

**Spaxton CLT
Consultation Event
27th April 2024**



- 1. Introduction - About Reed Watts**
- 2. Site Analysis - opportunities and constraints**
- 3. Design Evolution**
- 4. Proposal**
- 5. Next Steps**
- 6. 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

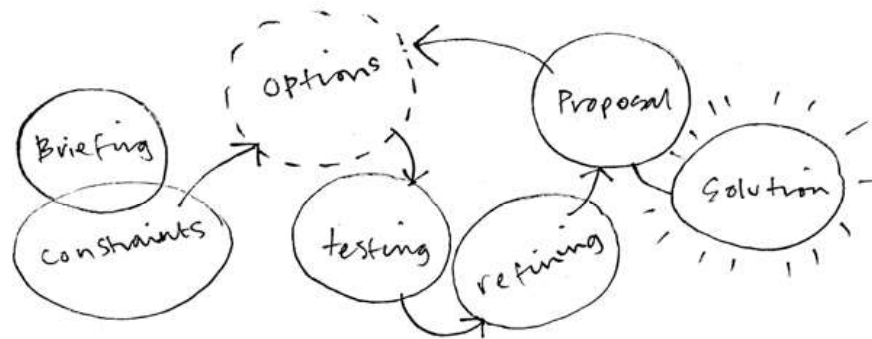
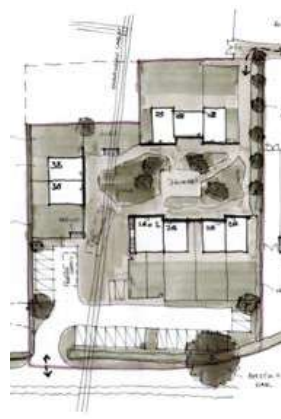
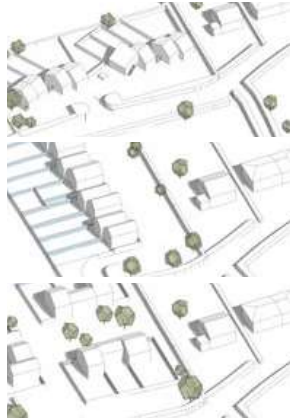
Planning permission
received



21 Homes for Morteohoe and
Woolacombe CLT

Planning submitted

Design Process



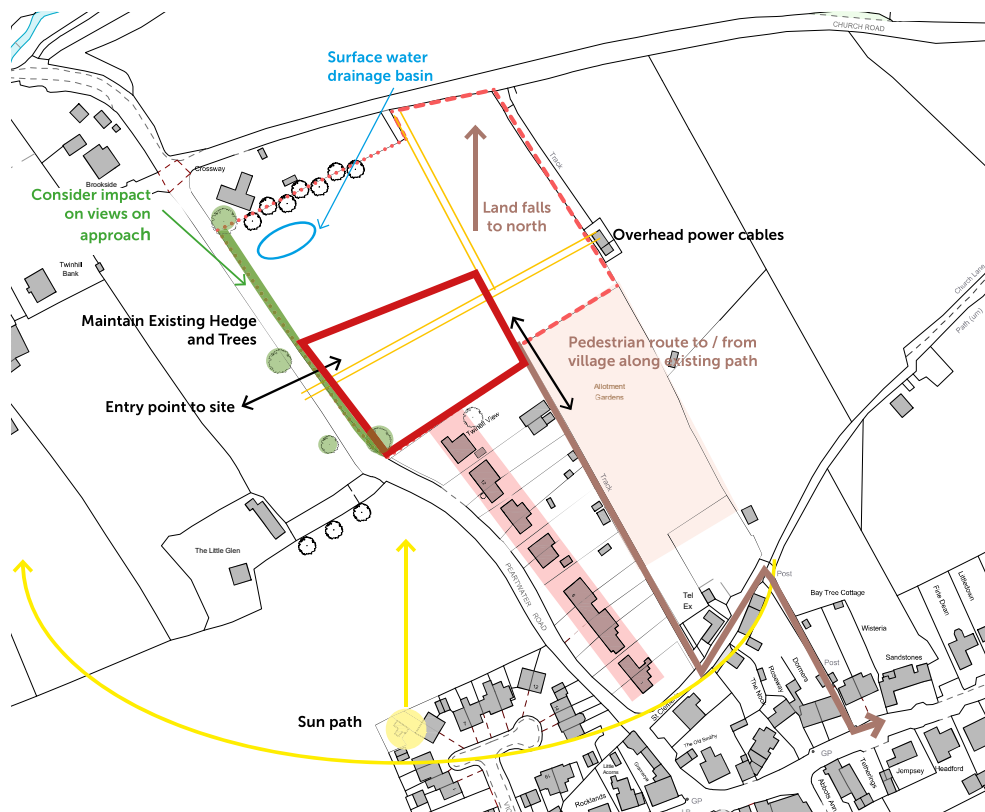
Site overview



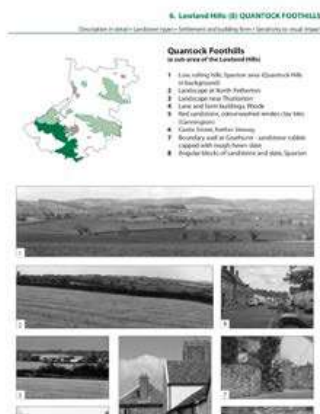
Key

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

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

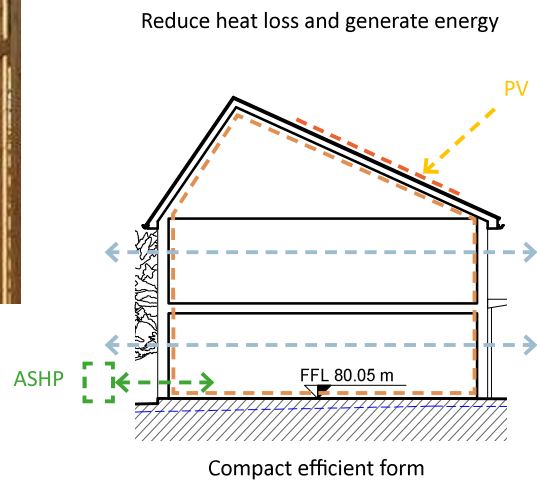
Responsible material choices



Super insulate/ triple glaze/ airtight



Technology & renewables



Local references, form & materials



Linear form
As referenced by planners



Colour tones
Warm colours give distinctive feel

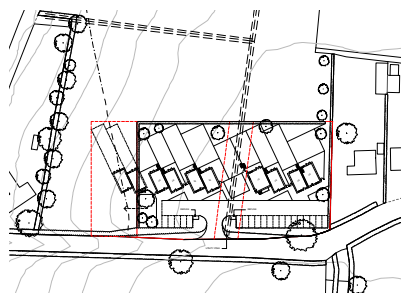


Materials
Stone, brick and render

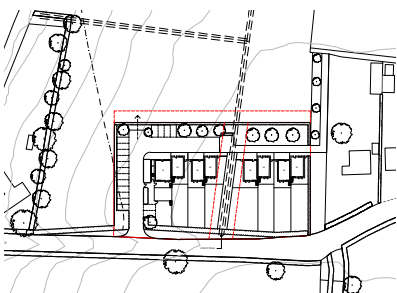


Views to Countryside

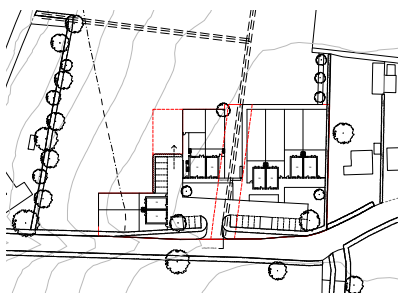
Initial Options Study



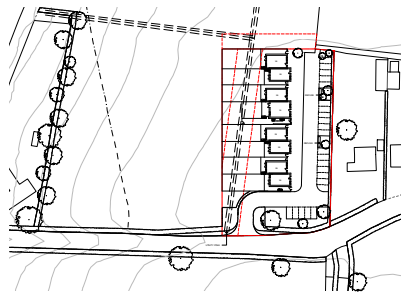
linear



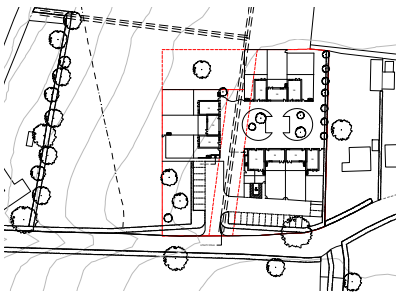
linear 2



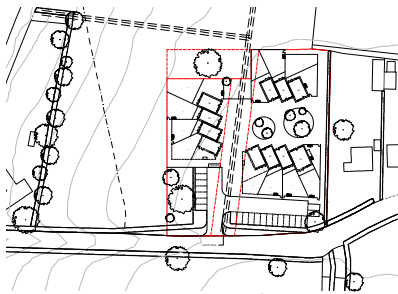
hybrid



perpendicular

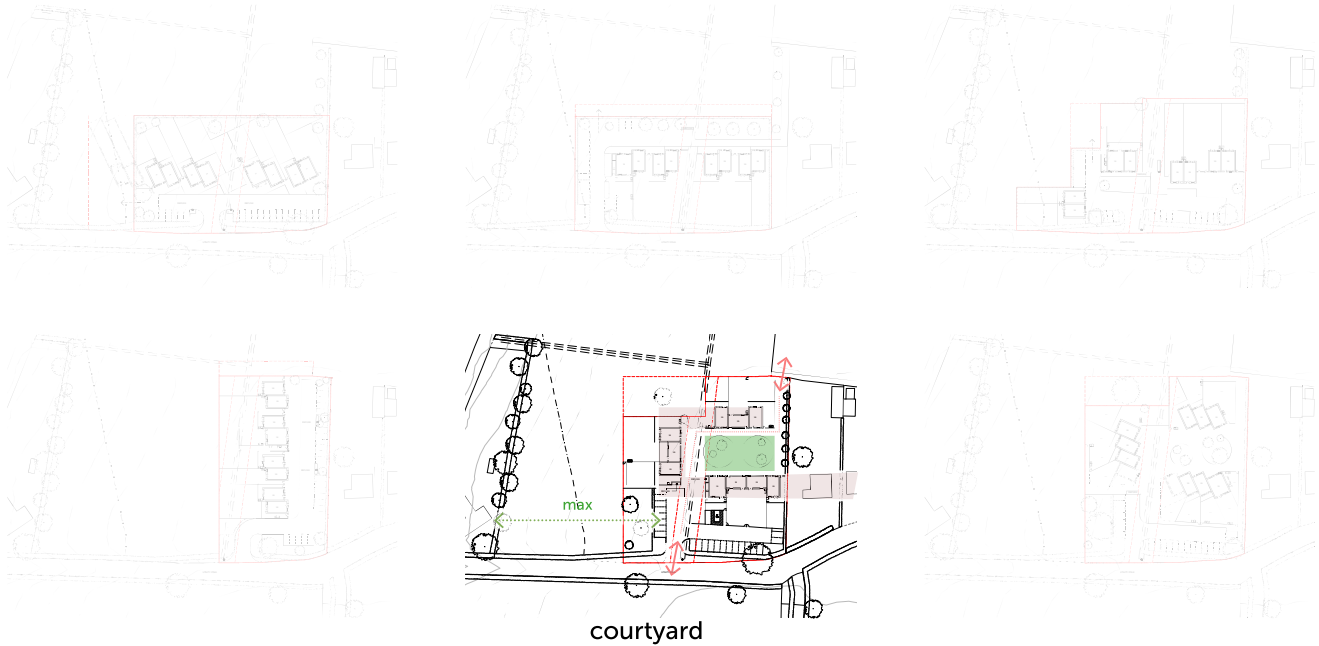


courtyard



courtyard 2

Preferred option - Courtyard



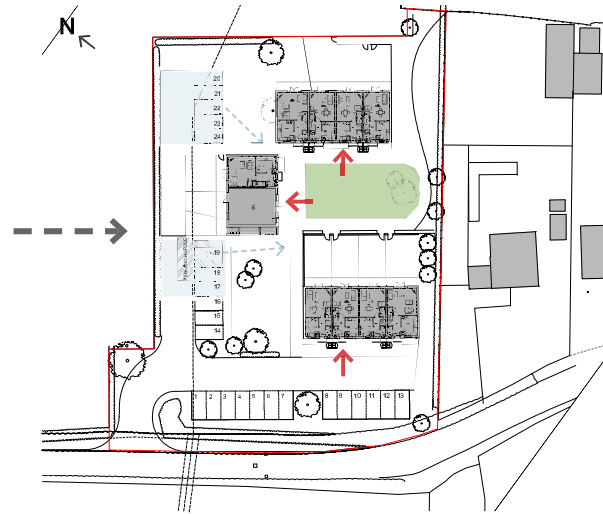
- Communal space
- Direct link to allotment & path
- 'Finishes' run of houses along Peartwater Road
- Maintains good views across site

Design evolution following Pre-application advice

Pre-app proposal
(10 Homes)



Current proposal
(11 Homes)



- Four homes to face Peartwater Road
- Parking moved nearer homes

Site Layout Review



Landscape & Ecology



Overview - Building form



Overview - Sun study - March/ September

Overview - Sun study - June

Views



View from Peartwater Road looking south



View from site entrance



Entry into courtyard from parking

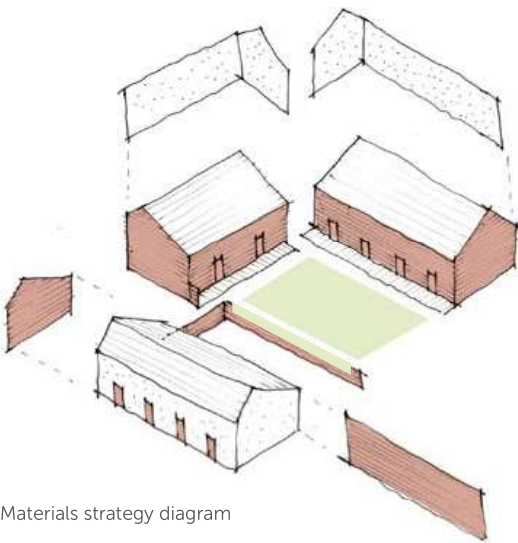


View from allotment entrance

Courtyard



Materials



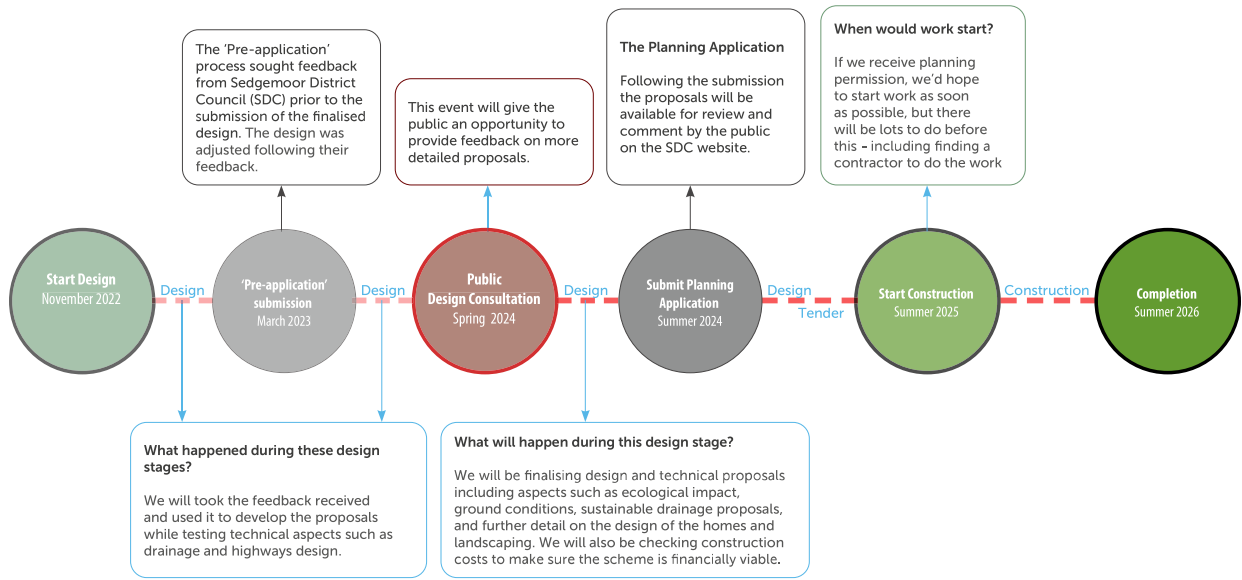
Materials strategy diagram



Variations in tone and texture help to break down massing



Timeline & Next Steps



Thank you!

Feedback and discussion

Please also complete a questionnaire



ASTER
GROUP



REED
WATTS