Sites for new downsizer homes

Well-located and connected developments are attracting ‘downsizers’ back into towns and cities - increasing the visibility of the older population and bringing positive economic benefits for local neighbourhoods.

Planners and developers should work in partnership to incentivise the delivery of attractive ‘downsizer’ developments on infill urban sites and through conversion of existing buildings.

Where has it been achieved?

Western Riverside, Bath

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Bield Housing Association & Austin-Smith: Lord

An infill development of 27 accessible apartments on a small infill site in the historic core of Govan. The social-rented apartments are less than 5 minutes walk away from the local high street and all have views out over the River Clyde.

Outdoor private space is provided as a shared sun terrace on each floor.

Western Riverside, Bath

Crest Nicholson & Alison Brooks Architects

A mixed development of large family houses, mews houses, apartments, and a cafe, located between the historic city and the new Bath Riverside masterplan. The site has a prominent position close to Bath city centre with views out over the river. The development is elevated above the floodplain and adjacent riverside footpath.

Parkside, Matlock

Evans Vettori Architects

An infill block of 10 apartments for private sale on a former car park in the heart of Matlock town centre, the majority of which have been sold to downsizers. A busy cafe and retail units activate the ground floor, and all apartments have balconies and views over the nearby park and river.

Brentford Magistrates Court

Trehaven & Paul Murphy Architects

This former court and town hall has been converted into a mix of one and two bed flats with a variety of apartment sizes and layouts, which has attracted downsizers to live in the centre of Brentford. A new cafe and terrace fronts onto the Market Square, encouraging activity and animation of the building.

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