



View over existing track with existing gate to A420 on the left.



View looking north over site

Welcome

Marshfield Community Land Trust is working with Reed Watts Architects and United Communities to create 18 new, high quality homes for local people on land adjacent to Marshfield.

Key Facts for the project

The Marshfield Community Land Trust (MCLT) was established in 2016 as a means to provide new affordable homes for Marshfield. We have set out some of the key ambitions and facts for the project.

TO MEET THE IDENTIFIED LOCAL HOUSING NEED

A housing needs survey was conducted in summer 2018 . The report concluded that there are 17 households in need of Affordable Housing in Marshfield and that 13 of these would require affordable rented housing. We are proposing to build 10 homes for Social Rent and 2 for Shared Ownership. Three homes will be sold to help pay for the development costs. The land owner will also build three homes on the site.

TO DELIVER SUSTAINABLE HOMES FOR THE FUTURE

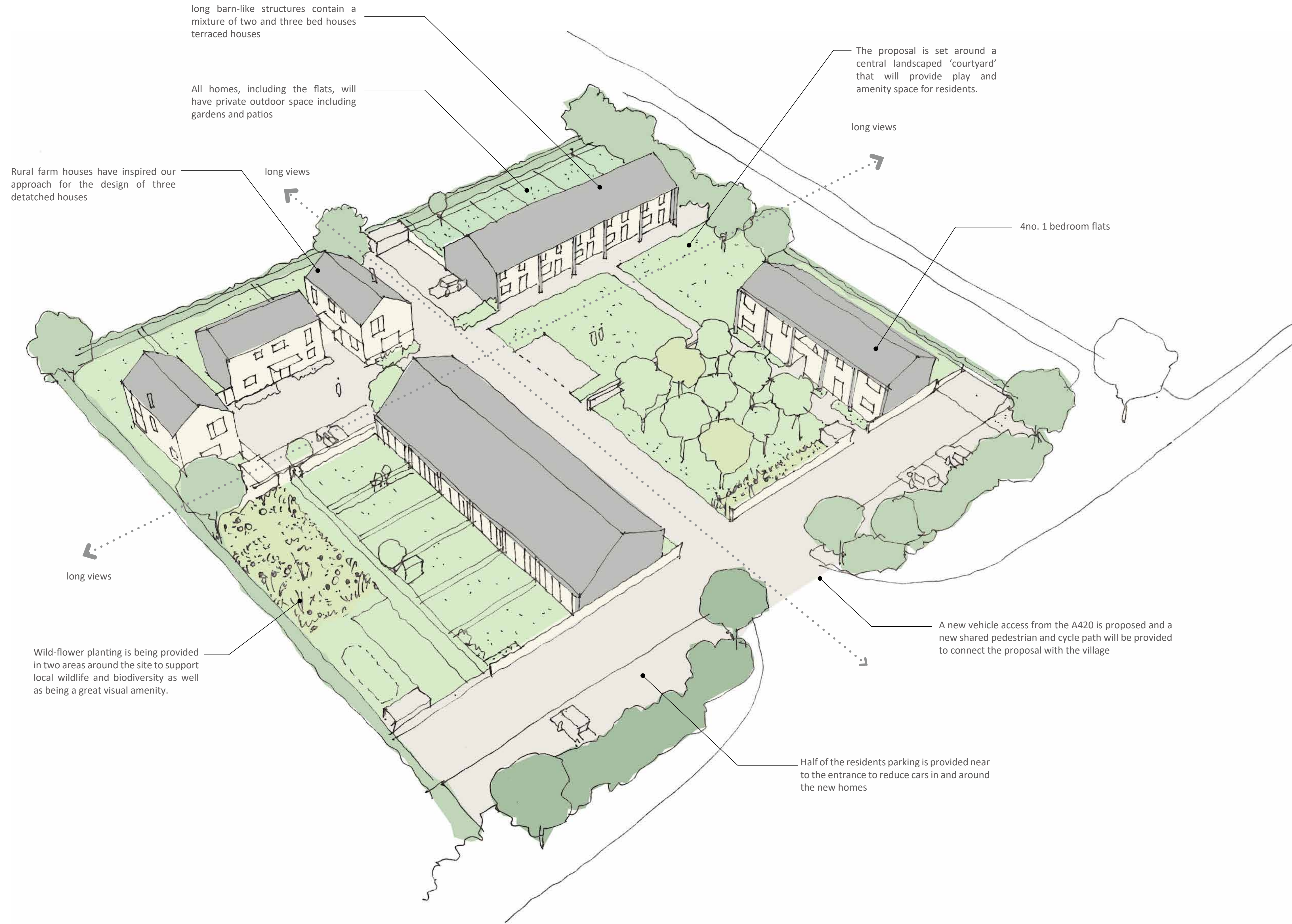
The proposals will be constructed following a fabric first approach to sustainability and will be insulated to a substantially higher performance level than required by current building regulations. The barn-like housing allows us to minimise the amount of external wall in each home which will help to reduce overall energy consumption and running costs for residents.

The wider issues of sustainability that are being addressed include:

- Creating a safe pedestrian and bicycle footpath to the village along the south of the existing lay-by
- Providing renewable sources of heating and electricity including potential for a ground source heat pump and solar panels
- Improving local biodiversity by creating new habitats and protecting existing ones

TO DELIVER A HIGH-QUALITY AFFORDABLE PLACE TO LIVE

- Our aim is to create a high-quality environment which contributes to the housing mix, economy and community of Marshfield
- The layout of the housing allows views through the site to the open countryside with large amounts of shared, outdoor space
- Every home in the proposal has a dual aspect
- The buildings are highly insulated to reduce energy use and running costs
- All homes have their own private gardens in addition to generous public space
- Over half of the residents car parking is at the entrance of the site to reduce the number of cars entering the central area.



Sketch of proposal from the north-east



Location Plan

Section running north-south

The Existing Site

LOCATION

The site lies on the north slopes of the Duncombe Brook to the East of the Marshfield settlement boundary and Conservation Area, on the south side of the A420.

SIZE AND TOPOGRAPHY

The site area is 80 x 80 meters and 1.6 acres in area. The topography of the site slopes gently from west to east with a total fall of approximately 2 meters across the width of the site.

OUR IMMEDIATE CONTEXT

The land to the east, south and west of the site is arable farmland with the north boundary onto the A420. To the West of the site there is an existing farm track that provides access for farm vehicles and serves as a public right of way.

AIRSTRIP

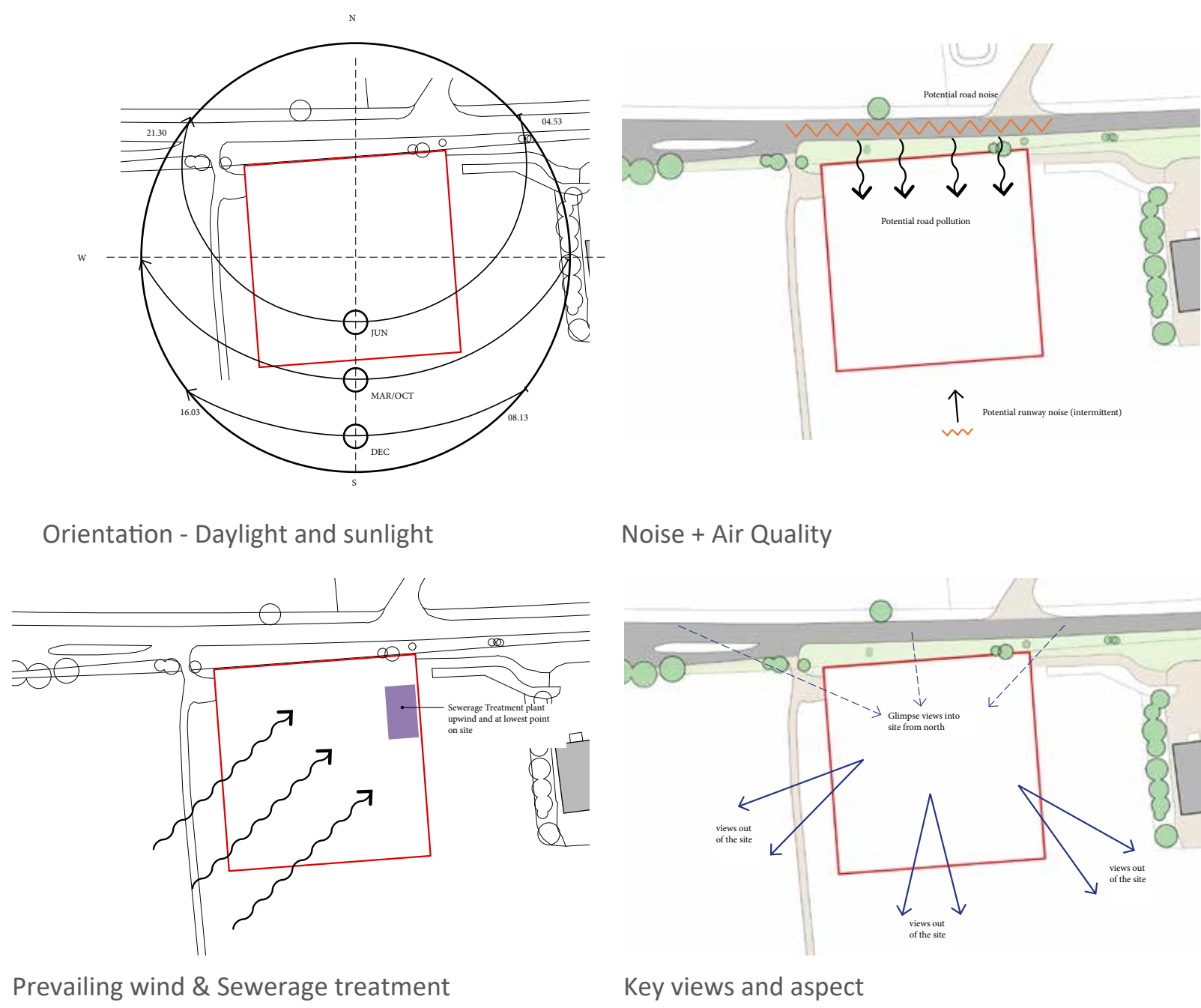
Garston Farm Airstrip lies to the south approximately 250meters away from the southern boundary of the proposed site. The airstrip is used for intermittent recreational purposes and we do not foresee this having a bearing on the design of the homes on the proposed site.

VIEWS FROM THE SITE

The site is open and benefits from long views in all directions with the dominant view being towards the south. The layout of the houses, new tree planting and material choices will need to respond to the exposed nature of such an open site.

VIEWS TOWARDS THE SITE

The potential of the development to be visible in distant views has been a key consideration from the outset of the design process. We have worked in close collaboration with Alex Fraser Landscape Architects and have designed the buildings to sit low in the landscape to minimise their impact on views.



The New Homes

The layout has been developed to integrate it into the unique characteristics of the site, respecting the open landscape setting, working with the existing levels, making the most of good views, and incorporating a series of outdoor spaces for residents to enjoy.

WHAT SIZE ARE THE NEW HOMES?

The 18 proposed homes are being designed to meet the requirements of the Nationally Described Space Standards as set out below. This standard ensures that new homes meet minimum requirements for key parts of the home including overall floor areas and key dimensions for bedrooms, storage and floor to ceiling heights.

Quantity	Bedrooms	Occupancy	Size m2	Tenure
4	1	2	50	Social rent
4	2	4	83	Social rent
2	3	5	96	Social rent
2	2	4	83	Shared ownership
3	3	5	96	Market sale
3	3	5	112	Private ownership

ENERGY EFFICIENCY

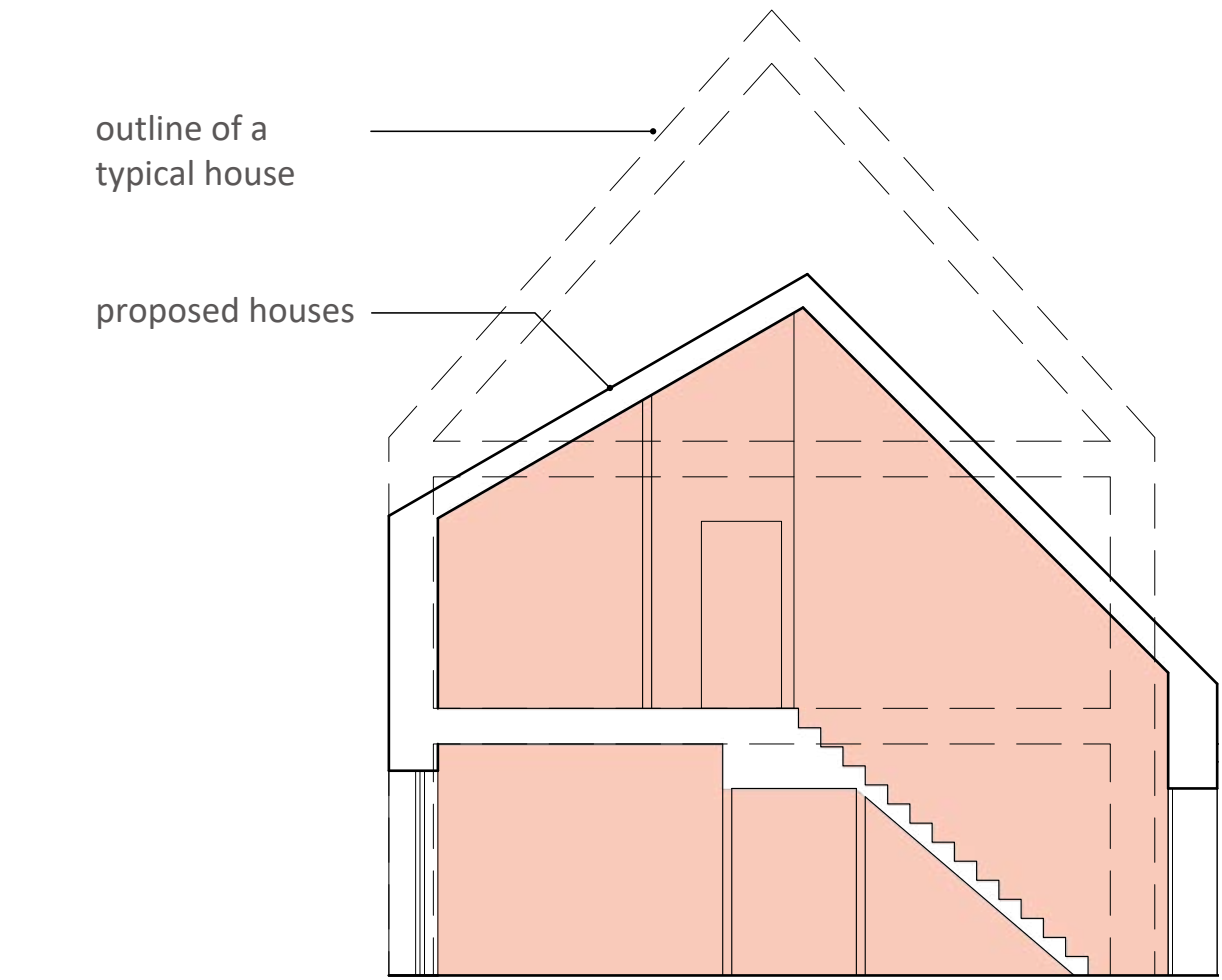
All homes will be constructed to surpass the requirements of Building Regulations Part L for the Conservation of Fuel and Power. We are adopting a fabric first approach to sustainability and energy efficiency.

ACCESSIBLE HOMES

All homes will be designed to be accessible for residents throughout their life with wide doors and a WC on the ground floor.

CYCLE PARKING

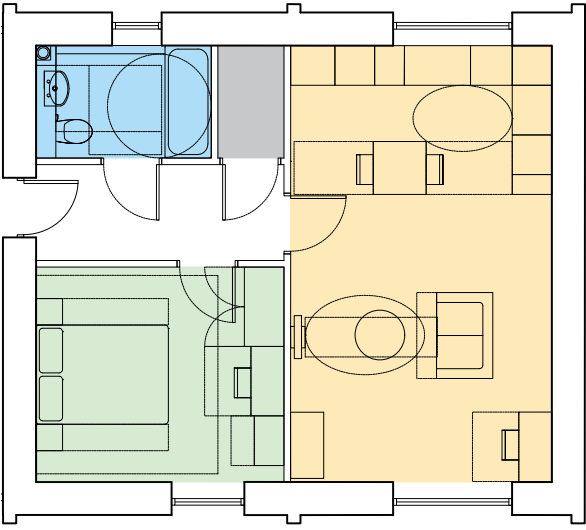
All homes will have storage space for bicycles and additional bicycle parking for visitors will be provided on the site.



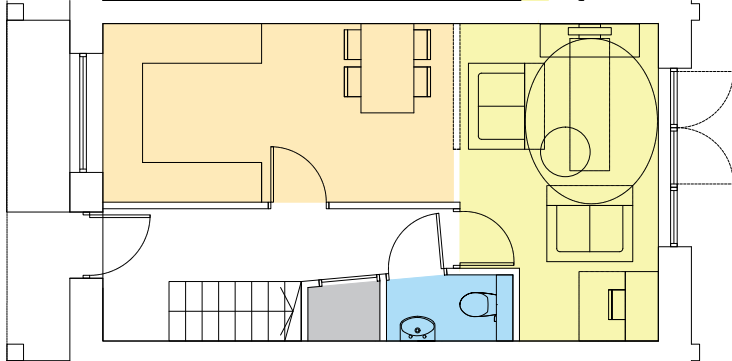
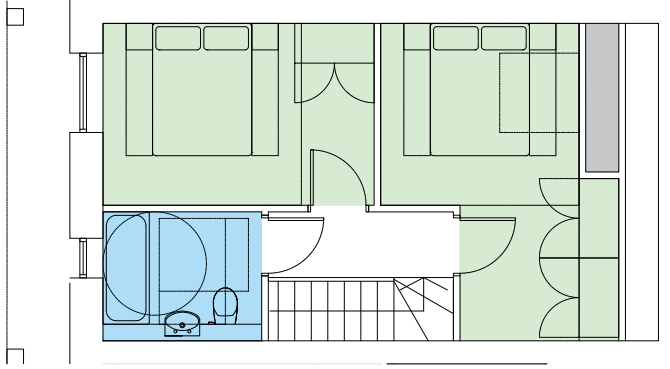
The proposed houses have a low roof to reduce their visual impact



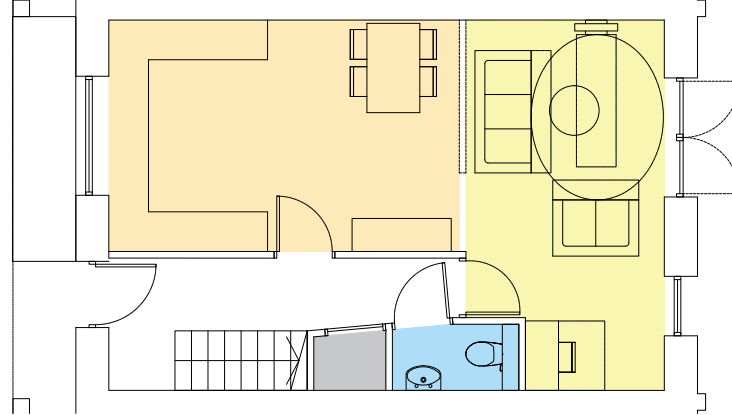
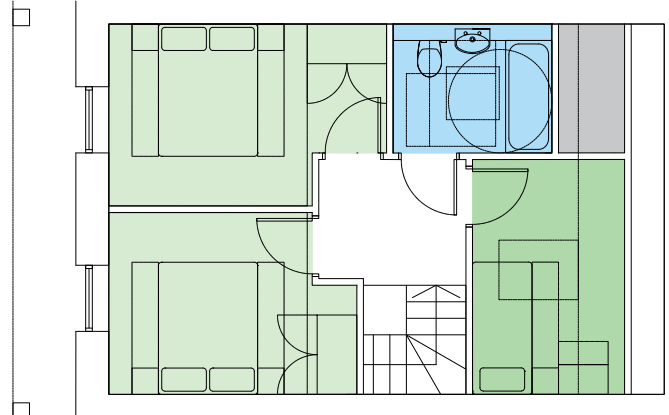
Ground Floor site layout



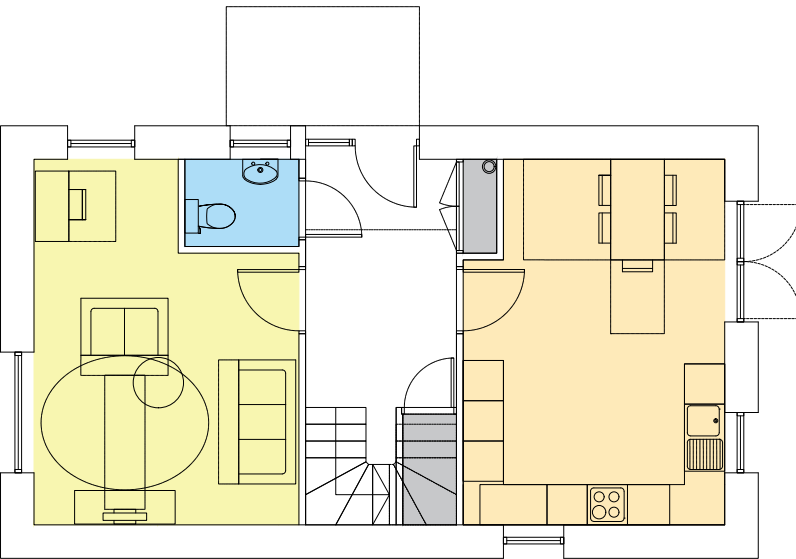
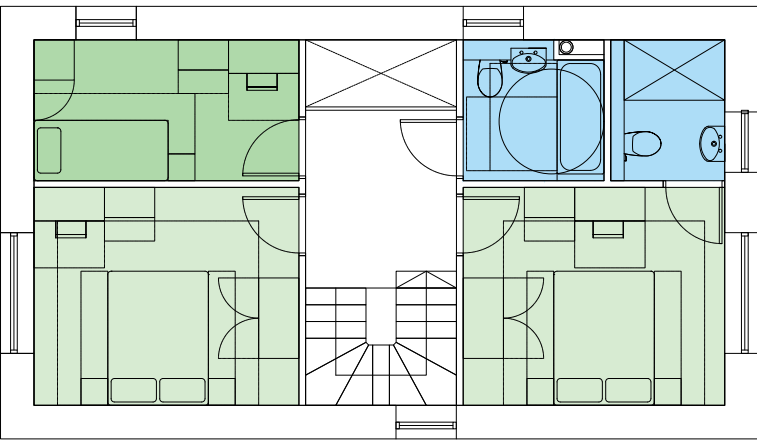
1 bedroom flats (building A)



2 bedroom terraced house (building B & D)



3 bedroom terraced house (building B & D)



3 bedroom detached house (building C)

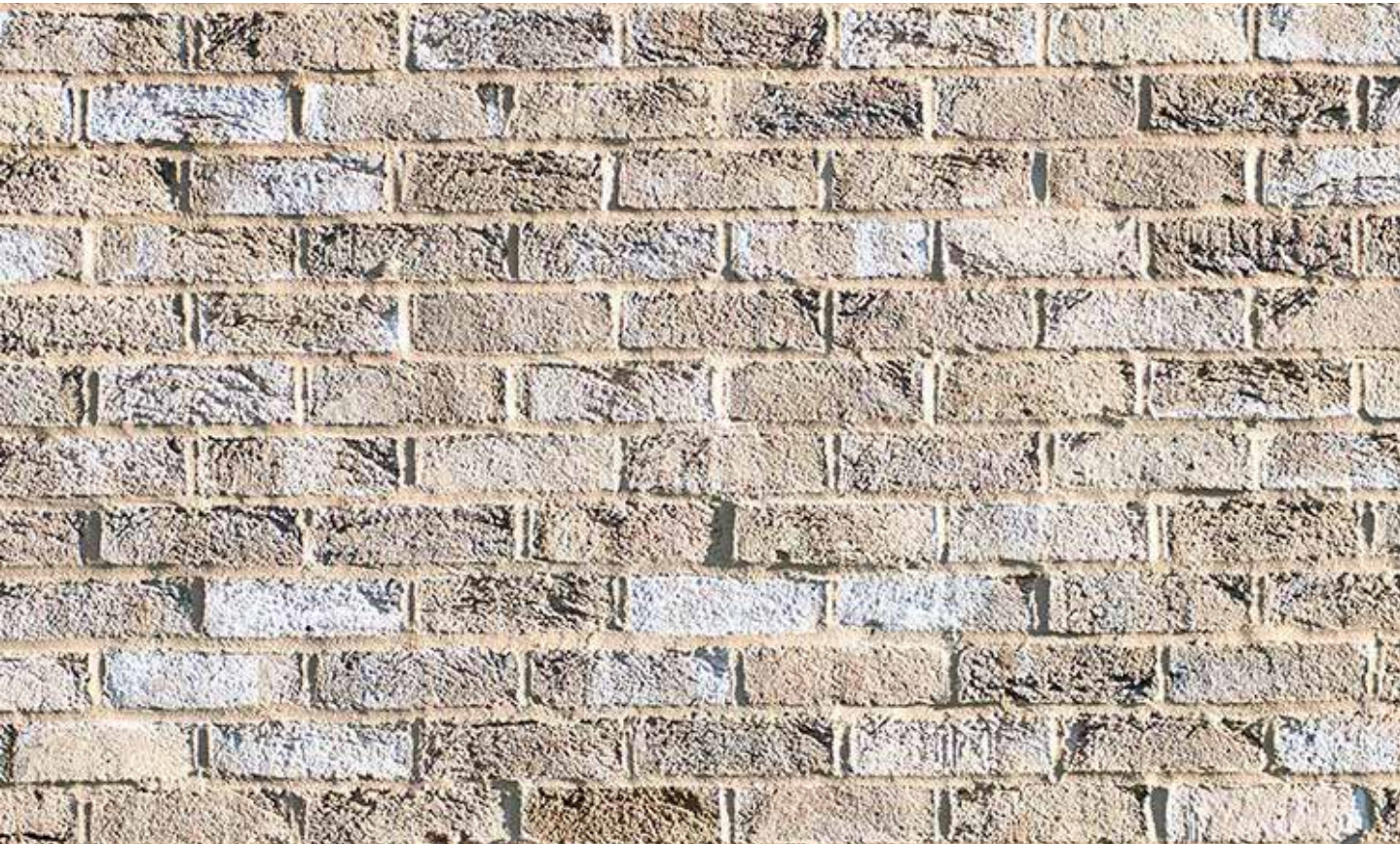
Materials and appearance

The proposals use two complementary material palettes; linear barn-like buildings reference lightweight agricultural buildings and are proposed to be clad in lightweight materials such as timber, metal and fibre cement. The three detached homes reference rural farmhouse buildings and will be clad with masonry including local stone and a complementary brick.

The hard landscape materials will be rural in appearance and include materials such as self bound gravel (hoggin), and local dry-stone walling.



Board on board timber cladding



light tone brick



local stone walling



Marshfield pitched forms and stone garden walls



Community hall designed to resemble an open sided barn



Buildings sit comfortably in the a picturesque landscape at Snape Maltings



view from the east looking at the low side of the barn-like housing with the farmhouses beyond



view from the courtyard looking south east towards the farmhouses



Site plan of landscape proposals

Landscape

The proposals have been designed to sit sensitively within the landscape setting and make a positive contribution to the area of outstanding natural beauty and the landscape design will be key to the success of the proposals. Key features include:

- A generous central public space
- New tree planting between the buildings to break up the appearance of the buildings in long and distant views.
- Openness and views through the development from all sides
- Tree and hedge screening on the north edge of the site to minimise visual impact from Tormarton Road
- New hedge and tree planting on the east, south and west boundaries for visual and wind screening
- New tree planting to offset tree removal for site access
- New areas of wild-flower, hedges and stone walls to support ecology and provide new habitats to increase biodiversity



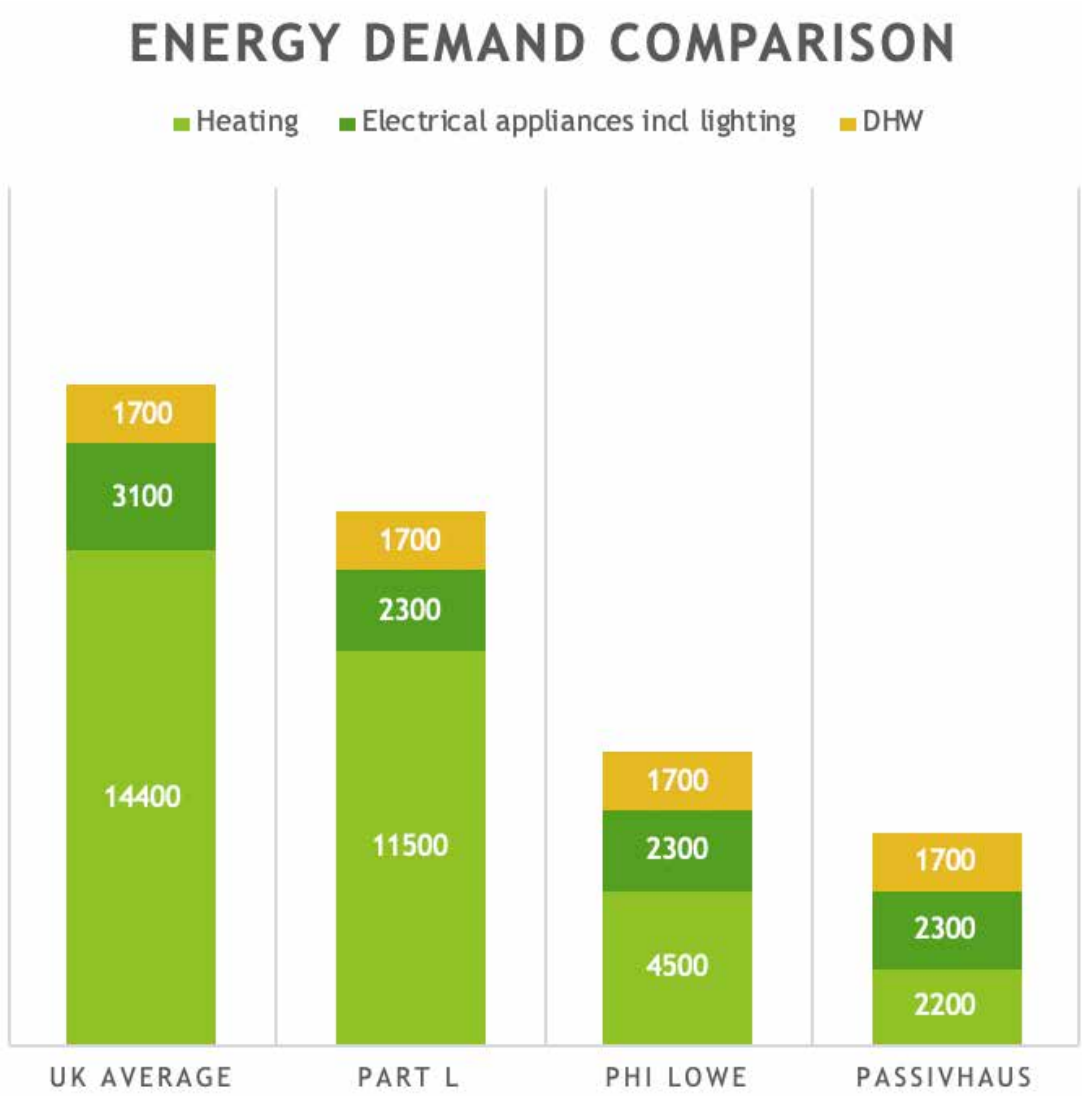
Span housing with naturally landscaped, car free public spaces

Sustainability

The proposal aims to implement a fabric first approach to sustainability based on passivhaus principles. We are aiming for a higher performance than the current building regulations require. By aiming for higher performance standards this will be provide a high level of comfort and reduce energy consumption used in the home for heating and reduce fuel bills.

The key to this approach is to identify aspects of heat energy balance that the building design can influence these include:

- Building shape / mass – more compact massing
- Glazing – high performance windows such as triple glazed windows
- Insulation – high levels of insulation
- Thermal bridging – remove any thermal bridging
- Airtightness – airtight barrier
- Ventilation – mechanical ventilation system



Site Access & Engineering

MCLT have appointed Engineering practice Craddys to advise on structural, civil and highways engineering.

The proposed development will require a new road access to be formed onto the A420. We have consulted with the local Highways department and have commissioned an independent Stage 1 Safety Audit of the proposed new access point. We are currently working with the safety auditor to determine whether any changes to the existing road or speed limit are appropriate for this new access point.

We have proposed a new shared footpath and cycle route along the south side of the existing lay-by to form a safe pedestrian and cycle route into Marshfield. We are currently reviewing the detail design for this route including how we light the footpath for safe access without compromising the dark skies requirement for this area.

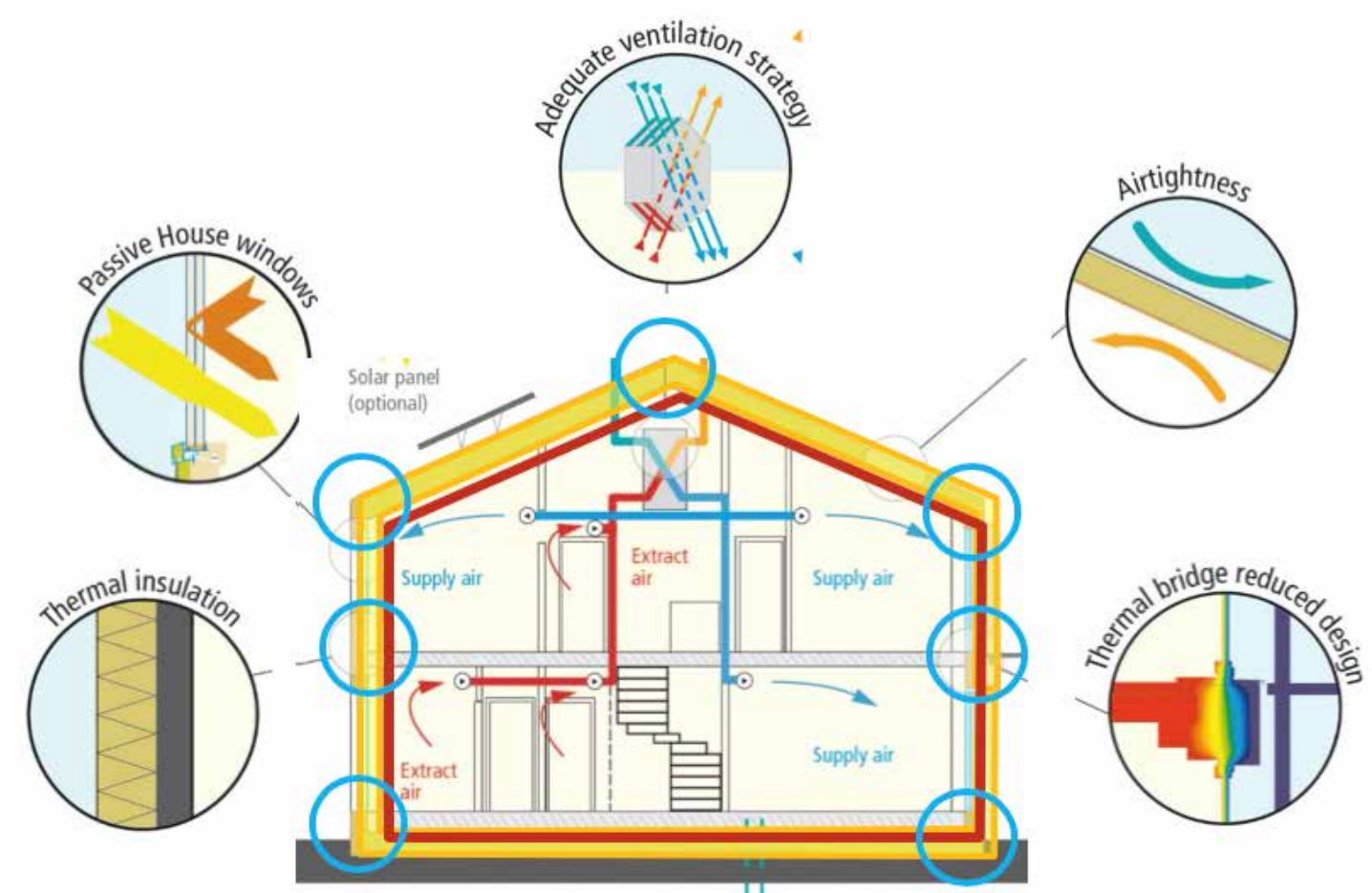


Diagram showing the key principles of passivhaus

Construction technology

We are exploring a range of construction techniques including off-site fabrication, insulated clay blocks and insulated raft foundations.



Cross Laminated Timber



Poroton Insulated Clay blocks



Structurally insulated panels

Parking

Approximately 60% of the parking is contained within the linear parking area at the north edge of the site which includes visitor parking provision. We have resisted the temptation to include more parking within the main site so that we can create a more naturally landscaped communal space that is people and child friendly.

Our layout has capacity for 38 parking bays. We are exploring our options to install charging points for electric vehicles.

The space identified for parking may also be used for drop-off & deliveries and for emergency vehicle access.

About the MCLT

The Marshfield Community Land Trust (MCLT) was established in 2016. The Marshfield Community Land Trust is a well supported organisation locally and currently has 162 members.

House prices in Marshfield do not reflect local earnings making it difficult for people to buy property and live in the area. The MCLT aims to provide as many new, affordable homes at Social Rent levels as possible with a mixture of shared ownership homes and homes for sale helping to create a balanced community and helping provide some cross subsidy to the development. Two thirds of the homes built by MCLT on this site will be permanently affordable for future owners (secured through a Section 106 agreement).

About United Communities

United Communities are a community based housing association managing over 1,800 homes in the wider Bristol area and Swindon. United Communities was formed through a merger between United Housing Association (UHA) and Bristol Community Housing Foundation (BCHF) in 2013. Our roots are in providing affordable homes for people who need them. UHA was set up because the needs of the Black Minority Ethnic community were not being met satisfactorily by the local authority or existing housing providers. BCHP grew out of the major regeneration project of Upper Horfield in north Bristol.

We have worked with a number of community led housing schemes working with CLTs, local community organisations and groups to deliver affordable housing for local residents. In summary, United Communities are a housing association with the right drive, attitude, established relationships and experience of delivering affordable housing with other Community Land Trusts.

We are excited to be working with Marshfield CLT in delivering affordable housing for local residents and helping to meet the identified need as set out in the Housing Needs Survey. This scheme will be our first rural affordable housing scheme but compliments well our existing experience in delivering community housing schemes.

About Reed Watts Architects

Reed Watts Architects is a design-led studio 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.

Every project is unique and we enjoy working with the specific characteristics of each site and brief in order to fulfil the ambitions of our clients. 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, exceeding the brief and delivering high-quality, enduring architecture.

We are very familiar with the demands of working within sensitive contexts, in reconciling the old with the new, and the built environment with nature. We are currently working on new build developments in two Grade I listed Royal Parks, in Conservation Areas, and on the refurbishment of a number of Grade I and Grade II listed buildings.

Much of our work is focused on housing, exploring innovative methods of management, procurement, and construction. Our projects currently include a scheme for 78 affordable, modular flats for key workers in Barking with Pocket Living, 19 affordable homes for Dorchester Area Community Land Trust and temporary, demountable housing for homeless people for Commonweal Housing. Previously we have designed a row of terraced housing for Hastoe in the village of Chrishall, South Cambs. which was completed in 2017.

What Happens Next

Thank you for attending our public consultation. We are here to answer any questions you may have.

South Gloucestershire Council will consult residents, businesses and the local community once a planning submission has been made. Feedback given here today will form part of our submission.



Illustration of the proposal from the access road looking south



Photo of a recent team meeting with the MCLT board, United Communities and Reed Watts Architects



Dorchester housing by Reed Watts for Dorchester CLT



Chrishall housing in Cambridge by Reed Watts



Teddington cricket club in Bushy Park by Reed Watts