

NATIONAL INSTITUTE FOR RESEARCH IN NUCLEAR SCIENCEGENERAL PURPOSES COMMITTEEHousing Development at Peach Croft, AbingdonNote by the Chairman of the Rutherford LaboratoryHousing Committee

1. Paper NI/GP/61/29 of the 29th of May, reviewed the position regarding the provision of housing for Rutherford Laboratory Staff and sought approval for proposals to deal with a housing shortage which will arise during the period October, 1961 to March, 1962.
2. In paragraph 11 of that paper, it was indicated that, if approval were given to the proposals then submitted and schemes already approved were fully implemented, the Laboratory's housing requirements for staff and University Visitors could be completed by a scheme, then under preliminary study, for the building of 80 to 100 houses at Peach Croft, Abingdon.
3. Peach Croft, Abingdon, an area of about 45 acres owned by Radley College, is to be zoned for building in the Abingdon Review Town map shortly to be approved. The College Council are willing, in principle, to sell the land for housing and other development acceptable to them. They have suggested that it would be easier for them to reach decisions regarding the sale of the land if a comprehensive plan in outline could be prepared for the whole site. Following meetings arranged by the Town Clerk, Abingdon, and attended by representatives of the College, the Borough, the County Education Department, the County Planning Office and the Rutherford Laboratory, an outline scheme has now been prepared and is being considered by the College Council. Briefly, this outline scheme envisages an initial development of approximately 80 houses on about 12 acres by the Rutherford Laboratory, followed by the building of a school on approximately 17 acres. The remainder of the site is to be used for private housing development and as public open spaces.
4. The Radley College Council are understood to be favourably disposed towards the scheme and are likely, in the near future, to authorise their solicitor to enter into negotiations with the N.I.R.N.S.
5. Current land values in Abingdon suggest that the purchase price might be between £60,000 and £70,000. It is too early to give precise details of the numbers and types of houses to be erected, but present indications are that, in addition to schemes already approved, there will be a need for about 80 houses of which 16 might be four bedroomed houses of approximately 1,200 square feet superficial area each and 64 three bedroomed houses of approximately 1,000 square feet superficial area each. The total cost of the whole scheme, including the cost of the land is provisionally estimated at £320,000.
6. In paper NI/GP/61/15 of February 6th, it was forecast that approximately 140 houses would be required by mid 1962, increasing to 190 by mid 1963. This is in addition to 130 houses provided by A.E.R.E. Since that paper was considered the complement has been reviewed and, on the basis of the revised figures, all the 190 houses will be required by January, 1963.

7. If the scheme for Peach Croft is approved and implemented, the total number of houses and flats available for University Visitors will be 313 made up as follows:-

1.	A.E.R.E. houses (inc. A.E.R.E. nominated tenancies)	130
2.	Purchases from speculative builders (approved)	33
3.	Purchases from Abingdon Borough (approved)	10
4.	Purchase from A.W.R.E. (approved)	1
5.	Development at Vineyard, Abingdon (approved)	8
6.	Development at South Queensway Didcot (Treasury approval awaited)	31
7.	Nominated tenancies (Abingdon Borough)	20
8.	Development at Peach Croft, Abingdon (now proposed)	80
Total		313

It is anticipated that this number of houses and flats will be sufficient for the approved 1961/62 complement of 826 plus University Visitors. The overall housing need will be kept under constant review to ensure that the total number does not exceed requirements.

8. The Committee is invited:-

- (a) to approve, in principle, a proposal to build 80 houses on approximately 12 acres of land at Peach Croft, at a total cost, provisionally estimated at £320,000, and
- (b) to approve the purchase of approximately 12 acres of land from Radley College, subject to terms to be agreed by the District Valuer and to planning consent at a cost not exceeding £70,000; the cost of the land to be included in the total cost of the scheme.

Rutherford High Energy Laboratory,
Harwell.

circulation:- to Members of the General Purposes Committee
to Members of the Governing Board for
information.