

Won through an exemplar family housing design competition, Porlock Road is a new housing development providing a high density solution to meet the need for affordable housing in the area.

The site, previously occupied by a children's home which had become derelict, had been identified by Southampton City Council as a suitable location for affordable housing. A design competition was launched in August 2008 calling for 'Exemplar Family Housing' solutions, inviting its RSL partners to develop 'replicable design ideas', using the Porlock site as a testing ground. The brief called for high density solutions with an emphasis on 3 bedroom family homes and private amenity space.

ArchitecturePLB's proposals sought to go beyond the initial competition idea of replicable design 'principles' with a solution that can be replicated without significant changes, whilst being sufficiently malleable to take into account differing contexts.

The design solution combines the benefits of a small footprint for each unit, with quality private amenity space that is not overlooked, is accessible from primary rooms and is of a

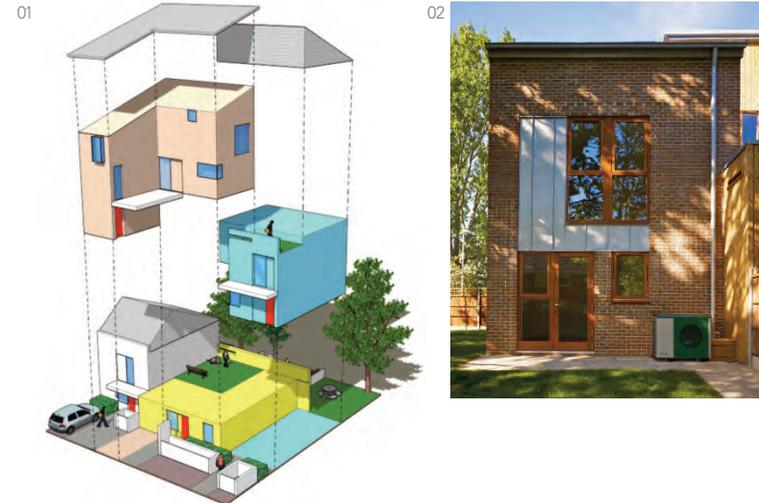
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Using modern methods of construction, an innovative 'kit of parts' was developed which, when placed together, creates a series of outside spaces. The aim was to provide as many rear gardens as possible, whilst also maximising density by reducing the length of street frontage per unit.

Private amenity space is provided in the form of traditional ground floor gardens, large first floor garden decks and smaller second floor terraces. Generous public space is provided as a mews type shared surface, giving access to all homes whilst allowing pedestrian movement to dominate.

The development remains sensitive to the scale of the neighbouring houses combining one, two and three storey elements, and the mixed palette of timber and brick.

The relationship between the public realm and individual frontages has been carefully considered and includes a 'buffer' zone of planting and external stores. A communal garden is located adjacent to the playing fields on the western boundary.



01 Combined 'Kit of Parts'
02 Rear of building
03 Scheme in context

01



02



Total Area : 825sqm GIA
 Procurement Type : Spectrum Framework PPC 2000 Contract
 Local Authority : Southampton City Council

With sustainable measures including air source heat pumps, building fabric insulated to 44% over Part L, rainwater harvesting and the use of mainly A/A+ rated materials, the scheme achieved Code for Sustainable Homes Level 4, with five units achieving Lifetime Homes Standard. One of the units is fully wheelchair accessible, and two units have been provided with loft spaces suitable for future expansion.

The scheme achieved Secured by Design certification and a Building for Life 'Gold' Award, and was also shortlisted for a Housing Design Award in 2011.

03



04



05



- 01 Scheme exterior
- 02 Building exterior
- 03 'Kit of parts' components
- 04 Materials palette
- 05 Rear elevation