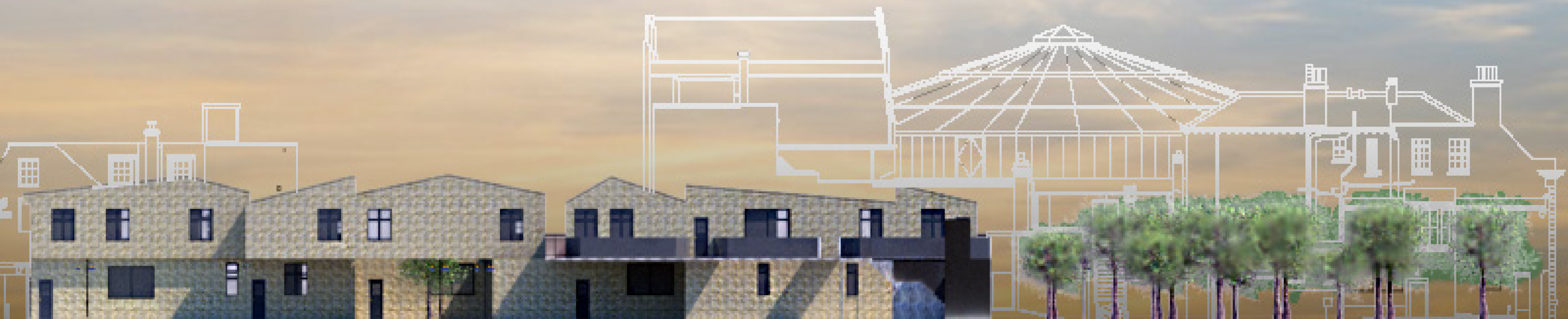


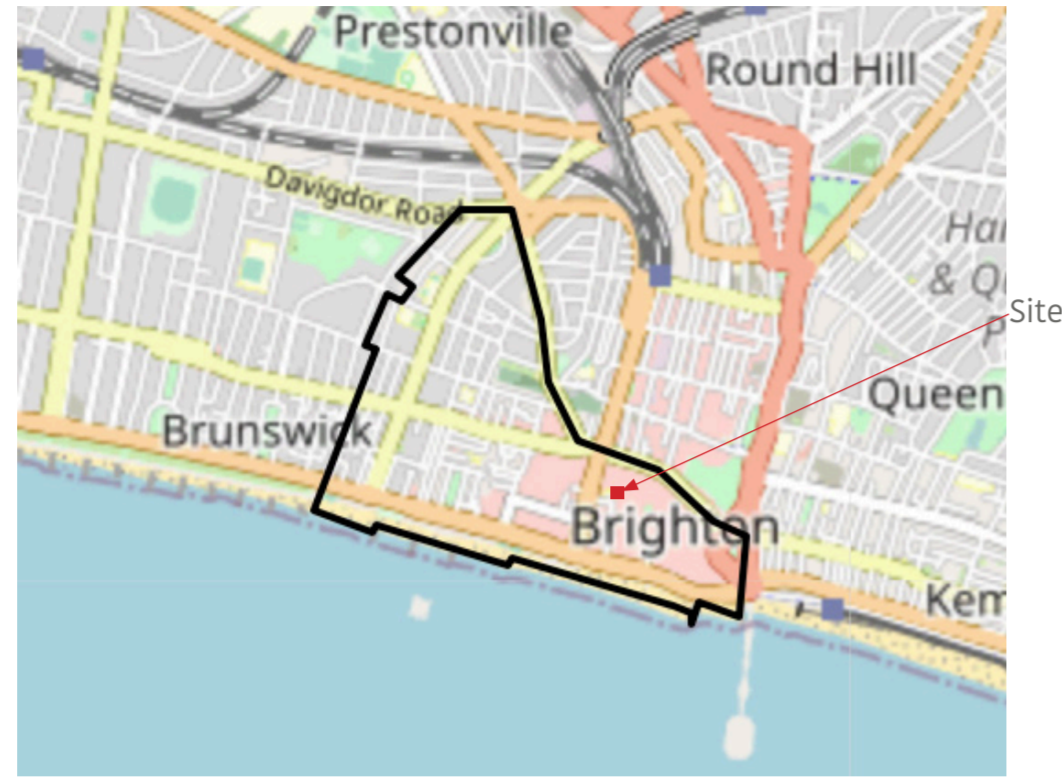
# *Hauser In Den Lanes*





# SITE - THE LANES, BRIGHTON

Regency Ward, Brighton  
The Lanes



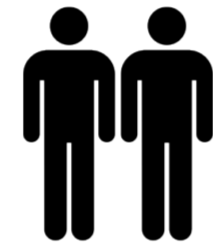
Site Diagram



Residents Living Arrangements



38.9%



61.1%

Dwelling and Accommodation Types



1%



2.3%



12.9%



83.8%

Tenure



63.8%

Parts of The Lanes date back to the late 16th Century when Brighton was a small fishing town called Brighthelmstone. Some of the alleyways – or twittens as they're known locally – have an even older feel to them. The Cricketers Arms on Black Lion Street was built around 1545, and is believed to be the oldest pub in the area.

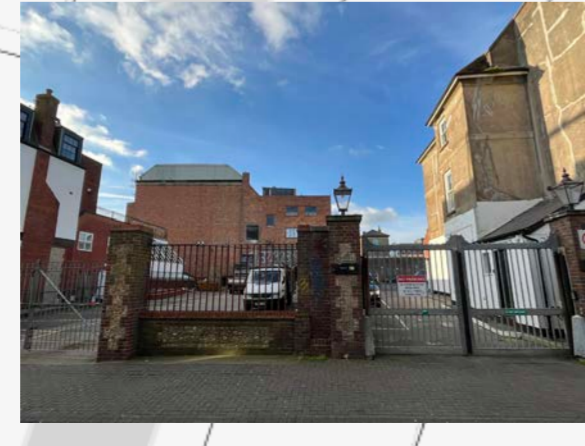
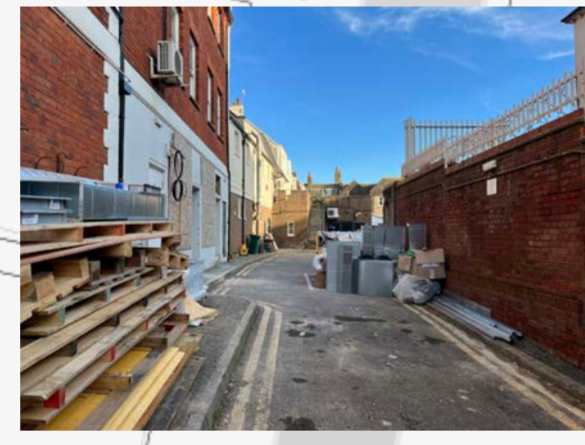
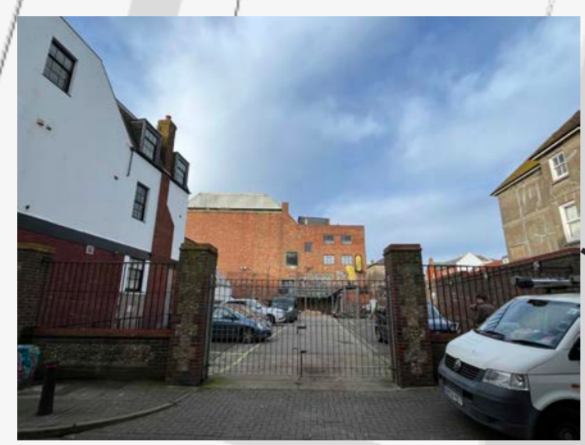
The Lanes are a famous part of Brighton & Hove. Nestled between the North Laine and the seafront, this quirky labyrinthian area is a joy to wander around with its narrow alleyways, hidden squares, exciting shops, legendary jewellers and plenty of places to eat, drink and watch the world go by.

The Lanes really come alive in the summer months when many of the restaurants open up outside and buskers fill the air with live music.





SITE -  
THE LANES,  
BRIGHTON





# BRIEF AND PROGRAMME RESEARCH

## SITE:

Middle Street & Ship Street, Brighton

The site is adjacent to the Brighton Hippodrome and spaces between Middle Street & Ship Street in the Lanes. Much of the site is a carpark. The site, however, includes a passage that leads on to Middle Street, providing an opportunity for shortcuts, or linking two parts of the Lanes. A second carpark is part of the building site and is located directly behind, and to the east of the Hippodrome.

The nature of the site will make it difficult to repeat one unit type, and so we expect you to develop different dwellings ranging in size from 1 to 3 bedrooms (or more). There is no height restriction. Given the centrality of the site there are no parking requirements, and none should be included unless there is a strong conceptual or critical reason to include parking.

## BRIEF:

The aim is to understand how architecture can frame our rituals and routines positively, or help them to emerge, and to learn a way of designing that engages with issues of identity, belonging and dwelling. The issues introduced can be put more broadly (and theoretically) as the relationship between spatial practices (what we do in space) and spatial forms (the solids and voids of architecture and their specific arrangement and organisation). The relationship between these two arenas has long been debated with some arguing that forms are neutral and that our capacity to choose, act, interpret and change things gives human agency and subjectivity the upper hand. Others have argued that architectural forms determine our behaviour and is therefore responsible for making good or bad residents or citizens. Neither position is true. We argue that there is a constant negotiation between the two and that neither determines the other - they are co-determined and ever changing. This view is based on the work of Henri Lefebvre and Michel de Certeau.

## THE PATH TO GET HOME

The differences in how the route to your front door affects how you feel about the space you live in (either positively or negatively), and how the negative connotations associated with particular types of pathways can be changed. Influenced by the paths shown in the precedents below, I wish to use the concept of paths having more than one use and the size of them to characterise a space



Victorian Terraced Housing



Victorian Terraced Housing



Terraced Housing



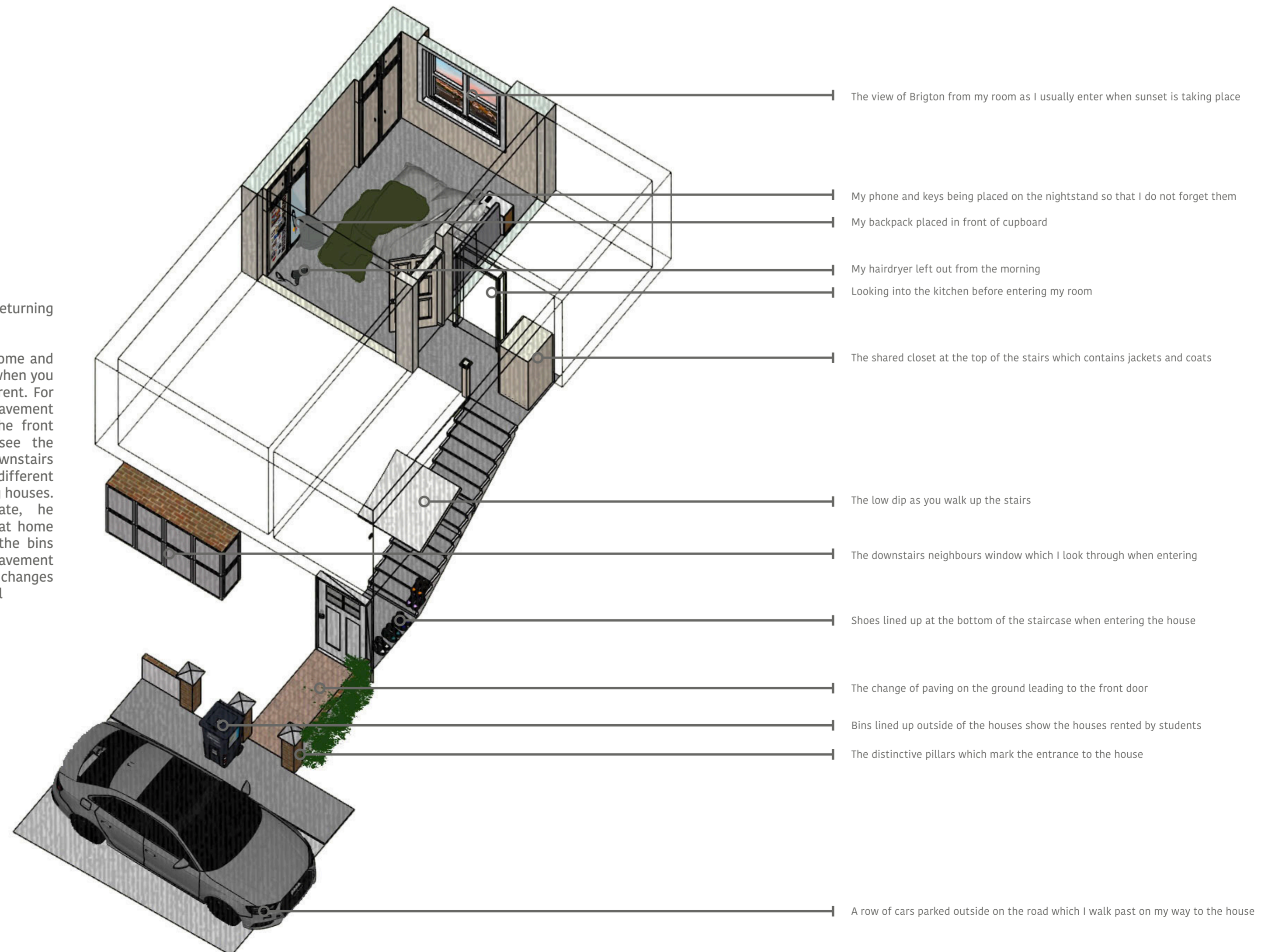
Park Hill Housing Estate



Barbican Housing Estate

### Entry sequence returning home

The path to get home and when you define when you get home is different. For me it is on the pavement just outside of the front door as I can see the window of downstairs which is slightly different to the surrounding houses. For my roommate, he defines as being at home once going past the bins out on the pavement where the paving changes in material

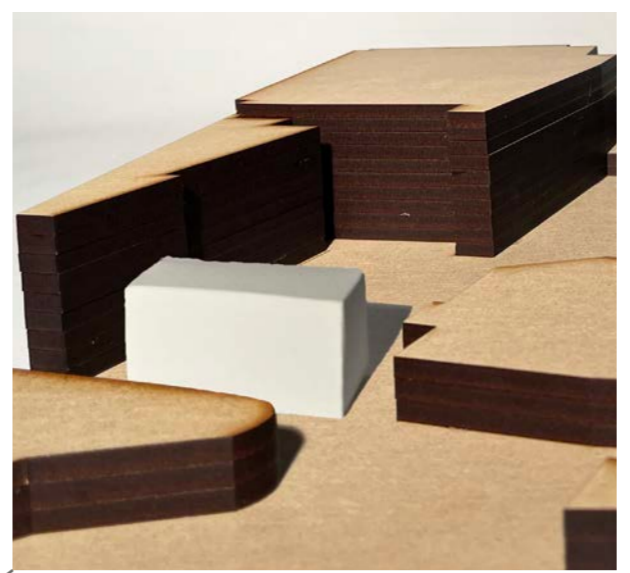




# STRATEGIES FOR DESIGN

Most of the site does not have access at ground level to direct sunlight (as shown in the model on the RIGHT). There is a gap behind the Hippodrome at which sunlight can enter the site. However the site is supplemented by a sufficient amount of daylight. The houses which sit north of the site still have access to a sufficient amount of unblocked sunlight.

- Aim:
- To create a path through the site which separates public and private areas of site
  - Designing green spaces that can be used by the public and spaces which can be used by residents
  - To design dwellings which feature 1, 2 and 3 bedrooms on different vertical levels whilst not blocking the views of the residents north of site
  - To build multiple storey dwellings on site whilst also maintaining enough sunlight to the existing buildings around site



The buildings which sit on Ship Street all line up creating a view directly to the sea



Paths which run around the outer edges of the site giving direct access from Ship Street and Middle Street



Hidden passageways for residents with access to the upper level



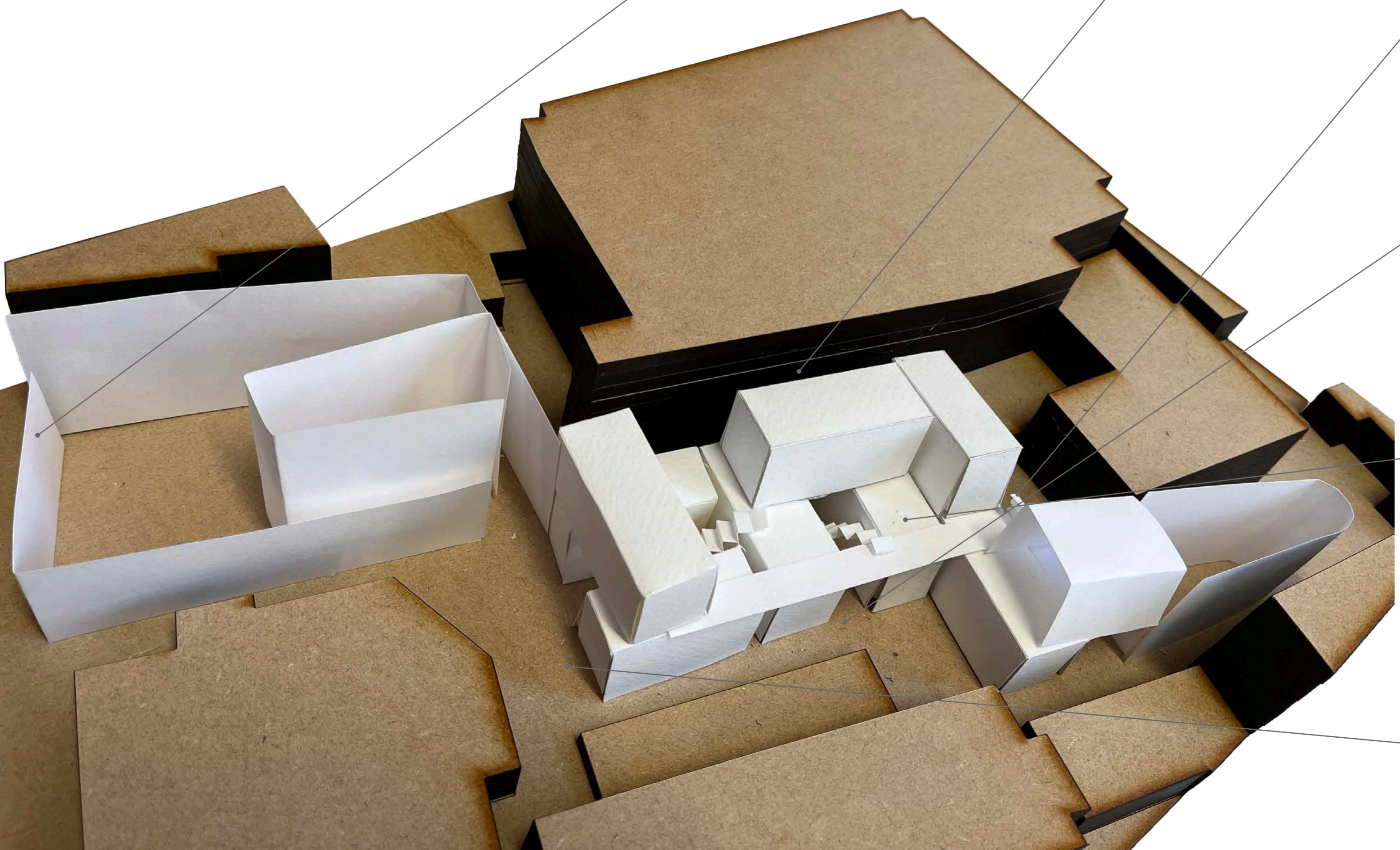
Views and direct sunlight for the dwellings north of the site are not interfered with too much



Private gardens and terrace areas on the upper level



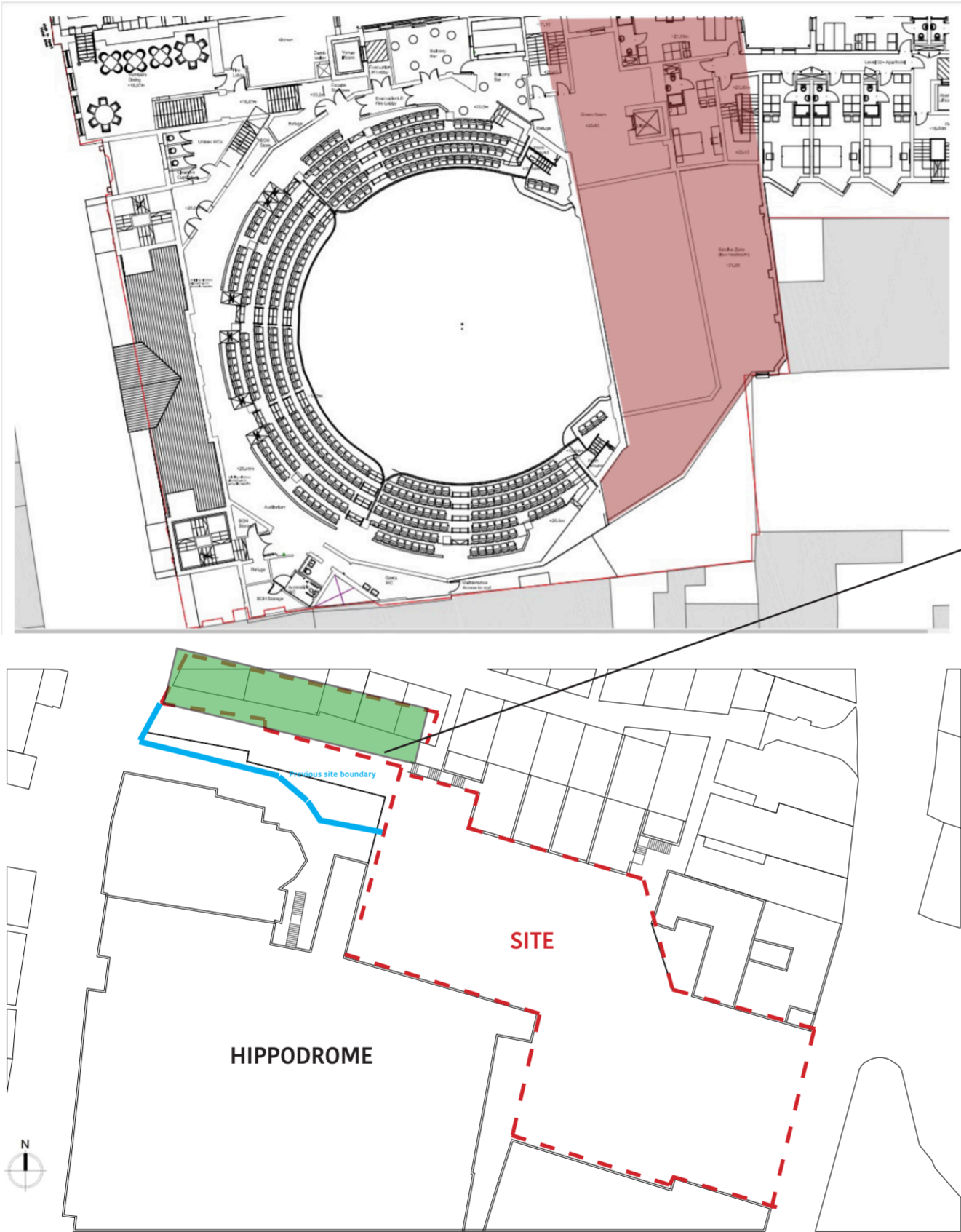
Small green spaces that are accessible by the public





# CHANGES TO SITE

Restoration of Brighton Hippodrome



Proposals for the restoration of Brighton Hippodrome have currently been submitted for planning permission. "Restoration, renovation, part-demolition works and extensions to The Hippodrome to create a new mixed use development including multi-format performance space, and apart-hotel, restaurant/café with rooftop bar and terrace." [The restoration of Brighton Hippodrome has been considered within my design and therefore the site boundaries have been amended to allow for the restoration of Hippodrome. The East site of the hippodrome will be demolished as a part of the restoratio plans and therefore can be used for housing.](#)

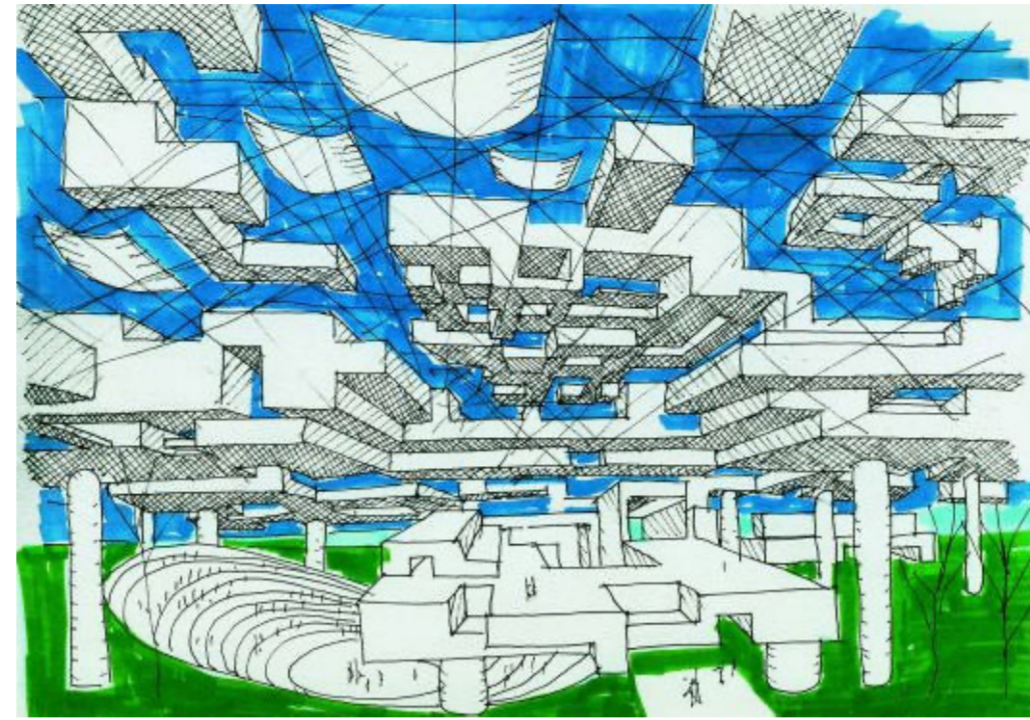
Strategy in response to the restoration

Due to the hippodromes restoration, a plan to include a park area has been included as a strategy in my design concept. The park gives a public area for people to socialise due to there not being a public green space around the site. The park will be a part of the main route through site linking Ship Street and Middle Street





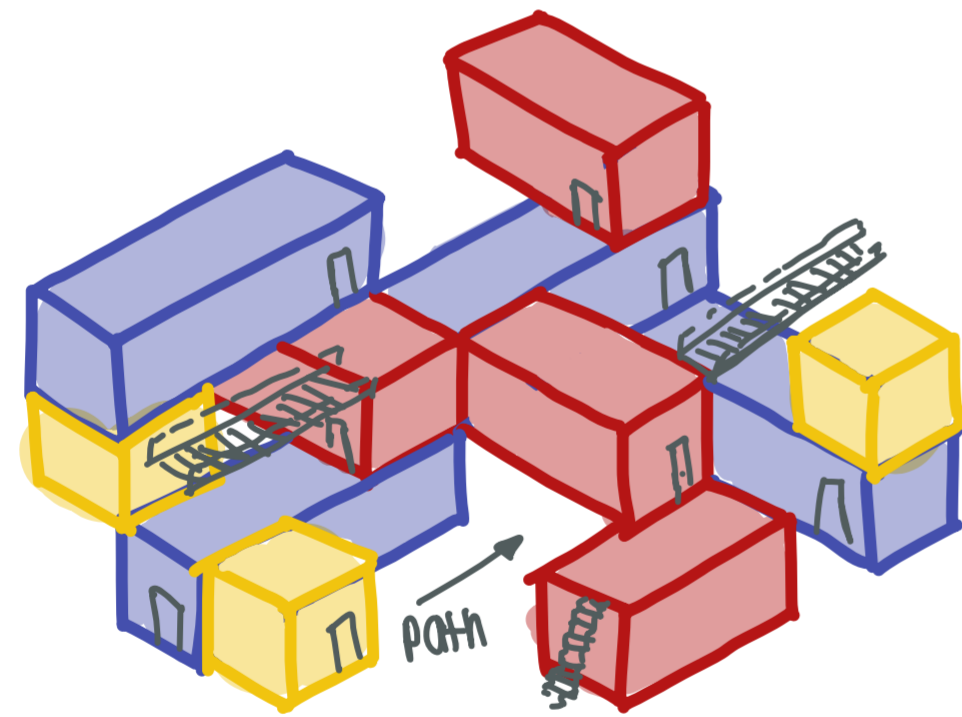
# CONCEPT DESIGN



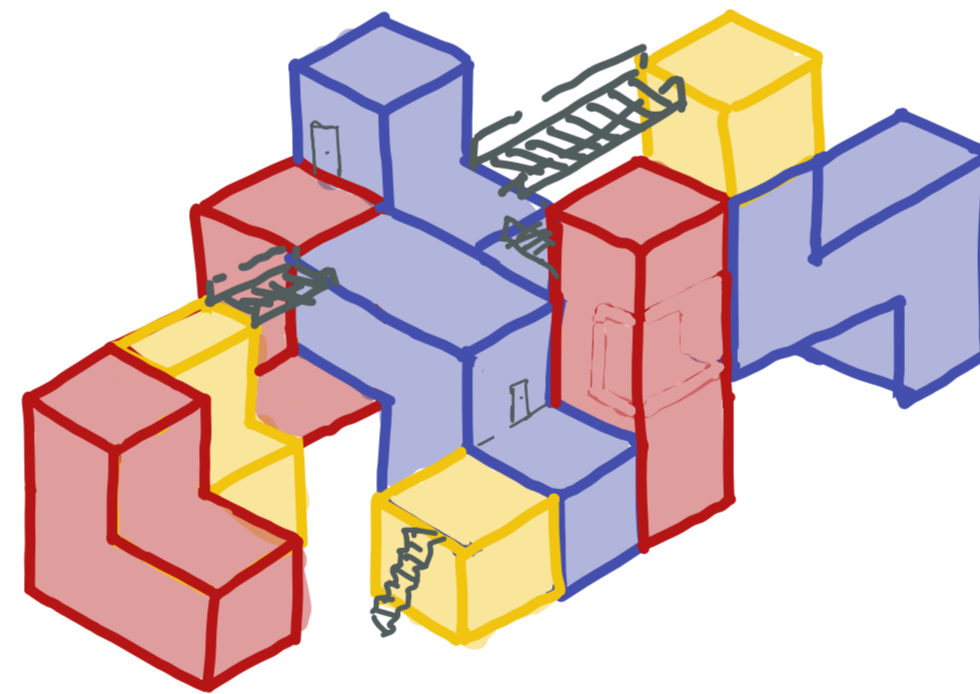
SPATIAL TOWN | YONA FRIEDMAN

Spatial Town is a multilevel grid which sits above an existing city. The simplicity of the design has been done to allow inhabitants to 'play'. By the inhabitants taking control of their own space it encourages creativity.

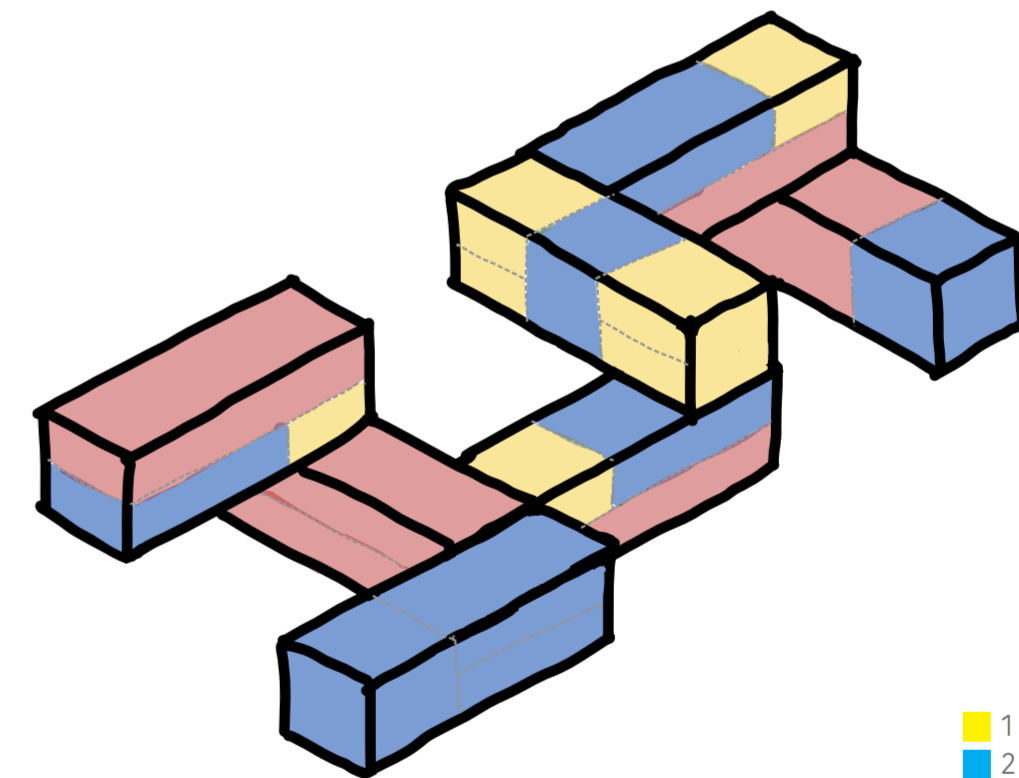
Within my own design a level of simplicity will allow the inhabitants to create their own spaces both within the interior and exterior of the units.



Iteration 1:  
Using a basic sqm of a 1/2/3-4 bed house, I modelled the mass and how the idea of Spatial Town can be achieved on site. Circulation through site will be done through a series of staircases and bridges - this gives residents their own private street above the routes created on the ground plane which is accessible to the public



Iteration 2:  
Giving each unit two storeys to allow private gardens for some houses whilst still creating two different street levels. Each unit has its own entrance off of the main paths, giving privacy to its residents



Iteration 3:  
Creating the same size blocks which each house 2-3 units in each block ranging between 1-4 beds. 2 main routes will run through site - one for public and the other which is private - with sub-routes coming off to give each person their own path into their home, mimicking a regular street with houses having a break between the road and the front door



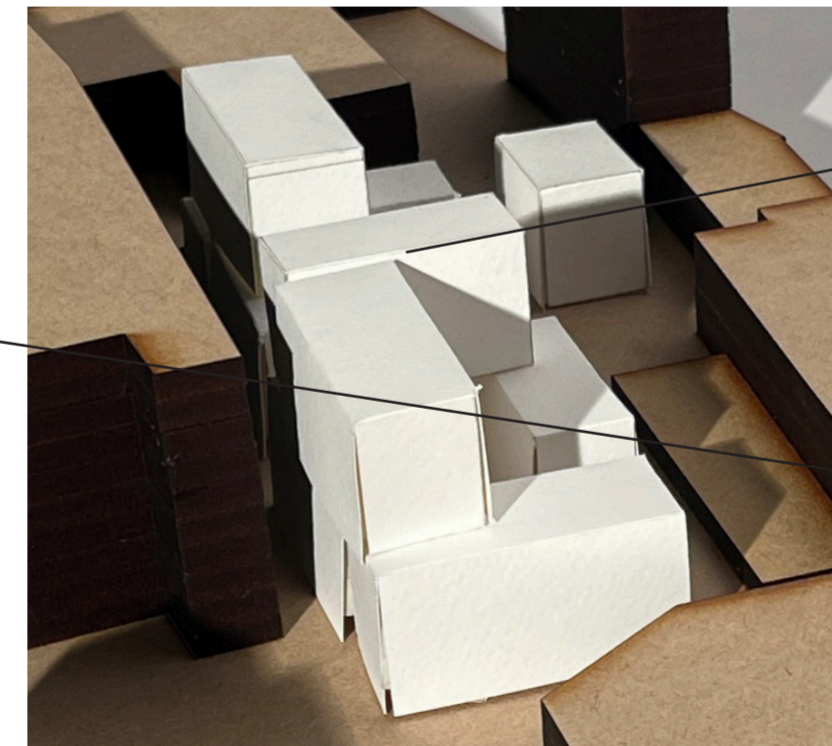
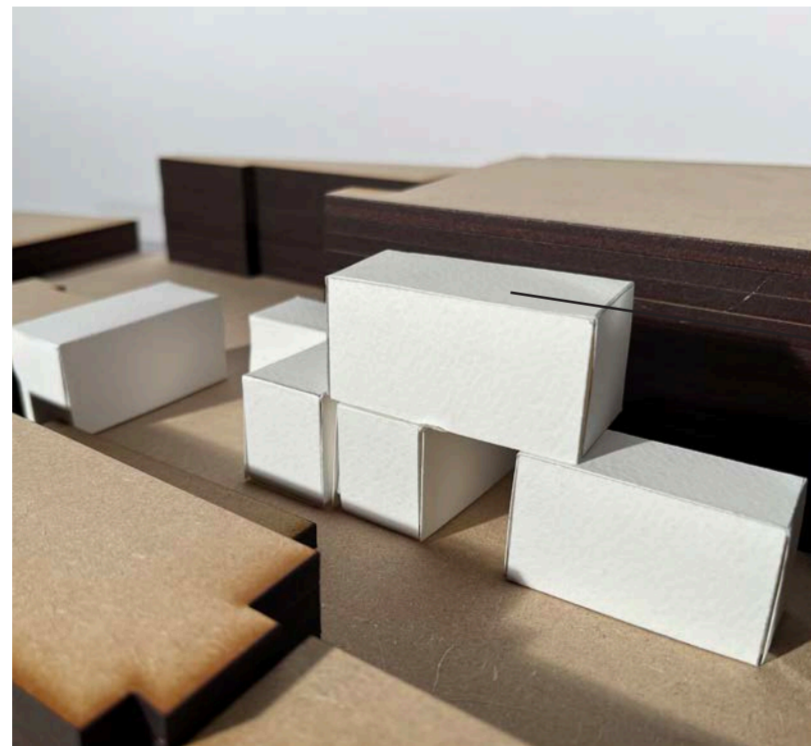
CONCEPT  
DESIGN  
MODEL



Bridges on the upper level connecting individual houses to each other

Both public and private green spaces being created in small pockets of space

Designing a direct path which goes through site whilst not intertwining through dwellings, invading residents' privacy



Building higher on the southern side of site, to not block views in front of the existing dwellings north of site

Buildings not exceeding the height of the hippodrome, blending in with the rest of the Brighton skyline

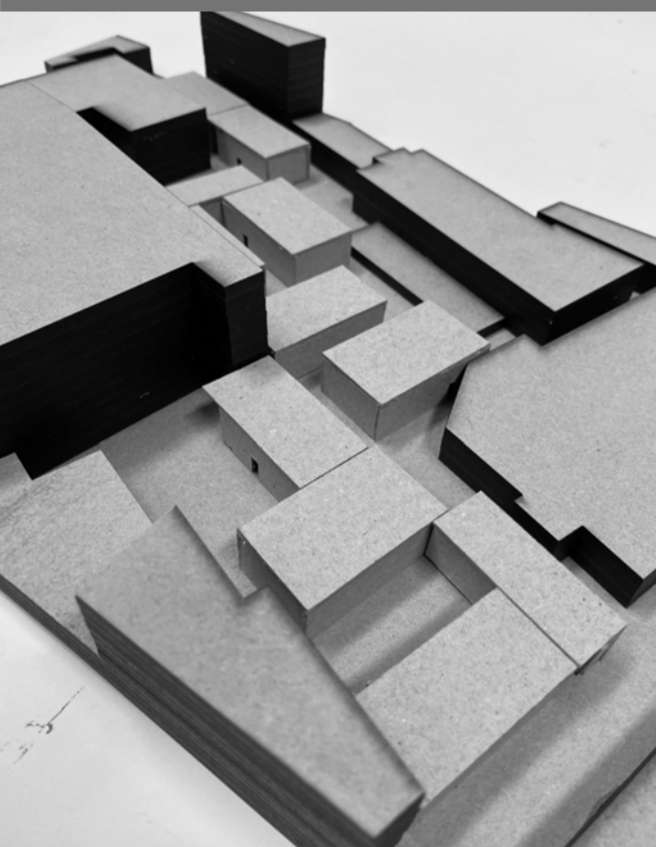


# ROUTES THROUGH SITE

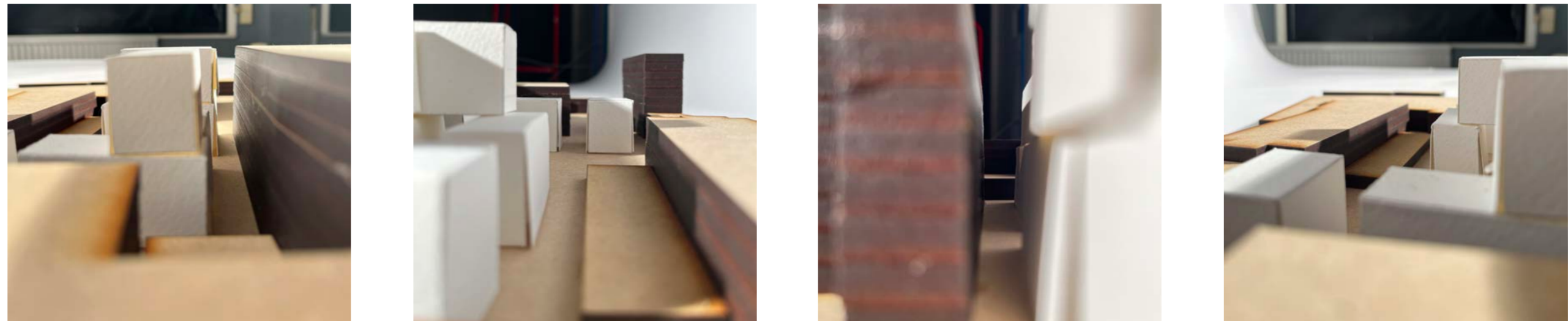


POMANDER WALK, NYC  
'A city within a city'. A main path through the estate which connects 94th and 95th street. The front doors have a short path to the main walkway through the estate giving the residents opportunities to socialise

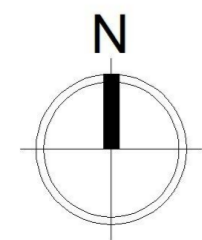
Sketch Model



One primary route (public) will run through site, with secondary routes (private) coming off of it. This gives residents their own routes to their dwellings, and so the front door does not sit directly on a public route, giving privacy to its inhabitants. The small private paths mimic the character of the surrounding lanes to blend in with the environment



■ Primary Route  
■ Secondary Route

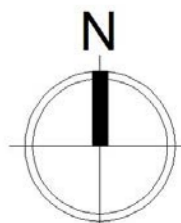




# GROUND LEVEL ENTRY SPACES



Inhabitants personalising their own space to their character. The use of the space in front of their door is an extension to the interior of the unit becoming a threshold between interior and exterior



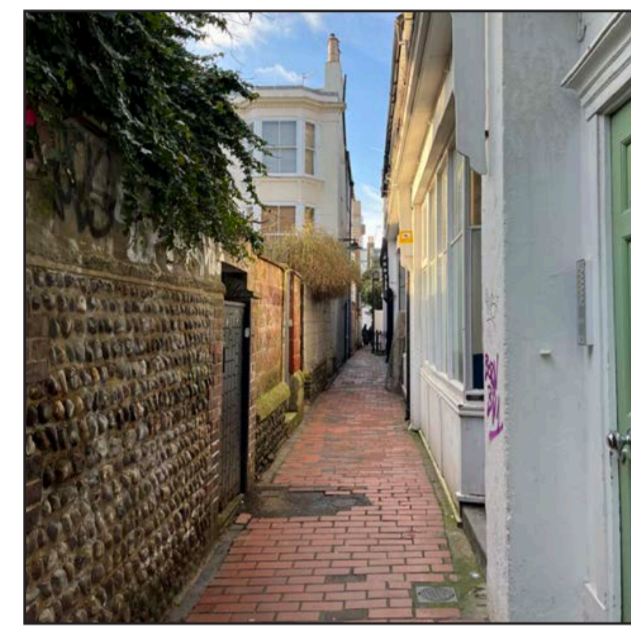


# PUBLIC AND PRIVATE SPACES

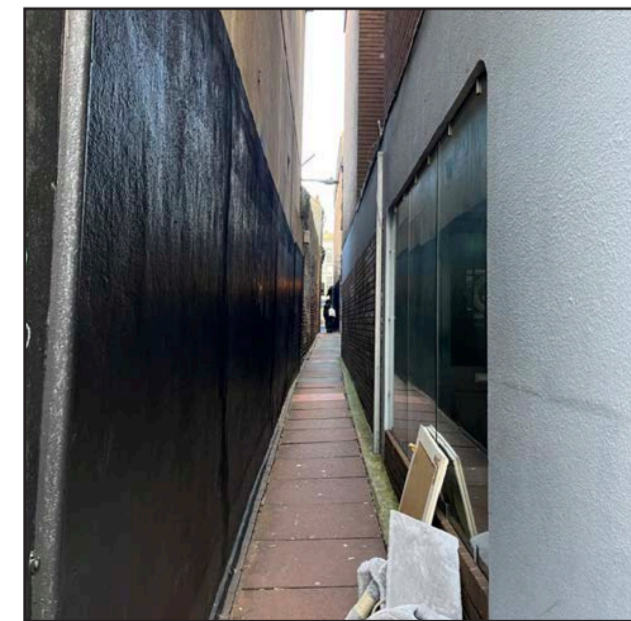
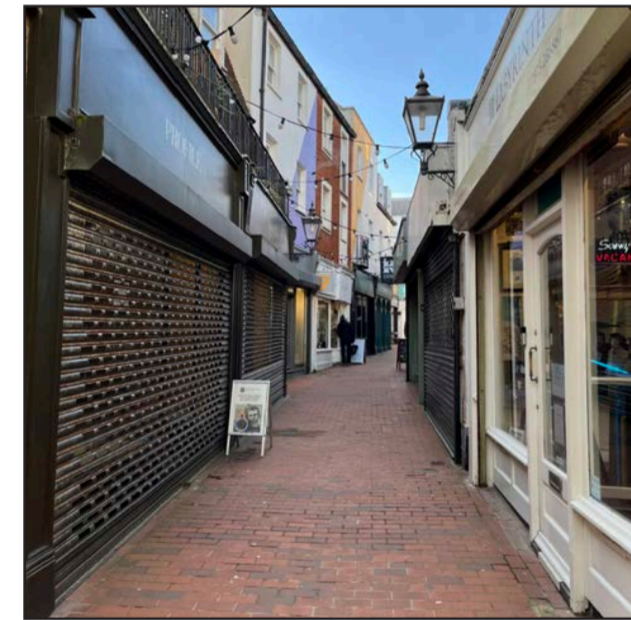
Public and private can be translated into spatial terms as 'collective' and 'individual'. Creating a threshold as an in-between setting which welcomes and farewells. The street can serve as an extension of the dwelling being the threshold between interior and exterior  
 - Herman Herzberger

## Public Spaces

The Lanes, Brighton

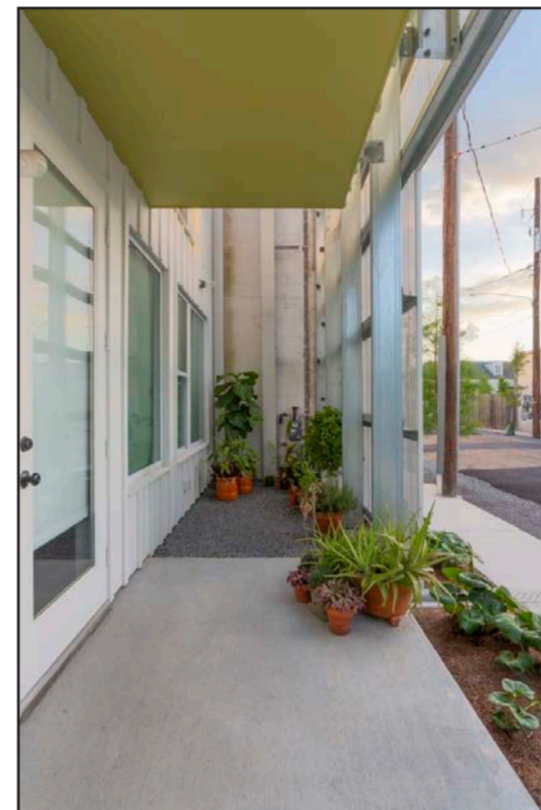


Collage

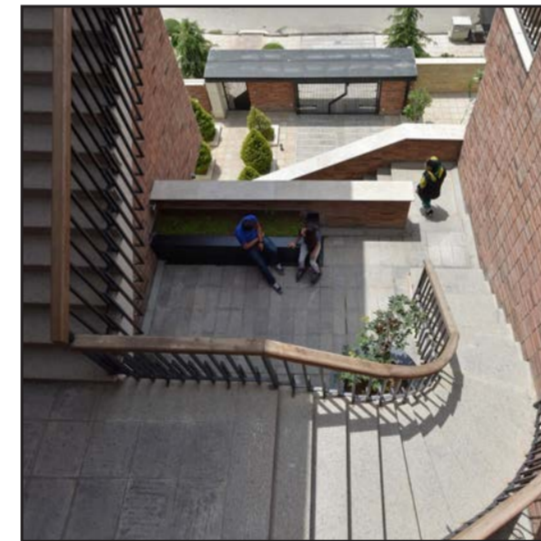


## Private Spaces

Precedents



STARTER HOME\* NO. 4-15 HOUSING

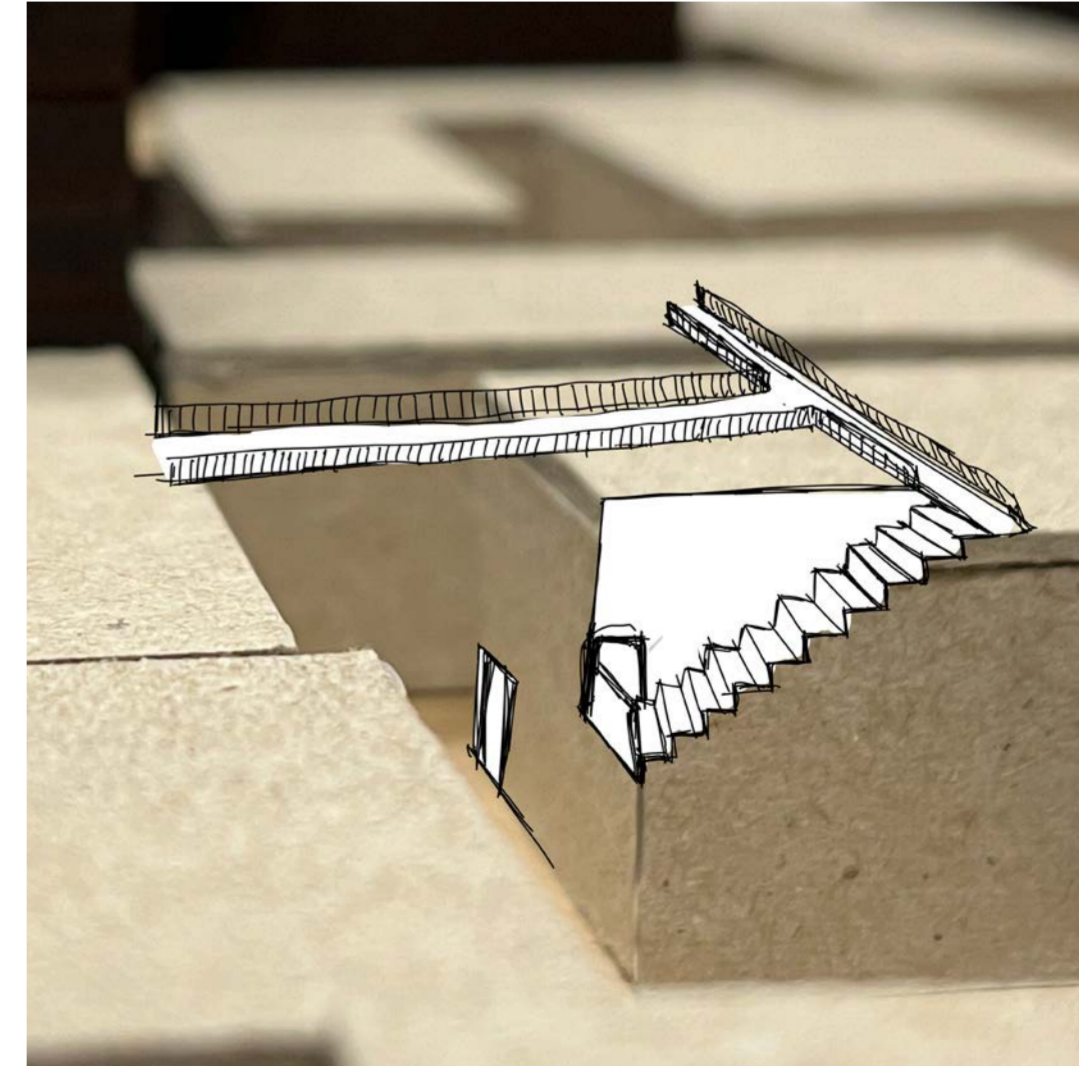
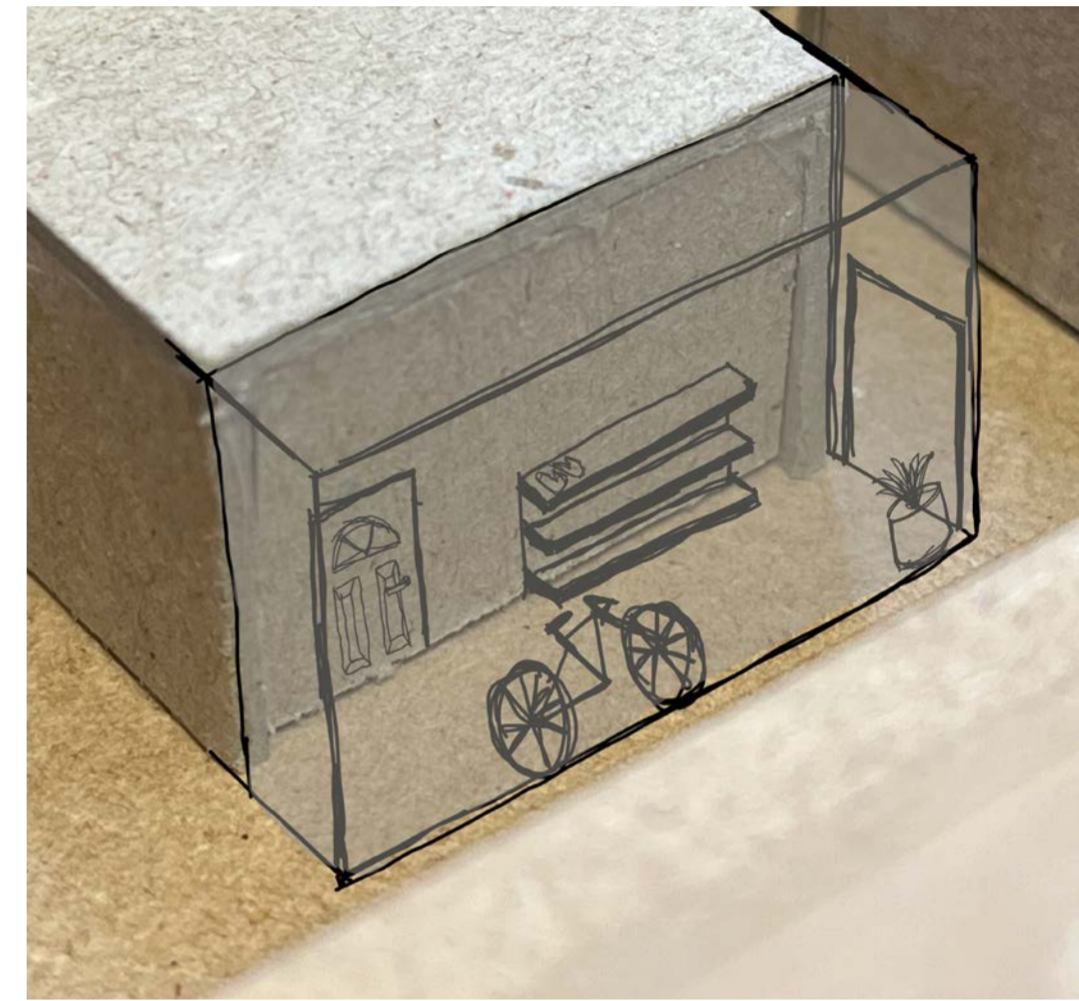


210 RESIDENTIAL APARTMENT



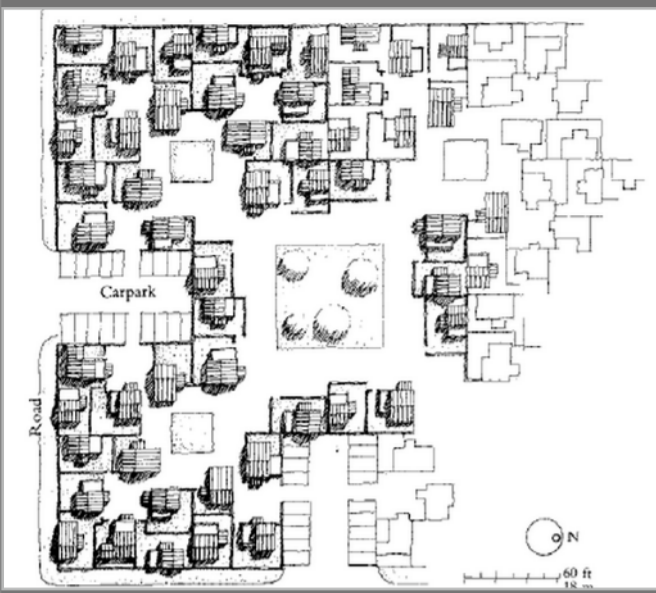
JUANA AZURDUY 1635 BUILDING

Collage





# DESIGN ITERATION



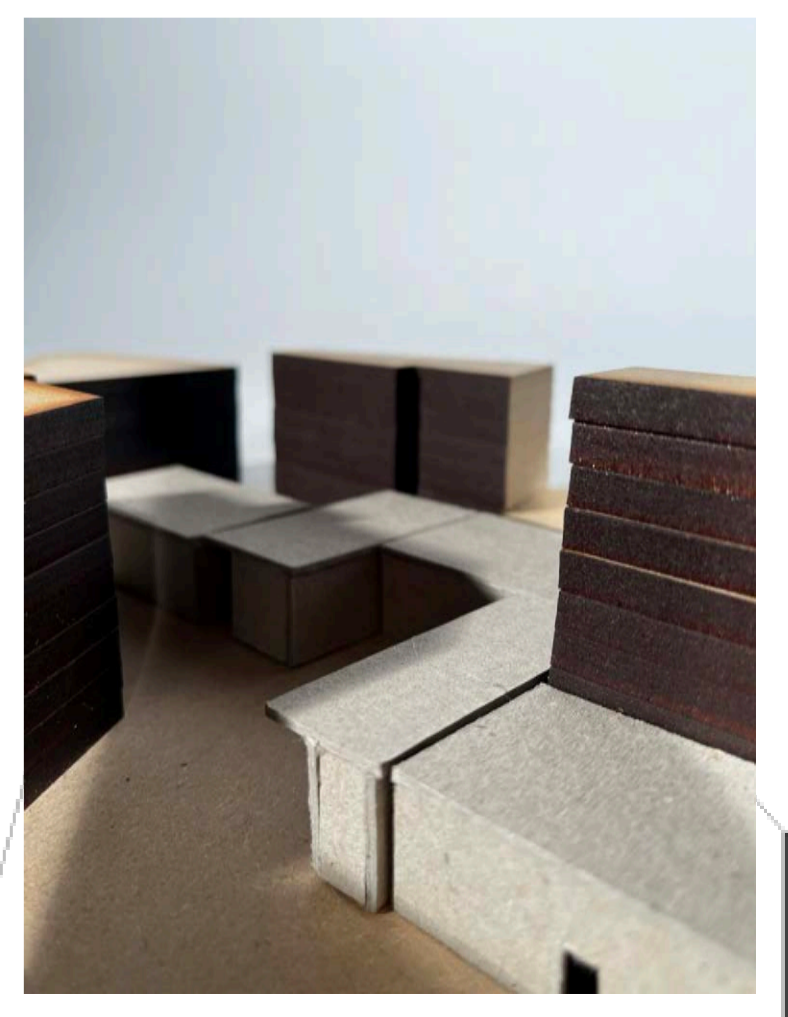
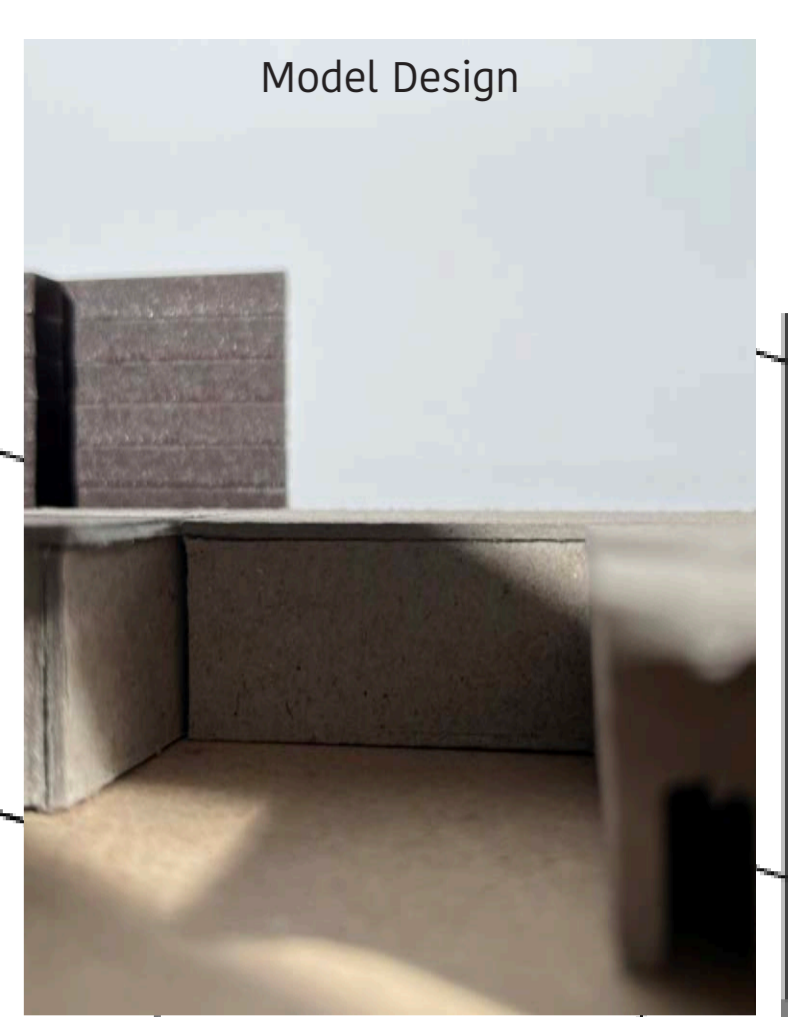
**BELAPUR HOUSING, CORREA**  
3/4 houses centered around one shared courtyard, creating social spaces for the residents



**DAIRY ROAD, AUSTRALIA**  
A path through the estate which is filled with plants, giving social spaces and a level of privacy to units on the ground level



**BARBICAN, LONDON**  
Bridges which intertwine to create a labyrinth of paths through site without being directly next to a unit on the upper levels





# 1:50 FRAGMENT DEVELOPMENT



BARBICAN, LONDON  
Private terraces for residents overlooking a shared courtyard which can be used by the public



NORTH LAINES, BRIGHTON  
Residents claiming spaces in terraced housing to create a 'front garden'



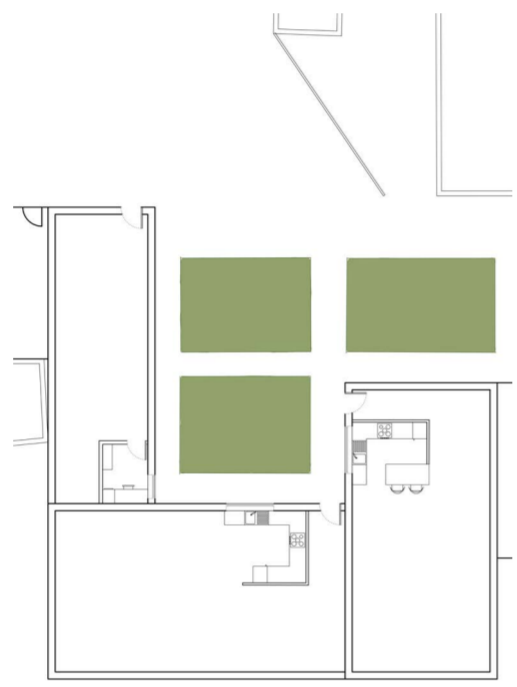
FREDERICK GARDENS, BRIGHTON  
Terraced housing with a small alley which leads to the front of the houses. Each front garden is personalised to the residents

Developing a small part of the design to focus on the outdoor social spaces which lead to someones front door

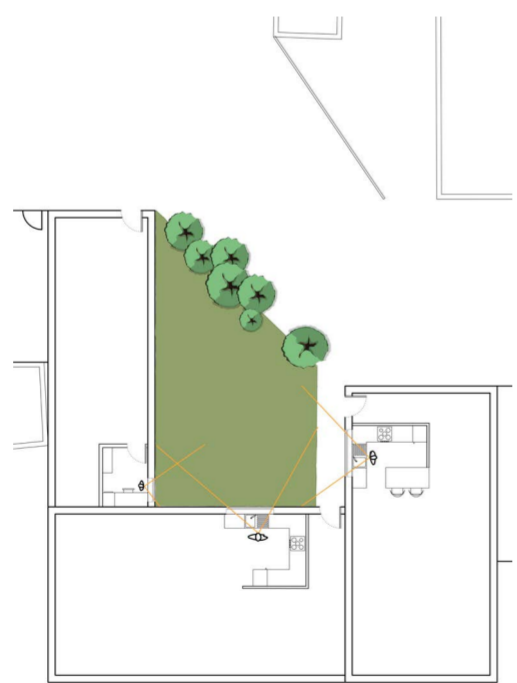
Courtyard iterations:

Kitchens being the 'public' area of the house which faces onto the shared space. The shared spaces allows for households to interact whilst not invading the privacy of someones home.

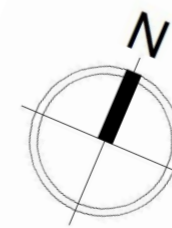
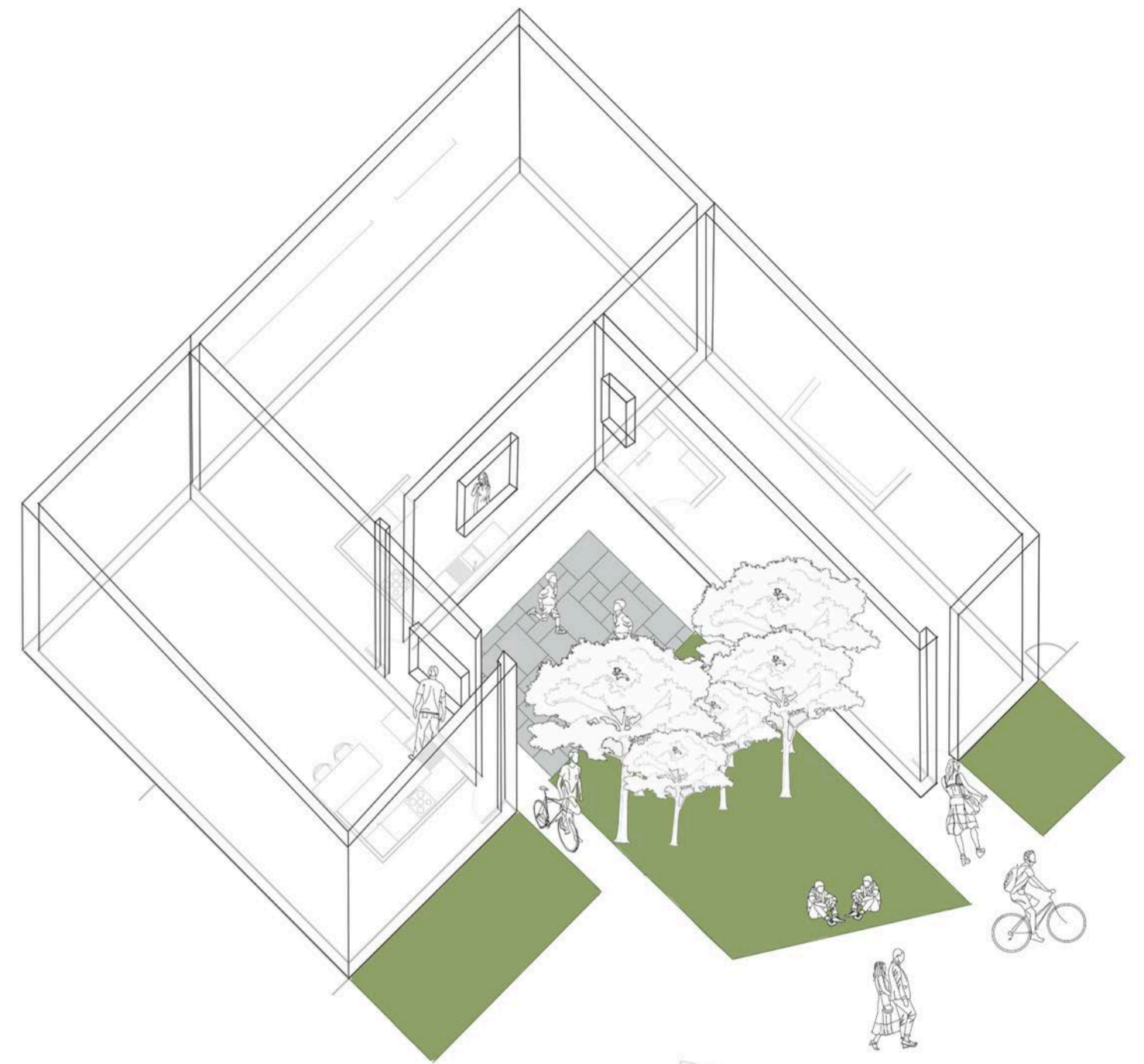
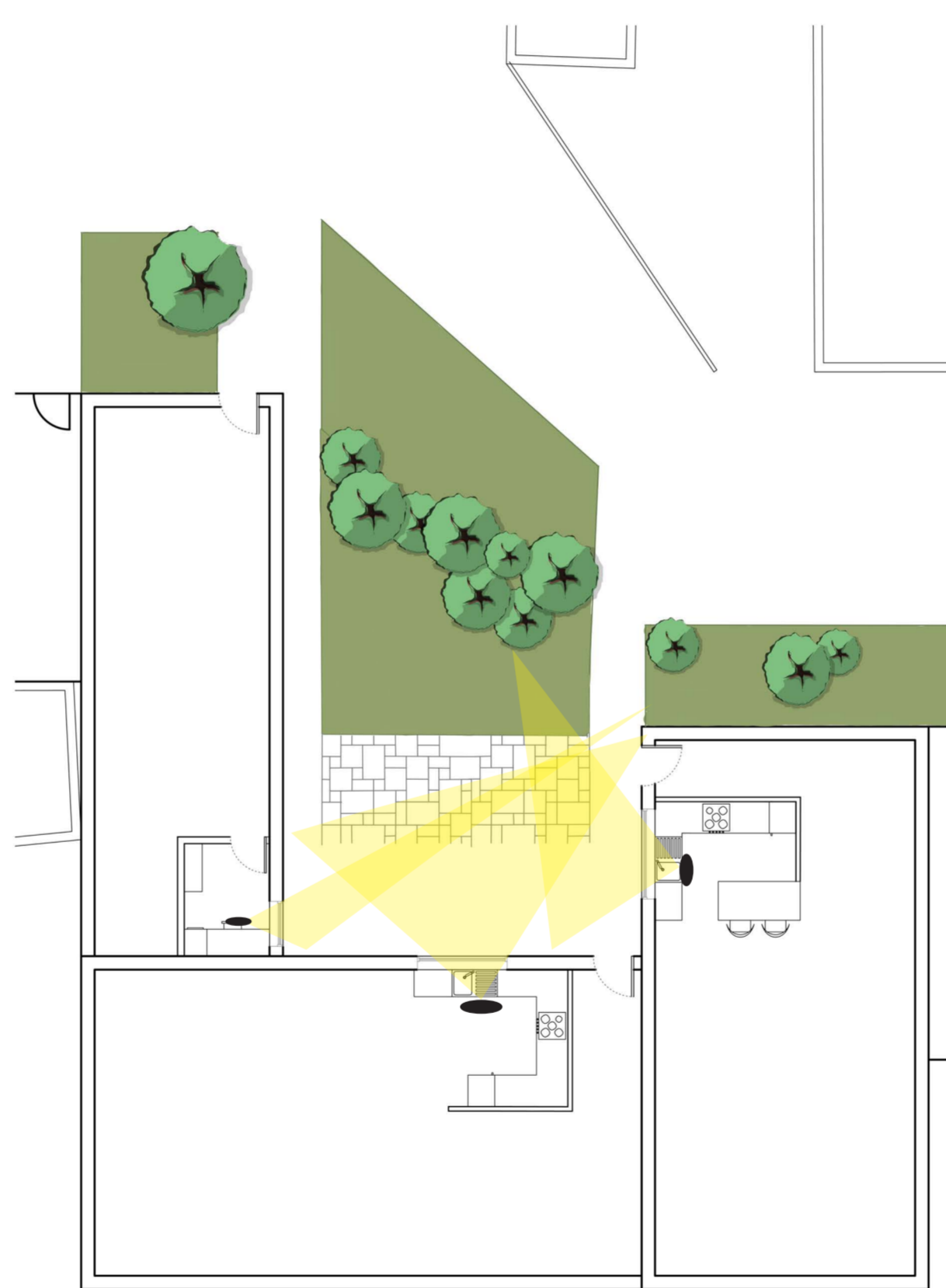
The paving in the shared courtyard area gives opportunity for children to ride bikes or scooters whilst not leaving the eyesight of their parents. The grass area is also divided by trees to give the residents some privacy and so that it can be used by both the public and residents



The green spaces feel too structured and isolated for residents to use them as if they own it



The green space touching the edge of the two units gives them 'more ownership' over the space. The trees privatises the space for the residents but doesn't allow for the public use





# 1:50 FRAGMENT DEVELOPMENT

Precedents of housing units showing how spaces can be divided by just enclosing private spaces

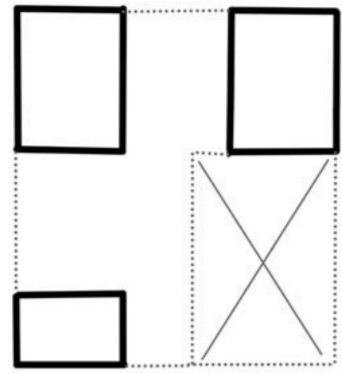
At a 1:50 scale, arranging the units on the ground and first level to create spaces which divide public and the private whilst also creating spaces which sunlight can enter at particular moments

Direct views within a unit and then how the views within a unit affects how the views affect window placement. Kitchens facing onto the shared courtyards allows for children to play outside whilst parents are cooking dinner. Whilst standing in the kitchen you also have a direct view of the front door and living room

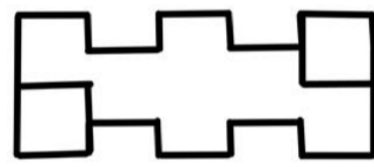
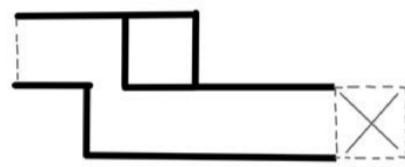
Aligning the structure of the first level with the ground level to ensure that bathrooms line up whilst keeping public and private areas of the dwelling



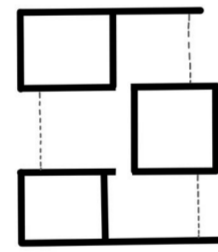
JNC HOUSING, JAKKUR  
The 'public areas' of the unit being the centre for circulation



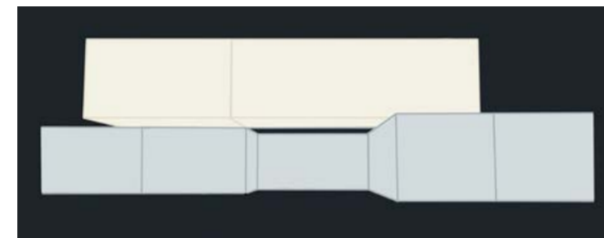
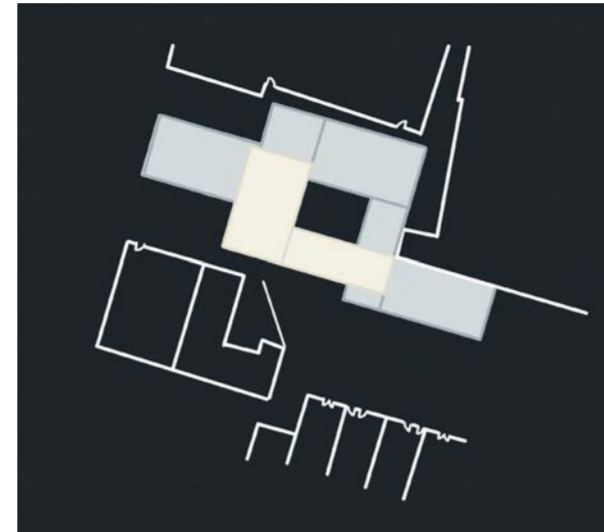
JNC HOUSING, JAKKUR



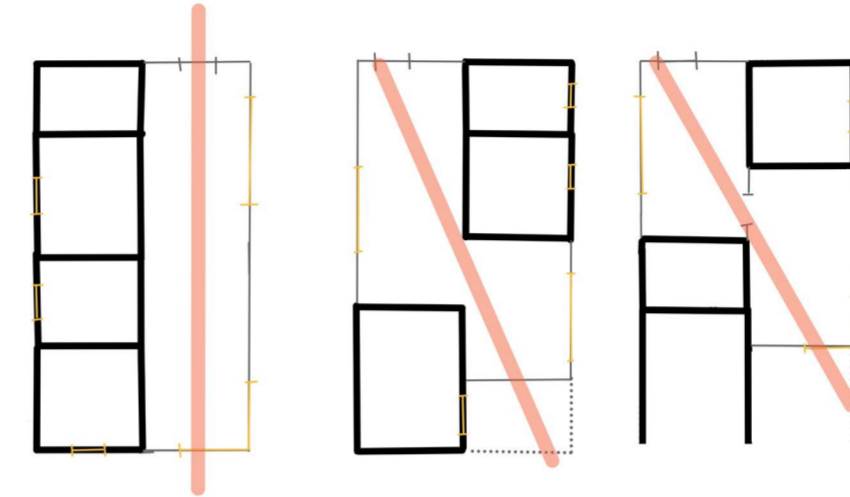
PREVI HOUSING, LIMA, PERU



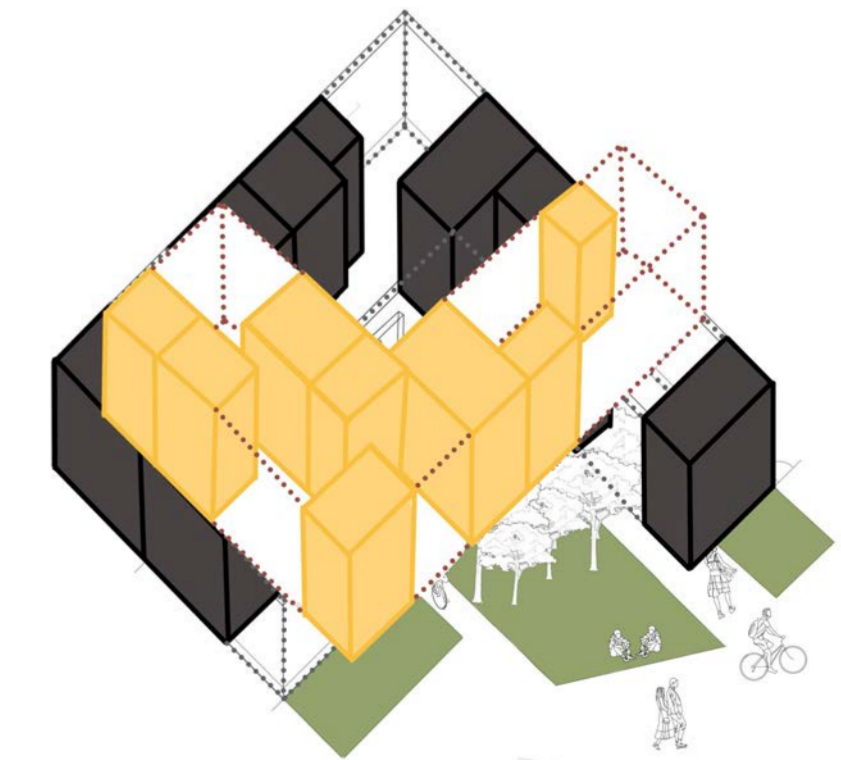
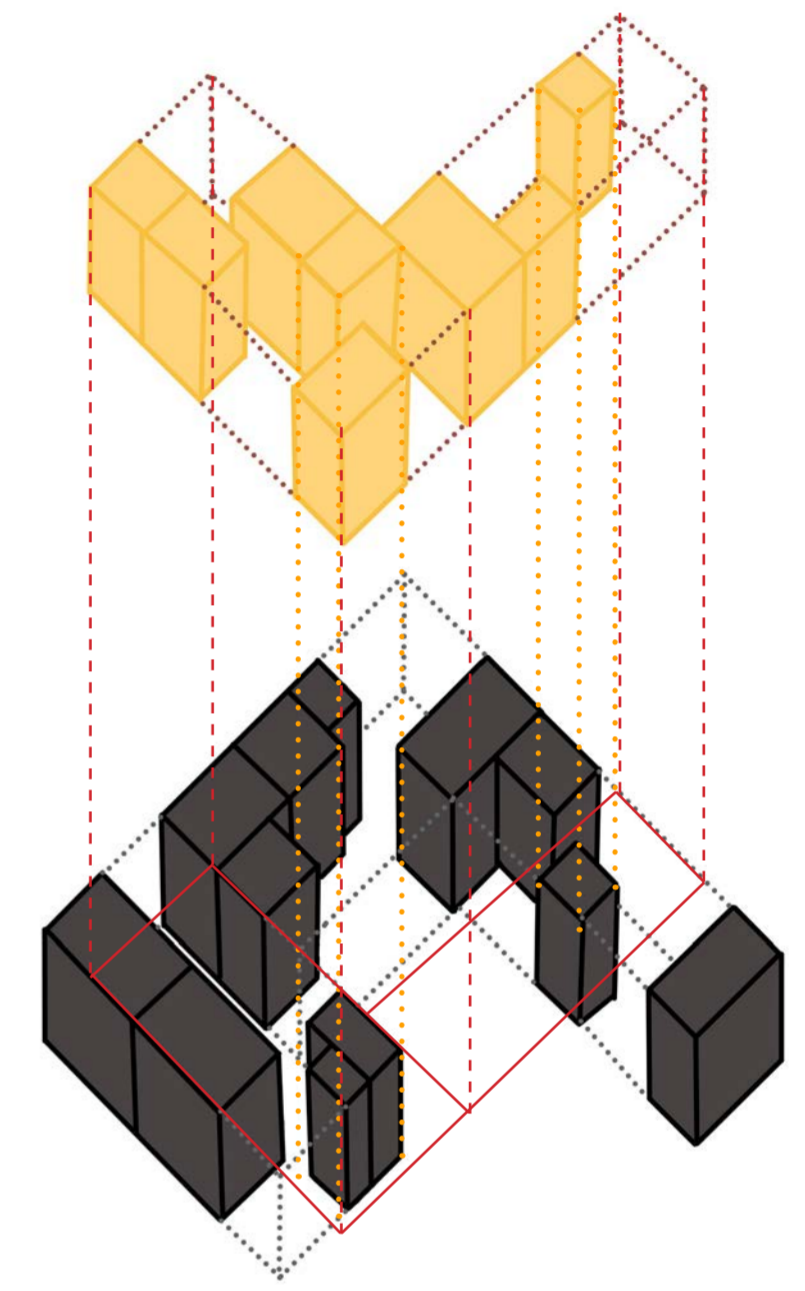
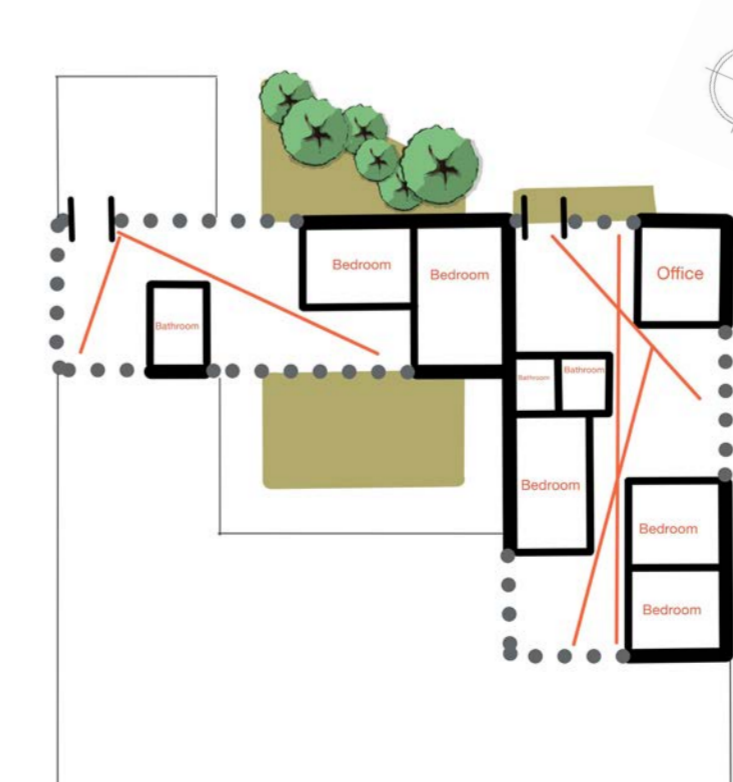
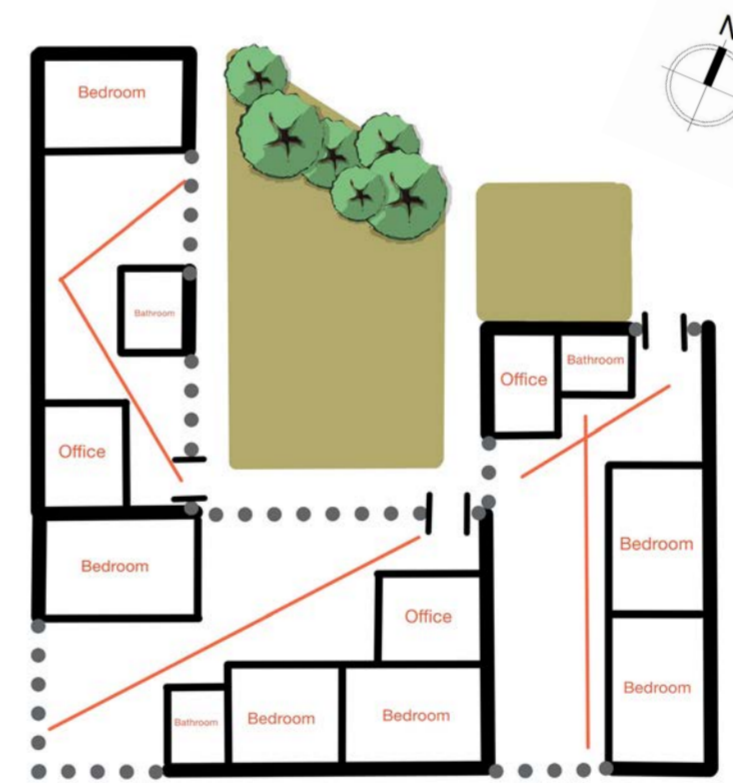
FRAGMENT FROM BUILDING PLAN



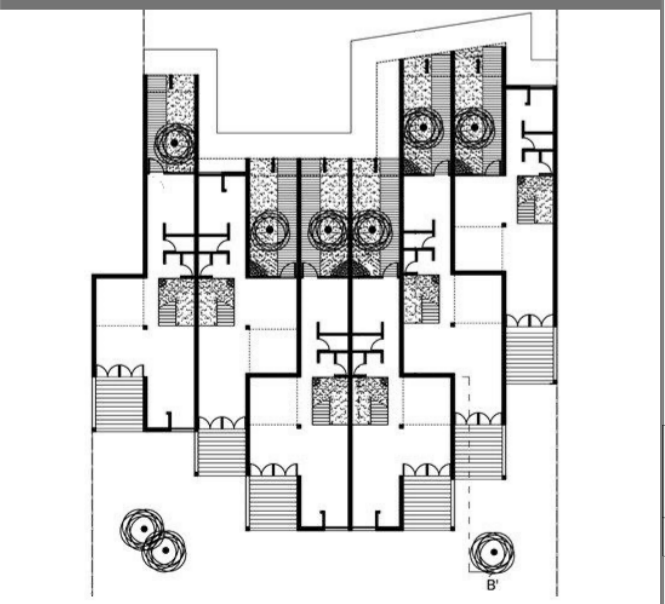
Ground Level  
First Level



Enclosing the private areas of a dwelling - bedrooms and bathrooms - leaving the rest of the space open to be occupied by public areas of a dwelling



RURAL MAT njiric + arhitekti  
Small outdoor spaces privatised from the language and organisation of the buildings



PREVI HOUSING, LIMA, PERU  
A linear floor plan which is staggered giving each unit a front garden and a decking space at the back

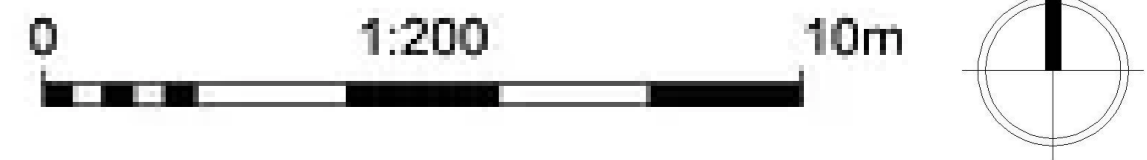




DESIGN  
DEVELOPMENT  
**GROUND FLOOR**

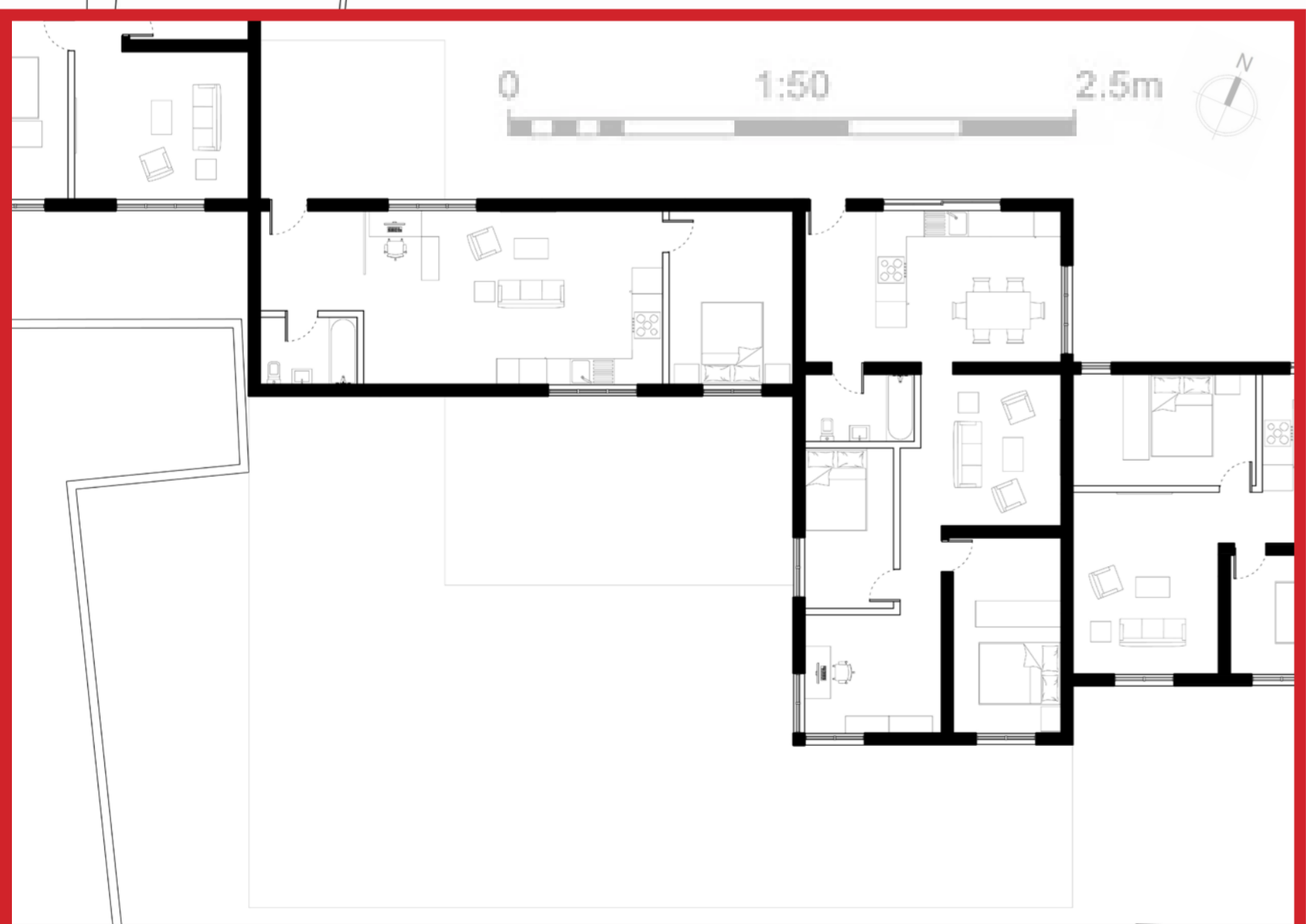


Using the 1:50 development to help with the character of the rest of the design proposal. From the model all kitchen have changed to face the courtyard areas with the bedroom being on the other side of the dwelling to give privacy to the residents

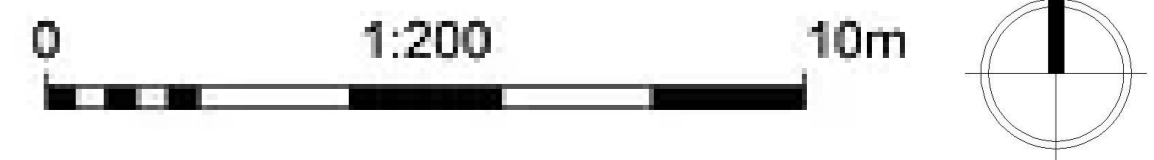




DESIGN  
DEVELOPMENT  
**FIRST FLOOR**



From the development of the 1:50 section, the upper floor plan has started to form. A direct path following the exterior of the units which connects to a staircase at either side giving a separate circulation on the upper level



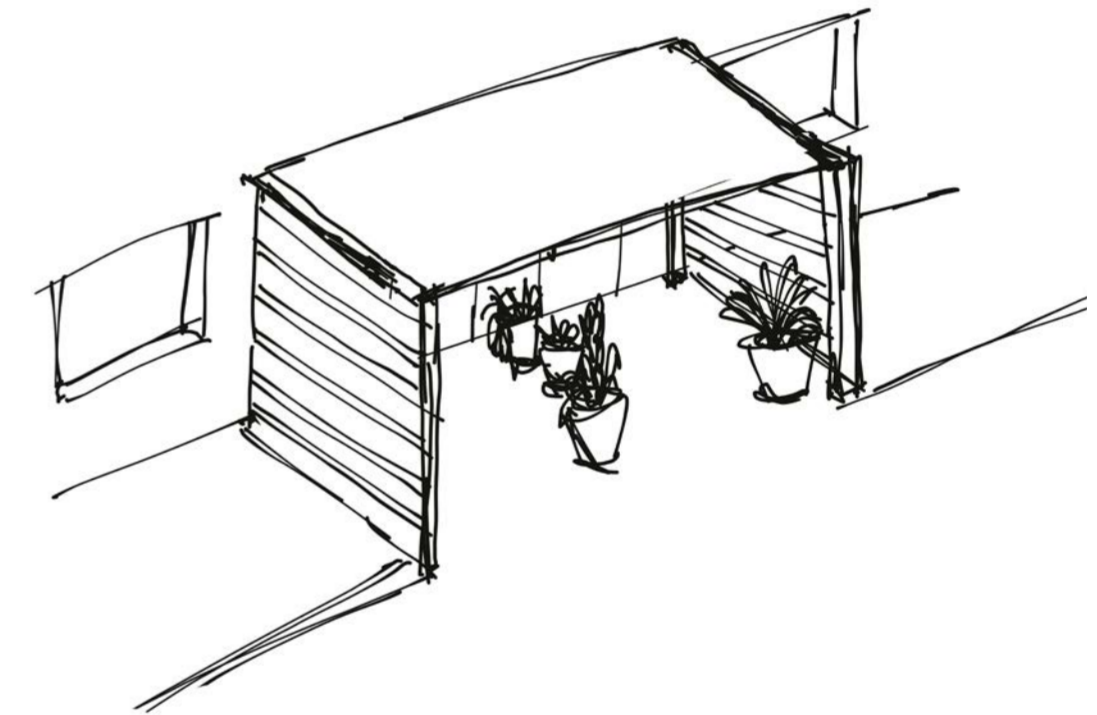
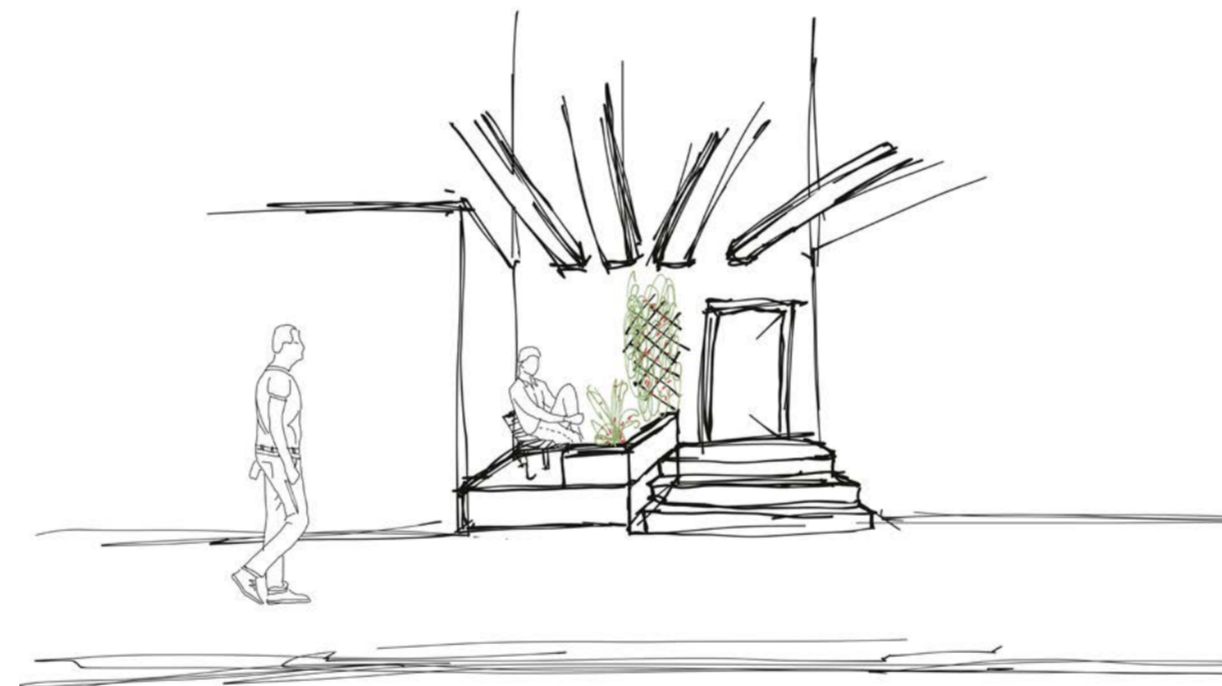
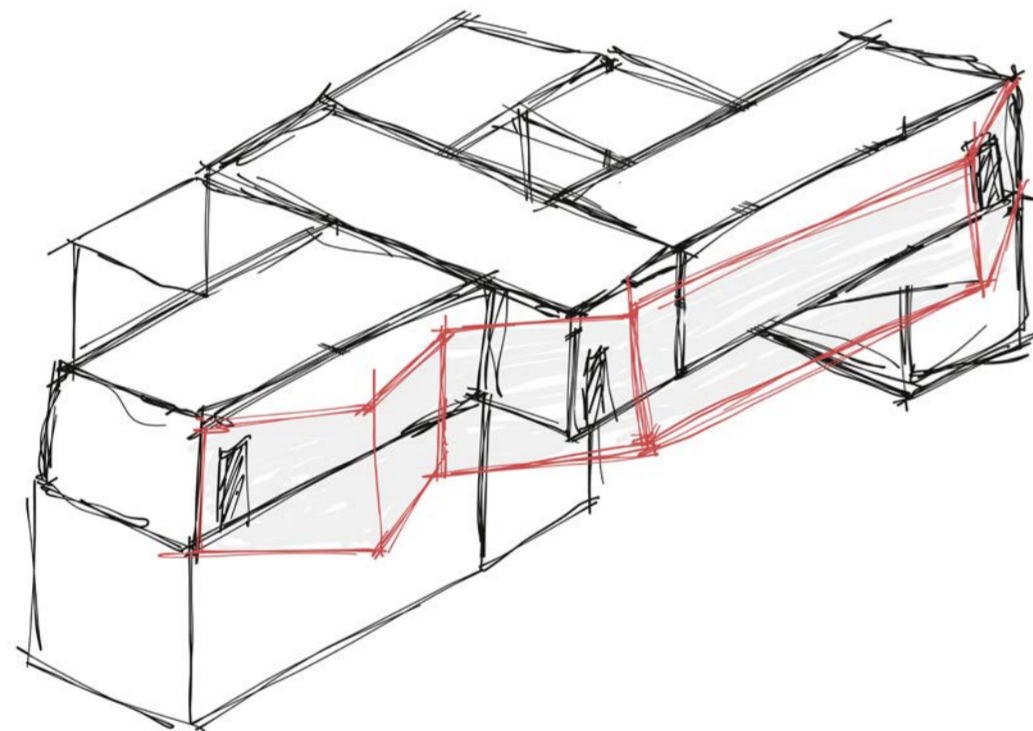


# FIRST LEVEL ENTRANCES



CAMBRIDGE GROVE, HOVE

Originally built as stables during the 1800s and have since been converted into residential and commercial units. Each unit has barn doors which open up to reveal the true entrance of the unit. Each entrance is tailored to match the personality of the owner whilst also looking cohesive with the rest of the units



SKETCH

Sketches of how the upper level may use coverings or slightly raised platforms to mark the edge of each residents' property



3D CAD MODEL

Taking part of the first level to test how the entrances can be altered for each resident. Giving each resident their own private space which for them defines the start to their entry sequence. Also giving social spaces which are also featured on the ground level



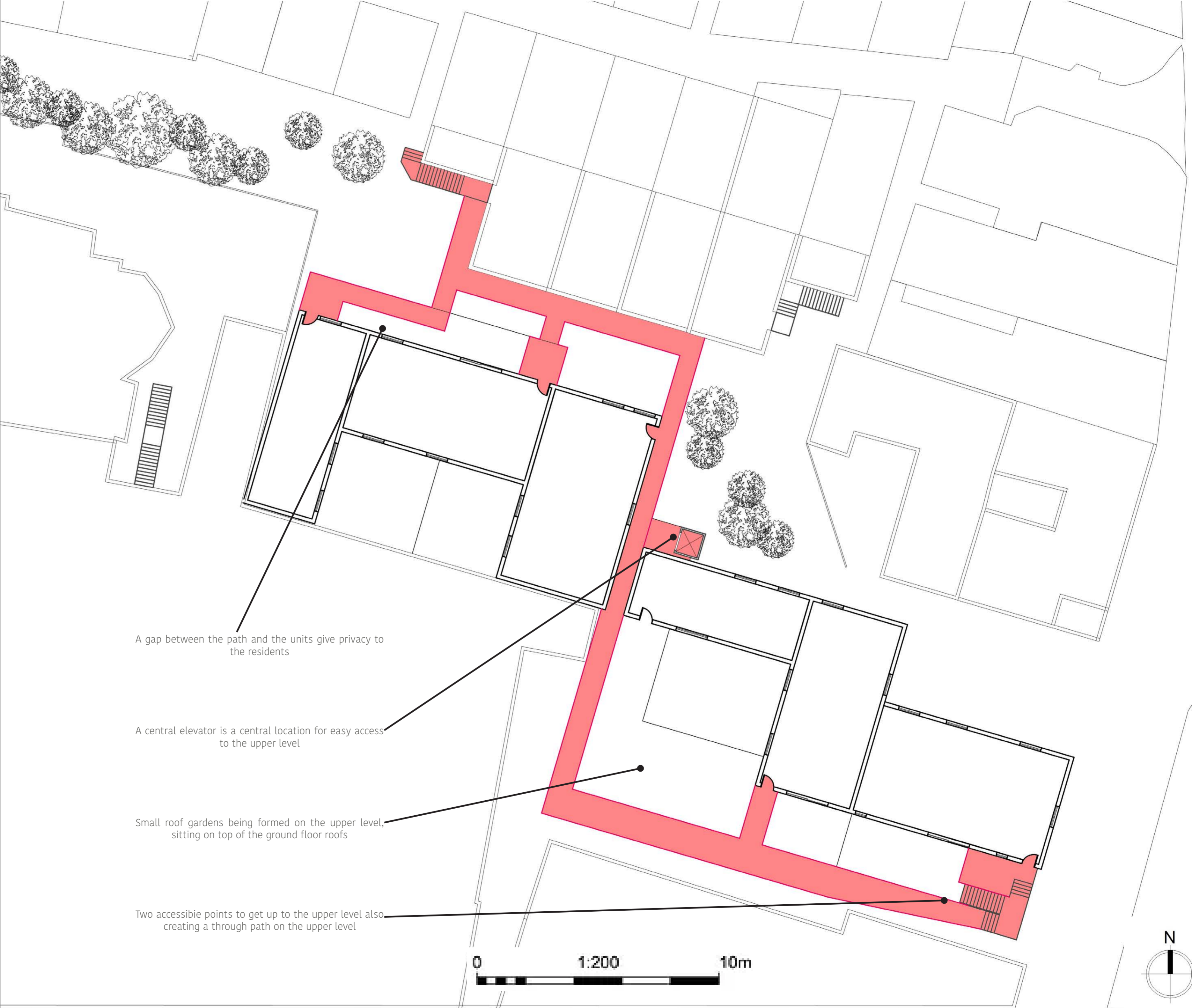
# FIRST LEVEL CIRCULATION



CITE NAPOLEON, PARIS 1849  
Creating a distance between the 'street' and the front door. People use these paths to personalise with plants and other objects



DE DRIE HOVEN, HOME FOR THE ELDERLY  
Along the 'street', porch-like areas which belong to the dwelling but are still part of the 'street-area'





DEVELOPMENT  
OF FIRST LEVEL  
ROUTE



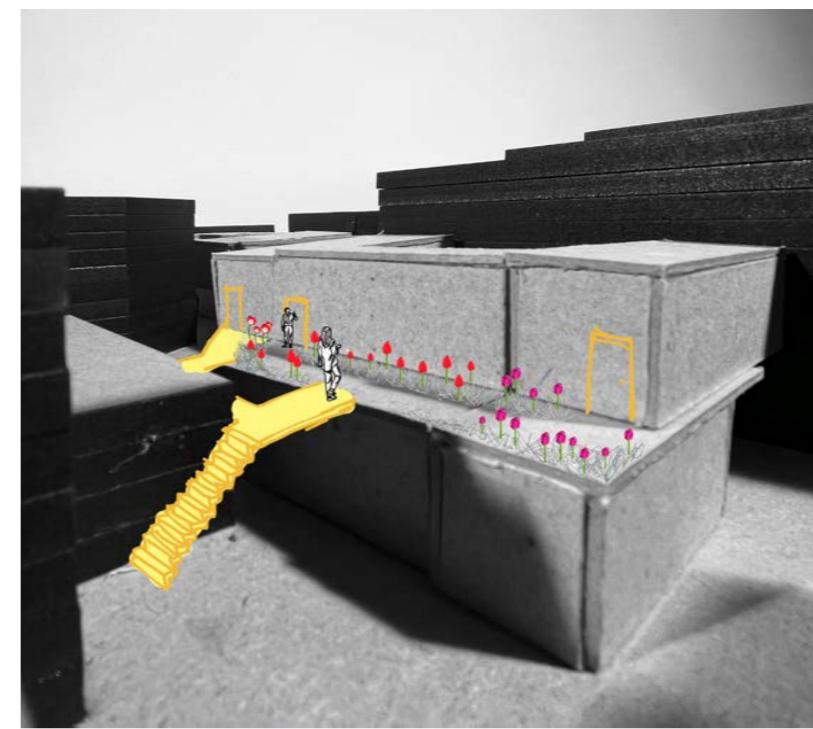
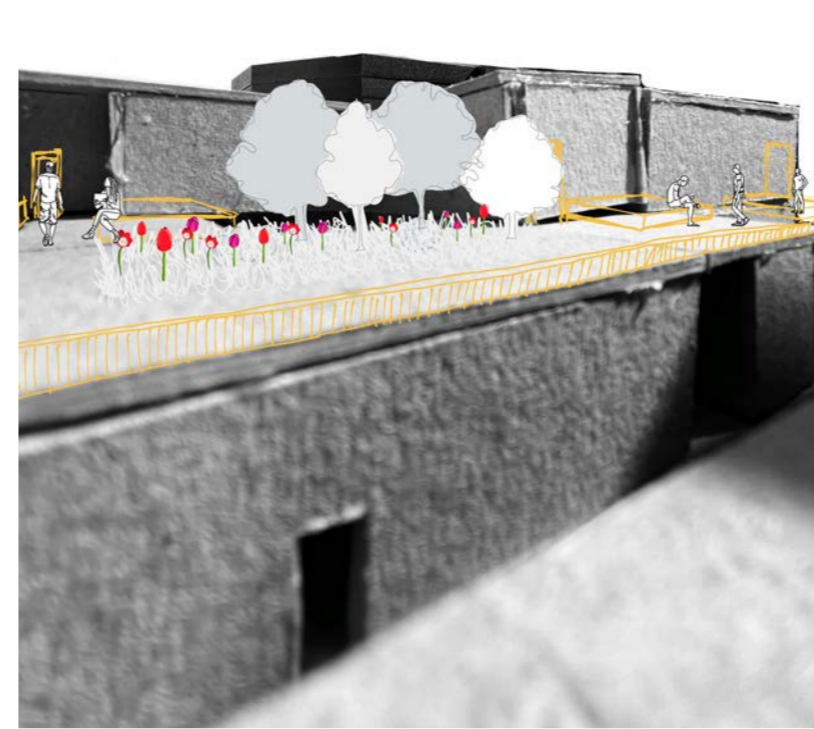
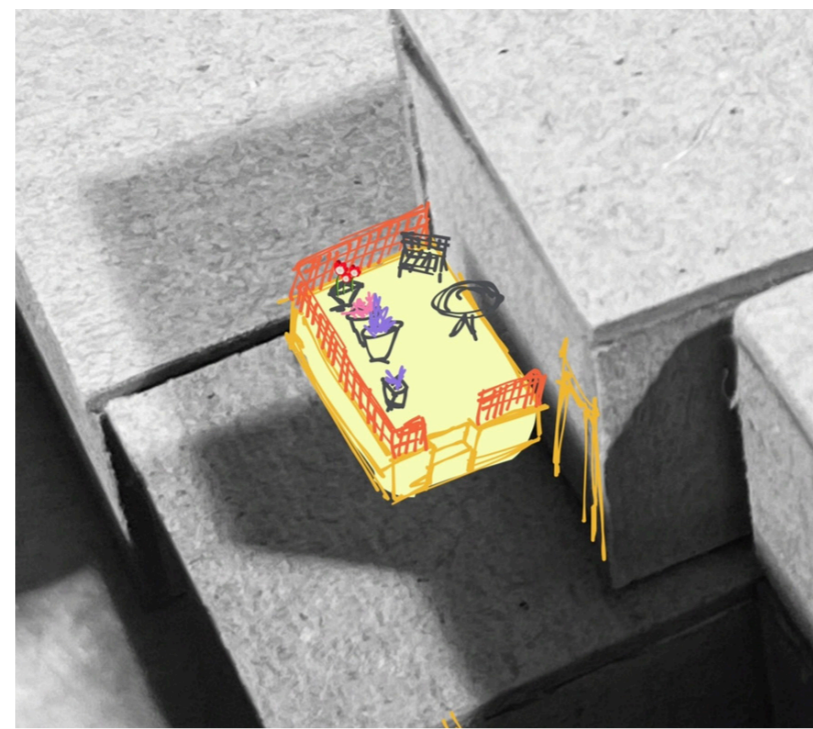
KENSINGTON GARDENS, BRIGHTON  
Garden spaces on top of the roofs which are accessible from the upper floor levels



COLBY LODGE, LONDON  
A covered walkway which gives access to the dwellings



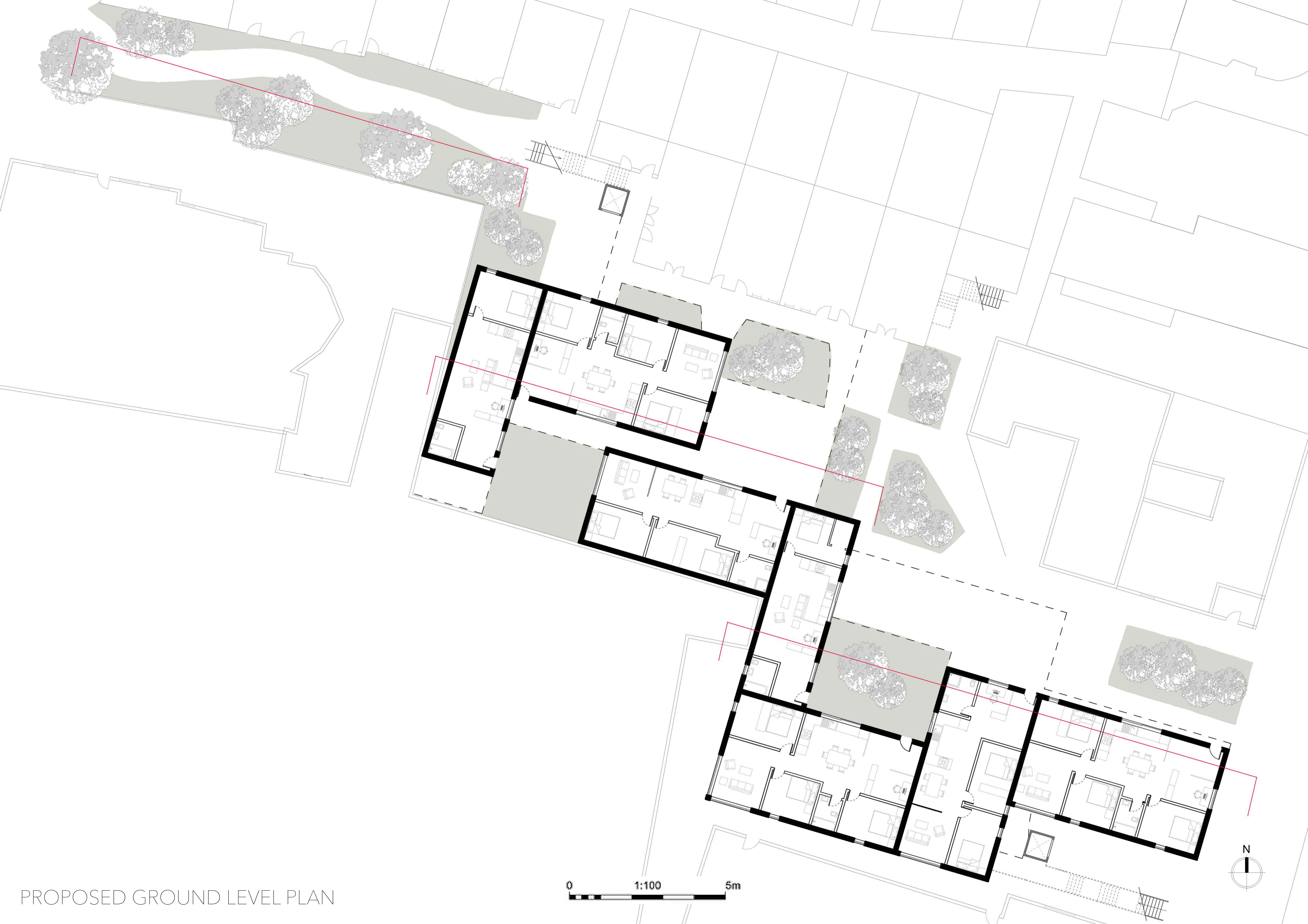
AYLESBURY ESTATE, LONDON  
Facade extends out to the path on the exterior of the dwellings



Different ways in which the entrances on the upper level can be designed whilst still being a direct path through site

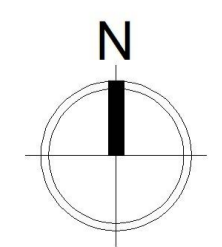




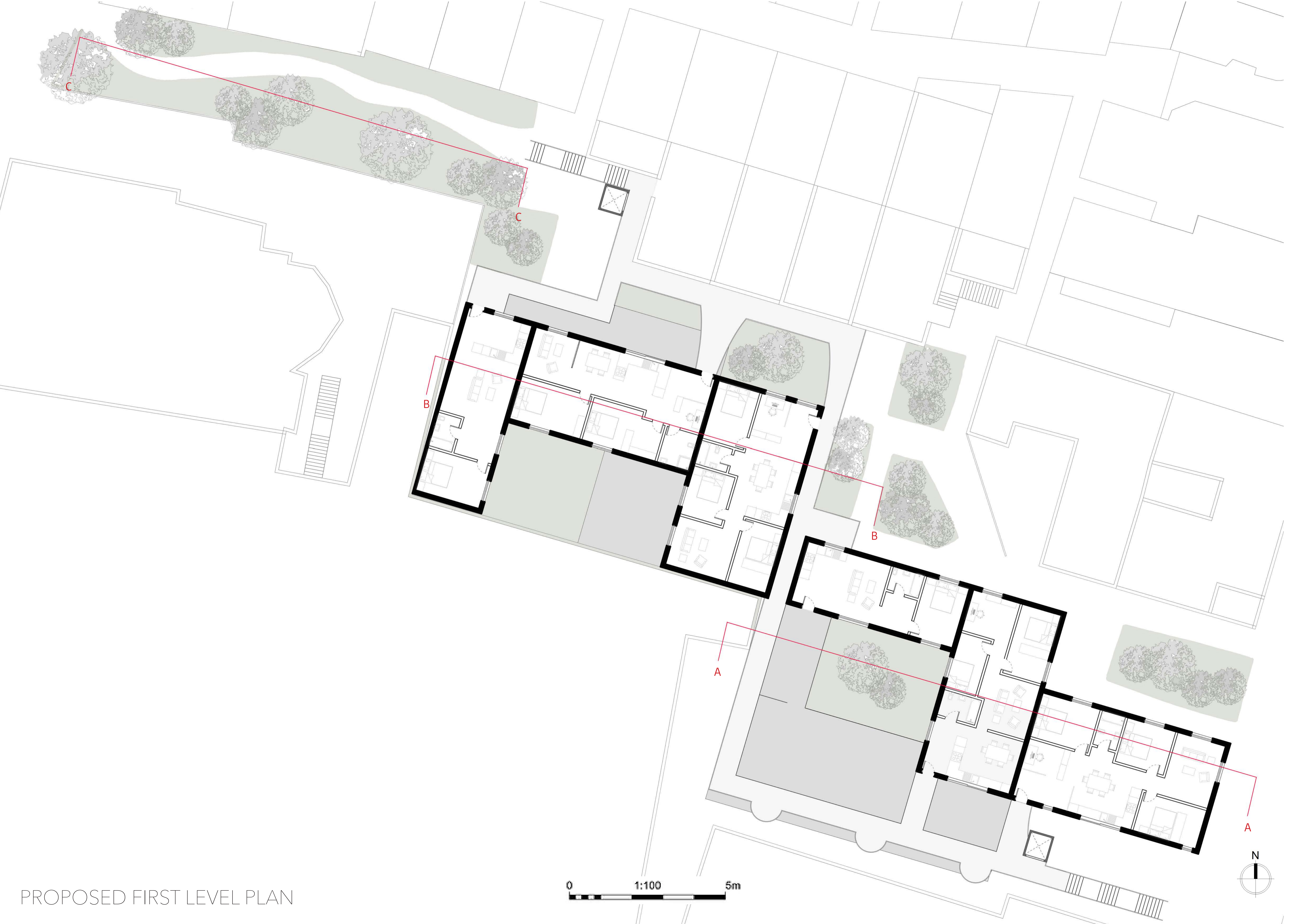


PROPOSED GROUND LEVEL PLAN

0 1:100 5m

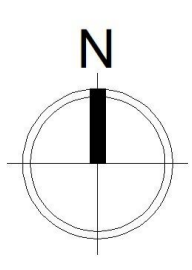






PROPOSED FIRST LEVEL PLAN

0 1:100 5m





PROPOSED SECTION

0 1:100 5m

A

B

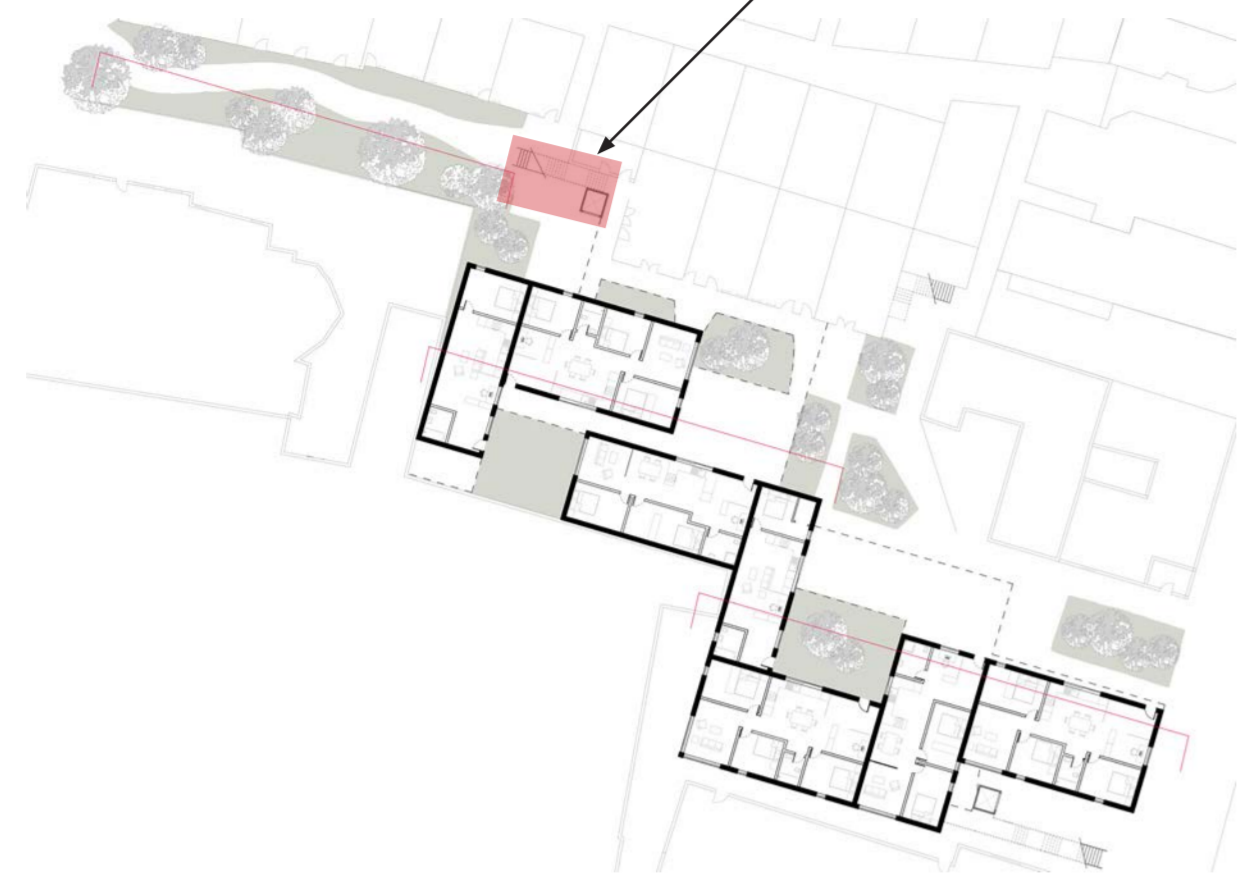
C



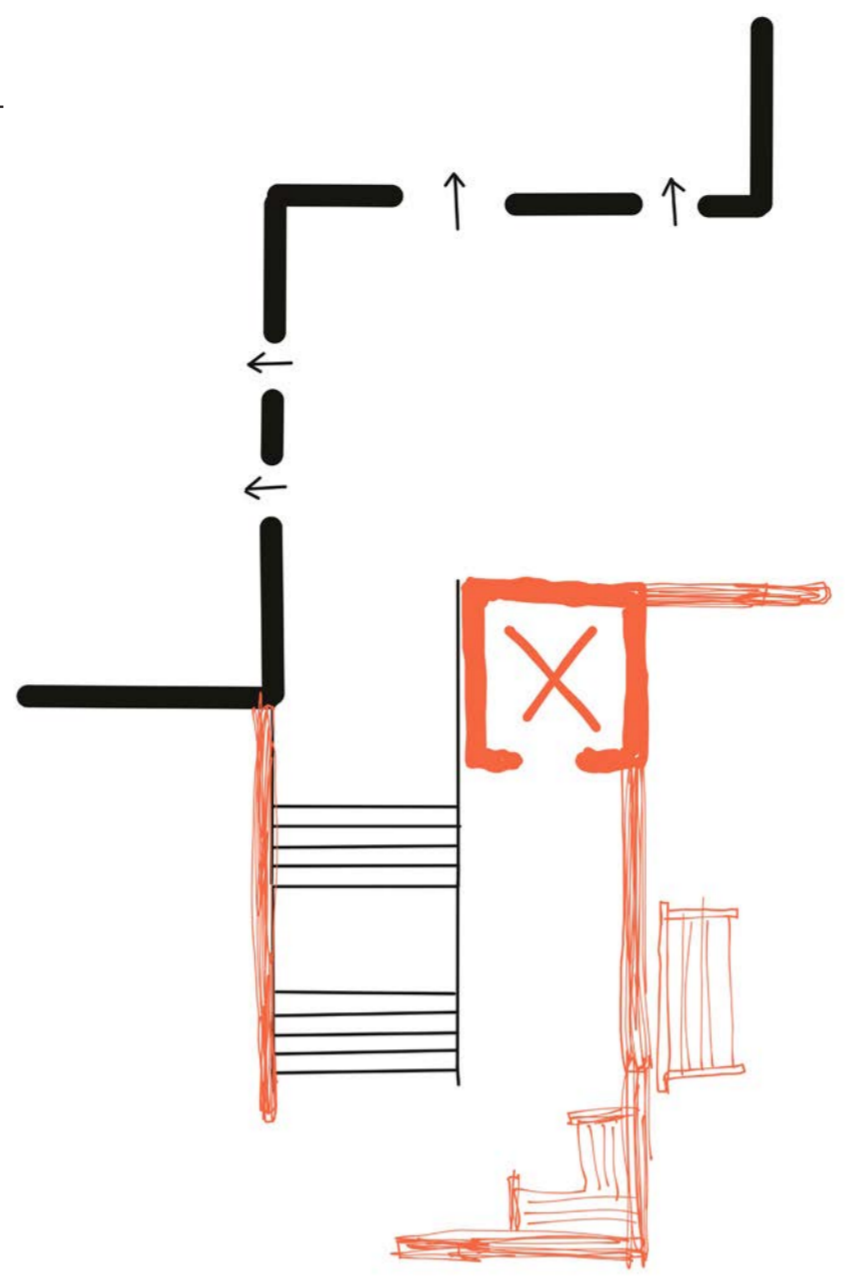


# 1:50 DESIGN DEVELOPMENT

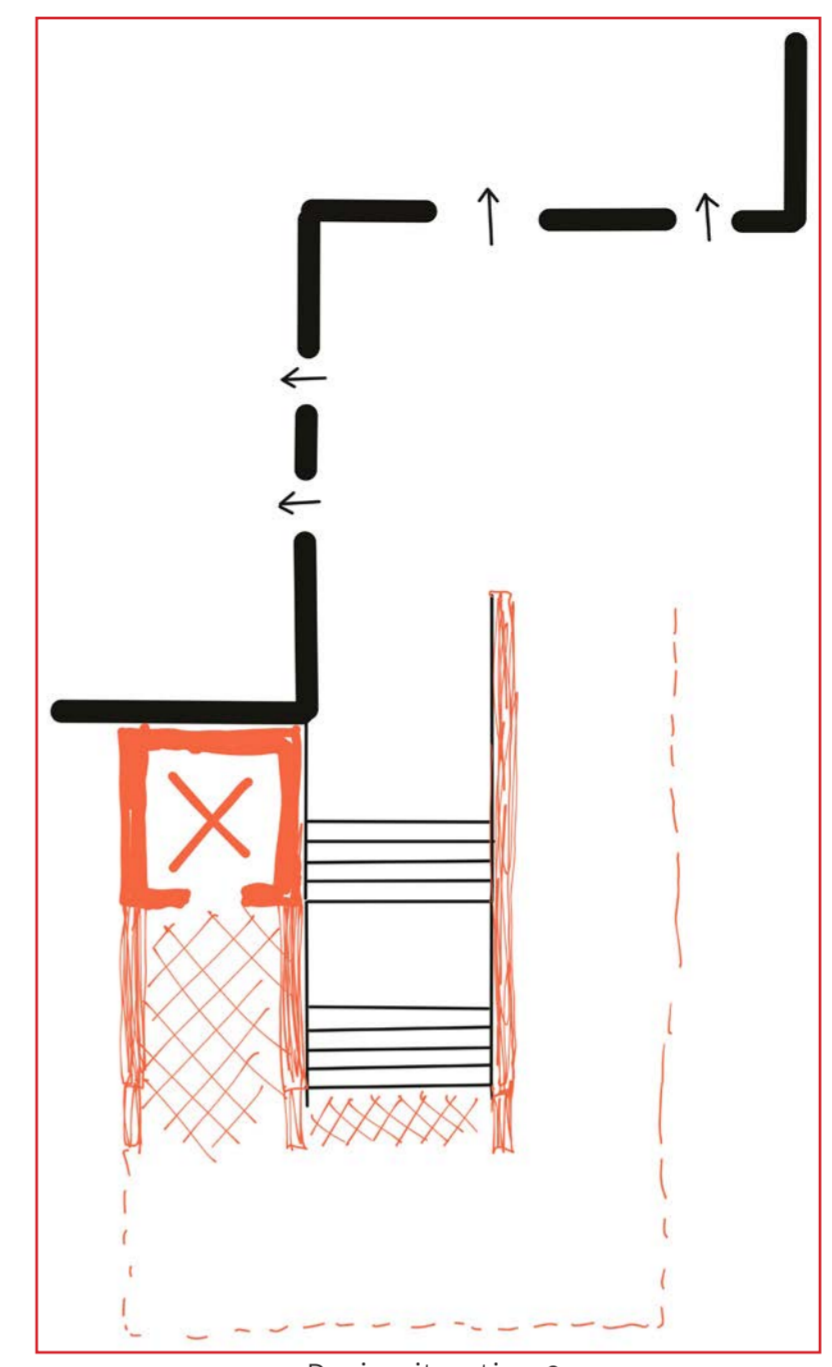
DEVELOPMENT OF THE STAIRCASE LEADING TO THE FIRST LEVEL AND EXISTING HOUSES



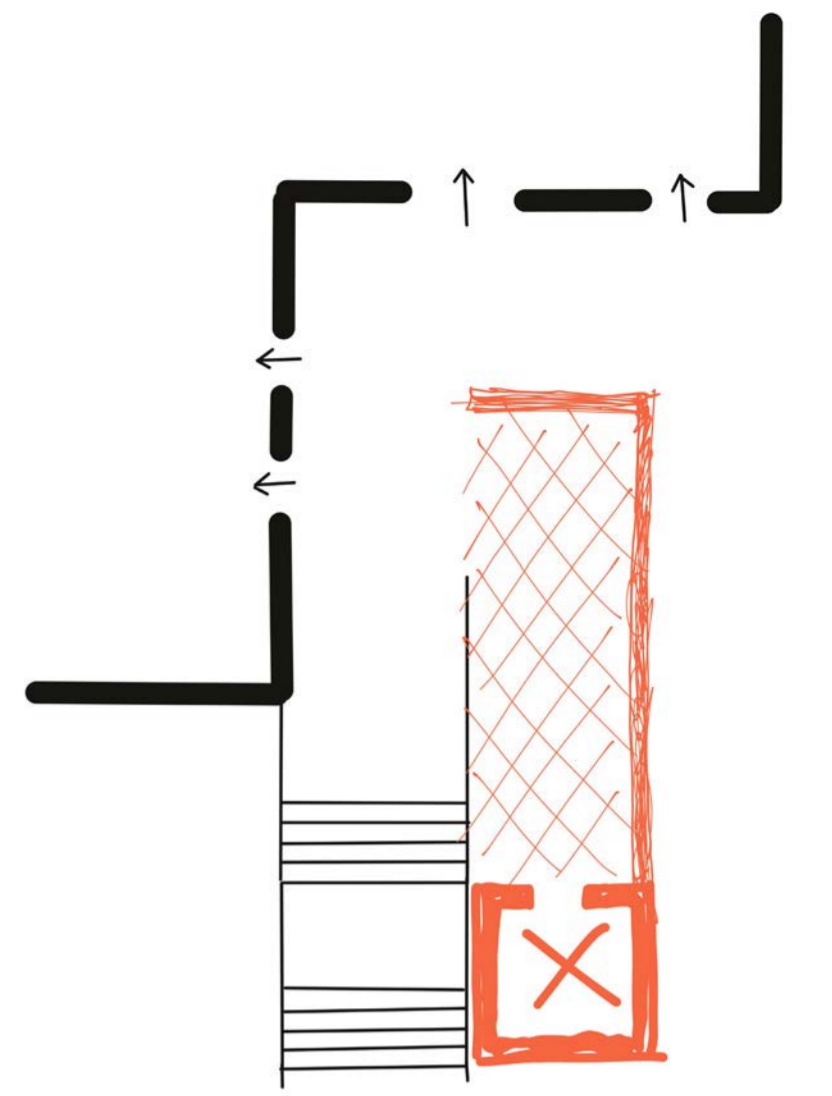
Developing the existing staircase on site to improve the experience for the inhabitants



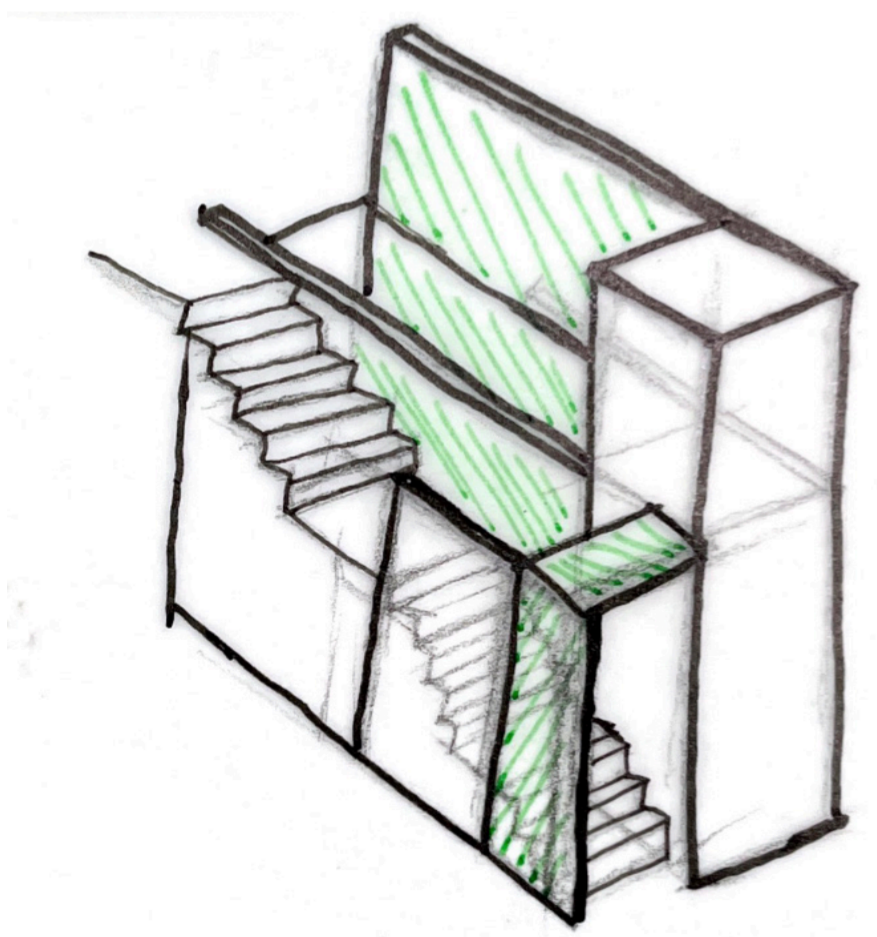
Design iteration 1



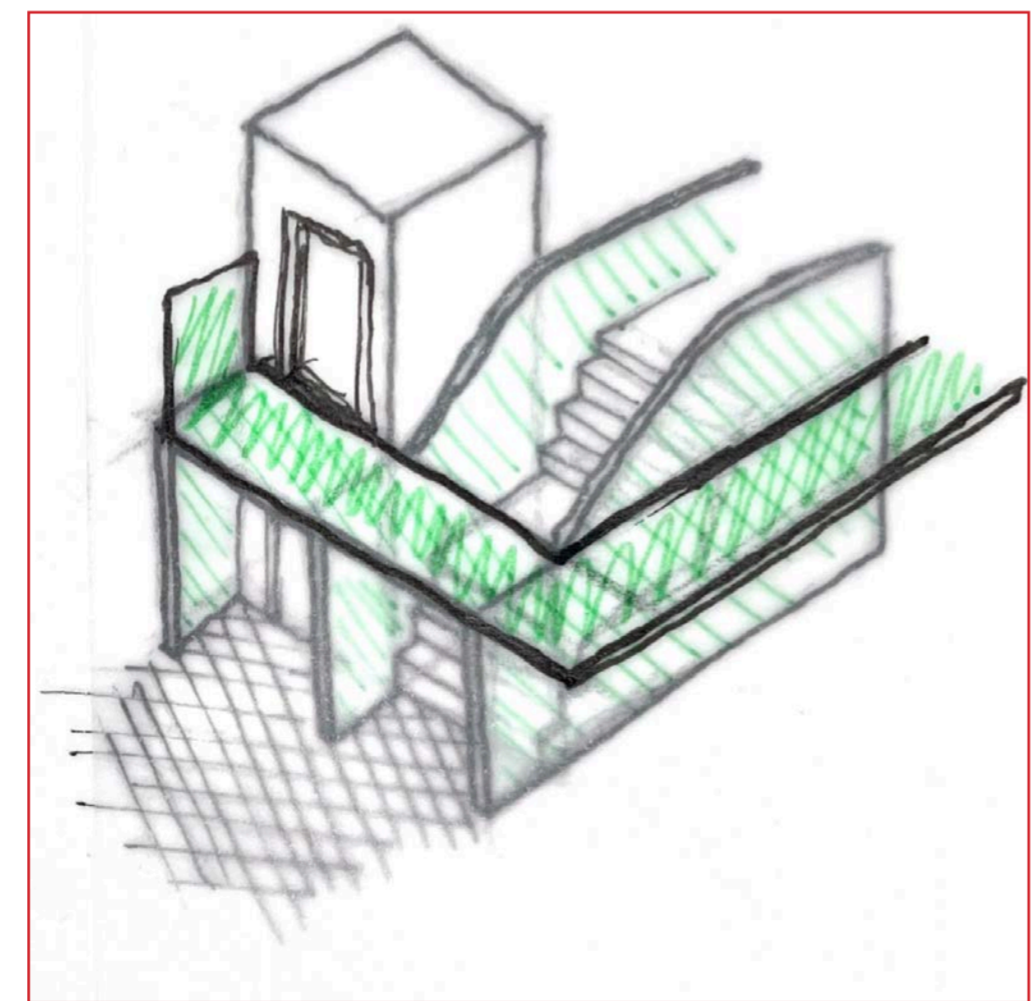
Design iteration 2



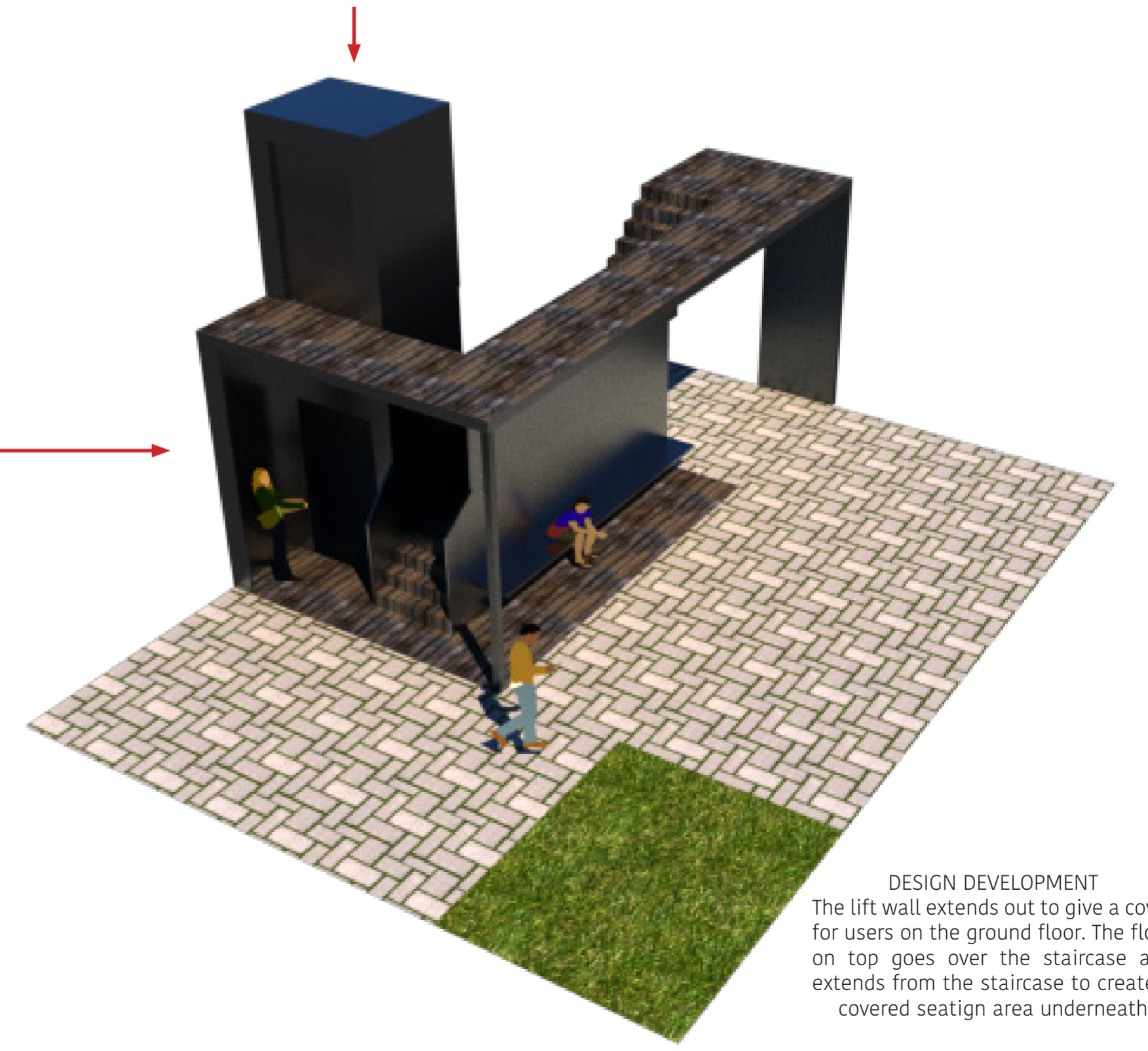
Design iteration 3



Different ways in which the wall of the lift can be extended to create a cover over part of the stairs to indicate the the upper level is for residents only



A change in paving as you approach the staircase and lift, physically showing the diffence between public and private areas of the site



DESIGN DEVELOPMENT  
The lift wall extends out to give a cover for users on the ground floor. The floor on top goes over the staircase and extends from the staircase to create a covered seatign area underneath



# 1:50 DESIGN DEVELOPMENT



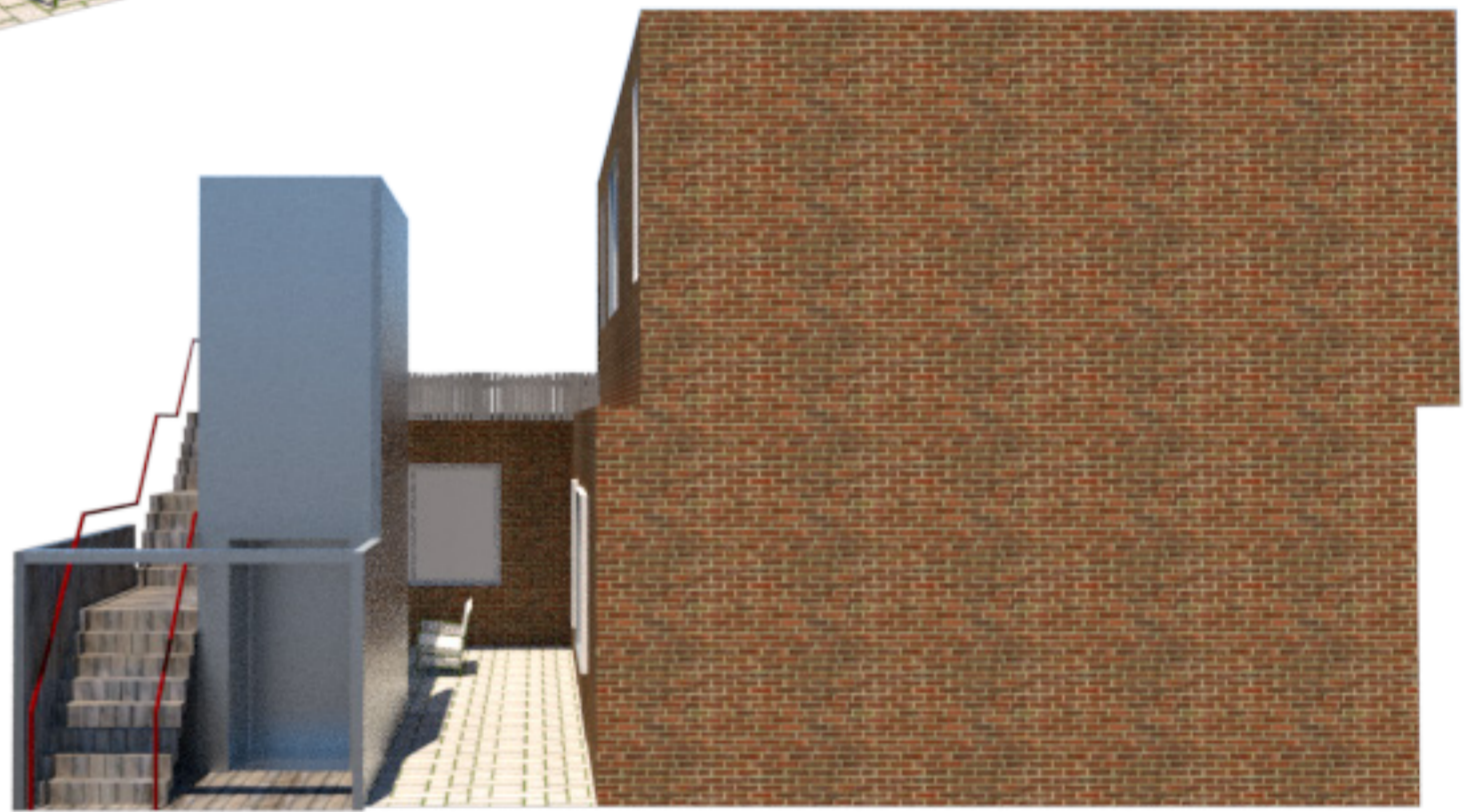
DEVELOPMENT OF THE STAIRCASE LEADING TO THE FIRST LEVEL AND EXISTING HOUSES

Developing the staircase on site to improve the experience for the inhabitants

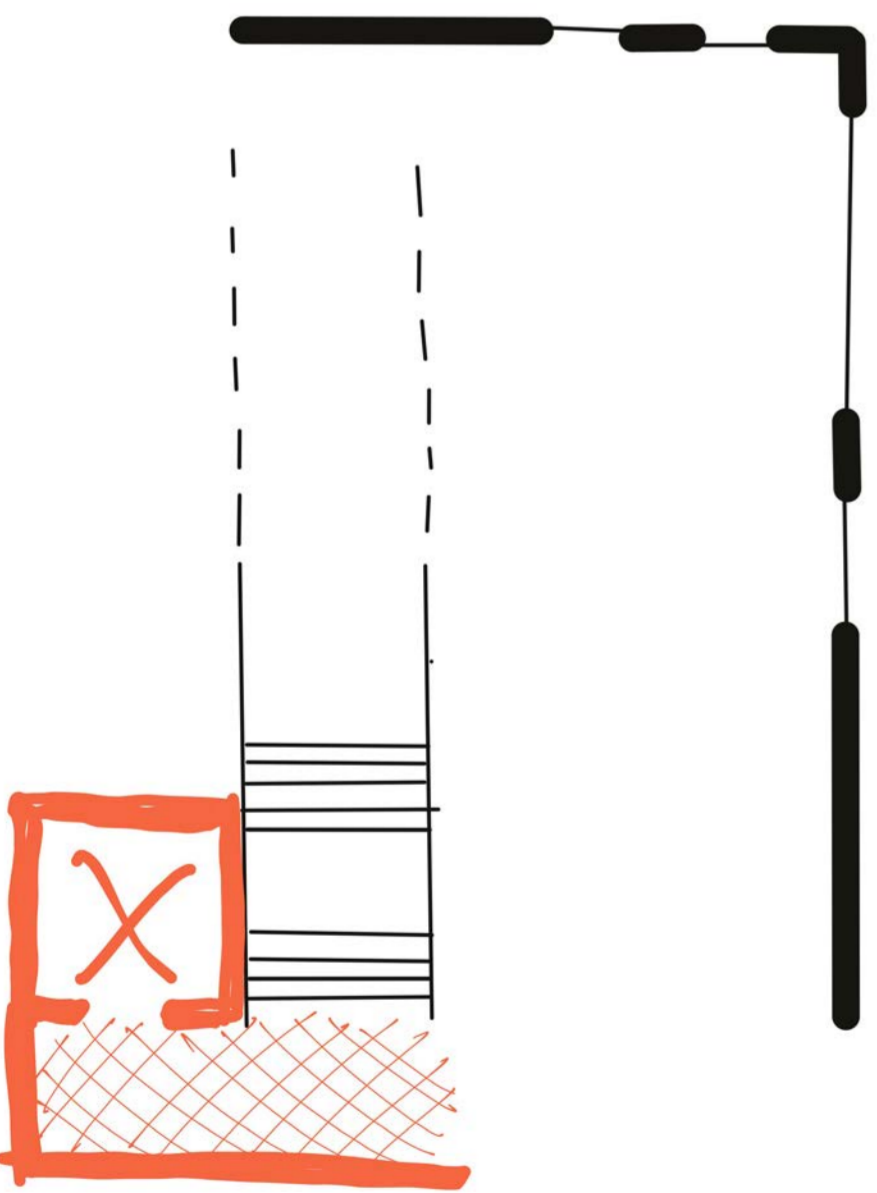


The lift structure extends out to create a small passageway which leads to a courtyard area shared by the two units. The courtyard is half covered by the path on top, providing shading during the summer months. The back of the lift, under the stairs, provides a storage space for outdoor items or bins

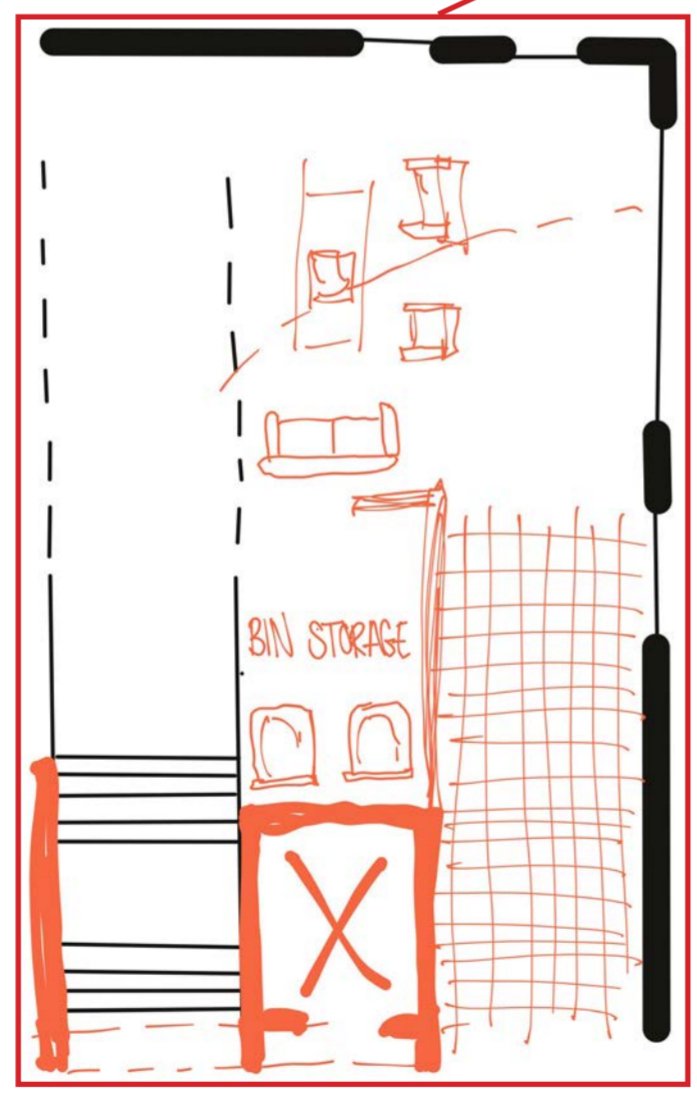
3D view of design



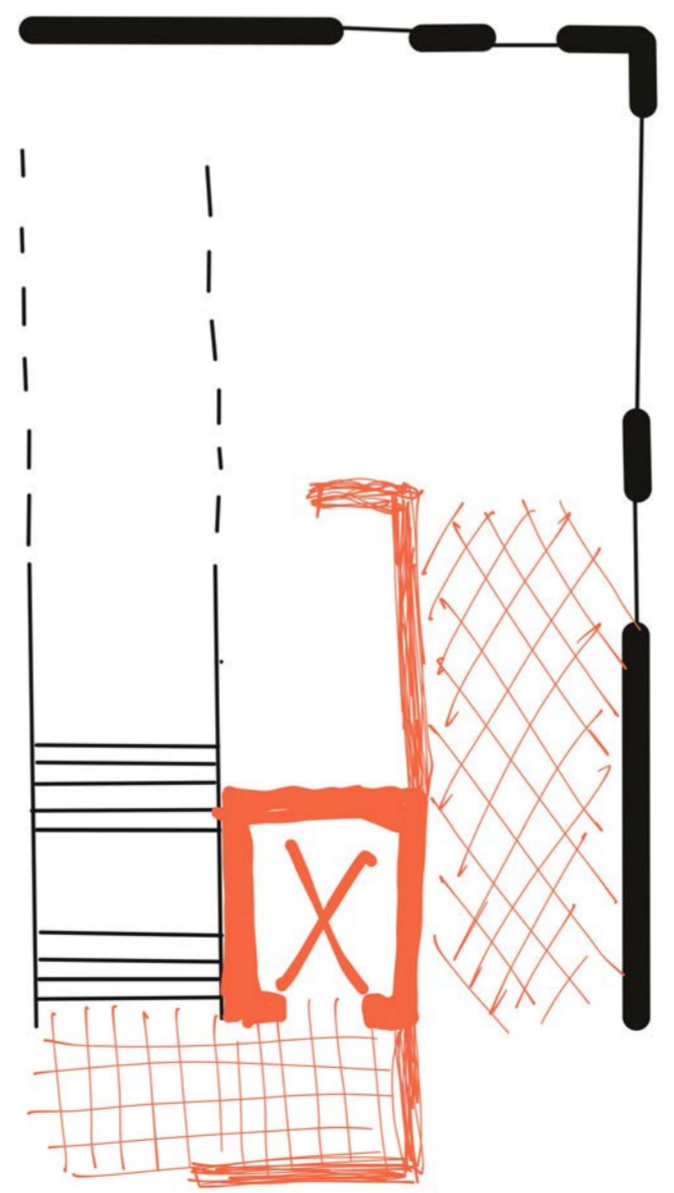
view from Ship Street



Design iteration 1



Design iteration 2



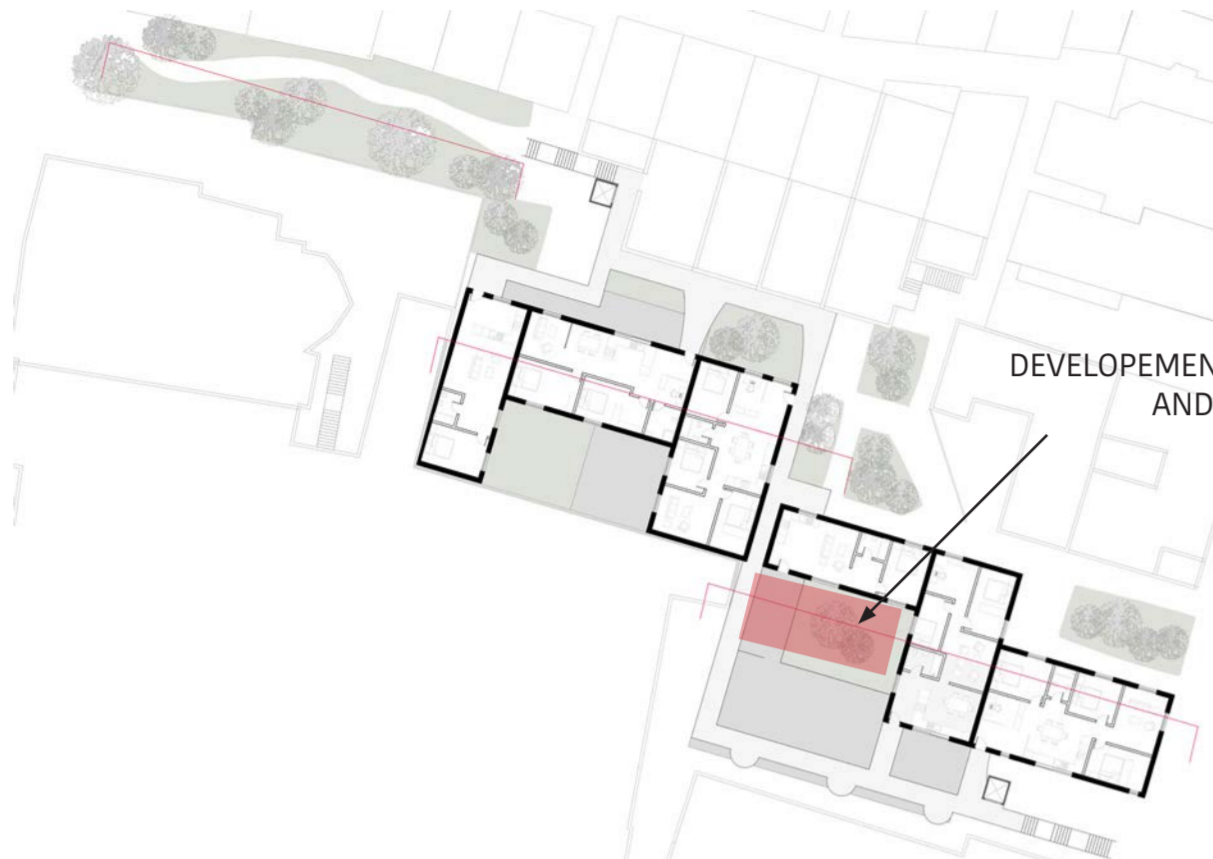
Design iteration 3



view from south of site

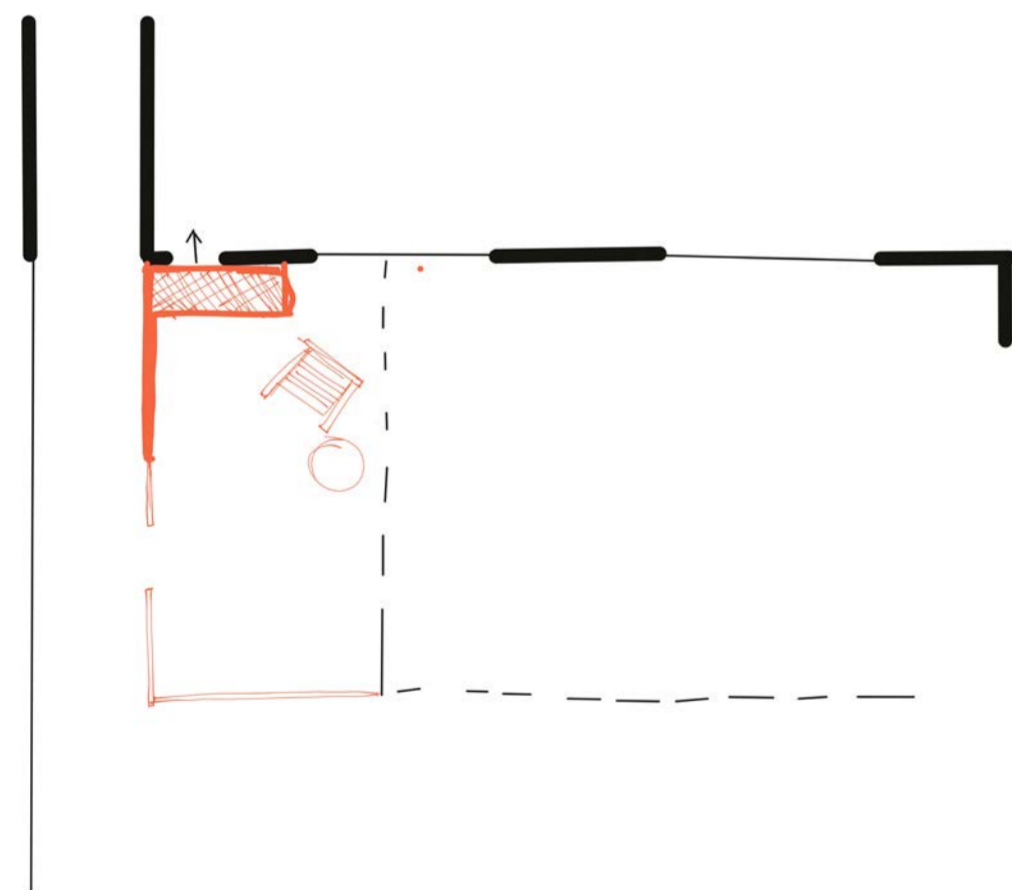


# 1:50 DESIGN DEVELOPMENT

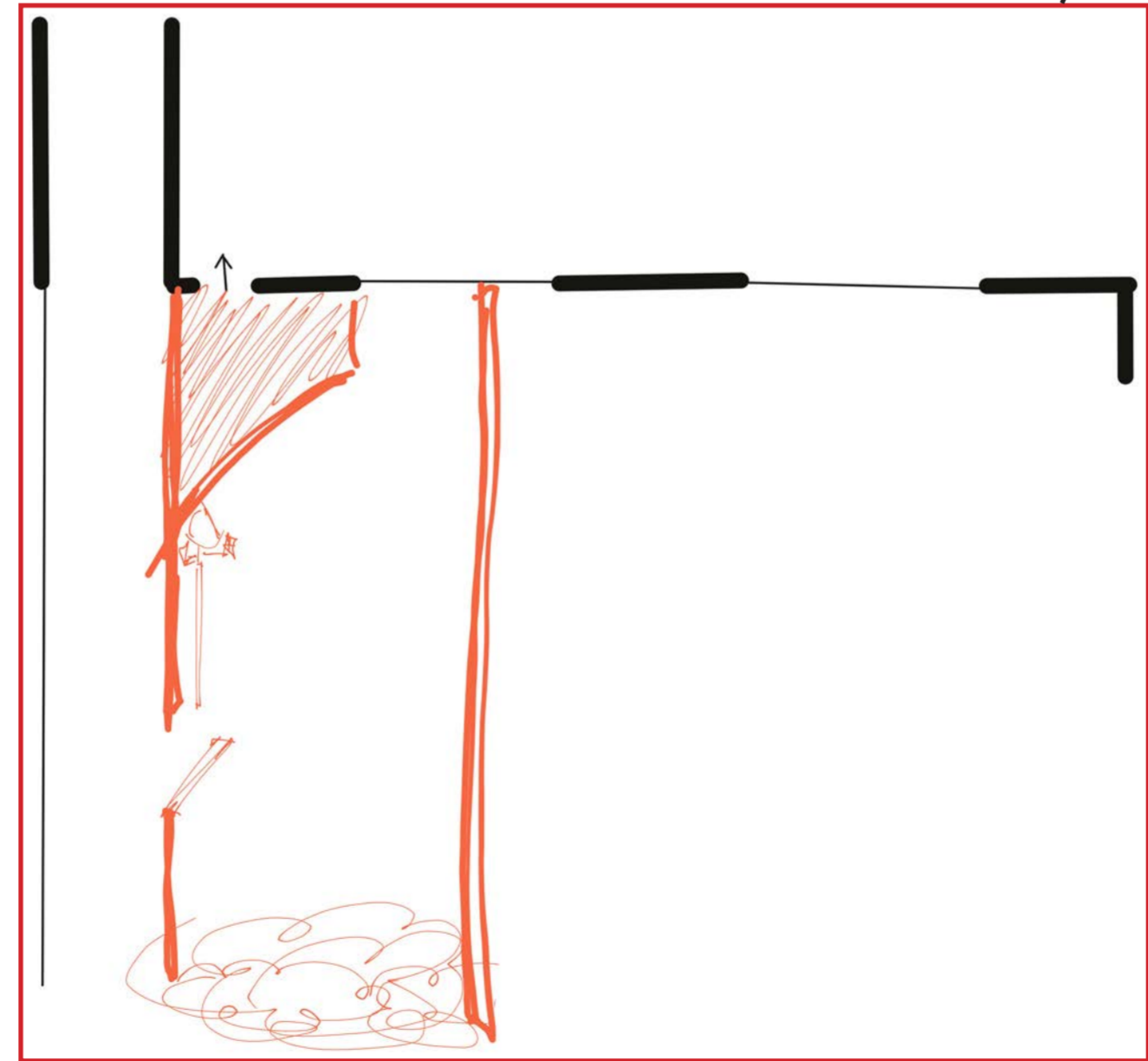


DEVELOPEMENT OF THE THRESHOLD BETWEEN INSIDE AND OUTSIDE ON THE UPPER LEVEL

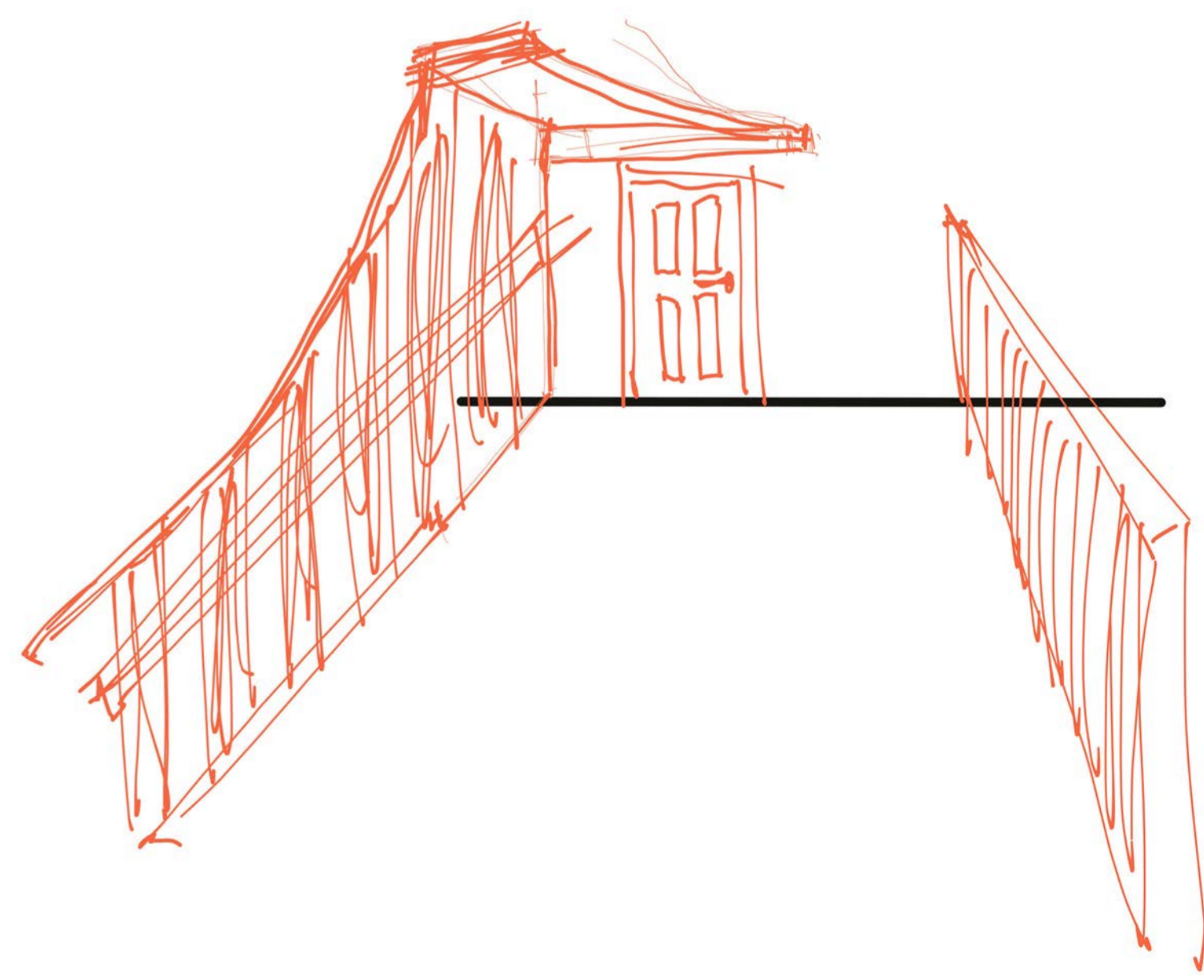
Different ways of designing the divide between a public path and an entrance to a house to create an atmosphere within the threshold  
The cover to protect inhabitants against the weather, wrapping around the wall as it joins to become the fencing. The height of the fencing with the cover creates an inhabitable space where users can sit or store items



Design iteration 1

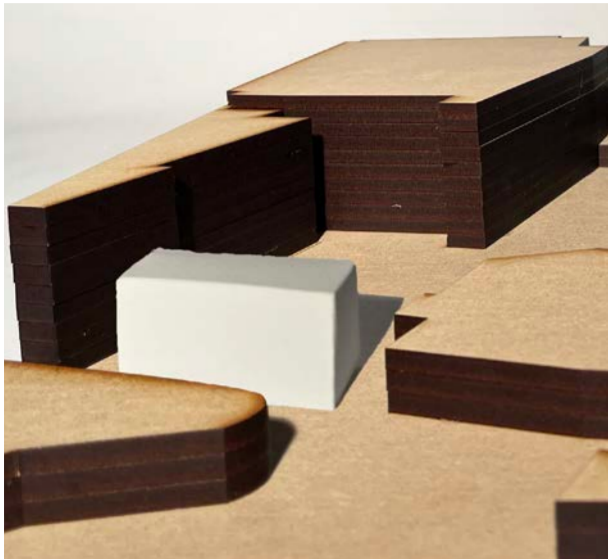


Design iteration 2





# HOW STRATEGIES ARE IMPLEMENTED ON SITE



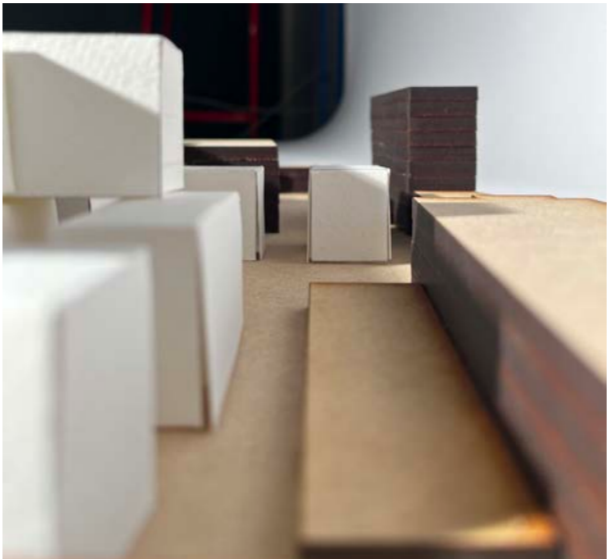
The buildings which sit on Ship Street all line up creating a view directly to the sea



Small green spaces that are accessible by the public



Private gardens and terrace areas on the upper level



Views and direct sunlight for the dwellings north of the site are not interfered with too much



Paths which run around the outer edges of the site giving direct access from Ship Street and Middle Street



Hidden passageways for residents with access to the upper level

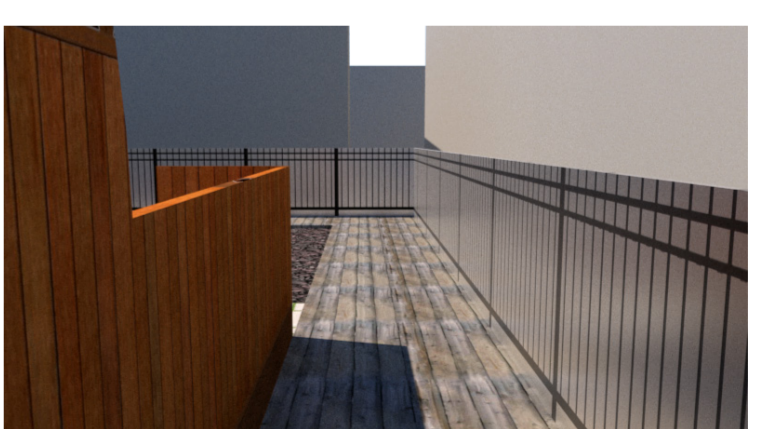
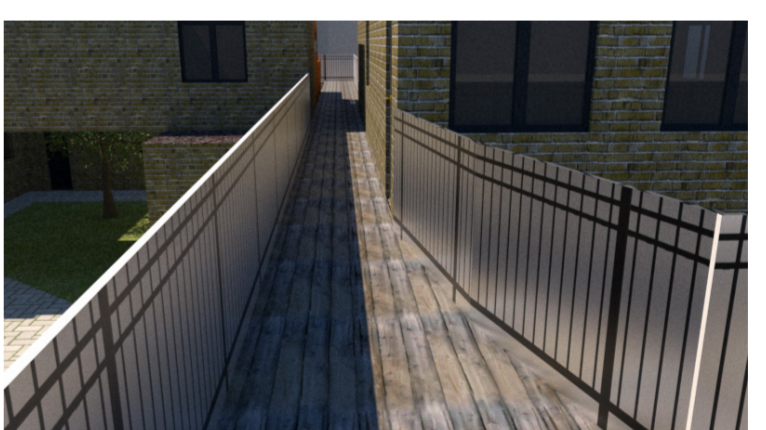
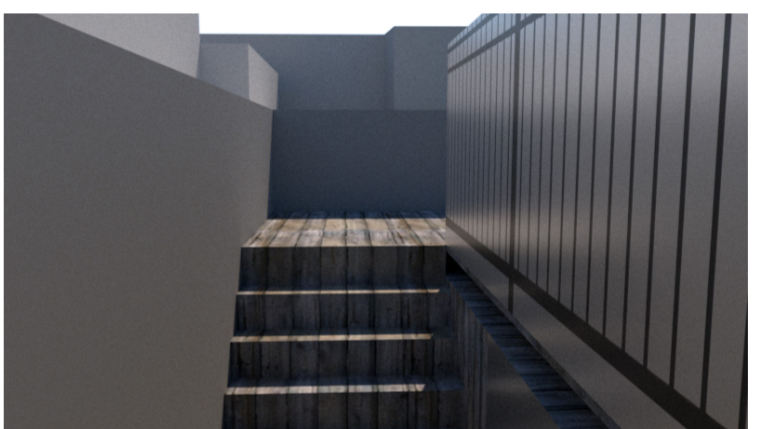
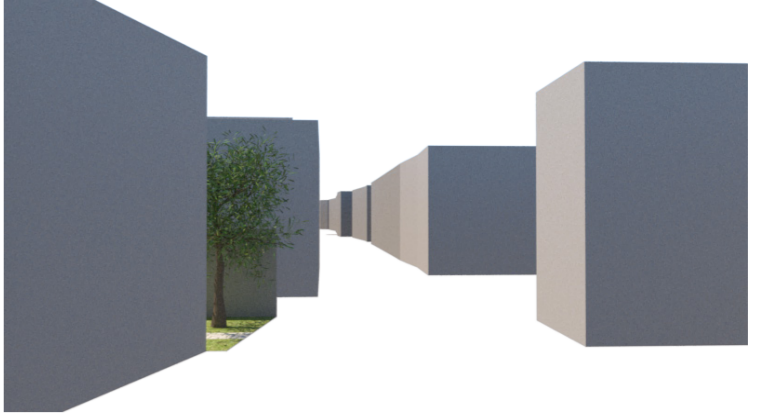




# ROUTINE OF GETTING HOME ON SITE



A



B

Sunlight taken from midday in June



# MOMENTS ON SITE

Sunlight taken from midday in June

