

Developing residential care fit for the 21st century

bd
Architect
of the Year
Awards
Housing Architect of
the Year winner 2017

A Pollard
Thomas
Edwards



HAPPI Design principles



Ten components for the design of housing for older people.
HAPPI RECOMMENDS THAT:



the new retirement homes should have generous internal space standards, with potential for three habitable rooms and designed to accommodate flexible layouts



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



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



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



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'



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



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



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



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

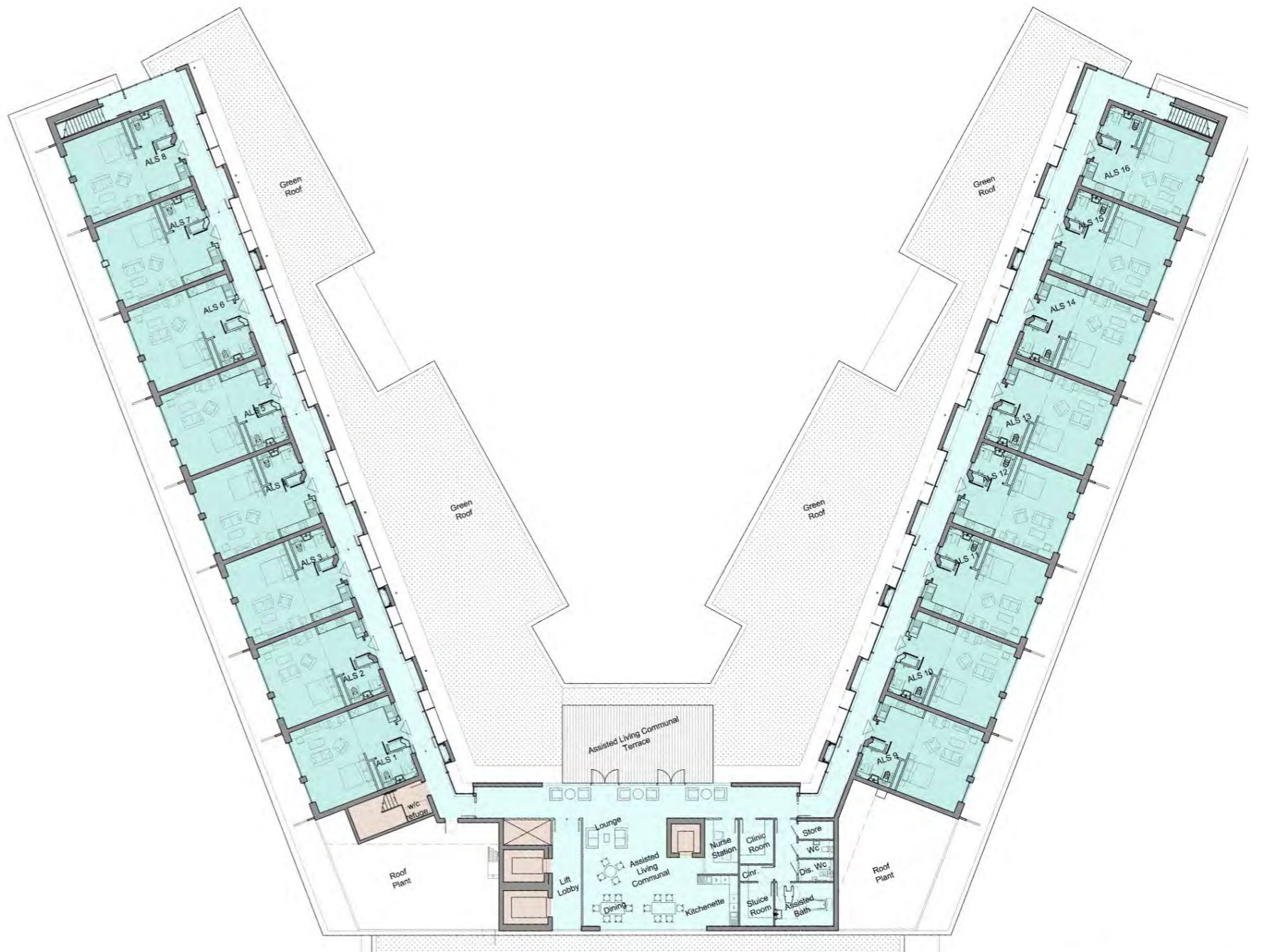


shared external surfaces, such as 'home zones', that give priority to pedestrians rather than cars, and which are proving successful in other countries, become more common, with due regard to the kinds of navigation difficulties that some visually impaired people may experience in such environments.

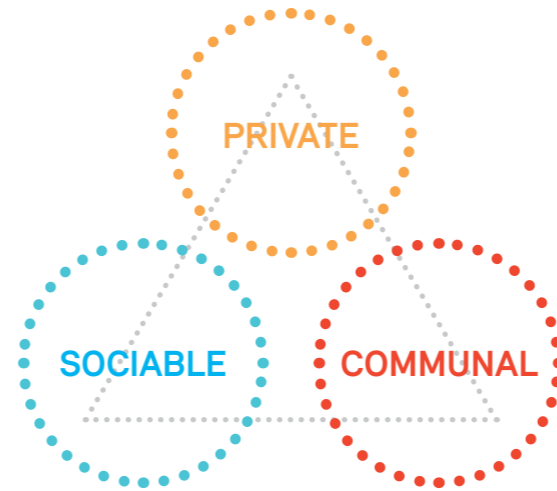
PTE HAPPI Homes, care-ready



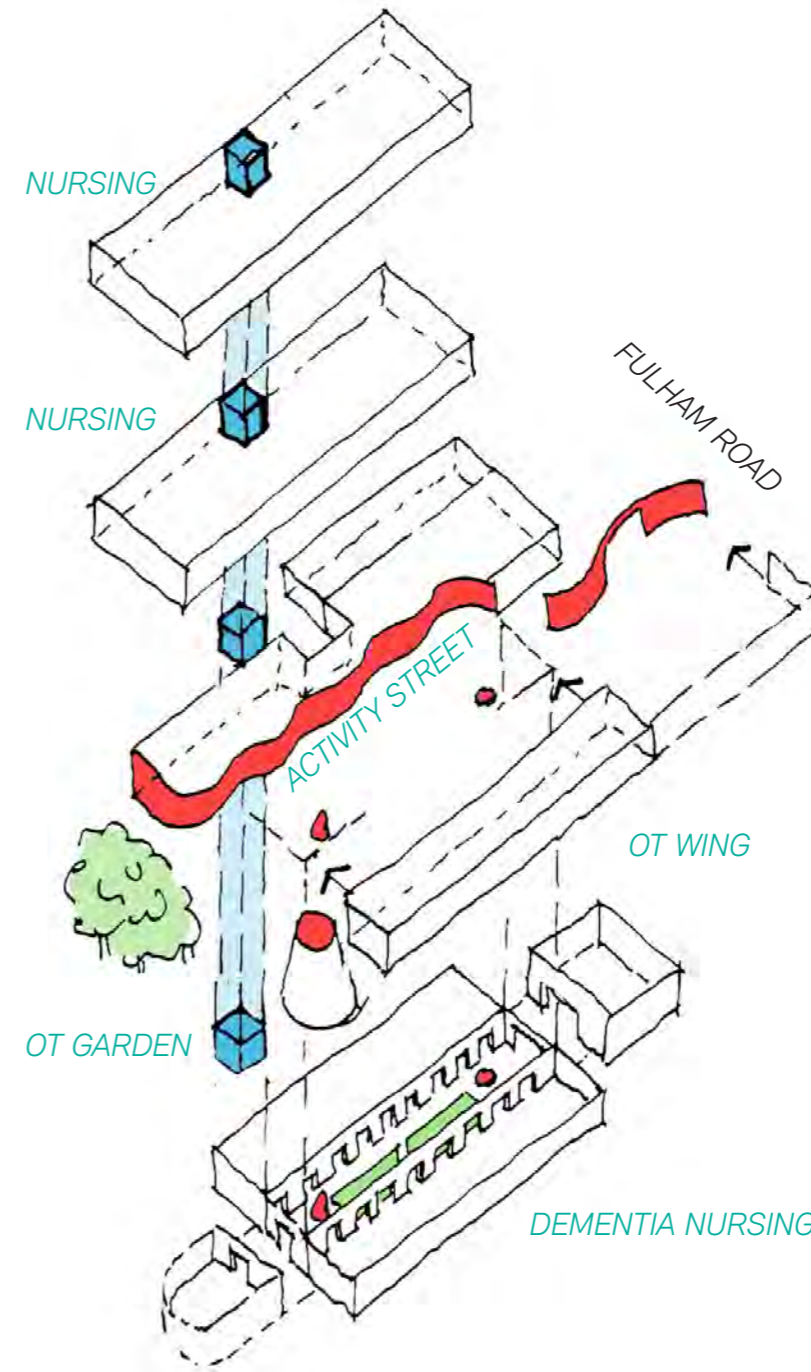
Designing for high care with independence and dignity



Privacy and Communal



Community and well-being



DEMENTIA ROOMS & GARDEN



ACTIVITY STREET

PRIVATE SALE APARTMENTS



Community and well-being: Tilbury

Design Development

October 2016
Initial Design Development



November 2016
Excellence Panel Developed Design



Public space as a central element of the scheme.

Enclosed Courtyard Option

Open Courtyard Option



Maintenance
public square, private podium garden, and meadow

New Trees
consider the size of new trees to minimise the loss of light

Security
focus on boundary treatments and secure access strategy

Lighting
all external areas to be lit for security throughout the night

Early January 2017
Pre-Application Meeting + Client Workshop

Option 1



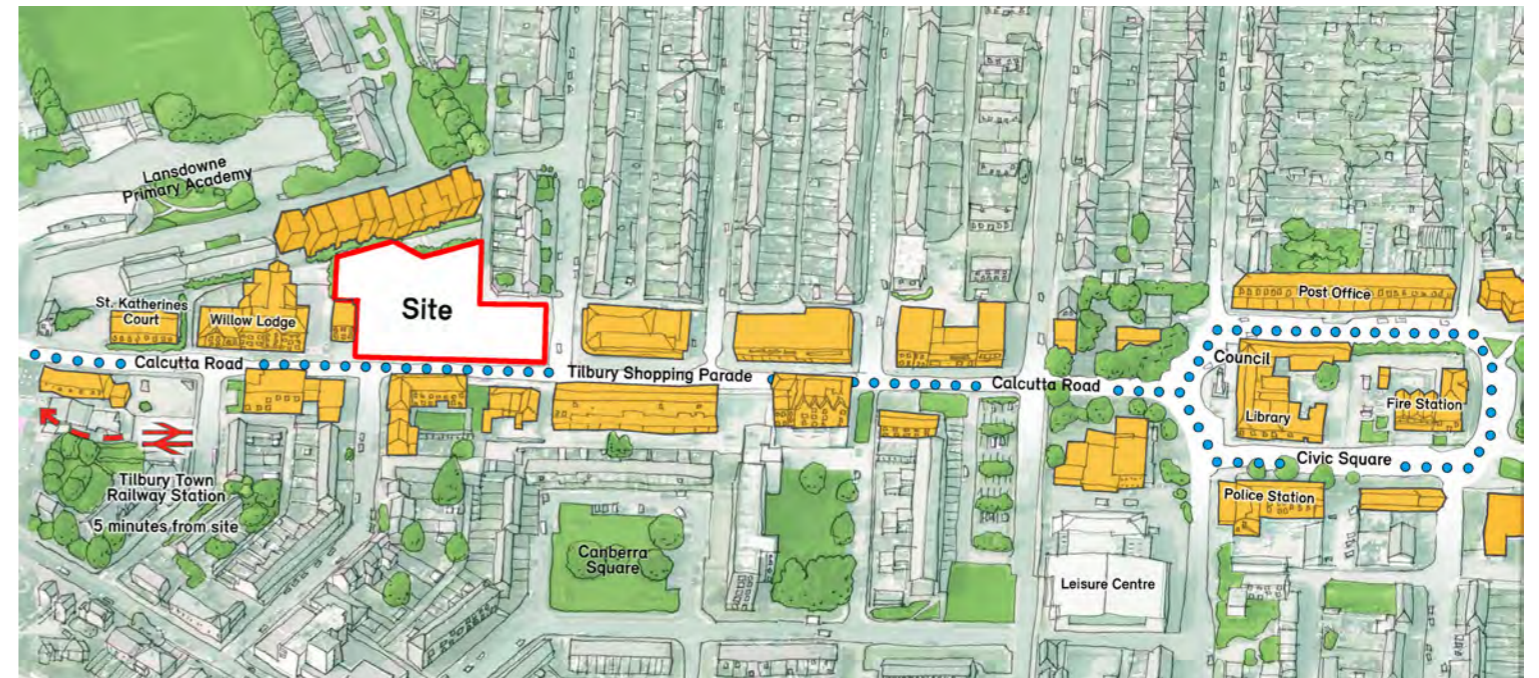
Option 2



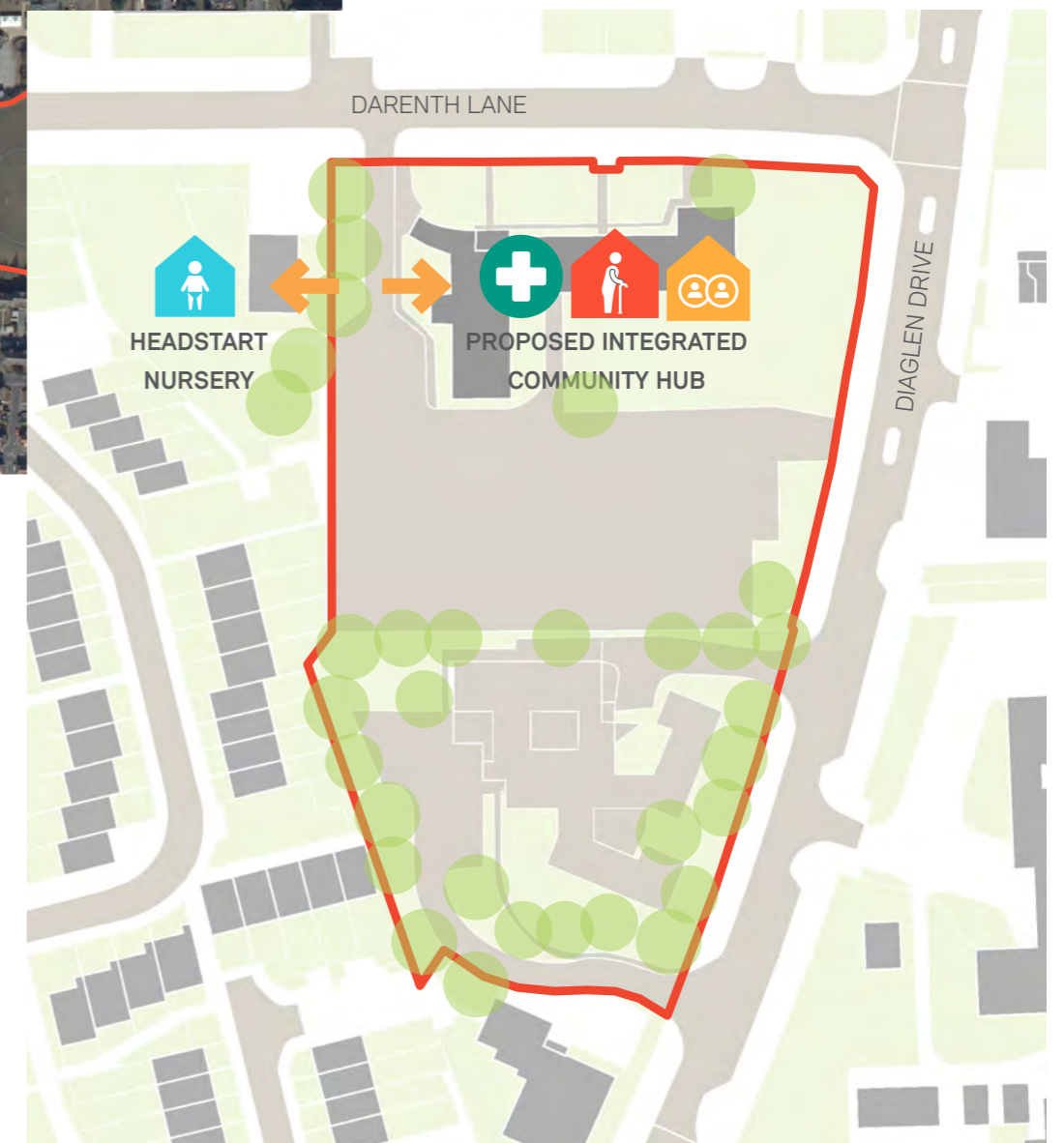
2 Communal Spaces
Social activity room
Multi-purpose room

10 mobility scooter spaces
agreed

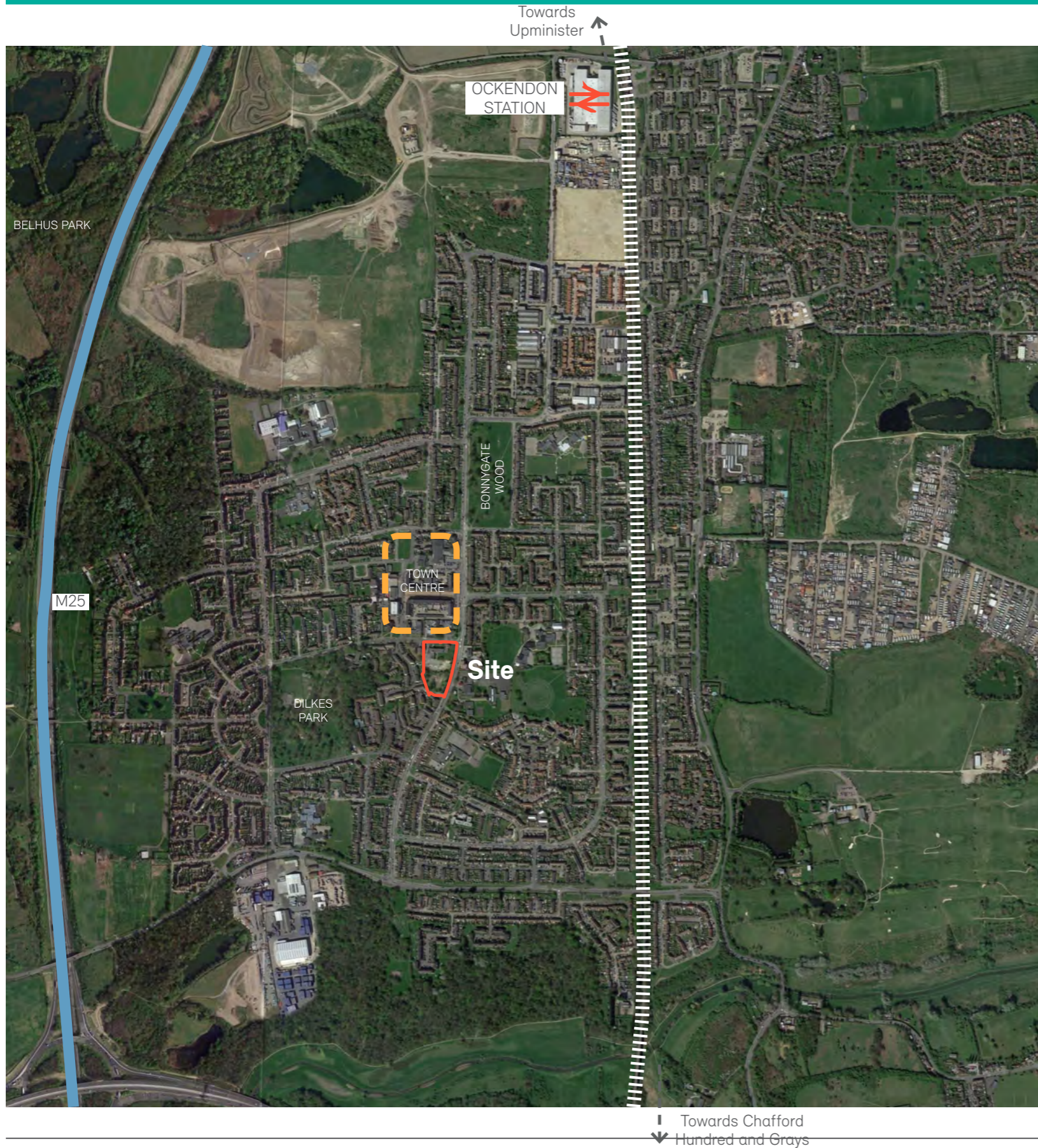
Open Courtyard Option
selected for further development



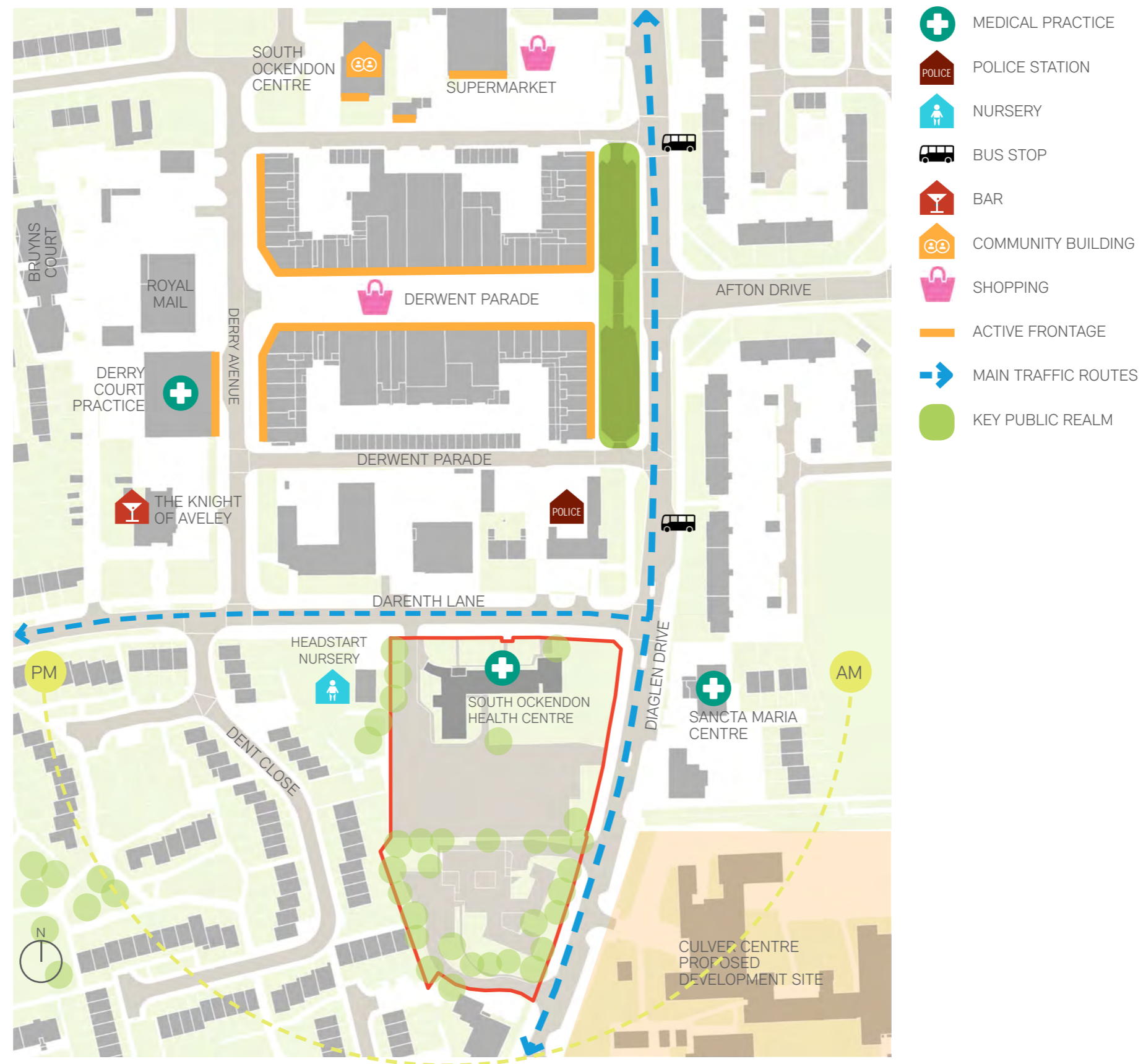
Co-location



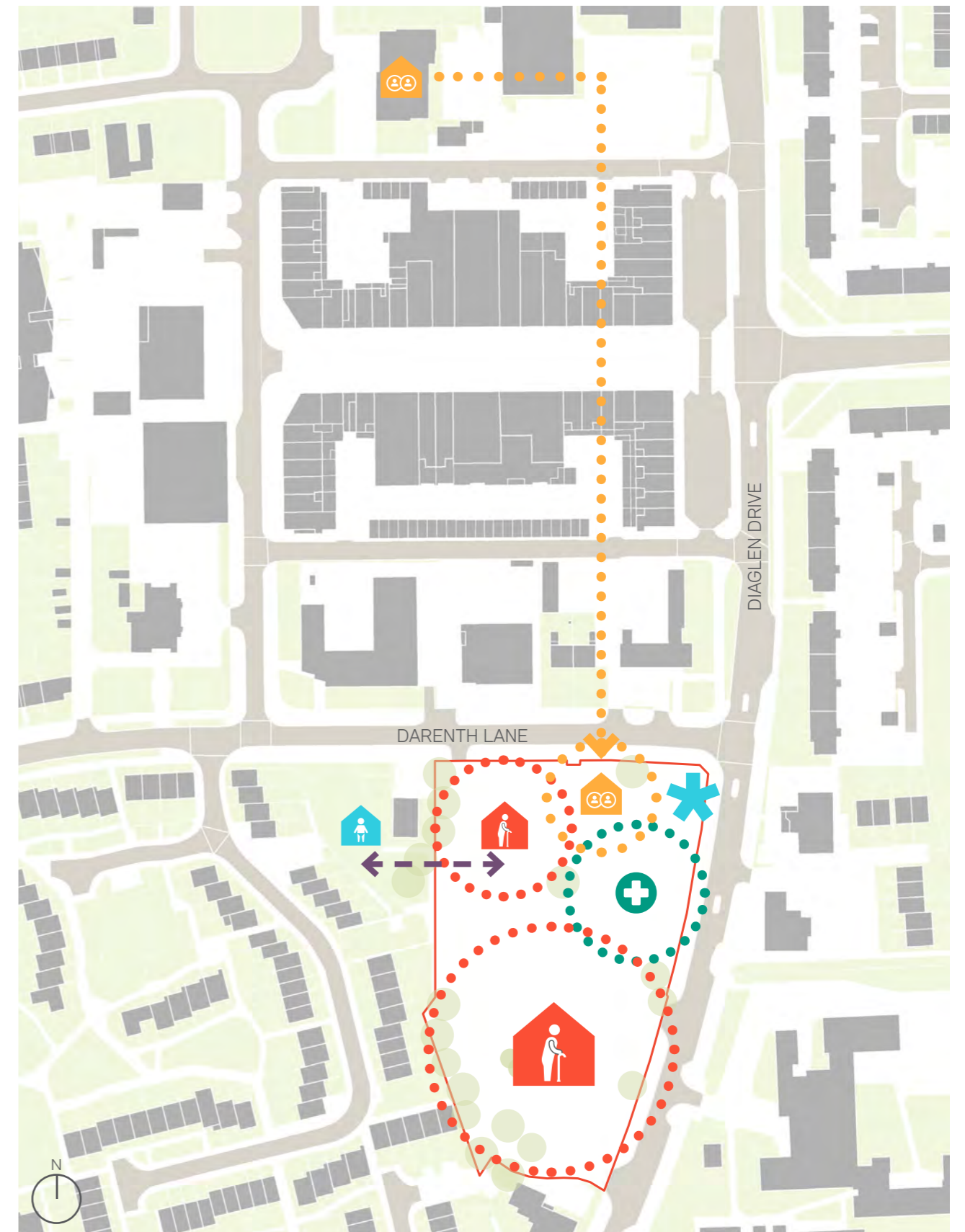
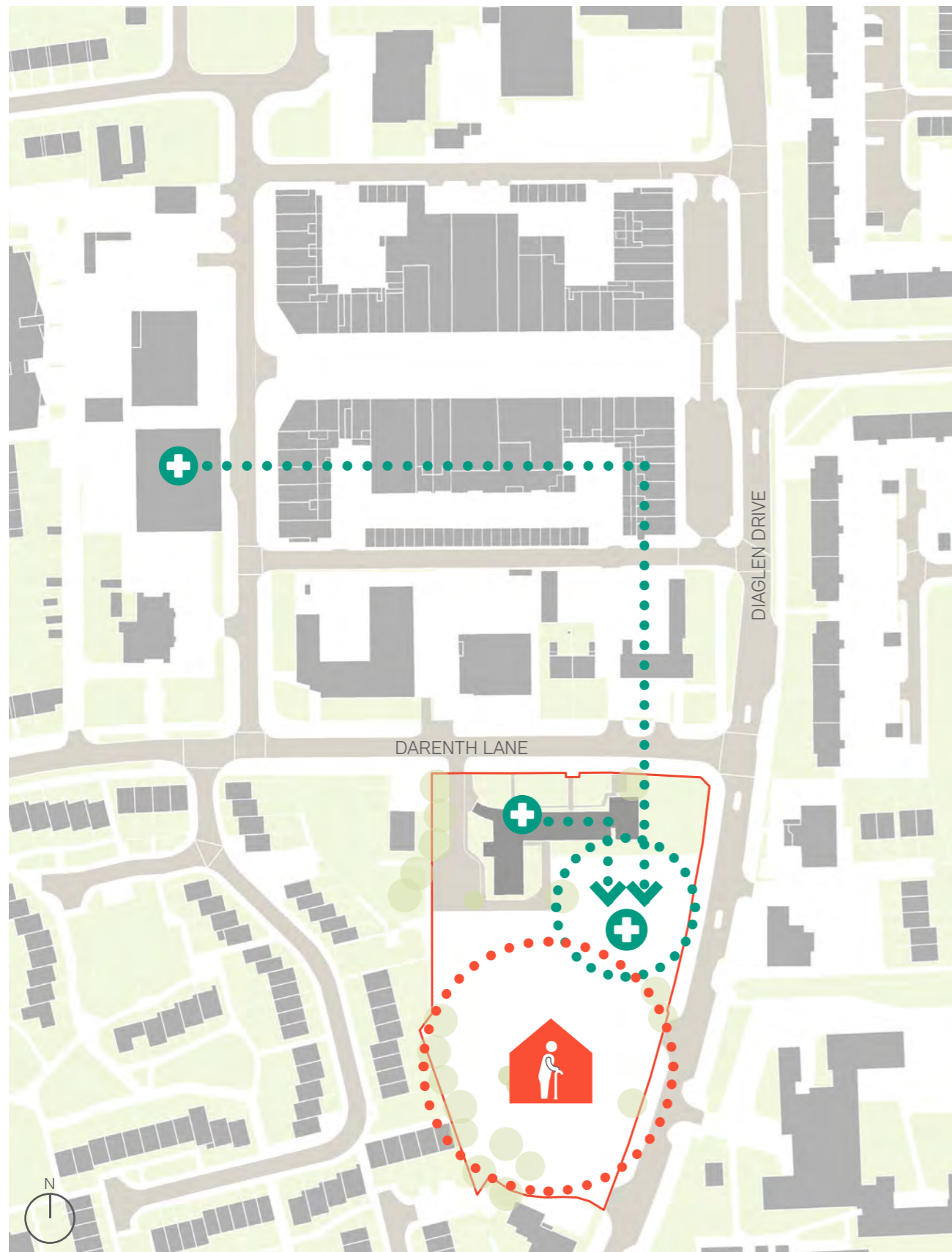
Case Study: Dilkes Wood & Whiteacre, South Ockendon



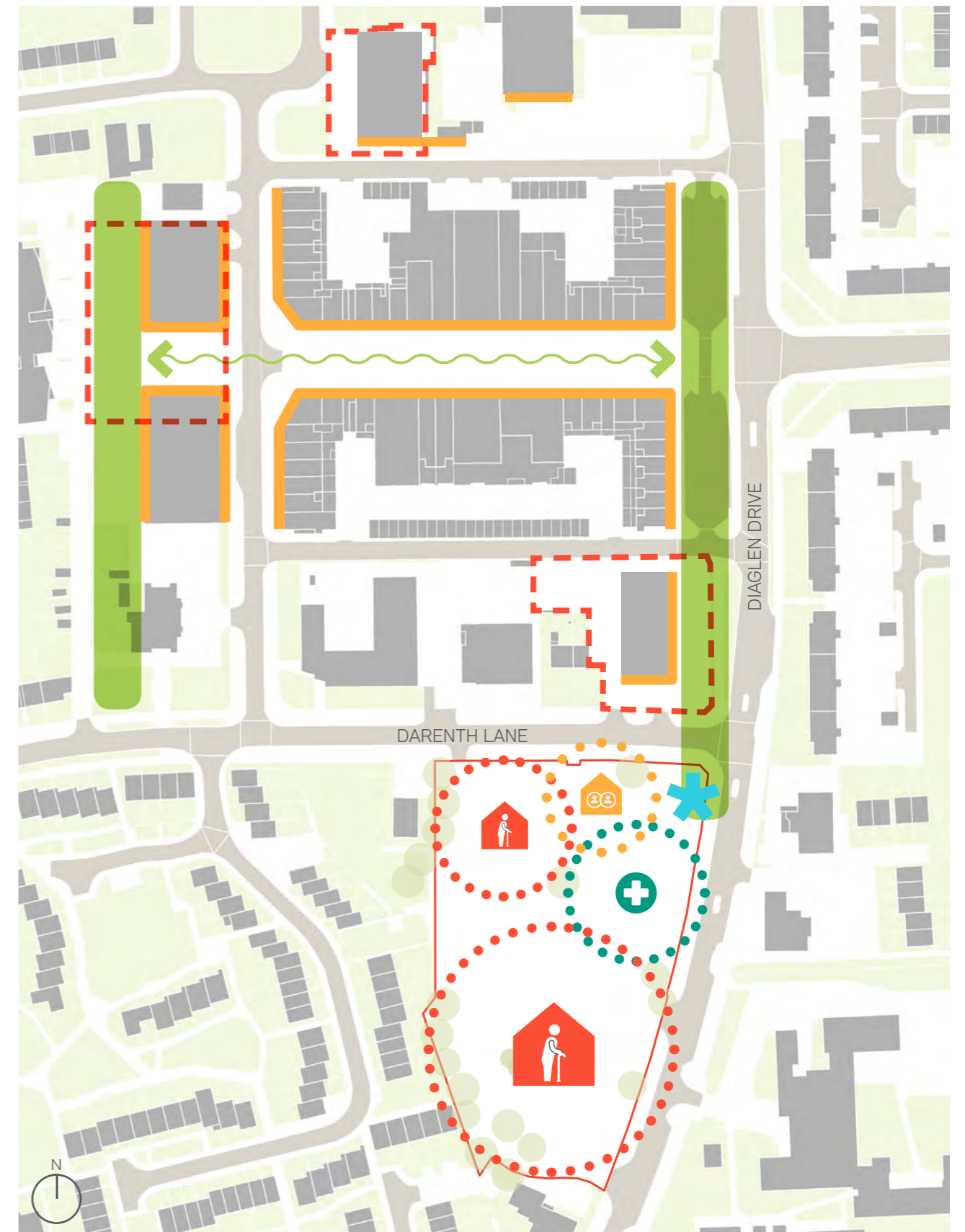
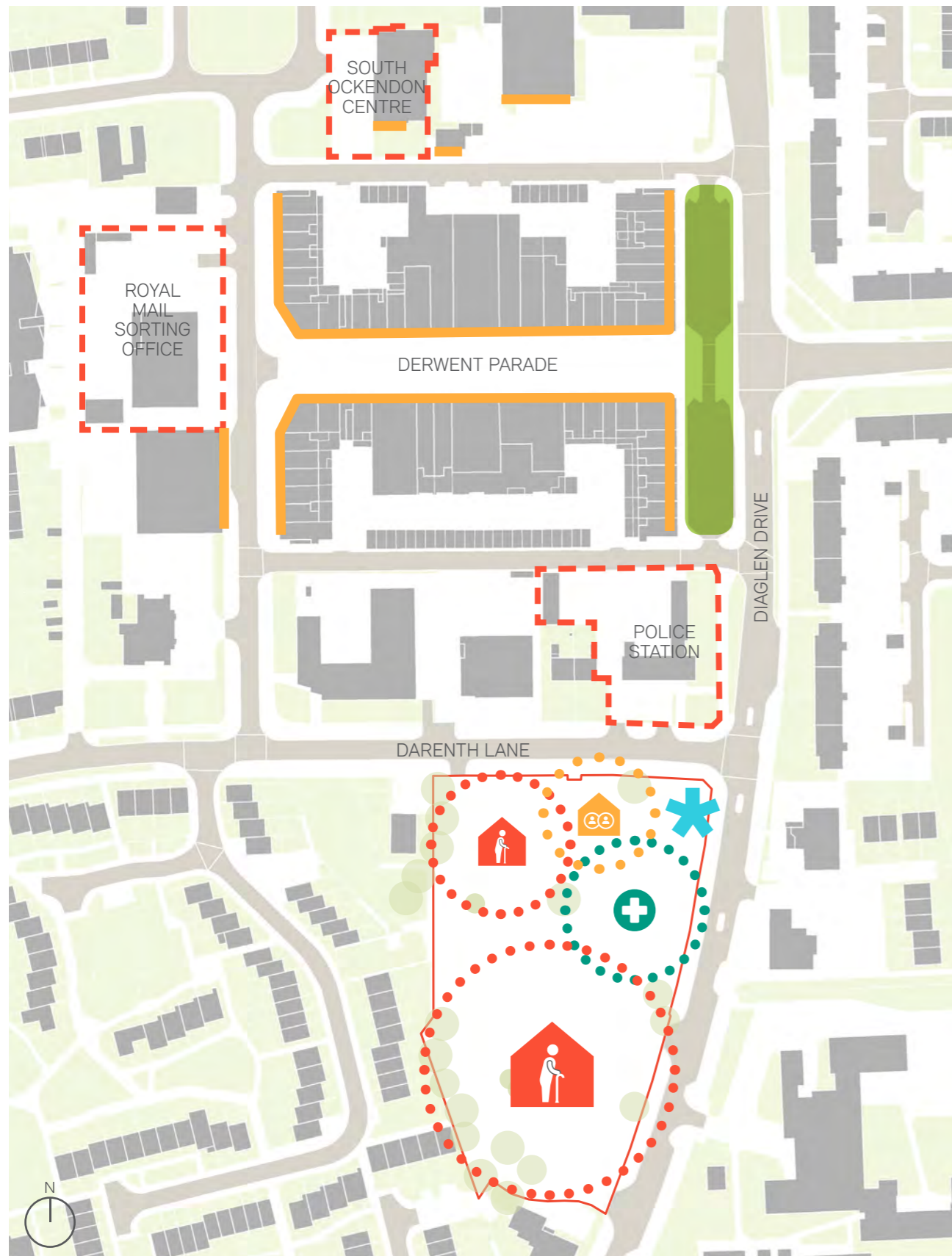
Case Study: Site Opportunities



Case Study: Site Options



Case Study: Wider regeneration potential



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