

alexandra miskufova  
Kingston School of Art / Year 3

## Final Major Project / Fife Road Kingston Upon Thames

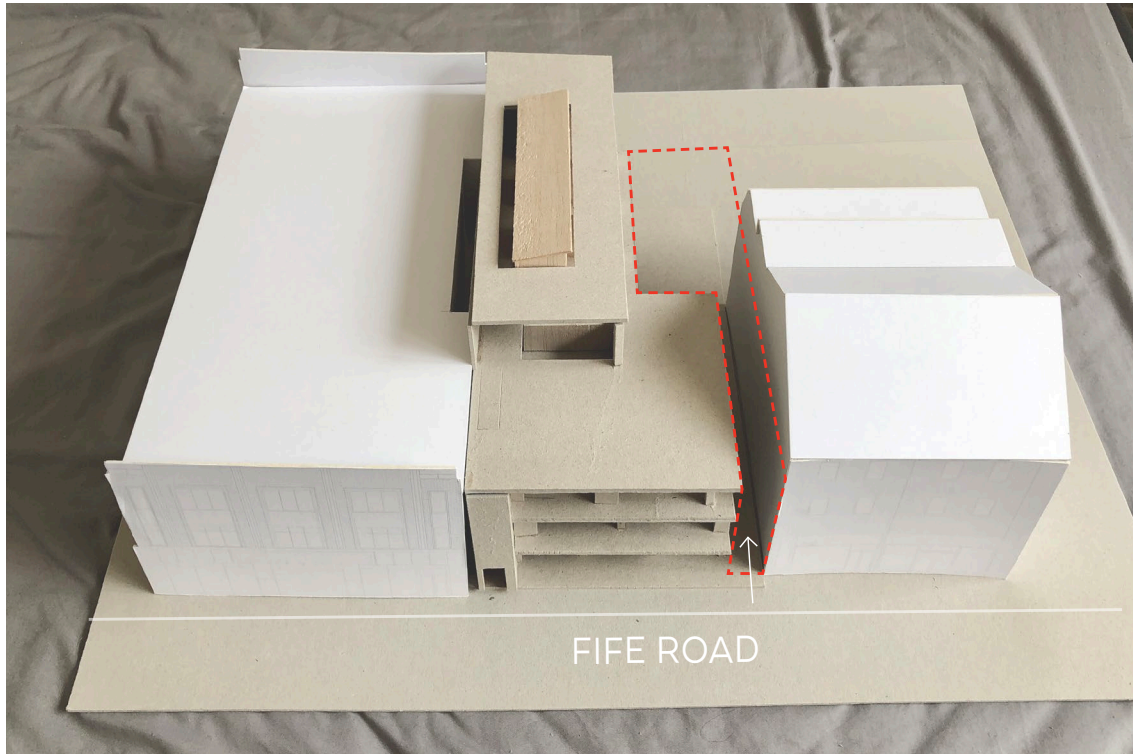
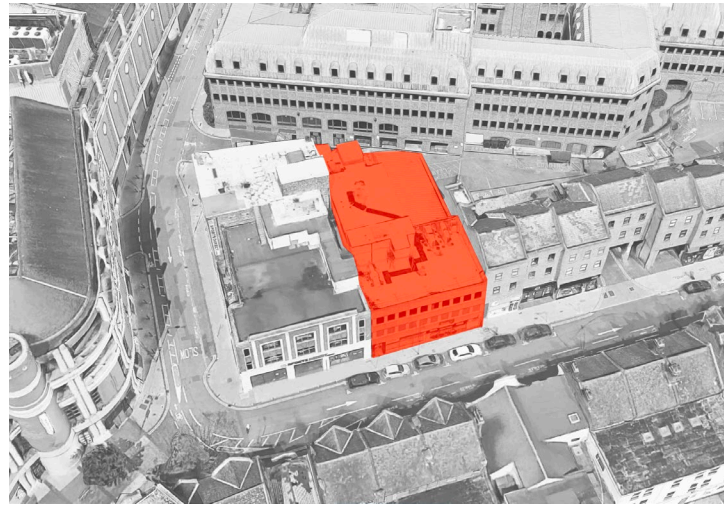
As the look of our high streets is rapidly changing and retail is disappearing, many buildings are vacant, leaving blank spots in the streets of our cities. The aim of this project is to address these changes and challenge the future of the high street and the city space we all share. I decided to create a mixed use building which will propose adaptive and sustainable reuse of a vacant retail building on the high street and view it as an extension of a shared urban space that brings intensification of social interaction combined with sanctuary and a shared home. This mixed use building is integrating a flexible public space on the ground floor with an internal courtyard garden open to public, co-working space on the first floor and eight residential apartments with a roof garden on second and third floor. The project imagines a building with highly mixed program combining housing, working and leisure.

The project functions in layers - first layer, the ground floor, open to public, will become an open space hosting market, workshops or function as a bar and venue in the evenings. With access to the garden it becomes an extension of the city public space and a place for social interaction. Second layer, co-working space is reflecting on the modern way of living and working and its future with hot desking tables as well as rentable meeting rooms. The third layer, spans across two floors and is taken up by residential apartments and shared communal spaces for the residents and a roof garden. Essential part of the concept is the balance between the ambiguous shared spaces and the private dwellings, like common corridors and balconies which are shared by the residents and are designed for occasional meetings and interactions. The apartments are designed for one or two people, each apartment has is private kitchen and bathroom. Majority of the apartments are facing the garden thus get plenty of natural light and a visual connection with public floors below. This layered arrangement of different uses is visually connected via the central courtyard.

The building essentially provides much needed housing while also bringing additional value to the members of the wider community of Kingston.

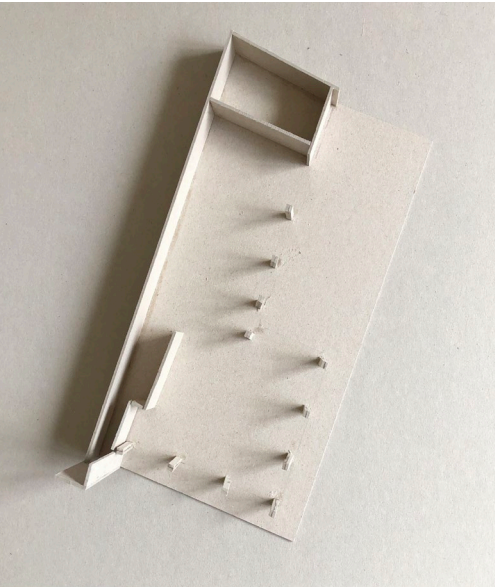




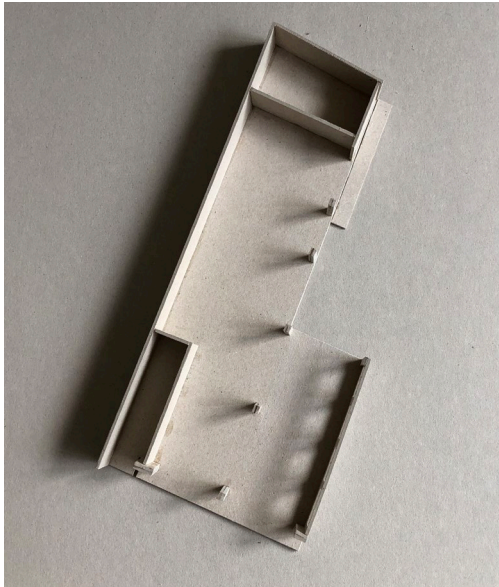


## Context and main design moves

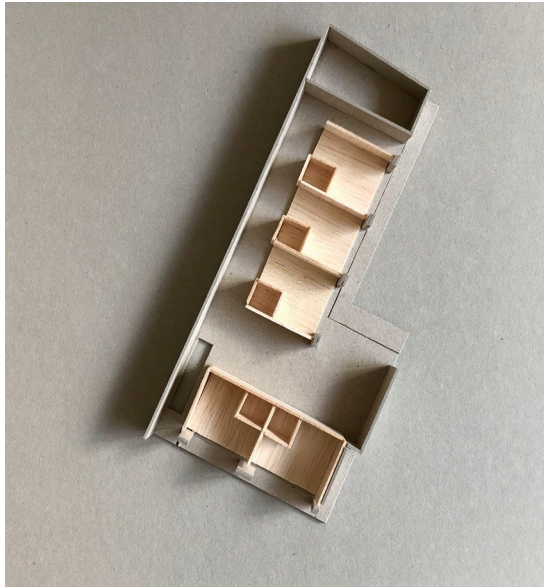
Our existing building, a 1970s concrete construction had very little to no natural light sources in the interior and no relationship with the street, its surroundings or nature. It needed several changes to become a usable and livable space. I decided to take a respectful and sustainable approach to remodelling of the building to avoid large amount of waste and also to keep the key aspects of the identity of the building such as the coffered concrete ceiling. I decided to remove the steel structure and the curved roof which were separate from the main concrete structure which will stay mostly intact. By doing so I created a courtyard at the back of the building. I decided to insert a garden into the courtyard and connect the garden with the street by cutting out a slot of our existing building. The key interventions - the residential floors would be made out of timber as a contrasting material to existing concrete to make a clear distinction between the old and the new and to evoke warmer and more domestic feeling.



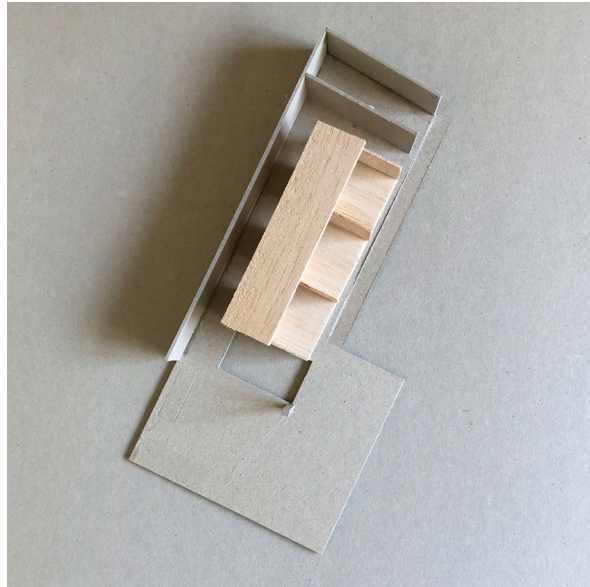
GROUND FLOOR



FIRST FLOOR

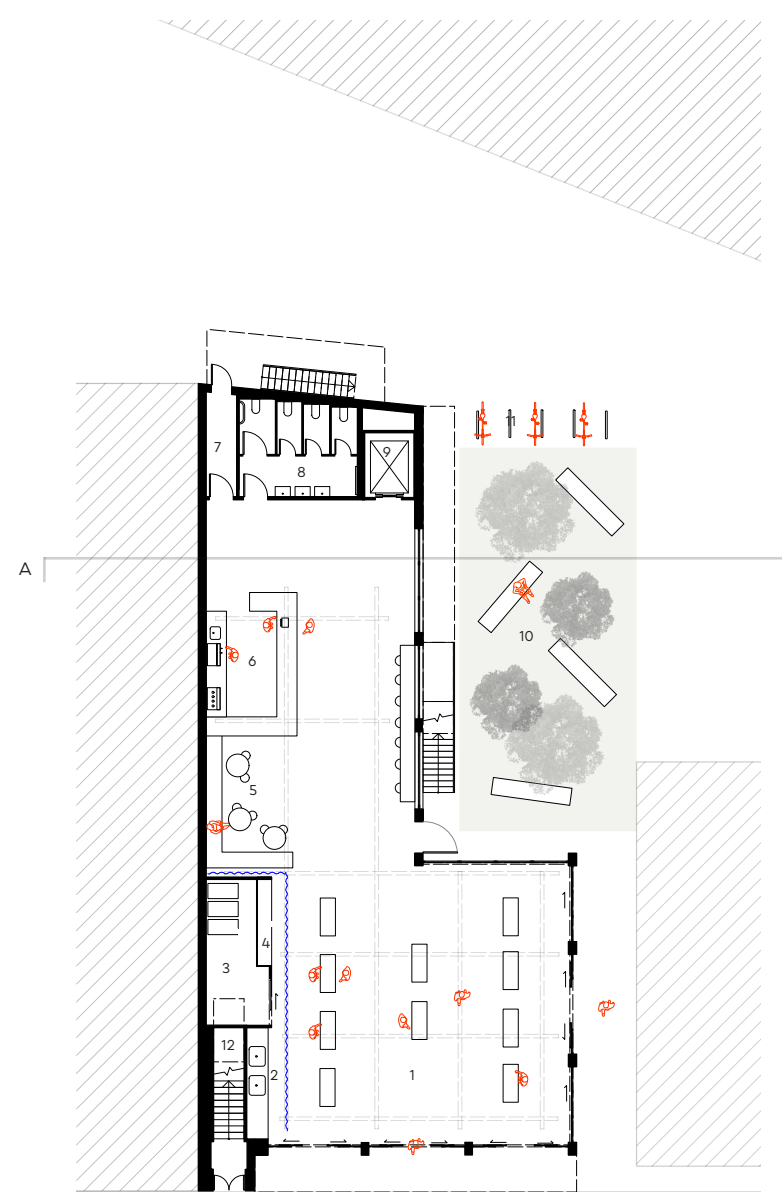


SECOND FLOOR



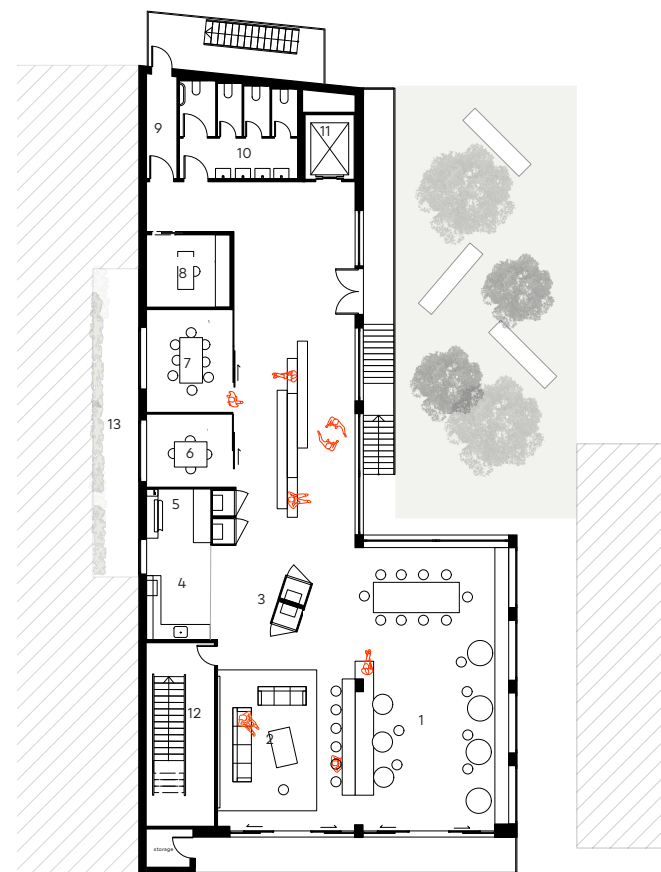
THIRD FLOOR





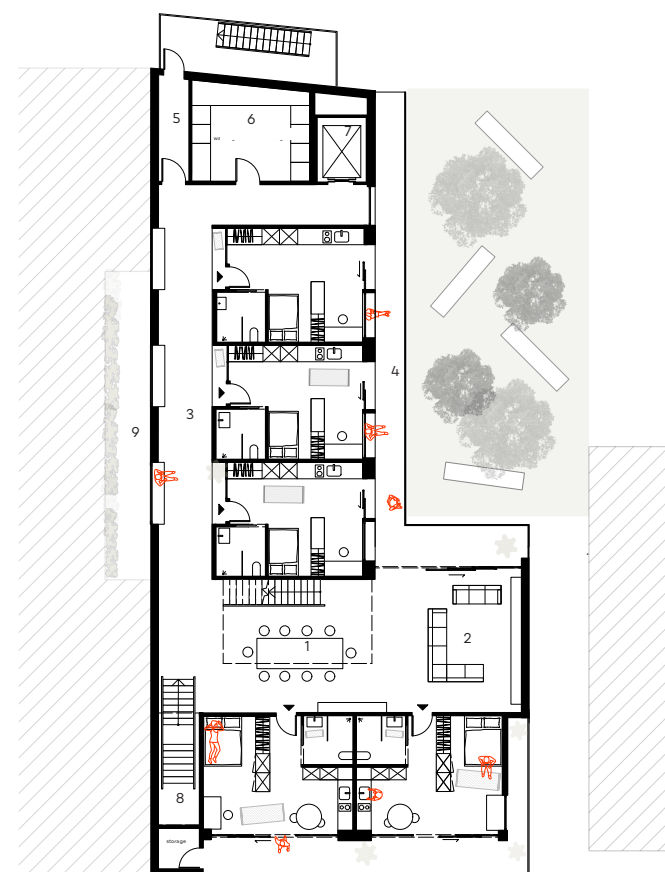
- 1 flexible space
- 2 service desk
- 3 storage room
- 4 lockers
- 5 cafe seating
- 6 cafe
- 7 fire exit
- 8 toilets
- 9 lift
- 10 garden
- 11 bike stands
- 12 private staircase for residents

GROUND FLOOR PLAN, not to scale



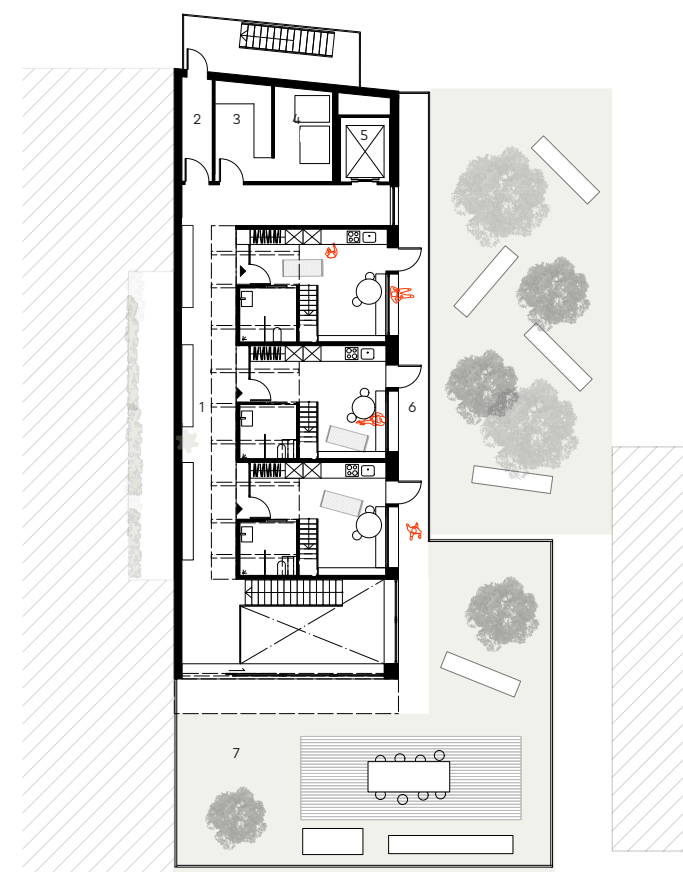
- 1 hotdesking space
- 2 lounge space
- 3 movable call pod
- 4 kitchenette
- 5 printers
- 6 small meeting room
- 7 large meeting room
- 8 administration office
- 9 fire exit
- 10 toilets
- 11 lift
- 12 private staircase for residents
- 13 lightwell with green wall

FIRST FLOOR PLAN, not to scale



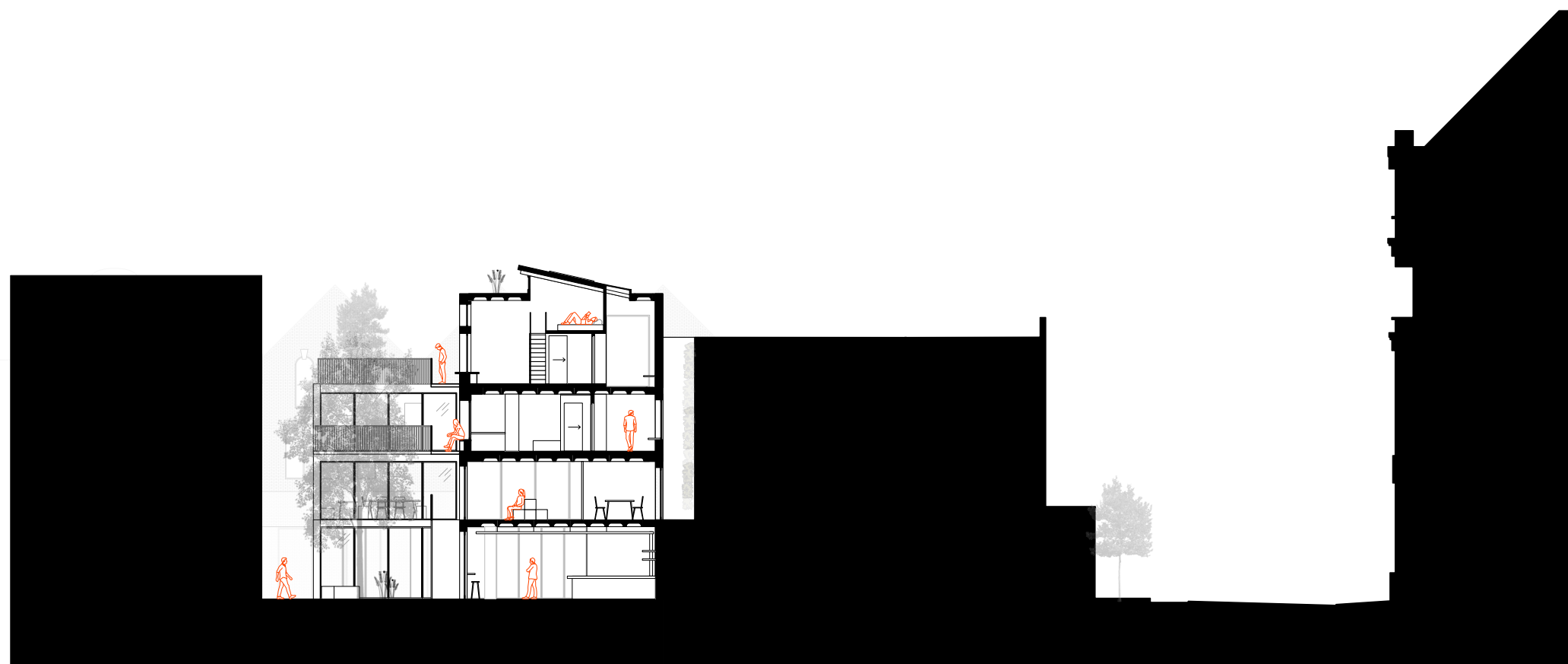
- 1 shared space for residents
- 2 shared lounge space
- 3 shared corridor
- 4 shared balcony
- 5 fire exit
- 6 washing machine room
- 7 lift
- 8 private staircase for residents
- 9 lightwell with green wall

SECOND FLOOR PLAN, not to scale



- 1 shared corridor space
- 2 fire exit
- 3 storage
- 4 plant room
- 5 lift
- 6 shared balcony
- 7 roof garden

THIRD FLOOR PLAN, not to scale



SECTION AA, not to scale



CREATING AN URBAN STRATEGY

The main concept for the ground floor space is to be a flexible space for events, market, workshops or a venue. To cater to all of these activities I decided to install a suspended grid. By attaching panels or curtain to the grid it would be possible to customize the space for any function. All furniture would be foldable and stored in the storage room. In the evening the space can be used as an extension of the street for people to meet and socialise, have drink and connect. The outside garden provides extra space for exterior events and a sanctuary.



use : market



use : workshop

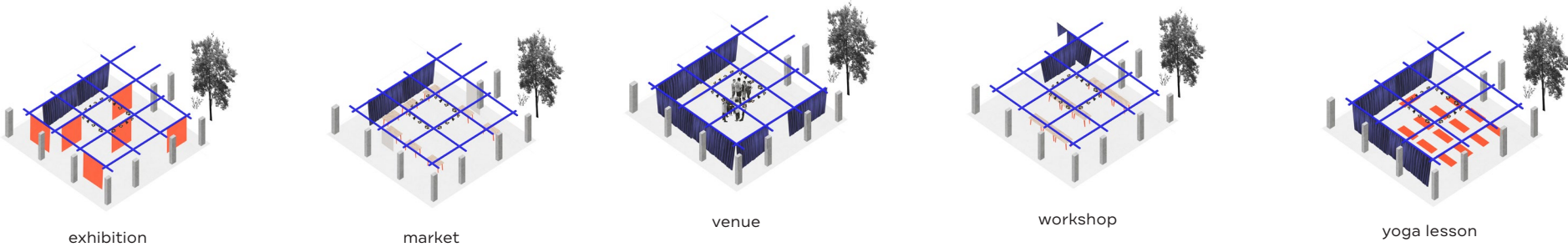
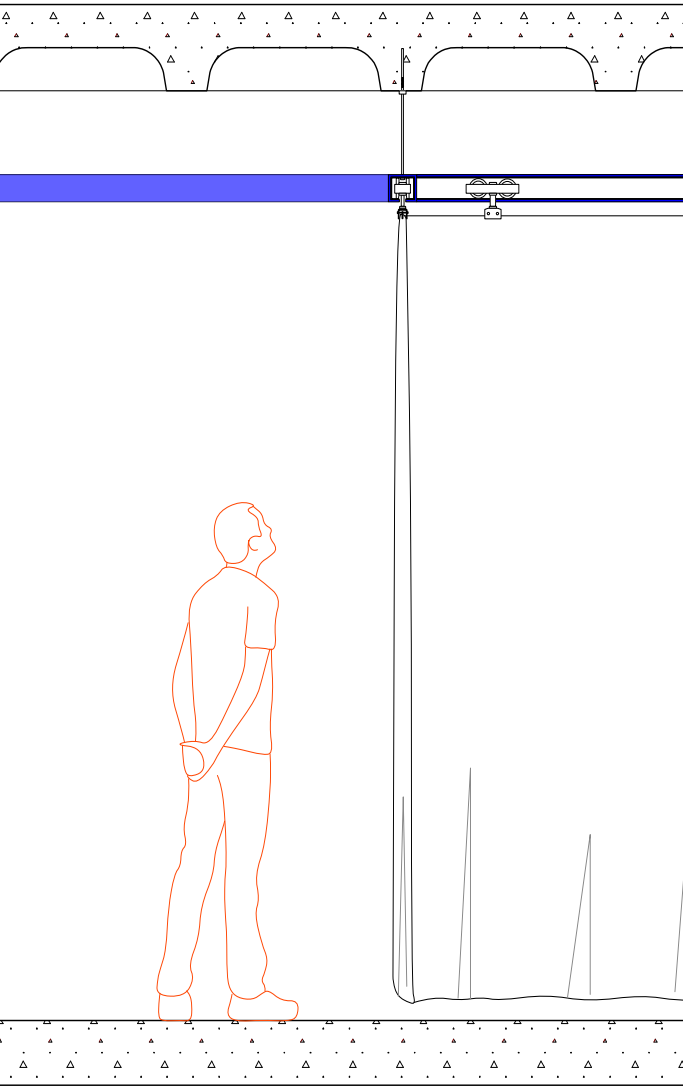


use : venue

WEEKDAYS  
market

WEEKENDS  
workshop / events

FRIDAY/ WEEKEND EVENING  
venue / bar



TACKLING THE LIVING CRISIS AND ADRESSING SOCIAL ISOLATION

The residential floors of my proposal will be mainly targeted at young adults but also mature people and elderly who desire sense of community and social interaction. I believe it is important to bring all kinds of generations and backgrounds together to form a prosperous community of people.

“Our societies are becoming both older and more atomised, menaing that the number of people per household is declining. More than 50% of private households now consist of only one or two persons.

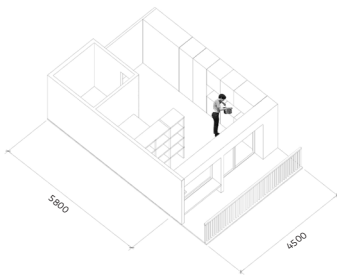
Traditional nuclear family is giving way to other living situations:single or couple households or shared housing. People now live in different circumstances like single parents, young and elderly singles who can find themselves socially isolated. These people are looking for a place where they can belong and are looking for new forms of collective living in contemporary housing that will allow them to be a part of a community. They want to know their neighbours, share activities and services with them.”



Common areas shared by residents

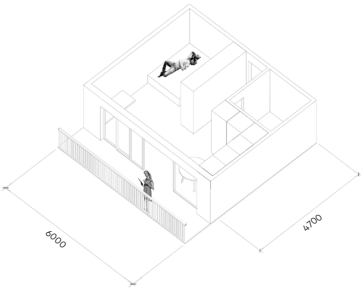


Interior of the flat



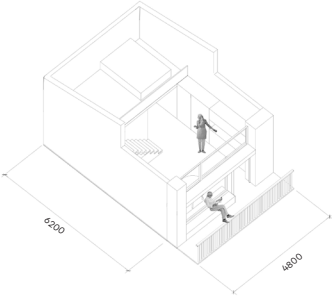
type A

1 person  
26 m<sup>2</sup>



type B

2 people  
28,2m<sup>2</sup>



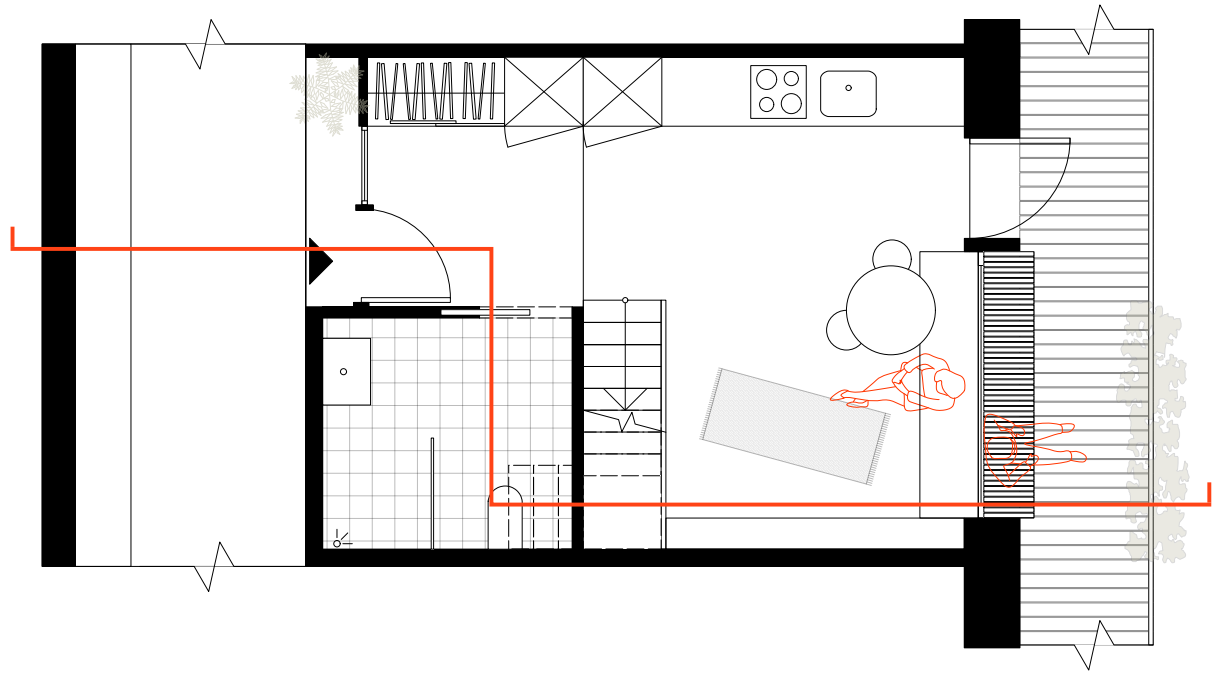
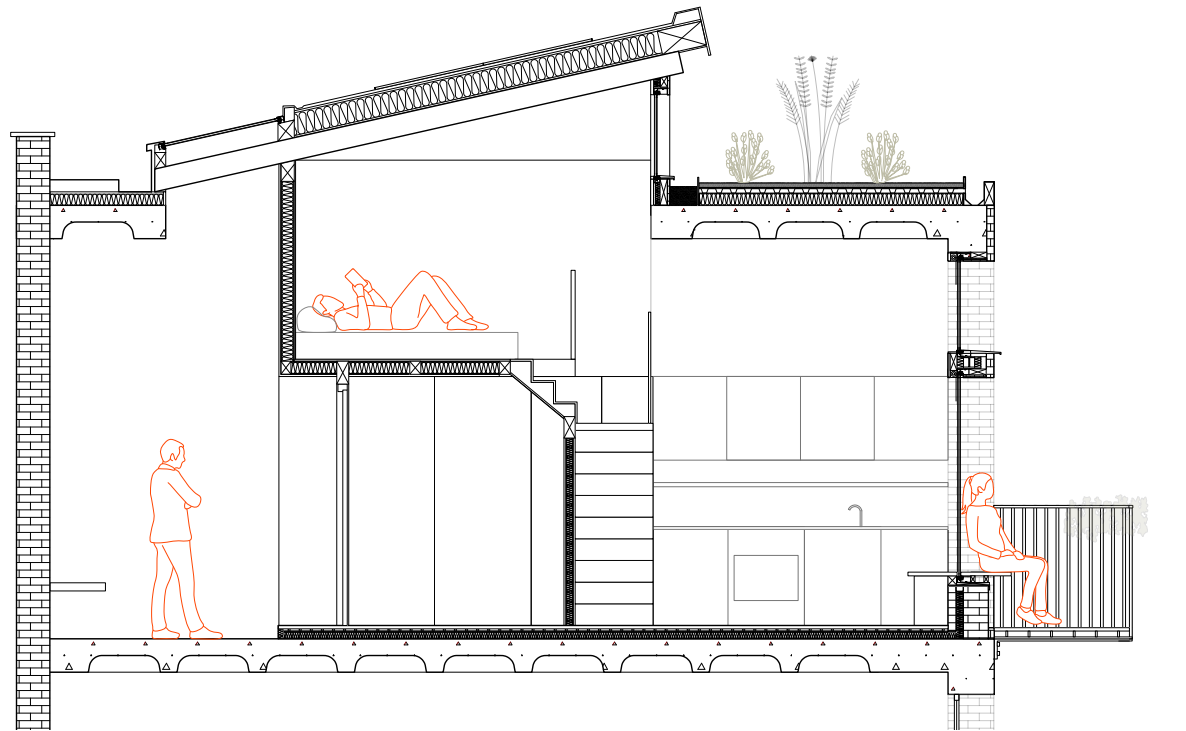
type C

2 people  
34,7m<sup>2</sup>





Detail model 1:20



Detail drawing 1:50