



**105 later living apartments and a Wellness Centre**

Land at Manor Road Road, Chigwell

## ICENI PROJECTS – CASE STUDY

**The site is located on the edge of Chigwell within the Green Belt. Iceni Projects and the wider project team has worked to secure an allocation to remove the site from the Green Belt and deliver 105 independent living apartments.**

Iceni has worked with both Chigwell Parish Council and Epping Forest District Council to secure an allocation in first the emerging Chigwell Neighbourhood Plan and then the New Local Plan.

We worked with a varied consultant team to identify that there was an overwhelming need for care and accommodation for older people in the District and the absence of any alternative sites to meet this need. This includes production of a Site Search by Iceni Projects which has been accepted by the District Council to demonstrate that this is one of the few sites that can deliver the care and accommodation needed by this sector of the community.

In addition, the site adjoins Chigwell Cemetery, which is beginning to reach capacity and so the development would also donate land to the Parish Council so a new cemetery site does not need to be found. This has been crucial in bringing the Parish Council on board in supporting the site's allocation.

The proposed scheme has been praised for the high quality design and the process has demonstrated the importance of seeking to involved a respected developer who can deliver this.

## **5** interesting facts about the project

### **1: LOCALLY DRIVEN**

The site was originally allocated in the emerging Chigwell Neighbourhood Plan.

### **2: UNIT TYPES**

The development will provide a range of one and two bedroom apartments.

### **3: DESIGN**

The 'villa' design and detailing draws upon the local vernacular within Chigwell.

### **4: CARE PROVISION**

The level of care provided on site is flexible to changing needs of the occupiers.

### **5: WELLNESS CENTRE**

The development provides a hub for health and communal facilities at its heart.

**Glasgow:** 177 West George Street, Glasgow, G2 2LB

**London:** Da Vinci House, 44 Saffron Hill, London, EC1N 8FH

**Manchester:** This Is The Space, 68 Quay Street, Manchester, M3 3EJ

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