

The Social Housing Principles.

By Alistair Lomas



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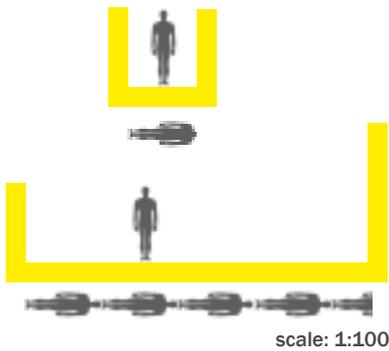
Unit sizes:



scale: 1:100 @ A4 1.8m/ 5 feet 9 inches.

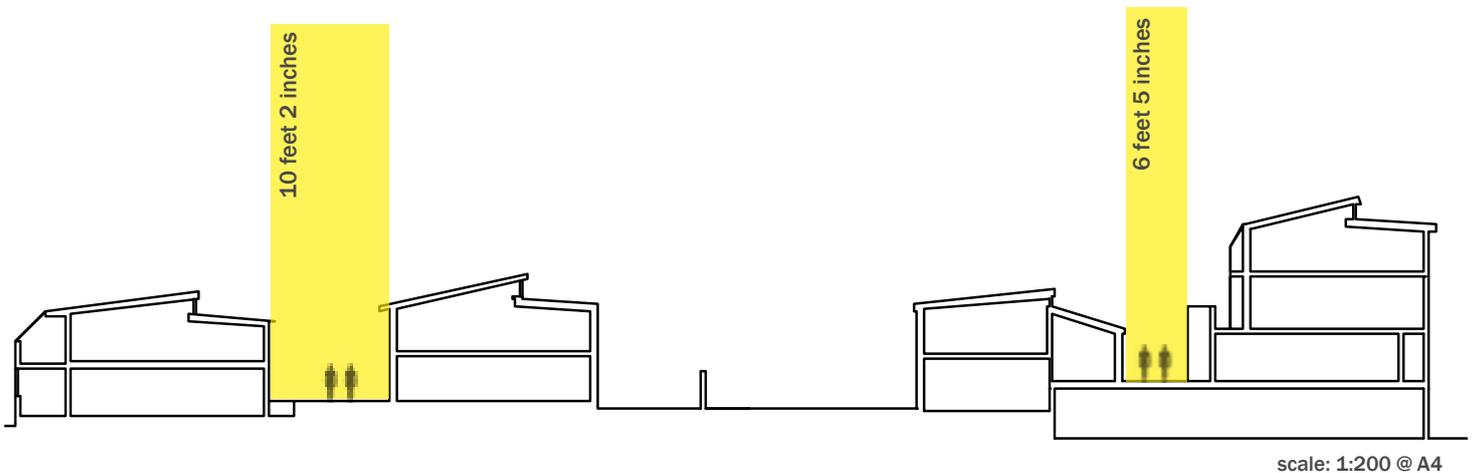
Circulation: Humanistic scale and the Width of Walkways (excluding roads).

The spaces between the homes which create the walks or ways should be of an **humanistic scale**. This design choice is important in to ensure that the residents who are living on the estate feel **comfortable** and do not feel intimidated by either small buildings relative to the average person, which can give the feeling of vulnerability; or large buildings in relation to the average human being, which can over-power the resident and the surrounding landscape. Therefore it achieves the feeling of **safety** through its architecture.



Walkway width too narrow at 5ft 3inches.

Walkway width too wide at 17ft.



The ideal walkway width:

Between 6 feet 5 inches

to

10 feet 2 inches

Circulation: Communal Zones.

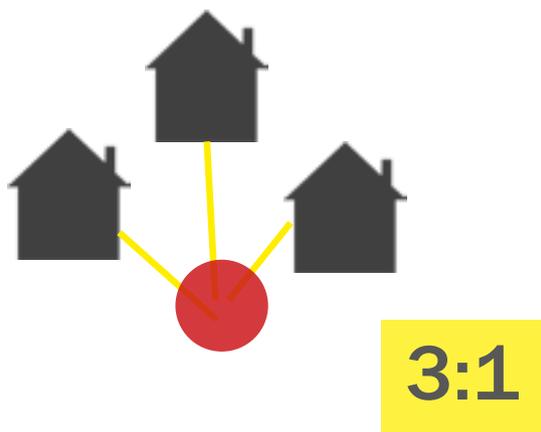
By **integrating** communal zones into the plans of the **outdoor circulation** scheme you would help the amount of exposure residents have with one another. Therefore promoting and **enhancing a healthier community**



The communal zones should be located where there are **3** neighbourhoods which sit next to each other. The impact of doing this for the estate is important. It **encourages** conversation between residents that otherwise would not interact with one another.

Moreover it **saves space** by reducing the amount of space needed for individual paths leading to the main road.

Neighbourhood to communal zones ratio:



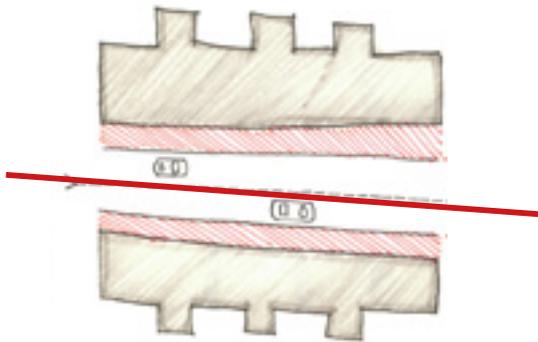
Circulation: Road access.

Roads are potential social **barriers** between neighbours therefore should be carefully considered where they are placed due to the expected volume of traffic which will use them. The placement of a road network should be only reserved for housing which have residents which specifically need more **practicality** specifically access to the outside of the estate. This category of people includes **young families** the **elderly** and the **disabled**

However..... there are obvious difficulties in planning the a suitable road network due to the **frequency of people moving property** and different requirements needed by each resident.

Roads divide neighbourhoods!

Integrating a road system causes a community **division** which is represented by the amount of people on one side of the street converse with the people on the other side of the street.(shown by the diagram below)



It is because of this natural **division (the road)**

which causes a community to be **less** social with the people and families that live opposite them.

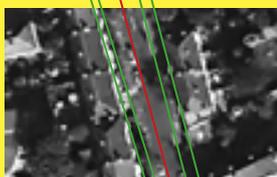
Resident accessibility practical requirements:



Legend:

— line of division.

— pathways/social areas.



Materiality:

Materiality is important to any social housing scheme. Materials which are used in any scheme can **de-terminate** the feeling of the space and the atmosphere of the estate. Cressingham Gardens built in the late 1960's uses **only** brick and reinforced concrete; the first being used more than the latter. It is the use of brick which gives the sensation of a **warm** and **“home sweet home”** atmosphere. It is this impact and effect of materials which is **absolutely necessary** to capture with every social housing project designed.



The materials used on this estate convey a cold sensation.



The materials used in Cressingham Gardens convey a feeling of warmth.

Therefore it is necessary for any social housing to use the appropriate materials. They are crucial in determining the sensations felt whilst living on the estate. The ideal material should be one which conveys a feeling of warmth and security for example a material which is considered robust.

Examples of appropriate materials:

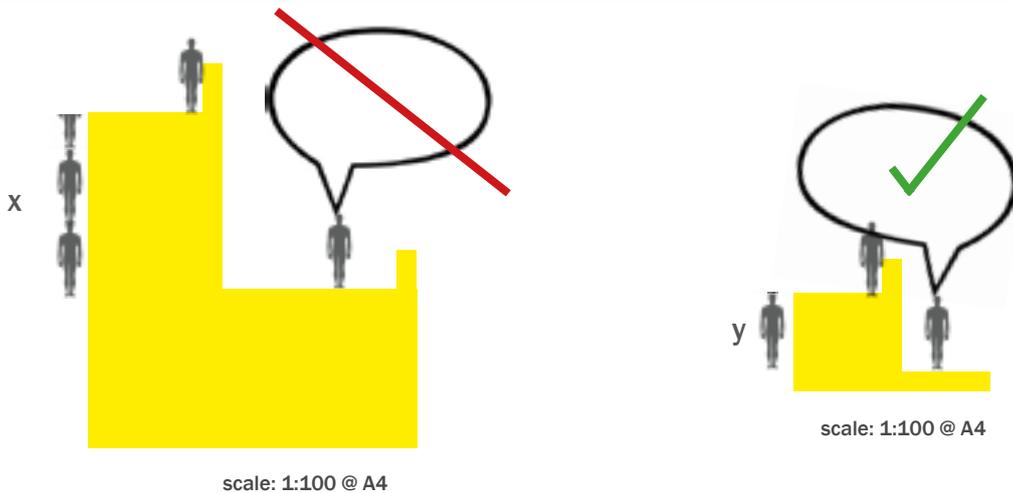


- a** Cressingham Gardens brick.
- b** Timber cladding.
- c** stone cladding.
- d** standard brick.

Levels: humanistic scale.

The main consideration when using levels in the scheme should be that each level has a **direct** relationship with the **community** and which **encourages** conversation between residents of different neighbourhoods. This can be achieved, chiefly by the **height** of each level. Measuring from the lowest levels ground to the height of the next floor height.

The exact height of each level can vary however it must keep within a humanistic scale. (see diagram below).



x: 14 feet $\frac{91}{64}$ inches.

y: 6 feet $\frac{1043}{64}$ inches.

The ideal height:

3ft-7 ft maximum.

Furthermore levels can be both have positive and negative aspects. The different levels used can be considered as a positive element to the estate because by doing so it creates **pockets** of intimacy between **communities** which by extension enhances the feeling of safety.

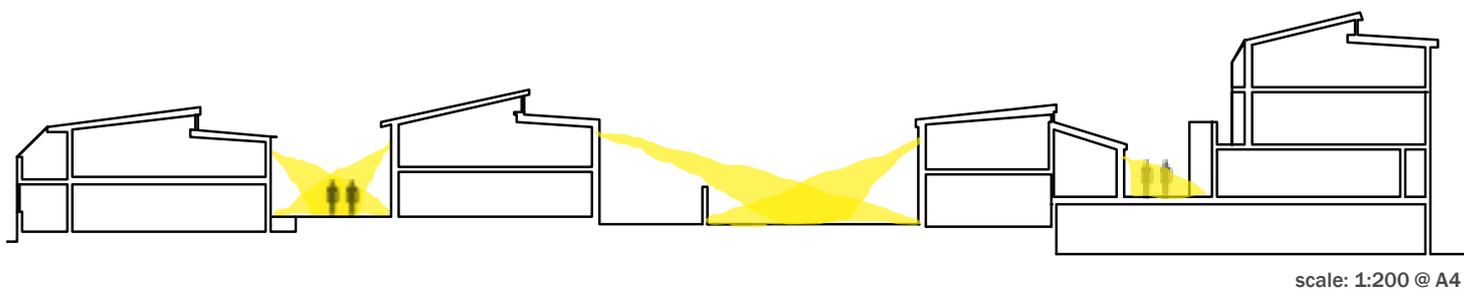
The main effect of different levels:



Pathways: Always in sight.

Walkways are crucial for circulation, however sometimes in large estates they can be abused and be a hot bed of anti social behaviour. This can consist of gang culture, drug abuse and vandalism. **This is no way to live!**

Therefore the necessary scheme in helping to iradicate this issue is by adopting a similar principle used in Cressingham Gardens where **all** of the walkways can be seen by atleast **one** resident in their homes. The effect of this is key in order to **prevent/reduce** anti-social behaviour because you get the strange sensation that you are always being watched and so there is no where to hide.



Reduction in Crime.



Healthier Community.

The relationship between design detail and maintenance:

The design detail regarding the junctions between the walls and roof should be designed based on a **practical** foundation. The importance of this is critical to the success of any building, however this is amplified when it is social

housing. This is because of the **necessity for practicality**, Social housing needs practicality in its design due to people living in them for large proportions of their lives. Therefore the design detail regarding practicality is crucial; the design must achieve a standard of practicality which produces the least amount of maintenance.

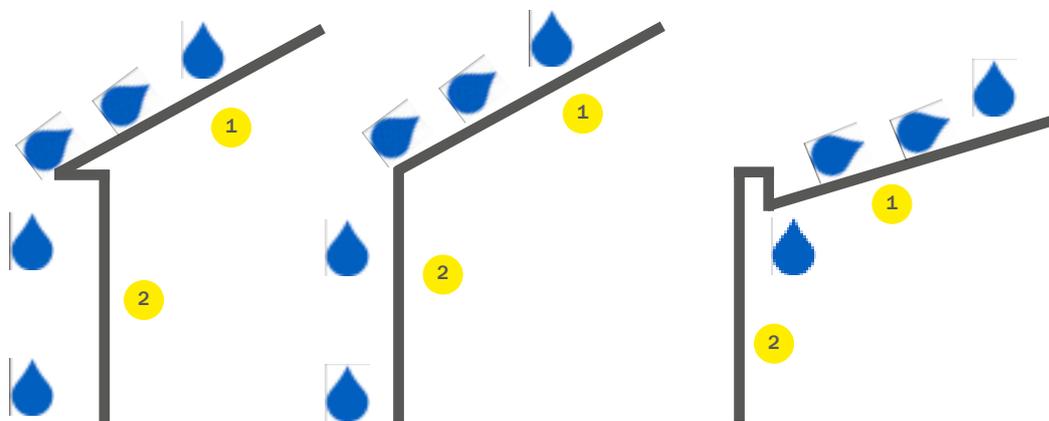
The reason for social housing having an underlining practical design responsibility is crucial.....

-**Standard** of living in the long term for residents remains a similar level for longer without requiring maintenance.

-The **life** span of the building will naturally increase.

-A **reduction** in maintenance costs regarding repair e.g. damp, weathering etc.

Roof/wall section design:



legend:

1 -roof

2 -wall

-rain-fall

Trees: The design should react to the treeline.

The design should **respond** to nature. It should respect the treelines by either deciding to design the scheme below the treeline or, the far more unlikely, above the treeline. Respecting the treeline **helps** homes embed themselves into their setting. A good example of this can be seen at Cressingham Gardens where the homes hug the treeline in order to give the sensation of them being **one** in the landscape. By appreciating the natural landscape on the site, the design will be more visually pleasing and will be considered more **responsible** by the future generations.

Cressingham Gardens: A responsible design reacting to its natural context.

legend:

 -tree-line



- Approximation of the size of a tree in Brockwell Park



scale: 1:4000 @ A4



scale: 1:4000 @ A4

