

## New Homes: The Orchard & Plymstock Library, Plymouth, Devon



**Housing Association**  
Signpost

**Local Authority**  
Plymouth City Council

**Constructor**  
Rok

**Architect**  
Roger and Haynes

**Homes Built**

27 apartments and a library

**Total Scheme Cost**  
£4million

**Total Grant**  
£150,000 commuted sums

**Housing needs met**  
Plymouth City Council identified a need for affordable housing offering a mix of supported, rent and home ownership.

### The Aim of the Development

The aim of the development is to provide much needed affordable housing and a new library within Plymstock.

### The Scheme

New Build scheme offering:  
12 apartments for shared ownership – 2 are for people with learning difficulties.

15 apartments for rent including 6 supported housing units for people with learning difficulties.

Communal facilities.

Library.

### Key Features

The residential flats incorporate exhaust air heat pumps. In lieu of land payment the second largest library at over 600m<sup>2</sup> was constructed. The scheme was assessed and supported by the South West Design panel.

### Completion Date

March 2009