

# Residents and Clients at Colby Lodge

Resident engagement in the design of a new almshouse  
London Region Housing LIN October 2019



**Pollard  
Thomas  
Edwards**

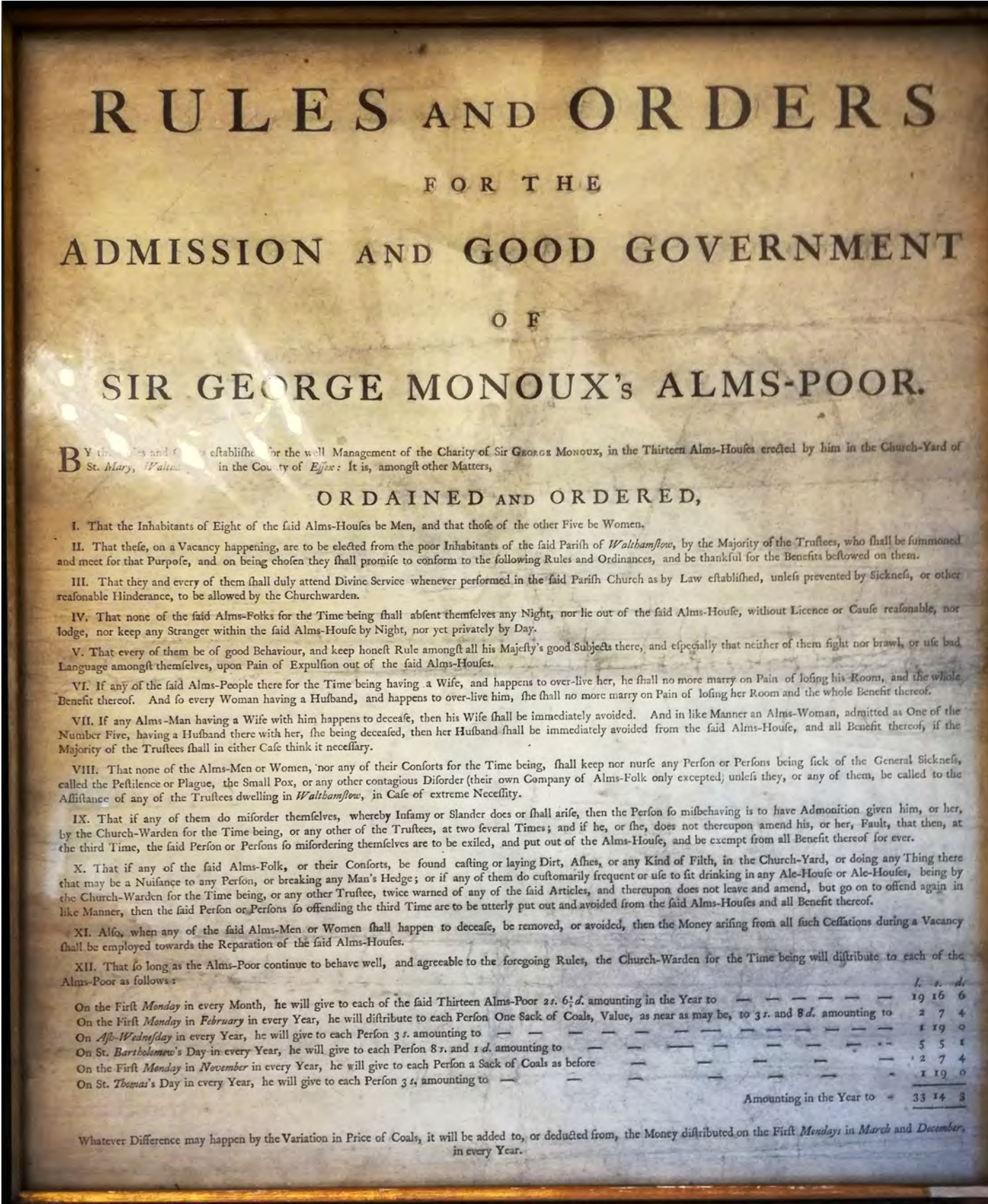








# Walthamstow and Chingford Almshouse Charity (WCAC)





# 3rd Age consultation range



OWCH - FUTURE RESIDENTS



**PUBLIC EXHIBITION**

**1C THE DRIVE**  
Walthamstow E17 3BN  
Thursday 5 December  
4-7.30pm

**Walthamstow and Chingford Almshouse Charity**  
invites you to come and see our plans to  
provide modern, affordable apartments  
and social facilities for local older people.  
Light refreshments provided.

For more details contact Liz Abbott at WCAC:  
**020 8520 0295 / office@wcac.org.uk**  
or write to:  
Liz Abbott, WCAC, Monoux Hall, Church End, London E17 9F

[www.wcac.org.uk](http://www.wcac.org.uk) **WCAC** **PTEa**  
Pollard Thomas Edwards arc

COLBY LODGE - RESIDENTS



CALCUTTA - NEIGHBOURS



1C

NEW APARTMENTS FOR OLDER RESIDENTS OF WALTHAMSTOW & CHINGFORD

HOUSING FOR THE THIRD AGE OF LIFE AT 1C THE DRIVE, E17

The Walthamstow and Chingford Almshouse Charity is very proud of its long history and service to the people of Walthamstow and Chingford over the last 140 years. For some time, it has been the intention of the Charity Trustees to develop or acquire more almshouses for the benefit of local people to rent at an affordable cost. All our flats are maintained to a high standard and are comfortable, warm, secure and are designed or adapted to be accessible to help maintain and promote independent living.

1C The Drive coming onto the market provided a golden opportunity for this ambition to be realised – close to the Sir George Monoux Almshouses (the administrative centre of the charity) and to Mary Squires Almshouses, both in Church End.

The new almshouses will be the charity's largest development since Colford Court in 1975. The design will incorporate the principles set out in the HAPPI report on the design of Third Age Housing, to ensure that the accommodation fulfils the needs and expectations of local older people for many years to come.

1C The Drive is a desirable location for providing new homes for local older people, whilst situated on this quiet residential street, it is close to Walthamstow Central Shopping Centre and bus routes. Each flat will be equipped with carefully chosen fixtures and fittings with the resident in mind, and quality is important – we believe that a well designed

building built and fitted with good quality materials will look and last better and be cost effective in the long run.

To develop and foster a friendly community, 1C The Drive will have a lovely shared lounge for social activities, available for outside groups to use, yet the privacy of residents will be preserved with thoughtful building design.

A team of Wardens will look after the building and be on hand to support and assist residents with such matters as benefit claims, repairs and accessing other services, for example social care, as well as fostering a community spirit. A 24 hour emergency helpline will be provided in each flat.

Other facilities will include:

- a hairdressing / therapy room
- laundry room
- guest suite
- landscaped gardens
- mobility scooter charging points
- security entry system
- communal satellite aerial system

SOME PLANNED AND BUOY PTE Schemes FOR OLDER PEOPLE

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1C The Drive

Walthamstow and Chingford Almshouse Charity

PTEa

WGAC

1C

NEW APARTMENTS FOR OLDER RESIDENTS OF WALTHAMSTOW & CHINGFORD

1C THE DRIVE, LONDON E17 THE SITE AND SURROUNDINGS

**CONSTRAINTS AND OPPORTUNITIES**

The buildings in the vicinity range between one and three storeys, all with pitched roofs, overlooking the site from the south and west.

Along The Drive, the combination of modern four storey maisonettes with pitched roofs and the blank south elevation of No 1a suggest that a stepped four storey proposal looking out in this direction is reasonable.

The proposed new building will run parallel to the roadway set back from the site boundary such that the NE corner aligns with the existing house at 1a The Drive and runs perpendicular to 113 Church Hill.

The frontage will be broken up into bays to relate to the scale and rhythm of the existing houses along The Drive.

Scale

Surrounding buildings are generally two to three-storey houses with four-storey apartment block buildings on the opposite side of the street. The street rises towards the north about half a storey across the site.

Landscaping

Outdoor spaces will be landscaped with paths and new planting for residents' use in good weather.

The areas in front of all outward facing units at ground level will be also be landscaped, with low brick walls and railings to define the boundary between public and private space.

This secure and sheltered garden will form the heart of the scheme, providing opportunities for socialising, participating in activities and simply strolling around the garden.

AS THE DESIGN HAS EVOLVED TWO GEOMETRIES HAVE DEVELOPED: MORE FORMAL HOUSES ONTO THE STREET (AND PARK) AND LOOSER, MORE INVITING GARDEN SPACES THAT LEAD VISITORS IN FROM THE FRONT ENTRANCE

THE DRIVE INCLUDES A VARIETY OF BUILDING HEIGHTS AND STYLES.

The current building sits centrally in the site, with the largest open space reserved for car parking. The new development, by making its principal outlook to the east, has the opportunity to make a sunny garden to the north west of the site, avoiding shading to the rear and garden of No. 1a.

Flats looking east and west will benefit from good daylight throughout the year, while avoiding summer overheating.

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1C The Drive

Walthamstow and Chingford Almshouse Charity

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NEW APARTMENTS FOR OLDER RESIDENTS OF WALTHAMSTOW & CHINGFORD

WORK IN PROGRESS FLOOR PLANS



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



THIRD FLOOR PLAN



ROOF PLAN

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1C The Drive

Walthamstow and Chingford Almshouse Charity

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1C

NEW APARTMENTS FOR OLDER RESIDENTS OF WALTHAMSTOW & CHINGFORD

WORK IN PROGRESS VIEWS



Architectural rendering of the building exterior.



Architectural rendering of the building interior.



Architectural rendering of the building exterior.



Architectural rendering of the building exterior.



Architectural rendering of the building exterior.

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1C The Drive

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# Colby Resident Consultation

## 1C THE DRIVE, LONDON E17 THE SITE AND SURROUNDINGS

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EARLY STUDIES FOCUSED ON MAKING SENSE OF THE PARK SPACE OPPOSITE 1C, TO GIVE IT DEFINITION AND AN ACTIVE FRONTAGE

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FIRST FLOOR PLAN



SECOND FLOOR PLAN



THIRD FLOOR PLAN



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# Colby Resident Consultation

## WORK IN PROGRESS VIEWS



(above) COMMON ROOM AND GARDEN



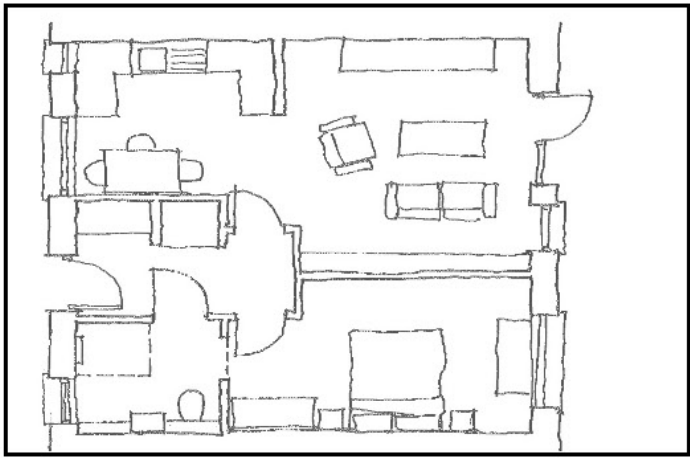
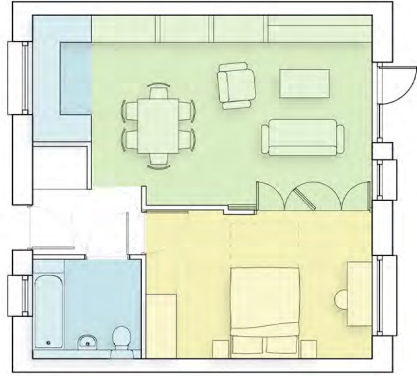
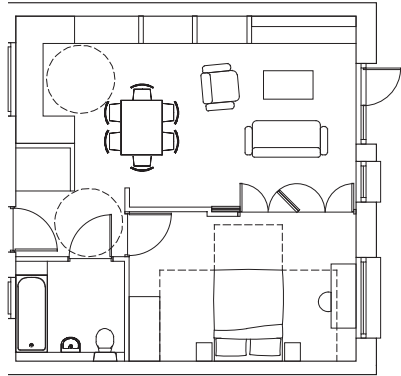
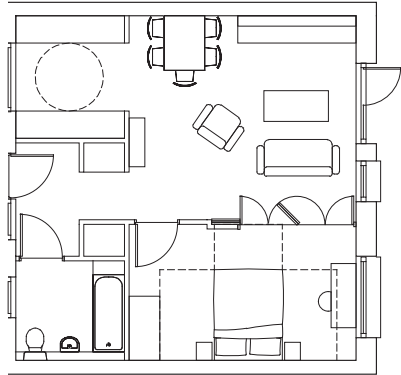
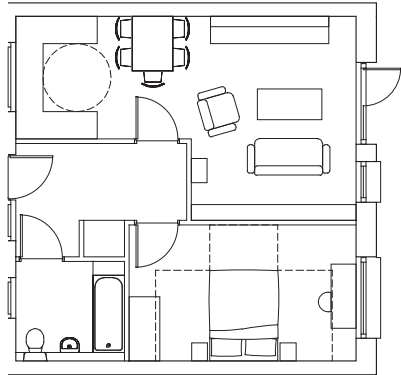
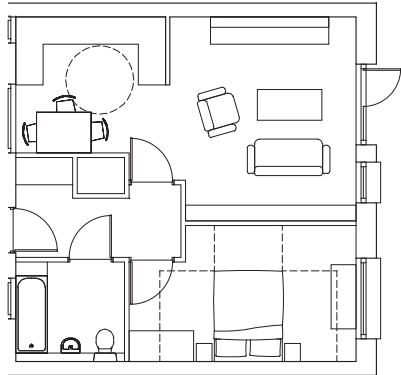
(left) OPEN LANDINGS TO THE APARTMENTS  
(below left) FROM THE DRIVE



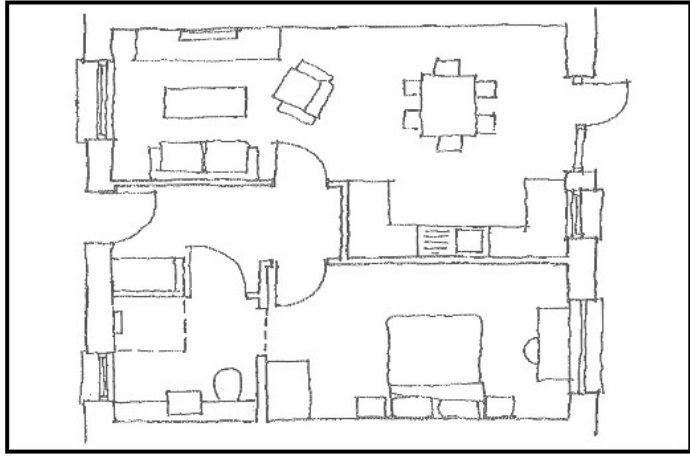
(below) AERIAL FROM THE SOUTH



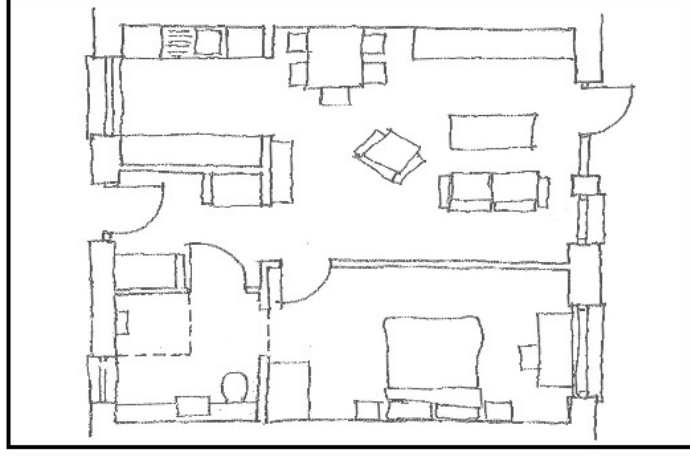
(bottom) FROM CHURCH DRIVE



Initial option 1 [preferred]



Initial option 2



Initial option 3

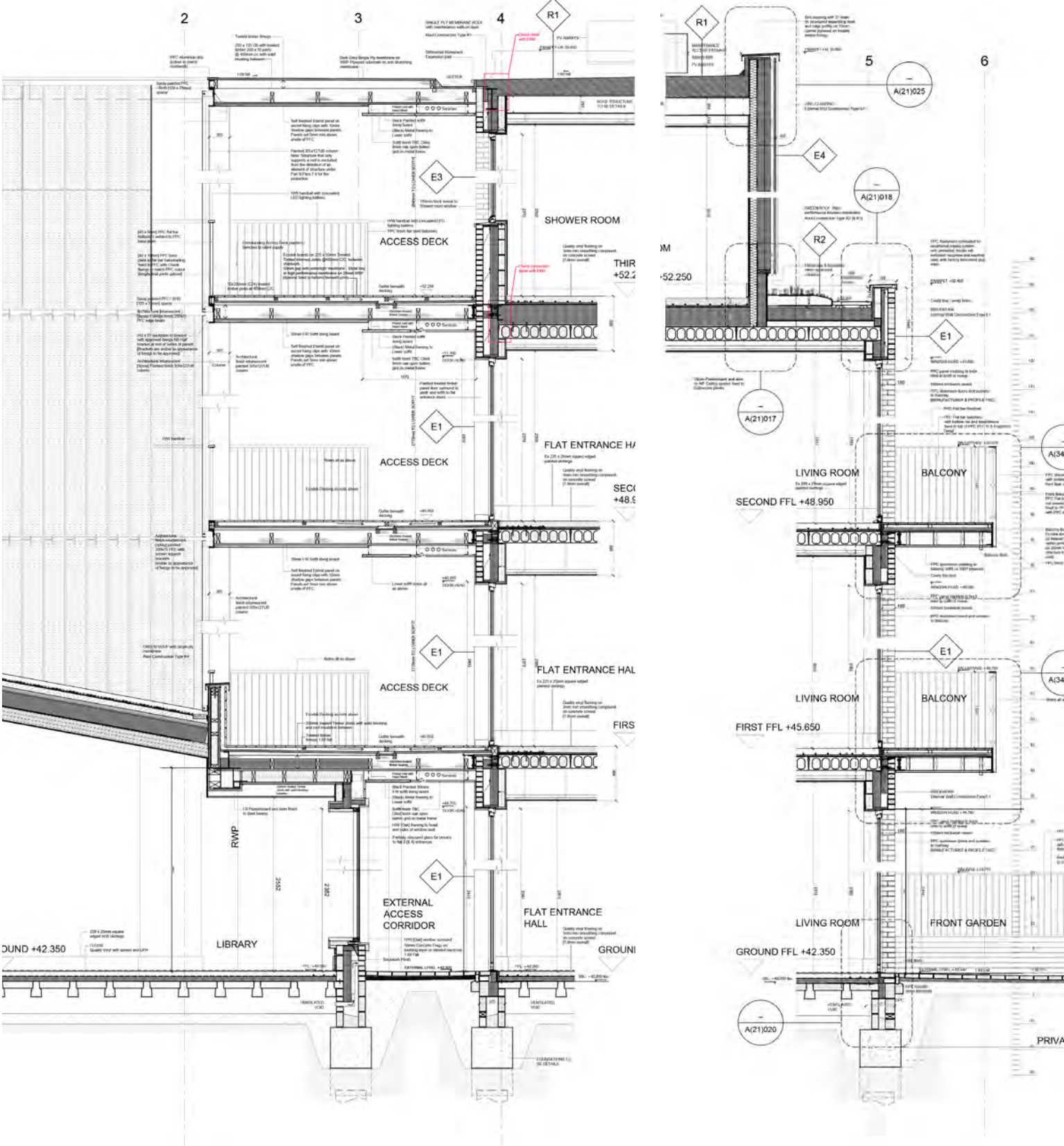


# Colby Resident Engagement

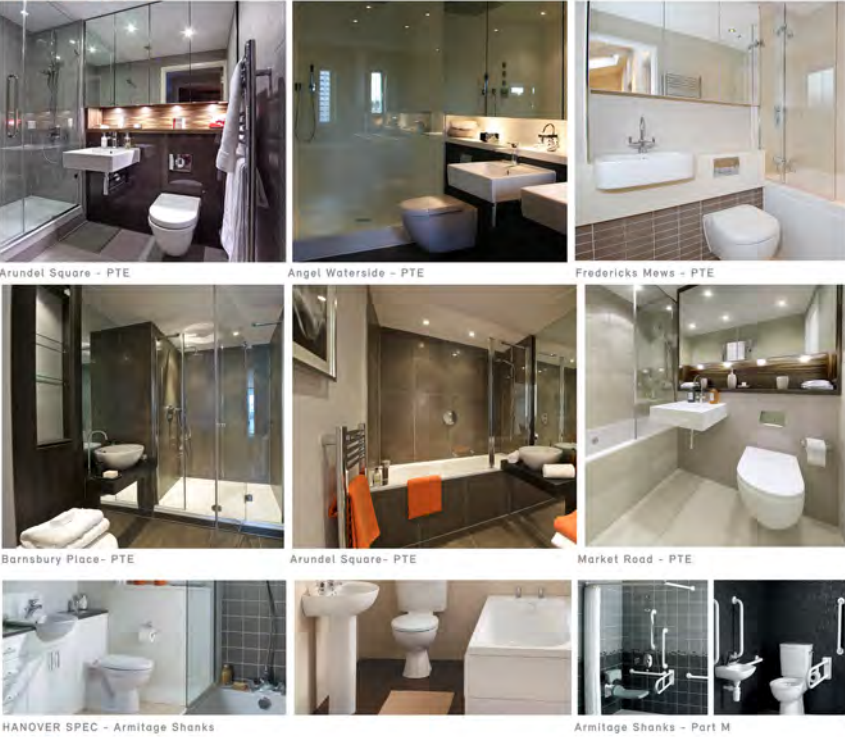




# Colby Resident Engagement



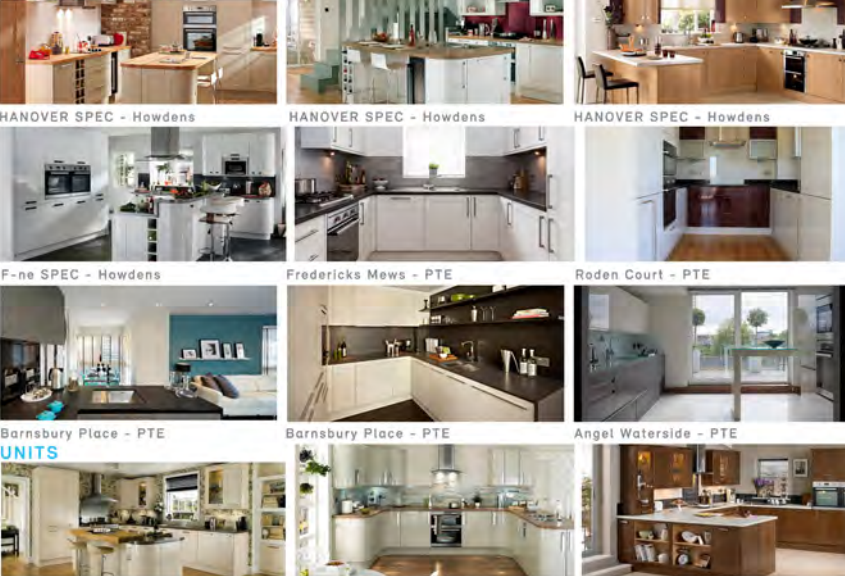
## LOOK AND FEEL...



## INTERIOR AND FINISHES//31-05-14

FLAT INTERIORS - BATHROOMS

## LOOK AND FEEL...



## INTERIOR AND FINISHES//31-05-14

FLAT INTERIORS - KITCHEN

## TODAYS OBJECTIVES

- BATHROOMS:
  - PRELIMINARY SELECTION OF CHARACTER AND APPEARANCE OF BATHROOMS IN FLATS
  - FLOORING FOR BATHROOMS: VINYL/ ENGINEERED WOOD/TILES/
  - WALLS: PAINTED WITH SPLASH BACKS/ ACCENT COLOURS / TILE /
  - LIGHTING: PENDANT/SPOTLIGHT/ TRACKS/UPLIGHTERS
  - INITIAL SELECTION OF BATHROOM SUITES
  - DEFINE FUTURE ADAPTABILITY AI BATHROOM TYPES

## TODAYS OBJECTIVES

- KITCHENS:
  - PRELIMINARY SELECTION OF CHARACTER AND APPEARANCE OF KITCHENS IN FLATS
  - FLOORING FOR KITCHEN: VINYL/ ENGINEERED WOOD/TILES/
  - WALLS: PAINTED WITH SPLASH BACKS/ ACCENT COLOURS / TILE /
  - LIGHTING: PENDANT/SPOTLIGHT/ TRACKS/UPLIGHTERS
  - INITIAL SELECTION ON KITCHEN UNITS, FITTINGS AND APPLIANCES
  - INITIAL IDEAS ON MATERIAL PALETTE TILING - COLOURS /TYPE



# Colby Resident Engagement Outcomes

- Front doors opening to external deck, rather than enclosed, glazed corridor
- Communal laundry, with flats plumbed for washing machine or dishwasher
- Outdoor drying area
- Large, bright common room
- Small therapy and hairdressing space
- Kitchen, breakfast area storage arrangement
- Hard flooring to reception area

**COOK** *better than*  
*the takeaway*

Sheek Kebabs · Vegetable Fried Noodles · Jambalaya · Soya Sauce Chicken  
Indonesian Veg Curry · Special Fried Rice · Chicken a la King · Veggie Fajitas  
Chicken Caesar Salad · French Onion Soup · Beef & Mushrooms in Oyster Sauce  
Ginger Fish & Stir Fried Beans · Cottage Pie · Chilli Sin Carne · Salmon Fishcakes  
Xinjiang Cumin Chicken · Thai Noodle Salad · Broccoli Pasta · Fish Curry · Ribollita

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**1c The Drive,**  
**Walthamstow**  
**E17 3BN**

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# Colby Lodge Ground Floor





# Colby Lodge Upper Floor





# Stakeholder/Resident — Engagement/Consultation?





# Colby Lodge





# Colby Lodge





# CoHousing : review of Collaborative Design

## Investment



- Time
- Compromise?
- Programme uncertainty
- Financial risk?
- Work

## 'Tangible' benefits

- Lots of daylight
- Bespoke flat layouts
- Common Laundry
- Sociable circulation



- Guest flat
- Focus on gardens

## Intangible benefits

- Sense of ownership
- Choosing to join in
- Shared project
- Continuing personalisation
- Pride in achievement





# Discussion

