Assisted or independent living in mixed-use developments

The idea of assisted or independent living schemes functioning as local hubs has become well established in good practice guidance.

The next step is to mainstream the idea of assisted living as an integral part of the neighbourhood centre. This can be enabled by developing assisted living as part of mixed-use schemes - alongside new schools, health centres, libraries, commercial, and retail developments.

Where has it been achieved?

- **Laan der Nederlanden, Beverwijk (The Netherlands)**
  - RIBW K / AM with Studio Blanca
  - A truly innovative courtyard block, Laan der Nederlanden combines 83 mixed-tenure apartments and a sheltered scheme for 26 older residents on 3 upper floors above a primary school, nursery, offices and basement car park. The scheme is located at the heart of a new district, a short walk away from a local shopping centre.

- **Shrewsbury Street (Limelight), Trafford**
  - Trafford Housing Trust with PRP Architects
  - The regeneration of a site at the centre of Trafford, Manchester provided an opportunity to create one of the first integrated hubs in the UK, with specialist housing alongside community health services and a nursery. The development of the scheme included an extensive visioning and consultation process with local residents.

- **Tidesmill Academy & Deptford Lounge**
  - Lewisham Council & London + Quadrant Group with PTE Architects
  - This project is designed around the concept of the co-location of education, community facilities and affordable housing. The Lounge houses shared facilities which are used by the school and opened up for public use out of school hours. While this scheme is not purpose-designed for older people, it demonstrates how residential accommodation can work above a school in an urban setting.

- **Housing & social centre, Aarschot**
  - OCMW Aarschot with DRDH Architects & Vylder Vinck Tallieu
  - The project combines 36 serviced apartments for older people alongside a new community centre. The buildings are organised around a small public square, which responds to the adjacent market and develops a positive relationship between the residents, users of the community centre, and the wider urban neighbourhood.

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**Assisted living apartments**

- **Heath centre + undercroft car park**
  - A two-storey health centre/GP practice accessed from the main entrance on the street. Ground floor entrance reception with first floor consulting rooms (lift-accessed). Staff and visitors parking is provided to the rear in a car park underneath the central courtyard garden.

- **Commercial/retail/community space**
  - Multi-purpose space for a variety of potential uses that is accessed separately from the side street. This unit could be in separate car parking along the front of the block. The space could operate as a row of small shops or offices, a commercial gym offering facilities to the residential block above.

- **Assisted living apartments**
  - A sequence of 10 apartments above the health centre and community facilities. Apartments are accessed via a dedicated entrance reception with staff offices at ground floor. The apartments link on to a central courtyard garden, which is enclosed with a glazed corner block.