

# KI Client Brief Workshop 6

## Common House, Follow Up

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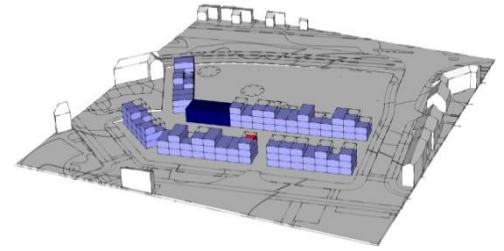
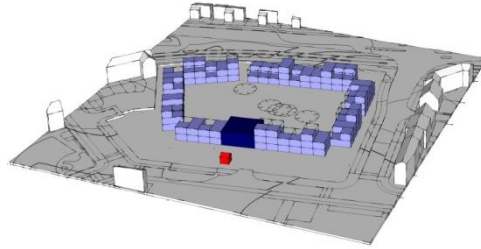
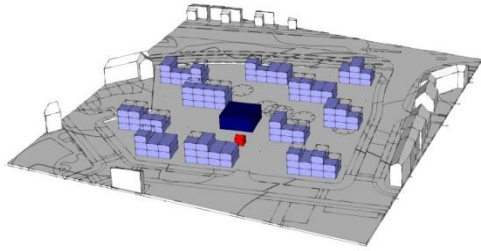
**10 June 2013**

# Workshop Aims

- Recap last meeting (Propose 'Lane' topology for adoption.)
- Review key factors effecting Common House.
- Review group priorities for Common Space.
- 24 Spaces... Space by space... definition and key features.
- Test out possible layouts for Common House.

# Recap last meeting

Propose 'Lane' topology for adoption



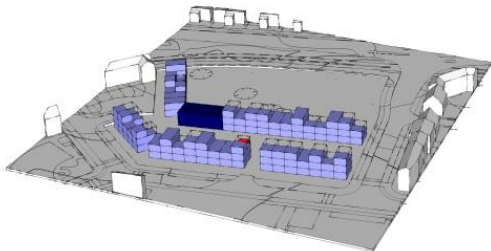
Cluster, Courtyard, Lane

## Positives

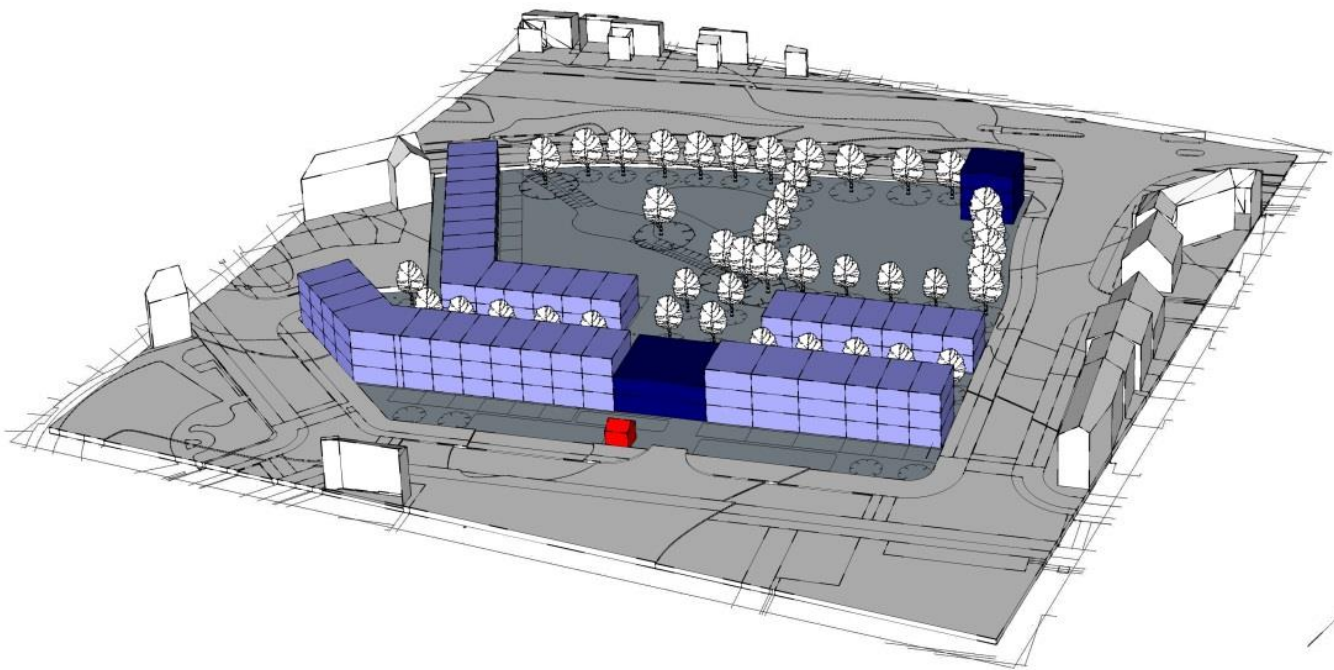
- Good evening sun to the common house.
- Some properties with good evening sun, others with good morning sun – allowing choice.
- Lots of space for planting or bund to act as a buffer to the South.
- Lots of space for a shelterbelt to the South West.
- Good eye contact between properties.
- Common House located in a central position.
- Lots of space on the site for other uses.
- Allows for some properties near the Common House, and other more private houses further away. (Interestingly, this was seen as negative in the previous discussion about the cluster.)
- Varying scales of spaces.

## Negatives

- Little opportunity for buffer to the A14.
- Little opportunity for shelterbelt to the North East.
- Safety for Children
- The “wild” space is very open to the South.

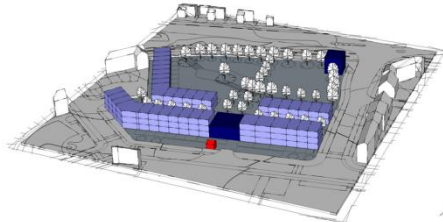
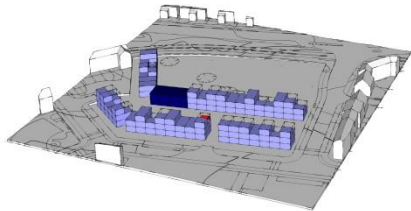


Lane

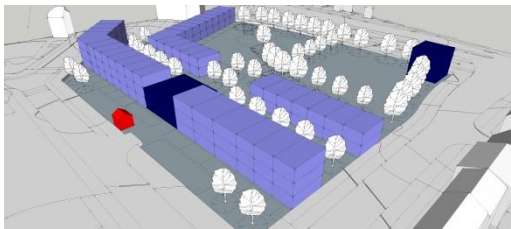


Lane, Mk2

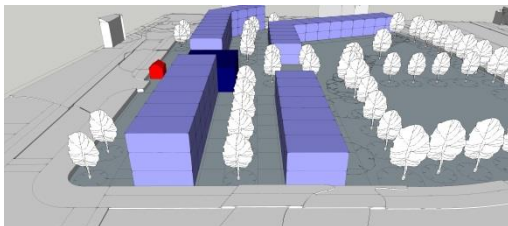
Changes	Benefit
<ul style="list-style-type: none"> <li>• Enter site through common house</li> <li>• Or ends of lane</li> </ul>	<ul style="list-style-type: none"> <li>• Improves child safety,</li> <li>• Increases social interaction</li> <li>• Keeps cars to North of Site</li> </ul>
<ul style="list-style-type: none"> <li>• Moved Lane and buildings to the south</li> </ul>	<ul style="list-style-type: none"> <li>• Opportunity for buffer to the A14, and or parking opportunity for shelterbelt to the North East.</li> </ul>
<ul style="list-style-type: none"> <li>• Court Yard space created in front of Common house (Village Green/Town Square)</li> </ul>	<ul style="list-style-type: none"> <li>• Improved Safety for Children</li> <li>• The “wild” space is very open to the South.</li> <li>• Place to gather for events</li> </ul>
<ul style="list-style-type: none"> <li>• Wild space and Productive gardens, and trees added</li> </ul>	<ul style="list-style-type: none"> <li>• Safety for Children</li> <li>• The “wild” space over looked by common house and Dwellings</li> <li>• Summer shade</li> </ul>



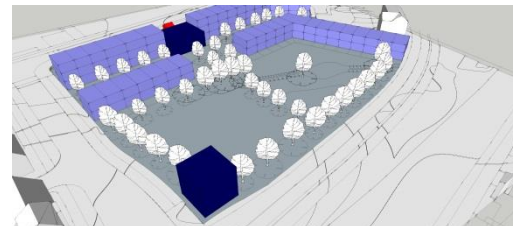
Lane, Mk.2



Parking and Shelter Belt to North



Pedestrian Access via Lane



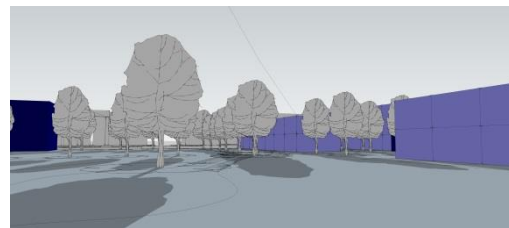
Possible location of Garden Offices



Outdoor Area Feb 10:30

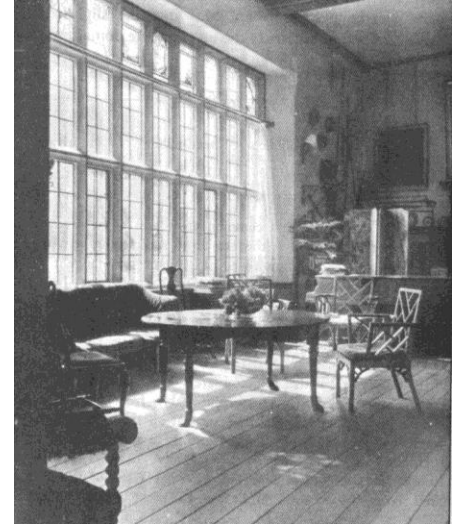


Towards Common House June 17:30



Wild Space May 17:30





# Key Factors Effecting Common House

Place Making, Adjacencies, Functions

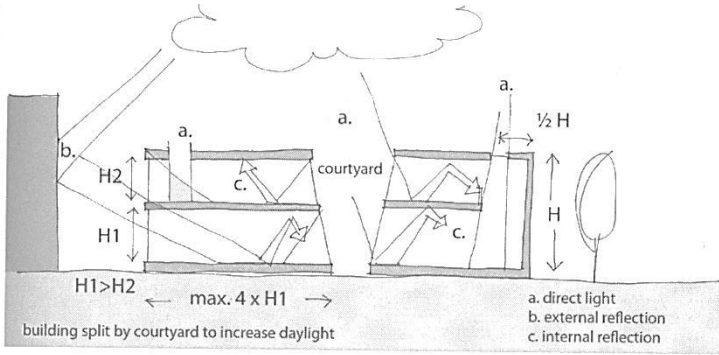
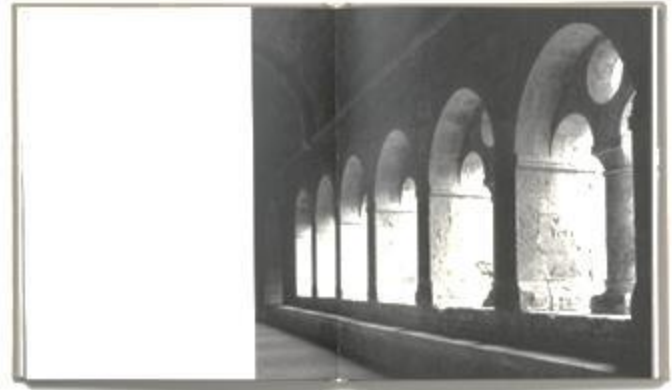
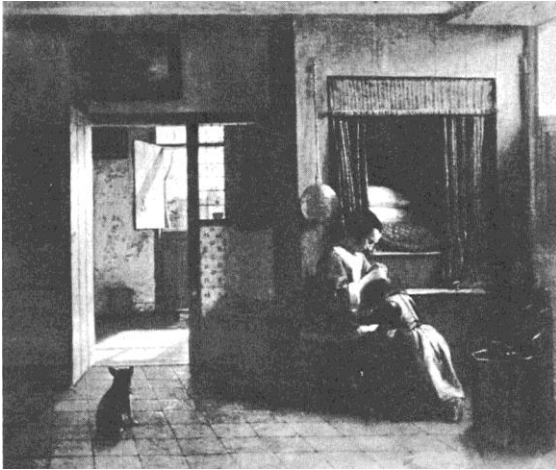


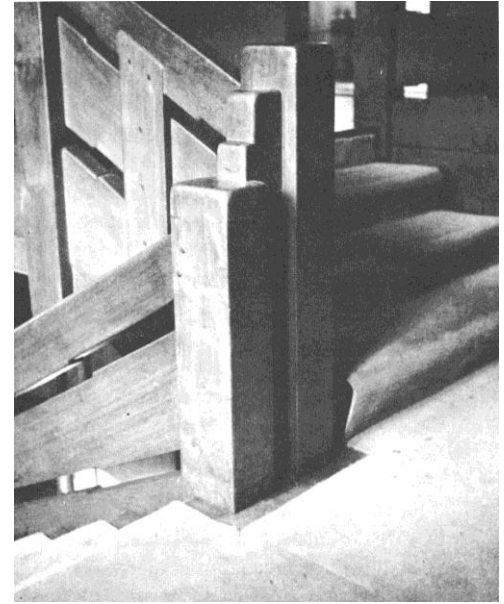
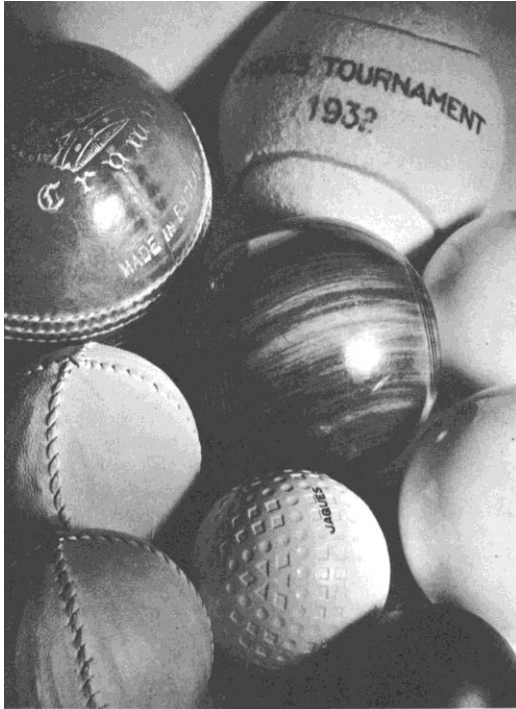
Fig. 6.5.6. Daylight rules of thumb



*A daytime focus.*

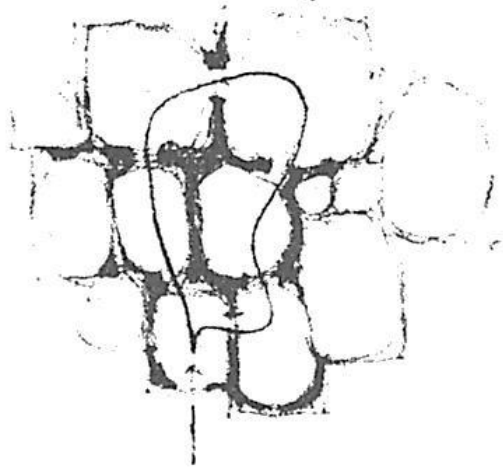
# Place Making

## Light, Sound,



Place Making  
Feel, Materials

loops through rooms



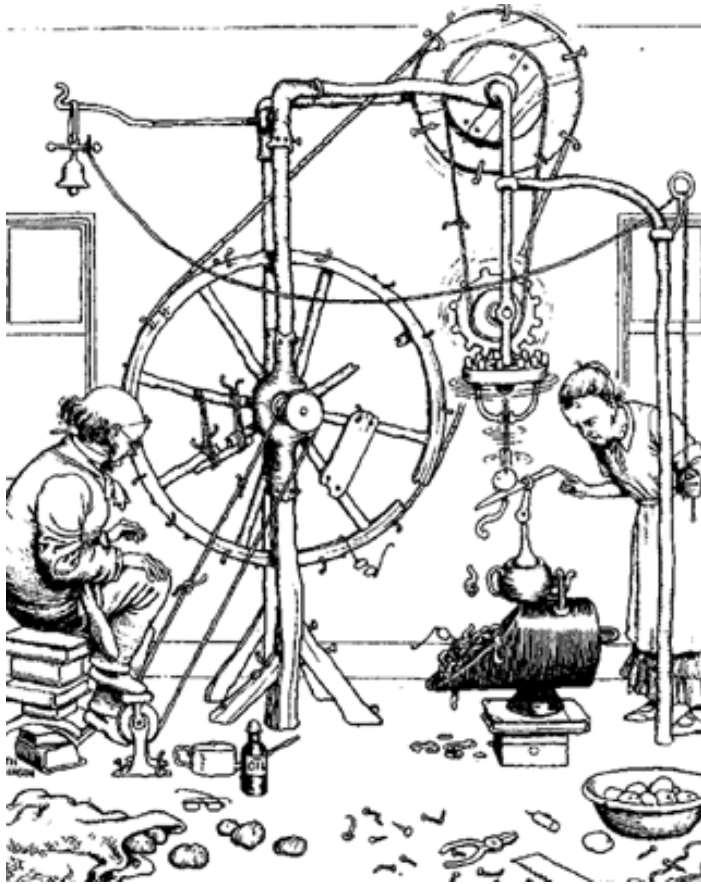
generosity of movement

wide doors



# Adjacencies

Location, connections, sightlines, views



Functions  
Use, Maintenance

# Assumptions

## Common House

Single Common House

Serving 36 dwellings

# Assumptions

## Grounds

- Some Personal Parking Spaces or Garages
- Some areas restricted or supervised for Kids
- Mix of Private and Shared Spaces

Space	Function	Priority	Min size (m <sup>2</sup> )	Max size (m <sup>2</sup> )	for workshop #6 (m <sup>2</sup> )	
Great Hall	Dining, dancing	1	60	120	90	60 people dining comfortably (1.5m <sup>2</sup> each)
Kitchen		1	20	30	24	Based on 4 people cooking for 60 people.
Living Room	Read the paper, small meetings	1	15	30	20	
Workshop	Bike repair, woodwork, DIY	1	30	60	60	Could be completely separate building
Play Room	Childrens play	1	20	60	20	
Large Multifunctional Room	Games room (adults!) bar, tv/films	1	20	40	20	Could this be combined with the Great Hall?
Meeting Room	Committee meetings, office space	±	210?	20	212?	Is this necessary?
Main Entrance	Draft lobby	1	3	15	15	Combined
Cloak Room (mail)	Mailboxes, coat hooks, store boots	1	10	15		
Support Spaces - WCs	2 general accessible WCs, 1 next to guest room(s)	1	9	9	9	3 accessible WCs at 3m <sup>2</sup>
Support Spaces - Cleaning cupboard	Vacuum cleaner, mops etc (sink?)	1	3	5	3	
Support Spaces - Store Room	General store, materials, stationery. Etc	1	3	10	3	Lots of storage within each room (may need to be increased if flat roofs for dwellings)
Support Spaces - Chair/Table storage	Store furniture from Great Hall	1	5	10	5	
Circulation		1	?	?	?	Approximately 10-20% of total area
Conservatory	Read the paper, small meetings	1.5	10	20	?	
Small multifunctional room	Additional guest room, meeting space, therapy room	1.5	10	20	15	Without a meeting table
Guest-suite	1 large guest bedroom	1.5	10	15	15	
Laundry	Commercial washers/dryers, folding area	1.5	10	15	10	
Office (hotdesks)	Desks for anyone to use as an alternative to home office	1.5	10	20	15	2m <sup>2</sup> per person plus equipment
Pantry	Store for food bought I bulk	2	5	10	5	
Gym		2.5	10	20	10	
Sauna/ Spa		?	10	20	15	
Art Studio		?	10	20	15	
Music Practice Rooms		?	5	10	5	
Teen Room		?	10	30	15	
Separate TV Room		?	10	20	15	
Guestroom #2		?	10	15	15	
Guestroom #3		?	10	15	15	

**TOTAL (m<sup>2</sup>)** **328** **674** **434**

Support Spaces - Bin storage		1	3	3	3	
Bike Store	Outdoor, covered area with bike racks	1	...	60	36	6m <sup>2</sup> for 10 bikes
Parking		1	?	?	?	12.5m <sup>2</sup> per car
Outdoor Area	For socallising, dining, cooking	1.5	50	150	90	
Roof Garden	Quiet outdoor space, communal	2.5	20	100	?	

Rentable workspace	Bookable offices (flexible so open-plan or not) for use over longer term	2-5	15	200	?	
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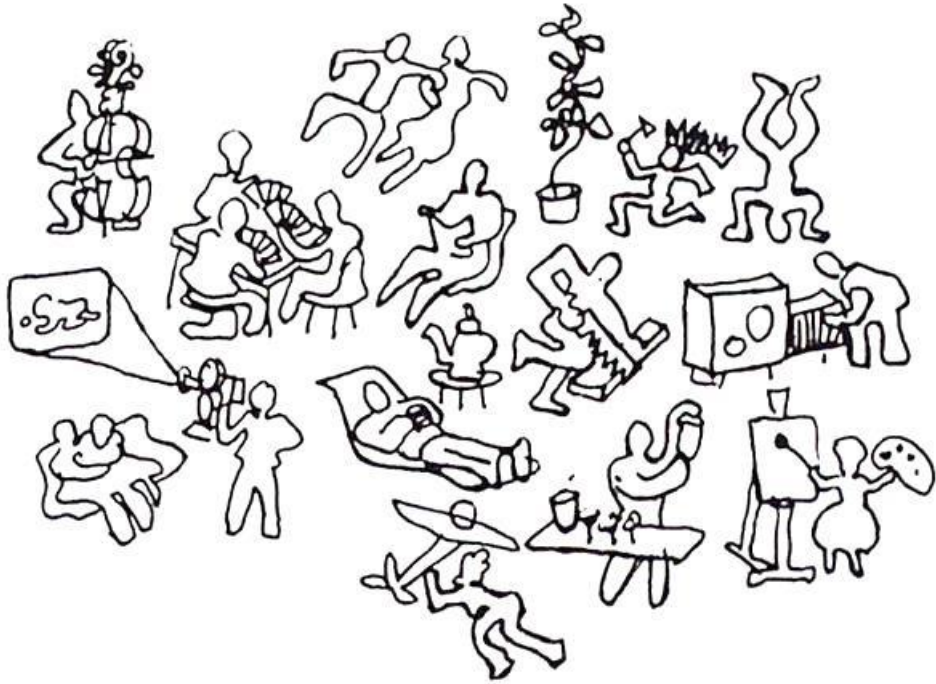
Based on

Scotthanson, C., Scotthanson, K., "The Cohousing Handbook" New Society Publishers, Canada, 2005.

Pelsmakers, S., "The Environmental Design Pocketbook" RIBA Publishing., 2012

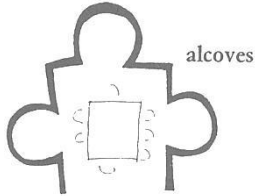
# Areas





## Essentials – Priority 1

Must have to succeed as the K1 Cohousing Common House



# Great Hall

The main gathering area in the common house, here you can share meals, gather for meetings with the whole community, celebrate and dance. This area should accommodate the entire community for some gatherings, and typically should be able to seat around two thirds of the community comfortably.

## Place Making (feel, materials, light, sound):

- The best space in the building.
- Lots of natural light. South facing if possible, mitigated glare/solar gain.
- Acoustically quiet.
- Flexible lighting.
- Comfortable for one person as well as for a crowd. Homely and welcoming, not a village hall.
- Include high ceilings, if at all possible.
- Consider a closed off area for quiet dining. "It shouldn't feel like an empty restaurant" if only a few are dining on a weekday evening for example.

## Adjacencies (location and connections):

- Located on the ground floor.
- Direct access to kid's room, visual connection, auditory separation.
- A visual connection to the kitchen and direct access to serving area. Separated by a folding screen or roller shutter hatches.

## Functions (use, maintenance):

- Fireplace, big wood-burning stove.
- Tables easy to setup and put away (will require storage.)
- A flexible seating area, like a living room (sofa).
- Long tables to encourage conversation.
- Provision for separate access to enable the hall to be rented out.
- Telephone/data connection.

## Area:

- Approximately 100m<sup>2</sup>

kitchen  
24m<sup>2</sup>



Where you prepare your common meals - typically, we assume, cooking for around 60 people. You may also want to bake large batches of bread together. Commercial appliances will be useful, but at the same time, the space needs to feel part of a home.

### Place Making (feel, materials, light, sound):

- Residential feeling.

### Adjacencies (location and connections):

- Adjacent to the Great Hall (dining hall).
- Would prefer access for deliveries to be to the kitchen but not essential.
- Would prefer access to composting area.
- Would prefer access to a herb garden.
- Near kid's room for supervision.

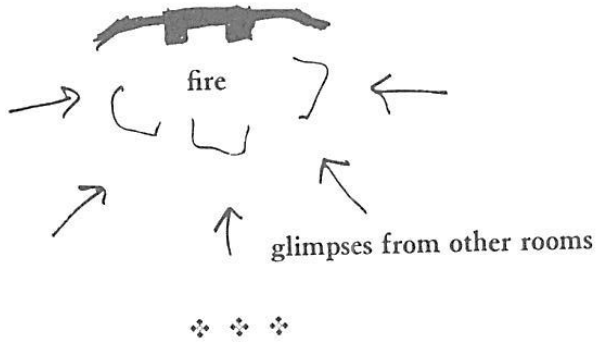
### Functions (use, maintenance):

- Efficient layout
- Accessibility: minimum of one sitting-height counter area, and consider additional cooktop and sink at lower height as well. This would provide an area for kids to cook, provided that it's safe when not supervised.
- Easy maintenance and cleaning.
- Commercial range appliances meeting the required regulations/standards to enable further business opportunities.
- Storage: pots, pans, utensils, linen, cutlery, crockery, condiments, etc.
- Small dining table to seat a few people.

### Area:

- Separate pantry minimum 5m<sup>2</sup>
- 20m<sup>2</sup> - 30m<sup>2</sup>, not including pantry.
- To accommodate 3 to 4 cooks cooking for 60 people. NB. Generally there will be less than 60, day-to-day.

# Kitchen



It is important to have a comfortable place for a small gathering, a place that feels homely for one person and for a small group (say, 10 people). This way, if you walk into the common house alone, you might actually decide to sit down and stay - maybe read your mail, maybe read the paper. And before you know it, somebody else wanders in, and you can catch up. This space can also serve as a place for small committee meetings. If it's near the entrance and mailroom, it encourages spontaneous use. If it is conveniently close to the Great Hall, you may naturally migrate there after-dinner to relax and talk. It could be an alcove off the Great Hall. It will include a glazed area, conservatory, a space to sit indoors and enjoy the sun, a space in which you can feel closer to the elements.

### Place Making (feel, materials, light, sound):

- Acoustically separated from kid's room.
- Blackwell House entrance hall as a case study.
- Conservatory should be a light, bright space with an indoor-outdoor connection, orientated to ideally catch autumn and spring sunshine but to minimise summer overheating.

### Adjacencies (location and connections):

- Relationship to the Great Hall for post-dinner pre-dinner lounging.
- Adjacent to mailroom if possible, preferably visible from the main outdoor gathering area and/ or entrance.
- Adjacent to outdoor area/ sitooterie with views of kids playing.

### Functions (use, maintenance):

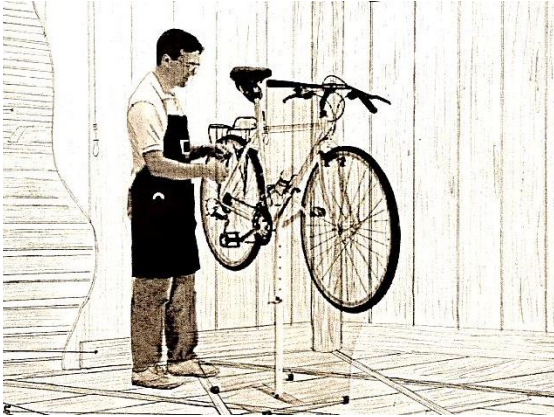
- Accommodate small meetings.
- Telephone data point.
- Wood-burning stove here or in the Great Hall.

### Area

- Approximately 20 m<sup>2</sup>.

# Living Room Conservatory

workshop  
60m<sup>2</sup>



# Workshop

This is a space to build things, make things and fix things. The workshop might include woodworking, repair and other functions. The noise and smells from workshops can conflict with other common house uses, for this reason workshops are often located in a separate building.

## Place Making (feel, materials, light, sound):

- Diffuse North light
- Robust, durable materials, well used.

## Adjacencies (location and connections):

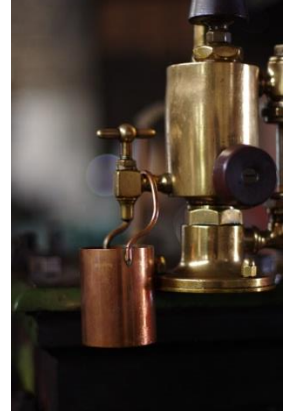
- Outside yard accessible to vehicles.
- Could be separate from the Common House.
- Distance to prevent noise disturbance, however most likely to be used evenings/weekends.

## Functions (use, maintenance):

- Ample storage materials.
- Ventilation system for dust.
- Wood or oil burner for heat in winter.
- Workbenches and shelving down both walls.
- Woodworking area.
- Metalworking area.
- Bike fixing area.
- Secure space, not obvious it's a workshop.

## Area

- Minimum 30m<sup>2</sup> – 60m<sup>2</sup>



play room  
(kids)  
20m<sup>2</sup>



# Play Room (Kids)

A place for the children to play, burn off energy and make lots of noise. One challenge is safely accommodating kids of different ages: boisterous six-year-olds will want to run around and could trip over toddlers. It's helpful to design separate spaces for different age groups. This is why, ideally, we recommend two areas: a larger space for the bigger kids, and another for the toddlers. In the larger space, it is nice if possible, to include wet play area, with a floor that permits activities such as painting. One issue to think about is whether to consider designing the kid's room to allow the licensed day-care.

## Place Making (feel, materials, light, sound):

- Acoustically quiet, separated from surrounding spaces.
- Light, bright, daylight space.

## Adjacencies (location and connections):

- Visually connected to Great Hall, acoustically separated.
- Near kitchen, outdoor play area and main outdoor gathering area.

## Functions (use, maintenance):

- Separate toddlers and big kids area, with connection between areas.
- Wet and dry areas suggested (for the big kids).
- Accommodate big toys for winter play (e.g. a climbing structure).
- Storage: out of reach, for art supplies, first aid, small toys, snacks, etc.
- Telephone/data connection.
- Bathroom with changing table and paraphernalia.
- Consider designing to accommodate day-care; may not be necessary or desirable.
- Easily cleaned, maintained.

## Area

- 20m<sup>2</sup> - 60 m<sup>2</sup> (Hannah Shields volunteered to feedback)

large multi-use room  
(games room)  
20m<sup>2</sup>

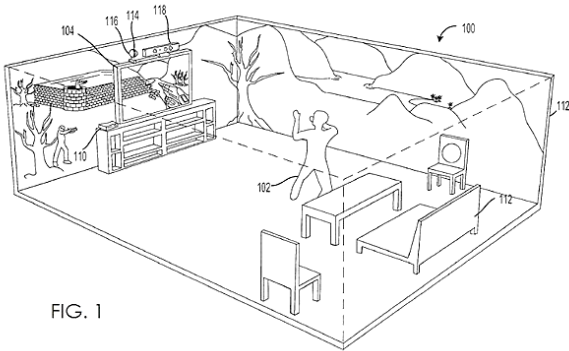


FIG. 1

A place to gather, play pool, table tennis or other games. These will probably want to be set up all the time otherwise they will not get spontaneous use. This may be a place to gather to watch big-screen TV, film or sports events, to practice a musical instrument or for a band practice. It may have a bar with secure storage and connection to the Great Hall.

#### Place Making (feel, materials, light, sound):

- Good daylighting.
- Acoustically separate.

#### Adjacencies (location and connections):

- Adjacent to the Great Hall with bar connecting the two.

#### Functions (use, maintenance):

- AV equipment, TV, music etc.
- Large enough for a ping-pong/pool table.
- Storage for games, equipment and activities.
- Telephone/data connection.
- Piano, space for a band to set up.

#### Area:

- 20m<sup>2</sup> – 40m<sup>2</sup>

# Large Multipurpose Room

## Games Room, Bar, Teen Room, Music Room

entrance  
(cloak room/mail)  
20m<sup>2</sup>



An entrance is an important element for most common houses; it provides a transition between inside and out. It should be big enough to mingle in before heading off into the main building. It should also provide a draft lobby to stop the worst of the elements and keep the building warm. We recommend having mail delivered inside the common house if possible, picking up mail will bring a lot of activity to the common house on a regular basis. If you design this area carefully, it will promote many enjoyable chance encounters. There should also be a space for hanging coats and storing bags.

#### Place Making (feel, materials, light, sound):

- Doormat as a floor finish.
- Inviting, welcoming space with a view of the Great Hall (dining room) upon entry.

#### Adjacencies (location and connections):

- Visual connection to the outdoor area (patio/deck.)
- Located to the lane side of the building although the Common House would also require an entrance to the street side.

#### Functions (use, maintenance):

- Announcements board.
- Telephone/data connection.
- Mailbox for each house.
- Coat hooks and storage for boots and personal belongings.
- Paper recycling.
- May include a seating area, or have easy and immediate access to one nearby.

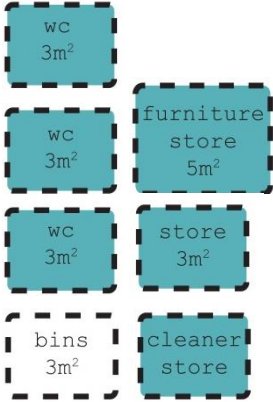
#### Area:

- Approximately 15 m<sup>2</sup>

# Main Entrance

## Cloak Room, Mail Room

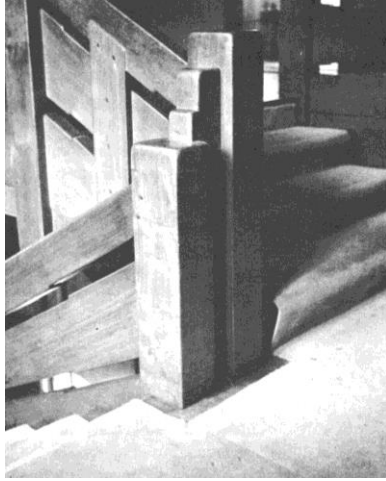




- Bathrooms: recommended to have two general use bathrooms with easy access to the dining area, one in, or near, the kids room. An additional bathroom should be associated with the guestrooms if not convenient to the main bathroom; include accessible facilities.
- Cleaning cupboard with mop, sink and storage for cleaning equipment, vacuum cleaners etc. Ventilation will be important.
- Storage cupboards in every room, where appropriate and practical.
- Chair and table storage with easy access to the Great Hall (Approx 5 m<sup>2</sup>)
- Plant room, may be shared with dwellings.
- Bins ,area may be shared with dwellings.
- Bookshelves where appropriate and practical.
- Telephone/data connection.

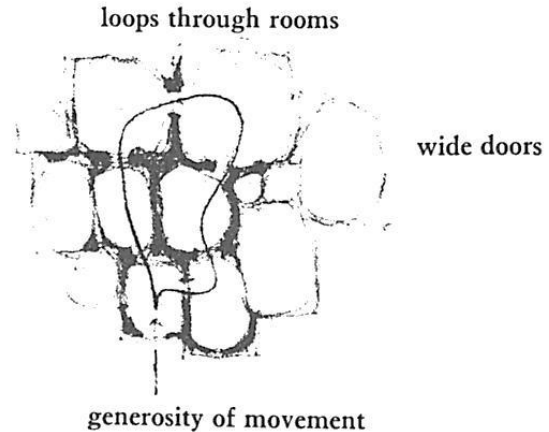
# Support Space

## Stores, WC

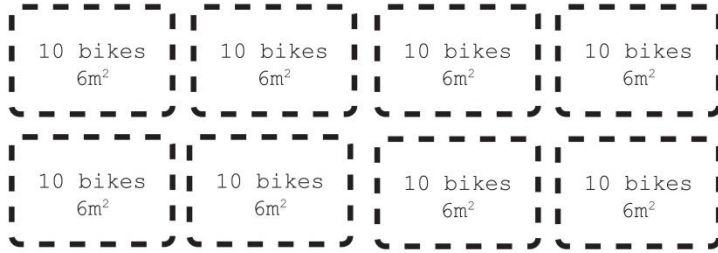


Circulation spaces within a building are what join one thing from/to another; the entrance halls, corridors, staircases and lifts. Wherever possible, circulation spaces with no other use should be avoided.

- Circular routes should be encouraged.
- There should be space to sit by windows in the circulation space.
- If more than one storey a lift will be required.
- Telephone/data connection.



# Circulation



Bike storage can be included in the common house, parking garage, or at another location on site. For the people who commute readily by bike, having convenient protective place to park their bike is very important. The number of spaces has not been quantified at this point. We recommend a minimum of two spaces per unit, unless this proves too costly or difficult or the group indicates otherwise. Consideration should also be given to kids, trailers and other bolt-ons. These spaces should be spread out in a series of hubs across the site in order that it doesn't dominate any one space. Some bike storage spaces should be covered.

10 cycles in one space 2m x 3m

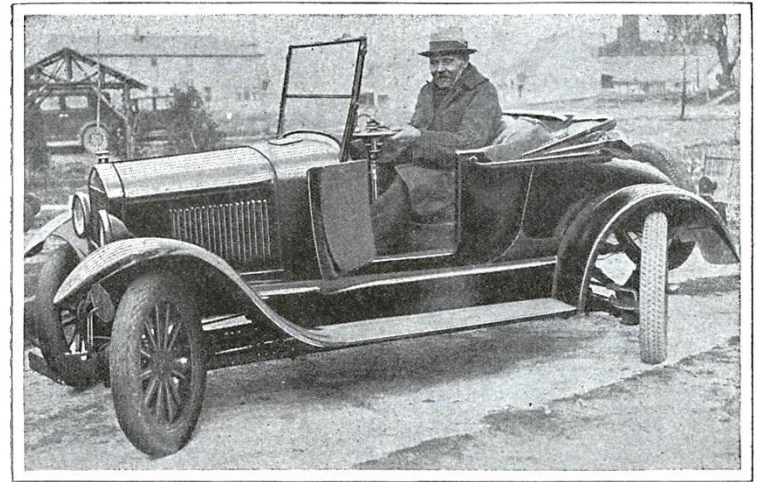
# Bike Store





Spaces for householders to park their car(s). This may be at various locations across the site, but the cost of creating access roads can be high. It may include planting of some type to provide a visual barrier. The number of parking spaces needs to be confirmed by the group.

# Parking Spaces



Very, Very Important

Priority 1.5



To provide a transition between the interior and exterior. Where it is located will depend on many parameters, but a couple of typical locations would be a outside the dining room or a porch as part of the entrance. If they are located near the entry to the common house and/or at areas of major outdoor activity, they will provide ready opportunities for socialising. For example a comfortable, sheltered, porch can provide a seating area for adults watching their children in an adjacent playground; if this porch is located near the common house entry, these parents will have many opportunities to interact with neighbours going to and from the common house.

#### Place Making (feel, materials, light, sound):

- If at all possible sunny in spring and autumn, especially in evenings.
- Shade in summer (trellis, awning, parasols.)
- Sheltered from the wind.

#### Adjacencies (location and connections):

- View of kids playing.
- Separation from entrance traffic.

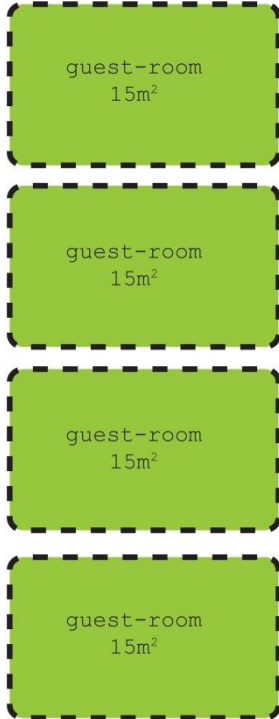
#### Functions (use, maintenance):

- For outdoor dining, socialising and cooking.
- Easily maintainable services and materials.

#### Area:

Approximately 100m<sup>2</sup>

# Outdoor Area / Sitooterie



# Guest-suite

## Small multifunctional room

Incorporating guestrooms into the common house permits you to make do with smaller individual homes. Guestrooms in existing communities get a lot of use. It's best to provide reasonably private access to a bathroom, even if the bathroom doubles for general common house use. This room would be flexible enough to be used as an informal meeting space (without a table) a library, therapy room or hot-desking area. It is proposed that there are 4 of these rooms.

### Place Making (feel, materials, light, sound):

- Quiet, private space and/or ability to close from other functions.
- Wall of bookshelves.
- A quiet, peaceful room that can be reserved by members.

### Adjacencies (location and connections):

- Located on any level, preferably away from main functions.
- Accessible bathroom, may be shared by common house, but provide a discreet way to get there from the bedrooms.
- Proximity to laundry if possible.
- Reasonable security should be maintained.

### Functions (use, maintenance):

- Therapy Room, Library, Hot-Desking office, Guest-Room...
- Desk space.
- Telephone/data connection.
- Foldout sofa-beds for sleeping.
- Could be used for watching TV (if TV stored elsewhere and brought in.)
- Enough storage to enable flexibility.
- Telephone/data connection.

### Area:

- Approximately 10 to 15 m<sup>2</sup> per bedroom; one room large enough for a family of 3-4 if possible.

laundry  
10m<sup>2</sup>



The laundry room is a convenient shared amenity that draws people into the common house on a regular basis. Large commercial washers and dryers can be included.

### Place Making (feel, materials, light, sound):

- Consider having one in each housing area. (To be discussed in future sessions.)

### Adjacencies (location and connections):

- Access to clothes lines (both interior and exterior) if possible.
- Adjacent to mailroom if possible.
- Adjacent to path of travel to and from individual homes.

### Functions (use, maintenance):

- Minimum three washers, three dryers, include commercial appliances.
- Operated with a coin-slot.
- Folding area.
- Storage the soap etc out of reach of children.
- Ventilation

### Area:

- Minimum 15 m<sup>2</sup>.

# Laundry



# Very Important

Priority 2



Pantry space for the main kitchen as well as storage space for food purchased in bulk.

**Place Making (feel, materials, light, sound):**

- No need for windows.

**Adjacencies (location and connections):**

- Access for deliveries.
- Located with direct access to kitchen.

**Functions (use, maintenance):**

- Shelving

**Area:**

- 5m<sup>2</sup> – 10m<sup>2</sup>

# Pantry

# Important

Priority 2.5



A small room containing a few pieces of exercise equipment.

It could be a separate space, potentially adjacent to the workshop.

Yet to be defined, approximately 15 - 25 m<sup>2</sup>

# Exercise / Gym

# Nice to Have

Priority 3

A space to get away from the hustle and bustle of the main site and overlook the grounds.

**Place Making (feel, materials, light, sound):**

- Sunny space that isn't overshadowed.

**Adjacencies (location and connections):**

- Easy access from the main Common House entrance.
- Located near stairs and lift for easy access.
- Overlooking the outdoor gathering area.

**Functions (use, maintenance):**

- Hard surface for table(s)
- Greenery (potted if necessary.)
- Space for a hot tub to be added later if desired.

**Area:**

- 25m<sup>2</sup> – 60m<sup>2</sup>

# Roof garden

# Don't Care

Priority 4