

Design Philosophy & Conceptual Principles

The design of Pocket #2 is guided by two principles: one, Pocket homes should form part of an "intentional" community; two, a small apartment should not be compromised by complex functionality and ergonomics and should, like Andrea Palladio's Villa Rotunda, be "ideal".

The Intentional Community

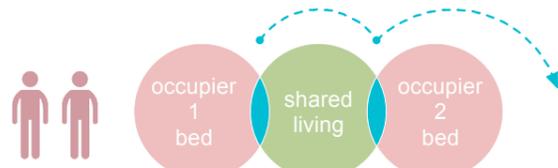
Efficient planning reduces the cost of the apartment but may also, on larger schemes, be used to cross-subsidise shared facilities for the residents. Due to the cap on values there is no incentive to build a penthouse so the facilities are divided between a rooftop clubhouse (and garden) and 1st floor common workspace and spare bedrooms, making both home ownership more affordable and supporting an "intentional" community. The resulting "Co-Tower" is integrated into the city by a commercial activity such as a bakery which serves the wider community but also creates common ground with residents.

Pocket Rotunda

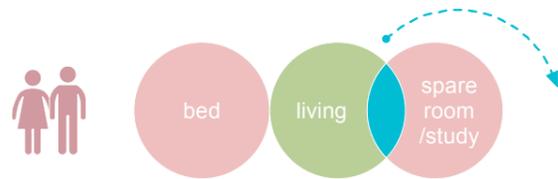
The plan shares the biaxial symmetry of the Villa Rotunda. It plays down the more functional aspects of domestic space – the kitchen, bathroom and storage – to create an enfilade of spaces, the intention being that residents enjoy the simple generosity and flexibility of this apartment.

The kitchen, like the bathroom and storage, is withdrawn to be a servant space, minimising awkward ergonomic and servicing requirements in these carefully proportioned spaces. This avoids compromise.

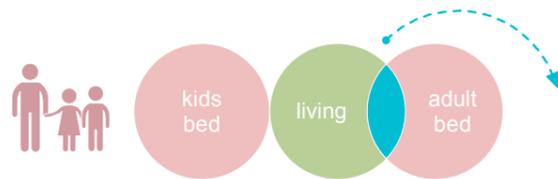
The living room is 6m deep and opens on to a 2m deep 6m² balcony. (Through-views front to back are possible in a dual aspect scenario where the plot faces north south). Pocket sliding doors between the flanking rooms and the central space open up a second 8.8m vista in the other axis. Given the area of the apartment, 51m², this feeling of space is unexpected.



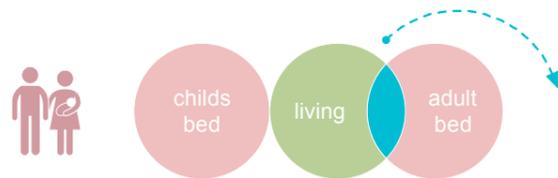
Shared Purchasers



Couples

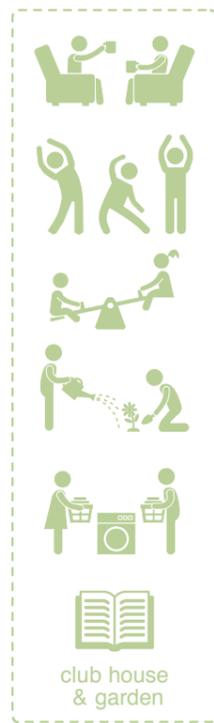


Single Parent Households



Young Families

Household Types



club house & garden

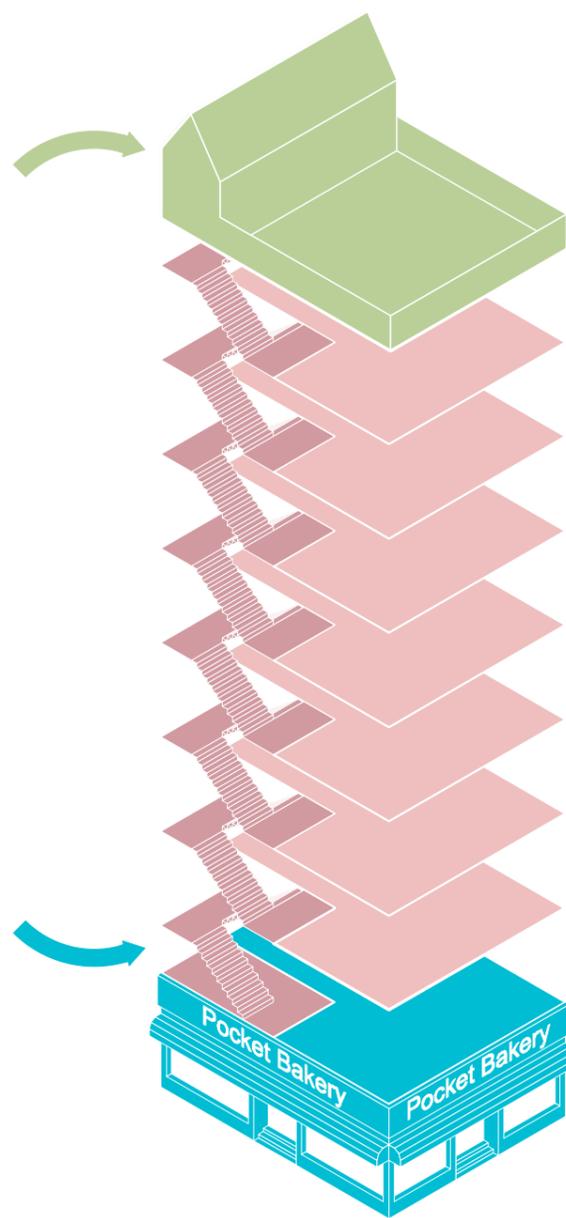


cycle store

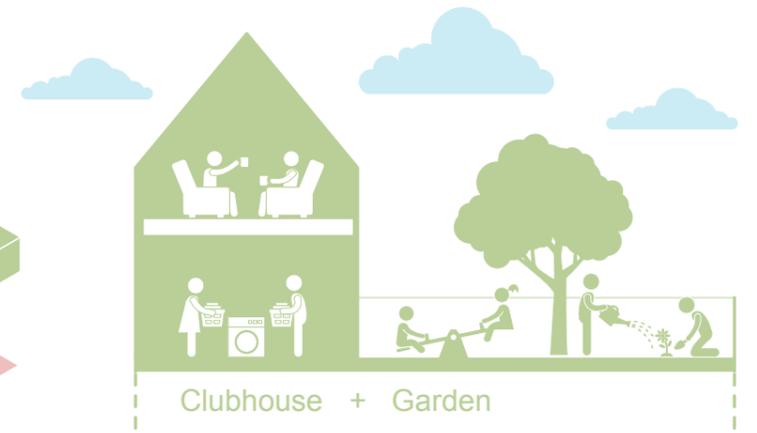
common workspace

spare rooms

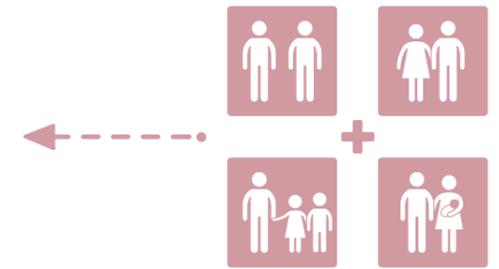
Activities



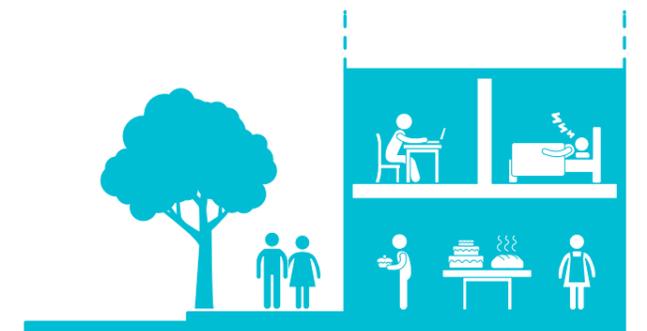
Co-Tower



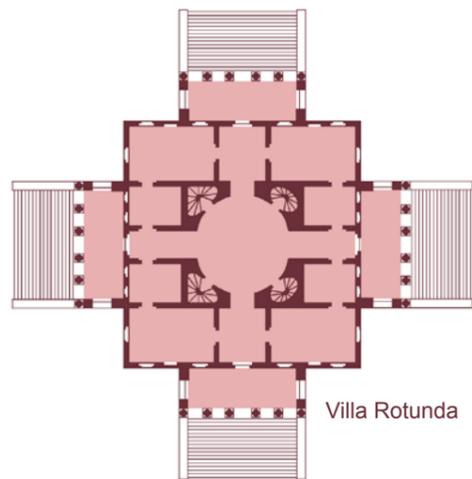
Clubhouse + Garden



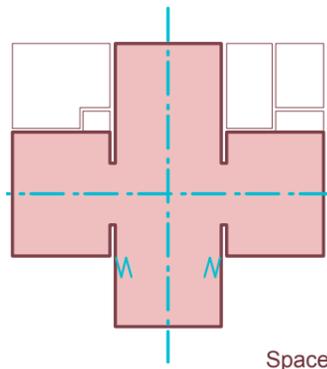
Apartment



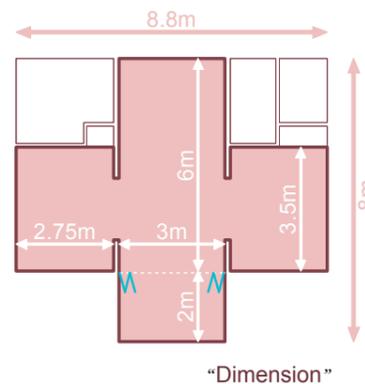
Street + Shopfront



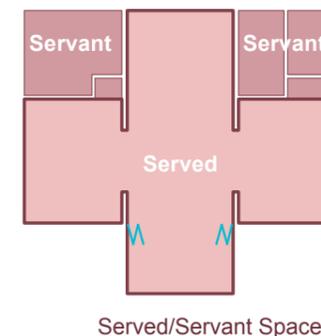
Villa Rotunda



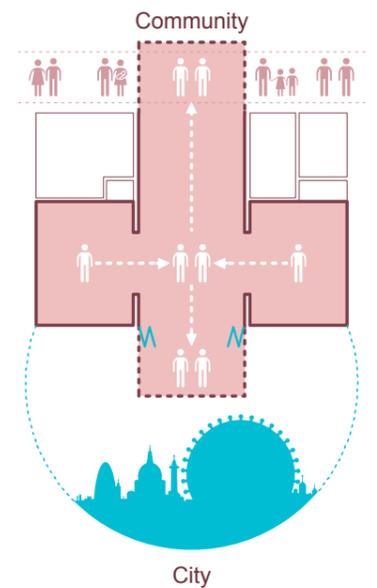
Space



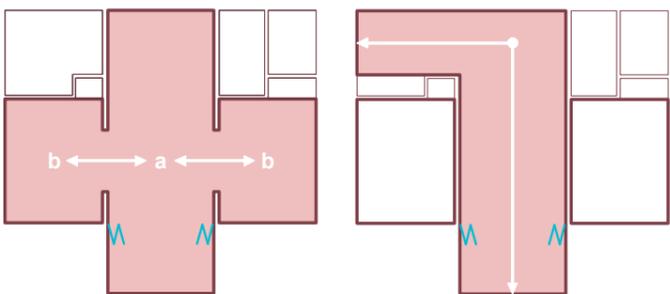
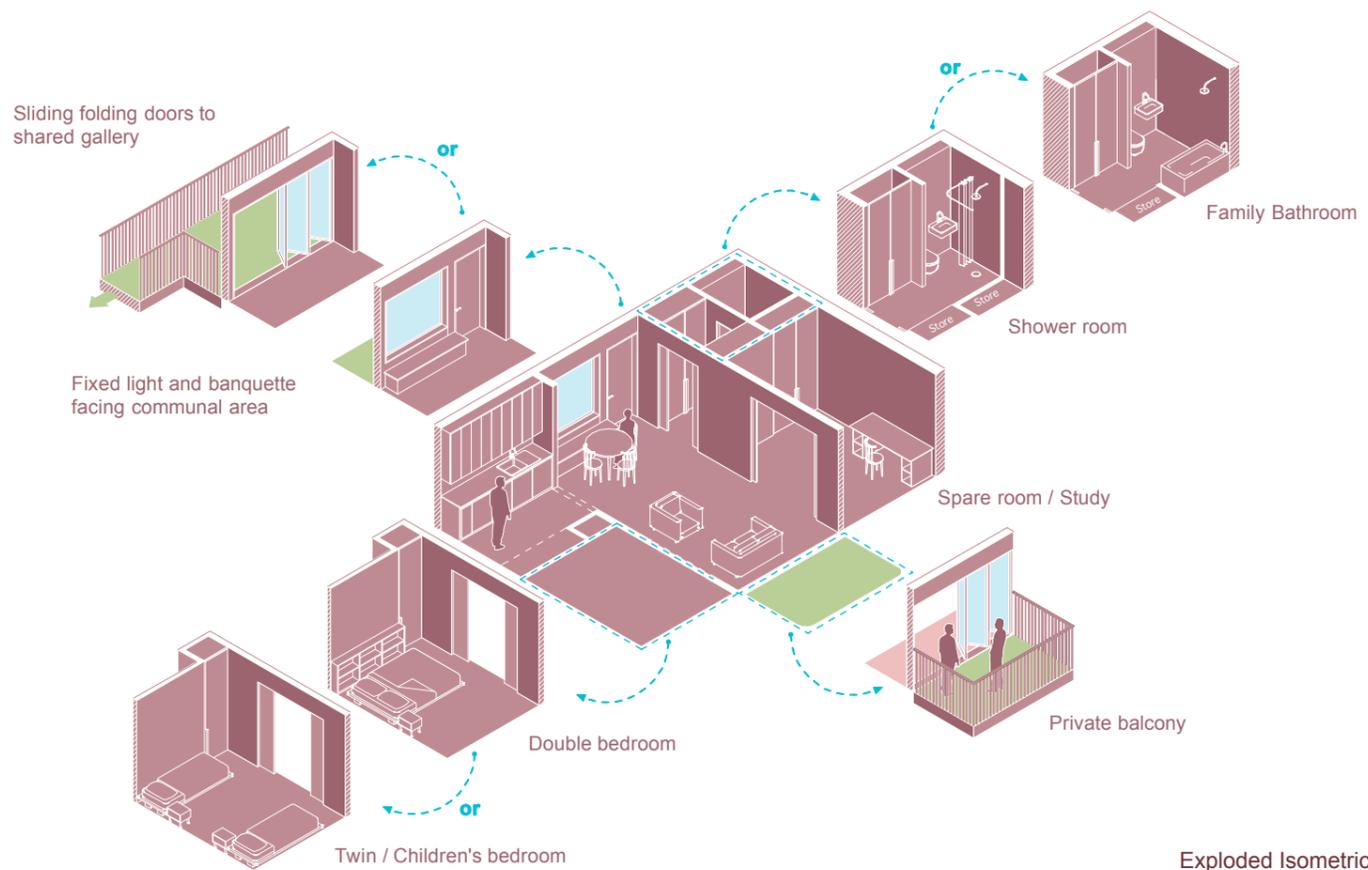
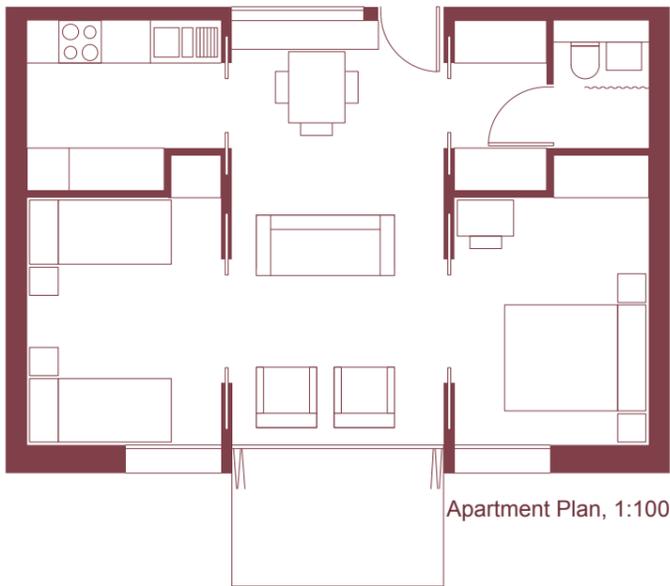
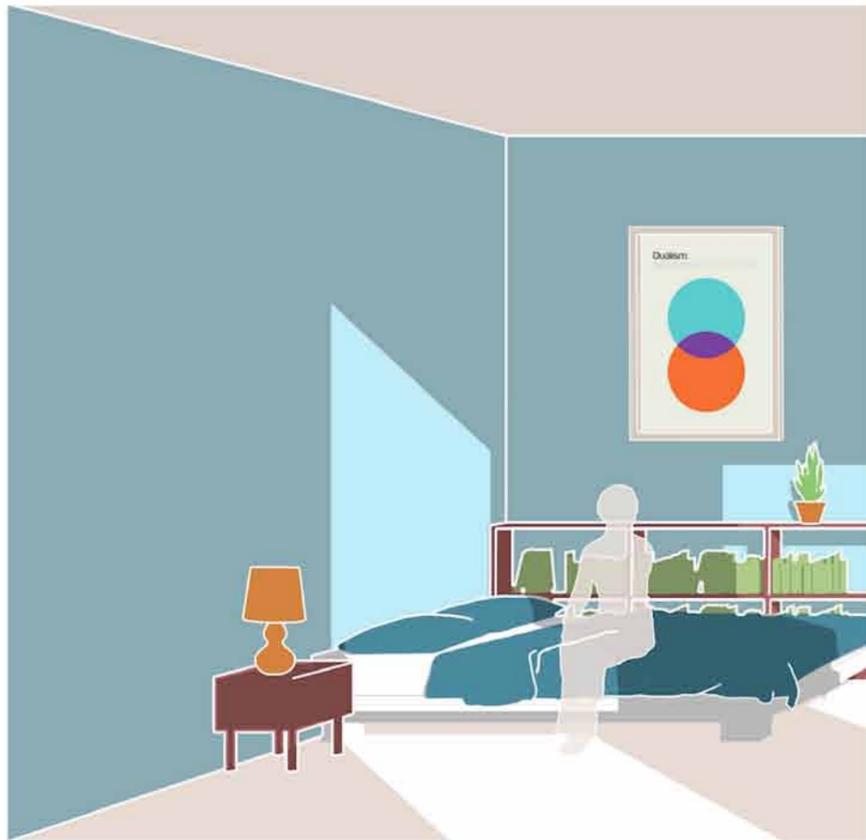
"Dimension"



Served/Servant Spaces



City



Symmetrical relationship between flanking rooms & central space

Kitchen opens up to living spaces

Design Response to Potential Market

The apartment has a central (living) space off which there are two identically sized, proportioned and related flanking (bed)rooms. The symmetry reflects the scenario where two people share (i.e. not a couple) with equal space and equal access to the central space. The axial symmetry becomes an aesthetic result of equality. Equally, the pocket doors allow for a variety of open and closed relationships between bedrooms and living spaces intended to suit the couple, the young family and a single parent family. The kitchen may be opened up to the central space. A shower room or bathroom are interchangeable.

Meeting Compliance Criteria

The design will meet the requirements of the *Mayors Housing SPG, Lifetime Homes and Code for Sustainable Homes Code Level 4. Building Regulations: Part B, 3.11.b*, travel distances do not exceed 9m. Entry/ exit is through the central living space. In case of fire the three habitable rooms are treated as one space. The acoustic and fire-rating performance of the sliding door components will be key to the apartment's performance for each household category.