



5C) Icon + Houndwood Street, Somerset

- Somerset
- Mixed Tenure
- 400 Homes



The Icon neighbourhood is built on the original Clarks shoe factory site in Street, a Victorian industrial market town of 11,100 residents. The scheme accepts that many people need to use cars – particularly in a semi-rural location – but aims to integrate car parking in a more sensitive manner, creating a ‘shared space’ environment that provides equal rights for cars, pedestrians and cyclists.

The site comprises a mix of 400 apartments, mews houses and terraced houses near the town centre.

Public squares, housing squares, boulevards, streets, mews and ‘garden streets’ are laid out in a hierarchy to manage traffic speed. Boulevards traverse the scheme from north to south, with perpendicular residential terraces creating a permeable grid structure. Footpaths and cycleways weave a separate route through the neighbourhood and link the site to existing local facilities and public transport nodes.

Parking is accommodated in a variety of formats. All houses feature a garage space, well concealed by timber doors, which reflect the timber cladding of the rest of the house.

Timber decks sit above the garage, which – in addition to small back gardens – provides outdoor space on both the front and rear of the properties.

In addition, the scheme provides remote parking courts along boundaries and to the rear of some properties. On-street parking is provided on some roads, but street trees and planters help to lessen the presence of cars. Inevitably there are areas where the parking strategy has been more successfully implemented

than others, and some residents choose to park in undesignated areas; however, overall, the balance between cars and pedestrians is well balanced.

The high-density design enables 40% of the site to remain as ‘public space’, the result of a thorough public consultation exercise to ensure the existing community would also benefit from the new development. This includes a central 600m sustainable reed bed drainage system, a village green, pocket parks, productive orchards and herb gardens, street planters and benches, and sculptures such as an iconic topiary giraffe.



CARS



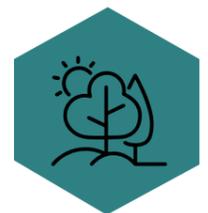
WALKING & CYCLING



GREEN SPACE



AIR QUALITY



INTERACTION

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