



# Housing LIN

*Connecting people, ideas and resources*



HAPPI Hour Webinar - Supported housing, supporting people – creating the right housing choices



**Katie Shepherd**  
Residential Lead

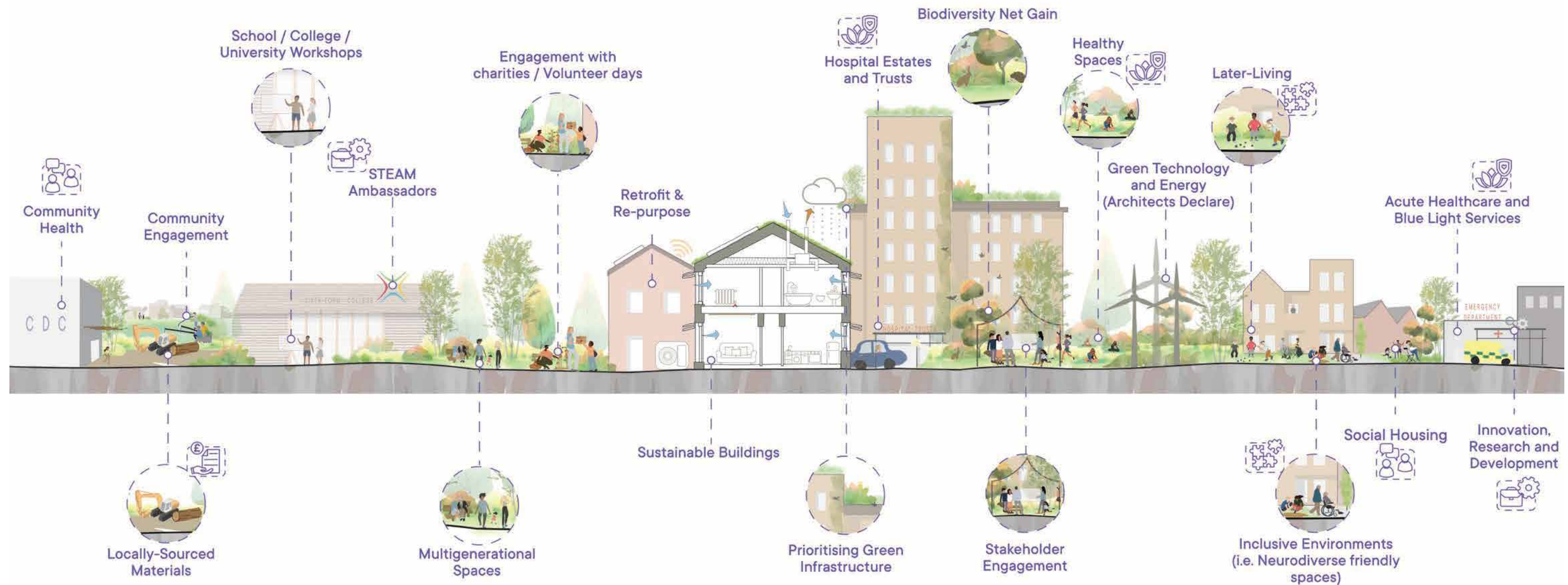




## Supported housing, supporting people – Creating the right housing choices

**P+HS Architects;** Our passion lies in creating spaces that enhance people's lives.

**P+HS**  
architects



### **P+HS Architects Residential Leads;**

Ben Hellowell, Clare Lane, Katie Shepherd, Henrietta Pissarro, Mark Heron and Steve Jordison





# Supported housing, supporting people – Creating the right housing choices

## P+HS Architects; Specialist schemes

P+HS



### Father James Walsh

Client  
Karbon Homes and South Tyneside Council

Capital cost  
£2.5M

Size  
10 Residential Dwellings plus Staff Unit

Location  
South Tyneside



### Cedartree Court

Client  
Home Group

Capital cost  
£1.5M

Size  
13 Residential Dwellings plus Staff Unit

Location  
North Tyneside



### Hartburn Walk

Client  
Newcastle City Council Fairer Housing Unit and Your Homes Newcastle

Capital cost  
£3.5M

Size  
26 Residential Dwellings

Location  
Newcastle upon Tyne



# Supported housing, supporting people – Creating the right housing choices

## P+HS Architects; Father James Walsh

P+HS

Client  
Karbon Homes and South Tyneside Council

Capital cost  
£2.5M

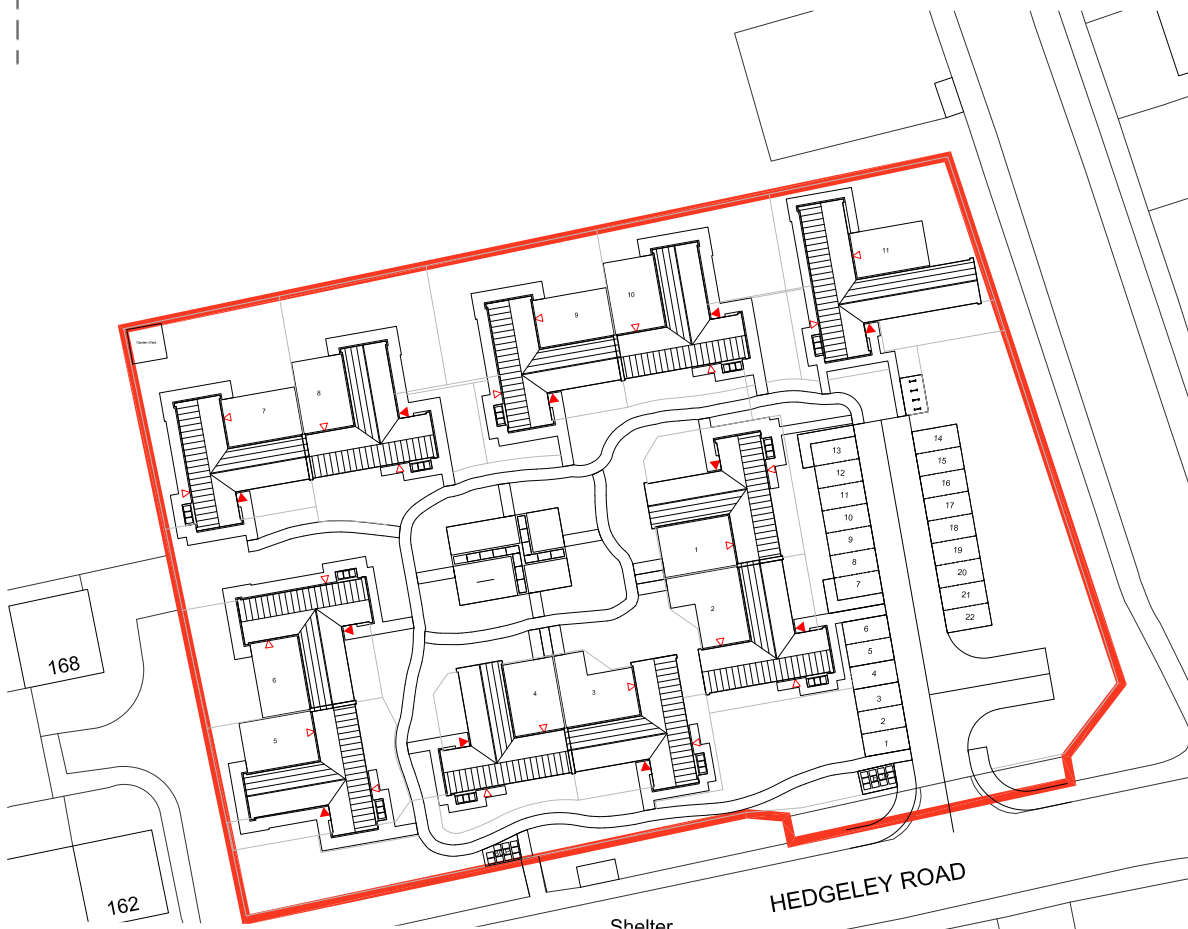
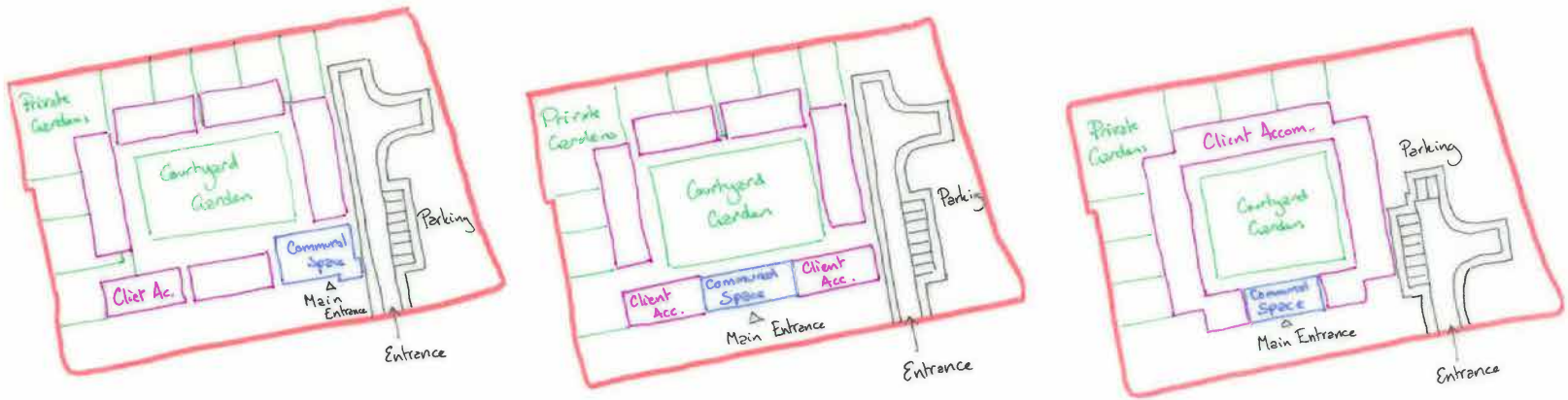
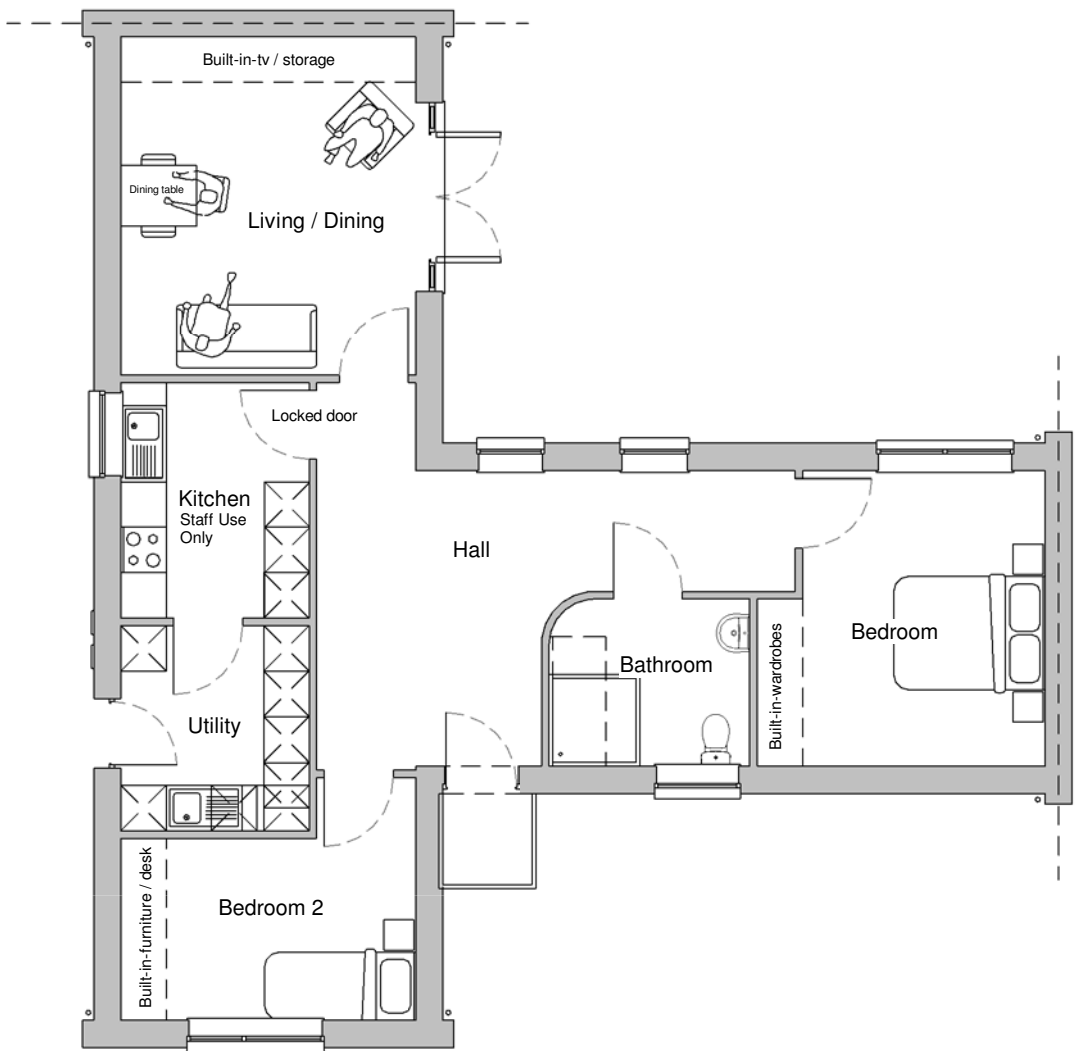
Size  
10 dwellings plus staff unit

Location  
South Tyneside

A specialist supported living scheme in Hebburn for people with autism and other complex learning disability needs.

- Partnership between Karbon Homes and South Tyneside Council
- The scheme forms part of the Council's wider Adult Social Care Accommodation Strategy, which aims to support adults age 18+ with physical and mental disabilities, who may need care and support to live independently.
- Addresses the lack of bespoke supported accommodation in the borough. Many residents have to live outside the borough, as far away as Motherwell in Scotland. Wanted to bring them home to live within their community, closer to their friends and families.
- The new homes are managed by Karbon Homes and are allocated through South Tyneside Council, prioritising bringing South Tyneside residents back to the borough as well as residents who may otherwise need to go into residential care.

The scheme provides ten one bedroom dwellings with hobby room and a six bedroom staff bungalow. All ten dwellings having access to a communal landscaped garden within a central courtyard space. Six of these dwellings have access to private garden spaces, enhancing the variety of offerings to different user groups.





Supported housing, supporting people – Creating the right housing choices  
P+HS Architects; Father James Walsh

P+HS



Approach A  
Plots 5, 4 & 3  
(Left to Right)



Approach B  
Plots 5 & 4  
(Left to Right)



Approach C  
Plots 7, 8 & 9  
(Left to Right)



Approach D  
Plots 2 & 1  
(Left to Right)



# Supported housing, supporting people – Creating the right housing choices

## P+HS Architects; Father James Walsh

P+HS

Client (Karbon Homes) Thoughts:

Sarah Robson, Executive Director of Development and Regeneration at Karbon Homes, said:

*"It's fantastic to see these new bungalows finished, a scheme that provides more than just 'bricks and mortar' homes, but a safe, supported community where adults from the borough with learning disabilities, autism and complex care needs, can thrive. At Karbon we're committed to working with our local partners to deliver housing that meets the needs of our communities, and this project with South Tyneside Council is a great example of what can be achieved through collaborative working, maximising one another's knowledge and expertise."*

Resident (Jess) Experience:

*"Since moving in, I've felt a sense of relief – I can finally breathe again."*

*"My new home is everything I could wish for. I'm in my own place with my own space, surrounded by people that care who are committed to helping me grow and thrive. It's the best thing that's happened in terms of me leading a fulfilling life. For the first time in a long time, I can officially say I'm happy in my home."*

Local Authority (South Tyneside) Feedback:

Cllr Ruth Berkley, Lead Member for Adults, Health and Independence, said:

*"We've worked with Karbon Homes to build these specialist facilities for people exactly like Jess – individuals with incredible potential who simply need the right environment to flourish. Here, they can live independently, with the right care and support close at hand."*

*"It's about creating homes, not just housing, where people can thrive with dignity and confidence."*





# Supported housing, supporting people – Creating the right housing choices

## P+HS Architects; Cedartree Court

P+HS

Client  
Home Group

Capital cost  
£3M combined

Size  
13 Residential Dwellings plus Staff Unit

Location  
North Tyneside

This development provides affordable accommodation for young adults with learning disabilities, creating a home that allows them to live independently whilst remaining in their local area.

- Initially conceived as two schemes built around an area of open space in an established residential area. After extensive community consultation it was agreed that a single development would be more appropriate on the site allowing young people with learning difficulties to live independent lives in the community in which they grew up.
- The scheme was designed as two apartment buildings arranged around a landscaped garden. The surrounding mature trees and the desire to maximise views through the site to the open space were key in orientating the apartment buildings – the space between the buildings being considered as important as the design of the buildings themselves. The communal garden provides different spaces for communal interaction or quiet seating areas in the shade surrounded by sensory planting.
- The scheme provides 13 x 1 bedroom apartments within the two buildings with a communal lounge and staff offices. All the apartments have large windows to habitable rooms which overlook the communal garden enabling a visual connection to the community. Ground floor apartments have semi private patio spaces which residents can personalise.

Design proposals for this site in Whitley Bay underwent a series of amendments due to concern over the development of open space amenity land. Revised proposals meant that only 22% of the land was developed (rather than 45% proposed originally).

There are 2 x 2-storey apartment buildings arranged to create a courtyard. The provision of fruit trees divide the more formal courtyard from the lawned area and raised beds allow the residents the opportunity to grow their own vegetables. The garden spaces are overlooked by each flats main living spaces and ground floor apartment have direct access to the gardens.



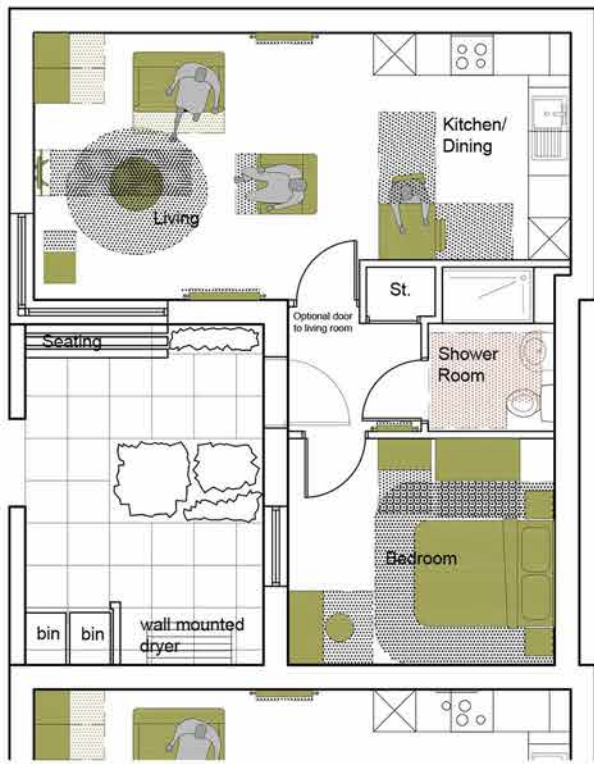
2601 Chalfont Court Finishes Brochure.  
Flat Interior – Scheme 1-Slate Blue/grey



Kitchen - Polyflor Glenfleur White Willow

Kitchen - Polyflor Glenfleur White Willow

Wallpaper - John Lewis Cabin





Supported housing, supporting people – Creating the right housing choices  
P+HS Architects; Cedartree Court

P+HS





# Supported housing, supporting people – Creating the right housing choices

## P+HS Architects; Cedartree Court

P+HS

Client (Home Group) Thoughts:  
Kelly Hope, client services manager at Home Group, said:

*“People with learning disabilities have a much lower life expectancy and can also spend a significant amount of their lives either in hospitals or living outside of their local area. Cedartree Court is the first of several new services we’re creating across the North East where the focus will be on wellbeing, skills and physical health.”*

*“This includes understanding what’s important to our customers so they are able to enjoy a much higher quality of life.”*

CQC Findings:

*“People live in their own flats and are supported by staff in their day to day activities only when necessary, or when they request help. All the flats are accessed by a communal area, for which they have keys and access codes. Each person has a flat with their own front door and they come and go as they wish. People are responsible for maintaining their own flats and staff clean and maintain communal areas.*

*The service supports up to 13 people to live as independently as possible. At the time of the inspection there were 13 people living at the service but only one person was receiving support with personal care.”*

Local Authority (North Tyneside) Feedback:  
Mark Longstaff, head of commissioning and asset management, North Tyneside Council, said:  
*“This model of supported living is in line with our requirements to support more people with a learning disability to be independent and to live in their own properties.*

*“People have the ability to maximise their potential whilst having a supportive staff team around them to help them when needed.*

*“We have worked proactively with Home Group over the last few years to get to this point and it’s really good to see people living there and benefitting from it.”*





# Supported housing, supporting people – Creating the right housing choices

## P+HS Architects; Hartburn Walk

P+HS

Client  
Newcastle City Council Fairer Housing Unit and  
Your Homes Newcastle

Capital cost  
£3.5M

Size  
26 Residential Units Including:

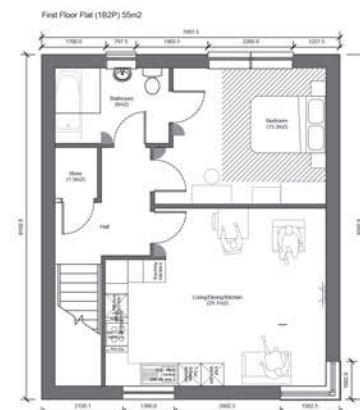
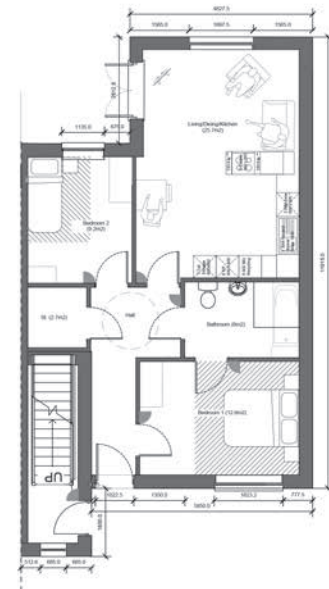
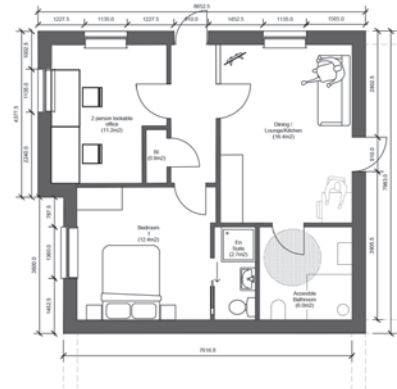
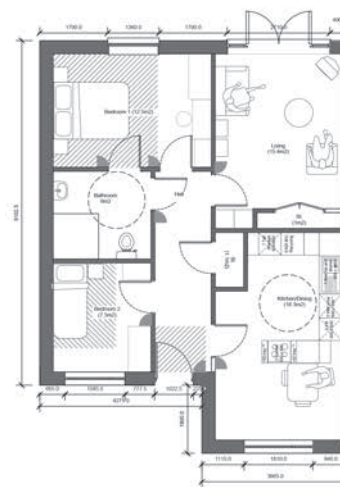
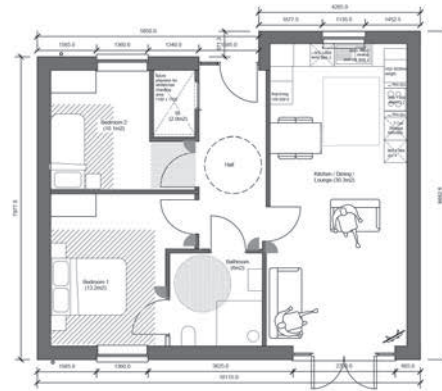
- 5 Specialist LD Bungalows (2 Bed)
- 1 Staff Bungalow
- 16 Tyneside Flats (1 & 2 Bed) for over 55s
- 4 Bungalows (2 Bed) for over 55s

Location  
Newcastle upon Tyne

Working with the primary contractor on behalf of Newcastle City Council, this 100% affordable scheme of supported housing provides 25 residential units and 1 non-residential staff unit.

- Specialist homes delivered direct for Newcastle City Council in line with the local need.
- The scheme forms part of the Council's wider Adult Social Care Accommodation Strategy, delivering 450 new homes across Newcastle concentrating on increasing the supply of specialist and older persons accommodation.
- The specialist accommodation offered at Hartburn Walk provides on-site support services to residents whilst offering greater levels of independence within the individual spaces; an important influence on the residents' quality of life.

The scheme comprises: Affordable Rent - 5 Specialist LD Bungalows 2-bed (3 person), 1 Staff Bungalow 1-bed (2 person) and LD private landscaped courtyard, together with Older Persons Affordable Rent (for Over 55s with Care & Support needs) comprising 8 Lower Tyneside Flats 2-bed (3 person), 8 Upper Tyneside Flats 1-bed (2 person), 4 Bungalows 2-bed (3 person) and shared amenity space with a multi-sports grassed area with fitness loop.

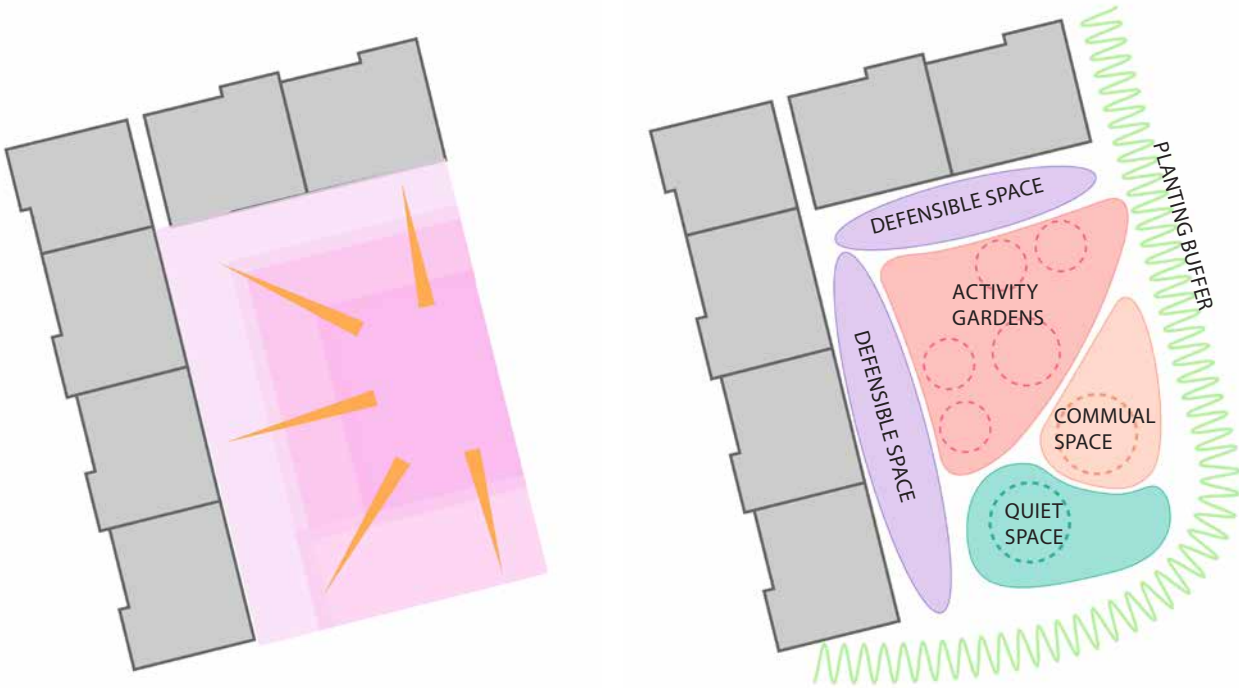




Supported housing, supporting people – Creating the right housing choices  
P+HS Architects; Hartburn Walk

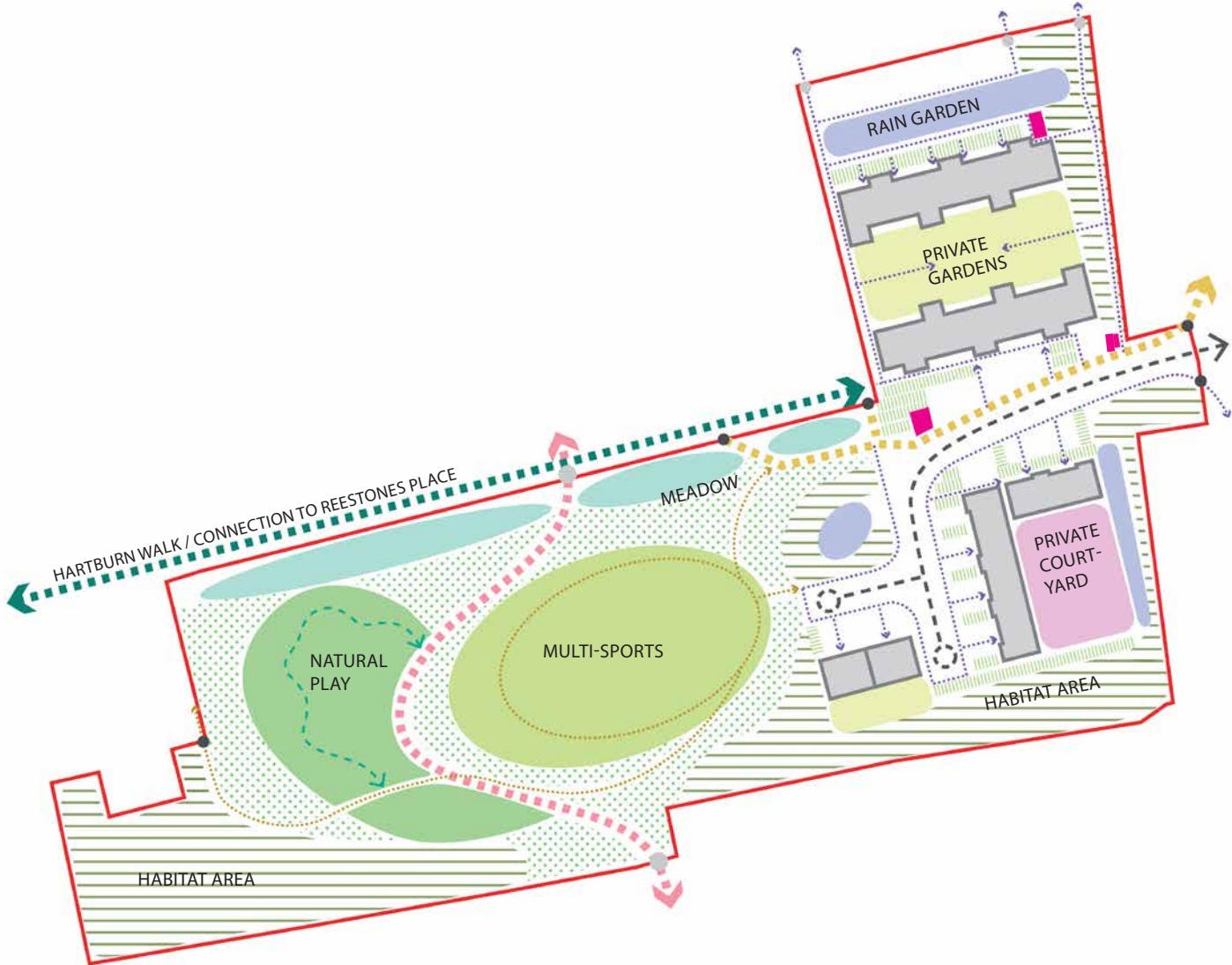
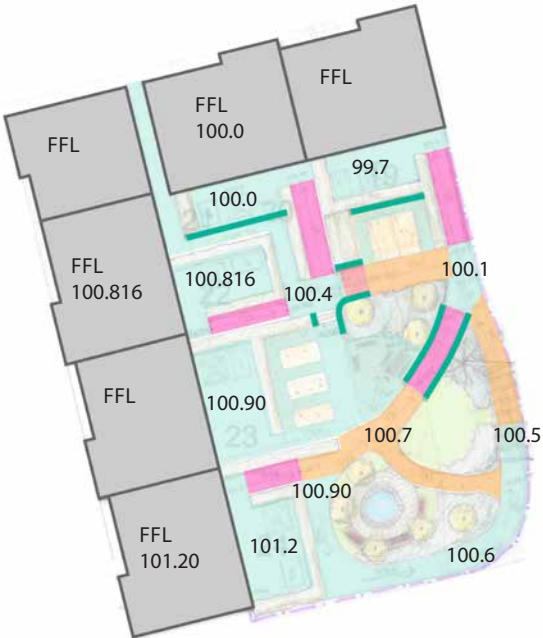
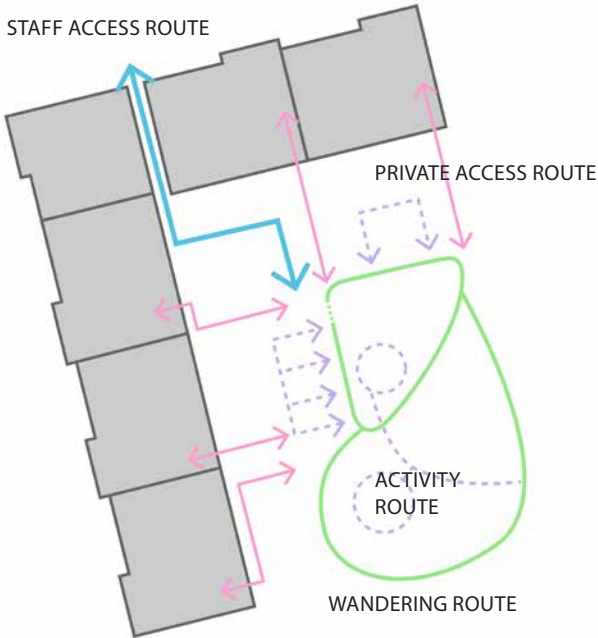
P+HS

STIMULATION SPACES



ROUTES

LEVELS  
LEVELED AREA SLOPED AREA RAMPED AREA DWARF WALL  
Gradient < Gradient >





# Supported housing, supporting people – Creating the right housing choices

## P+HS Architects; Hartburn Walk

P+HS

Client (Your Homes Newcastle) Thoughts:  
David Langhorne, Assets and Development Director at Your Homes Newcastle said:

*“YHN is very pleased to be involved in the development of this site, which will offer an impressive mix of modern, high quality housing catering for a wide range of needs. This is a unique opportunity to build on previous regeneration in the Kenton area, not just in terms of housing, but in the provision of outdoor facilities including recreational areas and nature trails.”*

*“There is already a thriving community in the area and we’re sure to receive a lot of demand for these lovely, modern homes.”*

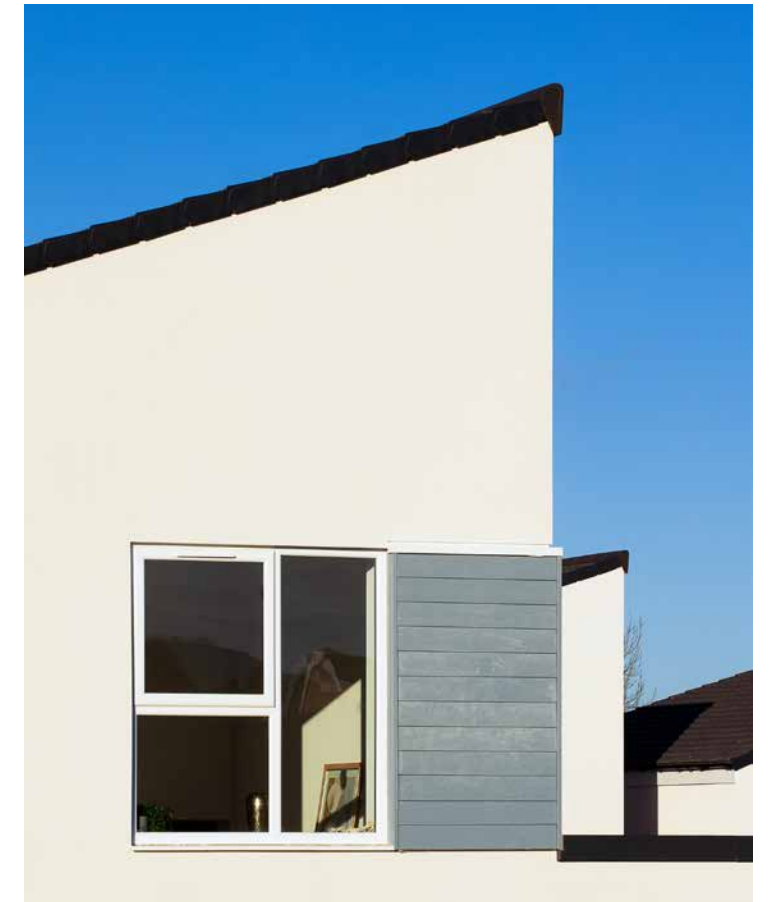
Local Authority (Newcastle City Council)

Feedback:

Councillor Linda Hobson, Cabinet Member for Housing at Newcastle City Council said:

*“Newcastle is a diverse city and by working in partnership with Tolent and with funding support from Homes England this site offers a range of housing options, including supported accommodation that will help meet the housing needs of all our residents.”*

*“The range of good quality homes on this site make it an attractive choice for everyone, and is an excellent example of how building new houses can help create communities.”*







**Ben Hellowell**  
Residential Lead



**Clare Lane**  
Residential Lead



**Henrietta Pissarro**  
Residential Lead



**Mark Heron**  
Residential Lead



**Steve Jordison**  
Residential Lead



**Katie Shepherd**  
Residential Lead



HAPPI Hour Webinar - Supported housing, supporting people – creating the right housing choices

