



Award Category: Design Excellence sponsored by Salus

Project: Parkside View - Independent living apartments
St. Albans

Client: North Hertfordshire Homes
Project Team: Kyle Smart Associates Ltd, Bouygues UK



Parkside View was built to replace the existing Caroline Sharp House, following a review of sheltered housing provision by St Albans City and District Council. The redevelopment provided an opportunity to offer a better quality of accommodation and care for older people.

The development is designed to create a place which meets the needs of the people in a high quality, visually attractive and safe environment. This was achieved in consultation with potential residents, the local community and relevant stakeholders.

The new building is modern, with a restrained palette of materials that reflect the local area. The scheme includes 35 extra-care flats, a large communal lounge, and a dining area on the top floor with access to a private rooftop terrace.

Each flat is self-contained and includes a large entrance hall, living room, bedroom, kitchen and a bathroom. Some of the one bedroom flats are flexible and can be adapted into two bedroom flats, if for example, a resident requires a carer to be accommodated.

The scheme was constructed on a brownfield site and achieved Code for Sustainable Homes Level 3 with a communal heating system. The roof garden and flat roof area over the main entrance use sedum planting to reduce rainwater runoff and increase biodiversity.

Judges comments:

“We were impressed by the level of care that the designers had taken to create a safe and enriching environment for elderly people. Clearly understanding all their needs the internal planning was exemplary. In particular the top floor restaurant with its roof top garden with views across the valley was stunning. For a Housing Association project on a tight site and budget this is an outstanding project and sets a new benchmark.”