



# Independent Living - Circle Housing Merton Priory Homes

London Housing LIN November 2015

Clare Cameron – PRP

[prp-co.uk](http://prp-co.uk)



# PRP Specialist Housing



- Over 40 staff with specialist knowledge
- 25 years experience in designing housing for older people
- Expertise in all types of accommodation for older people and other special needs groups

# Merton Promises Delivery Project

- Stock transfer from London Borough of Merton to Circle Housing
- Merton Priory Homes SPV to manage housing delivery
- 'Merton Promises Delivery Project' to deliver housing for older people first
- Replacement of 3 Merton Council Sheltered Schemes (substandard with bedsits and shared bathrooms)
- Provision of 112 new affordable and care-ready apartments in a mix of 1 and 2 bedrooms
- Designs fully embrace HAPPI standards
- Extensive resident consultation with existing community
- 25% original residents returned
- Buildings built in phases by Higgins, last scheme completed earlier this year.



Gresham House, New Malden



Oaks Court, Morden



Dolliffe House, Mitcham

# HAPPI - Housing Our Ageing Population: Panel For Innovation

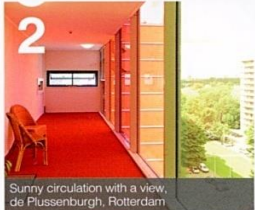
- In 2009 the HAPPI report was published which sets out expert recommendations for the future shape of our housing for older people
- PRP were instrumental in providing evidence to the All Party Parliamentary Group (APPG) on Housing and Care for Older People
- The HAPPI report called for a national effort to build new and better homes for older people
- 10 major recommendations



# The 10 HAPPI Recommendations – Design Quality



the new retirement homes should have generous internal space standards, with potential for three habitable rooms and designed to accommodate flexible layouts



care is taken in the design of homes and shared spaces, with the placement, size and detail of windows, and to ensure plenty of natural light, and to allow daylight into circulation spaces



building layouts maximise natural light and ventilation by avoiding internal corridors and single-aspect flats, and apartments have balconies, patios, or terraces with enough space for tables and chairs as well as plants



in the implementation of measures to ensure adaptability, homes are designed to be 'care ready' so that new and emerging technologies, such as telecare and community equipment, can be readily installed



building layouts promote circulation areas as shared spaces that offer connections to the wider context, encouraging interaction, supporting interdependence and avoiding an 'institutional feel', including the imaginative use of shared balcony access to front doors and thresholds, promoting natural surveillance and providing for 'defensible space'



in all but the smallest developments (or those very close to existing community facilities), multi-purpose space is available for residents to meet, with facilities designed to support an appropriate range of activities – perhaps serving the wider neighbourhood as a community 'hub', as well as guest rooms for visiting friends and families



in giving thought to the public realm, design measures ensure that homes engage positively with the street, and that the natural environment is nurtured through new trees and hedges and the preservation of mature planting, and providing wildlife habitats as well as colour, shade and shelter



homes are energy-efficient and well insulated, but also well ventilated and able to avoid overheating by, for example, passive solar design, the use of native deciduous planting supplemented by external blinds or shutters, easily operated awnings over balconies, green roofs and cooling chimneys



adequate storage is available outside the home together with provision for cycles and mobility aids, and that storage inside the home meets the needs of the occupier

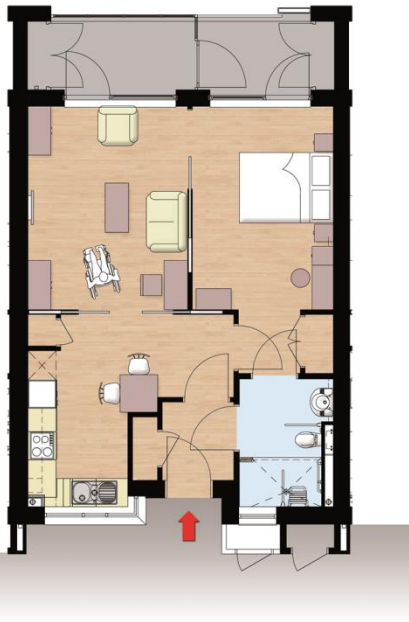


shared external surfaces, such as 'home zones', that give priority to pedestrians rather than cars, and which are proving successful in other countries, become more common, with due regard to the kinds of navigation difficulties that some visually impaired people may experience in such environments.

# HAPPI Design Principles for all 3 sites

Responding to the recommendations in the HAPPI report;

- Dual Aspect apartments with gallery access
- Generous private amenity space (large full width balconies or terraces on the ground floor)
- Generous storage
- Flexible open plan layouts – sliding partitions
- Maximum natural light – large windows and winter gardens
- Care-ready with aids and adaptations to allow ageing in place

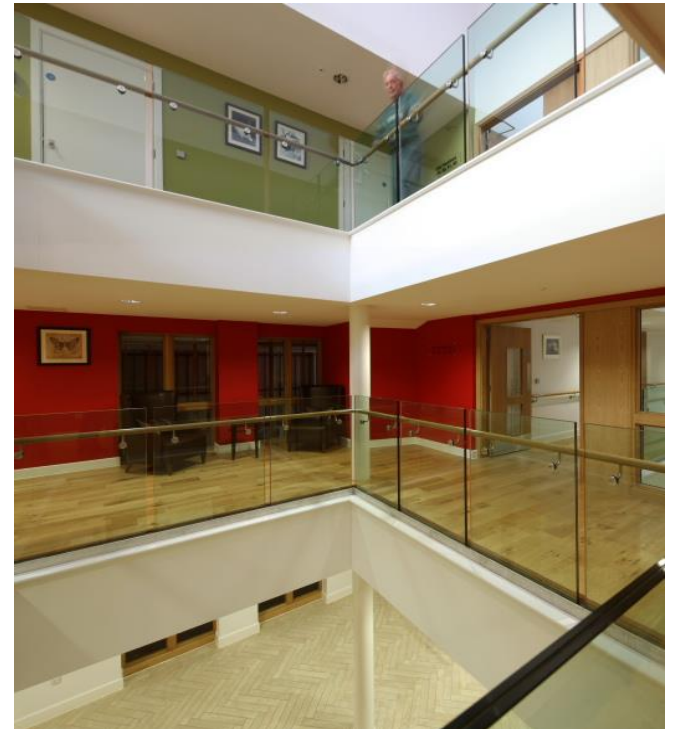


# Detailed Consultation



# Design for Dementia: Key Principles

- Simple easily understood layout
- Domestic and familiar in character
- Minimising long artificially lit internal corridors
- Providing visual cues – colour, artwork, objects, views
- Visual accessibility – open plan, open storage
- Good natural daylight and views from the building
- Avoiding dead-end corridors, locked doors
- Facilitating walking routes
- Easy access to secure garden amenity areas
- Smart Technology





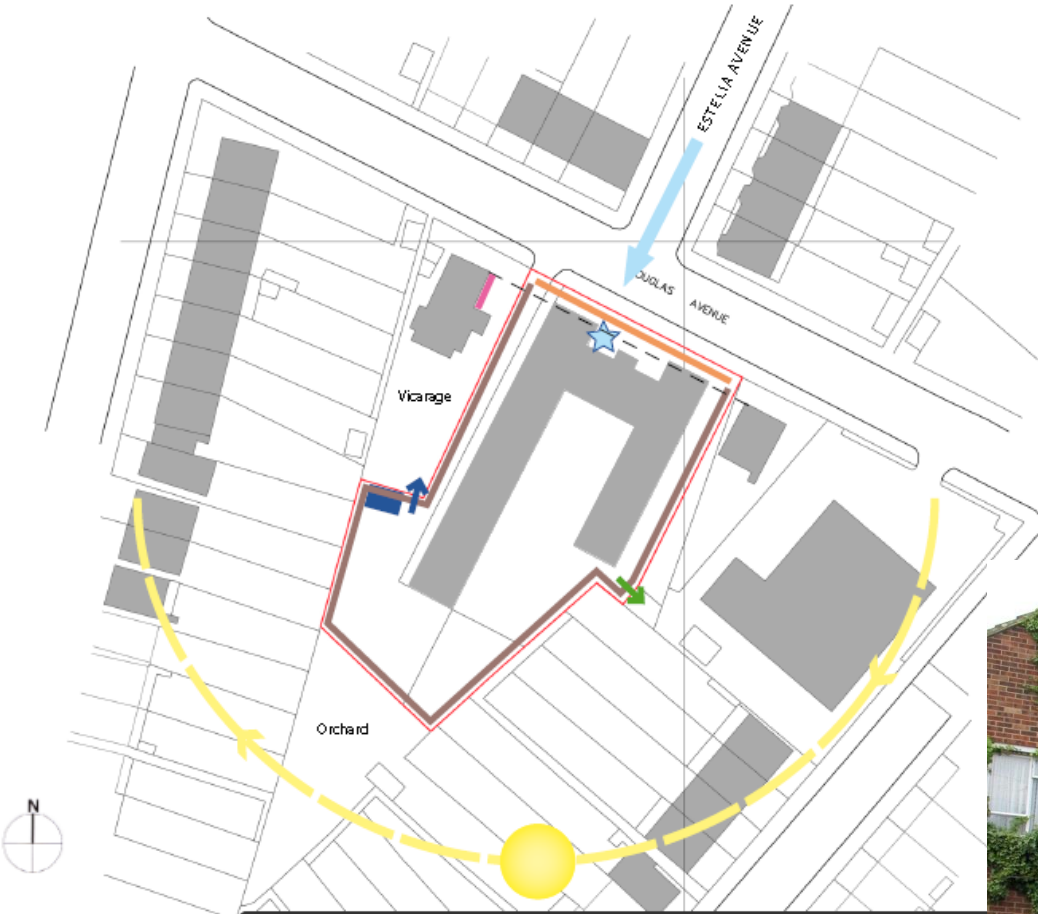
# Designing for Disability And Impairment

- Handrails along Corridors
- Appropriate Ironmongery and taps for limited dexterity.
- SMART technology to suit individual needs
- Free-swing Door Closers and Magnetic Hold-Back devices linked to the Fire Alarm
- Remote Window gear where access is difficult.
- Stretcher Lifts to accommodate long-base wheelchairs.
- Level threshold access throughout.
- Structure to allow future installation of ceiling hoists.
- Structure to allow future installation of grab rails



# Gresham House, New Malden

Site Area : 0.186ha



# Gresham House, New Malden

- Independent Living
- 18 one-bedroom apartments
- A communal lounge provides a social focus
- Gardens enable inclusive access and encourages use
- Each apartment has small terrace or balcony
- The form and massing of the building is sensitive to the urban context of the site



Gresham House, New Malden



Gresham House, New Malden



## Gresham House, New Malden

- The flats achieve good space standards with a good quality of natural light and ventilation
- The external balconies and wintergardens are well used



Gresham House, New Malden



## Gresham House, New Malden

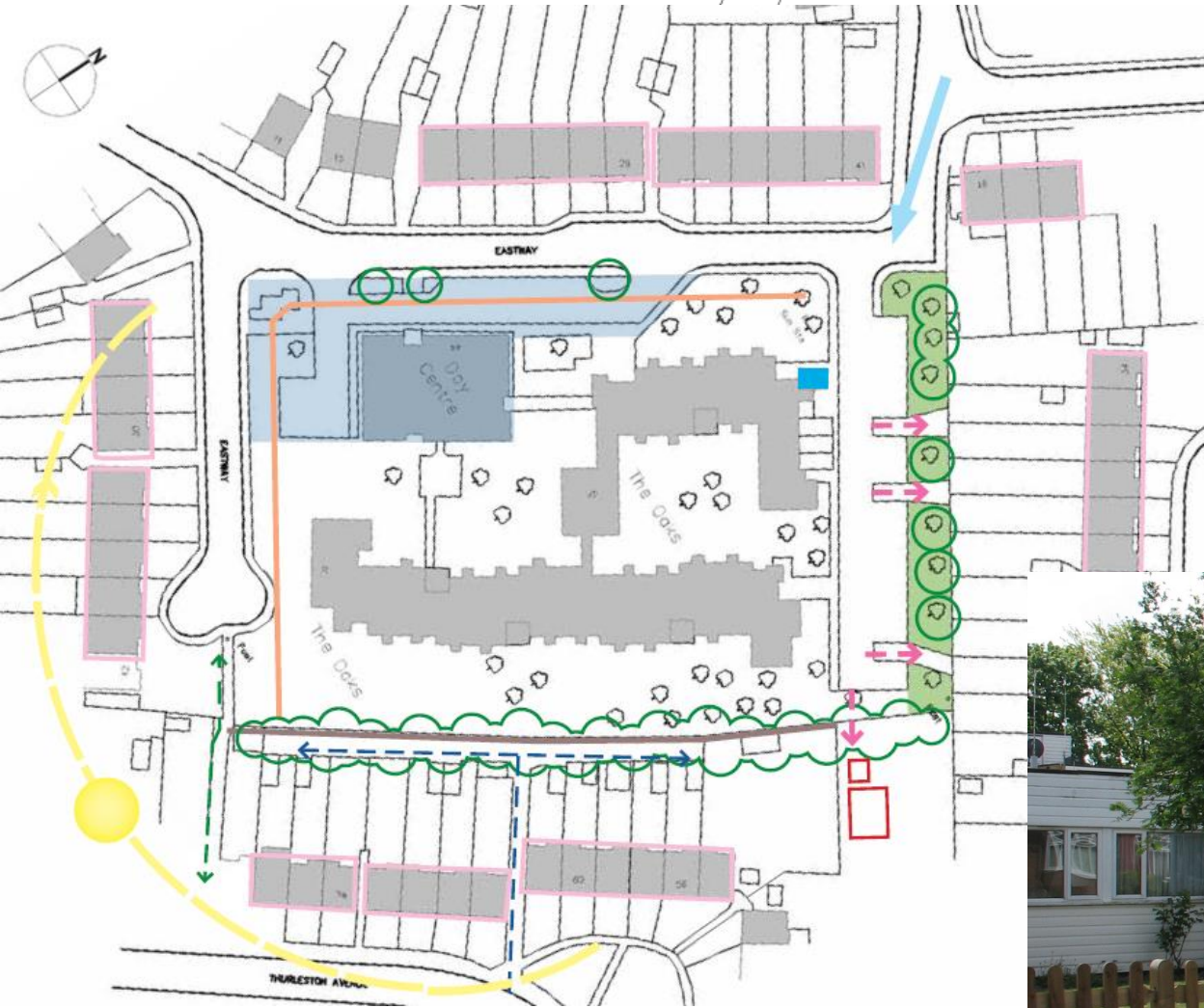
- All the buildings achieve Code for Sustainable Homes level 4
- The buildings meet the Borough's requirements for production of energy from renewable sources
- Ecological biodiversity of the sites are enhanced
- Effective and appropriate use is made of the land available by intensifying the density





# Oaks Court, Morden

Site Area : 0.725ha



# Oaks Court, Eastway, Morden

- Independent Living scheme
- 51 dementia friendly apartments
- 26 no. 1B and 25 no. 2B affordable and care ready apartments
- Extensive communal facilities – ‘Extra Care ready’
- Contemporary, spacious and flexible accommodation
- Designed to relate to an existing Day Care Centre



# Oaks Court, Eastway, Morden

Building layout is in an 'S' form that:

- Clearly defines public and private realm
- Creates a strong frontage to Eastway
- Encloses the northern and southern courtyard gardens
- Relates to the existing Day Care Centre

Large mature trees provide further privacy to the gardens

Efficient use of the site with a mix of two and three stories arranged to avoid loss of privacy, daylight and sunlight



Oaks Court, Eastway, Morden



Oaks Court, Eastway, Morden



Oaks Court, Eastway, Morden



## Oaks Court, Eastway, Morden



- Secure intimate gardens for the residents to enjoy and have visual connections from their apartments
- Winter garden and balcony combination allowing every resident a personal indoor/outdoor space
- Naturally lit interiors
- Deck access with dual aspect flats
- Development design to BREEM 'Very Good' standard and renewable energy is provided by photovoltaic panels



Oaks Court, Eastway, Morden





# Dolliffe Close, Mitcham



Site Area : 0.39ha



## Dolliffe Close, Mitcham

- Independent Living scheme and Assisted Living for residents with Learning Disabilities
- 43 apartments
- 37 no. 1B and 7 no. 2B affordable and care ready apartments
- A communal lounge provides a social focus
- Contemporary, spacious and flexible accommodation
- 18 no. apartments for residents with learning difficulties



Dolliffe Close, Mitcham



Dolliffe Close, Mitcham



Dolliffe Close, Mitcham



Dolliffe Close, Mitcham



Dolliffe Close, Mitcham



## LESSONS LEARNT...

- HAPPI – some of the recommendations are not easily transferable from Europe to here eg
  - deck detailing (NHBC threshold)
  - open plan flats (BS 9991 Fire Safety)
  - cost (increased area, high levels of glazing, wintergardens etc)
  - overheating (amount of glazing)
- Deck Access has been really successful – despite initial concerns
- Open plan, contemporary kitchens/ living rooms really well received despite general perception that older people like separate rooms
- Winter gardens/ balconies are very well liked
- Natural light and views out are essential to creating an environment that is enabling and brings delight