PRP

Specialist Housing & Care
I am delighted to present PRP’s recent Specialist Housing portfolio. PRP is a market leader with extensive knowledge of this sector. Our design solutions fully integrate the skills of our architects, landscape and interior designers.

Anne-Marie Nicholson
Senior Partner
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As the UK market leaders in the field of Specialist Housing and Care, we work with housing associations, charities, local authorities and private developers.

Our projects range from small dementia care homes to large retirement villages offering a mix of tenures.

We have enjoyed unprecedented success in achieving Housing Design Awards in the HAPPI category, every year since their inception following the publication of the HAPPI report in 2009.
Design Guides

PRP has written numerous design guides for a variety of clients including government departments, public and private sector clients and charitable organisations. Our experience, from designing housing through to delivery and post-occupancy reviews with the end users, has informed this guidance.

Homes & Communities Agency: Non-mainstream Housing Design Guidance 2012
The HCA commissioned PRP and Levitt Bernstein to carry out an extensive review of all non-mainstream housing design guidance. This involved looking at guidance for older people, those with learning disabilities, dementia and faith groups for both new build and refurbishment projects.

Royal Borough of Kensington & Chelsea Design Guidance 2015
PRP was commissioned to provide supplementary planning guidance on building design and service provision for both extra care housing and retirement housing with the aim of setting standards to achieve excellence in quality and desirability.
In 2009, the Housing our Ageing Population Panel of Innovation (HAPPI) report was published which sets out expert recommendations for the future shape of our housing for older people. PRP’s Roger Battersby is a member of the HAPPI Panel and as a team we have input into both HAPPI and HAPPI2. The recommendations from the HAPPI report are now a feature for all our new projects.

PRP is working with One Housing Group to update their suite of design and technical documents which will include a Luxury Care Home Design Guide and room data sheets for each different model of housing for older people.

Housing LIN Factsheets
PRP has worked with the Housing LIN on a number of publications about the design of housing for older people.
Each factsheet is intended to be used as a tool for promoting best practice in housing design for older people.
### Senior Housing

Beautifully designed, self-contained apartments with ‘hotel style’ communal facilities and flexible care for those that need it.

Independent living, extra care housing and assisted living gives the over 55s independent living with peace of mind for the future.

Typically at ground floor level, communal and support facilities can also be shared to integrate with the wider community. PRP advises clients to tailor the facilities they offer to ensure viability based on the size of the development and what is already available in the local area. These might include a residents’ lounge, dining room, full catering kitchen, hair salon, activity space, IT connections, assisted bathroom, offices, guest/staff accommodation, sensory and activity gardens or a laundry.

### Retirement Villages

Large scale age-restricted housing based communities which promote social interaction through common interests.

The market is growing rapidly to provide greater choice, offering more flexibility in financial and care packages and higher quality facilities to cater for the rising aspirations of ‘baby boomer’ retirees.

Retirement villages vary greatly in terms of their tenure, philosophy, communal facilities, density and location. PRP works with clients to develop their briefs and secure often controversial planning approvals.

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### Projects

With a large portfolio of schemes, our broad client base has given us a clear understanding of the various models of older people’s facilities being developed by different providers in the public, private and voluntary sectors.
Residential Care and Nursing Homes

Accommodation consists typically of dementia-friendly en suite bedrooms grouped into clusters with 24-hour care, often including dementia care, provided for residents on the higher end of the dependency scale.

Each cluster shares a range of communal facilities such as a lounge, kitchenette, dining room, assisted bathing and storage area, with more communal facilities available to all residents. These might include cinema rooms, garden rooms or studios for creating and displaying art.

Due to the growing number of elderly residents who will have dementia and other sensory impairments, it is particularly important to design enabling environments to assist orientation and way-finding.

Learning Disabilities and Special Educational Needs

Charities and not-for-profit organisations are commissioning supported housing, care and learning resources for children and adults with learning disabilities and physical impairments in the heart of existing communities.

PRP design these buildings to meet the full range of individuals’ needs and wishes, while enabling as much independence as possible.
Kidbrooke
Greenwich, London

Independent Living and Extra Care Housing
Client: Berkeley Homes – Urban Renaissance
Completion: April 2013
Value: £25m
No. of dwellings: 170
Role: Architecture
Tenure: 90% Affordable, 10% Shared Ownership

Shortlisted – HAPPI Completed Award
Housing Design Awards 2014

Shortlisted – Housing Project of the Year
The Building Awards 2014

Winner – HAPPI Project Award
Housing Design Awards 2010

From the outset there was a real sense of partnership and a shared ambition to design and deliver an exemplary housing scheme for older people.

Tony Pidgley, Berkeley Homes Chairman and HAPPI panelist

www.prp-co.uk/project/kidbrooke-greenwich-london.html
St Bede’s
Bedford, Bedfordshire

Independent Living and Extra Care Housing
Client: Orbit Homes
Completion: September 2014
Value: £13m
No. of dwellings: 104
Role: Architecture, Interiors, Landscape
Tenure: 50% Affordable, 50% Shared Ownership

Winner - RIBA East Regional Award
RIBA East Awards 2016

Winner – HAPPI Completed Award
Housing Design Awards 2015

Winner – Housing Project of the Year
Building Awards 2015

Winner – Best Development
CIH Midlands Awards 2014

Shortlisted – Best Design
House Builder Awards 2012

St Bede’s has given me a new lease of life. My daughter says she has been given her mum back.

Resident, St Bede’s

www.prp-co.uk/project/st-bedes-extra-care.html
PRP really understood the vision and values for this development and has translated this into a scheme which the Trust and our key partners, including the Council, can be very proud of.

Trafford Housing Trust
Pilgrim Gardens
Evington, Leicester

There’s no reason to go running around Europe for examples of excellent HAPPI schemes anymore when we have schemes like this in the UK.

David Birkbeck, Design For Homes & HDA Awards Judge

Independent Living
Client: Pilgrims’ Friend Society
Completion: September 2013
Value: £5m
No. of dwellings: 31
Role: Architecture, Landscape
Tenure: Affordable Rent and Shared Ownership

Winner – Housing Project of the Year
Building Awards 2014

Winner – HAPPI Completed Award
Housing Design Awards 2014

Winner – HAPPI Project Award
Housing Design Awards 2012
Cattle Market
Stratford-upon-Avon

Extra Care
Client: Orbit Homes
Completion: Expected Spring 2018
Value: £25m
No. of dwellings: 189
Role: Architecture, Landscape
Tenure: Mixed tenure housing including Extra Care accommodation, 150m² retail space and public realm

A gateway site that will create an enchanting new identity to the edge of this world famous market town.

www.prp-co.uk/project/cattle-market.html
Windmill Court (Weale Road)
Chingford, London

Extra Care Housing
Client: Circle 33 Housing Trust
Completion: May 2015
Value: £7.45m
No. of dwellings: 44
Role: Architecture, Sustainability, Landscape, Planning
Tenure: Affordable Rent

Winner – Health & Care Unbuilt
New London Architecture Awards 2013

Shortlisted – Best Retirement Scheme
Housebuilder Awards 2013

Shortlisted – HAPPI Project Award
Housing Design Awards 2013

www.prp-co.uk/project/weale-road-chingford.html
Grants Hill House
Uckfield

Independent Living
Client: Wealden District Council
Completion: TBC
Value: £12m
No. of dwellings: 67
Role: Architecture, Planning, Transport Planning
Tenure: Affordable Rent

The dementia-friendly design provides independent living in a delightful enabling environment, bringing together a new and an established community.

http://www.prp-co.uk/project/grants-hill-house.html
Prince Charles House
St Austell, Cornwall

Independent Living
Client: Ocean Housing Ltd
Completion: April 2012
Value: £4.9m
No. of dwellings: 31
Role: Architecture, Sustainability, Planning
Tenure: Affordable Rent, Shared Ownership

Winner – Mixed Use and Other Buildings Award
BREEAM Awards 2014

Winner – HAPPI Completed Award
Housing Design Awards 2013

Winner – HAPPI Project Award
Housing Design Awards 2012

Winner – Age Restricted Development Award
Sunday Times British Homes Awards 2012

www.prp-co.uk/project/prince-charles-house.html
Bramshott Place
Liphook, Hampshire

**Nursing and Dementia Care Home**

Client: Renaissance Villages  
Completion: TBC  
Value: £4.5m  
No. of dwellings: 64  
Role: Architecture  
Tenure: Private Rent

www.prp-co.uk/project/bramshott.html
Trees
Highgate, London

Extra Care Sheltered Housing
Client: Hill Homes and One Housing Group
Completion: February 2011
Value: £7.2m
No. of dwellings: 40
Role: Architecture, Sustainability, Interiors, Landscape, Project Services, Planning
Tenure: Affordable Rent

Winner – Project HAPPI
Housing Design Award 2011

Winner – Lifetime Home of the Year
Daily Telegraph British Homes Awards 2011

Winner – Best Design
House Builder Awards 2011

Roll of Honour – Project Award
Housing Design Awards 2009

www.prp-co.uk/project/trees.html
This is an excellent example of care in this country. This is what care should look like.

Jeremy Hunt MP, Health Secretary
James Terry Court
Croydon, Surrey

Care Home and Assisted Living
Client: Royal Masonic Benevolent Institute (RMBI)
Completion: May 2013
Value: £11m
No. of dwellings: 89
Role: Architecture, Sustainability, Interiors, Landscape
Tenure: Rental with Private or Public Funding

Shortlisted
Pinders Healthcare Design Awards 2014

www.prp-co.uk/project/james-terry-court.html
I wanted to thank you for the fantastic designs, it’s only now as everything finally comes together that it is possible to appreciate how inspiring these buildings really are.

Patrick McDonnald, RNIB Company Secretary
Specialist Housing Team

A dedicated team of 40 architects and designers who are leading the market in providing attractive specialist housing and care solutions.

The Specialist Housing team is mainly based in our Surrey studio and handles projects throughout the UK. Our work has grown to include all types of ‘special needs’ projects.

We are passionate about designing homes where residents feel secure and proud to live.

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Integrated Working

PRP is an interdisciplinary practice providing architectural, masterplanning, urban design, sustainability, landscape, planning, transport planning, interior design and building consultancy services.

We are unique in our sectors in providing a fully integrated design service by encompassing a wide range of skills and embracing the holistic approach that well-designed projects demand.

Combining in-house specialist skills and resources early in the process provides clients with many benefits, including:

- Time and financial efficiencies
- A joined up approach
- Clarity of vision from the outset.

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The passionate engagement of our team working in this sector runs much deeper than architectural achievement.

We derive huge pleasure from making a material difference to the quality of lives at a stage of life that is perhaps the most challenging to individuals and their families.