





Backworth Park

The Ageing Well Village in Backworth is an ambitious care and support scheme for later living. A collaboration between Northumberland Estates, the Local Authority, specialist healthcare providers, and third sector organisations, the scheme creates a bespoke environment where people can live well into older age with a variety of accommodation types and on-site support.

Initiated through the North Tyneside Ageing Well Board, the scheme was shaped by specialist stakeholders to offer a comprehensive range of residential options, and integrated health and care services in one place. The team considered what influences health and happiness in older age, seeking to address not just health and care needs but also non-medical factors such as loneliness and environment. The accommodation caters to different lifestyle demands with extra care, accessible apartments, bungalows and 'right sizer' houses. The Apartment block and Extra Care facility are designed to encourage interaction and incidental meetings, fostering a strong community.

Enhancing step up and down care models, the site includes a 40-bed intermediate care facility with rehabilitation and general medicine facilities, staffed by health and social care professionals. At the heart of the site a Wellbeing Hub provides a vibrant community facility with therapy rooms, hydrotherapy pool, and multi-functional spaces for classes, talks and hobby groups. The site also includes a 96-place nursery where students will be actively encouraged to use the communal facilities and outdoor spaces, creating intergenerational contact.

ten.leadinintents/hiring?share-offsite/

~~\\nsa01\pub\proj\docs\%2Fprojects%2Fbackworth-
\\nsa01\pub\proj\docs\%2Fbackworth%20Park).~~



P+HS were appointed as Lead Designer, Architect and Urban Designer for the scheme. Following a rigorous bidding process Age UK, Clinical Care Groups and Northumberland Estates came together to select P+HS to lead on the development of this cutting-edge facility for older persons living. From the initial appointment the team has worked closely with the various stakeholder groups to develop an innovative design ^

which captures the aspirations, requirements and needs of all.

The 11.86-acre development has been heralded as the future of later life living, offering high-quality residential housing with integrated health, care and frailty services all in one place – breaking the mould of conventional ‘standalone’ units and extending beyond traditional housing models.

Here was an opportunity to create a place for older people to thrive and live well into later life, connected to a vibrant community and with the right options on hand to meet their varied needs. Careful consideration of what factors influence health and happiness in later life and what amenities could be incorporated within the neighbourhood to support, rather than diminish, mental and physical well-being were central to the concept of the entire site.

The design team considered the proposed user groups at length and how their activities and journeys through the site might contribute to a strong and integrated community ethos.

"Social interaction works best when it is not programmed, it is the sporadic nature of our daily interactions which can bring joy"







Resident Analysis

Following on from the development of the User Group diagrams P+HS developed a series of character stories with the Key Stakeholders. In order to develop an understanding of the residents, visitors and staff groups who would be engaging with the Aging Well Village and what a 'day in the life' for each of these groups would look like.

This exercise gave all parties the opportunity to ensure that the proposed site development offered the client group all of the requirements within the brief. Be that ease of navigation throughout the site, interactive and well thought out green spaces offering rest points through to testing the proposed adjacency of services in order to ensure that key facilities had tangible links to one another.

The analysis further strengthened the integration of the design principles illustrated on the next page and cemented the importance of communal hub within the centre of the site.

Bill the Care Hub Patient



- 1 Ambulance drop off and 'check in' via the private entrance to the care hub
- 2 Takes up residence in a first floor room
- 3 Has therapy and clinical review in the first floor clinical spaces
- 4 Has lunch at the first floor mezzanine restaurant/multifunctional space
- 5 Undertakes some outdoor therapy in the allotments



Dorothy the Extra Care Resident



- 1 Has a morning swim in the communal pool
- 2 Meets a friend for brunch at the café in the Wellness Centre
- 3 Goes to buy a paper and milk from the local shop
- 4 Spends the afternoon in the first floor communal lounge
- 5 Has dinner in her apartment
- 6 Goes to an evening lecture on local history held in the 'Hobby Room' space in the Wellness Centre



Michael the Age UK Employee



- 1 Travel to work on the metro
- 2 Buys a takeaway coffee on his way to work from the Wellness Centre Café
- 3 Goes to a training sessions on the first floor of the Age UK HQ
- 4 Has lunch outside in the courtyard
- 5 Spends the afternoon working in the touchdown space within the Care Hub
- 6 Goes to the local shop on the way home to pick up fresh vegetables from the allotment growing and selling scheme.



Alison, Richard and Lucy the family visiting a resident



- 1 Travel to the site via car and park in the car 'park' at the entrance of the site
- 2 Go to visit their elderly relative at their apartment in the extra care block
- 3 All go for a walk along the nature trail around the perimeter of the site
- 4 Go to the Wellness Centre Café for lunch as a family
- 5 Nip to the local shop to drop off some items for posting
- 6 Go back to their car and travel home

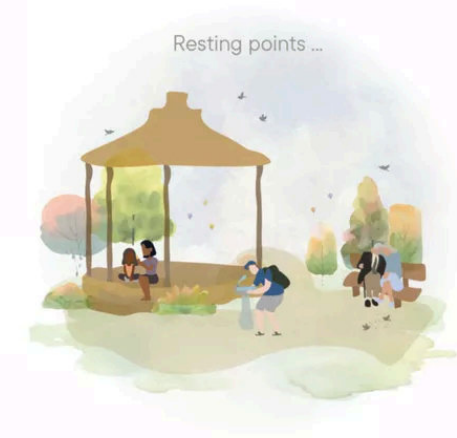
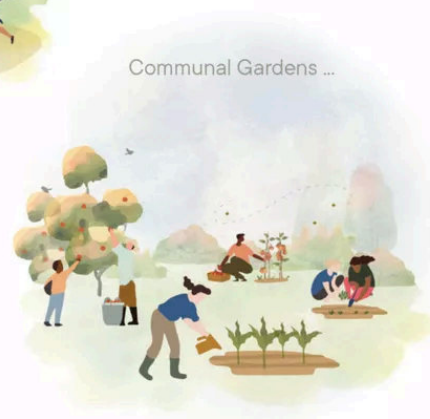
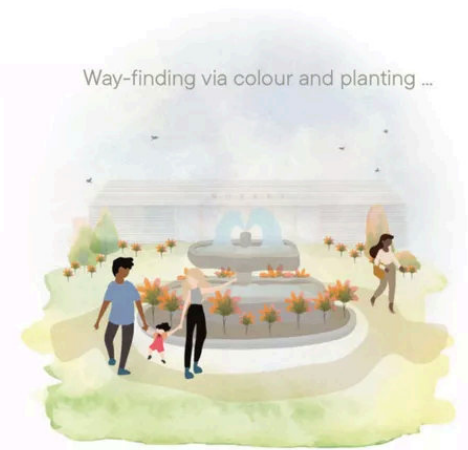
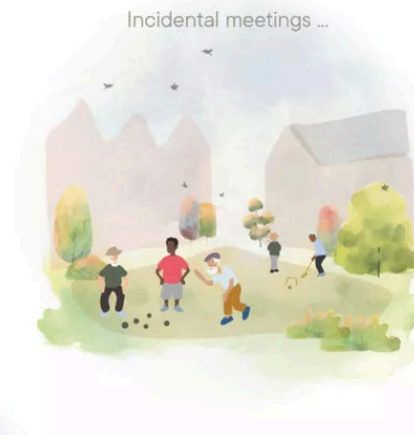
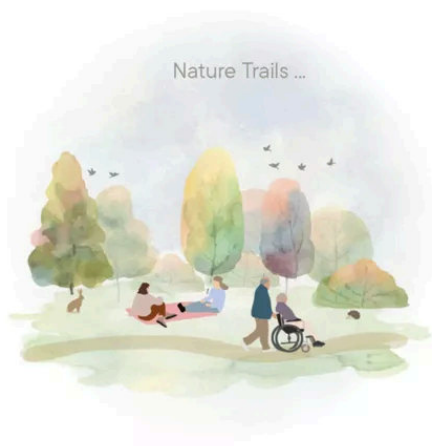


Bod and Erid the Local Residents, needing benefit advice



- 1 Arrive at the site via the local bus service
- 2 Go to the Care Hub touch down entrance space to discuss benefit advice with EveryDay Homes (Age UK)
- 3 Have a coffee and piece of cake at the Wellness Centre café
- 4 Go to the Walking in Water class in the community pool
- 5 Have an impromptu appointment at the hairdressers and nail bar
- 6 Travel back home on the local bus service





6.5 Massing and Scale

Throughout the development of the design and following the pre app discussions with the Planning and Urban Design Officer. Every effort has been made to minimise the impact of the proposed building masses whilst also creating an attractive development within the developable areas of the site. This tricky balance has created a four-storey buffer to the metro line which help mitigate the acoustic issues associated with the overground line.

The extruded blocks outline the number of storeys required in order to house the proposed schedule of accommodation (SoA) in-line with the clients needs. The various building uses have been positioned within the site to complement one another, in line with the adjacency diagrams developed within RIBA Stage 1.

At the centre of site sits the Health and Wellbeing Centre which will offer a vibrant community facility at the heart of the site. Cocooned by the taller massing of the Extra Care, Apartment block and integrated Frailty Hub Buildings.

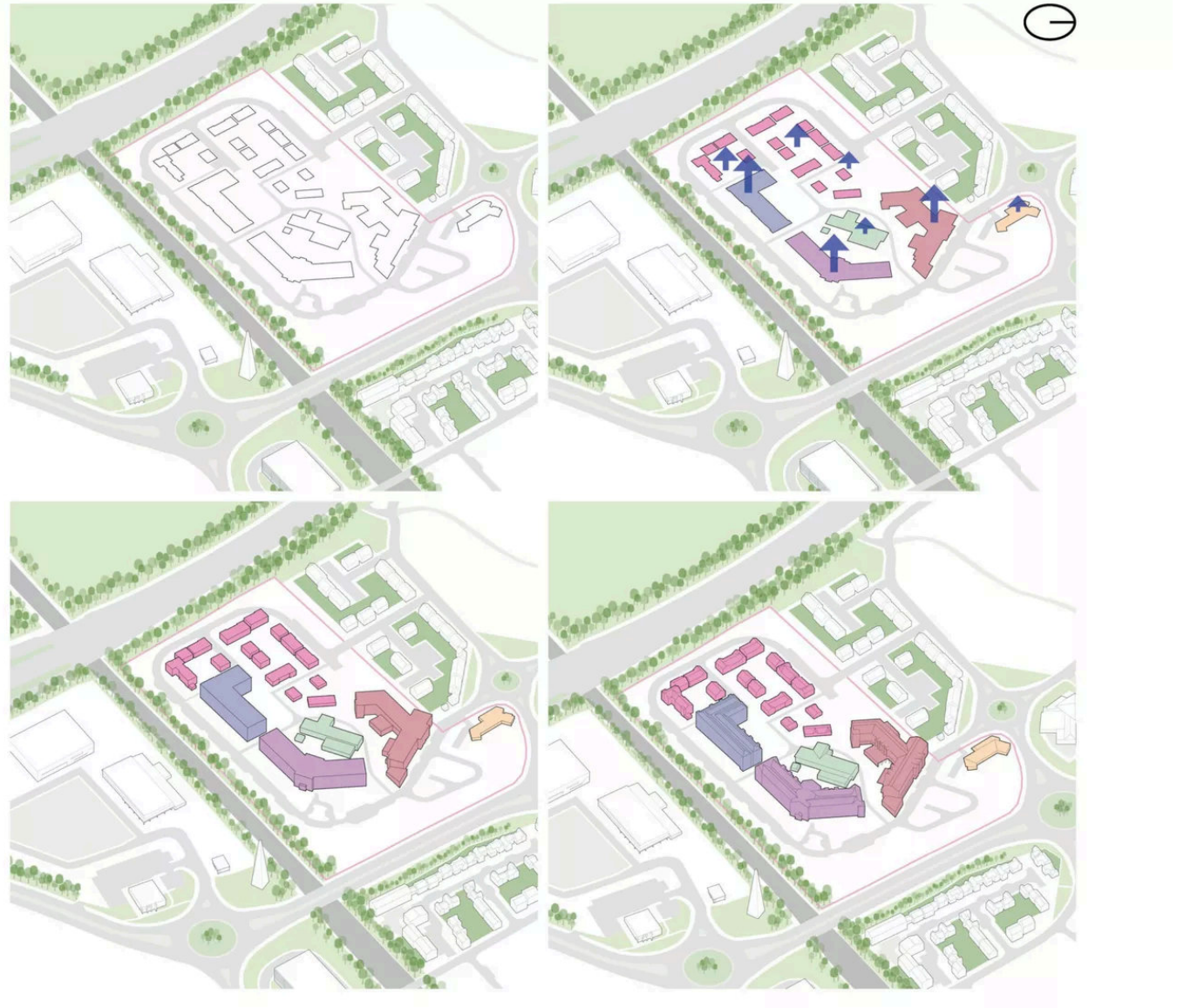
Roof Form and Street scapes

In line with client discussions it was identified at an early stage that pitched roofs would be the preference within the scheme. A number of the larger building include a large depth within the building to accommodate the required facilities.

To achieve a pitched roof solution, which would compliment the surroundings without becoming the dominant feature of the building various roofing forms have been applied. Breaking down the expanse whilst also creating a more human scale.

Key

	Health and Wellbeing Hub		Extra Care
	Integrated Frailty Hub		Residential
	Older Persons Apartment Block		Nursery



Creating Human Scale

As outlined on the previous page the use of balconies, roof terraces and vertical gardens has been key to the success to the proposals. The adjacent concept sketches illustrate how these themes have been developed through the progression of the design.

Given the mid rise approach to a proportion of the building typologies breaking down the vertical plains of these façades has been key in order to ensure that the proposed elevations have a human and domestic appeal.

Materiality within the facade has also been explored; with the wrapping of materials from roof plane to external wall. Helping to reduce the visual impact of the massing and create a domestic/ human scale.

Interwoven within the elevational styles is the interaction with the various public and landscaped spaces that surrounding the building forms. With a number of ground floor apartment and patient bedrooms it was imperative that defensible space was created in order to allow for privacy within this dwellings. In order to achieve this colonnade principles have been applied which relate to balcony and terrace spaces above. Giving residents protections and clear privacy lines within the landscape. Whilst also creating a hierarchy of spaces as you move through the development.

Privacy, and dignity are key to the clients day to day practices. As such the scheme looks to safe guard these elements whilst also combating wider issues such as loneliness and isolation. Giving residents the opportunity to look onto well populated spaces and allowing them to interact with these spaces if and when appropriate.



5.1.4 Movement

Following the development of the brief, SoA and user group interaction (Section 4.0) the site strategy has focused on the key principles identified within the Big Ideas and how these can drive the proposed masterplan. These have cumulated in the below design principles:

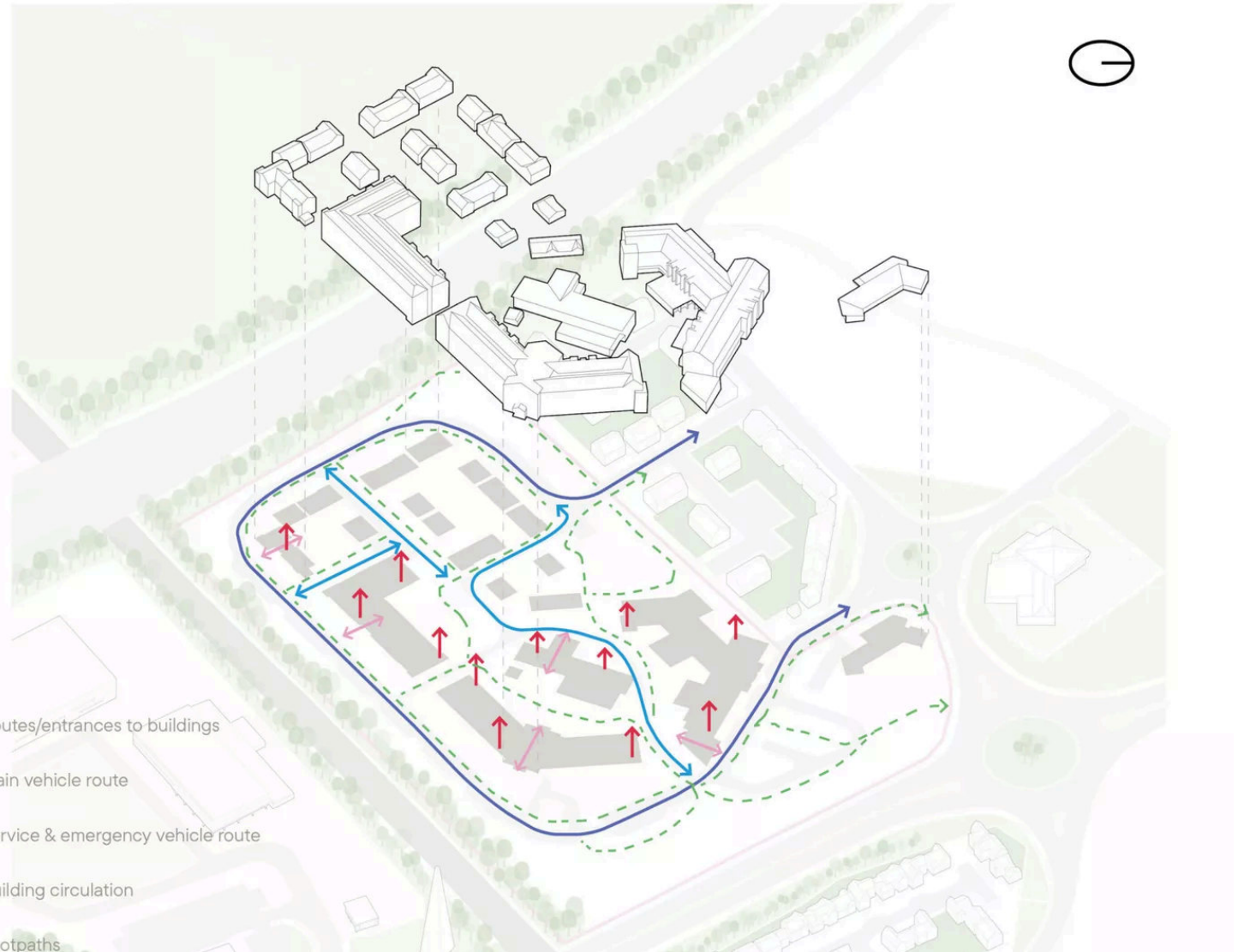
1. Priority of the pedestrian
2. Interactive green spaces
3. Interweaving routes that promote community interaction
4. Stepped massing to maximise site area
5. Integration of building typologies

The routes and connections within the site and to the surrounding context have been one of the key principles within the development of the proposals. The interaction of each building with the wider public realm and landscaping is an import ethos at the heart of the success of the site for people living in older age. Offering opportunities to meet, talk, exercise, and interact not only with one another but also with nature and the surrounding existing community.

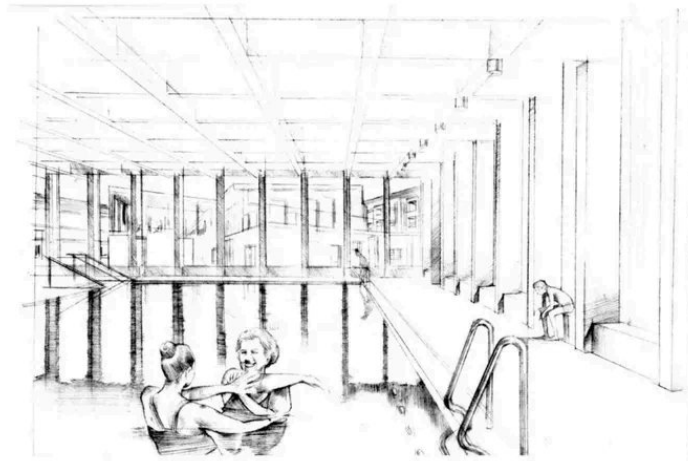
The following story board outlines the way in which a typical Extra resident would interact with the site and each building type.

Key

- Routes/entrances to buildings
- Main vehicle route
- Service & emergency vehicle route
- Building circulation
- Footpaths



Extra Care Resident

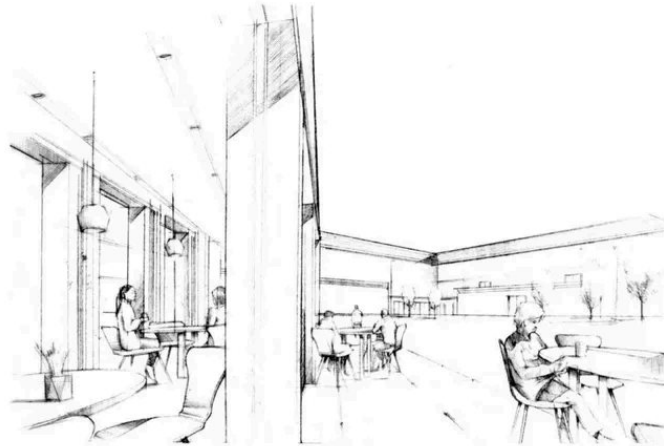


1. Has A Morning Swim

The Health and Wellbeing Hub will include a Hydrotherapy Pool which will allow residents the opportunity to develop strength and balance skills.

2. Brunch at Cafe in the Health and Wellbeing Hub

With a central restaurant space within the heart of the building the Health and Wellbeing Centre will provide an 'internal street' for residents, staff and visitors to mingle, relax and enjoy.



3. Goes to buy Groceries from the Local Shops

With good transport links and easy access to the adjacent retail park and high street. The location of the Aging Well Village offers its residents the opportunity to interact with the surrounding community.





4. Spends the afternoon in the first floor Communal Lounge

The communal lounge spaces within the Extra Care building face onto the central 'hub' area of the site. With views across to the Health and Wellbeing



5. Enjoys Dinner in her Apartment

Each apartment offers residents independence and private amenities in order to support their privacy, independence and dignity.



6. Goes to Evening Lecture on Local History

With a number of multi-functional spaces throughout the proposed development the buildings offer the opportunity for various community groups to meet and interact with the Aging Well Village community.



Backworth has attracted much interest for its holistic approach to how we approach the housing needs of an ageing population. Below is a link to an article which appeared in the property, business and lifestyle magazine, Portfolio North. ^

Backworth Planning News Portfolio Magazine 17 (https://www.pandhs.co.uk/assets/projects/3325-Backworth/Backworth-Planning-News_Portfolio-Magazine-17.pdf)

Extra Care Facility
52 units

Older Person's Apartments
52 units

Intermediate Care & Rehabilitation
40 beds

Residential Dwellings Bungalows & Houses
35

Key People





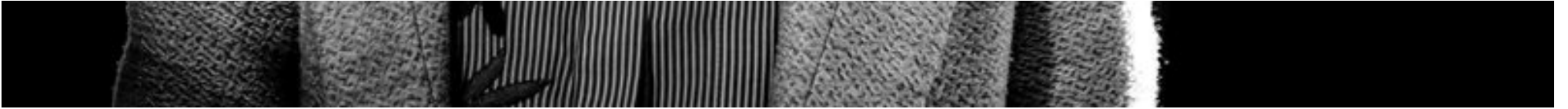


















RIBA



(<https://www.architects.org.uk/>)



(<https://ciat.org.uk/>)

Legal Information (<https://www.pandhs.co.uk/legal/legal-information>) Data & Privacy Policy (<https://www.pandhs.co.uk/legal/data-privacy-policy>)



(<https://www.instagram.com/pandhsarchitects/>)



(<https://twitter.com/PandHSArch>)



(<https://www.linkedin.com/company/p-hs-architects/about/>)

