

# LOWER FALINGE – HAPPI SCHEME

## PROJECT BRIEF



## HAPPI PRINCIPLES

The HAPPI principles are based on **10 key design criteria**. Many are recognisable from good design generally – good light, ventilation, room to move around and good storage – but they have particular relevance to the spectrum of older persons’ housing which needs to both offer an attractive alternative to the family home, and be able to adapt over time to meet changing needs.\*



### Generous internal Standards

Generous internal spaces, potential for three habitable rooms and designed to accommodate flexible layouts.



### Adaptability layouts

Homes are designed to be ‘care ready’, allowing new and emerging technologies and community equipment to be readily installed.



### Adequate Storage spaces

Adequate available storage outside the homes, together with provision for cycles and mobility aides.



### Natural Environments

Homes to engage positively with the street and ensure the natural environment is nurtured through new greenery.



### Interactive Spaces

Building layout promotes circulation areas as shared spaces offering connections, encouraging interaction, and supported interdependence.



### Community Hubs

Multipurpose space for residents to meeting, with facilities designed to support a range of activities – serving as a ‘community hub’.



### Communal circulation spaces

Plenty of natural light into circulation spaces.



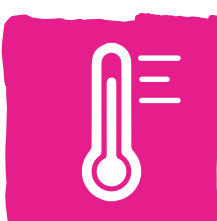
### Light

Building layouts maximise natural light and ventilation, avoiding internal corridors and single aspect flats. Apartments have balconies or terraces.



### Shared surfaces

Shared external spaces (home zones) that give priority to pedestrians rather than cars.



### Energy-efficiency

Homes are energy-efficient and well insulated, but also well ventilated and able to avoid overheating.

## BENEFITS

### Health and Wellbeing

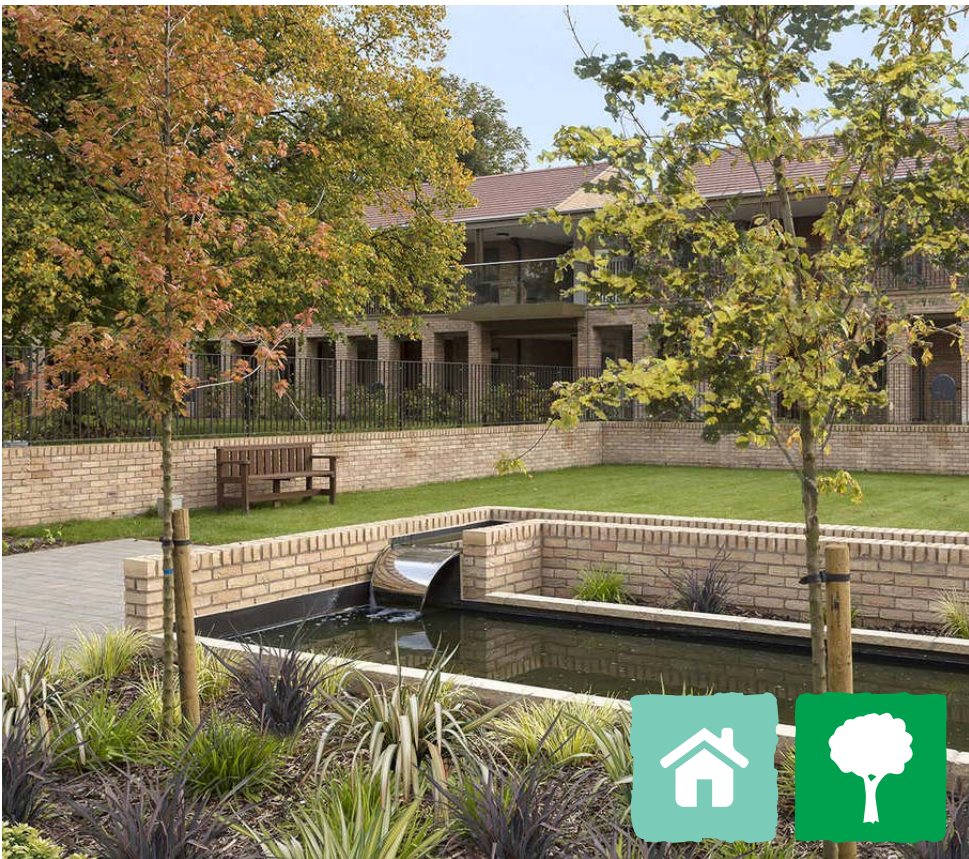


‘Care ready’

### Combatting loneliness



Suitable for rightsizing

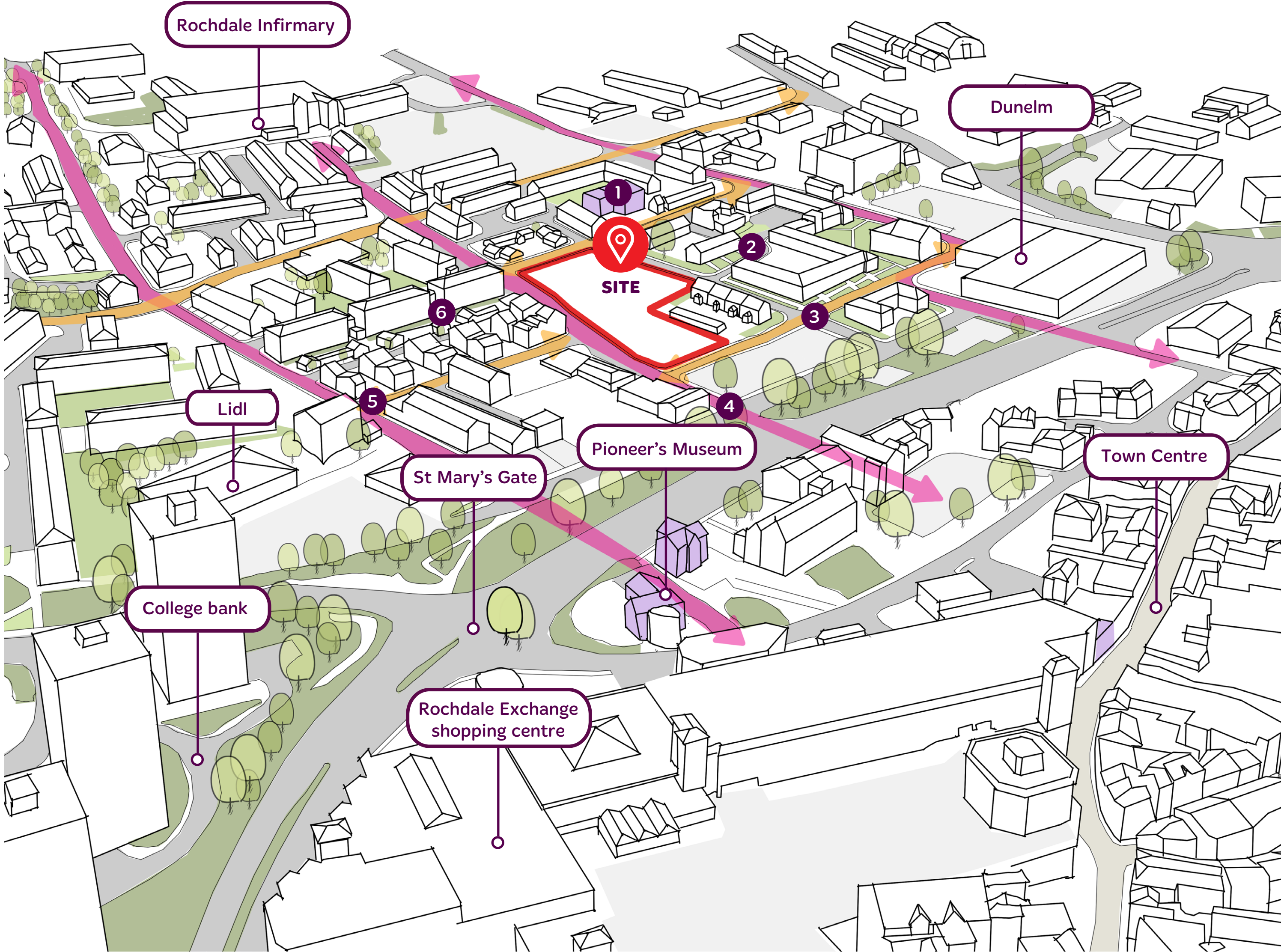


\* Reference: <https://www.housinglin.org.uk/Topics/browse/Design-building/HAPPI/>



# LOWER FALINGE - HAPPY SCHEME

## EXISTING SITE & CONTEXT



### Key

- North to South Connectivity
- East to West Connectivity

- Listed Buildings
- Pedestrianisation

- Public green space
- Semi-public green space



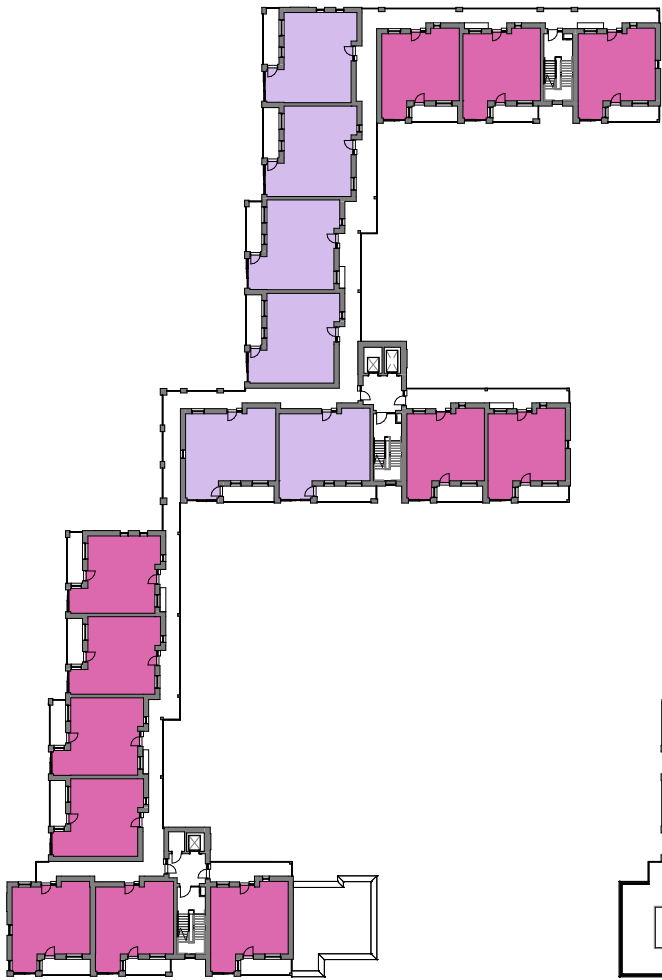
# LOWER FALINGE - HAPPY SCHEME

## FLOOR PLANS

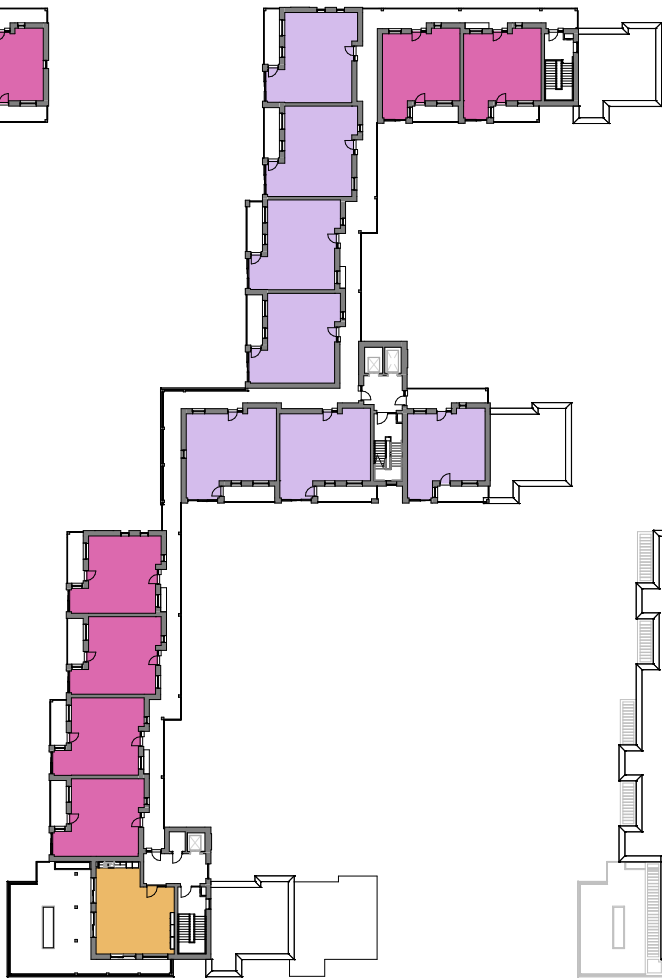


Lower Ground Floor

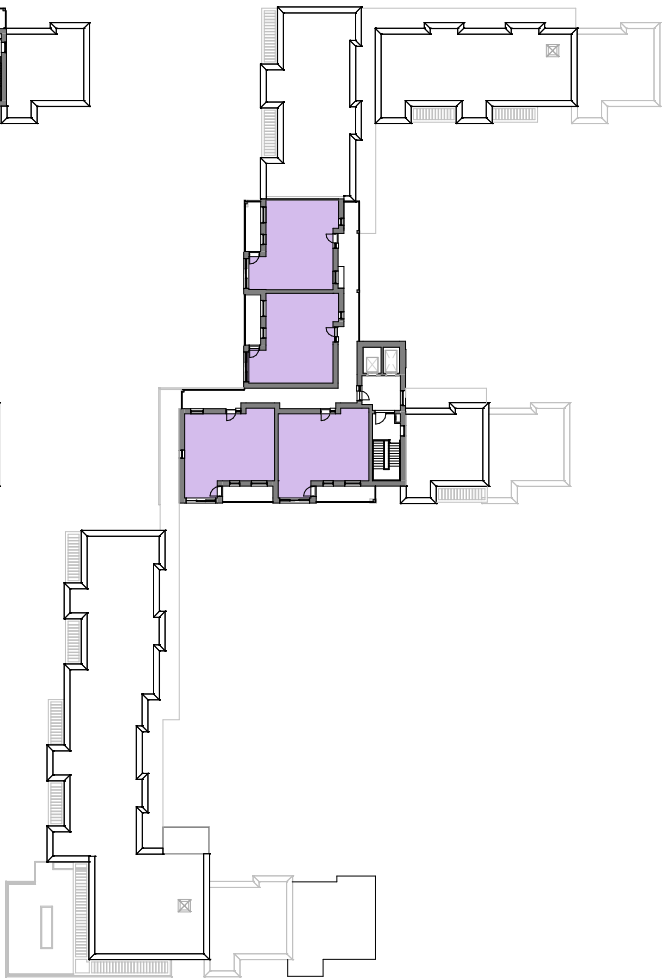
Ground Floor



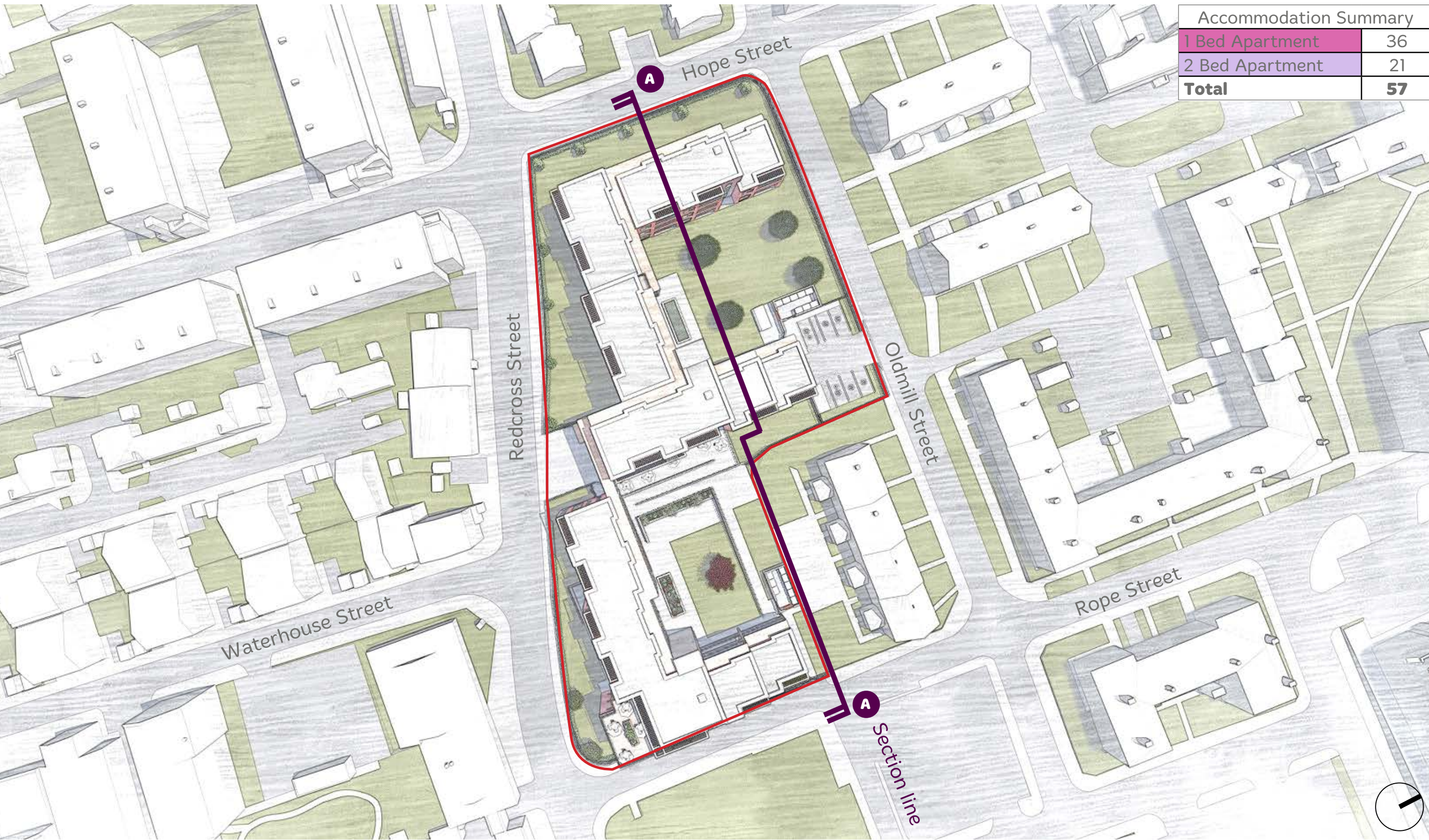
First Floor



Second Floor



Third Ground Floor



Birds Eye View

Accommodation Summary	
1 Bed Apartment	36
2 Bed Apartment	21
<b>Total</b>	<b>57</b>



**A** Proposed Site Section



# LOWER FALINGE - HAPPY SCHEME

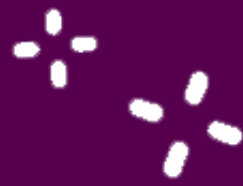
## INDICATIVE MASSING





# LOWER FALINGE – HAPPI SCHEME

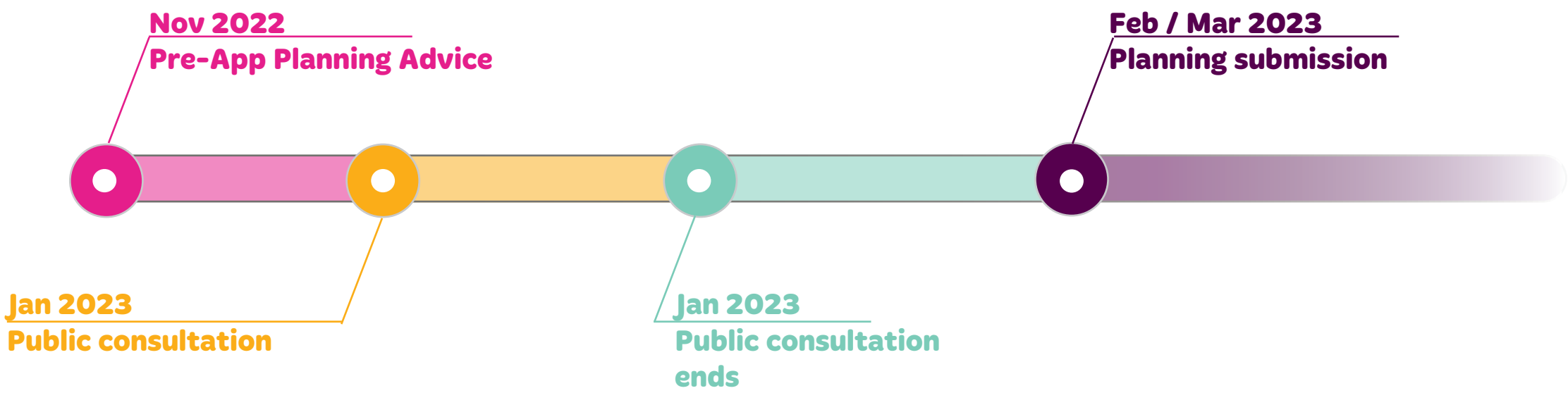
## INDICATIVE MASSING



### WHAT ARE YOUR THOUGHTS?

<p>What do you think about the quality and choice of existing housing in the Lower Falinge area?</p>	<p>Are you supportive of a HAPPI Living Housing Scheme for the over 55s to meet a wide range of needs in the community?</p>	<p>Do you like the appearance and layout of the HAPPI Living Housing Scheme proposed?</p>
<p>What are your top 3 requirements that would encourage you and or a family member to downsize to an age friendly designed apartment?</p>	<p>What do you think about car share schemes for age friendly developments to promote sustainable transport?</p>	<p>What's your view on access to services (eg shops, schools, transport etc), leisure/community facilities and could this be improved?</p>
<p>What issues are experienced by existing residents living in and around the area that could be improved?</p>	<p>Is anti-social behaviour an issue and if so how could this be improved?</p>	<p>Could anything else be improved for current residents or people who may be interested in moving to the area?</p>

### TIMELINE





# LOWER FALINGE – HAPPY SCHEME

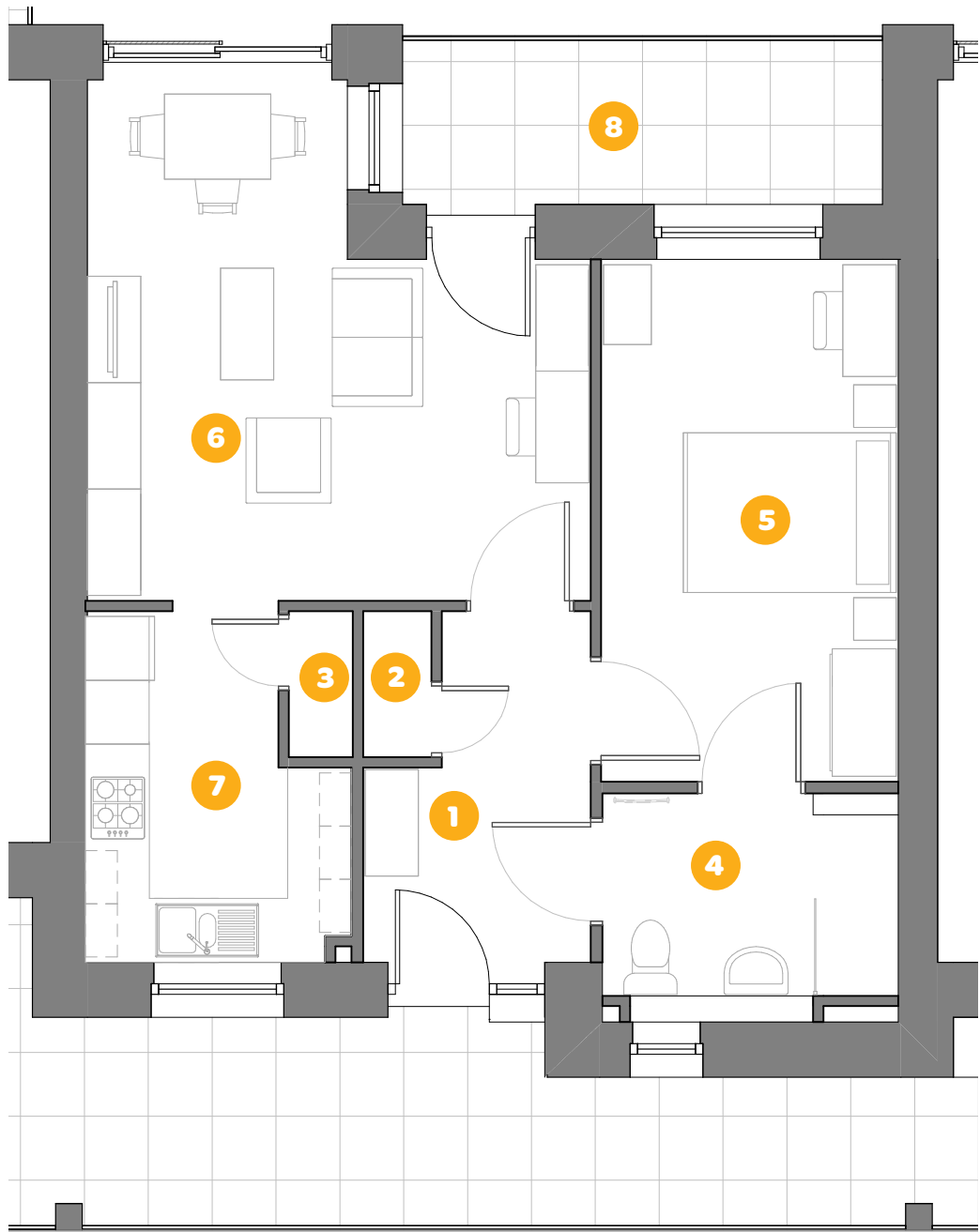
## APARTMENT LAYOUTS



### ONE BEDROOM TWO PERSON APARTMENT (NDSS = 50M2)

- Spacious living room allows for multiple furniture arrangements including a study space if required
- Kitchen window facing deck to ventilation, daylight and natural surveillance
- Layout and storage for each apartment are compliant or exceed the Nationally Described Space Standards
- Level-access showers with jack-and-jill door arrangement, making the shower room en-suite to the bedroom
- Dual-aspect apartments to maximise natural light and ventilation
- Full-height patio doors and juliet balcony to provide every resident with access to outdoor space

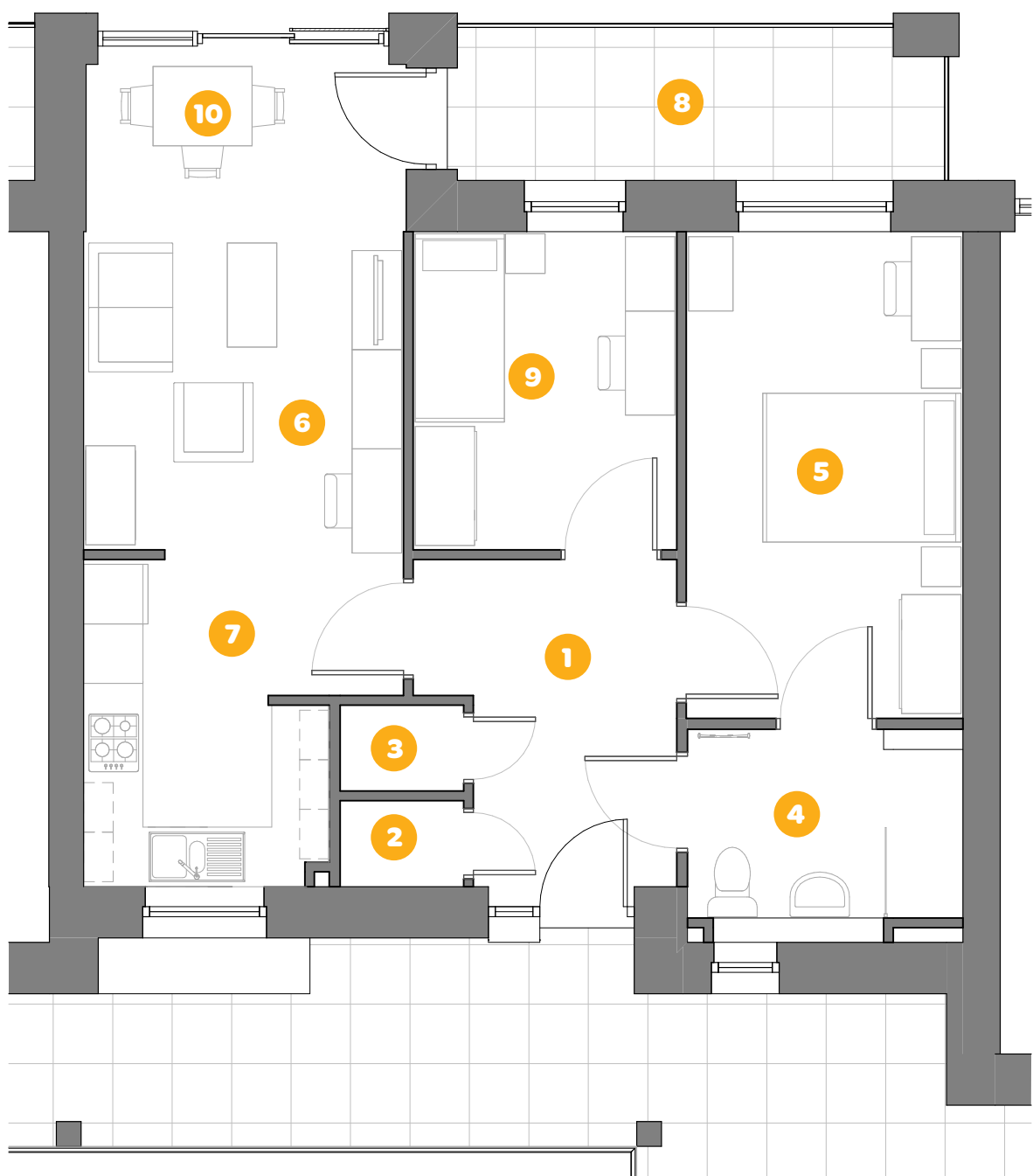
- 1 Hallway
- 2 Store O1
- 3 Store O2
- 4 Bathroom
- 5 Bedroom
- 6 Living / Dining Room
- 7 Kitchen
- 8 Patio / Balcony



### TWO BEDROOM THREE PERSON APARTMENT (NDSS = 61M2)

- Kitchen window facing deck to ventilation, daylight and natural surveillance
- Layout and storage for each apartment are compliant or exceed the Nationally Described Space Standards
- Level-access showers with jack-and-jill door arrangement, making the shower room en-suite to the main bedroom
- Dual-aspect apartments to maximise natural light and ventilation.
- Full-height patio doors and juliet balcony to provide every resident with access to outdoor space
- Spacious living room allows for multiple furniture arrangements including a study space if required
- Single bedroom could be used as a dining room and / or hobby room

- 1 Hallway
- 2 Store O1
- 3 Store O2
- 4 Bathroom
- 5 Bedroom
- 6 Living Room / Study
- 7 Kitchen
- 8 Patio / Balcony
- 9 Bedroom (single)
- 10 Dining Space





# LOWER FALINGE – HAPPY SCHEME

## COMMUNAL SPACES



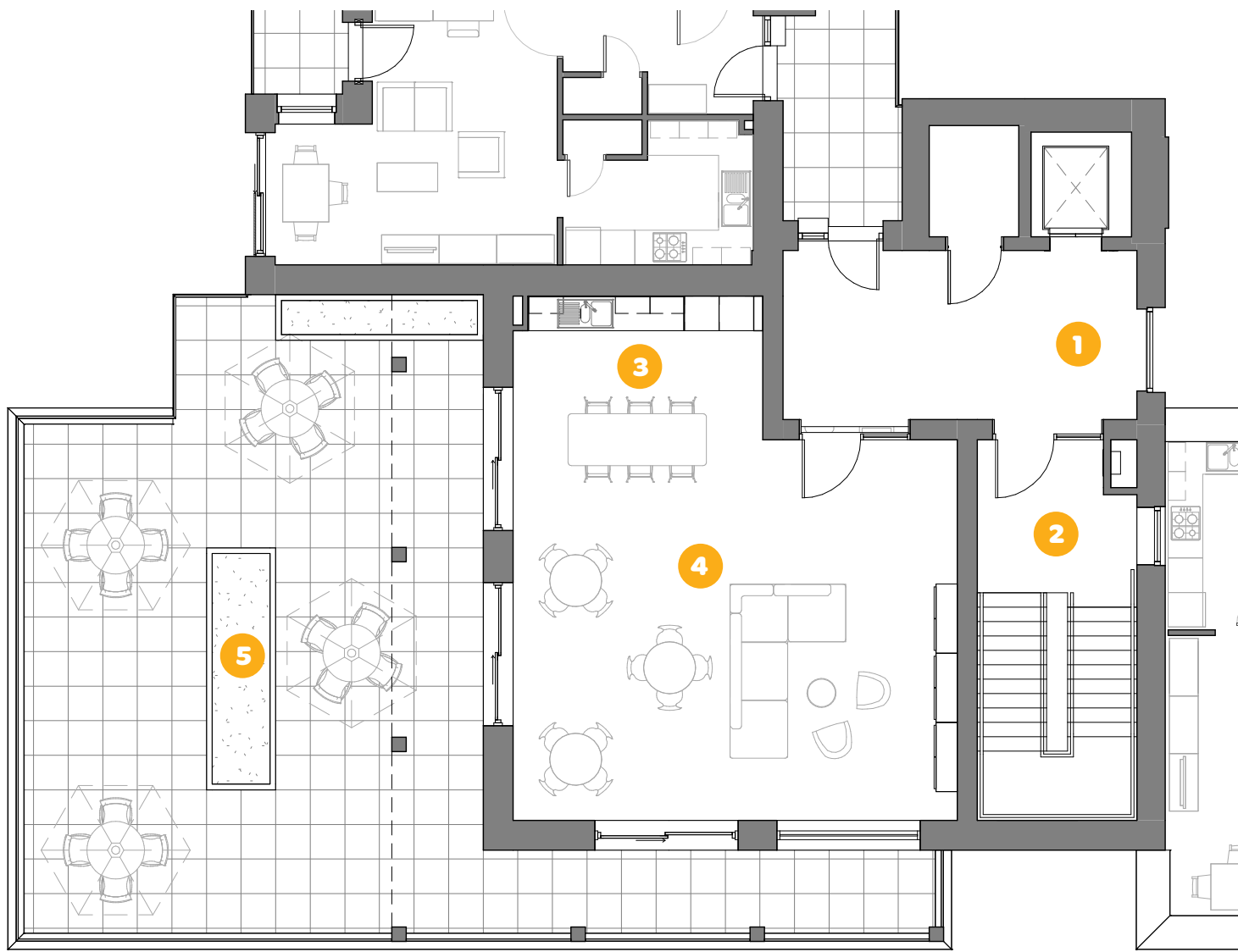
### MAIN COMMUNAL SPACE (GROUND FLOOR)

- 1 Entrance
- 2 Entrance Seating
- 3 Scooter Store
- 4 WC
- 5 Kitchen
- 6 Multi-purpose room
- 7 Lift area
- 8 Stairs
- 9 Laundry
- 10 Communal Patio / Gardens



### SECONDARY COMMUNAL SPACE (SECOND FLOOR)

- 1 Lift area
- 2 Stairs
- 3 Kitchenette
- 4 Multi-purpose room
- 5 Roof Gardens





# LOWER FALINGE – HAPPY SCHEME

## HAPPY DESIGN FEATURES



**1** Relationship with the street  
Clear entrance with attractive landscaped approach to communal space



**2** Balconies  
Balcony setback to provide solar shading and weather protection



**3** Private outdoor space  
Patios and balconies are semi-enclosed private spaces



**4** Solar shading  
Shading over balconies to reduce overheating on sunny days



**5** Entrance  
Welcoming entrance area into community space



**6** Landscaping  
Landscaped garden including sensory planting, raised beds and seating



# LOWER FALINGE – HAPPI SCHEME

## HAPPI DESIGN FEATURES



**1** Deck Access  
Shared open circulation balcony facing communal gardens



**2** Safe and Secure  
Enclosed private courtyard gardens for residents only



**3** Courtyard Gardens  
Spaces for activities and hobbies with communal landscaped gardens



**4** Tiered landscaping  
Terraced garden access from communal spaces leading to lower courtyard garden



**5** Productive Garden  
Opportunity for garden as a socialising activity for residents wellbeing



**6** Parking  
Electric car sharing scheme for residents and visitor parking