



The Development Story



PRP Architects LLP



Smithy Croft



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PRP Introduction:

PRP are a large international multi-disciplinary practice providing Architecture and a range of complimentary design and consultancy services including Urban Design and Masterplanning, Landscape Design, Environmental Services, Project Management and Planning.

PRP has 50 years experience in housing and our portfolio embraces all aspects of residential and mixed use development, from the general to the specialist and across the public and private sectors.

One of the most serious housing challenges facing our society is the provision of appropriate accommodation to address the demographic 'time bomb' presented by a rapidly ageing population.

PRP's Specialist Housing team has the skills and knowledge to design the best possible homes: beautiful, accessible housing which meets the full range of individual needs and wishes, while retaining the flexibility to adapt in the future.





HOUSING DESIGN AWARDS 2014

Winner – HAPPI Completed Award:

Pilgrim Gardens, Evington

HOUSING DESIGN AWARDS 2013

Winner – Best Project Award:

Prince Charles House, Lambeth

HOUSING DESIGN AWARDS 2012

Winner – HAPPI Project Award:

Pilgrim Gardens, Evington

THE HOUSING INNOVATION AWARDS 2012

Winner - Most Innovative Supported/Sheltered Housing Scheme

Alexandra Place

THE DAILY TELEGRAPH

BRITISH HOMES AWARDS 2011

Winner - Lifetime Home of the Year:

Trees Extra Care Housing, Highgate

HOUSING DESIGN AWARDS 2011

Winner - HAPPI Project Award:

St Bedes Extra Care Housing, Bedford

Winner - HAPPI Completed Award:

Trees Extra Care Housing, Highgate





Mallard Court

Stockport Council and Housing with care/ extra care
existing provision
future plans and how this site fitted these
partnership working

Funding and grant aid

Planning process/ conditions

Fire strategy and impact

The service model; delivering housing, care and support





Mallard Court a 1970's traditional sheltered housing scheme

Contained 35 one bed flats

Options Appraisal undertaken including resident consultation

SMBC opinion sought on the options considered

A new modern development considered the preferred way forward

Existing residents were offered the opportunity to move

Closed in 2010 and subsequently demolished



PRP appointed in November 2010 to design a 60 unit extra care

The Site: Selecting a well connected site is key



‘Designing to respect the ‘local context’



The Site: Understanding the constraints of the site



Site Constraints Plan

'Designing to overcome the site's constraints'

Smithy Croft has been carefully crafted to reflect the physical constraints of the site.

To retain the site's existing entrance.

To retain and protect as many trees as possible, including the green corridor along Finney Lane.

To respect the privacy of neighbouring properties and their external amenity spaces.

And to build on the opportunities that the site offered

To positively contribute to the character of the area

To create attractive and useable external amenity areas for residents.

To achieve HAAP1 design principles wherever possible

The Brief: To respond to its neighbourhood



Smithy Court provides 55 units.

- 1 Bedroom Flat x 9no. Flats
- 1 Bedroom Plus Flat x 36no. flats.
- 2 Bedroom Flat x 10no. flats

A mixed tenure development
50% will be affordable housing for rent
50% sale (mix of shared ownership and outright sale)

To provide a 'Home for Life' as far as practically possible.

All homes to meet Lifetime Home Standards.

To create an enabling environment. Along with the social and emotional support provided to residents by staff it is essential that the physical environment is 'enabling' in terms of the likely impairments that those residents will experience with increasing age and frailty.

To enable staff to run and manage the building efficiently and to meet the care and support needs of residents. Conveniently located ancillary accommodation and provide comfortable and functional support facilities

To create a resource for the local community.

The entrance should be clear and welcoming and the building layout should be simple to understand. It should be obvious what spaces are public and which are private or semi-private.



The Brief: Offers real housing choice



Design: Ground Floor Layout



Design: First Floor Layout

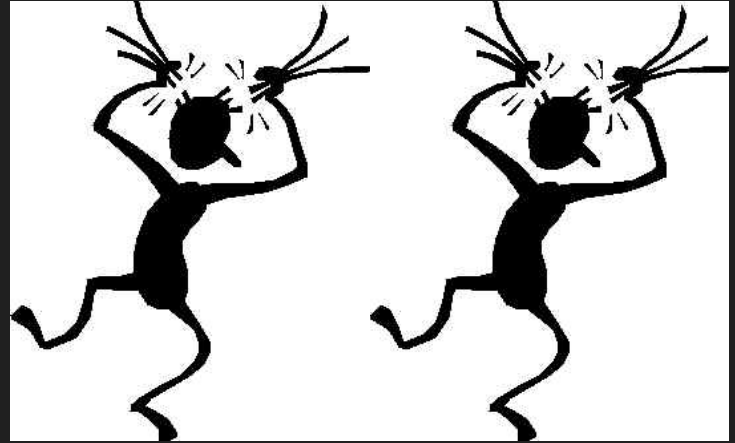


Design: Second Floor Layout



Planning: Elevational Treatment





Procurement: An experienced contractor





the lobby



the lounge



the bistro



activity room and salon

















Mr Bonsall, resident at Smithy Croft commented



“Smithy Croft is wonderful. The facilities are great and most importantly – we still have our independence and peace of mind. As we get older we want the knowledge that should our needs change, the support is there for us, and the bistro is fantastic, a lovely place to invite our family and friends”



Any Questions ?