

Insights into designing the Longbridge Retirement Village

**Wendy Griffin** Director, **Nicol Thomas Architects**  
New Housing LIN case study

# Longbridge Retirement Village

The ExtraCare Charitable Trust

- First established 1856
- J Coulson Nicol
- Salway Nicol
- Wynne Thomas

**Architecture and Master Planning**

**Project Management**

- Retirement
- Commercial
- Housing
- Education

**Principal Designers & Code Assessors**

**Quantity Surveying & Building Surveying**

- 50+ staff across two offices
- Work nationally
- Range of sectors

- Health
- Industrial
- Public Services
- Master Planning

**nicol thomas**



# LONGBRIDGE VILLAGE

**Project awarded Feb 14**

**Planning submitted June 14**

**Planning granted Sept 14**

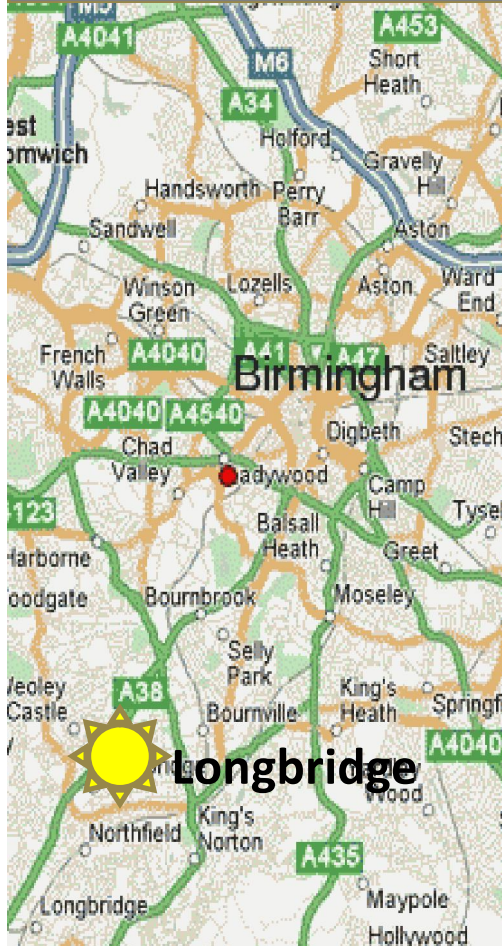
**Start on site February 15**

**Handover May 17**

**Residents moved in July 17**

# Location: Lickey Road, Longbridge

- 5 Acres
- Brown field site
- Longbridge Area Action Plan



the site

# Historical and social context

- 1906 Herbert Austin car manufacturing factory
- Start of the vibrant Longbridge Community
- Administration 2005
- Subsequent failed attempts to reinvigorate the facility
- Devastating effect on community
- Job losses
- Much needed regeneration
- St. Modwin, BCC, BC, HCA
- New vision to bring community back together
- ECCT Retirement Village creating homes for older people



# Stakeholders ... communication, communication, communication

- The ExtraCare Charitable Trust
- St. Modwins
- Birmingham City Council
- The Homes and Communities Agency (now Homes England)
- Galliford Try Partnerships
- Approving Bodies
- **Longbridge Residents**



# Extra Care NOT a stereotypical image of a Care Home ...



...it's about intelligent arrangement of space, understanding architecture, materials, construction and the complex unique needs of staff and individuals...



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# What were our objectives?

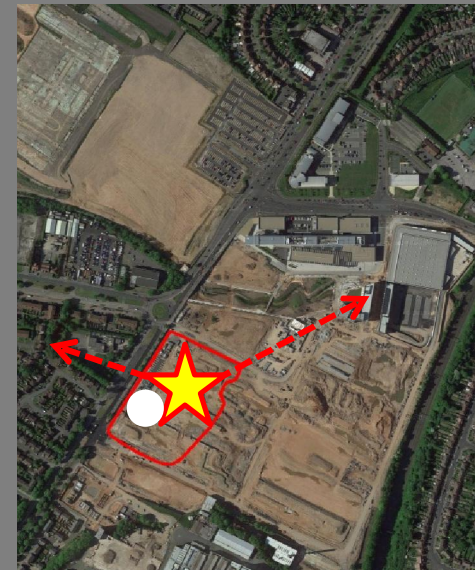


Design:

- Age appropriate
- Independence
- Dignity
- Bring people together
- Community asset
- Renewed life
- Home for life
- Create jobs

# Strategic opportunity...

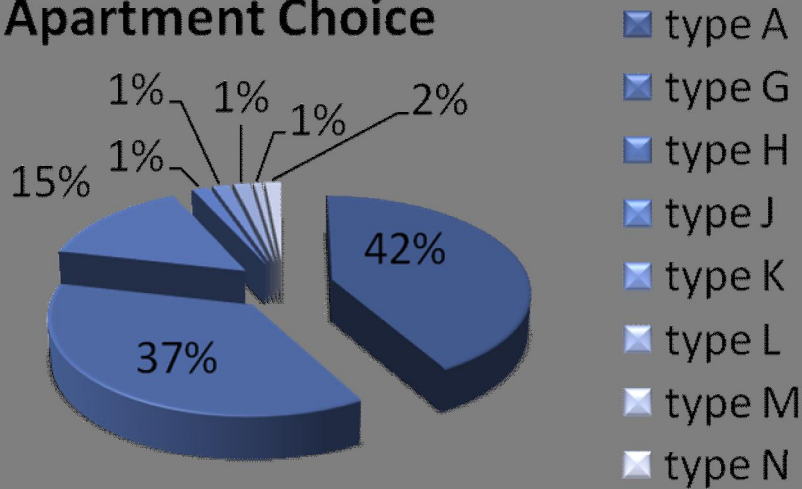
- ★ Site
- 1 Extg community
- 2 Train Station
- 3 Future Housing
- 4 Future Employment
- 5 New Shops



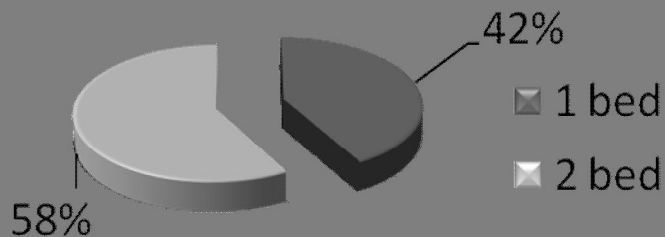
# What were our challenges and aspirations?

- 260 mixed tenure units, range of size & types
- Homes for 350 residents
- 5 acre site
- 6m falls across the site
- 60% car parking

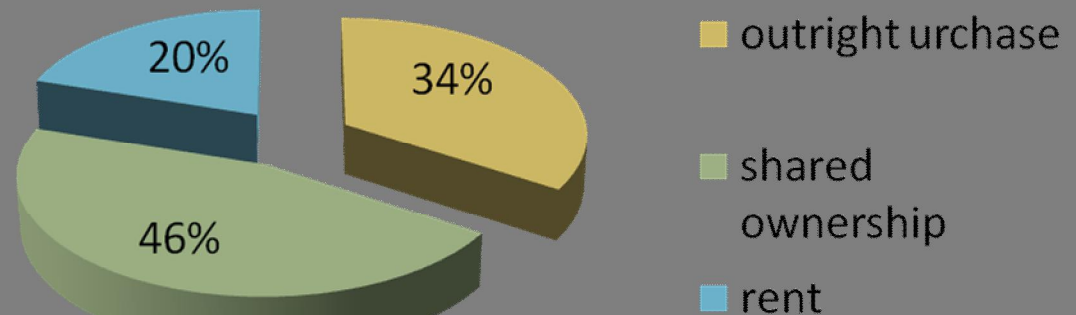
## Apartment Choice



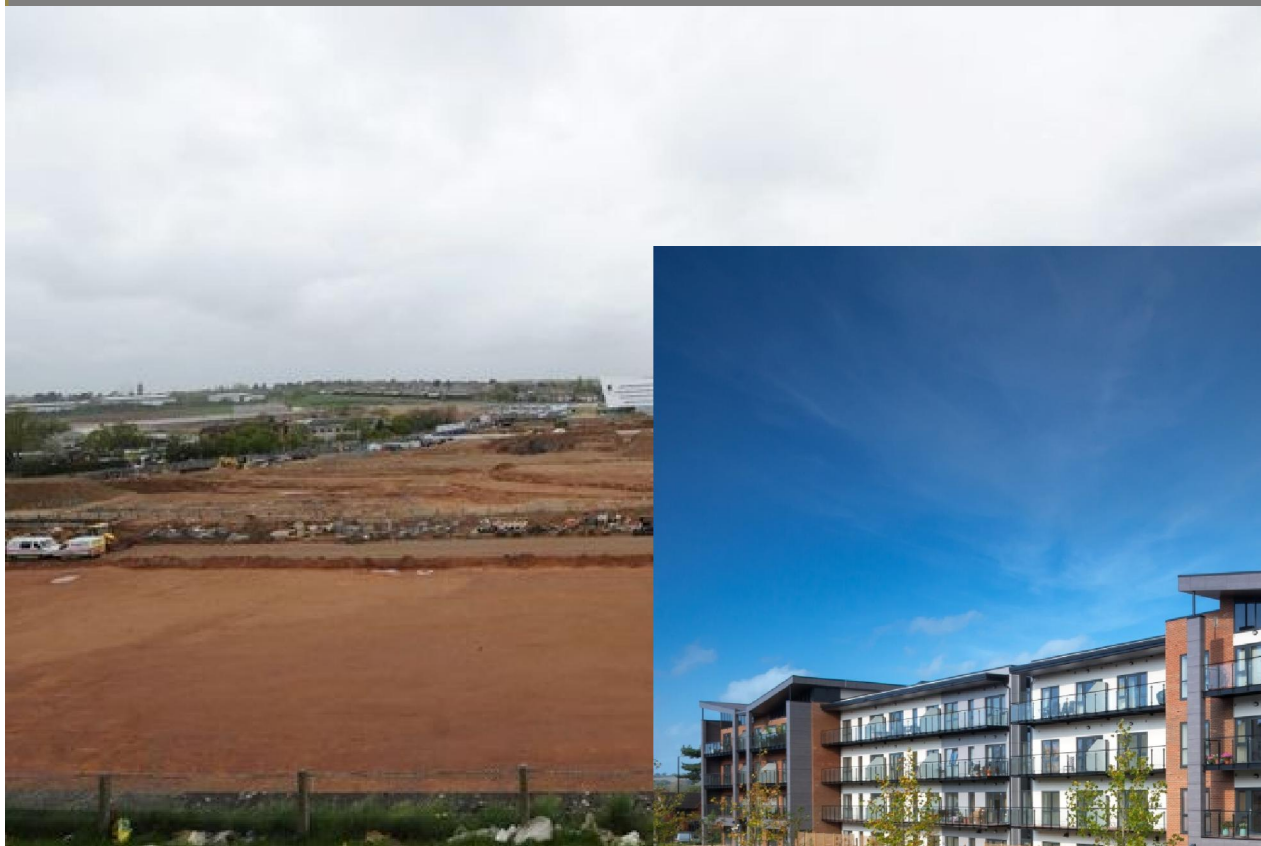
## Number of bedrooms



## Mixed Tenure



From this... to this ...



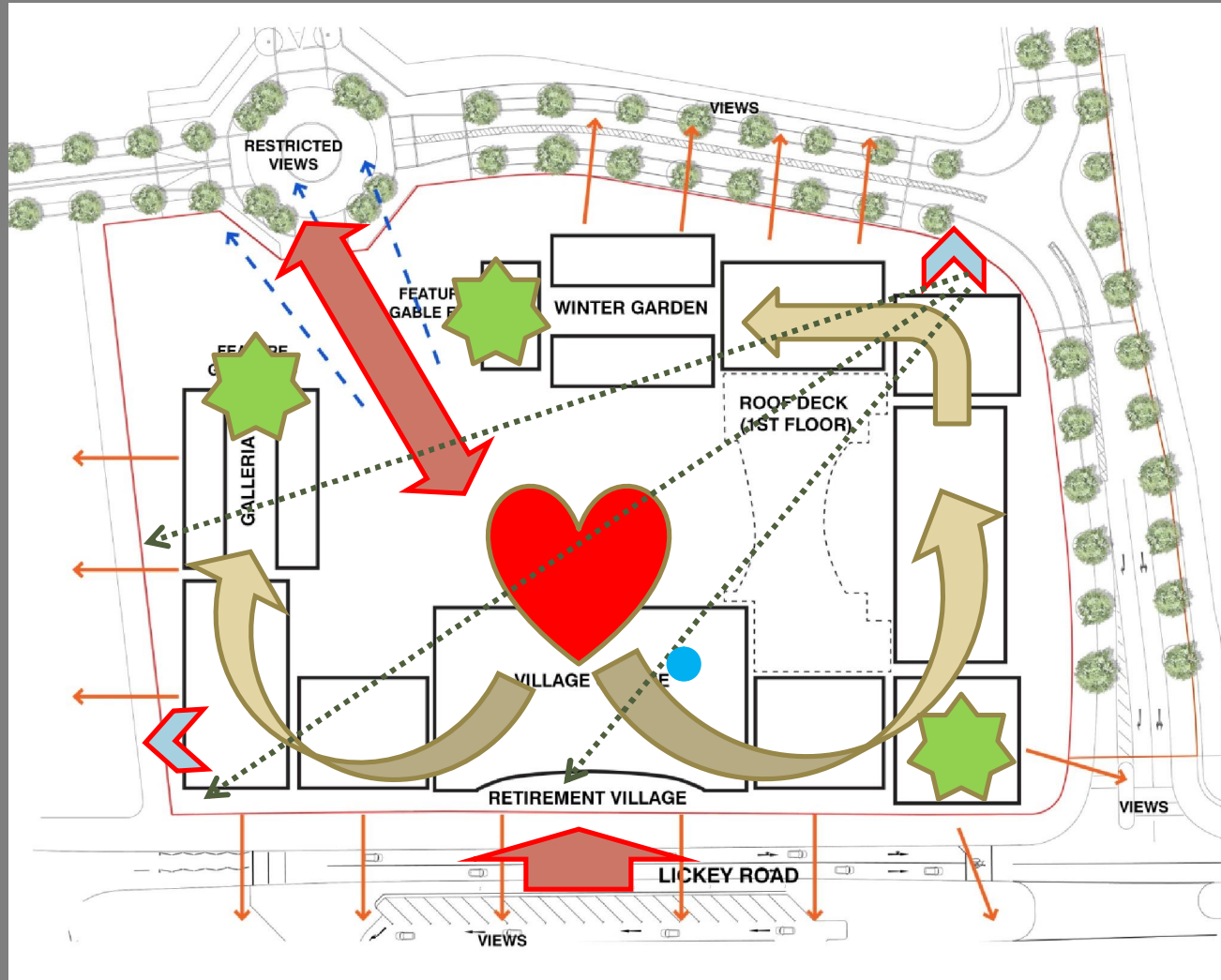
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From this...to this ...

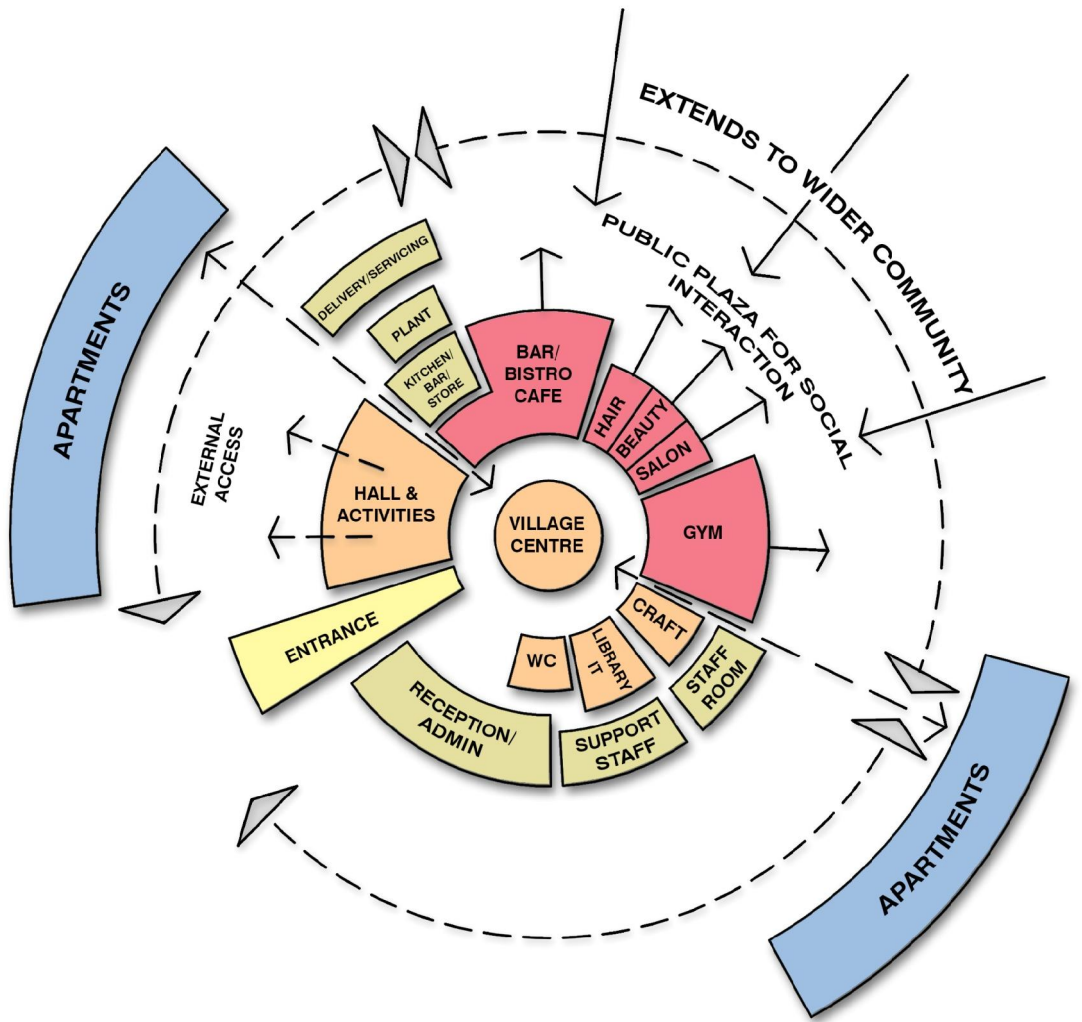


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# Strategic building arrangement



# Community Focus - both inside & out...

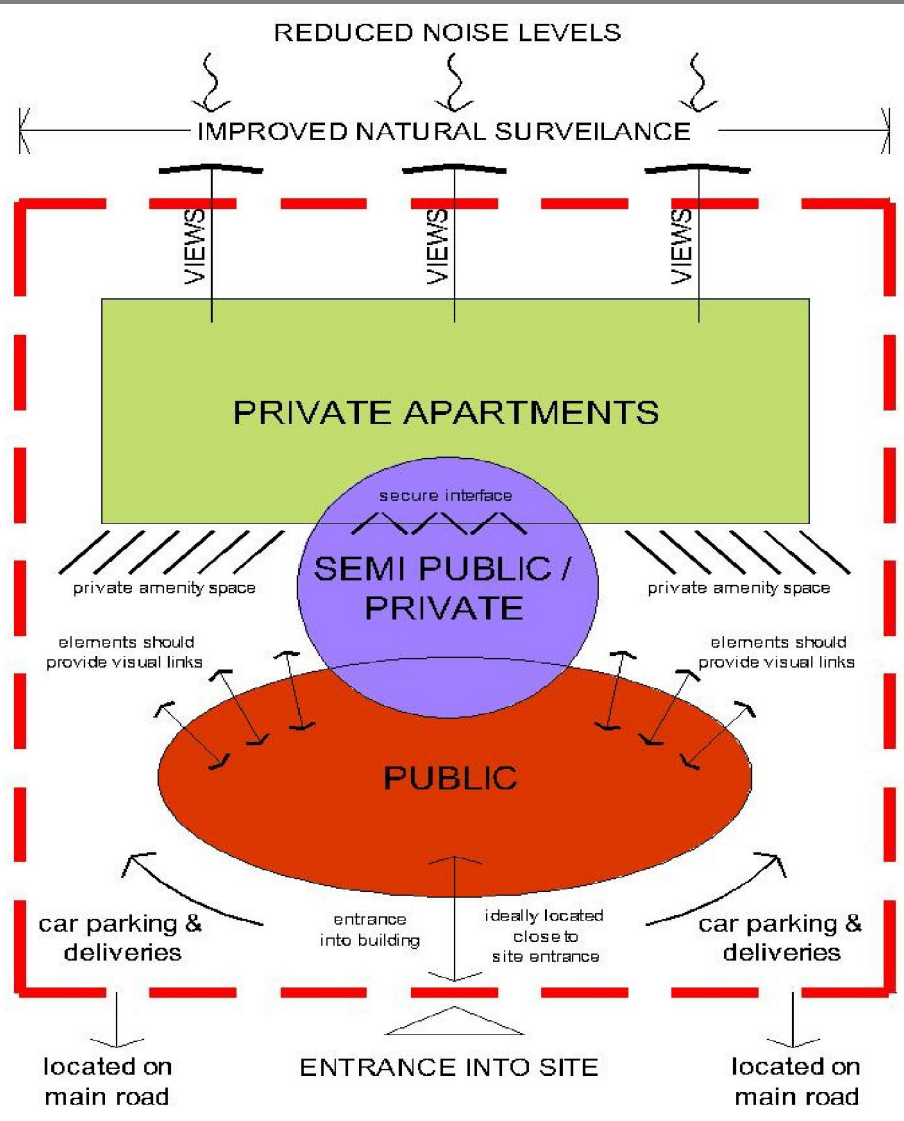


Improved social wellbeing:

- Friendly
- Engaging
- Active
- Encouraging
- Healthy
- Intuitive
- Commercial
- Asset
- Convenient
- legible



# Someone's home - progressive privacy

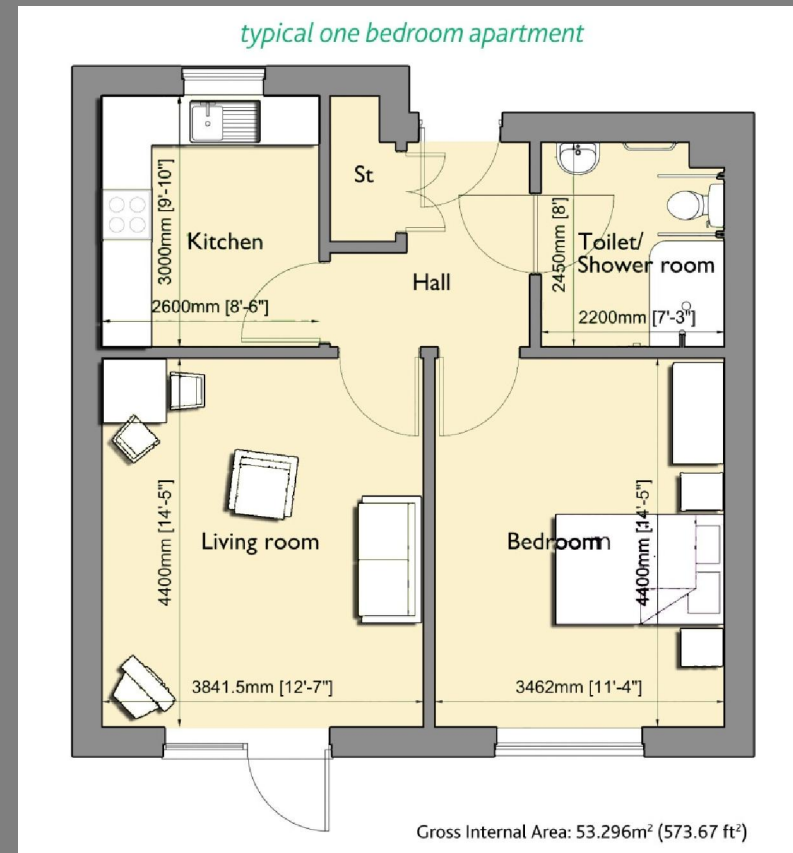
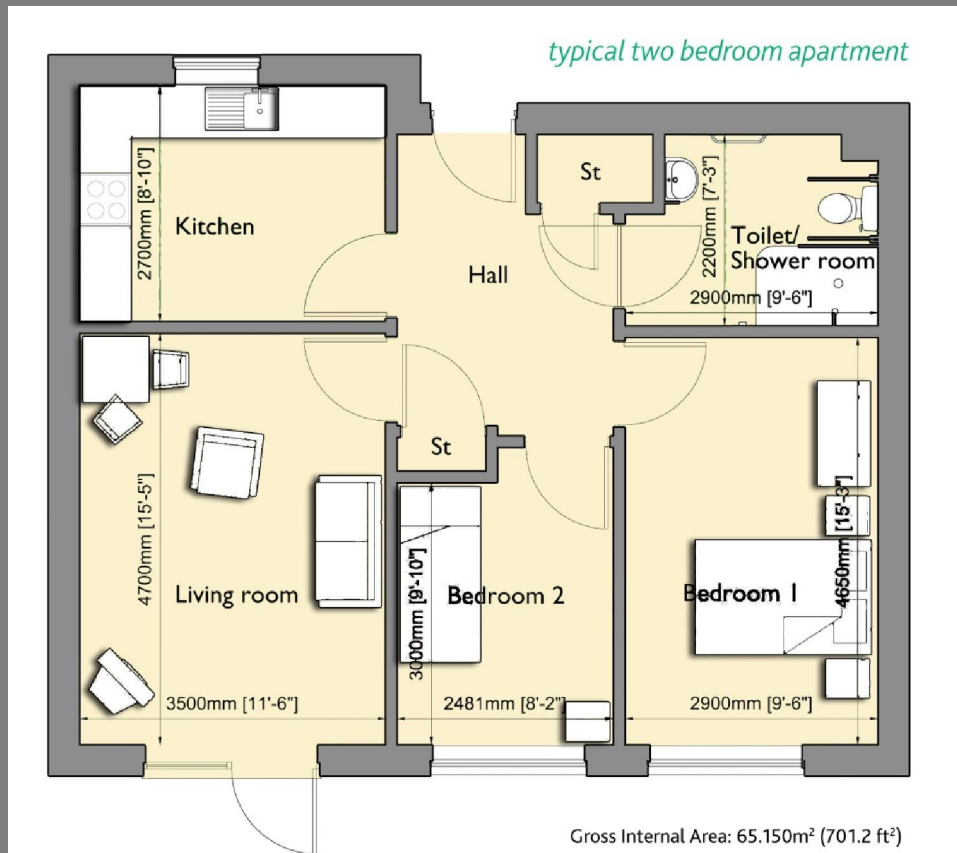


- Main entrance obvious
- Communal facilities clearly identified
- Public face of the building
- Somewhere to socialise
- Reinforce public/private
- Apartments private
- Personal space
- Secure access
- Invitation only



# Typical 1 bed/2 bed Apartments

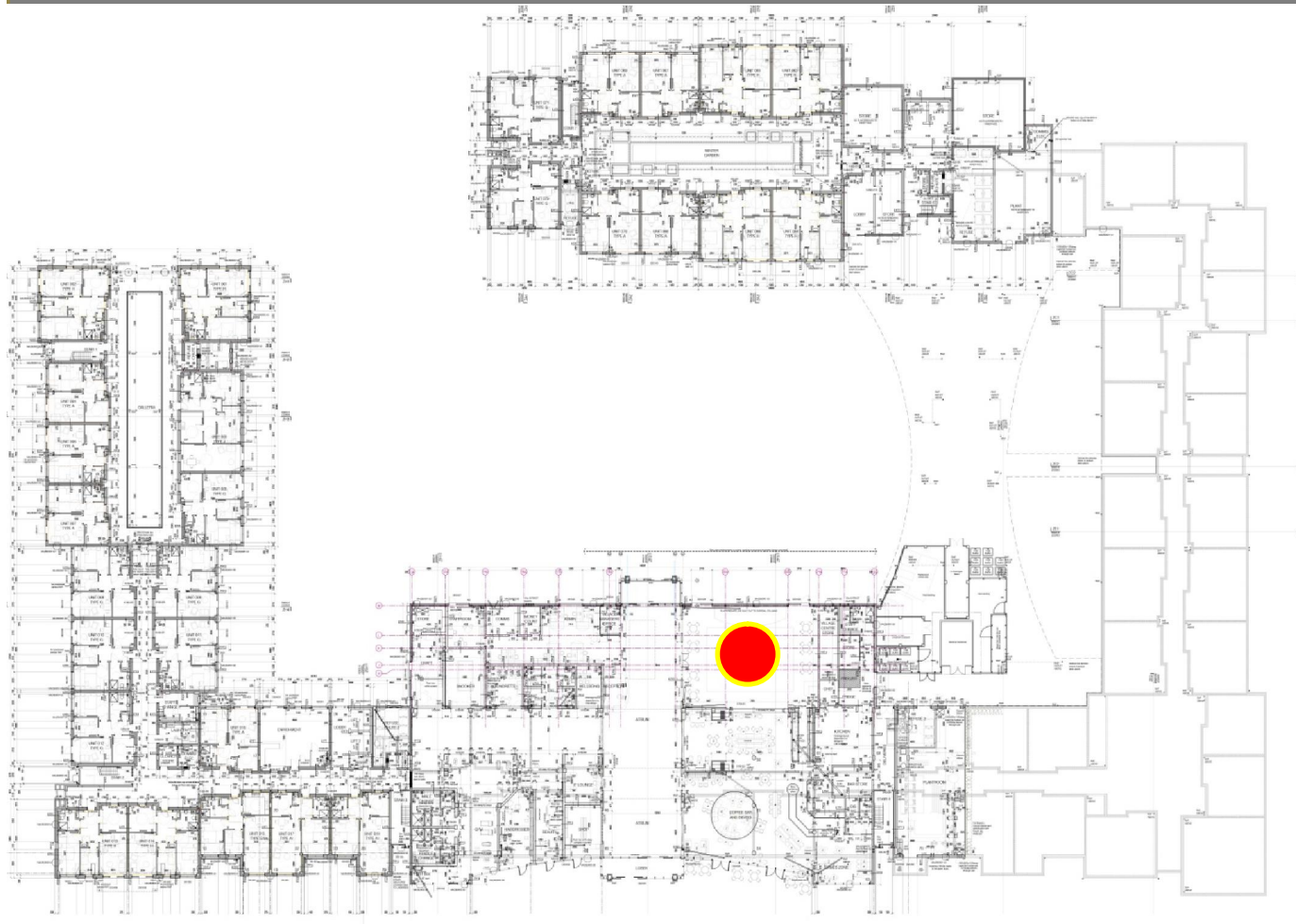
- Own front door
- Walk-in shower
- Fully accessible
- Own balcony
- or Own patio
- Care ready



# Place of destination



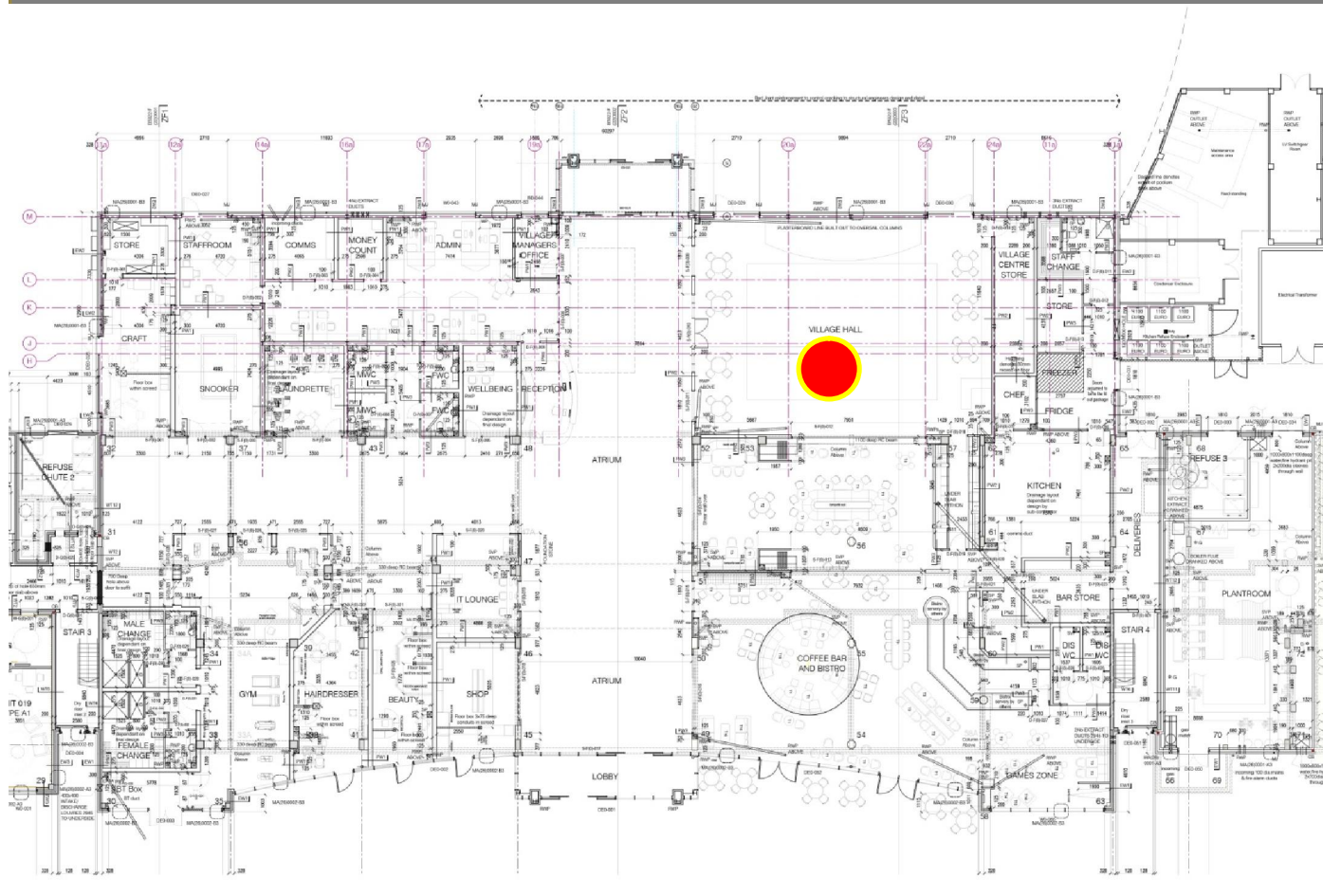
# Construction



o/a ground floor plan: co-ordinated setting out

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# Construction

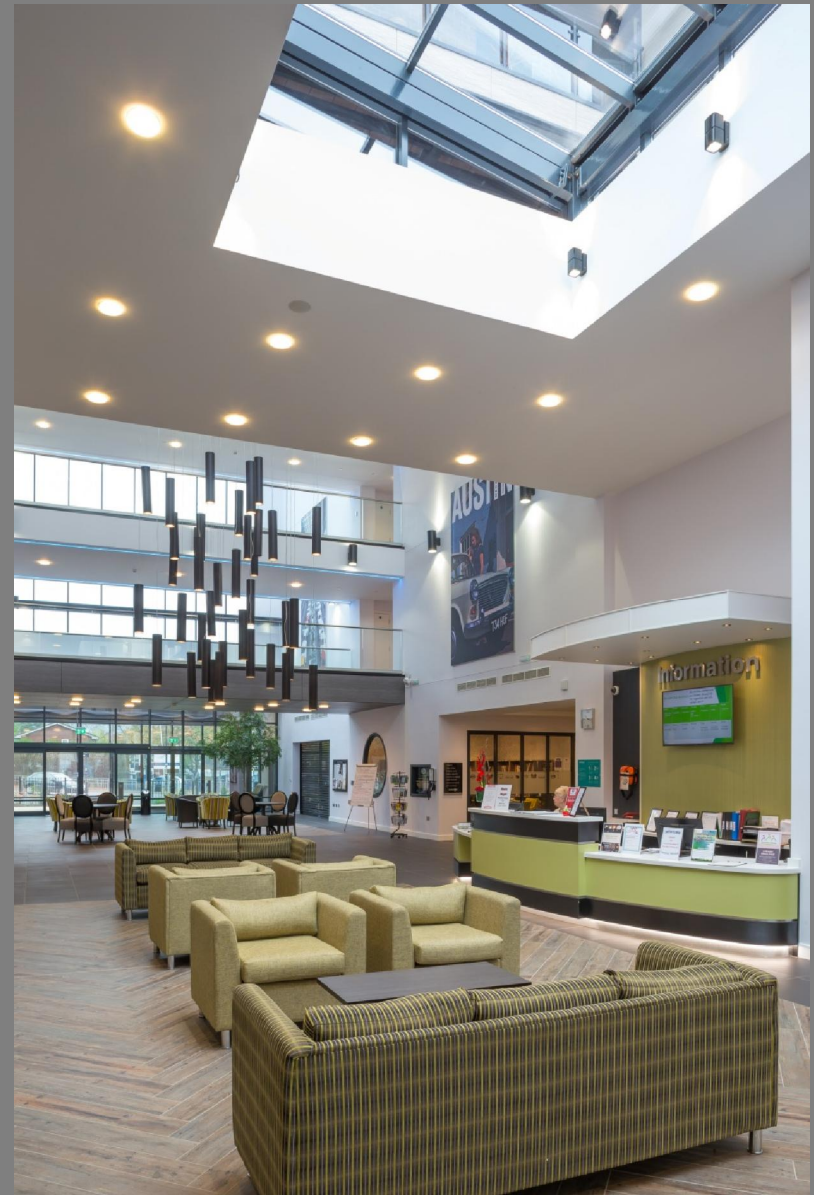


village centre floor plan: co-ordinated setting out

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# Social engagement and places to go



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# Capturing views and changing direction



# Residents' entrance



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# Apartments



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# Clean and contemporary



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# Gardens and outdoor space

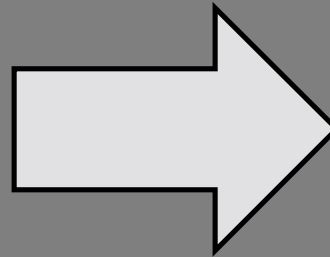


# Good Design makes you happy

## Good Design

### Results in:

- Improved space standards
- Feeling of 'being at home'
- Increased natural lighting
- Increased natural ventilation
- Direct access to outside
- Opportunities to learn
- Places to socialise
- A feeling of being valued



## Positive Impact

### Benefits:

- improved health and well being
- reduced demand on health/GP services
- 'aspirational'
- release of larger family homes
- Greater choice
- Community asset
- Sustainable communities

Thank you



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