

How do

we live?

Housing Workshop \ London 2018
30th March — 6th April

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in London

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A big percentage of a city's building stock is destined to housing. The sort of housing that is continuously repeated, not the one-of-a-kind client-tailored house. As cities' growth fluctuate, housing demands vary. Thus, housing in a city is a constant enterprise: built, converted, recycled, and restored. Housing is the stuff cities are made of.

Cities house housing. Housing house lives. Lives have changed significantly. Has housing in the city followed these changes? Is urban housing being designed accordingly?

Different lifestyles need different homes. Different homes develop within housing types. Housing types respond to and create a particular urban condition and vice versa. This is a problem that has been thought of before. The question of how to design housing has accompanied the discipline throughout the last century, but many housing design paradigms still remain the same.

Housing design never starts afresh; housing design operates through variation, iteration, and/or mutation of prior examples. The series of workshops “How do we live?” venture into a typological investigation, with the expectation that types can provide a framework to deal with complex urban variables.

By understanding the particulars in the production of a housing type, the architect can manipulate and reorganise—invent. This workshop will discuss housing types, exemplary of a particular city in its making. By looking at past exemplary projects and today's market offer, the goal is to observe, analyse, participate and hopefully interfere in the production system of the urban.

Rather than dismissing examples of the current housing offer as “bastard” architecture, it is assumed that these housing types portray specific subjects, their living and urban conditions; the politics, policies, and socio economic factors that lead into developing a particular urban setting.

Thus, the goal of the studio is to design new housing types that expand the existing housing repertoire. These new types will respond to current and future lifestyles and contribute to resolve specific urban demands.

As a second iteration of a program that will analyse different urban scenarios, Project Home will continue with a one-week workshop at the London Campus of University of Liverpool. This workshop will take London's housing and urban conditions as its case study. In this occasion we will analyse development, ownership, and management schemes by looking closely at London's current housing offer in relation to exemplary housing designs from the past.

The question for this workshop is: what defines the housing crisis of London today? By forcing the notion of crisis as a methodology, each student will question a specific London housing type and propose alternative designs for each of them.

For this workshop, the notion of "crisis" will be used as an operative term. "Crisis" is understood as a turning point, a time when a difficult or important decision must be made. The term forces to recognise certain design "problems" so as to propose design "solutions".

What forms of residencies are taking place in London today? How do people own a house? How do these ownership schemes impact design? The workshop will discuss London's current housing ownership schemes and question how these relate to today and future's modes of living.

Thus, London's housing crisis will be framed through the lens of **Ownership**. Ownership will be defined as "the legal or rightful title to something". Either bought or rented, housing ownership in London today takes different forms. In today's metropolitan context, these forms of ownership are directly related to the **length of tenancy**. In order to assess how these question affect design, we will categorise the following parameters in relation to specific case studies:

Ownership Models

Freehold (and Leasehold)

- Personal Ownership
- Investment Ownership
- Subsidised Ownership (Shared Ownership Models)

Tenancy

- Fully Subsidised (Council Housing)
- Partially Subsidised
- Non Subsidised

Length Of Tenancy

- Long Term (beyond a couple of years)
- Intermediate Term (one to a couple of years)
- Short Term (days, months)

When looking at a particular building, the question of housing ownership will bring to the discussion other variables. The way in which a particular project is developed — who is initiating the project? how is the land obtained? how is this building produced? who is it produced for? who profits? — and managed — who is in charge of this building? how is it kept? who pays for its maintenance? — will become crucial design references.

Analysing the framework in which housing is produced in London today will allow us to assess the relationship between current models of residence and design solutions. The goal is to productively critique preconceived notions of spatial efficiency, programmatic and private versus public segregation and other modernist inheritances and envision future schemes. Understanding these parameters in relationship to how housing can be owned will allow us to propose new models of habitation.

Students will work in teams. They will be assigned a London housing type and two case studies, one exemplary of the twentieth century and one that has built in the last years. Housing types have been selected based on London's housing history and the current housing market. They will be asked to complete a catalogue of examples for this type based on housing projects available on the market today. These building types that are being offered are an outcome of regulatory and economic variables. Today's residential projects do not necessarily respond to historical or archetypal models, the majority are mongrels, hybridised variations of precedent types.

If we see the issue of housing ownership along history, ownership schemes have changed enormously. For instance, post-war examples were clearly defined as public housing: built by the government at a subsidised price for a certain population to rent or own. Today's examples cater a larger variety of market demands. Housing has become a commodity as opposed to a public right. By re-evaluating current and historical models of ownership in relation to a particular type, students will be forced to take a stance and evaluate how a design and its ownership scheme are related through a certain political and economic framework.

Each type will be characterised by their urban location, domestic conditions, morphology, urban intervention, and development scheme. Some examples creatively exploit these variables to achieve new models responding to current demands. Students will analyse these precedents through the lens of ownership. By building a critical discourse, they will understand the way a particular type is in crisis so as to propose an alternative design and re-formulate that particular type. Students will charette a proposal presented in the format of a catalogue.



DELIVERABLES

Wednesday, April 4th

Type case studies: Each group of students will be assigned a housing type. Each group is asked to complete a given A3 template for at least 6 case studies of their choice of current housing developments in London. The goal of this exercise is to be able to critique the given type in relationship to its current development, ownership and management schemes. Format: A3 Template.

Friday, April 6th

Catalogue for a new type: Design a type based on a new development, ownership and management, scheme. Format: A3 horizontal - maximum 6 spreads.

SUMMARISED SCHEDULE

Friday, March 30th

Meeting Place: University of Liverpool in London

10:30

Launch of Workshop: "How do We Live"

Jocelyn Froimovich, Johanna Muszbek (University of Liverpool)

11:00 — 12:00

Lecture: "Historical housing types in London, XIX and XX Century", Prof. Nicholas Ray (Cambridge University)

12:00 — 13:00

Lunch

13:30 — 14:30

Lecture: "Cook's Camden, The Post-war Housing Estates in London", Prof. Mark Swenarton (University of Liverpool)

15:30

Building visit: John Soane's House

Meeting Place: John Soane's Museum

13 Lincoln's Inn Fields, London WC2A 3BP

<https://www.soane.org>

Saturday, March 31st

9:00 — 19:00

Walking Tour

Meeting Place: TBD

Sunday, April 1st

9:00 — 19:00

Walking Tour

Meeting Place: TBD

Monday, April 2nd

9:00 — 12:00

Walking Tour: Canary Wharf and Poplar

Meeting Place: TBD

1:00

Lunch and discussion session “London’s housing crisis”

Meeting Place: University of Liverpool in London

Tuesday, April 3rd

Production day

Wednesday, April 4th

12:00 — 6:00

PIN UP

Meeting Place: University of Liverpool in London

Thursday, April 5th

Production day

Friday, April 6th

12:00 — 6:00

Meeting Place: University of Liverpool in London

Final Review

Saturday, April 7th

End of Workshop

Places of reference:

— University of Liverpool in London
33 Finsbury Square
London EC2A 1AG

— The Dictionary Hostel
20 Kingsland Road, Shoreditch
London, E2 8DA, UK
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ICONIC MOVIES OF LONDON (HOUSING PROJECTS)

Movies featuring post housing estates

S. Kubrick: Clockwork Orange (1971) -Thamesmead South
F. Truffaut: Fahrenheit 451 (1966) - Alton Estate
M. Antonioni: The Passenger (1975) - Brunswick Centre

Movies on London

Alfonso Cuarón: Children of Men (2006)
A.Hitchcock: The Lodger (1927)
A.Hitchcock: Fleet Street in Sabotage (1936)
M. Antonioni: Blow-Up (1966)
Stephen Frears: My Beautiful Laundrette (1985)
Jerzy Skolimowski: Moonlighting (1982)
Derek Jarman: Jubilee (1978)

Documentaries:

Tom Cordell:Utopia London (2010)
Anna Fernandez del Paco: An Evening with Neave Brown (2017)
Patrick Keiller: London 1994

READINGS

Types

Theory of the types

1. Raphael Moneo, "On Typology" in *Oppositions* Vol. 13 (MIT Press, USA, 1978), 22–45
2. Roger Sherwood, "Building Types" in *Modern Housing Prototypes* (Harvard University Press, USA, 2001), 17–25.
3. Emanuel Christ, Christoph Gantenbein, "Typology Transfer," in *Typology Review No II* (Zürich: Park Books, 2015), 3–15.
4. Aldo Rossi, "Typological Questions" in *Architecture of the City* (MIT Press, USA, 1978), 35–46.
5. Bernard Leupen: "Dwelling" and "Typology" in *Housing Design: A Manual* (NAI Publishers, Rotterdam, 2011), 13–45.
6. Siegfried Nagel, *Verdichtete Wohnformen: Appartement-, Reihen-, Gruppen-, Terrassen-, Wohnhochhauser* (Gütersloh, Düsseldorf, 1974), 6–7, 44–45, 142–143, 176–177.

Types

I. TOWERS

1. Roger Sherwood: "Towers" in *Modern Housing Prototypes* (Harvard University Press, USA, 2001), 74–96

II. URBAN BLOCK HOUSING

1. Roger Sherwood: "Block Housing" in *Modern Housing Prototypes* (Harvard University Press, USA, 2001), 96–114.
2. Mira Ravetllat, Joan Pere: *Block Housing: A Contemporary Perspective* (Editorial Gustavo Gili, Barcelona, 1992), 7–19.

Günter Pfeifer, Per Brauneck, *Courtyard Houses* (Birkhauser, Basel, 2008), 6–21.

III. SLABS

1. Roger Sherwood: "Slabs" in *Modern Housing Prototypes* (Harvard University Press, USA, 2001), 114–138.

IV. ROW HOUSING — TERRACE HOUSING

1. Roger Sherwood, "Row housing" in Modern Housing Prototypes (Harvard University Press, USA, 2001), 50–74.
2. Elizabeth Mckellar, "Housing in the City: Tradition and Innovation in the Urban Terrace" in The Birth of Modern London, The Development and Design of the City, (Manchester University Press, Manchester,1999),159–187.
3. Günter Pfeifer, Per Brauneck: Row Houses (Birkhauser, Basel, 2008), 6–21.

V. DETACHED AND SEMI DETACHED HOUSING — URBAN VILLAS

1. Roger Sherwood, "Detached Semi Detached Housing" in Modern Housing Prototypes (Harvard University Press, USA, 2001), 29–50.
2. Günter Pfeifer, Per Brauneck: Town Houses (Birkhauser, Basel, 2008), 6–25.

Domestic, Unit

General theory

1. Roger Sherwood: "Unit Types" in Modern Housing Prototypes (Harvard University Press, USA, 2001), 2–16.
2. Robin Evans: "Figures Doors and Passages" In: Translations from Drawing to Building and Other Essays,(Janet Evans and Architectural Association Publications, London,1997), 55–65.
3. Reyner Banham: "Home is Not a House" in Art in America Vol2, New York,1965, 70–79.
4. Tim & Charlotte Benton, Dennis Sharp:"Housing and the Wider Political Context" in Form and Function(Crosby Lockwood Staples, The Open University Press, London, 1975), 187–219.
5. Tim Putman: "'Postmodern' Home Life" In At Home: An Anthropology of Domestic Space ed.Irene Cieraad(Syracuse University Press, New York, 1999), 144–152.
6. Karel Teige: "Introductory Remarks – Toward a Dialectic of Architecture and a Sociology of Dwelling" in The Minimum Dwelling , translated and introduced by Eric Dluhosch (MIT Press, USA, 2002), 9–31
7. Bergdoll, Barry. "Home Delivery: Viscidities of a Modernist Dream from Taylorized Serial Production to Digital Customization," in Home Delivery: Fabricating the Modern Dwelling (New York: The Museum of Modern Art, 2008), 12–26.

New Domesticities

1. "A Brief History on Affordability" in SQM The Quantified Home ed.Space Caviar (Lars Muller Publishers, Biennale Interieur, 2014), 144-147.
2. Sam Jacob,"London is Liquid" in SQM The Quantified Home ed.Space Caviar (Lars Muller Publishers, Biennale Interieur, 2014), 150-155.
3. Dan Hill," On Restaurant Day and Airbnb" in SQM The Quantified Home ed. Space Caviar (Lars Muller Publishers, Biennale Interieur, 2014), 216-223.
4. Ann Puigjaner, "Bootleg Hotels: On Kitchenless Apartments" in SQM The Quantified Home ed.Space Caviar (Lars Muller Publishers, Biennale Interieur, 2014), 32-39.

London Readings

Guide

Edward Jones, Christopher Woodward: Guide To The Architecture Of London, (Phoenix Non-Fiction, London, 2013)

Beginnings: Modern London (18th century):

1. Elizabeth Mckellar; "Housing in the City: Tradition and Innovation in the Urban Terrace" in The Birth of Modern London, The Development and Design of the City, (Manchester University Press, Manchester,1999), 159-187.
2. Elizabeth Mckellar; "Open Spaces in the City: From Fields to Squares and Gardens" in The Birth of Modern London, The Development and Design of the City, (Manchester University Press, Manchester,1999), 188-214.[Text Wrapping Break]3-4.John Summerson; "Foundation Stones:Tastes" and " Foundation Stones: Wealth" and "Great Estates I-II" in Georgian London (Peregrine Books, UK), 27-37, 37-51, 163-177, 191-198.
5. Steen Eiler Rasmussen; "Domestic Architecture" in London the Unique City (Pelican Books, UK, 1960), 171-199.



The Welfare State–Postwar Housing:

1. Tom Avermaete and Dirk van den Heuvel: "Introduction to the Architecture and the Welfare State" in *The Architecture and the Welfare State* ed. Mark Swenarton, Tom Avermaete and Dirk van den Heuvel (Routledge, London, 2014), 10–20.
2. Simon Pepper; "The Beginnings of High-Rise Social Housing" in *The Architecture and the Welfare State* ed. Mark Swenarton, Tom Avermaete and Dirk van den Heuvel (Routledge, London, 2014), 69–91.
3. Mark Swenarton: "High Density without High Rise: Housing: Housing Experiments of the 1950s by Patrick Hodgkinson", in *The Architecture and the Welfare State* ed. Mark Swenarton, Tom Avermaete and Dirk van den Heuvel (Routledge, London, 2014), 237–255.
5. Mark Swenarton: "Introduction", "Neave Brown: New Format of Housing", "Emphasys on the Youth", in *Cook's Camden, The making of Modern Housing* (Lund Humphries, London, 2017), 10–23, 25–33, 35–57

General Current Crisis:

1. James Meek: *Where will we live?*, (London Review of Books, 2014/9 January) p.7–16.
2. *Housing: Addressing the Crisis*, ed: John Haley MP, Sadie Morgan, Laura Pidcock (Spotlight, New Statesman, 2016/12)

Crisis in ownership, development, management

1. Amy Fearson, "Patrik Schumacher calls for social housing and public space to be scrapped", (Dezeen, 18 November, 2016)
2. John Harris, "Guilt by association: the housing developments that went sour", (The Guardian, 14, April, 2017)
3. John Harris, "Housing association agrees to buy back homes on 'substandard' development", (The Guardian, 6, Feb, 2017)
4. Matthew Weaver, "Housing association merger will lead to social cleansing, warn tenants", (The Guardian, 11, Jan, 2018)

5. John Harris, "Housing associations face storm of complaints over new4build homes", (The Guardian, 11, Apr, 2017)

6. Patrick Collinson, "Leasehold houses and the ground rent scandal: all you need to know", (The Guardian, 25, Jul, 2017)

Canary Wharf

1. Canary Wharf Ward Profile (Corporate Research Unit, London, May 2014)

2. Poplar Ward Profile (Corporate Research Unit, London, May 2014)

3. Jack Brown (2017) If You Build it, They Will Come: The Role of Individuals in the Emergence of Canary Wharf, 1985—1987, The London Journal, 42:1, 70-92, DOI: 10.1080/03058034.2016.1260878

Current Reports

Better homes for local people, (Mayor of London, Febr, 2018)

Ben Derbyshire, Matthew Goulcher, Andrew Beharrell, Pollard Thomas, Andy von Bradsky, Superdensity: The Sequel, (HTA Design LLP, Levitt Bernstein, Pollard Thomas Edwards, PRP Architects, London, 2015)

