

# Designing Oakfield Terrace Key Terms



The following acts as a glossary to explain some of the key terms and phrases that were used in Homebaked CLT's community led design process for the 9 terrace houses next to the bakery.

To find out more about this process, have a read of the following blog posts:

- [Homebaked Community Land Trust - What comes next?](#)
- [The first meeting of the Core Design Team](#)
- [The wet and windy design meeting](#)
- [Playing at home](#)
- [On the Road](#)

## **KEY TERMS**

### ***Asset Transfer***

When the legal ownership of something valuable is given from one person (or institution) to another. A Community Asset Transfer will normally see land or buildings given to a community group for a very low cost (perhaps £1). The council is in the process of giving the bakery building to Homebaked CLT, in recognition of the value the community land trust and the bakery business provide for the area and have invested in the building.

### ***Brief***

An agreed set of projects aims and outcomes that is recorded at the start of a design process, and that covers functional aspects – like how many houses/ how big, and also ideas about the form or shape of the project (what it will look like), and what ‘feel’ you are trying to achieve. It's very helpful to make things clear at the outset, so everyone understands what is being proposed. It doesn't mean that things can't change as you work out the detail – but when it comes to making decisions later in the process it means you have an agreement about what you were trying to achieve that you can refer back to, and that has helped inform your choices.



### ***Building Fabric***

All the different materials that make up the parts of a building's structure that separate what's inside from what's outside; the windows, doors, roof, external walls, lowest floor, etc.

### ***Design and Development Process***

The whole shebang!

From start to finish, everything that is involved in a building project.

It can be divided up into five stages:

- **Inception and Briefing:** The initial idea and deciding what it actually is that's being done.
- **Design and Planning:** Working out things like how the walls are going to be arranged, the layout of the different spaces, and what kind of materials are going to be used externally. This all feeds into the planning application.
- **Technical Design:** Making decisions about the more technical details, what fixtures, finishes and fittings are going to be used.
- **Construction:** The actual building work.
- **Handover:** When people move in and take over the space.

### ***Housing Market Renewal Scheme***

A controversial housing programme that ran between 2002 and 2011 in north Liverpool (and elsewhere) which aimed "to renew failing housing markets".

### ***Outriggers***

These are the bits of terraced houses, normally a part of the kitchen or bathroom, that stick out the back, into the yard.

### ***Planning Permission***

In order to undertake any significant kind building work, planning permission needs to be applied for, and then given, by the council.

### **Retrofitting**

This is work done on a house that has been in use for some time. New features (e.g. better insulation or solar panels) are installed whilst many of the original aspects of the house are maintained.

### **Surveyor**

Someone who is brought in to professionally examine a building in order to measure it and assess its condition.

### **Utopia**

An imagined community or society that is very close to being perfect. The word was first used by the writer Sir Thomas More in 1516, and comes from the Greek words for 'no-place'.

