



The Triangle

SWINDON

The Triangle

The Triangle is a high-quality 42-home development from Hab Oakus – the partnership between Kevin McCloud’s company Hab and housing group GreenSquare.

The Triangle is located off Northern Road in Swindon and comprises 16 two-bed houses, 13 three-bed houses, 7 four-bed houses, 4 one-bed apartments, and 2 two-bed apartments.

There are homes for Intermediate Rent and Rent To Homebuy – and homes for affordable rent to local people registered with Swindon Borough Council.

STUDIO ENGLEBACK





haboakus.co.uk/triangle



Living at the Triangle

Hab Oakus works hard to make buildings that are respectful towards the environment and easy and cheap to run. But we are just as concerned with creating developments, like The Triangle, that allow people to live more environmentally-friendly and fulfilling lives: to walk or cycle rather than drive; to share lifts or join a car club; to grow their own food; and to co-exist happily with natural habitats, wildlife, and, above all, with their neighbours and the community as a whole.

At The Triangle we've designed houses and flats that are beautiful, comfortable, and convenient, that people working in Swindon can afford.

We've also done our best to make it easy to start eating a bit more healthily. We've put in community kitchen gardens and fruit trees. And it's all within cycling and walking distance of Swindon centre. There's a car club too – you could not own your own car, use the club cars, and save yourself a packet.

The site is quite compact and has been designed for residents to have space to spend time outside with their neighbours. This means that the number of cars residents can have will be limited to one per household. The car club has been set up to enable people in the local area to have access to a car without need for ownership.



Living at the Triangle



have a lot of interest from other organisations, and residents will need to be happy to facilitate occasional visits to their home to demonstrate how they work.

The 'Shimmy'

Every home at The Triangle will include an easy-to-use 'Shimmy' home information system. This touch-screen device includes the Property Log Book – with all you need to know about your home. It will make it easy to save money and reduce environmental impact at the same time.

The Shimmy informs residents about:

Home energy management

- > Energy and water use in the home including 'next bill' information

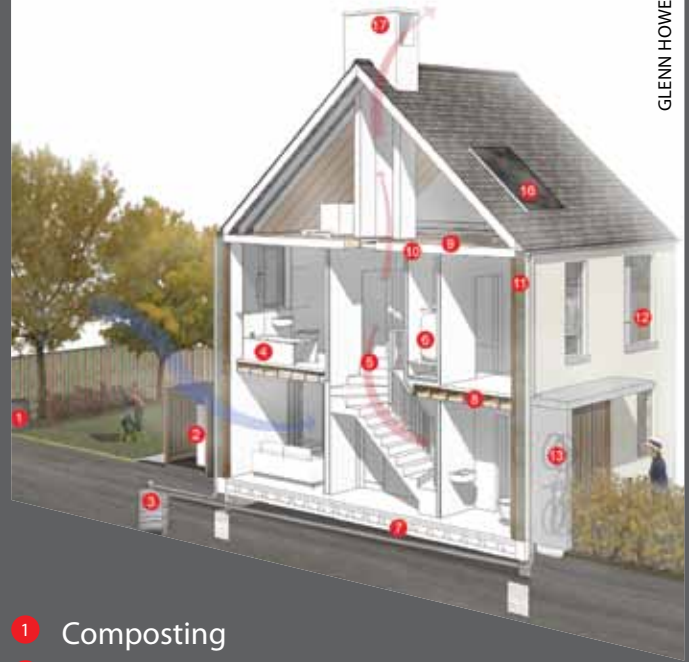
We hope the new residents at The Triangle will work together to create a neighbourhood that is great to live in. This means the development is particularly suited to people with an interest in participating in the wider community and working on the 'kitchen gardens' provided.

Homes at The Triangle are designed to be super insulated – naturally warm in winter and cool in summer – and have a range of features that do make them different from more 'traditional' homes (see diagram on opposite page). Because of this, we may occasionally need access to your home to monitor how it is working. We also expect to



Homes at The Triangle

GLENN HOWELLS ARCHITECTS



- > Set targets and see how well you do compared to other residents
- > Smart tips to reduce energy usage

Sustainable transport

- > Live feed of 'next bus' information at your local bus stop
- > Rapid booking of the shared community car club
- > Cycling or walking information
- > Local car lift shares
- > Current local traffic information

Community news and alerts

- > Useful information from housing associations and local authorities
- > Alerts and advice about local community issues
- > Security information
- > Sustainable food sources and ordering

See 'Specifications' later in this brochure for further details of the internal fixtures and features included in homes at The Triangle.

- 1 Composting
- 2 Air sourced heat pump
- 3 Rain water harvesting
- 4 Low water usage bathroom fittings
- 5 Stack effect ventilation
- 6 Thermal store
- 7 Minimal concrete usage to foundations
- 8 TJI joist
- 9 Sheep's wool used for loft installations
- 10 Thermal mass to ceilings
- 11 Wall built from hemp (lock up CO2)
- 12 Triple glazed windows
- 13 Bicycle storage to front canopy
- 16 Potential to retro fit solar panel
- 17 Ventilation cowls

Homes at The Triangle

Intermediate Rent is a form of rented housing, subsidised by Government grant, that enables people to live in a modern, high-standard home at a lower cost than if it were rented from a private landlord.

With **Rent to Homebuy**, you start off renting and then purchase the property within a 5-year period.



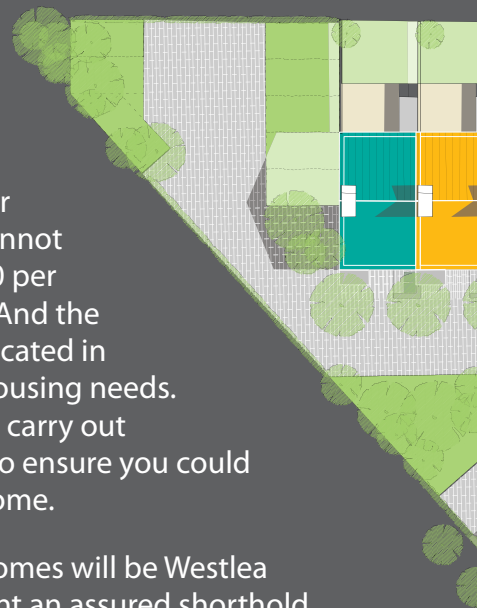
There are eligibility criteria for both – your household income cannot be more than £60,000 per annum, for example. And the properties will be allocated in relation to people's housing needs. GreenSquare will also carry out 'affordability checks' to ensure you could afford to live in the home.

The landlord of the homes will be Westlea Housing who will grant an assured shorthold tenancy, renewable after six months.

It is important to note that with Rent to Homebuy properties, the Government also requires you to have sufficient income to be able to save a deposit so you can buy a part share in your home (or buy the whole property) within this 5-year period.

If you are interested in either part buy / part rent or intermediate rent housing options you need to register with www.southwesthomes.org.uk.

South West Homes is the local agent tasked with co-ordinating all the low-cost options from housing associations in our area, and the fastest way of registering is online. You can also call them on 0300 100 0021 and ask to be sent a hard copy application form.

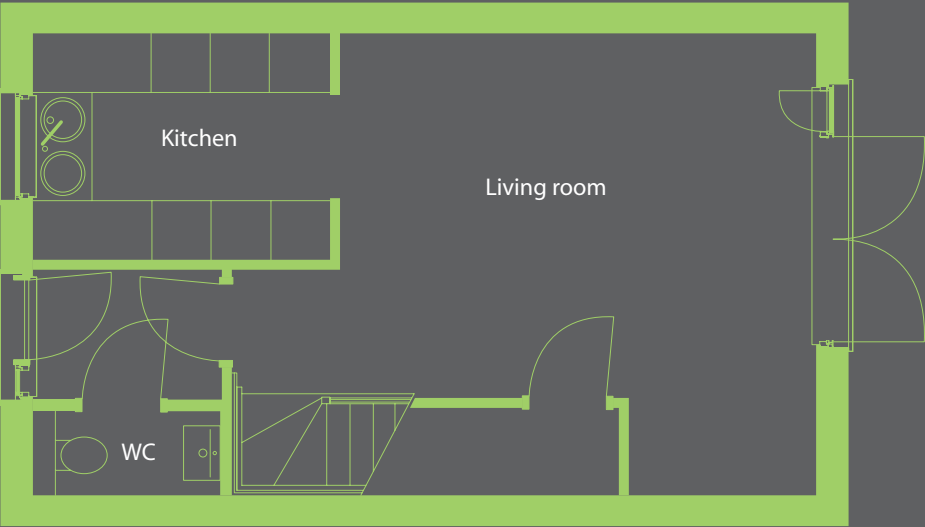




ORIGINAL IMAGE PROVIDED BY GLENN HOWELLS ARCHITECTS

2 bedroom

GROUND FLOOR



Dimensions

Kitchen 2300 x 3020

WC 852 x 1676

Living room 4694 x 4840

Measurements are the maximum length and width in mm.

FIRST FLOOR



Dimensions

Bedroom 1 2550 x 4370

Bedroom 2 4694 x 3490

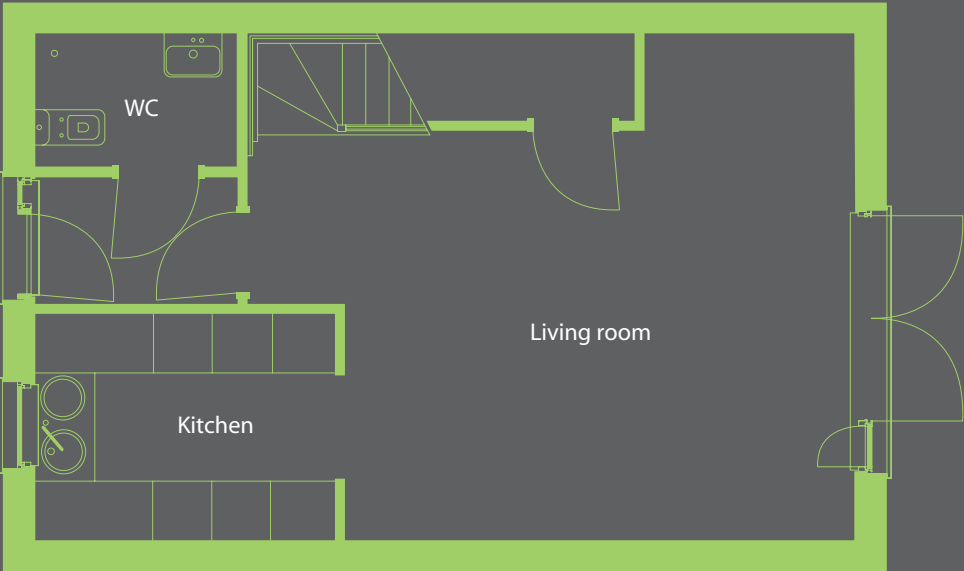
Bathroom 1950 x 2233

Measurements are the maximum length and width in mm.



3 bedroom

GROUND FLOOR



Dimensions

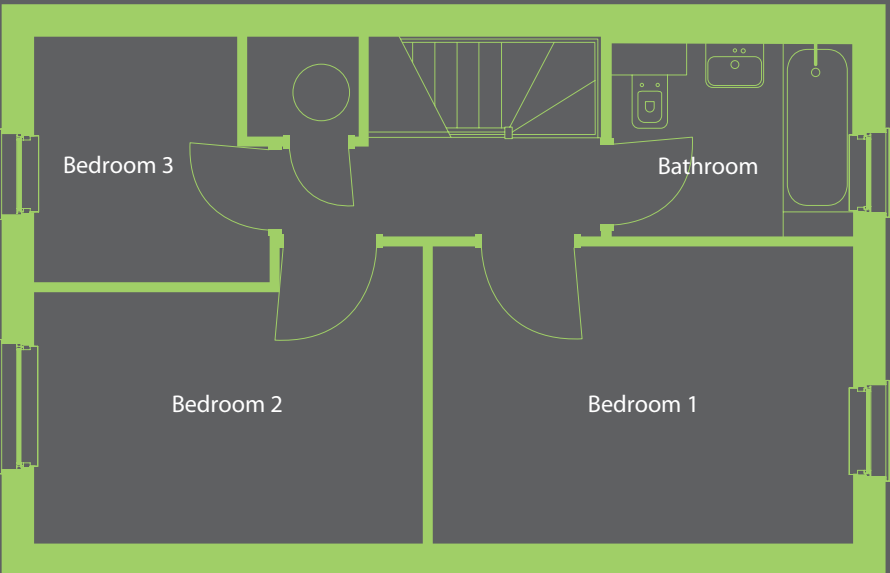
Kitchen 2300 x 3050

WC 1353 x 2053

Living room 5154 x 5185

Measurements are the maximum length and width in mm.

FIRST FLOOR



Dimensions

Bedroom 1 3021 x 4280

Bedroom 2 2556 x 3955

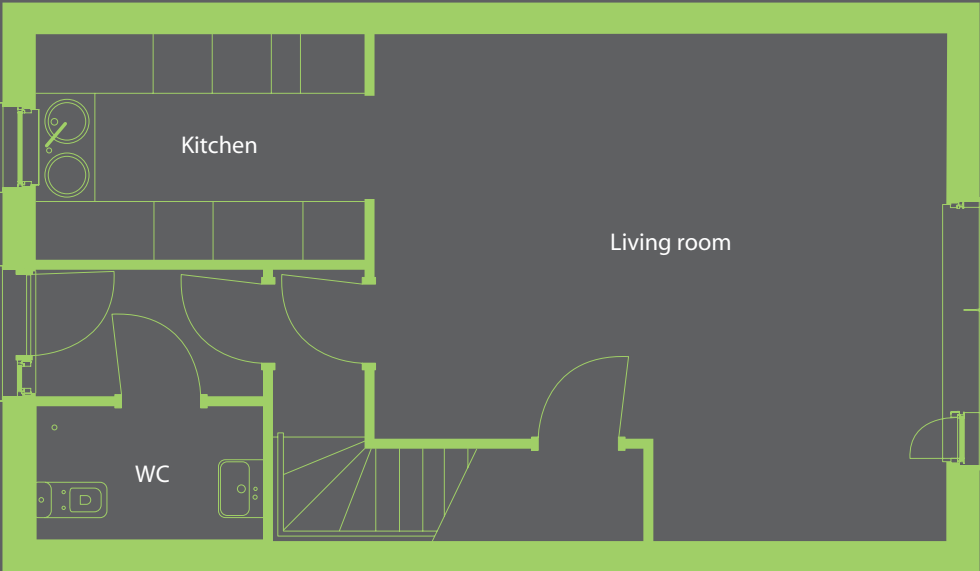
Bedroom 3 2496 x 2402

Bathroom 1960 x 2452

Measurements are the maximum length and width in mm.

4 bedroom

GROUND FLOOR



Dimensions

Kitchen	2333 x 3345
WC	1337 x 2306
Living room	5160 x 5825

Measurements are the maximum length and width in mm.

FIRST FLOOR



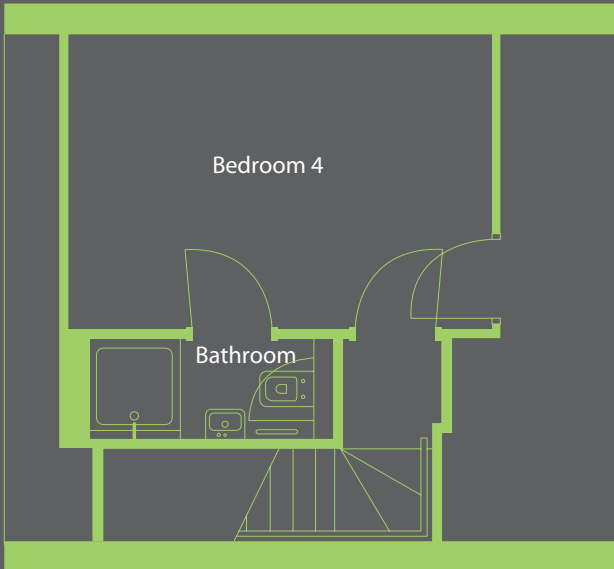
Dimensions

Bedroom 1	2860 x 4405
Bedroom 2	2860 x 4763
Bedroom 3	2502 x 2384
Bathroom	2105 x 2776

Measurements are the maximum length and width in mm.

Specifications

SECOND FLOOR



Dimensions

Bedroom 4 3000 x 4310

Bathroom 1015 x 2270

Measurements are the maximum length and width in mm.

Property specifications for 2, 3, and 4 bedroom homes at The Triangle.

Kitchen

- > White Westport kitchens
- > Laminated worktops
- > Bristan sink tap

Bathroom

- > Vitra bathroom suite in white
- > Bristan taps

Communication

- > Cable points
- > BT points
- > Shimmy

General

- > Cork flooring downstairs
- > 100% wool carpet
- > White flush doors with brushed stainless steel door furniture
- > Mechanical ventilation heat recovery system
- > Air-source heat pump
- > Underfloor heating (downstairs only)

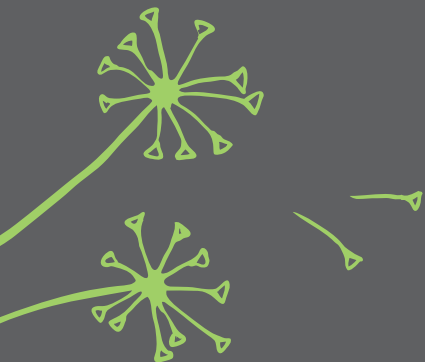
The property particulars are set out as a general outline for guidance. All descriptions, dimensions, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each item.



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A strong sense of community, a belief in the importance of public space, respect for cyclists and pedestrians – and a commitment to sustainable lifestyles and outstanding contextual design

Hab oakus

To find out more, or express an interest, please
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Hab Oakus is the joint venture between Kevin McCloud's company Hab and GreenSquare

Hab
happiness architecture beauty

