



King Edward VI & The Revd Joseph Prime Almshouse Charity

Architectural blueprints are shown on the left side of the slide, partially unrolled and overlapping. They feature various technical drawings, including floor plans and sections, with numerous numerical dimensions and alphanumeric labels. The blueprints are set against a light blue, wavy background.

Why am I here?

- Brief Update of Project Crocus
 - Planning Application - end 2022
- Time for Questions

Overview of KEVI Site





PROJECT CROCUS
SAFFRON WALDEN ALMSHOUSES

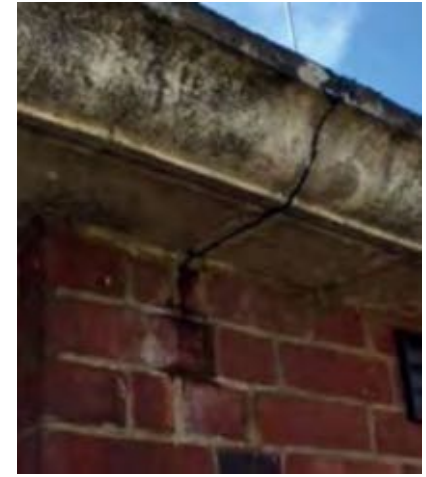


PRIMES CLOSE



PROJECT CROCUS
SAFFRON WALDEN ALMSHOUSES

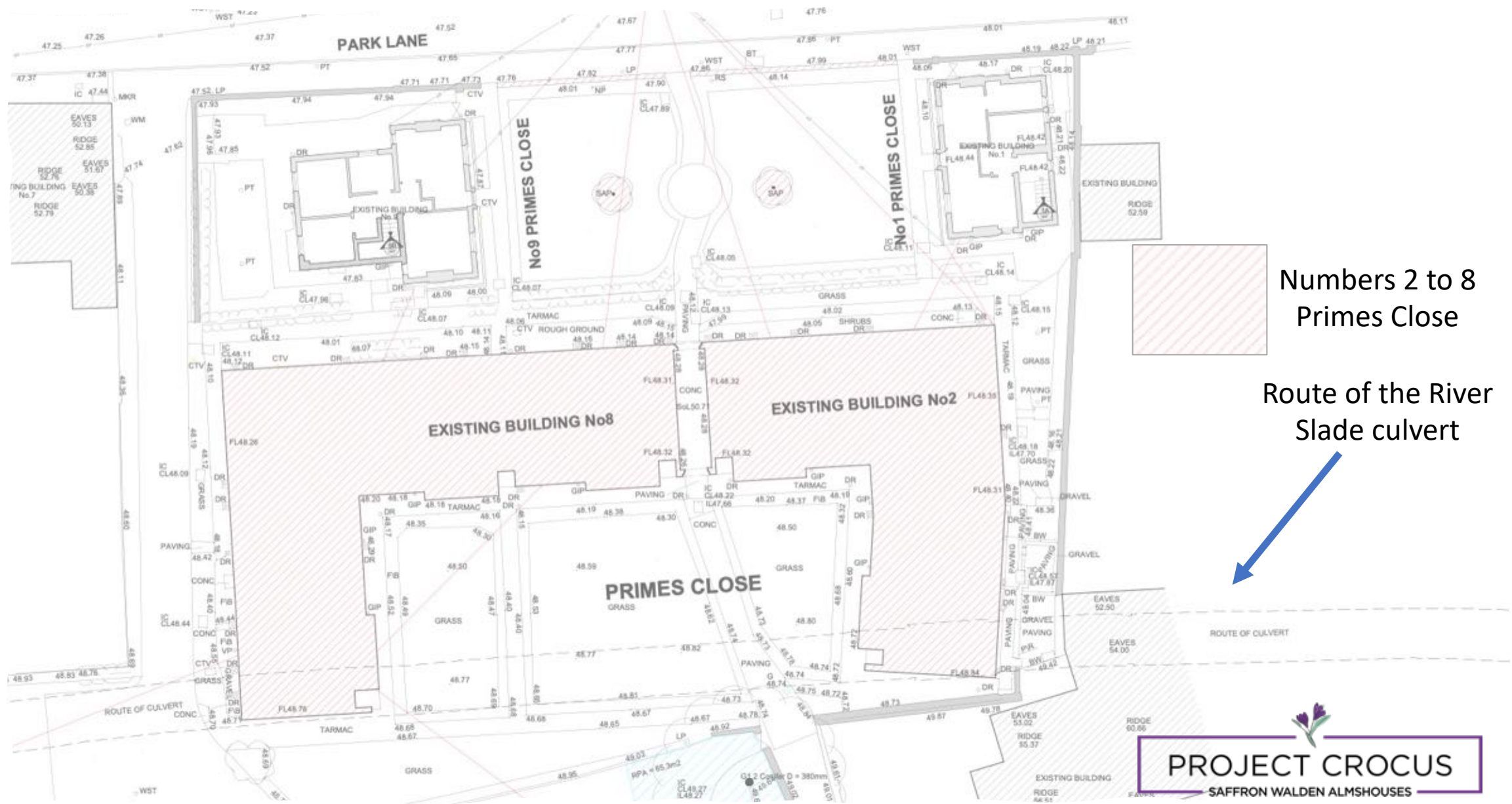
Why? – Primes Close Bungalows



Built in
1950s

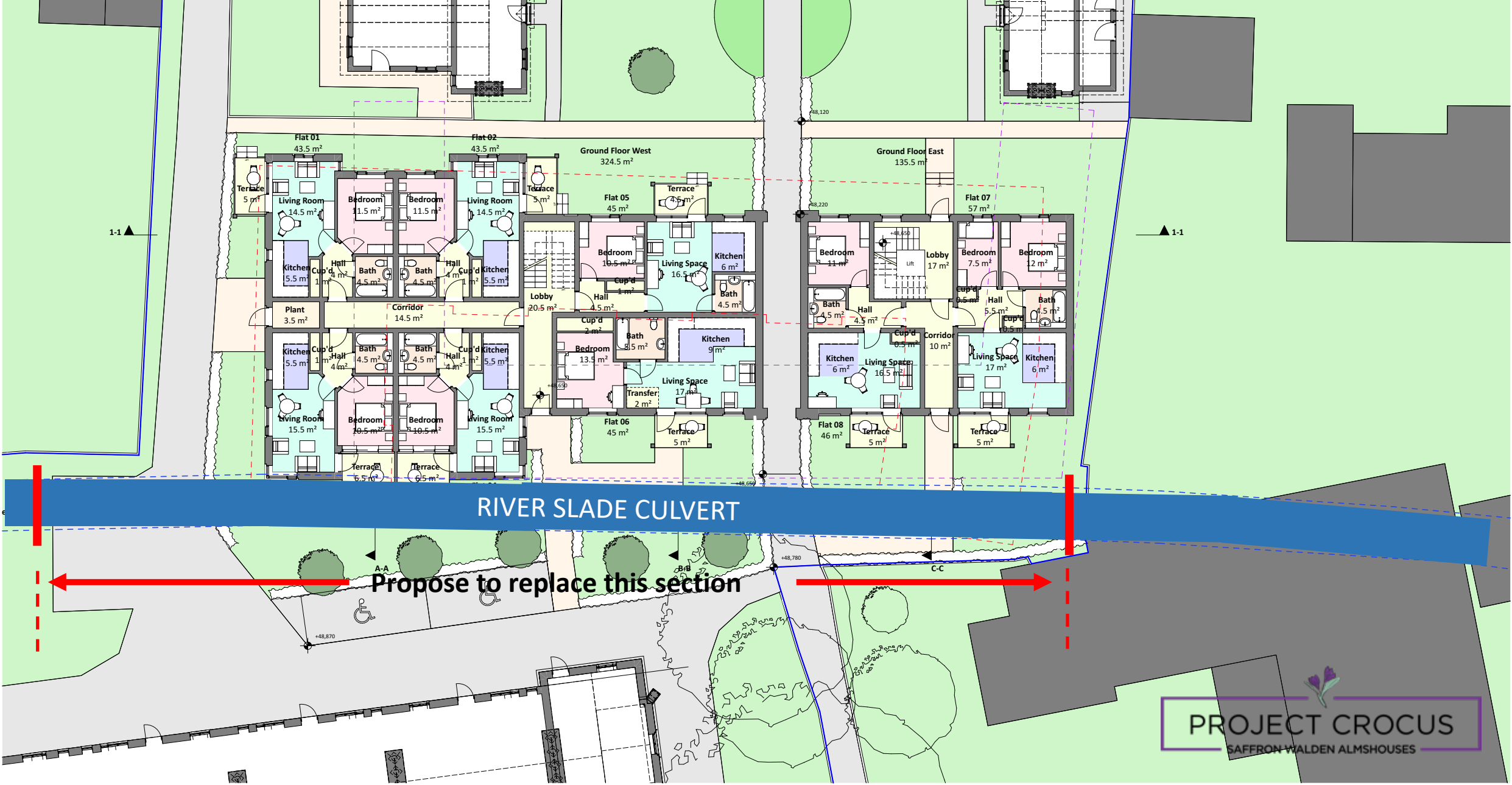
- Concrete guttering
- Cavity wall insulation
- Damp through floors
- Modern improvements
 - Gas fired central heating
 - Double glazing
 - Modern plaster and paints
- Modern lifestyle

TODAY:
Condensation
Problems –
often severe



Numbers 2 to 8
Primes Close

Route of the River
Slade culvert



PROJECT CROCUS
SAFFRON WALDEN ALMSHOUSES

PROPOSED SCHEME

View from Park Lane



PROJECT CROCUS

SAFFRON WALDEN ALMSHOUSES

Final elevation
treatment still under
development

- Close to position of existing bungalows
- 16 flats
 - 13 one-bedroom, 1 designed for wheelchair resident
 - 3 two-bedroom, 1 on ground floor
 - All flats wheelchair accessible
- Two storey building in this position until 1950s

- Final position of public right of way unchanged
- Balconies and patios if we can afford them
- Building designed to sit comfortably with those close by
- Available for Residents Summer 2025



Low Energy in Use

- Super-insulated external envelope
- Warm in winter with minimal heating
- Renewable energy source
 - Air source heat pumps: underfloor heating
 - Solar panels?
- Low energy lighting
- EV Charge Points



Target Timescale

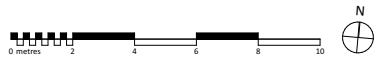
- Planning application – Nov 2022
 - Public benefit cf. impact on conservation area
- Detailed design and tender for contractor – 2nd Half 2023
- Construction – 2024
- Residents move in - 2025





Questions?

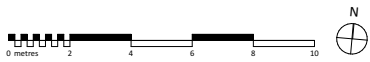




ew Bin Store
13.5 m²

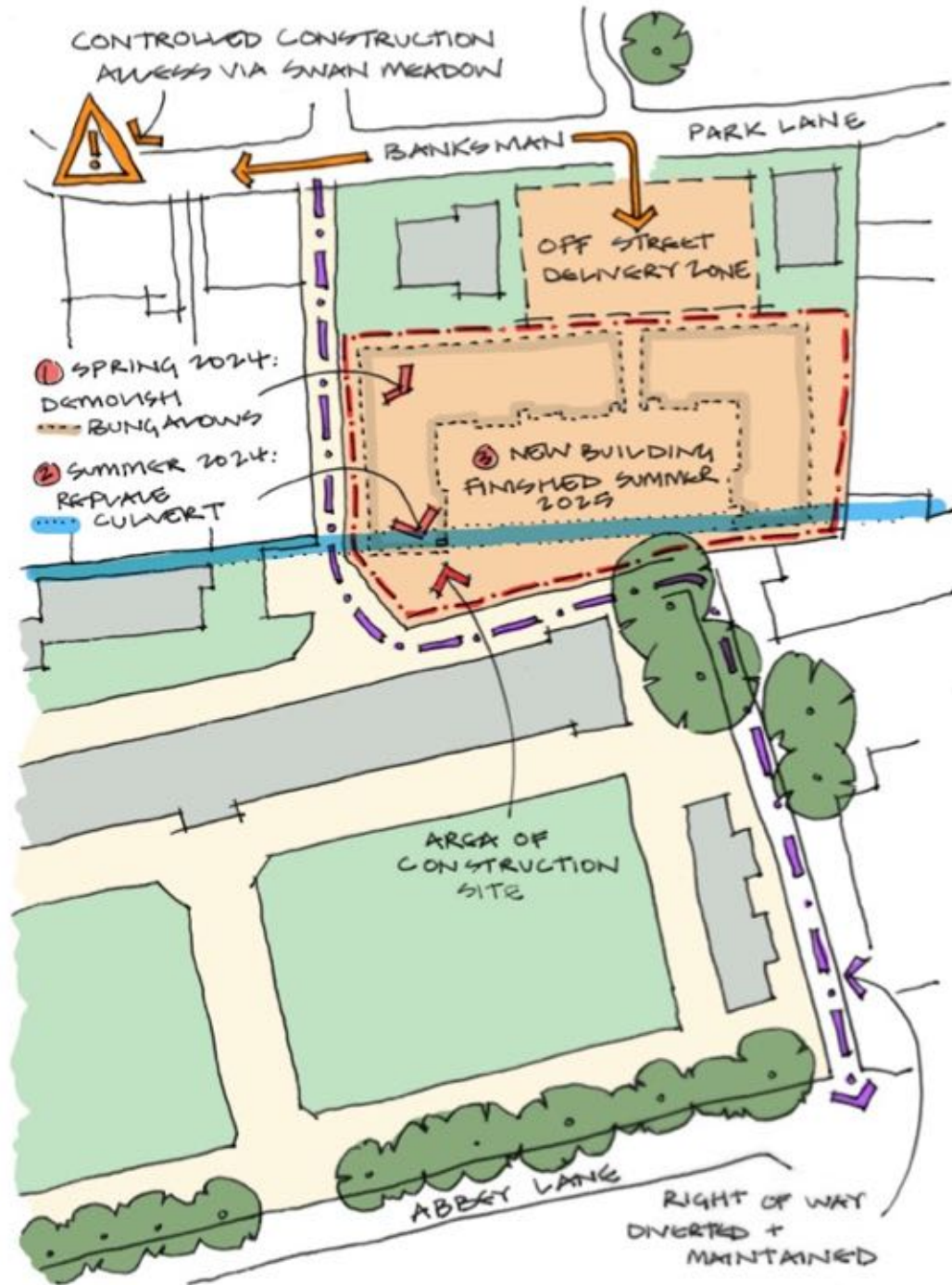
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1-1





Comparative elevations (left to right): Two-storey 1782 almshouse demolished in 1953, Primes Close bungalows, Project Crocus

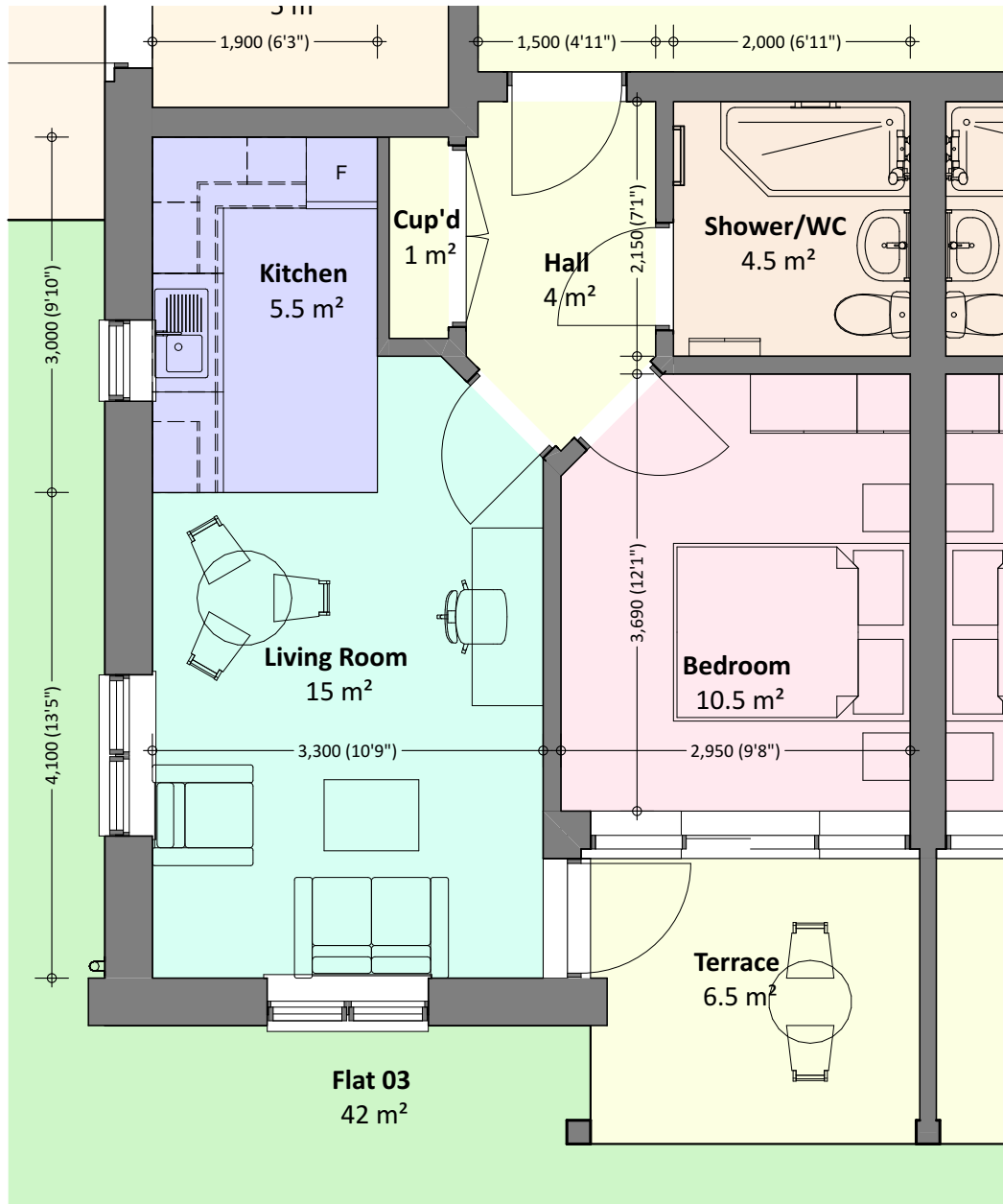


Proposed Construction Approach

- Construction zone in location of Bungalows
- Staging point for deliveries and materials in Swan Meadow
- Delivery along Park Lane, controlled by banksman
- Delivery of materials between PC1/1a and PC9/9a
- Temporarily relocated Public Right of Way

All subject to agreement with UDC Planning

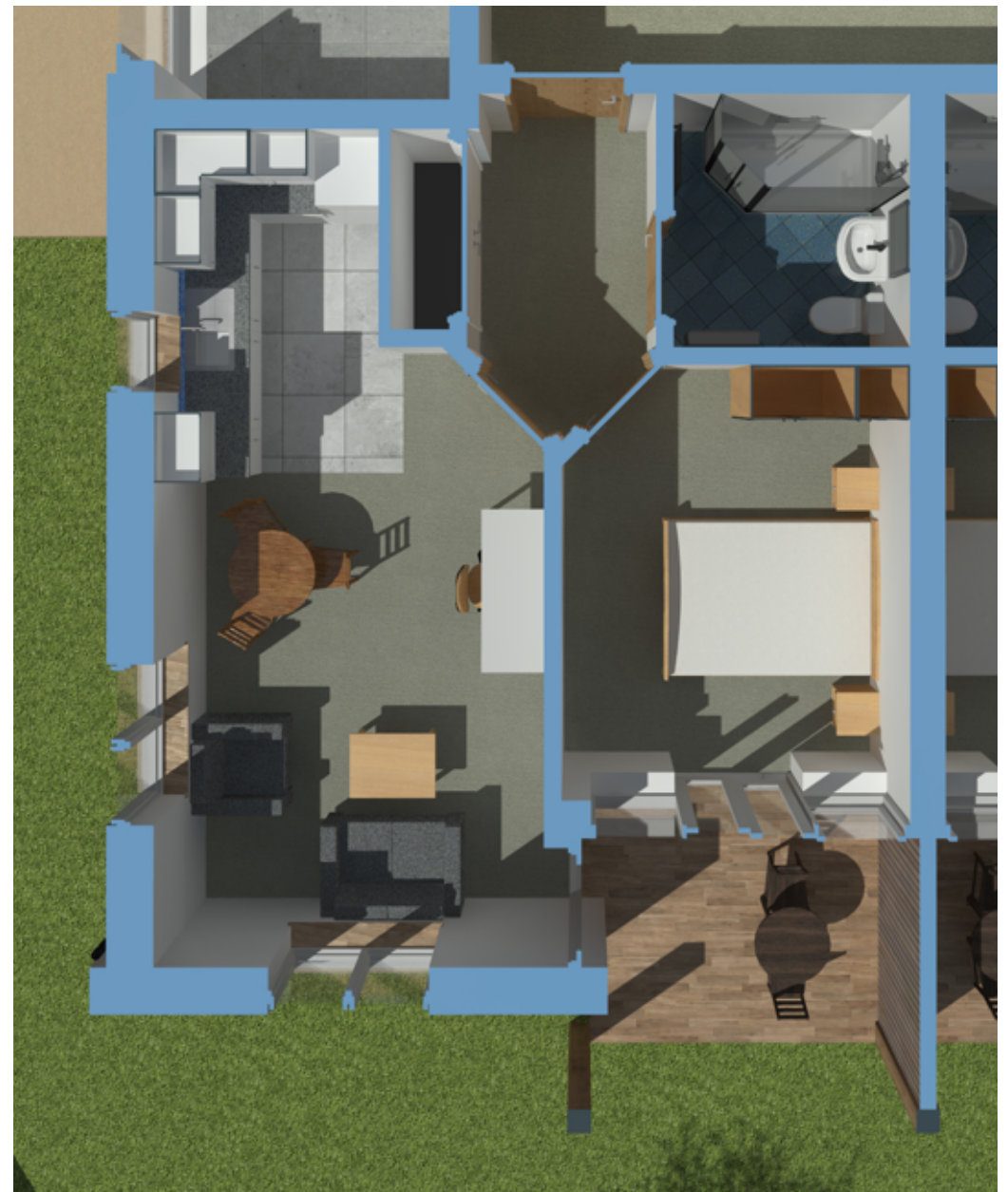




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Typical Flat Layout

1:50



1

Typical Flat Layout (3D View)

Richard's Story

'I always thought almshouses were just for the elderly'

- *'After leaving the armed forces I found myself living in a council estate in Sheffield, feeling alienated and downtrodden'*
- Needed to be nearer family following health scare
- Applied for a one-bedroom unit at the almshouses
- Now feeling relaxed and optimistic
- Looking for work in Saffron Walden

'I know that as things continue to improve, my work prospects will change and that could mean earning more than the threshold set for residents. If that happens, this will still have been a life-changing experience and a really important bridge to a brighter, more stable future'



Simon's story

(resident for 10 years)

- Self-employed electrician serving the town for over 20 years
- Unable to work again following major stroke (age 69)
- Situation very precarious as no property or capital
- Recovered sufficiently to live independently with family support
- Almshouse flat enabled him to remain within the community, close to friends and family

*"I love living here and feel so lucky.
The Almshouses are very special"*



Joanna's story

'A sanctuary all of our own'

- Struggled to juggle demands of work and bringing up her daughter
- Needed support of her family in Saffron Walden and applied to the almshouses
- *'From wondering how I was going to fit the pieces together, we suddenly had a house with our own front door, a small garden and lovely grounds to enjoy.....a breathing space that put us within walking distance of family members and gave us the security we needed to get on with our lives.'*

'Because the licenses here are more affordable than private rental agreements, I can balance teaching with parenting – and that feels great.'

Name changed for privacy reasons

