

# MANCHESTER SCHOOL OF ARCHITECTURE



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**MSA  
LIVE 21**

## Team

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## Partners

ownHaus - Steven Lock ownHaus is a global digitised real estate community providing co-owned co-financed collective living funded through the ownHaus token. Enabled using block chain technology and an immutable foundation structure, they aim to provide affordable, liquid, self-organised housing in a system where the interests of users and investors are fully aligned. Founder Steven Lock is an award-winning Director/Producer & Creative Consultant.

Project 3 Architects - Rob Evans & Lisa Kinch Project 3 Architects are an RIBA Chartered practice based in Altrincham, they create design-centric, bespoke contemporary architecture and work on projects ranging from housing to education.

Rob founded Project 3 Architects in 2012 and has tutored a several architecture schools in the North West.

Lisa is a senior architect at Project 3 and a part-time associate lecturer on the MArch course at the Manchester School of Architecture with the InfraSpace Atelier.

# Agenda

## ownHAUS

Building upon the ownHaus real estate model and their affordable resilient living manifesto, our group is committed to working together towards an intersectional design concept to benefit future living communities. This live project will study the ownHaus token funding model to enable disintermediation of the existing real estate system and to create a more affordable co-living prototype.

Blockchain's promise of decentralisation has already shown its impact in the art market with the NFT boom. This ethos of peer-to-peer market access and removing trust in centralised authorities is the wave of the future, and ownHaus is leading the charge in the housing market.

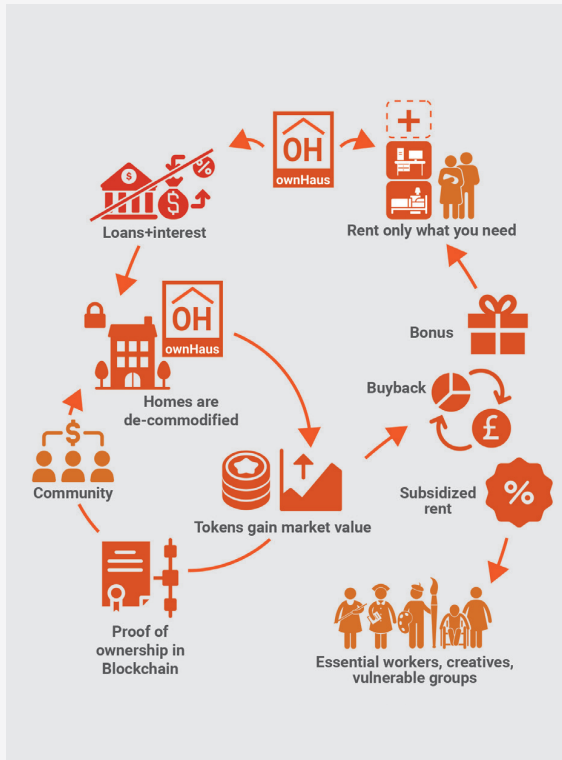
Creating a digital currency and distributing it to residents as they continue to live in ownHaus communities allows for capital to be raised by the community, for the community. The ability to use ownHaus tokens to cash out of the system or move to any ownHaus around the World offers flexibility unseen in the housing systems we are subject to today.

In these two weeks, we will let our imaginations run wild to understand, conceptualise, and synthesise a World of social housing genuinely run by its inhabitants, for its inhabitants. We will extract all the value we can get out of a decentralised housing system that can be implemented worldwide, breaking down housing schemes that have already accomplished this, and re-imagine them utilising Blockchain.

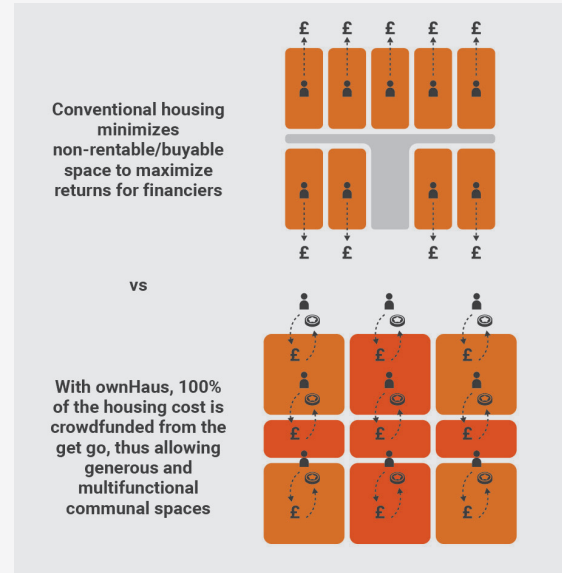
In the view of evolving content when developing the ownHaus design concept, we aim to visually express the emerging work through infographics, diagrams, and collages, which can later be of use to our collaborators.

Decentralisation is the wave of the future, and ownHaus is leading the way in the social housing sector. This project will explore the potential of this ground-breaking system to its full extent; by brainstorming and discussing extensively, we will use blue-sky thinking to imagine this new World.

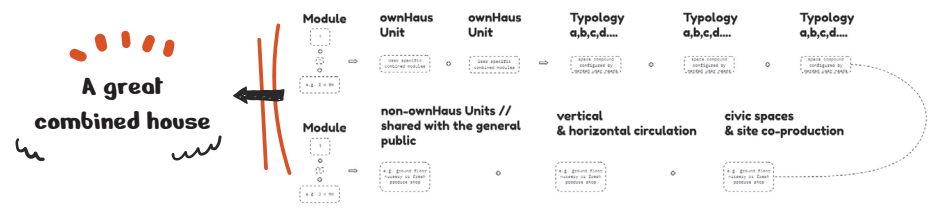
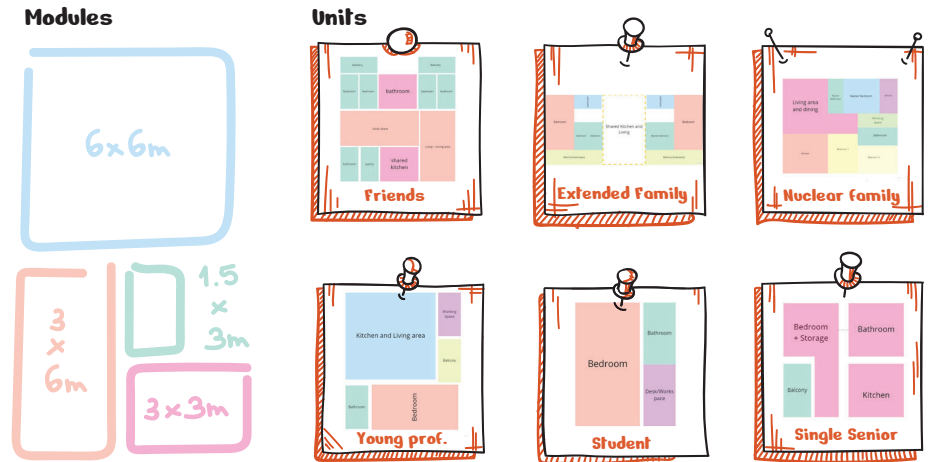
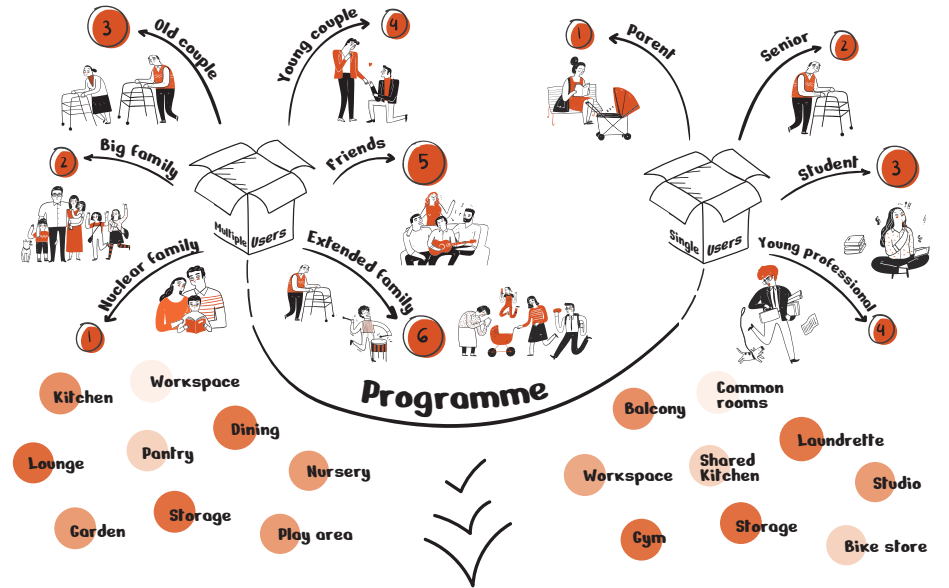
**The ownHAUS founding model:** As a crowdfunded housing model, ownHaus removes the burden on homeowners to pay interests on top of their loan repayments to banks or mortgage providers. This disintermediation also removes the commitment to abide by traditional financial institutions' rules to repay the cost of a property within the lifetime of one homeowner. Housing can be affordable when its price is financed over the lifetime of the building instead, and charges one only what they need, as they use it. Value is transferred from the real estate to the blockchain tokens issued to backers. The tokens increase in value from being traded on the market and from the growth of the ownHaus brand; residents can eventually redeem their investments through bonuses.



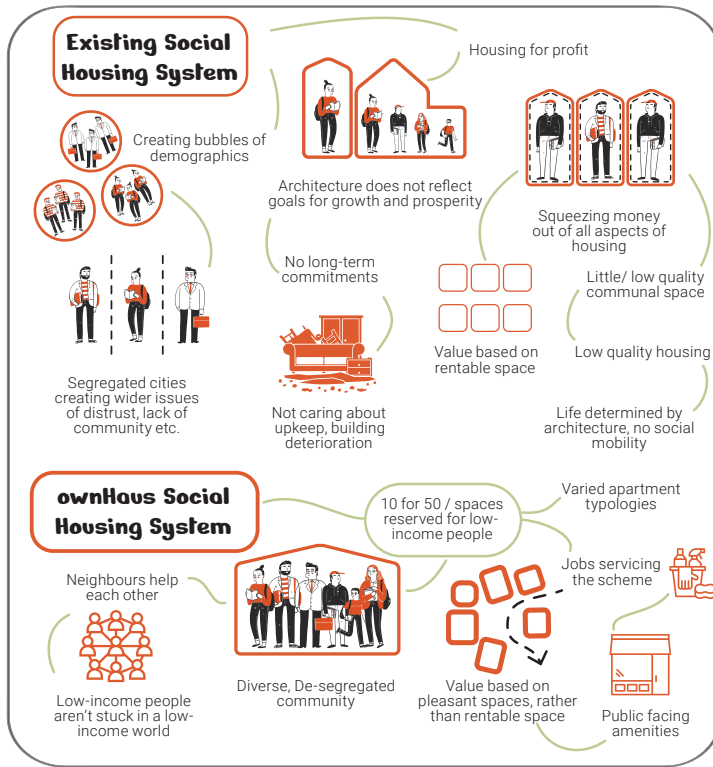
**Designing great combined houses:** The crowdfunding model eliminates the conventional differentiation between revenue-generating areas and non-profitable areas in housing design. Shared circulation areas, for instance, can be more significant to accommodate more communal facilities and spaces for social interaction. Flexible use and ownership: residents can adjust private and shared spaces as their circumstances require. Beyond the privately-owned living, residents can enjoy shared workspaces, gardens, communal kitchens, guest bedrooms to accommodate visitors, and more. With the tokens as a store of value instead of the homes, they can move more freely within ownHaus' ownership network.



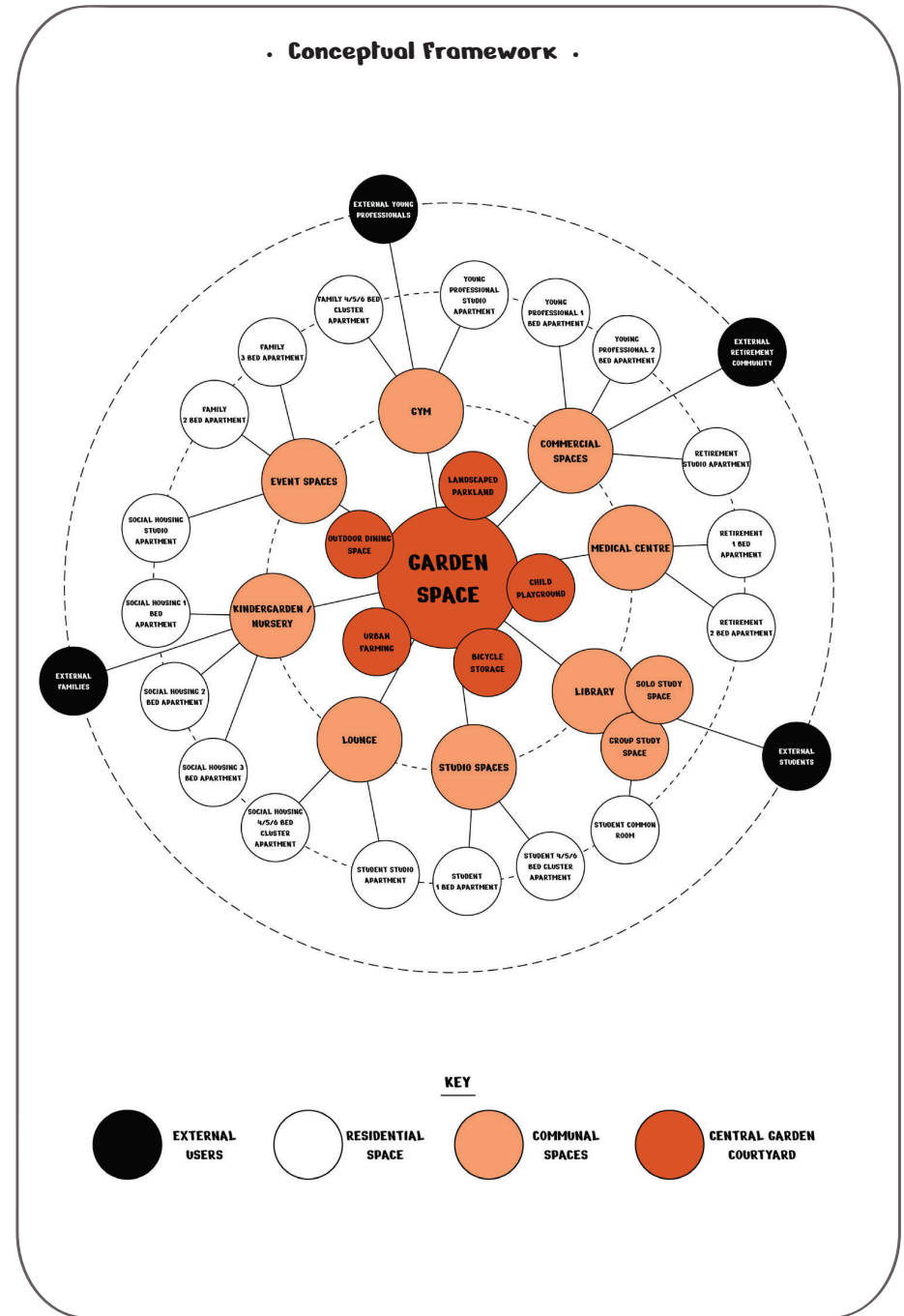
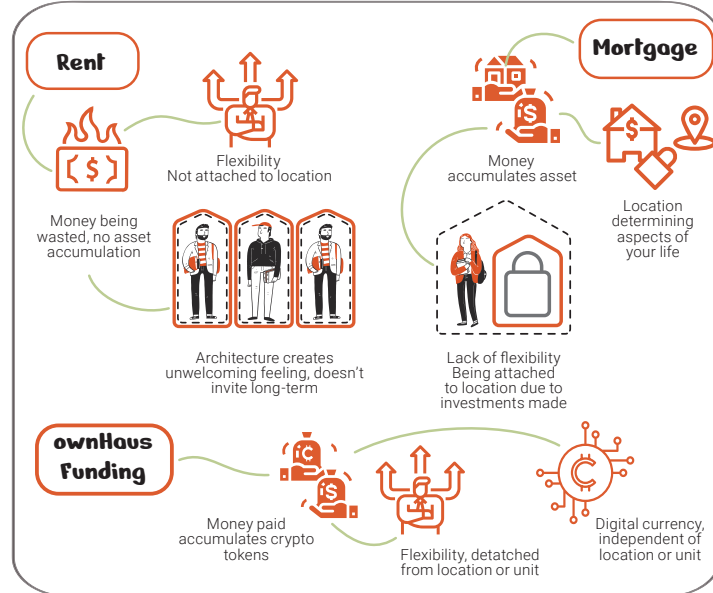
ownHaus tokens solidify a global digitised real estate community providing co-owned co-financed collective living and its accommodation design prototype can be applied anywhere in the world!

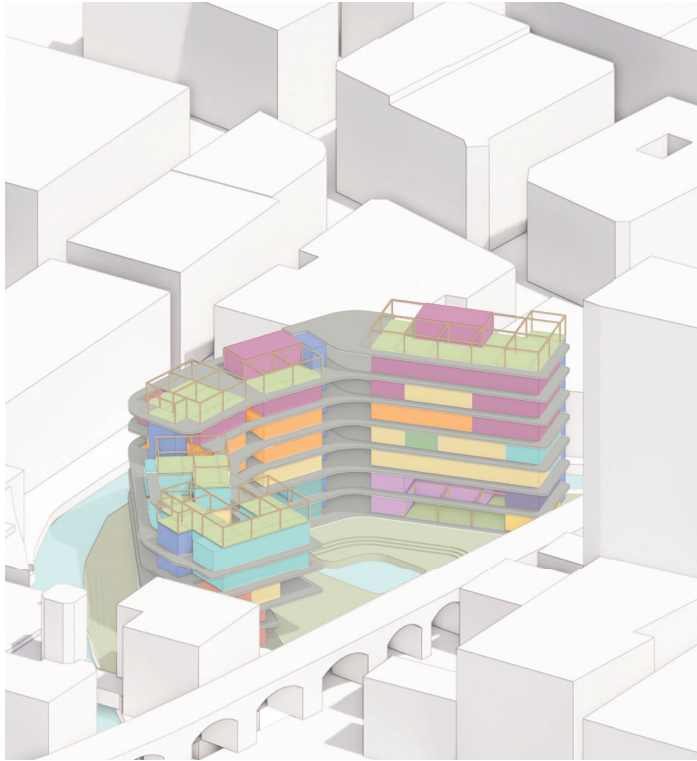


Existing social housing system vs. ownHaus system. Re-orienting funding based on creating pleasant spaces rather than profit allows for a radical shift in priorities.



Traditional housing funding systems vs. ownHaus funding system. Based on digital currency, it is creating the flexibility of renting with the asset accumulation of a mortgage.





## ownHaus massing

The overall mass follows the curve of River Medlock. The four main wings of the building are arranged around a pond in the central courtyard. Each level is connected by large terraces that can accommodate communal amenities.

The diagram on the right-hand side highlights the proposed public amenities on the ground and first floors, such as restaurants, study/learning rooms, gym and restaurant, which aim to create a dynamic space for the ownHaus residents and the surrounding community to enjoy. Also highlighted on the same diagram are the proposed initial units from the second floor upwards for different user groups, which can be increased or decreased based on their needs. Each residential level also has green spaces shared spaces that encourage interaction and outdoor activities for all the ownHaus residents.



### SEMI-PUBLIC AND PRIVATE SPACES



Nursery



Students



Young professionals



Elderly



Small families



Big/  
extended families

### PUBLIC SPACES



Restaurant



Offices



Playground



Study rooms



Gym



Allotments



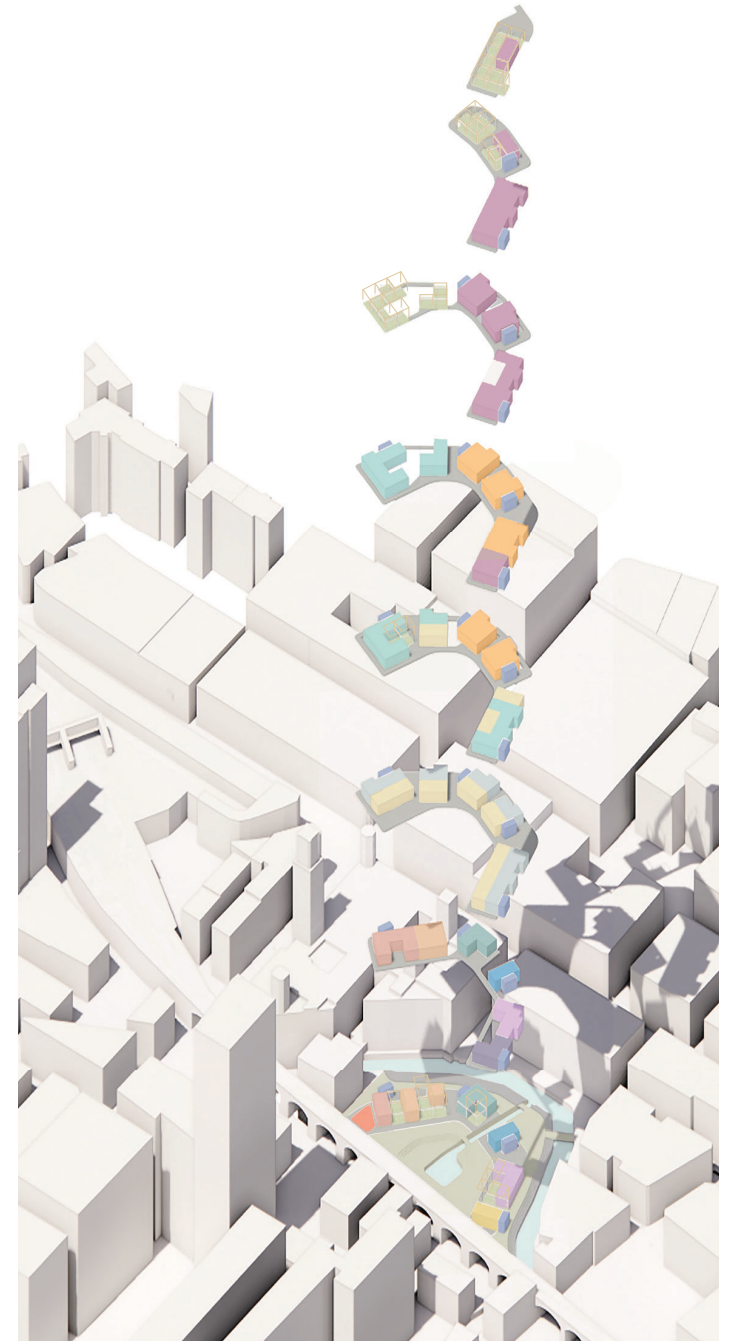
Courtyard



Café

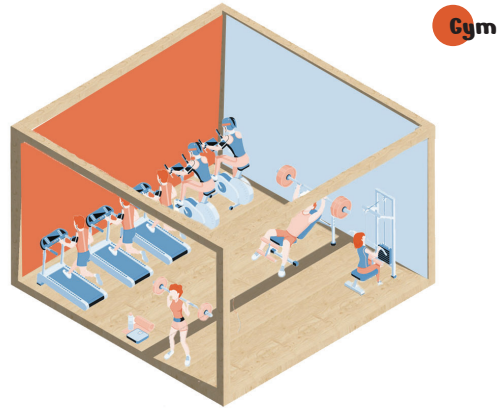


E-bike charging stations and storage

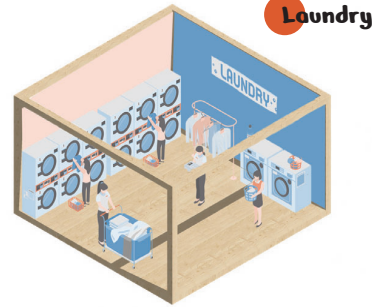


We have created a range of modules that would be able to fit together into units in any configuration and ultimately turn into a great combined house. The modules are central to the design approach as it provides an endless number of spaces so that ownHaus can be applied to any site, in any country.

There are a vast number of modules that provide privacy and some that encourage community connectivity. Ranging from kitchens to living areas, gyms to nurseries, ownHaus modules can be tailored for any situation depending on the users. This modular approach was based on the need for flexibility within the design as well as a focus on connecting spaces and activities.



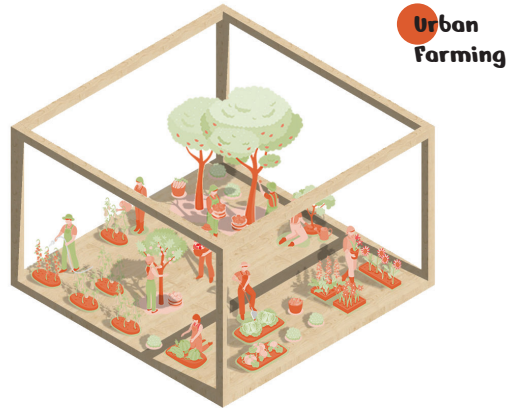
**Gym**



**Laundry**



**Living Space**



**Urban Farming**



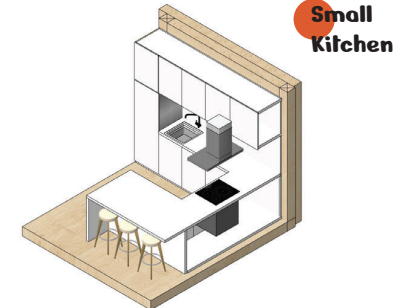
**Nursery**



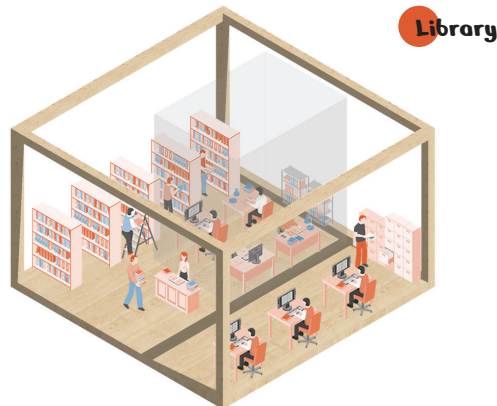
**Bedroom + Workspace**



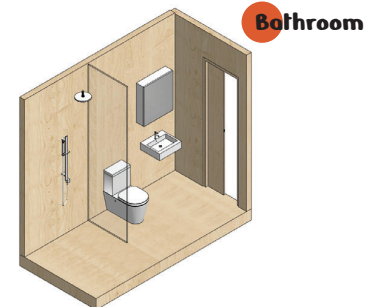
**Big Kitchen**



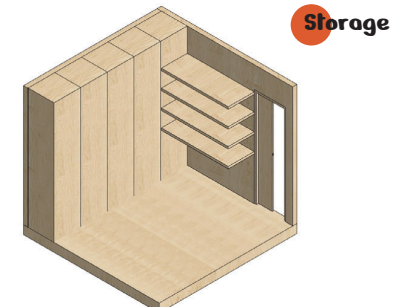
**Small Kitchen**



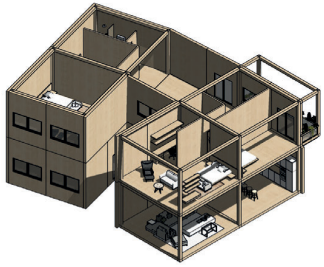
**Library**



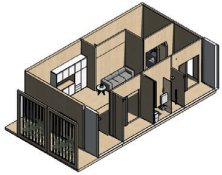
**Bathroom**



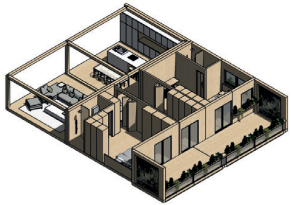
**Storage**



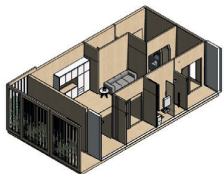
**Multi-generational Family Unit**



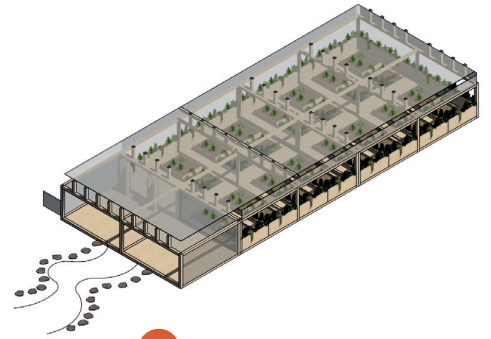
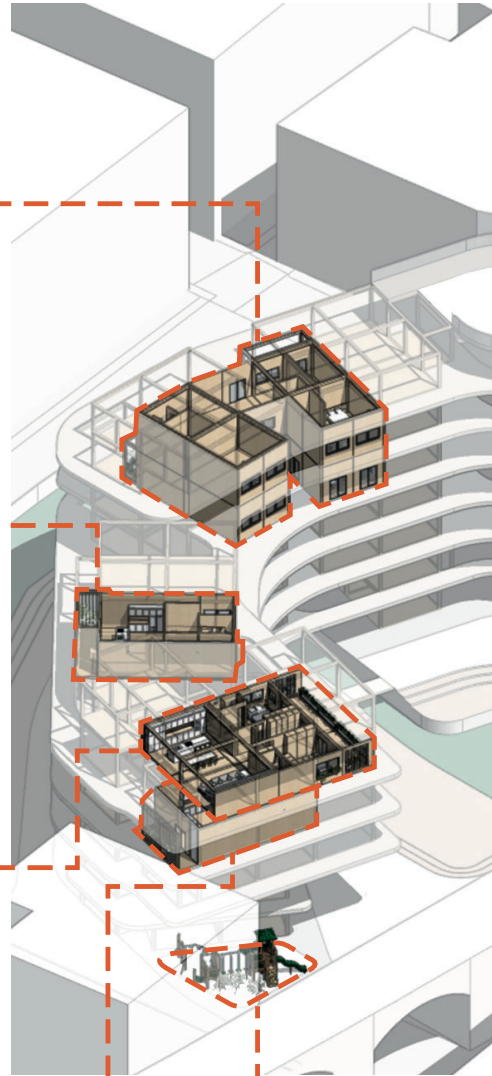
**Small Family Unit**



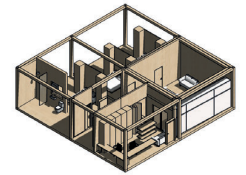
**Elderly and Young Person Unit (Large)**



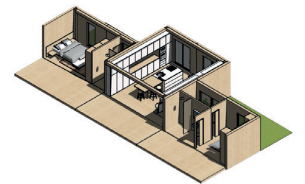
**Young Professional Unit**



**Urban Farming Unit**



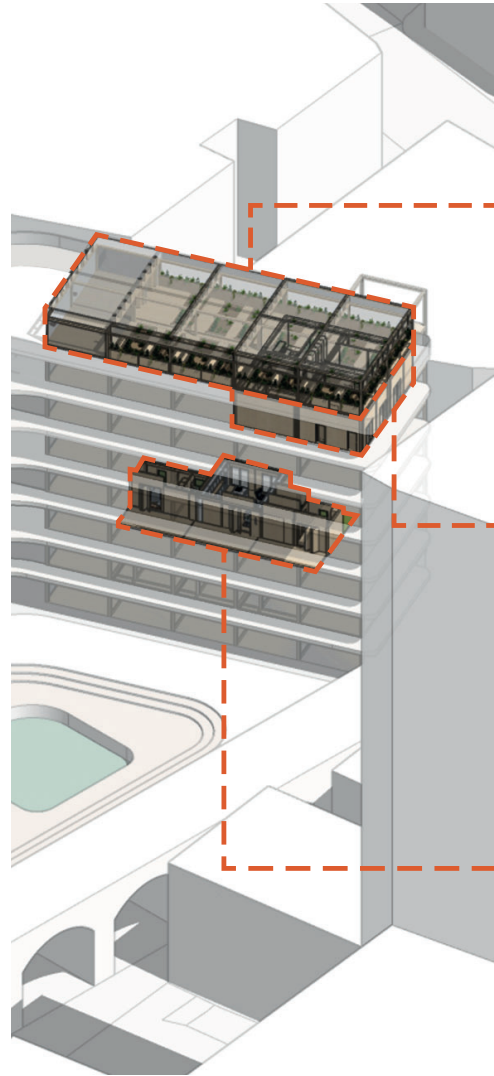
**Student Cluster**



**Elderly and Young Person Unit (Small)**



**Playground**





## ABOUT

Each year the MSA Live (formerly Events) programme unites M Arch. year 01 with B Arch. year 01 and 02 and M Land. Arch 01 in mixed-year teams to undertake live projects with external partners to create social impact.

## LIVE PROJECTS

All MSA Live projects are live. A live project is where an educational organisation and an external partner develop a brief, timescale, and outcome for their mutual benefit.

## SOCIAL IMPACT

All MSA Live projects have social impact. Social impact is the effect an organization's actions have on the well-being of a community. Our agendas are set by our external collaborators.

## EXTERNAL PARTNERS

MSA LIVE projects work with many organisations: charities, community groups, social enterprises, community interest companies, researchers, practitioners and educators.

## STUDENT-LED

Our MSA masters students take the lead in the project conception, brief development, delivery and co-ordination of a small project. Other cohorts join for an eventful 2 weeks of activities at the end of the academic year.

## KNOWLEDGE TRANSFER

Working in teams within and across year groups and courses; MSA students participate in peer to peer learning. In addition, collaborators, participants and students engage in the transfer of tangible and intellectual property, expertise, learning and skills.

## LARGE SCALE

This year approximately 600 students from 4 cohorts in MSA will work on 42 projects with partners.

## QUESTIONS

For questions about MSA Live 21 contact MSA Live Lead: Becky Sobell:  
**[b.sobell@mmu.ac.uk](mailto:b.sobell@mmu.ac.uk)**

## BLOG

[live.msa.ac.uk/2021](http://live.msa.ac.uk/2021)

## SOCIAL

**#MSALive21**

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## WEBSITE

[www.msa.ac.uk](http://www.msa.ac.uk)