

# Welcome to Curo's exhibition of plans for 47 new homes in Stoke St. Michael

Join us to give your feedback on plans for 47 affordable homes just east of Coalpit Lane. These homes range from cosy one-bedrooms to spacious four-bedrooms, all offered at about 40% below market rate for social rent or through Shared Ownership.

Come and explore our proposals for the development. We are also available to offer more information about the Shared Ownership homes.

## About Curo

Curo is a housing association and housebuilder with more than 13,000 properties across the South West. Alongside providing homes for more than 25,000 people, we build hundreds of new homes every year.

We have no paid shareholders, meaning that all our profits are reinvested in our existing homes and used to create more affordable homes.

Importantly, we are a long-term investor in the places we develop, often managing the affordable homes in perpetuity. This ongoing commitment guarantees not only the quality of our homes and places, but also fosters a lasting relationship with the communities we help build.



100%  
Affordable  
Housing

## Your feedback

We want to preserve the heritage of Stoke St Michael and build sensitively for the future. Our designs will reflect the rural character of the village and include improvements to your streets and public open spaces. We know we have a big responsibility to get this right, so we need your feedback and suggestions to ensure that the development aligns with needs of the Stoke St. Michael community.

Feedback using the forms provided or online at: [curo-group.co.uk/coalpit-lane/](https://curo-group.co.uk/coalpit-lane/)

Client:



Project Architect and Urban Design:



Landscape Architect:



Ecologist



Planning Consultant:



Employer's Agent:





# Outline Planning Permission

## Outline Planning Permission

Curo bought this land with permission already granted to build 47 new homes on the site as part of the Outline Planning Permission (ref: 2020/0580/OTS).

Key aspects like the number of homes, site access, and basic layout have already been established by the former land owner and local authority.

## Understanding the next steps

As the site already has approval for development, we are now working on the Reserved Matters Application.

The Reserved Matters Application addresses all the specifics of the project, including the architectural design, landscaping, and the precise arrangement of roads and homes.

As soon-to-be members of your community, we want your feedback to ensure the designs of our development make it the best it can be.

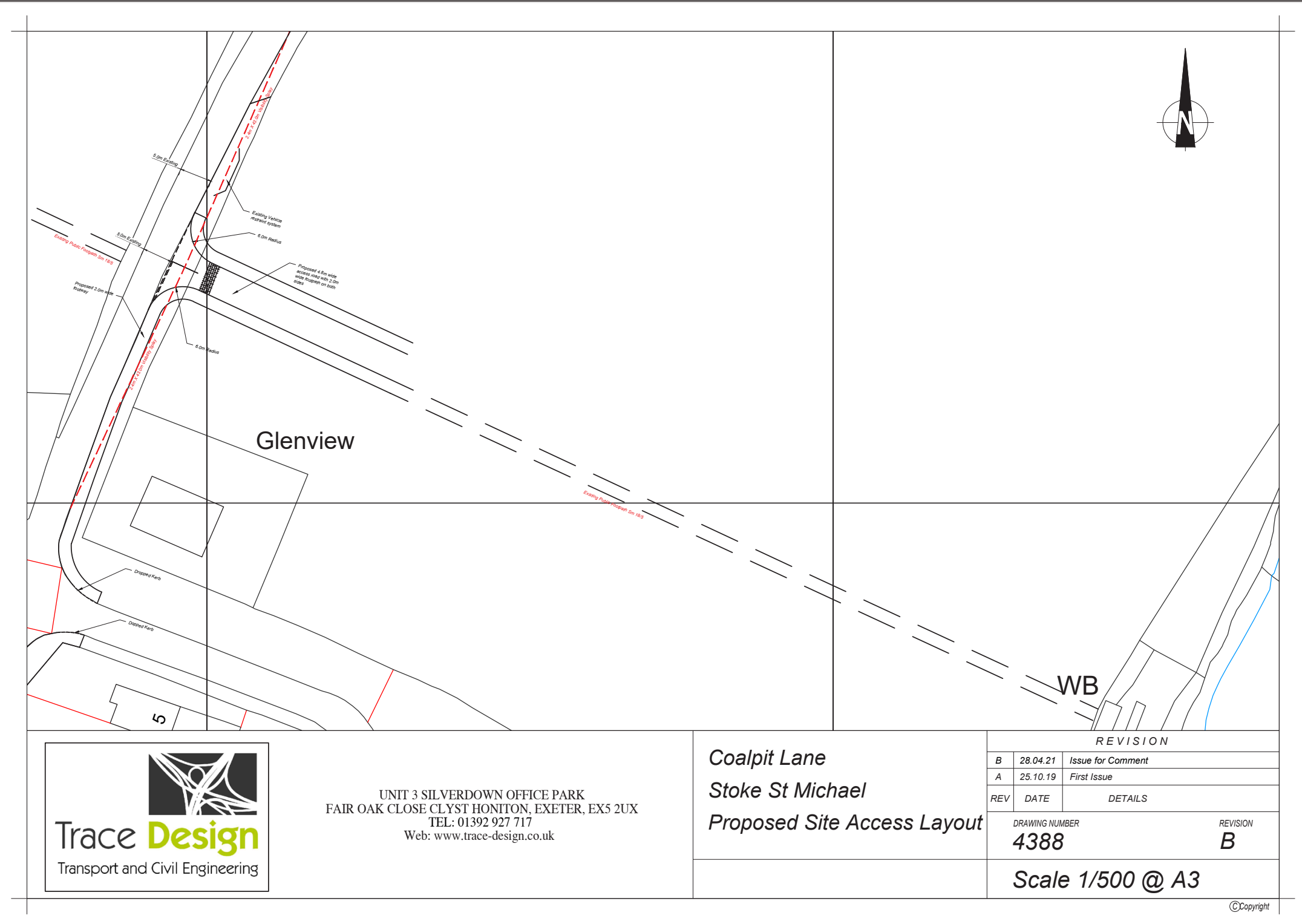
## Things already established

The Outline Planning Permission has already established and agreed the following aspects of the design:

- **Entrance:** The design of the site's access from Coalpit Lane is set, leading to a thoughtfully planned internal road layout featuring a prominent central area as you enter, enhancing the neighborhood's charm.

- **Environmental Improvements:** The development will include woodland planting for landscape and ecological enhancement, though this area will remain inaccessible to the public.

## How will the site be accessed?



## Site Layout at Outline



- **Community-Focused Spaces:** The development will include specially designed public open spaces and a play area located in the southeast corner. These spaces are designed to foster community interaction and provide serene spots for relaxation and play, away from busier roads.

## Access

Access to the site is firmly established according to the plan shown to the left, with the following specific arrangements for access:

- A 2m wide footway heading south into the village along Coalpit Lane, connecting to the existing footpath network.
- A 4.8m wide access road into the site, with a 2m footpath on both sides.
- Connection located at existing field gate access and can facilitate integration of Public Right of Way.



# The Site

## Background

The site is currently in agricultural use, sloping towards the east. Public footpath SM 18/5 crosses the boundary from Coalpit Lane at the western boundary to Mill Lane on the eastern boundary. The site is situated on the northern edge of the village, about 300m from the village centre. To the west of the site, across Coalpit Lane, Stoke St. Michael Primary school is located a short walk away, while to the north and east of the site a wide range of walking opportunities can be found within the local area.

# New Homes

Our homes are designed to suit everyone, from individuals to families. Each home has been designed to have plenty of space for living, dining, and playing together.

We want to build a variety of homes, ranging from 1-bedroom to 4-bedroom, where each home is designated with at least two allocated parking spaces. Our homes are bespoke and are designed specifically for this site.





# Proposed Site Layout

We have designed the development to create an attractive place to live for future residents that also improves the surrounding neighbourhood.

Central to our design are new public spaces including pedestrian-prioritised shared streets, green spaces, and landscaped areas.

The homes, all limited to a two-story height, are thoughtfully laid out to resonate with the existing rural charm and the natural topography of the site. You can see the storey height in the graphic to the right.

By strategically placing homes and respecting the existing building line, we've enhanced the frontage along Coalpit Lane. This layout improves pedestrian access to Partman's Hill, clearly distinguishing between public and private spaces.

We also plan to upgrade the existing footpath to enhance both functionality and visual appeal of the area.

Storey height: 2 STOREY



## Site layout





# Homes to suit the Village Character

The development has been sensitively designed to integrate and relate the scheme within the rural character of Stoke St Michael. To ensure our proposal fits the local context, we conducted an in-depth architectural character analysis of the surrounding area. This analysis guided our choice of materials and architectural features, ensuring that our designs resonate with the local style.

We propose two distinctive, yet related, character areas that mirror the local architecture and naturally extend the village along Coalpit Lane. These areas have been designed to complement the existing community aesthetics, reinforcing a sense of continuity and belonging.

## Have your say!

We want to hear your opinion of our architectural interpretation of Stoke St. Michael.



Streetscene A-A: Stoke Reach



Streetscene B-B: Mill Green

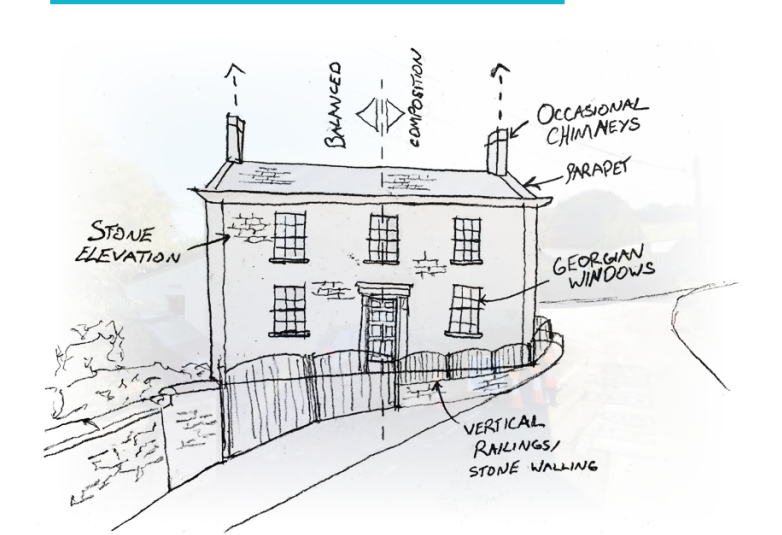
### STOKE REACH FORMS THE NORTHERN PROJECTION OF THE VILLAGE ALONG COALPIT LANE

- Cottage vernacular of narrow set two storey terraces and occasional wide set units
- Mix of up and over and front small gabled roofs in keeping with the adjacent modern housing
- Window and front door surrounds to wide set detached cottages in key locations
- Varied entrance features
- Hedge planting to front gardens
- Closeboard fence and instant hedge planting to prominent locations

### MILL GREEN DIRECTLY RESPONDS TO MILL LANE AND THE LANDSCAPED EASTERN EDGE

- Lower density towards Partman's Hill
- Architectural style reflective of Stoke Mill and surrounding two storey farmhouses
- Balanced composition of Georgian and villa casement window openings
- Mostly up and over roofs with occasional gables
- Chimneys in key locations
- Closeboard fence and instant hedge planting in prominent locations
- Celebrated corner elevations

05 CROSSLYNDS, THE BRIDGE



3 Bedroom Home

08 COOKS FARMHOUSE



3 Bedroom Home

07 CHURCH STREET TERRACE



2 Bedroom Home



3 Bedroom Home

04 TOWER HILL TERRACE



2 Bedroom Home



4 Bedroom Home

## Existing Vernacular

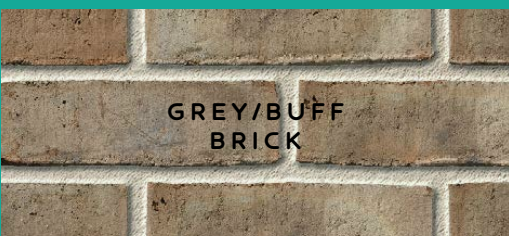
## Proposed Elevations

## Existing Vernacular

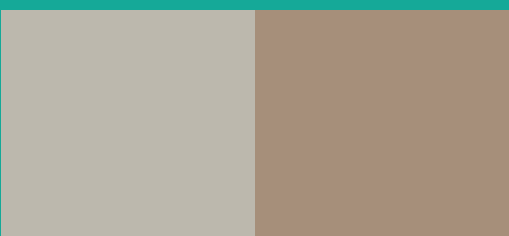
## Proposed Elevations

### MATERIALS AND DETAILING TO REFLECT THE LOCAL AREA

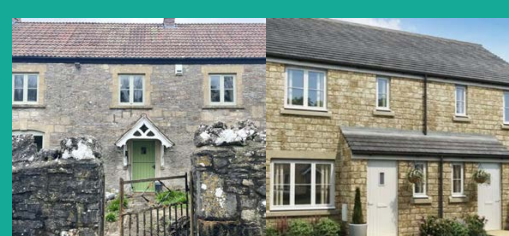
#### PROPOSED MATERIALS



#### PROPOSED TONES



#### PROPOSED DETAILING



PRIMARY

SECONDARY

ROOF TILE

ELEVATIONAL DETAILS

KEY BUILDING FRONT BOUNDARY

FEATURES

ENTRANCE FEATURES

REAR BOUNDARY

FRONT DOOR COLOURS

LIGHT GREY

LIGHT GREEN/GREY

Client:



Claywater homes

Project Architect and Urban Design:



PLACE BY DESIGN

Landscape Architect:



Ecologist



Planning Consultant:



Employer's Agent:





# Parking and Traffic

Every home will have designated parking spaces, as well as access to evenly distributed visitor parking. Over 130 parking spaces are provided, averaging more than 2 spaces per home (and more than 1 space per bedroom). Electric vehicle charging points will also be incorporated into all the new homes.

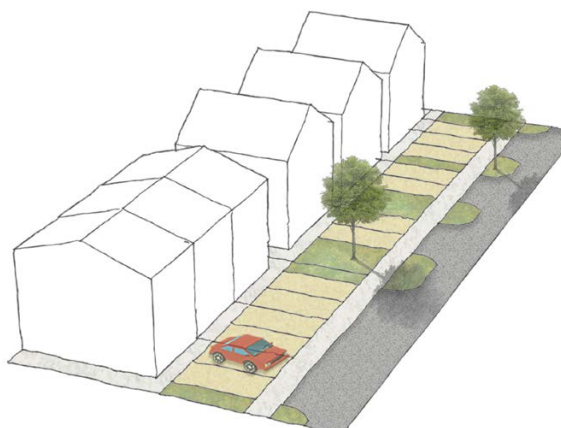
## Traffic Management

The impact of the development on traffic was considered as part of the Outline Planning Permission. Analysis set out an average of an extra vehicle every 2 to 3 minutes would arise between the peak times of 8-9am and 5-6pm.

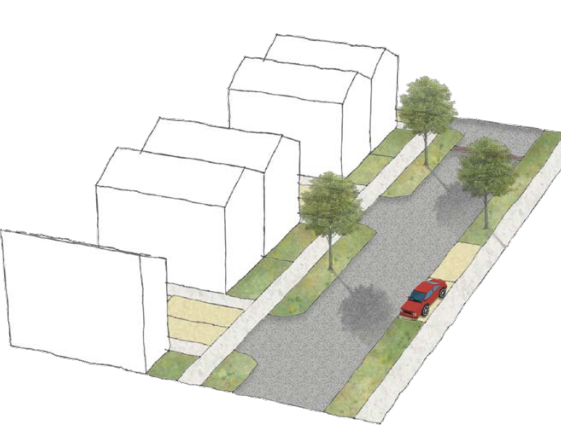
To improve safety and connectivity, we will extend the pedestrian pavement to St Michael's Close to integrate with the existing pedestrian network.



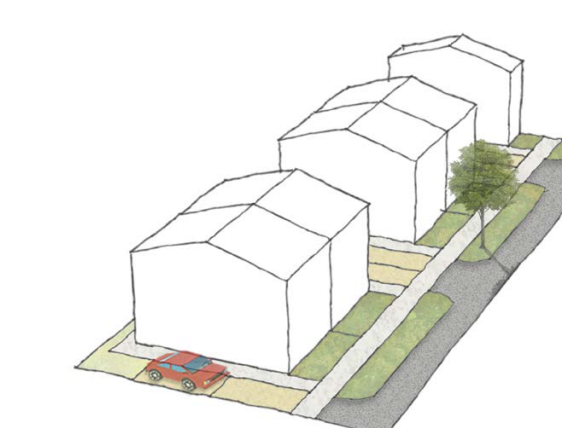
## Parking Types:



**Front parking court:**  
Most parking is provided on site in front of units for efficiency in a similar form to terraced areas of Stoke St. Michael, landscaping and tree planting enables the impact of parking on the streetscene to be reduced.




**Parallel on Street:**  
Some visitor parking bays are provided in the form of parallel on street parking. Gaps between bays enable effective landscaping to reduce the impact of cars on the streetscene.




**On Plot Side Parking:**  
Side parking allows for easy access from new homes and into gardens.

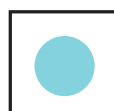
**KEY**



Adoptable highway



Unadopted - Curo



Indicative location of Electric Vehicle Charging



# Public Spaces and Sustainability

The public spaces we are proposing are just as important as the homes. This development presents us with a unique opportunity create new public spaces within the site offering opportunities for new and existing residents to meet, socialise and enjoy the outdoors.

Our proposal aims to create an inviting environment, fostering connection among residents. We are fully committed to the ongoing management and upkeep of these open areas, a responsibility we’ve successfully undertaken across many of our properties.

All new homes will benefit from electric vehicle charging points and air source heat pumps. This helps lower carbon emissions from our homes and makes them more affordable for our residents.

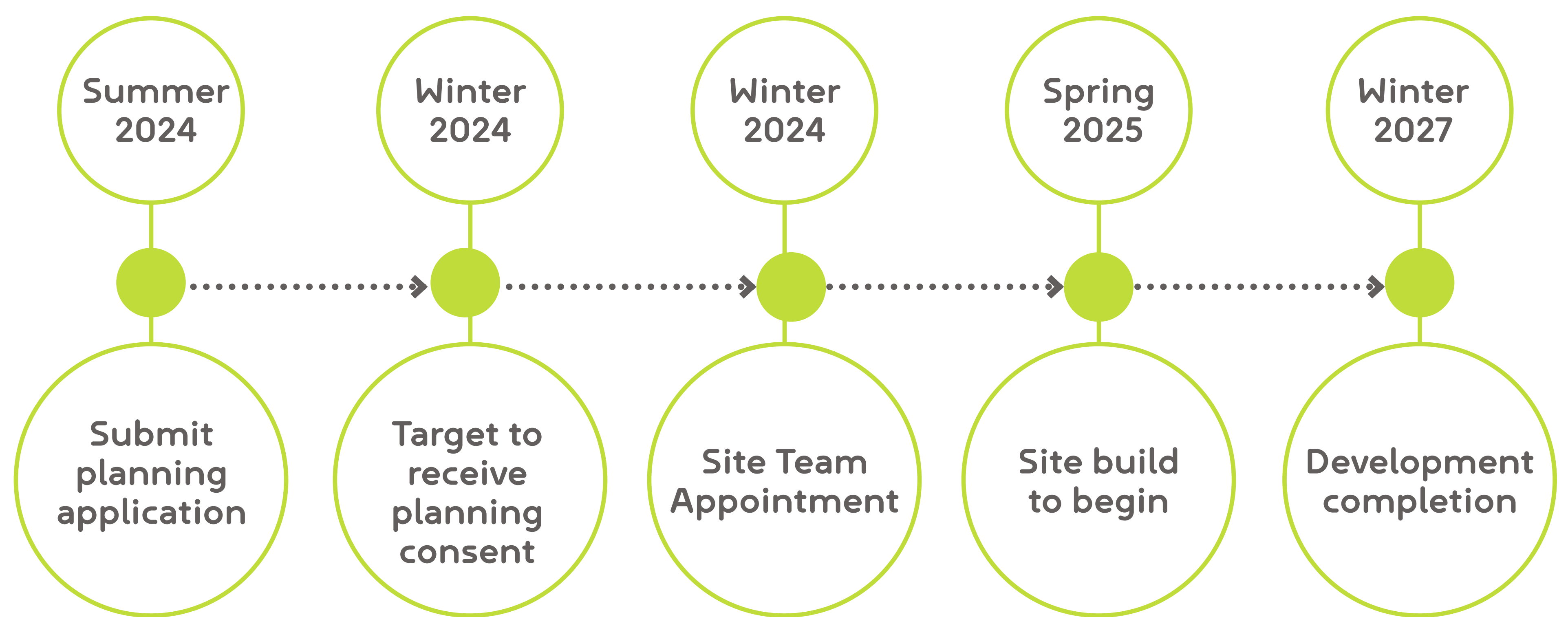
Homes will be built with a timber construction, and will be designed to achieve at least a B rating. Construction management plans will be produced and agreed as a condition prior to start on site.

## Open space aspirations





# What Happens Next?



Scan here to give us your thoughts  
.....➤



Indicative Park Edge streetscene facing Coalpit Lane

## THANK YOU

Thank you for taking the time to attend this public exhibition about the proposed development off Coalpit Lane in Stoke St. Michael. Please fill in a feedback form today or visit [curo-group.co.uk/coalpit-lane/](https://curo-group.co.uk/coalpit-lane/) to let us know what you think.