



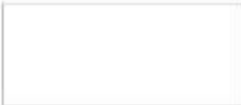
Anglia Ruskin
University

Cambridge Chelmsford Peterborough

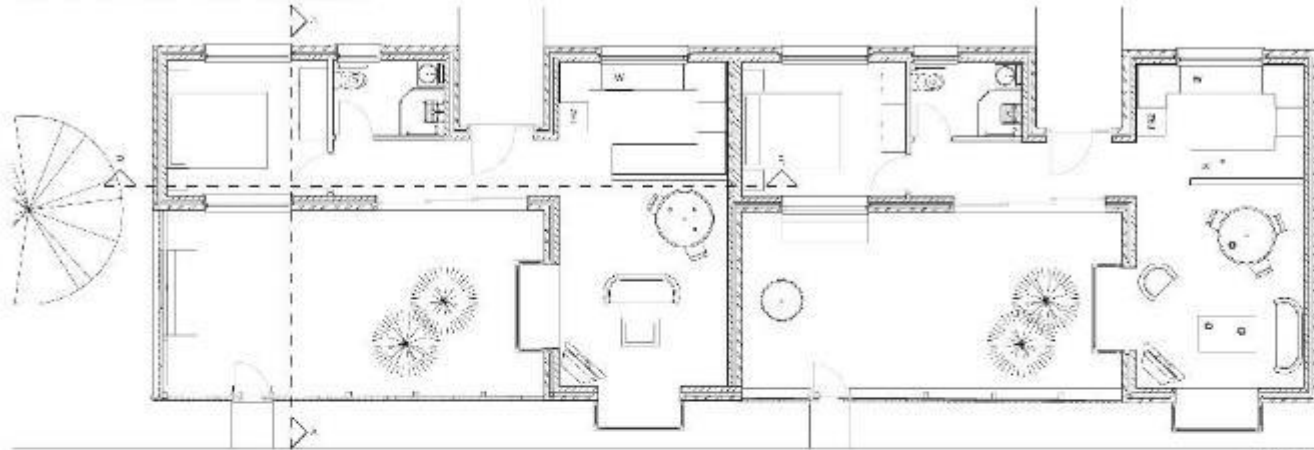
LEAP
*Legacy East
Almshouse Partnership*

Architectural Design Studies 2

The Almshouse Reimagined



Plans, Sections and Elevations



Floor Plan
Scale 1:100

Section A-A
Scale 1:100

Section B-B
Scale 1:100



North Elevation

Scale 1:100



East Elevation

Scale 1:100



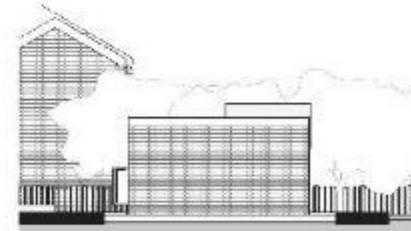
Site Section

Scale 1:100



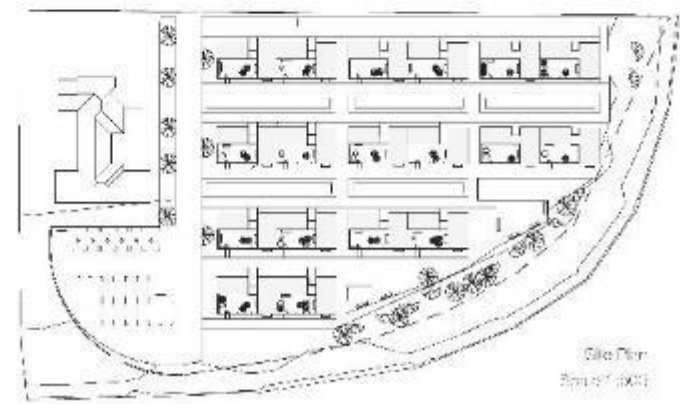
South Elevation

Scale 1:100



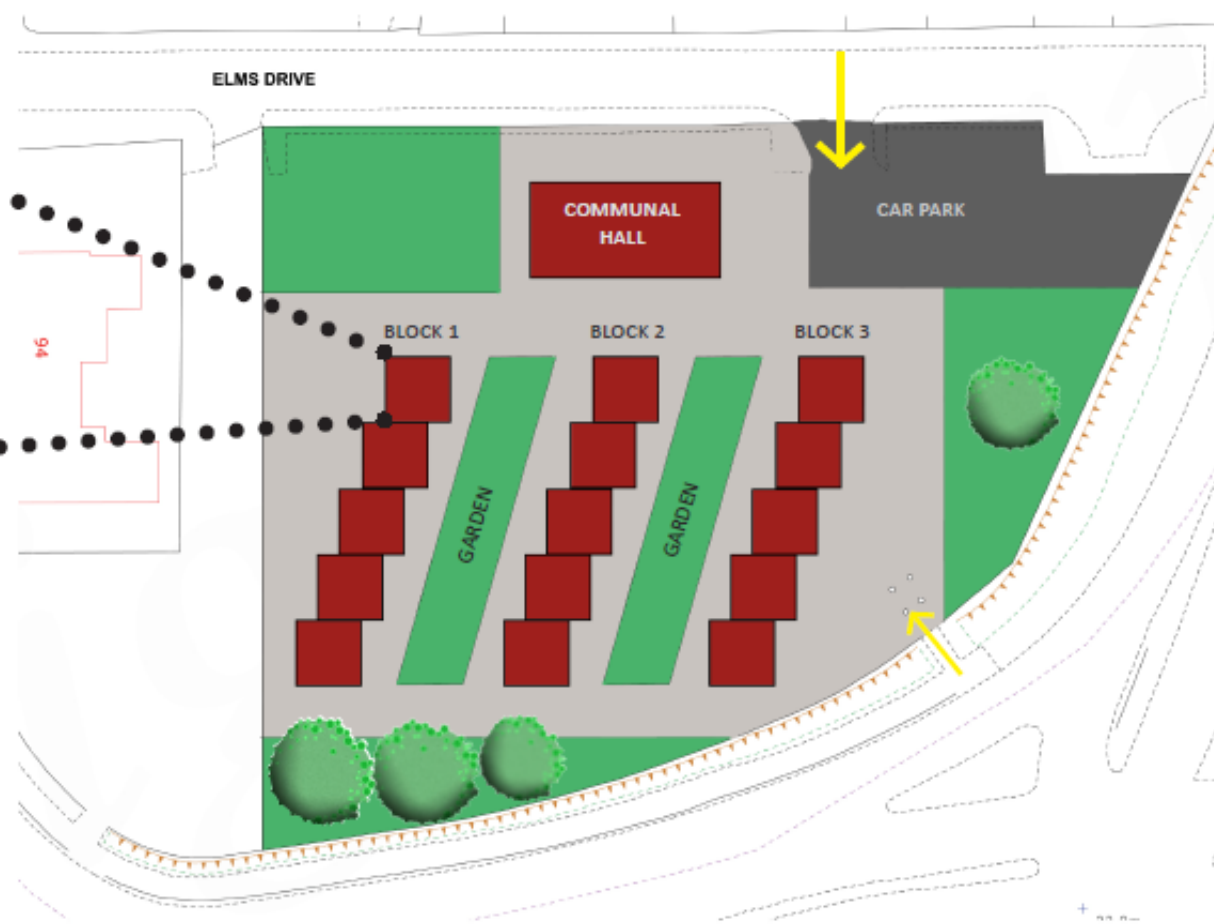
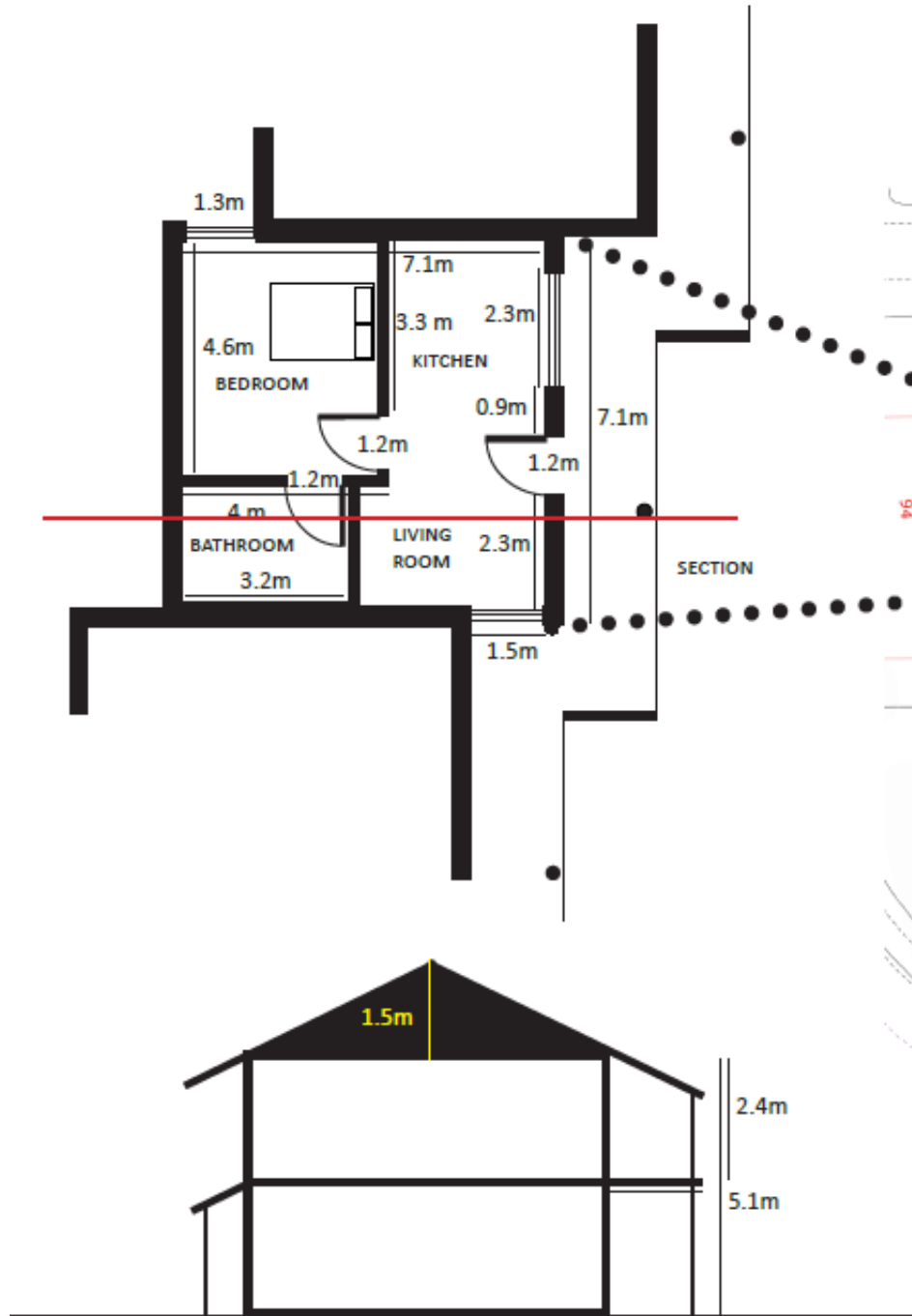
West Elevation

Scale 1:100



Site Plan
Scale 1:100





Each block has 10 units. 5 on the ground floor and 5 on the first floor. Overall there are 30 units on the site and each one is 50.4m². There is also a communal hall (200m²). They will be made from red brick and blocks. Each of the blocks requires 2 lifts and 2 sets of stairs.

rachel.hopkins@student.anglia.ac.uk

Almshouses

– A Housing Solution for Vulnerable Adults and Older People

Peter Hill,

Chairman, Legacy East Almshouse Partnership

Working with Alison Pooley and the architectural students of Anglia Ruskin University



Why are Almshouses Relevant Today?

- They are homes for people in need
- People who are not necessarily 'poor' in money terms
- People who won't necessarily qualify for local housing
- Keep people in the local community
- Can be for people of any age
- Affordable rents (80% of Open Market)
- Homes in perpetuity

Some almshouses are rather grand



Others much less though



They can be quite modern, where residents form a mini-community

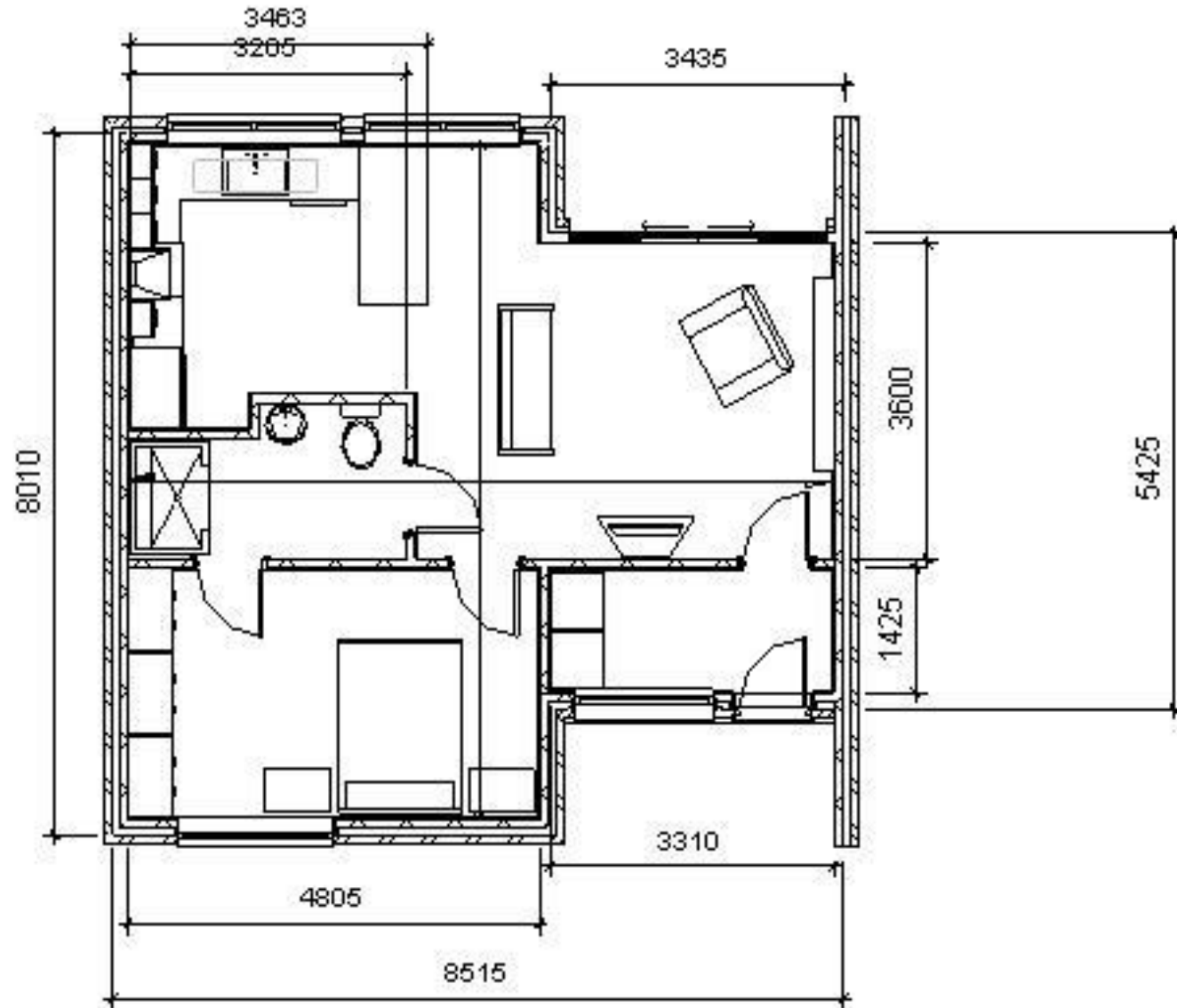


A New Generation of Modern Almshouses

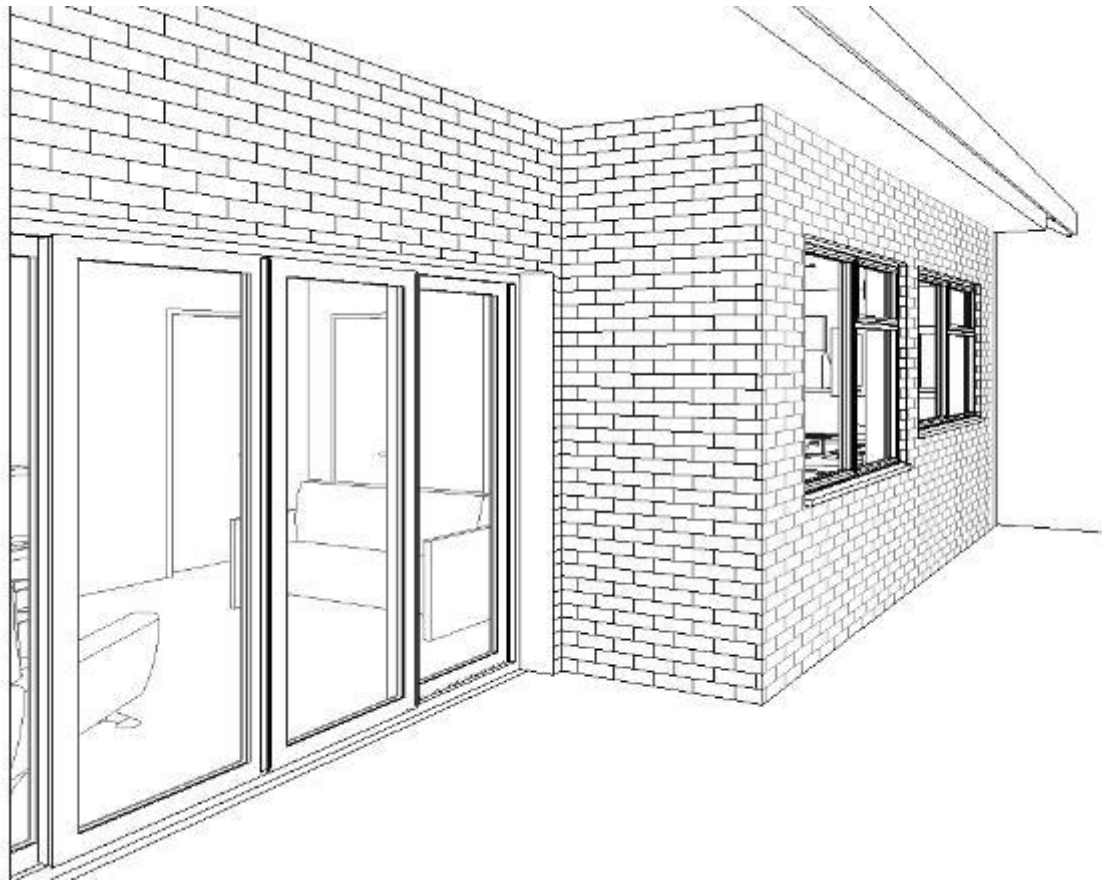
- Designed to promote Independent Living
- Where people can feel safe, secure, and part of the local community
- Safe storage for mobility scooter with charging point
- Spaces for cars of residents and visitors (inc health workers)
- Somewhere to look out on when sitting in a chair all day.



You don't need as much space when you get older. Other things become important

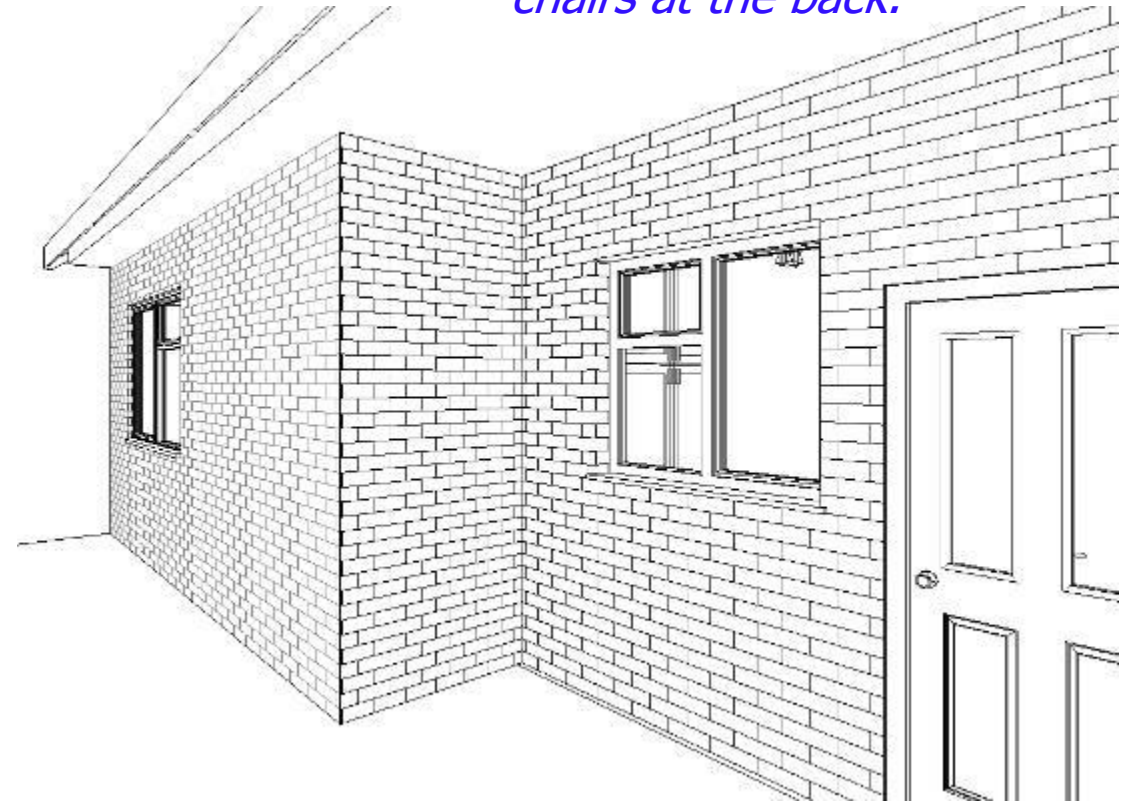


*Design & Drawing by
Jessica Pocock*



- *Simple design*
- *Should be cheap to build*

- *Light and airy*
- *Energy efficient*
- *Covered areas in the front for a mobility scooter, and a table / chairs at the back.*



Almshouses Re-imagined

**A project which involved LEAP trustees
working with the Architectural
Students of Anglia Ruskin University**

LEAP

*Legacy East
Almshouse Partnership*



**Anglia Ruskin
University**

Cambridge & Chelmsford

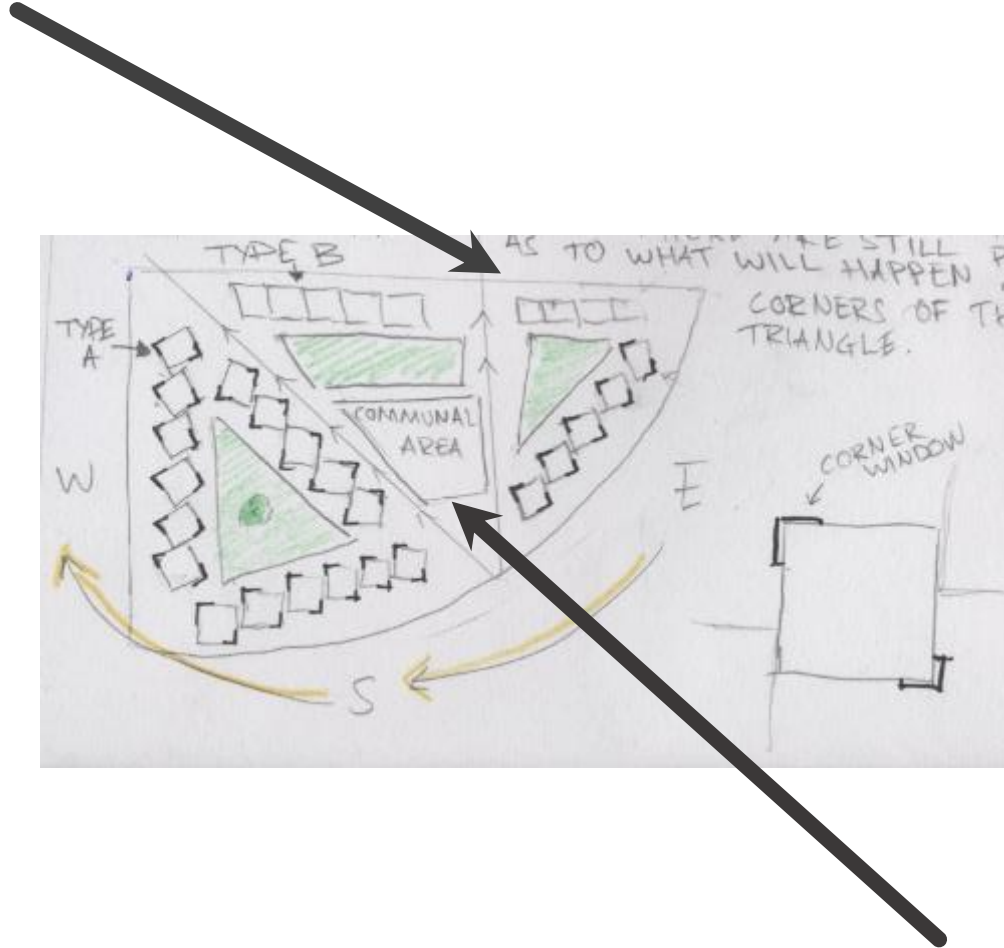
Example of Contemporary Design



John James Abrahams, 2015

Site

The layout of the units reflects the irregular shape of the site, Highlighting a pre-existing shortcut through the site



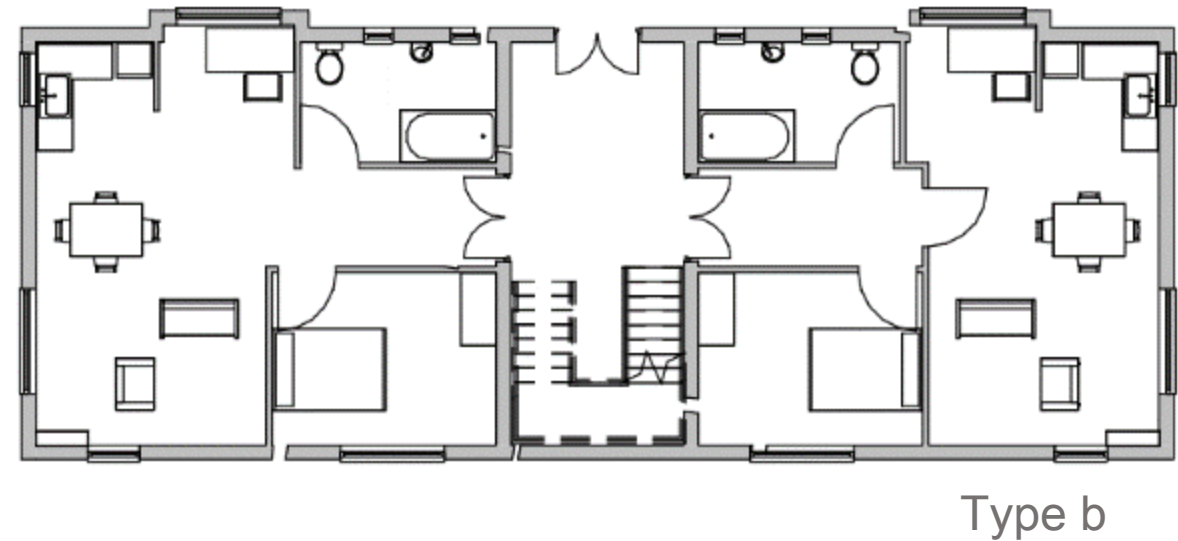
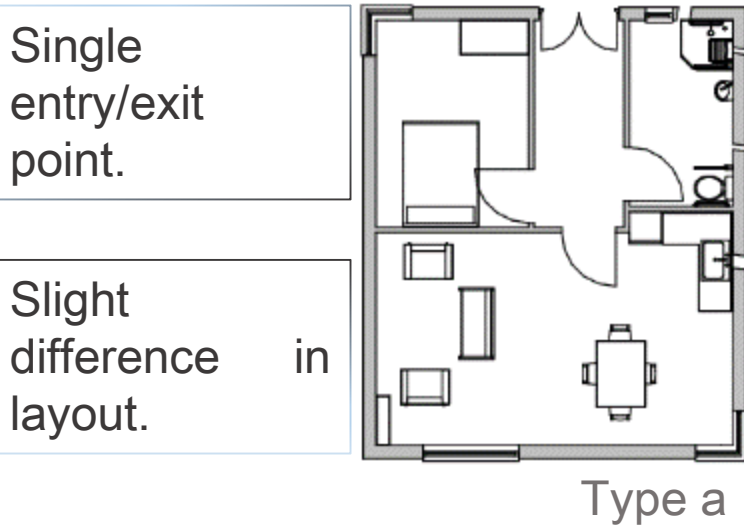
The central communal area is close too all residents on the property to ensure safety and optimum care.

Plan



Architects Journal, 2015

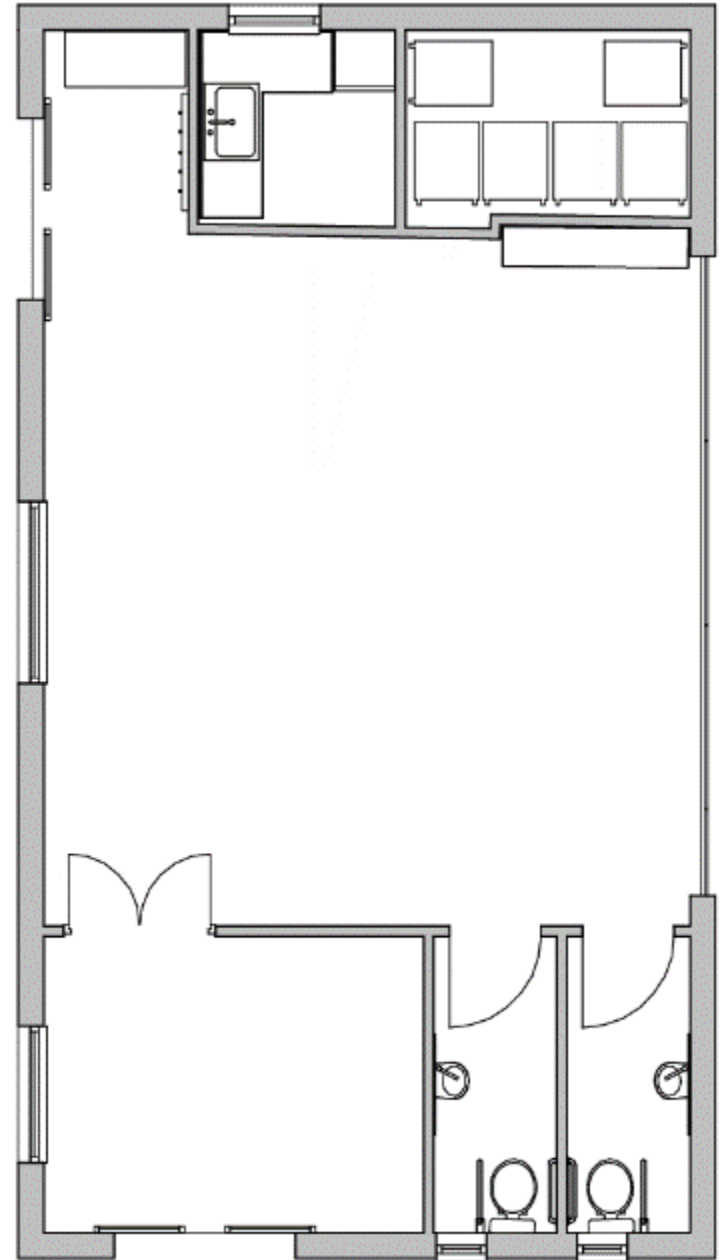
The precedent for this layout comes from the Pocket Homes competition. In order to make it more compact, the design has been reduced to three main areas.



Communal Areas

Simple layout;
including bathroom with suitable grab rails, reception, kitchenette, and bin storage facilities.

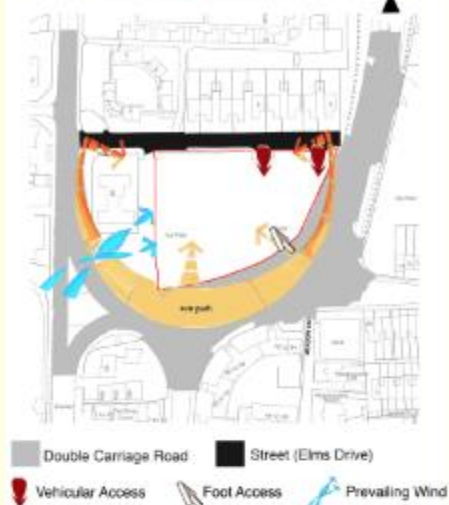
Large open space;
This space becomes suitable for functions such as Coffee Mornings, as well as general use for those who live in the properties.



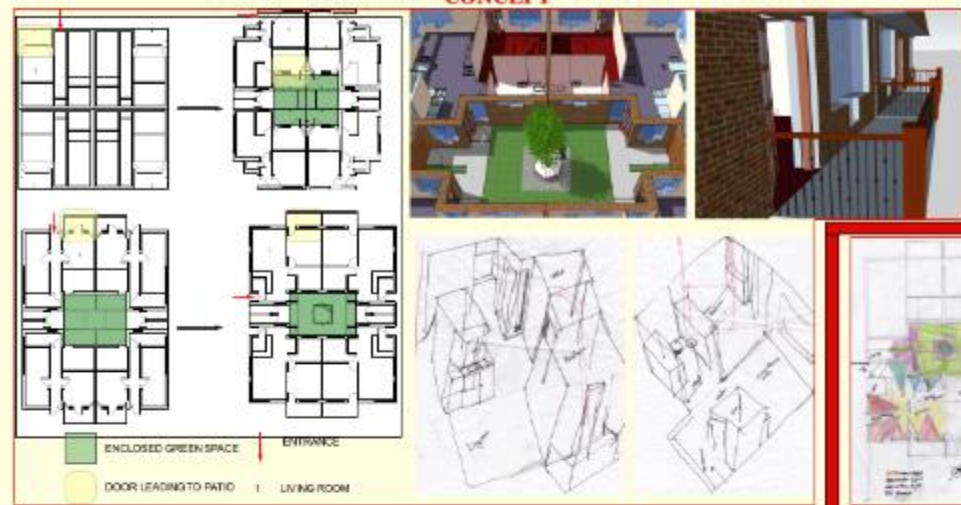
John James Abrahams, 2015

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SITE ANALYSIS



CONCEPT



DESIGN ANALYSIS



ALMS
HOUSE

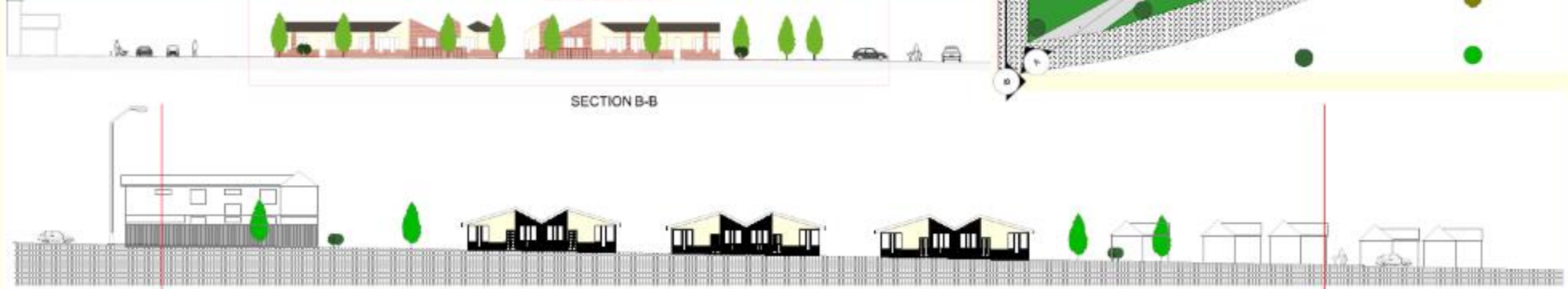
SITE IN CONTEXT



PROPOSED LANDSCAPE

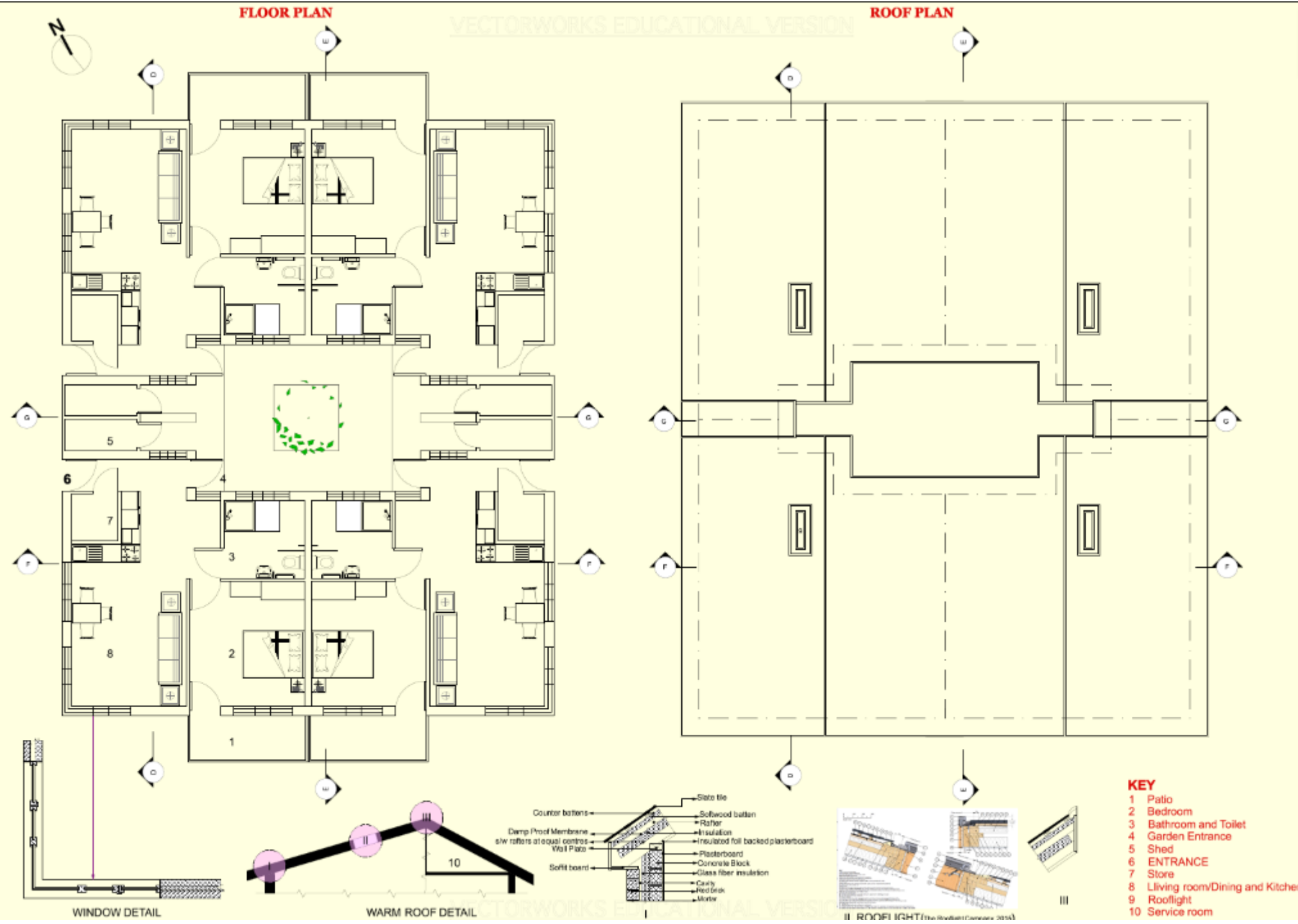


SITE SECTION

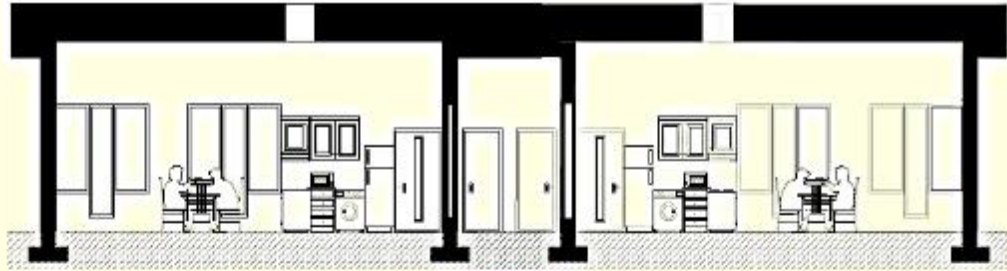




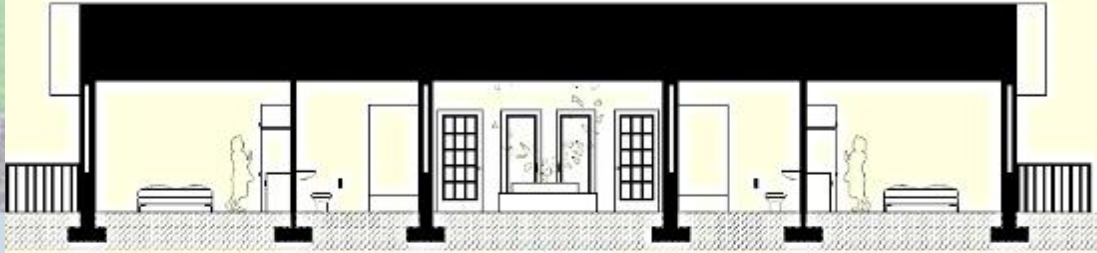
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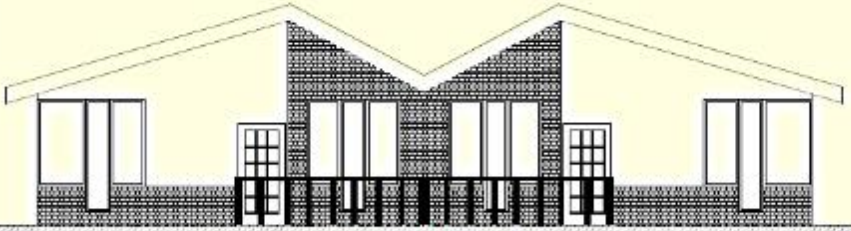
SECTION D-D



SECTION E-E



SECTION F-F



FRONT ELEVATION



REAR ELEVATION

ADDITIONAL VERSION



PHYSICAL MODEL



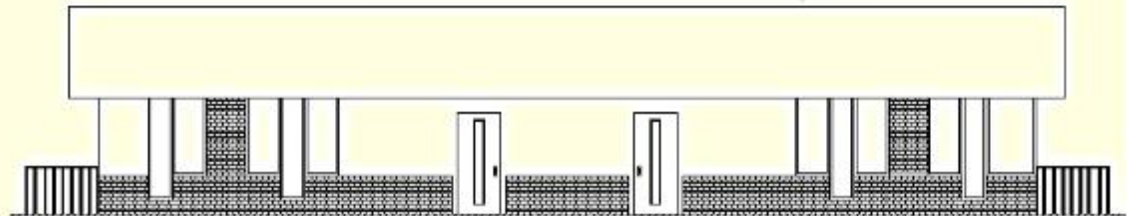
VIEW FROM THE ENTRANCE



VIEW FROM THE LIVING ROOM TOWARDS THE KITCHEN



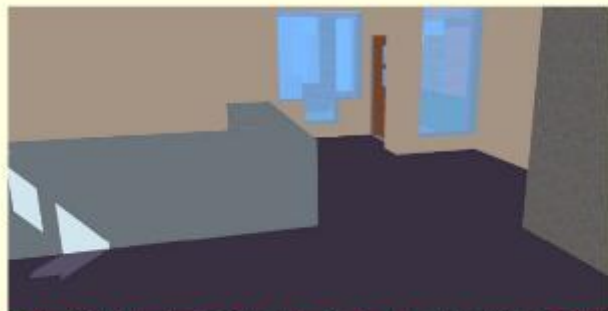
VIEW FROM THE LIVING ROOM OUTSIDE



SECTION G-G



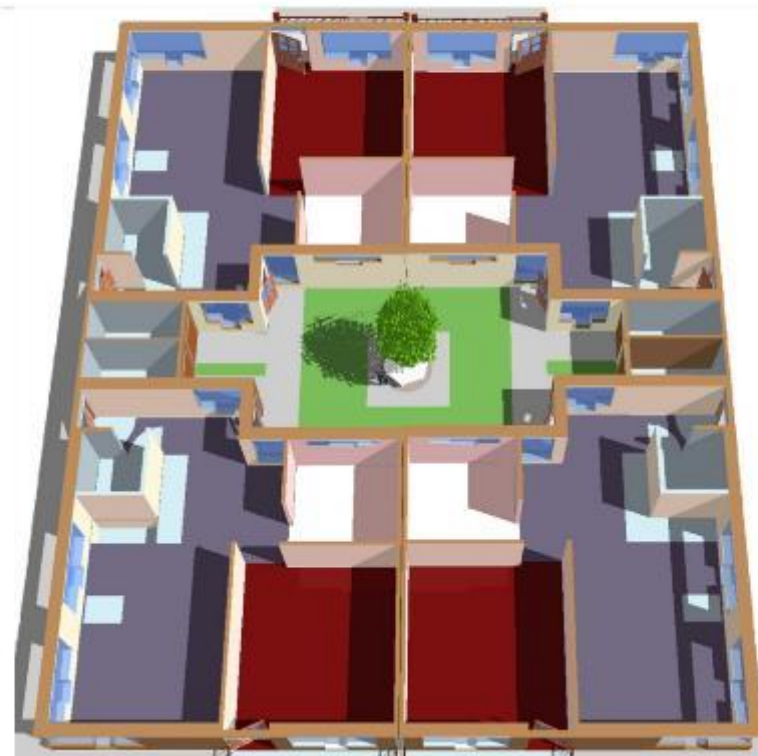
VIEW FROM THE
ENTRANCE



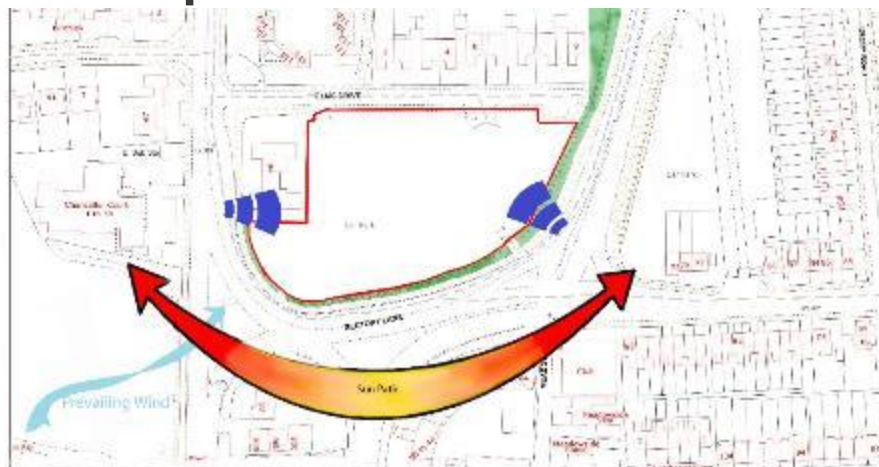
VIEW FROM THE LIVING ROOM
TOWARDS THE KITCHEN



VIEW FROM THE LIVING
ROOM OUTSIDE



Example of Traditional Design



CLIENTS BRIEF:

A KEY ASPECT IN THE DESIGN OF THE ALMSHOUSES IS TO ENSURE A SENSE OF COMMUNITY AMONGST THOSE THAT LIVE THERE. THIS SHOULD BE ACHIEVED THROUGH THE DESIGN OF A COMMUNAL COURT YARD, WITH SOFT LANDSCAPING, WITH THE PROPERTIES CENTERED AROUND IT. IT IS ALSO NECESSARY TO ENSURE ALL APARTMENTS ARE EASILY ACCESSIBLE AND ARE SUITABLE FOR THE ELDERLY, THROUGH LIMITING STAIRS INTO PROPERTIES, AND ENSURING IT IS ALL WHEELCHAIR FRIENDLY. CONSIDERATIONS SHOULD ALSO BE MADE TO ENSURING WINDOWS AND UNITS WITHIN PROPERTIES ARE AT LOWER HEIGHT THAT STANDARD TO BE MORE SUITABLE FOR THE USERS. ALL APARTMENTS SHOULD BE THE SAME TO ENSURE EASE IN THE BUILDING PROCESS AS A SIMPLE REPEATITIVE BLOCK SYSTEM. IT HAS ALSO BEEN STIPULATED BY THE CLIENT TO PRODUCE HOUSING AROUND 55M².

EXISTING SITE:



CURRENT SITE FOR PROPOSED ALMSHOUSES SOURCE: JESSICA PODOCK, 2015

THE CURRENT SITE FOR THE PROPOSED ALMSHOUSES IS BEING USED AS A CAR PARK FOR THE LOCAL AREA, AND IS FREQUENTED BY STUDENTS OF ANGLIA RUSKIN UNIVERSITY NEARBY. THE SITE IS CURRENTLY 0.56 HECTARES IN SIZE, AND SHOULD ACCOMMODATE AN APPROPRIATE NUMBER OF HOUSING UNITS TO PREVENT OVER POPULATING THE PLOT OF LAND, AND WILL NEED TO INCLUDE A COMMUNAL GARDEN AREA, SUCH AS A LANDSCAPED COURTYARD FOR THE RESIDENTS TO BE ABLE TO USE.



CURRENT SITE FOR THE PROPOSED ALMSHOUSES SOURCE: JESSICA PODOCK, 2015



WATTS ALMSHOUSES, ROCHESTER. SOURCE: CITY OF ROCHESTER, ND
 THE WATTS ALMSHOUSES WERE BUILT IN THE 1500'S AND ARE A TRADITIONAL EXAMPLE OF AN ALMSHOUSE. ALTHOUGH THERE IS DEBATE BETWEEN WHETHER OR NOT THE DESIGNED ALMSHOUSES FOR THE PROPOSED SITE SHOULD BE TRADITIONAL OR MODERN IN STYLE, ELEMENTS OF THE TRADITIONAL BUILD SHOULD BE CONTINUED. A PARTICULARLY IMPORTANT ELEMENT OF THE WATTS ALMSHOUSES ARE THE BAY WINDOWS, WHICH WOULD PROVIDE A SUITABLE INTERACTION BETWEEN THE CLIENT AND THE NATURAL ENVIRONMENT. ALSO A KEY ELEMENT TO BE CONSIDERED IS THE USE OF CHIMNEYS TO PROVIDE A MORE DOMESTIC ATMOSPHERE IN THE BUILDINGS, AS OPPOSED TO A CLINICAL ATMOSPHERE.



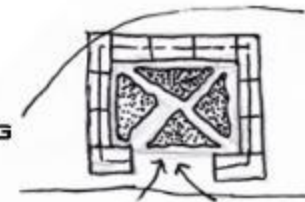
HARWOOD CLOSE ALMSHOUSES, SOURCE: ARCHDAILY, 2014

HARWOOD CLOSE ALMSHOUSES DESIGNED BY PROCTER AND MATTHEWS ARCHITECTS ARE AIMED TO TAKE FORM THE TRADITIONAL ALMSHOUSERY DESIGN. HOWEVER, THERE ARE KEY ELEMENTS THAT STILL REMAIN SUCH AS THE INTERACTION BETWEEN THE CLIENT AND THE NATURAL ENVIRONMENT THROUGH THE USE OF LARGE WINDOWS, BUT ALSO CREATING AN OUTDOOR SPACE DESIGNED SPECIFICALLY FOR THAT COMMUNITY THROUGH A COURTYARD WHICH SHOULD BE CONTINUED

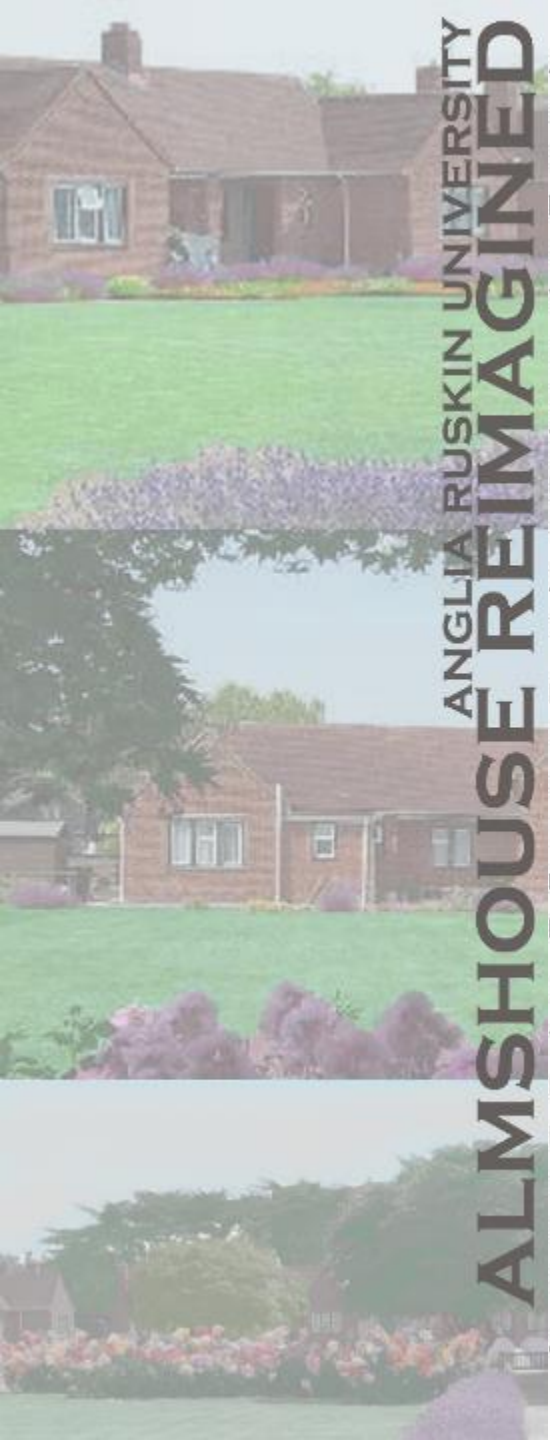
KEY ELEMENTS

- COMMUNITY
- INTERACTION
- WITH NATURE
- ACCESSIBILITY
- NATURAL
- LIGHT
- MOBILITY
- LANDSCAPING
- STORAGE
- UTILITIES
- DETAIL

CONCEPT

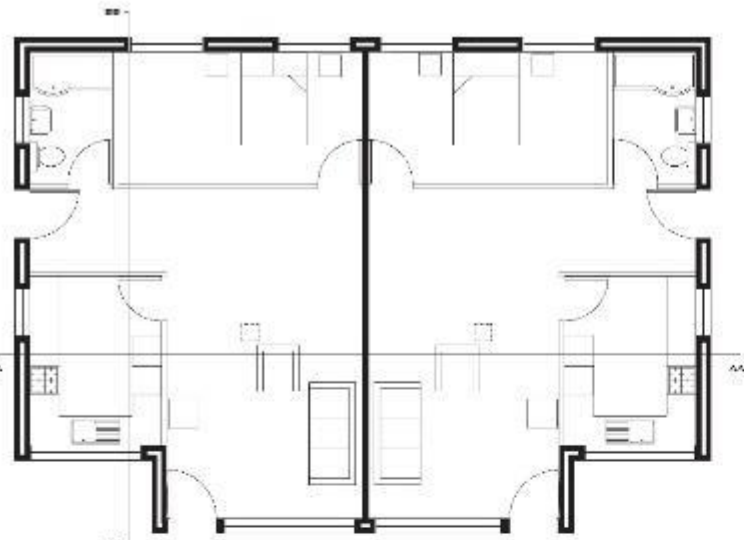


INKEEPING WITH A TRADITIONAL STYLE, HOUSING SHOULD BE CENTERED AROUND A FOCAL COURTYARD CONTINUING STYLES FROM PRECEDENT STUDIES

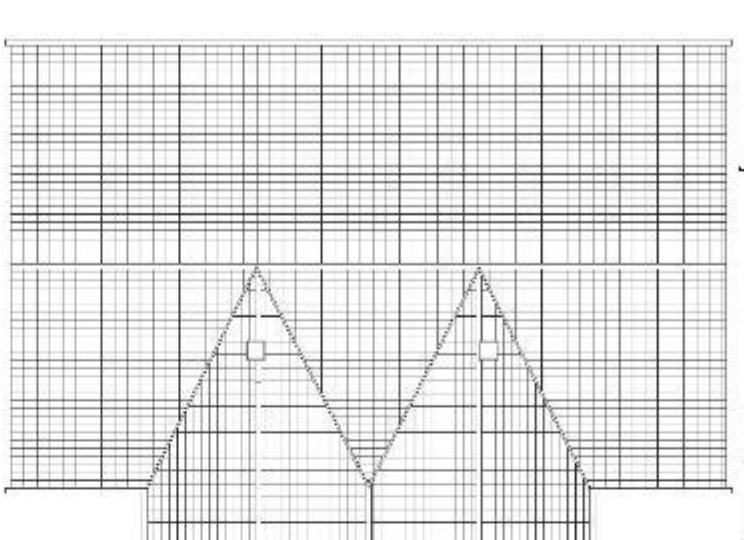


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GROUND FLOOR PLAN



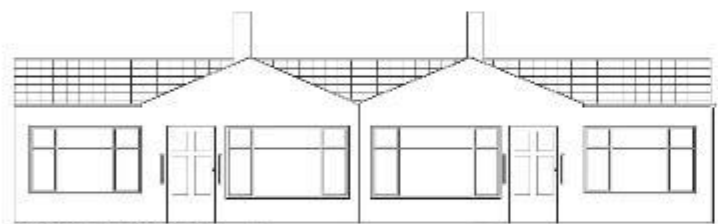
ROOF PLAN

JESSICA POCOCK SID:1213459

SITE PLAN



0 5 10 20 30 40 50 60

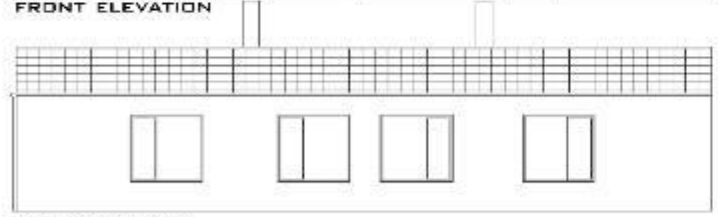


FRONT ELEVATION

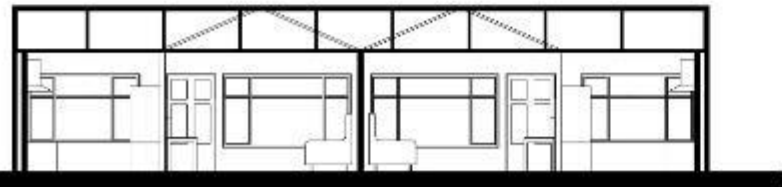


TRANSVERSAL SECTION BB

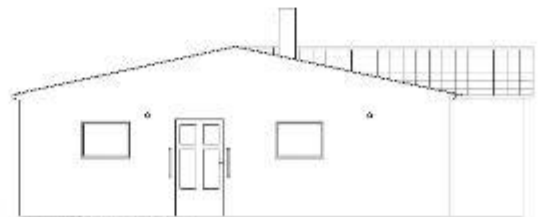
THE STRUCTURE OF EACH UNIT WILL BE TRADITIONAL, USING BRICK AND BLOCK, WITH AN INSULATED VOID TO ALLOW CONSTRUCTION WITHIN THE BUDGET.



REAR ELEVATION



LONGITUDINAL SECTION AA



LEFT ELEVATION



RIGHT ELEVATION



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RED CLAY TILES USED FOR ROOFING



LIGHT TUNNELS INSTALLED AS MOCK CHIMNEYS



RECLAIMED RED CLAY BRICK FOR EXTERNAL STRUCTURE



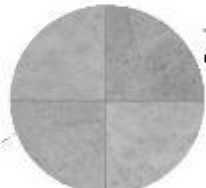
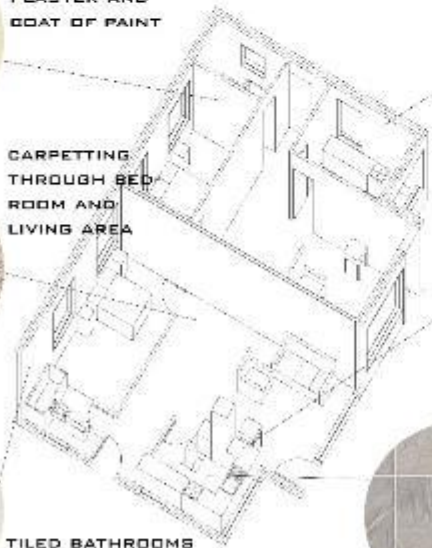
2 COATS OF PLASTER AND COAT OF PAINT



CARPETTING THROUGH BED ROOM AND LIVING AREA



TILED BATHROOMS



TILED KITCHENS



GRANITE EFFECT COUNTER-TOPS



VINYL TILED FLOOR



ALL EXTERNAL DOORS UPVC



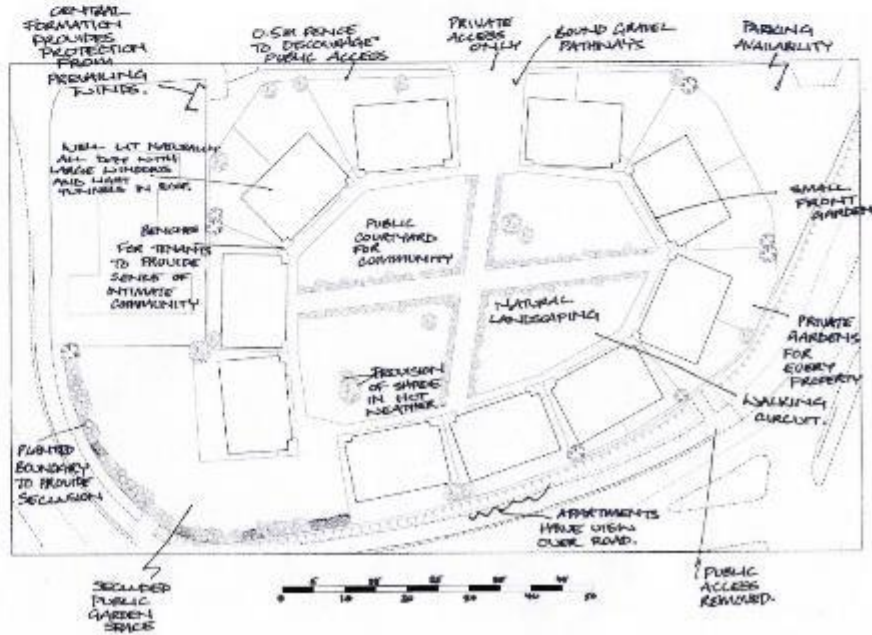
ALL WINDOWS UPVC

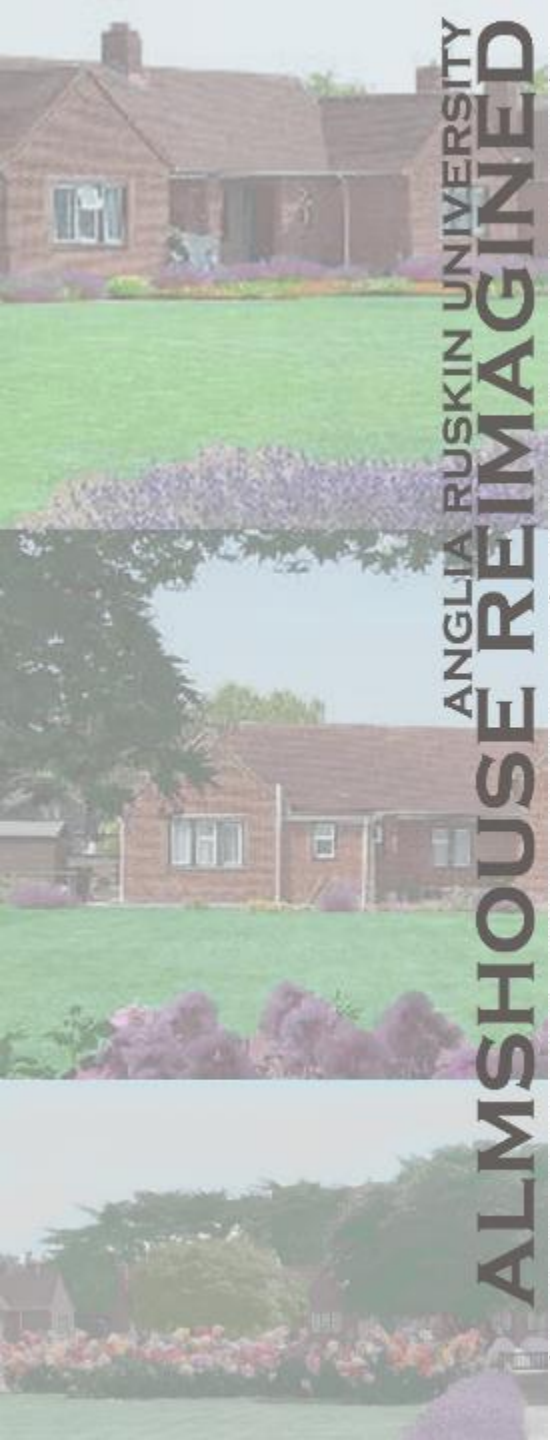
COSTING INFORMATION

FACILITATING WORKS	£3,477.50
SUBSTRUCTURE	£9,737.00
SUPERSTRUCTURE	£23,100.94
INTERNAL FINISHES	£4,267.95
FITTINGS, FURNISHINGS AND EQUIPMENT	£1,750.00
SERVICES	£15,244.85
EXTERNAL WORKS	£4,786.00

TOTAL PER UNIT £62,364.24

AVAILABILITY WITHIN REMAINING BUDGET TO UPGRADE INTERNAL FINISHES, SUCH AS CABINETS OR FLOORING, OR TO UPGRADE WINDOWS AND EXTERNAL DOORS TO GAIN BETTER THERMAL PERFORMANCE. HOWEVER, THE REMAINING £7,635.77 COULD BE USED TO INVEST IN THE INSTALLATION OF IP RATED CHARGING SOCKETS FOR ELECTRICAL DISABLED MOBILITY SCOOTERS.





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INTERNAL AXONOMETRIC



EXTERNAL AXONOMETRIC

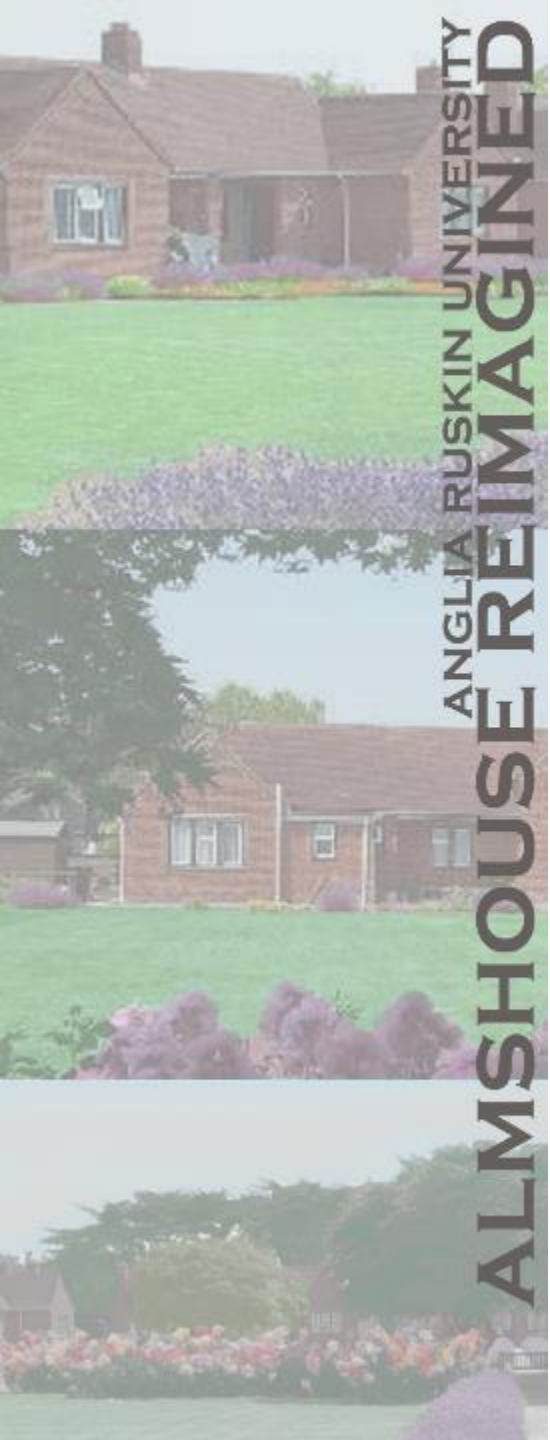


SITE AXONOMETRIC

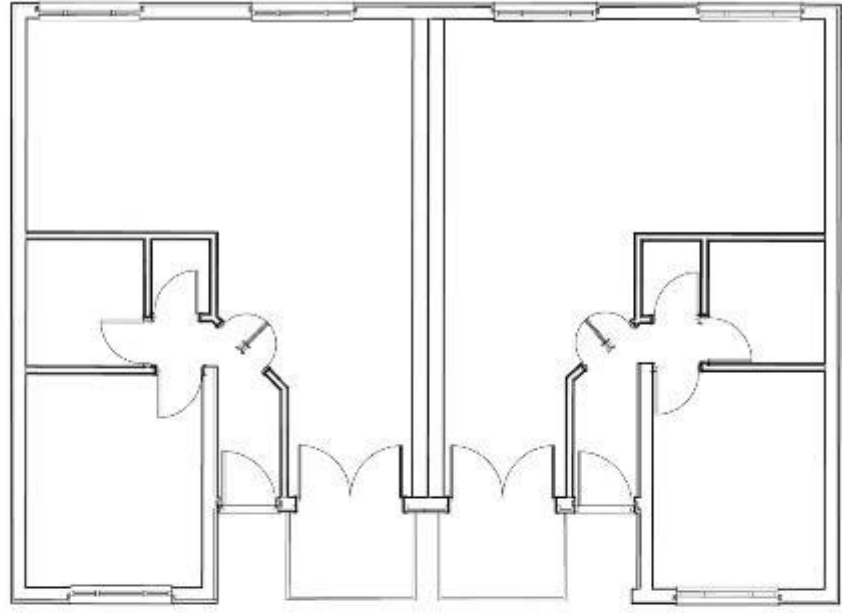
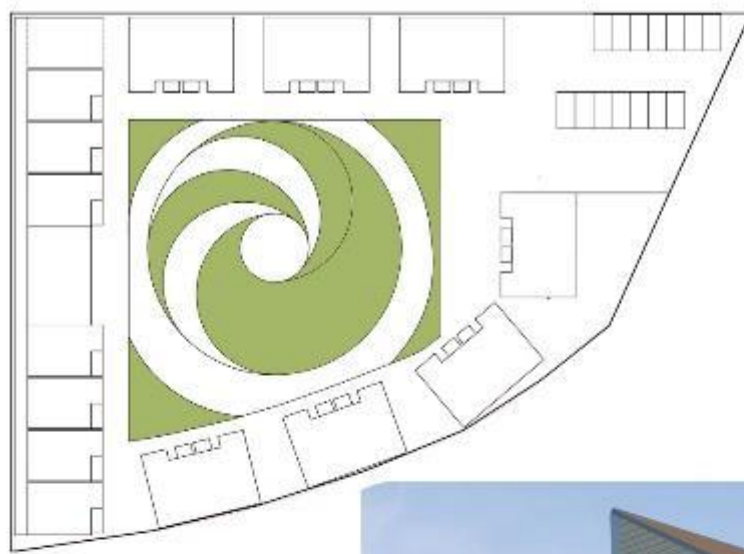


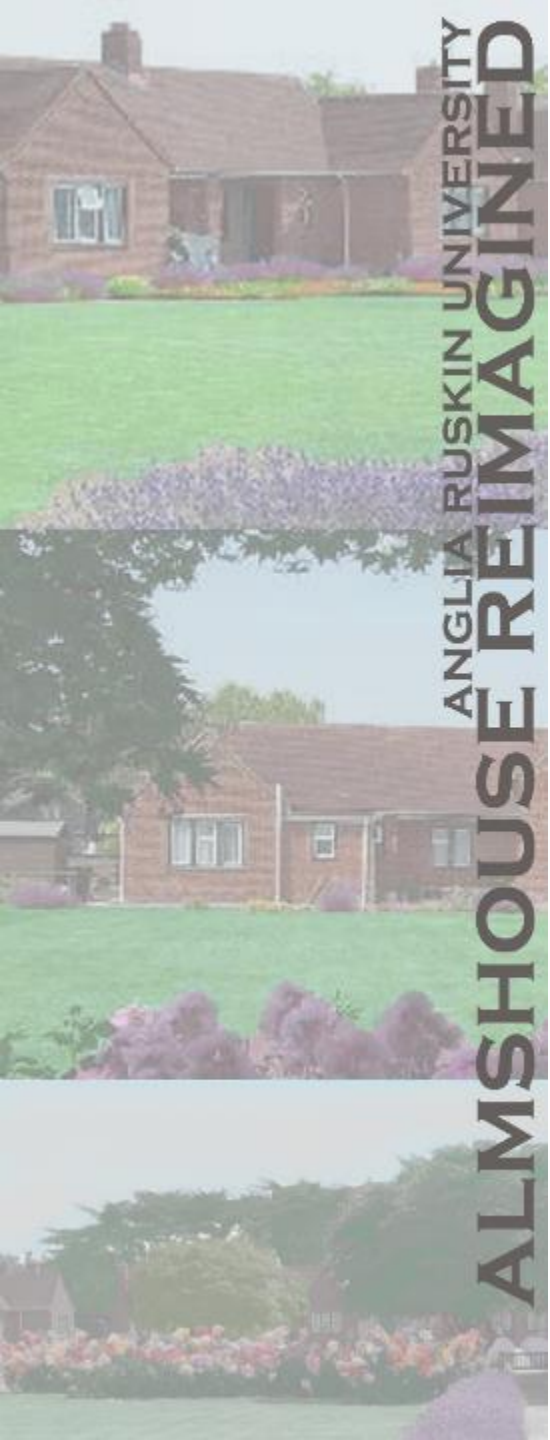
SITE SECTION



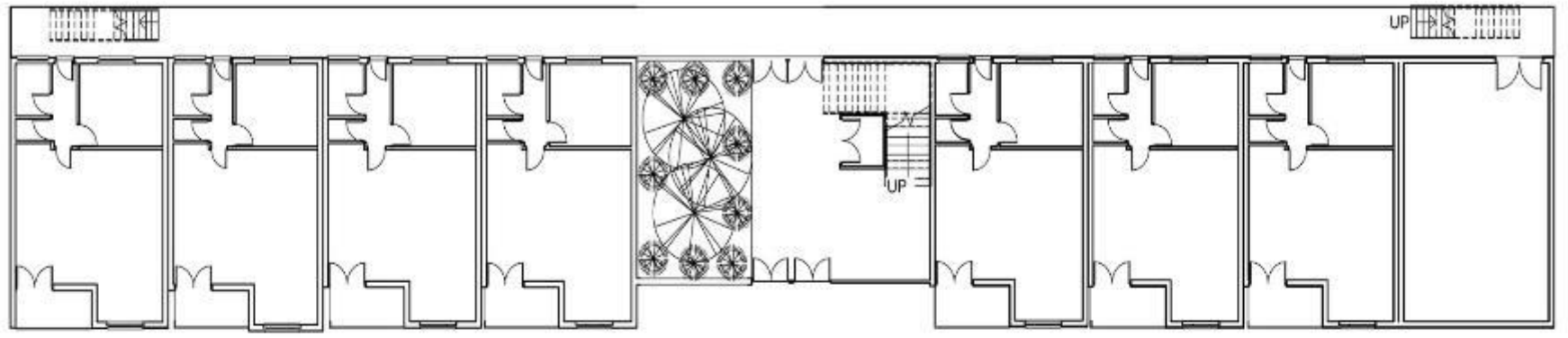


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Summary

- Real Client was greatly beneficial
- Opportunity as an architect to design for real people
- Challenges; such as the site, could be worked through
- Thinking ahead of our time to design suitably for the aged

References

Google Maps, 2015 [online] Available at:

<https://www.google.co.uk/maps/place/John+Keene+Mem+Homes,+Broomfield+Rd,+Chelmsford,+Essex+CM1+1RN/@51.7420794,0.4665011,235m/data=!3m1!1e3!4m2!3m1!1s0x47d8ebdd90767897:0x3008219ad6f84244>

Architects Journal, 2015, Fulcher M, [online] Available at:

<http://www.architectsjournal.co.uk/news/revealed-finalists-in-contest-to-design-pocket-homes/8675111.article#>