



New build co-housing project - 'Hazelmead'

Design company name: Barefoot Architects

Build company name: C G Fry

Project location: Bridport, Dorset

Project completion date: September 2024

Budget: £9.5 million

Project brief

Hazelmead was developed to address the critical shortage of affordable, sustainable, and community-oriented housing in Bridport, Dorset. Located on the edge of the town within an Area of Outstanding Natural Beauty, the project balances integration with the natural landscape and access to local infrastructure. In a region where average house prices exceed 11 times the average local income, Hazelmead has delivered 53 affordable homes secured in perpetuity through the Bridport Cohousing Community Land Trust (CLT).

The development consists of 14 one-bedroom flats within two low-rise apartment blocks and 39 terraced houses offering two, three, and four bedrooms. Half the homes are allocated for social rent, and the remainder for shared ownership, with all units sold or rented at 80% of market value. The project prioritizes long-term housing stability, which has proven benefits for mental health and well-being.

The project timeline reflects over a decade of community-led planning:

- CLT established in 2008
- Barefoot Architects began design work in 2014
- Despite challenges in securing planning permissions and managing budget constraints, construction began in 2020
- The first residents moved in by 2022, with the final homes occupied in September 2024.

Sustainability features

Hazelmead embraces inclusive design and environmental stewardship: Terraces following the land's contours to preserve views and minimise visual impact.

- Green spaces, including shared vegetable gardens and wild areas, enhance biodiversity, while car-free streets promote active travel, outdoor play, and social engagement
- Built to AECB standard, emphasising energy efficiency and occupant comfort
- A MMC timber frame ensures low-carbon construction, while cladding in brick and larch harmonises with the natural surroundings
- Resident-led design features, such as large windows, high ceilings, and vaulted roof spaces, lend a sense of spaciousness and quality that belie their affordability
- The Common House, currently being self-built by the residents, is a strawbale and timber house, from locally sourced, low embodied carbon materials

Find out more:

www.barefootarchitects.co.uk/housingprojects/bridportcohousingclt

