

INTERNATIONAL ARCHITECTURE COMPETITION

# LONDON AFFORDABLE HOUSING CHALLENGE

RESULTS

## FOREWORD

According to the Mayor of London's website, the current median monthly rental price in Central London exceeds £650 for a room in a shared apartment, £950 for a studio, and £1300 for a one-bedroom apartment.

That is to say, London is unaffordable.

Low- and median- income individuals and families cannot meet the financial demands of the city's skyrocketing housing prices. This makes living close to one's place of work in London a privilege: the UK's Office of National Statistics estimates the average commute time at one hour. Families in the low- and middle-income bracket, young professionals, creatives, and key workers in industries critical for London to function - like teachers or police - tend to live far outside London's city center.

Something needs to be done. So we've asked architects and designers to propose solutions for affordable housing in London.

Affordability is by no means a design issue alone. The topic requires the long-term attention and coordinated efforts of policy makers, residents, and planners. Architects, however, play a critical role in designing the future of our cities.

A range of ideas were submitted, some realistic and others conceptual. Common themes that were investigated include: methods of increasing density within the existing building stock; using shared or state-owned spaces like rivers, highways, bridges, train tracks, and even Buckingham Palace, to construct new housing

## ORGANISERS

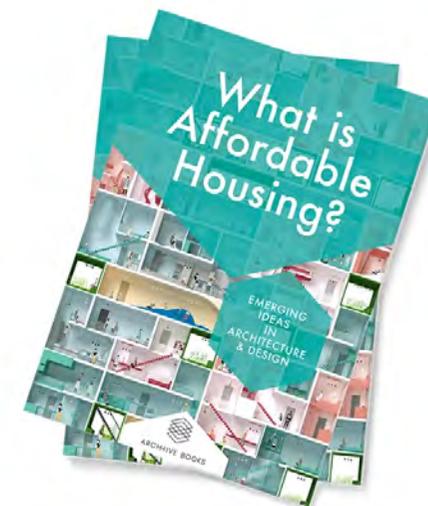


(<https://beebreeders.com/>)

## IN PARTNERSHIP WITH



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above, below, or within; reworking low-density building types like warehouses and industrial spaces; and reintroducing alternative methods for land ownership, like community land trusts.

This competition is part of Bee Breeders' Affordable Housing Crisis (<https://beebreeders.com/housing-crisis>) design series, which has already introduced several great proposals to address the global demand for urban housing. Some of these submissions and others will be included in the inaugural forthcoming print publication by ARCHHIVE (<https://archhivebooks.com/>): Issue 1: What is Affordable Housing?

Bee Breeders would like to thank all designers who participated for contributing to this growing library of design ideas!

## COMPETITION NEWS

### **Archdaily : Solutions to London's Mounting Affordable Housing Crisis Proposed in Bee Breeders' Latest Competition**

(<https://www.archdaily.com/910189/bee-breeders-announce-the-winners-of-its-london-affordable-housing-competition>)

March 09, 2019

[Read more](#)

(<https://www.archdaily.com/910189/bee-breeders-announce-the-winners-of-its-london-affordable-housing-competition>)

### **London Affordable Housing Challenge competition winners revealed!**

(<https://londonhousing.beebreeders.com/>)

November 29, 2018

[Read more](#)

(<https://londonhousing.beebreeders.com/>)

### **Top 3 Reasons Why You Should Enter Architecture Competitions**

(<https://beebreeders.com/top-3-reasons-why-you-should-enter-architecture-competitions>)

October 11, 2018

[Read more](#) (<https://beebreeders.com/top-3-reasons-why-you-should-enter-architecture-competitions>)

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# 2<sup>ND</sup> PRIZE WINNER

"The real revolution in housing is indoors" STAR strategies + architecture



## JURY COMMENTARY

## PROJECT NAME

Re.Co.De: Redesigning  
Contemporary Dwelling  
Italy

## PROJECT AUTHORS

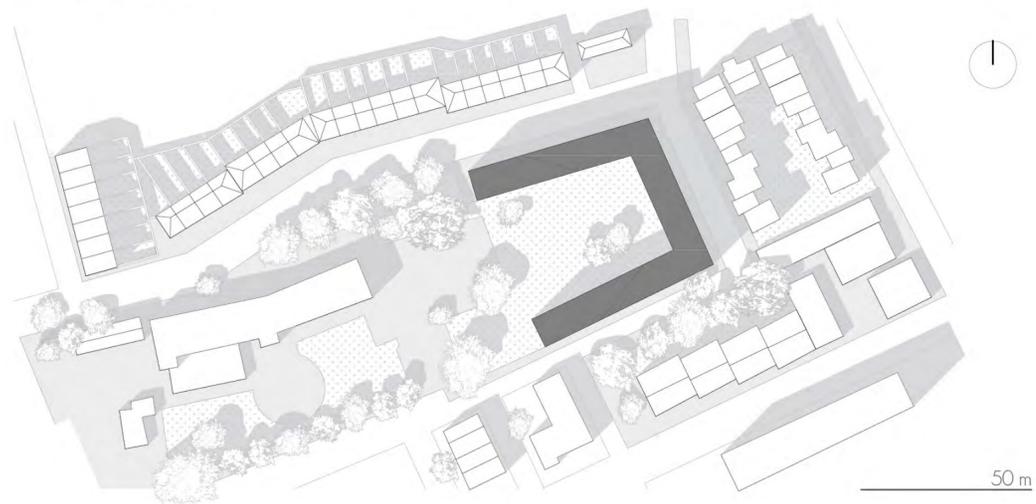
Massimo Bricocoli  
Gennaro Postiglione (<http://www.lablog.org.uk/>)  
Stefani Sabatinelli  
Nicola Sirugo

Coliving and cohabitation serve to increase density by reorganizing the layouts of existing buildings for more efficient spaces, and to include shared amenities for larger groups of inhabitants. The designer of this project states: “the real revolution in housing is indoors.” The proposal rearranges the interior layout of a typical london housing block, as the designer claims, to mirror the growing variety of job positions and of family arrangements. The ways in which people organize their urban lives to afford housing “is to be more closely investigated, as this brings

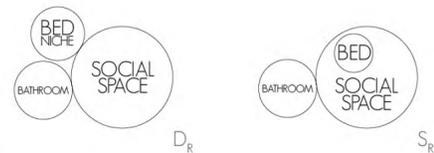
along significant changes in terms of housing cultures, patterns of solidarity/community, and socio-spatial organization.” The design offers a selection of flexible interior organizational components - including the bathroom core, the equipped wall fitted with shelving and insulation, and movable partitions. The layout accounts for a mixture of user profiles, from the single adult student, to the elderly couple, to the divorced parent with child. The jury wonders, in what other building typologies can this project be applied?



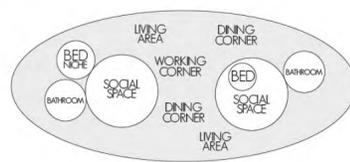
PLANIVOLUMETRIC



The clusters



The aggregation

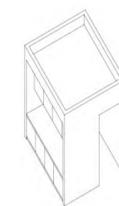


In order to design forms, uses and interiors of contemporary dwelling it is, therefore, necessary to shift from the functional concept of dwelling as an object to the cultural concept of dwelling as an experience, focusing the analysis on the dweller, with its corporeality, behaviour patterns, social interactions. While the production of new dwellings has dramatically reduced, due to ecological concerns and the economic recession, it is the renewal, re-use and transformation of the existing housing stock that could come to the front-scene, in order to answer in a more proper way to quantitative and qualitative needs of contemporary dwelling.

The focus of the work consists in the search for innovative, up-to-date housing solutions (in terms of typologies, furniture, lay-out, management and promoters) able to face the urgency brought about by the deep socio-demographic transformations happened in Western countries during the last decades. A time when the diversity of households and living practices is bigger than ever.

The facade is the place where the imagination of architects fully explodes. It is necessary for us to take a distance from this festival of facades to be able to view the subject of housing in its very essence: the apartment.

ELEMENTS



BATHROOM CORE

This element is constituted by a private bathroom and a service related to the public space, like a kitchen or a laundry.



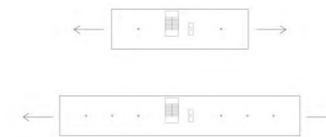
EQUIPPED WALL

It can be equipped by wardrobes or bookcases and it has an inside wall composed by a light wooden structure and layers of acoustic insulation.

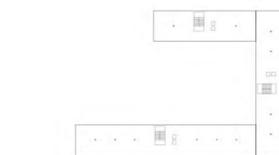


MOVABLE PARTITIONS

Transparent or opaque, these elements give the dwelling flexibility, changing the relationship between public and private spaces.

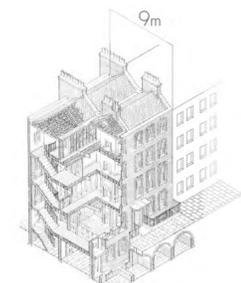


The proposed typology has a longitudinal development and a simple structure that can be extended till the dimension of 55 meters.



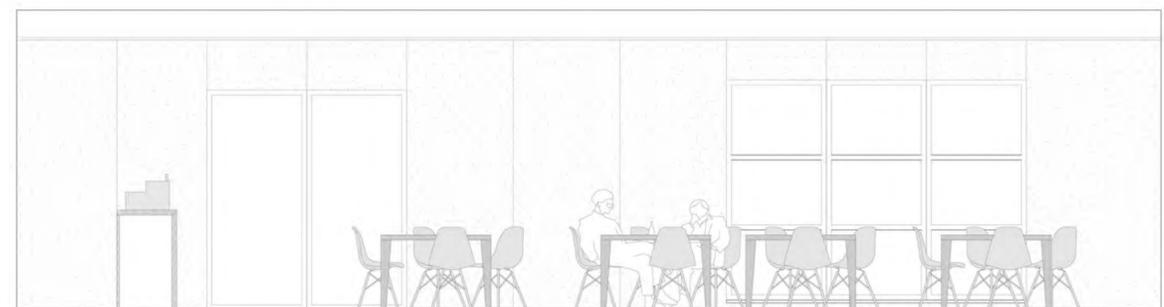
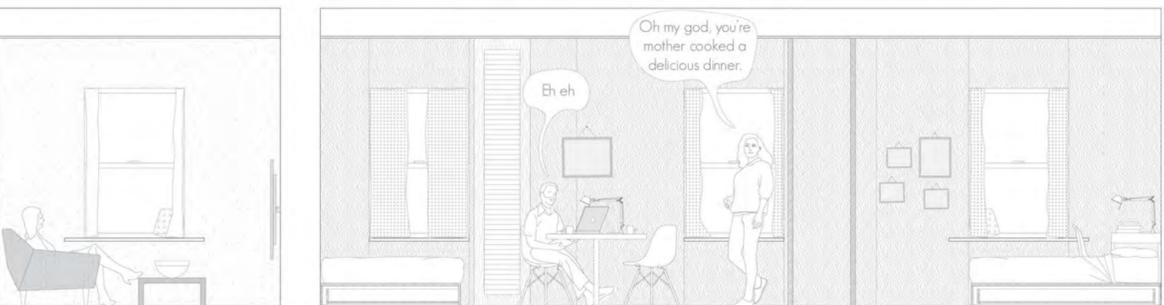
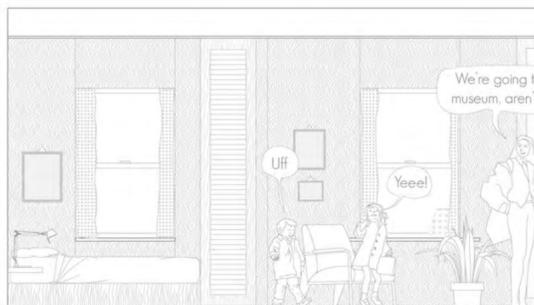
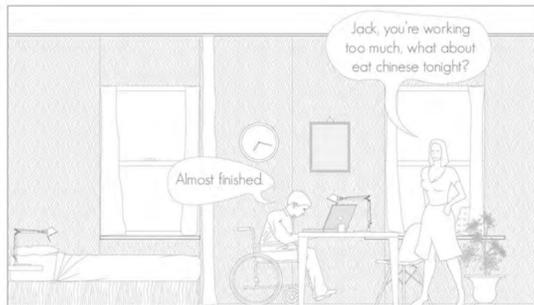
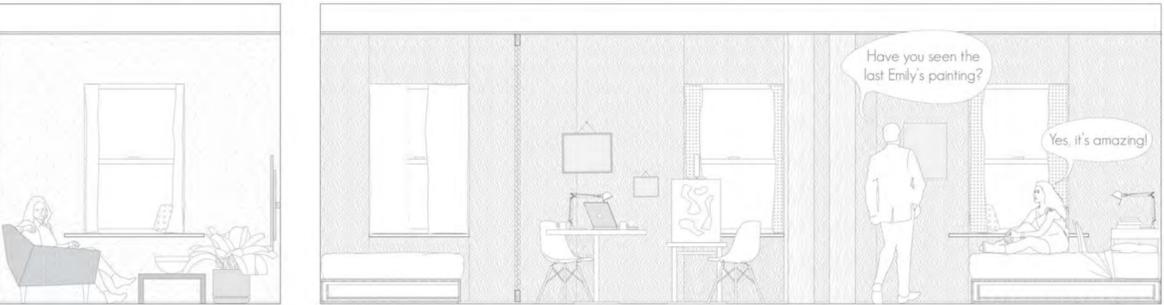
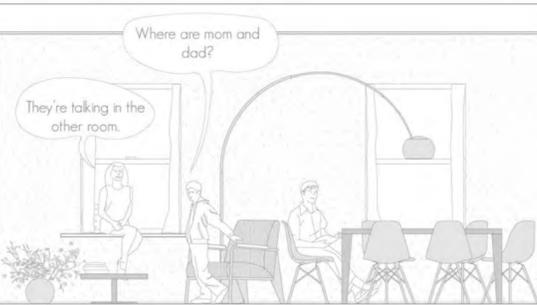
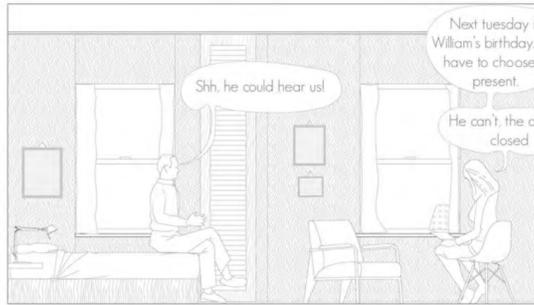
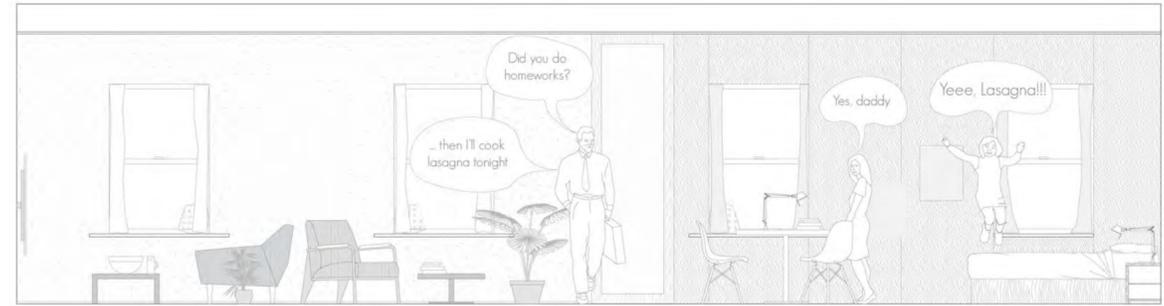
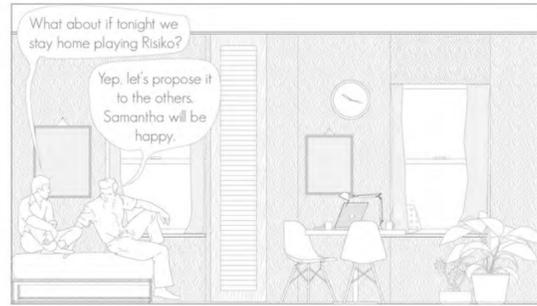
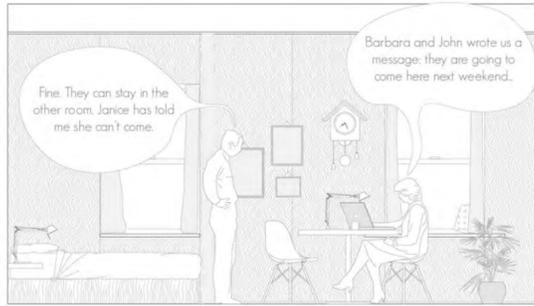
These elements can also be arranged in order to fit in the best way inside the site.

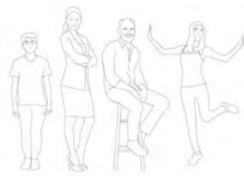
INTEGRATION WITH CONTEXT



The aim is to insert the building without interrupting the urban curtain. We avoid making new landmarks, preferring the use of facades with proportions and materials which are familiar among the city.

"The real revolution in housing is indoors" STAR strategies + architecture





### FAMILY

Alan 48 / Sabrina 43  
Tracy 17 / William 13  
They use to stay all together only at evening. Alan likes to chill out watching tv. His wife sometimes needs privacy to finish some work stuff, while Tracy use to listen to music and watching movies and William play videogames.



### COUPLE + ADULT DAUGHTER

Albert 48 / Emily 43 / Ashley 21  
Albert is a lawyer and Ashley is his daughter from his first marriage. She studies at university and comes here for short periods. Albert has a relationship with Emily, who is a painter. She often works at home.

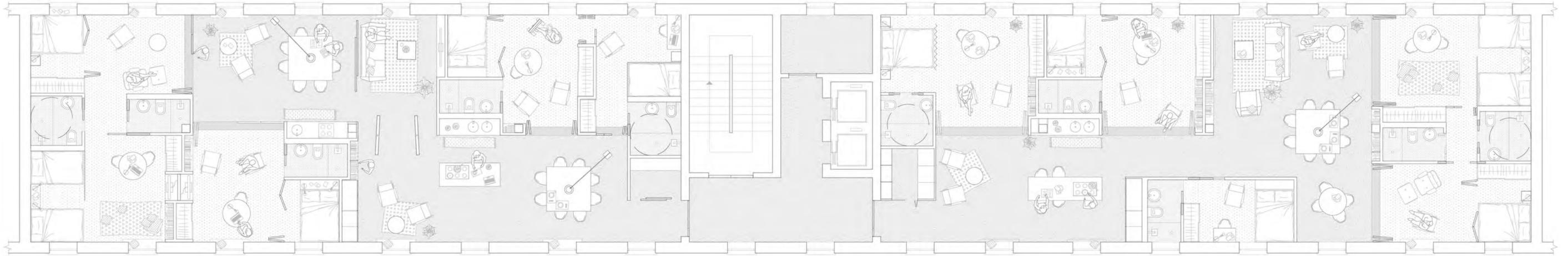
### ELDERLY COUPLE

George 73 / Margaret 68  
Both retired, they use to spend the day mainly at home, cooking, reading and watching tv. Especially on weekends their grandchildren go to visit them.



### YOUNG COUPLE

Carlo 28 / Ben 34  
They're both workers. During the week they use to stay together at home in the evening, watching movies or finishing some job tasks.



### YOUNG COUPLE

Sten 30 / Kyra 33  
Kyra works often from home using computer, while Stan spend the whole day out working too. She loves watching movies, while he prefer watching football.

### SINGLE

Janise 47  
She's George and Margaret's daughter. Normally she works and lives in Brighton, but when it's possible she comes here to spend a weekend or short periods with her parents.



### FAMILY

Joe 41 / Samantha 12 / Megan 9  
Joe is a widower and he use to work till the evening, when he like to cook and play with his daughters. Samantha loves reading and Megan is a force of nature. When they come from school they do homeworks, play and wait for their father.



### COUPLE + ELDERLY

Albert 43 / Emily 37 / Joanne 73

The couple lives with Albert's mother, Joanne. She's a widower quite independent and discreet who loves children. Her grandchildren go to visit her in the weekend, but she also spends a lot time with Sophia and Damian, living in the same apartment. Emily loves to watch soccer while Albert prefer movies, so they sometimes watch tv separately. Almost every day they have dinner all together.



### COUPLE with disabled

Jack 45 / Lauren 47

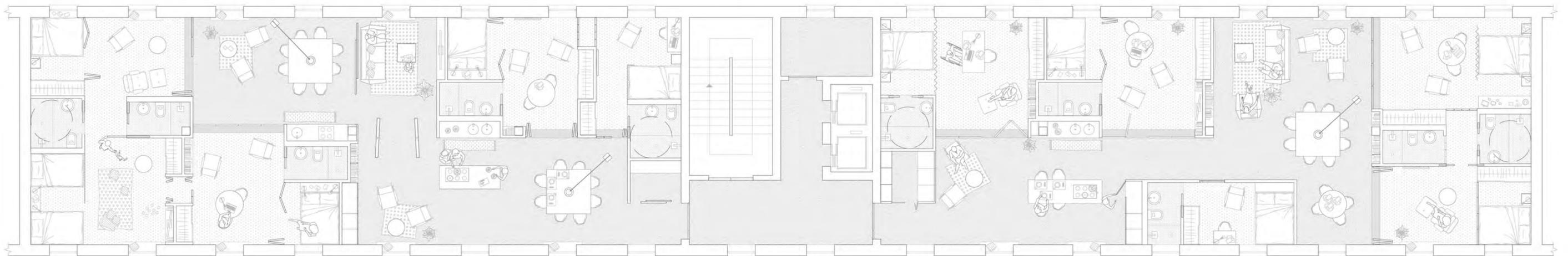
Jack is on wheelchair, he works at home and he also like to cook waiting for Lauren coming home in the evening. Sometimes when he doesn't want to stay alone during the day he moves down on the ground floor in the coworking space. They usually spend time together in their room, reading, talking or watching movies.



### COUPLE

Cristiana 52 / John 50

Cristiana is a copywriter and sometimes work at home, while John works in a pub. They love to chill out together in the evening watching tv. They have a son, James, who comes visit them periodically.



### PARENTS + CHILDREN + AUNT + AUNT'S PARTNER

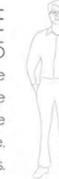
Albert 39 / Victoria 34 / Sophia 6 / Damian 4 / Esther 29 / Tina 31

Albert and Victoria are workers, they usually finish to work late. Their children, Sophia and Damian, have a strong relationship with their aunt Esther. She's an illustrator and uses to work from home, so sometimes she can play with her nephews in the afternoon. Tina is Esther's partner, she comes to stay here in the weekends. In the evening family is together. They always spend time all together having dinner and watching tv or playing some games.

### SINGLE

James 25

He's Cristiana and John's son. He works in Paris, but he uses to come back at least on time per month and during the holidays. Normally he has dinner with his parents and spend time with them during the day, than he go out meeting his old friends. The private room is quite comfortable, especially when he comes back home very late. When James is back in Paris sometimes the room is rent for short stays.



### ELDERLY COUPLE + CAREGIVER

Jacob 81 / Olivia 75 / Samantha 45

Jacob has some difficulties in moving, he loves reading and talk. Olivia is a little bit too old to help her husband, so Samantha is a caregiver living in the same apartment. Sometimes the couple gives suggestions about what to visit in London to guests who stay in James' room.

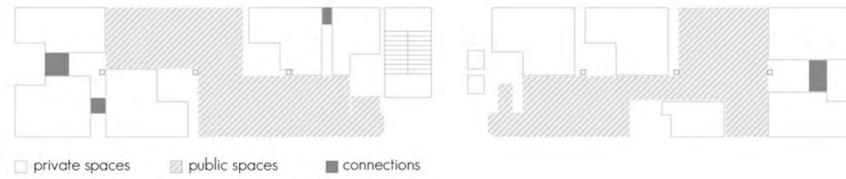




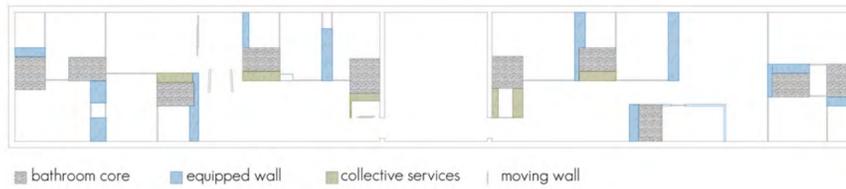
## HOUSING UNIT TYPOLOGY USER PROFILES

- $S_R$  Single adult student, single adult worker, guest for short stays, etc...
- $S_R^*$  Same  $S_R$  users with need for accessibility.
- $D_R$  Couple, Single adult student, single adult worker, etc...
- $D_R^*$  Elderly couple, single person with need for accessibility, etc...
- $D_R + S_R$  Divorced parent + child, senior + caregiver, parents + child, elderly couple + caregiver, elderly couple + adult child, grandparent + grandchild, etc...
- $D_R + D_R$  Single parent + 2 children, parents + 2 children, grandparent + grandchild, elderly couple + caregiver, elderly couple + adult child, etc...
- $D_R + D_R^* + D_R$  Step family, grandparent + parent + 2 children, etc...

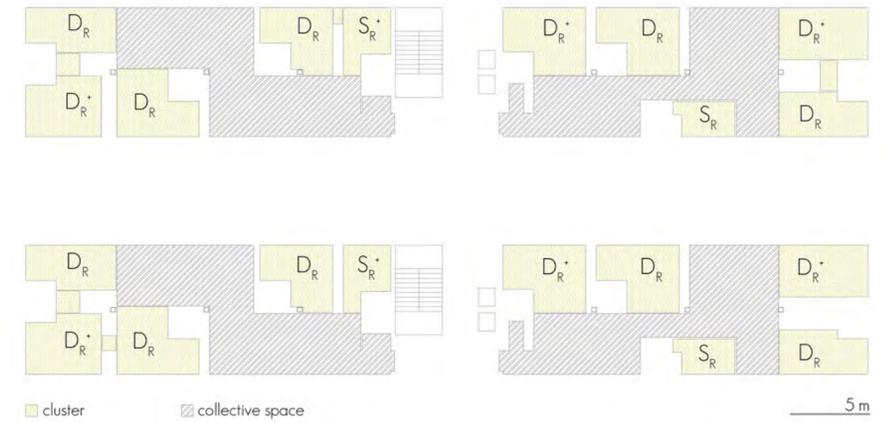
Collective spaces, private spaces, connections



Constituent elements composition



Aggregation different lay-out





## What is Affordable Housing?

Issue 1

### Features:

#### INTERVIEWS

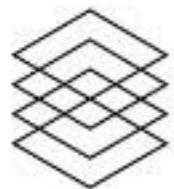
with BMW's compact urban living initiative MINI Living  
and French concrete manufacturer LafargeHolcim;

#### ARCHITECTS' DESIGN CONCEPTS

for affordable housing solutions in  
Hong Kong, New York City, London, and Sydney;

#### HOUSING STARTUP PROFILES

Landed, Rabble, and more.



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BOOKS

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What is Affordable Housing?

2019

# What is Affordable Housing?

EMERGING  
IDEAS  
IN  
ARCHITECTURE  
& DESIGN



ARCHIVE BOOKS

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