



South Gate Bungalows

Independent Homes for people living with or developing cognitive conditions

Introduction

- Longstanding interest in delivering age friendly housing.
- Living independently for as long as possible.
- Self-contained, thoughtfully designed, safe and inclusive environment.
- Couples able to stay together or room for family and carers.
- Emphasis on light and airy spaces and external garden to counter isolation.
- This is not extra care, supported or sheltered.

South Gate – the development



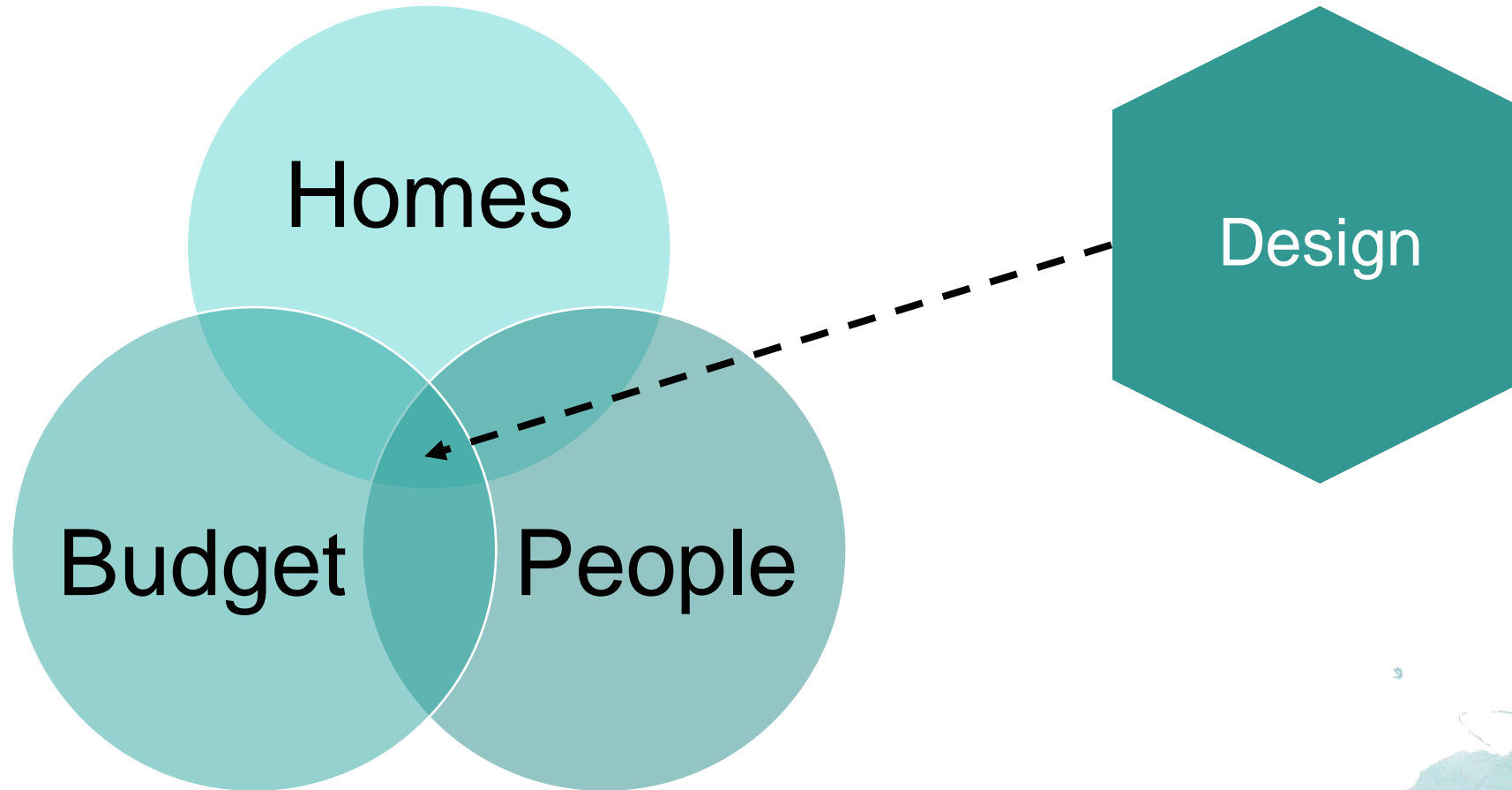
Our approach



- **Strategy** guided by our mission to create mixed communities through the provision of affordable housing to meet the needs of a diverse population.
- **Research** and development by working with experts in dementia and Alzheimers.
- **Insight** gained through meeting families, partners, care givers and incorporating ideas to make life easier to live in the home.




Our design process



Design concept

Design ideas:

- Sight lines – visual triggers/familiarity – internal and external.
 - Living spaces face towards communal gardens with large windows and sun porch.
 - Clearly defined pedestrian destinations in the courtyard garden.
 - Colour contrasts and triggers e.g. colour render surrounds and numbering.
 - Visual memory triggers e.g. individual patio and colours to the back; glazed doors in kitchen cupboards.
 - Safety features e.g. lighting and doorbell fitted with camera.
 - Courtyard garden – raised beds, sensory planting, summer house and potting sheds.
 - Adaptable for future aids and adaptations.
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- A decorative teal watercolor splash graphic in the bottom right corner of the slide.

Summer house and coloured door numbers




Render finishes



Moving in – August 2019



What did we learn?

- Need to bring the design team along – e.g. sight lines within the homes.
 - Internal consultation – support services e.g. gardening; impact on Place Coordinators.
 - Challenge interpretation e.g. communal lounge; front and back of properties.
 - Stick to principles but be adaptable e.g. independent living.
 - Partnership working critical to success to delivering bespoke development.
 - Gained critical insight by working with experts and people living with cognitive conditions.
 - Understanding housing needs and gaining important knowledge to inform design.
 - Simple design ideas can make a big difference – transferable ideas.
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- A decorative teal watercolor splash graphic is located in the bottom right corner of the slide.