



transforming the way people live through  
co-design, collaboration and community

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# bridport cohousing

barefoot architects



Edge of town extension in AONB.

100% affordable in perpetuity

Connected by bus, bike, and foot-paths.

Adjoins green spaces.

Next to the Community Hospital.

Provides homes for NHS staff.

Crowd funded land purchase.

Space to grow the town and parish.

Partnerships with local stakeholders key to success.

An area of outstanding natural beauty and incredible place to live.



people power

barefoot architects



Community led by a group of pioneer residents.

More sustainable, more affordable, more neighbourly.

Grant and crowd funded project.

Mixed tenure, S/O & Social rent units.

Planing consent by unanimous committee decision.

Largest cohousing project in the UK - 53 homes.

An exceptional approach to gain an exceptional planning outcome.



# co-design process



Group Workshops



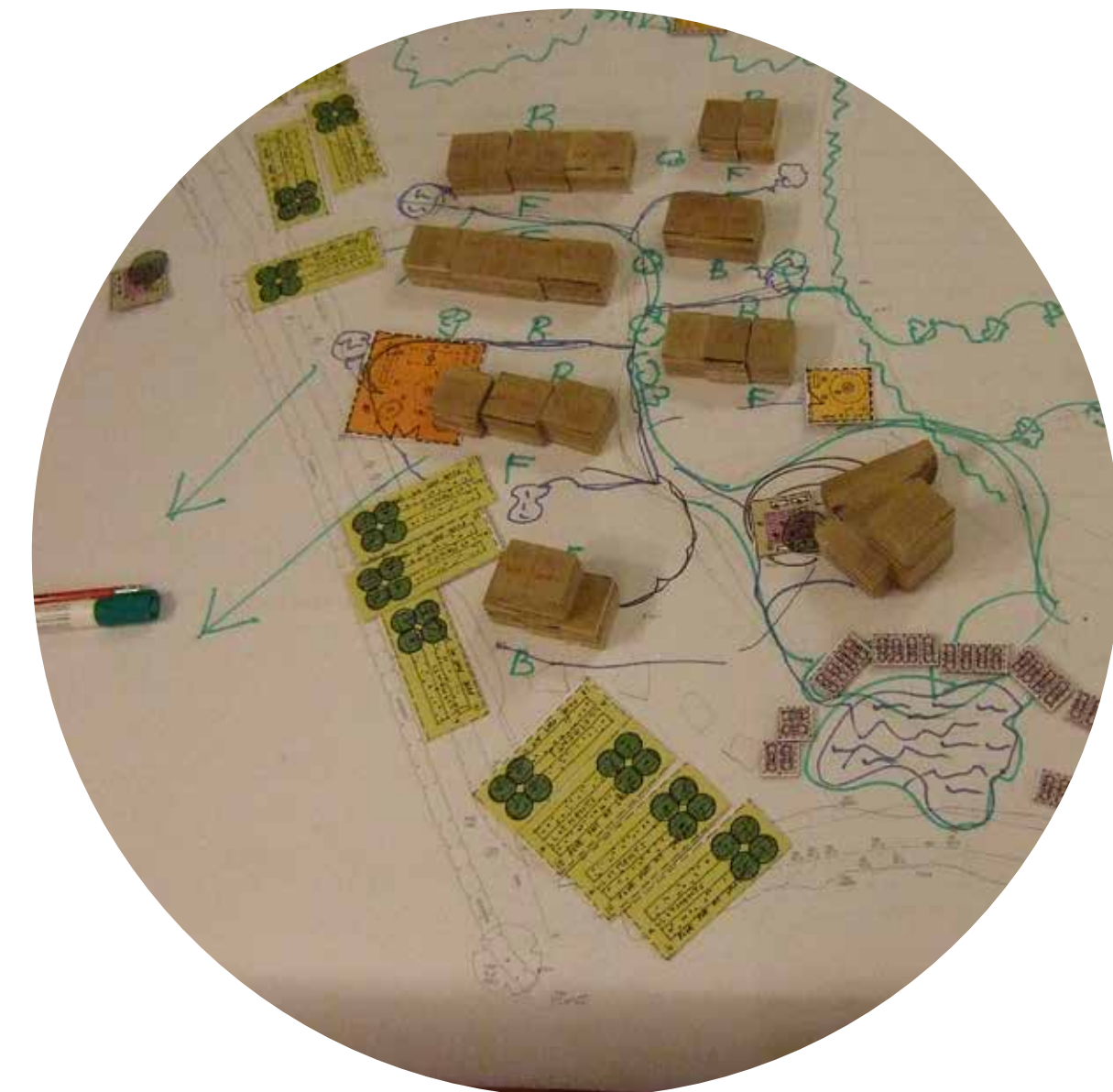
House Layouts



Planning for Real



Landscape Design



Consensus Layout

An alternative community-led development model.

More ambitious, more sociable, with huge health benefits.

Care for your neighbour in-built in the community.

Addresses the loneliness epidemic of the UK.

Affordable in perpetuity via the CLT model.

Connected to the town and nature

Community orchard, walks and trails on site.



# cohousing principles



terraces with a mix of 2,3, and 4 bed houses

food growing spaces to the rear of every home

swales, rain gardens, and pond basin for rainwater attenuation

apartments closest to parking, entrance and common house ease of accessibility with sprinkler protection

shared tool shed, workshop and communal recycling stores

the top of the site is retained for wild space & food production

car parking kept to the perimeter of the site

car-free level roadways parallel to the contours with emergency access

south-facing homes to capture the sun and views

a shared common house at the heart of the site

53 homes in a mix of terraces and flats which all face the sun.

Danish approach from 1970's.

Cohousing is co-designed with intentional communities.

Provision of private and common facilities for a balance between privacy and community.

Car parking is at the perimeter, and a common house at the heart.

Cohousing embeds collective resident control and stewardship into its legal form and decision making. Sociocracy empowers ALL voices.

Cohousing communities are inclusive and part of the wider community



# community microgrid



South facing roofscape covered with PV panels.

All electric homes and PV Microgrid addressing fuel poverty

On-site battery storage, and a dedicated ESCO supply reduced cost electricity to homes.

Free energy (for 2 years) and 25% cost reduction guaranteed in perpetuity

Air-source heat pumps and direct electric heating

Total site generation = total site use.



Hazelmead is a community in which  
people grow and thrive.  
Why doesn't every town,  
village and city  
have one?



Cohousing supports overall well-being and is fundamentally a healthier approach to housing.

It addresses loneliness and the affordability gap.

It is multi-generational and mutually supportive.

There is massive social value in a caring community.


Community led groups are more ambitious.

Entrust & enable communities and designers to take risks.

Although a protected landscape, this is now a flagship for the LPA.

Be as brave and bold as these local residents to make change happen.





6 houses are  
dedicated for NHS  
nurses working  
next door, bringing  
affordable homes for  
key workers and a  
multi-cultural mix.



food producing  
spaces run along  
the streets providing  
fresh food for  
anyone that wants it.





car free streets  
feel care free – for  
conversations,  
playing, growing,  
meeting and  
making those little  
connections.





A photograph of two women standing in a garden in front of a brick building. The woman on the left is older, with short grey hair and glasses, wearing an orange long-sleeved shirt and blue jeans. She is looking towards the younger woman. The woman on the right has dark curly hair and glasses, wearing a grey jacket over a colorful patterned shirt and dark pants. She is holding a bunch of leafy green vegetables. The background features a red brick wall with two grey doors, one of which has the number '46'. To the left of the doors are two black water storage tanks. To the right is a wooden pergola structure with green cushions and climbing plants. The foreground is filled with various green plants and flowers.

everyone knows  
everyone on site. by  
name. by face. by  
growing together,  
eating together,  
working together,  
and helping  
each other to live  
together.

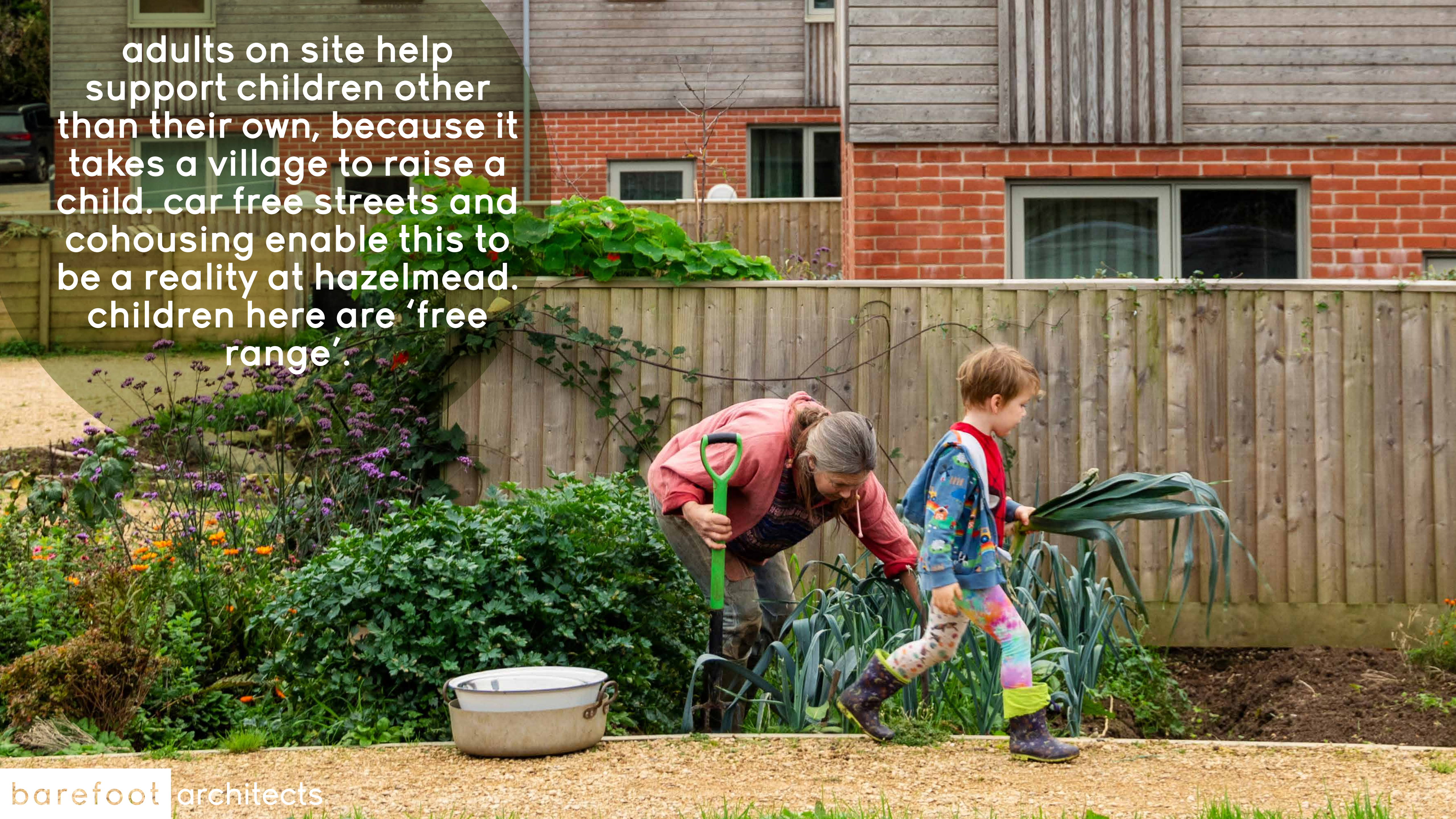




solar shading features  
double as benches to  
front gardens making  
spaces to sit out, see  
people and enjoy the  
sunny streets and life  
of the community.



adults on site help  
support children other  
than their own, because it  
takes a village to raise a  
child. car free streets and  
cohousing enable this to  
be a reality at hazelmead.  
children here are 'free  
range'.







wild space at the top of  
the site has been planted  
as a community orchard,  
and left as a place to  
roam free, relax, play, and  
find peace.





residents are able to care  
about each other, not for  
each other. they have a  
casual support structure  
enabling cross generational  
interaction.






the community are in control of the management and maintenance of the site. the CLT retain responsibilities, and residents sign up to contribute around 2 hours a week.



homes are built to higher standards with big windows, higher ceilings, open plan living spaces and front facing kitchen dining spaces.





private homes and rear  
gardens balance living in  
an intentional cohousing  
neighbourhood. residents  
can have their cake. and eat  
it. privacy and community.



A bright, cozy living room with a large window, a brown sofa, a wooden desk, and a bookshelf. The room is filled with natural light from the window and a large glass door on the right. A brown sofa with patterned cushions is on the left. A wooden desk with a bookshelf is in the center. A large window with a blue blind is in the background. A potted plant is on the left, and another is on the right. A red pendant light hangs from the ceiling. A semi-transparent green circle is overlaid on the center of the room, containing white text.

the development has  
enabled people of very  
different means to live here  
affordably. fuel poverty  
has been addressed. warm,  
bright, homes provide  
comfort and security.



judith now has a sense  
of power, agency and  
control over her home. it  
is effortlessly warm, so  
she has balance and time  
to dedicate to others, not  
just creating heat.







net zero carbon,  
car free, all electric,  
mutually supportive,  
multi-generational  
affordable cohousing  
formed by a CLT.  
so why doesn't every  
village, town and city  
have one?