



The
Terrace Upcycle



ADAMS + COLLINGWOOD ARCHITECTS

NLA NEW IDEAS FOR HOUSING COMPETITION



The proposal 'up-cycles' terraced houses for 21st century living and future adaptability: Renovating the terraced house with altered planning legislation and government-assisted funding.

What? One new dwelling per typical terraced house

How? By simply adding a single storey, with roof terrace, and a full height extension to the back.

Why? Cost effective solution to our current housing crisis whilst retaining and reviving a valued London housing typology.

Benefits:

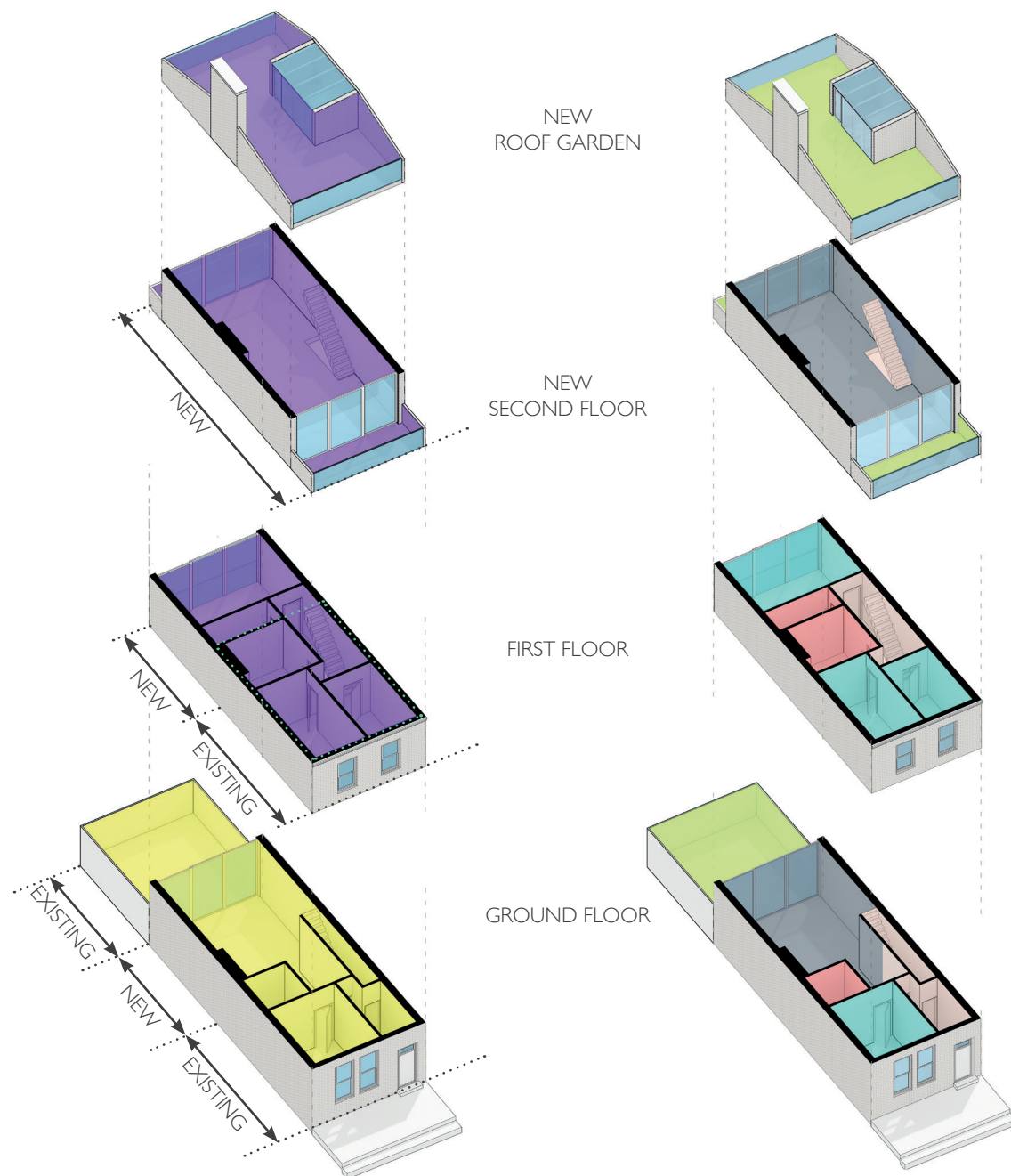
- Zero-carbon re-cycling of the traditional terraced house
- Minimal disruption to London, maximum effect
- Regeneration of existing infrastructure
- Cost effective solution for the government and the homeowner
- New supply of ground floor garden flats (most in demand demographic for new housing stock)



This proposal aims to take one of our most valuable assets, the terraced house, and with a simple set of design rules 'up-cycle' it to create two homes in place of one. Not only does this flexible housing model contribute to solving London's current housing crisis, it also creates modern and sustainable homes with a much-elongated lifecycle. Modelled on a typical two up two down terraced house, it generates flexible living accommodation for a growing family, additional outside space and a single dwelling unit at ground floor. The 'Up-cycle' offers a significant financial saving when compared to new build, whilst creating a considerably lower carbon footprint.

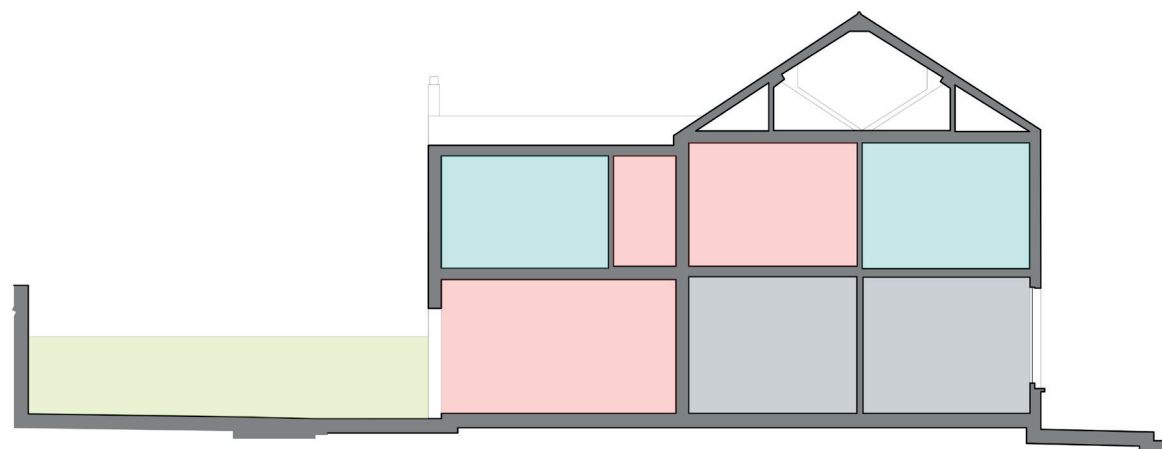
Key

● Proposed unit 1	69.6sqm
● External space	20.4sqm
● Services	3.5sqm
● Circulation	4.3sqm
● Kitchen/living	31sqm
● Bedroom	10.4sqm
● Proposed unit 2	155.6sqm
● External space	53sqm
● Services	12sqm
● Circulation	15.8sqm
● Kitchen/living	41.4sqm
● Bedroom	33.6sqm

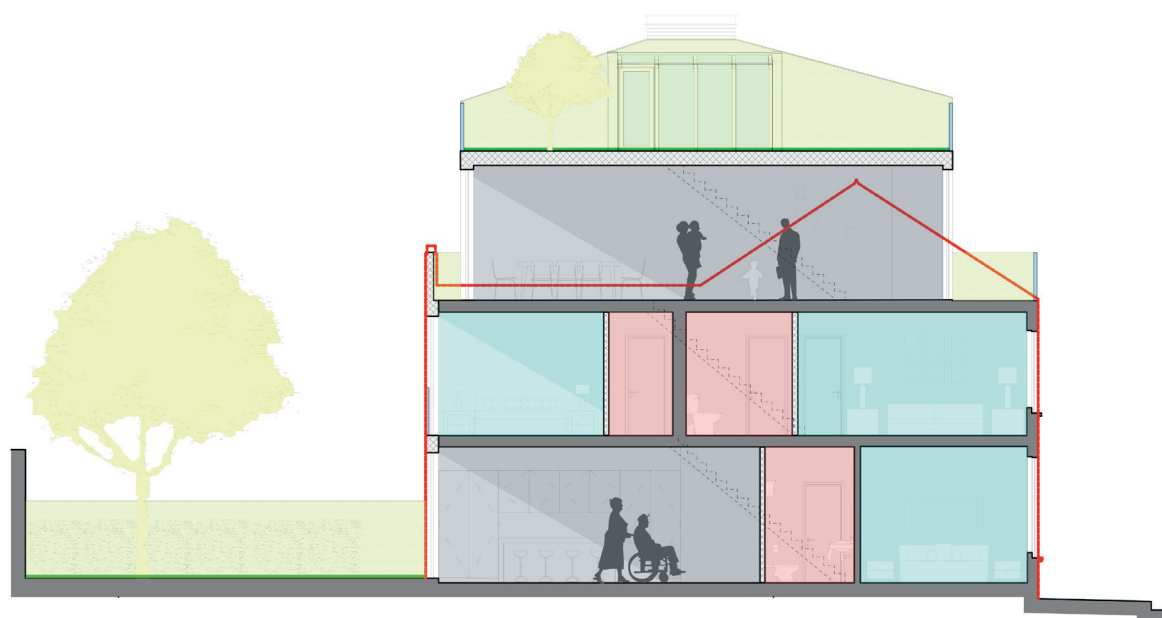


AXONOMETRIC PROPOSED UNIT'S

AXONOMETRIC PROPOSED LAYOUT



EXISTING SECTION



PROPOSED SECTION

— EXISTING HOUSE OUTLINE

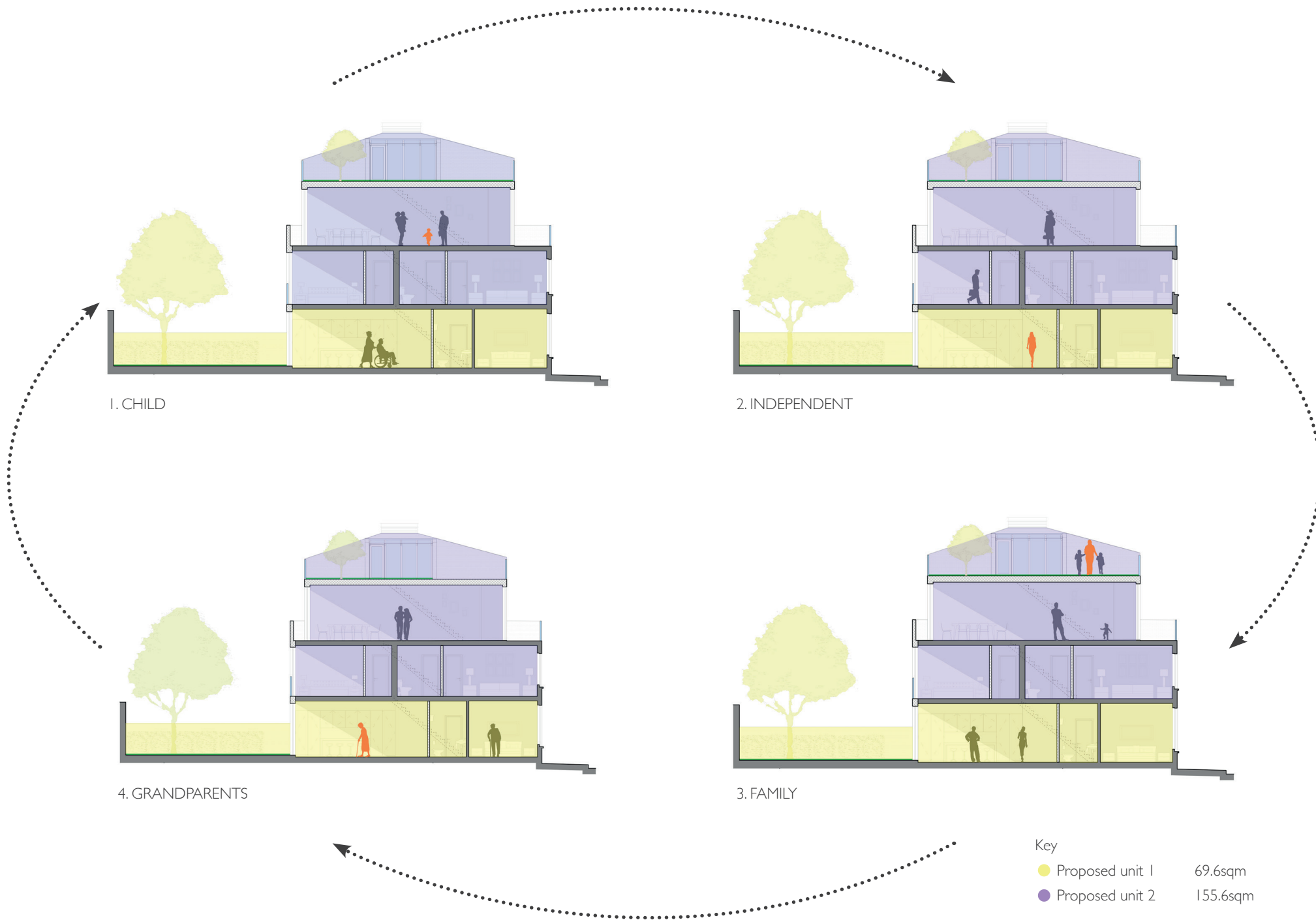
The Terraced House – A Valuable Resource

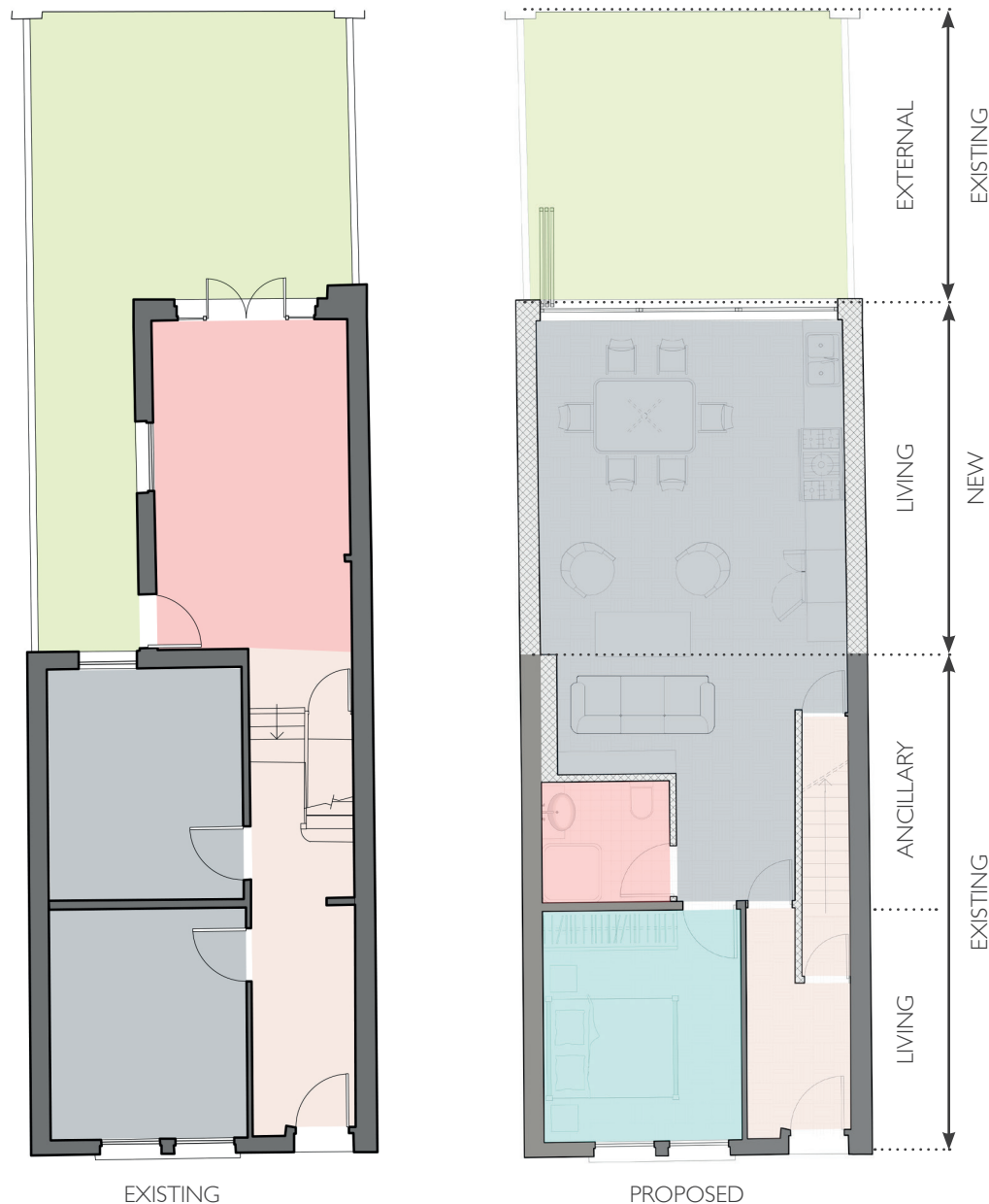
Terraced houses are of outstanding importance to the historical development of London. Their construction in planned streets and squares on the housing estates of central and inner London from the mid-seventeenth century onwards has bequeathed a remarkable legacy which has dictated the character and form of large areas of the capital. Although London terraces are varied, certain aspects of them are common to nearly all:

- The layout of the houses in streets and squares, small rear yards, private gardens, consistent boundary treatments.
- The architectural composition of the terrace facades themselves, in which the single houses form a unit in a large entity, but are subordinate to it.
- The detailed architectural treatment of the elevations, their proportions and the character of the materials used.
- The plan form and general treatment of the interiors – the consistent hierarchy between the front and back rooms.

Key

	Existing	Proposed
● External space	28sqm	73.4sqm
● Services	11.9sqm	15.5sqm
● Circulation	18.1sqm	20.1sqm
● Kitchen/living	35.4sqm	72.4sqm
● Bedroom	26.5sqm	44sqm
Total	119.9sqm	225.2sqm

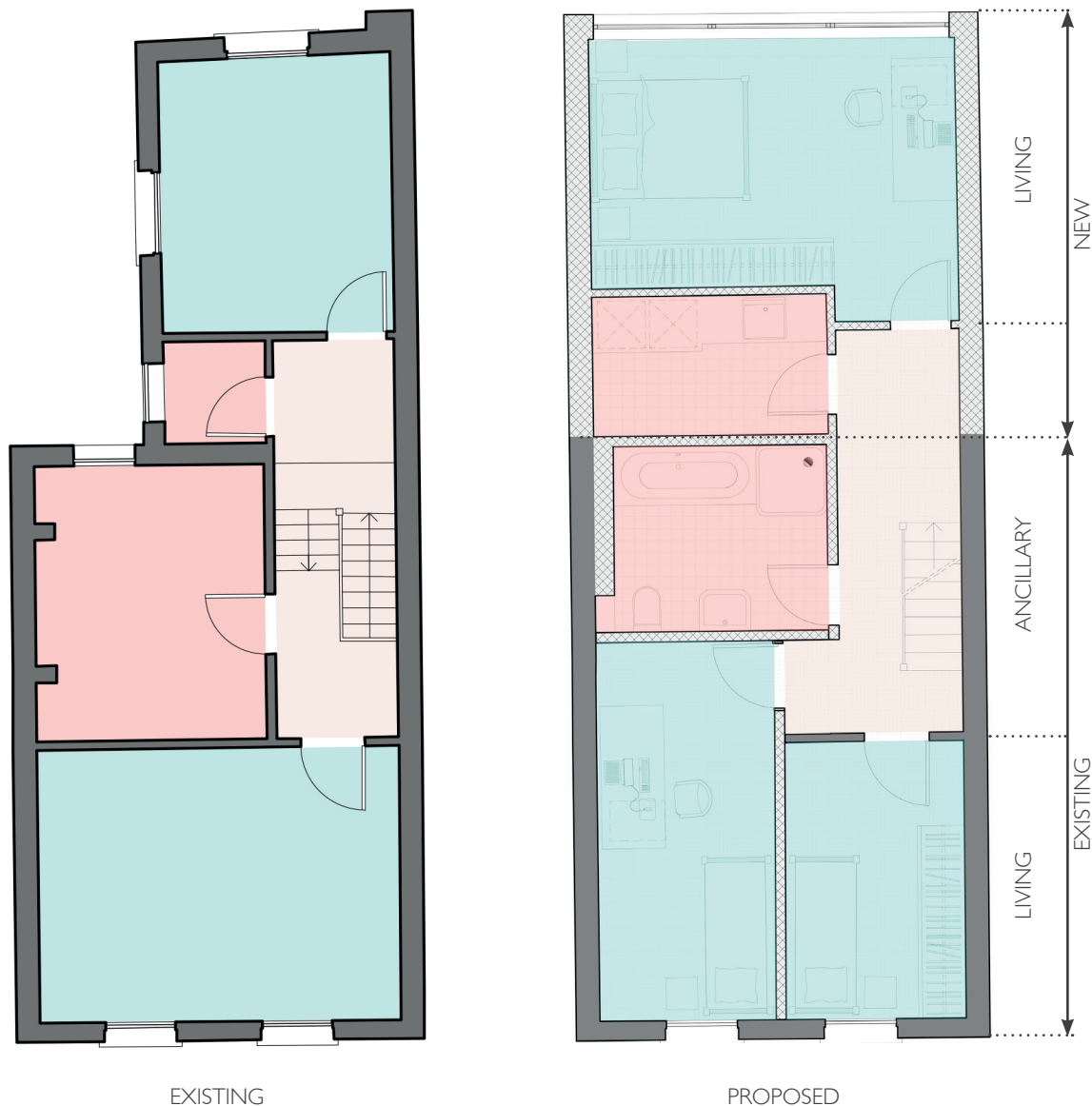




The conservation of terraced houses makes good economic and practical sense, and yet terraced streets all over London are peppered with poor rear extensions and badly-detailed loft conversions. The terrace house is being pushed and pulled to squeeze out all available space under Permitted Developments Rights. The result is a streetscape that has lost its sense of purpose and no longer presents a unified façade.

Key

- External space
- Services
- Circulation
- Kitchen/living
- Bedroom
- Existing Structure
- ▨ Proposed Structure



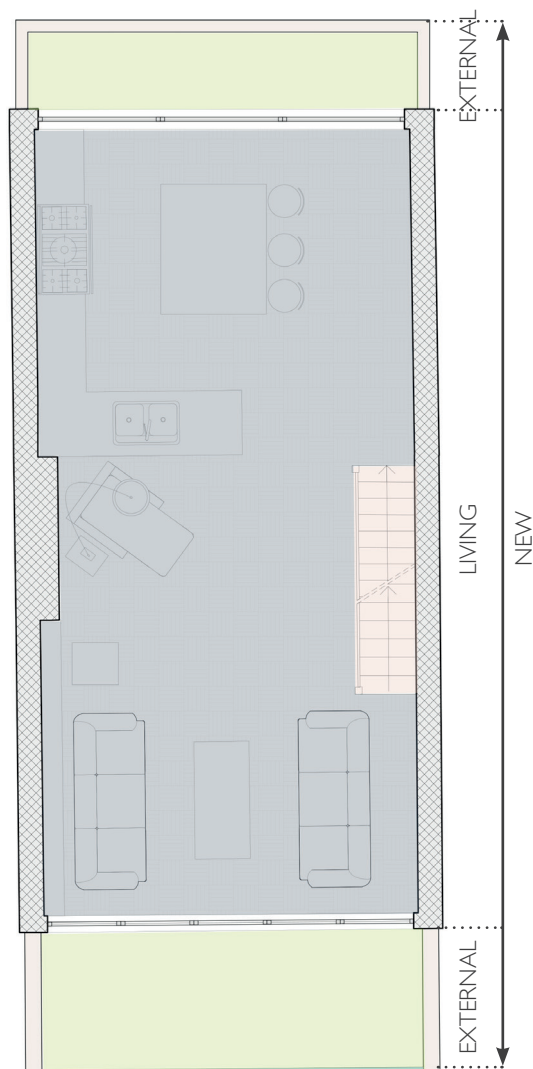
Creating Lifetime Homes for Londoners

The supply of housing in 2015 is currently operating almost as a free market, with very little public grant funding, tax intervention or constraint on non-domestic purchasers. The market, left to its own devices, will not meet the needs or aspirations of the growing number of Londoners: Intervention is required to address this. It is not enough to just 'supply more homes' if the market environment does not constrain their use or ownership – prices have not gone down as a result of more supply.

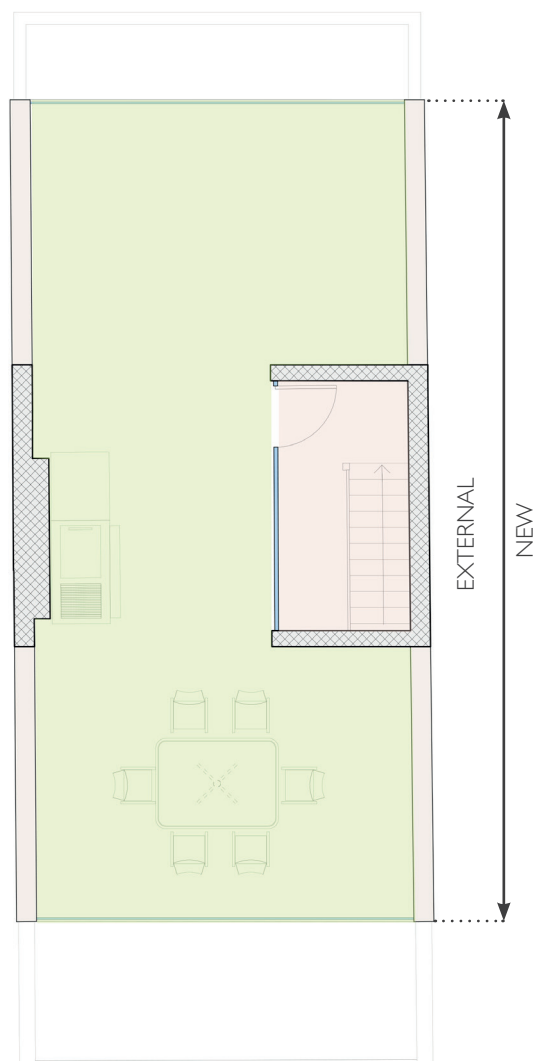
It is well documented that the projected number of people in the capital is set to rise by 1.6 million over the next 20 years. Developers across London are responding to this 'crisis' with proposals for soaring towers and large-scale redevelopments that stretch further and further into the suburbs. This, in spite of the fact that approximately half of the most recent c.1 million increase in population, which occurred from 2001-2011, was absorbed into existing stock rather than new homes: People clearly enjoy living in our historic terraces, but this is not currently a sustainable model.

Key

- Services
- Circulation
- Bedroom
- Existing Structure
- Proposed Structure



PROPOSED NEW HIGH
LEVEL LIVING SPACE



PROPOSED
ROOF GARDEN

London is a relatively low-density city and, by way of simple space planning and permitted development rights for homeowners, could retain the beautiful simplicity of its streetscapes. Greater London has approximately 3.4m dwellings of which 50% are houses. By implementing our proposal a total of approximately 1.7million ground floor dwellings could be achieved for the relatively small price of a rear extension and an additional storey. This solution relieves demands from the increasing population when a terrace house becomes the home for three generations rather than one.

Our Proposal

Our solution is to create a unified and systematic approach which increases usable space in the typical terraced house, reflects current lifestyle trends and adds an additional dwelling per house; enhancing London's iconic streetscapes whilst reducing the housing shortfall in one hit.

Key

- External space
- Circulation
- Kitchen/living
- Proposed Structure



PROPOSED STREET ELEVATION



PROPOSED REAR ELEVATION

We propose that Permitted Development Rights are altered to allow changes to terraced houses if they are made within specific design parameters. These parameters would include:

- The addition of a single storey in place of the typical pitched roof, including a proper roof garden accessed by stairs, with a gazebo.
- The Conversion of the ground floor to a garden flat suitable for a single person or couple.
- Full height, glazed extension of the property at the back,
- The upgrade of existing elements to be zero carbon

With the extra income which could be generated by the lease / sale of the new second property, these additions would very quickly pay for themselves. Alternatively, the government could support this initiative by offering loans or finance for these projects on the understanding that the new property would be let or sold as affordable housing to key workers, first time buyers, pensioners or similar.



London's terraced houses are a valuable resource; their conservation makes economic and practical sense. Our design 'up-cycles' these houses for 21st century living and future adaptability. It proposes, through altered planning legislation and government-assisted funding, the empowerment of terraced house owners to add valuable additional living accommodation to their homes; helping to solve our current housing crisis whilst retaining and reviving a valued London housing typology. Working within design parameters aimed at maintaining quality, living accommodation in terraces could be increased by 30% by simply adding a single storey, with roof terrace, and a full height extension to the back.



Summary