

Hab Oakus and Swindon Borough Council are excited to be working in partnership on the planned new development on Pickard's Small Field. And we want you – local residents – to help us make this project the best it can be.

Learning from local people

The more we get to know the Pickard's Small Field area the more we learn from the tremendous knowledge and experience of the people who live roundabout. One particularly rich source of information is Brian Carter, who moved into Malvern Road the day after his wedding 44 years ago and has lived there ever since.

A couple of weeks ago – on the day of his 44th wedding anniversary - Brian took us on a walk along the watercourse which crosses the site in a bid to identify potential problems and opportunities. The whole Hab team was there, along with Katie Scaife from Westlea Housing, Nick Read and Sarah Green from the Environment Agency, Neil Pullen from Wiltshire Wildlife, Councillors Maurice Fanning and John and Ray Ballman and Paul and Kat from Giffords, our engineers. Brian's wife, Hilary, and next door neighbour Sheila Beckhelling, stayed at home to prepare the groaning table of cakes and sandwiches which greeted us on our return.

The walk took us from Malvern Road to Mouldon Hill where they are restoring



development and we plan to meet with the Rodbourne Green residents' committee to find out more.

Kevin McCloud
Hab Housing

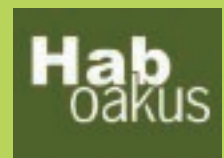
• **If you would like to get involved in any aspect of this project, or want to find out more, please contact: Katie Scaife at Westlea Housing on 01249 466015 or email katie.scaife@westlea.co.uk**

the North Wilts Canal. We bumped into various local residents including two groups of young people who were very interested in what we are doing and Dave Jeffries and Frank White of Tiverton Road who engaged me in a long and lively discussion about their concerns.

I was particularly struck by Rodbourne Green, where the local community has worked with Neil Pullen to take charge of the local arboretum, lay a new woodland path and reinstate ancient watercress beds. This is the sort of initiative we would love to see in our

What is Hab Oakus?

Hab Oakus is a new partnership formed by Kevin McCloud's Hab Housing and Oakus Wiltshire Limited (part of the GreenSquare Group that also includes Westlea Housing). Hab Oakus has been set up specifically to work with Swindon Borough Council on the proposed development at Pickard's Small Field.



May 2008 community event – what you told us

On May 17th we had the opportunity to meet with a number of residents at the Gorse Hill Junior School to get your feedback on our plans so far.

We held workshops on three topics – and were really pleased with how many people came along and worked with us on these! In the morning we were delighted to hear from local community groups, while the afternoon gave us a chance to meet with people who had seen our flyer.

Again, it's clear to us that the site is a beloved local spot, and that while not everyone is in favour of more housing, most people are interested in not only a new development but also an eco-development.

Below is an overview of the feedback we received and that we will fold into our thinking about the project.

Workshop 1 – design and use of the 'Hub'

It was easy for people to identify a wide range of activities that could go on at the Hub – the potential community



building that could be part of the overall development. You felt it was important that, if provided, the Hub should link in to other services and activities in the area so that it doesn't duplicate what is already happening but rather fills gaps instead. We also heard from you that the proposed location of the Hub was not ideal. Instead we should move it from the south-west corner of the site to the north-east to make it more accessible to the wider community, especially the Pinehurst area, and to reduce potential noise problems with it being too close to Malvern Road. There was also discussion of how the building would be looked after – will we need a caretaker?

Workshop 2 – general site layout and central spaces

As at the December event, we heard you voicing concern about flooding at the site. The group agreed that the improvements would need to be made to the drainage system and the waterway before construction should take place on site. There continues to be enthusiasm for the enhancements that the Wiltshire Wildlife Trust are proposing to the copse and the brook,

some of which will help with the flooding issues. Parking and vehicle access concerns were raised again. As we are currently 'back to the drawing board' with the general site layout, we will have to ask for your patience and to help us look at new plans when they are available!

Workshop 3 – house design

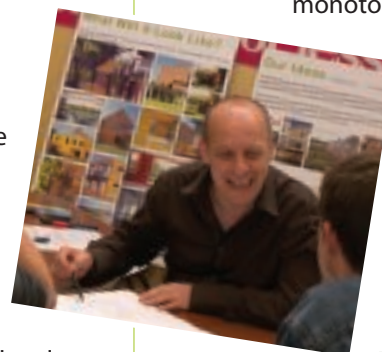
We received some very helpful general feedback about the house designs which we can still use even though new designs will be coming along. We heard requests for lots of storage both inside (e.g. the kitchen) and outside (e.g. secure cycle and bin storage). Plans that encourage flexible use of space were well received, space that can be changed and adapted overtime. Flat roofs were not a popular idea, but lots of outdoor space for growing things was. The exterior of buildings was a little more contentious; some people favoured rendered exteriors that could be painted and made individual, whilst others preferred not to have colour but the variety of materials (timber, glass, brick) provide the visual interest. There was agreement, however, in ensuring the development does not look

monotonously uniform; ideas such as using different materials and staggering front elevations were shared.

• If you would like to get involved in any aspect of this project, or want to find out more,

please contact:

Katie Scaife on 01249 466015 or katie.scaife@westlea.co.uk



Join us at our next event on July 19th!

What makes a home an 'Eco 4' home? There are a number of ways of achieving a sustainable design. We are having an **interactive design morning** to talk about the different issues involved and go through a design exercise for a house: what would you choose given the various options? How would your house look? Come along to learn and participate with us ...and get to know what makes eco-homes special!

Saturday July 19th 2008 • 9.30am (refreshments) for a 10am start (until 11.30am) at Punjabi Community Centre, Kembrey Street, Swindon SN2 8AZ