

PRP



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## Sammen om lokal byudvikling

## The Case for Socially Responsible Inter-generational Housing

2<sup>nd</sup> June 2022

Brendan Kilpatrick, Senior Partner

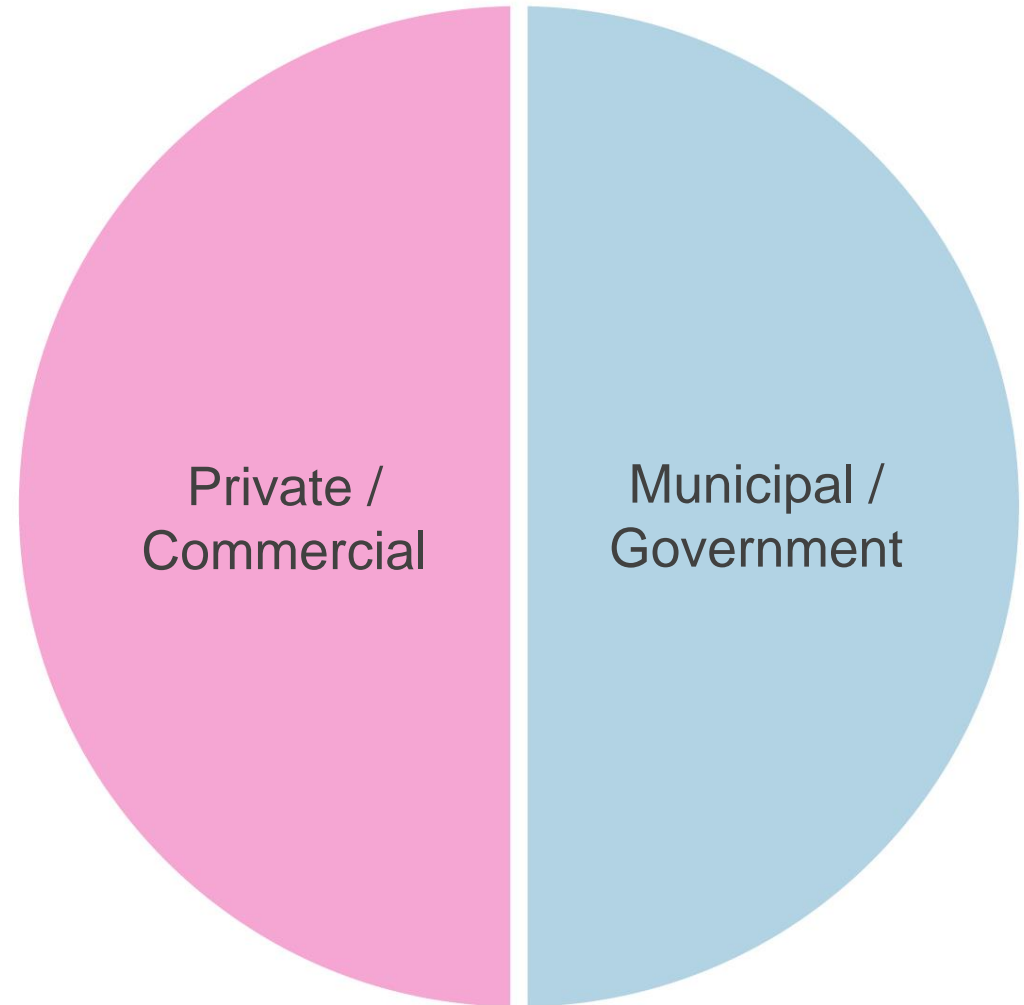
# PRP

PRP is an interdisciplinary, design-led practice with over 55 years' experience in housing design and urban planning.

280 members of staff

4 offices:

- London
- Surrey
- Manchester
- Wrocław, Poland





**ESTATE REGENERATION**



**LATER LIVING**



**SUBURBAN HOUSING**



**INFILL**



**TOWN CENTRE REGENERATION**



**MIXED USE**



**BUILD TO RENT**



**STUDENTS**

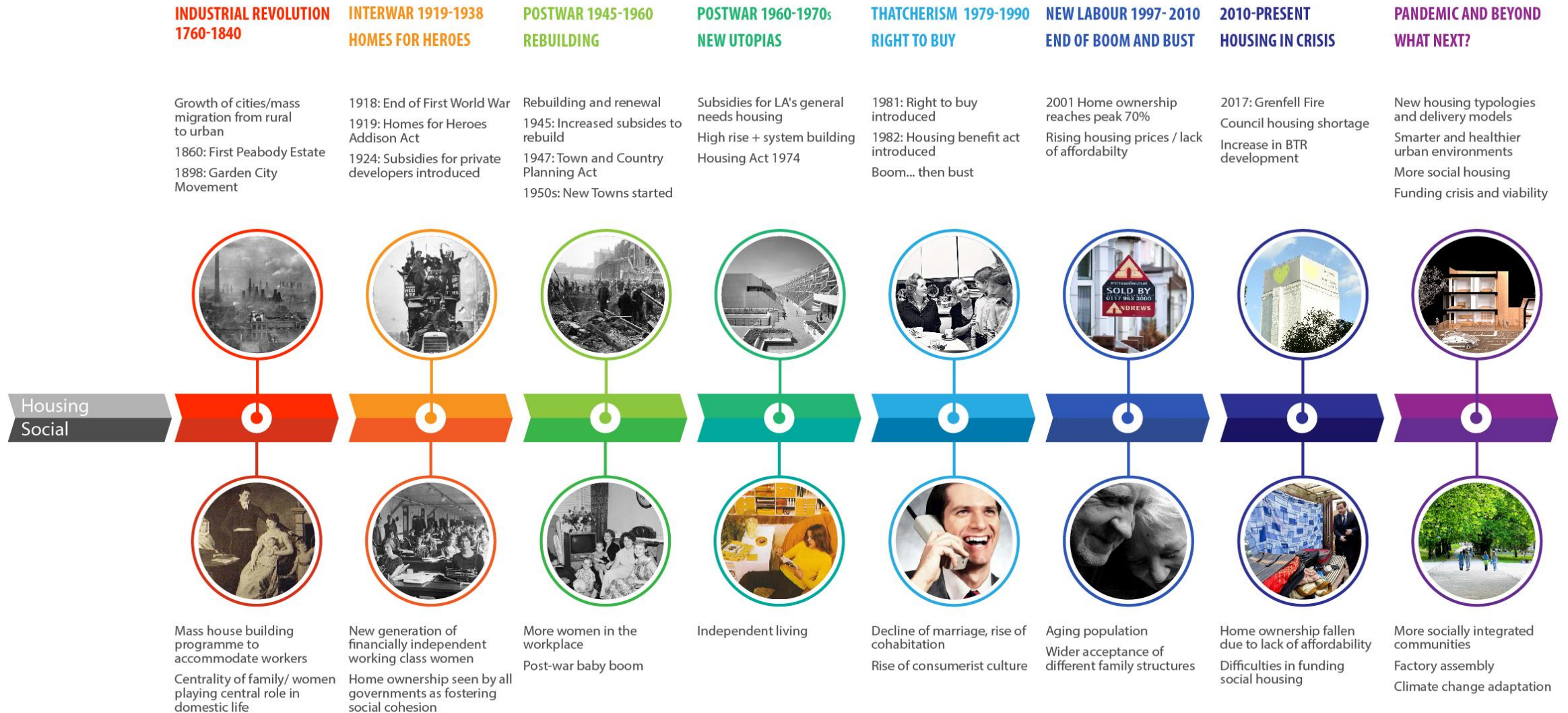
## The Case for Socially Responsible Inter-generational Housing

### Structure of the Presentation

1. Evolution of home and society
2. What housing means to different people
3. Typologies:
  - Chobham Manor
  - Oakfield
  - West Byfleet
  - Pydar Street
4. Suggestions, recommendations and how to avoid failure

# 1. Evolution of home and society

# Evolution of home and society



**INDUSTRIAL REVOLUTION**  
**1760-1840**



Growth of cities/mass migration  
from rural to urban

1860: First Peabody Estate

1898: Garden City Movement

Housing  
Social



Mass house building programme to  
accommodate workers

Centrality of family/ women playing  
central role in domestic life

**INTERWAR 1919-1938**  
**HOMES FOR HEROES**



1918: End of First World War  
1919: Homes for Hero's Addison Act  
1924: Subsidies for private developers introduced

Housing  
Social



New generation of financially independent working class women  
Home ownership seen by all governments as fostering social cohesion

**POSTWAR 1945-1960**  
**REBUILDING**



Rebuilding and renewal

1945: Increased subsidies to rebuild

1947: Town and Country Planning Act

1950s: New Towns started

Housing  
Social



More women in the workplace

Post-war baby boom

POSTWAR 1960-1970s  
NEW UTOPIAS



Subsidies for LA's general  
needs housing  
High rise + system building  
Housing Act 1974

Housing  
Social



Independent living

**THATCHERISM 1979-1990**  
**RIGHT TO BUY**



1981: Right to buy introduced  
1982: Housing benefit act introduced  
Boom... then bust

Housing  
Social



Decline of marriage, rise of cohabitation  
Rise of consumerism

**NEW LABOUR 1997- 2010**  
**END OF BOOM AND BUST**



2001 Home ownership reaches peak 70%  
Rising housing prices / lack of affordability



Aging population  
Wider acceptance of different family structures

**2010-PRESENT  
HOUSING IN CRISIS**



2017: Grenfell Fire  
Council housing shortage  
Increase in BTR development



Home ownership fallen  
due to lack of affordability  
Difficulties in funding  
social housing

**PANDEMIC AND BEYOND  
WHAT NEXT?**

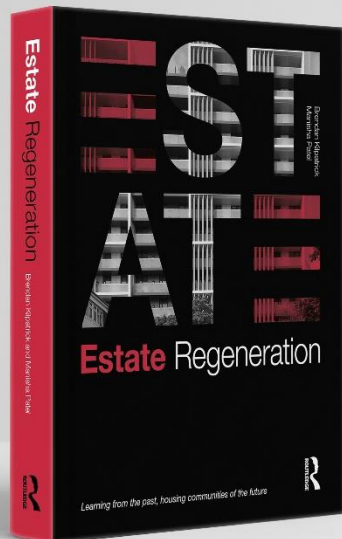


New housing typologies and delivery models  
Smarter and healthier urban environments  
More social housing  
Funding crisis and viability

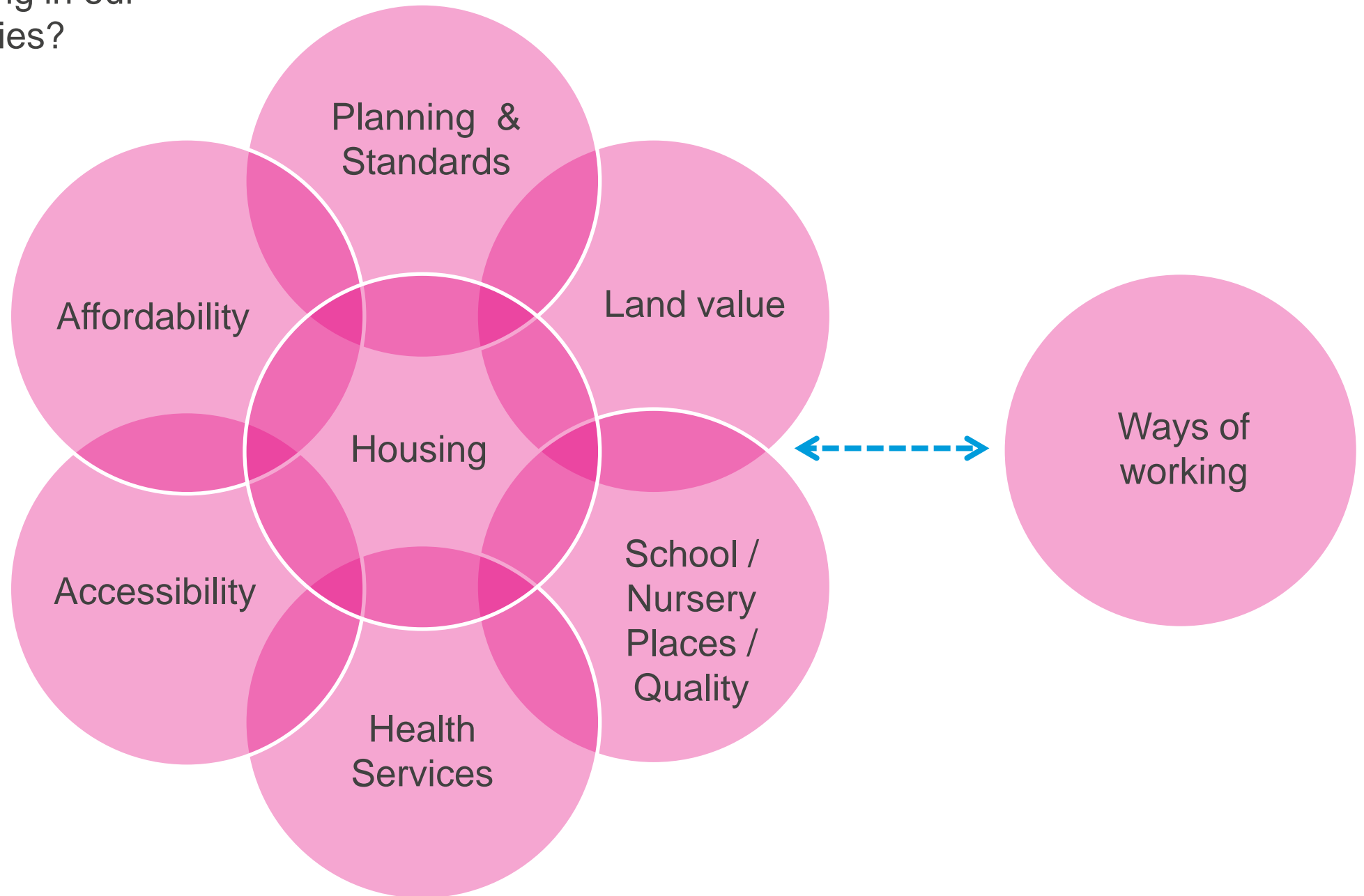
Housing  
Social



More socially integrated communities  
Factory assembly  
Climate change adaptation

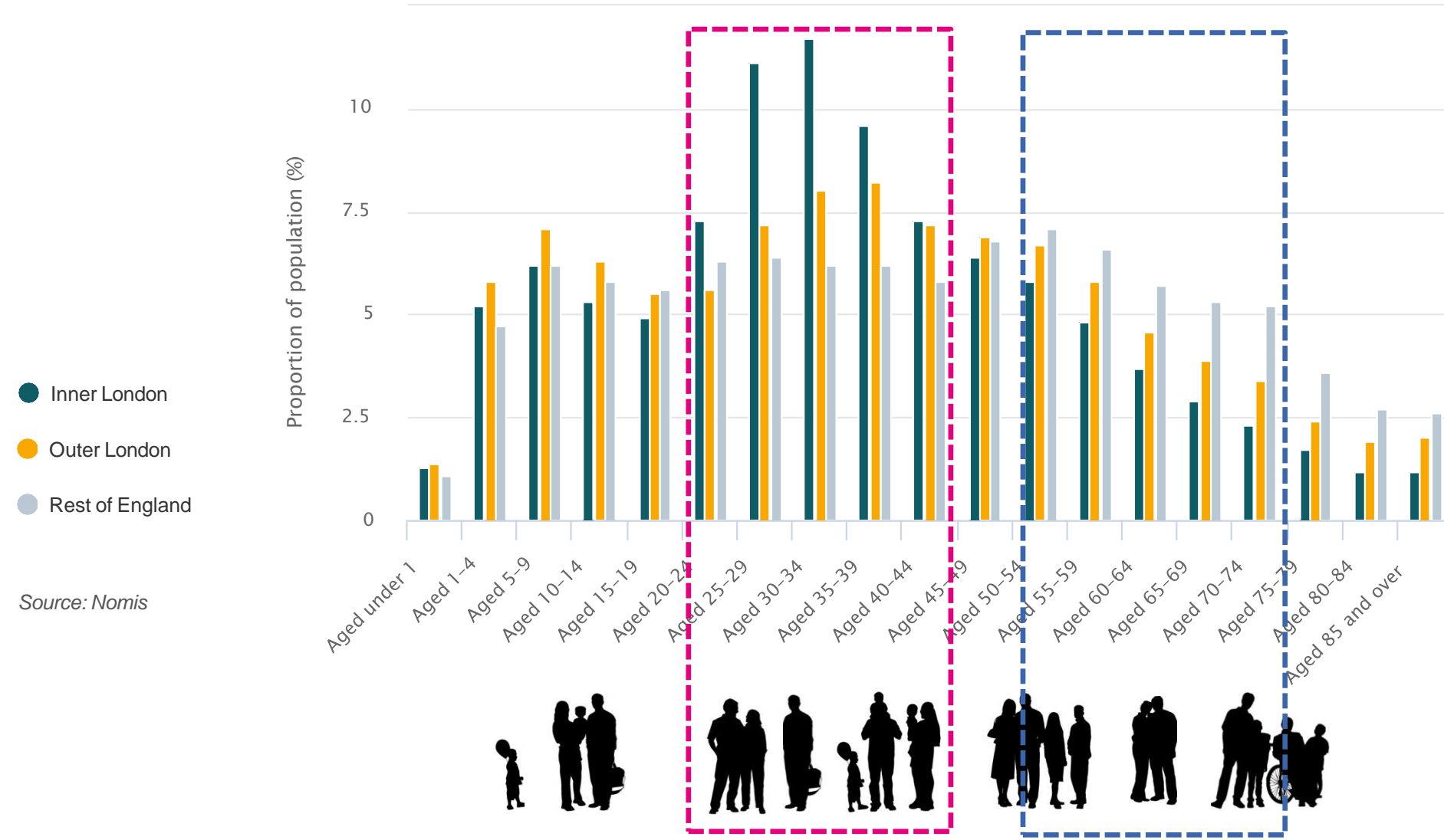


What affects housing in our large towns and cities?



# Statistics: Age and location

## Population by age group for London and rest of England (2018)



# Multi-generational living worldwide

## USA

**House types:** Lennar's Next Gen™ House New Home Company, Life Space, California Yuma dome  
**Communities:**

Generations of Hope, Hope Meadows, Illinois Cohousing: Washington Village, Boulder, Colorado



## Denmark

**House type:** Co-housing; Sættedammen



## Japan

**House type:** Kidosaki House, Tadao Ando; HAKO Architects



## India

Examples would include most Indian homes where generations share the same house.



## UK

**Communities:** Older Women's Cohousing – Barnet  
**House types:** Chobham Manor

## Singapore

**House types:** Dual Key Condominiums Flamingo Valley

## Australia

**House types:** Genliving



## Germany

**Communities:** Kraftwerk II; Mehrgenerationen haus- Pattensen, Hanover

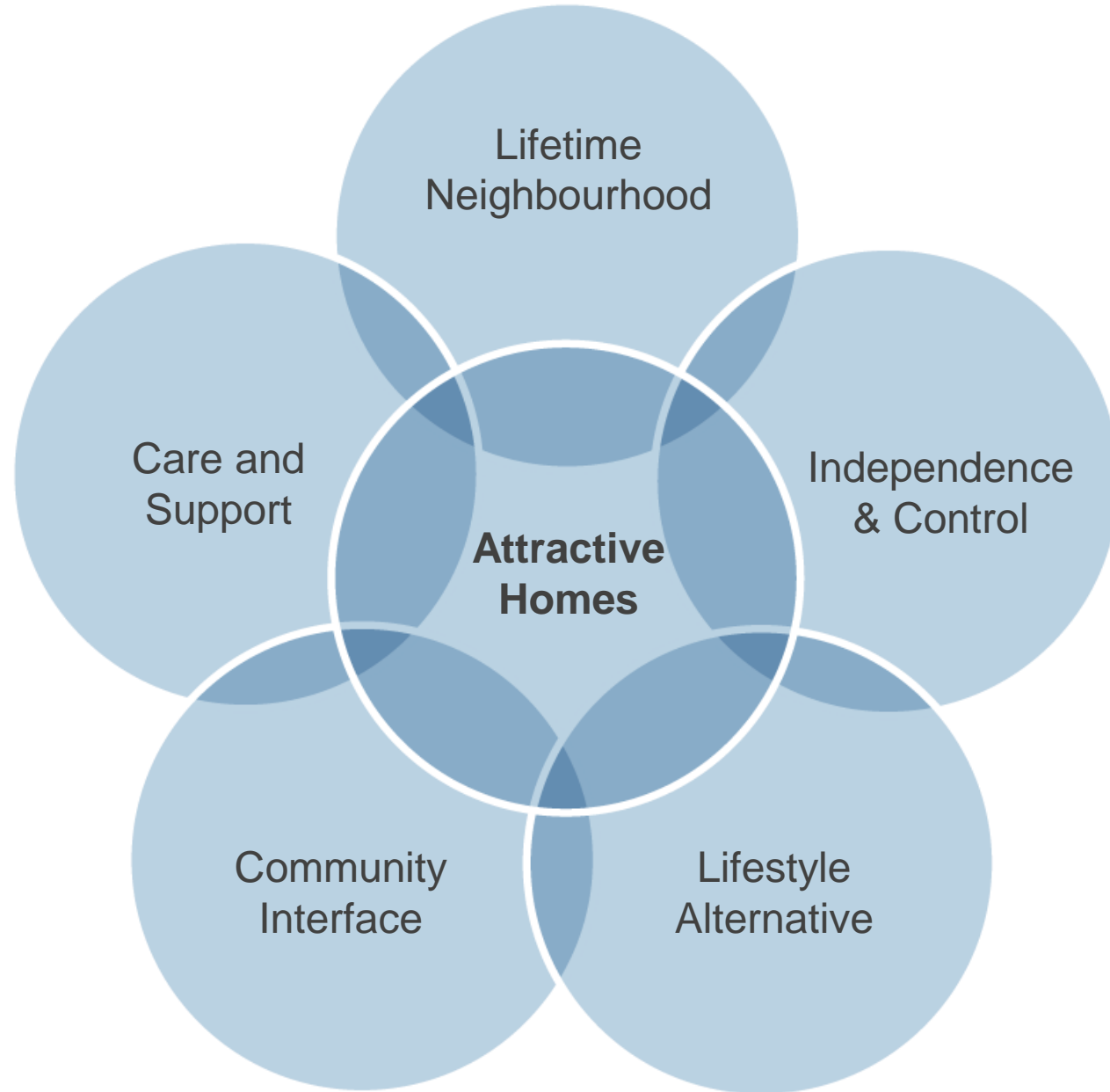


## Canada

**House types:** Metric Homes: Home within a home

# Independent living for multiple generations: attractive housing alternatives

- Staying in Control
- Choice & Variety
- Design Quality: Attractive Homes
- Lifestyle Alternative
- Location & Connectivity
- Affordable
- Care Continuity
- Flexibility of the home

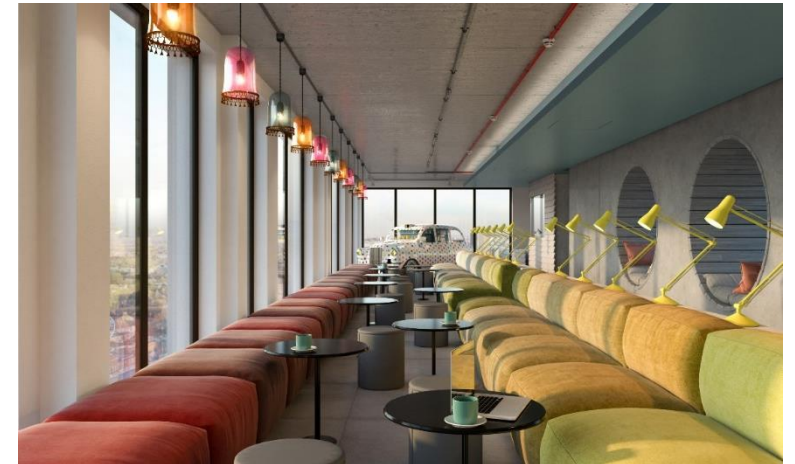


## 2. What housing means to different people

# What housing means to different people

## Priorities for young people in a post-pandemic world?

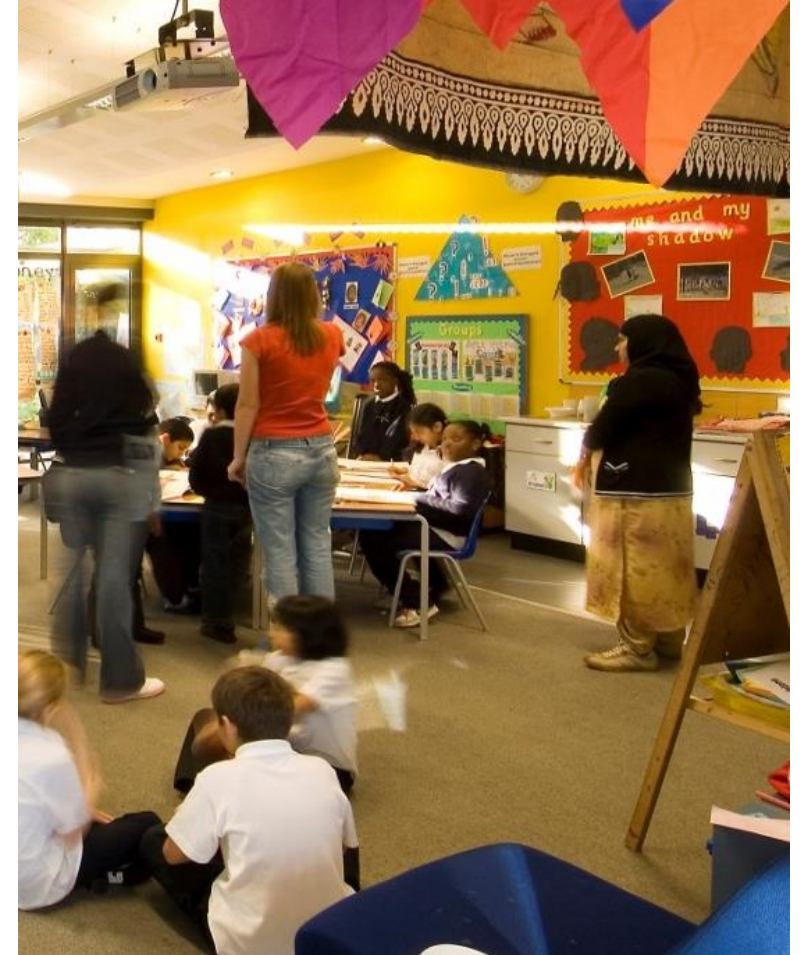
- Proximity to places to go out and enjoy
- Proximity to friends
- Proximity to work
- Affordability
- Proximity to open space
- Need for private amenity
- Metropolitan lifestyle
- Shared facilities



# What housing means to different people

## Priorities for families?

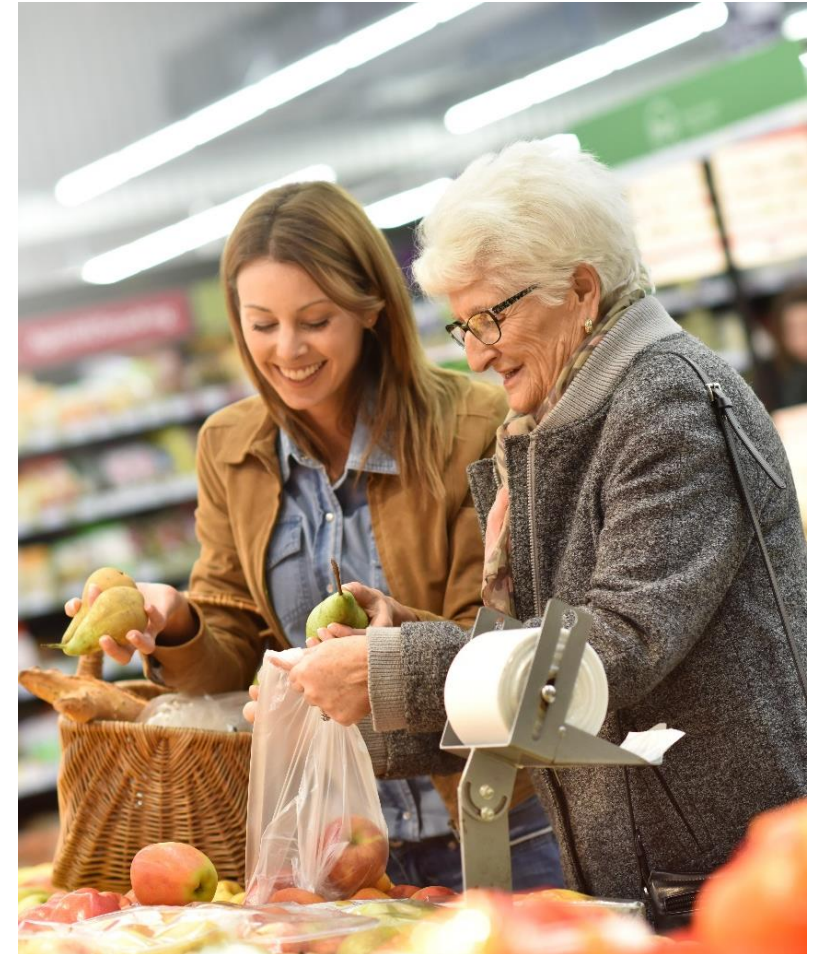
- Proximity to childcare
- Proximity to family
- Proximity to good schools
- Proximity to healthcare
- Proximity to work
- Affordability
- Working From Home
- Access to amenity



# What housing means to different people

## Priorities for elderly people?

- Somewhere quiet
- Proximity to family
- Proximity to shops and facilities
- Affordability
- More years of working
- Grey-generation premium



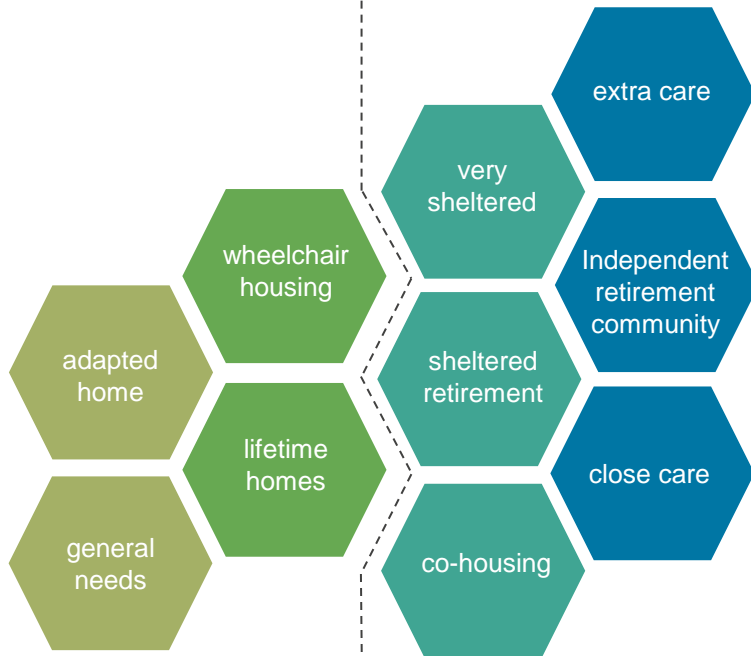
# What is housing for the elderly?

Scope of HAPPI influence



## Mainstream housing

Individual homes to buy or rent – not designated for any specific user group through Lifetime Homes. Includes age-friendly features and wheelchair housing is specifically designed. Personal care, support, other services and amenities available within the community.



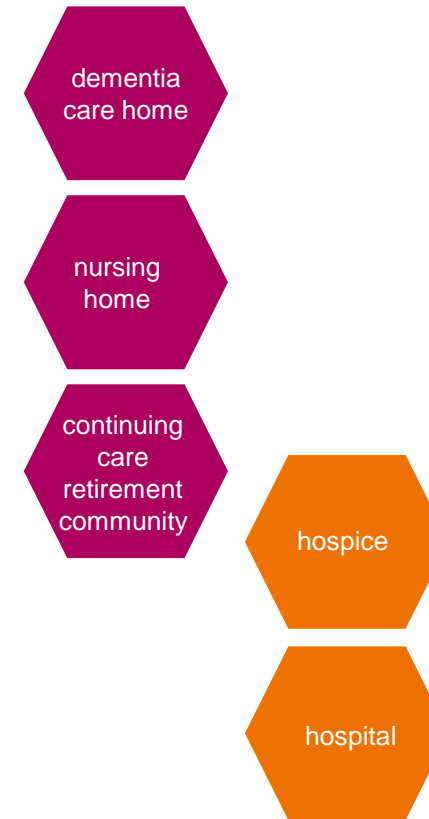
## Specialised housing

Groups of homes (usually flats) to buy or rent – designated for older people (typically 55+). Personal care and support usually arranged or provided within the development together with shared facilities and activities.

Planning: currently classified as C2 or C3 would a new class or classes be useful?

## Care homes

Residential care rather than independent living.



Planning: current use class C2 'residential institution'

Planning: current use class C3 'dwelling houses'

### 3. Typologies: CHOBHAM MANOR

Intergenerational Dwelling

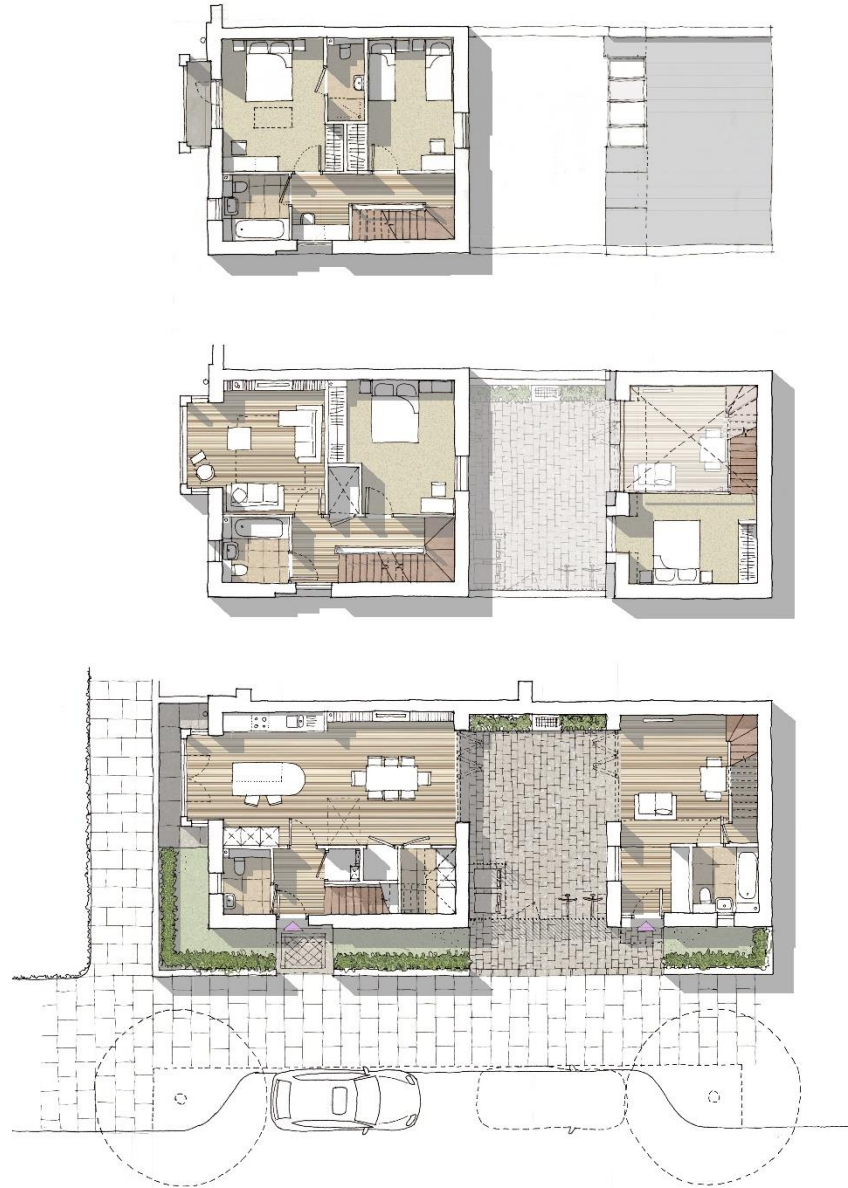
# London 2012 Olympics and the Olympic Legacy







# Multi-generational house







KEVIN ROAD





# Inside / outside apartment living: first choice rather than last



Balconies to be as large as possible with privacy

Private balconies to have views to green open spaces

Good access to local parks

Where possible provide pockets of greenery

Potential for winter gardens

Ground floor commercial spaces to provide opportunities for creative workshops, fashion hubs and communal work stations

Opportunity for incidental play

Enhanced tree planting

# An intergenerational community

## MULTIGENERATIONAL HOMES

YOUNG MILLENNIALS  
& DOWNSIZERS



ONE FOR ALL  
UNIVERSAL



SHARING MULTIGEN



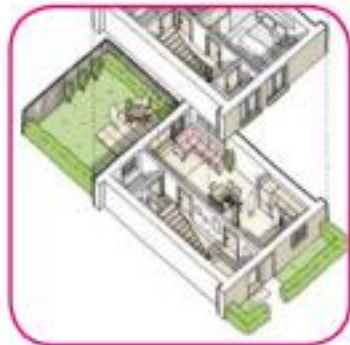
HOMES FOR ALL



PODIUM GARDEN  
DUPLEX



TERRACE LIVING



THE ENTREPRENEUR



FLEXI DUPLEX

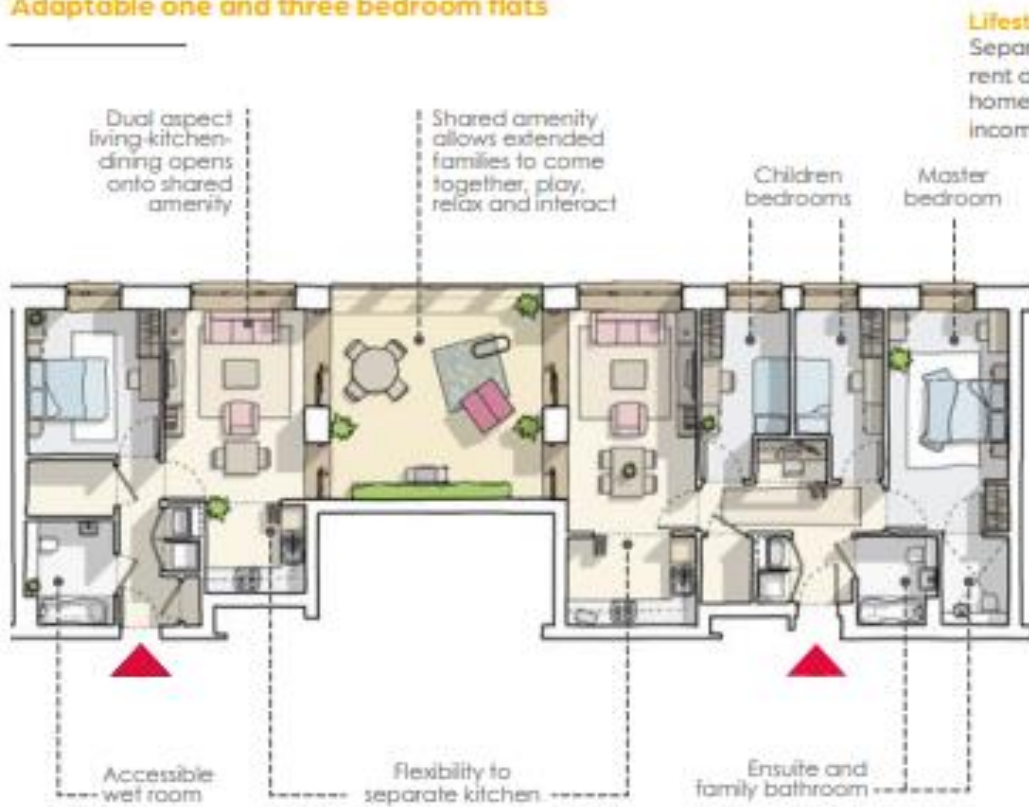


FLEXI MULTIGEN

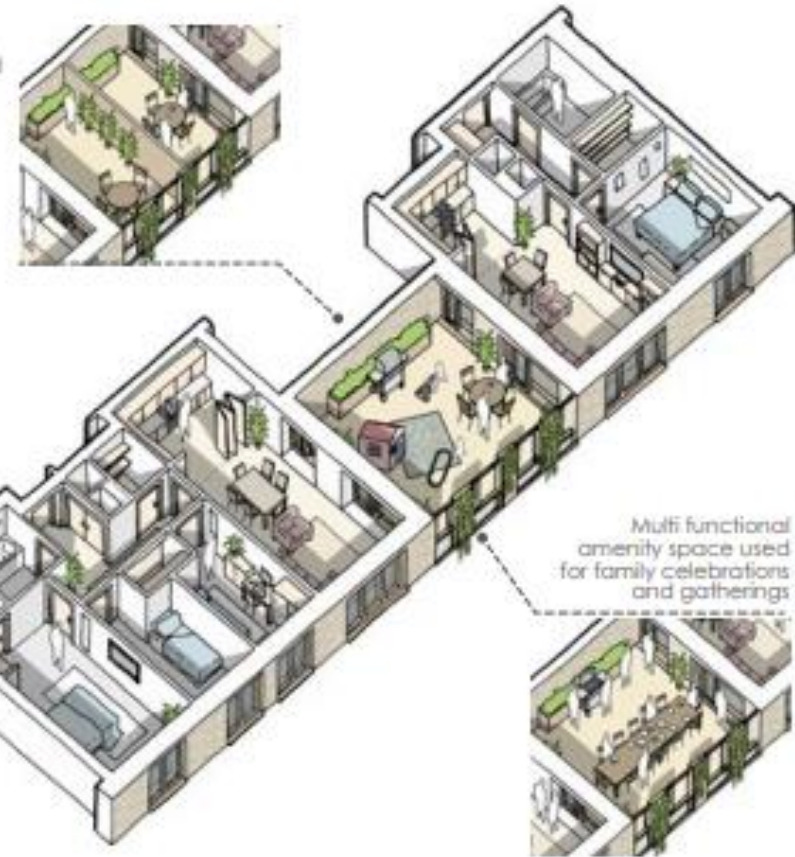


# The Flexi Family Multigen

## Adaptable one and three bedroom flats



**Lifestyle choices:**  
Separate dwellings and rent out one of the homes for additional income



Independent living for young people



Separate living space for grandparents/ teenager



Flexible shared amenity: relaxation & exercise room



Flexible shared amenity: extended family dining



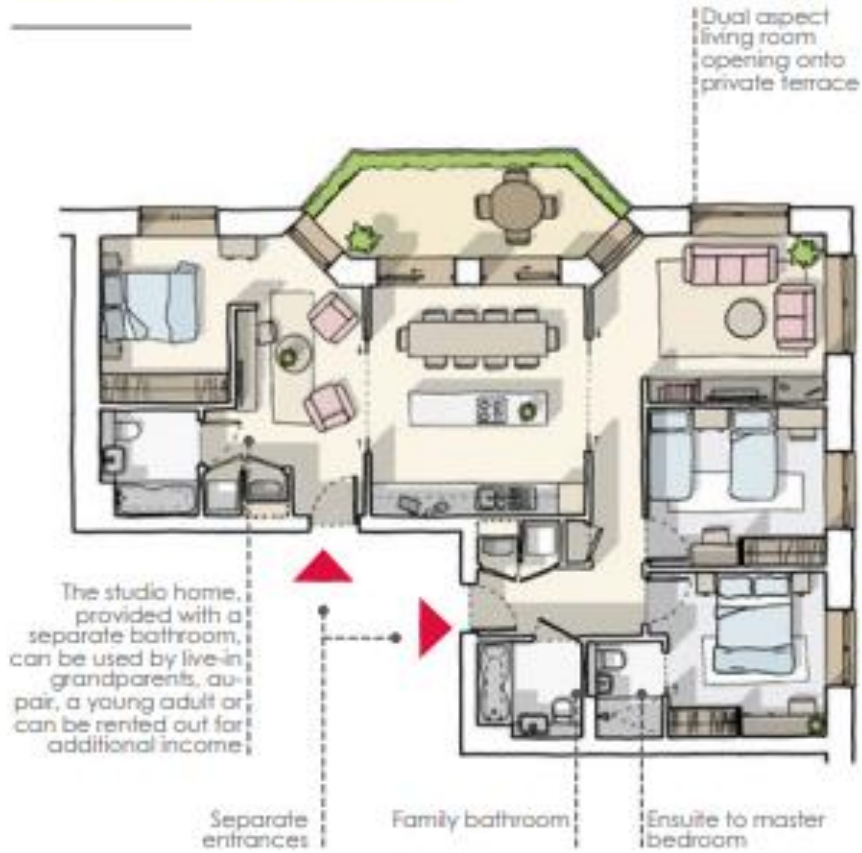
Flexible shared amenity: playroom



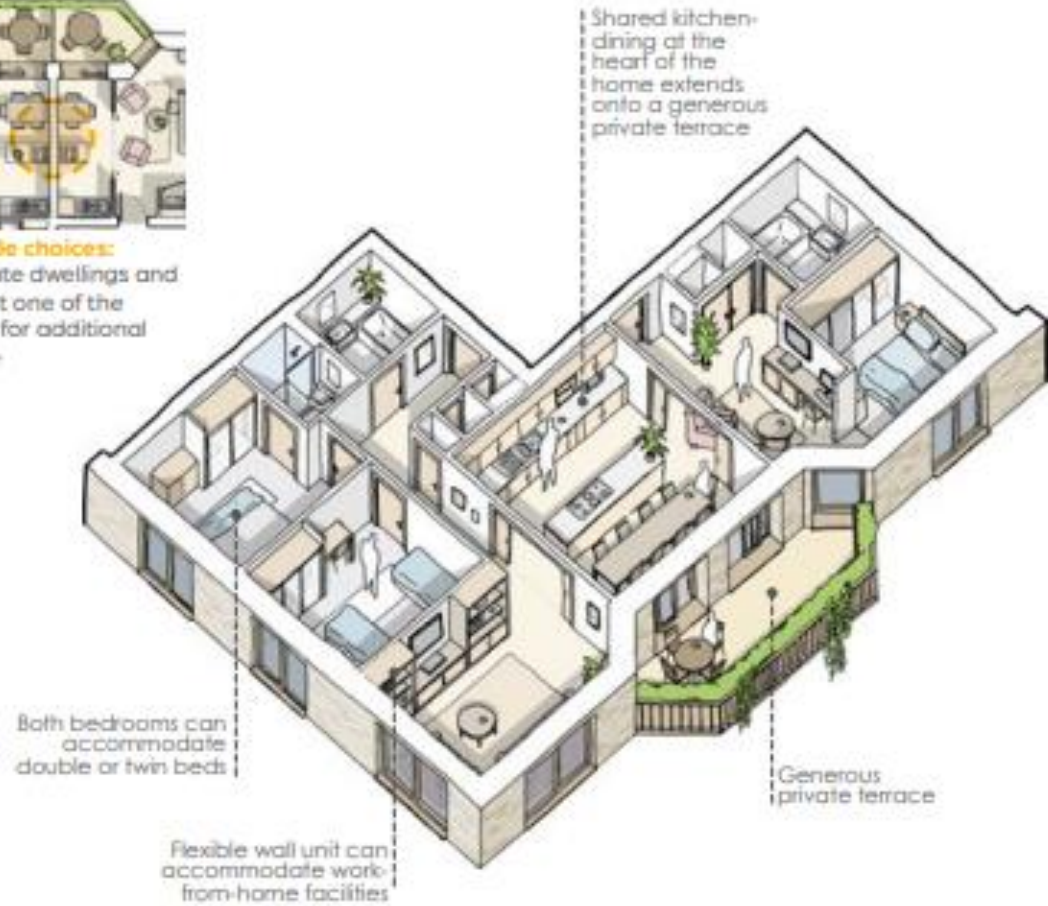
Living room as space for social interaction

# The Sharing Family Multigen

## Studio and two bedroom shared



**Lifestyle choices:**  
Separate dwellings and rent out one of the homes for additional income



Kitchen-dining that opens to living



Large family dining area



Central kitchen island for interaction



Private living spaces for flexibility in use



Private amenity for outdoor living activities



Integrated study spaces



Separate living space for moments of privacy

### 3. Typologies: Oakfield

Intergenerational Community



■ Site Plan  
■ Housing with Care

Swindon

Wichelstowe

M4

M4

M4

# Intergenerational Community

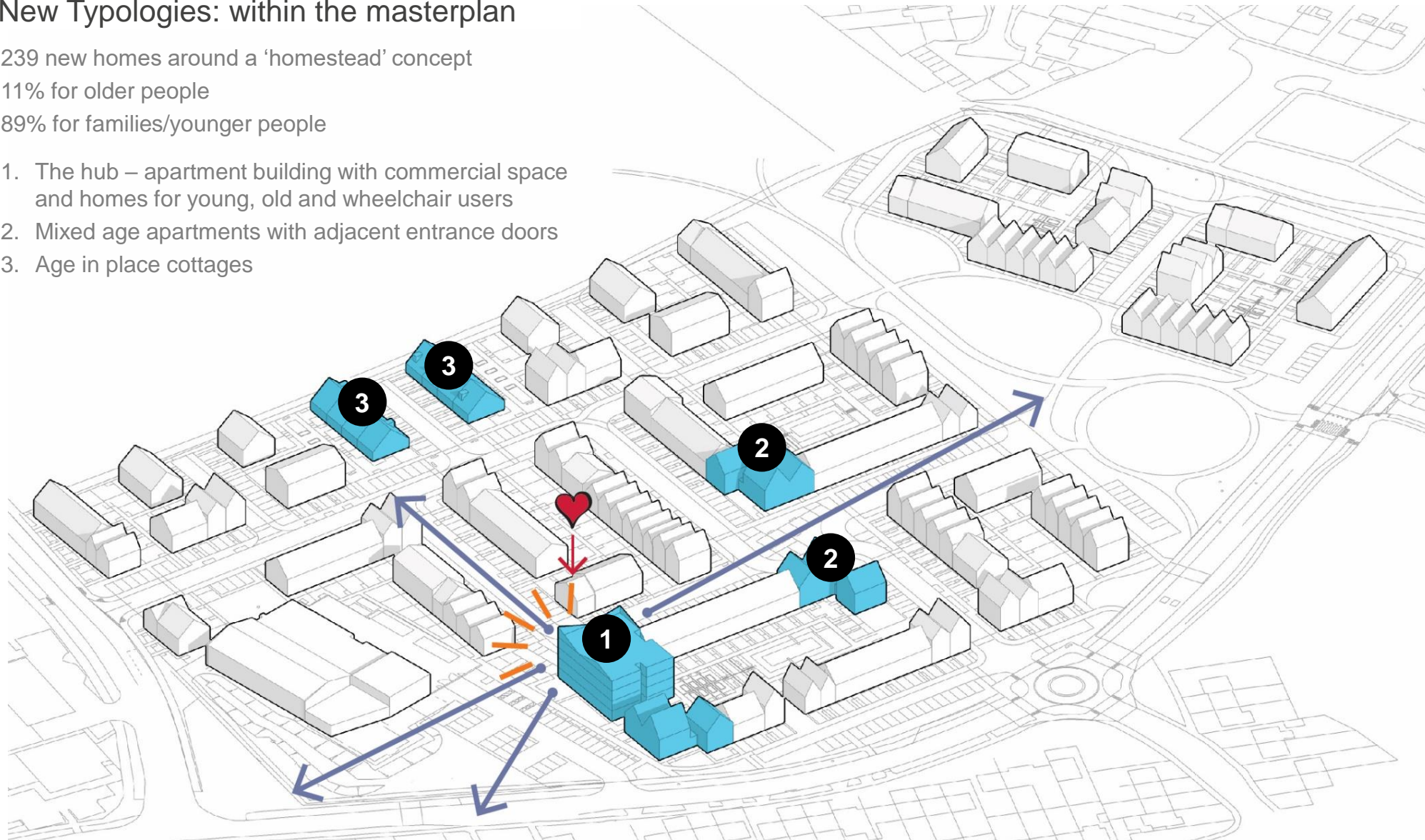
## New Typologies: within the masterplan

239 new homes around a 'homestead' concept

11% for older people

89% for families/younger people

1. The hub – apartment building with commercial space and homes for young, old and wheelchair users
2. Mixed age apartments with adjacent entrance doors
3. Age in place cottages



# Intergenerational Community

## New Typologies: walk-up apartments

Affordable housing for rent

Cat 2+ dwellings for older people

Cat 1 dwellings for younger people  
(walk-up to apartment)

- Corner plot locations
- Paired entrances encourage neighbourliness
- No communal spaces – dwelling ownership at threshold
- Access to shared garden
- Cost balance of areas vs buildability



Ground Floor Plan – Cat 2+





### 3. Typologies: WEST BYFLEET

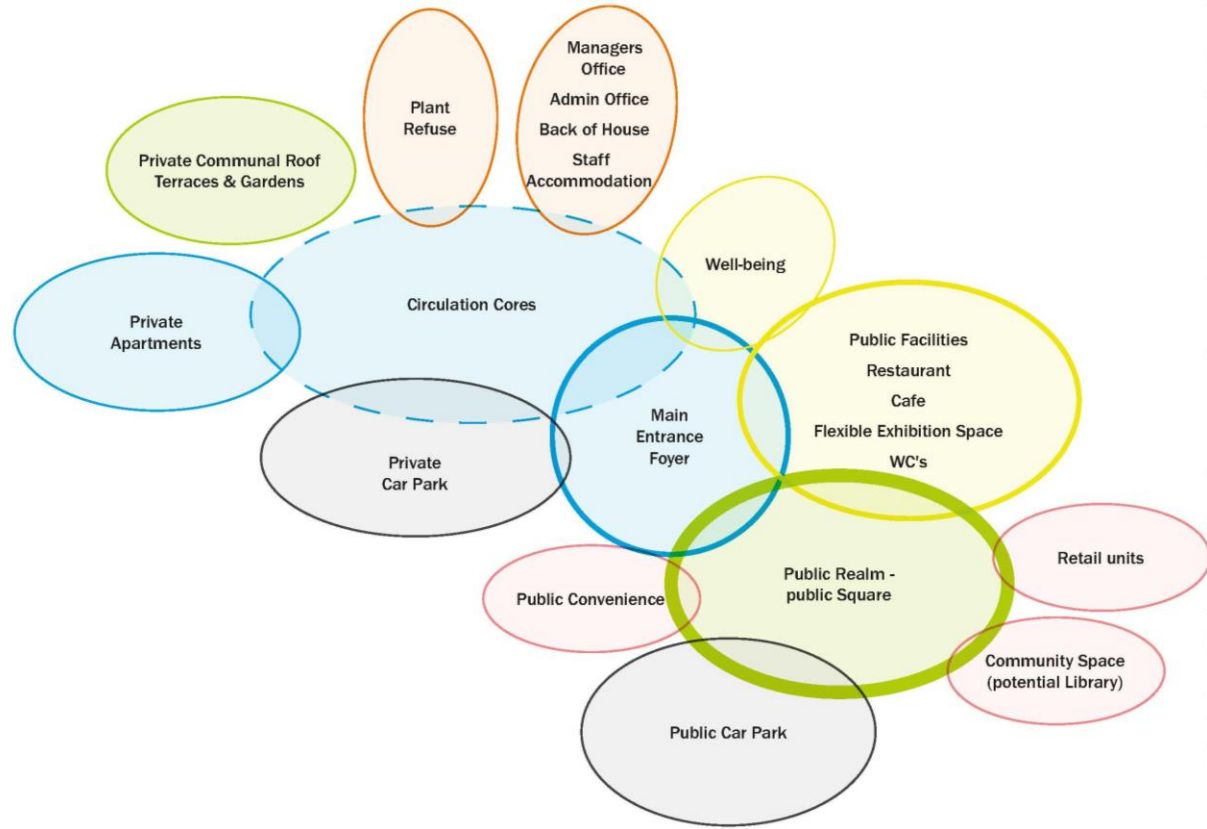
Mixed-use town centre retirement community



### Key

1. Public square
2. Main entrance to retirement shared amenities
3. Main to retirement apartment lobby
4. Entrance to community / library space
5. Roof level terrace/ garden
6. Access to Public Car Park
7. Access to Private Car Park
8. Block A Retirement Apartments
9. Block B Retirement Apartments
10. Block C Retirement Apartments

# West Byfleet



1. Public Square
2. Retail accommodation
3. Main Entrance to the extra care shared communal facilities & well-being suite
4. Car Parking
5. Community Use (potential library)



*Via Approach*

# West Byfleet – Open plan apartments



One bedroom



Two bedroom



Our Place



One Place

LIBRARY

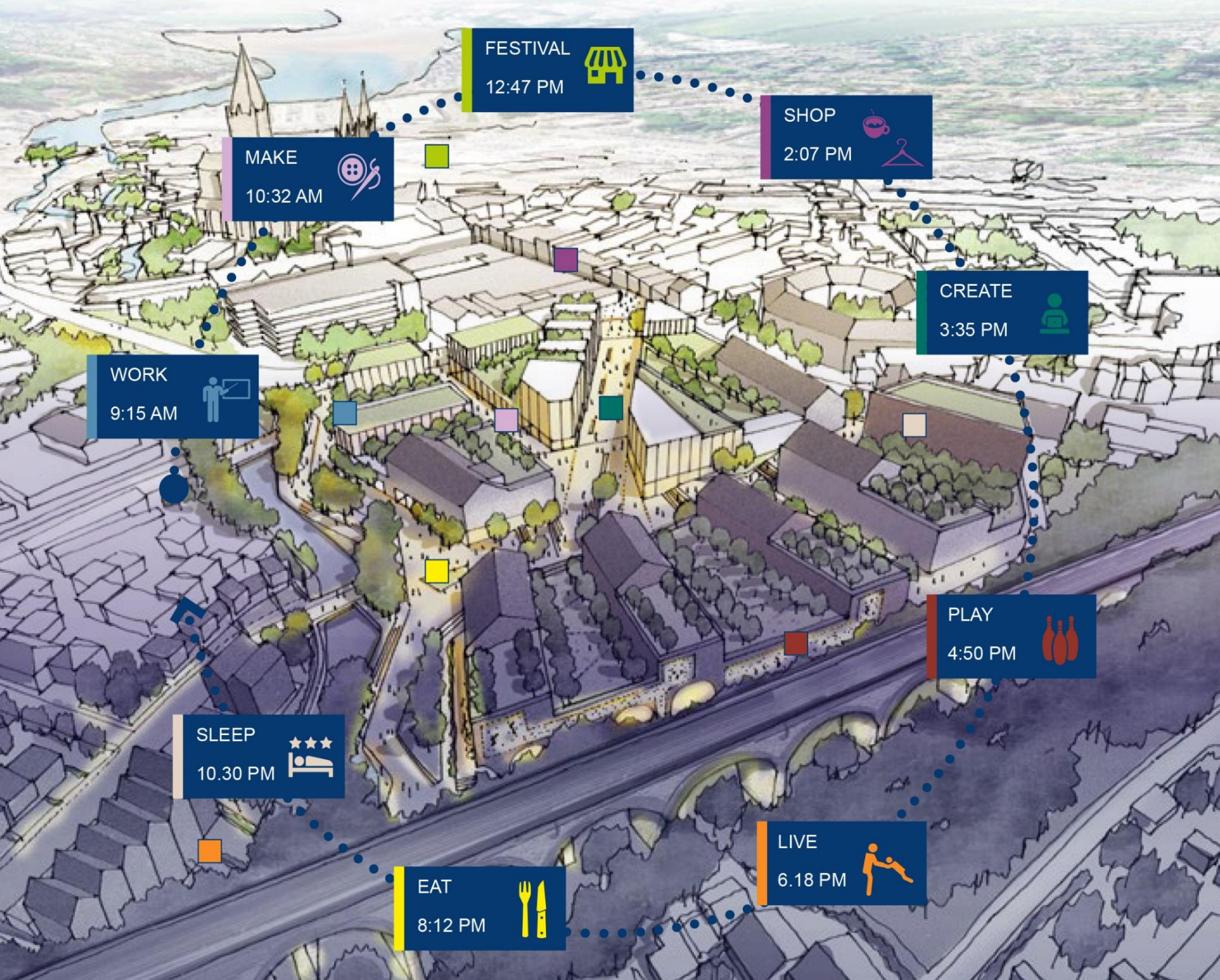
CYCLES

### 3. Typologies: PYDAR STREET

Mixed-use town centre co-living







Leisure + Food & Beverage



Community Venue



The Hive and Innovation Centre



Workspace & small artisan shops



Hotel



300 Homes



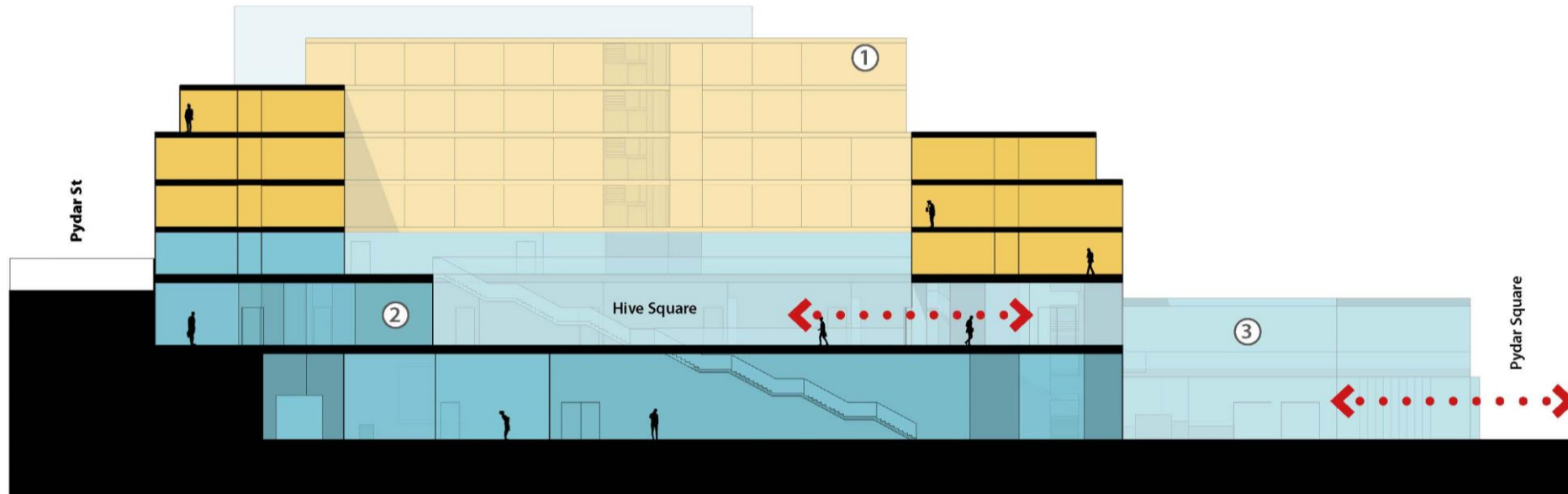
400 Students



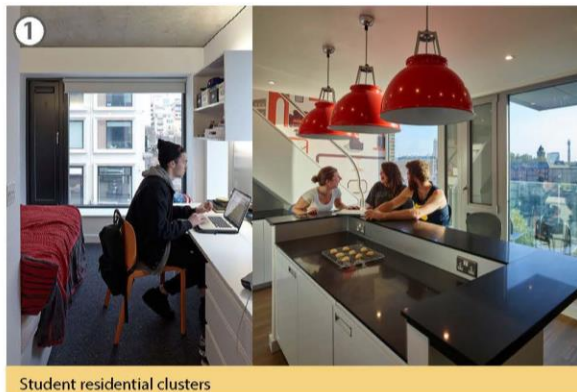
Extra Care Facility

# Pydar Street

## Layering of uses

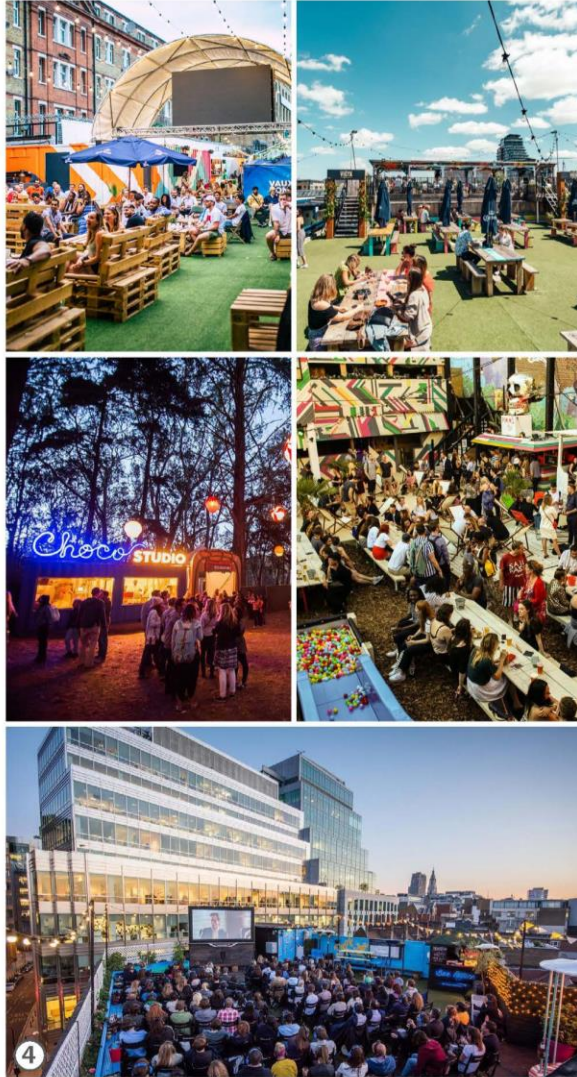


Diagrammatic Section through Hive Square

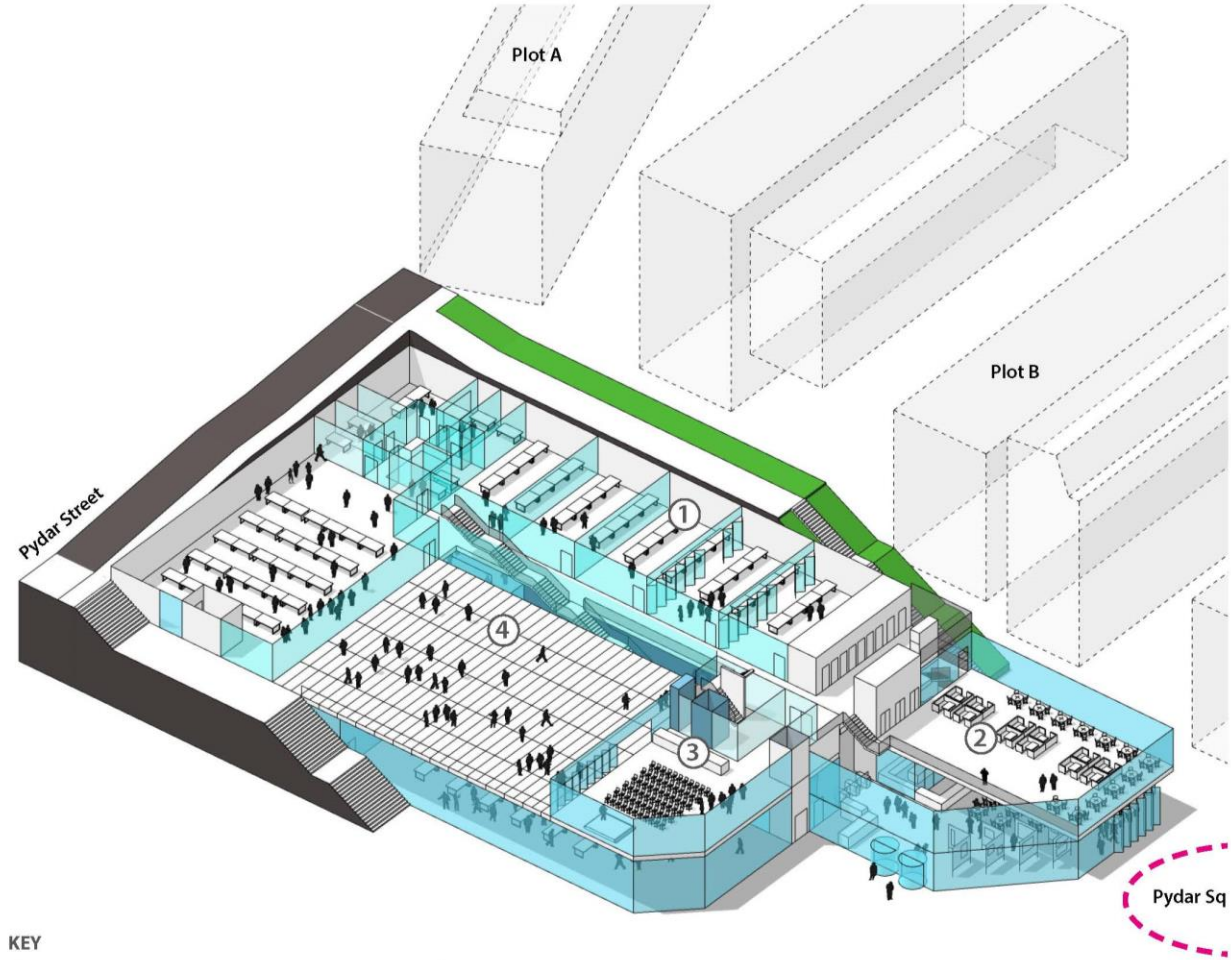


# Pydar Street

## Massing & Use - Level 1 (Hive Square)



Public Plaza with fully integrated infrastructure to support alternative uses



### KEY

- ① Adaptable learning space
- ② Hive / Launchpad + social space
- ③ Meeting / Event space
- ④ Hive square, Publicly accessible external amenity and events space

# Pydar Street

## Massing & Use - Level 2



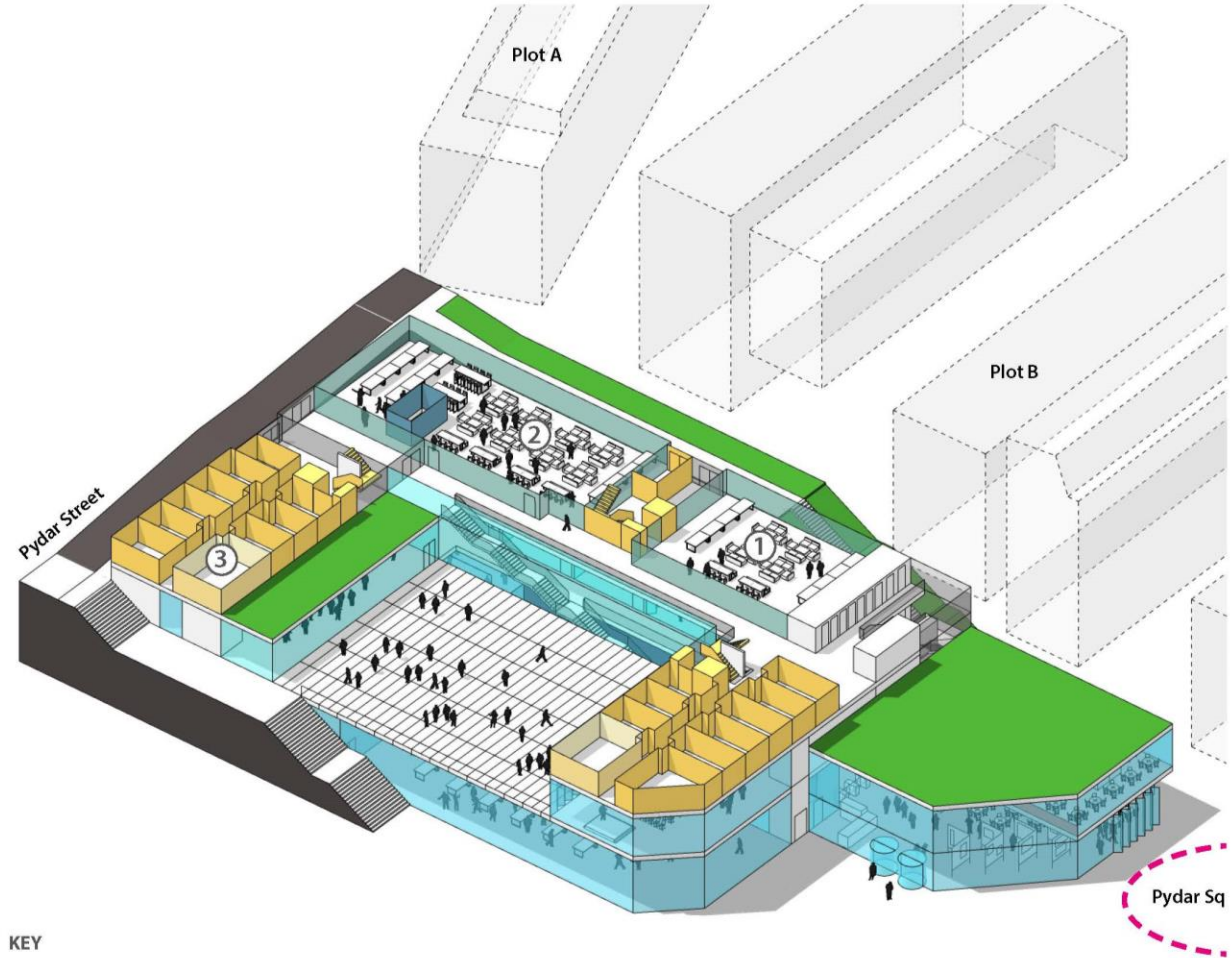
1 Student services with specific focus on health and wellbeing. Click+Collect library, consultation rooms and GP services



2 Open-plan, adaptable, digitally-enabled workspace



3 Student Clusters, groups of 8-10 en-suite student beds with shared amenities



### KEY

- 1 Student support space
- 2 Open plan flexible workspace
- 3 Student residential accommodation

# Pydar Street

## Massing & Use - Level 3-6 Student Accomodation



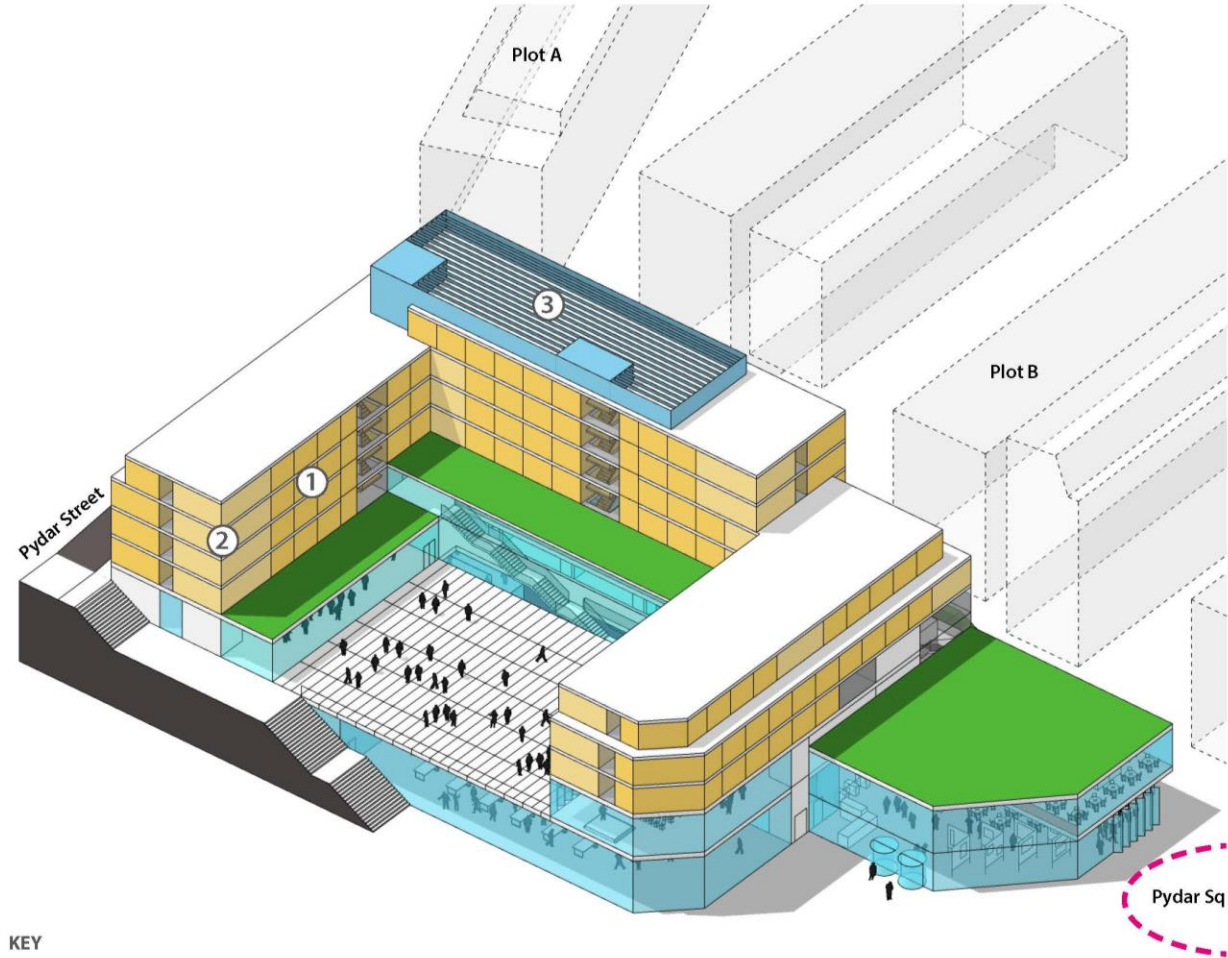
① Single room student bedroom with en-suite and study area



② Student amenity space shared lounge and kitchen within each cluster



③ Roof mounted plant with decorative screening to conceal plant from view



### KEY

- ① Student residential space: Bedrooms
- ② Student residential space: Lounges
- ③ Roof mounted cooling plant for noise-sensitive learning spaces



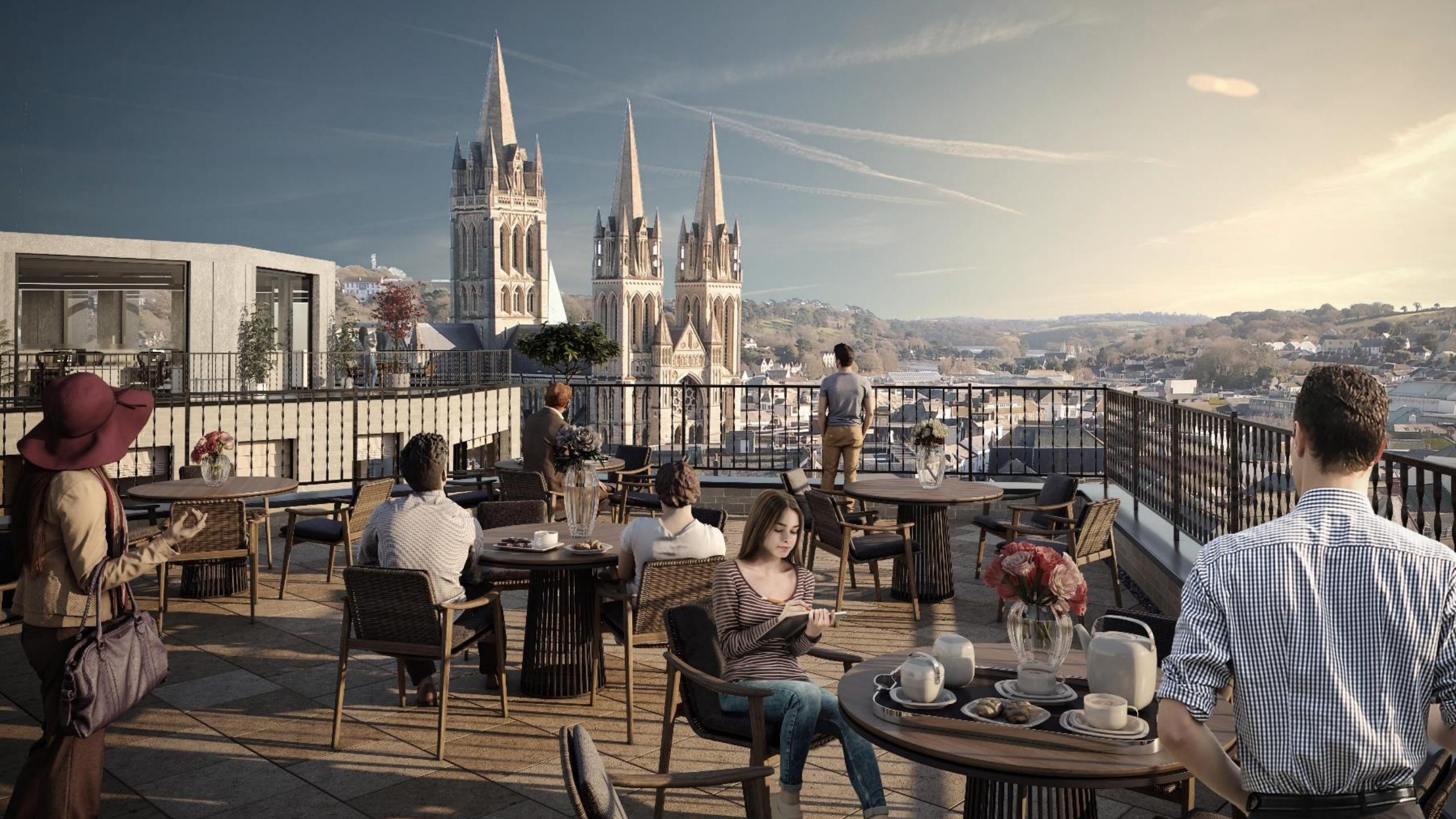




GASTRO PUB



10 Pydar Street



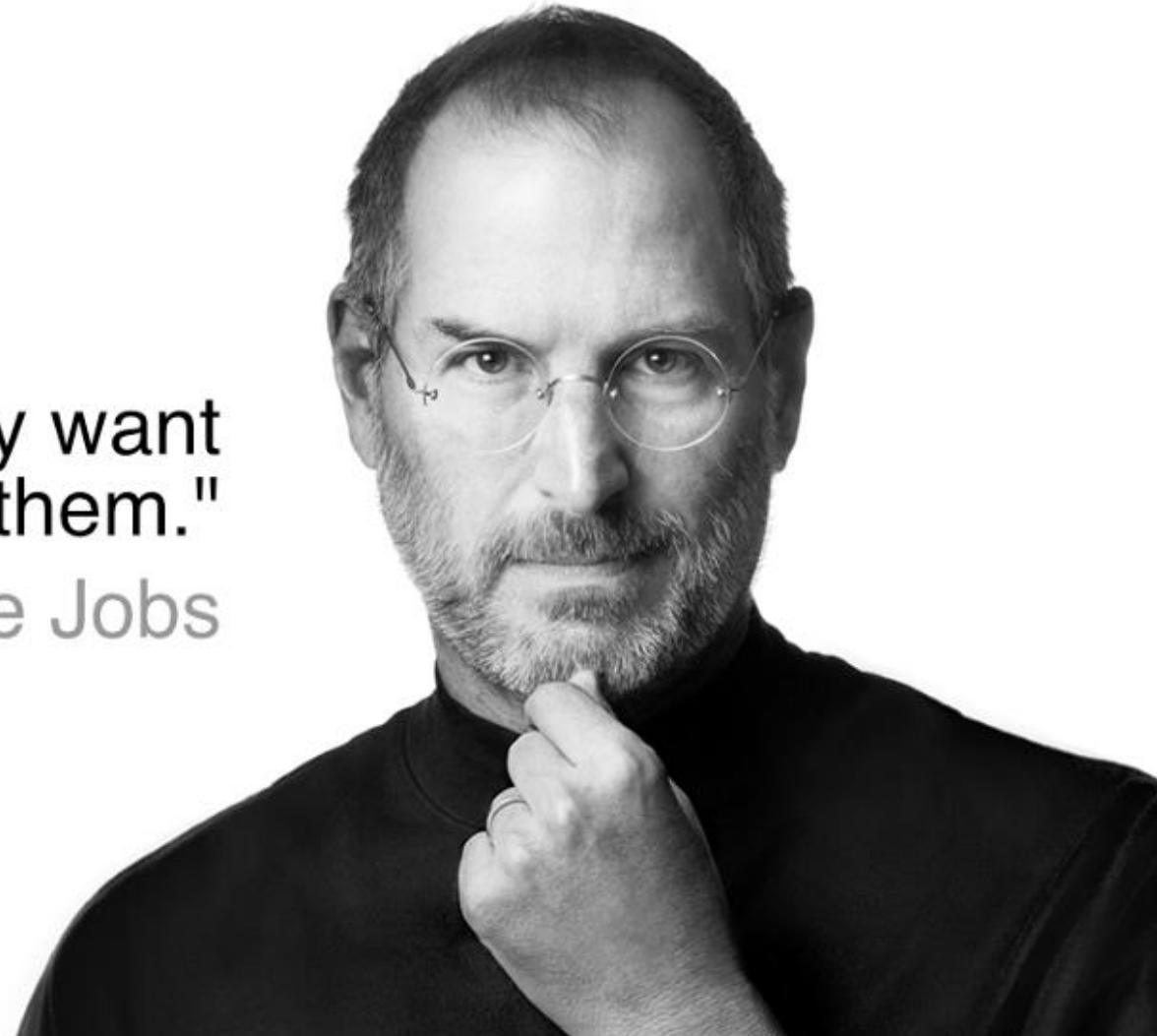
4. Suggestions, recommendations and how to avoid failure

1. Optimise the opportunities

# Create the market for the Concept

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

- Steve Jobs



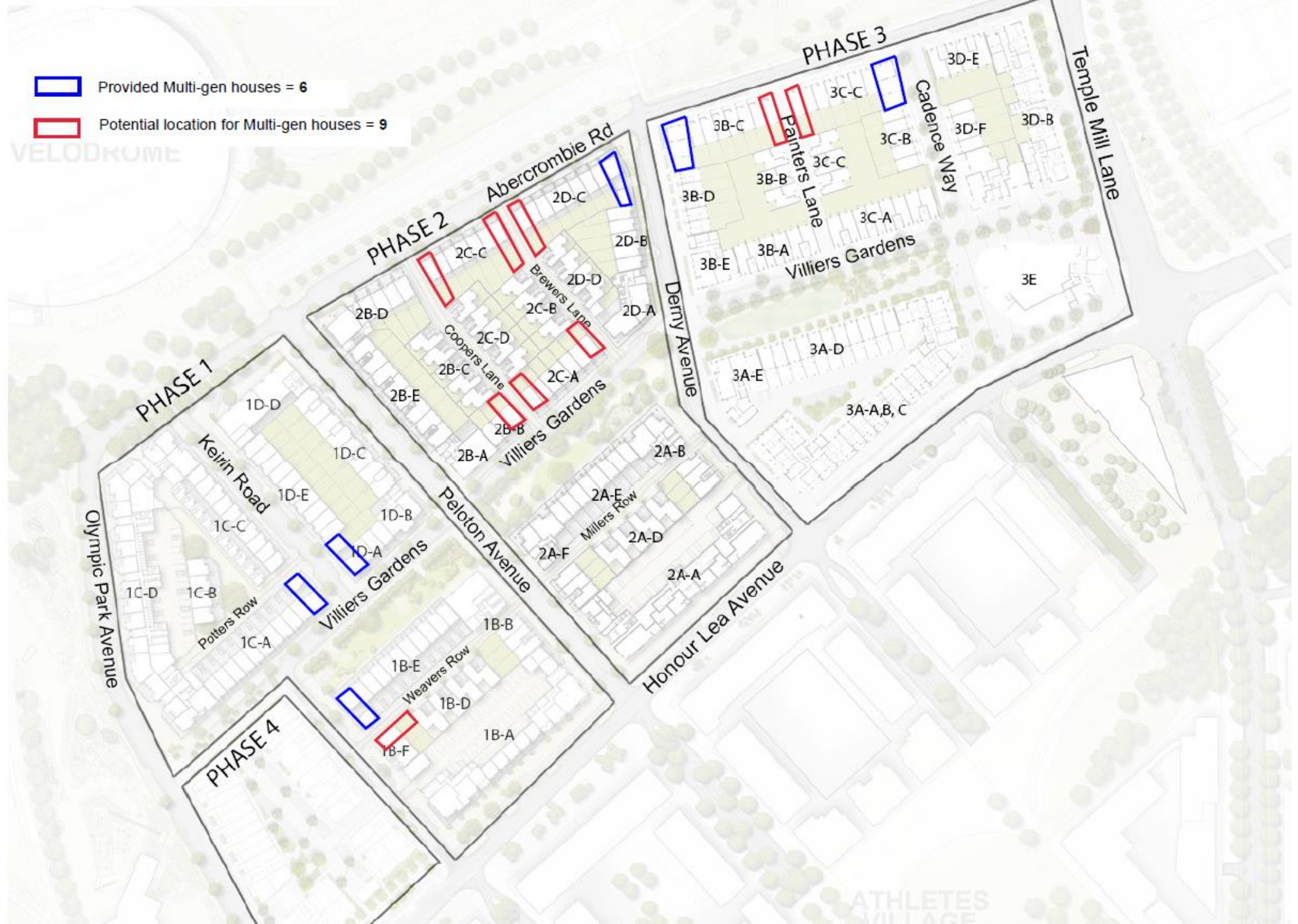


Provided Multi-gen houses = 6



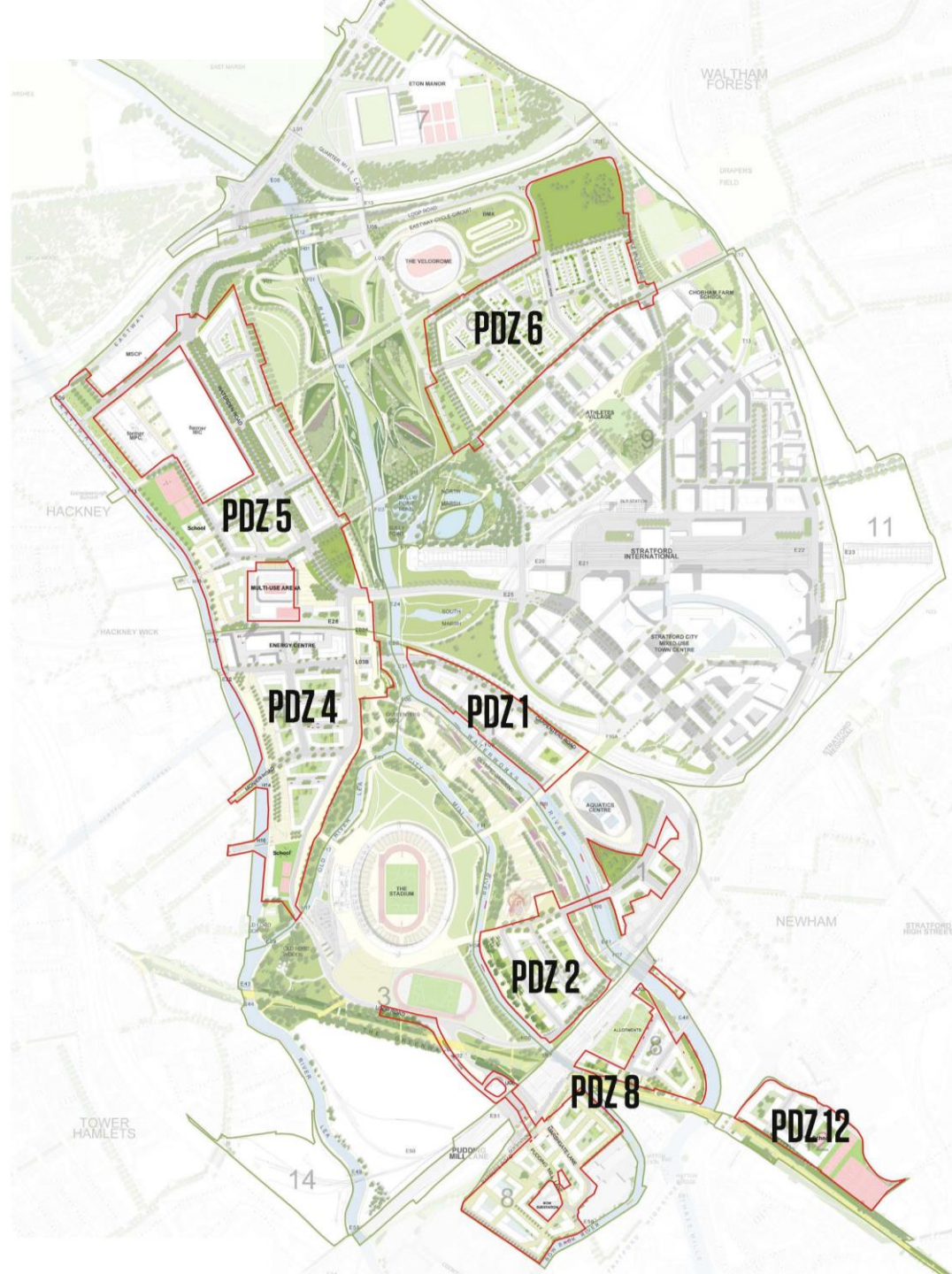
Potential location for Multi-gen houses = 9

VELODROME



ATHLETES VILLAGE

# LLDC wider area



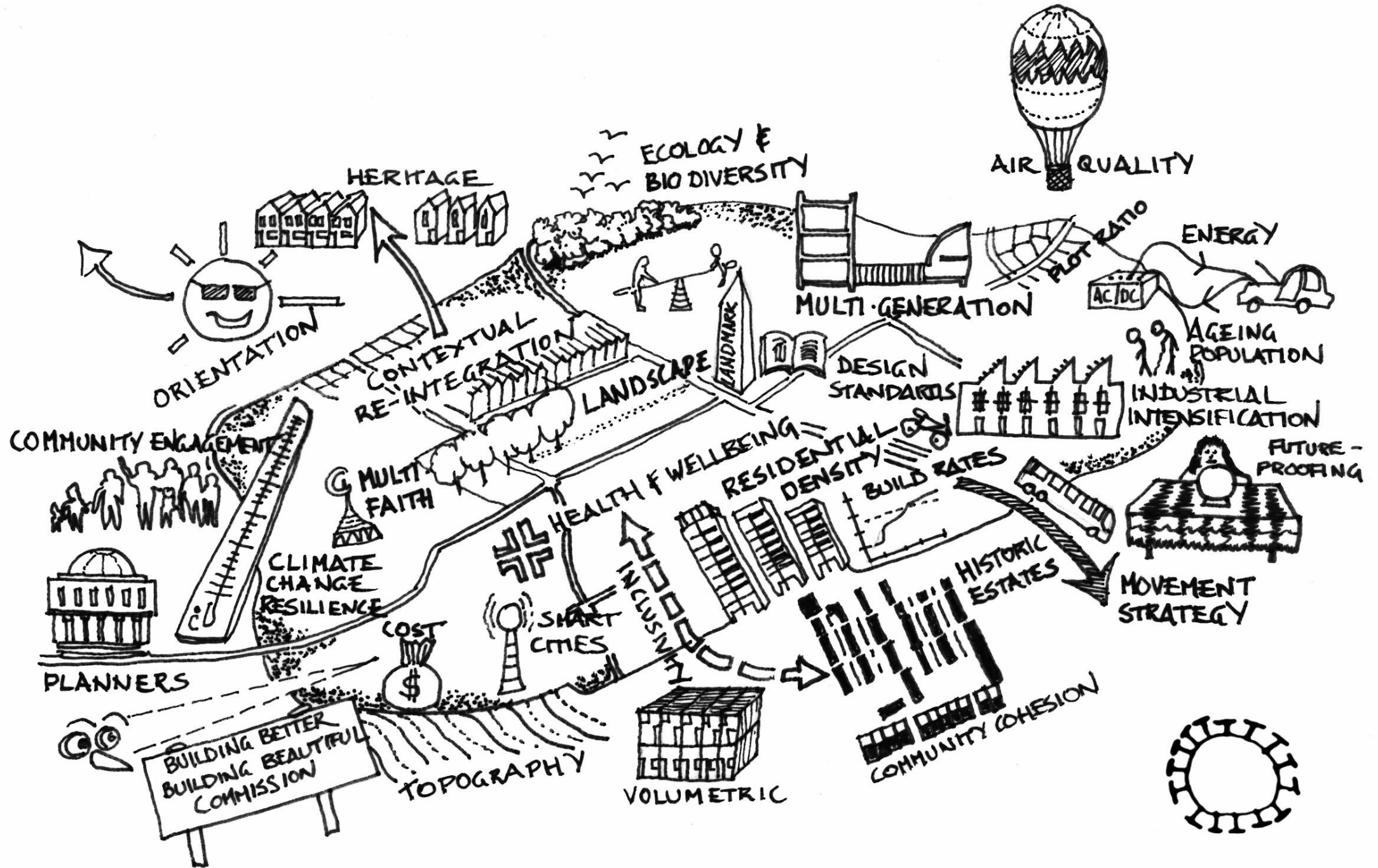
## 2. Ensure affordability





### 3. Social Integration





# Sustainable Multi-generational Local Centre



PRP

**Thank you**