MJP’s success in housing is based on our skill in designing beautiful homes and well-planned communities.

Efficient land use and sustainable development are big issues which MJP have embraced and pushed forward, through both our published research and our built projects which achieve higher densities whilst maintaining design quality.

Throughout our designs, our focus is on the crucial issues: clear distinction between public and private domains, views and daylight, flexibility and practicality, accessibility and security, maintainability and value for money.

Affordability is a key issue in many cities, and there is high demand for purpose-built rented accommodation. MJP have led the way in this market with several schemes for young working people.

On the following pages we outline our relevant experience across a number of housing types, scales and tenures.
Co-living’ or ‘Intermediate’ housing is becoming increasingly popular with young professionals, particularly in cities.

The aim of these developments is to provide safe, open and attractive environments for people to live, work, connect and socialise.

MJP have been designing buildings reflecting these values for many years. Torquay Street and Friendship House were designed for the LHA, a charity providing high quality and affordable accommodation in central London.

The accommodation provides purpose built studio flats, or en-suite rooms with shared cooking facilities, and a wide range of shared study, work and social spaces which promote and encourage social interaction.

Our experience suggests that shared social spaces with defined use, located on primary circulation routes are most successful.
“People are very happy here. It is such a calm building in such a busy place.”

DR A J BOYCE, BURSAR, ST JOHN’S COLLEGE OXFORD

TONY PERKINS, CHIEF EXECUTIVE, LHA LONDON

MJP ARCHITECTS, LHA LONDON, FRIENDSHIP HOUSE, SOUTHWARK
The need to create a large volume of houses in a sustainable manner combined with a skills shortage is encouraging greater interest in Modern Methods of Construction (MMC).

Pre-fabricated, factory-built systems can improve construction quality and working conditions, meeting increasingly demanding performance requirements whilst reducing risk, waste and construction programmes.

MJP have designed and completed a number of innovative ‘off-site’ projects, often in sensitive and historic settings. In particular the practice has wide and varied experience in the design of pre-fabricated elevation systems using a range of cladding materials including concrete, brick, cast stone, ceramic tile and timber.

Our built examples illustrate how building elevations with real depth and architectural quality can be created off-site, using new construction techniques.
INSTALLATION PROCESS, ASPIRE POINT, STRATFORD: 26 STOREY RESIDENTIAL TOWER WITH PRE-FABRICATED, PRE-GLAZED ELEVATION PANELS INSTALLED ENTIRELY WITHOUT EXTERNAL SCAFFOLDING
“I would like to congratulate Cambridge University on this imaginative and forward-looking development. House prices have risen so fast that many University staff are priced out of the market and we need more homes quickly to enable people to live close to where they work”

ANNE CAMPBELL, MP

With a lack of affordable housing for sale in cities, purpose-built homes for private letting are in high demand.

Cambridge University wanted to offer affordable rented accommodation to their teaching staff and post-doctorate students, many of whom have been priced out of the market. Forster Court and Franklin Court provide a range of 1, 2 & 3 bedroom flats, to suit different needs, in a location that allows residents to walk or cycle to work.

The development also provides for communal shared facilities including shops, a laundrette and a creche which is located at the heart of the scheme.
“The findings of the study will provide a worthwhile and useful resource for a range of practitioners involved in housing.”

ELEANOR WARWICK, HEAD OF RESEARCH, CABE

Many people aspire to own a family house and garden in a child-friendly environment, well served by local amenities. This goal is traditionally fulfilled by low-density leafy suburbs. However, this type of town planning does not address pressing issues of sustainability—in particular, optimising the use of land and minimising reliance on cars.

‘Sustainable Suburbia’ is an analytical study by MJP, partly funded by English Partnerships, looking at planning settlements of sufficient dwellings to sustain a public transport hub and a good range of local facilities, but small enough to make these all accessible by foot. It necessitates higher density housing, and the study proposes prototypical designs to achieve this without losing the qualities traditionally associated with a suburban home.

A major problem of the housing shortage is how to build family homes economically on high-value urban sites. The ‘Urban House’ is a prototype we developed with Berkeley Homes, for a large home with roof-top garden on a smaller than average plot of land. The first group has been built in Greenwich, London.
“MJP’s design solution addressed our desire to provide a distinctive, sustainable living and working environment that was deliverable in Bangkok.”

JOHN GAYLARD, PROJECT SPONSOR, FOREIGN AND COMMONWEALTH OFFICE

“Designing housing served by its own recreational, catering, and other support facilities is similar to planning a small village.

The Foreign Office wanted to reconfigure the 12 acre British Embassy compound in Bangkok to reduce its size whilst providing new housing for staff along other facilities including a clubhouse, gym and swimming pool, as well as new roads and landscaping. We designed a sustainable scheme which represents modern British culture whilst using local materials and traditional building skills of Thailand—incorporating, for example, teak joinery and fine self-finished render. It preserves the special character of the Embassy as a green oasis in the busy city.

The Sheshan luxury hotel in Shanghai, for Citi-raise, was to provide traditional five star rooms along with large holiday villas, each with its own swimming pool, gym and cinema. One of the biggest challenges on this beautiful lakeside site was that only 10% of the large development could be above ground level. MJP’s design created a very high density scheme with the atmosphere of a country village.”
MJP often work with clients at an early stage to assess the potential of prospective sites through quick capacity studies or feasibility studies.

We can assess the potential of prospective sites and different site assembly options. Also, we can assist clients in their negotiations with adjoining owners and in programming and planning the project.

Quality is subjective; there is not a standard measuring system for it. Different projects bring different priorities, budgets and conceptions of quality.

Within specified budget constraints we assist clients to decide on appropriate quality levels offering best value. When we discuss quality we look for built examples to ensure we have a common understanding. Visiting buildings to see how products and materials have performed in practice is a way of underpinning the process.
MJP are leaders in the design of student accommodation. Our clients include universities, colleges, charities and private providers.

Our designs cover all budgets and sites varying from conservation areas to urban regeneration areas. The use of good design to derive maximum value and quality, and the enhancement of the student experience are key to our approach. To be successful, the design of student accommodation needs not only to provide the right environment for living and studying, but also to promote social and academic interaction. It needs to project a lifestyle and foster a community in which new students belong, as well as reflecting the ethos of the institution. The organisation of spaces should be legible, and the quality of the communal and circulation spaces both in and around the building is as important as the quality of the student rooms themselves.
MJP Architects are also working in these other sectors.