

Sunfield Close

PROJECT SUMMARY

Sunfield Close is a modern development of 17 one, two, three and four bedroom houses built to Code for Sustainable Homes level 4. Developed on an disused allotment site situated within one and half miles of Andover's shopping, bars and restaurants, the scheme has excellent transport links including the train station within half a mile. The design of the scheme maximises privacy, whilst reducing the visual impact of the development within its established urban environment.



Project background

Previously the site was the disused King George allotments, which had not been used for many years; it was overgrown and had become an eyesore. The land owners, Test Valley Borough Council (TVBC), gained consent from the Government Office to reallocate the use of the site in 2005, due to an oversupply of allotments in this area of Andover.

TVBC invited housing associations who are members of its Affordable Housing Partnership to submit bids for a design-led, sustainable, affordable housing scheme on the site. Radian was successful with its bid and duly appointed as the preferred housing association in May 2009. TVBC had already been granted permission to build 14 privately owned houses on the site, however, after extensive consultation with local residents, Radian decided to submit a planning application for 17 houses, 12 of which are available for affordable rent and 5 for shared ownership, in November 2009.

Following grant of full planning consent in March 2010, Radian completed the purchase of the site from TVBC.



Consultation

As part of its extensive consultation with the local community, Radian invited the pupils of Portway Junior School to name Andover's newest road. Over 200 children entered the competition, with "Sunfield Close" narrowly edging out "Harvest Gardens" and "Butterfly Lane" to be the chosen name. The winning entry came from Josh, a Year 5 pupil, who will help unveil the road sign at the official opening.

The newly formed community also boasts a large scale piece of public art created by a local artist, commissioned and funded by Radian and provided as fencing to 6 of the houses. Radian also arranged for local primary school children to attend public art workshops about the scheme and the design of the artwork.



Key Features and technologies

All of the houses have been designed to meet Lifetime Homes Standards and are built to Code for Sustainable Homes level 4. As such, the development boasts timber framed construction with timber windows, brickwork to ground floor level and thermowood and zinc cladding to the first floor level.

Ecological technologies incorporated in the properties, include high levels of thermal insulation and air tightness, Mechanical Ventilation with Heat recover (MVHR) in each home, Photovoltaic Panels on each home, and Sedum roofs at first floor to assist with water runoff, air quality and ecology. Utilised correctly, these measures implemented ensure that the new residents will benefit from warm, comfortable homes and lower fuel bills.

Two of the 3 bed houses have been designed specifically for residents who have a need for a ground floor bathroom and bedroom. Radian converted the ground floor WC into a wet room with a shower seat under the guidance of Hampshire Council Occupational Therapists. Both houses benefit from ample turning spaces for wheelchairs, strategically placed hand and grab rails, and have level access to both front and rear gardens. Each home has further adaptations installed expressly for the individual resident's needs.



Design and Challenges

Commencing work on site, Radian's contractor, Drew Smith Ltd, cleared the wasteland of slow worms and treated giant hogweed during the summer of 2010.

As the site is relatively narrow, at around 30 metres, and bounded on all sides by the rear gardens of the surrounding residential properties, Winchester-based architects, Architecture PLB, created a design to minimise the impact of being overlooked. At first floor level, the properties are arranged so that their outlook is between the opposing dwellings, maximising the outlook from every home. They are also drawn back from the boundary to reduce overbearing to neighbouring gardens.

The houses have been designed to make the most of the site, with single storey living rooms opening into courtyards that are carefully arranged to be south facing.

Location: King George Site, off Mylen Road, Andover, SP10 3ZP



Partnership working



The provision of high quality affordable housing is a key priority for the Council and these new homes meet the needs of a cross section of people, including those with disabilities. The Council's Housing and Environmental Health team worked with Radian Housing and Hampshire County Council's Occupational Therapists to ensure that these homes truly meet the needs of the new residents. A testament to partnership working at its best!

Councillor Mrs Sandra Hawke,
Portfolio Holder for Housing &
Environmental Health
at Test Valley Borough Council.



Unit and type mix

17 affordable houses (12 rent & 5 shared ownership)

4 x 1 bed 2 person houses

2 x 2 bed 3 person houses

1 x 2 bed 4 person house

1 x 3 bed 5 person house

7 x 3 bed 6 person houses (2 to be adapted for residents with a disability)

2 x 4 bed 7 person houses

(Shared ownership properties: 2 x 1 bed, 2 x 2 bed and 1 x 3 bed)

Planning history

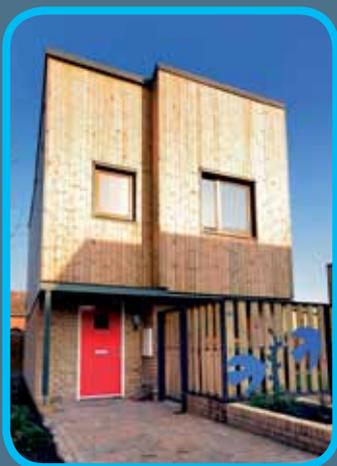
- Test Valley Borough Council gained consent for 14 private houses in 2007
- Radian gained consent for 17 affordable houses in 2010

Total cost	£2,700,000
HCA grant funding	£694,000
Handover date	1st February 2012



Project team

Radian (Client) · **Architecture PLB** (Architect) · **Drew Smith Ltd** (Contractor) · **Welling Partnership** (Employers Agent)



Radian is an award-winning housing and support provider, managing 18,000 affordable homes across the south of England. Whilst the majority of housing stock is general needs housing, it also includes a significant portfolio of sheltered and supported housing, together with key worker accommodation, shared ownership, market rent and private sale properties.