



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

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people powered project



Remarkable £10mil project community led by a group of pioneer residents.

More sustainable, more affordable, more neighbourly, more ambitious.

Grant and crowd funded project.

Mixed tenure, 50% S/O & 50% Social rent units.

Planning consent by unanimous committee decision.

Largest cohousing project in the UK - 53 homes.

An exceptional approach to gain an exceptional planning outcome.

affordable cohousing

barefoot architects



Edge of town extension in AONB.

100% affordable in perpetuity

Connected by bus, bike, and footpaths.

Adjoins green spaces.

Next to the Community Hospital.

Provides 6 homes for NHS staff.

Crowd funded land purchase.

A place to grow the town and parish.

Partnerships with local stakeholders key to success.

An incredible, healthy place to live.

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
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



Danish approach from 1970's.

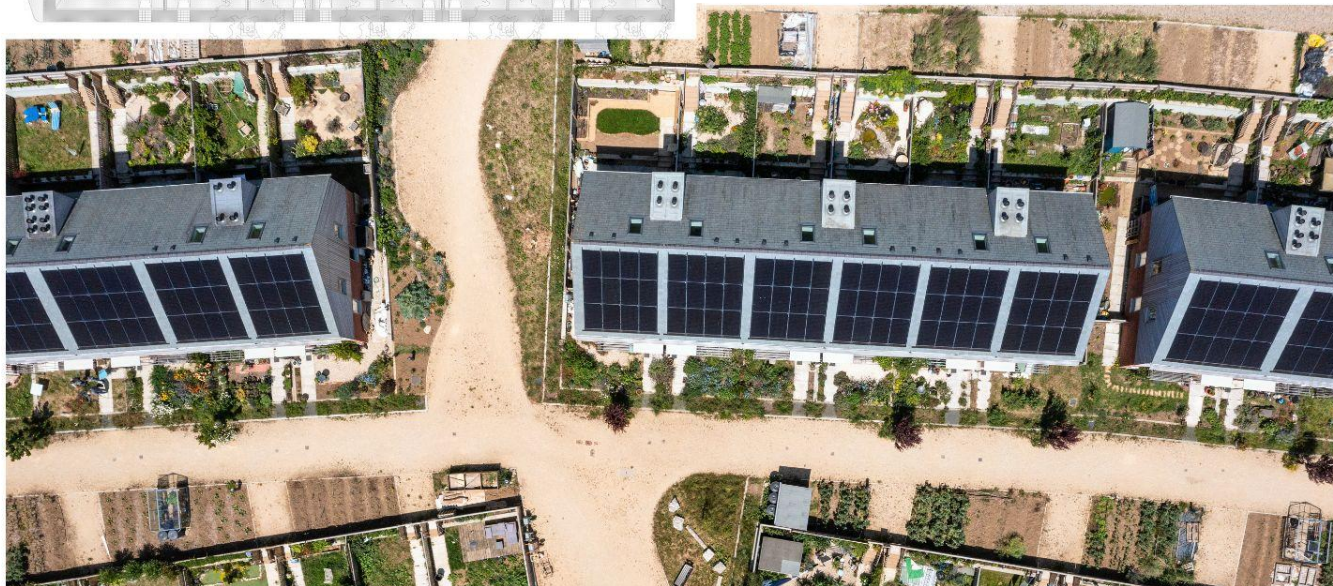
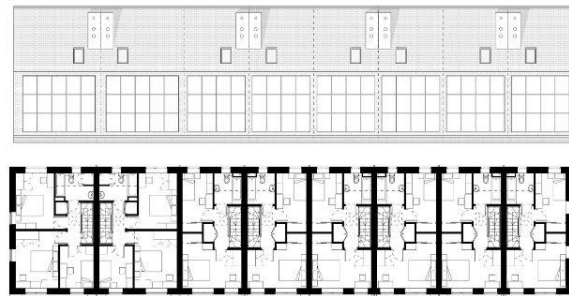
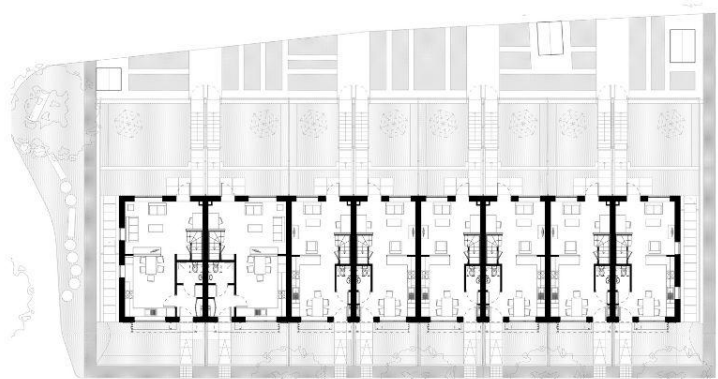
Cohousing is co-designed with intentional communities.

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.



Low energy – 40 KWh/m²a
(approx 66% reduction to
typical new builds)

Quality assurance to minimise
'design gap'.

Microgrid ensures reliable
supply of near zero carbon
energy.

Over-heating assessment –
modelled in PHPP.

Thermal comfort matches
Passivhaus.

Designed for draft free interior
with continuous temp of 20C.

MVHR – supplying fresh warm
air even in cold weather.

100% green electric – no
combustion pollution.

MVHR – provides ventilation
24/7, removing moisture and
pollutants and supplying fresh
filtered air.

Thermal bridges evaluated
to eliminate cold spots (<12C)
where condensation and mould
could develop

Big triple glazed windows and
airtightness minimise noise
pollution.

Unique
AONB
environment
with access to
'nature'

Low sills, GF
bathrooms, lift
panels, rooflights
'lifetime
homes'

MVHR and
ASHP pipework
is contained in
'chimneys'

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. Net zero carbon in operation.

life at hazelmead



car free
streets are
walkable, playable
spaces that feel
safe

low
planted
front boundaries
makes it feel
friendly

flats, flowers & friends

big
windows,
vaulted ceilings
bright and
spacious



flats
are in
the most
accessible
part of the site.

wide
stairs to
'village green'
connected

friendly front gardens



big
windows at
the front provide
**great
views**

solar
shading
for each house
makes a
sunny seat

minimal
separation
to front
gardens creates
openness

inside natural & light



sociable front

Enhanced
acoustic standards.

High ceilings.

Big windows.

Accessible &
adaptable -
Lifetime homes.

Custom finishes.

Low energy.

Addressing fuel
poverty.

Warm and
comfortable.

Better air quality
with MVHR.

Big vaulted
stairwells with
rooflights.

inside safe sanctuary



private rear

H's house. A special boy with special needs.

Now a safe neighbourhood.

No cars, and nice neighbours who know his needs.

Everyone on site knows him and where he lives.

Enables them to live in peace and safety.

Cohousing design changes lives.

Child-friendly, playful streets are safe and fun.

More space to be and be together.

Both private sanctuaries, and shared public spaces.

growing together

greenhouses
sheds and
growing
fresh food



sharing
within a
trusting
community



barefoot architects

food, fun + friendship

paired entrance
doors encourage
interaction.

Neighbours
know each
other, providing a
supportive
atmosphere



multi - generational

affordable
homes for
key
workers.

car free streets
are safe and
playable.



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.