



# **THE IN-BETWEENERS**

A MICRO-HOUSING ENVIRONMENT IN INNER LONDON

**Context  
Research  
Location  
Design**

# GLOBAL URBANIZATION





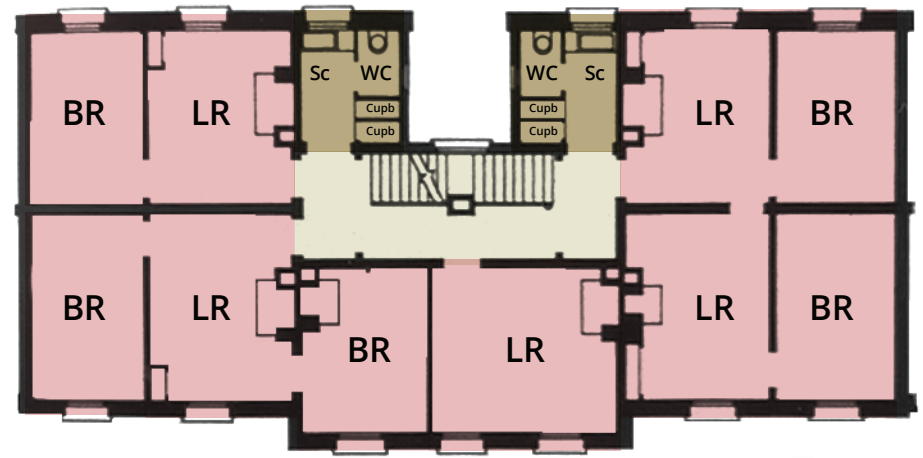
# COMPACT HOUSING

# LONDON HOUSING CRISIS

**'I miss London, but I know the only way we could afford to maintain a lifestyle similar to that which we have here would be if we earned 80k each.'**

—a graphic designer who recently relocated from Barnet to Germany

[londonischanging.org](http://londonischanging.org)



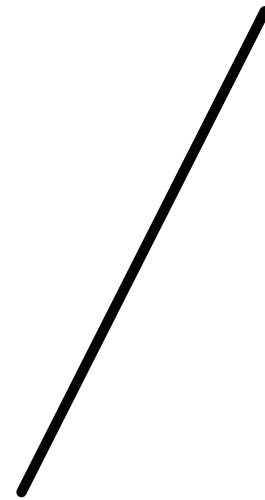
	Communal amenities	BR	bedroom
	Circulation space	LR	living room
	Private rooms	Sc	scullery
		WC	water closet
		Cupb	cupboard

# MODERN COMPACT HOUSING



## **RESEARCH**

*How can daily activities and domestic activities be adequately facilitated by compact housing and its surrounding living environment?*



## **DESIGN**

*The densification of an existing neighbourhood in central London by complementation with compact housing*



## **RESEARCH**

*How can daily activities and domestic activities be adequately facilitated by compact housing and its surrounding living environment?*

## **ACTIVITIES & FUNCTIONS**

*Which functions need to be designed for compact housing, to facilitate its inhabitants in their daily activities?*

## **LOCATION**

*In which living environment should compact housing be implemented?*



## **ACTIVITIES & FUNCTIONS**

### Target group

*20 - 40 year olds in solo households*

Privacy *The privateness of a micro-home is important for the sense of self-direction*

*Modern urban space designed for private activities in public spaces: daily life takes place in the city*

Proximity *Home located close to work and urban amenities*

Accessibility *Good access to public transport and walkable areas*

#1 Watching tv

**ACTIVITIES & FUNCTIONS**

#2 Reading

#3 Doing nothing

#4 Eating

#6 Being at the  
computer

#5 Working at home

#7 Playing music

#8 Listening  
to music

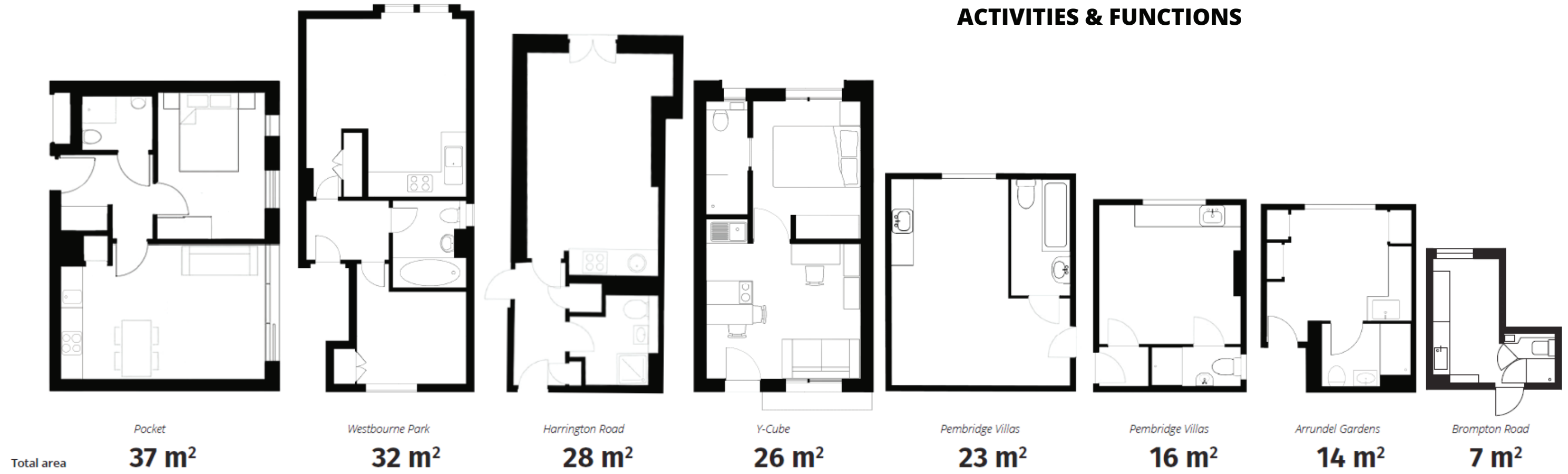
#9 Doing handicrafts

#10 Entertaining  
guests

#12 Cooking

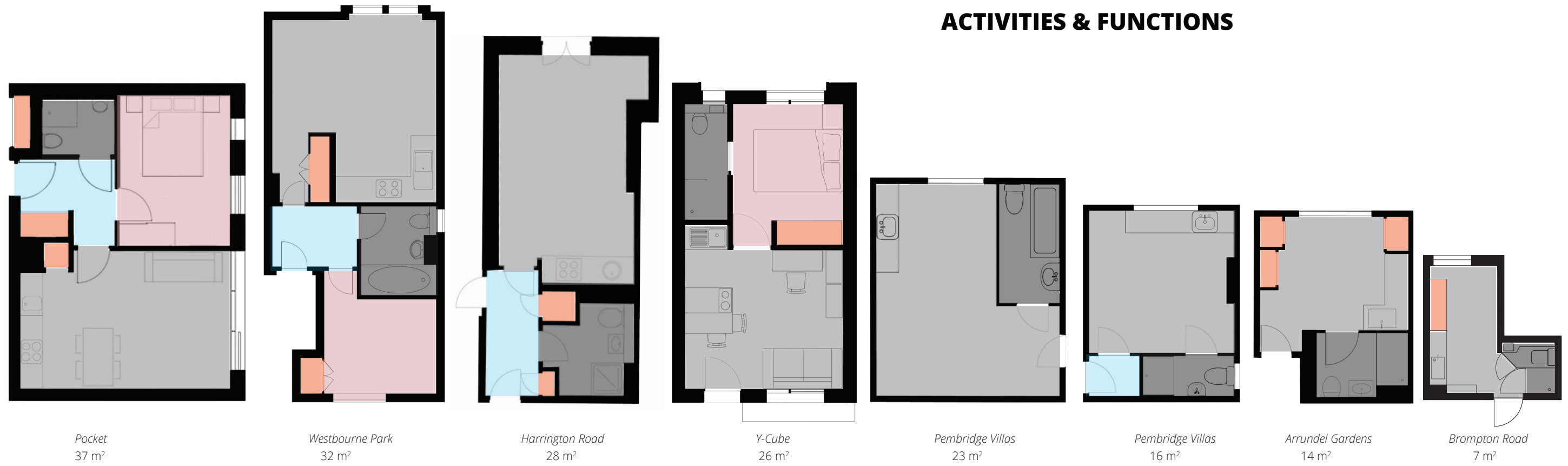
#11 Eating with  
guests

**ACTIVITIES & FUNCTIONS**



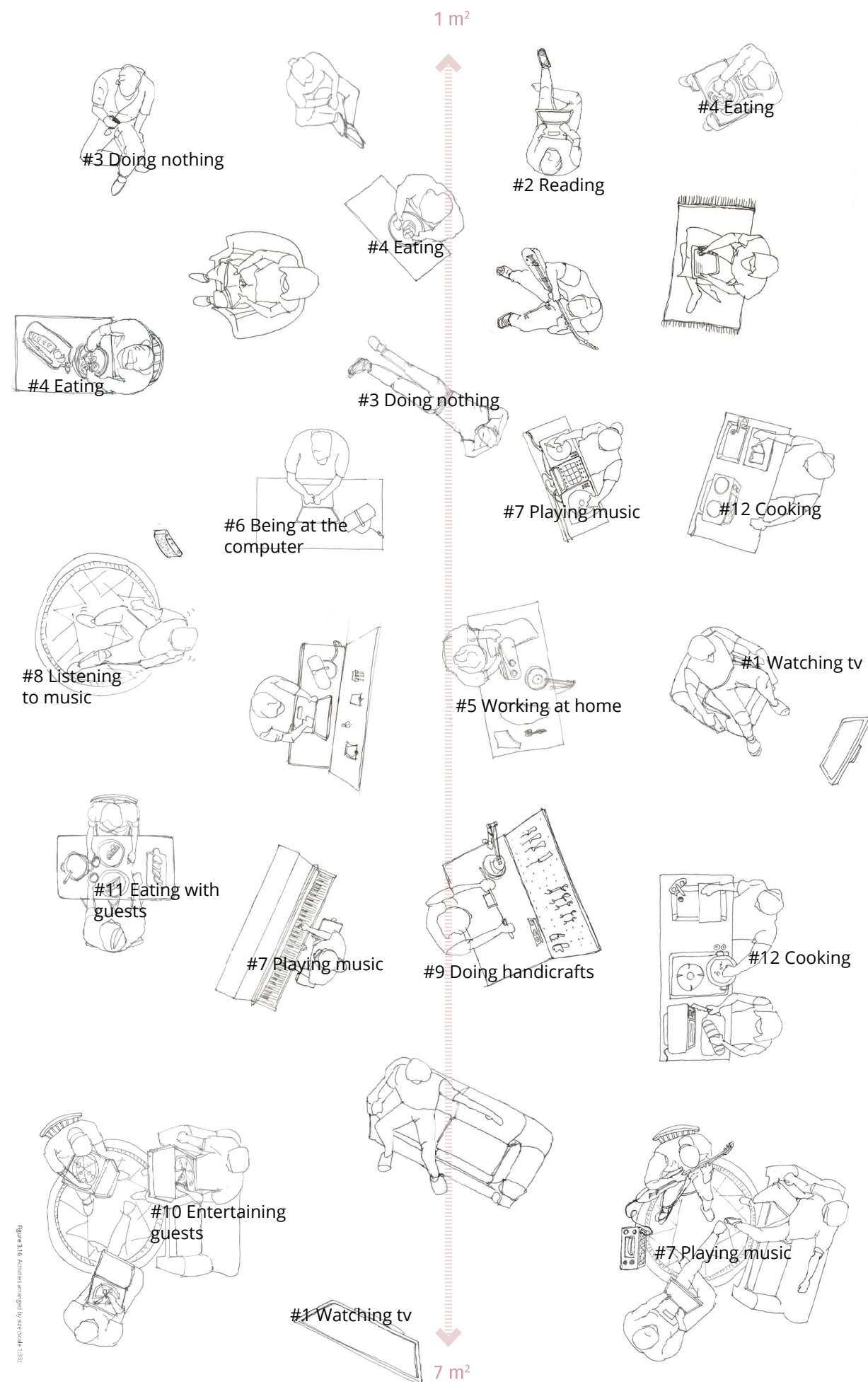
**< 37 m<sup>2</sup>**

## ACTIVITIES & FUNCTIONS



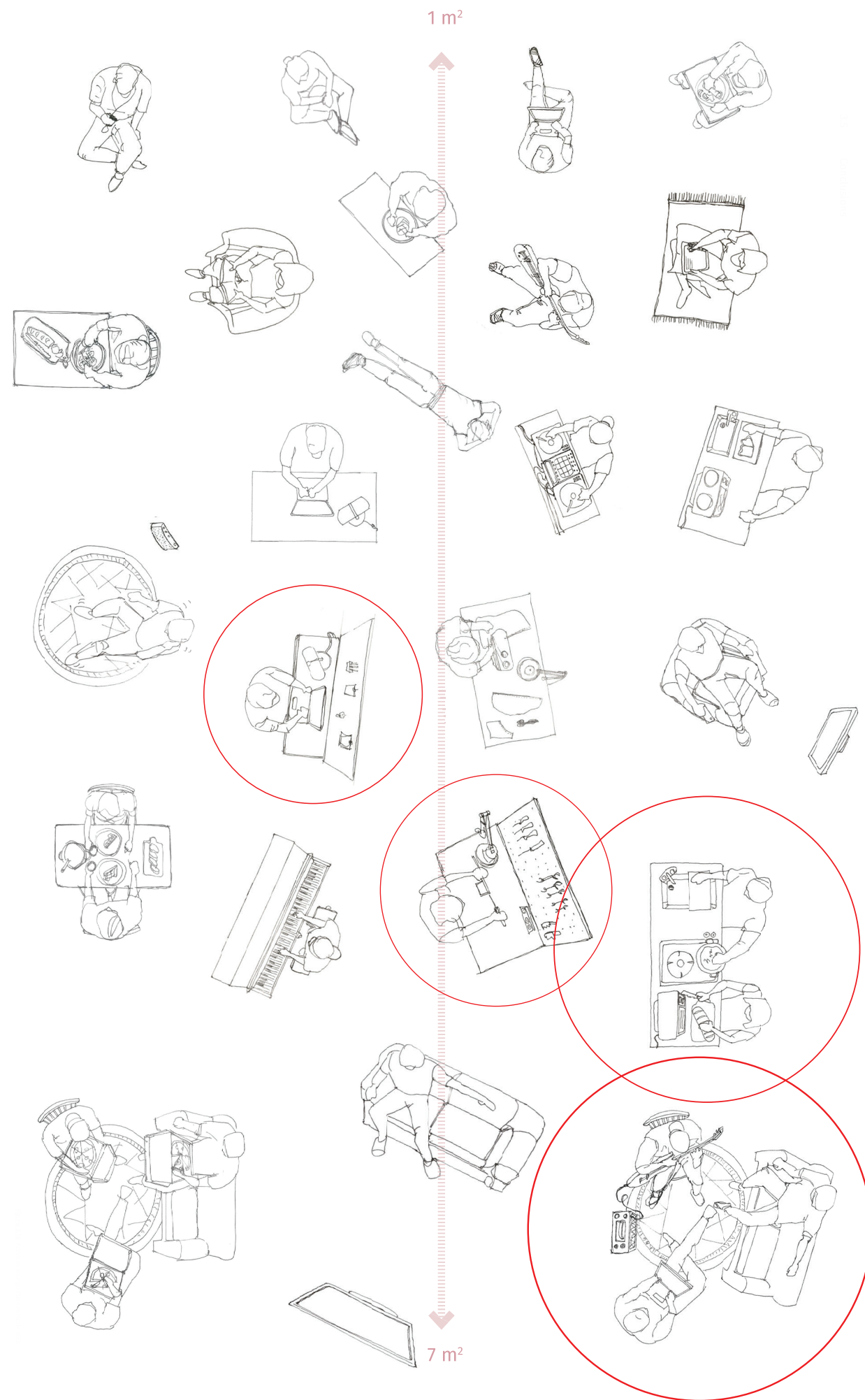
## ACTIVITIES & FUNCTIONS





## ACTIVITIES & FUNCTIONS

Figure 3.16 Activities arranged by size (scale: 1:20)



## ACTIVITIES & FUNCTIONS

#9 Doing handicrafts

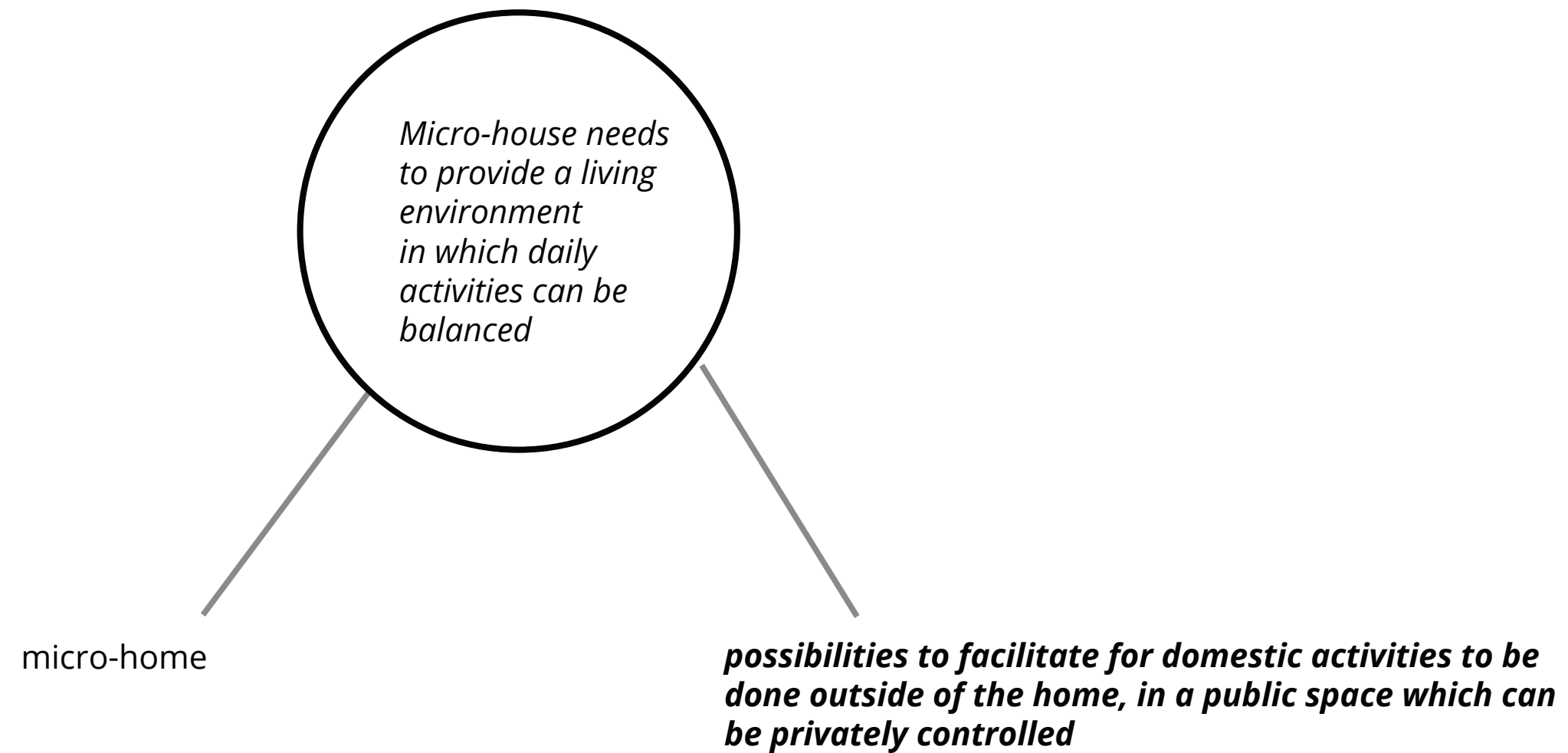
#5 Working at home

#11 Eating with guests

#10 Entertaining guests



## ACTIVITIES & FUNCTIONS



## **RESEARCH**

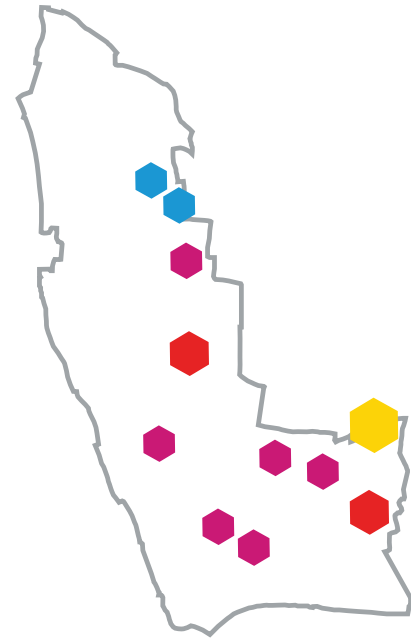
*How can daily activities and domestic activities be adequately facilitated by compact housing and its surrounding living environment?*

## **ACTIVITIES & FUNCTIONS**

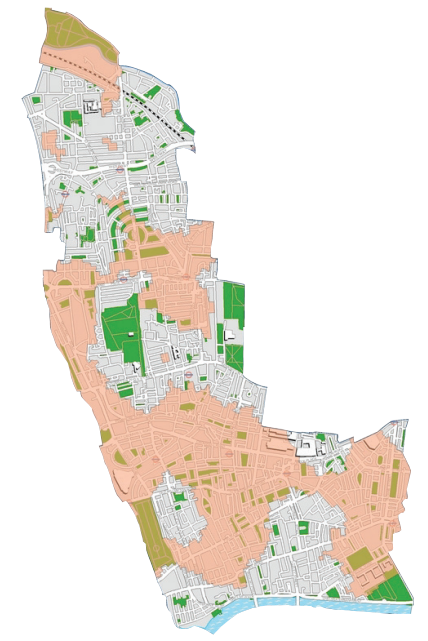
*Which functions need to be designed for compact housing, to facilitate its inhabitants in their daily activities?*

## **LOCATION**

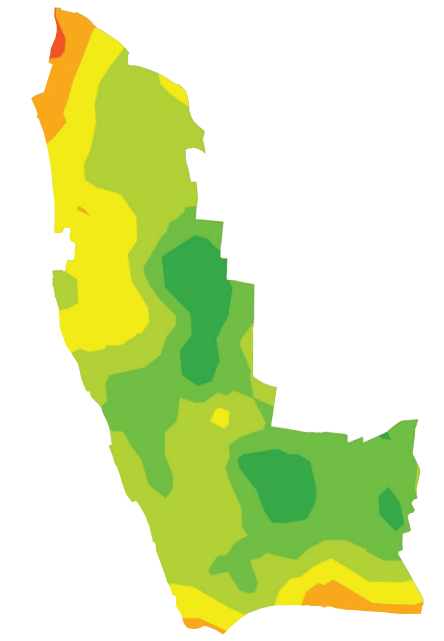
*In which living environment should compact housing be implemented?*



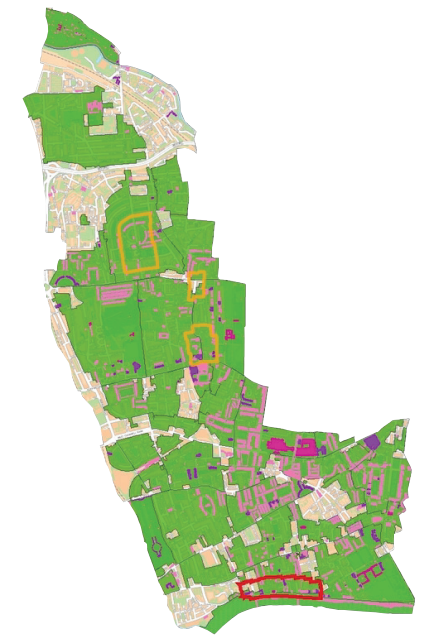
*commercial centers*



*access to public open space*



*access to public transport*



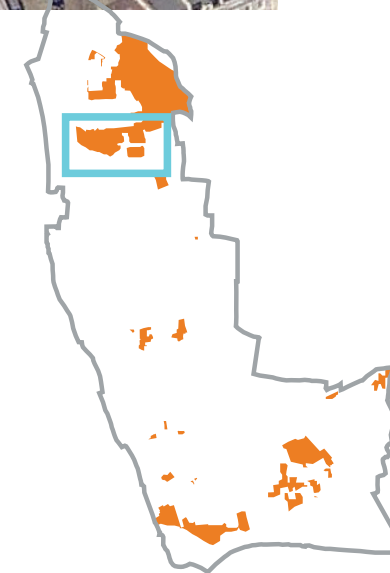
*non-conservation zone*

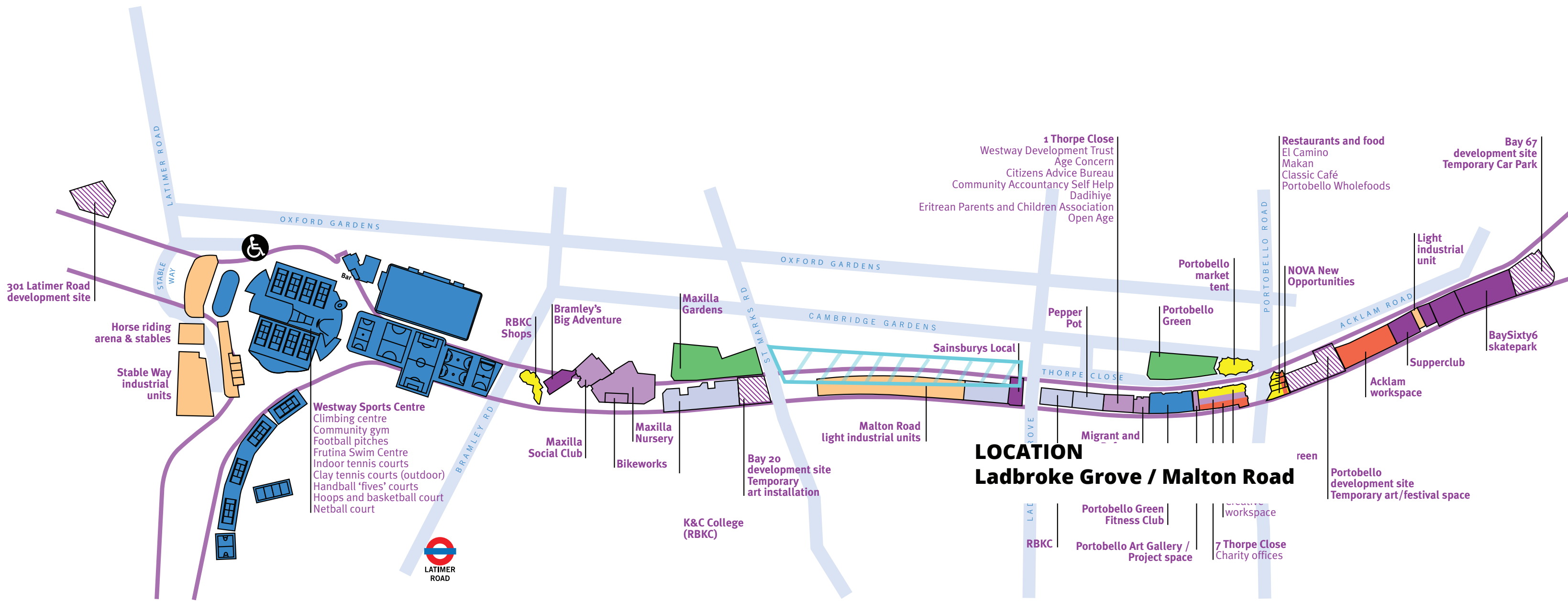


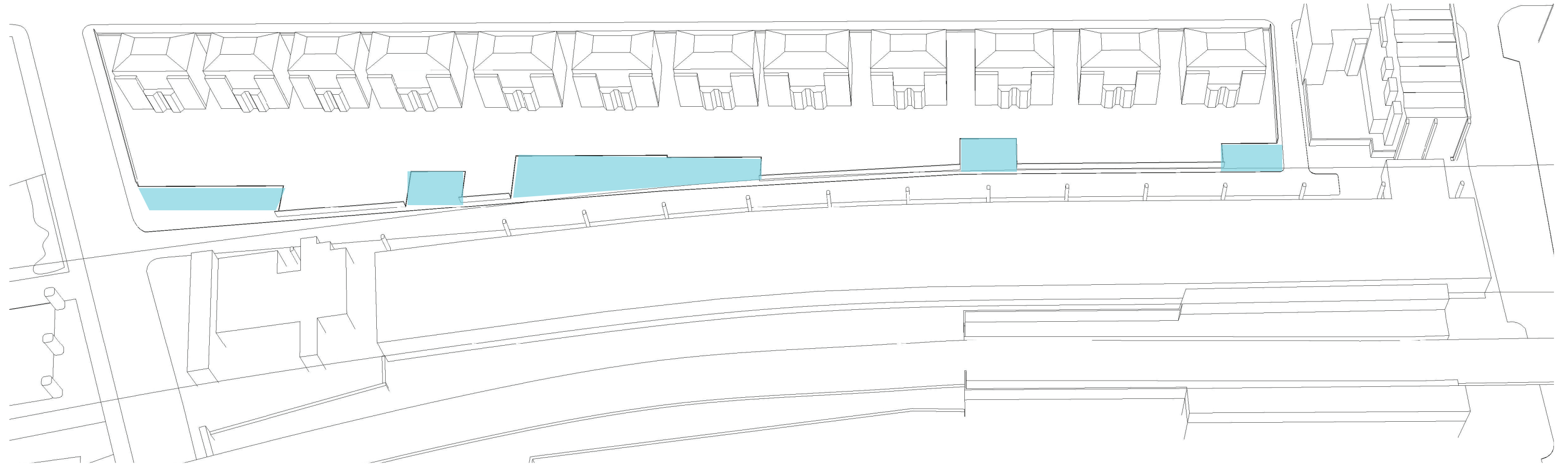
**LOCATION**  
**Royal Borough of Kensington & Chelsea**



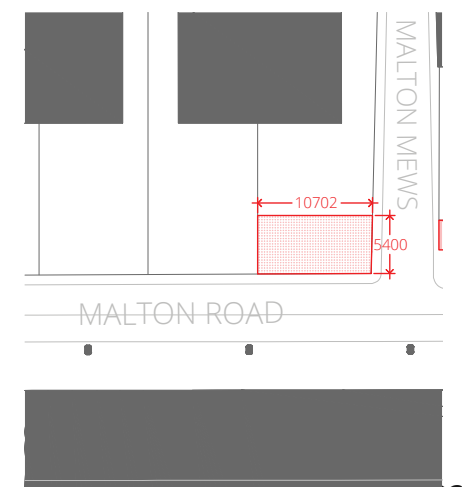
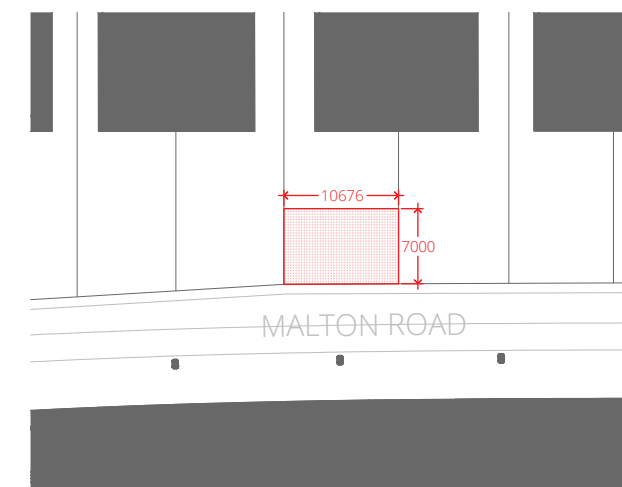
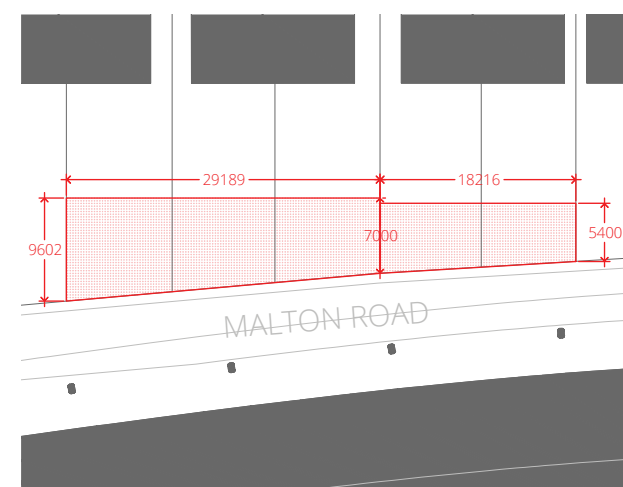
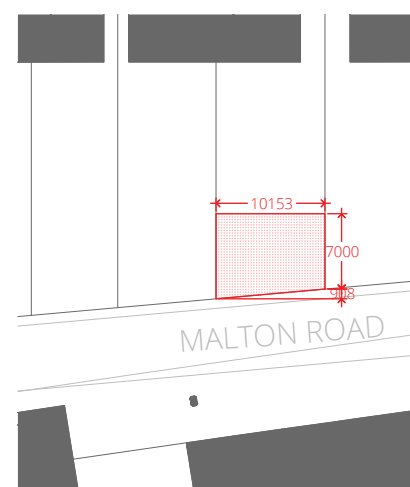
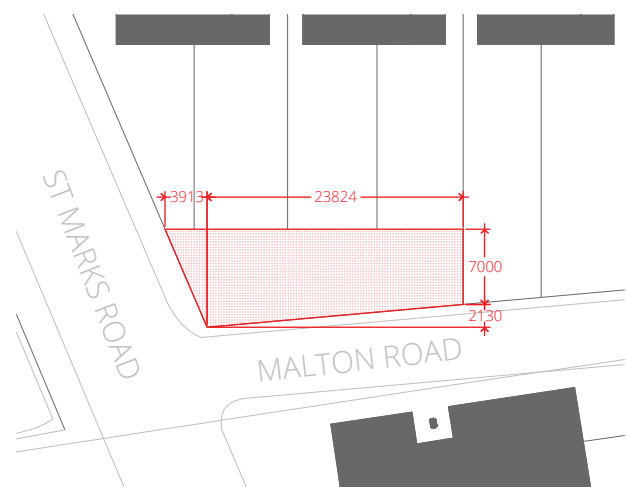
**LOCATION**  
**Ladbroke Grove / Malton Road**

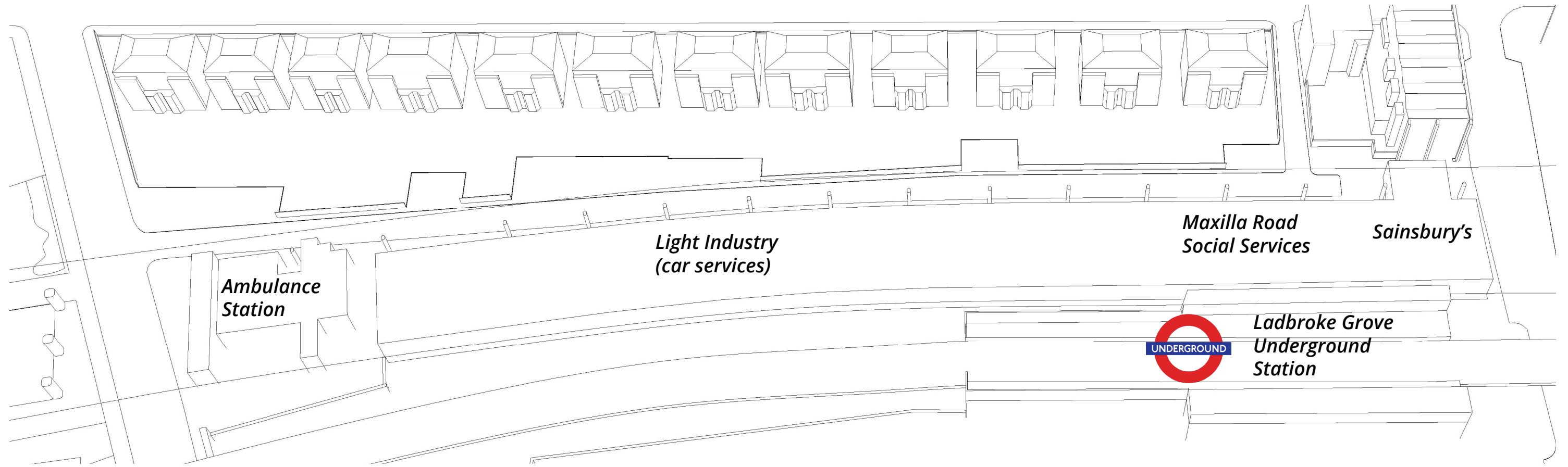






**LOCATION**  
**Ladbroke Grove / Malton Road**





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**LOCATION**  
**Ladbroke Grove / Malton Road**

**Mayor of London**

The government of London provides instruments for analysis of urban land, and approves proposed designs and building densities.

Interest: realising more housing

**Royal Borough of Kensington & Chelsea**

The area under the Westway was assigned as community space after protests against the flyover in the 1960s.

Interests: providing space and facilities for community events

**Landlords**

The parking spaces and garages are owned by different landlords who rent out space for parking and businesses.

Interest: exploitation of owned land

**Who are the developing parties?**

**LOCATION**

**Ladbroke Grove / Malton Road**

**Transport for London**

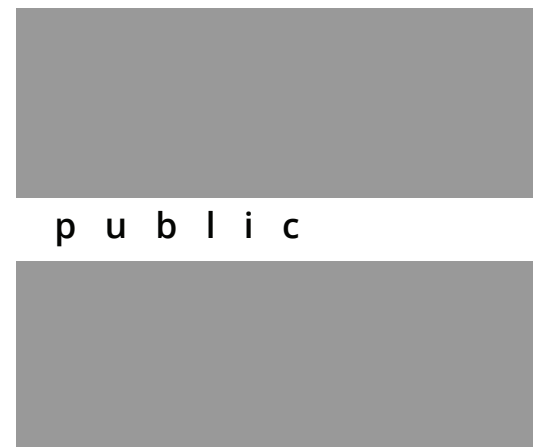
Owns the station and surrounding land, issued by the Mayor of London to help in realising more inner urban housing, and to create 50% social housing.

Interests: commercial exploitation, building new housing

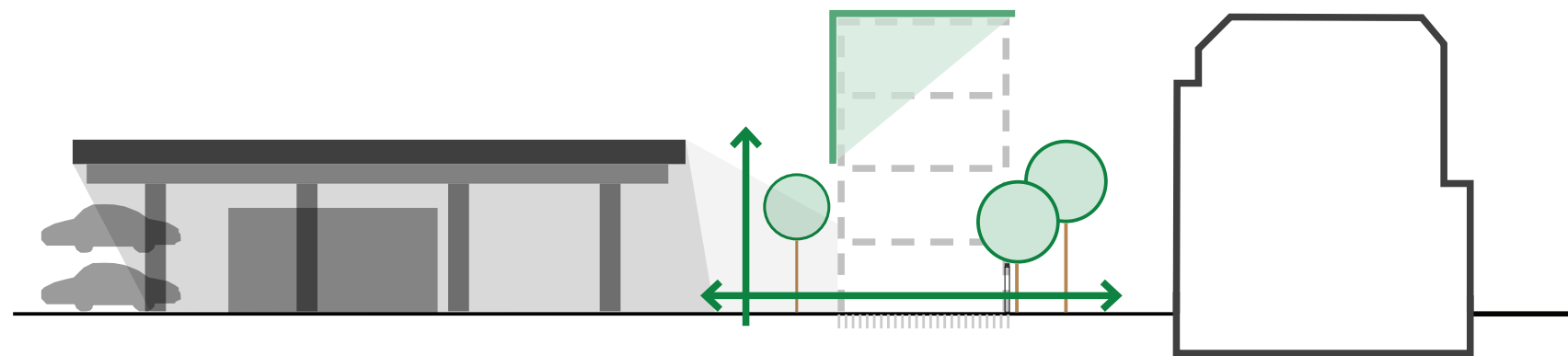
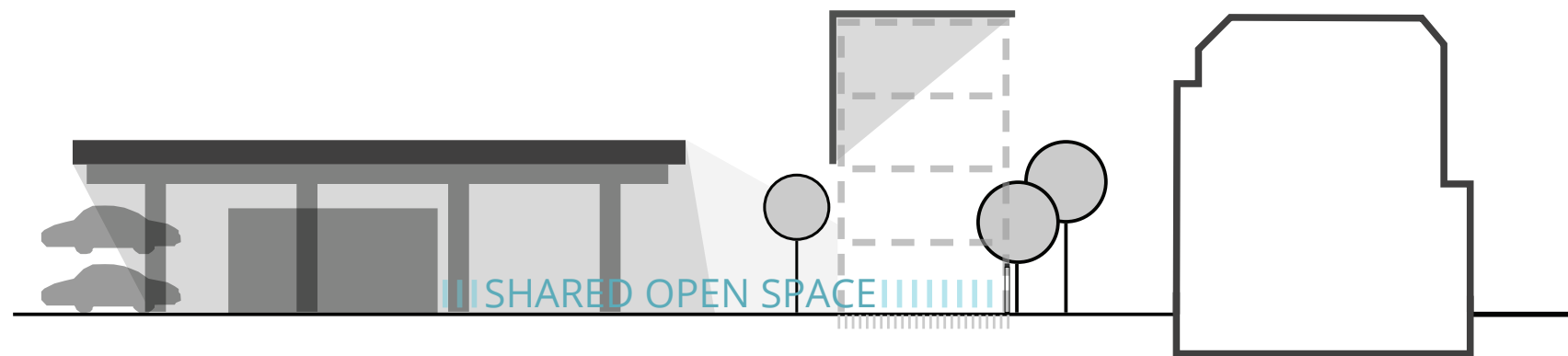
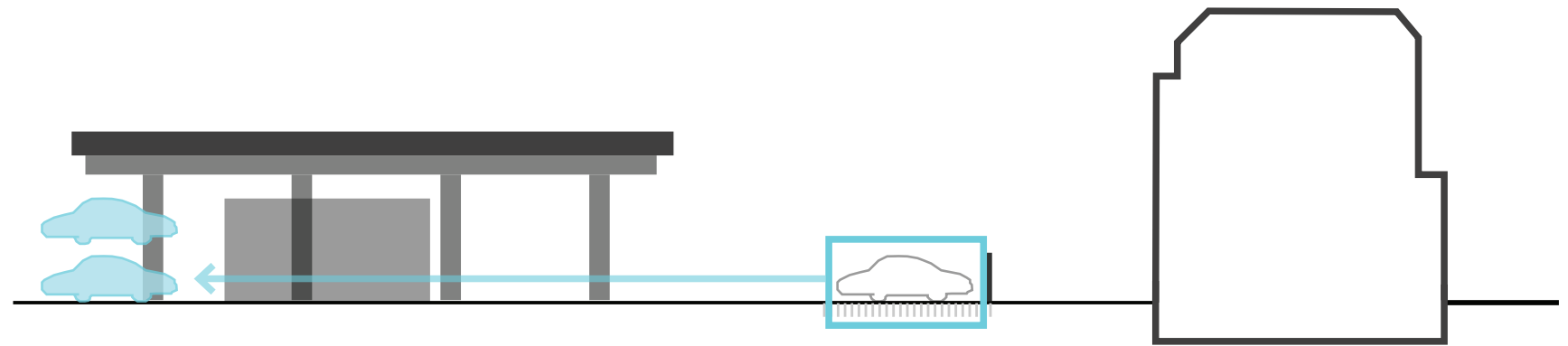
## DESIGN

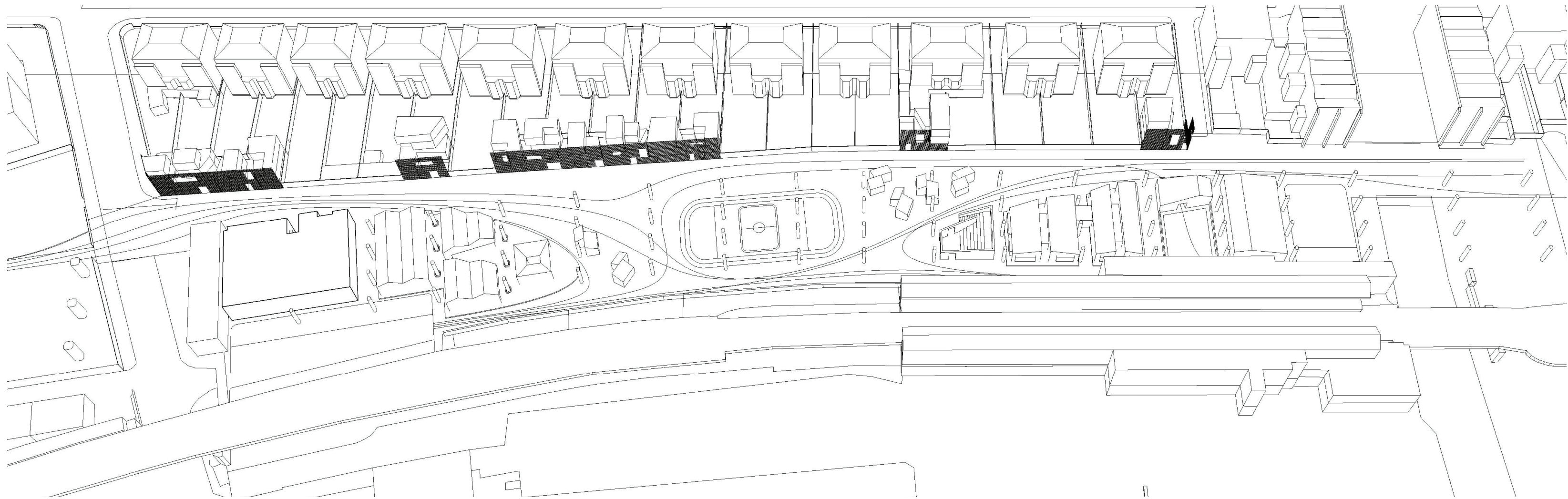
*The densification of an existing neighbourhood in central London by complementation with compact housing*

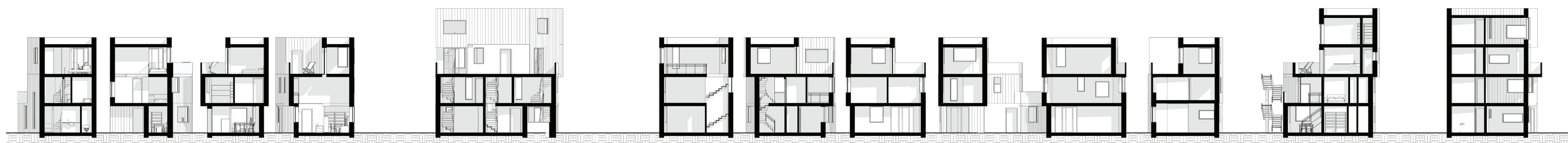
*M<sup>2</sup>*



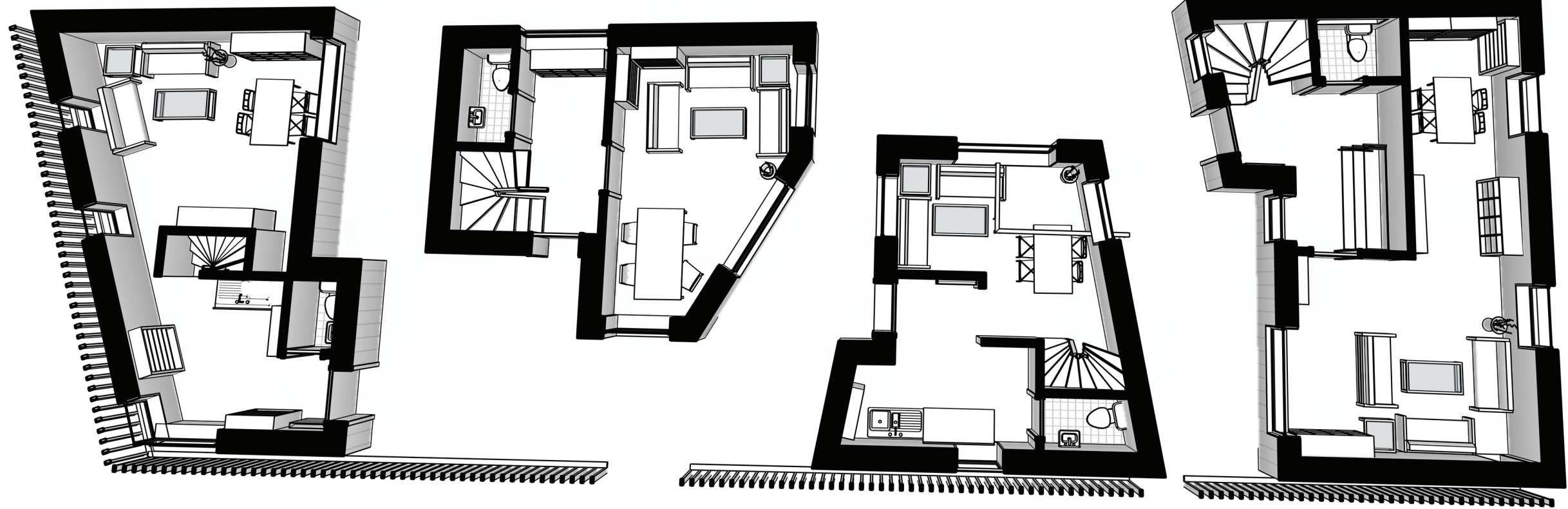
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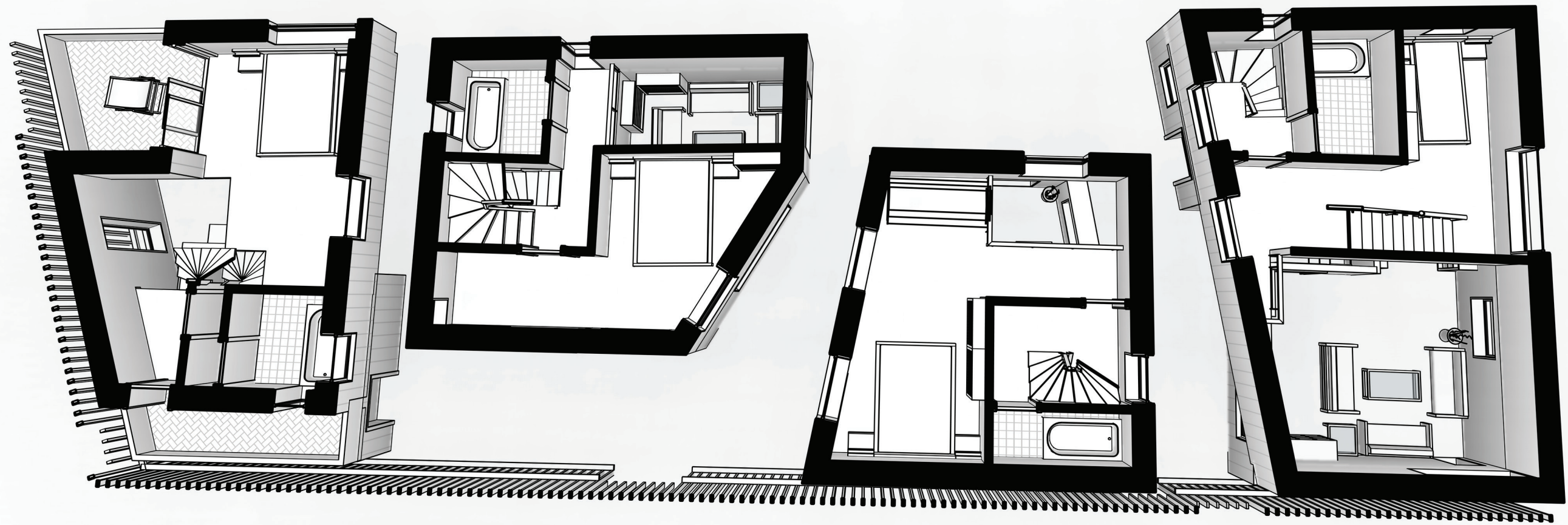


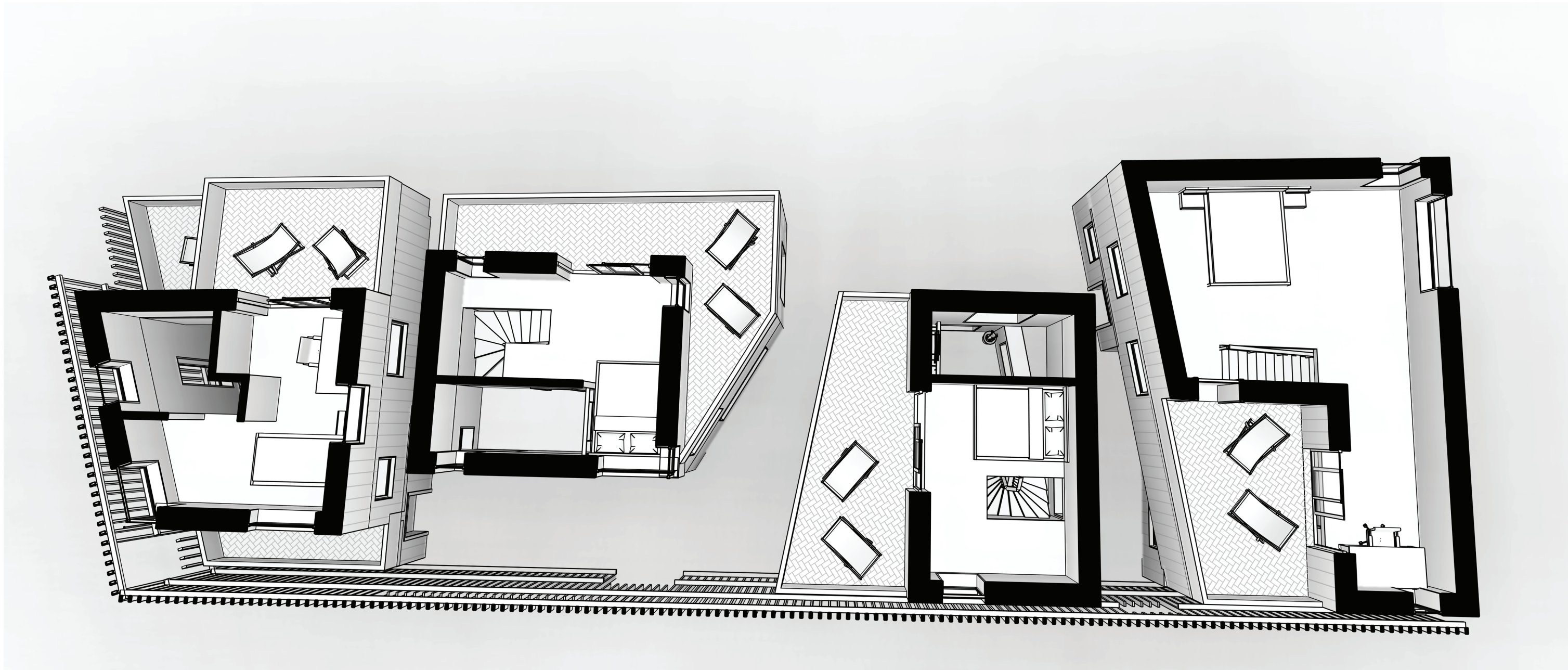


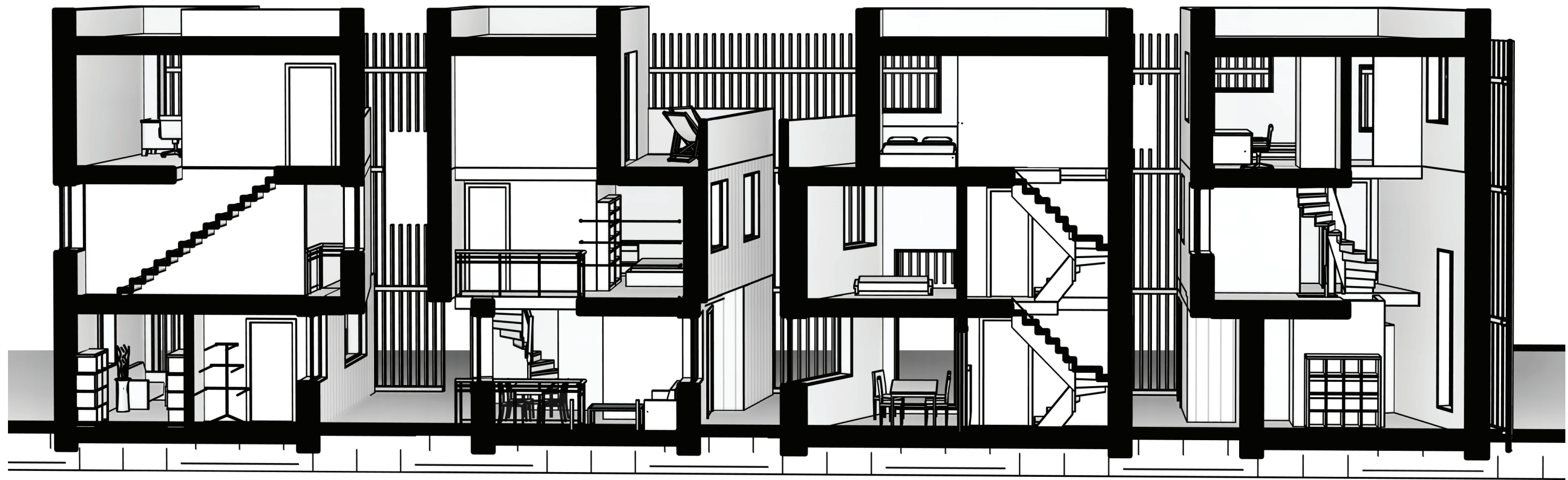


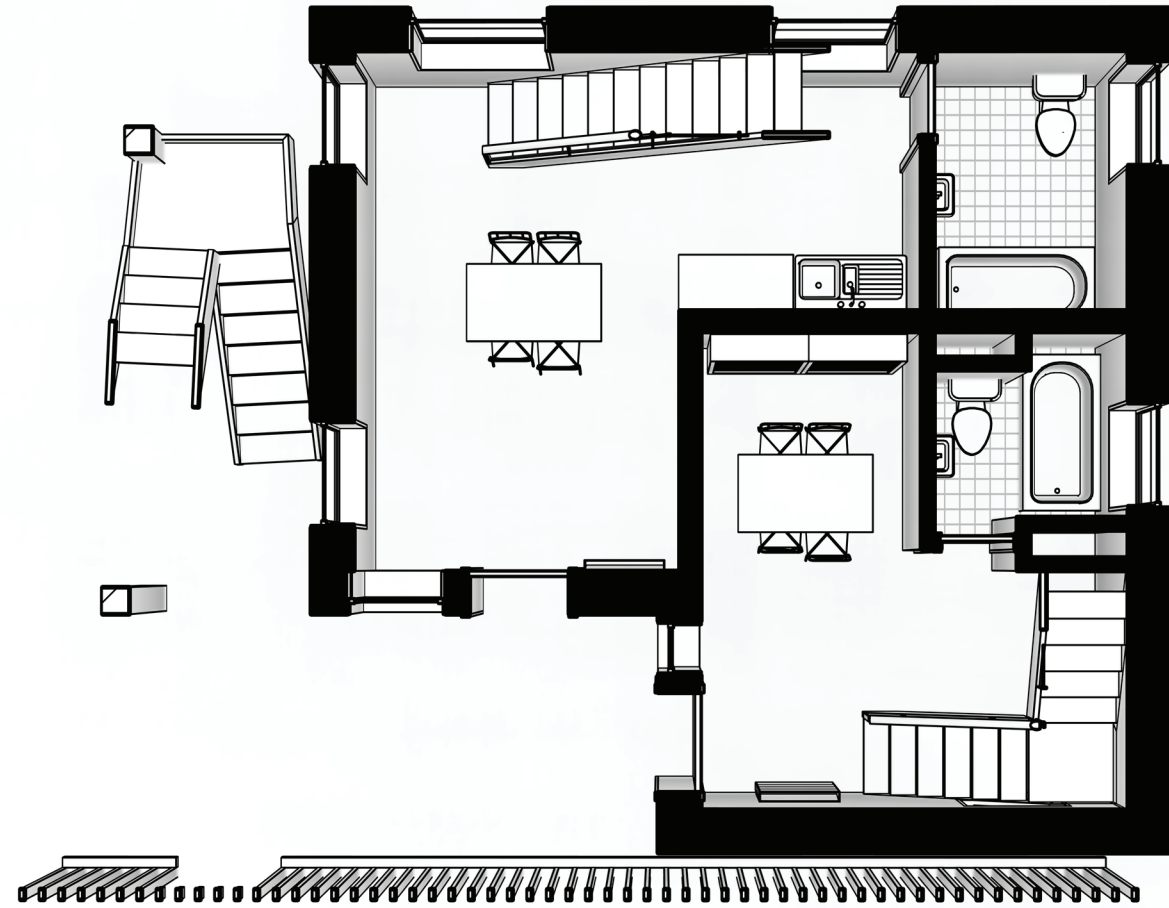


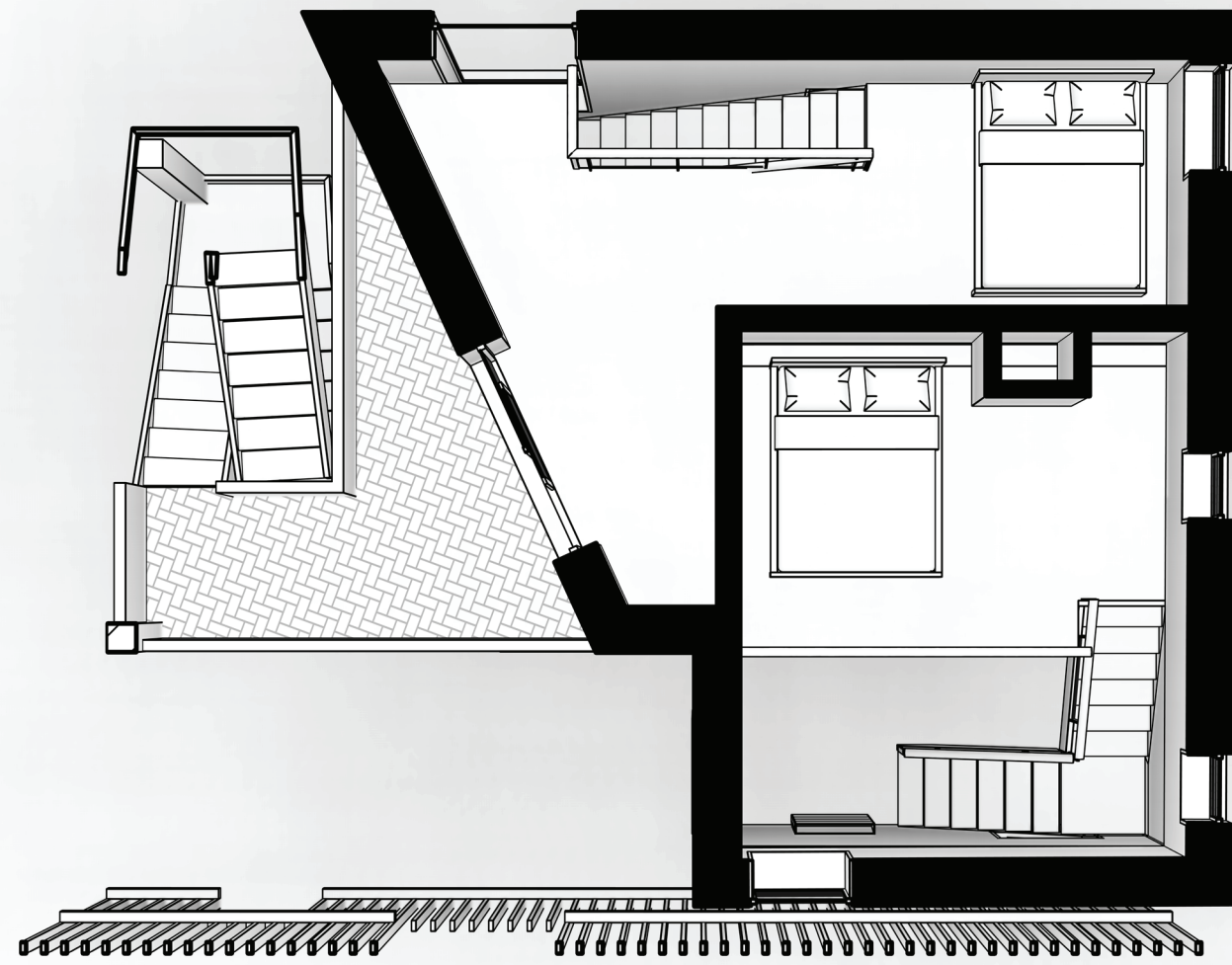


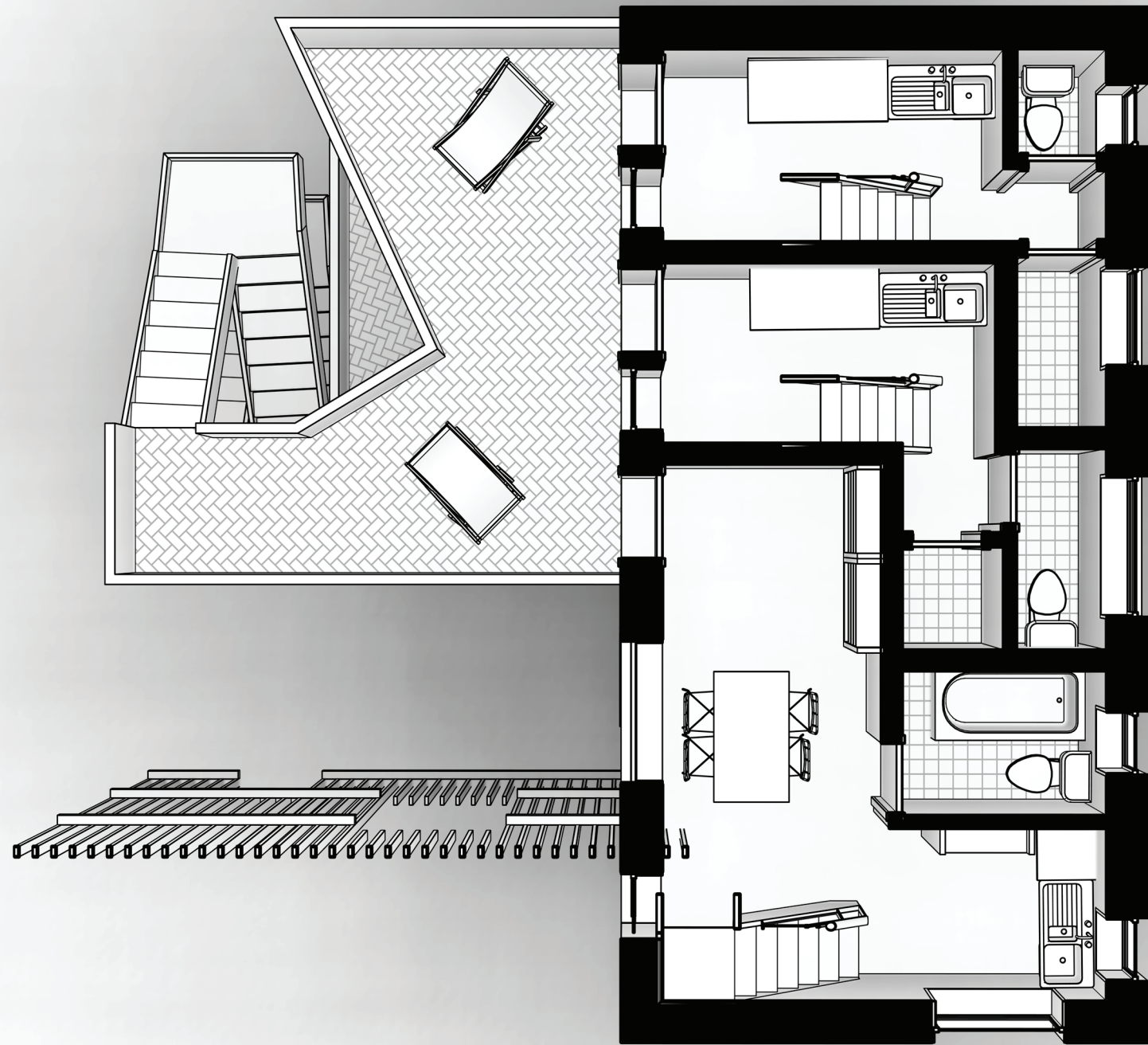


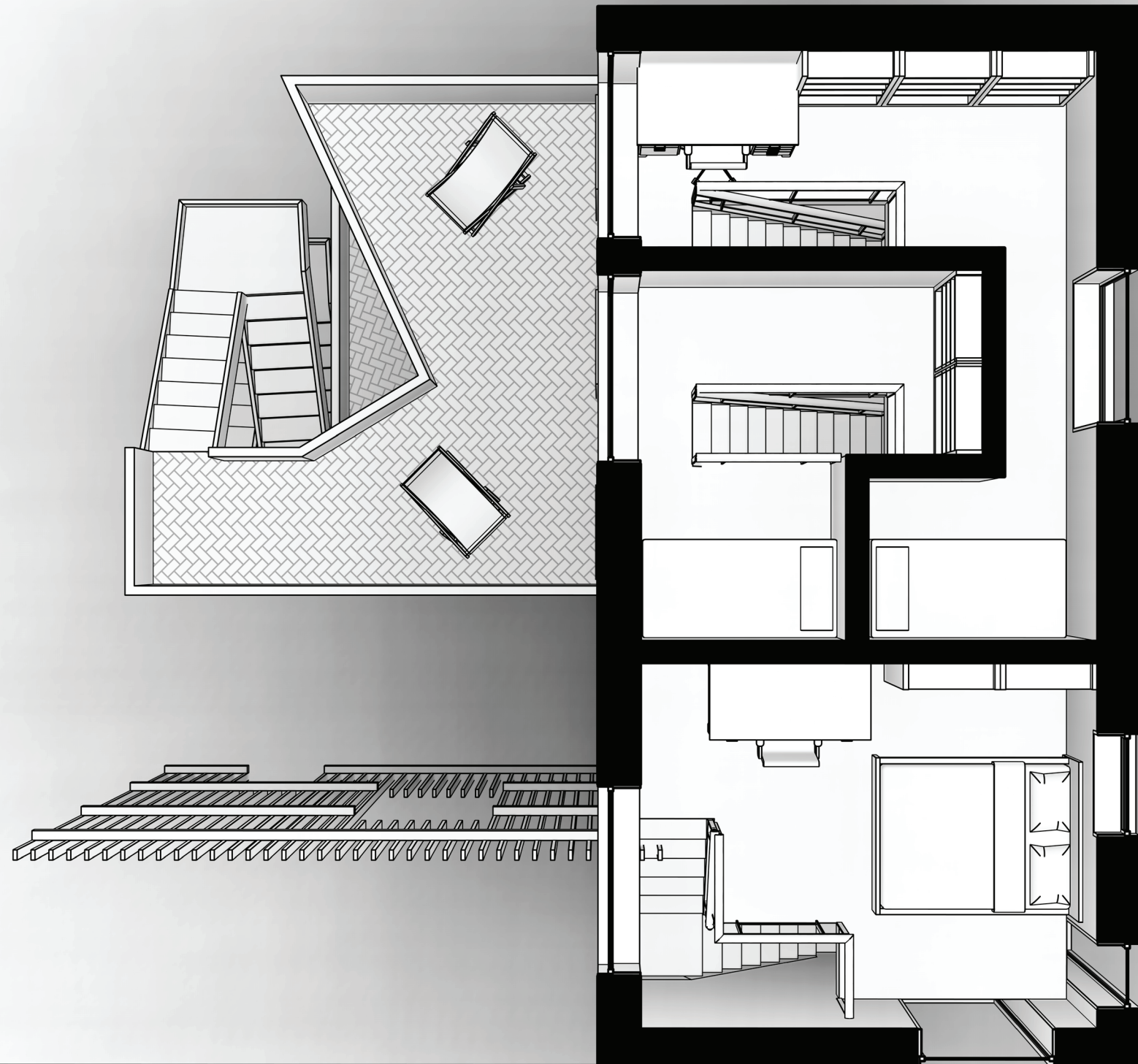






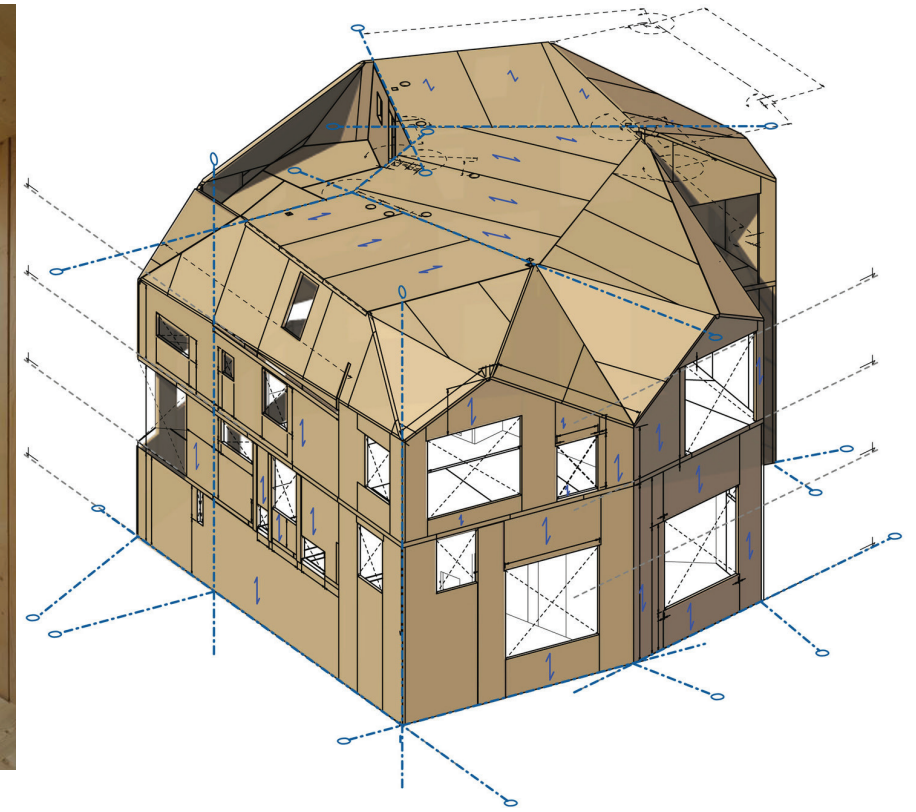
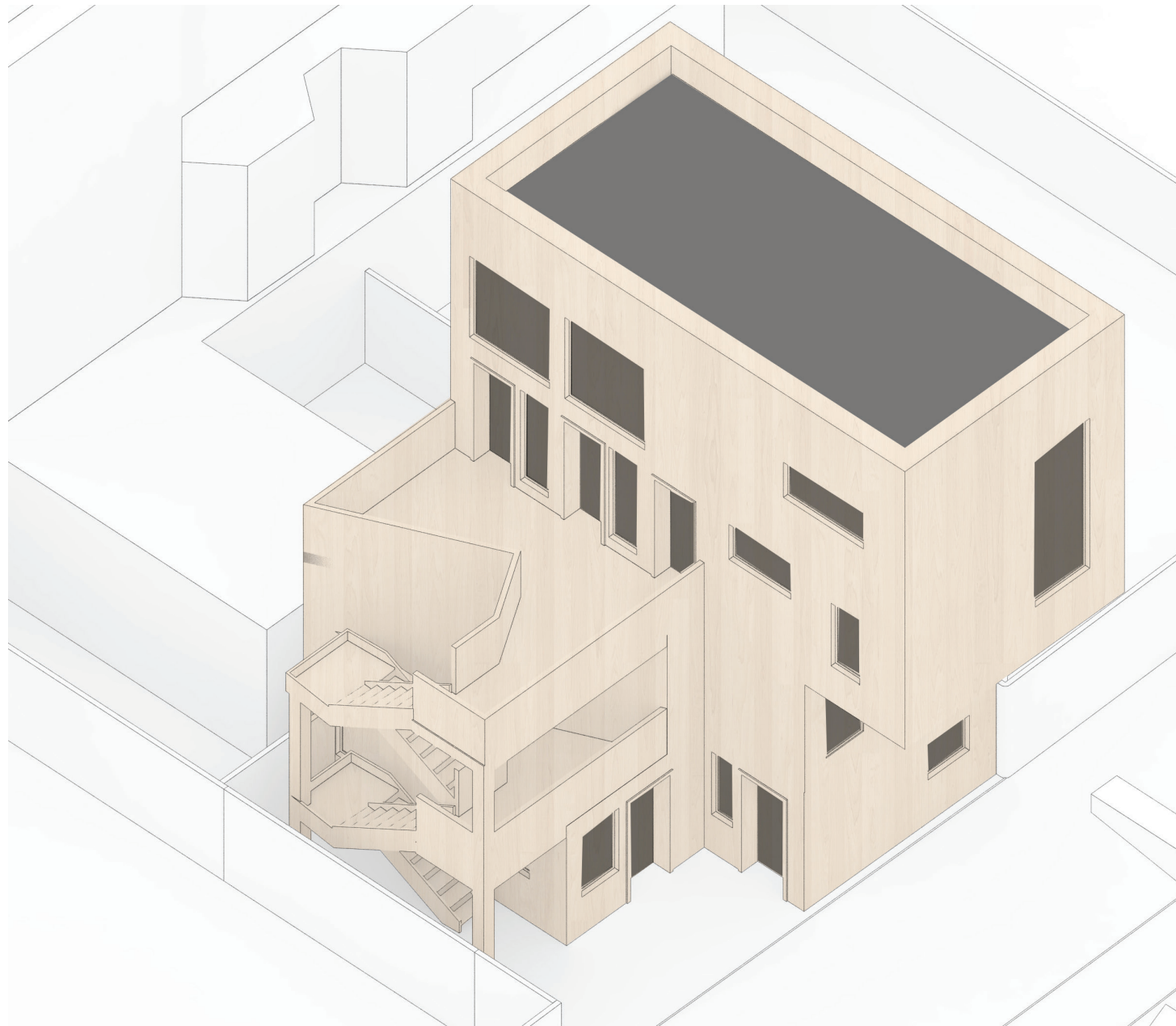


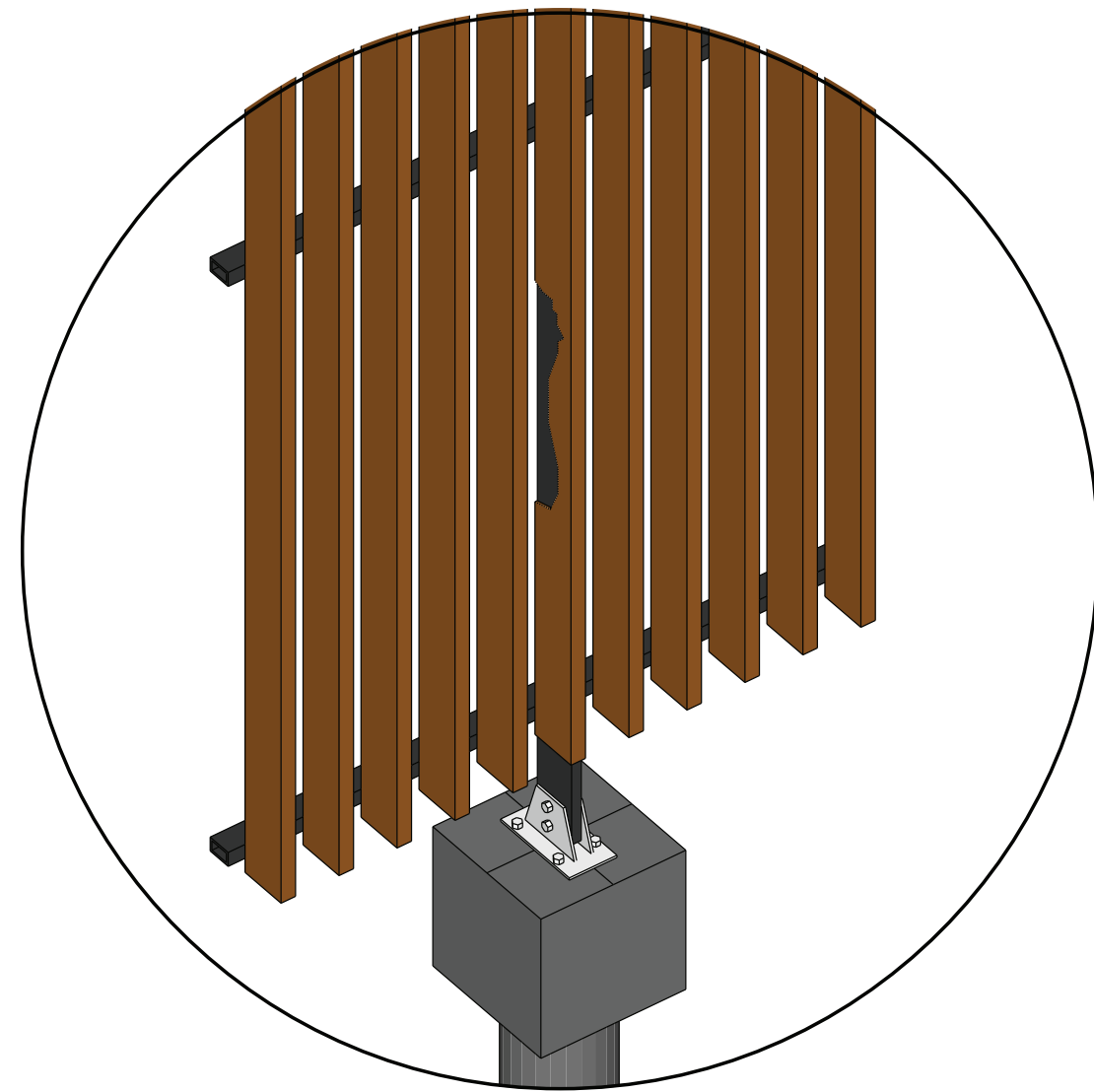
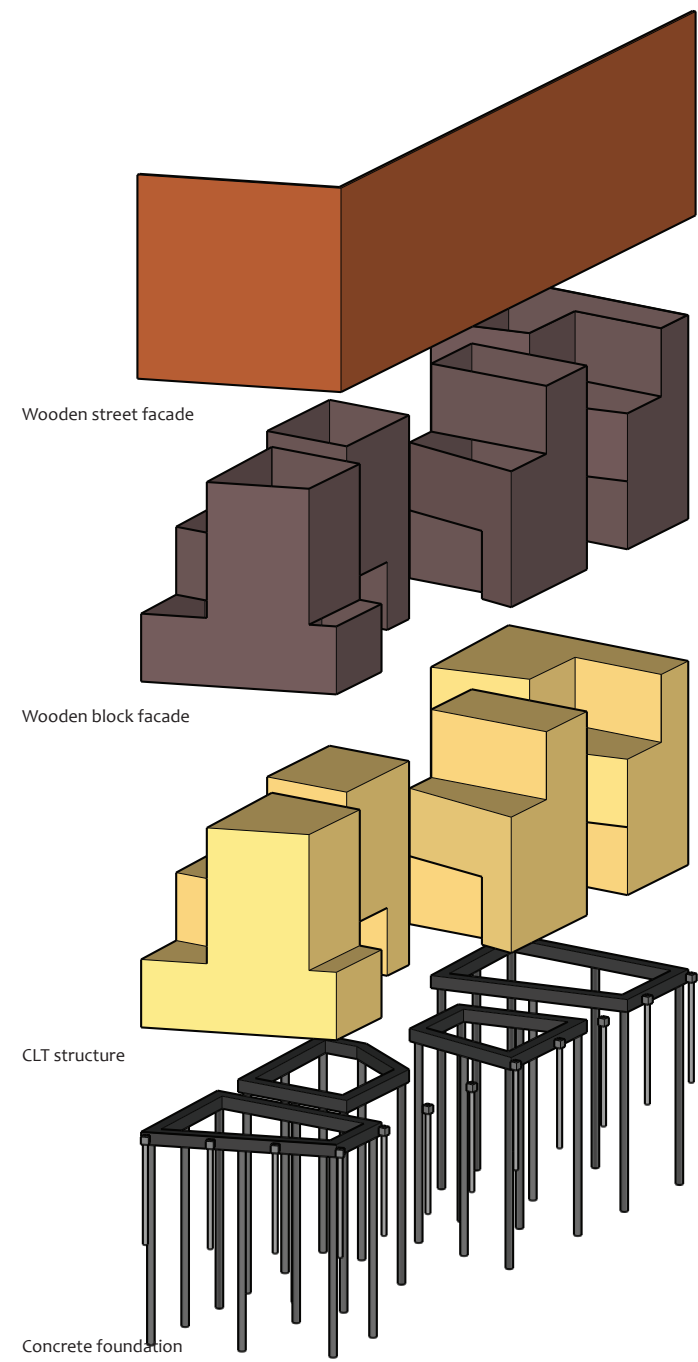


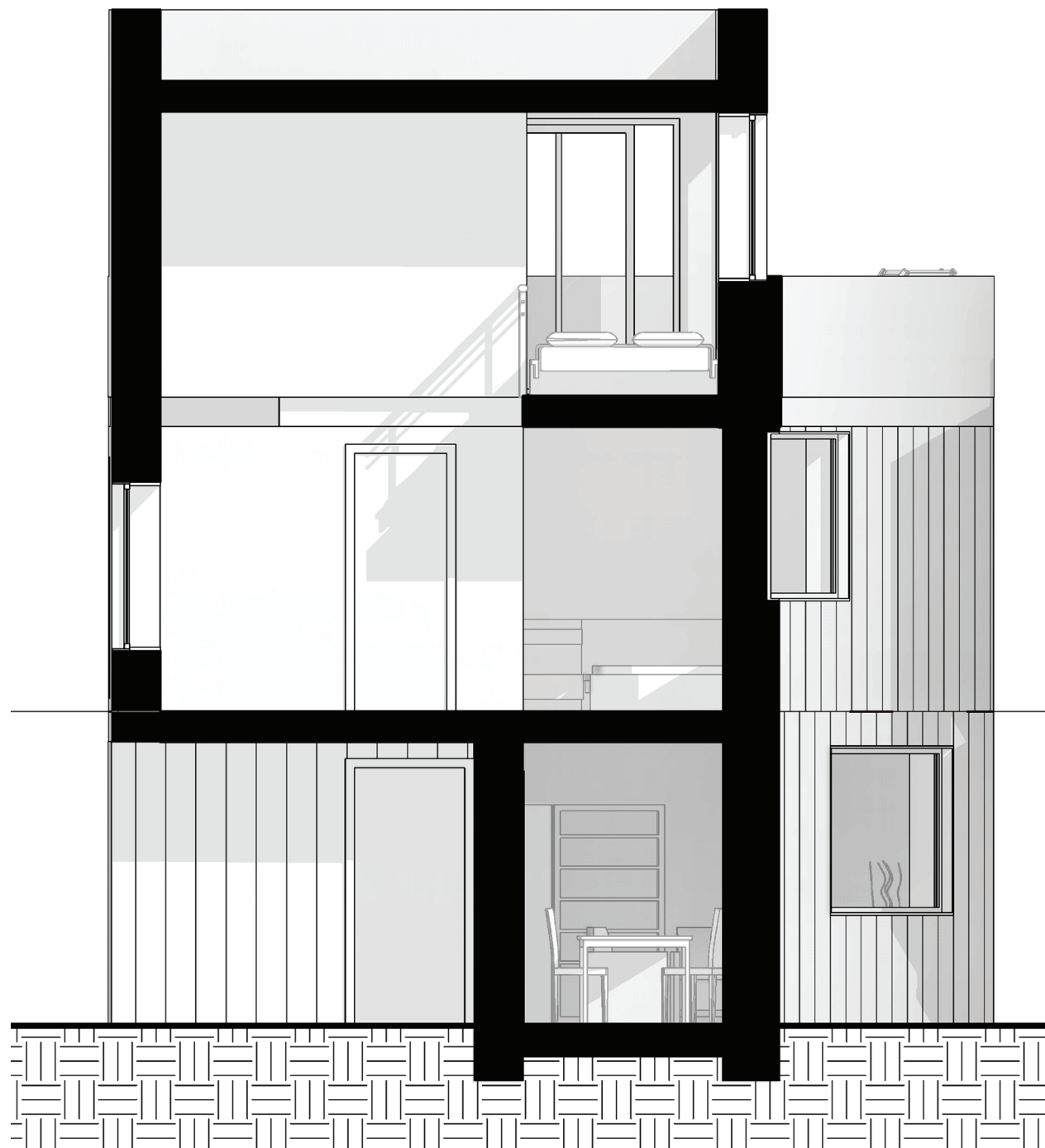




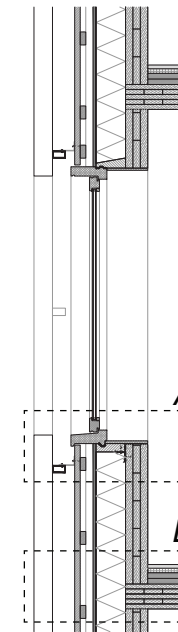
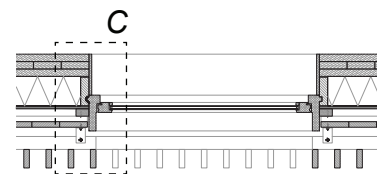
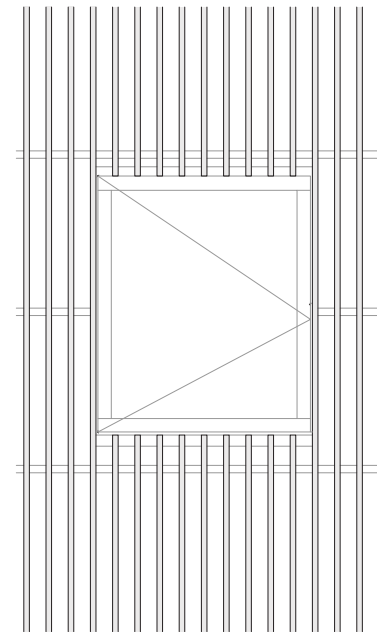






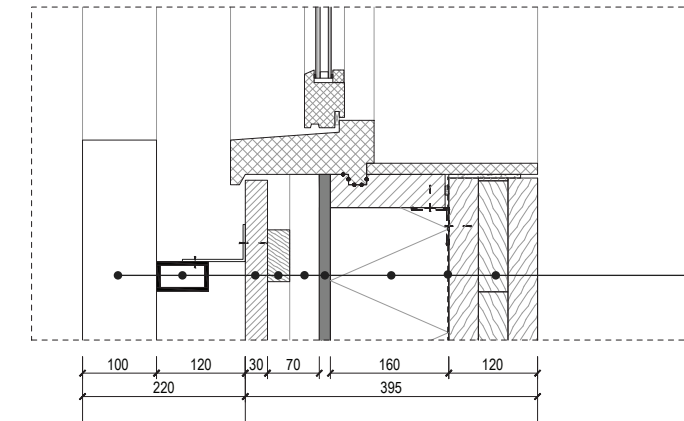


Facade fragment 1:20



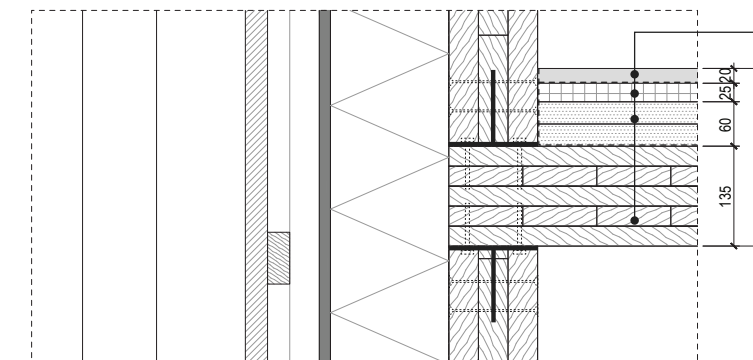
Details 1:5

Detail A



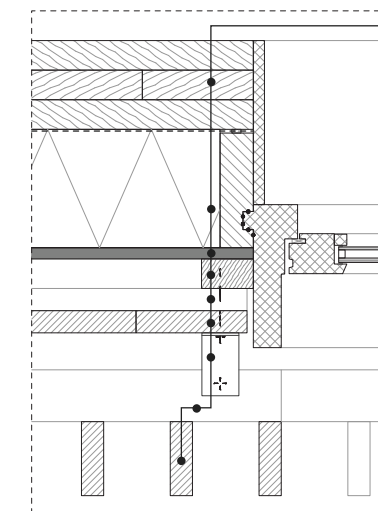
- Wooden lamella 30x100mm hoh 120mm
- Steel profile (rail) 40x70mm t 3mm
- Wooden panels 30mm
- Horizontal wooden rails 70x30mm
- Vertical wooden rails 40x70mm
- Fire resistant gypsum 15mm
- Rigid insulation 160mm
- Waterproof layer
- CLT 3-layer 120mm

Detail B



- Prefab concrete topping 20mm
- Kraft paper underlayment
- Subfloor ISOVER EP 25 mm
- Honeycomb acoustic infill FERMACELL
- Kraft paper underlayment
- CLT 5-layer 135mm

Detail C



- Wooden lamella 30x100mm hoh 120mm
- Steel profile (rail) 40x70mm t 3mm
- Steel L anchor (for stabilization)
- Wooden panels 30mm
- Horizontal wooden rails 70x30mm
- Vertical wooden rails 40x70mm
- Fire resistant gypsum 15mm
- Rigid insulation 160mm
- Waterproof layer
- CLT 3-layer 120mm

