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# Infilling

## Arterial roads

### London’s Corridors

*Category:* Infilling

*Subcategory:*  Arterial roads

*Name of idea:*  London’s Corridors

*Name of submitter:* Barbara Weiss Architects / Allies and Morrison

*Summary:*

London’s arterial roads are home to an unhappy mix of derelict sites, low quality housing, inadequate shops, and low-built industrial units. Much of this extensive brownfield land could be used for residential development. Our proposal is to think big, by re-inventing these roads as urban boulevards. Flanked by 6-8 storey, mixed-use mansion blocks, these affordable locations will deliver thousands of residential units, regenerating neighbourhoods and communities while also providing new workplaces. The land is available, the opportunity is enormous. What is now needed is imagination and smart planning.

## Building on top

### Housing over public assets

*Category:* Infilling

*Subcategory:*  Building on top

*Name of idea:*  Housing over public assets

*Name of submitter:* Bill Price, director WSP | Parsons Brinckerhoff

*Summary:*

There is room for 630,000 new homes in London by building apartments above public buildings i.e. hospitals, schools and libraries. This would comfortably meet the projected 488,000 homes that will be needed in the capital in the next decade whilst simultaneously improving public facilities. To achieve this the private sector would refurbish or fully rebuild a hospital, library or school, which would be paid for by adding several floors of apartments above the new facility that could be rented or sold. The idea has examples, existing expertise and public support from Londoners keen to remain in the city.

### MULTIPLY LONDON – Space and Time

*Category:* Infilling

*Subcategory:*  Building on top

*Name of idea:*  MULTIPLY LONDON – Space and Time

*Name of submitter:* ENSEMBLE Urbem|Elemental|Ratti|Triptyque

*Summary:*

We propose a regulatory and an urban design blueprint that would (i) intensify the use of developed land, (ii) establish a market incentive system aimed at aligning interests of different stakeholders (landowners, developers, investors, civil society), and (iii) increase funding for affordable housing. We begin by suggesting the adoption of an overarching storey(s) addition policy that would allow for the identification of new vertical opportunities, "onfill" (as opposed to infill) developments. We follow with additional variants to ensure more "mixity" of uses and people: urban density becomes urban intensity through co-living, co-making, and co-working.

### Rooftop (Re)Generation

*Category:* Infilling

*Subcategory:*  Building on top

*Name of idea:*  Rooftop (Re)Generation

*Name of submitter:* Bell Phillips Architects

*Summary:*

We believe that the flat roofs of our existing post-war housing estates are a forgotten asset that could be productively utilised to unlock new housing supply. In a context where land is at a premium these relatively unconstrained sites offer an opportunity to increase the number of homes on existing estates by approximately 30% without negatively impacting on existing open space or public realm. Our proposal is for a turn-key housing solution comprising modular, volumetric homes that can be pre-fabricated off-site to provide outstanding new homes that can be delivered quickly efficiently and with minimum impact on existing communities.

### Terrace Upcycle

*Category:* Infilling

*Subcategory:*  Building on top

*Name of idea:*  Terrace Upcycle

*Name of submitter:* Adams + Collingwood Architects

*Summary:*

The proposal ‘up-cycles’ terraced houses for 21st century living and future adaptability: Renovating the terraced house with altered planning legislation and government-assisted funding.

What? One new dwelling per typical terraced house

How? By simply adding a single storey, with roof terrace, and a full height

extension to the back.

Why? Cost effective solution to our current housing crisis whilst retaining and reviving a valued London housing typology.

Benefits:

• Zero-carbon re-cycling of the traditional terraced house

• Minimal disruption to London, maximum effect

• Regeneration of existing infrastructure

• Cost effective solution for the government and the homeowner

• New supply of ground floor garden flats (most in demand demographic for new housing stock)

### Infill sites

### [nest]

*Category:* Infilling

*Subcategory:*  Infill sites

*Name of idea:*  [nest]

*Name of submitter:* Stride Treglown Limited

*Summary:*

[nest] would quickly, affordably, and efficiently erect off-site manufactured, high quality modular housing above hundreds of existing retail surface carparks with ten year licences, providing 30% of the 6500 annual homes to clear the shortfall since 19801 supplementing the 42,8402 target. Local people would qualify for tenancies via loyalty cards by spending money in local shops. Meanwhile the most appropriate long term development solution would be found.

1 GLA (2014). Housing in London- The Evidence Base for the Mayor’s Housing Strategy. London: GLA.  
2 GLA (2015). The London Plan- The Spatial Development Strategy for London. Consolidated with Alterations Since 2011. London: GLA

### G A P H O U S I N G

*Category:* Infilling

*Subcategory:*  Infilling sites

*Name of idea:*  G A P H O U S I N G

*Name of submitter:* Akira Yamanaka Architect

*Summary:*

A new method of micro interventions to existing urban fabrics was sought to unlock London’s housing supply. Urban typologies of terraced and semi-detached houses can be densified by utilising the gaps between houses. A hundred-metre stretch of a street in Southeast London was chosen to investigate the potential. Five small houses could be added to the area of about thirty terraced/semi-detached houses. If we could add a half of this rate to London’s residential streets of these typologies, this would supply more than 100,000 new households, where no potential was previously assumed. This approach would unleash crowd-based and bottom-up initiatives.

### Really Free Schools

*Category:* Infilling

*Subcategory:*  Infill sites

*Name of idea:*  Really Free Schools

*Name of submitter:* Denizen Works

*Summary:*

Housing is in dangerously short supply.

London councils are struggling with widespread cuts.

Schools building programmes have been scrapped.

In central London there are dozens of low-rise schools sitting in the middle of extremely valuable sites. Our proposals look to intensify these sites by facilitating councils to sell air-rights to developers for the building of much needed housing stock.

In return for the development rights the council will have the schools provision replaced on-site with high-quality integrated design and share the profits with the developer at appropriate levels to allow councils to invest the profits where they see fit.

### The Urban Darning Project

*Category:* Infilling

*Subcategory:*  Infill sites

*Name of idea:*  The Urban Darning Project

*Name of submitter:* Patrick J.A. Massey, CZWG Architects LLP

*Summary:*

Darning is a sewing technique for repairing holes or worn areas in fabric, The Urban Darning Project aims to encourage small residential developments in Central London to ‘fill-in the gaps’ of the Urban Fabric.

I propose that each London Borough commissions a team of Planners and Architects to work collaboratively to produce a strategic report which not only identifies desirable sites for development but crucially produces a set of schematic annotated drawings for each site showing the nature and scale of development desired by the Local Authority. The report will focus on extension, in-fill & end condition sites which have the potential to be developed into additional residential units.

Attaching a set of approved schematic drawings to a site will significantly reduce the risk of not obtaining planning permission, as the site has already effectively had an outline planning analysis, and will therefore act as a catalyst for development.

# Densifying

## High Streets

### New High Streets for London

*Category:* Densifying

*Subcategory:*  High streets

*Name of idea:*  New High Streets for London

*Name of submitter:* ROEWU architecture

*Summary:*

What if we could reinvent London’s High Streets?

Commercial High Streets are often run down and lack spaces to support often vibrant communities.

This proposal introduces a new Typology that creates both residential and commercial units with mutual benefit to each other.

A new Typology that can promote the contribution of small scale developers, achieve consistency and revitalize local communities.

A new Typology that can reinvigorate our High Streets and make them, once again, the centres of life and community they were in the past.

### The High Street Living Project

*Category:* Densifying

*Subcategory:*  High Streets

*Name of idea:*  The High Street Living Project

*Name of submitter:* A-ZERO architects

*Summary:*

Our proposal focuses on planning and land, by reactivating high-streets as residential centres. We have focussed on a typology unique to London high-streets, the single story retail extension fronting Georgian and Victorian houses. Through a combination of selective demolition, new-build residential development and reconfiguration of the existing houses, the proposal examines ways in which the roofscape of the retail units can be unlocked, to increase site density, and address the social, environmental, and commercial limitations of the existing condition. This proposal, applicable throughout London aims to address housing supply by making better use of the spaces we already have.

## High-density design

### 100 ways to use 100m2

*Category:* Densifying

*Subcategory:*  High-density design

*Name of idea:*  100 ways to use 100m2

*Name of submitter:* Julia Park, Levitt Bernstein

*Summary:*

London’s housing problems are compounded by its constantly changing demographic. What’s more, 95% of new homes are flats – inherently inflexible because you can’t extend, and you often aren’t allowed to sub-let or change internal layout.

We’ve developed a new kind of flat – a 100m2 shell that can be configured as 1, 2, 3 or 4 dwellings at any given time, fitted out in countless different ways, put together in any combination and occupied under any tenure. A low-cost, loose-it, life-changing idea that would give Londoners more choice about how they live and who they live with.

### GET SMALLER!

*Category:* Densifying

*Subcategory:*  High-density design

*Name of idea:*  GET SMALLER!

*Name of submitter:* The Manser Practice Architects + Designers

*Summary:*

London’s population is GROWING

Available land is diminishing

Land Values are growing

Construction costs are increasing

Availability of materials and resources scarce

A solution - GET SMALLER!

Reduce sizes

Increase Density

Smaller land requisition

Reduce construction cost

Use less material

Smaller doesn’t mean poor quality design or space

IT CAN MEAN;

Quality of scale

Quality of setting

Quality of build and cost

Quality of Life!

### HYPERDENSITY

*Category:* Densifying

*Subcategory:*  High-density design

*Name of idea:*  HYPERDENSITY

*Name of submitter:* AWP office for territorial reconfiguration, with Rowan Moore

*Summary:*

London faces the possibility of areas with the highest density in the world. What is this were embraced as a way of making exceptional urban zones, not feared as a threat? The key is the making of shared spaces.

The most powerful places grow out of unique characteristics, which in this case would be density itself. We propose a three-dimensional public park to serve existing and new residents of such areas.

It requires an agency to make all parties work together in their common interest, to make the whole exceed the sum of its parts.

### Intimate Infrastructures

*Category:* Densifying

*Subcategory:*  High-density design

*Name of idea:*  Intimate Infrastructures

*Name of submitter:* Natasha Reid Design

*Summary:*

In response to the drastic urban changes occurring in East London, Intimate Infrastructures proposes an alternative to more dominant forms of volume house-building and provides solutions for both private renters in the form of purpose-built shared homes, as well as considering the needs of local communities vulnerable to displacement. By drawing upon the existing collision of domestic spaces and industrial structures found in Poplar, the study explores a toolkit approach to bringing together humanly-scaled typological components within a large scale “infrastructure” framework for delivering higher densities of homes on available land. This generates an intimate, complex and vibrant urban realm of dense, overlapping spaces, uses and people.

### Streets Count

*Category:* Densifying

*Subcategory:*  High-density design

*Name of idea:*  Streets Count

*Name of submitter:* Stitch

*Summary:*

Against today’s quantity focused dialogue about housing in London - framed in terms of delivery numbers and political posturing - this proposal imagines a point in the future where the street is the focus and is giving rise to a new legacy for London. The street is celebrated as the starting point, the collective domain of the public. Its form and character is supported by the design of housing and the community it serves. Exemplar streets are awarded special brand status : the ‘**New London Street’**. They are the aspirational public face of housing in London.

## Housing estates

### A NEW LIFE LINE – Densifying Housing Estates

*Category:* Densifying

*Subcategory:*  Housing Estates

*Name of idea:*  A NEW LIFE LINE – Densifying Housing Estates

*Name of submitter:* Paolo Vimercati GRIMSHAW LLP

*Summary:*

We believe that land in central London can be densified while improving the quality of public realm and urban fabric.

Our proposal tackles with a simple architectural solution:

-Upgrading of existing social housing stock-Substantial increase in numbers of affordable dwellings available in central locations

-An extra revenue stream for the Councils

-Amore efficient, comfortable and modern dwelling to the existing occupiers-Amore vibrant, diverse and safer social mix within the estates

-An interesting investment opportunity for housing associations and developers

-An unlocking mechanism for large amount of public land within the central zones of London

### Better than New

*Category:* Densifying

*Subcategory:*  Housing Estates

*Name of idea:*  Better than New

*Name of submitter:* MOCT Studio

*Summary:*

‘Better than New’ is the idea that the supply of housing in London can be increase by retrofitting and extending existing post-war social housing stock. Through an assessment of their functional obsolescence an economy of cost and resource can be made in delivering new housing that allows local communities to grow. The idea is illustrated using a case study of post-war masionette arranged social housing blocks in Tower Hamlets. The buildings are stripped of their heavy obsolete fabric then retrofit and extended in lightweight structure and cladding to amplify latent capacity.

### POCKET REGEN

*Category:* Densifying

*Subcategory:*  Housing Estates

*Name of idea:*  POCKET REGEN

*Name of submitter:* Pocket

*Summary:*

Pocket Regen is a new way of managing estate regeneration. By engaging openly with estate communities, and offering real reasons to welcome regeneration, we can provide additional 100% affordable housing for the very people that make this city great.

Pocket Regen will overcome the feeling that estate regeneration is “too hard”, bringing back middle market and starter homes to estates which have become polarised by underinvestment and right-to-buy.

We will:

Reengage with the community – offering genuine financial and long-term incentives;

Repair the existing estate – enhancing with infill development; and

Rebalance the estate’s social capital – offering homes for sons and daughters.

### The Rookery – A new (old) idea for housing

*Category:* Densifying

*Subcategory:*  Housing Estates

*Name of idea:*  The Rookery – A new (old) idea for housing

*Name of submitter:* Projects Office

*Summary:*

Taking inspiration from one of London’s historical indigenous housing typologies – the Rookery (pre-19th Century slums), this proposal explores the latent opportunities presented by London’s mid-century housing estates. Suggesting ways to integrate new housing into established urban areas without the comprehensive demolition and redevelopment that is so prevalent in London today, creating vibrant community driven housing in the process.

The density and self organised social structures evident in the Rookeries' cumulative resident-built networks of courtyards and alleyways provide the inspiration for a co-operative self build scheme in place of an unused car parking deck in East London’s De Beauvoir Estate.

It seeks to start conversations about density and community – to move the debate forward from the simple fact more housing is needed to a more productive conversation about what kind of housing we should be building (and destroying), and the possibilities for social – and sociable – housing models for 21st century communities.

## Multiple uses

### Mayfair New Town

*Category:* Densifying

*Subcategory:*  Multiple uses

*Name of idea:*  Mayfair New Town

*Name of submitter:* Guy Rochez

*Summary:*

A strategy for the Grosvenor Estate to reinvest in their Mayfair portfolio to provide new social housing and unlock their existing underused housing stock.

As councils look to introduce an empty homes tax and the sharing economy explodes, there is an opportunity for the Grosvenor Estate to renew and redesign their leaseholds to coincide with the arrival of Crossrail to Mayfair. A revised leasehold structure could provide new streams of funding for social housing developments whilst opening up a range of underused properties to a wider market in a proposition for Mayfair New Town.

## Suburbs

### Connected Living: Modern Mews for Symbiotic Communities

*Category:* Densifying

*Subcategory:*  Housing Estates

*Name of idea:*  Connected Living: Modern Mews for Symbiotic Communities

*Name of submitter:* TP Bennett

*Summary:*

Our proposal is for a community-led web of local initiatives across London’s suburbs to deliver quality low cost housing, making existing living space work harder. We will concentrate on design principally, but our commentary touches on planning and funding to describe how our ideas for quality low cost housing might be delivered. The concept requires consensus and collaboration between neighbours, political leadership to galvanise support and facilitate development, and a supportive planning and funding framework. It is an idea that could be directly transferable to a larger scale and includes a flexible ‘kit of parts’ design that can be reproduced in volume.

### HOUSE+GARDEN+HOUSE: A New Suburban Code for London

*Category:* Densifying

*Subcategory:*  Suburbs

*Name of idea:*  HOUSE+GARDEN+HOME

*Name of submitter:* Pierre d’Avoine Architects

*Summary:*

Our aim is to help provide Londoners with appropriate places in which to live. For too long there has been empty talk by politicians and policy makers about housing need without this being translated into action.

We contend there is a simple solution and that land is available across the whole of London suburbia to build enough houses to supply the demand. This land is located in the back gardens of most suburban semi-detached houses.

HOUSE+GARDEN+HOUSE: A New Suburban Code for London may be viewed as an antidote to the over-assertiveness of much of the new suburban fabric. It is not intended as a universal strategy but potentially another letter in the alphabet of London building types.

### MINISTRY OF DEFENCE OF SUBURBIA (MODS)

*Category:* Densifying

*Subcategory:*  Suburbs

*Name of idea:*  MINISTRY OF DENSIFICATION OF SUBURBIA (MODS)

*Name of submitter:* Hal Currey, Hal Architects Limited

*Summary:*

MODS seeks to address the potential for London’s suburban edges to provide well designed housing to meet growing demand.

Redevelopment of these fringe areas, allowing current homeowners to partner with a new development company MODEVCO to build on existing and underutilised land. MODEVCO will also provide bridging finance and management expertise.

Crucially the proposals allow the existing community to remain intact

The MODS task force will identify development zones in each of London’s outer boroughs. Development zones will be set providing key parameters for bulk and massing with a loose design code.

The MODS task force will also set rental guidelines to provide security for tenants and landlords alike

### Reinstating Community Living

*Category:* Densifying

*Subcategory:*  Suburbs

*Name of idea:*  Reinstating Community Living

*Name of submitter:* David Morley Architects

Summary:

David Morley Architects’ propose to urbanise pockets of suburbia in an effort to rebalance the diversity of dwellings by providing a template solution which can be applied to most areas within Greater London. Our aim is to enhance existing communities by increasing the mix of people, ensuring that people of all ages, abilities, needs, creeds, incomes and social classes are catered for.

By rethinking how London’s existing housing stock is utilised in conjunction with provision of new low cost housing solutions, our proposal sets out to curtail population migration to the outer suburbs and reintroduce ‘lifetime’ community living neighbourhoods.

### Right to Replace

*Category:* Densifying

*Subcategory:*  Suburbs

*Name of idea:*  Right to Replace

*Name of submitter:* Alastair Parvin and Adam Towle in partnership with WikiHouse Foundation.

*Summary:*

Many of the houses in Outer London are poor quality and in need of repair. They use land inefficiently and are expensive to run.

What if we were to create a new opt-in planning mechanism called 'Right to Replace', giving the owners of these houses the right to demolish them and build their dream eco-home on half of their plot, paid for by selling the other half to a family to build their own dream eco-home.

This could apply to 465,000 homes in Greater London, potentially unlocking as many new family homes.

### Semi-Permissive

*Category:* Densifying

*Subcategory:*  Suburbs

*Name of idea:*  Semi-Permissive

*Name of submitter:* Pollard Thomas Edwards and Nathaniel Lichfield & Partners

*Summary*

For all their virtues, the inter-war suburbs need to change - they are land-hungry, energy-hungry and car-dependent – but local democracy and owner-occupation make large scale change almost impossible.

How can we modernise the suburbs, increase the number and variety of homes and reduce car dependence – but maintain the space, greenery and independence that people value?

Permitted development rights can incentivise suburban householders to collaborate in replacing and supplementing their houses with modern homes. There are around 730,000 semi-detached and detached houses in the outer London Boroughs. Our scheme could create over 100,000 additional homes and renew a similar number.

### Supurbia

*Category:* Densifying

*Subcategory:*  Suburbs

*Name of idea:*  Supurbia

*Name of submitter:* HTA Design LLP

*Summary:*

Supurbia is a strategy for intensifying London’s suburbs that balances their inherent advantages with higher density and amenity value. Its approach is twofold: redeveloping the local main streets and parades as mixed-use places with increased housing and amenity provision; and enabling owner-occupiers to develop their land, creating rich diversities of housing. The strategy will bring together local authorities and communities to plan appropriate developments, and allow homeowners to release equity in their land for home improvements. It will also reduce reliance on mainstream developers to ease the housing crisis, providing an approach that is more adaptable to communities’ needs.

### The London Multi Detached (White Space Conflict)

*Category:* Densifying

*Subcategory:*  Suburbs

*Name of idea:*  The London Multi Detached (White Space Conflict)

*Name of submitter:* Richard Lavington, Maccreanor Lavington

*Summary:*

Over a quarter of homes in outer London are semi-detached. Many are interwar ‘Metroland’ homes, built at low densities in locations with good public transport. If just 5% of these homes could be replaced with four storey detached mansion blocks, then 81,000 new Multi-Detached homes could be created, at the same time as renewing the green character of the suburbs.

Outer London boroughs could use Local Development Orders to permit a pattern book of locally specific Multi-Detached designs, allowing change to happen a pair of semis at a time, and opening up the market to home owners, small builders and self-builders.

# Infrastructure

## Building over transport assets

### Find the Gap

*Category:* Infrastructure

*Subcategory:*  Building over transport assets

*Name of idea:*  Find the Gap

*Name of submitter:* Grimshaw

*Summary:*

A proposal to deliver more homes for an expanding London population, “Find The Gap” is an idea for unlocking additional land in the Greater London area for housing. Intelligent asset recycling of existing lands which have been preserved solely for railway use offers an opportunity to increase land capacity while preserving existing green space in the city. Smart design and thoughtful identification of suitable locations near areas of activity and employment centres offers the opportunity to build new housing areas of higher densities close to transport. Cumulative benefits and values capture would be realised through broader re-development in these areas offering existing communities better connectivity, major rail infrastructure improvements and uplift of adjacent lands.

### LIVING ARTERIES

*Category:* Infrastructure

*Subcategory:*  Building over transport assets

*Name of idea:*  LIVING ARTERIES

*Name of submitter:* BENJAMIN MARKS

*Summary:*

London’s rail transportation system is split between The London Underground, which shares land with other uses above it, and the railways, which generally do not. It would be possible to substantially increase the amount of land available for homes if we were to build over our overground rail network.

1% of Greater London’s land area is taken up by railways, comprising some 1,522 hectares. If we built over even a quarter of this at 140 homes per hectare, it would be possible to deliver over 53,000 homes on land currently not considered available for use.

### TFL TransForming London (Living Above Your Station)

*Category:* Infrastructure

*Subcategory:*  Building over transport assets

*Name of idea:*  TFL TransForming London (Living Above Your Station)

*Name of submitter:* JOHN BURRELL, BURRELL FOLEY FISCHER

*Summary:*

25,000 new residents from

150 station car parks to build over, and counting....

Tarmac; Greened For Living

The project stems from John Burrell’s award winning work on urbanising London’s suburbs and new settlements for 4,000 – 10,000 people on brownfield sites. The proposition is to build over desolate areas of tarmac alongside London’s stations to provide 10,000 new homes suited to meet the tenure and current needs of 25,000 people. Additionally self-sustaining gardens, green terraces and surface water management will enhance the biodiversity from its current ‘level zero’. At least 150 new affordable and mixed tenure housing sites can be established above existing station car parks across London to create life and a new vitality as public, social places. This contribution is seen as part of the realisation of long established concept, of a London made up of polycentric town centres in suburbia taking the pressure off Central London and the transport infrastructure.

### The Streets

*Category:* Infrastructure

*Subcategory:*  Building over transport assets

*Name of idea:*  The Streets

*Name of submitter:* NBBJ

*Summary:*

A city such as London’s built area includes over 9,000miles of streets, over a third of the built surface area is given over to streets which is typical of most global cities. Emerging research is demonstrating that our street network must change to facilitate autonomous vehicles and future proof infrastructure. NBBJ believe this represents a fantastic untapped resource for development and future housing provision, one which can meet our housing needs for the next 40 years.

## Infrastructure to encourage new development

### Bridging East London

*Category:* Infrastructure

*Subcategory:*  Infrastructure to encourage new development

*Name of idea:*  Bridging East London

*Name of submitter:* Farrells & Buro Happold

*Summary:*

Building low-level bridges in East London will provide 50,000 new homes. There are currently thirty four bridges in London, but only one east of Tower Bridge. The majority of existing and proposed river connections are high-level bridges or tunnels which make regional connections for cars. We need local connections for walking, cycling and public transport which increase land value and provide opportunities for increased density and quality of life. For the cost of one high-level bridge we can afford four low-level bridges. We believe both types are needed and have already initiated a dialogue with the Port of London.

### CROSSRAIL AT THE CROSSROADS

*Category:* Infrastructure

*Subcategory:*  Infrastructure to encourage new development

*Name of idea:*  CROSSRAIL AT THE CROSSROADS

*Name of submitter:* Carter Jonas

*Summary:*

This proposal arose out of our work on Crossrail 1 and 2 looking at retro-fitting areas around stations, where we were struck by the lack of comprehensive thinking – something which London once did rather well. Regeneration of urban areas is vital but it is expensive, slow, difficult and unlikely to deliver the numbers at affordable prices, whereas new settlements based around railway stations and interconnected by orbital routes for public transport and dedicated cycleways would allow large quantities of cheap housing to be constructed as part of traditional mixed-use places.

20 - 25 such settlements might house a million people.

### Tramland

*Category:* Infrastructure

*Subcategory:*  Infrastructure to encourage new development

*Name of idea:*  Tramland

*Name of submitter:* Coffey Architects

*Summary:*

Tramland is a new urban district tested in the Charlton Riverside Opportunity Area. A CIL-funded tram route boosts PTAL ratings and allows increased development density. The new tram connects into London’s existing transport network.

The typology maintains quality at high density, with mixed unit sizes and tenures; 100% dual aspect, LHDG and Superdensity 2 compliant. Flexible uses at street level retain employment land, and create vibrant, walkable, mixed use communities. An internal service route provides visual amenity.

Tramland will become a thriving new urban district, with a true sense of place.

## Water

### Buoyant Starts

*Category:* Infrastructure

*Subcategory:*  Water

*Name of idea:*  Buoyant Starts

*Name of submitter:* Floating Homes Ltd with Baca Architects

*Summary:*

From rivers and canals to docks and marinas these little used water spaces occupy vast empty sites across London. Underdeveloped and underused we, at Floating Homes Ltd. and Baca Architects and see London’s water network as potential “bluefield” sites for new homes and communities. Buoyant Starts proposes affordable floating starter homes as the solution to address the London housing crisis. Pre-fabricated and customisable some 7,500 new floating homes could be delivered to central London in the next 6-12 months, helping “generation rent” become “generation float”, with a buoyant future.

### Canal Housing

*Category:* Infrastructure

*Subcategory:*  Water

*Name of idea:*  Canal Housing

*Name of submitter:* Mae Architects

*Summary:*

The capital’s waterways, and specifically it’s 85km of post industrial canals represent a significant opportunity for new housing. We propose that the canals could be intensified through the development of purpose built floating housing. Under the stewardship of the Canal and Rivers Trust the canals would be managed with a long-term view where an affordable leasing arrangement for moorings would mean that construction alone becomes the primary cost. Land price is removed from the equation making this housing a genuinely affordable option. Pre-fabrication and off-site construction would be used to deliver a high quality product quickly.

### Floatopolis

*Category:* Infrastructure

*Subcategory:*  Water

*Name of idea:*  Floatopolis

*Name of submitter:* dRMM Architects

*Summary:*

Floatopolis proposes new floating neighbourhoods in London: Waterhoods. Waterhoods are ecological neighbourhoods: instead of “paving over” open water as was done with London’s lost rivers, they encourage public access to and enjoyment of water and respond to a changing natural and social environment. They allow you to shape your own environment by reconfiguring and floating new facilities as desired: lidos, open-air cinemas, creative workspace, cafés and schools as well as housing. Waterhoods tackle the problem of access to and affordability of developable land, but also a future in which flooding and rising sea levels will change the cityscape.

# Planning and finance

## London-wide planning

### ATAL Opportunity Areas

*Category:* Planning and finance

*Subcategory:*  London-wide planning

*Name of idea:*  ATAL Opportunity Areas

*Name of submitter:* THE ATAL TEAM

*Summary:*

ATAL “Active Transport Accessibility Level” is our concept for unlocking housing density in parts of London with poor public transport provision.

Achieving high ATAL will allow for a doubling of development density in over half of London subject to the provision of high quality walking and cycling infrastructure.

House-builders will be encouraged to bring forward development through the GLA designating ‘ATAL Opportunity Areas’; planning incentives will stimulate the development of these areas.

An ATAL community will be an attractive place to live, with a strong local economy and a sociable, healthy and safe community

### Bringing together complementary land uses to unlock increased housing supply

*Category:* Planning and finance

*Subcategory:*  London-wide planning

*Name of idea:*  Bringing together complementary land uses to unlock increased housing supply

*Name of submitter:* WSP | Parsons Brinckerhoff

*Summary:*

The relationship between new housing and funding for infrastructure is a Catch-22 situation: Existing infrastructure cannot handle the additional trips new housing would generate, but upgrades struggle to secure funding if they would only be fully utilised for a couple of hours a day. Our solution is to increase the scale of development where other land uses that are complementary to housing can be located together. This would result in the infrastructure receiving greater use either in the other direction of travel or at different times, and the space itself would become a better, more vibrant place to build homes.

### FIND THE GAP (CGL)

*Category:* Planning and finance

*Subcategory:*  London-wide planning

*Name of idea:*  FIND THE GAP (CGL)

*Name of submitter:* Child Graddon Lewis

*Summary:*

These ideas bring together the combined expertise of architects, planners, engineers, geographers and transport consultants and draws on a series of interviews with local authorities, developers and other interested parties. Their aim is to highlight untapped resources of land in Outer London, define the type of sites that remain undeveloped and to make practical suggestions for identifying those sites and making them viable. The most promising potential lies in places where a conjunction of these factors coalesce: under-utilised or vacant land; high demand; prospects for improved connectivity or transport capacity; willingness and capacity to overcome the barriers to development.

### Greater London Estate

*Category:* Planning and finance

*Subcategory:*  Land and Longtermism

*Name of idea:*  Greater London Estate

*Name of submitter:* Jonathan Manns

*Summary:*

Much of London’s historic fabric, loved by tourists and residents alike, is closely bound to the Great Estates which created it. Those such as Cadogan, Grosvenor and Howard de Waldon. Each was extended under a simple principle of land leasing and retained freehold ownership, becoming vibrant and well-managed areas which benefit from active stewardship and long-term perspective. Refreshing this model for the twenty-first century creates significant potential to unlock development opportunities at a time of public-sector austerity. The proposal’s simple – let’s retain a stake in our land assets and give the Capitol its own Greater London Estate!

### Growing London – a plan for smarter, more competitive, resilient city

*Category:* Planning and finance

*Subcategory:*  Land and Longtermism

*Name of idea:* Growing London – a plan for smarter, more competitive, resilient city

*Name of submitter:* Gail Mayhew

*Summary:*

This paper identifies two broad areas that must be reformed to create the conditions for a balanced housing supply for London, namely strong, directive planning to create a spatial framework to identify ‘the right development, in the right place’ and the reform of the London property market, which it argues, is displaying symptoms of market failure. It goes on to propose the creation of a new property investment asset class in ‘strategic land & infrastructure’ to support the creation of new, mixed-use neighbourhoods, and sets out detailed measures that would enable this asset class to emerge.

### High density housing in low PTAL neighbourhoods

*Category:* Planning and finance

*Subcategory:*  London-wide planning

*Name of idea:*  High density housing in low PTAL neighbourhoods

*Name of submitter:* Vincent Stops, London Borough of Hackney

*Summary:*

The provision of car parking on any scheme utilises valuable land if the ground level is used for parking. It can add cost, typically £20,000 per vehicle space in a basement. Designs are poorer, having to take account of the slab, air vents, ramps and access routes etc. The potential impacts of additional traffic generates objections and will often result in lower densities, indeed some councilsus as an excuse for lower densities. Car-free development can deliver much higher housing densities and better design at lower cost.

It is assumed that car-free development must primarily be built in areas with high PTAL scores, i.e with high levels of public transport, when in fact many Londoners live a car-free lifestyle and get around by bus, walk or cycle.

Whilst Hackney has generally high PTAL scores there have been car-free permissions in low PTAL parts of the borough and the flats are occupied! In Hackney over 93% of development is car-free which has, in part, enabled Hackney to meet its London Plan targets. More of London needs to look like Hackney in terms of housing density and access. Much needs to be done on London's public realm to support those densities.

My proposal is to build more car-free housing, and thus build at higher densities, in areas with lowerPTAL scores. This would, of course, necessitate on-street parking controls being introduced.

The simple ideas are the best!

### How do you solve London’s housing crisis? Start by relaxing restrictions on density…

*Category:* Planning and finance

*Subcategory:*  London-wide planning

*Name of idea:*  How do you solve London’s housing crisis? Start by relaxing restrictions on density…

*Name of submitter:* Chris Gent, WSP | Parsons Brinckerhoff

*Summary:*

To solve the housing crisis London needs homes to be built more densely, particularly near key transport infrastructure such as Underground stations. Currently the London Plan unnecessarily restricts the density of new housing developments in these crucial areas with arbitrary distance cut-off points. Past these points developments of a certain density are not permitted, despite being a walking distance from the transport links. Our solution is a simple revision of these restrictions, including a simpler assessment of proximity to stations, which would result in a denser London where more homes can be built.

### Investing in London’s Future by Learning from its Past

*Category:* Planning and finance

*Subcategory:*  Land and Longtermism

*Name of idea:* Investing in London’s Future by Learning from its Past

*Name of submitter:* David Kroll

The idea draws on a well-known system of housing development from London’s past, the leasehold system, illustrated in the attached map of a 19th century estate. It proposes a way to separate the cost of housing as a physical product from land costs in order to make it more affordable to build and buy houses. One of the key target groups to benefit would be young families on typical incomes, who are key to a sustainable future for London.

### Mega Planning, Beyond 2050 - MegaPlan for a MegaCity

*Category:* Planning and finance

*Subcategory:*  London-wide planning

*Name of idea:*  Mega Planning, Beyond 2050 - MegaPlan for a MegaCity

*Name of submitter:* GL Hearn part of Capita Ltd

*Summary:*

GL Hearn proposes a land and planning solution to boost the supply of housing in London. The concept is to create an ambitious Mega Plan to match the ambition of our future MegaCity. The Mega Plan would maximise the potential contribution of Edge Land (up to the M25) to provide a long term strategy to 2050 to look beyond the immediate housing crisis and get ahead of the curve. This approach would be underpinned by a strategic Green Belt review, to positively plan for a sustainable pattern of growth and protection focused around Mega Parkland and Mega Activity Corridors.

### Relax : Strengthen

*Category:* Planning and finance

*Subcategory:*  London-wide planning

*Name of idea:*  Relax : Strengthen

*Name of submitter:* Barbara Weiss Architects / Allies and Morrison

*Summary:*

London’s housing shortage will only be successfully addressed if we find ways of greatly increasing speed of delivery and affordability, while guaranteeing long-term quality of homes and place-making.

This submission wishes to address a sample range of short-comings of the planning system, obvious obstacles to maximizing London’s residential development opportunities. We believe that there is a multitude of minor, specific, systemic contributing factors that are desperately in need of reform.

Re-inventing the wheel is not always the best way forward: questioning why, how and for whom regulations and guidelines are written is.

Often small, obvious moves can have wide repercussions.

### The All-Electric City

*Category:* Planning and finance

*Subcategory:*  London-wide planning

*Name of idea:*  The All-Electric City

*Name of submitter:* Barry Evans, WSP | Parsons Brinkerhoff

*Summary:*

Londoners cite noise and air quality as reasons to leave the capital. The electrification of all transport and buildings in London would lead to the city becoming a quieter, healthier, cleaner, and with reduced CO2 emissions.

Quieter streets and better air quality would allow denser, less expensive developments to be built closer to roads, providing more homes without compromising quality of life, health and reducing overheating by providing efficient cooling. Longer term electrification makes it easier for vehicle hire schemes, retrofitting cooling (if necessary) and reducing need for parking on-site, which could further increase housing supply.

### The Urban Edge

*Category:* Planning and finance

*Subcategory:*  London-wide planning

*Name of idea:*  The Urban Edge

*Name of submitter:* STUDIO SE5

*Summary:*

The essay which accompanies the competition brief confirms that there is a desperate shortage of housing in London. Our proposal will focus only on matters related to Planning and land in attempting to resolve this situation.

Our view is that brownfield land (although essential) will be insufficient, and will take too much time to quickly accommodate the demand. We therefore propose that all land within the Greater London Authority (irrespective of ownership) be considered for development. However, certain safeguards will be established, as detailed in the following Written Proposal.

### Unlocking housing delivery

*Category:* Planning and finance

*Subcategory:*  London-wide planning

*Name of idea:*  Unlocking housing delivery

*Name of submitter:* Peter Eversden, London Forum of Amenity and Civic Societies

*Summary:*

Sites with planning permission for new housing should be catalogued and investigated to ascertain reasons for lack of development.

Those where there are outstanding negotiations with a local authority on S.106, conditions or other obligations should be fast-tracked by support from a team led by the GLA.

Those where there is no clear indication of commencement of building should be subject to a 'Use It Or Lose It' process by the Mayor.

For large sites not being developed the Mayor should consider setting up a Mayoral Development Corporation.

## New places to build

### An Infinite Solution

*Category:* Planning and finance

*Subcategory:*  New places to build

*Name of idea:*  An Infinite Solution

*Name of submitter:* RICL Studio & Arup Associates

*Summary:*

Create an expanding wave of developments around Outer London to meet its current and future needs, infinitely. It would ease pressure on the Inner London city centre which can then develop in a way that is sympathetic to its history. While developing a modern ring round the city which can reduce movement through the centre while still providing a view of its historic origin.

Initially actively encouraging freer development at well-connected transport hubs within a height restriction. Then by connecting these nodes with an outer London ring of transport, Londoners can live on the perimeter of London, commute around it and enjoy the centre.

### City in a Building

*Category:* Planning and finance

*Subcategory:*  New places to build

*Name of idea:*  City in a Building

*Name of submitter:* Teatum + Teatum

*Summary:*

City in a Building reconfigures the single volume low density employment spaces of London’s industrial zones. Characterised by large plot sizes, single ownership and a relative separation from established residential areas. Industrial zones offer a unique opportunity to provide new land for mixed use development at high density. Industrial zones provide a scale of space that can facilitate development at densities double the London Plan Standards and up to 1000 units/ha. Industrial land also provides the lowest cost land available in the city with an average per hectare price of £482,000. (The Department for Communities and Local Government Land value estimates for policy appraisal February 2015)

City in a Building retains the employment space in a dense flexible base building and organises a cluster of high density residential towers that interact with the base building. By choreographing a series of overlapping strata’s, living space is combined with employment space and shared social spaces allowing interaction between residents, workers and the public. A new scale of urban block is proposed that has the openness and vibrancy of a market with a circulation system that encourages social interaction.

### Green Urban Centres

*Category:* Planning and finance

*Subcategory:*  New places to build

*Name of idea:*  Green Urban Centres

*Name of submitter:* Rock Townsend

*Summary:*

We propose establishing a new Social Enterprise Development Vehicle (SEDV) that will retain a long-term commitment to housing supply and affordable urban living by delivering high-quality ‘Green Urban Centres’ in the ‘spaces in-between’ outer London nodes that are experiencing only gradual intensification. The SEDV will realise the opportunities that brownfield and urban-locked greenbelt sites present to increase affordability through a higher pace of delivery and desirability through redefining the periphery condition from low-density mono-functional urban sprawl to mid-density, live-work-leisure City Edge. This will create a stronger relationship to a better defined greenbelt and establish London as a multi-nuclei networked city.

## Tools

### Affordable Housing Levy – An alternative to the viability process

*Category:* Planning and finance

*Subcategory:*  Tools

*Name of idea:*  Affordable Housing Levy – An alternative to the viability process

*Name of submitter:* Marsh and Parsons

*Summary:*

This paper suggests an alterative to the viability process commonly used to calculate affordable housing levels. This process has become increasingly cumbersome in recent years, delaying the speed at which developments come forward and leading to the inefficient delivery of affordable housing.

The implementation of an Affordable Housing Levy (AHL) with a series of geographical bands and fixed levels of affordable contributions would provide clarity for developers, GLA/LAs, and the public, and significantly reduce planning delays. The use of AHL to collect in-lieu financial payments rather than on-site affordable housing would create a considerable new funding source to help increase housing supply; bringing forward public sector land and regeneration and affordable-led schemes that would not otherwise come forward in the current funding environment.

### Home Performance Labelling

*Category:* Planning and finance

*Subcategory:*  Tools

*Name of idea:*  Home Performance Labelling

*Name of submitter:* HTA Design LLP

*Summary:*

We propose that the GLA should adopt Home Performance Labelling as a cost effective way of fostering new high performance housing in the capital. By encouraging developers to display the performance of their properties to the market, consumers will be moved to push for higher quality in areas that matter to them, asking for more space, more light, more storage and lower bills. This will act to improve the quality of housing on offer, making homes more liveable and reducing harmful emissions. In the long term, this approach can be extended to the existing stock to encourage its improvement.

### Innovation License

*Category:* Planning and finance

*Subcategory:*  Tools

*Name of idea:*  Innovation License

*Name of submitter:* Baca Architects

*Summary:*

The Innovation License would be an alternative to planning, where by licenses would be granted for innovative buildings and designs to be carried out on challenging sites (such as floodplains or deprived areas). To obtain a license the building design would need to meet a number of overarching environmental and design aspirations but would NOT be required to comply with current planning policy. These licenses would be an incentive for public and private companies to innovate and compete to find ways to deliver more housing, more quickly, and with higher densities. These pilots would become future exemplars, helping to stimulate housing growth in London and maybe export UK innovation to the rest of the world.

### OpenPlan Interface

*Category:* Planning and finance

*Subcategory:*  Tools

*Name of idea:*  OpenPlan Interface

*Name of submitter:* PHASE3 Architecture and Design

*Summary:*

We have found in our experience that the planning process can easily match the build time. Therefore we chose to look at the issue of speed and increase of housing provisions by contributing to the discussion around the planning process.

Our proposal is OpenPlan Interface, a London-wide platform to communicate 3D information with the council in order to enhance the communication between local authorities, architects and developers to coordinate and illustrate the debate and data concerning new proposals. This new structure based on 3D information would be a complementary interface to the current planning system.

# Construction

## Modular housing

### 21C LIVING CONCEPT

*Category:* Construction

*Subcategory:*  Modular housing

*Name of idea:*  21C LIVING CONCEPT

*Name of submitter:* MM MODULAR SOLUTIONS

*Summary:*

Suitable housing near employment is becoming an increasing problem facing London. The population growth far outstrips the supply, pushing employees to live further from their work. Our research study looking into affordable homes for the developing world identified the synergy of BMM with these issues facing London, and provides a practical and cost-effective solution.

BMM’s simplicity of assembly without the need for large-scale machinery minimises timescales, costs and logistics associated with normal construction methods, and additionally reduces the environmental impact of the end-to-end building process.

This efficiency creates a sustainable, versatile and cost-effective new modular building solution for London.

### Livinhome

*Category:* Construction

*Subcategory:*  Modular housing

*Name of idea:*  Livinhome

*Name of submitter:* Geraghty Taylor Architects

*Summary:*

Livinhome is a flexible housing model which allows properties to be adapted to suit the changing needs of occupants. Houses can be divided into smaller family homes or individual apartments with a minimum of disruptive building work. This flexibility is achieved by careful design of the stairs to allow the building to be split whilst retaining independent circulation between units. The property can be divided into a three-storey family home, a ground-floor flat with a duplex above or a series of individual apartments. Layout flexibility is achieved by having no internal load bearing walls and designing services to specific zones.

### Modular Mobile Housing

*Category:* Construction

*Subcategory:*  Modular housing

*Name of idea:*  Modular Mobile Housing

*Name of submitter:* USE Architects

*Summary:*

Mobile Modular Housing is a flexible turnkey system of self - contained volumetric premade housing units, specifically aimed at resolving the chronic shortage of fast, affordable, sustainable start up homes for the youth and key market sectors. Applicable from a basic 4 unit to infinity program MMH encourages the influx of ethnicities and the melting pot of social class that has made us a world beating city.

### Monad - Parametric Housing

*Category:* Construction

*Subcategory:*  Modular housing

*Name of idea:*  Monad - Parametric Housing

*Name of submitter:* LWPAC - Lang Wilson Practice in Architecture Culture Inc

*Summary:*

Monad - Parametric Housinga generative model for the sustainable metropolis of the future combining quality, scalability and speed with adaptability, community, livability and ecology, through parameter driven design integration and offsite prefabrication using unique multi-storey mass timber and spatial systems technology replacing unpredictability, risk and uniformity with performance, affordability, variability and delight.

Since its initiation in 2006 the ambition for Monad is to develop an adaptable platform for urban hous-ing and present a qualitative paradigm shift for dense urban living and urban infill development. A first full scale prototype has been built in Vancouver, British Columbia, Canada in 2012 with various new project iterations at various scales actively in process.

### NuVENTURE HOMES

*Category:* Construction

*Subcategory:*  Modular housing

*Name of idea:*  NuVENTURE HOMES

*Name of submitter:* Nuhaus Systems Ltd

*Summary:*

London needs more homes quickly and economically. Many of London's homes are beyond their design life and need investment, or replacement.

NuVenture Homes proposes to add further homes in existing neighbourhoods through a programme of infill development using volumetric construction. Homes are stitched into existing neighbourhoods, providing incremental change, alternative tenures and house types.

Through London Boroughs operating in a profit sharing partnership on a city-wide scale with NuVenture Homes as an investor/developer, savings in construction costs combine with shorter development periods, cheaper site development costs and lower life time costs from factory-built houses delivering the new homes London needs

### PAYD Housing for London

*Category:* Construction

*Subcategory:*  Modular housing

*Name of idea:*  PAYD Housing for London

*Name of submitter:* Mobile Studio Architects

*Summary:*

Mobile Studio's scheme entitled 'PAYD Houses' (Pay-As-You-Develop) is a future design concept for affordable London housing that offers modular flexibility in density, habitation and fiscal management. Acting as a conscious mediation between affordably renting and first-time buying, PAYD addresses the needs of both short and long term tenants, maximising the number of homes ordinary Londoners can afford. The provision of a new, adaptive housing stock allows for a critical clause to be extended as part of the government’s current Right-To-Buy initiative. As such, the proposed scheme is applicable to future PAYD housing stocks, owned by Councils or Housing Associations.

### Rational House

*Category:* Construction

*Subcategory:*  Modular housing

*Name of idea:*  Rational House

*Name of submitter:* AECOM

*Summary:*

This entry focusses on Construction & Procurement, Design & Product. Our initiative, Rational House©, addresses all three critical issues: speed, scale, quality. We undertook a study of world urban housing to identify enduring quality, published by RIBAP. We built a prototype in Hammersmith to illustrate our conclusions, employing off-site manufacture. With AECOM, we developed a repeatable component set capable of creating buildings of different scales, responding to different contexts, in quantity. We have recently been commissioned to deliver a 200-dwelling housing programme for a London local authority, using integrated professional services and construction: Rational House© delivered by One AECOM.

### Solidspace Connect

*Category:* Construction

*Subcategory:*  Modular housing

*Name of idea:*  Solidspace Connect

*Name of submitter:* Solidspace

*Summary:*

A building system capable of producing apartments that are variable in size, contain double volumes and whose assembly can be endlessly repeated with a kit of parts. Homes that identify themselves in their elevations, are constructed with inventive concrete pouring and shuttering, can meet the demand and remain affordable to the needy 80% of Londoners and not just the greedy 20%. This new typology invites different forms of tenure, allowing investment by institutions and landowners alike. An architecture and place-making that reflects the site conditions and encourages distinctive facades whilst sticking to the productivity principles of manufacturing using prefabrication.

### The Helix

*Category:* Construction

*Subcategory:*  Modular housing

*Name of idea:*  The Helix

*Name of submitter:* SimpsonHaugh and Partners LLP

*Summary:*

The ‘Helix’ is a new building typology that aims to fill a gap that has opened up at the bottom of the housing ladder. Rising house prices have pushed the first step beyond the affordability of the average young London worker. This new rung on the ladder will provide a step between student or rented accommodation and the traditional first home.

The ‘‘Helix’ is a community of 1 bed starter apartments formed from a repetitive series of pre-fabricated, modular units arranged in a helical spiral accessed by a ramped walkway that in itself is seen as a crucial part of the community offering social interaction and well-being.

### THE INFINITE HOUSE

*Category:* Construction

*Subcategory:*  Modular housing

*Name of idea:*  THE INFINITE HOUSE

*Name of submitter:* Openstudio Architects

*Summary:*

The Infinite House is a family of modular housing for London, which has the flexibility to adapt to different scales, contexts and tenures.

A single fully designed modular unit, prefabricated from cross-laminated timber panels, can accommodate a microflat, or connect to form a one, two, three or four bedroom unit, on one or two levels. Units can be added to or subtracted from one another.

By varying unit configurations, materials and finishes, a single quick, efficient, and high-quality design and construction strategy can be applied across multiple sites and infinitely customised to local requirements, offering a new model for London.

### Tric-Trac players

*Category:* Construction

*Subcategory:*  Modular housing

*Name of idea:*  Tric-Trac players

*Name of submitter:* PROJECT2

*Summary:*

The key issues for us are:

• AFFORDABILITY OF HOUSING for people with different income levels, different age and social status;

• FLEXIBILITY OF RESIDENTIAL STRUCTURE its ability to adapt to any changes occurring throughout the life cycle; and

• REVISION OF THE REGULATORY AND LEGAL FRAMEWORK in consequence of the initiated discussions on these issues and introduction of amendments addressing the new reality as a result.

Therefore, the idea of our project - to create a structure for living, which would have the following characteristics:

• FLEXIBILITY OF THE STRUCTURE, the ability for transformation following both economic and social changes;

•ATTRACTINESS AND COMPETITI VENESS in the rental housing market;

• AFFORDABILI TY through the use of new buying and renting configurations; and

• MASS ELEMENTS prefabricated and ready for quick installation on site.

### Umbrellahaus

*Category:* Construction

*Subcategory:*  Modular housing

*Name of idea:*  Umbrellahaus

*Name of submitter:* Chapman Taylor

*Summary:*

Our proposal, Umbrellahaus, is a sustainable affordable offsite housing system that can be constructed at scale and speed to provide much needed housing for communities within London.

This method of delivery produces high quality, lightweight construction responsive to its context, which can be seamlessly integrated into the existing city fabric.

Aimed at the young and employed who face little prospect of acquiring a home in London, Umbrellahaus brings a new funding and delivery model which unlocks the Government’s land assets; encourages institutional investment; streamlines the planning system; encourages more players in the construction market and economically benefits the whole community.

## Small units

### A Housing Solution with Legs!

*Category:* Construction

*Subcategory:*  Small units

*Name of idea:*  A Housing Solution with Legs!

*Name of submitter:* Urban Space Management

*Summary:*

There is a seemingly inexhaustible queue of people who are in housing need. Meanwhile there is unutilized space throughout London. This is the air space above car parks, roads, railways and storage facilities owned by local authorities. Without impacting the existing use of these pieces of land we can build attractive, quality, affordable housing above them supported on pillars. We can produce it in a fraction of the time and for much less cost than would be typical using traditional techniques. We can produce it offsite at scale so there is minimal disruption at the point of installation and we can infill smaller sites while retaining cost leadership.

### Spacebox - Movable, stacked homes

*Category:* Construction

*Subcategory:*  Small units

*Name of idea:*  Spacebox - Movable, stacked homes

*Name of submitter:* Gainsgrove Ltd

*Summary:*

Movable, stacked homes (MSH), such as Spacebox in the Netherlands, can be erected on leasehold properties which would not be viable for permanent housing. Publicly owned land, sites affected by major infrastructure plans or awaiting site assembly can be used for housing in the short-medium term.

Erecting movable homes on leasehold land offers a quick, short term solution in marginal locations. Planning consent would be for a limited time, typically 5 or 10 years. Spacebox buildings comply with building regulations. They can be removed for erection at other locations. Land can revert to other uses after building removal.

### Y:CUBE

*Category:* Construction

*Subcategory:*  Small units

*Name of idea:*  Y CUBE

*Name of submitter:* Rogers Stirk Harbour

*Summary:*

Rogers Stirk Harbour + Partners are working with the YMCA London South West to develop an economical and innovative housing solution, providing self-contained and affordable starter accommodation for young people who have previously been living in hostels and other short stay housing schemes.

The Y:Cube units are 26m2 one-bed studios, for single occupancy, that arrive on site as self-contained units. Each unit is constructed in the factory with all the services already incorporated. Therefore, water, heating and electricity can be easily connected to existing facilities or other Y:Cubes already on site.

## Timber

### Finch Buildings

*Category:* Construction

*Subcategory:*  Timber

*Name of idea:*  Finch Buildings

*Name of submitter:* Finch Buildings B.V. – the Netherlands

*Summary:*

Finch Buildings makes healthy, sustainable real estate that is as flexible as Lego. We develop and build wooden modular buildings, which can be adapted to surroundings and circumstances. From student housing to hotels and from care to holiday homes, the modular system enables us to construct different kinds of buildings all based on one particular circular and prefabricated module. The three main unique selling points are: extreme sustainability, un-compromised health for it's users and endless flexibility.

### Grow London!

*Category:* Construction

*Subcategory:*  Timber

*Name of idea:*  Grow London!

*Name of submitter:* Waugh Thistleton Architects

*Summary:*

The future of mankind lies in the city; burgeoning populations inevitably require largely urban habitats. The housing crisis necessitates a major overhaul of the provision of London’s housing, but we must ensure that the solution we provide now creates a future building stock that is healthy and habitable. Our prevalent dependence on concrete construction is set to undermine national efforts to combat climate change.

We propose that engineered timber is placed at the forefront of construction addressing our current and future needs. Our system provides a scalable housing solution for varied sites, including those for which conventional development is not feasible. The housing demand must be seen as an opportunity to develop a new sustainable prototype to improve the quality of urban living.

### Wood Blocks

*Category:* Construction

*Subcategory:*  Timber

*Name of idea:*  Wood Blocks

*Name of submitter:* dRMM Architects

*Summary:*

Just as shell and core is now common practice in office buildings, here it is proposed for residential. It “scales up” the growing appetite for self-build as a more affordable typology and as way of creating the home you really want. Shell and core resi provides “ready to camp in” housing: a structural, weatherproof, thermally and acoustically insulated shell which you can then partition and fit-out however you want.

Excluding internal fit-outs could reduce the cost (to the developer/house-builder) of building new homes by 40% and the duration of construction by 25% - delivering faster, cheaper housing.

# Delivery and user groups

## Co-housing

### Disco

*Category:* Delivery and user groups

*Subcategory:*  Co-housing

*Name of idea:*  Disco

*Name of submitter:* Ben Adams Architects

*Summary:*

Disco provides cohabiting spaces which create new ways of living within the centre of London. disco delivers enticing affordable homes for young and retired persons at disparate ends of the property ladder. Efficiency is achieved by disassembling space standards into public/ private, challenging ideas of ownership and how we occupy the city around us. disco is a housing fund that proposes the purchase of shares to reside in the complex. Affordability is achieved though decoupling land value from construction cost and encouraging councils to tackle land with unrealised development potential.

## Community building

### Building Blocks

*Category:* Delivery and user groups

*Subcategory:*  Community building

*Name of idea:*  Building Blocks

*Name of submitter:* White and Jarvis, Catherine White Interiors

*Summary:*

London Housing Targets see large blocks of homes being planned systematically, not growing organically. This can result in a lack of sense of community, which people so often crave. Our scheme breaks down new developments into blocks, bringing neighbours together to create Resident Housing Groups (RHG).

These RHGs will allow residents to take ownership of the procurement of services and the creation of communal spaces, creating a sense of pride in their homes and neighbourhoods. We hope that in doing so, we can plant the seeds of thriving communities, resulting in developments that will last.

### Community Chest

*Category:* Delivery and user groups

*Subcategory:*  Community building

*Name of idea:*  Community Chest

*Name of submitter:* Levitt Bernstein

*Summary:*

A system that brings together members of the public interested in developing their own housing and provides support and tools to achieve their aims. It works on the notion that everyone has something to offer and that this offer can be harnessed via the use of familiar technologies and processes, in new and accessible ways.

App technology and internet based information support a financial and legal entity that can use collective funds and recognised status to: leverage sufficient finance for development; access land, labour and expertise; and to facilitate connections between people to achieve their house-building aims.

### Community Led Intensification

*Category:* Delivery and user groups

*Subcategory:*  Community building

*Name of idea:*  Community Led Intensification

*Name of submitter:* Feilden Clegg Bradley Studios

*Summary:*

Community led development could deliver homes for London while strengthening communities and creating a positive impact on the area. Our proposal is to enlist everyone to identify development opportunities in London via an app and website. The proposed sites would then be evaluated against data such as crime, housing need, density allowing ‘micro-development zones’ to be established. Led by the community the micro-development zones would have special planning policies and support of architects and other professionals to bring forward homes. Community led development could then be delivered by individuals, building cooperatives, or housing associations to ultimately deliver qualityhomes for London.

### CONSENT AND IMPLEMENT

*Category:* Delivery and user groups

*Subcategory:*  Community building

*Name of idea:*  CONSENT AND IMPLEMENT

*Name of submitter:* CRISPIN KELLY

*Summary:*

Harness the entrepreneurial and visionary zeal of everyone interested in London’s future. Let anyone apply for planning permission to develop public owned land which is currently undeveloped. If consent is granted, give the applicant the right to build the consented scheme. Half of what is built must be given to the land owner on completion.

### Fluid Housing

*Category:* Delivery and user groups

*Subcategory:*  Community building

*Name of idea:*  Fluid Housing

*Name of submitter:* AKT II

*Summary:*

What is common to all housing built in London since the industrial revolution, leading to multiple housing crises since that period?

The answer is that the housing stock is inherently static, permanent and inflexible; unable to cope with the rise and fall of London’s “boom and bust” people flow. The fluid housing concept is a response to this issue. It identifies that it is the land itself that is the problem. By separating the components of land and building structure and dealing with both as separate entities a new philosophy for housing in London can be developed.

### OBJECTIVES IN COMMONS

*Category:* Delivery and user groups

*Subcategory:*  Community building

*Name of idea:*  OBJECTIVES IN COMMONS

*Name of submitter:* CULLINAN STUDIO

*Summary:*

What if we stopped wishing we were land speculators and thought more about the home?

Let's surrender the notion of owner occupation of land, mutualise SME pension funds and their employees to create a model for sustainable housing and to secure these businesses’ survival.

Let’s breed a new culture in London that pursues quality over quantity and the customised over the generic. In uniting values rather than pursuing value, we might find a hybrid of traditional common land where the long term hand of land stewardship meets a diverse and aspirational collective to build upon it.

## Custom building

### Custom Build

*Category:* Delivery and user groups

*Subcategory:*  Custom Building

*Name of idea:*  Custom Build

*Name of submitter:* igloo HomeMadeTM Homes

*Summary:*

Custom Build – creating the homes Londoners want

Most of us dream of designing our own home. In the UK 14% of us want to in the next 12 months. That’s nearly 1 million Londoners. But only a small number achieve the dream because self-build is difficult, as the Grand Designs TV show demonstrates every week.

The answer is Custom Build. We get to do the fun bit – design. Custom Build is normal throughout the developed world and new-build rates are much higher than in the UK. Faster building of new homes is what London needs. Custom Build is a vital part of the answer.

### Custom Build > Custom Development

*Category:* Delivery and user groups

*Subcategory:*  Custom Building

*Name of idea:*  Custom Build > Custom Development

*Name of submitter:* Edgley Design Limited

*Summary:*

Today London’s new build homes are unaffordable and often unsuitable for the average Purchaser.

An answer is self-building, which enables to build something more suitable and affordable.

However as a self-builder in London it is often very difficult to find a suitable land at a reasonable cost and to secure finance for purchasing land and the construction phase.

We propose to set up a not-for-profit Organisation to enable Purchasers to develop their own housing on smaller unlocked sites that are less suited to speculative developers and further providing them involvement in the design of their home.

### Making more with less

*Category:* Delivery and user groups

*Subcategory:*  Custom Building

*Name of idea:*  Making more with less

*Name of submitter:* Pitman Tozer, LB Enfield and Naked House

*Summary:*

Naked House is a new generation not-for-profit housing provider that unlocks the vast array of small under-used council-owned sites throughout London to build genuinely affordable homes for those on intermediate incomes.

We draw strength through partnership: Enfield Council provide the land and award winning architects Pitman Tozer provide the design – a stripped back shell that saves on build costs and lets people customise their homes.

By streamlining the process for both Councils and purchasers we can build a new type of flexible housing at the speed and scale necessary to help a generation being priced out of London.

## Entry level

### The Tree House - The Nano Rise

*Category:* Delivery and user groups

*Subcategory:*  Entry level

*Name of idea:*  The Tree House - The Nano Rise

*Name of submitter:* HutLab Design

*Summary:*

The Circular Economy is coming to the UK sooner than later, lets take the plunge and not wait to be pushed.

Lets deliver high quality homes and rental spaces quickly and efficiently that can be re-purposed in the future. By using offsite manufacturing and new materials and techniques not seen in the UK, we can.

Lets make paired-down stylish London dwellings that respond thoughtfully to a fast changing social and economic dynamic that is London today and the future.

Lets make more nuanced planning law and funding available that will respond to the changing needs and desires of Londoners today and tomorrow.

## PRS

### Build to Rent - Making it work

*Category:* Delivery and user groups

*Subcategory:*  PRS

*Name of idea:*  Build to Rent - Making it work

*Name of submitter:* Savills

*Summary:*

Savills analysis of London’s housing supply pipeline indicates a lack of affordably priced homes relative to demand. Planned housing development is in a range of prices that is misaligned with the distribution of incomes of existing households in London1.

There is the potential for the purpose-built private rented sector market to address London’s ‘mid-market’ housing need and broaden the range and number of homes being delivered in London.

The challenge therefore is to encourage purpose-built private rented development in addition to current supply. Our idea explores how we can make Build-to-Rent product more desirable, viable and deliverable.

### Capital Project

*Category:* Delivery and user groups

*Subcategory:*  PRS

*Name of idea:*  Capital Project

*Name of submitter:* The Hylozoist Union

*Summary:*

We need the benefits of living communally, but with beautiful private spaces. We need the freedom of renting, but not to be crippled by high rent that curtail our futures. We need a model that provides access to the private rental sector for investors, without inflating the market.

The Capital Project is a series of beautiful, adaptable buildings built all over the world – that gives investors access to the private rental sector while not tying up highly valuable land. A new business model of shared accommodation that will change the world. A London where we can all live well

Changing the Game – How Reforming the Private Rental Sector can help London Remain a Competitive Global City and Provide Sustainable Housing Choices. *Category:* Delivery and user groups

*Subcategory:*  PRS

*Name of idea:*  Changing the Game – How Reforming the Private Rental Sector can help London Remain a Competitive Global City and Provide Sustainable Housing Choices.

*Name of submitter:* Aude Lucien & Kate Walters

*Summary:*

This proposal critically addresses the culture of homeownership that has such a negative impact on the housing market and the economy of London as a global city. We consider that London, more than anywhere else in the UK, has the potential to drive such a transformational change by positioning private rental as a competitive choice for Londoners, and a more sustainable form of supply for the wider sector. This proposal looks at potential measures that could further build the sector, increasing supply and ensuring better quality homes, and ultimately re-balance a culture skewed towards home ownership.

### Collective

*Category:* Delivery and user groups

*Subcategory:*  PRS

*Name of idea:*  Collective

*Name of submitter:* Camden Town Unlimited & Sheppard Robson Architects

*Summary:*

This proposal will improve the speed, scale and quality of housing supply by accessing alternative finance methods and empowering new types of organisations to deliver housing and employment space.

‘Collective’ will target existing sites, including those owned by local authorities and develop a mixed use building.

The development will be paid for using social finance to build homes exclusively for the private rented sector onthe upper floors. The rental income from the PRS homes will be used to pay back the social finance and to subsidise co-working and retail spaces on the lower floors.

### Connect

*Category:* Delivery and user groups

*Subcategory:*  PRS

*Name of idea:*  Connect

*Name of submitter:* Lipton Plant Architects

*Summary:*

With the growing spectre of a London housing crisis looming, we are rethinking shared living and considering how best to improve residential density, without meaningful loss of privacy or quality, through connected design.

More than offering opportunity to close the gap for Generation Rent to ‘get on the ladder’ we are alsolooking to improve forms of rental accommodation.

As well as practical space and cost benefits, sharing can be fun and living collectively can mean feeling connected emotionally and financially.

Design and residents come together.

### Let's Unblock the Market - A New Rental Model for London

*Category:* Delivery and user groups

*Subcategory:*  PRS

*Name of idea:*  Let's Unblock the Market - A New Rental Model for London

*Name of submitter:* Assael

*Summary:*

The face of the London housing market is evolving. The high cost of homeownership is forcing many Londoners into an already poorly supplied rental sector. The solution to this dichotomy is already inexistence, but not nearly utilized enough. The Build-to-Rent sector has been growing for a decade, but is hampered by investors’ and contractors’ misgivings. If combined with the volumetric construction method, this established sector could expand. With efficient construction the provision of quality homes built at a fast scale and in large numbers, whilst still providing a good return on investment funds, can be achieved in our Capital.

### Room to Grow

*Category:* Delivery and user groups

*Subcategory:*  PRS

*Name of idea:*  Room to Grow

*Name of submitter:* HLM Architects

*Summary:*

Room To Grow suggests an alternative to the established culture of home ownership where flexible homes that adapt to changing needs through life create multi generation inclusive communities.

The proposal offers flexibility for all user groups, creating housing choice for the elderly which is considered vital in providing greater variety of lifestyle choice. Creating an integrated community for all users, the support fostered through this community would help the elderly, reducing care needs forthe NHS and Social services while maintaining their independence.

## Self build

### LONDON FABRICation

*Category:* Delivery and user groups

*Subcategory:*  Self build

*Name of idea:*  LONDON FABRICation

*Name of submitter:* Smart Urbanism: Urban Research and Development Collaborative

*Summary:*

A Massive Small Proposition: Housing is not a problem to be solved. It is a potential to be realised.

The roots of the housing crisis lie buried deep in the system. It is not broken. It was built this way. This is about system change - an antidote to ‘bigness’. It is not about the ‘next best thing’ doomed to failure: a design solution, technical fix, new delivery model or another study, reshuffle or policy band-aid. It is about getting the underlying conditions right to release the potential of housing.

LONDON FABRICation provides 10 steps for the London Mayor to scale this potential and operationalise it. It is risk free. Just start and an enabling system will be in place before you know it.

### Own Build

*Category:* Delivery and user groups

*Subcategory:*  Self build

*Name of idea:*  Own Build

*Name of submitter:* Yolande Barnes, Savills

*Summary:*

This paper outlines how assisted self-procurement by households, coupled with new ways of delivering land to them, - a new ‘build to own’ model - could complement the existing activities of speculative house builders and housing associations in the capital and provide an alternative to private renting.

It could help to unlock larger sites for development by providing another route to market for land owners, public and private, resulting in a higher build rate than can currently be achieved by the usual players (speculative house builders, social housing and rental investors) alone.

Importantly, ‘Own build’ is about introducing a new finance and ownership model into the market rather than presenting design solutions or promoting ‘grand designs’ by self builders. It seeks to mend some of the market imperfections which impact particularly on young and middle income households in London while also providing an alternative means of land disposal for landowners – primarily, for the purposes of this competition, public land holders.

## Young:old

### Co-Lateral Living

*Category:* Delivery and user groups

*Subcategory:*  Young:old

*Name of idea:*  Co-Lateral Housing

*Name of submitter:* Tibbalds Planning and Urban Design and Henley Halebrown Rorrison Architects

*Summary:*

Co-Lateral living is a new housing typology and financial model, designed to respond to the needs of two demographics whose needs are not currently being met: Generation Rent, who are priced out of the market, and the Baby Boomers who have benefitted greatly from a rising property market and want to release capital from their homes for retirement.

In this model Baby Boomers and Generation Renters come together to live in Co-Lateral Living developments, combining private apartments and rich communal spaces. Operated by a Trust, the housing is funded by the Baby Boomers’ investment and transferred down to younger generations over time.

### RedefinedLiving

*Category:* Delivery and user groups

*Subcategory:*  Young:old

*Name of idea:*  RedefinedLiving

*Name of submitter:* Ryder Architecture

*Summary:*

Our concept is to match larger homes with families needing more space. Homes are made available by home owners aged 50+ leasing their homes in exchange for moving into a RedefinedLiving cross generational apartment.

RedefinedLiving is simple. By attracting home owners aged 50+ into spacious, high amenity, cross generational community living schemes, we can release a significant proportion of three plus bedroom households across London to those that might benefit more from larger homes.

RedefinedLiving is unique. Home owners are able to retain their asset, which is managed and let by a centralised public housing trust – the RedefinedLiving Fund. Houses will always remain owned by the home owner.

The RedefinedLiving conceptestimates that 2.25 million1 bedrooms could be released or created for Londoners.

### Reinstating Community Living

*Category:* Delivery and user groups

*Subcategory:*  Young:old

*Name of idea:*  Reinstating Community Living

*Name of submitter:* David Morley Architects

*Summary:*

David Morley Architects’ propose to urbanise pockets of suburbia in an effort to rebalance the diversity of dwellings by providing a template solution which can be applied to most areas within Greater London. Our aim is to enhance existing communities by increasing the mix of people, ensuring that people of all ages, abilities, needs, creeds, incomes and social classes are catered for.

By rethinking how London’s existing housing stock is utilised in conjunction with provision of new low cost housing solutions, our proposal sets out to curtail population migration to the outer suburbs and reintroduce ‘lifetime’ community living neighbourhoods.

### Shareditch

*Category:* Delivery and user groups

*Subcategory:*  Young:old

*Name of idea:*  Shareditch

*Name of submitter:* Stephanie Adebayo & Lavanya Kumaran

*Summary:*

Shareditch is the next iteration in the development of the nuclear family, an experiment into a new kind of living in which young people can re awaken the generational benefits of having family and companionship with the elderly for a reduced rent.

Shareditch encourages and promotes friendships that can bridge that gap between the retired and those about to start their journey through life.

An elderly person can return their larger 3/4-bedroom house to the council to be re allocated to a young family on a council house waiting list and in turn receive a 4-bedroom apartment with younger residents.

### TONY: Together Old’N’Young

*Category:* Delivery and user groups

*Subcategory:*  Young:old

*Name of idea:*  TONY

*Name of submitter:* BR+W

*Summary:*

The proposal tackles the Housing Supply crisis by addressing the under occupation of family homes and the potential for densification of town centre sites. It does so by creating intergenerational tall buildings close to shops, transport and other amenities. They will contain high-quality rented homes for older people who wish to down size and for young people who struggle to find affordable housing. Rents for the young are part subsidised by the older tenants who pay market rate. Spaces for community enterprise are provided at lower levels while a large podium, terrace gardens and balconies provide amenity at upper levels.