

1. Brewster Bye Architects

- Established in 1992
- Based in Headingley, Leeds we undertake architectural work across the UK
- Residential focussed with a particular speciality in housing for older persons
- Client focussed service focussed on a holistic approach to aesthetics, function, cost, construction and sustainability
- This approach is founded on co-operative working methods and a strong belief in the power of architecture to positively influence the lives of those that engage with our buildings















2. Early Extracare

- Average approximately 60 apartments.
- Limited communal spaces at ground floor lounge, dining space, shop, beauty suite.
- Tendancy towards linear buildings with communal space at one end of ground floor.
- Single Storey entrance foyer
- Less community focussed
- Interior design and fit out would be done internally by providers or by subcontractors. No designated design service







3. New Models for Older Persons Housing

- Generous / Flexible Space Standards
- Natural light (including circulation spaces)
- 'Care ready' homes to accommodate emerging technologies
- Circulation that avoids institutionalisation and encourages interaction
- Flexible, light and airy living accommodation.
- Lively multi-purpose social spaces that link to the community
- Engagement with the street.
- Energy efficient 'green' buildings
- Adequate storage inside and outside the home
- External spaces that prioritise pedestrians







4. Sanctuary Housing / Greenwich Gardens, Derby

- Greenwich Gardens in Derby was the first Extracare we designed for Sanctuary Housing.
- 98 apartment extracare
- Extensive communal space including restaurant, cafe, lounge, library, gym.
- 'Hub and Spoke' plan centred around two atriums.
- Community focussed
- Specialist interior design with each wing of the building themed to assist with navigation
- Landscaped courtyards with sensory garden, allotments and terraces.









5. Rose Manor Extracare - Site Analysis

- The site is part of the Telford Millenium Community which was delivered by Wrekin Council, English Partnerships, Taylor Wimpey and Sanctuary Housing
- Site addresses the central square within the development
- Difficult sloping site which falls 4 metres from front to back.
- Previously allocated for a primary school. New development needed a community / civic precense.
- Mixture of 2 and 3 storey houses adjacent to the site.







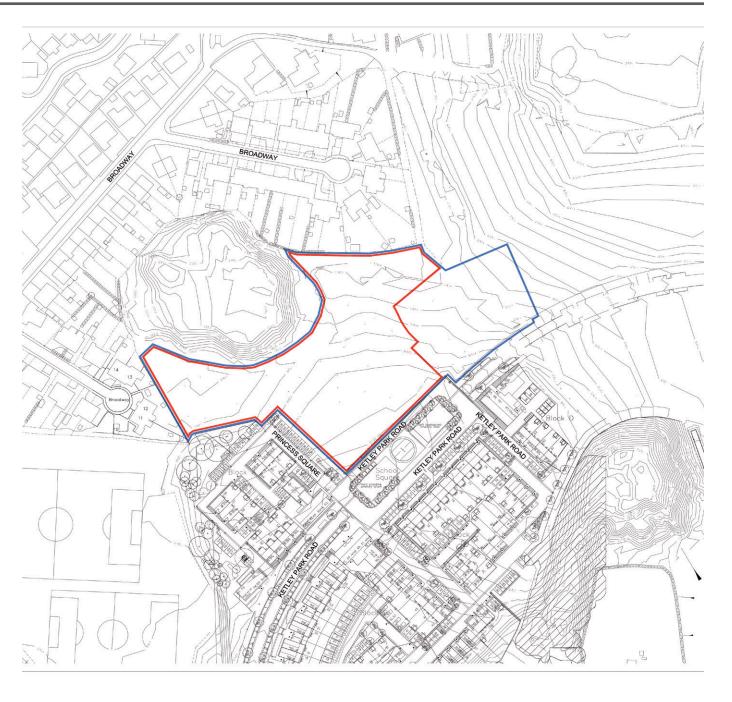






6. Brief

- Deliver and extracare scheme with 80+ apartments alongside communal and community facilities
- Associated but seperate building with 12 No. self contained apartments for adults with learning difficulties.
- Landscaped communal gardens with private outdoor space for ground floor apartments where possible.
- Building must balance context against need for more civic presence.
- High quality interiors
- Building that is easy to navigate.



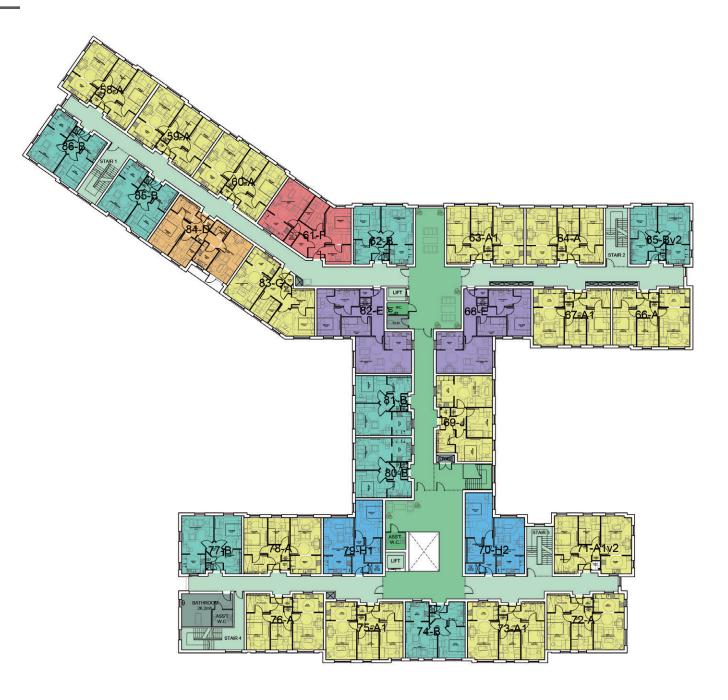
7. Rose Manor Extracare - Site Plan

- Stong frontage to the public square
- Communal facilities at ground floor to create dialogue with public space.
- Two entrances from car park and public square
- 'H' form with central spine running north to south with central atrium acts as vertical navigation point.
- Form of the building creates external courtyards, one for vehicle drop off and the second as a garden accessed from the communal lounge.
- Smaller independent ALD building with seperate garden.



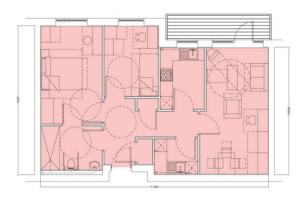
8. Rose Manor Extracare - Interr

- Southern part of the site makes use of the levels to provide lower ground floor and garden flats.
- This also provides access to allotments and sensory garden at the lower point in the site.
- Smaller neighbourhoods of apartments accessed from the main spine.
- Circulation space is naturally lit and the building is easy to navigate.
- Break out seating areas within circulation areas to encourage social interaction.

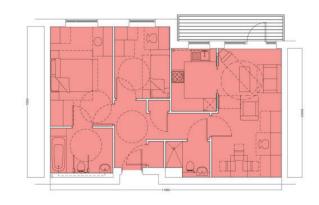


9. Rose Manor Extracare - Apartments

- All apartments are compliant with lifetime homes and the required elements of Wheelchair housing design guide.
- generous space standards and large windows to provide light and airy apartments.
- Mix of 28 No. one bedroom units and 58 No. two bedroom units.
- Some use of wide fronted apartments which are designed to be flexible to include windows to kitchens, utility rooms or second bathrooms.
- Shower rooms to each apartment with communal luxury bathroom with bath for use by residents













10. Rose Manor Extracare - Elevational approach

- Architectural approach that balances domestic scale with more civic presence to public square.
- Articulation of the elevations with familiar gables to break down overall mass of the building.
- Increased glazing to ground floor to create public frontage and encourage community relationship.
- Articulation of elevations with soldier courses, cladding and indented brickwork.
- Oleander House adopts the same approach.









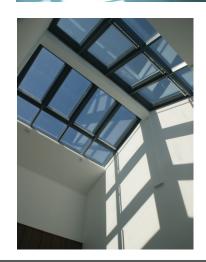


11. Rose Manor Extracare - Interior Design

- Specialist interior design consultant used for internal decoration.
- Main foyer / atrium finish is more akin to a hotel than traditional older persons housig
- Each wing and floor of the building has a unique design approach to assist navigation
- General approach is contemporary and uses colour.
- Sense of warmth and luxury
- Atrium brings natural light into the heart of the building.









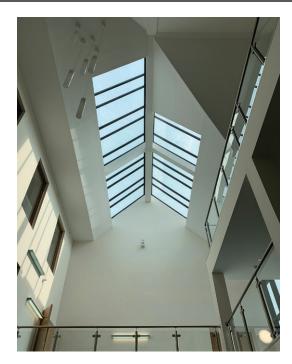






12. Moving Forward

- Same aspirations in terms of quality
- Less extensive communal areas. More focussed on quality and flexibility.
- Dementia provision is increasingly included within schemes.
- Greater flexibility to internal arrangements of apartments
- Often with more independent bungalows
- Increased use of MMC and modular construction.











THANK YOU FOR YOUR TIME, I AM HAPPY TO ANSWER ANY QUESTIONS

Brewster Bye Architects

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