

Creating Community: Future Models

Heads of Planning Conference

23 June 2017

Need and Targets

Election, June 2017 – (affordable) housing high on the political agenda

Scottish Government

50,000 affordable homes by 2021, 35,000 of which are for social rent
(£3 billion investment)

UK Government

1,000,000 new homes by 2020 (announced 2015 but subsequently dropped)

Plans to create 14 new ‘garden villages’ in England

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Consequence

There is a need for innovative design and delivery solutions to meet these challenges

People Make Communities: Social Factors / Considerations

- Ageing population
- Affordability / 'Generation Rent'
- Social inclusion and diversity
- Socio-economic homogeneity
- Health and well-being

Other Key Determinants

- Land supply
- Financial models

Housing: A holistic view

- How do we build in ways that productively shape the future landscape, socially, economically, culturally, and architecturally / urbanistically?
- How do we build places that people value, learning from and respecting the past, but using new technology and design innovation to help improve quality of life?
- Ownership, land supply, financial models, and the input of other key stakeholders

Who builds?

- Volume house builders
- Local authorities
- Housing associations
- Small bespoke developers

but also

- Community groups
- Self-builders
- and so on...

Diversity and identity

The question is what quality? ...arguably more than how fast...

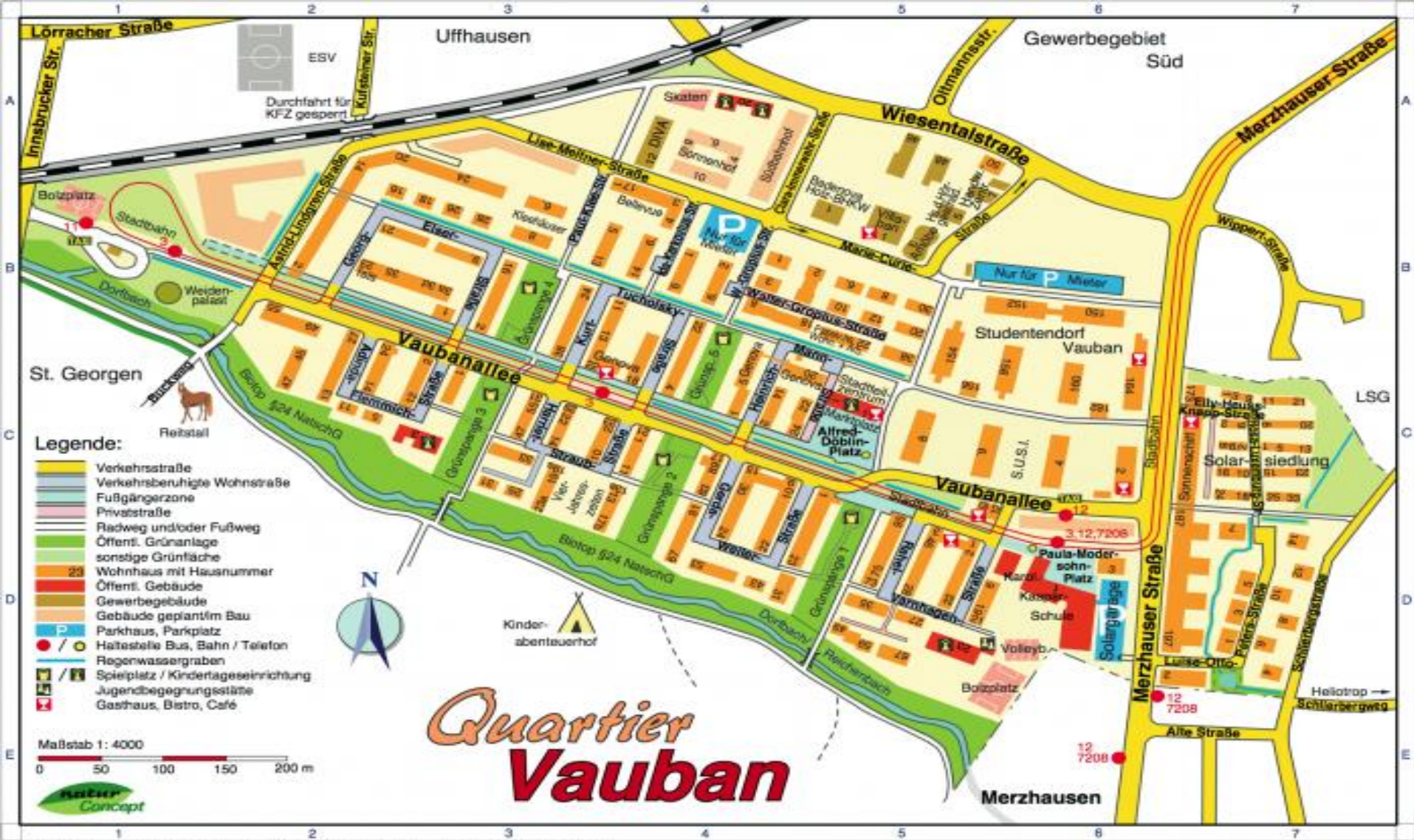


Ubiquitous, anonymous volume housing

Lack of social diversity



Some Progressive Exemplars and Ideas...



Created through cooperative decision-making, becoming a model of holistic environmental planning and eco-friendly living

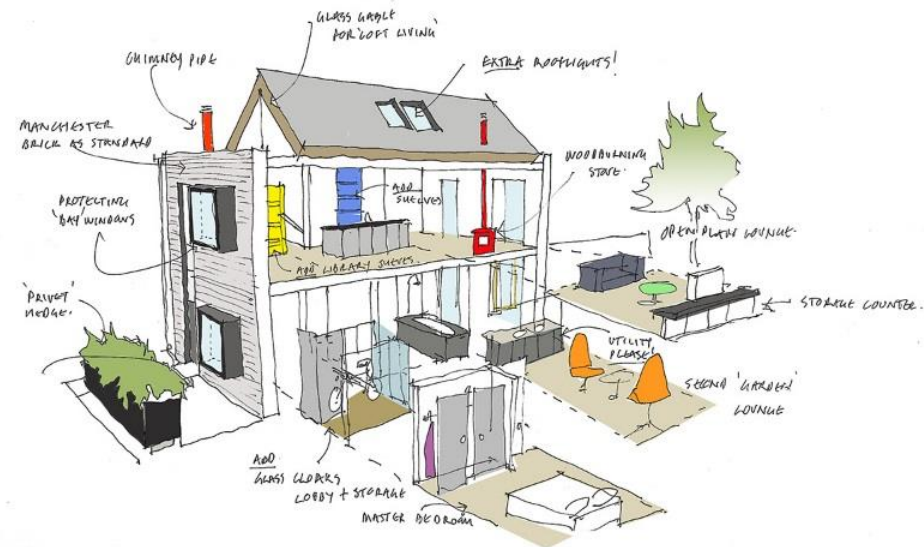


**Vauban, Freiburg
Germany**



Designed around a green transportation strategy; community heating and energy generation; gas generation system using waste – all managed by a community forum

Shedkm Architects: Terraced Housing



Prefabricated terraced houses utilising cutting-edge volumetric construction methods 2 or 3 storey; 'loft' or 'garden' models; approx. £1,000 / sq.m; site time 2-3 weeks

Shedkm Architects: Terraced Housing



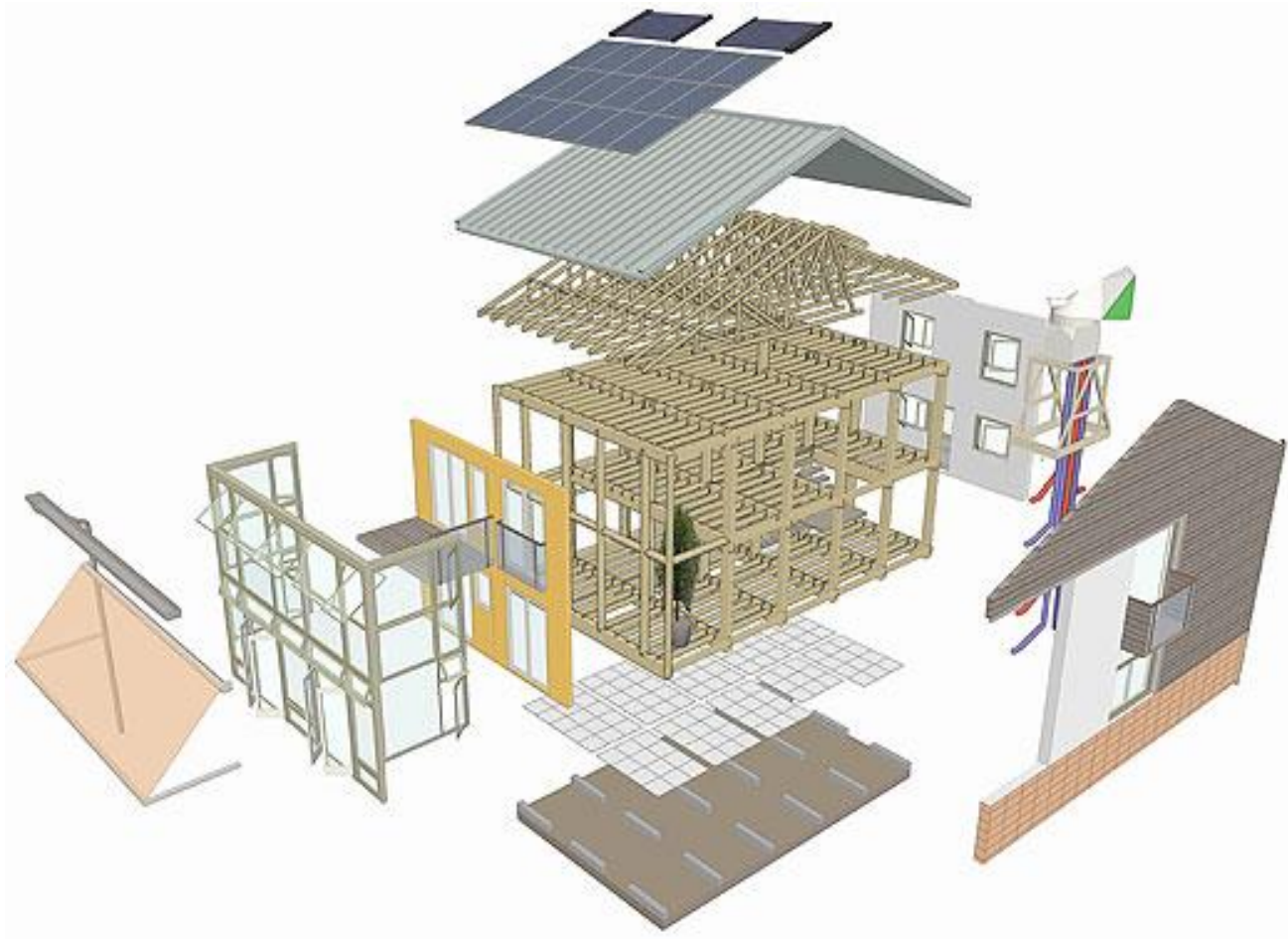
Aspirational urban lifestyle combined with urban morphologies that counter typical suburban forms

ZEDfactory: Carpark Pod housing



High quality, prefabricated timber, energy efficient 'pod' houses over carparks.
Generate 90% of energy needs; transportable / moveable (no foundations required)

ZEDfactory: Carpark Pod housing



Simple, highly rationalised construction generates economy

ZEDfactory: Carpark Pod housing



Different cladding options; flexible internal layouts / fit-out options

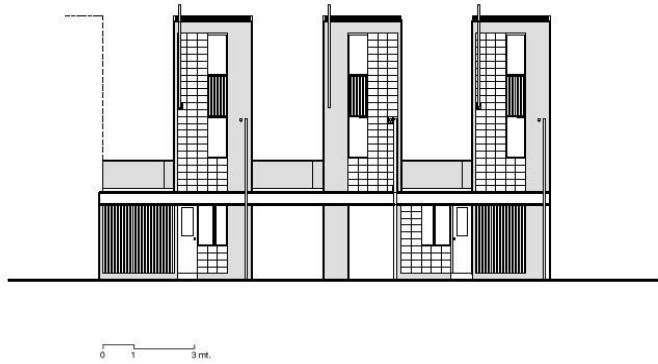
ZEDfactory: Carpark Pod housing



Aimed primarily at key worker and young professional markets.
Land purchase costs ostensibly avoided.



Villa Verde '*Half a Good House*', Constitucion, Chile, 2013
Employee housing that encourages home ownership. Units range from approx. 60 to 90 sq. m.



Quinta Monroy Housing, Iquique, Chile
Exploration of density, minimum plot width, and the 'half house' concept

‘Naked House’, London, OMMX



Minimal fitting out, on market for 40% less than comparable fully specified house.
Sited on derelict council estate garages and car parks.
Council retain freehold – owner pays annual ground rent

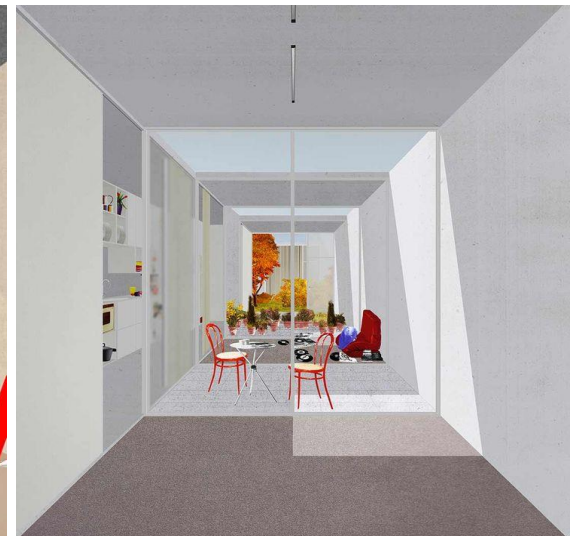
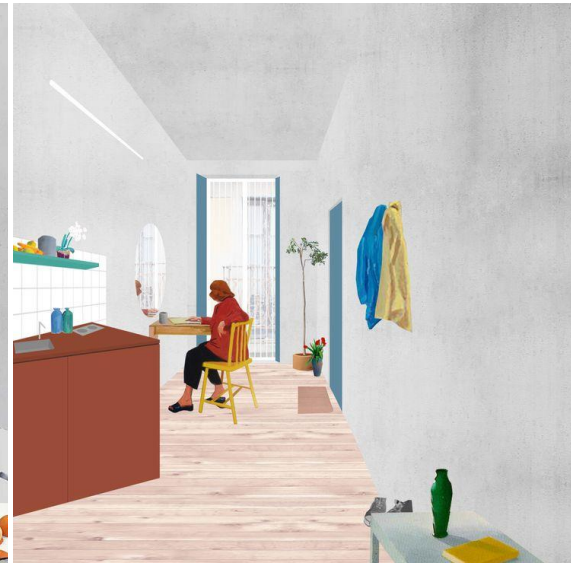
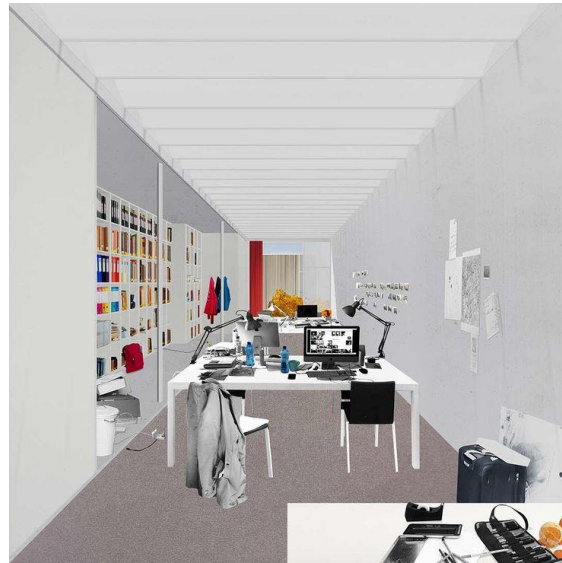
‘Naked House’, London, OMMX



Self-build elements could further reduce costs

‘Months’ project by Dogma / Black Square

**Return to idea of communal
living as basis for providing
homes for young workers
seeking a foot on the
property ladder.**

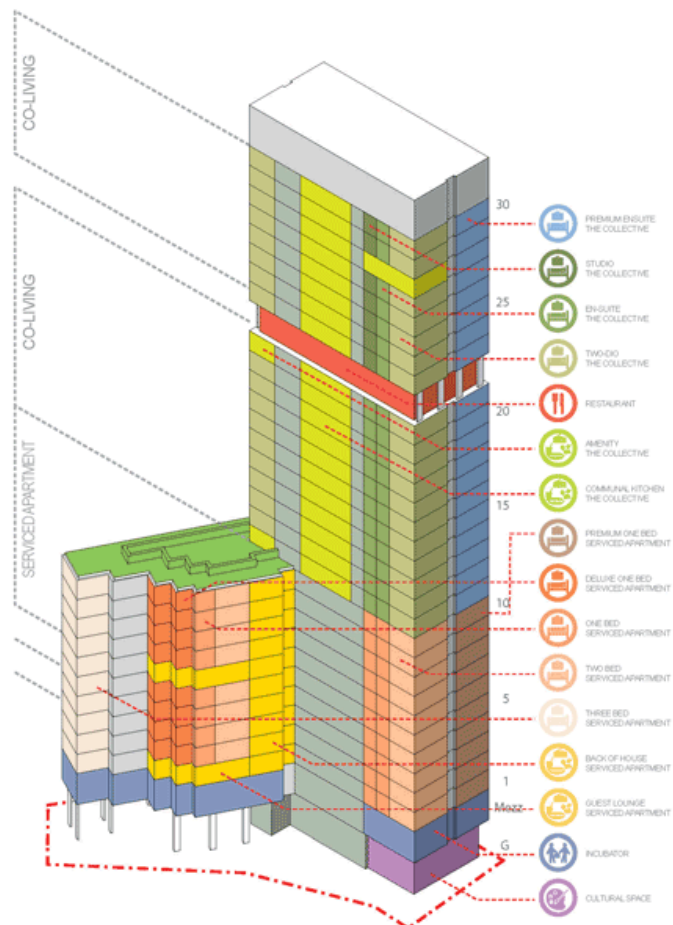
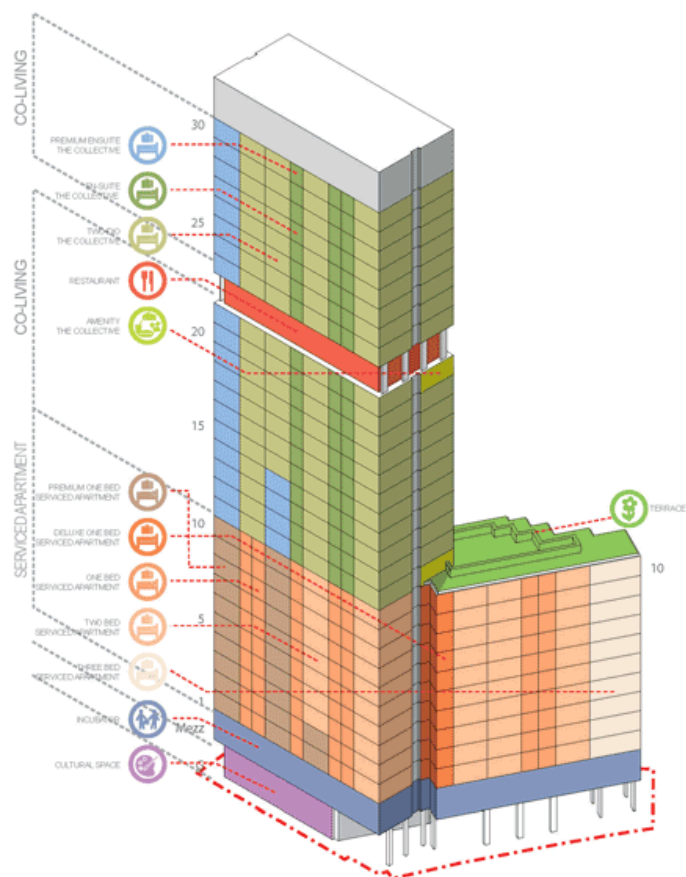


'Co-Living' Model, Stratford: PLP Architecture / The Collective



Modelled on student housing, a combination of micro serviced apartments and communal living space.

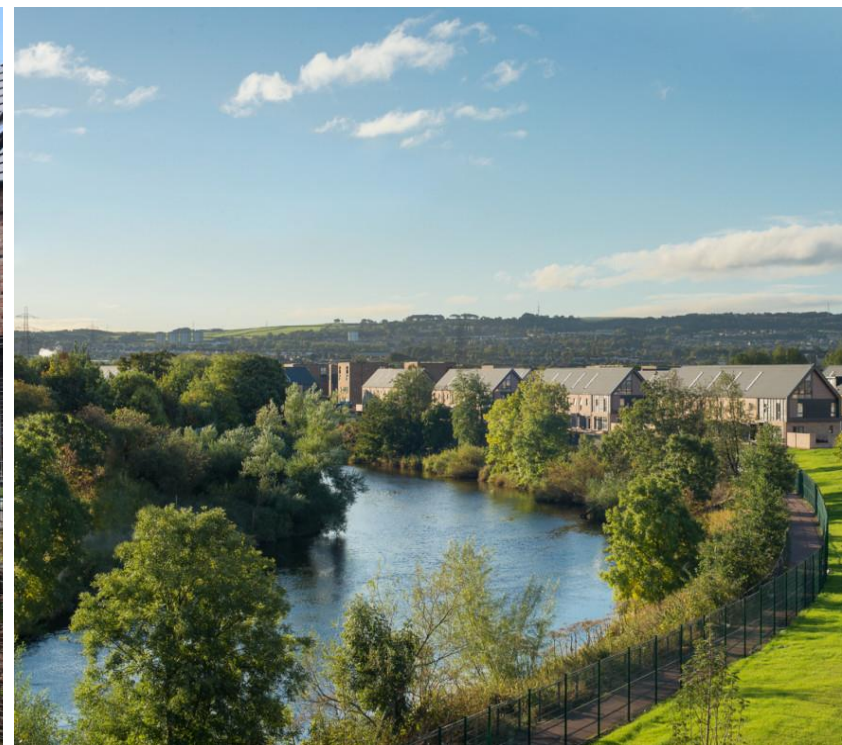
'Co-Living' Model, Stratford: PLP Architecture / The Collective



Public restaurants, amenities, roof terraces, etc



The importance of landscape in place



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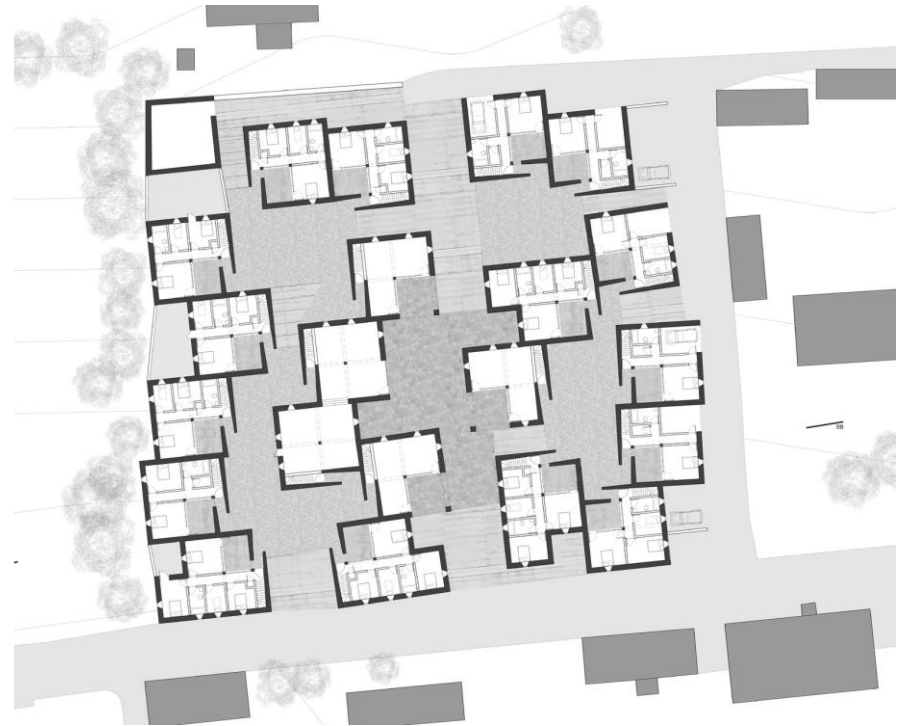
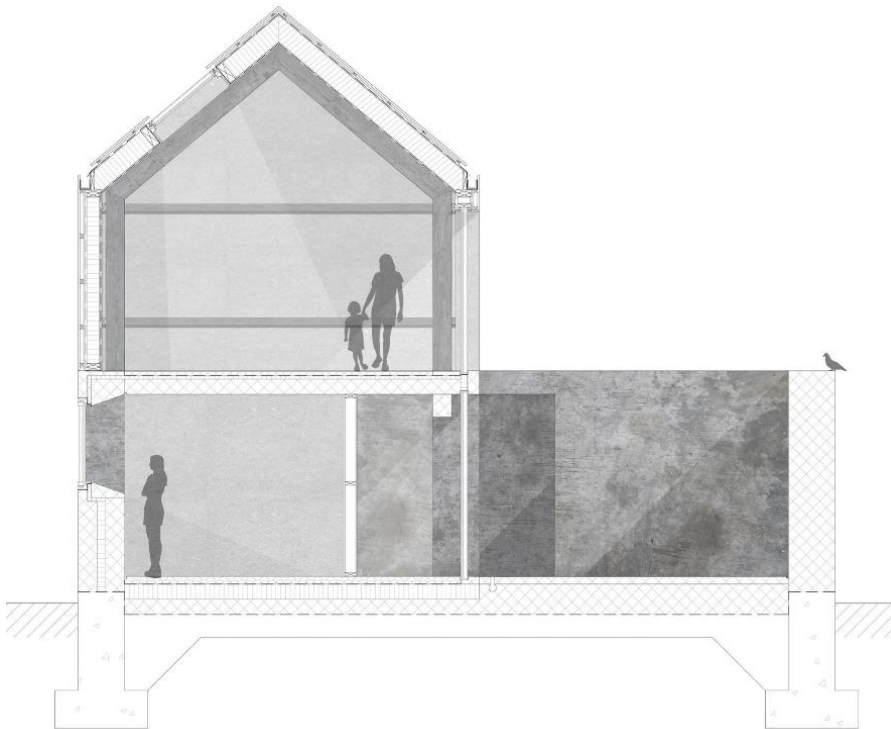
Landscape first?

Place-Making: Exploration of Public Space, Braemar

(by Daniel Kemp)

Configuration of clustered units determines a hierarchy of spaces that create a public area allowing for retail / office entrances, semi-private plazas giving access to individual units, and private courtyards.

Units are of varying scale, i.e. 1-4 bedrooms



Place-Making: Exploration of Public Space, Braemar

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Development patterns around the AWPR

Grid adopted to bring a rationale and order to the newly defined space between the bypass and the existing city boundary / edge

Examination of density, figure / ground, suburban form, landscape quality, community, building / land use, etc



Development patterns around the AWPR

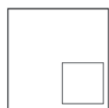


Analysis of Village Squares

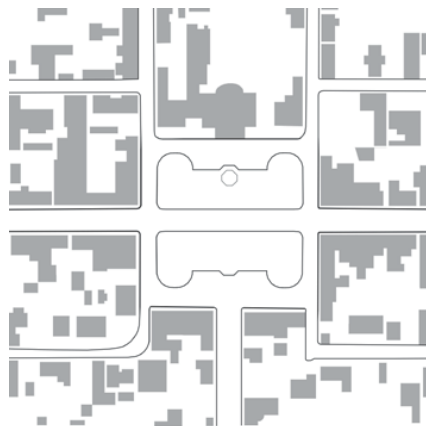
(by Lucas Vegys and Kyle Scott)

Analysis of public squares to establish whether there is a loss of intimacy, interest and use if beyond a certain size.

Tomintoul Square approx. 4 times the size of surrounding villages, despite significantly lower population



Tomintoul
24 sq.m / person



Fochabers
3.2 sq.m / person



Dufftown
1.3 sq.m / person



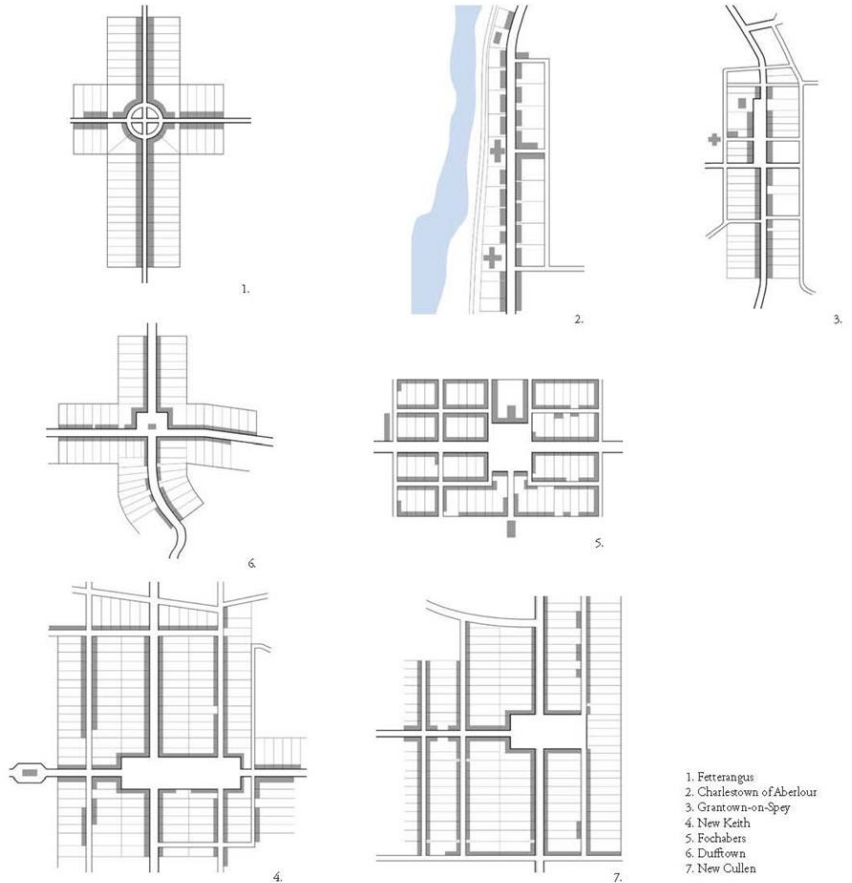
Aberlour
2.2 sq.m / person

Exploration of 'Sense of Place' in Scottish Planned Towns

Lukas Vegys & Kyle Scott

Analysis of rich history of planned towns,
and proposal of a model for their future

Preservation of character / creation of
resilience



Proposal for reconfiguring the town square, and reinforcing the high street

Densification of plots

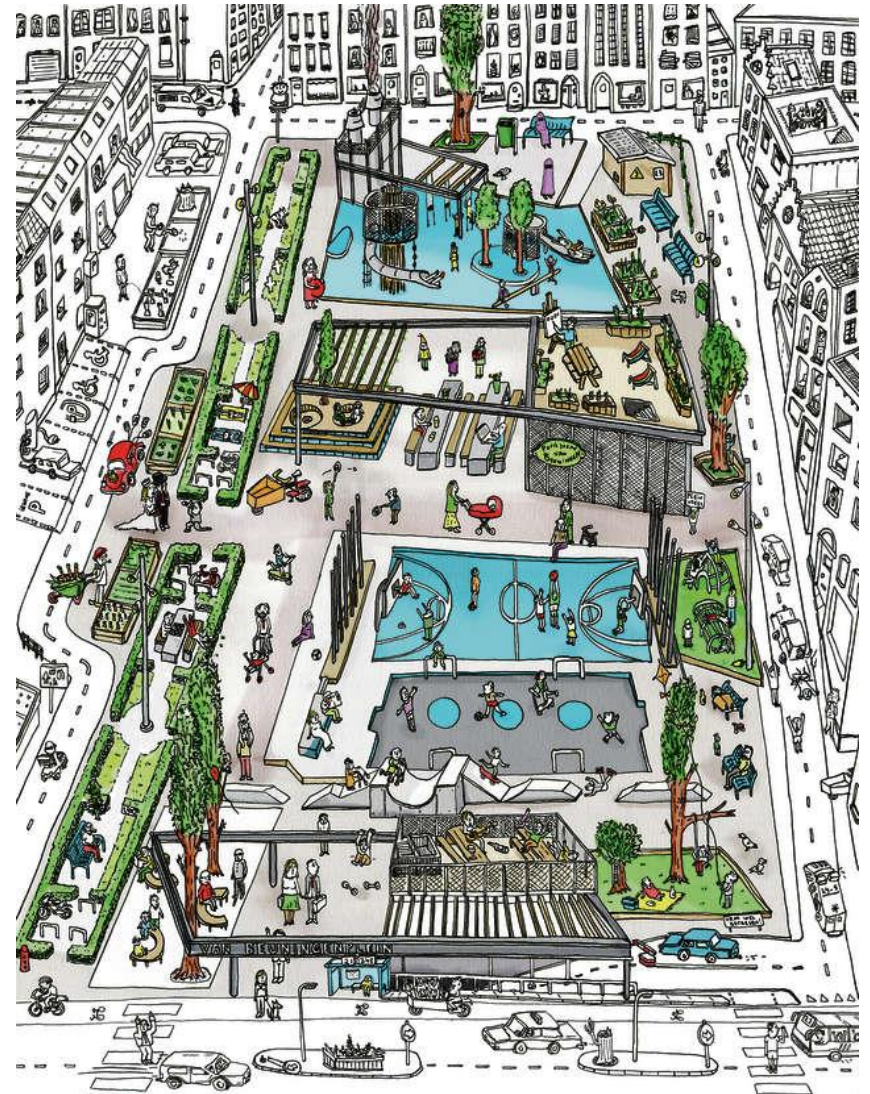




Pieter Bruegel the Elder, 'Children's Games'



Philip Vandyke, 'The Broad Quay, Bristol'



Van Beuningenplein, Amsterdam

Urban Housing, Aberdeen

Hannah Cattanach



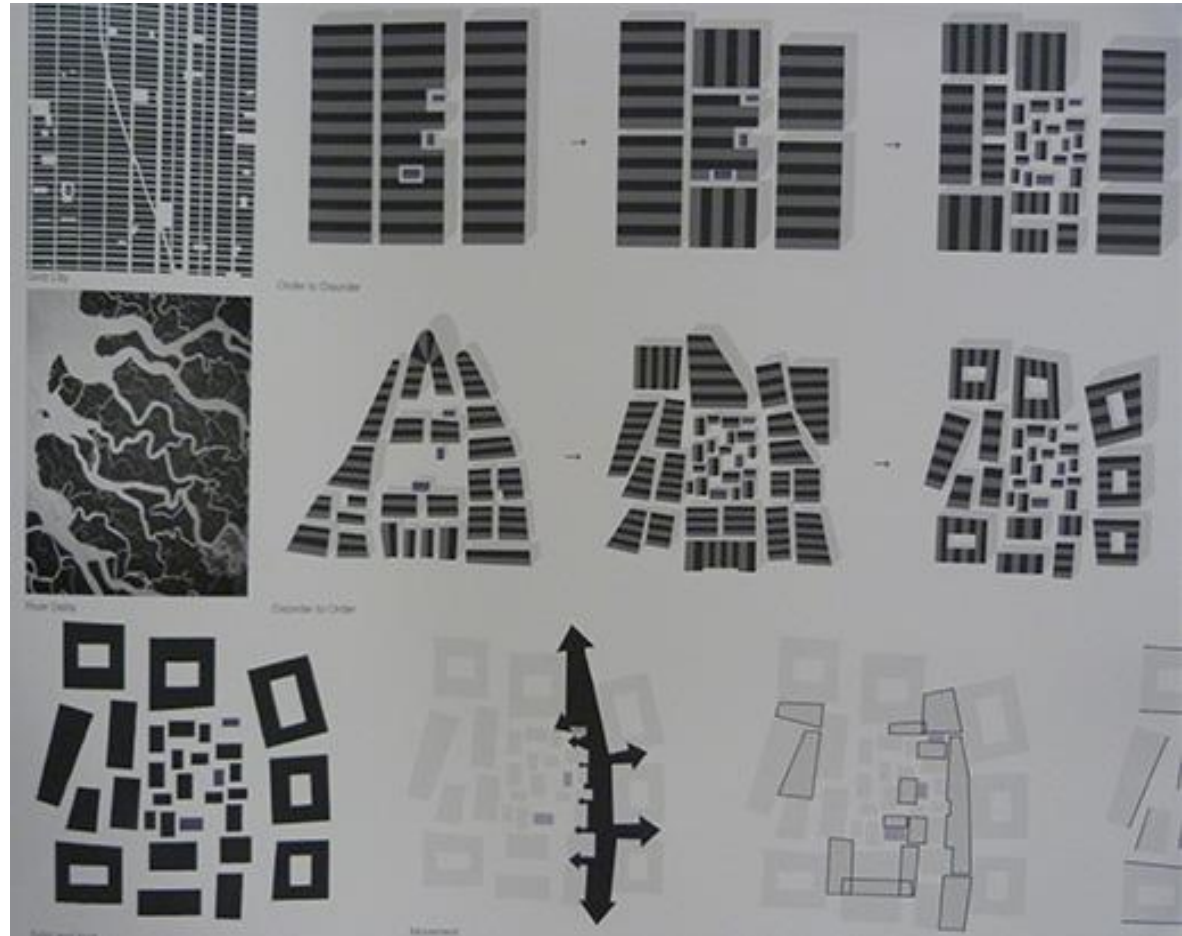
Picturesque exploration of public space, and the animation of the city through communal activity

Urban Housing, Aberdeen



Picturesque townscape and figure - ground studies

Hannah Cattannach



Allotment Housing



Ruxandra Avram

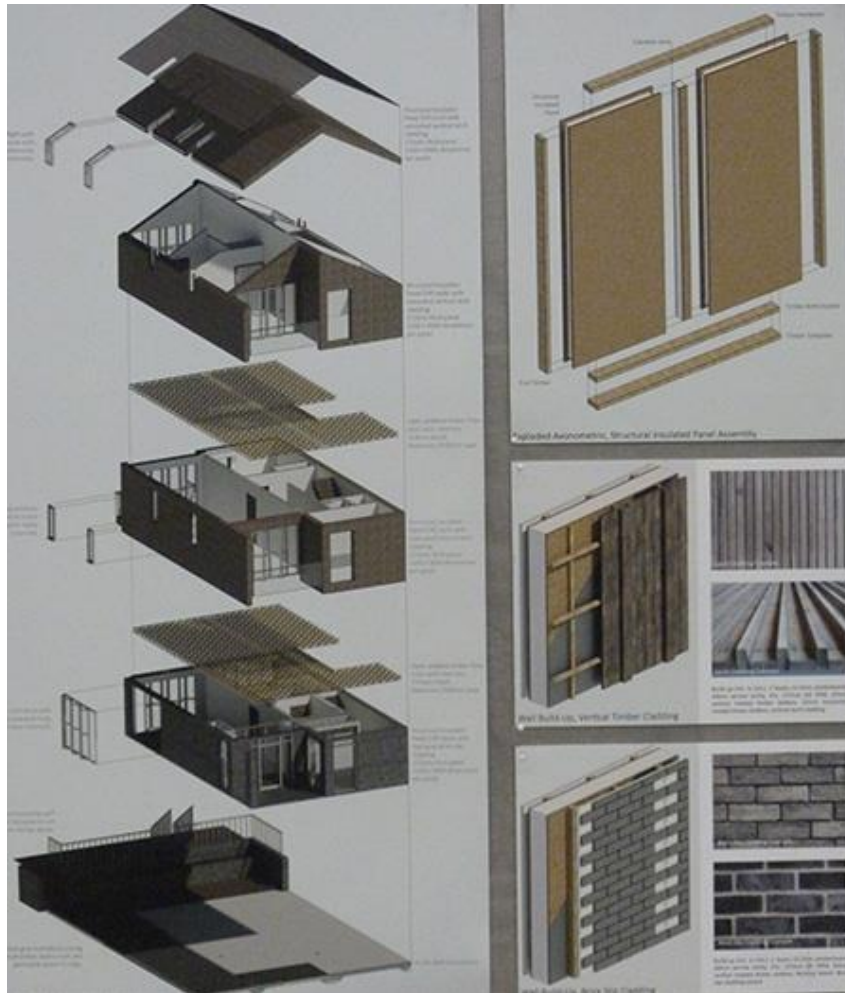


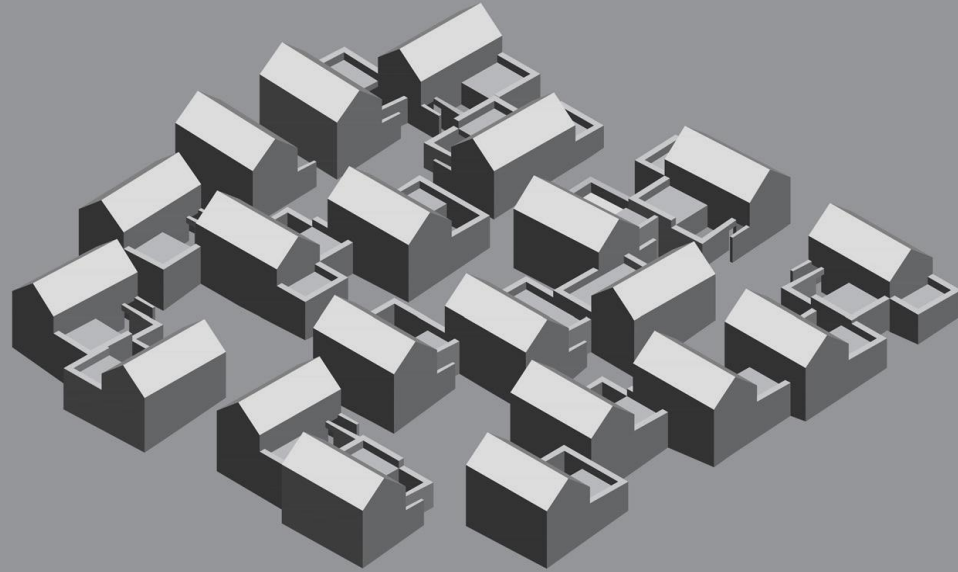
Infrastructure of walls that define private and public space



Prefabricated Timber Frame System Building

Mark Watson





Thank You