



## A greener, more neighbourly way to live in Sheffield

### GENERAL BRIEF

**Introduction:** We are looking to build a co-housing scheme of between 15 and 25 highly sustainable and affordable dwellings plus a Common House and common open space on land within the Sheffield city boundary, with good access to public transport, schools and existing local facilities such as shops and health centres.

**Dwellings:** An indicative mix for an ideal 20 dwelling scheme accommodating some 40+ people would include:

4 x One Bedroom Flat	@ 50 m <sup>2</sup>	(Gross internal measurements)
4 x Two Bedroom Flat	@ 70 m <sup>2</sup>	
6 x Two Bedroom House	@ 80 m <sup>2</sup>	
4 x Three Bedroom House	@ 90 m <sup>2</sup>	
2 x Four Bedroom House	@ 110 m <sup>2</sup>	

Our preference is for small clusters of mixed housing (though we will also consider terraced housing, inter-connecting courtyards or something more “Mediterranean-style” – quite densely packed and pedestrianised), with aspects maximising views while providing visual security across the site and giving some sense of enclosure. The homes and buildings will be positioned in such a way as to maximise light and protect against the wind.

The flats, larger houses and the Common House could be three-storey buildings, with some flats possibly sharing the Common House building. As many first and higher floor flats as possible will have balconies to provide outward aspects.

We aim to make all dwellings accessible, with lifts as necessary and level access wherever possible.

**Common House:** This should be centrally located and be large enough in total area (e.g. @ 190 m<sup>2</sup>) to include a meeting space for the whole community and smaller groups, facilities for the preparation and eating of shared meals, guest accommodation, and the provision of utilities such as extra storage capacity, shared laundry, tool store, and workshops.

**Sustainability:** We are aiming to build homes that are cost-efficient, well insulated and meet the A rating Energy Performance Certification (EPC), and as far as possible use sustainable building materials, preferably locally sourced. We would use renewable energy sources, avoiding reliance on fossil fuels, and promote responsible energy and water consumption. We would also promote rainwater collection and the use of grey water. All these would be essential elements in the design, build and style of living.

We will encourage use of public transport, bicycles, and walking, and initiate a car sharing scheme. Any parking will be located as close as possible to existing and/or new road access points to minimise traffic movement across the site. Emergency and delivery access is to be provided to minimum standards using sub-strata membranes which allow grass and ground-loving plants to grow through.

**Open space:** Shared open space should be maximised, to include play and quiet rest areas and as large a shared vegetable garden and orchard as possible. Trees and hedges on the borders and in the site should be retained where possible, with a new mix of tree planting. Construction of a pond will also increase biodiversity on the site. The external layout will be designed also to provide some level of privacy and security, respecting existing paths as far as possible.

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