

# update

## Cashes Green hospital redevelopment

# Hab oakus

## Gloucestershire Land for People

Part of the Community Land Trust Movement

The Cashes Green hospital site is being redeveloped by **Hab Oakus**, working with **Gloucestershire Land for People**. We are working with the support of the **Homes and Communities Agency (HCA)**, and other local agencies including **Stroud District Council** and **Cainscross Parish Council**.

Hab Oakus is a joint venture between Kevin McCloud's company **Hab** (Happiness, Architecture, Beauty) and housing group **GreenSquare**.

We are committed to building residential projects that are community-driven, appropriate to their context, and respectful towards the environment. We are also committed to making places that are a pleasure to live in, beautiful to look at, and brilliantly designed, which means that we work with only the very best designers and consultants. For this project, we are working with architects **DSDHA**, landscape architects **Studio Engleback**, and environmental design consultants **Brooks Devlin**.

Gloucestershire Land for People is a Community Land Trust (CLT) set up to enable local people to acquire land and assets in towns, villages, and the countryside throughout the county for a range of community uses and benefits to support the development of robust and sustainable communities.

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and other local agencies including Stroud District Council and Cainscross Parish Council

**Hab Oakus is now finalising plans to develop the former Cashes Green Hospital site. Our aim is to redevelop the site to provide around 78 new homes, plus a variety of outdoor spaces including allotments, communal kitchen gardens, shared and private gardens, and wilder spaces for wildlife and residents to enjoy.**



**At the last consultation event, in October, we asked for your comments on proposals. A summary of your views – and our response – is presented here.**

### **'We would really like to see the former nurses' home incorporated into the new scheme'**

#### **Our response**

We know that there is strong local attachment to the existing buildings on the Cashes Green hospital site and, in particular, to the former nurses' home. With this in mind, we presented two proposals at the last consultation, Option A and Option B. Most people expressed a preference for Option B, which preserved more of the existing buildings.

As we stressed at the time, working with the historic buildings is both costly and complex and we have had to undertake extensive investigations to assess the viability of this approach. We have concluded that it is not realistic to preserve all of the existing wall or the two tiny buildings built into it. However, with 'Plan C', we hope to be able to preserve

both the lodge building and the former nurses' home. Our aim is to turn the lodge into a two-bedroom house and to convert the nurses' home into three four-bedroom homes. There are, however, considerable costs involved in retaining the nurses' home and we are currently looking for third parties to provide the materials and funding to help us deliver a high-profile exemplar refurbishment scheme.

### **'How many homes of what type are planned?'**

#### **Our response**

The project will include a variety of homes ranging from one-bedroom apartments to four-bedroom family homes. Houses along the northern side of the main street through the site will have garages built into the front of the house and a split-level open-plan living space. Other houses will have a more conventional layout.

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The current proposal – still subject to final agreement and planning approval – will provide 78 new homes:

- 6 one-bedroom flats
- 12 two-bedroom flats
- 23 two-bedroom houses
- 20 three-bedroom houses
- 17 four-bedroom houses

Homes of each of these sizes will be available for freehold sale, shared ownership and renting for families on the District Council list.

We are still exploring ideas for the external appearance of the buildings.

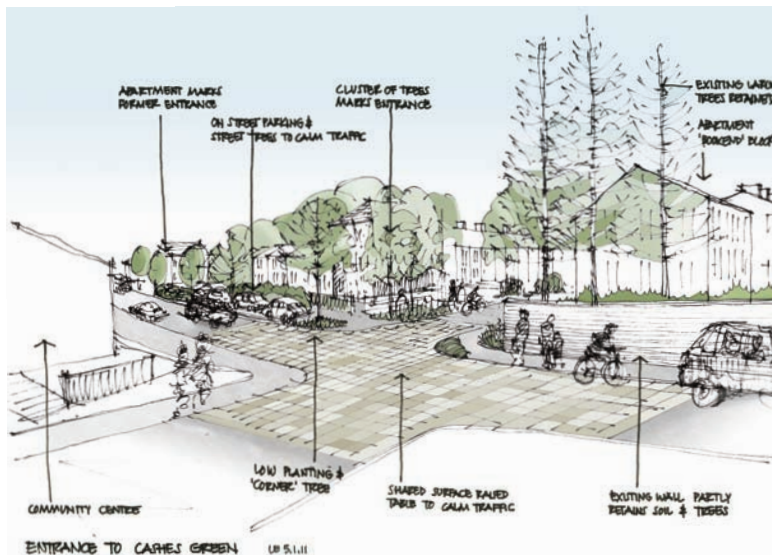


### ‘We are worried that residents will park their cars on the surrounding streets.’

#### Our response

In response to concerns voiced at the last public consultation event we have redesigned the scheme to ensure that three- and four bedroom houses have parking spaces for two cars. Smaller dwellings have one car parking space each with one additional visitor space for every two dwellings. There are now 22 more parking spaces than there were in the outline proposal. At least two spaces will be dedicated Car Club spaces.

We are keen to ensure that the increased number of parking spaces does not detract from the quality of the public open spaces. Trees, planting and natural surfaces soften the visual impact of roads and cars and create a leafy environment that is attractive to pedestrians, cyclists and drivers.



opening onto a large shared garden that includes existing mature fruit trees. The terraced homes closest to the allotment site will have individual private gardens with gates opening onto a strip of land shared by all the houses in the terrace. This will allow for communal facilities such as shared play equipment, barbeque area or allotment space.

The landscape proposals are based on the site’s existing qualities wherever possible. We have adjusted the layout of the terraced homes to the north of the site in order to

preserve the existing tree line and brook. The swathe of green land running through the site from north to south will be landscaped public open space. At the south of the site, in front of the former nurses’ home we are creating a more intimate public square around the existing tulip tree.

### ‘Why do we need a new community centre when there’s one just across the road?’

#### Our response

Feedback from our previous consultation events suggests that there is little enthusiasm for a new community building on the site, especially when the Cashes Green Youth and Social Centre is so close to the site. We have therefore scaled down our proposals for a new building on the allotment site and have committed to working with the Youth and Community Centre Committee to enhance the existing facility.

We are also looking at:

- ways of improving links between the existing building and the site by putting a pedestrian crossing across Cashes Green Road;
- introducing traffic calming measures; and
- improving the public space around the Youth and Social Centre and on both sides of Cashes Green Road.

### ‘We are desperate to see the allotment land bought back into use’

#### Our response

We organised an ‘allotment day’ on 23 October to enable people with a direct interest in the allotment site to share their views on the best way to get the land back into cultivation. It emerged that people had very different interests and needs: some want their own plot (some small, some larger) while others are interested in sharing space.

There is, however, general agreement that it would be great to see the space brought into productive use as quickly as possible. We are hoping to get at least part of the site up and running during 2011 and will be following up offers from volunteers for tree pruning and other tasks.

Most people welcomed the idea of somewhere on site where they could meet up to chat and swap plants and produce. Our plan is to provide a simple structure by the entrance to the allotment site housing storage space, WCs, basic washing and kitchen facilities and a notice board.

### ‘What sort of shared spaces will be included in the scheme?’

#### Our response

We are providing a variety of shared, semi-public and public green spaces. Houses around the main square have small individual private gardens with gates

## What happens next?

We will now develop our final proposals drawing on the feedback gathered at this event and hope to submit our planning application in February. At that time we will exhibit our final designs at Cainscross Parish Council Offices (39 Westward Road)

and will publicise this locally and on our website. **Please get in touch via our website at [www.haboakus.co.uk/cashes](http://www.haboakus.co.uk/cashes), or contact Sahra Gott on 01243 816611 ([sahra@haboakus.co.uk](mailto:sahra@haboakus.co.uk)) if you have any comments or queries relating to this project.**