

MULBERRY PARK

· PORINGLAND ·



SUMMER 2016 - KEEPING YOU UPDATED WITH THE LATEST DEVELOPMENTS

SITE FOCUS

Welcome to our newsletter, designed to keep you up-to-date with developments at our new community, Mulberry Park, Poringland.

A HOME FOR EVERYONE

Our neighbourhood includes 150 properties: a range of two, three and four bedroom homes; and a limited number of 2 bed bungalows.

In partnership with Victory Housing, there are also 49 affordable homes: 84% are available for social rent and 16% are a mix of shared ownership and shared equity.

THOUGHTFUL DESIGN

Our development has been carefully designed to create a 'sense of peace', integrating and

responding to the local area. The development is being built in two phases.

There are three character areas in our first phase. 'The Rural Edge' integrates the new homes with the countryside to the west of the site and the area of open space to the south.

'The Primary Street' is the main route through the site and has been designed as a traditional village street, with detached, semi-detached and terraced homes lining the street, set back behind landscaped front gardens.

'The Village Transition' marks the point where homes in Norwich Road and Caistor Lane meet the new development. The streets are more suburban in character, with a shared surface road creating an informal appearance.

PLAYING OUR PART IN BUILDING ENERGY-EFFICIENT HOMES

Our new houses are built to reduce energy demand and carbon footprint by improving wall, floor and roof insulation. Of the energy used within some dwellings, 10% will be provided on site from photovoltaic panels.

Storage of household recycling/waste, cycle storage, low-energy external lighting and water-saving measures are also in place.

All of these features help to create a more economical, more energy-efficient home.

See the Difference at dwh.co.uk or call **0844 811 3888**



DAVID WILSON HOMES

WHERE QUALITY LIVES

MAKING THE MOST OF THE OUTDOORS

Around 2.3 hectares of open space is proposed between the first and second phases of the development, landscaped to enhance and encourage ecology and wildlife. A new play area for all to enjoy will be built in phase two.

Footpaths and cycleways will be created which will link

to Caistor Lane, Norwich Road and Stoke Road to the south, when the development is complete. Transport studies suggest that most of the development's traffic for Mulberry Park will be via Caistor Lane, not impacting on the roundabout junction with Stoke Road and Long Road congestion.



CONSTRUCTION UPDATE



LEONARD PRANCE, SITE MANAGER

The on site sales area is complete and open and we have welcomed 11 new residents since June 2016. We have constructed a new footpath along Caistor Lane, and provided two new bus shelters, along with a new pedestrian crossing on Norwich Road to improve the facilities for pedestrians and encourage the use of public transport for both existing and new residents.

GIVING BACK TO THE COMMUNITY

David Wilson Homes is contributing nearly £1 million to the area, as our development takes shape, through the County Council who will distribute this to local schools and services:

- £407,237 – primary school education
- £406,751 – secondary school education
- £74,894 – nursery education provision
- £9,000 – for library services

David Wilson Homes is a member of the Considerate Constructors Scheme whereby we strive to be considerate and good neighbours, as well as clean, respectful, safe, environmentally conscious, responsible and accountable. There may be exceptional circumstances when we need to work outside the hours listed below, but our usual working hours are: 7.30am-6.00pm – Monday to Friday and 8.00am-1.00pm – Saturday.

We do not usually work on site on Sundays or public holidays.



WHO TO CONTACT?

We appreciate that, despite our best efforts, building activity may from time to time cause you some inconvenience. If you have any queries, please contact

our Construction Department on 01245 232262. Your Contracts Manager on this site is David Martin and your Site Manager is Leonard Prance.

YOU ARE INVITED

David Wilson Homes would like to invite you to a Public Meeting on 20th July at our Marketing Suite where light refreshments will be available. The intention of this meeting is to give you an opportunity to ask any questions you may have to our various staff members, who will be on hand.

We look forward to seeing you there **from 12.00pm-4.00pm** on the **20th July**.

Please RSVP by emailing us on: mulberrypark@dwh.co.uk



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