

DONCASTER'S DESIGN JOURNEY

APSE ADVISORY GROUP PRESENTATION

THE COUNCIL HOUSE BUILD PROGRAMME

HOUSES

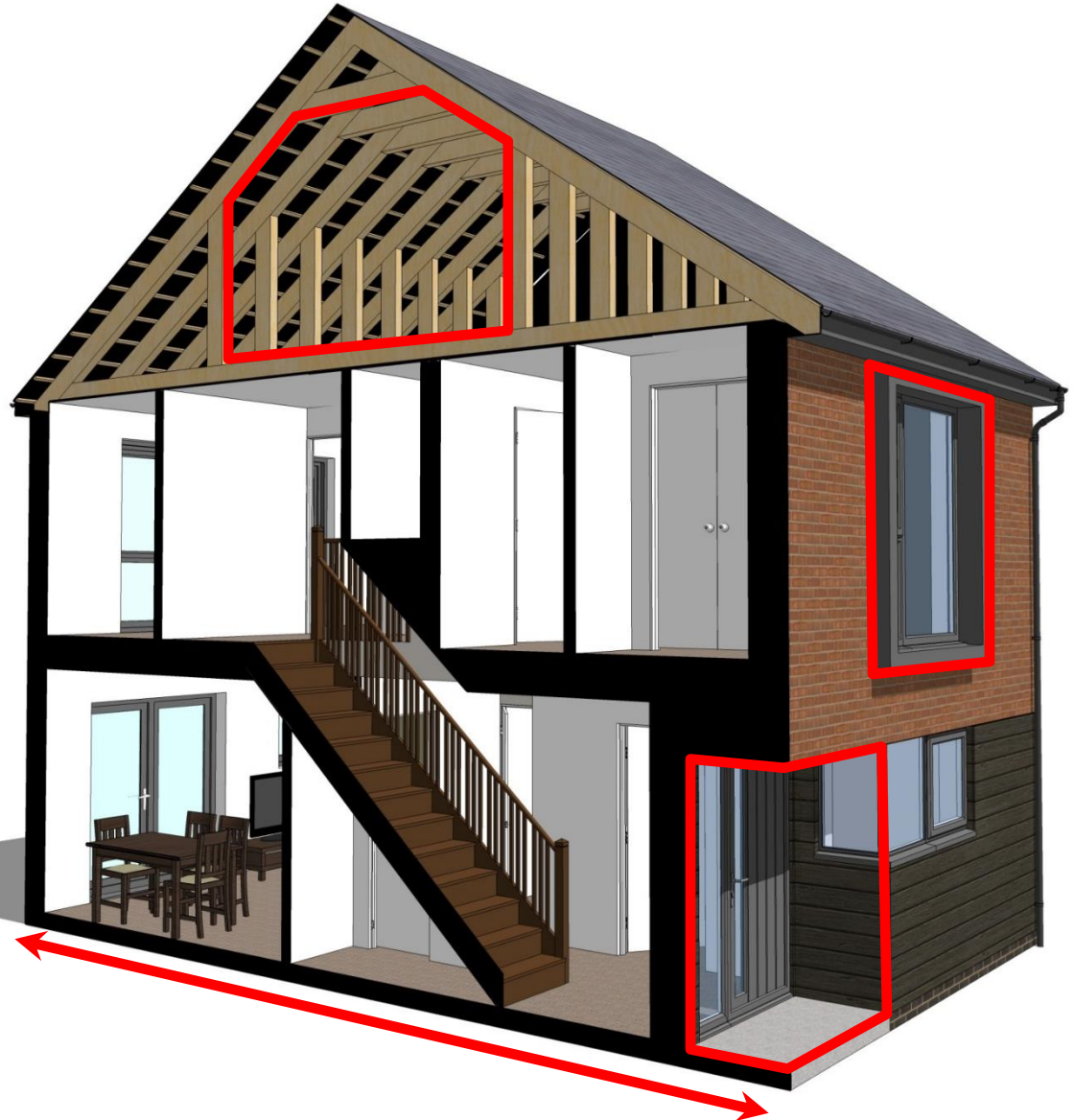
25th March 2021

Introduction to The Doncaster Way

- The Council house building programme started in April 2011. The first phase consisted of smaller ‘infill’ housing and redundant garage sites of existing council housing stock – these were tendered Design and Build Projects and all houses were bespoke to their respective sites.
- A colleague and I who had both previously worked for National Housebuilders were made aware of the programme and asked to be given the opportunity to design two new sites that were in the pipeline.
- Knowing that no National Housebuilder would attempt to design sites without standardised house-types we set about designing six typologies to meet the councils requirements and the housing needs surveys for the areas the two sites were located in.

The Design Approach

1. All two storey houses have a common depth to enable ease of attachment and plot substitution.
2. All houses have 1.0m wide straight staircases to suit future stair lifts with wall on landing for chair access.
3. All houses and flats have Defined Dining areas suitably sized for tenure.
4. The majority of storage cupboards are accessed from main circulation areas
5. All houses have recessed front porches to permit all weather access, security, hide meter boxes, and remove the need for bolt-on canopies.
6. Unifying Oriel window used to provide extensive light in main bedroom.
7. Most bedrooms have built-in wardrobes with hanging rails fitted.
8. All houses have ground floor WC capable of future shower
9. 36 degree Pitched roofs to all houses with Attic Trusses fitted to approximately one third of houses for future conversion.



2015 – The Housing Standards Review

- The Housing Standards Review completed in January 2015 was a radical shake-up of housing standards which saw the removal of the Design and Quality Standards (HQI), Lifetime Homes, Code for Sustainable Homes, Secure by Design, and Wheelchair guidance.



- Our Housing delivery programme was partly funded by the (HCA) or Homes England, who used many of the above standards as prerequisites to their funding.
- In the place of all the above standards the government introduced The OPTIONAL Nationally Described Spatial Standards setting minimum sizes depending on property tenure. These were championed by Doncaster as soon as they were introduced, and all of our houses built from 2015 have met these spatial standards

Lessons Learnt and the Future

House design has one unique fact that differs from every other form of Architecture – Everybody lives in a house and has an opinion about the way they are designed. The original plan forms went through a rigorous approval process involving St Leger Homes, Housing Regeneration – our client, The HCA, and local ward members when they were originally introduced in 2012. All the types were also evaluated at the SCR Urban Design Committee.

As explained, in 2015 the decision was made to keep the internal layout similar to the originals but ensure the house-types met the following criteria:

- New Nationally Described Spatial standards for overall size, room sizes and storage
- Where possible all storage is accessed off circulation spaces or common areas
- Part M(2) Mobility bathrooms and ground floor WC's all to have future shower provision
- Straight staircases and select SLH preferences on future adaptation
- External wall build-up increased to 350mm for thermal improvement
- PVCu windows to have frames suitable to enable future triple glazing
- 'Building for Life 12' score of 10 or higher for all sites

In 2021 in preparation of changes to planning and building control:

- Electric Car Charging points fitted to all houses
- 10% increase in biodiversity assessment factored in to all schemes
- Integrated Photo Voltaic Panels on all properties with remote analysis possible
- Air Source Heat Pumps to replace traditional Boilers
- Battery Storage

How we have dealt with changes

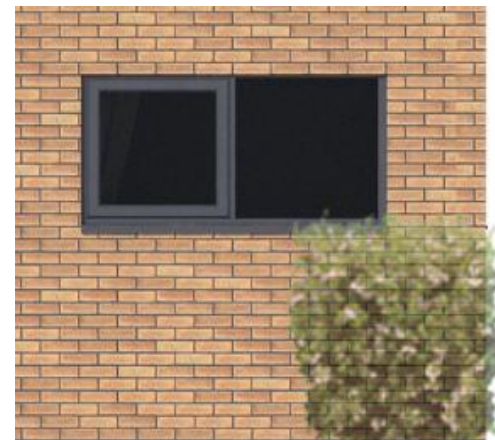
New Corner window on some types.

Increasing visual identity and to aid security all standard two beds with front facing kitchens will have a corner window enabling residents to see into their porch from the kitchen.



New Kitchen Windows.

Concerns that the 2012 range prevented sinks to be placed in front of the window, and compromised layouts has lead to the introduction of horizontally proportioned above worktop windows to all Kitchens.



How we have dealt with changes

Complex Solar Chimney Omitted.

The complexity and cost of the 2012 range solar chimneys has meant they have been omitted. If the lack of daylight to landings is problematic standard suntubes can be fitted



Projecting Oriel Windows.

Full height projecting feature windows will be used to greater advantage with changes to opening light positions for fire escape. Feature will replace the pair of windows used in 766's and expensive corner window in 764.









