

AFFORDABLE HOMES FOR SPAXTON COMMUNITY LAND TRUST

Proposals for 11 new homes



Welcome

Spaxton Community Land Trust is working with Reed Watts Architects and Aster Group to create 11 new, high-quality homes for local people on land off Peartwater Road. The designs have been developed following a pre-application meeting with the local planning authority and the next step will be a planning application. We'd welcome your feedback on the proposals.

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.

To Create a High-Quality, Sustainable & 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 should provide high-quality communal space
- The layout of the housing should allow 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
- Homes should be sympathetically designed to reflect the character of the village
- The development should be as sustainable as possible - highly insulated and integrating renewable technology such as air source heat pumps and solar panels.
- Ecology and biodiversity should be enhanced through new planting and the creation of wildlife habitats.
- The site should feature 'soft edges' to integrate the development into the natural surrounding
- 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

Site location

The site is located to the north west of Spaxton, on the east side of Peartwater Road. The site measures approximately 1 acre in total and is currently used for informal pasture. The open grass field gently slopes down towards the north.

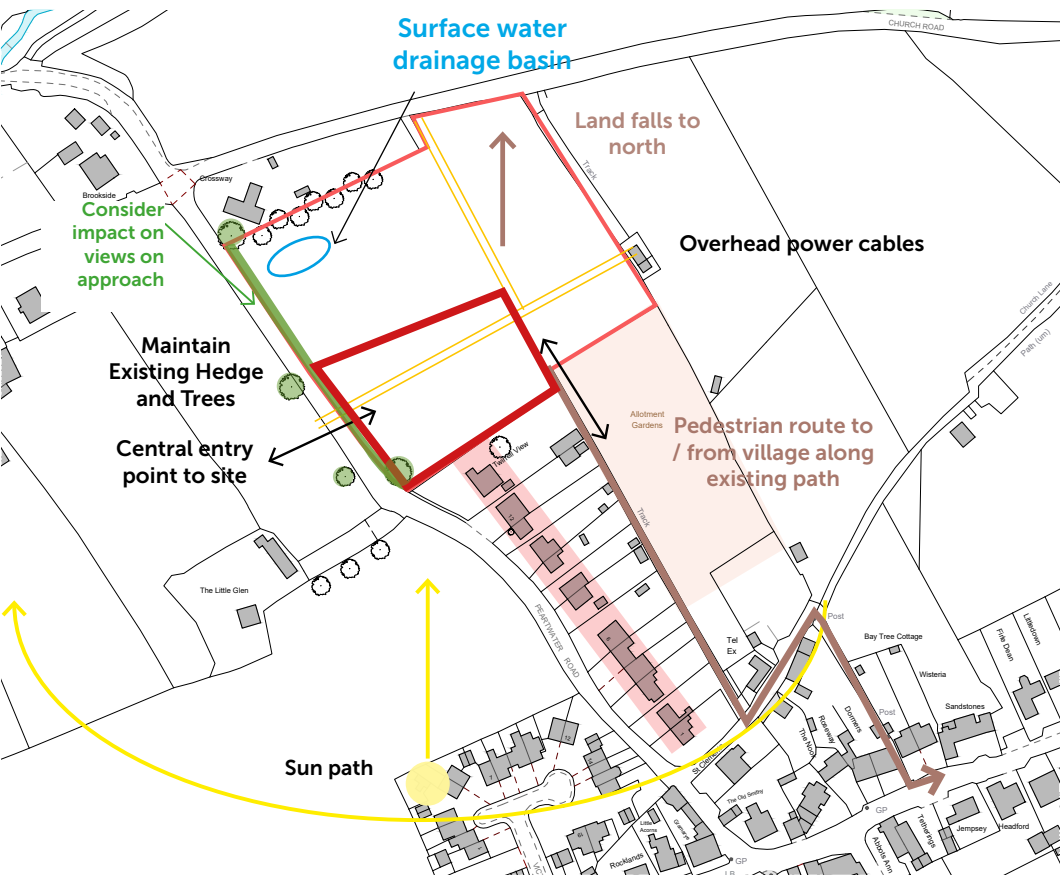
The western edge of the site is defined by a mature hedge and power/ telegraph lines at high level. To the south of the site, towards the High Street, runs a row of two storey detached and semi-detached houses.

Public allotments are located to the east, connected to the bottom of Peartwater Road , near to the High Street, by an informal pathway.



- Key
1. Proposed Site
 2. Allotments
 3. St. Margaret's Church
 4. Primary School
 5. Community Shop
- 'Field' identified as potential site
- Stream

SITE - AERIAL VIEW



SITE - CONSTRAINTS



Site - view from the allotments, looking west



Peartwater Road - looking north



Peartwater Road - looking south

We would be grateful if you would fill out a survey form with your comments

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Layout

The courtyard configuration as illustrated to the right has been developed as the preferred layout after considering many options.

The proposal includes four homes facing onto Peartwater Road with the remaining seven facing a shared communal space at the heart of the development. This provides a focal point for residents and also forms a bridge to the public allotments to the east. A previous design had all houses facing into the courtyard but this was changed following feedback from the planners,

The entrance for vehicles from the road is located to the north of the site allowing for long vision splays (43m) as required by Highways. The majority of parking will not be visible from the road - but will be concealed behind the existing tall hedge which will be pushed back from its current location to create the new splay. An attractive forecourt is located between parking and the central courtyard.

The courtyard space combines areas of soft and hard landscape and will be an attractive, safe, car-free area for leisure or gatherings.

The new homes have low eaves to the courtyard to reduce the perceived height and allow maximum daylight into the space. The front of each house would have a small porch but no front garden. Privacy would be maintained to ground floor windows by a planted buffer zone in front of each house.

Private gardens would be provided to the rear of the houses. These would include a small paved area with the rest of the garden laid to lawn. Each house would have a bin store with collections from a central bin collection area.



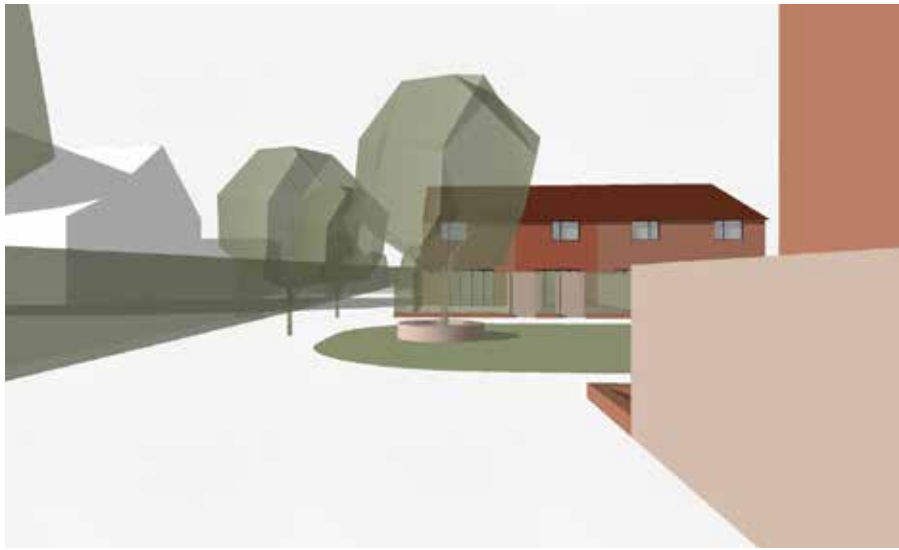
Site Overview from the north west



View from site entrance



Entry into courtyard from parking



View from allotment entrance

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Local, vernacular form & materials

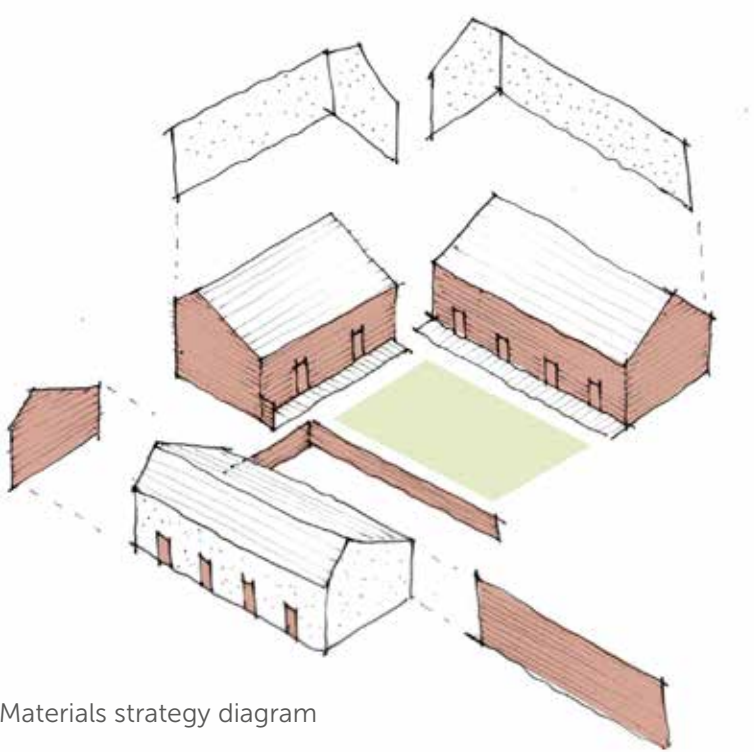
Spaxton and Four Forks is not characterized by one particular typology or form. There are detached, semi detached, grouped and terraced houses all in close proximity to the site. However, many of the homes do exhibit a similar palette of materials - a combination robust masonry/stone and render with earthy tones.

We propose a simple material strategy which builds on this context. The courtyard will be lined with masonry/stone and is characterised by a warm tone that responds to the hues found within the village.

Walls facing outwards to the landscape will receive a render finish - either an off-white or perhaps coloured to provide a more painterly effect. Windows are located to maximise benefit of views and natural daylight.

The roof pitch towards the courtyard is shallower, reducing the perceived size of the houses from inside the courtyard. We are keen to use clay colored tiles but this will need careful co-ordinated to neatly integrate solar panels on the roof.

The generous provision of hedges, trees and landscaping will help visually to soften the development and create a smooth transition to the open landscape beyond.



Materials strategy diagram



Examples of Spaxton homes



Variations in tone and texture help to break down massing

Courtyard

The courtyard will be a sunlit communal space, with a generous lawn area for relaxing, leisure and play.

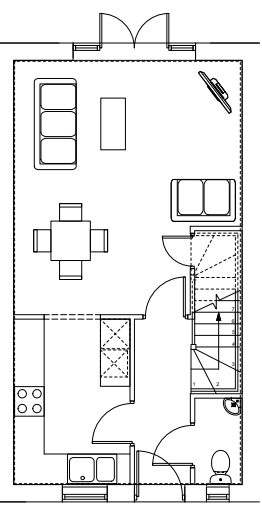
Carefully positioned trees will further soften the space and provide shade. Areas of planting outside houses help to establish a buffer zone between public path and private dwelling.

Detail

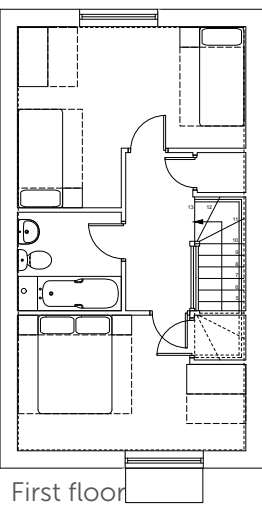
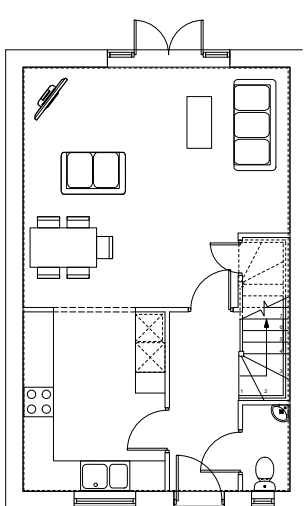
Homes will feature traditional looking materials, such as brick and render, but will be detailed in contemporary fashion.



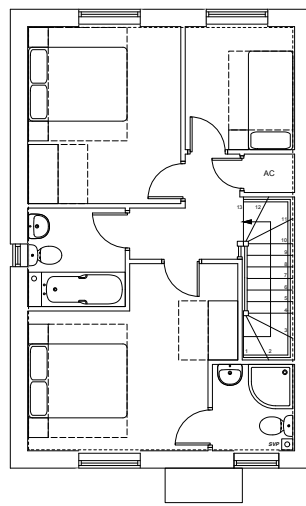
House Plans



Ground floor



First floor



2B4P/ 79m²

3B5P/ 93m²

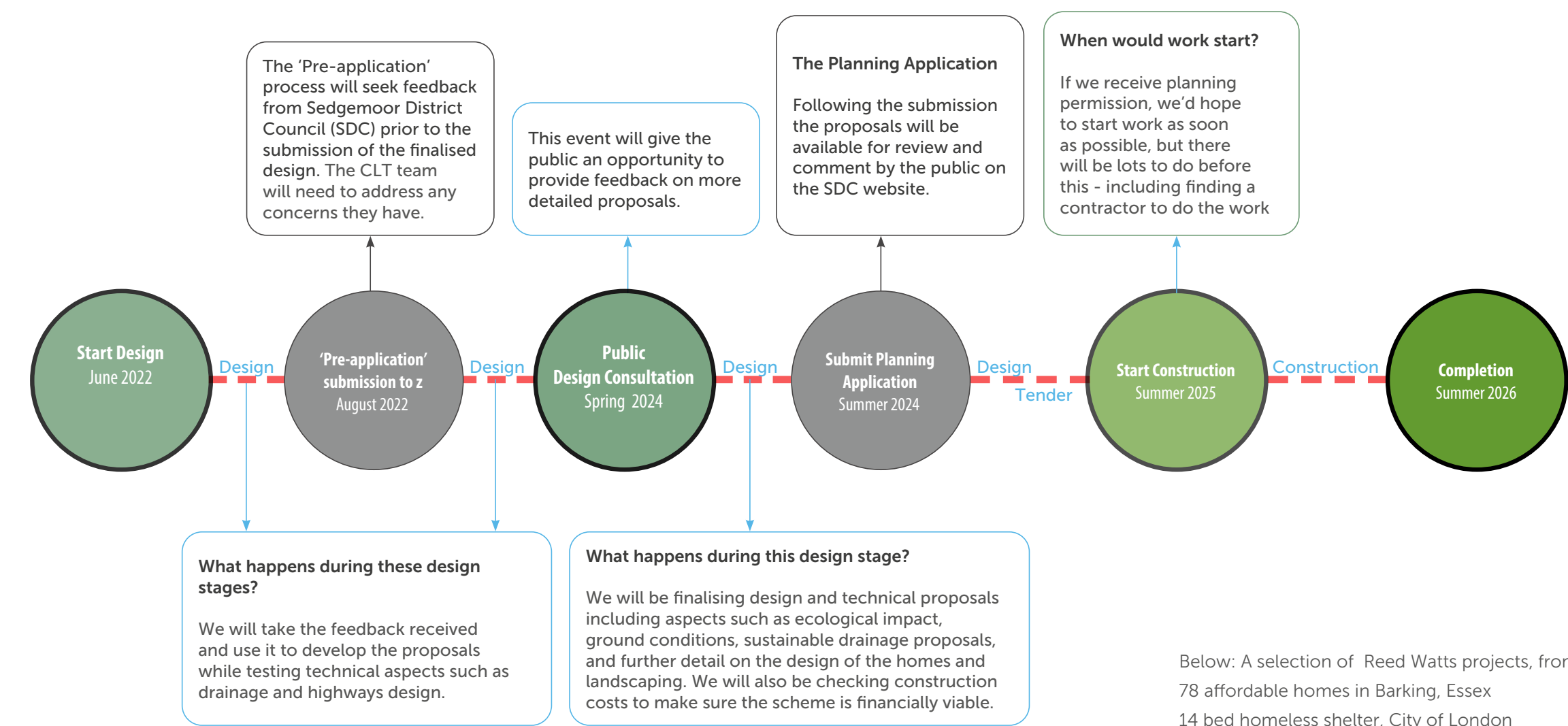
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What happens next

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 prior to submitting a formal planning application to Sedgemoor District Council planners. While notoriously hard to predict, our anticipated timeline is illustrated below.



About Aster Group

We're a housing association that provides quality, affordable homes to thousands of people across the south of England and London. We work with Community Land Trusts (CLTs) and have a dedicated specialised team who work to deliver these schemes. CLTs act as long-term stewards of housing, ensuring that homes remain genuinely affordable, not just for now but for every future occupier.

About Reed Watts Architects

Reed Watts Architects is a design-led practice producing creative and thoughtful architecture over a range of scales and budgets. Our portfolio includes a wide variety of completed buildings and projects 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.

Below: A selection of Reed Watts projects, from top left - clockwise.
78 affordable homes in Barking, Essex
14 bed homeless shelter, City of London
21 affordable homes in Woolacombe for Mortoe & Woolacombe CLT
18 affordable homes in South Gloucestershire for Marshfield CLT



Model images

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