

Homes for Abbotts Ann

2nd Public Consultation – April 2021

Presented by:
Abbotts Ann Community Land Trust
in partnership with
Haygarth Ross

Please have a good look through the proposal and give us your feedback.
It is very important that we get feedback from as many people as possible in Abbotts Ann.

Your opinions are needed by the end of April!

Introduction

This is the 2nd Public Consultation regarding a development of new homes to be built on Duck Street, next to Abbotts Ann Primary School.

Due to the on-going Covid 19 restrictions, we have again been prevented from holding a 'face to face' consultation event. As a result we would like to invite everyone in Abbotts Ann to review this updated proposal and to then give their feedback via the link provided at the end of this document (see page 34). It will only take you a few minutes to complete this feedback form but your response is very important to us!

Please encourage your friends / family / neighbours to have a look at the proposal and to give us their feedback.

If you have any queries that you don't want to address via the feedback form then please email us @ enquiries@aaclt.abbottsann.com

PLEASE NOTE THAT THE CLOSING DATE FOR FEEDBACK IS 30th APRIL 2021

If you have not seen the original public consultation proposal and/or the subsequent feedback report, then please have a look at the original documents via the links below:

HOMES FOR ABBOTTS ANN - 1st PUBLIC CONSULTATION PROPOSAL

1st PUBLIC CONSULTATION REPORT

The proposed site



The Original Plan

10 homes at
affordable rents

3 affordable homes to buy
via shared ownership

12 homes
to buy

Total of 25 properties

52% affordable homes : 48% market sale properties



**The original
proposed
layout**

The Updated Plan

**9 homes at
affordable rents**

**3 affordable homes to buy
via shared ownership**

**12 homes
to buy**

Total of 24 properties

50% affordable homes : 50% market sale properties



The updated layout



More details

What has changed?

THE TOTAL NUMBER OF HOMES

- Discussions with planning officers suggested that we should reduce the density of development on the site. We have responded by reducing the number of homes from 25 to 24.
- This now gives an equal split of 12 affordable and 12 market homes.

MORE FARMSTEAD FEEL ACROSS THE SITE

- Feedback from the initial public consultation showed strong support for the farmstead type layout – we have increased this by creating a second farmstead court on the south of the site.

FOOTPATH BEHIND THE SCHOOL REMOVED

- We have agreed to remove the footpath that was proposed to run behind the school after discussions with the Board of Governors.

LOCATION FOR THE ORCHARD / ALLOTMENTS

- Some village residents suggested moving the proposed orchard / allotment site away from the road – we have changed the location so this now sits at the north end of the site.

**You asked to
see ...**

**We've
listened**

... More drawings and elevations of the site

The following slides give a selection of different views, including elevations showing how the site sits next to the school and neighbouring properties.

Roof Layout



Perspective View



Aerial View Looking North



**You asked to
see ...**

**We've
listened**

*... More details about the different property
mix on the site*

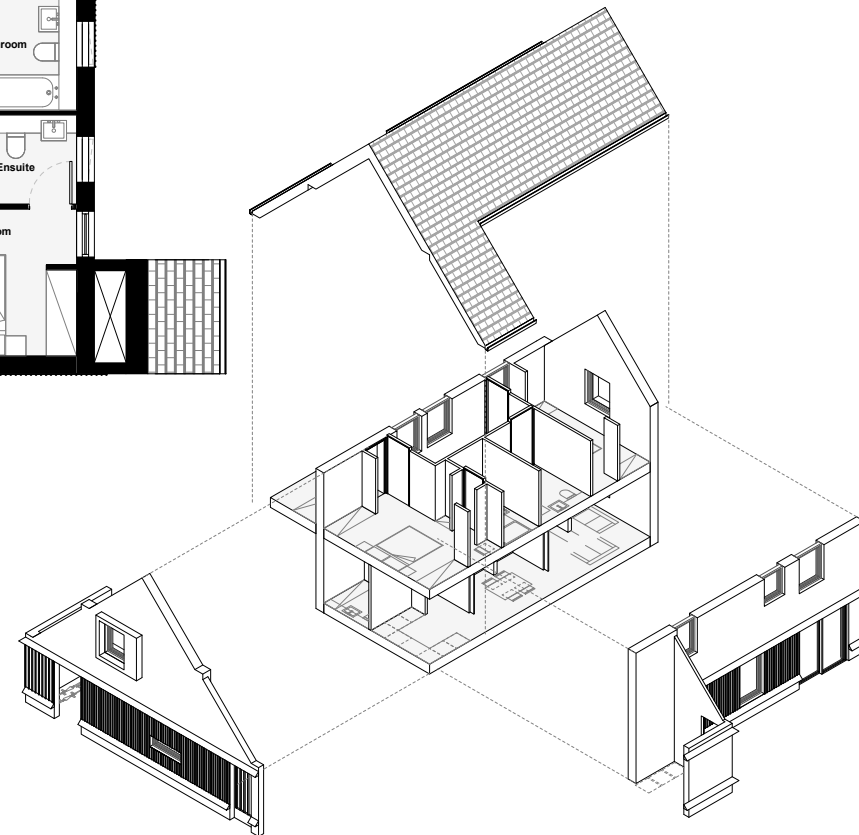
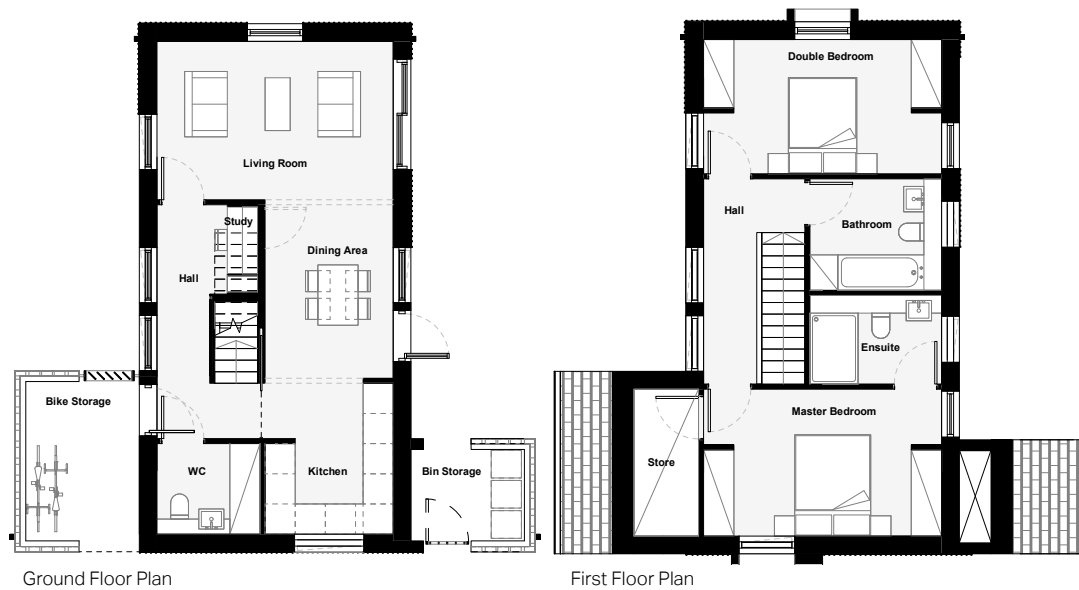
The following slides give details of the type of
homes, including floorplans and 3D views.

The type of homes



- 1B2P Affordable Apartment_54m'
TOTAL: 4
- 2B3P Affordable Bungalow_72m'
TOTAL: 1
- 2B3P Private Bungalow_72m'
TOTAL: 2
- 2B4P Affordable Rent House_82m'
TOTAL: 1
- 2B4P Shared Ownership House_82m'
TOTAL: 1
- 2B4P Private House_82m'
TOTAL: 1
- 2B4P Private House_92m'
TOTAL: 1
- 2B4P Affordable Rent House_92m'
TOTAL: 2
- 2B4P Shared Ownership House_92m'
TOTAL: 1
- 2B4P Private House_100m'
TOTAL: 3
- 3B5P Affordable Rent House_100m'
TOTAL: 1
- 3B5P Private House_100m'
TOTAL: 1
- 2B4P Shared Ownership House_105m'
TOTAL: 1
- 3B6P Private House_128m'
TOTAL: 4

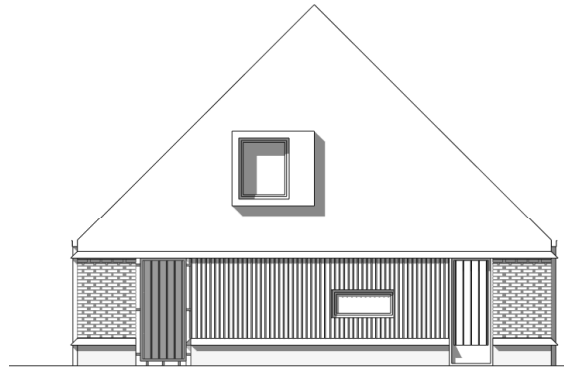
2 Bed 4 Person House – 92m²



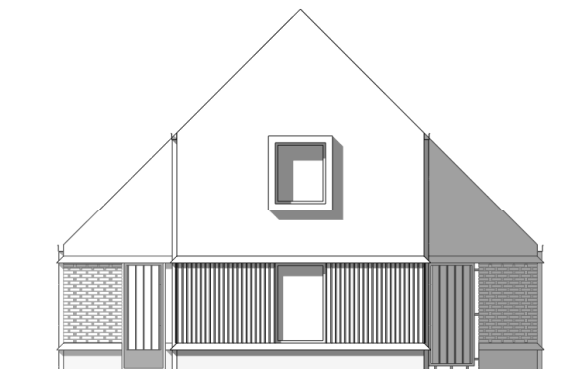
Examples within Abbots Ann of low eaves and extended roof forms

3D View

2 Bed 4 Person House — 92m² (cont)



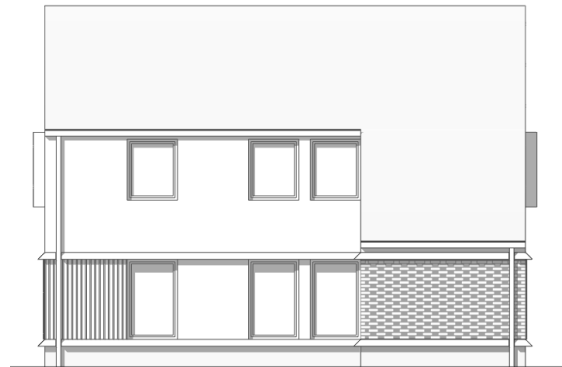
Front Elevation



Rear Elevation



Side Elevation



Side Elevation



Abbots Ann - typical pronounced gables

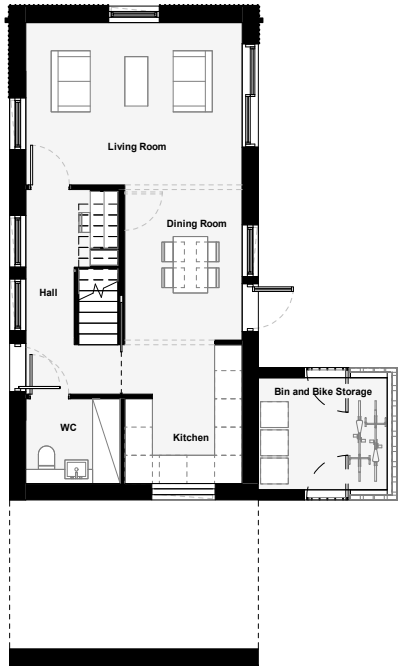


Historic photographs - Abbots Ann - Horizontal patterning to brickw

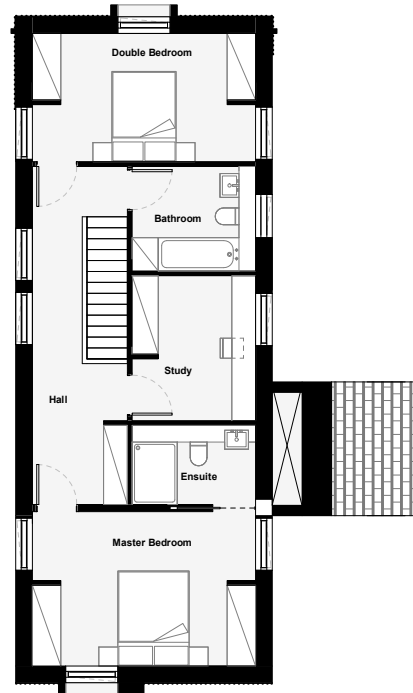


Baillie Scott - White Lodge with articulated window hoods

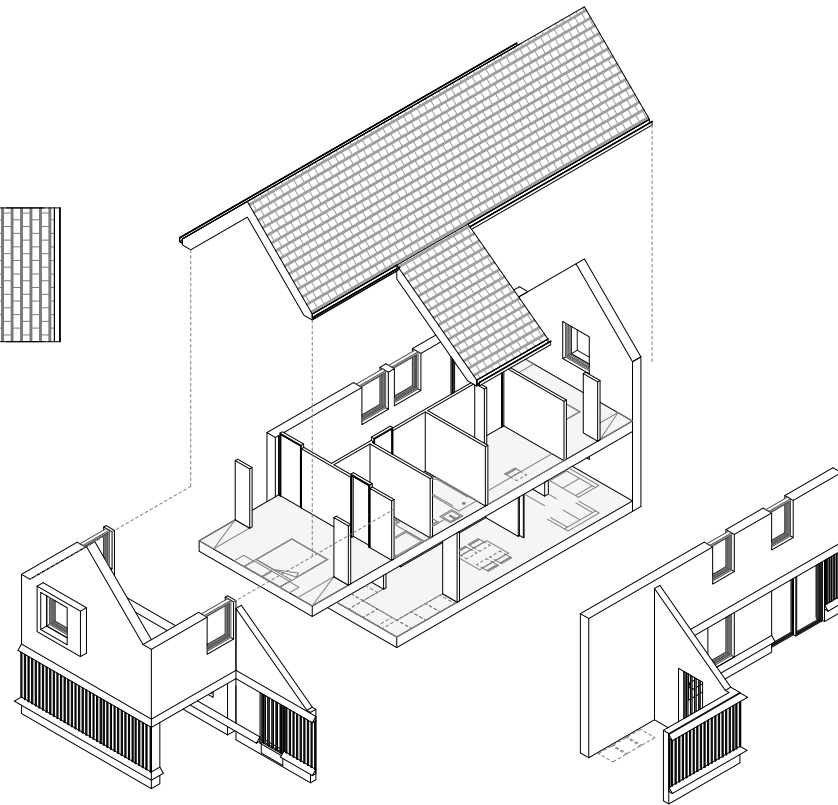
2 Bed 4 Person House — 105m²



Ground Floor Plan

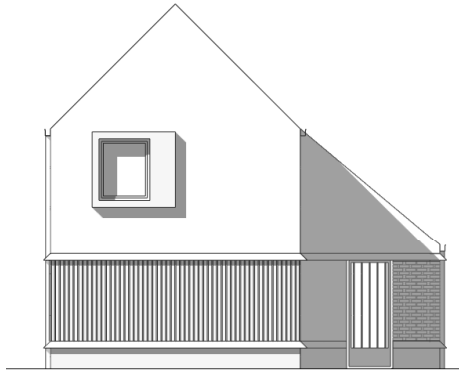


First Floor Plan

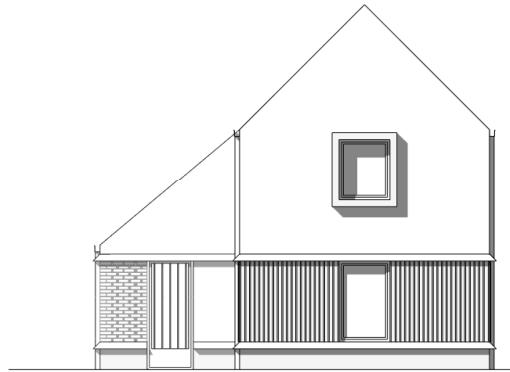


3D View

2 Bed 4 Person House – 105m² (cont)



Front Elevation



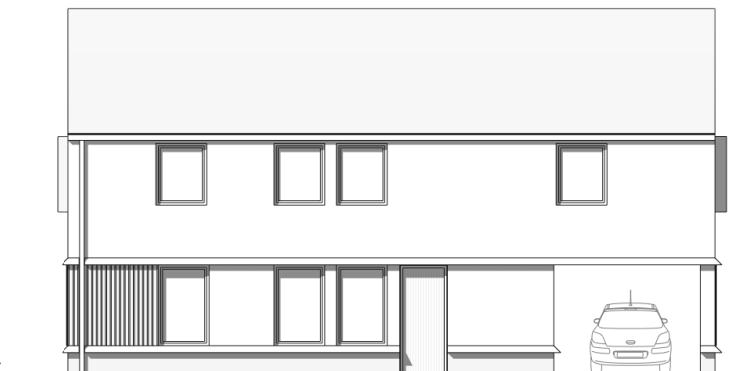
Rear Elevation



Voysey, Homestead - Window articulation and rendered fillet above window



Side Elevation

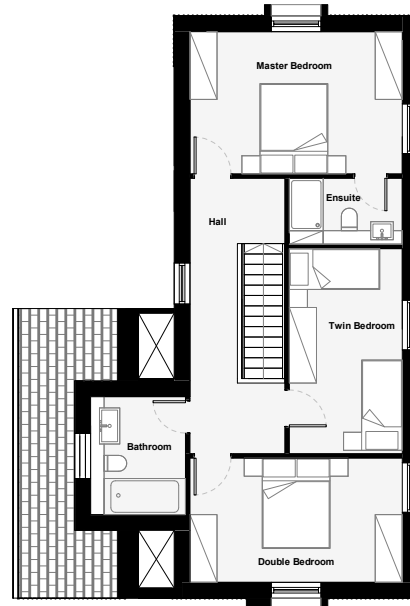


Side Elevation

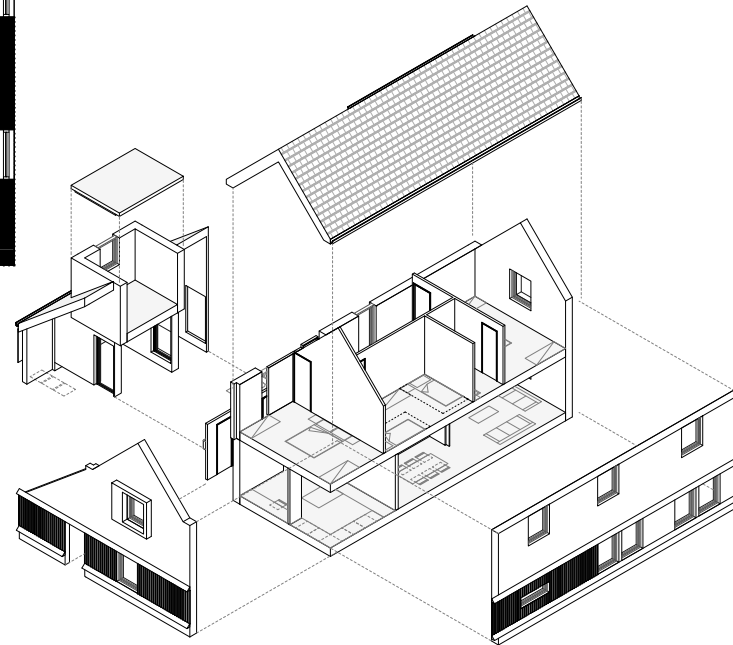
3 Bed 6 Person House — 128m²



Ground Floor Plan

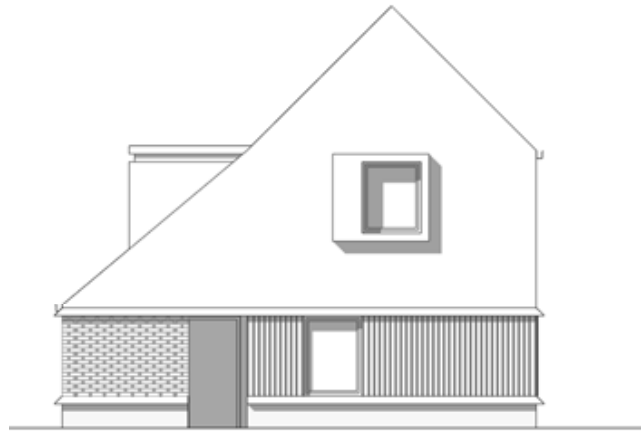


First Floor Plan

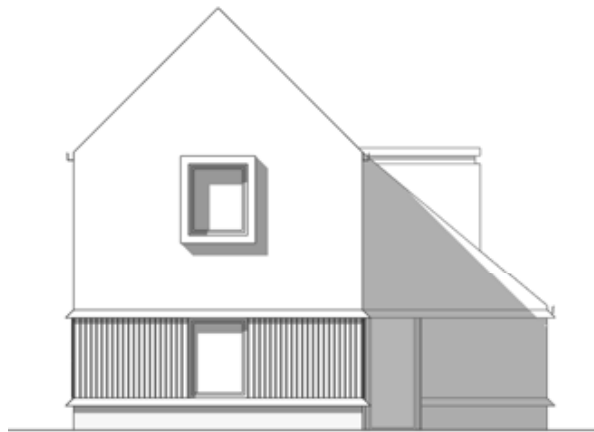


3D View

3 Bed 6 Person House — 128m² (cont)



Front Elevation



Rear Elevation



Timber batten detail



Side Elevation



Side Elevation

Offering Flexibility

Showing how the ground floor layout of a home can be varied to suit differing life-styles



OPEN PLAN



ADDITIONAL BEDROOM



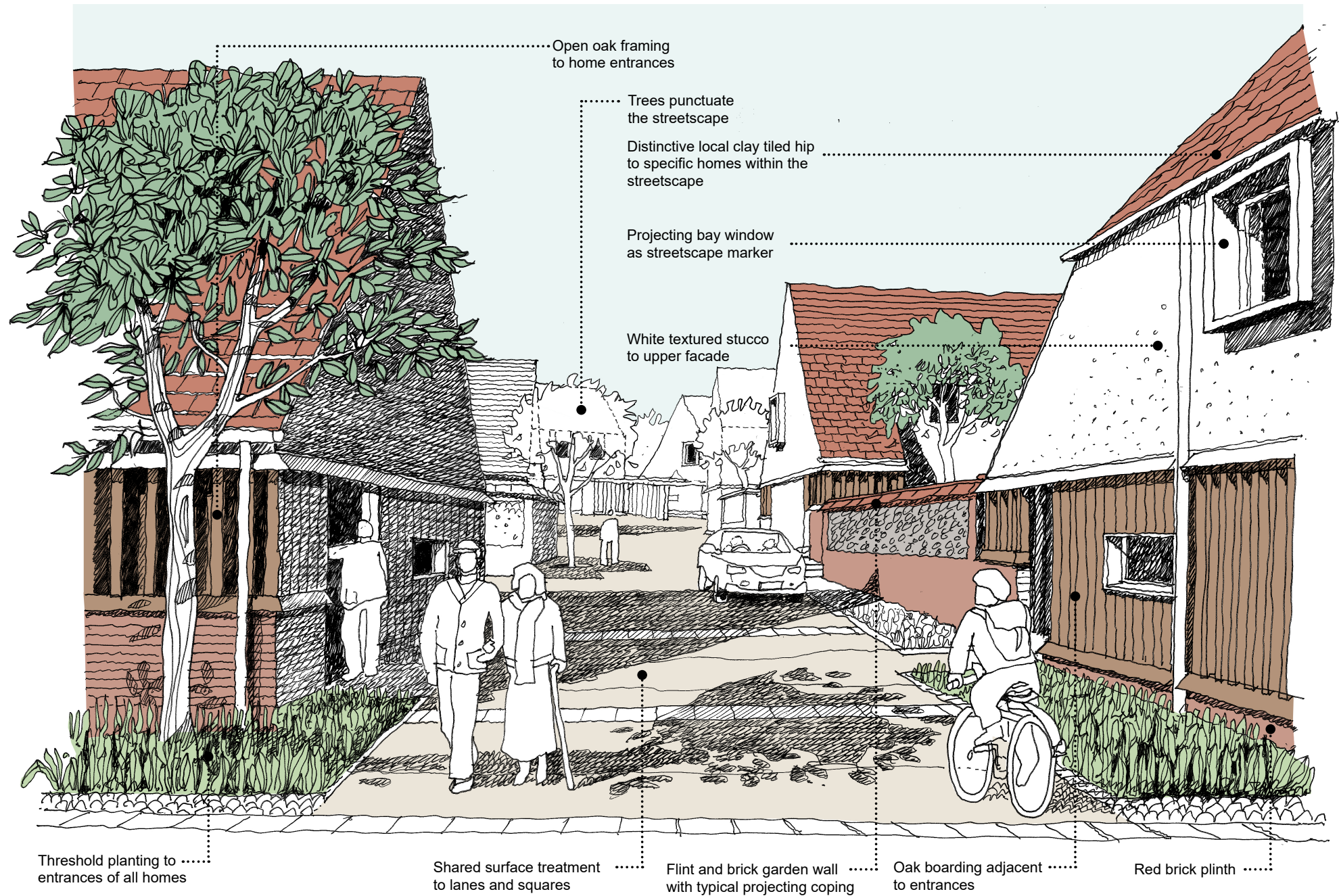
STUDY / OFFICE FOR HOME WORKING

**You asked to
see ...**

**We've
listened**

*... More details about the building materials
and exterior finishes, and to see 'brick & flint'
incorporated into walls on the site*

The following slides give a detailed
breakdown of the different materials that will
be used on the site.







**You asked to
see ...**

**We've
listened**

*... Details of how many parking spaces have
been allocated to each property and for
visitors*

The following slides give full details.

Parking on Site

- In order to avoid the visual dominance of vehicles, residents parking has been carefully considered and is well integrated into our designs.
- The proposed housing plan incorporates parking provisions (*to meet the full criteria of the Test Valley Borough Council Adopted Local Plan*) within the footprint of each property.
- All homes allow for on-plot parking – within either private car ports, driveways, garages or apartment parking courts – arranged either in a linear or in-tandem configuration.
- There is then carefully placed visitor parking across the site (*again meeting the full criteria of the Test Valley Borough Council Adopted Local Plan*).
- This approach liberates the public realm to be free from parked cars, reclaiming the streets for both a safer and greener environment, whilst allowing pedestrians, children's play and cyclists priority.

Parking Spaces



**You asked to
see ...**

**We've
listened**

*... More details of our energy strategy
for the site*

The following slides give more
information.

Energy Strategy Update

- The development will be built using timber frames with factory fitted insulation.
 - This will reduce waste and transportation and provide a higher standard of insulation than traditional construction
 - The timber will also act as a carbon store
- Heating will be provided via Air Source Heat Pumps (ASHP). These have been chosen over ground source heat pumps due to:
 - the lower carbon usage during the installation for ASHP
 - no excavation required
 - no transportation of excavated materials
 - the unsuitability of the ground conditions on site for ground source (*the site is well above the ground water table level and chalk doesn't provide a good heat store*)
 - the cost both financially and environmentally in carbon levels associated with maintenance

**You asked to
see ...**

**We've
listened**

*... More details of our ecological protection
strategy for the site*

The following slides give details of our
planned approach.

Ecology Protection

- An ecological appraisal has been undertaken which shows that there are no statutory or non-statutory sites for nature conservation near the proposed development.
- This appraisal notes that the site *could* provide suitable habitat for:
 - foraging and commuting bats
 - resident and foraging badgers
 - hazel dormice (hedgerows)
 - breeding birds
 - foraging and basking reptiles
 - hedgehogs
- To minimise the impact on any wildlife on the site we will:
 - Retain and protect all hedgerows and trees except for two short lengths of hedgerow on Duck Street to provide access to the site
 - Plant new hedgerows that will more than compensate for the access areas
 - Ensure that there will be no street lighting
 - Take the appropriate steps to protect any wildlife that is present by careful management of vegetation clearance and excavation

We need your feedback!

It is hugely important for the success of this housing proposal for us to receive as many responses to our feedback questionnaire as possible from Abbotts Ann residents.

Click [HERE](#) to let us know what you think.

We really appreciate you taking the time to give us your thoughts!