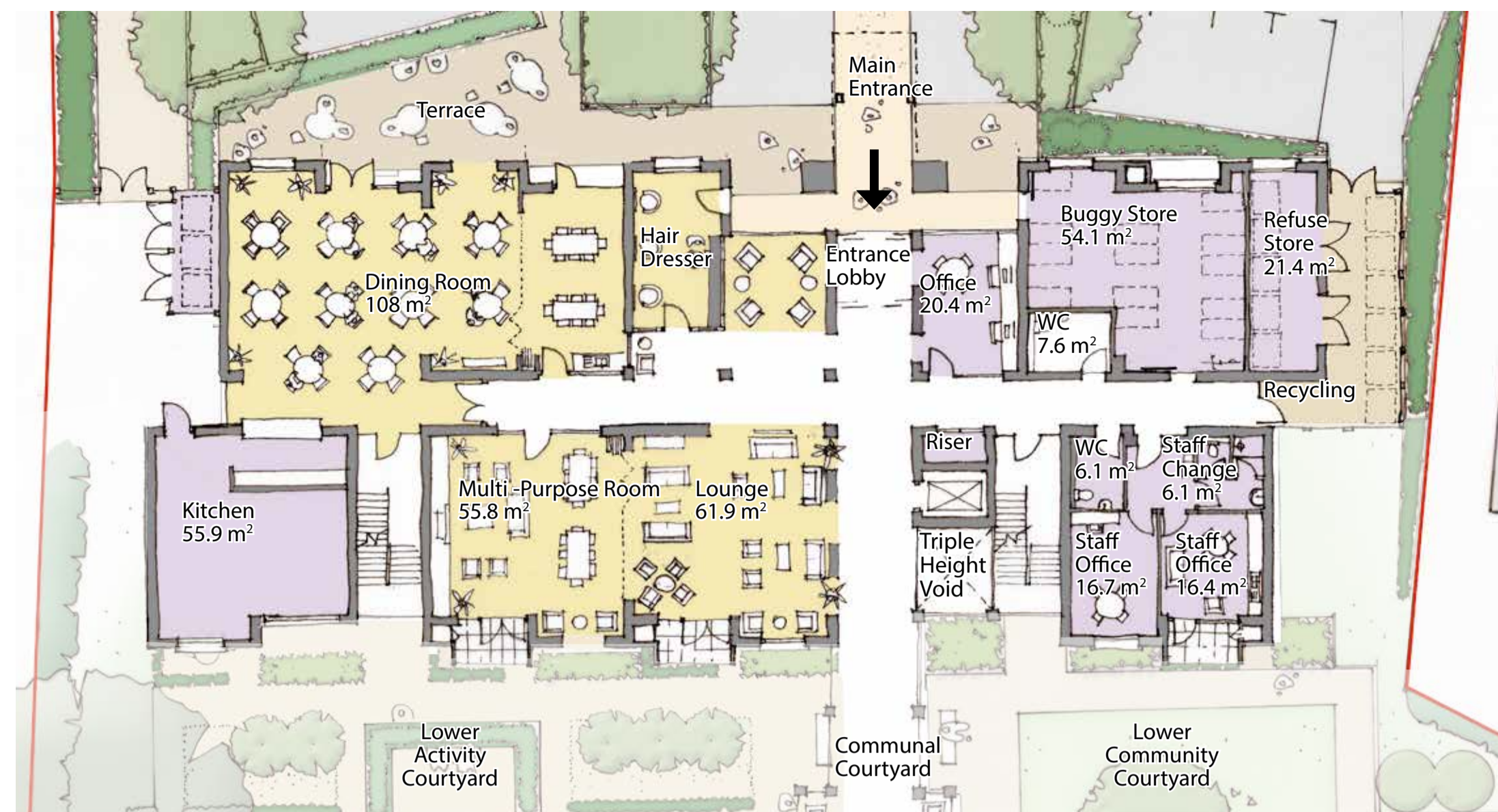


Concept diagram



Communal Area (ground floor)



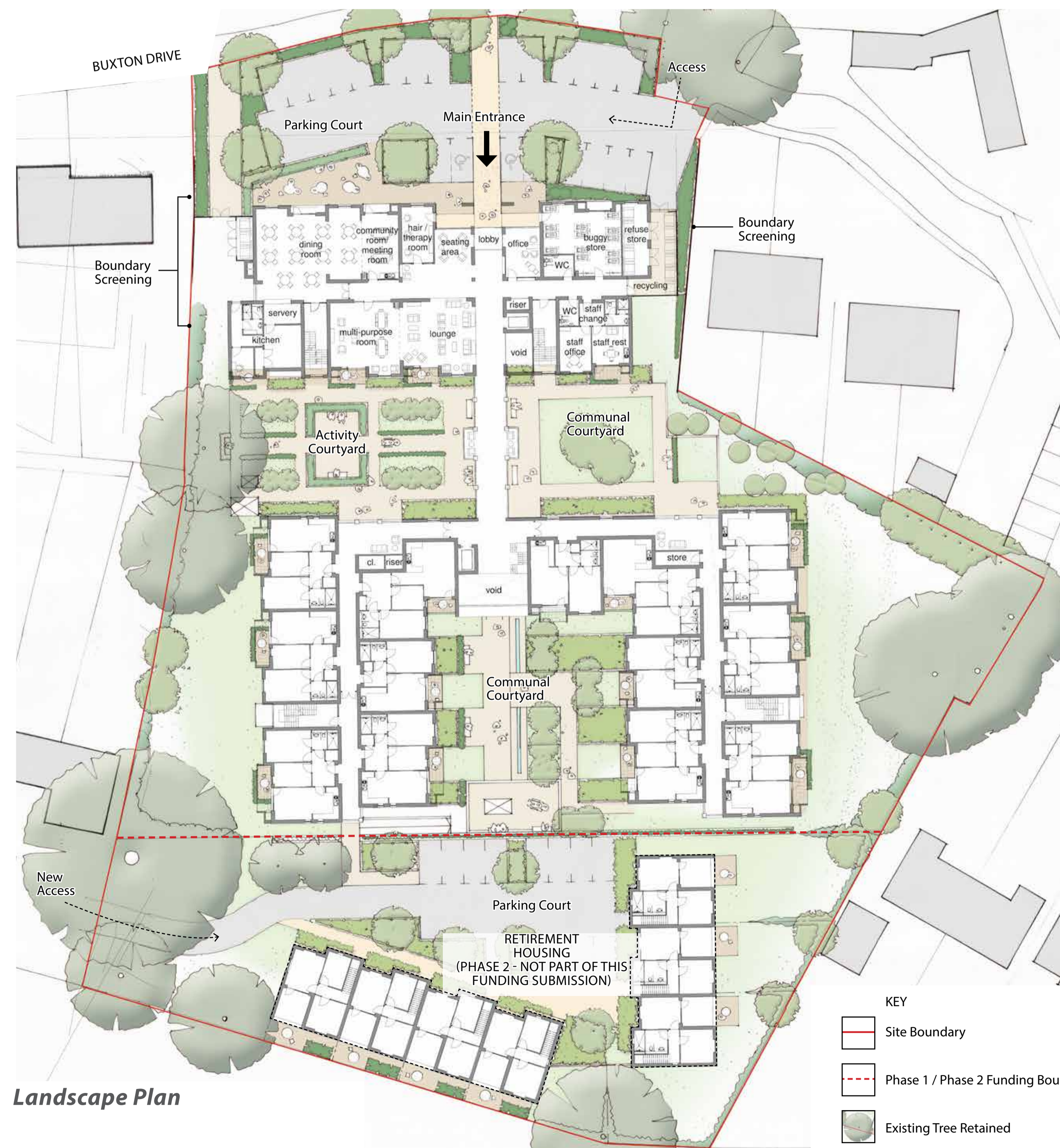
Typical 1 bed flat @ 55m²



Typical 2 bed flat @ 69m²



Typical 2 bed corner flat @ 76m²



Landscape Plan

Design Proposals

Located in the Sidley district in Bexhill-on-Sea, this proposed Extra Care development will realise a total of 59 No. 1 and 2 bed apartments with associated communal and ancillary spaces. The site is situated within a short walking distance from the local amenities, close to the heart of the local community of Sidley. The communal spaces are designed to provide a number of flexible spaces which can be accessed directly from Buxton Drive to promote their use as a sustainable resource for the local community.

THE SITE

The site for the scheme is the redundant Sidley Community Primary School which is located within a short walking distance from the local amenities making it an ideal location for older people to live. The site has a number of mature trees, primarily located along the boundary, and a significant change in level, dropping approximately 4.5 metres from Buxton Drive to the southern boundary.

LAYOUT

The Extra Care development occupies the northern portion of the site, with a further 7 no. retirement housing units to the south which will form a complimentary future phase for the development (and not part of this funding submission). The main access to the new scheme, both vehicular and pedestrian, is from Buxton Drive, located at the north end of the site.

The development responds to the adjoining street frontage of semi-detached housing, creating a building which will house most of the scheme's communal facilities. These facilities will form the 'community hub' of the scheme, providing an active street frontage and a new focal point for the community. This hub faces Buxton Drive making it easily identifiable as the more public part of the building. Inside, the restaurant, community meeting room and the hair salon are located on the Buxton Drive frontage and each has been given a separate entrance to promote these facilities to the neighbourhood.

Additionally, the lounge and multi-purpose activity spaces have been flexibly designed to allow them to be sub-divided for use by both the residents and the wider community. A storage space with recharging points for those people using mobility scooters is also located adjacent to the main entrance.

A gallery area is provided at the upper floor level, looking down into the entrance space providing a visual link to the communal facilities below. Similar light wells through the scheme allow glimpses from the foyer down to the garden courtyards at the lower levels to assist with orientation.

In order to provide a secure environment for residents, fobbed access doors will segregate the residential accommodation from the communal facilities, creating a layer of progressive privacy within the development.

ARCHITECTURAL FORM

A glazed break in the front building emphasises the main entrance and breaks up the mass of the front façade whilst emphasising the strong axis through the scheme internally. This glazed break links internally with a central glazed axis running through the scheme which connects the southern residential building to the communal facilities and provides access to the courtyard gardens at the lower ground level. This axis leads through the communal spaces to the main residential wings allowing views to the outside which will aid orientation both vertically and horizontally. The axis culminates in a double height garden room at lower ground level with direct access onto the communal courtyard garden.

LANDSCAPE

A parking forecourt to the front of the building will be designed as a shared surface, with careful use of both surfacing materials and soft planting to reduce the visual impact of vehicles whilst giving priority to pedestrians. An additional parking court to the south will serve the retirement dwellings in this location (part of Phase 2 - not included within this funding submission).

The form of the building creates a series of distinctive courtyard spaces, with private spaces for use by residents and others for use by the wider community. The majority of the existing mature trees, generally located towards the perimeter of the site, will be retained.

APARTMENTS

The apartments are all self-contained dwellings which comply with 'Lifetime Homes' principles whilst allowing sufficient space for wheelchair accessibility. The residential accommodation comprises 29 No 1 Bed apartments and 30 No of 2 Bed apartments. The scheme will be mixed tenure with the shared ownership dwellings 'pepper potted' so that there will be little or no distinction between the tenures in terms of their design.

ASSISTIVE TECHNOLOGY

An assistive technology system will be included within the scheme which will provide residents with the ability to call for assistance if required. The system will be partially wireless to enable it to be easily adapted to individual resident's needs (e.g. smoke detection, intruder activity, falls / movement and wandering detection etc).

- KEY**
- Communal
 - Ancillary
 - One Bed
 - Two Bed

SCHEDULE OF ACCOMMODATION

Extra Care

1 Bed @ 55m ²	=	29
2 Bed @ 69 - 76m ²	=	30

Total = 59

Retirement Housing

7 no. units
(Phase 2 not included within this funding submission)



Lower Ground Floor

Ground Floor



First Floor

Second Floor

SIDLEY EXTRA CARE



SUSTAINABILITY

The location of the scheme so close to Sidley's local amenities will result in the communal hub being extremely visible and well used by the local community. It is therefore anticipated that these facilities will form a sustainable community resource and complement those already available in the area.

To ensure future flexibility of these facilities individual dwellings have been located above the communal hub. This would enable easy conversion of the communal facilities into dwellings should the need for these facilities not be required in the future.

Amicus Horizon is committed to achieving a BREEAM 'Good' rating for the scheme which will be achieved through a combination of sustainable methods, beginning with a fabric first approach. Renewable technologies will also be further explored to assess their suitability for the project.

SUMMARY

The proposals represent a building of high quality and standards. The design incorporates the best in innovative thinking to meet the needs of older people both now and in the future. The scheme design is well related, in terms of scale and design, to the area surrounding the site.

The salient qualities of the proposals are summarised below:

- Provides a valuable housing and care facility with high-quality and attractive accommodation for older people in Sidley and the surrounding area.
- Provides a building form that responds to the constraints of the site, whilst respecting the existing qualities within the surrounding context in terms of its scale, massing and materials.
- Creates a community resource for the people of Sidley complementing the existing amenities.
- Provides a secure environment with convenient but passively controlled access.
- Provides a variety of amenity space appropriate for the recreational needs of the residents both present and future with an integrated landscaping scheme that reinforces the form and quality of the proposals.
- Provides modern, purpose-built accommodation which will enhance the quality of life of service users and staff.
- Embraces the recommendations set out within the HCA's HAPPI report and proposes an innovative and exemplar design - see summary points and responses below.

Meeting the HAPPI Recommendations

1. Generous and flexible space standards...

The proposals indicate the majority of flats are 2 bed units which will include 3 no. habitable rooms. The layouts include 3 No. 2 Bedroom flats which represents 55% of the total. A typical 2 bed flat within the scheme is between 69-76 m² which exceeds the minimum standard for Extra Care housing [between 65-68 m²].

The design of the 2 bed flats promotes flexibility as they are able to accommodate a number of different arrangements. The third habitable room can be used either as a carer's bedroom, a study or a larger dining room to suit the needs of the individual resident. It is possible to provide a sliding door between the lounge and second bedroom to allow for this flexibility.

Where one bedroom apartments have been included these have been designed together where possible to allow for future conversion of 3 No. 1beds to 2 No. 2 beds. This will allow a level of flexibility for the future conversion should the demand for 3 habitable rooms become greater in the area.

The scheme will be mixed tenure with the apartments either shared ownership or affordable rent. It is envisaged that the shared ownership units will be 'pepper potted' and there will be little or no distinction between the tenures in terms of their design.

2. Maximisation of natural light (including to circulation spaces)...

The windows and balcony doors to all of the dwellings are generously proportioned and the majority include floor to ceiling glazing thereby maximizing the level of natural light within the apartments. There are also a number of dual aspect dwellings resulting from the layout arrangement around each of the garden courtyards.

The circulation spaces are generously proportioned and well glazed ensuring high levels of natural daylight and the opportunity for natural ventilation. Glazed seating bays are provided throughout the scheme to reduce the effective length of the corridors and provide a connection with the garden spaces immediately outside. Double height voids/light wells/seating bays have also been located through the plan to provide natural light penetration vertically.

3. Avoidance of internal corridors and single aspect dwellings for light and ventilation...

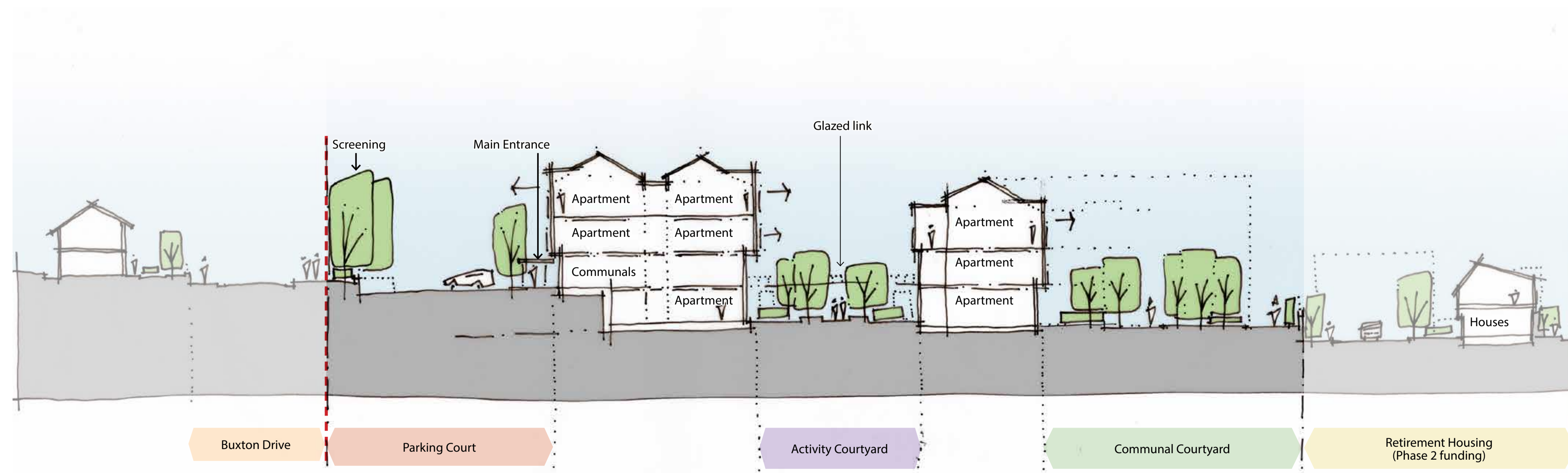
The scheme includes a relatively high proportion of dual aspect flats at the corner/ends of wings. This helps create high levels of natural light into these dwellings as well as natural ventilation. Double height voids, seating bays at the end of corridors and windows into circulation areas have been introduced within the plan. These not only introduce the potential for natural light and ventilation within circulation routes but also assist with way-finding within the building.

All apartments within the scheme have access to a private external balcony, terrace or patio depending on their location, providing enough space for tables and chairs and plants.





Perspective View



Concept Section

SIDLEY EXTRA CARE



4. 'Care ready' homes to accommodation emerging technologies...

The building will be fitted with integral wiring to facilitate the installation of equipment and other smart / assistive technology. This aspect will be further developed throughout the detailed briefing process after the planning application, however it is anticipated a wireless smart technology system, linked to a warden call and access control system, will be installed. The use of wireless technology will allow different devices to be added to the system within an apartment to suit the individual needs of the resident. Comprehensive staff facilities are provided to allow a full management and care team to provide care services on site 24 hours a day. Facilities include staff rest room, changing area, offices and the use of the multi-purpose spaces for training.

5. Circulation that avoids institutionalisation and encourages interaction...

The circulation areas are intended to be meaningful shared spaces, these areas are also beneficial as they create informal seating bays and aid general orientation for the residents. Generous glazing within the circulation areas throughout play a vital role in enhancing the quality of internal space within the building by maximising natural light and providing views to the outside, enhancing orientation from within the scheme.

The main communal areas have also been designed to maximize visual accessibility and avoid the use of dark corridors where possible through the use of lots of glazing on the external walls and the use of internal light-wells. This approach helps make these spaces more welcoming to all who use them by flooding the spaces with natural light.

6. Lively multi-purpose social spaces that link with the community...

At Sidley Extra Care extensive communal facilities have been provided fronting the Buxton Drive and so closest to the local amenities. These spaces create the opportunity to allow people from the wider community to use them creating a community hub which is also the social heart of the scheme. These facilities include a hair salon, lounges, activity/community rooms and a restaurant. These are designed as flexible, multi-purpose spaces.

The main entrance will be open and welcoming with a seating area immediately adjacent to the lobby and the manager's office providing a level of natural surveillance. The design of the elevations means that these areas are visible from the forecourt providing a sense of orientation and legibility for those arriving at the scheme.

The community hub is secure from any of the other parts of the building with discreet fob access maintaining the required level of progressive privacy. This will provide a strong sense of security for the residents and allow community events to take place in the evening without compromising this security.

A separate assisted bathroom is provided in a more discreet location on the lower ground floor adjacent to the lift. A guest staff sleepover suite is also provided within the scheme at second floor level.

7. Engagement with the street and landscape...

The scheme has been carefully developed in response to its context and its massing and composition makes reference to the residential scale of the adjacent housing. Projecting gables and domestic roof-forms allow the scheme to sit comfortably within its context and engage positively with the public realm. The elevational treatment is varied to ensure a good level of visual articulation.

The majority of mature trees around the boundary of the site will be retained. The landscape proposals will further enhance the existing landscape creating a series of useable garden spaces with a variety of planting to increase biodiversity and provide both active and sensory garden areas for residents to enjoy.

8. Energy efficient 'green' building...

The scheme is designed to be energy efficient and the aspiration is to achieve a BREEAM 'good' rating for the development. The scheme will also incorporate renewable technology to provide a sustainable energy source for the scheme. The preferred method is to be identified by the project M & E consultants as the project progresses. The building fabric will be well insulated and exceed minimum standards.

The large proportion of dual aspect apartments provided creates the opportunity for natural ventilation and maximise natural light thereby reducing lighting load.

9. Adequate storage both inside and outside the home...

Storage space is provided at ground floor, adjacent the Buxton Drive entrance, for resident and visitors' buggies/electric scooters. Secure cycle parking will be provided within the buggy store with some cycle stands within the forecourt for visitors.

There is provision for wheelchair storage within each of the flat plans. Additional storage space is provided within each dwelling which meets and often exceeds the requirements of the HCA.

10. 'Homezone' design of shared external surfaces with pedestrian priority...

The landscape design has incorporated pedestrian friendly treatments with 'shared' surfaces to be incorporated into the main forecourt design. This approach will give a perceived priority to pedestrians over vehicles causing them to slow down in the area. A clear pedestrian route is also provided from Buxton Drive to the main entrance.

