



# Site



Hook Norton - Aerial View

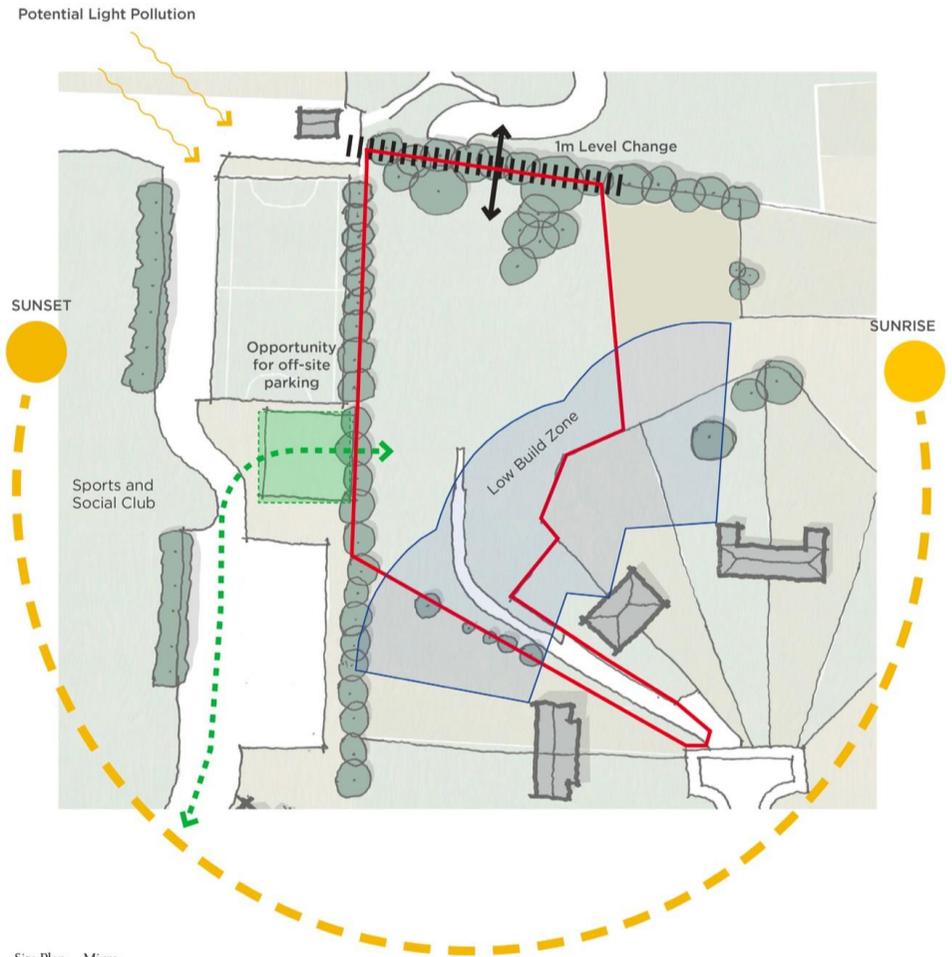
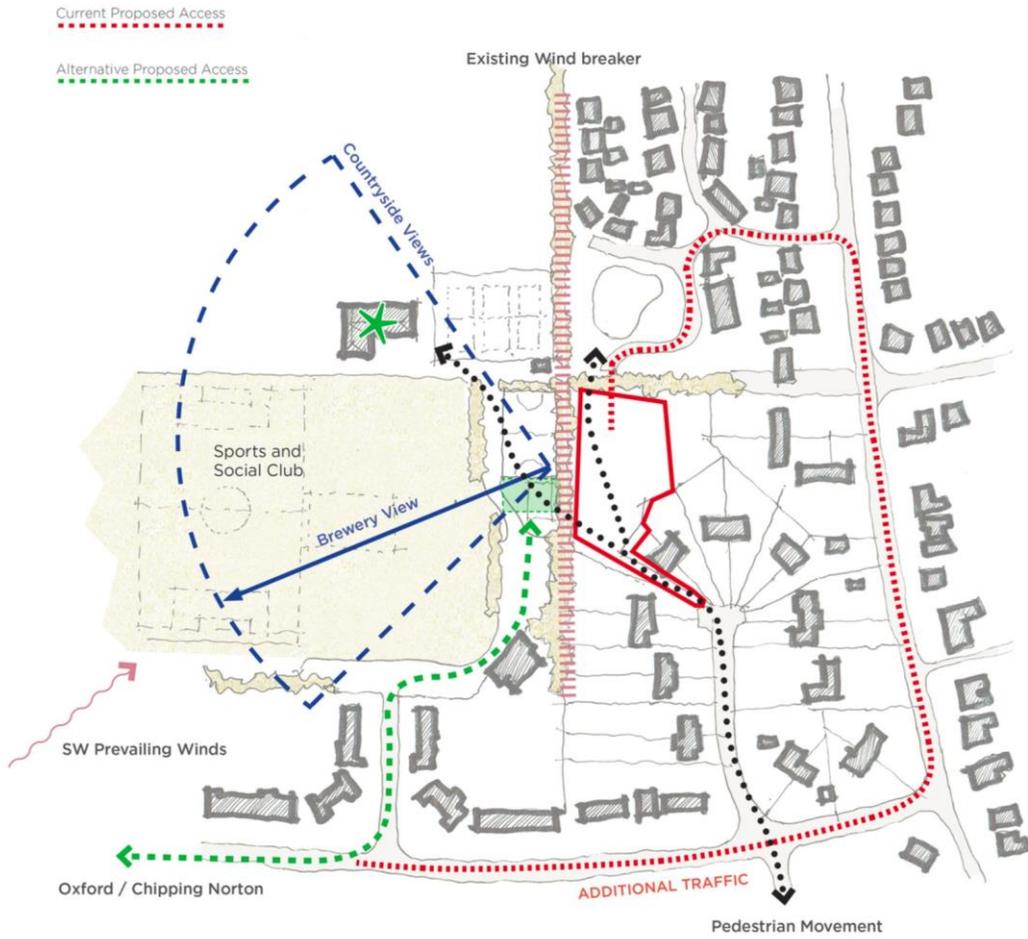
The proposed site is located in the middle of Hook Norton bounded by the 1950's Bourne estate to the south and east, the new Bourne View housing estate to the north and the Sports and Social club to the west.

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Photos of the site

# Site Opportunities and Constraints



Site Plan - Micro

# Community Engagement Process

November / December 2019

CLD and a Community Engagement manager worked closely together on a series of intensive consultation evenings. The meetings are informative, lively and vibrant and have defined the look and feel of the site. The pre-app indicated constraints on some areas of the site. These consultation events allowed the community, CLD and the HNCLT board to work together to adapt to these constraints without compromising on design quality. Ideas explored through this open process were;

- The main site masterplan, especially the relationship to cars on the site.
- Landscape design ideas were explored identifying the type and scale of facilities needed; play spaces, growing beds, orchard etc.
- Consultation around the need for a community building produced ideas for a multi-purpose spacer that could mainly be used as a community run café, along with a communal laundry and a 'Library of Things'. The provision of workshops was also popular as no such thing currently exists in the village, as was the provision of small self-contained overflow guest bedrooms that could be booked by visitors to facilitate smaller houses.

Visual Minutes of this process were produced to capture the vibrant process covered in those few hectic weeks.

Drop in sessions were also arranged at weekends for those who could not make the evening meetings, at the offices of CLD. These were successful as small groups could view the plans and ask questions in a relaxed and informal way.

The interested group of 37, now grown to nearly 50, were invited to participate in a survey monkey to vote for the most popular housing design from a choice of three concepts. The results were very close so CLD incorporated elements of the two most popular ideas into the final scheme.



*Keymasterplan review and vote, consolidated parking yards as a clear winner.*

*Missing for terraces. Three design options were sent out over the Christmas break for a virtual vote.*





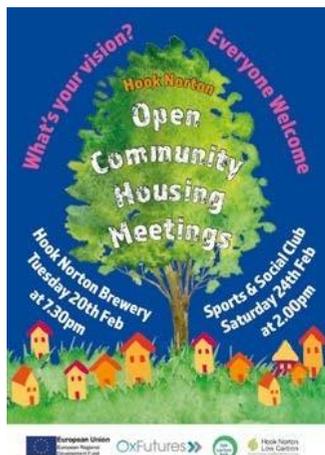
# Community Engagement Process

## January 2020

Following the board sign off on the final scheme design a wider village drop in session to show the Community Housing Plans to the whole community was organised ahead of the planning submission. The event was incredibly well attended with a constant stream of visitors, we estimate over 150 people visited over the course of 5 hours. CLD and members of HNCLT were on hand to discuss matters and answer questions. Some came from curiosity, some were interested in living in the homes and some came to express concerns. One of the main concerns was that the project could become an enclave so it was a great opportunity to explain that the community facilities would be open to the whole village.

People were invited to write their comments down which were hung on a washing line where they could be easily viewed by everyone.

An exhaustive consultation has driven the decision making behind this project all the way to this point. It demonstrates that with real commitment the thoughts and ambitions of a whole community can be used to shape the housing for those same people.



# Community Engagement Process

Visual minutes of the early consultation process. A joyous summary of an energetic and critical part of the design process.



# Terrace Design



# North Terrace



## South Terrace



## Community Building

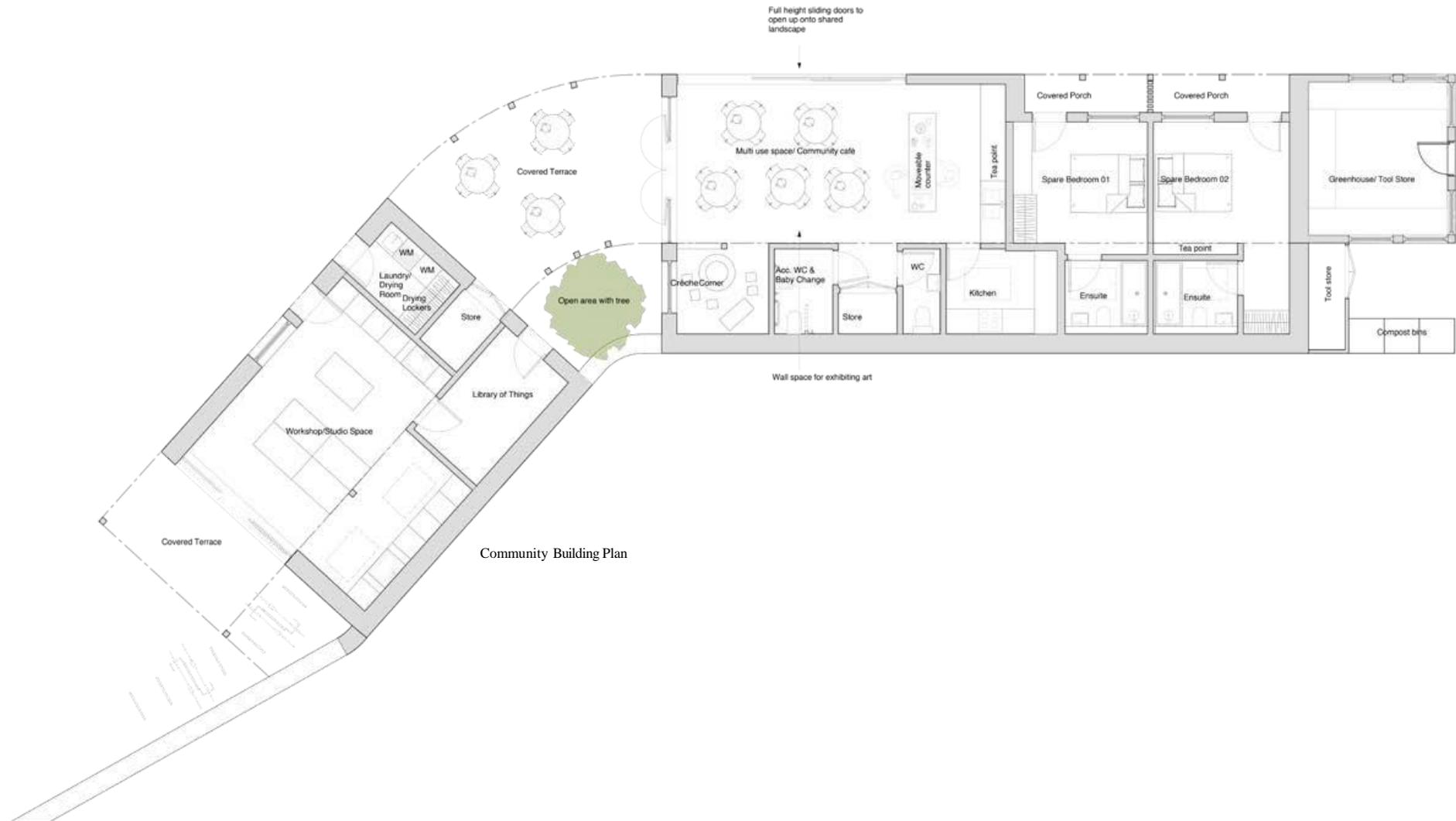
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# Community Building



# Community Building



# Architectural and Sustainability Strategy

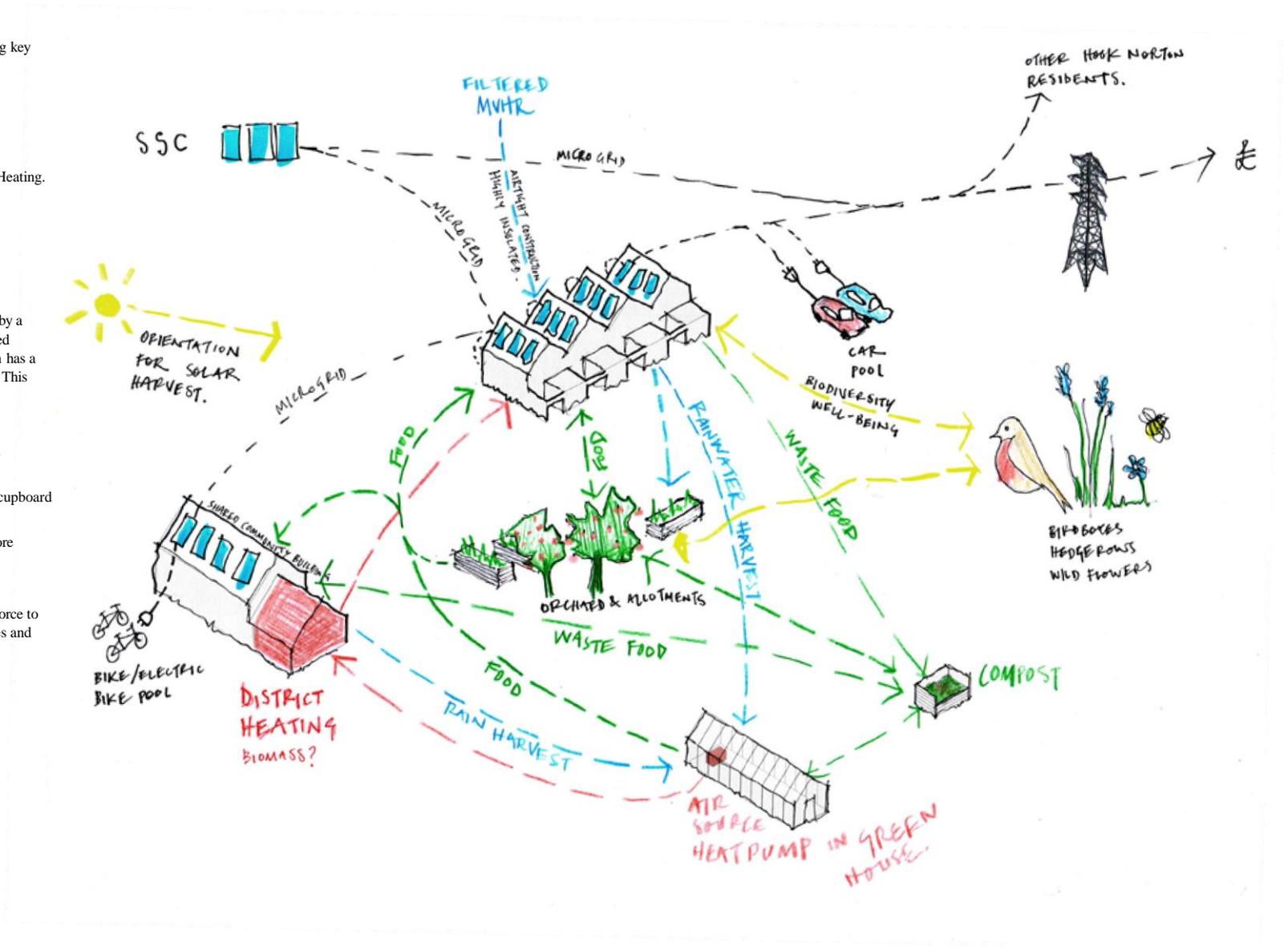
In order to meet the high sustainability ambitions, the following key elements have been included:

- Passivhaus or Passivhaus equivalent.
- Solar arrays.
- Micro grid.
- Air Source Heat Pumps (ASHP). Low Temperature District Heating.
- Mechanical Ventilation Heat Recovery (MVHR).
- Low embodied energy and CO2 materials.
- Carbon offsetting through local tree planting.
- Shared growing space and greenhouse.

It is envisaged that the heating and hot water will be provided by a district heating system. This connects the houses to a centralised heating system via highly insulated buried pipes. Each unit then has a much smaller buffer tank for hot water and no localised boiler. This has the following benefits:

- Larger heating units have higher efficiencies.
- Centralised units with reduced maintenance requirements as fewer larger units rather than multiple smaller units.
- Allows for homes to be smaller as the need for a plant room/cupboard is removed.
- Reduces redundancy in equipment as it is shared between more properties.

One of the biggest sources of CO2 emissions for any larger construction site is emissions associated with getting the workforce to and from site. The proposal for this scheme is to use local trades and suppliers to reduce these emissions and keep as much of the construction spend in the local economy as possible.



How to fund?

How to build?

<https://www.hooknortonclt.org.uk>