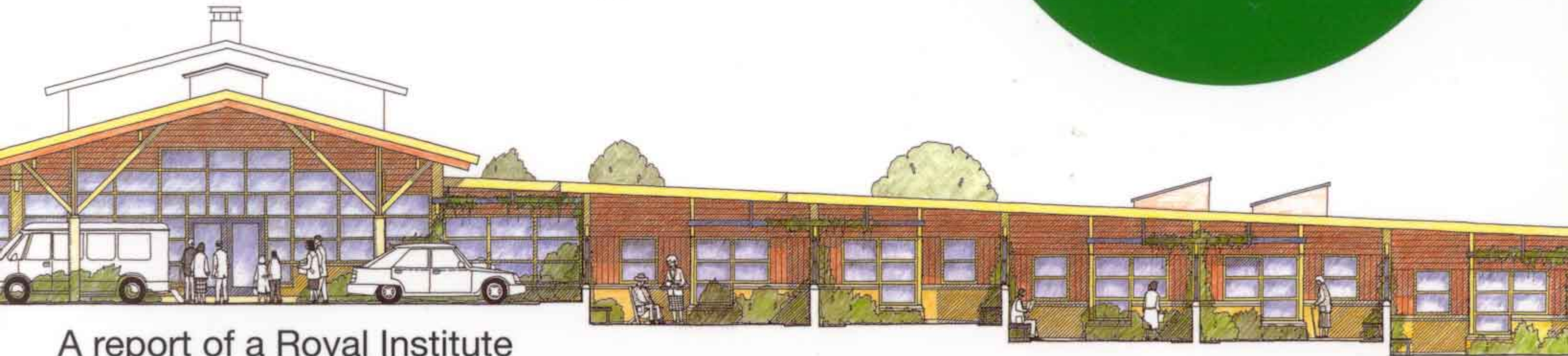


**Towards 2000:
Designing Housing
for Frail Elderly
People**



A report of a Royal Institute
of British Architects ideas
competition commissioned
by the Anchor Housing
Association

Patricia Tindale



Design issues

General arrangement

In looking at the general arrangement of the designs the assessors considered whether, in view of the residents' physical and mental frailties:

- the design would provide a comfortable and homely environment
- each flatlet would get sunlight for some part of the day
- there were near and interesting views from the flatlets and other accommodation for the residents
- in addition to the flatlets, the design would offer a variety of spaces which residents could enjoy, ranging for example from small nooks and crannies for one or more people to sit in through to larger stimulating spaces which would offer a variety of activities
- the building would be easy to get around in and comprehend
- the design would be welcoming to residents, visitors and the community generally
- the entrance would appear generous but not overwhelming
- the building would be easy to staff and run

On the last point it was recognised that buildings which enhance the lives of frail elderly people are likely to be relatively labour intensive and that this was a price which should be afforded if at all possible.

The precise location and arrangement of service rooms were not assessed in detail.

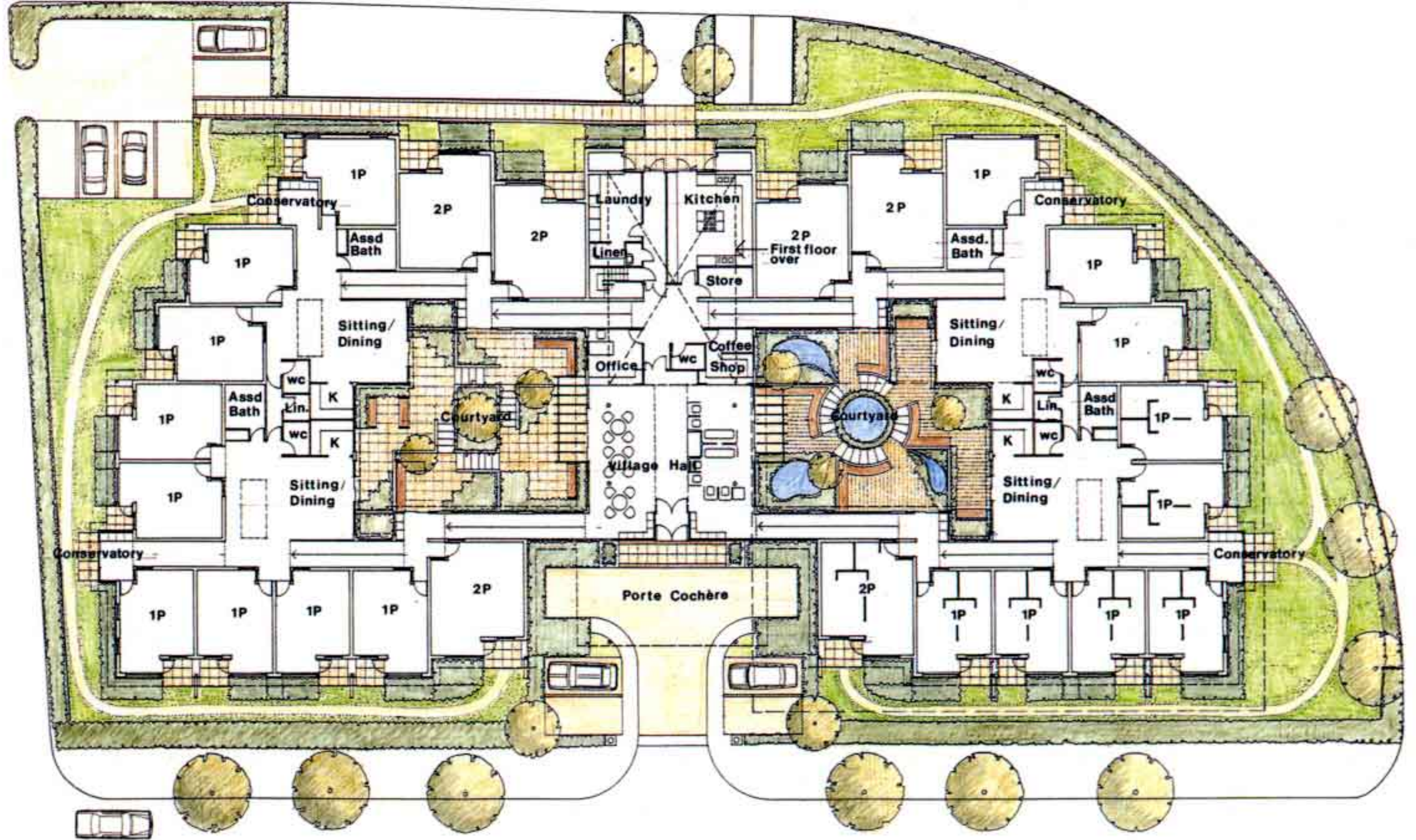
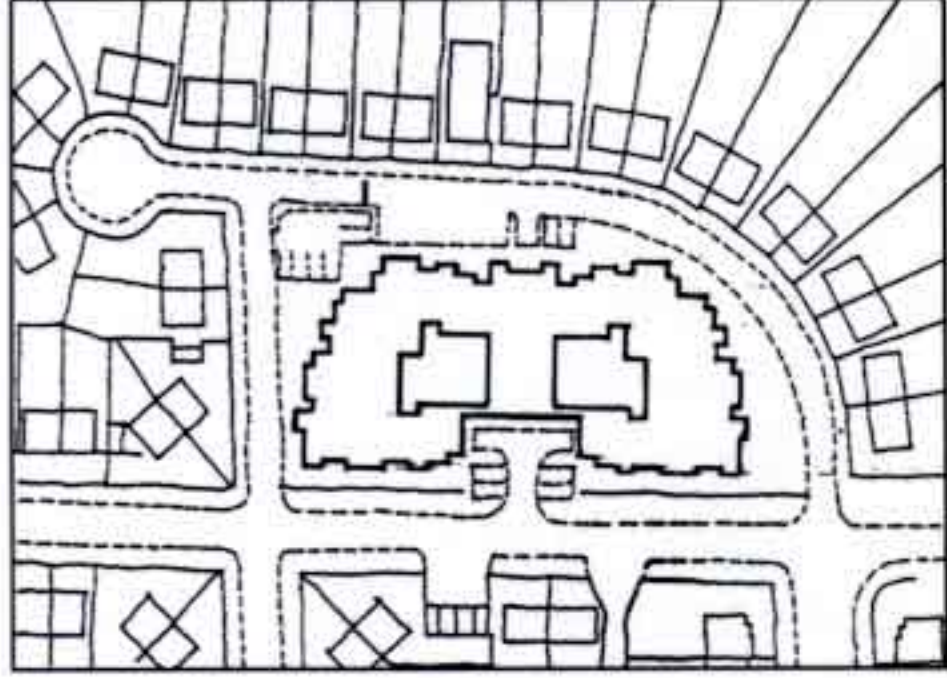
Plans and illustrations of the six winning schemes are shown on the following pages.



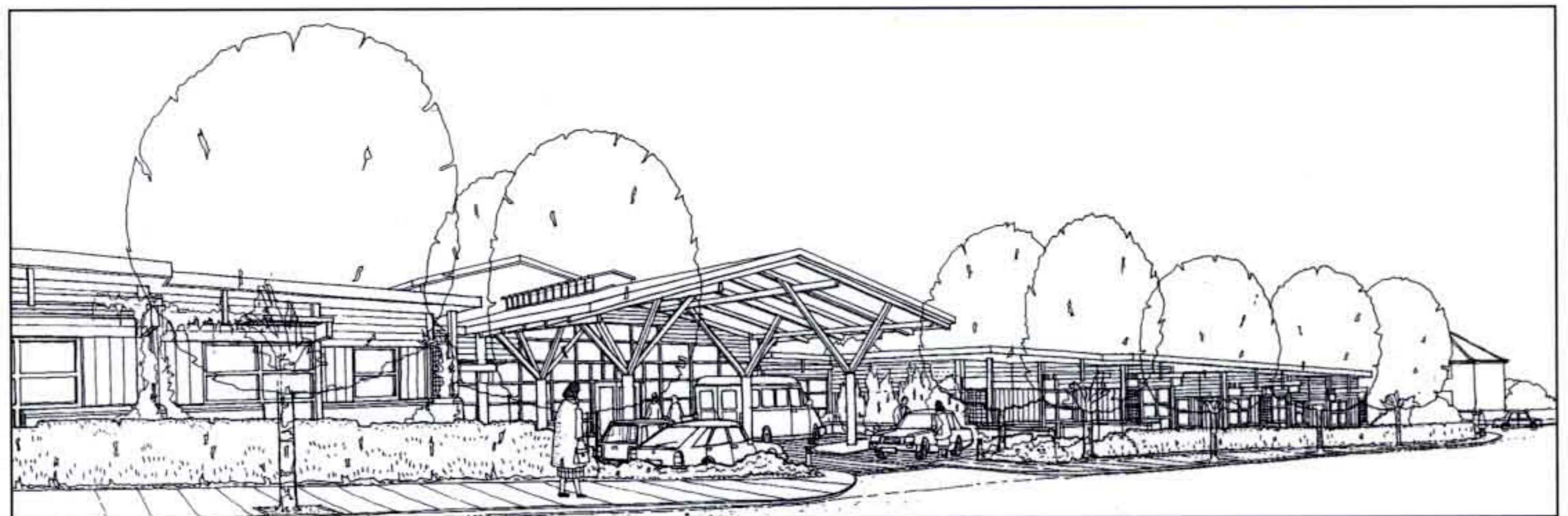
Barry Munday of Phippen Randall and Parkes

A single-storey scheme with a central village hall, two enclosed courtyards and four clusters of flatlets, each for seven or eight people. Overall area 1567m².

Village hall and cluster concepts attractive. Ramps difficult for wheelchairs. Enclosed courtyards would provide sheltered and secure sitting and strolling spaces.



ground floor plan

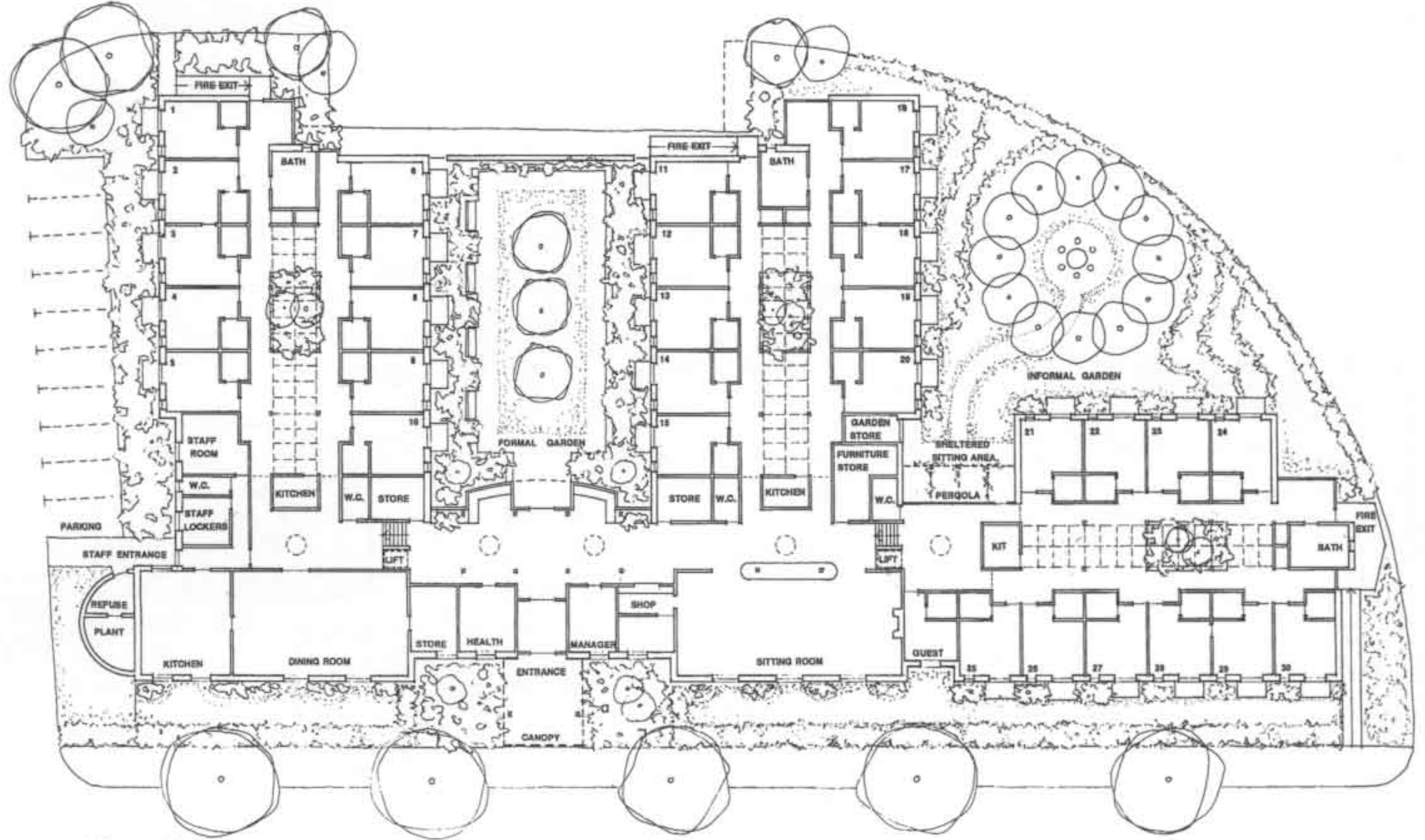


view of entrance

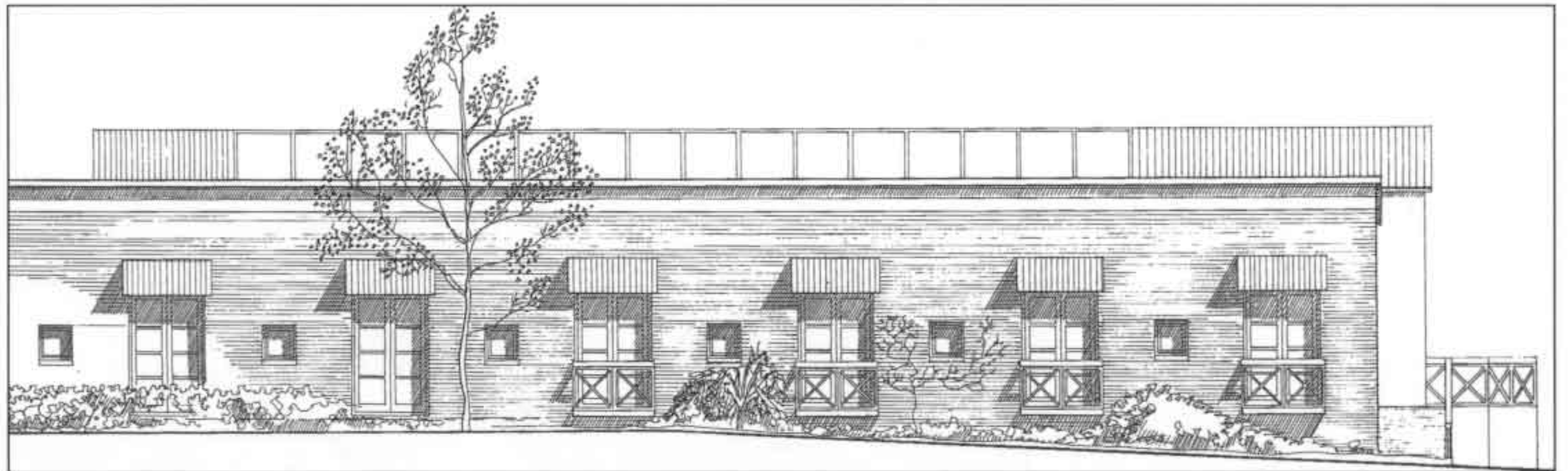
Avanti Architects Ltd

A single-storey scheme with an entrance concourse leading to dining and sitting rooms, and formal and informal gardens, and with three wings each containing ten flatlets. Sunlight to north-facing flatlets through clerestory. Overall area 1794m².

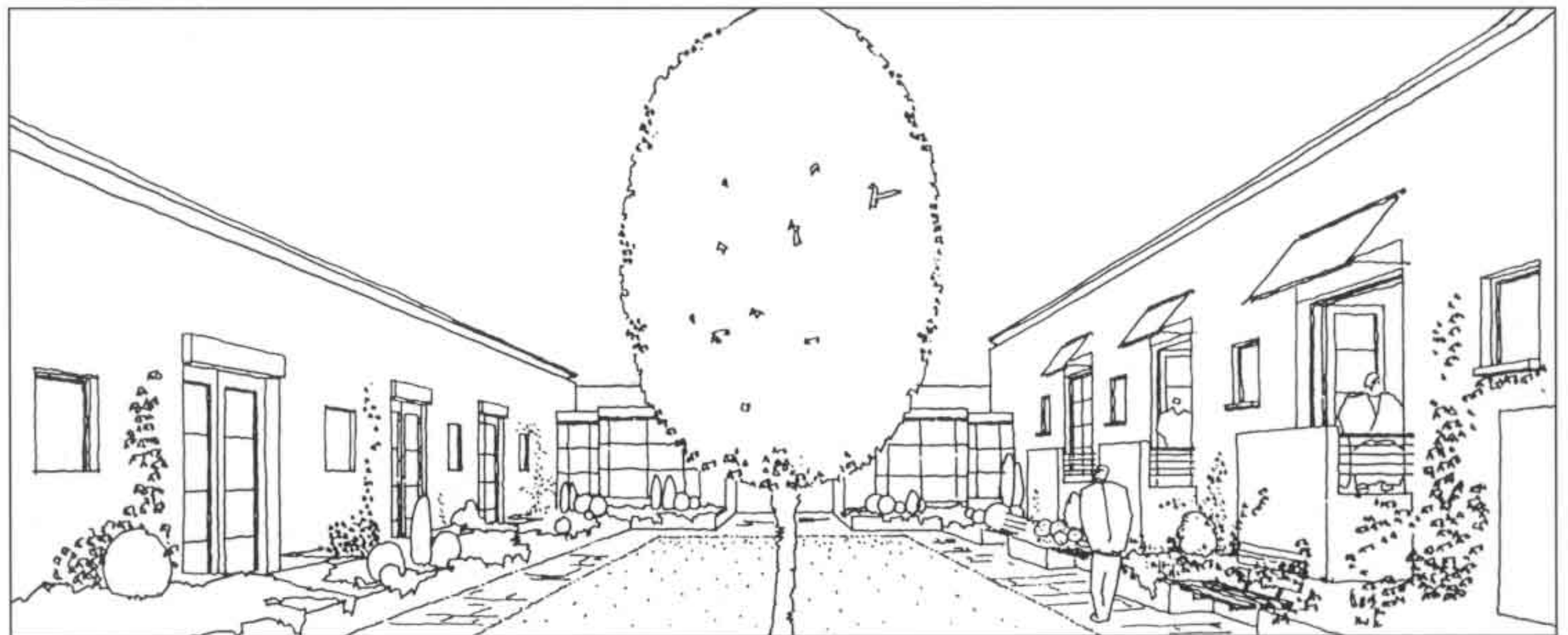
Simple straightforward building, easy for residents to find their way about. Chairlifts and stairs would be obstacles.



ground floor plan



part elevation of residential wing

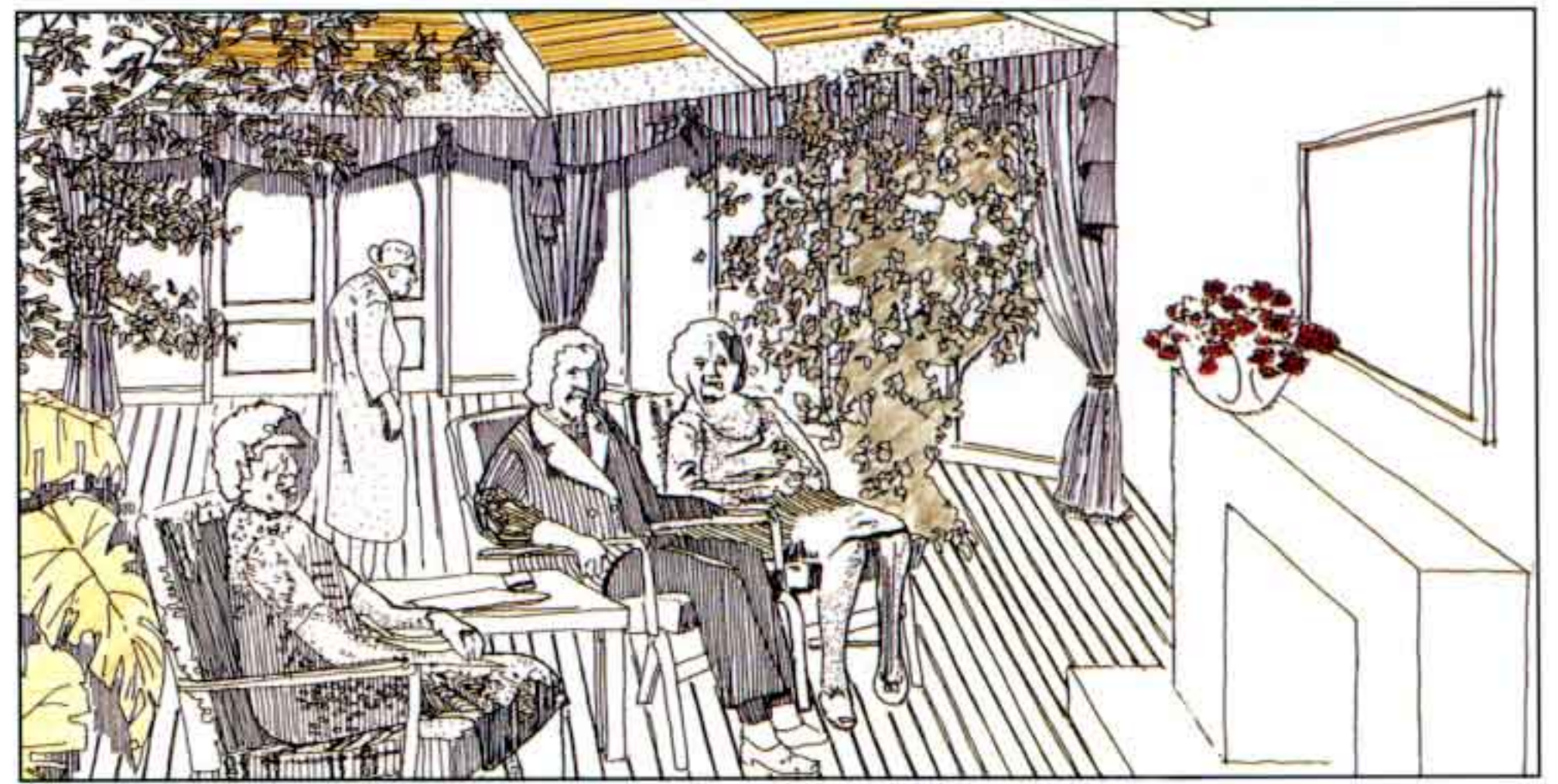


view of formal garden

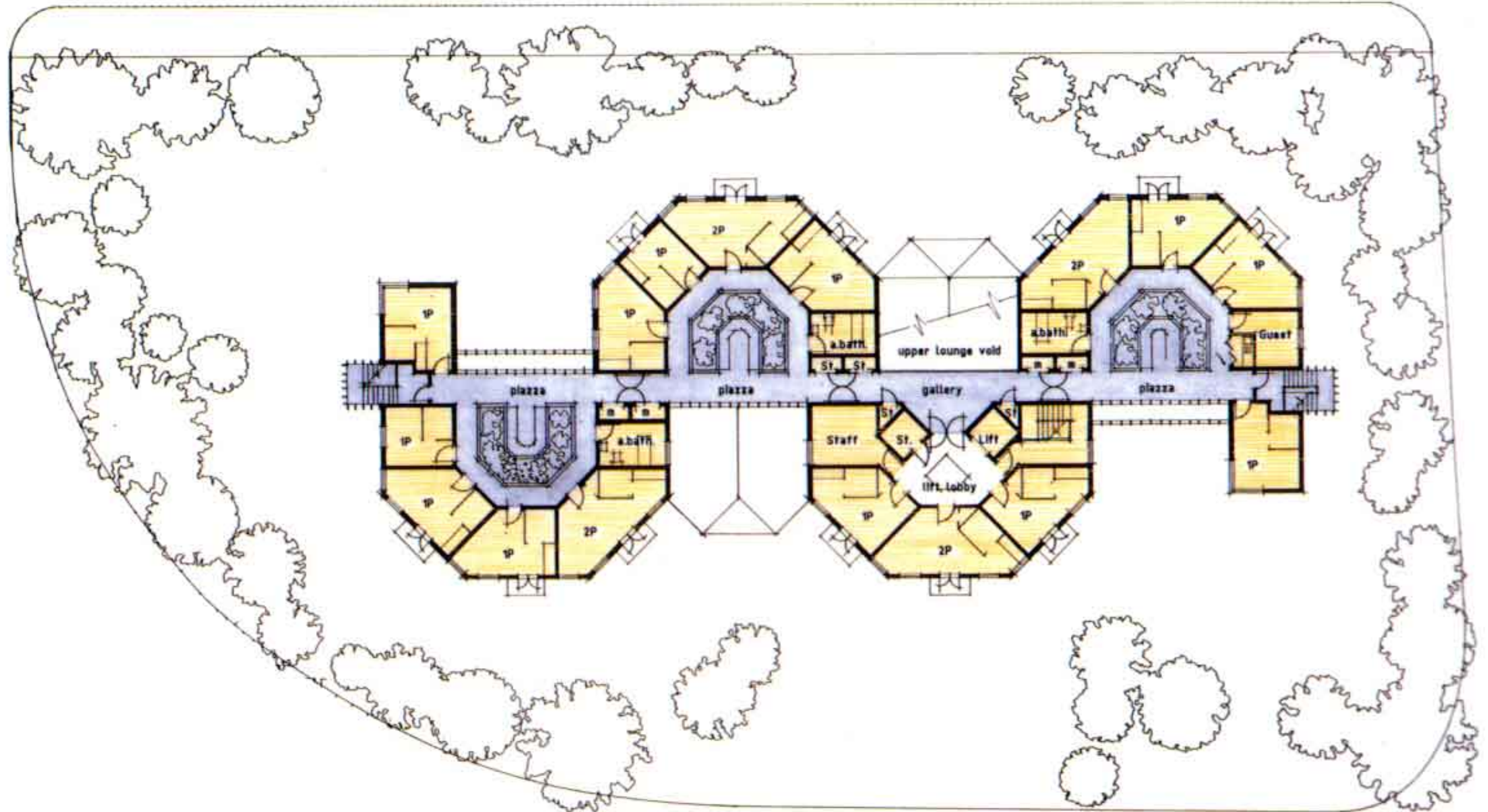
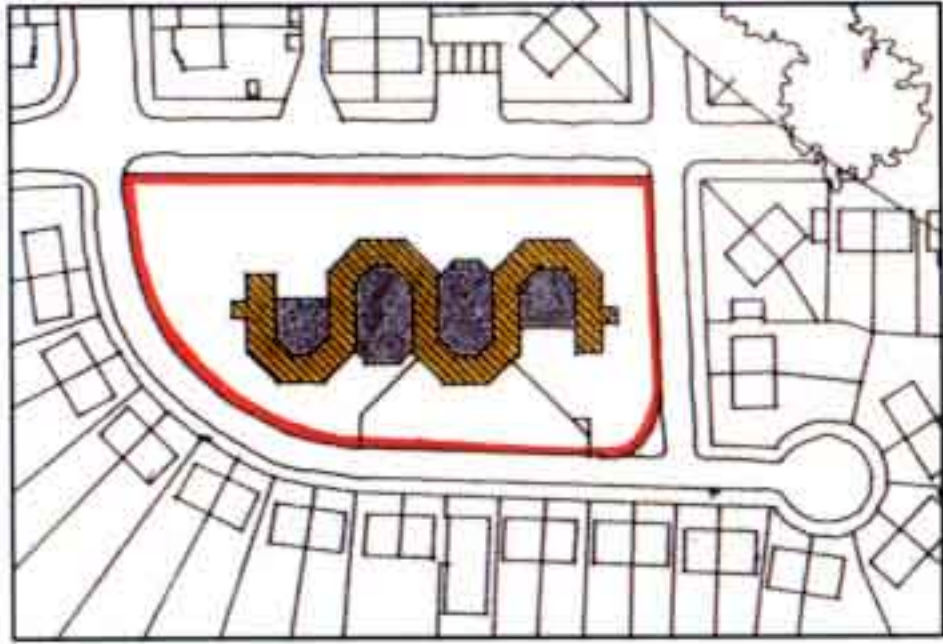
Morgan Carn Partnership

A 2-storey scheme with an unusual form. Groups of flatlets surround the dining room, lounge, sitting room and other facilities such as raised gardens, a solarium and hobby areas. All spaces are connected by a central straight circulation route. Overall area 1688m².

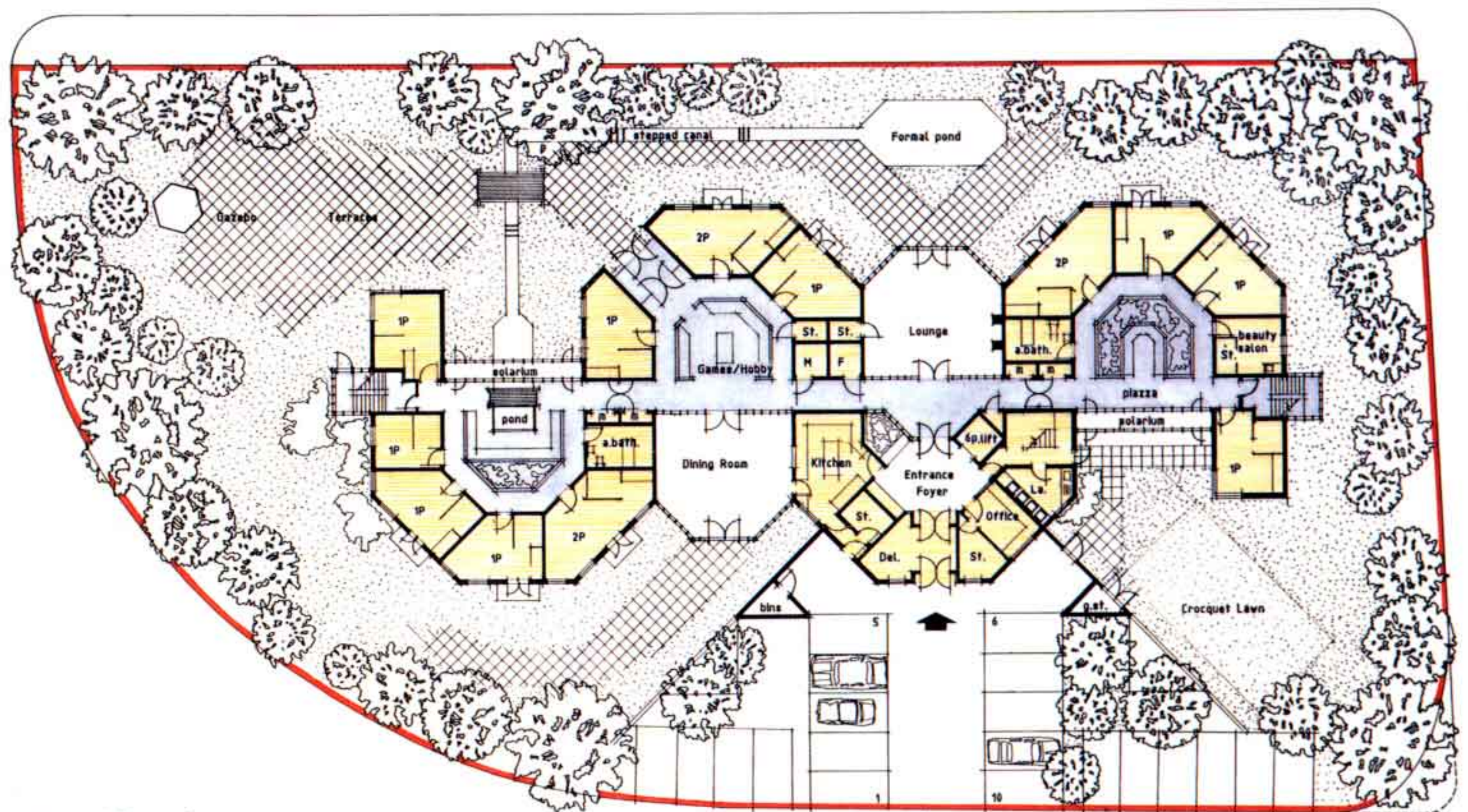
If the ground floor exits could be controlled, this floor would make an interesting and secure wandering space for mentally confused people. The straight circulation route would make movement simple. The spaces for facilities would be stimulating but some uses might be impractical. The close proximity of the flatlets and other facilities could make the building difficult to manage.



residents' lounge



first floor plan

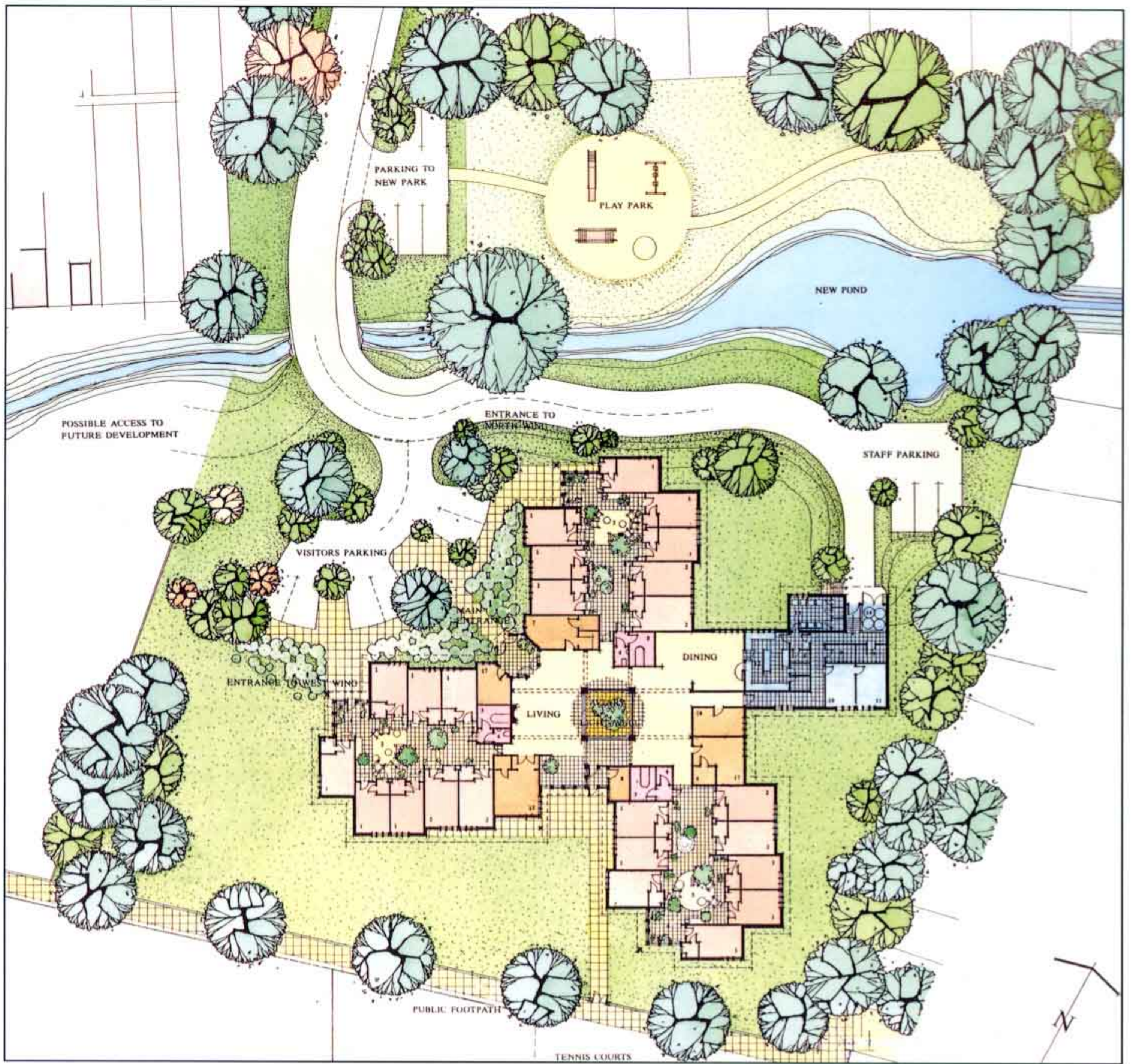


ground floor plan

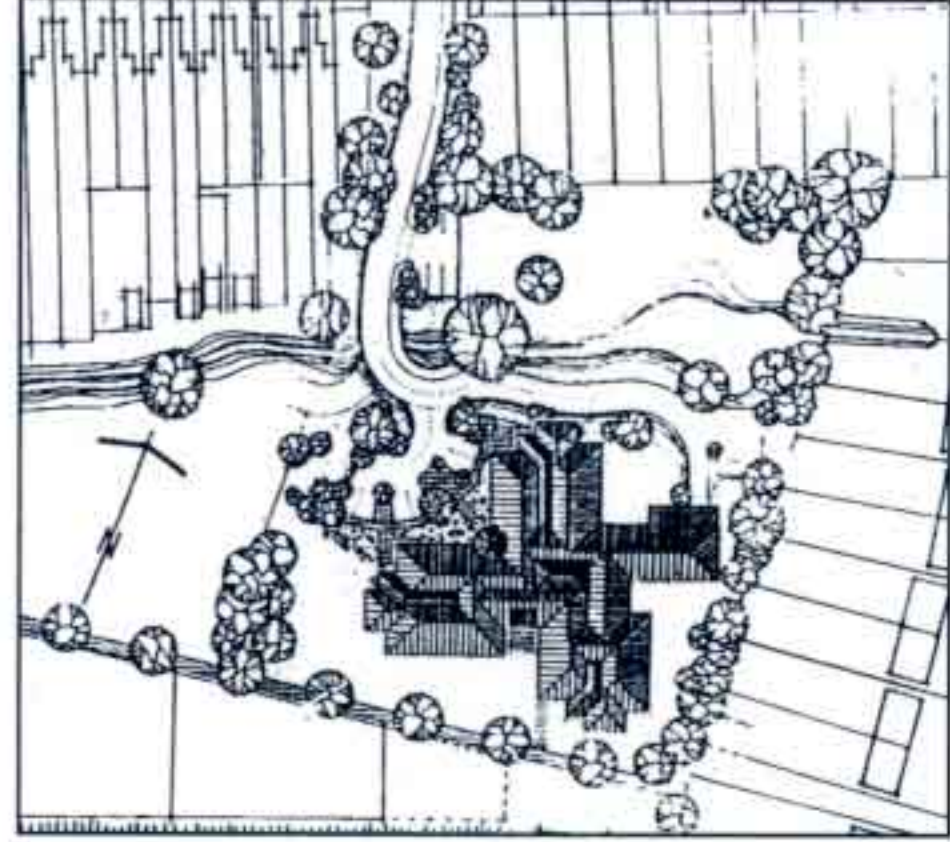
Broadway Malyan

A single-storey scheme with a central dining and sitting area and three wings each containing flatlets for ten people. The apparent bulk of the building has been kept small. Overall area 1304m².

The irregular sitting spaces with flatlets arranged round them and the adjacent small conservatories are an attractive feature. An easy building for residents to find their way about. Not practical for use by the community.



ground floor plan



main entrance

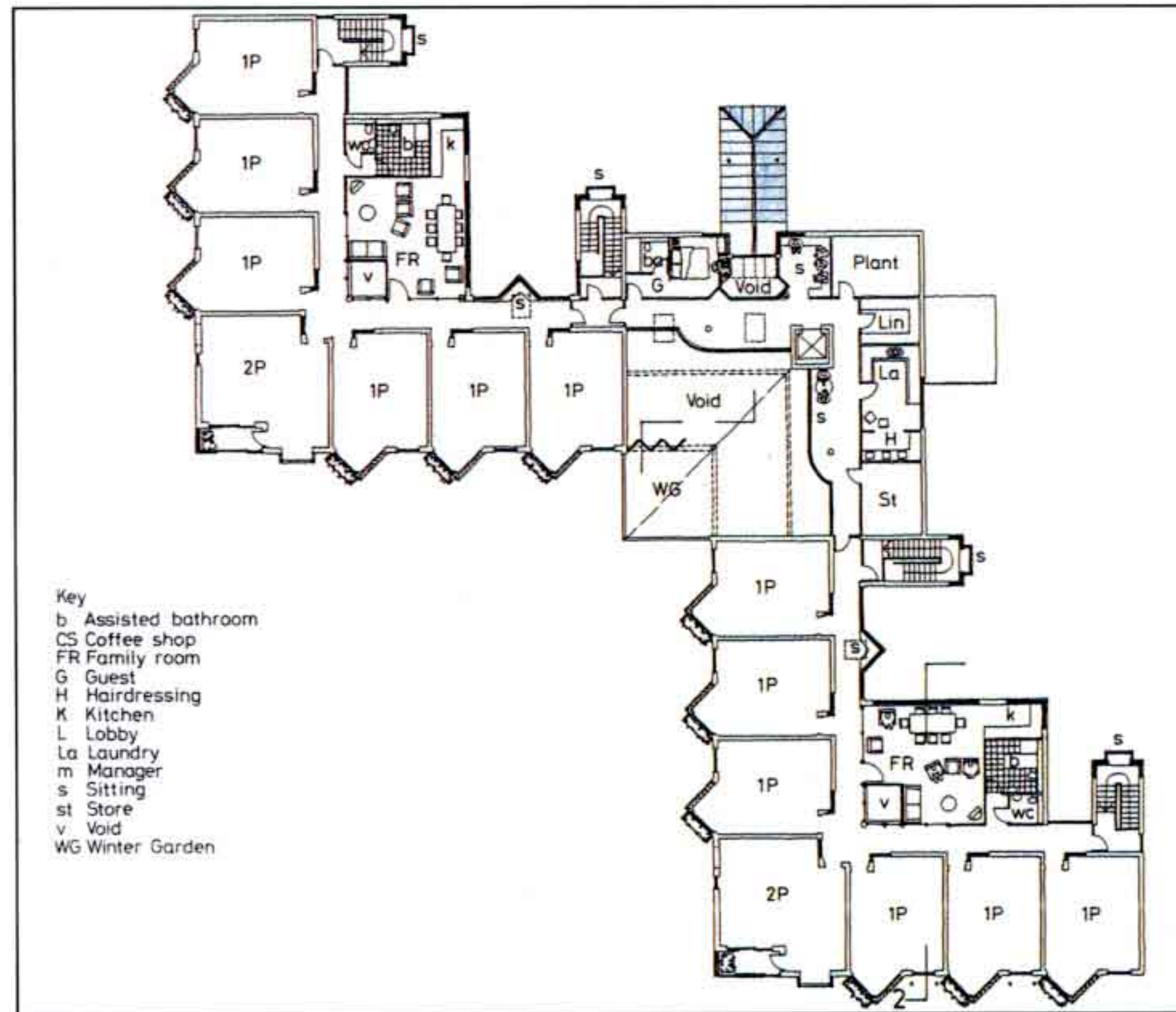
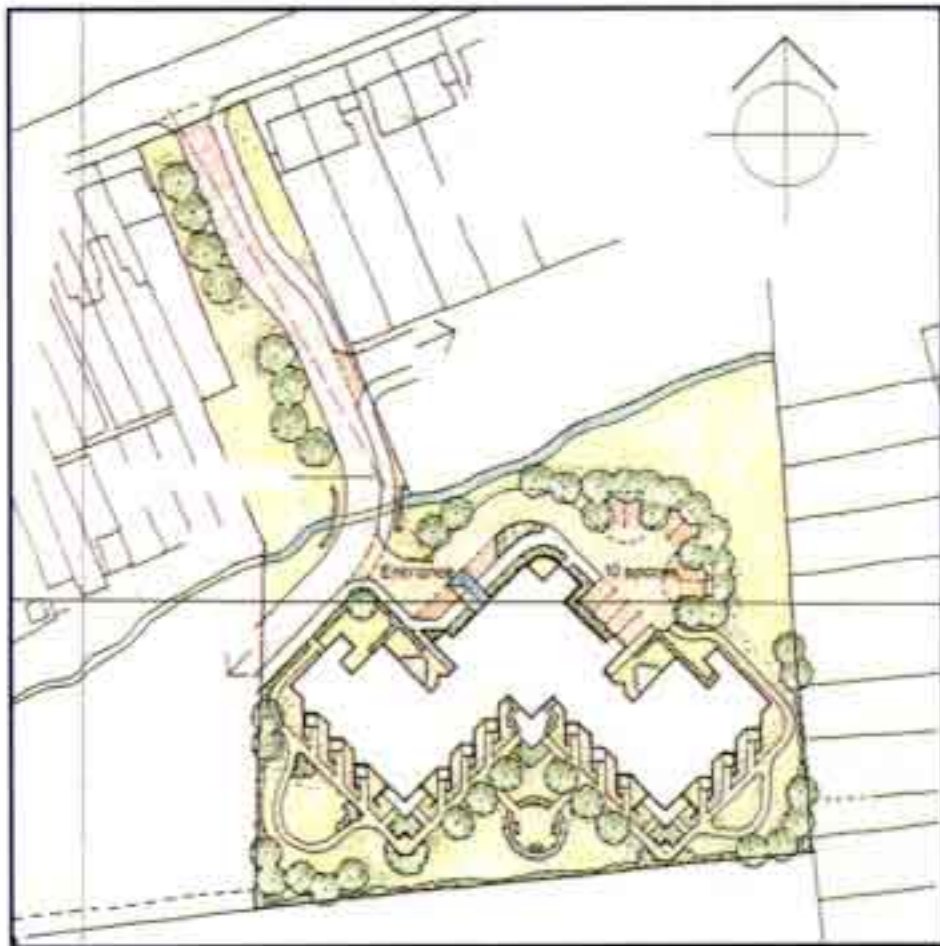
David Housego of Phippen Randall and Parkes

A 2-storey scheme with a day centre in an atrium. Two L-shaped wings contain groups of flatlets for seven people and family rooms on each floor. Overall area 1875m².

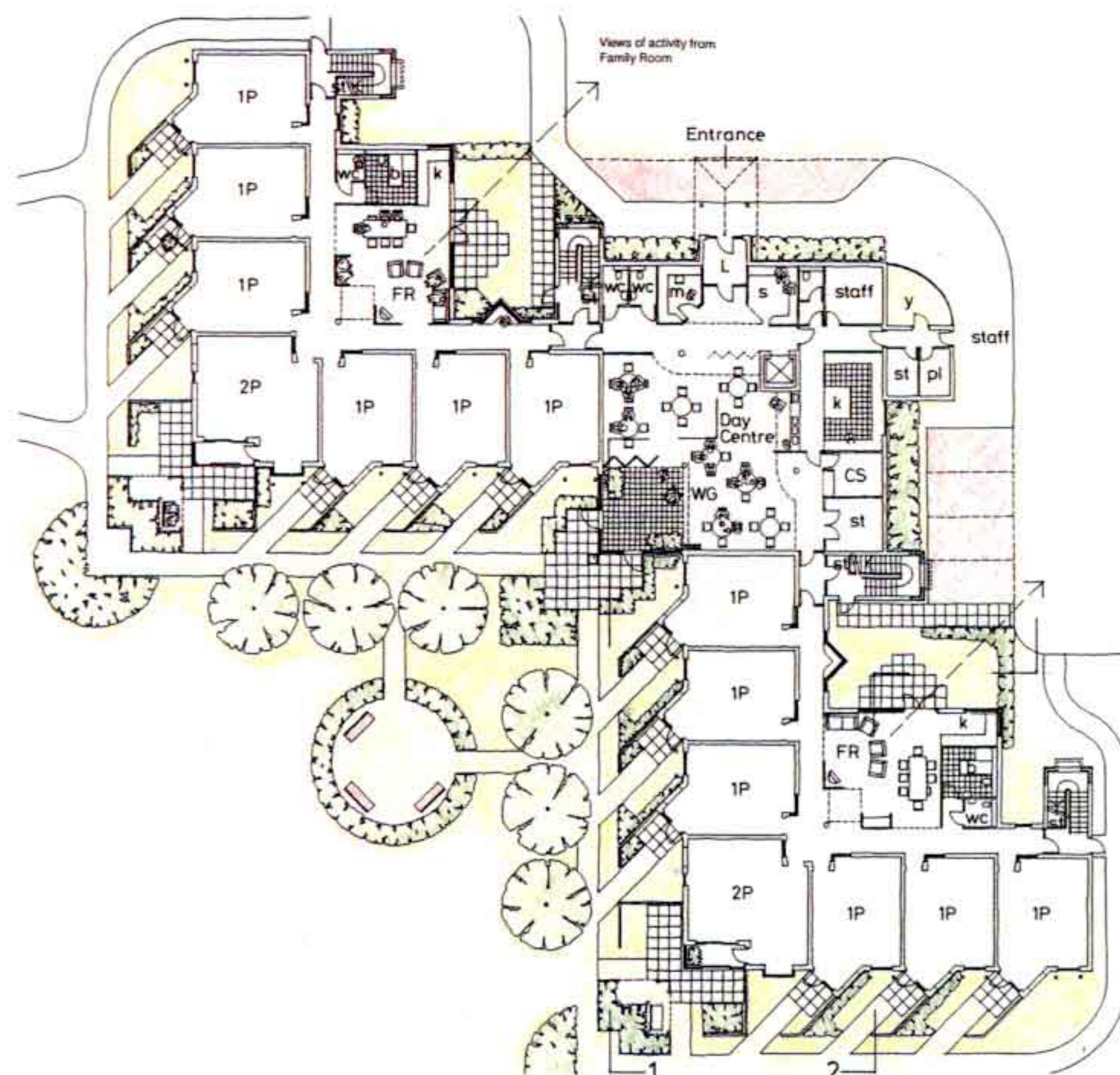
Good relationships between day centre, flatlets and family rooms. The coffee shop is a good idea.



elevation of residential wing



first floor plan



ground floor plan

This report has been produced for the Anchor Housing Association.

Anchor would like to thank all the architects who entered the design competition for the care and thought evident in their entries; and in particular, those whose designs are featured in this report, for the ideas they put forward.

Anchor would also like to thank the Tudor Trust whose support made the competition and this report possible.

The report has been compiled and edited by Patricia Tindale with contributions from Roger Sykes and Eddy Proctor of Anchor.

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ISBN 0 906178 12 6

Towards 2000

Designing Housing for Frail Elderly People

Foreword

In considering how the quality of life of frail elderly people in very sheltered housing can be enhanced, the role of the architectural profession is often overlooked. It was therefore with the greatest pleasure that I accepted the invitation to be an assessor for this competition. It was exciting and stimulating to see how the concept of community involvement translated into the provision of facilities within the residential building had been worked out, through ideas such as the village hall or the opportunities for residents to enjoy contact with the outside world in a luncheon club or coffee shop.

If this report does no more than ban for ever the institutional narrow corridor in very sheltered housing it will be a landmark, but it will do far more than that by showing that buildings have an important role to play in enhancing the quality of life of the frail elderly.

Cilian Wagner

Lady Wagner OBE PhD

Introduction

The provision of housing to meet the needs of frail elderly people and the delivery of care to them is currently under review by housing providers as part of the wider debate about provision for an increasingly elderly population. In the summer of 1990 Anchor commissioned a design competition in order to explore ideas for housing frail elderly people as a contribution to the debate.

This report records the results of the competition and comments on the main ideas in the light of Anchor's experience of and proposals for Housing-with-Care schemes. The report is intended to be of use to Anchor's staff and consultants in preparing design briefs; and more widely, by publicising design concepts for development in the future of high-quality accommodation for elderly people.

Anchor is aware that some of the ideas are already being applied while others require further exploration. Some of the ideas may prove not to be viable, particularly if costs continue to be heavily constrained. Nonetheless the ideas are presented as a basis for discussion with the aim of improving the housing environment for frail elderly people.

Contents

4	Anchor's Housing-with-Care schemes
	Current design concepts
	The residents in Housing-with-Care schemes
	Housing-with-Care in the future
	Community care
	Funding for Housing-with-Care schemes
	Staffing costs for Housing-with-Care schemes
	Designing for the future
<hr/>	
6	The Design Competition
	Design brief
	Results of the competition
	Winning and commended schemes and their architects
	The sites
<hr/>	
8	Design issues
	General arrangement
	The flatlets
	Residents' lounge and dining areas
	Community facilities
	Circulation spaces
<hr/>	
24	Commended designs
<hr/>	
30	Summary of design issues
	General arrangement
	The flatlets
	Residents' lounge and dining areas
	Community facilities
	The entrance and circulation areas

Anchor's Housing-with-Care schemes

Anchor is the largest provider of housing and care for elderly people in England. From small beginnings in 1968 Anchor has grown to house over 24 000 elderly people in sheltered housing for rent. It also operates Staying Put schemes to enable elderly homeowners to remain in their own homes.

In the early 1980s, with many of their tenants becoming frailer and more dependent, Anchor became more aware of the needs of an ageing elderly population and it became clear that sheltered housing accommodation could not meet some of their requirements. Anchor therefore began a programme of developing a pattern of housing which is significantly different from ordinary sheltered housing.

Housing-with-Care caters for frailer people who can no longer cope on their own and require personal care and the provision of meals. Housing-with-Care aims to provide accommodation in an attractive setting allowing residents to live their lives with dignity and as much independence as their capabilities will allow.

Anchor now provides homes for over 2000 people in over 60 Housing-with-Care schemes throughout England.

Current design concepts

- Every resident in a Housing-with-Care scheme has an individual flatlet to ensure privacy and independence.
- Flatlets have a minimum area of 16m² with a minimum clear living area of 10m².
- Flatlets have their own WCs and wash-hand basins and many have an en-suite shower.
- The schemes are designed to "Mobility Standards" and aim to have a pleasant domestic environment internally, to incorporate imaginative, lively and colourful landscaping and to be capable of being maintained easily and efficiently.

A full explanation of the specifications for Anchor's current Housing-with-Care schemes is contained in the Housing-with-Care Design Manual.

The residents in Housing-with-Care schemes

Anchor commissioned research two years ago to establish and compare the extent to which the people in Anchor's sheltered housing, Housing-with-Care and Staying Put schemes are dependent in their daily lives on a supportive environment and the care of others ('Housing, Care and Frailty', Carpenter et al 1990). The research showed that the residents of Housing-with-Care schemes were significantly older, frailer and more dependent than the residents in sheltered housing and in the Staying Put schemes.

- Housing-with-Care residents were very old and/or had various degrees of disability.
- Their average age was 84 years. 74% were over 80 and 53% over 85. Only 9% were under 75 years. 92% lived alone, ie without a partner. The mean duration of a tenancy was 1.8 years.
- In many cases the residents' mobility was affected. 28% were unable to manage stairs, 38% were housebound and a further 9% were bed or chairfast.
- Many needed personal care; 11% assistance with washing, 16% with dressing and 42%

with bathing. 24% were unable to bathe themselves.

These disabilities together with impairment of hearing and sight and mental confusion led the researchers to conclude that the lives of 28% of the residents in Housing-with-Care schemes were significantly impaired while 55%, though still fairly independent, had problems in some activities of daily living.

Housing-with-Care in the future

In the next decade the number of very old people will increase. OPCS projections suggest that by 2001 there will be over 1.1 million people over 85 years of age, 0.2 million more than now. The number of people with disabilities will also increase as very old people are more likely to be disabled. At present 75% of those over 80 years of age have disabilities compared with 45% of elderly people generally. (OPCS Survey on the Prevalence of Disability)

Community care

In 1993, care management will be introduced under the Community Care legislation and older people will be advised on alternative forms of care. Enhanced domiciliary care may be the preferred option for some people as well as being less expensive. But as Lady Wagner's report 'Residential Care: A Positive Choice' has made clear, others will prefer residential care not least for the company and security it offers. The challenge will be to ensure that standards in residential care reflect also the respect for privacy, individuality and culture that residents have been accustomed to in their previous homes.

Funding for Housing-with-Care

The funding of new buildings presents a daunting prospect. All Anchor schemes are built within a planning framework, in partnership with housing and social services departments and local authorities. Many schemes receive housing association grant (HAG) which provides a capital grant for a substantial element of the building cost. However, allocations for sheltered and frail elderly housing within the Housing Corporation capital programme have become proportionately smaller at a time when demographic trends indicate the need for higher investment.

Even when capital monies are available the Income Support allowances have been declining so that they no longer meet the costs of providing care. Anchor has therefore introduced a charging policy which limits the number of residents reliant on Income Support to 50% of the overall available places. In April 1993, when the new funding arrangements start, Anchor expects that the Department of Social Security will recognise this shortfall and offer more realistic levels of financial support to ensure that dependent and vulnerable older people receive the standard of care appropriate to their needs.

Staffing costs for Housing-with-Care

The cost of staffing Housing-with-Care schemes is likely to be crucial in determining their viability and will be a major concern

during the development of designs.

To give an indication, the capital costs of a scheme for 40 residents built to generous rather than minimum standards might be about £1.5m, with loan charges therefore, say, £150-170 000 per annum. HAG might meet half of this, leaving say £75 000. The staffing costs, two-thirds of all running costs, would be more than three times as great, at about £250 000.

Costs will be influenced by such factors as the stated purpose(s) of the scheme, the philosophy of care and the staff ethos, the care needs and lifestyles of the residents, the need to provide adequate levels of staffing to meet the requirements of the 1984 Registered Homes Act, the need to balance economies of scale with quality of life issues, and the balance between public and private space. Aspects particularly relevant to design are:

- Numbers of flatlets: the optimum number is likely to be dependent on decisions taken on many of the factors described above as well as on the amount of accommodation that can be reasonably fitted on to the site.
- Central versus dispersed lounges and dining rooms: it is desirable to design the building in a way which provides for living in as domestic a scale as possible. Lounges and dining rooms for groups of between eight and ten residents score in this respect but in large schemes (30-40 residents), the wings or clusters of accommodation created may be as much as 20-25% more expensive in staffing terms than a centralised scheme with larger arrays of flats. Dispersed dining in particular requires extra staff at meal times.
- Size of flatlets: Larger flatlets, 20m² and over, enable residents to bring more of their own furniture and belongings and more easily to create their own homes within the scheme. Much less time may be spent in the communal areas. Where this is the prevalent lifestyle and care needs are high, the building can become difficult to work and require extra staff.

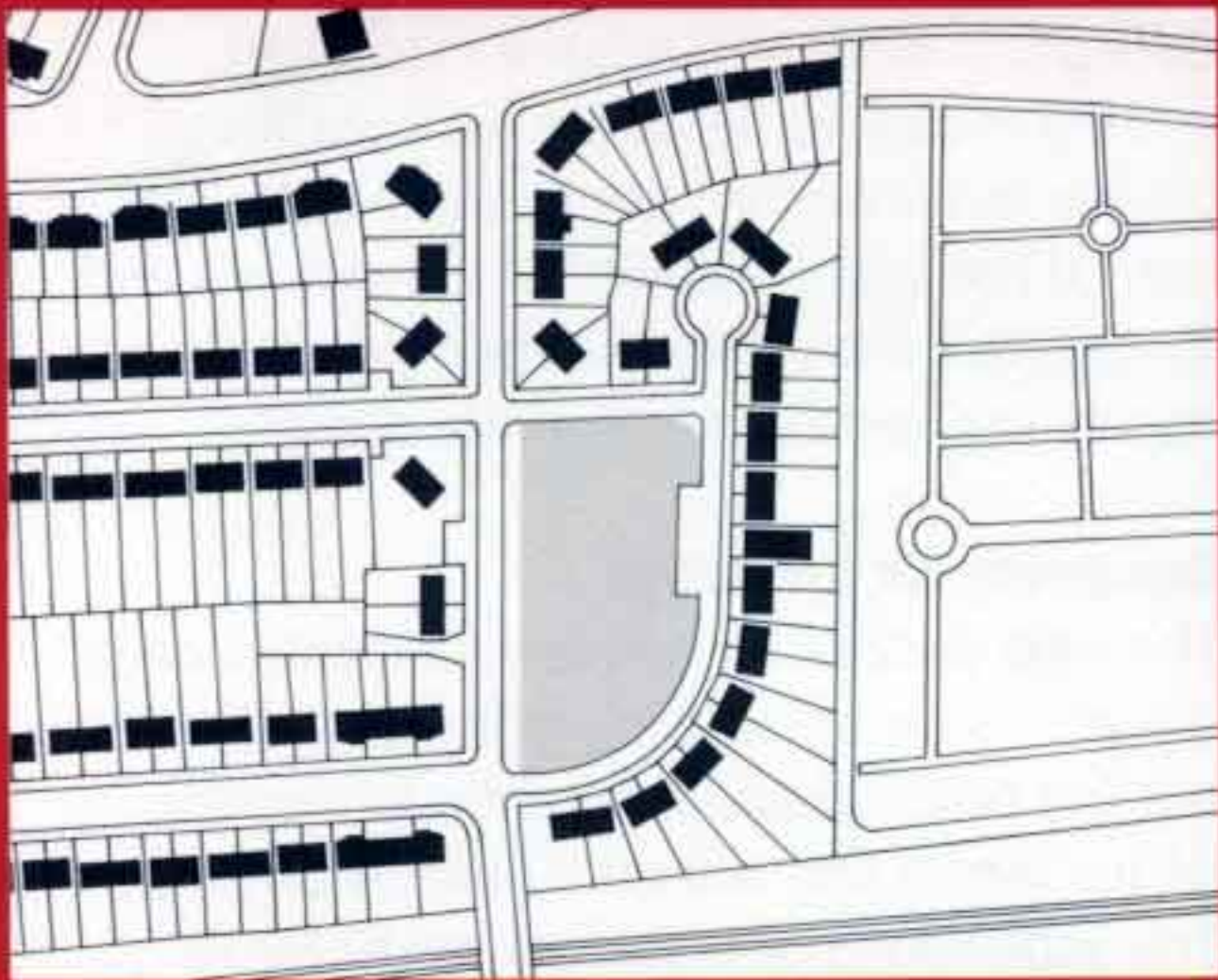
It is therefore desirable for a staffing profile to be worked out in some detail as part of the initial viability of the scheme and for this to be reviewed, as building costs are, during the development of the design.

Designing for the future

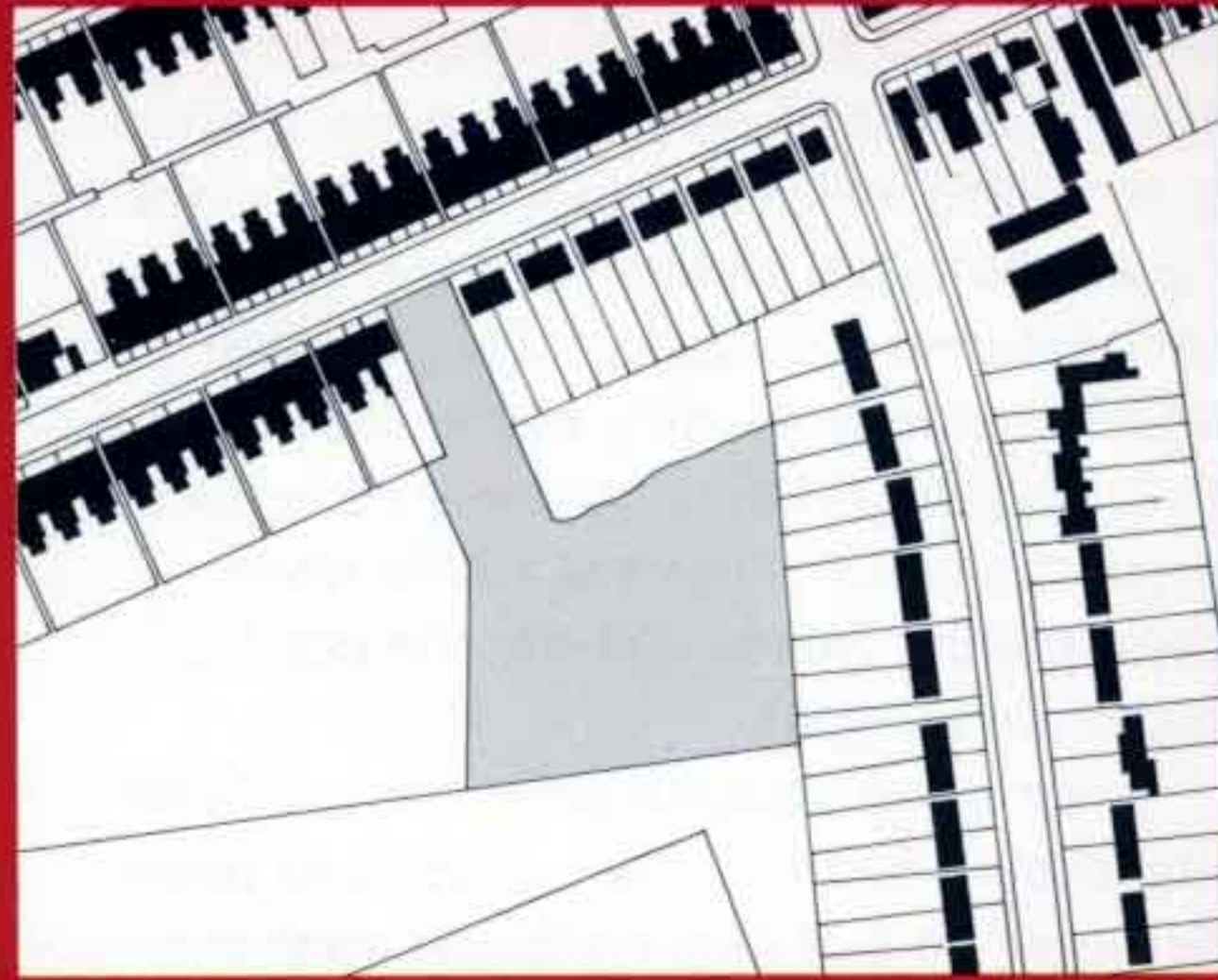
The next decade should see an expansion in the provision of Housing-with-Care schemes but the political and economic framework within which this will take place is uncertain. The aspirations of residents are likely to change. So too will the requirements of housing and care providers as experience with Housing-with-Care schemes continues to grow.

Against this background, the design requirements for buildings will change too and architects will need to be ready to respond flexibly to their clients' needs. Building design for frail elderly people will need to pay particular attention to their wide range of disabilities. It will need to provide comfort, security and stimulation. Above all it will need to ensure that residents can live their lives with privacy and dignity and as much independence as their capabilities will allow.

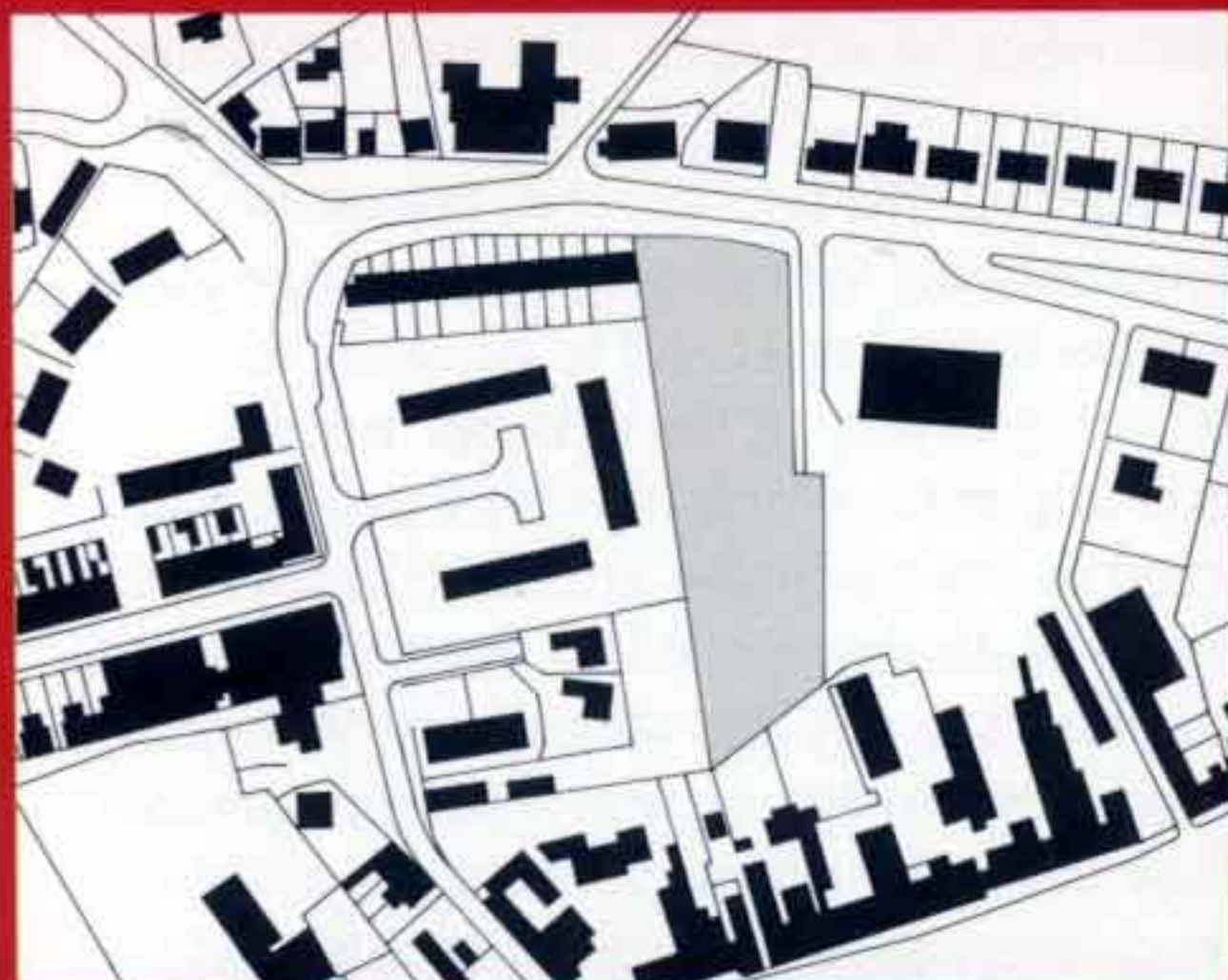
The Design Competition



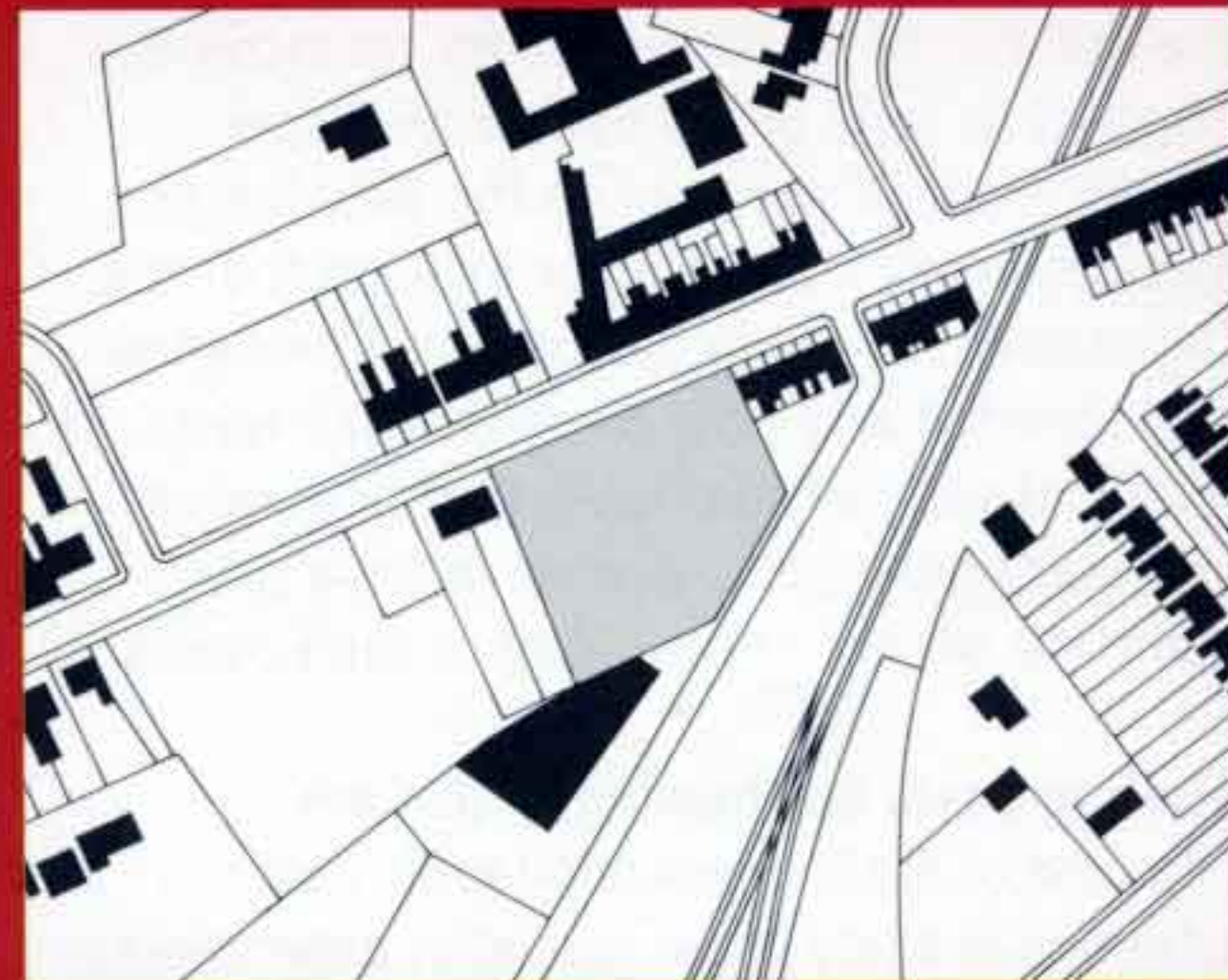
Hove



Bournville



Haltwhistle



Spalding

The Design Competition

The ideas competition was conducted under RIBA rules and was managed by the RIBA Competitions Office. 174 entries were received. The assessors were:

Patricia Tindale AA Dip RIBA
Ken Bell B Arch(Dunelm) RIBA (in place of Ian Colquhoun)
Gillian Wagner OBE PhD
Christopher Graves MA Dip Arch RIBA
Martin Burke: Anchor Housing Association

Design brief

As Anchor was seeking new ideas for future development, the design brief was couched in broader terms than the current Housing-with-Care design manual. Designs were required to cater for the needs of those elderly people who want to maintain their independence and privacy but who need personal care and domestic help to do so. Pen pictures were drawn of typical residents and of the help and support needed. The staffing arrangements were described – a non-resident manager with care staff working one night and two day shifts, a cook with aides and cleaning staff.

Competitors were invited to produce designs which would:

- allow residents to live their lives with dignity and as much independence as their capabilities will allow
- provide a homely environment throughout the building
- be inexpensive to heat and easy to run
- have low building maintenance costs

Designs were required to provide private living accommodation for about 30 residents, an entrance area including facilities to which other local people could be invited, and staff and support accommodation. (More details are given in the following sections of this report.) Cost and overall area guidelines were given based on schemes currently being built for Anchor.

The sites

The competitors were offered the choice of four potential sites.

Hove The site is within an area of local authority semi-detached housing. Many of the houses have been bought by their tenants.

The site is a clear grassed area of approximately 0.35 hectares. It slopes 3.5m from north to south. There is a substantial hedge along the west boundary.

Bournville The site is situated in the residential area of Bournville about 7km southwest of Birmingham City centre. It is part of a larger area formerly used as allotments.

The area of the site is approximately 0.45 hectares. A shallow brook runs along the northern boundary and the site slopes up about 3m from the brook to the southern boundary.

The remaining parts of the original site are likely to be developed for housing for the elderly.

Haltwhistle is a small market town in the valley of the South Tyne, about 35km east of Carlisle.

The site of 0.40 hectares lies just to the north of the town centre and slopes gently towards it. To the west of the site is a scheme of 12 pensioners' bungalows and to the east, a medium-size supermarket with white rendered walls and a slate roof.

Spalding The site lies almost immediately to the west of the town centre in a mixed residential and commercial area in which there is some new housing development.

The site is 0.34 hectares in area and is flat. A row of cottages along the north frontage was demolished some years ago and the site has since been used as a vehicle compound. Existing boundary fences and hedges are to be retained.

Results of the competition

The assessors were impressed by the quality of the entries and by the background knowledge and imagination which the competitors brought to the task. They were delighted by the way in which some competitors had identified with the residents, as revealed in their notes on drawings and in reports. Overall, the standard of presentation was remarkably high.

- Many of the competitors put the latitude allowed by the design brief to good use, developing ideas which
- made the most of the space within individual flatlets
 - made the dining and lounge areas domestic in scale by providing these facilities for groups of eight to ten residents
 - maximised the use of facilities provided for the use of all residents by making them available also for the community, as day centres, exhibition areas, drop-in points etc, to the advantage of both groups
 - avoided dull institutional corridors by merging circulation routes with amenity areas such as dining or sitting spaces, thus creating spaces which were likened to family rooms, hotel lounges, atria or internal streets
 - created a hierarchy of spaces ranging in size and character from the individual flatlet through informal sitting/dining areas to various public rooms, thus providing a stimulating environment

Winning and commended schemes and their architects

The assessors selected six schemes as winners with the intention that they would go forward to a limited project competition for a scheme to be built in 1991-2. Unfortunately, no scheme suitable for a competition became available within this programme.

The winning schemes are illustrated in this report, using drawings submitted for the competition. The main ideas are analysed and commented on, based on the assessors' report and further examination by one of Anchor's regional Care Managers, Eddy Proctor.

Two schemes were highly commended and a further 13 commended. These are also illustrated in this report.

The drawings are equivalent to those expected at scheme design stage. Where small though important details are commented on adversely, the assessors appreciate that these faults would have been eliminated in the course of detailed design.

Winners

Avanti Architects Ltd

Broadway Malyan

Barry Munday of Phippen Randall and Parkes

David Housego of Phippen Randall and Parkes

Peter Phippen of Phippen Randall and Parkes

Morgan Carn Partnership

Highly Commended

Darbyshire Architects

ABC Architects

Commended

John Brunton Partnership Ltd

Browne Smith Baker and Partners

Robin John Alden

Nealon Tanner Partnership

Wilkinson Hindle Halsall Lloyd Partnership

David Ruffle Architects Ltd

Damion Utton

Design Group Cambridge Ltd

Dennis H L Ho

Andrew Gilbert

Paul T Tanner of Trevlyn Tanner Architects

Threshold Architects and Francis Mead

Hastwell Associates

The flatlets

The flatlets in Housing-with-Care schemes are the residents' homes, to which they bring their own furniture and to which deliveries such as post and milk are made. The brief called for spaces for 30 residents with provision for sleeping, sitting and making snacks and en-suite, a WC, wash-hand basin and shower.

The amount of space provided by the competitors varied considerably with single accommodation ranging from 18.6 to 31m² in the schemes winning awards. With the larger areas it has obviously been possible to design more convenient and useful spaces, making it easier for people with frames or in wheelchairs to move around. Different parts of the space can be allocated to living and sleeping. Bays or recesses help to create more interesting and stimulating spaces, and allow wider external views.

Provision for making snacks included a fitted unit with small sink and electric point within the living space; a bay off the living space; a separate kitchenette.

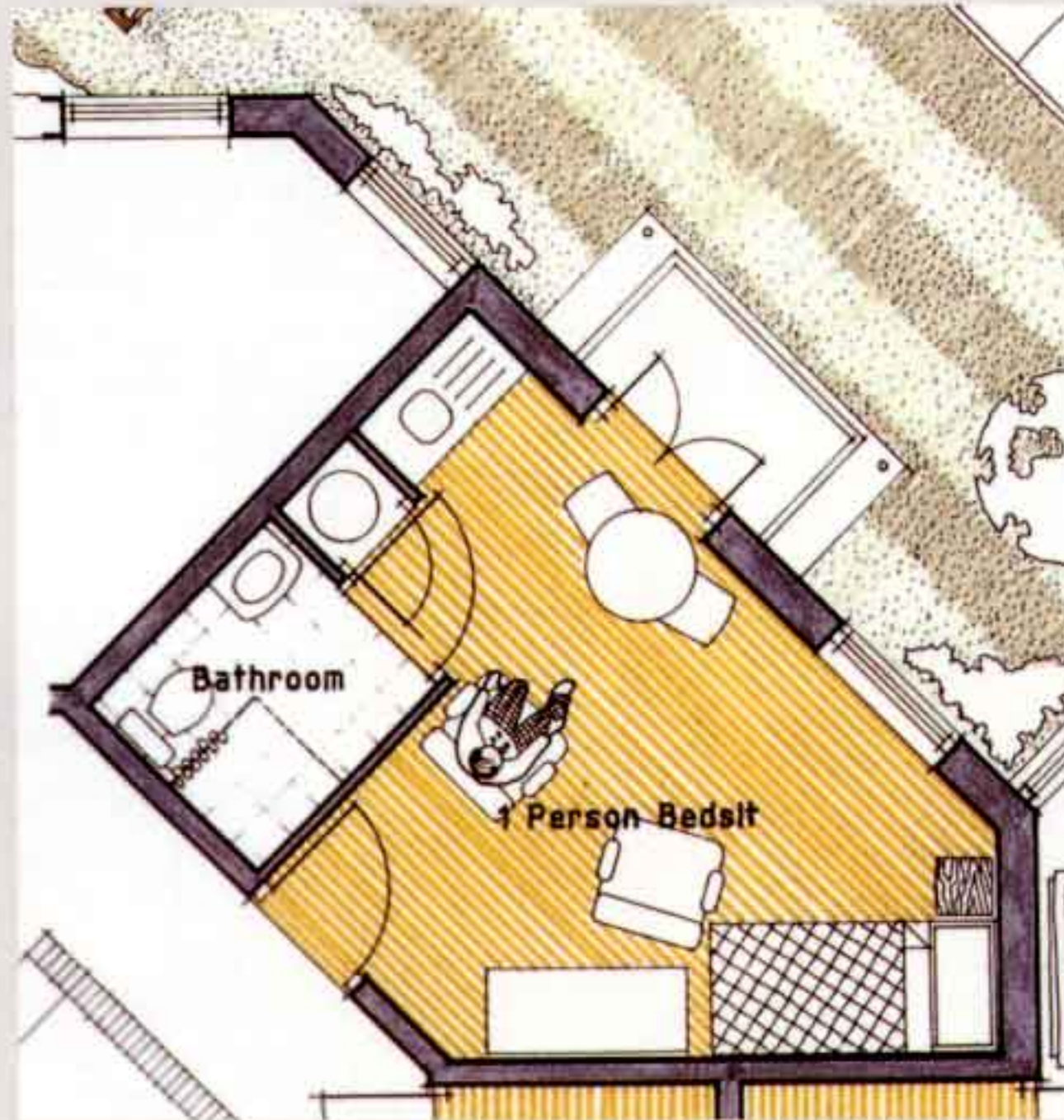
In developing plans

- it is suggested that as much space as possible be provided within the flatlets. The competition plans show that a living area of 30m² in a single space is comfortable but not too generous for people with limited mobility
- in terms of the use likely to be made of the snack-making facilities and in the interests of safety, a fitted unit with small sink and electric point is preferable to a kitchenette
- in shower rooms, space is required for a fold-down seat within the shower area and to allow help to be given from both sides of the WC
- in considering external doors and balconies in flatlets a balance has to be struck between the advantages to the residents of direct access to the open air, the hazards to those who may be infirm or mentally confused and the security implications for management

Morgan Carn

area 21.6m²

The five-sided shape provides interest and in most cases, lighting from two sides (see plan on page 12). With a third window though, the position of the bed as shown is unsatisfactory. A rather larger area may be required for this idea to work successfully.

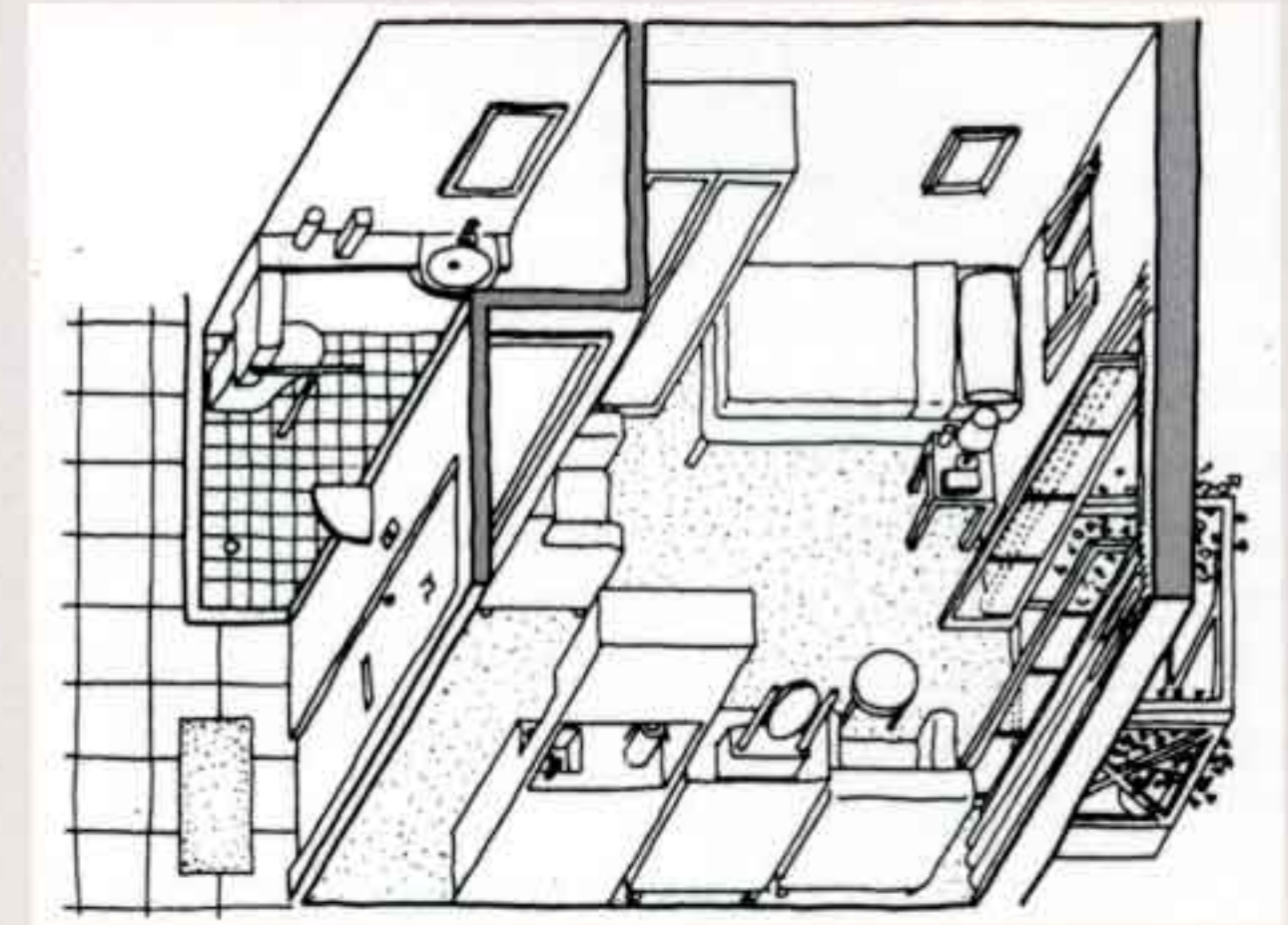


plan

Avanti

area 19.4m²

Minimum area with an efficient shape.

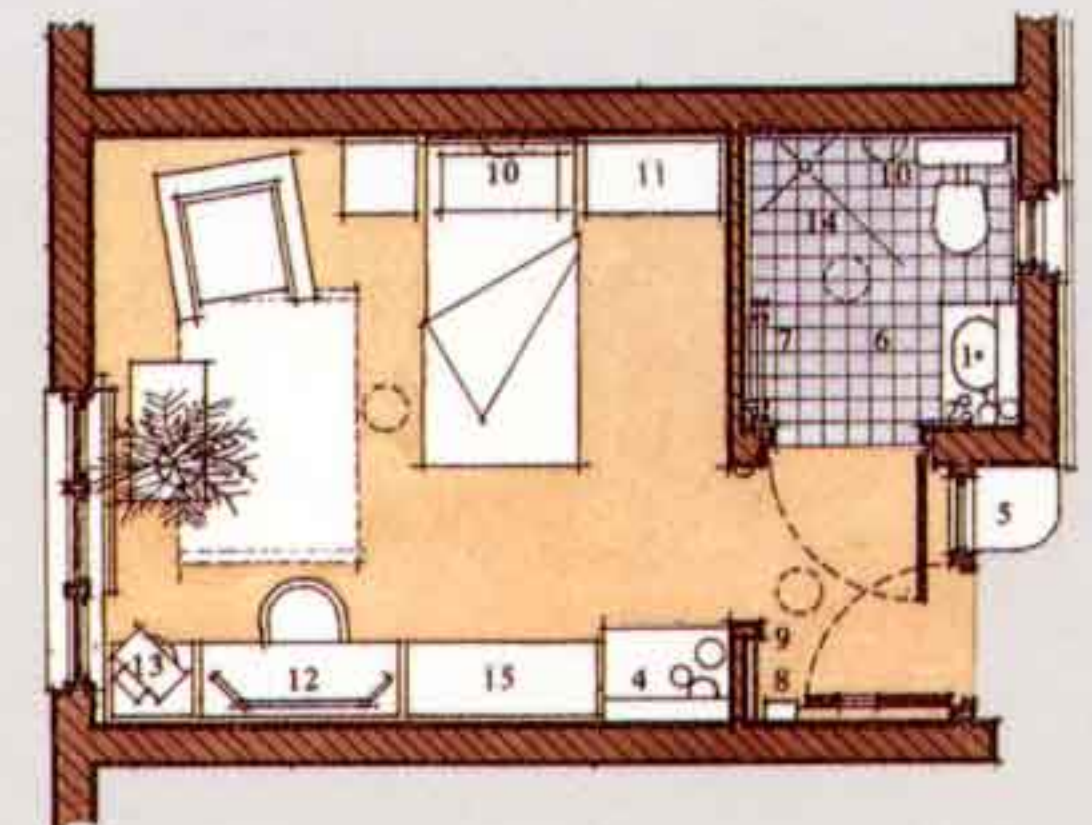


Isometric sketch of living area, shower room (with wall part cut away) and entrance

Broadway Malyan

area 18.6m²

Minimum area with an efficient shape. In an emergency, opening the entrance door could be impeded by the shower room door.



plan

In these three plans the sleeping and sitting areas are clearly defined and each has separate windows. The three-part sliding screen between them is an attractive feature. Access to both sides of the bed, as provided, is clearly desirable but it would also be advantageous to be able to get between the foot of the bed and the screen. The screens would need to be light enough to move easily and strong enough to withstand knocks from wheelchairs.

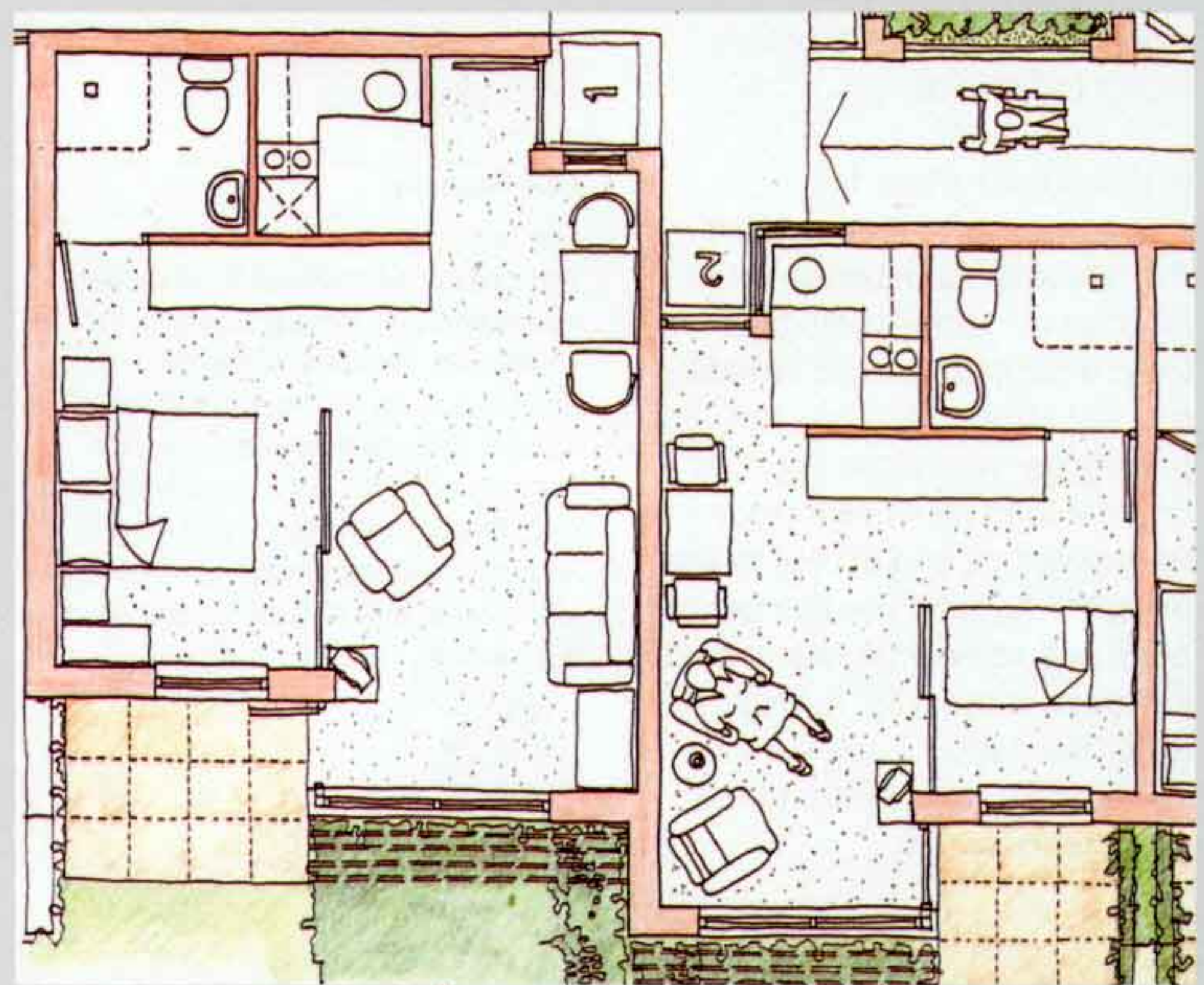
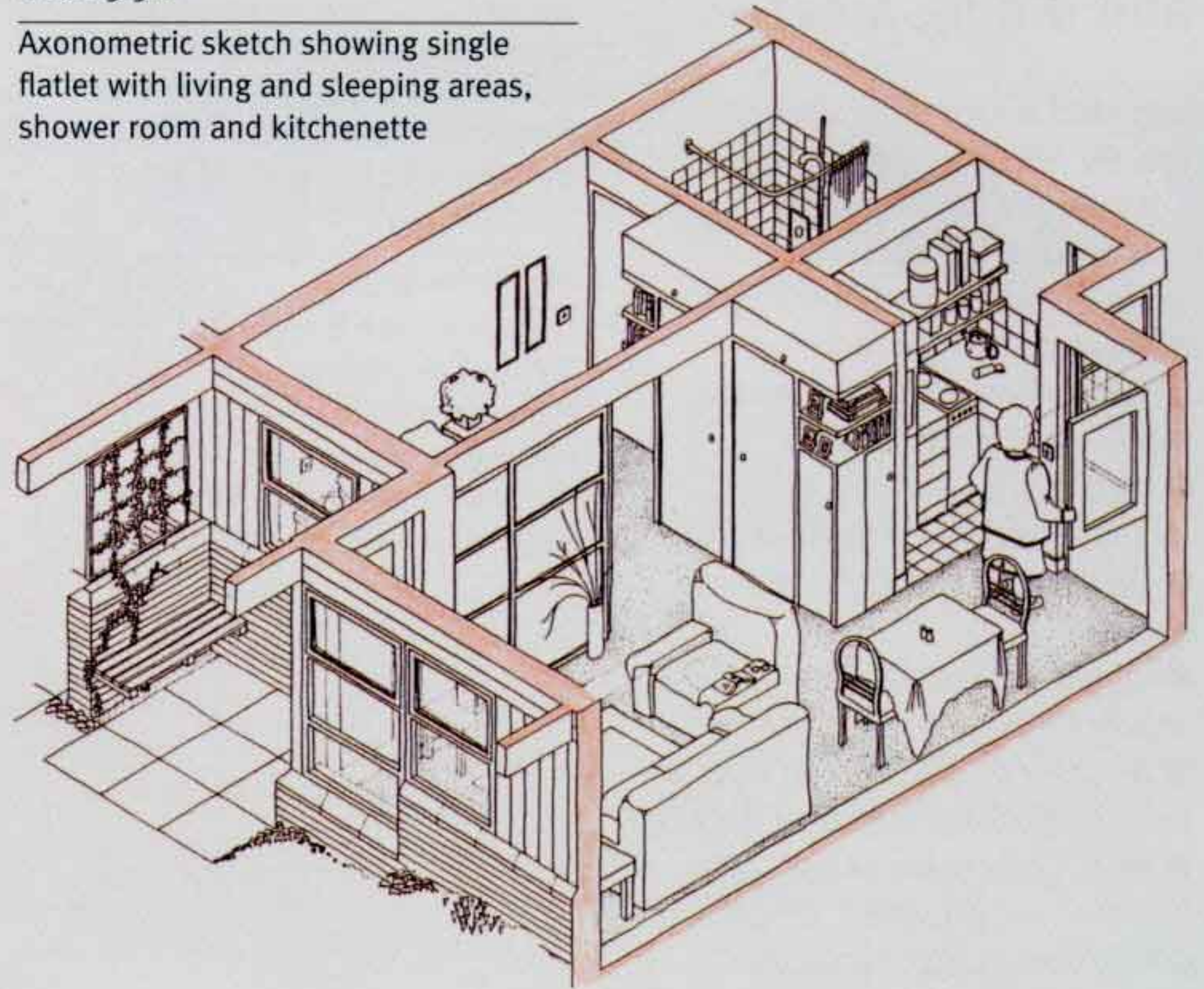
Bay windows and low sills allow residents to see out more easily and often give a better view.

A small window and a stable door, looking across to the family room, have been provided as devices to combat the isolation which may be felt by residents confined to their flatlets. They may also help care staff to exercise unobtrusive observation. The two modes of operation of the stable door would need to be very simple.

PRP: Munday

area 25.5m²

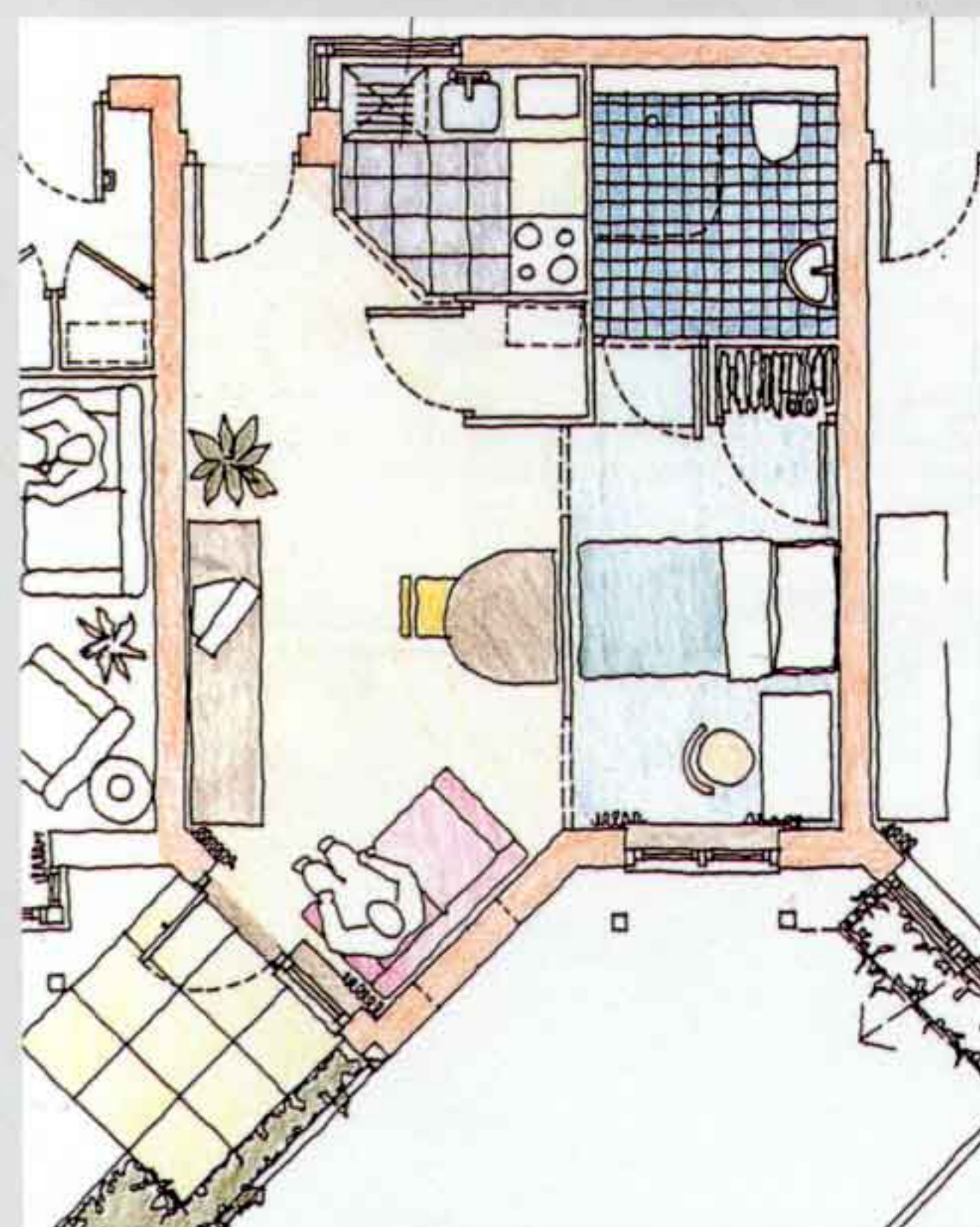
Axonometric sketch showing single flatlet with living and sleeping areas, shower room and kitchenette



plan of single and two-person flatlets

PRP: Housego

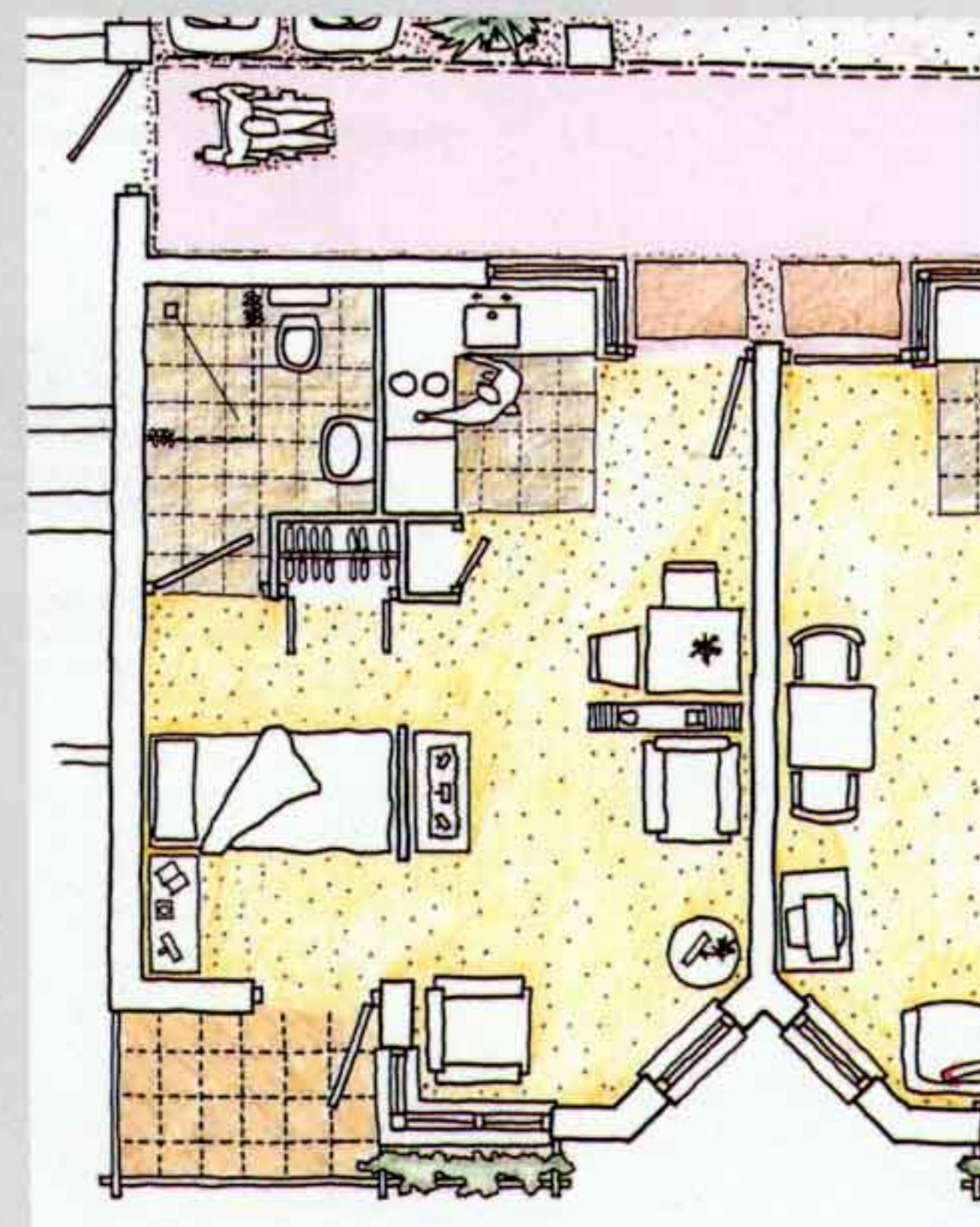
area 31m²



plan

PRP: Phippen

area 28m²



plan

Residents' lounge and dining areas

The brief allowed for either central or dispersed facilities. Competitors offered both solutions. The assessors, while recognising that dispersed dining and lounge facilities require more staffing, noted the following advantages

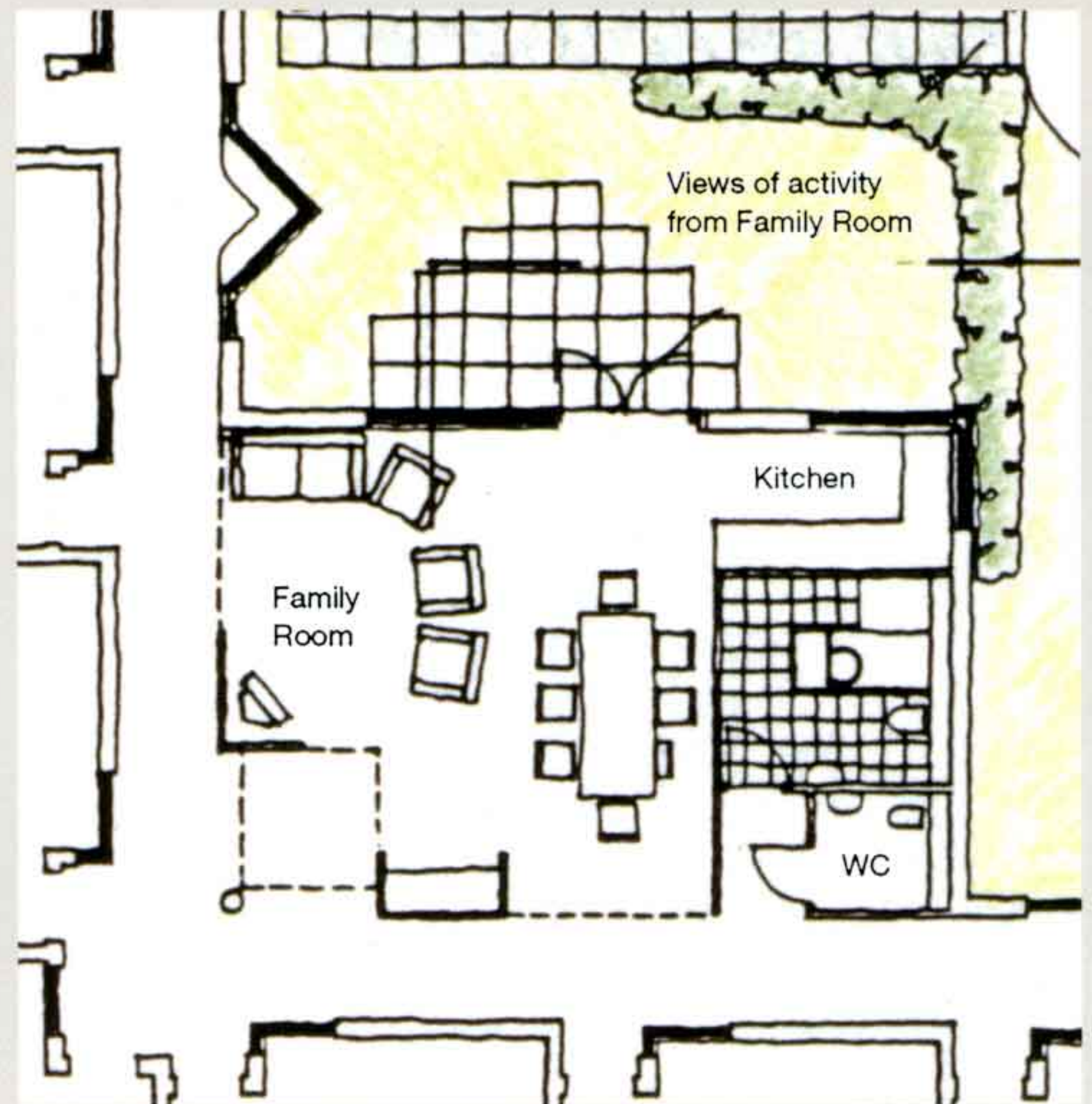
- facilities for eight to ten residents are more domestic in scale than single spaces for 30 or more
- dispersed facilities can be nearer to the residents' flatlets
- dispersed facilities can form a focal point for a cluster of flatlets
- where extensive community facilities are provided, dispersed dining and lounge facilities may make the separation desirable between the two easier to achieve

In developing plans for dispersed dining lounge areas, the relationship between these facilities and the flatlets needs to be arranged to avoid isolating one from the other while not putting them so close together that the joint facilities intrude on the privacy of, and access to and from, the flatlets. The competitors produced some interesting ideas but there is room for further experimentation. Each scheme needs to be considered on its own merits.

Each of the PRP schemes provides a family room for seven or eight residents. All have the advantages of domestic scale and proximity to a group of flatlets. They differ in the degree of separation from the flatlets and from the community facilities.

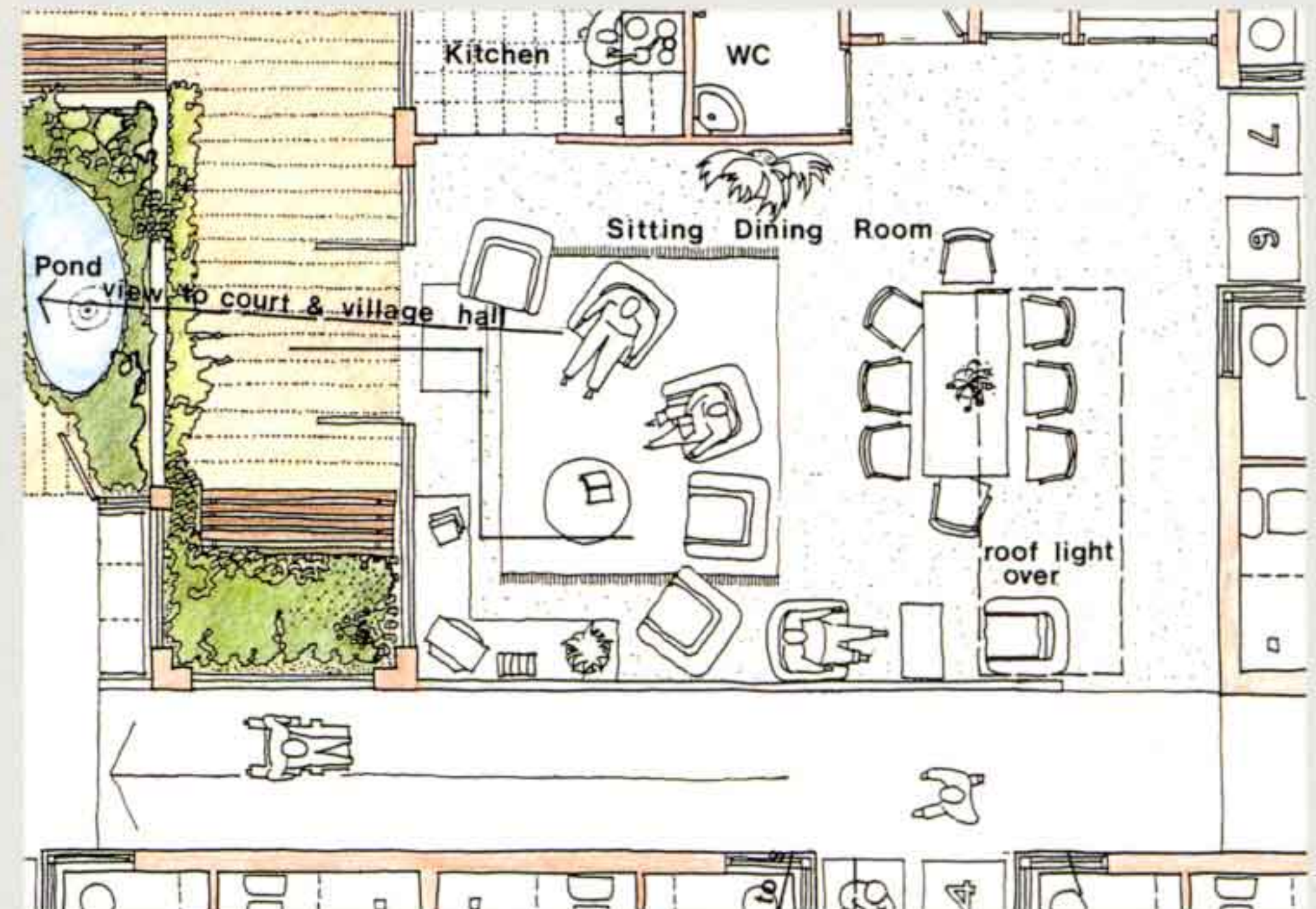
PRP: Housego

The family room is separated from the corridor serving the flatlets by a glazed screen and has views to external activities. In this respect this seems the most successful of the Phippen Randall and Parkes schemes.



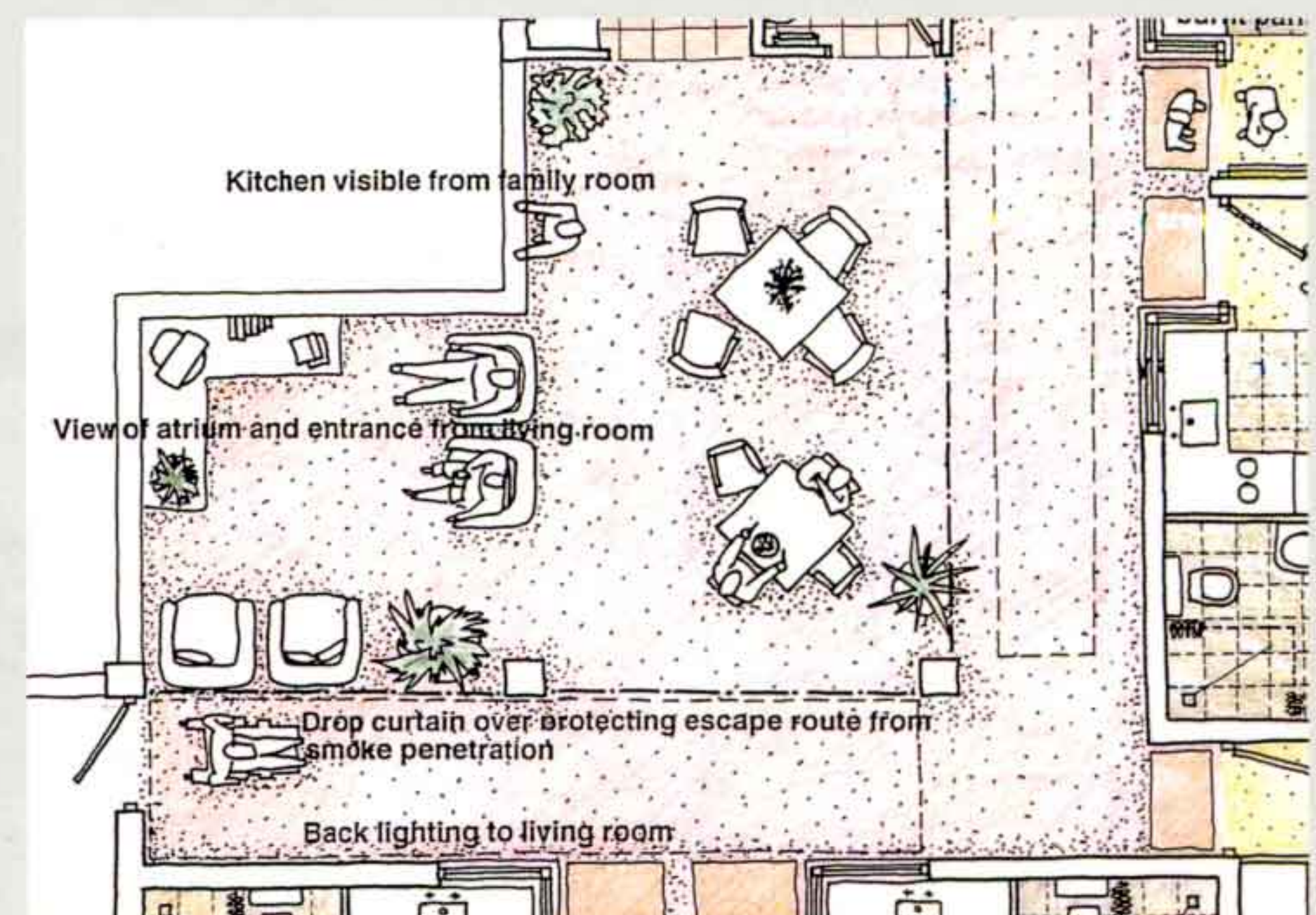
PRP: Munday

The family rooms look on to two large enclosed and well landscaped courtyards and through them to the community facilities, allowing residents to be aware of activities but not disturbed by them. Several flatlets and a WC open directly on to each family room. This may be noisy and insufficiently private, though easy and clear access to a WC as provided is desirable.



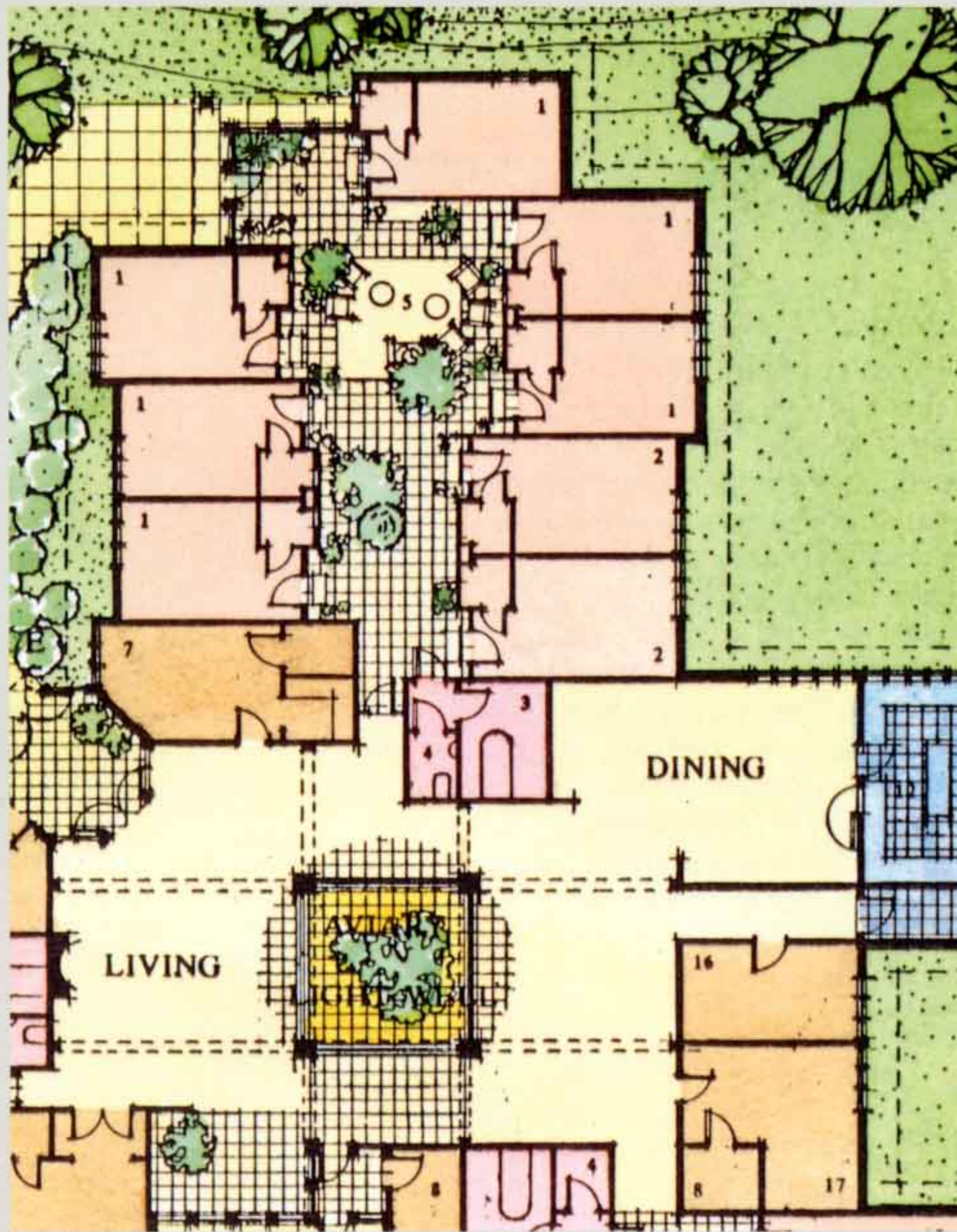
PRP: Phippen

The family room is open to the circulation route which abuts it on two sides and is also open to the central atrium containing a day centre. Some flatlets and a WC open on to the family room. The overall effect may be noisy and insufficiently private.



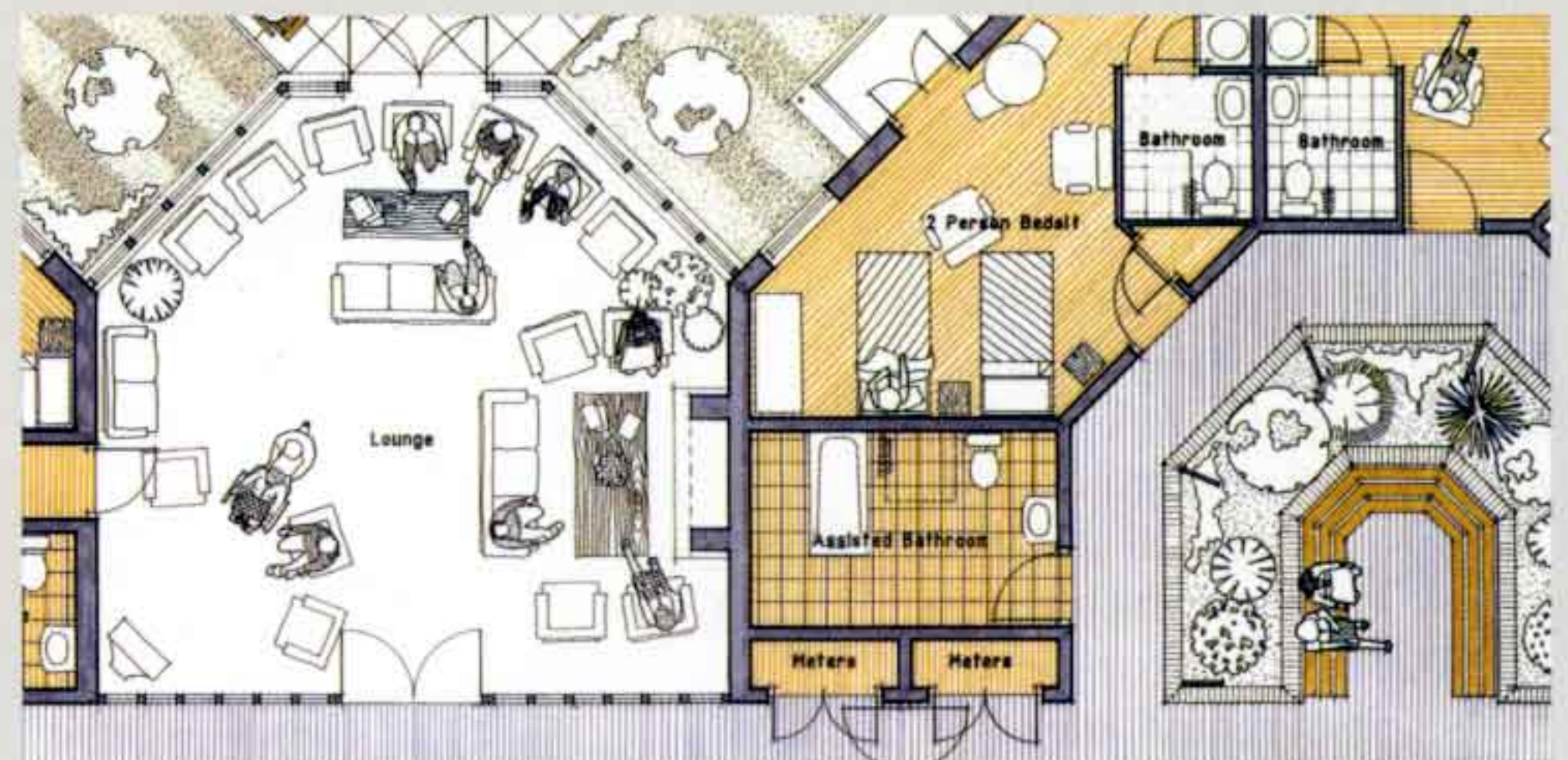
Broadway Malyan

Each wing offers its group of residents a small sitting area and a secluded conservatory. Dining is provided for all the residents in a space off the central area which also contains an open lounge. An aviary helps to divide the central area into smaller spaces, brings light into the centre of the building and provides interest. This scheme would be suitable for use by the residents only.



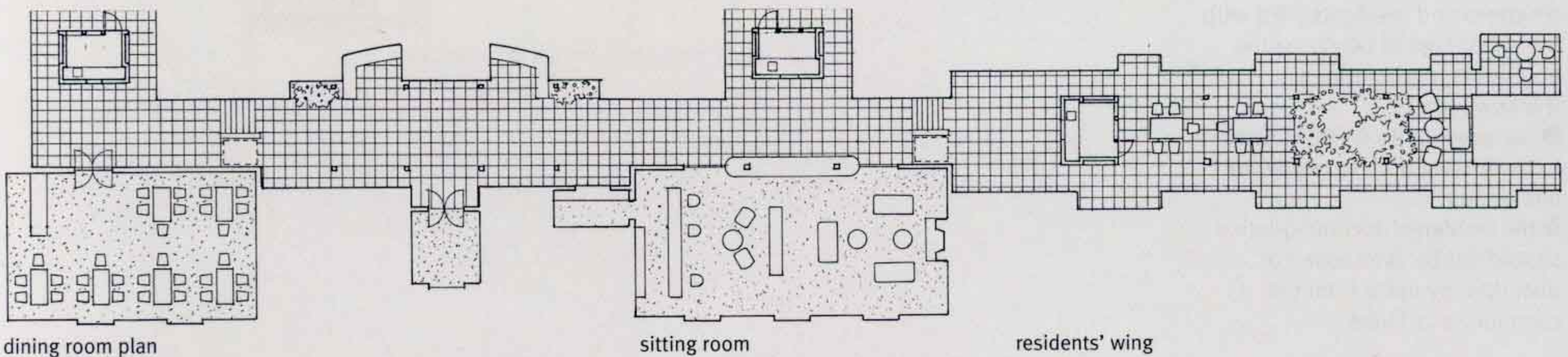
Avanti

Each of the three wings contains dining and sitting spaces for ten residents, including small secluded rooms at the end of each wing, affording views of the street. The spaces are otherwise toplit and lack external views. Small kitchens cater for breakfast and tea and could also provide main meals via heated trolleys from the central kitchen. The main dining room could then be used by the community with occasional use by residents. The sitting arrangements in the wings are not on their own sufficient for the residents but joint use of the common room regularly by residents and others would be difficult.



Morgan Carn

A dining room and a lounge have been provided for all the residents. Also off the main circulation route are small sitting areas adjacent to groups of flatlets but well shielded from them. This building is suitable for use only by the residents.



Community facilities

The brief stated that "Anchor's policy is to allow its schemes to be used for the benefit of the wider community. This means that while the residents' part of the accommodation is private to them, other local people may be invited to share a function or make use of other facilities provided in the building. The entrance area should therefore provide a natural meeting place for residents and other people."

This allowed for a wide variety of ideas ranging from extensive provision for community activities to the occasional use by others of accommodation provided primarily for residents. All the schemes provided entrances which were welcoming and generous rather than utilitarian and minimal.

The assessors were impressed by the range of uses suggested in four schemes and concluded that providing facilities for the community within residential care buildings can add immeasurably to their quality. Not only do they increase the range of interests and activities available to the residents but they bring the outside community to people who might otherwise be isolated. The larger irregular or articulated spaces which the community facilities require present architectural opportunities to create visual stimuli and interest within buildings which all too often tend to be no more than a collection of rooms.

In developing plans for community facilities the following points need to be taken into account:

- a clear distinction needs to be made between those parts of the building which are for the sole use of the residents and those which serve a wider section of the community. The former, which include the flatlets, shared dining and sitting spaces and assisted bathrooms, should allow for all the residents' domestic activities. The latter may provide additional facilities available to non-residents and residents alike with the advantage of being readily accessible to the residents. It follows that:

- the community facilities need to be inviting both to residents and others
- the residents' accommodation should not be overlooked or disturbed by noise from the community facilities

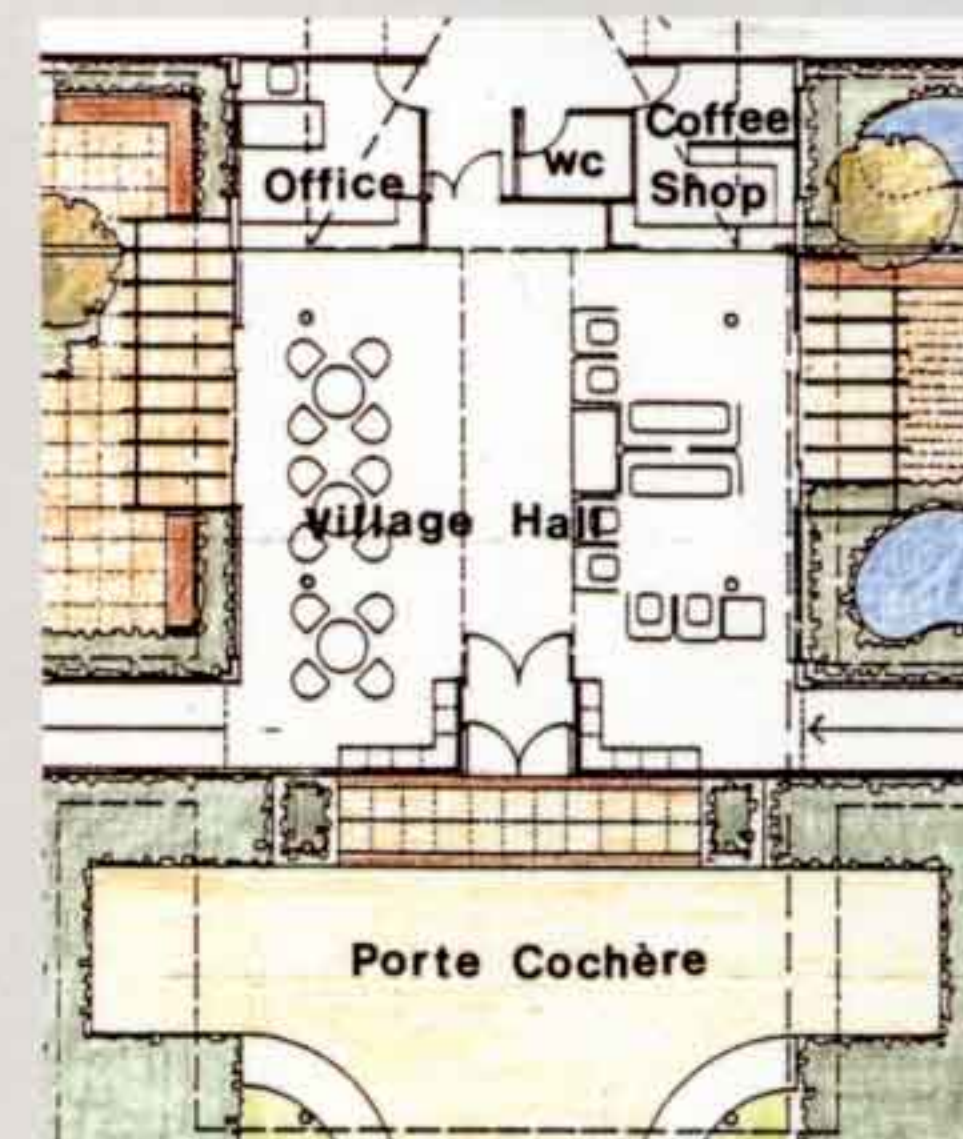
- as the community facilities are likely to be managed by staff other than the residential care staff and possibly by another organisation, separate staff rooms, toilets and storage are required

- it may not be possible to identify at the design stage the precise range of activities to be catered for and in any case they may change over time. The main users are likely to be other elderly people though not exclusively so. Functions are likely to include lunch clubs, snack bars, hairdressing, assisted bathing and chiropody services, and craft activities. There may also be a call for places for meetings, exhibitions and interviews.

One way of satisfying this requirement is to provide an open area with some adjacent general purpose rooms near to the entrance

PRP: Munday

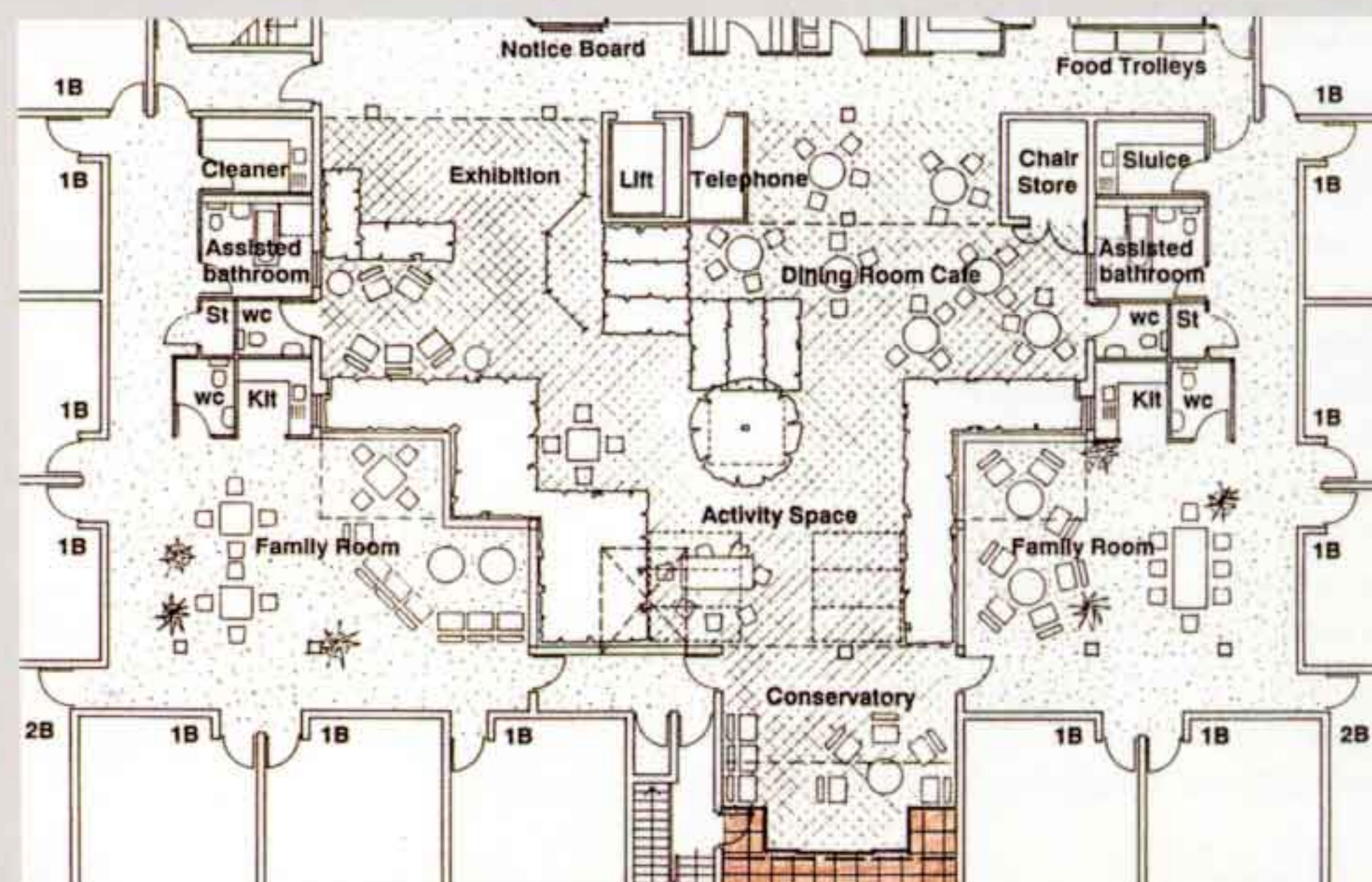
A general purpose space intended to act as a village hall and provide a focus for the surrounding community. It could be used for jumble sales, whist drives, dances, concerts and coffee mornings. Good relationship between community and residential accommodation.



plan showing main entrance with external canopy and village hall leading to residential clusters

PRP: Phippen

An extensive day centre within a 2-storey atrium with a dining café, activities space and exhibition area, providing a lot of flexibility for different activities. The family rooms are open to the day centre, with the intention of encouraging social contact, but this would conflict with privacy for the residents.

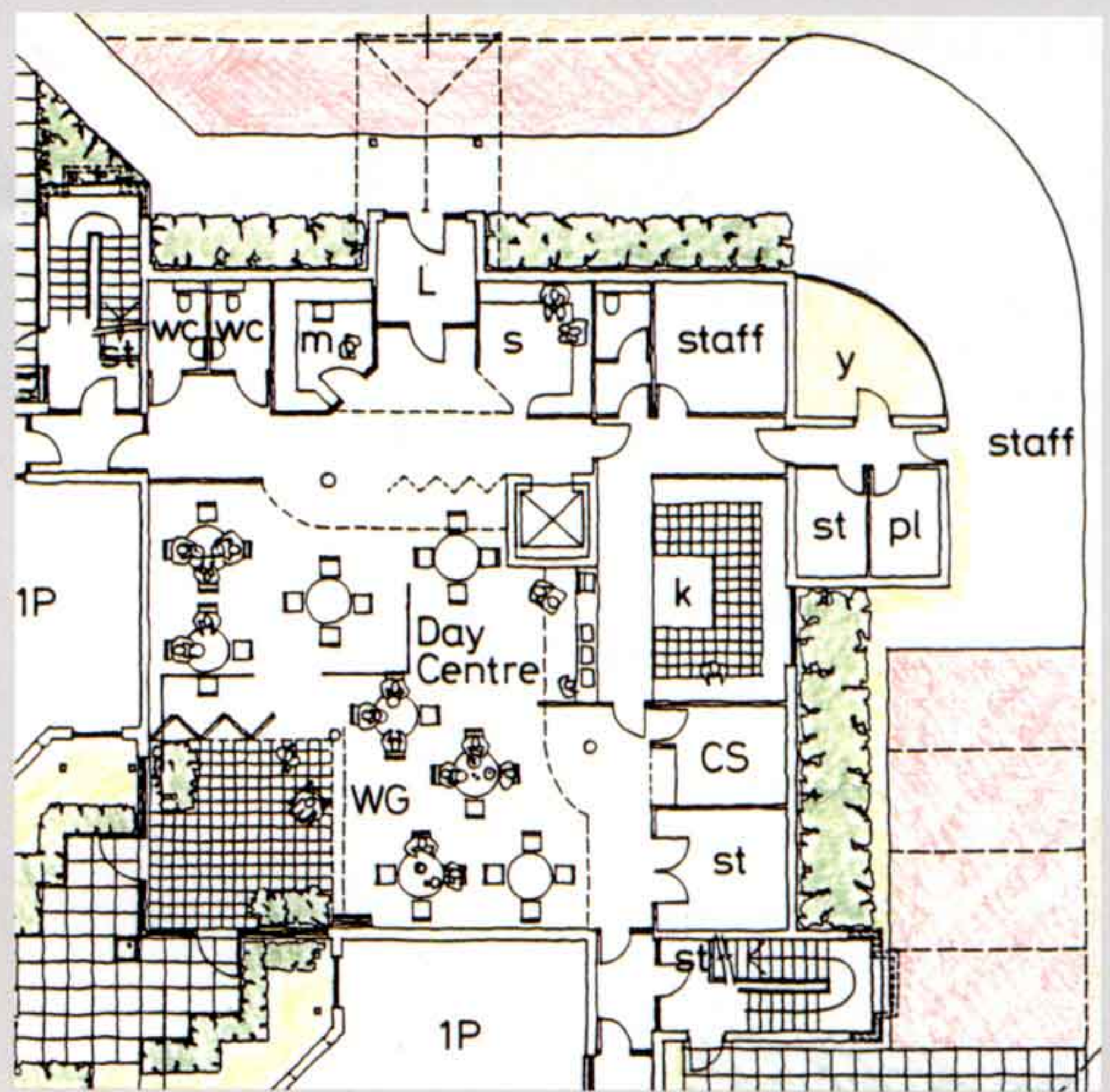


plan - entrance to the left of notice board



PRP: Housego

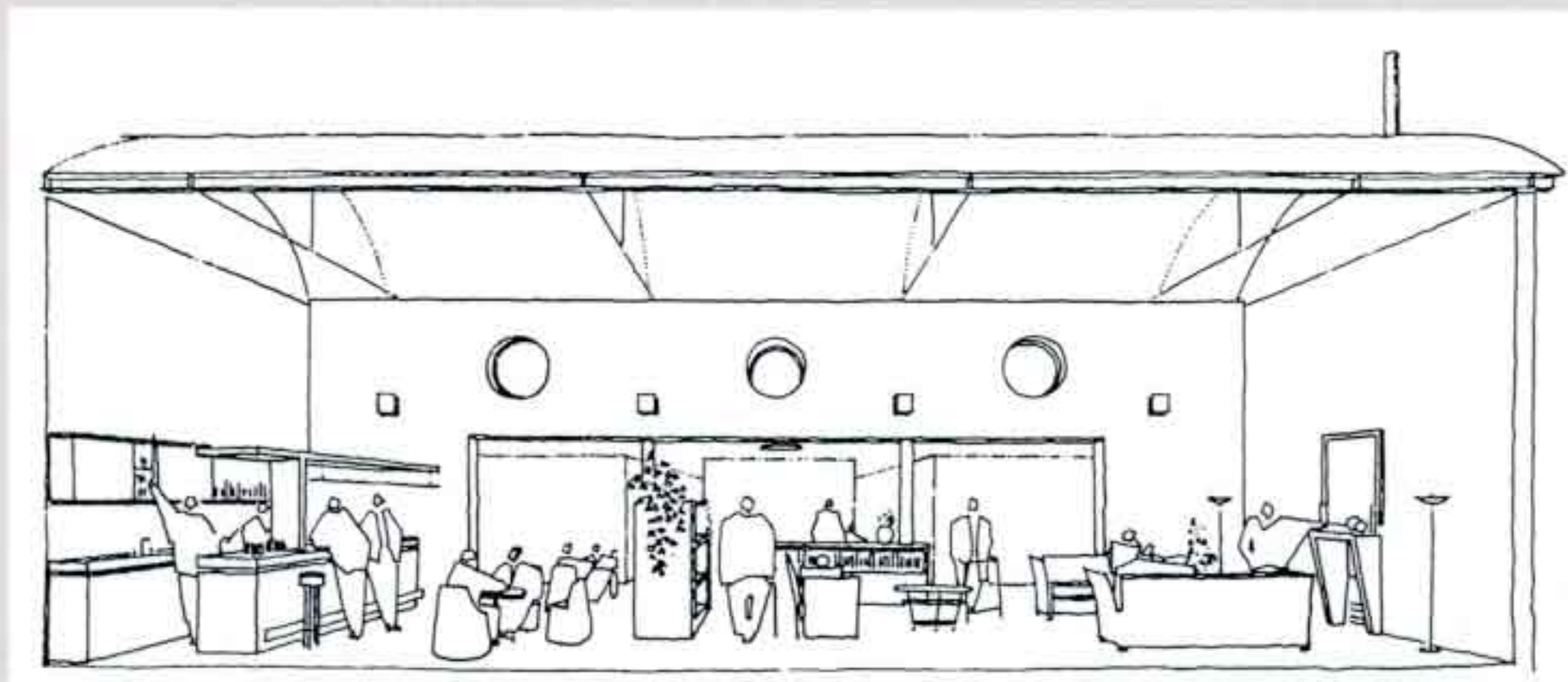
A 2-storey atrium envisaged as offering a lunch club and a small coffee shop for people outside the building. It could be rented out for limited small functions such as bring-and-buy sales. It could also be used by the residents generally. Opportunities for residents to view activities from entrance and balcony corridors.



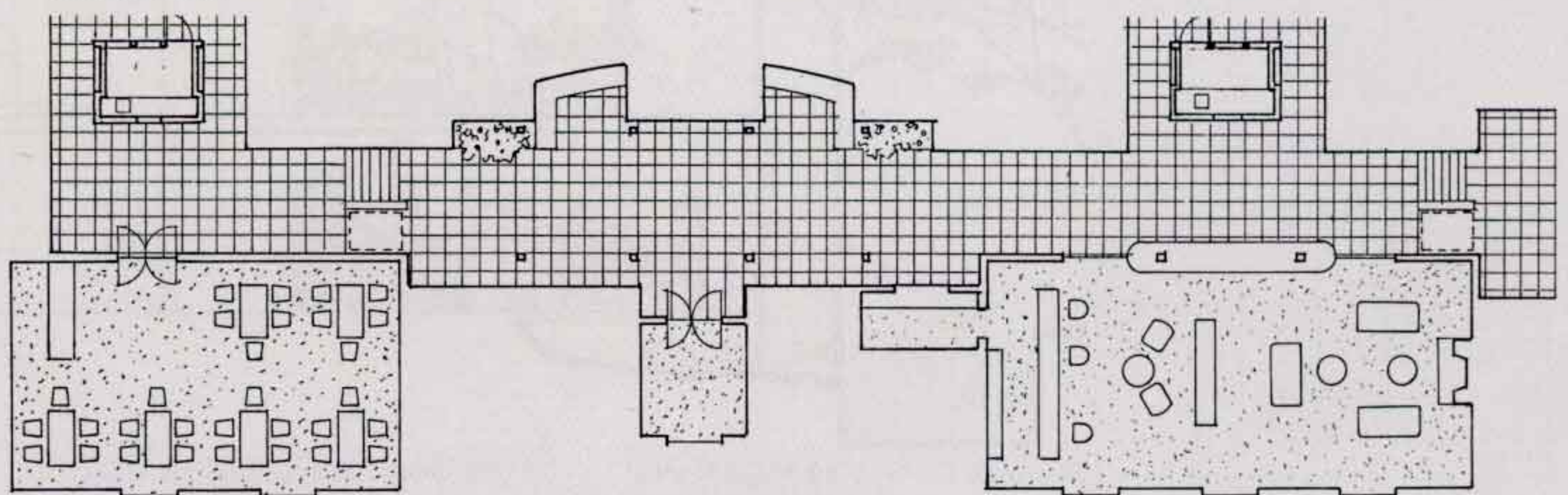
plan (L – lobby; m – manager; CS – coffee shop; WG – winter garden)

Avanti

A generous concourse overlooking a walled garden, and a health room to be used by visiting doctor, nurse, chiropodist and hairdresser. Main dining room and sitting room for use by residents and others. Residents are unlikely to find this idea acceptable on a regular basis but occasional use of the enclosed dining room for meetings, as suggested, might work successfully.



common room



dining room

entrance

sitting room

plan

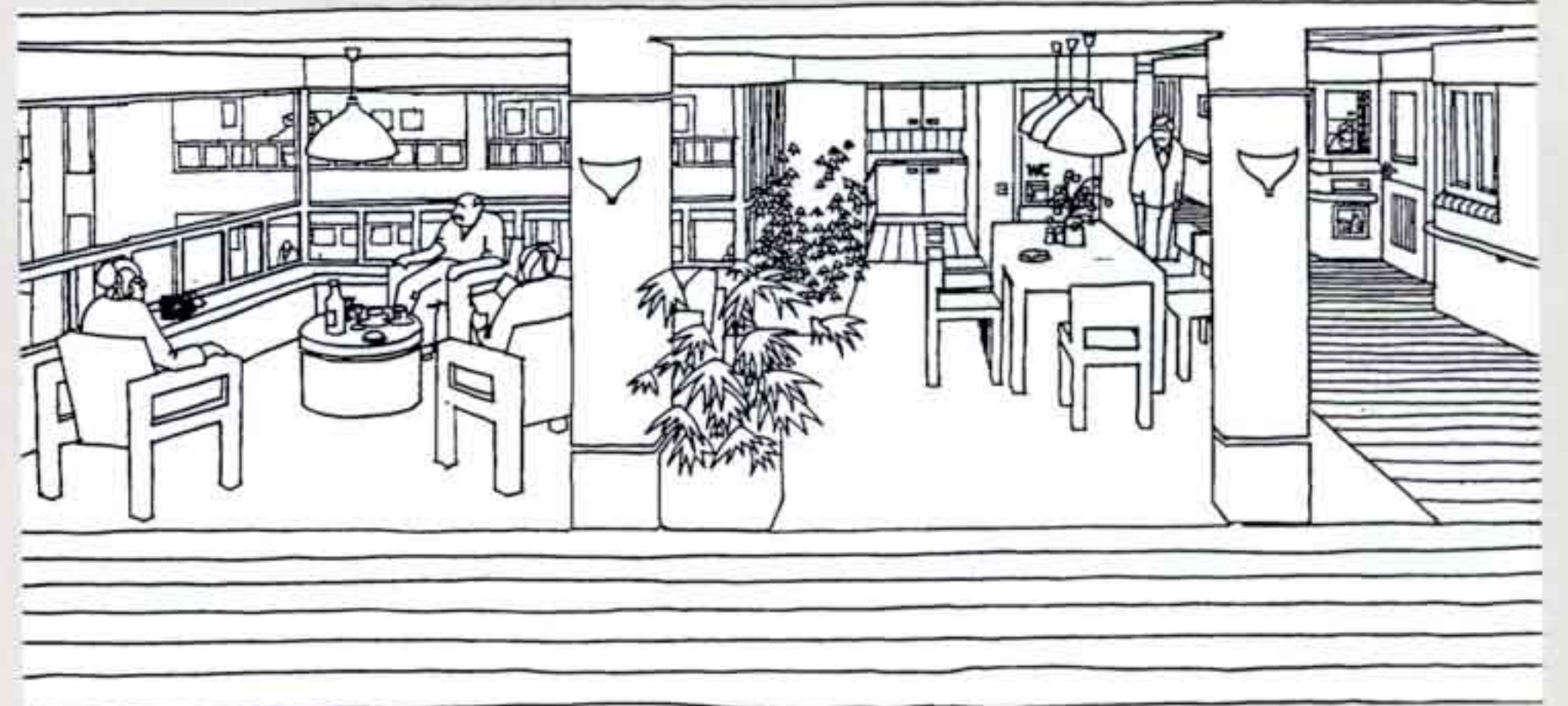
Circulation areas

A major innovation coming out of the competition was the merging of the community facilities and dispersed dining and sitting areas with the circulation areas. This promises a real step forward, minimising or eliminating the corridors which can be such a forbidding feature of existing buildings. None of the winning entries resorted to minimum width corridors lined on both sides with the entrances to flatlets (see also main plans pages 10 to 15).

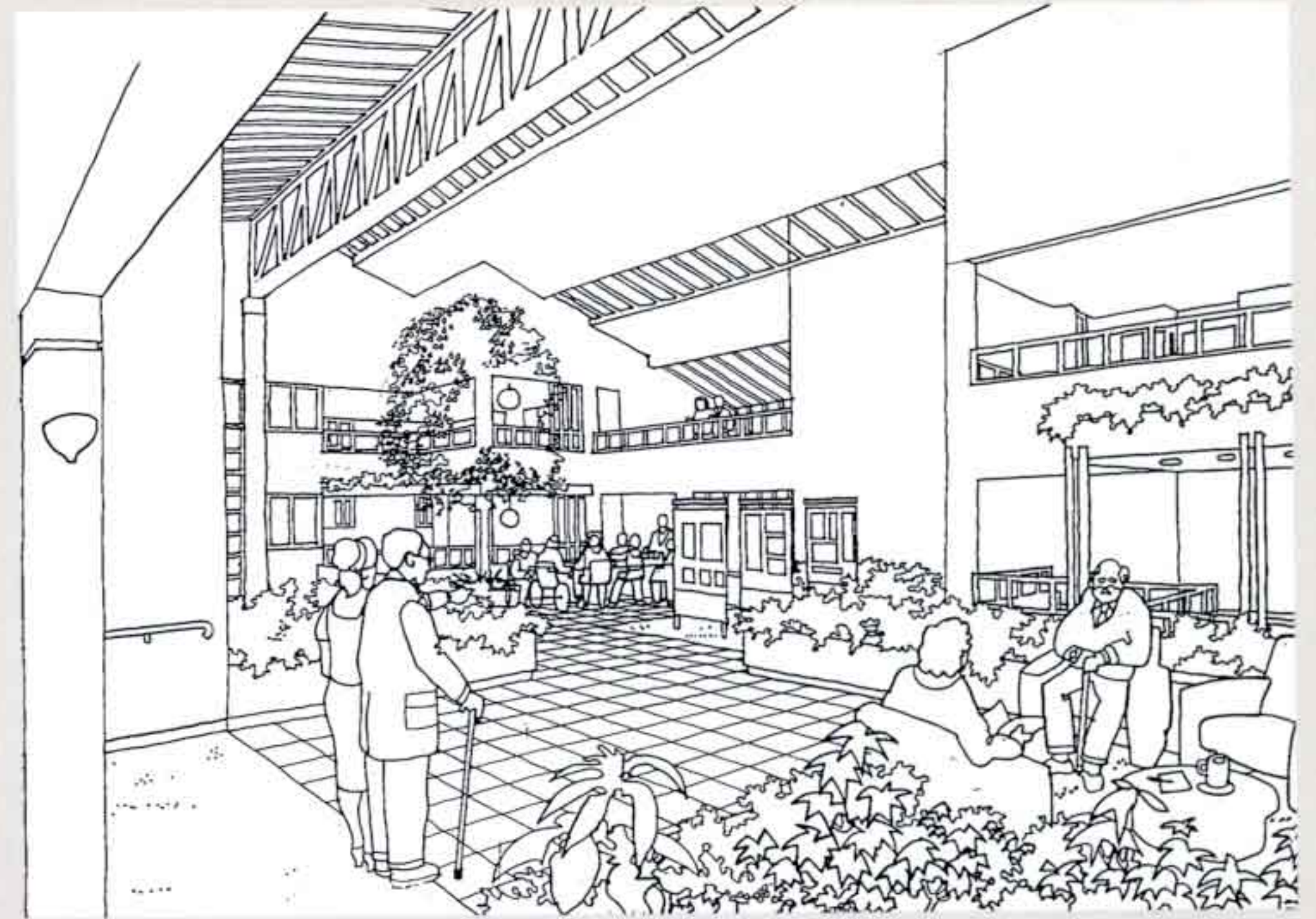
Some versions need further development. As discussed under Community facilities there needs to be a clear distinction between those parts of the building which are for the sole use of the residents and those which serve the community. In the residents' part of the building, the circulation areas and associated dining and lounge areas need to be domestic in character and scale. The corridor effect can be reduced by placing family rooms for dispersed dining and sitting adjacent and open to circulation routes. The small hotel lobby concept can be similarly suitable. The internal street idea however seems less appropriate for these domestic spaces. For example, it might feel uncomfortable if, despite heating, hard floor surfaces and toplighting suggested that they were external spaces.

Within the community areas of the building, internal streets and atria akin in character to small shopping malls or exhibition galleries can help to minimise corridors and create a visually stimulating environment.

PRP: Phippen

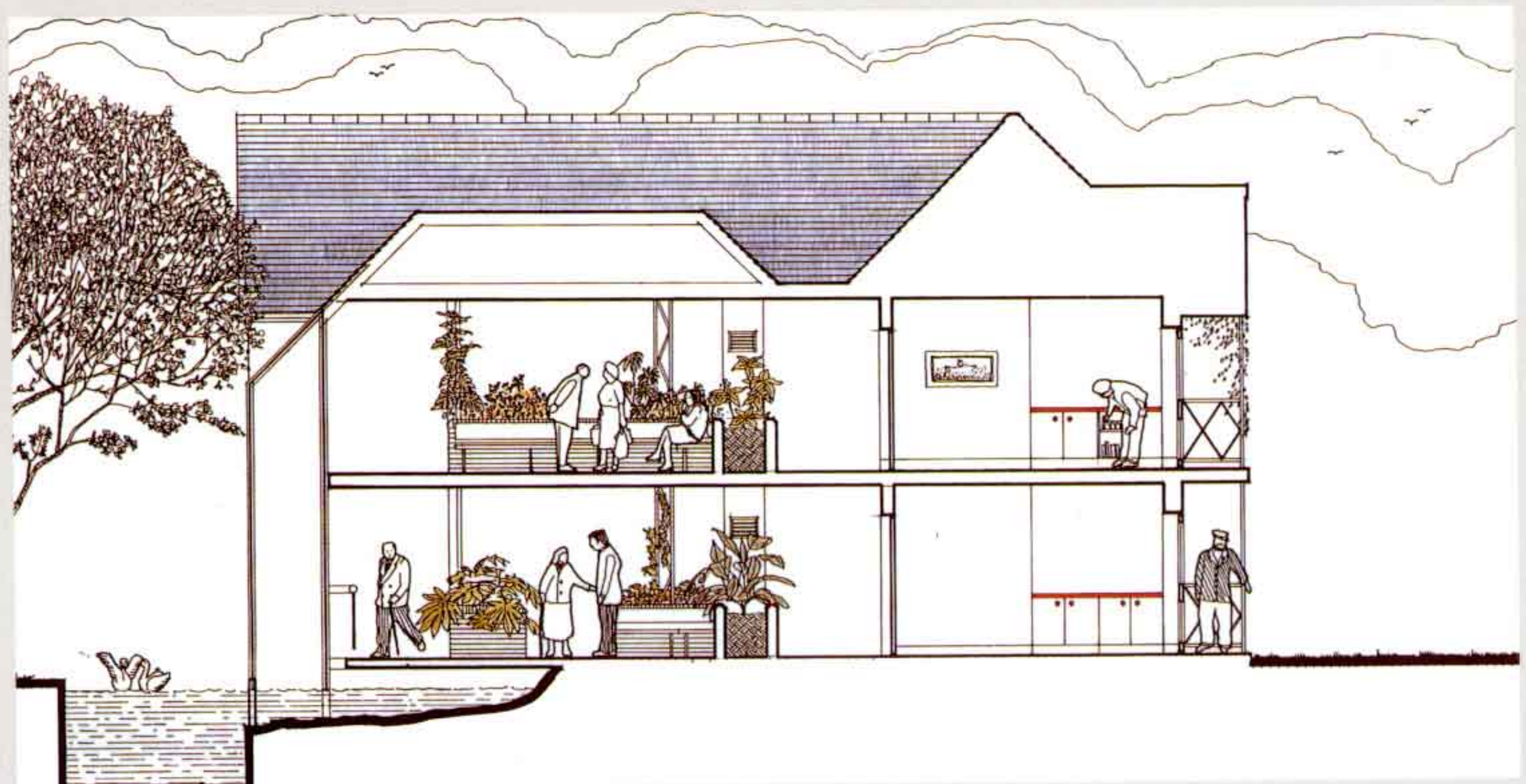


Circulation adjacent to family room reduces apparent length of corridor



Community area allows strolling among café, exhibition and sitting areas

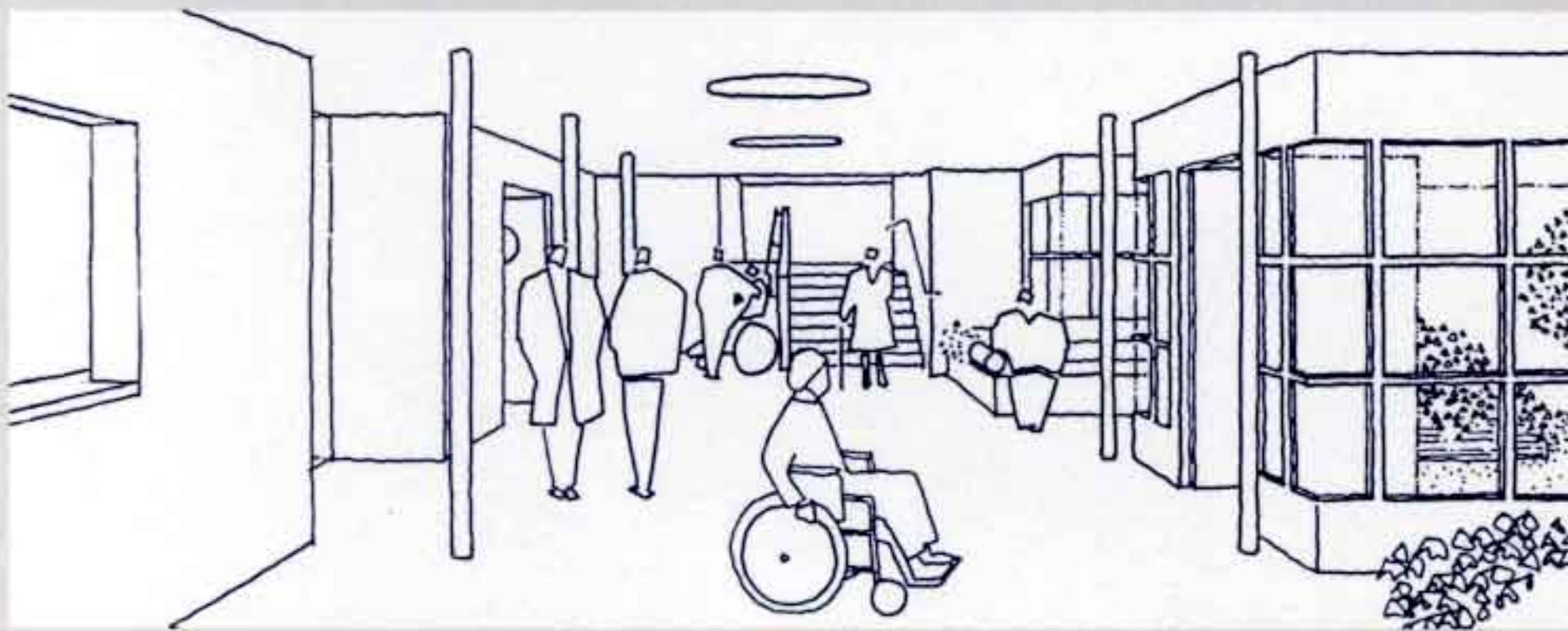
Morgan Carn



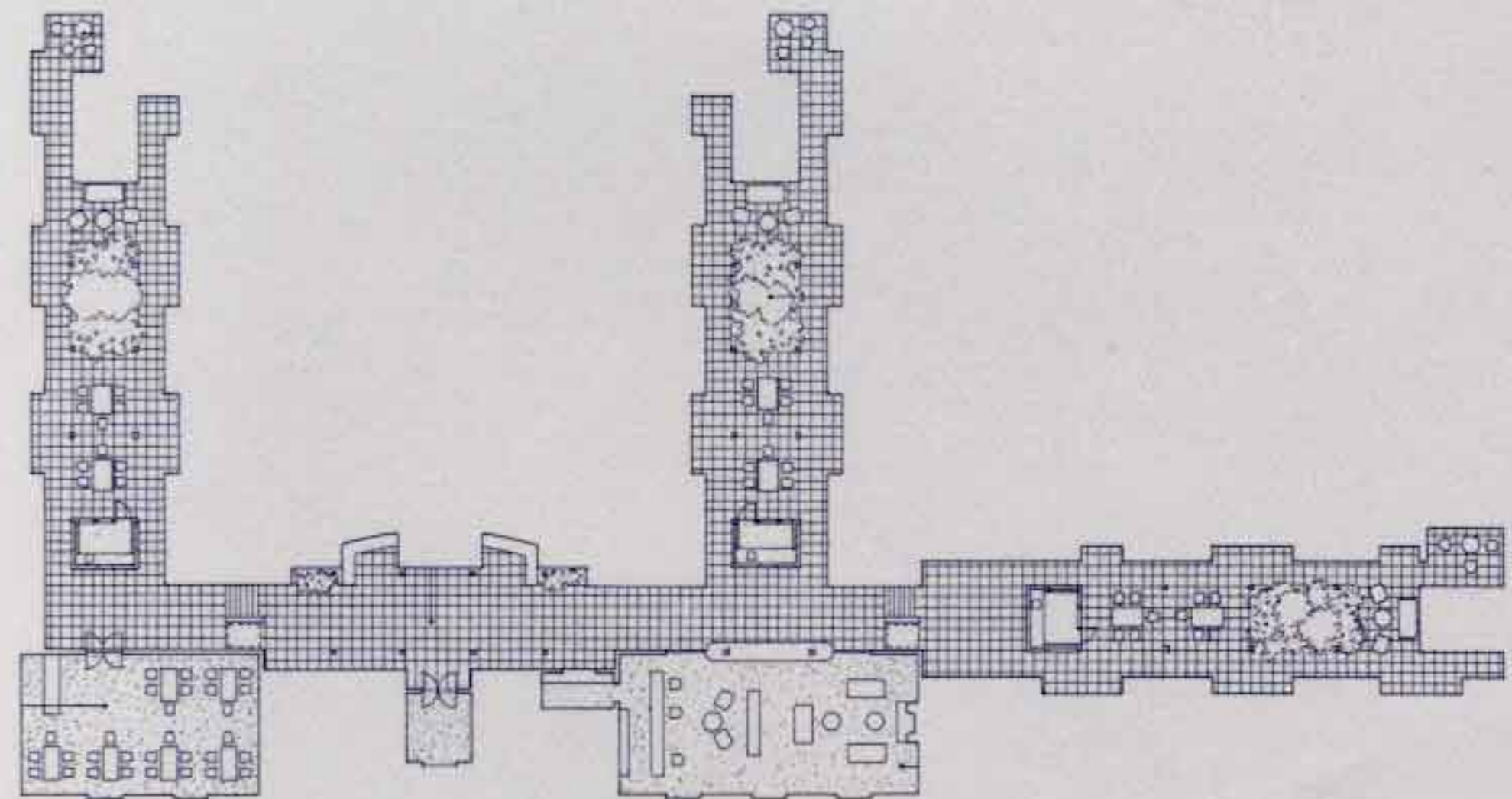
Routes to the flatlets are via informal sitting areas with U-shaped benches surrounded by raised planting troughs.

On the ground floor an internal water garden connects with an outdoor pool. The space between the two glazed walls provides a solarium.

Avanti



community concourse



The community concourse with seating for residents and visitors overlooks a walled garden. The manager's office, the health room and a shop open on to this area. The circulation areas in the

residents' wings are widened to provide space for dining and sitting, and each leads to a small sitting room. Top-lit winter gardens would be planted to give variety in colour and scent.



Access to the flatlets has been widened to form a day-time social sitting area leading to a conservatory