



THE MODERN NOMAD

G&T COMMUNITY VISION GUIDE 2024/25

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Acknowledgements

A special thanks to all the participants, community members, and collaborators in helping create a community vision for culturally appropriate accommodation.

Special mentions - Moving for Change, Friends, Families & Travellers, Dr Lynne Tammi, Ivy Manning & the community cluster group which consisted of several other charities.

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The community vision guide is for illustrative purposes only. No responsibility can be accepted for the application of the hypothetical visualisations without due process and consultation with the appropriate professionals



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EXECUTIVE SUMMARY

COMMUNITY DRIVEN VISION

This document sets out a community vision for better accommodations strategies for the Gypsy & Traveller (GT) community. Setting out proposals for a critical re-evaluation on culturally appropriate ways of living within the U.K context that facilitates nomadic lifestyle choices and contributes meaningfully to the built environment.

Throughout the U.K. there is a demand for better provision of suitable GT accommodation that responds positively to a variety of contexts by adding greater community value internally & externally.

Lack of direct community involvement and accurate needs-based assessments have led to a variety of accommodation issues for the GT Community with increasing decline. Therefore, the guide has been created to illustrate a proactive and community orientated approach as a fundamental when designing for Gypsy's & Travellers to generate better outcomes.

The community advocates for more meaningful conversations that improves the current narrative.

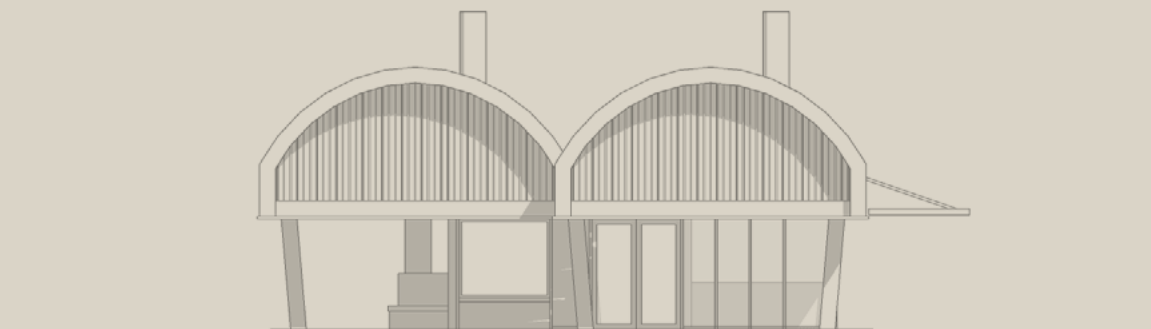
COMMUNITY ENGAGEMENT

METHOD STATEMENT

The guide has been generated through community workshops, community representatives and a community questionnaire that openly engaged with the GT community on key issues and aspirations for better accommodation. To achieve this, we invited all to take part in responding to help create our own vision for better places to live.

The questionnaire was broken into the 3 sections - **Community, Culture & Heritage** - **Connectivity & Land Use** - **Environment**. Within each section, participants were asked to select their top 5 'Desires & Concerns' for better accommodation.

The results (*seen in Appendix A*) generated the community principles used and illustrated within this community vision. The strategies have been placed within common scenarios in GT types of living such as stopping places, permanent sites & Bricks & Mortar. The scenarios highlight the need for careful consideration of the surrounding rural, suburban and urban architectural conditions that should also be site specific.



Concept diagram for a 'Gypsy & Traveller' Architecture'

Understanding the Accommodation Crisis



Forced evictions across UK

The current accommodation narrative in the U.K. consists of poor quality environments that are typically disconnected from wider society. Other issues faced are severe overcrowding due to lack of accommodation and meaningful engagement.

Current Gypsy & Traveller (GT) accommodation present health risks, environmental racism and social exclusion from wider opportunities and benefits. Existing and proposed sites require a fundamental review to update, create and address growing needs for the community by empowering their culture.



Poor maintenance



Aerial view - Example of Gypsy/ Traveller Site - UK



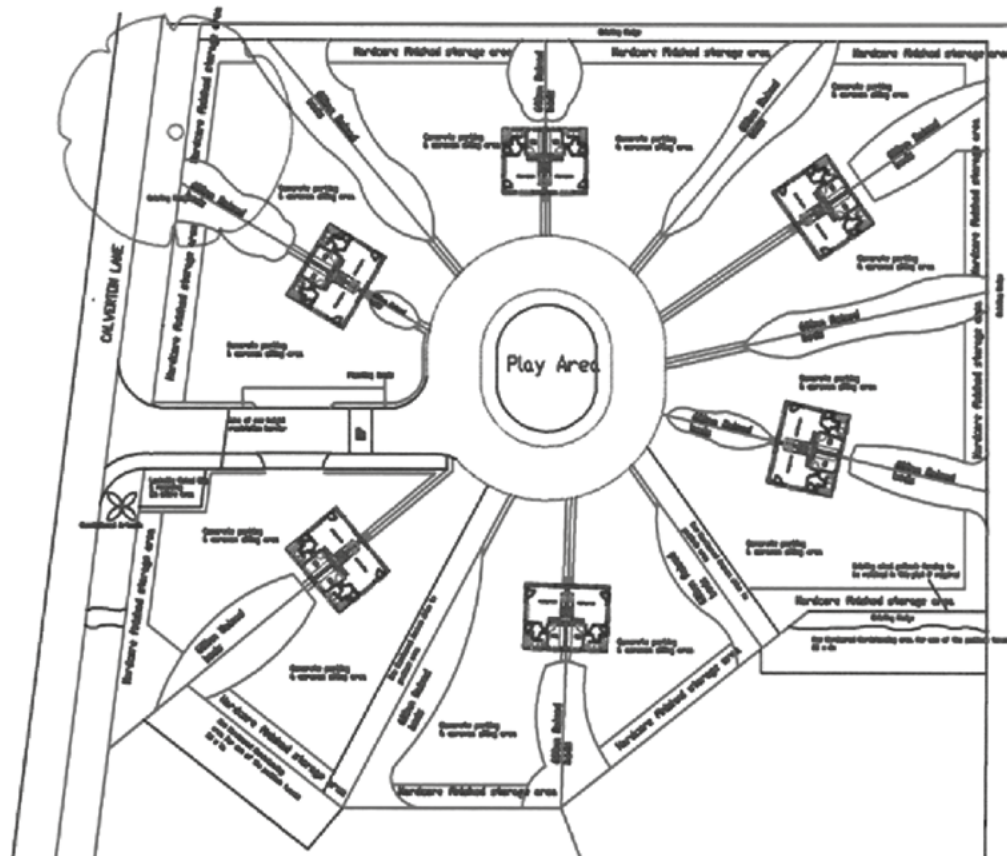
Site Layouts - dense linear arrangements in an industrial complex



Forced evictions across UK 2



Dilapidated existing sites across UK



Designing Gypsy Traveller Sites - Good Practice guide 2015 by Communities & Local Government



UK Site allocation - Health & safety risks due to location



Fire Hazards associated with GT Sites



Expansive growth without consideration - isolated sites from wider context



Modern Nomad Workshop 2 - Annual Event 2024, York



Modern Nomad Workshop 2 - Annual Event 2024, York



Modern Nomad Workshop 2 - Annual Event 2024, York

COMMUNITY RESPONSE

COMMUNITY, CULTURE & HERITAGE

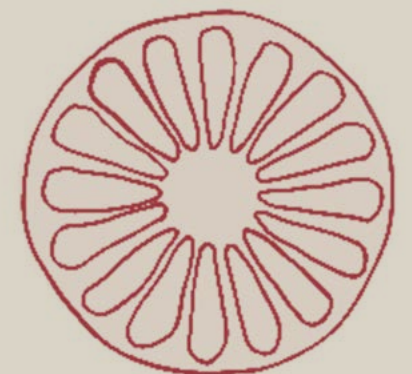
TOP 5 DESIRES:

1. **Multi-generational living** - (living with Grandparents, parents, kids, grandchildren)
2. **Designing places to live that have included me in the process** - (Inclusive Design & Community engagement)
3. **Teaching space** – i.e. different types of education – home schooling/ distance learning, community storytelling, apprenticeships etc.
4. **Accurate needs based assessments** - (by local authority for Gypsy & Travellers for selected sites)
5. **Being able to chose between a house, site or combined**

TOP 5 CONCERNS:

1. **Forced to live in unsuitable places**
2. **Poor management and maintenance** - (sites getting run down quickly)
3. **Poor quality/ Amenity buildings that don't suit our needs** - (Outbuildings on site)
4. **Lack of space for family or friends to stay**
5. **Homelessness because of not enough places to live**

*Where more than 5 'Desires' or 'Concerns' are shown, this is due to joint results from community survey



COMMUNITY RESPONSE

CONNECTIVITY & LAND USE

TOP 5 DESIRES:

1. **More available sites with better connections** – in towns, cities, countryside with better public transportation links
2. **Sites with nicer surroundings** – i.e. landscape, nice street, not next to scrap/ tip yards
3. **Plots and sites that can grow based on need**

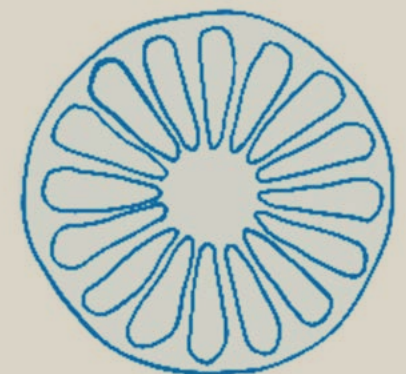
(allowing families to grow and stay, adaptable, community driven, reusing/re-planning existing sites, growing temporary sites to provide short term places to live)

- 4a. **Better access to health and education (health & well-being)**
- 4b. **Site access** – i.e. more than one point of entry, more open boundary conditions using trees, better access for emergency vehicles etc.
- 4c. **Having a right to buy (ownership)**
- 5a. **More small scale sites** - easier maintenance and site availability in different areas
- 5b. **Different Options for G & T Accommodation in each local authority**
- Group housing, serviced sites, transit sites, private sites, halting sites

TOP 5 CONCERNS:

1. **Environmental racism & surrounding Land Use** – i.e. Recycling and waste facilities, under motorways etc.
- 2a. **Poor access to public transport and nearby amenities** - shops, sports clubs, restaurants etc
- 2b. **Poor maintenance and responsibility of site management from local authority**
3. **Overcrowding, oversized and unauthorised sites**
4. **Segregating site boundaries** - i.e. single entrance with high perimeter concrete walls that fence in sites
5. **Lack of planning engagement, opportunities and accountability from Local Authority**

*Where more than 5 'Desires' or 'Concerns' are shown, this is due to joint results from community survey



COMMUNITY RESPONSE

ENVIRONMENT

TOP 5 DESIRES:

1. **Update and improve existing sites**
2. **Better plot layouts & caravan siting**
(More open space, landscape between plots, site shape to prevent overlooking, better plots views, more light and consideration of lifestyle)
3. **Better utilities on sites and storage (waste, water, electricity etc)**
4. **Good quality green spaces & Landscaping (improving biodiversity & wildlife)**
5. **Places to live that use good quality materials & Green technologies that will help reduce my energy costs**
(Sustainability – using solar panels, air source heat pumps, high quality insulation)

TOP 5 CONCERNS:

1. **Fire safety and risk on site because of overcrowding**
2. **Direct overlooking of plots and not enough space between neighbours**
3. **Not enough space for my family to grow**
4. **Poorly constructed plots and buildings on site that don't last**
- 5a. **Poor site security and safety for children on site**
5. **Health and Safety on site**
– Impact of neighbouring site uses (pollution)

*Where more than 5 'Desires' or 'Concerns' are shown, this is due to joint results from community survey



COMMUNITY VOICES

‘small sites’

‘Have a choice. Feel forced into house due to lack of sites’

‘Space for horses & animals’

‘Specific to site’

‘Needs to have local community embedded into its designs as these vary i.e. some of our communities want bungalows with nice designs/ nice transit sites & others who are much happier being roadside’

‘No stopping places, so people become static’

‘cooling & shading’

‘plots left to deteriorate’

‘Lack of available funding whilst blocking private site development’

‘Good shared space’

‘Sites should be not too big’

‘Clean air - not next to industrial sites, not just about car pollution’

‘Not all Travellers get along’

‘We should have an option on accessible accommodation i.e. house or caravan’

‘Not enough thought to funding sites long term’

‘Decent homes standard’

‘Sites should be managed by housing properly’

‘Local authorities not speaking to each other or the communities living roadside or in sites’

‘Eco-compliant’

‘Renewable energy sources but fires are cultural’

‘Variety of housing choices’

‘Communal fire place - traditional meeting place’



COMMUNITY VOICES

'People listened to/ consulted/ co production from out-set'

'We are used to living along bridleways'

'People from the community should be working on sites for their community'

'Environmental racism (local context) - is it child or disability friendly?'

'Fairness & someone who understands community challenges'

'Speak with locals who will live there'

'Access to good practice guide to share/ challenge'

'Variety of options & recognition of not one size fitting all'

'Exploitation within private sites'

'Better located, closer to wider society'

'Local authorities can't be too descriptive - it has to be adaptable'

'Blocking up of traditional stopping places is discriminate (communal punishment)'

'orientation of site'

'Good site management'

'Rotational conservation of green lanes, stopping places'

'Sanctuary spaces/ proper consultations with communities - varieties of site offers'

'Environmental impact'

'Improve existing sites'

'Safety - physically & psychologically'

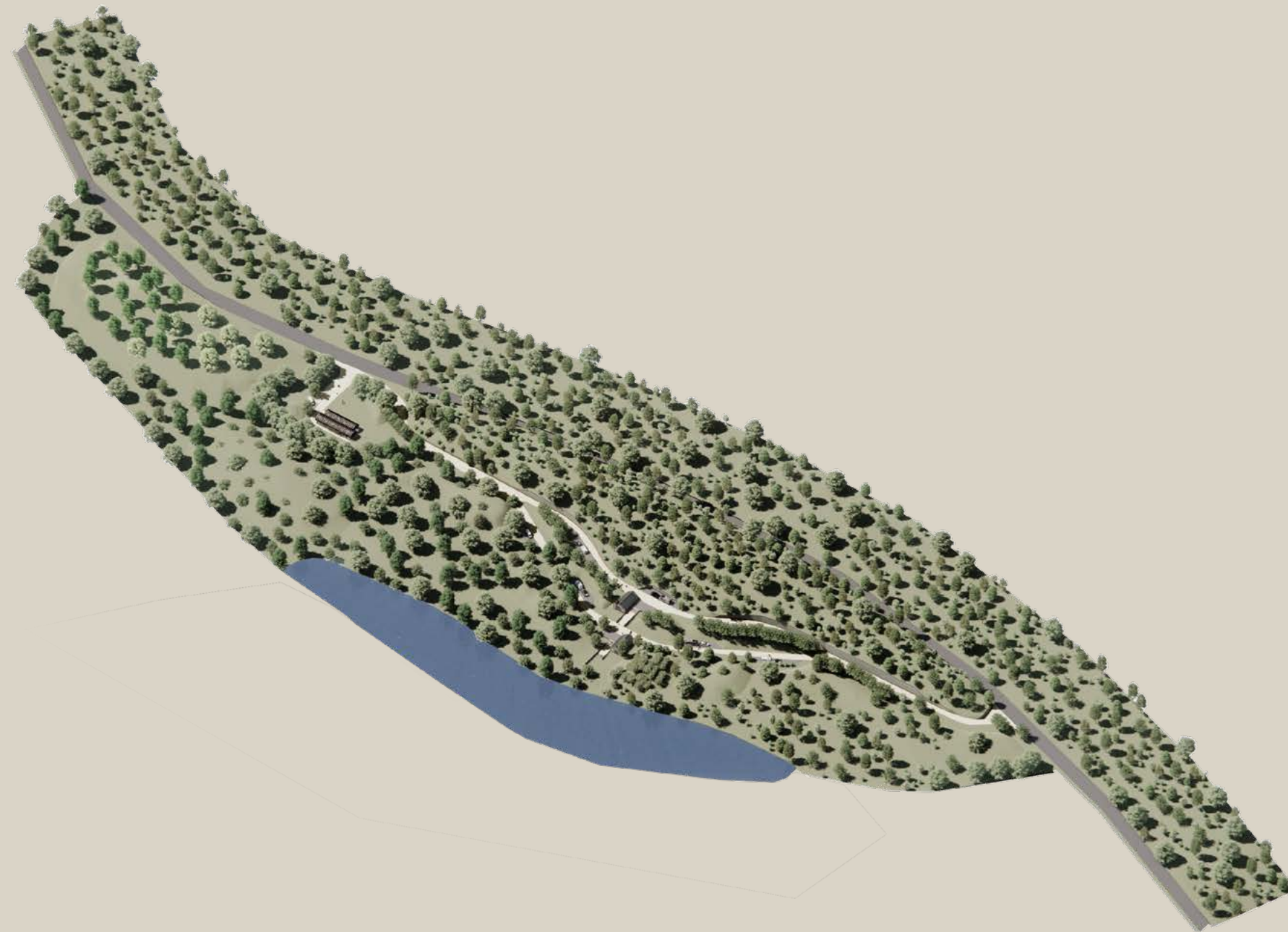
'Sustainable living costs'

'Show casing good examples'

'plots are not big enough for a family'

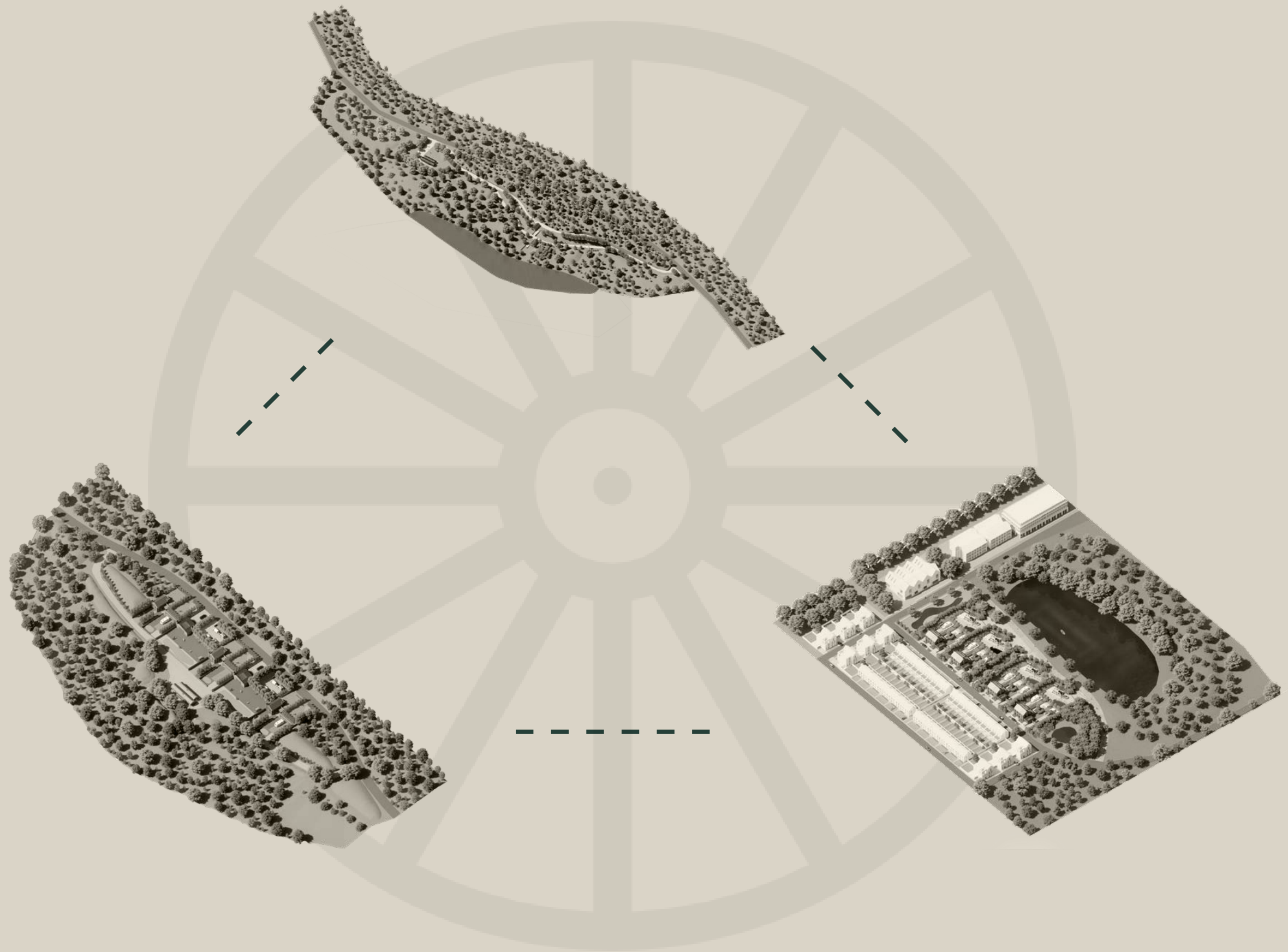
'Prioritisation of settled population/ acceptance of racism & active 'Gypsyism' by councils to keep communities out'

‘ R e - i m a g i n i n g h o w w e l i v e ’



S e c t i o n 0 1

T e m p o r a r y & S t o p p i n g P l a c e s



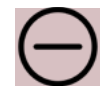
RE-IMAGINING

TEMPORARY & STOPPING PLACES

Community 'Desires' & 'Concerns' illustrated & mitigated



D1.Multi-generational living
D2.Designing places that have included me in the process
D3.Teaching space



C1.Forced to live in unsuitable places
C3.Poor quality/ Amenity buildings that don't suit needs
C4.Lack of space for family or friends to stay



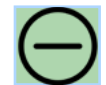
D1.More available sites with better connections
D2.Sites with nicer surroundings
D4a.Better access to health and education
D4b.Site Access
D5a.More small scale sites



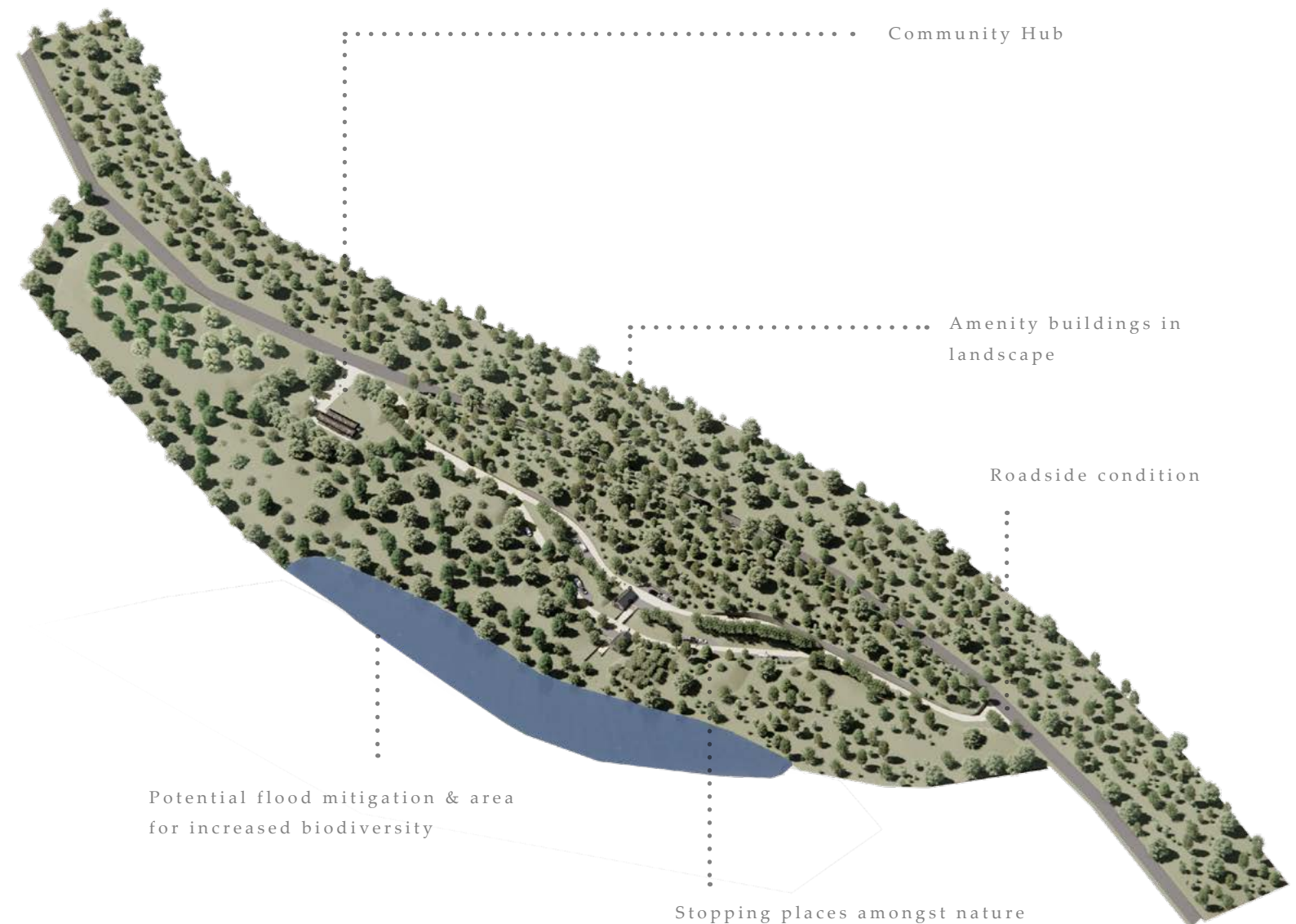
C1.Environmental racism & surrounding Land use
C2a. Poor access to public transport and nearby amenities
C2b.Poor maintenance and responsibility of site management from Local Authority
C3. Overcrowding, oversized & unauthorised sites
C4.Segregating site boundaries



D1.Update and improve existing sites
D2.Better plot layouts & caravan siting
D3.Better utilities on sites and storage
D4.Good quality green spaces & Landscaping (improving biodiversity & wildlife)
D5.Places to live that use good quality materials & Green technologies that will help reduce energy costs



C1.Fire safety and risk on site because of overcrowding
C2. Direct overlooking of plots & not enough space between neighbours
C4.Poorly constructed plots on site that don't last
C5. Health & Safety on site - neighbouring uses



Aerial Illustration of Temporary & Stopping places

Important considerations

- Site constraints & opportunities to create habitable environments near infrastructure. Strategies can include level changes and bunding for screening and increase safety of occupants on site.
- A considered landscaping and planting design can improve air & noise quality on site and beyond to nearby developments.

Strategic advice

- Considerations of future infrastructure or road updates to incorporate better quality stopping places for Gypsies & Travellers.
- Use landscaping to improve site layout, views, space between plots, air and acoustic quality on site.

Planning/ Built environment suggestions

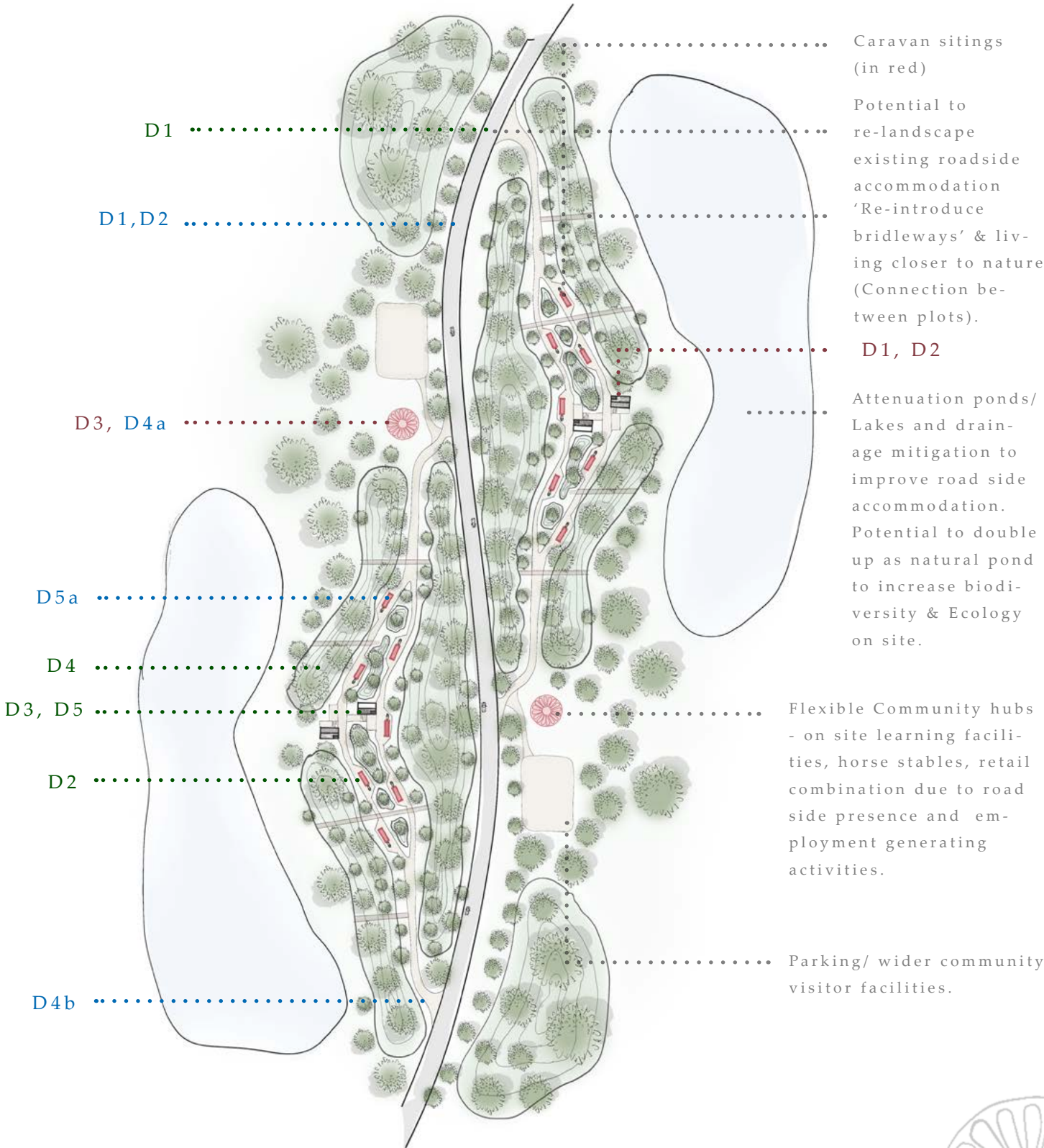
- Planning, Highways, Landscaping & Ecologist input - assessment of local plan & need to increase chances of planning approval.
- Seek design advice from accredited professionals to create high quality and appropriate design responses that can competently coordinate a sustainable and robust environment that adheres to UK regulations.
- An opportunity to see local infrastructure as a means to improve landscaping and local environments living conditions whilst providing Gypsy & Traveller specific accommodation across the U.K.

Community notes

- Advocacy for more stopping places that improve on environmental challenges that are associated with living on the road side today.

Other notes

- Other Desires & concerns not mentioned in this scenario are addressed within advocating for better planning policies on better site allocation, direct community engagement throughout, management protocols of GRT accommodation and improving existing accommodation to meet the current needs of the community.



‘Reviving the Bridleway’



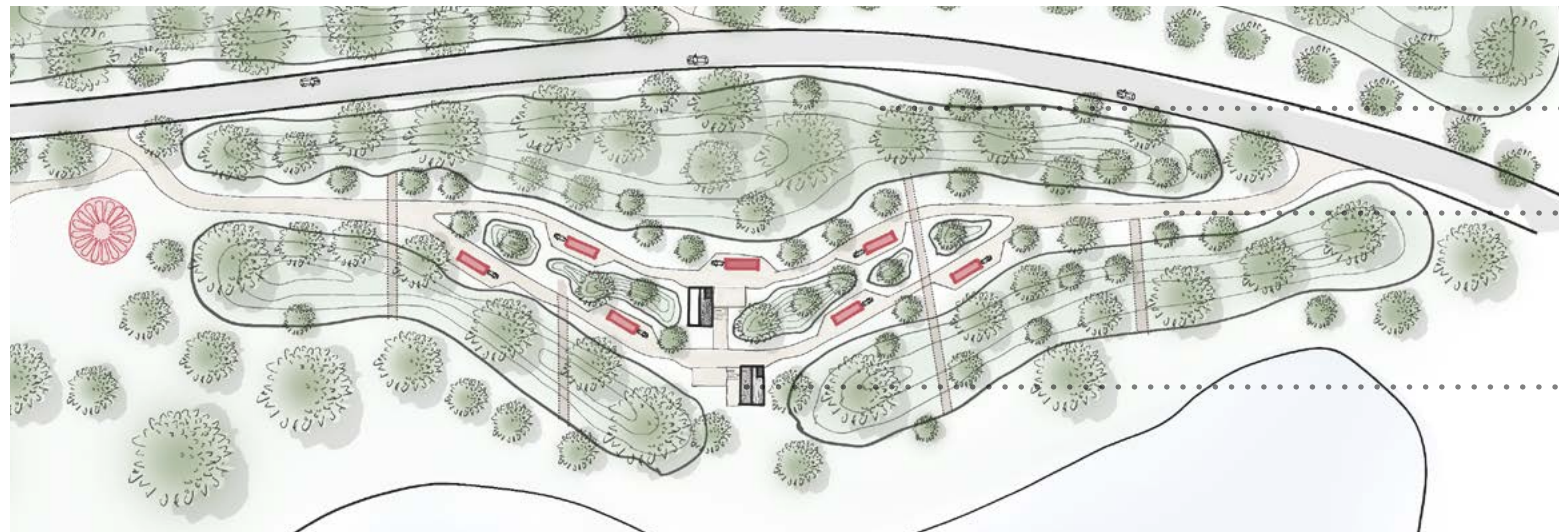
Illustration of stopping places along bridleway paths



Illustration of access view to stopping places



Illustration of stopping places showing glimpse views



Ramped landscape to vary elevation heights of caravan sitings and increased planting will create greater distance from the roadside. Strategies like this can improve noise and air quality as well as improved privacy and screening on site. Combining these approaches can also mitigate any potential visual impact to natural landscapes.

Single lane access for traffic calming measures and defensible landscape to prevent unauthorised uses.

Amenity buildings that reflect local architecture and serve needs of users on site i.e. cottages in landscape. Consideration should be given to long term maintenance/ responsibility due to potentially intermittent occupancy. 'Cold structures' that use robust materials that can be secured when not in use. Potential to adapt these buildings into accommodation for elderly members, improving multi-generational living long term when site availability is low in local area.

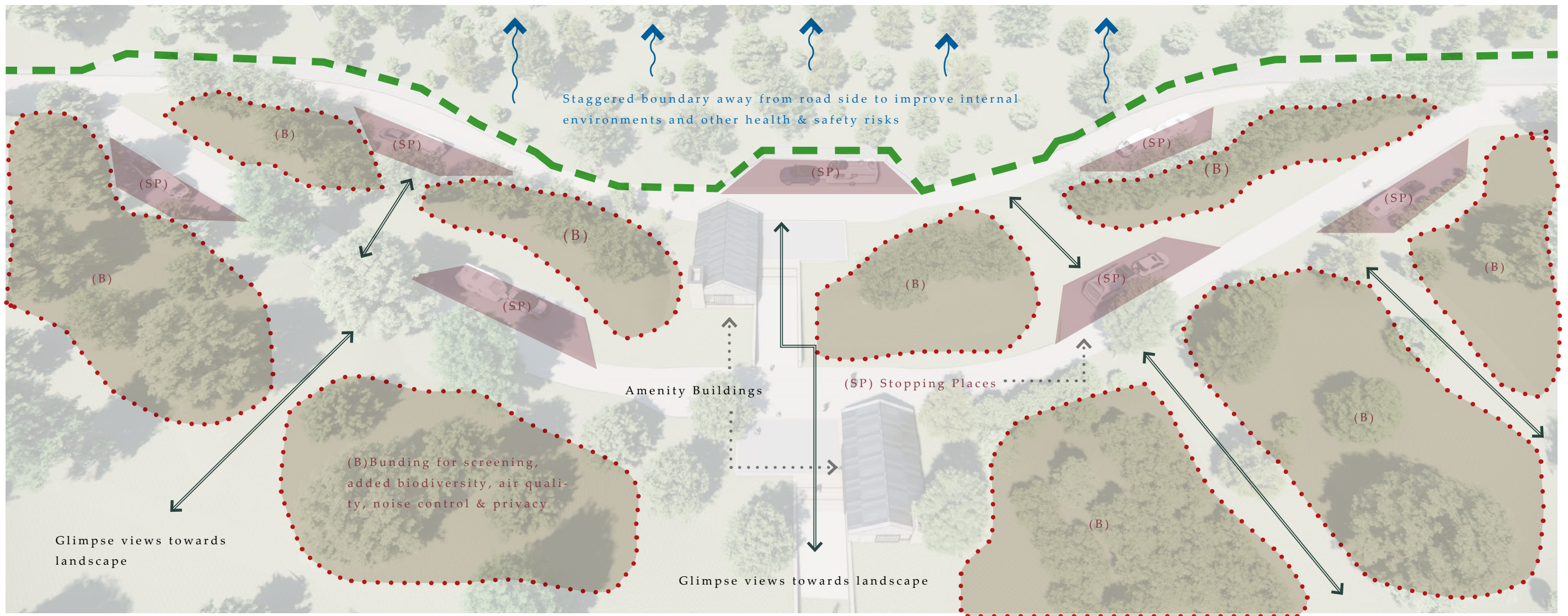


Diagram of stopping places - improving privacy, screening and internal arrangements



Railway cottages - Yorkshire



Oast Houses - Kent



Bilbury Cottages - Cotswolds

Understanding nearby Vernacular

Vernacular architecture is the local style of building that uses traditional construction methods and materials specific to its use and function. A sympathetic understanding of this within the local area can help anchor the amenity buildings for proposed stopping places across the U.K. With further potential to add extra value to Infrastructure by providing better quality accommodation for Gypsy & Traveller specific accommodation.

Other opportunities in designing better roadside stopping for today's users include increasing the biodiversity on sites, improving air quality, reducing noise pollution and flood mitigation through a highly considered landscaping approach. Added sustainability measures should also be reviewed through strategies such as reclaimed materials, life cycle and maintenance, green technologies, productive landscapes etc.



Illustration of Amenity buildings in Landscape



Illustration of Amenity building & potential to add to local vernacular

‘A m o n g s t n a t u r e’



Illustration of Amenity buildings nestled into diverse landscape and amenity areas on site for community

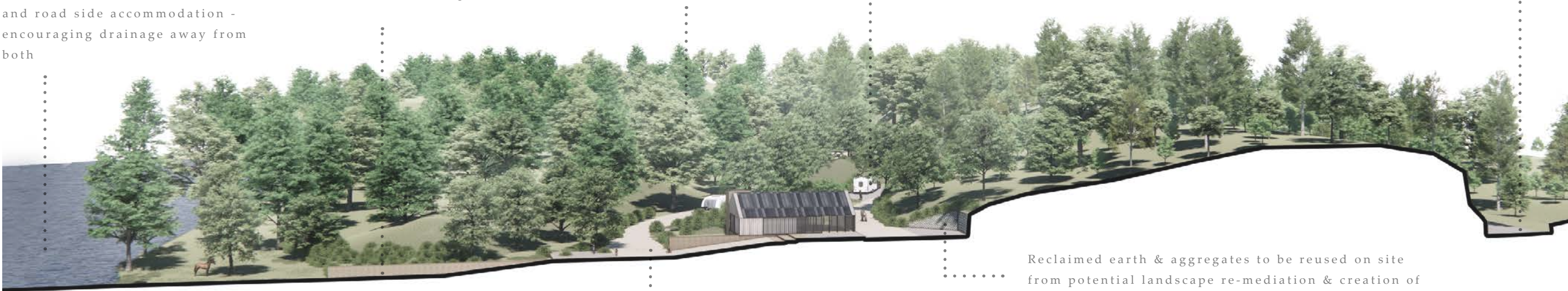
Illustration of 'Community Hub' for road side stopping



Flood mitigation for Infrastructure and road side accommodation - encouraging drainage away from both

Connection to landscape

'Community hubs' on entry to site

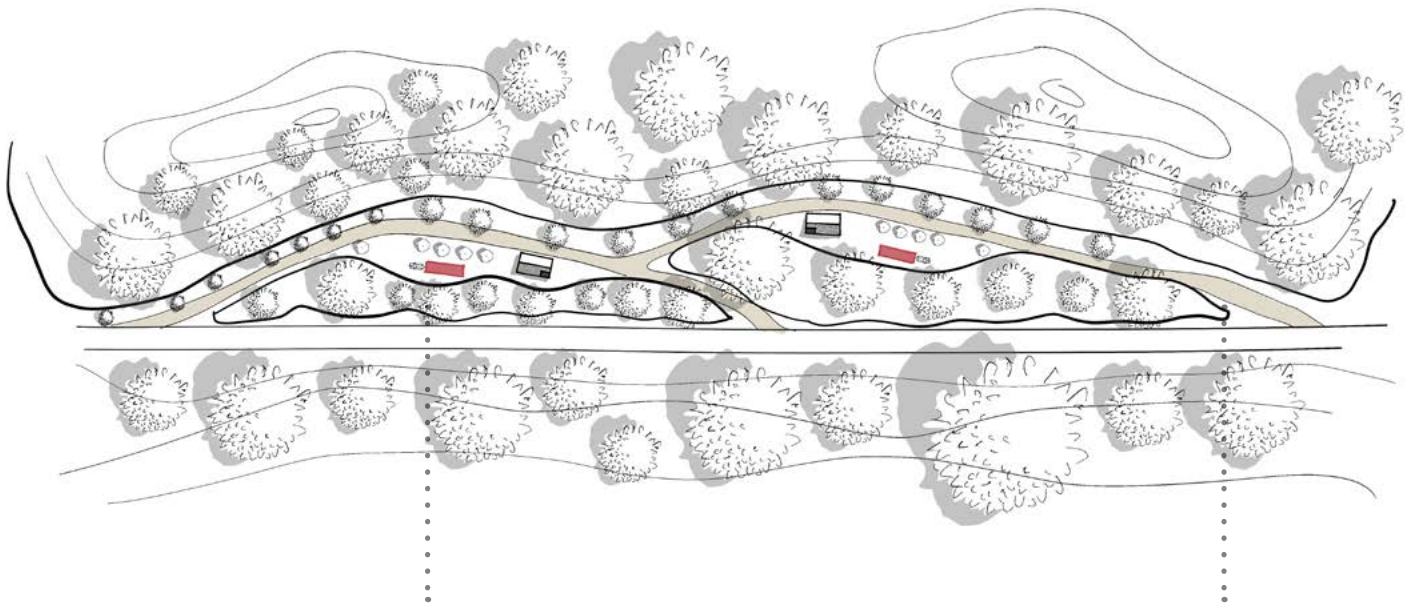


Improved views & plot orientation

..... Staggered stopping places to create privacy

Reclaimed earth & aggregates to be reused on site from potential landscape re-mediation & creation of 'biophilic' walls

Illustrative plan for a 'pop up / small scale stopping places



Small scale landscaping interventions to improve stopping places environments

separate access points in linear arrangements

Roadside - offset from stopping places for to improve internal environments

Stopping places along the 'bridleways'

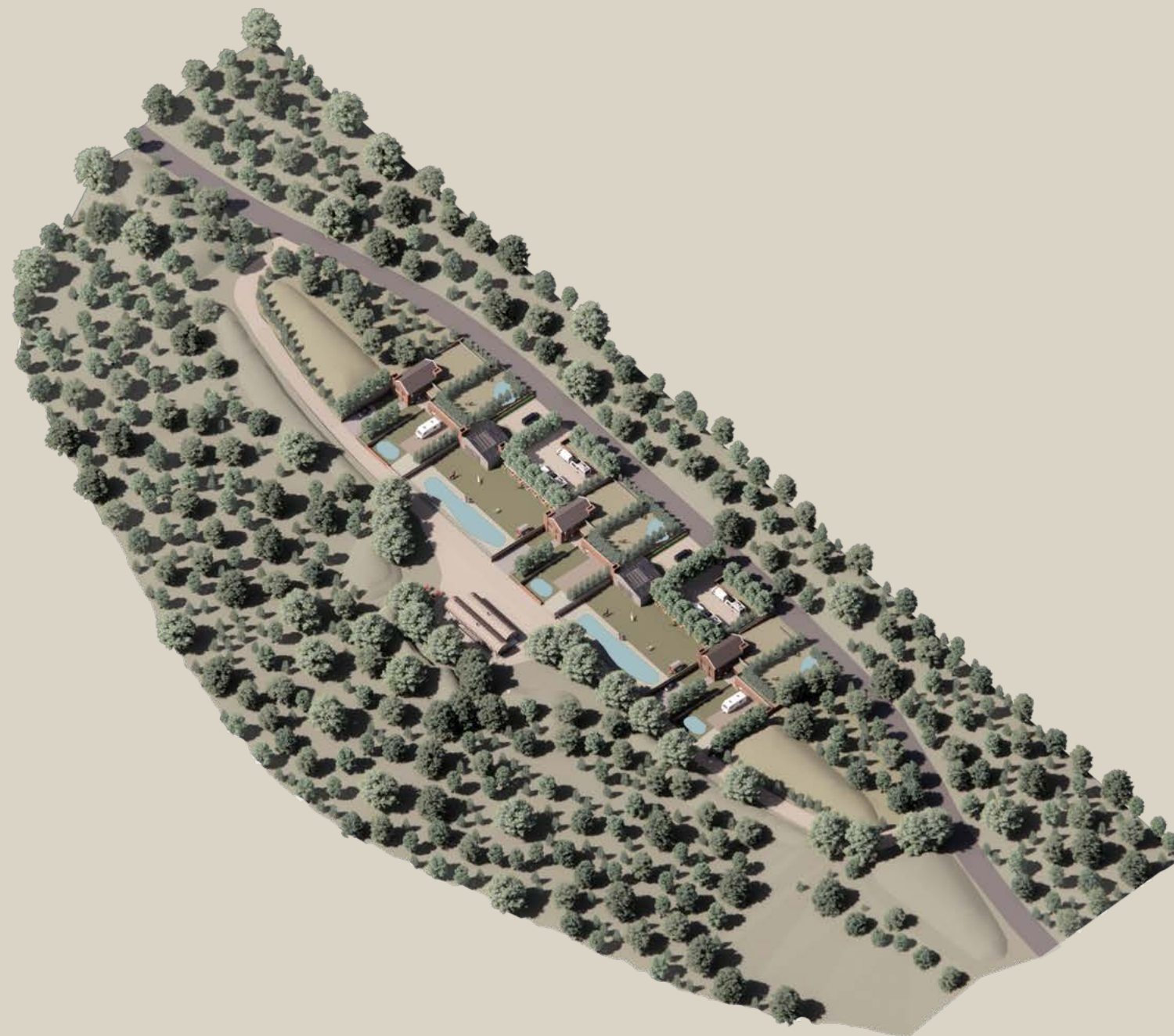
Illustrative sectional view through stopping place

‘TOWARD A GYPSY & TRAVELLER ARCHITECTURE’



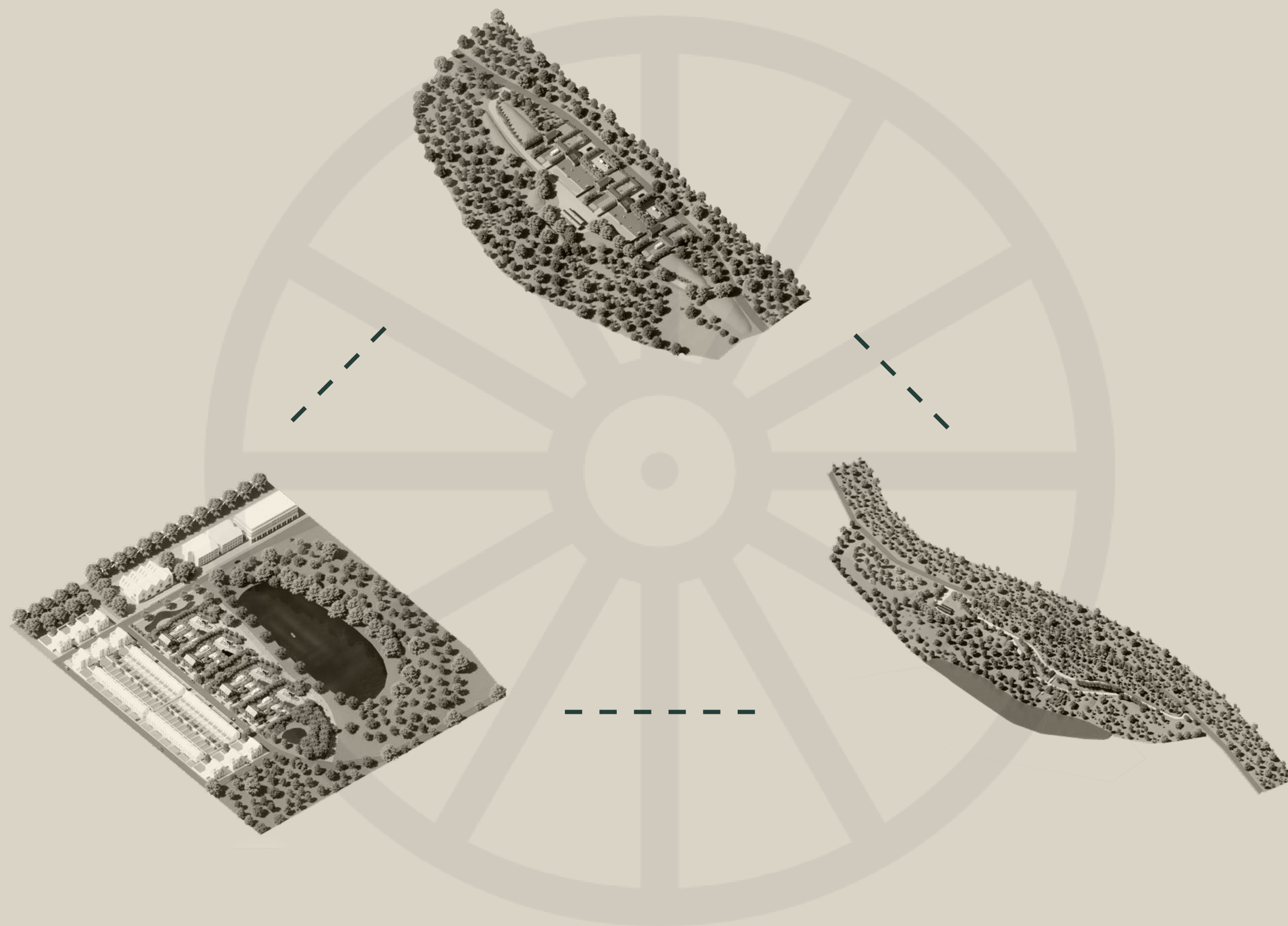
Illustration of 'Community Hub' - see Section 02 for more detail on developing a Community Architecture

‘ R e - i m a g i n i n g h o w w e l i v e ’



S e c t i o n 0 2

T r a n s i t & P e r m a n e n t s i t e s



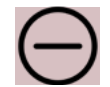
RE-IMAGINING

TRANSIT & PERMANENT SITES

Community 'Desires' & 'Concerns' illustrated & mitigated



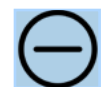
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- D5.Being able to choose between a house, site or combined



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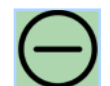
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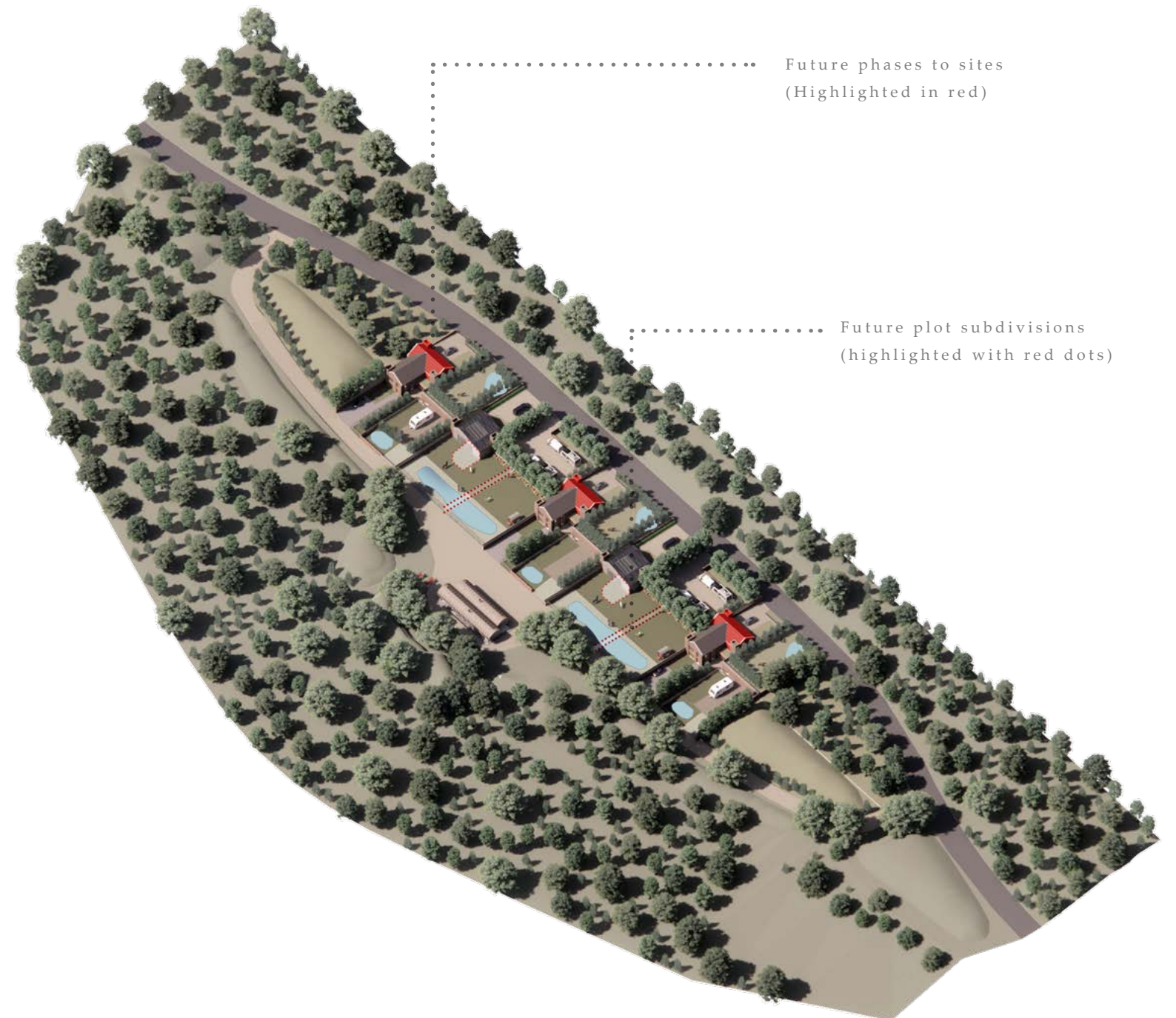
- C1.Environmental racism & surrounding Land use
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- D2.Better plot layouts & caravan siting
- D3.Better utilities on sites and storage
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- D5.Places to live that use good quality materials & Green technologies that will help reduce energy costs



- C1.Fire safety and risk on site because of overcrowding
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- C3.Not enough space for family to grow
- C4.Poorly constructed plots on site that don't last
- C5. Health & Safety on site - neighbouring uses



Aerial Illustration of Transit & Permanent sites

Important considerations

- Site scale, local architecture, site constraints & local need
- Accurate needs based assessment on provided accommodation - family size inc. Extended family, elders and young couples.
- Assessments should consider work/ life structure of family and special circumstances such as live stock and medical issues.

Strategic advice

- Considerations of future phases for growth.
- Use landscaping to improve site layout, views, space between plots, air and acoustic quality on site.

Planning/ Built environment suggestions

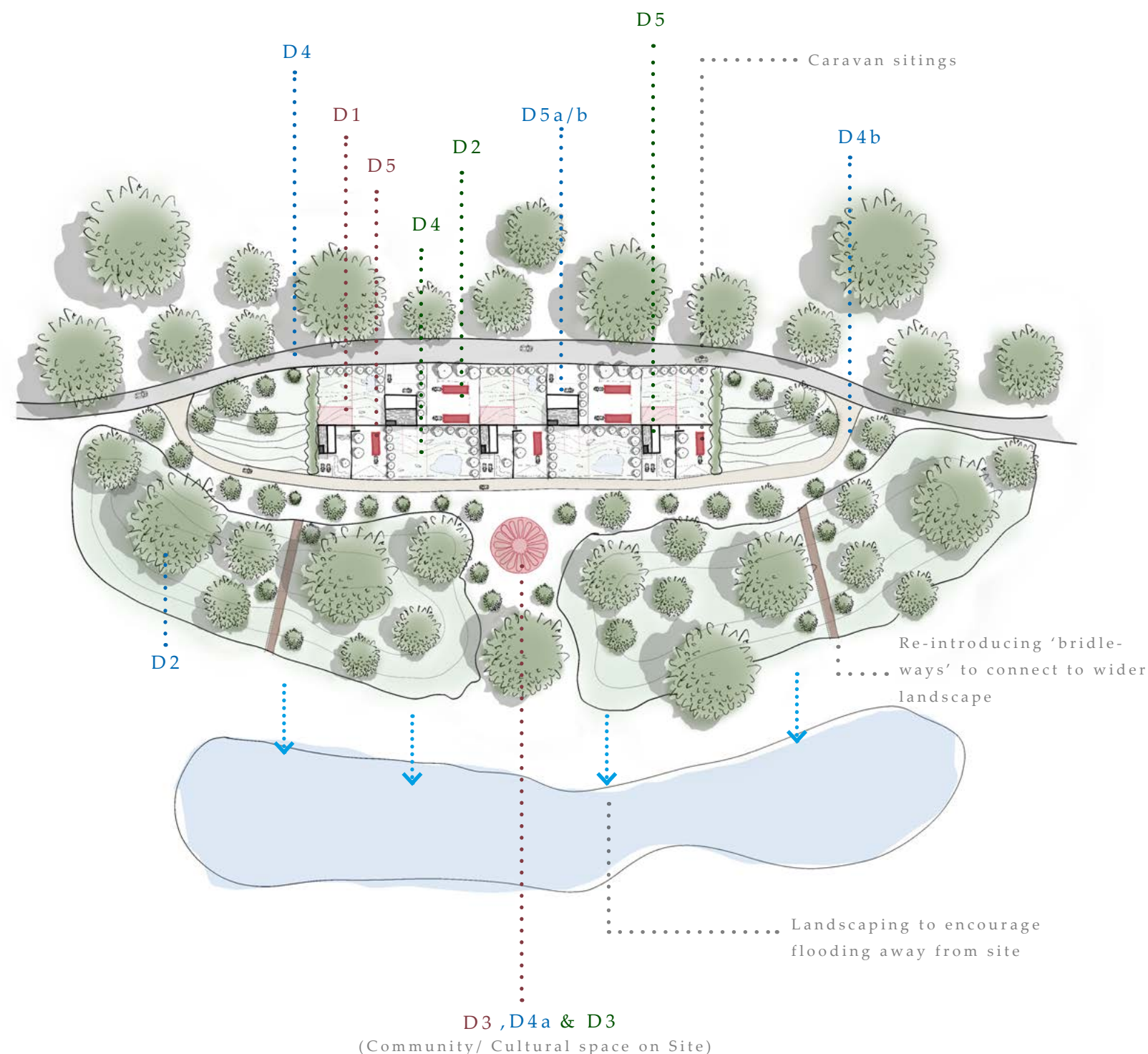
- Planning consultant input, assessment of local plan & need to increase chances of planning approval.
- Seek design advice from accredited professionals to create high quality and appropriate design responses that can competently coordinate a sustainable and robust environment that adheres to UK regulations.

Community notes

- Advocacy for small scale sites - typically for 5-6 plots leading to easier maintenance, management and land requirements.

Other notes

- Other Desires & concerns not mentioned in this scenario are addressed within advocating for better planning policies on better site allocation, direct community engagement throughout, management protocols of GRT accommodation and improving existing accommodation to meet the current needs of the community.



Phase 1



Places for visiting family to stay/ with separate access and screening for privacy

Landscaping can be used to screen larger buildings, create defensible space and create unsuitable conditions for unauthorised developments

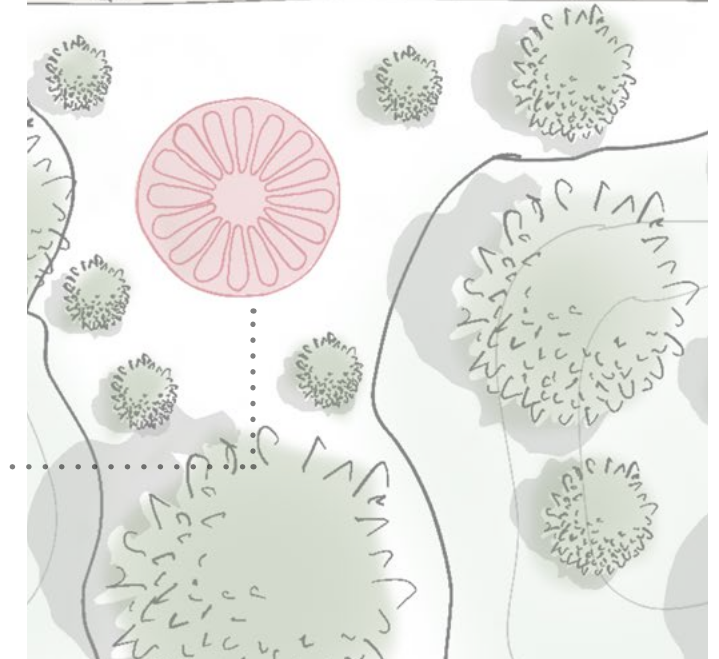
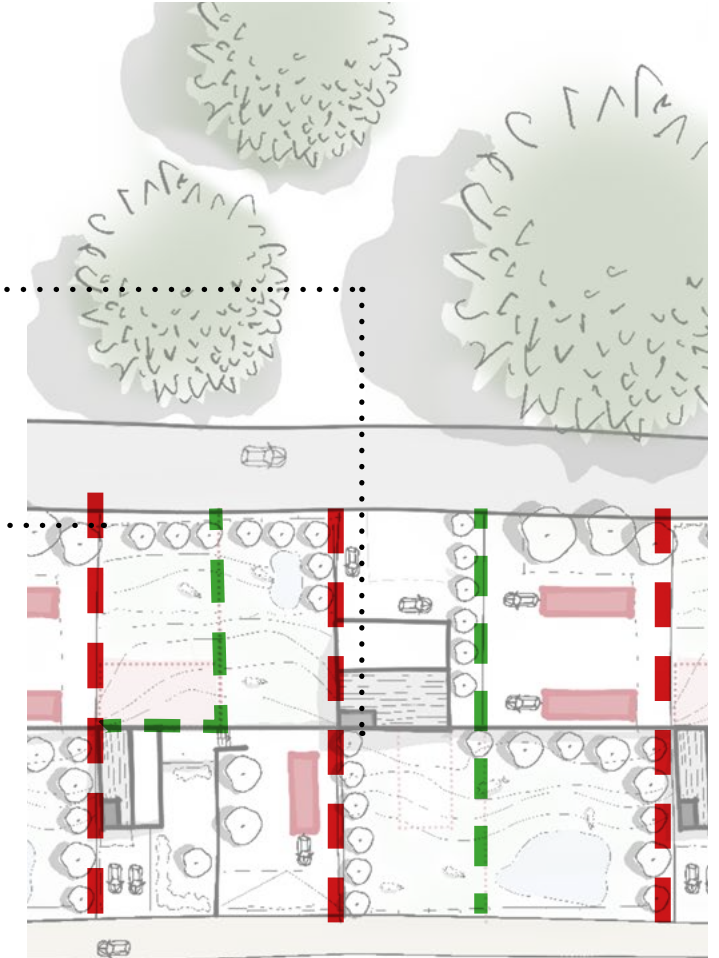
Illustrative subdivisions - indicating future density/flexibility without overcrowding plots and mitigating overlooking

Opportunities for horses on site/ improved landscaping with attenuation ponds to mitigate site flooding. Green boundaries and a considered landscaping plan can increase biodiversity on site

Future addition for an extra dwelling in response to growing family need

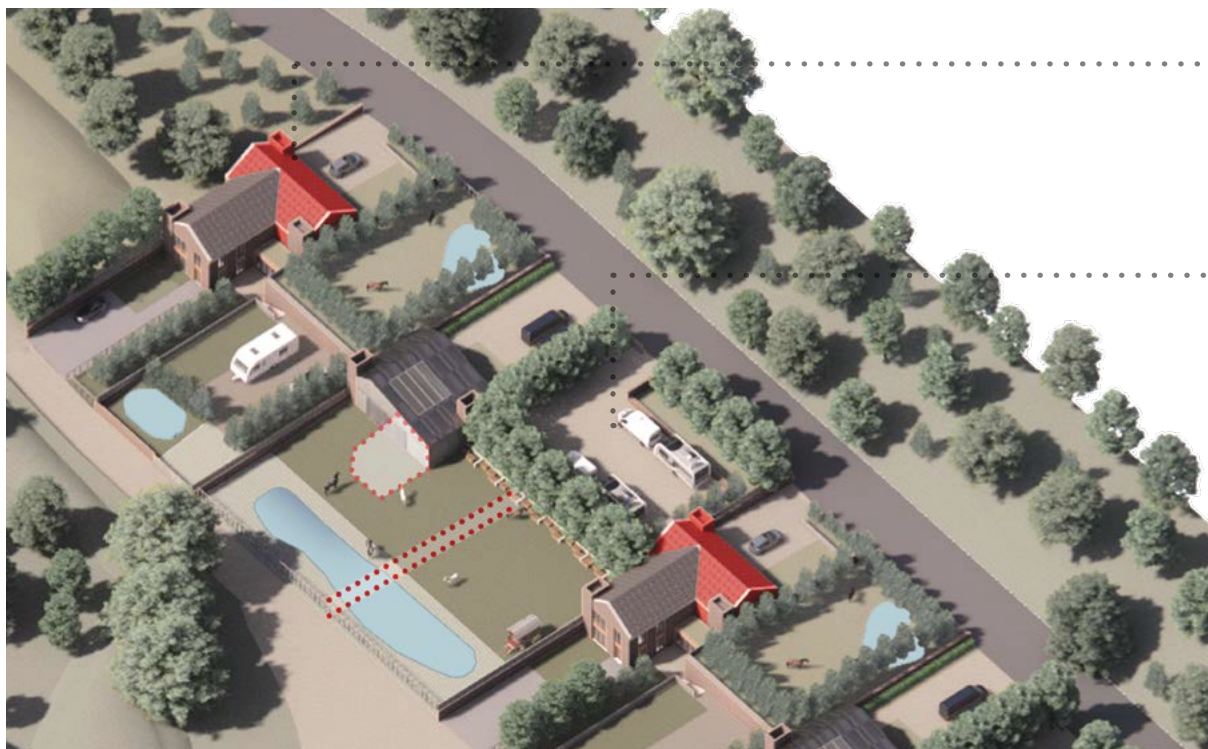
Subdivision of plots to increase density on site. Potential opportunity for local authority to sell plots to private buyers and use funding to build phase 2 structures on publically owned plots.

Flexible structure depending on local need i.e. Community Hub, teaching space, workshops, storage or workshops. Opportunity to explore an architectural representation of the community



Illustrative Plan showing flexibility of plots

Phase 2



Front of site



Multiple points of access & connectivity

Adjoining plots for young family members i.e. teenagers or newly married couples. Visibly separated but connected

Integration of green technologies on south facing roofs & other site specific opportunities

Bunding & landscaping creates green boundaries that screen change in multi-generational dwelling house types

Rear of site



Large family units

Mix of residential, live/ work plots and caravan plots

Area for horses/ or improved landscaping & biodiversity on site

Visiting family plots or site overflow

Street presence/ buildings that reflect local character

Improved views & plot orientation

Multi-generational house types that respond to family need i.e. bungalow for assisted living for elderly or disabled family members

Multi-generational house types that respond to family need i.e. Large 2 storey dwelling for main family that can be connected to house at front of site. Separate family/ amenity building as additional option and density concealed from street scene

Improved views & plot orientation

Open, secondary access route in and around site

Flexibility to connect/ separate dwellings and plot with option to add density on site

Illustrative sectional view of street scene showing plot flexibility and dual aspect

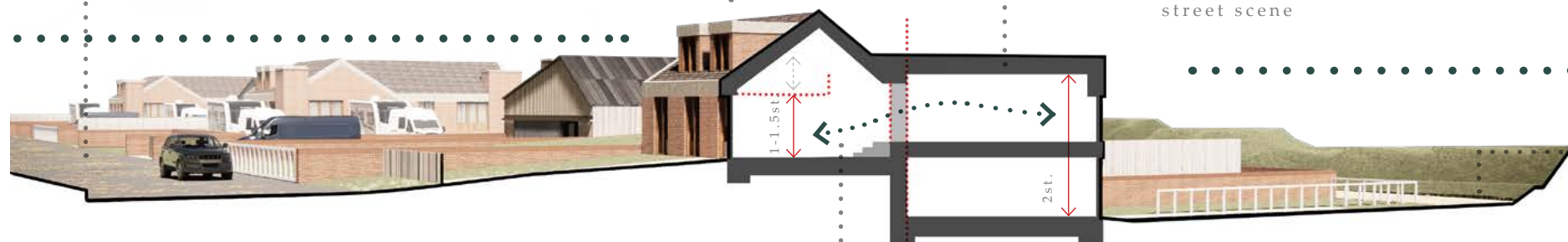




Illustration of front of site - Flexible residential plots



Illustration of rear of site - Flexible residential plots

Understanding the Local Context

Contextual analysis of the local architecture, development pattern and built environment will improve the proposed relationship of future sites. Carefully designed & responsive building ‘typologies’ that reflect the character of the area will create a positive relationship and add value to the wider community.

The images referenced illustrate buildings that respond to different U.K contexts, different building types (social housing, single family homes, bungalows, agricultural/ workshop buildings etc.) and highlights the opportunity for re-imagining Gypsy & Traveller Accommodation with hybrid uses to meet cultural aspirations, current need and respond pro-actively to the UK built environment.



Rural Office for Architecture - Middle Avenue



Mikhail Riches - Goldsmiths Street



Napier Clarke - Westwood Road



Patel Taylor - Courtyard Housing



31/44 Architects - Norfolk Barn



Timothy Talisker Architects - FarmED



David Kohn Architects - Cowshed



Illustration of front of site - Live/ Work Plots



Illustration of rear of site - Live/ Work Plots

Understanding the Cultural Context

Ongoing cultural representation and reflection are central to the identity of many Gypsy & Traveller community members in how they want to live today.

Historically, Gypsy & Traveller's caravan's supported their nomadic lifestyles which included socialising, their occupation/ employment and distribution of knowledge though community storytelling (Seen in reference images).These values are still shared today and sought after in accommodation for the community in order maintain their culture.

Flexible education models, mobile learning, self-employment spaces on site and cultural spaces have been expressed as essential considerations in the community engagement workshops to celebrate their way of life.

The illustrated 'community hub' highlights the potential to re-establish and celebrate a cultural representation seen in historical caravan's that capture the care and craft for the Gypsy & Traveller life. Developing meaningful cultural icons for the community is an opportunity to engage positively with its occupants and create a dialogue with wider society.



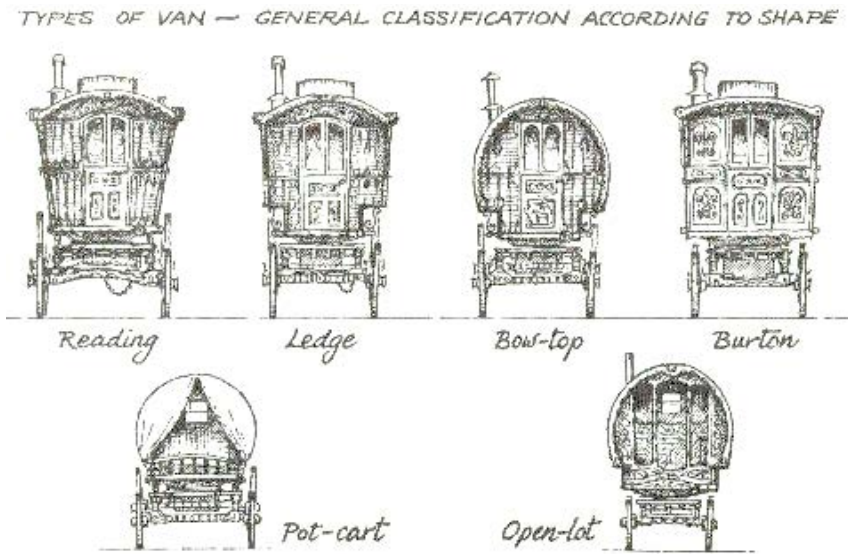
Historical image of Gypsy Camp & living along bridleways



Historical Caravan



Historic Caravan interior



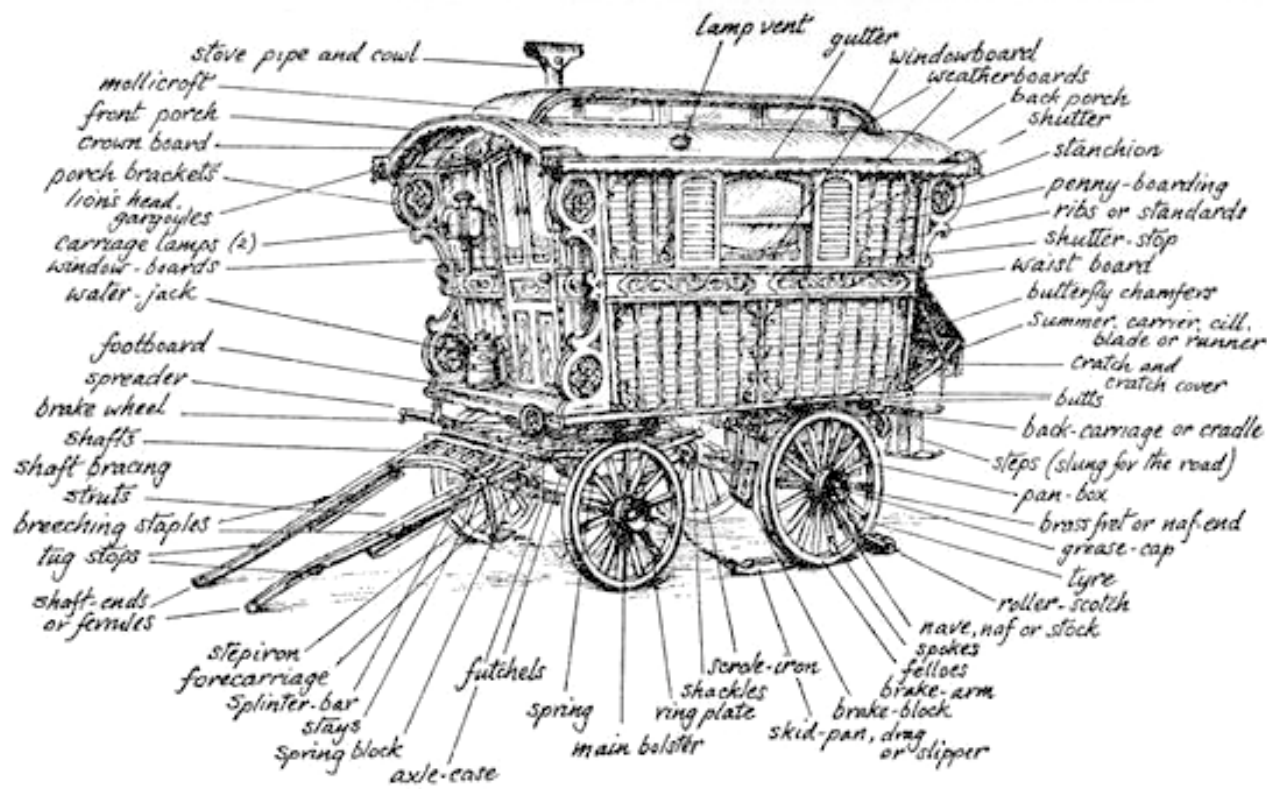
Historical Caravan typologies



Historic occupation - Tinsmith



Historical images of Gypsy Camp & Caravan



‘Community centric’



Illustration of 'Community Hub'

‘Reviving a cultural symbol’



Illustration of Community Hub interior - Flexible Space

‘Multi-purpose & Adaptable’

- ⊕ Mobile teaching for kids
- ⊕ Workshop spaces for apprenticeships & vocational employment
- ⊕ Digital infrastructure & capabilities
- ⊕ Adult E-Learning
- ⊕ Adult Workshops
- ⊕ Flexibility for site storage & employment activities
- ⊕ Social space for community celebrations & gatherings

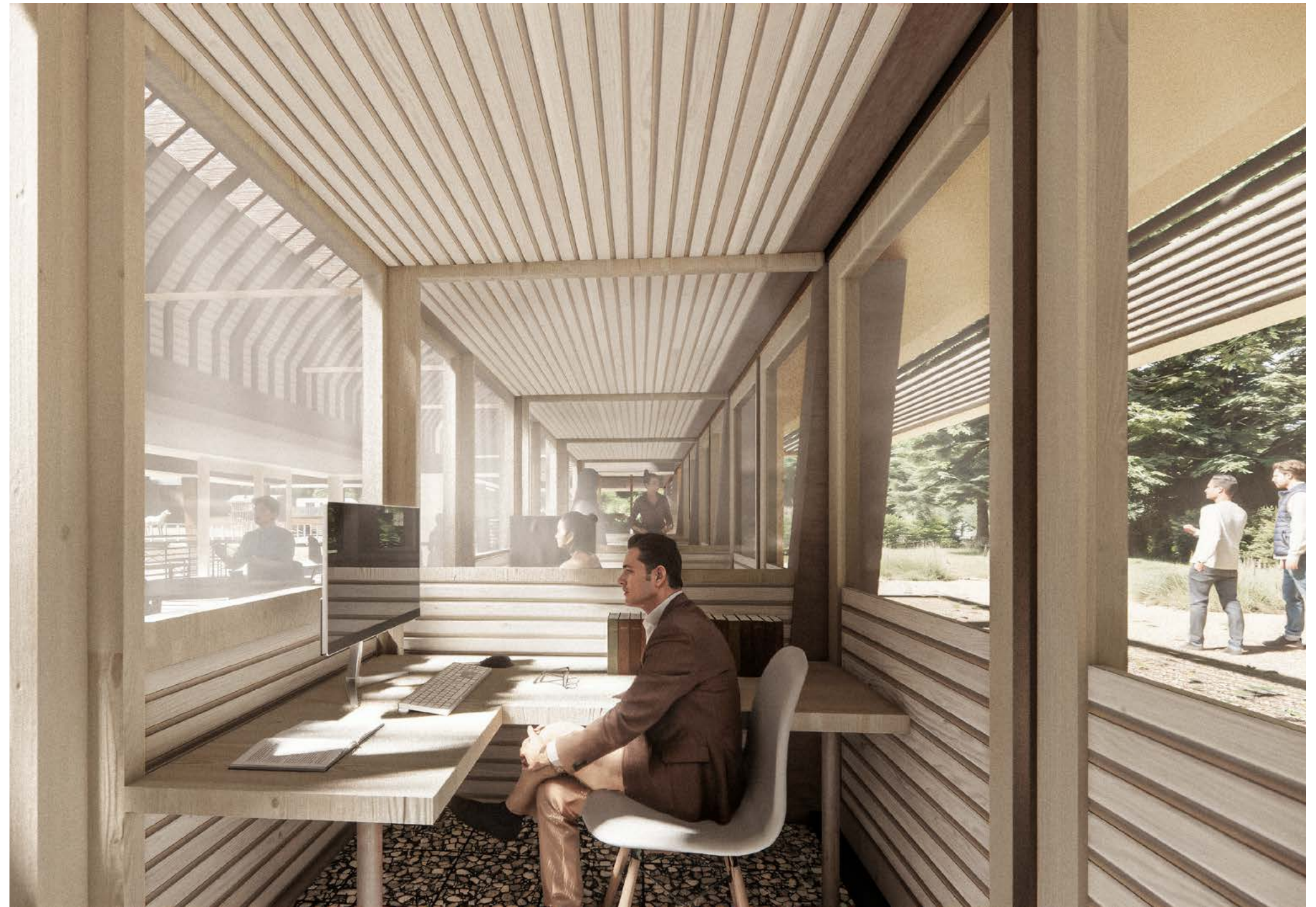


Illustration of Community Hub interior - Workshop/ Learning pods

Understanding the Socio-Economic Context

More specific and in depth means based assessments will assist local authorities in gathering more appropriate information from the Gypsy & Traveller community.

This can be used to inform a site specific brief and starting point for community engagement on local site availability.

Cultural context is an integral part of the community process in understanding the family module and lifestyle requirements.

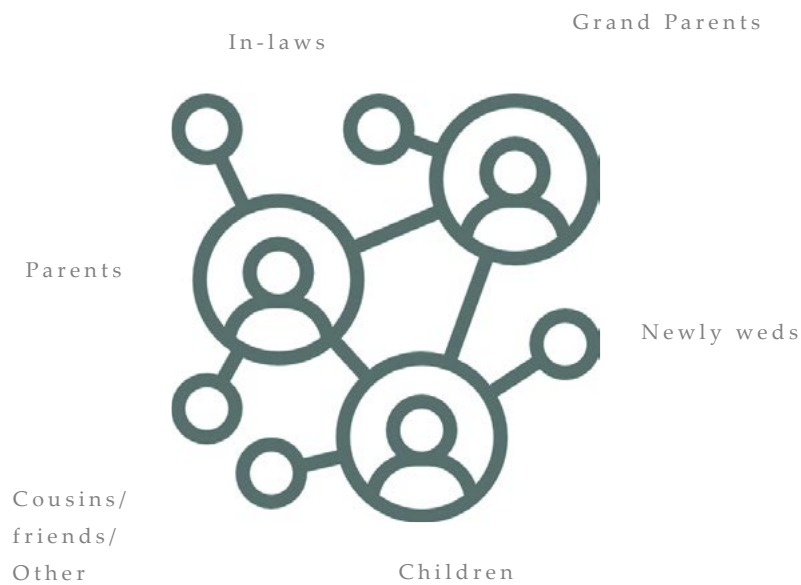
Reference images have been used to indicate occupations and family modules within the community, that can be through self employment with site implications. These do not represent the entirety of the community but give insight into considerations that should inform an accommodation brief that is culturally appropriate.



Dress maker/ Tailoring - Shutterstock



Tree Surgeons - Grounds care Group



St Giles fair Oxford - Fairground industry



Recycling Industry & Manual Labour

Community hub should be adaptable to meet specific constraints and specific need of users

Flexibility to create and sub divide spaces using structural grid will allow optimisation of space

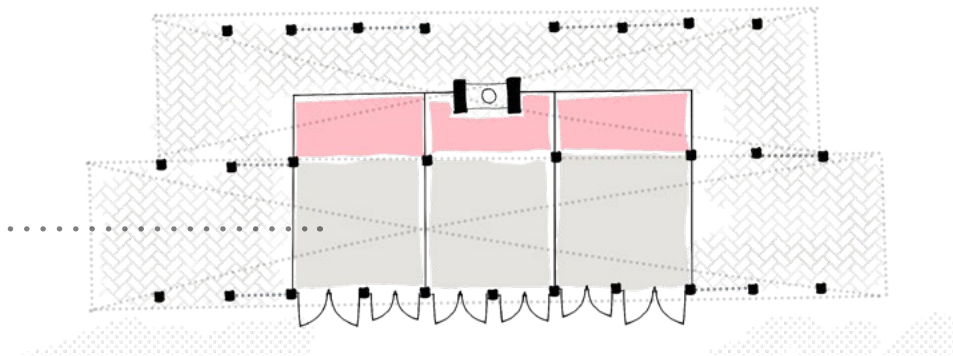


Illustration - Sketch plan 02 of Community hub with alternative as individual workshops/ stores

Potential for horse accommodation/ facility depending on family need

Sheltered gathering space around 'camp fire' - for story telling, family events etc.

Teaching & communal space for the occupants

Learning pods - extendible and adaptable spaces into landscape

Site placement & orientation are important considerations to improve lighting, screening, ventilation of and visual appeal of community structures

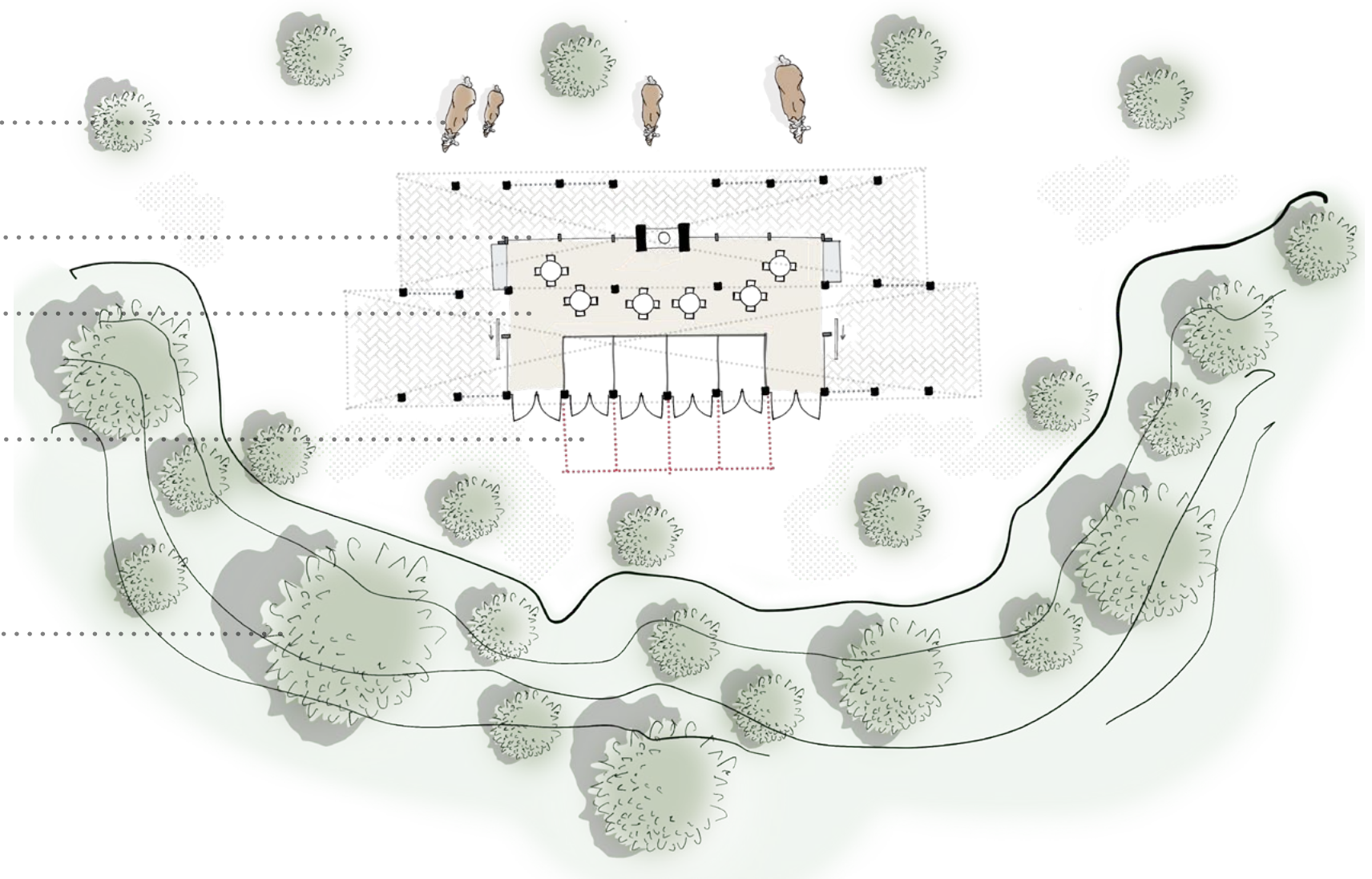


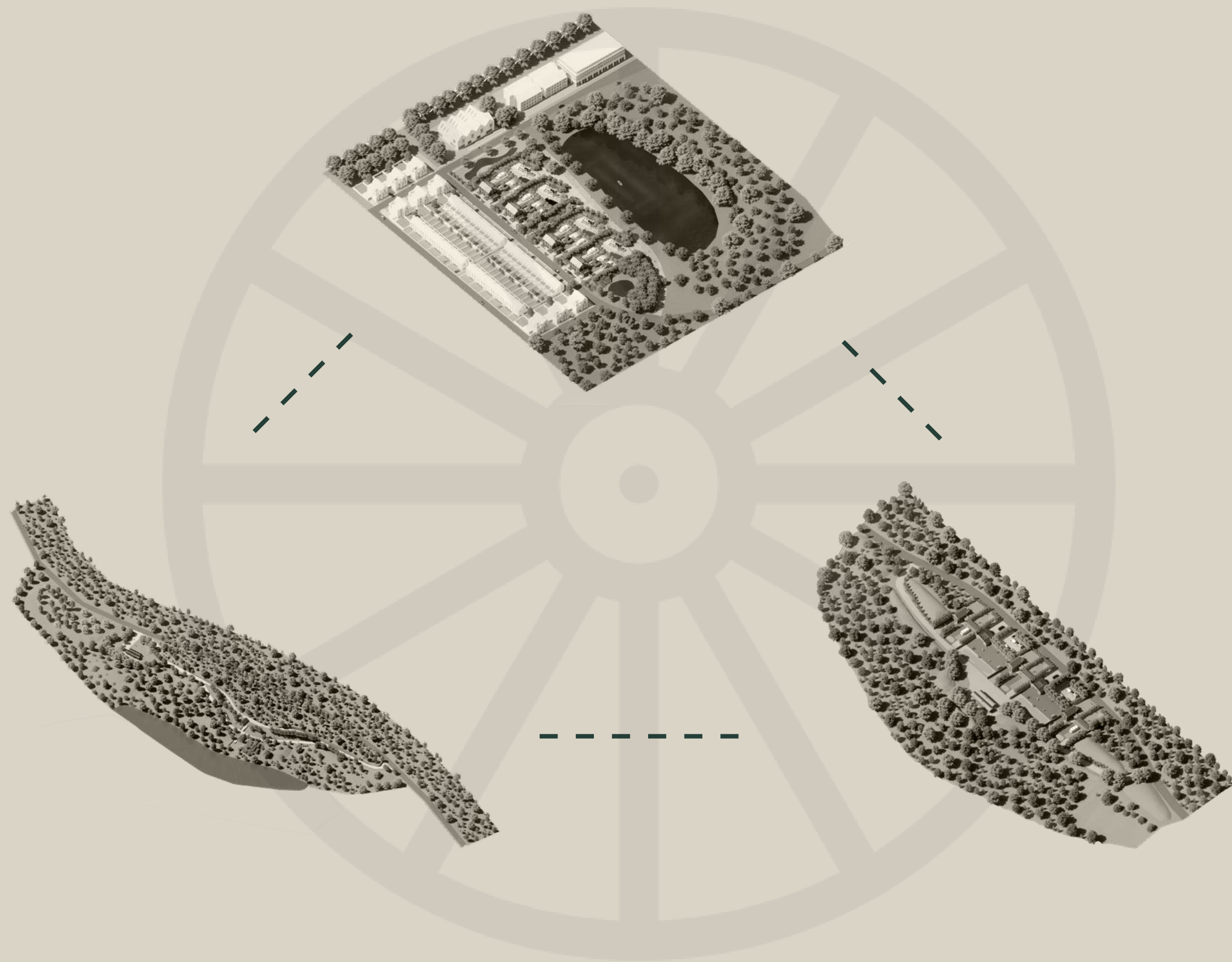
Illustration - Sketch plan 01 of Community hub as teaching & Communal facility

‘ R e - i m a g i n i n g h o w w e l i v e ’



S e c t i o n 0 3

B r i c k s & M o r t a r



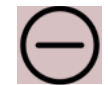
RE-IMAGINING

BRICKS & MORTAR

Community 'Desires' & 'Concerns' illustrated & mitigated



- D1. Multi-generational living
- D2. Designing places that have included me in the process
- D3. Teaching space
- D5. Being able to choose between a house, site or combined



- C1. Forced to live in unsuitable places
- C3. Poor quality/ Amenity buildings that don't suit needs
- C4. Lack of space for family or friends to stay



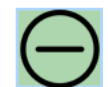
- D1. More available sites with better connections
- D2. Sites with nicer surroundings
- D3. Plots and sites that can grow based on need
- D4a. Better access to health and education
- D4b. Site Access
- D5a. More small scale sites
- D5b. Different options for G&T Accommodation



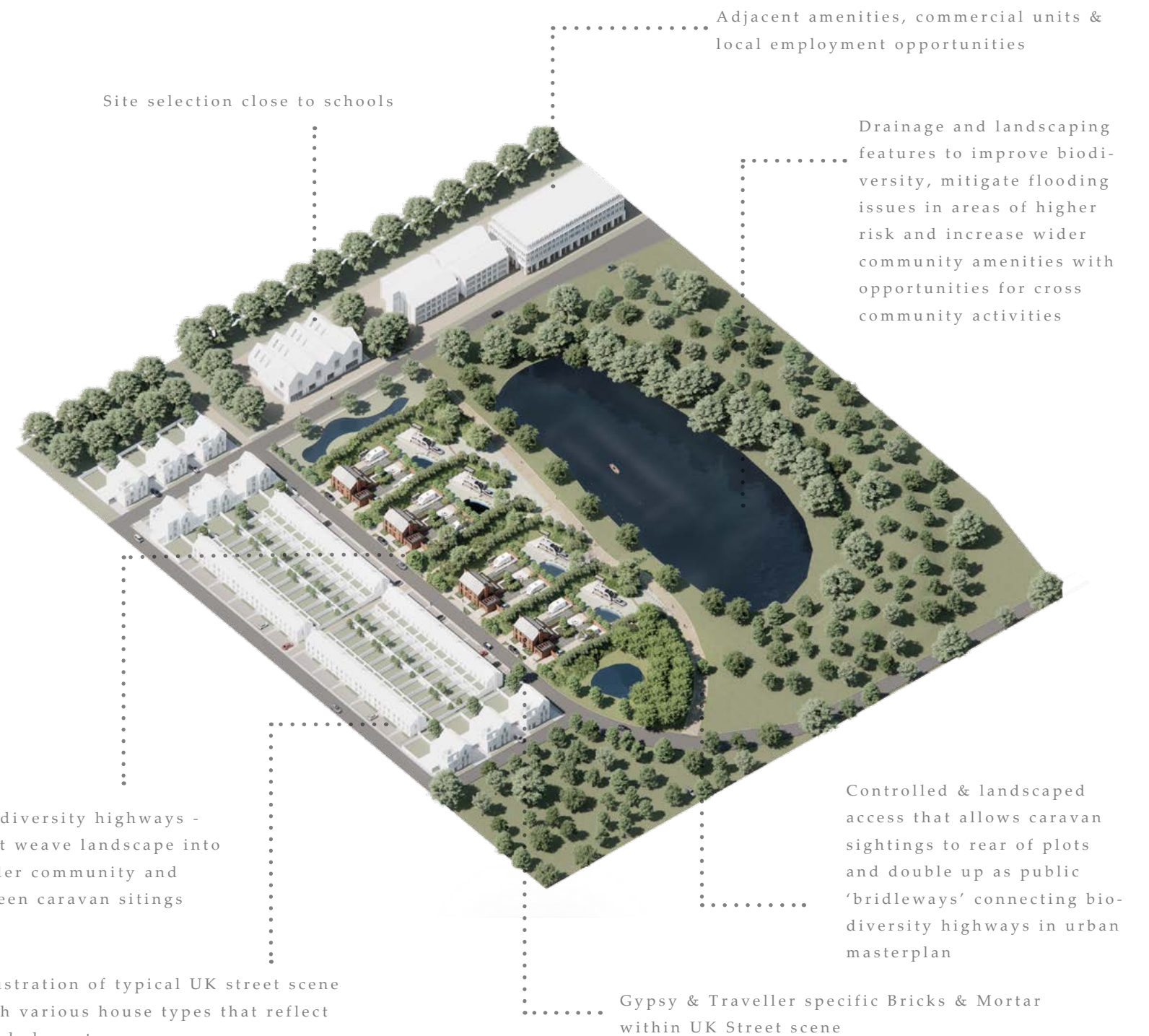
- C1. Environmental racism & surrounding Land use
- C2a. Poor access to public transport and nearby amenities
- C3. Overcrowding, oversized & unauthorised sites
- C4. Segregating site boundaries



- D2. Better plot layouts & caravan siting
- D3. Better utilities on sites and storage
- D4. Good quality green spaces & Landscaping (improving biodiversity & wildlife)
- D5. Places to live that use good quality materials & Green technologies that will help reduce energy costs



- C1. Fire safety and risk on site because of overcrowding
- C2. Direct overlooking of plots & not enough space between neighbours
- C3. Not enough space for family to grow
- C4. Poorly constructed plots on site that don't last
- C5. Health & Safety on site - neighbouring uses



Aerial Illustration of Bricks & Mortar

Important considerations

- Site scale, local architecture, site constraints & local context
- Accurate needs based assessment on provided accommodation - family size inc. Extended family, elders and young couples.

Strategic advice

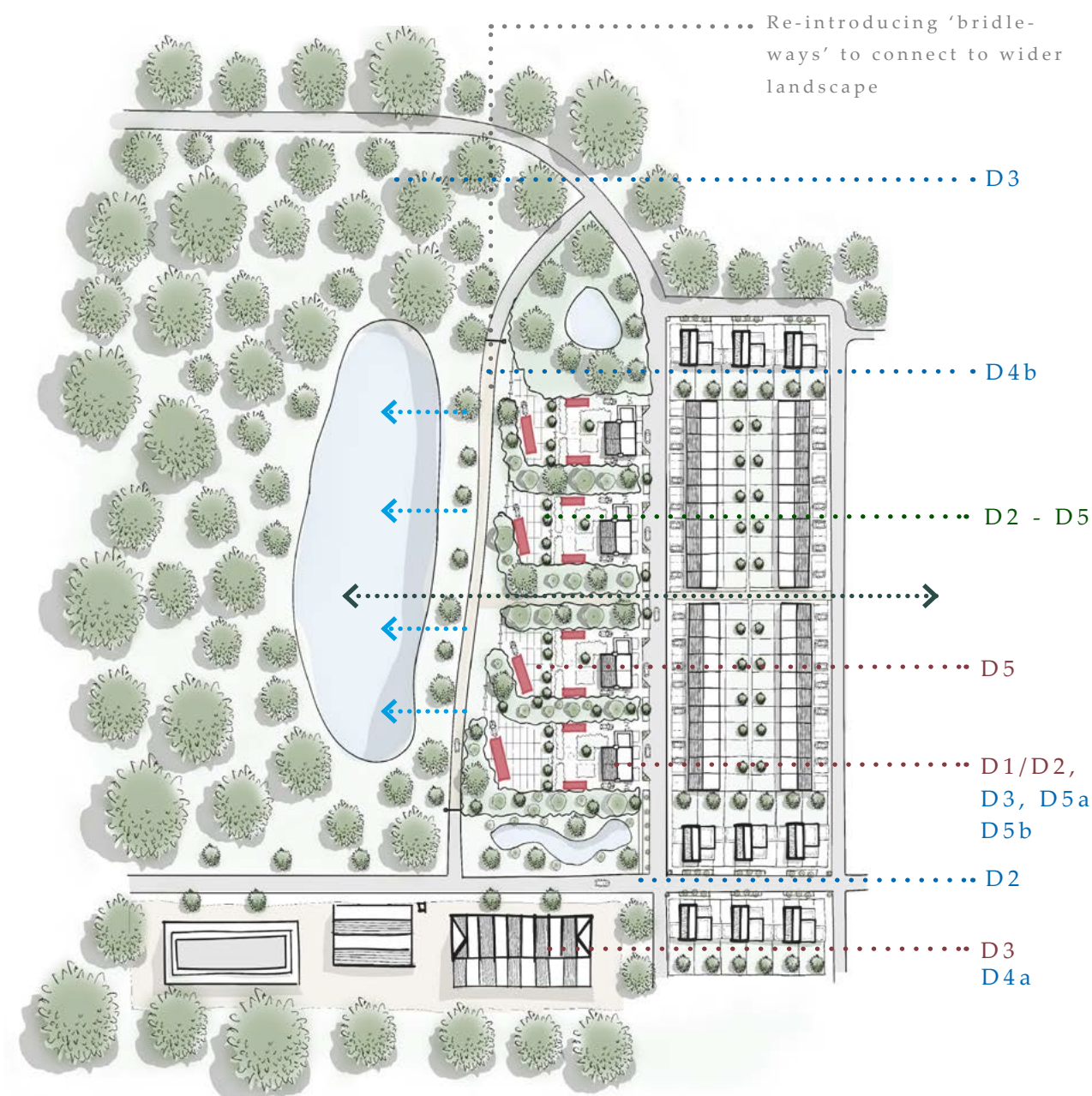
- Considerations of future phases for growth within 'flexi' house type through horizontal density, mitigating added density to street scene in built up context.
- Use of landscaping to rear to screen plots and caravan sitings from view. It will also improve views, air and noise quality.

Planning/ Built environment suggestions

- Planning consultant input, assessment of local plan & need to increase chances of planning approval.
- Knowledge and awareness of National space standards and site constraints to respond to the overall context.
- Seek design advice from accredited professionals to create high quality and appropriate design responses that can competently coordinate a sustainable and robust environment that adheres to UK regulations.
- Upgrade, retrofit or improve disused periphery housing in existing urban areas that allow for controlled rear access points to create Gypsy & Traveller specific accommodation.
- 'Biodiversity highways' developed as part of Gypsy & Traveller specific accommodation are an opportunity for developers to meet the new Biodiversity Net Gain target of 10% across the overall development.
- Awareness & competence to implement Future Homes standards 2025 & beyond.

Community notes

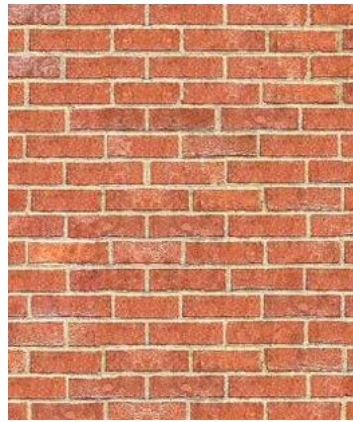
- Advocacy for small scale developments - typically for 5-6 families.
- Advocacy for Gypsy & Traveller accommodation to be included as part of social and affordable housing provision on new large scale masterplans. Increasing the provision of smaller Gypsy & Traveller specific accommodation in multiple developments across the U.K.



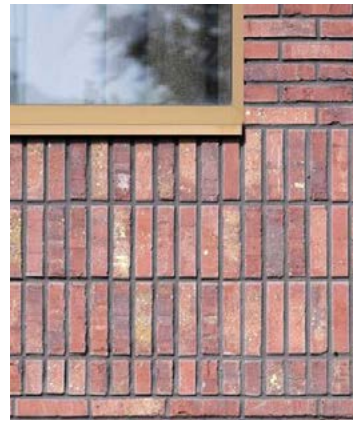
Potential Material palettes



Light/ Buff Brick



Red Brick



Brick Detailing



Hung Tile



Illustrative Street view of Hybrid House for Gypsy & Traveller Accommodation

Understanding Local Context & Materiality

Development of Gypsy & Traveller specific accommodation within an urban contexts creates multiple challenges in facilitating the multi-generational family model and cultural aspirations for ways of living within the U.K. built environment.

The illustrative 'Hybrid House' starts to highlight with community engagement, considerations of local context, scale and materiality an appropriate response can be designed to mediate positively between the community and neighbouring developments. The material references show the wide range of options within the U.K. and the importance of the right material selection when developing a responsive housing model.



Local Stone/ Timber



Render



Contrasting materials

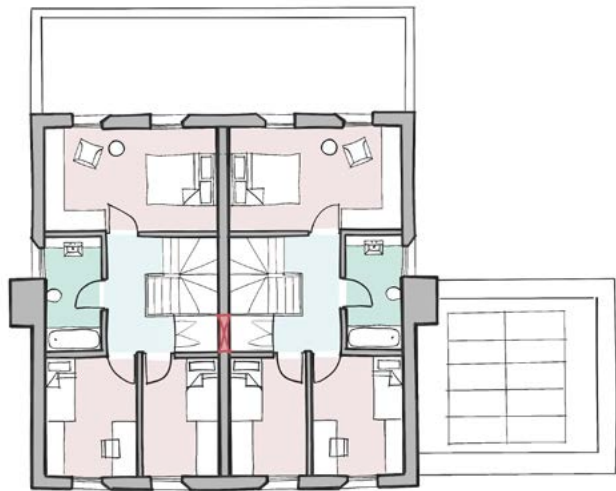


Illustrative view of Bio-diversity highways and connection to masterplan 'bridleways'

‘Contextual & Culturally Flexible’



Illustrative Street view of Hybrid House for Gypsy & Traveller Accommodation 2



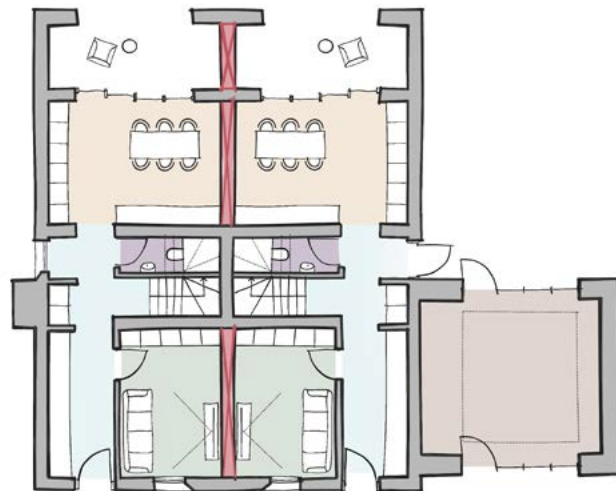
First Floor - Arrangement 1



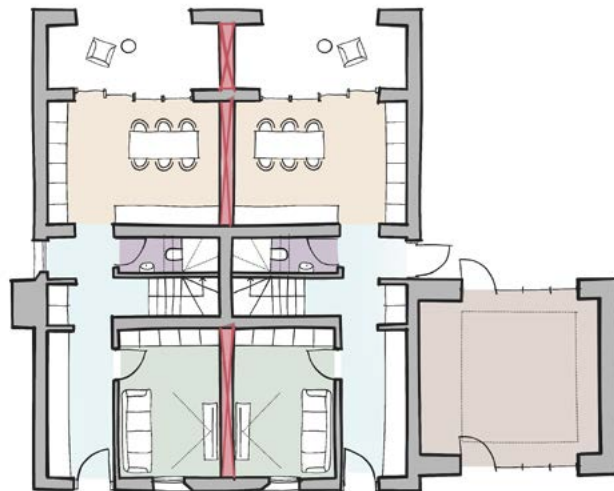
First Floor - Arrangement 2



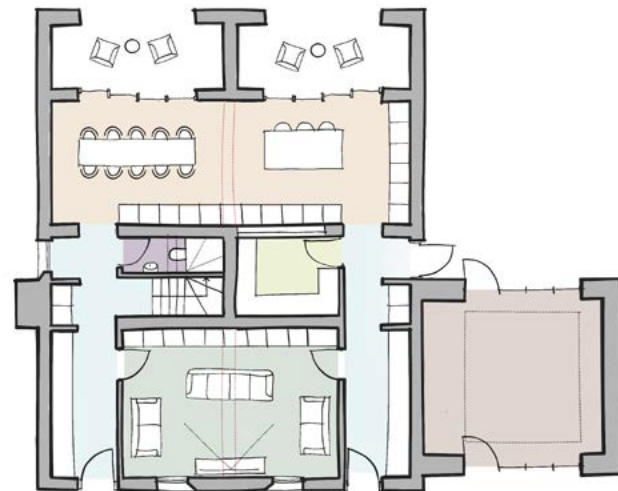
First Floor - Arrangement 3



Ground Floor - Arrangement 1



Ground Floor - Arrangement 2



Ground Floor - Arrangement 3

Arrangement 1

- Accommodates 2 separate young families
- Typical 2-3 bed UK house arrangement over 2 storeys
- Single storey Garage or workshop for a family business to support employment



**Red wall hatches - indicate moveable walls for layout flexibility

Arrangement 2

- Accommodates 2 separate young families. Or 1 young family with elderly parents in neighbouring property that can be opened up on the first floor.
- Typical 2 & 3 bed UK house arrangement over 2 storeys
- Single storey Garage or workshop for a family business to support employment



Or



Arrangement 3

- Accommodates 1 larger family. Supporting the main family with multiple kids and elderly family within house type. Plot arrangement can support older children and or newly married couples/visiting family.
- Typical 4-5 bed UK house arrangement over 2 storeys
- Single storey Garage or workshop for a family business to support employment



'Adaptable plot density'

'Docking' areas for caravan sitings, that conceal utilities and create level access

*Consideration & integration of green passive technologies should be considered when designing accommodation - solar panels, Air source heat pumps, rain water harvesting, high quality building fabric, landscaping and other cooling strategies

Mixed surface treatments using recycled/ reclaimed materials to mitigate unauthorised development and easier site maintenance

Central communal space and landscape feature for family to gather

Adaptable partitions/ light weight boundary treatments to open or subdivide garden based on family module size and need

Street access for mid sized caravan plots - to support older children or newly married couples

*National space standard requirements and government guidance on designing Gypsy & Traveller sites should be referred to when designing the various accommodation types illustrated



Independent access from rear of plot along bridle way access in site master-plan - for visiting family or older married couples with young families

Indicative attenuation ponds/ swails for flood mitigation and added habitats

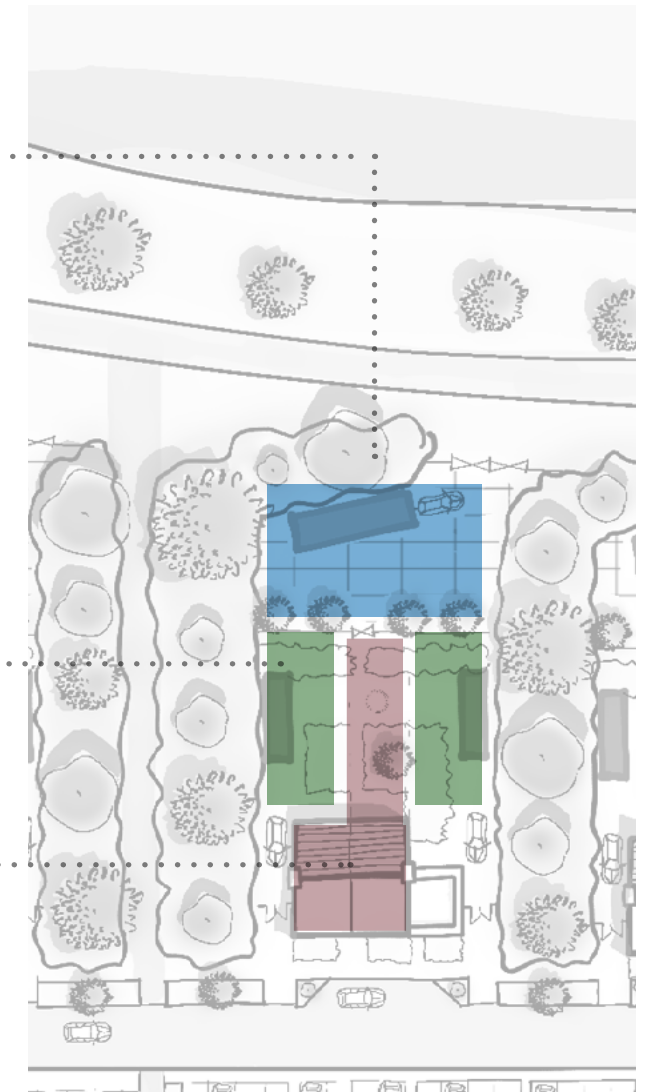
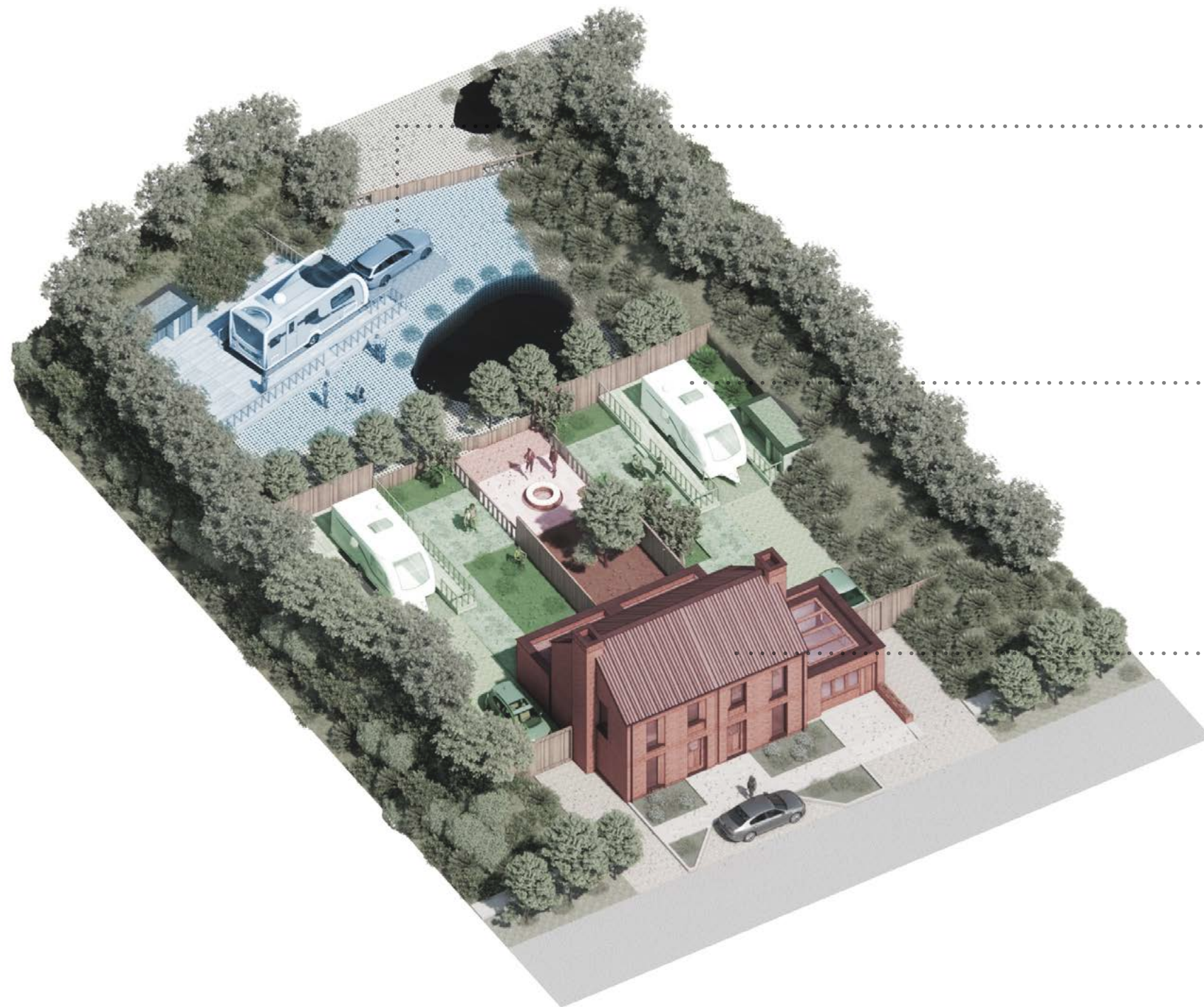
'Bio-diversity' highways to support and meet or assist the required 10% Bio-diversity net gain of all developments in the UK

Concealed & separate utilities to support caravan sitings independently from Hybrid House with green roofs to support habitats & 'biodiversity highways'

Garage/ Workshop to support family employment and street presence for local business opportunities

Hybrid House - allows flexibility to accommodate various family sizes and needs

Typical U.K. street presence reflecting the local character and adhering to the Local Authorities requirements



Hybrid House - Illustrative plot plan

Plot Configuration 1

- Hybrid House accommodates 1-2 related families (Red).
- Mid plots accommodate 2 separate older children or newly married couples (Green).
- Rear plot accommodates visiting large family with multiple children & can operate independently through controlled rear access.
- House & plot can facilitate 4-6 connected families of various sizes, needs and employment opportunities in a central or adjacent urban site.



Plot Configuration 2

- Family 1 - Hybrid House accommodates 1 family with 2-3 bedrooms (Red).
- Family 1 - Mid plot accommodates 1 plot for older children or newly married couple (Red).
- Family 2 - Hybrid House accommodates 1 family with 2-3 bedrooms (Green).
- Family 2 - Mid plot accommodates 1 plot for older children or newly married couple (Green).
- Family 2 - Rear plot accommodates visiting large families or related family with multiple children & can operate independently through controlled rear access (Green).
- House & plot facilitate 2 larger separate families of various sizes, needs and employment opportunities in a central or adjacent urban site.



Plot Configuration 3

- Family 1 & 2 - Hybrid House accommodates 2 smaller separate or related families (Red & Green).
- Family 1 & 2 - Mid plots accommodate 2 separate older children or newly married couples supporting linked hybrid house plots (Red & Green).
- Family 3 - Rear plot accommodates separate large family with multiple children (Blue).
- House & plot can facilitate 3 families of various sizes, needs and employment opportunities in a central or adjacent urban site.

‘Reviving Bridleway living’



Illustrative View along rear of Gypsy & Traveller specific accommodation

High density, low rise multi-generational model for living within built up environments.

A flexible & hybrid model of accommodation allows a choice of life styles and further opportunities for the culture to be maintained in built up environments



'Biodiversity' highways and productive landscape can screen and provide better quality living environments for locale

'Bridleway' paths for rear access and nearby amenity for wider community

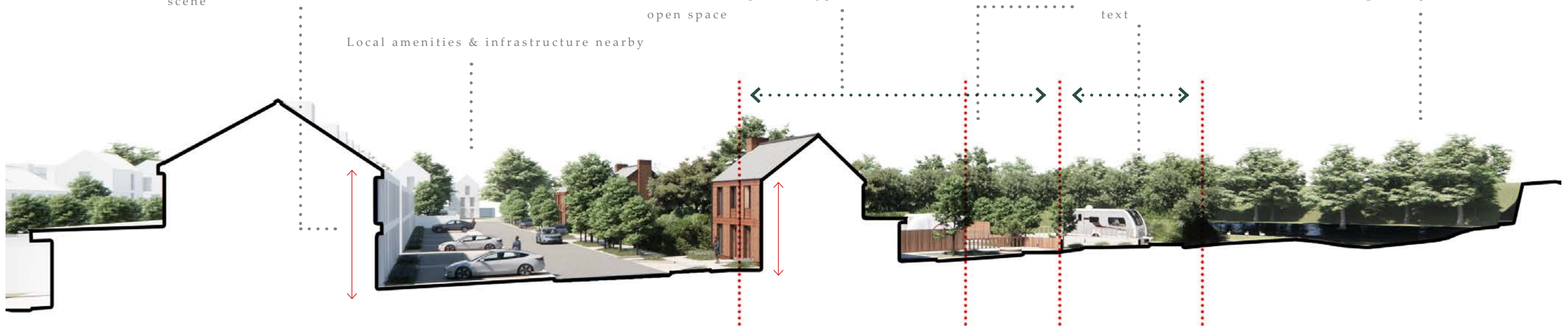
Reflecting scale of immediate context and creating an adding value to street scene

Local amenities & infrastructure nearby

Potential plot divisions for privacy and de-scaling house type towards open space

Choice between house and caravan within urban context

Access to high quality green spaces



Illustrative sectional view of street scene and 'Hybrid House'

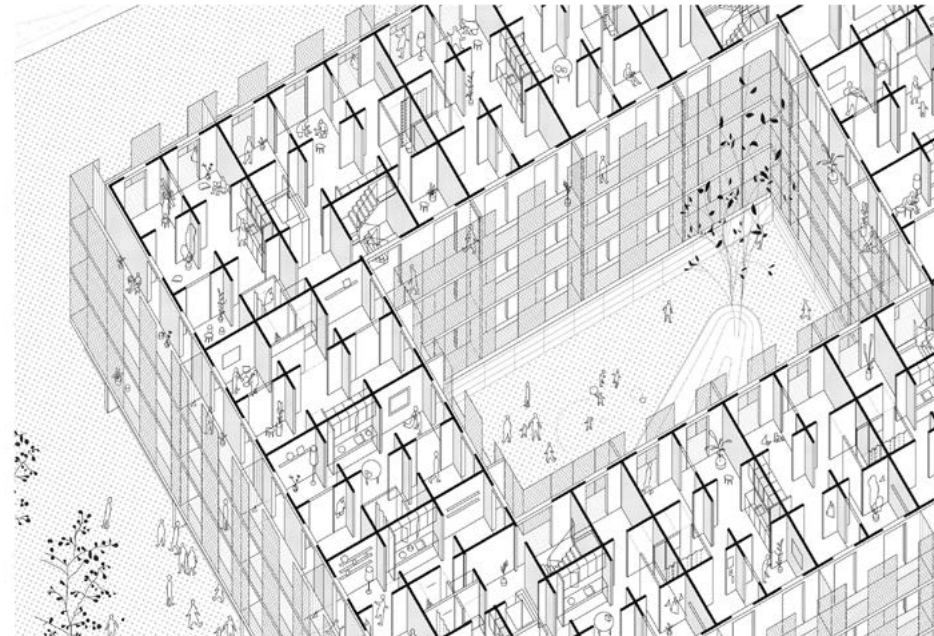
Other examples of Housing density

Understanding and responding to the immediate context is important when considering high density housing in an already developed area. These examples show alternative ways in achieving high quality models with various budgets and site constraints.

Various qualities in these projects are transferable in developing more Gypsy & Traveller specific accommodation for 'bricks & mortar' accommodation.



3 Generation House by BETA Studio - Amsterdam



Multi-generational social housing by Peris & Toral - Barcelona



PassivHaus social housing by Levitt Bernstein - Plashet Road



Mixed density social housing by Sattish Jassal - Seven Sisters



High density housing by Al-Jawad Pike - Chowdhury Walk

‘Update & Improve Existing’



Solar panels, Green roofs & other sustainability improvements



Landscaping and rainwater harvesting



Modular & off-site construction to increase build speeds



3D printed housing for higher volume output and cost control



Improve hard/ soft landscapes and site boundaries



Robust & Eco-friendly materials to be used in retrofits

MOVING FORWARD

DISTRIBUTE COMMUNITY VISION

ENGAGE WITH LOCAL AUTHORITIES

Discussions on accurate needs based assessments, local need/ 5 year supply, site allocation, delivery management -
Engagement with competent planning consultant.

ESTABLISH DESIGN BRIEF & SITE FEASIBILITY

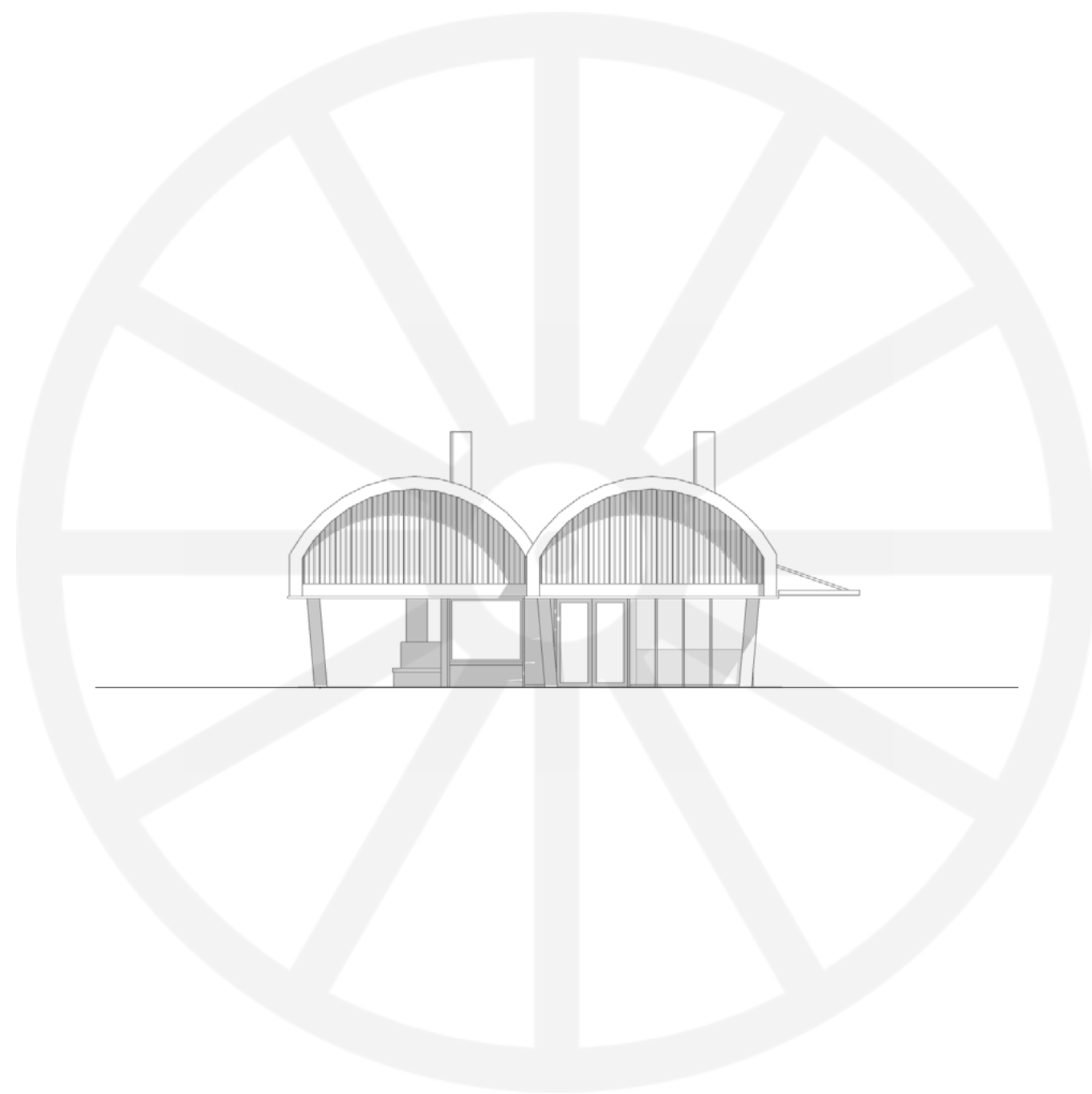
Engage with competent Architect to establish site opportunities & constraints whilst developing accommodation brief with client/ end users. Reference to community vision will assist on base principles and site feasibility will determine what is achievable with consideration of local context, planning constraints, future development opportunities etc.

DESIGN STAGE

Engagement with other professionals identified in feasibility i.e. - Landscape designer, Highways consultant, Drainage consultant, Ecologist, Arboriculturist, Conservationist etc. The design stage can also cover the development, refinement and co-ordination of the designed proposal for a comprehensive planning submission and determination.

POST DESIGN STAGES/ DELIVERY

This may include multiple and various phases - such as producing the technical design information for the proposal that adheres to the planning approval conditions, UK Building regulations and addresses the project/ site specific constraints in order for a suitable contractor to deliver the proposal (who are typically selected through an appropriate tender analysis).
Competent professionals should carry out these elements in order to generate the best outcome.





THE MODERN NOMAD

G&T COMMUNITY VISION GUIDE 2024/25