



The Architecture Centre

## Lime Tree Square Street, Somerset

### Notable design features

- Shared space road design used as an alternative to conventional traffic calming
- Houses made from Structural Insulated Panel System (SIPS)
- Solar panels on roofs of 47 phase-1 houses provide hot water
- Mechanical heat recovery system pre-warms incoming fresh air
- Rectilinear grid to maximise permeability and legibility



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Lime Tree Square is the first phase of the 400 home ICON development in Street, Somerset. The scheme uses an innovative approach to highways design based around the concept of 'shared space'. In 2009 the project achieved the highest score ever awarded under CABI Building for Life.

### Project description

Lime Tree Square is a £35m scheme to redevelop a 10.65 ha site formerly occupied by Clarks shoes. As the owners of the land Clarks had substantial input in generating the vision for the site. Clarks' aim was "to produce a new development of outstanding quality as a legacy for the town" (FCB Studios).

The scheme comprises 138 one and two bedroom apartments, as well as two, three and four bedroom homes. The 30 affordable homes at Lime Tree Square are managed by Knightstone Housing Association, which has been working with developers Crest Nicholson since design stage.

The development is laid out as a legible and permeable rectilinear grid. Home Zone and Shared Space principles are employed giving pedestrians priority over cars. All the public spaces are overlooked by housing so that children can play outside more safely.

There was extensive community consultation from an early stages in the development, including the formation of a stakeholder group, 'Planning for Real' workshops, and visits to three

housing developments demonstrating best practice in sustainability.

All parties were keen to explore innovative design approaches and further develop best practice. A full professional team was appointed to advise on sustainability, including the Healthy Cities research centre from the University of the West of England. During the process UWE prepared a health impact assessment for the site.



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## Lime Tree Square, Street, Somerset

### Comment

The vision is "... to produce a new development of outstanding quality as a lasting legacy for the town. It will be viewed as an exemplar of sustainable housing development in a market town location that will not only become a model of best practice in the short term, but will stand the test of time and remain as a living exemplar 50 years from now."

Clarks Design Brief

"The scheme has the potential to establish new standards for street design, architecture, landscape provision and sustainable housing."

Hamilton-Baillie Associates

### Essential data

Location  
Street, Somerset

Construction period  
First phase completed 2009

Project team  
Developer: Crest Nicholson South West Ltd  
Architect: Feilden Clegg Bradley Studios  
Landscape Architect: Grant Associates  
Shared Space and Public Realm  
Consultants:  
Hamilton-Baillie Associates

Client  
C and J Clark International Ltd

Cost  
£35m

Awards  
CABE Building for Life Gold (2009)

BREEAM rating  
EcoHomes rating 'Excellent'

### Further information

CABE case study:  
[www.cabe.org.uk/case-studies/lime-tree-square](http://www.cabe.org.uk/case-studies/lime-tree-square)

Crest Nicholson:  
[www.crestnicholson.com](http://www.crestnicholson.com)

Feilden Clegg Bradley Studios:  
[www.fcbstudios.com](http://www.fcbstudios.com)



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