

SENIORS HOUSING SCHEME OVERVIEWS

BRIGHTON AND HOVE CITY COUNCIL

MARCH 2019

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1. Introduction

This report summarises research gathered from site visits to the 23 council owned seniors housing schemes in Brighton and Hove. The process involved a tour of communal facilities and an example private home in each scheme, as well as conversation with scheme managers and residents. Information gathered in this process aims to provide a broad overview of how well designed each scheme is to support the needs of today's residents, and explore where improvements could be made.

Overall, seniors housing in Brighton and Hove provides a highly valuable service, helping to build strong communities and allow residents to maintain a level of independence for longer than they might in other types of housing. It often functions particularly well for residents who do not have the support of a family in the local area. However, there is a great variety of the quality, and many schemes do not comply with modern building standards. This report aims to summarise potential areas for improvement.

Brighton and Hove Seniors Housing standards

Principles set out by HAPPI (Housing our Ageing Population: Panel for Innovation) informed this approach, helping to provide a framework to measure schemes against:

- Space and flexibility
- Daylight in the home and in shared spaces
- Balconies and outdoor space
- Adaptability and 'care ready' design
- Positive use of circulation space
- Shared facilities and 'hubs'
- Plants, trees, and the natural environment
- Energy efficiency and sustainable design
- Storage for belongings and bicycles
- External shared surfaces and 'home zones'

Using the HAPPI principles as a basis, and through further conversation with residents and service providers at Brighton and Hove City Council, the following criteria were developed:

Communal facilities

Generous communal facilities should be provided to encourage a sense of community between residents. Spaces should:

- Be of sufficient scale, allowing a range of activities to take place. Ideally including a large central space for all residents and guests to gather, and smaller-scale more intimate spaces
- Be bright and airy, with natural light and ventilation
- Ideally, be located near main entrances or circulation spaces where residents regularly pass by
- Include sufficiently large cooking areas
- Include accessible bathrooms
- Include suitable furniture and facilities (e.g. library, artwork/display)
- Be in good decorative order (recently decorated, suitable flooring, avoid exposed wiring etc)
- Avoid creating an overly 'institutional' atmosphere

Circulation space

Circulation spaces should be accessible and welcoming, encouraging social interaction as well as fulfilling a practical purpose. Spaces should:

- Provide level access
- Be of sufficient scale for wheelchair use
- Make it simple for guests and residents to find their way around
- Ideally provide access to natural daylight and ventilation
- Provide informal places to meet people and interact
- Be in good decorative order (recently decorated, suitable flooring, avoid exposed wiring etc)
- Avoid creating an overly 'institutional' atmosphere

External space

Communal garden spaces should be provided for residents. Gardens should:

- Provide a mixture of soft planted areas, and hard areas for seating and events
- Provide both sunny and shaded, sheltered spaces
- Include facilities such as benches, tables and BBQs
- Be easily accessible from internal communal spaces

Private accommodation

Private accommodation should:

- Be of sufficient scale, adhering to minimum space standards
- Include private outdoor amenity space
- Be bright and airy, with natural light and ventilation
- Should feel like a home rather than an institution
- Be in good decorative order (recently decorated, suitable flooring, avoid exposed wiring etc)

Accessibility

- Provide level access to all communal spaces and private dwellings
- Provide sufficient width corridors and doors for wheelchairs
- Provide an accessible bathroom where appropriate

Guest facilities

- Guest facilities should be included in larger facilities, providing high quality accommodation for visiting friends and families
- These should include access to full bathrooms, and ideally en-suite bathrooms should be provided
- Parking provision is an advantage

Security

Housing should be safe and secure, providing suitably designed staged entry with electric doors

Storage

Suitable storage for bins (including recycling), communal equipment and bicycles should be provided. Personal storage for residents who have recently downsized is an advantage.

2. Summary of individual seniors housing schemes

Scoring guide

Green – The scheme complies with all, or the significant majority, of the outlined standards

Yellow – The scheme complies with the outlined standards to some extent

Red – The scheme does not comply with all, or the significant majority, of the outlined standards

Existing – Refers to the current condition of the seniors housing scheme

Potential – Demonstrates where there could be feasibility to make improvements in the future

Housing Scheme	Communal spaces (internal)	Communal gardens	Accessibility	Neighbourhood	Private accommodation	Guest facilities	Security	Storage
Broadfields – Existing	Yellow	Yellow	Red	Yellow	Yellow	Green	Yellow	Yellow
Broadfields – Potential	Green	Green	Green	Green	Green	Green	Green	Green
Brooke Mead – Existing	Green	Yellow	Green	Green	Green	Yellow	Green	Green
Brooke Mead – Potential	Green	Green	Green	Green	Green	Green	Green	Green
Churchill House – Existing	Yellow	Yellow	Red	Green	Yellow	Red	Yellow	Yellow
Churchill House – Potential	Green	Green	Green	Green	Green	Green	Green	Green
Ditchling Gardens – Existing	Yellow	Green	Green	Green	Green	Red	Green	Yellow
Ditchling Gardens – Potential	Green	Green	Green	Green	Green	Green	Green	Green
Elizabeth Court – Existing	Yellow	Green	Green	Green	Green	Yellow	Yellow	Green
Elizabeth Court – Potential	Green	Green	Green	Green	Green	Green	Green	Green
Elwyn Jones Court – Existing	Yellow	Green	Green	Yellow	Green	Yellow	Yellow	Yellow
Elwyn Jones Court – Potential	Green	Green	Green	Green	Green	Green	Green	Green
Evelyn Court – Existing	Yellow	Yellow	Yellow	Yellow	Yellow	Green	Yellow	Yellow
Evelyn Court – Potential	Green	Green	Green	Green	Green	Green	Green	Green
Hazelholt – Existing	Green	Green	Green	Yellow	Yellow	Green	Green	Yellow
Hazelholt – Potential	Green	Green	Green	Green	Green	Green	Green	Green
Jasmine Court – Existing	Yellow	Green	Red	Yellow	Yellow	Yellow	Yellow	Red
Jasmine Court – Potential	Green	Green	Green	Green	Green	Green	Green	Green
Jubilee Court – Existing	Green	Green	Yellow	Yellow	Yellow	Yellow	Green	Red
Jubilee Court – Potential	Green	Green	Green	Green	Green	Green	Green	Green
Laburnum Grove – Existing	Yellow	Green	Yellow	Yellow	Yellow	Green	Green	Red
Laburnum Grove – Potential	Green	Green	Green	Green	Green	Green	Green	Green
Lavender House – Existing	Green	Yellow	Yellow	Green	Yellow	Green	Red	Yellow
Lavender House – Potential	Green	Green	Green	Green	Green	Green	Green	Green
Leach Court – Existing	Green	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow
Leach Court – Potential	Green	Green	Green	Green	Green	Green	Green	Green
Lindfield Court – Existing	Green	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow
Lindfield Court – Potential	Green	Green	Green	Green	Green	Green	Green	Green
Manor Paddock – Existing	Yellow	Green	Yellow	Yellow	Yellow	Red	Yellow	Yellow
Manor Paddock – Potential	Green	Green	Green	Green	Green	Green	Green	Green
Muriel House – Existing	Yellow	Green	Yellow	Green	Green	Green	Yellow	Yellow
Muriel House – Potential	Green	Green	Green	Green	Green	Green	Green	Green
Rose Hill Court – Existing	Yellow	Green	Green	Green	Yellow	Yellow	Yellow	Green
Rose Hill Court – Potential	Green	Green	Green	Green	Green	Green	Green	Green
Sanders House – Existing	Green	Green	Yellow	Green	Green	Green	Yellow	Yellow
Sanders House – Potential	Green	Green	Green	Green	Green	Green	Green	Green
Sloane Court – Existing	Green	Green	Green	Green	Yellow	Green	Yellow	Yellow
Sloane Court – Potential	Green	Green	Green	Green	Green	Green	Green	Green
Somerset Point – Existing	Yellow	Yellow	Yellow	Green	Green	Yellow	Yellow	Yellow
Somerset Point – Potential	Green	Green	Green	Green	Green	Green	Green	Green
Southease – Existing	Green	Yellow	Red	Yellow	Yellow	Yellow	Yellow	Yellow
Southease – Potential	Green	Green	Green	Green	Green	Green	Green	Green
Walter May House – Existing	Yellow	Green	Yellow	Green	Green	Yellow	Yellow	Yellow
Walter May House – Potential	Green	Green	Green	Green	Green	Green	Green	Green
Woods House – Existing	Yellow	Yellow	Red	Green	Yellow	Red	Yellow	Yellow
Woods House – Potential	Green	Green	Green	Green	Green	Green	Green	Green

Schemes that are particularly well designed to adapt to the changing needs of residents and help them to maintain their independence (e.g. accessible design, strong sense of community, located near amenities)

Elizabeth Court
Elwyn Jones Court
Hazelholt
Leach Court
Rose Hill Court
Sloane Court

Schemes that are particularly poorly designed to adapt to the changing needs of residents and help them to maintain their independence

Broadfields
Churchill House
Evelyn Court
Jasmine Court
Manor Paddock
Southease
Woods House

Schemes with a high proportion of undersized private accommodation

Broadfields
Evelyn Court
Jasmine Court
Jubilee Court
Hazelholt
Laburnum Grove
Lavender House
Rose Hill Court
Sloane Court
Walter May House

Schemes where security issues require addressing as a priority

Lavender House
Rose Hill Court
Somerset Point
Sloane Court

Schemes with underused circulation space with the potential for better use

Evelyn Court
Elwyn Jones Court
Hazelholt
Muriel House
Sloane Court

3. Issues common to the majority of housing schemes

This main purpose of this report is to highlight specific issues relating to individual schemes. However, there are some issues that are common to the majority of schemes, and these have been summarised below:

Cables and wiring

The installation of new electrical services has often been done with insufficient regard for the appearance. The quality of communal spaces has been damaged by conspicuous conduits running haphazardly along walls. This should be addressed, considering the following approaches:

- Establish acceptable minimum standards with the electrical contractor on future works.
- Where possible, wiring should be chased into the wall, particularly in conspicuous areas (e.g. where electrical points are not near the junction of the ceiling or floor). This should be informed by an asbestos assessment.
- Where conduits are unavoidable these should be of high quality and sensitively located. Locating conduits at the junctions of walls and ceilings or skirting is an advantage.

Repair of damage following the installation of new services

Make good decorative works where damage has been caused by the installation of new services. Rather than awaiting full redecoration for these issues to be repaired, a service that does smaller scale decoration to damaged areas in the meantime would improve the quality of schemes

Decoration - resident input within a framework

Some schemes feel very institutional, described as 'hospital grey' throughout, whilst colour choices made by some (not all) residents within individual schemes have not enhanced the look or feel of a scheme. Establishing some colour themes/approaches with a designer and giving residents a choice within a specific range could be a way to address this.



Exposed wiring at Woods House



An example of poor quality repair work at Leach Court



Some decorative choices made by residents can date badly

Greater variety of furniture in communal areas

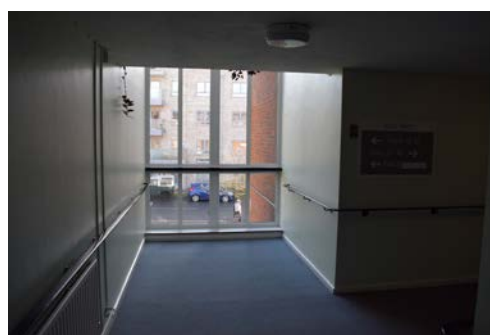
High backed chairs are well suited to the need of many residents, but when these are the only option it can make communal lounges appear very institutional. A greater variety of furniture that supports the needs of residents with varying mobility issues could be preferable. For example, integrating sofas, window seats and dining furniture into communal lounges, alongside existing.



More varied furniture creates a less institutional atmosphere in the lounge at Jubilee Court

More efficient and welcoming circulation spaces

Fire regulations have led to the removal of furniture and artwork from communal spaces, giving many schemes a more impersonal atmosphere. However, there may be fire ways to address this, such as non-combustible artwork or fixed benches. Where particularly large unused corridor space is located, the option to screen off areas to create smaller communal spaces or storage could be explored.



An underused corridor space at Water May House

Establish a 'design guide' for seniors housing schemes

This could outline issues such as furniture, colour schemes, material finishes and artwork options for communal areas. This should be completed in consultation with fire regulations specialists.

Scooter storage and charging

Many schemes have seen a significant increase in demand for scooters over recent years. This is particularly common in more central schemes where neighbourhood amenities are within easy reach. This can be advantageous in helping residents to maintain their independence. However, the majority of schemes do not have dedicated storage and charging areas. This should be addressed, considering the following approaches:

- Conversion of underused internal space into scooter storage. For example, many schemes have excess corridor space, communal bathrooms that are no longer in regular use, or bin stores that are larger than required. Areas such as these could have the potential to provide storage area.
- Construction of external stores. Underused communal garden areas could have the potential to accommodate new storage structures. Ideally these should be of bespoke design to integrate fully with the scheme and surrounding area, however, prefabricated structures could also be explored.



A formerly underused corridor space at Jubilee Court that has been screened off to create an IT area



Scooter storage and charging at Elizabeth Court

Lighting

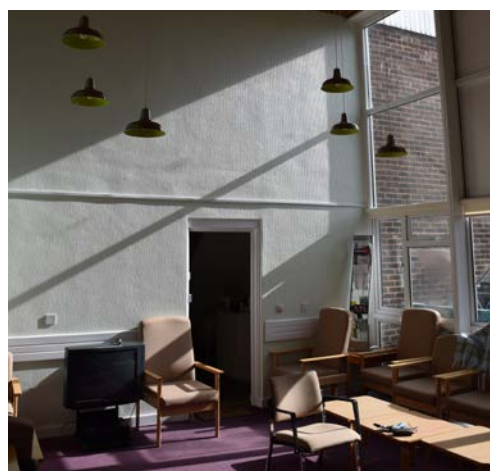
The quality of lighting throughout the majority of schemes is very poor, with fluorescent lights adding to the institutional atmosphere of many schemes. Although emergency lighting to specific standards is required, this could be in addition to alternative light sources. Therefore, particularly in important areas such as communal lounges, installing higher quality lighting could significantly improve the quality of internal space. Use of warmer, yellow tones should be considered, as well as energy saving properties of LED lights.



Poor quality fluorescent lighting at Ditchling Gardens

Staged entry and increased security

Many schemes discussed problems with unwanted visitors gaining entry, often occurring when residents are 'tailgated'. Almost all schemes do not yet have staged entry, with an additional set of lockable doors. The introduction of this could improve security.



Recently installed pendant lighting at Southease is a simple and effective way of improving the space

Welcoming communal entrances

The quality of the arrival to the main communal entrance can significantly affect the perception of a scheme. However, at present there are often problems with these entrances being cluttered by recycling bins, salt bins. Internally, exposed services and poorly coordinated signage can negatively impact the space. A review of the quality of the arrival space for all schemes would be beneficial.

Adapted kitchens

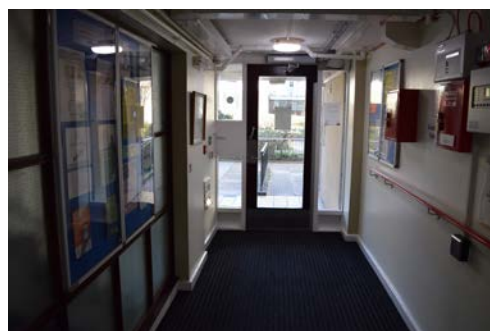
Some residents raised concerns about how well adapted kitchens are for those with mobility issues. As kitchens are replaced, installing raised ovens could be beneficial.



Recycling and salt bins cluttering the entrance to Lavender House

Cycle storage

Although not regularly demanded by the majority of residents, there is still some demand for cycle storage. There is also a clear need for visiting care workers and alike. The lack of dedicated storage for cycles in the majority of schemes should be addressed.



Exposed services and signage cluttering the lobby to Somerset Point

4. Individual seniors housing scheme reports:

**Broadfields
Churchill House
Ditchling Gardens
Elizabeth Court
Elwyn Jones Court
Evelyn Court
Hazelholt
Jasmine Court
Jubilee Court
Laburnum Grove
Lavender House
Leach Court
Lindfield Court / Burwash Lodge
Manor Paddock
Muriel House
Rose Hill Court
Sanders House
Sloane Court
Somerset Point
Southeast
Walter May House
Woods House**

Broadfields

Description of building

The original 1950s building has been extended and adapted over time. Brick construction. Mainly 2 storey

Description of location

Moulsecoomb, suburban. Located at a busy junction with Lewes Road

Key Points

- This housing scheme occupies a prominent corner plot, but the small-scale buildings and back garden fences do not interact well with the surrounding streets.
- There is generally a good sense of community within this development, with residents using communal spaces.
- Although the main communal garden area is well used, there are large areas of underused green space on this site.
- The majority of flats are studios or small one beds, providing relatively undersized accommodation.
- There are no lifts, meaning upper floor units have stepped access and are not suitable for people with mobility issues.
- Some of the construction is poor quality, with single leaf brick providing low insulation values.
- A large-scale student housing scheme is proposed for the site opposite on 1 Moulsecoomb Way.



The northern edge of the scheme from Moulsecoomb Way, showing underused green spaces.



View from the Lewes Road junction, showing how the existing bungalow does not hold this prominent corner well.



Communal garden area at the rear



View from the communal lounge to Moulsecoomb Way



Communal lounge



Circulation spaces are not designed to be wheelchair accessible

Churchill House

Description of building

Built 1967, adopted as sheltered housing in 1990. A stepped, zig-zagged floor plan. 2 storey. Brick with tiled roof.

Description of location

Semi-suburban on a fairly busy road.

Key Points

- No lifts to the first floor apart from one stairlift to one flat.
- The communal lounge and kitchen are pleasantly designed but are under-used at present. This space should be successful because it is large but is linear and laid out in a way which encourages smaller groups of seating, as well as being integral with the main circulation through this block.
- Multiple entrance points to groups of 4 flats leads to a sense of disconnect between residential units and the communal areas.
- The garden is pleasant but simple, it doesn't feel private and as such feels anonymous.
- Scooter storage would be welcomed.



Multiple entrances to groups of 4 flats makes a main entrance confusing



The building zig-zags across the site with anonymous triangular lawns to the front



The lounge is open-plan but with more intimate pockets



Small area at the end of the zig-zag plan where an extension could be added

Ditchling Gardens

Description of building

1970s bungalows

Description of location

Quiet cul-de-sac. Back street location not far from the centre.

Key Points

- Bungalows provide generous, high quality, accommodation.
- In many ways this scheme represents the 'best of both worlds' with the support of seniors housing, but with the space and independence of individual houses.
- Detached housing means that residents encounter one another less often than in flats with communal corridors, making the community more disparate. But some residents still get involved with community activities.
- An advantage of semi-detached bungalows is that there is more opportunity to adapt to suit the needs of individuals. For example, a conservatory extension allowed one couple to have enough space accommodate a wheelchair and mobility scooter. Allowing future adaptations to take place could help to allow residents to maintain their independence for longer.
- No guest accommodation or laundry facilities.
- The communal lounge and scheme manager's office are half way up the hill, making it difficult for some residents with mobility issues to reach



The communal lounge is functional, but could be improved by replacing the lighting



Bungalows 25 and 26 in the foreground, looking south down Ditchling Gardens

Elizabeth Court

Description of building

1982, brick structure, 3 storey with generous gardens. Believed to have originally been purpose built for vulnerable people, but not specifically for those with disabilities.

Description of location

Near central Hove, within the Willett Estate Conservation Area. Close to Hove Station and local amenities.

Key Points

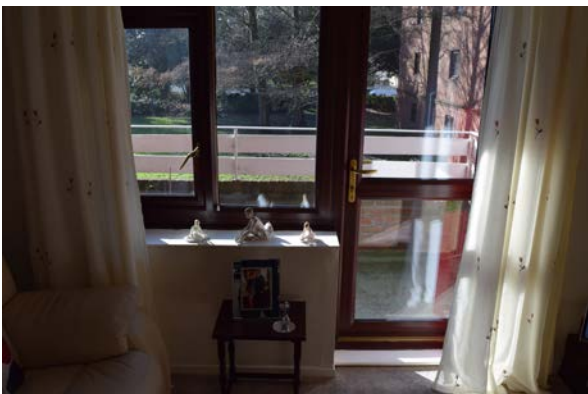
- The location, setting, building design and management of the scheme are generally of good or exceptionally good quality. Anecdotally, this may help residents enjoy longer healthier lives.
- The entrance to the building is at the far end of the site to the driveway/pedestrian entrance. This can cause confusion for visitors to the scheme, and means a relatively large area of the site is given over to a carriageway.
- Private accommodation is relatively generous, with large balconies to around half of the units.
- Access to outdoor space, with generous communal and private amenities is a significant benefit of the scheme, though more could be made of underused spaces.
- Communal spaces can come across as institutional.



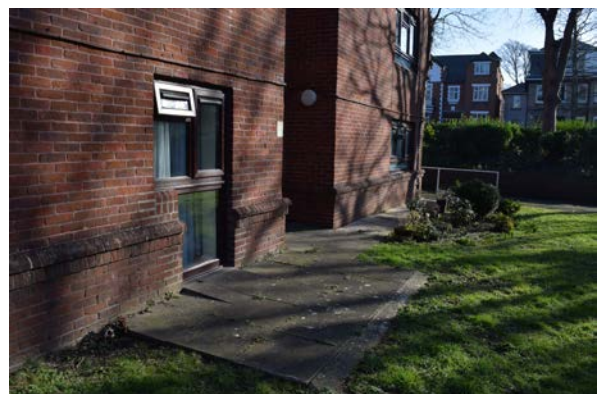
The entrance to the scheme is unclear upon arrival



A scooter storage and charging area



Large windows and balconies to upper units significantly improve the quality of internal environment



The potential to create private amenity space for ground floor units could be explored

Elwyn Jones Court

Description of building

1991, brick with pitched roof, mix of 2 and 3 storeys.

Description of location

Suburban, residential area.

Key Points

- One of the largest schemes with a good community feel.
- Adequate communal space but this all feels dark and needs a face lift.
- The first floor mezzanine over the living room is treated as a corridor and is underused.
- Pleasant courtyard garden but room for improvement.



Heavy patio doors leading onto a courtyard garden



The lounge is open-plan but with more intimate pockets



Dark ceilings over communal areas make the room feel dark and mezzanines are underused



The kitchen is larger than necessary and might benefit from being opened up into the dining/lounge adjacent

Evelyn Court

Description of building

Opened 1967. 2 storey, brick and render with tiled roof. Main building with attached annexe (not linked internally.)

Description of location

Suburban but close to Old Shoreham Road and Portslade Village, facing allotments.

Key Points

- One of the least popular schemes. The 1 bed studio conversions are less popular due to their size and harder to let.
- Although the scheme is on a public road, due to this being a 'close' it feels private and secluded.
- The communal corridors badly need redecorating in a more tasteful palette.
- The scheme feels tired but could be uplifted by making a better connection with the gardens to the front and back.
- The back garden is large but shared with the opposite social housing, which gives it a sense of anonymity and leads to it being under-used.
- The west-facing front garden is a much more pleasant space with better light and long views over the allotment.



The west-facing front facade with under-used garden and annexe beyond



Large rear garden shared with the social housing opposite, shady and under-used



The lounge is located in the SW corner and would benefit from opening out onto the front gardens



Communal circulation needs redecoration

Hazelholt

Description of building

Opened 1969, purpose built as sheltered housing. 2 storeys. Brick and render.

Description of location

Suburban but central to Mile Oak.

Key Points

- Has been recently refurbished.
- The studio conversions to 1 beds are a big improvement upon the previous layout but they are very small and lacking storage.
- The scheme manager has been very proactive in securing funding and enhancing the community feel.
- Very pleasant garden which is well used by residents.



A large car park to the front which could be put to better use. A public gym is located at the council owned leisure centre across the road.



The rear garden has been partially paved and is popular with residents



Large disused spaces within communal corridors

Jasmine Court

Description of building

Late 1970s / early 1980s brick with mono-pitched tiled roof.

Description of location

Suburban, residential area. Some local amenities but fairly cut-off from central Brighton and Hove.

Key Points

- Communal lounge is a pleasant space which leads onto a nice garden.
- In contrast the communal circulation is poor with some very dark carpets and dark red walls.
- The location is lacking in doorstep facilities but is well connected by bus routes.
- The fairly busy road with blind corner poses a risk to residents crossing to the bus stop.



Panoramic view of the front of Jasmine Court. The building is formed of low-rise individual blocks linked together on a busy road.



The ample rear car park



A large rear garden with changes in level

Jubilee Court

Description of building

1970s brick construction, 3 storeys. Accessibility is limited. In relatively good decorative order.

Description of location

Suburban (Moulsecoomb), quiet road, long distance views towards the South Downs National Park.

Key Points

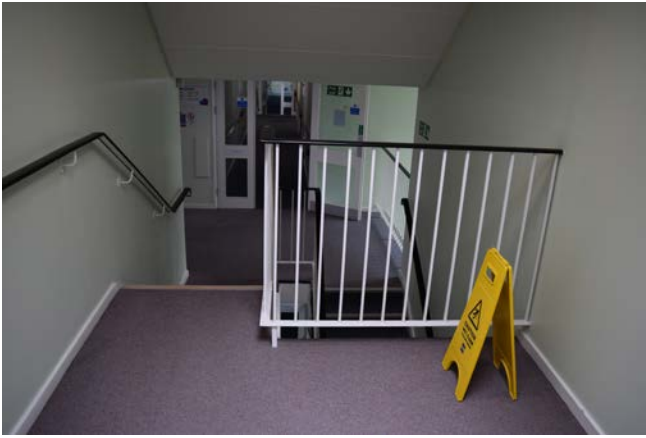
- Only around half the flats are accessible by lift due to the split level nature of each floor.
- Communal areas are generally generous and in good condition.
- Private flats are constrained, with relatively small studio flats and converted 1 beds. Bathrooms added at a later stage mean that storage is lacking.
- The rear entrance is used more by residents than the main front entrance. The rear entrance should therefore be better adapted.
- The large communal lounge is broken up by different types of furniture, including sofas and a large dining table. This makes the space feel less institutional.
- A glass screen has been installed to convert an unused landing space into a small communal IT area, making the most of available space.
- Recent decoration means communal areas are in good condition, without many of the problems seen in other schemes.
- The relative isolation of the scheme makes it more difficult for residents to travel independently, and the area is not very suitable for scooters.



The secondary rear entrance is used most commonly by residents



The secondary entrance does not provide level access, electric doors or a draught lobby



The split level nature of the building means that some areas are inaccessible by lift



Studio flats are small, with limited storage space



The communal lounge has a variety of furniture



The public green area next to the site

Laburnum Grove

Description of building

3 storey, 1970s brick construction, purpose built block

Description of location

Suburban, Hollingdean

Key Points

- This scheme has a particularly institutional atmosphere, with stark circulation spaces
- There is a large proportion of small studio flats.
- There is a large variety of generously scaled communal spaces.
- Metallic artwork in circulation spaces satisfies fire regulations.
- Exposed wiring conduits and poor quality repair work are particularly problematic.



Laburnum Grove from the south.



The communal garden area



Poor quality paintwork.



The communal lounge



Fire regulation approved seating in circulation areas.



Fire regulation approved seating in circulation areas.



The sloping creates void areas below accommodation.



The unused void created by the sloping site could be put to better use.

Lavender House

Description of building

1980s brick construction, purpose built block, 3 storeys.

Description of location

Kempton, central area close to local amenities

Key Points

- Social problems mean communal facilities are not functioning well.
- Security is a significant issue in this location.
- The scheme has relatively large areas of garden, particularly given its central location. However, this is largely difficult to access and therefore underused.
- Some flats are inaccessible by lift.



The garden area outside the communal lounge is well used, but very limited in scale



The front garden is not easily accessed, and therefore underused



The front garden area is crowded with bins



Generous but unused lawned areas between the building and the footpath



Ground floor flats in close proximity to the main entrance experience noise issues



The one storey day care centre with Lavender House to the left

Leach Court

Description of building

1970s, 7 storey brick/concrete frame construction. Purpose built housing for vulnerable people, but not all originally seniors housing.

Description of location

Kempton, central area close to local amenities

Key Points

- This is a large-scale scheme with a lively atmosphere and a sense of community
- A larger scheme with a greater variety of communal spaces appears to suit the needs of residents well.
- Private accommodation is relatively generous, with good levels of natural daylight and ventilation.
- The scheme generally functions well internally, but external areas and the way it relates to the surrounding neighbourhood could be improved. For example, accessing the main entrance through a car park rather than a landscaped garden area.
- Some communal areas are in relatively poor repair.



View from Eastern Road



An entrance is cluttered by bins



The main circulation route is very long and institutional in atmosphere



Undercroft space leading on to the garden



The majority of flats are relatively generous, with far reaching views



The communal lounge leading on to the garden



Bulk storage for large refuse is required



Some communal areas are in poor condition

Lindfield Court/Burwash Lodge

Description of building

1987, 3 storey brick construction. Purpose built sheltered housing

Description of location

Suburban (Hollingdean), steeply sloping south facing site with long distance views.

Key Points

- The scheme is generally well adapted for residents with a range of needs.
- The scheme generally provides a relatively high standard of accommodation, but smaller flats and north-facing flats are less successful.
- Allowing under-used communal garden space to be used as private amenity for adjacent flats has been successful.



Approach along The Crestway



Communal lounge with a favourable southern aspect.



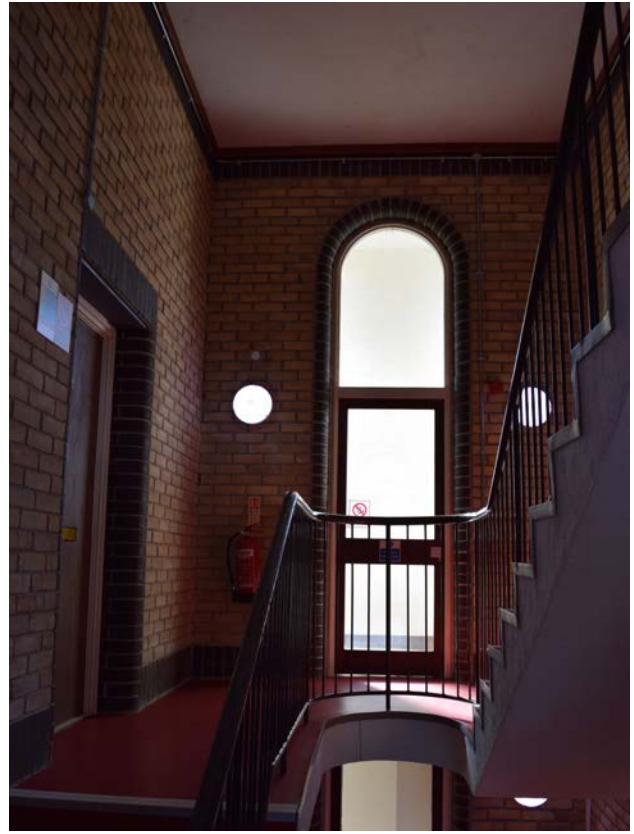
Small, but well used terrace area



The main garden area is difficult to access and therefore underused



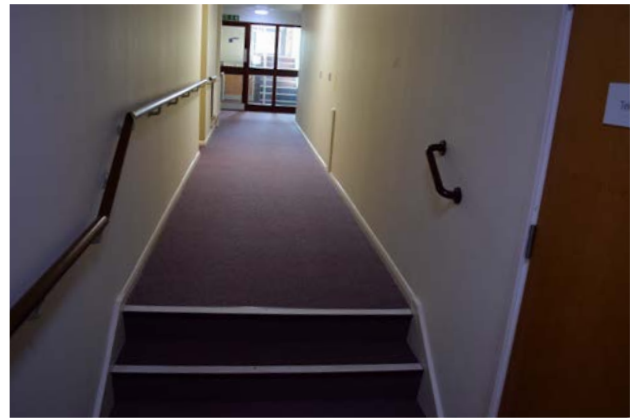
Generous and light filled circulation spaces



Burwash Lodge



Poor quality repair after the replacement of a light



Split level access corridor

Manor Paddock

Description of building

Converted 19th century farm house (including 8 flats) and 16 bungalows.

Description of location

Suburban, on the outskirts of Kempton

Key Points

- The scheme includes large amounts of green space, much of which is underused. There have been problems with the local school using the green area for parking in the past.
- There is not a strong sense of community. The disparate nature of the site may contribute to this. The communal lounge is underused.
- The communal garden is well tended by residents.
- Accessibility to the farm house is limited.



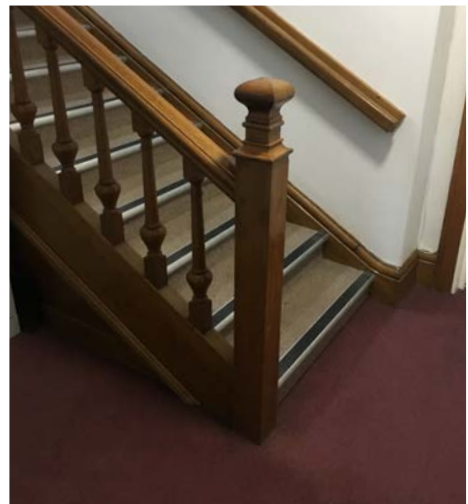
The nineteenth century farm house converted into flats and communal facilities.



Bungalows at the northern end of the site.



The communal lounge.



The communal stairwell.

Muriel House

Description of building

1985. Built in square plan with central courtyard. Brick with pitched tiled roof.

Description of location

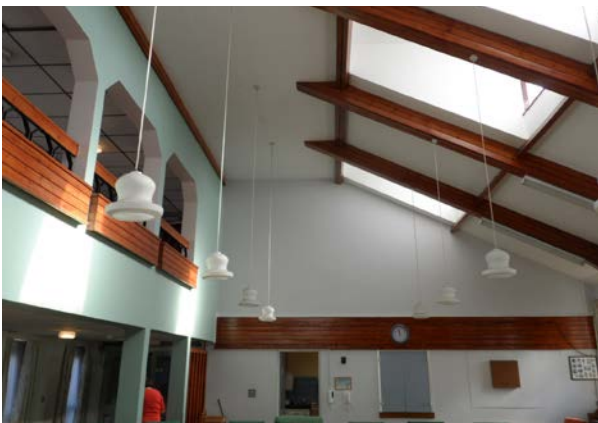
Semi-suburban. Although not central to Brighton and Hove, the scheme is located near to Portland Road and Boundary Road which offer many amenities.

Key Points

- A good location for those looking for a compromise between urban and suburban.
- The courtyard garden could be a very nice space but feels a bit tired at the moment.
- The corridors feel quite unloved with wasted space at the corners.
- The double-height lounge is a popular and dramatic space but is too open to be conducive to intimate conversation. Some smaller, more intimate communal areas would be welcomed.



The south facing entrance is obvious but the building is located at the top of a hill at the back of Ingram Crescent West



The lounge is characterful and doesn't feel overly institutional but is too open



The courtyard garden with individual flat access

Rose Hill Court

Description of building

Opened 1983, purpose built as sheltered housing. 3 storeys. Brick.

Description of location

Urban location near London Road.

Key Points

- Urban location very popular with residents although this attracts problems with drug users, security etc.
- The garden is a very valuable asset to the scheme especially in such an urban location.
- Large dual aspect dining/lounge but very small kitchen.
- In bad need of redecoration throughout communal areas.



The front garden and entrance. Set back from the building line of Kingsbury Road, it isn't obvious at first, but the main entrance is apparent once you are on site.



The rear garden is well used and maintained by the residents



The dining room with very small kitchen to the left. The decoration clashes and is tired.



A large north garden is inaccessible to residents

Sanders House

Description of building

Built 1983. 3 storey. Brick with flat roof.

Description of location

Semi-suburban.

Key Points

- A good location for those looking for a compromise between urban and suburban.
- Outdoor spaces are a key benefit here with a well-used communal garden as well as private outdoor space for every resident.
- The scheme has many benefits and with some communal redecoration could be made to feel more contemporary.



The entrance faces north and the front door is down a ramp however it is well sign-posted



The large open-plan lounge. The flooring is due for replacement and the lounge is decorated with a contemporary colour scheme.



Every flat has an external door or balcony and many residents have personalised the space



The communal patio leads to the garden

Sloane Court

Description of building

1982 brick construction, purpose built block

Description of location

Kempton, central area close to local amenities

Key Points

- This is a generally high quality scheme with impressive communal facilities and circulation spaces.
- The generous scale of circulation areas means that the removal of furniture from these areas is particularly problematic. A strategy to address this should be undertaken.
- There are no studios, but 1 bed flats are relatively undersized.
- The split level nature of the building, with a central lift serving half levels, is an intelligent way to resolve accessibility issues on a sloping site, and could inform future development approaches on other sites.
- There is a relatively large amount of parking for this central area. The potential to put this to better use could be explored.



The communal lounge.



Sloane Court frontage from Park Street.



Generous circulation and winter garden area.



Unused circulation area with poor quality electrical installation.

Somerset Point

Description of building

72 units, 12 storey 1960s tower

Description of location

Kempton, central location close to local amenities.

Key Points

- There is a relatively strong sense of community, with an active tenants association.
- Communal facilities are relatively institutional in appearance, but seem well used.
- Studio flats are very small. Previous exploration into knocking studios together to create 2 bed flats concluded this would not be possible.
- Some ground floor units have windows directly on to the car park.
- The large car park adjacent to the scheme was underused on the day of the site visit. There may be potential to convert some of this into an amenity area.
- Residents raised concerns over how well kitchens are adapted for older users. High level ovens would be preferable as kitchens are refurbished.



Communal lounge



The entrance lobby is undersized and highly cluttered with exposed services and signage



External lighting is required along the main entrance route



A large area of parking and garages outside Somerset Point

Southeast

Description of building

1960/70s brick construction, 2/3 storey

Description of location

Whitehawk, suburban

Key Points

- Double height space and pendant lighting in the communal lounge make this an exceptionally good quality space.
- All units are studios, but these are relatively generous.
- Access is limited as there is no lift. The split level nature of the scheme means at least two lifts would have to be installed to make the scheme fully accessible.
- Fire vents next to a radiator in the communal hall make the heating system inefficient.



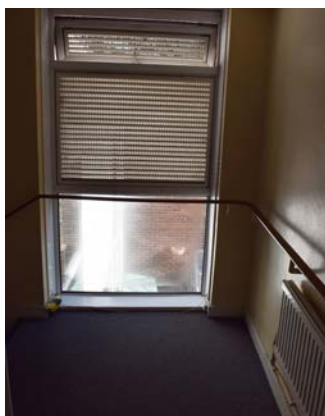
Double height communal lounge with pendant lighting



Approach from Whitehawk Road



Some circulation areas are dark



Ventilation next to a radiator wastes energy

Walter May House

Description of building

1978, brick construction, 3 storeys. Purpose built block.

Description of location

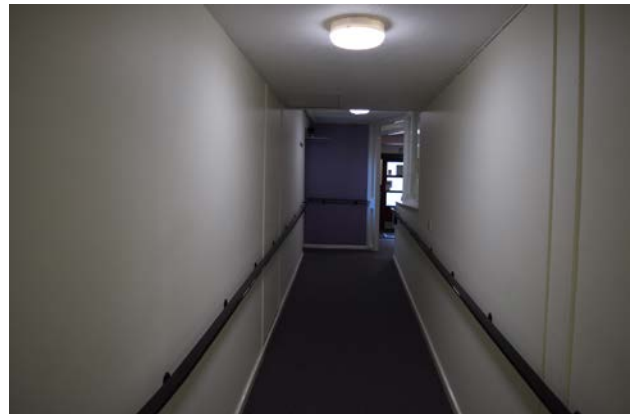
Whitehawk, a suburban area with predominantly low rise buildings and large areas of green space. However, this area is being intensified, as exemplified by the 5 storey Kite Place development opposite.

Key Points

- There is not such as strong sense of community and some younger residents still work.
- Communal areas come across as particularly institutional.
- Direct access to the garden for ground floor units is positive.



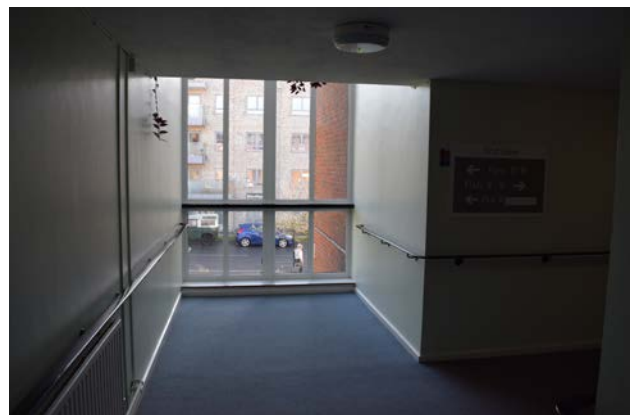
The communal lounge has an institutional atmosphere



Circulation space is very sparse



The generous garden is well used



Unused circulation areas that could be converted

Woods House

Description of building

Original building constructed 1975, and converted into sheltered housing around 2 years later. An extension with 6 flats built in the early 1980s. Predominantly 3 storey, brick construction.

The public toilets attached to the buildings are currently being converted into a new residents lounge, with an additional flat being created in the location of the current lounge.

Exterior garden space is limited, though the majority of units have a small private amenity space.

Description of location

Located on a busy main road, close to public transport and amenities. The location in central Hove makes it popular with residents despite some problematic issues.

Key points

- Not suitable for people with more severe mobility issues as there are no lifts. A lack of level access and narrow corridors also limit accessibility. Therefore, the majority of residents need to be in relatively good health.
- As this facility was not specifically designed for sheltered housing and has been added to over the years, there is little opportunity to significantly improve accessibility (e.g. there are 3 separate stairs on different levels).
- Communal facilities are currently undergoing significant improvement with the construction of the new lounge.
- Circulation areas were decorated around 3 years ago, but would benefit from further improvement.
- Active residents have been successful in helping to keep this facility up-to-date.
- Parking is limited, but the vast majority of residents do not drive. This is an issue for visitors, however.
- Woods House is located next to an area undergoing significant development, with sites around Hove Station proposed for relatively high density mixed use development. There is little opportunity for development on this site however, due to the lack of garden space and proximity of neighbouring terraced housing.



The scheme is located on a busy road, but a well tended front garden creates a buffer



Exposed wiring in corridors is problematic



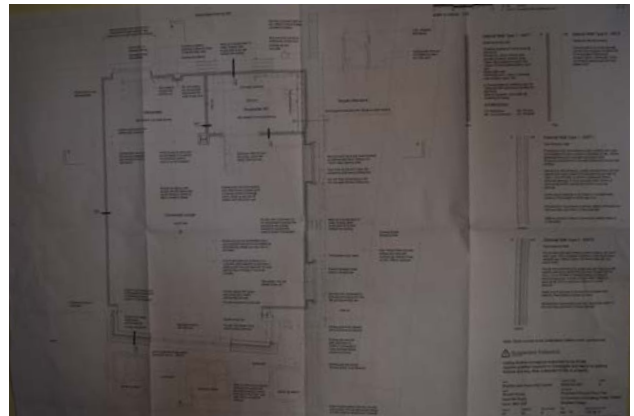
External garden areas are minimal



The existing undersized communal lounge is to be replaced



Former public toilets are being converted into a communal lounge



Proposed lounge plans.

