

KI Client Brief Workshop 7

Individual Dwellings Part I

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Workshop 7 Aims

- Recap last meeting
 - Common House
 - Lane Typology
 - Storage
- Review group priorities for individual dwellings
- Review key factors regarding flexibility of dwellings

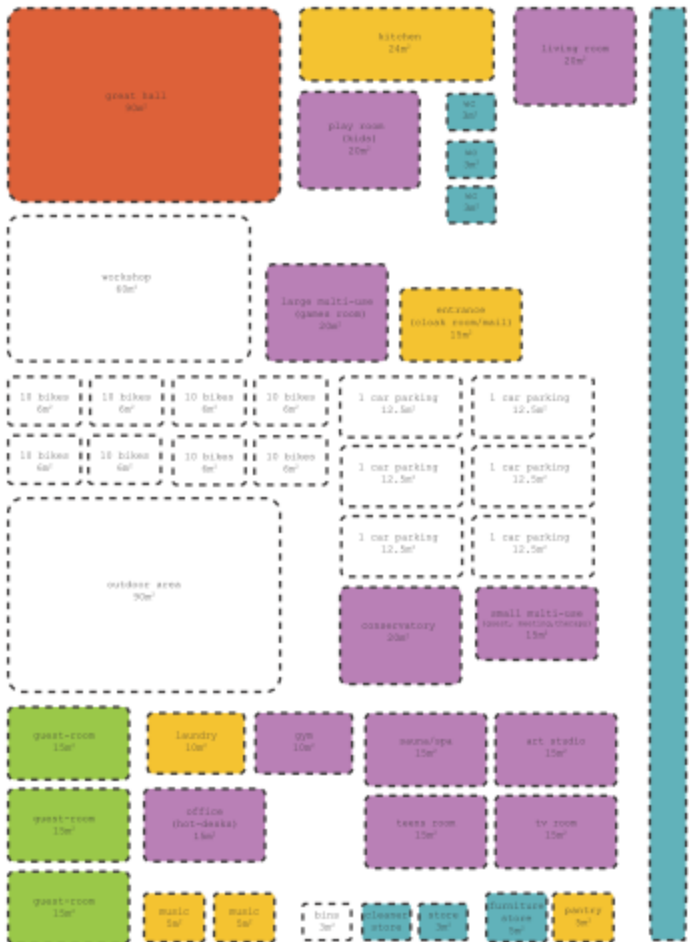
Workshop 8 Aims

- Recap Last meeting
 - Confirm what has been adopted
- Demographics
- Dwelling Type Menu Mix
- Typical floor plans
- Materials

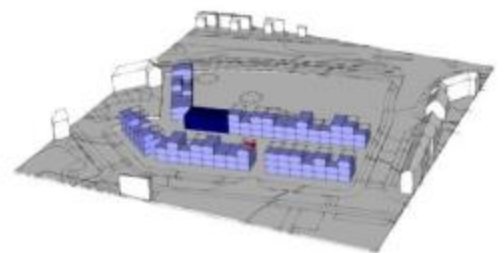
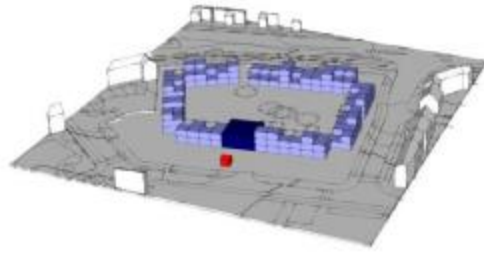
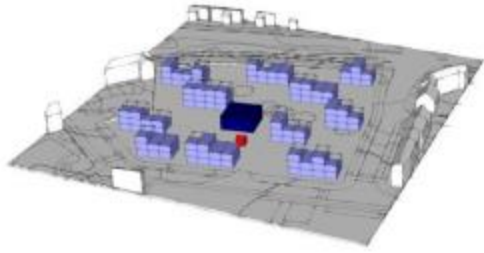
Recap last meeting

Common House Design Program Confirm Adoption

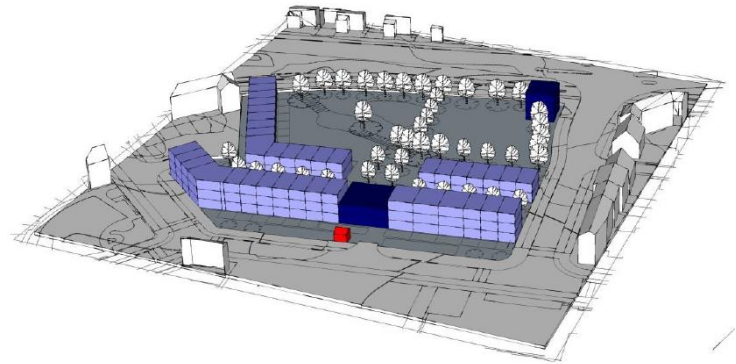
Lane Typology Confirm Adoption

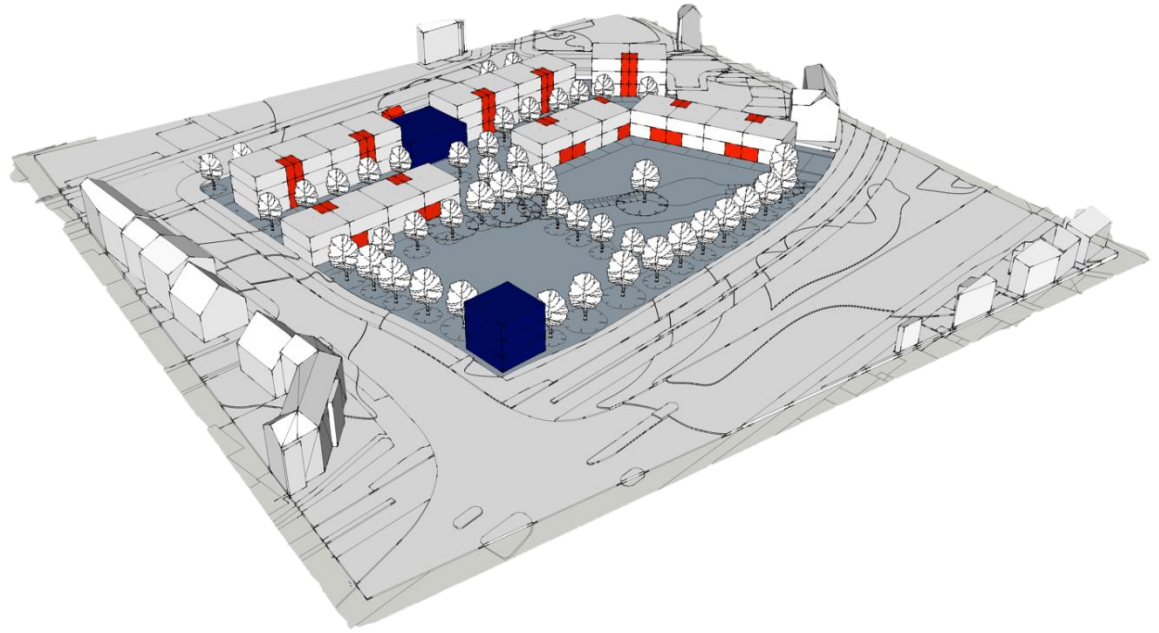
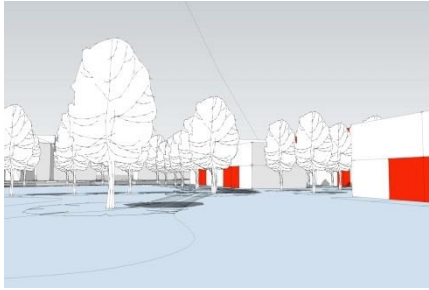
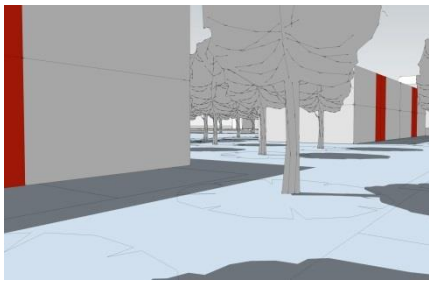


Common House Design Program Confirm Adoption



Lane Typology Confirm Adoption





Lane Typology Mk.3

Group Priorities

Individual dwellings

Workshop 1:

Building Standards and Energy Efficiency

- Dwellings should be cool in summer
- Materials used should be natural/sustainable/ renewable/ local.
- Dwellings must have good acoustic separation.

Views and Light

- Dwellings should be light/airy.
- Dwellings should have lots of natural light.
- Dwellings should be orientated to have a good aspect.

Healthy Environment (and maintenance)

- Dwellings should be easy to maintain.

Spatial Design and Access

- Dwellings should be spacious
- Dwellings should have a modern style
- Dwellings must be adaptable – homes for life

Workshop 2:

- Dwellings will include an open plan arrangement for living/kitchen and dining.
- The unit types should be mixed throughout the scheme.
- All dwellings to have access to an area of private, outdoor space (roof garden, garden or yard)
- **Essential spaces:** Bedroom, Cloakroom, Storage, Bathroom, Kitchen/Dining/Living
- **Desirable spaces:** Quiet Space, Roof –Garden, Play Room (Kids?), Bike Store
- **Possible spaces:** Parking Space, Utility, Games Room, Conservatory, En-suite, Garage/Car Store (other storage covered above)
- **Rejected spaces:** TV Room, Laundry, Gym

Workshop 3:

- Dwellings should be flexible in order that they can be adapted/ extended to accommodate changes in family life.
- Homes for Life

Workshop 4:

- Dwellings are to be built to Passivhaus standard and certified as such.

Workshop 5:

- Lane typology proposed

Workshop 6:

- All Dwellings to have Garage or Garage size storage.

Key Factors Effecting Design of Individual Dwellings

Environmental, Social, Flexibility



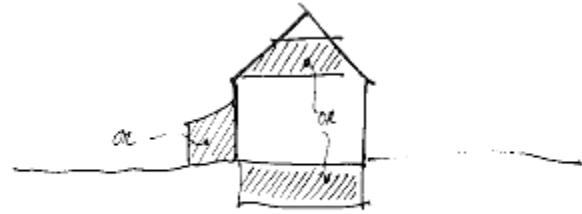
Environmental Factors

Light, Sound, Ventilation



Social Factors

Relationship to Street: front and back doors?



20 per cent of building area

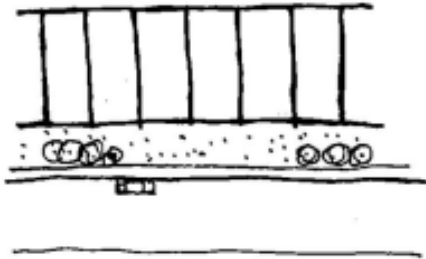
Storage

Access from ground level or from within dwelling?

Flexibility

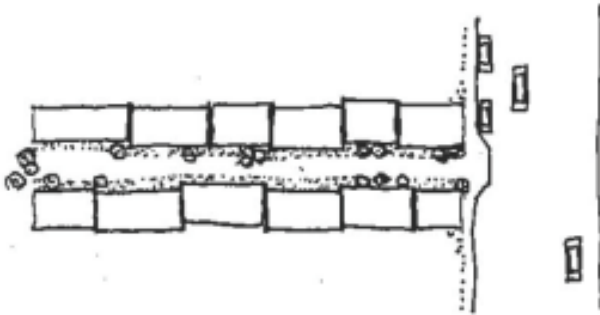
Narrow v Broad Frontage

Flat Roof v Pitched Roof



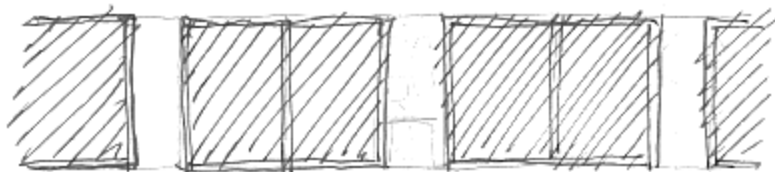
- In terraces, because of the long party walls, many of the rooms are poorly lit.
- The houses can lack a sense of privacy—there is nowhere in the houses or their yards that is very far from a party wall.
- The narrow gardens mean that only a small part of the indoor space can be adjacent to the garden.
- Little scope for individual variation in the houses, if desired.

Narrow Fronted Terrace



- Increased contact with the Lane
- More opportunity for roof terrace or balconies
- Upper floors can be cut to allow light from more than one side
- Less efficient for passive house
- Opportunity for parking/garages
- Need to stack dwellings
- Reduced number of dwellings with direct access onto Lane

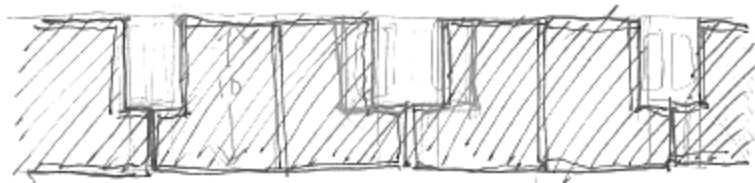
Broad Fronted Terrace



- more simple
- more envelope
- access through

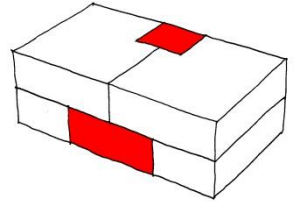
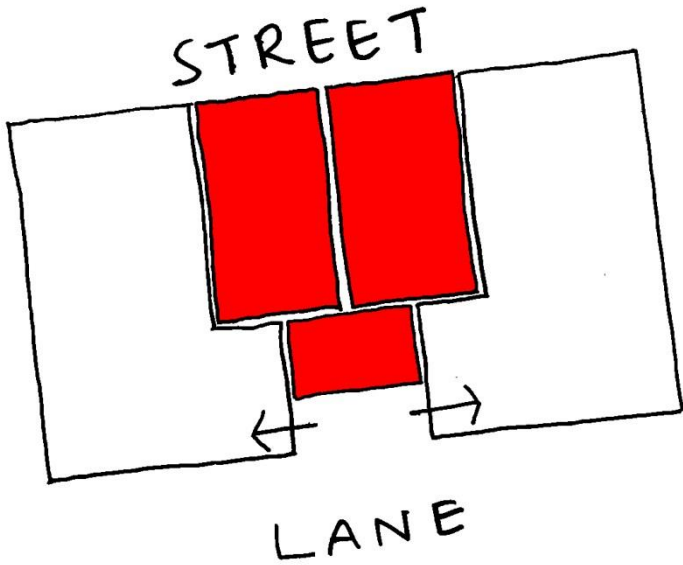
OR

LANE

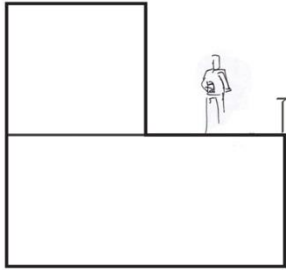


- more corners
- not much less area → unhandd.

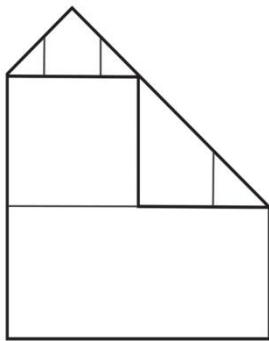
Broad Fronted Terrace



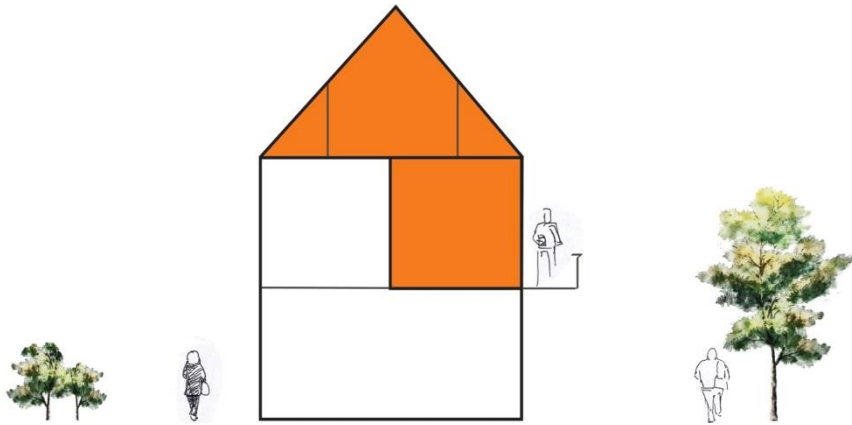
Storage + Circulation



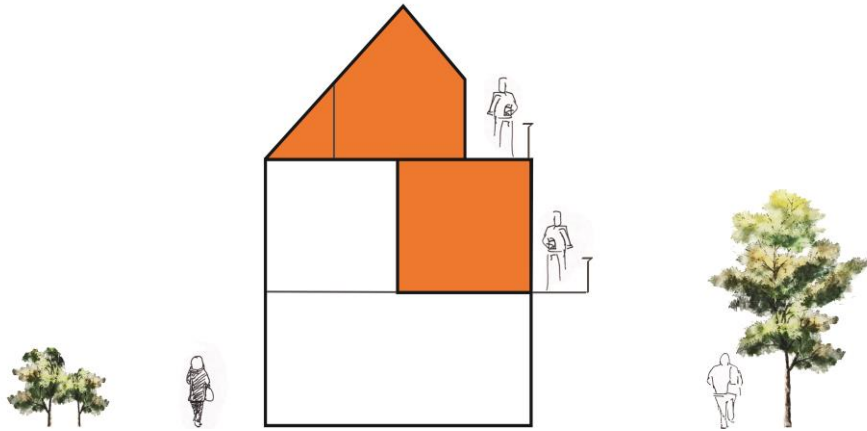
Flat Roof



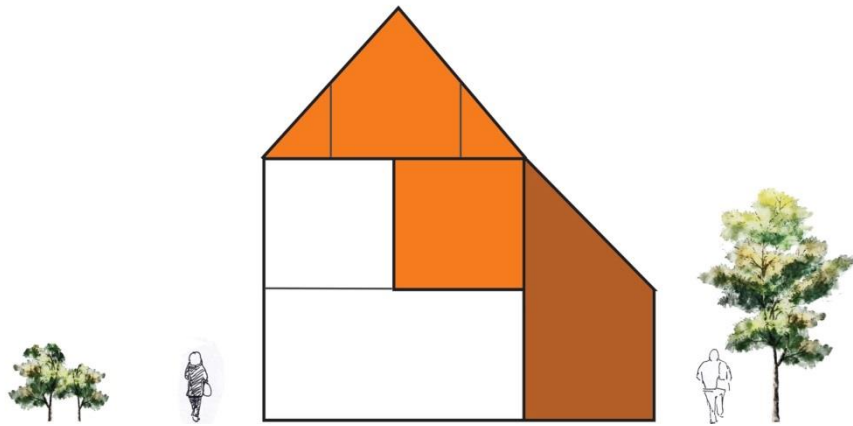
Pitched Roof



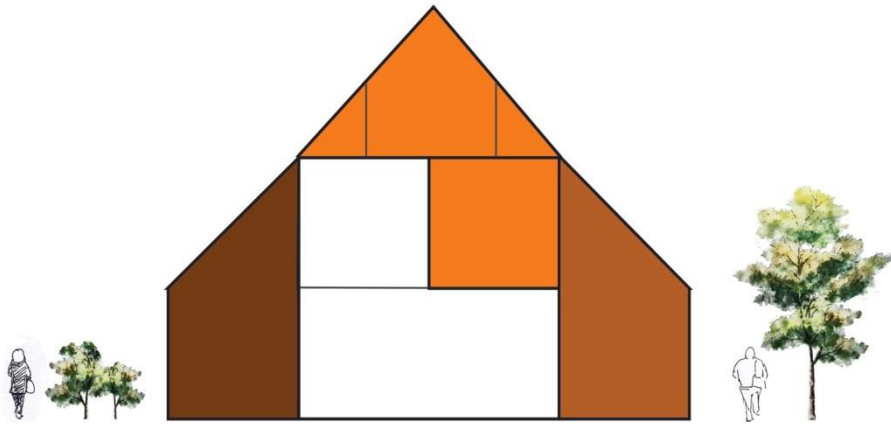
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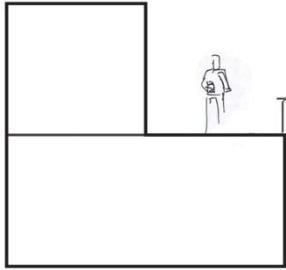
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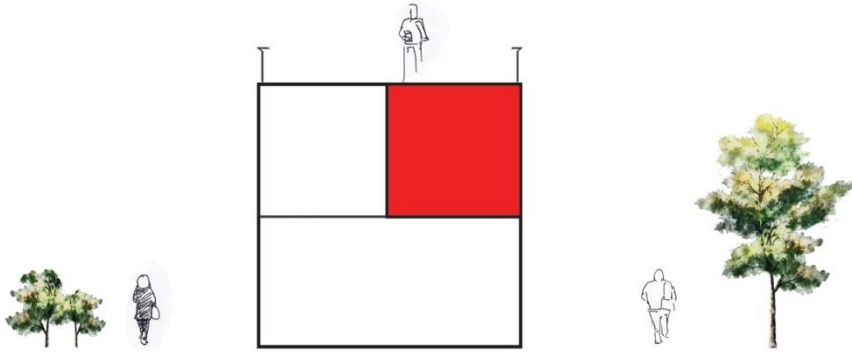
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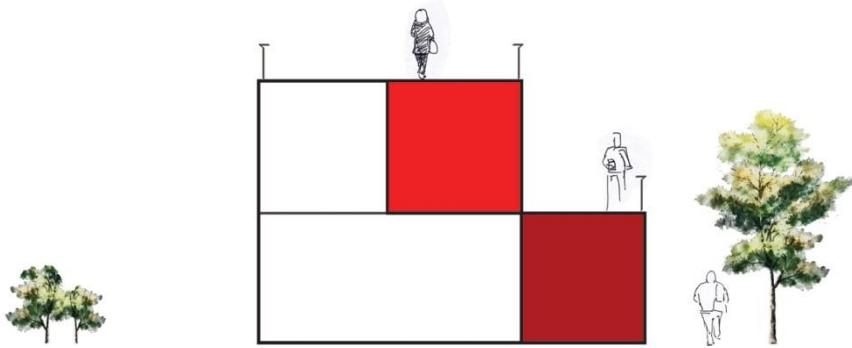
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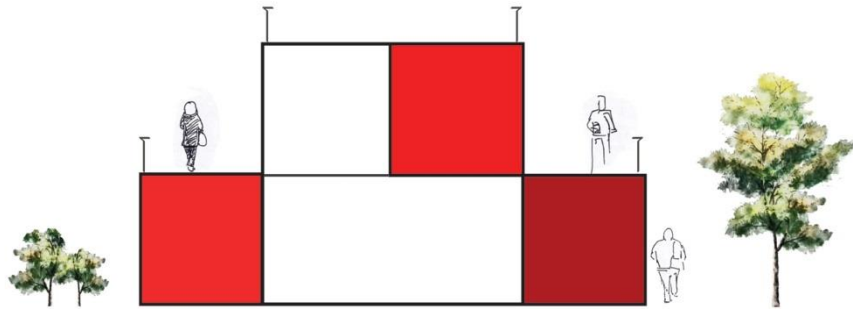
Flat Roof



Flat Roof



Flat Roof



Flat Roof

Lane Typology Mk 3

