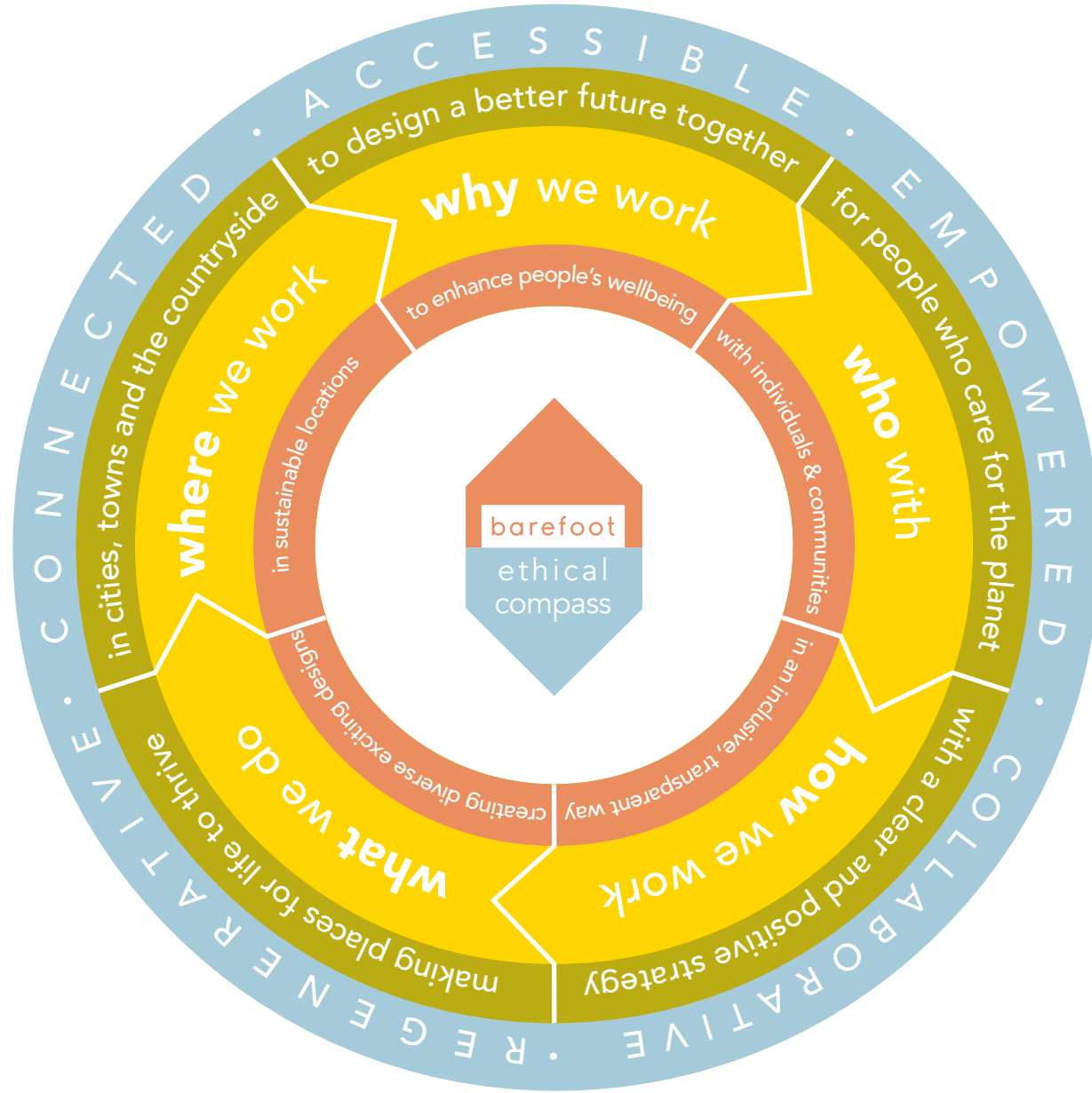


We set up Barefoot Architects to empower and enable individuals and communities to build better futures together.

We work together with clients to design unique, ecological homes, housing, and community projects across the south of the UK.

We offer designs that are socially and environmentally aware, and founded on three core values of working in touch with people, planet & place.

our values



you

Community-led Housing Stage. What YOU need to do to enable the project.

us

RIBA Plan of Work Stage. What WE can do for you to support the project.

team

Who else is likely to be involved. What they will do for your project.

cost

An idea of costs for a project of between 15 and 30 new homes.

how to use this guide



building
community-led
homes matters to us.
this is how we do it!
a simple guide to our
process and how
we might help
YOU.

All of our projects are made together with people. We will:

+ make it with love:

Respect, care for, and collaborate with the community of people involved;

+ make it flexible:

Enable things to change over time to suit the shifting needs of people;

+ make it evolve:

Learn, improve and share in order to inspire positive change for our communities.



Co-design workshop with Whitleigh Community Trust residents

All of our projects are made unique to their place. We will:

+ make it joyful

Inspire delight and appreciation in the world around us;

+ make it local

Listen to the “spirit of place” - the Genius Loci - and respond to it’s distinctiveness;

+ make it real

Ground the project with a financial plan, professional teamwork and robust systems.



Study visit tour of Bristol CLT 'Fishponds Road' affordable housing.

All of our projects are made ecologically for the planet. We will:

+ make it efficient

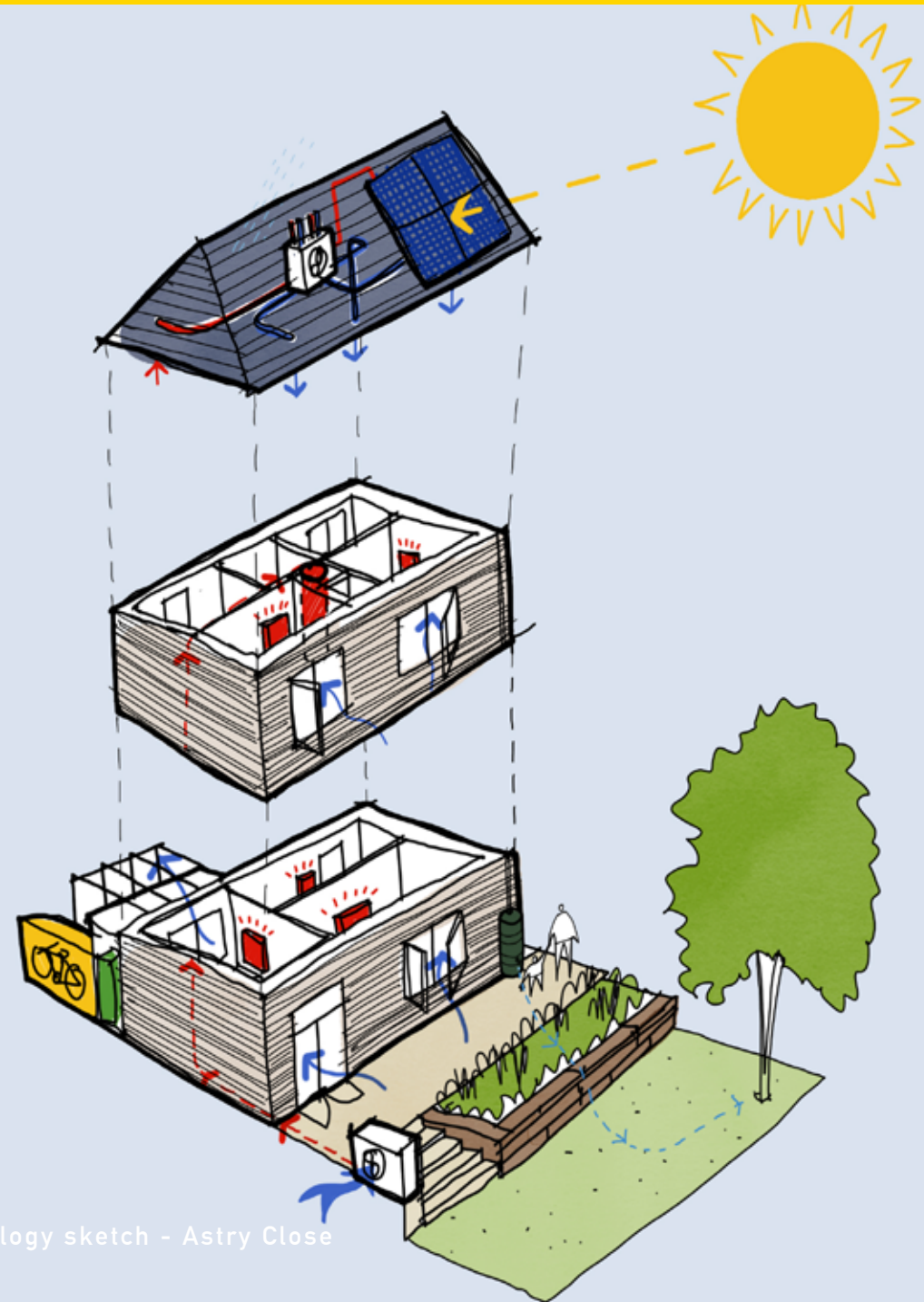
Minimise the whole-life carbon cost, consider provenance of materials and labour

+ make it durable

Design things to last using robust, natural materials and finishes

+ make it positive

Develop projects that contribute to climate stabilisation, ecological restoration, social justice and a cradle to cradle economic future.



Sustainable technology sketch - Astry Close



Photograph of Bridport Cohousing group building their community alongside their homes

Community-Led Homes.org

identify five stages

of a CLH project.

The following

pages explain

how we can

help with

providing

appropriate

services at each

stage, based on the

1. group stage
2. site stage
3. plan stage
4. build stage
5. live stage

'RIBA Plan of Work'.

We also identify the

associated tasks

that are required

of your group,

who else is

likely to be

involved, and

some indicative

costs and funding

streams available recently.

1. 'group' stage

- Form a steering group;
- Decide what your core purpose and priorities are;
- Recruit more people;
- Develop a business plan;
- Incorporate your group.

RIBA stage 0

- Strategic Definition;
- Prepare client requirements;
- Help develop a business case;
- Help review project risks;
- Develop project budget;
- Advise on timescales, planning and building processes.

others input

- Legal advise on incorporation;
- Project support for grant funding application - Homes England, Locality, UK Cohousing Network;
- Housing Association Partner?
- Financial appraisal support

costs?

- Typically grants of between £2,000 and £10,000 may be available from local councils, Homes England, and Locality to support the group stage of forming a project. Legal and financial advice is critical - £5k.

1. group stage



Bridport cohousing pioneer membership group

2. site stage

- Finding a site is critical. Lease, sale, purchase options, and rental agreements are all options to explore.
- Work with land agents, local authorities and contacts to find site(s) for consideration.

RIBA stage 1

- Prepare Project Brief;
- Prepare building requirements;
- Co-design Feasibility Studies;
- Source Site Information;
- Advise on Site Surveys;
- Agree Project Budget & timescales;
- Consider pre-application advice.

others input

- Legal advise on land offer;
- Project management advice and support in negotiations;
- Housing Association Partnership
- Financial appraisal support from Community Housing Enabler or Local Hub.

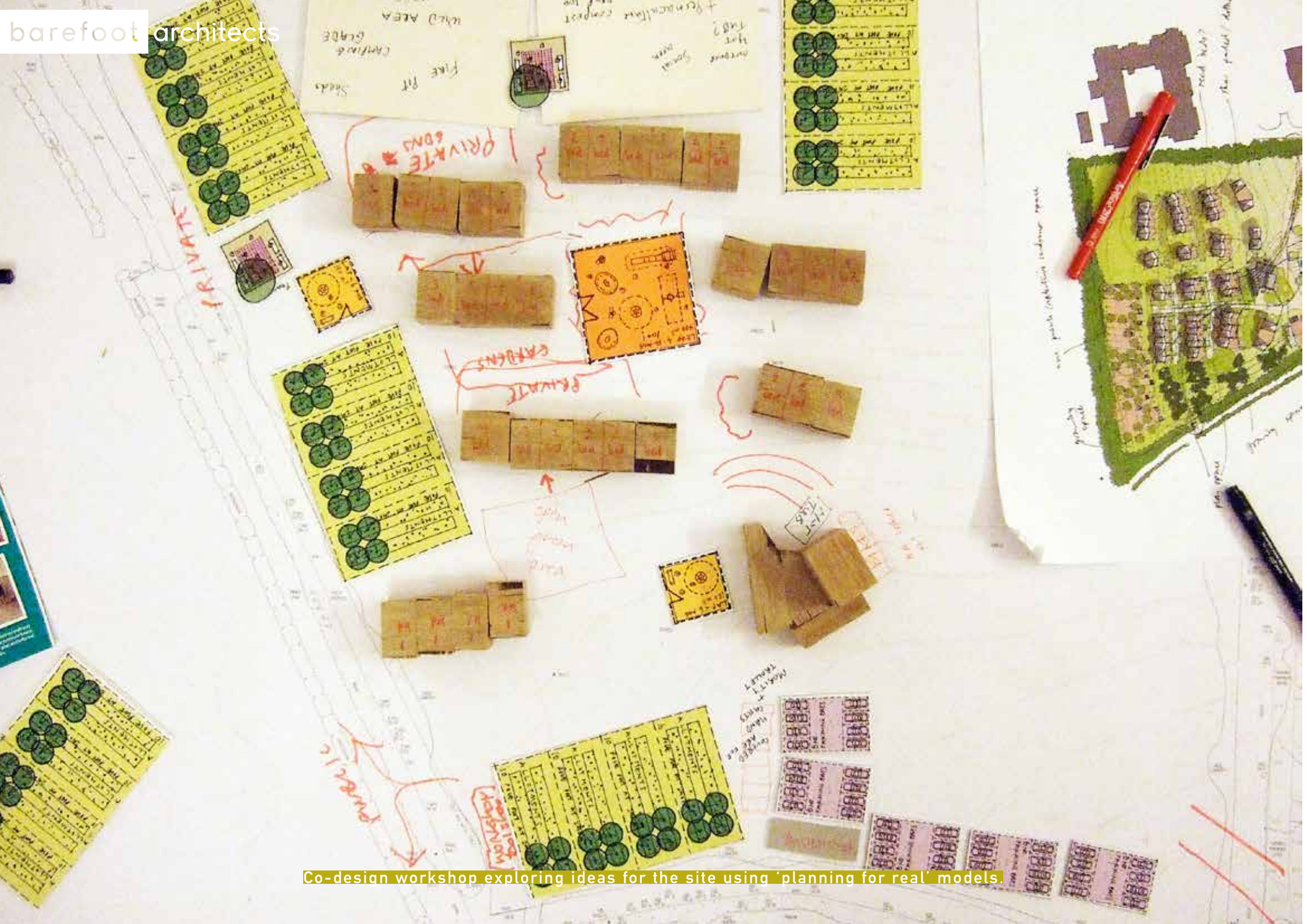
costs?

- Grants of £10k-£75,000 may be available from local councils, Homes England, Resonance and Locality to support the site stage of forming a project. Legal and financial input remains critical.

2. site stage



Bridport cohousing site (aonb) with NHS community hospital neighbour



Co-design workshop exploring ideas for the site using 'planning for real' models.

3. plan stage

- The Plan stage is all about working with a range of professionals to design your scheme and obtaining planning permission.
- Many community-led housing projects are on controversial or challenging sites.

RIBA stages 2-3

- Prepare Architectural Concept(s);
- Incorporate site engineering (civil, structural, services, transport etc);
- Align cost plan, project intentions, and outline specifications;
- Enable co-design participation from community group and stakeholders.

others input

- Extensive design consultant team of engineers, cost planning, specialist surveys, planning consultant and legal input for land acquisition.

costs?

- Typically architectural fees may be in the region of £20k - £35k depending on the scale of scheme.
- Other consultants and survey costs may require a total grant of approximately £75-£150k to reach a planning application.

3. plan stage



The result of a participative, co-design process involving residents

barefoot architects

what do we do?
homes, housing, & community.



what's your house type?

how do we work?
listen to you & care about your ideas.

Start by asking YOU to INFORM US about the proposed site(s).



1. RESIDENT LED tour



2. SHARE examples

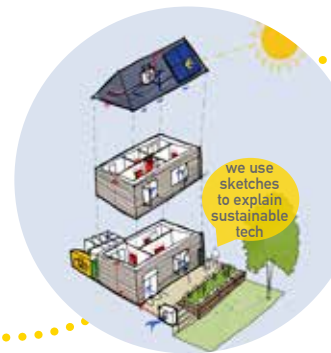


3. EXPLORE local issues

Then ENABLE you to PARTICIPATE in the design process.



6. INTERACTIVE models



5. SIMPLE sustainability



4. PARTICIPATE in design

Finish by EMPOWERING you to have OWNERSHIP of the project.



7. FUN concept ideas



8. CLEVER 3d design tools



9. CLEAR planning

4. build stage

- Having secured a site and your planning permission, there are a few ways you can build the homes.
- Most of our projects have been developed with a Housing Association partner, and used a Design and Build Contract.

RIBA stages 4-5

- Develop architectural and engineering technical design.
- Prepare and coordinate design team building systems information.
- All design information required to manufacture and construct the project.

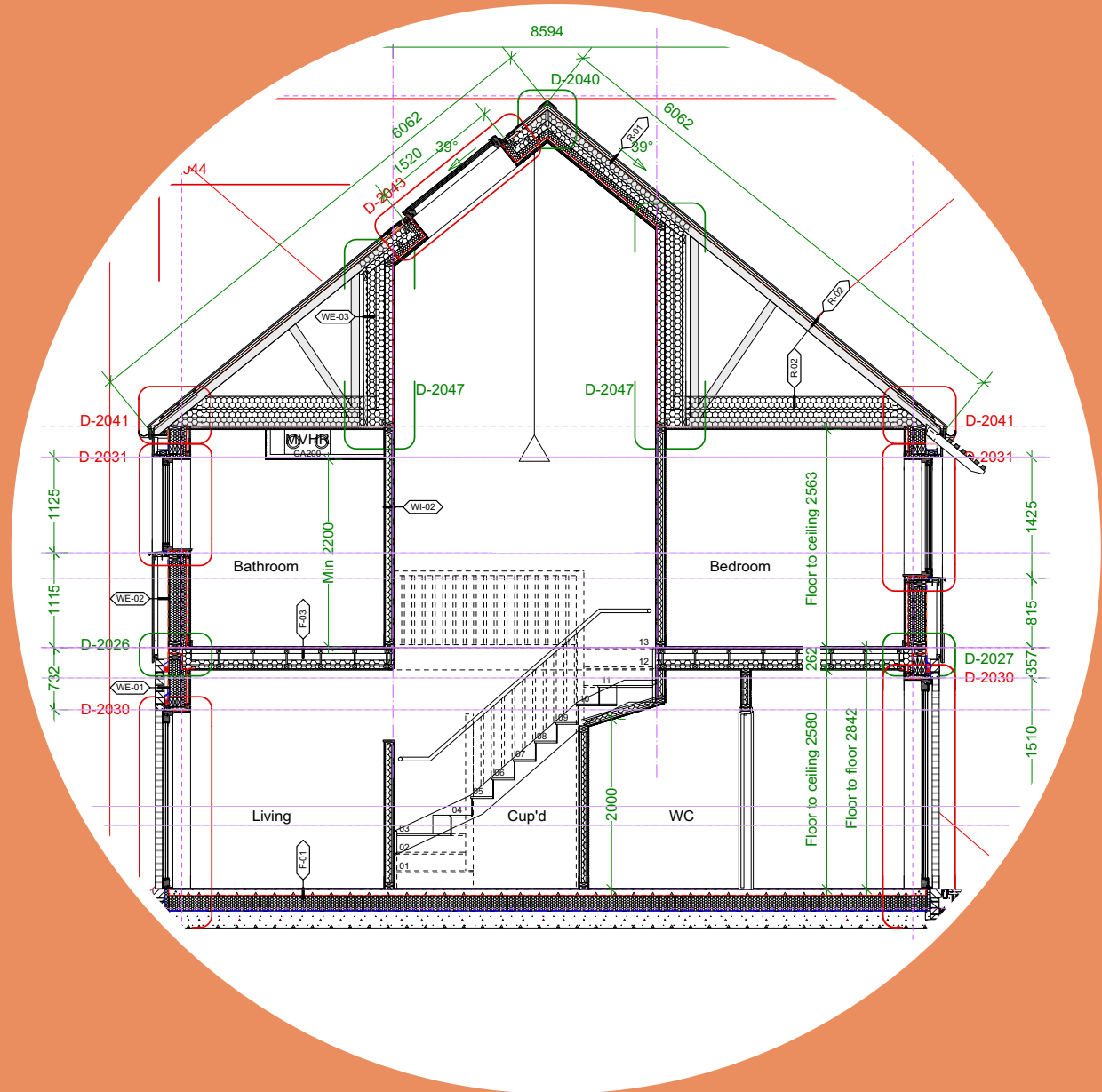
others input

- Extensive design consultant team of engineers, main contractor, specialist sub-contractors (timber frame suppliers, windows, heating and hot water systems etc).
- An Employers Agent to assist you - often a quantity surveyor.

costs?

- Typically architectural fees may be in the region of £2000 per home depending on the scheme.
- Employers Agents fees in the region of £15-£30k depending on the length of the build process.

4. build stage



Technical design and specification using 'Design & Build' delivery



Photograph of Bridport Cohousing under construction July 2021

5. live stage

- Once you have some homes, living in them - and managing and maintaining them - is probably the most important stage. Do this well and your group will succeed for decades to come!

RIBA stages 6-7

- Handover & In use post occupancy evaluation to monitor the performance of the design.
- Undertake initial aftercare for the project and review the outcomes and process for feedback.

others input

- Implement Facilities Management and Asset Management procedures.
- Undertake Post Occupancy Evaluation of building performance in use.
- Maintenance and management.

costs?

- Costs for post-occupancy evaluation work may vary widely depending on the level of support and assistance required from specialists.
- At least, use basic home technologies and meters to assess performance and feed back to us.

5. live stage



Post occupancy evaluation of energy systems and building performance

case study

ambos | cohousing | bosvale



passivhaus | workshops | landscape led

ambos cohousing

- Building cohousing with workspace in the heart of Falmouth
- We will build quality homes to Passivhaus standards at cost price for local people, ecologically made and mutually owned.

design approach

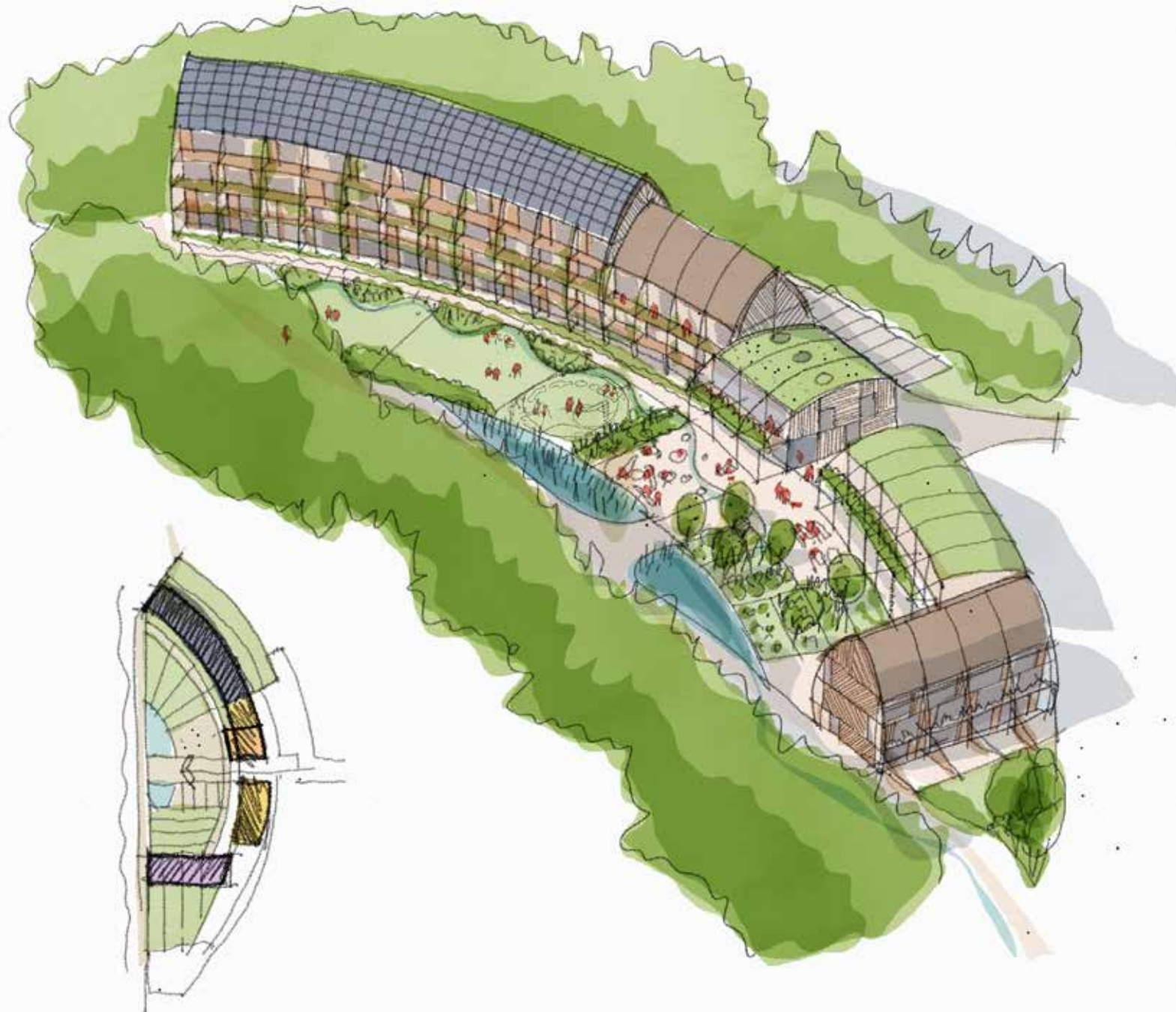
- 3 Sites explored for Feasibility and financial appraisals.
- 1 Scheme developed to Concept Design.
- Online participative design process with future residents.
- Inspired by local working boats.

team members

- Funded Project Manager.
- Communications consultant.
- Quantity Surveyor for financial appraisals and viability assessments.
- Land agent for site searches and initial appraisals.

costs

- £50k Grant Funding to reach RIBA Stage 2 Concept Design.
- Approximately £7.5m construction cost for 30 homes, 10 workspaces, 'clubhouse' and landscaping.



case study

ambos | cohousing | falmouth



conservation area | workshops | town centre

ambos cohousing

- Building cohousing with workspace in the heart of Falmouth
- We will build quality homes to Passivhaus standards at cost price for local people, ecologically made and mutually owned.

design approach

- 3 Sites explored for Feasibility and financial appraisals.
- Scheme developed for Pre-App to Cornwall County Council.
- Online participative design process with future residents.
- Inspired by local terraces and tiles.

team members

- Funded Project Manager.
- Communications consultant.
- Quantity Surveyor for financial appraisals and viability assessments.
- Land agent for site searches and initial appraisals.

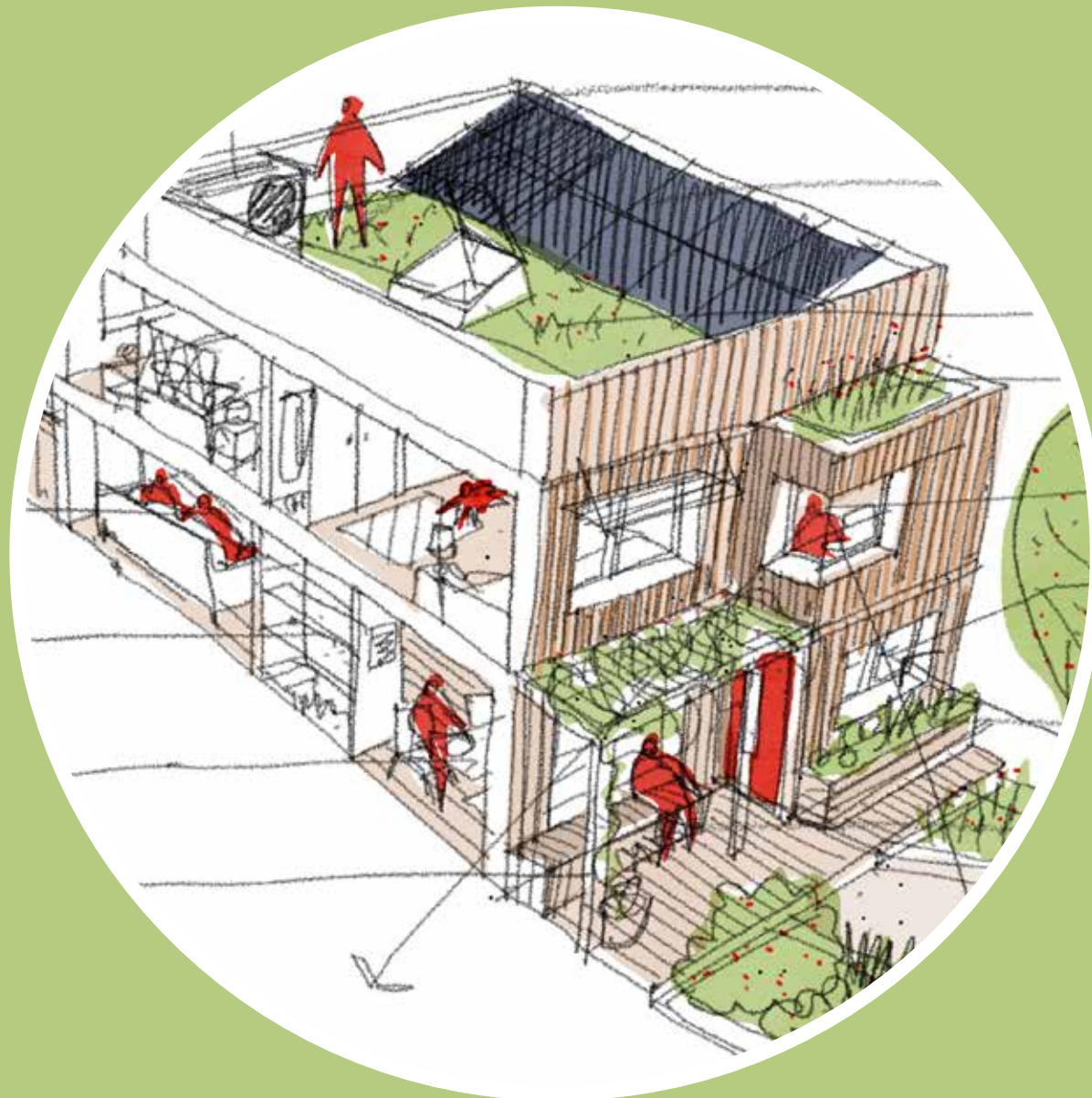
costs

- £50k Grant Funding to reach RIBA Stage 2 Concept Design.
- Approximately £6.8m construction cost for 23 homes, 8 workspaces, common house and roof terraces, not including wider site landscaping.



case study

island cohousing | isle of wight



passivhaus | workshops | landscape led

island cohousing

- Established in 2018 to build a co-housing development on the Isle of Wight. We aim to deliver affordable, sustainable homes in a community-focused development consisting of around 20 homes and a range of shared common facilities.

design approach

- 3 Sites explored for Feasibility and financial appraisals.
- Pre-Application to Local Planners.
- Online participative design process with future residents.
- Modular timber frame Passivhaus.

team members

- Group with specialist skills.
- Quantity Surveyor for financial appraisals and viability assessments.
- Planning Consultant.
- Land agent for site searches and initial appraisals.

costs

- Grant Funding to reach RIBA Stage 3 Developed Design from Homes England Community Housing Fund.
- Approximately £4m construction cost for 20 homes, common house and landscaping.



case study

elders cohousing | CLT | hartland, devon



village extension | fabric first | SUDS

elders cohousing

- As part of a local family land owner led village extension for 69 homes an elders cohousing group of 13 households has been incorporated.
- The site also provides a range of affordable CLT houses, alongside open market homes.

design approach

- Rural site.
- Asymmetric pitched roof 1.5 storey dwellings with and without first floor bedrooms.
- Central Common house.
- Private & Shared garden areas.
- Extensive SUDs features.

team members

- Landowner client / lead urban designer.
- Elders Cohousing group.
- Housing Association CLT partner.
- Full design team of consultants.
- Extensive legal negotiations.
- Homes England subsidised.

costs

- Grant and Loan funded to reach planning and tender stages.
- Land crowd funded locally.
- Approximately £13m construction cost for 69 homes, common house and landscaping.



case study

bridport cohousing | CLT | west dorset



Car-free streets



SUDS design integral to layout

Integrated renewable tech



A central common house building

zero carbon | timber frame | AECB Standard

bridport cohousing

- Construction due to complete late 2022 on the largest affordable cohousing project in the UK.
- 53 timber framed homes built using MMC on crowd funded land, and led by a sociocratic group of local residents wanting to make change.

design approach

- Affordable terraced houses facing south with microgrid PV array.
- Central Common house.
- Perimeter parking.
- Timber framed homes made off-site.
- Extensive SUDs features.

team members

- Sociocratic client group.
- Experienced project manager.
- Design and Build Contractor.
- Housing Association (RP) partner.
- Microgrid PV array across roofs.
- Full design team of consultants.
- Crowdfunded for land acquisition.

costs

- Grant and Loan funded to reach planning and tender stages.
- Land crowd funded locally.
- Approximately £8m construction cost for 53 homes, and landscaping.
- Common House and land acquisition have been crowdfunded.

bridport cohousing : a place to grow



Group Workshops



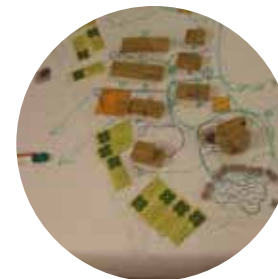
House Layouts



Planning for Real



Landscape Design



Consensus Layout

case study

back garden city | community-led | knowle west

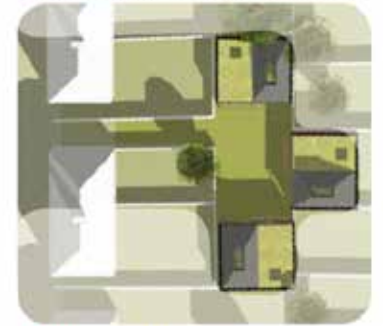


Overview of cluster types



tiny homes | MMC | backland infill

Starter Home Across Gardens



Cohousing Cluster

Flexible configurations to suit needs

Variable sized homes



Annexe to Rear Garden



Starter Home Across Garden

Project principles

In Garden City and Post-War Suburban neighbourhoods across the UK houses are typically semi-detached on generous plots. This affords a front garden, side access, garage or parking space, and a large back garden. It is proposed that new single-storey homes could be built to the back of these plots for family members to live in independently in close proximity to the main dwelling.

Case could be developed in multiple configurations and unit sizes. An individual could create an annexe for...

we can make

- We Can Make run by KWMC is developing an approach to small sites across the area.
- We were involved in the project in its infancy and developed a tiny house approach, and was a runner up in a national RIBA competition.

design approach

- Flexible design approach enabling a range of house types to suit different site conditions.
- Use of MMC timber frame cassettes, with local labour input from existing trades.

team members

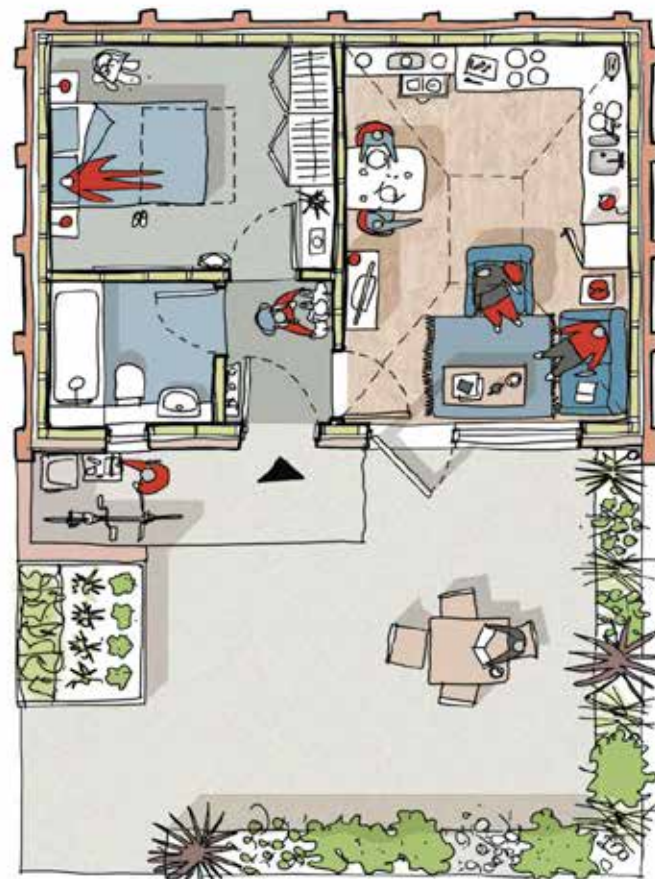
- Barefoot architects undertook the work as practice development, and later partnered with 'Tufeco' to develop a low cost MMC construction system which could be customised to suit individual clients and sites.

costs

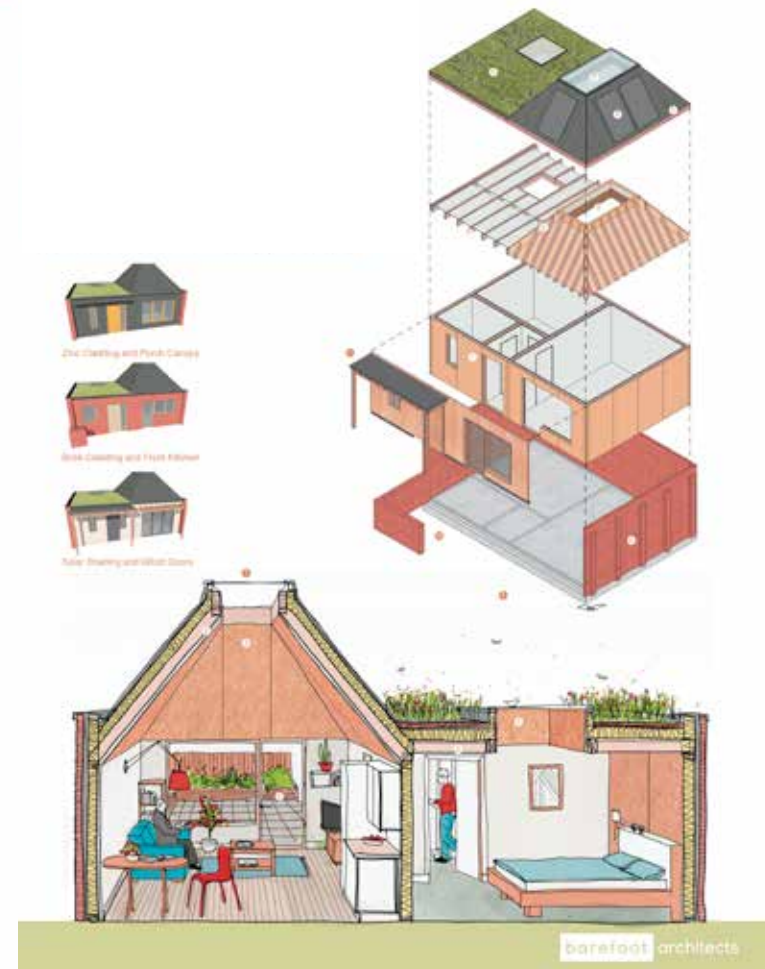
- Tufeco provided a fully costed 37m² home at £54,403 in October 2017.
- This equates to £1470 per m² which was for a basic specification model to enable customised internal and external finishes.



Overview of Typical Neighbourhood. A variety of unit configurations and sizes is indicated.



35m² Plan (North Varies)



case study

lancaster gardens | community-led | plymouth



Co-design with residents



SUDS design by Robert Bray Ass.



Enhanced community access



Example technology and solar orientation - -

passivhaus | timber frame | rain gardens

whitleigh big local

- Whitleigh Big Local was established in 2012 with a grant of £1m from Local Trust National Lottery funding.
- Whitleigh Community Trust are leading the project for affordable homes to meet local need and we have just submitted it for planning!

design approach

- Terrace of six 2 bedroom solar homes, and four bungalows to suit elderly residents and those with additional needs.
- Passivhaus design with PV arrays and community gardens.
- Participative design at all stages.

team members

- Project Manager with support from Cornwall CLT.
- Full design team of sub-consultants to Barefoot Architects inc Passivhaus specialist for PHPP.
- Land transfer from Plymouth City.
- Extensive Pre-Application with Local Planning Authority.

costs

- Grant funded to reach planning stage.
- Land - gifted by City Council.
- Approximately £1.8m construction cost for 10 homes, road access and landscaping on challenging sloping site.



case study

astray close | community-led | bristol | big local



low energy fabric first | brick | community 'heart space'

ambition lawrence weston

- The intention is to build 36 new homes for shared ownership and rent and for these homes to be aimed primarily at meeting the needs and hopes of Lawrence Weston residents.

design approach

- Range of 2 and 3 bed houses with private gardens and central 'heart space' (illustrated).
- Fabric first approach with brick building envelope.
- Participative design at all stages using BIM and simple virtual reality.

team members

- Paid Project Manager.
- United Communities Housing Association development partner.
- Full design team of consultants.
- Land transfer from Bristol Council.
- Extensive planning negotiations with strong local support.

costs

- Grant funded to reach planning stage. £75k from Homes England.
- Land free (£1).
- Approximately £6.8m construction cost for 36 homes and landscaping on challenging sloping site.



case study

turner gardens | community-led | bristol



landscape led | ecological gardens | wildlife friendly

lockleaze neighbourhood trust

- LNT's vision is a fair and secure local housing market that positively contributes to the thriving community of Lockleaze. The project places residents at the heart of the process.

design approach

- Range of 1 and 2 bedroom apartments and houses for down sizers / young people.
- Ecologically, landscape led proposal with communal gardens, rain gardens and wildlife friendly features and materials.

team members

- Paid Project Manager.
- Full design team of consultants.
- Land transfer from Bristol Council.
- Positive Pre-Application process with Local Planning Authority.
- Experienced Steering Group with housing expertise.

costs

- Grant funded to reach planning stage approx £140k.
- Land free (£1).
- Approximately £2.8m construction cost for 19 homes and landscaping on a tight urban infill site.



case study

sly fox feasibility | CLT | osmington



courtyard homes | flats over garages | lettable rooms

osmington CLT

- Retain a village pub, create and run a village shop, and build some affordable homes for local people.
- Respect the special heritage and character of the village, but with high performance building fabric.

design approach

- Range of 1 and 2 bedroom apartments and houses for down sizers / young people;
- A development which respects the character of the village, creates communal and private spaces, and retains mature site trees.

team members

- Initially, Barefoot Architects, a Quantity Surveyor for Cost Appraisals, and someone to Project Manage the process from within Osmington CLT.

costs

- Fees, Consultants, and Land all TBC.



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building
community

get in touch
if you need
any help!