

PRP

HOMES 2019

The Rise of Intergenerational Living

November 2019

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PRP is an interdisciplinary, design-led practice with over 55 years' experience in housing design and urban planning. We deliver intelligent, responsive and enduring design solutions through a collaborative and knowledge based approach. With our extensive team of architects and professional services we create places of distinction and purpose.

PRP

Intergenerational:

Bringing young and older people together in one community

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



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



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



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



Independent living

THATCHERISM 1979-1990 RIGHT TO BUY

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



Decline of marriage, rise of cohabitation
Rise of consumerist culture

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
Council housing shortage
Increase in rented accommodation (PRS)



Home ownership fallen due to lack of affordability

BEYOND BREXIT WHAT NEXT?

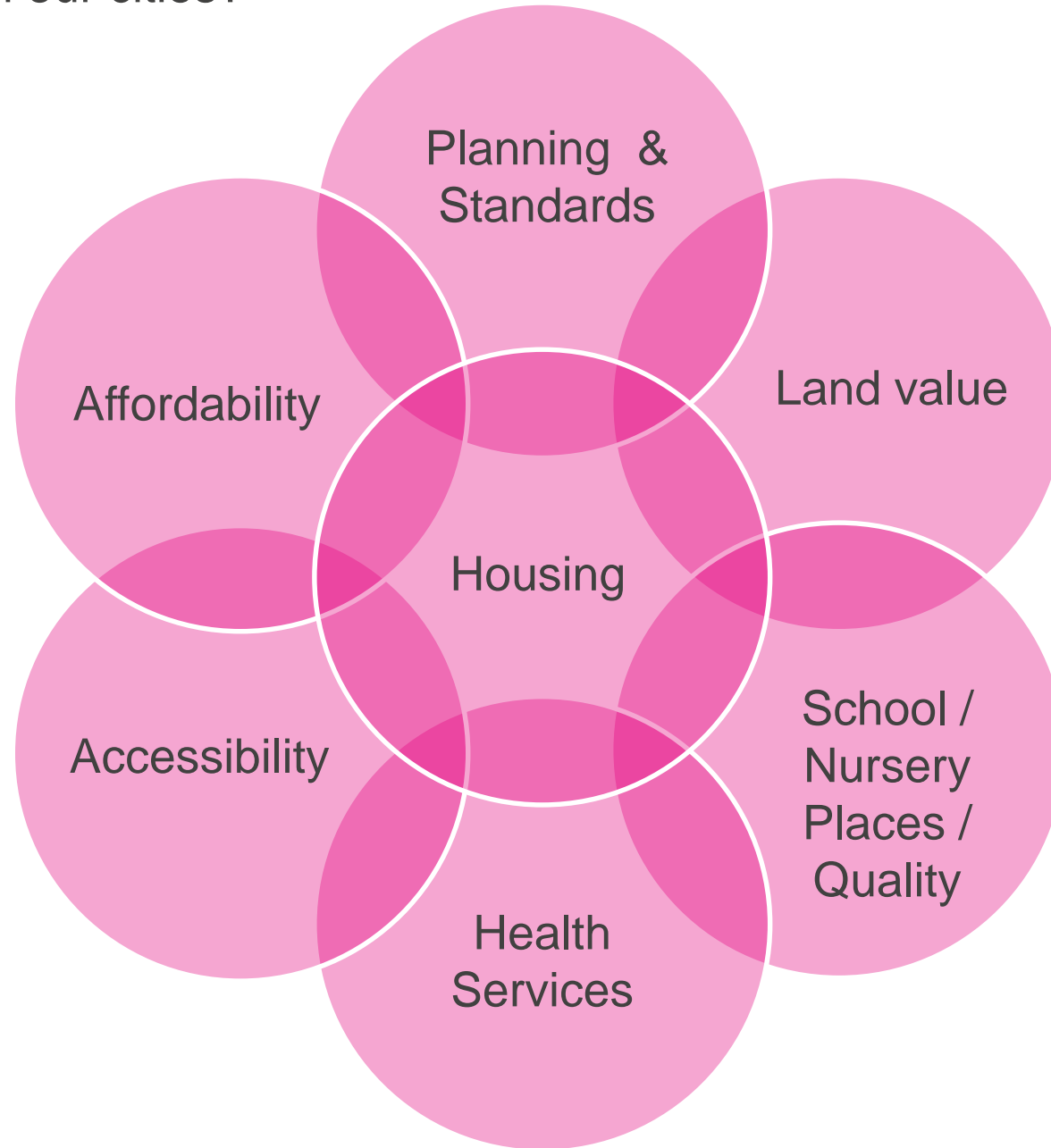
New housing typologies
Campaign for council housing
New building regulations post-Grenfell



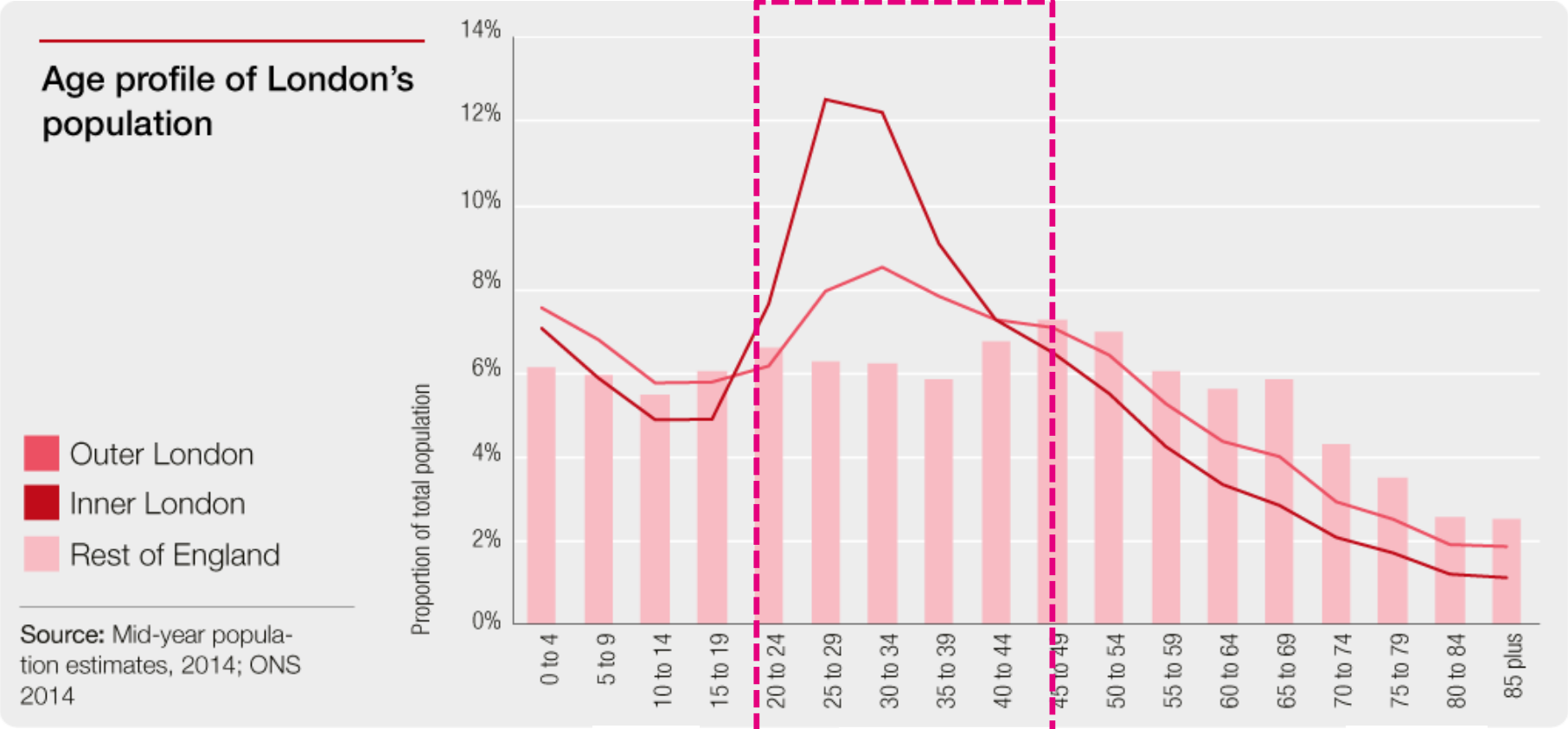
Healthy and smarter cities



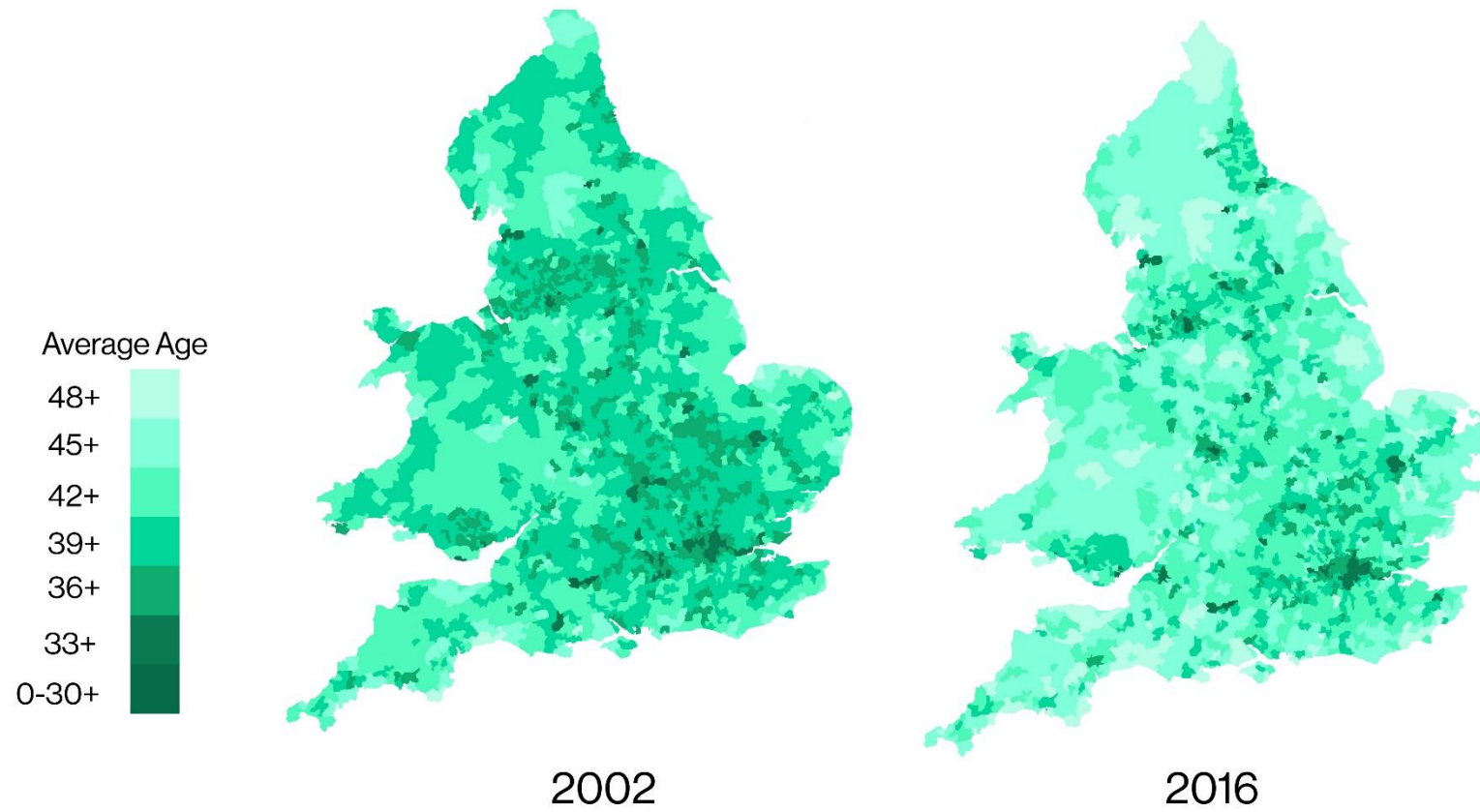
What affects housing in our cities?



Statistics: Age and location

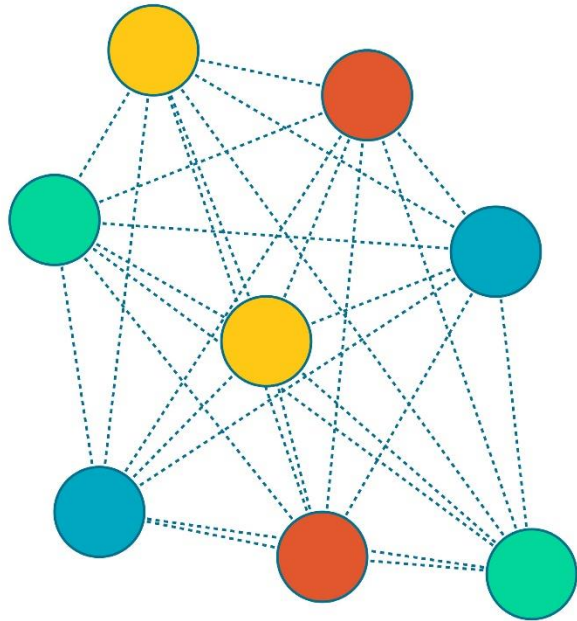


The geographical generational divide

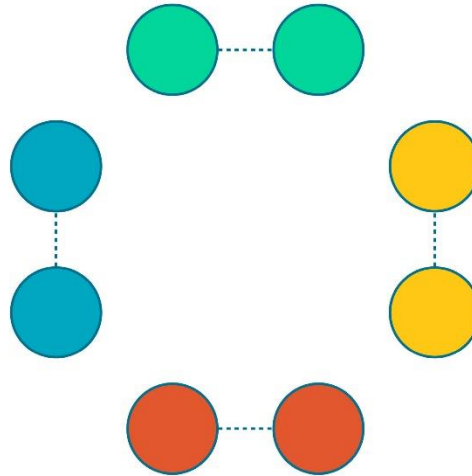


(Source: www.plumpot.co.uk)

Isolated communities and homogeneous neighbourhoods



Diverse & Integrated Social,
Political, Economic Communities



Homogeneous & Isolated Social,
Political, Economic Communities

The geographic disconnect has resulted the demographic of rural areas to become older, whilst urban areas are becoming younger leading us to more **segregated, isolated and unequal communities.**

What housing means to different people

Priorities for young people

- Proximity to places to go out and enjoy
- Proximity to friends
- Proximity to work
- Affordability



What housing means to different people

Priorities for families

- Proximity to childcare
- Proximity to family
- Proximity to good schools
- Proximity to work
- Affordability



What housing means to different people

Priorities for elderly people

- Do they want somewhere quiet
- Proximity to family
- Proximity to shops and facilities
- Affordability



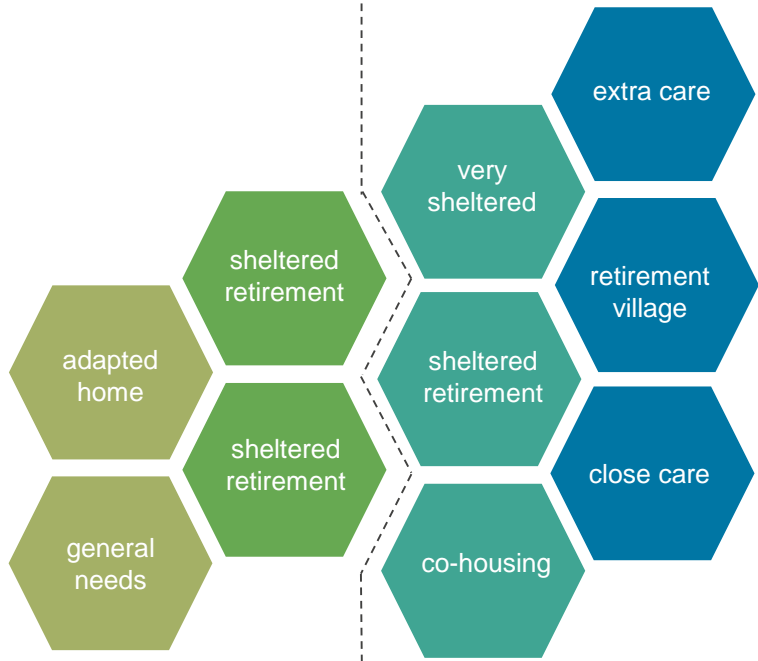
What is housing for the elderly?

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

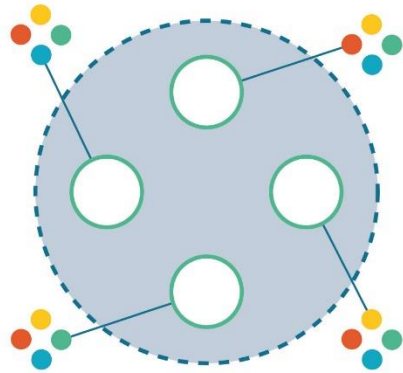
Residential care rather than independent living.

Planning: current use class C2 'residential institution'

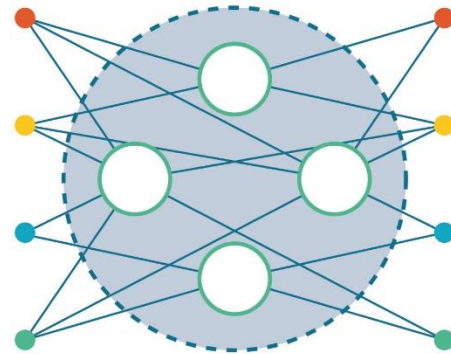
Planning: current use class C3 'dwelling houses'

Living Models

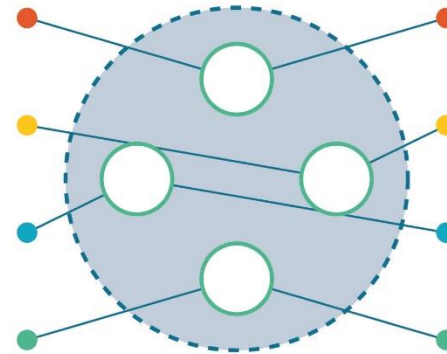
Multi-generational homes



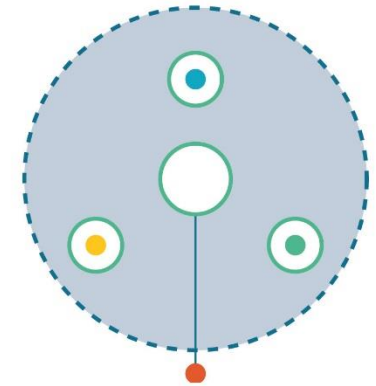
Co-living



Intergenerational urban design



Intergenerational extra care



-  Development
-  Dwelling
-  User Groups



user groups

Oakfield, Swindon



Intergenerational living



Oakfield, Swindon



Intergenerational living / Pydar Street, Truro



Pydar Street, Truro



Pydar Street, Truro



Pydar Street, Truro



Independent living: Attractive housing alternatives

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

