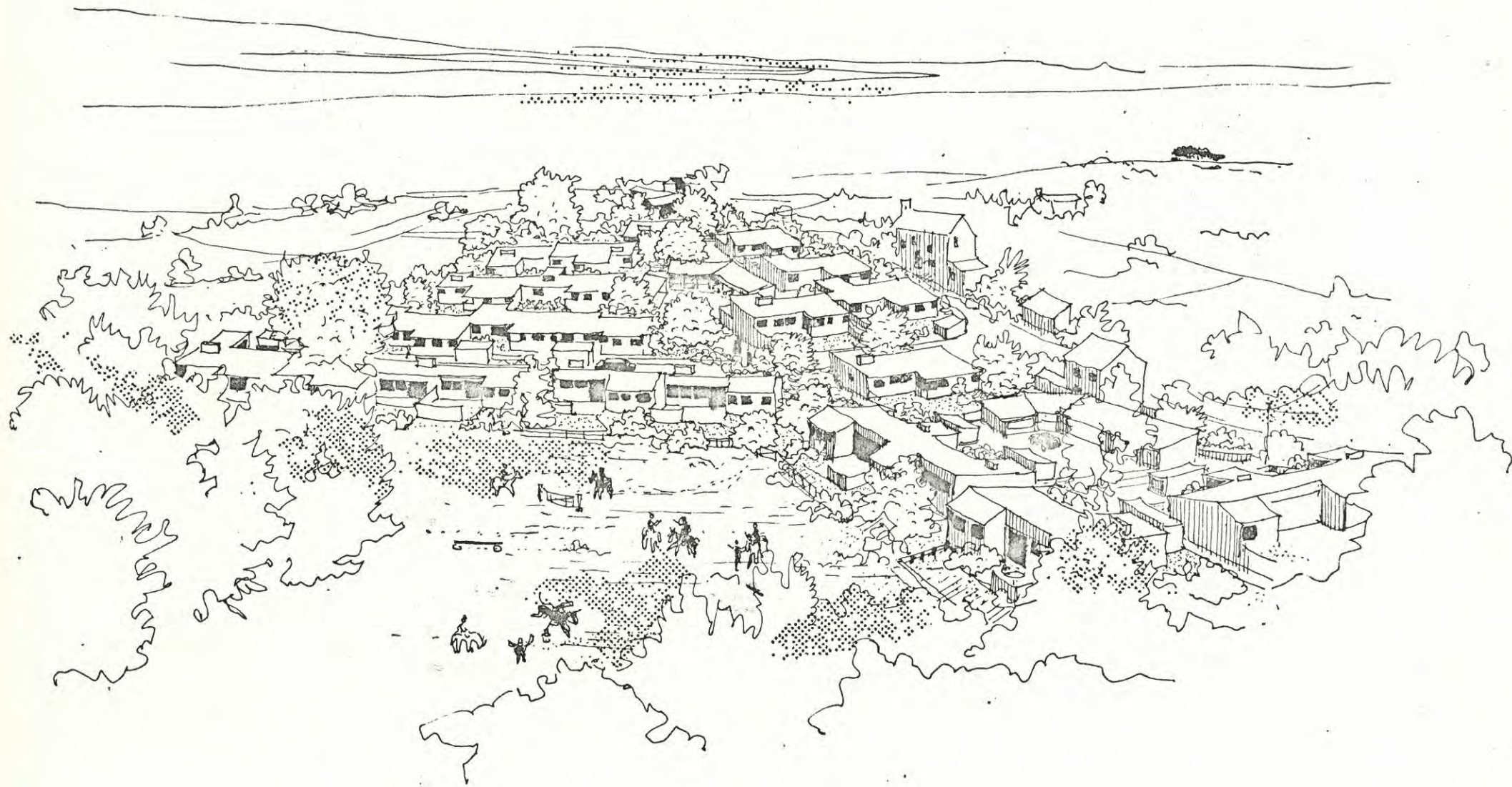




1 Introduction

This scheme for 26 houses in Tibberton, Gloucestershire was prepared during 1970 by Shankland, Cox and Associates for Messrs Peter Price and Gordon Reeves.

The scheme is an attempt to bring more interesting ideas in layout and house design to the local private housing market, and the proposals reflect a close agreement on objectives and realisation between all concerned with the development of the design.

The proposals have the necessary statutory consents in detail.

October 1971

Shankland, Cox and Associates
16 Bedford Square
London, WC1B 3JH.

Tel: (01) 636 6405



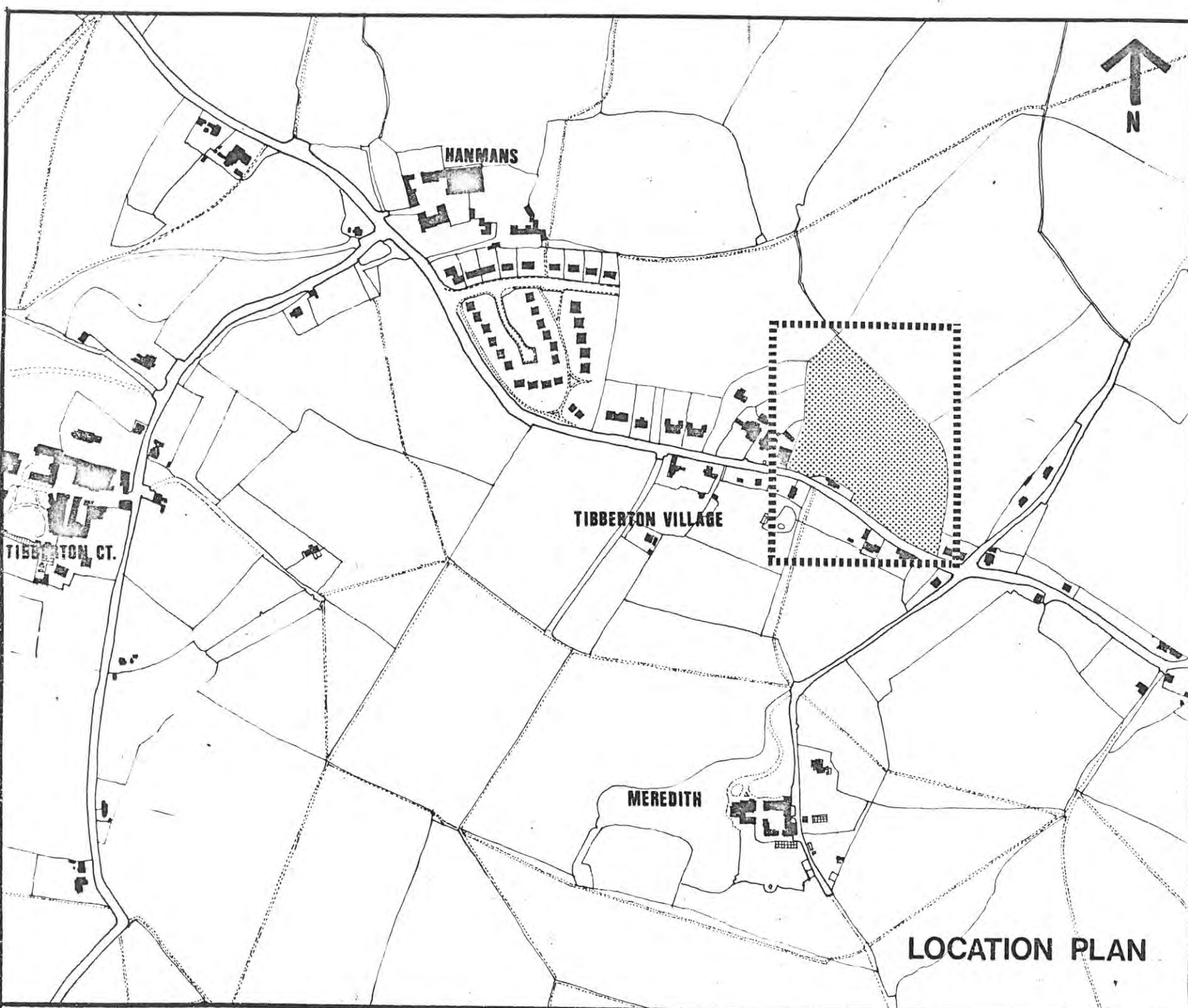
HANMANS

TIBBERTON VILLAGE

MEREDITH

TIBBERTON CT.

LOCATION PLAN



2 Site

2.1 Location

The site lies within the village of Tibberton which is set some 4 miles west of Gloucester in the Severn Valley. It forms part of an enclosed field of approximately 2 hectares (4.9 acres).

2.2 Character

The field is enclosed with substantial hedgerows and has two parts, a low lying flat area at the north end and a north facing slope rising some 6 metres (20 feet) to the south. A fine group of oak trees is growing on the lower area but the slope is bare of trees and exposed to northerly winds. A remarkably good panoramic view over the roofs of the village is obtained from the slope including May Hill to the west and the Malvern Hills to the north. The slope forms an important visual termination to the view south along the road through the village which is a loosely structured group of red brick two and one storey houses.

2.3 Amenities

Tibberton contains a small shop and sub post office and a bus route runs through the village. Gloucester is the principal shopping and communication centre.

2.4 Limitations

The County Engineer requires some of the site fronting the road to be reserved for road widening and the construction of a new embankment as part of a New Street Order and off site river and stream improvements are required to allow for the increased surface water flow.

2.5 Access

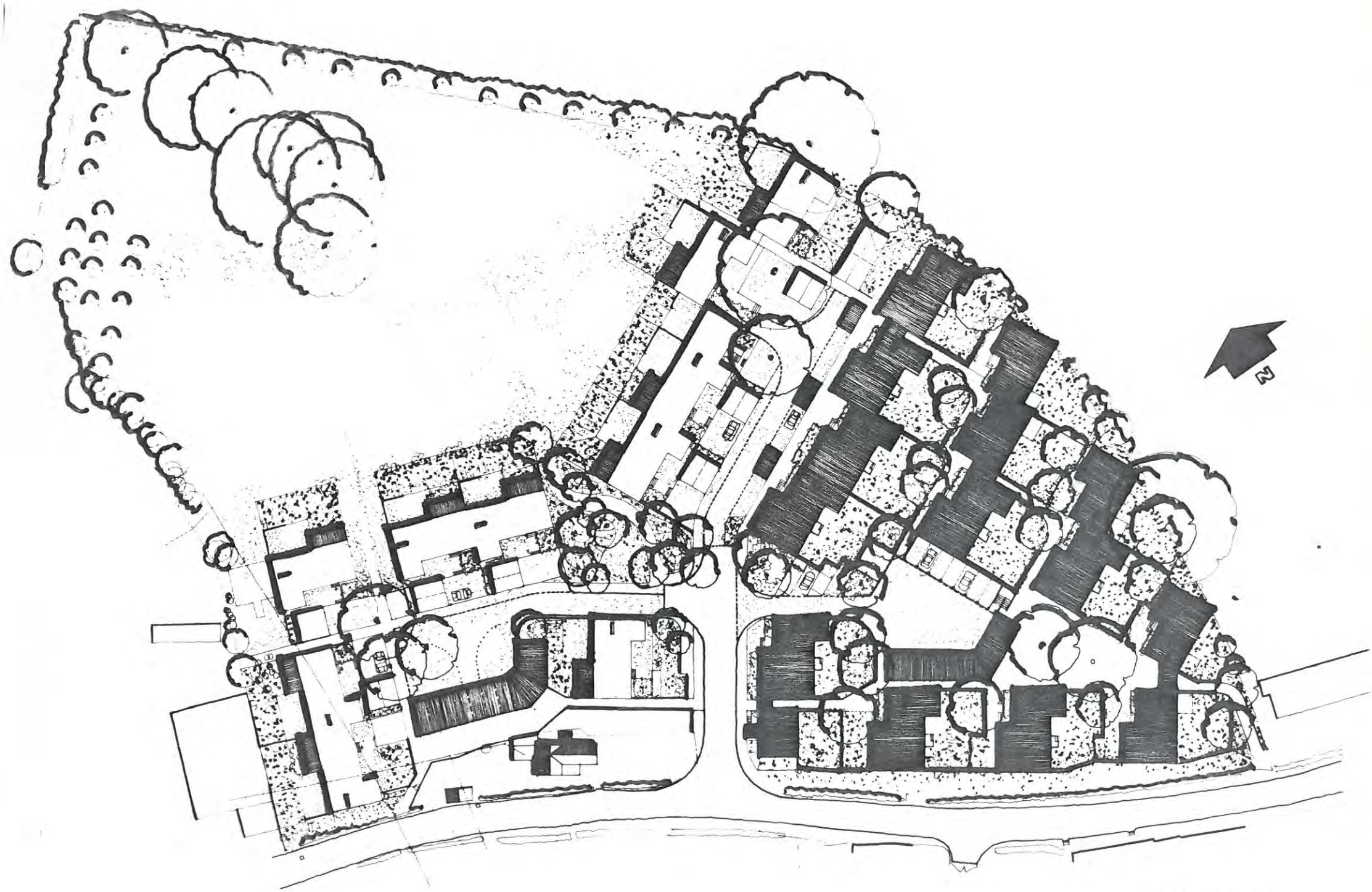
Vehicular access is possible from the road fronting the south-west boundary but is limited by the position of an existing cottage and the fact that the site is banked up above the road at the south end. No footpath exists along the road.

2.6 Soil Conditions

Trial holes indicate that beneath 300 mm (12 inches) to 457 mm (18 inches) of topsoil there is a clay subsoil with firm blue clay at 1,200 mm (4 feet), which is considered normal for this area. A high water table exists under the lower part of the site which has been known to flood.

2.7 Services

Electricity, water, G.P.O. services are available to the site but no gas supply is possible. Main drainage is available with the existing sewer running along the south-west boundary. Surface water drainage is possible via existing watercourses but some improvement work will be necessary.



SITE LAYOUT

3 Marketing

3.1 Objectives

It is proposed that the houses should meet the needs of four different types of households.

- i Young couples, married or engaged, (expanding households) living at present within the village or neighbouring area, who have a low income, average £1,500, and are unable to get a normal mortgage
- ii Young expanding households with good rising incomes, between £2,500 and £4,000, and between two and four children. These may be first purchasers or trading up to get a larger house. The husband will probably work, professional/executive, in nearby towns of Gloucester, Ross, or Cheltenham, but Bristol, Bath, and Birmingham would also be within reasonable commuting distance. Some of these households will move on elsewhere due to rising income and job changes within the first few years and it is likely that they would be replaced by similar household types
- iii Retiring couples who want to buy a house in the country to retire to.

Type i) forms a very small local market and ii) and iii) are within the much wider main market for speculative housing in the area.

3.2 Stock

In order to meet these needs the following mix of housing is proposed.

Reference	Type	Hab. Area	No. off
Type A	One bedroom dwelling (2 person)	487 sq. ft.	2
Type B	Two/three bedroom dwelling and garage (4 person)	854 sq. ft.	5
Type C north entry	Three/four bedroom dwelling and garage (6 person)	1,126 sq. ft.	9
Type C south entry	Three/four bedroom dwelling and garage (6 person)	1,088 sq. ft.	10
Total			26

4 Site layout

4.1 General

In developing the layout the following items have been the principal objectives.

- i To take maximum advantage of existing natural features of the site such as trees, slope, view, etc
- ii To try to relate the new housing to the existing village structure to reinforce the sense of place
- iii To create shelter and a pleasant micro climate around the housing
- iv To devise a layout capable of phase development as required by cash flow.

The layout creates three house groupings on the site each related to different parts of the site and to the street or yard for cars serving it. The two lower groups are more enclosed and intimate, and form the new edge to the paddock whilst the upper area enjoys the larger views out from the site.

4.2 Vehicular Movement and Storage

Car movement is simple and direct with one entry spur giving access to three culs-de-sac, one formed more like a short street and the other two like car courts. The scale of these has been kept small so as to reduce speeds and the character and surface treatment will reinforce thus allowing children to play more safely on the hard surfaces.

Car storage is in the form of individual lean-to type garages related to the higher value dwellings and generally capable of easy extension to double size or in group garage barns. Both covered and open hardstandings are included for occasional parking.

Single garages	Total 22 (9 can be extended to double)
Double garages	Total 2
Covered hardstandings	Total 12
Open hardstandings	4

4.3 Pedestrian Movement

Two footpath routes are recognised in the layout, the principal one being the route connecting the development with the village and the second, a route through the houses to the paddock. The principal route is taken away from the roadside and led through the scheme. Care has been taken in routing so as to achieve a pleasant variety of spaces and also some degree of overlooking from abutting houses for supervision. A paved area is created where the two routes meet forming a vantage part for the view to the Malvern Hills.

4.4 Open Space

Each dwelling has its own enclosed private garden suitable for play and eating, and directly related to the living space and also a small front garden which can be planted or decorated individually.

4.5 Play Space

There is little need for formalised play space for older children as the site is on the edge of open country and includes a paddock. However, the culs-de-sac and footpath system are designed to accommodate children playing and two areas apart from footpaths will provide traffic free play space; one at the paddock gate where there will be activity and animals and the other is at the vantage point where footpaths merge at the top of the slope.

4.6 Maintenance

It is intended that a Residents Association supported by annual subscription be formed to maintain the roads, landscaping, and footpaths not taken over by the Local Authority.

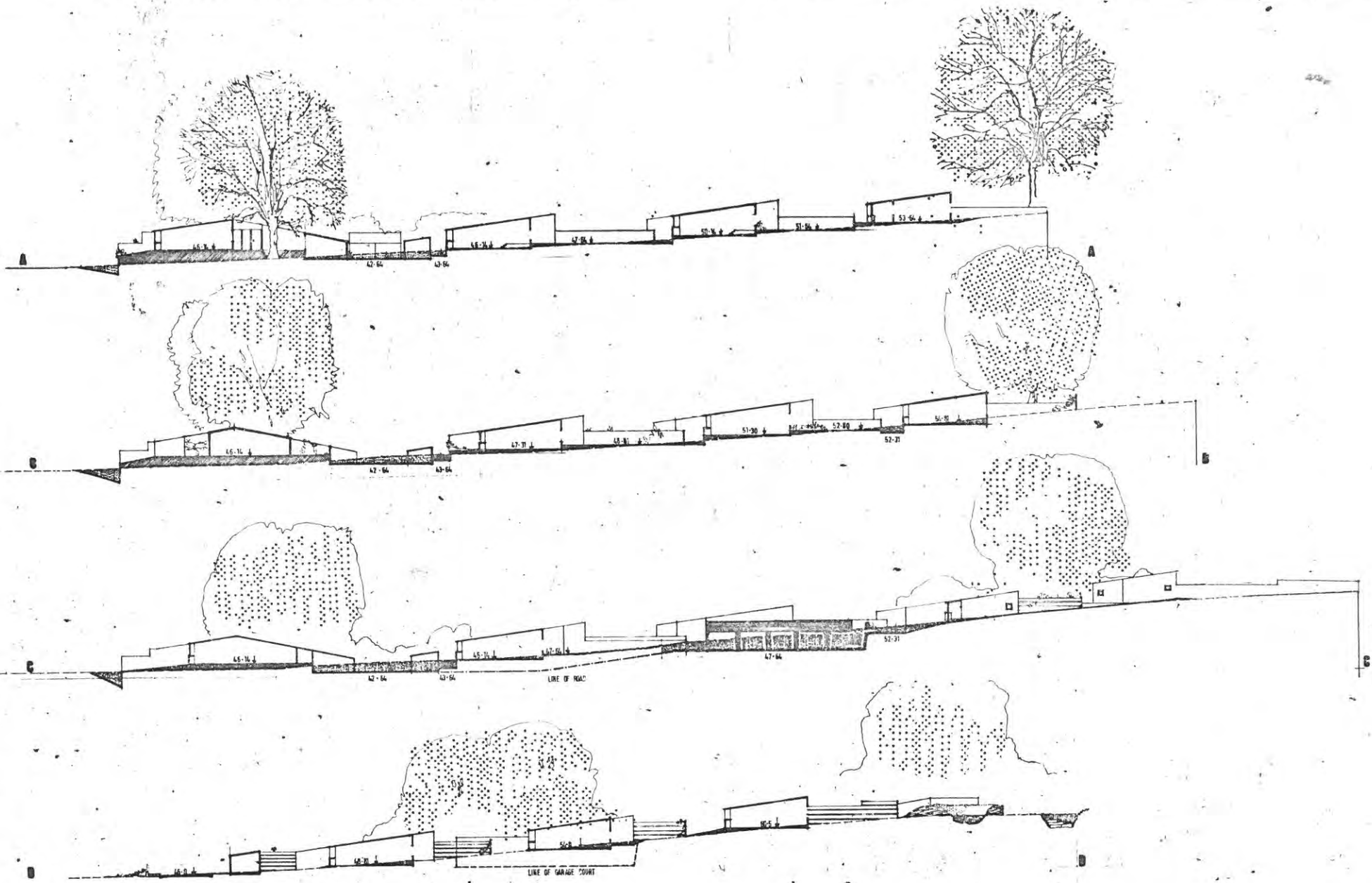
4.7 Landscape

The layout ensures minimum disturbance to existing trees and hedgerows and new tree planting is sited to emphasise the arrangement of the principal spaces. In addition to new tree planting, shrubs and a great many climbing plants are included to soften the new building and give a verdant effect quickly.



NOTES: -
1. All dimensions are given in feet and inches.
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SECTIONS

5 Dwellings

5.1 Form

In view of the anticipated market and the nature of the site, it was considered that single storey houses would be more appropriate than taller forms. The houses are generally set along the contours and the roofs are formed as low mono-pitches in sympathy with the ground slope.

The low mono-pitch of the roofs avoids obstructing the good views northwards from within each dwelling and changes of level occur with the larger dwellings creating attractive spatial relationships between living and dining areas.

The plan of the dwellings has led to a wide frontage with projecting wings front and rear, enclosing private terrace and entry areas, and the houses are set either singly or linked in groups of two or three. The linking helps to provide more enclosure to the external spaces and shelter from wind.

5.2 Identity

Care has been taken to arrange a clearly defined territory for each dwelling both at the front and rear, and the external dwelling design should allow the individual owner to express his personal taste in fittings etc, without undue conflict with the overall effect of the scheme.

5.3 Adaptability

The internal planning of the dwellings allows for flexibility in room arrangement and use to meet the needs of a wide variety of households. Most plans allow for simple extension of the living area.

Within the types C (n and s) the living and dining areas are interchangeable and a study/bedroom can be formed behind the fireplace. The front bedroom area presents the opportunity for two small double bedrooms or one double and a single or three single rooms. Direct entrance to one of these rooms from the entry lobby is provided by a knockout panel. This would facilitate the separate use of the room by mother-in-law or teenage children. Within the type B similar opportunities are provided and the living room may be extended simply.

5.4 Accommodation

Type A (2 person)	Living/dining area Kitchen Bathroom with w.c. Double bedroom Entry lobby and porch
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Type B (4 person)	Living area Dining area Kitchen Bathroom including w.c. 2 double bedrooms (1 subdivisible) Entry lobby and porch
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Type C North and South entry (5/6 person)	Living area (separate) Dining area Study area Kitchen and utility room Bathroom including w.c. W.C. separate 3/4 bedrooms Entry lobby and porch
--	--



SECTION PERSPECTIVE
HOUSE TYPE C-N

5.5 Services

Refuse: Bin storage is on the entry side of the dwelling in a cupboard forming part of the porch structure.

Heating: All dwellings are designed to include central heating by means of 'off peak' electric floor warming and a fireplace for open fires is included in type C (North and South entry) and type B. Space is available adjacent to the fireplace to accommodate a central heating boiler and flue, should the occupier wish to alter the heating system provided.

Electrical Services: Power and lighting circuits will be P.V.C. sheathed ring mains with lighting and socket outlets. All to comply with the latest IEE regulations.

Television: A master aerial system is proposed relaying the signal by underground cable with an outlet in each dwelling.

Cold Water Service: Each house to have a 50 gallon plastic cold water storage tank and a mains connection will be provided in kitchens.

Hot Water Service: Each house will have hot water cylinder suitably lagged with an off and on peak immersion heater.

5.6 Storage

Built in storage in kitchen and bedrooms is to NHBRC standard and space is allowed for washing machine, dryer, cooker, and refrigerator.

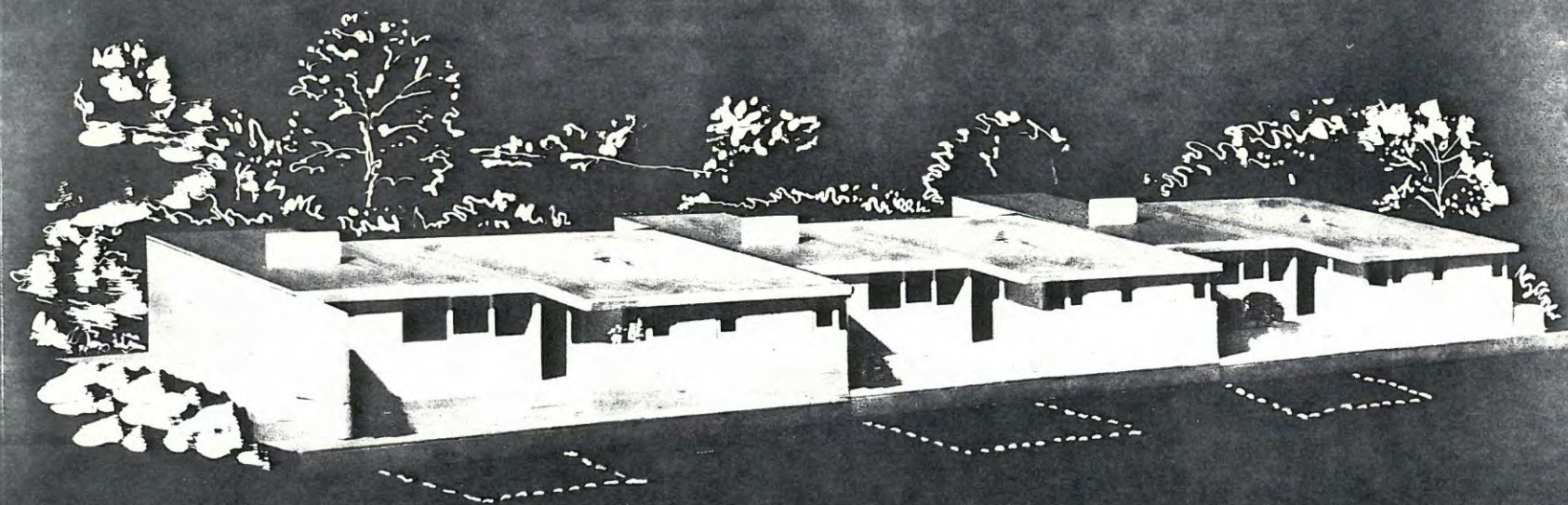
5.7 Construction

The dwellings will be constructed with in-situ concrete foundations and have cavity external and party walls with facing brickwork externally and fairfaced blockwork internally.

Ground floor will be of solid concrete construction with a thermoplastic tile finish generally. The roof will be mono-pitch timber joist and boarded roof held on longitudinal timber beams and surfaced with aluminium sheet. Internal partitions will be in fairfaced blockwork painted or boardfaced stud partitions.

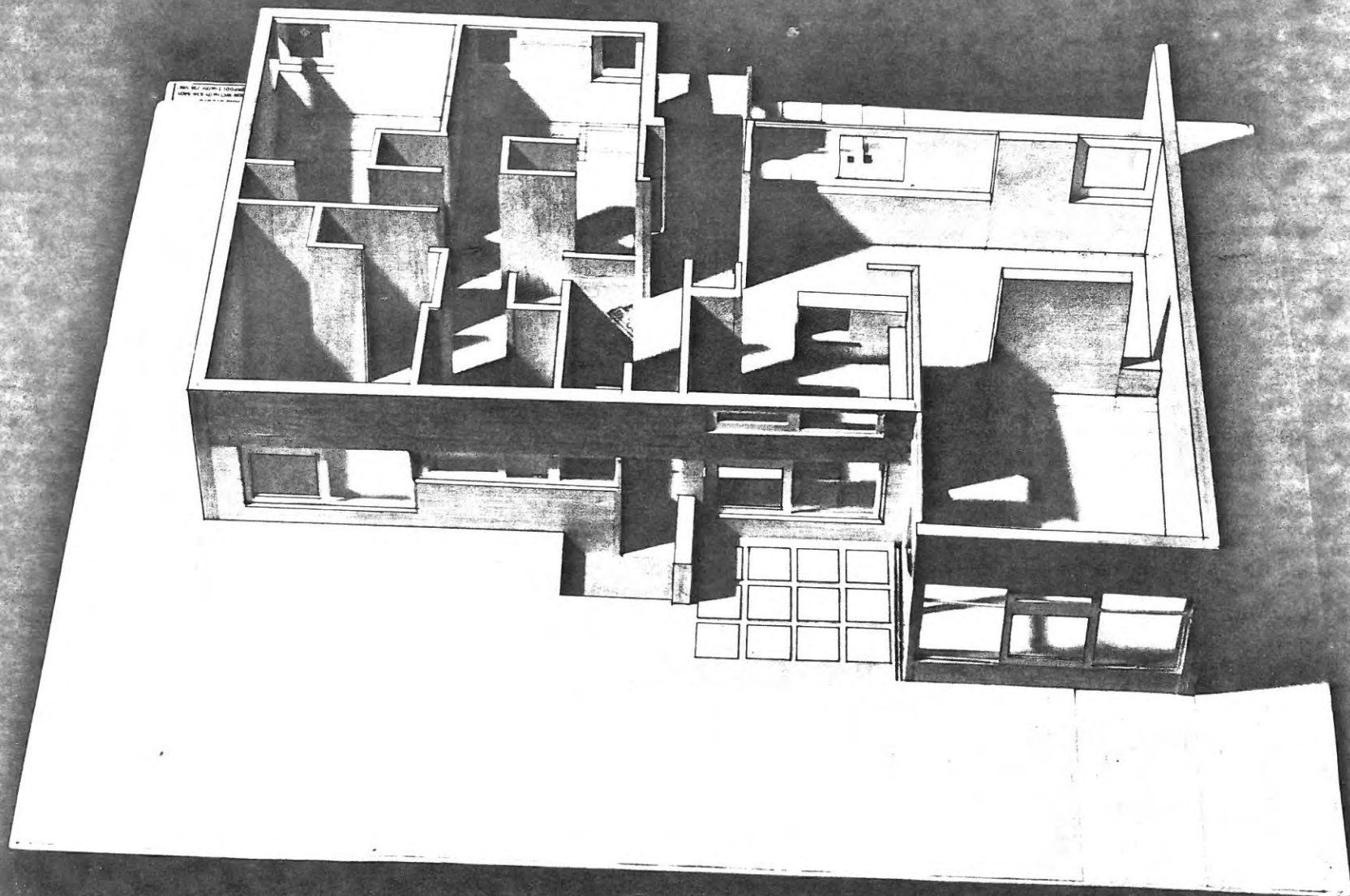
5.8 Regulations

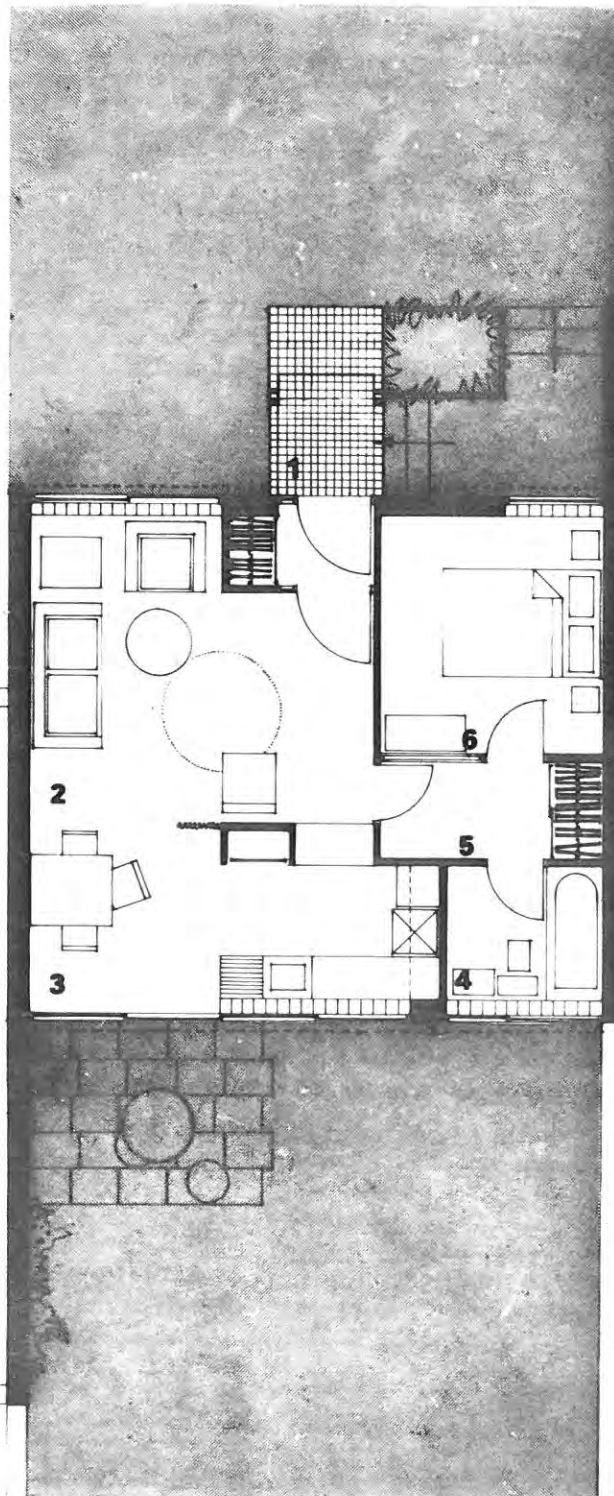
The scheme has approval under planning and building regulations.



TYPE C(N)
Linked along contours

TYPE A

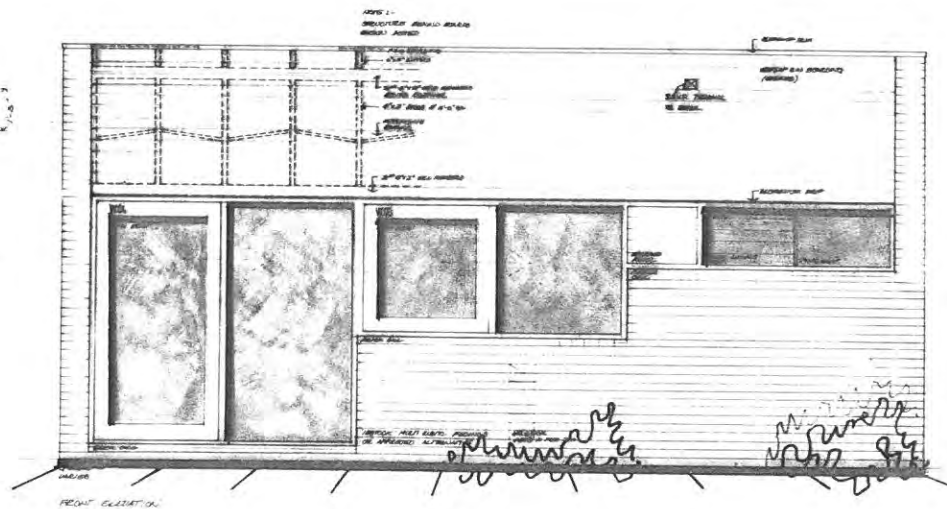
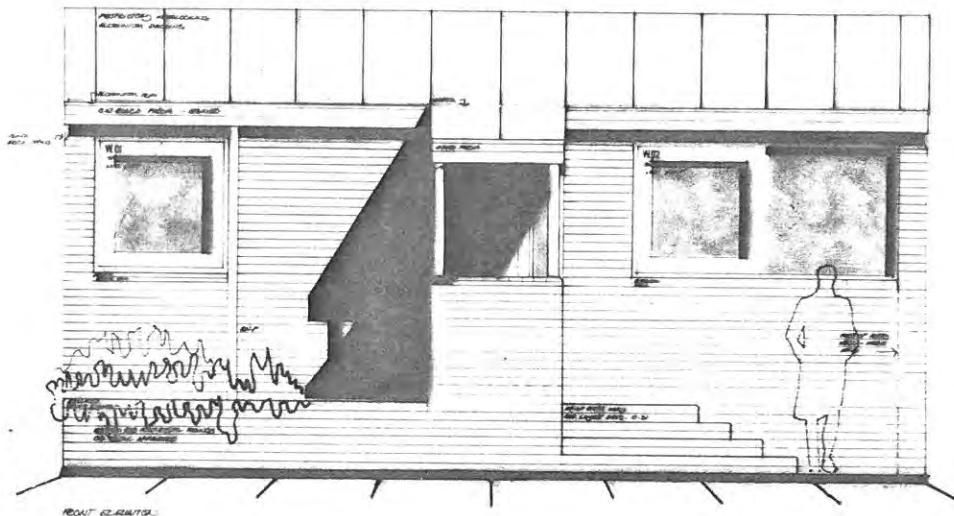
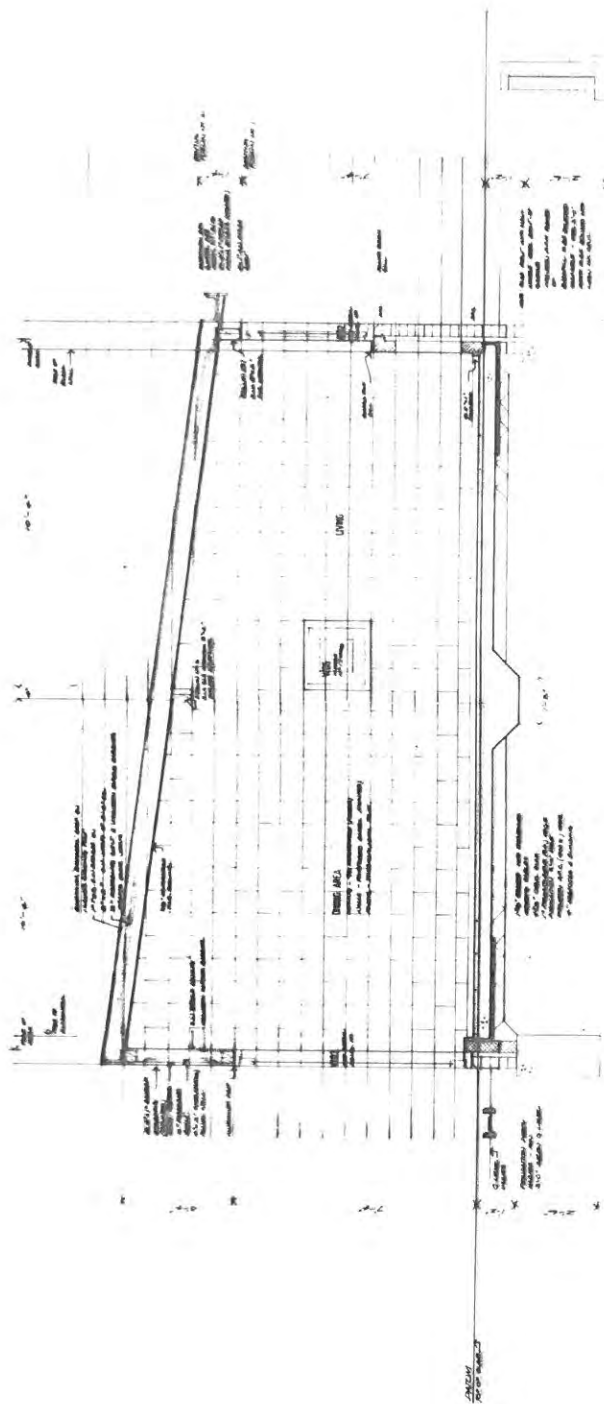




- 1 Porch
- 2 Living room
- 3 Dining - kitchen
- 4 Bathroom
- 5 Dressing room
- 6 Bedroom
- 7 Garden

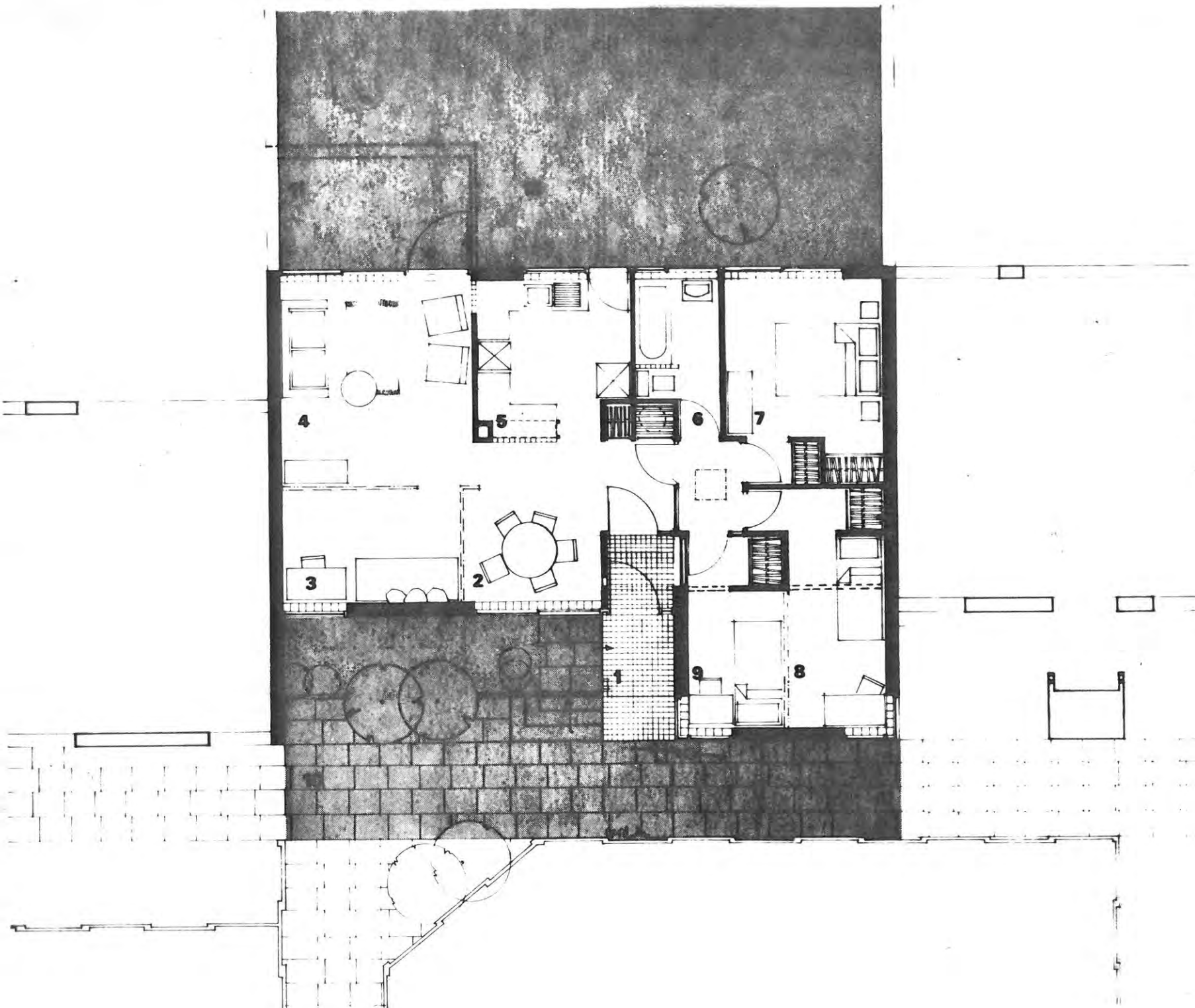


PLAN
TYPE A



SECTION AND ELEVATIONS
TYPE A

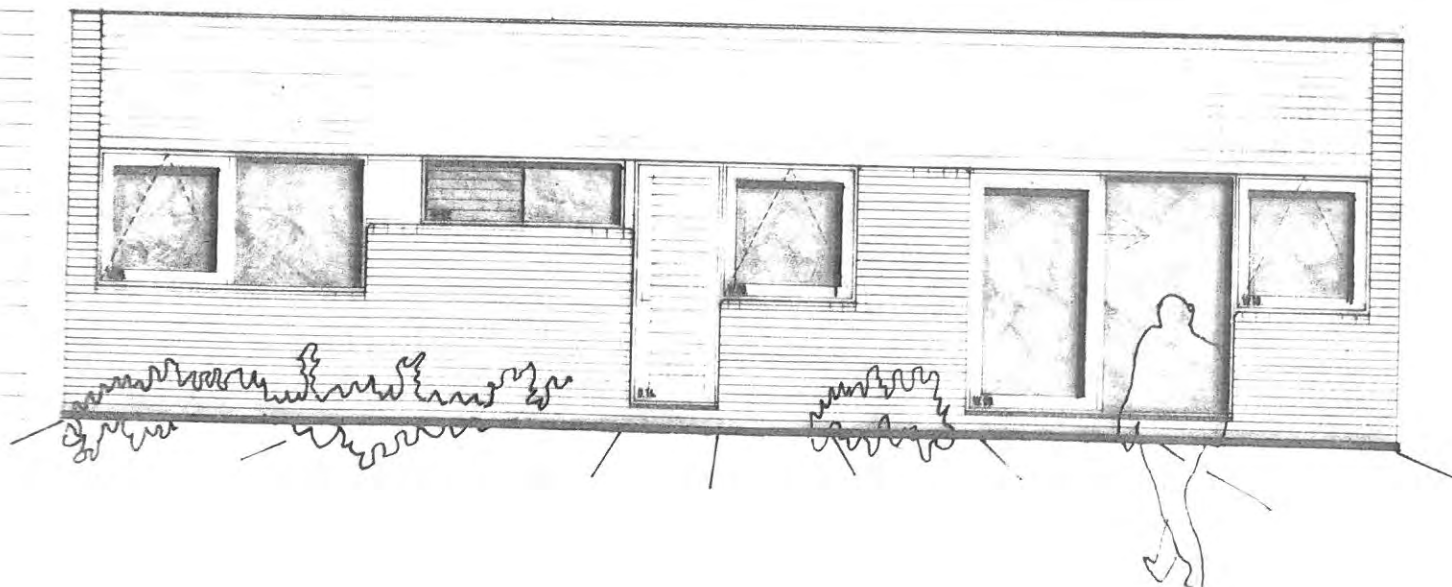
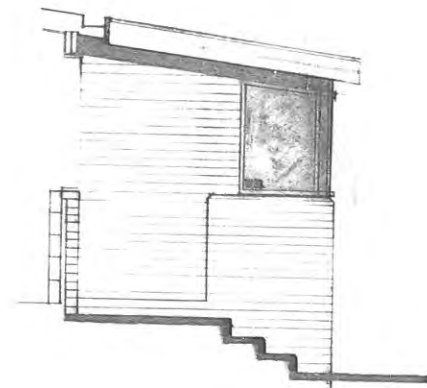
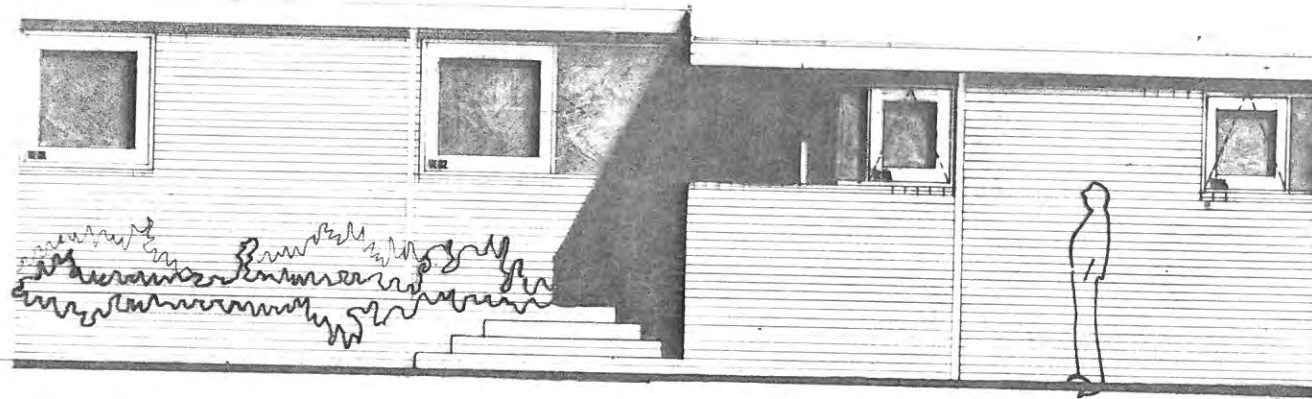
TYPE B



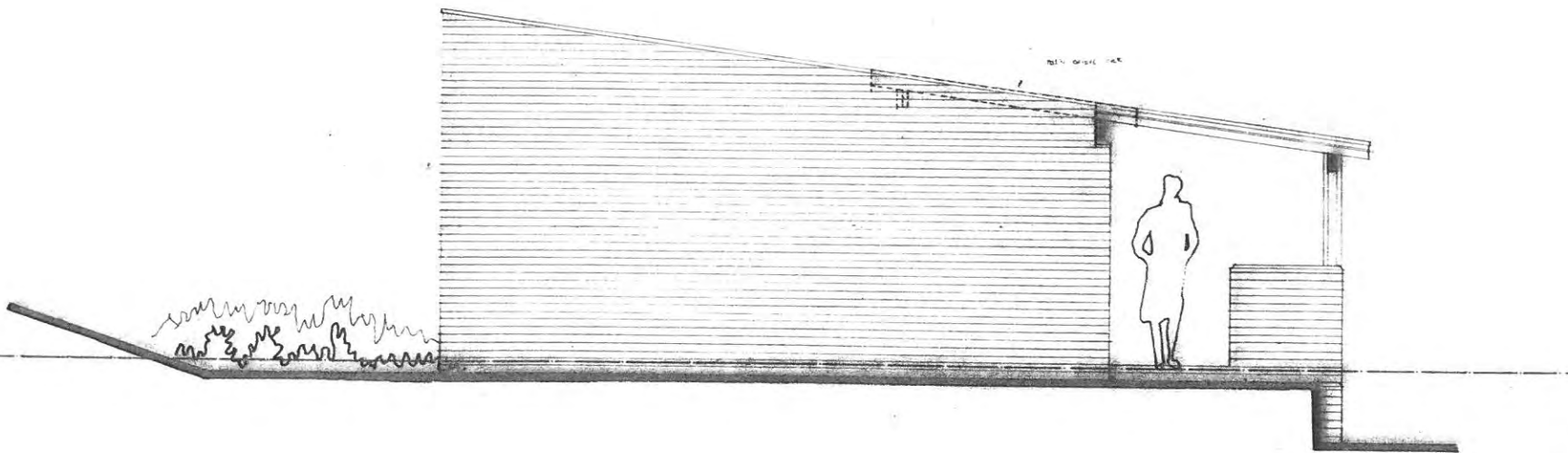
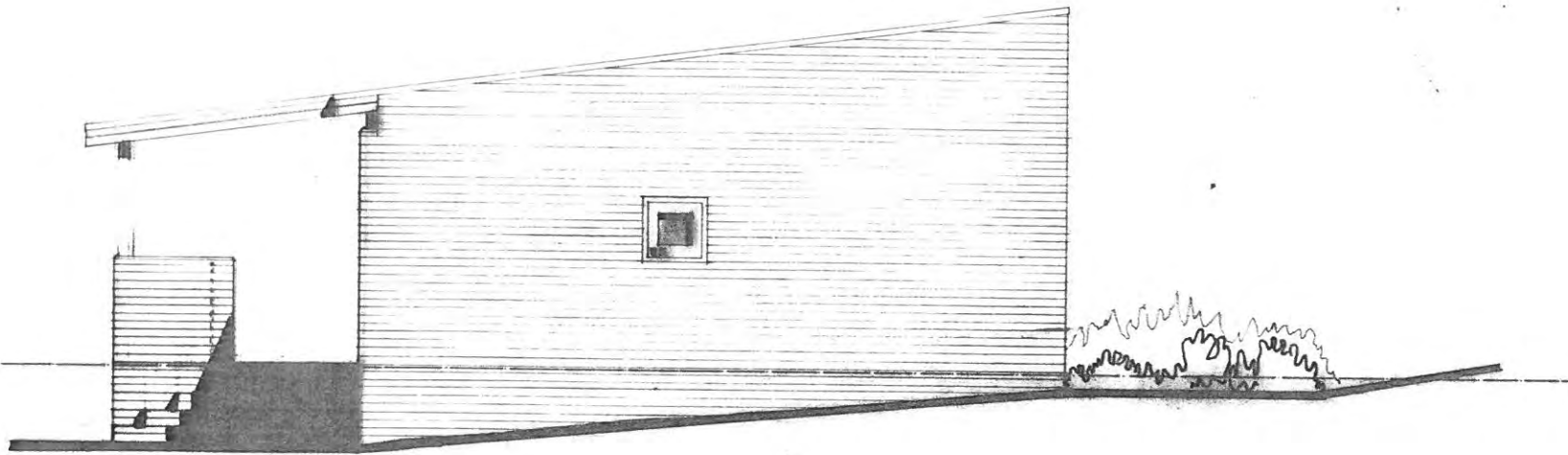
- 1 Porch
- 2 Dining hall
- 3 Side area
- 4 Living room
- 5 Kitchen
- 6 Bathroom
- 7 Double bedroom
- 8 Acceptable bedrooms
- 9 Hallway
- 10 Bedroom extension
- 11 Garden



PLAN
TYPE B

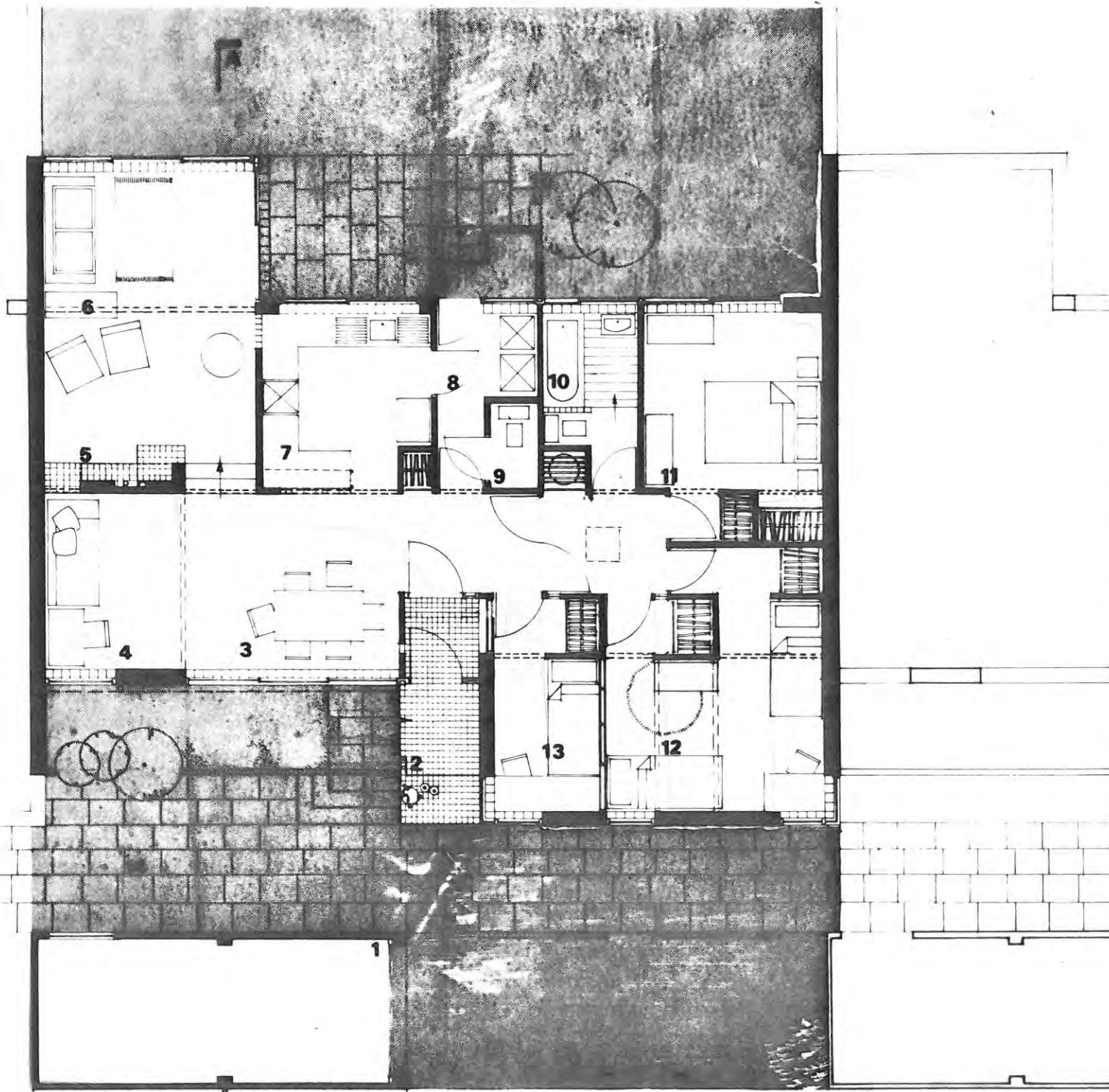


ELEVATIONS
TYPE B

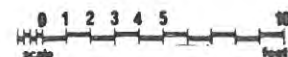


GABLE ELEVATIONS
TYPE B.

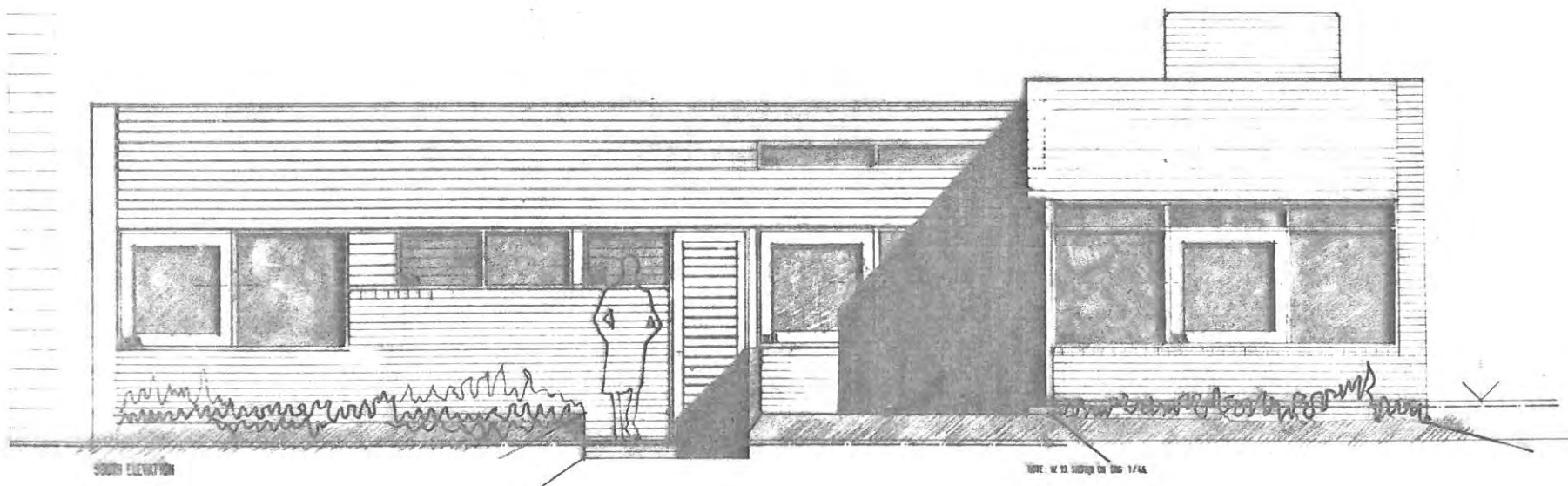
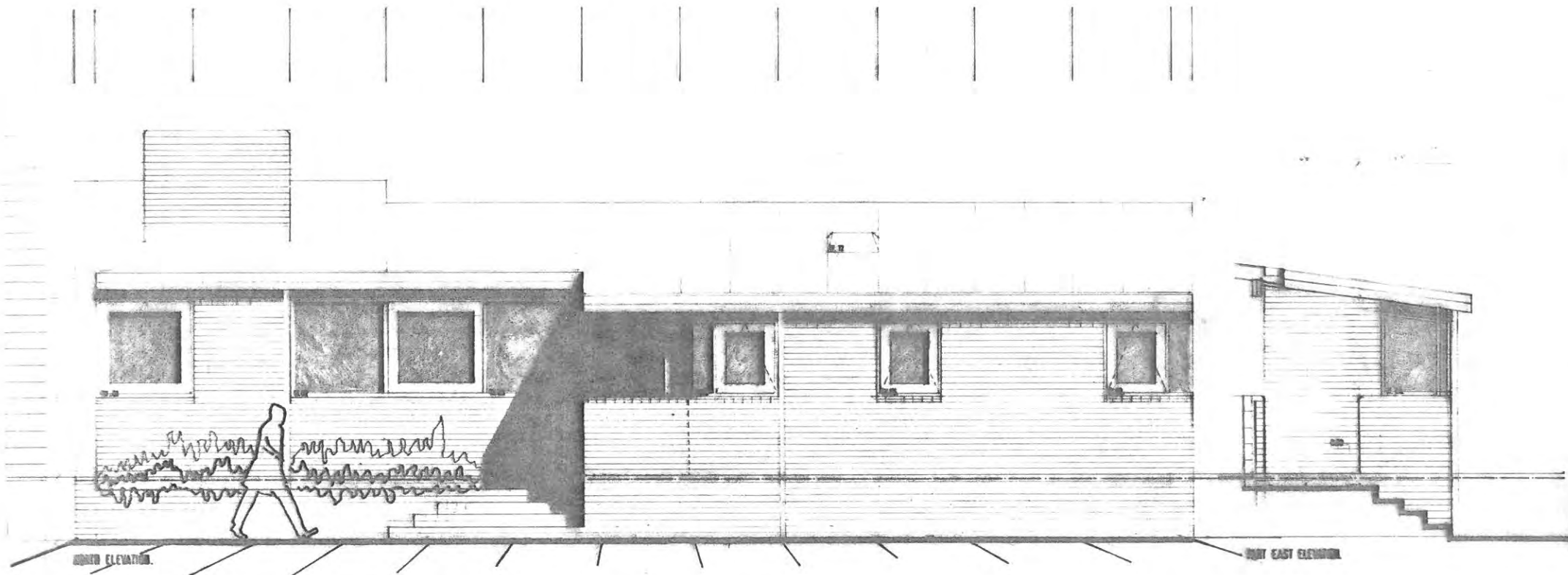
TYPE C-N



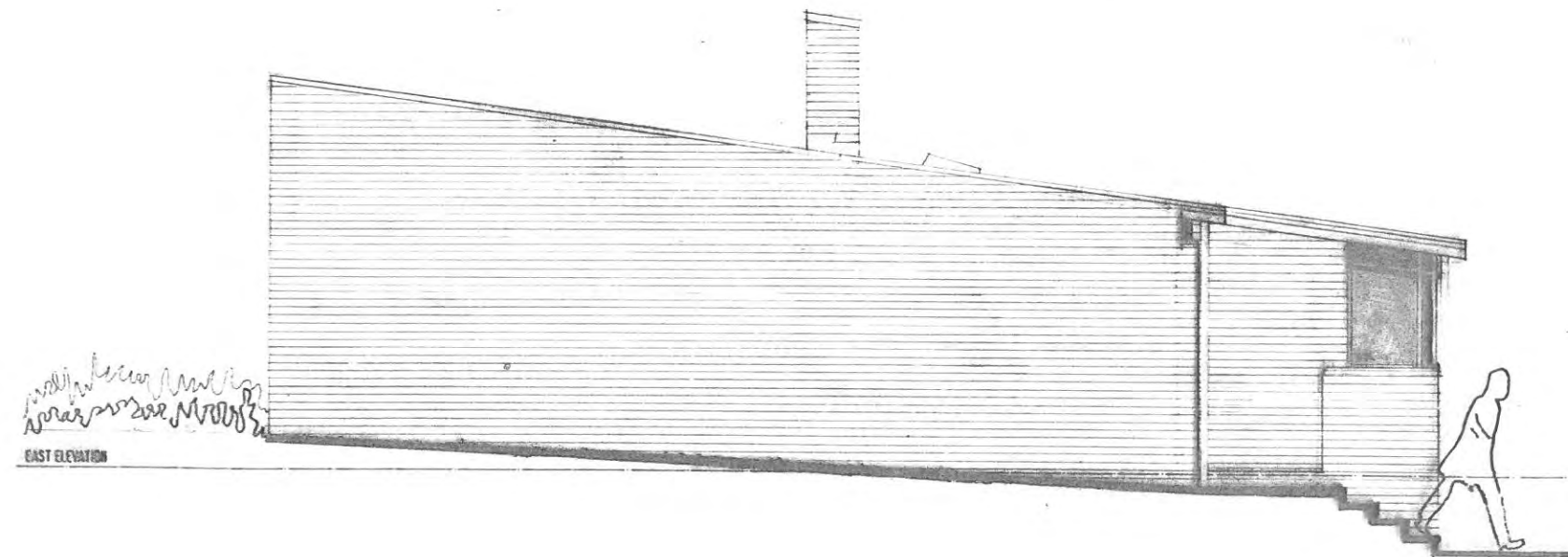
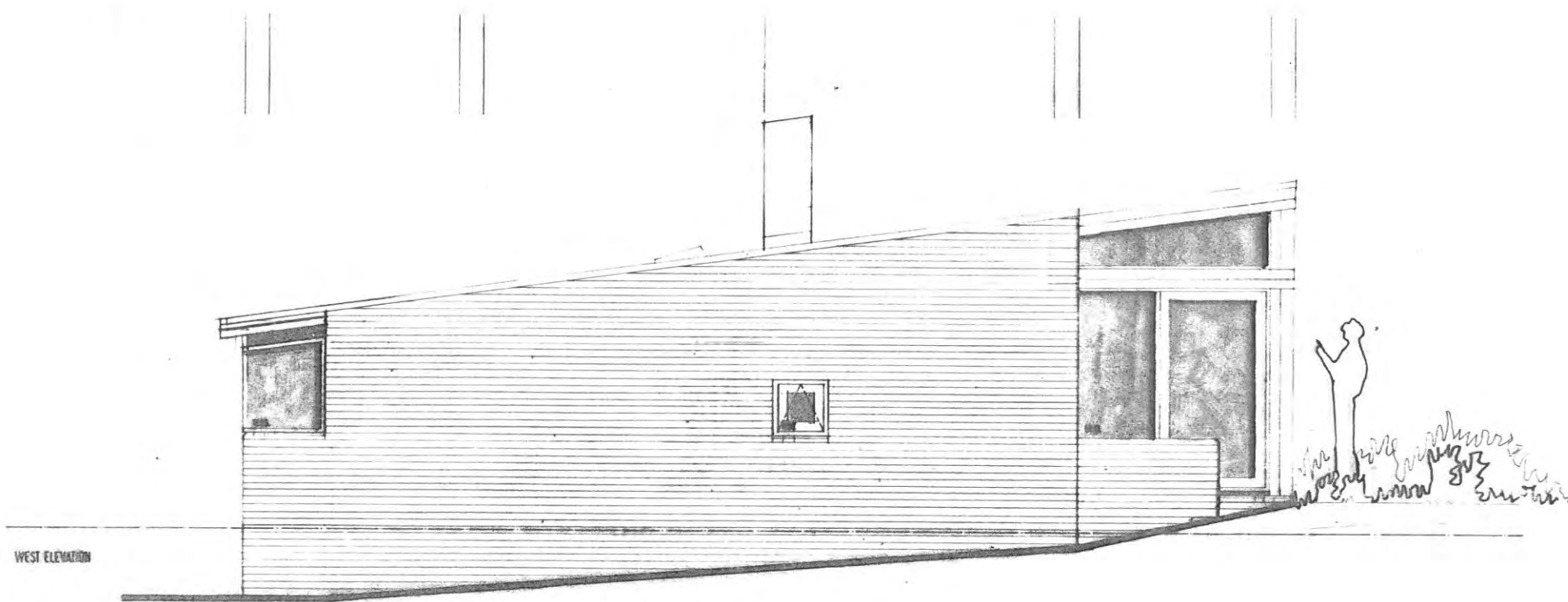
- 1 Garage
- 2 Porch
- 3 Dining/hall
- 4 Study
- 5 Fireplace
- 6 Living room
- 7 Kitchen
- 8 Utility room
- 9 W.C.
- 10 Bathroom
- 11 Double bedroom
- 12  Adaptable bedrooms
- 13  Adaptable bedrooms
- 14 Pathway
- 15 Garden



PLAN
TYPE C-N



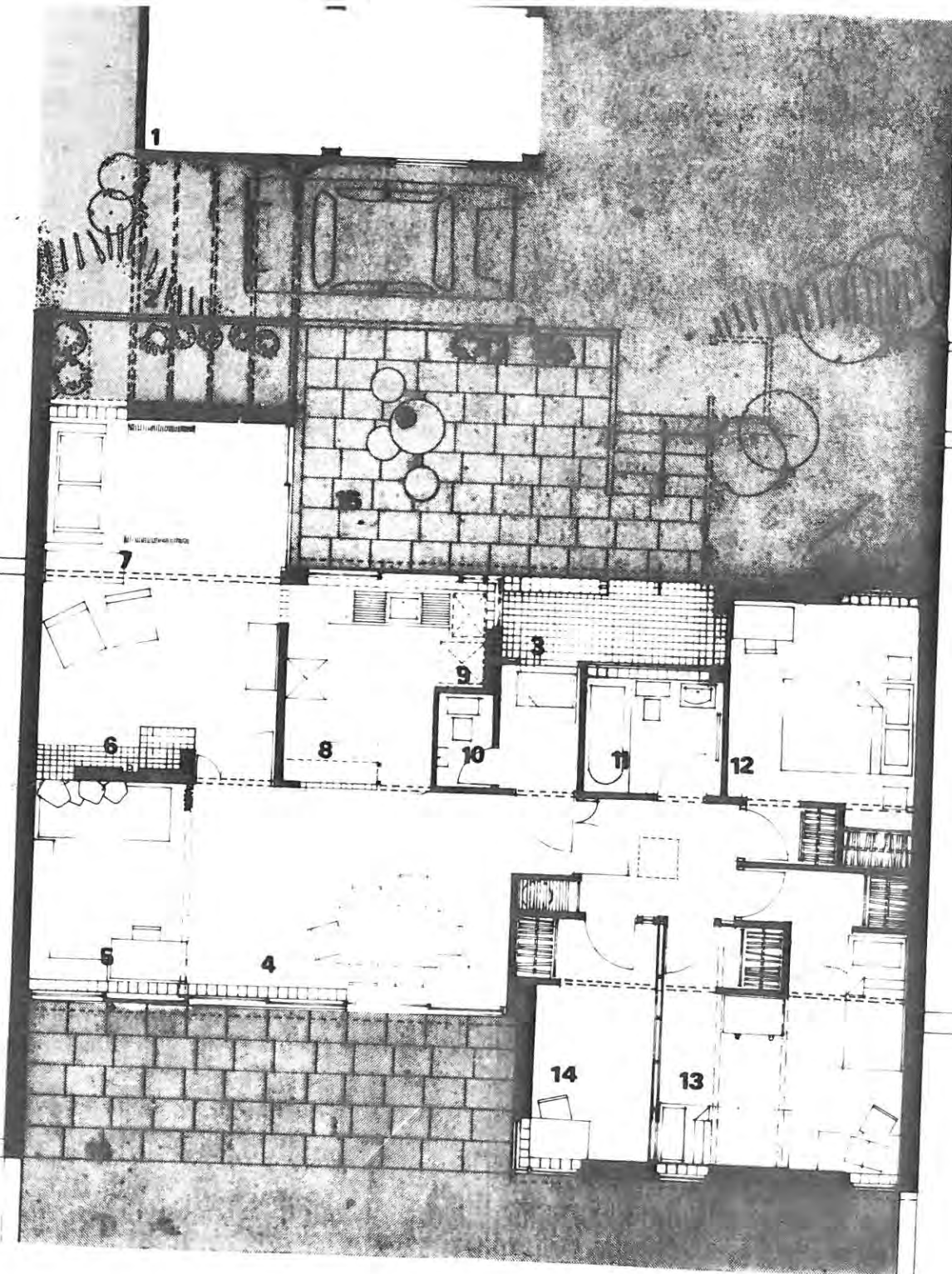
ELEVATIONS
TYPE C-N



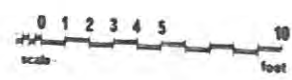
GABLE ELEVATIONS
TYPE C-N

TYPE C-S

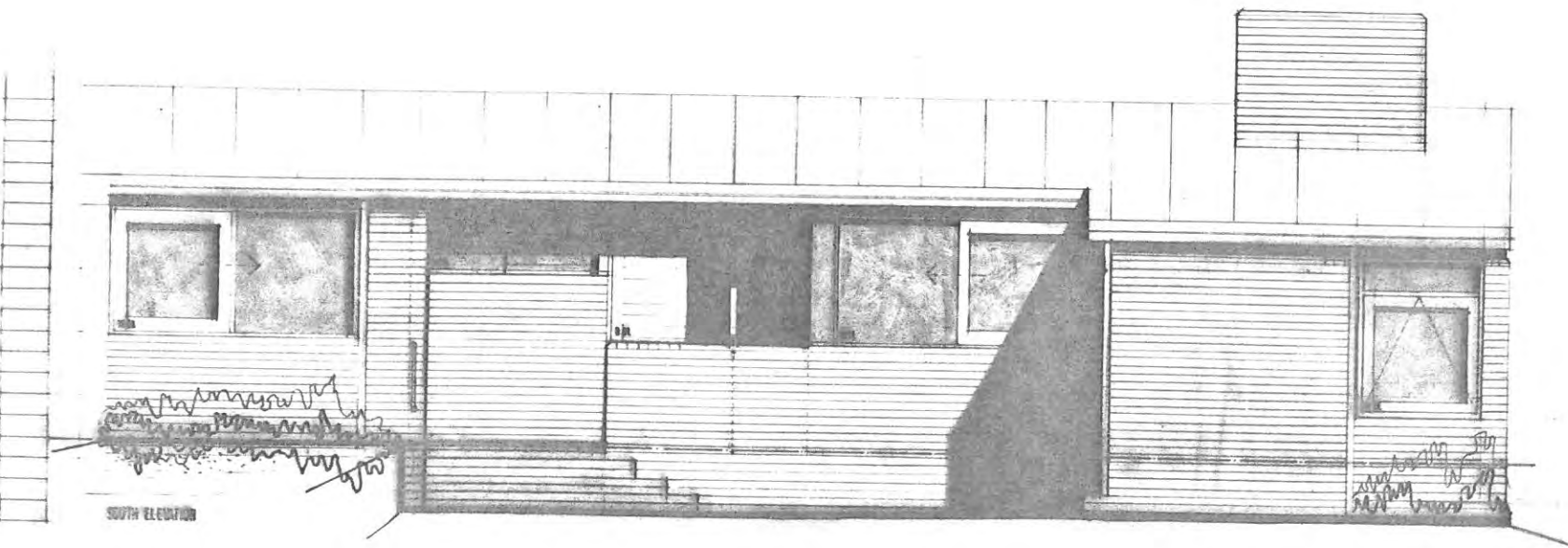
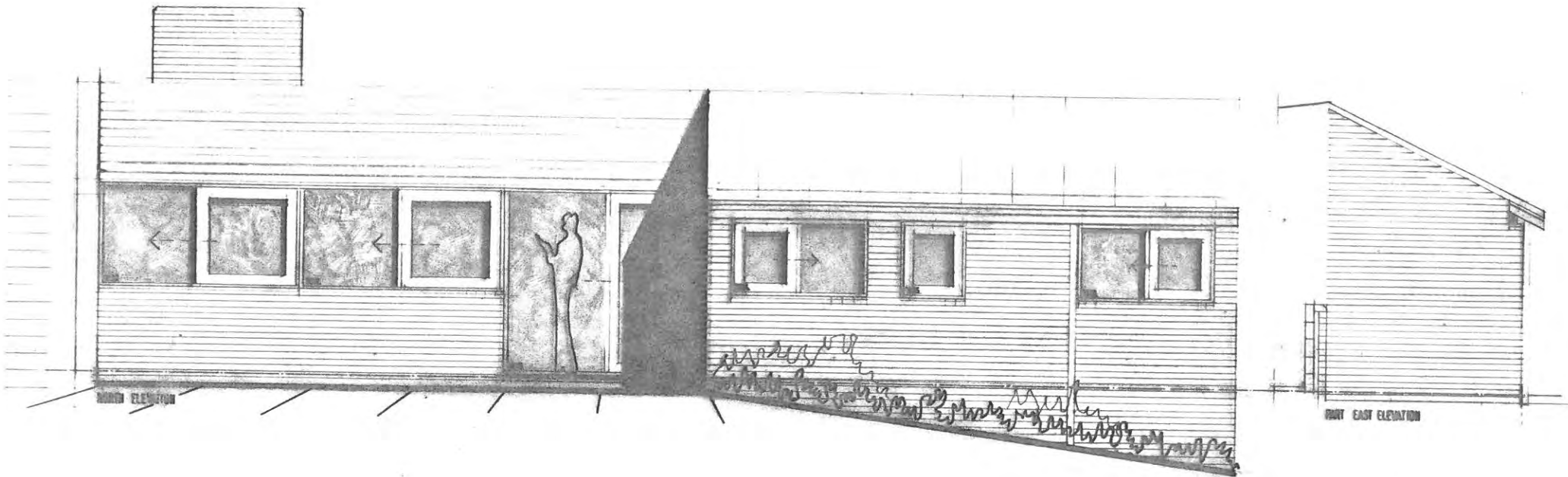




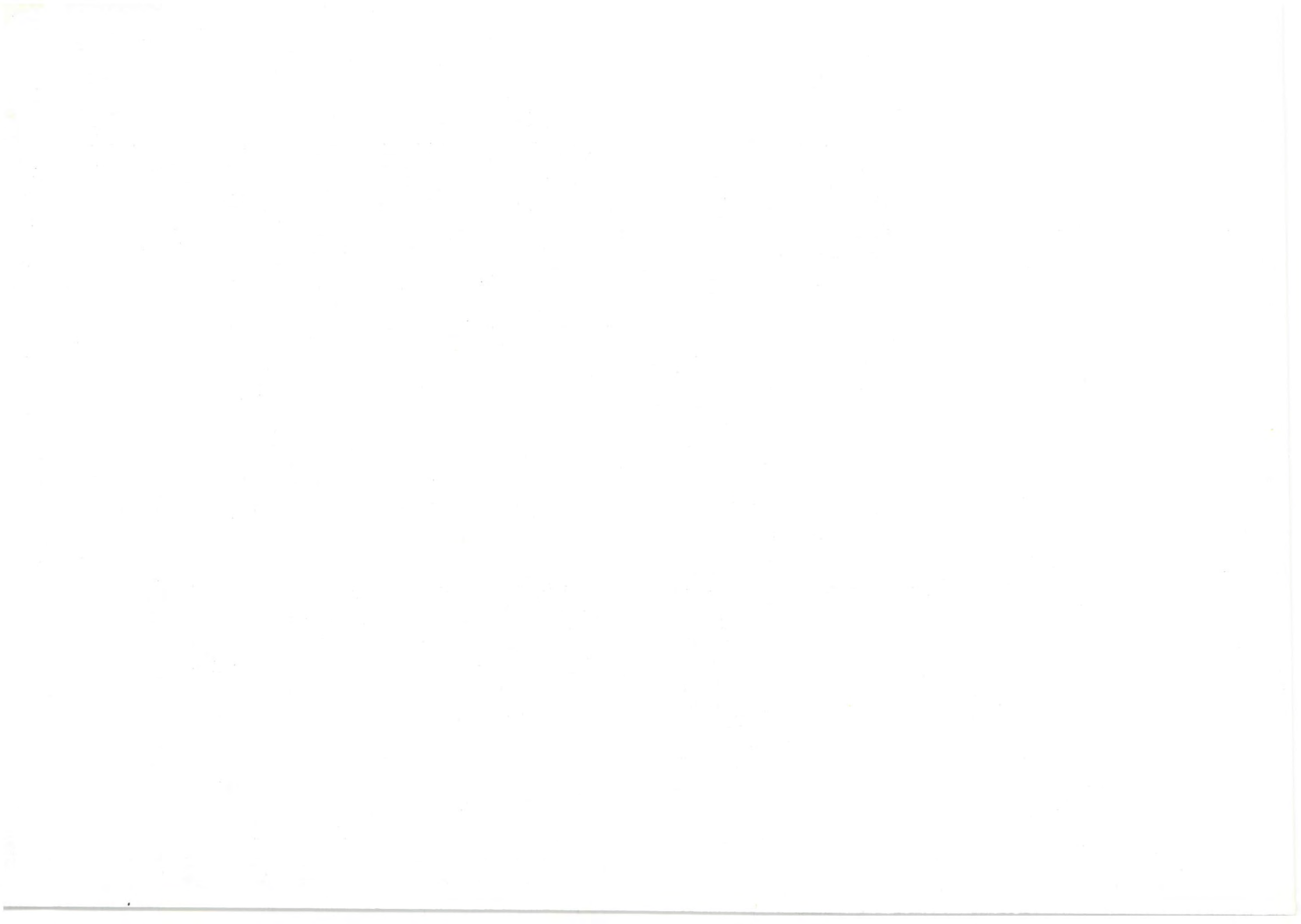
- 1 Garage
- 2 Carport or garage
- 3 Porch
- 4 Dining/hall
- 5 Study
- 6 Fireplace
- 7 Living room
- 8 Kitchen
- 9 Séchoir
- 10 W.C.
- 11 Bathroom
- 12 Double bedroom
- 13 [] Adaptable bedrooms
- 14 Raised patio
- 16 Garden

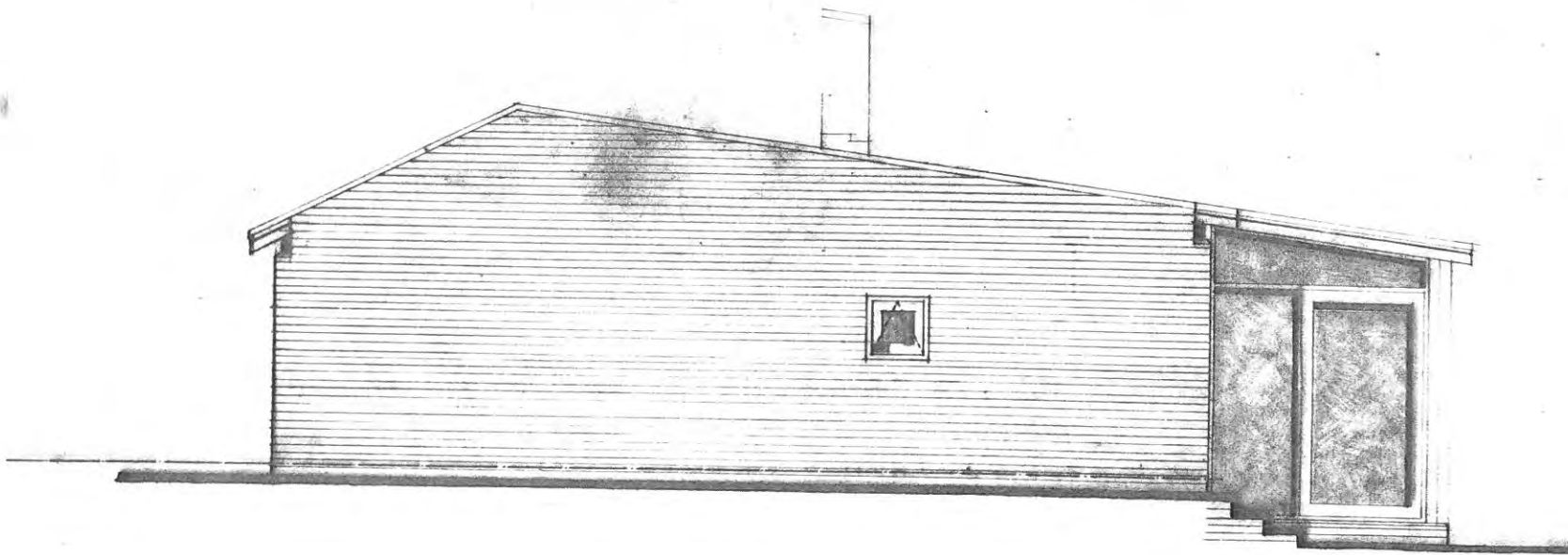
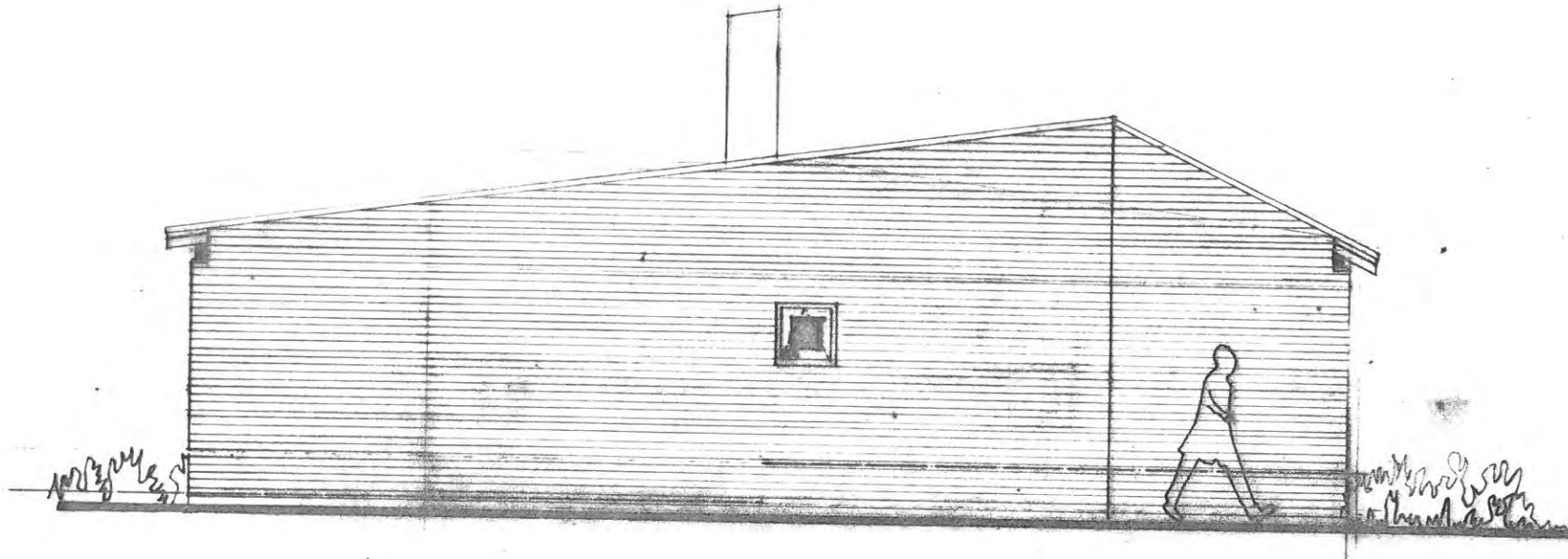


PLAN
TYPE C-S



ELEVATIONS
TYPE C-S





GABLE ELEVATIONS
TYPE C-S

