



Housing LIN

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Agency**

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Adur View, Horsham District Council

HAPPI principles:

The development has been designed to help older or disabled residents to achieve an optimal quality of life within their homes, including consideration of future needs. It has been designed with the HAPPI principles as described below:

1. Space Standards:

Generous internal space standards. Typical flat floor areas are as follows: 1 bed flats 48.4m² to 50.1m² and 2 bed flats 64.8 m² to 77.0 m².

2. Daylight:

Plenty of natural light in the home and in circulation spaces. All flats have generous windows in living spaces with low cills to allow views out from a seated position, and where possible views are provided through rooms to the outside from the entrance hall. Corridor lengths are kept short, and windows are provided at each change of direction.

3. Private Amenity:

Ground floor apartments have their own patio area directly accessed from French doors from the main living space. All apartments have the shared use of the communal garden area which benefits from attractive views over the River Adur.

4. Adaptability:

Individual apartments have been designed to include fully accessible bathrooms and to exceed Lifetime Homes standards in terms of activity zones and accessibility. Construction will be designed to take the loadings of a hoist system (either static or mobile) so that this can be installed for a particular resident if required. A telecare system is provided to all apartments to ensure that tenants can call for aid if they need it, while a visual intercom system linked to the television ensures that tenants can securely control entry to their homes. A secure mobility scooter store is provided within the building to allow for those residents who have difficulty walking to be able to access local amenities.

5. Accessibility and Circulation:

Circulation spaces are designed to encourage interaction and avoid an 'institutional feel'. A generous entrance hall overlooking the entrance court allows residents to meet while waiting for visitors and transport. Windows at the changes of corridor direction allow residents to linger and enjoy the different views from within the building. The scheme is accessible with a lift provided.

6. Shared Space:

Shared facilities and community 'hubs' where these are lacking in the neighbourhood. A shared common room, and a separate meeting room, provides spaces for residents to meet.

7. Natural Environment:

Plants, trees and the natural environment. The existing mature trees on the southern boundary, including three large poplars, are retained and new soft landscaping incorporating native species will be provided.

8. Energy Efficiency:

High levels of energy efficiency, with good ventilation to avoid overheating. Adur View will be constructed with traditional heavyweight construction. Combined with high levels of thermal insulation, and continuous efficient ventilation, energy use will be low and internal temperatures kept stable.

9. Storage:

A dedicated store is provided for mobility scooters, which can be accessed from inside and outside the building and a cycle store is provided within the communal garden area. Storage within the apartments exceeds that set out in HQIs and the NHF good practice guide and is designed as a series of full height cupboards which can provide flexible shelving options to suit different levels of physical ability.

10. External Surfaces:

Shared external areas such as 'home zones' that give priority to pedestrians. The entrance court extends the street arrangement of the road adjacent and therefore pedestrians are kept separate from vehicles. The development is small enough to not require a new street or home zone arrangement. Saxon Weald has also developed its own retirement housing design brief which is regularly updated following post-project reviews and feedback from residents, commissioners, care providers, specialist contractors and architects as well as other interested parties. This particular scheme proposal has been developed using the specialist knowledge of The Tooley and Foster Partnership, award winning architects in retirement housing.