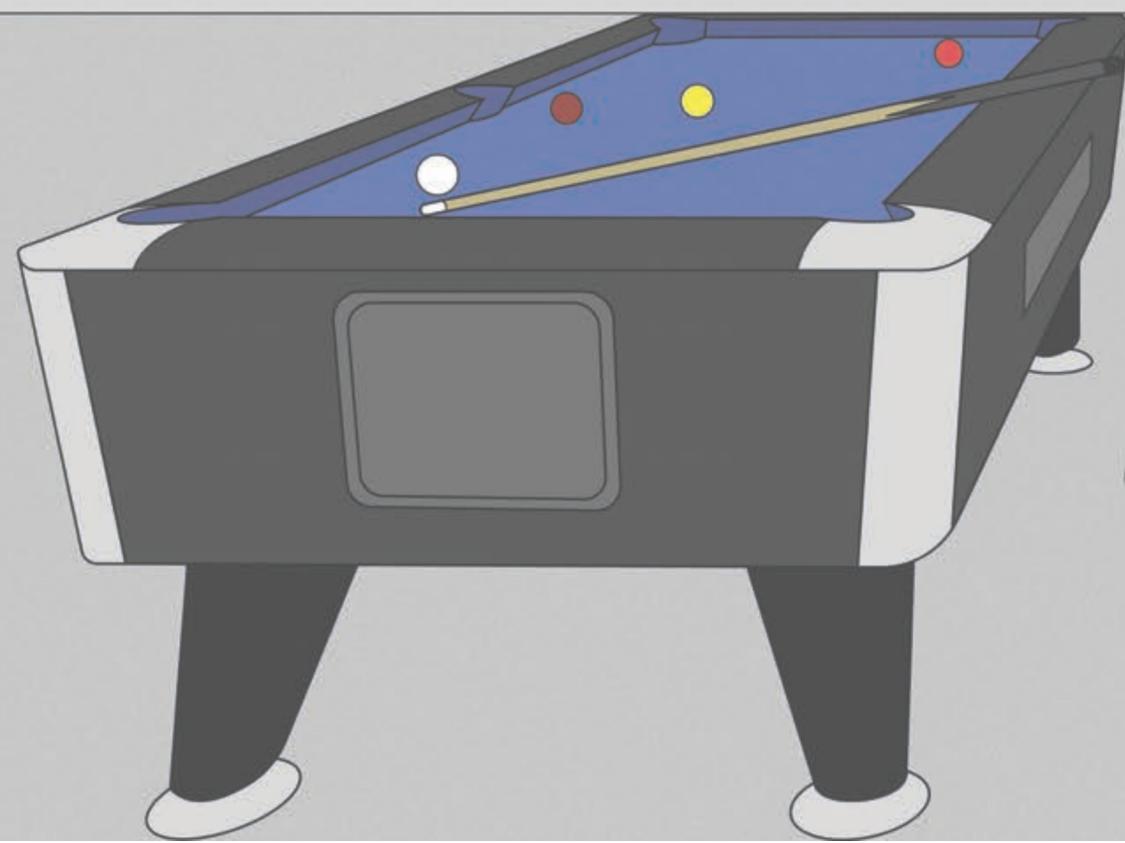


# Multi-Generational Communities

Aaron Packham - 15815638 Design 2 - AIM18



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# Extending Design 1 Network

## Task 1

My Design 1 project is a series of water installations that emphasis some of the phenomena that we experience with the rainy weather condition. The purpose of these installations was to go against the norms of people's perceptions around this weather condition, which are that it is destructive, dismal and frustrating, by emphasising the joys and beauty that comes with this phenomenon. These installations along New Road and East Street, focus of how the sound of rain, its beauty and the mystery that comes with this weather condition can create areas of privacy and play for the different age groups that occupy these spaces.



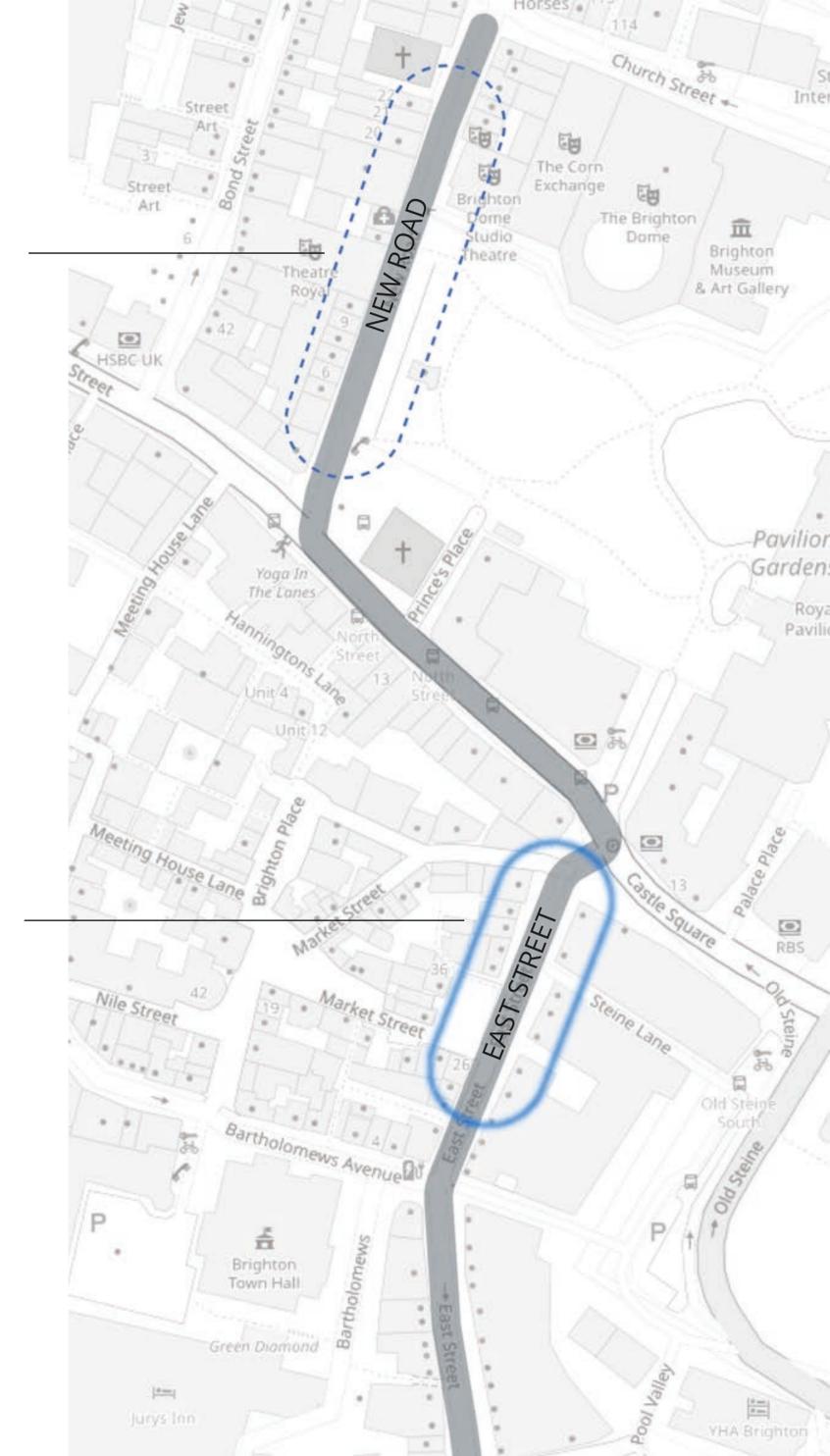
A strength of my Design 1 proposal is its focus on how the experience changes as people transition through the city. This change in function, from mist to water jets influence how the environment is used and subsequently, how long people spend in a location. It is important moving into Design 2 that my proposal considers its influences on how the space is used and how people experience that environment. This will help in influencing people to either stay in a space or move to a different location.



Considering the time of day in which this installation runs was important to its effectiveness. During the evening this installation would not have been as effective without the use of lighting. The use of lighting made it functional in both light and dark scenarios, and helped in communicating the beautiful phenomena of rain. Moving into Design 2, it is important to consider how the time of day will influence my proposals use or misuse.



Throughout the Design 1 Module it was clear to me that the experience of rain was subjective. One individual may dislike the experience and become frustrated with its presence; yet, another individual may find peace in it, and another joy from it. Very much like this experience, I had to consider how the different users of these installations may be subjective to the experience and hence, may use it differently. Moving into Design 2, it is important to consider and understand how peoples subjective opinions around an issue will differ and subsequently, influence how they use my proposal.



Our Site



Our Site



Grand Hotel

Queens Hotel

The location of our site as shown in this map, is situated along the coast of Brighton, stretching from the Grand Hotel, along Kings Road to the Queens Hotel. From group observations a timeline of current and historic events and information about Brighton and this site were collected (unfortunately as a result of COVID-19, it was not possible to take professional photos of this timeline as University closure meant it was not accessible).

From this research my interests were in the experience of the urban community and how this area in Brighton has lost its sense of community and neighbourly ownership and belonging.

Visions for urban spaces and amenities far too often priorities the attraction of younger, working-class demographics. With huge priorities around commercialisation and upcoming cultures and generations, it is clear that the city has taken little consideration for other generations and their roles in the urban community.

## City Living

The world's population is increasingly moving from rural to urban areas. With the number of jobs within cities increasing and the money economy soaring, it comes as no surprise that people move to live in these areas. As argued by Georg Simmel, the money economy within the city has long drawn people to city living. Since the 19th century urban expansions, an unprecedented increase in urban scale saw more and more people being drawn towards cities each year (Georg Simmel, 2004), which has been forecast to continue increasing with nearly 7 in every 10 people in the world predicted to live there by 2050 (World Bank Group, 2020).

Brighton & Hove like many other cities, has an increasing number of residents, with population estimates from 2017 at 288,200 residents. This figure had increased from

2016 by approximately 1000 residents, with an additional 11,400 since 2012 (Connected, 2018). With this never-ending increase in population, the demand for living and jobs has also increased, leading to increased numbers of people put on waiting lists for affordable and social housing.

The increase in jobs and the soaring money economy has also attracted particular cultures towards the city. With approximately 1 in 3 people living in cities being aged between 20 and 29 (Elli Thomas, 2015), it is clear that city living is attracting predominantly younger generations. Other ages groups including the elderly and families with young children are finding themselves drawn out of the city because of this and as a result, the communities that we currently see in cities is diminishing and lacking strength.

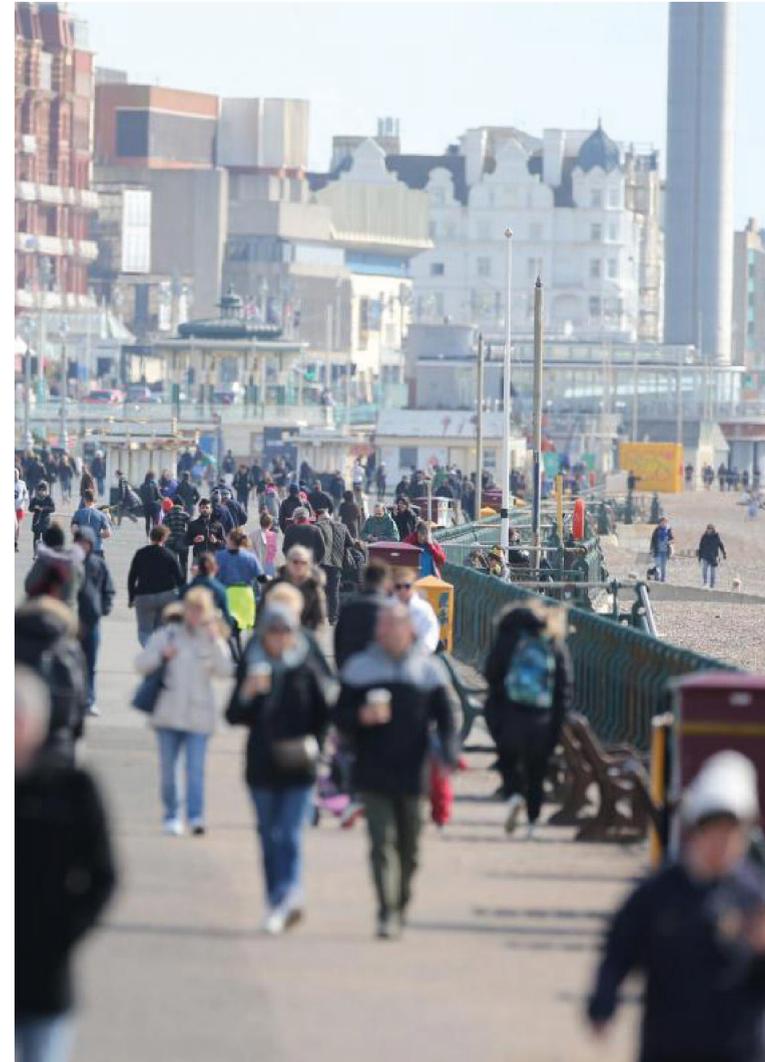
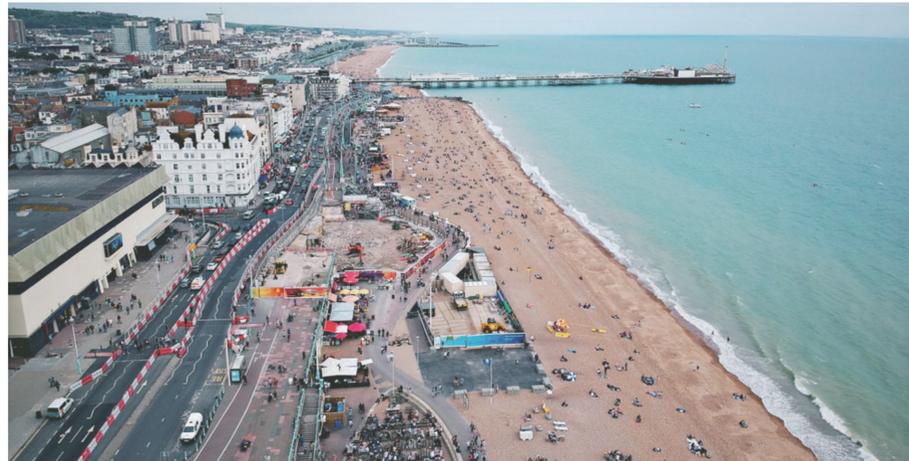


Image of Brightonians - BUSY HOVE SEAFRONT - SOCIAL DISTANCING - EXERCISE CLASSES BEING TAKEN OUTSIDE by Charlotte Ikanen, 2020

## Demographics - Brighton and my site

Brighton & Hove has an unusual age distribution when compared to both national and regional profiles. As a city we have fewer children and older residents, but a much larger proportion of adults aged 20-44 years (Brighton & Hove City Council 2014). As seen in figure 1, a large proportion of elderly residents aged 65+ and residents aged 0-15, tend to live in areas outside of the city centre. Areas including Hangleton & Knoll, East Brighton, Rottingdean Coastal and Patcham often attract people from these age brackets, with a much smaller proportion of those living in Regency, St. Peter's & North Laine and Brunswick & Adelaide wards.

When compared to figure 2, it is clear that wards including Regency and Hollingdean & Stanmer seem to attract large proportions of those in the

16-64 age bracket, with areas including Patcham, Woodingdean, Withdean and North Portslade attracting a much smaller proportion of this age bracket.

From the demographic maps we can identify that areas closer to the city centre are overrun by residents that fall into the 16-64 age bracket. Those from the 0-15 and 65+ age brackets find themselves attracted towards areas outside of the city centre. The result of this separation means that the residents in Brighton & Hove lack demographic mix and the benefits that can come with living in communities that embrace generational diversity. It is important that I understand why these generation live where they do and the benefits that bringing these generations together can have on the urban community.

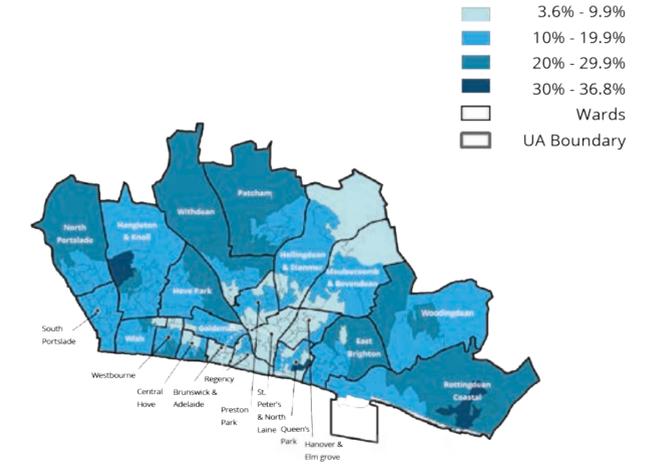


Figure 1 - Percentage of 65+ years category per ward



Demonstrating mixed generations - "Co-Living - New York, USA" by welve.com in Swisslife, 2017

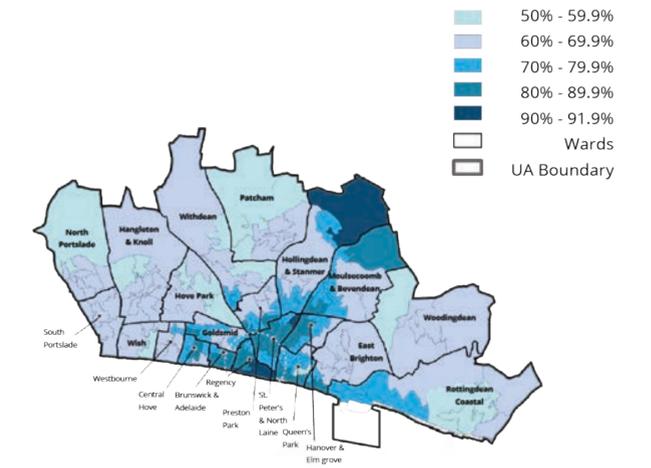


Figure 2 - Percentage of 16-64 years category per ward

## Why generations live where they do

When designing cities, children and older adults are far too often overlooked. Little to no attention is given to designing cities around the needs of all generations, resulting in families with younger children and older adults retreating to areas outside of the city centre. As argued by Tatiana Epimakhova:

*“the age balance in a community is one of the essentials for the creation of a healthy environment”* (Epimakhova, 2016).

Due to the vast number of benefits that come from generational mix, including; the transfer of useful life skills, knowledge, values, moral codes and social norms, it comes as a huge surprise that multi-generational cities are not seen all across the world. In order for a multi-generational city to be successful, it is important to develop spaces that better meet the needs and interests of each generation individually and in cohort. To understand these needs and how best to harmonise all generations, it was imperative that I first identify the commonalities in their needs and interests. It was then important to identify the differences in needs and interests so that this proposal not only met their communal needs, but also met all of their independent needs.

As recognised by Elli Thomas, Ilona Serwicka and Paul Swinney in their text, 'Urban Demographics - Why people live where they do', it is important to understand why people and generations live where they do. In doing so, I am able to recognise the characteristics of these different places that attract these generations, and transfer these appropriately into the design of my proposal, in an effort to attract these generations.



Image of the elderly in the countryside - "Top 15 hobbies for older people", by Josh in Lifeline24, 2019

Older adults and retirees often find themselves drawn towards rural hinterlands for its greenery and countryside. Often with non-dependent children and little worries for money, this age group prioritises the qualities of being near greenery over other factors that younger generations look for when deciding where to live (Elli Thomas, 2015).



Image of a family in the Suburb - "12 Best places to raise a family in the U.S.", by Marian White in Moving.com, 2019

Generations with young children often find themselves drawn towards the suburban lifestyle. They are attracted towards the affordability, size and type of housing, the schools and the safety that comes with the suburb (Elli Thomas, 2015).



Image of young adults in the city - "Happy group of young adults walking on city streets", by Jacob Lund in Moving.com, 2016

Younger adults find themselves attracted towards the leisure, restaurants, work and cultural facilities that come with the city centre. Socialisation and being close to friends is important to this generation, along with the vast number of jobs that come with the city, are two of the biggest reasons that this generation live here (Elli Thomas, 2015).

## Greenspaces



Our Site

Green Spaces

Research conducted by Elli Thomas, Ilona Serwicka and Paul Swinney identified that "those aged 55 and over, an age group more likely to be retired, and more likely to have non-dependent children", live in areas close to the countryside and other green spaces. This generation are more likely to be retired and so, financial constraints are considered less significant when considering where to live. They also prioritise factors like being near greenery, over factors including raising a family and work proximity (Elli Thomas, 2015).

Cities and urban areas, particularly Brighton and the area of our site, do not always utilise green spaces enough to draw the older generation towards living in the city. As seen in the map above, green spaces within our site are extremely scarce, with some of the closest parks being as far as 0.5 to 1 mile away. In order to attract elderly adults towards living in the city, it is important to better utilise green areas, by understanding what draws this generation towards these spaces and understanding the importance and benefits of them on older generations health.

Green spaces often found in rural areas are very slow-paced settings when compared to that of urban life. Elder generations prefer the peacefulness that comes with the slow-paced lifestyle over the fast-paced lifestyle that comes with the city (Intriago, 2015).

The elderly are also drawn to these rural areas because they are typically much less populated than urban areas. This however, comes with its weaknesses. With lower population density and higher geographically dispersed populations, rural areas tend to find it more difficult and expensive to provide and maintain comprehensive service infrastructures. As a result, the elderly who find themselves drawn towards these areas, have less access to these green spaces and social activities which often leads to risks of social isolation and lack of support and even health care deficits.

For the elderly, loneliness and isolation can be particularly difficult. Although green spaces within rural areas promote social interaction, the lack in service

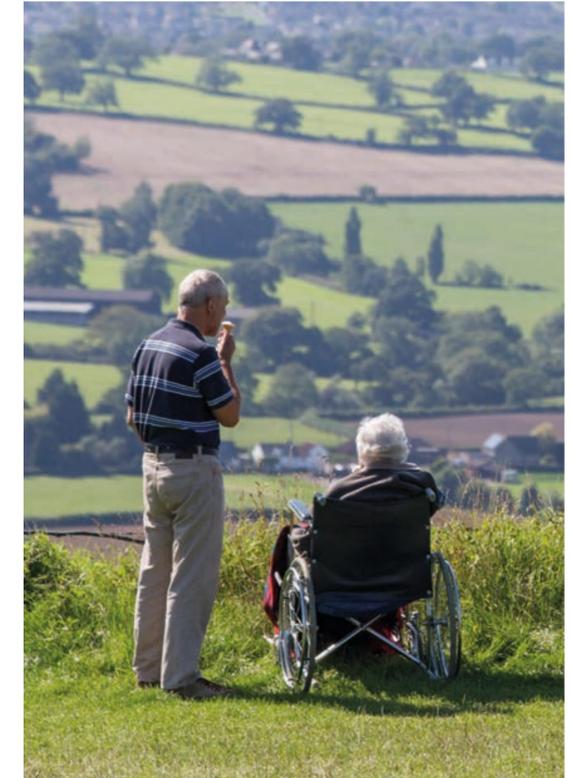


Image of the elderly in the countryside - "Nice view, stiff upper lip", by Laura Donnerly in The Telegraph, 2017

infrastructure makes it extremely difficult for older generation to travel to and from these spaces and consequently, they end up missing out on the benefits to health that come with spending time in these spaces.

A study by Kathleen Wolf and Elizabeth Housley, reported that green spaces are hugely beneficial to the health of the elder generation. These spaces promote participation in outdoor physical activities, which helped in improving "mental health", "physical health", "cognitive function" and "increased social interaction within their community" (Kathleen Wolf, 2016). Spaces like this help to promote physical exercise including walking and gardening, and help encourage social interaction among this generation and other generations. With all the benefits that green spaces have on the health and social interaction of the elderly population; it is important to consider how appropriate green spaces can be integrated into the design of my proposal.

## Safety

Several studies, including 'Paranoid parenting?' by Rachel Pain and 'Fear of Crime and the environment' by T. Lorenc et al, identified that the biggest common need of all generations is safety. All generations, particularly older adults and younger people "want access to safe public spaces and report higher levels of fear of crime" (Keri Facer, 2014). Ensuring that my proposal is designed around the safety of its residents, understanding why parents felt reassured for the safety of their children more in suburban areas than city centres, and how this proposal can ensure the safety of its most vulnerable residents (the elderly and young children), is crucial to attracting these generations towards living in the city.

## Traffic

Within the city, high levels of traffic have been identified as a major safety risk for both the elderly and young. The dominance of cars in cities has been considered one of the biggest difficulties in ensuring city friendliness for children and a major factor for preventing parents from allowing children to independently travelling about the city. As a result, children lack the ability to experience the city, which also means fewer opportunities to socialise and play with friends (Samuel Williams, 2017). Obstacles including traffic also increase the difficulty in walking for the elderly. These difficulties unfortunately, limit physical activity for the older generation as a result of instigating a fear of moving outdoors, which subsequently, leads to risks in mobility decline. Streets that are free from dangers of traffic, allow for freedom of travel for both the younger generation and the elderly, which also allow for a higher contribution to the overall community.



Image of the traffic on West Street, Brighton - "Traffic queuing for car parking space in West Street, in the center of the coastal town of Brighton, East Sussex, England, UK.", by Rohan Van Twest, 2011

## Crime

Feeling secure and free from crime in one's living environment strongly affects people's willingness to live in that area. Areas where people do not feel secure will hinder their willingness to move about the local community, which can negatively affect one's independence and health. For all generations, fear of crime is a major issue, particularly within the busy context of the city and when compared to suburban and rural areas. The conditions of the physical and social environment including graffiti and litter, as well as social cohesion can lead to fears of crime, which can affect one's health and wellbeing (Theo Lorenc, 2013). It is extremely important that my proposal considers means of reducing the risk of crime including eliminating risks of vandalism, graffiti and social conflict, which could lead to people not leaving their living facilities and becoming isolated.



Image of community building - "Community building - the basis for a humane future society", by Tamera, 2018

## Affordability



Affordability of the City vs. Suburb - "THE COSTS OF LIVING IN A CITY VS. A SUBURBAN NEIGHBORHOOD" - Article Image, by NationCashOffer, 2019

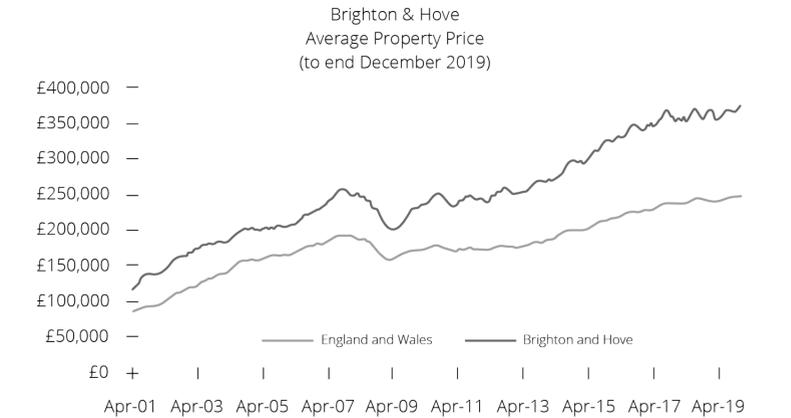
Affordability and value for money was a large factor for attracting adults with younger children towards living in suburban areas (Elli Thomas, 2015). Within these areas, houses tend to be large for the cost when compared to houses within the city. Having to facilitate for the addition of children, these generations require larger living accommodation at a price that is affordable.

Unfortunately, within Brighton housing affordability is a major issue with many people that want to buy or rent a property not able to afford to do so. Figures from the Brighton & Hove Housing Market Report 2019, show that the average house price in the city is £374,103. When compared to the rest of England and Wales, house prices here are extremely higher with its average price £127,315 (51.6%) higher. Here the average 1-bed flat costs over 8.5 times the median household annual income of £29,100, with the average 3-bed house costing over 16.5 times this median household annual income. Additionally, renting in Brighton is also very expensive with the

average 1-bed flat costing £11,532 per annum and the average 3-bed house costing £19,476 per year, which is almost 67% of the median household annual income (Brighton & Hove City Council, 2019).

As a result of this, only those with a high enough income can afford to live here, with those that do not, finding themselves having to move out of Brighton or living with parents. Consequently, there has also been a surge in the demand for more affordable accommodation. In the 2012 Council Assessment of Affordable Housing, there was an estimated need for 12,550 affordable homes before 2017. This need was not met and hence, this demand continues to increase year after year.

With parents needs for affordable living which provides plentiful spaces for themselves and children, it is crucial that my proposal utilises and provides space in the best way possible and at an affordable price.



## Proposal aim

With many elderly people and adults with young children attracted to suburban and rural areas, millennials are taking over the city and its culture. In an effort to attract peripheral generations towards living in the city and contributing to the urban community, my primary aim for this proposal is to design and create a piece of accommodation that better meets the needs of all generations.

In a number of cities including London, New York and Hong Kong, Co-Living has become a widely used approach to tackling the lack of housing in the city and the expensive and unaffordable cost of living there. Co-Living accommodation emerged in Denmark in the 1970s and works extremely well in providing a mix of private and shared spaces for those living there. These types of accommodation have helped in building and strengthening a sense of community, providing sustainable and affordable solutions to urban

living, and have helped drastically in reducing loneliness among today's increasingly solitary society (Souza, 2019).

Co-Living spaces can be rented by anyone, however, has proven most popular with Millennials. This generation is the largest consumer demographic of these types of living spaces which is often due to its cost and affordability compared to buying a property within the city (Tattersfield, 2020). Younger adults are particularly attracted to these types of accommodations as they allow individuals to rent dormitories, eliminating the frustrating need to deal with the shared contracts and bills that come with shared houses. The communal spaces and facilities also attract this generation as they encourage people to socialise and provide cultural facilities that as earlier mentioned, attract this generation to this style of living (see page 06).



Multi-Generational Living - Intergenerational Living: the answer for many of the challenged our communities face?, Article Image, by TOM KLINGHOLZ, 2019



Co-Living accommodation, The Collective - Co-Living: what does it mean for the UK rental market, Article Image, London by ALICE CRUICKSHANK, 2018

'The Collective' is a great example of Co-Living accommodation located in London. It provides facilities including three themed dining rooms, a terrace, games room, cinema room, working areas, kitchens and a gym and spa. This example of co-living has been praised by many in providing environments that encourage socialisation, friendships, bonding with others and reduced loneliness. I believe this type of living solution is extremely interesting and works as an effective way of building communities that have been lost within the city, which inevitably, lead to a stronger sense of safety and unity among residents and within the area. I believe it would be extremely effective to adopt this way of urban living, however, focusing particularly on attracting all generations by satisfying needs and desires of all rather than just those of Millennials.

When designing my proposal I must consider crucial factors including affordability, living space, safety, greenery and social amenities, all of which will contribute toward bringing a variety of generations into the city. By focussing on the needs and desires of each generation, adopting this co-living style of accommodation and considering the understanding from Thomas, Serwicka and Paul on why generations are drawn towards living in particular areas (see pages 6 to 9), I aim to create a proposal that encourages generations to live in cohort, learning from the skills of others, creating communities where people feel safe and included, and creating a basis for future community development throughout the city of Brighton.

## Choosing my location

Brighton and Hove is a beautiful city and one that connects all three; city, beach and countryside. Bordered by the hilly South Downs Nation Park and the beautiful coast, there are a number of geographic limitations on development possibilities here. According to Brighton & Hove City Council's Economic Strategy 2018, to sustain the demand for houses, 30,120 homes would be required by 2030. Due to boundaries of the South Downs National Park and the sea there is a defined border restricting 'outward' city expansion. These geographic constraints have meant only 13,200 new homes can be built by 2030 leaving a significant number of people having to live elsewhere (Brighton & Hove City Council, 2018).

As these statistics show, there is a significant issue with future development limitations as a result of the geographic form of Brighton. This means that there is a need to consider new methods of urban housing or potential redevelopment of existing buildings.

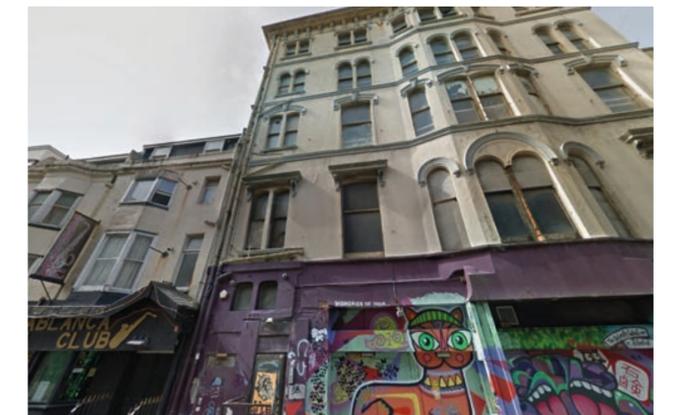
When choosing an appropriate location within my site, I had to consider these geographic limitations. With our site situated on the coast and the high density of buildings here, I felt it was more appropriate to redevelop existing buildings. Abandoned and unused buildings are seen throughout our site and are ideal for potential redevelopment without removing any existing businesses, homes or infrastructures.



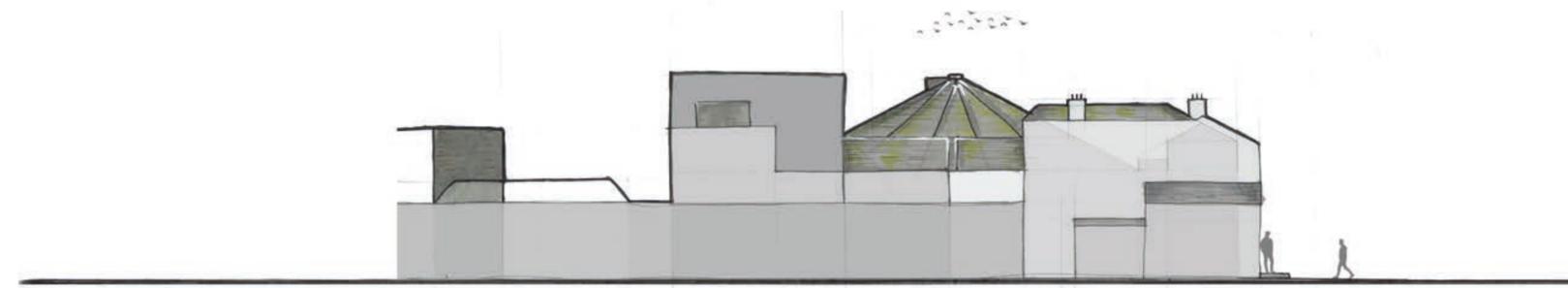
Hippodrome, Abandoned building - "Filming in #brighton what a sad sight the #hippodrome now is can it be saved?" by Neil sean, 2018



78 West Street, Abandoned building - by Google on Google Maps, 2019



7-8 Middle Street, Abandoned building - by Google on Google Maps, 2019



Ship St.

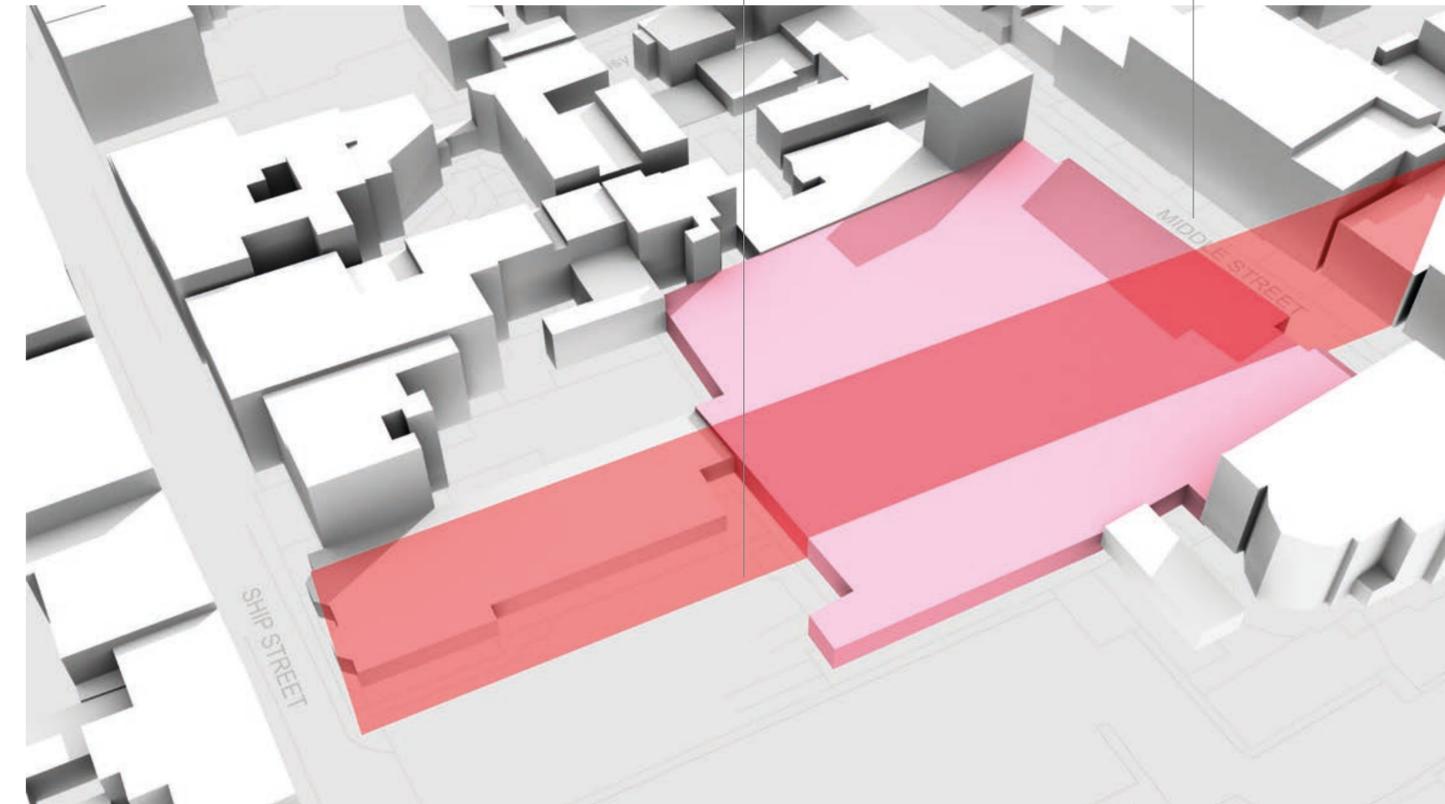
Middle St.



Car park at rear of the Hippodrome, 2019.



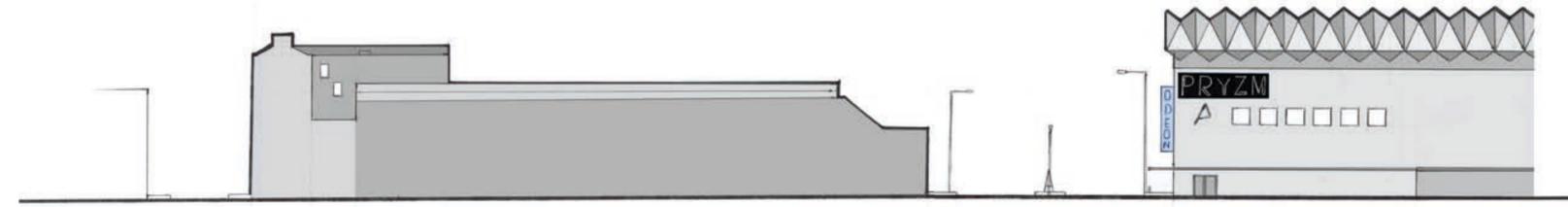
Brighton Hippodrome, 2019.



The first site of interest was the Hippodrome located between Middle and Ship Street. The Brighton Hippodrome started as an Ice-Rink in 1897 and was later enlarged and converted into a circus in 1901. The circus however, did not last long and so was converted into a variety theatre the following year. Striving as a theatre until 1965, the Hippodrome closed for two years before reopening as a Mecca Bingo Club in 1967. This building was finally closed in 2007 and had been left resting and unused since (My Brighton and Hove, 2006).

My interest in this site was due to its disuse and the size of this space. Once used as a theatre, this site has plenty of space for future development. Situated away from the busy, commercial areas of the city this site would be ideal for residents that dislike disruption and excessive noise that would come with entertainment precincts.

## City Sections - 2nd site of interest



Middle St.

West St.

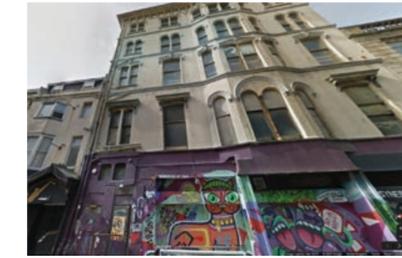


The second site of interest was 78 West Street, situated between Walkabouts bar and restaurant, and Revolution bar. The building had many previous uses as a community centre, night club, rollerskating rink and more (Brighton and Hove Untold, 2020). The building was last used as the Synergy Centre, which closed and has been unoccupied since 2016.

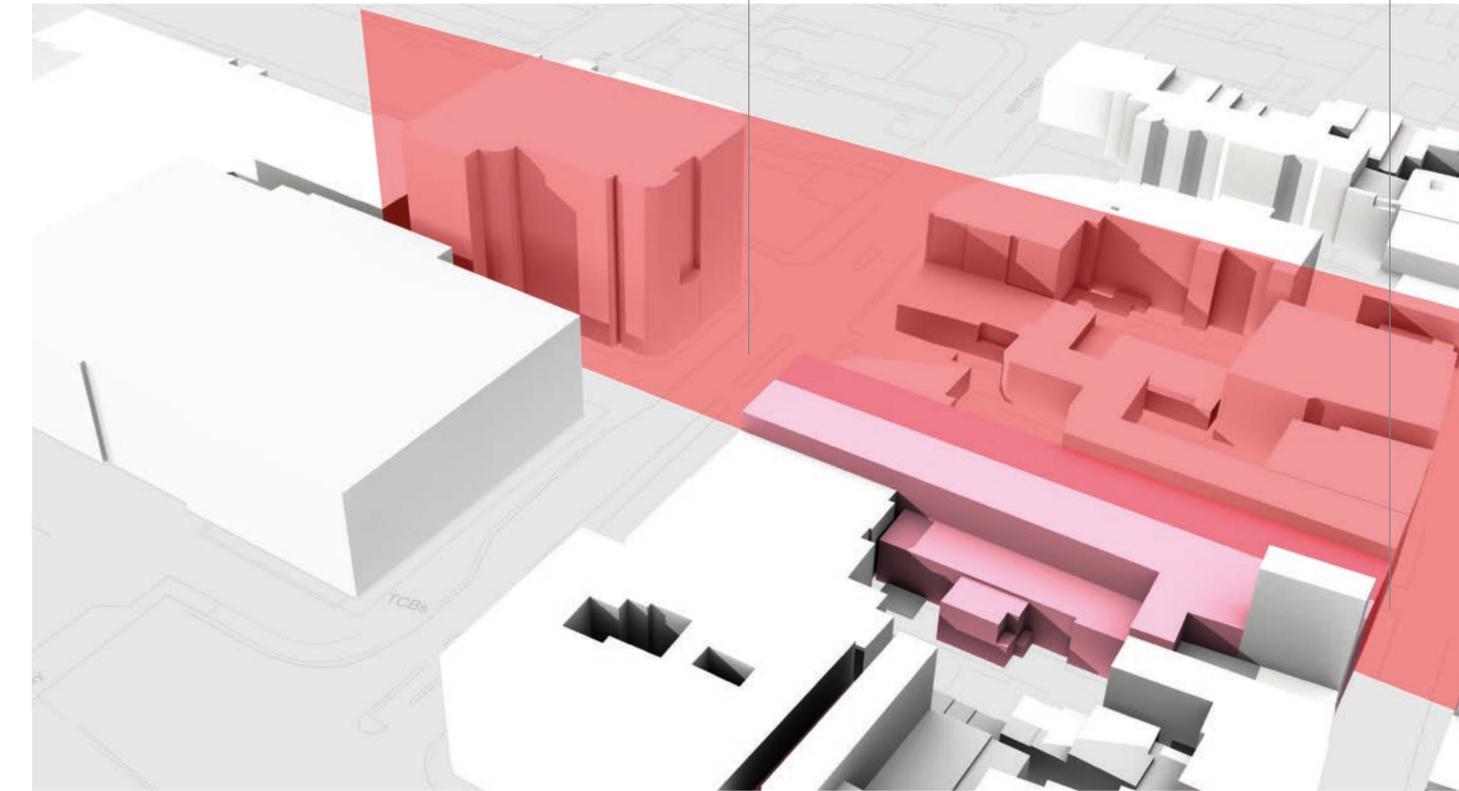
My interest in this site not only came from the disuse of this building but its potential to connect my proposal to the cultural facilities that sit on West Street. Its evening entertainment including bars, pubs and clubs are attractive forms of entertainment for the younger generations, while its daytime entertainment including cafes, restaurants and shops are attractive forms of entertainment for families and older adults.



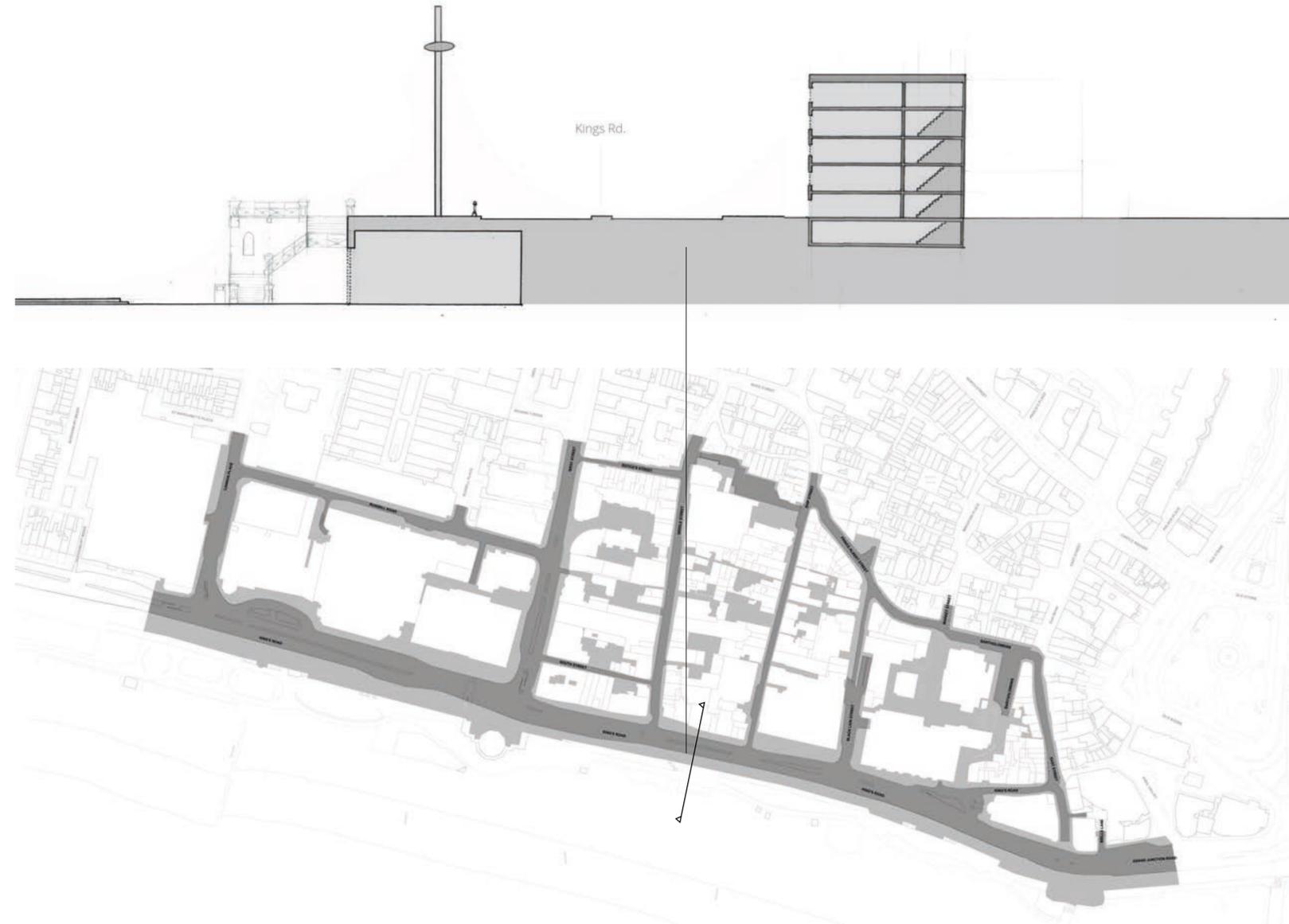
78 West Street Facade, 2019.



7-8 Middle Street Facade, 2019.



City Sections - 3rd site of interest



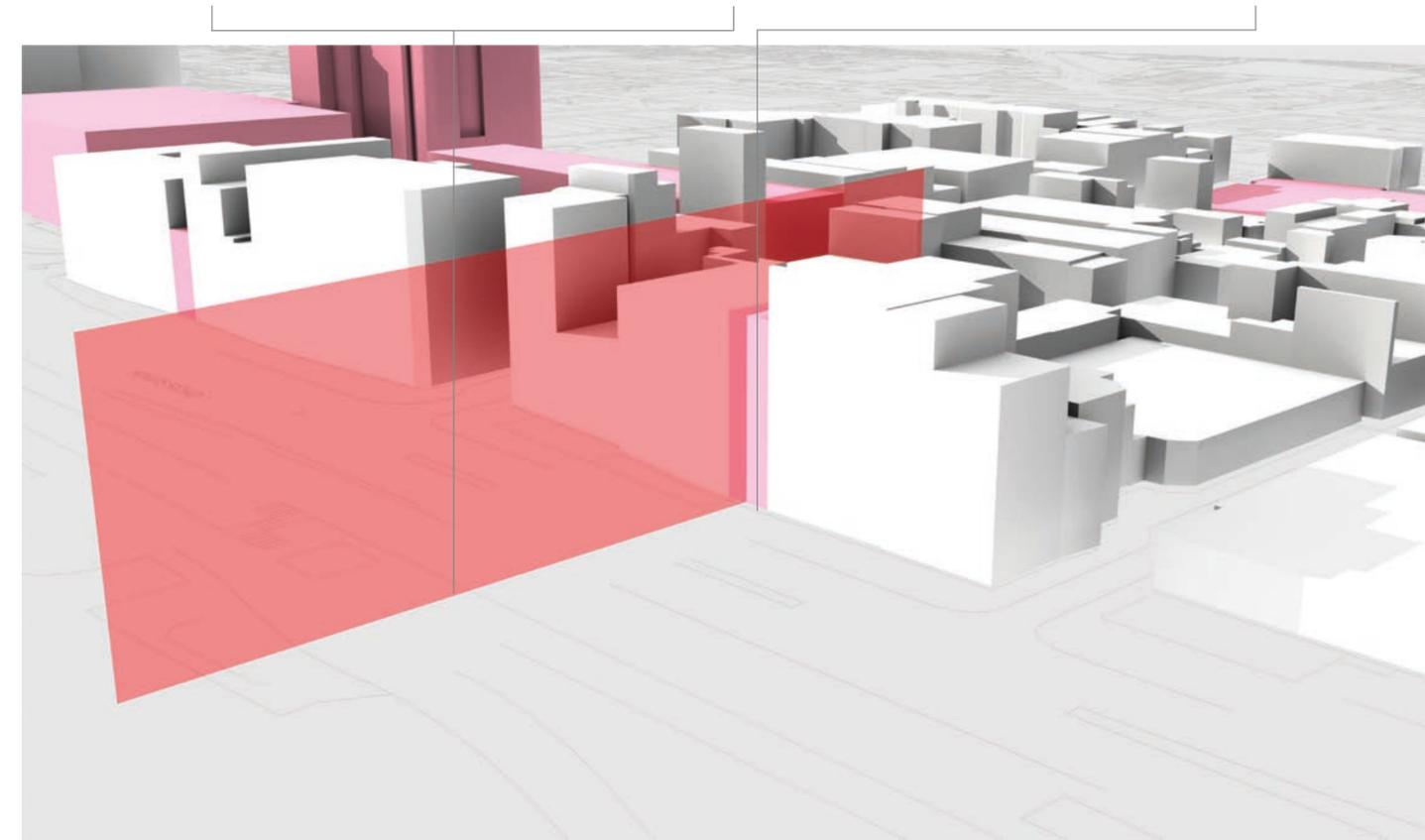
Unused arch, 2019.



Lucky Beach arch next to unused arch, 2019.



42 Kings Road, 2019.



The third site of interest cuts through from the sea front arches, across Kings Road and into 42 Kings Road. The archway between the Lucky Beach Café and Brighton Water Sports is currently unoccupied and has no history of commercial or residential use. My interest in this site came from its potential to better connect the city to the sea front. By analysing the current uses of the surrounding arches, I have also built an interest around the depths of the arches, how this space under Kings Road is currently used and how it could potentially be better used.

## Chosen site



My chosen site is 78 West Street, an abandoned building situated between Walkabouts bar and restaurant, and Revolution bar. With an abundance of cultural facilities, West Street is the perfect location for those that enjoy evening or daytime entertainment. This location also positions my proposal close to the sea front, another great form of entertainment for residents. Stretching from West Street through to Middle Street this building offers plentiful space for a wide range of living units and facilities for residents.

## Chosen site - School Locations



With its close proximity to a variety of different schools and colleges, this site is ideal for parents with young children seeking education within walkable distance.

## Chosen site

The largest drawback for this site is the heavy traffic and vehicle use that comes with West Street being a main route into and out of the city. Fortunately, Ben Weisz a political report for BBC Sussex reported that the Green and Labour groups in Brighton and Hove have plans on banning private cars entering the city centre by 2023 (Weisz, 2020). In these times of climate emergency, Brighton & Hove are doing a range of different things to tackle this ongoing issue. Vehicle emissions here have been proven the worst cause of pollution with 95% of the carbon emissions being produced by transport and 'stationary' energy such as commercial heating (Brighton & Hove City Council, 2019). In an effort to reduce levels of pollution caused by transport, Brighton & Hove aim to lower car use within the city by 10-20% by 2030 (Mitchell, 2011) and plan to ban all private cars from entering the city centre by 2023 (Weisz, 2020). This means that a number of routes that go into and out of the city, including West Street, will be limited to public transport, therefore, causing a significant reduction in the number of vehicles driving about this site.

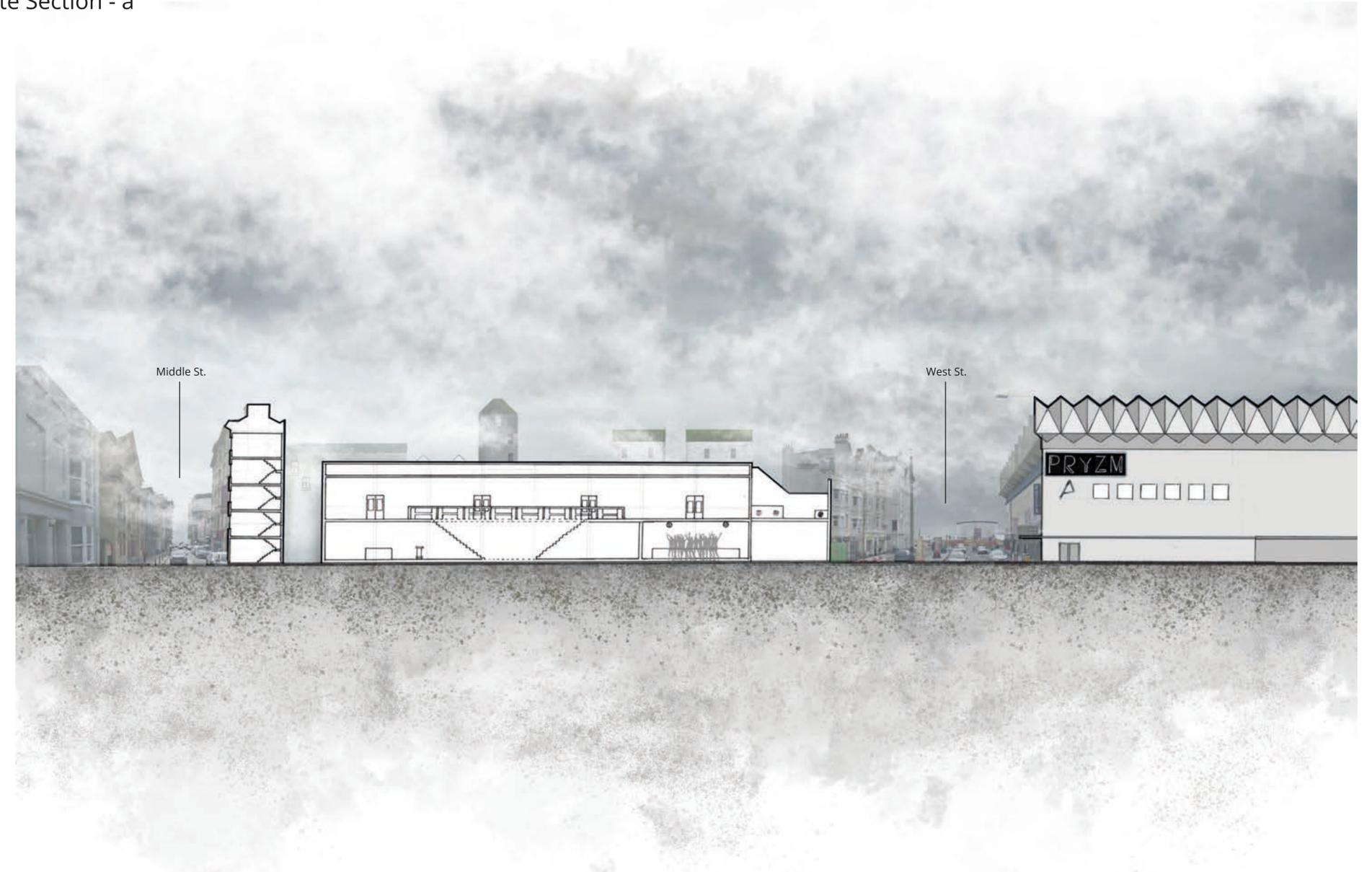


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Image of the traffic on West Street, Brighton - "Traffic queuing for car parking space in West Street, in the center of the coastal town of Brighton, East Sussex, England, UK," by Rohan Van Twest, 2011

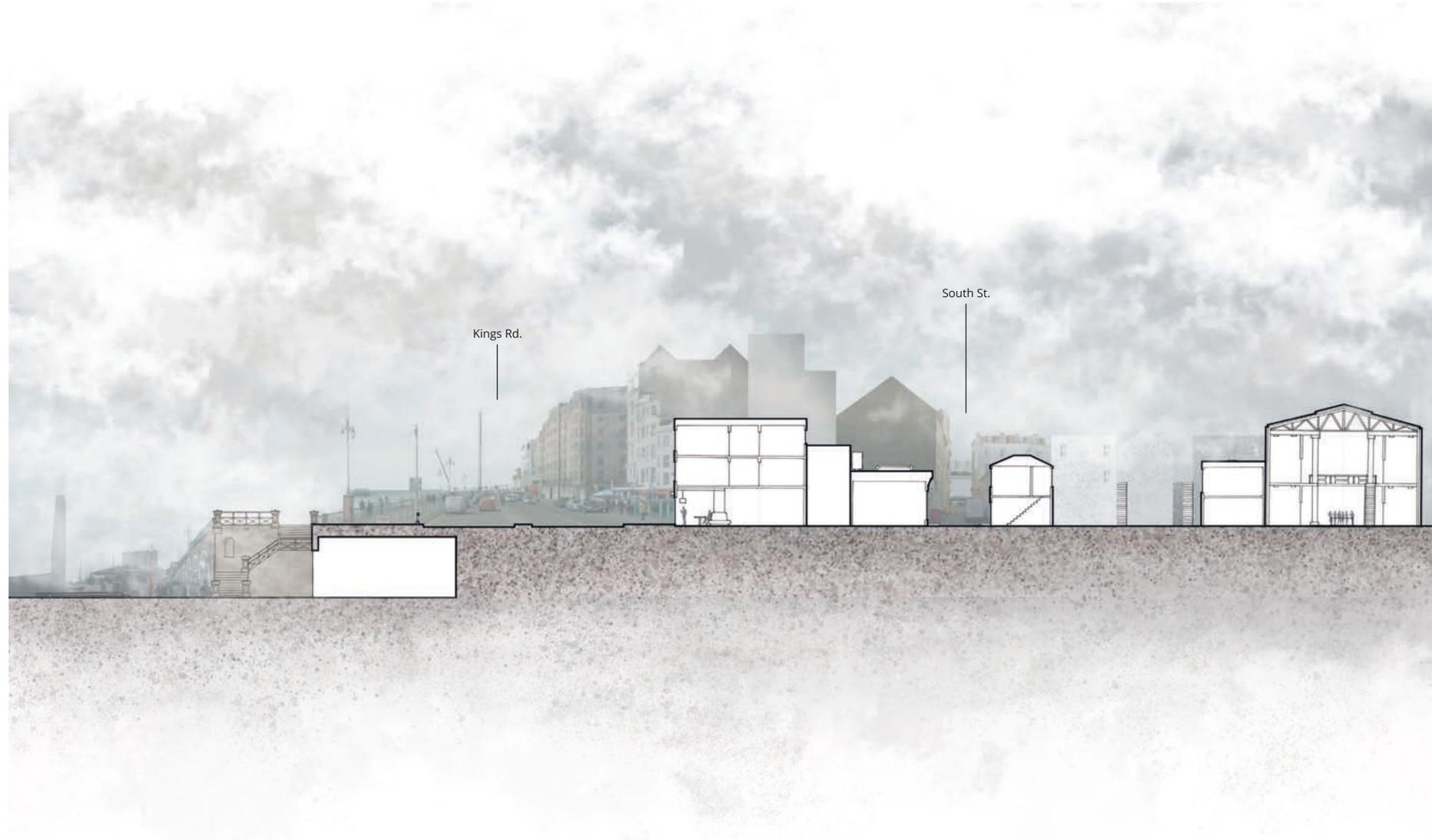
## Site Section - a



A significant part for this choice of site is the size and length of the existing building, which stretches from West Street to Middle Street.

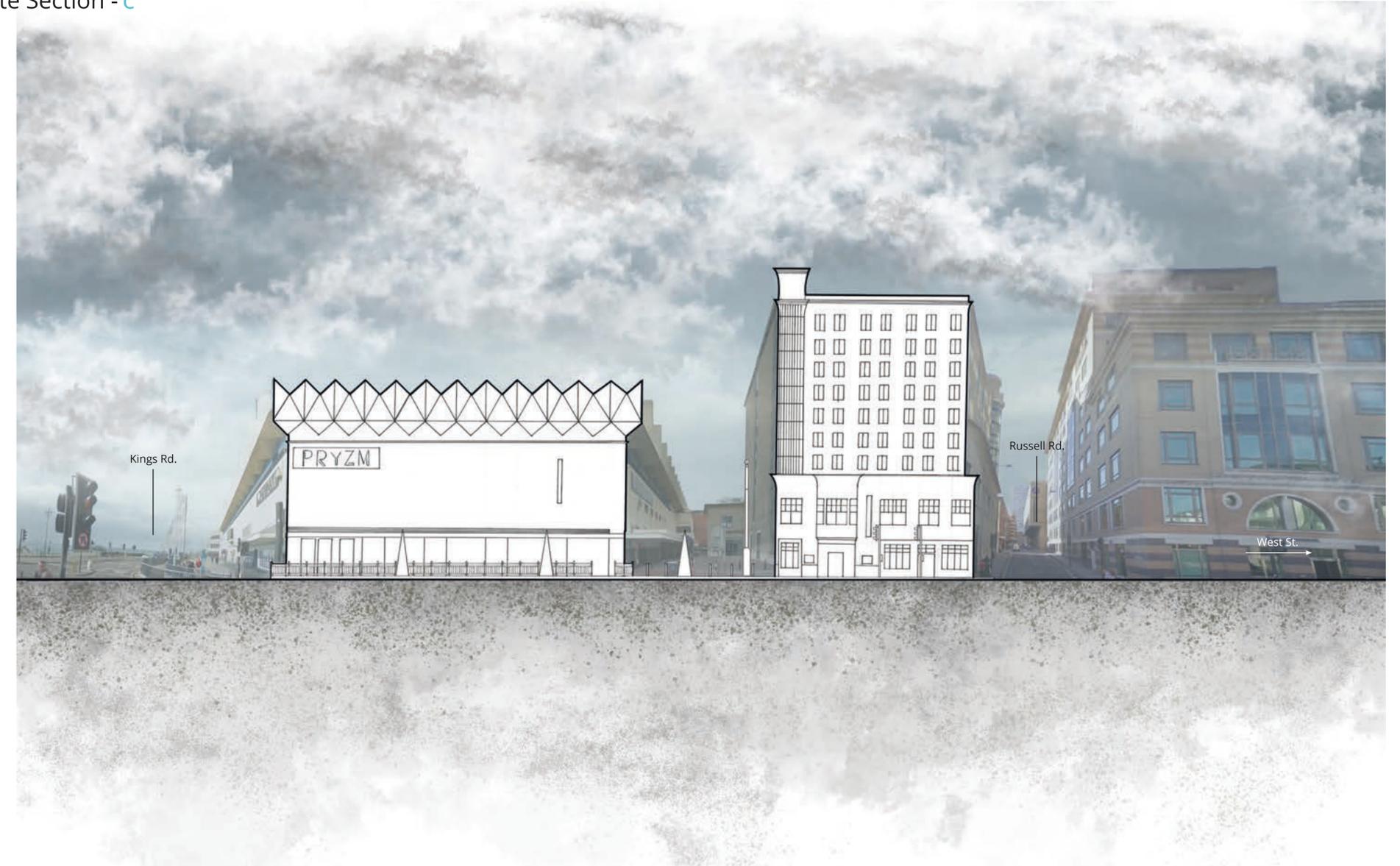
21

Site Section - b



I am interested in some of the unused buildings that surround 78 West Street, and how these can help in providing additional space for facilities and amenities for residents.

Site Section - c



My interest in this site also lies in its connection to the sea front and the city centre. I want to look into how plans to ban private cars entering the city centre can change the use of West Street, allowing for a safer environment around my proposal and for better walkability and pedestrian connections within the city.

## Interaction - Building strong communities

As mentioned earlier, a common interest of all generations is safety and reduced fear of crime (see page 08). Often older generations and adults with young children move to rural and suburban areas for reasons around safety. To attract these generations toward living in the city, it is crucial to understand how this proposal could eliminate risks of safety and crime, and lower residents fears around these issues.

A great way of eliminating these risks is through building a strong community among residents and the public. Theorists including Mandeep Hothi and Nicola Bacon believe the strongest means of creating safer environments for children and other ages groups, and ensuring social cohesion is through the strength of the community. As stated by Mandeep Hothi et al:

*“The positive effects of people belonging to social networks can include: low crime rates, less grime, better educational achievement, and better health. A number of these affect whole communities, not just those involved in the networks or groups – everyone benefits from less graffiti and safer places for children to play.”* (Mandeep Hothi, 2007)

Additionally, Oscar Newman and Jane Jacobs both described the importance of a strong sense of community and territorial identification in strengthening the behavioural attitudes of residents in contributing towards protecting their community (Epimakhova, 2016) (Jacobs, 2002) (Newman, 1973).

Within a strong community, people know that others are there to look out for one-another. They not only provide physical safety for those involved, but provide psychological safety that protects people from mental and emotional harm. It is essential that this proposal adopts a number of different approaches to help increase resident interactions, in an effort to build and strengthen a community that people feel safer in.



Image of Community Unity - *“Community Unity: On our own - for people, by people”* by Community-Unity, 2020



Image of a public space - *“Placemaking without age”* by Modacity, 2016



Image of a public space - *“Planning principles: Placemaking in Rosslyn”* by Rosslyn Business Improvement District, 2017

A great way to encourage encounters, interactions and socialisation is through communal and public spaces. Spaces where people can experience chance encounters with other residents or the general public will help in building friendships, relationships and ultimately a community. Areas including cafe's, restaurants, bars, lounges, games rooms, indoor play areas, gardens and gym facilities provide comfortable, social spaces that meet the needs of all generations, and provide residential spaces that are not accessible for the general public. These residential spaces help in building a community among those living here and provide safe spaces away from the public. Additional outdoor play areas and green spaces provide areas for residents and the public to use, helping to build additional communities outside of the residency.

## Interaction - Building strong communities

### Public Spaces

Building a stronger community is extremely important is encouraging social cohesion and primarily safer and more enjoyable spaces for the public and residents. Public spaces are an extremely effective ways of promoting safe, social interaction between people, and creating opportunities for spontaneous encounters. Building stronger communities through interactions in public spaces not only provide safer environments, but a areas that all generations want. The “provision of public space to socialise” is one of the common wants for all generations (Keri Facer, 2014). It is extremely important that this proposal encourages encounters between all generations through its use of public spaces. These types of social spaces will play a vital role in creating ‘experiences and value’, providing spaces for people to meet up, places that children can play, “places where people can display culture and identities and learn awareness of diversity and difference”, and subsequently, a space that creates ‘local attachments’ for those living here (Ken Worpole, 2007).



Image of a public space - *“PICNURBIA, Vancouver, British Columbia, Canada”* by Project for Public Spaces, 2015

### Green Spaces and Gardens

In the study, Global Age-friendly Cities by the World Health Organisation, research identified that older adults emphasise the importance of available green spaces around the area that they live. Older adults have stated that these green spaces must not be too far from their residency otherwise they may not use them. They must not be too larger as the environment that large parks create can often become extremely busy with a variety of different shared activities including bikes, skateboards and other sports. Parks like these become a concern for older adults, creating a number of different hazards. Caregivers in Halifax have seen this as an opportunity to provide older adults with green areas that they feel safer in. They suggest the use of smaller, quieter and more contained green spaces in the fringe areas of the city (World Health Organisation, 2007).



Image of a community garden - *“Gardening across generations, 1 Waverly Community Garden”* by d-olwen-dee, 2012

### Outdoor Play for Children

For young children it is important to provide outdoor areas for creative activities. Many children and younger generations enjoy outdoor activities less then they have in the past. Outdoor play areas and activities are a great way for entertainment; to create relationships and a sense of belonging; to learn and to make attachments to local places. It is extremely important to provide children with opportunities for outdoor play (Ken Worpole, 2007). These types of activities can help in socialisation, teaching them lifelong skills and strengthening the community.



Image of kids in playground - *“Playground disputes: When should you get involved?”* by Amy Wowles, 2012

### Generational Involvement

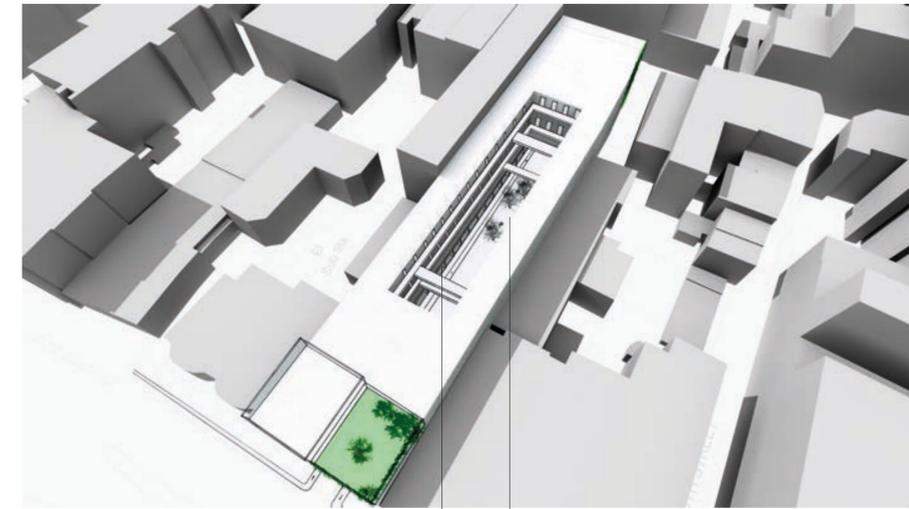
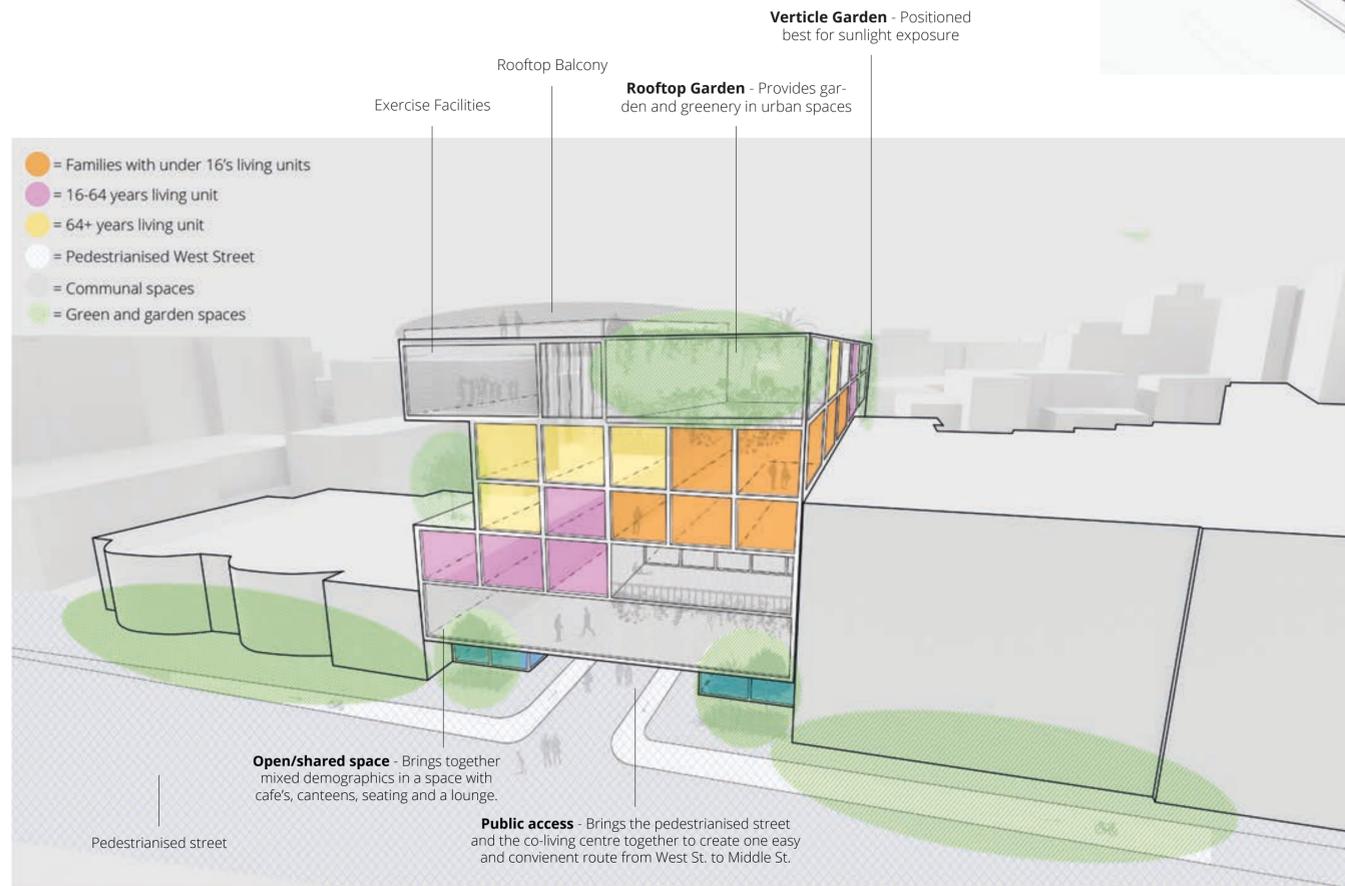
Ageism is a big issue within society. Often older adults and children are discriminated against and as a result, are overlooked when it comes to involvement within their community. A lack of engagement between older and younger generations within a community can constrain social connectedness. As people grow older, loss of partners and friends, health issues and mobility can often leave people feeling isolated and lonely. It is important that older adults are socially connected and encouraged to participate and interact within the community, to ensure that they do not feel isolated. It is also important to ensure that all generation are involvement in activities within the community and are not left out. It is crucial throughout this proposal, that spaces are design to encourage interaction, socialisation and inclusion between all generations. Through the use of shared spaces and facilities, my proposal will foster interactions between generations of residents in an effort to build a residential community.



Image of generational involvement - *“Participants in an intergenerational workshop as part of the SeniorON projects”* by Polish Red Cross, 2018

## Residential Unit Iteration 1

My first iteration aimed to create a piece of co-living residency that provides alternative public spaces by integrating nature and greenery more deeply into the proposals built environment. A space like this stimulates chance encounters between people and helps in creating stronger communities among residents and the public. This iteration also helps in creating better connections within the city for residents and the public by forming a simple and effective route between West Street and Middle Street.



**Public garden** - Provides an open space for public and residents to relax

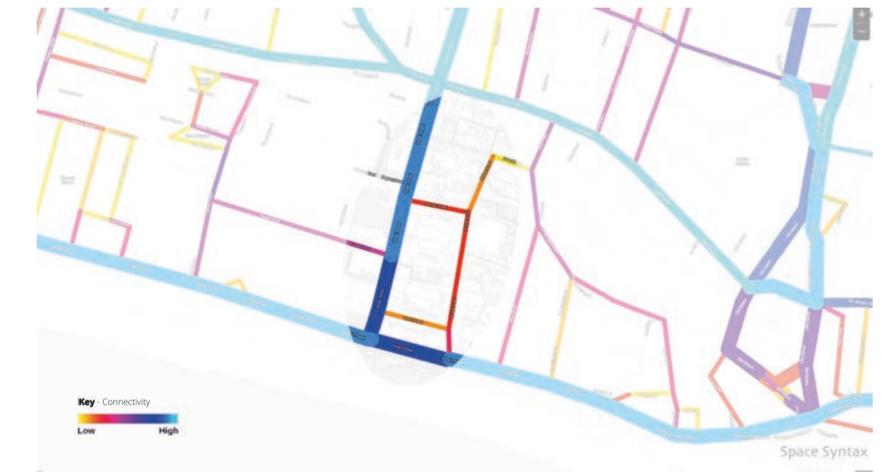
**Modern shop and office spaces** - Provides retail, commerce, jobs and offices for those living here

The weakness of this proposal is that it did not pay much consideration to the environment, uses and characteristics of the surrounding streets. It is extremely important for a piece of residency, to consider the environment, noise and disturbance that may come with each of the streets current uses.

## Characteristics of West Street and Middle Street



- Red circle = Clubs, Bars and Pubs
- Blue circle = Hotels
- Green circle = Restaurants



West Street and Middle Street are two distinctively different streets for a number of different reasons, and are subsequently used in very different ways. Firstly, Middle Street is significantly narrower and less connected, resulting in much lower use by vehicles. West Street is a much busier street and as a main route into and out of the city centre, it often struggles with over population and heavy congestion of vehicles.

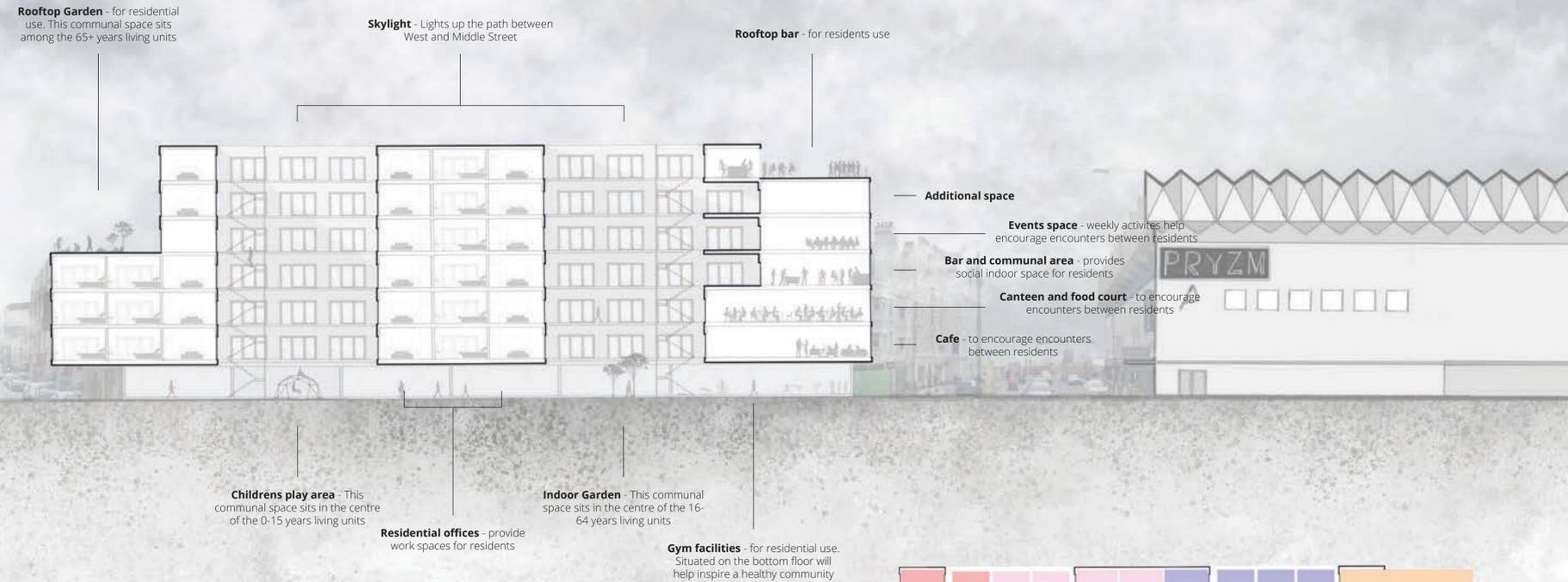
Middle Street and West Street are located within the Regency Ward in Brighton. Both streets have very large concentrations of residents that are aged between 18-30, however, West Street tends to attract a larger number of students and younger adults due to its entertainment facilities and higher number of flats (Wired Software Ltd., 2020).

West Street is occupied by a larger number of different entertainment precincts including clubs, bars, pubs, restaurants and arcades. With some of Brighton's most popular bars, clubs and restaurants, West street attracts a significantly higher number of pedestrians than Middle Street, particularly in the evenings as younger adults seek nightlife entertainment. Due to its popularity, West Street has become extremely noisy throughout the day and significantly louder during the evenings, making it a less attractive place to live for those that do not participate in this evening entertainment.

Although Middle Street attracts a significantly lower number of people, it's beautiful graffiti and artwork brightens the area, making it a much more vibrant area to live. Its less popular and lower density of entertainment facilities also make it a much quieter and peaceful place to live.

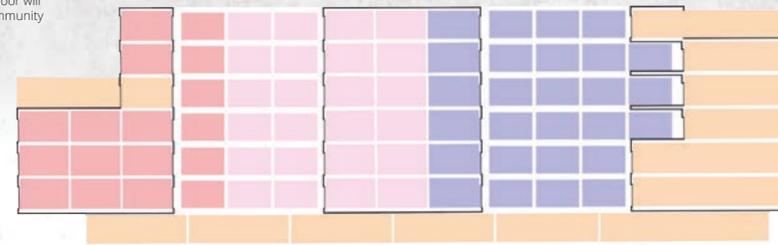
## Residential Unit Iteration 2 - Utilising green spaces through open courtyards and skylights

With the popularity of West Streets entertainment and the loud characteristics of this street, particularly in the evenings and more so over the weekend, it was important to consider where living units and particular generations will be located within this building. With much quieter characteristics, it is more appropriate to situate living units at the rear of the building closer to Middle Street, with communal and entertainment facilities at the front helping to separate residents' rooms from the rowdy environment that comes with West Street in the evenings. Due to this, the 16-64 years living units have been located closer to West Street due to their higher likelihood of participation in this evening entertainment and later sleeping patterns. The 65+ years living units have been located furthest away from West Street, and the 0-15 years at the centre of the building.



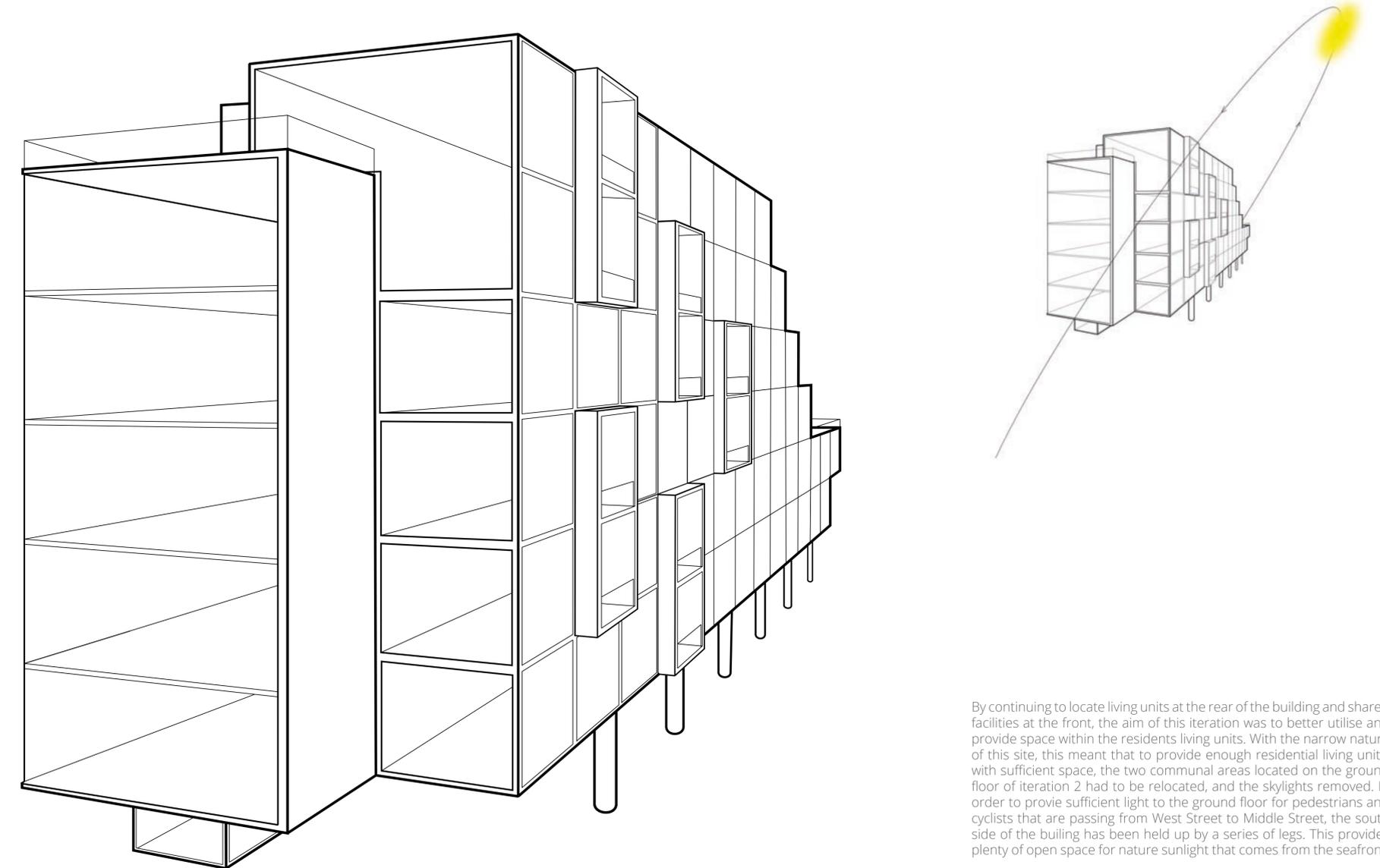
This iteration aims to better utilise the open space seen in iteration 1, by creating separate communal spaces that residents living units overlook. These spaces can be used by both residents and the public, helping to build friendships through encountering others in these spaces, however, primarily aim to help form smaller communities within the larger residential community.

The weakness of this proposal is its lack in considering appropriate living unit sizes for all of the necessary facilities and amenities that residents would require in their private spaces. Having priorities communal spaces, the living units had sacrificed size, which would hinder residents quality of life while in their private spaces.



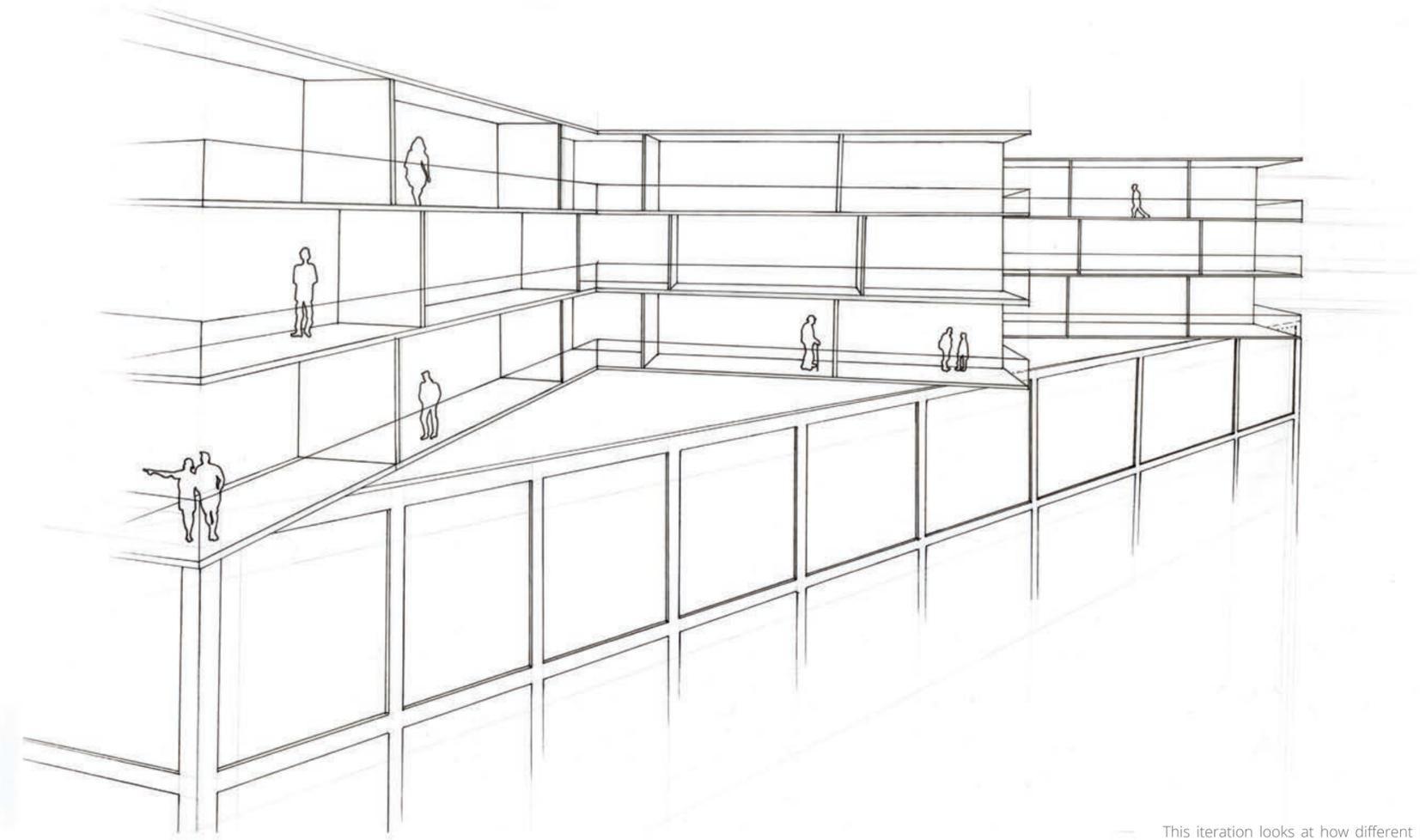
- = 65+ years living units
- = 0-15 years living units
- = 16-64 years living units
- = Communal/Entertainment facilities

## Residential Unit Iteration 3



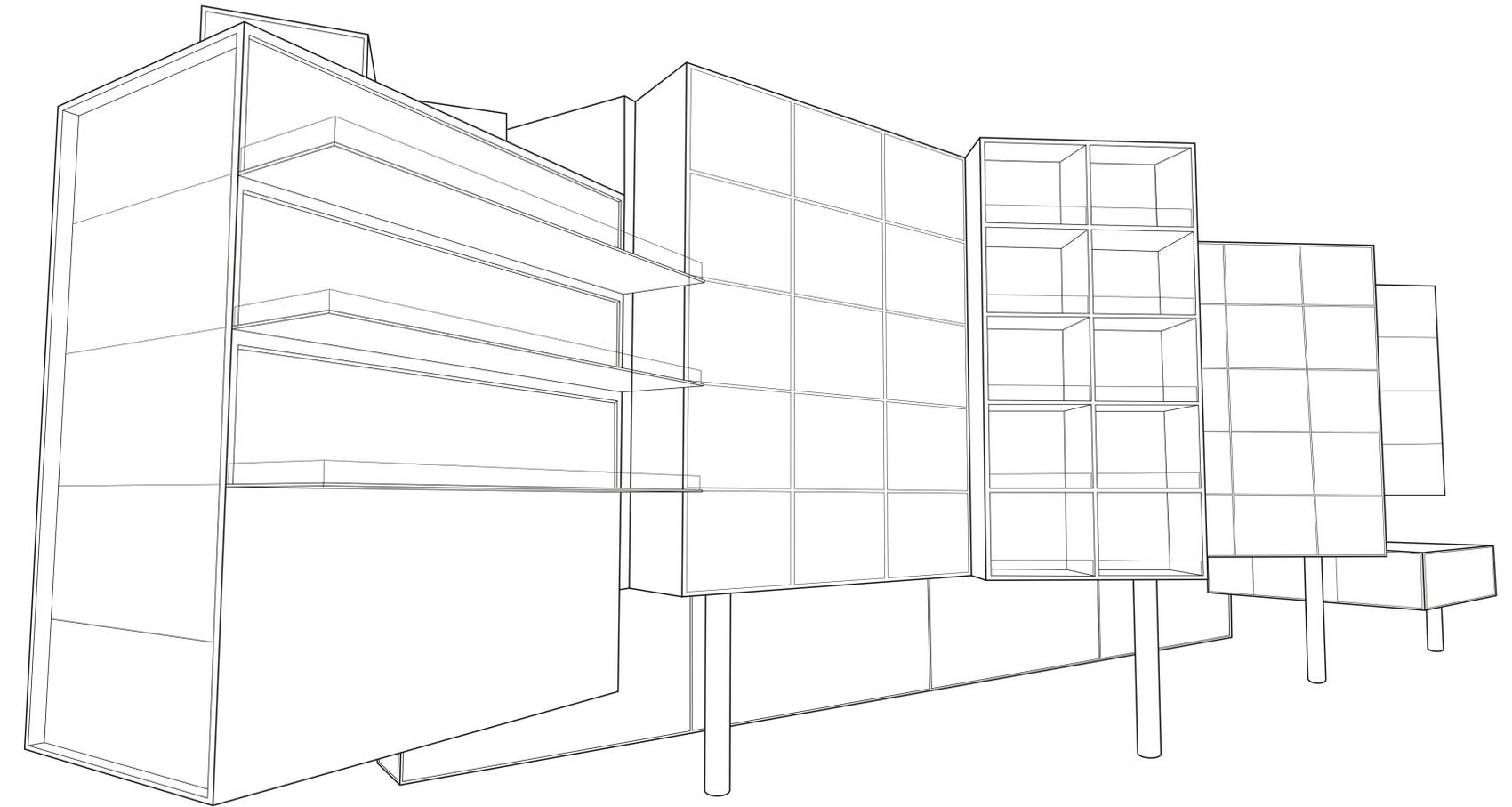
By continuing to locate living units at the rear of the building and shared facilities at the front, the aim of this iteration was to better utilise and provide space within the residents living units. With the narrow nature of this site, this meant that to provide enough residential living units, with sufficient space, the two communal areas located on the ground floor of iteration 2 had to be relocated, and the skylights removed. In order to provide sufficient light to the ground floor for pedestrians and cyclists that are passing from West Street to Middle Street, the south side of the building has been held up by a series of legs. This provides plenty of open space for nature sunlight that comes from the seafront.

Residential Unit Iteration 4 - Utilising sun exposure through this twisted roof

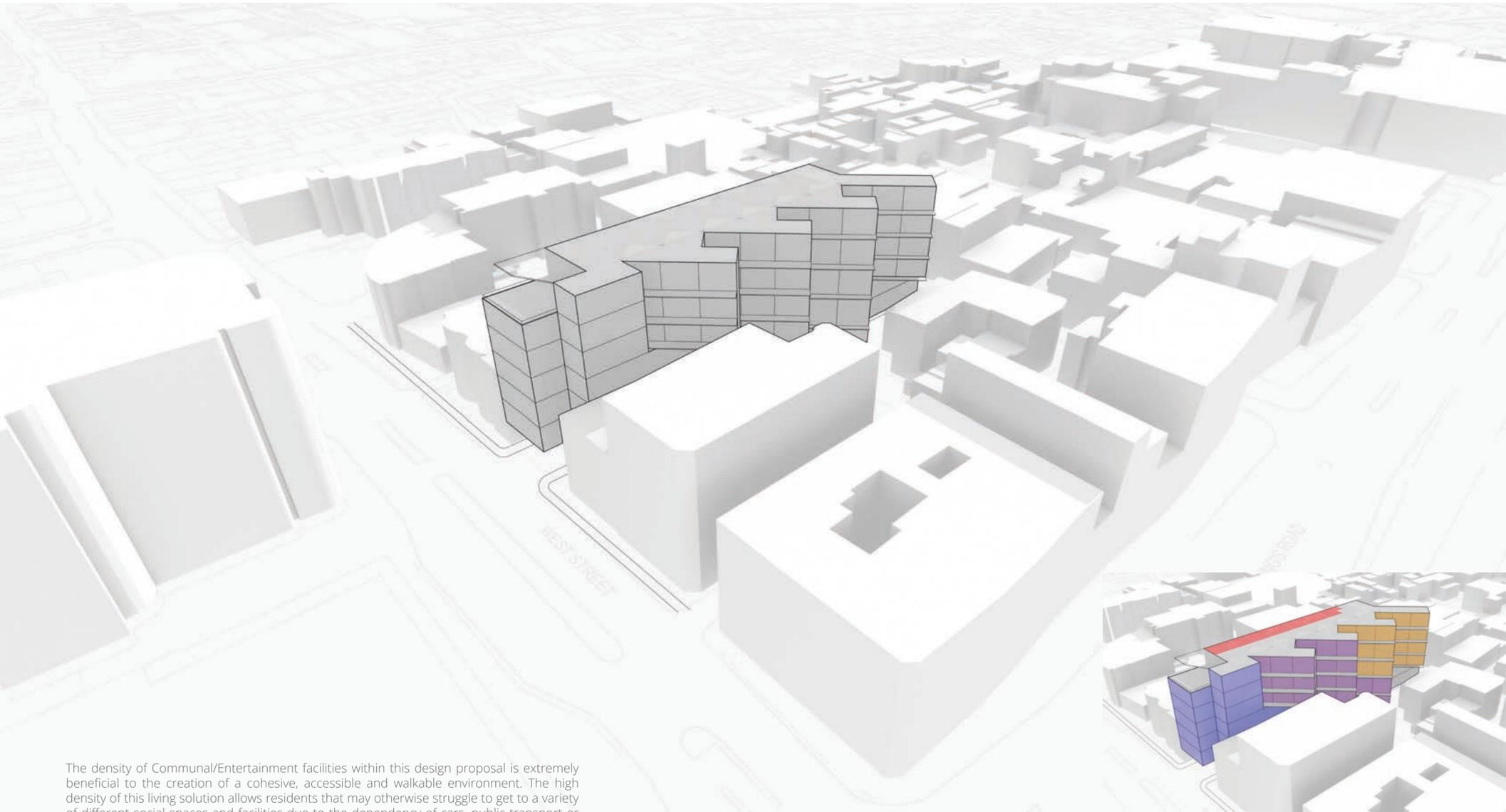


This iteration looks at how different living units can be designed to better the experience for those that may spend longer in their private space than in the communal spaces. The twisted floors better utilise the natural light, helping to ensure every room of these top floors, have access to sun light at some point during the day.

Residential Unit Iteration 5 - Twisted blocks for sun exposure at different times of day



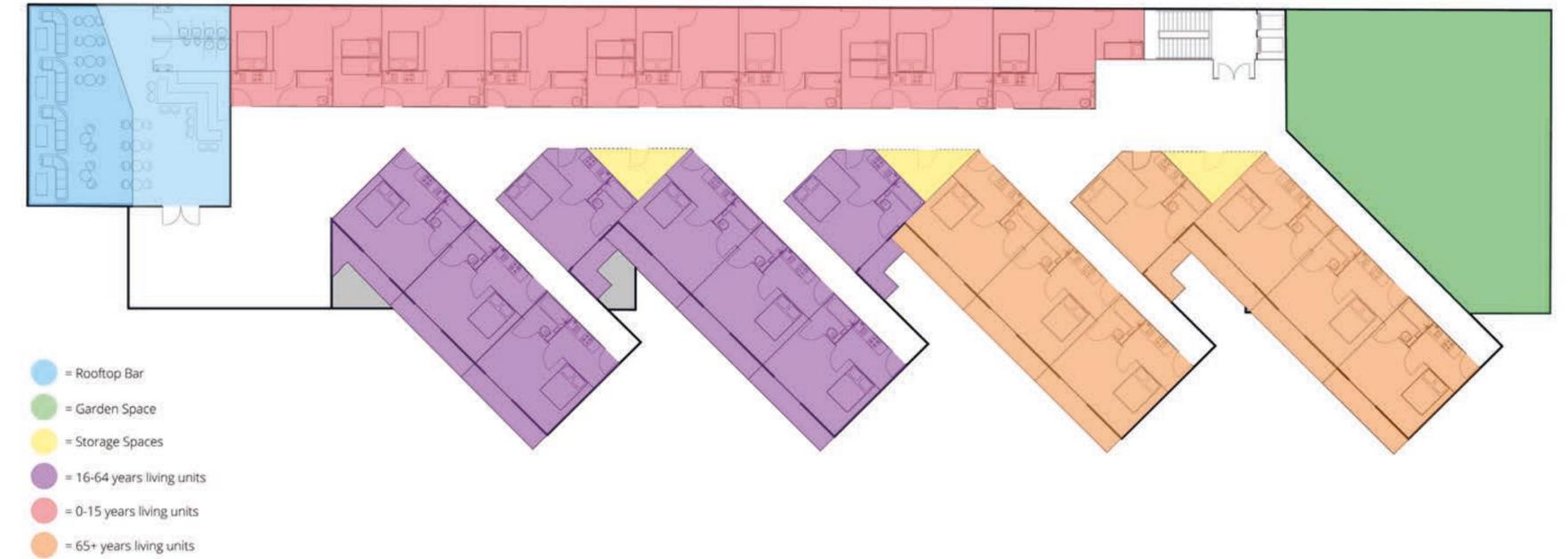
This iteration aims to explore how the blocks of living units can be twisted to strengthen the quality of life while residents spend time in their private living units by better utilising the sunlight from the seafront.



The density of Communal/Entertainment facilities within this design proposal is extremely beneficial to the creation of a cohesive, accessible and walkable environment. The high density of this living solution allows residents that may otherwise struggle to get to a variety of different social spaces and facilities due to the dependency of cars, public transport or other long-distance types of transport, to spend time with others and experiences activities that they wouldn't consider partake in. The importance of this is to help in reducing risks of loneliness and isolation among residents that live alone.

- = Communal/Entertainment facilities
- = 16-64 years living units
- = 65+ years living units
- = 0-15 years living units

Level 7



- = Rooftop Bar
- = Garden Space
- = Storage Spaces
- = 16-64 years living units
- = 0-15 years living units
- = 65+ years living units

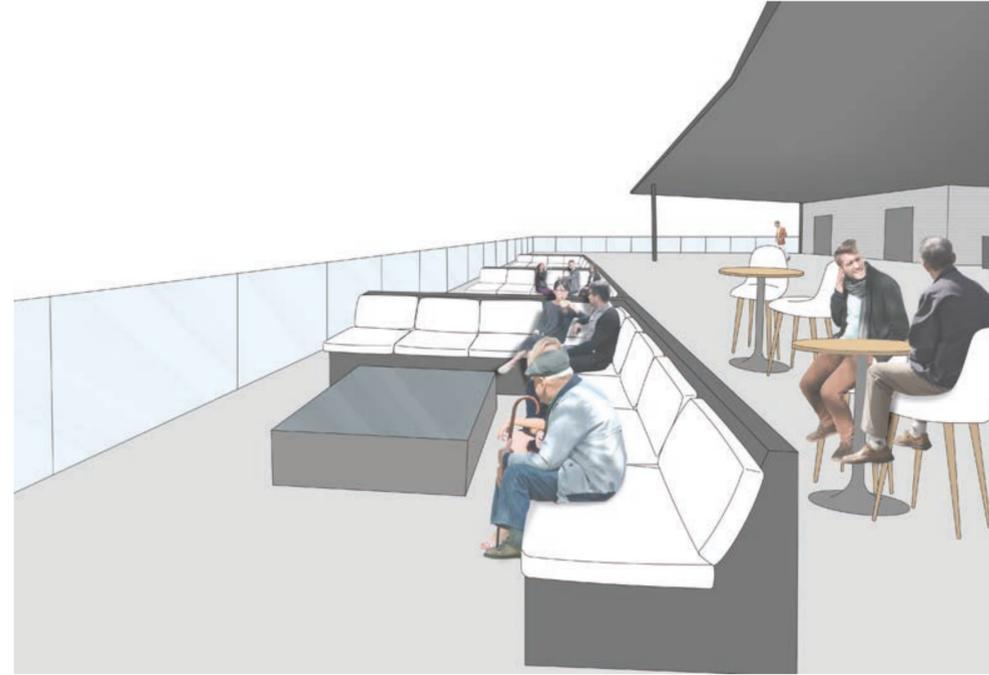
As mentioned on page 28, it is important to consider the location of each block of generations living units. With the loud and lively characteristics of West Street's evening entertainment, it was appropriate to locate the 16-64 years living units closest to West Street due to their likelihood of involvement in this type of entertainment. With the need for more space, the 0-15 years living units stretch along the north side of the building, providing an additional room for children. This also separates this generation from the loud precincts that are situated at the south end of West Street. Finally, the 65+ years living units have been located at the rear of the building, furthest from the "fast-paced" and loud environment that comes with West Street, as this lifestyle is one that older generations want to avoid (as mentioned on page 07).

Although this arrangement of living units separates generations into generational blocks, the mixed floors allow and encourage encounters between different generations while going in and out of their living units.

## Rooftop Bar design

Interaction - Building strong communities through public spaces

Bars and pubs have always been important places for socialising and gathering within communities, particularly for the younger generations. Bars and pubs are vital pieces of social amenity, whether a big chain or smaller independent bar, these places have long been the perfect place to hang out and unwind. This rooftop bar helps in creating informal environments that foster socialisation and engagement with residents and a place to build new relationships. The amazing views from this rooftop bar also help in better connecting residents to the city and help in building a stronger sense of belonging and pride in living here.



## Activities and Events Space Design

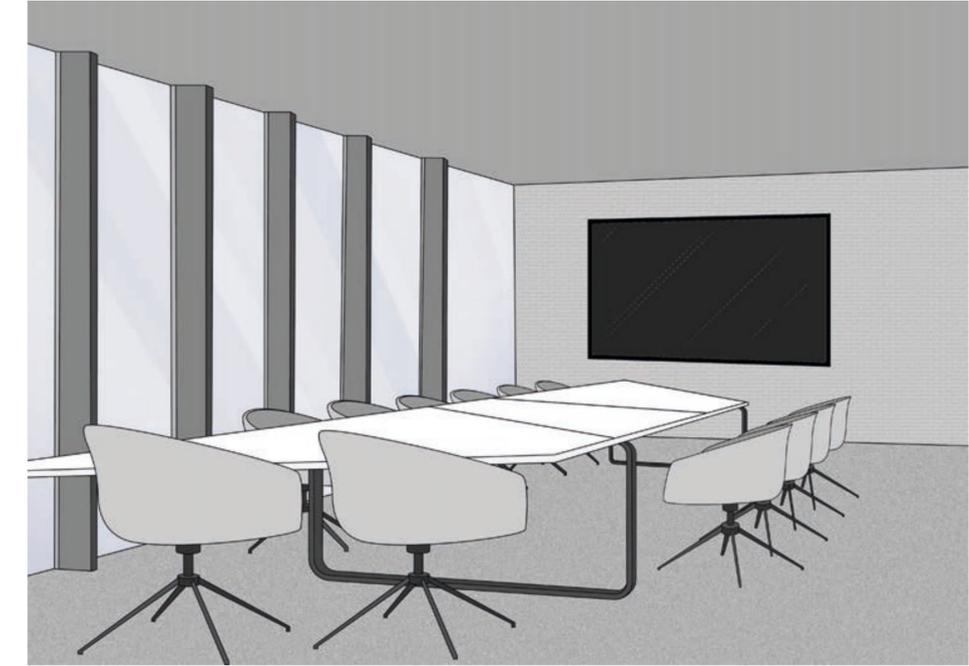
Interaction - Building strong communities through public spaces

As earlier mentioned, ageism is a big issue within society. Often older adults are overlooked when it comes to involvement within their community. To ensure generations feel like they belong to this community, intergenerational activities and events will be used to ensure generations feel included. These activities and events are extremely helpful in encouraging participation within the community from all generations and allow everyone to come together, work together and build relationships and friendships among those they live with. Generations will have the opportunity to partake in group activities, learning from the skills of others and build a stronger community. Activities like these will allow older people to pass on traditional knowledge, practices and experiences, while younger generations can pass on information about newer practices and technologies, helping older generations to navigate in this rapidly changing society (World Health Organisation, 2007).



Community Activities - "Community Activities | Alzheimer Scotland" by Alzheimer Scotland, 2020

The social events spaces have been designed to facilitate a range of activities, helping in encouraging interactions within the community. These spaces bring opportunities to the doorstep of people that may live alone and older adults that may be retired and seeking activities to help or keep busy within their community. These opportunities people would otherwise have to travel far to get to, which is often a struggle, particularly for the elderly.



Level 7



● = Rooftop Bar

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Level 6



● = Community Events/Activities Spaces

35

## Communal/Games Area design

### Interaction - Building strong communities through public spaces

Often seen in student accommodation and universities, communal games rooms provide environments that encourage play among people. For a lot of the older generations, life tends to become so serious and full of responsibilities and commitments that many lose sight of the importance of play in their day-to-day lives. Play is particularly important to the mental and physical of not only children, but adults, helping to strengthen the mind, build friendships, encourage creativity and fuel emotional well-being. For older adults that may live alone and suffer from loneliness, a playful space like this communal games room, provides and encourages play with other generations and offers spaces to stimulate the mind. This space also provides somewhere that people can escape from their day-to-day norms and work.



## Office and work space Design

### Interaction - Building strong communities through public spaces

Office spaces provide areas for people to work or have access to computers, and serve as the perfect place for collaboration among working and non-working residents. Segregated spaces provide silent areas for people and create environments that residents can present or have private conversations with other residents.

Many older residents do not keep up with modern technology including the use of computers or tablets. These spaces create the perfect environments for younger residents to teach the elderly how to use new technology, allowing them to stay connected to family and friends, and ultimately increase independence. These are perfect places for people to teach others or have conversations within the privacy of these isolated booths.



Level 5

Level 4



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## Rooftop Community Garden Design

### Interaction - Building strong communities through public spaces

As earlier mentioned smaller, quieter and more isolated green spaces were deemed important by older generations. These areas allow this generation to experience the peaceful characteristics of nature without the disturbance of loud and fast-paced children and younger adults on skateboards, bikes and scooters, that often comes with larger parks. This rooftop garden helps in creating an area that is away from the fast-paced lifestyle of the urban city and a garden that is inaccessible to the general public, helping in re-creating the slower-paced environment that often attracts the older generation to living in rural areas.

As stated by Ken Worpole, public spaces help in fostering the 'transaction' of education and knowledge (Worpole, 2007). Public spaces like community gardens, allow people to exchange skills and tips, and learn from the knowledge of others. This rooftop garden allows residents to grow and maintain their own shared garden, which encourages residents to work together and learn through gardening with their community. This space is particularly vital in creating shared experiences between the young and old, through the knowledge that the elderly have around gardening and children's desires to learn.



## Restaurant design

### Interaction - Building strong communities through public spaces

For residents with young children or residents with busy work schedules, this restaurants provides a quick and easy solution to eating without the need to cook. For others it is a place to relax and eat food without the frustrating need to cook or wash up. It is also a place that residents can take friends, family or any other visitor that they may have.

For many of the residents that may live alone, eating by one's self can feel extremely lonely. By implementing a restaurant into this proposal, additional social spaces and spaces for gathering are created. Although residential living units are equip with kitchens, this restaurant provides a social environment that helps in tackling loneliness and helps in creating deeper and potentially more intimate bonds between residents.

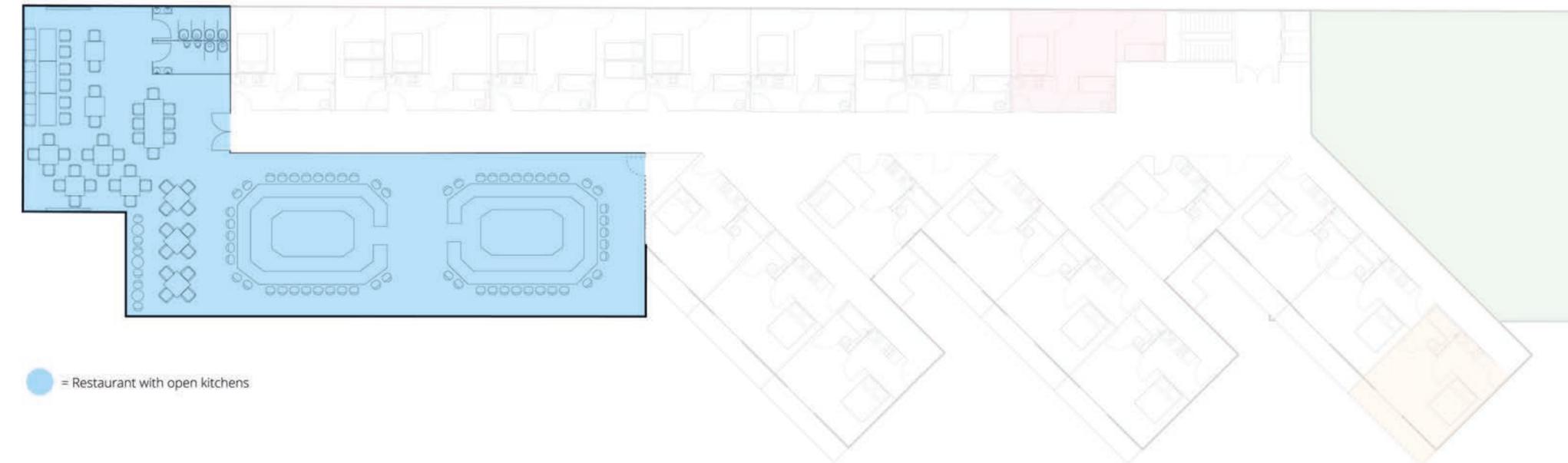


### Level 4



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### Level 3



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## Cafe/lounge design

### Interaction - Building strong communities through public spaces

Cafes have played an important role in city life. Now-a-days, cafes have become hubs for social interaction and leisure, however, have also become popular locations for work or meetings, particularly with the increase in freelancing opportunities. Cafes serve as the perfect place for people to meet and interact within a community and for many, can often function as a creative atmosphere facilitating higher productivity than spaces like an office. Cafes are also the perfect place for collaboration. These environments foster easier communication among people, in a less formal and more comfortable setting.

For the elderly, a generation that often feel like a burden to society, this café provides opportunities for work and a means to give back to their community. As commented by Philip B. Stafford, cafés encourage people "to develop an interdependent support system among community members of all ages by connecting them on a personal level, which strengthens community resiliency" (Stafford, 2019).



## Childrens indoor play area design

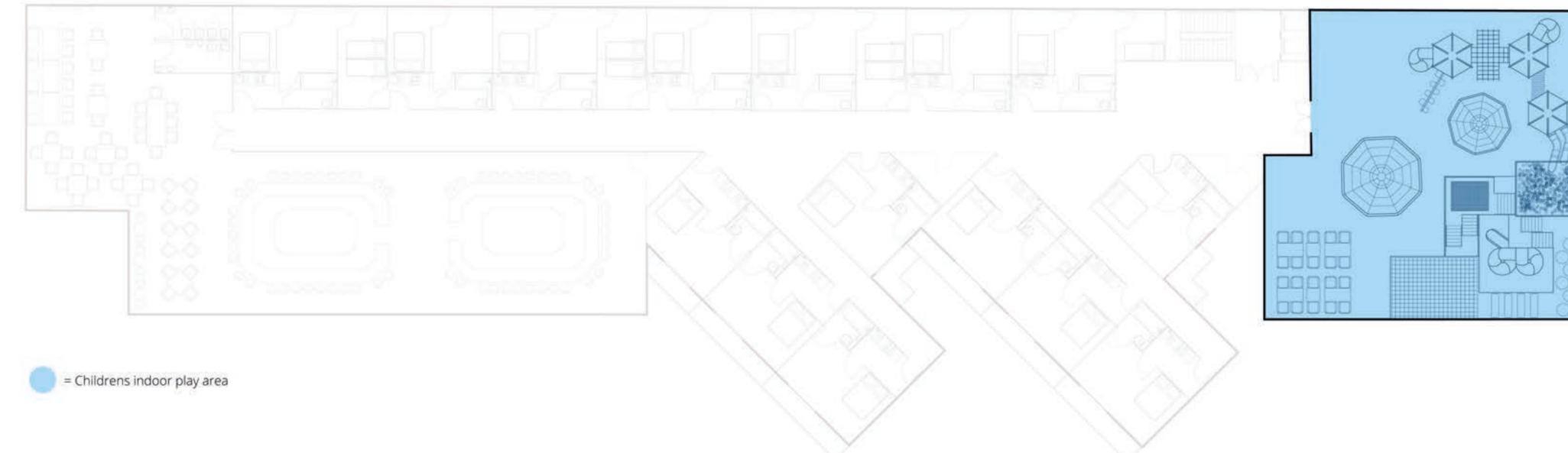
### Interaction - Building strong communities through public spaces

Indoor play areas offer a wide variety of benefits to children and the community. Indoor play areas give children the opportunity to practice key skills including social, cognitive, physical and emotional. This area creates a safe environment where children can learn through making friends, playing, sharing, interacting and taking turns with other children. A space like this not only benefits the children playing in it, but benefits parents by creating an addition places that encourage socialisation among other parents. These spaces allow parent to unwind and relax with other parents, knowing that they children are in a safe environment.



Level 2

Level 2/3



## Ground floor - Gym and Cleaning facilities

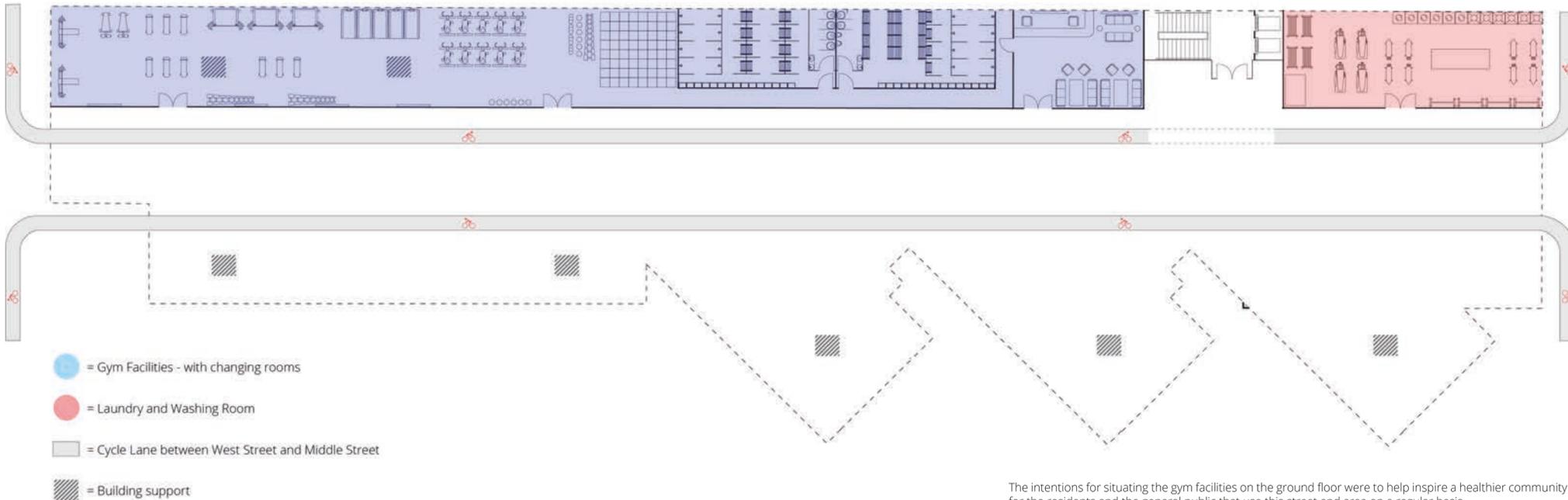
### Interaction - Building strong communities through public spaces

Gym facilities are important not only to younger generations but older generations too. With the long list of benefits that exercise has on the physical and mental health people and particularly the elderly, it is important that this proposal encourages residents to participate in exercise.

One of the benefits exercise can have on the elderly include the increase in mobility and balance, helping in reducing fears around walking in the city. The larger benefits this has on the elderly is the increase in independence which, in turn will help in facilitating higher contribution to the community. By implementing residential gym facilities, residents that would not otherwise use public gyms, will feel more welcome within this space and less intimidated by those around.



## Level 1 - Street Level



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The intentions for situating the gym facilities on the ground floor were to help inspire a healthier community for the residents and the general public that use this street and area on a regular basis.

## Residential and Public garden

### Interaction - Building strong communities through public spaces

For the elderly, green spaces are more than just places to visit and socialise. Connecting with green spaces is extremely important to the physical and mental health of the older generation. Many parks and community gardens across the world have been designed for aging or reduced mobility due to its vast benefits on the health of this age group, including lowering the risks of onset dementia and type 2 diabetes (Greyson Clark, 2019). An example of this includes 'The Portland Memory Garden' in Portland, Oregon. Other architects including White Arkitekter, have explored these spaces beyond just delivering open, green spaces, but by integrating nature more deeply into the built urban environment. By implementing greenery into the exterior and interior of the 'Östra Hospital' through 'Biophilic design', White Arkitekter has ensured that every patient's room has a view of a garden and nature. As a result of this design, a study proved that patients were "less likely to need restraints and less likely to be re-admitted within a week of discharge" (Greyson Clark, 2019). By understanding the benefits that green spaces have on the health of vulnerable people, particularly the elderly, it was important to consider how the layout of the living units and green spaces could be implemented into the design of this proposal. By designing this public garden and the residential rooftop garden around the 65+ years living units, I have helped to ensure all older residents can view greenery and nature from their living units.



Östra Hospital- "Östra Psychiatry Hospital on Architizer", Göteborg, Sweden by Architizer, 2006



Östra Hospital- "Östra Psychiatry Hospital on Architizer", Göteborg, Sweden by Architizer, 2006



43

As stated by Tatiana Epimakhova, it is extremely important to multigenerational communities that "services are available at an acceptable distance which could be freely reachable by everyone" (Epimakhova, 2016). Particularly important to the older generations, accessibility to green space must be easy and convenient, and at an acceptable distance. By designing the living units around this garden space, its close proximity makes it easily accessible for the elderly, eliminating the need for long distance walking or the reliance on service infrastructures.

An interview conducted by Ken Worpole identified that people appreciate places of retreat and areas that are peaceful and quiet. Areas such as parks and greenery close to water provide opportunities for reflection and "the chance to escape from domestic pressures" (Worpole, 2007).

## Pedestrianising West Street

For adults with young children, safety is their biggest priority. Being able to reassure parents of their children's safety when in this living quarters or in the public spaces that compliment it, is key to attracting and satisfying this age group. Safe public spaces are crucial to providing areas that children are free to move around in, learning and benefiting from outdoor exercise, without relentless surveillance from parents. Places that parents know their children are free from harm and hazards, allow both age groups to socialise and contribute to the larger community.

Streets that are poorly maintained; have a proliferation of signposts, a variety of obstacles, uneven, damaged and narrow pavements, and heavy traffic, render hazardous for older and younger people. Streets like this often create difficulties in walking and impediments to access to public spaces for these generations. As a result, older adults often restrain from travelling on these streets due to a fear of injury. Subsequently, they start to lose mobility and independence which leads to increased loneliness. Additionally, areas like these are considered unsafe environments for use by children as they can be at risk of serious injury, particularly around high levels of traffic. As a result, parents often restrain children's freedom to explore outdoor spaces, resulting in the loss of essential experiences, learning and socialisation.

### Pedestrianising West Street



To prevent risks of injury to both the elderly and youth and fear to use these spaces as a result of poor outdoor environments and high levels of traffic, I propose pedestrianizing West Street. This street will prohibit vehicle access, eliminating hazards presented by heavy and fast vehicle flow. This will also eliminate any obstacles that can present hazards to the elderly and may hinder their ability to walk about this outdoor space.

This pedestrianised street will also provide safe areas for children to play, free from vehicles, providing parents with reassurance for their children's safety.

## Pedestrianising West Street

### Alternative route for public transport



- = New route into the city for public transport
- - - = Boundaries for pedestrianised street
- = Residential Units - cut through from West Street to Middle Street

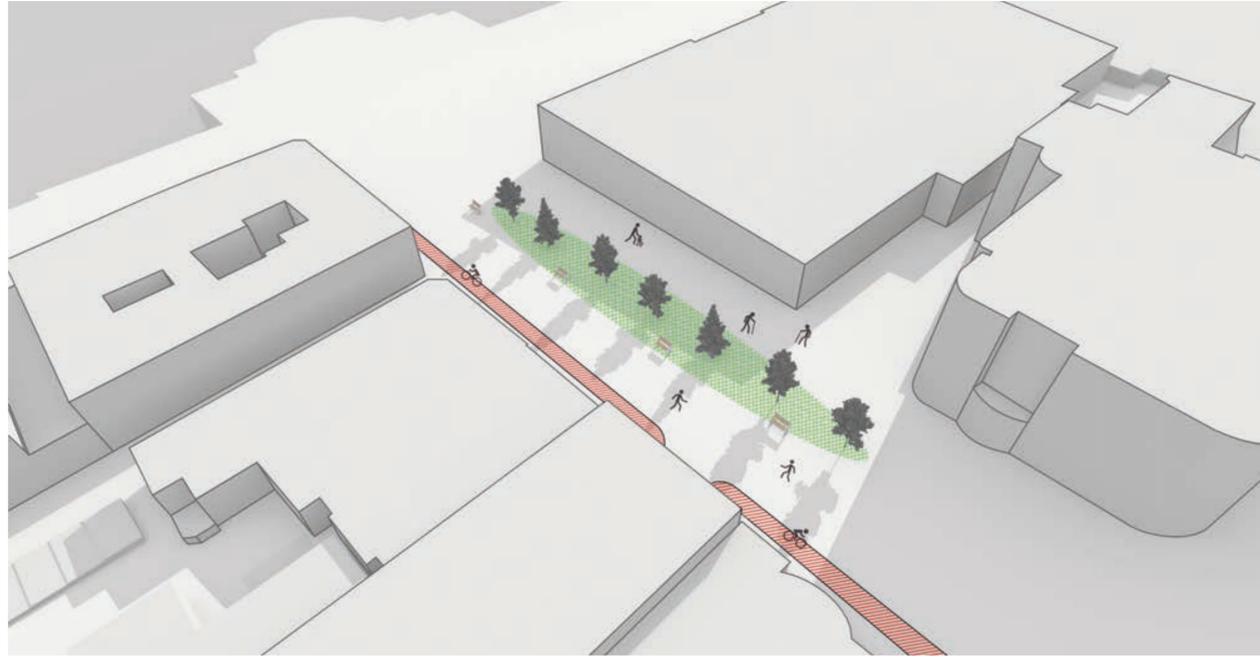


Public transport route via Middle Street and Boyces Street

As mentioned on page 20, the Green and Labour party plan to ban private cars entering the city centre by 2023. This restriction means that West Street will be limited to other means of transport including public transport, walking and cycling. By pedestrianising this street I have eliminated access for all vehicle types including public transport for the safety of vulnerable residents.

By proposing that the pedestrianisation of this street starts at Boyces Street, stretching down West Street and over Kings Road, I provide alternative access for public transport into the city centre through Boyce Street via Middle Street. With the pedestrian and cycle route through the ground floor level of this proposal, I provide quick and easy routes to public transport on Middle Street.

## Pedestrianising West Street



By pedestrianising West Street, I have given pedestrians priority over its use. I have also eliminated all vehicle use, encouraging alternative modes of transport including cycling and walking. By implementing cycle lanes I am able to clearly highlight areas for cyclist use and the remaining for pedestrians. In doing so, I eliminate pedestrian and cyclist encounters that may otherwise lead to injury or a fear of injury while using this public space, particularly for the elderly and adults with children.

Older adults are often concerned with the use of cycle lanes. Although cycle lanes are good at separating pedestrians from cyclists, the elderly consider these to be dangerous and in some circumstances have suggested that there should be two completely separate pathways for pedestrians and cyclists (World Health Organisation, 2007). Taking this concern into consideration, I propose separating this pedestrianised street by a series of trees. These trees create a permeable barrier for pedestrians, giving them options of whether to walk in a space shared by pedestrians and cyclists, or a space solely priorities for pedestrians. Pedestrians can pass through these trees, creating an area that the elderly can walk knowing they will not be met by cyclists, yet not deminishing from the experience of this 'shared street'.



London 'Quietways' - "East to central London 'Quietway' cycle route", London by Will Date, 2018



London 'Quietways' - "Quietway 1: a section of Globe Street between Cole St. and Greater Dover St. is closed for cars, but open for bikes.", London by Aleksander Buczynski, 2018

## Pedestrianising West Street

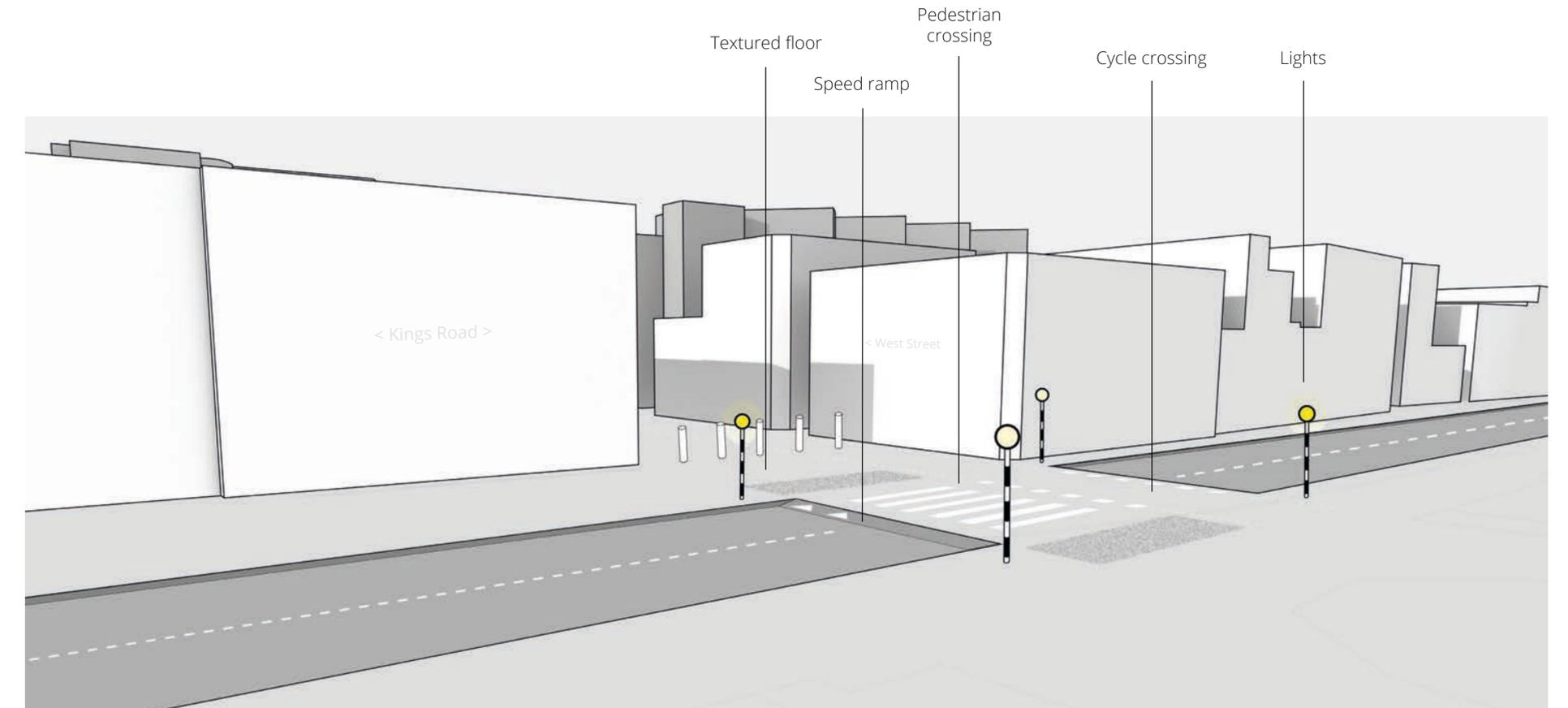
### Connecting West Street to the sea front

Injuries caused by vehicles can often occur at traffic and pedestrian intersections. It is extremely important to ensure that these areas are designed to reduce this likelihood of injury particularly in areas used by children and elderly people. When considering the connection from my site to the seafront, it is important to consider the pedestrian transition from the pedestrianised street, over Kings Road and onto the sea front. Leading onto King's Road, the bottom of West Street presents a major issue to the safety of people occupying this proposed, pedestrianised street.

Kings Road is characteristically busy and fast flowing. In order to reduce hazardous risks within this area, I propose continuing this pedestrianised street across King's Road. By pedestrianizing this section of King's Road, with additional traffic control measure including a pedestrian crossing, pedestrians and cyclists can pass across to the sea front quickly, safely and with ease. This intersection helps in controlling driving speeds around this area as vehicles are forced to abide to the pedestrianised conditions.

By introducing a pedestrian crossing, vehicle speed at this point will be slower, helping in reducing risks of injury caused to vehicles. Greyson Clark et. al identified a few simple changes to vehicle and pedestrian intersections that can dramatically reduce the likelihood of injuries. These include, "kerb extensions, lowering speed limits, adding pedestrian crossings and changing unsafe traffic patterns..." (Greyson Clark, 2019). Taking this understanding, I propose installing a pedestrian crossing over Kings Road, extending the kerb and implementing a speed ramp to help in reducing vehicle speeds at this intersection, subsequently increasing the safety of those using this space.

By extending this street across King's Road, I also introduce better connections to the sea front from the city, dedicating walking and cycling networks to the beach. This will subsequently, create conditions that encourage people to take alternative means of commuting to and from destinations including cycling and walking.



## Interaction - Building strong communities through public spaces

### Outdoor play for children

Outdoor spaces are important to the health of children. These spaces provide opportunities for outdoor play, socialisation and education through participation in communal games, which in turn helps in creating a sense of attachment to this space and belonging within the community. Outdoor play areas provide space for children to play together and build friendships, however, also foster relationship building among older adults and younger children.



In an aging population and a time where people are living longer, often the elderly can be considered a burden on public services. People often do not consider the benefits that the elderly bring to communities. With a wealth of free time, the elderly love to contribute within their communities through volunteering and informally caring for the young. Outdoor play areas provide essential spaces for children to interact with the elderly while parents are working or socialising with others. But playgrounds like this are not only beneficial to children. These spaces help in enticing adults to get outside and be more active.

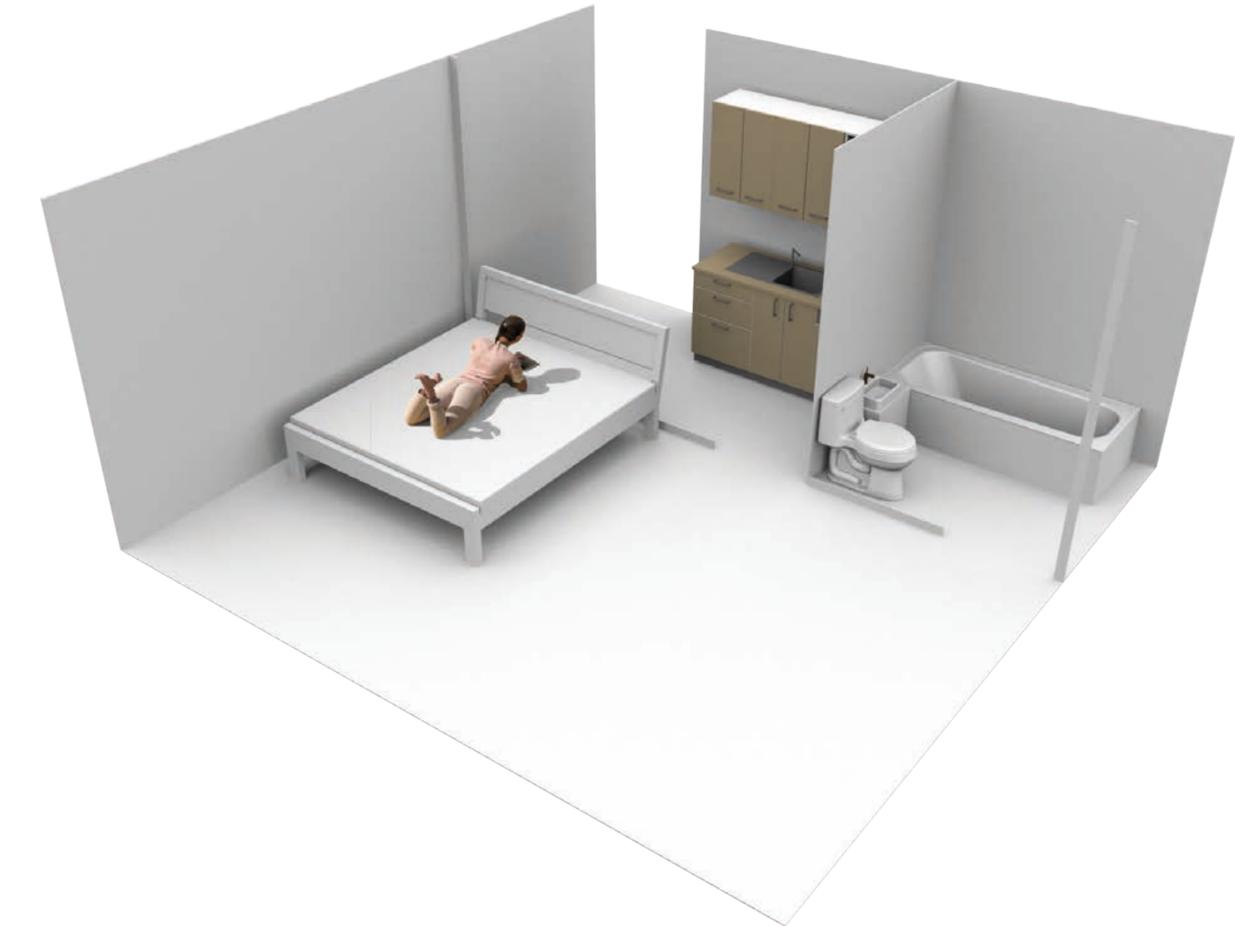
## Private Living Units

Within this proposal it is important to consider and remember that although the primary aim is to strengthen and build a strong community through a variety of social spaces, it is equally as important to consider individuals concerns for their own privacy and living units. People are often still worried about intrusion on their privacy and so it was important to provide areas that are adequate for spending long periods of time in. Within a number of current co-living spaces, private room size has been a major issue, with rooms often being as small as 8 square meters. Providing plentiful space with a built in kitchen, bathroom and living room was extremely important to resident's privacy and happiness while spending time in these private spaces. With room sizes equal to 25 square feet, with an additional 6.25 square foot room for childrens rooms in family living units.

Additionally, considering living unit locations with respect to sunlight and the surrounding environment was extremely important. In designing the living units to allow for access to sunlight during the day helps in strengthening residents quality of life while in their private living units.



Image of a balcony design - "Contemporary Apartment in Taiwan by Fertility Design" by HomeDSGN, 2012



Each living unit is accompanied with an outdoor balcony. These spaces are adaptable allowing for each resident's private space to accommodate for their various, independent preferences. These spaces also provide environments that accommodate the differing and changing needs of this multigenerational population of residents, helping to develop a sense of ownership over one's private area.

## Affordability

The final goal of this proposal is to ensure the affordability of this living solution. As earlier mentioned, adults with young children priorities affordability when choosing where to live. The benefits of these private living units accompanied by a selection of share spaces helps in reducing the cost of living here when compared to the extortionate prices of other urban accommodation in Brighton. Additionally, within this strong community, mutual support and communal help from other residents is an amazing tool in further reducing costs of services that could otherwise cost significantly more.

WEST STREET



SOUTH STREET

MIDDLE STREET

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