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VILLAGE MAKERS



KEY FACTS

47%

People aged 65 years and over will increase by 47% in the UK in the next 15 years.

1 in 4

UK citizens over 60 years old are interested in and/or looking to move into what can be their last home.

< 10%

Less than 10% of existing UK homes contain all four accessibility features.

1/3

Around a third of people aged 50 or older say their home needs 'work' to make it suitable as they get older.

£2Mn+

More than two million people aged 55 or older are living in a home that endangers their health or wellbeing.

£550Bn+

By 2040, older consumers are expected to spend £550 billion a year, 63p of every pound spent in our economy.

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The Problem?

A different design philosophy

A different design philosophy

1. **Observation:** Find the places that have proven sustainability. Analyse what makes these places work.



A well-loved place

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2. **Innovation:** Make it better, energy efficient, compliant and affordable.



A well-loved place can be improved

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3. **Application:** Viability, buildability, flexibility and future proofing.



New well-loved places can be built

Bishops Castle & The Wintles



The usual approach to housing development.



Bishops Castle High Street



Bishops Castle – merging of public and private space



Bishops Castle – a little higgledy piggledy



Bishops Castle – pedestrian short cuts (called 'shuts')



Bishops Castle – resilient community

The Wintles.

40 characterful energy efficient houses designed to lifetime homes standards.

1. Pedestrian priority – safe, attractive routes between the buildings to encourage social interaction.
2. Lifetime homes with character and flexible living spaces to accommodate change.
3. Eco-friendly build and energy efficient specification.



The Wintles



Safe, attractive shared space between the houses.



But access for vehicles for deliveries & emergencies.



Car parking outside clusters or at the rear of houses.



Attractive pedestrian and cycle paths to amenities.



Shared public space as central greens under resident control.



Open porches to encourage connectivity.



Encourage eccentric details.



Avoid parallel lines and right angle – embrace the higgledy piggledy.



High density encourages community connection – like the existing town.



Attracted the age 50+ buyers in 2003.



Pip takes home after getting a bit restless.



Vanessa shows her new "Sticly Come Dancing" routine



Wintles residents – of a certain age.



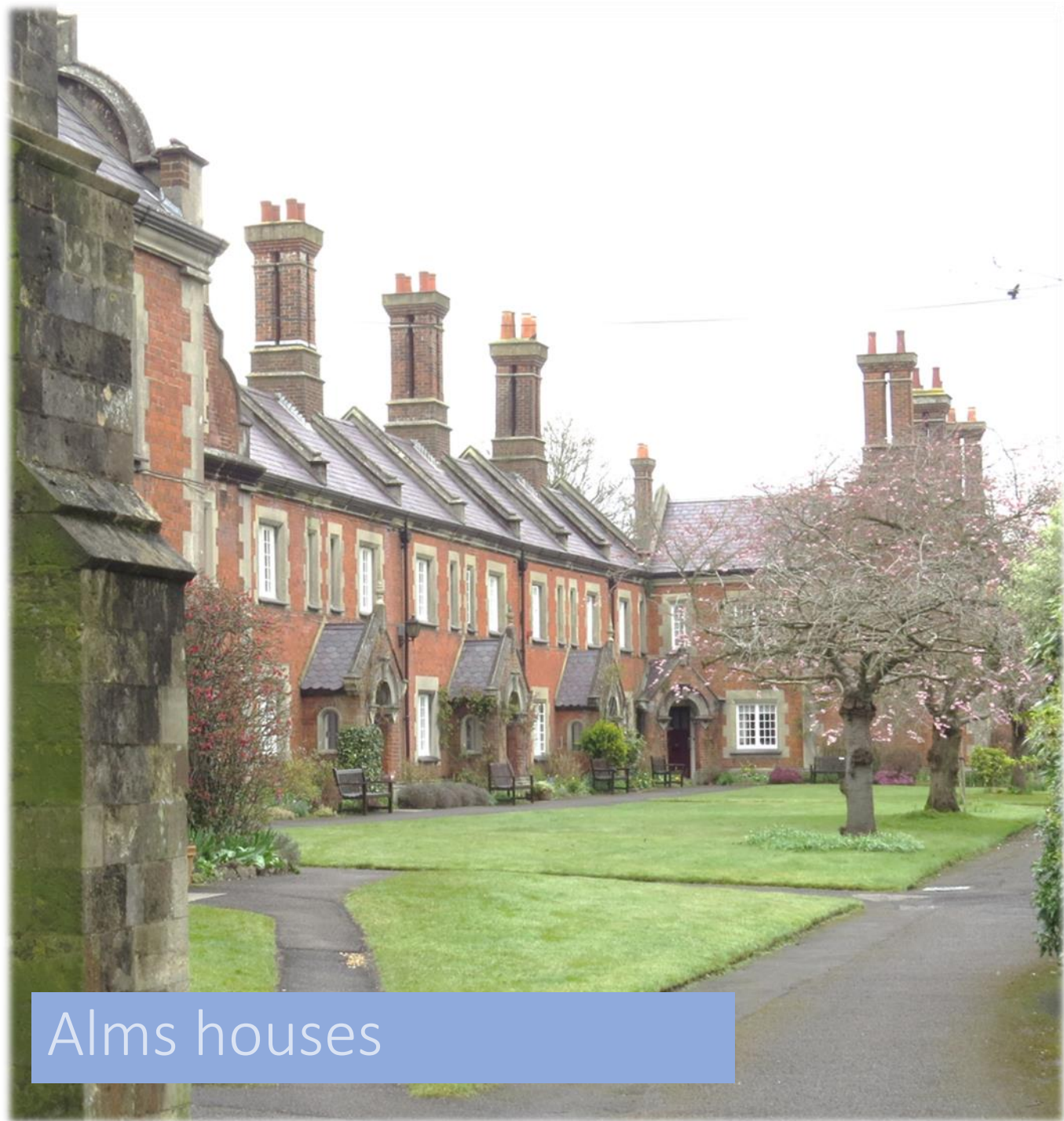
Wintles – seems to work.

What did we learn?

The Wintles

1. Significantly higher values (30% premium)
2. Not 'affordable'
3. High average age (70 ish)
4. Needs to be intergenerational

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Alms houses

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Proven sustainability

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Almshouses – 1000 years of success.



Almshouses – What makes them work?

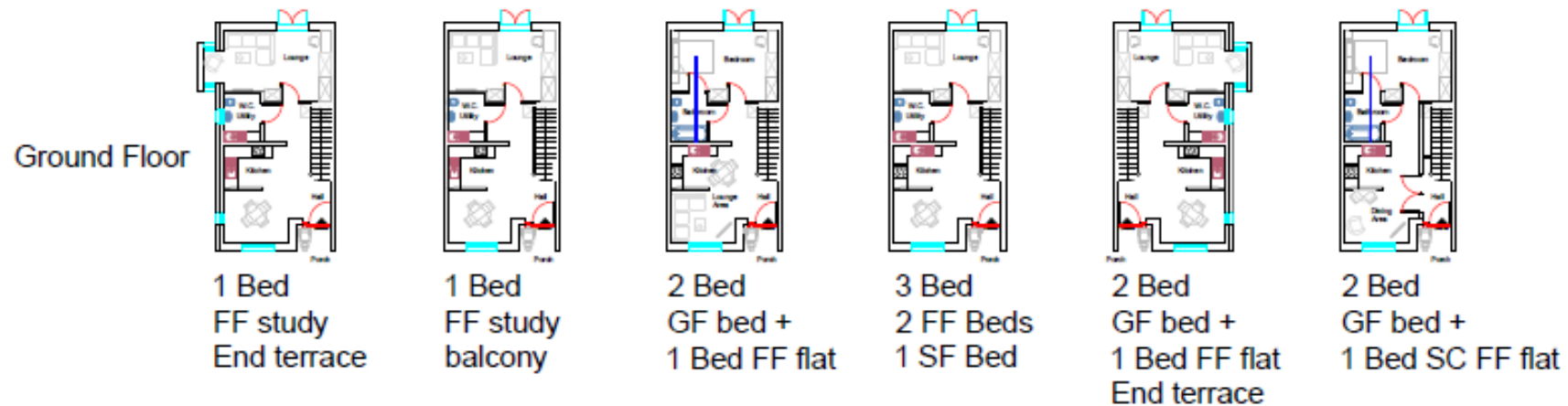
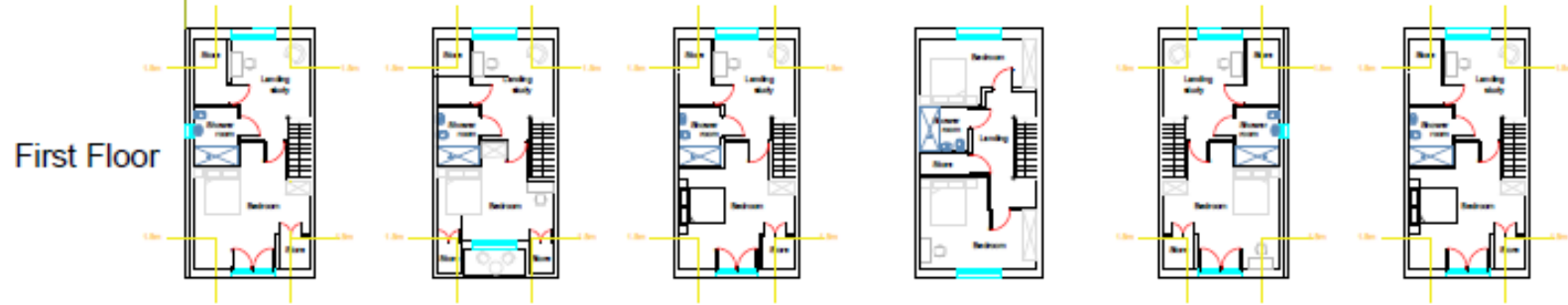
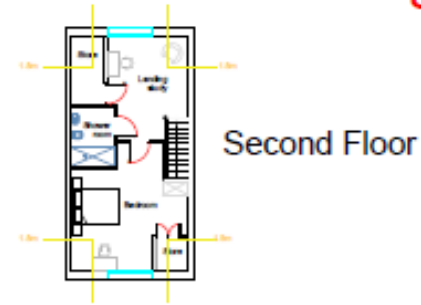
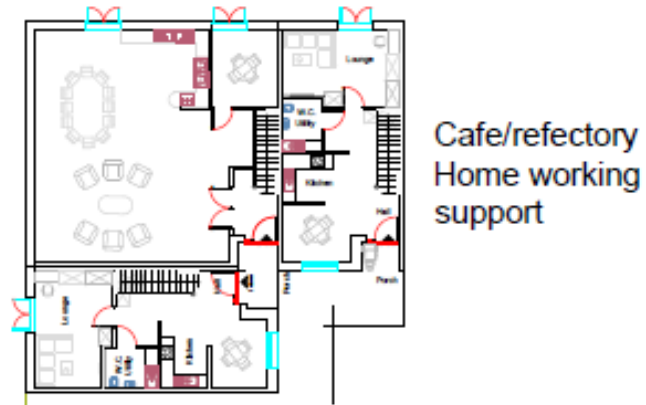


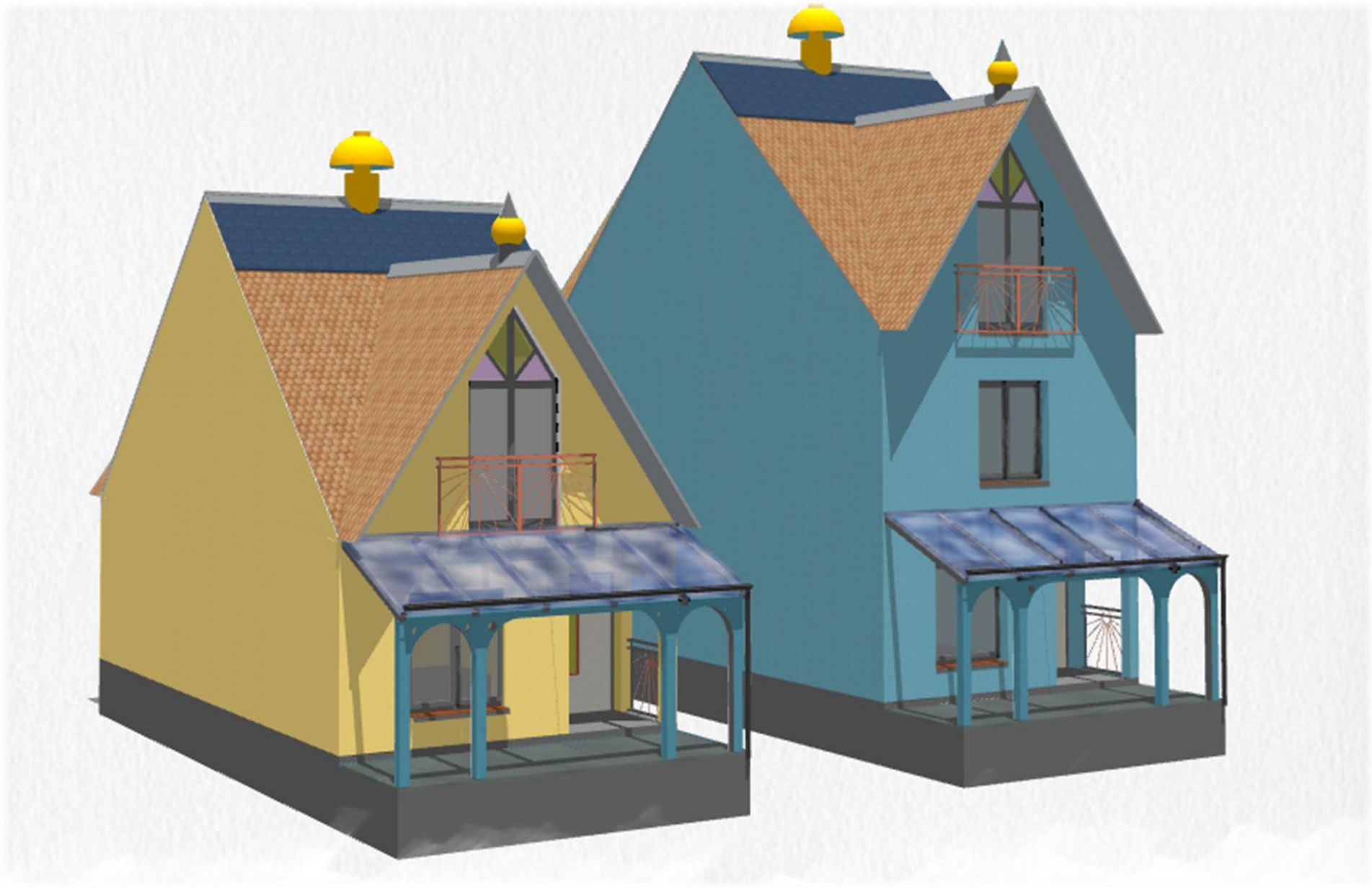
Can we adapt and improve?

21st Century Intergenerational Almshouses.

1. Locally controlled charities
2. Utilise Exception Site planning opportunities
&
3. Offsite manufacture

N.B. Sketch for capacity assessment only.





Work in progress on the C21st Intergenerational court houses.



Work in progress on the C21st Intergenerational Court Houses – Irregular.

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