




PRRP

30

YEARS



**HAPPI 15 Years On**  
Housing LIN HAPPI Hour

Jenny Buterchi, Partner

# Later living at PRP

24+

Years working together

40+

Later living designers

12,065

Units built

Unrivalled experience & portfolio



# Housing Design Awards

Year on year awards in the HAPPI category

**2010**  
Awards  
Inception

Halton Court, Kidbrooke   St Bede's, Bedford   Trees, Highgate   Pilgrim Gardens, Evington   Prince Charles House

Windmill Court, Chingford   Grants Hill Court, Uckfield   Oakfield, Swindon \*   New Lodge, York   Rowcroft Hospice

**2023**  
12 Wins  
25 Shortlisted

\*Building for a Healthy Life Award

# Overview of Presentation

1. HAPPI Recommendations
2. New Lodge Community
3. Beyond HAPPI



# HAPPI



1  
Generous top floor flat at Turgarten, 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 to Puzosburgh, 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 Martenshof 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 Gabelsch Alzheimerheim, 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 Puzosburgh, 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  
Managed gardens for sustainable drainage, Pad 50, Pickering

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 Michel, 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  
Storage and convenient bike access at Biedersee, 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, Red1, Mainz

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.

# Recommendation 1: Generous flexible space standards



**1 Bed**  
54 sqm



**2 Bed**  
68 sqm

# Recommendation 2: Daylight into circulation spaces



# Recommendation 3: Minimise internal corridors & single aspect flats





# Recommendation 4: 'Care ready' homes, technology enabled



**Age in Place Cottages at Oakfield Swindon**  
**Winner:** Building for a Healthy Life 2021

# Recommendation 5: Circulation which encourages interaction



# Recommendation 6: Lively social spaces that link with the community



Arden Quarter, Stratford-upon-Avon  
Shortlisted: Project HAPPI Award 2010

# Recommendation 7: Engagement with the street



# Recommendation 8: Energy efficient 'green' buildings



Prince Charles House, St Austell  
**Winner:** Completed HAPPI Award 2013

# Recommendation 9: Storage inside and outside of home

## Entrance

1. Potential for views to the outside on entering.
2. Recess to apartment entrance to allow personalisation and space to prevent blocking the circulation.

## Hall

3. Space for a 1500mm diameter wheelchair turning circle.

## Living Room

4. Generous area with open plan living for easy access.

## Kitchen

5. Electric induction hob with controls at the front for easy access.
6. High level oven to avoid the need to bend down.
7. Optional kitchen window will allow views into the corridor or external walkway.

## Bedroom

8. Optional pocket door between lounge and bedroom provides open plan living and optimum natural light.

## Shower Room

9. Knee space under basin.
10. Full height weighted shower curtain fitted.
11. Level access shower, floor to shower room to fall gently to shower area.
12. Shower room adaptable for future installation of grab rails and shower seats.

## Utility

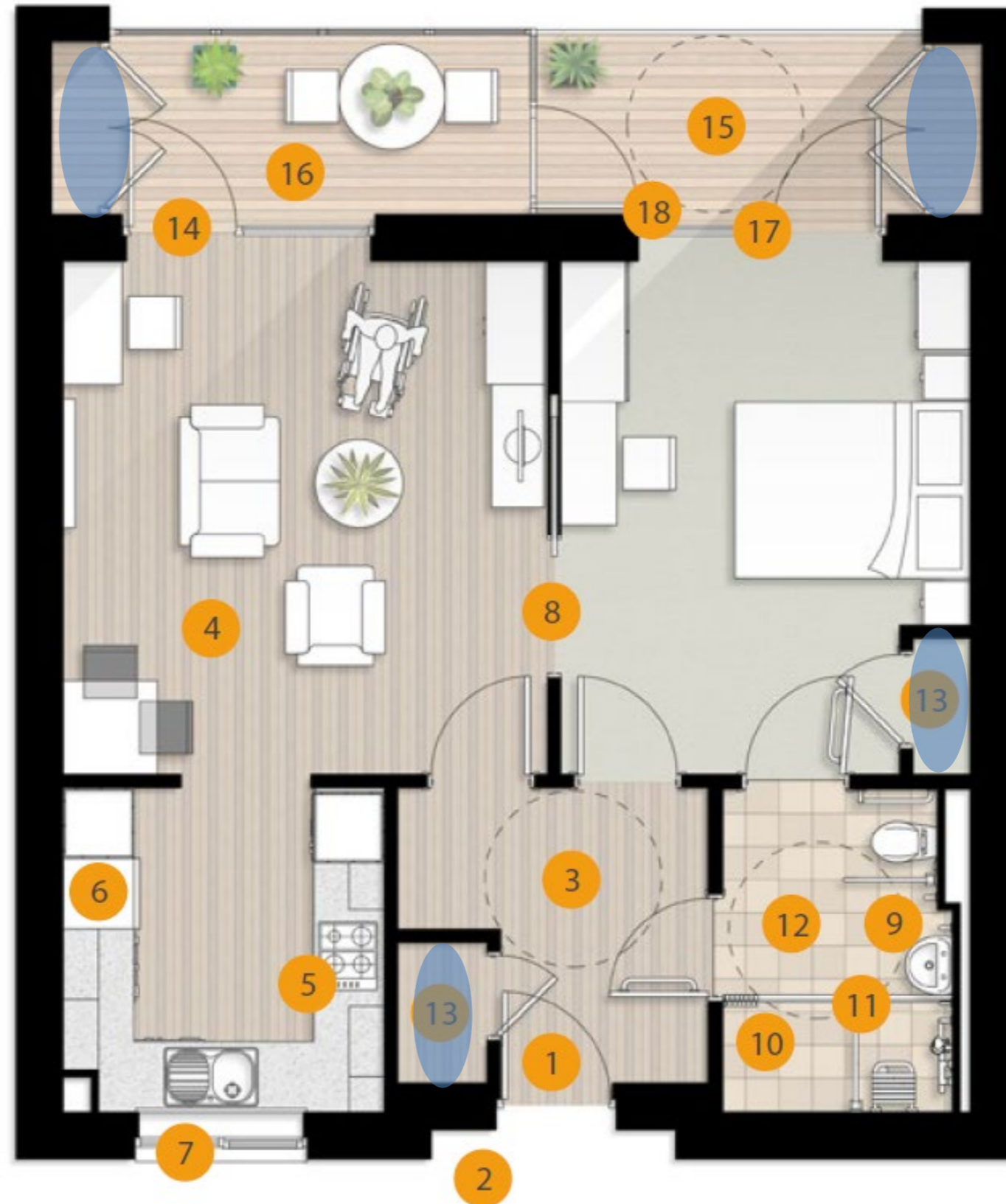
13. Optimum storage to allow for M&E equipment and meters contained within utility cupboard.

## Balcony

14. Level access to balcony.
15. Generous balcony with space for wheelchair turning circle.
16. Consider the inclusion of winter-gardens.

## Windows

17. Large windows to provide ample daylight.
18. Consider full height 'vent' panel to allow for night time ventilation.



# Recommendation 10: Homezone design, pedestrian priority

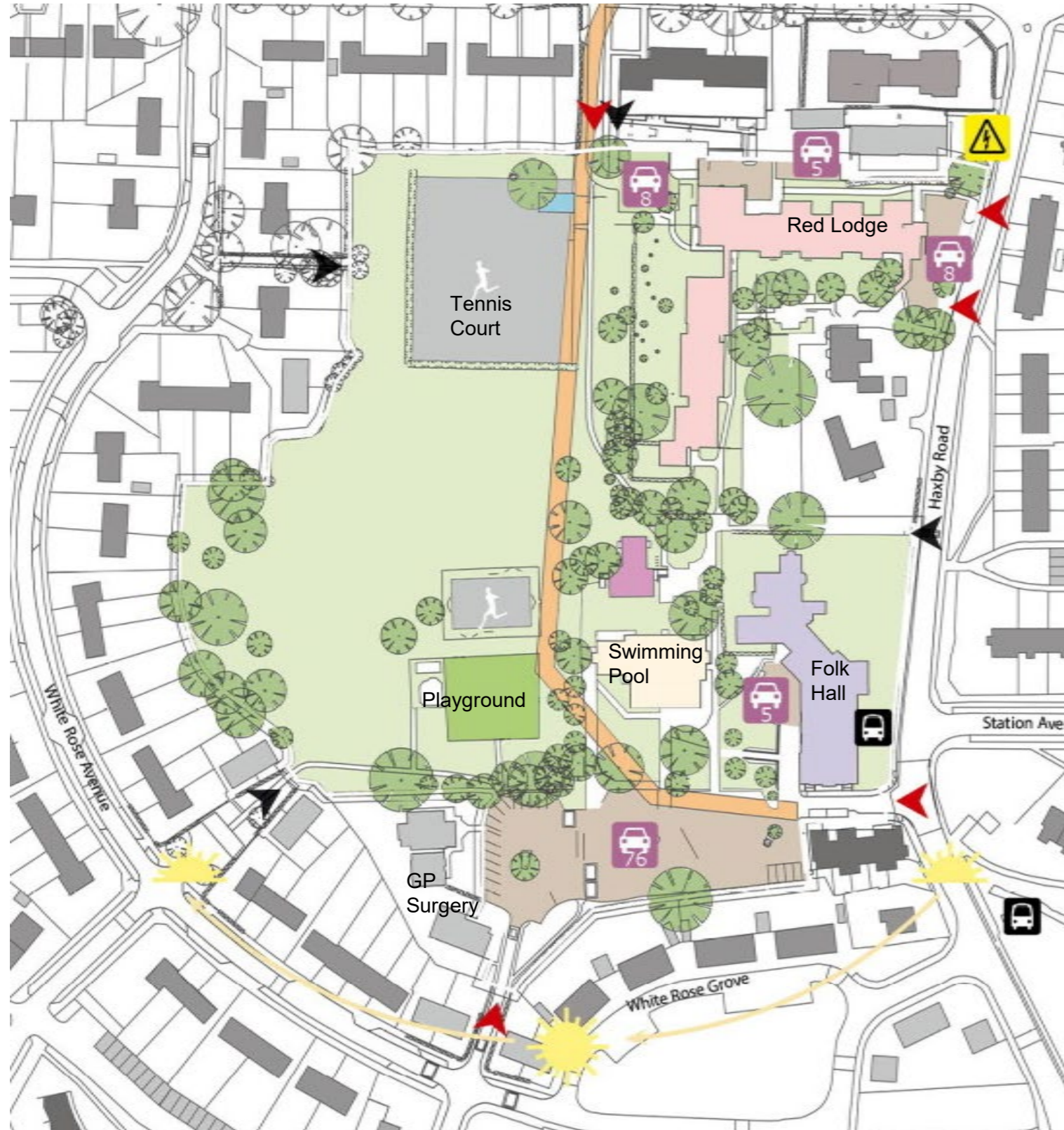


Oakfield Swindon  
**Winner:** Building for a Healthy Life 2021

**New Lodge, New Earswick**



# New Lodge Community



Before



After

# New Lodge Community



RIBA - **Winner** Regional Award & **Shortlisted** Neave Brown Award  
Housing Design Awards - **Winner** Completed HAPPI Award  
British Homes Awards 2023 - **Winner** Later Living/Supported Living Design Award

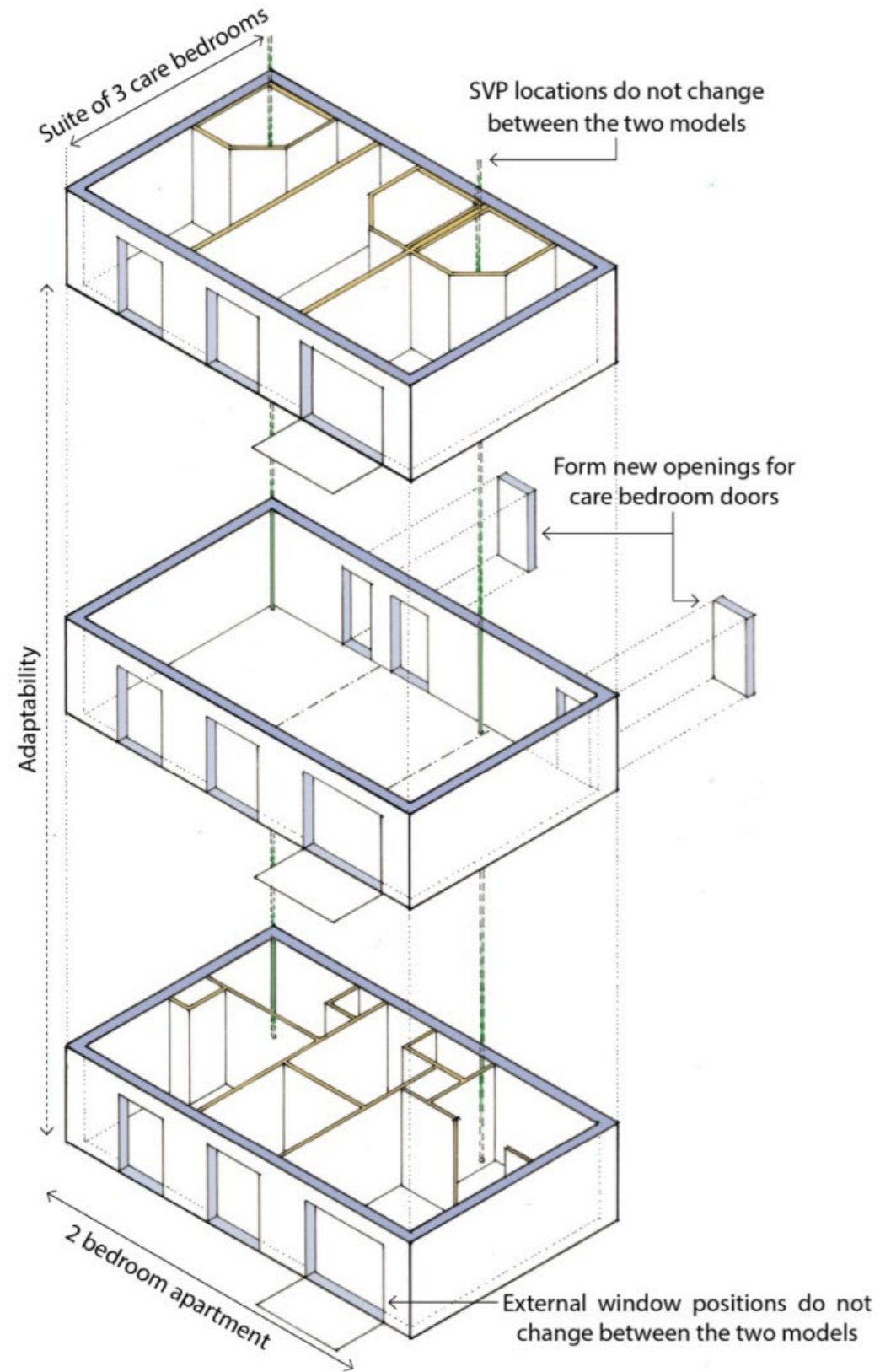






New Lodge New Earswick Garden Village

# Adaptability & Flexibility





New Lodge New Earswick Garden Village



New Lodge New Earswick Garden Village





New Lodge New Earswick Garden Village



New Lodge New Earswick Garden Village

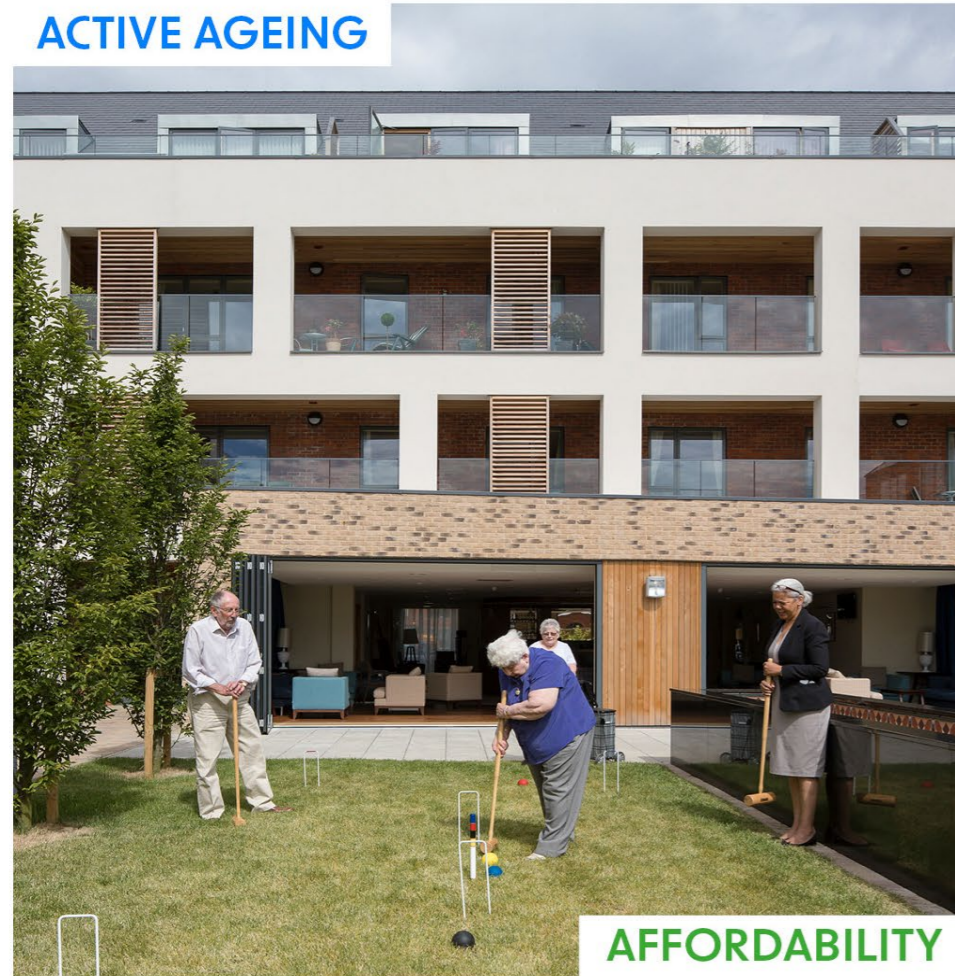


New Lodge New Earswick Garden Village

**Beyond HAPPI**

# Changing Aspirations

ACTIVE AGEING



SOCIAL CONNECTIONS - FAMILY & FRIENDS

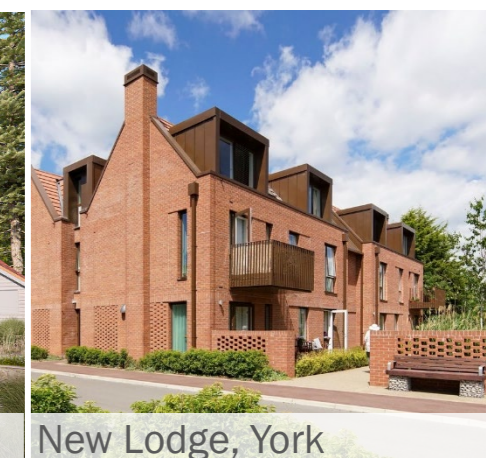
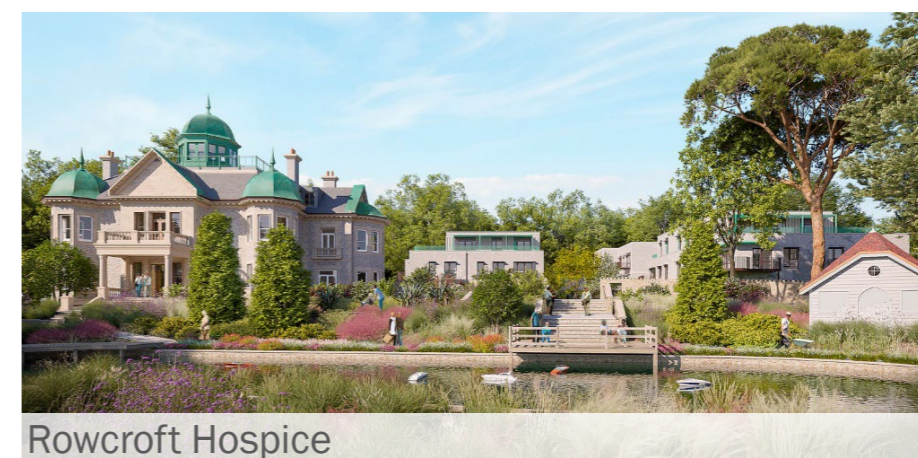
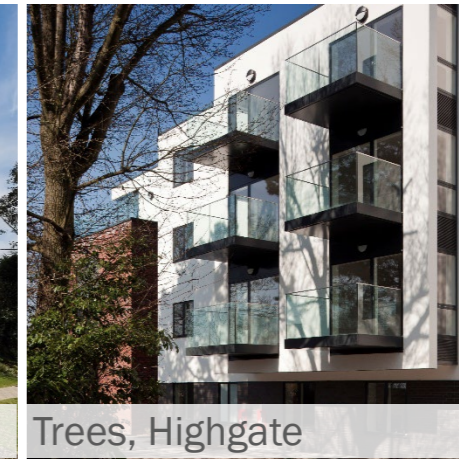


HEALTH & WELLBEING



# Beyond HAPPI.....

- More choice; model, size & location
- Diversity
- Affordability & viability
- Sustainability & Climate Change
- Importance of Community
- Wellbeing & Purpose



PRRP

50

YEARS