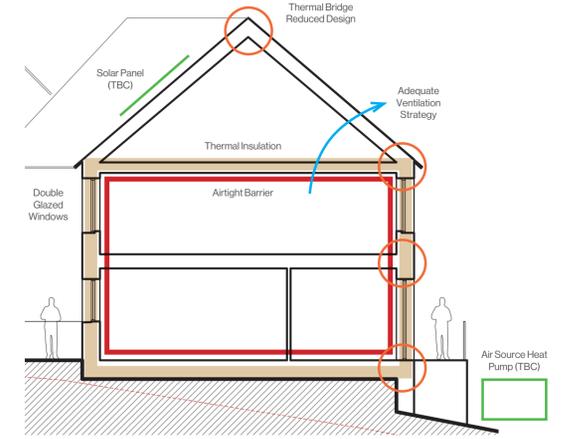


Diagram showing the key sustainability principles of a fabric first approach

Construction technology

We are exploring a range of construction techniques at this early stage including timber frame, structurally insulated panels, insulated clay blocks, aircrete blocks and traditional masonry.



Poroton Insulated Clay blocks



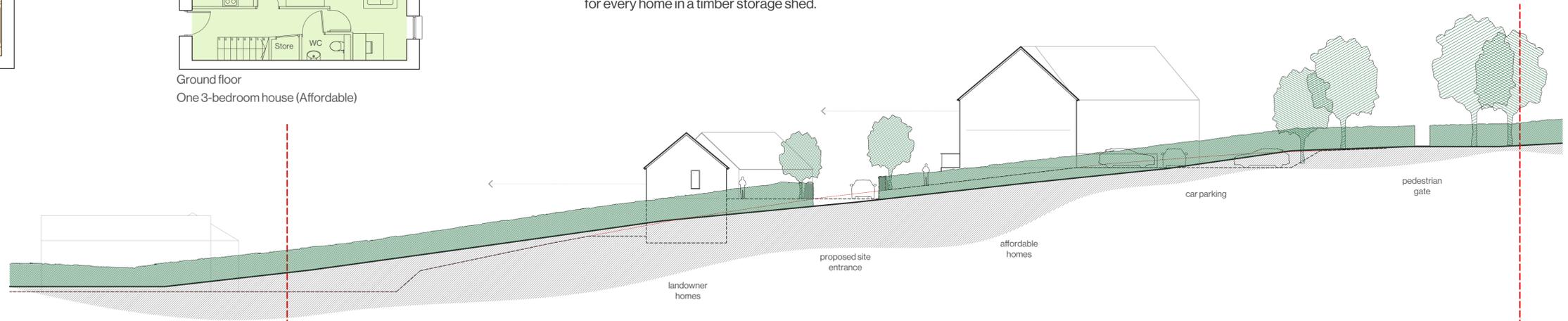
Aircrete Blocks



Timber Frame

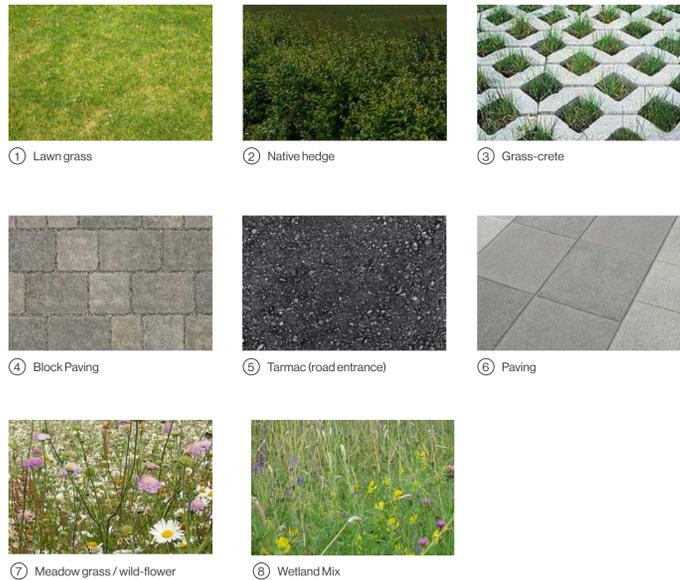


Structurally insulated panels





Site plan of landscape proposals



Landscape

The landscape proposal forms an important part of the scheme, and provides outdoor amenity space for residents, visual interest for passers-by, and habitat for plants and wildlife.

The landscaping palette references rural precedents where possible. The access road is designed as a single shared surface to avoid the need for raised kerbs and pavements. The roadway is durable tarmac at the entrance with permeable block paving elsewhere. Parking bays are surfaced in porous cellular paving / grass-crete to enhance the natural aesthetic of the site.

At the lowest part of the site wetland planting is proposed as part of the surface water management.

Where possible the landscaping will follow the existing topography of the ground to minimise excavation. Each home will be provided with a level patio area.

A gated fence will provide security to gardens from the public areas.

Middlemarch Community Led Homes

Middlemarch Community Led Housing CIC is a technical advice and support service for community led housing in Somerset, Devon and Dorset. As part of its remit "to help establish a thriving community-led housing group in every community". It is pleased to be supporting Parracombe Community Trust to deliver its scheme of 6 affordable homes for rent in Parracombe.

Sicolo Webb Architects

Sicolo Webb Architects is a design-led studio working across the South of England. We produce creative and thoughtful architecture over a range of scales and budgets. Our portfolio includes a variety of projects from small-scale domestic work to larger building projects up to £3m in construction value.

To us each and every site, project and client is unique and we do not bring a preconceived design style to our projects. We believe that the best architecture is guided by the specific character of a place, the project brief and the needs of our clients. We believe that good design should be accessible to all.

We are familiar with the demands of working within sensitive contexts. We have experience working on projects in the Greenbelt, Area of Outstanding Natural Beauty, National Parks, World Heritage sites, Conservation Areas, and on the refurbishment of listed buildings.

Much of our work is focused on housing and we are particularly interested in exploring innovative methods of management, procurement, and construction. Our current projects include a total of 51 new homes for local people being delivered across 5 different sites all following the Community Led housing model.



Community led housing, Parracombe, Exmoor National Park

Hastoe

Hastoe are a housing association specialising in the delivery of rural affordable housing. Hastoe build and manage homes across the South of England and have an office based in Dorchester. Hastoe manage around 7,500 homes and are a partner of Homes England.

Hastoe works closely with communities, councils and a range of other partners to build new homes for local people. As a social landlord and housing provider, we know the successful provision of new homes is dependent on delivering what people want and need. Listening to local people and working in close partnership is a key part of our success. We are a passionate supporter of rural communities and our new homes enable local people to remain within their communities and keep rural services sustainable.

Hastoe's purpose is to provide a level of service that meets our customers' expectations and to build high-quality, affordable homes that support sustainable rural communities.

Our vision is that everyone should have a comfortable and safe home within a sustainable community.

What Happens Next

Thank you for attending our public consultation. We are here to answer any questions you may have.

In addition to this event residents, businesses and the local community will be consulted by the local planning authority once a planning submission has been made. Feedback given here today will form part of our submission.



Community led housing, Marshfield, Cotswold National Landscape



See these plans online and have your say

