

Spaxton CLT

**Consultation Event
25th June 2022**



**REED
WATTS**

- 1. Introduction - About Reed Watts**
- 2. The design process**
- 3. Site Analysis - opportunities and constraints**
- 4. Planning considerations**
- 5. Initial ideas**
- 6. Next steps**
- 7. Discussion**

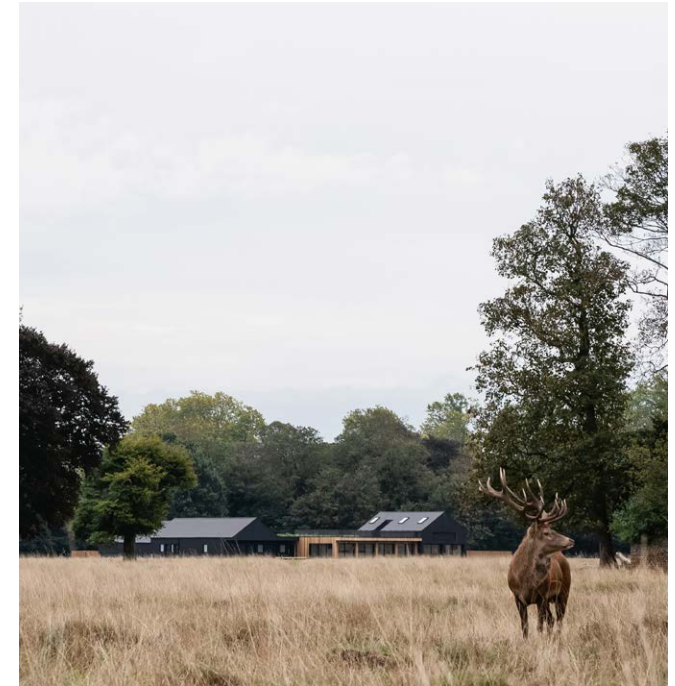
Reed Watts Architects



Grade I listed buildings
V&A Museum, London



Historical sites
National Trust, Ightham Mote



Sensitive landscape settings
Teddington Cricket Club,
Bushy Park

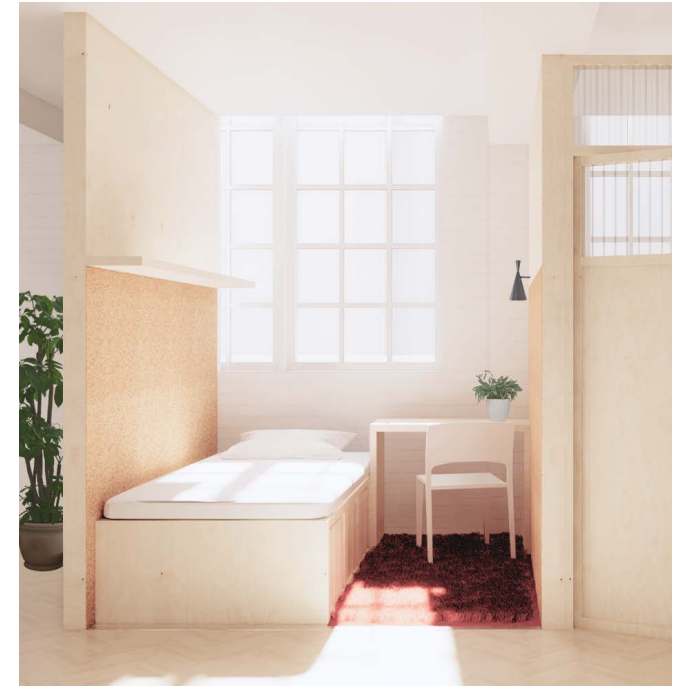
Recent Housing Projects



78 Affordable Homes
with shared gardens
Barking, London



5 Low-Energy
Affordable Homes,
Chrishall, Cambridgeshire



Temporary sleeping pods
and night shelters for
homeless people

Community Land Trust Projects



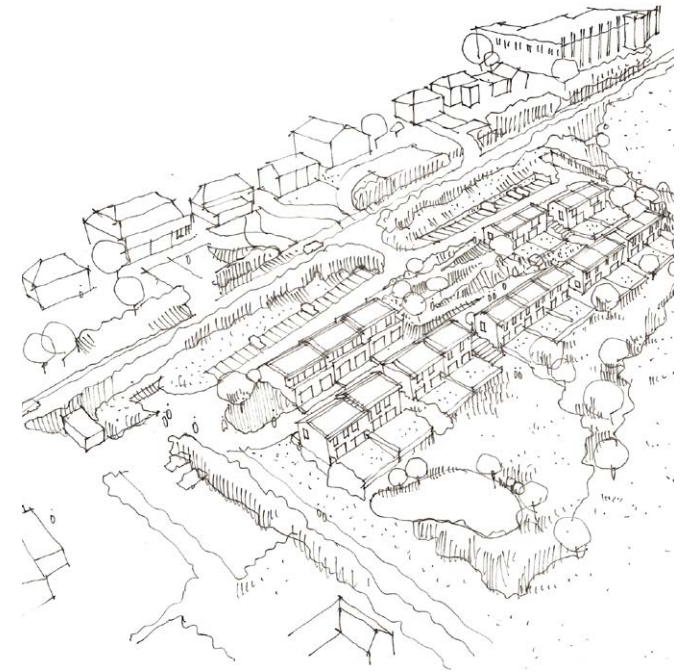
15 Homes for
Dorchester Area CLT

Planning permission
imminent



18 Homes for
Marshfield CLT

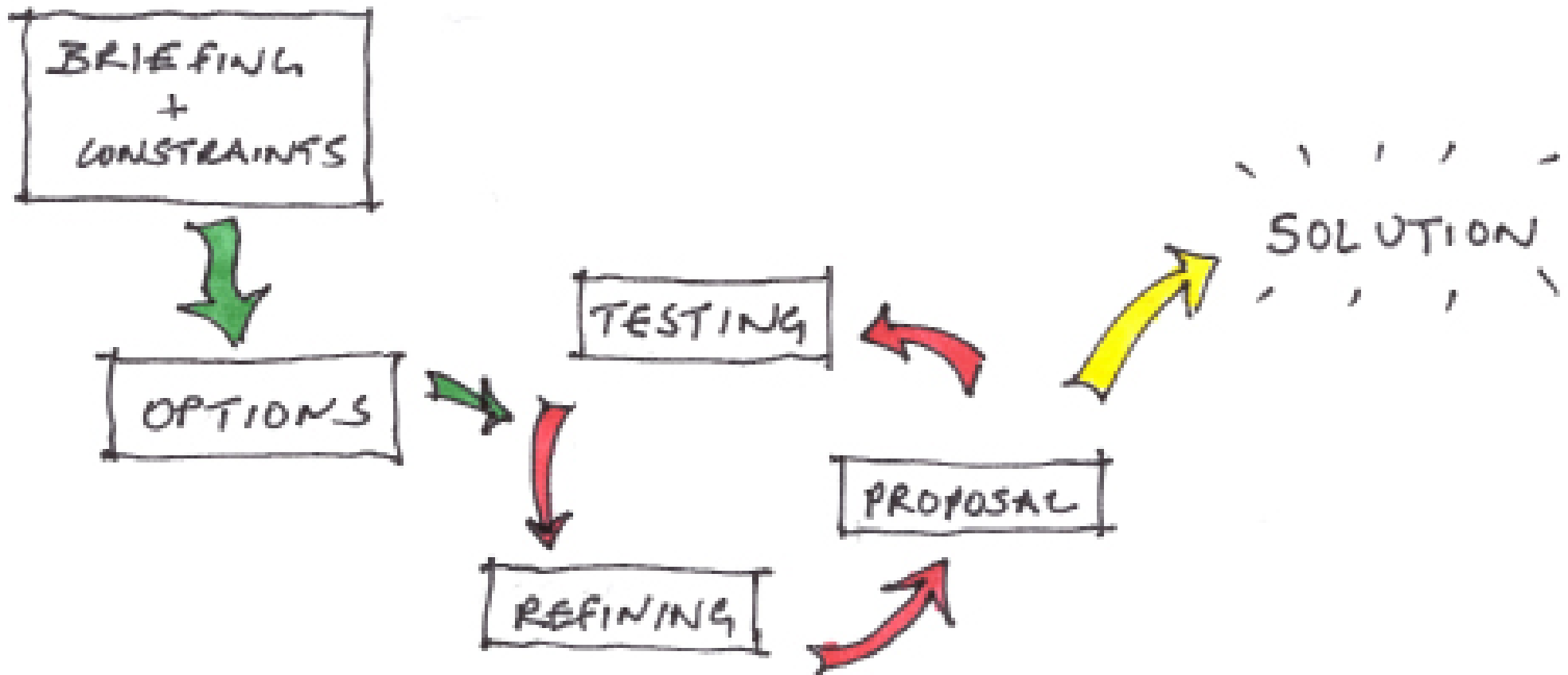
Planning permission
received



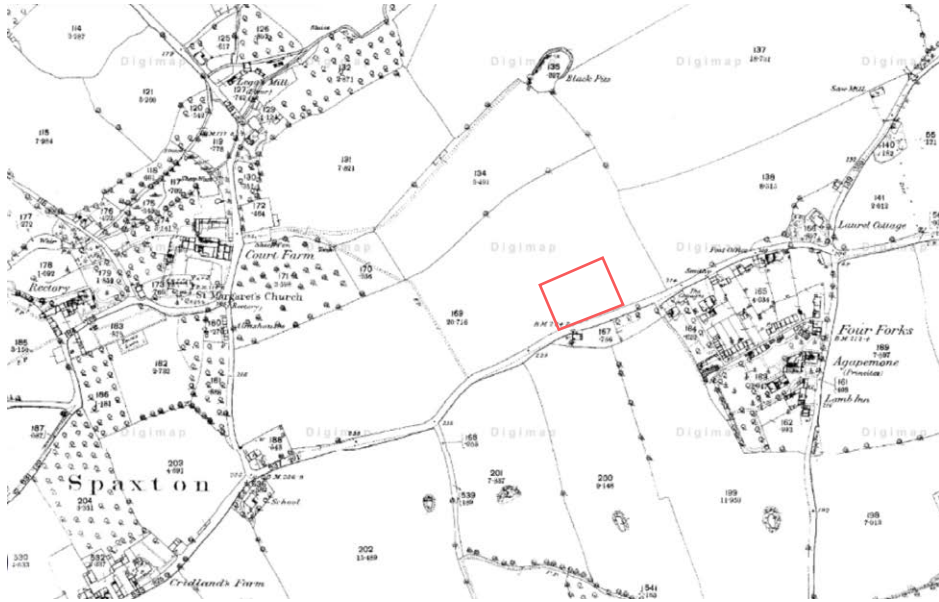
21 Homes for Morteohoe and
Woolacombe CLT

At pre-planning stage

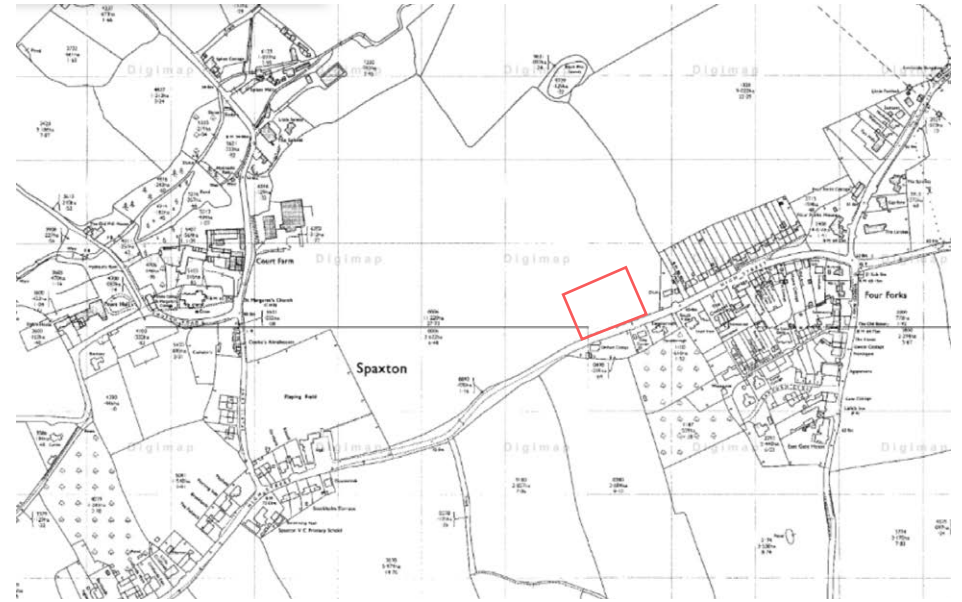
Design Process



Spaxton and Four Forks - evolution and character



1880s



1970s



Spaxton



Rolling landscape



Four Forks



Site overview



Design parameters and project constraints



Design parameters and project constraints



Design parameters and project constraints



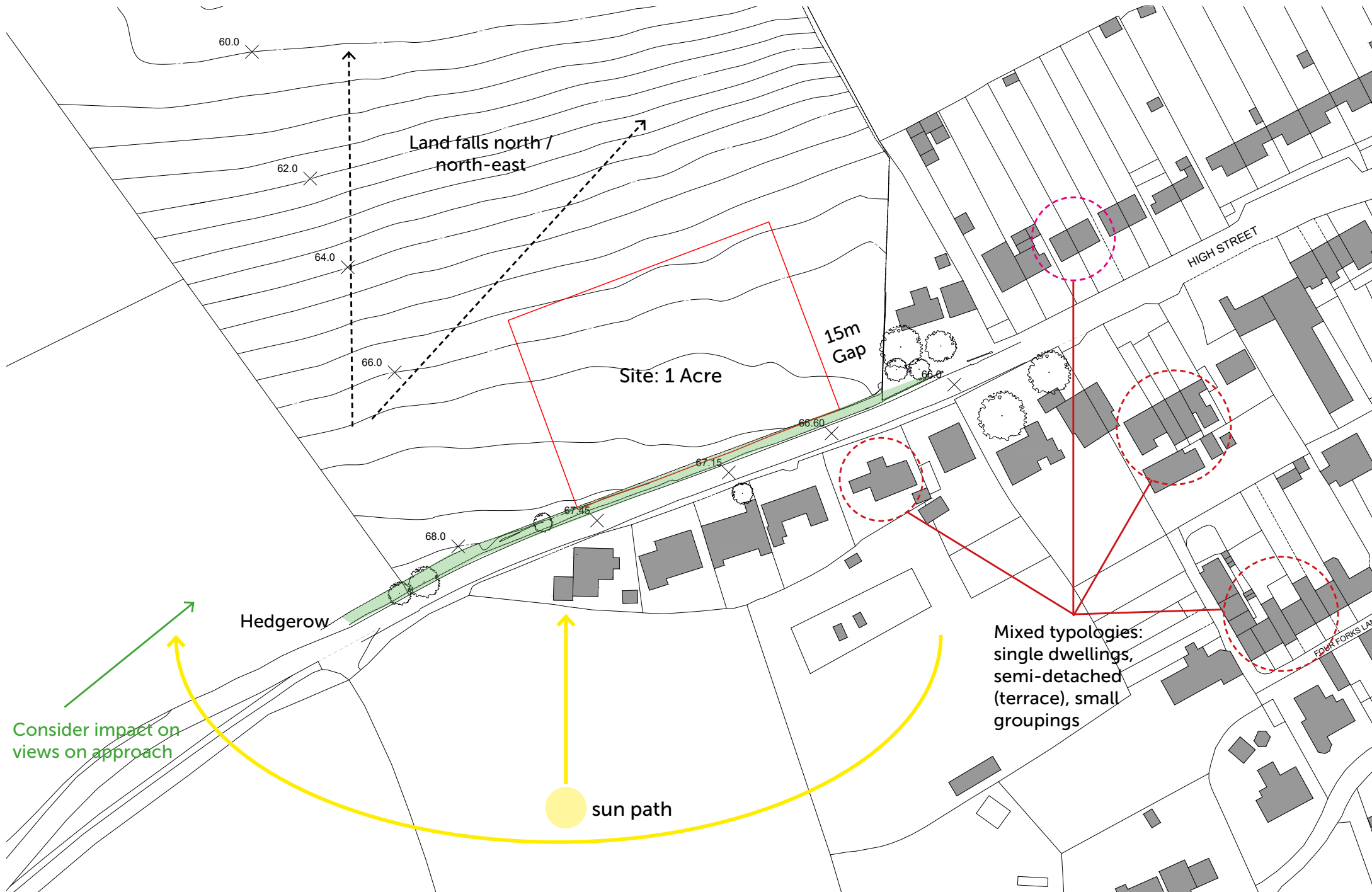
Design parameters and project constraints



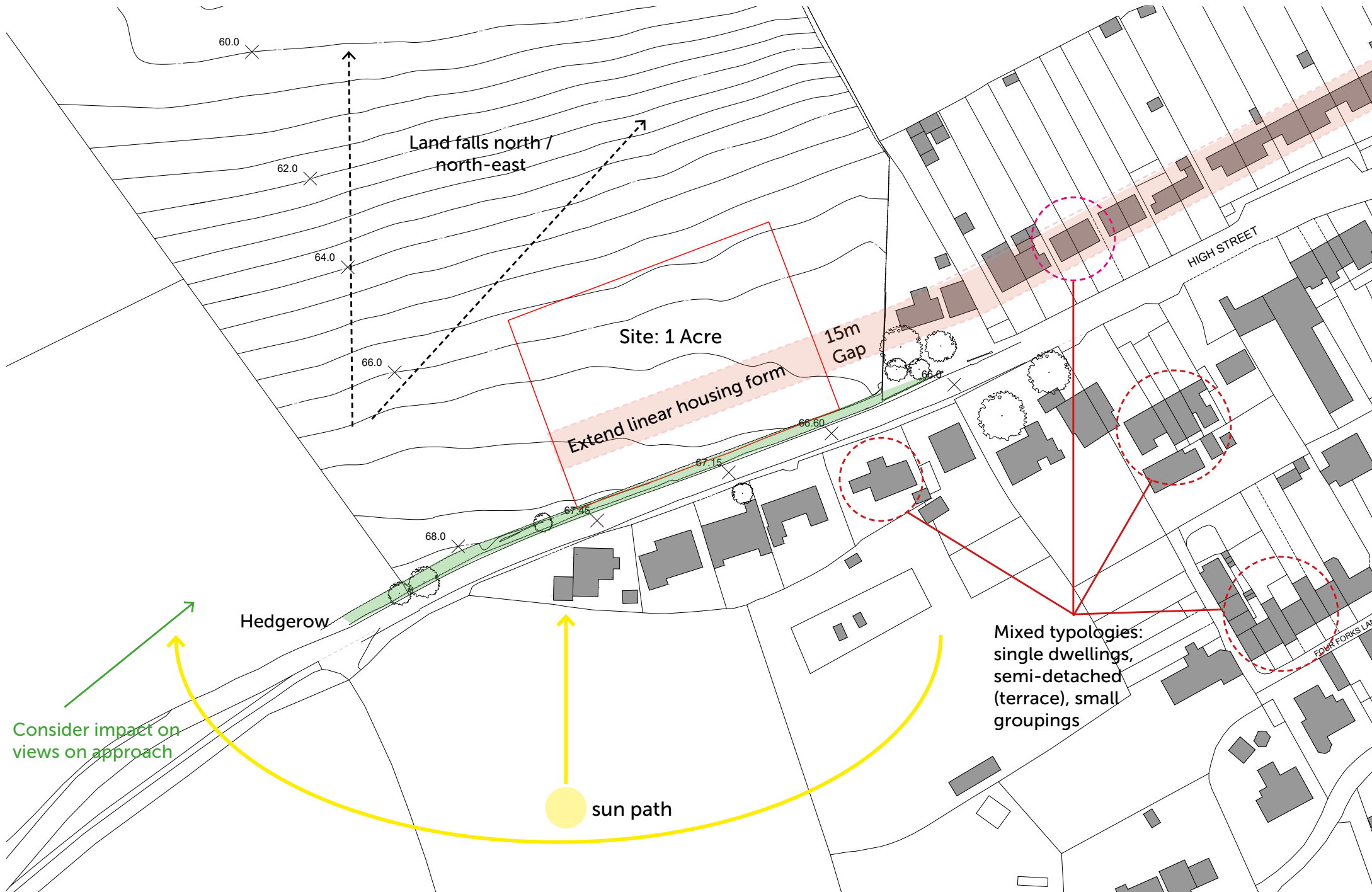
Design parameters and project constraints



Design parameters and project constraints



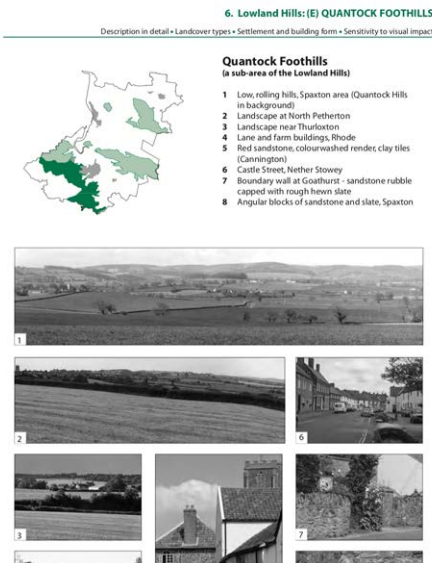
Design parameters and project constraints



Design parameters and project constraints



Design parameters and project constraints



Design guidance

Parish Design Guide
Sedgemoor landscape
design guide

- linear development
- soft edges to settlements
(trees/ hedgerows)

Minimising impact

Minimise the project's impact on
the environment and planet in
both the short and long-term

- Bio diversity net gain
- Minimise energy use
- Incorporate renewables



Connections - Highways access and utilities

Technical challenges

- Highways Engineer & Authority
- Drainage
- Overhead cables

Sustainable Design - Opportunities

Responsible material choices



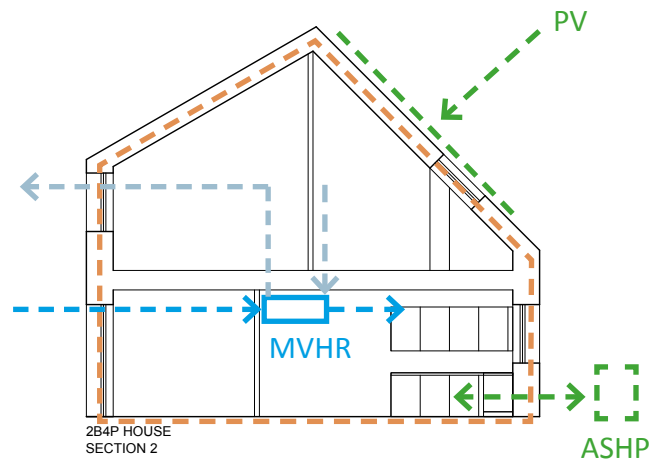
Super insulate/ triple glaze/ airtight



Technology & renewables



Reduce heat loss and generate energy



Compact efficient form



Reference to 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

Frontages have positive impact

Development options

A: Blocks / compact



Dwellings split into two efficient forms

Positioned close to road with front gardens

Parking in central gap

Opportunity/ space for landscaped buffer to north

B: Stretched



Semi-detached dwellings - site still one acre but longer/ slimmer

Larger gaps between buildings - visually permeable

Opportunity for areas of trees/ planting between dwellings

Development options

C: Perpendicular



Dwellings arranged in pairs with east and west facing gardens

Central space for communal planting and play

Parking behind hedge

D: Semi-detached/staggered



Dwellings informally arranged in pairs

Homes at western end mark end of village development

Parking behind hedge

Opportunity/ space for landscaped buffer to north

In the wider context

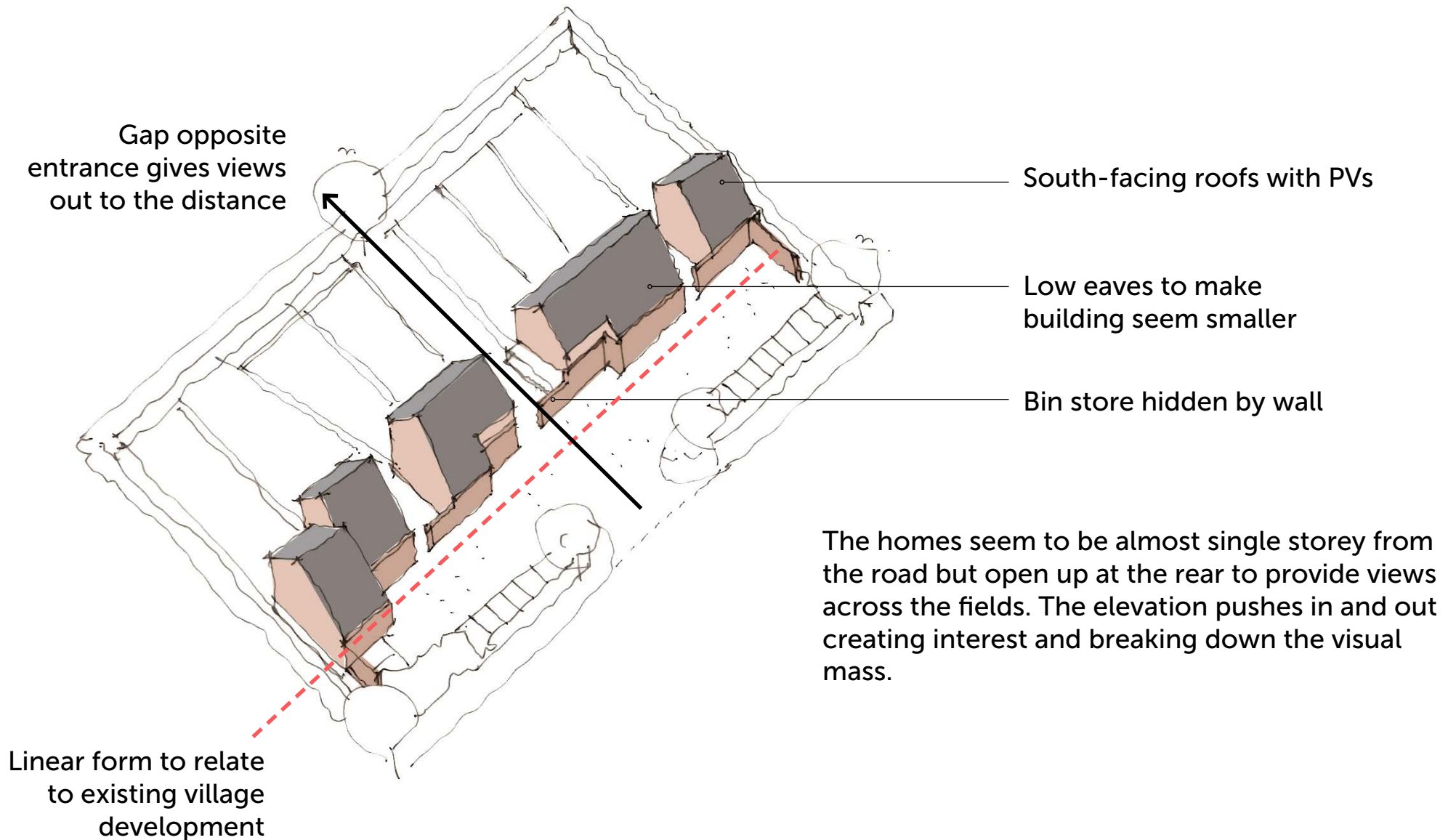


Initial Layout Review

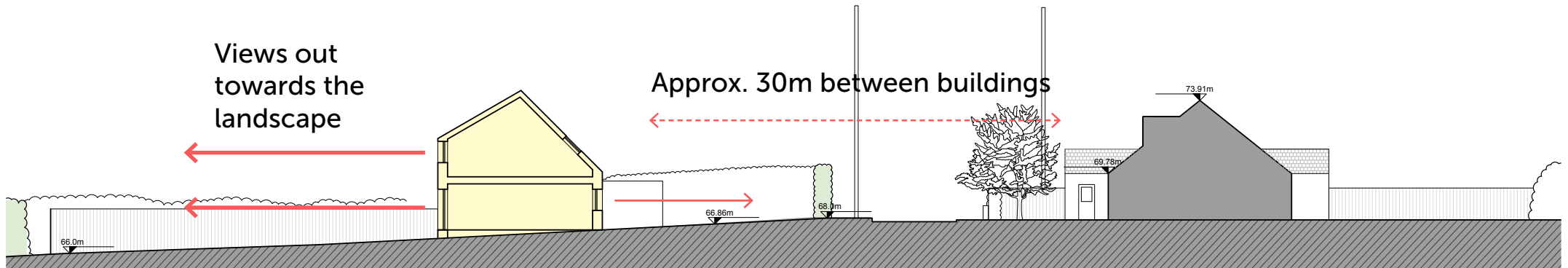


This initial sketch scheme for the site shows how new homes could be arranged to deliver a contextual and sustainable scheme.

Building form

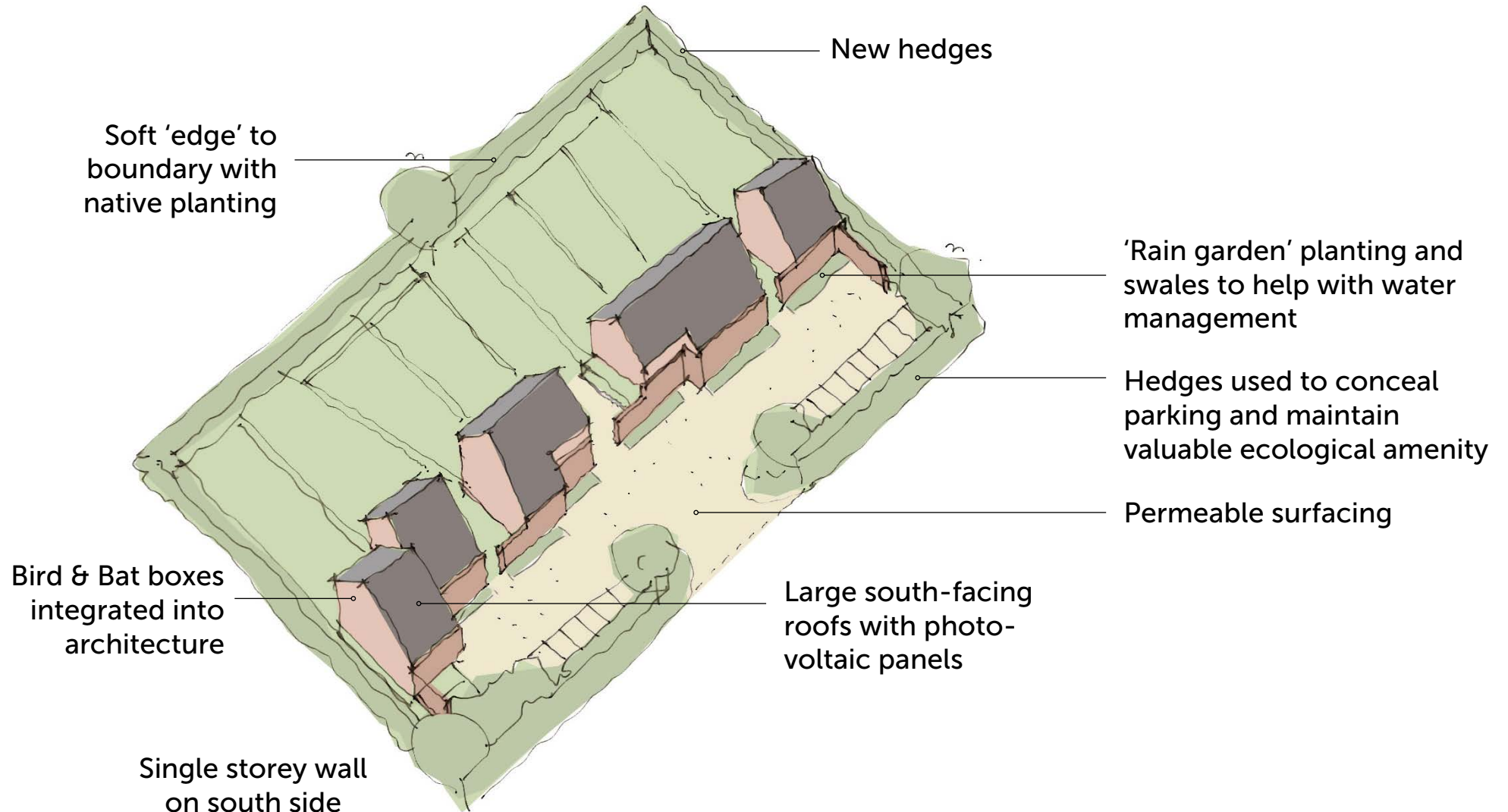


Building form

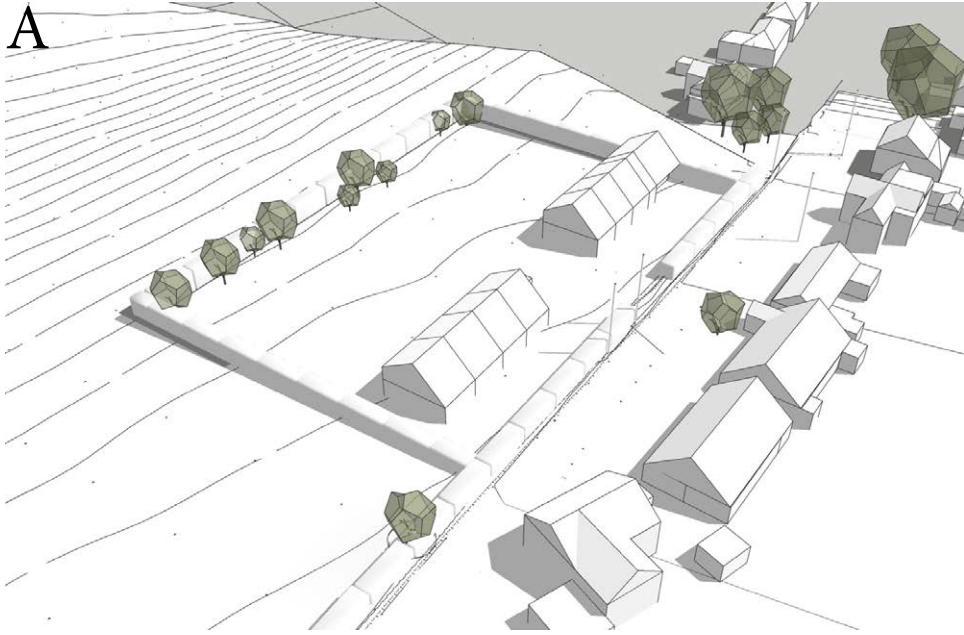


Windows at
front to overlook
parking area

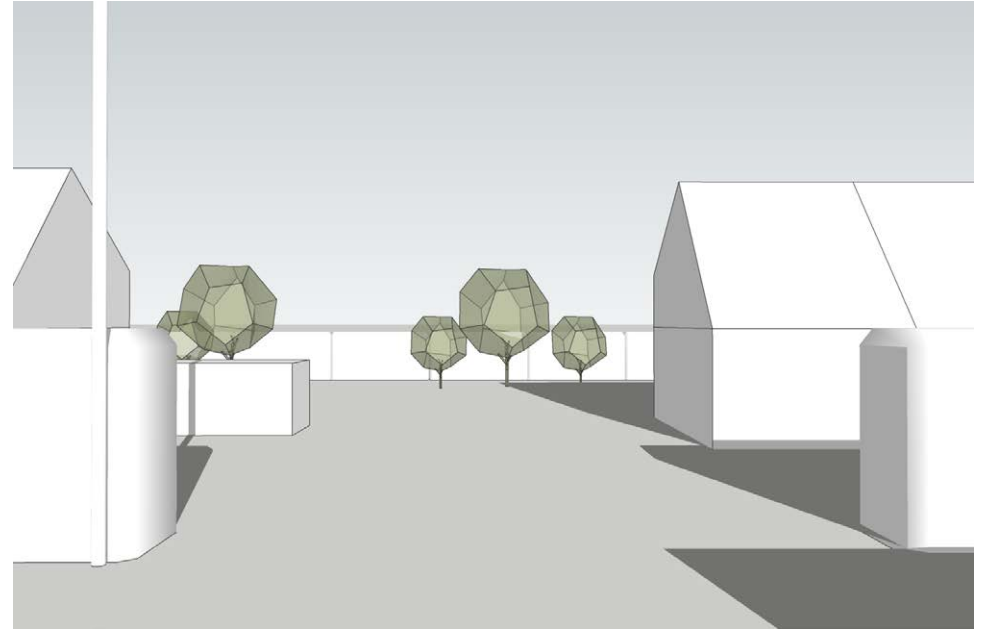
Landscaping & Ecology



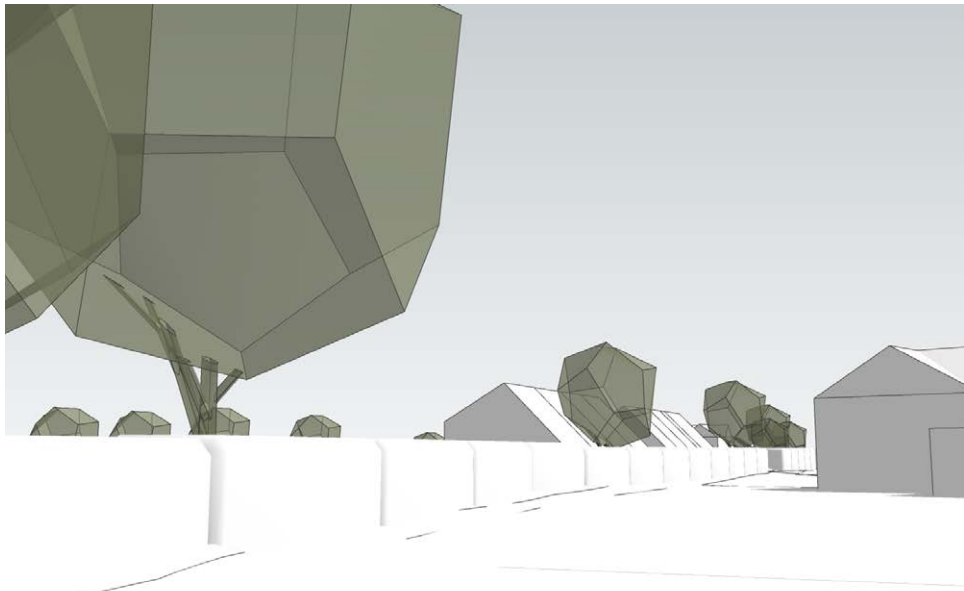
A



Overview



Entrance view

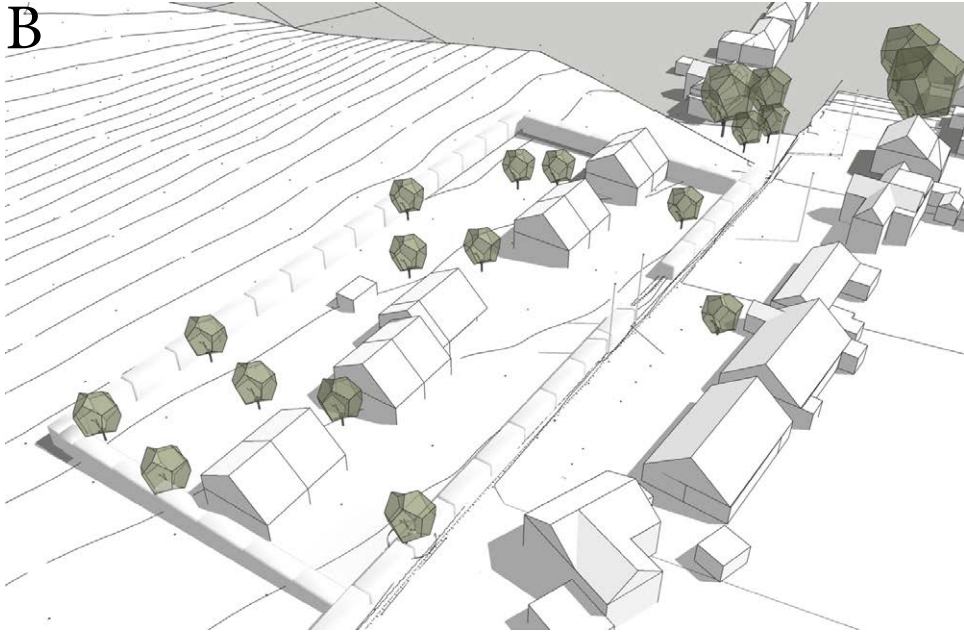


Approach from Spaxton

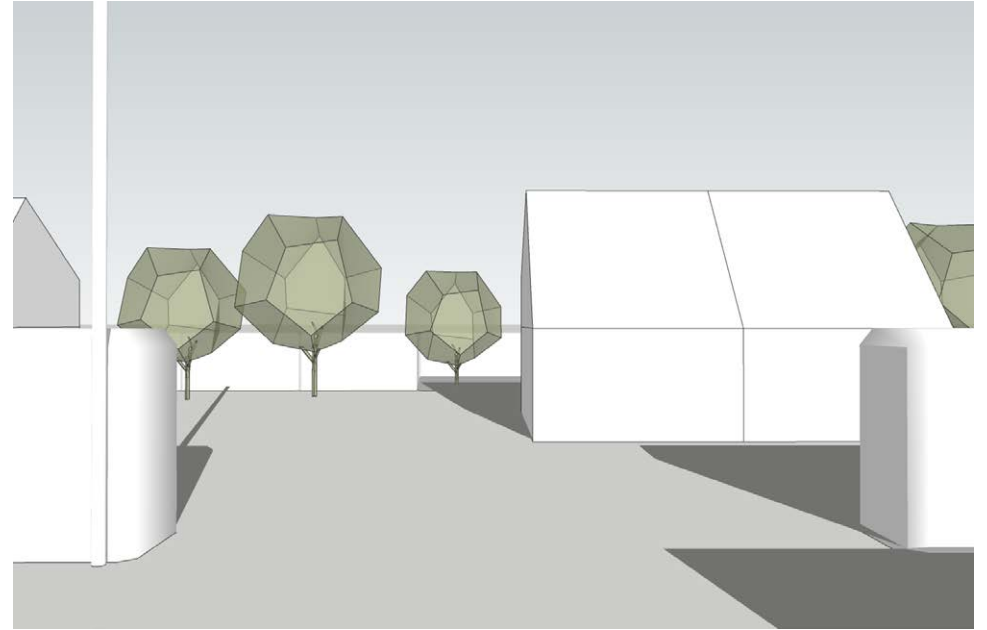


Four Forks view

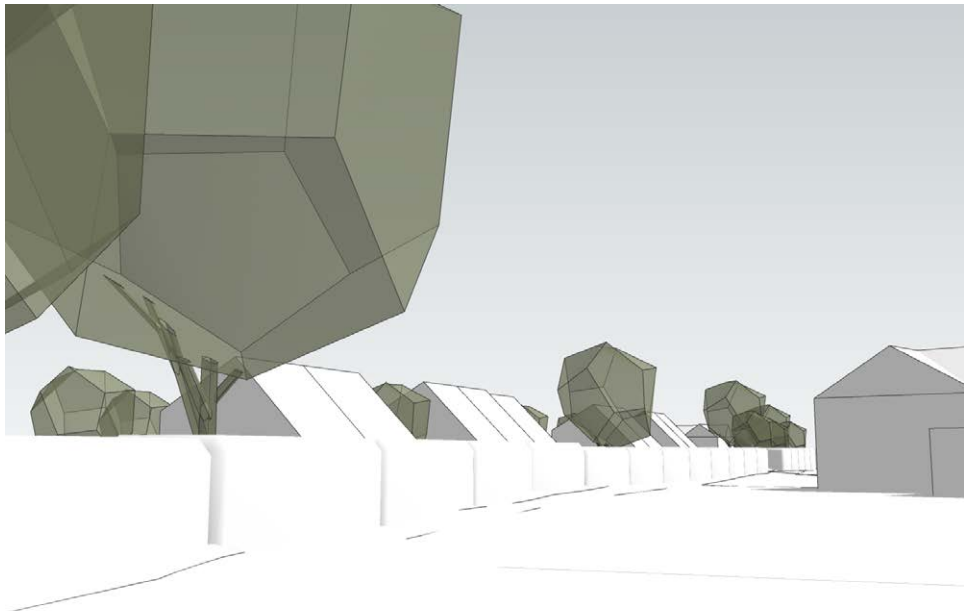
B



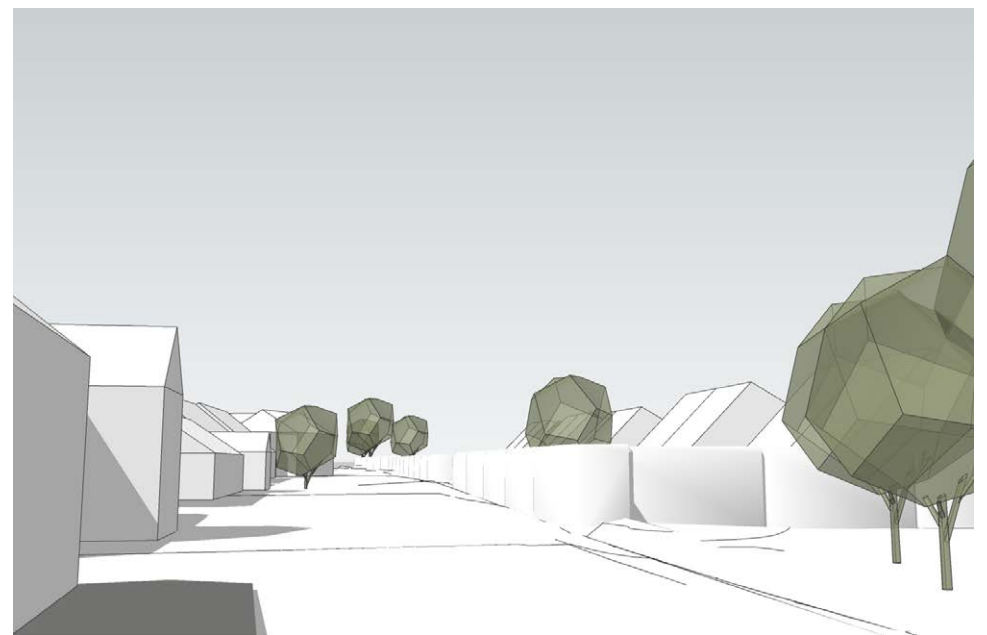
Overview



Entrance view

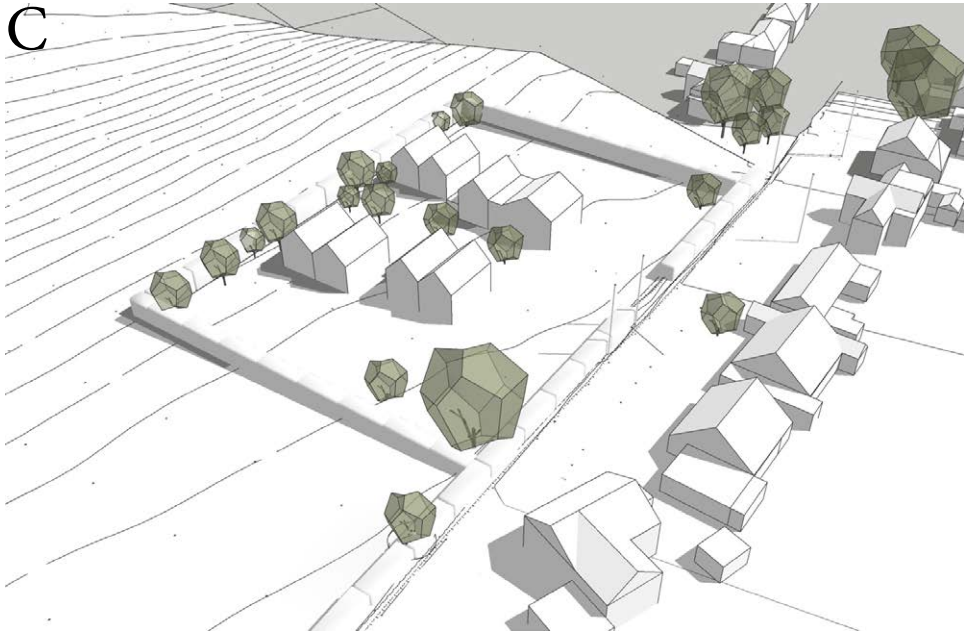


Approach from Spaxton

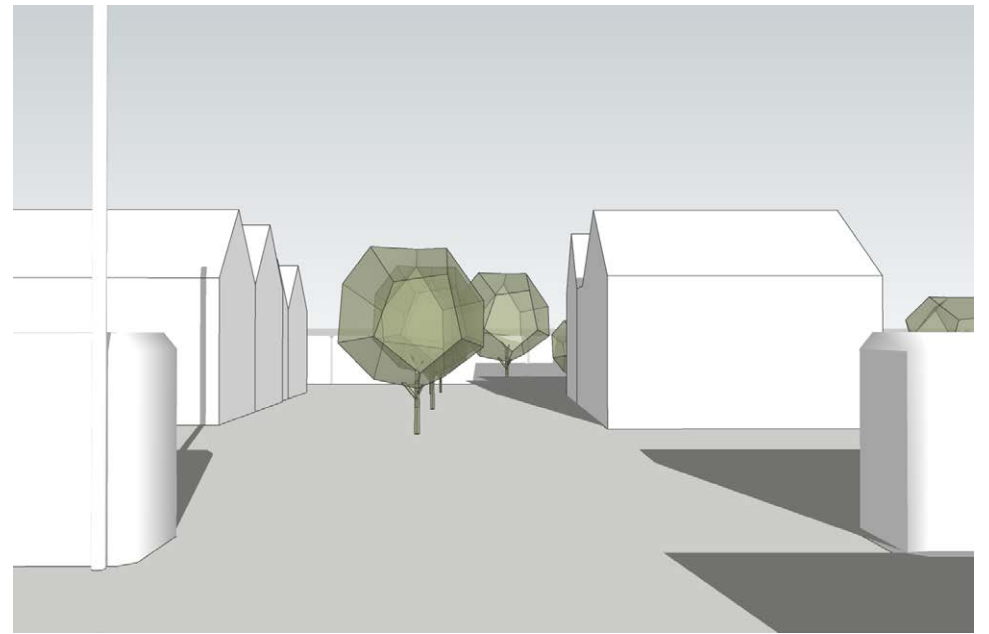


Four Forks view

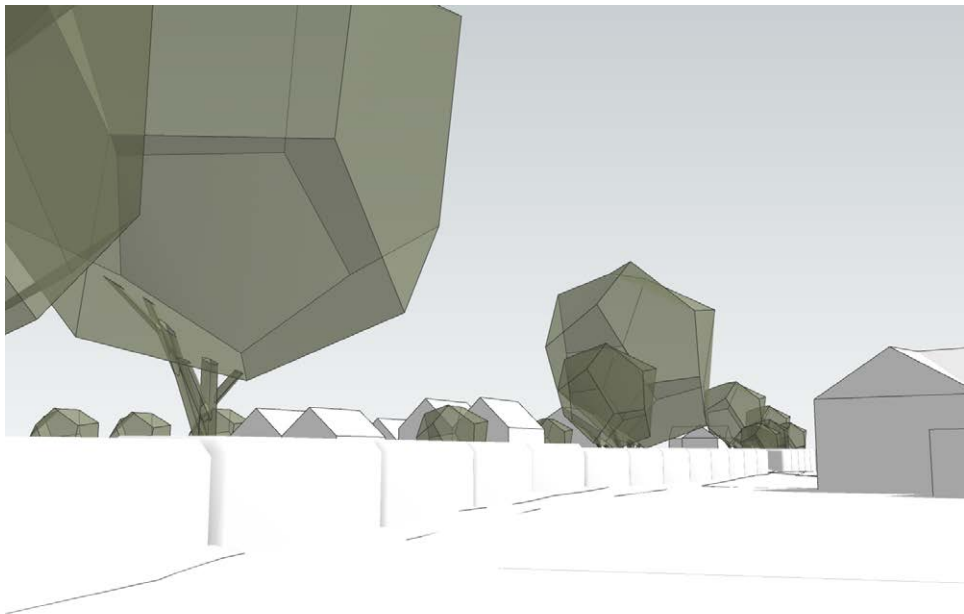
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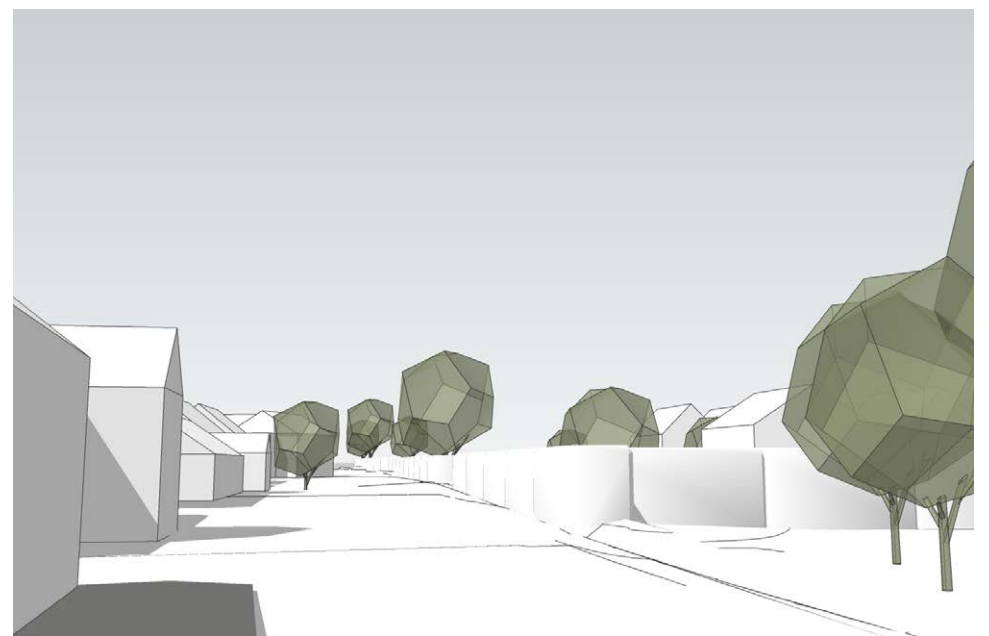
Overview



Entrance view

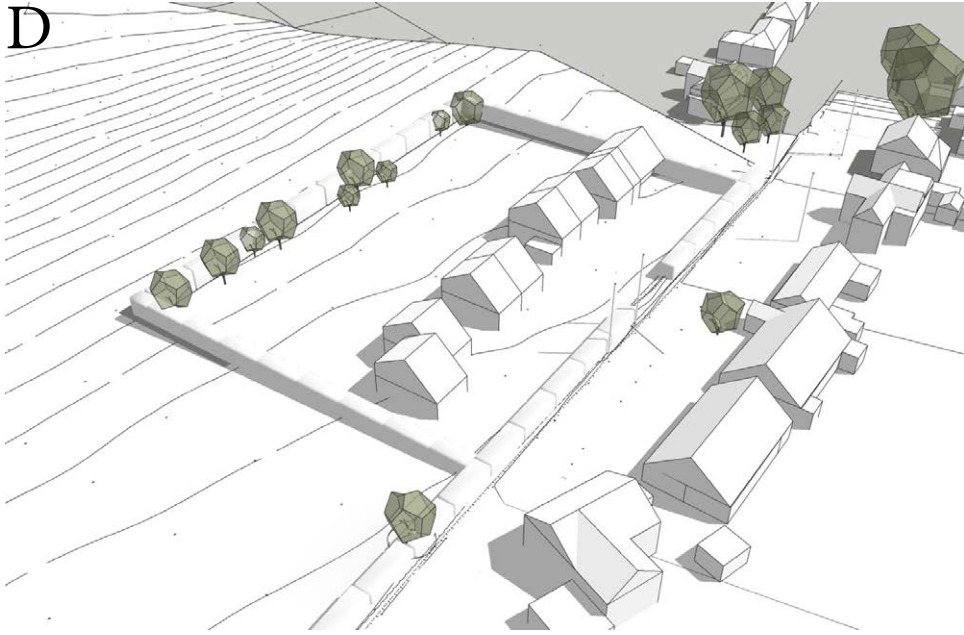


Approach from Spaxton

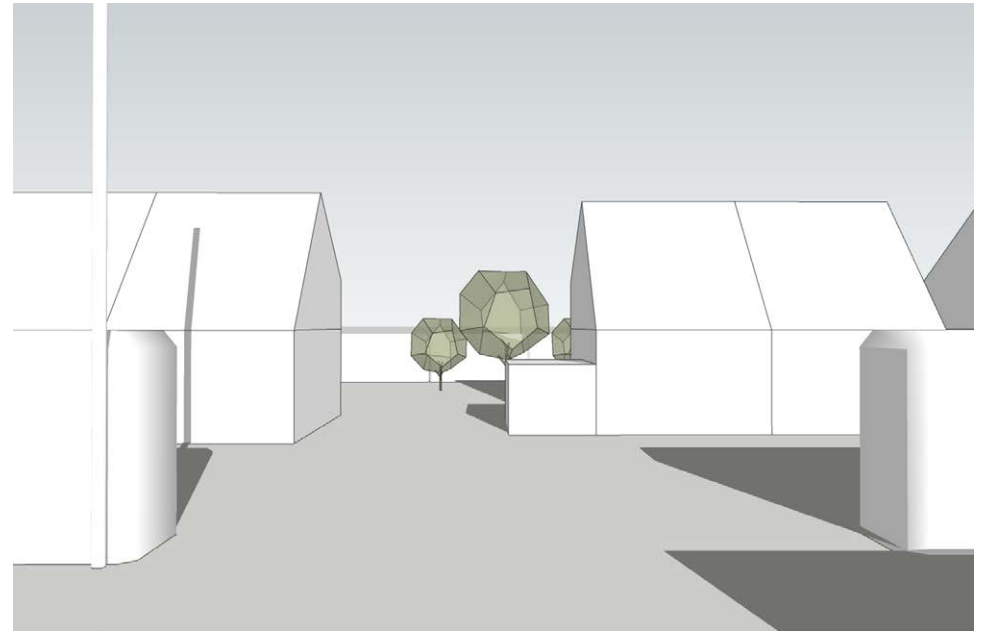


Four Forks view

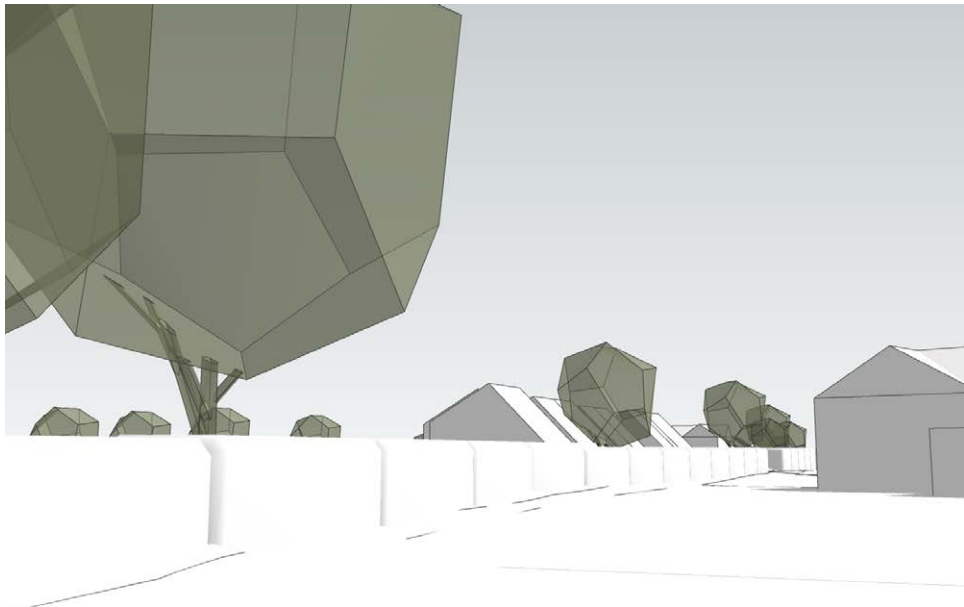
D



Overview



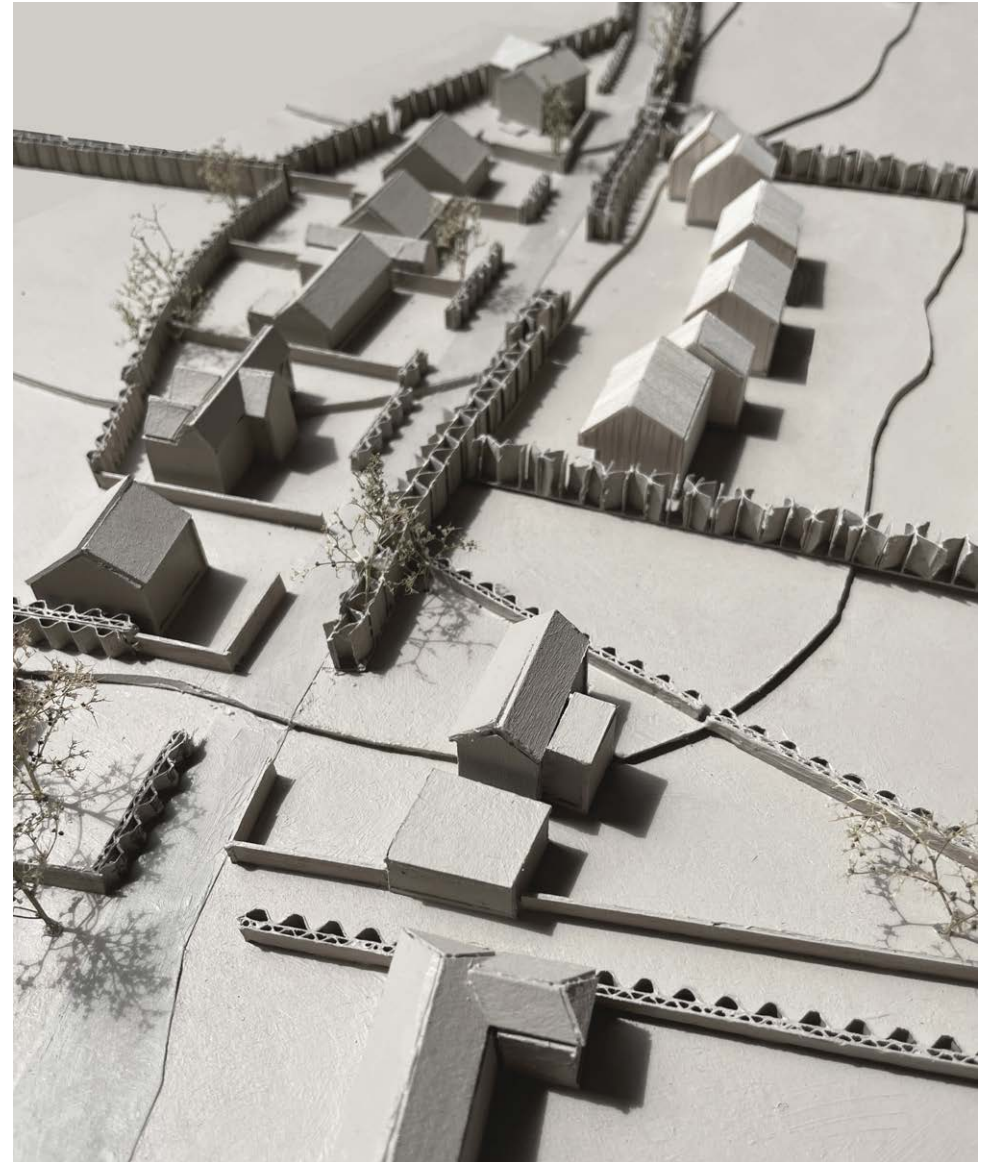
Entrance view

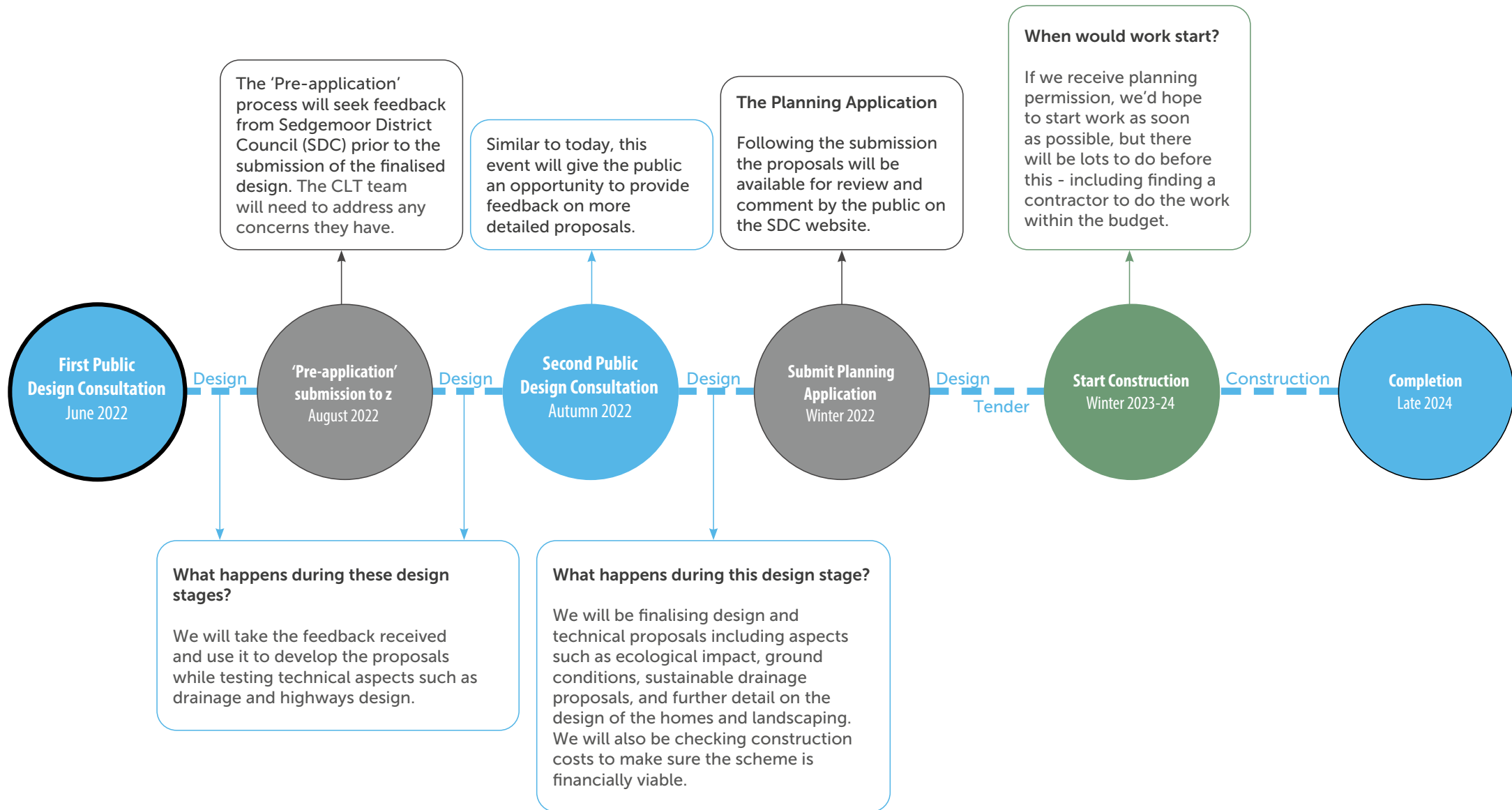


Approach from Spaxton



Four Forks view





Thank you!

Feedback and discussion

Please also complete a questionnaire



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