

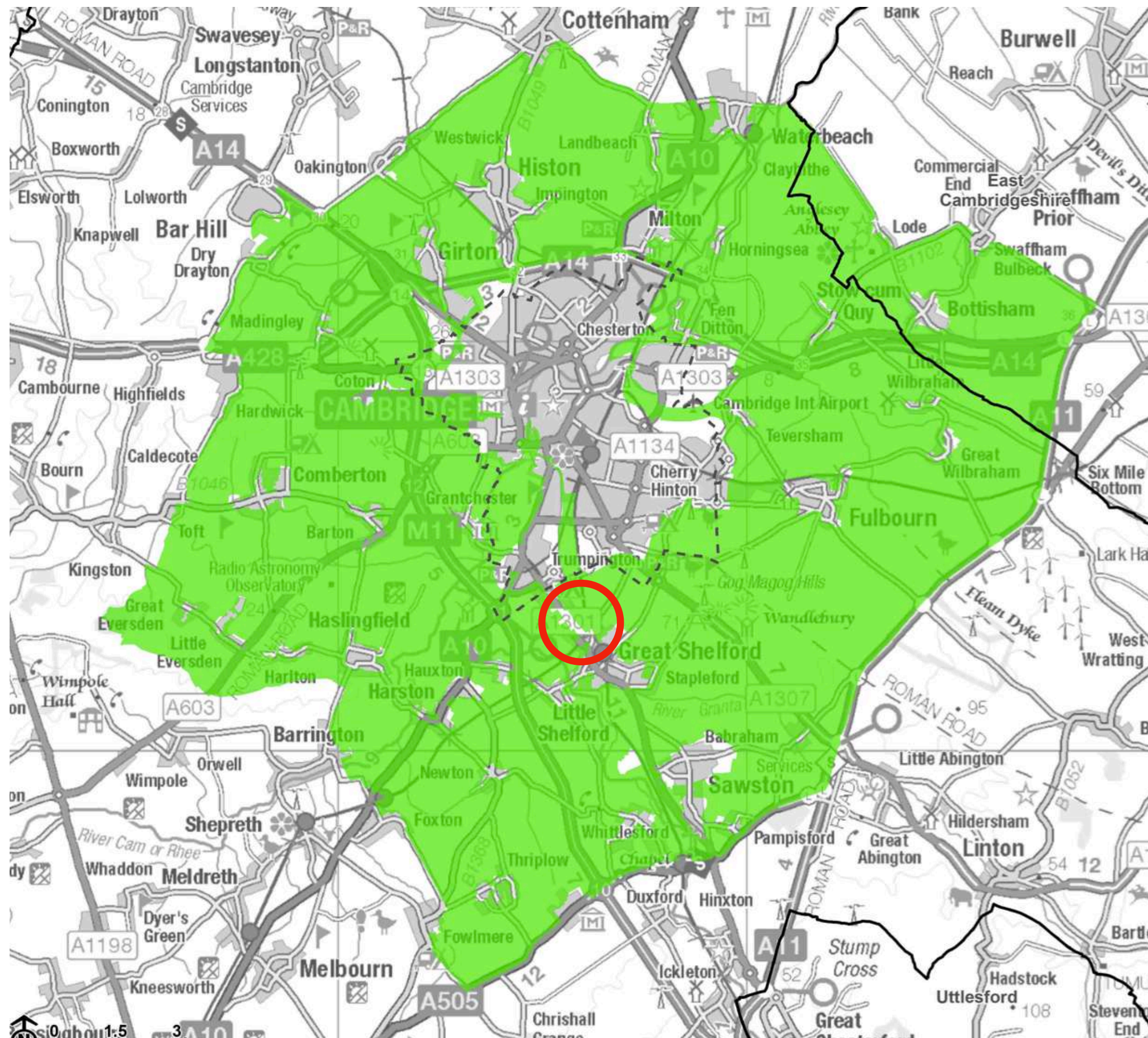
# 21 New Almshouses at More's Meadow, Great Shelford, Cambridge

For:  
**Great Shelford Village Charity**

Haysom Ward Miller Architects



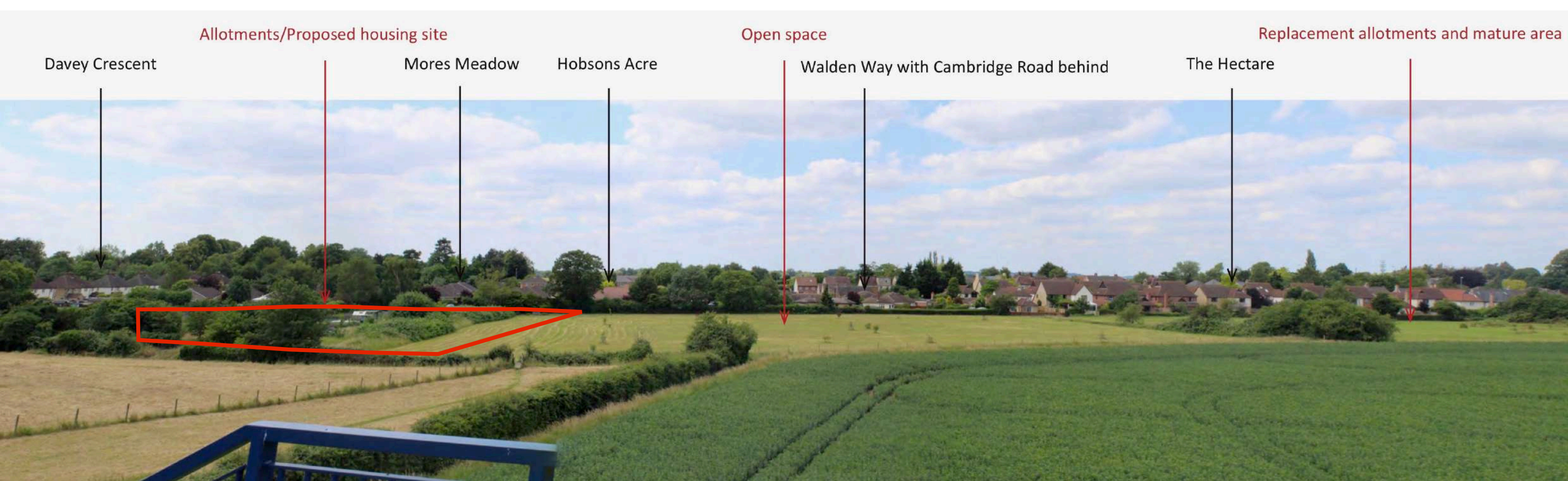










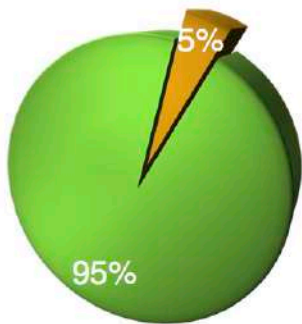




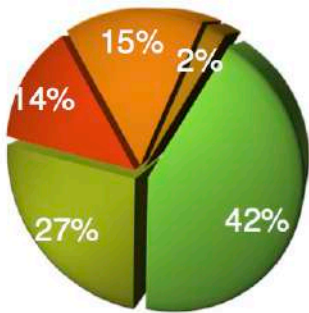
# Housing Need in Great Shelford

"To fulfill all current and immediate housing needs in Great Shelford 97 new affordable houses would need to be built" = an additional 5% of the total number of homes in the village.

- Existing homes: 2000
- Housing need: 97



- Owner Occupier (without mortgage)
- Owner occupier (with mortgage)
- Private Rented
- Socially Rented
- Shared Ownership



Where should these homes be built to support our community?  
How can these homes be made more affordable?

Lower Quartile Property prices in The Shelfords & Stapleford			
2 Bed Flat	2 Bed House	3 Bed House	4 Bed House
£256,000	£327,000	£363,000	£553,000

Annual Income requirements for open market properties			
House Price	Deposit (assume 15%)	Monthly mortgage payment	Annual income required (based on 3.5 x income)
£250,000	£37,500	£1,008	£60,714
£300,000	£45,000	£1,209	£72,857
£350,000	£52,500	£1,411	£85,000

Current average annual incomes	
The average salary in Cambridge	£30,860
Salary based on 'national living wage' working full-time	£15,000

# Why Build Here?



The Parish Council held a meeting at Great Shelford Sports Pavilion on 11th January 2018 to identify potential sites for the development of an affordable housing scheme for Great Shelford residents following the completion of the Housing Needs Survey

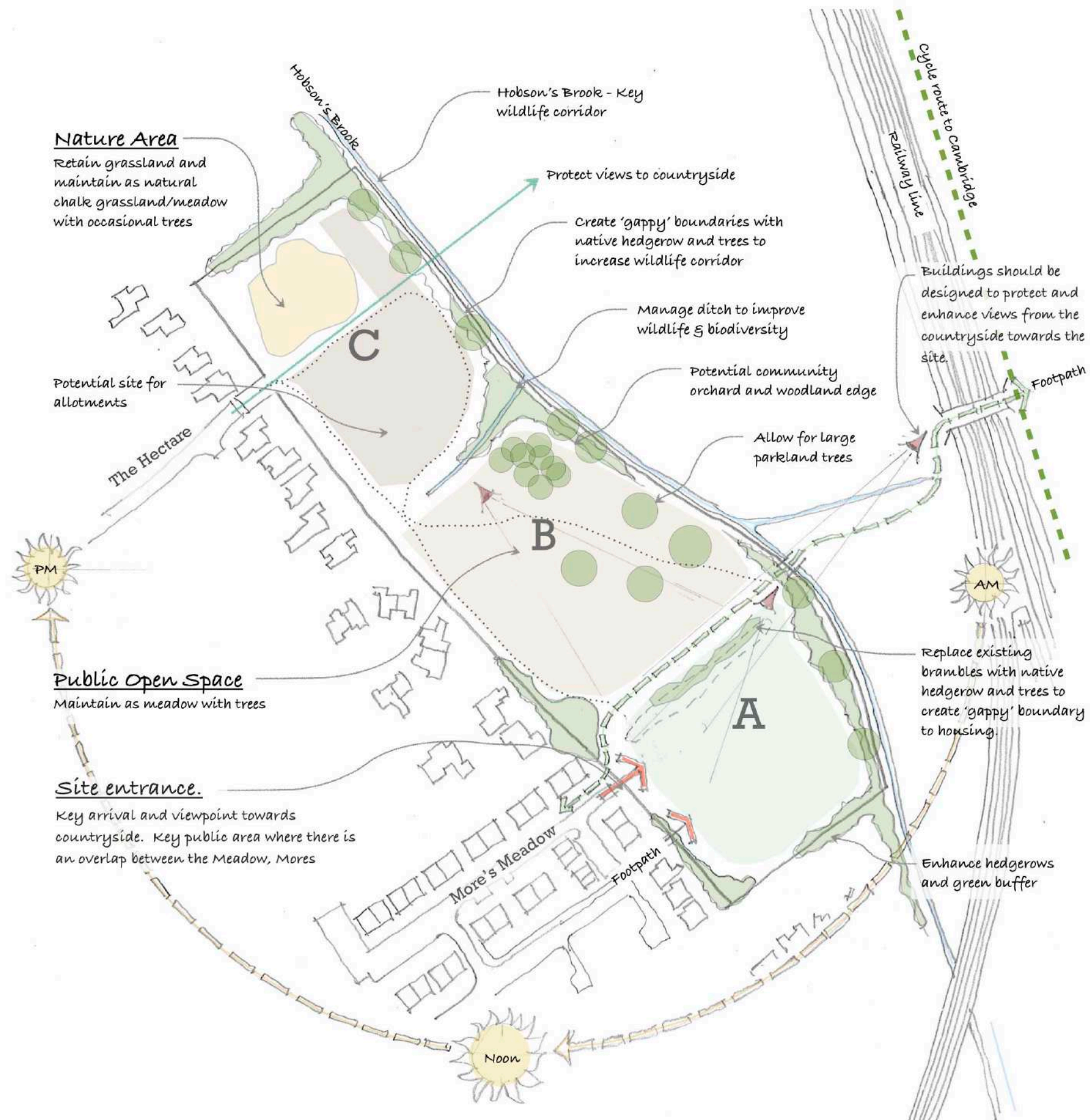
All other potential sites identified were considered less favourable, because of issues such as ownership, access, impact upon the greenbelt, noise, etc.

The Potential Affordable Housing Sites Survey stated:  
"This is a good site located adjacent to the village edge with good connectivity to the village. The site will impact on the settlement boundary so good screening and roofscapes will be required together with material selection. The site is available for development and suggestions have been made that only the land behind Walden Way and More's Meadow is used and the remainder set aside additional village facilities"

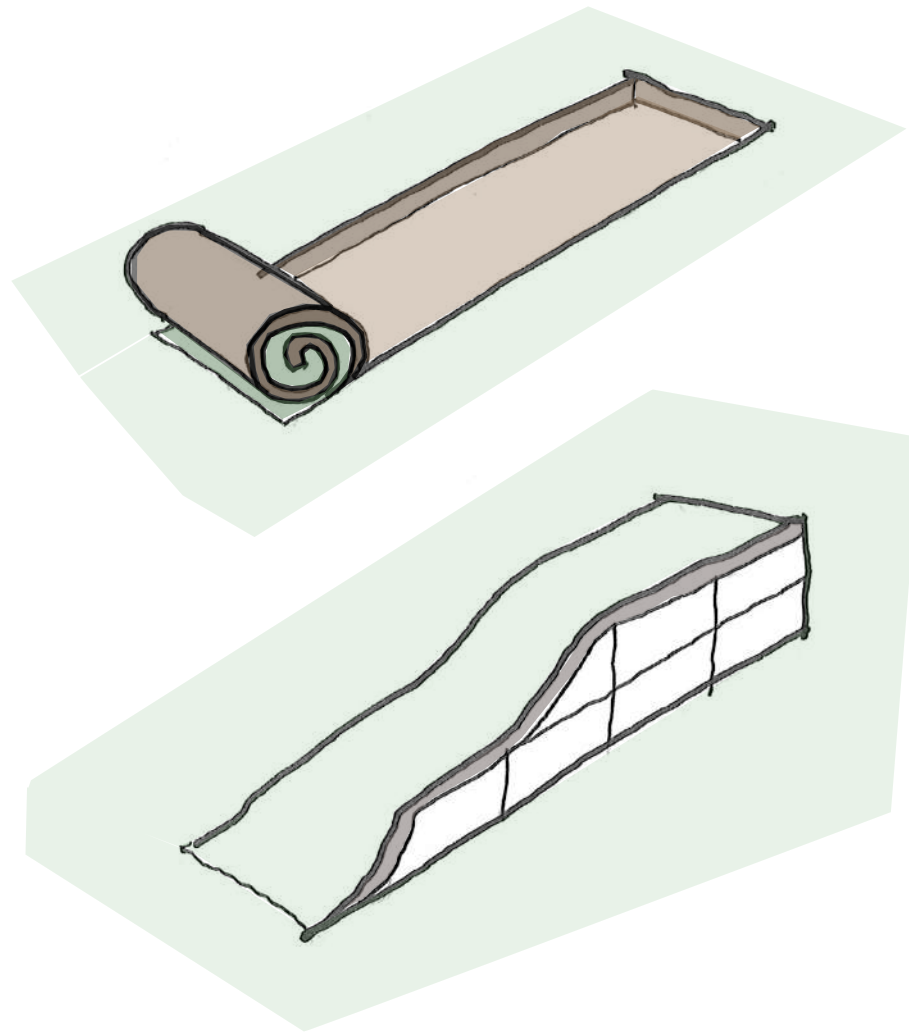




# Opportunities & Constraints















Perspective view

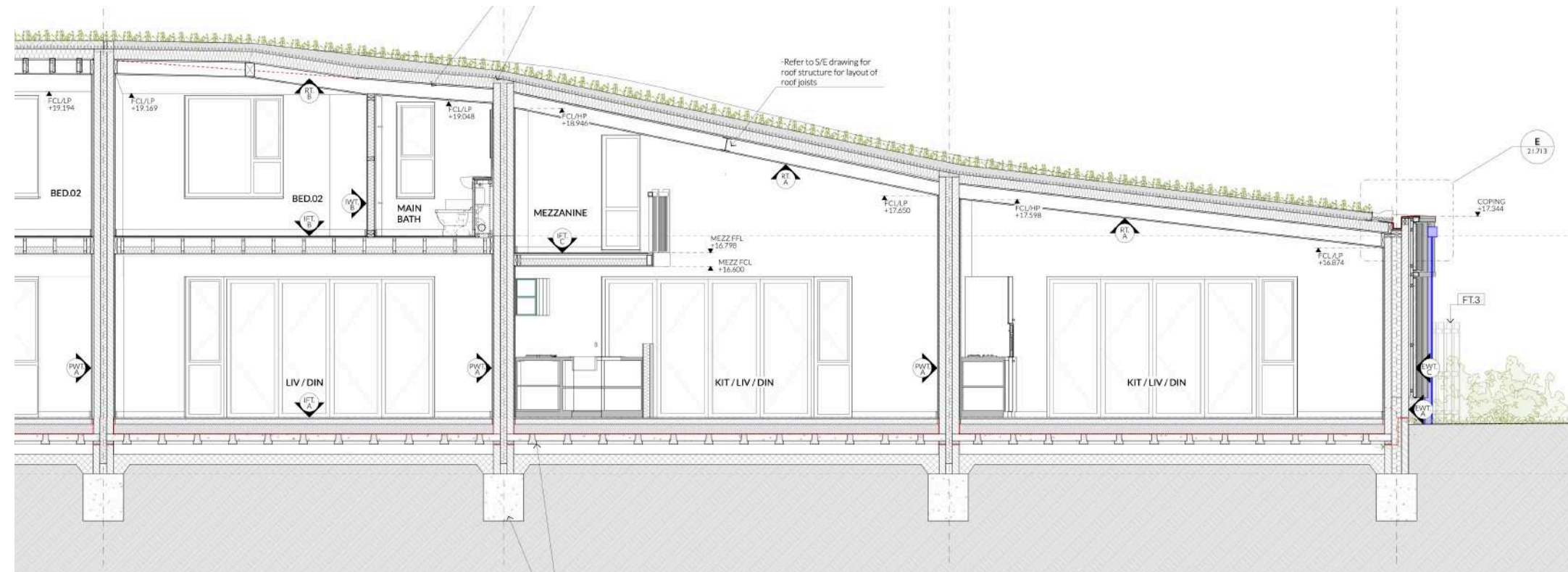
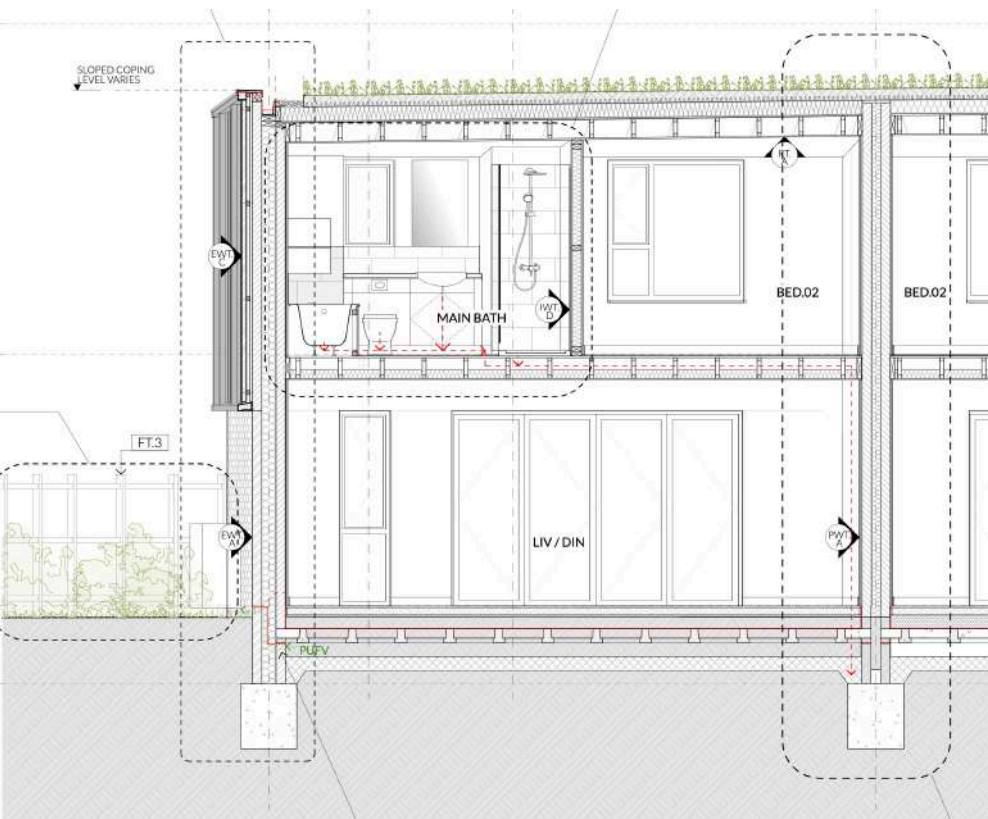
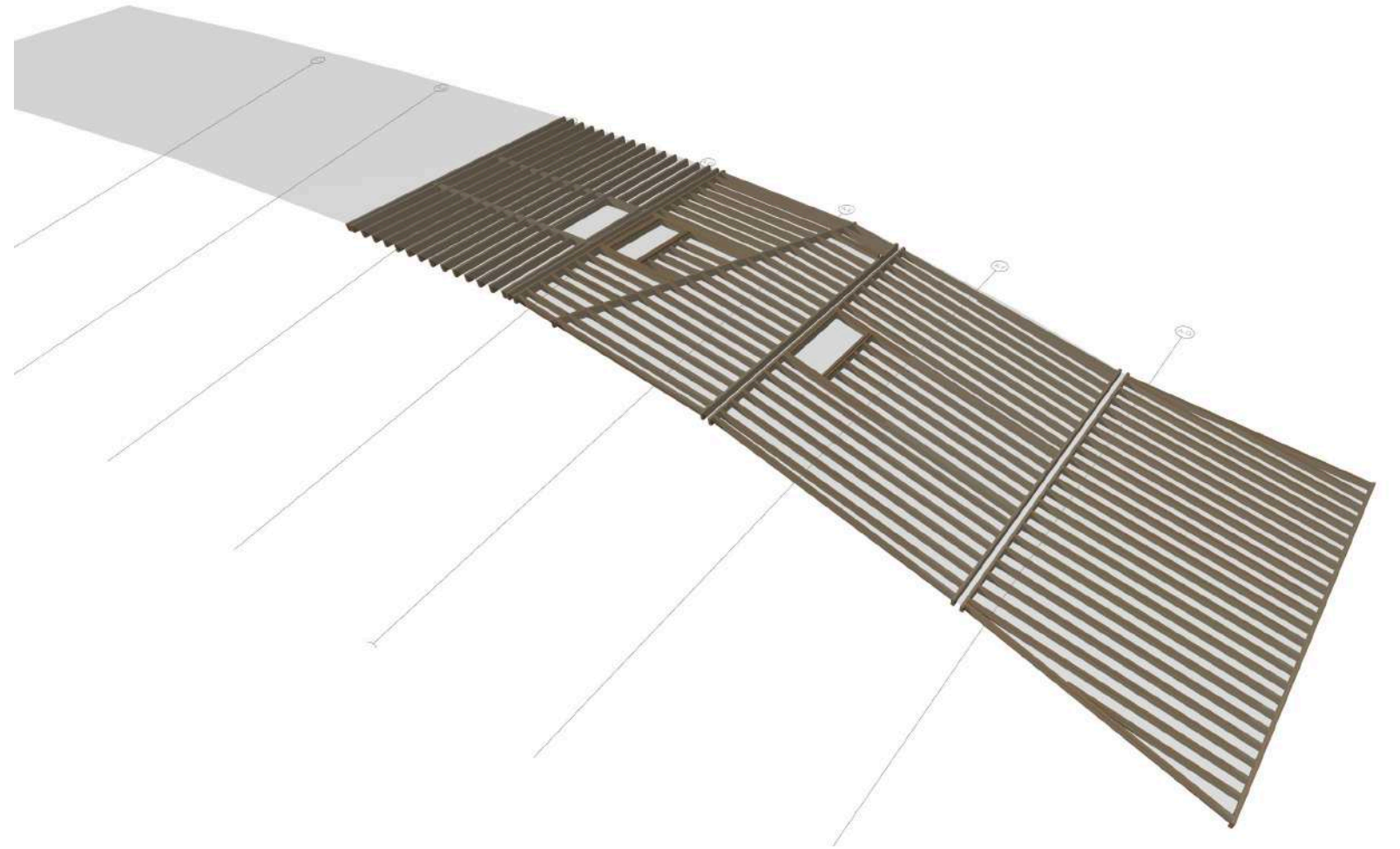
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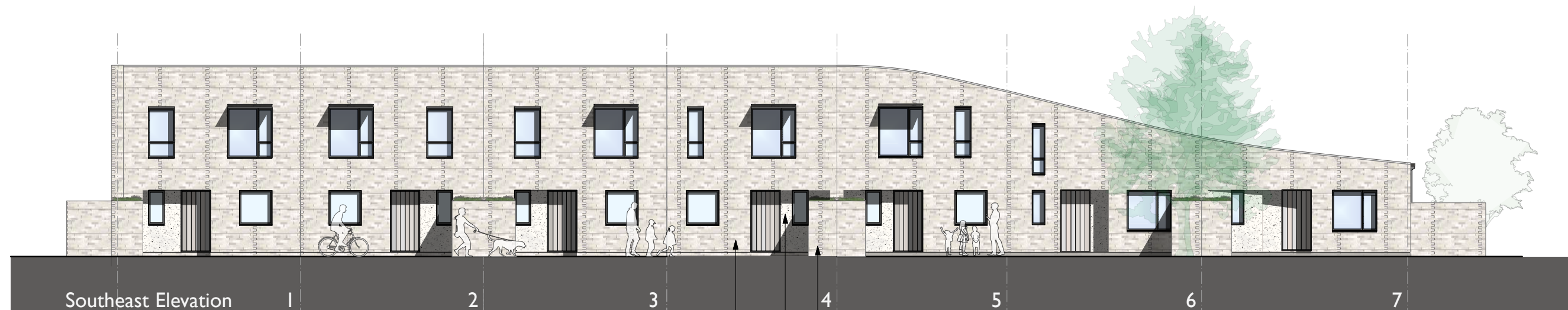


Perspective view

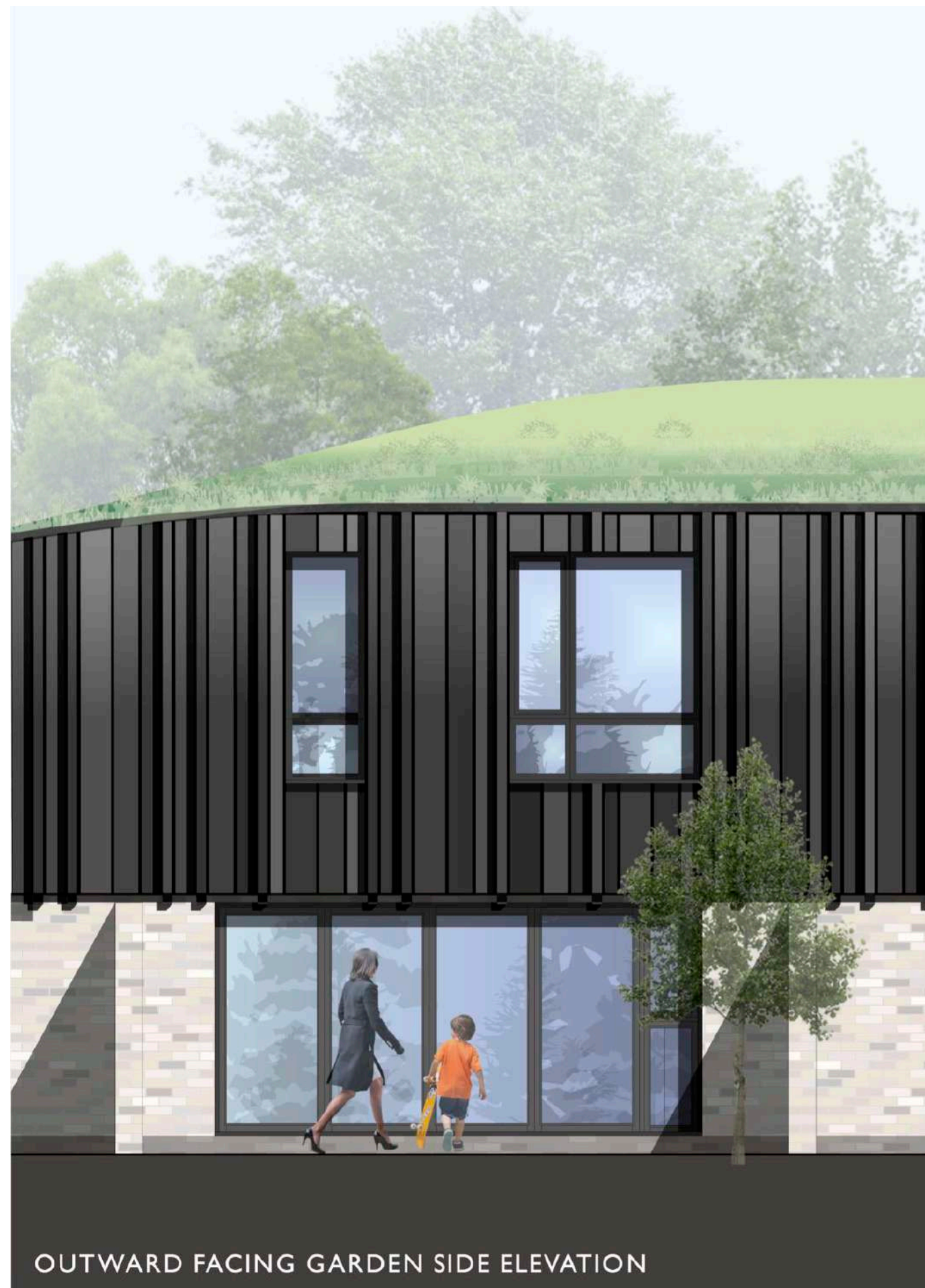




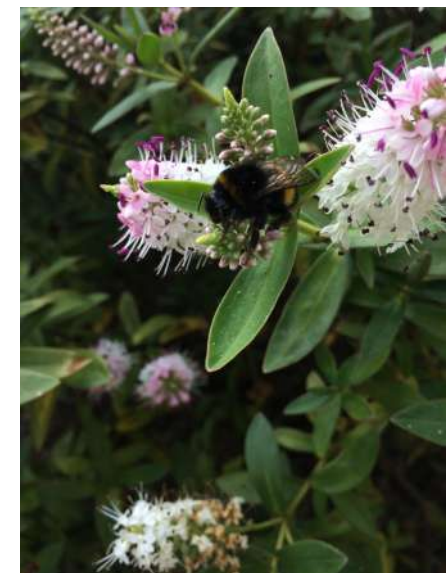
































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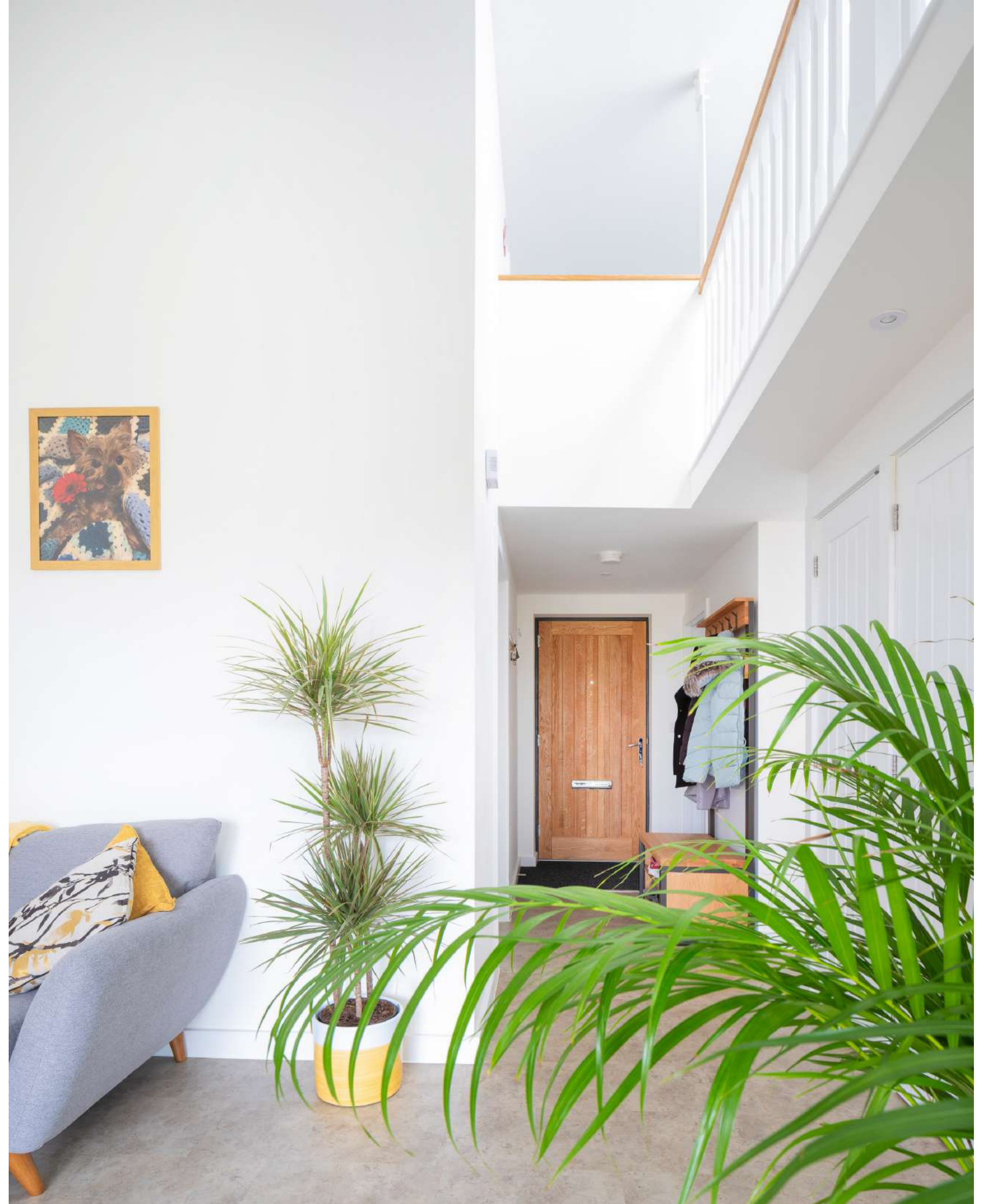
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## Jane Jacobs' Principles of Development

- High density with human scale
- Facilitate “eyes on the street”
- Encourage active frontages at the ground floor
- Encourage diverse housing options
- Design flexible public spaces
- Enhance walkability
- Design for all ages
- Promote local food systems
- Design for complexity - “messy is beautiful”
- Support health and wellbeing
  - access to nature
  - community
- Include a mix of formal and informal spaces
- Integrate green spaces thoughtfully
- Ensure safety through design