

<https://www.peakdistrictrha.org.uk/>

Gregory Croft Taddington – Peak District National Park

A terrace of four affordable homes to rent for local people on a rural exception site, designed to reflect its location in the Peak District National Park



Housing Association

Peak District Rural Housing Association

Partners

East Midlands Housing Group – development partners

Taddington Parish Council

Derbyshire Dales District Council

Peak District National Park

David Gafney – original architect

Allan Joyce Architects – architects

Tanbry Construction – builders

Scheme outline

Working closely with Taddington Parish Council and the Rural Housing Enabler, Peak District Rural Housing Association developed this small scheme of four affordable homes to rent.

Through intensive consultation and site appraisal a small triangular site was identified by the Association working with the National Park planners, the Parish Council and the rural housing enabler.

The layout and design for the houses was developed by the Association's architect following discussion with the National Park planners. There are three two bedroomed houses and one three bedroom house.

To be in keeping with their surroundings they are built using local limestone, timber windows and slate roofs. The planners specified that the stone should be 'coursed rubble' that is random widths of stone laid in courses. The houses have a similar gable depth to typical cottages in the area. This relatively shallow footprint lent itself to double fronted houses with a dining kitchen and sitting room either side of a central staircase.

The homes have air source heat pumps. In addition, log burning stoves were provided to ensure that heating is available throughout the winter as power cuts are a fairly common occurrence in this remote area.

Need

The Rural Housing Enabler undertook the housing needs survey of Taddington and its neighbouring parishes in 2012. It identified 12 local households in need of affordable housing mainly for two bedrooms home for rent.

Good practice

This scheme shows what can be achieved in a sensitive landscape when all parties work together. From the close co-operation between the housing association and parish council, National Park, supported by a Rural Housing Enabler. To the contribution of significant funding towards the costs by Derbyshire Dales District Council.

Funding

Land cost	40,000
Build cost	616,463
Fees and on costs	61,856
Total scheme costs	717,769
Sustainable loan	372,769
HCA (now Homes England) grant	180,000
Derbyshire Dales District Council grant	80,000
PDRHA RCGF/reserves	85,000
Total	717,769

Quotes

Andrew Gregory-Campeau has lived in the adjoining village, Flagg all his life with his parents and helps run the family farm in nearby Blackwell. Andrew's family have been farming at Blackwell since the 1890s and he is the fifth generation of his family to work on the farm.

Andrew moved into his home with partner Charlotte in 2020: *"It's great to get an affordable home to rent near my family farm and where I grew up. We couldn't be happier. Thanks to all who have helped make this happen!"* Here you can hear Andrew explain why having one of these homes is so important to him.

<https://www.youtube.com/watch?v=s1weXi50uUQ&list=PLd5h0HFFmaBUywFEfCoVmR3t-LcT00zQA&index=10&t=12s>

Here you can hear Peak District Housing Association's Development Manager describe how she works with parish councils.

<https://www.youtube.com/watch?v=7IYgNnNO3l0&list=PLd5h0HFFmaBUywFEfCoVmR3t-LcT00zQA&index=12>