

# TOPIC PAPER

## DESIGN & RETIREMENT HOUSING

### HEADLINES

- A prerequisite of 'Category II' sheltered housing is to be within half a mile of essential facilities and services which inevitably positions our schemes in an urban context, often in historic towns and cities and conservation areas.
- The final designs are influenced by numerous considerations such as: the character and quality of the contextual area; the constraints and opportunities presented; respect for the amenity of adjoining occupants; local distinctiveness; national and local planning policy; views of the local community; opinions of the planning officers, Town/Parish Council, Planning Committee and Design Panels and, not least, the clients brief and purchasers' preferences.
- The external massing, articulation, elevational components and materials vary significantly from scheme to scheme as the designs respond appropriately to their context.
- Internally the provision comprises 1 and 2-bedroom Apartments, Owners Lounge, Wellbeing Suite, Guest Suite, Laundry Room and Refuse Room, with level access provided to all by a lift. This necessitates designs to be a single building with any steps in level being formed by a complete storey height step.
- The designs for Churchill Retirement Living are highly sustainable as they utilise brown field land more efficiently and also include many sustainable features such as Air Source Heat Pumps to heat the building and hot water.
- The finished buildings are set in landscaped grounds designed by a Landscape Architect to ensure that a high quality environment is provided for the occupants whilst also enhancing the immediate setting of the development.



### HIGH QUALITY DESIGN

The National Planning Policy Framework requires design to be high quality, to take the opportunities available for improving the character and quality of the area, and to optimise the potential of the site. CRL employ highly skilled and experienced qualified architects as part of Planning Issues, based in our four Regional Offices around the country. They produce well proportioned, balanced and cohesive designs attractive as an overall concept and at every level of detail.





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- Churchill Retirement Living carry out the whole process for their developments including design, planning, technical drawings, construction and ongoing maintenance. Their product is Category II Type Sheltered Housing.
- Apartments are self contained and owned by the occupants, each apartment having its own front door and benefiting from a camera entry system, an intruder alarm and a Careline 24 hour support system.
- Externally the developments are set in high quality landscaped grounds with walkways seating and pergolas, car parking and mobility scooter storage.
- The designs generally comprise single aspect apartments either side of a spine corridor with a lift in the middle and fire stairs at each end. Roof spans are dual pitch with a flat roof over the corridor area thereby creating traditional span and roof height for the pitched roof whilst also allowing space in the middle valley to accommodate pipes and equipment.
- The design process in reality is far more complex as consideration needs to be afforded to the multiple factors listed in the second headline bullet point.
- The skill of the architects is to produce an individual design for each site which balances all of these diverse considerations and provides high quality design which contributes positively to the character of its area. As a result of the many influencing factors the designs produced differ significantly in footprint, height, articulation and appearance from location to location.
- Good design for Churchill Retirement Ltd must also give consideration to building function, construction costs, buildability and sales profile.

### ABOUT CHURCHILL RETIREMENT LIVING

Churchill Retirement Living has specialised in the provision of purpose built apartments designed for older people, since 1998. Our developments are located throughout England.

Our self-contained apartments are specifically designed to meet the needs of independent retired people, and are provided for sale contained within a single block. The apartments are sold with a lease containing an age restriction which ensures that only people of 60 years or over, or those over this age with a partner of at least 55, can live in them. Our accommodation is managed by Millstream Management Services Ltd, a company wholly owned by Churchill Retirement Living specialising in the management of retirement developments.

Churchill Retirement Living is an award winning developer of retirement housing and won the Best Medium Housebuilder of the Year award in 2012 and The Most Outstanding Retirement Housing Operator in the UK in 2012 for the fourth consecutive year. Details of further awards which the company has won can be viewed at [www.churchillretirement.co.uk](http://www.churchillretirement.co.uk).

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