

DURSLEY NEIGHBOURHOOD DEVELOPMENT PLAN

Housing Design

Activities

1. Questions on key topics were asked at the following events, including some on housing design.

Farmers' Market	10.5.14
Dursley Festival	12.7.14
Tabernacle Family Café Drop In	16.7.14
Dursley Day Centre Drop In	1.8.14
Zumba class	10.9.14
Transition Cam and Dursley Secret Garden	20.9.14

2. Photography

During August and September the principal housing styles in the town were photographed covering dwellings shown on the 1844 tithe map up to recent construction.

Photographers were:

Krystyna Dembny
 Richard Edmunds
 Fiona Firth
 Sue Creswick

3. Conversations with professionals in the house and estate design field

Activity	Comments
Meeting with Simon Littlewood – Architect Elevation One Fiona Firth and Sue Creswick	<ul style="list-style-type: none"> . new estates should have a sense of identity – do you know where you are? . views out and in . sustainable homes – BREAM codes – possible renewables on each home . affordable housing is built to a higher BREAM standard than some for private buyers . policy for infill as well as new estates . facades can be broken up with changes in materials and sections being brought forward or set back . materials - stone, artificial stone, brick of various colours, render, timber – combinations of these . roof lines broken up . traditional features: chimneys, porches, quoins, fan headers above windows, fancy brickwork, timber . frontages – grass, gardens, gravel – fenced, walled, railings, hedges, combinations of these . use of topography . concept of 'lifetime homes' – accessibility from cradle to grave

	<p>NB.</p> <p>1.Sustainable homes:</p> <ul style="list-style-type: none"> Energy and CO2 emissions Water Materials Surface water run off Waste Pollution Health and Wellbeing Management Ecology <p>2.Lifetime homes</p> <ul style="list-style-type: none"> Car parking width Moving from parking space to home Approach to home Entrances Stairs and lifts (communal) Doorways and hallways Space to turn and move around Living room Convenient bed space Accessible WC and potential shower Bathroom walls Getting upstairs – stairs suitable for lift Getting between bedroom and bathrrom – potential for hoist Bathroom layout Windows Sockets and controls
<p>Meeting with Professor Hugh Barton Urban Planner</p> <p>Sue Creswick</p>	<ul style="list-style-type: none"> . estate design can contribute to health and well being . footpaths and cycle paths should be as level as possible and connect as directly as possible with town centres and key facilities and be safe . importance of attractive frontages and being visible . importance of green spaces and trees – links to nature . use of gradient and orientation to maximise benefit of sun . cul de sacs should be short and straight for safety – can be designed without pavements with community meeting/play in mind . estates need circulation so that reversing manoeuvres are minimised . need for pedestrian links (permeability)within large estates . if we could, is there anything we would want to make obligatory or just discretionary? . homes need storage space
<p>Sc:3.9.2014</p>	

Key findings from surveys

Residents liked:

- Pre 1900's homes
- Rural Cotswolds style
- Mawdsleys site
- Library Terrace – appropriate size

Disliked:

- Modern design (such as library)
- Modern development, i.e. Crest Nicholson
- Development that doesn't fit in with the locality
- Rabbit warren developments
- Homes that are too small
- Dwellings over 3 storeys
- Poky windows

What residents are looking for:

- Design that suits the area
- Varied design, size and materials in a new estate
- Fitting in with surrounding buildings (if infill?)
- Good design – imaginative architecture
- Enough parking
- Storage space
- Open spaces, play areas of a good size and trees
- Good size rooms and gardens
- Room for wildlife and wildlife corridors
- Large windows
- Tree lined streets
- Sustainable and environmentally friendly design – solar panels, water harvesting etc.
- Low energy ratings
- Lifetime/adaptive homes (1 mention)

Some of the requirements listed above reflect the liking residents showed for older properties many of which were built with decent size rooms, front and back gardens, good size windows giving natural light and space for trees.

Key themes therefore are:

- Good, appropriate design with traditional features in a variety of styles and materials

- Adequate parking

- Environment - to include open spaces/play areas/wildlife corridors/trees

- Dwellings should be cheap to run (thermally efficient, eco friendly, large windows)

- Dwellings should have decent size rooms with adequate storage space