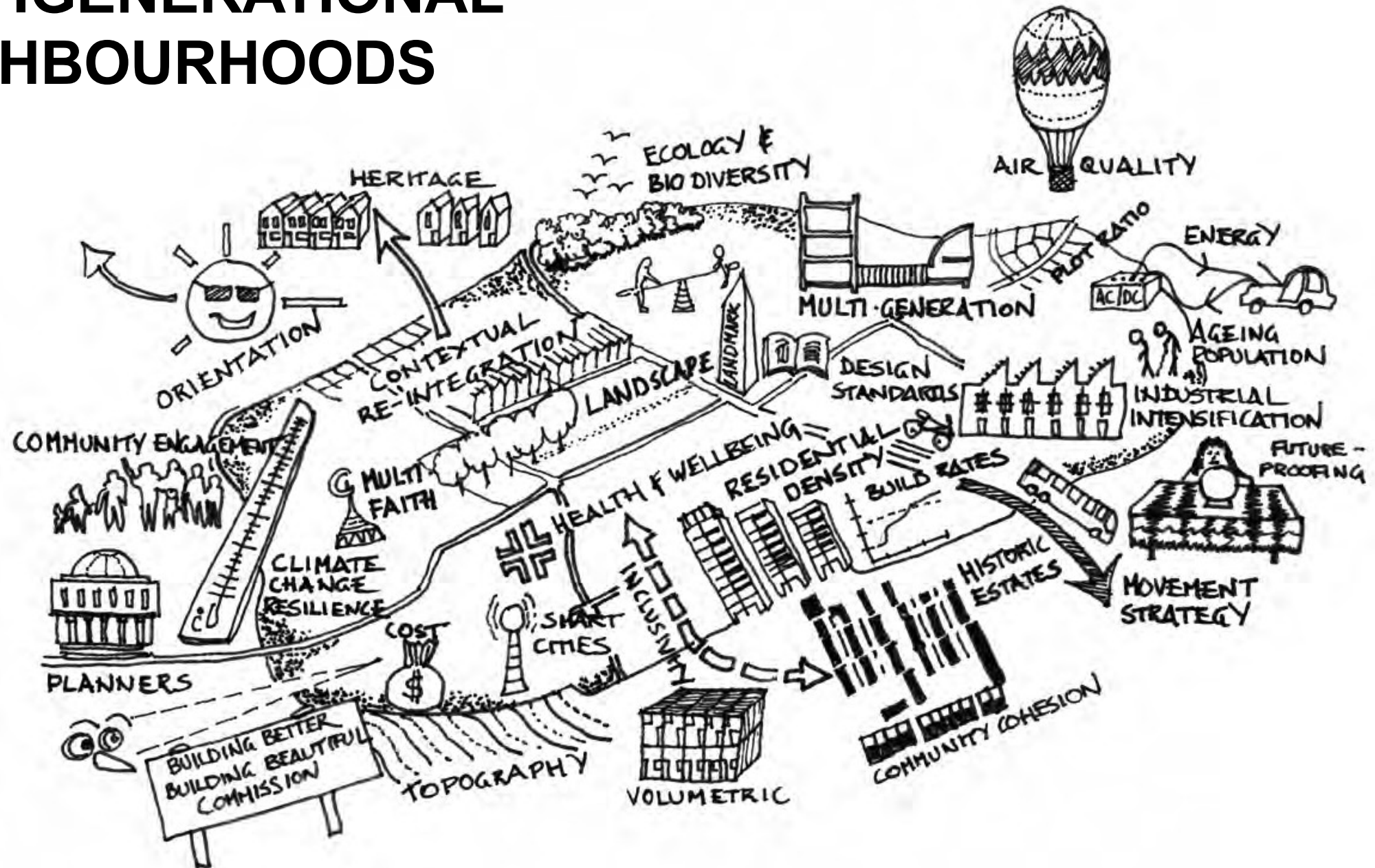


**Manisha Patel,**  
Senior Partner, PRP LLP | Mayor's  
Design Advocate for London |  
Transport for London Design Advisor.

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# MULTIGENERATIONAL NEIGHBOURHOODS

PRP



# OUR INFLUENCERS

PRP



**Spyridon  
Katsaros**

Urban Design  
Engagement  
Architecture



**Marylís  
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'

PRP

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?

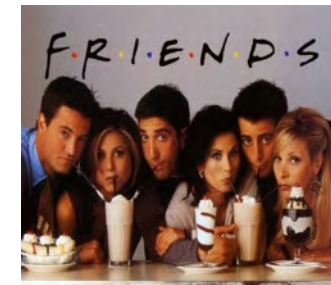




# WHAT HOUSING MEANS TO DIFFERENT PEOPLE

## 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

PRP





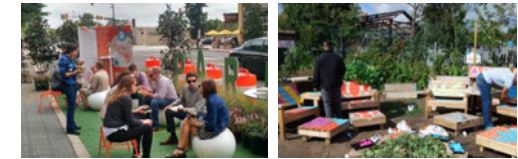
# HOUSING FACILITIES AND OPEN SPACES BRINGS GENERATIONS TOGETHER

PRP

## Empower the Community

OPEN SPACES TEMPORARY GREEN USES

COMMUNITY POP-UPS



THE SOCIAL STREET



MARKET SQUARE POP-UPS

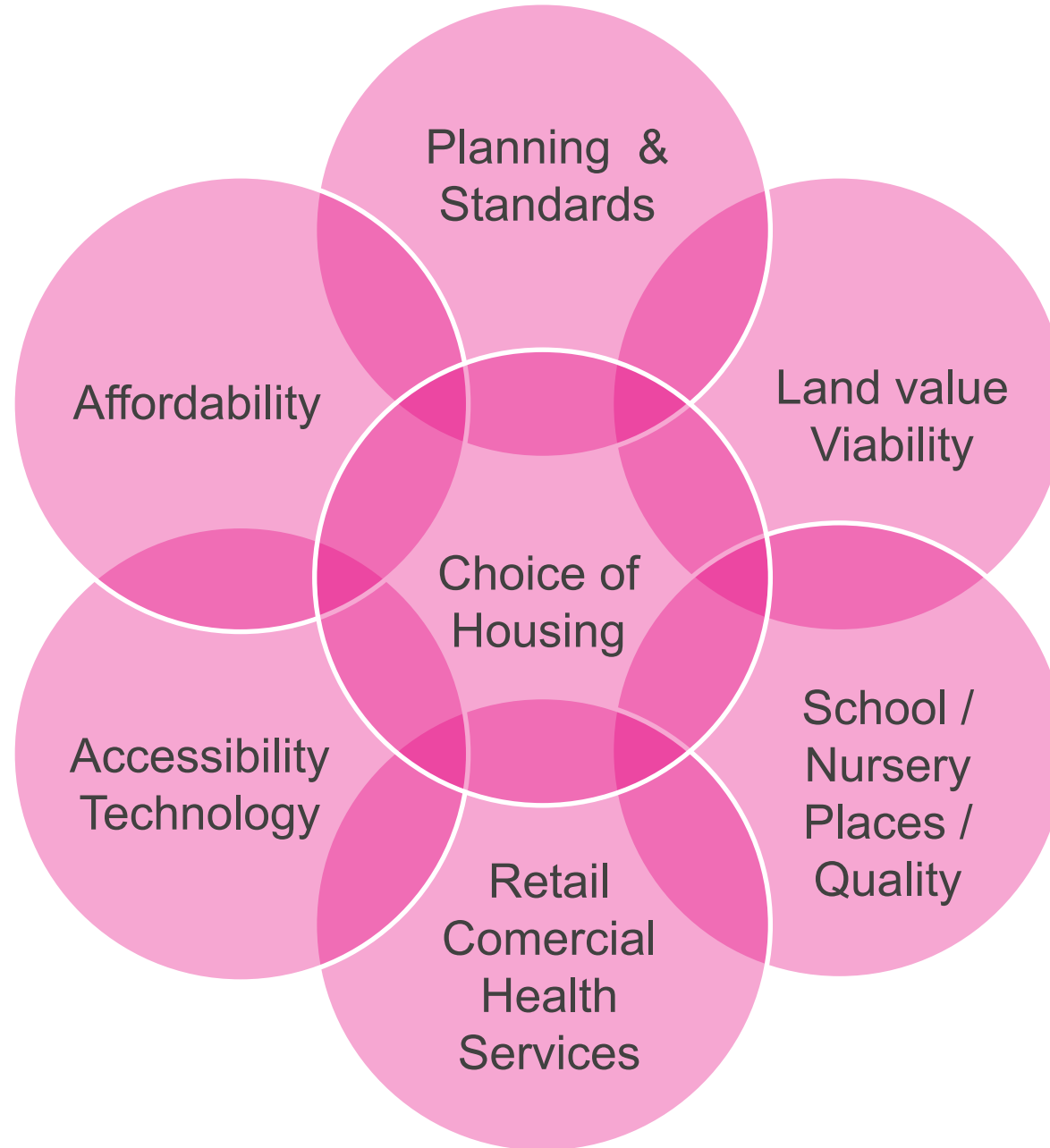


WORKSPACE POP-UPS





# WHAT AFFECTS HOUSING IN OUR CITIES



TO COMPLEX SO STICK TO WHAT YOU KNOW

PRP

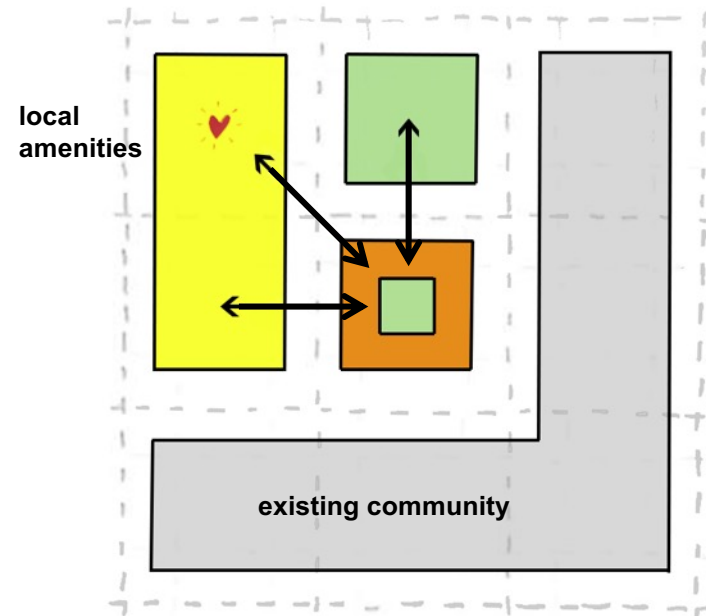


# SETTING THE STANDARD



# INTERCONNECTED TO THE COMMUNITY

PRP



## ***Location, Location, Location!!***

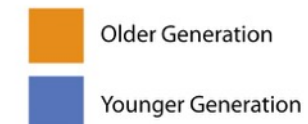
- Single building exclusively for older people
- Location – near the heart of the community with reasonable amenities
- Communal facilities complement local amenities
- Communal facilities could provide benefit the whole community



# 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

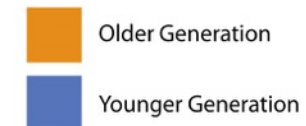


# MULTI-GENERATIONAL

PRP



- 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



## 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.











PRP

CP CARE HUB

INFINITY  
hair salon

INFINITY  
hair salon

INTENSIVE TREATMENT  
NAIL COURSES  
NAIL PRODUCTS

ADVANCED TREATMENT  
EXTRA CARE

BASIC CARE



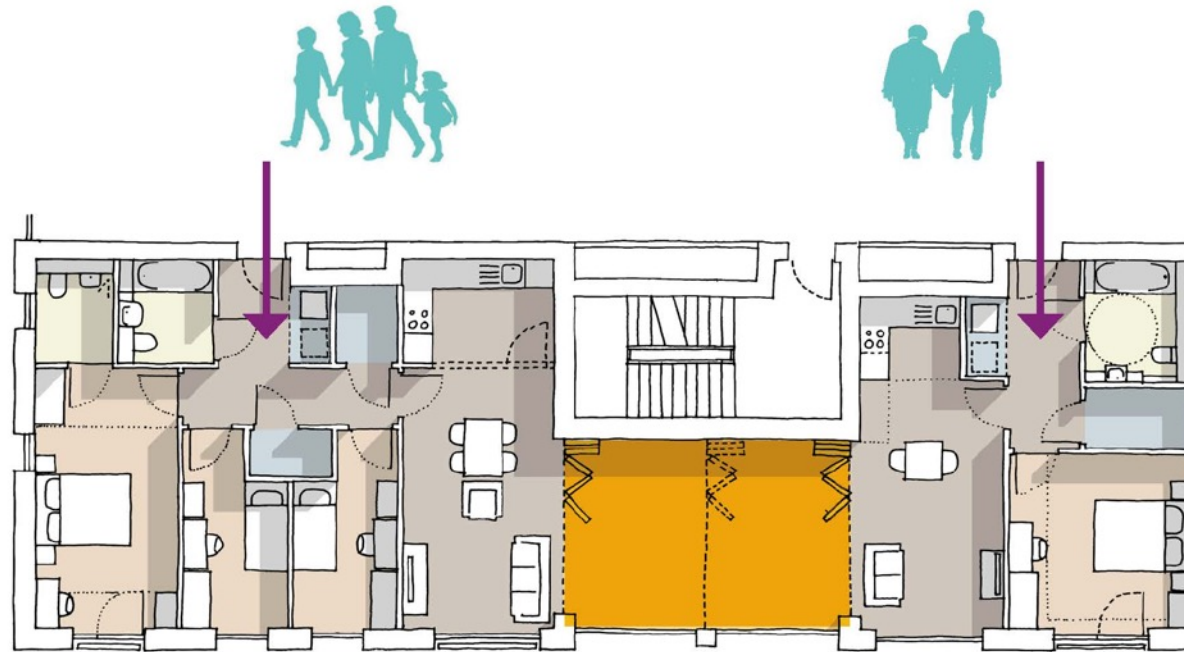
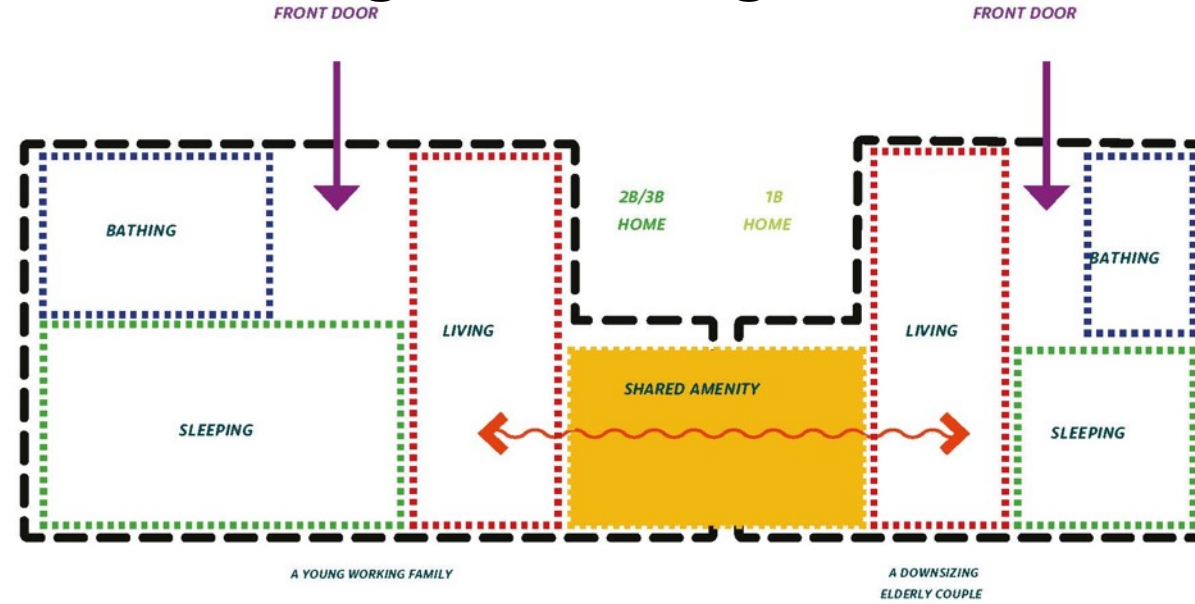
**ENABLING CHOICE**

**TYPESOLOGIES UNDERPIN  
INCLUSIVE URBAN LIVING**

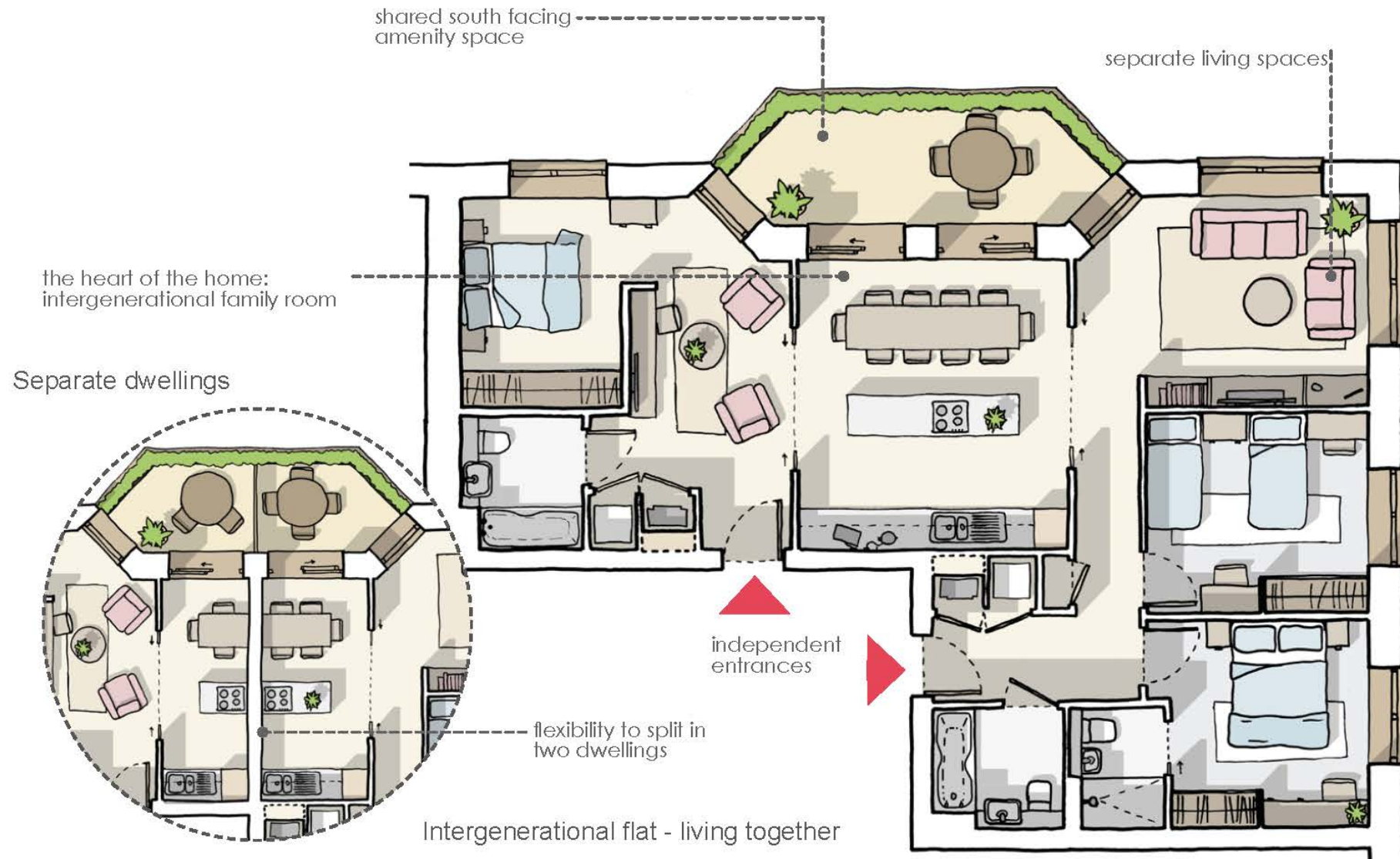


# PRP'S Latest Thinking – Combing Flats

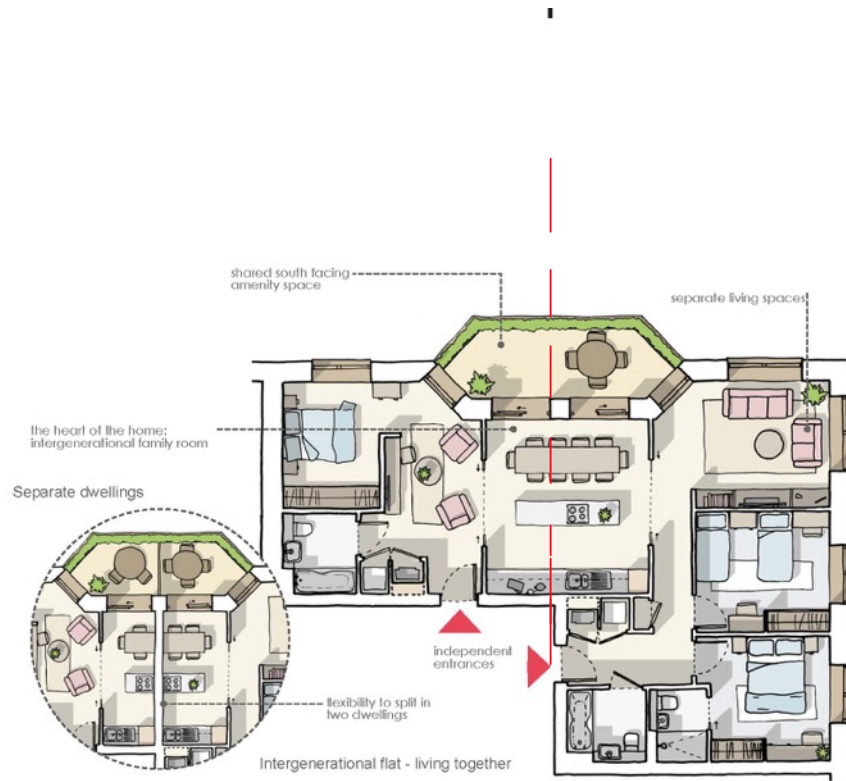
PRP



# PRP'S Latest Thinking – Multigenerational Flats



# PRP'S Latest Thinking – Multigenerational Flats



Shared kitchen-dining space



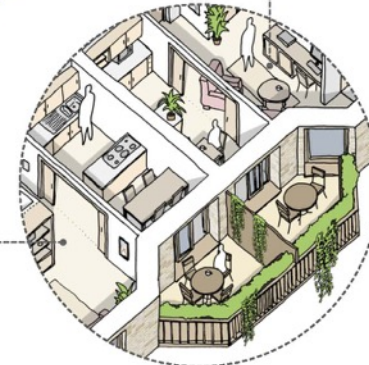
Intergenerational living



Intergenerational apartment



Large outdoor terraces



two bedroom apartment

studio apartment

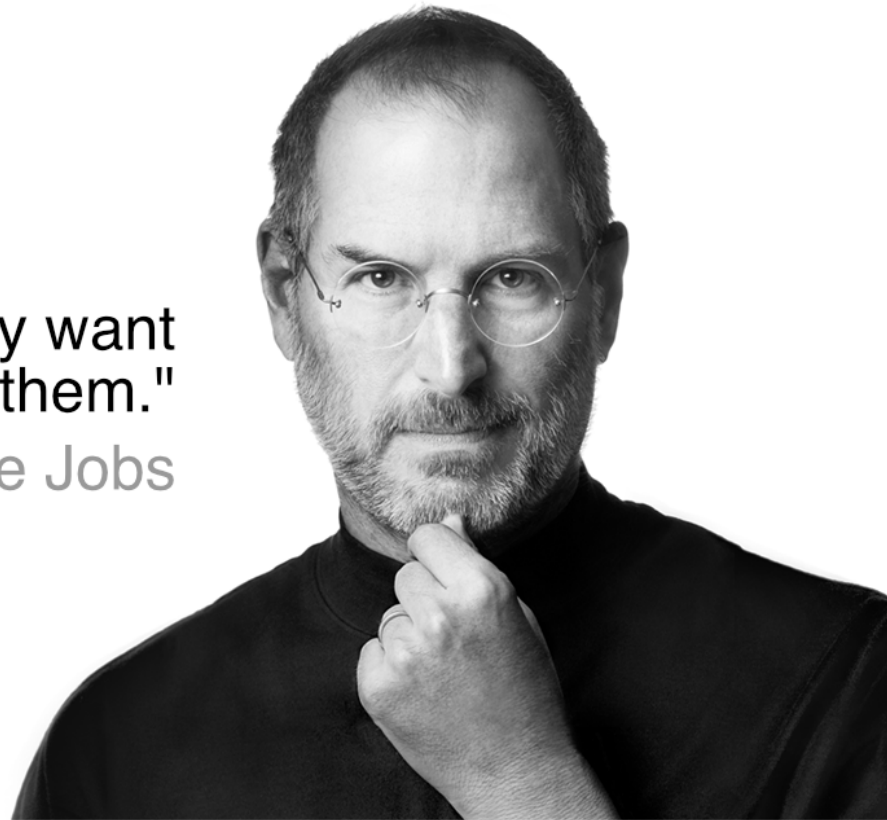


# CREATE THE MARKET FOR THE CONCEPT

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

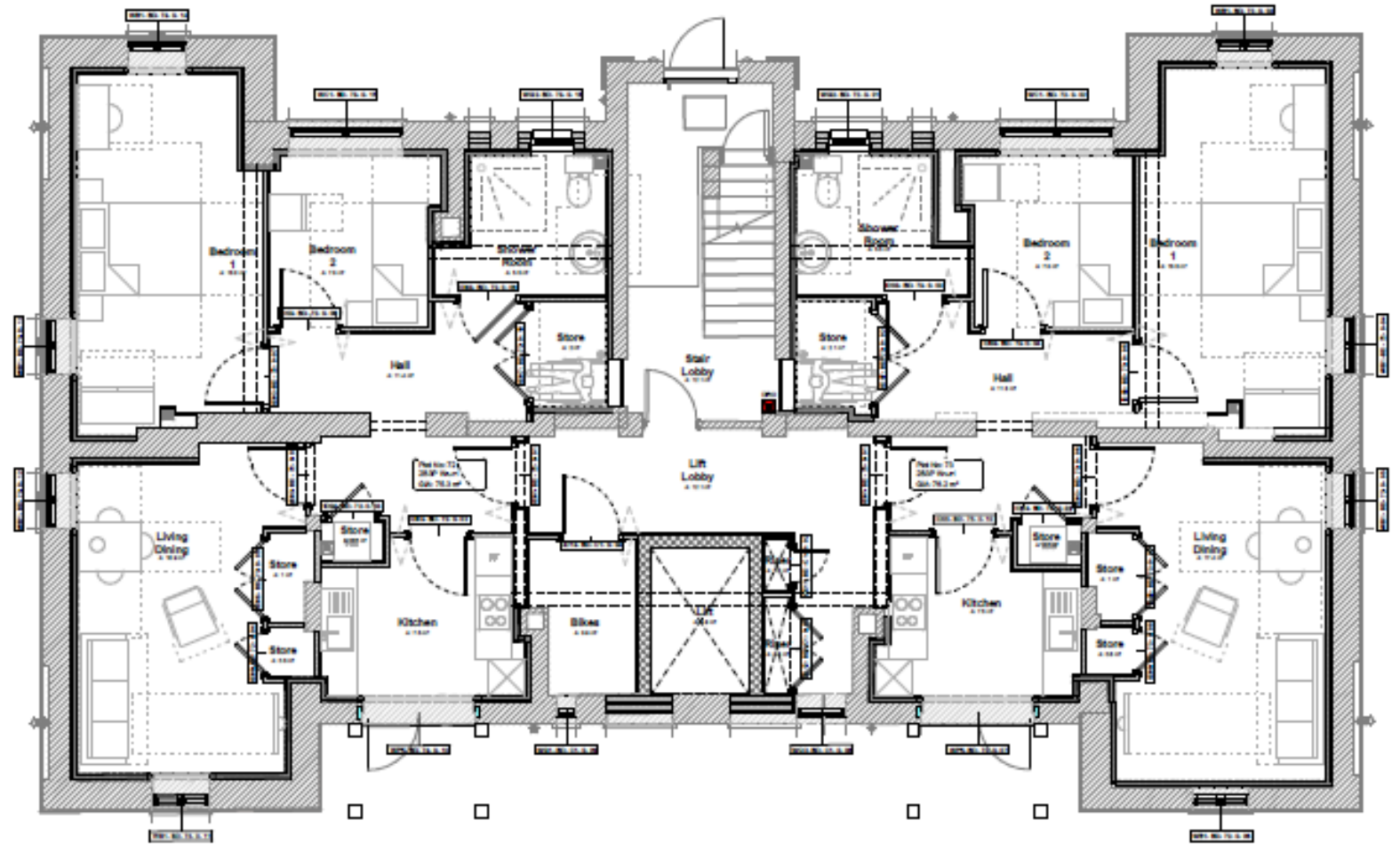
- Buildings are empty: major internal changes easier;
- Full range of homes to modern standards, space for future adaptations;
- New shared landscaped spaces for whole community.





# 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.





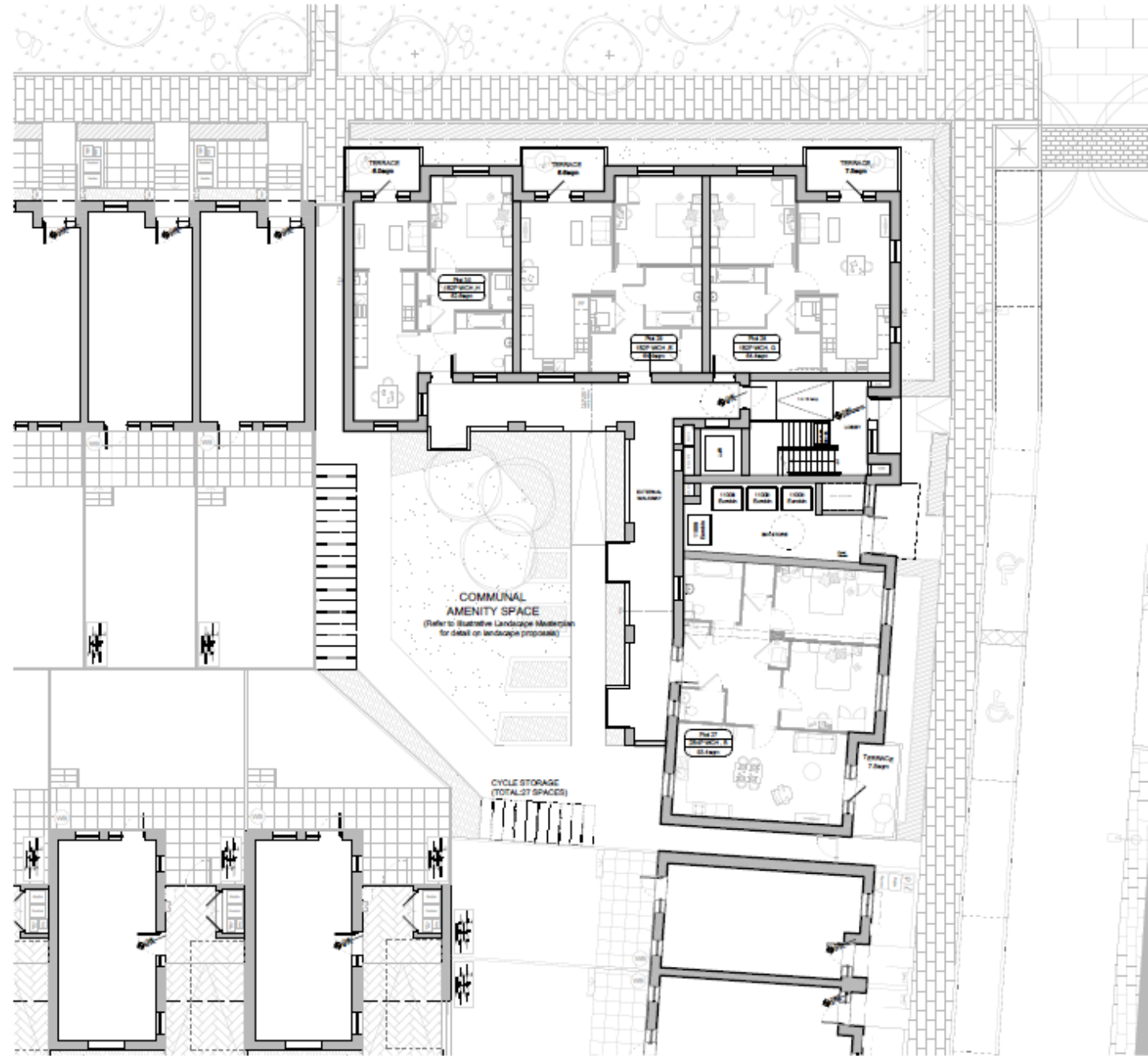
# Regenerating Ravensbury

- 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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