

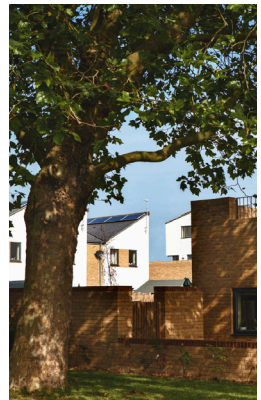
Monksbrook Estate, Eastleigh
Completion Summer 2014 (Phase I)
Contract Value £16.6m
Client First Wessex Housing Association /
Barratt Homes

The Monksbrook Estate project is a phased regeneration programme, replacing an estate of 164 outmoded houses with 237 mixed tenure new homes for First Wessex Housing Association.

The estate regeneration project is part funded by the increase in density, with market housing and shared ownership adding diversity and choice. The design comprises a range of units, from large 5 bed family houses to 1 bed accessible flats; the majority being 3/4 bed units with gardens in an area with a high demand for family housing.

The development provides sustainable homes to Code Level 4, giving tenants modern houses with lower running costs. Based on a sustainable 'fabric first' approach, the housing uses mainly passive low carbon measures, such as orientation and high levels of thermal insulation, with PV cells on south facing roofs that give the terraces their distinctive saw-tooth appearance.

The units are arranged around mews with central parking under trees, which leads on to a central linear park that is the central feature of the neighbourhood. Mature trees have been retained in this space to give it structure and scale. All the buildings are constructed of a palette of materials that moves from brick adjacent to the neighbouring Victorian terraces, through render and cladding panels on the flats that adjoin the Educational Campus to the north.





Total Area : 18,093m²
 Procurement Type : Design & Build
 Local Authority : First Wessex Homes / Eastleigh Borough Council
 Planning Approved : 21st March 2012
 Construction Timescale : 2008 - 2014

Contractor : Barrats David Wilson Homes
 Structural Engineer : Escher Silverman
 M & E Engineer : Escher Silverman
 Landscape Architect : Fabrik

The engagement process required careful programming in order to dovetail with previous initiatives on the estate and to avoid 'consultation fatigue'. A consultation plan was used to structure input from numerous stakeholders including extensive meetings with Planners, presentations to Councillors and consultation events with residents to draw them into the process.

As a result of the careful pre-application consultation, permission was granted in just eight weeks, processed quickly and with a unanimous vote of approval from the committee. Since its approval in late March 2012, the scheme is currently on site, with the first phase due for completion in Summer 2014.