



Housing LIN

Connecting people, ideas and resources

Town Centre Living: A Caring Place

Intergenerational housing case studies

For Architecture & Design Scotland

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Housing Learning and Improvement Network

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Contents

Introduction.....	3
Case studies: a <i>framework</i> for applicability to the Scottish context	4
Summary: Emerging themes and applicability	31

Introduction

This is a report from the Housing Learning & Improvement Network (Housing LIN)¹ for Architecture & Design Scotland.

In 2018, RIBA published their influential guide, *Age Friendly Housing: Future Design for Older people*². Co-authored by Julia Park, Levitt Berstein architects and the Housing LIN's Jeremy Porteus, it drew attention to the *HAPPI*³ design principles and the growing recognition of the importance of accessible, adaptable and inclusive housing and neighbourhoods that have intergenerational and multiuser appeal.

This report provides a digest of 12 case studies of intergenerational housing drawn from the UK and internationally. These provide examples of intergenerational housing that have features and components that are applicable to the Scottish town centre context.

This work is in the context of Architecture & Design Scotland's programme *Town Centre Living: A Caring Place*⁴. The intention is to identify examples of intergenerational living and housing that are consistent with the principles of *A Caring Place* but also to identify the elements of these case studies that can be applicable to achieving these principles in practice.

¹ www.housinglin.org.uk

² <https://www.ribabookshops.com/item/age-friendly-housing-future-design-for-older-people/91915/>

³ <https://www.housinglin.org.uk/Topics/browse/Design-building/HAPPI/>

⁴ https://www.ads.org.uk/a_caring_place_report/

Case studies: a *framework* for applicability to the Scottish context

We have drawn on a range of relevant resources and good practice materials published by the Housing LIN and other organisations to identify UK and international examples of intergenerational housing.

In discussion with Architecture & Design Scotland, a 'framework' has been developed for identifying the features and components of the examples that are applicable to the Scottish town centre context. The framework has three elements:

Product: features related to the housing offer. For example:

- Repurposing existing buildings
- Non-commercial use at ground floor
- Design, including HAPPI⁵ design principles
- Urban infill
- Co-housing
- Environmental sustainability

Services: features related to the use of the housing/building. For example:

- User experience
- Intergenerational features
- Health and wellbeing
- Community use and integration

Feasibility: the extent of the applicability and deliverability in a Scottish town context. For example:

- Potential partners and participants
- Local conditions in relation to area and siting
- Tenure mix
- Risks and opportunities
- Financial factors

In relation to each of the case studies⁶ the following is provided:

- Location
- A summary of the typology
- A hyperlink (where available). NB some international examples link to websites that are not available in English

⁵ <https://www.housinglin.org.uk/Topics/browse/Design-building/HAPPI/>

⁶ Applicable photo permissions are currently being sought.

- A summary of the relevant elements of the *framework* in terms of applicability to the Scottish town centre context.

CASE STUDY	A
Name	Parkside
Location	Matlock, Derbyshire
Typology	A HAPPI award-winning 4-storey building of 10 2-bed, open market apartments located in the heart of Matlock. Its central location, off the High Street en-route to the town's main green space, make it a natural location for ground floor mixed use, including a popular café. It enables residents to integrate with the surrounding community, instead of feeling isolated in an institutional setting. Featured in RIBA's recent book, <i>Age Friendly Housing: Future design for older people</i> .
Link	https://www.ribaj.com/buildings/modern-contextual-parkside-apartments-and-retail-matlock

Framework applicability:

- Product. This is an urban infill development linking to a town centre thoroughfare and riverside walk. Consistent with HAPPI design principles.
- Services. Community access to ground floor commercial space/café. Designed to be attractive to mixed age users; has been particularly attractive to older citizens.
- Feasibility. A market sale offering that could be adapted to include a mix of tenures. A mixed tenure development offers potential for sales to part fund other, more affordable tenures. A model that could be adopted by Registered Social Landlords for a range of users. Can be applicable to a range of town centre/brownfield sites.



CASE STUDY A: Parkside - Matlock, Derbyshire



CASE STUDY	B
Name	Castlemaine Court
Location	Byfleet, Surrey
Typology	The development is designed to offer affordable, fully accessible, high-quality, multigenerational, sustainable one and two-bedroom homes for people of all ages. The apartments allow single people, couples and families to be housed within one community with door widths and circulation spaces also allowing wheelchair access. Built to replace low-demand bedsit accommodation for older people. Operated by a social landlord, Crown Simmons Housing. Featured in RIBA's recent book, <i>Age Friendly Housing: Future design for older people</i> .
Link	https://www.housinglin.org.uk/assets/Resources/Housing/Practice_examples/Housing_LIN_case_studies/HLIN_CaseStudy_116_CastlemaineCourt.pdf

Framework applicability:

- Product. This is a redevelopment of outdated sheltered/older person's housing. An intergenerational housing product which offers attractive features to both older citizens and younger families. HAPPI design principles compliant. Designed to be highly accessible for people with disabilities.
- Services. No specific intergenerational services; however it does have circulation spaces designed to facilitate social interaction between residents.
- Feasibility. An affordable social housing rental offer that could be applicable to a wide range of town centre settings. A housing model that could be adopted by Registered Social Landlords for a range of people. Useful as an opportunity to showcase redevelopment of no longer 'fit for purpose' housing for older people.



CASE STUDY B: Castlemaine Court - Byfleet, Surrey

CASE STUDY	C
Name	Nathalie Salmon House (H.O.M.E.)
Location	Chicago, Illinois, USA
Typology	In this development, lower income older people, young adults and families with children all live in the same building. It houses 41 older people, 7 resident assistants, 2 security monitors and 4 families (in larger apartments). The resident assistants are college-age employees who work around 20 hours a week in exchange for room and board. The apartments for older people can be either live-in private apartments or within 'Good Life Residences' if they need assistance. All areas have full disabled access, and all the H.O.M.E. developments are located near shops and amenities.
Link	https://www.homeseniors.org/services-in-the-community/intergenerational-housing

Framework applicability:

- Product. An affordable housing for rent offer aimed at older citizens with intergenerational elements including accommodation for younger families and student age younger people. Designed to be highly accessible for people with disabilities.
- Services. Shared facilities on the ground floor include a kitchen, a community room, a fitness area, a garden room and a library.
- Feasibility. An affordable social housing rental offer. Incorporates a no/low cost housing proposition for student residents in return for assistance to older residents. Likely to be most applicable in towns with universities/other types of larger colleges. Potential for applicability in towns in rural locations for younger people working, for example, in agricultural jobs. Likely to need to be a Registered Social Landlord that applies this type of affordable housing model. Would need consideration of tenure status and rights for student residents and the nature of agreements regarding provision of unpaid work/services.



CASE STUDY C: Nathalie Salmon House (H.O.M.E.) - Chicago, Illinois, USA

CASE STUDY	D
Name	Plaza de América
Location	Alicante, Spain
Typology	In 2003, the Municipal Project for Intergenerational Housing and Community Services provided 244 affordable, intergenerational housing units in central urban areas of Alicante, including Plaza de América, which includes 72 small (40m ²) single-bedroom apartments (56 for older people and 16 for younger people). Younger residents informally agree to engage with four older residents regularly and to participate in the community via an established program. The project has resulted in accessible housing with a friendly community that enables the older residents to maintain their independence and stay in their own homes as they age.
Link	http://www.cpa.org.uk/information/reviews/CPA-International-Case-Study-12-Intergenerational-living-in-Spain.pdf

Framework applicability:

- Product. A large scale affordable housing offer including properties specifically aimed at older citizens and younger people.
- Services. Shared spaces include a TV and music room, workshop and games area, a reading and computer room and a terrace, solarium and laundry. The building includes provision of non-commercial services, i.e. a community centre and a health centre.
- Feasibility. Likely to be most applicable in a larger town setting with universities/other types of larger colleges. The building is part-financed by a public car park in the basement, offering an innovative funding stream but requiring sufficient usage. Would need consideration of tenure status and rights for student residents and the nature of agreements regarding provision of unpaid work/services.



CASE STUDY D: Plaza de América - Alicante, Spain

CASE STUDY	E
Name	Generationen Wohnen Am Mühlgrund (Generations: Living at Mühlgrund)
Location	Vienna, Austria
Typology	<p>The aim of this development, supported by the City of Vienna, was <i>“to anticipate and adapt flexibly to changing housing needs at different stages of life, to provide a barrier-free living environment and housing and to promote coexistence and, in particular, social inclusion of older residents in the community”</i>.</p> <p>The development is comprised of three residential house systems (A, B and C) with 149 residential units in total:</p> <p>Site A has 53 subsidised rental apartments and a senior citizens' housing community and is built to Passivhaus standards, meaning they require little heating or cooling. All apartments are south-facing, have a loggia and are based on a 2-room basic module, which is also easily adaptable for wheelchair users. The rooms are accessed through a communicatively designed corridor and can be connected to each other. There are four special apartments on the first floor, which have additional space for creative occupations or hobbies. Eight older people live in the supervised senior citizens' community on the first floor. There is a shared, winter garden, roof terrace and a shared multifunctional living room with kitchen. An integrated office serves as the first point of contact for tenants' questions on care and support, but also as an idea exchange and hub for common activities.</p> <p>Site B has 70 subsidized rental apartments, housed in three residential buildings. The building complex comprises an elongated central courtyard through the construction of two parallel structures. A variety of individual design options and sizes are available; for example, individual room heights of 4.05m are offered, which enable the installation of podiums, galleries, berths, etc. Depending on the floor, the apartments are directly connected by a winter garden, a loggia or terrace to the outside space. There are other common areas, such as an underground car park with 70 parking spaces, cellars and bicycle storage rooms. On the ground floor, in the immediate vicinity of the common room, there is a children's playroom with a playground in front of it.</p> <p>Site C is comprised of 26 subsidised condominiums, fully accessible in a wheelchair and via lift. The residential units are designed in such a way that in the case of a care requirement, the separation of one's own premises for care personnel is</p>

	<p>possible. The larger units with sliding walls and an additional toilet with shower provide additional flexibility. The weather-protected pergolas, through which the apartments are developed, act as communication spaces in addition to several communal terraces. In cooperation with social institutions and service providers, services such as home help, repair service etc. are also provided.</p> <p>The development is close to local schools, public transport, shops and amenities.</p>
Link	https://www.ots.at/presseaussendung/OTS_20071025_OTS0097/siegerprojekte-generationen-wohnen-am-muehlgrund

Framework applicability:

- **Product.** A large scale, multi-building housing offer that includes a mix of tenures and affordability options. It includes properties specifically designed for older citizens as well as housing for families and younger people. Interesting and innovative design features that will appeal to a range of people/generations, including possibility to combine flats to have a separate living area for adolescent teenagers or older family members. Designed to be environmentally sustainable.
- **Services.** A mix of intergenerational components including in one building a common room and a children's playroom with a playground in front of it. On another building a shared, winter garden, roof terrace and a shared multifunctional living room with kitchen. A clear focus on health and wellbeing, including the provision of care services for older and disabled people but in a flexible and discreet way.
- **Feasibility.** Likely to need to be scaled down for the Scottish town centre context, taking some of the most interesting design and services features. Depending on tenure mix could be delivered by a private/social housing partnership.

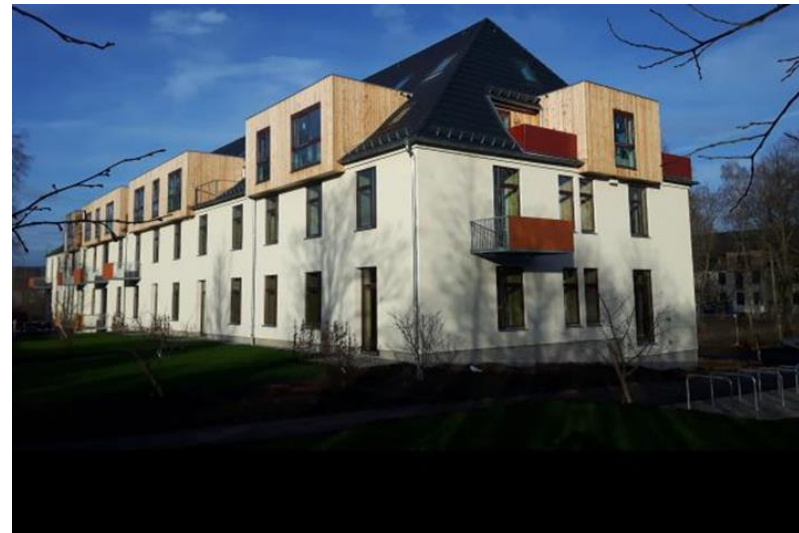


CASE STUDY E: Generationen Wohnen Am Mühlgrund (Generations: Living at Mühlgrund) - Vienna, Austria

CASE STUDY	F
Name	Ro70
Location	Weimar, Germany
Typology	This development is an intergenerational cooperative housing project, inspired by the philosophy of the “transition town” movement. The project regenerates an old hospital in the centre of the city and is home to about 180 inhabitants in 76 apartments, including families with children, young and older, people with and without disabilities. There are two common areas for use by residents and for others in the local community. The building has undergone energy-efficient refurbishment and has an ecological open space design. There is a tenant electricity model based on solar panels.
Link	http://www.wohnprojekte-portal.de/projekte-suche/projektetails.html?uid=22865

Framework applicability:

- Product. An ambitious repurposing of an existing building to form an attractively designed housing development for a mix of people/generations. Designed to be environmentally sustainable/energy efficient.
- Services. A cooperative housing model including a mix of intergenerational components including communal spaces for use by residents and by members of the local community. Residents can make use of a café, playground, barbecue area, orchard and parking on site.
- Feasibility. Likely to need to be scaled down for the Scottish town centre context, except in some larger towns with larger scale redundant buildings. A mix of tenures would potentially enable some cross subsidy of redevelopment costs; could be delivered by a private/social housing partnership.



CASE STUDY F: Ro70 - Weimar, Germany

CASE STUDY	G
Name	Forgebank (Lancaster co-housing)
Location	Lancaster, Lancashire
Typology	This development is a certified Passivhaus/CSH level 6 and Lifetime Homes, affordable community housing project. A collection of 1-3 bed homes are clustered around a pedestrian street. The development includes refurbished industrial buildings, such as an old mill building which is now a hub for small businesses, social enterprises, freelancers, artists and crafts people, creating employment and a collaborative working environment for both local people and cohousing residents. There are 17 private car spaces, a car club (including two electric cars), a shared mobility scooter and bike repair workshop.
Link	https://ecoarc.co.uk/lancaster-co-housing/

Framework applicability:

- Product. A co-housing scheme with a mix of housing types/sizes. Designed to be environmentally sustainable/energy efficient. Designed to be accessible/to Lifetime Homes standards. An interesting mix of new build housing development and refurbishment of existing buildings for a mix of uses.
- Services. There is a Common House for regular communal meals and gatherings; a shared laundry; shared guest rooms; children's room; bike shed; community shop and workspace. It is designed to encourage social interaction between residents
- Feasibility. Likely to be applicable to a range of Scottish town centre contexts. Potential to scale up and down depending on size of town and potential sites. A mixed use model that can encompass both housing and employment opportunities. A mix of tenures would potentially create a wider pool of residents. Could be delivered through a co-operative or a more traditional route through a Registered Social Landlord.



CASE STUDY G: Forgebank (Lancaster co-housing) - Lancaster, Lancashire

CASE STUDY	H
Name	Cobham Manor
Location	Olympic Park, London
Typology	This development of over 800 units is modelled on London's traditional family neighbourhoods. A variety of housing typologies are on offer, including traditional terraced homes, mews, multigenerational homes, three and four storey townhouses (with on plot parking and a sun-deck) and apartment buildings. The multi-generational home is a connected flexible home for extended families who want to live together, while retaining a degree of mutual independence. They are three-storey, three-bed homes each with a self-contained studio annexe. The flexibility of the layout allows for various arrangements – the annexe could be used for a grandparent or a returning child; it could be used as a home office; or it could be rented out. The corner apartment blocks are four storeys, one with commercial use at ground floor. There is a green at the heart of the development for residents and other locals to use.
Link	https://www.prp-co.uk/projects/affordable-housing/detail/chobham-manor.html

Framework applicability:

- Product. New build, market housing as part of the development associated with the 2012 Olympic Games in London. A 'multi-generational' house designed to have flexibility in the way it is used by a family, e.g. for an older relative or younger family member.
- Services. An individual dwelling rather than part of a housing 'scheme'; however this example includes outside recreational space as part of the wider development.
- Feasibility. Could be applicable to a wide range of Scottish town centre contexts. Potential for a range of tenures to make this option available and relevant to people from a range of socio-economic backgrounds. Equally applicable in urban and more rural contexts. Potential for delivery by private housing developers and Registered Social Landlords.



CASE STUDY H: Cobham Manor - Olympic Park, London

CASE STUDY	I
Name	Marmalade Lane
Location	Cambridge, Cambridgeshire
Typology	This cohousing development comprises 42 homes – a mix of 2- to 5-bedroom terraced houses and 1- and 2- bedroom apartments – and is home to a multigenerational mix of families with young children, retired couples, single person households of different ages and young professional couples. As a custom-build development, each household were able to select one of five 'shell' house or flat types and could then configure their home using a selection of standard floorplans, kitchen and bathroom fittings, and one of four external brick specifications. Homes are thus tailored to individual requirements without the risks or complexity of self-build. The scheme is built to Passivhaus standards.
Link	https://www.molearchitects.co.uk/projects/housing/k1-cambridge-co-housing/

Framework applicability:

- Product. New build housing offer with a mix of housing types including both houses and apartments. A co-housing model. Aimed at a wide mix of types of households/generations. Offers some of the personalisation available through self-build but in a less risky format. Designed to be environmentally sustainable/energy efficient.
- Services. There are extensive shared gardens and a common house with a playroom, guest bedrooms, laundry facilities, meeting rooms, and a large hall and kitchen for shared meals and parties. The focus is on creating a sense of community alongside high quality housing.
- Feasibility. Could be applicable to a wide range of Scottish town centre contexts, with potential to scale down for smaller town settings/sites. Potential for a range of tenures. Potential for delivery by private housing developers and Registered Social Landlords.



CASE STUDY I: Marmalade Lane - Cambridge, Cambridgeshire

CASE STUDY	J
Name	Drømmehagen
Location	Drøbak, Norway
Typology	This scheme was developed to provide housing for the town's growing older population. The design is consistent with the form, scale, texture and colour palette of the other existing buildings in the town. The site is permeable and encourages pedestrian traffic. There is a supermarket, deli, café and car park to entice the public into the site, and its location is such that any visitor by car to the town will pass the scheme when they enter the town and will likely park in the underground car park connected to the scheme. The building is set around a communal courtyard and there is another new public square close by which is linked to the site. The stairs that lead into the landscaped communal courtyard are designed to encourage older residents to use their legs and is inviting to passers-by. They have platforms at intervals on the way up which act as meeting places.
Link	https://hapticarchitects.com/work/drøbak-drøbak/

Framework applicability:

- Product. New build housing offer aimed at older citizens. A town centre site designed to blend with existing architectural styles. Although housing older citizens, it is designed and located to ensure that residents have access to a wide range of amenities as well as opportunities to engage with the wider community of all ages.
- Services. The complex has various communal areas to encourage as much interaction as possible between its older residents and the wider community and to encourage physical activity among residents. It is located adjacent to a range of shopping and leisure amenities with a communal courtyard to encourage social interaction. There is a health and wellbeing component, including design features that encourage walking and exercising.
- Feasibility. Could be applicable to a range of Scottish town centre contexts/sites, potentially as part of wide regeneration schemes. Potential to scale down for smaller town settings/sites. Potential for a range of tenures and delivery by a mix of housing providers. For Registered Social Landlords this may present an opportunity to rethink the use of sites that are centrally located in towns that are currently occupied by potentially outdated age-designated/sheltered housing.



CASE STUDY I: Marmalade Lane - Cambridge, Cambridgeshire

CASE STUDY	K
Name	Derwenthorpe
Location	York, North Yorkshire
Typology	This is a development of 483 properties of varying sizes and tenures (26% social rent). It is intended to be a sustainable, low carbon community with homes appropriate for all ages. The distribution of different sizes of house, all of which are built to Lifetime Homes standard, helps to bring together residents at different life stages. Pedestrian and cycling routes, and leisure spaces, accessible to all enables residents to feel a sense of ownership over the whole development. There are ponds, a children's play park and green space around the site which enhance quality of life and community interaction. Hot water and heating are provided by communal biomass boilers in the village's centrally located Super Sustainability Centre (SSC). There is also a Derwenthorpe Community Fund which pays for activities for all ages that involve working with schools, local agencies and community organisations.
Link	https://www.jrht.org.uk/community/derwenthorpe-york

Framework applicability:

- Product. New build housing offer aimed at people from all ages/generations. A mix of housing types and tenures is provided. Designed to be accessible and 'care ready', i.e. to Lifetime Homes standard. Provision of energy efficient features including ponds acting as a sustainable urban drainage (SUD) scheme.
- Services. The design is intended to create opportunities for residents to come together informally. There is a residents' community activities group who use a communal room to host many events such as movie nights, pilates, and environment-themed talks. However, other meetings can also often occur in houses or green spaces.
- Feasibility. Could be applicable to a range of Scottish town centre contexts/sites, with the potential to scale down for smaller town settings/sites. Potential for a range of tenures and delivery by a mix of housing providers, however the communally focussed element of this type of development may need to be led by a Registered Social Landlord or charitable organisation.



CASE STUDY K: Derwenthorpe - York, North Yorkshire

CASE STUDY	L
Name	Orange Tree Village / Harbour Landing Village
Location	Regina, Saskatchewan, Canada
Typology	This development has five parts — an early learning centre, university student living quarters, a licensed personal care home, assisted living suites and general public facilities. A variety of living options are available including short term stay, affordable housing, specialised memory care, supportive living and a la carte homes aimed at all ages.
Link	https://harbourlandingvillage.ca/

Framework applicability:

- Product. A large scale housing development with varied uses/components including housing/accommodation aimed at older people as well as younger people.
- Services. Intergenerational programming brings different age groups together through scheduled activities. Free yoga and cooking classes are offered to the public weekly. The public can also access the on-site hair salon and restaurant.
- Feasibility. Due to relatively large scale, would unlikely be replicable in a town centre context; however some of the intergenerational components could be replicated in a smaller scale development.



CASE STUDY L: Orange Tree Village / Harbour Landing Village - Regina, Saskatchewan, Canada

Summary: Emerging themes and applicability

Based on the varied case studies that are highlighted, the following 'themes' emerge from the *framework* that has been used to identify the features and components of the case study examples that are applicable to the Scottish town centre context.

Product

- Offering a mix of housing types and styles will maximise appeal to different age/generations.
- Many examples can be scale up and down to suit the location and siting, e.g. for urban infill development.
- Designing and building to HAPPI design standards will maximise the appeal to older citizens as well as other generations.
- There is an opportunity to maximise accessibility and 'future proofing' of the design, e.g. to Lifetime Homes standard to be 'care ready' if required by residents.
- Promoting innovation in housing design can fill a 'gap' in the market, for example the multi-generation house.
- Developing housing to be environmentally sustainable and energy efficient is potentially appealing to all generations.
- Co-housing is a model that is suited to promoting an inter-generational approach

Services

- Maximise the potential for ground floor commercial and non-commercial use to encourage social interaction, community use and employment opportunities.
- There is potential for younger people to be offered low or no cost housing in return for providing assistance to other residents, such as older people.
- Consider the scope for integration of health and wellbeing services into town centre housing development.
- There is potential to 'mix up' the services available on site, from providing a children's play area to locating care services on site.
- The co-housing model typically has a 'common house' to fulfil community use and promoting social interaction; this has potential validity for non co-housing models.
- Consider the use of and potential for external and communal spaces to encourage exercise and wellbeing amongst all generations.

- There is potential through design and landscaping to 'link' a town centre housing development into the existing public realm and amenities to appeal to all ages/generations.

Feasibility

- Having a range of tenures will widen the appeal and has potential for cross subsidy of affordable housing units.
- An affordable housing based model of intergenerational housing will be applicable in many town centre contexts.
- There is potential for Registered Social Landlords to be more proactive and innovative in developing intergenerational housing models subject to the availability of finance and suitable development opportunities in the marketplace.
- There is potential for both repurposing existing redundant buildings and the opportunity to redevelop sites occupied by outdated sheltered and other age designated housing.
- There is potential for intergenerational housing to form part of town centre regeneration schemes.
- Some intergenerational housing models will be more feasible in larger and/or specific locations e.g. towns with a significant student population.
- There is potential for private/social housing partnerships to develop intergenerational housing in mixed socio-economic contexts.

About the Housing LIN

The Housing LIN is a sophisticated network bringing together over 25,000 housing, health and social care professionals in England, Wales and Scotland to exemplify innovative housing solutions for an ageing population.

Recognised by government and industry as a leading 'knowledge hub' on specialist housing, our online and regional networked activities:

- connect people, ideas and resources to inform and improve the range of housing choices that enable older and disabled people to live independently
- provide intelligence on latest funding, research, policy and practice developments, and
- raise the profile of specialist housing with developers, commissioners and providers to plan, design and deliver aspirational housing for an ageing population.

To view other resources on intergenerational housing, visit our dedicated page at:

<https://www.housinglin.org.uk/Topics/browse/Housing/HousingforOlderPeople/intergenerational-housing/>

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