

St Loyes Extra Care Residential Development

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Associate Director
Architype

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Site

Site analysis - Location

1/ Site location

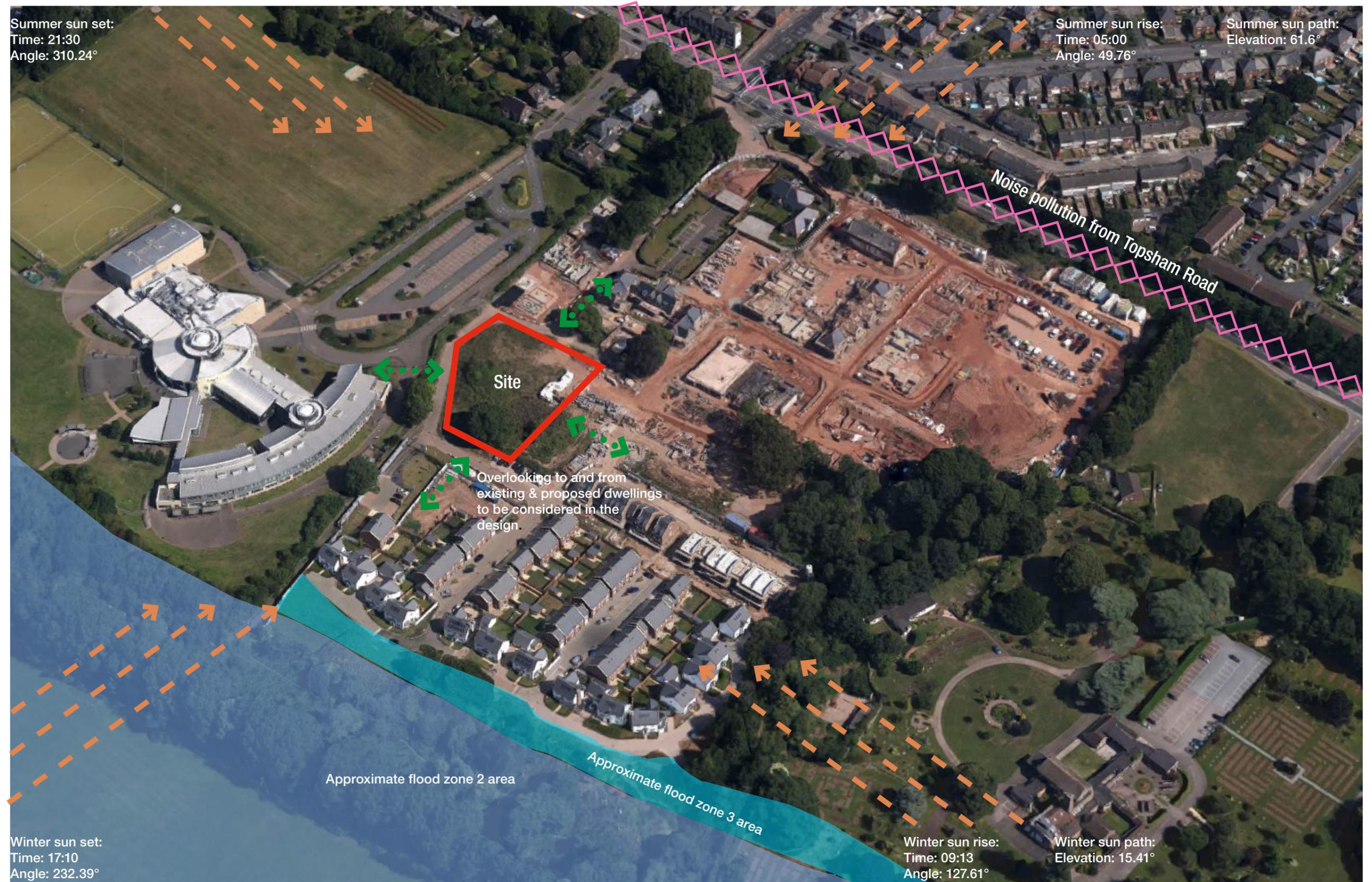
The site forms part of the 'Millbrook Care Village' development on the former St. Loyes College site on Topsham Road, Exeter. As part of the S106 agreement Exeter City Council will be given a fully serviced site of 0.344 Ha, to develop a (50 bed) Extra Care Home.

The scheme is part of a larger development and construction site(s) – this presents the project with associated constraints and opportunities. The site is sloping by approximately 1 metre to the south and offers views over the Exe Valley and River Exe Valley Park to the south. The site was granted outline planning permission in September 2010 under reference number 09/0832/01.



Site Analysis - Environment

6/ Description views & noises

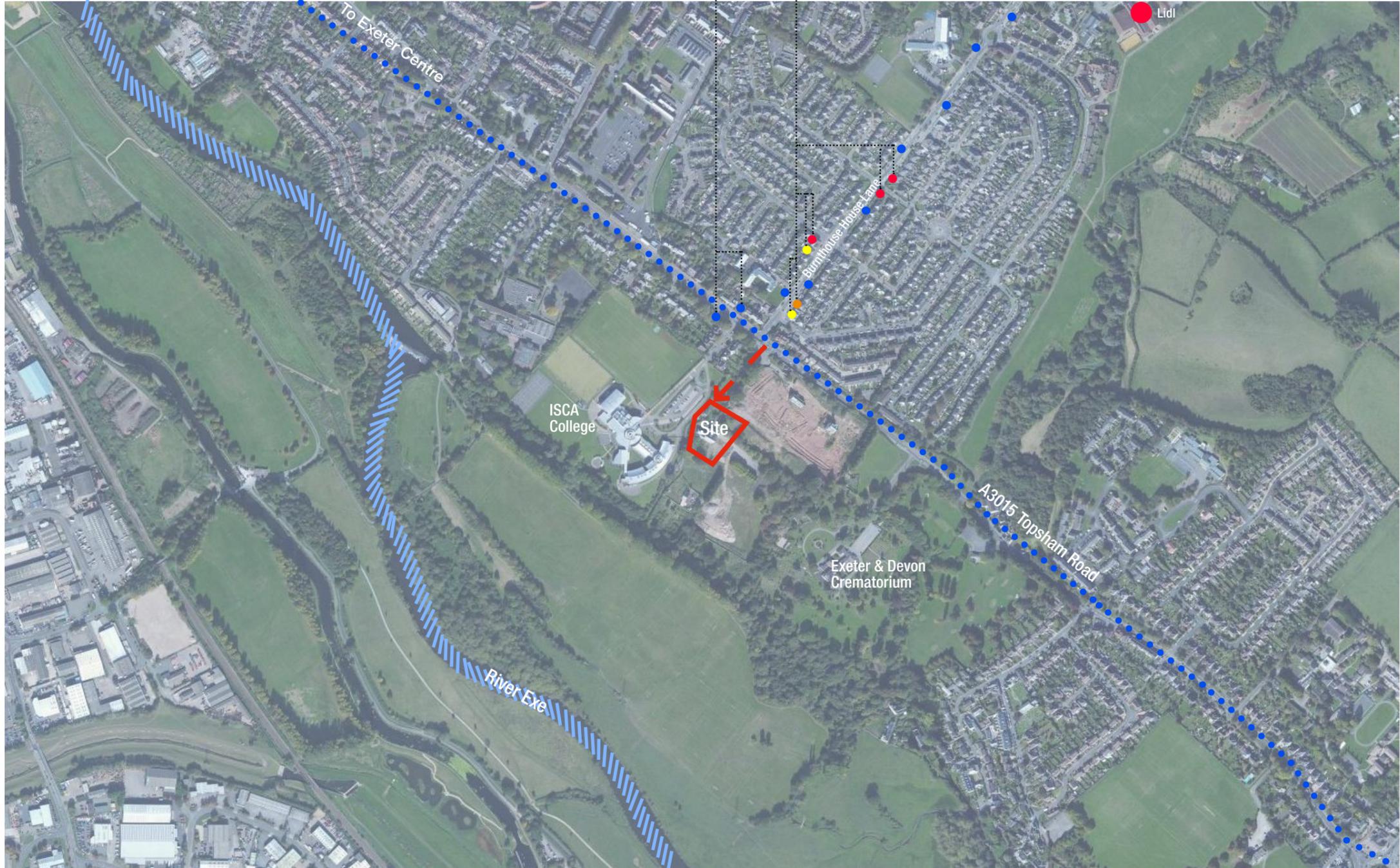


Site Analysis - Facilities

2/ Wider Area Amenities

Bus stops

Take Away Restaurants + Hairdresser + Shops



North

Site Analysis - Transports

3/ Local Amenities

Exeter Centre:

Walk 33 mins, 1.6 miles
 Cycle 15 mins, 2.7 miles
 Bus 17 mins
 Car 9 mins, 2.3 miles

Exeter St David's Station :

Walk 46 mins, 2.3 miles
 Cycle 14 mins, 2.9 miles
 Bus 30 mins
 Car 9 mins, 2.7 miles

Bus routes North West Bound

Isca College stop:
 2, 39, 57, J, K, R, T, X38, X46,
 X53, X64

Bus routes South East Bound

Isca College stop:
 2, 39, 57, J, K, S, T, X38, X46,
 X53, X64

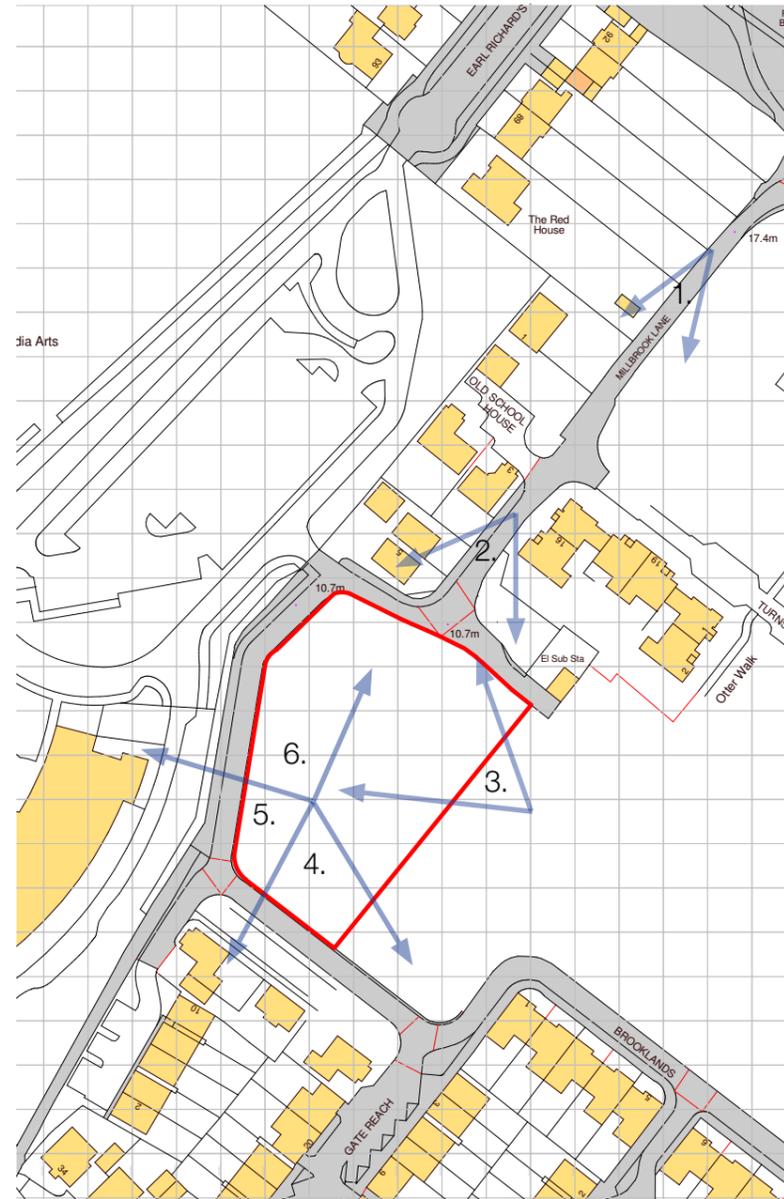


Site Analysis - Density

8/ Area housing densities



Site Photos



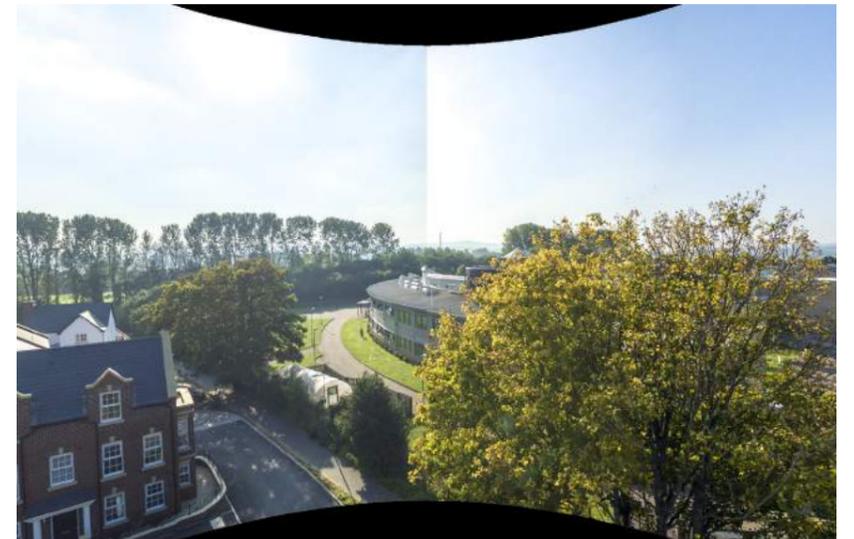
1.



4.



2.



5.



3.



6.

The Triple Bottom Line

Financial
Responsibilities

Social
Responsibilities

Environmental
Responsibilities

Brief

Brief - General Description

General Description

- 53 Extra Care Dwellings

- The main aims of Extra Care Housing are:

- To Provide older people with their own self contained flat & normal tenancy rights
- To promote independence
- To provide flexible care & support from a care team when required
- To provide and maintain a balanced community ranging from those with high care needs to those with virtually none
- To offer 'a home for life' as far as practically possible
- To provide cost effective care and better value for money for the local authority

The key client objectives for delivering an exemplar Extra Care home are as follows;

- To incorporate the latest thinking with regards to elderly and dementia care
- To incorporate low energy and healthy building design
- To employ high quality design and materials
- To achieve a homely, non institutional and secure feel to the building

The Extra Care home accommodation is to consist of a minimum of 50 self contained accommodation units with supporting accommodation and facilities.

The scheme is to include an element of high level dementia care.



Brief - Accommodation

The space schedule includes facilities that could be shared with the local community at specified hours providing facilities that the community doesn't currently have such as:

- reception area
- manager's office
- care staff office & sleep over room
- mobility scooter store
- communal kitchen
- refuse store
- activities room
- general store room
- café and dining area
- lounge areas, toilets
- laundry rooms
- assisted bathrooms
- communal restaurant that could be hired out for events with catering facilities
- spa suite, beauty treatments and launderette that can be used by local residents and by the community.
- therapy

Communal facilities for residents would provide space for activities such as:

- yoga and Fitness classes
- showing films/cinema
- access to books/the internet
- TV rooms
- getting health checks
- crafts such as knitting, sewing, pottery, cookery, basket weaving, photography, gardening etc.



Brief - Precedent Visits

Carlton Court - Hertford

- extra care housing
- social rented
- 24 hour on site care and support
- 54 flats

Bircherley Court - Hertford

- extra care housing
- licence, rent
- 24 hour on site care and support
- private
- 61 flats

Temple Court - Hertford

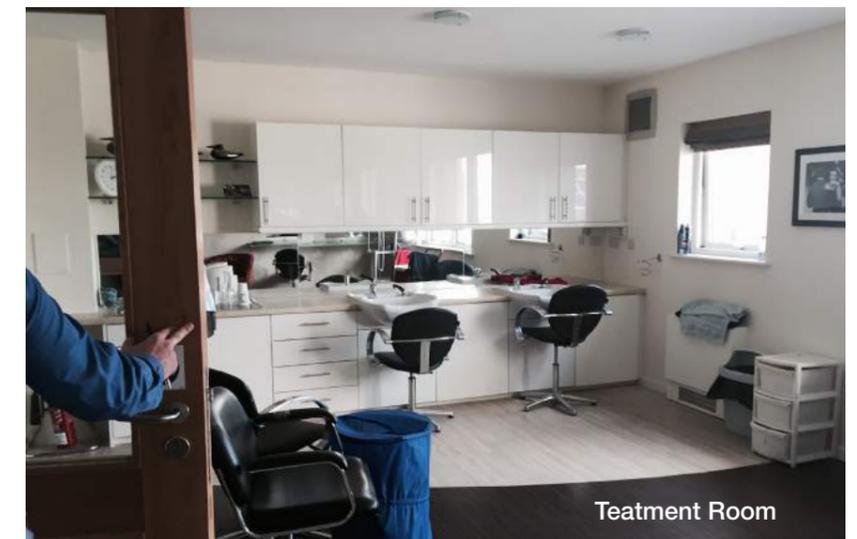
- extra care housing
- social rented
- 24 hour on site care and support
- 52 flats

Parkside View - St Albans

- extra care housing
- social rented
- 24 hour on site care and support
- 52 flats

Collier Gardens - Bristol

- extra care housing
- social rented
- 24 hour on site care and support
- café, open to the wider community
- 27 x 1 bed flats
- 23 x 2 bed flats



Brief - Environmental Factors

1 To be Passivhaus Certified

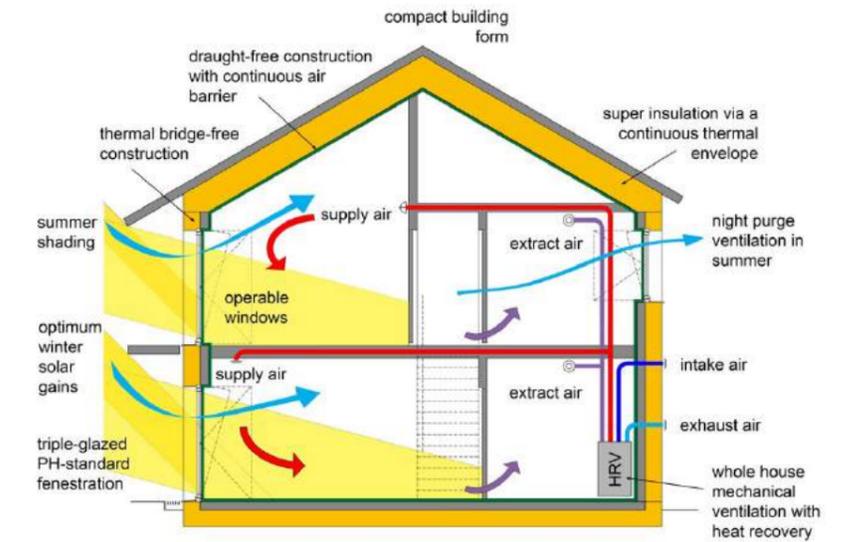
2. Minimise overheating

3. Daylight factor design:

to BS 8206-2 2008 Code of Practice for daylighting • CIBSE SLL (Society of Light and Lighting) Daylighting and window design LG (Lighting Guide)10 1999

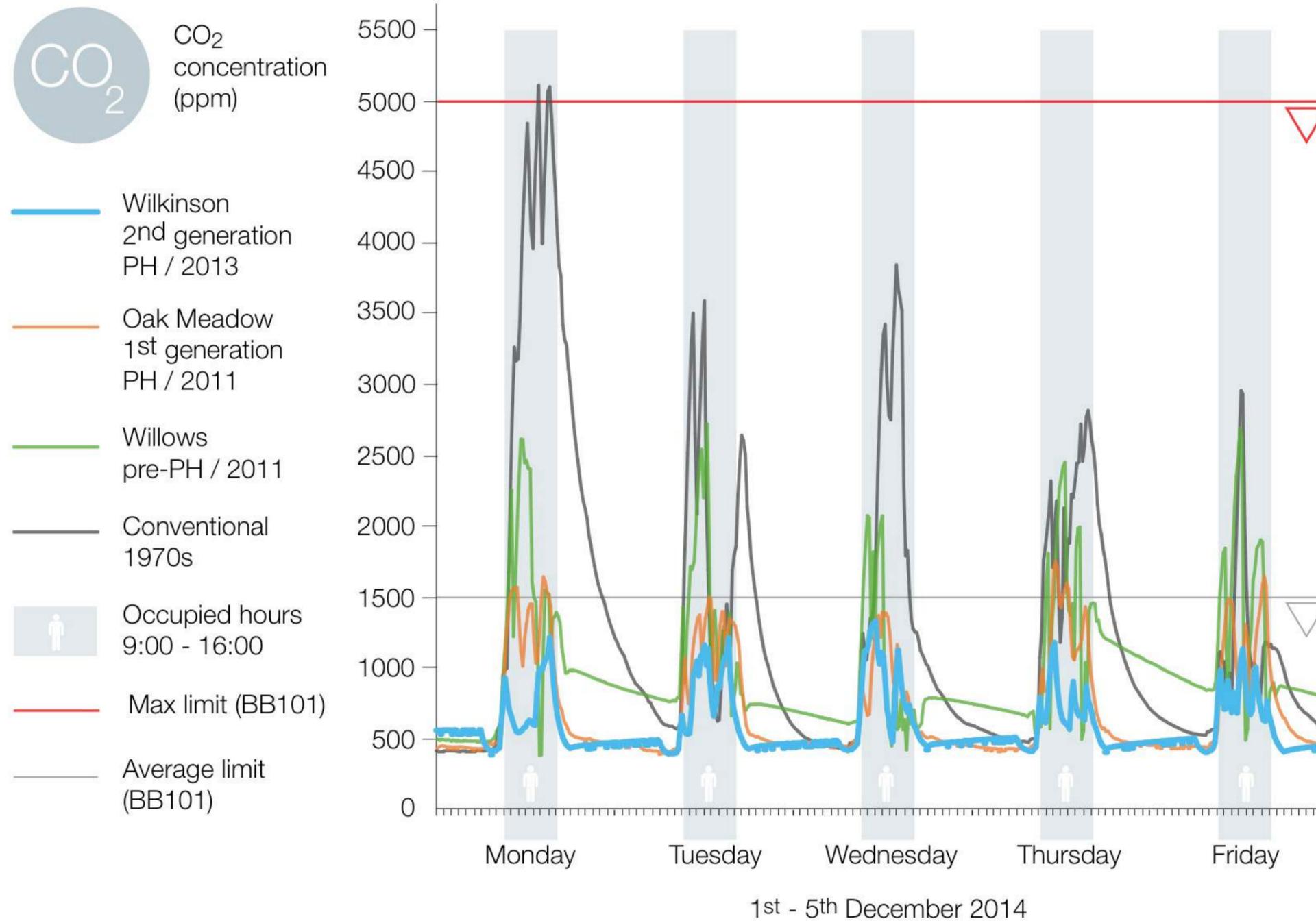
4. Healthy Buildings / building biology principles to be delivered :

5. Design for Future Climate Data



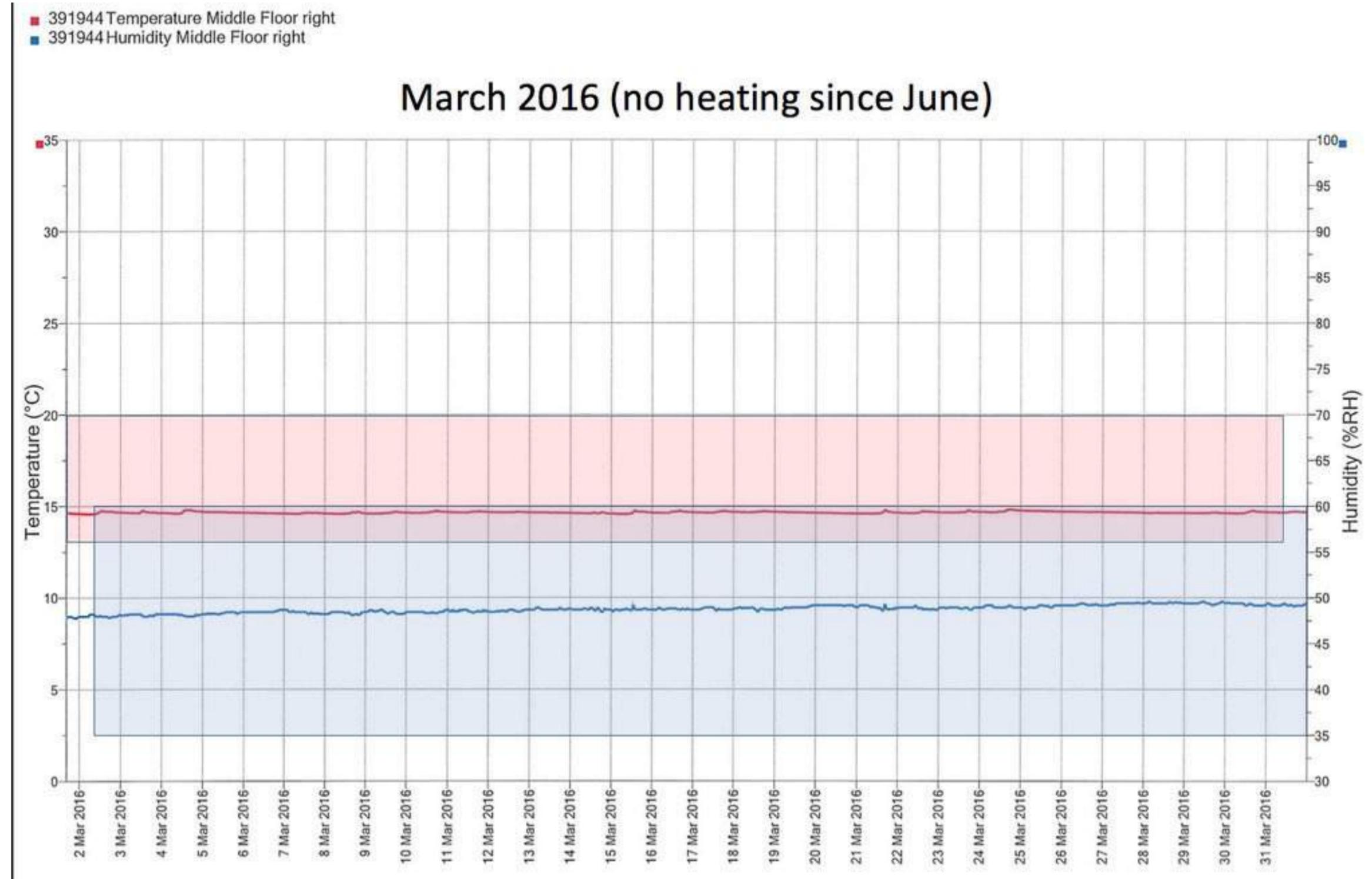
1. Performance & Comfort

Indoor air quality in winter



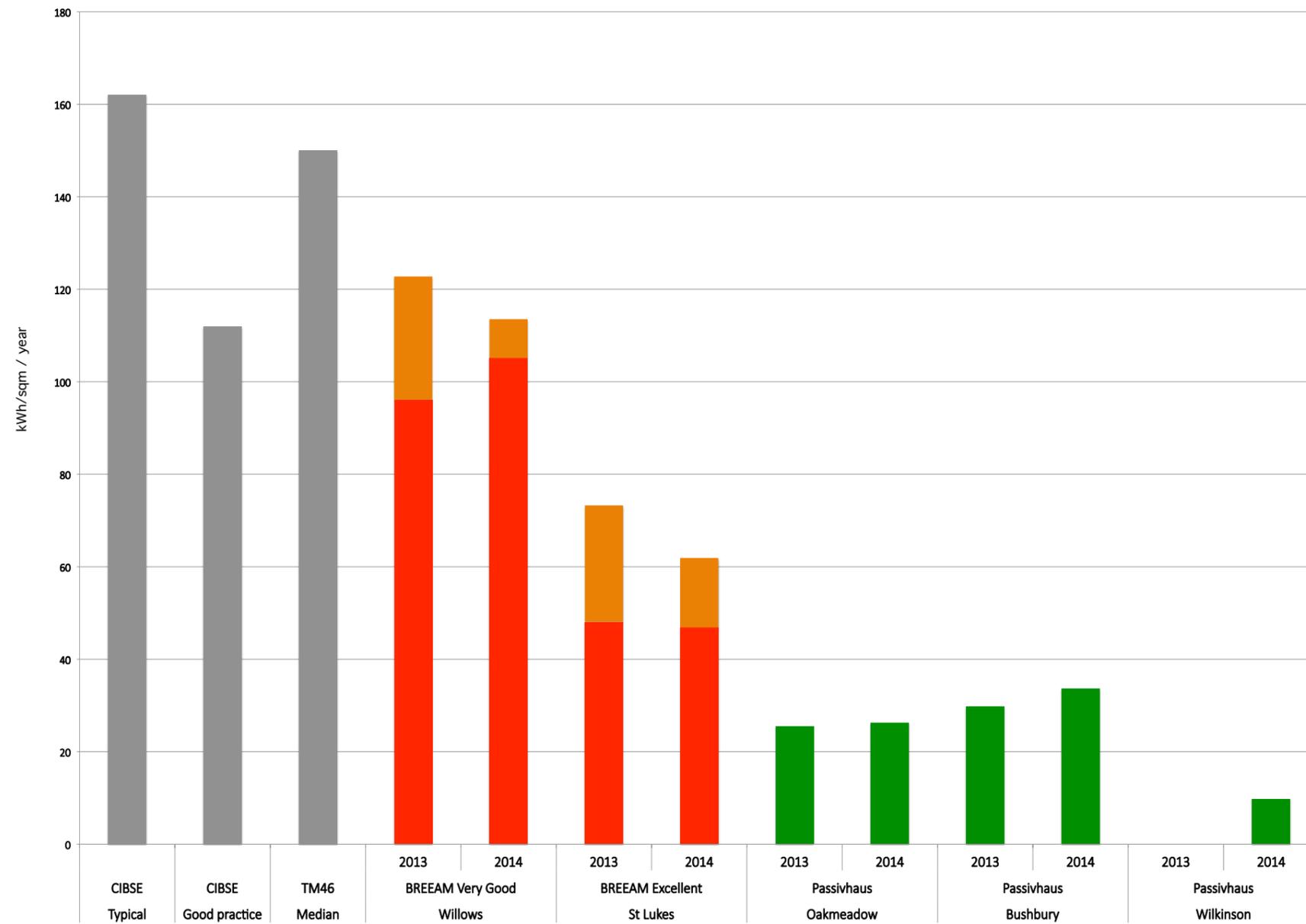
1. Performance & Comfort

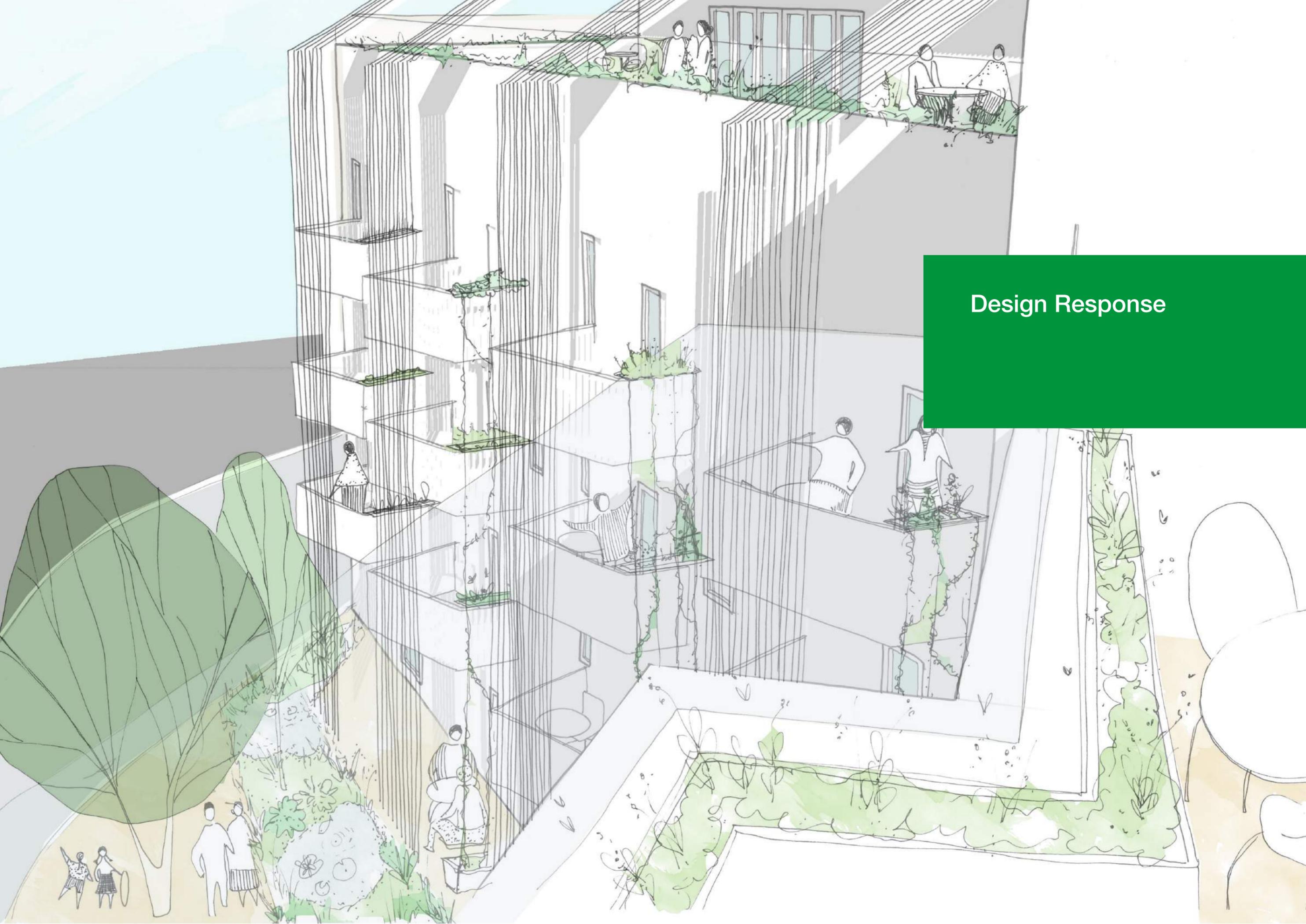
Temperature and humidity at HARC



1. Performance & Comfort

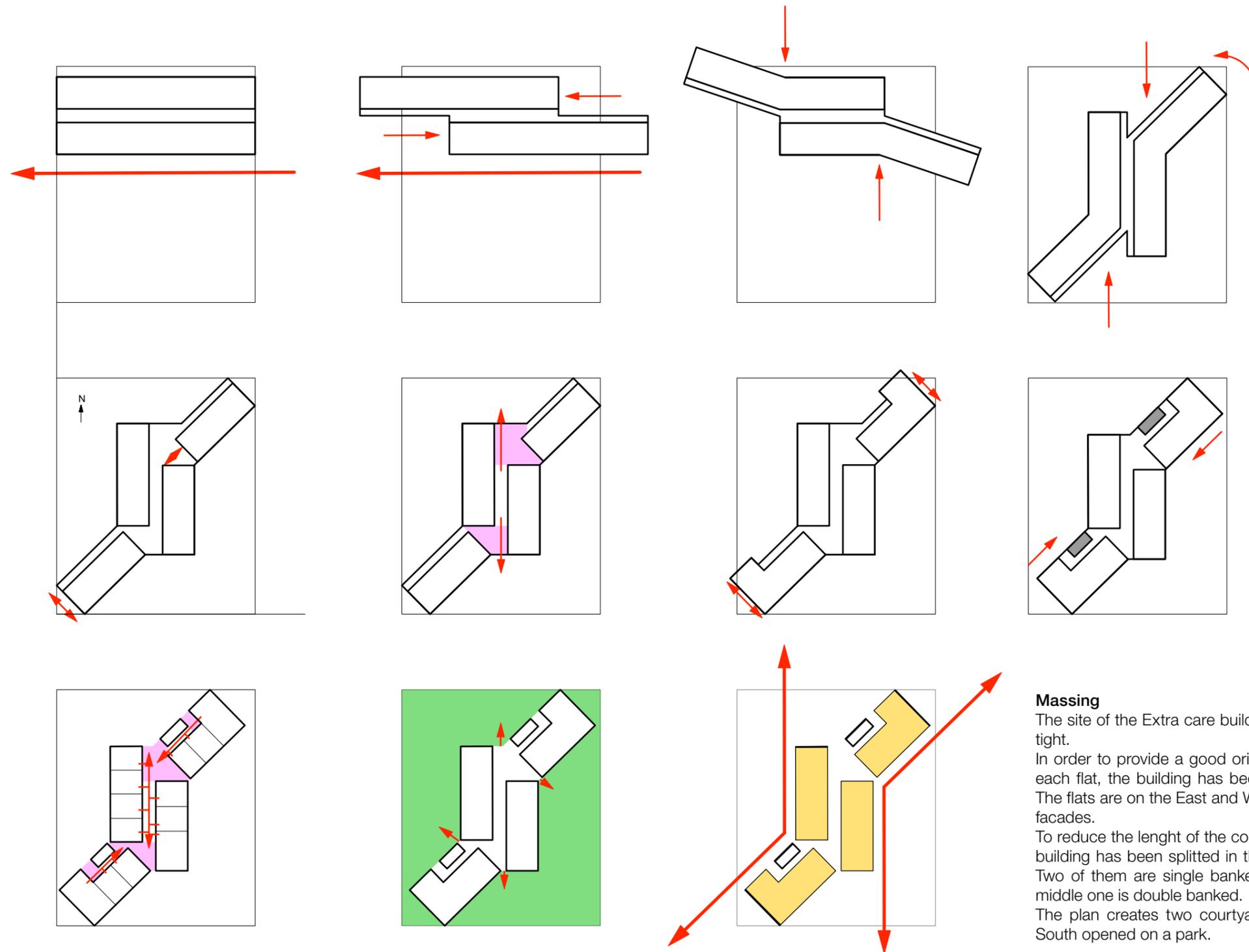
Thermal energy consumption





Design Response

2. Operational Efficiency



Massing

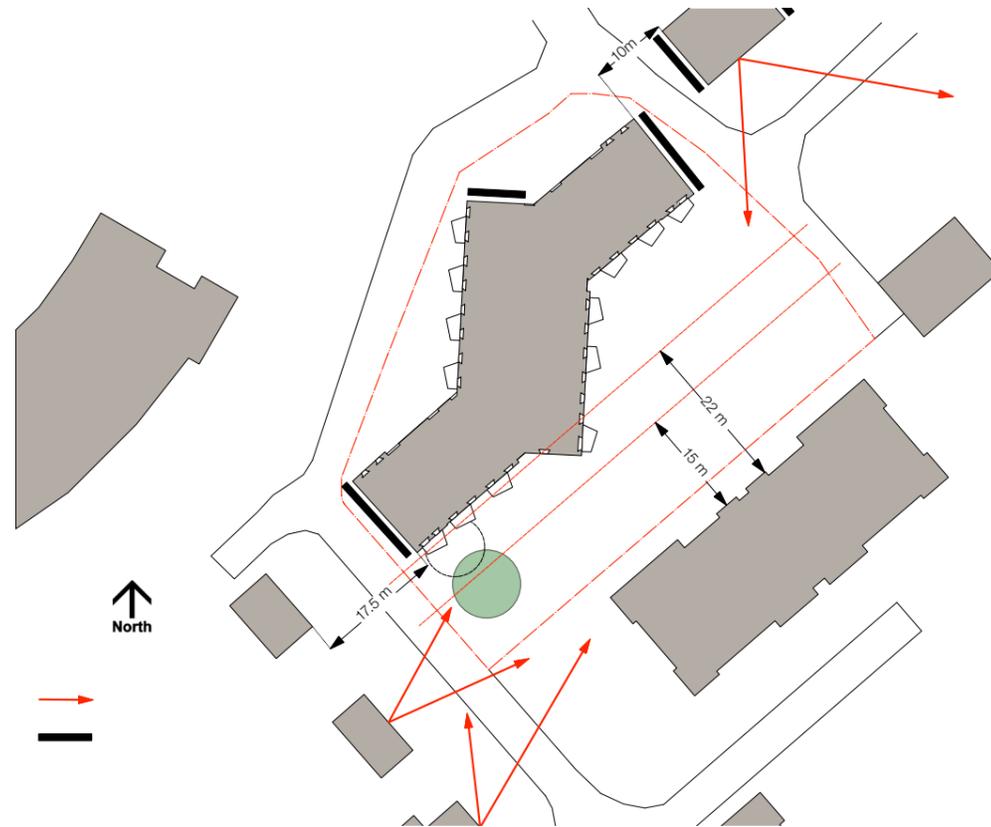
The site of the Extra care building is very tight.

In order to provide a good orientation to each flat, the building has been rotated. The flats are on the East and West facing facades.

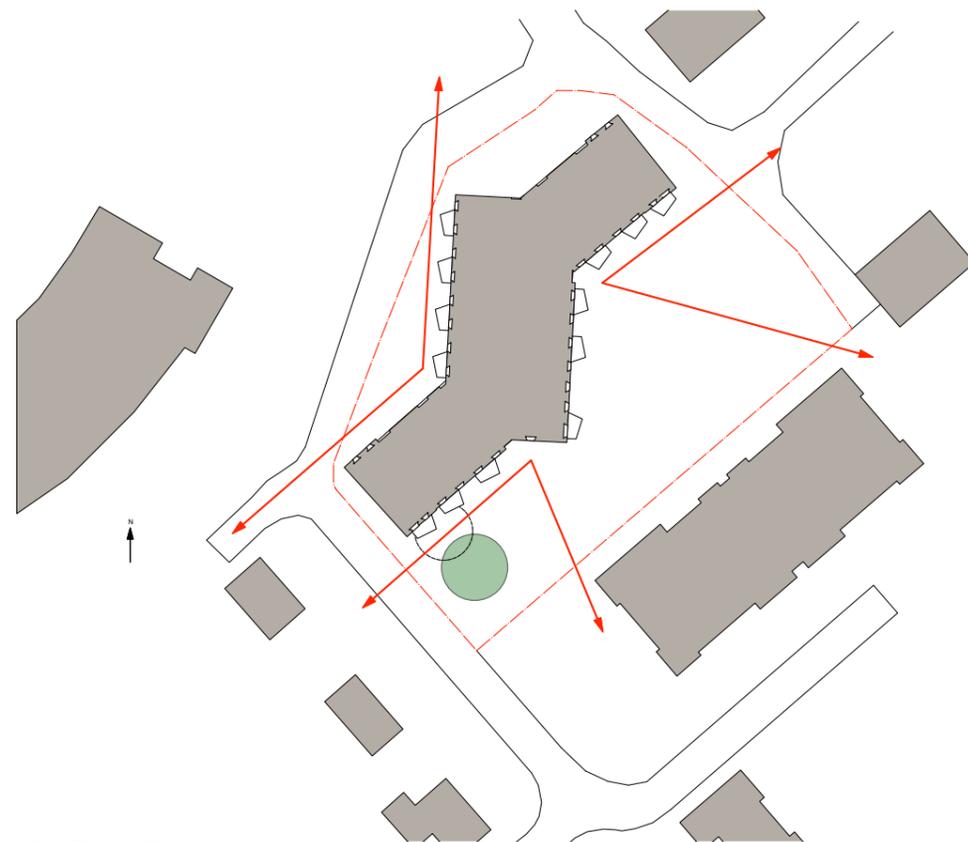
To reduce the length of the corridors, the building has been splitted in three parts. Two of them are single banked and the middle one is double banked.

The plan creates two courtyards at the South opened on a park.

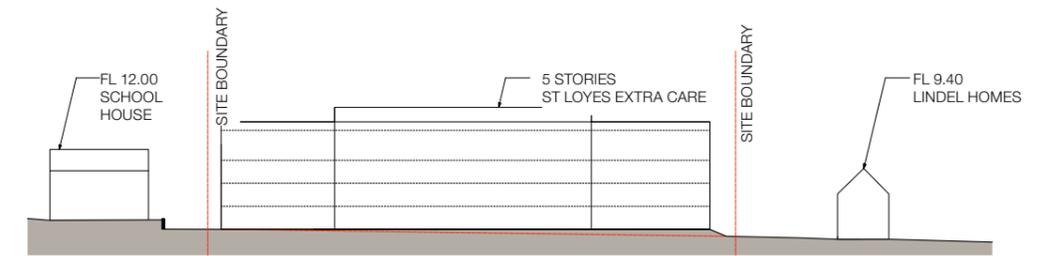
5. Integrating into the surrounding built environment



Site Plan - Windows

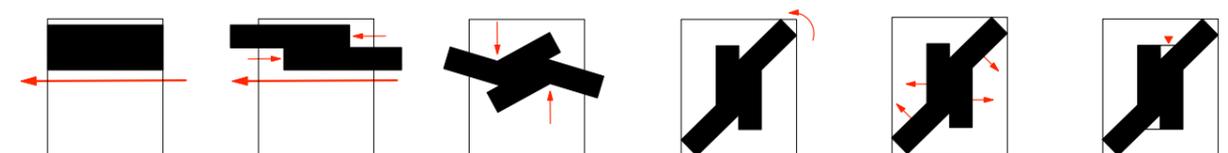
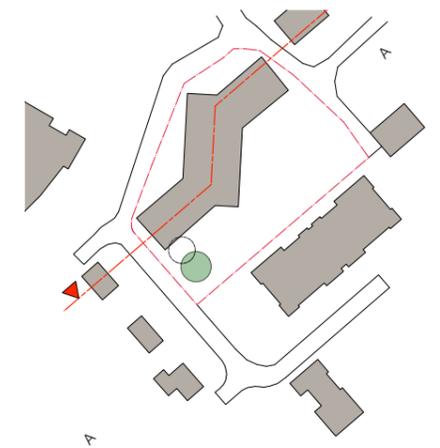


Site Plan - Views



Section AA

- › Our response to the site in terms of overshadowing, overlooking and massing issues is to:
- › - Pull the building back to the north west part of the site and away from the adjacent proposed block of flats to the south east to minimise overlooking issues. The parallel facades with windows are more than the 22m stipulated in the Exeter City Council Residential Design Guide (ECCRDG) The section of the building at 45 degrees to adjacent facades is more than the 15m stipulated in the ECCRDG.
- › - Pull any northern mass of the building as far west as possible to minimise overshadowing to the dwelling to the north. The windows on this property are on it's south east facade so the building's location does not impinge on south light to these windows.
- › - Keep north east and south west gables clear of windows (or only have small obscured bathroom windows on these facades) as these are the ones that would potentially overlook adjacent buildings.
- › - Minimise the size of the top floor of the development keeping the extremities of the building (on the north east and south west wings) to four storey making the massing at these ends more appropriate to that of the adjacent buildings.



Massing - Plan



Cut header brick facade



Protruding brick wall example using similar coloured brick to those intended on the west block



Protruding brick wall example



Protruding brick wall example



Protruding brick wall example using similar coloured brick to those intended on the east block



Example of facade with exposed 'frogs' with the top of the brick facing out

The concept of the brick detail for the end gables of the project is to use the bricks to articulate the horizontality of the forms of the 2 blocks of the development by continuing the brick in the same direction at the end of the blocks to expose other qualities of the bricks rather than turn the bricks around the corner.

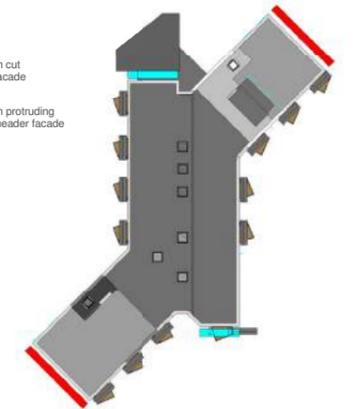
This will also add texture to the gables, breaking down the blank facade using the banding to first floor and fourth floor levels to add a horizontal emphasis.



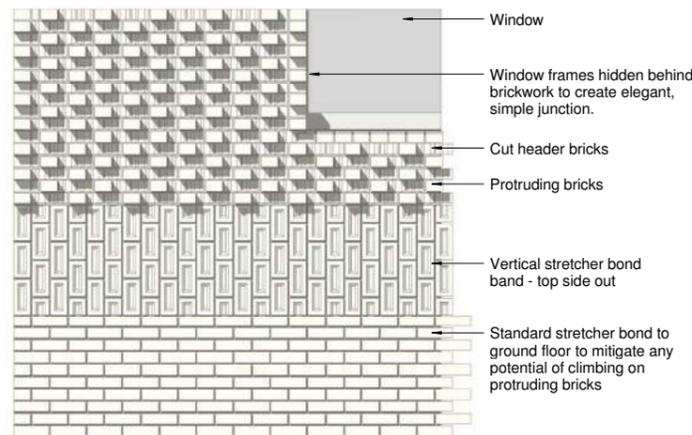
Reference elevation

- Standard stretcher bond parapet
- Vertical stretcher bond band - top side out
- Window frames hidden behind brickwork to create elegant, simple junction.
- Cut header bricks
- Protruding bricks
- Vertical stretcher bond band - frogs out
- Standard stretcher bond to ground floor to mitigate any potential of climbing on protruding bricks

- Key:
- █ Elevations with cut header brick facade
 - █ Elevations with protruding brick and cut header facade

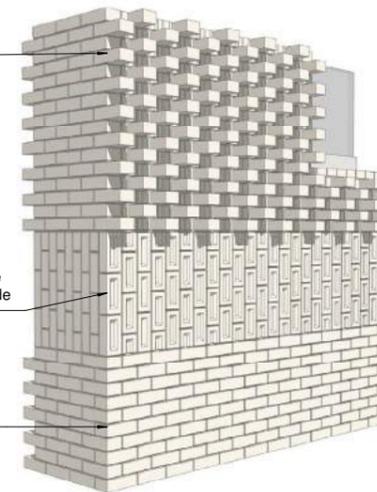


① Reference Plan
1 : 500

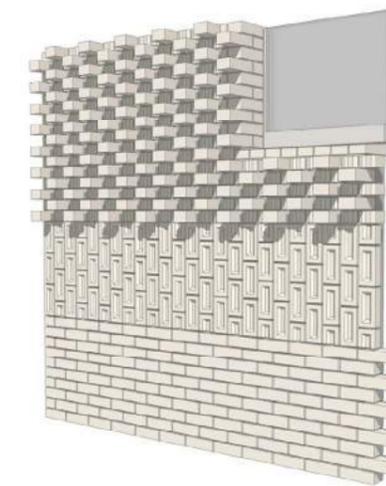


Detailed elevation of gable brick

- Stretcher bond continues to create protrusions to gable facade
- Vertical stretcher band continues at same angle around the corner to expose top side of brick
- Stretcher bond to continue around corner as standard on ground floor



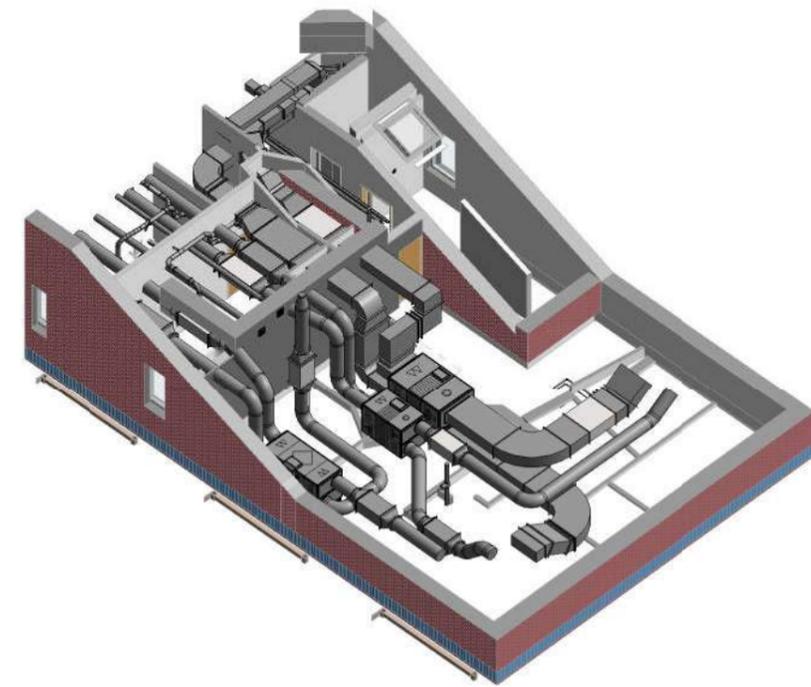
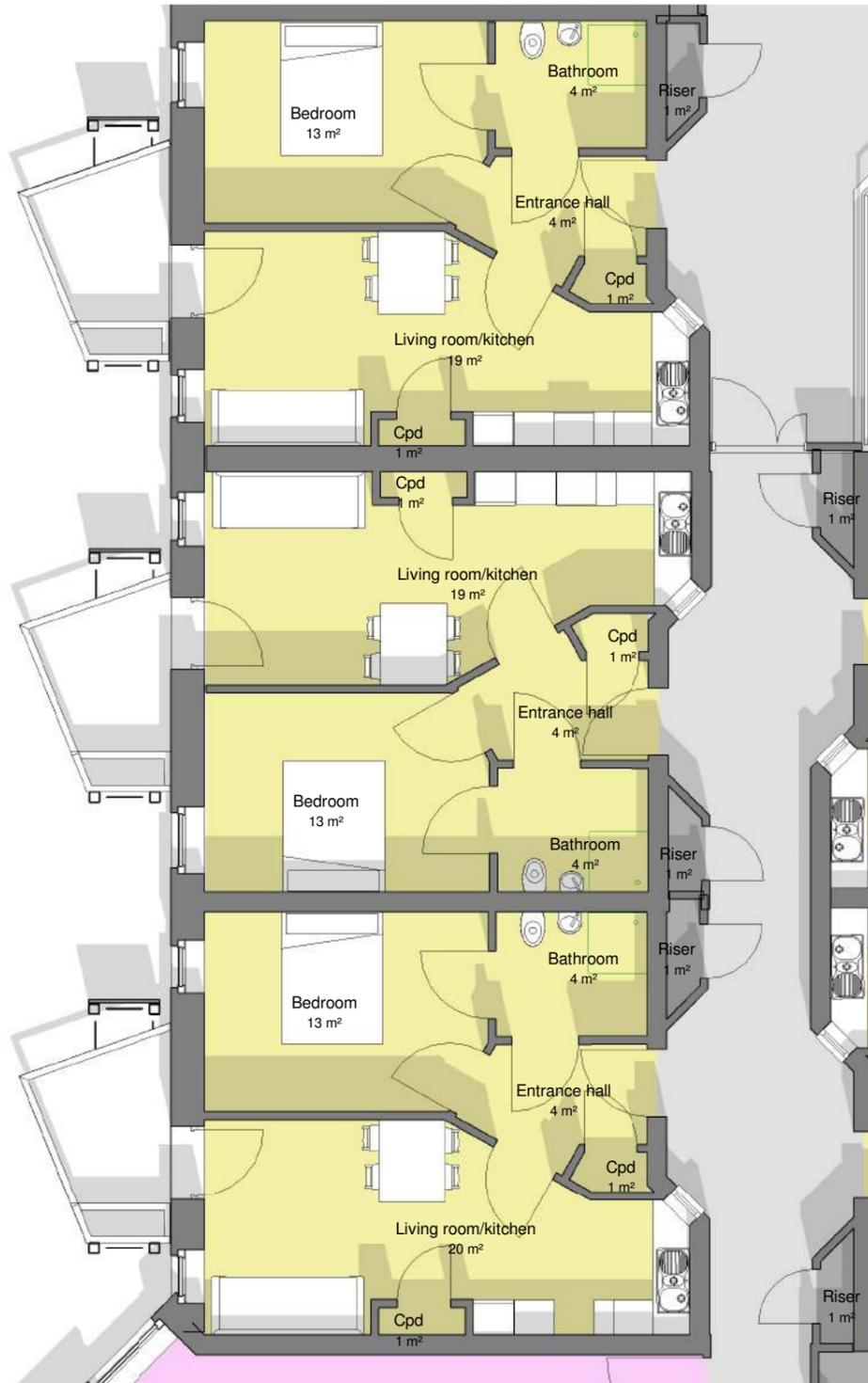
Corner brick detail



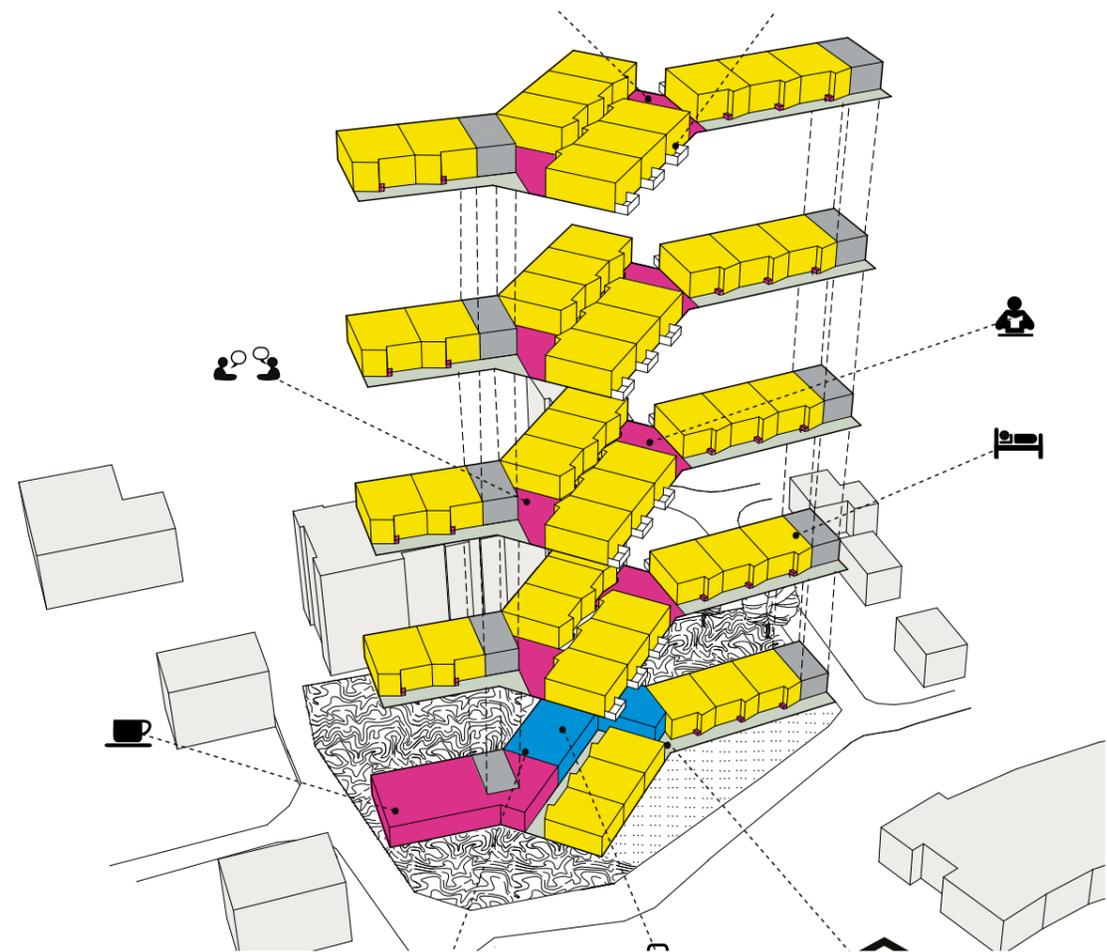
3d brick detail

ARCHITYPE <small>London t 020 7403 2889 Hereford t 01981 542 111</small>			
Project	St Loyes Extra-Care		
Client	Exeter City Council		
Dwg Title	Brick Details		
Dwg no.	8510 PL910	Revision	
Scale	1 : 500 @ A1	Date	01/08/16
Drawn by	KR	Checked by	LF

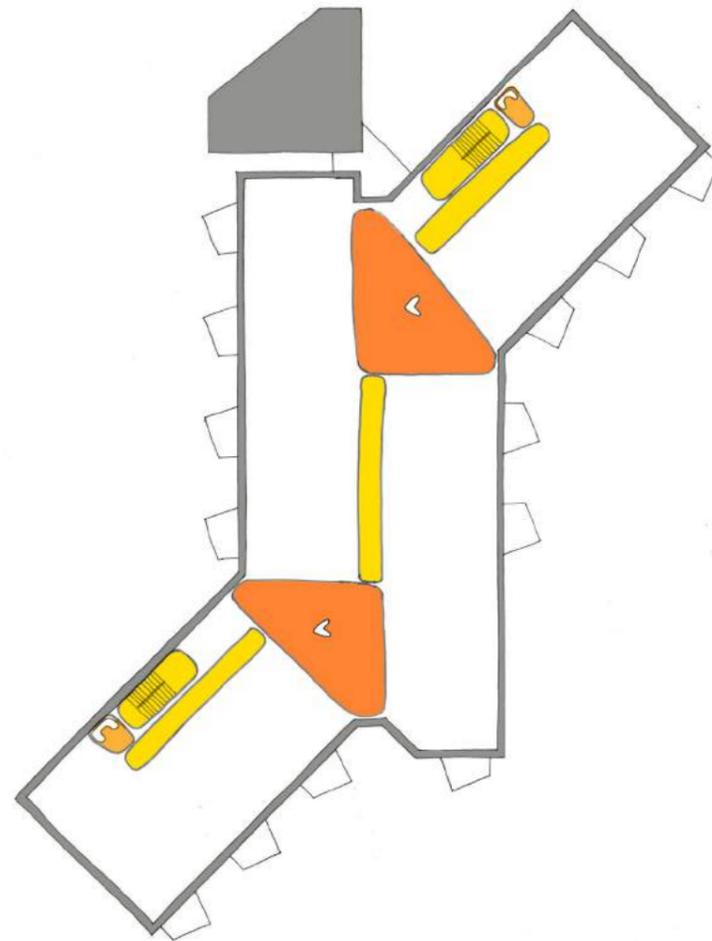
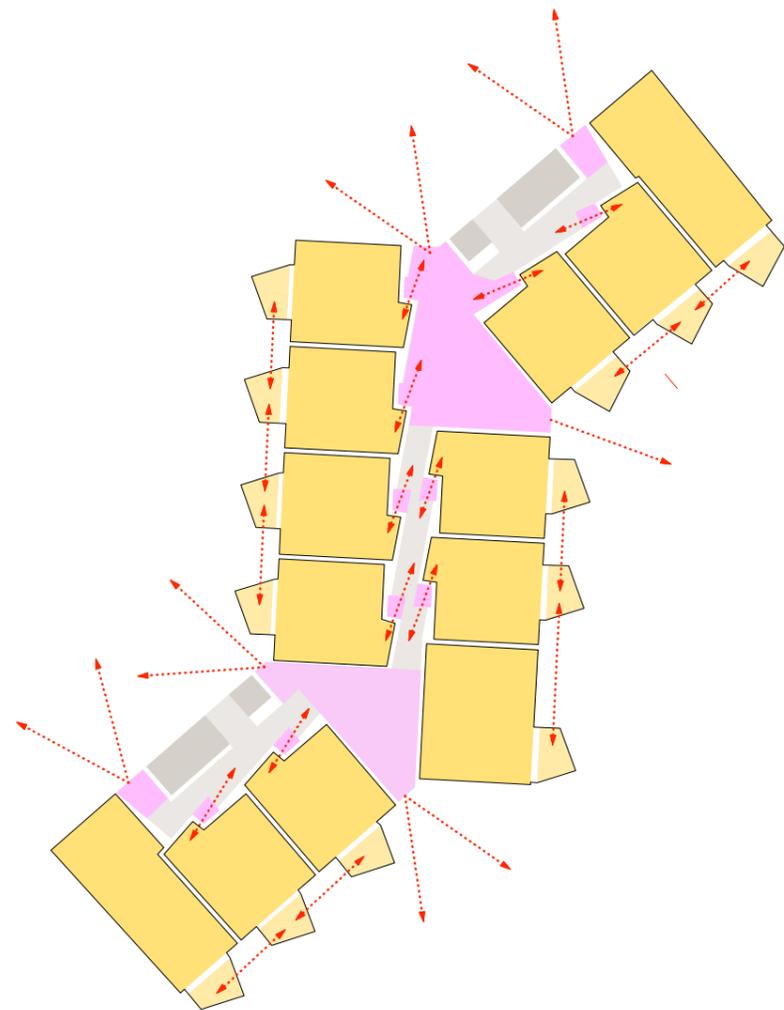
2. Operational Efficiency



3 AHU COMPOUND 3D VIEW

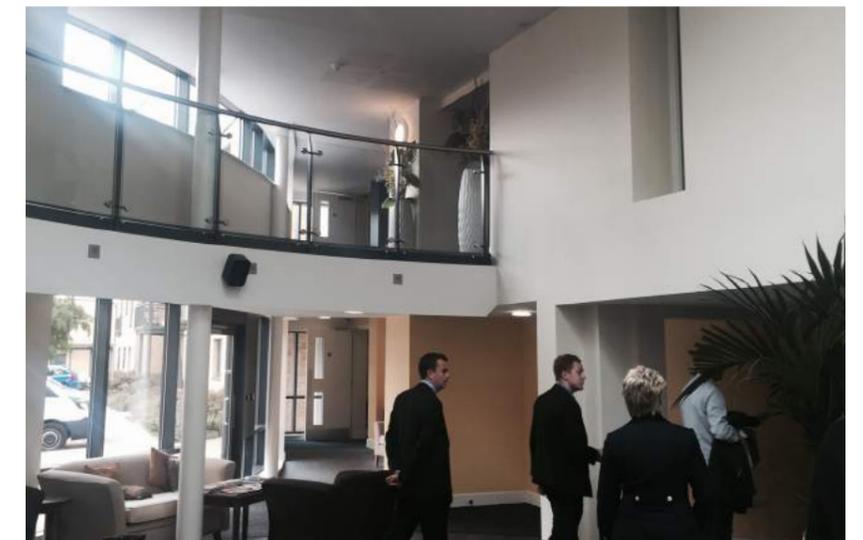
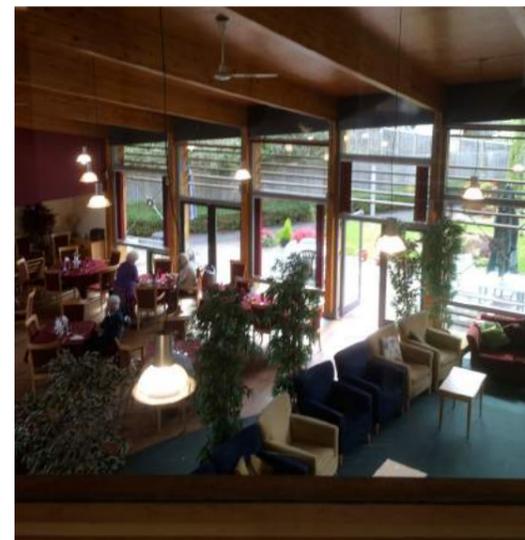


3. Creating internal communities/integration

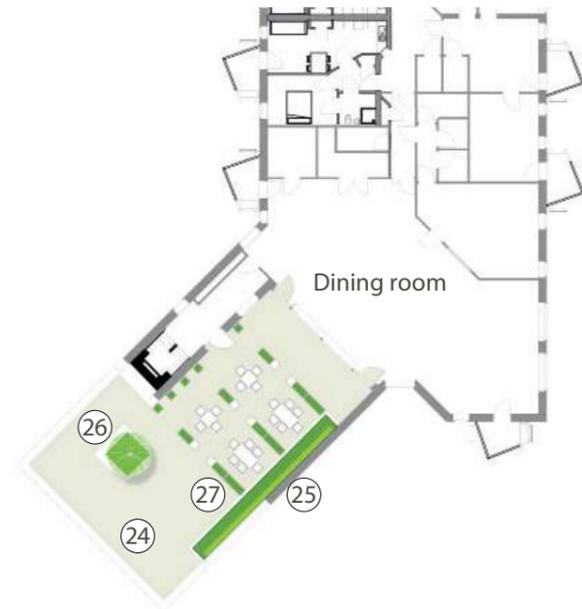


Views & Overlooking
Ground Floor, First
Floor, Second Floor,
Third Floor Diagram

- Key:
- Dwelling
 - Balcony
 - Communal Space
 - Circulations
 - Lifts & Elevators
 - Private Space
 - Line of Sight



4. Connecting with the external community



Illustrative roof terrace plan

Key

- 1 Arrival court
- 2 Car parking (incouding two accessible bays)
- 3 Boudary fence (west boundary)
- 4 Rain gardens
- 5 Escape route
- 6 Private decks
- 7 Native hedge
- 8 Car parking
- 9 Terrace
- 10 Patio
- 11 Looping path
- 12 Long border
- 13 Lawn
- 14 Red/rain garnden
- 15 Productive garden
- 16 Wisteria garden
- 17 Aviary
- 18 Scented garden
- 19 Reflective garden
- 20 Wildlife garden
- 21 Informal play
- 22 Yellow/rain garden
- 23 Amenity planting and tree planting
- 24 Roof terrace
- 25 Raised bed and espalier planting
- 26 Containerised specimen tree
- 27 Moveable planters



Illustrative landscape plan

4. Connecting with the external community



Private terraces
and balconies

Scented garden

Aviary

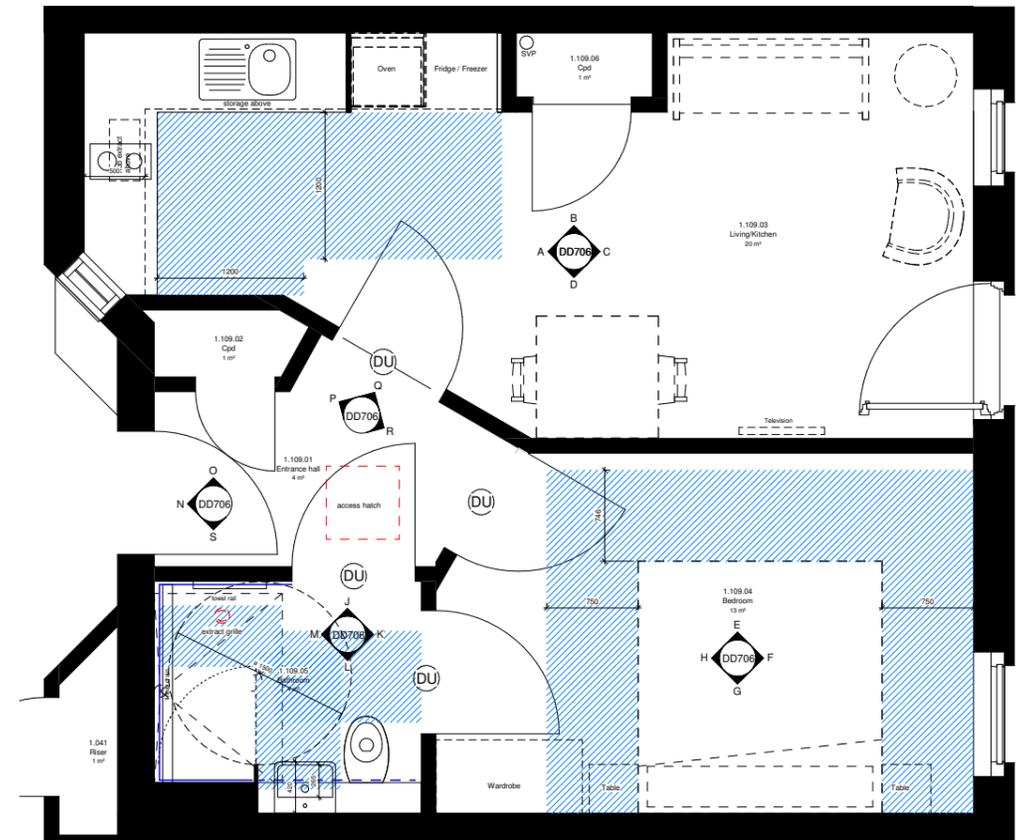
Wisteria terrace

Productive garden

Planted boundary



6. Deinstitutionalisation



6. Deinstitutionalisation



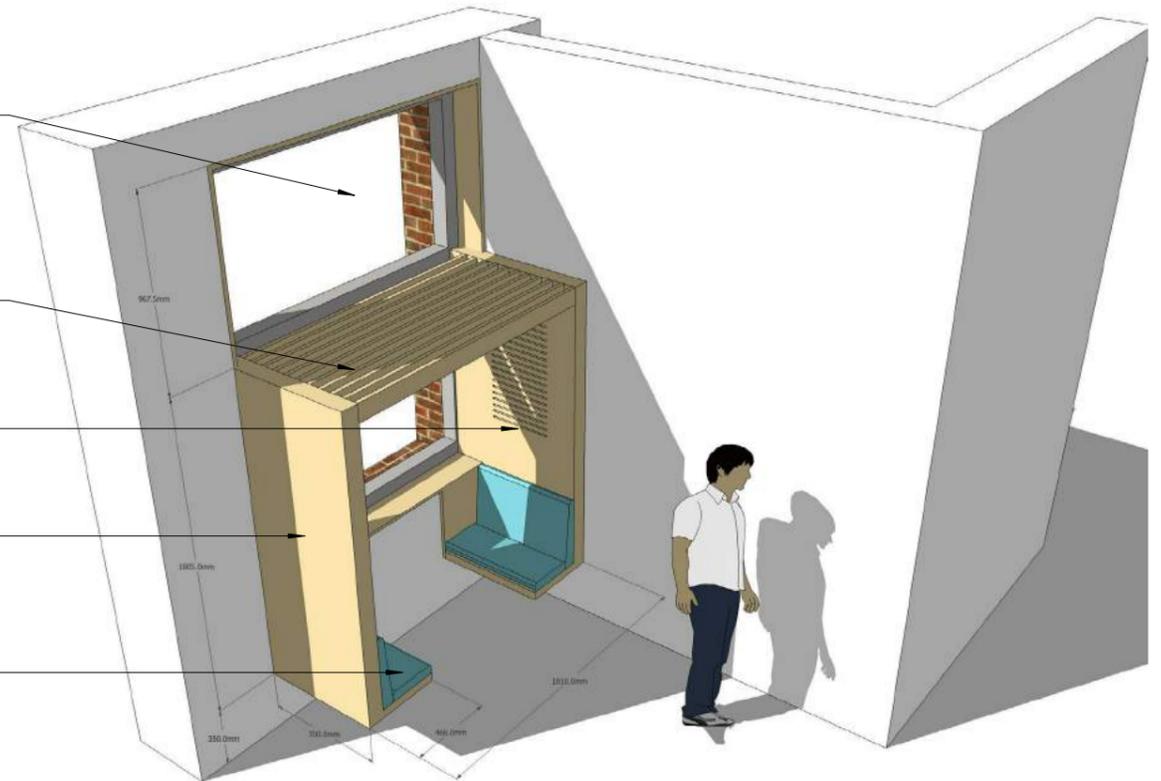
Opening window for ventilation and smoke extract above

Plywood ventilation slats, thus ensuring that ventilation free area is maintained when window above opened.
NOTE: Some slats are removable to allow access for cleaning and maintenance to window above

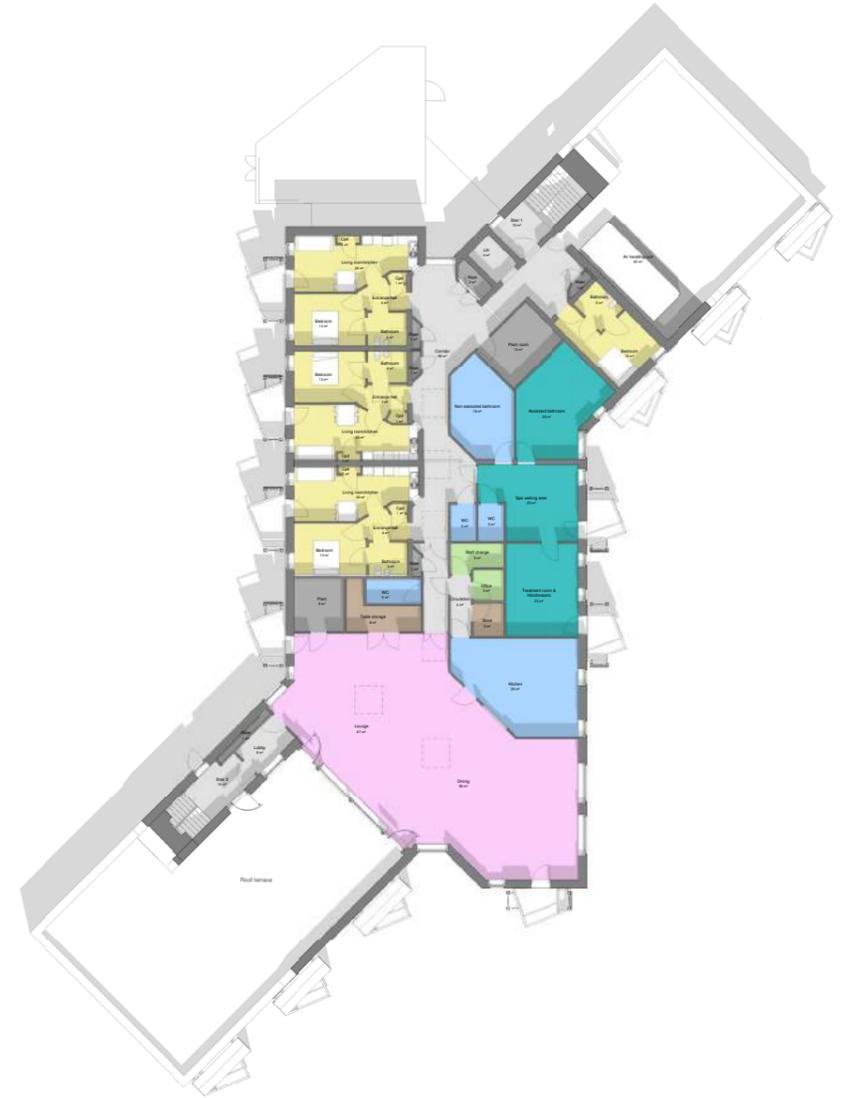
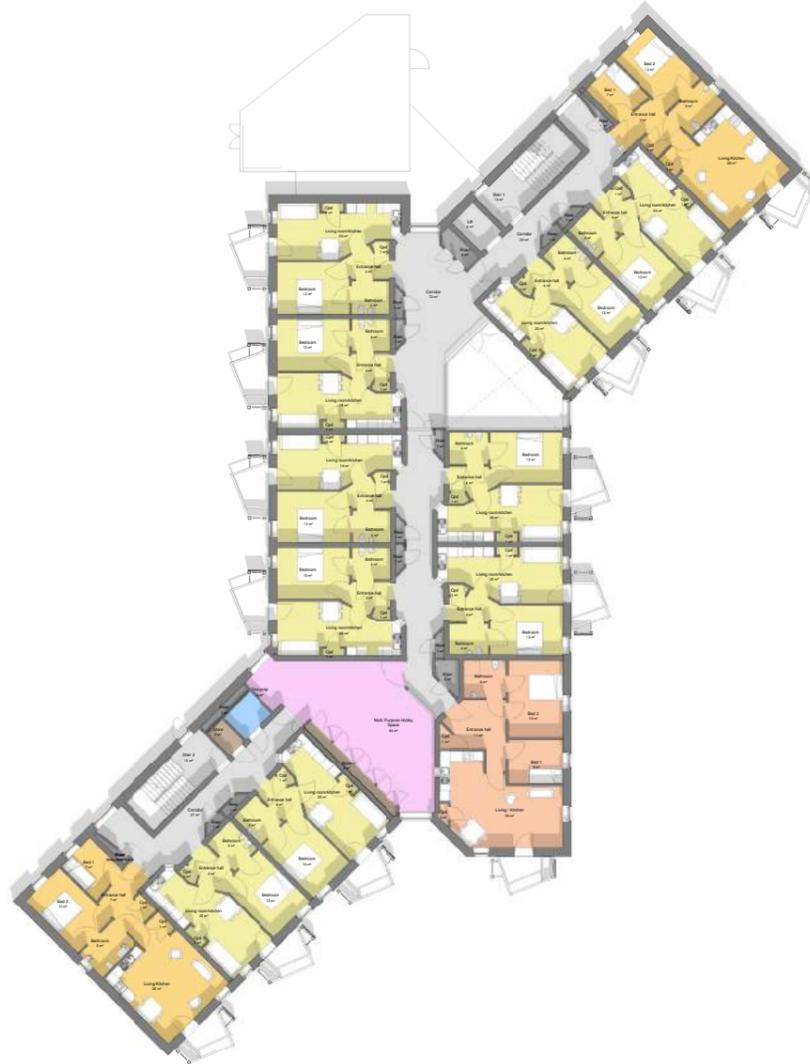
Sides of pod to have slots routed out with lined insulation behind for acoustics. In addition each vertical wall has a recessed LED spotlight, locally controlled (See M&E specification)

Sides of pod to have birch faced plywood finish on a softwood timber frame, fixed back to walls.

Plywood seats are fixed on all floors except to ground floor seating pods, which have one fold down seat for wheelchair users



Current Proposals



Current Proposals



04 North Elevation

Timber batten soffit to main entrance canopy
Cedar shingle clad refuse, cycle and scooter store



07 Southeast Elevation

Vertical brick banding