

# MORRELL HOUSE

NOVEMBER  
2021

## COMMUNITY FACILITIES DESIGN GUIDE

SHEFFIELD UNIVERSITY  
LIVE PROJECT

SCAN FOR A LINK  
TO THE OPHOUSE  
WEBSITE



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What is this booklet for?

This information pack contains proposals for the community facilities at Morrell House by the University of Sheffield Live Projects Team working in collaboration with OpHouse.

You will find a summary of the research carried out at York Design Week with members of the local community and prospective residents which has informed the proposals. A phased approach of progressive interventions has been suggested to allow immediate action on site.

By collating this information together we hope to show a vision for the future of Morrell House, as well as provide practical and actionable steps to achieve this.

Build...

# What is Morrell House?



**Morrell House** (located in Clifton, York) is a former council owned care home, which has sadly been left vacant since 2017.

**OpHouse** are in the process of transforming the building using the principles of **community-led co-housing** to provide affordable homes, something the city of York is in desperate need of.

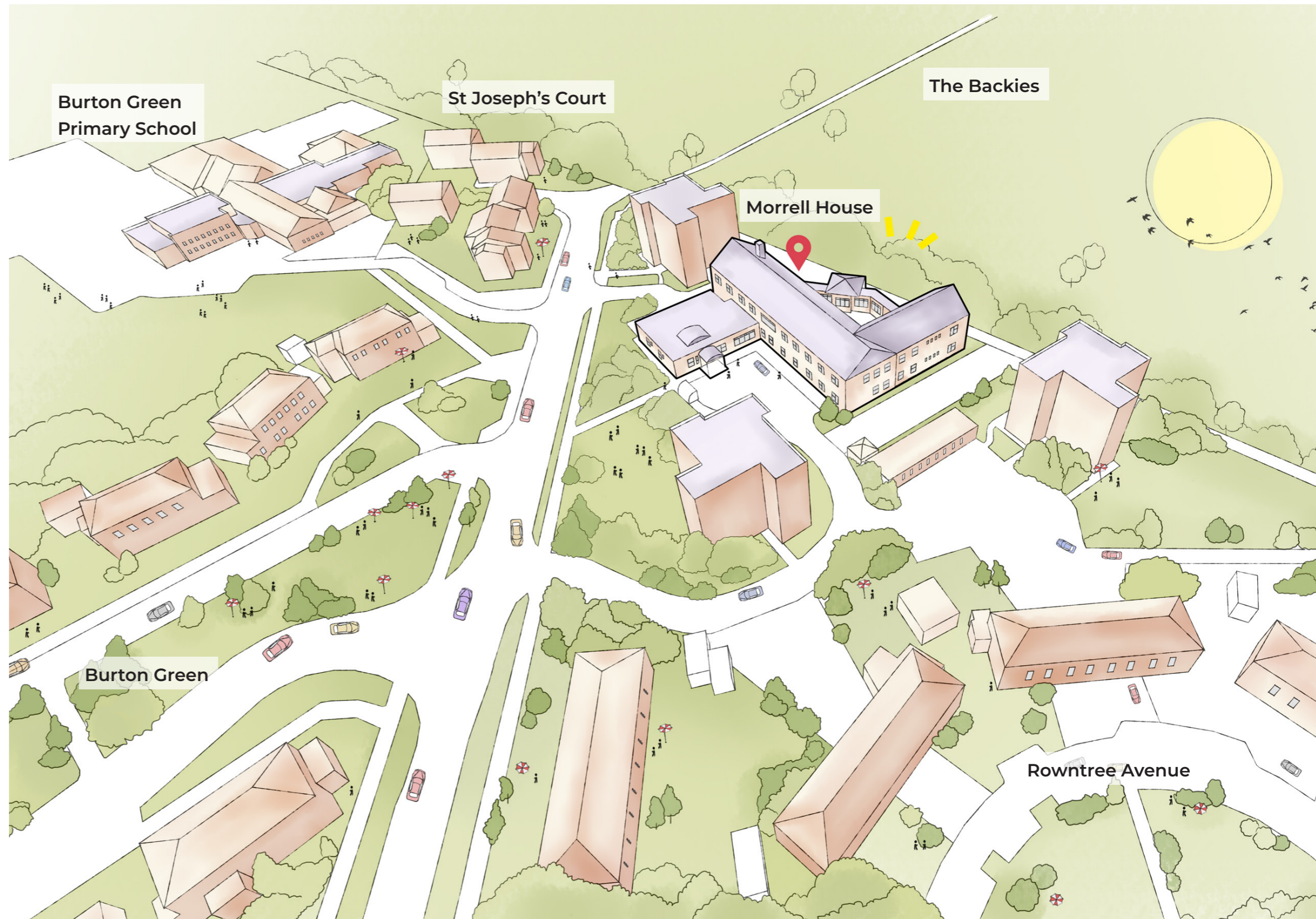
Community will be at the heart of this building, providing communal spaces for both the residents and the local neighbourhood.



# Clifton Community

Clifton is a suburb of York located a short walk from the city centre and home to a friendly and diverse community.

There is a significant **lack of community facilities** in the immediate area surrounding Morrell House. Burton Green Primary School provides some facilities for children and their parents, however there is next to no provision for youths, adults without children or the elderly.



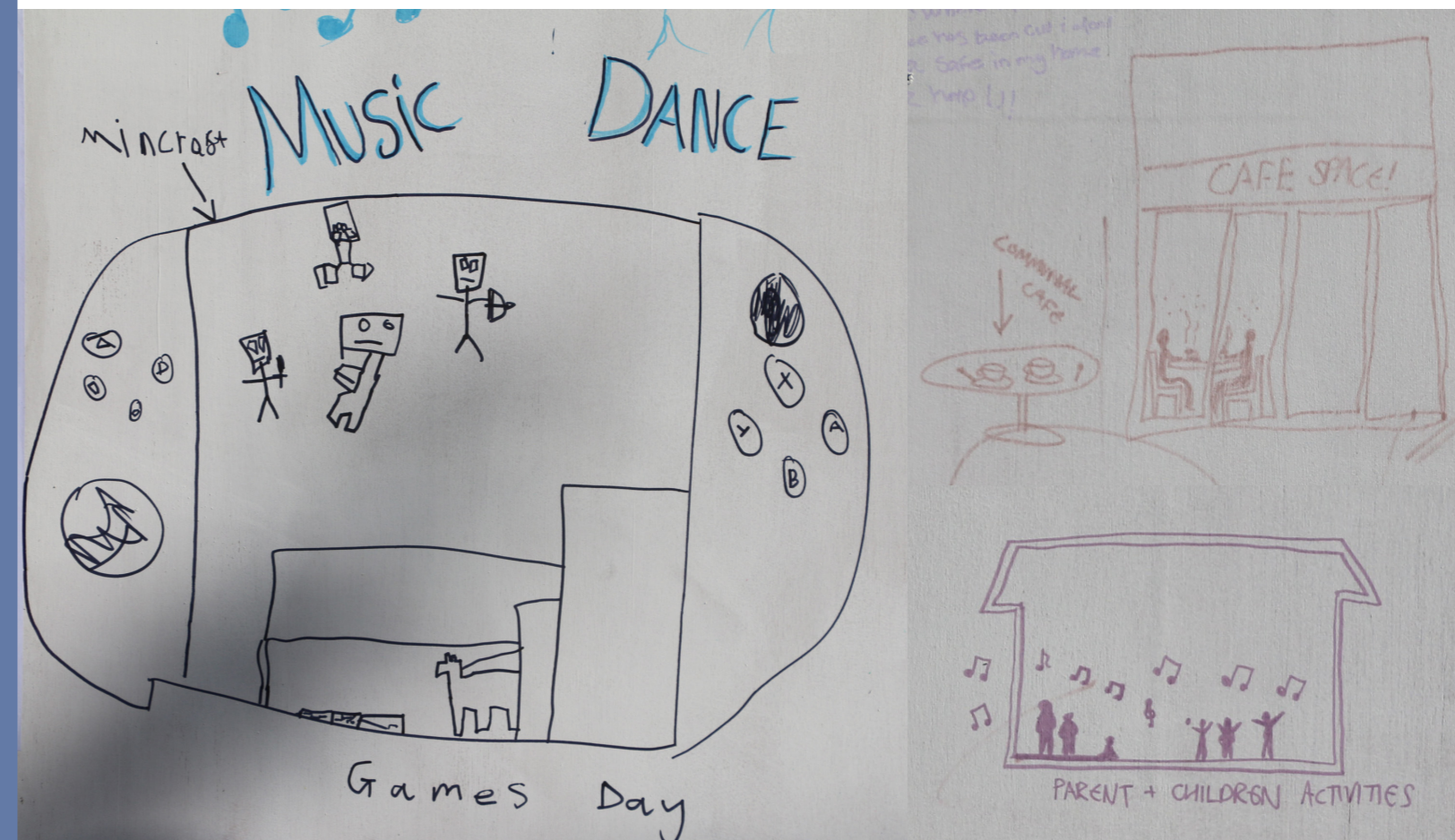
# Community led research

## York Design Week



**Sheffield University** students conducted research at York Design Week to better understand the facilities the local community would benefit from. The **interactive exhibition** invited members of the public to draw their visions for Morrell House.

It was made clear by local residents that the area **lacks community facilities**, particularly those which provide space for **creative activities** or **mental health support**. Several parents of children who attend Burton Green Primary School suggested the scheme could incorporate a **community cafe** for them to use at pick up and drop off times..



### Community Questionnaire

Visitors to the York Design Week exhibition were asked to participate in a questionnaire to anonymously record their thoughts on Morrell House and the surrounding area.

When asked what facilities they would like to see at Morrell House, responses from the public were mixed. A range of different spaces were suggested (see pages 12-13) with common themes identified as places for families, youth and children, community services and growing food.

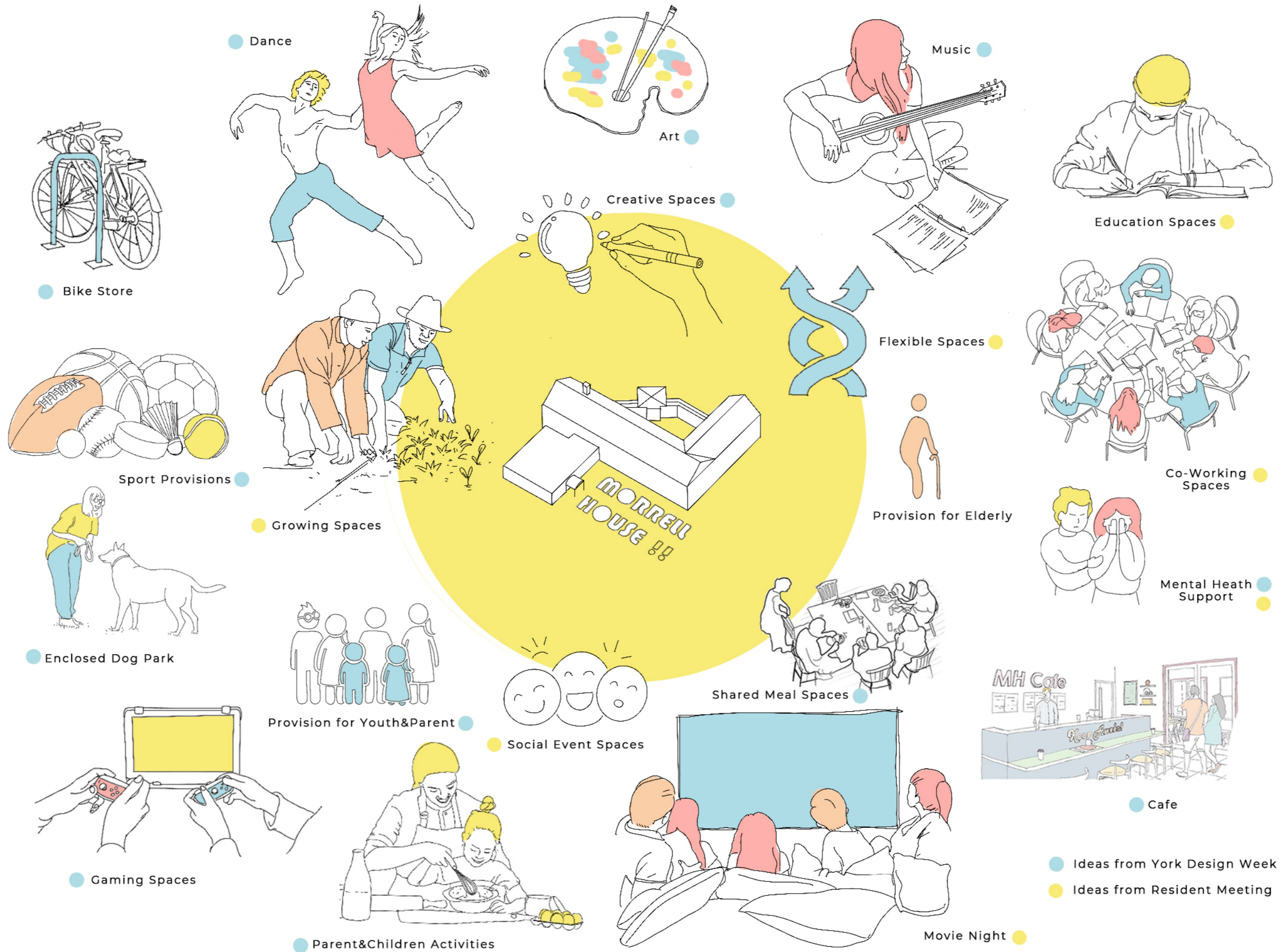
### Resident's Meeting

In the first resident's meeting, the prospective residents were also asked to imagine what communal or community spaces they would benefit from. Suggestions were more practical for day to day activities, including co-working spaces, growing spaces and shared living spaces.

A balance will need to be struck between recreational community facilities and practical living and working spaces.

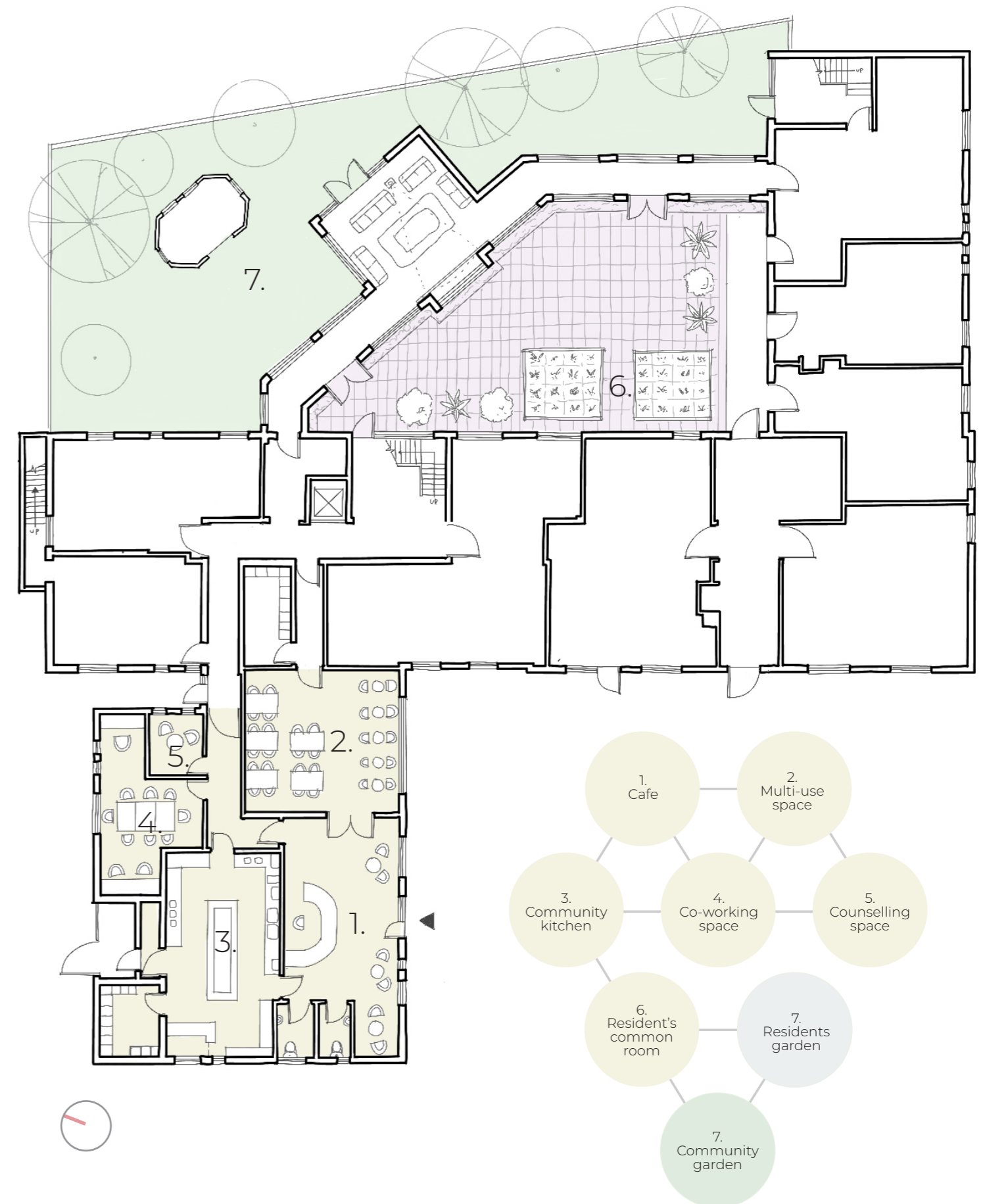


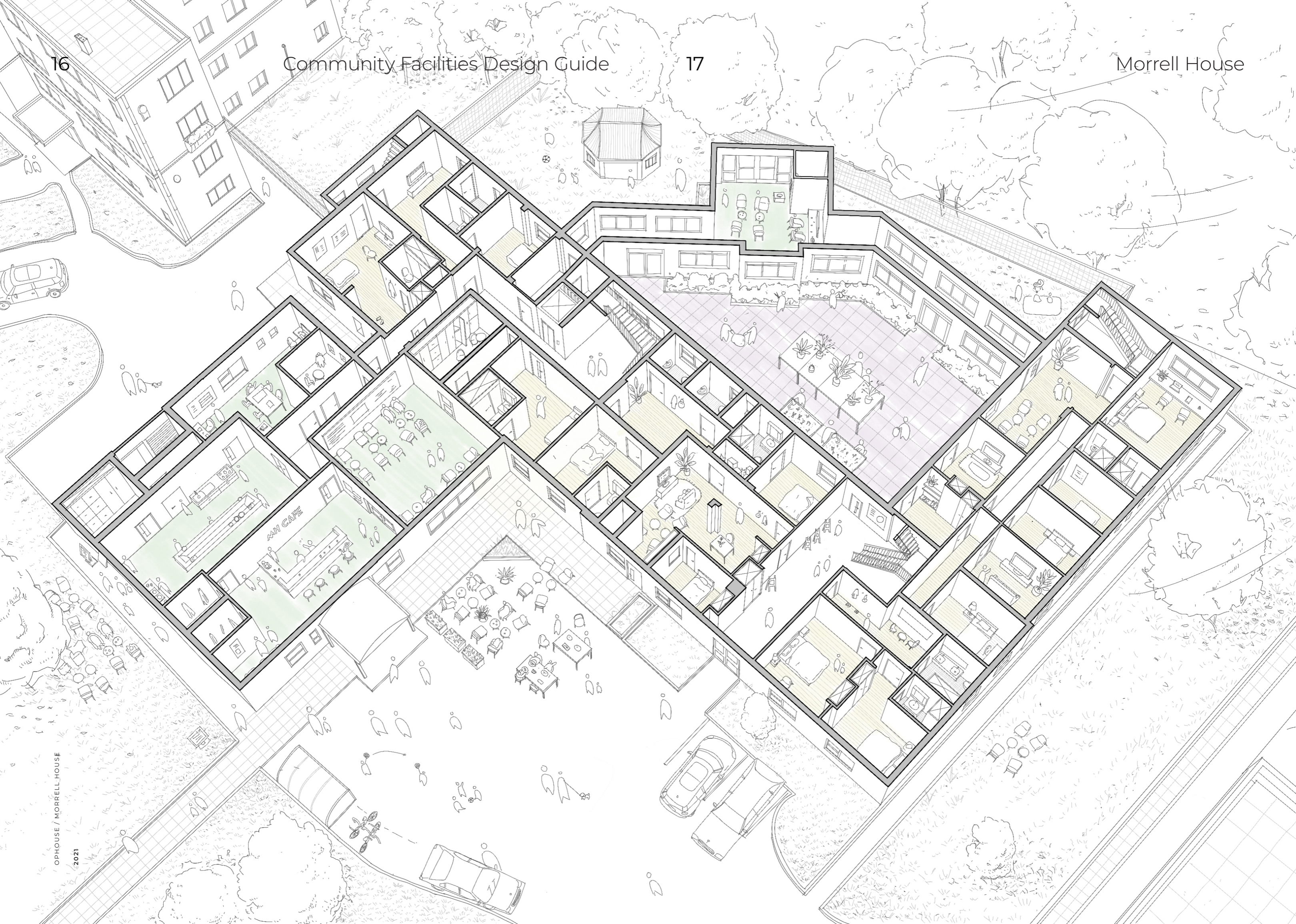
Responses from members of the community recorded at York Design Week



# Proposal

Our proposal for community facilities is based on feedback from York Design Week. A mix of public and private spaces provides opportunity for a range of activities for people of all ages.





# Phased Approach

A phased approach of **progressive interventions** has been suggested to allow **immediate action on site**. Residents could be invited to move into the property in two phases, to allow those who need accommodation and are willing to accept a lower level of comfort to move in quickly. The community facilities are built over an **extended time frame** to allow time to raise funds and complete building works.

One approach to the phased development could be as follows:

## Phase 1

Begin a community cafe from the existing kitchen window.

## Phase 2

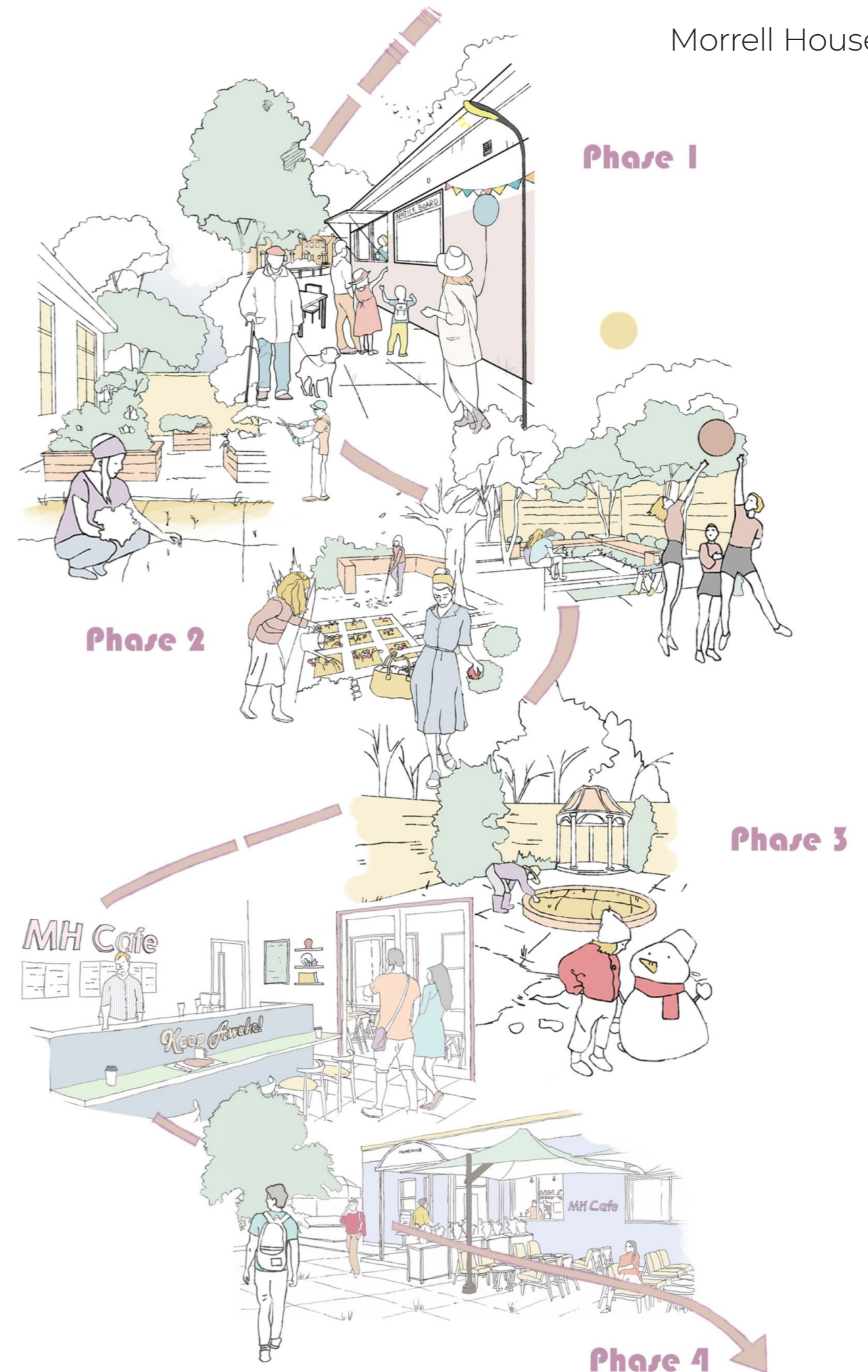
First wave of residents move in (who are comfortable with a lower level of comfort). Cafe expanded to reception and multi-use space in use. Planting begins in the community and residents gardens.

## Phase 3

All residents move in. Co-working and counselling spaces in use.

## Phase 4

All communal and community spaces complete. Gardens fully operational.



# Flexibility

The proposed multi-use room provides **flexible space** for both resident and community use.

While not in use for community activities, the space can be used as overflow seating for the cafe. In the evenings and at certain times over the weekend the space is reserved for **resident-only activities**. An example timetable for sharing the space is shown below:

⌚	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
0700	Breakfast club		Breakfast club		Breakfast club		Resident's day
0800	Breakfast club		Breakfast club		Breakfast club	Dance class	
0900		Knit & Natter		Knit & Natter		Dance class	
1000		Knit & Natter		Knit & Natter	AA meeting		
1100	Bash 'n bang	Art therapy	Bash 'n bang		AA meeting	Parent & toddler cake	Resident's evening
1200				Music class	Art therapy		
1300	Music class			Art therapy			
1400		Music class				Saturday craft	
1500			Dance class				
1600			Dance class		Kidz club		
1700		Resident's evening	Dance class	Resident's evening		Resident's evening	
1800	Youth club night		Dance class		Youth club night		
1900							
2000							



Overflow cafe seating

Creative workshops / therapy

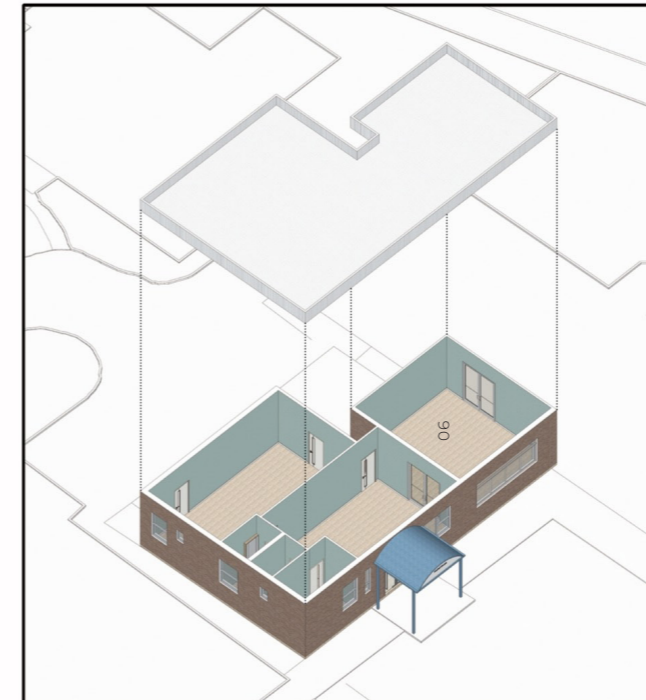


Resident's meal

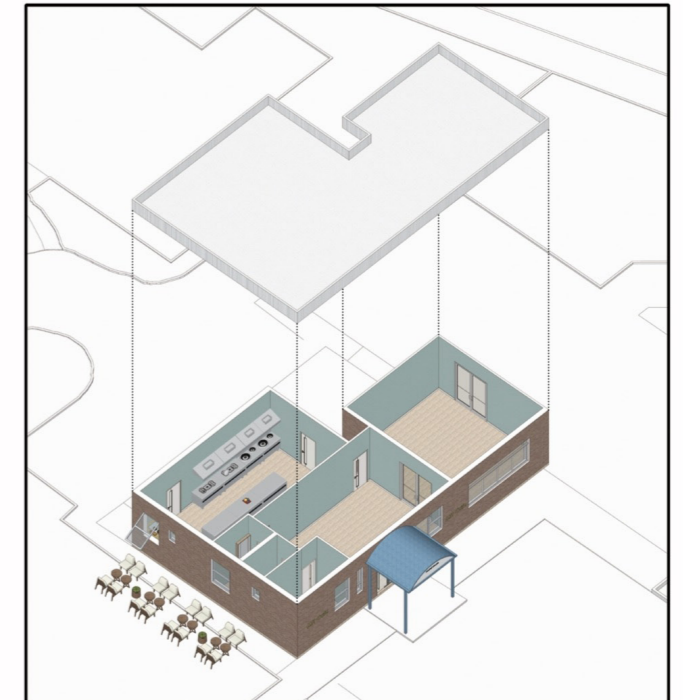
Community film night

# Community cafe

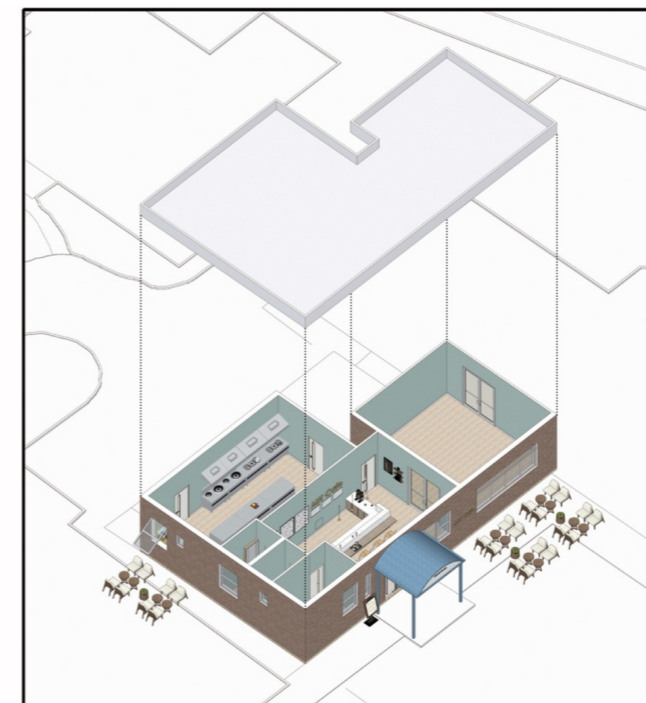
We propose a development of a permanent community cafe over three of the four phases of the overall development. Easy, low-cost interventions in Phase 1 allow the cafe to be set up quickly. Later additions in Phases 2 and 4 are more expensive and time consuming, however will help to establish the cafe as a centre point for the local residents.



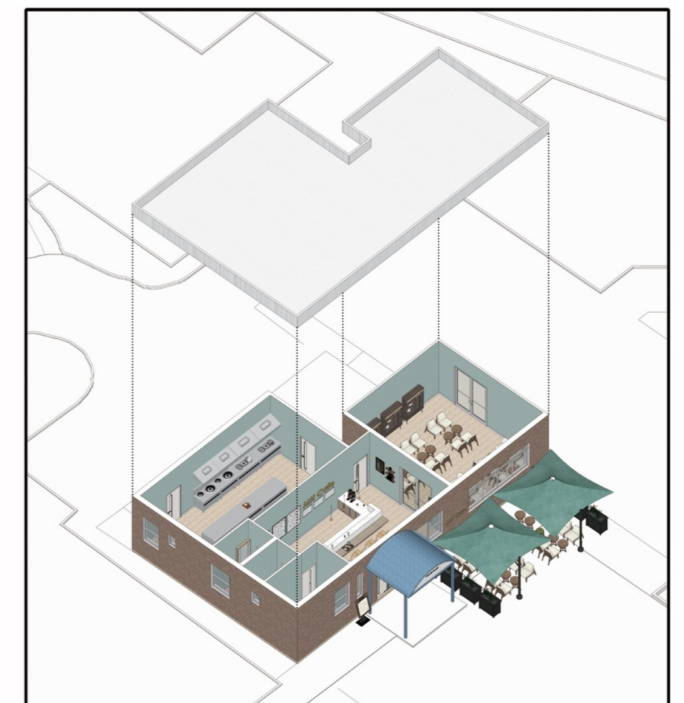
**Existing**  
Original layout



**Phase 1**  
Community cafe begins by serving coffee from an existing kitchen window.



**Phase 2**  
Internal cafe facilities inserted in Reception



**Phase 4**  
Remaining community facilities completed. Wider variety of food and drinks served from the cafe.

# Phase 1

Establishing a community cafe at a **low cost** is the first step to inviting the local community into Morrell House. This can be achieved on a budget by **serving coffee from the existing kitchen window** before the rest of the community facilities are completed.

This intervention will initially benefit the initial residents, parents of children attending Burton Green Primary School and local dogwalkers.



Existing approach to Morrell House



# Cafe Kit of Parts

The first step to establish the community cafe is to **invest in equipment and supplies**. The minimum equipment required to run the cafe in Phase 1 is shown below, and can be built upon in Phases 2 and 4 as the facilities develop.

## Phase 1



Kettle



Fridge



Sink



Payment system



Tea, coffee, milk, sugar



Takeaway cups, napkins



Menu board



Security alarm




Company registration

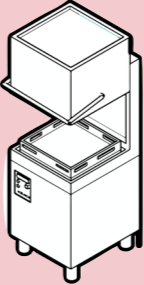


Marketing strategy

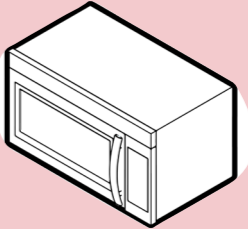
## Phase 2



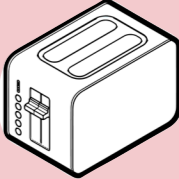
Cafetieres




Dishwasher




Microwave




Toaster




Fold away seating



Cake!

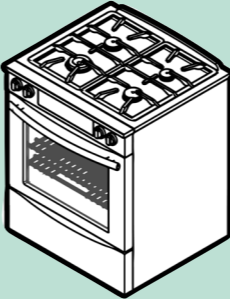


Crockery




Food containers

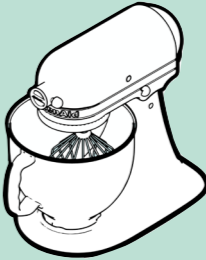
## Phase 4




Oven



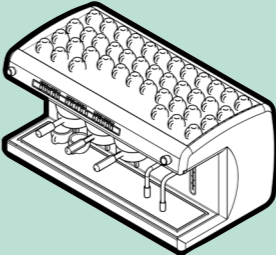
Cooking utensils



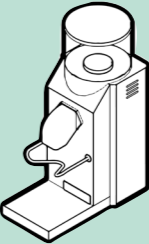
Baking equipment



Blender



Coffee machine



Bean grinder

# Phase 2 and beyond

## A vision for the future

When funding allows, a permanent cafe can be established in what is currently the reception. This will provide a much needed **indoor social space** for the community as well as employment for residents and locals. The MH cafe acts as a **public entrance** to the more private facilities beyond.



Existing reception at Morrell House set up for York Design Week



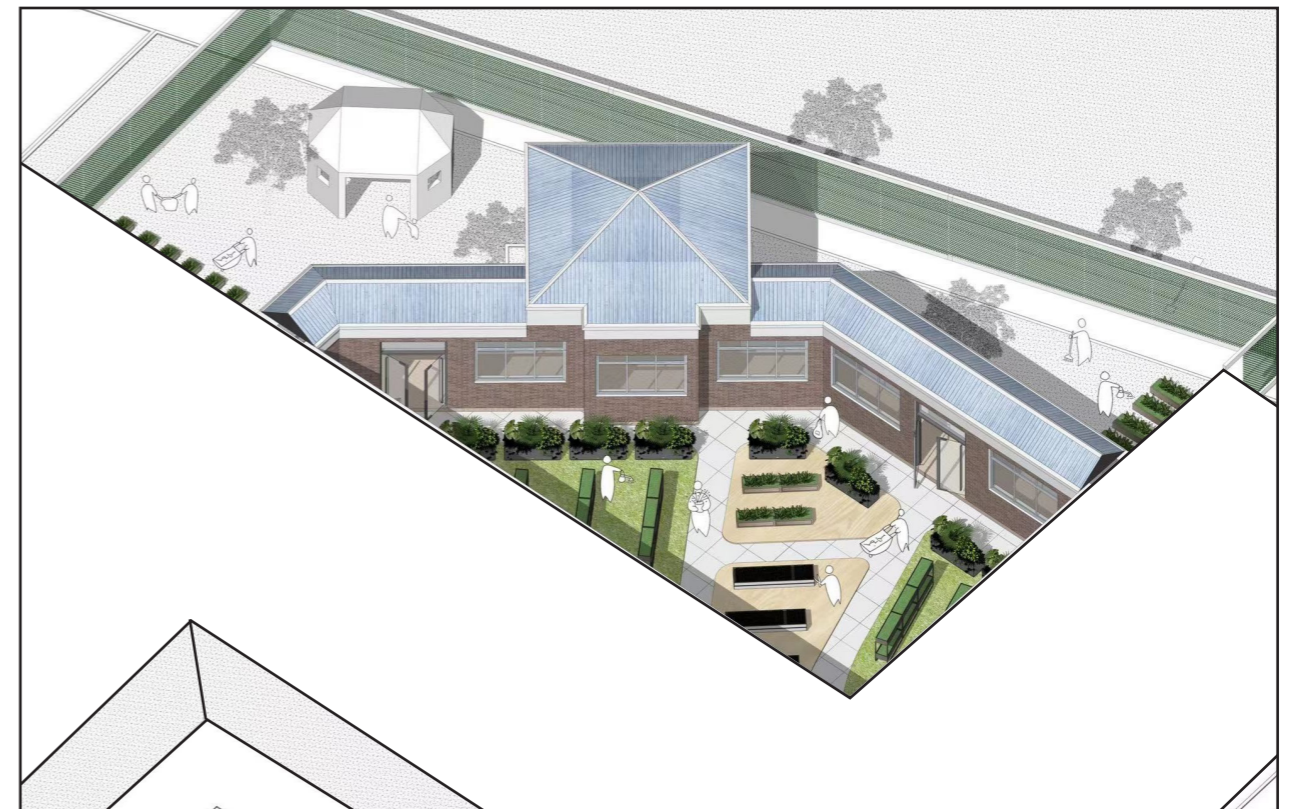
# Community and resident gardens and growing space

We propose that the growing and garden spaces are cultivated through Phases 2-4 of the overall development. Members of the public are invited to use the community courtyard garden during the daytime, although the space closes at night to allow the Morrell House residents privacy. Community members and residents share responsibility for maintaining the gardens.



**Existing**

Unkept and poorly accessed courtyard garden and separate private garden.



**Phase 4**

Community courtyard garden with public access at particular times.  
Private resident's garden with allotments.

# Garden events

We propose a series of events to **build relationships** between the residents and community, as well as to share the burden of maintenance. Involving the wider community will provide the opportunity for local people to **feel involved in the scheme**.

## Community events

Community events will focus on **building relationships** with local people through cultivation and outdoor activities. The first event could be a **‘clean up and gardening’** day, where members of the public and the residents come together to chop back the overgrown gardens.

## Resident’s events

Resident’s events provide an opportunity for prospective residents to **informally meet** and get to know each other. The first event could be a gathering of the residents to plant the first vegetables in the allotments. This could potentially take place in Spring 2022, with residents planting tomatoes.

**Further suggestions** for both community and resident activities can be found on the next page.

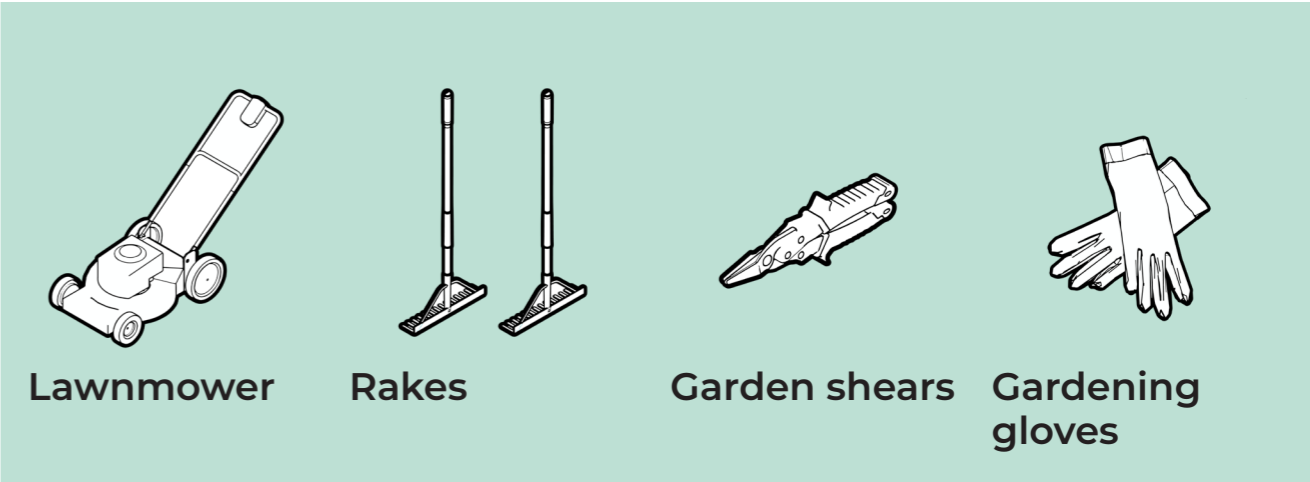
**Case Study: LILAC**  
(Low Impact Living Affordable Community)

At LILAC the residents and local community come together on a semi-regular basis to maintain the gardens. This takes all of the responsibility for maintaining the gardens away from the residents, and allows the wider community to invest in their local landscape.

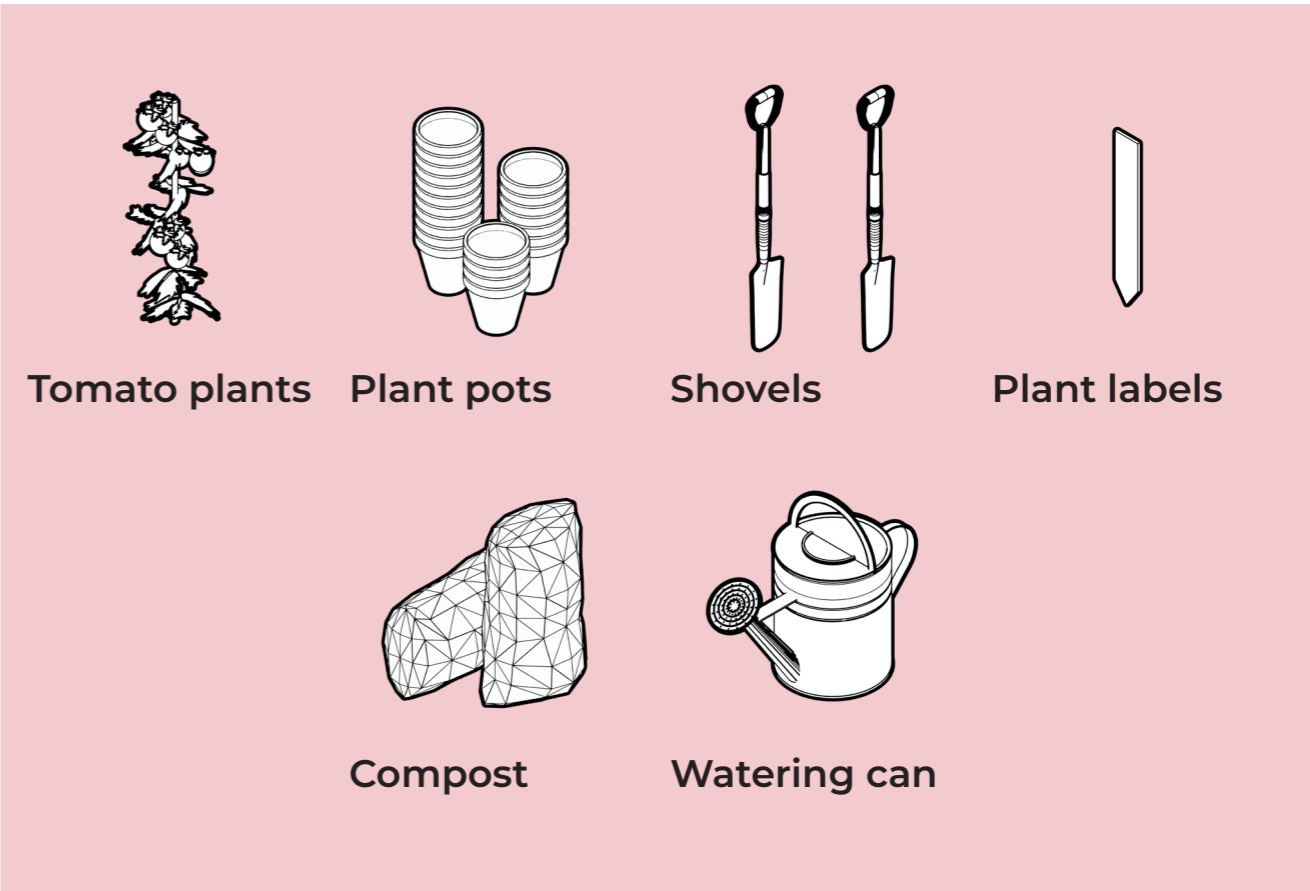


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# Community event 1



# Resident’s event 1





**Spring**

**Summer**

**Autumn**

**Winter**

Residents

Grow tomatoes

Talk and have fun

Harvest vegetables

Grow beans

Community

Planting & pruning

Relax

Sweep fallen leaves

Make snowmen

Phase 4

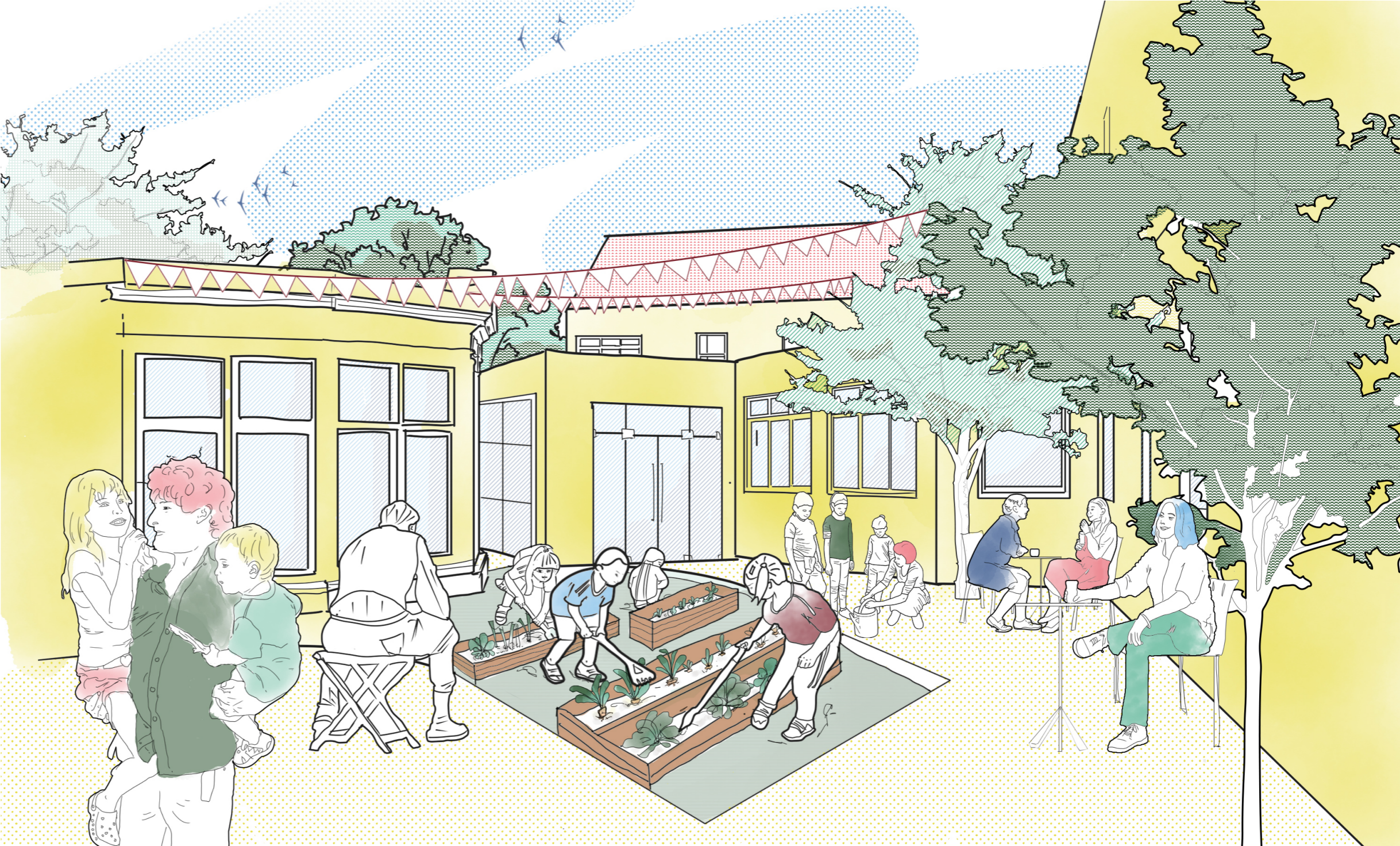
A vision for the future

Connecting both the residents and the community, it is hoped that the garden spaces will provide a relaxing environment to learn, grow and meet others, as well as a practical space to grow your own veg. Utilising the

knowledge of the residents and locals, plants and veg that compliment each other can be grown which will hopefully expand and continue for years to come.



Existing courtyard garden at Morrell House



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ophouse.co.uk



