We are One50studio

Matt Harrison
Matthew Spencer-Small
Chanais Wharton

..we want to be part of and help progress Community led development

..we want to deliver net zero carbon homes

..we want to ensure proposals are driven by context and the place

- Pewsey CLT (PCLT) are a Community Benefit Society working with and for the village of Pewsey

- Incorporated in November 2019 - operate with a Board of Directors and an Advisory Group made up of people from the local community

- They have significant support from Pewsey Parish Council

What is a CLT?

They provide affordable housing and help to deliver assets for the community.

- They are not part of a national or local government body and operate on a not-for-profit basis.

- They are community owned and controlled, with an open and democratic structure

Pewsey CLT are looking to provide housing for affordable / social rent and Shared Ownership.

These will be developed under a Community Right to Build Order before January 2024.

The site of the former Police Station & House has been identified.

What is being proposed?

2018	Need identified by Pewsey PC and the local community, agreed through public meetings
2019	Pewsey CLT formed
2019	Rural Housing needs survey undertaken in partnership with Pewsey Parish
2020	Call for sites
2020	Acquisition of Pewsey Police Station site agreed with PCC
2021	Site of former Police Station identified
2022	Public Engagement
2022	PCLT appoints Architects
2023	Public Engagements and Consultations
2023	Development of Concept Designs for planning
2024	Development of Technical Designs
2024	Site works

Where are we in the process?

At the end of 2022 Pewsey CLT undertook a 'Have your say' engagement for the redevelopment of the former Police House site.

Through leafletting, posting on social media and notice boarding, PCLT asked a number of questions about the type of housing that should be proposed for the site.

They received 125 responses, received online and on paper, from the local community which are captured below.

Using these results alongside information gathered from the local housing needs survey, PCLT were able to develop a brief for the redevelopment of the site:

- Renovation of the existing house (for shared ownership)
- Development of 1, 2 and 3 bedroom flats (for affordable rent)
- Re-provision of the bus stop and shelter
- Provision of a ground floor ancillary space
- On site parking
- Some public open space.

Market Place

Pewsey Fire Station

River Avon -
Site in proximity of river

High Street

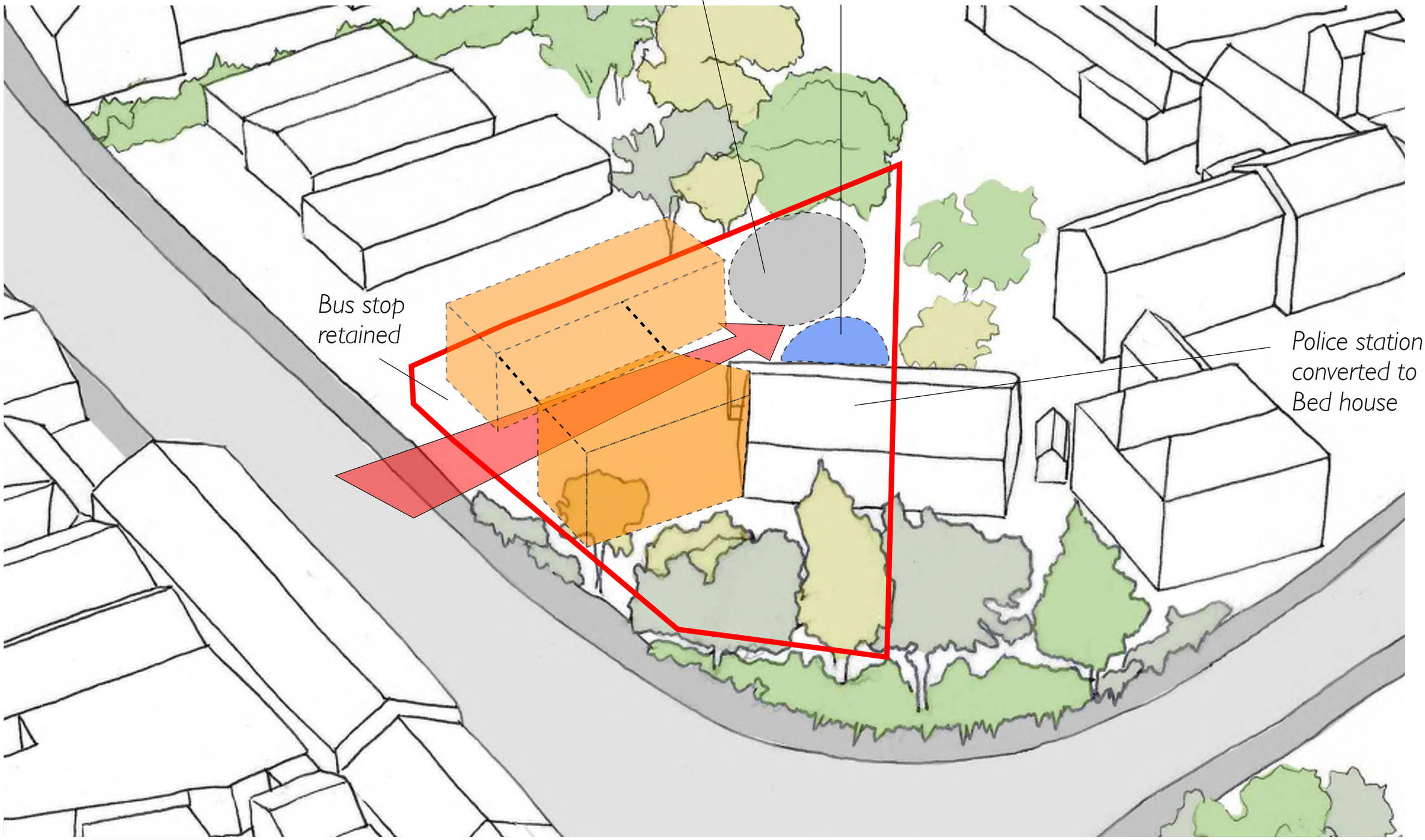
Methodist Church

Post Office

Circles Guest Housel Hotel

River Street Houses

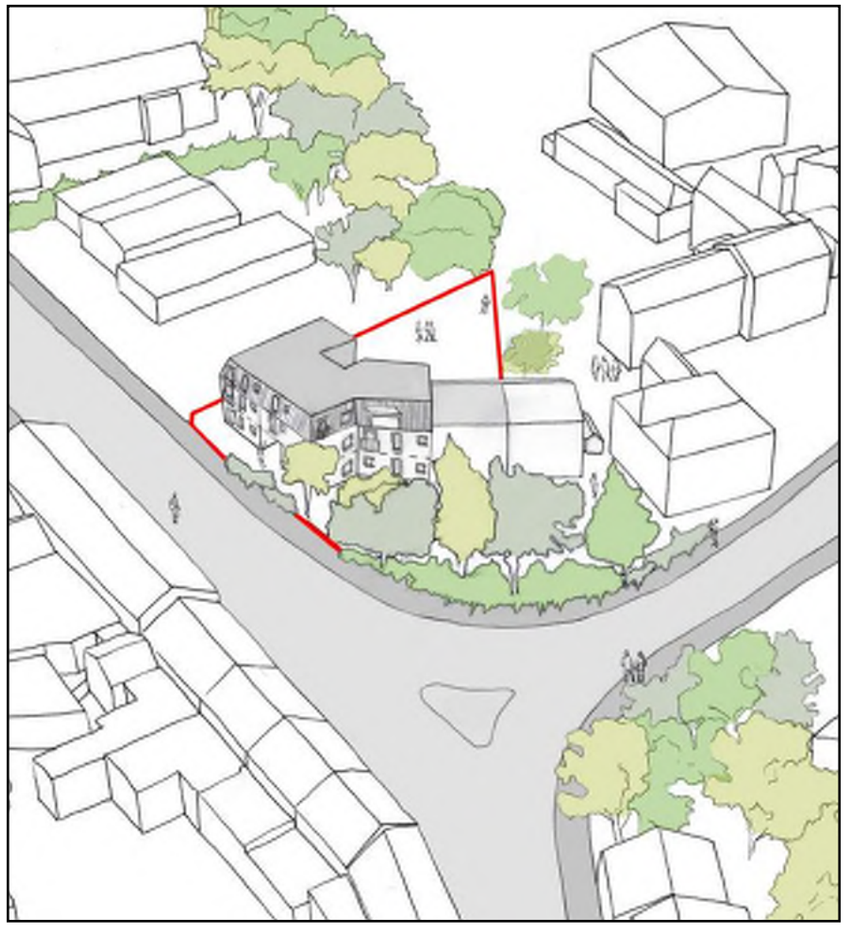
The Site



Key:

Sites for development

What is being proposed?



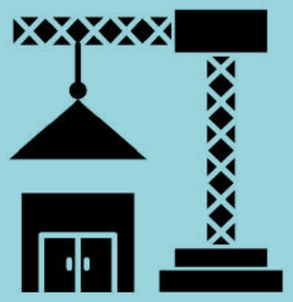
frontage on back of pavement

longer block adjacent to fire station

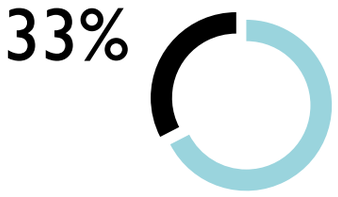
separate blocks less parking

- proximity to back of pavement
- appropriate height up to 3 storeys
- type of properties
- amount of parking

Do you support the current proposal to develop the former police house and station?



Yes
To an extent



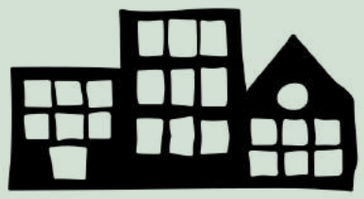
"The current building doesn't add any value to Pewsey"

"Affordable housing is needed to keep the community and young families in Pewsey"

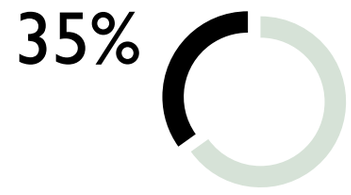
" Can be used as a launchpad for future development'

" Housing is needed but please don't overcrowd the area "

In terms of the design, is 3 stories suitable in this location?



Yes
No



"Yes as there are others in the locality of a similar height"

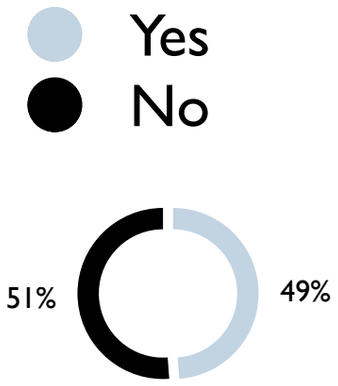
"Yes, to get most value out of the site"

" Maybe 2 and 1/2, 3 if sensibly sited "

" No, it would be awful to have 3 stories as they would stick out "

"Whatever goes on the site should compliment the local architectural vernacular "

In terms of the design, is building back up to the pavement suitable?



" Need to have room for open space and trees "

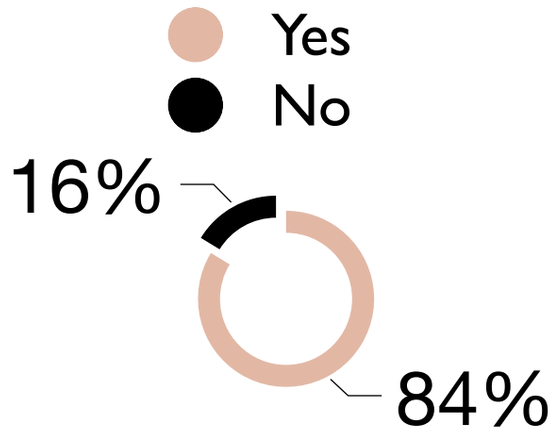
" Green space between the building and road is vital "

" No, keep some landscaping"

"To do so would not be out of keeping with the high street and river street "

" If 2 stories then yes, but if 3 stories it would be too imposing"

Do you think 1 parking space per dwelling is suitable for this site?

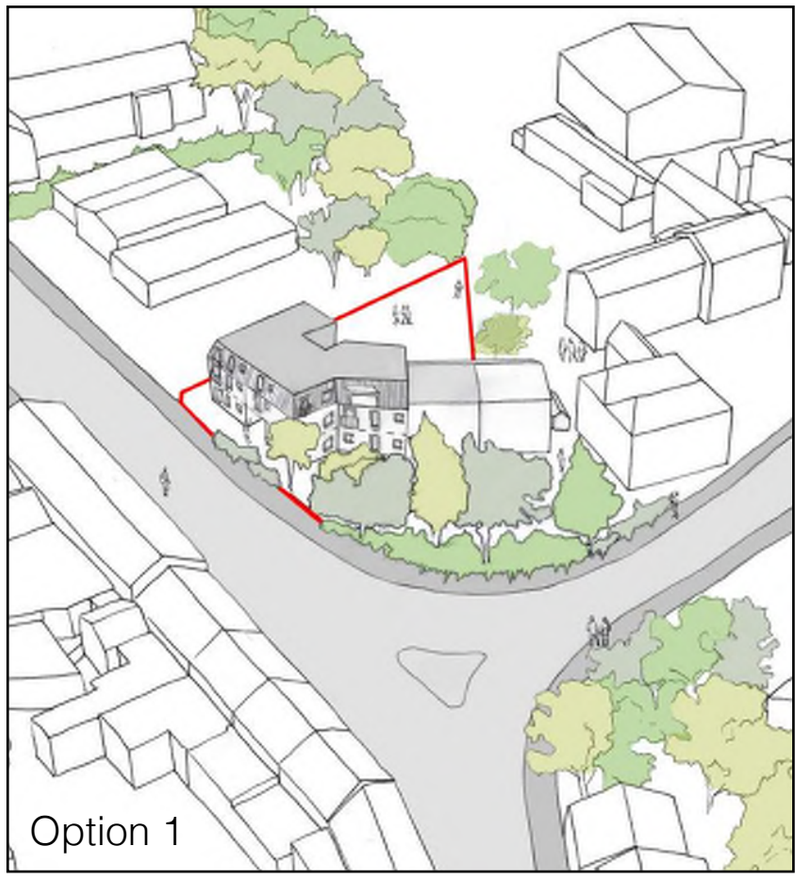


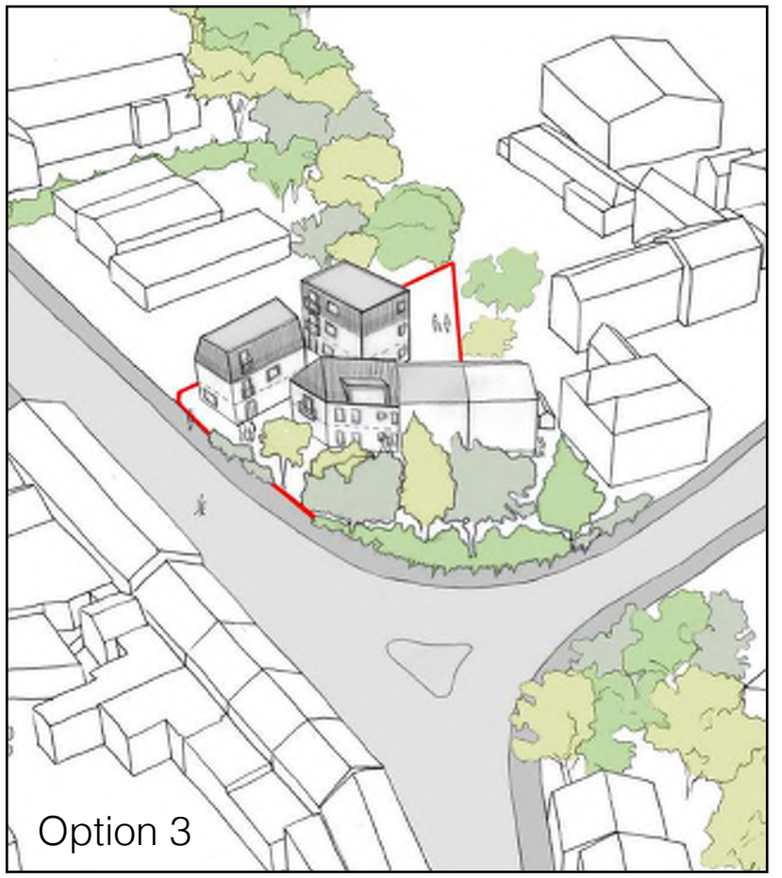
" No parking is needed at all, Pewsey has very generous parking "

"There is easy access to 2x free car parks within 200m of the site. Use the whole site for dwelling "

" Should be 2 per property. In reality everyone has visitors or 2 cars "

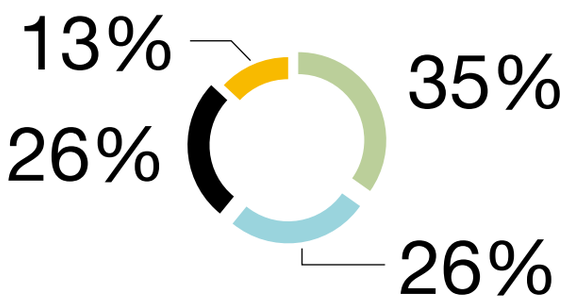
"Yes, need to discourage car use and there's plenty of local parking if needed "





Do you have a preference for one of the 3 design options shown and why?

Option 1
Option 2
Option 3
No preference /none of them



" Option 3 as most people moving out only need one bed flats to start with and they will be more affordable "

" Option 2 has the best balance between 1 and 2 bed units "

" Option 1 has the best mix of people and cars "

" Option 3 is the least visually intrusive "

Pewsey Character Analysis

Listed Buildings

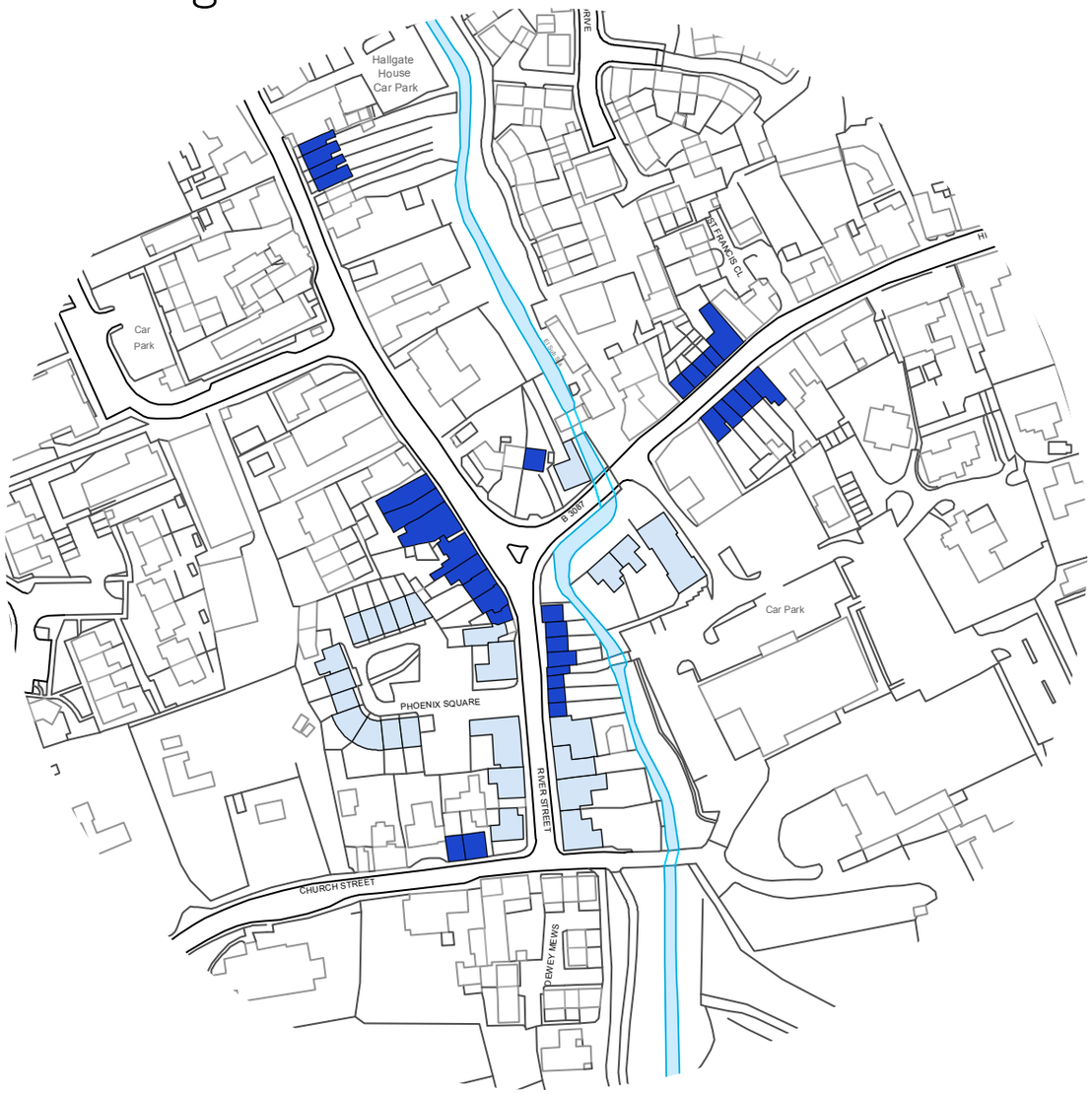
3 storeys high

3m set back from the road to create defensible space

Grade II Listed Building

Grade I Listed Building

Parking



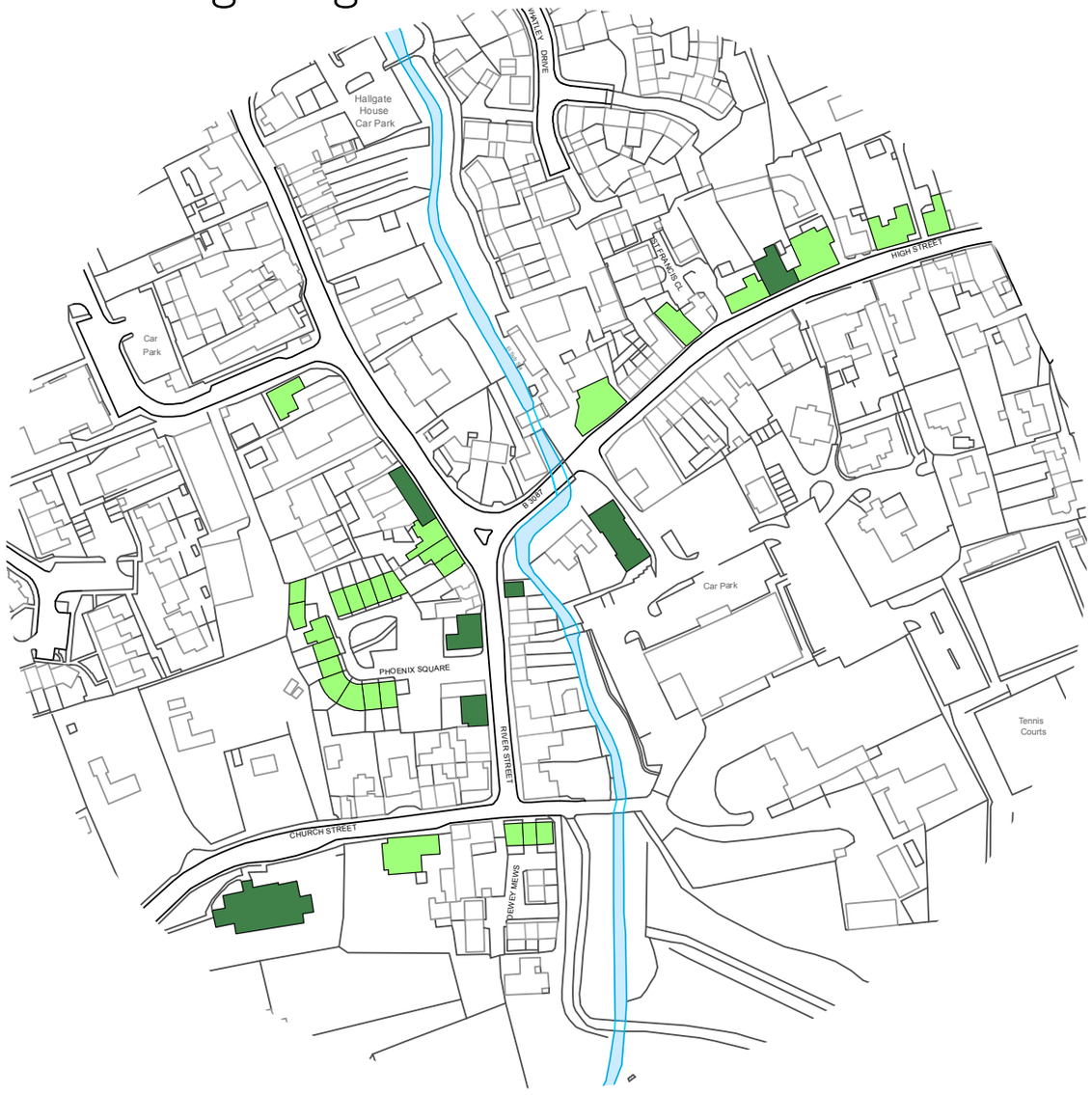
Dormer to add half a storey

Low fence to create an area of defensible space

No on plot parking

Unclear if parking compliant with highway policy / reduced parking

Building Heights



Gable fronted

3 storeys high

Gable fronted

3 storeys high

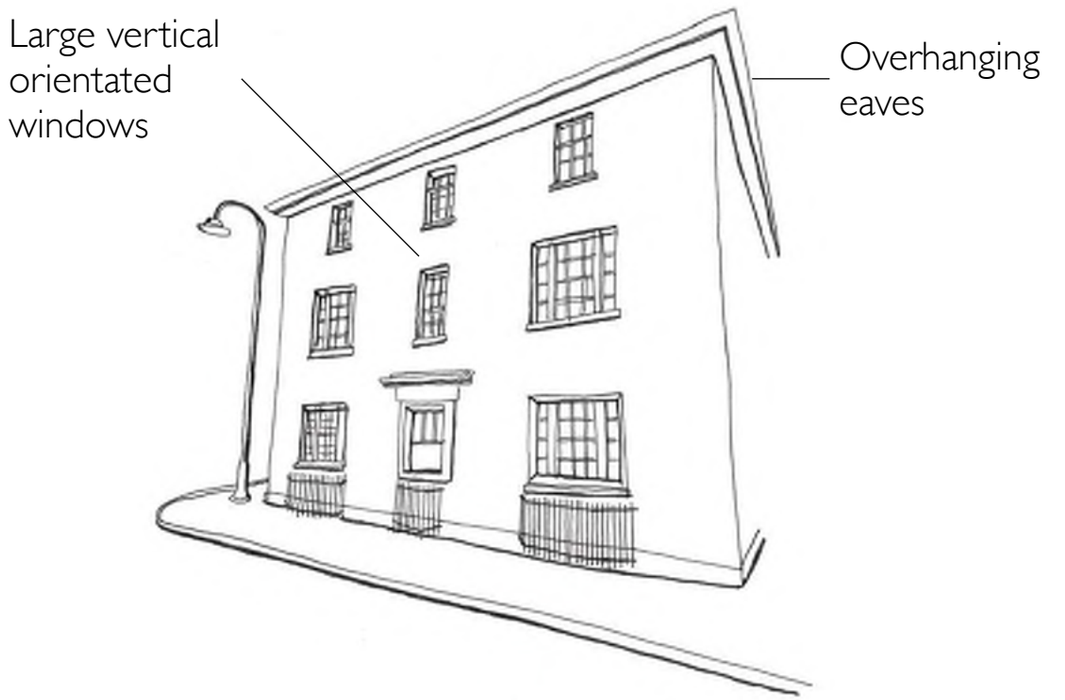
3 storeys

2 storey buildings with rooms in the roof

Aim of development - to provide sufficient housing and be respectful of the sensitive context

Defensible Space

Symmetry



Some larger listed buildings with limited defensible space to front

Aim of development - to respond to the building line, scale and footprints of the surrounding buildings.

Responding to the Brief

Ground Floor Axonometric

Bus stop retained

6 x Car parking spaces

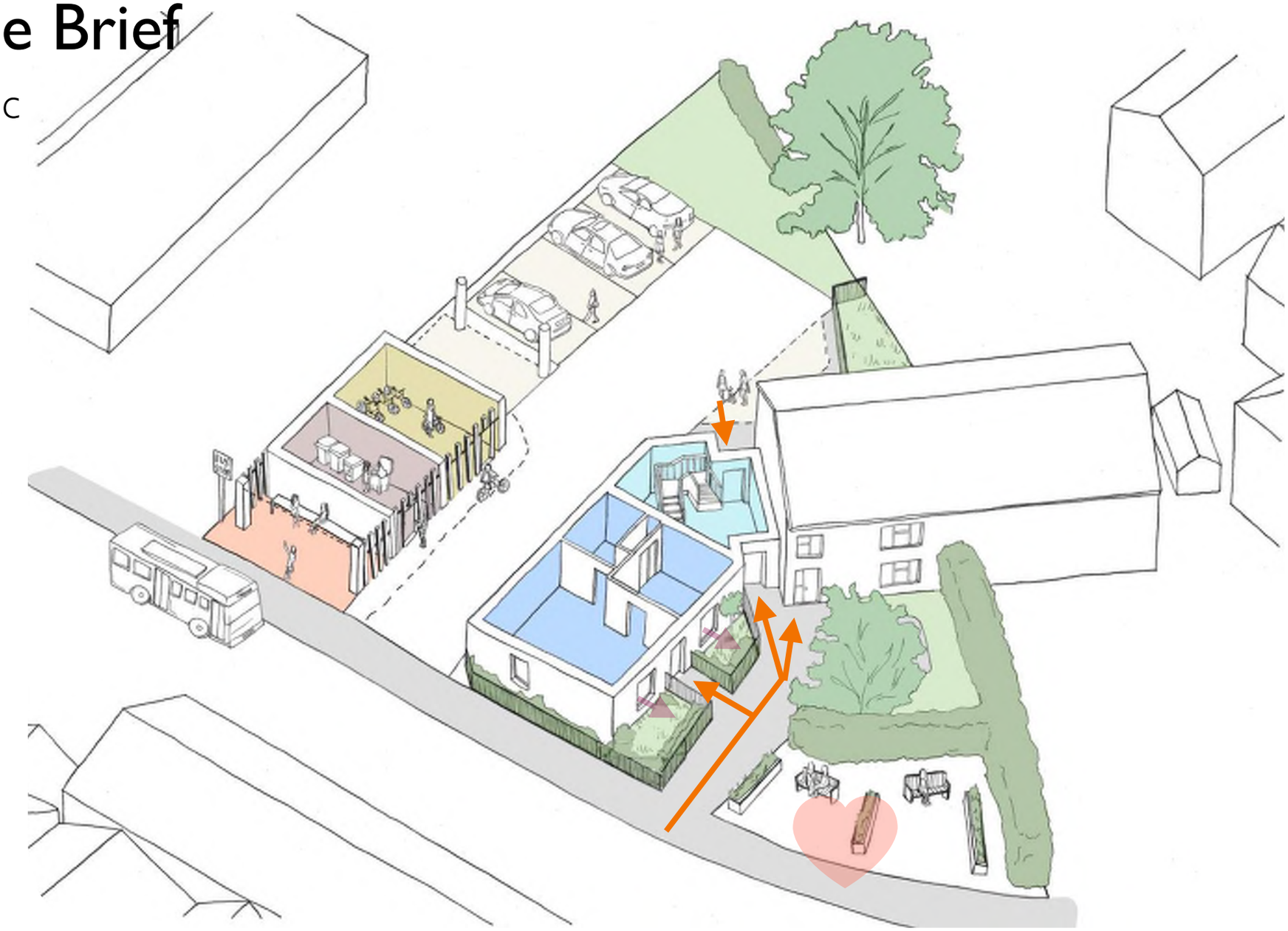
Refuse and recycling accessible but screened from road

Cycle spaces accessed easily

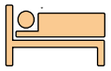
Front entrances grouped to generate greater sense of community

Habitable rooms located behind defensible space

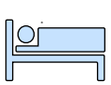
Public realm enhancements framed by new buildings



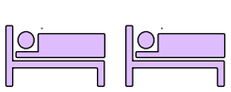
Accommodation / Mix

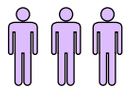


2 x 1 bed 1 person flat (38m²)

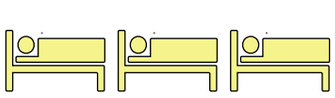


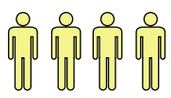
3 x 1 bed 2 person flats (50m²)





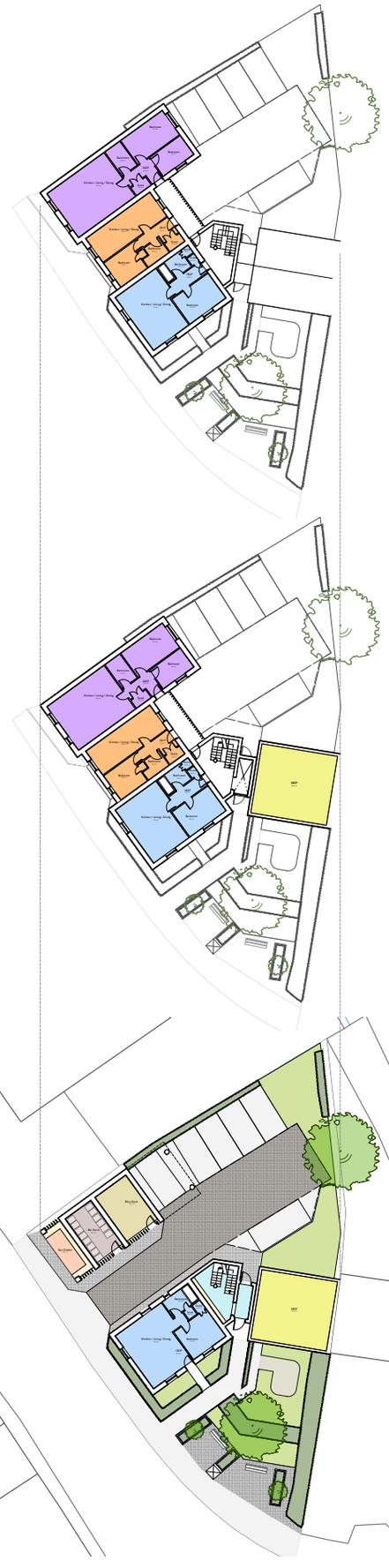
2 x 2 bed 3 person flats (61m²)





1 x 3 bed 4 person house (83m²)

Total 7 new flats and 1 refurbished house



Responding to the Brief

Designs

Ground Floor Plan

Bus shelter brought closer to the street - open sided for better security

Refuse and recycling accessible - screened from road

Cycle spaces accessed easily

6 x Car parking spaces

Stair accessible from front and rear - postage storage area at ground level

Front entrances grouped to generate greater sense of community

Habitable rooms located behind defensible space

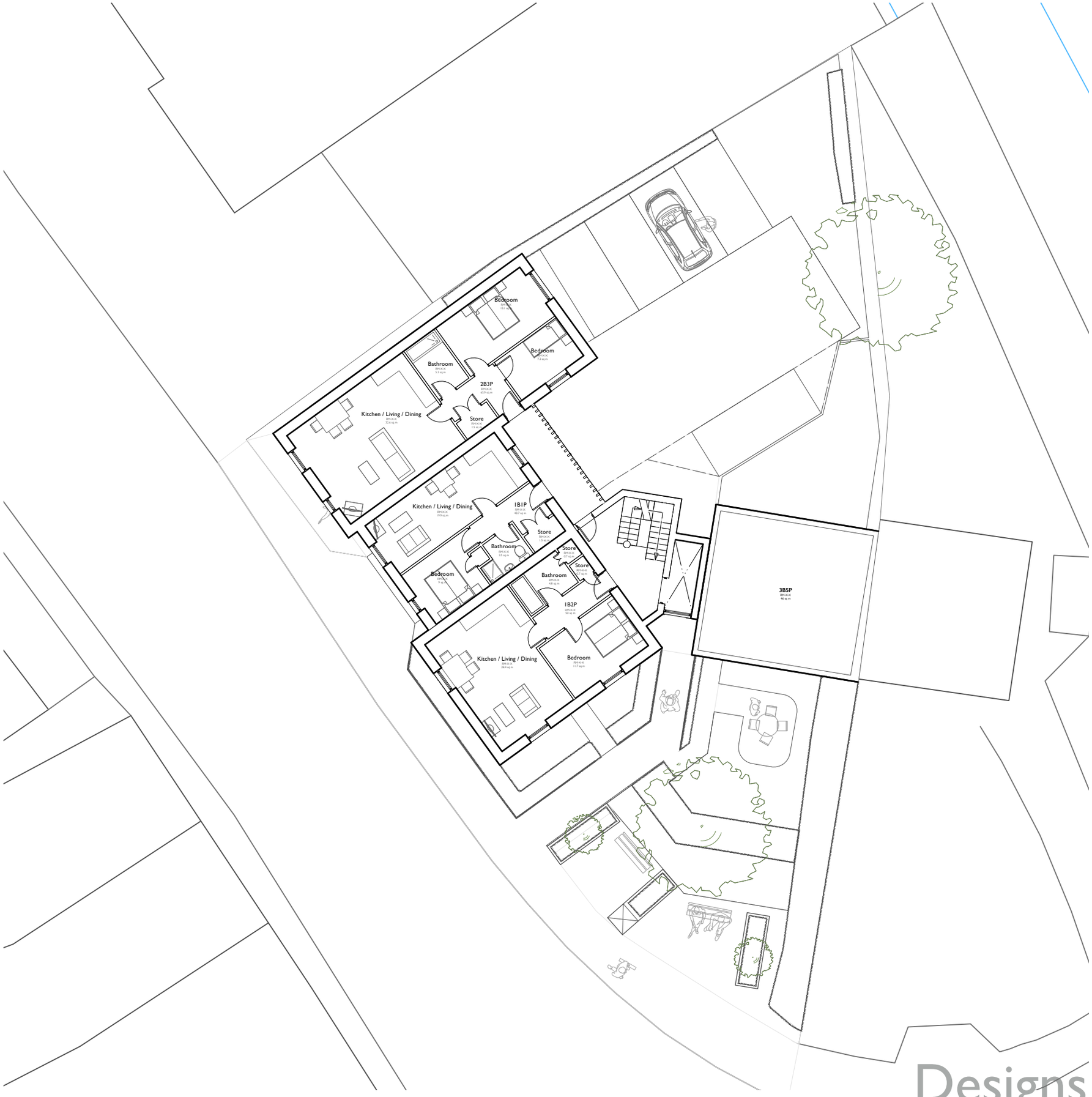
Public realm enhancements framed by new buildings

First Floor Plan

Front doors all linked by single access route from top of stairs

Open deck access to the rear

All flats dual aspect, providing natural lighting and ventilation



Designs

one50 studio

Second Floor Plan

Front doors all linked by single access route from top of stairs

Open deck access to the rear

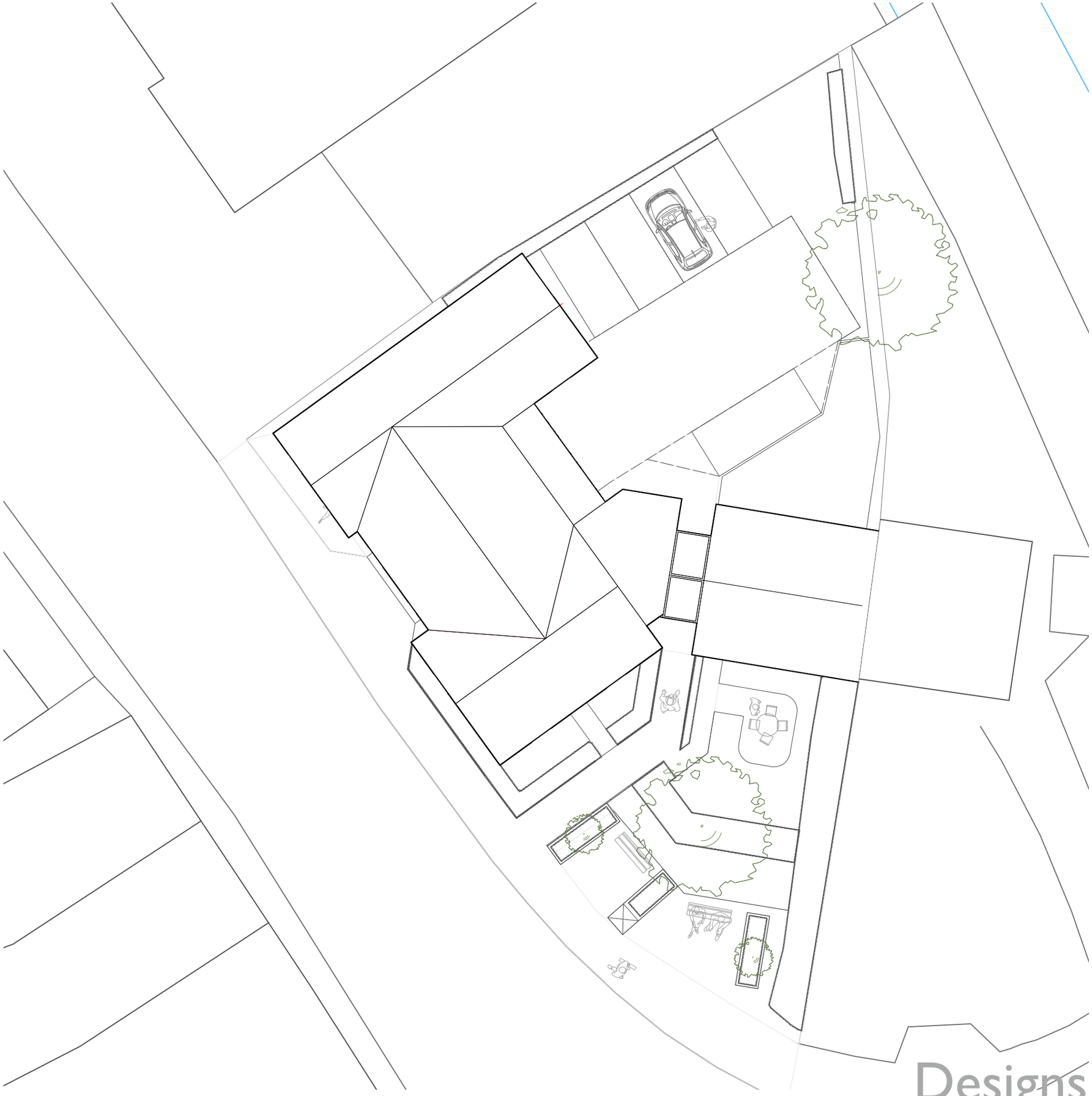
All flats dual aspect, providing natural lighting and ventilation

Designs

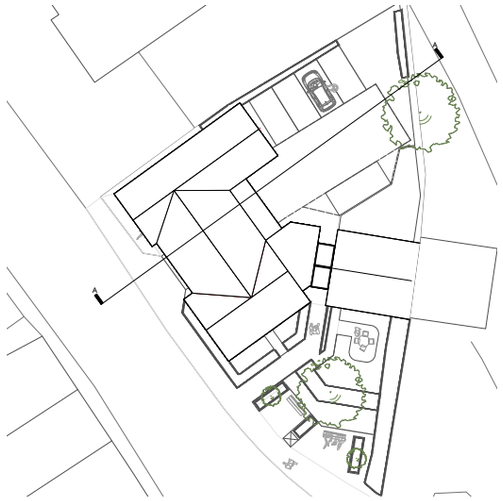
Roof Plan

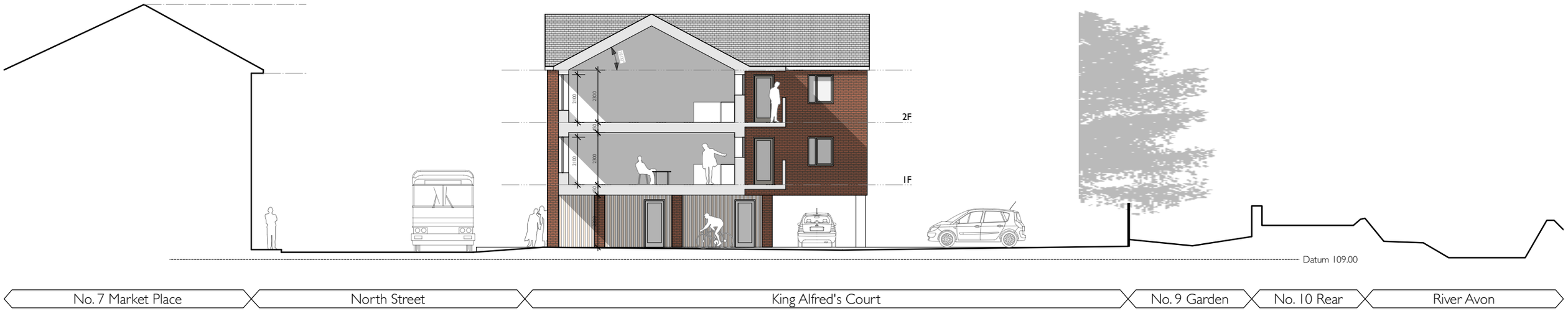
Pitched roofs to match the forms of the surrounding context

Flat roof sections to access stair and rear walkway

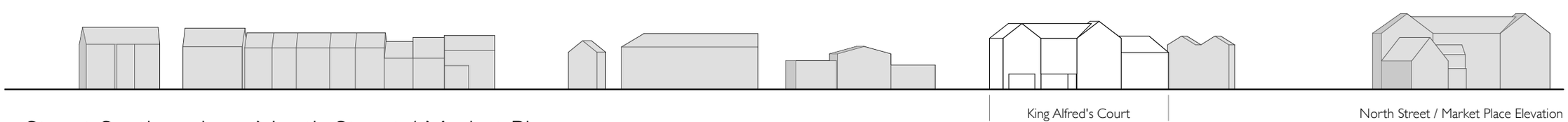


Section





Section through King Alfred's Court



Street Section along North Street / Market Place

Elevation Studies

Fire station | Red brick | Tile cladding | Light brick | 8 Market Place

7 Market Place | North Street | Off-white render & Light brick | 8 Market Place

Red Brick

Tile

Light Brick

Render

Designs

Elevation Studies

Fire station | Red brick | Timber cladding | Red brick | 8 Market Place

7 Market Place | North Street | Red brick | 8 Market Place

Red Brick

Dark Timber

Designs

3D View

Designs

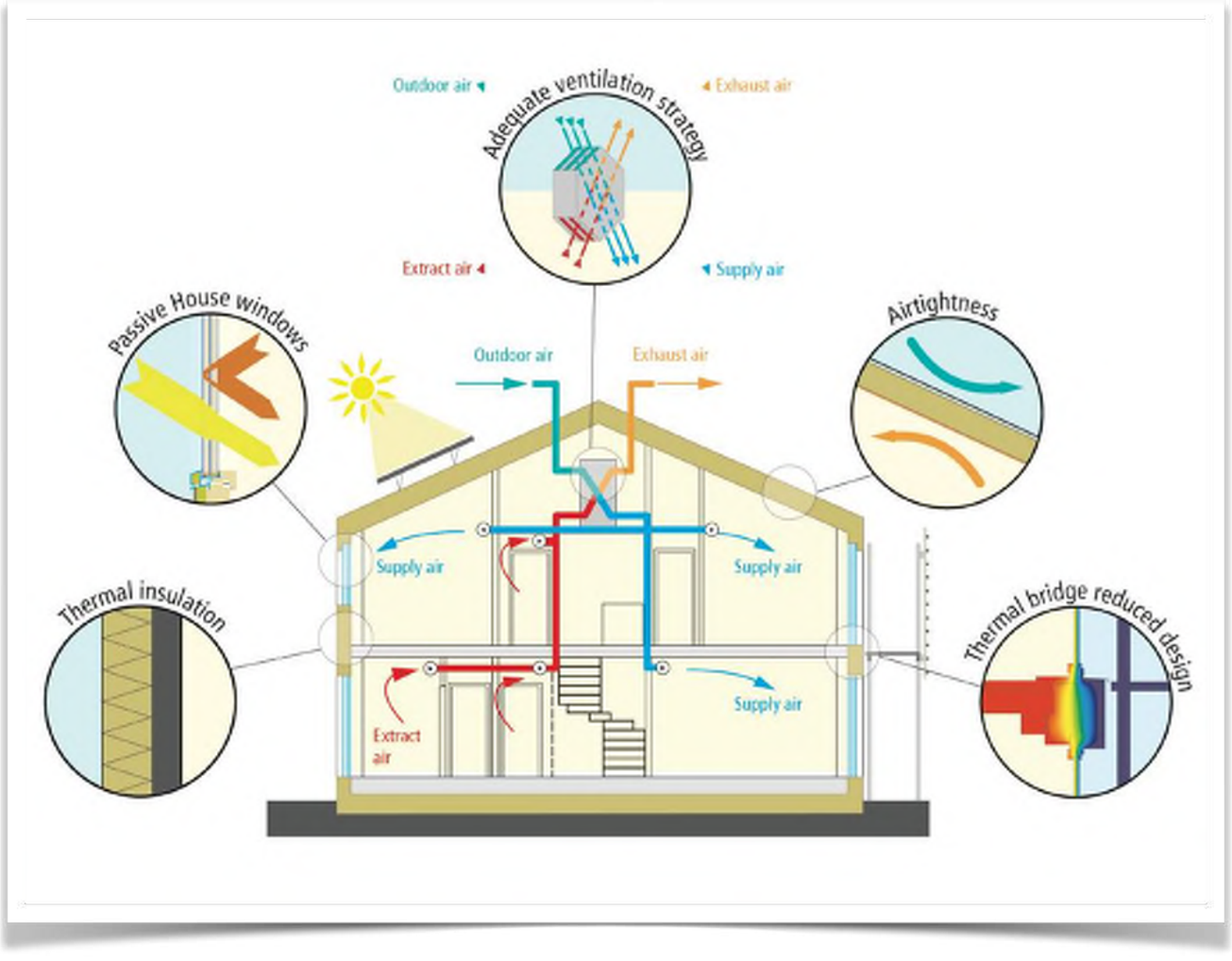
Low Carbon Design

Passivhaus

A certified energy performance standard for buildings, which far exceeds current UK building regulations.

The standard determines:

- performance of building fabric (u-values), inc. doors and windows
- building air-tightness
- ventilation systems for heating and cooling
- eliminate thermal bridging



Design Principles

Form Factor:

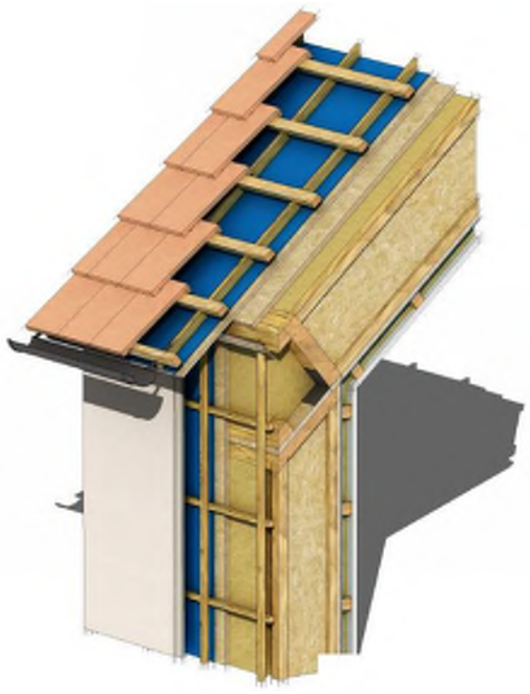
Minimise the area of external wall, reducing the surface area heat can transfer through,

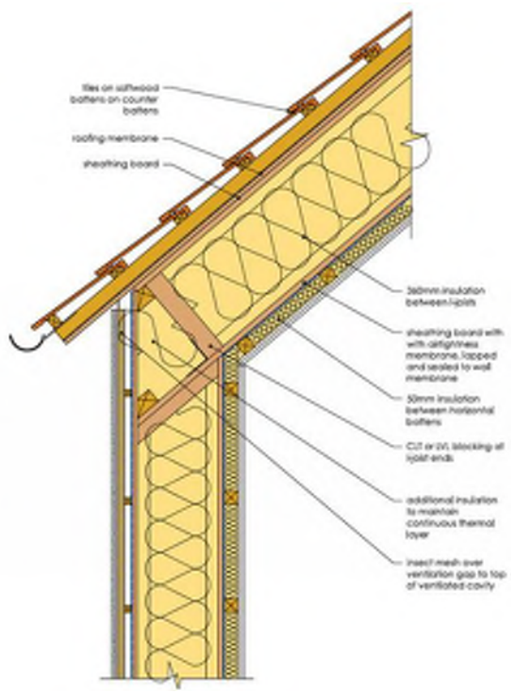
Reduces the overall cost of construction

Wall Construction:

Highly insulated external walls (450mm + thick) and roofs, constructed from timber frames.

Timber has low thermal conductivity, minimising thermal bridging and reduces the embodied carbon.





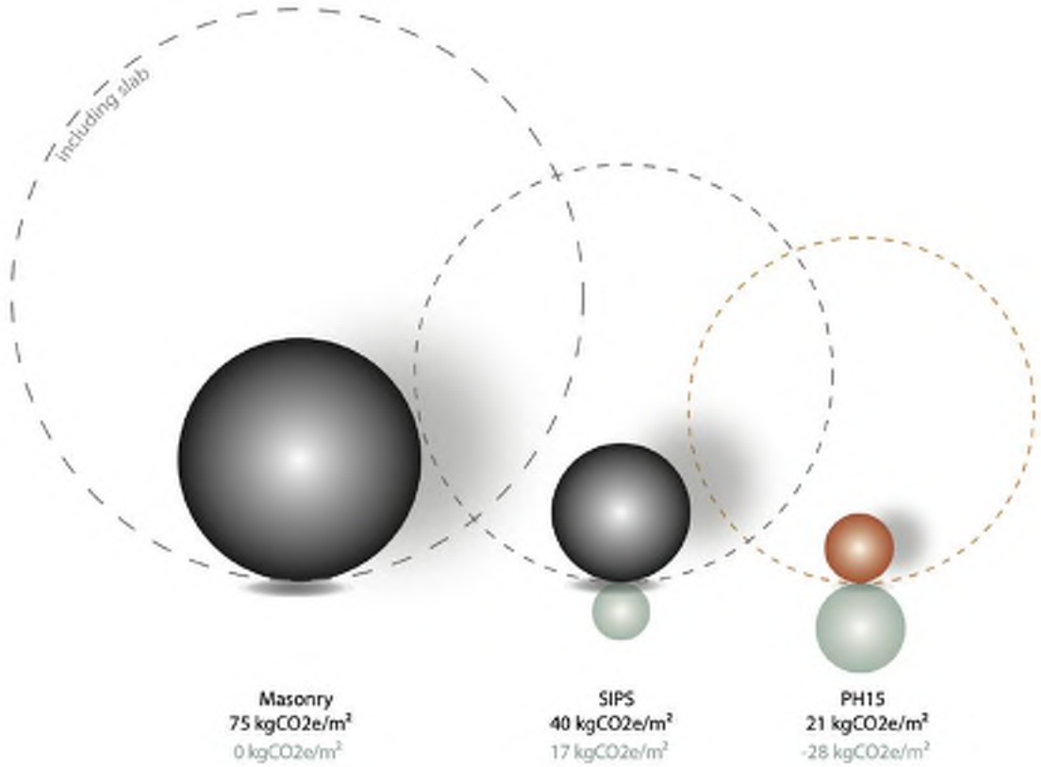
Design Principles

<u>Materials</u>:

Timber frame allows a range of external materials on the elevations.

Lighter-weight materials have a lower embodied carbon.

Reduction in the amount of concrete needed for the foundations, further reducing carbon emissions.



Low Carbon Design

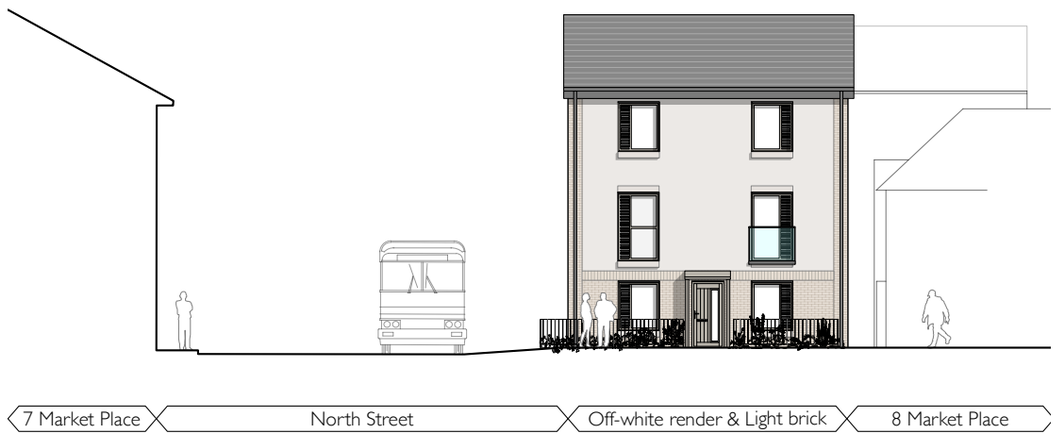
Design Principles

<u>Windows</u>:

Designs, sizes and positions optimised to limit solar overheating and provide natural ventilation, without compromising security.

Windows to the South East and South West facade most critical in tackling solar gain

Strategies such as louvred panels and shading devices



Design Principles

<u>M&E</u>:

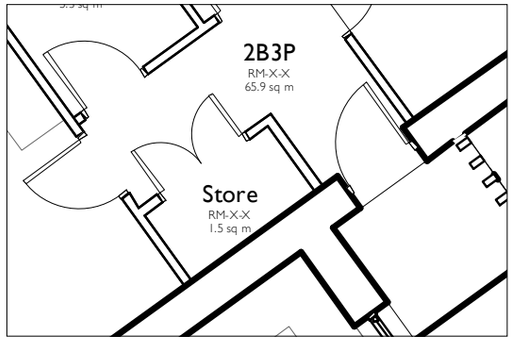
Heating / cooling and ventilation to be all electric, reducing carbon intensity

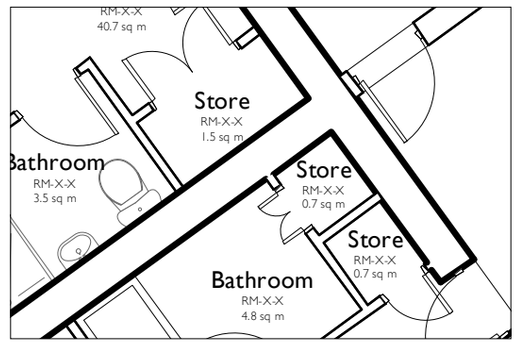
Each unit to have an individual system.

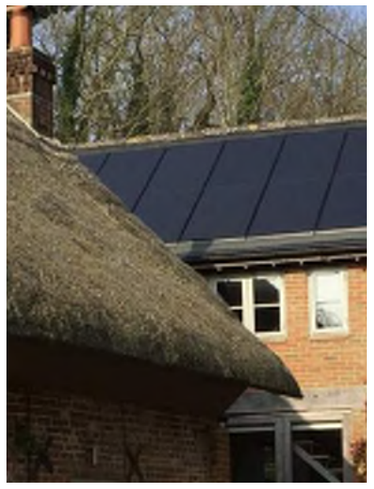
Suitable storage in each flat to be provided to house the equipment.

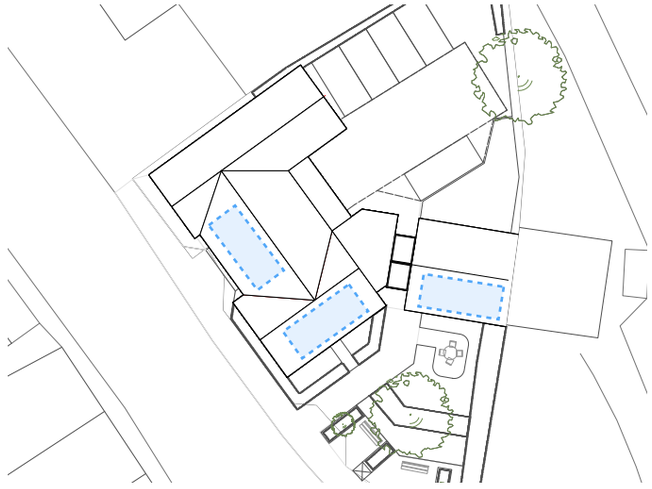
Roof orientations provide the potential for onsite generation through use of PV's.

Heating	Ventilation	Cost	Carbon
Exhaust Air Heat Pump		£	CO_2
Heat Pump Cylinder + Electric Panel Heaters	MEV Extract Ventilation	££	CO_2
	MVHR Supply & Extract Ventilation	£££	CO_2 CO_2
Heat Pump Cylinder + LTHW Radiators	DMEV Extract Ventilation	££	CO_2 CO_2
	MVHR Supply & Extract Ventilation	£££	CO_2 CO_2 CO_2









Next Steps

Thank you for your time

We have summarised the information presented on the boards around you

If you would like to grab a drink and look at the boards, we will come and join you to answer any questions and hear any feedback you may have

There are also feedback sheets which we would be grateful if you to completed

Pewsey Community Land Trust

3D Fly Through