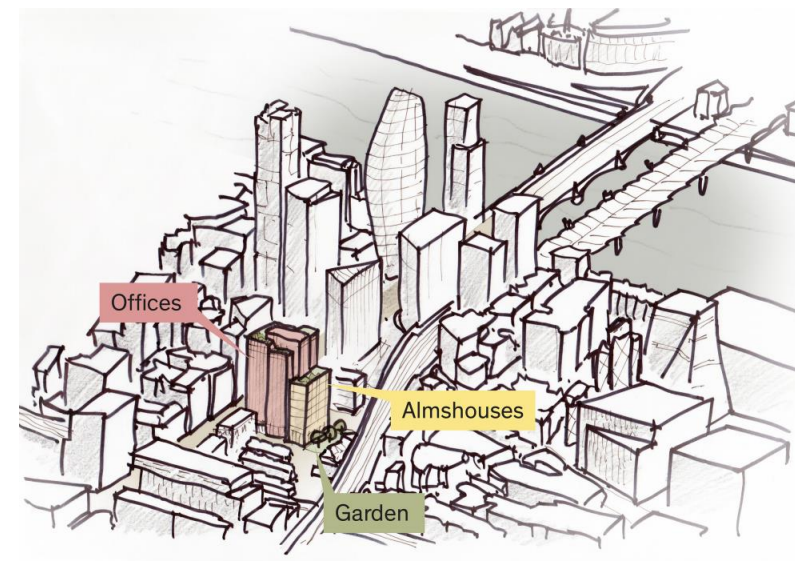


HOUSING DESIGN AWARDS 2022

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Blackfriars Almshouses

Entry type: Project

Number/street name: Nicholson Street

Address line 2: Southwark

City: London

Postcode: 1

Architect: Fathom Architects

Architect contact number: 020 3151 1515

Developer: Southwark Charities.

Contractor: N/A

Planning Authority: London Borough of Southwark

Planning consultant: Turley

Planning Reference: 20_AP_3250

Date of Completion: 06/2025

Schedule of Accommodation: 62 x 1 bed homes (almshouses) plus 3 x Guest suites and 1 x Caretaker's home

Tenure Mix: 100% affordable

Total number of homes: 62

Site size (hectares): 0.115

Net Density (homes per hectare): 7.59

Size of principal unit (sq m): 55

Smallest Unit (sq m): 55

Largest unit (sq m): 65

No of parking spaces: 1 disabled (on street)



HOUSING DESIGN AWARDS

2022



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Botanical Place

Entry type: Project

Number/street name: Station Approach &
Old Woking Road

Address line 2:

City: West Byfleet

Postcode: KT14 6NG

Architect: PRP

Architect contact number: +44 (0)20 8339
3600

Developer: Retirement Villages Group (RVG).

Planning Authority: Woking Borough Council

Planning consultant: Montagu Evans

Planning Reference: PLAN/2021/0059

Date of Completion: 04/2024

Schedule of Accommodation: 47 x 1-bed &
149 x 2-bed apartments

Tenure Mix: Private Sale & Rent

Total number of homes: 196

Site size (hectares): 0.99

Net Density (homes per hectare): 198

Size of principal unit (sq m): 81.5

Smallest Unit (sq m): 60.1

Largest unit (sq m): 108.3

No of parking spaces: 162

Ten components for the design of housing for older people.

HAPPI RECOMMENDS THAT:



1
Generous top floor flat at Flurgarten, St Gallen

the new retirement homes should have generous internal space standards, with potential for three habitable rooms and designed to accommodate flexible layouts



2
Sunny circulation with a view, de Plusseburgh, Rotterdam

care is taken in the design of homes and shared spaces, with the placement, size and detail of windows, and to ensure plenty of natural light, and to allow daylight into circulation spaces



3
Balcony as garden in Maarschot dementia unit, Groningen

building layouts maximise natural light and ventilation by avoiding internal corridors and single-aspect flats, and apartments have balconies, patios, or terraces with enough space for tables and chairs as well as plants



4
Fully accessible shower in Gibeloch Alzheimerzentrum, Zurich

in the implementation of measures to ensure adaptability, homes are designed to be 'care ready' so that new and emerging technologies, such as telecare and community equipment, can be readily installed



5
Access deck as defensible space at Sankt Antonius, Stuttgart

building layouts promote circulation areas as shared spaces that offer connections to the wider context, encouraging interaction, supporting interdependence and avoiding an 'institutional feel', including the imaginative use of shared balcony access to front doors and thresholds, promoting natural surveillance and providing for 'defensible space'



6
Lively social space at de Plusseburgh, Rotterdam

in all but the smallest developments (or those very close to existing community facilities), multi-purpose space is available for residents to meet, with facilities designed to support an appropriate range of activities – perhaps serving the wider neighbourhood as a community 'hub', as well as guest rooms for visiting friends and families



7
Manicured gardens for sustainable drainage, Pad 55, Ploering

in giving thought to the public realm, design measures ensure that homes engage positively with the street, and that the natural environment is nurtured through new trees and hedges and the preservation of mature planting, and providing wildlife habitats as well as colour, shade and shelter



8
Expressive awnings at Ichnel, Zurich

homes are energy-efficient and well insulated, but also well ventilated and able to avoid overheating by, for example, passive solar design, the use of native deciduous planting supplemented by external blinds or shutters, easily operated awnings over balconies, green roofs and cooling chimneys



9
Spacious and convenient bike store, de Rokade, Groningen

adequate storage is available outside the home together with provision for cycles and mobility aids, and that storage inside the home meets the needs of the occupier



10
Shared surfaces, Be01, Malmö

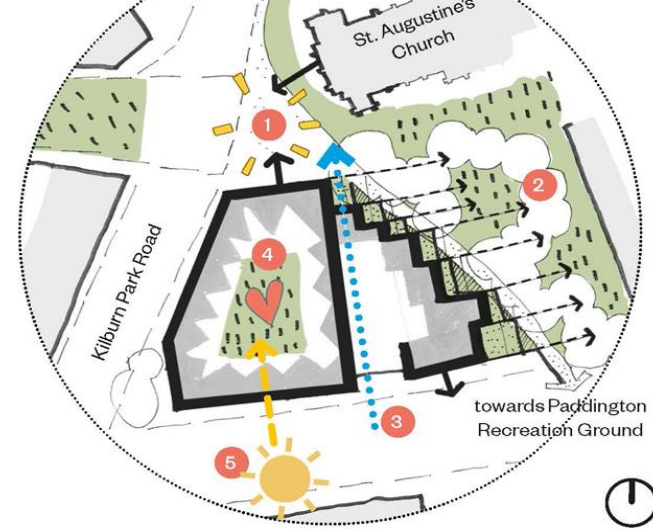
shared external surfaces, such as 'home zones', that give priority to pedestrians rather than cars, and which are proving successful in other countries, become more common, with due regard to the kinds of navigation difficulties that some visually impaired people may experience in such environments.



Extra Care 1 bed (convertible into a 1 bed+ if required)
60 sqm - CAT II



Extra Care 1 bed+
60 sqm - CAT II

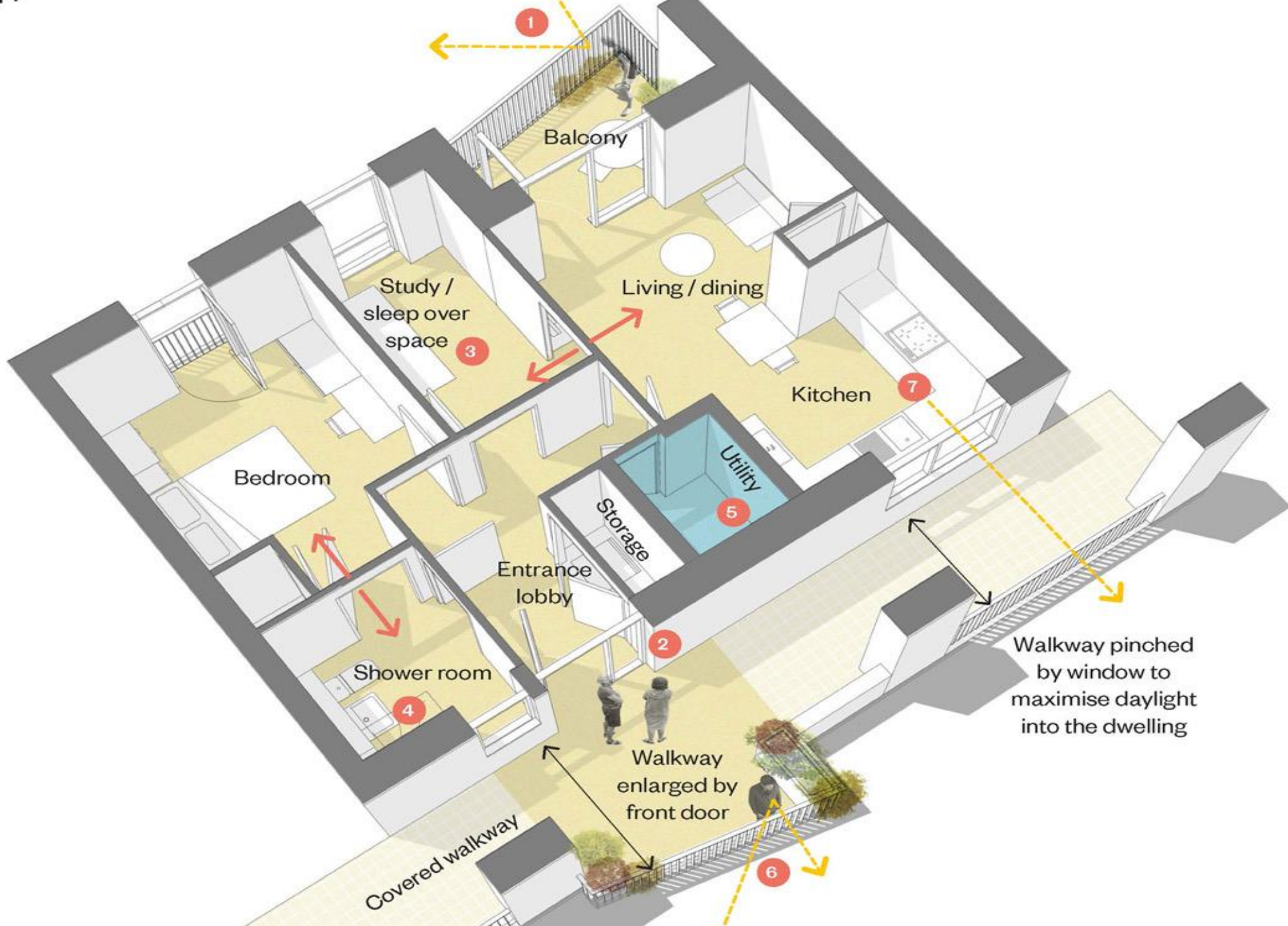


- 1 The main building entrance and new public café open onto a **new square**, currently a tarmac back of house area occupied by parking and bins.
- 2 Staggered eastern edge to soften the building line and maximise **dual aspect** units with views of the trees and green space.
- 3 Break in massing to retain existing **glimpse view** of St Augustine's from Carlton Vale.
- 4 **Courtyard building** with external open walkways serving all units and promoting social interaction among residents.
- 5 Massing lowered on southern edge to allow more **daylight** into courtyard.



The main building entrance and new public café would open on a new public square fronting St. Augustine's Church. This area is currently a back of house area occupied by parking and bins (picture above).







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