



Teviot Residents' Steering Group

Co-design Workshop Notes – Homes, Part 1

21 February 2022 - Design aspirations update and housing design precedents

Summary

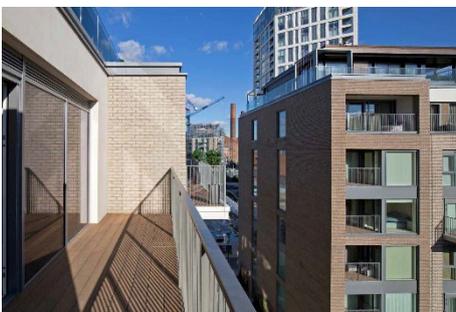
The first part of the homes co-design workshop was held at the Teviot Centre on 21st February 2022 with the Teviot Residents' Steering Group (RSG). The session covered an update and responses to the 'housing aspirations' recorded by the ITLA from various visits and tours conducted with the RSG in 2020 and 2021. There was also a group activity looking at precedents on a variety of housing design themes.

Some key insights were:

Theme 1 – Balconies

The key themes on balconies seemed to be a preference for wide rather than deep balconies, and generally railings were not liked as a material, and glass generally was. Sunlight was important to most, but there were a range of views on whether stacked, offset, inset or projecting were better, and if people wanted covers or open to direct sunlight.

Majority image choice:



Theme 2 – Deck access or internal corridors

Very clear preference for deck access rather than internal corridors, and no group liked an internal corridor option shown. The brick-based structures rather than bolt on decks were strongly preferred by all tables.

Majority image choice:



Theme 3 – Bathrooms

Wide range of views and preferences on bathrooms, but good storage, and ease of cleaning were consistent themes. Many did state that a window would be important to them.

However, range of comments indicated that bathroom layouts, fixtures and fittings are much more of a personal choice.

Majority image choice:



Theme 4 – Kitchens

More consistency on kitchens, and all groups picked 4.4, and like the layout. Windows, space for dining and having this as a separate room were the key themes, although many tables recognised younger or new residents may like an open plan layout.

Majority image choice:



Theme 5 – Living Rooms

Surprisingly there was clear consensus on 5.1 for living rooms, with big windows, lots of light and a large regular plan the key points made.

Majority image choice:



Theme 6 – Brickwork

Again, consensus on brickwork, and generally lighter brick tones were preferred, with the use of banding (e.g., 6.3) and lintels rather than overly patterned facades.

Majority image choice:





Theme 7 – External communal gardens

Only three groups chose an external communal space, and all picked 7.6. The softer, and wider landscaping was liked, and felt 'welcoming'.

Majority image choice:



Theme 8 – External defensible space

Wide range of views on front gardens and defensible space, many using this section to express a preference for houses rather than flats, but generally nice planting and some reasonable separation from the street were important.

Majority image choice:





Housing Aspirations Table

A number of questions were asked around the housing aspirations table and responses including:

- Will entrances to buildings with a mix of tenures be segregated, and a lower quality for social rent? Can we add it as a commitment to not do this?
 - It was confirmed that yes, we can meet this aspiration in full. Where there are mixed tenure blocks, there will not be a separate entrance based on tenure type. In addition, where different tenures face onto a private open space this will be accessible to all residents of those blocks.
- Can we consider food waste as a third stream?
 - Yes, we are considering this at the moment, and working with R-Urban around circular economy
- Could communal lighting dim rather than switch off / be on a sensor?
 - We will discuss if this is possible but need to balance safety point with environmental and biodiversity concerns.
- Will the windows on blocks be facing one another as seen on other estates? It is very intrusive if you can see into another person's home?
- For defensible space or private gardens, please have full height fences not low fences which can be jumped over.
 - Noted, and this has been fed back to design team and landscape architects.
- How long will the building last?
 - The brief is to design for a 60-year lifespan, but BPTW would expect a considerably longer period.
- Will the homes be damp and mould proof, and include soundproofing?
 - Yes, we can meet this aspiration in full and homes will be designed to all the latest building regulations and standards.

Design aspirations activity



An activity was held in groups around key housing design themes, where precedent images were shown as discussed with the aim that each table/group would pick a single favourite image and explain why they liked this.

Theme 1 - Balconies

Group 1	Group 2	Group 3	Group 4
			
Image 1.3	Image 1.2	Image 1.3	Image 1.6

- Group 1**
- Image 1.1- liked the internal/ external link up
 - Image 1.2 - like the double balcony size, very spacious
 - Image 1.5- not keen- far too busy, a lot happening, looks messy, unattractive
 - Image 1.3- like how its covered/ seems pretty private/ nicely sheltered. However, light is very restricted. These types of balconies residents will only benefit if the balcony is facing the right direction towards the sun
 - Image 1.3 also has a large balcony without it being covered. Suggestion to have bi-folding doors onto the balcony - creates almost like a bigger living space



- Image 1.3 was selected... group liked the mixture of open balconies to maximise light and fresh air but also the sheltered balconies as it provides an alternative option.

Group 2

- Like image 1.3, good size, balcony across living room & bedroom etc
- Image 1.1, like the style, glass and rectangle shape
- Not square, long balconies, preferred staggered where possible
- Who maintains glass/windows (service charges)? Like glass but only if cleaned and serviced regularly
- Dislike balconies stacked over each other
- Not overlooked by other homes
- Ground floor with garden
- Light important. Internal balconies – make sure there's no heat trap. Dislike dark spaces underneath
- Image 1.2 chosen but with glass not railings

Group 3

- Like the balconies on the RHS of image 1.3 showing inset balconies, as felt this was better with children.
- Disliked just metal railing (as in 1.4 and 1.5) as felt too much like 'Lego' and having all in a line would mean they were always shaded. 1.2 felt cheap.
- Concern about balconies being too close together, and to the ground (1.6 and 1.2) as could jump from one to another, for from ground and break in.
- Potentially a half inset, half projecting option would be nice.
- Image 1.3 chosen.

Group 4

- 1.1: Like the projecting balconies. Liking the inside balconies as more private
- 1.2: Not liked at all, didn't like staggered balconies
- 1.3: Like the spaciousness, roof over top balconies would be preferred
- 1.4: Balconies too small def not liked
- 1.5: Balconies too close together, don't like the railing look as looks like a fire escape
- 1.6: This is preferred pic – nice and wide much more useable and like the size

Theme 2 – Deck access or internal corridors

Group 1



Image 2.3

Group 2



Image 2.3

Group 3



Image 2.7

(2.3 & 2.6 also liked)

Group 4



Image 2.3



Image 2.7



Image 2.7

Group 1

- Image 2.2- No, No, No, looks like a hotel
- Image 2.1- too many railings/ waste of space
- image 2.5 - light and airy
- Do not want communal letters boxes as in image 2.
- Images 2.3 & 2.7 was selected... the group like the brick look and as both the images gave an open/clean feel

Group 2

- Image 2.4, concern of kids sitting on edge
- Image 2.2, Older generation dislike internal covered hallways – gets too hot
- Younger generation like covered hallways
- Concern about concierges. If we have shared entrances, who will pay for concierges? Will service charges increase?
- Will we be allowed to put plants outside home?
- Prefer open hallways



- Prefer brickwork
- Images 2.3 and 2,7 chosen as open, and better air circulation

Group 3

- Strongly disliked internal corridor image (2.2), and stated they felt it didn't work at early phases of Aberfeldy, was dark, disliked the carpet and was moody. Other stated that they felt it was unsafe, and worried about escape if there was a fire.
- Generally, lobbies and internal corridors (2.5) were also disliked. RSG members stated they didn't want to feel "closed in" and would prefer door on the street.
- Overall, the deck access options of 2.7, 2.3 and 2.6 were preferred as they were more open.

Group 4

- 2.1 – This was liked – open and accessible felt private
- 2.2 – No one like this design was a def no no
- 2.3 – Preferred pic - this was liked, people liked the brickwork
- 2.4 – Definite no
- 2.5 – We don't want letter boxes downstairs in the communal hallway. Table liked the openness of the space
- 2.6 – Too closed in, felt a bit restricted
- 2.7 – Def no – privacy is compromised as people can look through the windows



Theme 3 - Bathrooms

Group 1



Image 3.2

Group 2



Image 3.5

Group 3



Image 3.1

Group 4



Image 3.8



Image 3.3



Image 3.5

Group 1

- Images 3.7- Big but waste of space
- Image 3.4- Feels closed in/ too dark
- Image 3.3/ 3.5 have good storage space
- In most if the images all had towel rack/ heater which the group liked
- Image 3.8- too basic/ storage
- Like how all the images the whole bathroom is tile... will we get this?
- Need a separate W/C
- Images 3.2, 3.3 and 3.5 was selected... group liked bits from all 3 but having storage option is a must

Group 2

- Bathroom must have window
- Like concealed cisterns, but how do you detect a leak?
- Want big baths, maybe even two bathrooms

- Prefer image 3.5 – looks sleek
- Like Cupboard space hidden
- Want toilet that doesn't fall off wall
- Like the idea of being to clean under toilet
- Image 3.5 (CHOSEN)
- Like cupboard space, easy to clean, needs cupboard under the sink

Group 3

- Walk-in shower is a priority and would like to be able to have a choice of shower (esp. if disabled). The rules on this were explained.
- Emphasised it was important that the bath had a shower fitting
- Shelving and storage important
- Must be easy to clean and wipe down
- Preference for having a window, and worry about mould and damp if not
- Image 3.1 chosen

Group 4

- 3.1 – No storage but width is good and its spacious
- 3.2 – No storage and too narrow
- 3.3 – No – sink too small
- 3.4 – Def No just not liked
- 3.5 – Nice space at end of the bath
- 3.6 – Nice and bright, maybe too large and taking space from another room, like the storage and lighting a bit narrow though
- 3.7 – Nice layout, sink too small, liked the recess
- 3.8 – preferred pic although would want a unit under sink, nice and spacious. Additional comment – separate WC and bathroom preferred

Theme 4 - Kitchens

Group 1



Image 4.7



Image 4.4

Group 2



Image 4.3



Image 4.4

Group 3



Image 4.4



Image 4.1

Group 4



Image 4.4

Group 1

- Prefer kitchen to be closed but feel there should be a bit of a mixture
- Kitchen should have a window
- Image 4.6 - too narrow
- Ground floor properties should have kitchen and dining space together but a separate living space
- Image 4.4 - looks decent. Good lay out, good finishing
- If ground floor image 4.7 was selected. For flats on first floor and above it should be image 4.4 for the reasons above

Group 2

- Closed Kitchen
- Kitchen on to balcony
- Open plan, more social (younger generation)
- Separate kitchen and living room
- Some want tower unit for oven, easy to access
- Majority want separate kitchens (older generation)
- Make space dishwasher, fridge freezer etc
- Like big windows
- Want separate dining, kitchen & living room



- Image 4.3 (CHOSEN) (Open Plan)
- Image 4.4 (CHOSEN) for separate spaces

Group 3

- Clear preference for separate kitchen, rather than open plan
- The shape of the space was discussed at length, and while 4.2 was liked the extractor wasn't. Liked a c-shaped space as felt to be more efficient.
- Would need room for a table like a kitchen-diner, 4.1 was liked for this and how bright
- Windows and light was important.
- Overall, 4.4 / 4.1 was chosen as the best overall.

Group 4

- 4.1 – Got two windows which is good, units are nice but not enough
- 4.2 – Don't like the shape of the room, don't like that it has no windows
- 4.3 – Don't like anything about it
- 4.4 – Preferred pic - Everyone like the layout
- 4.5 – Not liked as too open planned
- 4.6 – No window, too narrow looks more like a galley kitchen
- 4.7 – Don't like open planned
- Additional comment – Table wanted separate kitchen – not open planned with sink under window and room for table and chairs

Theme 5 – Living Room

Group 1



Image 5.1

Group 2



Image 5.1

Group 3



Image 5.1

Group 4



Image 5.1



Image 5.5

Group 1

- Image 5.4- Far too open, it just like one big space with multi use.... No thank you
- Image 5.1- love the big window/ allows a lot of light/ window is wall to wall. love it!
- Image 5.4- Don't like inset balcony as it eats away the living space
- Image 5.2- its square, good size, furniture be easy to place, not an awkward shape where you lose space
- Image 5.3- too open
- Image 5.1 was selected... open, clean, refreshing, a lot of light, massive window

Group 2

- Square rooms preferred
- Like big windows (natural light)
- Maybe not too many windows, worry for no space for furniture
- Make sure balcony space doesn't project in to living space
- CHOSEN Image 5.1 (upstairs, upper-level flats)
- CHOSEN Image 5.5 (Ground floors)
- Like opening on to balcony/garden

Group 3

- 5.1 – really well lit, which was a big positive. Chosen for the light



- 5.4 and 5.6 – while the light was good, there was a worry about non regular spaces, and issues such as buying and installing new flooring.
- 5.6 again for the brightness of the room.
- Wall space and the size of the room was important
- Asked if there would be air-conditioning in living rooms – explained how ASHP worked.
- 5.5 was also liked with access to ground floor garden

Group 4

- 5.1 Preferred pic – This is a good layout if it's a separate room, nice shape, plenty of windows and spacious
- 5.2 – No don't like open plan, too narrow and windows too small
- 5.3 – No – do not want open plan
- 5.4 – No don't like the shape and don't want open planned
- 5.5 – Like the windows, don't like that it's not dual aspect – it's too dark and too small
- 5.6 – Wasted space and looks weird
- 5.7 - Wasted space and again looks weird

Theme 6 – Types of brickwork

Group 1



Image 6.3



Image 6.5

Group 2



Image 6.1



Image 6.3

Group 3



Image 6.1

Group 4



Image 6.3

Group 1

- Image 6.2- looks like the Old Bailey/ too much going on
- Image 6.3 & 6.5 was selected... like the colour and appearance. Looked tidy, attractive.

Group 2

- No Salted Bricks
- Relly dislike image 6.6
- Like mixed bricks
- Like the lighter coloured bricks
- Prefer batch matching bricks
- Must be brick, not cladding
- Images 6.1 and 6.3 CHOSEN

Group 3



- There were concerns about the impact of weather, and discolouration of concrete. Materials need to be chosen which remain looking good for a long time.
- Solid brick, not slips, were the preference
- Desire for some patterning or variation within brickwork.
- Like lintels and brining in some more classical elements (even if in a modern style)
- Image 6.1 chosen.

Group 4

- 6.1 – Liked the higher colour although concerned might look dirty
- 6.2 – Too fussy, some of the detail would be good
- 6.3 – Preferred pic – like the banding as long as it's not cladding
- 6.4 – No, glazed brick looks like a toilet
- 6.5 – Like the brickwork but not the banding
- 6.6 – No, don't like the colour
- 6.7 – Like the brickwork

Theme 7 – External communal areas

Group 1



Image 7.6

Group 2

None chosen

Group 3



Image 7.6

Group 4



Image 7.6

Group 1

- Image 7.2- liked the raised beds
- Image 7.6- looks open/ feels welcoming
- Image 7.1- too plain/ will attract dog walkers
- Image 7.4- Dull
- Image 7.6 was selected... like that it felt welcoming, looked good, somewhere where you wouldn't mind sitting down but the shrubs the group did not like as can easily attract rats if not maintained well

Group 2

- Big Garden
- Open spaces exclusive to the blocks
- Not open to the public
- No allotments near residential properties
- No composting,
- Communal Gardens
- Quiet spaces for houses
- Seating
- More quiet
- Small children's play areas
- Designed to minimise noise/ball playing
- Play spaces for younger children, not older children (not near homes)
- Younger residents want play space near homes to oversee kids
- Didn't like any designs



Group 3

- Dislike railing as it looks like old council estates (7.1)
- Hard boundaries make it feel rigid. Like 7.6 for its softness.
- Don't want it to feel too square or formal and should have curves and soft edges.
- Generally, doesn't want to feel or look like a generic "communal garden"

Group 4

- 7.1 - Nice and open but wouldn't want the trees to close to homes / windows
- 7.2 – No, much too busy
- 7.3 – Yes to the bushes as low maintenance
- 7.4 – No to this one it looks a bit bare and too much paving
- 7.5 – No it looks too boring
- 7.6 – Preferred pic – Nice useable space

Theme 8 – Front garden / defensible space

Group 1



Image 8.6

Group 2



Image 8.1

Group 3



Image 8.1

Group 2



Image 8.2



Image 8.4



Image 8.3

Group 1

- Didn't get time to really discuss it but very quickly the group decided image 8.6

Group 2

- Love Bay windows
- If shrubs are there, they have to be maintained
- Image 8.1 CHOSEN, with bay windows
- Image 8.4 CHOSEN

Group 3

- Very strong preference for terraced housing (8.1) – “it works”
- Prefer a bit of a gap from the street to windows for privacy.
- Referenced Galleons Reach for its planted hedging, and desire for it to be like 'old Teviot Street'

Group 4

- 8.1 - No. This looks like a prison block and needs a gate at the end
- 8.2 – Preferred pic - Yes. We like this
- 8.3 – Preferred pic – Yes, nice for apartment building
- 8.4 – Yes, looks posh and clean



- 8.5 – No, nothing liked at all on this pic
- 8.6 – Yes, good defensible space – nice fence and bush
- 8.7 – we like the greenery
- 8.8 – Definite NO