

THE HOULTON Signal

AUTUMN 2019

First with the latest messages from Houlton, Rugby

WHAT'S BEEN HAPPENING at Houlton

It's been a summer of fun here at Houlton! And with over 200 families now living on site, it was wonderful to see the growing community get out there and enjoy the great outdoors. Here's what we've been up to this summer...

You might have noticed the latest addition to the park – our own giant deckchair! Installed at the park in July, the deckchair brought even more family fun for residents throughout the summer holidays. Standing at an impressive seven feet tall, the supersized sun lounger provided the perfect spot to kick back and relax – and capture the ultimate sunny snap!

The Really Wild Adventure returned to bring little ones a fascinating free day exploring Houlton's extensive ecological habitats. Hosted by TV presenter and ecologist Mike Dilger, children took part in a 'Big Bug Hunt' and enjoyed a host of nature-inspired games and activities, as well as educational presentations from Warwickshire Wildlife Trust's expert team.

July also saw a huge annual art event, Warwickshire Open Studios, come to The Barn. Involving over 300 artists at 151 venues across



Houlton residents fire up their BBQs for a fun filled afternoon



Young residents make the most of Houlton's giant deckchair

the country, the month saw some of Rugby's finest artists showcase their work across several weekends, and was an unmissable event for art-lovers in the area.

In August, we teamed up with residents to

organise a special barbecue for neighbours, family and friends. Hosted at the picnic area, over 170 people joined us for an afternoon of fun and food, helping to bring

residents together to get to know each other, and further enhance the strong sense of community here at Houlton.

"We were thrilled to see so many families in our growing community come together to make our summer barbecue such a great success. After a week of rain the sun shone on Houlton, and friends and neighbours made some fantastic new memories."

"In addition to a wonderful barbecue provided by Urban&Civic and cooked by our Houlton resident chefs, we asked the community to bring along some pot luck dishes. Residents brought their favourite foods, snacks, sauces, desserts and treats; we had everything from fluffy pavlovas"

continued on page 2...

HOULTON
School Special

Learn more about Houlton's new secondary school in our 4 page special inside...



continued...

and homemade scones to pastas, salads, and quiches. Delicious!

“Everyone said how fantastic it was to meet new neighbours, have fun and get to know each other better - so much so that we are already planning our next event. I love being part of such a special community, and feel blessed to live among such wonderful families who I can now call friends.”

Nina Murray – Houlton Residents Association

We are passionate about creating a community with outdoor living and family life at its heart. As well as these one-off events, Houlton’s many open spaces proved to be a huge hit with residents of all ages. From the extensive nature trails, open green spaces and natural habitats to the state-of-the-art adventure play park, walkways and cycleways, there has been plenty to explore!

Read more about the wildlife at Houlton on page 4



TV presenter Mike Dilger and local children explore Houlton's ecology at the Really Wild Adventure

Houlton's community space, The Barn, hosts a variety of weekly classes, workshops and events, so everyone can find their next hobby.

Weekly classes

MONDAY:
BABY MASSAGE COURSES / ZUMBA

TUESDAY:
PILATES / BEGINNERS YOGA

WEDNESDAY:
MINDFUL YOGA / SALSA

THURSDAY:
DOLLMAN DOTS / POWER YOGA

Upcoming events

FELTING WORKSHOPS

14th September,
12th October
9th November

PUBLIC DEFIBRILLATOR TRAINING

22nd September
17th November

LADIES INDULGENCE EVENING

20th September

MACMILLAN COFFEE MORNING

27th September

ART EXHIBITION

23rd and 24th November

Visit our Facebook page for full listings of regular classes and what's on.

We'll buy yours if you buy ours... at Davidsons Homes!

Part exchange your home with Davidsons and you could be moving into one of our dream new properties at Dollman Meadow faster than you think.

Ask our friendly sales team today how part exchange can take the stress out of moving and guarantee you get the market value for your home.

Open 7 days a week,
10.30 – 5.30 Tuesday – Sunday
and 12.00 – 5.30 Monday.



Right price, no hassle, no chain - just a few good reasons to find out more about Part Exchange with Davidsons Homes.
Ask your Sales Manager how today!

Dollman Meadow, Houlton, Rugby, CV23 0AB.
Call: 01788 297 424 www.davidsonshomes.co.uk

PART EXCHANGE

Available

DAVIDSONS HOMES



HOULTON School Special



Rugby MP Mark Pawsey unveils the impressive 3D model of Houlton School

HOULTON SCHOOL PLANS REVEALED

Back in May, we were thrilled to reveal plans for Houlton's new secondary school at a special event which marked the submission of its planning application.

Rugby MP Mark Pawsey unveiled an impressive 3D model of Houlton School, showing residents and parents how Houlton's Grade II-listed Rugby Radio Station building will be transformed into the heart of the campus.

The afternoon allowed residents to talk to those involved in building and running the school, and CGIs offered a detailed look into its layout and scale.

Opening in September 2021 for Year 7, the state-of-the-art facility will grow each year to offer a first-class education for pupils aged 12 to 18 and provide much-needed secondary school places for Houlton residents and families in Rugby. It will be a six form entry school, meaning each year group will have six classes of 30 pupils.

Houlton School has been designed by leading architectural consultants, Van Heyningen and Haward Architects, and will be run by the Transforming Lives Educational Trust (TLET), which is already delivering Outstanding

OFSTED-rated secondary education at Rugby's Ashlawn School.

The planning application was submitted in May, and we hope to receive the green light and commence construction this autumn.

A joint venture between Urban&Civic, Aviva Investors, Warwickshire County Council and the Department for Education, the restoration of the former C Station will ensure a fascinating piece of Houlton's history will be preserved, while breathing a new lease of life into the stunning building.

Houlton School is the second of four schools which will be delivered at the Houlton development, with the first of these, St. Gabriels CofE Academy, having opened in September 2018.

Be sure to pop into The Visitor Centre to check out the 3D model and CGIs of Houlton School, which are on display now!

Register your interest in the school by contacting info@tlet.org.uk.

Houlton School's History

- The C Station opened in 1926. It was the world's most powerful radio station.
- There were 62 masts which supported the station, 12 of which were 820ft – that's 2.5 times the height of Big Ben!
- The masts enabled low frequency, long wave radio signals to reach around the globe.
- In 1927, the very first transatlantic voice broadcast was transmitted from Rugby Radio Station to Houlton in Maine, America.



Take a closer look...



CGI showing dining hall



CGI showing assembly hall

FUTURE



1. POWER BUILDING
Grade II Listed
Dining Hall,
Assembly Hall

PAST



1926 - Power Hall

2. SPORTS HALL
New building

3. STEM TEACHING BLOCK
New building
Maths & Engineering, Science, ICT



8. CIVIC SQUARE

This takes you through the new school, showing you which parts of the school are Grade II listed buildings and what they used to look like in the 1920s. It also shows you where the new buildings are located and what they'll contain.

4. HUMANITIES TEACHING BLOCK

New building
English, Humanities, Languages

5. WATER TOWER

Grade II Listed
Outdoor/flexible
teaching space



CGI showing heart of the school courtyard

FUTURE

6. TRANSMISSION BUILDING

Grade II Listed
Sixth Form, Creative Arts,
Library, SEN, Admin



PAST



1926 - C Station



1926 - Transmission Hall



7. SCHOOL ENTRANCE

HOULTON
School Special

What's next?



The 3D model of Houlton School shows how the Grade II listed buildings will be transformed into the heart of the campus

A WORD FROM THE TRANSFORMING LIVES EDUCATIONAL TRUST...

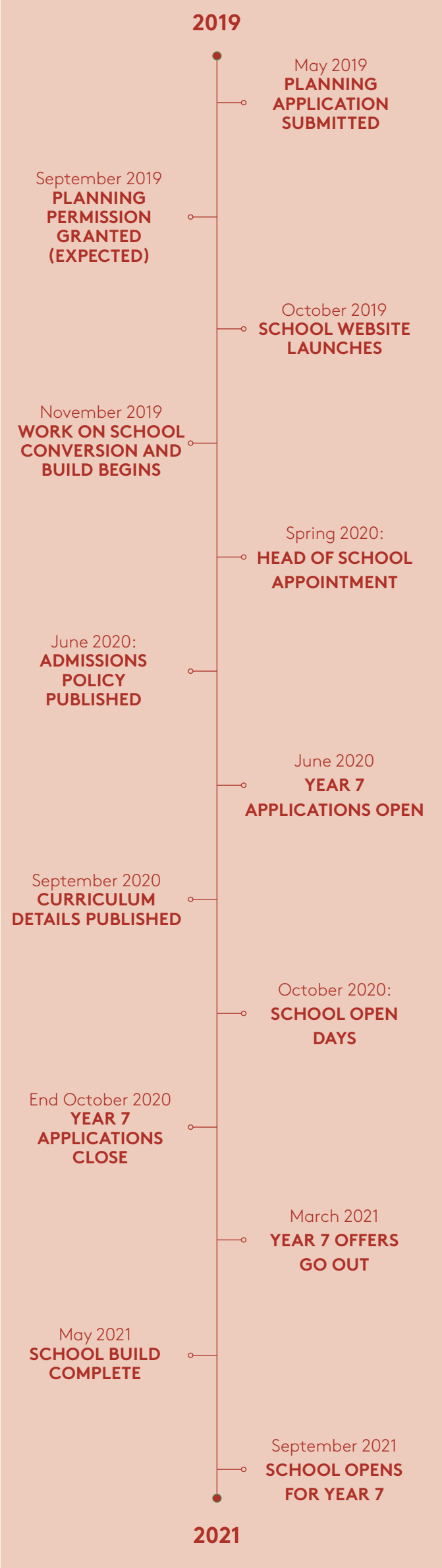
James Higham, CEO of the Transforming Lives Educational Trust, who will operate Houlton School, said:

"This is such an exciting moment for Houlton School and the team here at TLET who get to work with Urban&Civic on designing, building and opening this new school for Rugby. The 3D model and CGIs which are in The Visitor Centre at Houlton really help to bring our vision for this school to life. Not only will the location be an inspirational place to learn in, but we will also be building on the experience and expertise of our high performing schools in the Trust to develop strong community and the highest educational standards.

"We know there is a lot of interest in the new school, especially around Admissions. We will publish our admissions policy in summer next year and hold open days to provide prospective parents with all of the information they need. Before then, we will be launching a website and logo for the school and appointing a Head of School."



Ashlawp Principle Siobhan Evans shows Houlton children and St Gabriel's year 3 and 4 pupils plans for their new secondary school



Discover the world OF WILDLIFE AT HOULTON

Nature runs through the heart of Houlton, and when completed, the development will boast 500 acres of wildlife corridors, green spaces, ponds and ecological habitats. We are only just beginning our journey to create Houlton but there's an abundance of nature already established.

Did you know Houlton is home to...

- Over 17 types of trees in Dollman Common alone, from wispy willows to beech and oak trees! Since 2016 over 2000 mature and semi-mature trees have been planted.
- 62 acres of green spaces and natural habitats, including recreational ponds, walkways, wildflower areas and hibernacula.
- The rarest of the UK's amphibian species, the Great Crested Newt. Look out for their bright orange underbelly and large jagged crest!
- A wide range of animal habitats, from bat boxes and badger sets to hedgehog highways and rabbit warrens.
- Over a mile of walkways and cycleways weaving through the development for the residents to explore on foot or two wheels!
- Friendly cows and sheep grazing the surrounding fields.

When you're next in Houlton look out for our new nature trail signage and explore!

Exceptional homes,
unmissable offers.

3, 4 & 5 bedroom homes from £254,750

Stamp Duty Paid
Free flooring throughout

Legal Fees Paid
Contribution to your deposit

Thoughtfully designed layouts, premium specifications and handpicked fixtures and fittings come as standard in a Morris home. And for a limited time, our offers on selected 3, 4 & 5 bedroom homes at The Beacons mean you could be coming home to even more.

Call: 01788 711506 **Open:** Daily 10.30am-5.30pm

The Beacons, Crick Road, Houlton, Rugby, CV23 0AB

Help to Buy scheme available on selected plots only, subject to terms and conditions. Help to Buy prices based on 80% of full purchase price. Purchaser deposit must be a minimum of 5% after the equity loan has been applied. Help to Buy could provide an equity loan for the remaining 20% interest free for the first 5 years. After year five, you will pay a fee on the equity loan of 1.75%, rising annually by the retail price index plus 1%. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE OR ANY OTHER LOAN SECURED ON IT. Offer subject to use of a mortgage broker from Morris Homes' panel. For full terms and conditions visit morrishomes.co.uk/terms-and-conditions. Stamp Duty paid, legal fees paid, flooring throughout and a contribution to deposit available on selected plots only. Details and prices correct at time of going to print. Images representative only.



MORRIS

morrishomes.co.uk



Latest news



THE TUNING FORK IS GETTING NEW NEIGHBOURS

As work across Houlton continues to progress at pace, more new amenities are coming to our bustling community hub.

The expansion of Dollman Farm will see the addition of an onsite Co-op, offering residents a fantastic range of everyday essentials right on their doorstep.

Families will also benefit from a new, purpose-built nursery, meaning Houlton is well on its way to offering educational facilities for all ages from new-born through to 18 years (once our secondary school opens in 2021).

A planning application for the new Dollman Farm buildings has been submitted, with an anticipated opening for the shop and nursery in Winter 2020.



Coming soon to Dollman Farm

- ① Co-op shop
- ② The Tuning Fork
- ③ Nursery
- ④ The Barn
- ⑤ Storage
- ⑥ Path to play park & nature walks
- ⑦ The Visitor Centre

LINK ROAD CONNECTS COMMUNITIES

After some 18 months of construction, we are delighted that the Houlton Link Road is almost complete and will be open to the public in October.

Connecting Houlton to Rugby town, the 1.5 mile route will include a purpose-built cycle road and off-road footpath, allowing safe, quick and easy access into Rugby, for the whole community.

Keep an eye on our Facebook page for an opening date. Search Houlton Rugby.

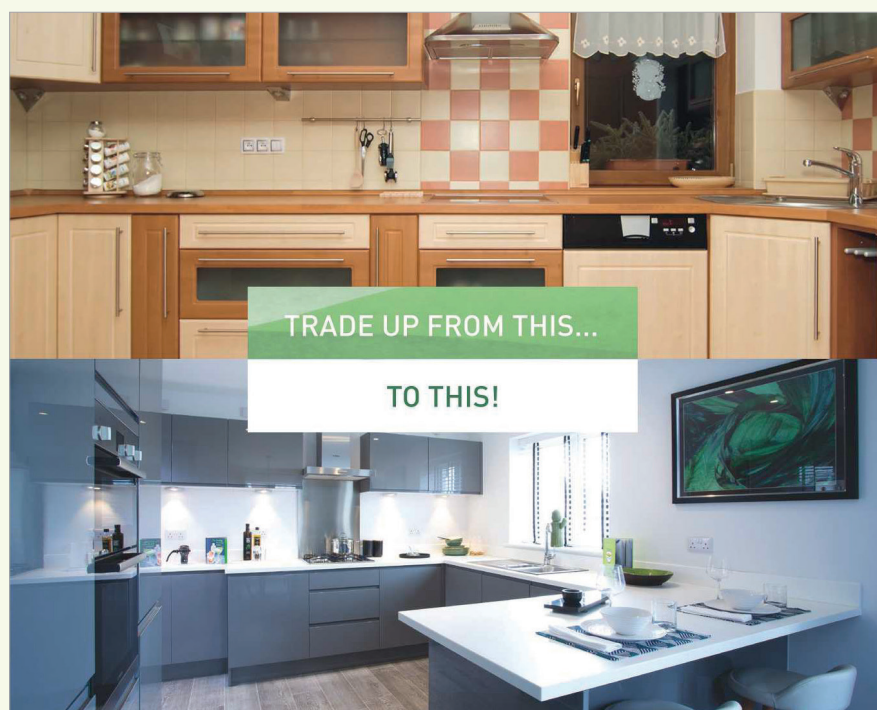
REDROW SET TO OPEN SHOW HOMES

Future residents will be able to view Redrow's three stunning new show homes when they open in October.

Redrow will deliver 248 three, four and five-bedroom homes, offering prospective homebuyers an even greater opportunity to discover their dream home.

Redrow's show village, which is located at the western edge of Houlton where the link road joins, will bring the number of show homes at Houlton to an impressive twelve different styles – more than any other development in the region.

To find out more, visit www.redrow.co.uk



Time for an upgrade?

Brand new, DIY-free and low-maintenance homes are waiting for you at Hansford Park.

With our **Part Exchange*** scheme, we'll be your cash buyer and take away the stress of selling your current home.

From the moment you move in, you'll immediately start enjoying the benefits of your brand new fitted kitchen and bathroom. The integrated appliances combine high performance with low energy use, and the flexible layouts mean you can decide how your home works best for you.

3 & 4 bedroom houses from £275,000

Come and see us today and make your dream move happen.

Open daily 10am to 5pm

Hansford Park | Houlton | Rugby | CV23 0AB



Hansford Park
HOULTON

www.crestnicholson.com/hansfordpark

01788 524321

*Terms and conditions apply. For further details on Part Exchange, please speak to a sales advisor. Show home photography. Imagery includes optional upgrades at additional cost. Pricing correct on 24.07.19.