



## Cambridge K1 Community Housing Project

**Client Brief Workshop 9:**

**17 July 2013**

Thanks to those who turned out yesterday evening for our final workshop, it was a great session and incredibly productive. The session was used to confirm decisions that had already been agreed and reviewed a series of additional statements that were still at large. This document identifies those statements and puts them forward for adoption. We suggest a timescale of 2 weeks however if you would like the statements for the open evening you may want to adopt them more quickly.

*Statements in blue have been agreed, but not yet adopted.*

*Statements in black have been confirmed as adopted.*

There was a discussion yesterday regarding the survey feedback from workshop 3, although we thought there were some things that needed further consideration we now believe everything has been covered within this document.

## Cambridge K1 Community Housing Project

### Individual Dwellings

#### Workshop 1:

- Dwellings should be light and airy.
- Dwellings should have lots of natural light.
- Dwellings should be orientated to have a good aspect.
- Water softening should not be enforced – it should be a personal choice.
- Dwellings should be beautiful and use beautiful materials.
- Dwellings should be easy to maintain.
- Dwellings should be spacious. (German House standards would ensure this)

	1b,1p	1b,2p	2b,3p	2b,4p	3b,4p	3b,5p	3b,6p	4b,5p	4b,6b
London Housing Design Guide (m <sup>2</sup> )	37	50	61	70	74	86	95	90	99
Germany (m <sup>2</sup> )	48	60	70	88		100			110

Case for Space, RIBA, 2011

#### Workshop 2:

- It must be ensured that dwellings have good acoustic separation, and that the acoustic requirements have been met during the construction process by completing acoustic tests before occupation.

#### Workshop 3:

- Dwellings should be flexible so they can be adapted/ extended to accommodate changes in family life. (Lifetime Homes would ensure this.)

#### Workshop 4:

- All dwellings are to be built to Passivhaus standard and certified.

#### Workshop 5:

- Lane typology was agreed and adopted.

#### Workshop 7:

- Dwellings should have pitched roofs.
- Dwellings should be raised above the level of the lane in order to reduce the need for ground excavations as well as to improve privacy by reducing visibility in to the property from the lane.
- The external appearance of dwellings should be consistent, irrespective of dwelling size.
- It was agreed that larger properties should be a development of the smaller properties in order that a precedent is set for smaller ones to extend in the future and so there's already an agreement about how properties will extend

#### Workshop 8:

- Composite windows are preferred.
- There should be alcoves incorporated that are large enough to eat out in, regardless of the weather.
- Pitched roofs should be designed to allow for extensions into the loft space. The structure for windows should be designed in to the attic structure for this reason.

#### Additional:

#### Essential to have:

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- Every dwelling should have an area of dedicated storage, approximately equivalent to a single garage. Depending on unit type this could either be a garage space or loft space.
- Garage spaces will be outside the PassivHaus envelope however should be designed so they could be retrofitted to meet Passivhaus standards and converted to living space in the future. The attic spaces will all be within the PassivHaus envelope.
- Bedroom, Cloakroom, Bathroom, Open Plan Kitchen/Dining/Living
- All dwellings to have a dedicated area of private outdoor space, this could be yard, garden, terrace, roof garden.
- All ground floor dwellings to have an area to each elevation owned and managed by the owner.

### **Desirable:**

- Quiet Space, Play Room (Kids), Bike Store.

### **Possible:**

- Parking Space, Utility Room, Games Room, Conservatory, En-suite, Garage/Car Store.

### **Rejected:**

- TV Room, Laundry, Gym, Meeting Room

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### Dwelling Mix

#### Workshop 2:

- The dwelling mix should promote a broad age range across the site. Encouraging households from the missing demographic groups (older families with teenage children, students, young adults and older adults of retirement age) would be positive for the Cohousing group in the short and long term.
- Unit types should be mixed not grouped together on the site.

#### Workshop 3:

- We will design a social system where houses can be swapped between residents of differing needs, to allow those with changing needs to remain as part of the co-housing community.

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### Common House

#### Workshop 1:

- The Common House should use beautiful materials that do not deteriorate quickly.
- It should be light and airy.
- The Common House should have a good view.
- The building should be cool in summer

#### Workshop 2:

- The Common House needs flexible space.
- Common House to have good storage.

#### Workshop 4:

- Any dwellings above the Common House will be certified to PassivHaus standard.

#### Workshop 6:

##### **Essential items (must have to succeed as a Cohousing Common House) - Priority 1**

Great Hall (Dining Room), Kitchen, Living Room, Workshop, Play Room (Kids), Large multipurpose room (Games room, Bar), Main Entrance (Cloak room, mail room), Support Spaces – Stores/WC, Circulation, Bike Store, Parking Spaces, Chimney, Small multifunctional rooms (Guest-suites, admin office, meeting room etc.)

##### **Very, Very Important Items - Priority 1.5**

Outdoor area (Sitooterie), Laundry, Gym.

##### **Very Important - Priority 2**

Pantry

##### **Important - Priority 2.5**

Artist Studio

##### **Nice to Have - Priority 3**

Roof Garden

##### **Not desired -**

Specific dedicated printer facilities, as long as there is wifi throughout the common house.  
Rentable workspace (due to the opening of similar facilities nearby.)

#### Workshop 9:

- The Common House is not to be certified to but will aspire to PassivHaus standard in order to allow for flexibility within the design, such as large areas of glazing, underfloor heating and a wood burning stove.
- The workshop, gym and artist's studio should be located in a separate building.

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### Site Strategy

#### Workshop 1:

- Cars should not dominate the site.
- The site should be looked after.
- There should be carefully considered transitions between public and private spaces, both outdoors and indoors.
- The building site should be used as an educational tool.

#### Workshop 2:

- The site should have an aesthetic coherence.

#### Workshop 5:

- Lane typology was agreed.

#### Workshop 7:

- A consistent palette of materials should be used throughout the scheme. The priority should be for the materials to be affordable and meet the Passivhaus standards; they should also weather well, be easily maintainable, and ideally be natural, sustainable, renewable and local.
- There will be emergency, delivery and disabled access to the lane only. (Maybe no overnight parking.)

#### Workshop 8:

- Brick, timber and zinc agreed as the primary materials palette (dependent upon scale of renewables.)
- A developer with a robust waste management system should be chosen. Brian Murphy to provide a robust and rigorous green specification as part of outline design process.
- A stash of spare materials should be kept on site for future repairs, favoured over spare materials leaving site.
- Material structure and choice to be designed to allow bolt-on renewables, provision made to connect back to common house.
- Passageways between the lane and gardens to be gated.

#### Workshop 9:

- Renewable energies should be cost effective and practical and profits should be used to benefit the group as a whole.
- The resources on the site should be used to their maximum potential.
- There should be good access to all existing public transport links.
- Good connections to cycle paths should be used as a way to encourage bicycle usage.
- There should be sufficient flexibility in the design to allow for future transport modal shift.
- A car club will allow for future use of electric cars, electricity will be free to electric car users provided they are a car club member.
- Being a member of the car club will be voluntary.

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### Common Ground

#### Workshop 1:

- The following are desired: Trees, Fruit trees (depending on pollution levels), Peaceful, Maintainable parks/ gardens, No traffic in common area, Green-ness, Pleasant views, Productive growing space, Seating, Play space for children (tree house or living willow play structure), Small secluded spaces with character, Flexible boundaries.

#### Workshop 3:

- Any water on site should be child-safe.
- The existing trees on the site have a value but should not dictate the overall scheme.
- The site should be designed to provide wind and noise breaks. i.e. minimise noise and provide shelter.
- Approaches to buildings and areas between buildings to be lit sensitively to provide a sense of safety.
- Using the excavation spoil from the site to form hills for free range playing is a good use of resources and will make for a more interesting common space
- There should be some wild spaces on the site. (Less managed space that could be for kids and other wildlife.)
- The Cohousing scheme should have some form of shared, on-site, productive gardens.
- Provision should be made for some secluded space with in the shared space (peaceful, restful, quiet, meditative space.)
- We want children to be able to run out the house and play without worry.
- It is important to have an outdoor communal space in which to gather socially in all weather, cook and eat food. (Ref - Common House Workshop 6)
- There should be a duck/wildlife pond on the site.
- Space should be allocated for the generation of energy for the site.
- Dwellings should have some form of tended garden space between the house and the shared space (a transition between private and shared) (Ref - Individual Dwellings Workshop 7)

#### Workshop 6:

- Hedgerows rather than trees around the site perimeter may improve security and privacy, and reduce shading to productive gardens,
- There will be an ambiguous boundary into the wild space to prevent young children running in (e.g. low wall or change in surface.)
- The existing trees should be thinned out to help visual connections across the site.

#### Workshop 8:

- Outdoor furniture located in good places is more important than the type of seat. For example in sheltered spaces orientated to catch the sun.
- Large benches to be located in the shared space, to sit 12-18 people, in the sun, sheltered from wind.
- Provide opportunities for social interaction on route from one place to another and alliance this with quieter contemplative places that are off the beaten track that can be sought out in moments of privacy.
- The sound of running water is valued by the group; it should be incorporated into the lane or square, it may be connected to rainwater harvesting.
- Use of low walls to define major boundaries between outdoor areas, 400mm high, 300mm wide.

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- Climbing plants should be encouraged on sunny walls, train plants to grow up and around the openings in the wall. A list of suitable climbing plants that will be allowed should be part of the employer's requirements.
- Large areas of hard paving should be avoided; stabilisation matt could be an alternative to allow driving on grass.
- Provide a mix of materials and surfaces to define territories, and allow different uses, without the use of hard boundaries.
- All finishes should respond to use and consider what spaces will be used for.
- Areas of grass should be managed in various ways to encourage diversity and avoid large areas of black grass.
- The group should all trade in individual movers for one sit-on mower.
- A wild flower meadow should be considered to encourage wild life and biodiversity. It could use seed collected from the existing site.
- Trees should be used to provide greenery and seasonal shading/light control in summer and winter depending on type of tree.
- Productive trees (fruit/ nut) are a well-liked idea.
- Gravel could be used as borders around buildings as a break between envelope and landscape. It should be used to prevent staining of façades from rain splashing.
- Where gravel is used it should include a separating layer – geo textile - to control growth and water run-off.
- Herbaceous Planting should be left until later and cut from grass areas: large scale depends who's interested and how wild people want it to be?
- Natural swimming pond may be considered further.
- Provide visible links through buildings between spaces, to allow a sense of connectedness through the site and a route for home owner.



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### General Comments:

#### Front doors and back doors:

- **Street elevations:** the elevations facing the public streets around the site. These are the elevations which the council will have strict criteria and requirements for, as they form the site boundary.
- **Grounds or garden elevations:** those elevations facing on to the site.
- **Lane elevations:** if we create new streets on the site we will call them lanes.

#### Workshop 1:

- It is essential to learn from other cohousing sites but also to respond to things unique to this group and to Cambridge.
- Ceiling heights should be approximately 2.7m, allowing for improved daylighting and ventilation, as well as having improvements spatially.

#### Workshop 3:

**Driving** – “Overall the group identified driving as a low priority activity which may be shared.”

**Eating** – “Overall the group identified eating as a shared, high priority activity.”

**Gardening** – “Most people agreed gardening is a shared activity, some people find it more important than others.”

**Making** – “People's opinions varied, but most people thought making was a mid-priority, shared activity.”

**Playing** – “Playing was identified as a high priority, shared activity.”

**Sleeping** – “Although everybody agreed sleeping is a private activity, people gave it a range of priorities.”

**Talking** – “Overall the group identified talking as a high priority activity, with a range of private to shared preferences represented.”

**Thinking** – “Overall the group identified thinking as a private activity, with various levels of importance.”

**TV/Film** – “Opinions on TV and Film covered the whole spectrum of privacy and importance within the group.”

**Waiting** – “Waiting was identified as a low priority, generally shared activity.”

**Work** – “Five members of the group added the activity “Work”

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### Additional Statements

#### To address parked and over looked items.

- Dogs on the site should be under control at all times and not cause nuisance to others.
- Livestock is permitted, with agreement of the group, provided that on-going welfare standards are maintained. (More specific Codes.)
- The internal layout of each dwelling type will be the same to reduce design and construction costs.
- Each dwelling to have the same basic fit out which will be described as part of the employer's requirements, with a small range of elements (floor finishes, paint colour, kitchen units/worktops, built in storage, external paving) which could be upgraded or omitted to allow self-completion of dwelling. (3 options for each element, plus omitted.)
- Code 4 of Code for Sustainable Homes to be adopted as a target.
- Deciduous trees located to the south of dwellings to provide shade to dwellings in summer and allow sunlight into buildings in winter.
- A section of the site should be wooded to allow for tree climbing and den making, it could also be productive i.e. an orchard.
- Preserve trees and other natural habitats on the site as far as possible by limiting the footprint of the buildings and allowing areas of existing habitat to be maintained.
- Parking to be on the north perimeter of the site in small clusters shielded with planting or structure.
- Boundary treatments.
  - North and East: Hedging and shelterbelt planting + vehicle access + pedestrian access
  - South: Hedging and shelter planting, no Vehicle, no pedestrian access
  - West: Hedging and pedestrian access to lane only.
- Pedestrian access within site:
  - Access to lane: through Common House; from east and west ends of lane; between two halves of south terrace (square/court).
  - Access to grounds / garden via square between two halves of south terrace.
  - Provide access to workshop building on the Southwest corner of the site.
- Properties to have 3m space belonging to the dwelling on the lane side and a 5m space belonging to the dwelling on the opposite side. What can be constructed on this land is by agreement.
- Rainwater to be used for irrigation
- Artificial rainwater rills to be discussed during the design process.
- Productive trees (maybe espalier) to be located along the lane as well as within the wild space.
- Trees located to shade parking spaces in summer wherever possible.

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### Statements omitted:

Statements considered now to be redundant or superseded elsewhere.

### Individual Dwellings:

#### Workshop 1:

- ~~Dwellings should have a modern style.~~
- ~~Dwellings should have very good insulation.~~ (PassivHaus supersedes)
- ~~Dwellings should use natural ventilation.~~ (PassivHaus supersedes)
- ~~Dwellings should be cool in summer.~~ (PassivHaus supersedes)
- ~~Materials used should be natural/sustainable/renewable/local.~~ (Superseded - "Site Strategy" Workshop 7)
- ~~Dwellings should be designed to reduce energy bills.~~ (PassivHaus supersedes)
- ~~Dwellings must have good acoustic separation.~~ (Superseded in Workshop 2)
- ~~Dwellings should be open plan.~~ (Superseded in Workshop 2)
- ~~Dwellings must be adaptable.~~ (Superseded in Workshop 3)

#### Workshop 3:

- ~~Dwellings should have some form of private outdoor space primarily accessible through the house. (i.e. garden, yard, roof garden)~~ (Superseded - see additional comments)

#### Workshop 6:

- ~~It was agreed that every dwelling should have an area of dedicated storage, approximately equivalent to a single garage.~~ (Rephrased – see additional comments)

#### Workshop 7:

- ~~There should be an area associated with each property which is owned and managed by the owner.~~ (Superseded – see additional comments)

### Site Strategy:

#### Workshop 1:

- ~~It should feel safe walking around the site at night.~~ (Superseded - Common Ground Workshop 3)

#### Workshop 3: Survey output:

- ~~70% agree or strongly agree that the site is not to be a gated community, i.e. no one single entrance on and off the site. This leaves some who would prefer to have a single controlled entrance, this is a really important point and the group needs to have a clear position on this.~~ (Superseded by lane typology – Site strategy Workshop 5)
- ~~The view in to the site from the South is important. i.e. from King's Hedges Road.~~

### Common Ground

#### Workshop 3:

- ~~Routes should not be encouraged through the site. i.e. as cut through between other developments.~~ (Superseded by lane typology.)
- ~~There should be no formal designed play area but rather the whole of the common space be prioritized for the safe and free access of children, (free range kids)' – Define "whole of the common space."~~
- ~~Smoke is never acceptable near a house.~~
- ~~Covered streets are something that should be explored further.~~ (Spaces between dwellings) (Superseded by lane typology)



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- ~~• Children and adults need a space to perform to an audience.~~

### Workshop 6:

- ~~• The Lane will be car free but allow access for emergency vehicles. (Superseded, Site Strategy Workshop 7)~~