

Colliers Gardens Extra Care Housing



Award winning design

Housing Design Awards 2006

Richard Feilden Award for Affordable Housing sponsored by the Housing Corporation.

The Jury said:

The communal lounge is "a good place to entertain visitors and make new friends. This is evident in the clusters of animated souls who chatter and chuckle round coffee tables"

National Homebuilder Awards 2006

Winner for Best Retirement Development

One of ten UK projects picked by CABI and the Housing Corporation as beacons of excellence in the rented sheltered-housing arena.

The Jury said:

"Cleverly thought out, seductive design, offering generous proportions" Trisha Gupta

"a example of great public sector planning" John Assael

Prepared as a contribution to the meeting of the European Union Welhops Project, Housing Design Guidelines Professional Panel, London, 18 December 2006

Penoyre & Prasad Architects
28-42 Banner Street
London EC1Y 8QE
T 020 7250 3477
F 020 7250 0844
E mail@penoyre-prasad.net
W www.penoyre-prasad.net

Colliers Gardens Extra Care Sheltered Housing Fishponds, North Bristol Brunelcare

Design competition win 2003
Construction commenced June 2004
Completed January 2006
Contract Value £5.5m
Housing Design Awards Winner
'Best Affordable Housing' 2006
National Homebuilder Design Awards Winner
'Best Retirement Development' 2006

Following an invited competition, Brunelcare, a Bristol based housing association specializing in homes for the elderly, commissioned Penoyre & Prasad in early 2003 to design an Extra Care Sheltered Housing development of 50 flats. This flagship project sets new standards for sheltered housing in the rented sector.

Extra care sheltered housing provides accommodation for both the more active older person as well as those who, while wishing to retain their independence, need regular help with their personal care, meals, laundry and domestic tasks.

One of the principal design challenges was to make what is necessarily a large building, have a welcoming, friendly and intimate character. The flats are set behind the communal facilities reducing the apparent scale, with arrival being at a building the size of a large house.

The journey from the main entrance to the two storey wings of flats is by a central galleried 'street' creating a series of small scale landscaped courtyards, external and internal, and avoiding the long corridors often found in residential homes. It evokes a 'village' plan and provides a variety of opportunities for indoor and outdoor encounters between residents.

The flats are constructed with a traditional stock brick set against crisp white render for the communal facilities. The shared lounge and dining room has an expressed 'glulam' timber frame and large windows with a southerly aspect that overlook the main garden.



welcoming and easily identified entrance to the home in its neighbourhood



penoyre & prasad



the most important place for each resident; easily personalised with friendly views out



penoyre & prasad



"more like a hotel":
a relaxing and dignified heart, open to both residents and elderly neighbours



penoyre & prasad

colour and texture integral to intuitive wayfinding



penoyre & prasad



a necklace of places and well lit destinations along the communal street and galleries



penoyre & prasad



a variety of gardens,
each with a different character, linked by pathways with resting places

penoyre & prasad

Housing Design Awards Citation 2006
Housing Corporation Winner Richard Feilden Awards for Affordable Housing



For further details please contact Alan Holloway
a.holloway@penoyre-prasad.net

penoyre & prasad

ANIMATED SOULS CHATTER AND CHUCKLE ROUND COFFEE TABLES

Colliers Gardens houses the elderly in an institution that makes them feel they still live at home. It is run by Brunelcare, a Bristol RSL which has a development programme for 600 new sheltered units across the city. It wanted a flagship scheme of 50 extra care flats to raise standards. It achieves it with a layout created by the architects to eschew cloister or atrium types in favour of a 'garden village'.

The big idea with Colliers Gardens is that residents live in flats in spurs leading off a two-storey spinal circulation route – the more bodily able residents live upstairs. This is the 'high street' where you find facilities such as hairdresser, launderette and health centre as you follow its deliberate twists and turns. The site rises by 1.5m front to back and this is incorporated as series of terraces connected by 1 in 20 ramps, again adding to the organic character associated with streets rather than corridors. There is strong signage just like in any high street, here in both English and Cantonese to accommodate Bristol's ageing community of merchant navy families of Chinese descent.

One reason to play along with the high street conceit is that its walls are lined in external materials of coloured render and rainscreen timber cladding, applied to structural blockwork beneath. Leave the high street for the short spurs of apartments and suddenly there is fitted carpet and wallpaper which mimics a hotel. Besides the obvious pleasure residents have in relating to the design, there is a practical benefit: the high street device offers more stimuli to those whose failing minds would be 'lost' in indistinguishable corridors.

The site is almost entirely wrapped in back gardens. Areas around both the individual flats and communal areas have been richly landscaped with residents able to spill out from apartments through patio doors.

A healthcare facility next to the front door, the only access to the scheme also serves non-residents drawing the local community in. A large communal lounge next to the facility, its glulam frame expressed within its double height, makes this end of the 'high street' a good place to entertain visitors and make new friends. This is evident in the clusters of animated souls who chatter and chuckle round coffee tables, so different from the television-numbered gawpers found in some care homes.