

THE HOULTON Signal

AUTUMN 2021

First with the latest news from Houlton, Rugby

OUR COMMUNITY KEEPS GROWING!

Whilst the world has been on pause, we've been working hard to breathe even more life into our blossoming community. Houlton's now home to over 600 families and new residents are regularly joining us. We've celebrated continued growth at Houlton, including the brand new Co-op store which was recently opened by the children of St Gabriel's CofE Academy!



Children from St Gabriel's Academy open Houlton's new Co-op store



Dollman Farm in September 2021



What's new?

We've grown our green spaces, with over a mile of walkways, cycle paths and wildlife corridors now weaving through the development including the planting of trees. These new spaces are now open for the whole family to enjoy, so take a stroll and go wild to see #HoultonNature at its best.



Young residents enjoying the Really Wild event with Mike Dilger

From wildflowers and butterflies, flowing streams and dragonflies – June even saw smaller explorers enjoy a bug hunting expedition with our annual 'Really Wild' event featuring TV Ecologist, Mike Dilger.

The recent expansion of Dollman Farm has allowed for the development of a new nursery, adding to the range of educational facilities offered on-site. Our first primary school, St Gabriel's, has gained an extra two classrooms and Houlton School has officially welcomed its first Year 7 intake.

Also inside...

- Houlton School Special
- Housebuilder Spotlight
- Latest News

P3-P6
P7
P8



OUR COMMUNITY IS GROWING...

continued

Our bespoke community space, The Barn, continues to host a range of activities for all ages, from Dollman Dots to Running Zumba. The playpark is also open to residents as well as activities regularly running for the community at St. Gabriel's School and Houlton School. If you are looking for something fun to do, or just want to get active, take a look at the full schedule on our Facebook page @HoultonRugby.

Our award winning eatery, The Tuning Fork, is busy offering a wide range of locally sourced food and freshly made pastries. For those looking for a bite to eat, indoor dining is available, with take away too.

Open Monday – Saturday, full opening hours are available at:

thetuningforkhoulton.co.uk/contact-us

Dollman Farm, the home of The Tuning Fork



Residents enjoying their state-of-the-art playpark



Artwork by children from St Gabriel's in the foyer of the new Co-op store

CRAFTY COMMUNITY

Community art and seasonal crafts are popular pastimes for our residents.

You'll see a range of displays throughout Houlton's green spaces, from water colour landscape artwork commissioned by local artists to our photography trail featuring snaps from our very talented residents!



Local artist, Victoria Parsons with her water colour artwork



The Houlton photography trail

Stay in touch

Did you know that the latest news and activities at Houlton regularly feature in the local newspapers and on our social media channels? That's because we're keen to keep you informed of what's on.

If you'd like to find out more and stay in-touch, follow us on Twitter, Facebook and Instagram @HoultonRugby



Principal Michael McCully, Vice Principal Chloe Buckenham and Year 7 pupils on their first day at Houlton School Thursday 9th September

Learning for Life at Houlton

We're passionate about our flourishing community, and are focused on providing high quality homes and a new way of life for our residents - one with every aspect of family living right at its heart.

Living at Houlton means that you'll never be more than a stroll or short cycle ride to the school gate, whether your little one is 4 or 14. From the best early-years nursery provision through to the highest quality primary, secondary and sixth form education, Houlton has been designed with education in mind.

Our first primary school, St Gabriel's Academy opened in 2018 and has recently held open evenings to show some of our smallest residents around their school. The Head Teacher Mr Andy Taylor and teachers at the school have worked hard to build a strong school community and we look forward to seeing the children flourish there.

Our brand new secondary school, Houlton School, symbolises the completion of yet another exciting phase in our development master plan. Sited within the recently transformed Rugby Radio Station building, the school opened to its very first Year 7 intake on Thursday 9th September!

All schools at Houlton are designed and built to serve the growing new community. If you are in the process of buying a home at Houlton and are interested in school places, then please contact the schools directly or contact Warwickshire County Council's admissions team.



Our first Primary School, St Gabriel's CofE Academy opened in September 2018



Learning is fun at St Gabriel's Academy

Turn the page to find out more about the amazing transformation and get a glimpse inside the brand new school building!

HOULTON
School Special

Welcome to Houlton School

Rugby Radio Station is an extremely important part of our history both nationally and locally. Whilst we're developing our community, it's hugely important that we keep sight of the achievements of our past, and make record of the outstanding advances made by those early pioneers of communication who helped in shaping the world in which we live. Part of a £45million investment into the development of our community, Houlton School has now officially opened its doors.

Join us on this whistle-stop tour of the journey from Rugby Radio Station to the brand new Houlton School, and find out more about the history of this incredible building by visiting www.rugbyradiostation.co.uk.

Rugby Radio Station was used as a key Maritime communications tool

C-Station after the fire of 1943

The original power hall

Rugby Radio Station played a vital role in the country's war efforts in both WWII and the Cold War

THE JOURNEY

Working with a host of partners to provide over 1,200 vital school places with six classes per year, plus a sixth form.

Houlton C-Station visit 2019 pre-transformation following successful planning application



@HoultonRugby

Watch the transformation journey on our YouTube channel

A detailed timeline of the transformation from early 2019 until opening

2019

May 2019
PLANNING APPLICATION SUBMITTED

June 2019
TURBINES AND ENGINES CAREFULLY REMOVED AND DONATED

September 2019
PLANNING APPLICATION GRANTED

November 2019
ENABLING WORKS (Asbestos removal/Lead paint removal/Structural safety works) ON SCHOOL CONVERSION AND BUILD BEGINS

January 2020
CONTRACTS EXCHANGED WITH DEPARTMENT FOR EDUCATION WARWICKSHIRE COUNTY COUNCIL AND MORGAN SINDALL CONSTRUCTION

March 2020
COVID-19 SEES DEVELOPMENT WORK STALL ACROSS THE INDUSTRY, BUT CONSTRUCTION OF THE SCHOOL CONTINUED

June 2020
DEVELOPMENT CONTINUES & YEAR 7 APPLICATIONS OPEN

September 2020
INTERNAL WALLS START TO TAKE SHAPE

December 2020
C-STATION RE-DEVELOPMENT COMPLETED

MARCH 2021
YEAR 7 OFFERS GO OUT AND SPORTS CENTRE /STEM BUILDING COMPLETED

May 2021
ALL BUILDINGS MADE WEATHERTIGHT

August 2021
SCHOOL BUILD COMPLETE

September 2021
HOULTON SCHOOL OPENS TO YEAR 7 PUPILS

2021

THEN

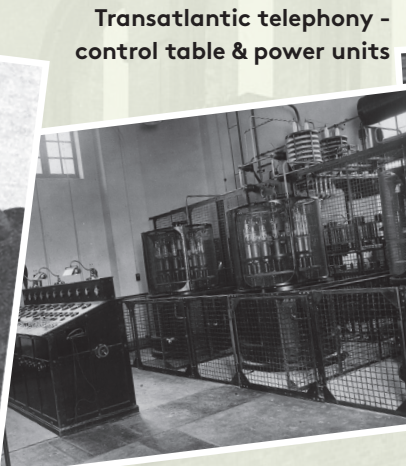
On Friday 1st January 1926, Rugby Radio Station's GBR transmitter opened for service... and the story of worldwide communications was forever changed.



Tractor & Mole Plough at work preparing for the creation of the radio station



Shaughnessy makes the first transatlantic telephone call on 7th January 1927



Transatlantic telephony - control table & power units



Celebrations marked the first ever transatlantic telephone call



The old water tower was made safe and preserved



Original features, including feature windows were restored



The new school starting to take shape in March 2021



The new STEM building



Original features, including feature windows were restored



Inside a brand new STEM classroom



New classroom blocks have been built to integrate seamlessly with the original Radio Station building



The brand new, Sports England Sport Hall



Arriving for school in the brand new, historic building

NOW

A school with state-of-the-art facilities and a history like no other.





Innovation – aspiration – excellence

As master developer of Houlton, we've worked closely with the Transforming Lives Educational Trust (TLET) and Houlton School's Principal, Michael McCulley, to give the site of the former Rugby Radio Station a brand new lease of life.

Boasting unrivalled and specialist facilities, every facet of the school has been designed with the pupil front of mind. Right down to the design of the school's uniform which is gender neutral, focusing on comfort and style and nodding to the heritage of the building through its brand new crest. The top section of the crest represents the traditional style windows and the lower section of the crest emulates the webbed design of the tuning coil – one of the most important pieces of technology within the former Rugby Radio Station.

The school building's iconic global heritage as a centre of excellence for communication will also be honoured through the new academic curriculum for excellence which, at GCSE level, offers Broadcast and New Media routes to its students. The school even has its own radio broadcast facilities!

Here's the view from Houlton School's Principal, Michael McCulley:

"Houlton School represents so much of what we want to achieve for the children and young people of Rugby. It will be a beacon school in Warwickshire. Our curriculum will take every opportunity to be innovative in teaching and education, working together with our partners in this pursuit of excellence."

"Our commitment will be underpinned by traditional values and a commitment towards instilling in our young people the importance of positive relationships and a determined work ethic to a happy and fulfilling life."



FIND OUT MORE AT:
HOULTONSCHOOL.ORG.UK

The construction of Houlton School was a joint venture between Houlton's master developer Urban&Civic, Aviva Investors, Warwickshire County Council (WCC) and the Department for Education (DfE) and was delivered by leading construction firm Morgan Sindall Construction.

TOP AWARDS *Come Home to Houlton*

Houlton and its housebuilders have been scooping up awards this summer.

Urban&Civic beat off competition from across the Midlands to win the coveted **'Place-making Project of the Year'** award at this year's Insider West Midlands Property Awards. Judges described Houlton as a prime example of why upfront infrastructure investment is so important. Our first housebuilders at Houlton, Davidsons Homes, also took the crown for highest-rated new build development in the HomeViews awards – a consumer-led ratings award scheme.

Congratulations to Davidsons!



Spotlight on new housebuilders

We'll soon have seven housebuilders on site at Houlton. And with nearly 650 families calling Houlton home, here is an overview of our newest housebuilders – Midland Heart and William Davis.

Leading housing association, Midland Heart is now on-site at Houlton providing high-quality affordable homes. Offering 158 properties, with 44 available for shared ownership, with a mixture of two and three-bedroom properties available, shared ownership provides an excellent opportunity for first time buyers.

William Davis, the much-loved five-star, Midlands based homebuilder joined us on-site recently. The team have started delivery of the 146 homes that will be built at the northern end of Houlton, alongside Redrow Homes. Due to open in Summer 2022, the show home will demonstrate William Davis' attention to detail, understanding and strong family values at the heart of their developments.

Keep an eye on our website for news and updates on new homes.





Latest news



NEW Sports Hall for all

Houlton residents are now benefiting from the opening of Houlton School Sports Hall which, funded by Urban&Civic, has increased in size and been completed to Sports England specification.

An agreement has been made that will allow Houlton residents to utilise the space both now and in the future – so if any of our future Houlton FC players need a place to train, there should always be an option close to home!

If you're a Houlton resident or part of a club or group in Rugby and you'd like to find out more about the Centre for Sports and the facilities that are available, get in touch with the team at Houlton School:

operations@TLET.org.uk



the
old station
nursery

Brand new, modern nursery

For children aged 0-5 years old



Located at Dollman Farm, the very heart of our community, the newly opened Old Station Nursery is perfectly suited to family life in Houlton, offering childcare all year round, with extended opening times from 7:30am – 6:30pm.

Nursery Manager, Alisha Bennett and her team warmly invite you to book a visit to take a look around.

For more information and to book a visit, call 01788 248 996, email houlton@theoldstationnursery.co.uk or visit www.theoldstationnursery.co.uk

RUGBY TO BENEFIT FROM NEW BUS SERVICE

As part of yet more infrastructure being delivered at Houlton, we are delighted to announce the commencement of a new bus service.

Urban&Civic funding is delivering the service which will run twice per hour, operated by Stagecoach, the service will take passengers to Daventry, Rugby Town Centre, and Northampton.

The service, which operates on routes 86 and 96, will go via the new link road, Houlton Way, which runs

through the heart of Houlton past Houlton School.

Houlton residents can apply for a two week pass to try out the route. As Houlton grows, Urban&Civic will fund an expansion of the service to ensure that all homes are no more than 400 metres from a bus service when Houlton is complete.



LIVE MUSIC IS BACK!

August saw the return of Rugby Music Festival in Caldecott Park, which we were delighted to sponsor working in partnership with the Rugby's Rotary Clubs.



Scan the QR code to watch highlights from this year's event on our YouTube Channel.



Local vocalist, Jess Lea

co
op
NOW OPEN

Located in the newly developed Orchard House within Dollman Farm, our brand new Co-operative Food store is now open!

Dedicated to making life easier for Houlton residents, we're thrilled to bring you this special offer to celebrate the opening.

