



social housing



extra care



healthcare



community



private residential



refurbishment

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Projects – Russell Road Extra Care & Housing, Manchester

UK's first purpose-built, majority LGBTQ+ Extra Care

80 Extra Care apartments for affordable rent & 40 Shared Ownership flats.

Client: Great Places Housing Group **Contract Value:** £27.5M

Duration: July 2023 – Currently on site

“It’s wonderful to see Manchester leading the way yet again. Our community deserves to be able to age in a safe and welcoming environment where we are accepted for who we are, and Russell Road will do just that.”

Sir Ian McKellen, LGBT Foundation patron and committed supporter of the Pride in Ageing Programme



Accommodating diversity

Housing design in a multicultural society



Levitt Bernstein



NON-MAINSTREAM HOUSING DESIGN GUIDANCE

Literature review

January 2012



Ageing in Place for Minority Ethnic communities: The importance of social infrastructure

Sophie Yarker
August 2020



Lozells & Aston: Concept

Concept Visuals

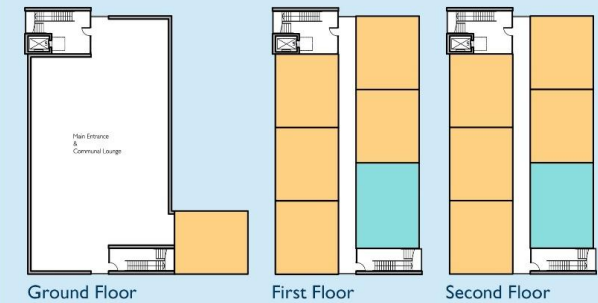


Proposed Concept Site Plan



Type	Description	Area (m²)	Total
A	1 Bed	60	15
B	2 Bed	70	10
Total Dwellings			25

Community Building Plans



Housing21 Co-Housing: Lozells

Consultation Event No.1 - Notes

Date: 21st October 2020 @ 12pm

Location: Newbigin Community Trust, 28 Handsworth New Road, B18 4PT

Introductions:

Teresa McKenna from Housing21

Harry Randhawa from Triangle Architects

What we are doing:

Housing21 want to give local people over the age of 60 an opportunity to plan, design and live in new homes in their existing community. This is the first event of many where we want to get to know you and hear your thoughts on how we can create a new, different kind of home for older people. We want to help make new homes that work for you.

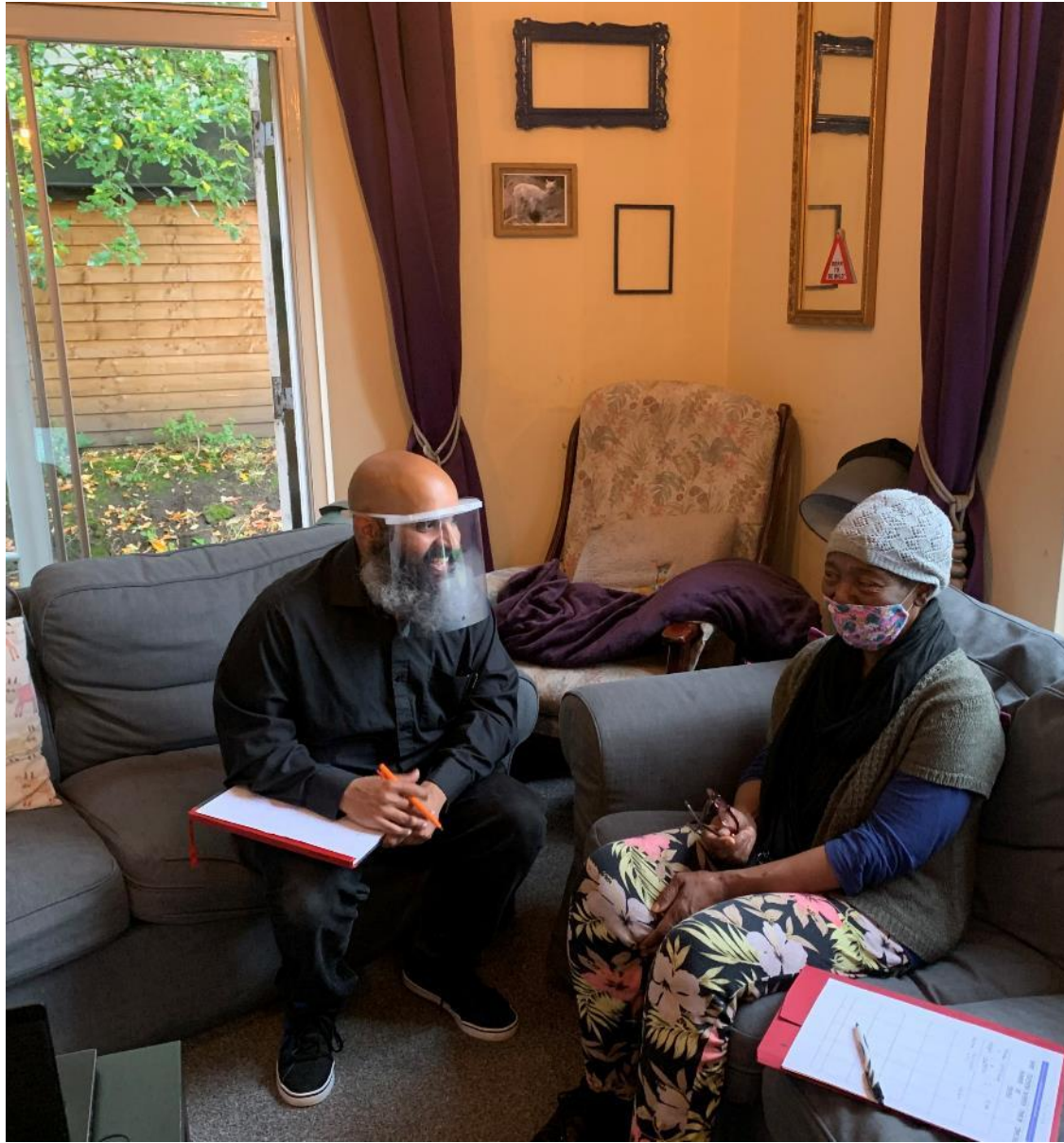
We want your help to create a community of new homes in your local area. A place where you can get to know your neighbours, a place to share with others, and where you have a say in how your community is managed.

A site has been found to develop this scheme on. The scheme is to be kept small with a maximum of 25 apartments with some being 1 bedroom and others 2 bedrooms. The scheme is for local older people.

Comments:

?????





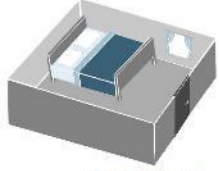
Consultation Event 1 Comments:

- Communal green space i.e. vegetable growing etc.
- Gateway into residential care.
- Community involvement within the development and the surrounding area.
- Some wanted their own private amenity space
- Having people from outside the scheme involved in the community work to get new people into it.
- Guest apartment for visiting families.
- A local student could live in to assist with the maintenance etc and rent reduced.
- Bring outside community into the scheme.
- Great demand from over 60's men in the area
- Old people like to have children around
- Looking after each other if there are problems and supporting members of the group that may be problematic.
- Managing new people and having procedures in place for new people to come in.
- How do complaints get managed? Manage within the group with procedures in place to allow for escalation with Housing21 as a last resort.
- Man sheds
- Space for hobbies and other activities
- Maybe a shop with a mix of items for sale i.e. vegetables grown on site, coffee and cake, artwork.
- Scheme needs to be green and sustainable. PV's, Ground Source Heat, Solar Thermal should all be considered.
- With the group in attendance here today you have a built-in community from the start

Consultation Event 2 Comments:

- Communal green space i.e. vegetable growing etc.
- Communal allotment
- Big kitchen and communal spaces
- Multicultural living isn't a problem as we live like that already
- Ground floor living is preferred
- Communal Multi-faith room
- Women only preferred, mixed isn't a problem.
- Box room for storage





One Bedroom
একটি বিডেব্রুম

Housing 21



Small Kitchen
ছোট রান্নাঘর

Housing 21



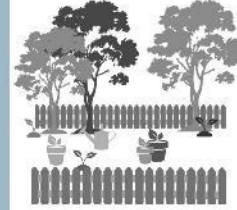
Cooking with Friends
বন্ধুদের সাথে
রান্নাবান্না করা

Housing 21



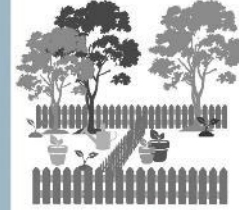
Large Living Room
বড় লিভিং রুম

Housing 21



Gardening with Friends
বন্ধুদের সাথে বাগান করা

Housing 21



Private Garden
ব্যক্তিগত বাগান

Housing 21



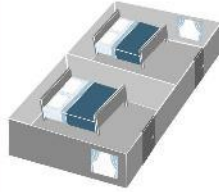
Growing Vegetables
শাকসবজি উৎপাদন

Housing 21



Kitchen & Living Room
Together
একসাথে রান্নাঘর ও
লিভিং রুম

Housing 21



Two Bedrooms
দুইটি বিডেব্রুম

Housing 21



Large Kitchen
বড় রান্নাঘর

Housing 21



Small Living Room
ছোট লিভিং রুম

Housing 21



Meeting with Friends
বন্ধুদের সাথে সাক্ষাৎ
করা

Housing 21



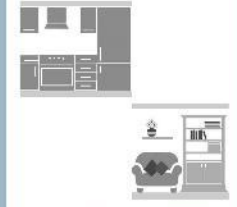
Movie Nights
মুভি নাইটস

Housing 21



Group Classes
দলবদ্ধ ক্লাস

Housing 21



Separate Kitchen
আলাদা রান্নাঘর

Housing 21



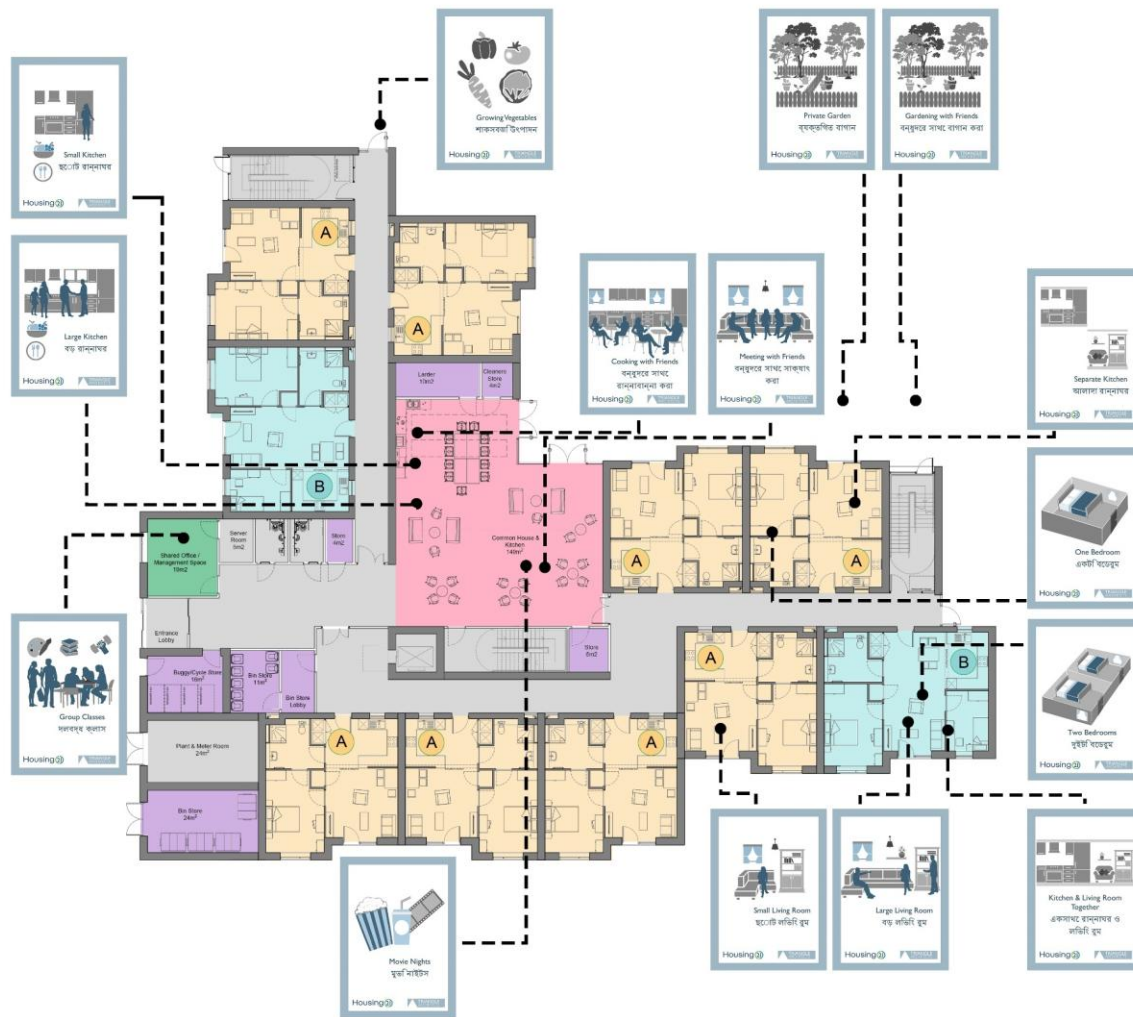
নব্বিশোবলী

আপনি কোনো অপশনগুলো
পছন্দ করেন তা আমাদেরকে
জানান এবং সেগুলো আমাদের
কাছে ফেরত পাঠান।



Housing 21





Proposed Ground Floor Plan
Co-Living Opportunities + Options

KEY

- One Bedroom Apartment
- Two Bedroom Apartment
- Common House
- Storage
- Office management Space
- Ancillary Space



Proposed First Floor Plan
Co-Living Opportunities + Options

Type	Description	Area (m²)	Total
A	1 Bed	60	17
B	2 Bed	70	4
Total Dwellings			21

What is Co- Housing?

Co-housing is all about community and people. Its a place where residents know each other well and are signed up to be a part of a community together

Co-housing can offer a place where you can get to know your neighbours. A place to share with others. A place where you have a say in how your community is managed. A community that is more than just "Bricks and Mortar" and that offers mutual respect and support for all its members. Some of the things Co-housing offers is:



A COMMUNITY COMMON HOUSE



SHARED GARDENS



COMMUNITY KITCHEN



DESIGNED TOGETHER



DECISIONS MADE TOGETHER

Your Co-Housing community vision

These are some suggested values. Do you agree with these?

We want our Co-housing community to be:



Supportive

Be a good neighbour and look out for each other. Agree to be part of the community and make decisions together. Be willing to give some time each week to support the cohousing project and your neighbours.



Diverse

Agree that the group should reflect the local community by welcoming difference. Celebrate what we have in common whilst respecting our diversity. Resolve disagreements in a sympathetic and democratic way. Always think about the impact our activities will have on our neighbours, and our environment.



Sustainable

Properties should be easy to keep warm and tackle fuel poverty. To create more open space, car-free environments, and shared gardens within the scheme to create a greener, healthier environment for everyone.



Working together

That all members of the community will want to contribute to decisions that affect the scheme, and that no members should feel left out of decisions that affect their household.



Affordable

That residents and Housing21 commit to retain each house as affordable, and for the scheme to provide low-cost, high quality housing for rent, for residents throughout its lifespan.



Social

Shared spaces for all residents are everyone's responsibility. Communal kitchens and common house should be a welcoming space for people to cook and share meals, ideas, or just to meet and make friends. Remember that other people will sometimes need privacy, and private space should also be respected.

Please add your own:

Write your own values and stick them here:

How can we create it?







Elevation - Balconies
1 : 100



Elevation - Brise Soleil
1 : 100



Elevation - Both Options
1 : 100

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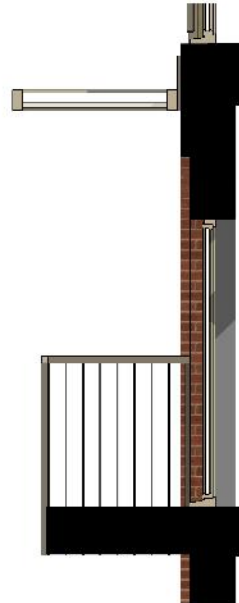
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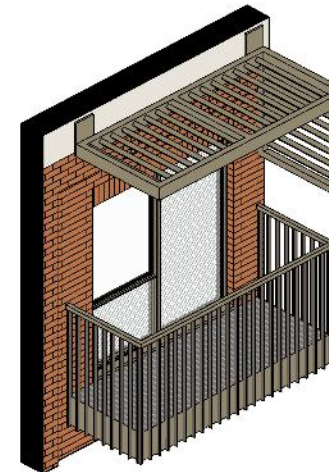
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Elevation Detail
1 : 25



Section Detail
1 : 25



3D Balcony detail

P01 20-03-21 JM Planning stage

Rev Date By Remarks

Client	Housing21		
Project Name	Chain Walk Co-housing		
Drawing Name	Balcony Options		
Drawing Purpose	PLANNING		
Project Number	Drawing Number	Revision	
20-003	2410	P01	
Project	Client	Version	Year
CWC - TRI - ZZ - ZZ - DR - A - 2410			
Author	Scale	Drawn	Checked
SO	as indicated	JM	HR
27/07/21			
01 0181 2771 0022 Email: info@trianglearchitects.co.uk Web: www.trianglearchitects.co.uk Twitter: @trianglearch			
01 0181 2771 0022 Email: info@trianglearchitects.co.uk Web: www.trianglearchitects.co.uk Twitter: @trianglearch			



Elevation - Door Detail
1 : 50



Door Colour Options



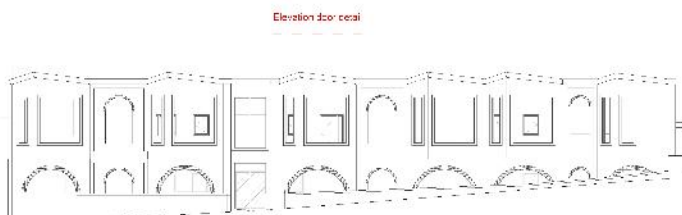
Door Detail - Example 1



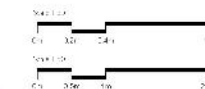
Door Detail - Example 2
1 | 20



Door Detail - Example 3
1 : 20



Elevation Key - Chain Walk
1 : 200

[illegible]

PC1 30.03.21 JM Planning 200c

REV. DATE BY REVISIONS

Client:	Housing21
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Chain Walk Co-housing

Drawing Name: Door Options

Drawing Process

2	Project Number	Dwelling Number	Resident
3	20-003	2412	P01

Project	Origin	Workflow	Level	Type	Role	Number
CWC - TRI - 77 - 77 - DB - A - 2412						

Mean	Std. Dev.	Lower	Upper	Date
50	not indicated	100	100	27/07/21

 TRIANGLE

ARCHITECTS

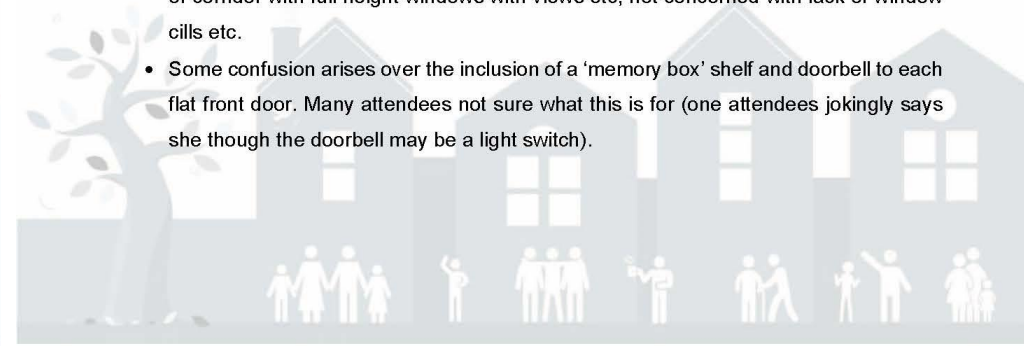
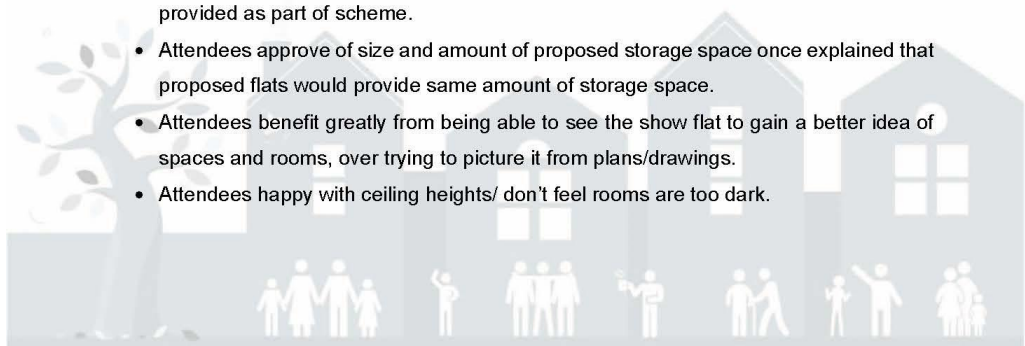
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 Website: www.chrisdickson.com
 Twitter: @chrisdickson



Chainwalk Consultation Show Flat Event Comments:

- Attendees happy with size of flat. Many commenting that they like how open the space feels. Jordan M notes that Chain Walk flats slightly wider, but overall similar proportions. All agree they would be happy with flats of comparable size.
- Amount of space in kitchen well-received, attendees happy with amount of countertop space. Some attendees would want more storage cupboard space.
- One attendee notes that having an extra countertop between kitchen and living room would take away all the openness of the room which she feels would be a negative.
- Closed kitchen would also affect space but all attendees agree that they would not want cooking smells in a living space.
- Shamsun C. suggests if sliding doors could be an option between kitchen and living space perhaps to allow kitchen to be opened out into living space? Triangle to investigate.
- Attendees ask if all cooking/cookers are electric. They understand that gas etc. is limited resources and therefore being phased out. Can accept this. Triangle to look at possible use of gas in common house as option.
- Some attendees ask if scope to make the kitchen/living room bigger at the expense of the second bedroom in a two-bed flat?
- Some attendees see the advantages with jack and jill arrangement of bathroom. For others, being able to lock the door helps, but they are worried about whether they would remember to lock door etc.
- Residents like the finishes & fittings in bathroom – comments on nice tiles etc.
- Showers/baths: younger residents can understand requirement for shower over bath. Older residents would still like a bath & ask where bath would go/how much space it would take up?
- Some attendees seem willing to accept shower if shared/pamper bathroom could be provided as part of scheme.
- Attendees approve of size and amount of proposed storage space once explained that proposed flats would provide same amount of storage space.
- Attendees benefit greatly from being able to see the show flat to gain a better idea of spaces and rooms, over trying to picture it from plans/drawings.
- Attendees happy with ceiling heights/ don't feel rooms are too dark.

- Happy with full height windows, attendees say they appreciate more natural light into the rooms.
- Temperature is said to be comfortable (22.c internal) considering very hot weather outside. Residents note that on days like this it is too hot to be outside and at home they will stay indoors & have fans on to maintain a breeze as very little crossflow possible with flats/rooms off corridors.
- Attendees impressed by features in kitchen cupboards such as fold-down storage
- Slight confusion over oven position above countertop, rather than below hob. Jordan M explains this is to make it easier to get food in/out of the oven without bending over repeatedly.
- Windows over sink. Agreed preferred – although in show flat window looks out to garden /external space. Julie L notes that windows to corridors received mixed reception from residents due to overlooking from corridors/ flats opposite, while other residents appreciate having extra window.
- One attendee notes that the flat feels more like a “villa” arrangement, with the ground floor access.
- Attendees show the access control/communication interface for the flat. Attendees seem intrigued, but don't seem wholly convinced by this arrangement. May be harder to use/learn how to use. Separation of thermostat/ interface seems to confuse some attendees who wonder why it isn't all integrated.
- Post-boxes/letter boxes. Julie L notes that all flat doors are accessible to a postal worker. Attendees say they wouldn't feel comfortable with other residents being responsible for delivering their mail (on rota system or otherwise) so would recommend this be done by a scheme manager or postie, or that residents have access to mailboxes by the entrance to scheme.
- While walking around scheme attendees comment that they like/ appreciate the areas of corridor with full height windows with views etc, not concerned with lack of window cills etc.
- Some confusion arises over the inclusion of a 'memory box' shelf and doorbell to each flat front door. Many attendees not sure what this is for (one attendees jokingly says she though the doorbell may be a light switch).









View Plan



Proposed Materials

Brick
Red 'Multi-tone'



Metal standing seam
Buff / Champagne



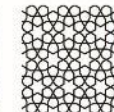
Stone Panels
Portland White



Stone Panels
Portland White



Perforated metal screen
Buff / Champagne (pattern tbc)



View 1. Birchfield Road



View 2. Chain Walk



View 3. Internal Courtyard



View 4. Internal Courtyard







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13























social housing



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healthcare



community



private residential



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THANK YOU

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