Intergenerational High Streets
if not now, when?

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Two old ideas whose time has come

1. Intergenerational Housing

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Over 1 million homes occupied by over 55's pose risk to health; treating avoidable illnesses/injuries in older people costs the NHS over £600m a year

By 2040, nearly a quarter (24.2%) of all people in the UK will be over 65

2.7 million bed days for older patients no longer needing care costs the NHS £820m

Lonely people are twice as likely to develop Alzheimer's disease

Loneliness can be as harmful to health as smoking 15 cigarettes a day

Nearly half (49%) of all people aged 75 and over live alone

Private rented households pay 40% of their gross incomes on rent

Mental health issues are increasing in younger people

Young people have increased pessimism about their prospects

37% of all children in London live in relative poverty as a result of housing costs

London parents spend 34% of their salaries on childcare costs

Children have 5% chance of having someone aged over 65 living in their area compared to a 15% 1991

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matterarchitecture.uk/ intergen

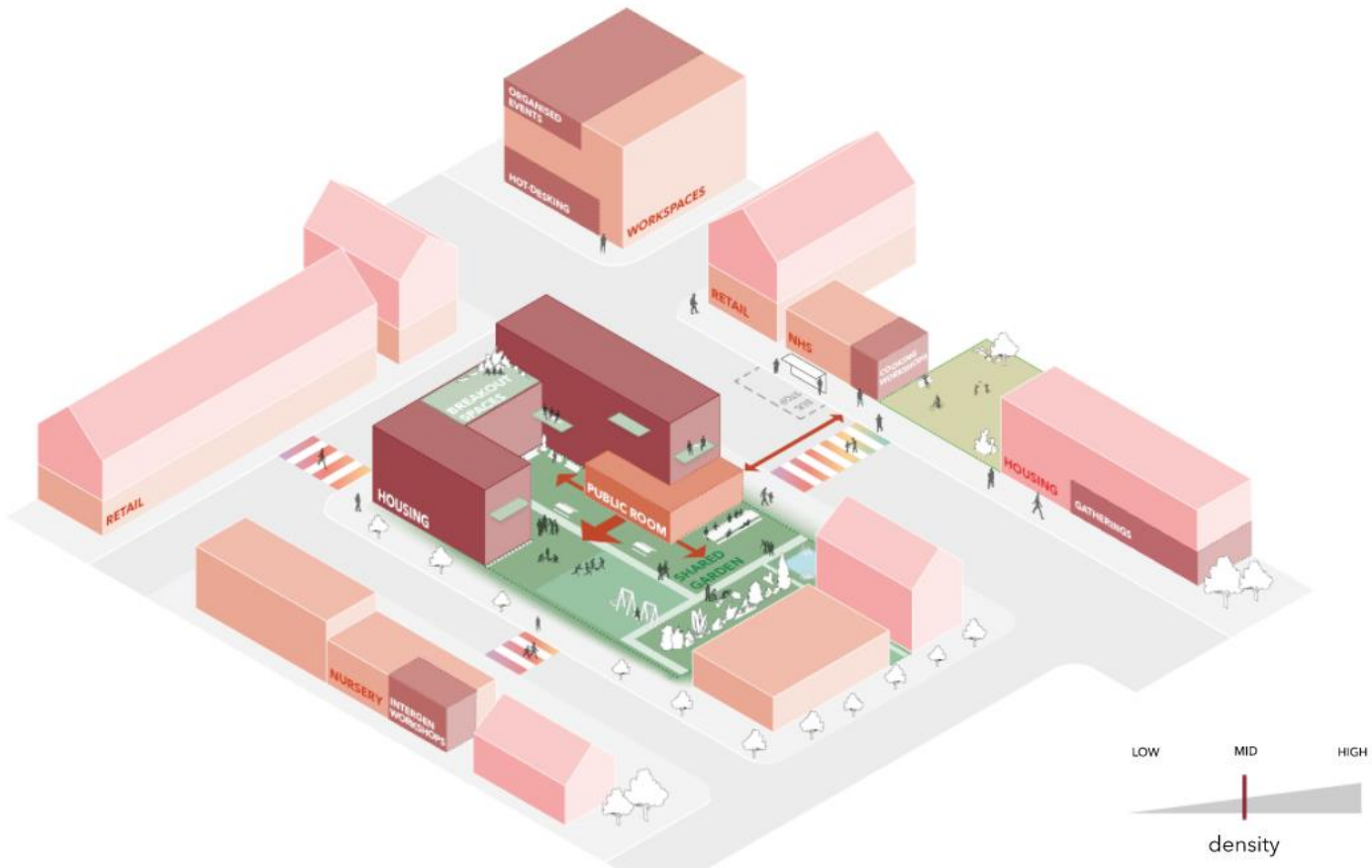
Context

Mid-density

A collaborative design process with local people can allow for a new scheme to form deeper connections with the social neighbourhood.

A new intergenerational scheme requires **shared spaces**. There is a great opportunity for schemes to accommodate **services** and **facilities** (both public and commercial) that are required in the local neighbourhood. In this way, a development can act as a **catalyst** in an area, whilst providing for its own residents in a financially **sustainable** way.

This will take different forms in each context. This works best when a development **connects** into the social **neighbourhood** first, which can be achieved through a collaborative design process with local **people**. In this way, schemes can benefit from local **knowledge** and gain local **acceptance** ensuring the viability of services and facilities.



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Design

The principles

Location

Building configuration

Shared spaces

Shared garden

Public room

Breakout spaces

Homes

Design for management

Shared spaces

Different types and scales of shared spaces should be incorporated to accommodate activities and relationships

People living independently **need** appropriately scaled and configured shared spaces to **socialise** and **participate** with one another. The nature of these spaces is crucial to the way that they will be used. Three key types of shared space are needed to support resident and community **relationships** in a scheme: **shared gardens**, **public rooms** and **breakout spaces**. Each of these has particular characteristics.

The public room and shared garden spaces will work best when linked with, or **accommodating** services and facilities, depending on the scale, whilst the breakout spaces must be informal, small and requiring **minimal** maintenance.

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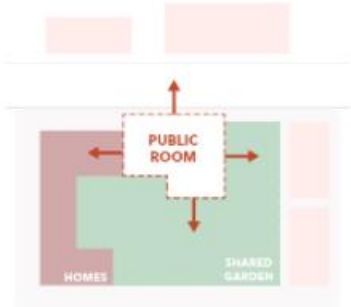
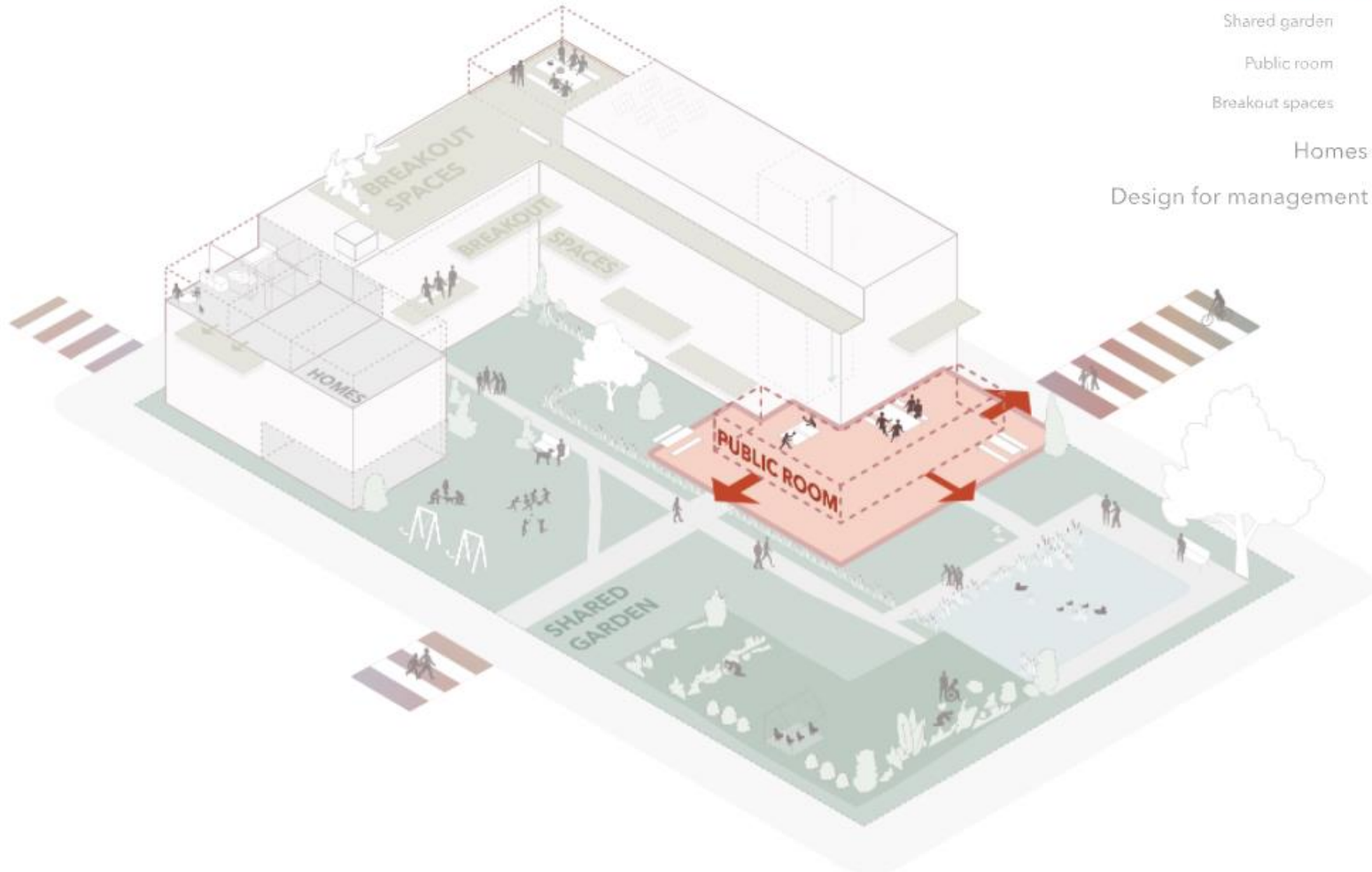


Public room



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2. Multi-functional High Streets

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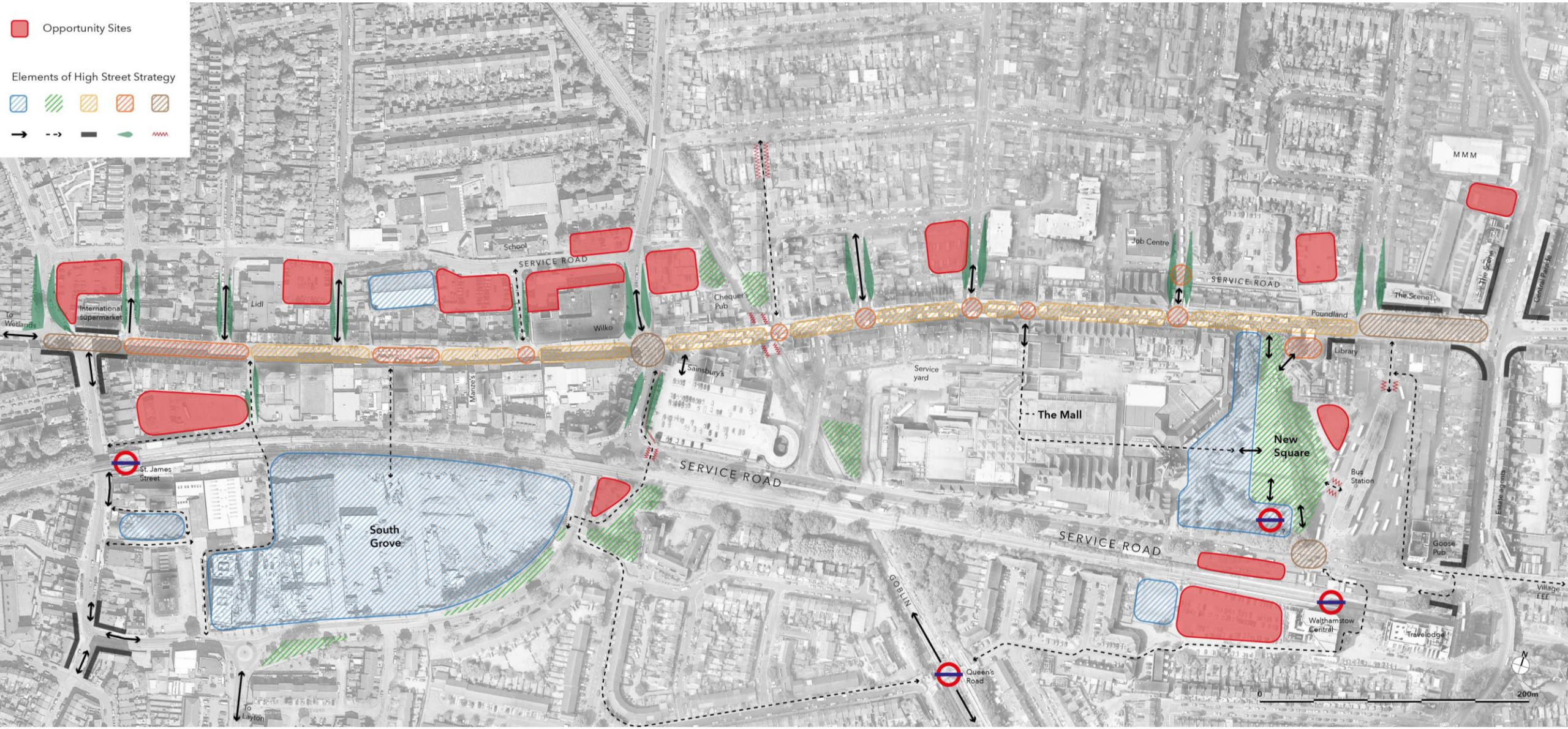
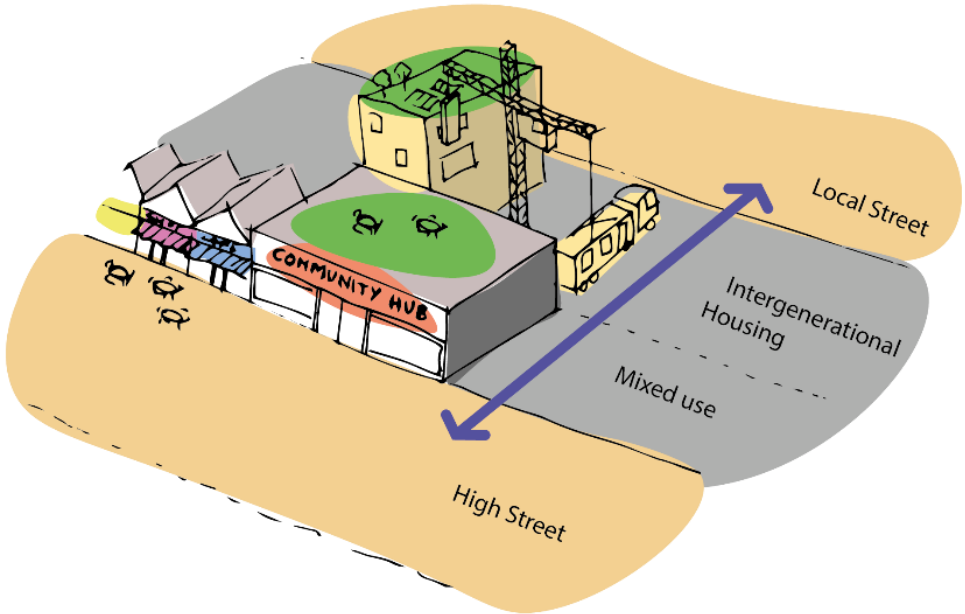
200m


Opportunity Sites
Elements of High Street Strategy
SERVICE ROAD
SERVICE ROAD
SERVICE ROAD
SERVICE ROAD
GOBLIN
School
Lidl
International supermarket
To Wetlands
Wilko
Chequer Pub
Sainsbury's
Manze's
Service yard
Job Centre
Poundland
The Scene1
MMM
Central Parade
Library
The Mall
New Square
Bus Station
Estate agents
Goose Pub
Village
St. James Street
South Grove
Queen's Road
Walthamstow Central
Travelodge
To Layton
0
200m
N

BINGO
SOCIAL CLUB
BINGO
Mecca Leisure
BINGO
BUXTON RD

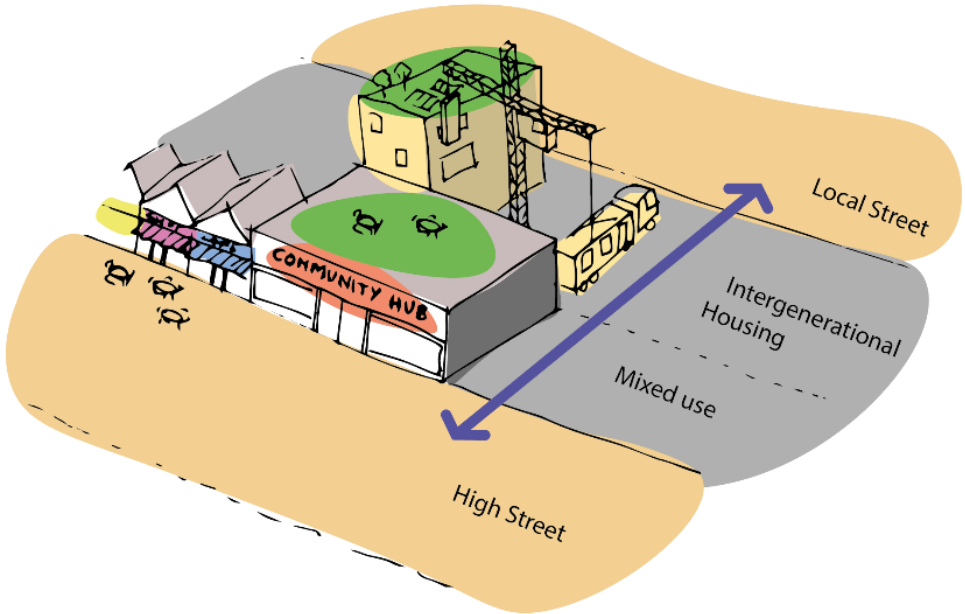
Behind the High Street sites:
piecemeal, self-contained flats

What if?...
Intergenerational housing



Deeper, richer High Streets: Intergenerational housing

Future mixed-use High Street with Local Street



Proposition:

Community spaces combined with intergenerational housing can repair the historic pattern of High Streets and bring homes, life and vitality into struggling town centres.

Why isn’t this happening?

If not now, when? The opportunity for intergenerational living in town centres has never been greater

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Stephen Burke
Director, United for All Ages

The UK has become increasingly age-segregated in recent decades. This risks entrenching isolation and ill health across the generations, thereby promoting ageism and loneliness.