

Housing for the Future: Intergenerational Living

Open Call Ideas Competition

17th July - 28th September 2020



Metropolitan
Thames Valley



TWO FRONT DOORS



We believe the key to successful intergenerational living is to enable people to live together and apart at the same time, and for all to feel part of one vibrant community.

The benefits of sharing everyday life with a separate or an extended family should not come at the cost of losing privacy. A framework for sharing space should acknowledge the variety of arrangements in which intergenerational living can take place, allow for degrees of openness to one another as well as a buffer zone.

We've looked at traditional multigenerational living of Transylvanian villages and its mark on the built environment: typically houses come in pairs here, a larger one and a smaller one sharing an enclosed courtyard, barn and stables but with separate entries. Typically the youngest child inherits the farmstead and when married, the elderly parents move to the smaller house to make room for the new family in the larger house. At other stages of family life the small house could be occupied by adult children before they leave the nest.

Here, a high rise housing development in Edmonton, a linked small and large apartment can share a room and a terrace while maintaining their autonomy - 2 front doors.

Depending on the specific needs of inhabitants, the terrace can be completely separated and the shared room can become an extra space for either unit. The room could be an extension of the living room, a shared home office, guestroom or nursery. It could be accessed from one of the units, from both or only from the terrace. Stacking vertically, the linked units increase and decrease in size, providing a mix of tenures which are stepped to form tiered terraces at the lower levels. This creates a colonnade to the conventional street elevation and a human scale to the community Broadway. At ground floor level, live/work units face the Broadway which also hosts community facilities, local businesses and event spaces. Between the units, the alternating communal courtyards and linked unit gardens add pockets of space off the Broadway, creating a vibrant community streetfront.

FLEXIBILITY AND ADAPTABILITY OF THE LINKED UNIT



● LARGER 3+1 BED UNIT ● SMALLER 1+1 BED UNIT ● SHARED FLEXIBLE ROOM AND TERRACE

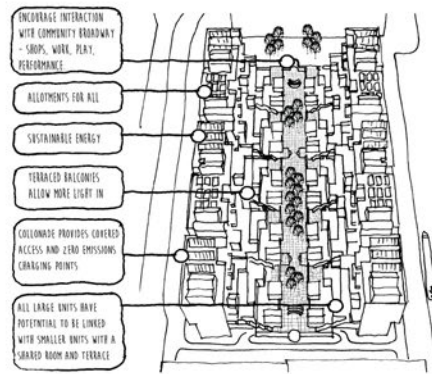
LIVING TOGETHER AND APART



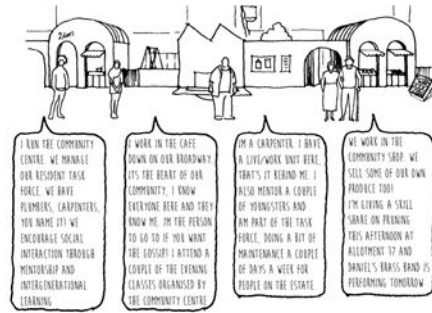
WITH THE CONCEPT, WE HAVE A LINKED UNIT HERE AT 2 TOWNS. IT'S GREAT FOR US. I CAN BE RIGHT NEXT TO MY PARENTS, WHO ARE LESS WELL NOW AND THEY CAN BE RIGHT NEXT TO THE KIDS. WE HAVE A SHARED ROOM WHERE WE HAVE SET UP AS A SHELTER, BUT IT COULD BE A BEDROOM, STUDY OR WHATEVER IT NEEDS TO BE. OUR SONS, AS IN A BUFFER BETWEEN THE TWO APARTMENTS AND WE BEHAVE OUR PRIVACY WHEN WE NEED. WE CAN OPEN IT RIGHT UP FOR CELEBRATIONS, WHEN I NEED TO HELP OUT MOM AND DAD OR WHEN WE WANT THEM TO WATCH THE KIDS FOR A FEW HOURS AFTER SCHOOL. MY SON ALSO USES IT TO PRACTICE THE CELLO OR WHEN WE USUALLY WANT TO BE THERE LISTENING OUT.



116 MIXED TENURE LINKED UNITS



COMMUNITY TASK FORCE AND INTERGENERATIONAL LEARNING



THE PRIVATE, THE SHARED AND THE COMMON

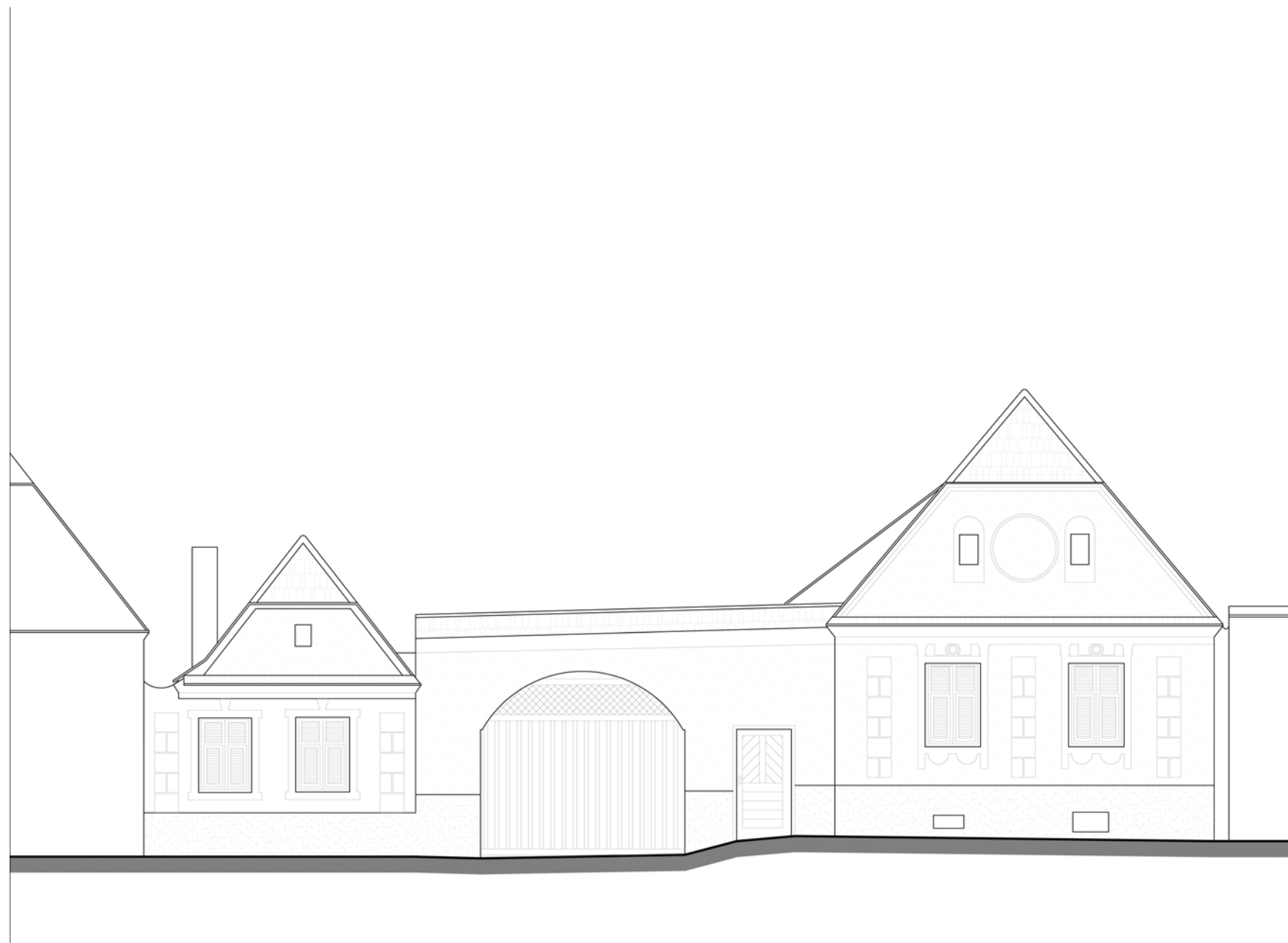
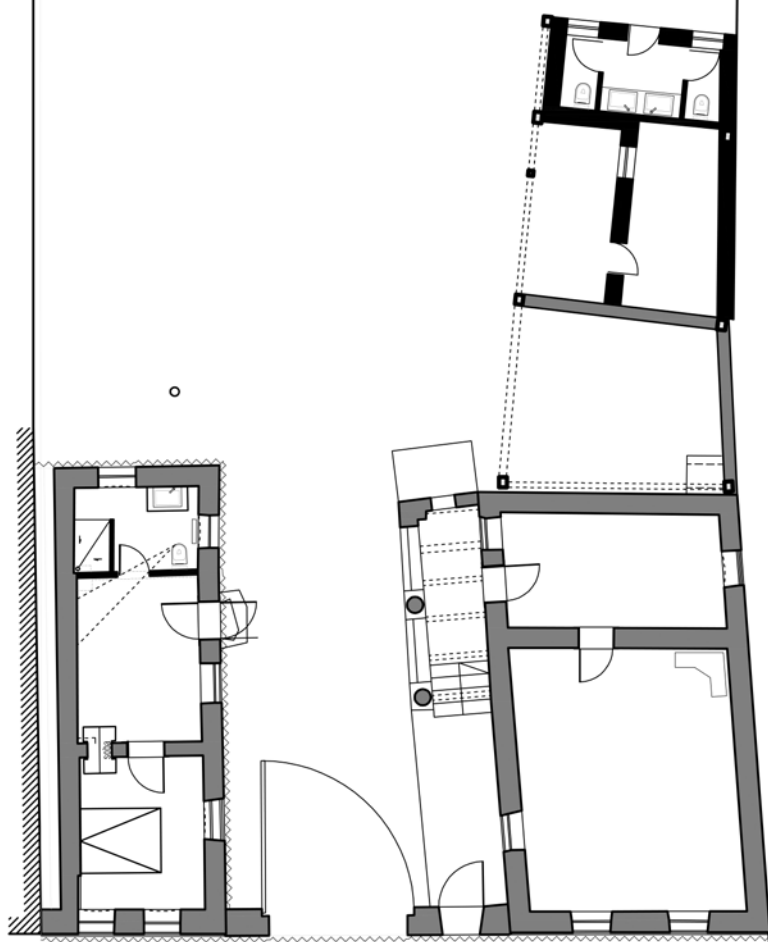
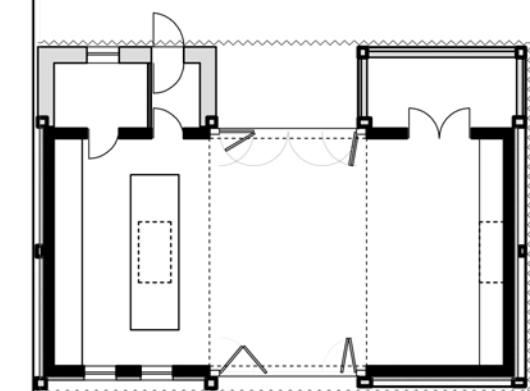


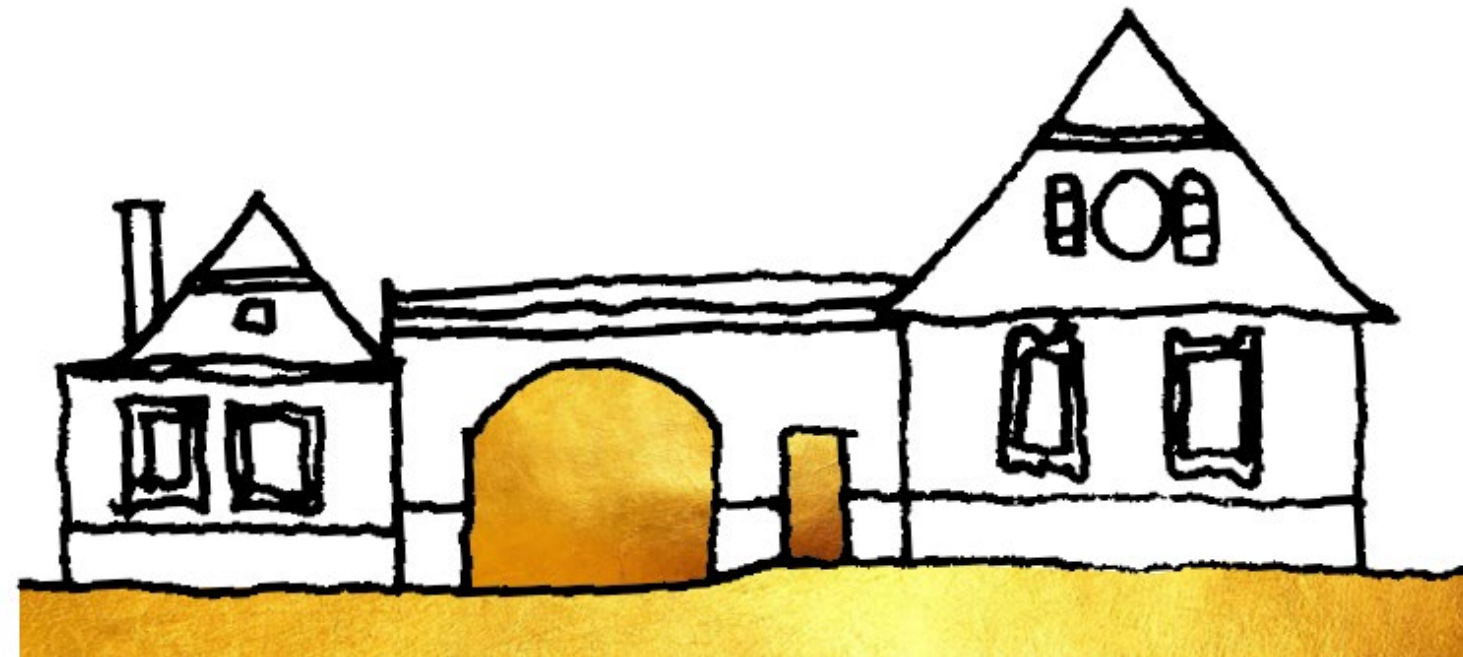




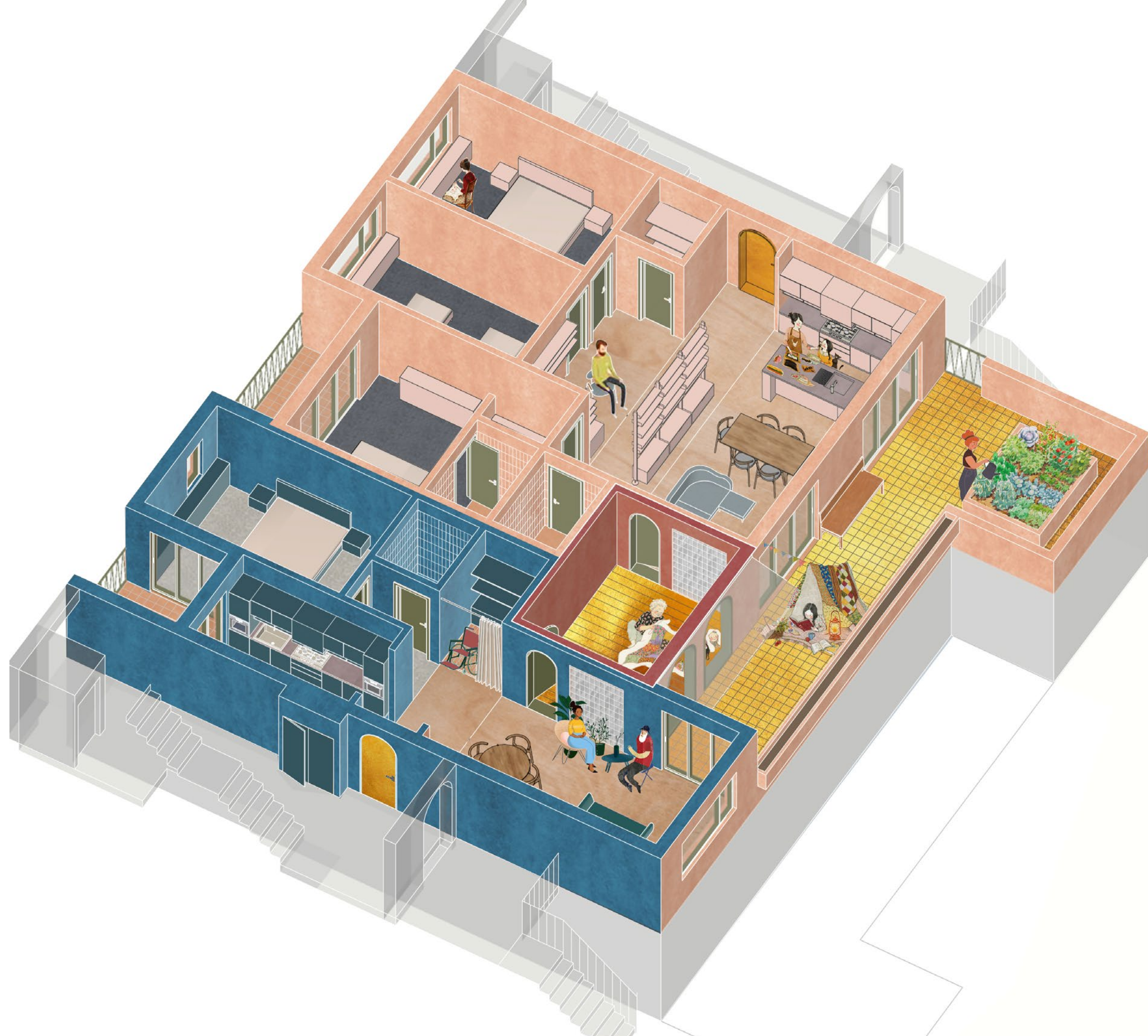




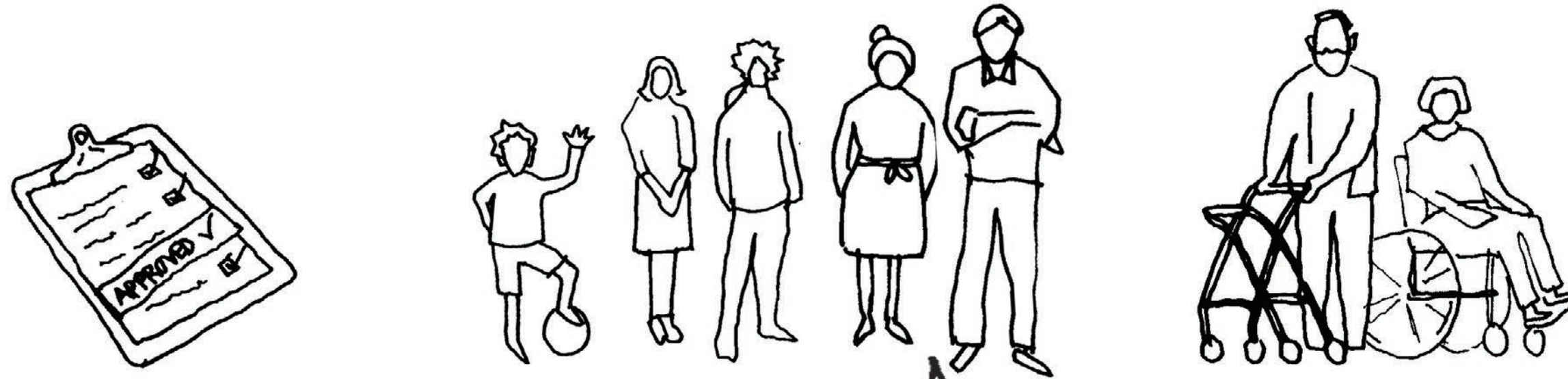




TWO FRONT DOORS

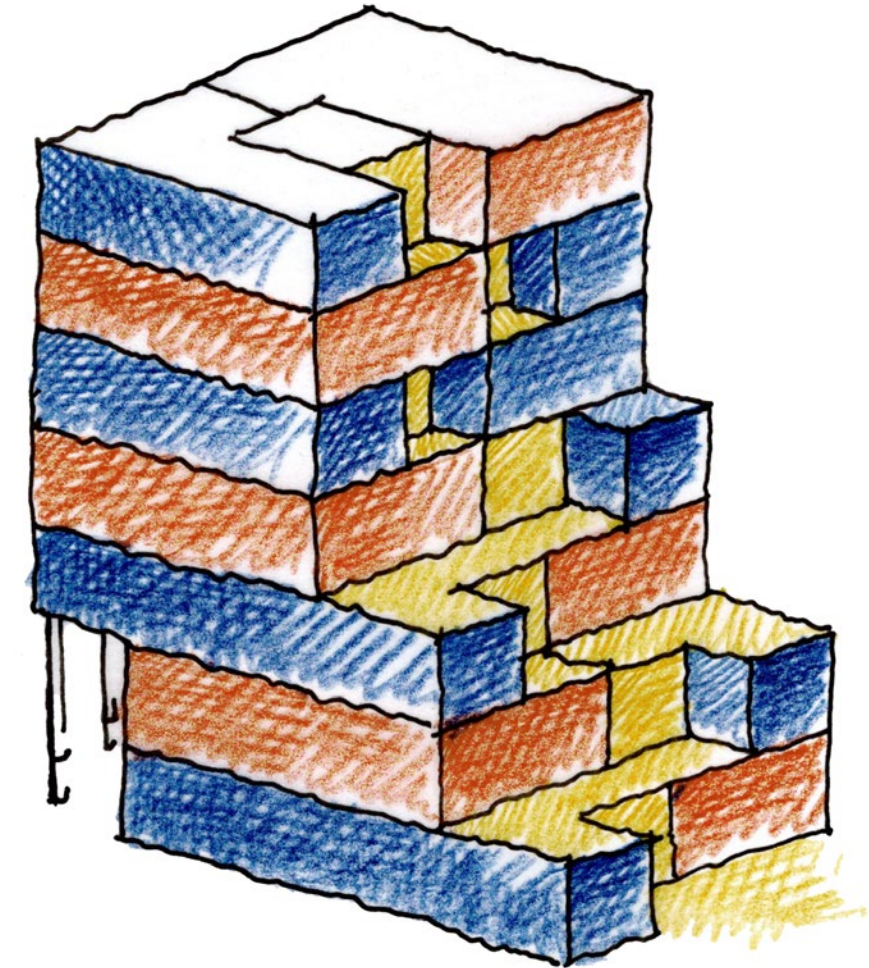
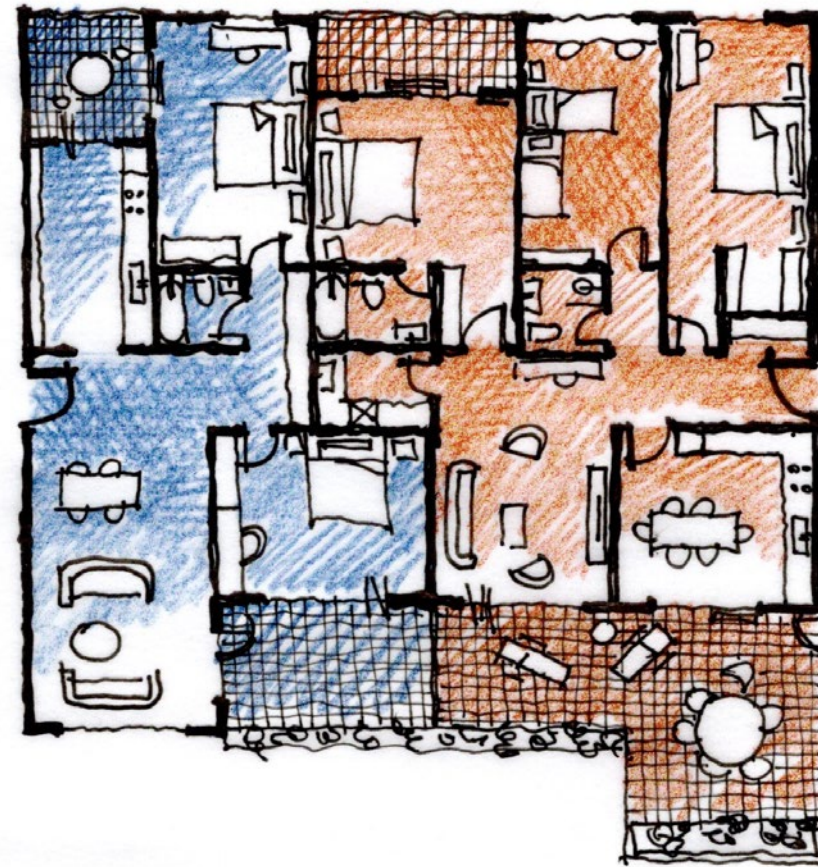
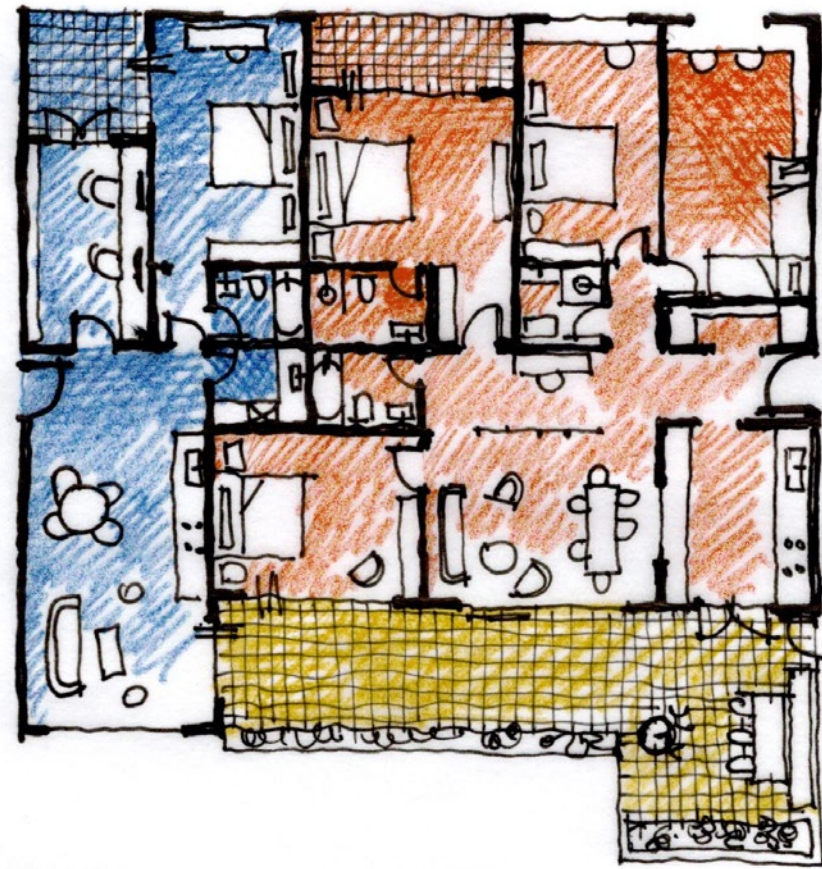


LIVING TOGETHER AND APART



WERE THE CORBACI'S. WE HAVE A LINKED UNIT HERE AT 2 FRONTS. ITS GREAT FOR US. I CAN BE RIGHT NEXT TO MY PARENTS, WHO ARE LESS ABLE NOW AND THEY CAN BE RIGHT NEXT TO THE KIDS. WE HAVE A SHARED ROOM WHICH WE HAVE SET UP AS A SNUG, BUT IT COULD BE A BEDROOM, STUDY OR WHATEVER IT NEEDS TO BE. OUR SNUG ACTS AS A BUFFER BETWEEN THE TWO APARTMENTS AND WE RETAIN OUR PRIVACY WHEN WE NEED. WE CAN OPEN IT RIGHT UP FOR CELEBRATIONS, WHEN I NEED TO HELP OUT MUM AND DAD OR WHEN WE WANT THEM TO WATCH THE KIDS FOR A FEW HOURS AFTER SCHOOL. MY SON ALSO USES IT TO PRACTICE THE CELLO IN. MUM WILL USUALLY WANT TO BE THERE LISTENING IN!

FLEXIBILITY AND ADAPTABILITY OF THE LINKED UNIT



LARGER 3/4 BED UNIT



SMALLER 1/2 BED UNIT



SHARED FLEXIBLE ROOM
AND TERRACE

116 MIXED TENURE LINKED UNITS

ENCOURAGE INTERACTION
WITH COMMUNITY BROADWAY
- SHOPS, WORK, PLAY,
PERFORMANCE.

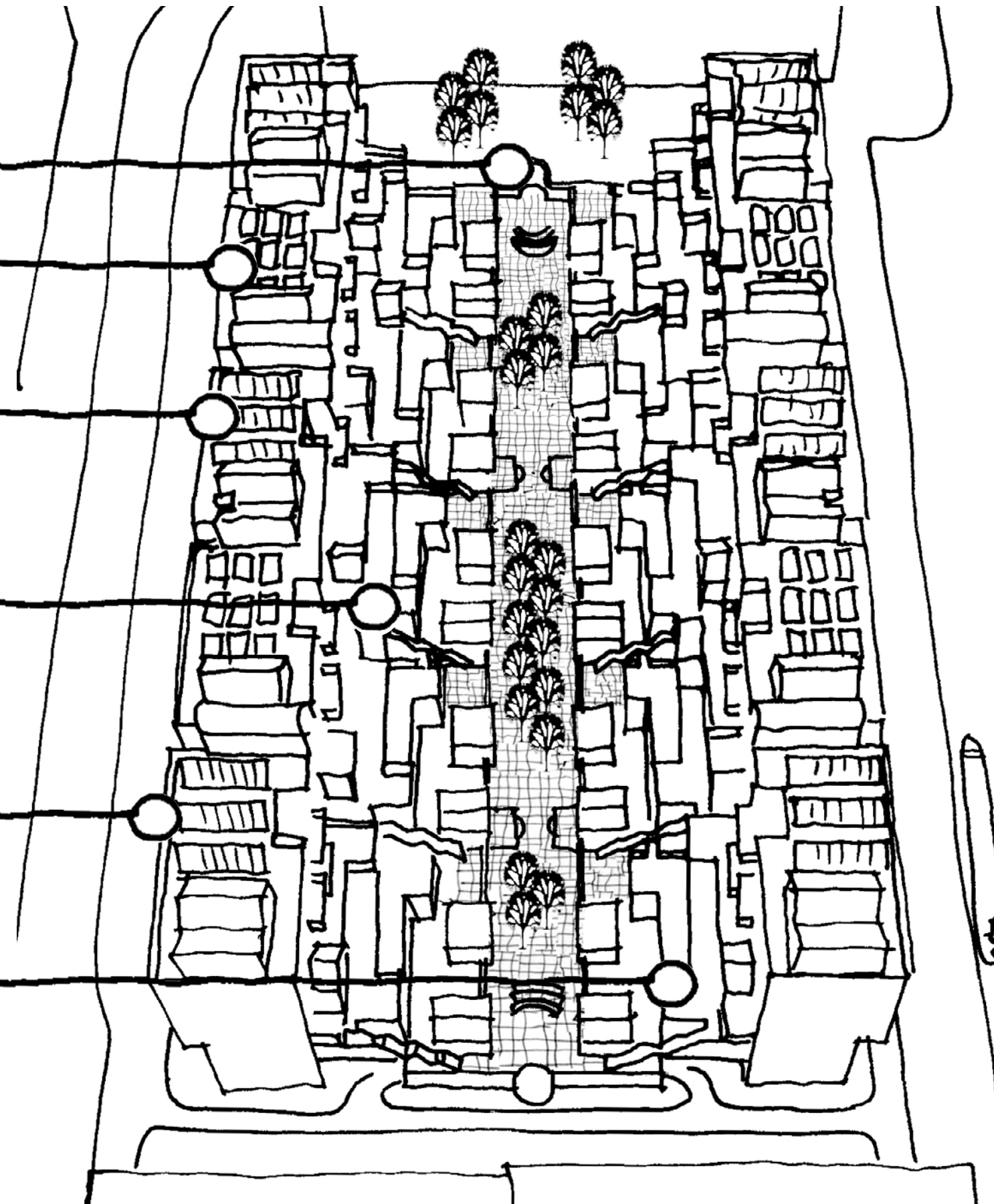
ALLOTMENTS FOR ALL

SUSTAINABLE ENERGY

TERRACED BALCONIES ALLOW
MORE LIGHT IN

COLLONADE PROVIDES COVERED
ACCESS AND ZERO EMISSIONS
CHARGING POINTS & BIKES

ALL LARGE UNITS HAVE
POTENTIAL TO BE LINKED
WITH SMALLER UNITS WITH A
SHARED ROOM AND TERRACE





COMMUNITY TASK FORCE AND INTERGENERATIONAL LEARNING



I RUN THE COMMUNITY CENTRE. WE MANAGE OUR RESIDENT TASK FORCE. WE HAVE PLUMBERS, CARPENTERS, YOU NAME IT! WE ENCOURAGE SOCIAL INTERACTION THROUGH MENTORSHIP AND INTERGENERATIONAL LEARNING

I WORK IN THE CAFE DOWN ON OUR BROADWAY. ITS THE HEART OF OUR COMMUNITY, I KNOW EVERYONE HERE AND THEY KNOW ME. IM THE PERSON TO GO TO IF YOU WANT THE GOSSIP! I ATTEND A COUPLE OF THE EVENING CLASSES ORGANISED BY THE COMMUNITY CENTRE

IM A CARPENTER. I HAVE A LIVE/WORK UNIT HERE, THAT'S IT BEHIND ME. I ALSO MENTOR A COUPLE OF YOUNGSTERS AND AM PART OF THE TASK FORCE, DOING A BIT OF MAINTENANCE A COUPLE OF DAYS A WEEK FOR PEOPLE ON THE ESTATE.

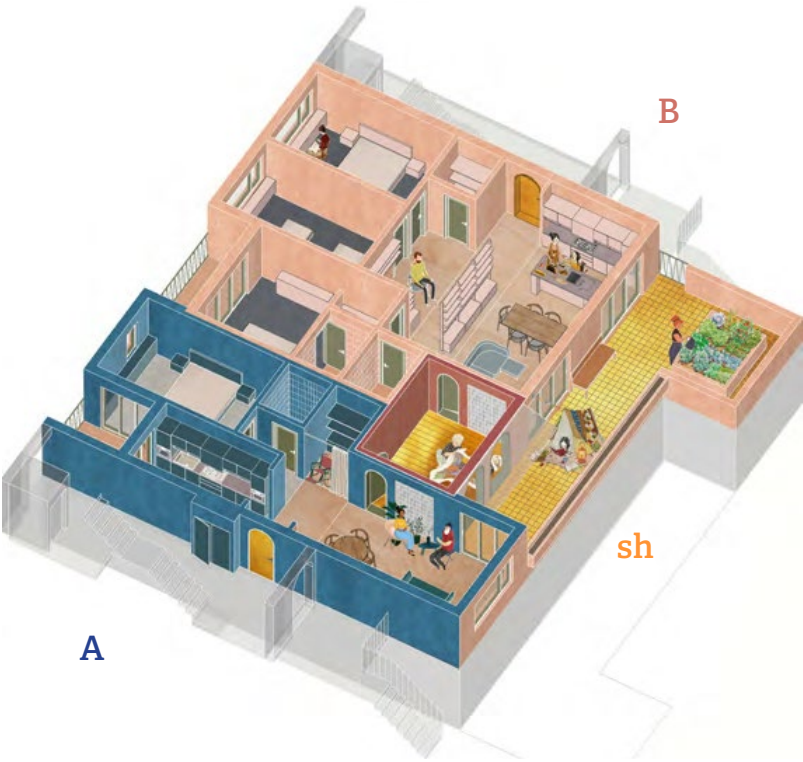
WE WORK IN THE COMMUNITY SHOP. WE SELL SOME OF OUR OWN PRODUCE TOO! I'M GIVING A SKILL SHARE ON PRUNING THIS AFTERNOON AT ALLOTMENT 17 AND DANIEL'S BRASS BAND IS PERFORMING TOMORROW

THE PRIVATE, THE SHARED AND THE COMMON





Linked unit Type 2
/shared room scenario:

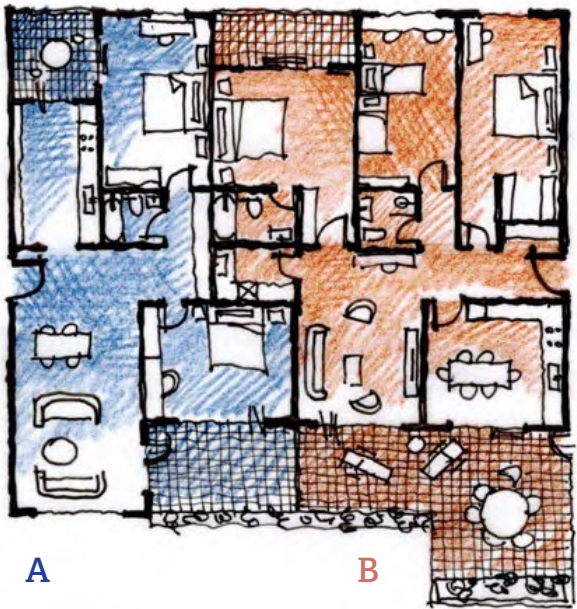


| | GIA (m ²) | storage (m ²) |
|-------------------------|--------------------------|------------------------------|
| TFD linked unit Type 2: | | |
| A | 58.58 | 2.9 |
| B | 97.82 | 3.5 |
| sh | 13.39 | - |
| total | 169.79 | 6.4 |

| | | |
|--------------------------|-----|-----|
| NDSS/AHP 2021-2026 min.: | | |
| 1b 2p | 50 | 1.5 |
| 3b 6p | 95 | 2.5 |
| total | 145 | 4 |

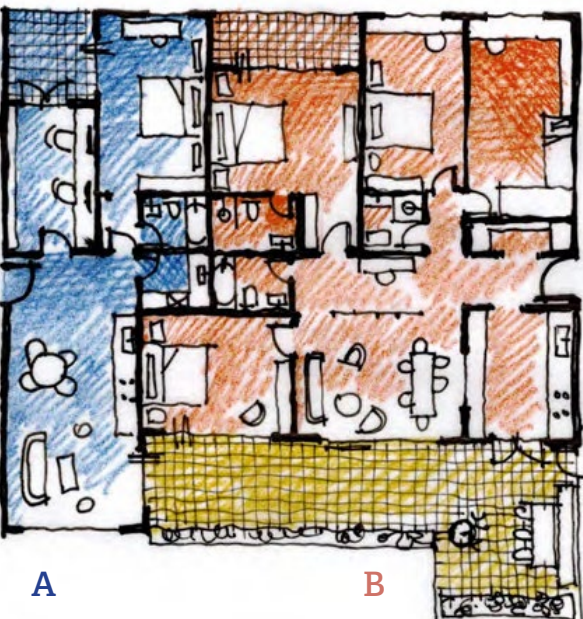
- A - smaller apartment
- sh - shareable space
- B - larger apartment

Linked unit Type 2
/maximum occupation scenario:



| | GIA (m ²) | storage (m ²) |
|-------------------------|--------------------------|------------------------------|
| TFD linked unit Type 2: | | |
| A + sh | 71.97 | 2.9 |
| B | 97.82 | 3.5 |
| total | 169.79 | 6.4 |

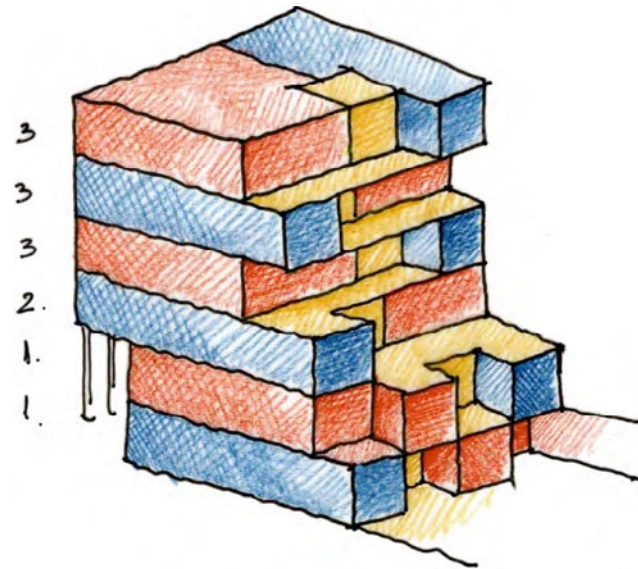
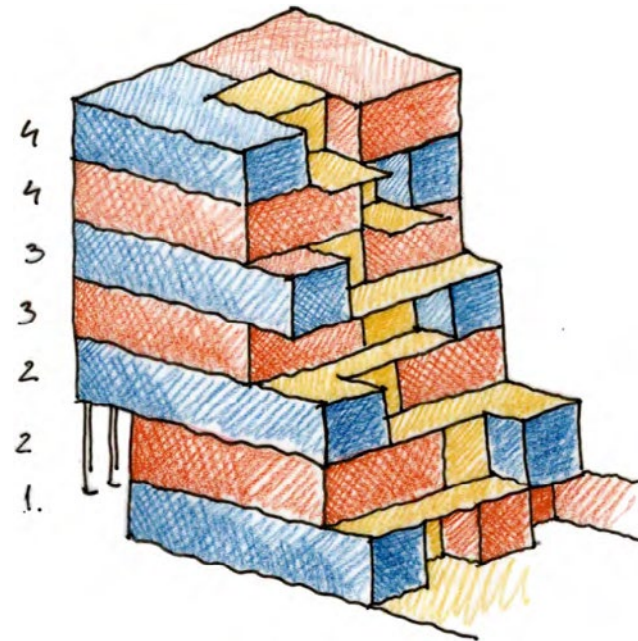
| | | |
|-------------------------|-----|-----|
| NDSS/AHP 2021-2026 min. | | |
| 2b 4p | 70 | 1.5 |
| 3b 6p | 95 | 2.5 |
| total | 165 | 4 |



| | GIA (m ²) | storage (m ²) |
|-------------------------|--------------------------|------------------------------|
| TFD linked unit Type 2: | | |
| A | 57.58 | 2.9 |
| B + sh | 111.21 | 3.5 |
| total | 169.79 | 6.4 |

| | | |
|--------------------------|-----|-----|
| NDSS/AHP 2021-2026 min.: | | |
| 1b 2p | 50 | 1.5 |
| 4b 7p | 108 | 3 |
| total | 158 | 4.5 |

Possible linked unit type mixes
/ block configurations:



- A - smaller unit
- sh - shareable space
- B - larger unit

| NDSS/AHP equivalent | 1b 1p | 1b 2p | 2b 3p | 2b 4p | 3b 4p | 3b 5p | 3b 6p | 4b 7p | 5b 8p |
|---------------------|-------|-------|-------|-------|-------|-------|-------|-------|-------|
| min GIA | 39 | 50 | 61 | 70 | 74 | 86 | 95 | 108 | 121 |

Linked Unit Type 1

| | | | | | | | | | |
|------|--|-------|--|-------|--|--|--|-------|-------|
| unit | | A | | A+sh | | | | B | B+sh |
| GIA | | 58.58 | | 71.97 | | | | 108.1 | 121.5 |

Linked Unit Type 2

| | | | | | | | | | |
|------|--|-------|--|-------|--|--|-------|-------|--|
| unit | | A | | A+sh | | | B | B+sh | |
| GIA | | 58.58 | | 71.97 | | | 97.82 | 111.2 | |

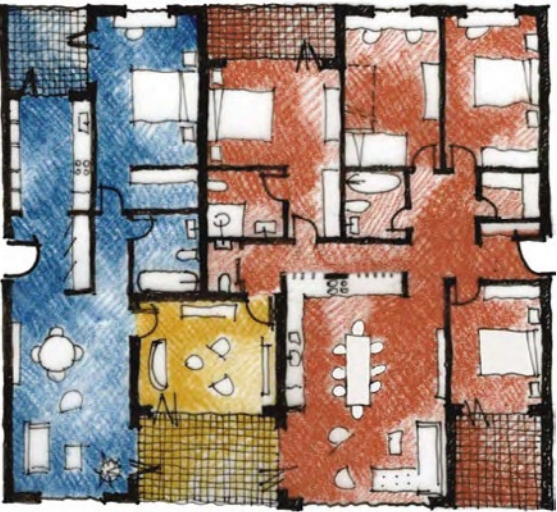
Linked Unit Type 3

| | | | | | | | | | |
|------|--|-------|-------|------|--|-------|--|--|--|
| unit | | A | A+sh | B | | B+sh | | | |
| GIA | | 51.25 | 64.85 | 73.5 | | 87.10 | | | |

Linked Unit Type 4

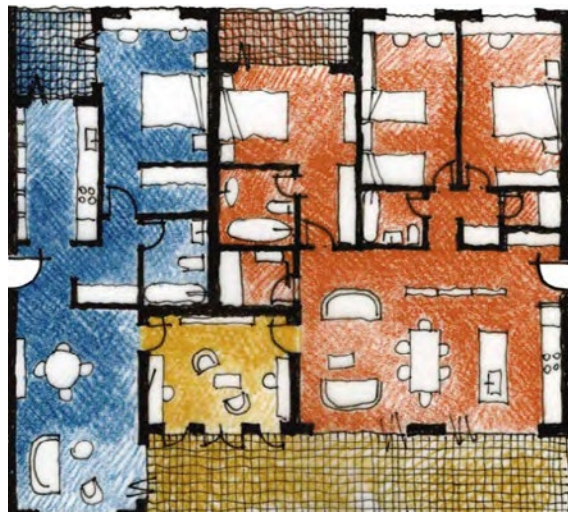
| | | | | | | | | | |
|------|------|-------|--|-------|-------|--|--|--|--|
| unit | A | A+sh | | B | B+sh | | | | |
| GIA | 39.2 | 51.08 | | 70.05 | 81.65 | | | | |

Linked Unit Type 1 / lower floors:



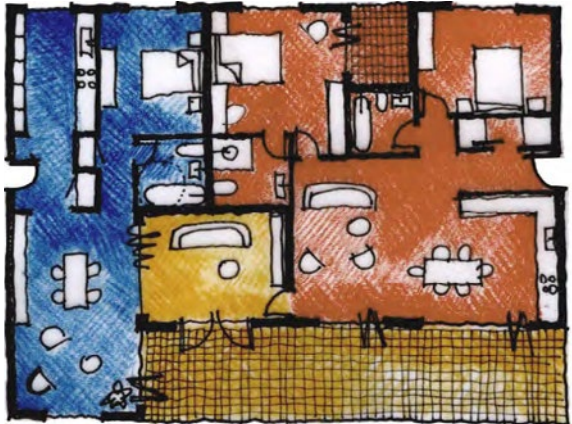
A sh B

Linked Unit Type 2 / mid-lower floors:



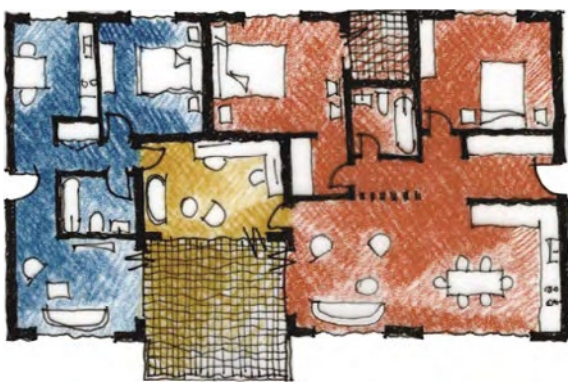
A sh B

Linked Unit Type 3 / mid-upper floors



A sh B

Linked Unit Type 4 / upper floors



A sh B