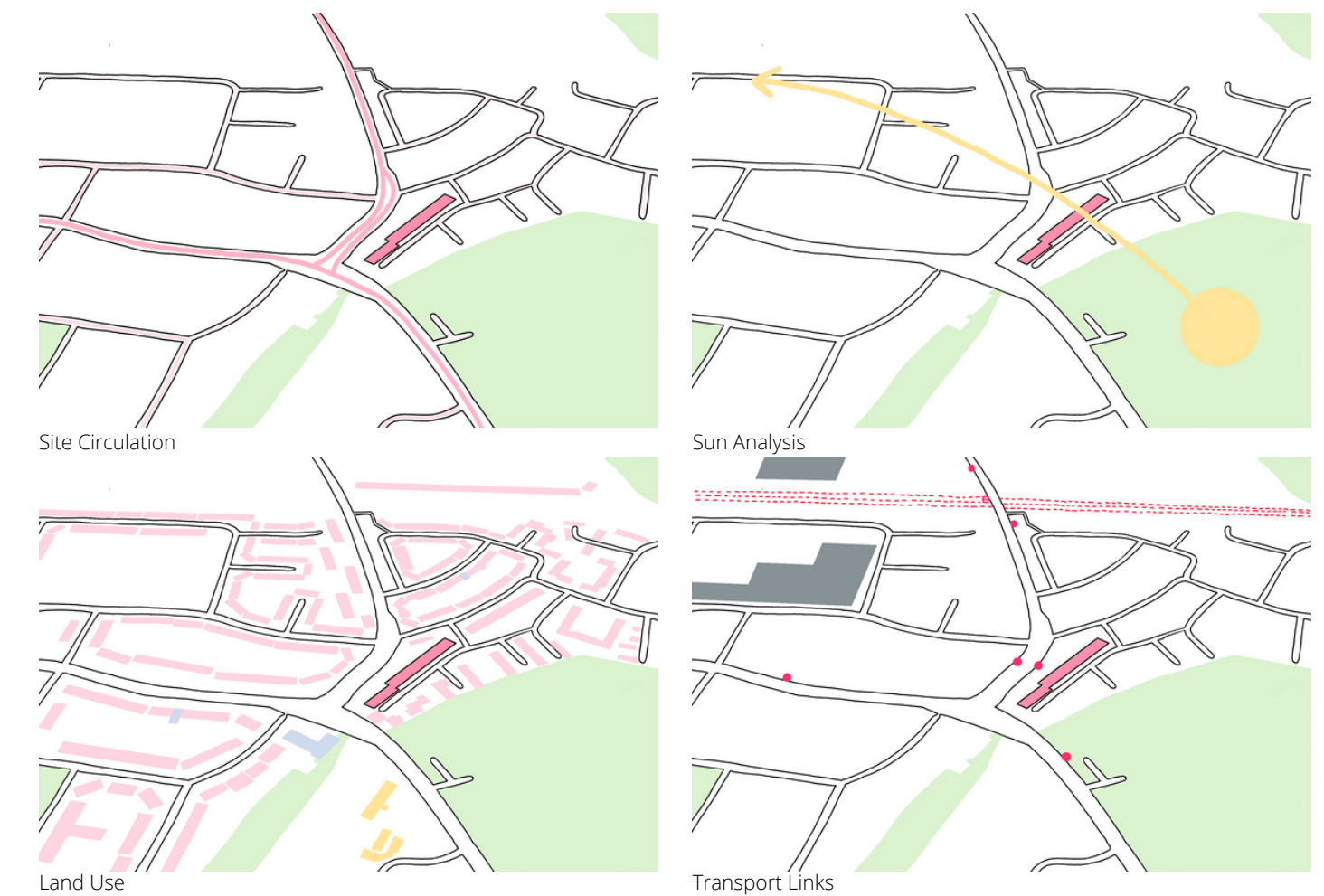


SITE ANALYSIS

The aim of this project is to combat the issues surrounding social housing in the UK. The design is centred around improving people's lives and providing them with a higher quality of life whilst showing that this can be done without huge expenses, and using pre-existing buildings. Sustainability is important, and as such, as much of the original building should remain as possible, whilst being updated to meet the current British Standards. The renting system also needs reworking in order to provide the most deprived with the best possible chance of having a good quality of living.



Sebastian Court
TowerBlock.eca.ed



17 Million

people in the UK are without stable homes

1/3 Adults

are badly affected by the housing crisis

500 K

homes failed to meet basic H&S standards

1/2 Homes

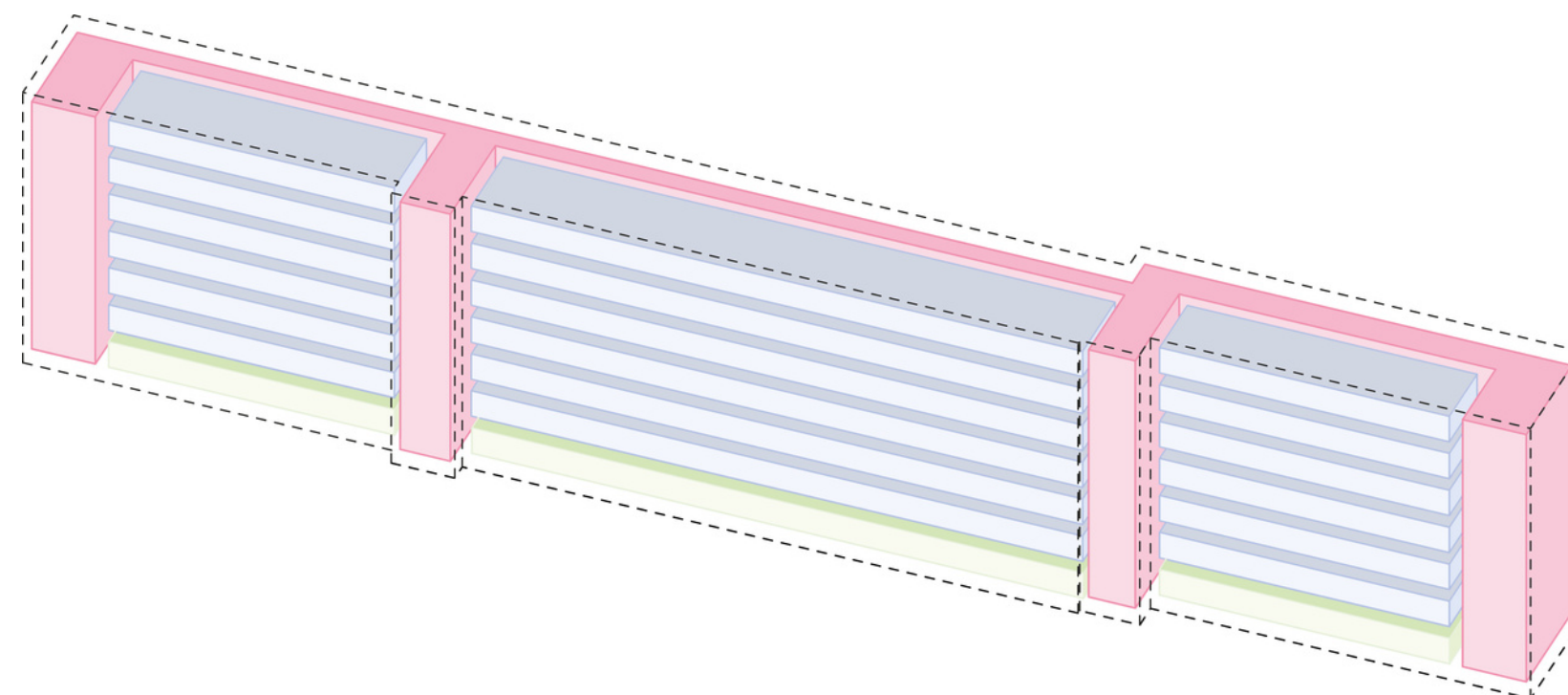
failed checks because of category one failures



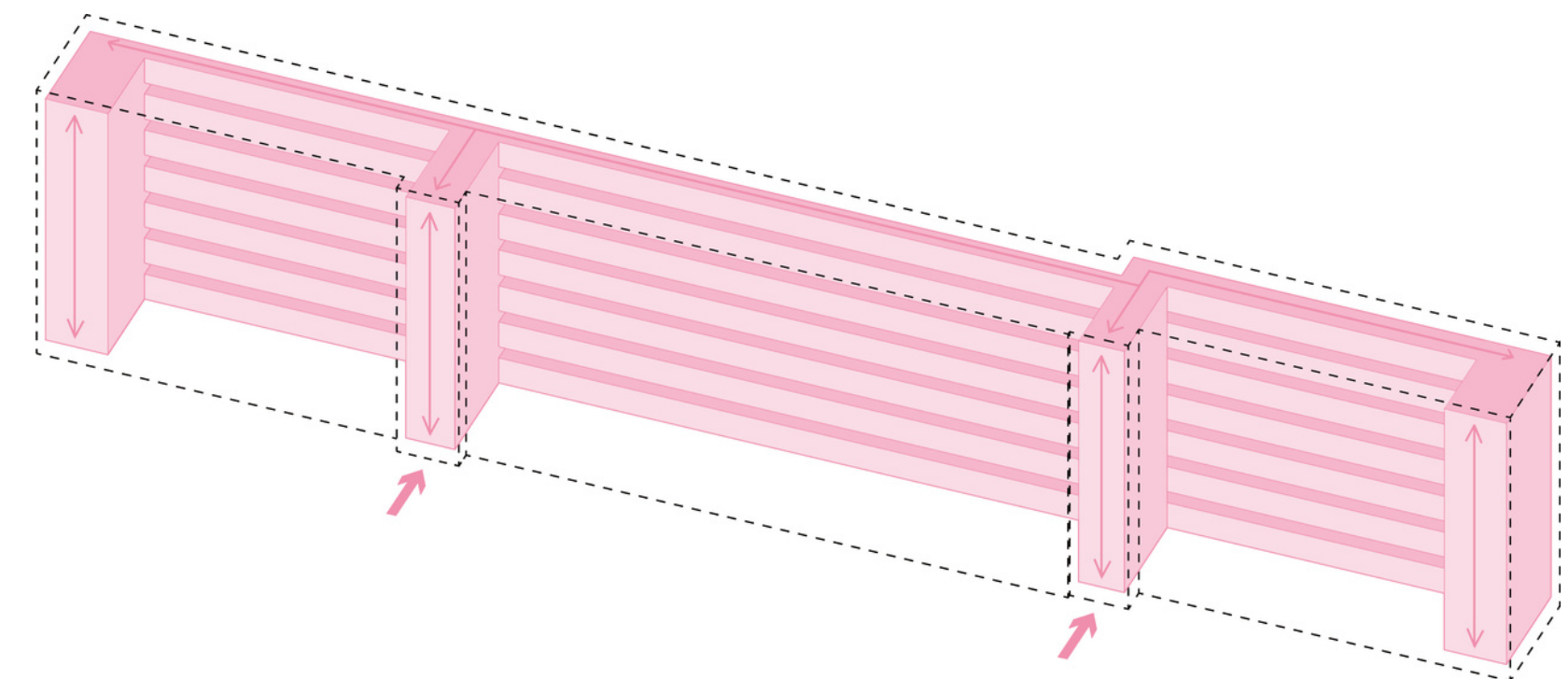
COMMUNITY PROFILE

Barking and Dagenham is historically and famously a working class borough ever since it was chosen as the home for the Ford factory in the 1930's. It has been a stronghold for the labour party since their first election in 1964. While the area is still largely White, especially White British, there has been a decrease in this demographic over the last 10 years, and the Black African population has quadrupled in the same time, as has the Bangladeshi population. The borough still has one of the lowest average incomes of London, at £22,008, which is also lower than the average incomes for Greater and Outer London.

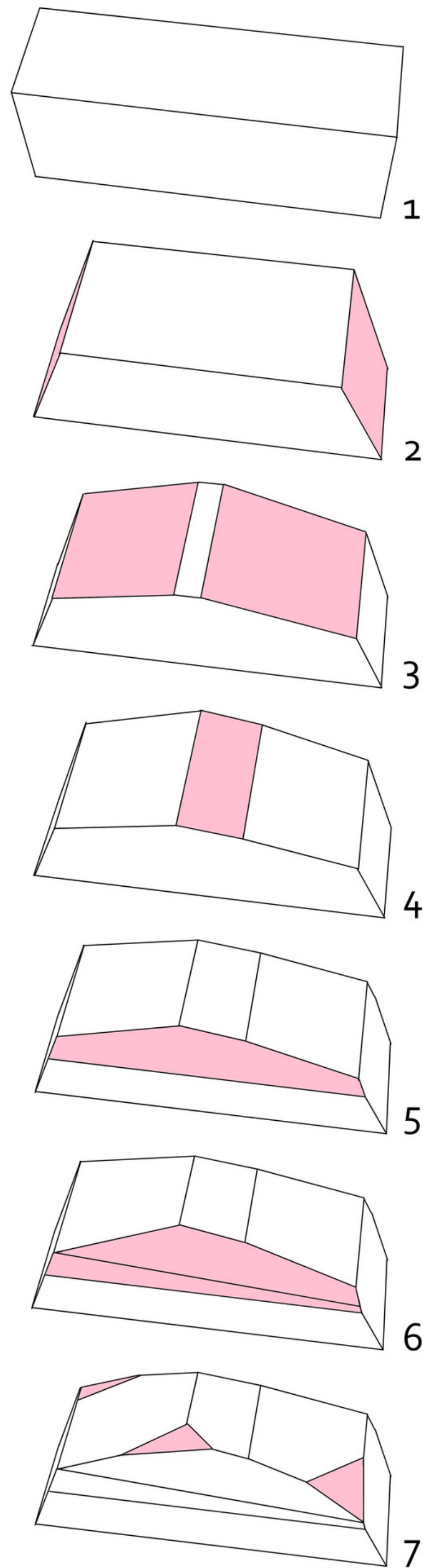
INTERNAL SPACE DIVISION



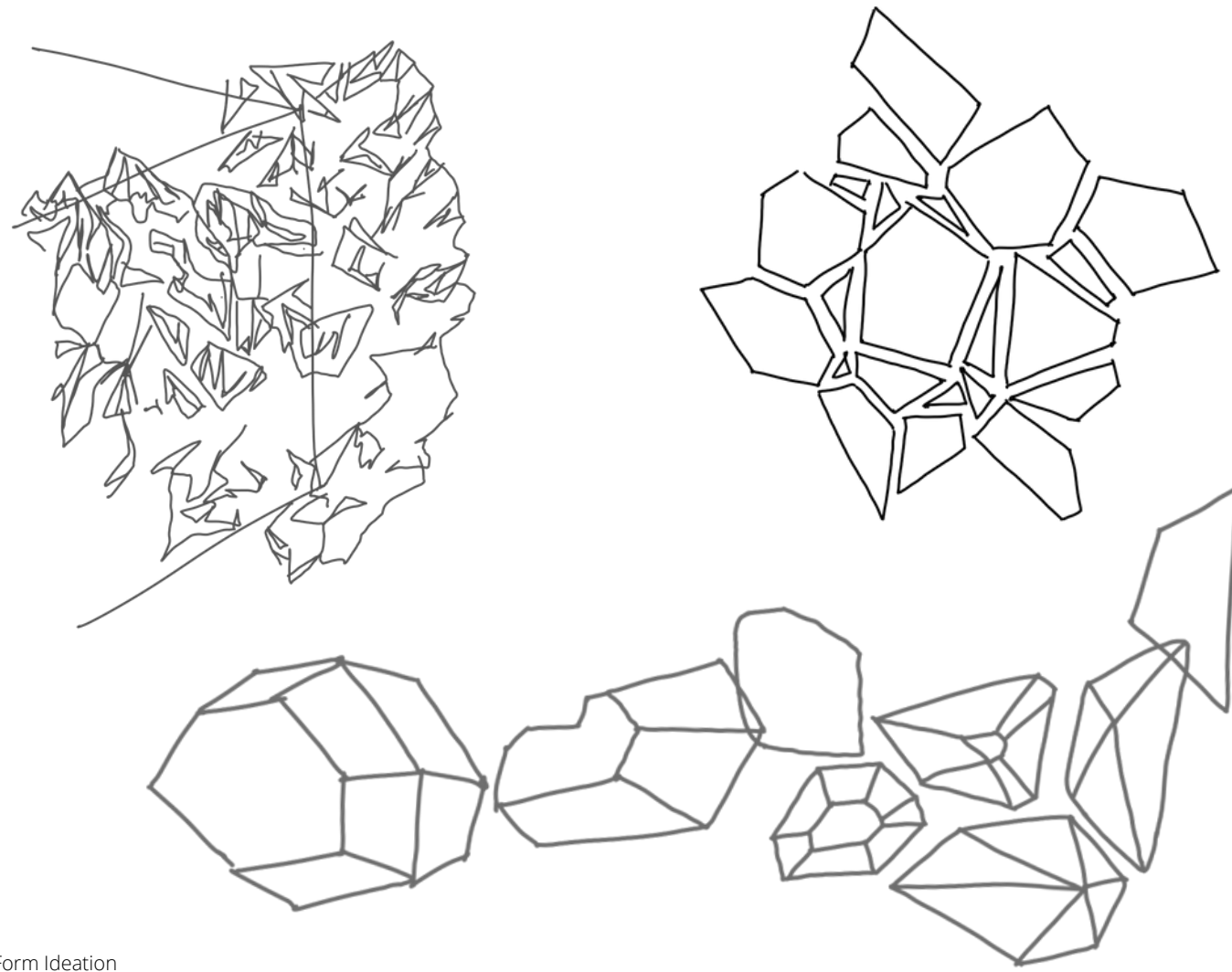
INTERNAL CIRCULATION



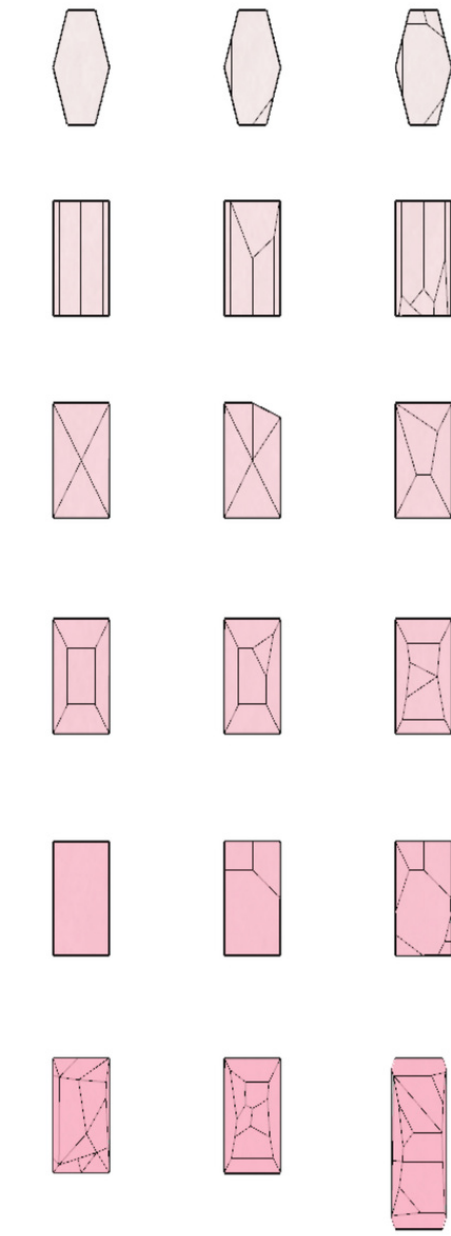
MODULE DEVELOPMENT



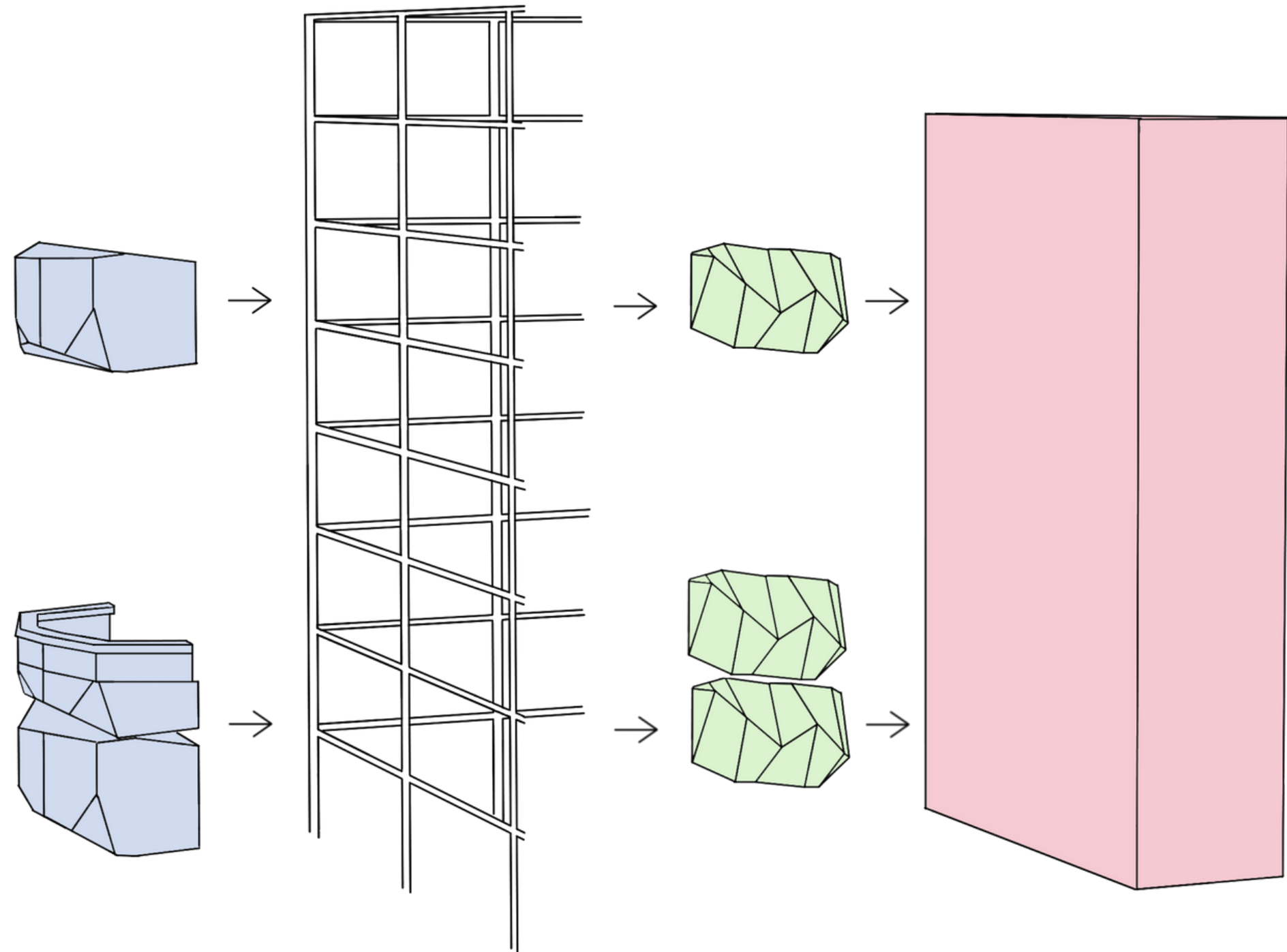
Final Form Development



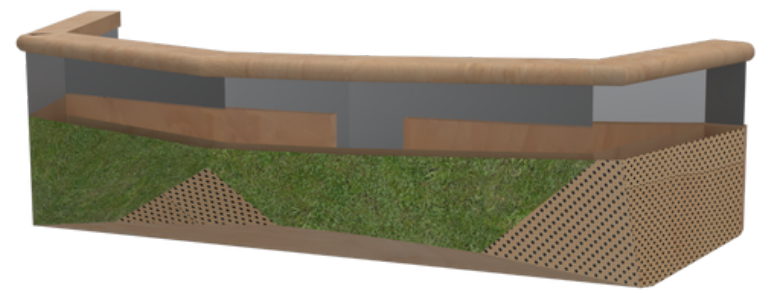
Form Ideation



Form Exploration



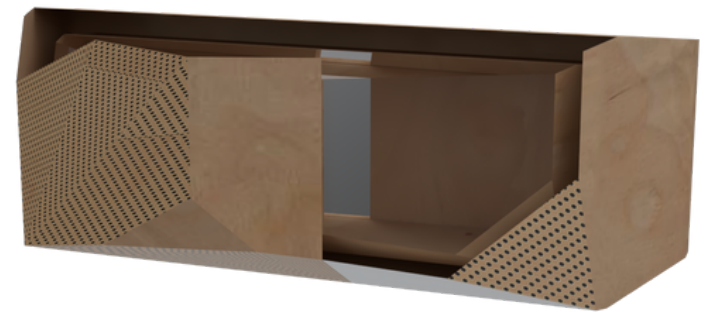
Connection Study



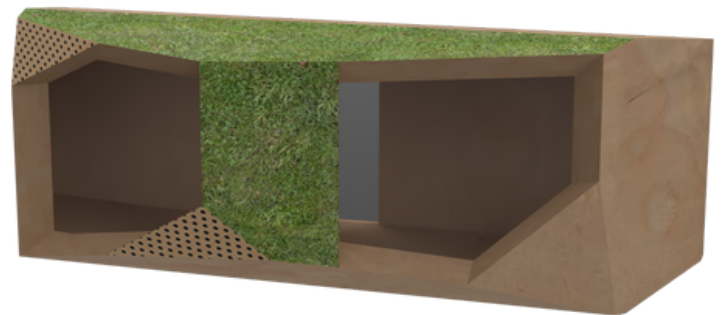
Allotment Render



Utility Render



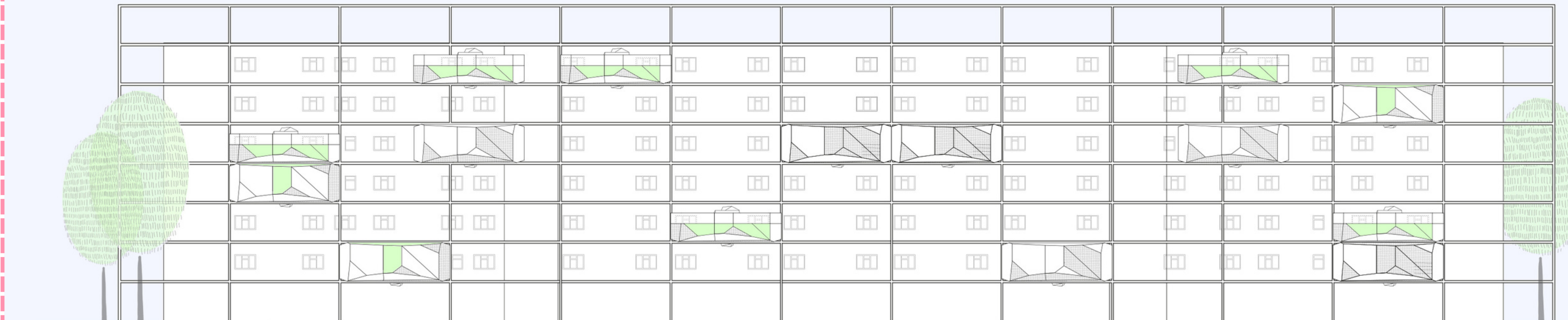
Creche Render



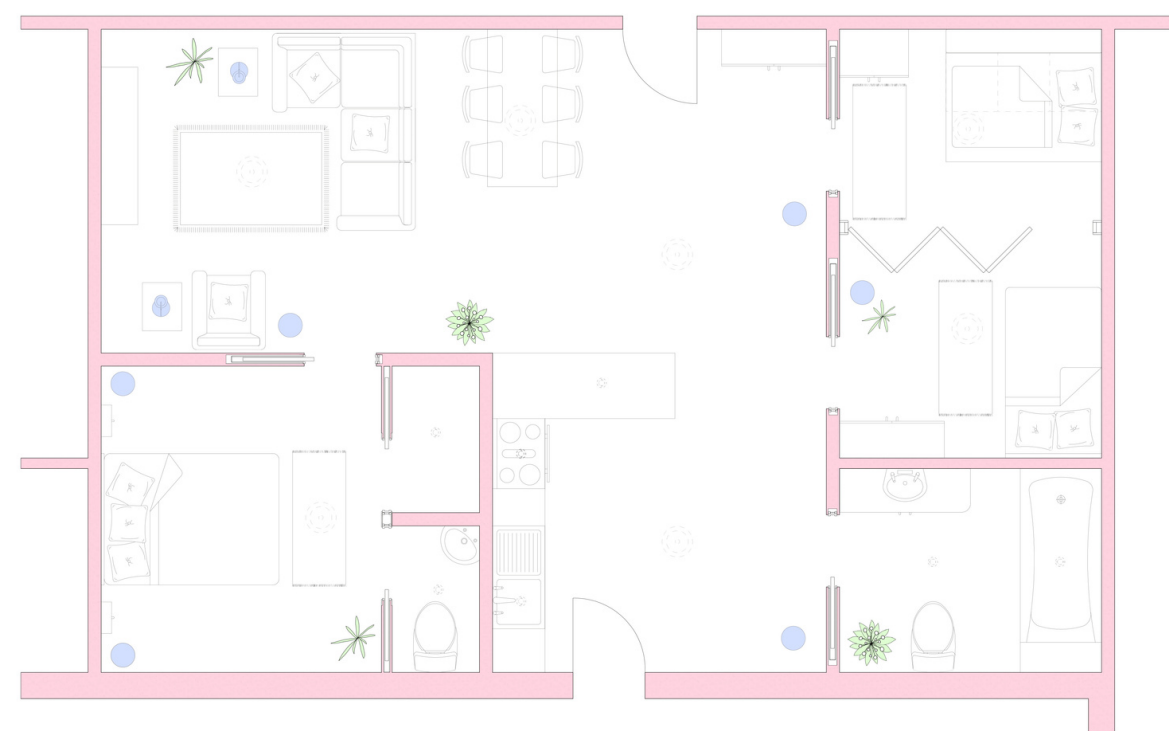
Hot Desk Render

Using my concept of 'adding' to the building, I studied crystals as these often grow over the top of things. I used their geometries to inform the development process of my own shape. Starting with several simple geometries, I sliced off faces and corners, exploring a range of forms to decide which was the most visually appealing and functional for my needs. Using the same geometry then allowed me to explore materials and how to define between each pod and their different functions.

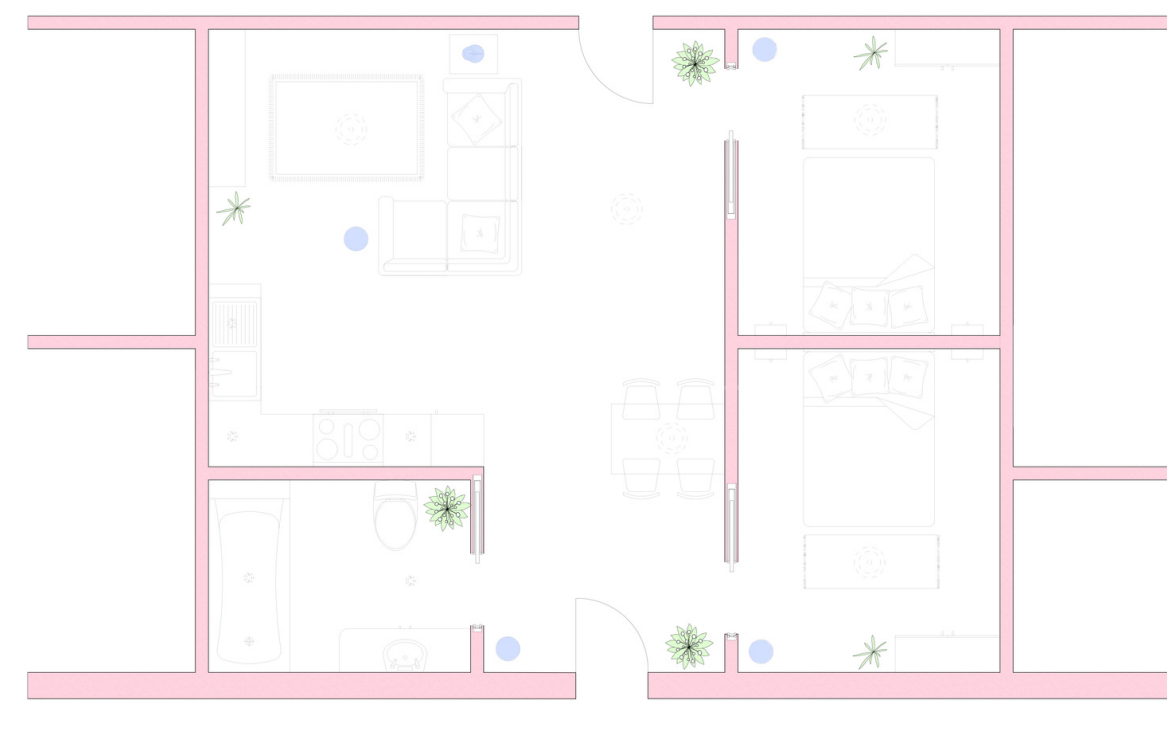
SEBASTIAN COURT



Sebastian Court
Front Elevation



Sebastian Court
3-Bed Flat



Sebastian Court
2-Bed Flat



Sebastian Court
1-Bed Flat

FURNISHING PACKAGES TO RENT

*PAID ON TOP OF MONTHLY RENT



Furnishing Package A Sample

3 BED	£108 p/m
2 BED	£85 p/m
1 BED	£71 p/m



Furnishing Package B Sample

3 BED	£110 p/m
2 BED	£86 p/m
1 BED	£80 p/m

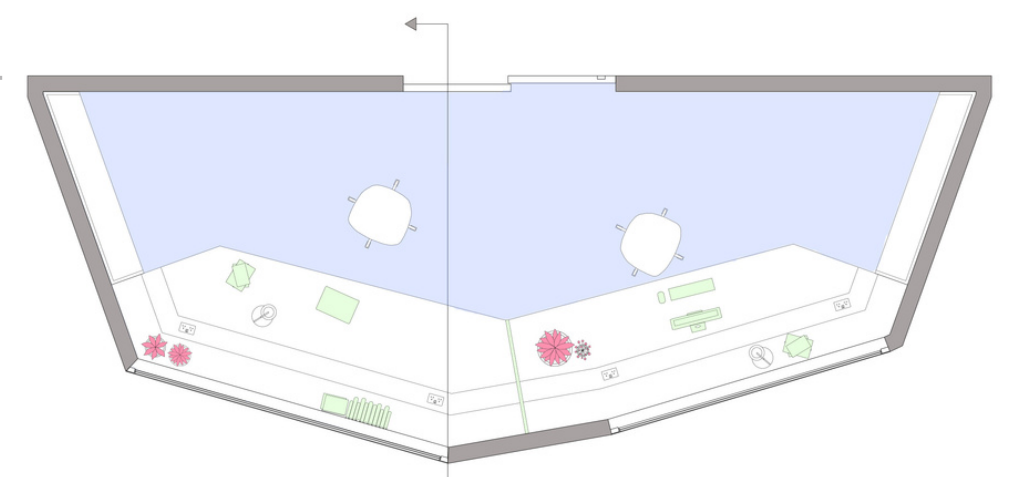
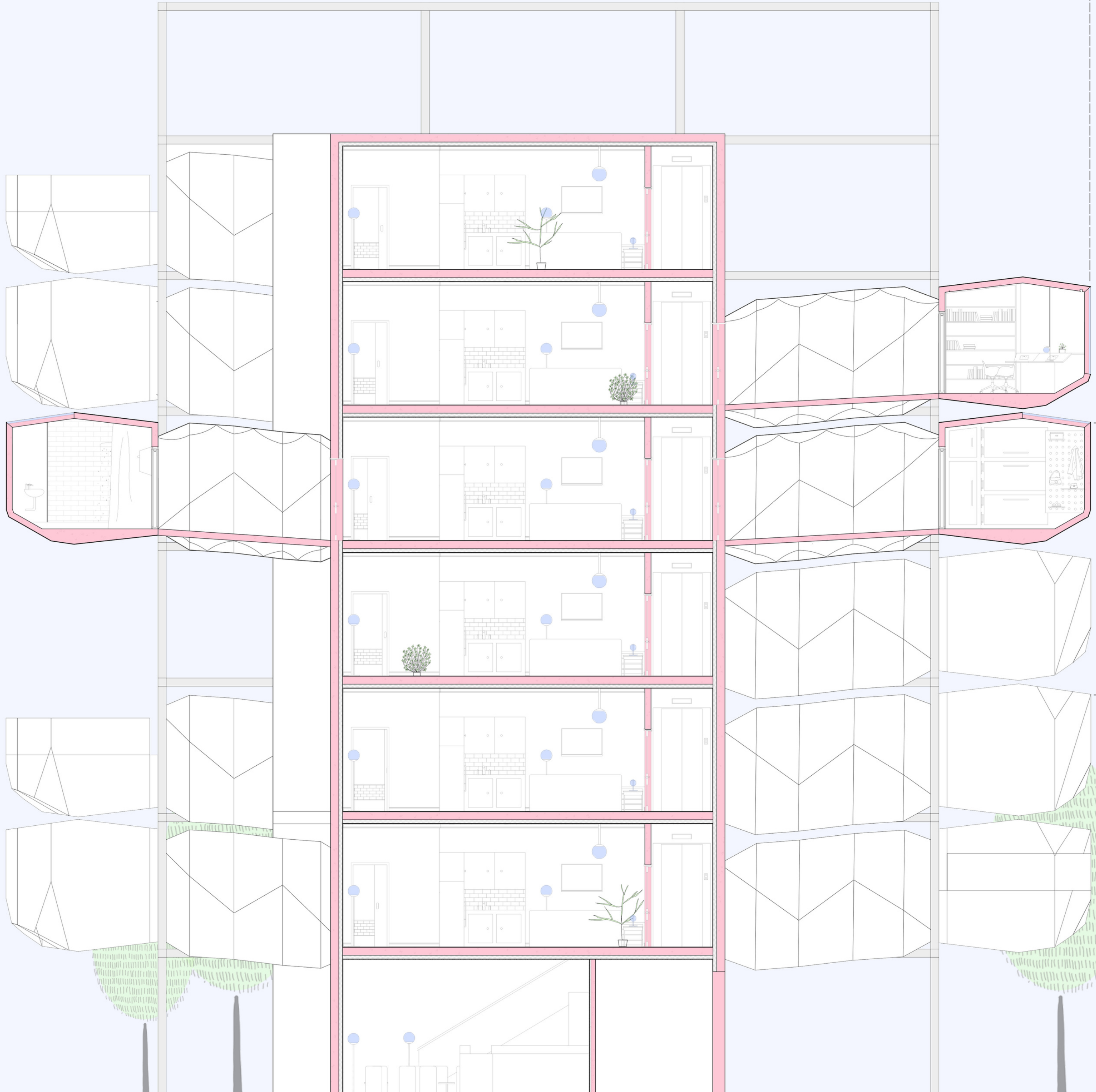


Furnishing Package C Sample

3 BED	£108 p/m
2 BED	£84 p/m
1 BED	£71 p/m

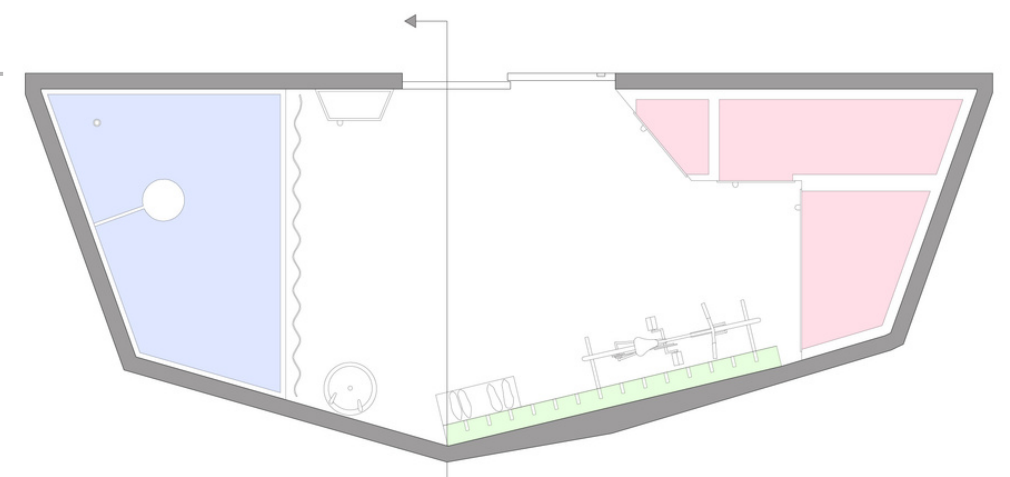
Furnishing packages have also been designed so that low income residents can have good quality interior design as well as furniture they may not have been able to afford otherwise. These are financed and added to monthly rent to keep them affordable, and cost for each flat size is adjusted accordingly. There is three packages to select from, each with a different colour palette and set of standard furniture with soft furnishings to match the scheme.

SEBASTIAN COURT



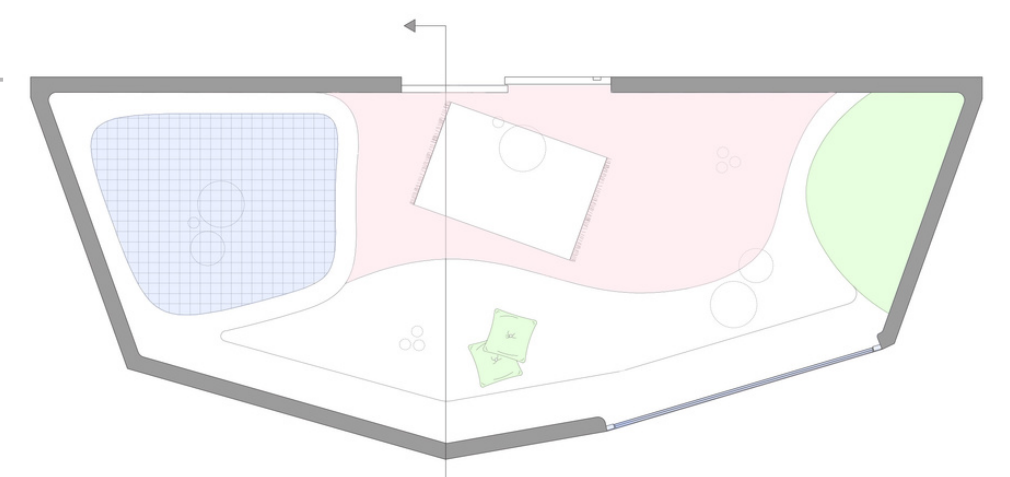
HOT DESK

To provide residents with somewhere to work and collaborate on projects.



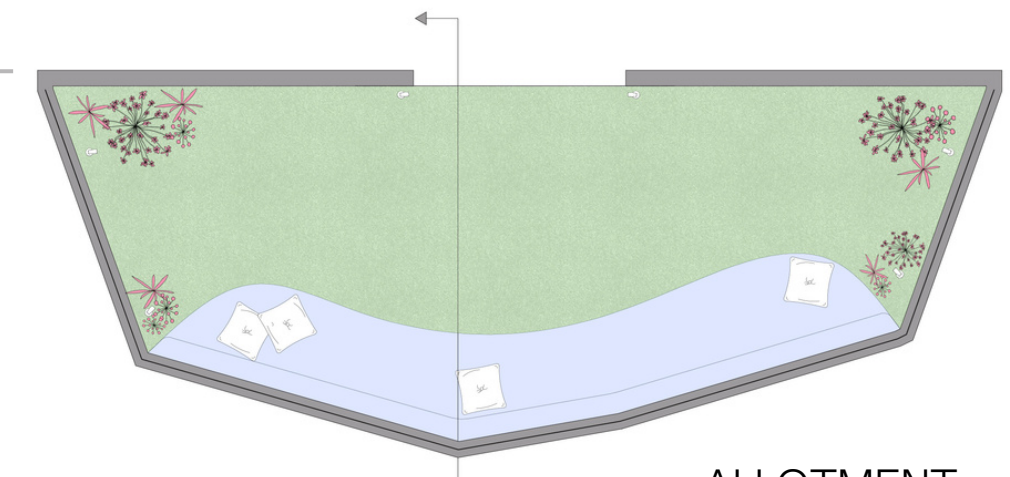
UTILITY

To provide residents with extra storage and somewhere to clean up and do DIY.



CRECHE

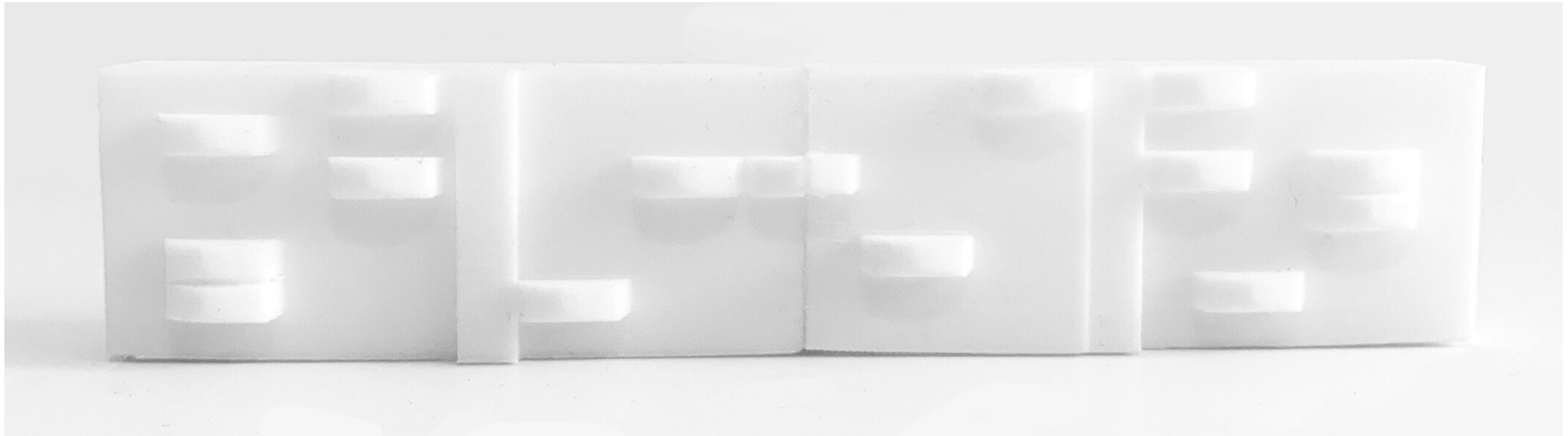
To provide residents with childcare facilities and encourage communal childcare.



ALLOTMENT

To provide residents with green space and somewhere to grow food.

SEBASTIAN COURT



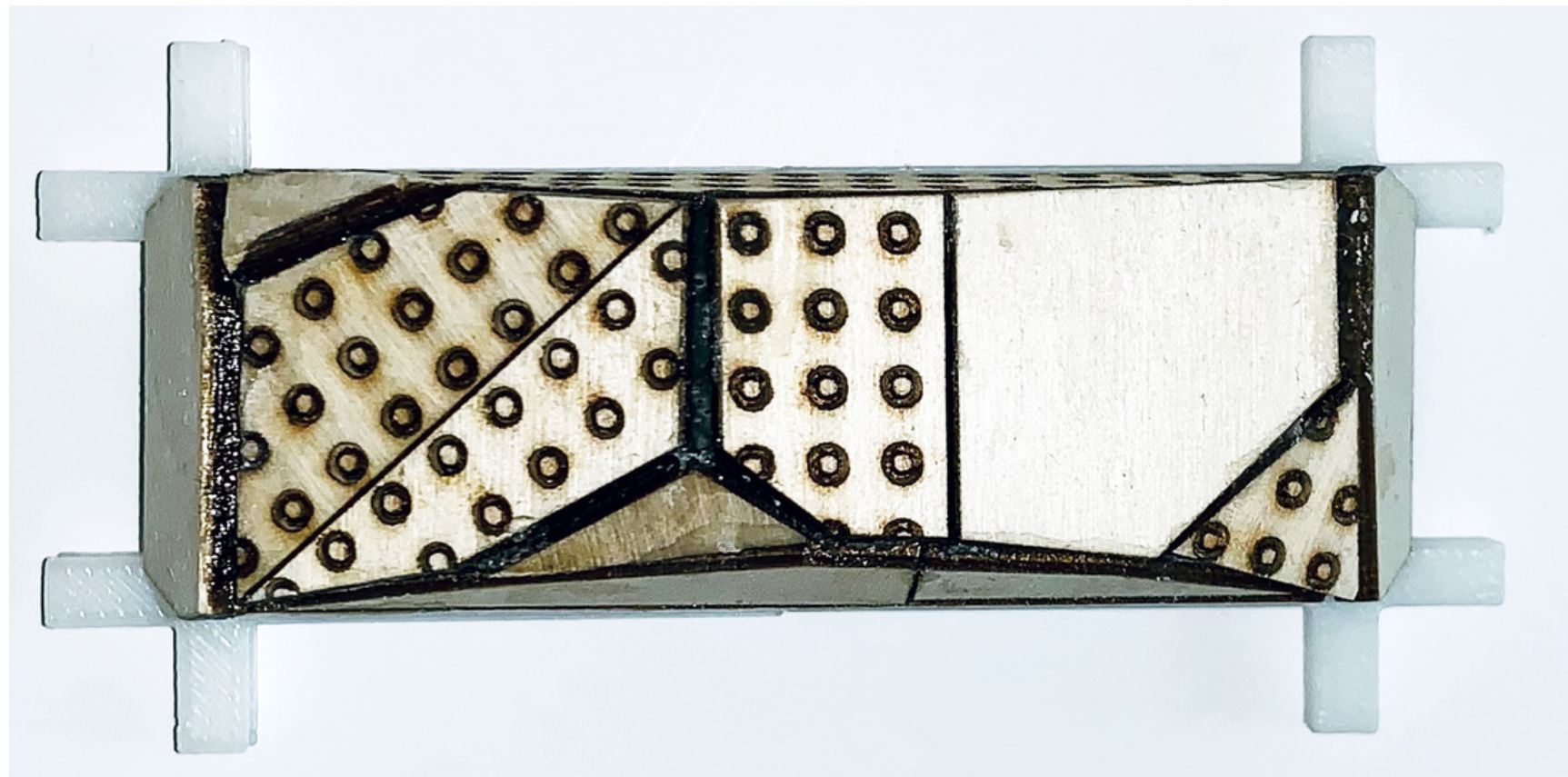
Sebastian Court
Overall Model



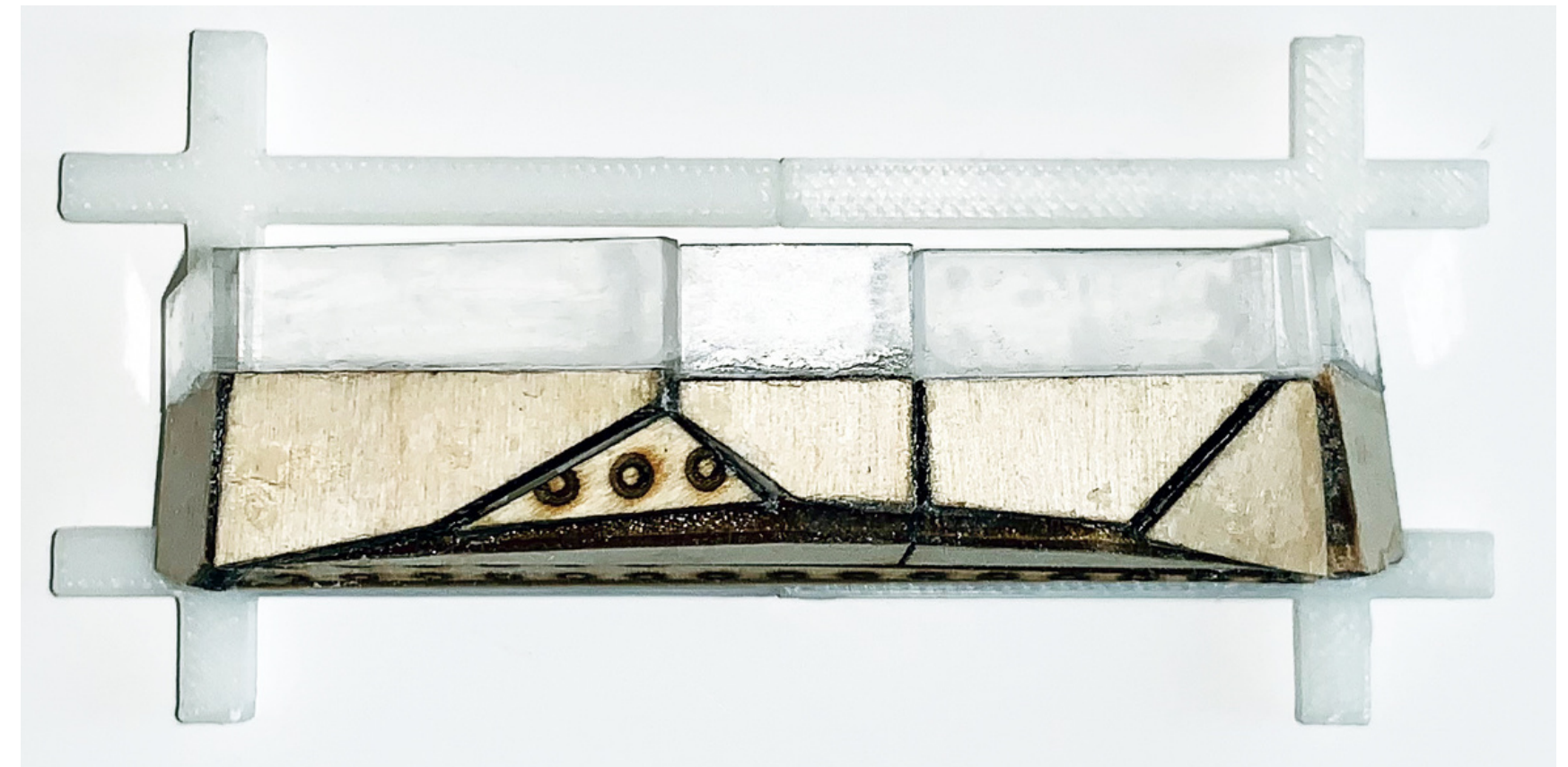
Sebastian Court
Hot Desk Model



Sebastian Court
Creche Model



Sebastian Court
Utility Model



Sebastian Court
Allotment Model