

"For the working-class, there are few open doors that lead to a life of knowledge or success, especially in areas like Leeds where a lack of access to education and cultural capital means the cycle of poverty continues."

Richard Hoggart, 1957

THE ‘WORKING TERRACE’

A HYBRID HOME SUPPORTING THE WORKING CLASS IN LEEDS



BACKGROUND INFORMATION ON THE PROPERTY:

LOCATION:	40 Harold Mount Burley, Leeds, LS6 1PW
HOUSETYPE:	Back-to-back Victorian Terrace
TIME OF CONSTRUCTION:	1890s, Post Industrial Revolution
LISTED STATUS:	Not Listed
ORIGINAL USE:	The original use of the building was to house industrial workers. There was a nearby brickworks and quarry and also many factories within the inner-city. Harold Mount would have provided accomodation for these workers.
QUALITY OF BUILD:	The properties in this area were constructed quickly and with a low budget. There are made of basic materials. It's quite a low quality of building technique.

AIM OF PROJECT:

The proposed design of the existing building, 40 Harold Mount in Leeds, is to convert it from a residential house into a **social bakery, workspace** and **private living area** for a working class couple. The Bakery will be open daily serving the working locals of Leeds and providing a space for students and young professionals to **‘work-from-home’**. This proposed Bakery will also host **educational baking workshops**, where the community can come together, socialise and make new connections.

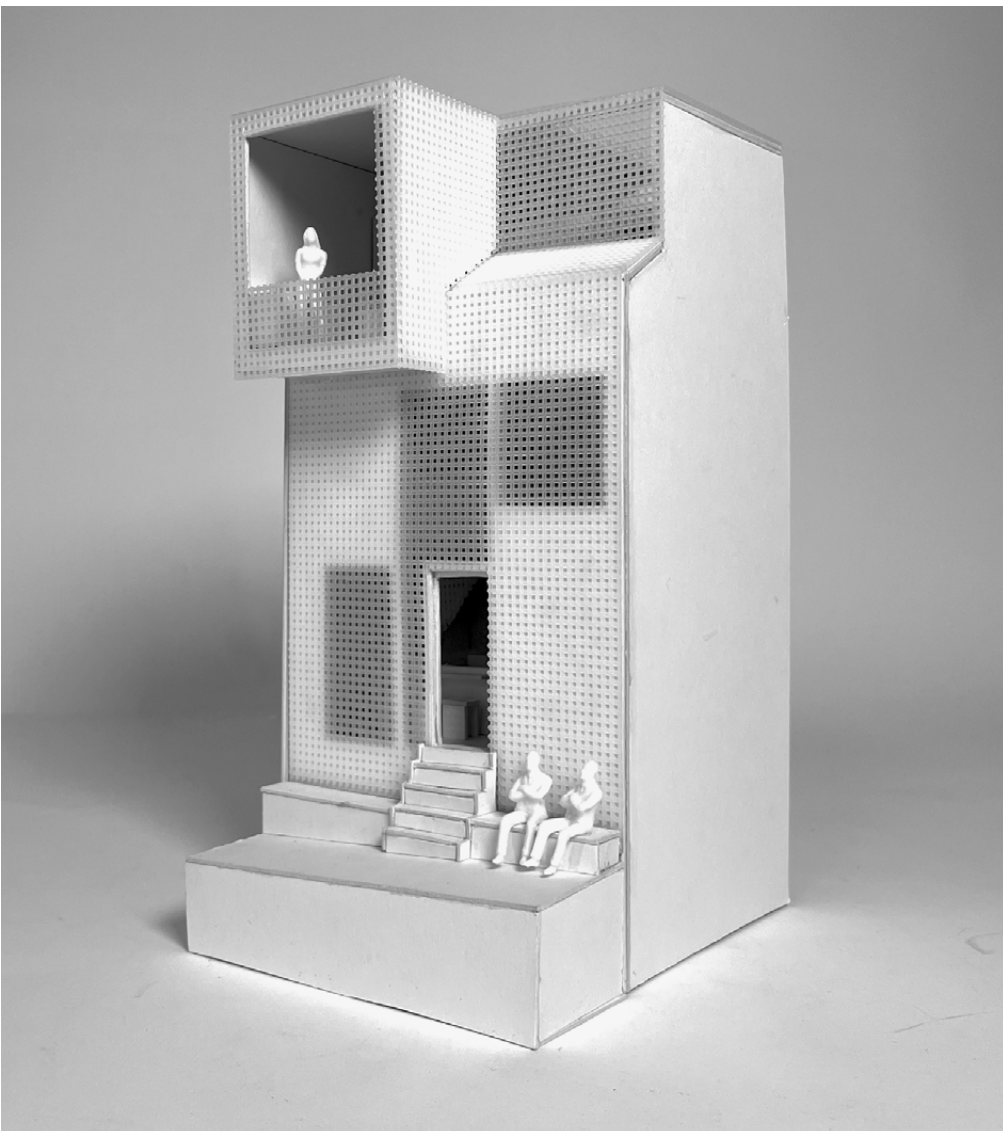
This individual project reimagines a **traditional terraced house** as a live/work environment centred around a three-storey social bakery open to the public, inviting them in to engage with the building as both a **place of production** and shared experience. The design employs strategic **voids and level changes** to create **visual connections** and differentiate spatial use. The top floor is reserved for private living, while the lower levels invite **community interaction**. This project explores adaptive reuse, community integration, and **spatial hybridity**. The proposed design not only creates a multifunctional space for the Clients, but also **enriches neighbourhood life** through a shared, purpose-driven space.

BACK-TO-BACK HOMES IN LEEDS:

Within England, Back-to-back housing has long been considered the worst type of housing due to its **unsanitary and overcrowded** population. They grew ever popular within the **industrial cities** of the Midlands and North; Birmingham, Nottingham, Liverpool, Bradford and Leeds. They were an affordable, efficient, profitable and space saving build within the inner city, that could accommodate a large number of new workers and city dwellers from the 1840s onwards. They were the **preferred housing type within Leeds** and continued to be built up to 1937 whilst Back-to-backs in other cities had been banned from being built in 1909. Back-to-backs provided a **better standard of living** for workers in comparison to the courtyard housing with slum conditions, and so the houses were held in higher esteem within the first half of the 20th century.

Courtyard Housing was the predecessor of Back-to-back Housing. It was a form of housing that was of **poor quality** and in **high density** which grew up in Liverpool and other northern cities of the UK during the 18th and 19th centuries. They consisted of small homes that all faced towards an inner courtyard. By the early 20th century, Courtyard Housing was seen as **‘slum’ housing** as disease spread and a programme of ‘slum clearance’ moved people to better living conditions that lead to the demolition of the majority of these rundown homes.

Back-to-backs were an improvement, however in 2008, an appraisal looking into the issues affecting the back-to-back houses and communities was carried out so that appropriate intervention could be proposed, meaning that the use of these properties could continue into the twenty-first century. It was found that 62% of the back-to-back neighbourhoods of Leeds were characterised by **high levels of deprivation and poor environmental conditions**. These were caused by a **prolonged lack of maintenance** and investment into the properties and communities, creating a history of economic decline, high levels of **deprivation, anti-social behaviour**, and properties in **poor condition**.



CONTEXTUAL INVESTIGATION:

Location of Site:



Map of UK with Location of Site

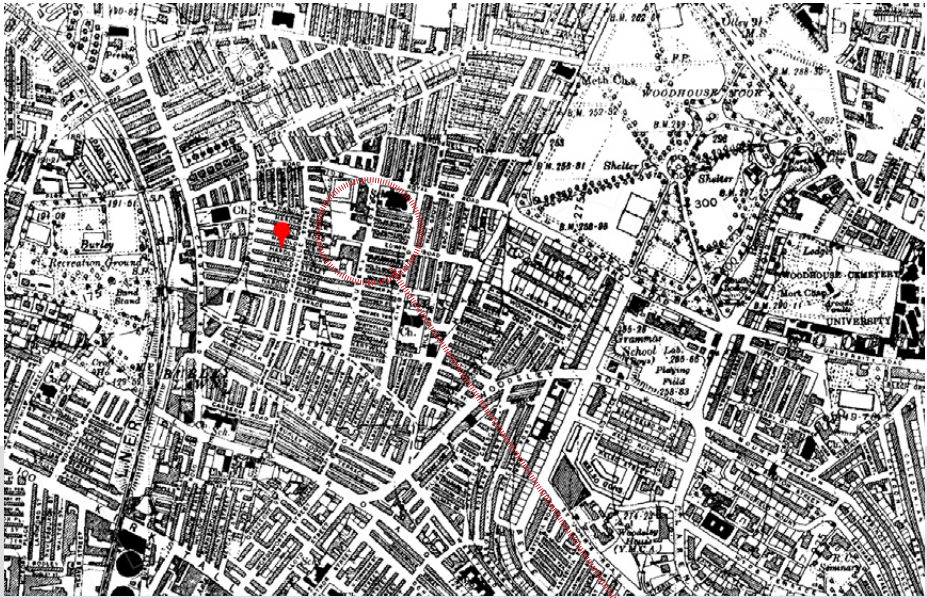
Leeds is a Large city in West-Yorkshire with a current population of 812,000 (including the wider Leeds District). Within Leeds City there are many hospitality businesses including many bakeries. Bakeries have continued to stay popular for hundreds of years due to their communal atmospheres and that they provide essential food.

Map of Burley, Leeds, UK:

The inner-city suburb of Burley in Leeds has rapidly developed over the years. Back-to-back terraced homes were erected to save space, time and money, providing accommodation for working class families of the local factories. During the Industrial Revolution, Leeds economy and population were growing and so an inexpensive housing design was born.



1850s

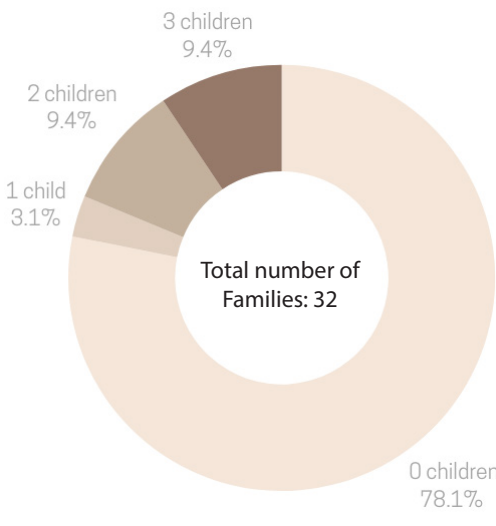


1930s



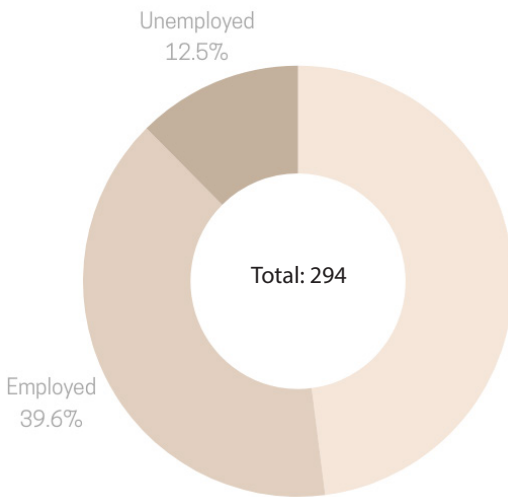
This collage has been created using snippets from the film, **The Baker's Wife (Marcel Pagnol) 1938**. The film's key themes are the community coming together to find the Baker's missing wife. The act of the community working together and teaching each other new skills relates to this project.

Number of families with children:



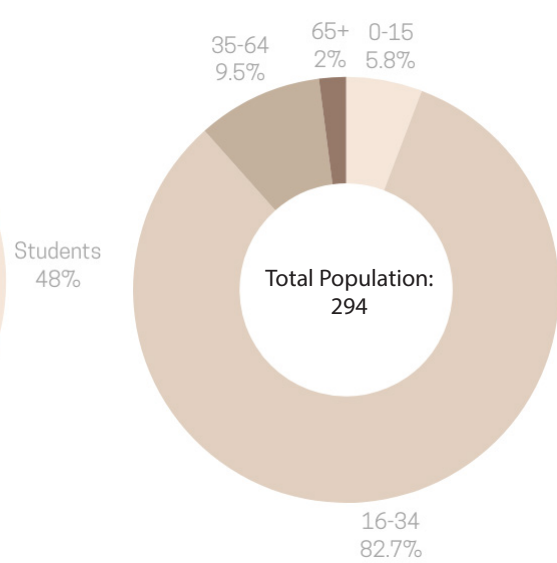
This data shows that majority of couples within the stated area do not have children, however 21.9% of couples do have at least one child. Therefore it is not essential to accommodate for young children or families as there is a low population of them. However, selling sweet treats that children could enjoy on weekends could be a good idea. An education aspect to the design would also benefit these children as they learn new skills.

Employment Status:

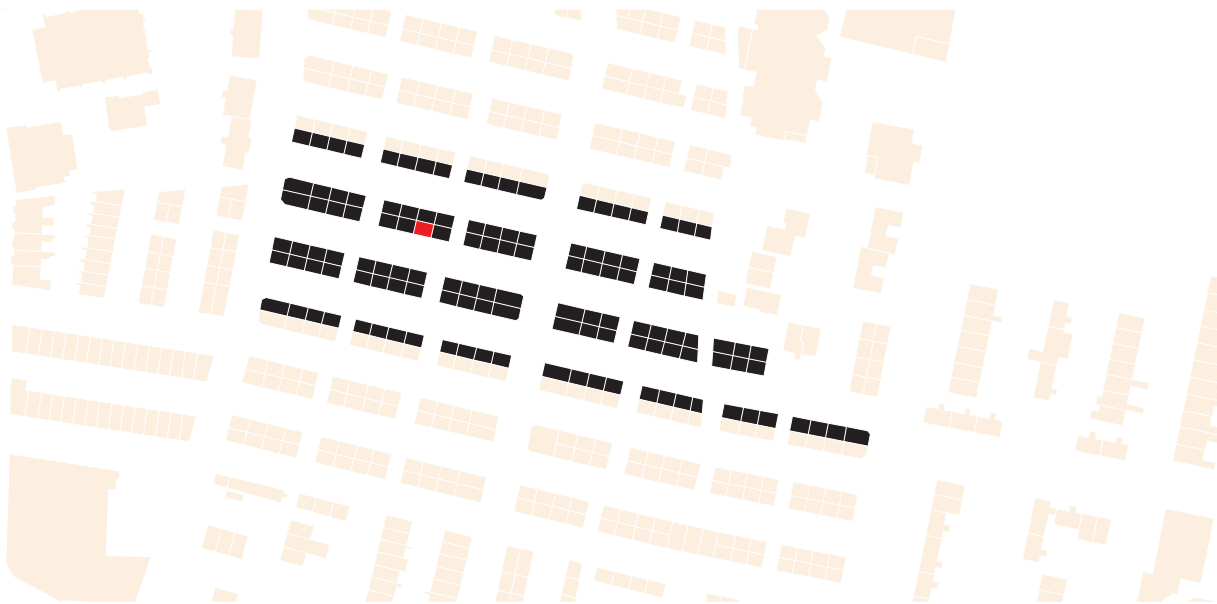


This data shows that nearly 50% of the populated area are students and another nearly 40% are employed. Therefore people populating this area are in full-time commitments and would need a reliable place to find food or a place to work from each day. Having lots of students in the area means that a place where you can socialise and make new friends will be popular and will continue to have business as the short-term lettings roll over year after year.

Age of Population:



The data above shows that roughly 80% of the local population are between 16-34 years old. Therefore, the types of business that would attract them are specific. A place where you can get food easily would be beneficial. Also a place where you can gather with new and old friends would also be popular. It also means that most locals living in the area will not have a substantial income yet, or a business of their own and so the idea of a dual-purpose home would benefit many people.



Area of Data collection:
Harold Mount, Street and Grove

THE USERS:

STAFF:



Name: **Emma, Roberto**
Age: 27, 32

Emma's Role: Emma runs the cafe Front of House and organises the educational workshops

Roberto's Role: Roberto is the Baker and also runs the workshops.

SAMPLE OF VISITORS:



Name: **Sophie, James, Alfie**
Age: 34, 36, 9

The family of 3 live in a Back-to-back on Harold Mount. They work full-time and Alfie is currently at primary school. They come to the bakery to socialise and also attend the educational baking workshops that Roberto holds.



Name: **Inara**
Age: 20

Inara is a student who lives in the local area. She visits the Bakery to study and to socialise. She often meets up with friends and also attends the educational workshops to both make new friends and learn new skills.

SITE ANALYSIS:

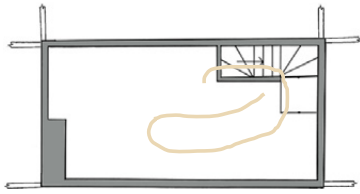
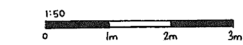


Fig (35), Second Floor Plan

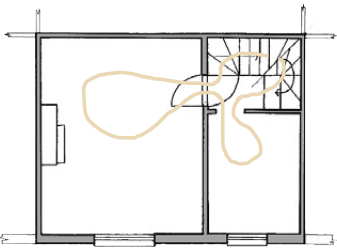


Fig (36), First Floor Plan

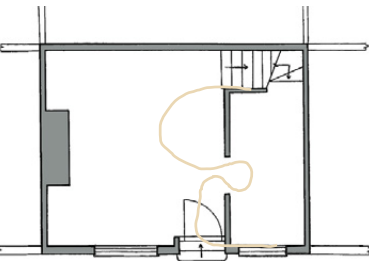


Fig (37), Ground Floor Plan

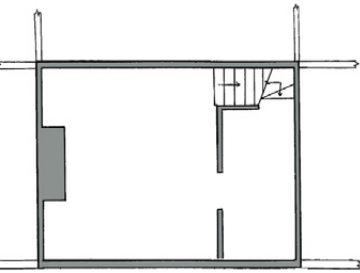


Fig (38), Basement Plan

Photographic Journey of 40 Harold Mount:



View onto Harold Mount from second floor dormer window



Light floods this room due to large window



Smaller second floor due to the roof's pitch, resulting in some space being unused



Steep and narrow staircase that runs through the house



Current Bathroom; a larger room than the kitchen below



Timber floorboards throughout the whole house



Ornate period fire place on the first floor



Staggered roof ridges due to the inclined gradient of Harold Mount



Shows the circulation route of Journey

Steep, dark and narrow staircase up to the first floor

Interior

Two steps up to the property

Exterior

Window to the Basement has been bricked up

Bins are kept on the side of the road

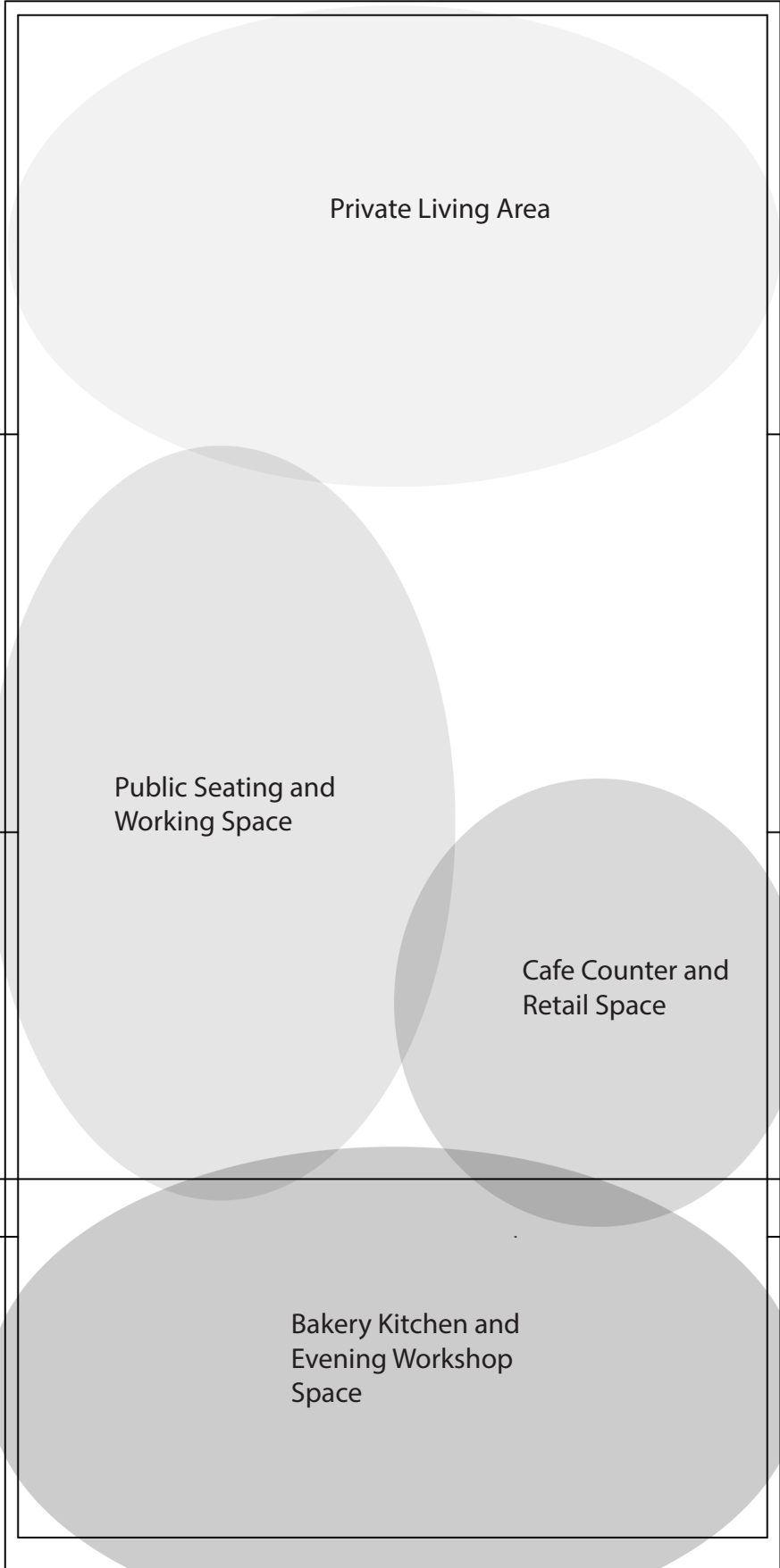
View from Thornville Street that runs between the Harold Mount

Red Brick facade, a material used by most northern Cities

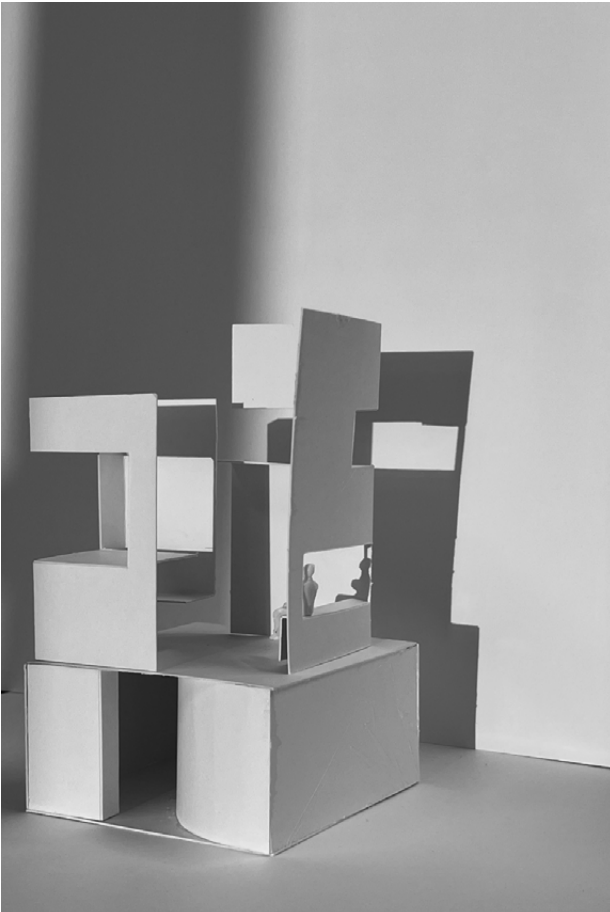
SPATIAL REQUIREMENTS:

- Bakery Kitchen
- Evening Workshop Space
- Cafe Counter
- Customer Seating
- Customer Toilets
- Private Living Space for Two People

STRUCTURAL 1:50 LONG SECTION OF THE SITE WITH SPATIAL ZONING:

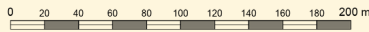


IMAGES OF STACKED CONCEPT MODELS:



Sun path diagrams over 40 Harold Mount:

The house is South-facing and so receive lots of sunlight throughout the day. This can be utilised further within the proposed design.



The outer curve represents the maximum movement of the sun during the summer solstice. It shows where it rises and sets and its high in the sky.

The shaded areas represents the suns path throughout the year and how it changes.

The inner segment of the shaded area is representative of the sunrise and sunset of the winter solstice. It shows the contrast from the other part of the diagram.



PROPOSED INTERNAL SPATIAL LAYOUT:

MATERIALITY:

Walls
Board marked Concrete

Flooring
Brushed Concrete

Railing and Cafe
countertop
Solus Ceramics
Terrazzi Range
TEZ-Multicolour C

Bathroom Tiles
Solus Ceramics
Peninsula Range
Praze

Seating and Benches
Wood
Ash

Kitchen Facade
Corten Wethering Steel

Staircase Railing
Perforated Corten
Wethering Steel

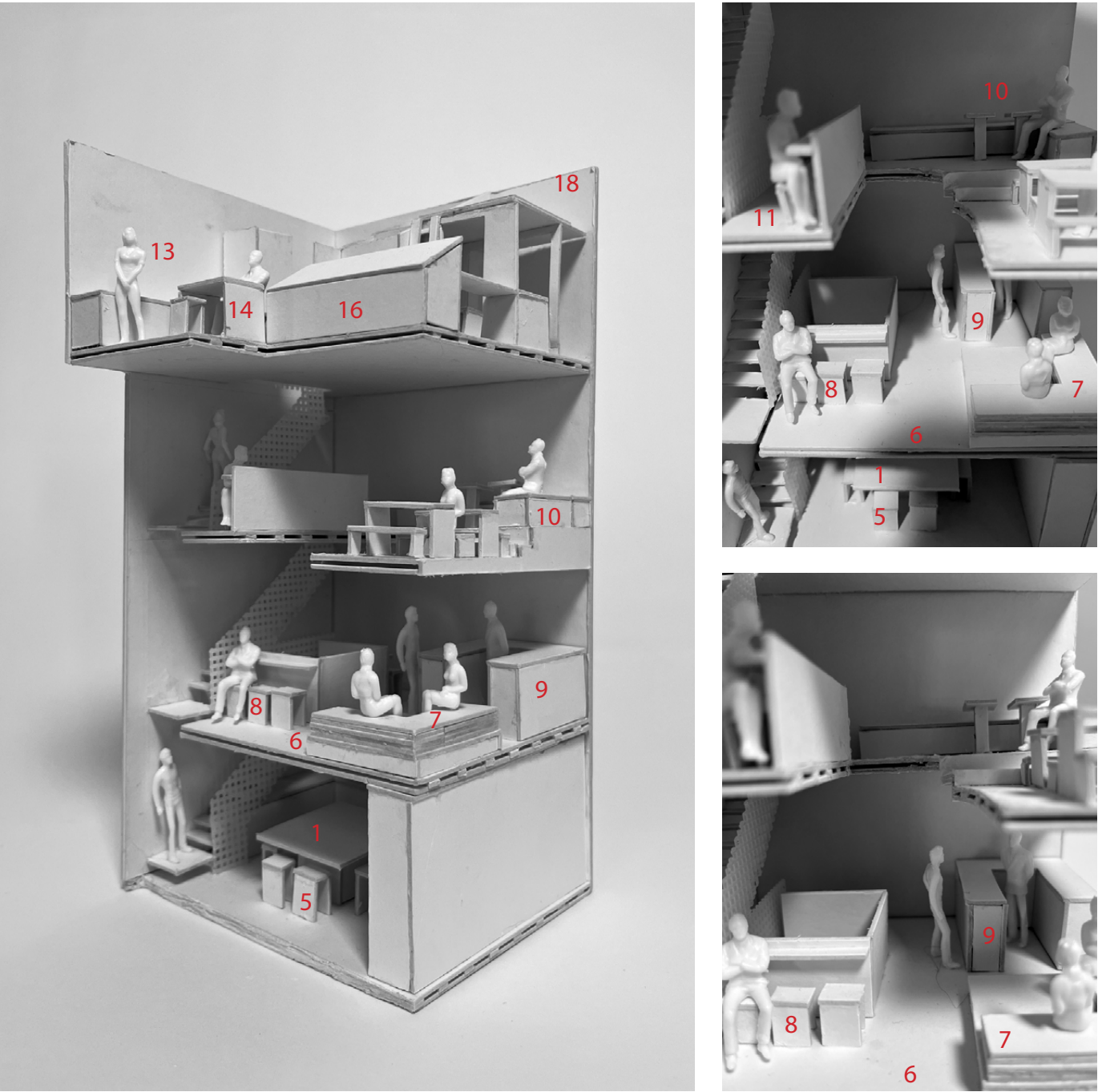
Outside Bench Seating
Western Red Cedar

Original Walls
Red Brick

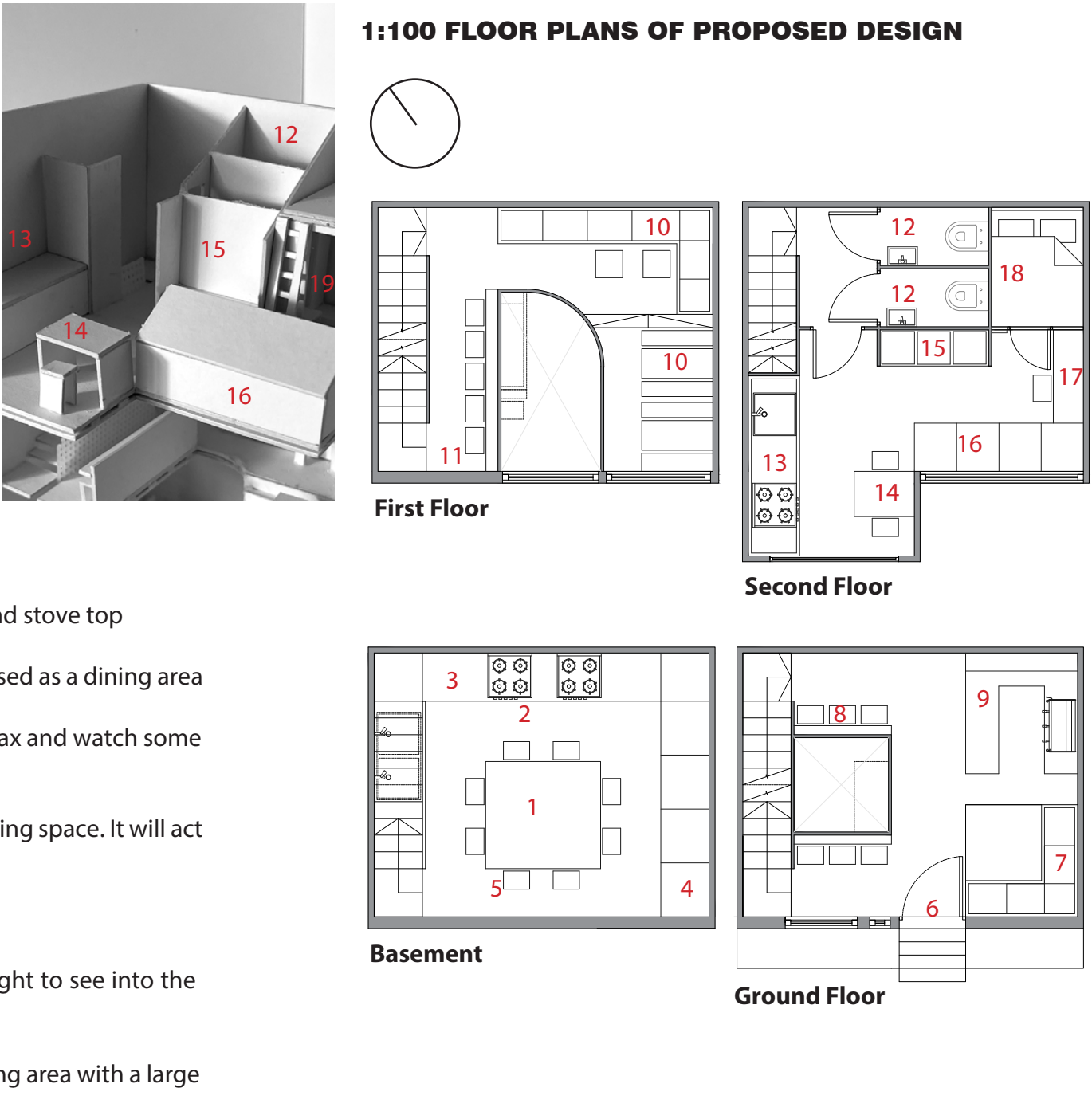
1:50 ATMOSPHERIC SECTION OF PROPOSED DESIGN:



IMAGES OF 1:50 MODEL:



1:100 FLOOR PLANS OF PROPOSED DESIGN



MATERIAL SELECTION:

The countertop, bathroom tiles and kitchen splashback tiles were all chosen after a visit to Solus Ceramics in Manchester.

The TERRAZI range are created using fragments of previously used materials to form a new blend. The warm brick tones within the surface connect well with the brick origins of the back-to-back to.



PUBLIC AREAS:

Basement Kitchen:

1. Kitchen Island for rolling out pastry and preparing dishes and hosting educational workshops
2. Baking Ovens
3. Cupboards for equipment and utensil storage
4. Pantry cupboard for dry ingredients for baking
5. Stools for those who attend the workshops, they can be tucked under the island

Ground Floor:

6. Entrance into Bakery Cafe
7. Sofa seating area where visitors can relax and catch up with friends
8. Sushi-Bar style stool seating overlooking the void into the basement kitchen. Customers can use this area to work on laptops or just enjoy their food.
9. Cafe bar where customers can be served. includes a coffee machine, small fridge and sink

First Floor:

10. Bench seating for larger groups or those needing more table top space to work with intimate lighting
11. Bar-stool seating overlooking the central void, great for computer working or general seating.

Second Floor:

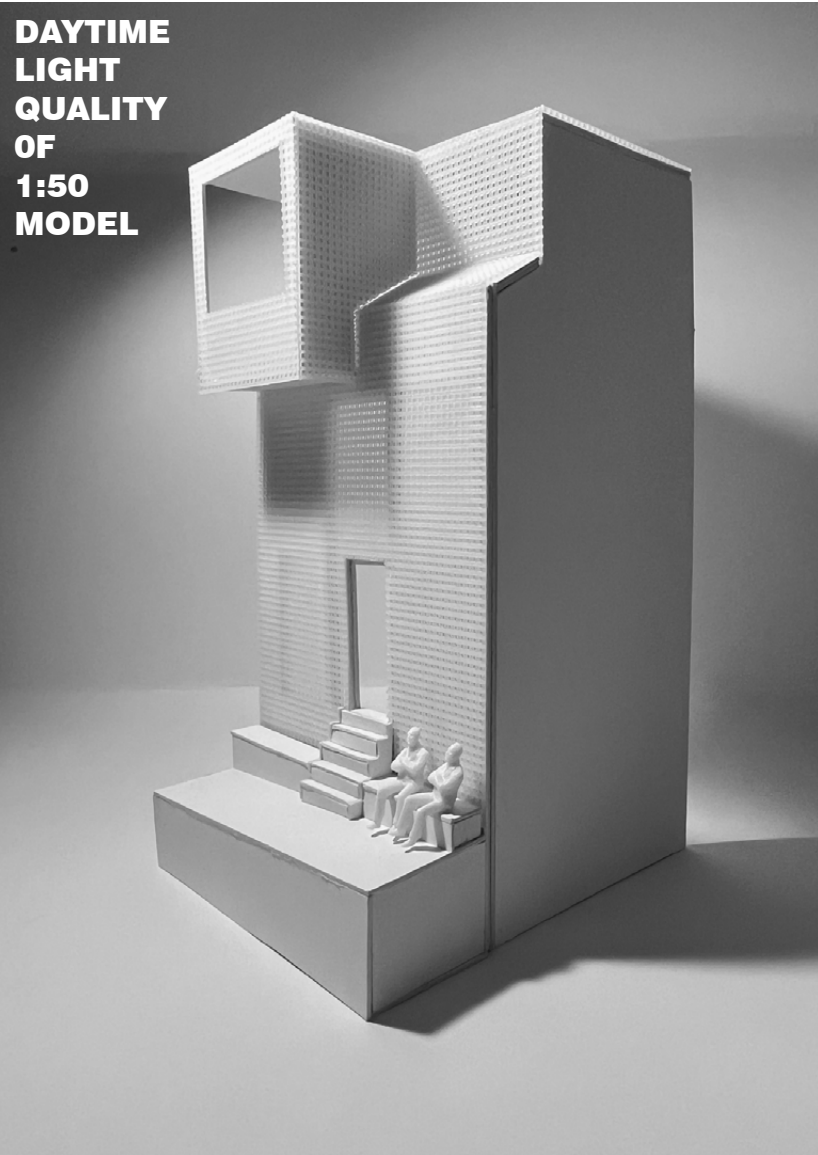
12. Public Toilets for customer use

PRIVATE AREAS:

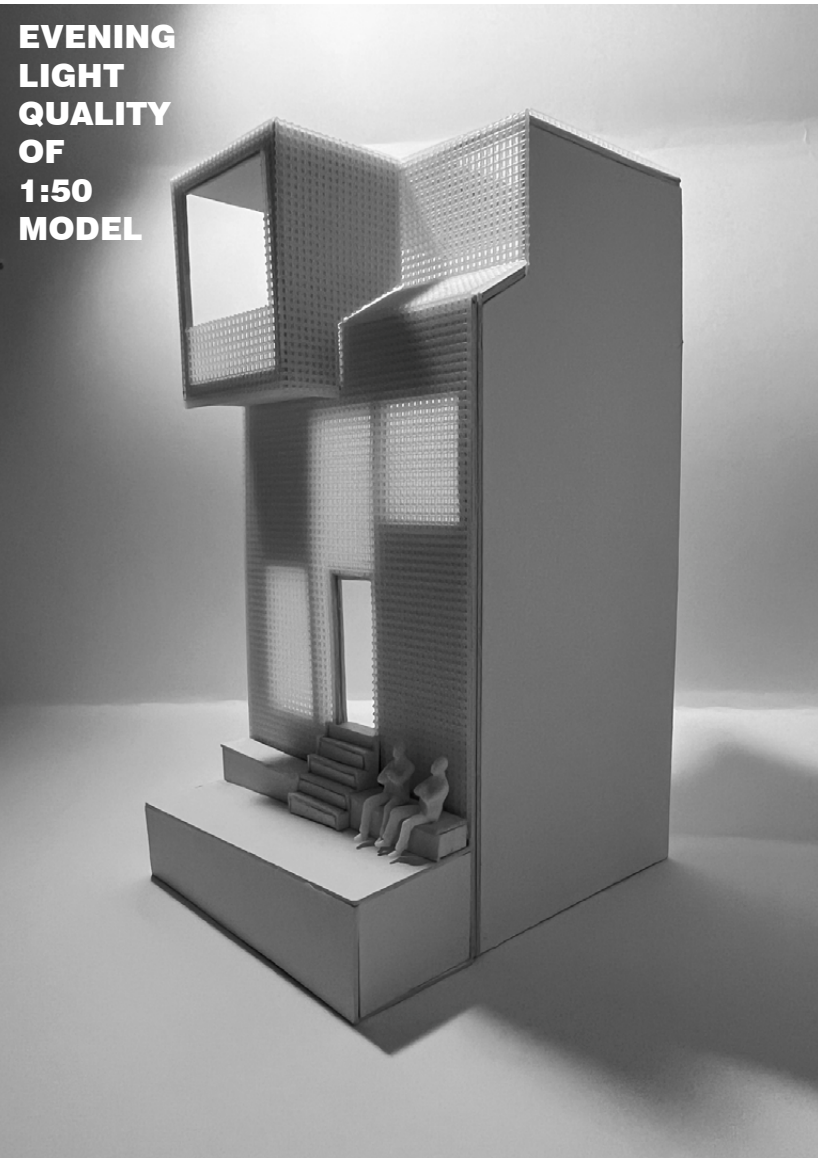
Second Floor:

13. Kitchenette with fridge freezer, oven and stove top
14. Small Peninsular worktop that can be used as a dining area
15. Bench sofa seating for the couple to relax and watch some TV or read a book
16. Built in storage unit using the lower ceiling space. It will act as a wardrobe for clothing and shoes
17. Vanity area with a mirror to get ready
18. Mezzanine double bed with open skylight to see into the sky and allow light to flood in
19. Bathroom under the mezzanine sleeping area with a large shower, toilet and sink

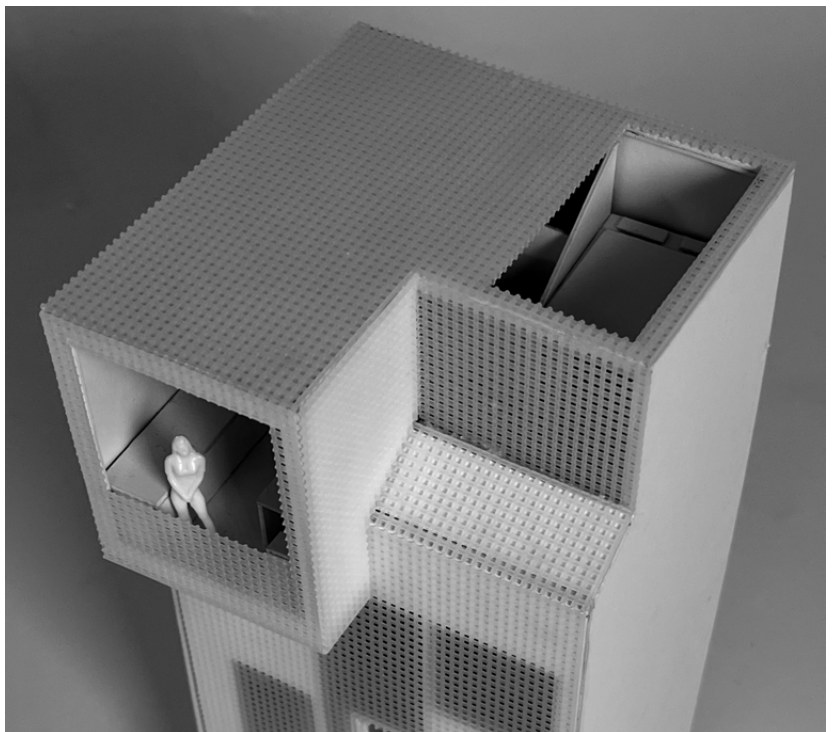
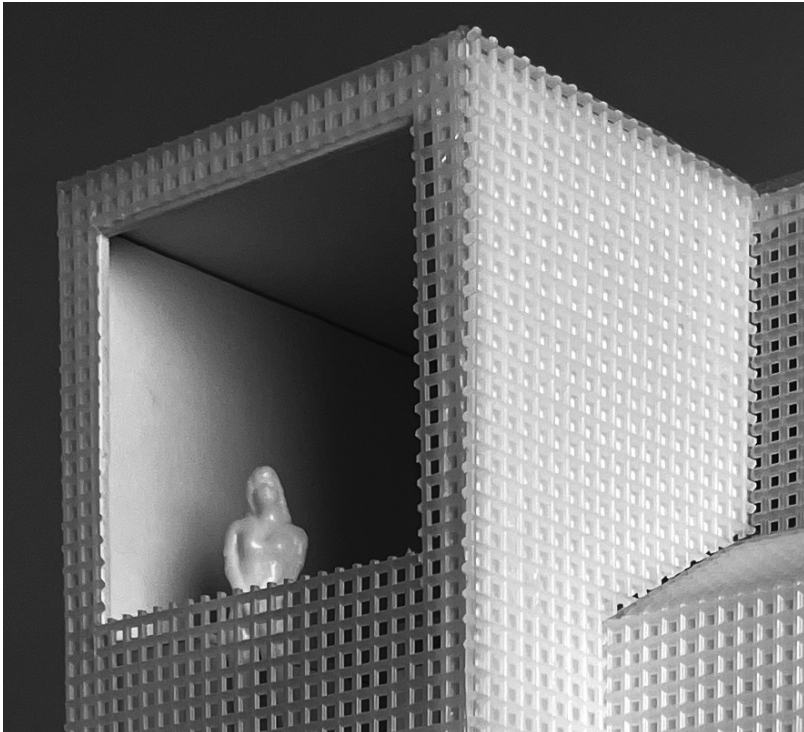
PROPOSED EXTERIOR FACADE:



The Site is South-West facing, therefore during the day it receives lots of natural light that enters the building. The facade looks flat and almost 2-D which adds a playful character.



During the evening the sunlight is of course gone, however the internal lighting permeates the front facade. The perforated metal creates a fractured effect that also creates a layer of privacy yet is atmospheric from street view.



The design incorporates a large picture window on the second floor that is part of the private living area. It allows natural light to flood into the small space. the large skylight in the roof sits over the couple's sleeping area. Their lifestyles means they are always waking up early to start baking, and so the natural light every morning acts as a natural alarm and has great health benefits.

The front facade has an industrial yet welcoming first impression. The whole facade is clad in a layer of Corten Weathering Steel. Where the windows are situated the steel is perforated, allowing light to enter the space, but privacy to remain. Harold Mount is a residential road and so the proposed design wants to allow the house to be in keeping and respectful of the surrounding vernacular. The dark orange Corten Weathering Steel blends seamlessly with the Red-bricked homes of Leeds, yet the differing material and formation clearly suggest a modern development.

The buildings proposed fenestration is largely different to the original site, however the front door placement and parts of the windows remain in the same place. This again helps for the new design to harmoniously blend with the existing homes that neighbouring the building. Linear bench seating had been designed at the front of the Bakery for customers to gather and enjoy the outside environment. The Western Red Cedar will also fade from its light reddish-brown tone to a darker brown, blending well with the steel facade.

