

Early ideas for the Pinkerton Road Area

We’re working to create better homes, stronger communities and more opportunity for people living in Buckskin and South Ham, now and in the future. Everything we do is focused on four key ambitions:

1

BETTER HOMES AND SAFER STREETS

Homes that are warm, modern and feel safe

2

MORE ACCESS TO JOBS AND OPPORTUNITIES

Helping people connect to work, training and local services

3

HEALTHIER, GREENER NEIGHBOURHOODS

More green space and better places to spend time

4

STRONGER, MORE CONNECTED COMMUNITIES

Supporting residents to feel involved and heard

Map of the Pinkerton Road Area:



These priorities guide everything we’re planning, starting with the Pinkerton Road Area.

Through a series of design workshops with local residents, schools and allotment holders we’ve gathered insight about how they think the area could be improved through design.

This exhibition sets out these conversations and shows how the early design is progressing.



Have you got your paper survey to share feedback on the early ideas for the Pinkerton Road Area?

Scan the QR code to share your feedback on the early design ideas online



Current condition of the Pinkerton Road Area

2

The Pinkerton Road Area has been identified for proposed redevelopment for a combination of reasons. Key issues include:

Poor housing quality and size

Some homes are too small for example there are a large number of bedsits and a lack of amenity space

High repair and maintenance costs

Ageing properties are increasingly expensive to maintain

Challenges meeting sustainability targets

The existing buildings make the pathway to net zero carbon very difficult

Inefficient layout and design issues

The layout can feel confusing and unsafe

Technical studies of the area were carried out to assess the current condition. **Here are some photographs from the Pinkerton Road Area:**



Corner of Pinkerton Road and Brackley Way



Existing parking court to north of the site



Parking court and garages to north of site



Looking south along St Michael's Road



Looking east along Pinkerton Road



Looking north along Brackley Way



Existing garages and parking area, southwest corner of site



Looking west along Pinkerton Road

What you told us about Pinkerton Road Area

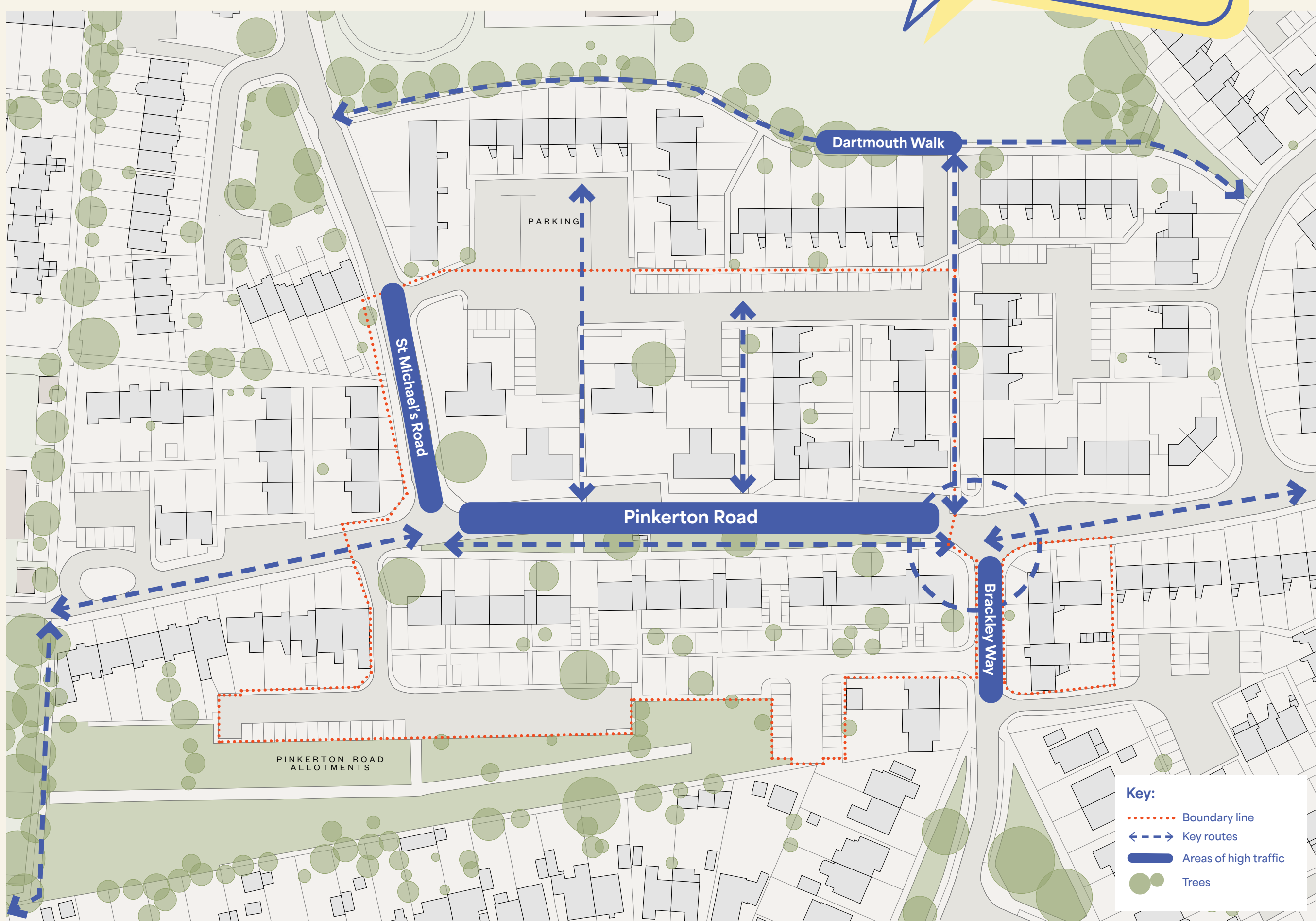
We have been working with groups of residents to find out their experience of the Pinkerton Road Area. Through a series of four design workshops, we discussed a range of topics from how they get around the area, the spaces they love to use and how it looks and feels.

Map of the area highlighting key messages:

We (residents along Dartmouth Walk) use back doors as front doors that look out onto other homes and shared spaces.

Residents who don't have balconies or private outdoor space share each others to hang out washing.

Dartmouth walk is a lovely tree lined route but can feel unsafe particularly at night due to the tall boundary line and lack of lighting.



The corner of St Michael's Road is valued by residents living in flats, who appreciate the space for socialising in the summer.

Cars drive faster round Brackley Way and along Pinkerton Road making it unsafe for pedestrians.

These ideas have directly shaped our early design proposals.

**Do you have anything to add?
Fill out the feedback form!**

Resident views on the Pinkerton Road Area:

Getting around

- Cars dominate, with school traffic from across Basingstoke causing congestion that makes streets feel unsafe at peak times
- Buses are popular but slow
- People want to walk and cycle more, but busy roads, parked cars, and poor pavements make this hard, especially for wheelchairs and pushchairs
- Alleyways are useful short cuts but feel unsafe at night

Spaces people use

- Small green pockets between homes are valued but under-used, especially when blocked by school-run parking
- Tree-lined paths like Dartmouth Walk are used by dog walkers but need better upkeep
- Not everyone has their own outdoor space, and a few areas, like the old garages near St Michael's Road, attract anti-social behaviour

How the area looks and feels

- The open, green character and views of nature are loved, though some green spaces feel a little empty
- Front gardens offer privacy, but homes backing onto alleyways can feel exposed at night
- People take pride in the local heritage of Bucksin and South Ham and wider Basingstoke

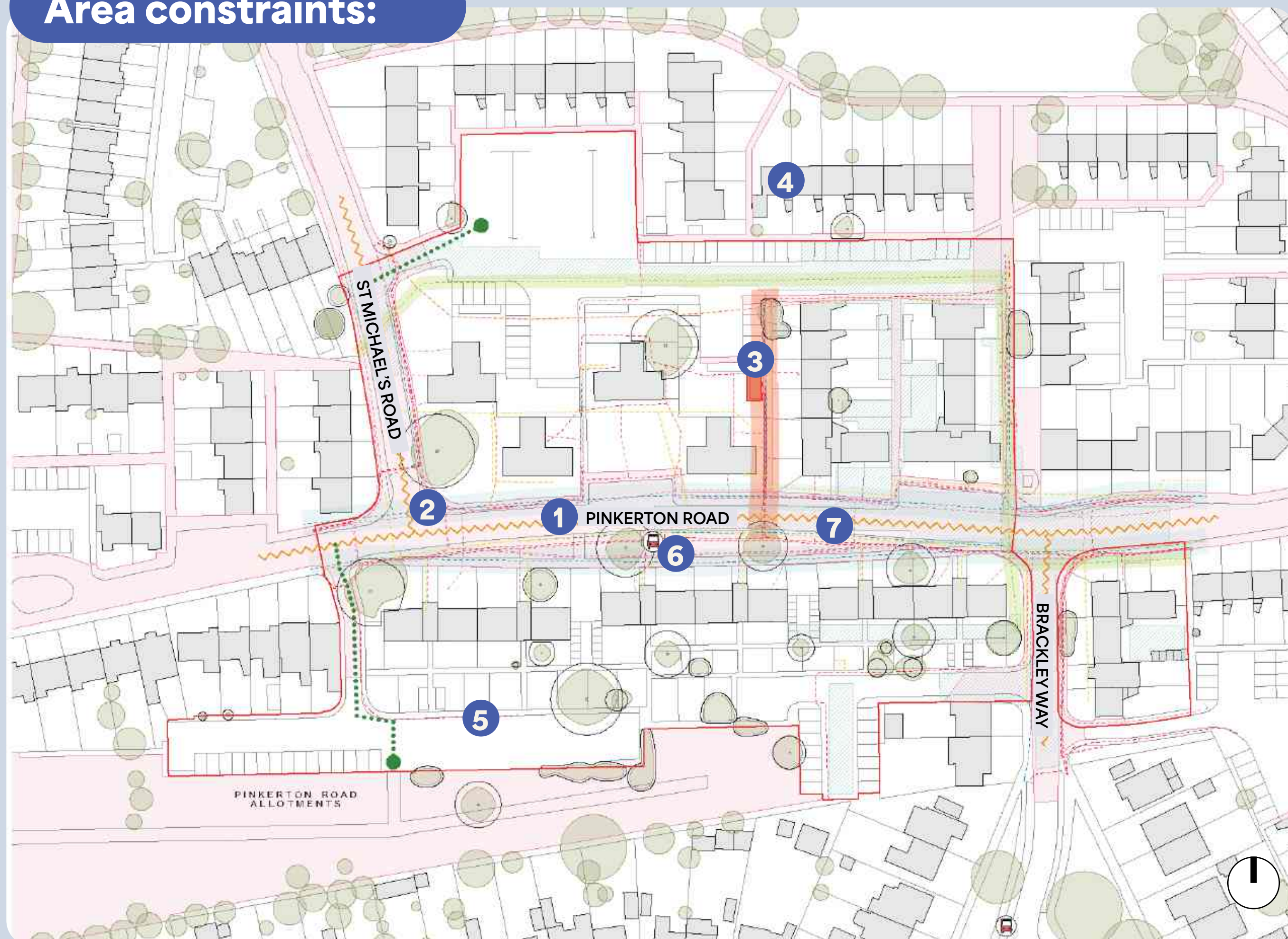
Opportunities and constraints

4

The Pinkerton Road Area has potential to create new opportunities for better homes, connections and open spaces that will benefit the community. Technical research has been gathered about the area to help identify the constraints and opportunities for the area, which have helped inform early ideas.

These constraints for the area are based on technical research and will influence what changes can be made to the area.

Area constraints:



- 1 Existing roads
- 2 Trees
- 3 Electricity substation
- 4 Neighbours
- 5 Ecology and biodiversity
- 6 Bus stop
- 7 Road noise and traffic

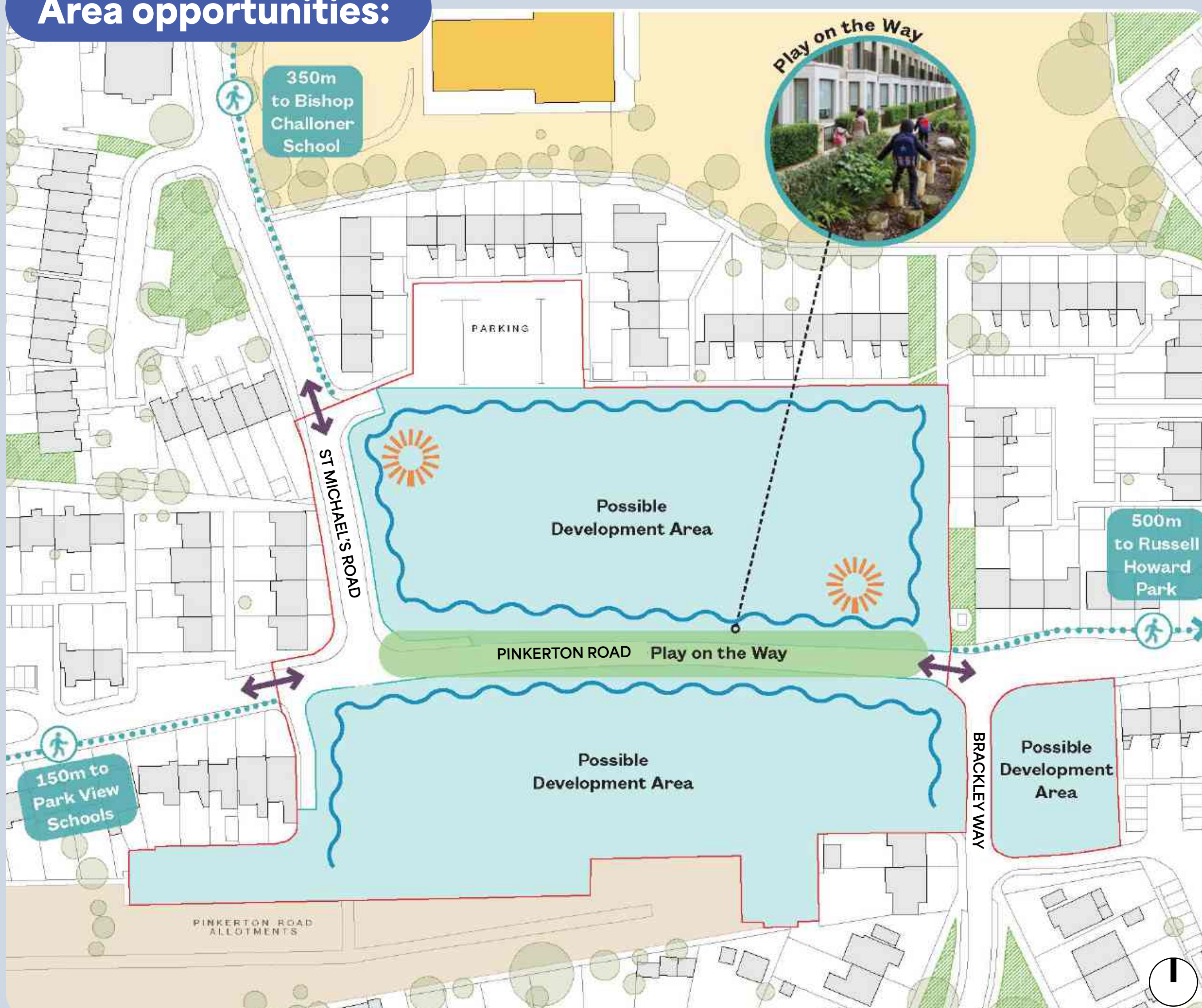
Key:

- Area boundary
- BDBC land ownership
- Access to be maintained
- Surface water flood extents
- Existing trees and shrubs
- Electricity substation
- Sun path
- Source of noise

Utilities:

- Foul sewer
- Water main
- Low pressure gas
- Electricity
- Cable TV / telecoms

Area opportunities:



- 1 New homes
- 2 Attractive buildings
- 3 Main entrances
- 4 Shared spaces
- 5 Variety of building types
- 6 Efficient layout
- 7 Better connected routes
- 8 Greener spaces
- 9 A welcoming neighbourhood

Key:

- Area boundary
- Existing trees and shrubs
- Public green spaces
- Play areas
- Allotments
- Schools
- Churches
- Retail
- Existing vehicle access points
- Walking routes
- Possible development area
- Positive frontage
- Gateways

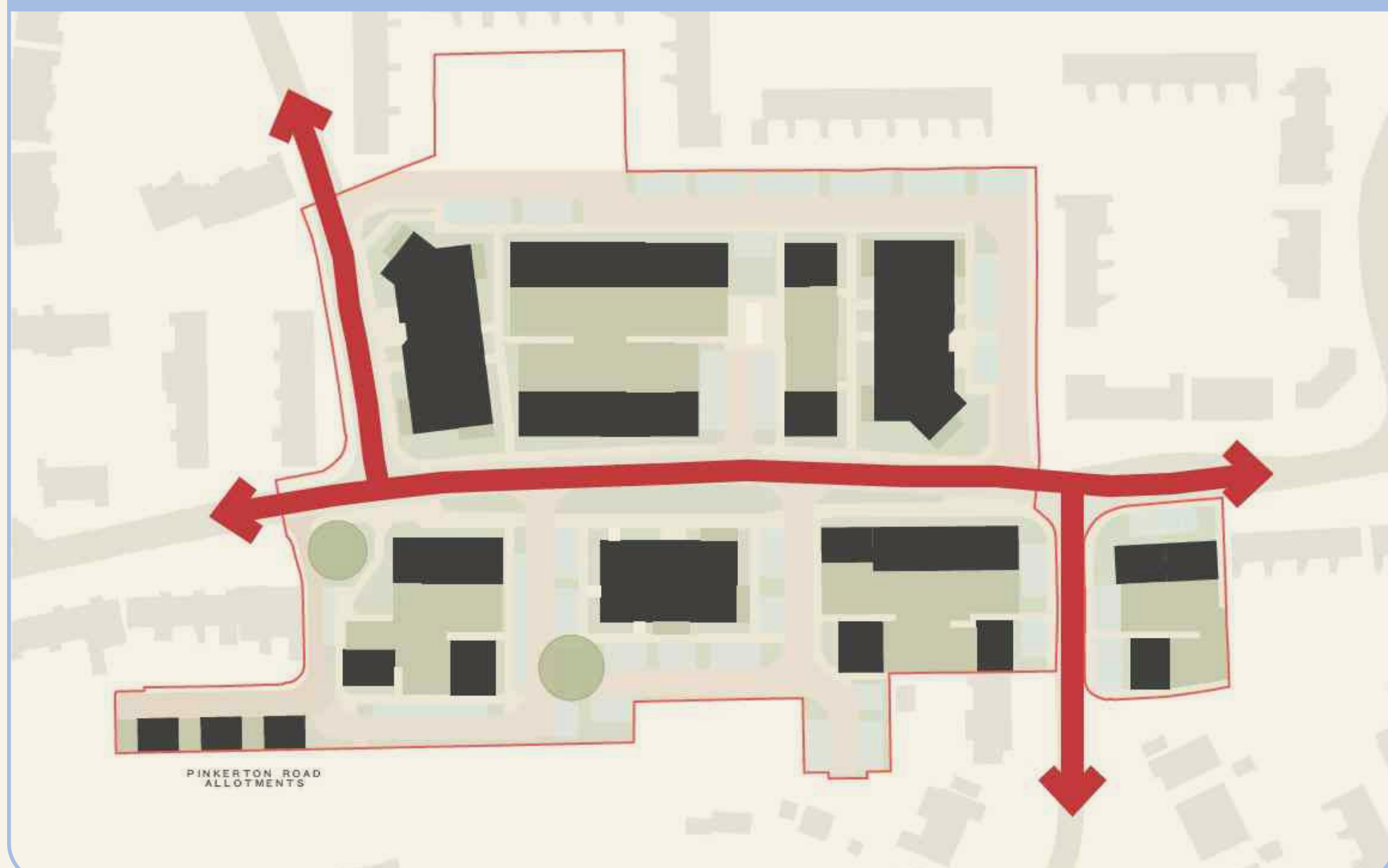
From ideas to design principles:

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During the co-design sessions we worked with residents and the design team to discuss ideas for how they could improve the area. These were then used by the design team to come up with a series of design principles which have guided early design ideas. **We want to test these with you:**

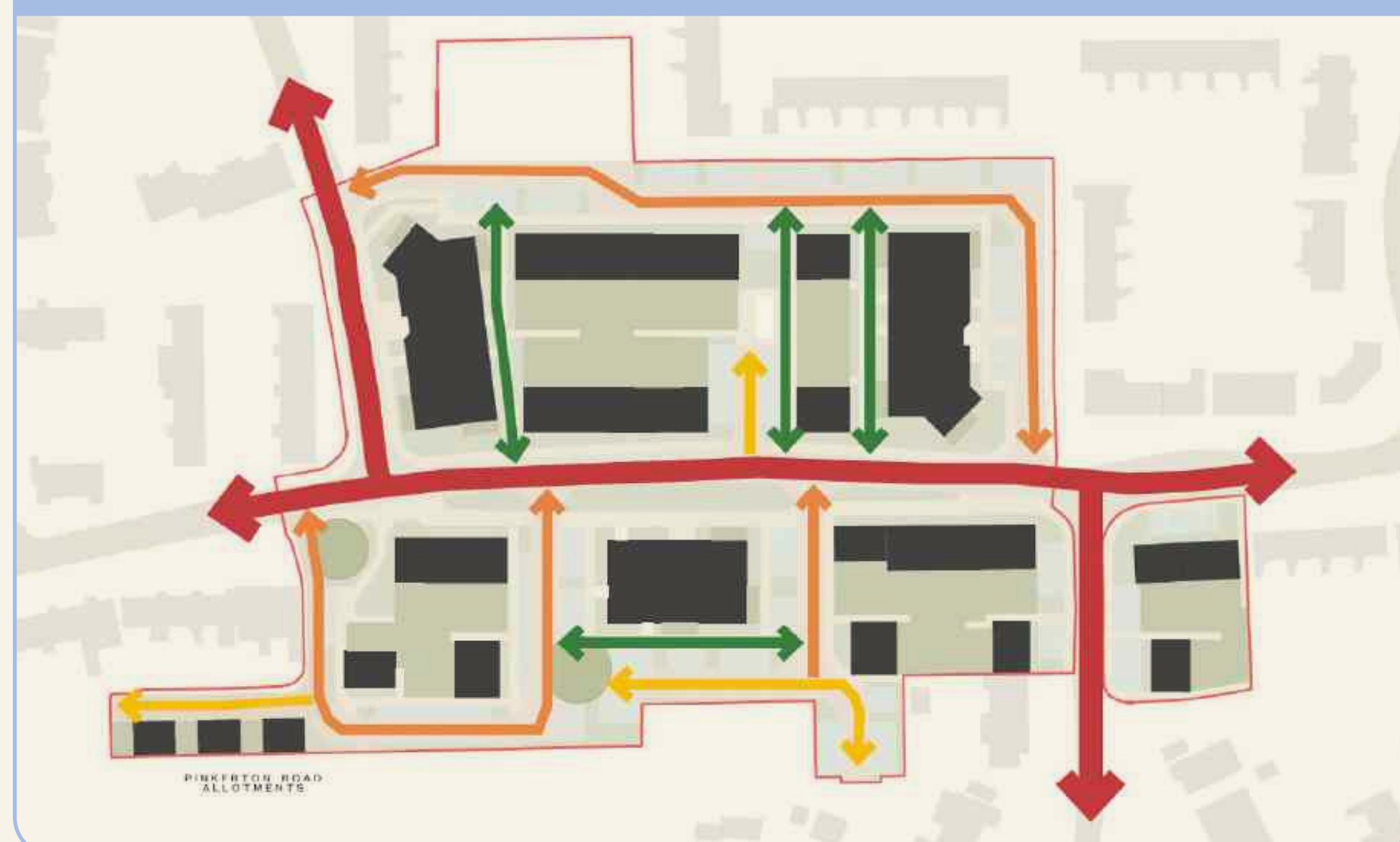
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Active streets - enhance key roads through the area and create active streets



2

A mix of street types - establish a connection of streets that allows people to move easily across the area and better connects to existing routes



3

Green strip - create a green buffer along Pinkerton Road that includes elements of informal play to improve journeys to local schools



4

Well considered green spaces - create landscaped spaces that enhance daily life



5

Building variation - deliver a range of building heights and sizes across the area, creating a mix of taller and shorter buildings with nothing over 4 storeys



6

Distinct edges - create recognisable corners by addressing the two main entrances into the area



From your ideas to early proposals:

We have used insights from residents and community groups to develop early ideas for the Pinkerton Road Area. We want to create better homes and a better place for current and future residents. Our objectives for the area are:

- 1 **100% affordable homes**, including homes for social rent and shared ownership
- 2 **Good-quality, well-designed homes** that make the most of the site
- 3 **A small and balanced increase in the number of homes**, so the neighbourhood can grow in a sustainable way
- 4 **A mix of new houses and apartments** to give people different options
- 5 **Better sustainability and easier ways to get around**, including safer, more pleasant routes for walking and cycling
- 6 **Improved outdoor spaces and landscaping** that help create a stronger sense of place and areas for people to enjoy
- 7 **Attractive buildings** with designs that fit well with the local area and feel welcoming
- 8 **Highly accessible homes** to adapt to your needs throughout your life, improved residential amenity such as private gardens or balconies for every home

119
Homes

80
Flats

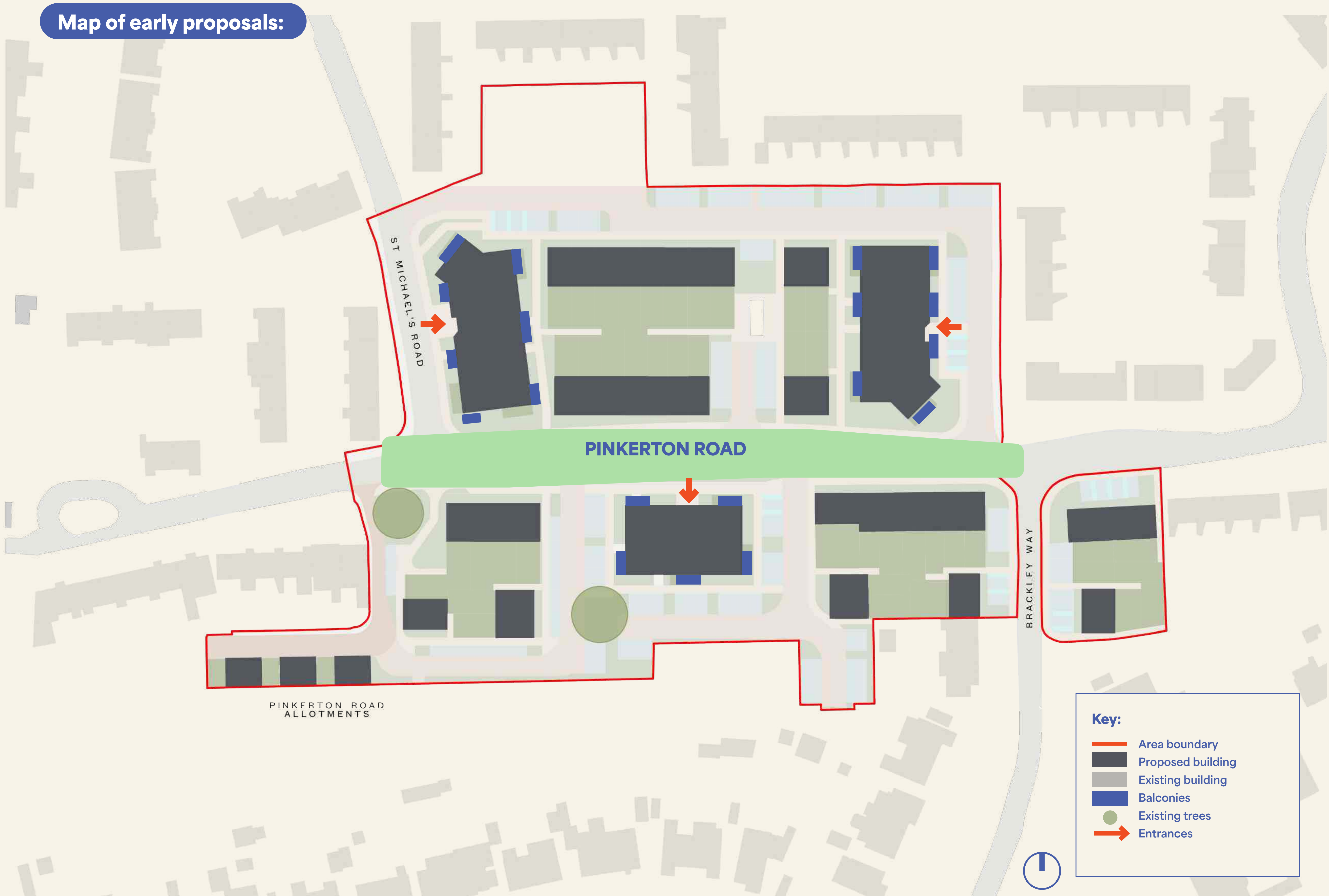
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Houses

We aim for this to include:

- Cycle storage for houses in rear gardens and ground floor of apartment blocks
- A refuse strategy for houses and flats
- All houses will have private outdoor gardens
- Flats will have private balconies on the upper levels and private outdoor space for the ground floor flats

We are still early in the process and we're sharing with you the early ideas to get feedback and build on the work we have done so far with the community. We understand that for many people this area is your home and community, and so it is important to us that we hear your thoughts and gather further insights before we make any final decisions.

Designs may change following feedback



Design ideas: Homes and layouts

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We've heard lots of feedback about people's experience of how the area looks and feels, and how it can be improved. This feedback is key to shaping the early designs.

Residents told us:

Different housing types should feel connected to each other and part of the same community

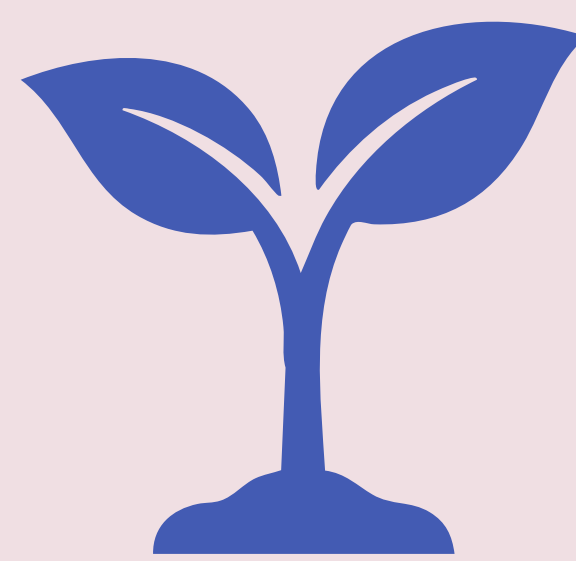


Homes should reflect the surrounding context through style and materiality and have character, such as through pitched roofs

Space between homes should be maintained to celebrate the views of the surrounding countryside

There should be more planting between homes and spaces that feel inviting to use

Homes should have access to useable outdoor space



Community priorities for the area



A variety of homes that look and feel like a community



Design that reflects the surrounding context and its relationship with nature



Outdoor private space



A mixture of houses and apartments



Different building heights and shapes



Different brickwork



Apartments with balconies



Pitched roof

Early ideas:

- 1 Varying building heights** - a variety of building heights to give space around apartments and houses
- 2 Welcoming entrances** - entrances to the apartment blocks are well designed and attractive
- 3 Tree lined streets** - trees that provide shade and make the street look nicer
- 4 Mix of housing types** - a mixture of different housing types across the area including 1 & 2 bed apartments
- 5 Ground floor access** - the emerging design explores opportunities for apartments on the ground floor to have private ground floor access
- 6 Access to private outdoor space** - the emerging design explores opportunities for properties to have access to private outdoor space, including apartments that have their own balcony
- 7 Parking** - an emerging parking strategy to ensure an appropriate level is provided



Design ideas: Getting around the area

8

We've heard lots of feedback about people's experience travelling around the area currently and how this can be improved. This feedback is key to shaping the early designs.

Residents told us:

Pedestrian routes should be prioritised and improved, for example by widening paths and making them more accessible



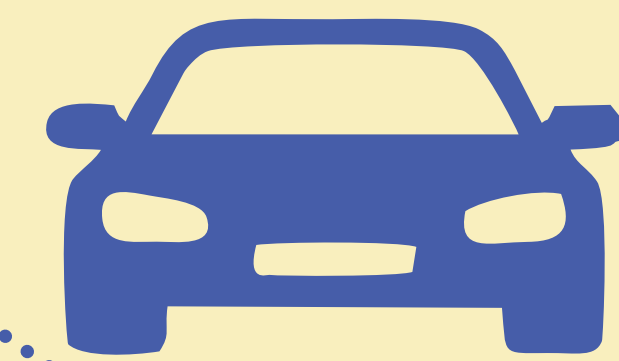
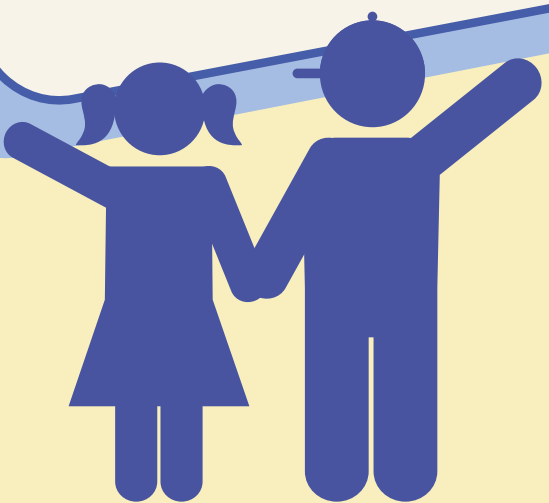
They would like more opportunities to cycle safely along Pinkerton Road



They would like to see traffic calming measures such as speed bumps and crossings to slow cars down

Greening and planting could be used to create buffer zones between the path and the road, preventing cars from parking on it

Students from Park View Primary School shared ideas of how different shaped routes and ground textures could create a more interesting journey to school



Minimise parking on verges to improve walking experience for pedestrians

Community priorities for the area



A place that increases pedestrian priority and improves experience throughout the area



A place that creates active streets and routes that feel safe and accessible



Physical improvements that keep cars off pavements and verges to improve safety along routes



Pedestrian and cycle lane



On street parking provision



Wide pedestrian paths with greening



Pedestrian walkway



Play on the way route through nature



Play on the way route

Early ideas:

- 1 Better connections** - new paths and routes make it easier to get around and connect to nearby areas
- 2 Safe and accessible routes** - routes that are more spacious, are well lit and accessible to all
- 3 Opportunities to use other types of transport** - opportunity to improve walking and cycling connections
- 4 Traffic calming measures** - subject to further design and highways discussions
- 5 Play on the way** - a series of small playable spaces along the main pedestrian route which focuses on creating a safer route to school
- 6 Parking provision** - no overall reduction of the number of parking spaces to support car usage in the area



Example street section

Design ideas: Spaces to enjoy

We’ve heard lots of feedback about people’s experience of the spaces they currently enjoy and how it can be improved. This feedback is key to shaping the early designs.

Residents told us:

Any new development should still have a sense of green and access to open spaces as a central principle

Incidental spaces to meet should be featured throughout the area, some with areas of seating for people to socialise

Spaces should look and feel engaging and encourage people to use and interact with them

Green spaces should be maintained to ensure they are used correctly, do not obstruct views of the road when crossing and are sustainable

There should be opportunities for more biodiversity and colour across the area

Students also discussed ways that seating and nature, such as dedicated areas, for planting could be added to make it feel safer and more welcoming

Students from Park View Primary School shared ideas of how different types of play and imagery could create a more enjoyable space



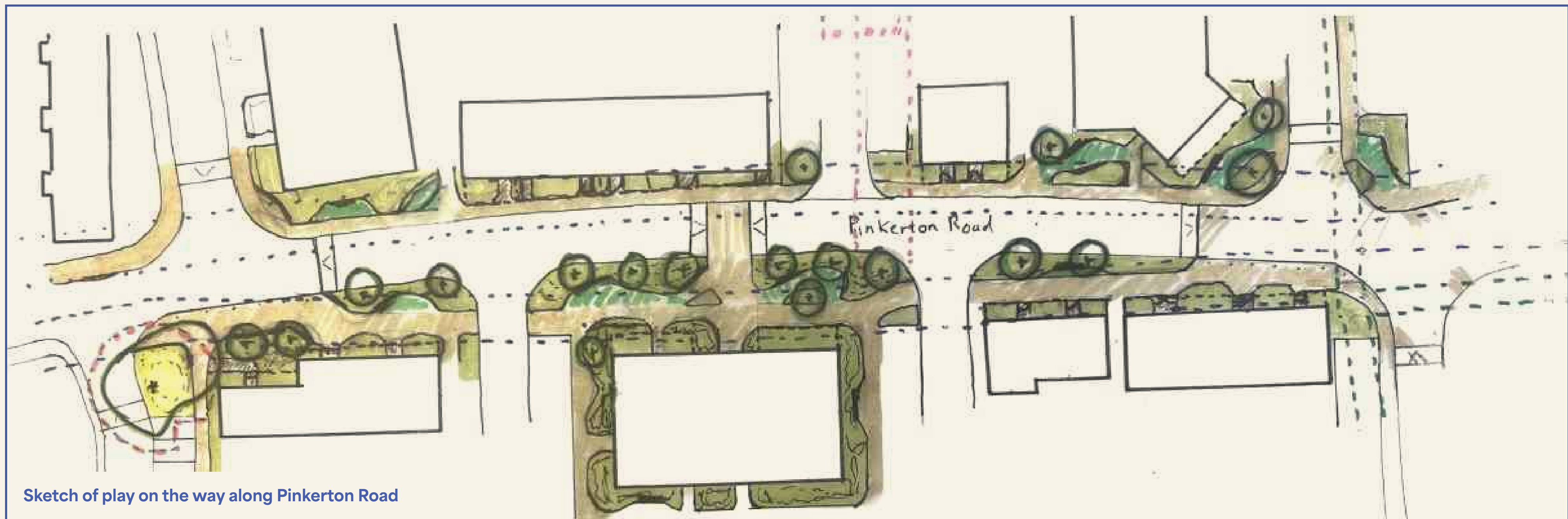
Community priorities for the area



Engaging spaces that everyone can use



Community ownership of spaces to encourage local pride



Play on the way route



Seating



Seating amongst nature

Early ideas:

- 1 Places to sit and rest - spaces for benches and street furniture
- 2 Biodiversity - more trees across the areas and spaces that help maximise biodiversity
- 3 Maintenance - spaces that are durable and well maintained to help create passive surveillance
- 4 Play - small spaces along Pinkerton Road with natural features for children to explore and play
- 5 Homes to have access to private outdoor space - the emerging design explores opportunities for houses to have private gardens, flats that have private balconies on the upper levels and private outdoor space for ground floor flats



Green routes and balconies



Planting



Stepping stones

Supporting residents

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SNG are committed to providing dedicated support and compensation to residents impacted by redevelopment. We are working with residents on an ongoing basis to ensure that we get this right and all residents are supported throughout the process.

SNG customer offer

YOUR DEDICATED SUPPORT

We understand that everyone's situation is different, and what matters most is finding a home that works for you.

We'll take the time to get to know your household, your needs, and what's important to you before any decisions are made.

- We will support you to bid on suitable properties based on your needs
- You'll have plenty of notice before any move
- You'll have dedicated appointments to talk things through

COMPENSATION

Home Loss payment

This is a payment to recognise that you're having to leave your home due to redevelopment.

- The amount is set by the government (currently £8,100)

Disturbance Allowance

Alongside the Home Loss Payment, a Disturbance Allowance will be paid when you move. This is to cover costs such as removals, floor coverings and post redirection.

We'll also make sure any essential adaptations are in place before you move.

Our role is to guide you through each step and make sure you feel informed, supported and confident in your decisions. We know this is a big change, and we're here to support you every step of the way.

To discuss this further, please contact:

Email: yourcommunity@sovereign.org.uk

Phone: 0300 500 0926

Homeowner offer

YOUR DEDICATED SUPPORT

Every homeowner will have a personal appointment to discuss their individual circumstances, needs and hopes for the future. We'll work together with you every step of the way.

You won't go through this alone. Our team will be there to support you throughout your journey. They will:

- Get to know your situation
- Keep you updated
- Be there to answer questions

COMPENSATION

Offer includes: The market value of your home

Resident homeowners:

- A Home Loss payment of 10% of the market value of your home
- A Disturbance Payment of up to £4,750 per household. This is to cover costs such as removals, floor coverings and post redirection. The Disturbance Allowance is paid in addition to the Home Loss payment and is based on the size of your current home.
- Any additional costs reasonably incurred such as for special works such as aids and adaptations
- A home buying support offer that provides an equity contribution to bridge affordability gaps, helping homeowners move to a new home of their choice (T&Cs apply)

Non-resident homeowners:

A 2.5% premium on the market value of the property (known as a "basic loss payment")

For both resident and non-resident homeowners:

We will also cover:

- Reasonable fees incurred in acquiring a new home, including legal fees and disbursements and Stamp Duty Land Tax up to the same value as your existing home.
- Reasonable surveyors fees* that you may incur in reaching an agreement with SNG, and the legal fees in documenting this agreement.

*A surveyor, (qualified with the Royal Institution of Chartered Surveyors (RICS)), will advise you on the market value of your home, and can engage with SNG on your behalf.

Thank you and next steps

Thank you for taking the time to attend to see our early proposals. Your feedback will help inform how our proposals develop, and we welcome your views on everything you have seen today.

While we have been busy speaking to residents and developing designs, we would really like to hear from the wider community and gather feedback on these early designs.

You can share your feedback by filling out a printed survey at this exhibition, or by visiting our commonplace website to fill out the survey online.

Following this feedback, we will be back in Autumn to share our planning proposals for the Pinkerton Road Area.



Scan the QR code to share your feedback on the early design ideas

Please get in touch if you have any questions.
Website: www.pinkertonconsultation.commonplace.is/
Email: yourcommunity@sovereign.org.uk
Phone: 0300 500 0926

Where we are in the process:

