

Family Housing beyond the opportunity areas

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1. A couple of ideas to consider
2. Building types
3. Delivery types
4. Rethinking
 - The residential street
 - The home and its parts
 - Estates
 - Internal layouts
5. What might help with delivery?

Something to consider.....

The balance between what is shared and what is privacy in life



All very well when you have £4.5mill! But what happens when you don't?

no space for private life, to be quiet, to feel safe, to play, exercise, learn etc.

AND

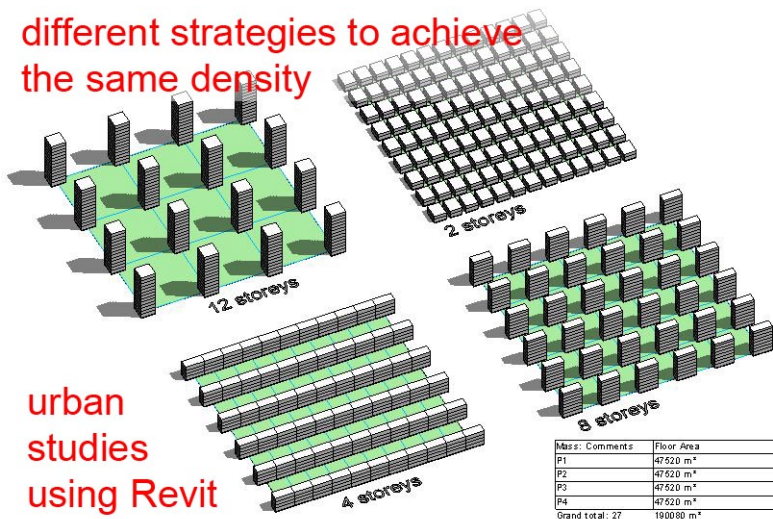
few opportunities for these outside the private home?

5,

When we build for families are we ensuring all parts of life are catered for?
How much can be shared? laundries, spare rooms, home offices, play gardens.....

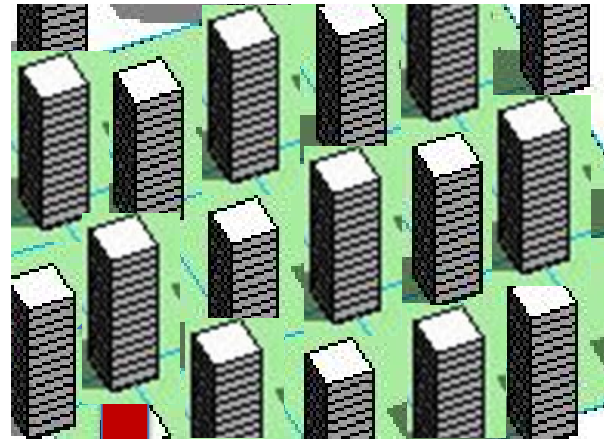
Something to consider..... **What is density?**

different strategies to achieve
the same density



urban
studies
using Revit

Sometimes density is increased by using space wisely – so every bit is working hard – not just by going up.



What is this space for? Light, air, access, outdoor living for those in the flats? Or maybe school, shop, sports or other lower rise buildings?

Is this space part of the density calculation? what happens if we build more homes on it?

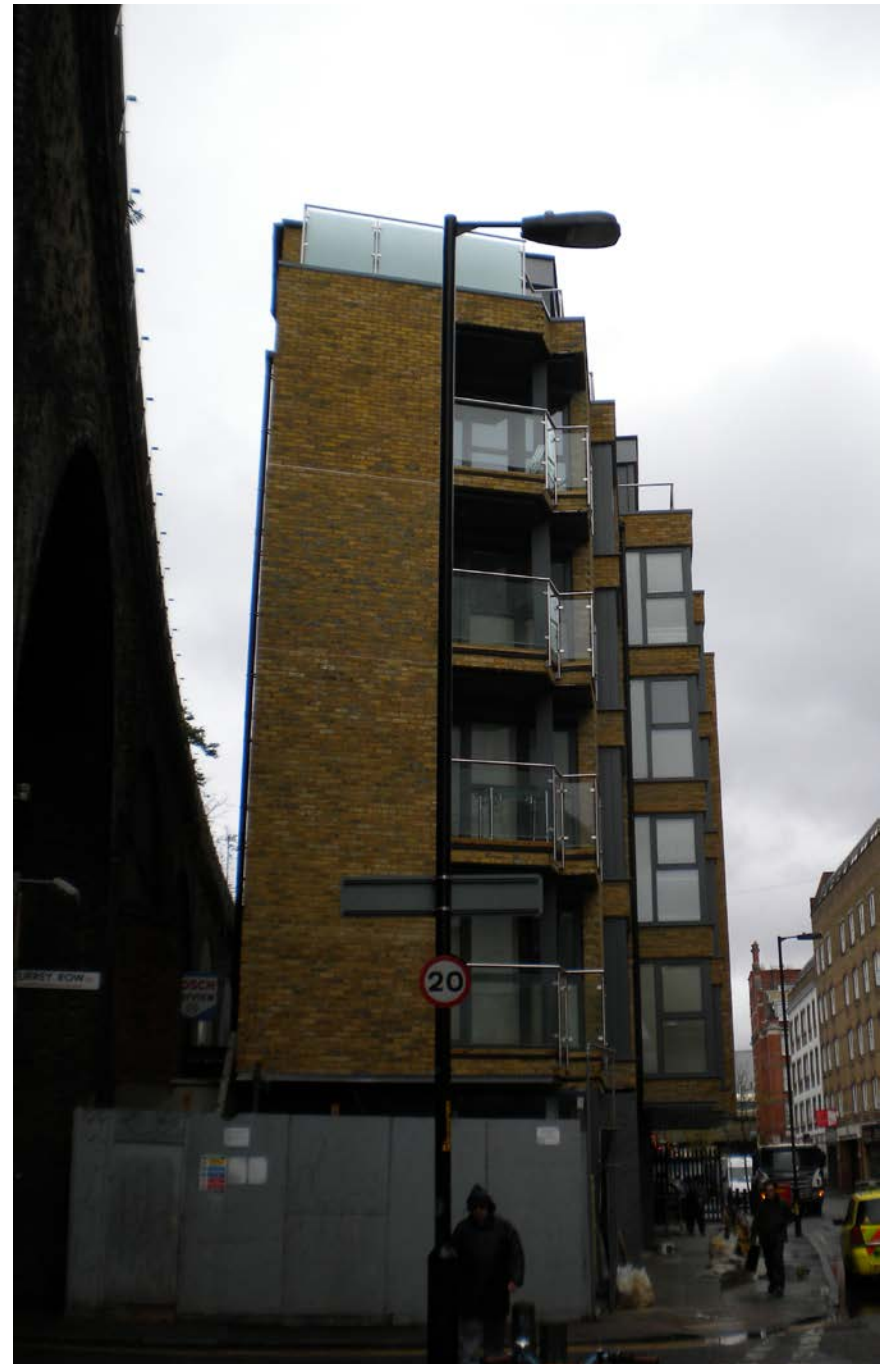
Building Types

Types we are used to:

- Detached House
- Semi-detached House
- Terraced houses
- Mansion Blocks
- Slab Blocks of flats

New types we are less familiar with

- Single sided mews and courtyards
- Mixed Terraces (flats and houses)
- Almost invisible infills
- Stacked and interlocked homes
- Additions to existing blocks
- Courtyard blocks
- Slender Towers



Delivery Types

Commonly used

- Housebuilder development
- Housing association development
- Speculative – from OAs to Windfall

Newer Variants of Common approaches

- Council built new homes on existing council estate land
- Smaller scale on difficult sites
- Self build and Community build

LB Hackney looking to build 2700 extra homes in estates.

If all boroughs did half this = 45,000

G15 to double pipeline to almost 200,000

How many difficult infill sites are there? 1000's?
10 homes on 100 in every borough = 33,000

Rethinking the Residential Street

Is Nothing New – Unwin 1912

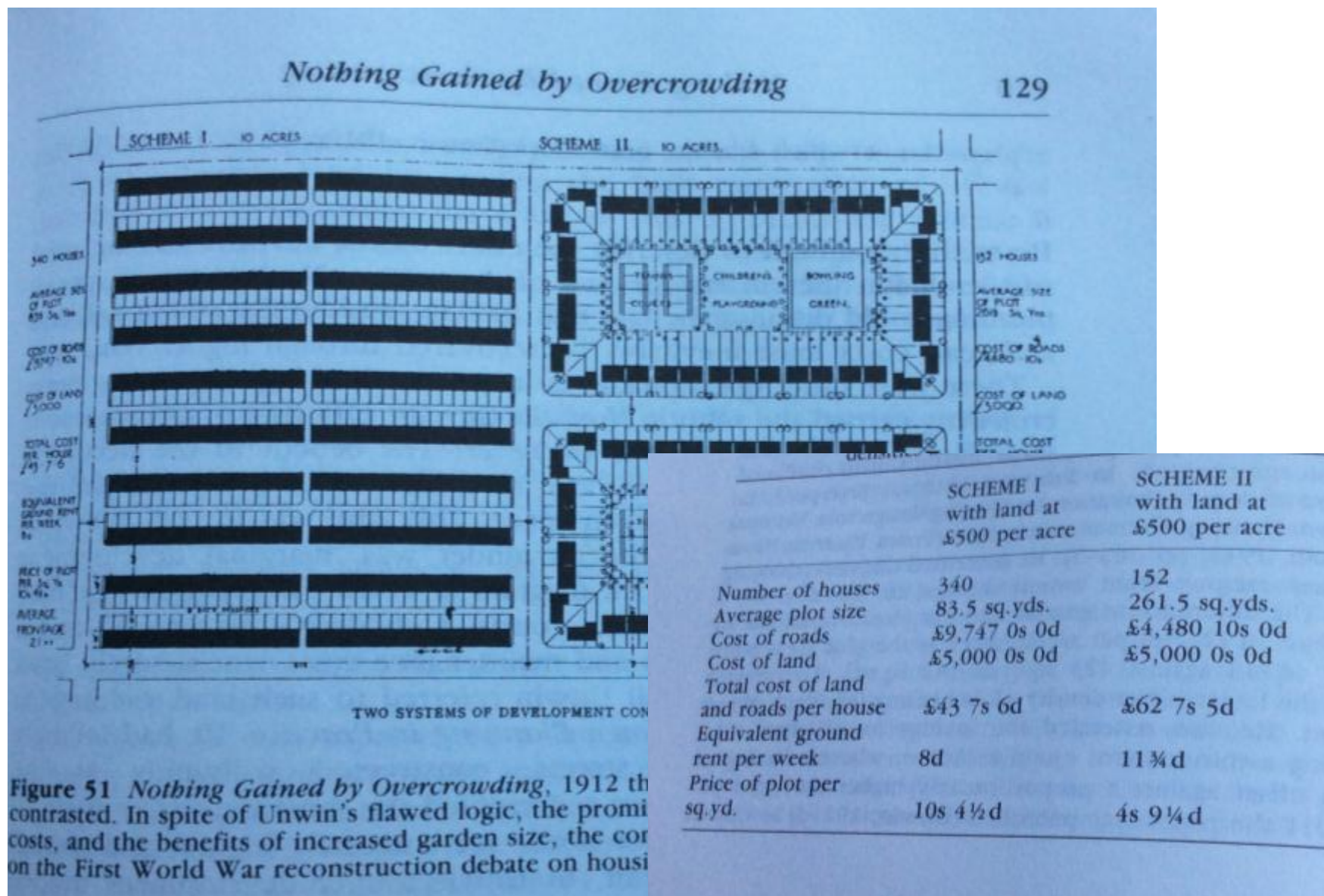


Figure 51 *Nothing Gained by Overcrowding*, 1912. The figure contrasts two housing schemes on 10 acres. Scheme I is a dense arrangement of 340 houses with small plots. Scheme II is a more spacious arrangement of 152 houses with larger plots, including a central green area with tennis, children's play, and bowling. The table on the right compares the costs and benefits of both schemes.

The London Terrace



Revisited



Kidbrooke Estate Berkley Group & RB Greenwich

Bridge House, Hackney



Myatt's Field and South Kilburn



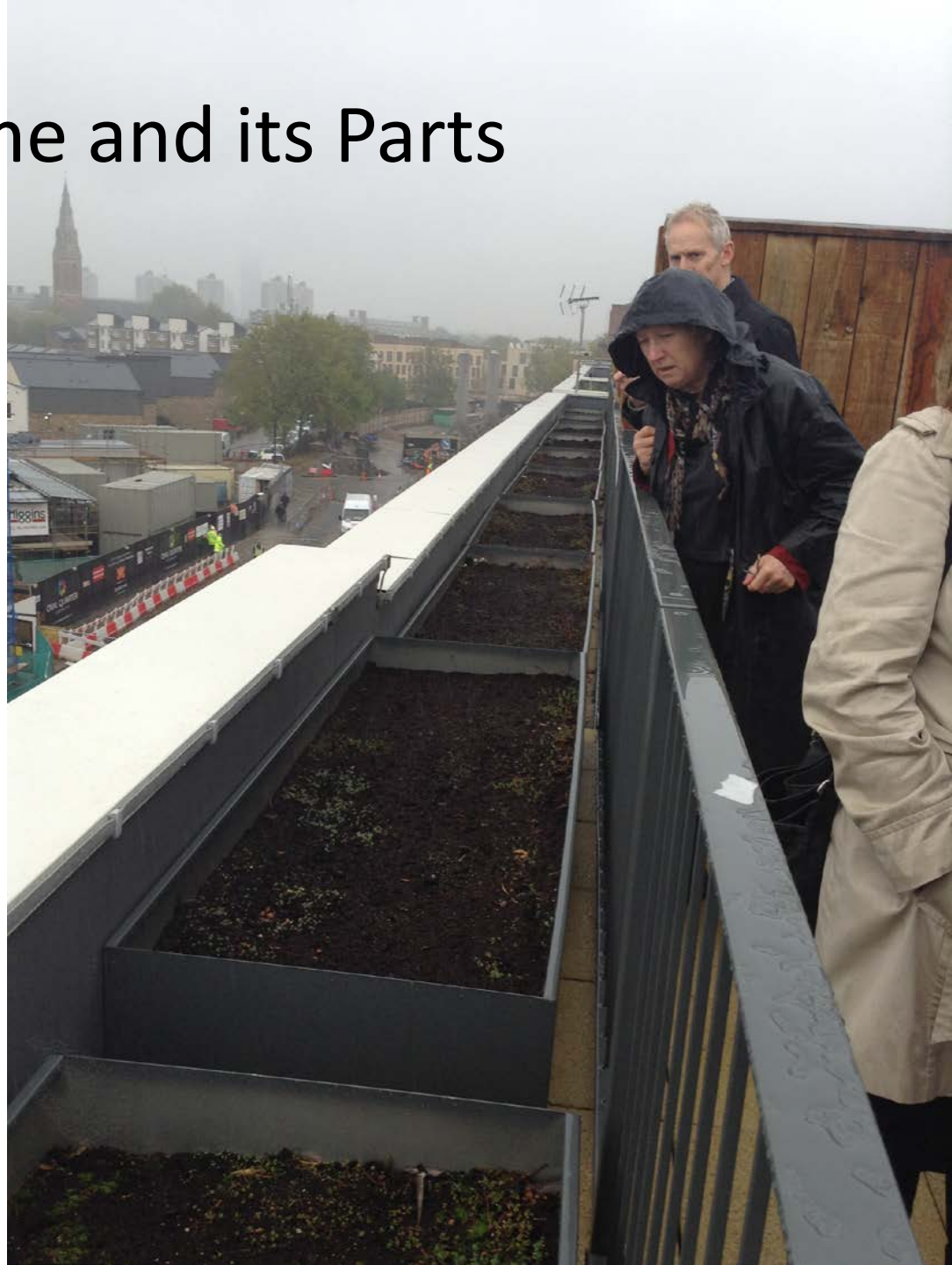
Imitates a traditional Georgian terrace.

Behind the regular façade, there might be different unit types, varying from 4 stacked flats up to 4-storey town houses



Rethinking the Home and its Parts

- Windows
- Light
- Outlook
- Gardens



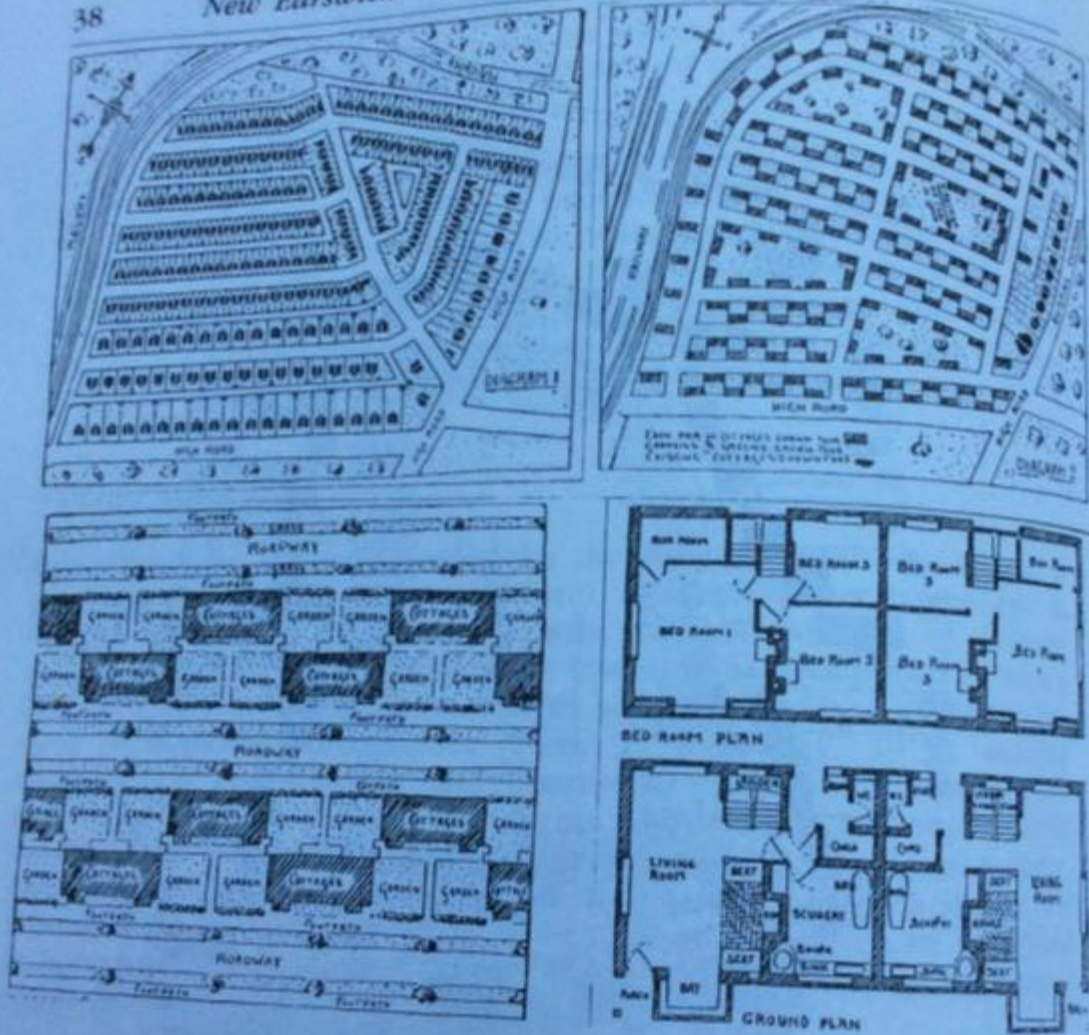


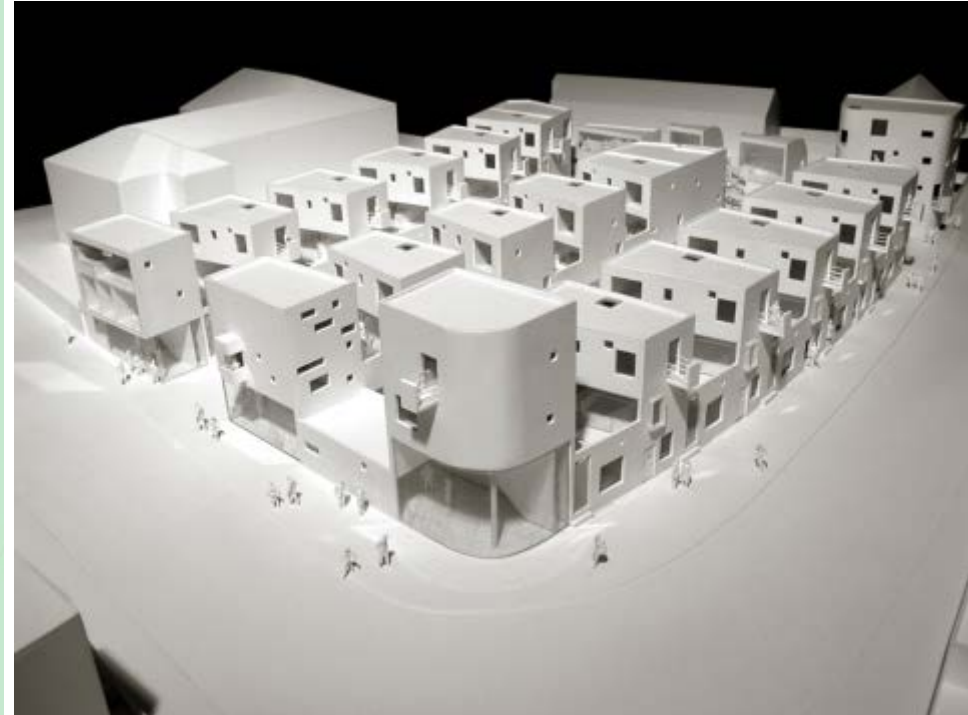
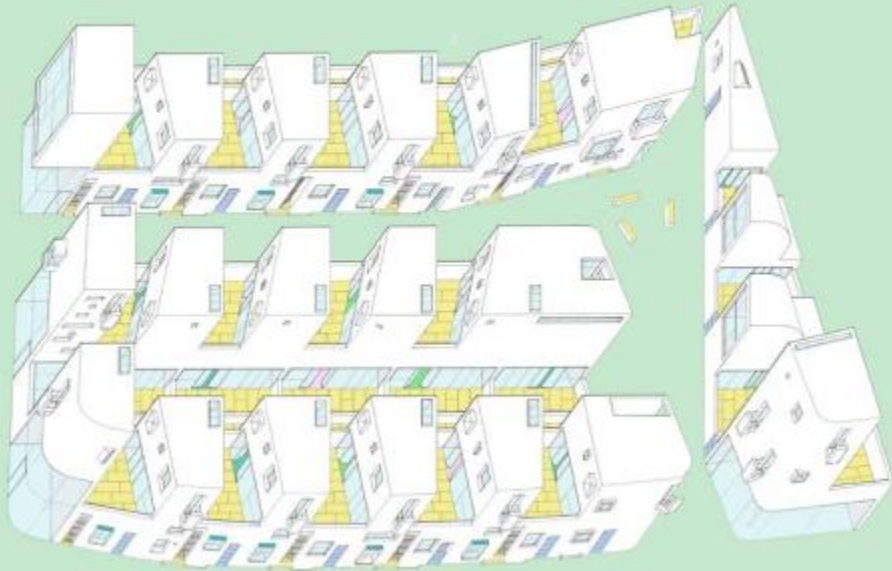
Figure 11 Cottages Near a Town (1903), designed the previous year for a site at Starbeck Harrogate. The broken 'chequerboard' layout represented extreme reaction against the by-law street. Although imperfectly resolved *Fabian News* felt the proposals to be more suited to Garden City development than the quadrangles of Unwin's earlier tract

and Unwin, 1903). overlapped t...

Is Nothing New

1903 – Unwin

Idea that gardens could go in front or to side as well as behind homes opened up layout options beyond By Law Streets



100 years later – Barber

Idea that gardens can go above
ground - increases densities

Donnybrooke Quater, Hackney



Accordia, Cambridge,

Multi level gardens meant smaller sites for larger homes



And a Step Further

- Backs face in, fronts face side
- Garden within the home
- 'Blind' homes
- Higher density terraces and infill



Zenith House, Colindale, Genesis Housing



Claredale Street , KCA

Deep one sided site, approach means all the space used.



Terraced houses on
one side

Single level
courtyard flats and
flats above on the
other



Colony Mews,

Peter Barber Architects

These ideas mean small infill site can be used.

Not high density in themselves maybe, but increasing the gross density of an existing neighborhood

Could be ideal for families?



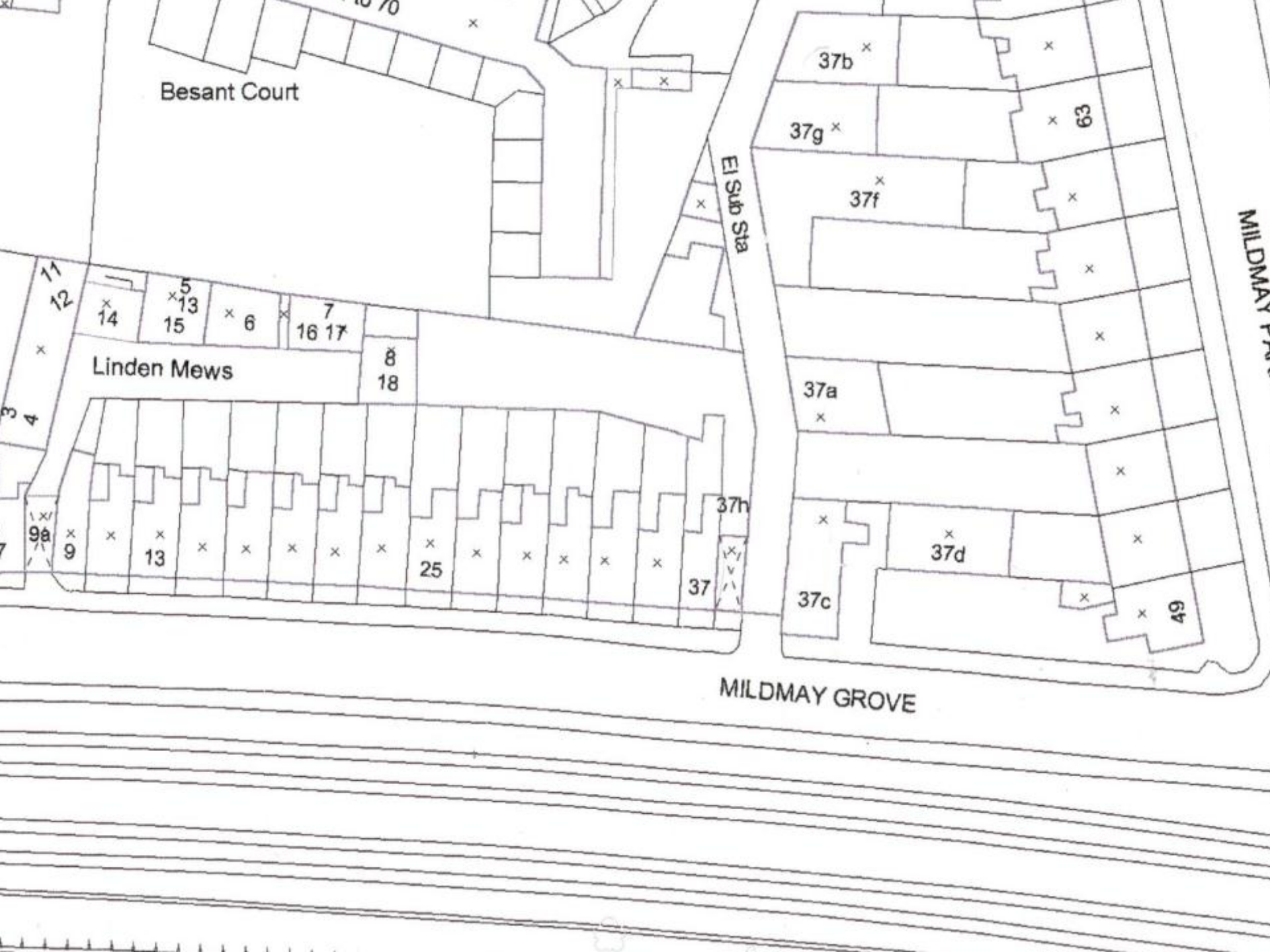
Besant Court

Linden Mews

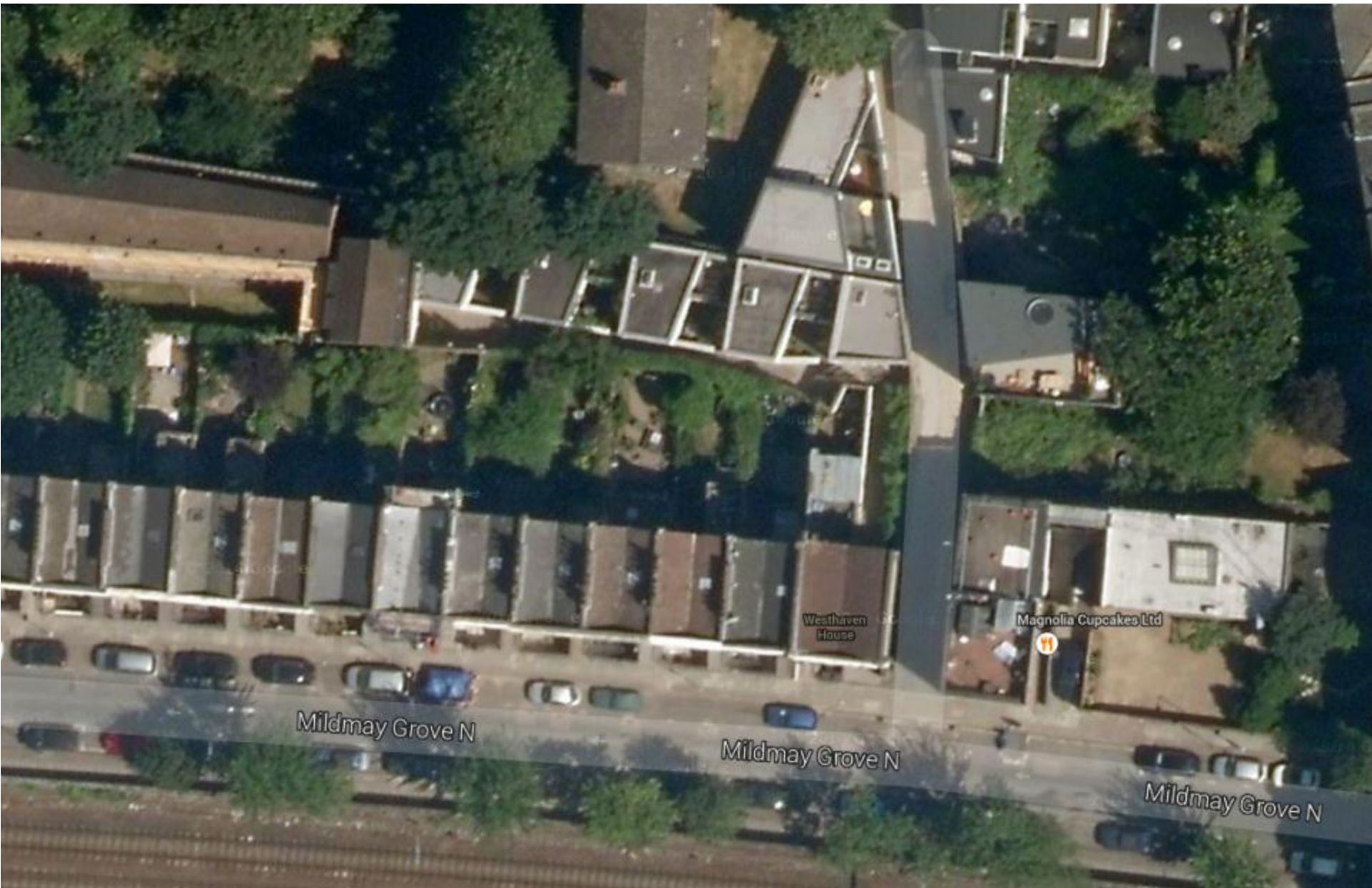
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MILDMAY GROVE

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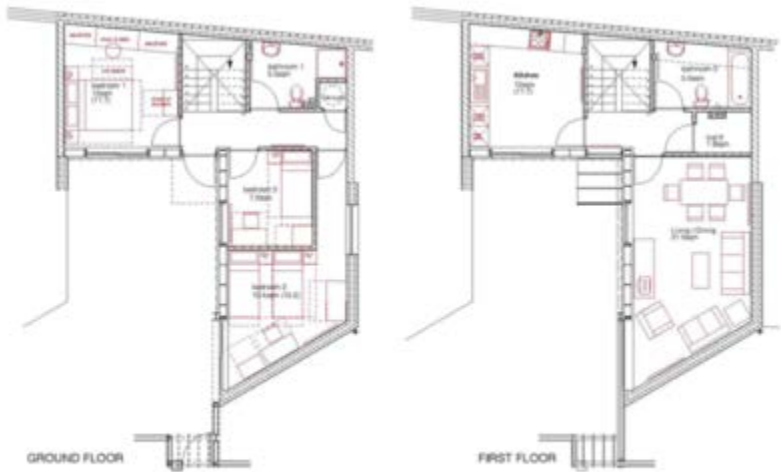
Westhaven House

Magnolia Cupcakes Ltd









House Type 1: Nos. 3 - 6 Leonard Place
 3 bed 5 person House 102 25sqm
 HOUSING DEVELOPMENT, LEONARD PLACE & 19 ALLEN ROAD, LONDON N16
 Brady + Mallalieu Architects



Leonard Place, Stoke Newington, Brady
 Mallalieu

Grand Union Canal, PTE

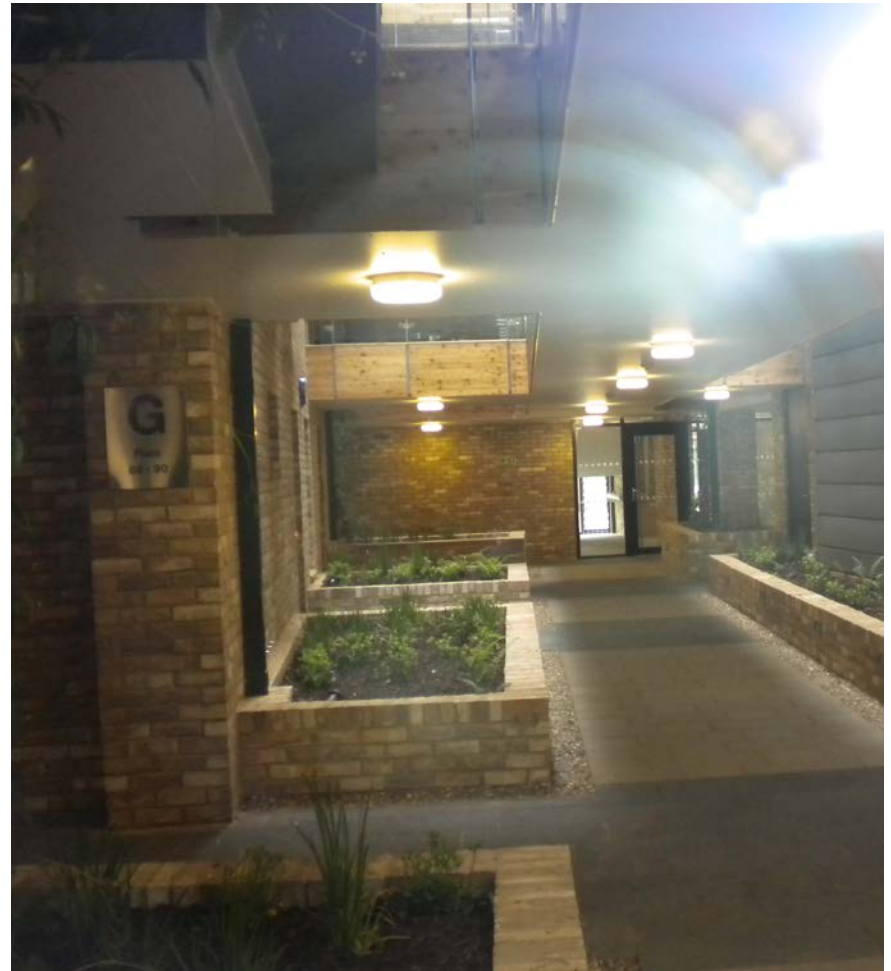


Borrowing light and turning homes on their heads



Rethinking Estates

- Layout
- Parking courts and garages
- Public space
- Common parts



(new block on Aylesbury Estate)

Tybalds Estate, Camden MEA







Beveridge Mews, Tower Hamlets

Housing Association, Estate Infill





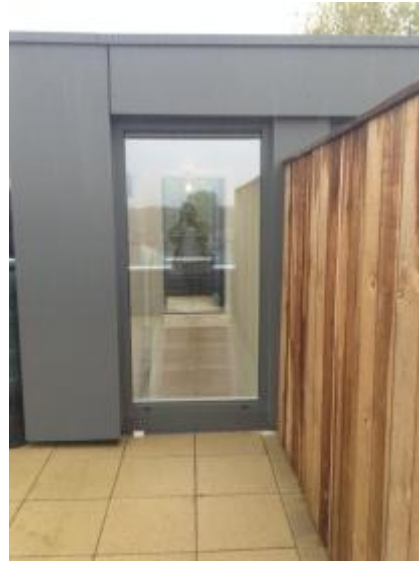
Using parking wastelands without changing outlooks



Rethinking Internal Layouts

- Interlocking rather than stacking
- Different home types in one block
- Open plan 'Friends' type blocks
- Shared facilities and amenities



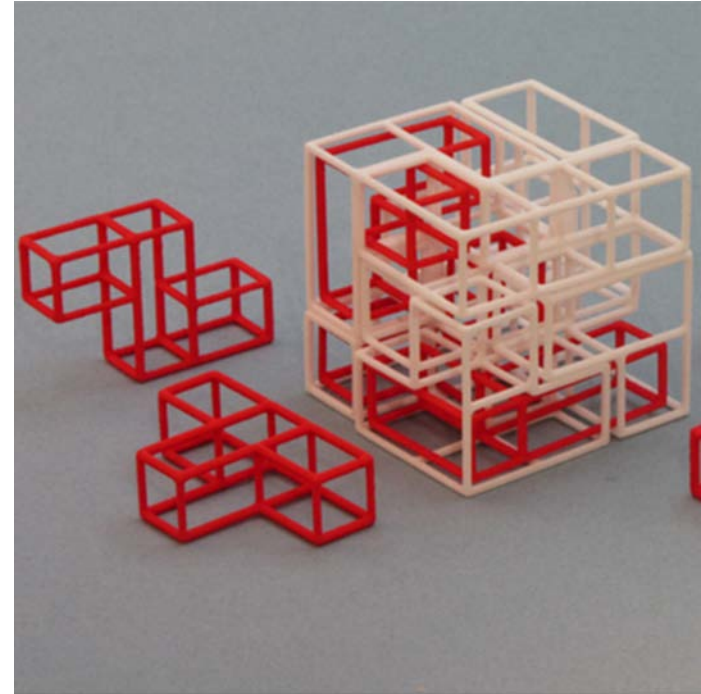


Mixing home types
within blocks

**Myatts Field, LB
Lambeth)**



St Johns, Bromley by Bow, Allies and Morrison

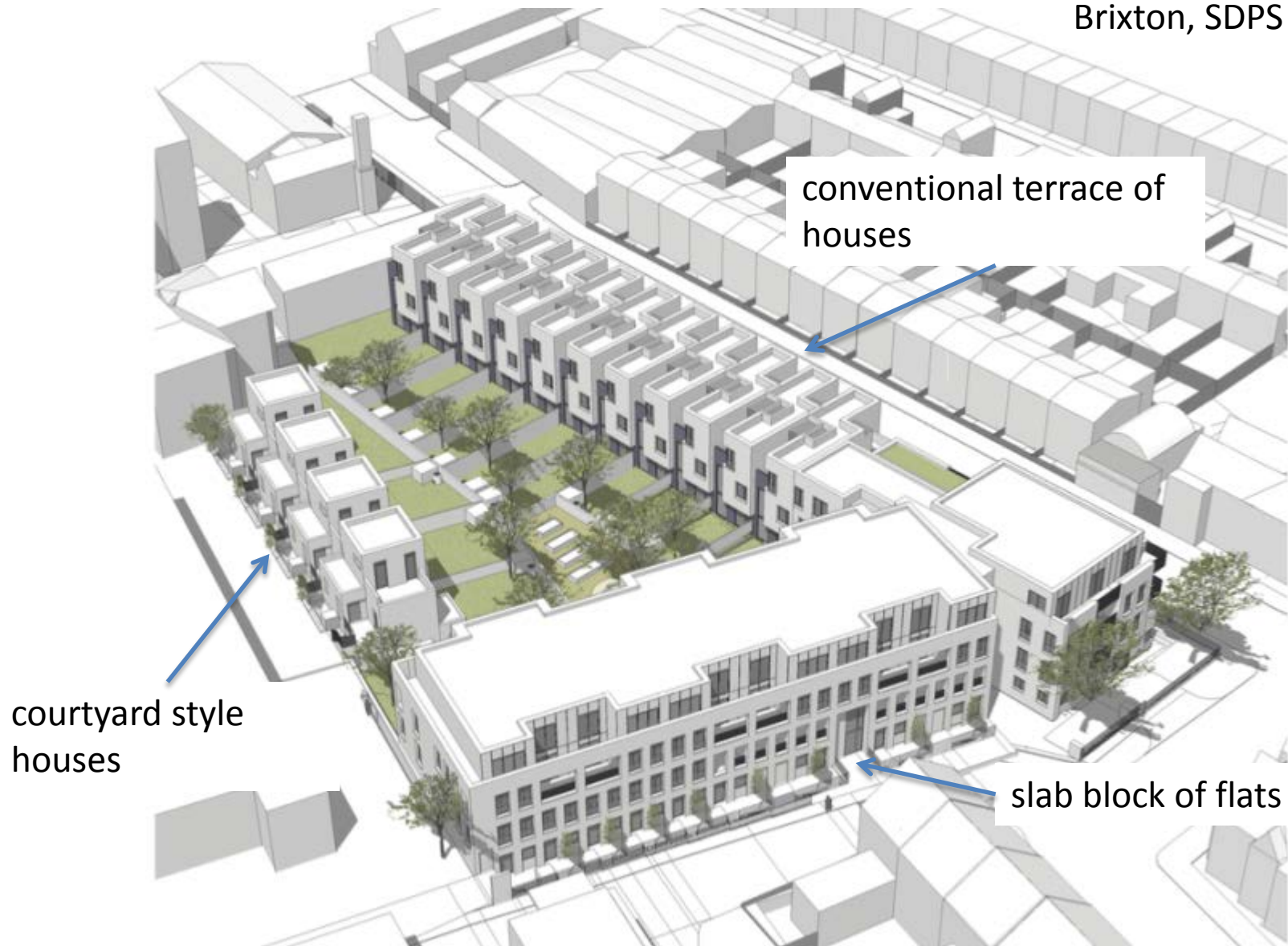


Internal configurations revisited

Interlocking units

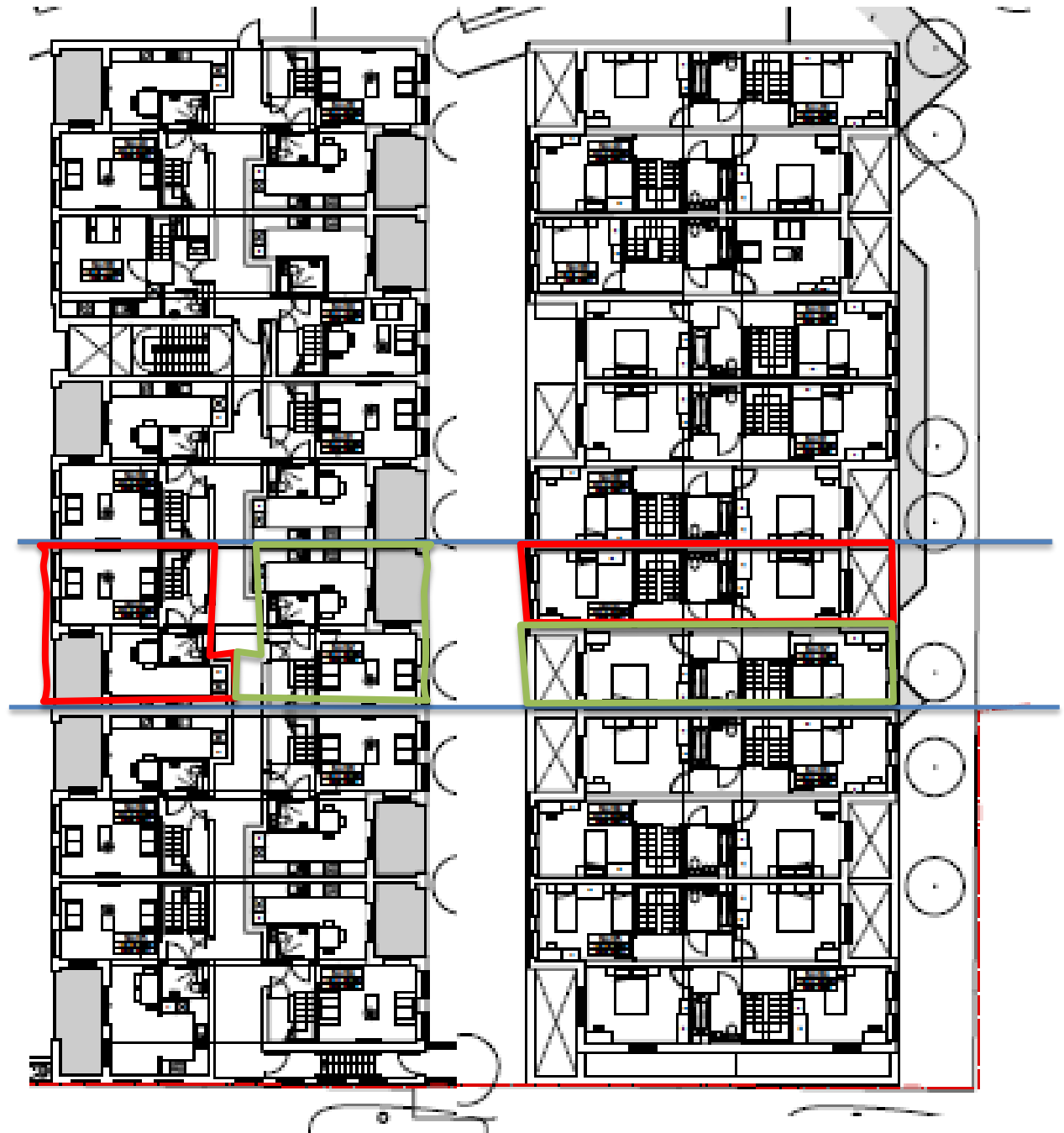
Mixing Typologies within a scheme

Old School Site
Brixton, SDPS



Interlocking flats

- Provides dual aspects
- Reduces common areas
- Can give more units front doors if similar approach taken.



Where does all this leave us?

What should the London Plan/Mayor do to?

Maybe highlight the innovation taking place and help communities/councillors and planners understand it?

Maybe research the role different housing types could play in delivering new homes?
And what would help them along?

Maybe develop policies specifically for in fill housing?

Maybe support architects, financiers and developers to find solutions to difficult sites and schemes?

Because maybe this is not a bad thing to do?
Mikhail Riches' home (the architect)



