

2020

Co-operative Housing Systems

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CO-OPERATIVE HOUSING SYSTEMS

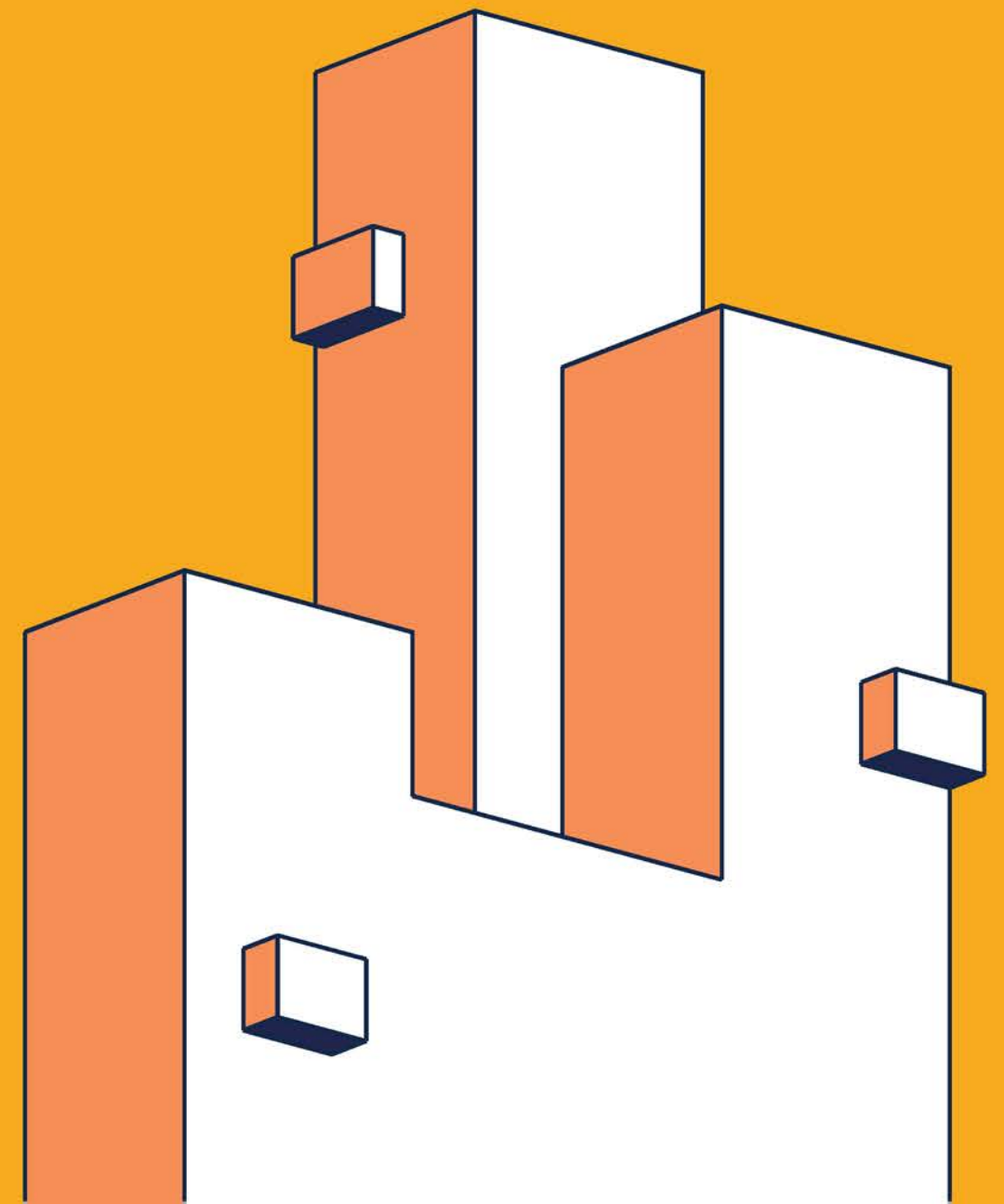
A 4th Year Architecture Elective Module, in conjunction
with the St. Michael's Estate Regeneration Team.

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Introduction

This year the elective teamed up with the St. Michael's Estate Regeneration Team (SMERT).

The SMERT consists of a group of community activists engaged in various forms of social activism work. They are dedicated to the sustainable regeneration of the St. Michael's Estate in Inchicore, South West of central Dublin. The original estate, consisting of 8-storey stand-alone concrete apartment blocks was built in 1969-70 using the same system developed for the earlier Ballymun flats. For a variety of reasons it was agreed in 1998 that these would be demolished. Relocation of tenants and various consultations for a new development ensued. The first phase of a new development was completed and the first of the old blocks were demolished in 2004.

Following this various vision documents by the SMERT and various schemes by Dublin City Council (DCC) and developers were proposed culminating in the acceptance of a PPP scheme by Castlethorn / McNamara Development Consortia in 2007. The SMERT as well as a large section of the community had earlier rejected the PPP route as a methodology for developing the site.

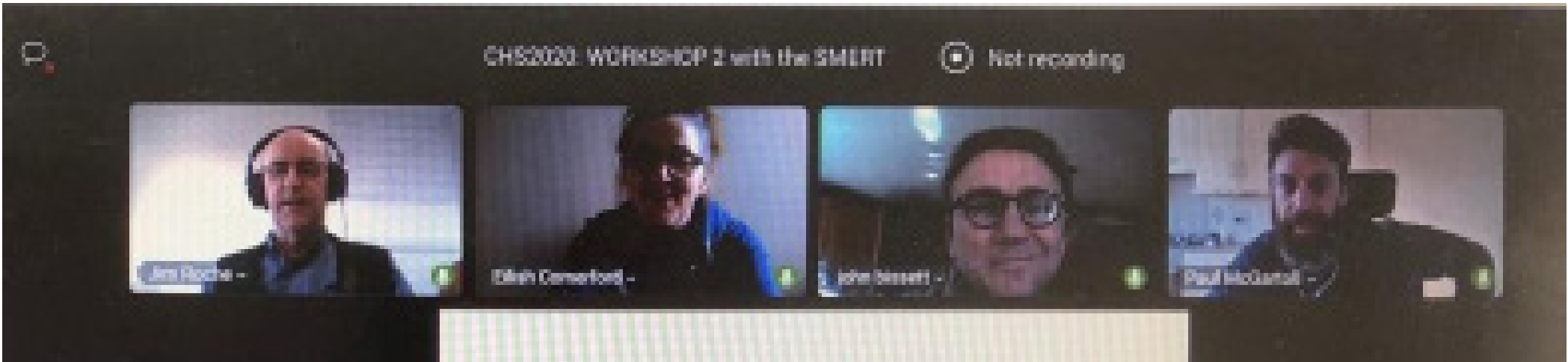
In May 2008 with the onset of a serious economic recession the PPP proposal collapsed when McNamara withdrew from five PPP schemes with DCC. Little happened for many years after this. Some schemes were developed in more recent years. The latest is the Development Framework Plan for Lands at Emmet Road published in August 2019 under the auspices of DCC and the Dept. of Housing, Planning and Local Government through the Rebuilding Ireland plan. The SMERT were not consulted for this latest proposal.



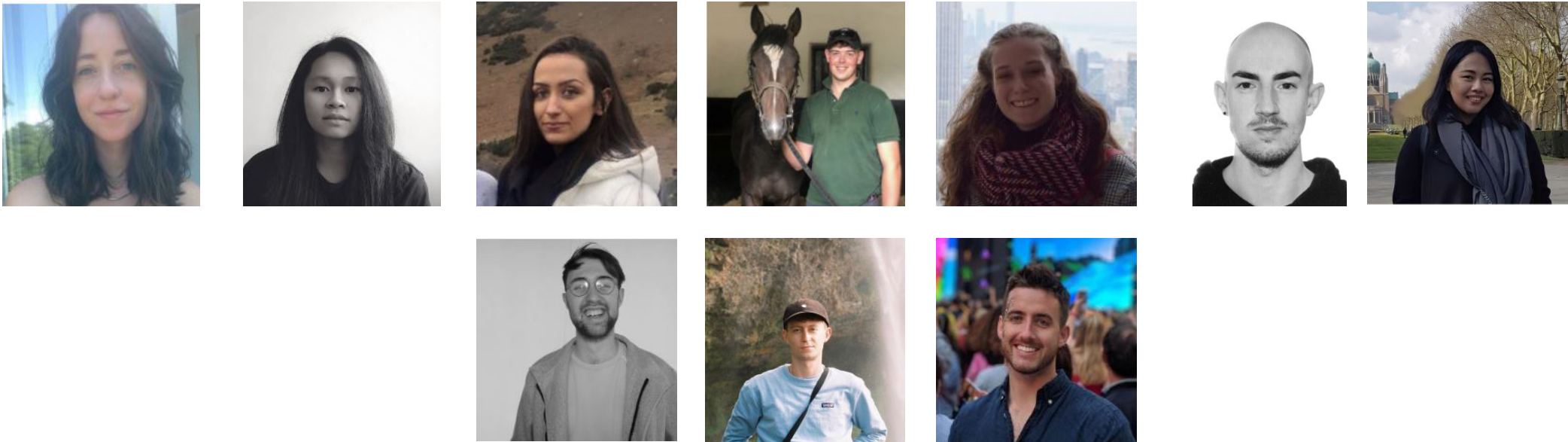
Who was Involved?

This project was a collaboration between DSA and SMERT. From SMERT, Eilish Comerford, John Bissett Paul McGartoll and Rita Fagan were involved. From DSA, Jim Roche was the module co-ordinator, and the students involved were Bébhinn Smith, Camille Escano, Charlotte O'Donnell, Jack Blake, Juliette Bosschaert, Liam Hayes, Liane Sanchez, Ronan Conlon-Dooley, Seamus Sorensen, William Walsh

Jim, Eilish, John and Paul from the virtual second workshop:



The Students:



Rita Fagan

What we did

The beginning of the elective coincided with the General Election campaign so we all attended an evening public debate on housing and other issues with some of the local Dublin 8 sitting TDs, electoral candidates and members of the local community that occurred in the Fatima Groups United Family Resource Centre. This gave students an opportunity to hear about the concerns of the community in relation to housing and other social issues and for them to meet with some of the local community activists from the St. Michael's Estate.

Back at DSA weekly seminars and meetings were held on various issues related to the design of community housing and on community engagement. This included a review of cohousing projects from abroad. Three guest lectures informed us of the O' Cualann Housing model, Cohousing and Community Land Trusts and the issue of housing affordability. Rita Fagan, one of the members of the SMERT, gave us a comprehensive full morning guided tour of the site and the current community facilities.

The organisation of the elective is run on fairly open and inclusive lines with decisions being made collectively by the teacher and students. Following the tour of the site with Rita Fagan we had many discussions back at DSA on what type of project we could do that might inform the community activists about housing design issues and that could also help them develop their own engagement with the latest development proposal. We were very keen to engage with the community group and to learn from them, as well as sharing some ideas on design with them. A series of workshops with the community group began to be envisaged possibly looking at the latest Framework Development Plan and the issues that concerned the community by using a series of physical model exercises.

Then the Covid-19 lockdown happened on 12 March and it soon became clear that no physical interactions would be possible. A quick rethink occurred. We all communicated ideas through a shared OneDrive document that allowed each of us to suggest proposals for engaging with the SMERT. The teacher was simultaneously engaging with the SMERT members as to how we might proceed.

Finally, it was agreed that we would try two online workshops with ourselves and three members of the SMERT; Eilish Comerford, John Bissett and Paul McGartoll. Unfortunately, Rita Fagan could not join us for those. The first workshop consisted of a general discussion around the community group's concerns with the latest Framework Development Plan instigated by questions from each student. We concluded this workshop with a SWOT analysis of the plan when each of us were encouraged to identify the strengths, weaknesses, opportunities and threats.

The elective group then agreed two exercises they would undertake for a second workshop with the SMERT. These were written up as formal assignments to be presented on A3 sheets, uploaded to Brightspace and also to be presented in a unified Power Point presentation at the next workshop with the SMERT.

The first assignment was to explore an exemplar housing project from abroad with ideally some relevant issues to the latest Framework Development Plan. Guidelines were given as to the kind of issues to be explored. The second assignment was to interrogate an issue with the Framework Development Plan and/or one that had been raised by the SMERT in the first workshop.

Students and teacher were able to communicate with each other through a shared OneDrive document as the students began to research and share their ideas and choice of project / issues. Each student could see what the others were proposing and teacher could comment!. The descriptors of the assignments, the SWOT analysis from the first workshop and the results of these two assignments can be seen on the following sheets in this booklet.

The second and final online workshop occurred with the SMERT in early May. Each student presented their analysis by screen sharing on the BONGO online virtual classroom facility on Brightspace followed by questions and comments from John, Eilish and Paul all moderated by Jim. Though frustrating at times due to technical and Wifi difficulties, the quality of the students' work and the important issues that their analysis raised generated a really engaging encounter.

One weakness of the process perhaps is that we have not fully captured the conversations that occurred and in particular the comments and questions raised by the community activists. It is hoped that despite this, and the Covid-19 lockdown restrictions which limited the extent of workshop engagement to purely an online format, this booklet captures the enthusiastic engagement and commitment of all parties to this elective and that it can be useful to the SMERT activists in their future endeavours in their search for a truly sustainable housing project for the former St. Michael's Estate.

We wish them the best of luck in that pursuit.

Jim Roche

*Co-operative Housing Module Leader
Dublin School of Architecture*



Module Descriptor: Co-operative Housing Systems

An elective that engages the most basic of societal needs by exploring alternative thinking, strategies and processes around the provision of housing.

Habitation is one of the most important social needs in our lifetime yet its provision for all seems to allude our society including here in Ireland. 'Housing bubbles', which often ruin economies, lead to housing crises which ruin so many lives. The global phenomenon of the 'financialisation' of dwelling has increased speculation of housing as a commodity and led to a lack of affordable housing emergency in Ireland and elsewhere. Options for accommodation delivery are mostly based on the free market, whether they are in the private or the unsupported social and affordable sector. The prevailing procurement methods have clearly failed to meet such a basic need yet alternative options are limited and are not encouraged by government or the private sector.

AIM OF MODULE

This elective in the Spring Semester in 4thYear Architecture with 8-12 students will explore alternative systems around the procurement and delivery of housing, particularly, but not exclusively, the co-operative movement. It focuses essentially on housing as a system rather than what the finished product looks like and thus is about design in a holistic sense. It is divided into several parts:

1. Lectures, synthetic research and preparatory activity

Including guest lectures and seminars (internal and external to DSA) and a mini research project related to an interactive timeline on housing provision.

2. Self Organised Architecture www.soa.ie

We will engage with this cohousing research group on some of their activities.

3. Participatory workshop and outputs (group work)

For the main part of the elective we will engage with a community group in workshops to explore a number of issues related to their habitation needs. This will involve 2-3 workshops at most with the group (and possibly with LA or AHB officials) exploring strategies, brief development, system and design options and then reverting with some sketch and / or model studies, in poster or booklet form.

We will design the workshop process and the outputs depending on the community group's needs. The main learning here will be actually engaging with a community group on a collaborative workshop process.

The intention is to work with people in housing need, learn from them, use our knowledge and skills to explore options and provide them with something useful which they can use to progress their housing procurement process.

What the elective group did in 2016–
<https://drive.google.com/a/dit.ie/file/d/0BwGQ9RjUZb7yY3NKdThfa0pQakk/view>

ASSESSMENT

- There will be individual grades for:
- Attendance & engagement
- Powerpoint Presentation on timeline research topic
- A3 sheet on timeline research topic
- There will be a group grade for:
- Workshops with community group/s, guest lecturers etc.
- Group work on timeline

Research Projects

Following our various seminars, our site visit to St. Michael's Estate with Rita Fagan and our workshop with John, Eilish and Paul you are now asked to undertake some relevant research and present it back to the group and later at another workshop with the SMERT and finally into a group booklet. It has two parts; An exemplar housing project case study and a study related specifically to the latest Development Framework Plan for St. Michael's Estate

1. Exemplar Housing Project Case Study

- You should now choose and identify one innovative housing project on the OneDrive sheet that has been shared with you, then research it under a series of topics and present it graphically and provide a written reflection. Some of the themes of the case study should be relevant to the St. Michael's Estate.
- The content is up to each student, pending your chosen case study, but should reflect on some of the issues raised in the seminars we have had thus far and ideally some of the issues that have been discussed with the SMERT e.g.:
- Housing system typology: public, private, mixed, philanthropic, cooperative, cohousing etc.
- Funding model – what is it? How financed?
- System of tenure – secure, long-term, short-term, rental, purchase, cooperative, Community Land Trust etc.?
- Procurement system; both how did the overall scheme come to be built and how did the residents acquire their dwellings?
- Social mix and age of residents
- Urban form typology - block, terrace, etc.
- Dwelling typology – no of beds, apartments, duplexes, houses, shared space etc.
- Relationship between private dwellers and the collective
- Physical and social relation of built project to existing context
- Buiding system employed
- Management and maintenance
- Etc.

You will likely need to dig deeper than the usual architectural journals / website to address these issues.

Your chosen case study can be from any country but please consider ones with a broadly similar climate to that of Ireland and the schemes should ideally be from an urban or edge city context.

This is a non-exhaustive list and is meant solely to act as a guide for you. Please research and discuss whatever else you feel is relevant to the theme of this elective - Cooperative Housing Systems - and specifically to the St. Michael's Estate Regeneration Team. You can also see in the OneDrive folder what previous years' students did but you must choose different projects – unless you bring something really new to the table!

2. Study of issue for the Community Team

Each student is to take a relevant topic, analyse it and graphically represent it to firstly the elective group and then to the SMERT at Workshop 2 and finally in the booklet.

This could be on any of the issues raised in our discussions so far and / or from the SWOT analysis e.g. sustainable development, accessible green roofs, sectional studies (height to width), relationship to context, public routes through scheme, open accessible public / communal spaces, microclimate, food growing, density, balconies, deck / gallery access, ground floor use, courtyard use (do a plan and / or 3-d sketches?), landscaping, community facilities, connections through and to places, inclusivity, recycling, climate change etc.

Your study should be on some topic that is relevant to the community team, something that will enlighten them and that they can possibly use in their further campaigning and work.

Submission date:

Interim submission & presentation - Tuesday 28 April 2020

Presentation to SMERT at Workshop 2 – 11th May 2020

Final submission in group booklet - Friday 15 May 2020

Introduction on St. Michael's Estate and the Regeneration Team

The site of St. Michaels estate was originally Richmond Barracks, which was handed over to the Free State Army in 1923. The area was known as Keoghs Square. In the 1940s the barracks was given to the Dublin Corporation when it became unused by the army. The Dublin corporation decided in the 1960s that the area would undergo a regeneration and high-rise apartment blocks would be built to follow in the footsteps of Ballymun. Building commenced in the later end of the 1960s and residents began to move in in February of 1970.

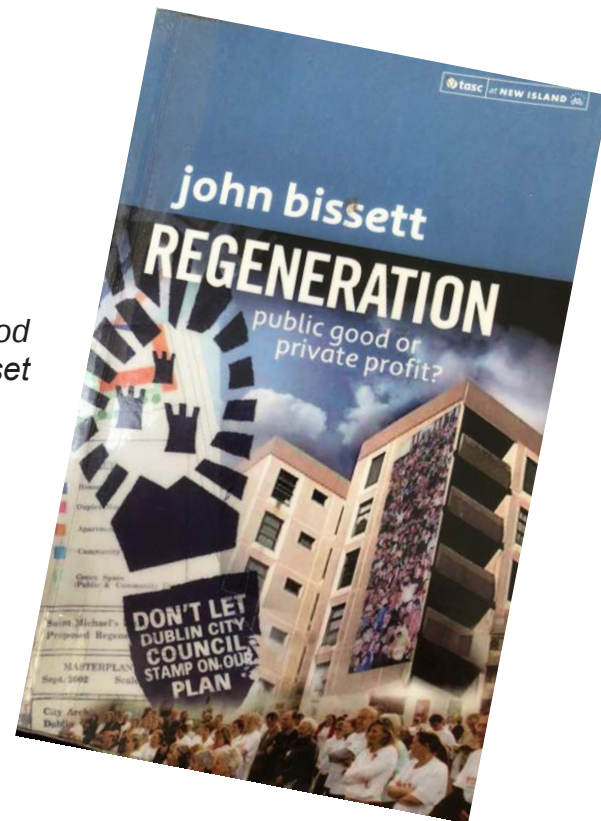
In 1997 the St. Michaels Estate Task Force-Integrated Structure was established. During a survey in 1998, it was concluded that 64.7% of the residents wanted the flats in St. Michaels to be demolished and replaced by a more traditional housing estate, with houses having front and back gardens. At this time, the drug problem in the area was out of control and the people of the area wanted more control over their homes and their living environment. After many complications on the redevelopment of the land in St. Michaels with the Dublin City Council 7 blocks were demolished over the summer of 2004. The taskforce was disbanded in April of 2005. In May of that year the St. Michaels Regeneration Board was set up. In January 2009, Dr John Bissett released his book, *Public Good or Private Profit*. Residents moved into their new homes in Thornton Heights in May of 2014. In June 2016, the St. Michaels Regeneration Board was closed by the Dublin City Council.

In April 2018, the St. Michaels Estate Regeneration Team (SMERT) launched their Fair Rent Homes campaign, in Buswell's Hotel and then went on to launch it in Inchicore in May 2018.



Image of 1960s high rise apartment scheme

Regeneration: Public good or Private Profit. John Bissett 2008



Fair Rent Homes Campaign launched in 2018



Community debate with electoral candidates Fatima Community Centre



On 29th January 2020, students of the Architecture and Community elective attended a public debate held in the F2 Community Centre, Rialto in the run up to the General election. The MC of the night was Vincent Browne, with electoral candidates Aengus Ó Snodaigh (Sinn Féin), Bríd Smith (People Before Profit), Patrick Costello (Green Party) and Joan Collins (Independents 4 Change) in attendance.

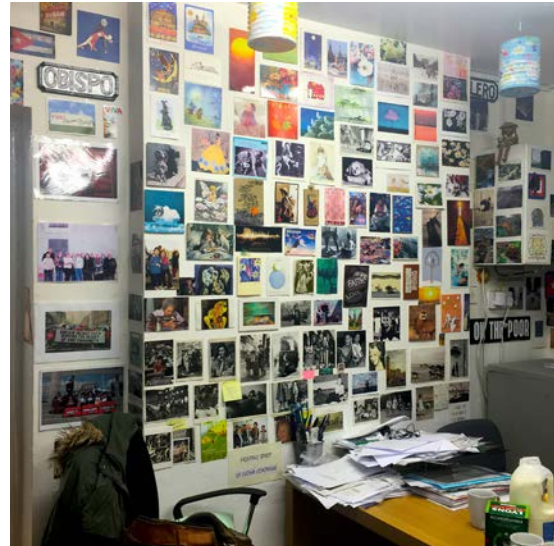
Topics such as pensions and free public transport were discussed, however much of the time was spent discussing more local issues. Members of the community were venting their frustration at the lack of public housing on public land, security of tenure and the volume of student accommodation being built in the area. The main solution that was discussed by candidates was the European Cost Rental Model, most famously implemented in Vienna, Austria.

The local residents also wanted better support for group such as Canal Communities Local Drugs Task Force, a group which the chair of the event John Bissett, is a part of.

After the debate was over, we had a chance to speak to John, Eilish Comerford and Rita Fagan, three members of the St. Michael's Estate Regeneration Group, as well as some of the electoral candidates. This community meeting showed us how close knit the community is and helped us identify key issues with the St Michael's Estate site prior to visiting it.

Site Visit

On Monday the 24th of February the elective group was invited to visit the site of St. Michael's Estate on behalf of the Regeneration Team.



Rita's Office

Our first stop was the office of Rita Fagan, a Community Activist and director of the Inchicore Family Resource Centre. From the offset it was clear that Rita was so much more than any one position, as her office on the ground floor of one of the remaining flats was filled with memorabilia from decades of community work. While we were there a number of different people, from residents to day workers doing repairs, dropped by looking for Rita's help. It was clear that she was integral to the community and many people depended on her for support and guidance. Rita first explained the context of the Regeneration group and the history of St. Michael's estate before taking us to visit the key focal points in the area.

Bulfin Court

One place we visited early in the day was the Bulfin Court elderly Housing. Which part of the redevelopment project of St. Michael's Estate in Inchicore it consists of 51 one-bedroom apartments for elderly people between one to storey blocks. As we entered one of the spaces of the Elderly Housing, we were brought to the dining hall where one of the kitchen staff explained how the process works when it's the actual mealtime – explaining how they might bring in the less mobile elderly locals to the place or make their own way. The space itself offers many services to the occupants and visitors including companionship through social gatherings.



Inchicore Community Sports Centre

Another place we have visited was the Inchicore community Sports Centre where we met the women's tag rugby team as they were practicing for a tag rugby match, in the sports hall that we entered. It was interesting to see that Rita knew who they were, and they knew who Rita was while getting the sense of how close the community involvement was. The sports centre itself provides different facilities and activities like the full-size sports hall, large dance/fitness studio, fitness gym and activities like basketball, dancing and more.

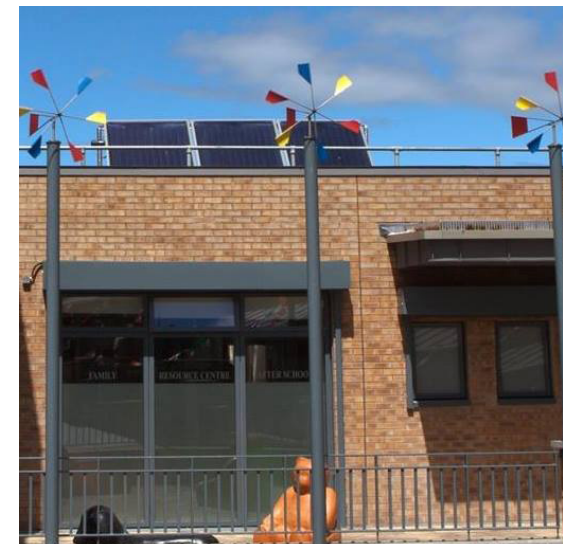


Richmond Barracks

Next on the tour was a visit to the Richmond Barracks which faced directly onto the site where once sat the St. Michael's Estate towers. Within lay two distinct community buildings, the Barracks and a Primary Care Centre. The Inchicore Family Doctors provided local health services for more minor procedures such as blood tests, vaccinations and family planning. The Barracks themselves had been renovated and converted into a multi-purpose community centre. It featured a museum commemorating the military origins as well as honouring local residents like Rita who represented the social bonds upon which a vibrant community has formed. Included as well were a café, and event spaces featuring anything from singing, dancing, fixing, painting, writing or anything in between.

Inchicore Family Resource Centre

One of the last places we visited was the St. Michael's Estate new residential space and the Family Resource Centre adjacent to the old Barracks. Looking at the overall idea of the residential scheme we saw a sustainable high-quality home with 2-5-bedroom variations provided to the occupants of the block. As we entered one of the spaces in the residential home, we came across a small creche where we met teaching staff who took us around the place and also to meet some of the children. It was a very informative visit to which we discussed many aspects of the services they provide in the place and challenging circumstances they had to confront just to reach out to people and the community with different types of background.



Common Ground Arts Centre

The final stop on our flash tour of the area was Common Ground Arts Development Centre, where we met with the administrator of a community based Arts engagement group. The philosophy was clear, that art has the power to bridge social divides and communicate much more powerful messages in ways that words can't compare. Once example of this was a current resident artist Patrick Curran, who grew up in Rialto and studied in NCAD. His work focused on the realities of childhood and school life in the inner city and the poverty surrounding him growing up. The staff were, like everyone that day, extremely welcoming and the service they provided, despite being underfunded, was clearly an important driver in engaging the local community.



Workshop 1 with SMERT

Date: Tuesday 31 March, 6.30pm

This was our first formal conversation with the St. Michael's Estate Regeneration Team.

We began with a general discussion about the area, the original estate and the previous proposals that have led to the current Development Plan.

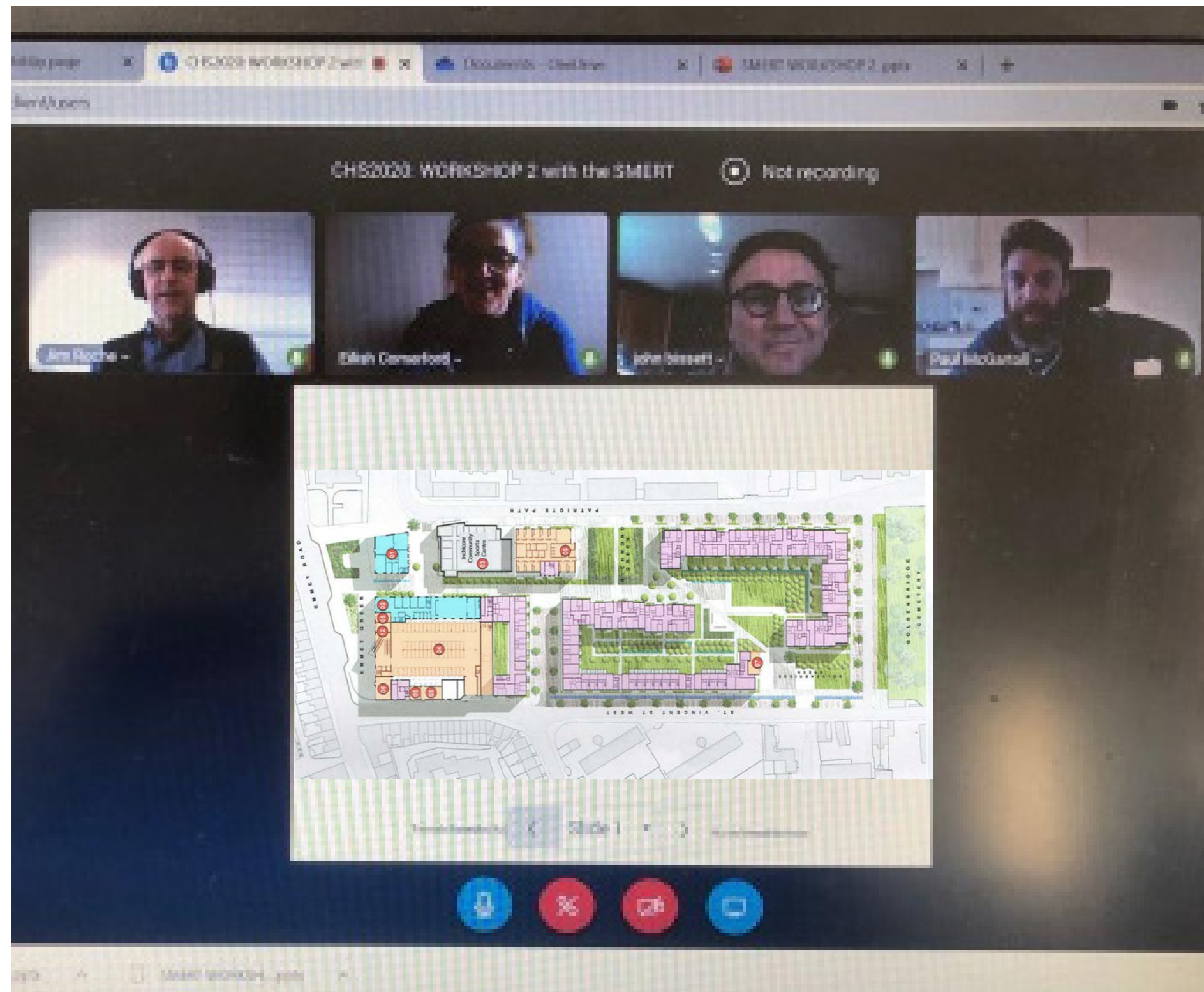
The floor was then opened up to questions posed by the students;

- What do you consider to be the heart of St. Michael's Estate, and how could this be celebrated in a new scheme?
- Would lower rise development be preferable?
- Is the increase in population a concern for locals?
- Are there any particular services or facilities, that the area is lacking, which could be incorporated into the scheme?
- Is the loss of public green space an issue?
- What do you consider to be important in public housing for the community?
- What was the density of the old blocks compared to that of the proposed scheme?
- What were the main problems with St. Michael's Estate and how do you think these could be avoided in the new scheme?
- How do you encourage positive social spaces within such a large scheme?
- Do you think the proposal is sensitive to its surroundings?

It was obvious from the teams' responses that community is of the utmost importance to them. The Regeneration Team would like us to analyse the current development proposal and determine how the scheme might be altered to best suit the area without upsetting the already developed community there.

They had particular ideas about design that we should include in our proposals such as defined thresholds, high quality sustainable materials and construction, comfortable and well proportioned apartments, communal green space and security.

Online workshop video call



SWOT Analysis

The workshop ended with a 'S.W.O.T.' (Strengths, Weaknesses, Opportunities and Threats) analysis to best establish what areas of the scheme work well or what aspects might need attention.

Strengths

- Facilities (library, community centre, supermarket) in prominent location at front
- Good communal spaces
- Good public spaces
- The link to the LUAS Drimnagh Station
- Height is good
- Well overlooked spaces
- Orientation – allows good sunlight to most apartments
- Strong routes developed

Weaknesses

- Too dense
- Put together very quickly, not thought through
- Non-imaginative
- Too high – needs to drop
- No vision of a nice place to live
- Too uniform, lack of diversity in blocks and dwelling types
- Non interactive roof level, not green enough
- Impermeable slabs, lack relationship to streets
- Not sensitive enough to Richmond Barracks
- No relation to existing residential blocks
- Lack of consultation with SMERT and other groups, plan could become too far developed too quickly without addressing concerns

Opportunities

- Possible to make high in centre and low at edge
- Good time to push for this to go ahead given results of GE2020
- Lending rates currently are very low
- Could be a model for how cost rental could work – low rent, good quality, easy to maintain and manage
- Library facility offers all kinds of possibilities for community engagement

Threats

- Very slow pace, waited 16 years already
- DCC planners not listening to SMERT members
- Lack of consultation with SMERT and other groups
- Impact of current COVIT 19 crisis – nothing will happen or revert to former PPP scheme
- Loosing the green space which residents have now all got used to
- Keeping the central space open to public may be difficult as there will be pressure to make it a gated community
- If DCC persist with 470 dwellings the redevelopment could loose support from Inchicore community
- Smaller sizes of homes
- Not enough existing schools to support new enlarged population

Housing Exemplar Studies

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Trafalgar Place, London, England	30

Project: Urban Revitalization of Barrío Arbol (Tree Neighborhood)

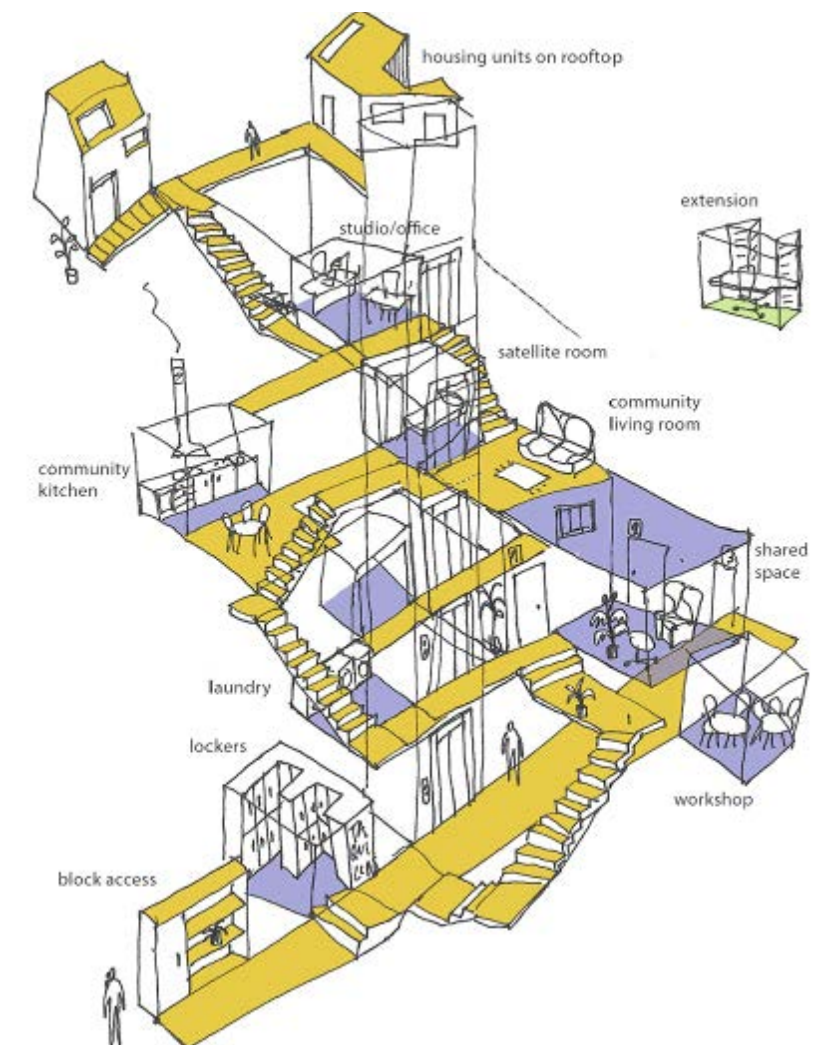
Architects: Improvistos, a young design and consulting company specialising in urbanism and facilitating processes

Where: Orba, Valencia, Spain

Description:

In 2014, Spanish design firm Improvistos, won first prize in the Urban Revitalization of Mass Housing Competition organized by UN-Habitat. The project, named Re Cooperación, is a multi-scalar proposal to revitalise the peripheral urban neighborhood of Orba in Valencia, Spain. The neighborhood is made up of linear blocks of housing built in the 1960's. There is a strong sense of community and a passionate neighborhood association but over the past few years unemployment has risen and the buildings have become obsolete, especially in terms of energy efficiency and variety of use. Orba used to have a thriving wood construction & furniture industry that benefitted the town, but this has since collapsed.

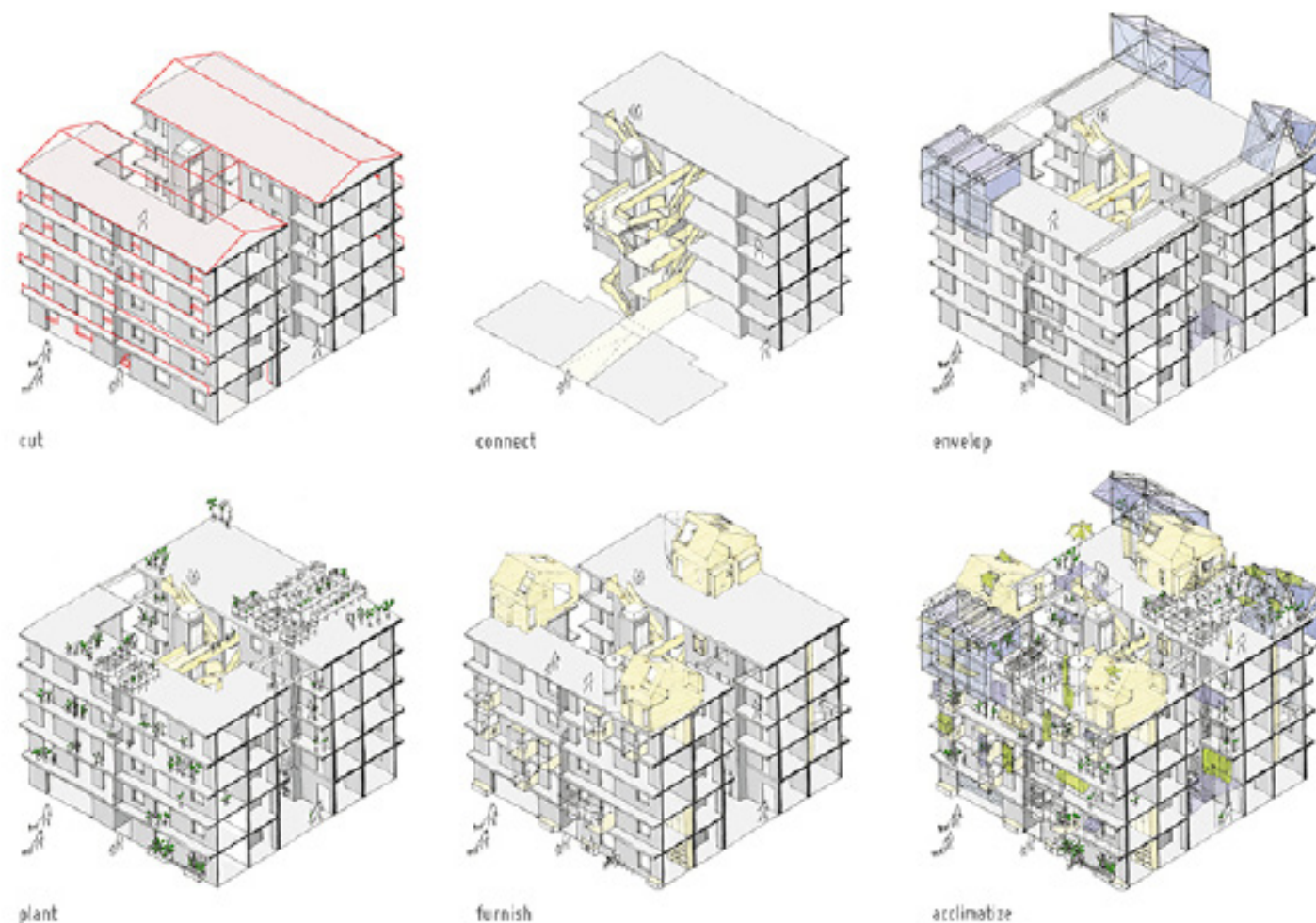
The strategy aims to reconnect Orba back to its forests with ecological corridors. A series of cyclical interventions designed to address the decaying wood industry, obsolete buildings, low activity levels and ageing population are proposed including; renewable energy sources, rain-water harvesting, increased productive activities in unused buildings and new pedestrian networks. An active channel of communication was maintained with the residents throughout the work as Improvistos view their work as an ongoing process between themselves and the communities they work with.



“Architecture should not be a finished product for passive consumers but a process for active users adapted to their needs and wishes.”
-Improvistos

The interventions at community level are based around the skills and knowledge of the existing residents, mainly woodcraft, furniture making, carpentry etc. There are built interventions and social interventions. Built interventions include unlocking and connecting the buildings, making use of their vacant spaces and defining new realms of adaptable public, private and shared space. The built interventions are designed to be made from locally sourced timber and can be carried out by residents previously employed in the woodworking industry. Timber partitions divide up space to make it more flexible day-to-day and over the lifetime of the building. Also, a new timber staircase is designed to connect

spaces. The flexibility seen in the construction strategy also applies to the social interventions. A “tree-structured” system of shared spaces is proposed around the new timber staircase. Resources are pooled and shared in a “community exchange system”. For example, a resident helps out their elderly neighbor once or twice a week, in exchange for use of their extra unused room as an office. By facilitating processes for the community to interact and work together, a live, active architecture is born, rather than a ‘product’ that the residents had no participation in. “It is about connecting all the identified existing resources and making them work together.”



Examples of new spaces created:

Common Spaces: Doorways, Staircases, Terraces
Shared Spaces: Rooftop Gardens, Shared Kitchens, Laundry Room
Community-managed Spaces for private use: Co-working Spaces, Workshops, Guesthouses
Intermediate Spaces: Greenhouses, Balconies, Terraces, Winter Gardens
Public Spaces: Streets, Squares, Bicycle Parking
Private Spaces: Homes



“IT IS VITAL TO TAKE CARE OF THE IDENTITY OF NEIGHBOURHOODS AND COMMUNITIES AND ALLOW THE PERMANENCE OF ITS INHABITANTS AGAINST GENTRIFICATION OR OBSOLESCENCE PROCESSES.”
 -IMPROVISTOS

References:

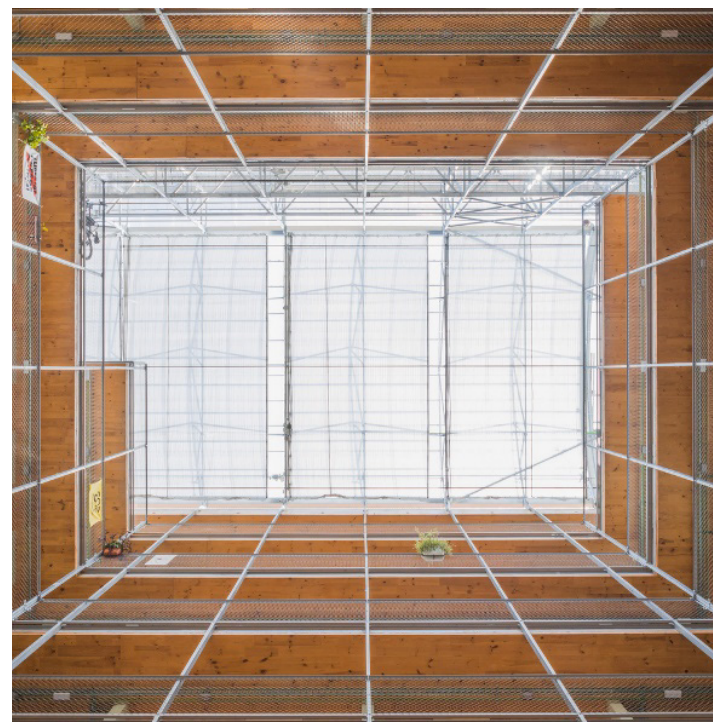
<https://www.improvistos.org/en/post-mass-housing/>
<https://www.improvistos.org/en/project/recooperation/>
<https://www.improvistos.org/en/project/barrioarbol/>

La Borda Cooperative Barcelona

Architects: LACOL

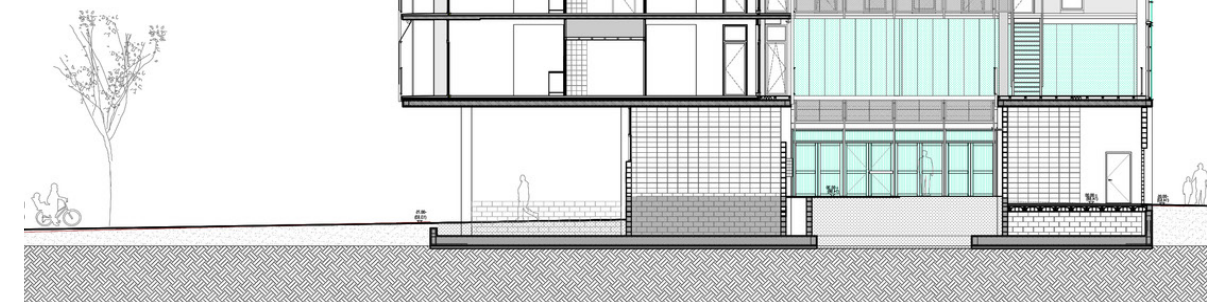
- Self Organised Cooperative started in 2012
- Council owned ex-industrial site
- Cooperative leased the land from council for 75 years
- Tenants receive 'grant of use' for their home and can live there for life.
- Building is owned collectively, so unable to sell or sublet flat- eliminates speculation.
- General assembly to discuss new tenants, costs and maintenance issues

29 apartments, mix of studio, 2 bed and 3 beds
Construction cost €2.7m
Total cost €3.2m



The Building

Cross Laminated Timber Structure
Interior Glazed Courtyard-
Ventillation in summer and
heat gain from sun in winter
Based on tradional Spanish
'Coralla'
Flexible Layout



Shared Community Spaces

Courtyard decks, Meeting room,
Kitchen, exercise rooftop, clothes
drying area, Passive Surveillance.

Flexible Apartment layout

Service Pods
Exposed services

Image References:
World-Habitat.org
laborda.coop
lacol.net



PROJECT: **La Borda**
STUDENT NAME: **Bill Walsh**

COOPERATIVE HOUSING SYSTEMS ELECTIVE 2020
4TH YEAR ARCHITECTURE, DUBLIN SCHOOL OF ARCHITECTURE

VERTICAL VILLAGE, LYON
ARBOR & SENS, DETRY & LEVY



Location: ZAC, Villeurbanne, Lyon, France.
Architect: Arbor & Sens, Detry & Levy
Population: 38 units total
Construction: Custom timber & concrete hybrid structure
Completion: June 2013
Project Duration: 8 years
NET Surface Area: 3,466 m2
Budget: €3,850,00
Philosophy:

Unhappy with the existing options on the market the collective set out to create an innovative housing solution that is inclusive, environmentally friendly, permanently affordable, non-speculative and through which citizens are enabled to plan, build and manage their own homes, while cooperating with the neighbourhood.



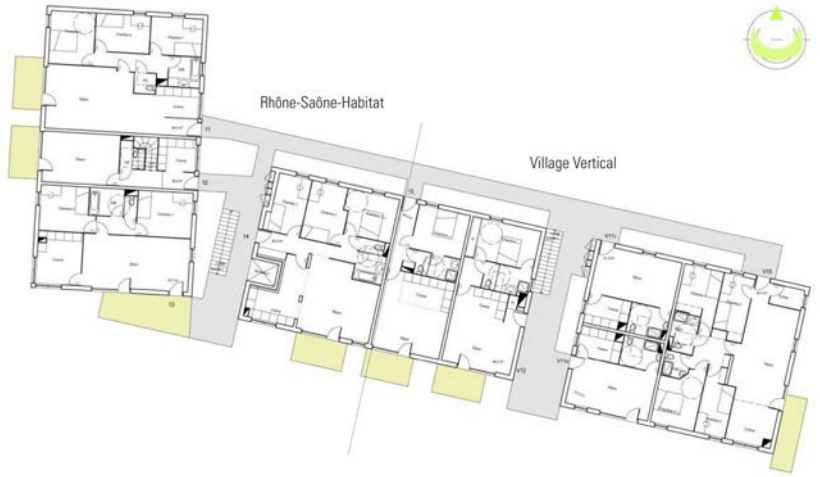
Street Access Perspective, Detry & Levy Architects



Habicoop Group

Initiated by just four families, Village Vertical Villeurbanne became a National pilot project working in conjunction with Habicoop, now the French Federation of Housing Cooperatives. The association partnered with another cooperative HLM Rhone Sane Habitat, which helped acquire funding. Since there were no legal, financial or organisational precedents in France a lot of learning came from international housing cooperatives. Central to their vision is establishing a sense of collective responsibility while protecting individual privacy. Developing a support network for meeting and collectively tackling neighbourhood conflicts in a peaceful way, they instils a pride in the community and produce strength in numbers.

The plot of land selected is in the French equivalent of an SDZ, and the price was set at social housing rates considering the commitment by Habicoop to address affordability issues for those most in need of housing. Included in the development was also four self contained units due to be rented out by AILLOJ association which helps to integrate young people into communities through housing initiatives. The structure was that collectively the cooperative owns the building and the land, with mortgages/loans guaranteed by the City and County level municipalities, as well as second-tier guarantees provided by the Cooperative association. 20% deposit covered up front development costs with help from land subsidies from the state.



Aerial View & Site Plan, Detry & Levy Architects



Common Meeting Room, Arbor & Sens, Detry & Levy



We receive many groups from other housing cooperatives

Xavier, Vertical Village Resident, Big Cities Documentary



Residents Communal Gallery Access, UrbaMonde

Privacy vs. Communality

Each household is a tenant of its home and lives independently, respecting the privacy of each person. Everyone has their own home and they can close the front door. Everyone lives how they wish, and they don't live as a community where everyone shares everything all the time. There is a clear distinction between private and collective life.

Simultaneously, for new residents to join they will meet a number of families and households to help build the cooperative. This is because the cooperative housing society, almost like a company, owns the land and building. So residents are collective owners and individual tenants of their own cooperative.

One feature of the building is large outdoor areas of circulation, which unlike closed concrete corridors give space to circulate. It gives the opportunity to come across your neighbours and to stop for five minutes and discuss with them on the stairs. Promoting social interaction but within the control of the individual tenants.



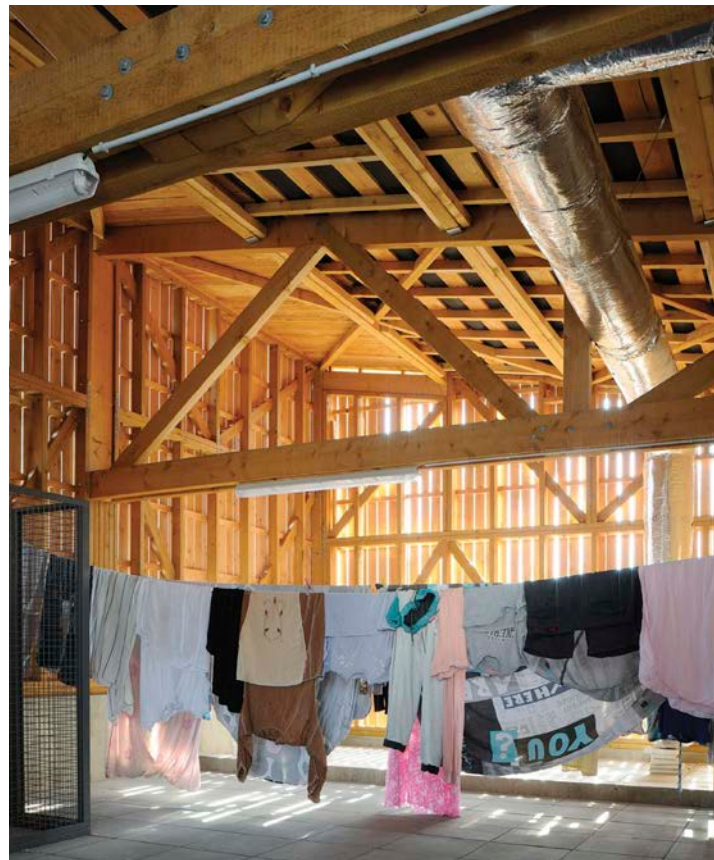
Views from Circulation Space, Detry & Levy Architects

Cooperative Programme

This was the first collective ownership project in France to be designed and managed by people outside of the architecture and urban planning professions. As a result partnership with volunteers and the wider community was crucial in democratically managing the project as a non-profit.

The residents are regularly invited to share their experiences with others interested in the cooperative lifestyle. Habicoop organises on site informational meetings and visits to allow the Vertical Village to share its experience with others and pass on their knowledge. Several hundred people (professionals, elected officials, students, project promoters) have already been welcomed, including the former Minister of Housing, Cecile Duflot.

The common areas include about 15% of the built-up area of the inhabitants' cooperative, with a common room with kitchen, a laundry room, and 4 guest rooms. The residents also collectively share exterior spaces, such as the terraces, shared garden and



Shared Washing Facilities, UrbaMonde

Sustainability

The Vertical Village occupies one third of an ecological building with a total of 37 housing units. The innovative wood-concrete structure received a specific patent. The building was awarded the FIBRA Regional Award for Best Wood Construction.

Designed by the architecture office ARBOR & SENS and DETRY & LEVY, the building includes various sustainable measures, such as a heat recovery ventilation, certified energy insulation rating, and a collective laundry fed by rainwater.

The building has two boilers, a pellet wood boiler and an extra gas boiler supplying all residents. There's a photovoltaic plant covering a third of the roof, generating 36KW power which is connected directly to the mains supply for the building.

References:

Le Village Vertical: Coopérative d'habitants. Retrieved from <https://www.village-vertical.org/>

Detry & Levy Architects. Vertical Village: Jardin de Jules. Retrieved from [detry-levy.eu: http://detry-levy.eu/wp-content/uploads/Village_vertical-jardin_de_jules_a31.pdf](http://detry-levy.eu/wp-content/uploads/Village_vertical-jardin_de_jules_a31.pdf)

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QLM. Big Cities: Vertical Village. Lyon, France. Retrieved from: <https://www.linktv.org/shows/big-cities/vertical-village>

Project: Ely Court, South Kilburn Regeneration

Architect: Alison Brooks Architects

Where: South Kilburn, London

Location: South Kilburn Estate, London

Architect: Alison Brooks Architects

Client: London Borough of Brent, Catalyst Housing

Site Area: 0.638 Ha

No. of Dwellings: 43

Floor Area: 6509m²

Plot Ratio: 1.02

Site Coverage: 32%

Density: 66 Dwellings/Ha

Dwelling Typology: 1-3 bed apartments

Procurement system: Design and Build Contract

Urban form typology: four building types, each of a different scale and organisation tailored to its specific location: Terrace, Flatiron, Link and Mews

Housing System: mixed tenure (50% social, half 50% private - to finance the project)



Before and after South Kilburn Estate, Alison Brook Architects, Ely Court at bottom

South Kilburn Regeneration

South Kilburn Estate, London, was a post war housing development, which had many social issue. The public spaces in the old scheme created an inward looking community and outsiders feared to enter the community. The monolithic housing blocks had destroyed the old street pattern and had lost a sense of place. The regeneration plan aimed to restore a sense of community, a sense of place and create a safe and comfortable public realm within re-established streets.

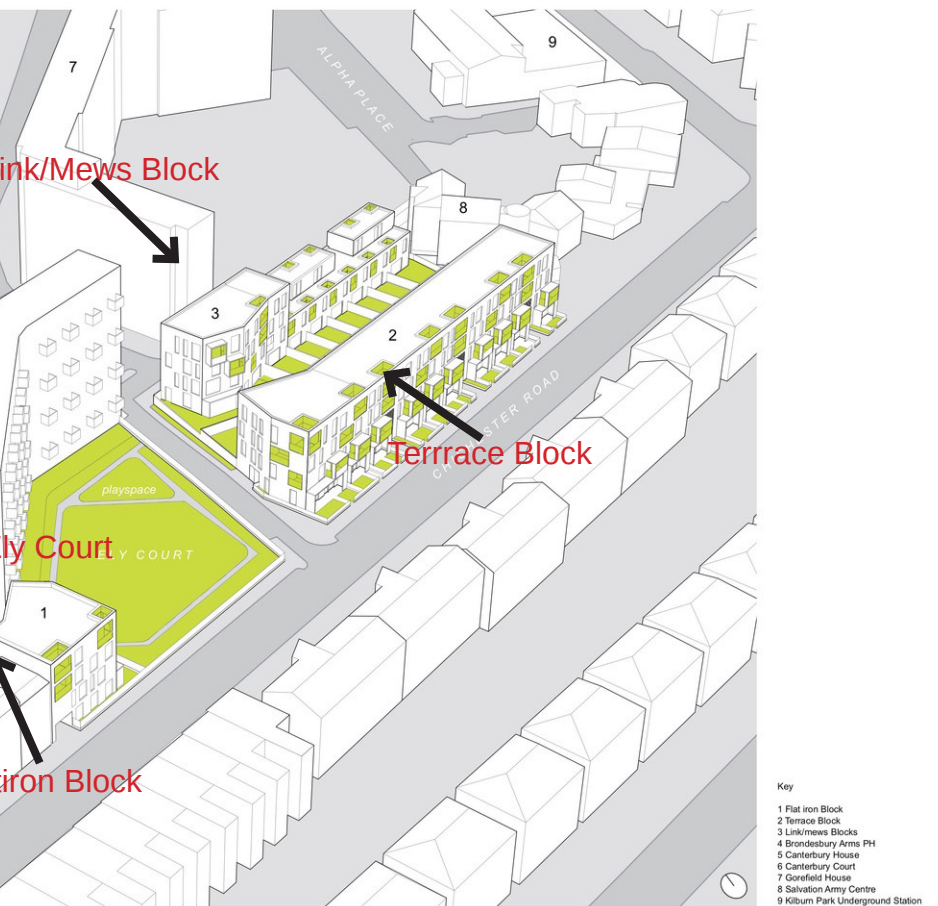
The original South Kilburn Estate consisted of 1,200 houses. The regeneration plan was to double the amount of houses to 2,400 units. 1,200 of these are social housing and 1,200 are for the private market. These 1,200 private houses were necessary to generate funds for the council to build the new social houses.

The entire regeneration programme was divided into a collection of phases. This was important to ensure that there would be no mono-culture, which tends to lead to antisocial behaviour, but also so that the council could learn from their mistakes in each phase. Instead of creating an “estate” the council was trying to create a sustainable community integrated with its surroundings.

Ely Court is one of these phases as part of the overall regeneration plan.



View from Chichester Road, Alison Brooks Architects



Aerial view of Ely Court development, Alison Brooks Architects



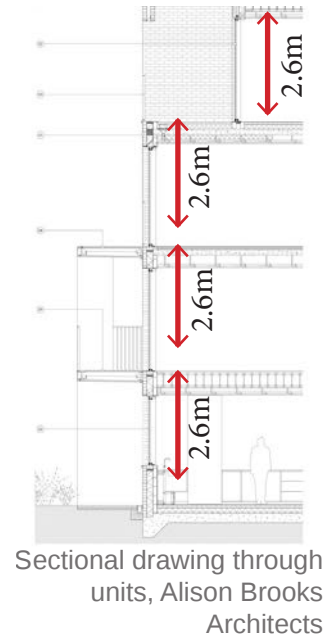
Mews building and connection to context, Alison Brooks Architects

PROJECT: Ely Court, South Kilburn
STUDENT NAME: Juliette Bosschaert

COOPERATIVE HOUSING SYSTEMS ELECTIVE 2020
4TH YEAR ARCHITECTURE, DUBLIN SCHOOL OF ARCHITECTURE

Blind Tenure

Ely Court was designed with the approach of blind tenure. This means that every apartment is designed and built to the same standard, regardless of if the apartment will go to the social housing list, or onto the private market. All apartments go above and beyond the standards outline in London's Housing Guidelines. In Ely Court, the mix of tenure is 50/50. However, the tenure mix in the development themselves are not fully mixed. Social housing tenants are still kept to certain blocks, while private apartments can be found only in another. Despite this, the great achievement in the high quality of all apartments is very evident. Especially in the great floor to ceiling height achieved, and generous floor plans throughout (Mark, 2016).



Re-Establishing Streets

The Old South Kilburn Estate of large free standing tower blocks had destroyed the old Victorian streetscape that existed in its place before it. These tower blocks had created often desolate and unsafe spaces in between them. The regeneration plan aimed to bring back elements of the old Victorian streetscape around. This is very evident and successful in the Ely Court Scheme. Ely Court, was an existing underused public space, by connecting it to the public streets and arranging the new housing around the public space, there is lots of natural passive surveillance present on the site creating a much more successful and safer public space. The new street also makes the site more permeable, creating opportunities for further passive surveillance. They are trying to create safe streets, places where people want to be and as a result, creating a sense of place and belonging for the residents.



Public Open Space

Ely Court was an underused public space in the Old scheme. Pedestrian routes were introduced through the green space, this small step transformed the empty space into a vibrant and lively community park.

"The scheme demonstrates the ability of a Local Authority to lead the process of enlightened city building, by commissioning and delivering housing of the highest calibre to integrate previously segregated communities."

- (Alison Brooks Architects, 2015)



Ely Court, Alison Brooks Architects

Sensitivity to Context in Form and Typology

The development is comprised of 4 types of buildings. These are all chosen and designed as a reaction to their context in terms of scale and organisation. There was an urgency to re-connect the development with its surroundings. This meant creating a sensitive relationship between the Victorian brick buildings and the new brick housing types.

In the link and mews street the terrace carefully steps down in scale to meet with the existing 2 storey houses adjacent to the site. Although this approach to design creates many different instances, details and types in the scheme, which is not the most cost effective approach to the scheme. It is very clear that the effect on the build environment and community is extremely positive.



Relationship between Terrace and Existing Victorian Housing, Alison Brooks Architects

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Mark, L (2016), Alison Brooks' tenure-blind housing in South Kilburn. Available at: <https://www.architectsjournal.co.uk/buildings/alison-brooks-tenure-blind-housing-in-south-kilburn/10010491.article>

Alison Brooks Architect, Cit(e)State, Vimeo. Available at: <https://vimeo.com/208165816>

Location: Winterthur, Switzerland
Architects: ARGE suetil, Soppelsa Architekten, weberbrunner architekten ag
Area: 53000 m²
Year: 2018
Project Type: Mixed Use/ Residential



The architects won a competition held by the local council titled "Housing development with commercial areas in Neuhegi, Winterthur" in November 2013.

According to the tender, around **300 residential units**, ground floor public-oriented **commercial space**, and an **underground car park** with around 200 parking spaces were to be built on two plots.

This phase of the project has **180 different apartments - 80 percent rented, 20 percent owner-occupied** - and a mix of typologies lends the former industrial site in Winterthur a new residential character. "sue&till" is currently the **largest timber construction in Central Europe**.

The meandering perimeter block figure creates an **urban pocket park** and defines an **inner courtyard** divided into three areas.

The basement, ground floor and staircases are constructed in cast-in-place concrete. The remaining floors and exterior walls are **built in wood**.

The facades use **storey-high windows** of varying widths to subtly animate the building. By slanting the window reveals to the outside, the rooms behind are especially well lit. The floor-to-ceiling proportions resemble French balconies and allow the residents to step directly up to the facade.

Through the **pronounced terracing** of the two upper pent-house floors, the building is classically divided into three sections: the extra-high ground floor as plinth, two to three full storeys of apartments with loggias, and the shifting terrace apartments on the third and fourth floors. As a result, the building volume is particularly structured and the facades are brought to life.

The loggias were reinterpreted; by adding windows, the loggia becomes an **extension of the living area with year-round usability**. An intermediate climate is subsequently created within the insulated perimeter allowing the loggia to be used as an **exterior space in summer and as a sunroom in winter**.

Sustainability was a huge driving factor in the design of this development. The goals of the local authority are to **reduce energy consumption** and replace fossil fuels with renewable ones. By increasing efficiency and new technologies, the long-term output at primary energy level is to be reduced from today's 6000 to **2000 watts per person and year**.

In the future, only 500 watts will come from fossil fuels. In this way, the CO₂ emissions per person and year can be reduced to one ton, which experts still consider to be climate-friendly. These specifications take into account in particular the gray energy in building construction, the operating energy and the mobility caused by the location of the building.



MODEL SHOWS THE FIRST FLOOR INTERNAL LAYOUTS



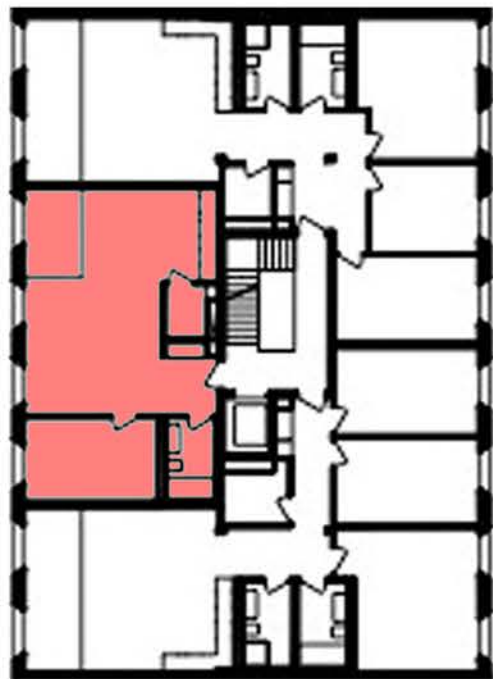
INTERNAL COURTYARD GARDEN



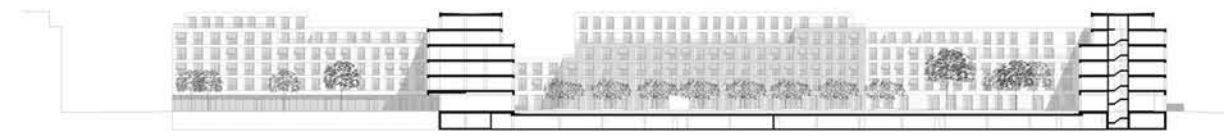
OPEN-PLAN LIVING WITH HIGH-QUALITY MATERIALS



LOGGIA CAN BE USED YEAR-ROUND



VIEW OF COURTYARD



SECTION THROUGH SUE&TIL SHOWING UNDERGROUND PARKING AND STEPPED UPPER FLOORS

INDIVIDUAL UNIT COMPARISON

On the left is a 1-bedroom apartment in SUE&TIL. The total floor area is 93sqm, inclusive of the internal loggia.

The right shows a typical 1 bed apartment in the St. Michael's Estate proposal. This unit is approximately* 47sqm, not including the private balcony, with the minimum standard in Ireland being 45sqm.

*it's difficult to determine the exact area given the scale and quality of the drawings.

Similarities to St. Michael's Estate scheme:

"sue&til" caters to a mix a mix between commercial, residential and community facilities.

Set one block back from a tram line, the surrounding area is a similar mix of low to medium density residential buildings.

Height varies from four to six storeys.

Pros:

There is a defined route through the site.

Sustainable construction.

Generously proportioned dwellings with floor to ceiling windows and high quality, low maintenance materials.

Active public ground floor units provide a sense of security.

Sensitive to surroundings with varied levels and recessed facades.

Cons:

"sue&til" has wider blocks with smaller central courtyards and less open space.

The central open spaces are more for use by residents and are less inviting to the wider public.

For more information visit: <https://www.archdaily.com/929677/-sue-and-til-nil-new-city-of-wood-housing-arge-suetil-plus-weberbrunner-architekten-ag-plus-soppelsa-architekten>

sue-and-til-nil-new-city-of-wood-housing-arge-suetil-plus-weberbrunner-architekten-ag-plus-soppelsa-architekten



SUE&TIL SITE PLAN COMPARED TO ST.MICHAEL'S PROPOSAL

PROJECT: **Sue & Til City of Wood Housing**

STUDENT NAME: **Charlotte O' Donnell**

COOPERATIVE HOUSING SYSTEMS ELECTIVE 2020

4TH YEAR ARCHITECTURE, DUBLIN SCHOOL OF ARCHITECTURE

Lilac Co-operative Housing, Leeds, UK

The Lilac is a Co-Housing community of 20 plus eco-friendly built household in the West Leed area. The homes and the land is managed by the residents through a mutual home ownership society which is a pioneering financial model which ensures perminant affordability for the residents.

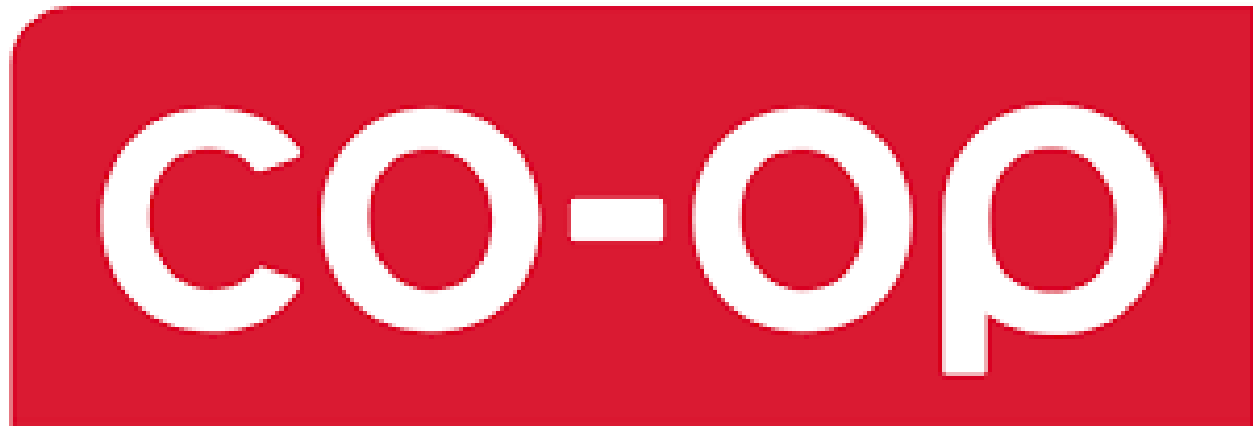
The site itself was the site of an old school which the residents managed to get their hands on to set up their co-op. the project was initially put in place in 2006 when the group came togeather. 3 years later they managed to form the Lilac Mutual Home Ownership Scoiety ltd and registered as a cooperative society. In 2012 they procured a builder and an architect to beign their building journey using the eco-firendly and extremely low carbon construction system of BaleHaus, a strawbale insulated timber frame construction. the build was completed in may of 2013 and residents moved in and continued to form the landscape surrounding the buildings.

The complex is comprised of 1 and 2 bed apartments as well as larger 3 bed houses for families along with a community centre which has washing facilities and a kitchen so that the residents can communal dinners twice a week. This is a way for them to make sure all the other residents are okay and getting on well and hassel free in the community.

The system of BaleHaus construction is simple and effective. Timber frame panels are prefabricated, with a strong timber frame and a straw bale insulation that is compact and treated for fire safety. The panels are lined with their membranes to keep out the moisture and are slotted together awaiting their windows and intenal finishes. Due to this the build time was quite quick, with the build time being just over a year start to finish.



Birds eye view



The in which the scheme was procured was by the group first becoming a limited Mutual Home Ownership Society, and registering as a Cooperative to be able to accuire a mortgage and be able to pay for the works as a communal company. Because of this it makes the groupa membership co-op, meaning that all members own an equity shareof the property.

The repayments on the property for the residents is roughly 35 percent of their monthly income. The 35 percent goes directly into the community fund which is then used for the mortgage repayments meaning that there is no individual mortgage payments to be made.

as it is an equity based ownership, you buy in with equity and then if you decide to leave, you leave with your equity ammount. Therefore you cant speculate on the property market as the equity is based on your income rather than the local proptery exchange prices. Manitenance is built into the cost, as if the roof needs to be changed due to its lifespan being 50 years and your tenure there was 10 years then you must be deducted one fifth of the eventual cost of repair for your equity percentage.



Above: Front entrance
Left: Entrance
Below: Surrounding barrier

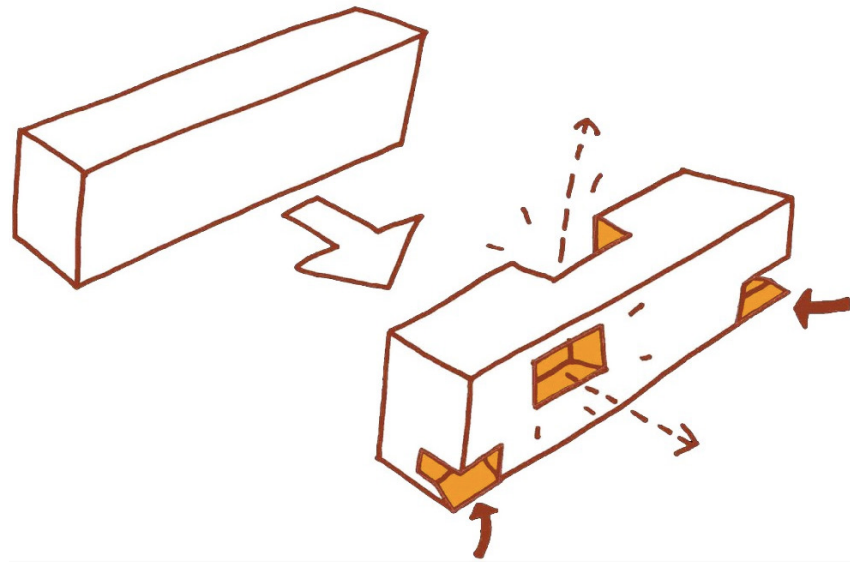


References:

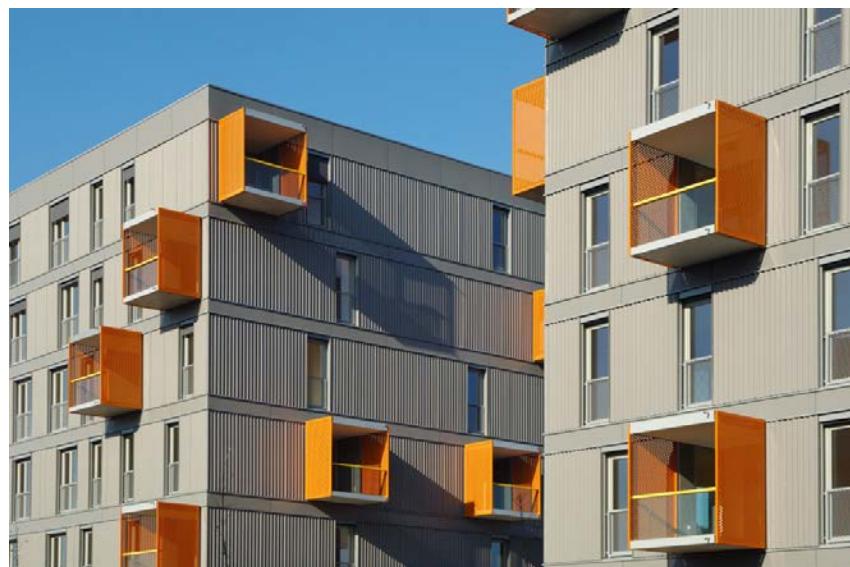
Lilac Leeds: <https://www.lilac.coop/>
<https://www.theguardian.com/lifeandstyle/2014/apr/18/top-10-eco-homes-lilac>
<https://www.homebuilding.co.uk/lilac-leeds/>
<https://www.world-habitat.org/world-habitat-awards/winners-and-finalists/lilac-low-impact-living-affordable-community/>

This is the Poljane Social Housing located in rural town Maribor, Slovenia. This project was finished in 2007 with 130 apartments. Despite being surrounded by open spaces, the local council had very strict site planning, which pushed the architects to design to the limits of the site. This meant that it had to go away without outdoor community spaces and gardens, which we often see with housing projects. However, instead of the traditional outdoor spaces, they had integrated these “outdoor” spaces within the residential blocks, which I think is something that can be considered for the regeneration of St Michael's. Integrating communal spaces within the blocks, allows for spacial benefits.

The balconies are positioned in a playful rhythm to try and create a dynamic facade. As mentioned, there are “blocks of spaces” carved out of these large units, to compensate for the lack of external spaces.



A simple diagram showing the concept of the housing project



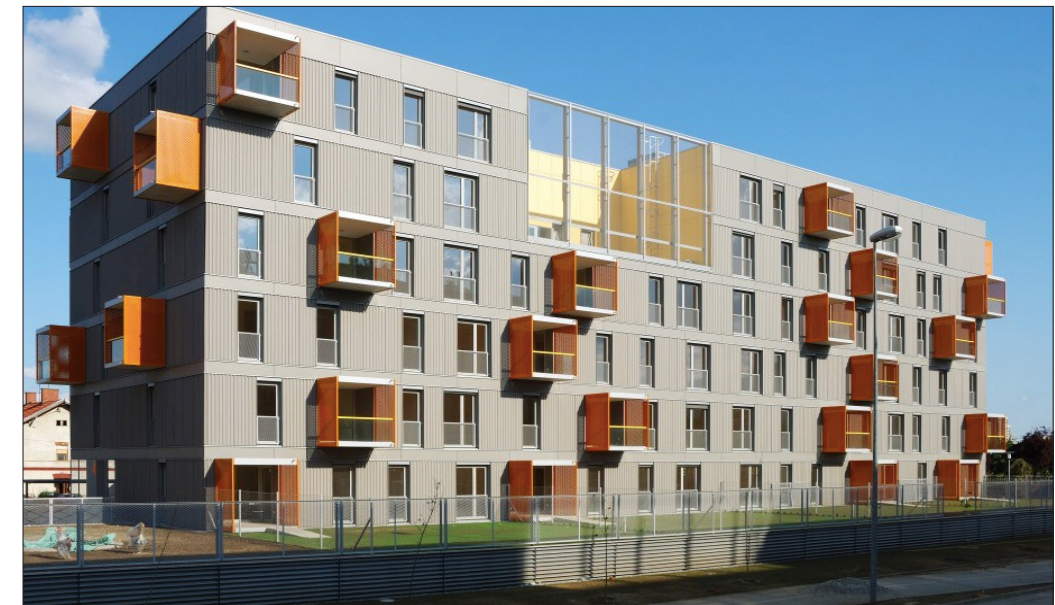
The vibrant colors of the balconies contrast to the rest of the building's facade.



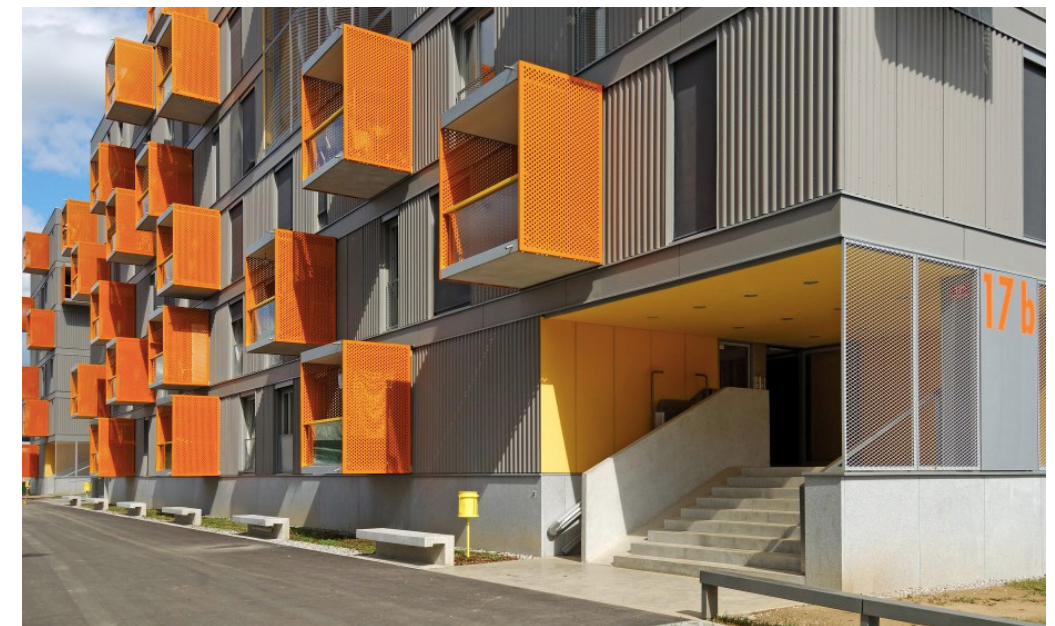
One facade of the project.



A view from the inside of the “carved out” spaces. This is the hall.



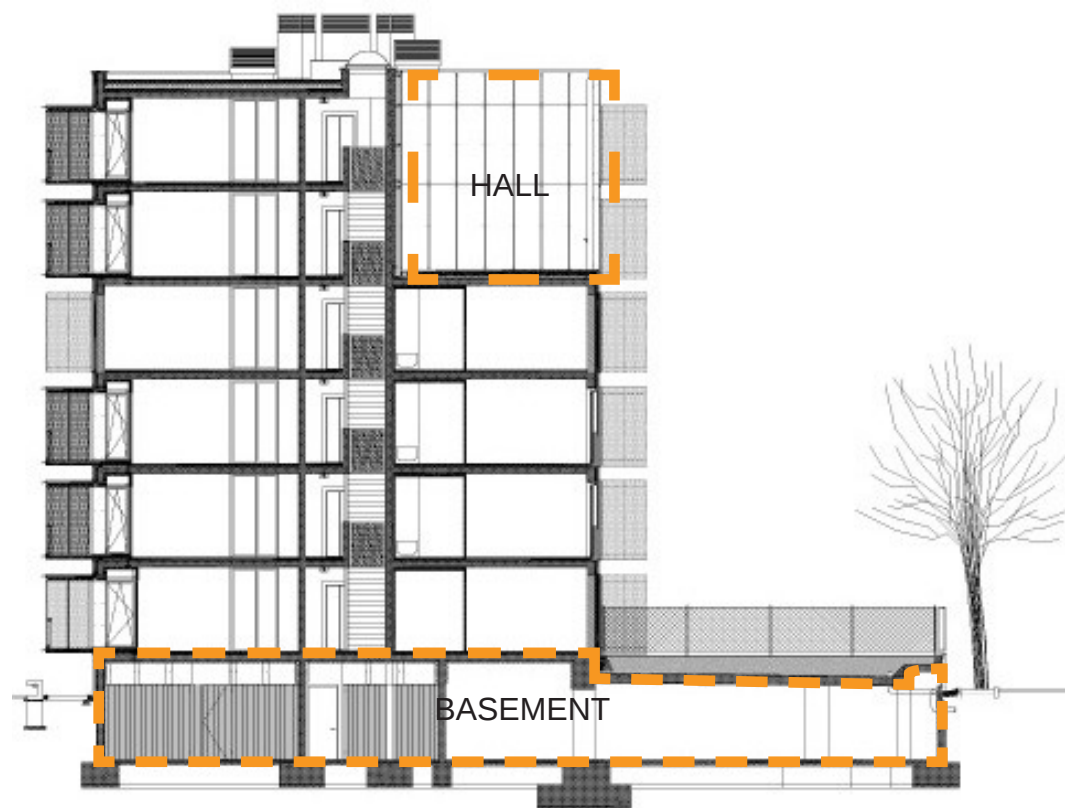
The entire block showing the various balcony locations and the



The entrance at ground level, and the surrounding balconies.



The relationship between the 2 blocks. Also showing the housing project in context.



Section showing the basement and the hall.



Showing the location of each “carved out” hall on each elevation.

What can we learn from this project?

Pros:

- We can integrate communal and social spaces within the blocks. This could be a means of passive surveillance as these spaces would be continuously used, or it can encourage community initiatives as they would have to care for these spaces.
- Breaking the facade in ways like these can reduce the look of “mass” and “density” from the outside.

Cons:

- As this is an older project, there is little knowledge on the sustainability aspects of this building.
- The context of this site is different to that of St. Michael’s Estate.



A fifth floor floor plan showing again the hall in relation to the surrounding

Information can be found in: archello.com/project/social-housing-poljane-maribor
archdaily.com/90095/social-housing-poljane-bevk-perovic-arhitekti

Project: King's Crescent Phase 1 & 2

Architect: Karakusevic Carson Architects, Henly Halebrown Architects and Muf architecture/art

Where: Hackney, London

Completed in 2017, the first two phases of King's Crescent Estate Masterplan in the Borough of Hackney signals the regeneration of the area by mixing rejuvenated existing social housing with new buildings along with significant upgrades in the public realm all while engaging in a consistent dialogue with existing residents. The first two phases created 269 new homes and refurbished a further 101 existing. The systems of tenure breaks down into 41% social, 10% intermediate and the remaining 49% as market sale.



Rubble left behind in Centre of Estate



View of New Courtyard Space



Street View



Sketch of Section through Family Unit



View from Clissold Park

Model and Tenure System

The project is a tenant-blind scheme, meaning all housing units regardless of tenure, are designed above the required standard. Hackney Council were able to borrow a large sum to build and renovate without the need to partner with a private developer, a law passed by Gordon Brown's Labour Government in 2007. As East London was becoming more and more gentrified, the land value increased significantly, thus allowing the councils to borrow more money for improvements.

Previous Site

Similar to St. Michael's Estate, a large number of buildings in the centre of the site were demolished in 2000, leaving a closed off mound of rubble behind, disillusioning a lot of residents in the surrounding Hackney area. The council then sought to engage with residents with a view to providing high quality mixed tenure housing. Local resident steering group met the council and architect on a consistent basis throughout the design process. There was also a number of more public events to gauge the opinion of the greater Hackney community. The existing estate was considered quite inward looking, and the Architects believed it would be important to open it up to the wider area of East London, as well as providing more public spaces for the residents.

Design and Urban Scheme

The new buildings vary in height from 5 to 12 storeys, each of which enclose respective courtyard / public spaces for residents. The elevations and detailing respond to the context of the surrounding Victorian terraced and semi-detached housing. The material choice of hardwood timber, brickwork and pre-cast sills create a soft, subdued interior with high ceilings and recessed balconies. Routes were established, in particular the extended east-west 'playstreet' (see Plan Image) connecting the estate to Clissold Park and the Greater East London area. The new routes and facades also provide more views of the park and improve the ability for passive surveillance of the area.

Conclusion

In relation to St. Michael's Estate, whilst the final design of King's Crescent is taller at points than preferred, other aspects such as the site's context and number of units show similarities. Where it contrasts is the interaction with existing residents throughout the design process, as well as financing system that did not require a developer, meaning less increase on sale or rent, as the price is set by the local authority. The project shows the quality of mixed housing that can be achieved when establishing a dialogue to existing residents, listening to their concerns and keeping communication throughout the project to completion.



Interior of unit



Plan of Phase 1 & 2, with new public space indicated

References

RIBA Awards 2018: <https://www.architecture.com/awards-and-competitions-landing-page/awards/riba-regional-awards/riba-london-award-winners/2018/kings-crescent-estate-phases-1-and-2>
KCA Website: <http://karakusevic-carson.com/work/kings-crescent-phases-1-2>
Architecture Foundation: <https://www.architecturefoundation.org.uk/tours/building-tour-kings-crescent-with-karakusevic-carson-architects>
NY Times: <https://www.nytimes.com/2019/03/01/arts/design/hackney-london-public-housing.html>
Guardian: <https://www.theguardian.com/artanddesign/2018/sep/23/council-housing-hackney-colville-estate-kings-crescent-stoke-newington-london>

Location: Zurich

Architects: Multiple, including Duplex Architekten, Pool Architekten

Year of Completion: 2015

Accommodation: 370 Units catered to 1300 people.

Area: 40,200m²

Type of Construction: Solid, monolithic external walls of insulation, concrete as facade.

Residents: Building Cooperative

Housing Area: 3,870m²

Overview:

Mehrs Als Wohnen also known as 'More Than Dwelling', is Zurich's largest co-operative housing scheme yet. The client was a combination of over 50 cooperative associations which was formed in 2007. The intention for the project was not to roll out repetitive units, but to create an intricate, mixed-use urban quarter for 1300 people. The site sits in-between modern office towers, post-war residential buildings and a waste incineration plant.

"The conceptual re-organisation of urban development and architecture results in an urban heterogeneity on the periphery. The unconventional cooperative forms of living and working embody social and ecological sustainability for future generations and are a prototype for future projects."
- Sandra Hofmeister



Location map with ground floor plan

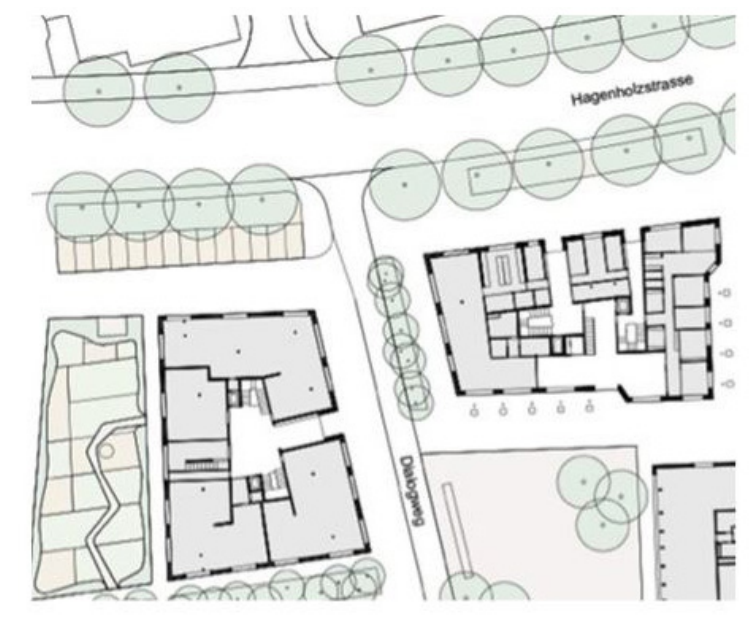


Aerial view of model showing density of blocks



1.

A cluster of four blocks define a small courtyard, colonnades used in transitional spaces.



2.

The new site responds to an existing street, private green space provided alongside public open space.

Dense & Defined Spaces:

The scheme celebrates variety instead of repetitive blocks setting up unique communal and private spaces. The arrangement of programme is lively, responding to its context and the solutions of other architect's blocks. Small private spheres of life are grouped around spacious common areas.

Clusters of Unique Spaces:

The relevance of this project to St. Michaels Estate is its arrangement in plan. It manages to break up a large site into clusters of more defined spaces. The variation in block types creates a sense of novelty. This approach affords a sense of ownership to inhabitants who live within their own unique set of spaces.

For a large site catering to a widely varying demographic, each pocket of space should be considered instead of rolling out repetitive units.

References:

1. Hofmeister. S, (2018), *Affordable Housing: Cost Effective Models For The Future*, Detail Magazine
2. Archello, (2017), <https://archello.com/project/mehr-als-wohnen-houses-d-e-h>
3. More Than Living: <https://www.mehralswohnen.ch/>
4. Danish Architecture Centre, <https://dac.dk/en/knowledgebase/architecture/mehr-als-wohnen/>

Approach For Interiors:

The brief stated courtyards and setbacks were to be kept to a minimum. The blocks are deep which means light must be brought down into central spaces. Each designer was confronted with the task of utilising the depth of in some cases up to 32 metre blocks. In many cases, top-lit staircases were constructed, creating a new type of semi-private space.



Interior plan showing variety in arrangement



Block Exterior & Public Space



Interiors of a dense block used as a communal space

Name: Trafalgar Place
Architect: dRMM
Landscape Architect: Grant Assoc. & Randle Siddley Assoc.
Location: Elephant and Castle, London
No. of Dwellings Built: 235 units v
Clients: Lendlease
Density: 235dph
Overall Site Dimensions: 1ha
Internal Area: 16,660.6m²
Project Completion: 2015
Local Authority: London borough of Southwark

This project started as a regeneration project after the demolition of the Heygate Estate (2011 – 2014) which resides “1,200 units of public housing, 2,500 units private owned, masses of shops, offices and car spaces” (Guy Mannes-Abbott, 2016).

The design proposal for Trafalgar Place consist of three main buildings which varies heights from four storey to ten storey max. A ten-storey building located in the west side of Rodney Road, a double – loaded linear building facing Rodney Road and the triangular courtyard building which wraps around the car parking space beneath the landscaped plinth. The key aspect of the project was its public space, showing a clear boundary between spaces from public to private spaces.

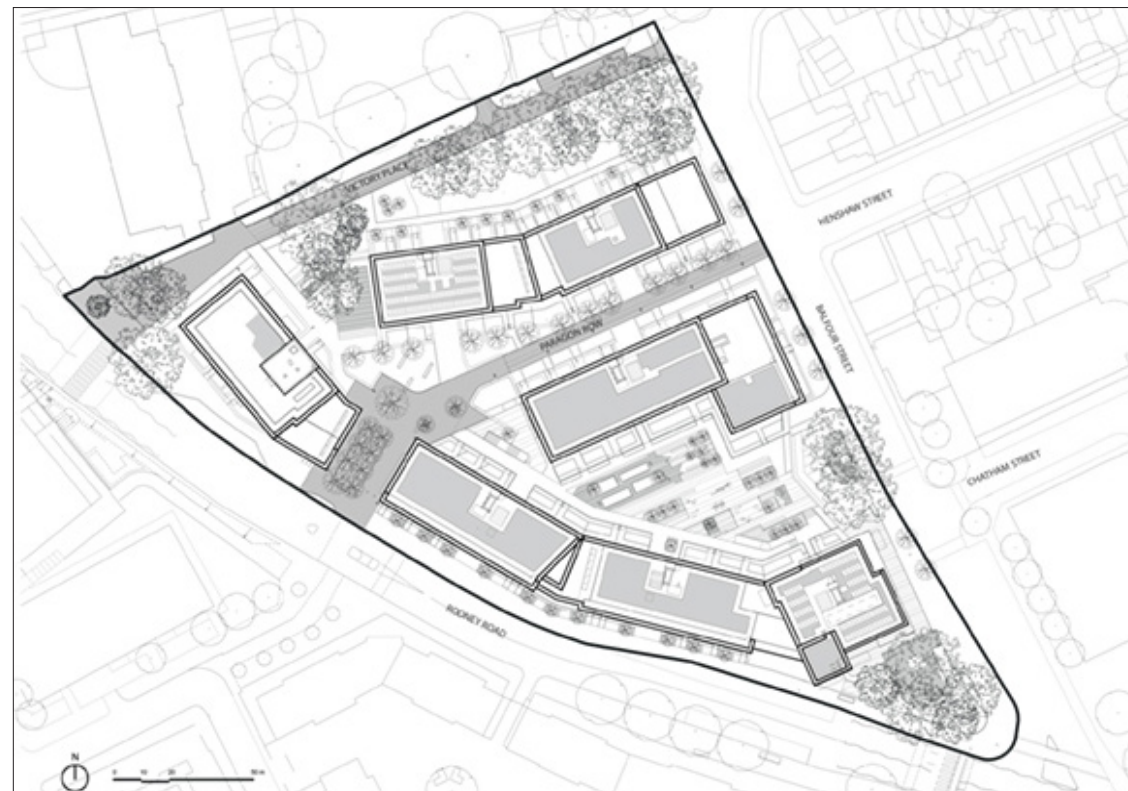
The client for this regeneration development were the Lendlease known to be the multinational development group that specialise in international property and infrastructure. In terms the overall cost it was undisclosed to the public. The total number of dwellings on site consist of 235 high quality homes, including a dynamic landscaping on site. There was also a clear idea of reconnection to the surrounding residential neighbourhood from 19th century shown in the site plan.

The system tenure for this development includes 75% privately owned and 25% affordable which is a quarter of the whole development and there is also a mixed used found in the site which covers 179m² of commercial use. The procurement system for this development includes private purchase of homes (ranges from £465,000) and rental (ranges from £450 per week = 3 bed). The tenure term was set for 250 years after the completion of the development and it was also mentioned that the rent doubles every 25 years of the term until the 125th year of the term. (Garton Jones, 2020)

Dwelling typology found in the development consist of dwelling mix of 9x studio, 85x 1-bed, 116x 2-bed, 23x 3-bed, 2x 4-bed (Levitt and McCafferty, 2018) in that mixture there are duplexes, apartments, studio, terraced houses and a shared central garden where resident living in the space can grow their own fruit and vegetables. Found in the ground floor area is the dual aspect duplexes family houses with a private rear garden and own door street access from the building wrapped around the podium. Other facilities found in development are car parking spaces which can be purchased and 290 cycle parking spaces for every home.



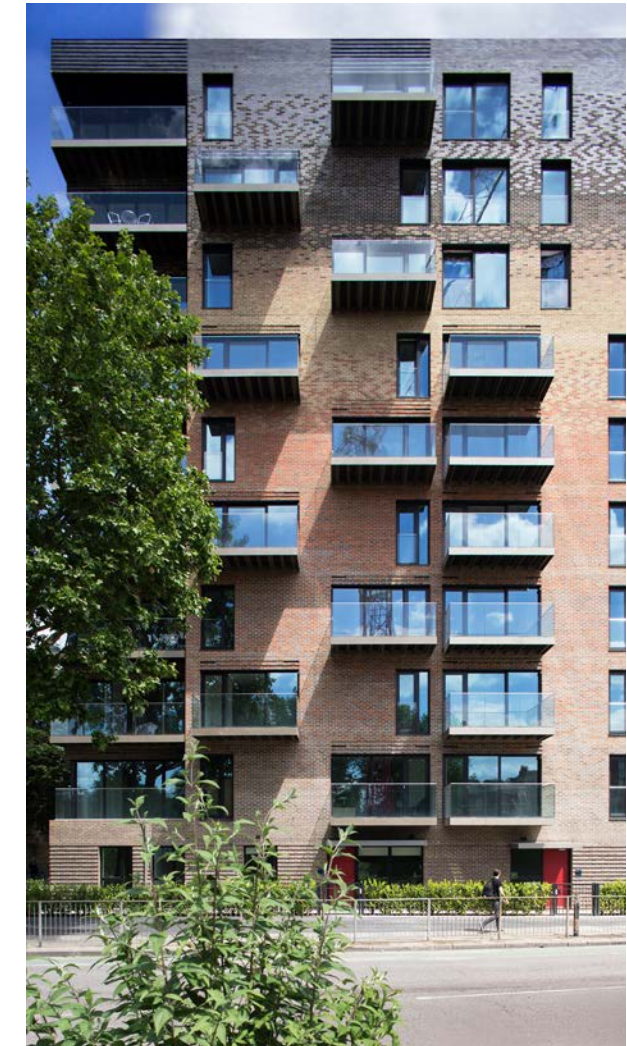
Trafalgar Place, Elephant & Castle, London



Site Layout Plan



Before the demolition of the Heygate Estate



Different brick types in the facade

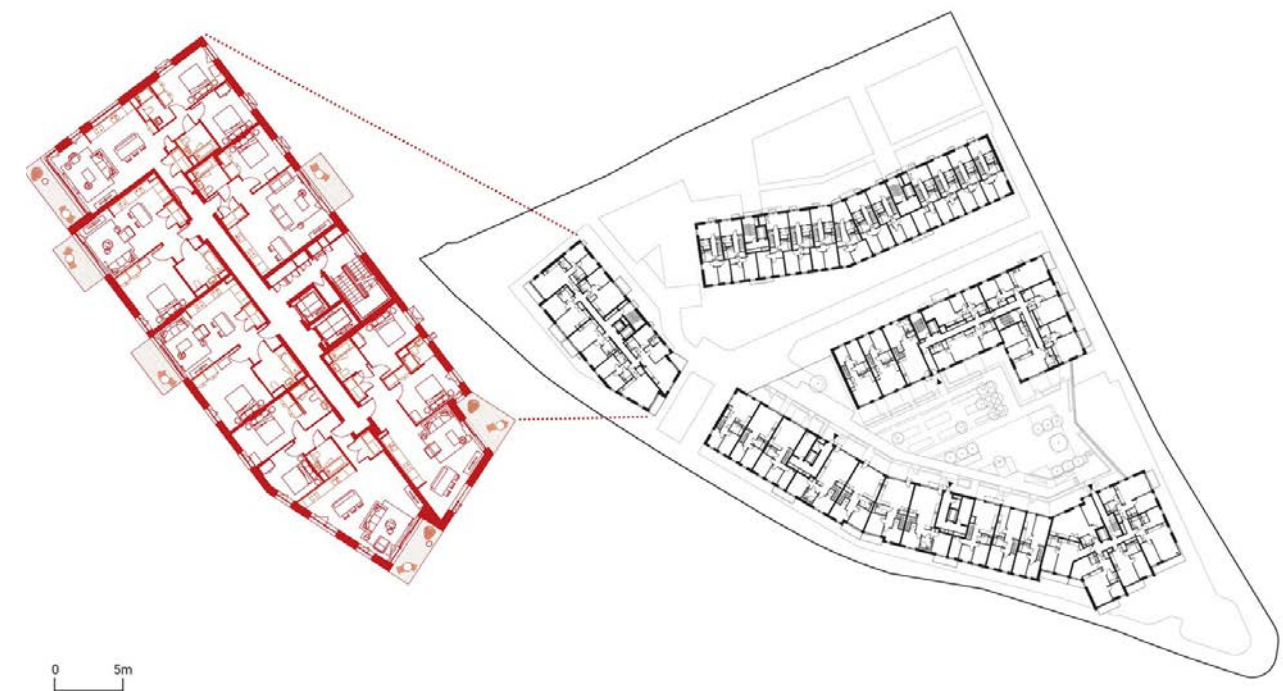
Primary material used in the façade were bricks, glass and copper. There are eight types of bricks used in the design. A ribbed brick design was used around the building blocks. All homes have either a garden, balcony or roof space. (dRMM, 2015)

I thought this project was interesting in a way that the use of CLT (cross-laminated timber) construction in the four – five storey blocks facing the Rodney Road on top of two storey concrete plinth only took six weeks to build which was only half of the time, compare to the two concrete buildings on site. The timber used for constructing the CLT was spruce timber. They were also working with (Eurban, 2020) who specializes in CLT Construction with the construction of the block. The use of CLT material in the construction of the blocks made the process speed faster and many other advantages that come with it.

This development project could relate to St. Michaels Estate on the basis of using diverse heights in the building block locations which was identified as one of the issues raised during the SMERT workshop, the central garden space found in the Trafalgar place project was one of key selling point of the development to which it allows only the residents of the place to have their own communal space without leaving the premises, the development also showed the high-quality homes that it can offer to people.



CLT Construction system in the block facing Rodney Road



First floor plan layout and detail block plan



Raised triangular central courtyard



Long Section

References:

<http://drmm.co.uk/projects/view.php?p=trafalgar-place#extended>

<http://www.eurban.co.uk/>

<https://www.gartonjones.com/developments/trafalgar-place/>

<https://www.architectural-review.com/10012433.article?search=https%3A%2F%2Fwww.architectural-review.com%2Fsearcharticles%3Fq-search%3D1%26keywords%3DOutrage%3A+Trafalgar+Place+exemplifies+a+dash+to+socially+cleanse+valuable+land+in+London>

Levitt, D. and McCafferty, J. (2018) The Housing Design Handbook: A Guide to Good Practice. 2nd Editio. Routledge.

Image References:

Alyn Griffiths (2016) DRMM's Trafalgar Place housing features multi-hued brickwork, dezeen. Available at: <https://www.dezeen.com/2016/08/18/drmm-architects-trafalgar-place-heygate-estate-regeneration-south-london-housing-brick/> (Accessed: 27 April 2020).

Steven Wallis (2016) Stirling Prize: 'We took an aspirational approach to providing high-quality housing', Architect's Journal . Available at: <https://www.architectsjournal.co.uk/buildings/stirling-prize-we-took-an-aspirational-approach-to-providing-high-quality-housing/10012480.article> (Accessed: 27 April 2020).

S.M.E.R.T Topic Studies

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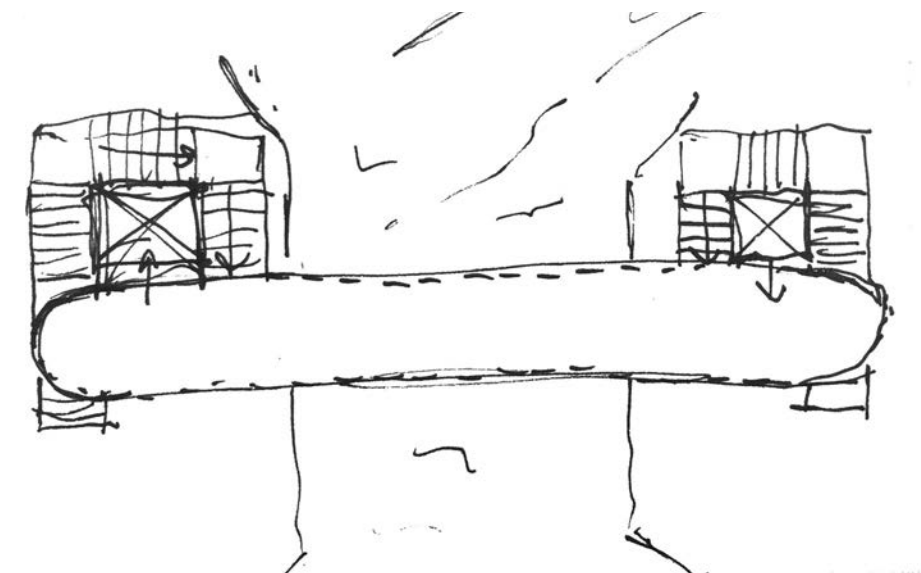
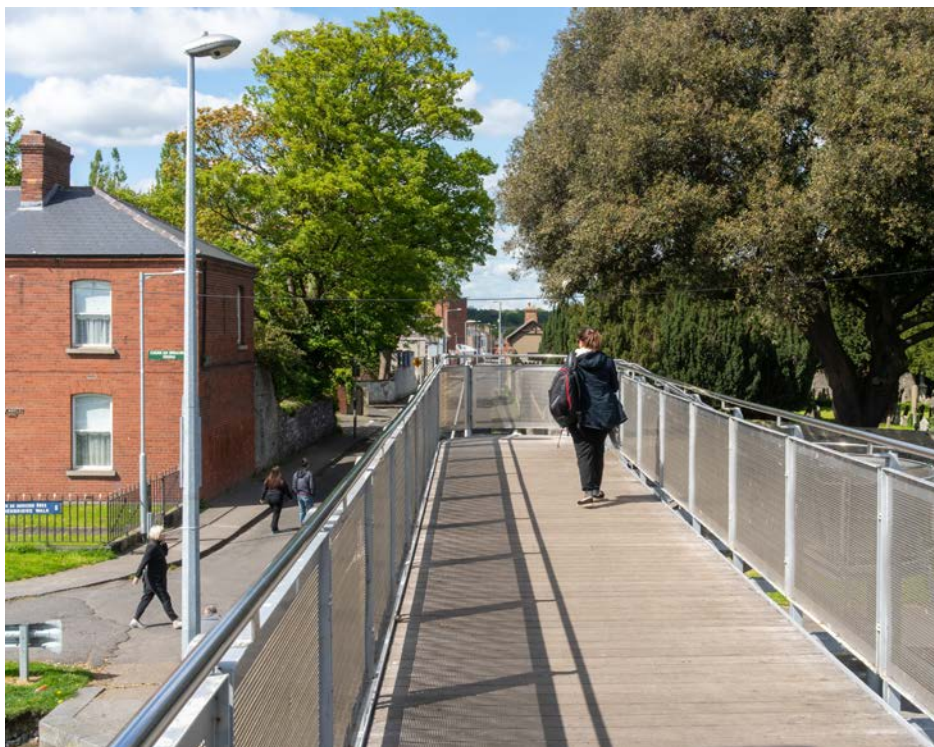
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Accessibility of public transport

When I first began to think about universal design and accessibility in the St Michael's Estate Housing Scheme, the first thing that struck me was the limited access to the LUAS line, across the canal. One can only access it by crossing a pedestrian footbridge, meaning those with limited mobility, or even those with buggies/bikes will have trouble getting across. For wheelchair users it is impossible. The Development Framework plan advocates for high density and minimal car parking due to the sites proximity to the city centre and good public transport links. This is null and void if a large amount of people cannot access the LUAS. I did a quick sketch design, based on the existing

footbridge, to give an idea of what this new bridge could look like. The stairs could wrap around a glass elevator, and the structure could be primarily of timber. Another version of the bridge, suggested to me in the workshop by John Bisset, could be a long sweeping ramp that brings people up from the street and back down in a looping system of ramps. This would eliminate the need for stairs and lifts.

Whatever form the bridge may take, it is important to include accessible means of crossing the canal, as well as providing accessible routes (well lit, adequate footpath widths, appropriate seating etc) to the bus stops to the north of the site.



Flexible Apartment Design

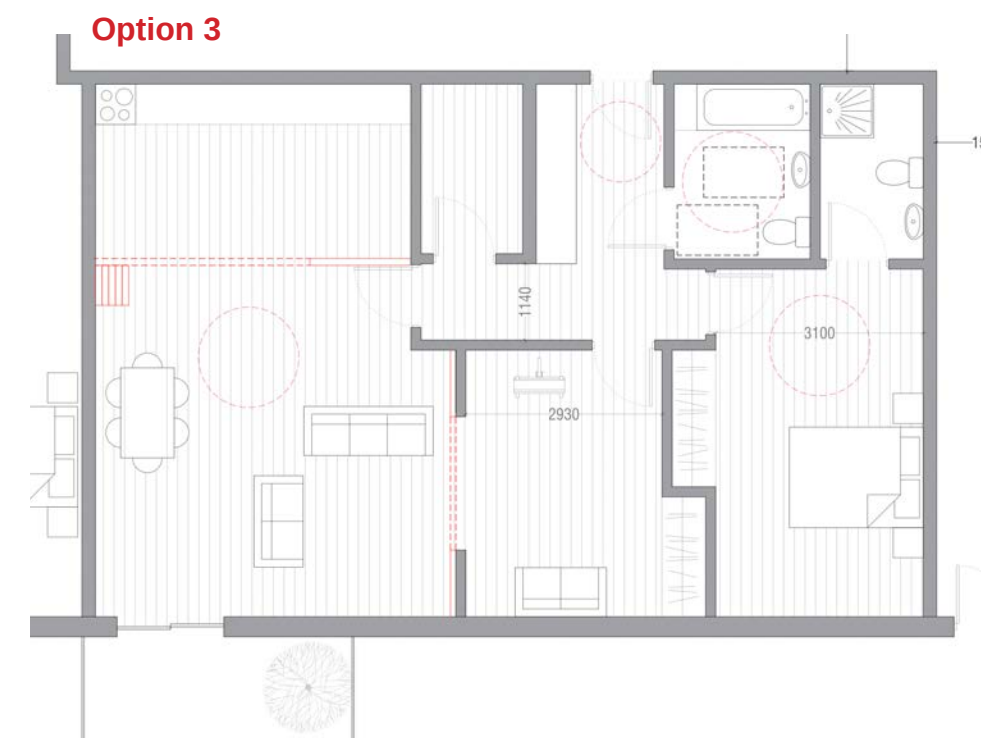
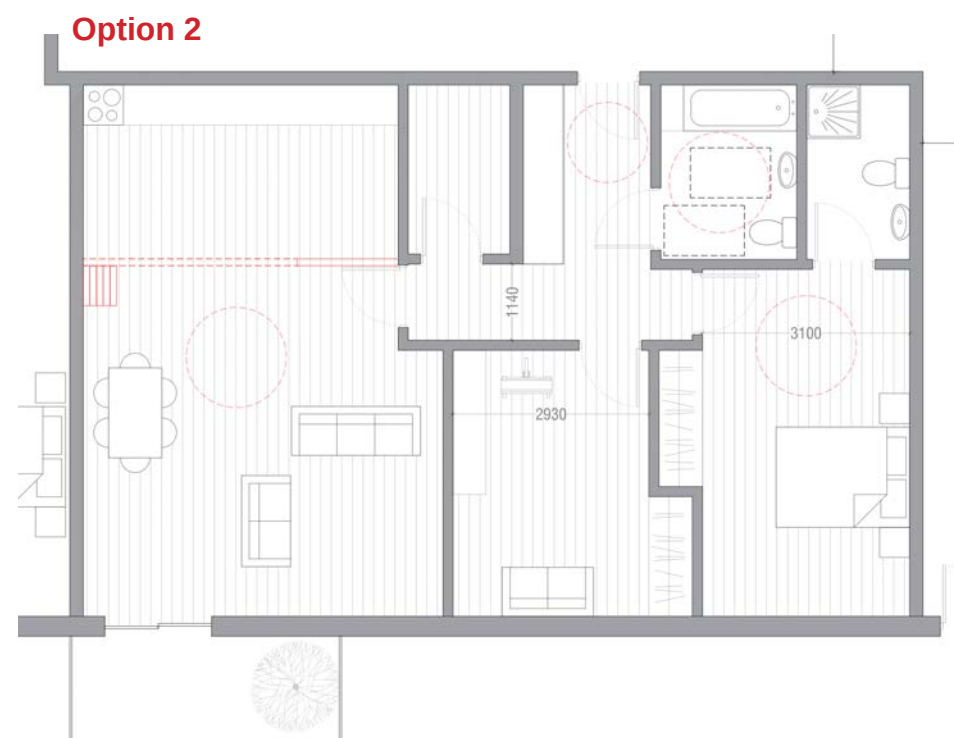
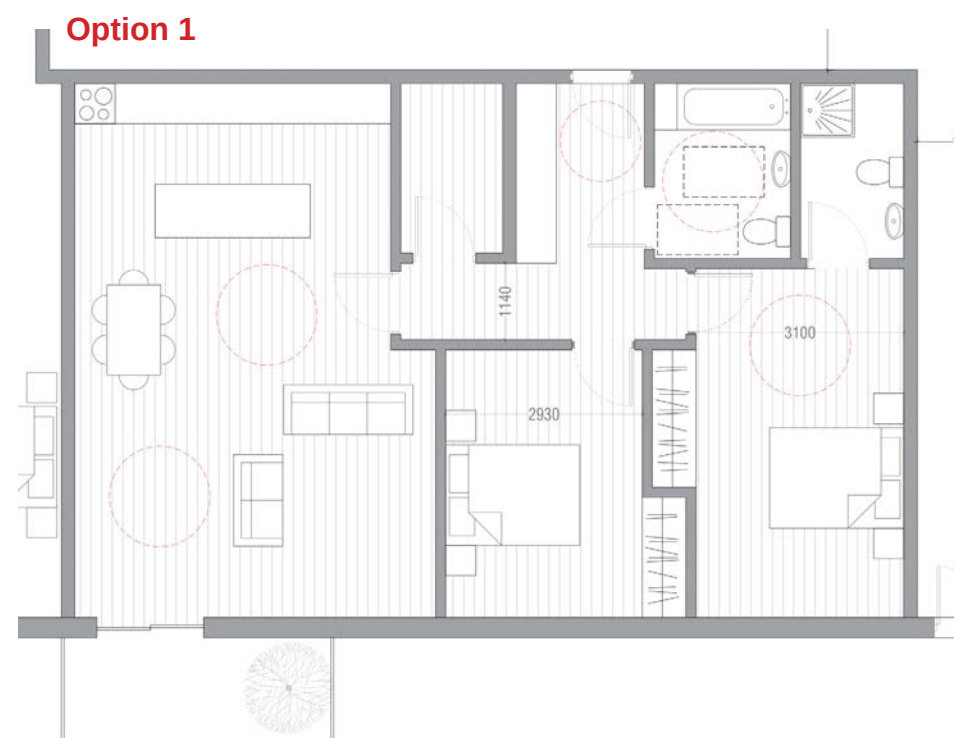
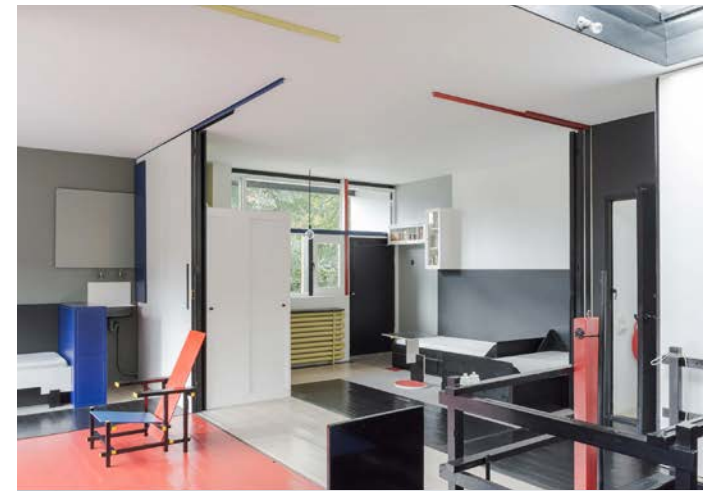
This analysis takes an apartment from the existing Development Framework Plan and gives a number of options to improve flexibility. The apartment is in 'Plot 8' at the southern end of the scheme, on the ground floor. It is a single aspect 2-Bedroom Apartment.

Of course not all apartments have to be completely wheelchair accessible, but at least have to be visitable i.e. have a wheelchair accessible bathroom at entrance level. This apartment seems to be mostly wheelchair accessible, with a large master bedroom, a bathroom that fits a 1500mm turning circle and adequate space in the living area for wheelchairs to navigate. The central corridor

could do with being widened slightly as there is no 300mm return from the leading edge of the door, as required in Part M.

In option 2 I have showed how folding partitions can cordon off space to make an open plan living area more flexible. This is particularly apt in today's circumstances - COVID 19 - as families struggle to find space to work/play in. The second bedroom in a 2-Bed can be transformed into a hobby & guest room for someone who lives alone i.e. an elderly person. Option 3 shows how sliding doors can make space even more dynamic by allowing the 'hobby room' access to the sitting room.

These ideas can have implications for fire safety and is perhaps why they are not more widely done, but with careful design it could be a new way for mass housing to be made more flexible. The Rietveld Schroder House by Gerrit Rietveld (1924) is a famous example of how space can be transformed by the clever design of sliding and folding partitions.



*All dimensions are approximate

References:

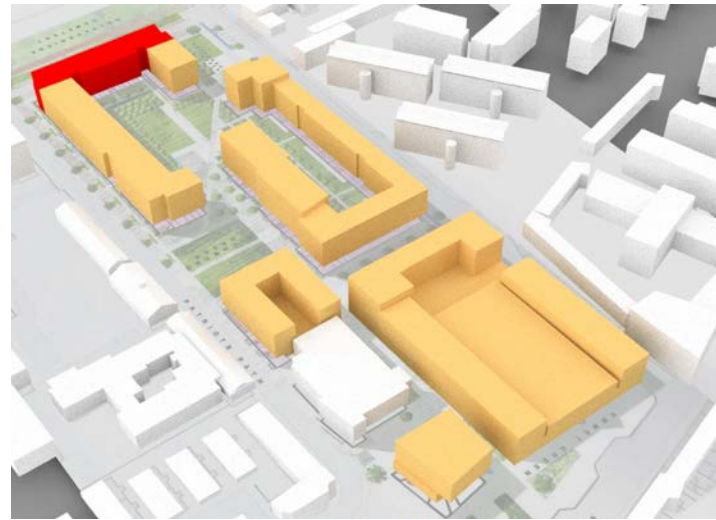
* Dublin City Council, *Development Framework Plan for Lands at Emmet Road*, 2019

Massing Study

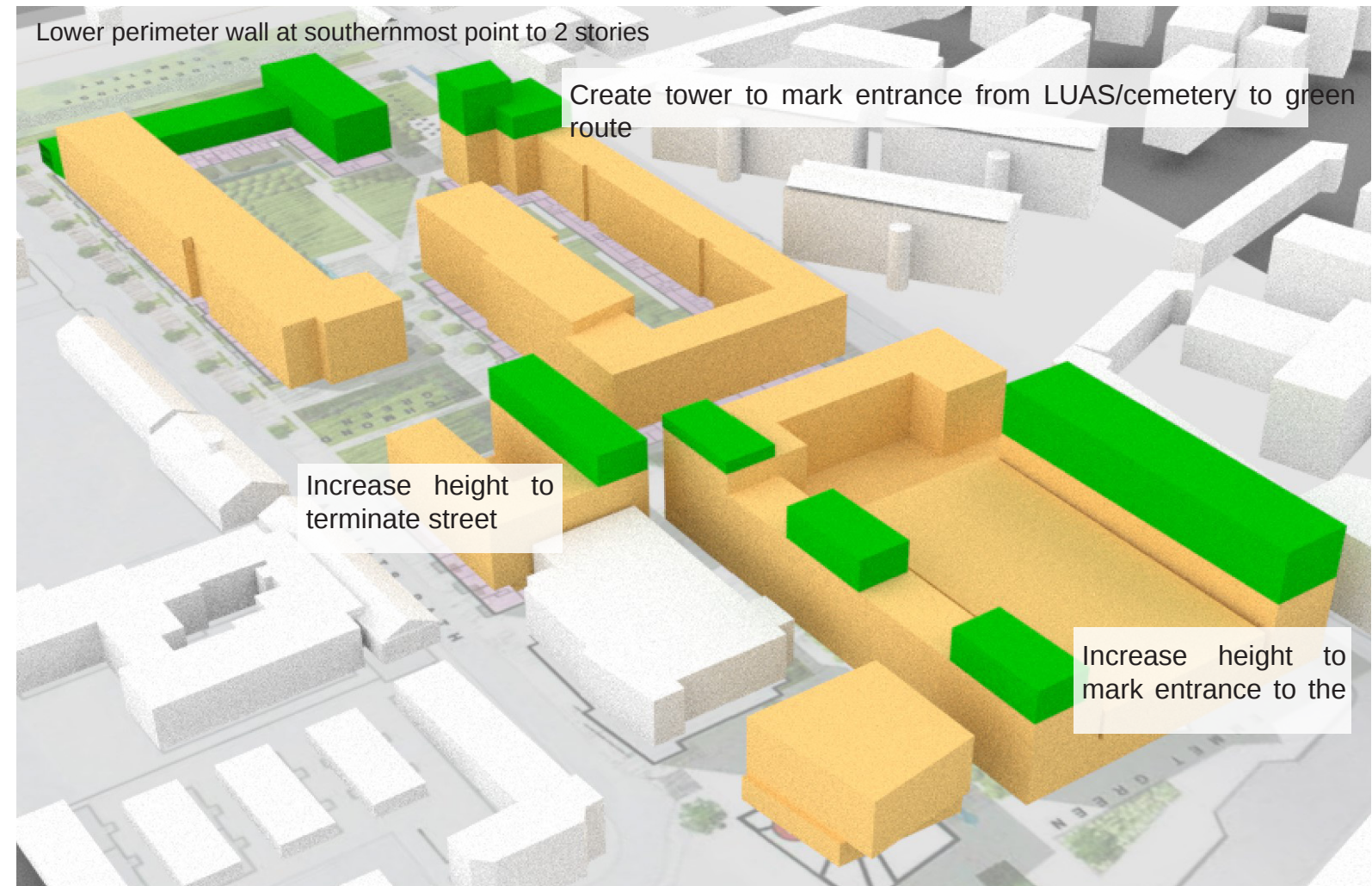
On first appearances, The model of the proposal appears flat and monotonous. Large blocks of similar height lead to long flat facades that lack human scale. Homogeneity of form becomes disorientating as everywhere looks the same.

However there is much to be said for the block layout which is led by the landscape strategy. It facilitates provision of services like a large supermarket and rooftop sports facilities for the community. There is a good mix of public space and large, brightly lit shared community space. Focal points are created in front of the barracks, a community plaza and the entrance green by the cemetery gate.

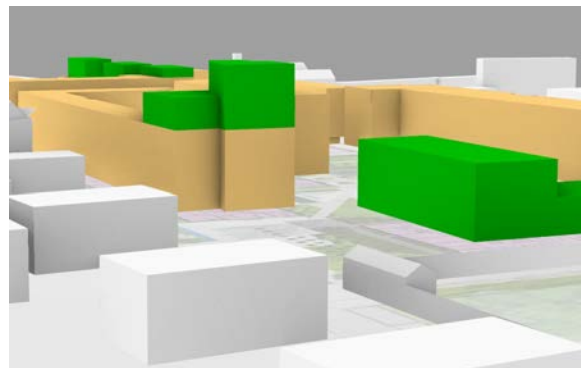
For this reason my study focused on heights and orientation, to create architectural focal points, increase daylighting, and remove the sense of monotony from the design. Instead of reading as one single block or estate, the relationship to the different public spaces are expressed with multiple points of interest.



Orientation Issues
Significant shadows cast by south facing perimeter walls



Increase height where shadows won't be cast onto public spaces, and where possible create private roof gardens



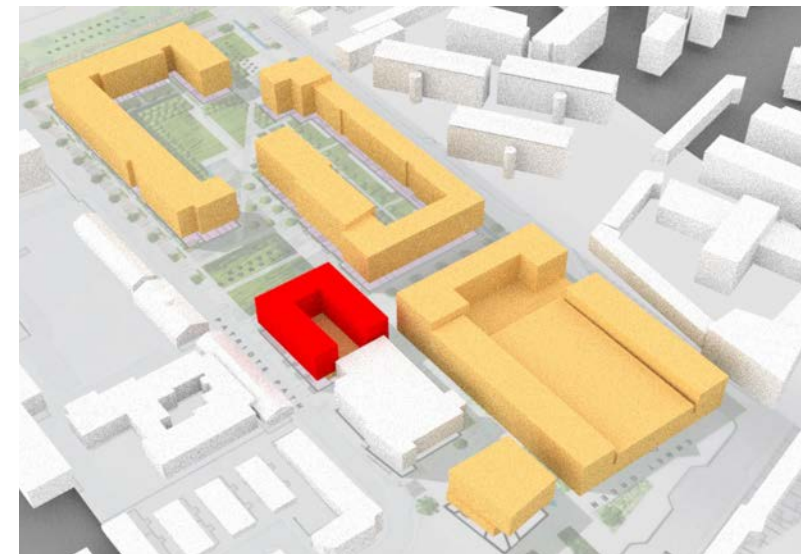
Create Tower to mark entrance from Luas/ Cemetery onto green route



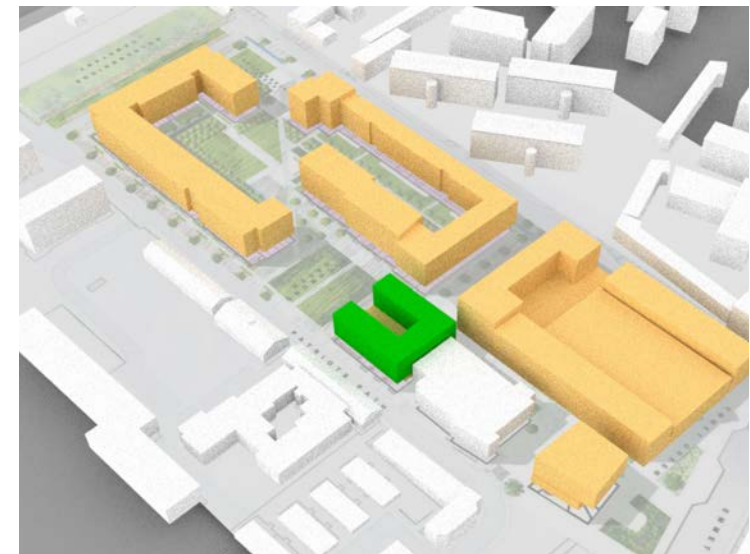
Add height facing south onto Richmond green.
No shadows cast over green.
Creates focal point, appears as a centrally placed tower looking onto green



Successfully terminates approach from Thomas Davis Street



Orientation Issues Rotate C shaped block to collect south light. Block oriented North onto blank façade instead of south onto Richmond Green



St. Michael's Estate Regeneration Team Analysis of Development Plan (2001 - 2020)

Sustainability in the Proposed Development

- Proximity to town centre
- Access to public transport & cycle lanes
- Density appropriate for urban location
- Mixed use reduces need to travel far away
- Communal gardens for developing ecologies



Site Plan from St Michael's Development Plan



Vertical Village Aerial Plan

How Does This Compare to Vertical Village?

- Both located centrally in urban areas
- Both use proximity to public transport to reduce car dependency
- Similar density, both 5 storeys
- Both in mixed use areas providing local access to facilities
- Opportunity in public space for shared gardens
- Better massing helps distinguish semi-private open spaces

The Devil's in the Details

Lack of specification leaves room for imagination and the current development plan needs that. Details around construction materials and energy systems are missing from the development plan, but this is where sustainability is really most beneficial to people.

Sustainability through Design

- Location & Transport

Neighbourhood location close to city centre
Minimal car parking facilities/no underground parking
Access to rental car services, GoCar for residents
Promotion of cycle routes, bike parking and repair facilities
Pedestrian friendly routes and lighting towards Luas stop



City Centre Location, Luas Proximity



Streetscape Render from St Michael's Estate Development Plan

Sustainability through Design

- Low Energy Construction

Choice of materials has a massive impact not only on the quality of the homes built but also on the wider environmental impacts not the project. Being such a pivotal development for Dublin City Council, this is a great opportunity to lead by example on sustainable construction.

Majority timber construction brings with it major benefits for embodied energy and promotion of this material for a residential project of this scale will undoubtedly serve as a precedent for future developments. Not only this but prefabricated elements would allow for faster construction and potentially reduced prices. Another major consideration is the adherence to energy standards in terms of insulation and build quality. Passive construction standards are a long term investment that save money over time as energy bills are reduced and less maintenance or renovation works are required in the future. This would massively benefit the residents especially as a Cost Rental and Social Housing scheme.



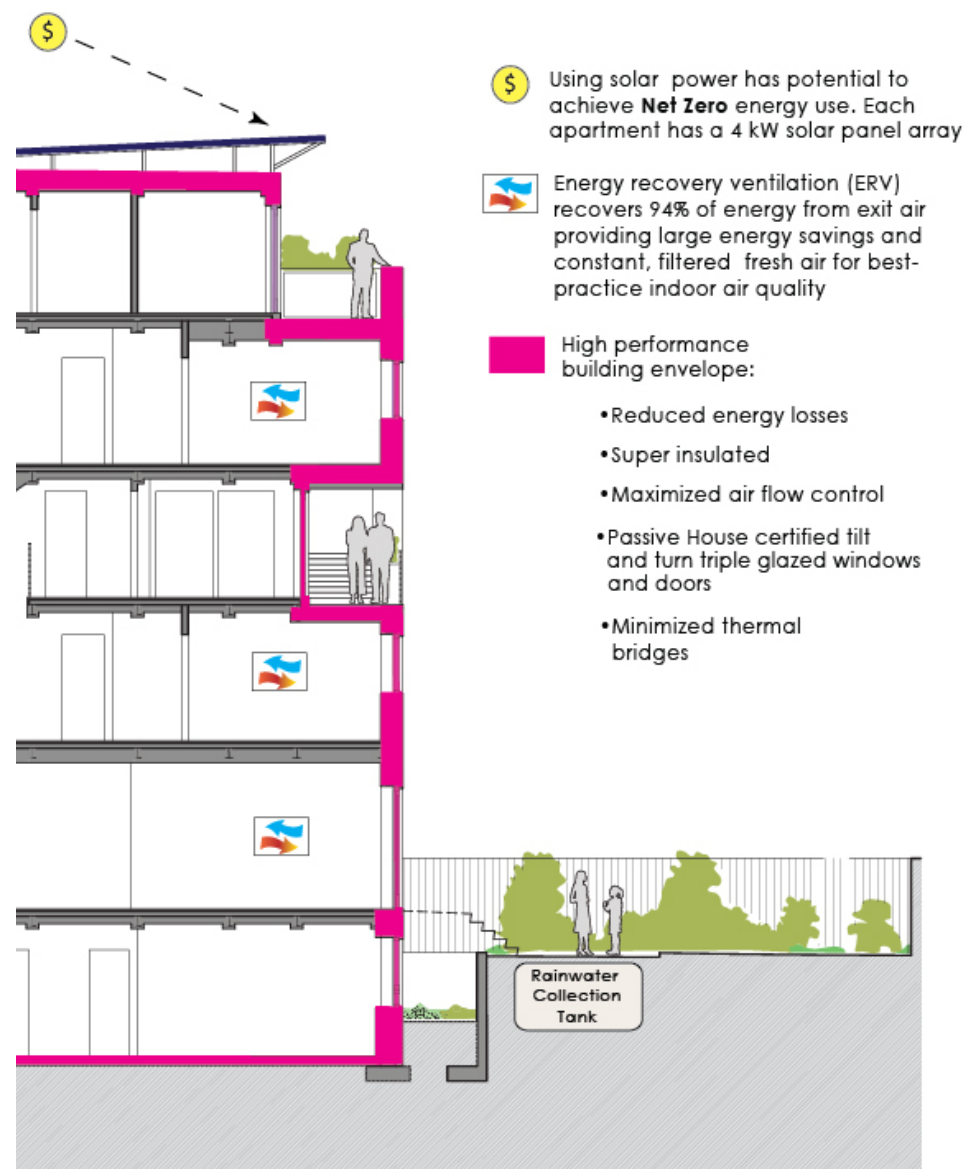
Dalston Lane, London - Waugh Thistleton Architects
120 Apartments - Cross Laminated Timber Construction

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Paul A. Castrucci Architect. 951 Pacific Street, Brooklyn, NYC. Retrieved from <http://www.r-951.com/mission>

Sean Harrington Architects, York Street Social Housing. Dublin. Retrieved from: <http://www.sha.ie/portfolio/social-housing-york-street-2/>



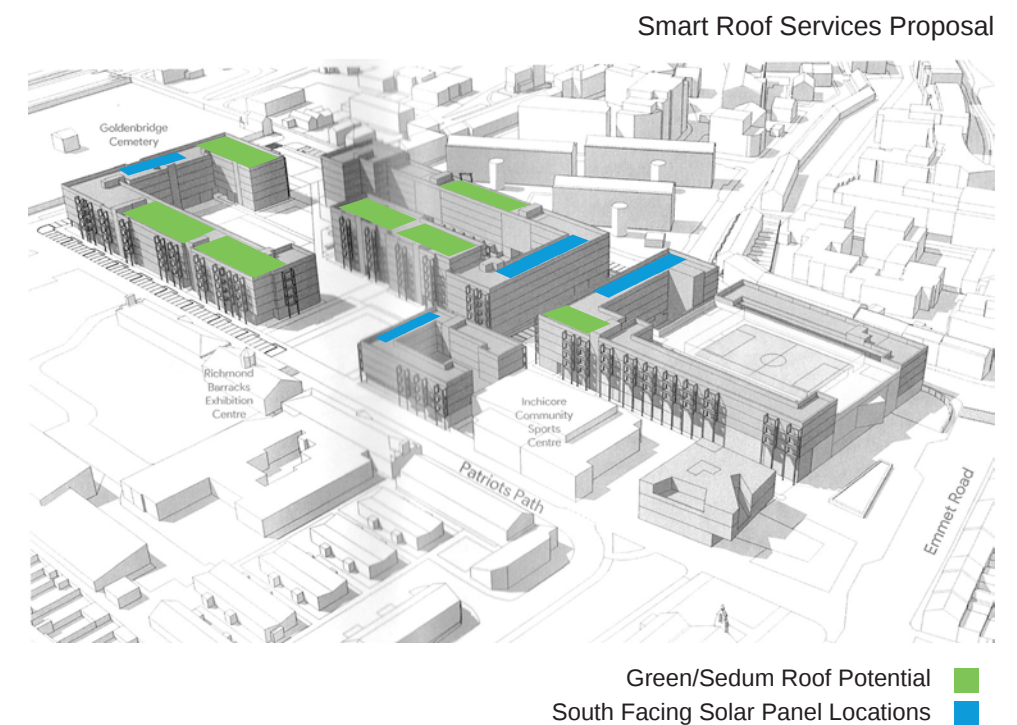
951 Pacific Street, Brooklyn, NYC - Paul A. Castrucci Architect

- Heat Recovery Systems

Heat recovery ventilation systems are common place with new builds, and while they may have been considered for this development it's worth reinforcing. Vertical Village uses a heat recovery system which efficiently circulates fresh air through heat conduction tubes which transfer existing building energy to incoming ventilation. Again, the biggest impact here is on energy independence for the residents and reduced environmental impact for the benefit of society at large.

- Solar Panels

Similarly a series of either vacuum tube heated water solar panels, or PV cell panels for electricity would massively aid in energy poverty reduction. The positioning of these on the roof, as seen in the Vertical Village project, can double as a roof shelter providing extra communal space on the upper level while providing energy.



York Street Social Housing, Dublin - Sean Harrington Architects

Sustainability through Design

- Communal/District Heating Systems

One of the benefits of vertical apartment blocks with higher density, is the opportunity to share energy services. The use of one large shared boiler system in Vertical Village provides residents with access to hot water and heating all throughout the day, similar to the way a hotel provides energy to each room. This reduces individual waste as excess heated water is used by the next resident in need. Technological monitoring systems could also be used to regulate individual units and provide detailed breakdown of energy usage data.



Harvester's Way, Edinburgh - Cooper Cromar (Places For People)

- Grey Water Collection

Another rooftop technology which adds considerably to the sustainability of a development is grey-water or rainwater collection services. These can range from simple collector tanks to more natural systems of sedum green roofs. By capturing rainwater flooding can be mitigated while also acting as a way of using unfiltered natural water for uses like toilet flushing and garden irrigation.



Older Women's Co-Housing - Barnet, UK

- Allotments/Communal Garden

A major focus of the cooperative housing approach is the use of shared green space. These are seen in Vertical Village as a communal resource from which all residents can benefit, just as the planet should be treated. Although, on top of this, allotment gardens are places where residents can bond over shared interests or even learn from one another about various planting and harvesting methods. The added ecological effects of promoting wildlife diversity in urban settings will have far reaching benefits.



Lilac Co-Housing - Leeds, UK

- Waste and Recycling

Integrating a sustainable waste strategy into a project may seem tedious but it serves to recognise the importance of providing attention to detail at the functional level of the building. Appreciating the benefits of recycling at a broader level, while also providing residents with a sense of direct control over the environment they live in. Shared road side disposal points can also be far more easy and efficient and reduce conflict between neighbours.



Shared Waste Service - North West Cambridge, UK

References:

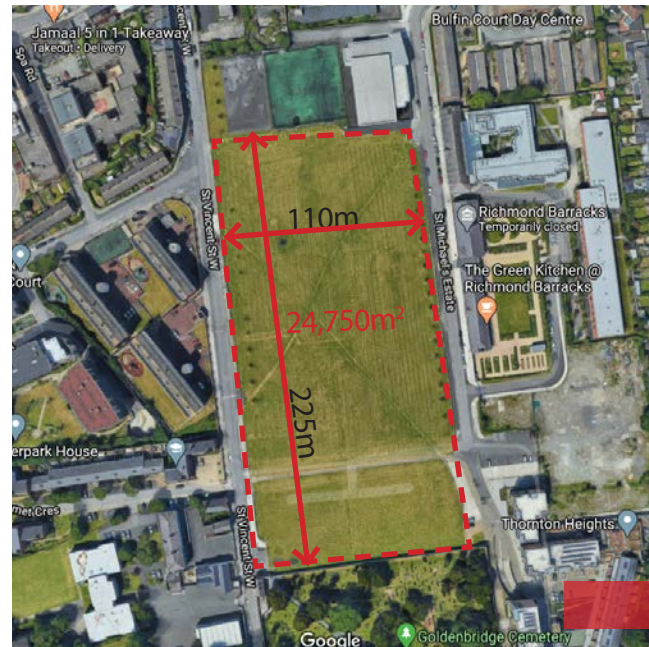
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Pollard Thomas Edwards Architect. OWCH, Barnet, UK. Retrieved from <https://www.owch.org.uk/>

Analysis of Public Space in St Michael's Estate

"Architecture is about public space held by buildings"
- Richard Rogers

When choosing an issue to investigate in the framework plan I began thinking about something that is very important to not just the new residents that will move into these new proposed homes, but also the wider existing community, public open space. This change in the built environment will have an incredibly positive impact on the community, however, I was interested in what it would mean in change in terms of public space for the community.

Existing Public Space



Size: 110m x 225m
Area: 24,750m²
Empty Public Green

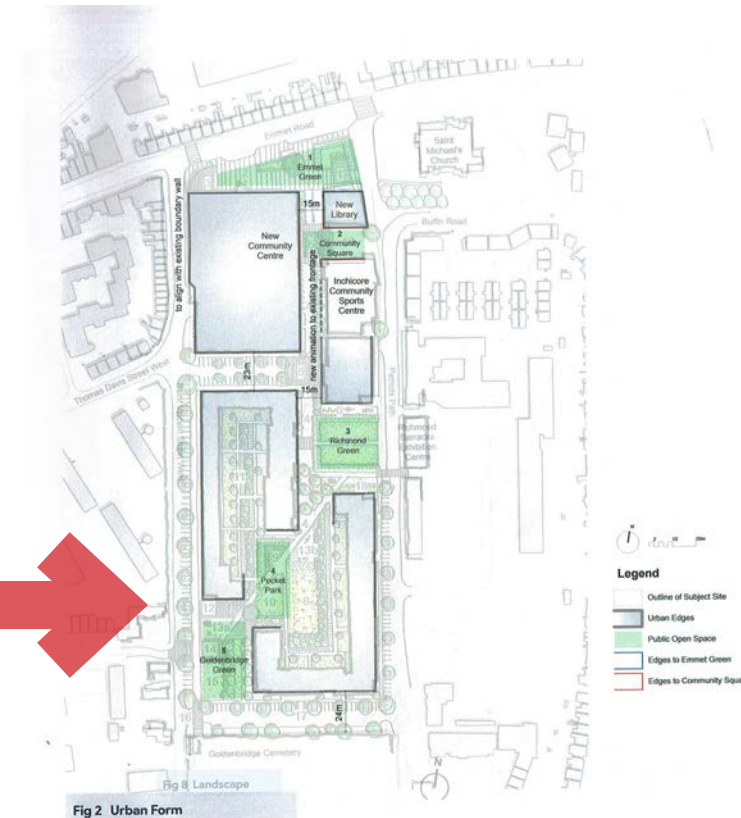
When looking at the current conditions of the site it is difficult to believe it is in such an urban location. The large site is empty and is in effect a large open green. There is no function given to any aspects of the site. There is no fitness equipment provided, no playground, no amenities for the surrounding residents. It is however, a great place for people to walk their dogs as such a large open space is seldom found in such an urban location.

The site is very exposed to the elements and there is little to no shelter from wind or rain. The space is only lit at the public roads, the periphery roads. This means the centre of the space is not well lit and could foster anti-social behaviour at night time.

References:

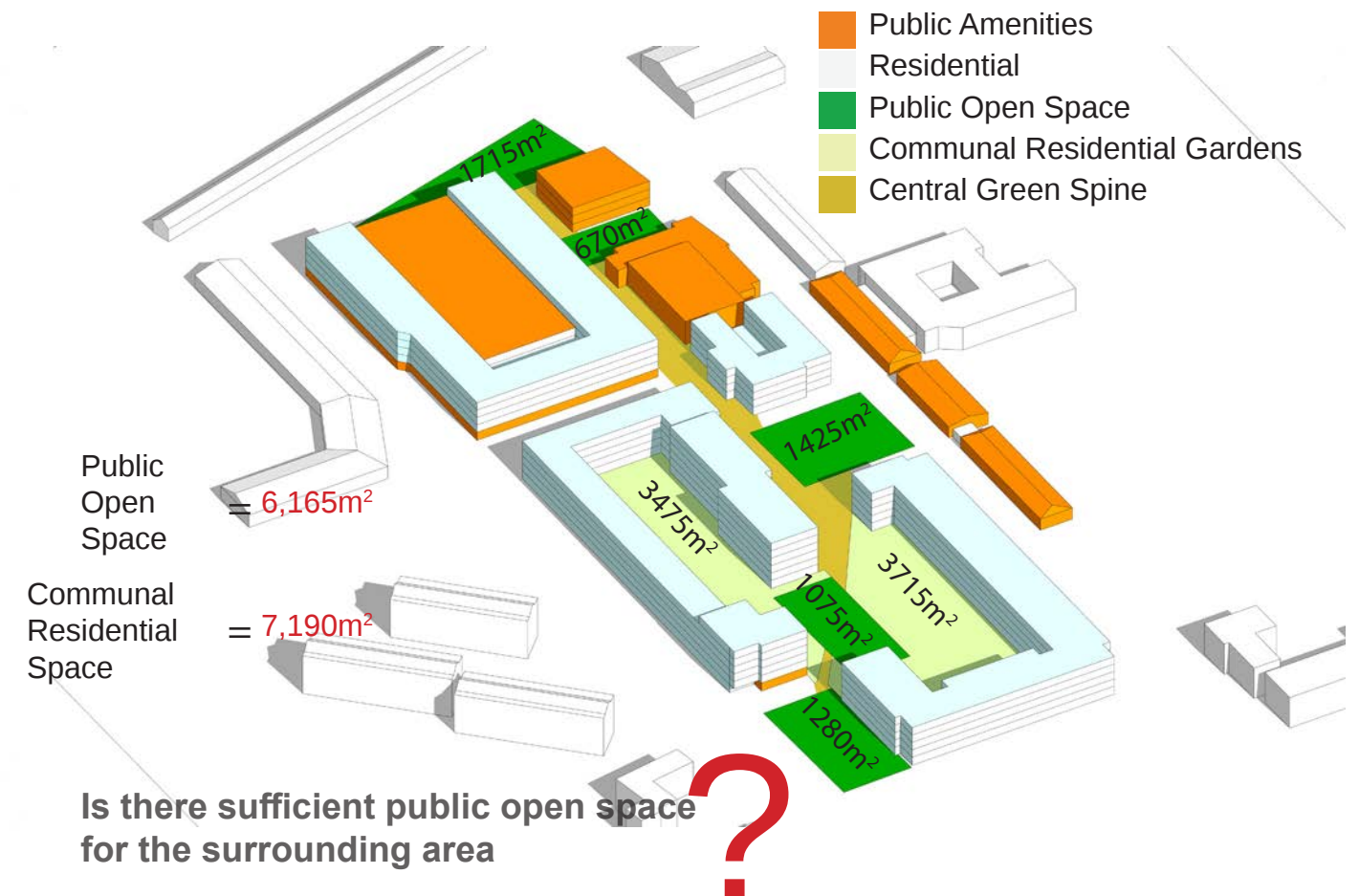
- * Dublin City Council, *Development Framework Plan for Lands at Emmet Road*, 2019
- ** Housing Agency and Urban Agency, *Quality Apartments and Urban Housing*, 2018

Proposed Public Space



In analysing the proposed public spaces I overlaid the Urban Form diagram (Fig 2) with the Landscape Strategy (Fig 8) from the Framework Development Plan*.

In these drawings it becomes clear that there is a clear idea proposed for the public space of the development. 5 key smaller public spaces are proposed, connected by a green central access spine. This meandering of public space not only creates a safe pedestrian route through the site, from the Luas/Goldenbridge Cemetery side of the site to the mor urban Emmet Green end. But it also creates a connected green corridor. This is vital to ensure biodiversity within the site, connecting green space, even if only through trees will help urban wildlife find a place on the site.

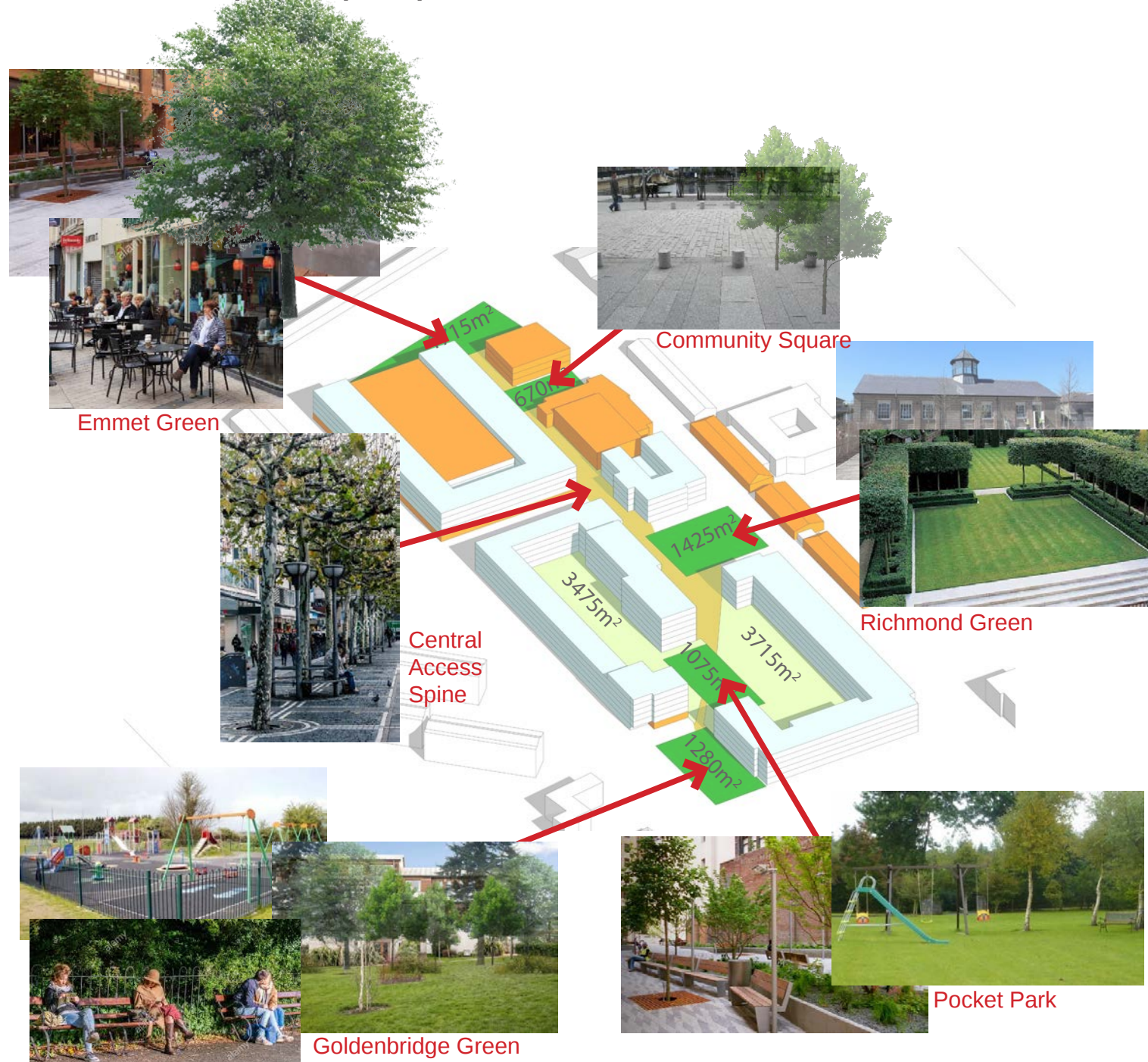


Looking at the division of the site into different functions, there are 5 main types of spaces, public amenities such as the new Library, supermarket and community centre. The residential housing areas, and three types of open space, public open space, communal residential gardens and a green central spine, pedestrianised route connecting the green spaces. The communal residential gardens are fully separated from the public open spaces. There are railings used as boundaries.

Analysis of these open spaces show that the amount of public open space in this scheme is 6,165m², whereas more open space is left over to communal residential space, 7,190m². I think it is important to think about the importance of this public space not just to the new residents who will move into this scheme, but also to the wider community. This will be the public open space for the existing housing around the site, and it will be important that this space is sufficient for the wider community as a whole.

Perhaps studies can be done of successful areas in urban places around the world, and in Dublin and compare the quality and amount of public open space, and see how the proposed scheme compares to these comparisons.

What will the public open space be like?



By going through the Landscape Strategy (Fig 8) in the Development Framework Plan*, I attempted to visualise what each key public space would be like to inhabit.

Emmet Green: urban open plaza, celebrating an existing mature tree, outdoor cafe seating

Community Square: urban square defined by contrasting paving

Richmond Green: a formal green space defined by trees, addressing the historic Richmond Barracks

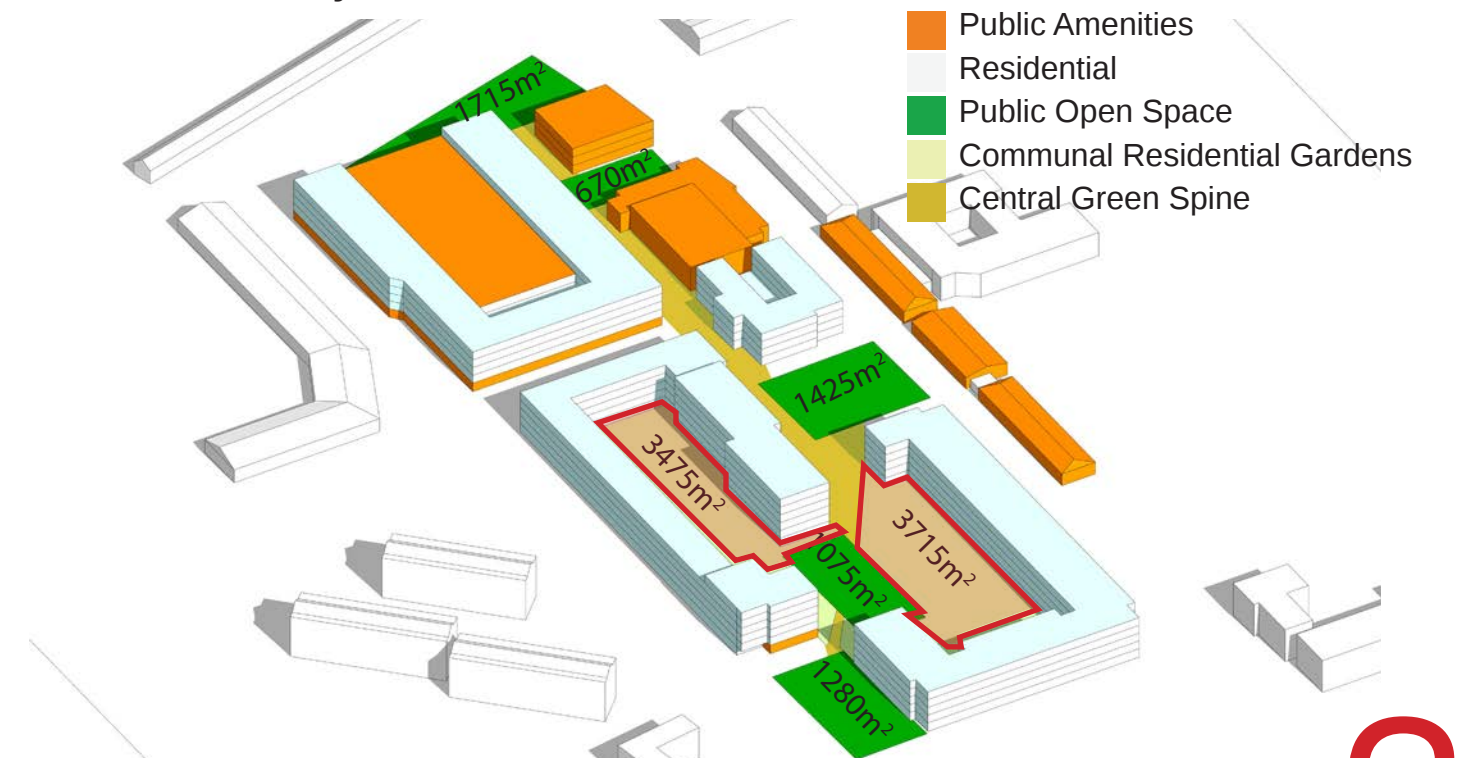
Pocket Park: open grass play area, surrounded by seating areas

Goldenbridge Green: open green space addressing the cemetery entrance, public seating areas and playgrounds for young and older children surrounding the space.

Care should be taken designing an appropriate pedestrian route through the green, considering the natural route pedestrians will want to take coming from the LUAS direction.

Central Spine: All 5 key public spaces are connected through a green pedestrian route.

Communal Courtyard Gardens



The residential gardens are well overlooked through apartments creating lots of passive surveillance. Could these gardens be opened up to the public, if not 24/7, but only in the daytime and closed at nighttime, similar to public parks.

Could these gardens be opened up to the public ?

Ground Floor Apartment Threshold and Privacy**

If residential gardens were to become part of the public realm the main concern would be how privacy could be retained within ground floor apartments. Here are two ideas of how this could be achieved.

OWN DOOR ACCESS WITH BUFFER GARDEN



SPLIT LEVEL ACCESS



Accordia, Cambridge, UK, Maccreanor Lavington Architects

Own door access apartments are highly sought after if designed correctly particularly for families and the elderly. Passive high quality buffer gardens to shield living spaces from overlooking is critical in the design.



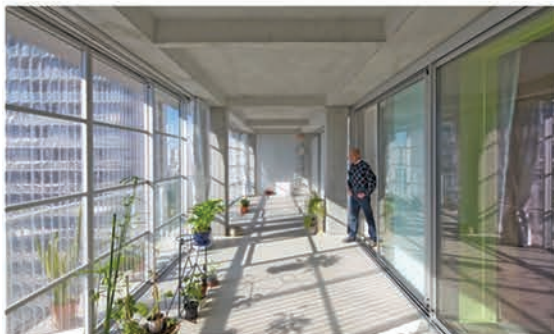
Liberty House, Dublin 1, Paul Keogh Architects

Half level apartments can form a dual function, it allows one to give more privacy to the ground floor units but if done cleverly can act as a fresh air strategy for car parks or basement areas screened with planting.

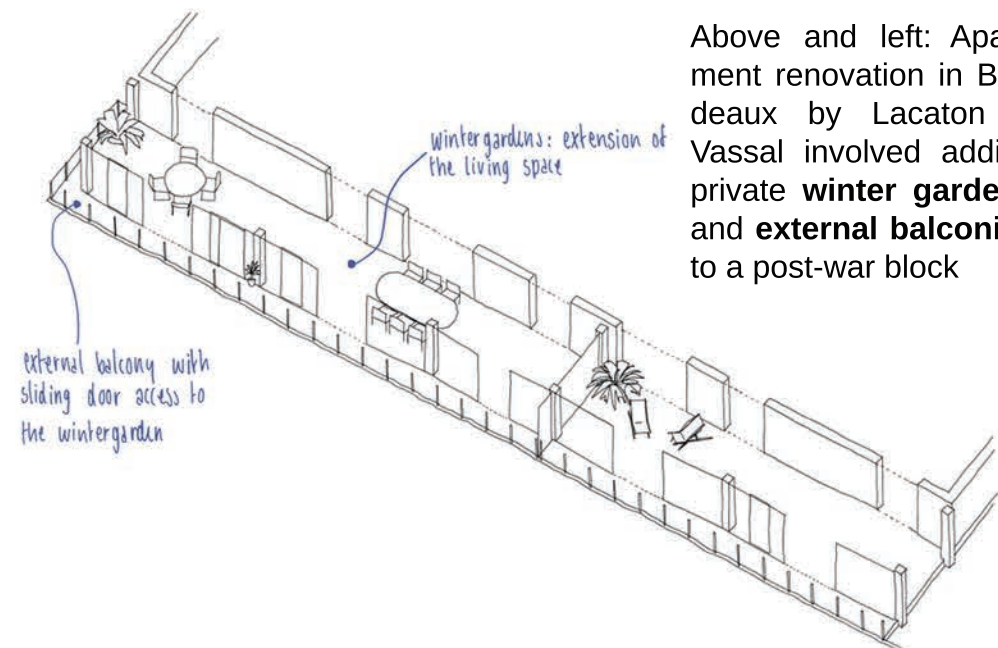
Balconies play an important role in any successful development. Not only do they influence the facade design, but they can hugely enhance the quality of life for inhabitants. Below is a compilation of some successful designs



Above: 'Nightingale' cohousing in Melbourne employs steel **winter gardens** in place of open balconies.



Above and left: Apartment renovation in Bordeaux by Lacaton & Vassal involved adding private **winter gardens** and **external balconies** to a post-war block

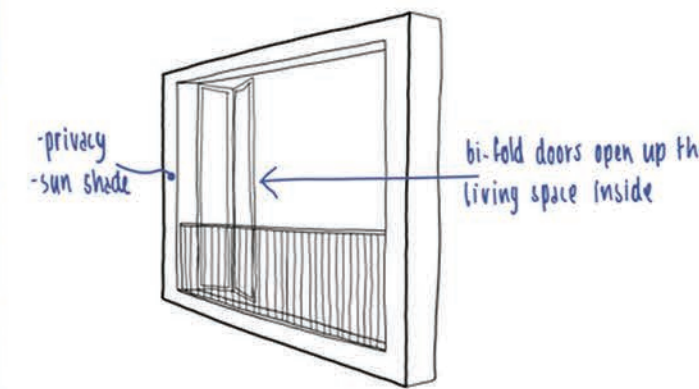


Above and right: Alexandra Road Estate in Camden uses **integrated planters** on each balcony to allow tenants to customise their own spaces and add greenery to the estate

Below: Vertical timber slats provide **shade and privacy** for staggered balconies arranged across the facade of this east London housing development by architects Angela Brady and Robin Mallalieu



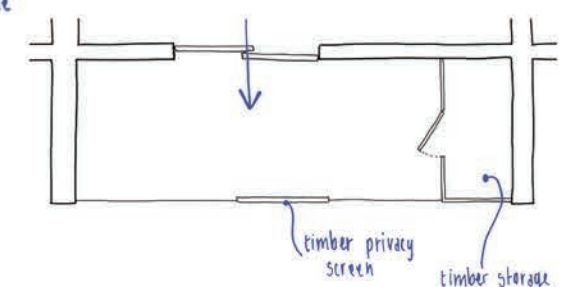
Above and below: Tetris social housing and artist studios **frames the balconies**, not only creating an interesting facade but adding a layer of privacy for inhabitants.



Above and below: apartment block in Grenoble by Édouard François with balconies that become animated over time by **greenery**



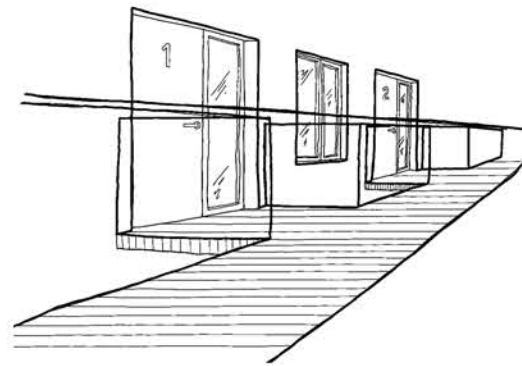
Below: Esteban apartment complex by Leibar-Seigneurin cleverly **integrates storage** and privacy screens into the facade design



Shared access in apartments can serve a multitude of purposes. It can promote social interaction, serve as an extension of the living space, create a micro climate for cultivating crops and act as a sun lobby for passive heating.



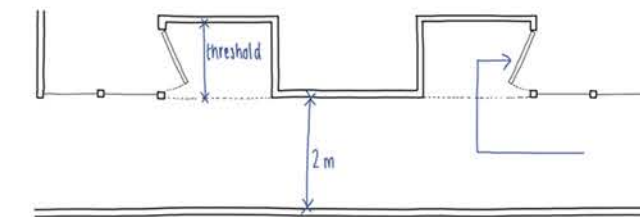
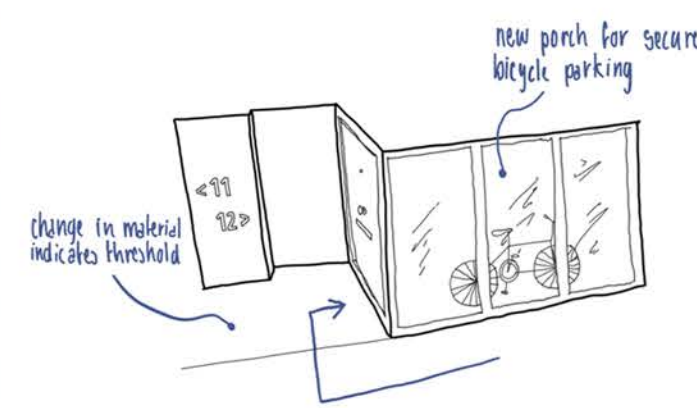
Left: Field 72 designed this block in Austria with shared deck access within an **atrium**
Above: Hagmann Areal apartments in Switzerland is a small scale timber development with open decks and flexible spaces that can be adapted to suit the users needs.



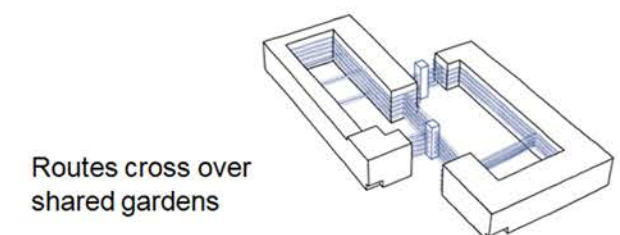
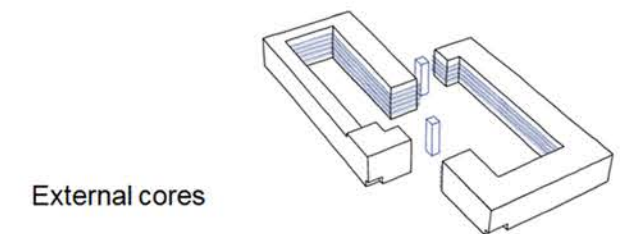
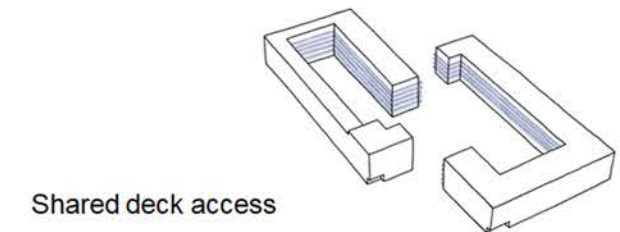
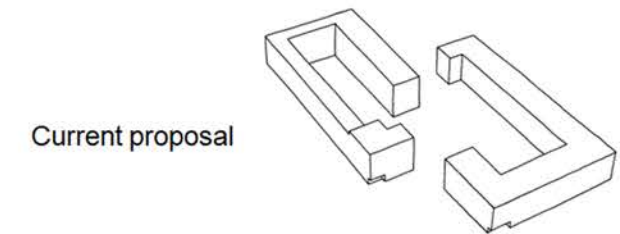
Left and below: apartment block in Grenoble by Édouard François with timber access routes pulled away from the building face to give **privacy** to inhabitants



Above (2): 'Heliopolis' social housing in Sao Paulo by Biselli Katchborian Arquitetos shows raised access routes throughout the site, cutting through the communal spaces for added surveillance and interaction



Below: Raised routes over the communal gardens at St.Michaels would benefit from **passive surveillance** of the surrounding apartments and create **dynamic interaction** that you wouldn't get from internal cores or hallways



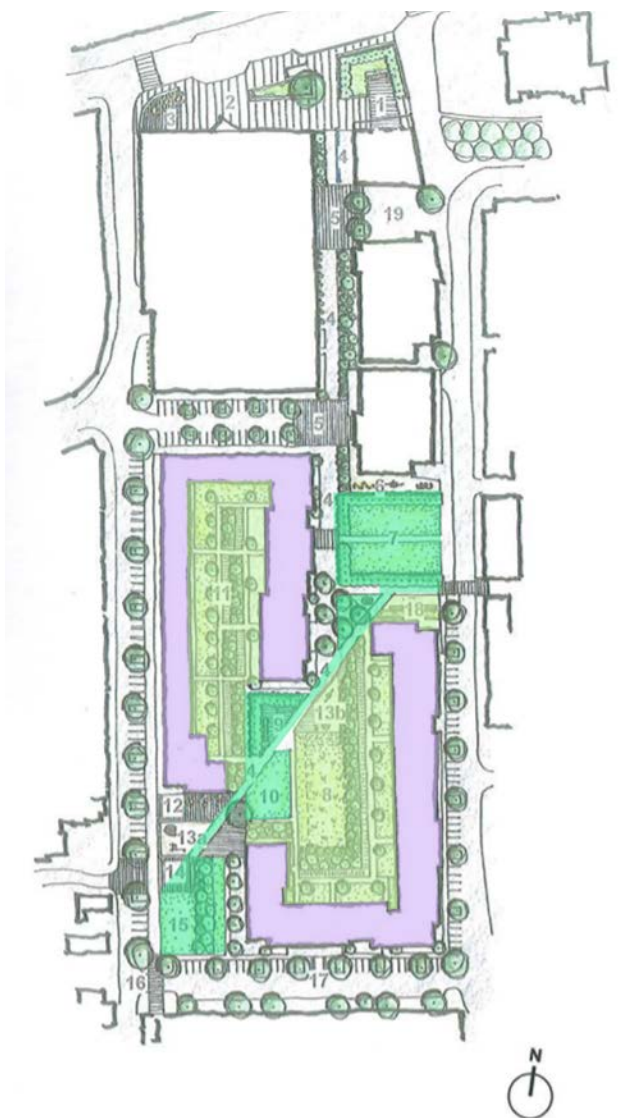
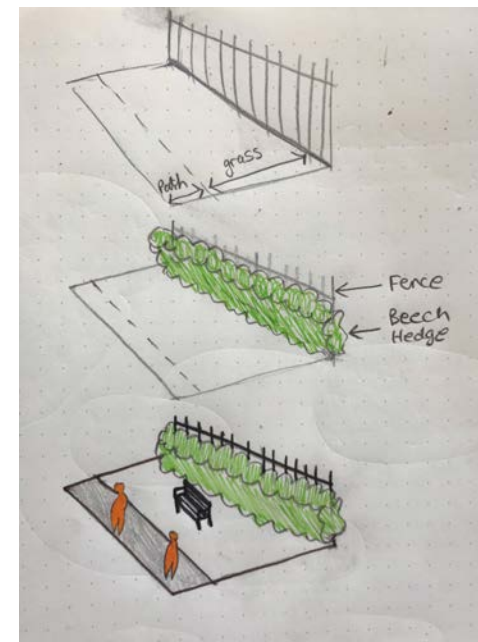
Above (4): The deck access at Park Hill in Sheffield was recently reduced in width to create more of a threshold for each apartment. Bright colours and clear signage distinguish one area from another

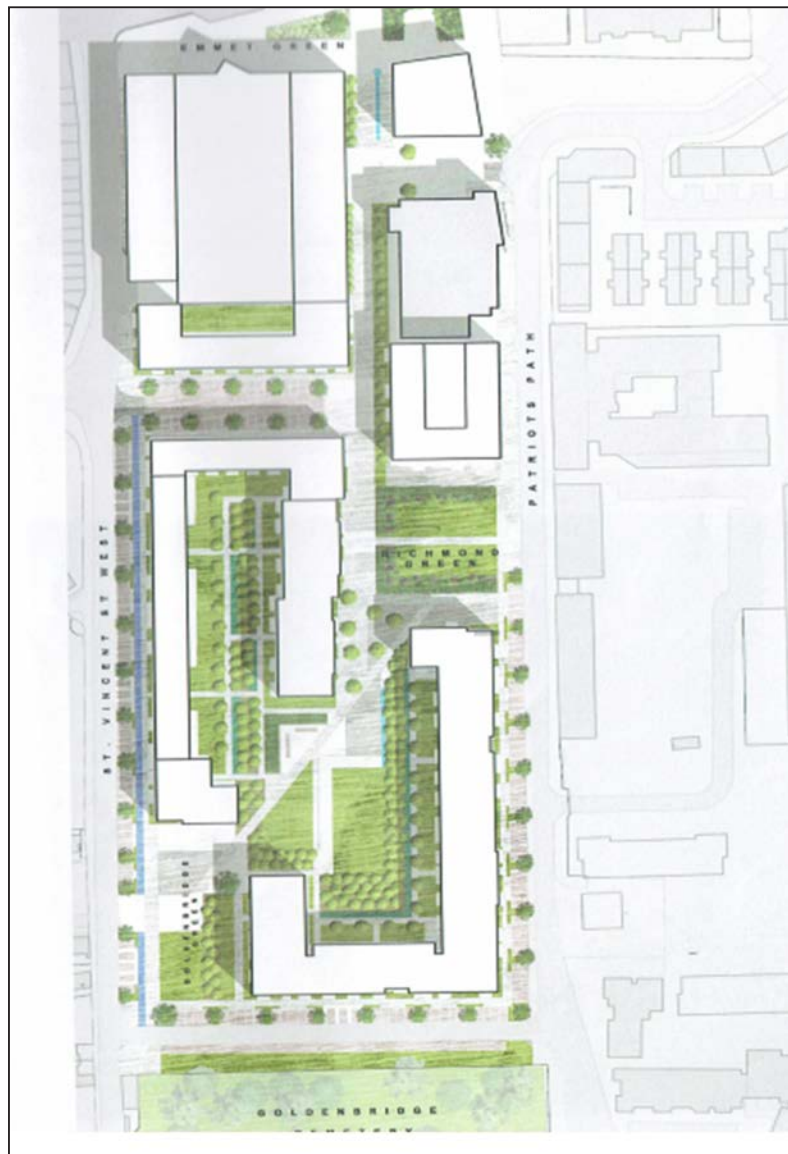


The Lilac scheme in Leed has only a small portion of the site that is accessible to the public, whereas in St Michaels the passage through the site towards the Drimnagh luas stop is completely publicly accessible. Because of this there is different measures that need to be taken in regard to the security of the residents properties.

However, similar types of boundaries can be implimented into the design. The main need for a barrier is that the green space in St. Michaels is split into groupings of open spaces along the path, and where these open spaces meet the building perimeter and entrances into the apartment complex's need to be protected. What i plan to propose is a system of fences and hedges rather than just large steel gates. The thick green beech hedges can act as a barrier with the reinforcement of a metal fence behind which acts as an impenitrable barrier.

Togeather the two could harmoniously act as a attractive alternative to large steel gates, bringing colour and nature into the scheme with a purpose and giving residents a good stern sense of security.





Current roof level plans on the current development proposal.

The current development plan for St Michael's Estate has no proposal for the residential's roof level. The roof can add a completely different environment to these buildings. To explore this, we begin by looking at various precedents and listing out what kind of benefits can the roof offer the plan.

- an additional private outdoor space
- to introduce food growing, self-sufficiency.
- an opportunity to hold private or community events in spaces given.
- allocate locations for solar panels.
- passive maintenance



Playground on the roof as seen on JAJA Architect's Park n' Play.



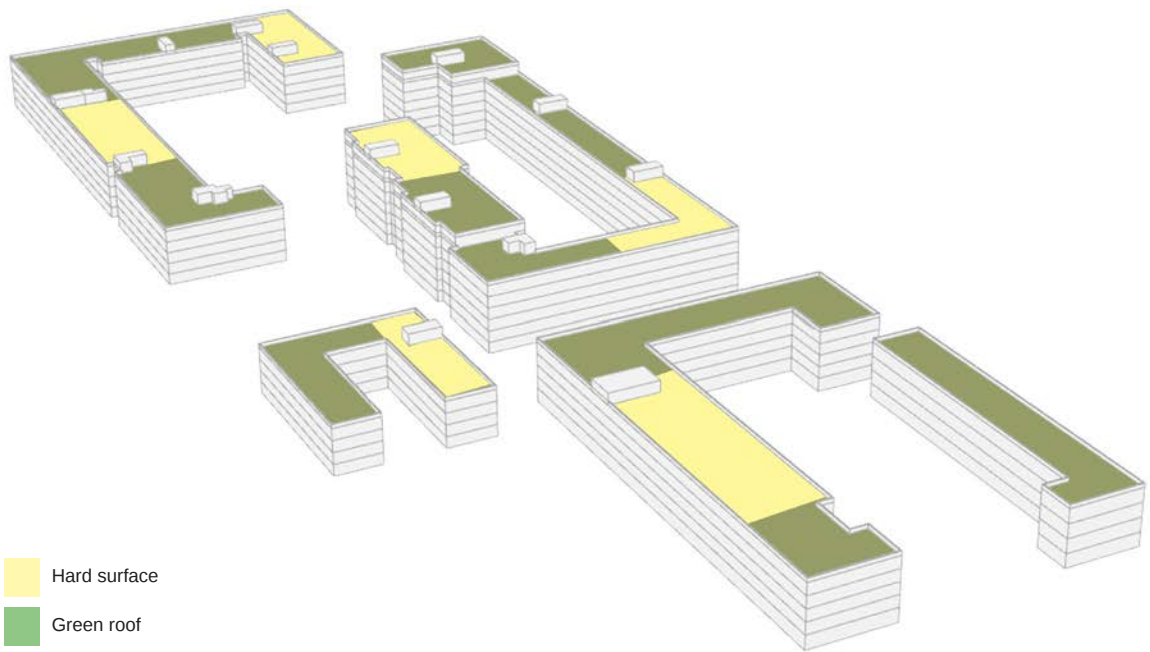
Providing solar panels for clean and renewable energy



UL Roof Gardens introduce self-sufficiency through urban farming.



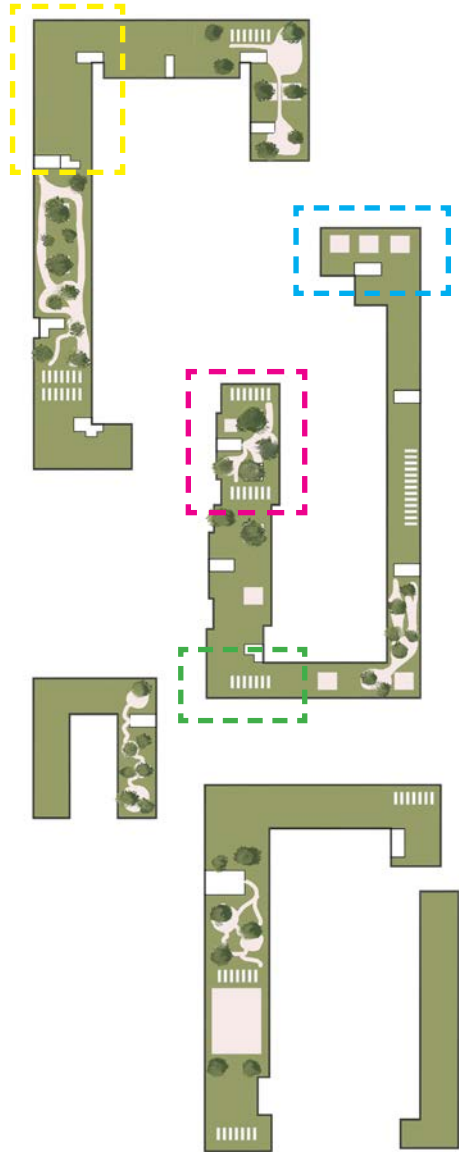
Vanke Design Community showing possibilities through roof gardens.

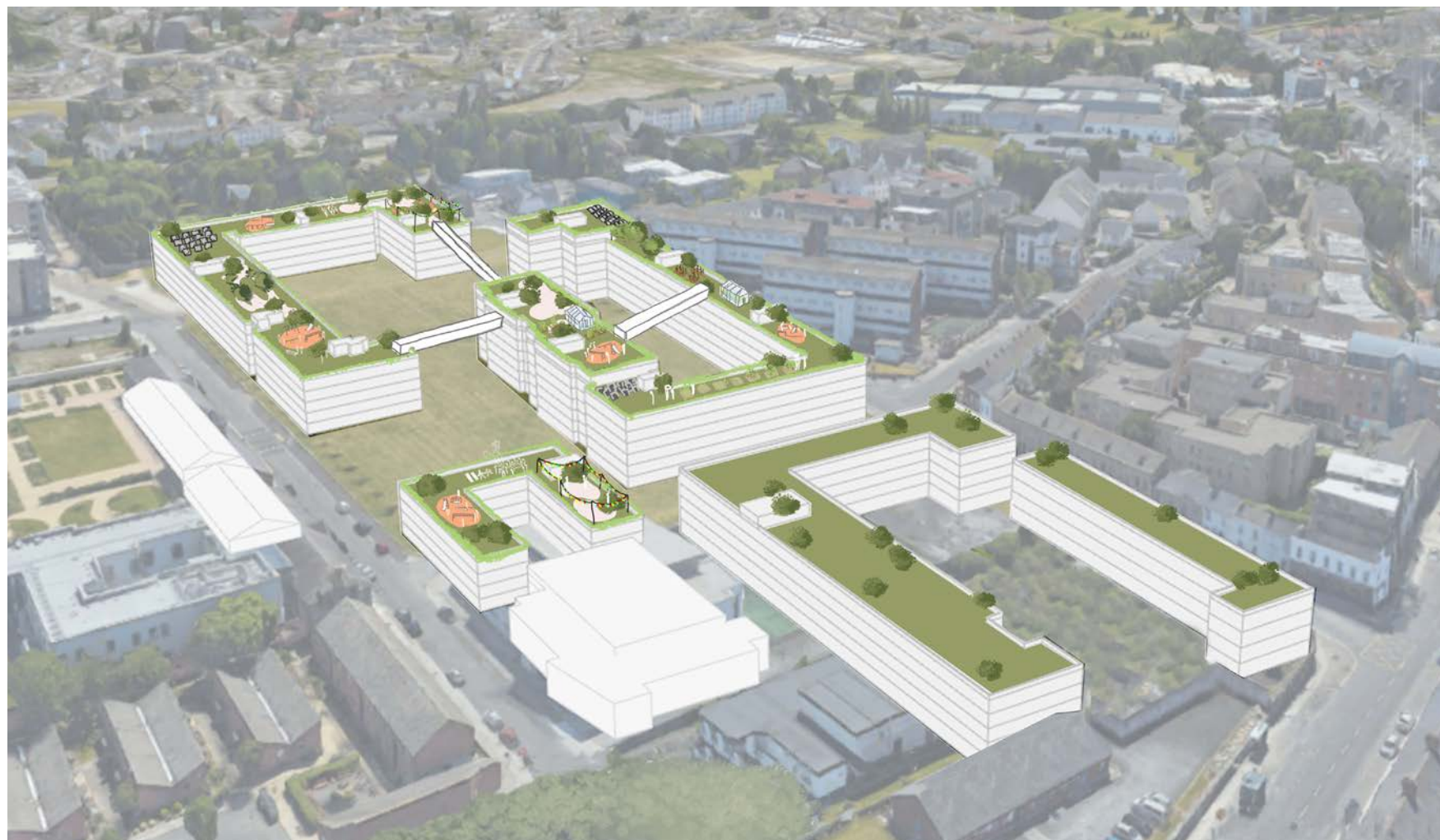


A model showing the surfaces we can introduce.

With various possibilities that can be explored. The first step was then to decide how these can be imposed on the current plan. What are the areas that can be optimal for solar panel locations, and what are the other areas that we can keep as simple green roof systems for rainwater control. As seen on the model above, there are two types of surfaces we can propose. Hard and green. Hard surfaces can be used for urban farms, green houses and playgrounds.

- Solar panel locations
- Urban farms
- Playgrounds and Parks
- Public/Private Gardens





A 3D model showing the massive qualities that an active roof level can offer.

Sustainable communities can be formed in these gardens. Introducing open and available amenities can encourage participation and connection within the housing blocks. The section below can begin to show what a designed roof level can be. Planters, urban farms, green houses



Information on the precedents mentioned can be found in:
<https://www.dezeen.com/2019/08/05/vanke-design-community-fcha-shenzhen-china-green-roof-offices/>
<https://ulsites.ul.ie/envirocom/roof-garden>
<https://www.archdaily.com/884956/park-n-play-jaja-architects>

TOPIC: **Roof Level Possibilities**
 STUDENT NAME: **Liane Sanchez**

Safety

As there are proposed playgrounds on this level, we must ensure that children and other users are safe within the spaces. As a safety measure, there is a distance of at least 1 metre from the outer edge and the internal garden spaces. We can strategically place plants that add height to the edges, to act as natural barriers. Other forms of barriers can also be added for another added layer of security.



Self-Sufficiency

With around 1 hA of roof space available to be utilised, we can encourage self-sufficiency through growing of various produce. You can grow food in your own home. This is not only economically friendly, but also, a great way to kick-start a community incentive to teach the locality about a more sustainable way of living.



Sustainability

Sustainability can be achieved through the benefits of active roof/roof gardens. If maintained well, we can ensure longer roof life, and even provide a layer of insulation in the building, which can reduce energy consumption in the long run. The designed roof level can provide safe habitats for nurturing biodiversity.



COOPERATIVE HOUSING SYSTEMS ELECTIVE 2020
 4TH YEAR ARCHITECTURE, DUBLIN SCHOOL OF ARCHITECTURE

Community Engagement

One of the reasons King's Crescent was so successful was because of its interaction and engagement with the existing residents of the estate. Hackney Council and the architects ensured they had a process that would integrate the residents' concerns and keep them informed of the design throughout, with site visits, interviews, exhibitions.

As shown above, the council also issue reports on the feedback they receive from residents and categorise how well they could incorporate it into the final design. This landscape feedback is taken from the preliminary planning of Stage 3 & 4, in which they are reflecting what was successful and what was not, whilst also setting out the project plan and further public exhibitions/workshops.



Part of the feedback published by Hackney Council, outlining which suggestions from residents were integrated into the scheme and why



Public exhibition for Colville Estate



Architects & council workers meeting long term residents of King's Crescent Estate



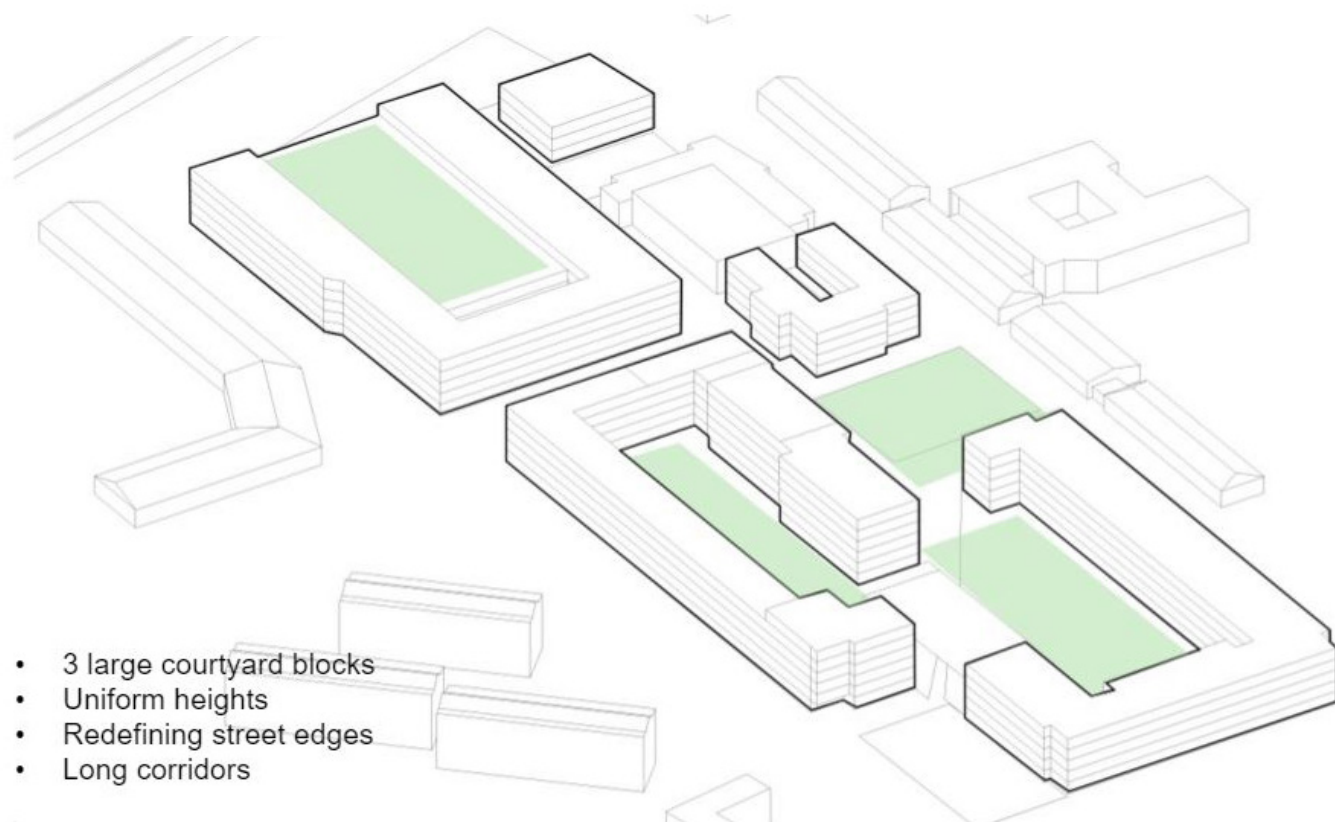
Colville Estate high rise residential

As an alternative method of financing public housing, Colville Estate (also by Karakusevic Carson Architects) used the residential units in the tower buildings (above) sold at market price to fund the building of council homes across the estate. The total regeneration of this masterplan would replace 438 homes with 925 new ones, with a similar tenure breakdown as King's Crescent.

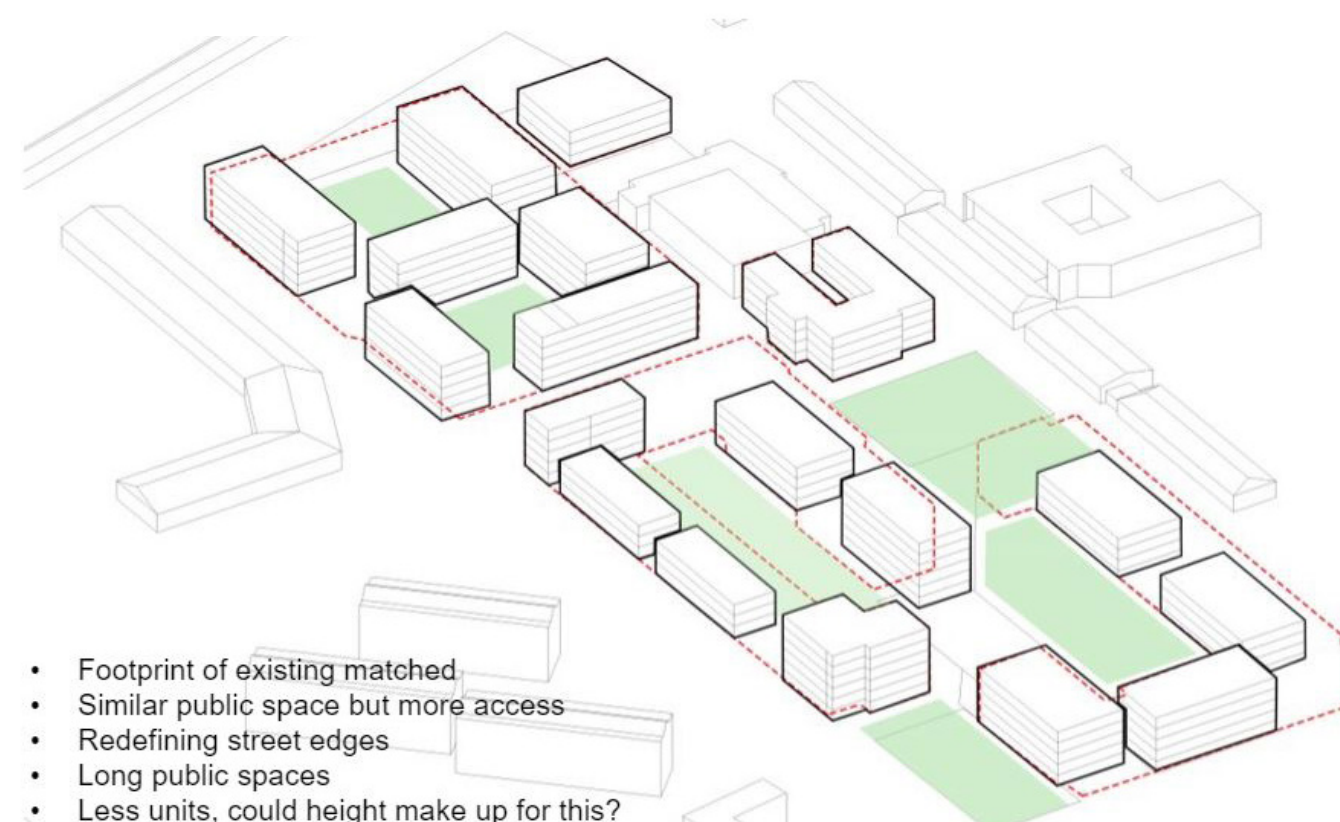
References

KCA Website: <http://karakusevic-carson.com/work/kings-crescent-phases-1-2> & <http://karakusevic-carson.com/work/the-colville-estate-regeneration-masterplan>
Guardian: <https://www.theguardian.com/artanddesign/2018/sep/23/council-housing-hackney-colville-estate-kings-crescent-stoke-newington-london>
'Living Closer', a publication by Studio Weave
Hackney Council Report: <https://hackney.gov.uk/kings-crescent-estate>

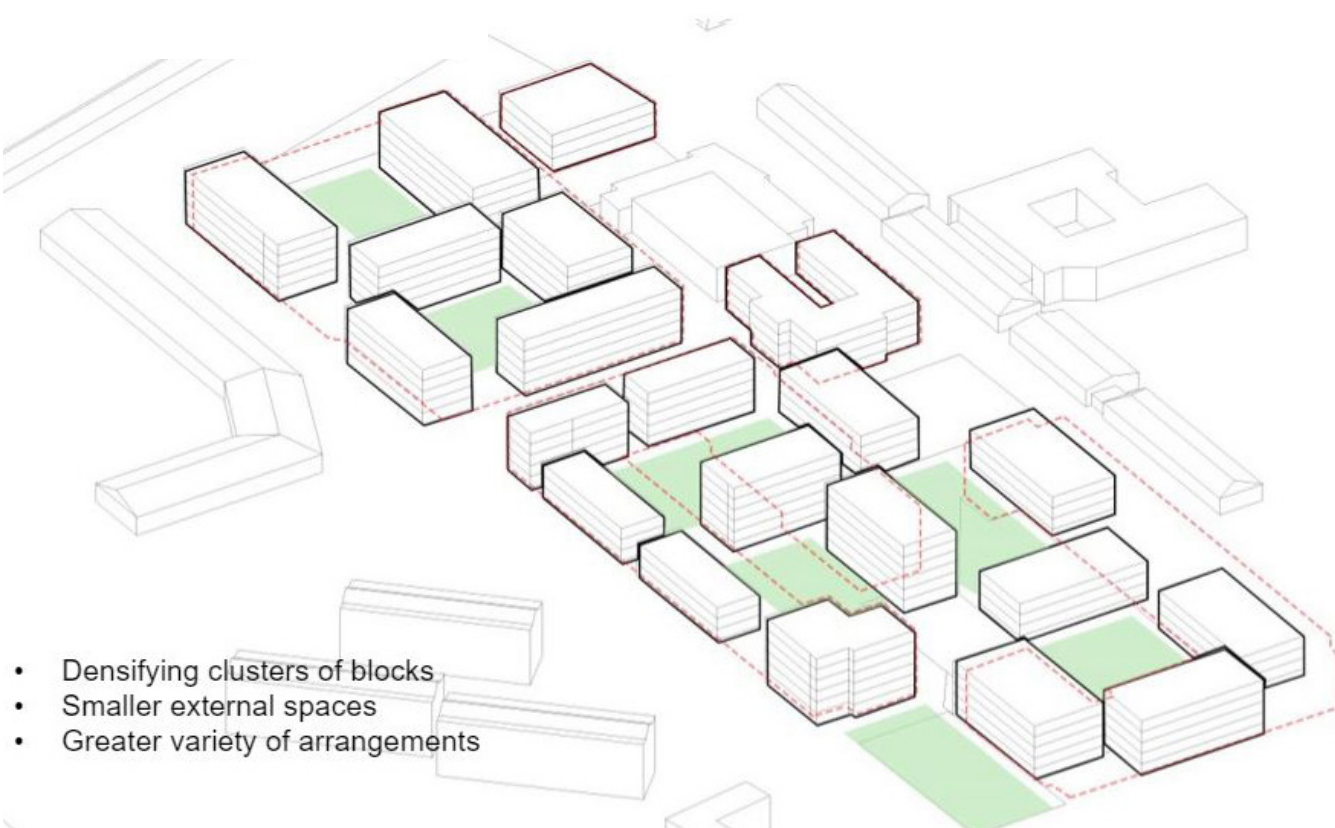
Current Proposed Scheme



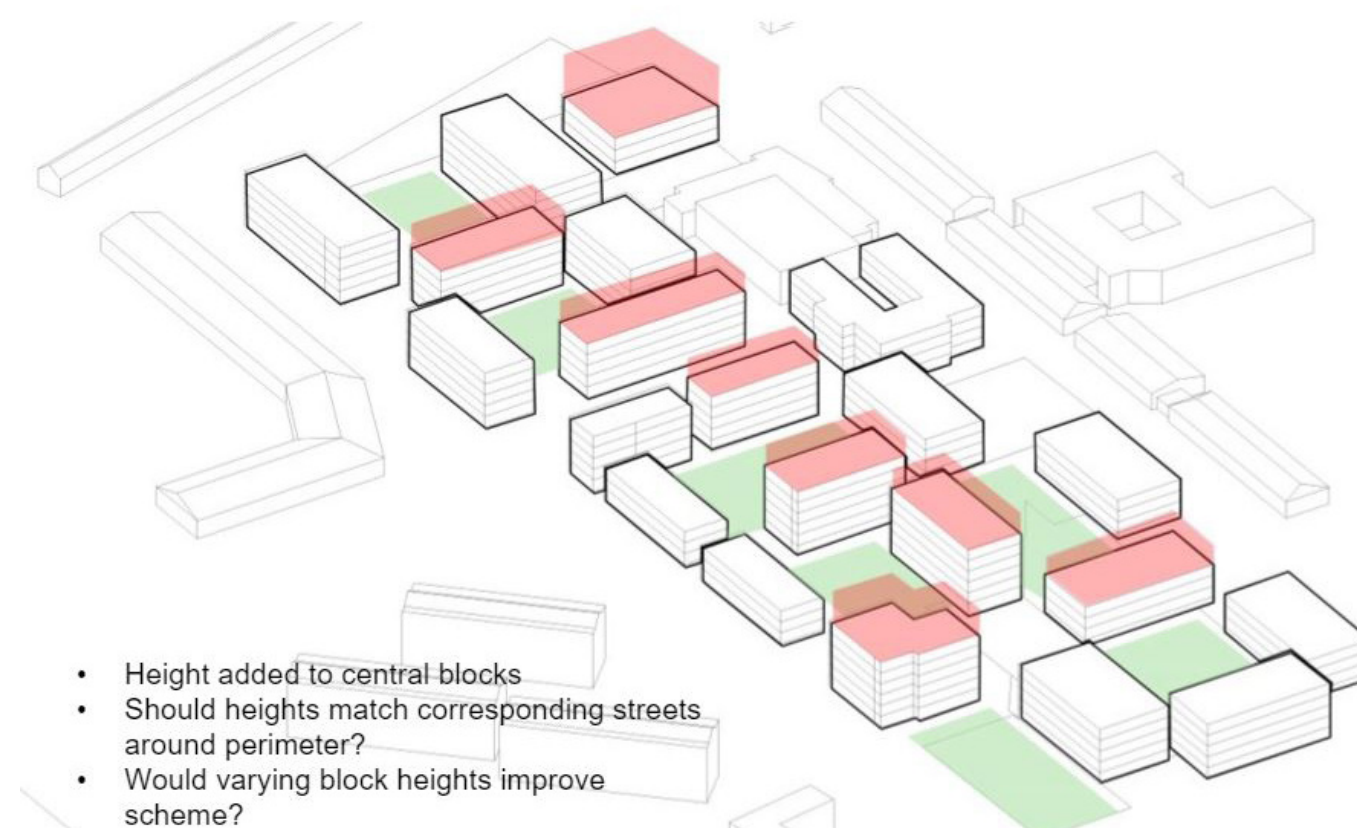
Introducing Permeability



Introducing Density



Introducing Height Variability



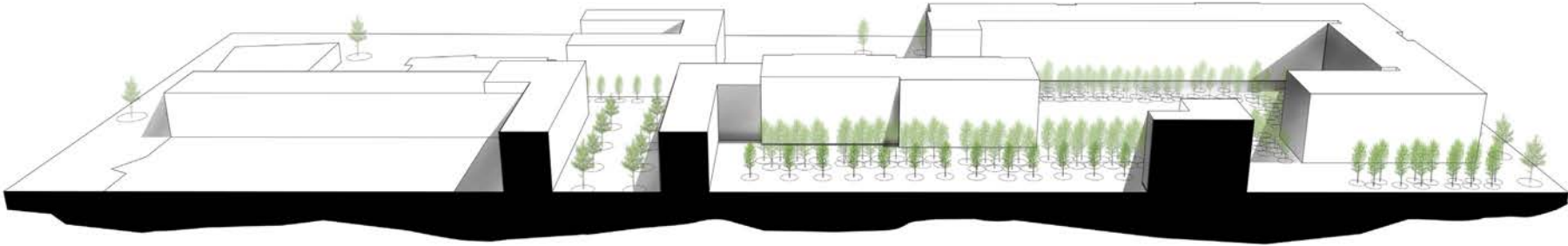


EXISTING CONDITIONS: AERIAL VIEW OF ST. MICHAELS ESTATE



EXISTING CONDITIONS: STREET VIEW

SMERT CONCEPTUAL TOPIC - LANDSCAPING/GREEN SPACES



PERSPECTIVE SECTION - SHOWING GREEN SPACES



ATMOSPHERIC IMAGE SHOWING POTENTIAL USE OF SPACE



DEDICATED PLAYGROUND AREA FOR CHILDREN

PRECEDENT STUDY - LANDSCAPING/GREEN SPACES



The Malings, Ouseburn, Newcastle
by Ash Sakula Architects

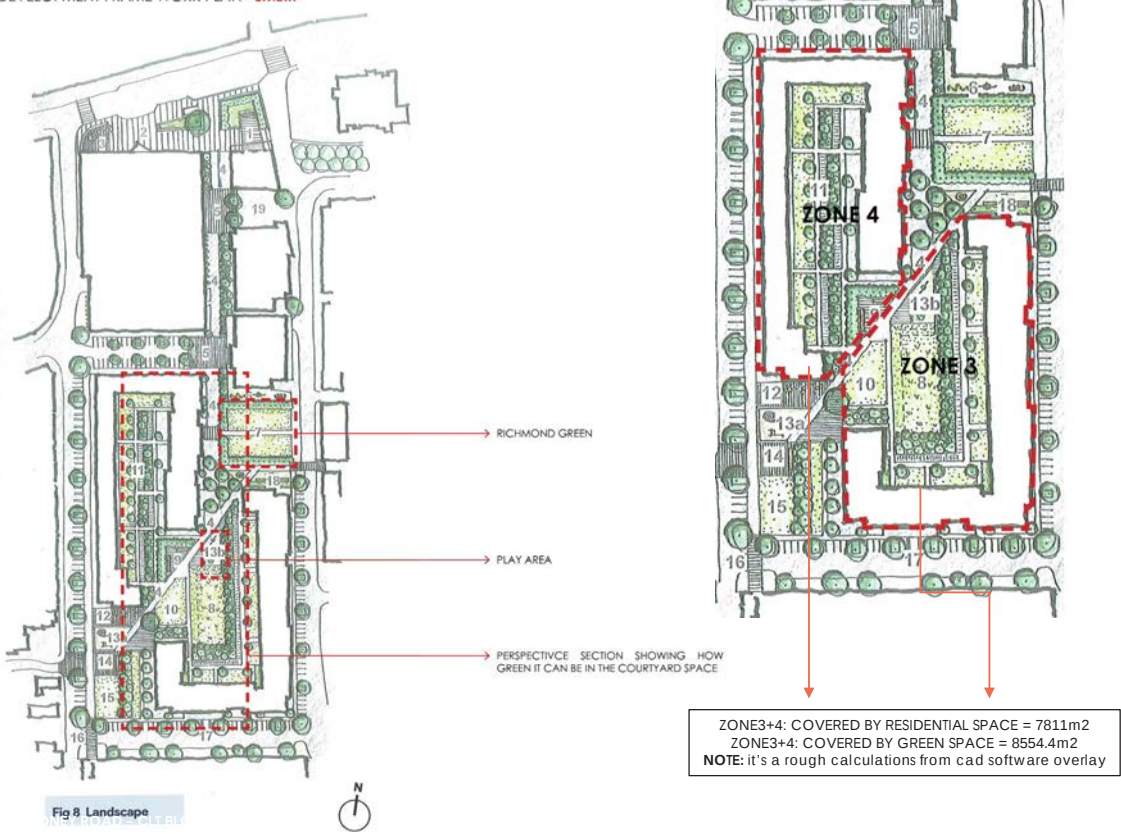


Trafalgar Place, Elephant and Castle, London
by dRMM

In terms of the proposal topic for SMERT I was thinking of looking at the central garden/green space located in the ground floor level constructing a more communal space where people can grow their own food and plants, creating interesting landscaping features. Making it as the focal point of ground floor space.

The following SMERT issue topic I was looking at, was focused on ecology and microclimates in the lower level of the development framework plan. The priority of the analysis is in looking at the central area of zone three and four. The current condition of St. Michael's Estate covers a vast majority of unused green space where the old estate was. The development proposal plan suggests an interesting opportunity for green spaces, where it divides the site public and private realms. Creating a boundary between areas allows a more effective solution to issues like overlooking problems. By having a buffer zones for regions where people live, establishing private gardens and plantings around the place reduces the pressure of living in a dense residential community area. By visualizing how these trees are planted throughout the proposal we see a difference between how this can control and divide the site, as well as creating a visual impact in the proposal, see as shown in perspective section. Other images visualize the potential use of ground floor level from communal park space to dedicated playground spaces proposed in the project. In relation to showing how spaces such as ground level can be treated with regards to planting and creating zones, we may refer to the following precedents as shown with interesting and clever ways of dividing spaces.

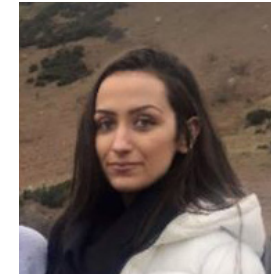
DEVELOPMENT FRAME WORK PLAN - SMERT



Student Reflections



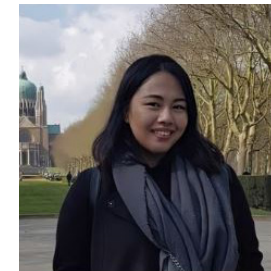
I found this experience extremely rewarding. I was impressed by the community spirit in and around St. Michael's Estate and felt inspired to have the chance to help this community in a meaningful way.
- Juliette Bosschaert



I thoroughly enjoyed the experience as a whole. It was a fantastic opportunity for us, as students, to work with such a close-knit and dedicated community. I hope that the work we produced will lend itself useful to future development.
- Charlotte O'Donnell



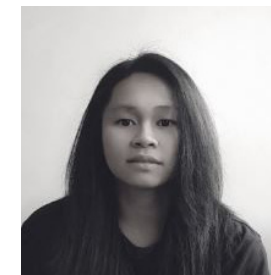
This collaboration has been very enjoyable and insightful. It was eye-opening to see the dedication within St. Michael's Estate, and I learnt a lot from both researching topics and from our discussions with the Regeneration Group.
- Ronan Conlon-Dooley



This experience has been great, and more than that very motivating. Interacting with the community in St Michael's Estate has encouraged me to learn more about ways that architecture can truly have an effect on communities. I hope that in the future we can see our work on St Michael's Estate benefit the community.
- Liane Sanchez



All in all it was a fantastic experience giving a helping hand to our friends, the St. Michael's Estate Regeneration Group. I hope the work we produced might be of some help towards their regeneration plans. The research and the interactive stages of the course were both enjoyable and enlightening for myself and the other students participating. It has given us another slant to feed our architectural appetite and I feel it is a fantastic way for students to engage with an ongoing project.
- Jack Blake



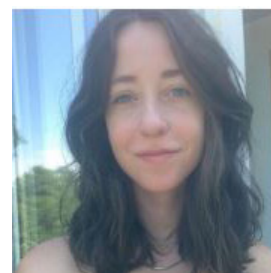
The interaction with the SMERT team was very interesting and a great experience to have. Learning about the social aspects of how their community gather together to create a space to which people can freely get involved in was engaging and instructive to which we can learn from.
- Camille Escano



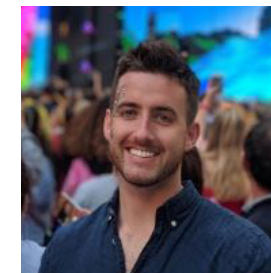
As a group of students, it was great experience for us to engage with the ongoing St. Michael's Estate project. It was rewarding to work for such a close community and hopefully our thoughts and ideas will be of use to the future development.
- Seamus Sorenson



It was an honour to be given the opportunity to work alongside Rita, John & Eilish and the rest of their team. Architecture is first and foremost about people and the St. Michael's Regeneration Team epitomises this in their community engagement. So much of their approach is founded upon a deep rooted belief in people and it comes through loud and clear in how friendly and welcoming they were with us. I sincerely hope the work we produced for them will be useful, but safe to say what we learned from them was invaluable.
- Liam Hayes



The experience of working with the St. Michael's Estate Regeneration Team, as well as the lectures and seminars we had about housing, economics of housing, affordable housing etc was really rewarding. It is a side of architecture that is really important and to get a taste of it as students was really beneficial. It is nice to think that what we do as architects can potentially help people in communities such as St Michael's Estate and is something I would aspire to do in my career!
- Bébhinn Smith



Living and working in Inchicore, I walk through the site of St. Michaels estate on a daily basis. I have always been excited by the opportunity of the site in terms of its location and connectivity, but this module brought to light the vibrant community that exists in the area, with a strong history and identity. St. Michaels estate has been home to this community for many generations, and their needs must be top of the list in any regeneration. The opportunity is not to just build buildings, but to build a community.
- Bill Walsh

Acknowledgements

We would like to thank everyone involved in this study. We would like to thank those from SMERT, John, Eilish and Paul for giving up their time and joining our conversations via Brightspace, and Rita for giving us the inspiring site visit, and showing us the power of community spirit.

We would like to thank Colin McDonnell from SOA, Hugh Brennan and Peter Cully from the Ó Cualann Group and Dr. Lorcan Sirr for giving us very interesting talks during this study.

We would like to thank Jim Roche, our lecturer in this module, who was always ready to help with thoughts and suggestions, even during these strange times when everything we had planned had to be replanned due to COVID-19.

We would also like to thank Dermot Boyd as the Module Leader for this module and creating the opportunity.

Lastly we would like to thank all our fellow students in supporting and helping each other through the research and analysis.

Thank You.