

# Extra Care

A selection of Durkan extra care housing projects



Creating Communities

Meeting The Need

Special Care Facilities



# Welcome to Durkan – Extra Care



## EXTRA CARE MATTERS

For over 45 years Durkan have been building award-winning homes for the elderly. With the number of people over 65 in the UK predicted to account for almost a quarter of the UK population within the next 25 years, the need to provide extra care housing continues to grow.

Durkan's public and private sector experience in the specialist housing market, aimed at older people, is increasingly diverse. Ranging from small scale developments, such as De Crespigny Park, consisting of just 10 apartments, to extra care villages within exclusive mixed use developments such as The Academy, Durkan create high quality, sustainable extra care housing for older people as well as sheltered housing, hostels and care homes.

At the heart of Durkan's construction approach is a commitment to provide residents every opportunity for an active later life, promoting independence and well-being. By working in partnership with like-minded local authorities, regeneration bodies and housing associations, Durkan's latest developments are designed to enable more people to benefit from the later lifestyle they deserve.

## GETTING OLDER ISN'T WHAT IT USED TO BE – LIFETIME HOMES

Durkan recognise that many people in their retirement lead active and fulfilling lives, helping them to stay healthy and independent for longer. However demands on older peoples homes change, from the number of rooms required, to ease of use. Over 80% of the homes Durkan build are designed to the principles of Lifetime Homes – design standards that make a home more accessible and adaptable, allowing it to be used throughout an occupant’s life. We work closely with external stakeholders to ensure that our developments address and promote accessibility - combining desirable environments and easy access to care and amenities.



## IMPROVING HOUSING FOR OLDER PEOPLE – EXTRA CARE

As well as constructing and refurbishing homes to the governments Lifetime Homes Standards, Durkan have extensive experience creating extra care homes that meet the needs and aspirations for older people, supporting independence but providing support when residents need it. Durkan are pioneering new design standards by providing extra care housing as an alternative to sheltered housing or long-term residential care homes. Although older people make up the majority of users of Durkan’s extra care developments, this type of housing is also popular with people whose disabilities, frailty or health needs make ordinary housing unsuitable but does not require that they move to long term care.

Durkan’s extra care developments include growing communal areas, enabling residents to socialise with a community of like-minded people. Durkan provide social facilities such as restaurants, libraries, shops and even gyms, which are the biggest attractions for residents.

This leaflet provides just a selection of Durkan’s construction experience within this specialist housing sector aimed at older people.



Recent awards won by Durkan projects

# Creating Communities -

Durkans's extra care developments are designed to enable more people to benefit from the later lifestyle they deserve.

*Justin Bannister, Associate at PRP Architects*

The Broadlands Road project is a tremendous example of how the design of extra care developments can enhance resident's daily lives, thus avoiding social isolation.

The communal lounge and kitchen provides the social heart of the building where activities and gatherings can take place. This opens out on to the garden which is fully accessible, including raised sensory planting beds, allowing residents to enjoy a walk or simply to view the garden from the comfort of the lounge. A folding wall allows smaller group activities to take place.

A hairdressing salon and laundry are also key spaces for social interaction. The atrium and numerous seating bays provide for the opportunity of sitting with neighbours while looking out into the landscaped gardens at the same time as avoiding an institutional feel.

The design of Durkan's Extra Care housing is of equal importance to residents. Provision for cable television, Internet and telephone services to all living rooms and bedrooms are now standard for Durkan's extra care housing developments.

## Broadlands Road

**Client:** Hill Homes (in partnership with One Housing Group)

**Architect:** PRP

This 4-storey extra care development for elderly residents in Highgate provides 40 1 and 2 bedroom self-contained apartments, along with communal facilities including an activity room, café, salon and therapy room. Internet connection will also be available to all residents.

As the 1.2 acre site is located within the Highgate Conservation area, the development was designed in context with its surroundings. Benefiting from a range of sustainable and energy saving technologies such as ground source heat pumps, sedum roofing and advanced insulation; residents are able to enjoy significant savings.



Joe Scullion Chief Executive of Hill Homes said  
 “We are delighted that Durkan has been chosen as our construction partner for this fantastic development. Durkan have many years of experience in the delivery of high quality social housing including specialist housing for the elderly. We are sure that with our passion and Durkan’s expertise, we can make this a development we can all be proud of.”





## Lady Cross Court

**Client:** London Borough of Hillingdon

**Architect:** BPTW

As part of the London Borough of Hillingdon's redevelopment programme to move elderly residents from under-occupied large family housing stock into high quality apartments, Durkan constructed Lady Cross Court, which offers residents a safe and secure retirement community, along with impressive community gardens. By consulting with potential residents throughout the highly successful programme, the development was fully occupied shortly after completion.



The development comprises two symmetrical three storey blocks, providing 30 2- bedroom, balcony access apartments. All apartments comply with Lifetime Homes standards and some of the ground floor units have wheelchair adaptations. The homes free up existing under-occupied residential homes, ensuring people increasing in age will not face the burden of maintaining an oversized home, thereby avoiding isolation and fuel poverty.

Cllr Philip Corthorne, cabinet member for adult social care, health and housing commented

**"Lady Cross Court works on so many levels. It offers older people the homes they want in sustainable communities, while freeing up larger council homes for families who need them."**



## The Academy

**Client:** L&Q Housing Group

**Architect:** John McAslan + Partners

Situated in one of London's most prestigious developments, the new build development in Woolwich will include 57 extra care apartments as well as communal facilities. The extra care accommodation will be self-contained and promote independent living. Residents will also be supported through communal facilities such as an onsite hairdresser, rooms for visiting doctors and a communal dining room with removable screens to enhance social activities. The sustainable extra care apartments are part of a wider regeneration project, known as The Academy. Here Durkan are providing an exclusive development of over 300 new and converted homes of mixed tenure, together with landscaped grounds, leisure and parking facilities.

## Cherry Tree Lodge

**Client:** Metropolitan Housing Association

**Architect:** Sheppard Robson

The 3-storey development known as Cherry Tree House comprises 27 sheltered apartments and landscaped garden. The primary aim of the design, by award winning architects Sheppard Robson, was to create a community within a cosy domestic environment, providing elderly residents with a sense of security.

The spacious one and two bedroom apartments are all self contained, however support is available when needed. In addition to kitchen and laundry facilities, the communal living space has its own separate identity and serves as the hub of residents' social activities. To make use of natural daylight a continuous linear rooflight runs the entire length of the development, this imaginatively designed development went on to receive a stream of awards including the London Borough of Haringey's Andy Ludlow Design Award, a Housing Design Award and a Civic Trust Commendation.



# Meeting The Need –

Over the past 10 years Durkan have worked with Octavia Housing, constructing 7 of their extra care developments, as well their head office. The successful long-term relationship is maintained through Durkan’s continued trust, commitment and co-operation with Octavia. Durkan share the key objective to improve residents’ lives by providing high quality homes that offer care and support, residents’ needs and wants are always a central focus to Durkan.

Edward Smith, Senior Project Manager of Octavia



Octavia mostly provide for elderly residents with some form of dementia or with learning difficulties. Our residents are unable to pay for their own care and have to meet the local borough’s usually stringent needs criteria. However, we attempt to balance the numbers of tenants with high care needs with those with lower needs.

The main advantage of extra care over traditional residential care is that they are not care homes as such. The tenants all live in their own properties but have access to community rooms; this is very beneficial to their morale and personal dignity.

Extra care is a huge step forward, but it is expensive and the numbers of older people with mental disabilities is growing alarmingly. Without committed staff available on site to provide care on a round the clock basis our extra care homes could not function.

## Leonora House

Client: Octavia

Architect: Project 5 Architecture

At Leonora House in Maida Vale, Durkan constructed a 5-storey development providing 21 extra care apartments as well as a dementia unit with landscaped communal gardens for residents over the age of 65. Built as a hub for the local community to live and socialise, Durkan provided a community centre for Age Concern on the lower floors. Facilities at the centre include a hairdressers, IT suite, library and dining room as well as exercise and treatment rooms.



Edward Smith, Senior Project Manager of Octavia commented

“Durkan have performed splendidly in regard to Leonora House. I also worked with them on our first scheme, Miranda House, following which they became one of our preferred contractor partners. Their sites are managed well, quality is high and the neighbours are kept happy. Team working between ourselves and Durkan’s staff is very good.”



## Kensal Road

**Client:** Octavia

**Architect:** RHWL

The new West London headquarters for Octavia Housing and Care is at the core of this mixed-use development, situated on a long-vacant canal side site. As well as office accommodation and industrial units, the six-storey building comprises 28 extra care apartments for residents able to live independently in their own homes with the support and security of in-house 24-hour carers. A proportion of the developments energy is provided by a Photovoltaic (PV) panel system, dramatically reducing residents' fuel bills and cutting CO2 emissions. The comfort and security of residents is accentuated with the provision of semi private outdoor spaces over looking the Grand Union Canal.



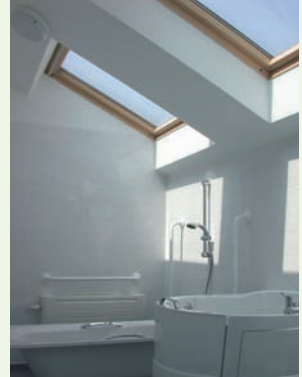
David Woods, Development Director of Octavia, commented "Durkan employs a high level of co-operation. It would be hard to fault their ability and level of service."

## Miranda House

**Client:** Octavia

**Architect:** Project 5 Architecture

The 3-storey extra care development, Miranda House in Notting Hill includes 20 1-bedroom self-contained apartments, offering elderly and disabled residents independent living with the access of in-house 24-hour carers when needed. Built in accordance with the Lifetime Homes standards which includes the easy conversion of apartments for wheelchair access, the eco-efficient development includes communal gardens and a lounge to encourage social activity.



# Special Care Facilities

Durkan have a tremendous reputation for delivering special care accommodation. Our experience of special care refurbishment and new build projects include care homes, hostels, rehabilitation centres and sheltered housing. Durkan recognise that construction within these sensitive environments require the input of dedicated professionals to reduce effects on staff and residents. The Durkan team both guides and assists our clients through all stages of the development process.



## Yew Tree Lodge

Client: Look Ahead Housing and Care

Architect: Duggan Morris

The award winning 2-storey sheltered housing development at Yew Tree Lodge provided 12 self-contained apartments for residents with learning difficulties, set in the grounds of a Grade II listed arts and crafts building. Each apartment was specifically designed to meet the requirements of the individual resident with specifications prepared from detailed Occupational Therapists reports.

Designed to promote greater ownership and encourage social interaction between the residents, semi communal internal spaces and landscaped external areas were included and all apartments on the upper floors were fitted with projecting bays, creating a niche where residents can enjoy the landscape. The design of each apartment allows for future flexibility to respond to residents growing needs. The building's unique and considered design has resulted in it winning the 2009 Mail on Sunday British Homes Award in the Affordable Housing Development Of The Year category, the 2009 Best Residential Care Design at the Building Better Healthcare Awards and shortlisted in the 2009 Housing Design Awards. Further recognition came from the lodge achieving a prestigious Building for Life Silver Standard Award in 2009.

Helen Buckland, Ability Housing Association, commented "Durkan were courteous, helpful and kept us informed of the progress of Yew Tree Lodge. They have made what could have been a difficult set of circumstances run exceptionally smoothly."

## Cyril Smith House

**Client:** Christian Action HA

**Architect:** Archadia

The extra care development at Cyril Smith House consists of 20 1-bedroom apartments for residents over 55 and 6 2-bedroom apartments for residents of all ages with special needs. Although each apartment is equipped with amenities such as level access wet rooms to promote independent living, the development provides an apartment for staff, enabling residents to have a carer on call if needed. The innovative 4-storey development utilises sustainable technologies such as ground source heat pumps and Photovoltaic panels, which provide energy for heating in both the communal rooms and individual flats.



Patrick Manwell,  
Director of Archadia, comments

**"This is an interesting example of multi generational housing, providing accommodation for both older people and people of all ages with disabilities."**



## Riverside House

**Client:** Salvation Army

**Architect:** Swanke Hayden Connell

The Riverside House development comprised the construction of a new 40-bed hostel, which included a state-of-the-art detox unit for recovering drug addicts. The rooms are divided into eight clusters of 5 en suite bedrooms with each cluster having its own kitchen and dining area. Riverside House also contains a series of ancillary offices and counselling facilities as the hostel offers wide-ranging practical and emotional support for residents.

Jeff Saltman,  
Salvation Army, comments

**"Overall the scheme ran very well and the completed building is functioning very well."**

In addition to Riverside House itself, Durkan completed the construction of 20 self-contained resettlement flats in Matthew House. As Riverside House is primarily a hostel for those recovering from alcohol and substance abuse, Matthew House provides an ideal location for residents to move into to regain their independence as part of their rehabilitation into the wider community. Riverside House was officially opened by Princess Anne.

# About Durkan

Durkan is recognised as one of the leading major contractors and providers of affordable housing in the South East of England together with an enviable track record in the community, education and healthcare sectors. Durkan delivers affordable housing solutions by combining our expertise and strength with our clients' commitment to meeting local housing needs. By working openly and effectively with residents, housing associations, local authorities and stakeholders we produce quality, innovative and sustainable buildings that exceed clients' aspirations.

Durkan is also one of the leaders in the construction industry when it comes to social responsibility. Not only do we build cost-effective, sustainable developments, Durkan collaborate with private, public and community based partners to create unique opportunities and provide life-changing initiatives through knowledge, training and funding.

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