

Affordable Homes for Spaxton Community Land Trust

Proposals for 9 new homes



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Welcome

Spaxton Community Land Trust is working with Reed Watts Architects and Aster Group to create 9 new, high-quality homes for local people on land between Spaxton and Four Forks.

Designs are at a very early stage following a site selection process. We'd welcome your feedback on how the proposals should evolve.

Key Ambitions for the project

The Spaxton Community Land Trust (SCLT) was established in 2019 as a means to provide new affordable homes for Spaxton. Its goals are summarised below:

To Meet The Identified Local Housing Need

A recent housing needs survey concluded that there are 9 households in need of Affordable Housing in the area. In reality, the number is likely to be greater than this.

To Deliver Sustainable Homes For The Future

The proposals will be constructed following a 'fabric first' approach to sustainability meaning that they will be insulated to a substantially higher performance level than required by current building regulations. This will be supplemented by low-carbon or renewable sources of heating and electricity including potential for air-source heat pumps and solar panels. Ecology and biodiversity will be enhanced through new planting and the creation of wildlife habitats.

To Create a High-Quality, Affordable Place To Live

- Our aim is to create a high-quality environment which contributes to the housing mix, economy, character and community of Spaxton
- The layout of the housing should allows views through the site to the open countryside.
- Every home in the scheme should have good daylight and be cheap to heat
- All homes should have their own private gardens in addition to shared open space
- The hedge to the edge of the site should be maintained to screen the houses and maintain wildlife habitat
- Views from the new homes should be focused to the north across the fields
- Rainwater should be well managed on site to minimise impact on water-courses and drainage in the area
- Homes should be sympathetically designed to reflect the character of the village.



Please fill out a survey form, or, to complete it electronically, scan the QR code or go to: <https://bit.ly/3MFrAOi>



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Spaxton



Rolling landscape



Four Forks



The Site

Location and topography

The site lies between Spaxton and Four Forks. Currently used for arable farming, the land slopes down towards the north, away from the High Street. A mature hedge defines the southern edge of the site.

Our Immediate Context

The High Street is the main east-west artery through Spaxton and Four Forks. It provides access to the village community store, the village hall and primary school. Opposite the site are a number of homes. The proposals will be developed to respect their privacy and to prevent impact on their amenity.

Views Towards The Site

The site can be seen on the approach to Four Forks from Spaxton. The design will need to consider this to minimise its impact and to maintain the sense of openness that makes this stretch of road attractive.



View towards the site

Design parameters and project constraints



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Local, vernacular form & materials



Linear form
As referenced by planners



Colour tones
Warm colours give distinctive feel



Materials
Stone, brick and render



Relationship to street
Planting has positive impact

Initial Layout Review

These initial sketches for the site show how new homes could be arranged to deliver a contextual and sustainable scheme.

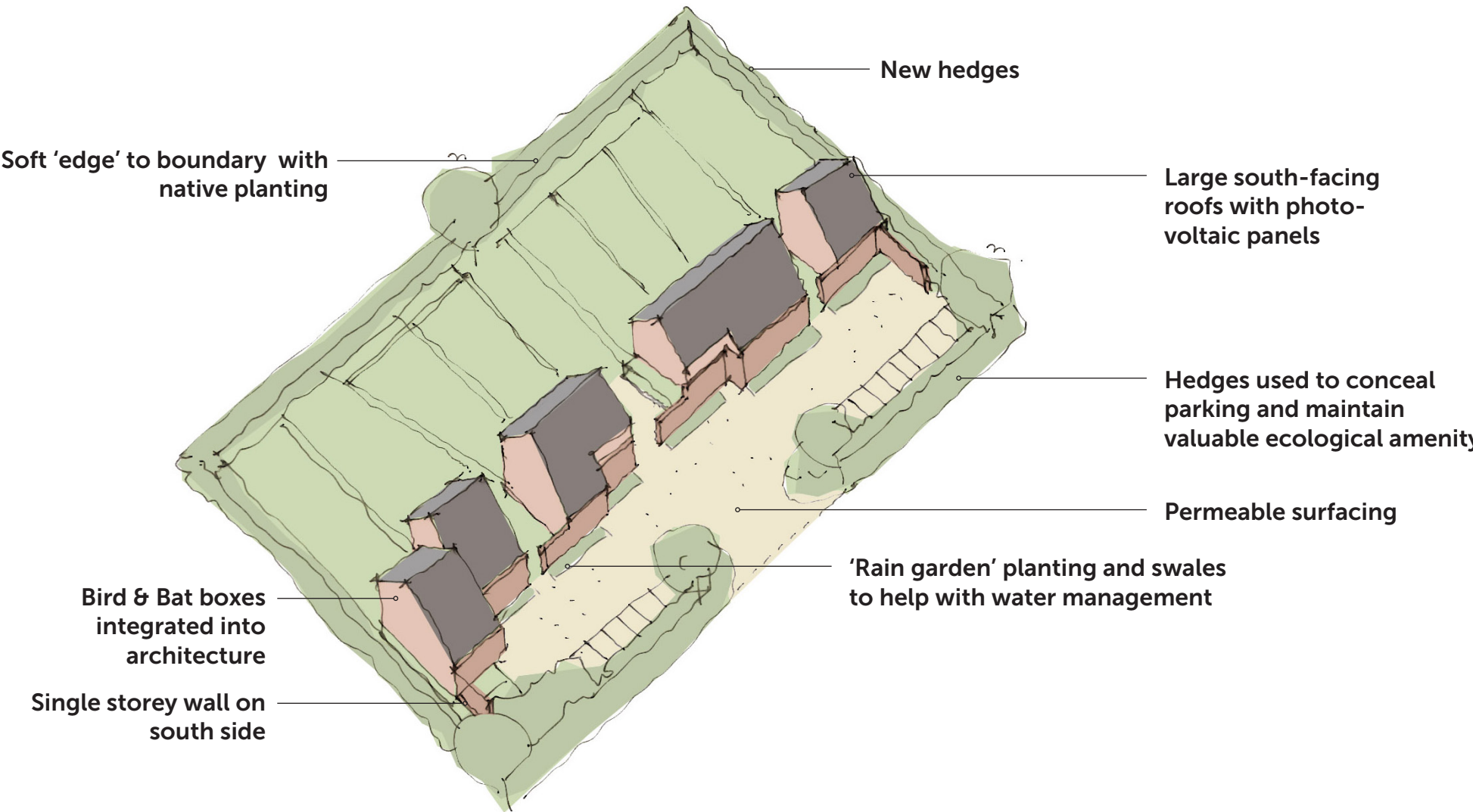
The asymmetrical roof shown in the sketch and on the model helps to keep the buildings small where they are closest to the road and provides a large roof for solar power generation.

The walls and roofs facing the car park would include windows, doors and roof lights to provide animation (and supervision) in the entrance courtyard. These aren't shown on these initial sketches.

Plan



Axonometric view



Reference images



Low eaves facing the south with simple planting



Single storey on south with double storey to the north



Rain garden with native planting

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The CLT’s brief to the architects

Spaxton CLT has high ambitions for this project in social and architectural terms. The Board is committed to, and would like to encourage, vigour and novelty in the development of the design to achieve a particular scheme that fits this site, and this village. It will seriously consider the unconventional and aims to set a standard for future housing.

We will expect to maintain dialogue with the architects at all stages and discuss the review and advance of proposals as they are developed and refined. The exploration of all ideas will be welcomed through sketches and models as appropriate.

It is intended to achieve a ‘green’ solution in all respects. Insulation and services hardware should be above the current Building Regulation levels and we would like to achieve Passivhaus or equivalent performance if at all possible.

Effective efficiency of space, in and outside the houses, should be ensured through the considered and thorough design of the whole scheme. This should cover all aspects of the house designs, parking, paths, gardens, boundaries, storage and refuse/recycling management.

As new architecture the work will require a logical approach, and honest expression of the design intent and construction. While aiming at an interesting scheme we are aware that there are questions of care in avoiding overlooking of existing houses and retaining a modesty in wider landscape terms. It is anticipated that the generic planning and detailing of so much modern housing can be avoided here and that the scale, texture and form of the existing, older, local fabric can be respected without reverting to notional historic details or ubiquitous ‘traditional’ construction.

To ensure that the design and detail of proposals is successfully carried through the construction phase general arrangement drawings, critical details and specification of materials should be produced, where these are additional to the demands of planning application and consent.

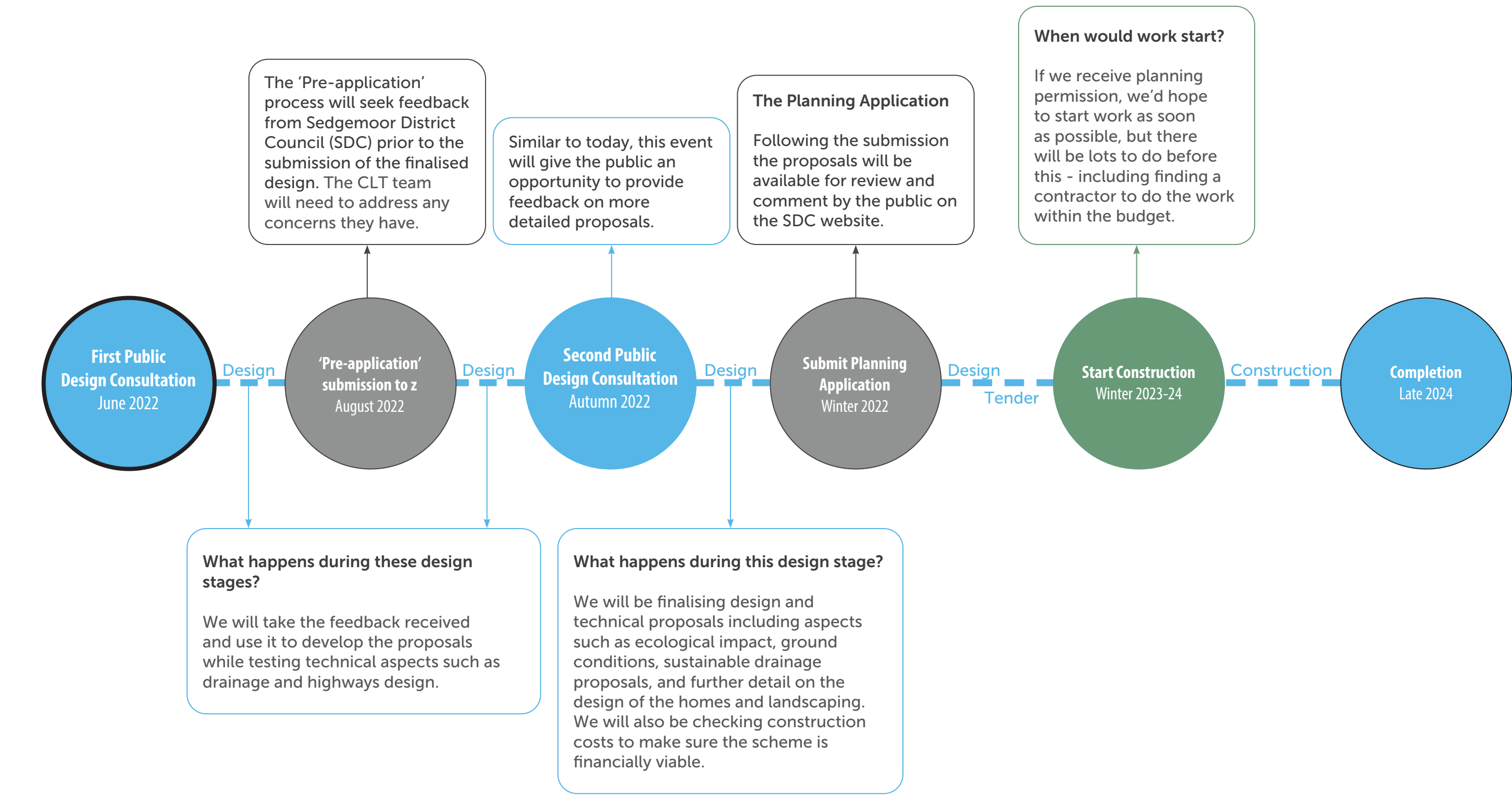
About Reed Watts Architects

Reed Watts Architects is a design-led practice working in London and the South of England. We produce creative and thoughtful architecture over a range of scales and budgets. Our portfolio includes a wide variety of completed buildings and projects, from small-scale domestic work to much larger building projects up to £12m across arts and residential sectors.

We specialise in working with Community Land Trusts. Every project is unique and we enjoy working with the specific characteristics of each site and brief in order to fulfil the ambitions of the local people we’re working with. We believe that good design enriches and invigorates our environment and our lives, and that it should be accessible to everyone. Successful design helps to ensure that our buildings respond to the needs of their users and to their context, creating high-quality, enduring architecture.

What happens next

Following today’s event, the CLT, architects and design team will review the feedback received. This will be used to develop the scheme in more detail. If there is broad support for the scheme we would then present it to Sedgemoor District Council planners for formal feedback. Following their response and some more work to refine the designs, we will then hold another event like this one. We’ll be asking for further feedback before submitting the planning application at the end of the year. While notoriously hard to predict, our anticipated timeline is illustrated below.



Some Reed Watts projects, from left to right:

78 affordable homes in Barking, Essex

Rehearsal studios at the Open Air Theatre, Regent's Park, London

18 affordable homes in South Gloucestershire for Marshfield CLT

15 affordable homes in Dorchester for Dorchester Area CLT

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