

# BUILDINGS

## POCKET HOMES

Five practices have won an invited competition to design compact and affordable two-bedroom flats in London for developer Pocket

By Merlin Fulcher

**T**he AJ can exclusively reveal the winners of Pocket's invited contest for a new generation of compact and affordable two-bedroom apartments in London.

David Kohn Architects, HAT Projects, Mikhail Riches Architects, Henley Halebrown Rorrison and Weston Williamson + Partners have all been commended and earmarked for future projects by the property developer.

Nineteen architects were invited to design innovative 'two-bedroom/two-person' units for Londoners priced out of the open market but unable to qualify for social housing.

Pocket hopes the competition will lead to a new category within the Greater London Authority's space standards, which currently only recommend 'two-bedroom/three-person' units measuring 61m<sup>2</sup>.

The contest's winning designs are smaller, ranging from 51m<sup>2</sup> (Henley Halebrown Rorrison) to 58m<sup>2</sup> (David Kohn).

The ambitious move comes four years after Pocket successfully lobbied for the mayor's guidelines to include one bedroom 'micro' apartments measuring 37m<sup>2</sup>. It now sells these at a 20 per cent discount of market rates.

The company's co-founder and chief executive Marc Vlessing said: 'This competition marks the beginning of plans to extend our model of affordable housing to families and joint buyers who would otherwise be priced off the housing ladder.'

**MORE  
HOMES  
BETTER  
HOMES**



# THE POCKET LOFT

57m<sup>2</sup>

## HAT PROJECTS

### Project synopsis

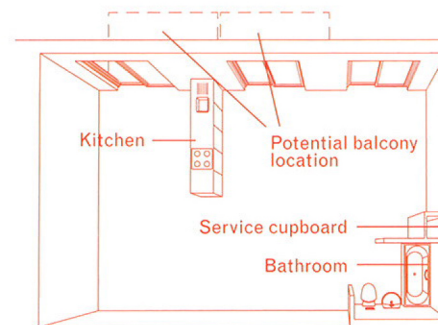
The Pocket Loft works within an efficient structural and servicing grid, behind a simple, well-proportioned facade. The shell unit can accommodate several Lifetime Homes-compliant, two-bedroom flat layouts, for purchase fully fitted out. Like a classic loft building, a range of other layout options could be offered off-plan, or units could be sold as shell-and-core only at reduced cost, allowing purchasers to reflect their lifestyle needs in their apartment layouts.

### Judges' comments

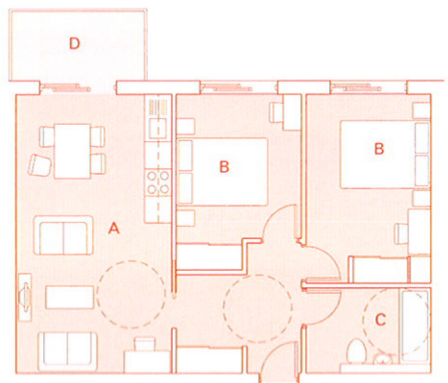
*'The concept provides a provocative model for an inherently flexible shell-and-core volume that can be fitted out to suit the bespoke reality of contemporary life. The homes would suit the residents both initially and as their lifestyle (and family size) evolves.'*

### KEY

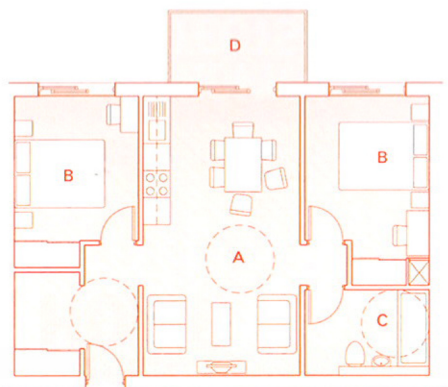
- A. Kitchen/living/ dining
- B. Bedroom
- C. Bathroom
- D. Balcony



Shell core before configuration



Layout 1 – Bedroom and bathroom clustered together



Layout 2 – Double bedrooms either side of the shared open-plan living space

