

# The Malting Residence

A residential community for commuters. A respite from the stresses of the working day, addressing the social and economic issues commuting can cause.

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## Problem

Since 2000 house prices in London have **increased by around 65%**, for first-time buyers.

On average (2018, 2023) **commuters spend between 59 and 63 minutes a day travelling**, meaning they lose 221 hours a year commuting.

## Effects

- 55%** Say commuting increases stress levels
- 41%** Commuting decreases the amount of time they spend being physically active
- 29%** Say it increases their consumption of fast food
- 33%** More likely to suffer from depression



## Solution

An affordable intentional community for commuters, consisting of **studio apartments, shared office space, social areas, a restaurant and market as well as a gym**. Creating a community of young people with a similar lifestyle, solving some of the social and economic issues commuting can cause, by having all essential amenities within the building.

## User Group

Young Professionals 18-35

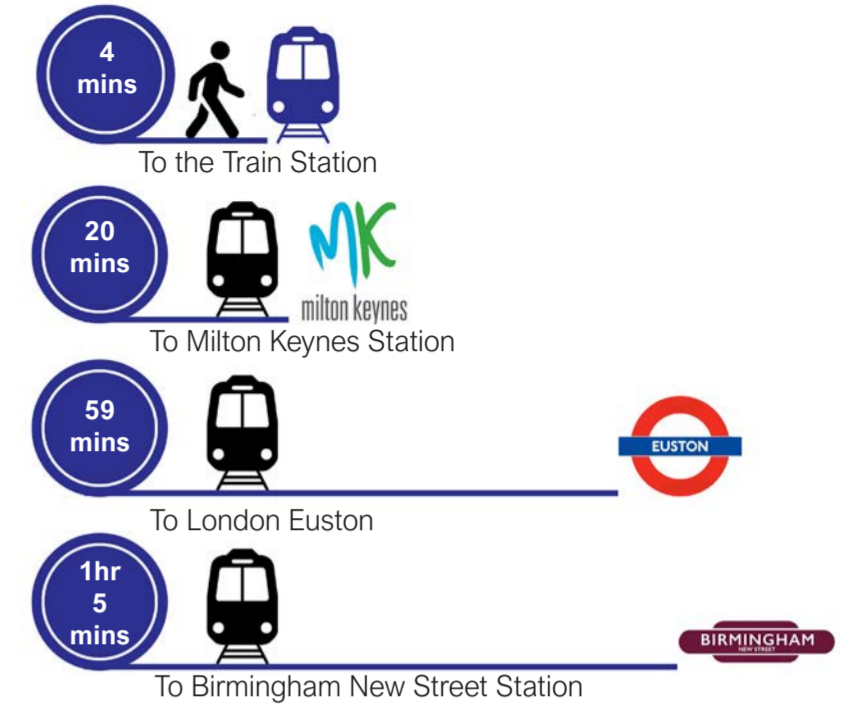
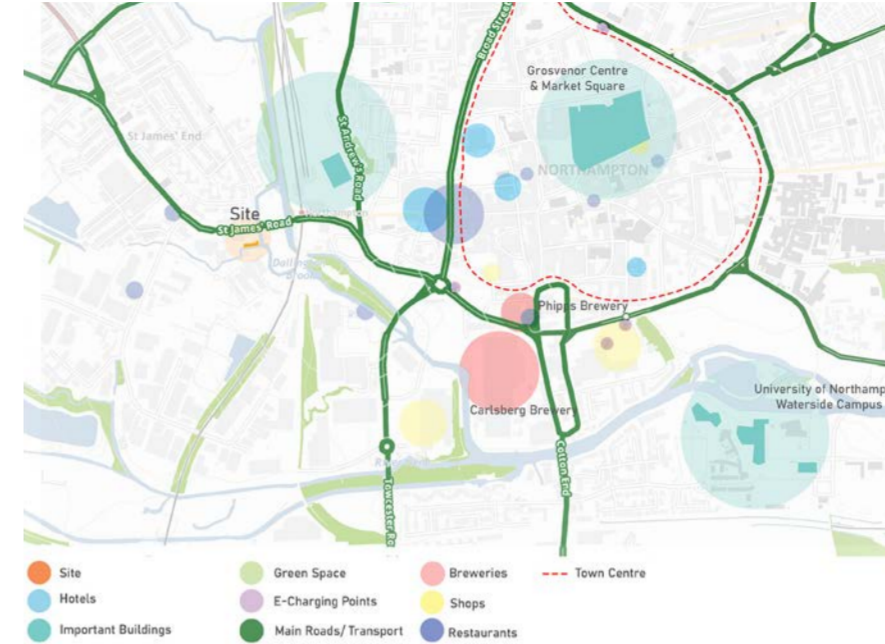


## The Commuter

'A person who travels some distance to work on a regular basis' (Oxford Dictionary, 2024)

## Site:

The Maltings, Northampton  
NN5 5HP  
Built in 1888



## Site History:

The Maltings was originally built and used for brewery until 1933.

Current uses of the building include a retail store, tattoo shop, music studio, hairdressers and an accounts office.

The history of the building has influenced parts of the proposal and original features can still be seen.

## Key Features:



Malthouse Roof



Steel Column Structure

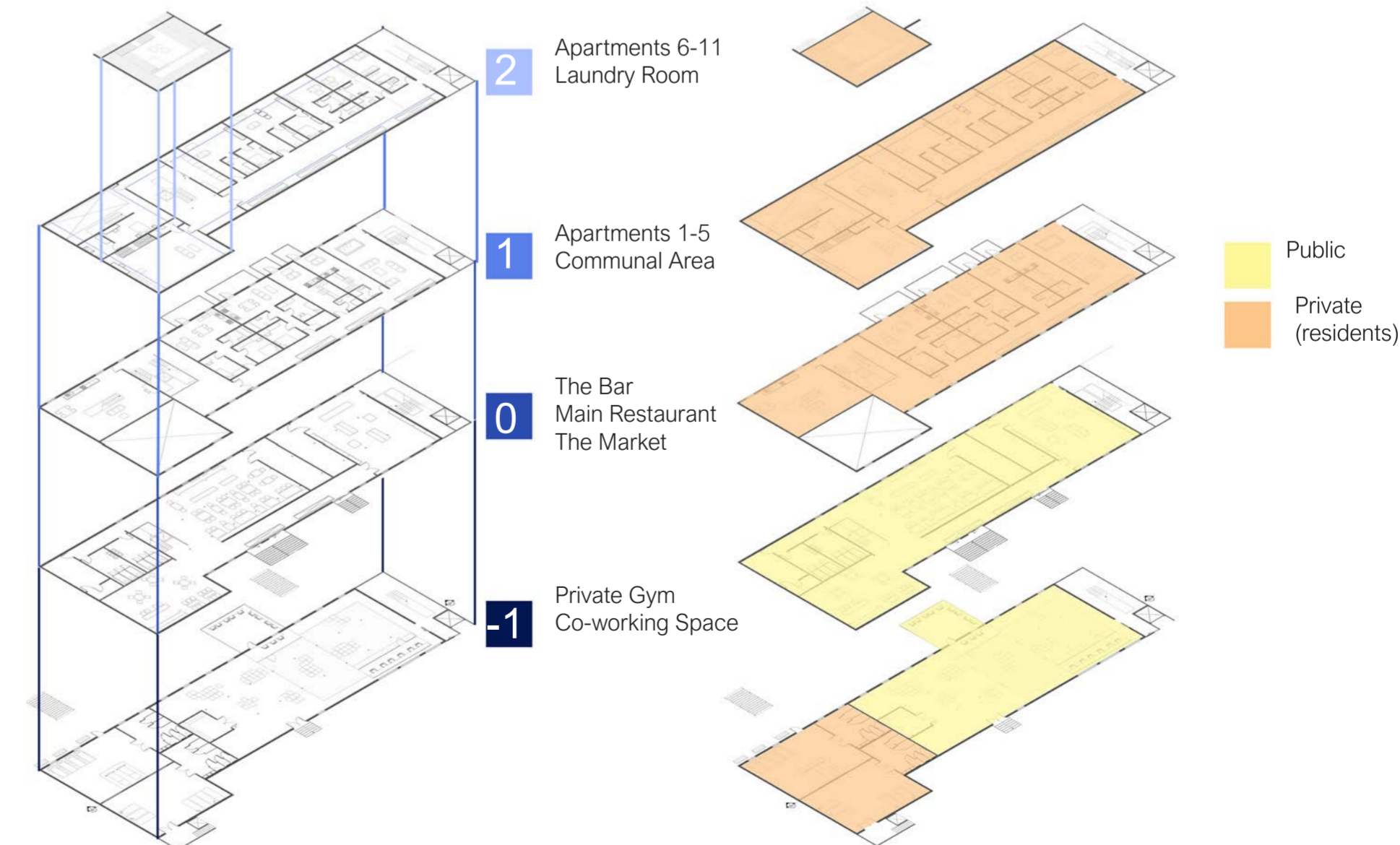


Perforated Ceiling

## Concept:

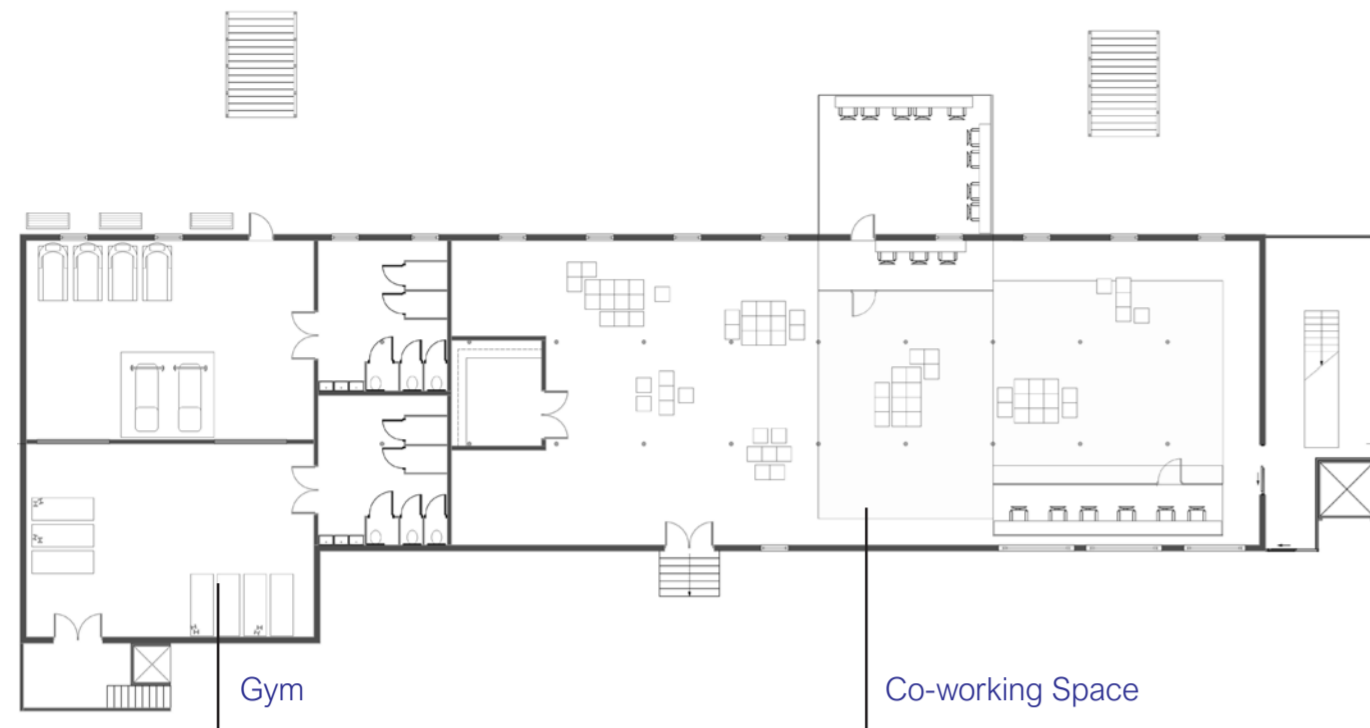


## Programme Diagram:





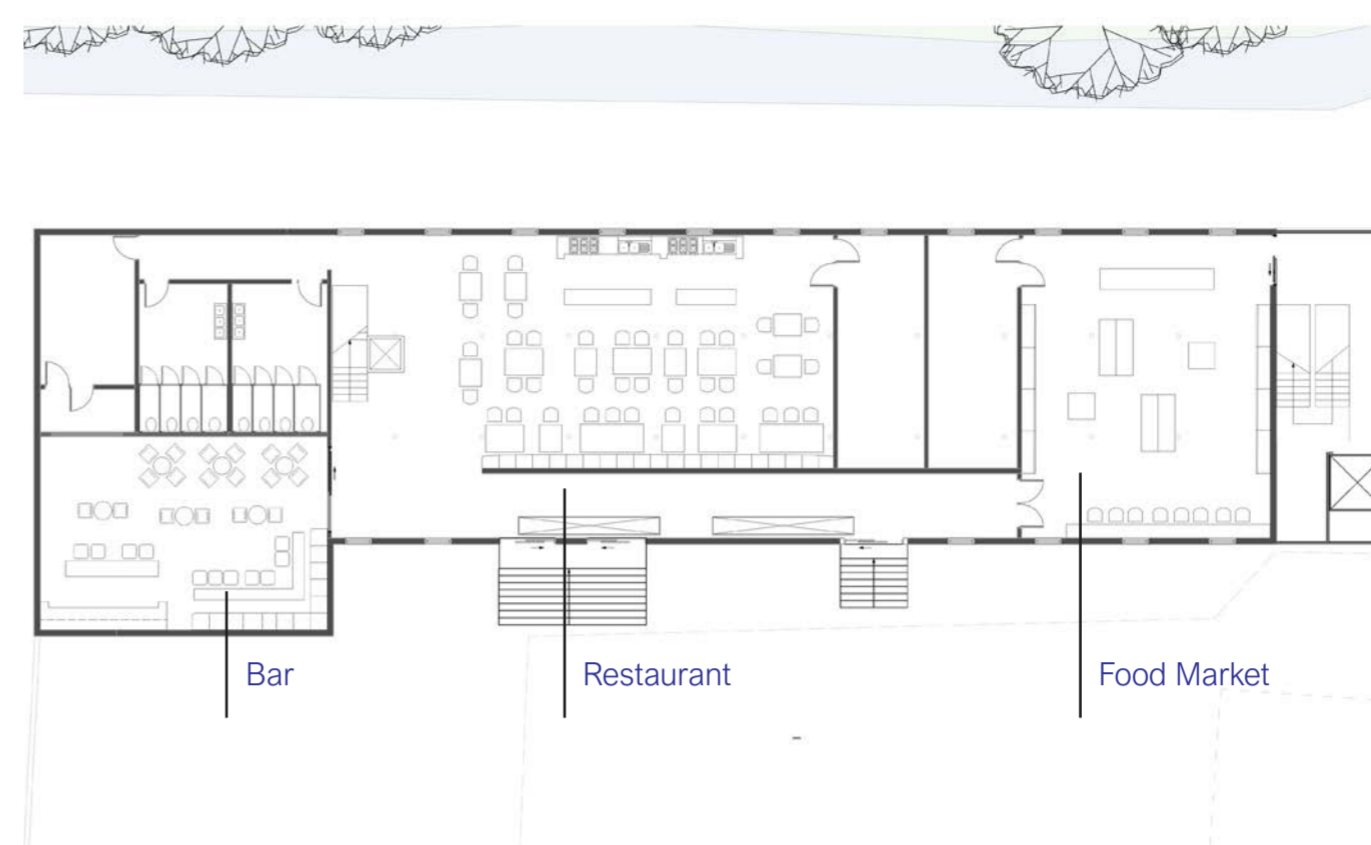
## Basement



The basement includes a private gym for residents with outdoor access, which was important as many commuters feel they do not have time to do physical activity with their current lifestyle.

The rest of the basement is a co-working office which is open to both residents and members of the public. This was important because after the pandemic many people do flexible working and work from home some days.

## Ground Floor



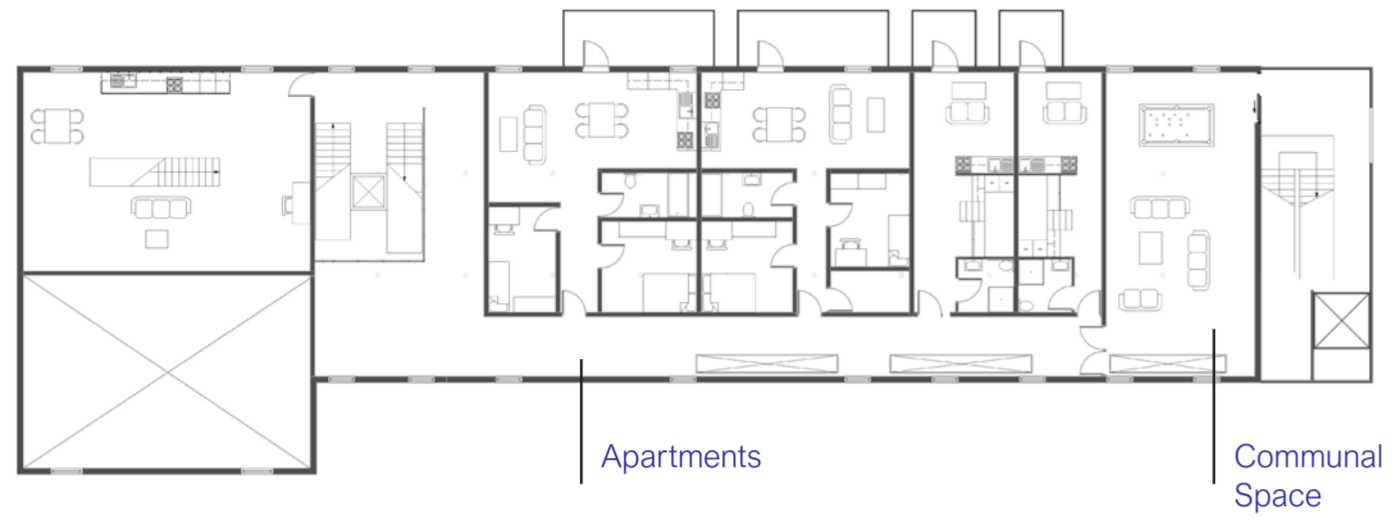
The ground floor is the only floor fully open to members of the public. The restaurant and bar both have design features that reflect the building's history.

Also on the ground floor is a food market where residents can collect food parcels made from the restaurant, that can be pre-ordered. This is essential for commuters who may not have time to do food shopping often.





## First Floor



On both the first and second floor there are apartments ranging from studios to two bedrooms. There is also a communal area to build the community aspects of the proposal.

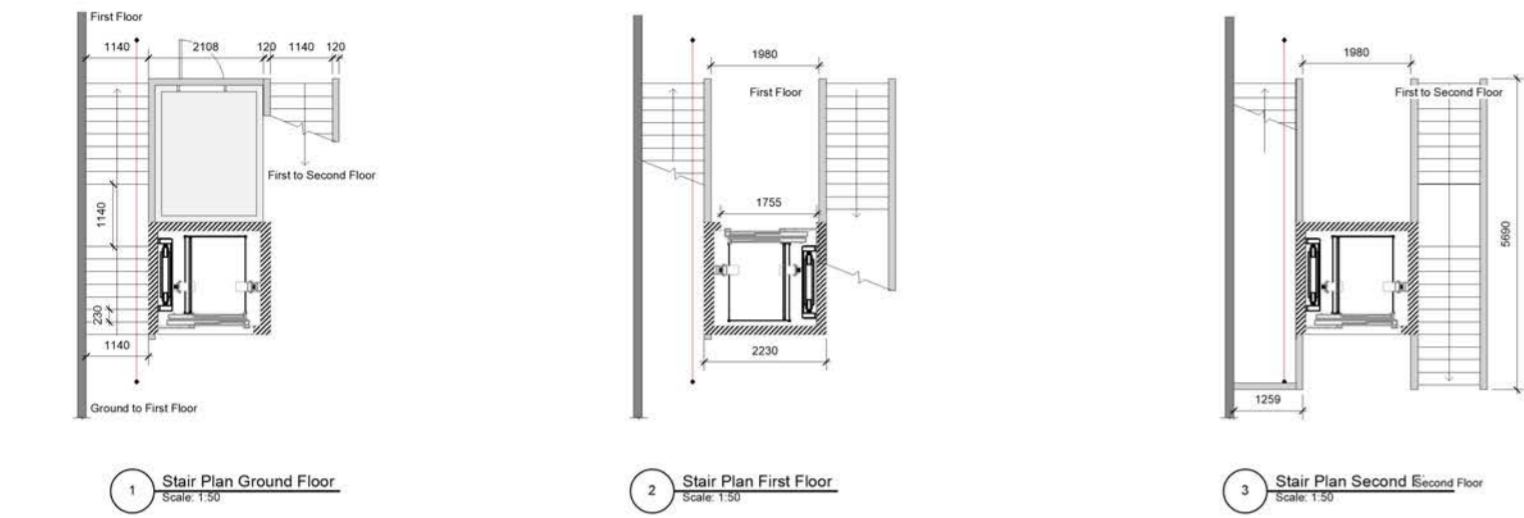
## Second Floor





# Key Building Changes

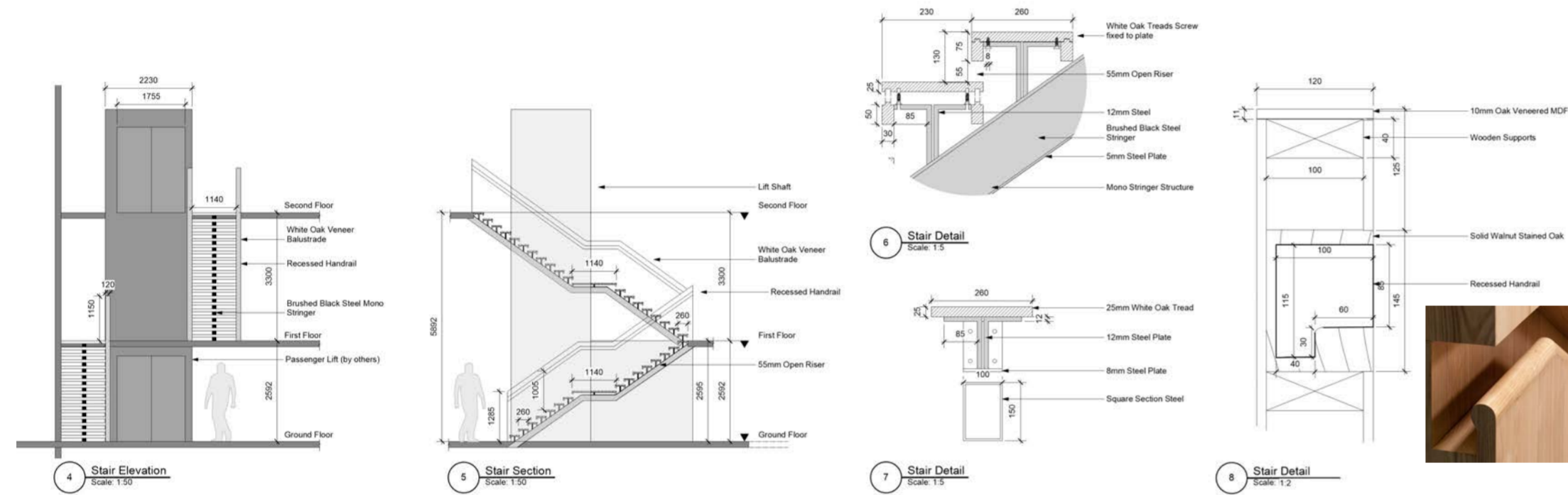
## Circulation



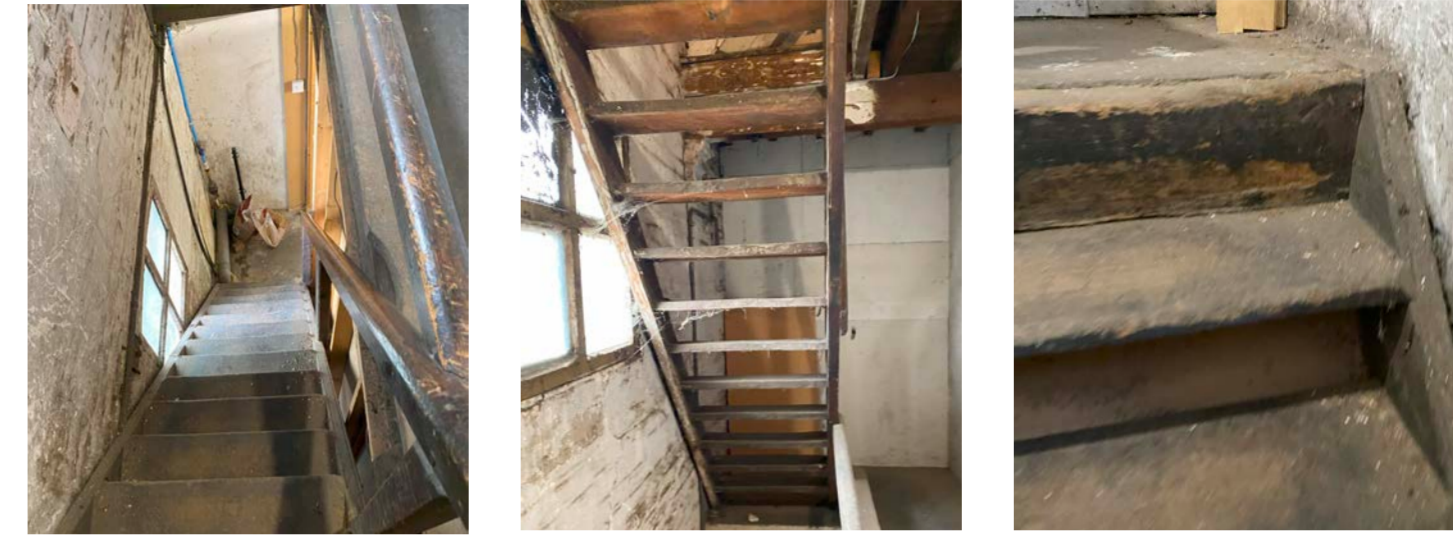
## Material Palette



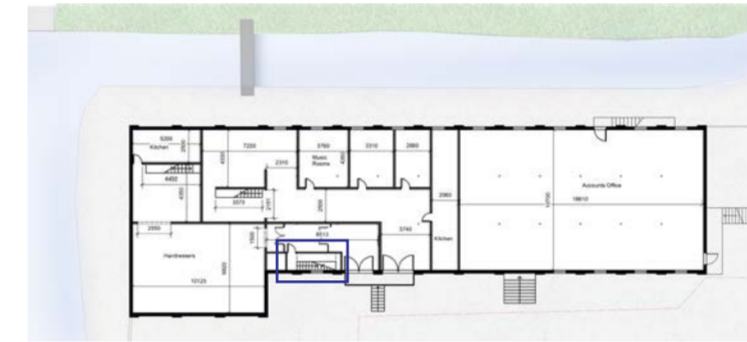
The white oak would be engraved with the pattern of grain to show the history of maling within the building.



## Existing Circulation



## Existing



## Proposed



The stairs have been designed against the one structural wall that connects every floor, which is the best location to be accessed from each floor.

## Rear Balconies



Suspended balconies on the first floor apartments are the main exterior change.

It was important for these to be added as access to nature is a key way to improve wellbeing, which is especially important for commuters who spend many hours a day on crowded public transport.

The balconies also make the studio apartments feel less cramped as they are extended outside.

## Existing Exterior

