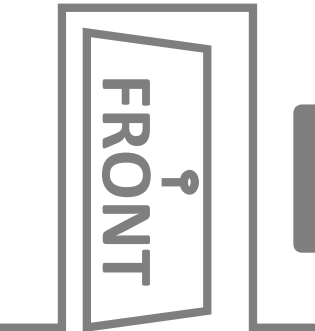


OWN  DOOR

a c c o m m o d a t i o n

in association with **PORCHLIGHT**

EXPERIENCE

AVOIDING 'STEP-UP' HOUSING



In both Slough and Dover, OSG have had experience working on modular housing as 'step-up' or temporary accommodation for homeless people.

These projects have had positive intentions and were successful in many ways, but never 'took off'.

The approach to these projects was not aligned with Housing First, and its ethos on helping homeless people, with 'no strings attached' and may have been the main cause of them not progressing further than the design stage.



PRIORITISING OWNERSHIP



Giving people their own space, where they feel safe and in control – as well as responsible – for them to call their home.

PRIORITISING TRANSITION



This process involves understanding the spectrum of reasons behind homelessness and not making accommodation dependant on progress.

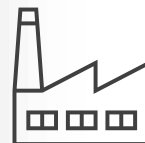


SLOUGH



SIPS MODULAR CONSTRUCTION

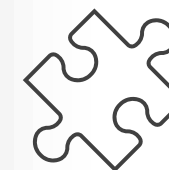
Working with Slough Borough Council and Innovare Systems, OSG designed a modular system to be constructed from SIPs panels that would allow the potential of awkward garage sites to be maximised in providing step-up accommodation for homeless people.



The masterplan included building a factory locally, that would produce these modules and provide a source of skill provision for locals and possibly the homeless.



DOVER



AWKWARD SITE

The site in Dover was extremely awkward – sloping heavily away from the road and to the west, with a tunnel along its western border and in close proximity to the houses to the east.

The design overcame many constraints to provide an accommodation block that could be easily maintained, but also provide suitable and comfortable step-up homes for the residents.



CASE STUDY: GAP HOUSE

This scheme by BDP for the Bristol Housing Festival, aimed to maximise the potential of brownfield sites. 300 different sites were identified (that currently house 2000 garages) on council housing estates that would be suitable for new homes and transformed neighbour hoods. These units provide generous spaces, built to the highest standards, through off-site construction – focusing on sustainability and communal approach to living.

- + *Excellent concept and driving factors.*
- *Oversized units and not 'stackable' restricting design options.*



CASE STUDY: ROGERS

Designed for the charity YMCA – this scheme prioritised ease of assembly and transport. Branded as temporary accommodation, the blocks aimed to address the failures in building enough housing and the growing gap in affordability.

Rogers predicted that there was an opportunity for a further half a million blocks like these to be built on brownfield sites across London.

- + Very cost effective and adaptable to suit a wide range of sites
- Aesthetically 'cheap' and 'clinical' – hard to promote ownership



CASE STUDY: HOLMES ROAD STUDIOS

'Cottages for the homeless' centred around a courtyard garden and linked to training and counselling facilities.

Hostel type alms-house accommodation, focusing heavily on the communal aspect of homelessness transitioning. Promoting belonging, self-worth, and empowerment with a gardening as a focal point.

- + Rustic aesthetic gives a homely feel, and compliments the communal garden focus.
- Detracts from individuality and ownership



CASE STUDY: APEX AIRSPACE

OSG took part in a speculative project with Apex Airspace- exploring the possibility of utilising available roof space in the London Borough of Redbridge.

These spaces can allow 2/3 additional storeys to be added to a building with minimal additional work to existing structure.

LESSONS LEARNT

HOUSING FIRST

It is clear from OSG's experience and these precedents, that ownership and future proofing are the key features to the success of this type of project and its part in Housing First approach.



APPROACH

KEY PRINCIPLES



OWNERSHIP



COMMUNITY



COMMERCIAL INTERGRATION



ADAPTABLE



CATER FOR EXTREMES



LIFECYCLE



SUSTAINABLE



INDEPENDENCE



CONCEPT

- ADAPTABLE AESTHETICS

- USER PAID BILLS (MINIMISED)

- WATER / HEAT RECOVERY

- SUSTAINABLE LIFECYCLE

- DAYLIGHTING MAXIMISED

- CYCLE, BIN +
EXTERNAL STORAGE

- SUSTAINABLE ENERGY

- EXTERNAL AREAS TO
PROMOTE OWNERSHIP

- DURABLE INTERNAL
FINISHES & FITTINGS

- COMMUNAL vs PRIVATE

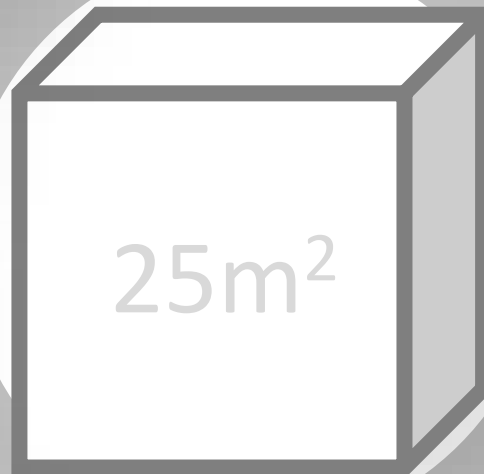
- EXPANDABLE MODULES

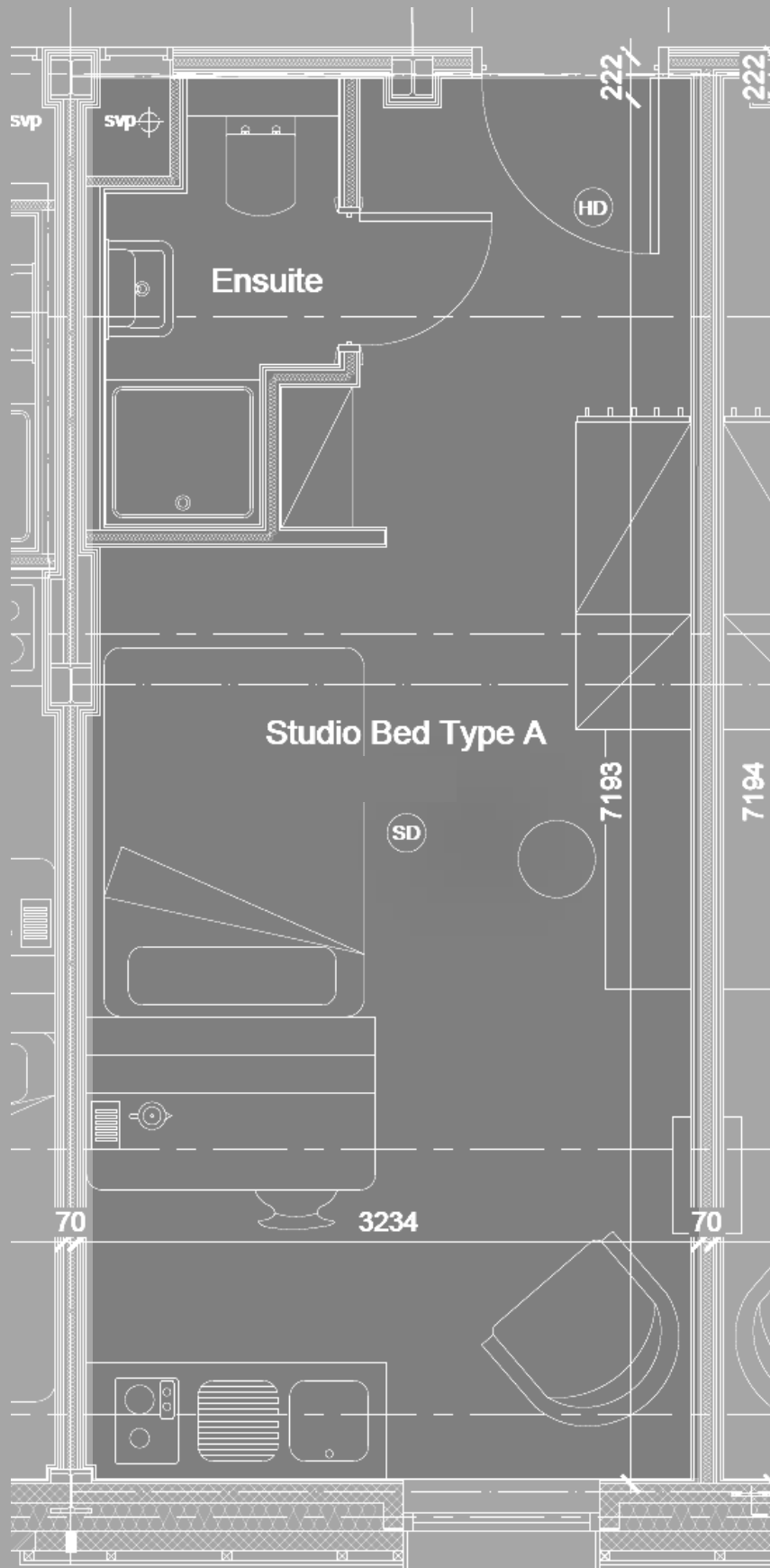
- OFF-SITE CONSTRUCTION
(EMPLOYMENT & EDUCATIONAL
OPPORTUNITY)

- EASY EXTERNAL
MAINTENANCE

- COST EFFECTIVE
CONSTRUCTION & ASSEMBLY

- UNIT ORIENTATION
SITE SPECIFIC





25m² FLOOR PLAN




STUDENT ACCOMMODATION MODEL

This images are taken from OSG's student accommodation project at Pound Lane, Canterbury.

They give indicative examples of what can be provided within a 25m² footprint.





CONSTRUCTION & ASSEMBLY

THE 'PRODUCT'

- M.M.C.** - MODERN METHODS OF CONSTRUCTION (MMC)
-  - OPPORTUNITY FOR EMPLOYMENT & SKILLS PROVISION FOR THE LOCAL AREA
-  - COST EFFECTIVE CONSTRUCTION , WITH MANY RISKS ADDRESSED OFF-SITE
-  - RAPID CONSTRUCTION ENABLED WITH ACCESS TO AWKWARD SITES, TRADITIONALLY NOT CONSIDERED

SOCIAL SUSTAINABILITY

PRIORITISING INDEPENDENCE IN COMMUNITY

-  - GIVING PEOPLE PLACES THEY WANT TO LIVE
-  - IMPROVING THE EXISTING AREA, WHILE PROMOTING COMMUNITY AND INTEGRATION TO THE EXISTING NEIGHBOURHOOD
-  - NOT DEPENDANT ON PROGRESSION BUT GIVING THE RESOURCES NEEDED TO BUILD A LIFE AND LEARN SKILLS
-  - OFFERING PASSIVE HELP, LEAD BY THE INDIVIDUAL AND THEIR JOURNEY AND NEEDS

SITE TYPOLOGIES

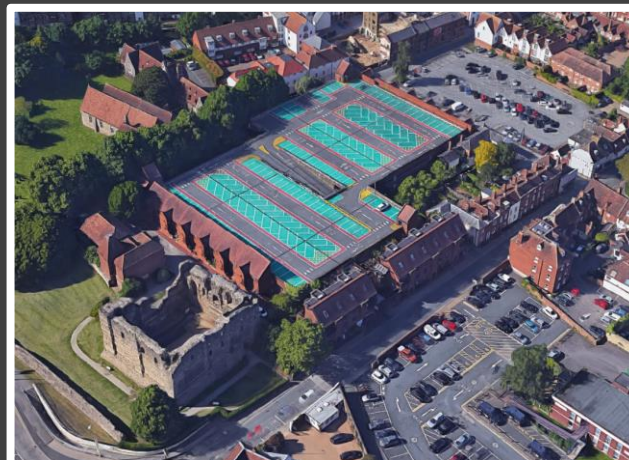
URBAN

- GARAGES
- CARPARKS
- ROOFTOPS
- VACANT OFFICE BUILDINGS

RURAL

- SEASONAL WORKERS
- FARM WORKERS
- VACANT AGRICULTURAL LAND
- CAMP/CARAVAN SITES

ADAPTABLE FOR REFUGEES/ASYLUM SEEKERS



URBAN

or



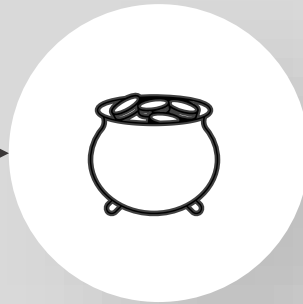
RURAL



URBAN



DEVELOPERS



ALTERNATIVE TO S106 or CIL CONTRIBUTIONS



'PRODUCT'
25m²



ALLOCATED SITES:

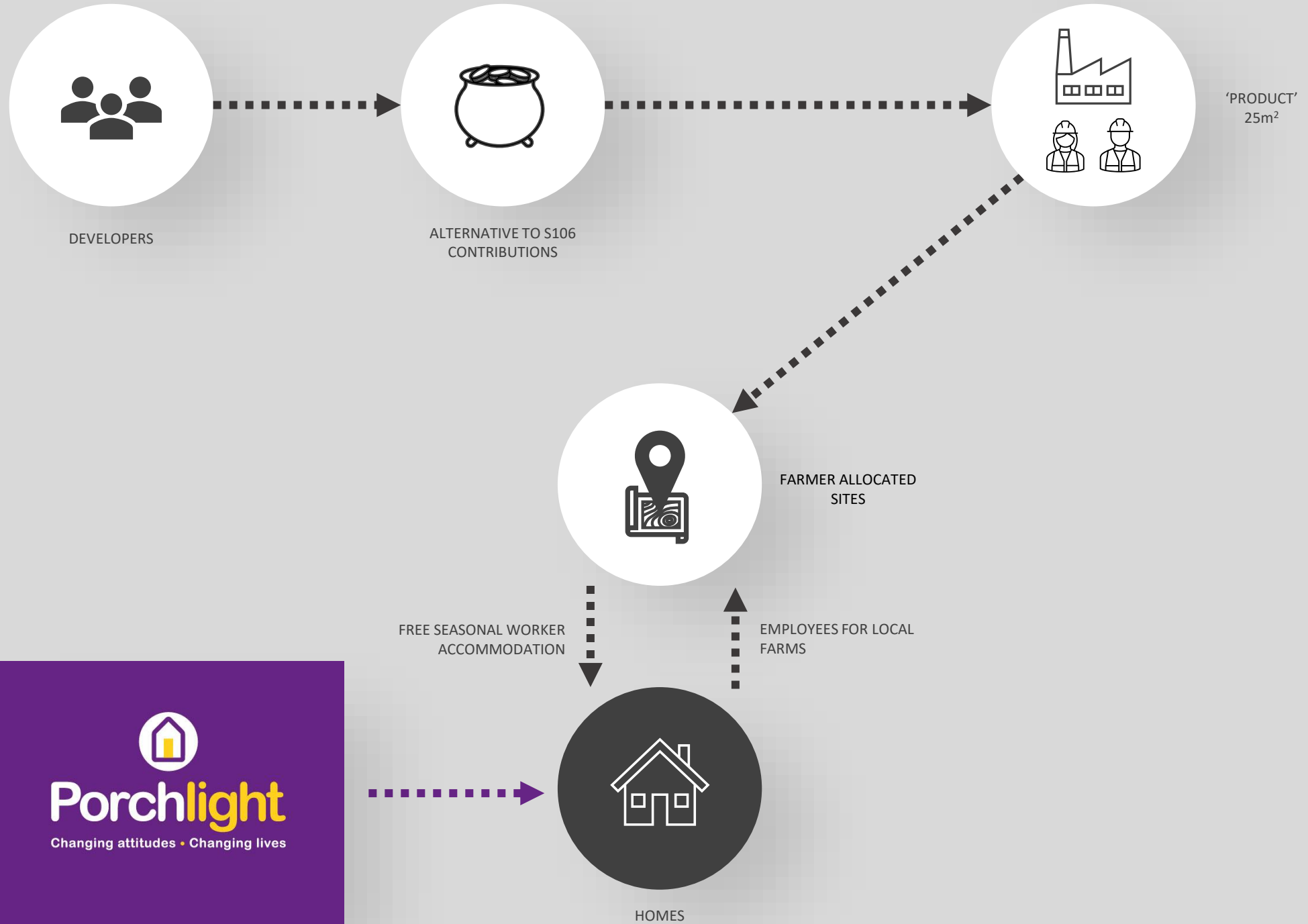
- A – LOCAL AUTHORITY/KCC
- B – GIFTED/DONATED LAND
- C – COMMUNITY LED



HOMES



RURAL





Case Study

Based on a
10 No. Unit
scheme



10 NO UNITS = TOTAL 250M²

CIRCA BUILD COST = £930,000*

*BASED ON A TRADITIONAL
BUILD COST, COST SAVINGS
COULD BE ACHIEVED BY THE USE
OF MMC

THE REQUIRED LAND AREA FOR
10 UNITS IS 0.5 HECTARES

SIZE OF DEVELOPERS SCHEME TO
ACCOMMODATE THE REQUIRED
CONTRIBUTION IS CIRCA 60 -70
UNITS**



** BASED ON £187P/M² CIL
CONTRIBUTION. NUMBER OF UNITS
EQUATE TO 4,973 M² OF RESIDENTIAL
AREA (2 STOREY 3 BED HOMES)



osgarchitecture.com