

# New Housing Development in Bradenham

## A Unique Approach to Open Market and Local Needs Developments

*“As a local developer we want to build homes that local people actually want to live in”* Chris Tilley, Director.

So unlike the volume developers who build identical orange boxes this latest development from Clayland, in the village of Bradenham, has been designed in a traditional Norfolk style using quality materials including clay pantiles and flint detailing to compliment the village setting.

### The odd one out

The 11 new homes consist of 5 Local Needs properties, including one special needs bungalow, and 6 Open Market homes. Unlike many developments where there is an obvious difference between local needs and open market housing this scheme blends the two seamlessly. Affordable does not have to mean an eyesore. The same style of properties with the same variety and quality of materials will be used throughout, and rather than grouping the local needs homes all together the special needs bungalow has been integrated into the open market homes to blend into the scheme.



RIBA Chartered Practice Clayland Architects have taken a considered approach to design and focus on construction, creativity and people, while being sensitive to the impact of the development on the environment and the natural landscape.

Clayland are working closely with Hastoe Group with the intention of building a flagship development where open market and affordable homes blend together and provide for the full cross section of the rural community. “throughout this project our ethos has been to enhance the village and to encourage the provision of housing for the community’s needs to avoid rural decline” By offering affordable properties that look and feel the same as the open market homes we hope to achieve this and provide a boost to the village through our improvements to the local infrastructure. Community debate led to a scheme of traffic and pedestrian improvements for the safety to the villagers.

The Local Needs properties built for Hastoe will be for current villagers to address an identified need for new rental homes in the community, and also potentially offering a step on the housing ladder for local people, who would like to part buy their own home. These local people would otherwise have to move out of the village.

There has been a significant decline in amenities for Rural Communities across the country, we in Norfolk have faced the loss of many services and Bradenham has suffered with the closure of the local school, and post office, there are challenges ahead. The local pub is now being refurbished and will be open again soon.

Declining communities often get 'side stepped' when it comes to funding for services such as transport or community projects. We hope that by offering to bring this development of Open Market and Local Needs Homes, that we can add very real potential for the future of the village.



## Energy Efficient – Future Proof Design

### Code for Sustainable Homes

The new Local Needs properties are to be built to Code for Sustainable Homes level 4 (44% better than Building Regs Part L) and the open market to level 3 (25% better). This will include heat pumps, rainwater harvesting and a highly specified building fabric. This means they will be constructed to a high level of sustainability across Energy/CO<sub>2</sub>, Water, Materials, Surface water run-off, Waste, Pollution, Personal Health and well-being, Construction Management, and Local Ecology.

The Code uses a one to six star rating system to communicate the overall sustainability performance of a new home against these nine categories. The Code sets minimum standards for energy and water use at each level and, within England, replaces the EcoHomes scheme, developed by the Building Research Establishment (BRE).



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