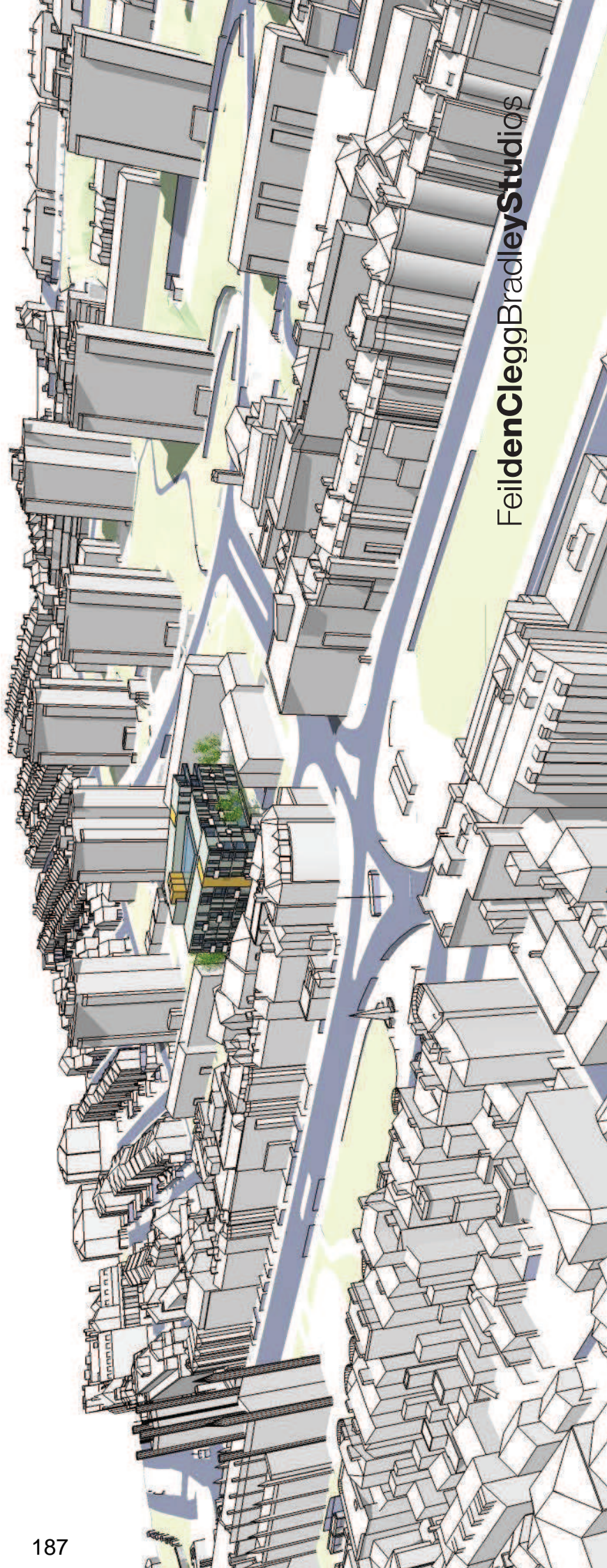


Brooke Mead Extra Care Housing

Feasibility Study



FeildenCleggBradleyStudios

Brooke Mead Extra Care Housing

Site Analysis

Scheme Summary

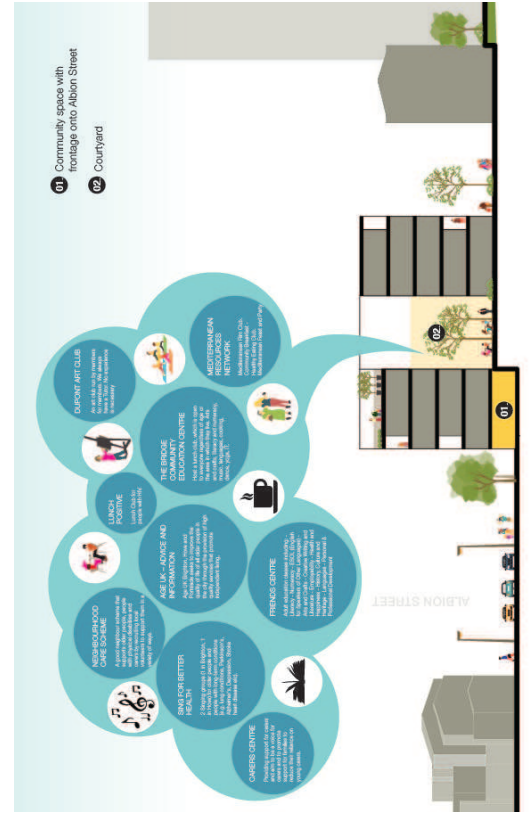
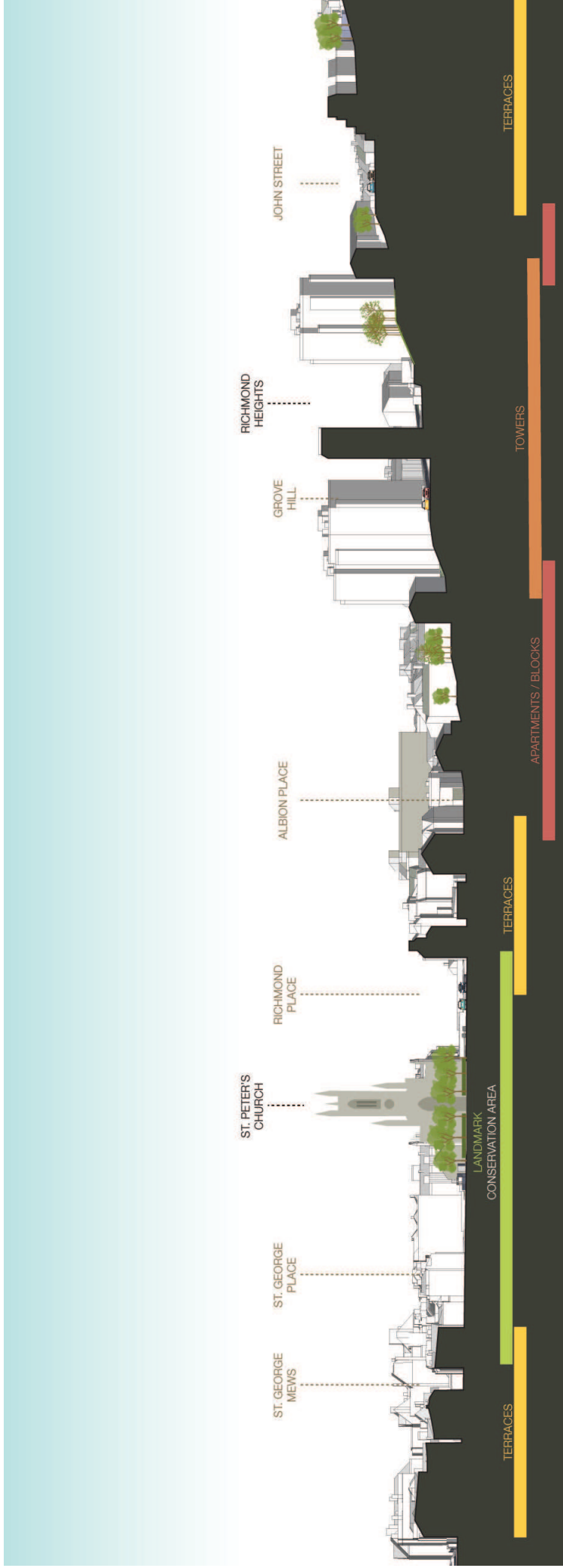
Area Schedule

Description of Proposed Scheme

The Brooke Mead Extra Care Housing proposal is an exemplar scheme for 45 residential units, communal space and space for community use.

Revised 8th March 2013

Brooke Mead Extra Care I Housing at the heart of the city



Location

The residential and community scheme is located at the heart of Brighton.

The brownfield site is just one road away from the Steine, the historic central green space to the city with a network of public transport links and local amenities in buildings on Albion Street and the adjoining Richmond Parade.

The proximity to the life of the city enables residents to be involved with city centre community groups and activities and continue to contribute to and enjoy the vibrancy of city life around them.

Brooke Mead Housing | Site Context and analysis

Site in context



Conservation and archeology



Building heights in context



Entrances and community

Site

The site is also located in part of a local residential quarter of the city which could provide continuity for residents who have lived in the area at other times in their life.

The site slopes up steeply from Albion Street to the housing on Albion Hill behind.

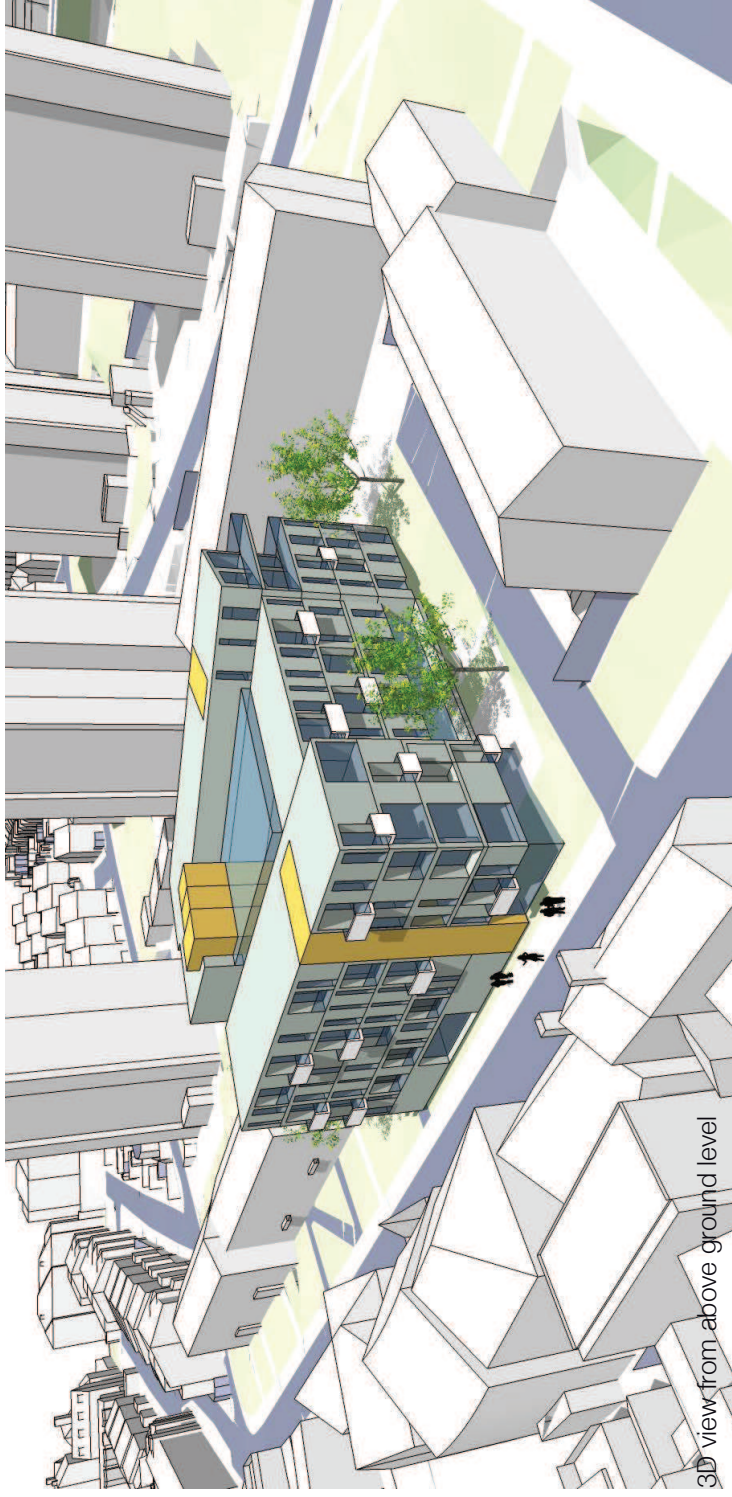
The difference in level up the site appears to be approximately 2.7m.

The site is currently occupied by a residential building of approximately 450 m2 which is not in use. To the rear of the site there is a sloping garden with a mix of apparently mature trees, shrubby growth.

Brooke Mead | Extra Care Proposal
Summary sheet of Scheme



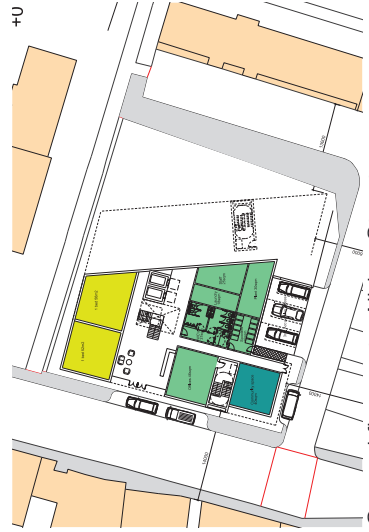
East-West section



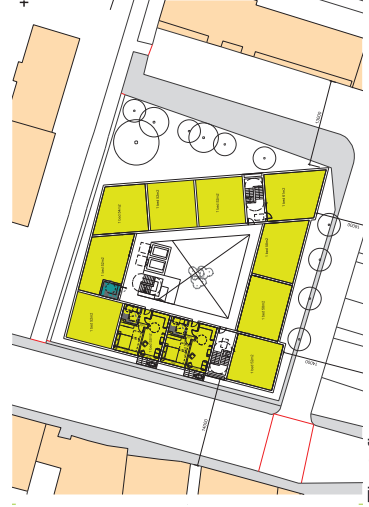
3D view from above ground level



Typical plan in context



Ground floor onto Albion Street



First floor

Brooke Mead | Extra Care Proposal Area Schedule

Number, size and tenure mix of the properties

The proposal will provide a mix of 1 bed and 2 bed apartments, approximately 75 % are 1 bedroom apartments and the remaining 25 % are 2 bedroom apartments. In accordance with Brighton and Hove City Council guidance 10 % of the units are fully wheelchair accessible. All the units have been designed to Lifetime home standards.

AREA SCHEDULE, 5 STOREY SCHEME

REVISED COURTYARD OPTION (1) - 15/01/13 REV C

Floor	Office	Bback of house	Community	Communal	no. 1 bed flats	no. 2 bed flats	GEA
G	46	129	40		2		573
1st			116	118	8		915
2nd					11		848
3rd					11		848
4th					7	3	848
5th						3	376
TOTALS	46	129	156	118	39	6	4408

NIA = Includes internal flat partitions, measured face to face of flat party walls and external walls

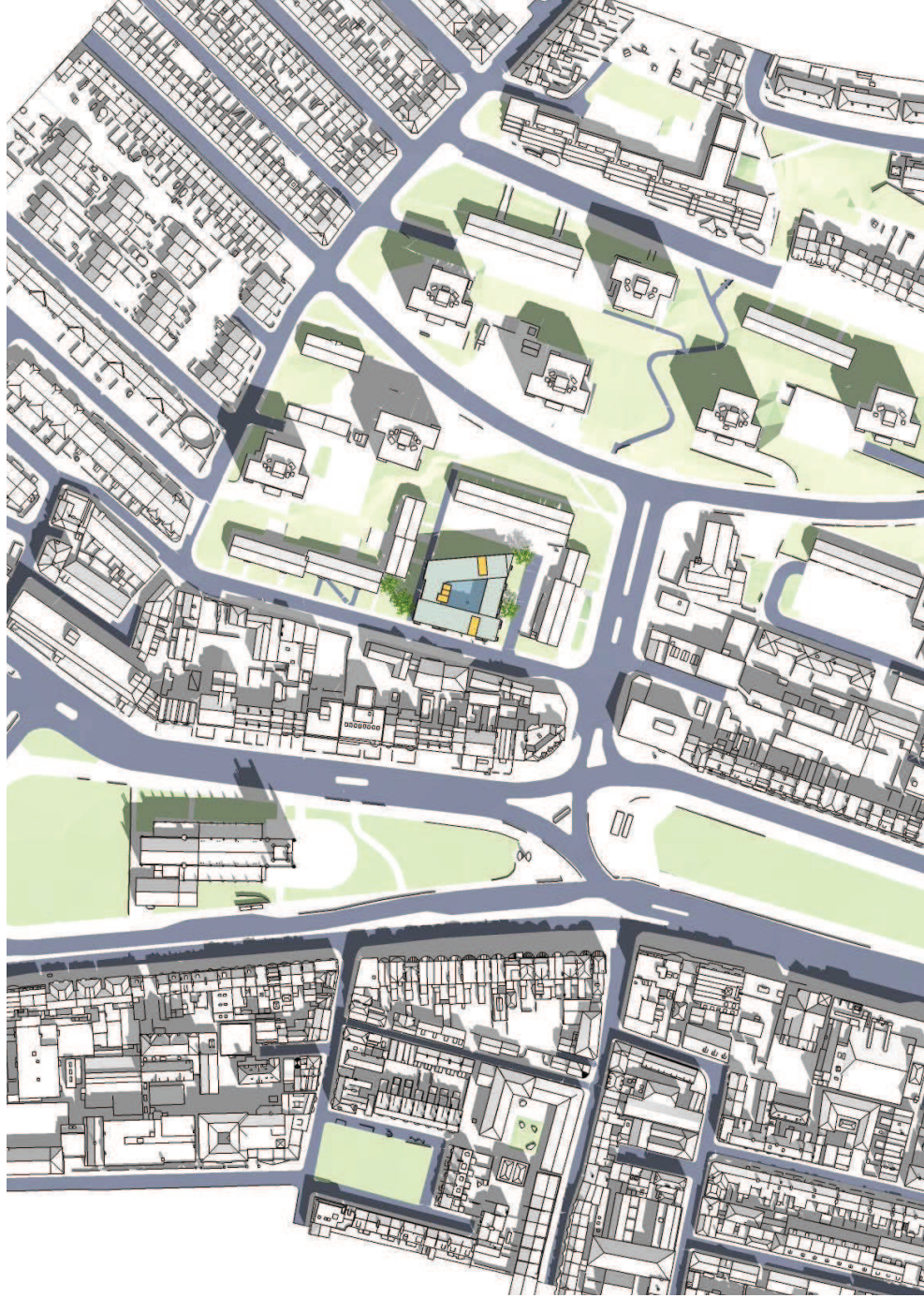
GIA - Includes all internal spaces, including circulation, measured to internal face of external walls, excludes voids and lifts

GEA = Total internal area, including external walls, excluding atria and lifts

Note : the average size of a 1 bed apartment is 52 m2 gross internal and a 2 bed 75 m2 gross internal

Because the geometry of the building varies there is sometimes additional area in the corner units.

Brooke Mead | Extra Care Proposal Building Mass and Organisation



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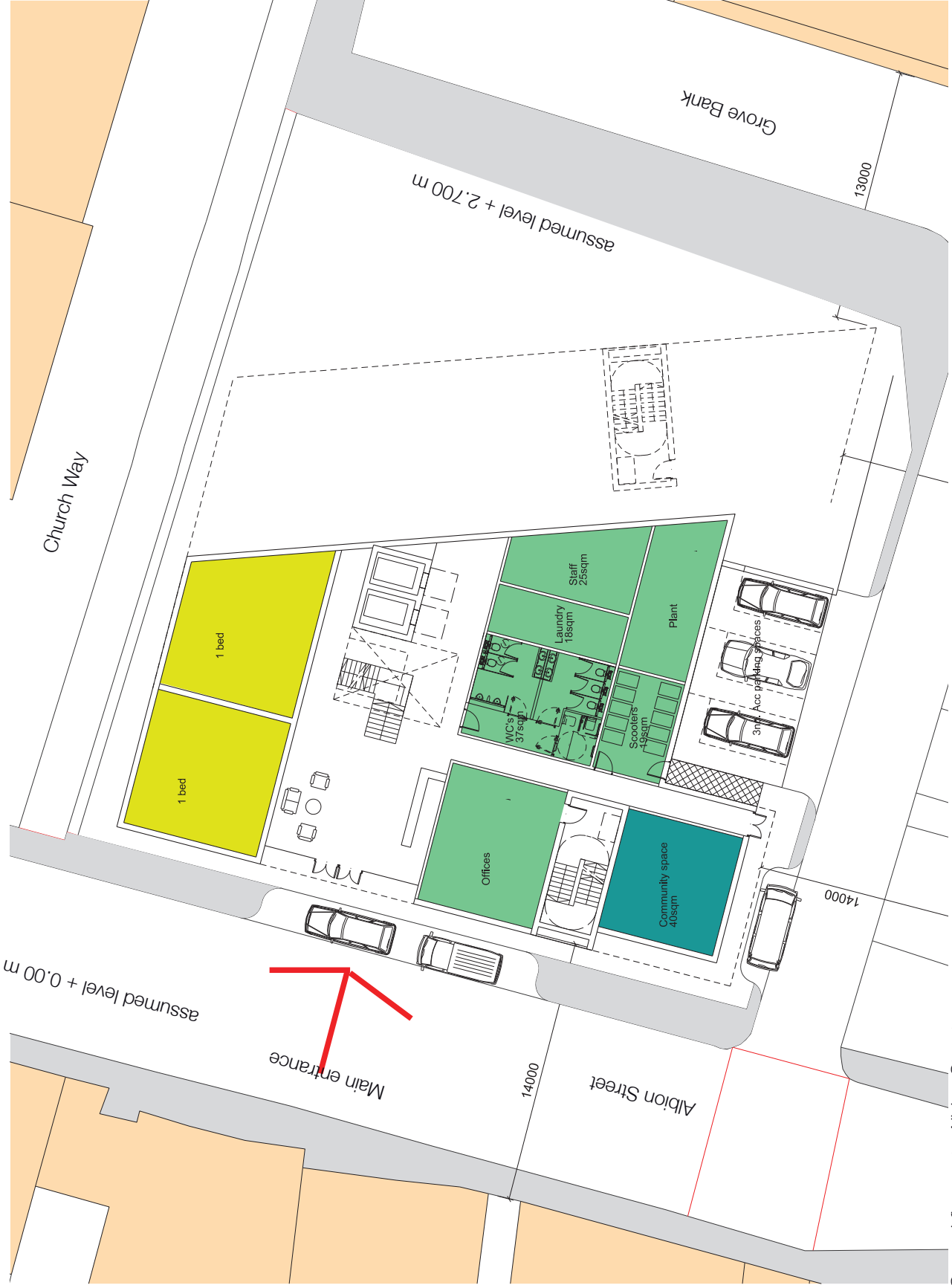
Typical floor plan in context

Building form and organisation

The building form is a stepped courtyard building of 5 storeys. The enclosed courtyard is at the heart of the scheme, and provides a space for the residents and the community to use and share.

The courtyard lets light into the centre of the building, and provides a view out at ground floor, to the South, with a South-easterly aspect. The building line is re-instated along Albion Street giving the street a width of 13-14 m, wider than Victorian terraced streets.

Brooke Mead | Extra Care Proposal
Ground floor on Albion Street



Ground Floor - entrance

The main entrance, for residents, visitors and the community is on Albion Street.

The entrance level contains the offices for those managing the building, services space for those who work there, the laundry and 2 x 1 bed units.

It also contains the lower level of community use which looks out over the street and is visible from the main approach to the site. The community use continues at ground floor, and there are visual connections between the two spaces across the double-height space.

The lifts and stairs to the residential accommodation at higher levels is immediately accessible from the front door.

There are 3 stair cores in the building. The central staircase and lifts look across and into the enclosed central garden room and provide generous circulation space to the front door of every flat.

Brooke Mead | Extra Care Proposal
First floor on Albion Street

First Floor - shared spaces

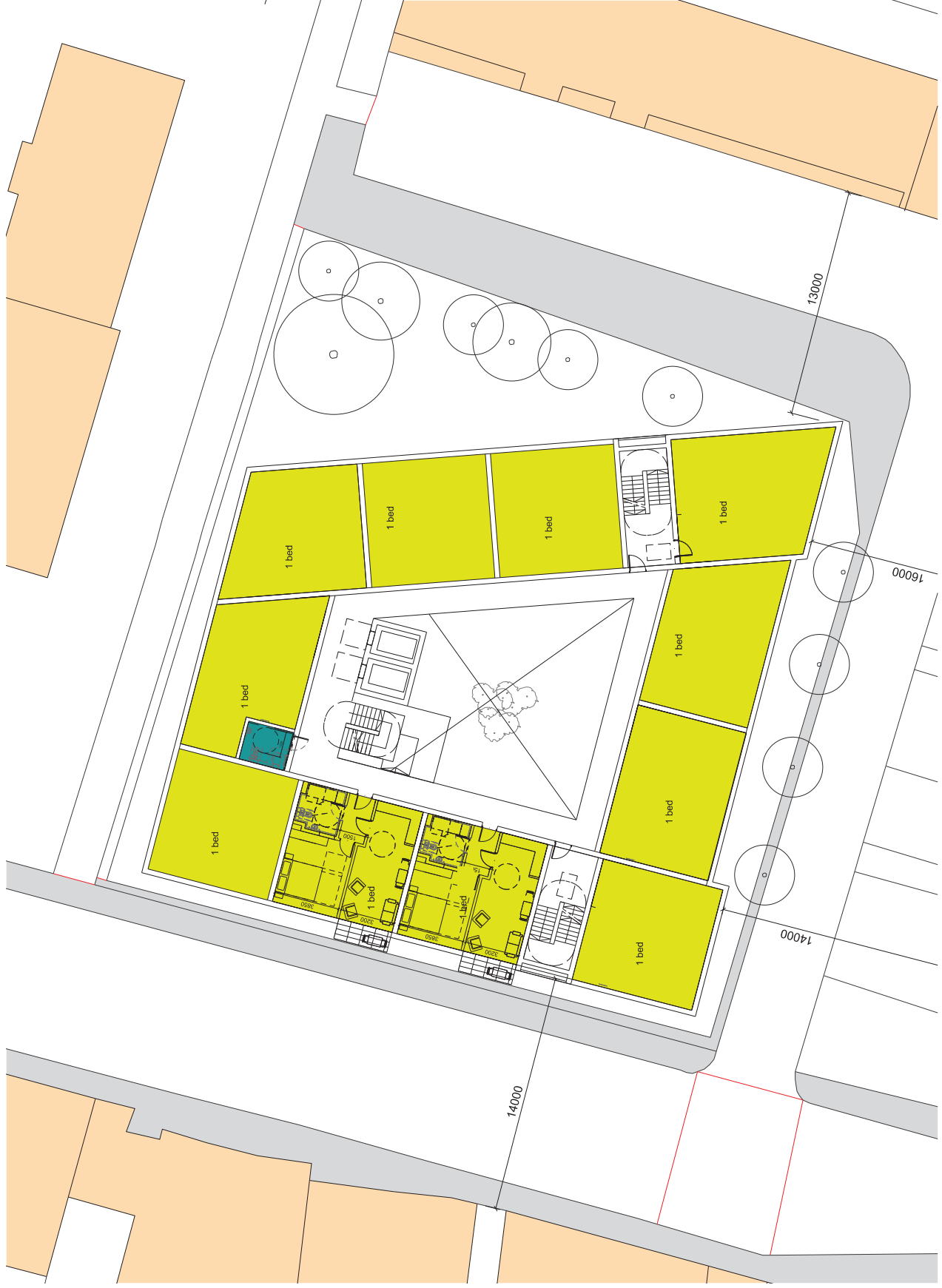
The local community are invited to come into the heart of the building and use the space to the South of the building which looks into the enclosed courtyard or garden room. This space has a Southerly outlook.

In the centre of the plan is the communal space. This is imagined to be a garden room, with fragrant internal planting to provide a canopy, a lounge space for shared activities and a place to invite visitors.

Between the spaces for community use and communal activities there is space to provide 'pop-up' catering facilities for particular occasions or at the request of the residents.



First Floor plan - shared space with 1 bed flats around it.



Typical Floor Plan Layout

The flats wrap around the central garden room. Adjoining the vertical circulation is a generous circulation space for people to stop and chat, or rest.

All the flats enjoy good views into the central shared communal space, but also outlook across the street, into the garden. Each flat has a terrace or balcony.

Each entrance is easily visible and recognisable, through the use of light, and colour in the internal decorations. Despite being an internal door, the front door to every flat will be detailed as if to an external front door.

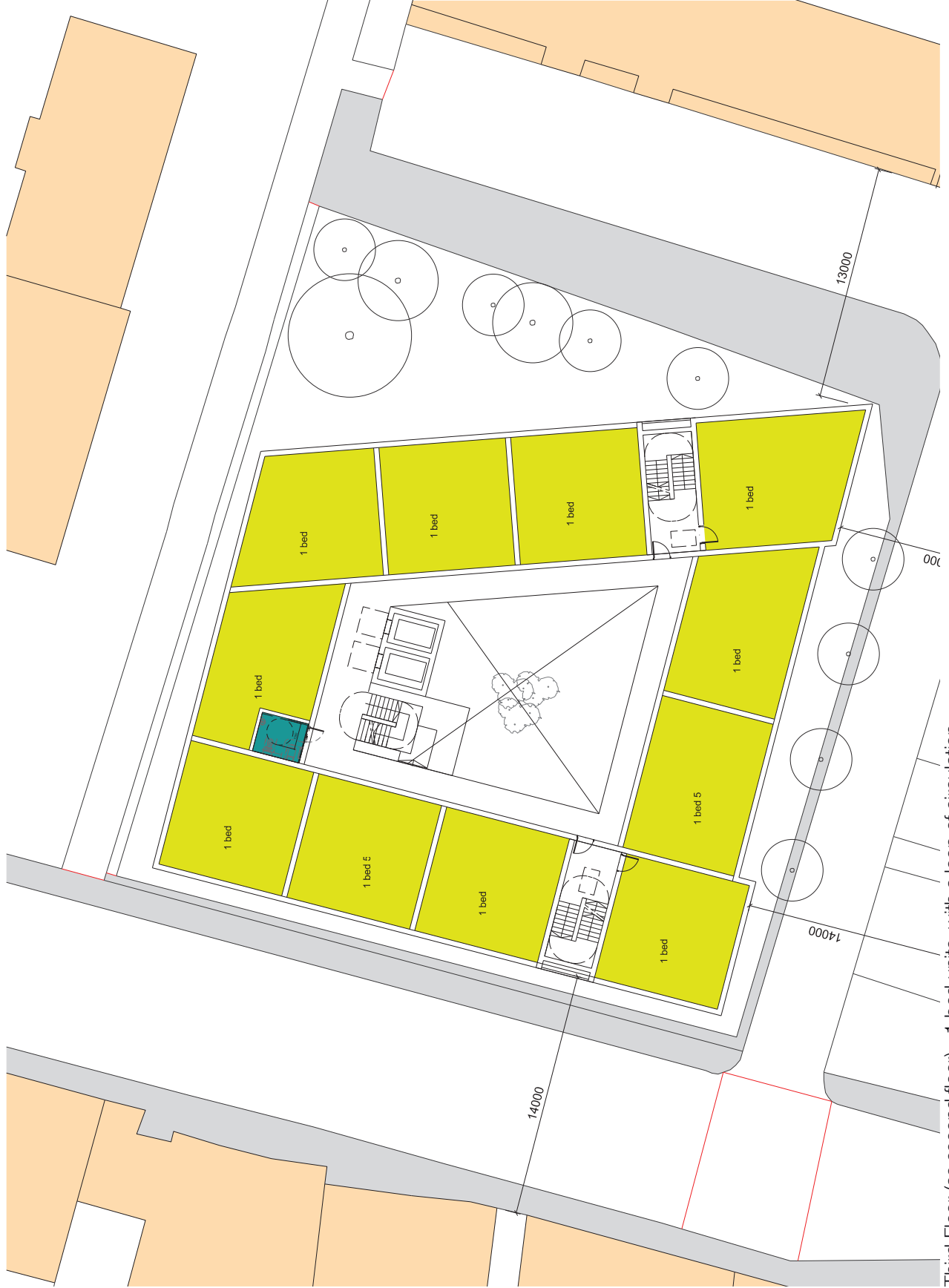
There will be views from the kitchen out into the circulation. There will be the opportunity to personalise the area immediately adjoining the front door. An integrated seat, light to make it easy to put the key in the lock, and a small window so residents can see who has arrived.

Outlook between the circulation and the internal life of the flats is important to encourage interaction and neighbourliness, as might be generated in a street of terraced houses.

The circulation loops around the central, top lit space so it is easy to navigate for those suffering from dementia. The central space acts as a key point of orientation.

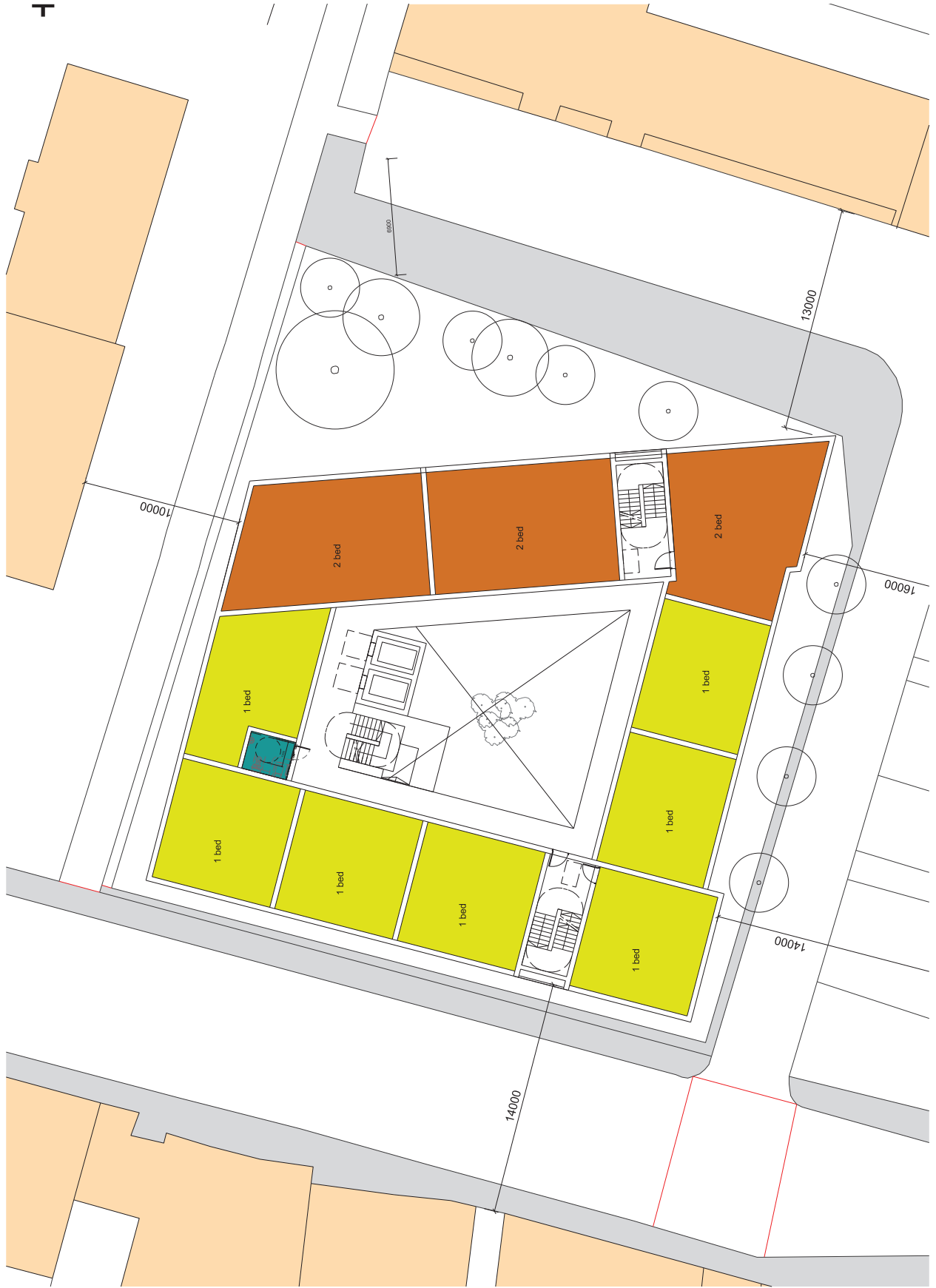
Second Floor Plan - 1 bed units, with a loop of circulation

Brooke Mead | Extra Care Proposal
Third Floor on Albion Street

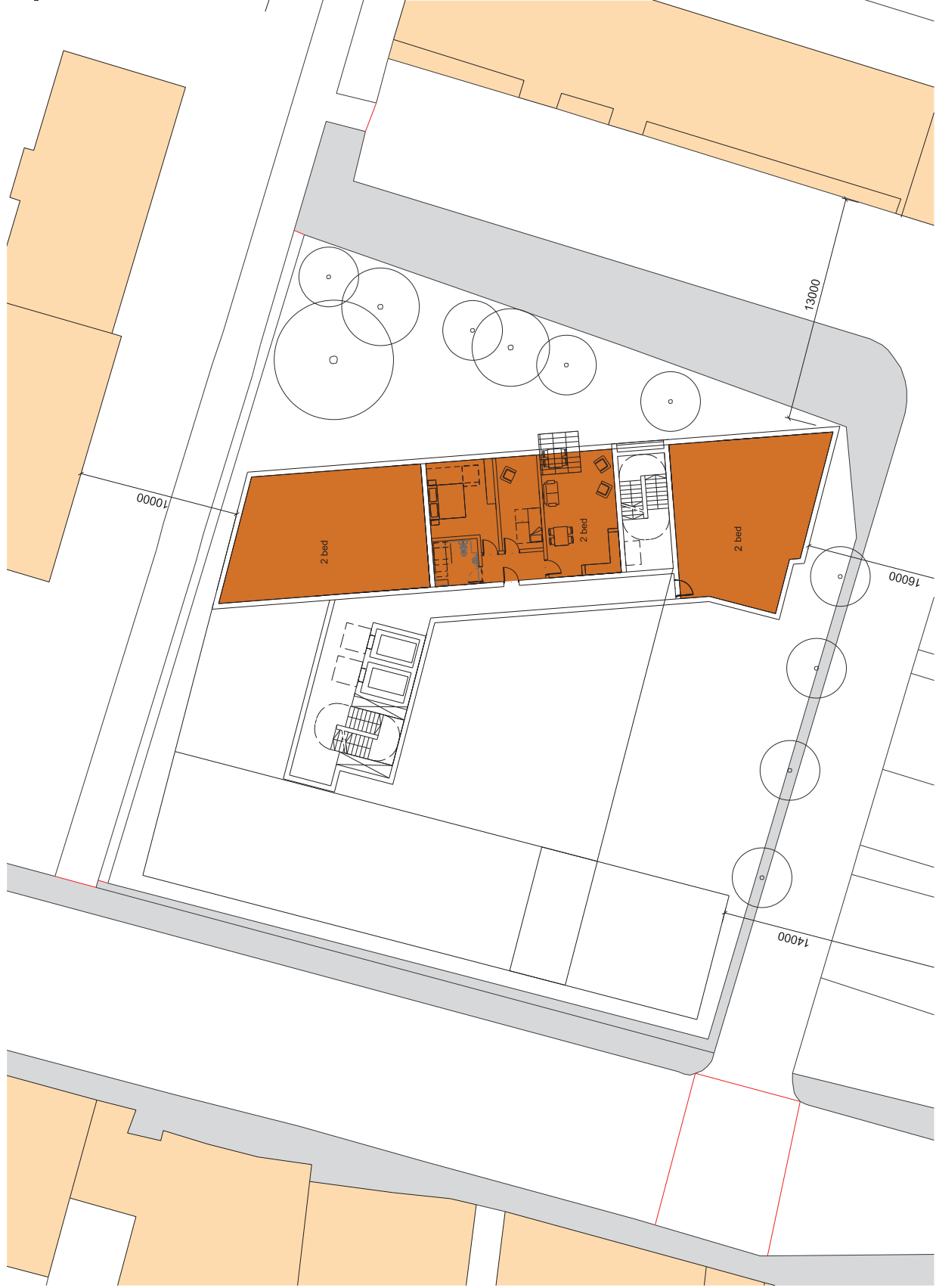


Third Floor (as second floor) - 1 bed units, with a loop of circulation

Brooke Mead | Extra Care Proposal
Fourth Floor on Albion Street



Fourth Floor - a mix of 1 bed and 2 bed units



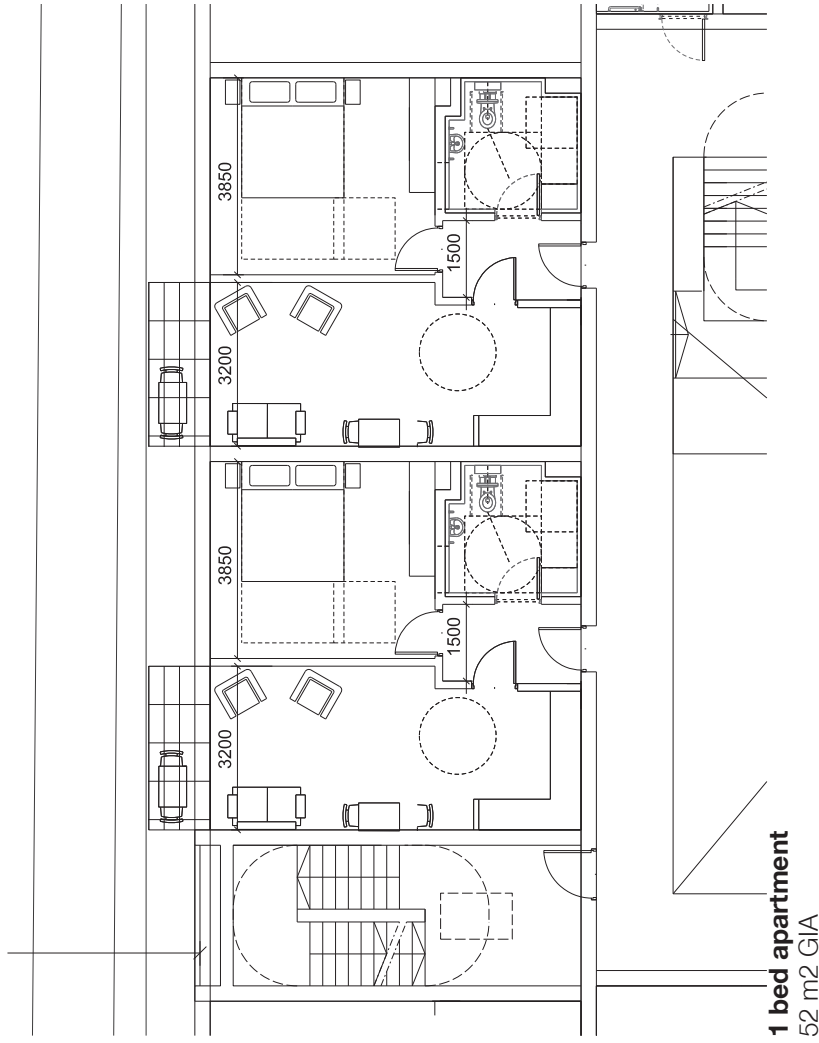
Higher level floor Plans

The 2 bedroom apartments are grouped together at higher level.

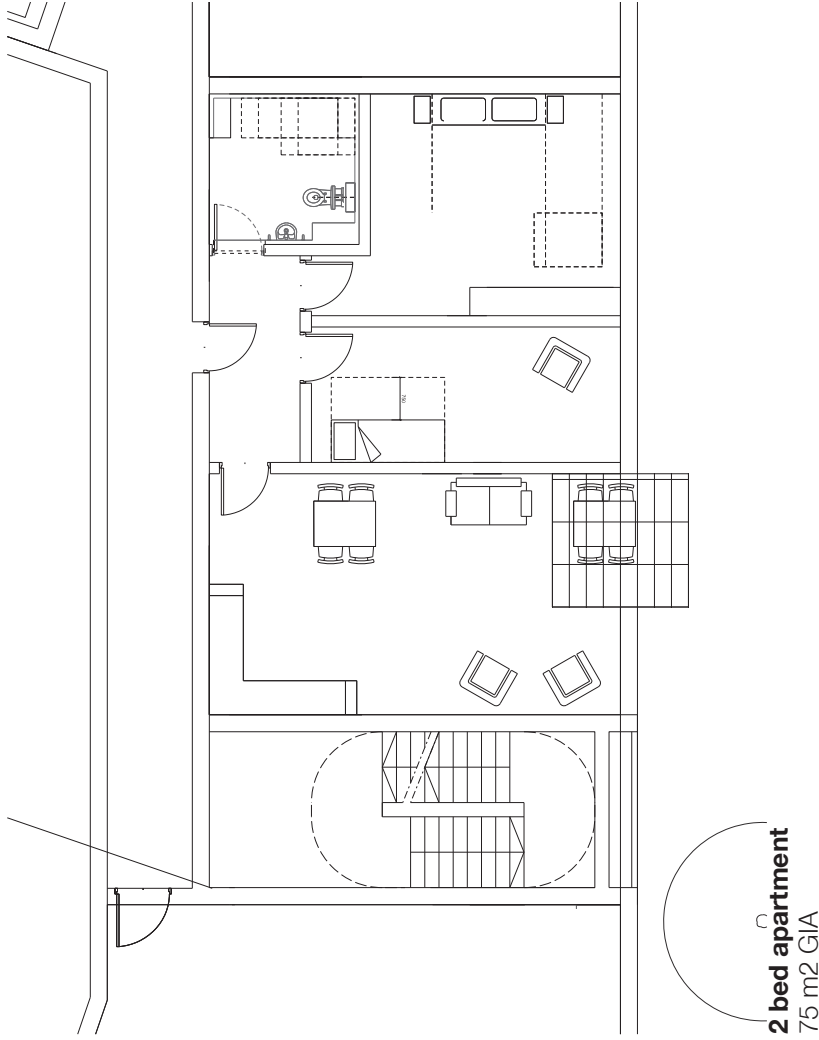
At the highest floor level they have easy access to the roof garden which could be protected, like a walled garden, and provide a further venue for shared activities such as a gardening club.

Fifth Floor - 2 bed units

Brooke Mead | Extra Care Proposal
1 bed and 2 bed apartments



1 bed apartment
 52 m² GIA



2 bed apartment
 75 m² GIA

Typical Flat Plan

Each apartment is designed for independent living. It has a separate kitchen / living area to the bedroom and a shower room designed to be fully accessible. The living area is generous enough to have friends for a meal as well as being close to the television.

These are well lit rooms, with a terrace / balcony for each resident. Terraces could be used for flower pots or easily accessible window boxes. The shallow floor plan enables cross ventilated spaces into the shared, central enclosed space.

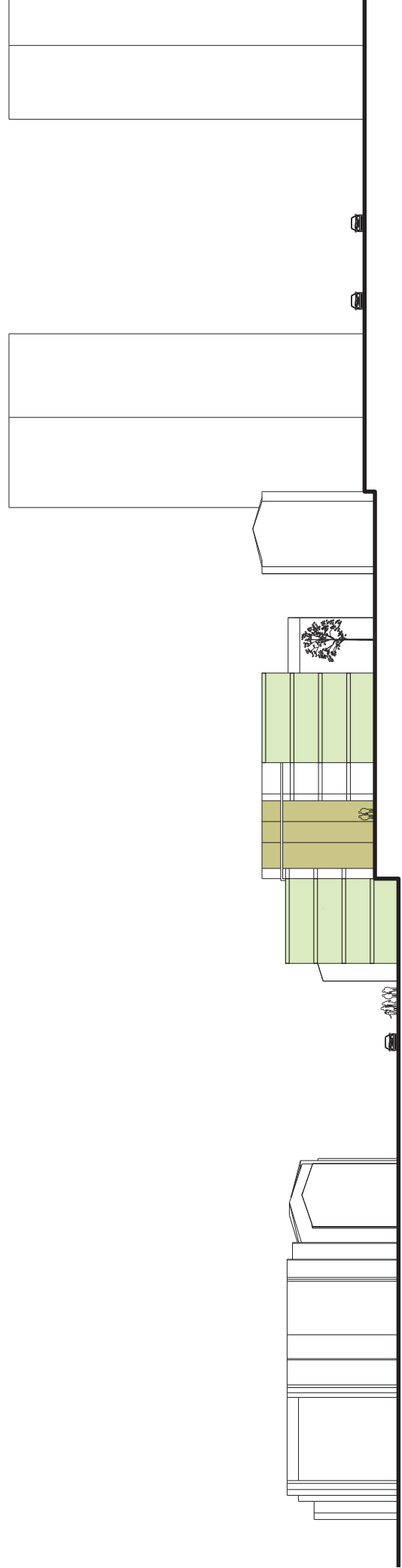
The average size of a 1 bed apartment is 52 m² gross internal and a 2 bed 75 m² gross internal. Because the geometry of the building varies there is sometimes additional area in the corner units.



View along Albion Street from Richmond Parade

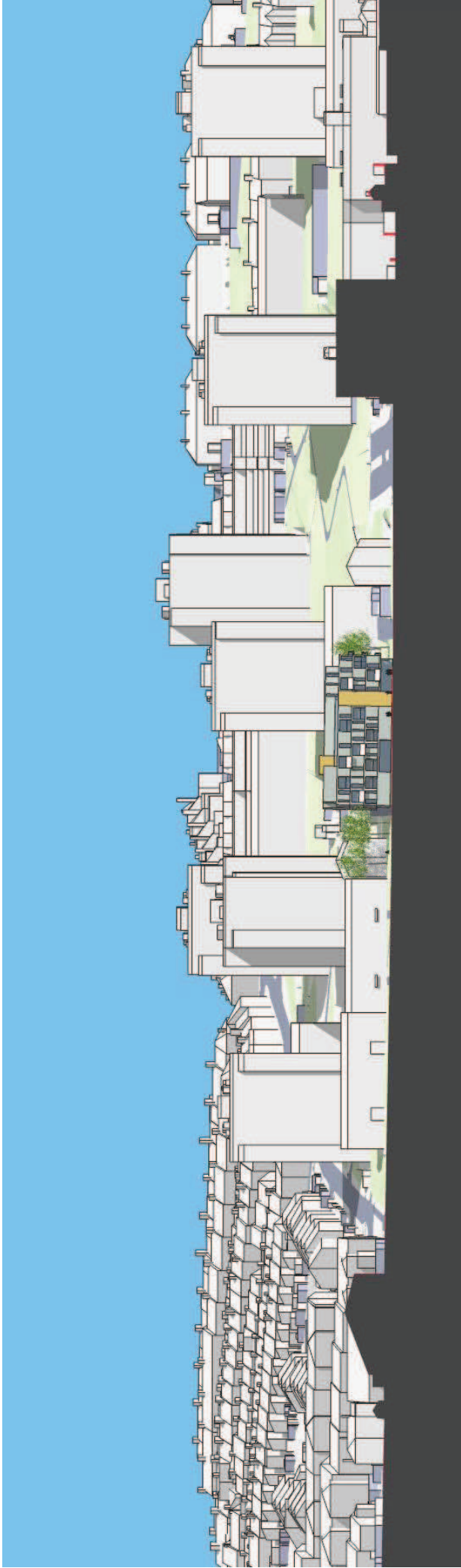


Looking South down Albion Street



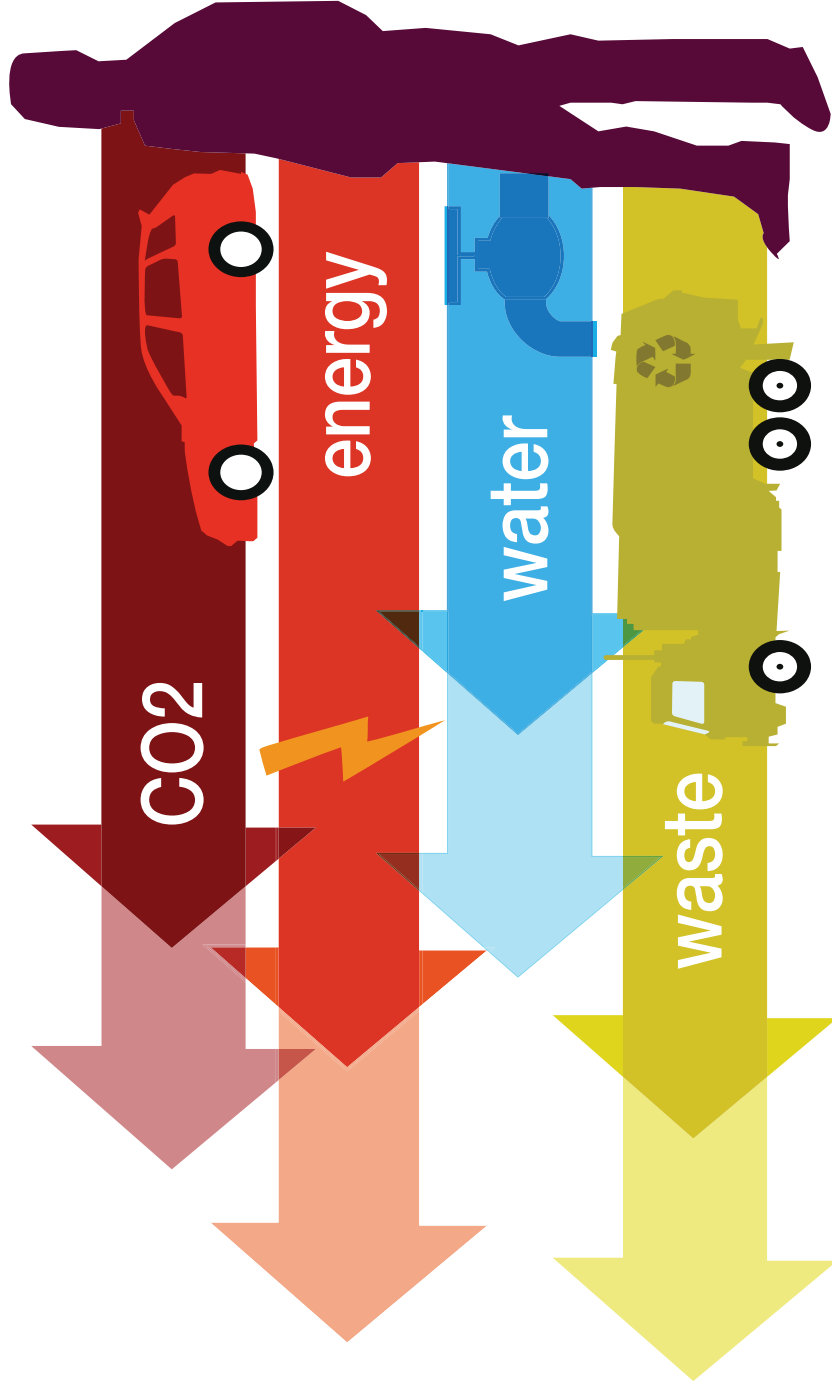
cross section

Brooke Mead | Extra Care Proposal
Albion Street



Albion Street - Elevation





Sustainability – flexible and adaptable

The building design has been developed to be adaptable in the long term and flexible in the short term to respond to the evolving needs of the residents. The housing has been designed on a repeating module which fits with 1 and 2 bed apartments which means that in the long term bedroom, bathroom, kitchen and living spaces can be introduced into the structural grid during future re-fits.

The flats have been designed such that they can be adapted as the needs of the resident changes.

At ground floor the office space could easily be converted into residential use, or, with the higher floor to ceiling height could be a small retail outlet, joining the rank of public services on Albion Street and Richmond Parade.

The scheme achieves BREEAM level 3.

Brooke Mead | Extra Care Proposal HAPPI principles in the design

Brook Mead HAPPI Principles at feasibility stage

1. Number of habitable rooms relates back to the brief. The 1 bed and 2 bed units are designed on a structural bay so the type of units can be adjusted over the life of the building.
2. Apartments face look out of the building to enjoy good ventilation, sunlight, views but also have kitchen windows and front doors within the building to relate to circulation and the shared life of the community.
3. All corridors are 'single sided' with views out or into the building on one side and apartments on the other side. Many of the apartments have balconies. There is a terrace at roof level which could have furniture and plants.
4. 'Care ready' specification to be developed as design progresses beyond feasibility stage.
5. Floor plans allow for a loop of circulation, around a central double height communal space. Good views to the wider context. Paired entrances to flats could be developed to promote interdependence.
6. Central Multi-purpose space is at the heart of the scheme and can be used for communal activities and care. The Community can use this central space also.
7. The main entrance is off Albion Street, with drop off for visitors and residents. It has a clear view up into the shared communal space and to the circulation. The building re-instates the line of the street in this urban district of Brighton.
8. When the design progresses into Strategic and detailed design the design will achieve Code Level 4, it will be well insulated, with good U values, deep or shaded balconies. The central double-height space allows cross vent through the depth of the plan.



9. Storage will be included outside the flats for mobility scooters, and cycles with minimal parking. There is also fitted storage within the typical apartment plans.
10. The building engages with an existing street pattern.

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