Levelling The High-Rise
Readdressing the Inequalities of Social Housing

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INTRODUCTION

The topic of this investigation focuses on the inequalities of social housing and in particular the architectural designs of high-rise builds in inner cities and how this has the potential for contributing to violence and social discord. I will examine what architecture says about social structure, class and wealth inequality in inner city housing and how this can be readdressed to reduce social segregation and isolation. “A new architecture can transform the moral and sentimental lives of human beings” (Beauman 2014, p. i. x.) (1). I will explore this premise further with how architecture has the power to change people’s lives both for the better and for worse.

The main area of interest is how urban planners striving for a vision of utopia have inadvertently created a dystopia for residents by disregarding the inhabitant’s health, wellbeing and living requirements resulting in anti-social behaviour.

My research and studio practice relate to theoretical studies on the inequalities of social housing. In particular, Jane Jacobs book ‘The Death and Life of Great American Cities’ which examines the flaws in urban renewal and the deconstruction of potentially healthy cities through urban planning. I also studied the novel ‘High Rise’ by JG Ballard which depicts the moral decent of residents living in a fictional forty storey tower block.

The relation of my project to this research is the consideration of emotional reactions of urban dwellers when designing inner-city housing. My research hypothesises that architecture impacts on social structure, class and wealth inequality in inner cities.

The objective was to identify what creates social and economic division in inner city housing and if town planners and architects contribute to this inequality. Examining high rise living, my research explores the architectural intentions and the reality for residents. My proposal to level the high-rise is to redesign JG Ballard’s fictional forty-storey ‘High Rise’ to negate the oppression for the people inside and create a new way of living that connects not only the physical floor levels but also the human diversity of our society.

The main argument throughout this thesis is that the place where you live can change the way you behave, and architects and town planners have a moral and social responsibility to ensure their designs do no harm emotionally or physically to the people and communities that they design for.
CONCEPTUAL FRAMEWORK
The study is based on the social commentary and experiences of people living in high rise flats in inner cities. The initial theoretical aspect of my study explored case studies of housing developments in cities to establish a wider perspective of social division in housing. The study then focused specifically on the fictional ‘High Rise’ set in inner-city London.

I proceeded to make comparisons on how town planners and architects have created divisions in our society and how this can be readdressed by removing the barriers, both physical and psychological in designs for inner city living. This was explored by presenting case studies of similar buildings and outcomes.

The findings of my research present the flawed architectural and design aspects of a high rise building for its inhabitants in its relation to social factual and fictional commentary. I then present a deconstruction and redesign of the tower block to be more inclusive and connected to the community and a healthier place to reside. This was established in my studio practice through sketch book work, experimentation, model making and a portfolio of CAD developments and final design.

METHODOLOGY OR APPROACH
Initial research preludes the problem on how to socially level the high-rise through examining architecture in inner cities and the effect on society’s well-being and behaviour when there are restrictions and barriers to social connectivity.

From a theoretical perspective this was undertaken through researching the subject to gain a greater understanding of the issues and how architecture has impacted on them. To gain an emotional perspective of this topic I included excerpts from ‘High-Rise’ by J.G. Ballard. Using literary interpretations of this novel and the floorplans of the film set designs in the subsequent film by Ben Wheatley and Mark Tildesley. I undertook a graphic analysis of this fictional building to establish how the Architect’s vision and design of utopian living descended into a nightmare of chaos and social division. I used this book and subsequent film as an allegory of class divide created by urban planners and architects and the reality of urban living and human nature.
‘HIGH RISE’

01/ High-Rise book by J.G Ballard

02/ High-Rise film by Director Ben Wheatley (1016)
NOTES FROM HIGH RISE AND DESCRIPTION OF BUILDING

“The place where you live can change the way you behave.” (Beauman 2014, p. i) (2)

‘High-Rise’ explores this concept through a self-sufficient, tower block, gated community of affluent tenants who blame their moral descent into a dystopian madness on the building itself. Chapter one sets the scene by providing a description of the building and its inhabitants and hinting at the discord to follow;

"With its forty floors and thousand apartments, its supermarkets and swimming-pools, bank and junior school- all in effect abandoned in the sky – the high-rise offered more than enough opportunities for violence and confrontation.” (Ballard 2014, page 1) (3) This conveys a sense of physical and social removal from the community and the city of London by its geographical setting and the two thousand affluent professional residents. Also described in this chapter are the building utilities "Its staff of air-conditioning conduits, elevators, garbage-disposal chutes and electrical switching systems" (Ballard 2014, page 6) (4) and their faults which contributed to much of the discord between the inhabitants and therefore need to be considered within the redesign.

Other design oversights were poor noise insulation and a lack of open spaces. Along with inadvertently creating a social order and division based on floor height which all contributed to the physical and psychological pressures of living in a high-rise.

This is my graphic analysis and interpretation of the main character, Dr. Robert Lang’s flat on the 25th floor as described in the novel and depicted in the film.

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ATMOSPHERE/ FLOOR PLANS

01/ Interior View
02/ Axonometric View
Analysis of Building Layout

Using descriptions from the book I was able to establish an indication of the dimensions and interior of the building: forty floors, a thousand expensive apartments of varying sizes, tiled balconies, observation roof, concourse, leisure and shopping facilities.

I initially wanted to capture the oppressive sinister building of High Rise and how the building domineers and pushes down its inhabitants.

The social divisions and rivalries between floor levels and access to the amenities is further expanded within the increasing polarization of the building; and discord between the higher and lower floors exasperated by an increase of violence and items being thrown over the balconies.

"A new social type was being created by the apartment building, a cool, unemotional personality impervious to the psychological pressures of high-rise life, with minimal needs for privacy, who thrived like an advanced species of machine in the neutral atmosphere." (Ballard 2014, page 43) (5).

The residents start to blame the behaviour of their neighbours for the malfunctions of the building.

As the building utilities fell into further disrepair, contributing to the poor mental health of the residents, the divisions and hostility between the three camps increased. The 10th floor where the shopping mall was situated formed the boundary between the lower nine floors. The middle section rose above the 10th to the 35th floor and the swimming pool and restaurant deck. The top five floors were the upper class. Isolated from the wider community and the normal social constraints, the residents’ behaviour descends into anarchy and violence. Physical barriers are erected between floors to discourage residents from rising above their floor and the high-rise becomes the embodiment of class struggle and discord.

The high-income residents split into three classical social groups – lower, middle and upper classes – "The old social subdivisions, based on power, capital and self-interest, had reasserted themselves here as anywhere else" (Ballard 2014, page 69) (6).

The architect, Anthony Royal, who had been living in the top floor penthouse decides to leave the building and reflects on the ensuing chaos and breakdown of the building as a social structure and the emerging new social order.

"In principle, the mutiny of these well-to-do professional people against the building they had collectively purchased was no different from the dozens of well documented revolts by working-class tenants against municipal tower-blocks that had taken place at frequent intervals during the post war years." (Ballard 2014, page 95) (7).
I watched ‘High Rise’ the dystopian film by Director Ben Wheatley based on the novel, released in 2016. The film opens with an apocalyptic scene of Dr. Robert Laing eating a dog, the residents living like savages in the filth, vandalism and squalor of the high-rise. Wheatley then flashes back months prior when the residents first moved into the modern concrete Brutalist tower block. The division in class within the building is immediately apparent with the interiors.
The tower blocks are strategically placed to look like curled fingers. The interiors feature thick columns that angle outward from floor to ceiling, imposing on the apartments space.

**HIGH RISE MOVIE/ FLOOR PLANS**

**01/** Existing floor plans  
**02/** Anthony Royals model of the 5 buildings  
**03/** Welcome Brochure by Michael Eaton and Felicity Hickson

The tower blocks are strategically placed to look like curled fingers. The interiors feature thick columns that angle outward from floor to ceiling, imposing on the apartments space.
CASE STUDIES

01/ Balfron Tower, London
02/ Grenfell Tower, London
03/ Cabrini- Green Public Housing
04/ The Whittington Estate
05/ Pruitt- Igoe, Louis Missouri
06/ Glasgoe Tower Blocks
07/ Alt- Erlaa, Vienna
08/ Dawson’s heights, East Dulwich
09/ Skyville/ Singapore
Failed Social Housing
Balfron Tower - London

Balfron Tower in London’s East End designed by Erno Goldfinger opened in 1968 and partly inspired the novel ‘High Rise’. This post war Brutalist architecture was built as a solution for local authorities to provide good housing in densely populated urban areas. From the optimism of its development in the 60s it quickly descended into neglect, vandalism and crime by the 90’s. Some reasons for its failure were lack of playing spaces and connectivity between floors. The local housing association began a programme of regeneration which included the sale of Balfron Tower to investors to pay for more social housing and upgrades to public spaces. The council tenants were vacated to local new built accommodation in 2011 to redevelop the flats into expensive luxury private ownership. On the question of gentrification and social cleansing, Balfron’s new walled garden sums it up.

“Gentrification destroyed the ethical philosophies of Brutalism as demonstrated by the redevelopment at Balfron Tower”

Grenfell Tower - London

The fire at Grenfell Tower has highlighted the failure of government policy towards social housing and its lack of investment contributing to serious health and safety issues.

“Grenfell Tower tragedy shows social housing system has failed UK citizens”
(2017) “Grenfell Tower tragedy shows social housing system has failed UK citizens.” The Guardian (9)
Cabrini-Green, a public housing development in Chicago was completed in 1942 to facilitate the slum clearances of the city and provide better social housing. High tower blocks were constructed in the area in the 1950s and 60s. The buildings were poorly built, difficult to maintain and disconnected from local communities. This led to its deterioration and neglect contributing to gang violence, drug misuse and deprivation. Acknowledging its failure, the city authorities undertook a “Plan for Transformation” which involved the destruction of all high-rise public housing including Cabrini Green in 2000 to replace with mixed-income developments.

“The superblocks left many areas of Chicago with row after row of monolithic concrete towers—artificially constructed communities cut off from the neighbourhoods around them, forming dense geographic concentrations of poverty.”
(10) The Editors of Encyclopaedia Britannica, 2016

Crime
Cabrini-Green Public Housing, Chicago

The Whittington Estate, Camden
An example of the Brutalist architecture of the 1970s and failed social housing, the Whittington Estate in Camden London failed not due to its design in entirety but its isolation from the surrounding area.

“The Highgate New Town development has failed. Its white walls are daubed with graffiti, walkways cluttered with syringes, the heating system is defunct and cars are frequently set alight in its underground car parks.”

https://municipaldreams.wordpress.com/2015/05/12/highgate_new_town_dreams_and_nightmares/
Notes on the 2011 documentary titled Pruitt-Igoe Myth:

This documentary examined the history of the Pruitt-Igoe social housing complex in St. Louis Missouri USA. The residents of this social housing estate were promised a new exciting life in an estate that had large playing areas and all the amenities they required. Isolated from the city, it quickly descended into an area of high crime and vandalism forcing the government to knock the estate down only twenty years after it was built.

It is clear in the documentary that the complex was built with good intentions and would still be standing if it had been maintained.

Many blamed the architect Pruitt-Igoe for creating “a breeding ground for isolation, vandalism and crime.”

(Ciampaglia, 2012) (12)
The modernisation plans of Glasgow in the post-war years were a reaction to the overcrowding of slums in the inner city. The 1970s post modernism town planning and architecture failed due to “forced relocation, wasteful use of resources, bad maintenance, unwillingness to take social problems other than physical improvements.” (Urban, Florian 2018) (13) Glasgow Cities planners’ good intentions to create better living conditions for the city’s poor ultimately failed within a decade due to a lack of consideration for the residents who had been forceable relocated to the outskirts of the city. Scattered high-rise tower blocks disconnected from surrounding neighbourhoods by motorways, technological failings and poor maintenance also contributed to the failure. Examples of this can be seen throughout the outskirts of Glasgow:
- Sighthill
- Red Row flats
- Queen Elizabeth Square
- Hutchinson Tower C
George Clarke's Council House Scandal

George Clarke, architect and presenter of Amazing Spaces launched a new campaign to address the housing crisis in Britain and lobby the government to build more social housing. In the first episode he explores the birth of council housing in 1919 under the Addison Act and observes by 1979 almost half of the population in Britain lived in social housing. Good examples of this social responsibility including Washington New Town and Dawson Heights. The architect of Dawson Heights explained that one of the reasons for its success is that it is safe, clean, maintained and has lots of green space putting the needs of the residents first before car parks.

The series explores the reasons for the steep decline in affordable public housing in the 1980s with the consumerism boom and Margaret Thatcher’s Right to Buy policy which enabled council tenants to purchase their council houses at discounted prices.

Many have since been sold to private developers and landlords and no new council houses have been built to replace them.

The social impact of a lack of affordable social housing is reflected in the increase of people living in temporary emergency housing units as depicted in Redbridge and Harlow Templefields Housing in which private developers have used legal loopholes in building regulation to disregard living space guidelines. People live in these most appalling "temporary accommodation" for years as there are no social housing for them to move to.

Vienna is presented as a city that has truly inspiring social housing where two thirds of the population live in social housing. No stigma.

Alts Erla is a high density social housing complex for 10,000 residents which includes indoor swimming pool, nurseries, schools and a tennis court.

Long term planning allows people to put down roots, giving stability and very secure tenancies. Unlike Britain, there is no negative stigma around social housing and people don’t feel the threat of being moved on.
Dawson’s Heights, East Dulwich

Designed by architect Kate Macintosh, Dawson Heights is a great example of good social housing built in the 60s which replicated the best aspects of the terraced street and the diversity of the local community.

Skyville - Singapore

The success of this high-rise high-density mixed private and social housing development in Singapore is due to its focus on three design focuses – community, variety and sustainability. A variety of community spaces include shared terraces, gardens and retail space. The design provides a variety and flexibility of home space allowing diverse lifestyles. The design has the highest rating of sustainability by its use of natural ventilation and shade.

Completely ungated, the complex is fully open to the public.
Notes from ‘The Death and Life of Great American Cities’

Jane Jacobs’ ‘The Death and Life of Great American Cities’ has long been regarded as a ‘blueprint for the humanistic management of cities’ (Jacobs 2011, page 6) (14) challenging post-war city planning associated with Le Corbusier and Robert Moses. Jacobs highlighted the importance of regenerating areas not through ‘slum clearances’ but by merging commercial and residential spaces and celebrating the diversity of active communities.

Jacobs discusses the social behaviour of people in cities and highlights the importance of people feeling safe to walk the streets. She observes that city streets are not kept safe by policing but by an “intricate, almost unconscious, network of voluntary controls and standards among the people themselves and enforced by the people themselves.” (Jacobs 2011, page 40) (15)

Well-used city streets are safer than unused streets and adhere to the following three qualities:
1. A clear demarcation between public and private space.
2. Local observers of the street.
3. Well used streets by everyone.

“These interior streets, although completely accessible to public use, are closed to public view and they thus lack the checks and inhibitions exerted by eye-policed city streets.”
(Jacobs 2011, page 55) (17)

These are concrete reasons for using the sidewalks and I have incorporated them into my high-rise redevelopment.

The city streets are comparable to the elevators and corridors of high-rise buildings. The dangers of having unused confined spaces in the high rise are that they enable crime to happen without witnesses. A serious consideration within my design will be the inclusion of open spaces available to everyone and creating a stronger sense of community.

My rationale in studying this book was to understand what the elements are that make a city function successfully and incorporate these aspects into my design for a high-rise tower, as I believe these structures should be given the same consideration as towns and cities. The high-density population residing in high-rise flats should have the amenities suited to a ‘vertical city’. My intention to incorporate both private and public spaces in my design is to combat vandalism and crime by having ‘eyes upon the streets’.

*The basic requisite for such surveillance is a substantial quality of stores and other public places sprinkled along the sidewalks of a district; enterprises and public spaces that are used by evening and night must be among them especially. Stores, bars and restaurants, as the chief examples, work in several different and complex ways to abet sidewalk safety.” (Jacobs 2011, page 460 (16)

Jacob compares the elevators and corridors of high-rise public housing project to streets.
Jane Jacobs 4 essential conditions

Jacobs highlights four conditions that are necessary to stimulate the diversity in city streets and districts:

**Condition 1. Mixed Land Use**

"The district, and indeed as many of its internal parts as possible, must serve more than one primary function; preferably more than two. These must ensure the presence of people who go outdoors on different schedules and are in place for different purposes, but who are able to use many facilities in common." (Jacobs 2011, page 198)

**Condition 2. Small Blocks**

"Most blocks must be short; that is streets and opportunities to turn corners must be frequent" (Jacobs 2011, page 233)

**Condition 3. Buildings from many different eras**

"The district must mingle buildings that vary in age and condition, including a good proportion of old ones." (Jacobs 2011, Page 244)

**Condition 4. Sufficient building densities**

"The district must have a sufficiently dense concentration of people, for whatever purpose they may be there. This includes people there because of residence." (Jacobs 2011, page 261)

Subsidizing Buildings

An alternative solution to the lack of affordable quality inner city accommodation is proposed by Jacobs to introduce a ‘guaranteed-rent method’ to encourage inner city development of housing of varying kinds and sizes within the existing structure of old and new buildings. She proposes that the government agency guarantee financing for the development on condition the builder/developer construct in a designated area and select tenants from among local applicants. The government would, if required, provide subsidised rent. This model would encourage diversity of mixed incomes whilst sustaining local populations within a community.

These four conditions are important to generate city diversity were considerations within my design methodologies.
I was interested in identifying the sources of discontent from an architectural perspective and noted that throughout the book, the elevators play a significant role and are highlighted as one of the main reasons for division and discord.

The analogy that the building is alive “The elevators pumping up and down the long shafts resembled pistons in the chamber of a heart. The residents moving along the corridors were the cells in a network of arteries, the lights in their apartments the neurones of the brain”. (Ballard 2014, page 50) (22)

This quote creates a strong visualisation of the building and the residents as one living organism. To experiment with this visualisation of the elevators I explored the positions of them within the building by sketching circulation diagrams to highlight the movement of people.
Circulation Diagrams

Changes to circulation of the building when incorporating Jane Jacobs four conditions

Condition 1.
Mixed Land Use

Condition 2.
Small Blocks

Condition 3.
Buildings from Different eras

Condition 4.
Sufficient building densities
Sketchbook work
Circulation Development

Using the analogy that the building is alive I have developed the circulation diagrams into functional green spaces open to the public that resemble the cells of the arteries.
Clay Model Experiment

I developed the circulation drawings into three-dimensional clay models to depict the organic shapes of the cells. These shapes will be used to host the green spaces within the building. This was further developed, exploring the effect of natural light that will enter the green spaces.
Card Model Experiment

Using layers of black card to examine how light interacts with different material and the depth of the green spaces.
Using TouchDesigner and the drawings from the previous experiments I wanted to depict the organic movement and chaos of the high-rise for a more realistic three-dimensional representation of the green space.
Development of TouchDesigner

I created a Photoshop collage with my TouchDesigner experiment to represent the green spaces in situ within the high-rise.
Green Spaces
Access to the Green Spaces is a vital consideration within any housing development to maintain the health and wellbeing of the residents, to exercise, provide a tranquil place to meet friends and family and to provide a play area for children.

Amenities
I have incorporated various amenities within the high-rise including grocery stores, swimming pools, restaurants, bars, cafes and parks. This ensures that the building will be used by many demographics at varying times for varying purposes throughout the day.

(Condition 1)

Walkways
Long streets are constricting in their monotony, segregation and movement. Shorter streets offer alternative routes and choice stimulating diversity. By incorporating walkways between the floors, I have introduced more intersections offering more options, choices and interaction between people.

(Condition 2)

Jacobs rationalises that the high cost of occupying new builds limits diversity as only high turnover enterprises such as chain stores can afford the rent. More eclectic businesses such as local pubs and independent shops tend to use older buildings. I have considered this rather than the variance of old and new buildings as the provision of mixed private and social housing on each floor which will accommodate different incomes and be more inclusive.

(Condition 3)

Mixed Housing
As demonstrated in my designs, the High Rise accommodated both residents and the local community through the provision of housing and local amenities.

(Condition 4)

Public Floor
Private Floor
Social Housing
Private Housing
Amenities
Access to the Green Spaces is vital.

Access to the Green Spaces is vital.

Access to the Green Spaces is vital.

Access to the Green Spaces is vital.
01. Section A-A / showing green spaces

02. Green space on the 34th floor

03. Walkway Crossing on 15th floor

04. Green space on ground floor with elevator
Incorporating walkways across the green spaces creates more intersections and choice of accessible movement and diversity for people. This also creates opportunity for social interaction.

The Balconies on the residential floors overlooking the public spaces provide opportunity for more eyes - Local observers of the street.
EXPLOADED AXONOMETRIC
PUBLIC AREA/ FLOOR 11
01/ Axonometric floor plan
02/ Restaurant
03/ Cafe in Grocery Store
04/ Park with seating
RESTURANT SPACE/ FLOOR 12

01/ Render of Atmosphere
02/ Casual dining area
03/ Main dining area
01. Axonometric floor plan
02. Bar area
03. Seating Area
04. Renders of Atmosphere

RESTURANT / FLOOR 11
01. Axonometric floor plan

02. Renders of atmosphere of swimming pool area
01. Renders of Atmosphere
02. Swimming pool
03. Spa area
04. Bar area

PUBLIC AREA/ FLOOR 12
RESIDENTIAL SPACE/ FLOOR 13

01/ Axonometric floor plan  

02/ Renders of atmosphere
RESIDENTIAL SPACE/ FLOOR 12

01/ Renders of Atmosphere  
02/ 4 Bed flat  
03/ 2 Bed flat
RESIDENTIAL SPACE / FLOOR 12

01/ Renders of Atmosphere 02/ 2 Bed Flat
03/ Open Plan Kitchen 04/ Bedroom 1
Photographs of a sectional model that I constructed to depict the green space in relation to the surrounding balconies within the interior of the high-rise.
DISCUSSIONS/ RESULTS/ OUTCOMES
Analysis of what has emerged from my research

By using the original floor plans form the set design of 'High-Rise' and examining case studies of similar buildings, I have established similarities and key aspects that contributed to social isolation and the ultimate failure of these designs.

The location of the buildings segregated the inhabitants from the city and the local neighbourhoods. This disconnect was a serious mistake as was the failure to provide local amenities and transport links which inhibited opportunity and access to employment. The large unoccupied land surrounding the projects provided opportunity for crime as there was no local natural surveillance by the community who had no reason to utilise this space. Many of the buildings were poorly built and not maintained resulting in them falling into disrepair. Failure to maintain building utilities such as lifts, and rubbish chutes also contributed. However, the main reason for the failure is government policy to forceable remove lower income people from their inner-city communities to enable a land grab to redevelop and gentrify areas that have become prime real estate.

Alarmingly this shocking force removal of local populations from cities has now extended to the selling of previous social housing high rises to be developed into high cost luxury apartments for those who can afford the exuberant price. Some of these high-rise post-war Brutalist towers originally built to provide social housing are now recognised to be better and more spaciouly designed than contemporary building developments.

My research has produced a portfolio of sketches drawings and models and CAD developments highlighting flawed architectural and design aspects of the high-rise building for its inhabitants in its relation to social, factual and fixational commentary. I achieved this through deconstruction and redevelopement of the original designs to readdress the anarchic and chaotic outcome of the novel and create a more positive living environment for the residents. My alternative design considers social wellbeing and connectivity.

It also acknowledges that to prevent the continued land steal from local authority housing, new and existing inner-city developments should be inclusively designed to incorporate both social housing tenants and private ownership. This would reduce the stigma of rented accommodation and increase diversity, preventing the removal of local people. The sale of percentage of the apartments would cover the cost of the ongoing maintenance.
IDENTIFICATIONS OF SIGNIFICANT BREAKTHROUGH

A significant breakthrough in my research was establishing that Jane Jacobs four essential conditions to stimulate diversity in city streets could be utilised within high-rise residential buildings. I therefore decided to include them within my design. Another breakthrough, whilst examining failed social housing, was recognising the architectural and interior layout that contributed to discord and conflict within a building. This led to a study on the occupant movement within a high-rise building. My third significant breakthrough was acknowledging the segregation of higher and lower income demographics into separate housing developments and designing my high rise to accommodate both.

WHAT DO THESE RESULTS INFORM

My research and findings led my studio process to put into practise the theoretical remedies for successful inner-city high rise living. I wanted to establish if in using these theories the interior layout of the building would be a more inclusive and positive experience for the inhabitants. The resulting CAD graphics are more effective in demonstrating these theories visually than by using other methods of enquiry.

RESEARCH AND PROJECT APPLICATIONS

Applying Jane Jacob’s theories on inclusive inner-city social housing within my final designs demonstrates graphically the rational the same consideration to be applied when designing ‘vertical cities.’ It is hoped that this work could be considered when designing contemporary high-rise accommodation so that failed social experiments are not repeated.
SIGNIFICANCE/CONCLUSION

The significance of this research was to establish the elements of architectural and interior design in high rise buildings that contribute to and cause social division and crime. This enabled me to level the high-rise and redesign this fictional building to negate the oppression for the people inside and create a new way of living that connects not only the physical floor levels but also the human diversity of our society. My research contributes to the field by mapping the physical structures and layout of an example of post war Brutalist architecture and identify specific areas that contributed to the failure of the design and present how this can be improved and redesigned to ensure that inner city living is inclusively designed to consider the needs of all demographics within communities.

It would be arrogant to assume that architecture alone can solve the inequalities of inner-city housing as other socioeconomic aspects must be taken into consideration. However, we must acknowledge that architecture can contribute to inequality and given that association we can hypothesise it can play its part in reversing the disparities. The privatisation of London’s council towers and the decantation of the original tenants to make way for people who can afford the inflated price is discriminatory and unfair gentrification. Modified buildings are not the answer to inequality without a national housing strategy that encourages the inclusion of affordable rental accommodation within any development.

Unless considerations for the whole community are put before the property portfolios of a few our cities will stagnate under the self-interest of capital investment and profit. Architects and Designers have the tools to develop opportunities for communities to live together. It is policy makers and politicians that need to start reading the research and be presented with new concepts to enable them to vision a better way.
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