



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

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bridport cohousing



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 6 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 powered

barefoot architects



Community led by a group of pioneer residents.

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

Grant and crowd funded project.

Mixed tenure, S/O & Social rent units.

Widespread support, but recommended for refusal.

Planning 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



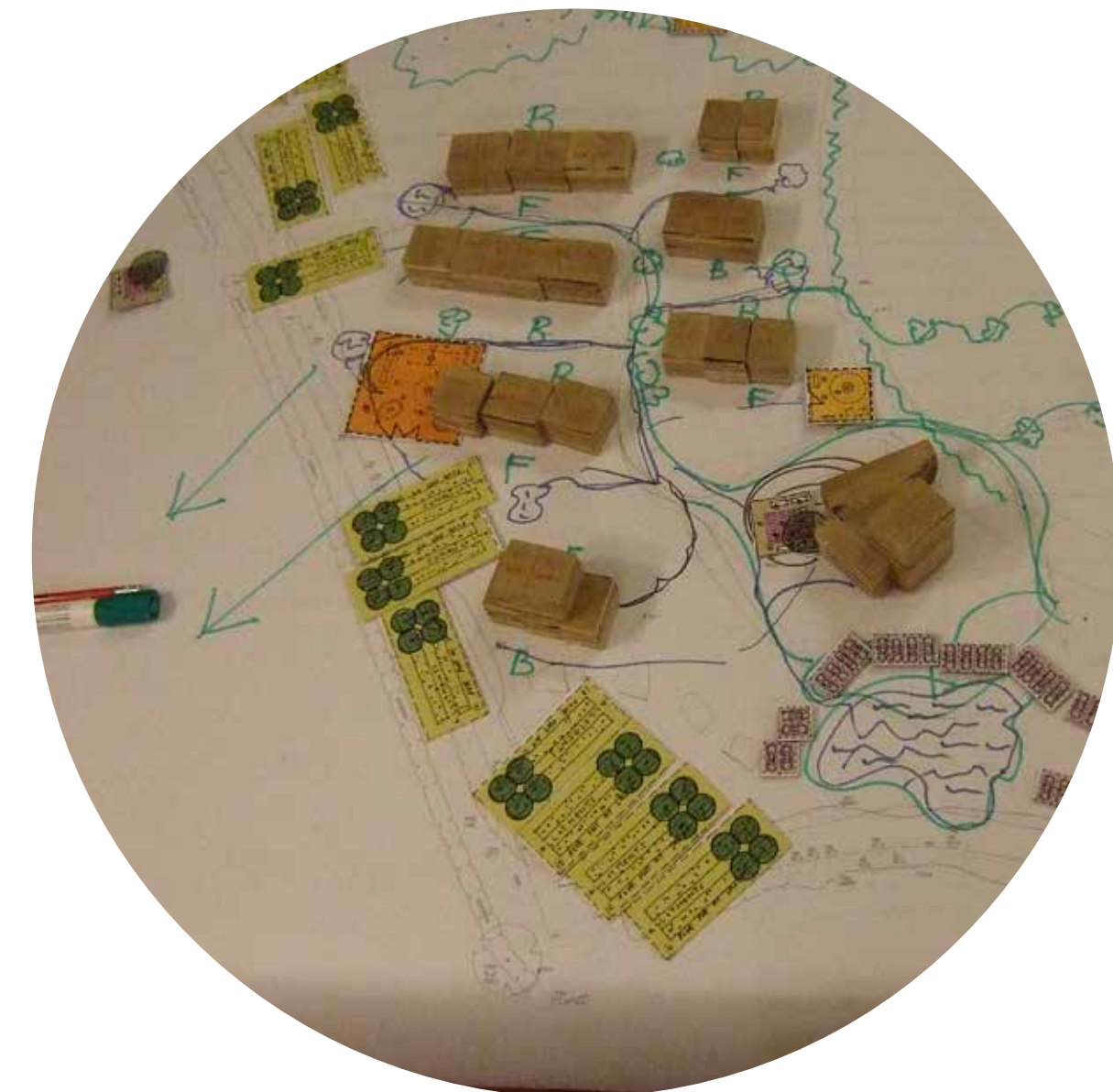
House Layouts



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.

landscape led layout



Existing boundary
planting retained
and enhanced

Growing space
and wildlife area

PVs on all
south-facing roofs

No building above
a specific level for
visual impact

Permeable streets
throughout

Swales & rain
gardens capture
rainwater run off

Terraces with good
form-factor

Attenuation pond
to village green

Bicycle parking
in convenient
locations

Car-club spaces
for residents

Homes and park-
ing for the NHS
hospital next door

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

common typologies



Mix of house/flat types that share a similar visual language

53 No. 1,2,3,4 bed terraced houses and flats.

Open plan flexible and adaptable living arrangements.

Lifetime Homes features included.

Sociable front gardens, private rear gardens.

Shared facilities - including guest rooms, laundry and workspace

Self-build straw bale common house in the centre

Terrace typology is inherently efficient and cost effective

Quality, cost effective construction typology - MMC timber frame.

a place to grow



In an AONB in West Dorset. Edge of town location.

An alternative community-led development model.

More ambitious, more sociable, and huge social value.

Care about, not for each other formally.

Addresses the loneliness epidemic of the UK.

Affordable in perpetuity via the CLT model.

Connected to the town via bus, footpaths, and cycling.

Community orchard, walks and trails on site.

social streets & spaces



AECB building standard



Can reduce overall CO₂ emissions by 70%.

Lower cost standard than Passivhaus.

Designed and modelled using Passivhaus Planning Package (PHPP).



Delivered Heating at <40kWh/(m².a) provided by Air Source Heat Pumps

Primary Energy Renewable <75kWh/(m².a) provided by PV Microgrid.

Air tightness <1.5 with membranes and MMC.

Reduced thermal bridges (Psi values) <0.01W/mK - careful detailing and thermal modeling.

Summer overheating <10% prevented by deep solar shading and window reveals.

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.

inside natural & light

barefoot architects



sociable front

Enhanced acoustic standards.

Higher ceilings.

Bigger 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.

Hazelmead is a community in which people grow and thrive.



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.



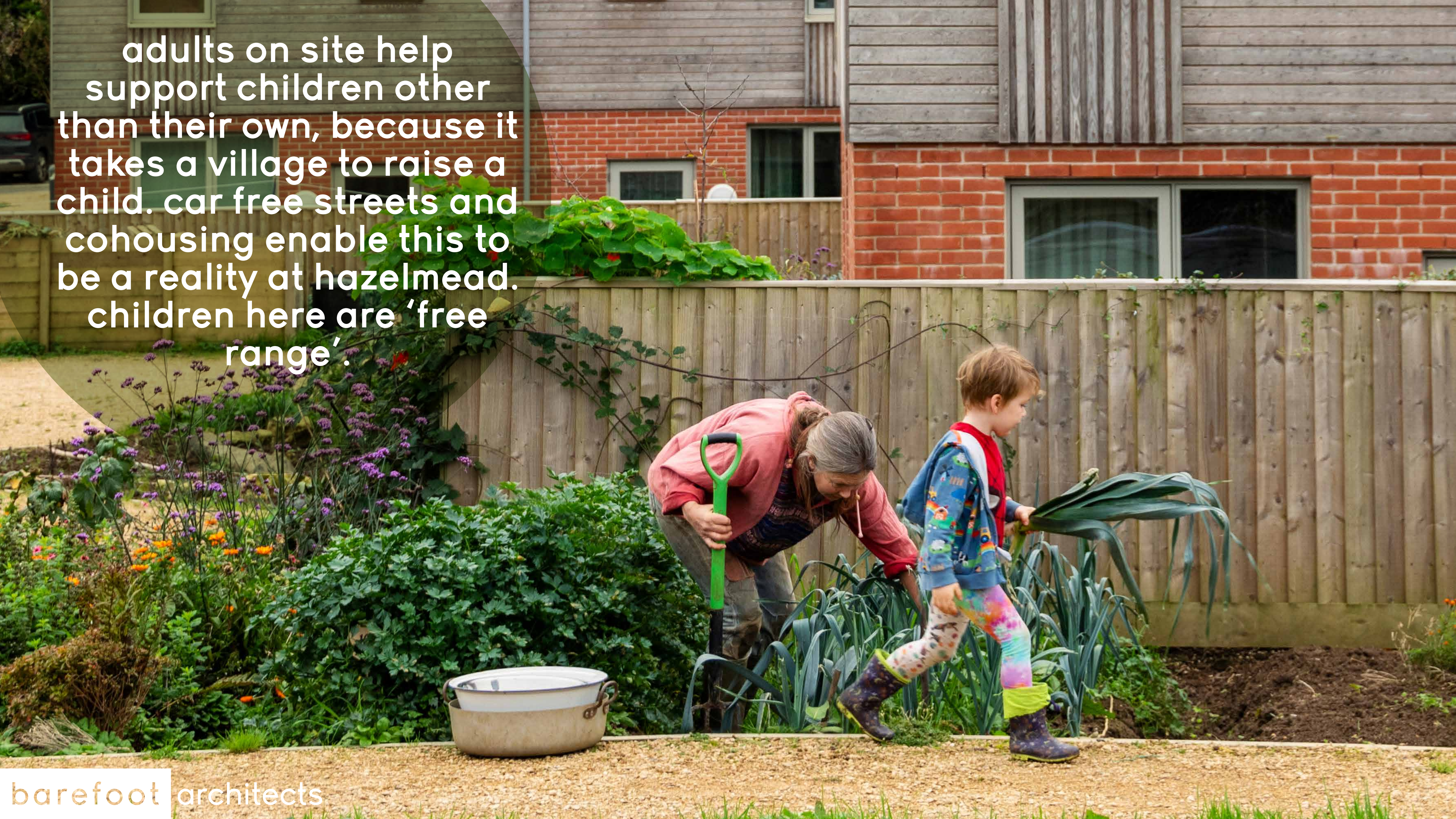
A photograph of two women standing in a garden in front of a brick building. The woman on the left is older, with white hair and glasses, wearing an orange long-sleeved shirt and blue jeans. The woman on the right is younger, with dark curly hair and glasses, wearing a grey jacket over a colorful patterned shirt and black 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'. A wooden pergola structure is visible, with a green cushioned bench underneath. Various plants and flowers are growing in the garden. A semi-transparent dark green circle is overlaid on the right side of the image, containing white text.

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, modern 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. The sofa is brown with patterned cushions. A large potted plant sits on a wooden side table next to the sofa. The window has a blue roller blind and a view of a green landscape. A wooden desk with a lamp and a bookshelf are in the background. A large orange pendant light hangs from the ceiling. A semi-transparent green circle is overlaid on the center of the image, 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?