

PRP



Nottinghill Housing



Lambeth

London Region Housing LIN Meeting

Cheviot Gardens
5th September 2017

Clare Cameron
Director PRP



Specialist Housing Group at PRP



- Over 40 staff with specialist knowledge
- 25 years experience in designing housing for older people and other special needs groups
- Over 100 Extra Care projects
- Over 60 Residential Care & Nursing Homes
- 6 Retirement Villages

Our Clients

Religious Orders & Private Charities:

- Orders of St John
- The Mercers Company
- RNIB
- Royal Masonic Benevolent Fund
- The Cinema and TV Benevolent Fund
- Merchant Taylors & Christopher Boones
- Pilgrim Homes
- Salvation Army
- Sisters of Providence, Rosminian Order
- Stoll (War Veterans)
- The Sheppard Trust

Local Authorities including:

- Bristol City Council
- London Boroughs: Barnet, Lewisham, Waltham Forest, Greenwich, Camden & RBKC
- West Berkshire Council
- Reading Borough Council
- Ashford Borough Council
- Essex County Council

Housing Associations including:

- Bedfordshire Pilgrims HA
- Catalyst Housing Association
- Saxon Weald Homes
- One Housing Group
- Hanover Housing Association
- Circle Anglia
- Notting Hill Housing Trust
- Joseph Rowntree Foundation
- Orbit Housing Group

Private Sector:

- Lifecare Residences
- URV
- Hamberley
- Berkeley Homes
- Signature Senior Lifestyle Ltd
- McCarthy & Stone
- Barratt Homes
- Beechcroft
- Audley

Specialist Housing – What we do



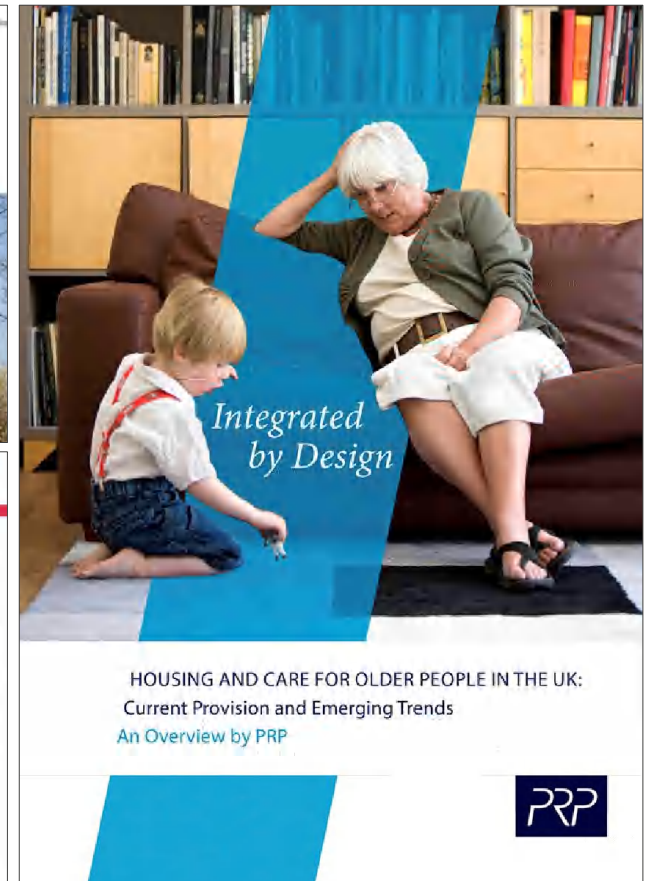
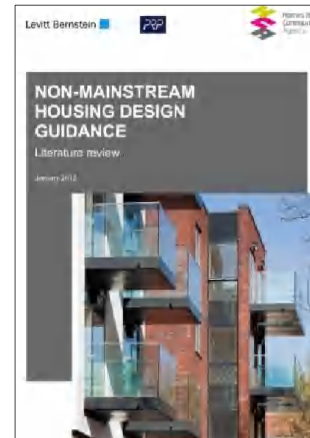
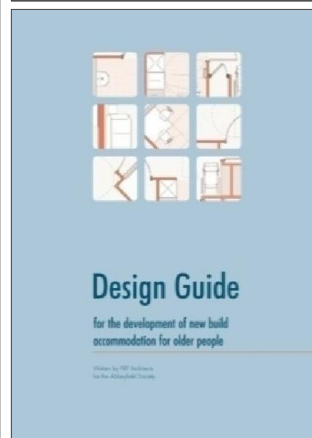
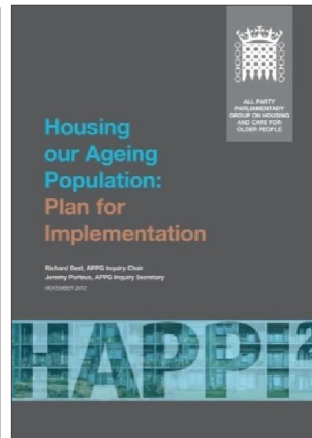
Integrated Approach to Design:-

- Interior Design
- Landscape
- Planning
- Environmental

Typologies:-

- Independent Living
- Extra Care
- Retirement Villages
- Care Home
- Dementia Care
- Day /Resource Centres
- Learning Disabilities
- Health Centres

Publications and Research



- Thorough understanding of client and end user needs
- Extensive knowledge of current legislation and relevant policy
- Experience of all types of procurement
- Authors of authoritative guidance documents

HAPPI – Housing our Ageing Population: Panel of Innovation

- PRP are recognised ‘thought leaders’ within this sector
- PRP was represented on the expert panel for the HAPPI report published in December 2009 setting out recommendations for the future shape of our housing for older people
- PRP was consulted by the All Party Parliamentary Group (APPG) on Housing and Care for Older People: HAPPI²
- The HAPPI report called for a national effort to build new and better Quality homes for older people
- 10 key recommendations
- Plan for Implementation (HAPPI²)



HAPPI

Recommendations

10 Recommendations for Design

1. Generous/ Flexible Space Standards
2. Natural light (incl. circulation spaces)
3. Avoidance of internal corridors and single aspect dwellings for light and ventilation
4. 'Care ready' homes to accommodate emerging technologies
5. Circulation that avoids institutionalisation and encourages interaction
6. Lively multi-purpose social spaces that link with the community
7. Engagement with the street
8. Energy efficient 'green' buildings
9. Adequate storage inside and outside home
10. Homezone design of outside spaces with pedestrian priority

 <p>1 Generous use of space for all day living St. Catherine's, Dublin</p>	<p>the new retirement homes should have generous internal space standards, with potential for three habitable rooms and designed to accommodate flexible layouts</p>
 <p>2 Strong circulation with a view St. Catherine's, Dublin</p>	<p>care is taken in the design of homes and shared spaces, with the placement, size and detail of windows, and to ensure plenty of natural light, and to allow daylight into circulation spaces</p>
 <p>3 Balcony or garden in front of each apartment St. Catherine's, Dublin</p>	<p>building layouts maximise natural light and ventilation by avoiding internal corridors and single-aspect flats, and apartments have balconies, patios, or terraces with enough space for tables and chairs as well as plants</p>
 <p>4 Fully accessible spaces in Design St. Catherine's, Dublin</p>	<p>in the implementation of measures to ensure adaptability, homes are designed to be 'care ready' so that new and emerging technologies, such as telecare and community equipment, can be readily installed</p>
 <p>5 Access to shared balcony space in front of each apartment St. Catherine's, Dublin</p>	<p>building layouts promote circulation areas as shared spaces that offer connections to the wider context, encouraging interaction, supporting interdependence and avoiding an 'institutional feel', including the imaginative use of shared balcony access to front doors and thresholds, promoting natural surveillance and providing for 'defensible space'</p>
 <p>6 Living spaces with shared balcony access St. Catherine's, Dublin</p>	<p>in all but the smallest developments (or those very close to existing community facilities), multi-purpose space is available for residents to meet, with facilities designed to support an appropriate range of activities - perhaps serving the wider neighbourhood as a community 'hub', as well as guest rooms for visiting friends and families</p>
 <p>7 Green roof and outdoor seating St. Catherine's, Dublin</p>	<p>in giving thought to the public realm, design measures ensure that homes engage positively with the street, and that the natural environment is nurtured through new trees and hedges and the preservation of mature planting, and providing wildlife habitats as well as colour, shade and shelter</p>
 <p>8 Green roof and outdoor seating St. Catherine's, Dublin</p>	<p>homes are energy-efficient and well insulated, but also well ventilated and able to avoid overheating by, for example, passive solar design, the use of native deciduous planting supplemented by external blinds or shutters, easily operated awnings over balconies, green roofs and cooling chimneys</p>
 <p>9 Shared balcony access St. Catherine's, Dublin</p>	<p>adequate storage is available outside the home together with provision for cycles and mobility aids, and that storage inside the home meets the needs of the occupier</p>
 <p>10 Green roof and outdoor seating St. Catherine's, Dublin</p>	<p>shared external surfaces, such as 'home zones', that give priority to pedestrians rather than cars, and which are proving successful in other countries, become more common, with due regard to the kinds of navigation difficulties that some visually impaired people may experience in such environments.</p>

HAPPI Innovations – Award Winning Designs



Cheviot Gardens, West Norwood



Existing fabric of the street



Edwardian houses offer good aspect from the site and are constructed of tile hanging and brick with detailing



Existing semi's



Private face of the building is on the street. Therefore its heavily fenced for security reasons. This does not respond to existing frontages or form and engagement with the street



Significant height difference between existing houses and present building



Existing building. Parking set back from the road. Hidden entrance



3-storey houses



Lower ground level offers scope for undercroft parking by reusing existing ramp. Existing higher building in centre of the site



Existing fabric of the street



Existing fabric of the street



Existing entrance has no relationship with the street. It presents 'reclusive' image and is unwelcoming, hidden and lacks natural surveillance.



Tennis courts offer potential outlook onto urban 'space' and 'air'



Existing semi's

Cheviot Gardens: Original 1970's Sheltered Housing Scheme



Cheviot Gardens: Original Sheltered Housing Scheme



Cheviot Gardens: Original Sheltered Housing Scheme



Cheviot Gardens: Original Sheltered Housing Scheme



Cheviot Gardens: Original Sheltered Housing Scheme



Cheviot Gardens: Original Sheltered Housing Scheme



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Cheviot Gardens - The Brief

Notting Hill in partnership with the London Borough of Lambeth Housing Department (LBL) wished to transform Cheviot Gardens, West Norwood from a dated and unsuitable sheltered housing scheme into a 'state of the art' exemplary Extra Care Housing development.

Notting Hill's Vision and Strategy for Redevelopment

Notting Hill set out to create;

- A 'Flag Ship' HAPPI scheme for older people
- Good quality independent homes,
- Suitable communal provision
- Adjustable levels of Care to create 'Homes for Life'

Consultations



Proposal

86 apartments

69 x 1B and 17 x 2B

Tenure mix

68 Extra Care rented apartments

18 General Needs shared ownership apartments

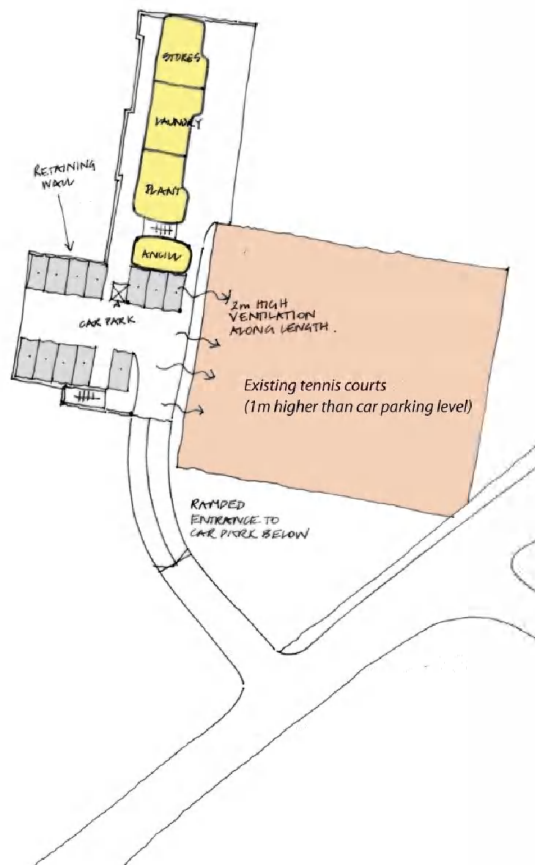
Key

- One Bed Apartments @ 56m² All One Bed apartments are larger than previously shown by 1m²
- Two Bed Apartments @ 70m²
- Communal Facilities

22 Car Parking spaces with possibility of 4 additional spaces in front of the block at the north of the site.

Total number of apartments = 84

22 no. 2B's
62 no. 1B's



Lower Ground Floor Plan

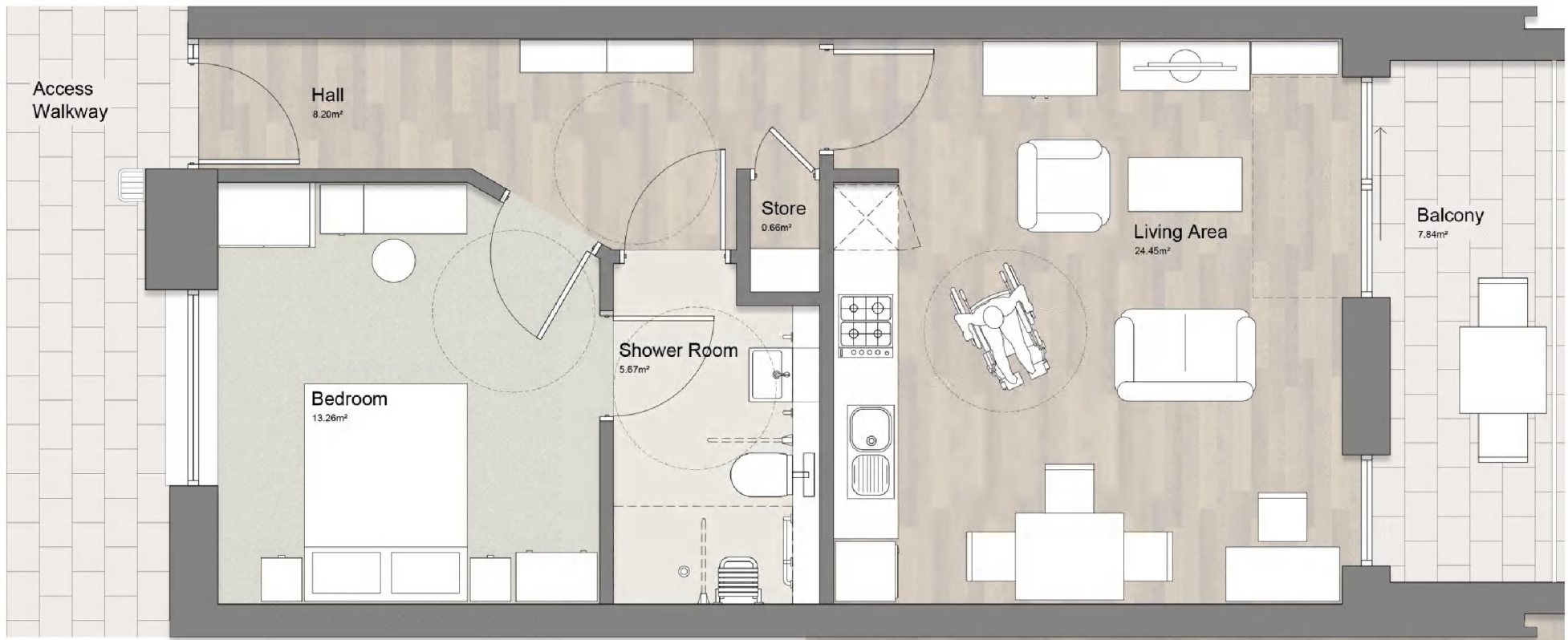


Ground Floor Plan

Narrow 1B Flat @ 54m²

Responding to the recommendations in the HAPPI report;

- Dual aspect apartments with gallery access
- Generous private amenity space
- Generous storage
- Maximum natural light – large windows
- Care-ready with aids and adaptations to allow ageing in place



Narrow 1B Flat @ 54m²



Ground Floor



First/ Second Floor



Landscape Design



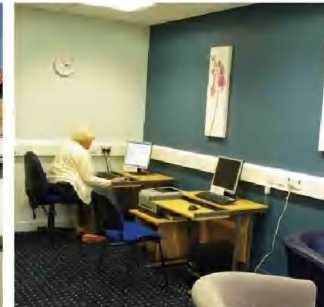
All images for illustrative purposes only



Rev_A (09/02/12) Amendments to layout (01/13)



Communal Spaces



Elevations



Cheviot Road Elevation **NTS**



Thornlaw Road Elevation **NTS**



Casewick Road Elevation **NTS**



Elevations



Main Entrance – engagement with the street



Planning CGI



Garden elevation



Planning CGI



Avoiding Internal Corridors



Circulation that encourages interaction



Attractive landscaped gardens



Contact with the garden



Natural surveillance and views of the wider community



Circulation as shared amenity space



Residents lounge within the garden



Lessons Learnt

What worked well

- New building fits well into its setting, exploiting the irregular shape and geometry of the site
- Positive feedback from residents
- Strong community cohesion already
- Deck access design is well liked by staff and residents
- Narrow apartments are well liked
- Mature trees provide an attractive backdrop to the garden

What didn't work so well

- Underused communal facilities?
- Cafeteria not yet commissioned
- Shared ownership apartments not all sold yet
- Some overlooking across the shared ownership apartments
- Further opportunity for warm, attractive, domestic interior design

Hairdresser



Residents Lounge



Dining Room





Thank you

