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Dovehouse Court Passivhaus Almshouses



Cambridge

UK City with highest growth in population between 2013-2023

Cambridge 4th largest housing stock growth in 2022 (840 new homes)

Average house price 10.4 x average salary

Average rent 1bed home = £1225

2022: 1 in 5 over 65

2035: 1 in 4 over 65

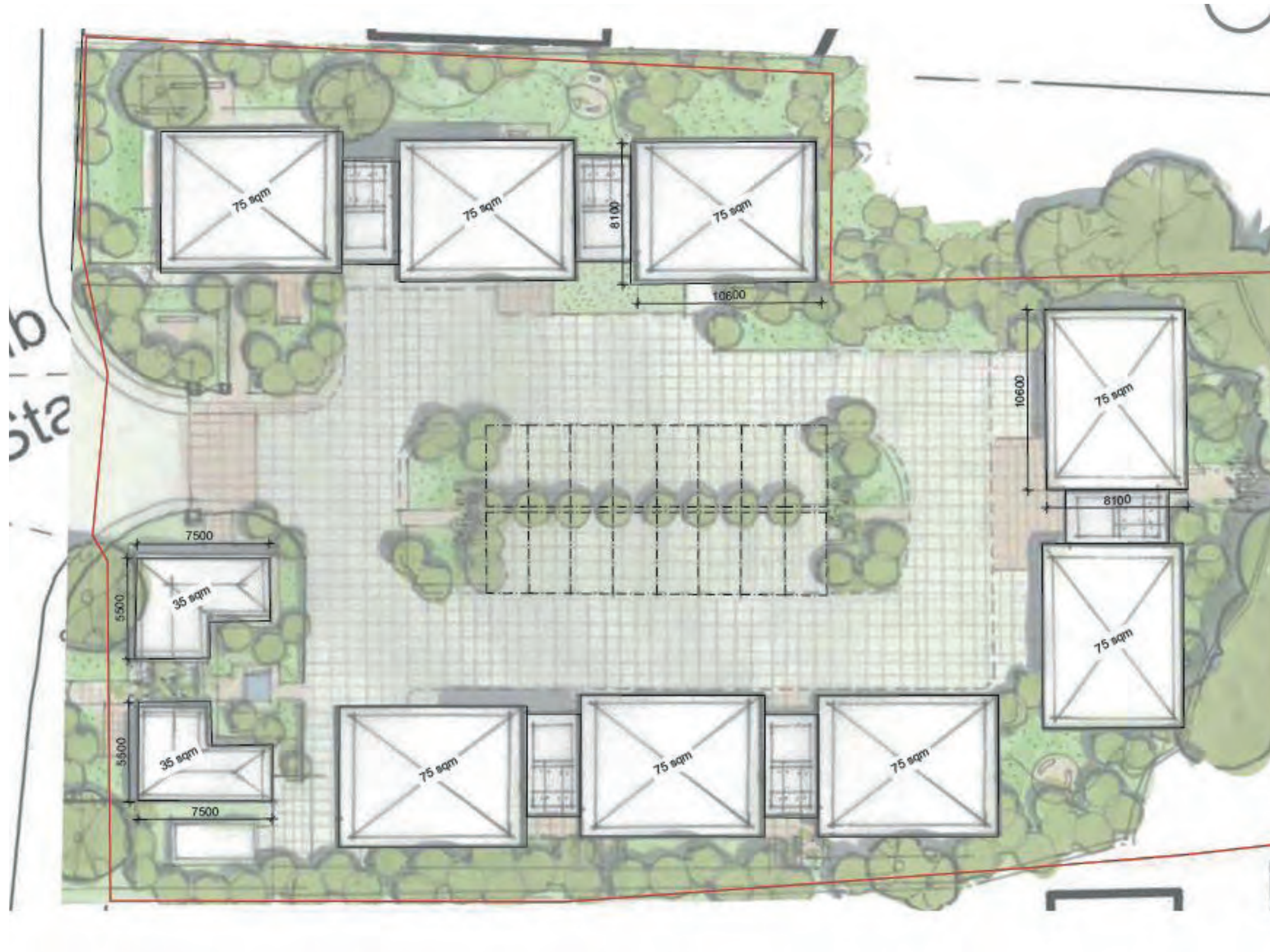
2700 + specialist homes for the elderly needed by 2035 (an 80% increase) in Greater Cambs





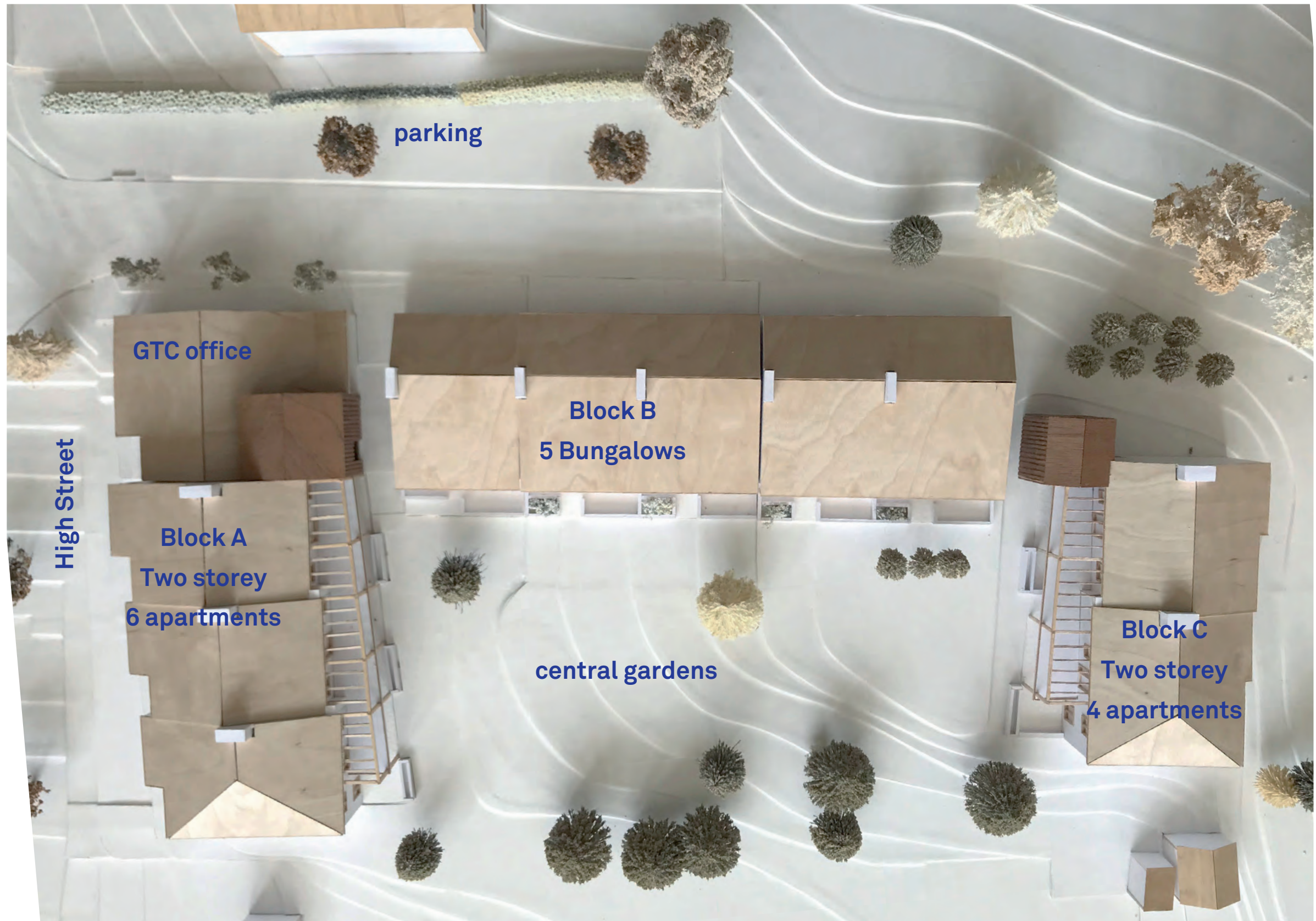
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Capacity study - prioritising parking



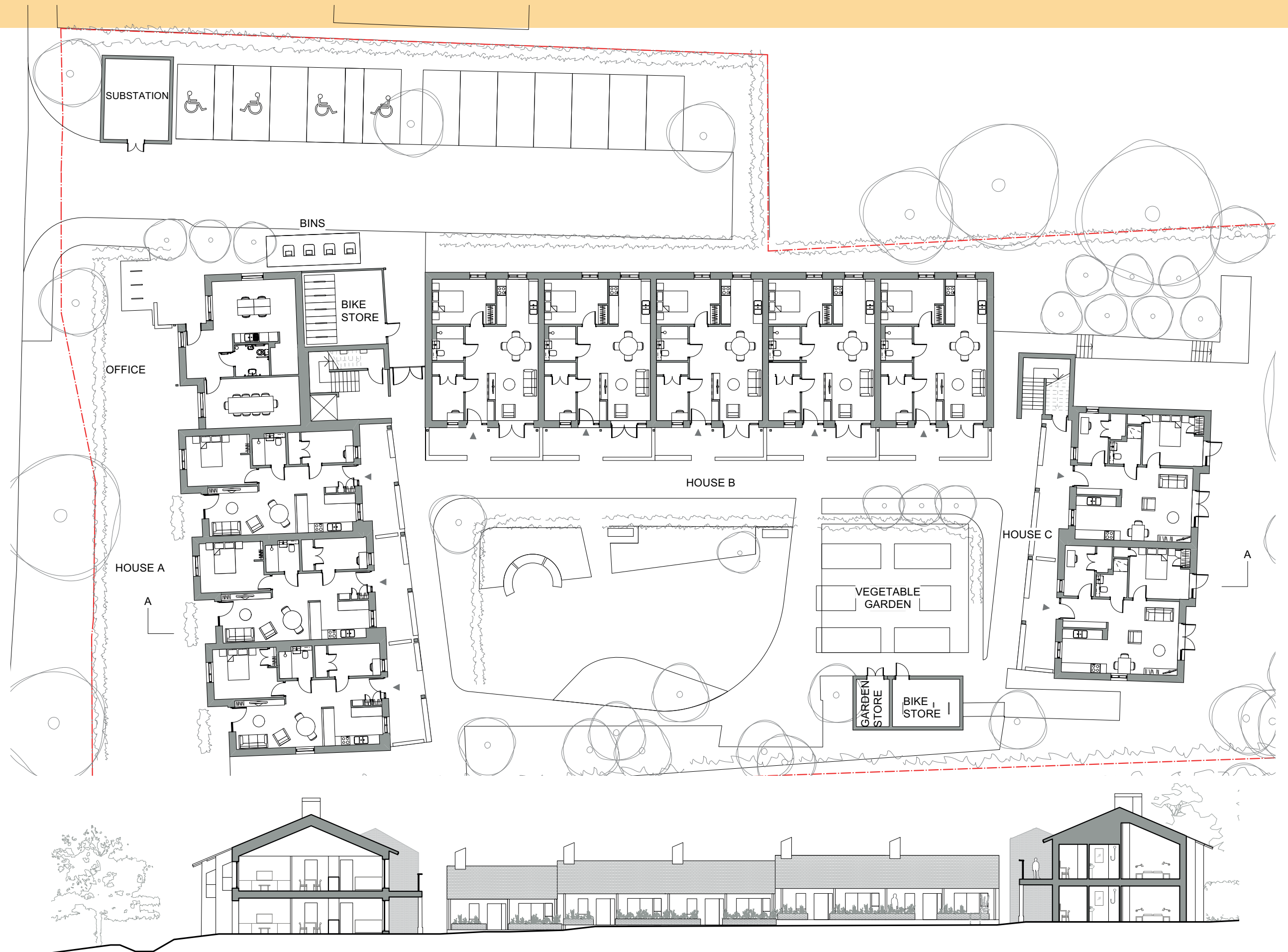
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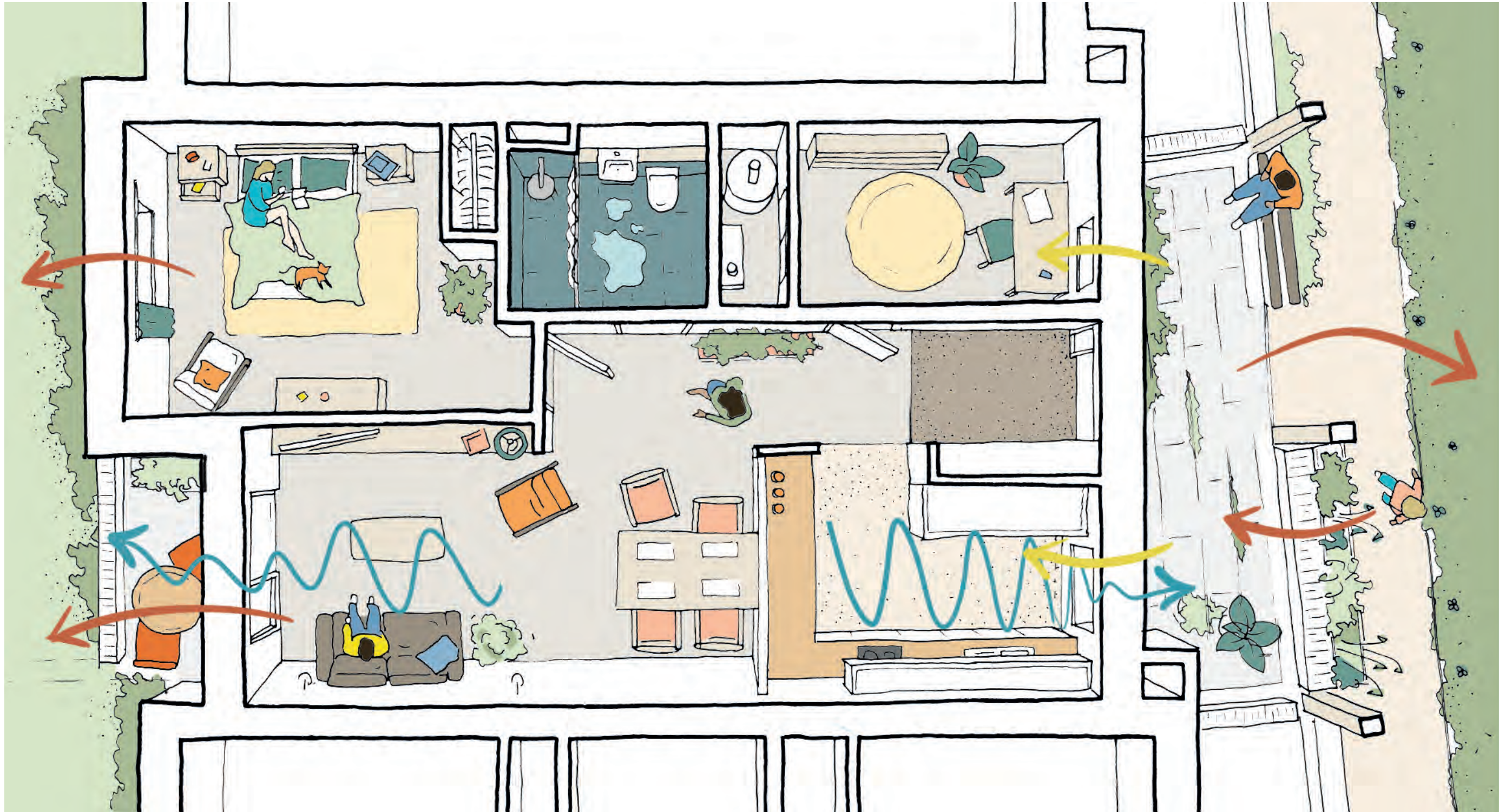
Design - Prioritising People & Nature



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Dual aspect apartments





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Thresholds - Public



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Thresholds - Semi Public



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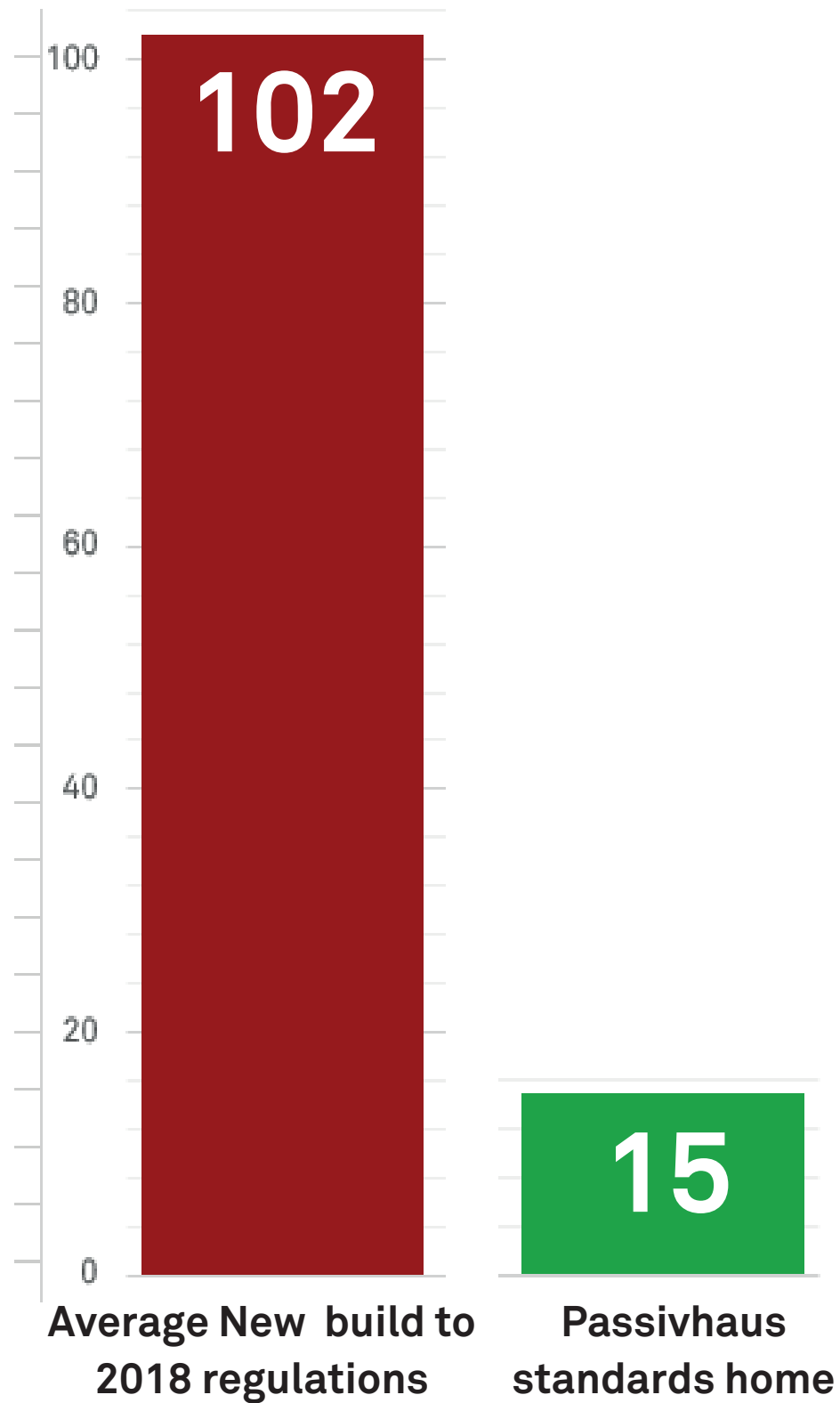
Thresholds - Semi Private



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Thresholds - Private





Electricity use for heating & hot water



Actual total electricity usage

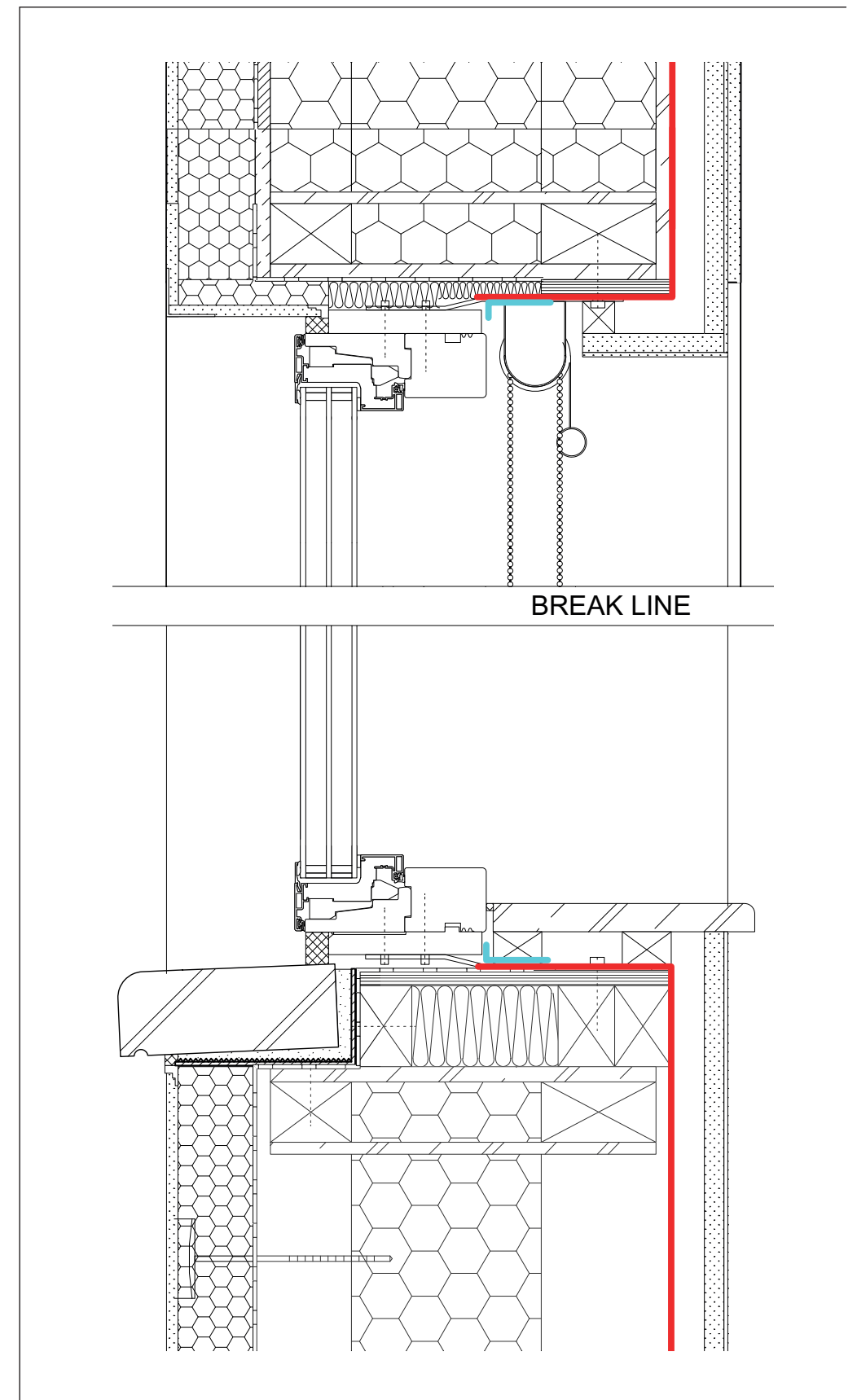
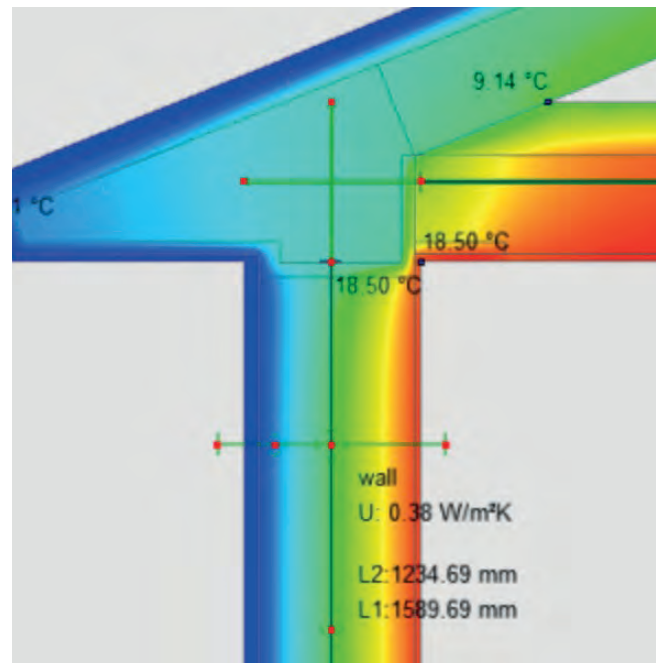
Predicted - 45.3Kwh/m²/yr

Average in use - 34 Kwh/m²/yr

Approx £640/ yr + standing charge

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Passivhaus - energy use



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In occupation



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We make architecture that lifts the spirits, protects the environment, and contributes to social well-being.



HAPPI Report's components for housing for older people:

- 1. Space and flexibility**
- 2. Daylight in the home and in shared spaces**
- 3. Balconies and outdoor space**
- 4. Adaptability and 'care ready' design**
- 5. Positive use of circulation space**
- 6. Shared facilities and 'hubs'**
- 7. Plants, trees, and the natural environment**
- 8. Energy efficiency and sustainable design**
- 9. Storage for belongings and bicycles**
- 10. External shared surfaces and 'home zones'**