



Figure 1: Rod Long, 2018. An older woman holding a baby's hand.

For All Ages

**Intergenerational Living
for the Ageing Population**

This report is submitted in partial fulfilment of the requirements of the award of BA (Hons) Interior Design

I confirm that, except where other sources are acknowledged, this project is my own unaided work, and that its length is 4491 words

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12 January 2024

e. sheppard

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The Introduction

The UK is one of the world's most age-segregated countries but why is this?

Our traditional solutions to ageing often consist of isolating those vulnerable members of our society, and not allowing people of all ages to interact and exist in one social environment. By 2030, 1 in 5 people in the UK will be aged 65 or above, and considering current environments for their demographic are becoming seen as the last resort, a solution must be found. As Hollwich explains, adopting a multi-generational approach to co-living would allow people to keep living their lives to the fullest with enhanced interactions amongst all ages. Building more diverse connections amongst our ageing population to improve well-being, offer new perspectives and create a strong community will be key driving factors in finding solutions for our ageing population.

The Brief

What?

To create an intergenerational co-living and community space for existing and future generations. It will aim to build diverse connections among our ageing population to improve well-being, offer new perspectives and increase the sense of belonging.

Where?

Camborne in Cornwall provides a good location for the proposed brief because the population is rapidly ageing and is also widely known for housing issues. The sense of community here is strong, however, research shows that the town's population would hugely benefit from more community spaces.

Who?

The main principle of intergenerational living is that it's for all ages but for brief formulation, 3 main user groups have been identified: seniors (65+), families and children.

Why?

An ageing population isn't only about focusing on the older generation but also about understanding what we can learn from each other. Many other European countries, like Italy and The Netherlands, already live in multi-generational communities and it's creating great impacts on their livelihoods, so why don't we? Implementing this intergenerational way of living and socialising will benefit everyone mutually, having a positive impact on social challenges we face, for example, loneliness and social isolation.

Schedule of Accommodation

The schedule of accommodation will be based on three main user functions that are commonly seen throughout the case studies discussed in this report: to live, to socialise and to stay active. Curating both public and private spaces will provide opportunities for a community to thrive.

- To Live
- Adaptable Apartments
 - Childcare Space

- To Socialise
- Communal Lounge
 - Library
 - Kitchen Diner

- To Stay Healthy
- Gym
 - Studios
 - Communal Garden

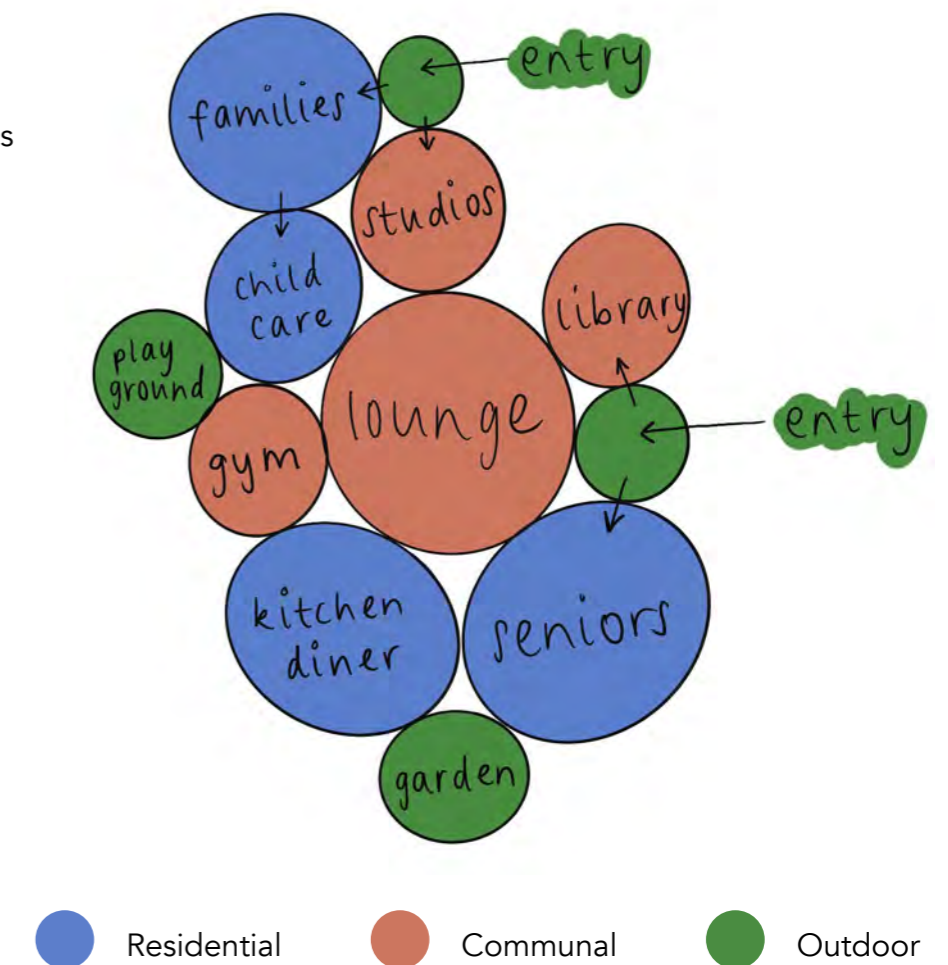


Figure 2: Author's Own. 2024 Schedule of Accommodation.

The Ageing Population



Figure 3: M Stevenson. 2022. An older lady in focus with a baby behind her.

The World

People across the world are living longer than ever before. The World Health Organisation predict that by 2030 1 in 6 people worldwide will be aged 60 and above, and by 2050 this age group will double in population size (WHO 2022).

In 2020, the number of people worldwide aged 60 and above surpassed the number of children under 5. (WHO 2022)

This shows how rapidly our ageing population is growing and that we must take into consideration their needs and how to support them in continuing a longer and healthier life.

Japan

Considered the 'oldest' country in the world, 30% of Japan's population is made up of people aged 65 and over (O'Neill 2023). Japan has a high life expectancy of 84.45 years, living longer than any other population across the world (Statista 2024). This increase in an ageing population has caused a decrease in the birth rate, further pushing the number of older people in Japan, in comparison to younger. The

high average age is most likely due to high standards of healthcare and standards of living within the country which other nations could adopt too; they are seen as the most advanced country in the world. Their approach and attitudes towards ageing are generally positive as they tend not to be afraid of death but more concerned about living a fuller quality of life rather than an extended one (IOA ND).

To combat this issue, Japan has taken a multi-generational approach to many housing options. This creates a solution for the need for connection while making it affordable for the average citizen. Combining the caring atmosphere of senior housing with the youthful spirit of young people will help to move away from feelings of loneliness and continue to allow the population to live a fuller quality of life.

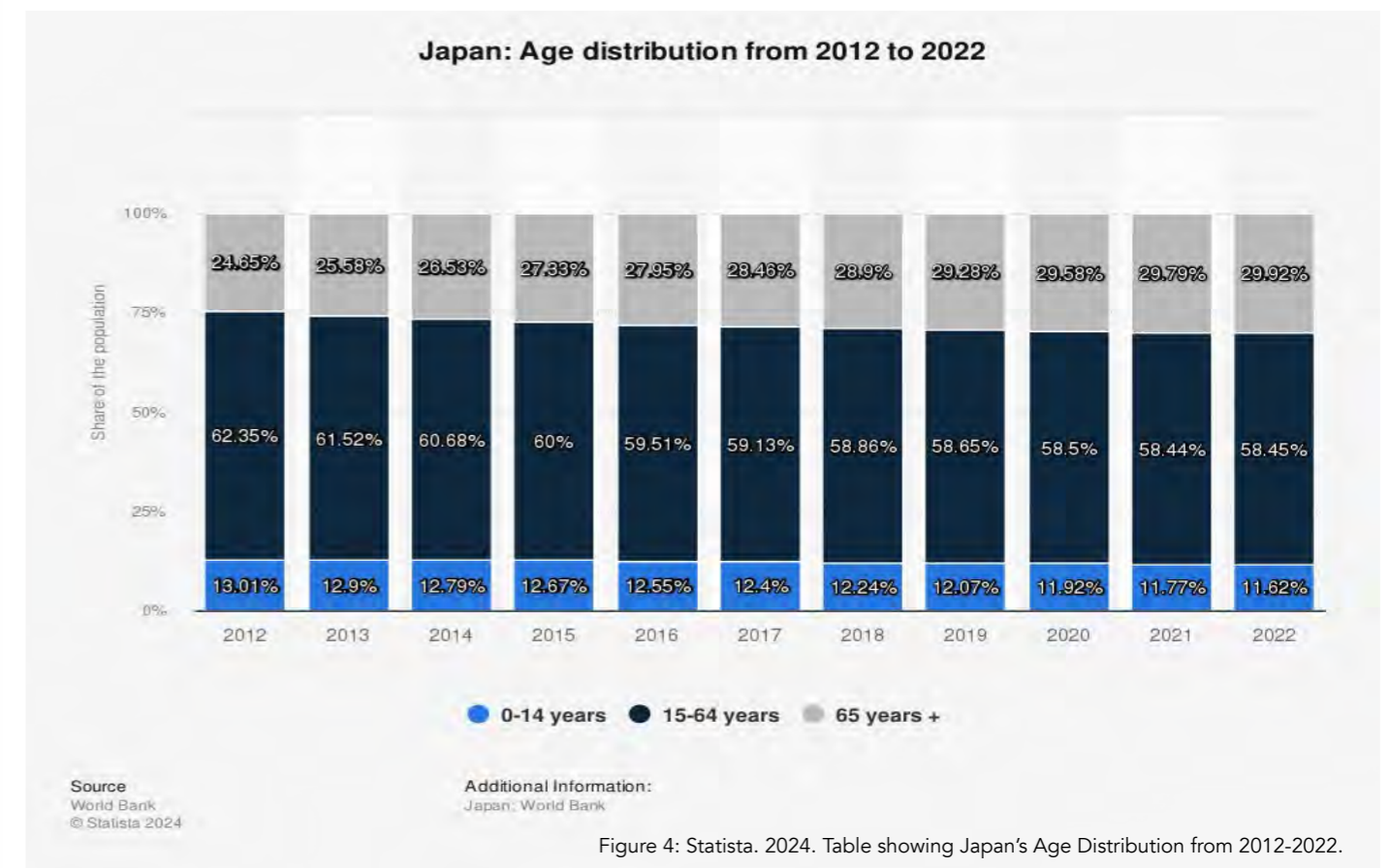


Figure 4: Statista. 2024. Table showing Japan's Age Distribution from 2012-2022.

The UK

In comparison to Japan, Britain is seen as one of the most age-segregated countries in the world (Miller 2023). A report by The Centre for Ageing Better highlights that 55% of adults in the UK agree that we live in an ageist society, having impacts on jobs, health, the economy, and people (CfAB 2023).

“Through connecting with people from different generations, we can learn more about them, change attitudes and increase tolerance.”

(Miller 2023)

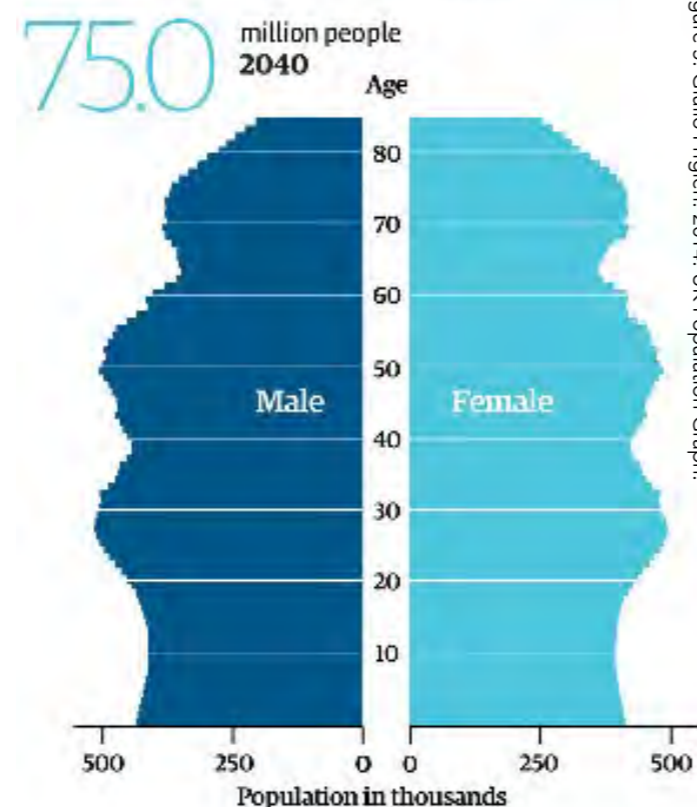
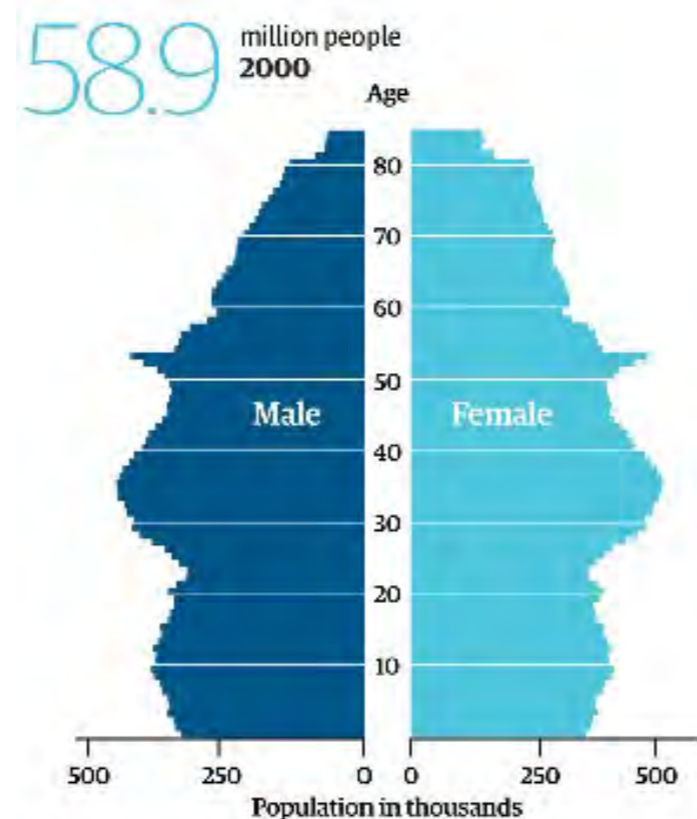


Figure 5: Giulio Frigieri, 2014, UK Population Graph.



Figure 6: Age UK, N.d. Ageing Well in Cornwall.

Looking more closely at the population of Cornwall, the 2021 Census revealed that in those last 10 years, the population aged between 65 and 74 rose by 25.9%, while residents aged between 35 and 49 decreased by 8% therefore demonstrating the increasing aging population across the county (OfNS 2023).

By 2030, 1 in 5 will be aged 65 or above

By 2050, people aged 65 or above will outnumber young people aged 15 – 24

How can the
co-living model
be adapted for
intergenerational
living to support
the ageing
population?

Co-Living

- 3 or more people, who are unrelated, living together
- often in the form of rental accommodation that offers 'living as a service'

Most common examples can be seen as student accommodation

Co-Housing

- created & managed by residents
- often include shared gardens, kitchens or living areas
- residents have their own self-contained home

Design Precedent
Marmalade Lane, Cambridge
Granby Four Streets, Liverpool

Multi-Generational

- at least 2 generations of adults living together
- often occupied by families alongside grandparents
- usually have alternate entrances & common spaces for occupants

Design Precedent
3 Generation House,
The Netherlands

Intergenerational

- primary aim is to reduce loneliness & isolation
- often in senior living facilities offering students accommodation
- usually seen in existing communities

Design Precedent
Humanitas Deventer,
The Netherlands

Co-Housing

A Brief History

Danish architect, Jan Gudmand-Hoyer, returns from studies at Harvard and discusses ideas of more supportive living environments, inspired by "utopias", including the Shaker Colonies and Colorado's Drop City

"The Missing Link between Utopia and the Dated-on Family House" discusses their ideas which is published in a national newspaper

Gudmand-Hoyer is working as part of another group to develop The Farum Project Proposal: "community-minded, economically diverse housing" (McCammant et al. 2000: 61).

The first affordable rental cohousing community called Tinggaarden was completed (see pages 22-23)

1964

1968

1970

1976

1967

1968

1971

1982

Bodil Grae publishes an article titled "Children Should Have One Hundred Parents", suggestive of a community-based living environment

The 2 groups joined forces and by 1974 had built two community settlements, Saettedammen and Skraplanet

The Danish Building Research Institutes sponsor a design competition for low-rise, cluster housing

Denmark had more than 22 owner-occupied and developed cohousing communities, known as Bofaelleskaber

The First Affordable Rental Co-Housing

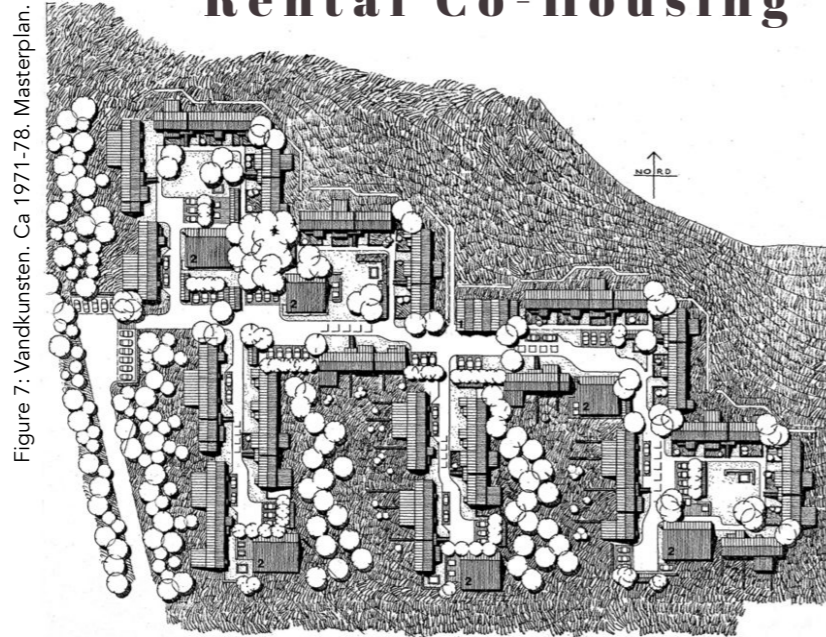


Figure 7: Vandkunsten. Ca 1971-78. Masterplan.

In 1976, the first affordable rental cohousing community called Tinggarden was completed which focused on emphasising common facilities and resident participation throughout the design process (McCammant et al. 2000: 60). The brief called for low-rise, high-density housing which the people could manage and make calls for through the design process (Vandkunsten n.d.).

This was a catalyst for co-housing across Denmark because by 1982 they had more than 22 owner-occupied and developed cohousing

communities, known as Bofaelleskaber, proving the balance of "utopia" ideas from Gudmand-Hoyer to be successful (McCammant et al. 2000: 60).

The planning of Tinggarden was between the architects and the future residents, showing an opportunity for a social structure. This social structure is reinforced by placing the dwellings in grouped streets or squares and placing the communal spaces both indoors and outdoors. In the six clusters of homes, each has its own community house, squares

and gathering places which creates communities within a wider one (Vandkunsten n.d.). This hierarchy of the complex is "motivated by the wish to strengthen the community" (Gehl, 2006: 57). Having

indoor and outdoor space also gives the development a reason to have 'life between buildings', encouraging residents to get outside and be with the community. While the homes themselves are

quite small at 78 sqm, the communal spaces available are ample, accounting "for some 10%, compared to 3% in most non-profit housing" (Vandkunsten n.d.).



Figure 8: Vandkunsten. Ca 1971-78. Architects & User Meeting.



Figure 9: Vandkunsten. 1978. Exterior of a dwelling.



Figure 10: Vandkunsten. 1978. Exterior of a dwelling.

Co-Living Today

In the UK, we don't often have a chance to make our own homes, unlike other parts of the world – "housing is provided by developers as a commodity" (Dove 2020) or "as a product, rather than part of a city or a community" (Meredith Bowels, cited in Cleaver et al 2021: 89) where the end-user has no control or immediate connection to their home. With new builds offering little flexibility for extending, providing alternate use and overall space to grow with your family, this results in many new homes throughout one's life.



Figure 11: Lorena Gaxiola. N.d. Common Area.

Most commonly, co-living and co-housing are occurring amongst young people who are living in purpose-built to-rent accommodations, not always by choice but because that's all they can afford to do; this is linked to a trend in age segregation in large town centres and cities (Cleaver et al 2021).



Figure 12: Icen. 2019. Co-Living Common Space.



Figure 13: Neighbour Blog. 2021. Multigenerational Household.

In addition, it is more common for young people to live at home for longer, some returning with their young families or older people re-joining their children's homes, creating a multi-generational household due to the lack of affordable housing on offer.

Chapter Conclusions

Japan's approach to life and ageing has helped to extend their life expectancy; we should learn from this so we can live a more fulfilling life

The history of co-housing proves that if residents are involved in building a community, it will most likely be successful

Co-housing is an affordable solution

Segregating people based on age is a terrible solution for ageing well in society

2:

C r i t i c a l

P o s i t i o n

Critical Position

As a designer, I look to create a strong sense of community through my schemes. My interests in interior design sit within interior architecture and believe it is important to use the site and its surroundings to create meaningful connections for the user.

Habitable spaces should be inclusive in design and presence, and ultimately improve well-being and sense of belonging, so understanding how users interact within a given space is important in achieving successful schemes.

Approaching design with this site and user-led response will help to create spaces where people want to come together to share new experiences, both creating new and building upon existing communities.

Understanding the key philosophies of Jan Gehl and Matthias Hollwich in this report reinforces the ideas about community and user-led design.



Figure 14: Etienne Girardet. 2021. Come Together Wall in Berlin.



Figure 15: Andrew MOCA. 2021. Paper Chain.

Key Philosophies

Life Between Buildings

Jan Gehl

Urban designer Jan Gehl has changed the way we think about urban space. Forgetting the traditional design of cities and inhabited environments, Gehl pioneered the way of designing for the people; human-centred design. Life between buildings is a “self-reinforcing process” (Gehl, 2006: 74) and could explain why new housing developments seen today, as

Gehl describes, feel “lifeless and empty”. People tend to go where other people are, creating extended events and community spirit but why would children or their elders want to be outside when there’s nothing to do or see (Gehl, 2006: 75)?

Gehl explains that establishing a social structure at different levels of the physical structure allows for movement from private to public at a gradual pace, creating a stronger sense of belonging for the residents in the areas beyond their immediate homes (Gehl, 2007: 59). The space that is perceived as belonging to their home may result in becoming an extension beyond that of the physical thing. By taking this approach, communal spaces will be utilised to interact with neighbours as it still feels like home, thus building on community.

Figure 16: Jan Gehl. 2006. Life Between Buildings.

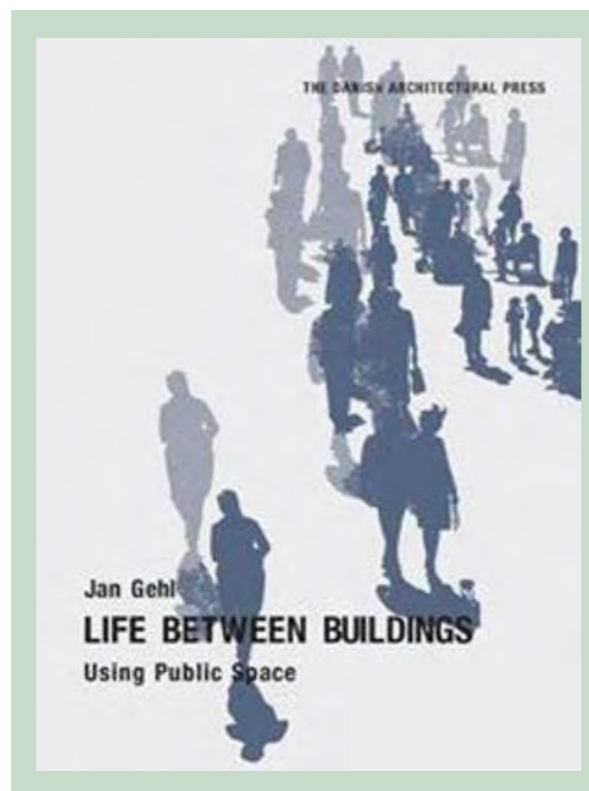


Figure 17: Henningson. 2020. Jan Gehl.

“In any case it can be noted that the physical framework [...] can influence the inhabitants' social situation. [...] Architecture can literally stand in the way of desired activity patterns.” (Gehl 2006: 54).

Key Philosophies

New Aging

Matthias Hollwich

Figure 18: Jason Lindberg, 2018. Matthias Hollwich.



Matthias Hollwich, born and raised in Germany, is the founder of HWKN architecture firm where he brings a unique design approach of “German precision with American aspiration” (HWKN 2020). Hollwich’s book ‘New Aging: Live Smarter Now to Live Better Forever’ explains how we must reshape spaces to accommodate the changes needed as we age. He says that ageing should be “less of a disruption and more of an adventure” (Hollwich nd).

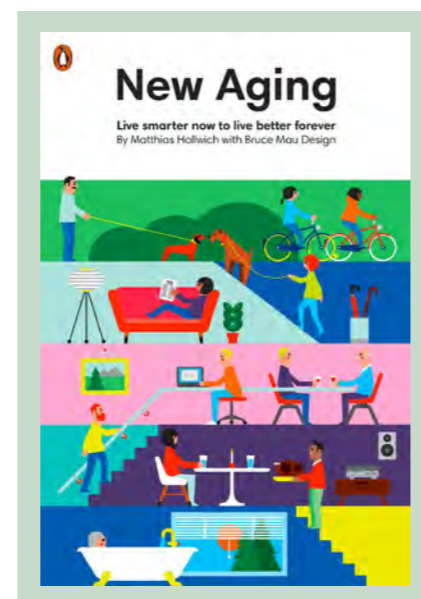


Figure 19: Matthias Hollwich, 2016. New Aging.

“We do not need special architecture for old people, we need the right architecture for all ages.”

This quote from Matthias Hollwich’s ‘New Aging’ seems to sum up his opinions and approach to designing for the future. With current environments for older people seen as the last resort, they “masquerade as homey environments” (Hollwich 2014) creating these bad opinions that surround them.

His new approach takes on ideas to continue allowing people to live life to the fullest while allowing all ages

to foster interactions with one another. Hollwich’s main question when designing the ‘New Aging’ model was: “How can architecture, and our environment, create a positive impact for individuals and for communities?”. He concluded that to build a successful community, the core must be multi-generational (Hollwich 2014). This somewhat takes on the theory of ‘ageing in place’ by allowing the residents to live a richer and more fulfilling life, instead of being isolated

and withdrawn from wider society.

His architectural firm applied these ideas into a conceptual high-rise building, ‘Skyler’, which “takes the challenges of ageing and turns them into opportunities” (Hollwich n.d.). It would allow for intergenerational living where the elders could benefit from the boosted spirit of the younger ones and they could then benefit from the wisdom of the elders.

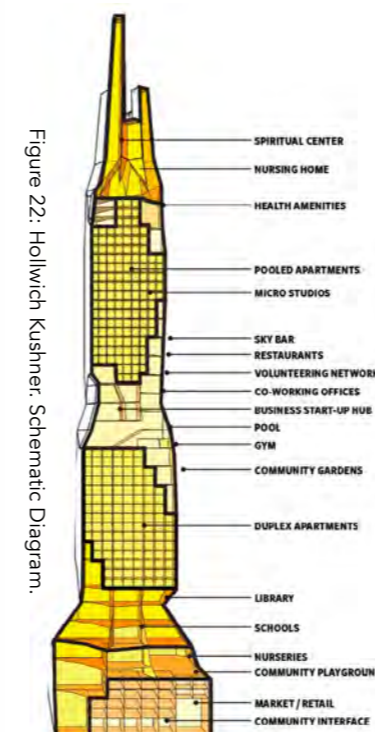


Figure 22: Hollwich Kushner. Schematic Diagram.

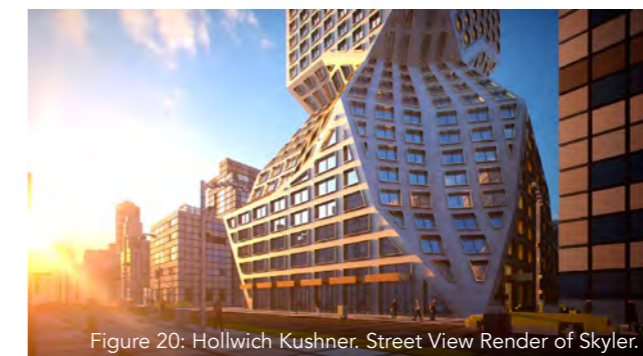


Figure 20: Hollwich Kushner. Street View Render of Skyler.



Figure 21: Hollwich Kushner. Interior View Render of Skyler.



Figure 23: Assemble. 2024. About Us.

Granby Four Streets By Assemble

The Architect

Founded in 2010, Assemble is built upon a democratic and cooperative method allowing for built, social and research-based work across many scales (Assemble n.d.).

The Site & Users

A project of interest is Granby Four Streets, an ongoing community project to rebuild a neighbourhood that was almost lost. Granby Street was at the heart of

Liverpool's "most racially and ethnically diverse community" (Assemble n.d.) but decades of poor regeneration initiatives saw all but four of the Victorian terraces

demolished (Assemble n.d.). A once thriving community was now left with "Granby Four Streets" - a poorly populated, patched-up array of houses.



Figure 24: Assemble. 2013. Patched up houses.

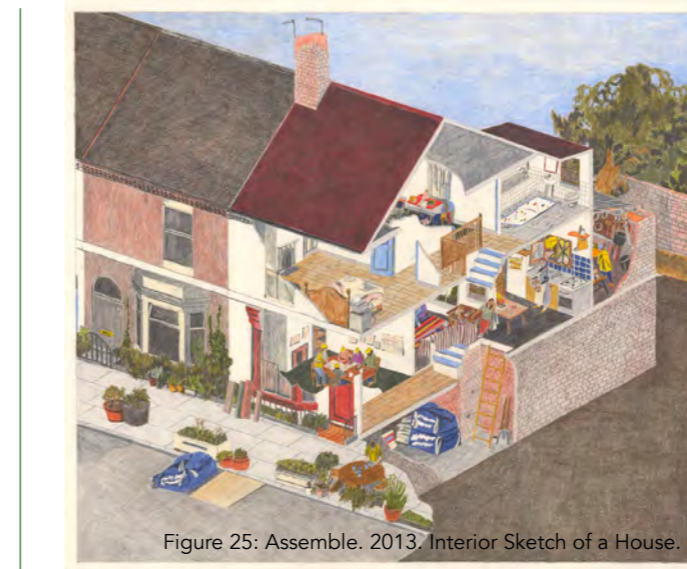


Figure 25: Assemble. 2013. Interior Sketch of a House.

The Concept

To revamp the neighbourhood, the residents introduced various activities like gardening spaces, painting of the derelict properties and a market which later became "Granby Street Market" (Assemble n.d.). Bringing together Granby CLT and social investors Steinbeck Studios, Assemble put forward to develop 10 affordable homes to own and rent, and the establishment of Granby Workshop (GFSC n.d.).

The Impact

Today, the market welcomes people from beyond Liverpool and in 2019, a community meeting place was opened called Granby Winter Garden which hosts plant and educational workshops. The long-term residents have further planned to renovate Granby Four Streets, showing the community spirit of the development.



Figure 26: Granby 4 Streets CLT. 2024. People Enjoying Granby Winter Garden. Granby

Key Takeaways

Allowing residents to have ownership creates an ever-changing design

Re-using buildings in urban environments has a positive impact on the existing community

User-driven design has a much better outcome than if an investor took control



Figure 27: Assemble. 2013. Revamped Street.



Figure 28: Anthony Coleman. 2019. Exterior of Granby Workshop.



Figure 29: Anthony Coleman. 2019. Interior of Granby Winter Garden with Author's Annotation.

Marmalade Lane

By Mole Architects

The Architect

A RIBA Chartered Practice designing with innovation and common sense but overall bringing joy to buildings (Mole n.d.).

The practice was founded on “an ambition to produce environmentally responsible architecture” (Mole n.d.) with many projects recognised for this. They always hope to achieve buildings that are memorable and distinctive, engaging our senses and making us question how we feel. In everything, people are at the centre of their practice. They work closely with the client and design team to make positive societal changes and improve life and well-being.

The Site & Users

Marmalade Lane's location in Orchard Park is part of an urban development to the north of Cambridge, dating from the early 2000s (Dove 2020). The residents, which include families with young

children, retirees, young professional couples, and single households, are all members of K1 Co-housing who have a stake in the common parts and help to manage the community. Its

name, chosen by the group, is taken from the historic 19th-century orchard use of the site and with the nearby railway, it attracted fruit distribution and marmalade-making business (Mole n.d.).



Figure 30: Mole Architects. Site Layout.



Figure 31: David Christian, 2019. Community Garden.

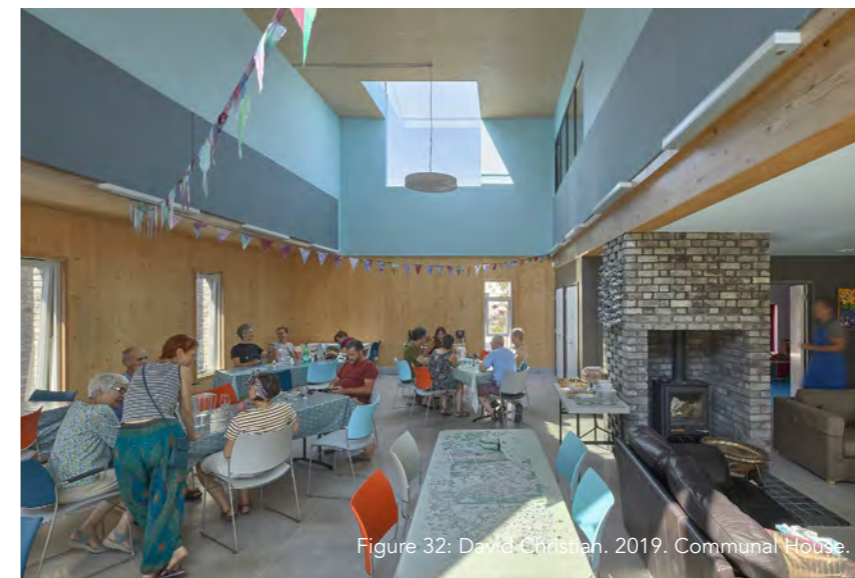


Figure 32: David Christian, 2019. Communal House.

Shared Facilities:

- Gardens for growing food, playing & socialising
- Common house with guest bedrooms, playroom, laundryroom, meeting rooms & shared kitchen
- Workshop & gym
- Car-Free Street

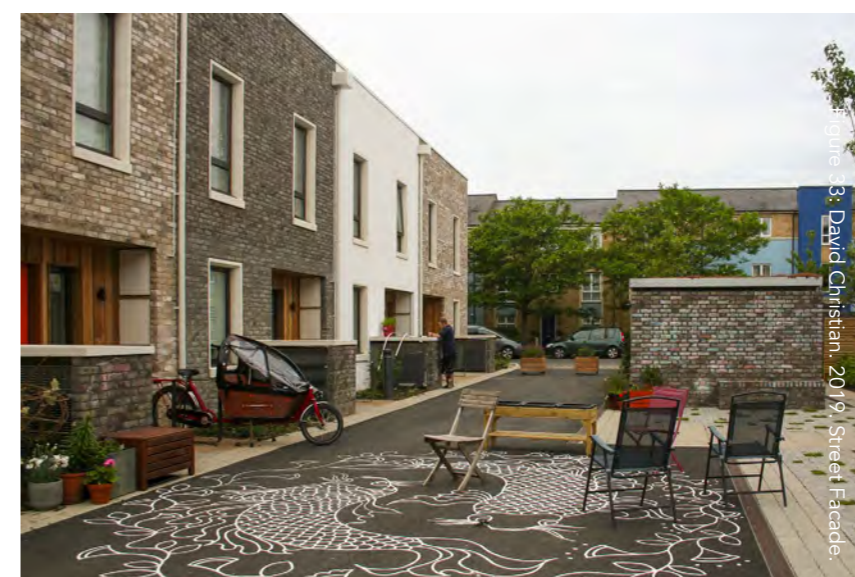


Figure 33: David Christian, 2019. Street Facade.

The design process put the end-users at the heart of the project, emulating Mole Architect's core values, and involving future residents in design workshops helped identify potential solutions and compromises.

What if you could custom build your home?

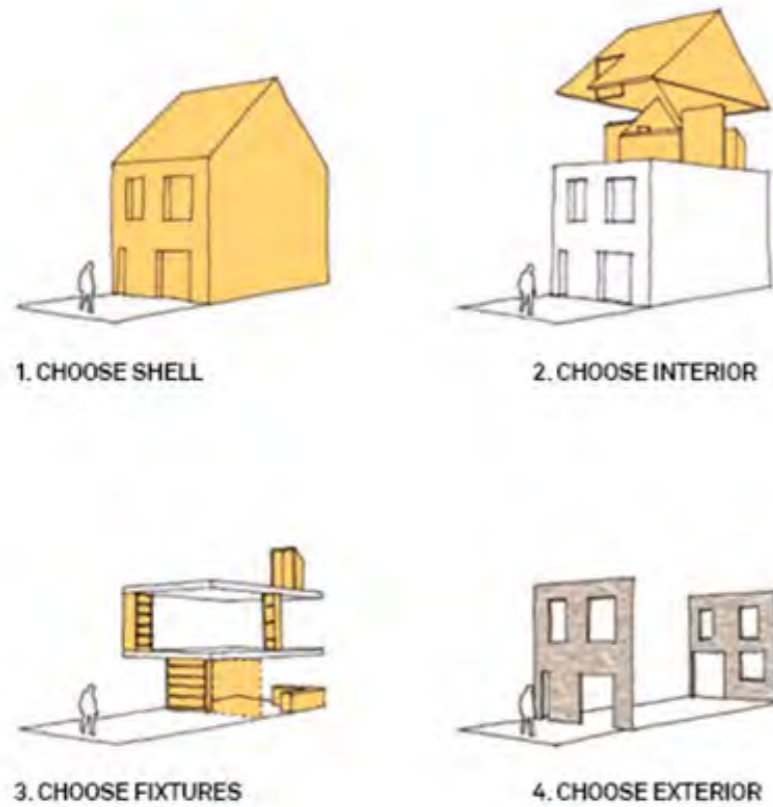


Figure 34: Mole Architects. Custom Build Strategy.

The site was uniquely created by allowing each household to custom-build their home. They could choose the 'shell', one of the selections of floorplans, kitchen and bathroom fittings, and finally the exterior (Mole n.d.). This type of build emulates that of a self-build, however, doesn't come with any of the risks or unknown costs if the residents were to do this themselves. Subsequently, the development's finished layout is completely random because the users were allowed to choose how their home would be finished.



Figure 35: Mole Architects. Apartment Plan.



Figure 36: Mole Architects. Apartment Section BB.

The Impact

Hannah (a family), 4 Marmalade Lane

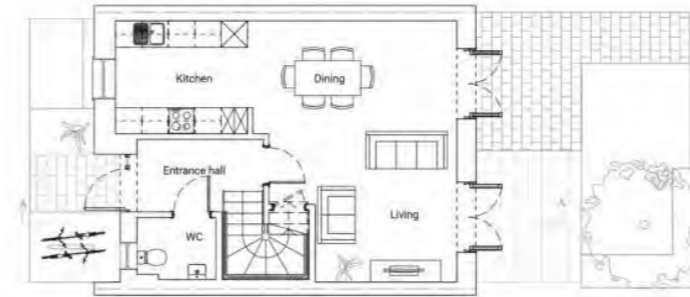
For the children it's
"a fantastic education in how
to be an active member of
society"

"I love the idea of our four
children having so many adults
beyond ourselves with whom
to engage and learn from."

Jan & Ian (60+), 16 Marmalade Lane

It provided a "solution to
ensure we stayed interested,
lively and engaged in our
community"

"We have been involved in
the design concept from the
initial client brief in 2014"



House ground floor plan



House second floor plan



House first floor plan

Figure 37: Mole Architects. House Plan.



Figure 38: Mole Architects. House Section AA.

Key Takeaways

Giving the residents choice creates a great place to live

A community of people who persevere can be very powerful

Providing indoor & outdoor communal space keeps the community strong

Figure 39: Mole Architects. Car Free Street with Author's Annotation.





3 Generation House, BETA Architecture

The Architect

BETA architecture firm in Amsterdam is centred around the methodical approach of design, attacking problems without preconception (BETA 2024). They seek solutions through the elimination of other ideas allowing them to uncover and enhance all possibilities (BETA 2024). BETA believe in being responsive to challenges, driven by ambition and being sensitive to context. This produces results that are “as diverse as the problems we’re presented with” (BETA 2024).

The Build

Built and designed by Auguste van Oppen, the co-founder of BETA, the house was for his own family based on the benefits of affordability (Clever and Fearson 2021). It became nearly impossible for his family to find an affordable place in the city, so van Oppen discussed the mutual benefits of co-living with his wife's parents and decided to purchase a self-build plot in the city (Clever and Fearson 2021).



Figure 41: BETA Architects. ca 2014-2018. 1-5 Floorplans.

The User

3 Generation House is a five-storey home in Amsterdam allowing 3 generations of one family to live simultaneously (BETA 2024). It can be adapted for each family member through its mix of spaces, catering for children into adulthood and grandparents who have an active lifestyle (Cleaver and Fearson 2021).

What if your home could grow with you?

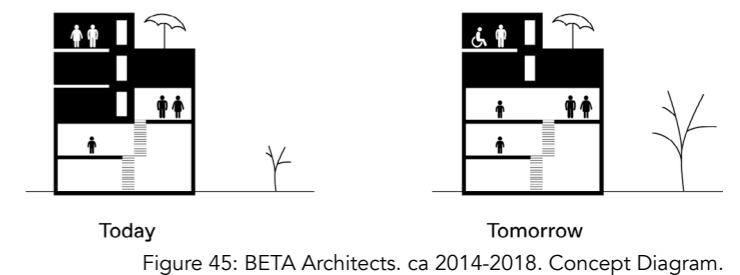
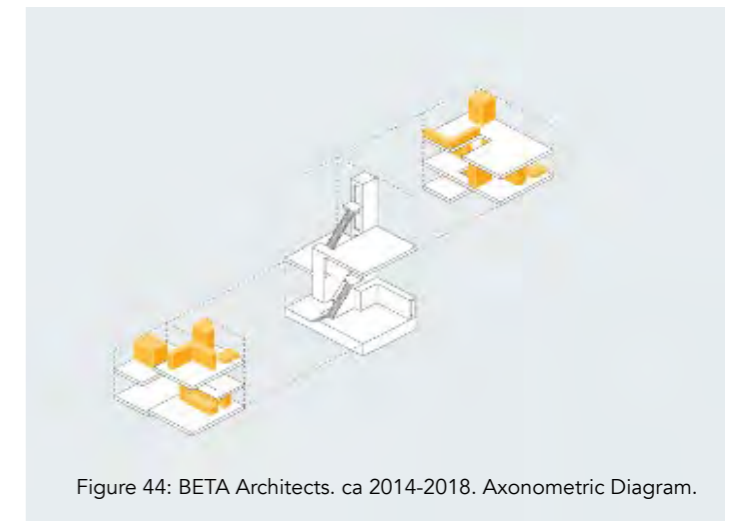
It is currently two households; the overall aim of the house is to be able to adapt throughout your lifetime and to any circumstance that life throws at you (Cleaver and Fearson 2021). There are five possible configurations which are achievable by a lift, doorways wide enough for wheelchairs, level floors, an extra-large bathroom, fittings for handrails and the opportunity for rooms to be shut off to create other units (BETA 2024).



Van Oppen explains how when designing for intergenerational living, privacy is one of the top priorities to think about (van Oppen cited in Cleaver and Fearson 2021). He shares the practicalities of living together, like getting groceries for the grandparents or having someone to look after the children when they need to pop out; "It makes all of our lives a lot easier" (van Oppen cited in Cleaver and Fearson 2021).

The Strategy

Within the house, privacy is achieved by how the two 'blocks' fit together; a pair of interlocking staircases allow everyone to live across multiple levels without always bumping into each other (Cleaver and Fearson 2021). By placing the vertical circulation in the centre of the building, each side of the floor plan has access to it, making for different configurations.



Key Takeaways

Designing with change in mind creates a range of outcomes for many situations

Privacy is one of the most important aspects to think about

Vertical circulation doesn't have to be hidden to be private

Figure 47: Ossip van Duivenbode. 2018. View of Top Floor with Author's Annotation.



Humanitas Deventer

An elderly care home in the Netherlands continues to show how bringing the elderly together with young people is hugely beneficial for everyone.

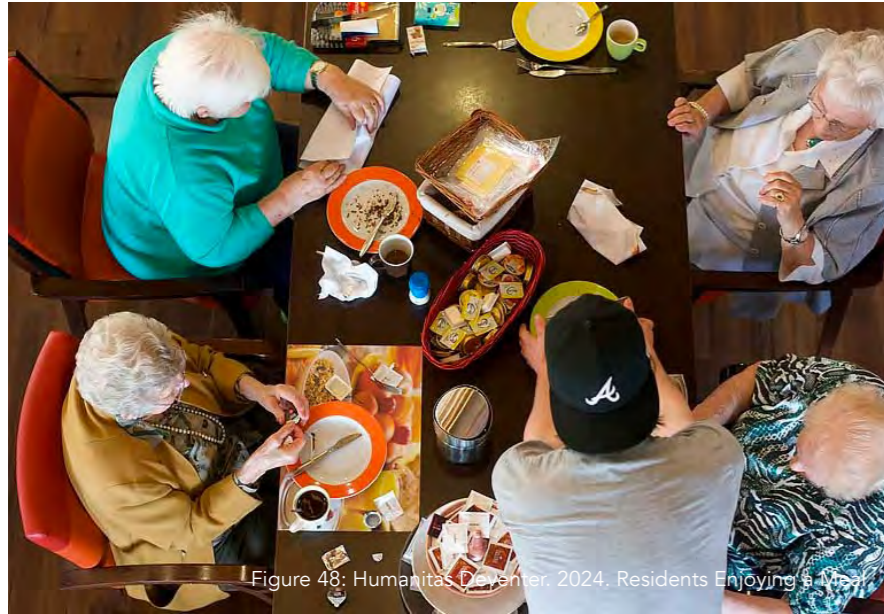


Figure 48: Humanitas Deventer, 2024. Residents Enjoying a Meal.

At Humanitas Deventer, there are offers of free accommodation for six university students in return for 30 hours a month with the residents - hanging out, taking walks, and having meals together (Cleaver and Fearson 2021). While affordable student housing is a big plus, learning from an older generation and experiencing life at a slightly slower pace is the biggest benefit of all.

Unlike the other case studies spoken about, this came about through implementing changes rather than starting this way (Cleaver and Fearson 2021). It wasn't any different from other care facilities, until 2012 when Gea Sijpkens took charge and shared beliefs that a care home should share qualities of warmth and care, instead of feeling institutionalised and isolating (Cleaver and Fearson 2021). Sijpkens explains that in these types of residences, there

should be a focus on maintaining well-being and emphasising life (Sijpkens cited in Cleaver and Fearson 2021). The key driving factor of this was to

make the home more inviting, a place for the community and to not scare people away from the idea of being in a care home (Cleaver and Fearson 2021).



Figure 49: Humanitas Deventer, 2024. Gea Sijpkens.

New facilities were added since the arrival of the students which include an aviary, a gym, a library, and a tea and coffee station which are all open to the community hoping to foster new interactions between residents and the surrounding community (Cleaver and Fearson 2021). Sijpkens found plenty of evidence that shows how the physical environment has a major impact on the user's overall experience and well-being, so taking an inclusive approach made sense (Sijpkens cited in Cleaver and Fearson 2021).



Figure 50: Elie Robinson-Carter, 2018. Collaborative Art Project.

Key Takeaways

It's never too late to make changes to something that seems to be working

Creating two types of communal spaces: residents and the wider community

A focus on well-being and life should be taken to create enjoyable spaces

Chapter Conclusions

A social hierarchy of spaces will help to create structure

Approaching design thinking about all ages will make sure the scheme caters for the ageing population

Living among a variety of generations has a positive impact on people's livelihoods

Privacy in a multi/intergenerational living environment is very important

Communal spaces need to work hard to provide for the residents

Re-purposing buildings or implementing new initiatives positively impacts the existing community and neighbourhood

3 :

B a c k g r o u n d

I n f o

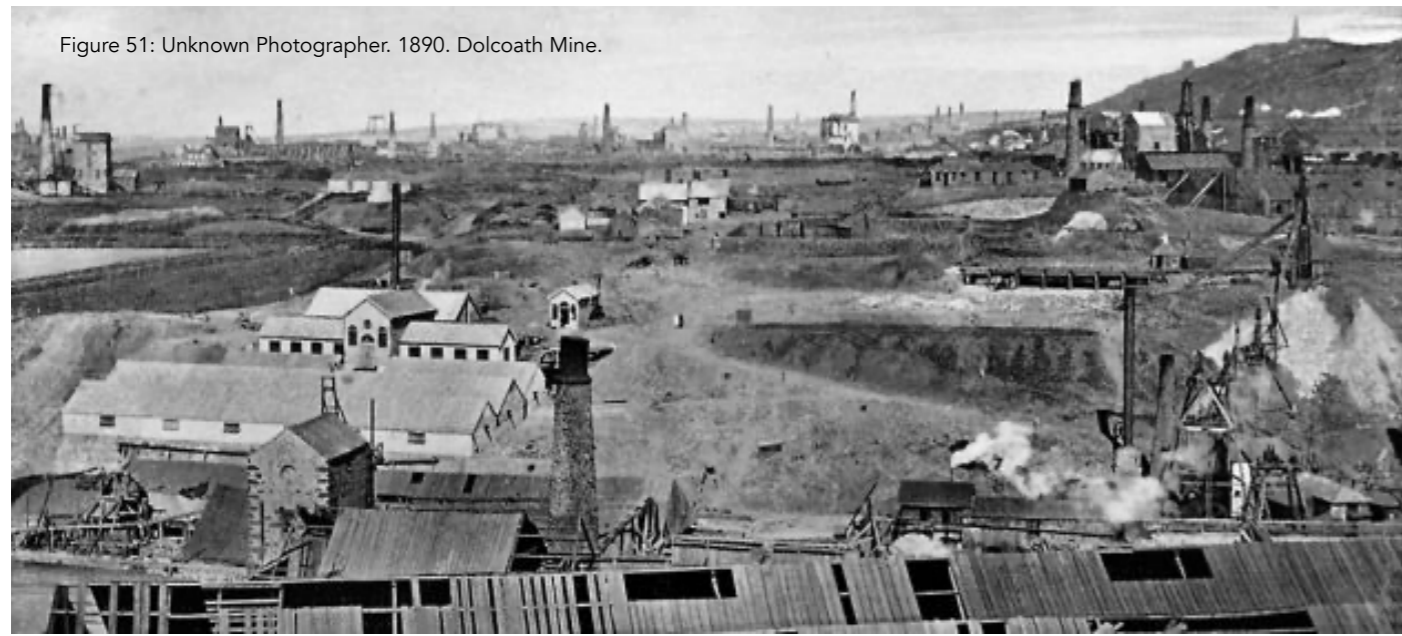


Figure 51: Unknown Photographer. 1890. Dolcoath Mine.



Figure 52: Unknown Photographer. Ca. 1769-70. Commercial Street, Camborne in 1873.



Figure 53: Unknown Photographer. N.d. Commercial Street, Camborne Today.



Camborne has a strong history mining and engineering past which led to its UNESCO World Heritage status and was the world-leading centre of rock-drill manufacture for mining fields and global manufacture for the miners' safety fuse (CTD n.d.).

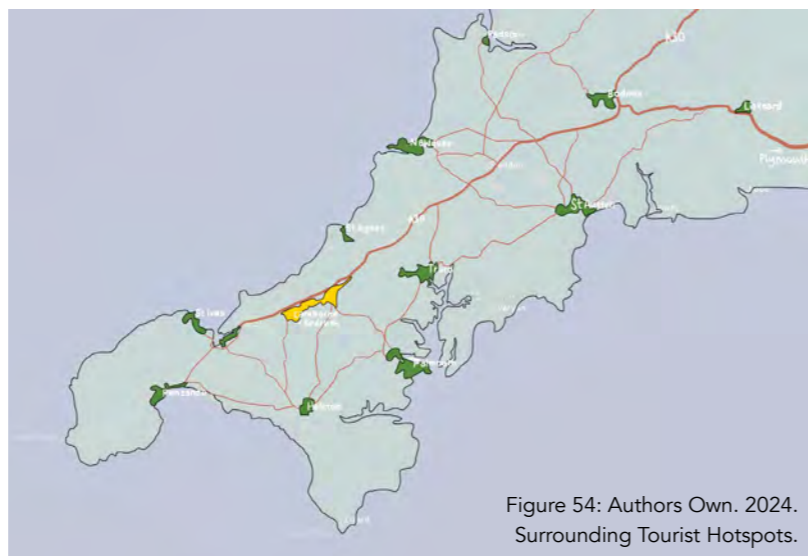


Figure 54: Authors Own. 2024. Surrounding Tourist Hotspots.

Despite this rich past, the town has 'slipped under the radar' in comparison to its attractive seaside neighbours. The decline in mining led to economic issues and with the average income 30% lower than in the UK, it's still unaffordable for local people, despite low housing prices (CTD n.d.).

Camborne, Cornwall

Residents of Camborne are proud of where they live but recognise significant changes are needed to improve the town (CTD n.d.). The need for community spaces is huge, with 44% saying that more of these types of spaces would encourage them to come into town (CTD n.d.). There are many traditional buildings in the town, and while some have received support to improve, many are still underused or empty which only contributes to the poor appearance and opinions of the town.

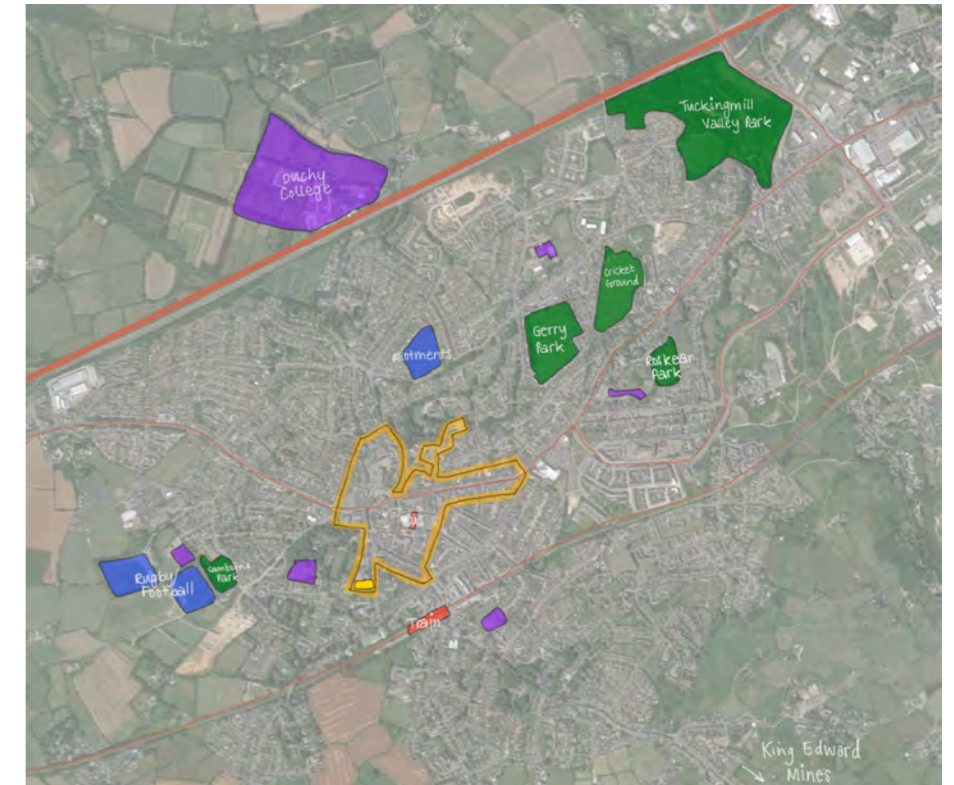


Figure 55: Authors Own. 2024. Key Assets & Town Centre Boundary.



Figure 57: King Edward Mine. N.d. King Edward Mine Museum.



Figure 56: Kernowseb. 2015. Tuckingmill Valley Park.

“It’s a real town, not a tourist hotspot.”

Long-term resident (CTD n.d.)

The Bassett Centre

Figure 58: Coole Visions. 2021. Front Façade.



Historic & Current Use

The Bassett Centre is a Grade II Listed building that was designed by James Hicks as a boarding school, known as 'Camborne Board School', dating back to 1893 (TCC n.d.). This original use created 3 separate sections of the building to provide different entrances for different pupil groups with no internal access

between them (PBWCA 2023). A change of use in the mid-20th century saw the site being used as a youth centre, preschool playgroup and learning centre, making it a great community asset for the town (PBWCA 2023). However, these community benefits and prospects have mostly been lost due to current

uses. The front sections of the ground floor currently house Camborne Library and provide small meeting rooms for the Town Council, and the first floor and rear section of the ground floor were once occupied by Cornwall Council for office space, but today remain vacant (PBWCA 2023).

Architecture & Significance

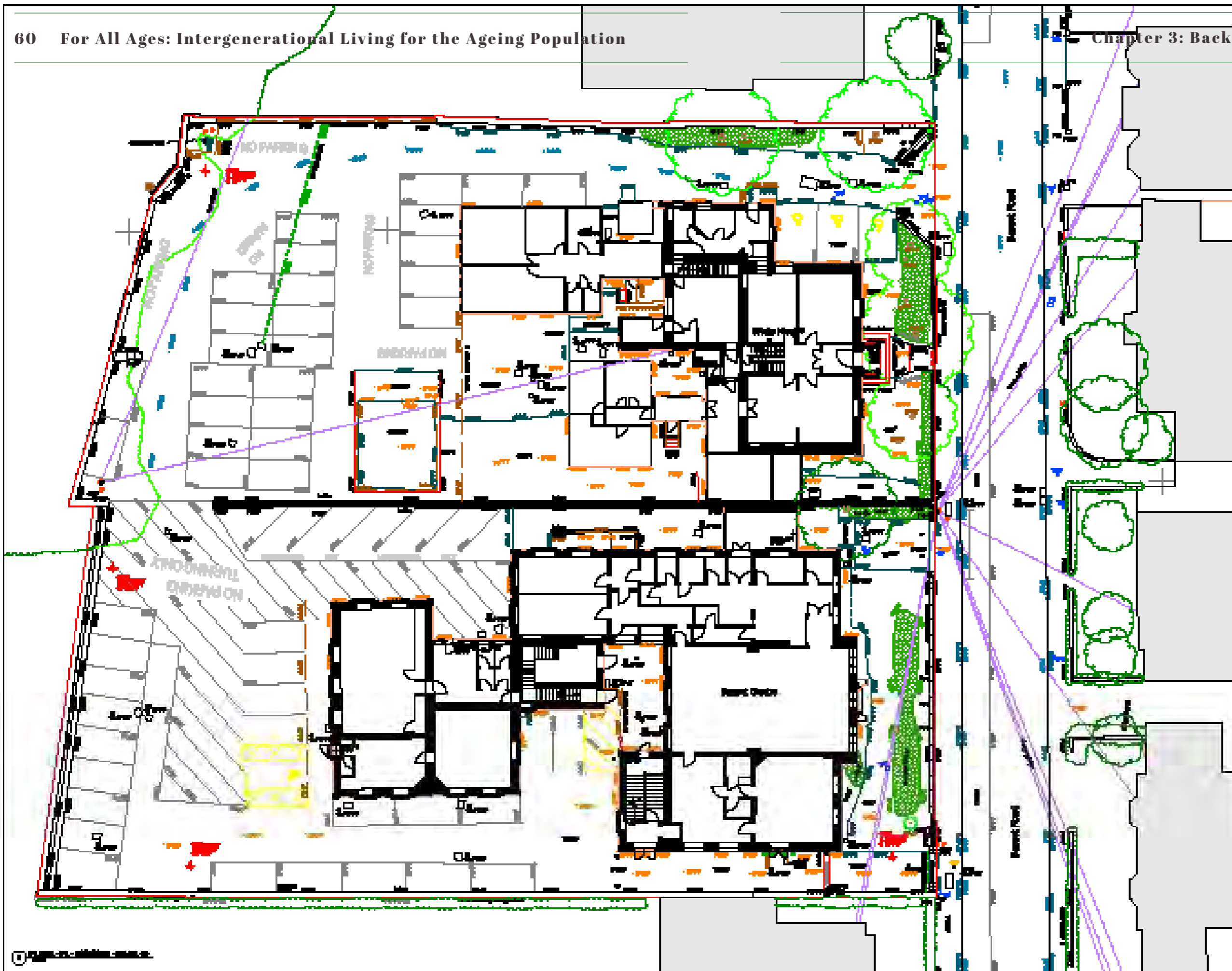
The front façade of the Bassett Centre has great significance with "3:3:3 unequal bays, symmetrical as a whole" (Historic England 2024) appearance. Its architectural style is described as "free gothic" (Historic England 2024), with triangular extrusions and stepped

elevations. On the North side of the building, a steel framework glass porch was added in the early 2000s acting as the main entrance of the library but has no heritage significance (PBWCA 2023). The main front section of the site is the historic core, but other than the cross walls,

no internal walls have any significance. Throughout the site, there are many modern partitions and suspended ceilings that seem to distract from the original vaulted spaces, so also have no significance to the heritage of the building (PBWCA 2023).



Figure 59: WJ Bennets, Camborne & Hayle.



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NOTES

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 COLPLAN - 04.03.21 - 0001 - Rev 04 (2/1)

Accessories	
1	Accessories
2	Accessories
3	Accessories

Figure 60: Poynton Bradbury Wynter Cole Architects: 2023, Ground Floorplan.

Poynton Bradbury Wynter Cole Architects
 ARCHITECTS, PLANNERS, INTERIORS
 100, COLCHESTER ROAD, COLCHESTER, CH1 1JL

ARCHITECTS
 COLCHESTER, CH1 1JL

PLANNERS
 COLCHESTER, CH1 1JL

INTERIORS
 COLCHESTER, CH1 1JL

Project Name
 For All Ages

Project Address
 100, COLCHESTER ROAD, COLCHESTER, CH1 1JL

Project No.
 2023-01-01

Project Date
 2023-01-01

Project Stage
 Stage 2

Project Status
 In Progress

Project Location
 Colchester, Essex, UK

Project Client
 For All Ages

Project Architect
 Poynton Bradbury Wynter Cole Architects

Project Designer
 Poynton Bradbury Wynter Cole Architects

Project Engineer
 Poynton Bradbury Wynter Cole Architects

Project Planner
 Poynton Bradbury Wynter Cole Architects

Project Interior Designer
 Poynton Bradbury Wynter Cole Architects

Project Landscape Architect
 Poynton Bradbury Wynter Cole Architects

Project Structural Engineer
 Poynton Bradbury Wynter Cole Architects

Project Mechanical Engineer
 Poynton Bradbury Wynter Cole Architects

Project Electrical Engineer
 Poynton Bradbury Wynter Cole Architects

Project Fire Engineer
 Poynton Bradbury Wynter Cole Architects

Project Acoustic Engineer
 Poynton Bradbury Wynter Cole Architects

Project Environmental Engineer
 Poynton Bradbury Wynter Cole Architects

Project Health and Safety Officer
 Poynton Bradbury Wynter Cole Architects

Project Health and Safety Representative
 Poynton Bradbury Wynter Cole Architects

Project Health and Safety Committee
 Poynton Bradbury Wynter Cole Architects

Project Health and Safety Officer
 Poynton Bradbury Wynter Cole Architects

Project Health and Safety Representative
 Poynton Bradbury Wynter Cole Architects

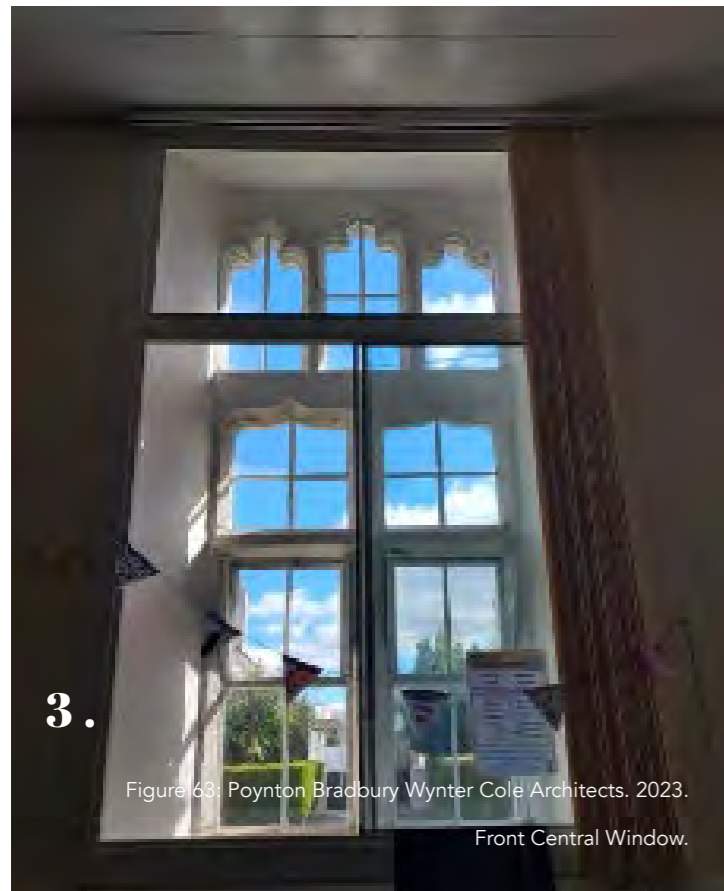
Project Health and Safety Committee
 Poynton Bradbury Wynter Cole Architects



1. Figure 61: Poynton Bradbury Wynter Cole Architects. 2023. Inside the Glass Porch



2. Figure 62: Poynton Bradbury Wynter Cole Architects. 2023. Main Entrance.



3. Figure 63: Poynton Bradbury Wynter Cole Architects. 2023. Front Central Window.



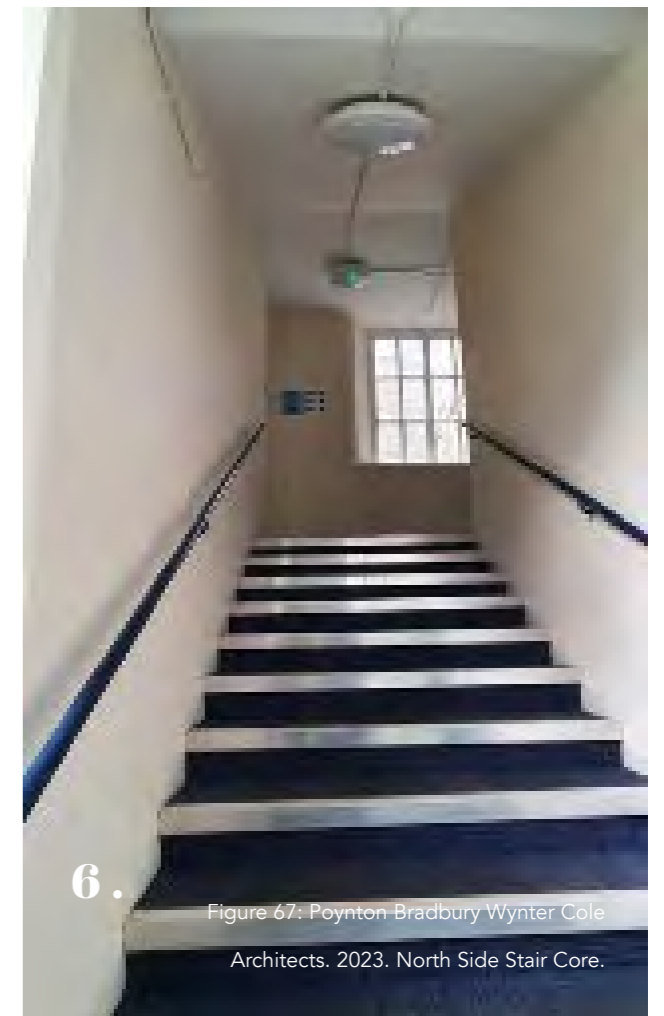
Figure 64: Author's Own. 2024. Photo Location Map.



4. Figure 65: Poynton Bradbury Wynter Cole Architects. 2023. Windows Looking out to Rear Courtyard.



5. Figure 66: Poynton Bradbury Wynter Cole Architects. 2023. North Side External Walkway.



6. Figure 67: Poynton Bradbury Wynter Cole Architects. 2023. North Side Stair Core.



Figure 68: Author's Own. 2024. Ground Floor Demo Plan.

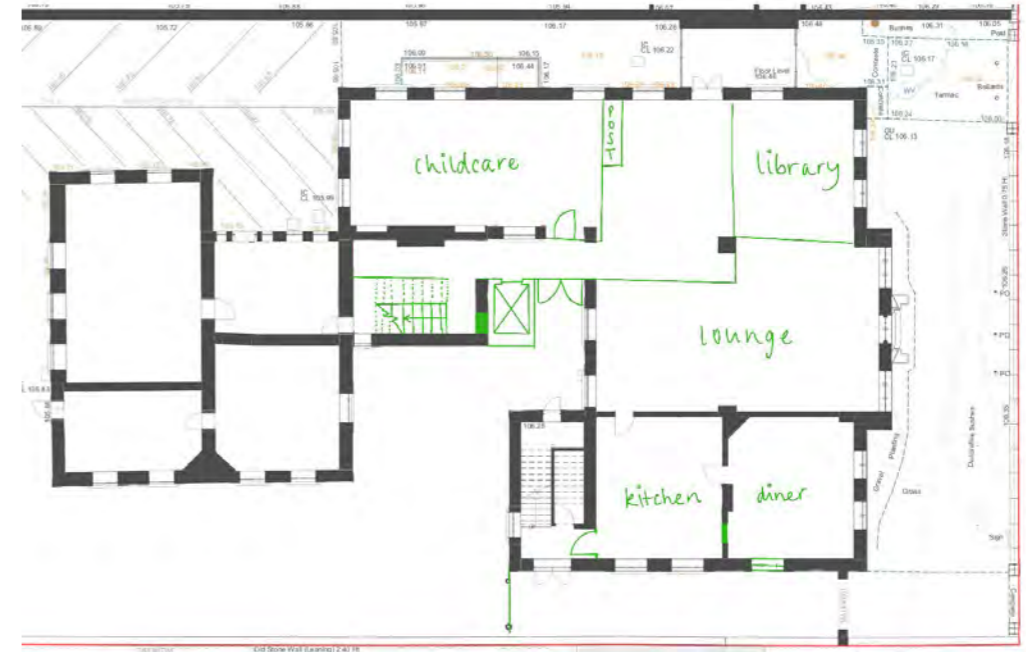


Figure 70: Author's Own. 2024. Ground Floor Space Plan Sketch.

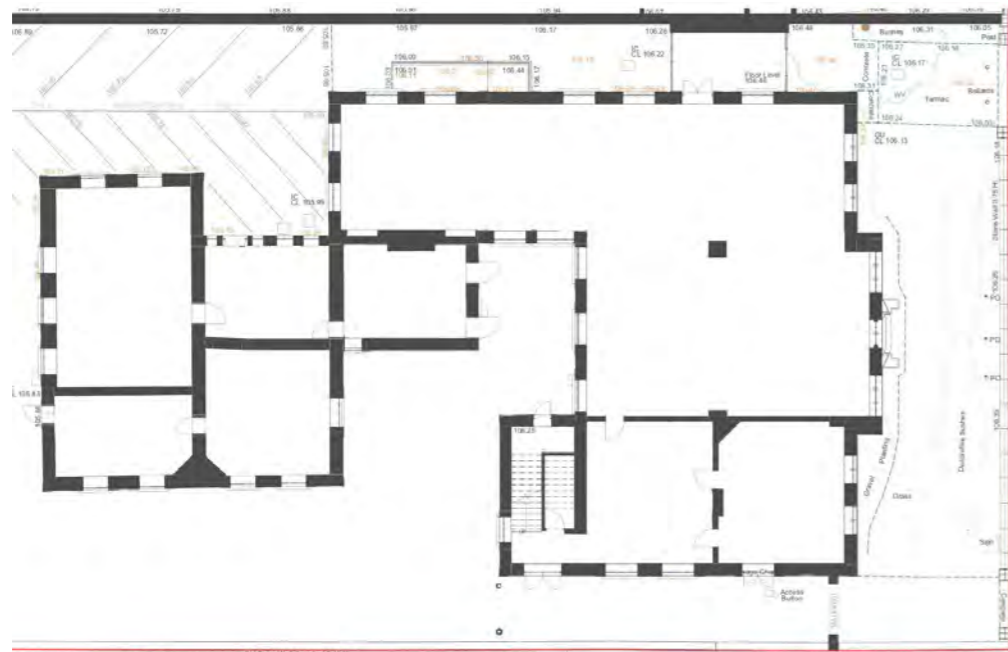
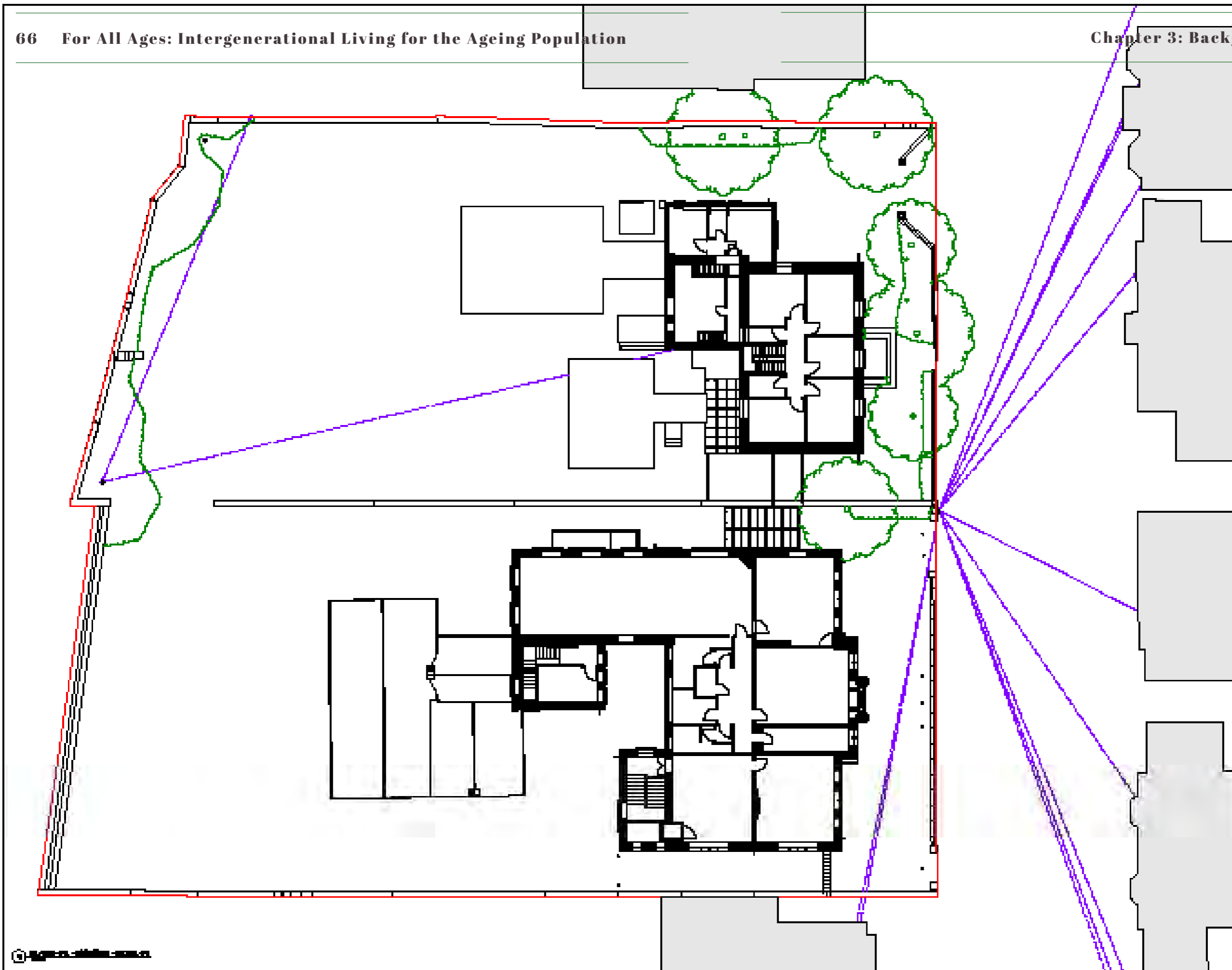


Figure 69: Author's Own. 2024. Empty Ground Floor Plan.



Figure 71: Author's Own. 2024. Outdoor Plan Sketch.



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Model Name	Author	Date
04.11.21 - 001 - Rev. 01 (P.1)		

Figure 72: Poynton Bradbury Wynter Cole Architects. 2023. First Floorplan.

Poynton Bradbury Wynter Cole Architects
 1000 - 1000 - 00 - 00 - 00 - 00 - 00 - 00
 1000 - 1000 - 00 - 00 - 00 - 00 - 00 - 00
 www.poyntonbradbury.com

KAMM BROWN
 LOCAL TO YOUR WORLD

Project: Community Hub
Client: Local Council
Location: WYNTER COLE

Title: PLAN-01-01-01

Project No: 1000 - 1000 - 00 - 00 - 00 - 00 - 00 - 00

Project Name: Stage 1

Scale: 1:100

Drawn By: BT	Project No: 1000	Client: Local Council
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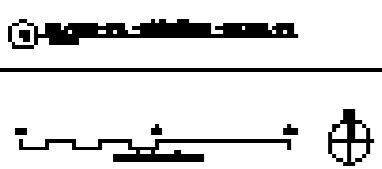




Figure 73: Poynton Bradbury Wynter Cole Architects. 2023. Front Central Window.



Figure 74: Poynton Bradbury Wynter Cole Architects. 2023. View of Long Room.

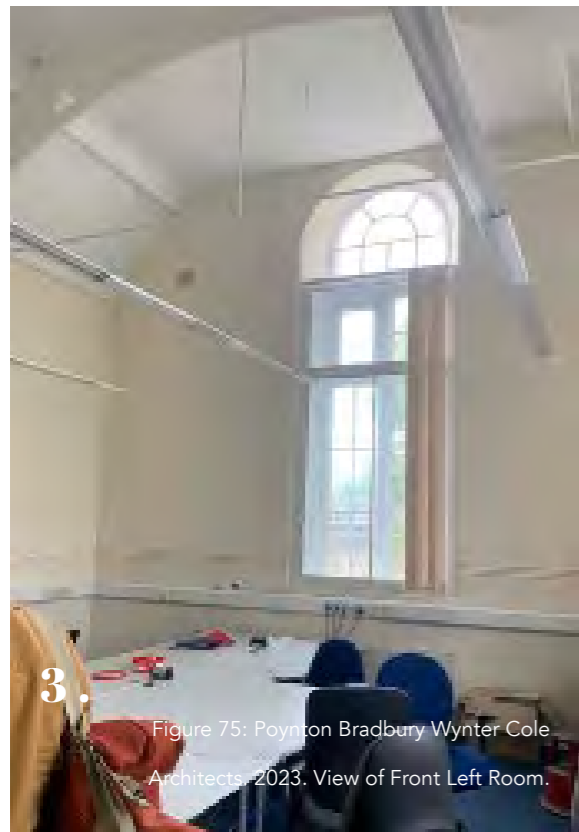


Figure 75: Poynton Bradbury Wynter Cole Architects. 2023. View of Front Left Room.



Figure 76: Author's Own. 2024. Photo Location Map.



Figure 77: Poynton Bradbury Wynter Cole Architects. 2023. View of Front Right Room.



Figure 78: Poynton Bradbury Wynter Cole Architects. 2023. View of Bottom Right Room.



Figure 79: Author's Own. 2024. First Floor Demo Plan.

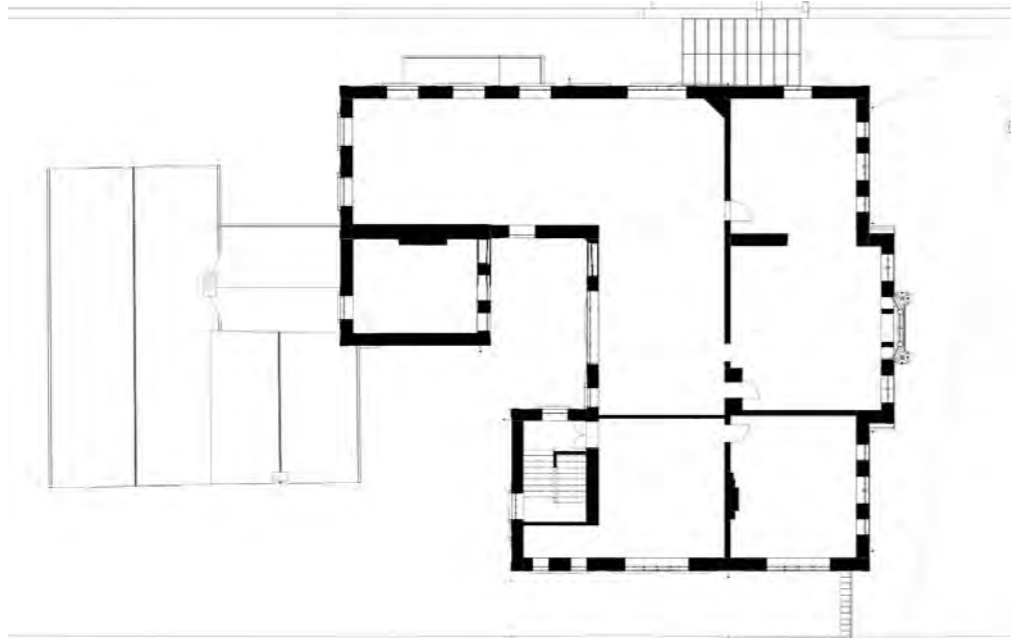


Figure 80: Author's Own. 2024. Empty First Floor Plan.

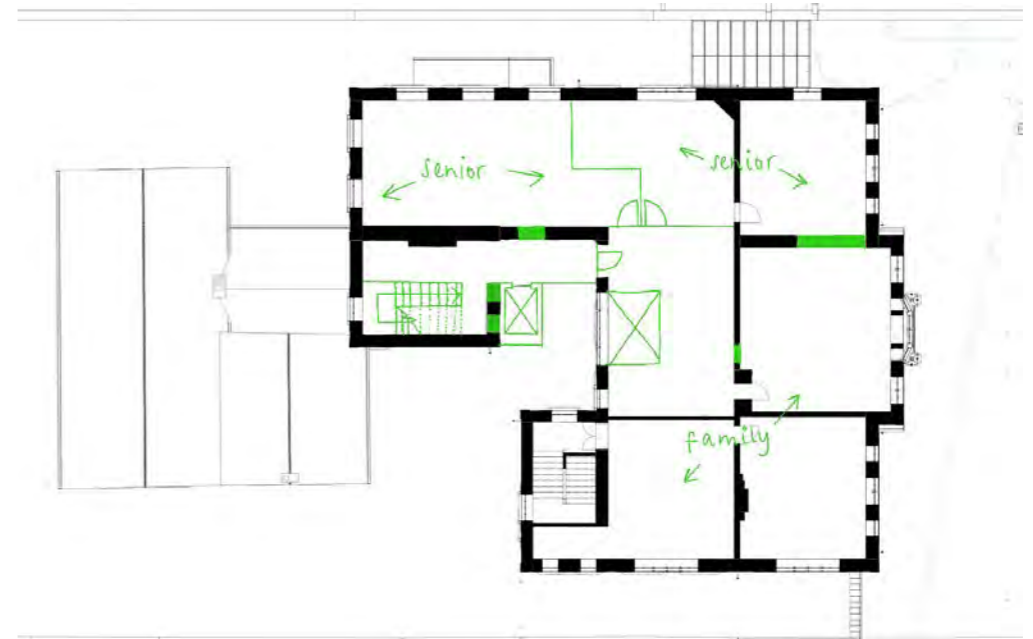


Figure 81: Author's Own. 2024. First Floor Space Plan Sketch.

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XXX-PBW-XX-XX-M3-A-0001-Name [S1] [P1]

Amendments			
Rev No.	Revision Description	Rev. Date	Issued by
1	PPA Issue	19/06/23	JC
2	Stage 3 Report & PPA revision.	14/08/23	JC

Figure 82: Poynton Bradbury Architects, 2023. Elevations East & West.



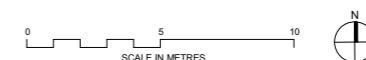
1 ELEVATIONS - PL - EXISTING - EAST
1:100



2 ELEVATIONS - PL - EXISTING - WEST
1:100

Material Finishes

- | | |
|--|---|
| <p>Basset Centre
- Walls: Cut Granite Stone
- Windows: Timber Sash or Metal Frame
- Doors: Timber
- Roof: Slate</p> | <p>White House
- Walls: Painted White (Rear: Rough Granite Stone)
- Windows: Timber Sash
- Doors: Timber
- Roof: Slate</p> |
|--|---|



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Tel. 01736 792000
architects@pbwc.co.uk
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Client
**KAMM
BRONN**
CAMBORNE TOWN COUNCIL

HM Government
CORNWALL COUNCIL
Camborne

Job
Basset Community Hub
**Basset Road
Camborne
TR14 8SL**

Title
ELEV-PL-EX

Project/Sheet
3860 - PBWC - 01 - XX - DR - A - 3001

Purpose of Issue	Status	Revision
Stage 3	S2	P2

Scale
1 : 100@A0

Director In Charge CT	Project Architect IS	Off. Project No. 3860
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The User

The potential users for this proposal include seniors, families and children. It is important to understand the opportunities and challenges of all users to develop a scheme beneficial for all ages. One common factor is to live healthily so providing a communal garden and gym-type space will help accomplish this.

Seniors (65+)

Provide wisdom and knowledge to the other users; they could host community workshops for life and practical skills

Most likely retired so could provide childcare support for the family's

Social spaces where they can see friends or meet new people

A challenge to overcome is mobility issues – there's not currently a lift so one would need to be installed, making sure floors are level, wide doorways for wheelchairs

Families

Boosting the spirit of the residents and community

Could run errands for the seniors if they're unable to

Offer seniors company, for example, at mealtimes and weekends

A challenge to resolve is that they might be disruptive or noisy – locating them on the ground floor or away from communal spaces

Children

Uplifting for all ages that visit the site as they have the most energy

Spaces that can occupy and keep their minds busy – practical skills sessions

Have socialising spaces so they can develop these skills

A challenge to overcome is mobility issues – stair access for younger children & wide doorways for prams



Figure 83: Bruno Aguirre. 2019. Senior Couple Looking out to sea.



Figure 84: Brytny. 2018. Young Family.



Figure 85: WavebreakMediaMicro. N.d. Children Laying on Grass.

**4 :
T h e
C o n c l u s i o n**

A g e i n g

I n t e r g e n e r a t i o n a l

C o m m u n i t y

The Conclusion

This report has discovered that to design for an ageing population, we must consider an approach that gets people of all ages interacting with one another. As Hollwich understands “We do not need special architecture for old people, we need the right architecture for all ages” (Hollwich 2014). When designing, we must not think of only the older population but also people of all ages to

ensure the spaces created are usable for everyone. Taking a user-centred approach will be hugely important in designing a successful scheme and will be achieved by analysing my user's needs and building a community for everyone.

As demonstrated through the case studies and philosophies in this report, the relationship between public and private spaces

will be key in responding to the user's needs. Communal spaces will provide opportunities for residents and the community to interact in activities to benefit emotional and physical well-being, while private spaces will provide comfort.

Both must take into consideration how physical human ability declines as we age.

Concept 1

What If...

Nature taking over represented the ageing population?



Figure 86: Sheenik, 2009. Wooden Constellation.



Figure 87: Halfbeak, N.d. Brick & Moss.



Figure 88: Don Taylor, 2010. Rusting Metal.



Figure 89: Therese, 2006. Giant's Causeway.



Figure 87: Halfbeak, N.d. Brick & Moss.



Figure 90: Samuel Zeller, 2018. Nature Through a Green House.

Concept 2

What If...

Design encouraged the forming of a community?

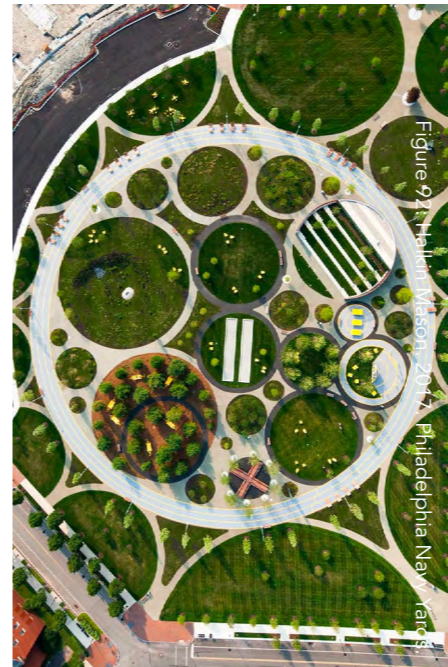


Figure 91: Hannah Mason, 2017. Philadelphia Navy Yard.



Figure 93: Julia Sherman, 2015. Allotment Configuration.



Figure 94: Stefanie Fuchs, 2015. Communal Meal at a 500-Foot Table.

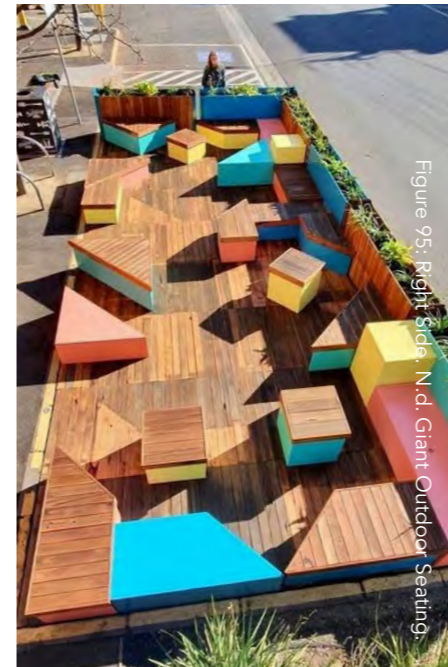


Figure 95: Right Side, N.d. Giant Outdoor Seating.

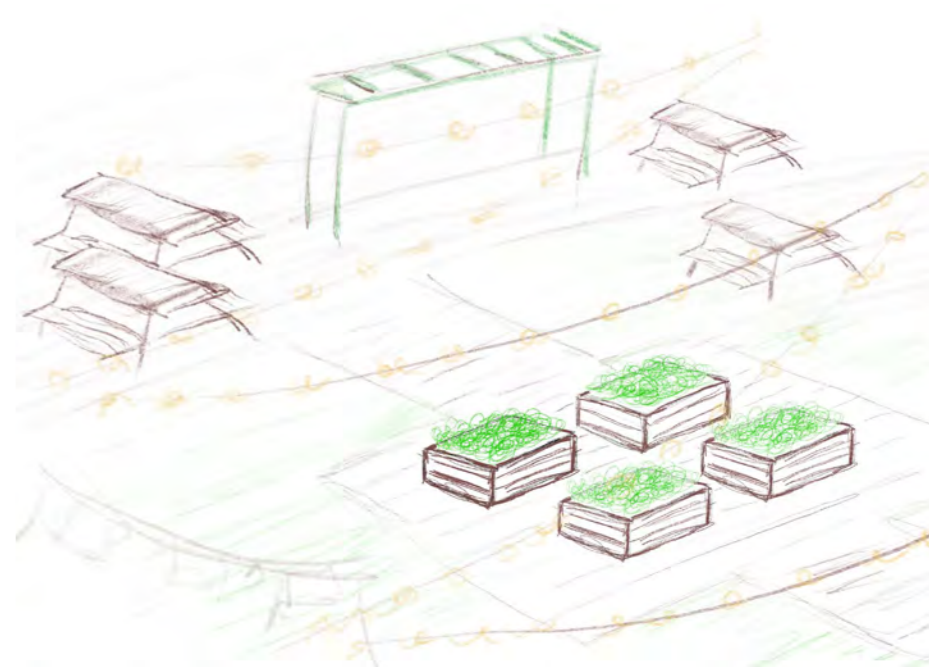


Figure 96: Author's Own, 2024. Community Garden Idea Sketch.

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Figure 1: Rod Long. 2018. An older woman holding a baby's hand. Unsplash [online]. Available at: https://unsplash.com/photos/an-older-woman-holding-a-babys-hand-y0OAmD_COUM?utm_content=creditCopyText&utm_medium=referral&utm_source=unsplash [accessed 10 January 2024].

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Figure 3: M Stevenson. 2022. An older lady in focus with a baby behind her. WHO [online]. Available at: <https://www.who.int/news-room/fact-sheets/detail/ageing-and-health> [accessed 10 January 2024].

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Figure 5: Giulio Frigieri. 2014. UK Population Graph. The Guardian [online]. Available at: <https://www.theguardian.com/science/2014/nov/09/ageing-britain-time-to-cater-peoples-needs> [accessed 10 January 2024].

Figure 6: Age UK. N.d. Ageing Well in Cornwall. Age UK [online]. Available at: <https://www.ageuk.org.uk/cornwall/> [accessed 10 January 2024].

Figure 7: Vandkunsten. Ca 1971-78. Masterplan. Vandkunsten [online]. Available at: <https://vandkunsten.com/en/projects/tinggaarden> [accessed 5 January 2024].

Figure 8: Vandkunsten. Ca 1971-78. Architects & User Meeting. Vandkunsten [online]. Available at: <https://vandkunsten.com/en/projects/tinggaarden> [accessed 5 January 2024].

Figure 9: Vandkunsten. 1978. Exterior of a dwelling. Vandkunsten [online]. Available at: <https://vandkunsten.com/en/projects/tinggaarden> [accessed 5 January 2024].

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Figure 11: Lorena Gaxiola. N.d. Common Area. Lorena Gaxiola [online]. <https://lorenagaxiola.com/luxury-retirement-village-common-areas/> [accessed 10 January 2024].

Figure 12: Icení. 2019. Co-Living Common Space. Icení [online]. Available at: <https://www.iceniprojects.com/co-living-an-important-emerging-uk-trend/> [accessed 10 January 2024].

Figure 13: Neighbour Blog. 2021. Multigenerational Household. Neighbour Blog [online]. Available at: <https://www.neighbor.com/storage-blog/moving-back-home-14-survival-tips-living-your-parents-adult/> [accessed 10 January 2024].

Figure 14: Etienne Girardet. 2021. Come Together Wall in Berlin. Unsplash [online]. Available at: <https://unsplash.com/photos/RuMqg2cs-M0> [accessed 6 January 2024].

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Figure 16: Jan Gehl. 2006. Life Between Buildings. RIBA Books [online]. Available at: https://www.ribabooks.com/life-between-buildings-using-public-space_9781597268271# [accessed 6 January 2024].

Figure 17: Henningson. 2020. Jan Gehl. The Guardian [online]. Available at: <https://www.theguardian.com/cities/2014/dec/08/jan-gehl-make-cities-liveable-urban-rethinker> [accessed 6 January 2024].

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Figure 19: Matthias Hollwich. 2016. New Aging. HWKN [online]. Available at: <https://hwkn.com/projects/newaging/> [accessed 6 January 2024].

Figure 20: Hollwich Kushner. Street View Render of Skyler. HWKN [online]. Available at: <https://hwkn.com/projects/skyler/> [accessed 5 January 2024].

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Figure 22: Hollwich Kushner. Schematic Diagram. HWKN [online]. Available at: <https://www.aarp.org/livable-communities/housing/info-2018/making-room-looking-forward-skyler.html> [accessed 5 January 2024].

Figure 23: Assemble. 2024. About Us. Assemble [online]. Available at: <https://assemblestudio.co.uk/projects/granby-four-streets-2> [accessed 10 January 2024].

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Figure 25: Assemble. 2013. Interior Sketch of a House. Assemble [online]. Available at: <https://assemblestudio.co.uk/projects/granby-four-streets-2> [accessed 10 January 2024].

Figure 26: Granby 4 Streets CLT. 2024. People Enjoying Granby Winter Garden. Granby 4 Streets CLT [online]. Available at: <https://www.granby4streetsclt.co.uk/history-of-the-four-streets> [accessed 10 January 2024].

Figure 27: Assemble. 2013. Revamped Street. Assemble [online]. Available at: <https://assemblestudio.co.uk/projects/granby-four-streets-2> [accessed 10 January 2024].

Figure 28: Anthony Coleman. 2019. Exterior of Granby Workshop. The Developer [online]. Available at: <https://www.thedeveloper.live/places/places/granby-four-streets-is-not-a-rags-to-riches-fairytale-> [accessed 10 January 2024].

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