

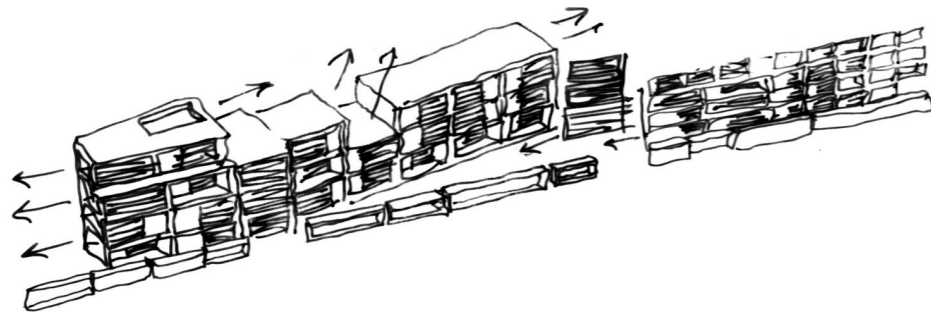
# POCKET HOUSING, MILKWOOD ROAD, LONDON



<b>LOCATION:</b> LONDON
<b>COMPLETION:</b> PLANNING - 2011
<b>VALUE:</b> £4.8M
<b>SIZE:</b> 2,400M <sup>2</sup>
<b>SERVICE:</b> ARCHITECTURE, INTERIORS
<b>SECTOR:</b> RESIDENTIAL
<b>CLIENT:</b> POCKET LIVING
<b>COST CONSULTANT:</b> POCKET LIVING

Austin-Smith:Lord has been working with Pocket Living to design contemporary, stylish, intermediate-affordable homes for Londoners to buy on a number of different sites. For this long, narrow brownfield site that backs directly onto Network Rail land in Lambeth, south London, Austin-Smith:Lord proposed 48 units in a mix of modular one-bedroom Pocket units, socially rented and private-sale housing types, broken into three distinct building volumes.

Each block establishes its own geometry and landscaped spaces in response to the changing conditions along the triangular strip of land, but the three share a common material treatment of dark, semi-glazed brick and full-height bronze anodised windows. Together, the group will connect the derelict site with the local community, possibly for the first time in its history.



East elevation



West elevation

The scheme comprises three residential blocks - A, B and C. While block A is two full storeys with a set-back third storey, block B comprises three full storeys and block C steps up to a set-back fourth storey.

Blocks A and B respond to the height of the Victorian terraces opposite on Milkwood Road. Block C, located at the narrowest (and access) end of site, addresses the junction to Gubyon Road on the opposite side of the street. Gubyon is a residential street that gradually falls towards Milkwood Road from Woodcrest Avenue. When looking from Gubyon Avenue towards Milkwood Road the four storey block C reads as an extension of Gubyon Road due to the change in level from one end of the road to the other.

Block C is an important architectural element within the proposed scheme. It acts as a "closing" element to the residential areas on the site and marks the entrance of the development from both the South and East approaches.

Devising the layout for the scheme to create the appropriate environmental and spacial conditions both inside and outside the proposed homes was a key issue. The development of this went hand-in-hand with optimising the mix of units following the planning authority's pre-application comments.

