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AAA ISO AGEING SOCIETIES LEADERS FORUM | 28TH JANUARY 2021



In association with

OUR INFLUENCERS



**Spyridon
Katsaros**

Urban Design
Engagement
Architecture



**Marylis
Ramos**

Climate adaptability
Technology
Research
Policy
Publications



**Jenny
Buterchi**

Specialist Housing
Architecture



**Sarah
Touzeau**

Architecture
Urban Design
Strategic Land



**Angeli
Ganoo- Fletcher**

Landscape
Public realm

'HUMAN CENTERED DESIGN'

FLIP

MAYBE I'M JUST
CONFUSED...



WHAT DOES IT REALLY
MEAN TO BE A
HUMAN-CENTERED
DESIGNER?



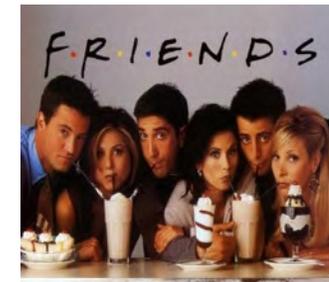
IF YOU'RE NOT DESIGNING
FOR HUMANS, WHO ARE
YOU DESIGNING FOR?



WHAT HOUSING MEANS TO DIFFERENT PEOPLE

Priorities for young people?

- Proximity to places to go out and enjoy?
- Proximity to friends?
- Proximity to work?
- Affordability?



Priorities for families?

- Proximity to childcare?
- Proximity to family?
- Proximity to good schools?
- Proximity to work?
- Affordability



Priorities for older adults?

- Do they want somewhere quiet?
- Proximity to family?



COVID HAS STRENGTHENED THE NEED FOR MULTIGENERATIONAL NEIGHBOURHOODS FOR ALL AGES



HOUSING FACILITIES AND OPEN SPACES BRINGS GENERATIONS TOGETHER

Empower the Community



OPEN SPACES TEMPORARY GREEN USES

COMMUNITY POP-UPS



THE SOCIAL STREET



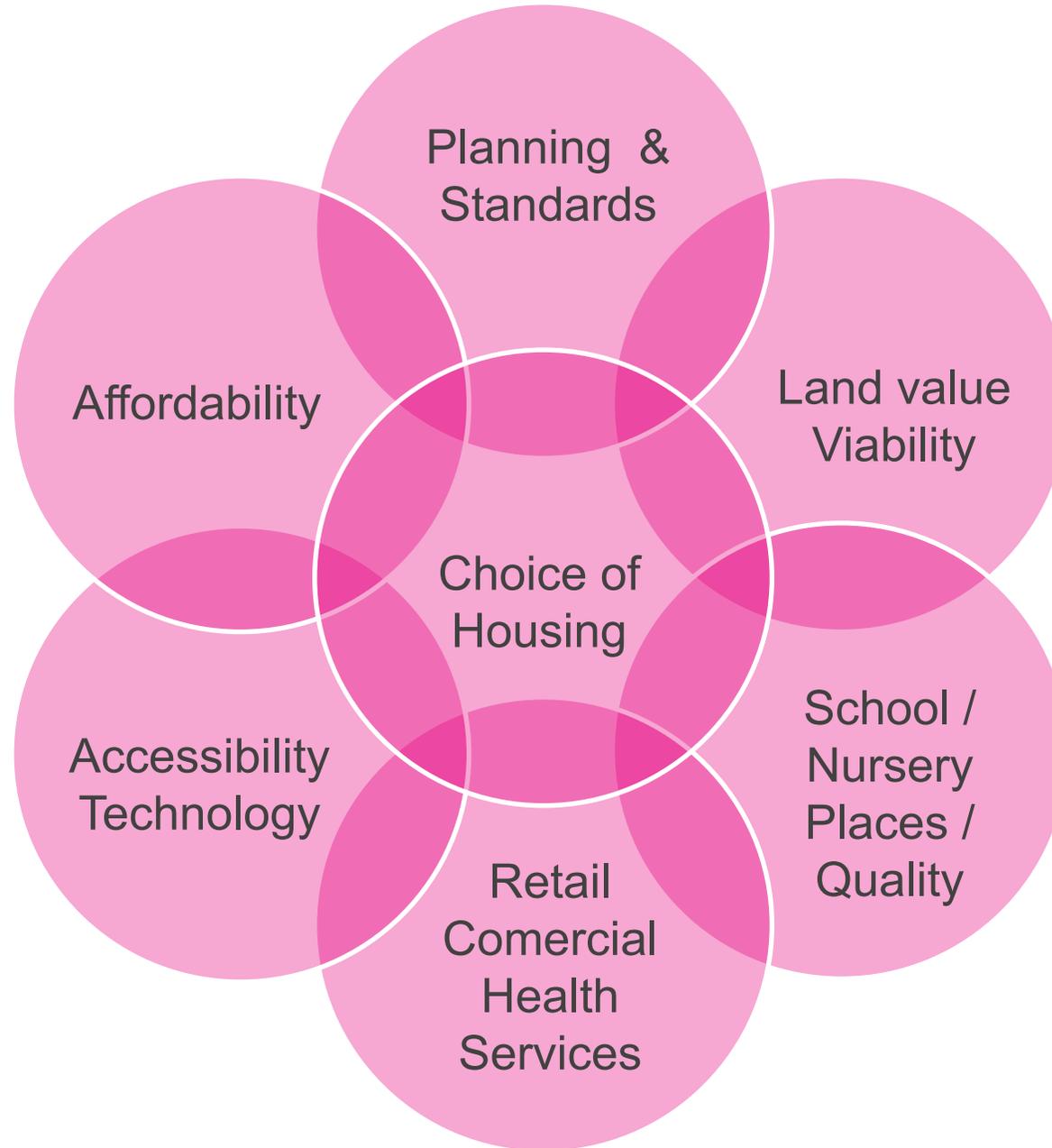
MARKET SQUARE POP-UPS



WORKSPACE POP-UPS



WHAT AFFECTS HOUSING IN OUR CITIES



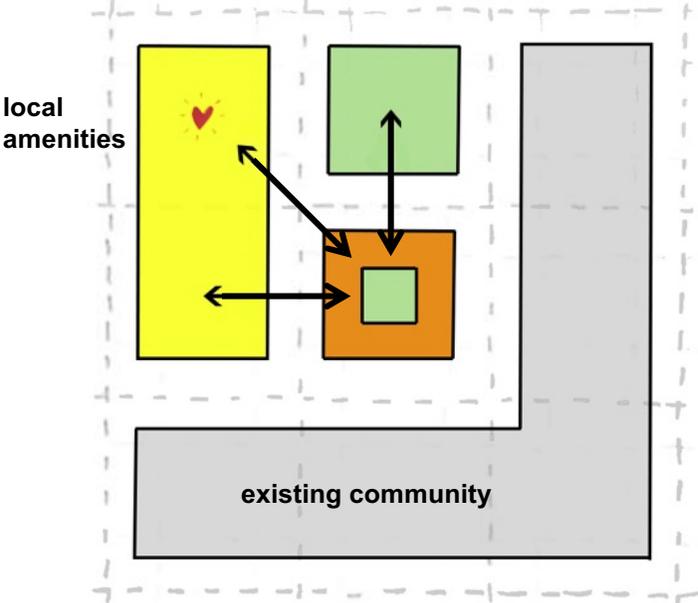
TO COMPLEX SO STICK TO WHAT YOU KNOW

PRP



SETTING THE STANDARD

INTERCONNECTED TO THE COMMUNITY



Location, Location, Location!!

- Single building exclusively for older people
- Location – near the heart of the community with reasonable amenities
- Communal facilities complement local amenities
- Communal facilities could provide benefit the whole comr

 Older Generation

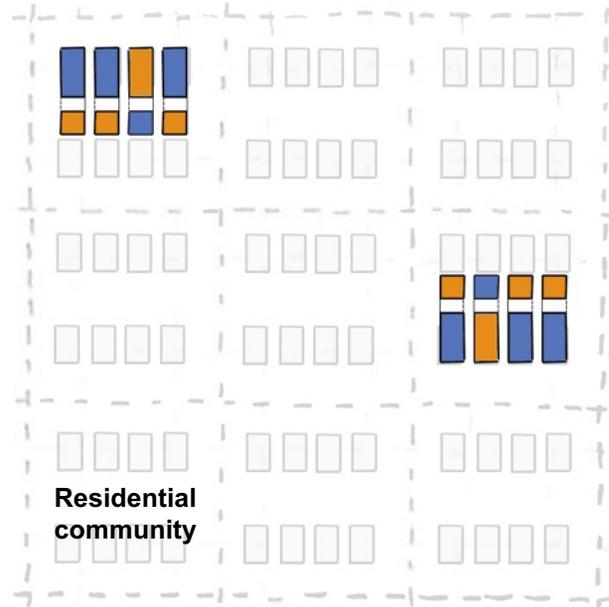
HIGHER DENSITY MULTI-GENERATIONAL LIVING



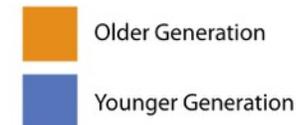
- Different generations within separate parts of an urban block
- Could include families, older people and first time buyers
- Separate entrances and circulation cores
- Shared courtyard



MULTI-GENERATIONAL



- One dwelling designed to house 3 generations
- Very bespoke model



CHOBHAM MANOR Queen Elizabeth Park

- London medium density urban regeneration
- 850 new residential homes as well as commercial floor space, new public realm, landscaping, community centre and nursery
- Mixed tenure.
- London's first purpose built multigeneration homes mixed in with standard housing typologies





PRP's LEGACY TYPOLOGIES | MULTI GENERATION HOUSE



**THERE IS NO
MARKET**

**IT COSTS TOO
MUCH**

**WHAT TENURE?
PRIVATE
V
AFFORDABLE**

COST

V

DEVELOPER BENEFITS



CLAPHAM PARK, LAMBETH

- London high density urban regeneration
- 2,535 new residential units as well as commercial floor space, beautiful new public realm works, landscaping, community resource centre and energy centre.
- 133 retirement living apartments, mix of affordable & private.







CP CARE HUB

INFINITY
hair salon

INFINITY
hair salon

INTENSIVE TREATMENT
NAIL COURSES
NAIL PRODUCT

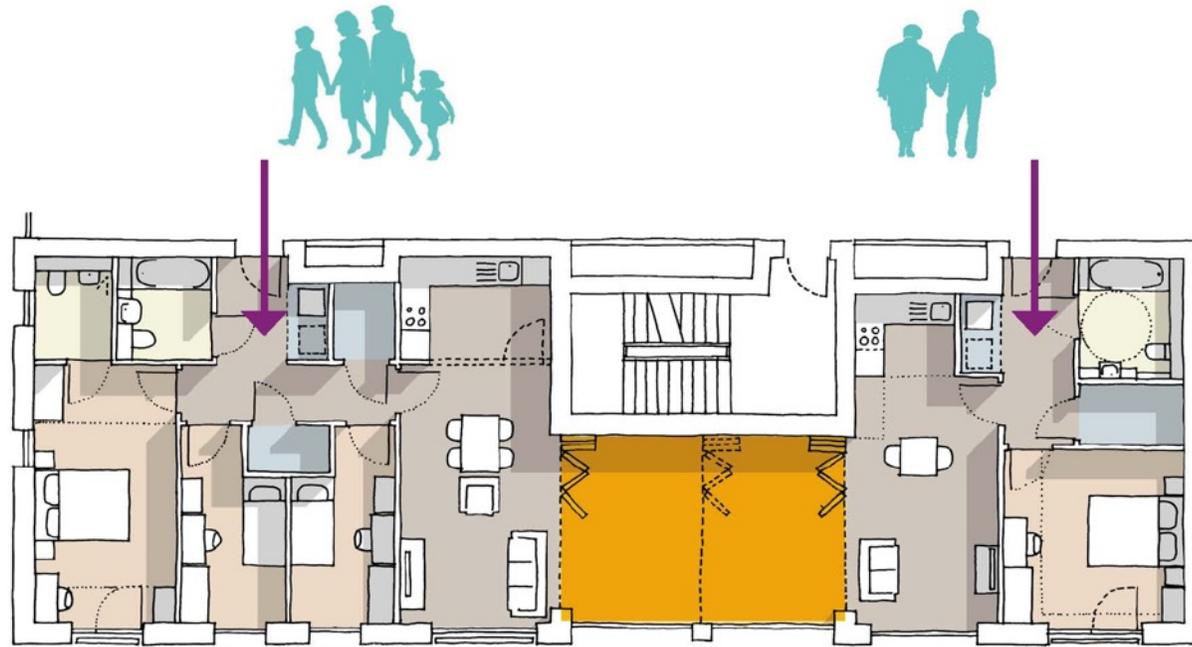
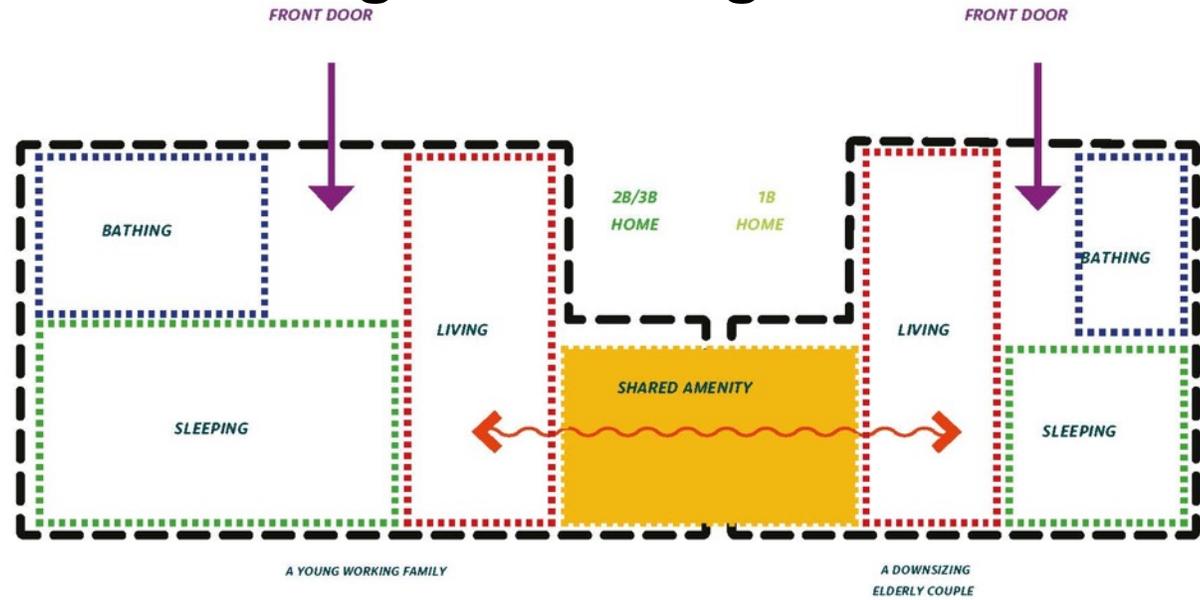
ADVANCED TREATMENT
EXTRA CARE

BASIC CARE

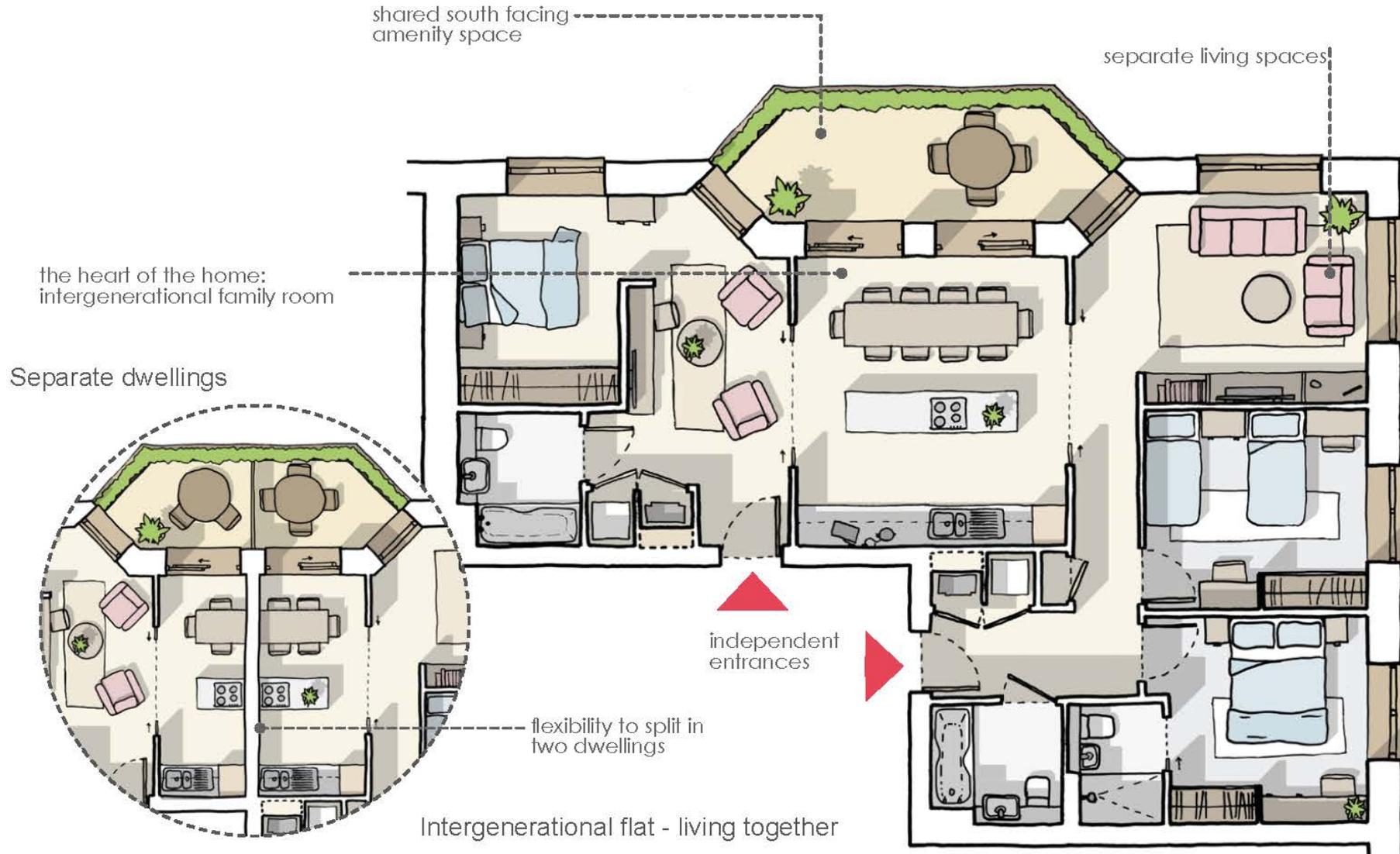
ENABLING CHOICE

**TYPOLOGIES UNDERPIN
INCLUSIVE URBAN LIVING**

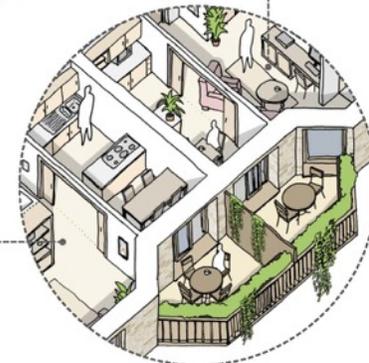
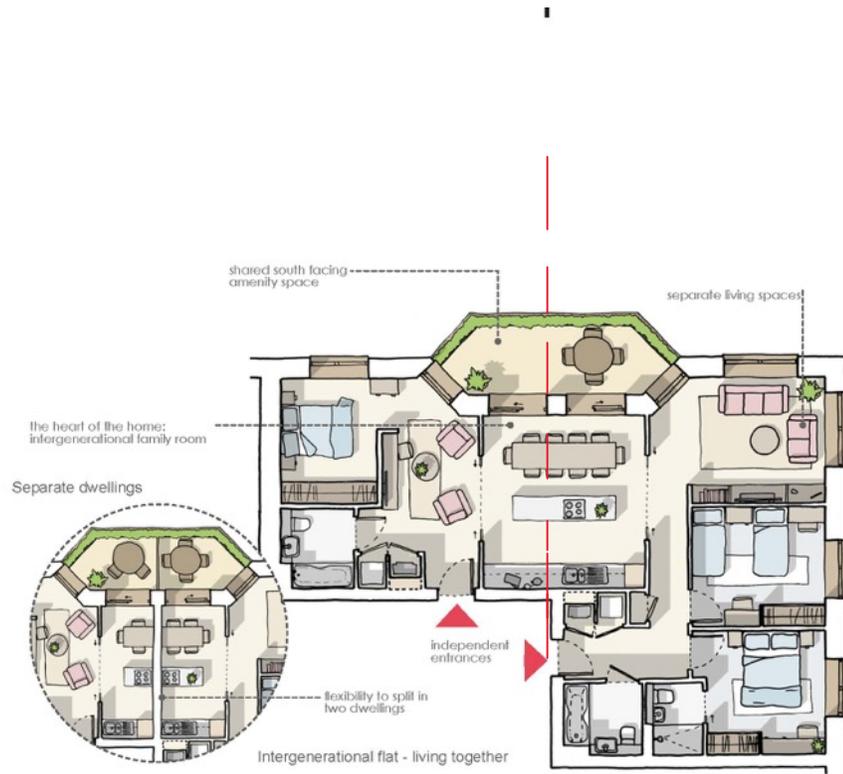
PRP'S Latest Thinking – Combing Flats



PRP'S Latest Thinking – Multigenerational Flats



PRP'S Latest Thinking – Multigenerational Flats

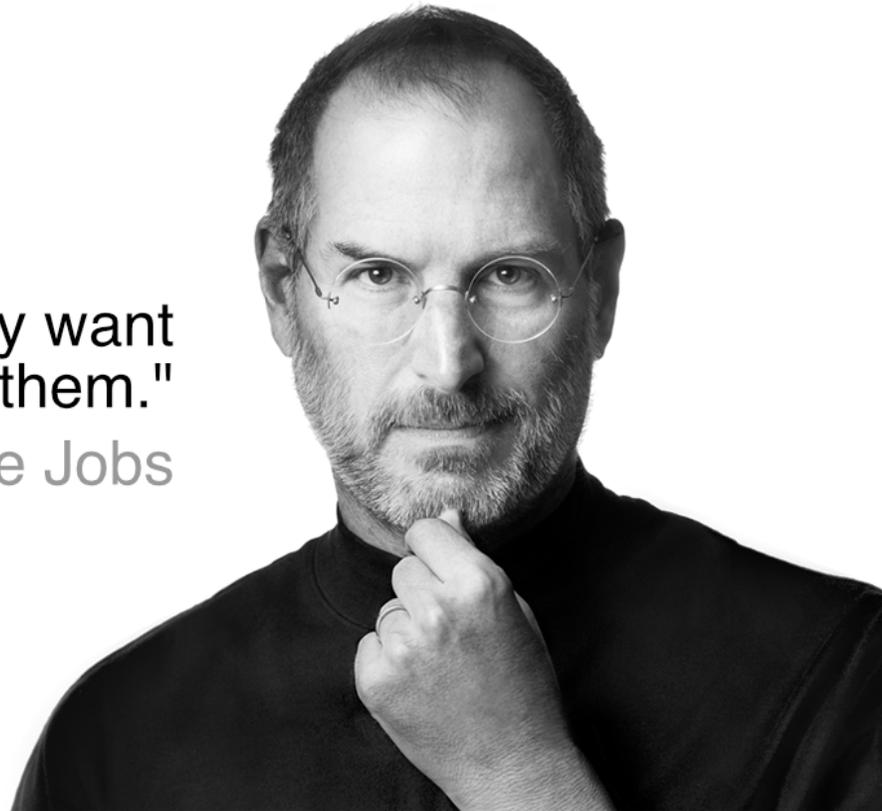


CREATE THE MARKET FOR THE CONCEPT

PRP

"People don't know what they want
until you show it to them."

- Steve Jobs



Caroline Dove,
Partner, HTA Design LLP.

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Multi-generational neighbourhoods: designed with communities

Caroline Dove

Partner

HTA Design LLP



What is a smart, multi-generational neighbourhood?

- **What are the ingredients for an integrated, interactive, inclusive, sustainable community?**
- **How to translate these into a new standard for smart, multi-generational neighbourhoods?**
- A holistic approach - defining a Gold standard for ISO.
- Lifetime homes in a lifetime neighbourhood.
- Enjoy living well in a supportive community for longer.
- Achievable, affordable, deliverable.
- Exemplars for adapting existing places, as well as creating new ones.

Renovating Sutton Dwellings

- Why renovate 100 year old, small, sub-standard flats?
- Conservation area - early example of planned social housing;
- Excellent location and access to facilities and amenities;
- Established community.



Renovating Sutton Dwellings

- Renovation for an agile ageing community;
- Radically replan flats for families and older people;
- Transform energy use and sustainability performance;
- Improve accessibility, amenity and adaptability;
- Involve existing residents.



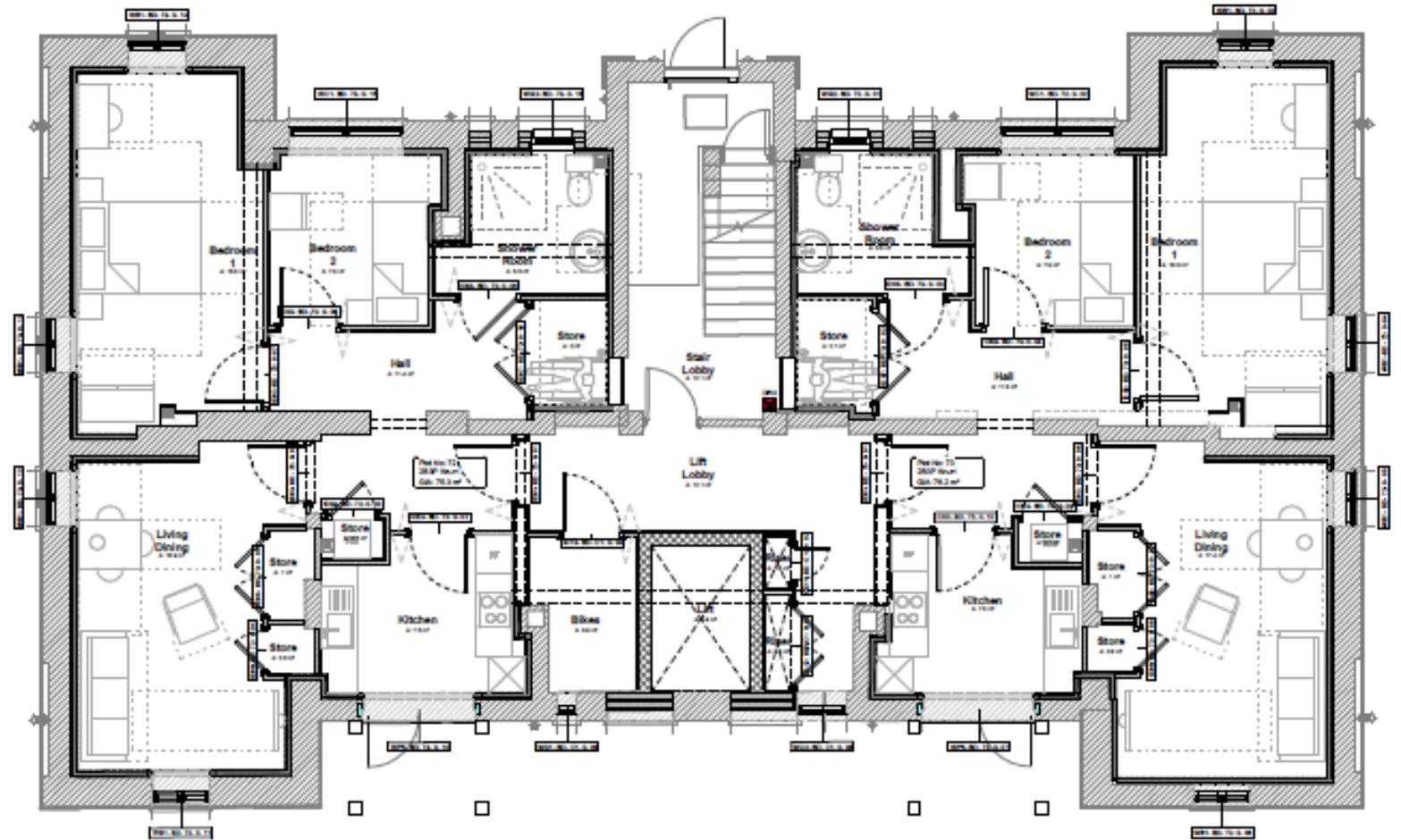
Renovating Sutton Dwellings

- Buildings are empty: major internal changes easier;
- Full range of homes to modern standards, space for future adaptations;
- New shared landscaped spaces for whole community.



Renovating Sutton Dwellings

- Fewer, larger flats;
- Adaptable and flexible;
- Accessible - lift to all upper floors;
- Internal insulation, ventilation and other sustainable enhancements, for low carbon future



Renovating Sutton Dwellings

- Private balconies added;
- Elevations restored;
- Green, bio-diverse spaces
- Access to waste and cycle storage improved.



Renovating Sutton Dwellings

- Shared community gardens for all generations;
- Places to sit and socialise safely;
- Sustainable – low-carbon;
- Sustaining agile ageing.



Regenerating Ravensbury

- All the right ingredients for an active, sustainable and successful place to live;
- Setting; transport; facilities; health and amenities;
- Settled community



Regenerating Ravensbury

- Why regenerate at all?
- Existing homes and community needs;
- Flood risk, trees, conservation area and other constraints;
- Not all homes redeveloped;
- Community engaged in design process.



Regenerating Ravensbury

- Phased re-development so existing community can move straight to a new home.
- A range of different house types for all generations.
- Varied spaces and places to meet.



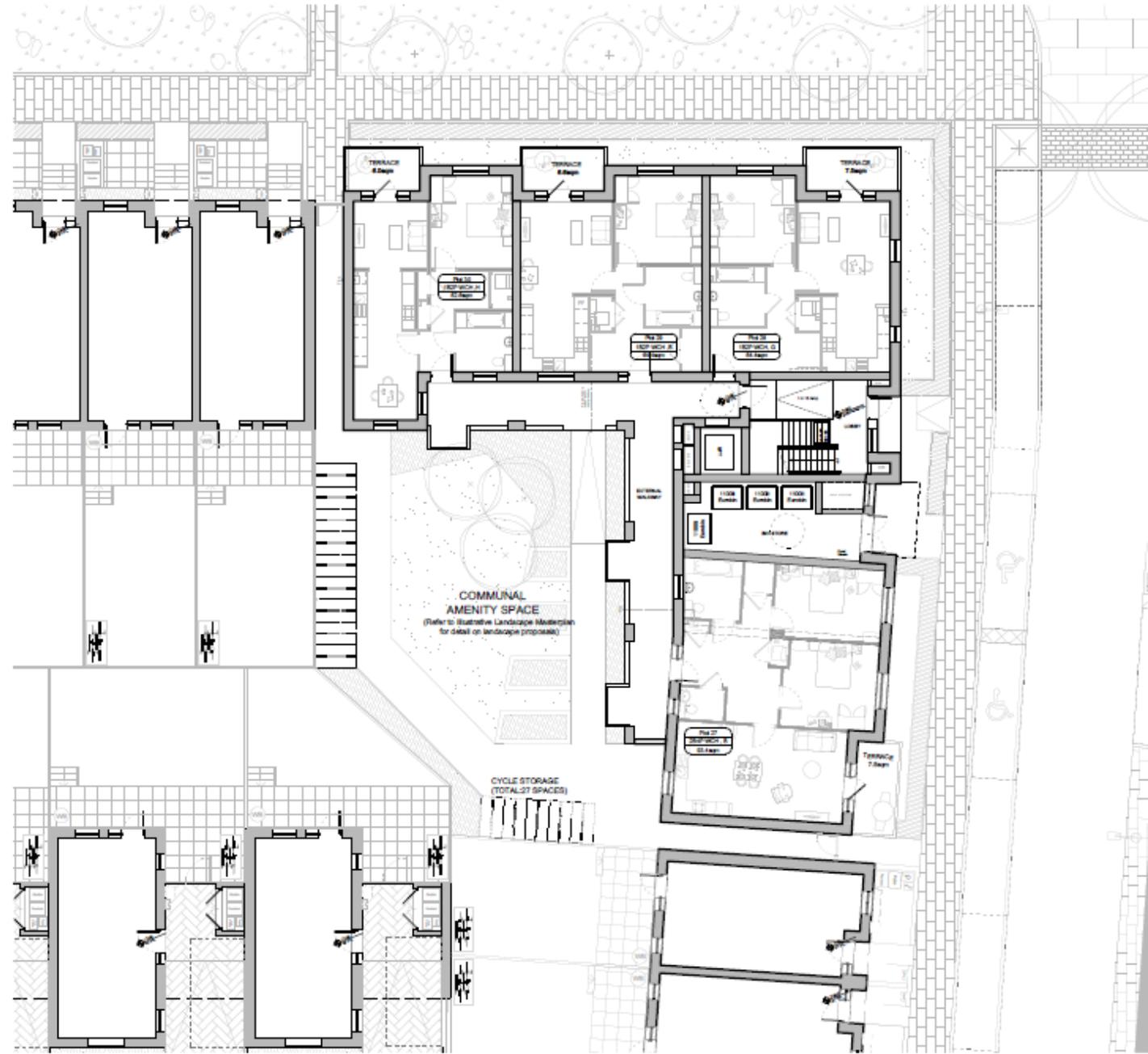
Regenerating Ravensbury

- Different typologies integrated across the phases.
- Choices for right-sizing, staying longer in a familiar supportive community.



Regenerating Ravensbury

- Flexible and adaptable homes;
- More space for future needs;
- More light;
- Easier to keep warm – affordably;
- Generous private and shared amenity;
- Community facilities.



Regenerating Ravensbury

- Gold Standard for Agile Ageing?
- Sustains independent, healthy living,
- Active, sociable, supportive
- Accommodates change, choices,
- Integrated, inclusive community,
- Sustainable – zero carbon



Thank you

David Orr,
Chair, Clarion Housing Association.

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