

# PRP

## Design Principles for Older Persons Housing (with and without care) – 2017 Revision

Anne-Marie Nicholson - Senior Partner,



# Presentation Overview

- What type of housing is covered
- Bringing things up to date
- Current themes
- Key design issues
- Design illustrations
- Q & A - Should we include anything else .....?

# Factsheet No.6 – Design Principles for Extra Care 2008

13.02.2008
Factsheet no. 8

Care Services Improvement Partnership

Housing LIN



## Design Principles for Extra Care

This factsheet gives essential basic information about key design principles and issues to consider when designing and developing a brief for a new extra care scheme. Case studies illustrate the variety of models that this range of housing takes and show ways of developing a range of different sites.







Prepared for the Housing Learning & Improvement Network by

**PRP Architects**

11 edition July 2004  
 2nd edition February 2008  
 Jane Marie Richards - Group Director  
 Peter Crompton - Associate Director  
 Nicola Woodhead - Architect



We help to improve services and achieve better outcomes for children and families, adults and older people including those with mental health problems, physical learning disabilities or people in the criminal justice system. We work with and are funded by

## Contents

Introduction	1
1 Design Principles and Aims	2
2 Design Criteria – The End Users	3
2.1 Residents	
2.2 Staff	
2.3 Visitors	
3 The Brief – Key Issues to Consider	4
4 Planning for Extra Care	6
5 Design Concept and Layout Considerations	7
5.1 Relationship of Flats to Communal Areas	
5.2 Proprietary Privacy	
5.3 Location and Arrangement of Spaces Near to the Main Entrance	
5.4 Circulation	
5.5 Site Specific Issues	
5.6 Flexibility	
6 Dementia Care	9
7 Interior Design	10
8 Landscaping	11
9 Sustainable Design	12
10 Key Design and Specification Issues	14
10.1 Supporting Quality and Empowerment	
10.2 Wayfinding	
10.3 Lighting	
11 Schedule of Accommodation	16
12 Design Standards and Guidance Documents	18
12.1 Compulsory Standards	
12.2 Further Design Guidance and Good Practice	
Summary	20
Appendix A PRP Case Studies	21
- Denton Garden Village, Buckinghamshire	
- Fenfold House, Wrexham	
- Heathdown House, Poolehaven	
- Harfield Retirement Village, Harpenden	
- Cheshire Oaks Care PR	
- Farning Court, Wiltshire	
- Treco Highgate	
- Moss Vale, Leicestershire	
Appendix B Typical Flat Plans	30
- 1 Bed 1 Bath Flat Plan	
- 2 Bed 1 Bath Flat Plan	

**NINE YEARS LATER...**

# HAPPI Innovations – Award Winning Designs



# Factsheet No.6 – Design Principles for Older Persons Housing (with and without care) 2017

PRP

Housing Learning and Improvement Network  
Design Principles for Older People's Housing (With and Without Care)  
2017 update

DRAFT



## New content

- Case studies replaced with illustrations
- Defining the product – in it's broadest sense
- Current market – an overview
- Tenure options
- Design standards
- Site Suitability
- Planning and transport
- New communities and masterplanning opportunities
- Deck access
- Balconies, bay windows and winter gardens
- Overheating
- Natural light

## What has prompted the update?

Following the 2008 edition, several key changes have occurred across the industry which impact the Extra Care housing sector, including:

- Changes in the Government's view of housing and housing for older people
- Providing mixed-tenure within developments, to subsidise Changes in legislation
- Welfare changes
- Market expectations

# Current Market

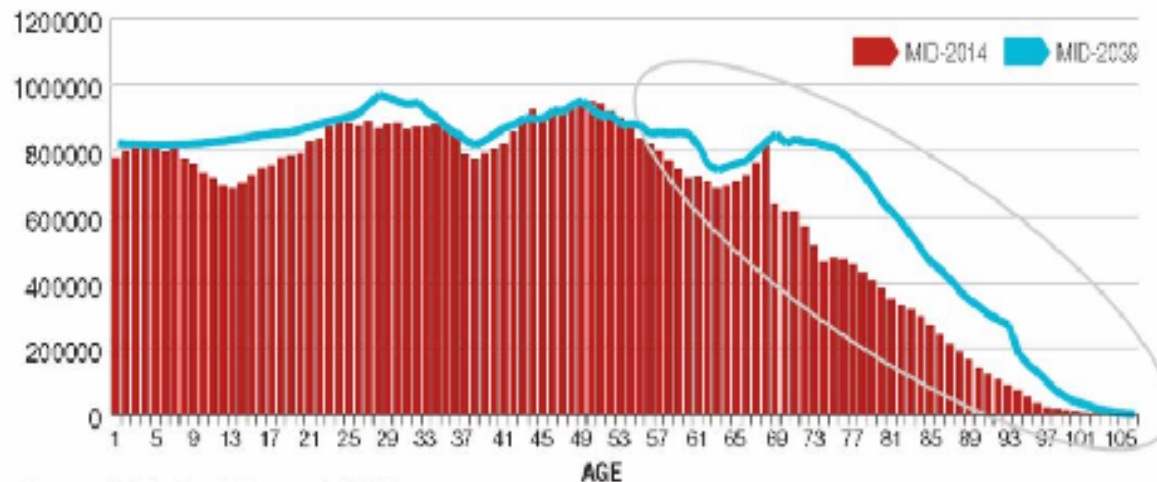
## Market Analysis

*"The population in the UK is expected to increase by nearly 10 million over the next 25 years, taking the total number of people living in UK to 74.3 million by 2039.*

*Around 23% of the population are currently aged over 60.*

*During the next 20 years this proportion will rise to 29%. It is estimated that over-50s hold 66% of all housing wealth, equalling about £2.5 trillion."*

**- Residential Research and Graph, Knight Frank**



Source: Knight Frank Research/ ONS



## What has prompted the update?

We have seen a huge change in our own workload

9 years ago it was an affordable-led market

Now we have 80% of our workload is privately funded and for market sale.

Impacts on design include:

- Location – drive to achieve best value
- Net to Gross – higher levels of ‘saleable’ area
- Defined products geared towards economic target market
- Aspirational features
- Mixed Tenures

## Current Market

Some of the poorest people in the country are the most vulnerable. These include older people who are living in the worst and most inappropriate housing in the country.

There is a need for suitable accommodation across all socio-economic groups and for a more diverse population.

*The demand is there and the need to get it right is imperative.*



# Retirement Housing...what is it ?



(image from Knight Frank)

# Design Standards

## Statutory

There are no specified or defined standards for older persons housing

Building Regulations **Part M section 4** - now covers the national standards for accessibility in all housing:

- Category 1 – this is not adequate for older persons housing
- Category 2 – this should be a minimum requirement for older persons housing
- Category 3 – only some of this should be used for older persons housing. Meeting this requirement in full would result in oversized unaffordable units e.g 62sqm for a 1 bed.

## Good Practice - Reference

There is a plethora of recognised good practice guidance some of which deals with design issues for specific impairments such as visual or cognitive impairments.

*The Housing LIN itself has published much of this on its web site and we will refer to the most relevant.*



# Design Standards – Happi recommendations



- Generous space standards
- Sliding screens
- Flexible open plan layouts



- Maximum natural light and daylight in apartments and circulation spaces



- Dual aspect apartments
- All balconies have space for table and chairs



- 'Care ready' apartments



- Open deck access



- Communal facilities



- Street engagement
- New gardens and existing trees retained



- Cross ventilation prevents overheating
- Generous, shaded private outdoor spaces



- Generous storage inside homes, outside on balconies and adjacent to front doors



- Priority is given to pedestrians not cars
- Car parking for staff and visitors is provided discreetly



# Site Suitability

## Unique and Bespoke Settings



## Unique and Bespoke Settings





# Unique and Bespoke Settings



## Unique and Bespoke Settings



## Unique and Bespoke Settings



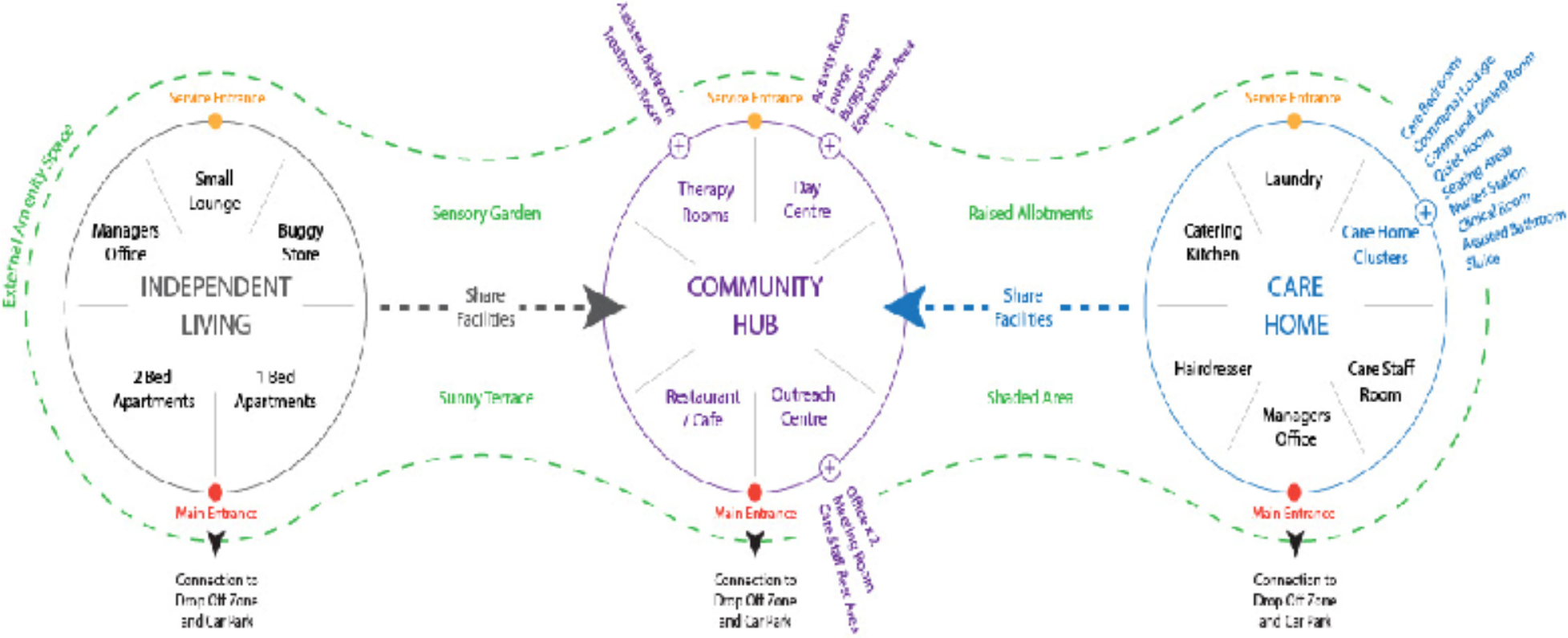
## Retail elements, creating new public realm and intergenerational communiti



Unique and Bespoke Settings – prominent urban corner sites



# Creating a Hub, Creating a Community



Community Hub offers its services to the wider community

Integrating Older Persons Housing in New communities – too often ignored



# Integrating Older Persons Housing in New communities – prominent locatio





**Communal spaces**

## Communal Areas – How much to provide?

Analysis of 20 of our 'Extra Care' schemes with a variety of tenures, circulation types, mix of one and two beds:

### **Area provided per flat:**

- Minimum of 80m<sup>2</sup> per flat in a mid-range private scheme
- Affordable rent schemes seem to be around 100m<sup>2</sup> (the average)
- Maximum of 142m<sup>2</sup> per flat in a luxury high end scheme
- An average of 100m<sup>2</sup> of area allocated per flat

### **Total communal provision (Excluding Circulation)**

- Highest provision = 2,000m<sup>2</sup> (luxury private scheme with 89 units)
- High provision = 1,735m<sup>2</sup> (affordable large scheme of 170 units)
- Average = 1,070m<sup>2</sup>
- Minimum = 360m<sup>2</sup> (a sheltered scheme with minimal communal for affordable rent)
- A good starting point would appear to be 800m<sup>2</sup> and no more than 1,400m<sup>2</sup>

## Communal Areas – what to provide?



## The Spa Bath



## The Hairdressing Room



# The Cafe



The Bar



# The Restaurant





## The Super Facilities



## Inside the Dwelling

# Dwellings

Feedback from residents:

- Storage in apartment or on balcony or elsewhere
- More shelves in Kitchens and bathrooms
- Better guidance on how to use systems in the apartment
- Fitted wardrobes preferred
- Open plan living is preferred when ventilation works in kitchen
- Recessed balconies preferred to projecting as they offer more shelter
- Call systems need to be better

# Private Entrances



# Inside the Dwelling



Inside the Dwelling



# Inside the Dwelling



# Private Sector – larger apartment sizes



Typical 1 Bedroom Apartment  
61 sq.m.



Typical 2 Bedroom Apartment  
84.5 sq.m.



# Narrow Fronted Apartment



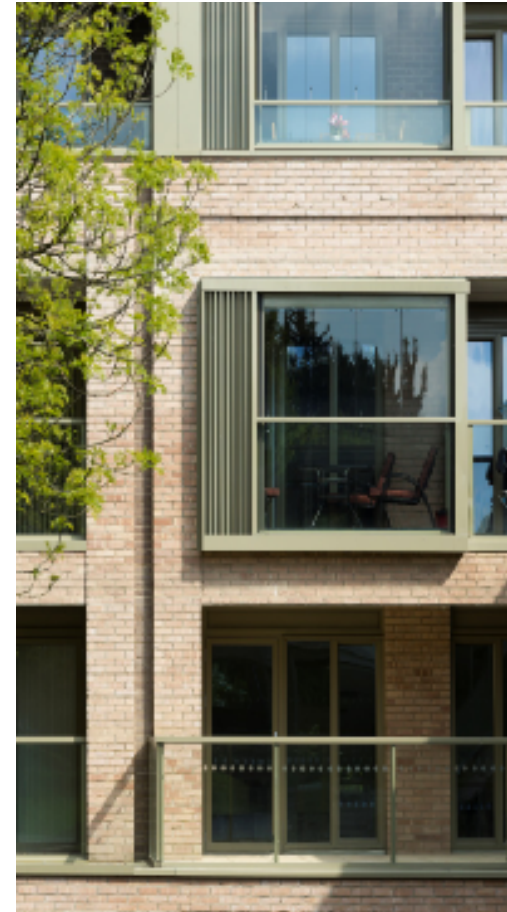
Typical 1 Bed Apartment 54m<sup>2</sup> 1:200



Typical 2 Bed Apartment 78m<sup>2</sup> 1:200

**Overheating**

## Avoiding Overheating – Ventilation which is sufficient but secure



## Avoiding Overheating – balancing large amounts of glazing for natural light and solar gain



## Avoiding Overheating – Solar Shading, horizontal and vertical



**Deck Access**

## Deck Access



Better to provide two means of access to avoid reliance on assumption that residents can 'crawl' under windows to escape and allows windows onto the deck to be openable. Fire rating issues are impacted.

Fire Brigade ruling on buggy storage – it is not allowed on deck access walkways

Deck Access – Privacy Screens (to avoid overlooking onto neighbouring pro





# Deck Access



**Winter Gardens  
Bay Windows  
Balconies**

# Private Winter Gardens



## Private Winter Gardens – inset full width



Full height full width glass with metal balustrade



## Private Winter Gardens – project part width ‘conservatory’ type



## Bay Windows

Not seen so much now!



## Balconies – Private Amenity Space ....a garden in the air and a view



## Balconies – Private Amenity, shelter from the elements





**Natural Light**

# Seating Bays – Social Bays



Natural Light – into deep plans, creating a focal point



## Natural Light- Atria

To Consider:

sprinklers

fire curtains

smoke extract

auto venting

shaded north lights

avoid overheating

Use where plan is  
deep or double  
banking occurs



## **Gardens and Roof Terraces**

## Allotment Gardens



# Activities



# Seasonal Planting





# Roof Terraces



# Roof Terraces



# Roof Terraces



Q&A

What else should we cover ?

Interior Design in Older Persons Housing to follow....