



COMPETITION
PROPOSALS

for

**THE CATHEDRAL OF
THE GOOD SHEPHERD**



CARRICK HOUSING ASSOCIATION

JUNE 2002

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1.0 INTRODUCTION

ARP LORIMER AND ASSOCIATES
ARCHITECTS AND QUANTITY SURVEYORS

We are seeking a design which provides homes which are well suited to elderly residents and which fulfils the townscape and neighbourhood aspirations of the site.

The Cathedral is a prominent local landmark and is recognised as such by its grade C listing. On examination we considered that the existing Cathedral building is not well suited to alteration to create new homes for the elderly. We have therefore concluded that in order to provide a high standard of housing the existing building will in the main have to be demolished. The design described in the drawings and this report is based on this approach.

The housing design allow for a range of one and two bedroom housing suitable for the elderly and adaptable enough to ensure residents can remain in their home even if they become restricted in some way. In particular we have suggested features which would make the homes suitable for those suffering from dementia.

In addition to the housing we have provided a small suit of community rooms focussed around the retained tower and gable of the Cathedral. These will provide small scale accommodation for local residents and possibly day care facilities for the new residents.

The site layout and house design addresses key issues in the design of housing generally and housing for the elderly in particular. Issues of accessibility, defensible space, security, sociability and sustainability are addressed in the design and described in the report. The detail design allows for the integration of the architecture of the new houses with both the retained elements of the Cathedral and the particular aesthetic of the surrounding houses.

In this way a design which addresses the needs of the residents and sustains a strong sense of place can be achieved giving a significant new life to the site of the Cathedral of the Good Shepherd.

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2.0 TOWNSCAPE STRATEGY

The site strategy aims to recognise the differing conditions which exist around the boundaries of the site. The building form is then adapted to respond to these characteristics

The Cathedral tower is a key local feature.

Dalmling Road is the main thoroughfare passing the site and is treated as a principal public route

Dalmling Crescent is a smaller scale local road

The short south crescent is a quiet street bounded by a group of existing trees.

The houses surrounding the site are constructed of red brick with red tile roofs.

Our plan responds to this in the following ways.

A new forecourt is created as the entrance to the community rooms with the retained tower and gable of the Cathedral. This faces onto Dalmling Road, the main public route, and the open green space on the other side of the road.

The houses on Dalmling Road and Crescent are designed to follow the street frontage.

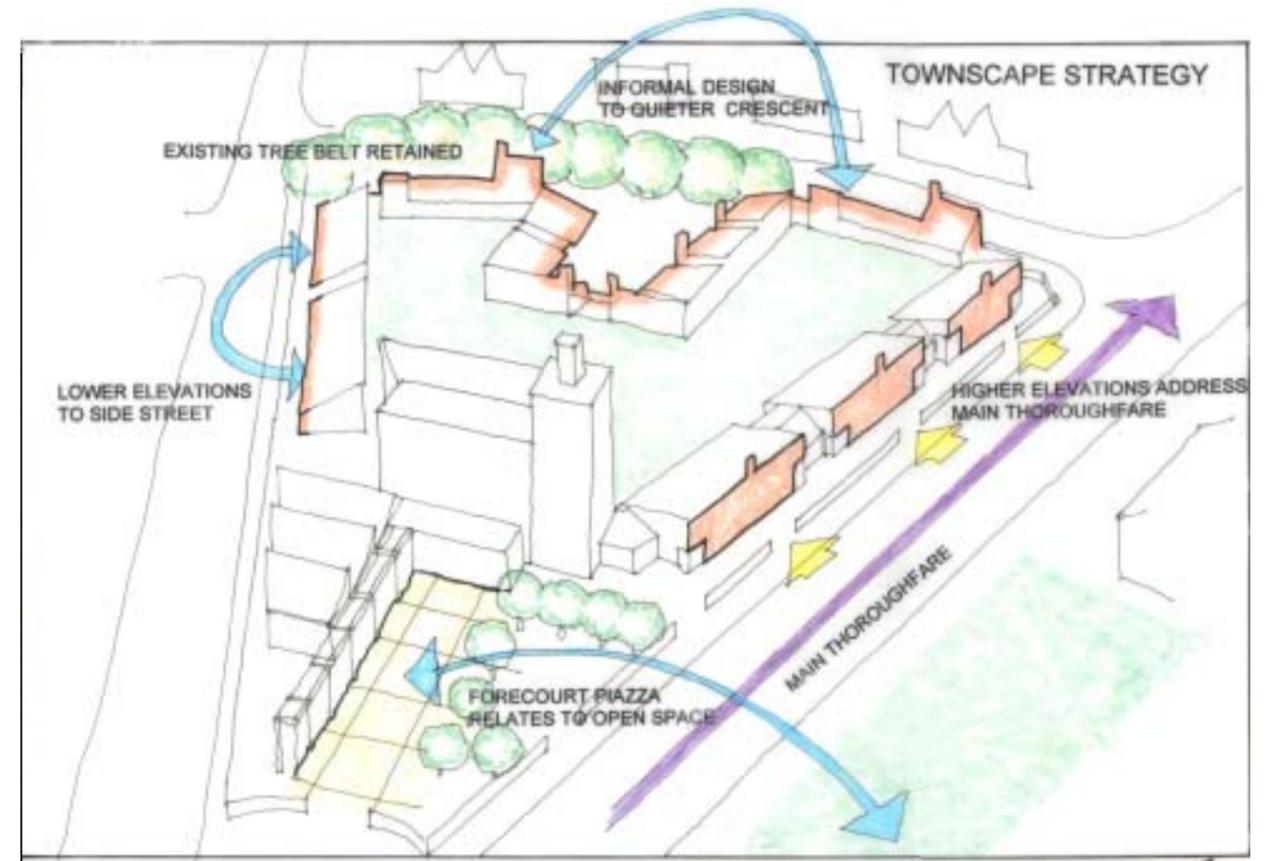
The houses fronting the more important Dalmling Road have taller elevations formed by the high ridge of a monopitch roof

The houses to the side streets have smaller scale frontages.

The existing tree belt is retained with an informal group of houses behind.

The houses are arranged as pairs with a semi-detached type elevation to match the predominant house type in the area.

The new houses are to be built of red brick with red tile roofs.



This site strategy ensures this simple group of buildings provides a varied environment with a range of house types and building forms. Each space and elevation is carefully tuned to respond to its local characteristics.

The use of the red clay materials visually ties the new houses to the existing neighbourhood while the apartment block makes use of the existing tower and gable to form a central focal point.



Varied Building types respond to site characteristics

2.0 TOWNSCAPE STRATEGY



AERIAL VIEW FROM SOUTH WEST

3.0 MEMORY OF A CATHEDRAL

This proposal suggests partial demolition of the Cathedral in order to fully satisfy the requirements for elderly housing. The site will however retain key elements of the Cathedral to provide memories of its past use.

The tower and east gable are the most prominent features in terms of townscape. We propose to incorporate these elements into the design of the new buildings.



Existing tower and gable retained

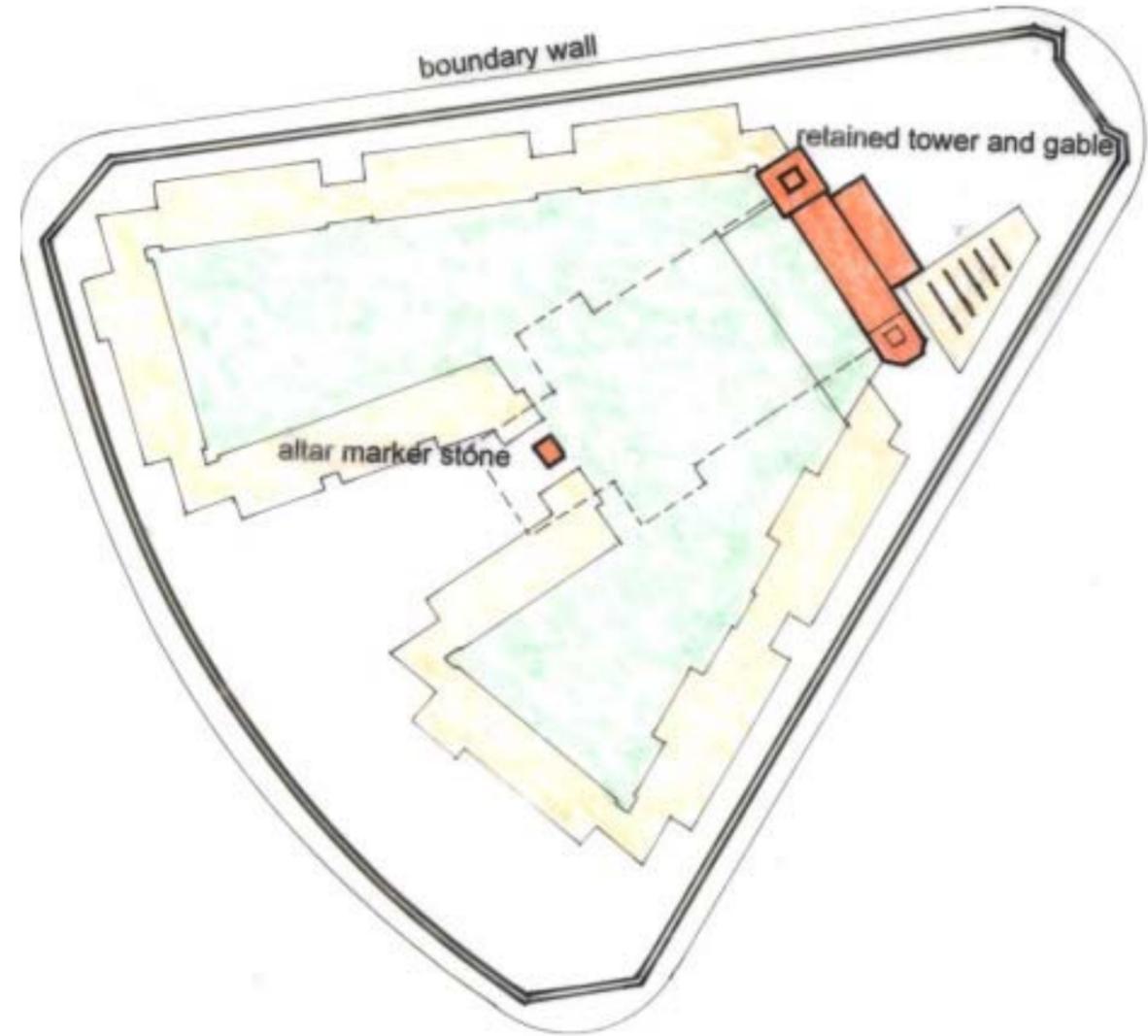
A new forecourt is created onto Dalmilling Road bounded by the existing Cathedral elevation and a new community building. The ground floor of the retained elements will form the entrance to a group of community rooms. The tower and gable form the access to a small apartment block.

The community rooms have the potential for use as a worship space to allow continued religious use. A single space can be created by opening movable partitions with the existing octagonal side chapel brought into use as a sanctuary when required.

The retention of these elements of gable and tower maintains the vertical feature of the site while containing the new public forecourt to the community rooms.

The brick boundary wall is also largely retained maintaining the definition and edge character of the site edges and providing clear boundaries between pavement and gardens.

The retention of the tower gable and boundary give a physical reminder of the cathedral building. We also propose to create a more symbolic reference to the past religious functions.



In the centre of the site the altar position is to be marked with a stone slab set in the ground under a canopy. The houses around the south courtyard wrap back to cradle this feature where it marks a gated entrance to the shared common gardens. A small bench allows this south facing spot to become a quiet place of reflection in the centre of the site.

The retention and celebration of these key elements in a positive strategy ensures the past use of the site is not forgotten and indeed becomes bound into the future use.

4.0 SOCIABILITY WITH SECURITY

The issues of isolation and of security are fundamental concerns of the elderly in relation to their homes. Our strategy ensures a strong connection for residents to the outside world in an open sociable manner while maintaining a secure and safe environment.

There are two key features to this.

A SECURE PERIMETER

The housing forms a continuous perimeter preventing any unauthorised access to the communal gardens and the rear of the houses. The front of the houses become part of the passively supervised public realm while the rear is closed off.

The front of the house can be viewed from inside with vision panels and strategically located windows allowing resident to check visitors before opening doors. Combined with high security locks to doors and windows a high level of security can be achieved in a natural discrete manner.

ROOMS LOOK OUT AS WELL AS IN

Within the houses the living rooms run through the block from front to back. Every house has a corner bay with a window seat looking out to the pavement. At the same time the living rooms open to the common gardens at the rear maintaining a connection with the private gardens and with neighbours.

This allows residents to interact with friends as they pass by outside or with neighbours as they walk in the gardens

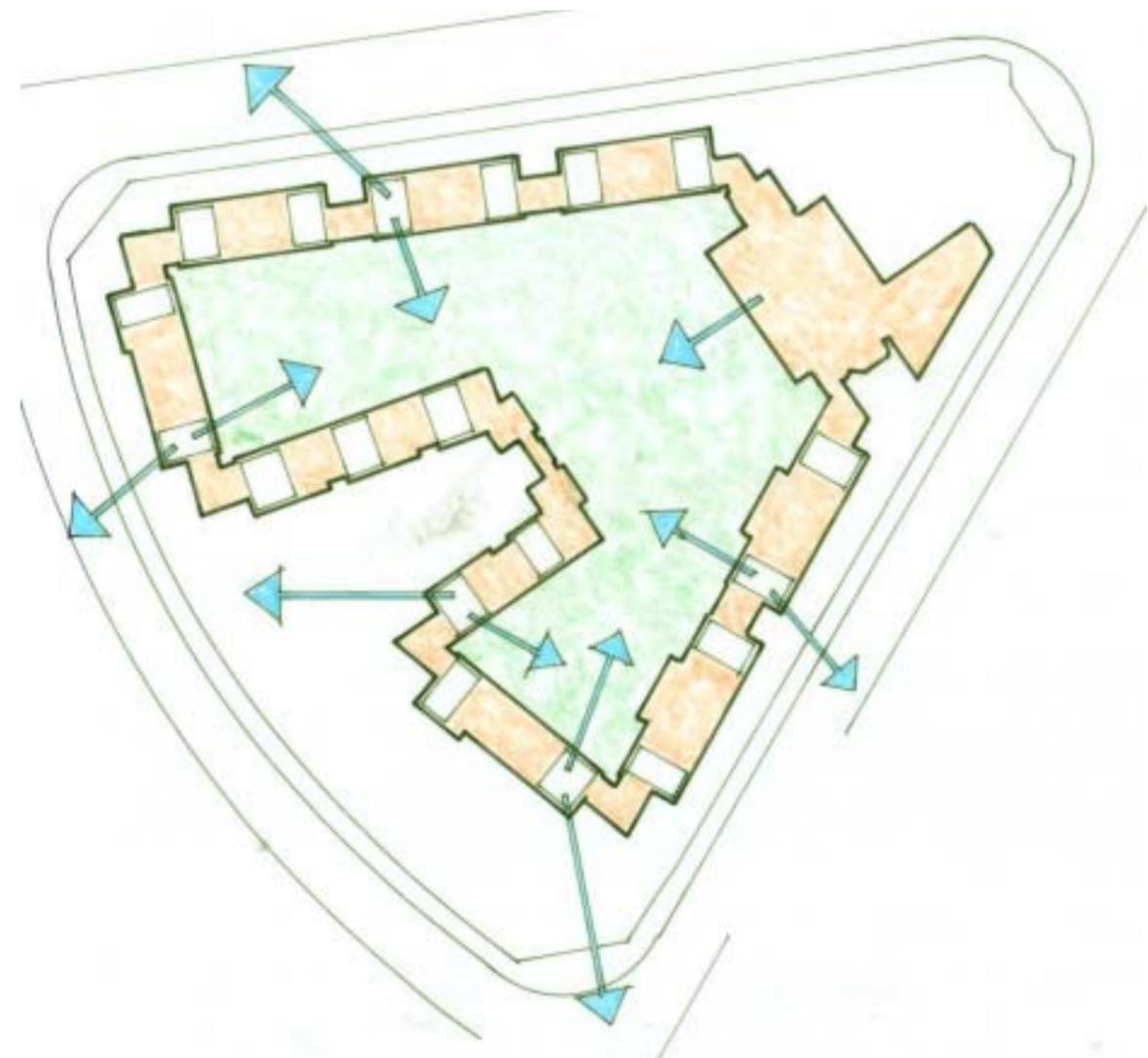


Detail features enhance this sociability.

At the front doors a seat is provided if a resident wishes to sit and watch the world pass by. This seat also works as a shelf to be used when a resident needs to put a bag down to open the front door.

Small patios are provided to the rear with raised planting beds to give a pleasant space to sit overlooking the gardens

This strategy allows the creation of a secure environment without any sense of isolation.



5.0 LIFETIME HOMES

LIFETIME HOMES- Coping with Dementia

The design of the homes allows for the potential of lifetime adaptability ensuring residents can remain in their homes even if they become restricted in some way. The houses themselves are straightforward in their organisation however the detail design allows for tailored homes to be created.

Accessibility is seen as a fundamental feature of this approach. The key points in this strategy are as follows.

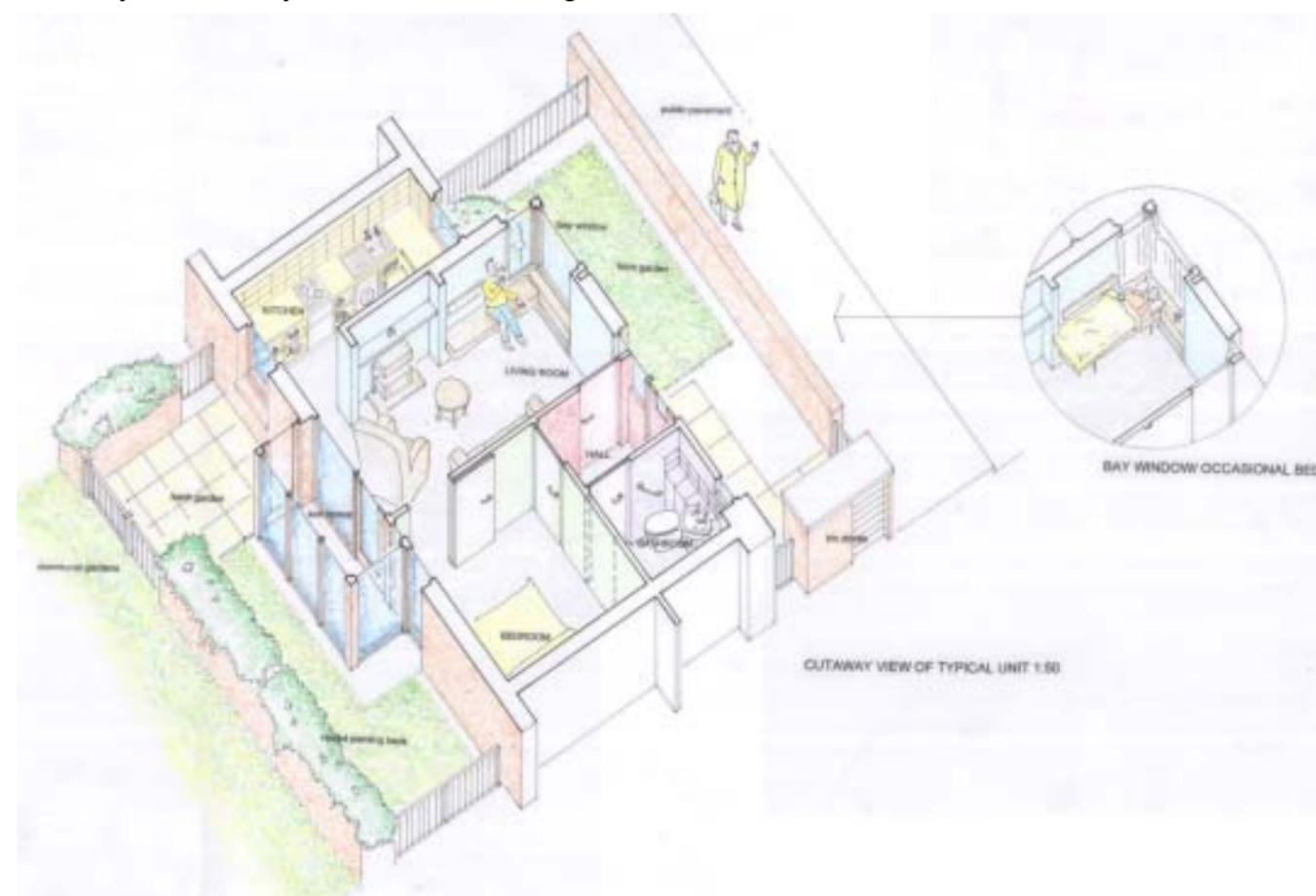
- level site access with dropped kerbs where required.
- level threshold to ground floor entrances and garden doors
- wide door sets with space to side of door handles
- circulation spaces suitable for wheelchair turning
- bathrooms large enough to accommodate disabled users
- low window sills for ease of use and maximum visibility

In addition we have included particular features which provide a suitable home for an elderly person suffering the onset of dementia. The key features which address these issues are:

- **OPEN PLAN LAYOUTS**
The houses can be used in an open plan form allowing easier orientation for the resident
- **BAY WINDOW/ OCCASIONAL BED**
The units have corner bay windows overlooking the street. These have been designed to allow their use as an occasional bed for a carer or relative.
- **OPEN FRONT KITCHENS**
Kitchen units can be open with contents visible
- **DIRECT CONNECTION FROM BEDROOM TO BATHROOM**
An alternative door opening can be made from the bedroom to bathroom enhancing ease of use and visibility
- **USE OF COLOUR/CALM DECORATIONS**
Rooms can be co-ordinated to assist with space recognition. All features within the house are readily identifiable

- **POTENTIAL USE OF SMART WIRING**
A responsive electrical system can be installed to avoid risk
- **RECOGNISABLE FEATURES**
The houses have been designed to incorporate traditional features familiar to a resident with memory loss, identifiable front doors, fireplace and hearth
- **DETAIL DESIGN**
Consideration of small details to assist with use by the elderly whether in the use of traditional taps and lever type door handles to height and location of sockets switches etc.
- **EXTERNAL ENVIRONMENT**
The site planning allows for a stimulating external environment appropriate for the elderly. Small private gardens with raised planters allow personal gardening with a degree containment to reduce wandering. The communal gardens allows the residents access to a wider external environment but in a secure and controlled manner. The paths form circuits for gentle walks.

These detail design points allow the dwellings to have a long life/ loose fit strategy. Simple adaptations to a house will allow residents to stay in their own home as their life style and family circumstances change.



6.0 CONSTRUCTION

The general construction method proposed is a prefabricated timber panel structure with facing brick cladding and tile roof. Windows and doors will be of timber.

This choice of construction will allow a short construction times to be achieved, while allowing the choice of low environmental impact materials.

MATERIALS

Design for long life

By choosing long life low maintenance materials and ensuring quality of construction the life of the building can be extended in order to reduce the energy and cost implications of future maintenance, refurbishment or rebuilding

MATERIALS WITH LOW ENVIRONMENTAL IMPACT AND LOW EMBODIED ENERGY

Wherever possible preference will be given to materials which have a low embodied energy such as timber, recycled or waste materials (eg recycled material from demolition of Cathedral). Reference will be made to the handbook of Sustainable Building in the selection of materials.

All solid timber or composite timber products will be sourced from well managed sustainable sources. If possible preference will be given to local timber sources and to those certified by the Forest Stewardship Council(FSC).

Where possible the following materials will be used

- natural oils or waxes instead of varnishes and preservatives
- natural floors - linoleum timber floors
- paving blocks instead of asphalt
- fast drying water based paints
- fast drying glues instead of epoxies
- Recycled cellulose fibre insulation will be specified.
- Paint and plasterboard will be specified instead of wall paper

HAZARDOUS MATERIALS

The use of the following compounds will be minimised where possible so that emissions to the indoor environment are minimised:

- Timber preservatives
- PVC
- Volatile Organic Compounds
- Formaldehyde

The result of this strategy should be a building with low energy use both now and in the future and a building whose materials are create a benevolent environment for the residents.

7.0 LOW ENERGY

The aim of reducing energy use offers the opportunity to create homes where household bills are kept to a minimum without compromising on standards of comfort. This is particularly relevant in the design of homes for the elderly where concern over winter heating bills can lead to residents not heating their home properly.

Our aim is to achieve this using predominately passive systems rather than rely on complicated controls. This will avoid confusing operating systems being misapplied.

Our principal strategy involves the following

BUILDING FORM

Houses are designed with a compact form to reduce the area of heat loss. The use of terraced forms reduce the area of external wall for each dwelling

The houses, rooms and windows are orientated to maximise the benefits of passive solar gain. A south facing "sun space" conservatory provides the opportunity for solar heat gain to be passed into the house.

INSULATION

The first step is to provide a super insulated building envelope using pre-insulated wall, roof and floor cassettes with cellulose insulation. High performance windows with double glazing and low E glass are standard.

VENTILATION/ AIR CIRCULATION

A passive ventilation system based around vent stacks extracts moist air from bathrooms and draws warm air from the sun spaces into the living room, bedroom and kitchens of each house. This naturally driven air circulation system avoids the need for mechanical extracts and helps warm the houses without specific action by the residents.

In the houses these vent stacks form chimneys on the exterior. In the flats we propose to use the existing tower as a stack with vents back to each flat.

HEATING SYSTEM

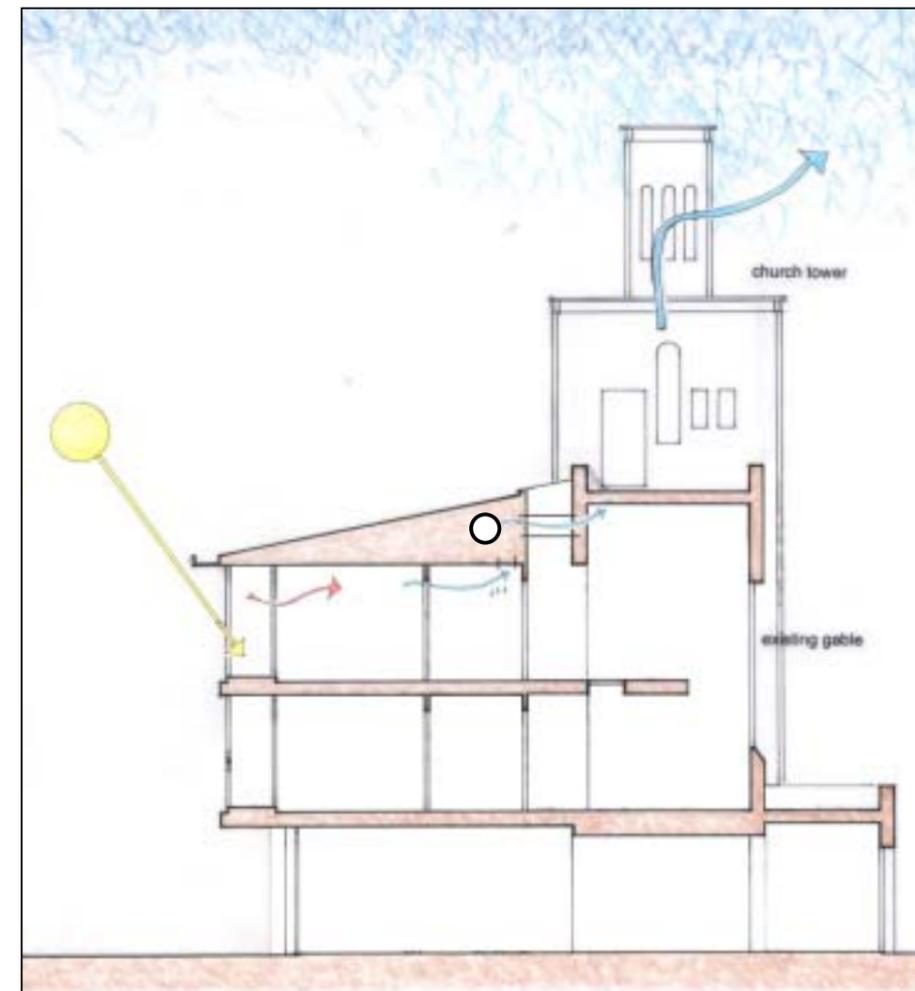
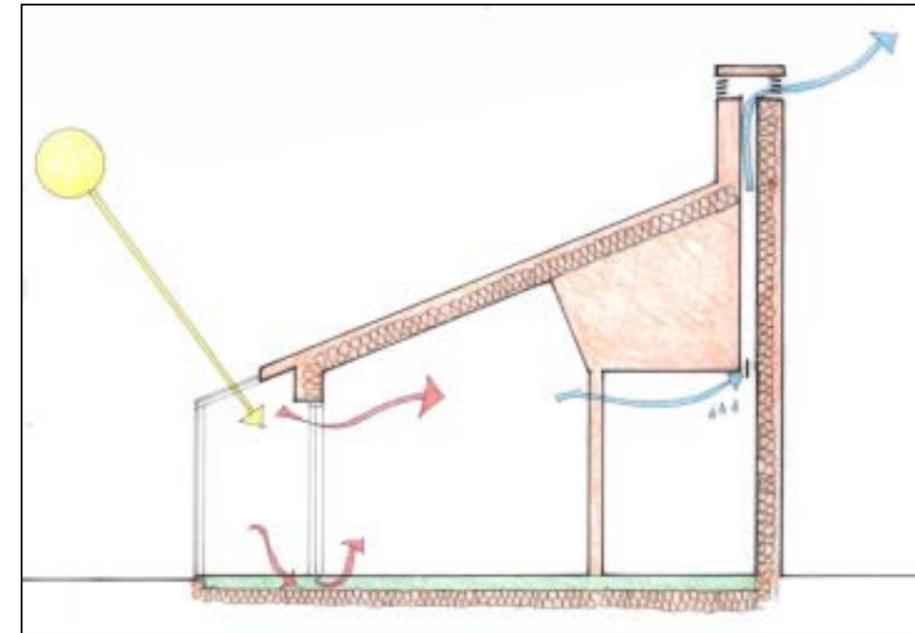
Heating systems will be based on condensing boilers with control programmers and thermostatic radiator valves, Low energy appliances, lights etc will be used where appropriate.

DAYLIGHT

The housing will be designed to provide a high level of daylight within the rooms to minimise use of artificial lighting. Within the limits prescribed by the restrictions on heat loss, large areas of glazing will be used to light each room and reduce the time required for artificial lighting

LOW ENERGY APPLIANCES

The occupants of the houses will be encouraged to buy low energy appliances (eg fridge, freezer, cooker, washing machine, tumble drier, dishwasher).



8.0 SCHEDULE OF ACCOMMODATION

A total of 25 homes are provided in the proposal in a combination of houses and flats. A group of community rooms are created on the ground level around the original cathedral entrance.

In addition to the accommodation the external landscaping provides for areas of secure communal gardens and car parking.

The accommodation is provided as follows.

Housing

1 bedroom 2 person houses -floor area 49 sq.m.	10 no.
2 bedroom 3 person houses -floor area 60 sq.m.	9 no.
1 bedroom 1 person flats - floor area 33 sq.m.	6 no.

TOTAL **25 no.**
with
communal gardens and 19 car spaces

Community Rooms 112 sq.m.
with Office / reception, Toilets, kitchen

9.0 DRAWINGS



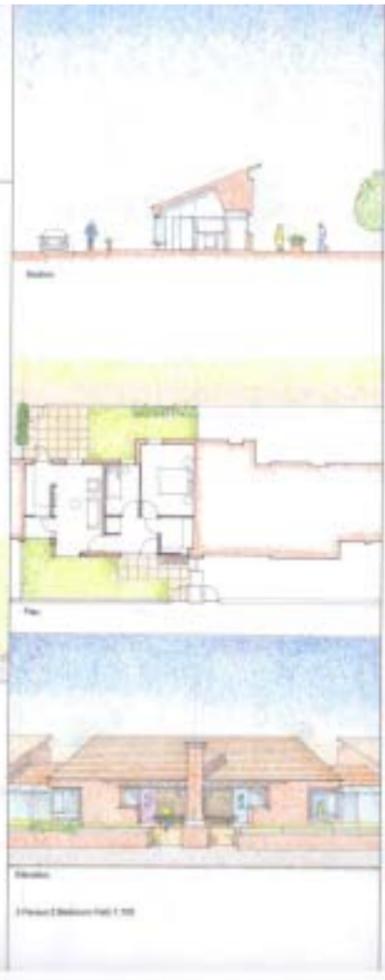
Section 1: House Plan 1:100



Site Plan 1:500



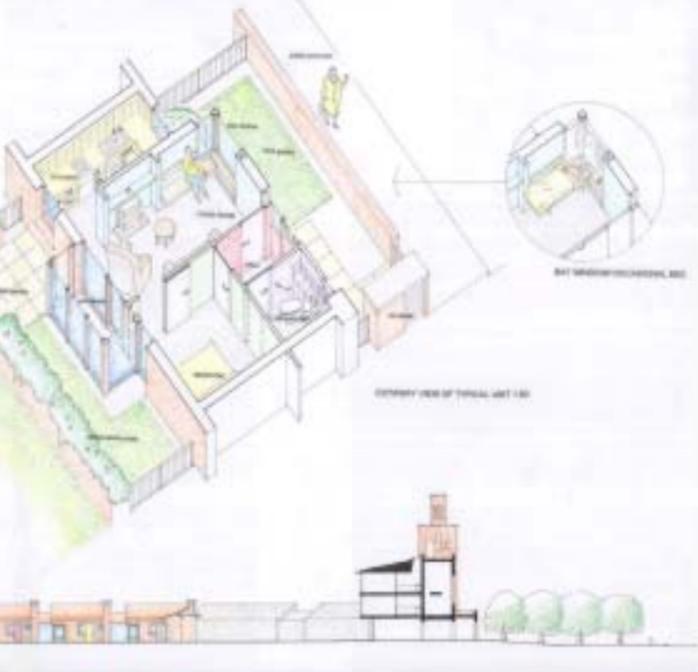
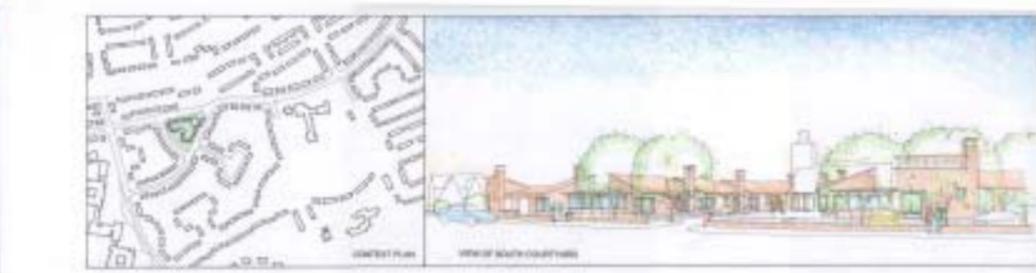
Overall View Perspective View



Section 2: House Plan 1:100



Section 3: House Plan 1:100

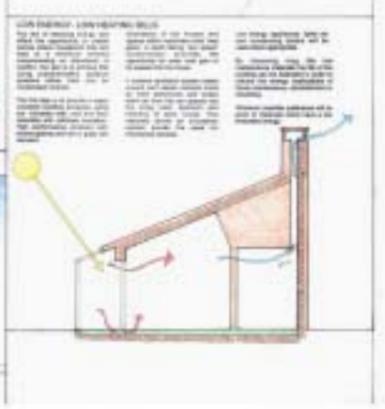
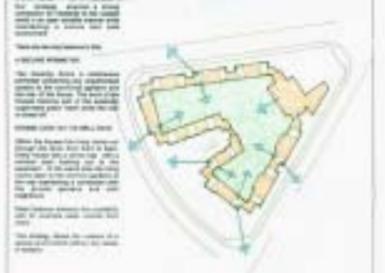


Perspective View of Typical Unit 1:50

LIVING HOMES - Creating well-thought-out living spaces for the residents of the development. The design of the living spaces is based on the needs of the residents and the requirements of the development. The living spaces are designed to be comfortable, functional, and aesthetically pleasing. The living spaces are designed to be well-lit, well-ventilated, and well-served by the services of the development. The living spaces are designed to be well-served by the services of the development. The living spaces are designed to be well-served by the services of the development.



Perspective Section Through Typical Unit 1:50



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