

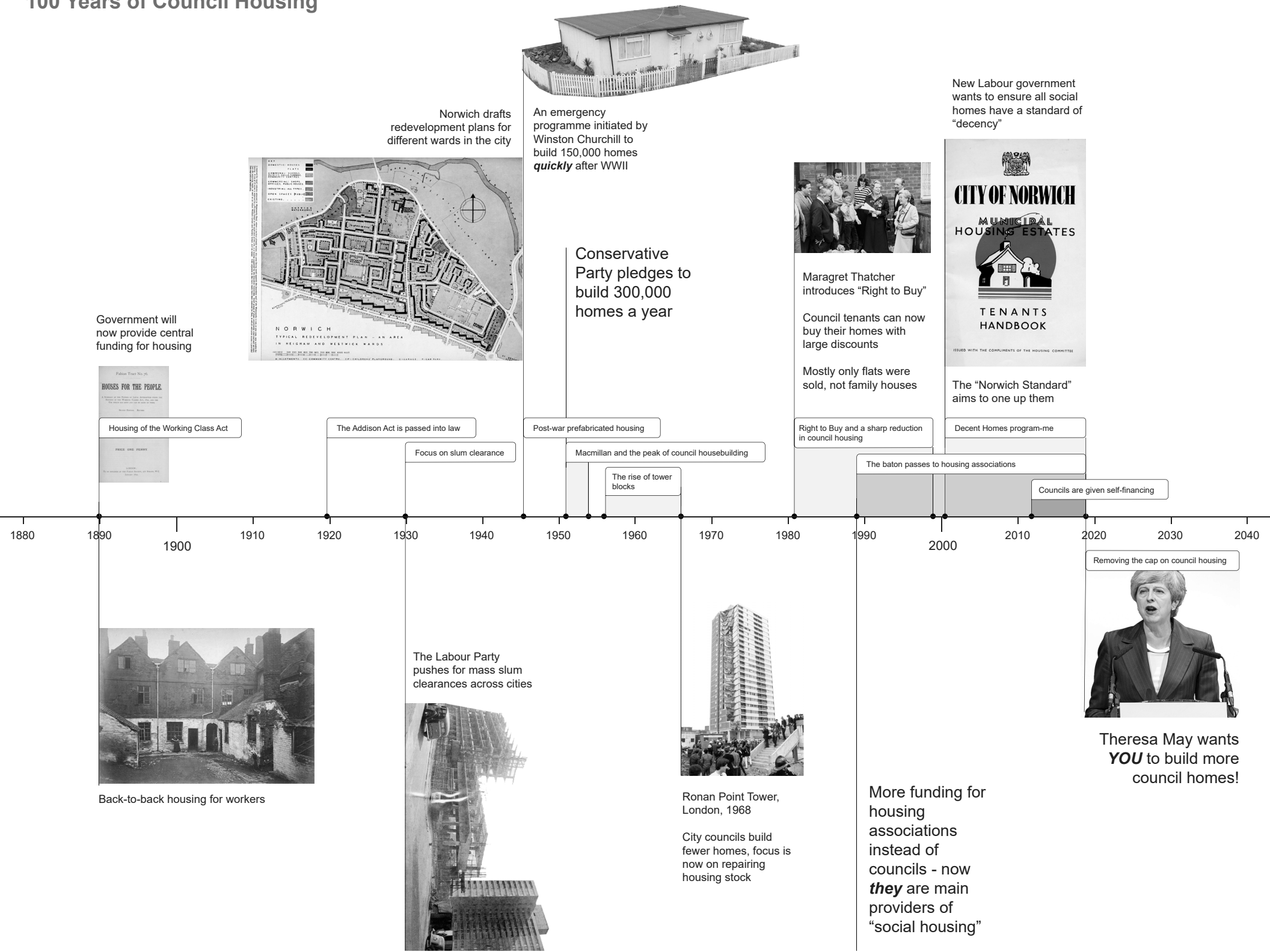
GOLDSMITH STREET HOUSING PROJECT



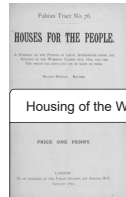
Goldsmith Street
Mikhail Riches
with Cathy Hawley

Social & Political Context

100 Years of Council Housing



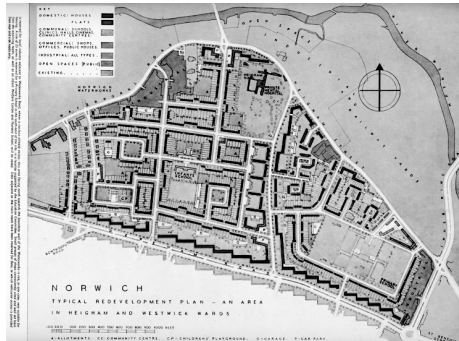
Government will now provide central funding for housing



Housing of the Working Class Act



Back-to-back housing for workers



Norwich drafts redevelopment plans for different wards in the city



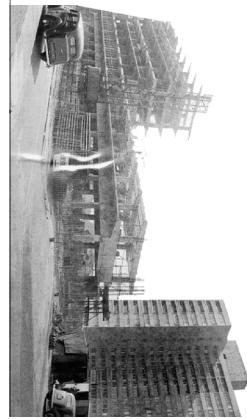
An emergency programme initiated by Winston Churchill to build 150,000 homes **quickly** after WWII

Conservative Party pledges to build 300,000 homes a year

Post-war prefabricated housing

Macmillan and the peak of council housebuilding

The rise of tower blocks



The Labour Party pushes for mass slum clearances across cities



Ronan Point Tower, London, 1968

City councils build fewer homes, focus is now on repairing housing stock



Maragret Thatcher introduces "Right to Buy"

Council tenants can now buy their homes with large discounts

Mostly only flats were sold, not family houses

Right to Buy and a sharp reduction in council housing

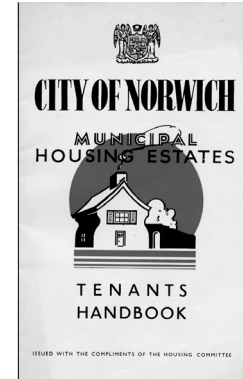
The baton passes to housing associations

Decent Homes program-me

The "Norwich Standard" aims to one up them

Councils are given self-financing

Removing the cap on council housing



The "Norwich Standard" aims to one up them

Decent Homes program-me

More funding for housing associations instead of councils - now **they** are main providers of "social housing"



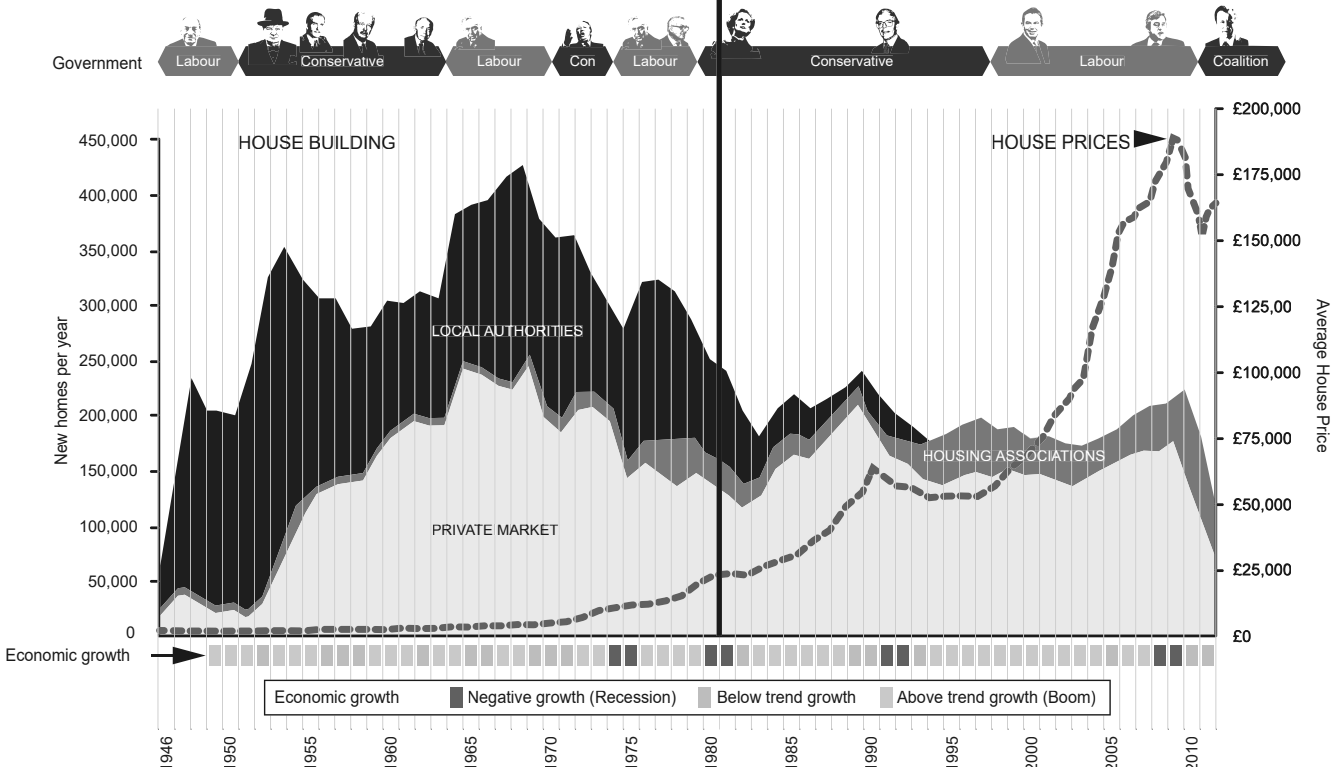
Theresa May wants **YOU** to build more council homes!

New Labour government wants to ensure all social homes have a standard of "decency"

Right to Buy and the decline of council housing



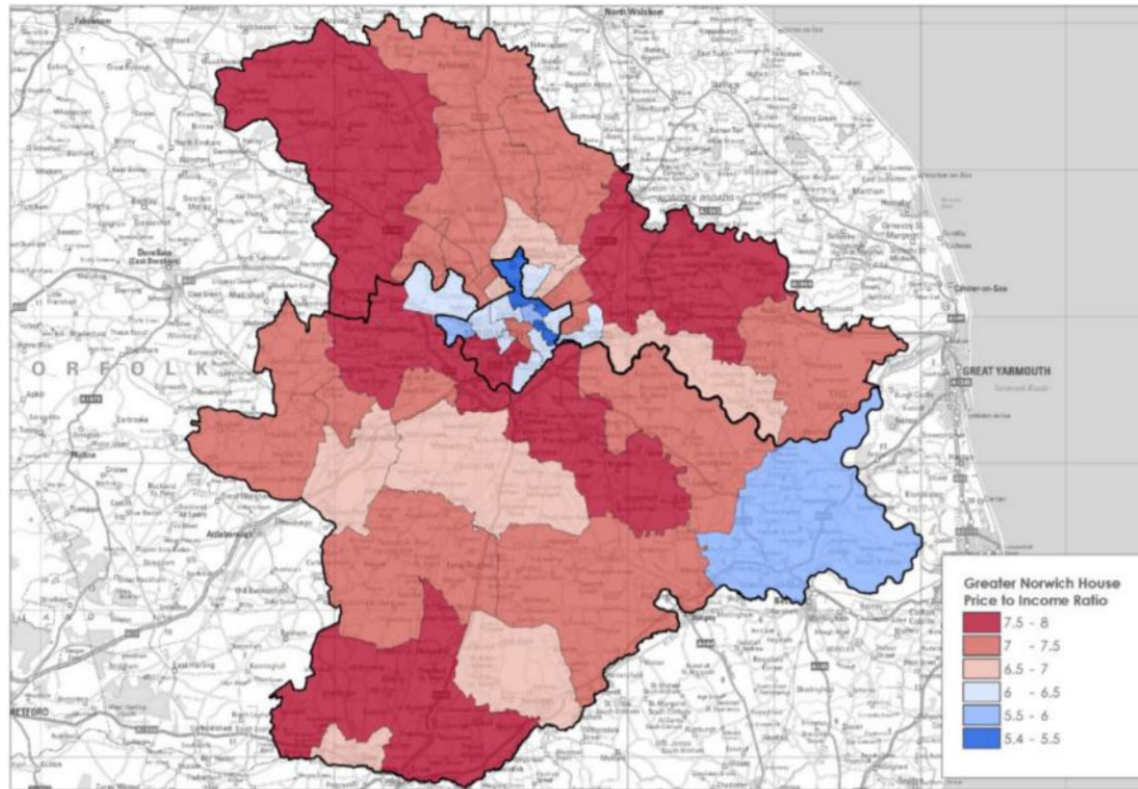
Right to Buy policy is implemented by Margaret Thatcher government



Housing Shortage (Norwich)

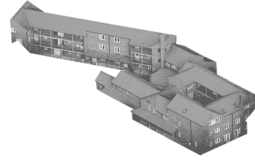


“5000 families in need:
Shortage of affordable homes
in Norwich prompts plea to
housing minister”



“Developers will never build enough
homes while it is more profitable to
build fewer and keep prices high”

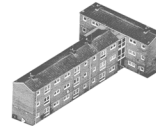
Compounding Problems (Norwich)



BBC

NEWS

“There are too few homes usually costing too much, often in the wrong places and often of poor quality”



'Masterpiece' on Goldsmith Street

Site Selection



Primary Stakeholders



Secondary Stakeholders



Completion (2019)





Key

- ① Midland Street Park
- ② Small Children's Play Area
- ③ Wildflower Landscape
- ④ Central Landscape Space
- ⑤ Communal Landscape Garden 'Ginnel'

Accomodation Schedule

Phase 1	93 units
45 Houses	
40	2 bed houses
5	4 bed houses
48 Flats	
3	2 bed flats
45	1 bed flats
Phase 2	12 units
12 flats	
1	3 bed flat
11	1 bed flats
Total -	105 units

Site Approach



Street Section

Middle Greenspace



Back Greenspace

**I've seen the future and it's Norwich:
the energy-saving, social housing
revolution**

**Goldsmith Street winning the Stirling
Prize shows that councils can lead the
way in building more social housing**

**Spacious and green: inside Norwich's
award-winning new council houses**

**'A masterpiece': Norwich council houses
win Stirling architecture prize**

**Street of 105 homes hailed as high-quality architecture in its most
environmentally and socially conscious form**



norwich council housing



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the energy-saving, social housing ...
theguardian.com



the energy-saving, social housing ...
theguardian.com



Super energy-efficient social housing ...
archpaper.com



Norwich council houses win Stirling ...
theguardian.com



Norwich council houses win Stirling ...
theguardian.com



Stirling Prize 2019 awarded to Mikhail ...
dezeen.com



Norwich Council Houses - Housing ...
housingevolutions.eu



Stirling Prize: Goldsmith Street in ...
cnn.com



Stirling Prize: Goldsmith Street in ...
cnn.com



RIBA stirling prize 2019 awarded to ...
pinterest.ca



Super energy-efficient social housing ...
archpaper.com

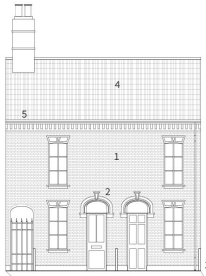


Super energy-efficient social housi...
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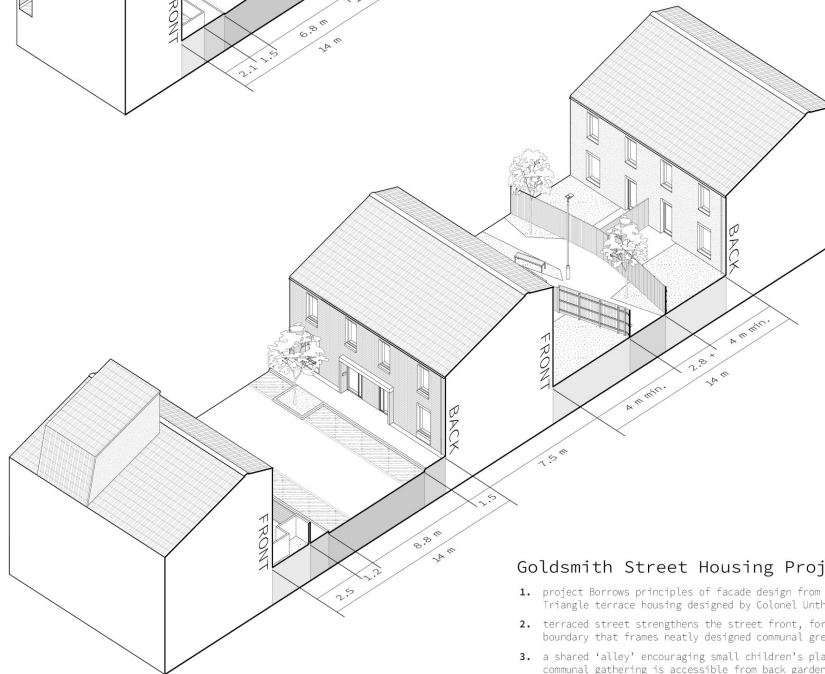
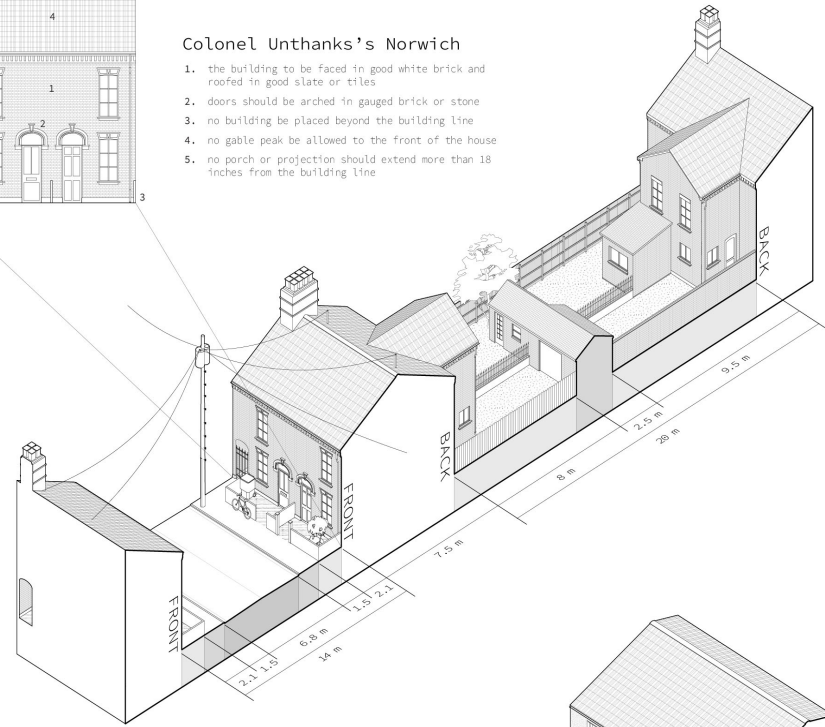
Riba Stirling Prize: Norwich council ...
bbc.com

Physical Analysis



Colonel Unthinks's Norwich

1. the building to be faced in good white brick and roofed in good slate or tiles
2. doors should be arched in gauged brick or stone
3. no building be placed beyond the building line
4. no gable peak be allowed to the front of the house
5. no porch or projection should extend more than 18 inches from the building line



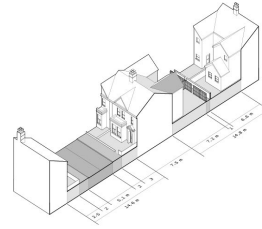
Goldsmith Street Housing Project

1. project borrows principles of facade design from 1820s Golden Triangle terrace housing designed by Colonel Unthank
2. terraced street strengthens the street front, forming a clear boundary that frames neatly designed communal green spaces
3. a shared 'alley' encouraging small children's play and communal gathering is accessible from back gardens
4. high quality, local sourced materials are used to reduce maintenance

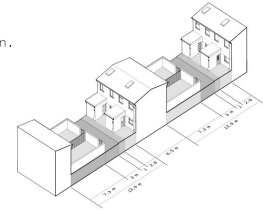
Taxonomy of Terrace Streets

The Golden Triangle

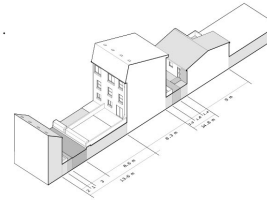
34 Grosvenor Rd.



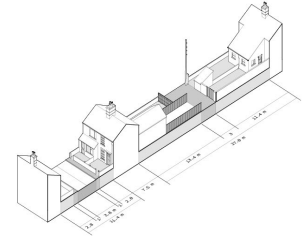
66 Netherwood Gn.



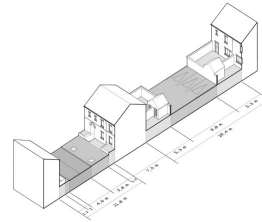
5328 Canterbury Pl.



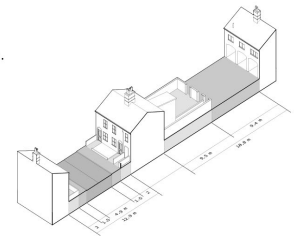
11 Geoffrey Rd.



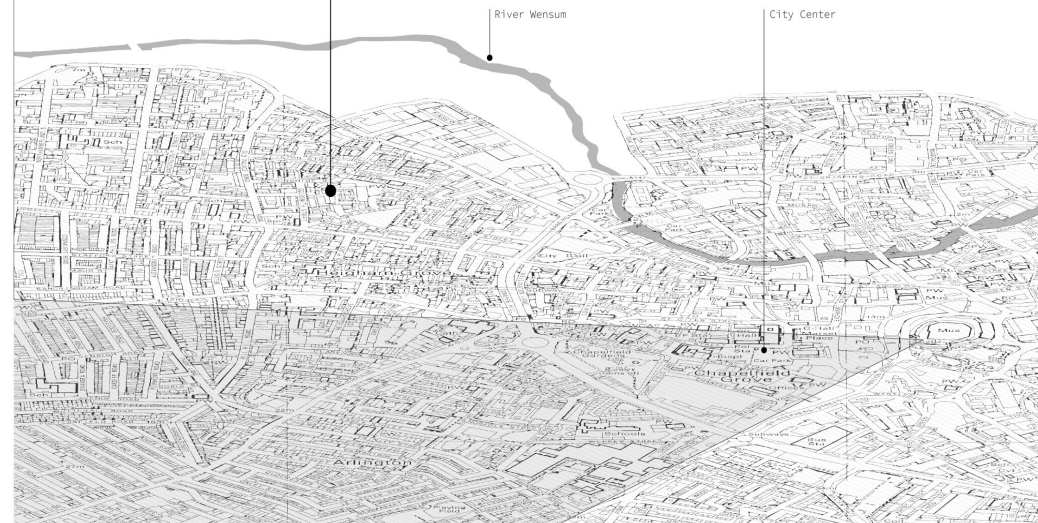
92 Wadding St.

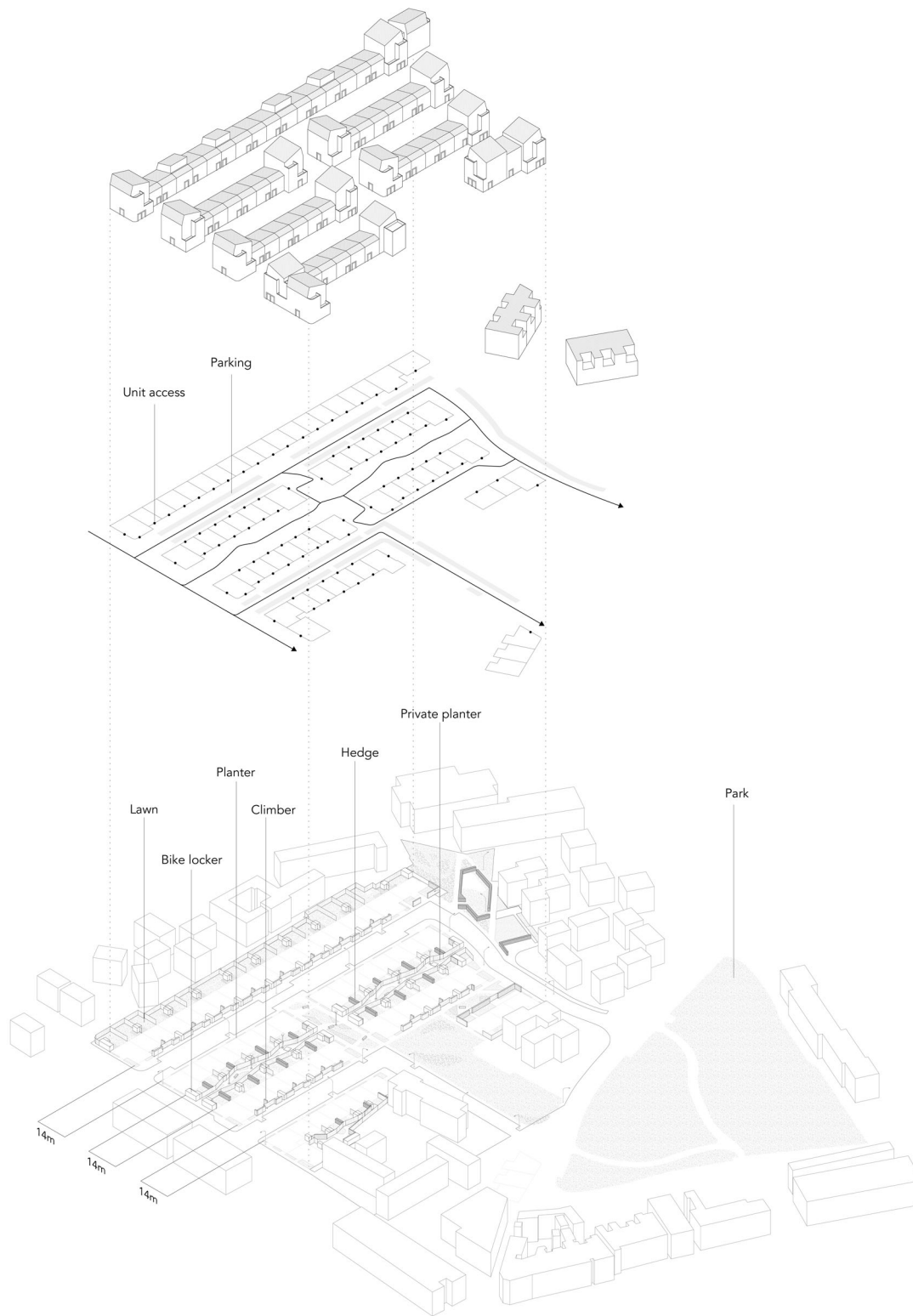


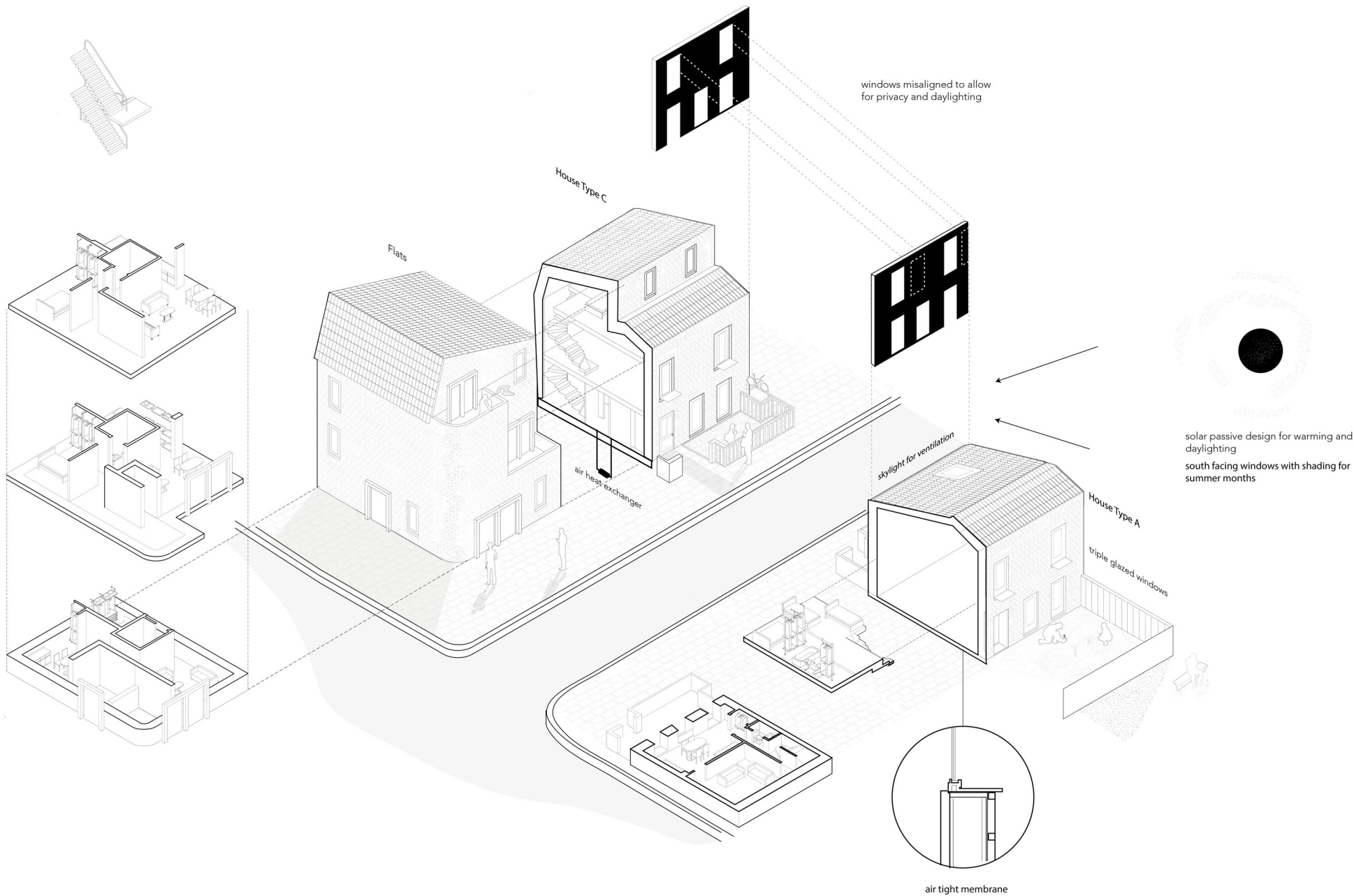
107 Newmarket St.



Goldsmith Street Housing Project







Assessment

"This one is so much better because it's new, it's very child friendly on this street and very quiet and I like the fact there are things for the children - a little slide and wooden play things,"
"The girls share a bedroom but its so big it could be two bedrooms. There is so much space that honestly you dont know what to do with it."

"Youve got to know what youre doing or youll break the house, "

"When I say this to people who have never been in that situation before, they look at me as if I have been living in complete poverty,"
"Saving that money has meant we can do a lot more. Money doesn't feel as tight as it did."

"You cant say that you live in a Passivhaus house,"
"They dont know what that is."



- 😊 Exemplary Passivhaus design as a model for housing that consumes less energy overall and spend less money on maintenance, as residents move in and out of houses
- 😊 Comfortable and higher quality living for residents coming from poor-quality accommodations
- 😊 Most developers built new homes as small as possible, though the goal with Goldsmith St was to include a larger square footage per household than typical guidelines would determine
- 😊 Parking around site encourages car traffic to remain on peripheries, creating a pedestrian-friendly, spacious landscape

Majority of energy providers have not caught up with Passivhaus design 😞

Who's being given priority to live in this project, as opposed to an early model of council housing? 😞

Right to Buy needs to be amended - as quality of council housing goes up, the city loses more houses to the private sector through Right to Buy 😞

Will Right to Buy still create a close-knit community here, three years later? 😞

Interstitial zones of backyard landscaping are not practical for everyday activity 😞

Is this social housing model too expensive overtime? 😞



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