# Client Brief Workshop Outputs: 19 June 2013

Thanks to those who turned out on Wednesday evening for our workshop “Spatial Design and Access – Individual Dwellings.” The workshop outlined the key factors that will affect the individual dwellings, confirmed the decisions made to date and also looked at the effect of each property having a garage sized storage space. A series of decisions were made and a list of proposals for adoption can be found at the end of this document.

The presentation is available at: <https://docs.google.com/file/d/0B33lOwb76sgyWERQckNOVHdndXc/edit?usp=sharing>

# Introduction:

**Recap of the previous workshop:**

* **Common House Design Programme:** Proposed for adoption. It was commented that there must be an assumption that any one space may end up serving more than one function.
* **Lane Typology:** Proposed for adoption. Discussion followed about a covered route alongside the Common House to link the street to the lane. Concerns were raised about the viability and cost of a separate building in the South West corner. A suggestion was made to bring a grass track down the west boundary to avoid having to create a new entrance to service the south west corner.
* **Storage:** At the previous session it was agreed that every dwelling should have an area of dedicated storage, approximately equivalent to a single garage. During the workshop there was a discussion as to how this space may be used, it could be a conventional garage, a storage space, additional habitable space or left open to form a route through the terrace. Jim asked for a show of hands to confirm that there was a wish for this type of space and there was a general agreement, it was noted that this would only be for dwellings on the ground floor, concerns were raised regarding security and views, as in the proposed arrangement storage space takes up some of the south aspect on to the gardens.

# Review of Group Priorities for Individual Dwellings:

Following the discussion the “Roof Garden” will become a lower priority as “all dwellings to have an area of private outdoor space” is essential. All other statements were agreed.

The statements will be redefined for the next workshop on July 6th and these will be looked at in more detail.

# Key Factors Affecting the Design of Individual Dwellings:

Jim confirmed that he is working to a ceiling height of approximately 2.7m, compared to 2.3m in a usual development. This best practice in relation to passive house allows for improved day lighting, ventilation and secure night time cooling, as well as having a huge spatial impact improving the look and feel of spaces. Adam recommended a visit to the show homes within the Cambridge Southern Fringe development which have high ceilings.

It was agreed that the brief should strongly state a requirement for the acoustic isolation between dwellings to meet the appropriate standards and be tested before occupancy.

# Key Factors Affecting the Flexibility and Adaption of Individual Dwellings:

It was agreed:

* Future adaptation of properties is would be codified with in design guidance which would continue to be developed as part of the design process and submitted as part of the outline planning submission and then would then have to be met by any household wanting to alter their dwelling.
* The external appearance of dwellings should be a whole consistent, irrespective of dwelling size.
* Larger properties to be a development of the smaller properties in order that a precedent is set for smaller ones to be extended in the future.
* All dwellings to have dedicated storage space of 20% of habitable floor area that should be configured to allow conversion into habitable space at a later date. This may be within the roof space or at ground level.
* 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.
* Dwellings to have pitched roofs, designed to allow extensions into the loft space.
* Dwellings to 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.
* A defined area to the back and front of properties would be tended for by the householders and rules regarding fences or finishes could be discussed later.

# Proposals to be sent to the group for adoption from Previous Meetings:

* Common House Design Programme.
* Lane Typology.

# Conclusions:

Another positive and constructive session, in which, we covered a lot of ground and reached agreement on several important issues relating both to the individual dwellings and their relationship to the wider scheme.

The next session will look in more detail about the mix of dwellings for the site as well as the look and feel of the development. The experience of other project is that a strong cohousing ethos and clear ambitions for the project will help with future marketing to boost numbers.

For the next workshop on July 6th everyone should bring three images of a dwelling or development they like in order to help begin a discussion around finishes and materials.

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