

WAITAKERE ECO-NEIGHBOURHOOD COHOUSING PROJECT
DESIGN BRIEF
6 August 1999

INTRODUCTION

A significant cohousing principle is that the project is designed with extensive input from the group. The group spent 4 weekends brainstorming, consensing and compiling this Design Brief in May, June and July of 1999. The group expects continuing involvement through participatory design processes as the design evolves. In addition task groups will provide ongoing guidance and detailed input through the design period.

We welcome others using this material in the spirit of sharing that is central to cohousing. Material from this Design Brief may be reproduced with due acknowledgement to Waitakere Eco-Neighbourhood Cohousing Project.

Following the project vision statement, this document is divided into three main sections: Site, Common House and Private Units.

VISION STATEMENT

Our vision is to establish a cohousing neighbourhood based on the principles of permaculture, that will serve as a model of a socially and environmentally sustainable community. Within this vision, our aims are :

- To design and construct a cohesive neighbourhood whose layout, buildings, and services demonstrate the highest practical standards of sustainable human settlement
- To develop and foster a living environment which uses clear communication, decision-making and conflict resolution guidelines that promote tolerance, safety, respect and cooperation
- To assist in education and public awareness of sustainability by demonstrating and promoting innovative community design and environmentally responsible construction.

SITE

OVERALL SITE GOALS

Design for Community

- To be people oriented—physical design of the neighbourhood to encourage a strong sense of community and social interaction.
- To create a balance between public and private, meeting the needs of both the individual and the community.
- To create transitions and layers between private and common areas.
- To create many informal gathering places, and generally provide opportunities for casual interaction.
- To provide designated areas ranging from peaceful to active with features to identify transitions between spaces.
- To provide many common amenities, including a common house as an important neutral ground and community space, that is envisaged as an extension of residents' homes and therefore used on a daily basis.
- To provide increased security through increased people on site.
- To promote safety at all levels, for both children and adults.
- To integrate with and contribute to the wider community.

A Diversity of People

- To create a diverse intergenerational village.
- To allow for the needs of a range of household types.
- To meet the specific needs of children, teenagers, parents, and single people.
- To provide recreational facilities for children, teenagers, and adults.
- To make the whole site generally accessible to wheelchair users and others of limited mobility, the disabled and the elderly.
- Houses for those of limited mobility to be close to carpark and common house
- To accommodate people with a wide range of financial means.
- To accommodate renters if possible

Environmental and Economic Good Sense

- To design and construct a cohesive neighbourhood whose layout, buildings, and services demonstrate the highest practical standards of sustainable human settlement
- All buildings to be oriented and designed for energy efficiency and natural climate control using passive solar design.
- All buildings to achieve an 'Excellent' rating under the BRANZ Green Home Scheme
- To optimise solar exposure to buildings and outdoor living and productive areas.
- To trial, monitor and demonstrate sustainable technologies and methods.
- Comprehensive site design based on Permaculture principles to include productive landscaping and organic gardening principles.
- To grow some food on site.
- To encourage working close to home, walking to work, and public transport use.
- To enjoy economies through co-operation and co-ownership.
- To reduce house running costs and travel costs.
- To incorporate a mix of uses.

The Budget

- Designing and budgeting for the project is to be a balance between including all our current members, if possible, and honouring the commitment for substantial common and sustainable facilities.

SERVICES

- Where possible and affordable, green ideas are to be considered first before standard ideas.
- Rainwater collection for household and garden use.
- Solar water heaters will come as standard to provide the bulk of hot water needs
- To incorporate other renewable energy technology where appropriate.
- To minimise paved and/or impermeable surface.
- On-site storm-water management.
- On-site grey water treatment and recycling.
- On-site black-water treatment or compost toilets, if possible.
- Recycling centre for metals, glass, plastics and paper and rubbish storage areas to be positioned near the entrance, with screening.
- To aim towards zero waste

WIDER NEIGHBOURHOOD INTERFACE

General

- Our aim is to create connections to the wider neighbourhood and to make a contribution to the larger community.
- To have a welcoming rather than a protective appearance at the entrance.

Front part of site

- The front 15 - 20% of site is to be left aside for now, for some later but ethically compatible use.
- Possible future uses include:
 - temporary woodlot (timber trees) or secret garden honouring Mr Prideaux
 - shared office/ consulting facilities
 - village shop cluster; café, gallery; tofu factory
 - child-centred activities/ home school base

Access

- The neighbourhood will use the road accesses from both Swanson Road and Edwin Freeman Place, both terminating in carpark areas and without a through road.
- The Swanson Rd access is to be more or less where the existing driveway is, west of centre.
- Additional pedestrian/cycle access to Swanson Road is to be included at the southeast boundary of site.
- A pedestrian walkway is to be included between the 2 roads, that may in the future be made available to the public if we so decide.

Site Boundaries

- The periphery is to be in landscaped plantings. A “permeable privacy” is sought with boundary neighbours.

THEME / STYLE / MATERIALS

- Overall design concept of buildings and neighbourhood to ensure architectural coherence and integration with the site.
- The dwellings to have a unifying theme, while incorporating a number of variations and using a varied palette of materials, roof and building forms.
- To be a high quality, visually attractive environment, without an institutional look.
- Attractive appearance from the road.
- Existing features of the land and surroundings to be honoured.
- Use of maximum ‘edge’ in permaculture terms.
- Building in harmony with nature
- A balance of nature and human-made structure, and of country and urban
- Houses intermingled with trees
- NZ-looking, native trees
- Homely; human scale
- Mystery unfolding
- Timeless and simple, not complex
- Inspiring; peaceful and relaxed, yet dynamic
- Looks beautiful, warm, rounded, and wholesome
- Indoor / outdoor flow
- Sheltering roofs.
- Verandahs, decks, porches, courtyards
- Big windows, good light, light and airy
- Timber features, natural, woody, organic
- Solid construction, and thermal mass where appropriate.
- Materials that are non-toxic, breathing, insulating
- Natural, sustainable, durable, and low-maintenance

LAYOUT

General details:

- A total of 28—30 units on the back 80—85% of the site.
- Clustered buildings to free up open space with 4-7 units attached at the sides.
- Spaces between buildings seen as of equal importance to the buildings themselves.
- Layout to include elements of mystery and gradual revelation, so that not all of the village is able to be seen at once.
- Houses in smaller neighbourhood clusters, to facilitate feelings of belonging and stages of publicness.
- Community open space/village green in front (community side) of the common house, giving a feeling of openness in the middle, space shared by all.
- Variety of community nodes and informal gathering spaces along the access paths.
- Centrally located play areas for young children within sight of houses.
- There should be a hierarchy of spaces providing subtle transitions between the common and private, eg. common house terrace; gathering nodes; front yard of houses large enough for seating, view out from unit kitchens to common areas and nodes; with subtle landscaping treatment to signal transitions.
- Layout designed to avoid looking into the backs of houses.
- Layout to include an open vista.
- Optimise solar access to buildings and outdoor living and productive areas.
- Areas of organic garden, orchard and natural / wild areas will be planted amongst the houses.

- Preserve the native bush corner and other significant trees to be identified, and save as many fruit trees as possible.

Circulation:

- We aim to minimise the impact of cars on our neighbourhood.
- The main interior of the neighbourhood is to be pedestrian dominated, but pathways should be designed to accommodate fire trucks and furniture trucks.
- The circulation pattern should encourage casual interaction, with pathways leading from common house to smaller gathering nodes and dwellings.
- Curved and winding pathways through clusters to have nodes with trees; a place to stay, not just to pass through.
- A natural path from carparks through the common house on your way home.

Carparks

- There are to be 2 or 3 main car parking areas. These are to be generally at the site periphery, attractively laid out, and with planting to reduce the visual dominance. Car parks should also be screened from the road.
- The carparks to be overlooked by the common house and some houses for security.
- Those wanting carports must pay the full extra cost of their provision.
- Carports probably adjoining, not separate from one another.
- Approximately 2 car parks per household, including visitor parks.
- Total projected requirements: 45 carparks 15 carports 60 total

ANALYSIS OF THE PLACES SOUGHT

The following table elaborates in more detail the nature of the different spaces we seek to incorporate into the neighbourhood, the activities they must accommodate, their character and relationship to other spaces. They have been arranged in order of priority beginning with those spaces or facilities most desired by the group.

PLACE	ACTIVITIES	RELATIONSHIP TO	CHARACTER	DETAILS
Common house	Communing, co-operating, eating, talking, meeting, laundering, crafting, guesting etc etc Partying, celebrating	At focal point of site On route from parking to units Visible from all units if possible Verandahs, patios	See CH section	See CH section
Common house patio	Sitting outside under shelter, transiting, nodding, eating, meeting, celebrating	common house steps	See CH section	See CH section
Private homes	Sleeping, resting, domesticating, privatising, entertaining, Eating, drinking, mating, resting, working Making soup for neighbours when unwell	Not located on front part of site Also avoiding special spots on the land But most elsewhere... Kitchens sight lines to nodes and paths Verandahs, patios	See units section	See units section
Private home front yards	Outdoor dining, Sunday morning sitting, connecting with passers-by, picking flowers	front patio sightlines to nodes and common house patio Houses to see common house Slightly raised or other soft landscape transition	See units section	See units section
Car parking area(s)	Parking and storing cars, Cleaning cars Hopscotch Storage	As close as possible to the main road Common house is on the path from the car park to units Overlooked by common house & some units Try to avoid cars dominating project entrance	Secure, green landscaped Minimum impermeable surface	Multi-car carports Water access +drain-spot Trolley storage
Basketball hoop	Basketball	Not too close to common house Carpark	Hard surface to bounce ball.	Back board +hoop
Foot paths	Promenading, strolling, cycling?, carrying or trolleying shopping, conducting tours, late night walking Pushchairing, hopscotch marbles, ball bouncing, (skateboarding) (rollerblading)	Linking houses and common house and parking and recreational areas	Wide and narrow Look like paths but cater for emergency access Main thoroughfares Some to be smooth/hard surfaced for wheels Low level light at night	Swales Avoid concrete Natural materials eg fine gravel, shell
Gathering nodes	Casual chatting, bumping into people, storey telling, making music, watching children Talking politics, Day dreaming, Eating, slowing the busy pace of life. Sitting quietly, finding 'round to its', sitting in the sun, listening to rain, just being, conversation, procrastinating, contemplation, meditation, toddler watching, watching sun rise and set, watching drama, BBQing, nurturing, playing in sand, reading, deep meaningful conversations, nose parking, watching comings and goings	Connected to paths and house common spaces Near laundry Near clumps of houses Patios of units Common house deck Car parks	Homey, enclosed, overlooked Furniture to encourage dwelling Some mobile BYO seating Varied natural setting	Benches to sit or sleep Paddle Pool Walls rocks logs etc Steps and walls for sitting on Sandpits covered from animals (digging, sandcastles)
Common Green	Petanque, picnics, communing, talking, BBQing, exercising Playing with animals Ball games, badminton, volleyball Dancing, celebrating, partying, circle dancing, raising the flag, Tai Chi, Chi Quong, Feldenkrais. Lawn mowing.	Central common space in/outdoor effect Maybe part of amphitheatre	Flat Well kept mown grass or ground cover. Spill out onto it from common house	Drainage Large size

PLACE	ACTIVITIES	RELATIONSHIP TO	CHARACTER	DETAILS
Ampitheater-type space	Theatre, storytelling, music, meetings, singing	Steps, common house Part of green?	Landscaped enclosure Bowly feel	Natural depression or otherwise
Wastewater treatment areas		Gardens, and fruit forest		Research needed
Common <i>space</i> Vegetable garden	Gardening, weeding, mulching, composting Growing veges Worm farming Harvesting, watering Washing, trimming Dancing Music making, star gazing	Near kitchens, compost bins Wet weather access Potential café / road side stall Near common house, Greenhouse Tool shed Playing + dancing space	Abundant, sunny Sheltered Organic Joyful "Pumping with food". Permaculture Rotational crops Integrated with buildings	Sink & tap for washing veges, water Paved path access Permaculture courses Compost bin, worm farm Organic principles
Herb garden	Working in garden cooking, smelling Growing Tending Harvesting	Close to Common-house kitchen Nodes	Sunny aspect Visual and tactile appeal Full of insectary plants. Fragrant Creative design Productive, abundant Beautiful, varied	Paths
Orchard Fruit forest	Planting, Harvesting Working in the garden Tree climbing, playing Quiet sitting, writing (stealing fruit!) Pruning Husbanding / wifing, animals Re-cycling scraps Feeding/chasing hens, treasure hunting, bee keeping	Walkways/paths Storage areas Compost areas Barrows tool/implement stores Plant nursery Road side stall	Varied Productive Peaceful Easy for plucking Restful Beautiful Great variety Diverse	Use existing orchard as much as possible Water available Incorporates chooks /ducks—chicken tractor- (Dog proof, funky Chicken-comfortable Secure) NO roosters Hammocks
Shelter belts	Coppicing, screening, sheltering, firewood, carving wood	Periphery of site Internal wind/sound screens Food forest	Beautiful Fast growing Productive mixed	
Sacred place, contemplatorium	Being quiet, enjoying solitude Meditation, ritual	In the secret garden Not near car parking	Silent, calm, peaceful, small and secluded place	Respect others using it
Main children's playground	Playing, watching, learning swinging	Central	Safe but adventurous Natural materials	Resilient ground surface
Rubbish and recycling centre	Recycling Rubbishing Sorting, storage	Car park near road and common house	Contained, discrete, screened, easy to use	Glass bin Paper Plastics, cans, glass, aluminium, paper
Workshop and/or toolshed and/or garden shed	Bloking/ she bloking, tinkering, pottering, storage, fixing, teaching kids, brewing, lawn mowing Sharing equipment, woodworking Paint pots Garden tools, jigsawing, building projects, maintaining	Near transport and carpark Separate from common house and quiet places	Functional, spacious Natural light, warm Robust, chunky Simple tidy, comfortable pleasant Not for cars	Space for 1 - 6 people Workbenches, vices Shelves, tool boards, cupboards Sink, water Soundproofing Lots of power points 3-phase power with cut-off for safety Secure, lock up Safe for kids with supervision Tool sharing system Concrete floor & apron Storage for work in progress & raw materials Big equipment storage
Plant nursery — Greenhouse, potting sheds and shade house	Potting, propagating On-growing of seedlings from potting shed, brief storage of commercial plants	Gardens, tool shed Compost/worm farm	Funky Sunny/warm Secure design and location Sheltered Good sun	Shelving/ storage Benches Water/sink Garden tool storage
Clotheslines	Hanging out, taking in washing, chatting	Near laundry but somewhat unobtrusive!	Breezy, sunny	

The following items are not yet consensed as to priority:

PLACE	ACTIVITIES	RELATIONSHIP TO	CHARACTER	DETAILS
Front of site — future possible commercial area	Consulting, counselling, self employing, retailing, practising, educating, interfacing with neighbourhood	Near Swanson Road Not creating a wall between project and community, but sheltering project from road noise	Ethically in line with our project Create a mingling with neighbourhood Small scale Visually permeable Welcoming	Village shop cluster Leasable office space with business support Café live music beer meals dancing health foods, crafts tofu factory, nursery
Hot tub /spa/ bushbath	Soaking, talking, R and R Meetings Community space	Not as far as pool Closer to common house Garden, bush area	Hot, sheltered from wind and rain Covered with sails or roof No walls or semi-walls, private Inside or outside access Wood not plastic Pacific theme, raupo hut Soft lighting, mood music	Dilemma between cost and delight Seat 1-10 Deck around, fenced and lockable Heating equipment + solar heated water Wastewater to greywater system
Swimming pool / pond	Swimming, paddling, wallowing Exercise swimming Cooling off Social hotspot Sunbathing	Not too far away but not right outside common house for noise	Safe, healthy Inground dedicated pool Separate paddling pool for kids Needs supervision	Health compliance + Safety rules -fences Accommodate lap swimming & fun wallow'g Depth gradually increasing from zero
Children's garden	Growing, playing, learning, having fun, child/adult shared activity	Gathering/ interaction nodes Near playing spaces Near houses and common house	Sunny observable	
Covered drying Area	Drying clothes Drying veges Outdoor craft, sculpting?	Near laundry	Breezy, sunny	
Outdoor craft area	Sculpting	Connected to craft room or connected to workshop		Covered
Outdoor fireplace	Sitting by fire	Sheltered place Maybe in amphitheatre	Safe for open fire Room for gathering and BBQing	Observe fire bylaws
Big swing in tree/ Gantry structure	Swinging, confidence course, climbing lookout, treehousing Nutzpicking Hugging, rendezvousing, hanging out	Not totally central Bit out of the way, have to walk to it, not on the way somewhere	Good view Over water See the moon ADULT flavour Destinationish	Soft seat fitting-tyre >15 m high
Car workshop/ garage	Fixing cars	Near carparks		1 - 2 people

COMMON HOUSE

COMMON HOUSE GOALS

Brainstormed, not consensed

- The focal point of the community, used everyday
- the first building you come to
- conceptually integrated with private units
- a beautiful, inspiring building, with a timeless quality
- Aotearoa-centred
- solid and grounded, integrated with the land
- welcoming, inclusive and friendly
- nerve centre and hub of the community
- easily accessible to disabled and others
- a public face and a private face
- attractive lobby/entrance, both passive and active
- warm, sunny, light and airy
- peaceful, soothing, and easy to be in, a simple, mellow interior
- acoustically comfortable
- robust and durable, easy to clean and low maintenance
- practical, functional and user-friendly
- abundant 'edge' and inside/outside flow, seasonally adjustable
- cosy, homelike and non-institutional, an extension of personal living space
- designed for sustainability, energy efficiency and passive solar
- non-toxic materials, a healthy and breathing building, aromatic
- viewing places, foliage viewed from windows, a variety of light
- orderly/uncluttered, good storage
- safe, child-friendly, adult-friendly and guest-friendly
- high ceilings/space, a lofty leafy look
- a dance-quality floor, soft underfoot
- future-proofed
- separation of noisy and quiet spaces, accommodating quiet and rowdy times

POSITION OF THE COMMON HOUSE

Flow of Circulation:

- Common house adjacent to entry point of site; the first main building people arrive at
- Pass through or by the common house on the way home from the car park, but retain the choice as to whether to or not.
- Common house with both a public and a community face
- Common house at the focal point of the community
- Relatively short distance from each unit to the common house

To be adjacent to:

- Village green/plaza/piazza, verandah/ patio
- Entrance, car park, visitors' parking (public side), delivery access
- pedestrian path
- herbs and kitchen garden
- disability access houses
- laundry/ clothesline
- recycling
- some outdoor kids' play space

To be separate from:

- workshops (noisy)

- dwellings
- sacred space, meditation space

Looking Out On:

- village green
- some part of carpark (rear view), with beautifying plants, shade
- gathering nodes, paths to nodes
- children's play area
- end of land/vista, view of distant hills
- trees

Visible From:

- public entrance, carpark, glimpses from Swanson Road
- common house visible to most units, or just outside them
- playing/gathering nodes

SIZE AND DESIGN OF COMMON HOUSE

- We are budgeting for a 400 square metre common house, to include all the facilities prioritised below (except the games room which will probably be elsewhere) plus shared office space if possible.
- Generally it is to be a single level building, with the possibility of some rooms upstairs,
- However it should visually have a strong sense of physical presence from the outside.

COMMON HOUSE ROOM SCHEDULE

(Rooms are listed in order of priority.)

Common-house Kitchen

Function -- Prepare, cook, serve and store food. Guideline 5m x 4m. Not a commercial kitchen.

Adjacent to – Green areas, kitchen garden, open to outside for shelling peas, barbeques, storage adjacent to back entry, preparation area facing opening to dining room/people.

Separate from- Quiet areas, WCs, cleaning cupboard (but handy)

Qualities- Connectedness important, open to other people, feeling connected to other people/activities, domestic 'farmhousey' feel, simplicity, variety of bench heights - eg. lower for kneading

People- 3 people working in kitchen at a time.

Furniture and Equipment-

- 6 stove elements with space around them (consider bottled gas), large hot plate, double oven.
- Domestic fridge, large freezer for individual rental, small freezer for common kitchen.
- 2 water efficient dishwashers (or 1 large).
- Adjustable, open shelves in 'doing' part of kitchen
- Central table (variety of heights?) with enough room for movement around it, with open storage but no electricity or water. Sitting stools. Servery and 2 tables.
- Dish-cart for dirty dishes and taking food and dishes out.

Facilities-

- Separate sinks, with big pot sink next to stove for putting cooking water into pots.
- Small pantry near cooking and scullery, separate storage rooms/areas/alcoves.
- Bulk food storage - walk-in pantry with light and ventilation to outside.
- Good incandescent lighting, natural light and ventilation (no strip). Lots of power points/various circuits, overhead plugs, extractors.
- Cool room using natural ventilation
- Disposal of rubbish.

Special Features- Open to dining via servery, NO direct sunlight, lots of wood.

Dining Room/ Sitting Areas

Function- Dining, sitting, celebrating, dancing, large meetings, reading, group activities (table tennis, yoga, etc), outdoor dining, distributing bulk food orders.

Adjacent to- Kitchen (incorporating the cooks), verandah/patio, lobby, bulk store, servery.

Separate from- TV, teens, kids' room

Qualities- Spacious, high ceilings, inviting, comfortable places, homely, cosy, a large room divided into parts without walls, variety of heights, alcoves. No carpet in the dining room.

People- Up to 60 for special events.

Furniture and equipment- Comfortable dining chairs, fans. Servery to kitchen incorporating double-sided drawers. Window seat, cushions, comfy chairs, sofas. Hard wearing, easy to clean, homely fabrics. Piano.

Facilities-

- Tea and coffee bar with hot and cold water in dining room. Instant boiling water unit and filtered water.
- One larger sitting area around the fire, and 1 or 2 smaller sitting alcoves for 6-8, including library alcove with shelves, comfy chairs. Storage for newspapers and magazines
- Massive focal stone raised wood-burning fireplace.
- Storage for tables.

Special Features- Acoustically designed ceilings and floor. Avoid columns in the middle if possible - place carefully. Full height, concertina glass doors on outside wall connecting verandah.

Lobby

Function – Entrance, weather/people transition area, store boots/ coats, mail boxes/notice board, promotion stuff.

Adjacent to –1 lobby adjacent to public entrance, other lobby adjacent to private entrance. Near dining room, laundry, verandah, toilets.

Separate from- 2 lobby areas conceptually separate from each other.

Qualities- Welcoming, practical, good storage, attractive (plants, etc). Area for shoes etc. not obvious as you come in.

People – 1 - 10 at any one time getting mail, looking at notices, getting information, taking off/putting on shoes/coats.

Furniture and Equipment- Publicly visible/identifiable rack for co-housing promotional material. Sofa/couch. Notice board, art work, pigeon holes for mail. Umbrella stand, coat hooks, shoe stands, boot scraper.

Facilities- Telephone/fax for booking tours etc. Good energy efficient lighting- clear but soft/subtle. Buzzer for outside hours.

Toilets - (2 - 3)

Adjacent to- Lobby, towel storage, children's room

Separate from- Kitchen

Qualities- Not institutional - separate rooms with walls and lockable doors.

Furniture and Equipment- Small hand basin, mirror, towel rail or hook, toilet paper storage, toilet roll holder, foldable nappy changing table in disabled toilet.

Special Features- At least 1 wheelchair access.

Cleaning Cupboard

Function- Storage

Adjacent to- Kitchen, dining, lobby, laundry.

Qualities- Well organised, 1m x 2m with door opening outwards, easy storage.

Furniture and Equipment- Hooks, pegs, shelving, low sink/cleaners' bucket tub, high shelves for chemicals. Storage for wet mops.

Facilities- Light that turns on when you open the door.

Special Features- Some way to handle vacuum hoses and flexes, lockable.

Verandahs - covered

Function - Sheltered outdoor dining, hanging out

Adjacent to - Dining room, kids' room, decks

Separate from- Entry

Qualities- Open and visible to and from gathering nodes and individual dwellings, protected from weather to some extent. Verandah next to kids' room with closed-in feel and built in seats

People- Up to 15 at tables.

Furniture and Equipment- Barbeques, seats and hammocks, swings, nodes for seating, some built-in seats. Patio to include wide steps which can be used for seating. Plants, planters.

Facilities- Some outside lighting.

Kids' Room

Adjacent to- Dining room to hear shouts, WC, opening on to enclosed deck.

Separate from- Dining and lounge so noise doesn't bother adults, not too close to entry.

Qualities- Light, safe, no sharp corners.

People- 8 - 10 kids, romping, pillow fights. sitting on cushions reading, dress-ups, board games, puzzles, lego.

Furniture and Equipment- Lots of cushions, bookshelves, wall to wall storage for dress-ups, cupboards, mirror, low level easy access shelves for puzzles/games - wide, not too deep, labelled.

Special Features - Soft floor, safety glass, sound absorbent walls and ceiling, low windows, french doors (not ranch slider - too hard for little kids).

Teen Room

Adjacent to- Deck with french doors/ranch slider, near grass space (more or less their space), close-ish to kitchen/dining.

Separate from- Rest of common house somewhat but still connected, close enough, maybe its own building.

People- Up to 8 -10, ages 11-ish and older, sitting, talking, sleeping over, playing computer

Furniture and Equipment- TV, computer, VCR, stereo for CDs and tapes. Mattress supply, pillows, couch(es), maybe mezzanine for sleeping over and mattress storage. Curtains.

Facilities- Maybe a very small kitchenette - sink, fridge, shelves. Phone jack.

Special Features- Soundproof, size of reasonable-sized bedroom. Hard surface, durable flooring. At least 1 wall for posters (hessian or pin board).

Laundry/Craft

Function- Main laundry for community. Also to accommodate messy craft projects-e.g. painting , dry crafts eg collage, model making. Out door crafts eg sculpting.

Adjacent to - Children's playing areas (indoor and outdoor), clothesline, lobby and mail centre. Maybe outside door to deck/patio.

Separate from- Quiet places eg sitting places; function areas eg community talks/presentations/community orchestra practise or performance.

Qualities- Light, warm, comfortable, dry, pleasant, easy to clean.

People- 6 people sewing, folding, ironing, doing laundry.

Furniture and Equipment - 2 - 3 washers, 1 dryer, 1 table with 6 dining-style chairs, 2 sinks/tubs, lots of bench space with cupboards under, 2 irons and ironing boards.

Facilities- Good overhead lighting NB not old-fashioned florescent lights. Hot/cold water.

Guest Rooms (two) and Guest Shower

Adjacent to- Shower, WC with basin.

Separate from- Laundry, children's room

Qualities- Simple, light, comfortable, clean

People- Double rooms for 1 - 3 (including 1 child)

Furniture and Equipment- Big enough for double and single bed.

Special Features- Able to be booked for other functions, easy to clean.

Activities Room

Function- Playing music, singing, listening to music, movement, overflow guest accommodation, massage, meditation.

Separate from- Far from children's area.

Qualities- Open, light, multi-purpose.

People- 1 - 12

Furniture and Equipment- Piano, carpet, rugs on wall, cd/sound system. Large, walk-in storage cupboard for musical instruments and massage table.

Facilities- Window in the door so you can see if it's being used, good light.

Special Features- Soundproofed/insulated, needs to be basically EMPTY, high ceiling, not too echo-y.

Games Room

Adjacent to- Maybe in existing garage, above workshops or close to teen room.

Qualities- Can be pretty basic, good natural light.

People- 5m x 4m for pool table.

Furniture and Equipment- Pool table, table tennis, gym equipment?, dart board, scoreboard, cue board, chairs, armchairs, shelves, storage.

Facilities- Good lighting, heating.

Special Features- Secure.

TV-on-a-trolley-in-a-cupboard

Adjacent to- Kids' room, guest/music room

Separate from- Not in living room (except for special occasions)

Qualities- Shut away.

Furniture and Equipment- Wheelable trolley

Facilities- May need jack points in various places for aerials, may need an aerial, own video player.

PRIVATE UNITS

PRIVATE HOUSE GOALS

- subtle delineations between private and community space - verandah, deck, screens - a 'soft edge'
- good indoor/outdoor accessibility and flow
- safeguarding privacy while facilitating community
- direct access from house to semi-common area
- comfortable sitting area on public side of house with direct access to common space
- kitchens facing common path
- open plan kitchen/dining/living
- living spaces opening to private gardens
- minimal hallways
- affordable
- designed to high standard of environmental sustainability
- passive solar, energy efficient, high level of insulation
- sustainable, non-toxic materials
- buildings that breathe
- good ventilation
- water-conserving features
- solar hot water panels
- rainwater and/or greywater plumbing to WC and outside taps as a minimum
- high priority to sound-proofing between units
- good storage
- pipes and cables accessible behind panels that can be unscrewed.
- NB. Ground levels of all units to be designed for access and easy use by those with limited mobility.

NUMBER AND SIZE OF UNITS

- 28—30 units total
- Ideally 4—5 unit designs.
- Unit types must be standard eg 3-bedroom unit at end of cluster would be a different unit type from 3-bedroom unit in middle of cluster.
- Our best estimate of numbers for each unit type follows. This will be confirmed as design progresses.

Unit types	Aprox Size	Projected Need
Studio flat	30m ²	4 in 1 dwelling
1 bedroom (some at ground level)	50 m ²	6
2 bedrooms 1 ¹ / ₂ bathrooms ground floor	75 m ²	4
2 bedrooms 1 ¹ / ₂ bathrooms 2 storey	80 m ²	5
small 3 bedrooms	95 m ²	11
large 3+ bedrooms	125m ²	2

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COMBINATIONS OF UNITS WITHIN CLUSTERS

- Design for 4 - 7 units in a block with party walls
- Diversity of different sized units and different age groups in a cluster
- Avoid having all the children together
- Some units of the same size near each other, especially for the single's units.

YARDS

Front yard

- 2 - 4 metres wide between front of unit and common path
- Roof over unit front doors
- Trees close to houses on north sides of buildings would need to be deciduous

Private back yard

- 4 - 8 metres long from private side of unit
- Pergola to private side.
- Unit design to, where possible, prevent overlooking of private yards. Some degree of visual privacy could be provided by house structure (e.g. 1m buttress, building offset)
- Private garden length may vary if the next cluster is close - common space between two back yards could be orchard
- Considerations for privacy if private gardens are back to back.

CUSTOMISATION

Group understanding to date

- People should not expect to be able to extend their units. Within the unit title system it is extremely difficult to make extensions beyond the "building envelope".
- There will be a limited number of basic floor plans
- Unit design to include a reasonable amount of flexibility for later modification at owner's expense after completion of construction.
- Where the development funder and council permit it, some level of occupant completion may be possible.
- Otherwise there will be a few limited choices of specific items.

Items which could possibly be left out, or unit purchasers have choices about:

- light fittings
- interior painting
- kitchen fittings (e.g. 2 - 3 colour schemes)
- floor coverings (e.g. choices of carpet/tiles)
- taps, plumbing fittings (may be better to bulk purchase these)
- hardware, door handles
- appliances

ONE BEDROOM UNIT PLAN

This group considered a few options

General

- A number of one's want to be near each other
- Open plan homes.
- Morning sun for the community side of dwelling and afternoon sun for the private side of dwelling.
- Alcoves interestingly designed that can be rooms without walls, not taking away from the overall space.
- Good noise control is very important.

Studio/Flat

- Single rooms with share of lounge/kitchen/bathroom.
- An adult flatmate situation. This requires further thought and evaluation.
- A foyer area which the rooms open off , with lounge and kitchenette.
- Individual rooms about double-and-a-half sized rooms (at least)
- If there are enough people to buy this could form a women's house/ men's house
- Could be a standard 3-4 bedroom unit adapted.

Double storied units comprising separate titles. one 1—1½ bedroom up, and one 1 bedroom down.

- Saves land and gives two types of life styles (downstairs garden type and the upstairs deck type)
- Upstairs unit to have a decent deck at least 2m wide.
- Upstairs unit could have loft in roof space for a ½ bedroom
- Small bathroom and toilet
- No laundry.
- The bedroom to be able to be used as a study while sleeping in the living space
- Small kitchenette
- Two side by side could share an outside stair. Alternatively an internal stair opening to outside.
- Living area open plan say 30m²
- Storage

Single storied unit comprising 1-1½ bedrooms.

- As above for ground level unit

TWO BEDROOM UNIT

Entrance space,

- A transition area between outside and inside, perhaps 1.2 m to 1.8 wide.

Kitchen/ Dining room

- Open plan, full kitchen, walk in pantry
- Easy access to front porch (main entrance not into kitchen)
- Looking out over public pathway
- Good shelving and storage space, deep drawers for saucepans
- Full depth of house if terraced on long axis, giving access to back garden.
- Convenient cooking area - triangle between stove, sink and fridge.

Sitting

- French door access to back garden
- Windows low to the floor
- Back garden verandah

Utility

- Downstairs with plumbing for laundry
- Space to keep gumboots etc.
- Under stairs or in bathroom

Bathroom/Toilets

- Upstairs toilet, shower, basin, space for bath later if desired.
- Shower to have wet floor area, not a shower cubicle
- Downstairs toilet with hand basin

Bedrooms

- Upstairs
- Low windows, see out from bed, and able to open for view and fresh air.
- Usable balcony (not too tiny) on top of verandah, or just opening doors with a rail across.
- Skylight - see stars from bed.

Stairs

- Use space underneath
- Spacious stairs, and not too steep.

General

- Higher ceilings, 9ft minimum
- High gabled roof, upper rooms in roof space
- Solar water tank in apex for thermosyphoning.
- Fill in lower corner with storage space
- Larger doors for easy furniture moving and wheelchair access
- Morning sun - sheltered nook, on either private or public side of home.

GROUND LEVEL TWO BEDROOM UNIT

- Similar to above but with no steps or stairs, with wider doors and generally wheelchair accessible.
- Bathroom with wet-area shower, basin and toilet
- All taps and handles chosen for easy use.

SMALL THREE BEDROOM UNIT

Entry

- Verandah/porch outside kitchen and entry (maybe slightly raised), for sitting
- Entry not through kitchen

Kitchen Dining

- Living/dining/kitchen - open plan/flexible
- Kitchen related to dining area but prefer not to see kitchen clutter from living room
- Kitchen overlooking public/common area with sink facing common path
- No afternoon sun in kitchen
- Compact, functional kitchen with extractor and ventilator
- Flexible design, to allow dining area on either public or private side of unit.

Living

- Spacious living area on private side - private side sunny
- Private side with good indoor/outdoor flow and floor level with outside
- Full height doors that fold back and 'disappear'
- Ensure privacy for living area from common side
- Pergola on private side with sun/wet weather protection

Bathrooms/ Toilets

- Downstairs toilet + basin + shower
- Shower room to be suitable for restricted mobility
- Upstairs toilet, shower, basin with room for bath
- Bathroom not on sunny side

Utility

- Laundry space + plumbing + tub - under stairs or in bathroom

Bedrooms

- 2 bedrooms upstairs with wardrobes
- Flexible space upstairs preferred by some (moveable walls?)
- Main bedroom overlooks private side, maybe with a balcony
- Multi-purpose room downstairs adjoining living area and close to bathroom - could be study, third bedroom, workspace, counselling room, music room, consulting room
- This room to be big enough to accommodate a small double bed
- This room to be private but not necessarily on private side - must have separate access from outside

Stairs

- Not directly in front of entrance
- Landing part way up stairs ideally with a turn in a flight
- Don't want to cross living room to get to stairs
- Stairs near front door - adjacent to entry lobby and kitchen

3+ BEDROOM UNIT

Entry

- Front entrance on to open foyer from which stairs rise
- Mud room near front door. Coat closet near the front door

Kitchen/Dining/Living

- One entrance into the kitchen
- Kitchen with central island or table and lots of storage
- Smallish kitchen - around a corner L
- Kitchen/dining area combined and facing the front
- Sliding/folding doors for dividers allowing an eating area for up to 12 if possible

Living

- Light and warm
- Open floor plan
- One living area as long as bedrooms are large.
- Living room -OPEN- as big and as flexible as possible.
- Space for virtual passageways to avoid function spaces

Bedrooms

- 4 double bedrooms, around 10sq m - 15 sq m ea.
- 3 bedrooms upstairs, including main bedroom
- One room downstairs, optional office, link with downstairs bathroom.
- Consideration for paths of traffic between bathrooms and bedrooms to ensure privacy

Utility

- Plumbing provided for laundry

Bathroom/Toilets

- Upstairs shower, space for bath
- Separate toilet upstairs
- Downstairs bathroom to contain toilet and shower with mobility access.

Stairs

- Good use of under stair space (loo or closet)
- Stairs not too steep, wide enough for anti-slip tread, four feet wide, with bannister

General

- Overall looks good - high resale
- Least possible space in hallways and stairs
- Need for adequate storage space in all rooms. If fittings aren't possible at least closets and space.
- Big windows with ventilation, fly screens, security stays
- Sun - lots of it. Where and when doesn't matter.
- 2 full storeys, not attic rooms
- Sound proof walls
- Floating ceilings
- Ceiling height of 8'6" for public rooms.
- Simple, practical, solid fittings
- Tiles (asthma, passive heating)

END ☺