



GREENACRES

NORTH KILWORTH



SWAN HOMES



OVERVIEW

The scheme was a rural exception site in the South Leicestershire village of North Kilworth near Market Harborough, being a brownfield development, of a former Rose Nursery, this extended across two phases, the first being 6 affordable properties identified for local occupation only, allowing for the development of five bespoke custom build, four and five bedroom detached properties.

The clients themselves then played their part in the final design process, which took account of their own personal requirements to fully bespoke their homes.

The site had a number of challenges, although not exhaustive they can be noted as follows;

- 1) Major demolition of former rose nursery inc extensive asbestos removal
- 2) Ground remediation to both the front and rear sections of the development
- 3) Section 278 works, creating new access and footways working with Leicestershire Highways along the main road, marinating access at all times.

Continued overleaf...



OVERVIEW

4) Total redesign of previous planning consent, taking on board the LPA comments and looking to achieve a unique design that was both innovative, but also functional in today's needs for family life, The LPA worked with ourselves, so that we achieved their aspirations and our requirements for a "User Friendly" development.

5) Creating of large on site storage system to restrict outfall flow rates, allowing for a 1 in 100 year event, something of this scale was a first for Swan Homes.

6) Using Eco technologies to enable the scheme to work with heat and water, due to their being no Gas infrastructure.

7) Tight deadline achieved to allow occupation of the 6 affordable units while still allowing the rear of the development to continue.

8) The levels on the site were critical to be maintained due to the design of this continuous flow of the brickwork to give the impression there was a link to all the large detached properties.

From the moment the project was presented to the company, our aim was always to design and build a property that extends the ethos of Swan Homes "Creating Homes For Living".

Taking a forward thinking approach to be different to the conventional

way the House Building Industry works with its clients and customers.

The intention is to always exceed all expectations of the client in everything that we do, this project was no exception and is testament to all of the personal involved, (including the client) during the whole period of works, Pre, During and Post. It is these values we believe have been fully achieved, everyone has taken immense pride with the entire project, which is reflected in the relationships we have formed with the client.

The project was always to enable any client to create a unique home that has all the characteristics that remain exclusive and personal to themselves, a stand out property that did not represent a typical approach to developing, one which reflected the full requirements of the client knowing they wanted to achieve their "Perfect Home".

This development was very much community led, and the importance to get this right both in terms of design and timing was a pressure and challenge for the whole team, Given the local history of the site and its former use, as a leading supplier of award winning roses across the world, the local parish council and the wider community welcomed our naming of the site retaining this connection, (Briar Rose Close).

The process of providing a custom built property for the client within a small development gave a unique opportunity for them personally, as they had a clear idea of what they wanted. We went all out to provide them with the reality of their vision, and while it had its impact on timings the end result proved to be worth while, we delivered on our promise, and this is exactly what makes the difference when custom building, it becomes a responsibility and a privilege to be able to provide a home that has all the hall marks of the client and their ideas.



LOCATION

The village of North Kilworth in the charming South Leicestershire countryside presents an exciting opportunity to live at Greenacres – Swan Homes’ latest prestigious residential development.

Enjoy peaceful surroundings and panoramic views of open countryside, with the added benefit of a convenient ‘A-road’ location – perfect for accessing the regions transport network.

The open market properties were all evolved to be individually based on the clients specific requirements, while taking account of all local features, to create a design which reflected the detailing, features and history of North Kilworth.

The local planning authority had a clear image of how they wanted to theme of the scheme to be designed.

Its location also took into account the ability to walk to local amenities and make use of good public transport links.





LAYOUT, APPEARANCE & FINISH

Pelham Architects, who were employed by NCHA completed their initial designs based on the brief given, which then enabled further dialogue between Swan Homes, the LPA and NCHA to take account of the current design, which allowed a more free flowing and architecturally detailed development layout, bespoke house types and strong pallet of materials which were in keeping with the locality.

The concept of the scheme was to create a traditional "Court Yard" effect, the smaller affordable properties where to give the impression of gate houses, which then where met by the large grand entrance to the scheme, using electric gates and a side pedestrian access, and Large 8ft high brick pillars.

Four of the properties had full height 5m high glazed entrance screens which provided a unique aspect across both the ground and first floors when looking at the front elevation of the properties, all 5 detached houses had large sliding doors to the master bedrooms with balconies to take advantage of the beautiful views across rural South Leicestershire.

All five properties had the additional feature of a drive through which provided parking to the rear of the

house, this did not compromise the space in fact with the gate closed in gave the impression of a much greater sized rear garden, and more free flowing space to the front.

Internally all five properties where different and tailored to each clients own respective taste, this made each one unique to the client, giving them the impression more of a self build, by being custom built for them.



"They are not just "another builder". They genuinely practice what they preach. Their Customer First approach to meeting client's requirements will undoubtedly enhance their image in the Industry and we wish them every success in their future endeavours."

Roy Bunting, Avocet House owner

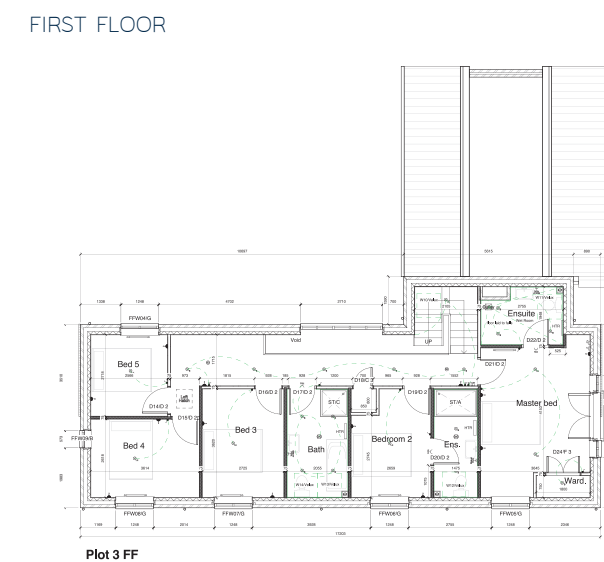
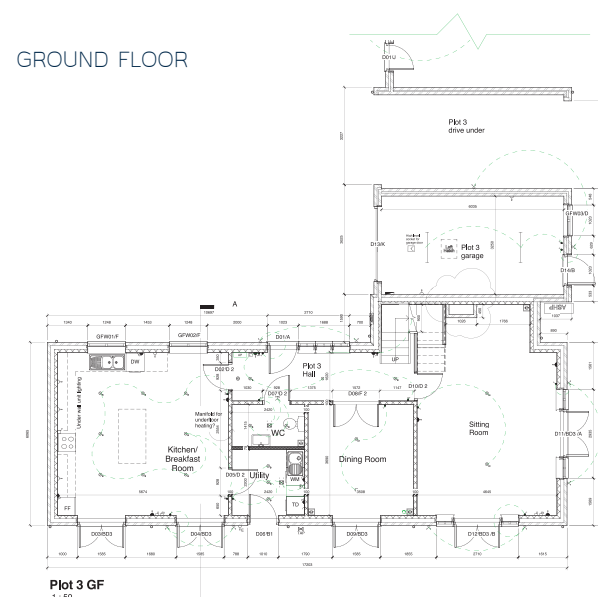


LAYOUT,
APPEARANCE
& FINISH

AVOCET HOUSE

A 5 bedroom detached family home comprising of kitchen / breakfast area, utility, living room, dining area and WC to the ground floor with spacious master and second

bedrooms including en-suite bathrooms, three further bedrooms and family bathroom to the first floor with a single garage and covered car port.





 SWAN HOMES



LAYOUT,
APPEARANCE
& FINISH

AVOCET HOUSE

SWAN HOMES : NORTH KILWORTH



LAYOUT,
APPEARANCE
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AVOCET HOUSE



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LAYOUT,
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LAYOUT,
APPEARANCE
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AVOCET HOUSE



AVOCET HOUSE



"We were concerned moving to a new house after living in our previous house for 34 years but it has been a lovely experience and we already feel at home after just 4 months."

Mr & Mrs Southam, Munroe House owner

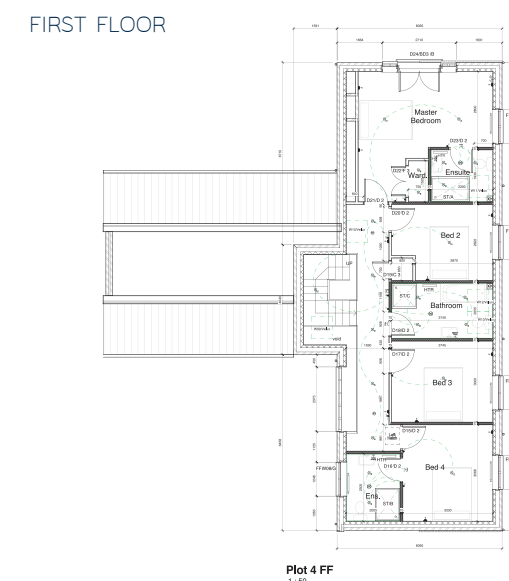
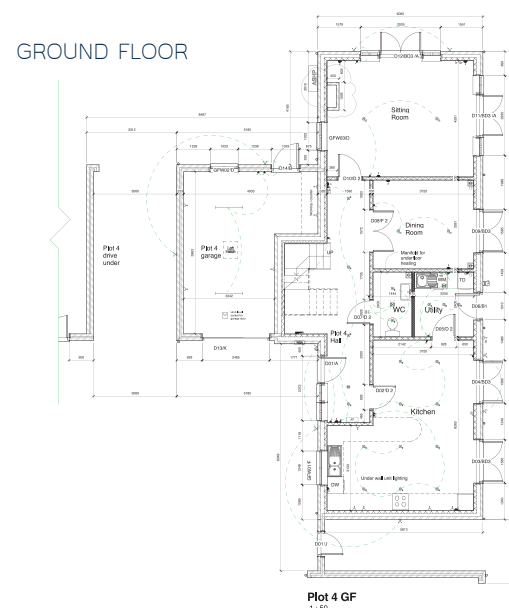


LAYOUT,
APPEARANCE
& FINISH

MUNROE HOUSE

A 4 bedroom detached family home comprising of kitchen / breakfast area, utility, living room, dining area and WC to the ground floor with spacious master and second

bedrooms including en-suite bathrooms, two further bedrooms and family bathroom to the first floor with a single garage and covered car port.





SWAN HOMES



LAYOUT,
APPEARANCE
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MUNROE HOUSE

SWAN HOMES : NORTH KILMORTH



 SWAN HOMES



LAYOUT,
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MUNROE HOUSE

SWAN HOMES : NORTH KILWORTH



MUNROE HOUSE



LAYOUT,
APPEARANCE
& FINISH

MUNROE HOUSE

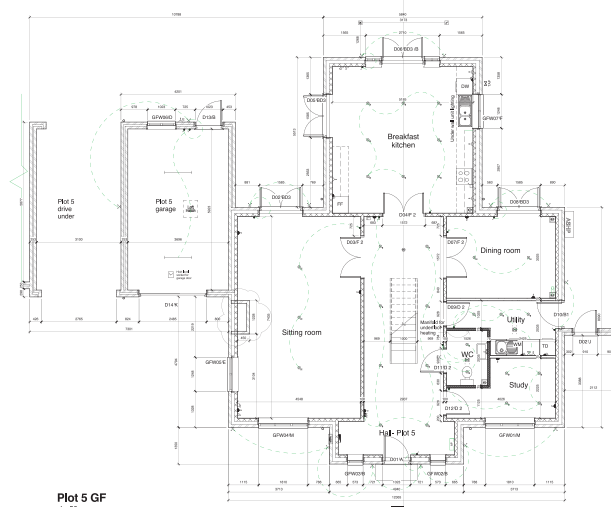


MANOR HOUSE

A 5 bedroom detached family home comprising of kitchen breakfast area, utility, living room, dining area and WC to the ground floor with spacious master and second bedrooms

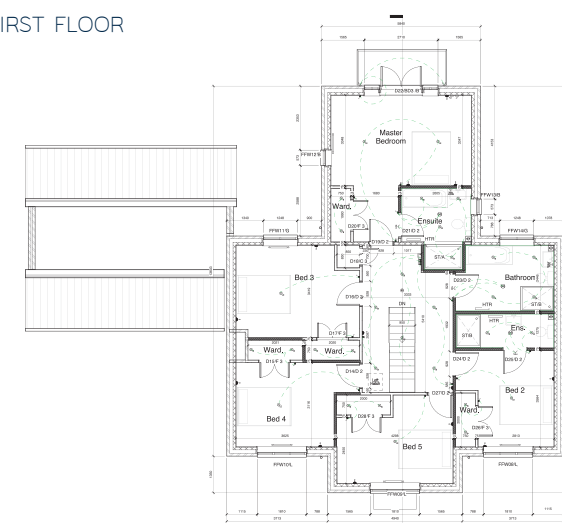
including en-suite bathrooms, three further bedrooms and family bathroom to the first floor with a single garage and covered car port.

GROUND FLOOR



Plot 5 GF
1:50

FIRST FLOOR



Plot 5 FF
1:50



 SWAN HOMES



LAYOUT,
APPEARANCE
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MANOR HOUSE

SWAN HOMES : NORTH KILWORTH



MANOR HOUSE



LAYOUT,
APPEARANCE
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MANOR HOUSE



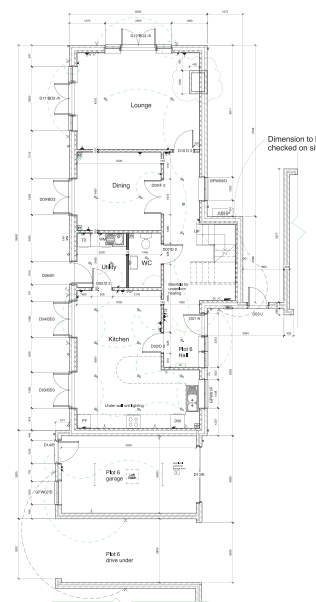
*The clients requested privacy of their property.

STANFORD HOUSE

A 4 bedroom detached family home comprising of kitchen / breakfast area, utility, living room, dining area and WC to the ground floor with spacious master and second

bedrooms including en-suite bathrooms, two further bedrooms and family bathroom to the first floor with a single garage and covered car port.

GROUND FLOOR



Plot 6 GF
1:50

FIRST FLOOR



Plot 6 FF
1:50



"The vision behind the development never wavered as the remaining properties were completed, the layout creating a true community in its own right."

Graham Hall, Sherwood House owner



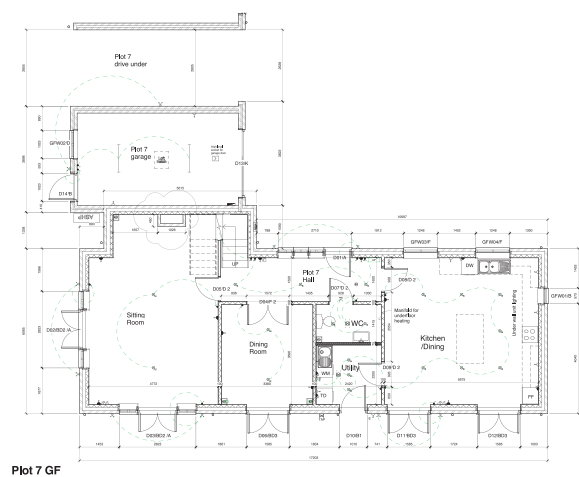
LAYOUT,
APPEARANCE
& FINISH

SHERWOOD HOUSE

A 4 bedroom detached family home comprising of kitchen / breakfast area, utility, living room, dining area and WC to the ground floor with spacious master and second

bedrooms including en-suite bathrooms, two further bedrooms and family bathroom to the first floor with a single garage and covered car port.

GROUND FLOOR



Plot 7 GF
1:50

FIRST FLOOR



Plot 7 FF
1:50



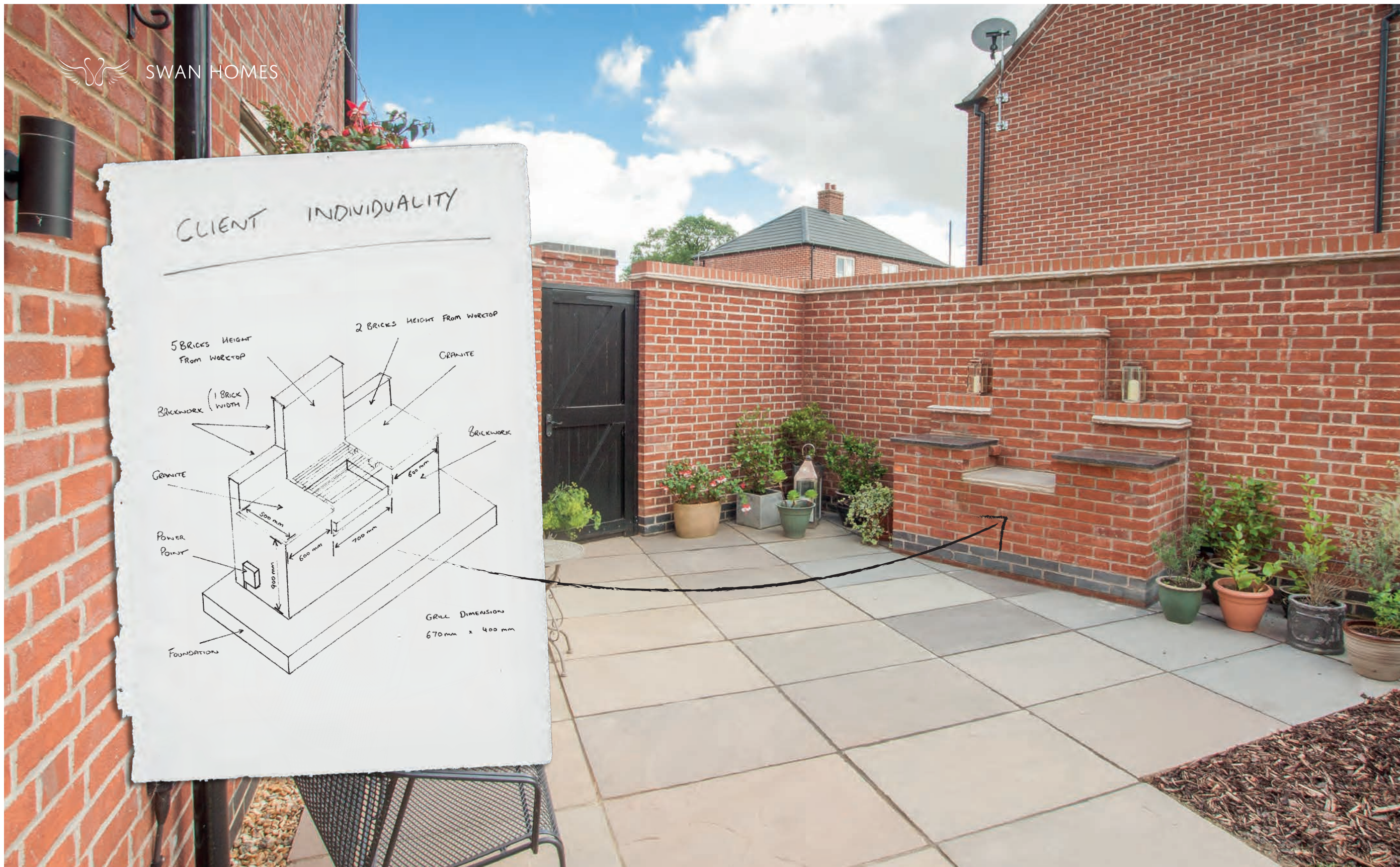
SWAN HOMES



LAYOUT,
APPEARANCE
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SHERWOOD HOUSE

SWAN HOMES : NORTH KILWORTH



LAYOUT, APPEARANCE & FINISH

SHERWOOD HOUSE



LAYOUT,
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LAYOUT,
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SHERWOOD HOUSE



SWAN HOMES

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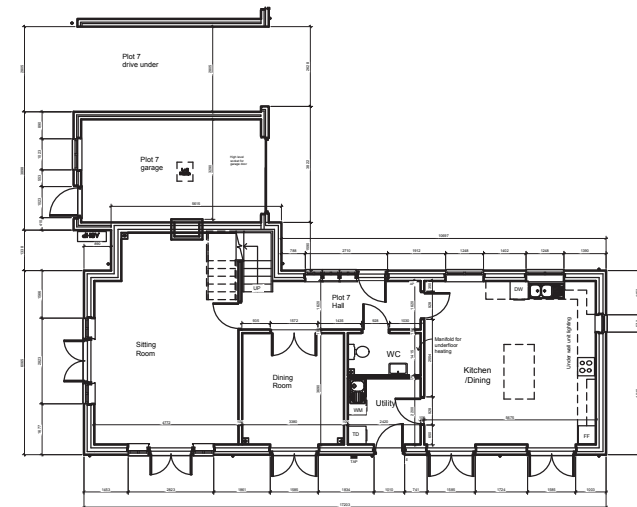
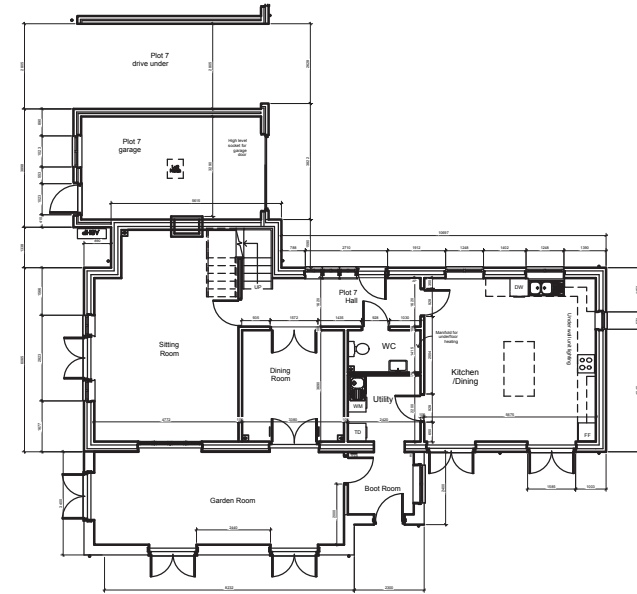
SHERWOOD HOUSE

SWAN HOMES : NORTH KILWORTH



LAYOUT,
APPEARANCE
& FINISH

SHERWOOD HOUSE



SHERWOOD HOUSE

Sherwood house was designed and built as the showhome for the development, upon viewing the house the client enquired if it was possible to create a bespoke extension to the property.

We created the designs and with the clients approval we sought the relevant planning permission to extend. We prepared and finished the extension prior to the client moving in, giving the seamless perception that the extension was part of the original design.



SWAN HOMES

LAYOUT,
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SHERWOOD HOUSE

SWAN HOMES : NORTH KILWORTH



CONSERVATION

Bat Boxes were integrated into the eaves for the properties on the initial phase to help with the local ecology. Sympathetic landscaping was also required to ensure what had been removed during the clearance works were replaced with semi mature trees and additional native hedgerow species along various parts of the site boundary. The 1st phase of houses were all built to code level 3 for sustainable homes as part of this specification all homes on the development were installed with energy efficient Air source heating systems.

CLIMATE CONTROL

All properties were designed to use a none intrusive air source heating system, each home has underfloor heating integrated into this system to help heat the larger areas. The units which draw the air from outside were all strategically placed to give a low visible impact to the property externally, blending into their environment. With clever use of design, the intricate piping and cylinders were stored in a plant room situated above the garages in the garage roof space, all with access for maintenance yet completely unobtrusive to the homes themselves.



LIGHTING

All properties were installed with energy efficient light bulbs and spot lights. The properties were all designed to have areas of natural light filtering through into each room. The main entrance hall and galleried landing have huge 3m glazed panels allowing light to flood in, negating the requirement for vast numbers of electrical lighting.



RECYCLING

All the waste generated during the construction phase of the development was segregated and taken away by a 100% recycler. We had a waste management plan in place and controlled by an independent company to keep in line with code level 3 requirements for sustainable homes.

CLIMATE CONTROL

Water butts were installed on the initial phase of the development to help harvest the grey water from the down pipes. Helping each client to harvest this water helps with not only their bills, but also utilises the water that would have otherwise drained away.

We installed a large attenuation cell storage system to restrict outfall flow rates, allowing for a 1 in 100 year event, the scale of this cell was a first for Swan Homes. The crate system helps reduce flow rates into the existing outfall systems helping to preserve infrastructure for future generations.