



Member of the SNC-Lavalin Group



The Vision

Working as a Team to achieve success

New Earswick for All Ages

Introductions



Sue Rugg
Faithful+Gould



Clare
Cameron
PRP
Architects



Diana Celella
Drawing Room
Interiors



New Earswick, York



Established in 1904, as a self-governing garden village

JRHT owns the freehold of nearly all the properties in New Earswick

Today's aim is to provide an inclusive neighbourhood that addresses loneliness, dementia, poverty and digital exclusion, and involves people of all ages



Joseph Rowntree Housing Trust – The Vision

The vision was to create a **vibrant new centre** for village life, where people of all ages can come together and enjoy a **safe, social** and **inclusive** environment centred around the newly redeveloped Folk Hall.

The New Earswick for All Ages project aims to **future-proof** buildings and services, making them fit for the challenges of an ageing society, and putting older residents back in the centre of the village.

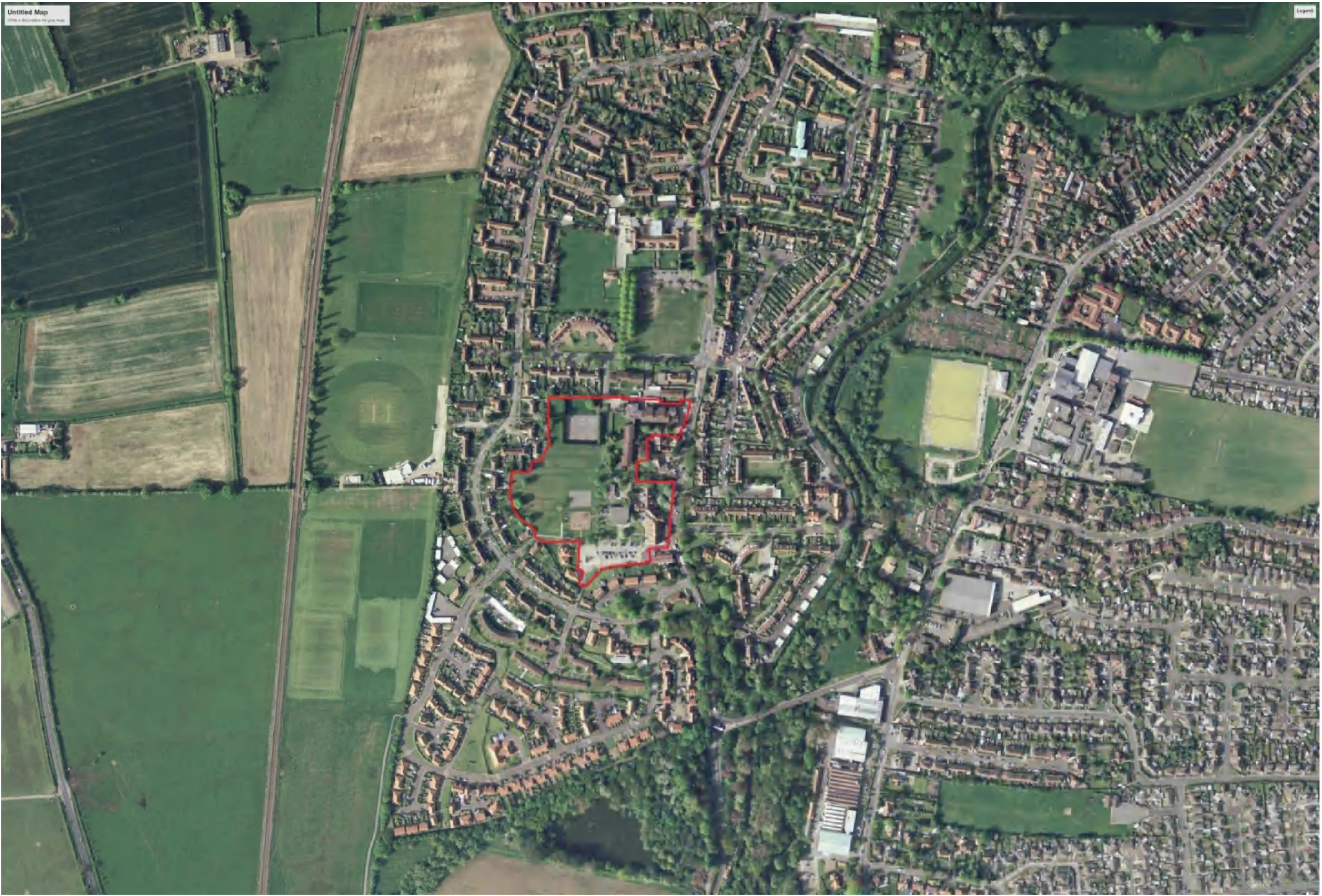
New Lodge will address the growing demand for **flexible, high quality housing** and **care** for the over 55s, with an emphasis on allowing residents' care needs to be supported as they change over time. We want to make sure residents can stay in their own homes for as long as possible, and enjoy social activities as well as the new dining facilities at the Folk Hall.



New Earswick for All Ages - JRHT's 8 Aims

1. **Flexible housing** choices for residents moving from family housing and unsatisfactory care accommodation
2. **Integrated housing for older people** within and not separate from the wider community
3. **Joined up health and social care** to minimise acute care and maximise independence
4. **Community facilities** within the proposals to enhance the wellbeing of the wider village
5. **Support to combat loneliness**, stigma and social isolation
6. **Innovative design for dementia** - a community that can improve its care and support for residents with dementia
7. **Minimal service charges** to residents through use of existing assets in the community (eg Folk Hall) rather than extensive communal spaces within the extra care housing
8. **Efficiency care and support** through innovative design and layout





New Earswick Garden Village



Existing green routes through the village provide an important precedent for our masterplan proposals.



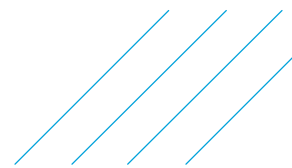
Brick arches are a strong theme within the village and have been replicated in a contemporary way within our design.



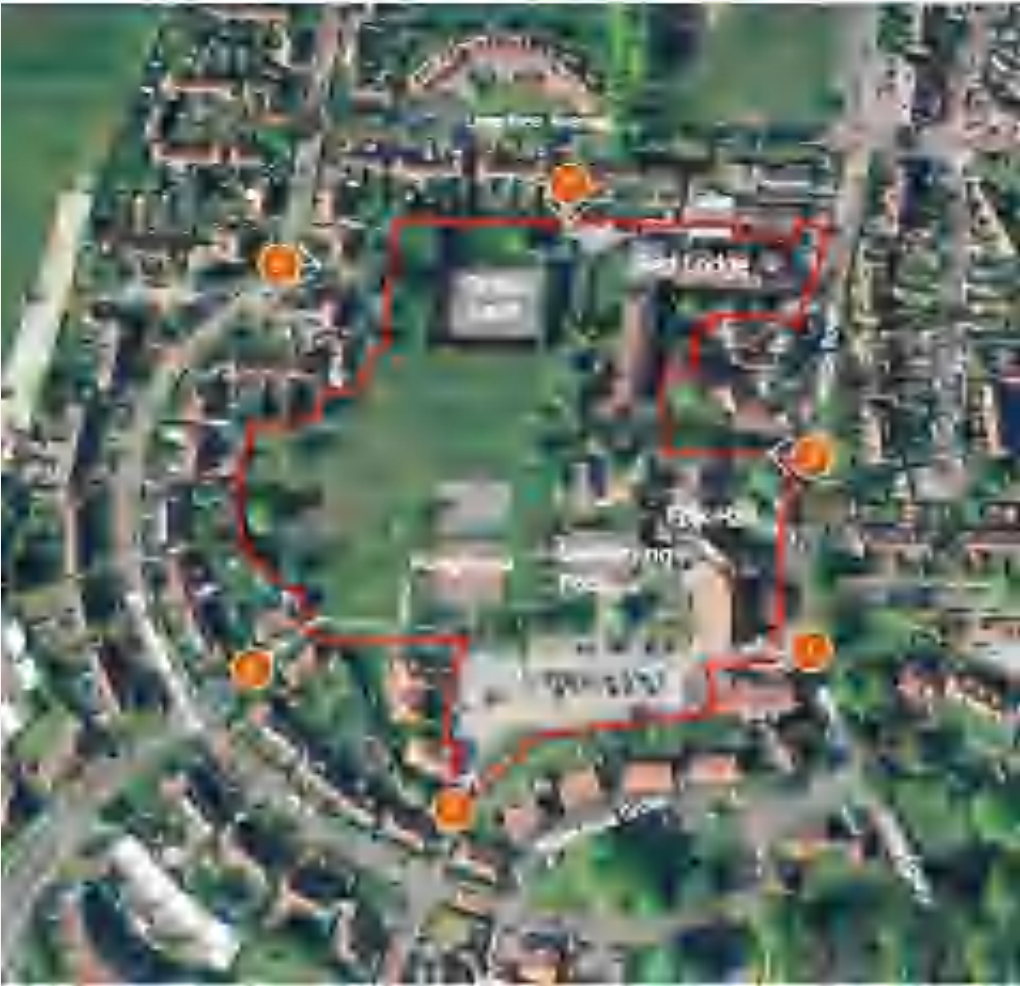
The new housing will have entrances directly off principle routes in the same way as elsewhere in the village.



Chestnut Grove demonstrates buildings in courtyard arrangement which provide natural surveillance over shared spaces.



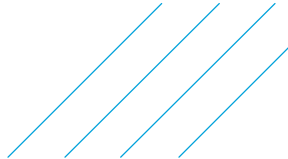
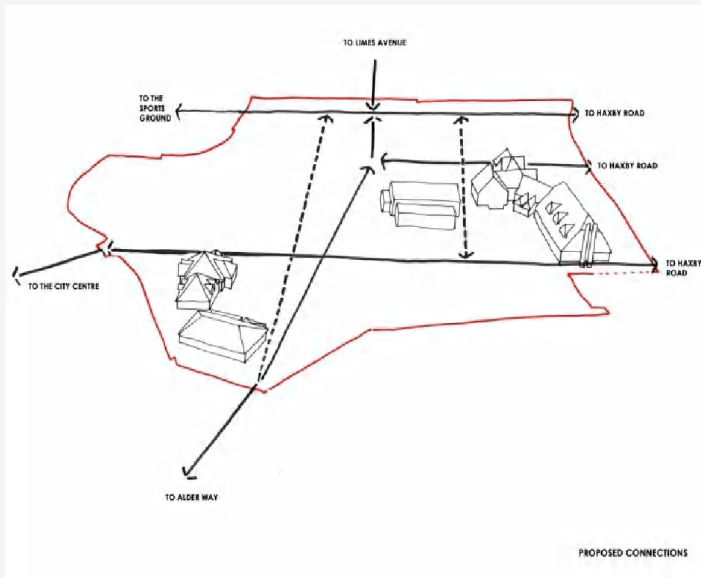
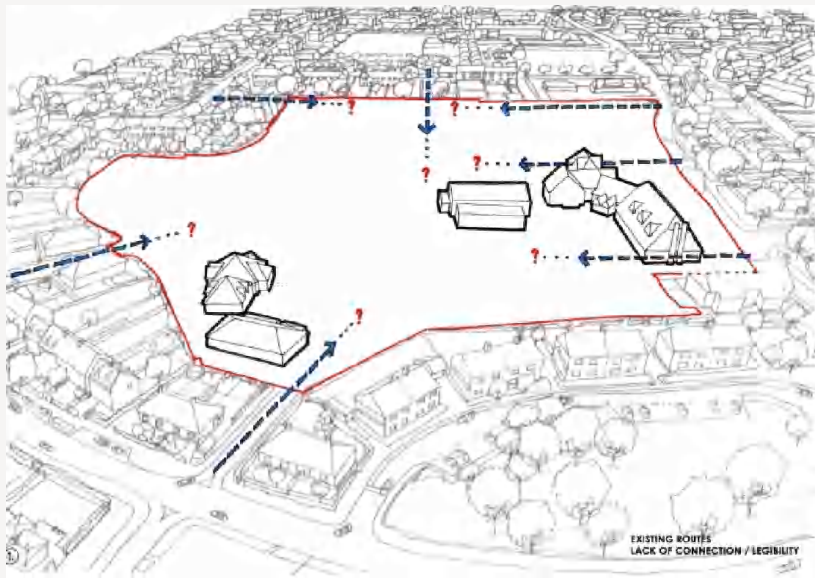
The Existing Site



PRP

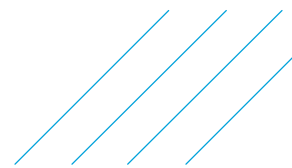


Existing Routes – Lack of Connections

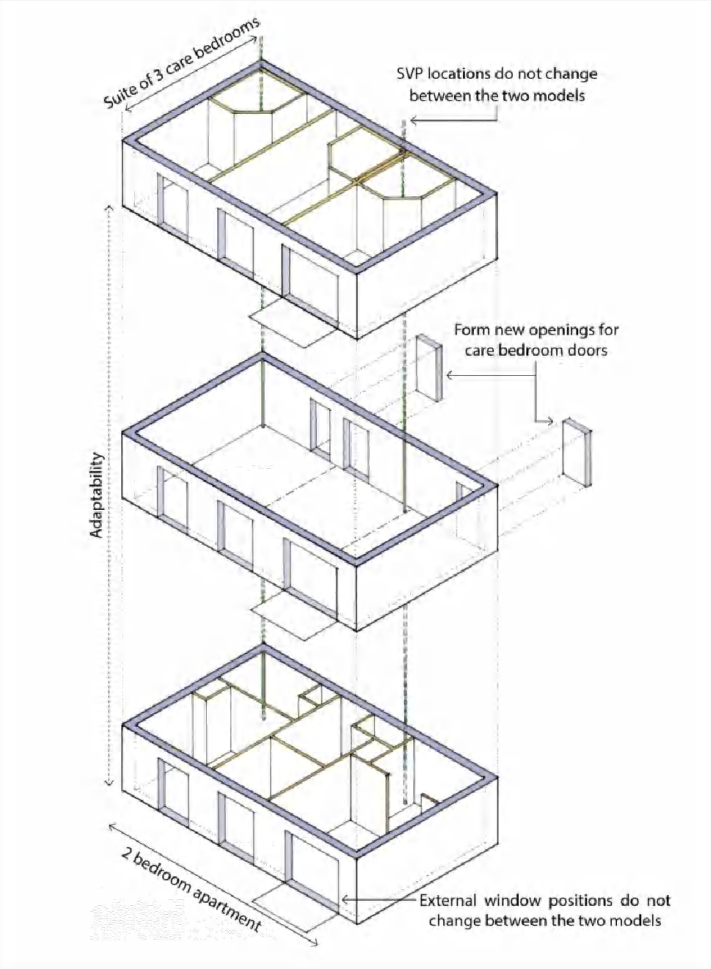


Site Plan

Accommodation Type	Size	Count
Building 1		
1B+ Apartment Type 1 (Standard Roof)	57.5m ²	17
1B+ Apartment Type 2 (Roof Gable)	56m ²	7
2B Apartment Type 1	70m ²	22
Care Suite	22.5m ²	47
Total		93
Building 2		
1B+ Apartment Type 1 (Standard Roof)	57.5m ²	5
1B+ Apartment Type 2 (Roof Gable)	56m ²	4
2B Apartment Type 1	70m ²	27
Total		36
Building 3		
1B Apartment (Roof)	54.5m ²	8
1B+ Apartment Type 3 (Standard)	65.5m ²	4
2B Apartment Type 2	69m ²	11
Total		23
Building 4		
1B+ Apartment Type 3 (Standard)	65.5m ²	4
2B Apartment Type 2	69m ²	19
Total		23
Grand total		175



Adaptability and Flexibility



Public Realm



Folk Hall



Architectural Precedents



Red Brick
(English Garden Bond)



'Red House' with its simple consistent use of brick.



Simple brickwork detailing.



The 'Arts & Crafts' use of gables and chimneys to create a varied roof scape.



Using buildings to creating more intimate spaces. e.g. 'Oxbridge Quadrangle'



Covered walkways and colonnades to link buildings.



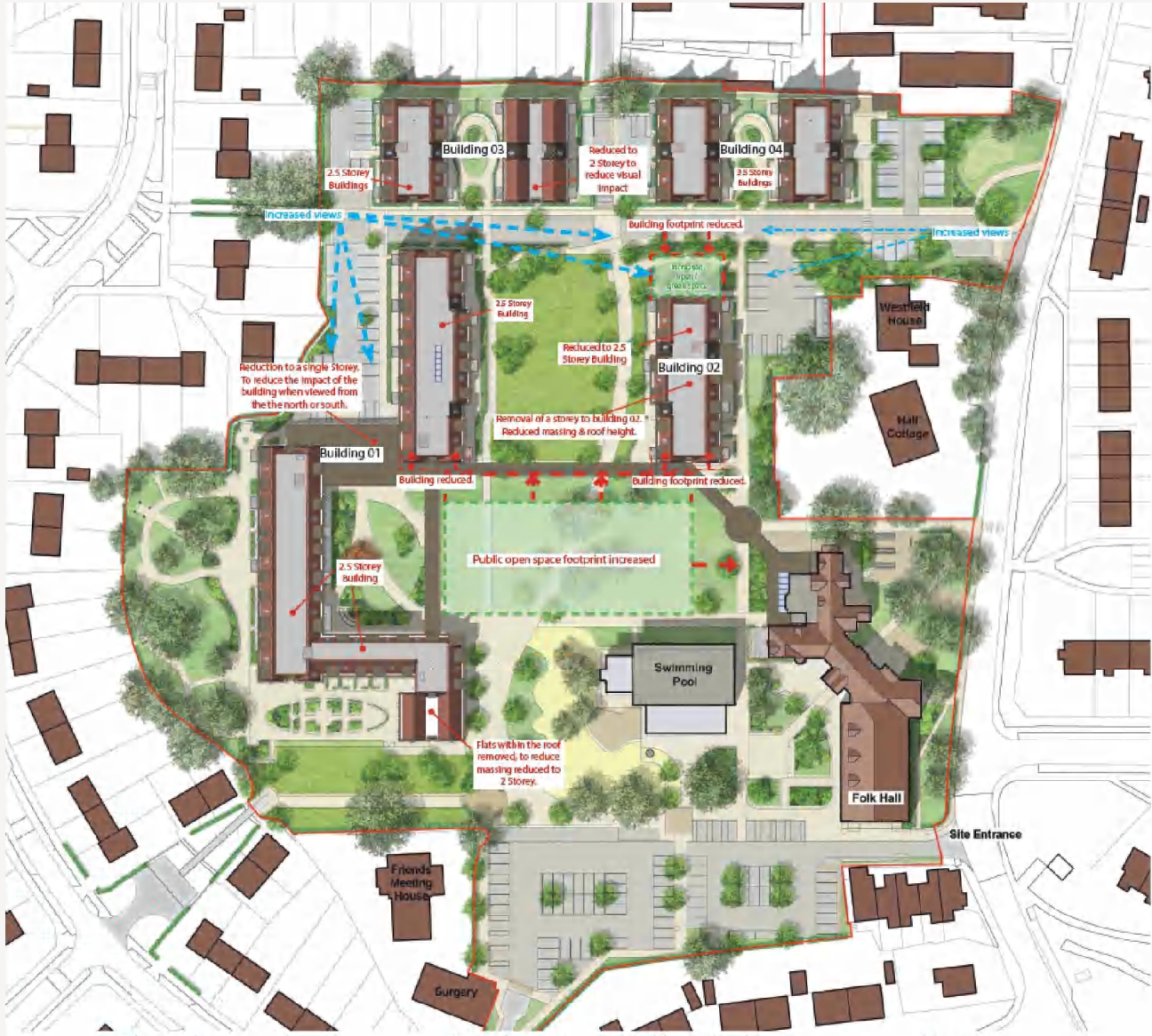
Architectural Approach



Architectural Approach



Conservation Panel



Working to the budget

Proactive collaboration with the whole team to ensure the project could be afforded.

VE suggestions included:

- rationalising the plans
- reducing the number of balconies
- reducing the number of chimneys
- simplifying the brick detailing
- Increasing the amount of repetition to flat plans and details
- Reduced number of garden walls
- Reducing the extent of covered walkways

Ideas were discussed, costed and agreed prior to the planning submission.

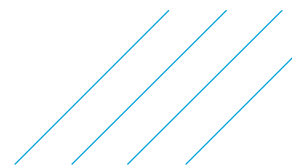
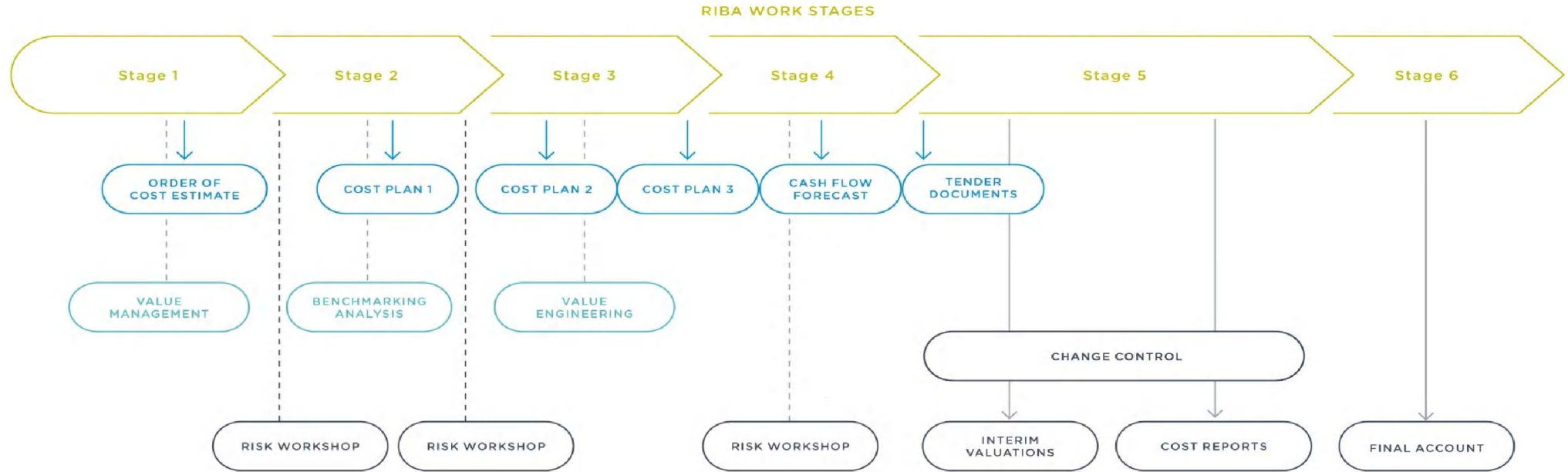




Procurement



Delivery Partner Panel 2 (DDP2)



Procurement

New Earswick for All Ages

New Build

Refurbishment



JCT Design and Build

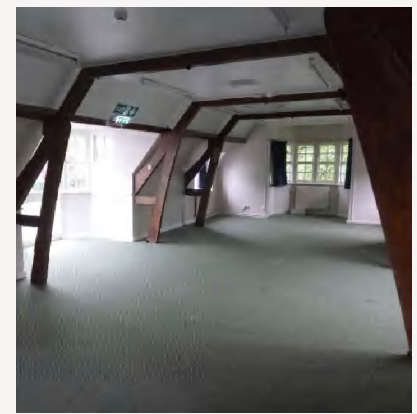
JCT Design and Build

Contract Sum - £24m

Contract Sum - £1.75m

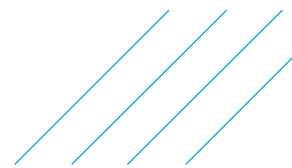
3 year construction period

1 year construction period



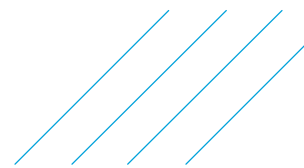
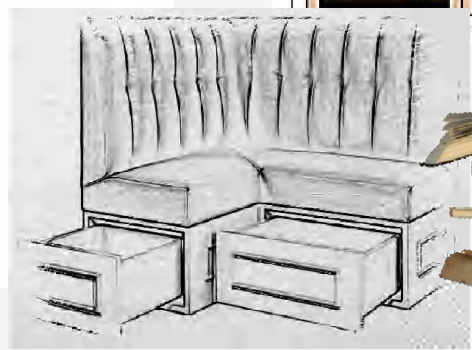
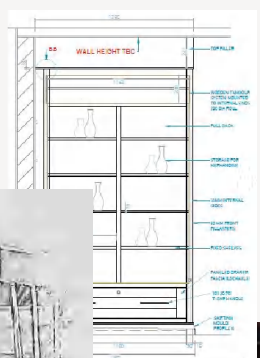
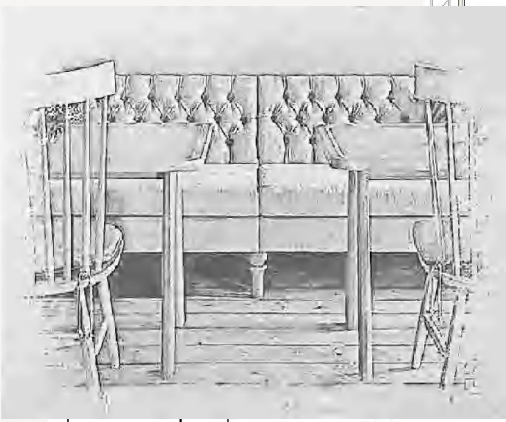
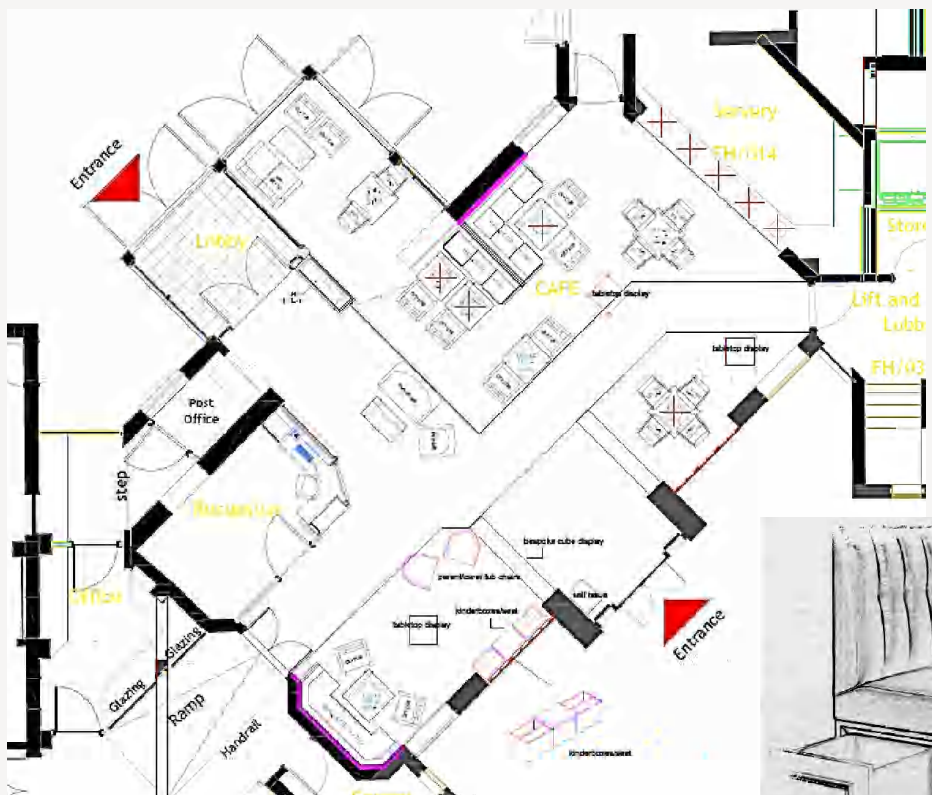
Before

During



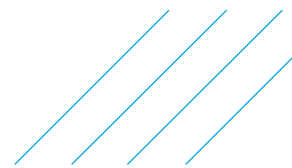
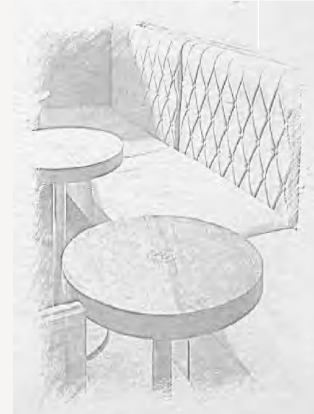
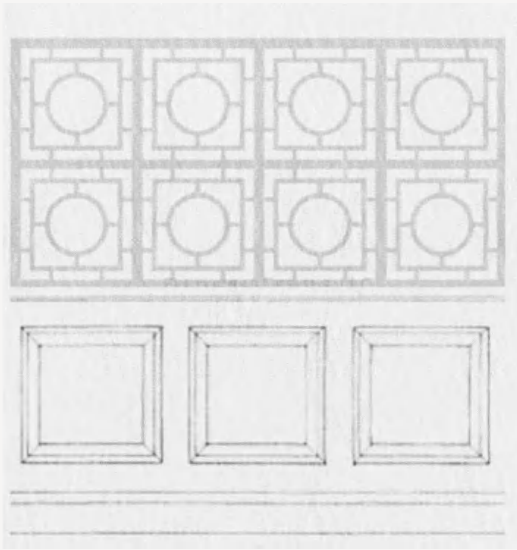
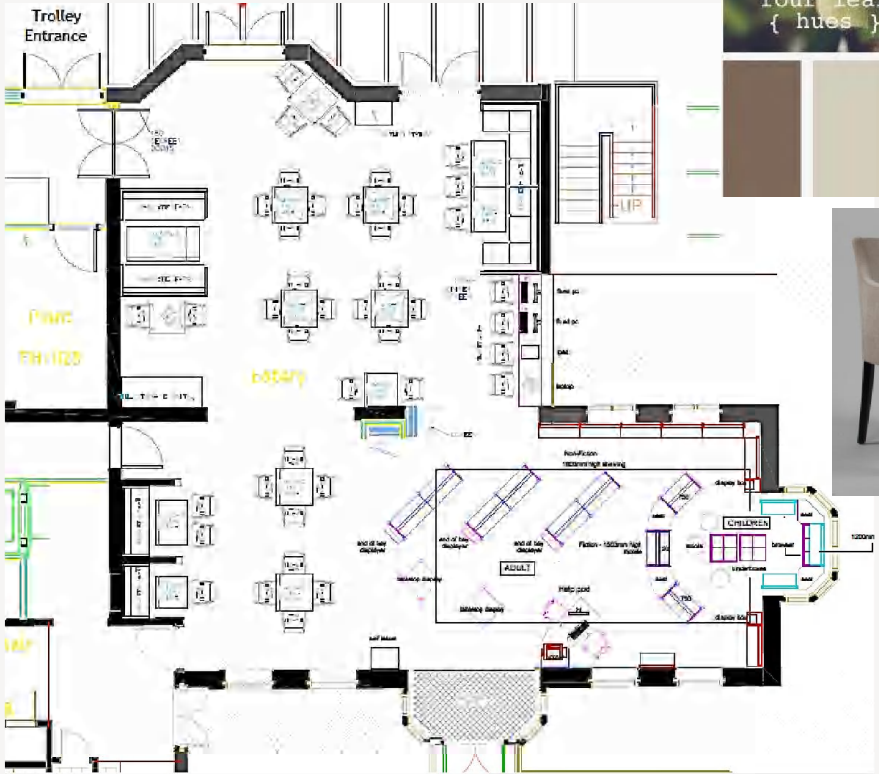
Interior Design

Folk Hall – Reception / Book Cafe



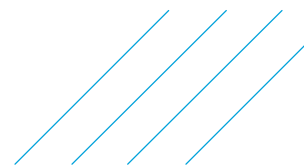
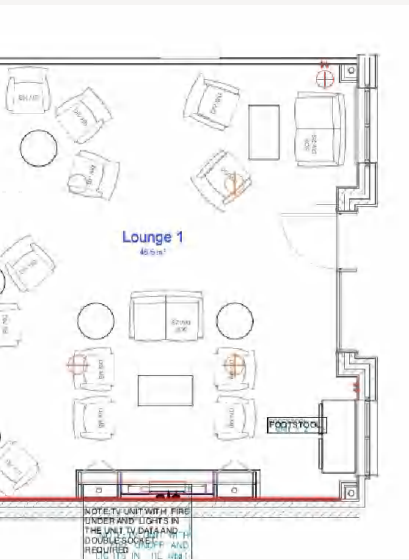
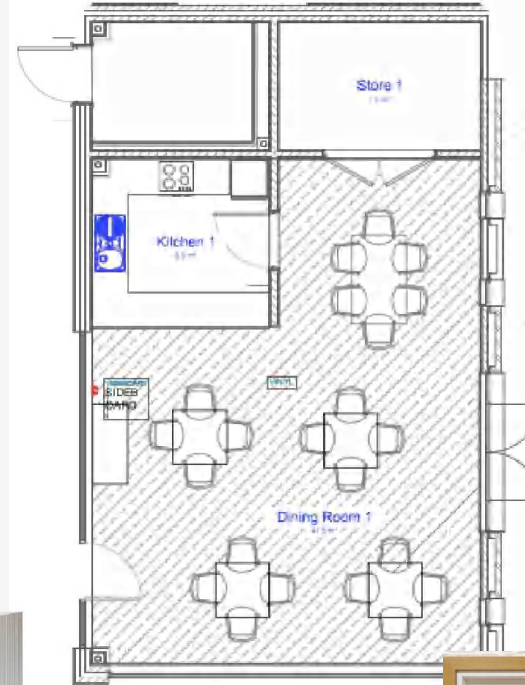
New Earswick, York

Folk Hall – Eatery



New Earswick, York

Folk Hall – New Lodge



The Whole Team



Member of the SNC-Lavalin Group



Halsall Lloyd Partnership
ARCHITECTS & DESIGNERS



Q+A

