

Social Housing Projects by Roderick James Architects LLP

Roderick James Architects LLP has been involved with a range of affordable housing initiatives with the Forestry Commission, BSW Sawmills, Housing Associations, and Charities.

This work has been initiated and managed by us, free of charge, in order to demonstrate that it is worthwhile, possible and effective. We are now at the point where we need to find partners to run and implement these schemes on a larger scale.

These first two remarkable building projects have far reaching implications for society.

The first of these, **The SchoolHouse Project**, at the Burlington Danes Academy in London involved schoolkids aged 11 years upwards building a three-bedroom house in their school grounds. It is now used for pastoral care at the school. RJA brought together a team of specialist carpenters to instruct the children over a period of two years building a Douglas Fir frames and using simple woodwork techniques. RJA also raised substantial funds to finance the project and to make a 15-minute film which may be viewed here ([SchoolHouse](#)).

The second project, **R-Affordable House** was inspired by the SchoolHouse project which showed that if Schoolkids can build a house, anyone can! This encouraged us to demonstrate that ex-offenders and ex-service personnel could be given the opportunity to build a quality affordable house, filled with light, economical to run and using sustainable materials in an innovative way.

Ex-offenders find it extremely difficult to get regular employment. People are often suspicious about employing them, but we have proved that they are a valuable resource. When ex-offenders are not in work they are more likely to re-offend (46% of adults are re-convicted within one year and this rises to 60% for those serving a sentence of less than 12 months) This costs the taxpayer between £9.5 and £13 billion. At the same time the country needs far more affordable housing; the solution is obvious: bring the two together, and this is what we have done.

The pilot house-build for this initiative has now been completed at Lochaline on the West coast of Scotland. RJA initiated and managed the construction at no charge and four ex-offenders nominated by the Oswin Project, were employed during the one year build programme. Three of the four are now in full time employment with other organisations, having been effectively un-employable until we created this opportunity for them.

We have learned many lessons which will be invaluable in future projects and we are now keen to find building partners, communities and funders who recognise the potential and would like to work with us in implementing new affordable housing schemes of various types.

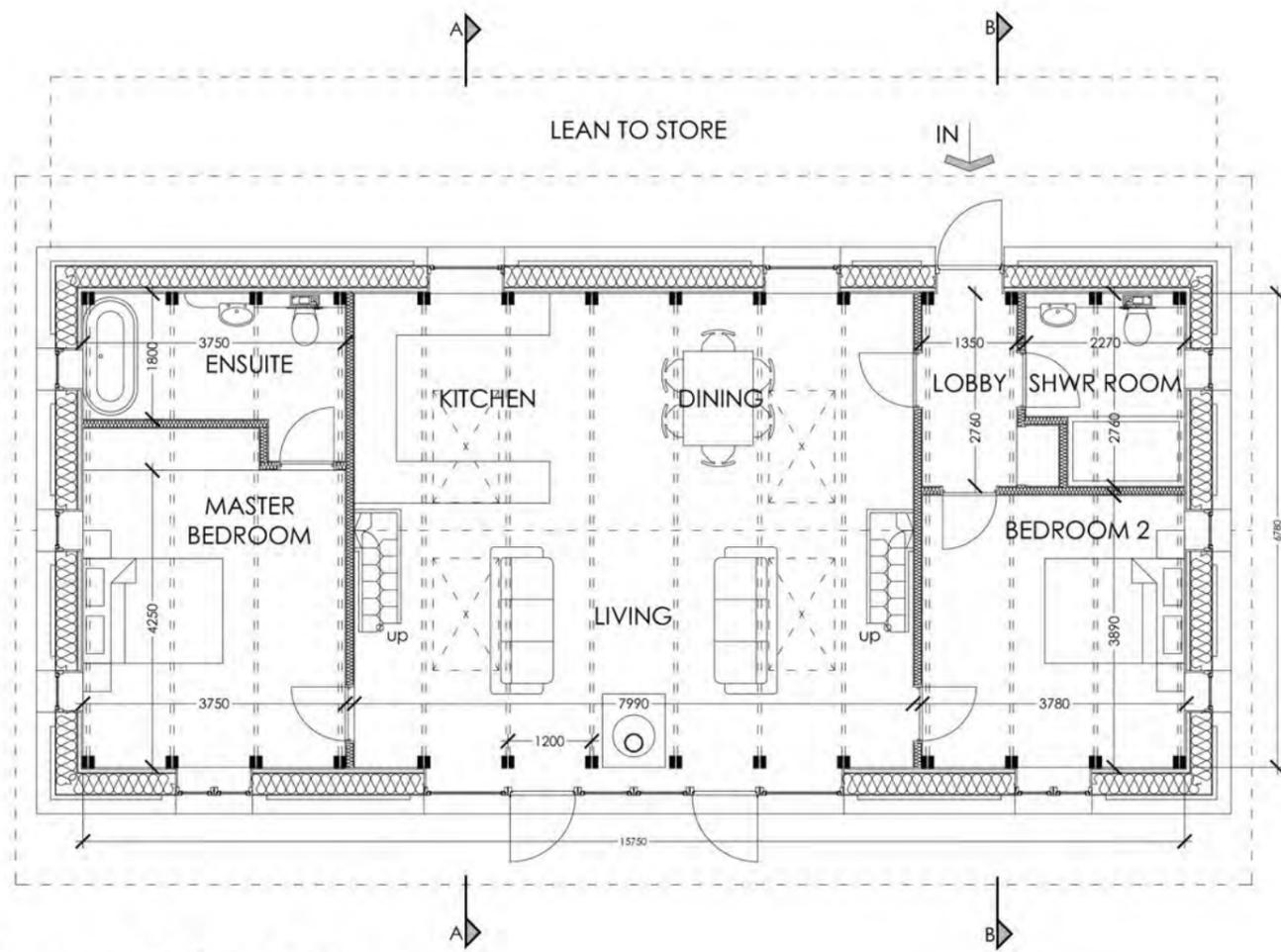
Roderick James 2nd July 2018. enquiries@rjarchitects.co.uk;

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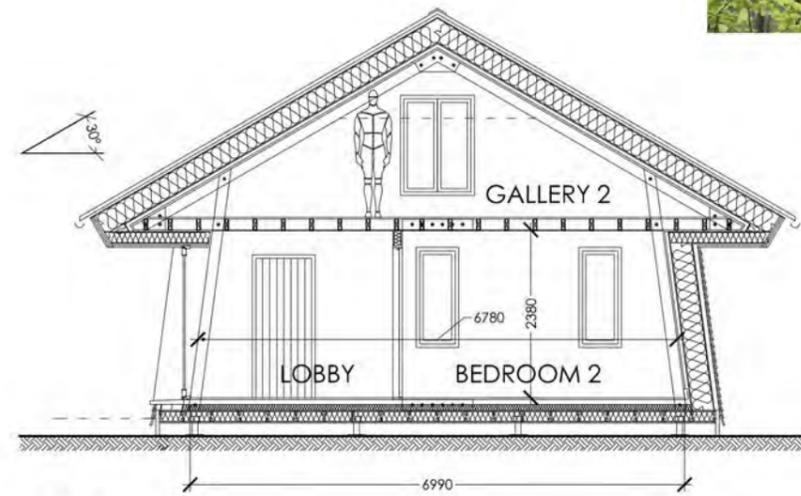
We are very grateful to professionals and companies whose generous support has made this possible:

The SchoolHouse Project: Roderick James Architects LLP (www.rjarchitects.co.uk); Garfield Weston Foundation (www.garfieldweston.org); BSW Timber Group (www.bsw.co.uk); WMA Consulting structural engineers (www.wma-sq.co.uk); Sungift Solar (www.sungiftsolar.co.uk); Warmcel (www.warmcel.co.uk); Rollins (www.rollins.co.uk); Travis Perkins (www.travisperkins.co.uk); Wates Giving (www.wates.co.uk); Clearview Stoves (www.clearviewstoves.com); Makita (www.makita.co.uk); Paslode (www.itwcp.com); Norbord (www.norbord.co.uk); Paul Wells (www.pwmodels.co.uk); Velfac (www.velfac.co.uk); Direct Slating Supplies (www.directslatingsupplies.co.uk); Velux (www.velux.co.uk); St George (www.stgeorgeplc.com); PYC Insulation (www.pycsystems.co.uk); Berkeley Group (<http://www.berkeleygroup.co.uk>); Source4me (www.source4me.co.uk/); Coillte Panel Products (www.coilltepanelproducts.com); Direct Slating Supplies (www.directslatingsupplies.co.uk); Mira Showers (www.mirashowers.co.uk); Ideal Standard (www.ideal-standard.co.uk); Mr & Mrs Michael Brambell; Louisa Jencks.

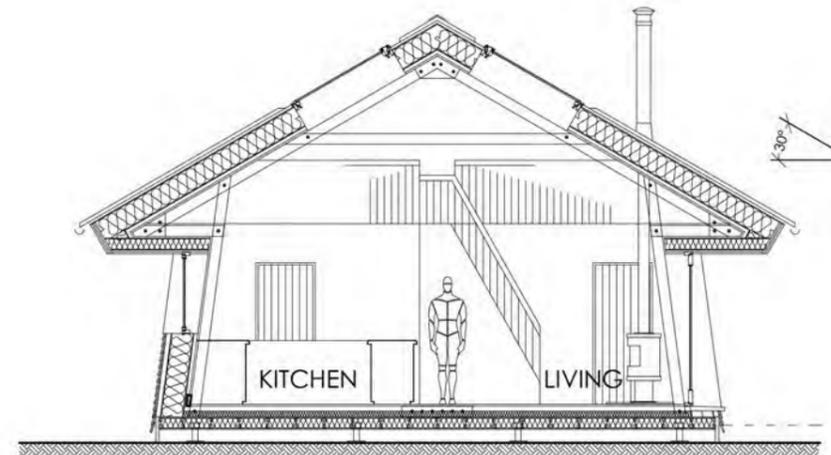
The R-Affordable House Project: Roderick James Architects LLP (www.rjarchitects.co.uk); BSW Timber Ltd (www.bsw.co.uk); Nick Maclean – engineer (www.nickmaclean.co.uk); Design Engineering Workshop (www.designengineeringworkshop.co.uk); Mcphersons Accountants (www.mcphersons.co.uk); Muehlhan Scaffolding (www.muehlhan.com/en/scaffolding); Velux Rooflights (www.velux.co.uk); Velfac Windows (www.velfac.co.uk); Clearview Stoves (www.clearviewstoves.co.uk); Highland Rose Plumbing and Heating (roseheating11@gmail.com); Optimum Underfloor Heating Ltd (www.optimumunderfloor.co.uk); Ardtornish Estate Company Ltd (www.ardtornish.co.uk).



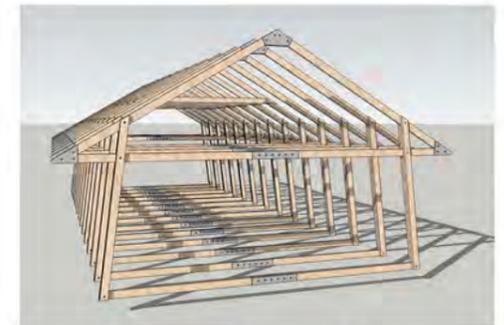
Ground Floor Plan - 1:100



Section A-A - 1:100



Section B-B - 1:100

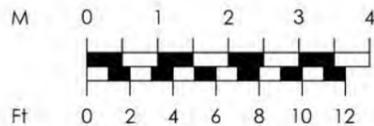


INTERNAL AREAS:

Ground Floor: 106 m²
 Galleries: 20 m²
Total Usable Floor Area: 126 m²

Notes:

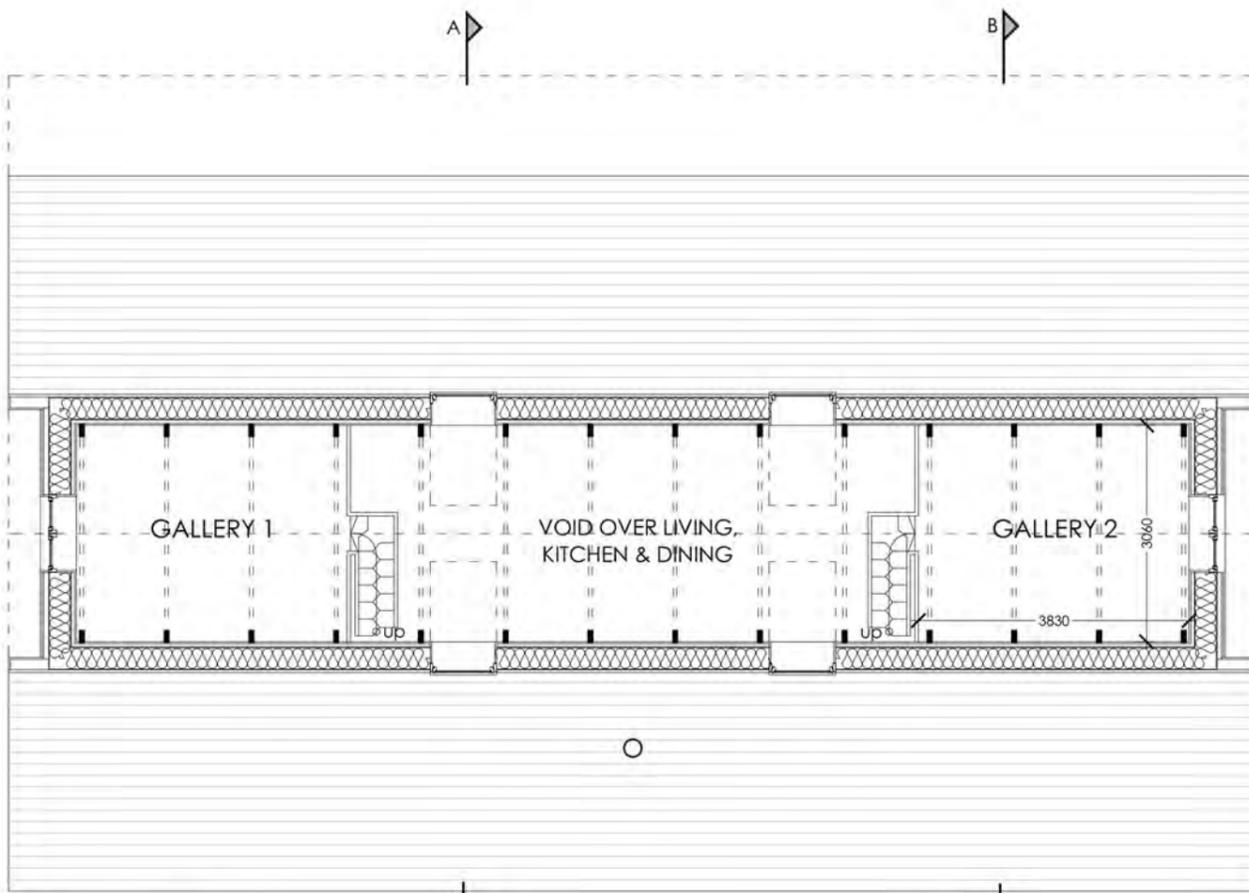
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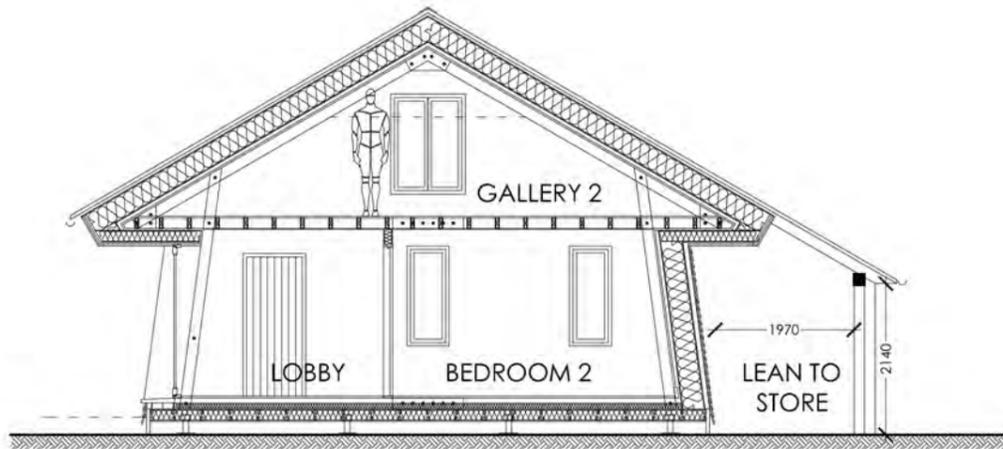
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revision	date	details	chk'd by
drawing status			
DRAFT: for discussion			
project	Proposals for a new prefabricated house		drw'n by
			chk'd by
client			revision
scale	date	drawing number	
1:100@A3	Nov 2016	R-Affordables/01	G

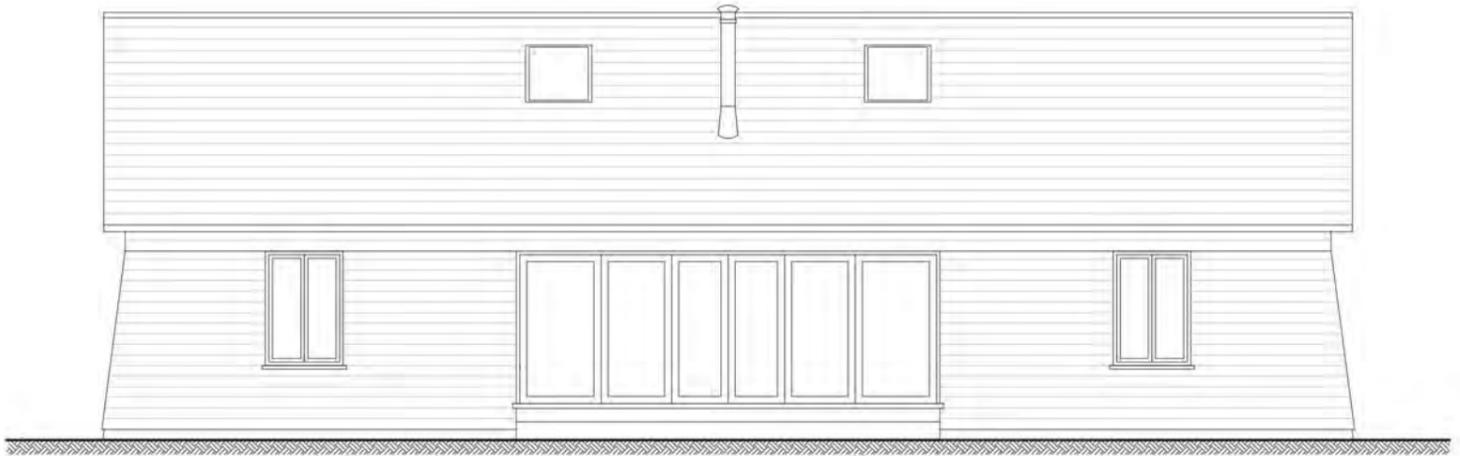


First Floor Plan - 1:100

Gallery floor plan is shown with space available with a min. 1.4m floor to u/side of pitched roof rafters (this increases to the ceiling finish inbetween the structural frames).



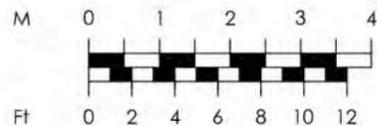
Section including lean to store - 1:100



Elevation - 1:100

Notes:

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drawing status			
DRAFT: for discussion			
project Proposals for a new prefabricated house		drawing Plan, Section & Elevations	drw'n by
client		drawing number	chk'd by
scale 1:100@A3		date Nov 2016	revision
R-Affordables/02			F



