

from niche to norm

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From niche to norm?

An experiential perspective of the reception, design and future of intergenerational living in London



Nadezhda Wigglesworth

Being a dissertation submitted to the faculty of the Built Environment as part of the requirements for the award of the MPlan City Planning at University College London: I declare that this dissertation is entirely my own work and that the ideas, data and images, as well as direct quotations, drawn from elsewhere are identified and referenced.

Signature:

A handwritten signature in black ink that reads "Nadyan".

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Abstract

This research explores some of the first cases of intergenerational living in London; Buccleuch House and the Lifecycle Home, both located in Hackney, and the nation-wide Supportmatch Homesharing. These intergenerational schemes are studied through a number of themes, ranging from the motivation behind engagement in intergenerational living, the benefits and drawbacks of such living arrangements, the design of intergenerational schemes, and the viability of intergenerational developments for the mainstream housing market. The experiences of key stakeholders involved in the intergenerational schemes are cross compared, with the aim of gaining a holistic understanding of the recent emergence of intergenerational living in London, focusing on the forms it can take, design and development, and its future prospects. This research adds to a body of literature that encourages diversity in urban planning and offers inspiration for how this can be done. Furthermore, the topic resonates with debates sparked by the COVID-19 pandemic surrounding housing and healthcare, especially that of older generations. Findings indicate that although gaining prevalence in cross-sectoral discussions, making frequent appearances in government policy and planning discourse, intergenerational living is still relatively niche in London. In order to transgress from niche to norm, a combined effort from stakeholders alongside a reevaluation of current approaches to city development is necessary.

Key words: intergenerational, multigenerational, planning for diversity, gender mainstreaming, urban design, COVID-19 recovery

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Chapter One – Introduction

‘You don't stop laughing when you grow old, you grow old when you stop laughing.’

- George Bernard Shaw (ibid)

The COVID-19 pandemic has brought to light deep-rooted issues with the way we house and care for our elders (Power, Rodgers and Kadi, 2020). The last year and a half has also made us reflect on our family networks, our living arrangements, our healthcare and social systems, how we communicate with others and what we *truly* need to be happy. A struggle many faced during the pandemic was the separation they encountered (Groarke et al, 2020); the isolation and the loneliness that comes with being cut off from loved ones and society as a whole. In a way, the separation and inequality between different groups were showcased in the most tragic way, with nursing homes seeing huge losses of life, as well as those from BAME communities and low socio-economic backgrounds (Blundell, Costa Dias, Joyce and Xu, 2020). Being denied the opportunity to mix freely meant the mental health of people suffered, even if to preserve physical wellbeing. In England however, the notion of separation long preceded the pandemic. In fact, it has been trickling into our realities since the late 1970's (Jessop, Bonnett, Bromley and Ling, 1984), marking society both tangibly and intangibly. Individualist principles have dictated how we shape our cities and ourselves; we do require some sense of separation but to what degree?

There are many rifts in modern day Britain; we rank next to bottom on the social mobility index for OECD countries, meaning there is huge discrepancy between the haves and the have-nots (Li, 2016). It accepted significantly less refugees compared to the majority of European countries, with a notable rise in far right and divisive politics in recent years. Essentially, it has been found that the British public are fragmented and polarised on a number of topics (Duffy et al, 2019). The planning of our cities mirrors this fragmentation, and we need only look at care homes, blocks of student accommodation, gated communities and new builds for first time buyers to see that the way we organise our built space is reinforcing the idea that we must live separately from those unlike us. This research studies intergenerational living in an attempt to shed light on one way separation between groups can be broken down.

Intergenerational activities are understood as those that raise awareness of the perspectives of other generations, through the mutual influence of two or more generations (Villar, 2007). By drawing attention to the experiences of those living intergenerationally, this piece of work fits comfortably with others advocating for more diversity, mixing and inclusion in our built environments (Burton and Mitchell, 2007). The findings also complement much literature on gender mainstreaming in urban development, by illustrating creative approaches to addressing differences in age. A key point to retain therefore, is that intergenerational living offers a way to bring people together.

Instances of intergenerational practices are visible on a global scale and up until the second world war, it was not uncommon for Britons to live and mix with those from different generations for care and financial reasons. Since the turn of the century, intergenerational living has been creeping back into debates surrounding planning and development in the country (Dorsett, Rienzo and Weale, 2015), often seen as attractive and differentiating compared to more traditional, homogenous development. Its practical use is also cited, with residents of intergenerational schemes mutually benefiting from care provision, social support, flexibility and in instances, vastly reduced rent. Furthermore, a number of wider trends explain its increased attention, such as more people reaching an 'extended middle age' (Green, 2019), unaffordable house prices, traditional yet outdated approaches to development, a rise in mental health issues triggered by loneliness in both old and young people, and a drastically underfunded care system (Matter Architecture, 2019). Although retrieving attention over recent decades, intergenerational living remains a relatively undeveloped area of research, especially in the British context. Many new-build intergenerational schemes in England have been concentrated in and around London; a selection of these shall be used for the basis of this research. The study of these cases shall work towards raising awareness of the realities of living intergenerationally and offers a platform for further research on the topic.

The three researched case studies are Buccleuch House (Hackney), the Lifecycle Home (Hackney), and Supportmatch UK Homesharing (nation-wide). These have been chosen on that basis that they represent a range of different intergenerational typologies. Some of the key stakeholders involved in intergenerational living provide experiential insight, based around the four cross-cutting themes of: the motivation behind engagement in intergenerational living, the benefits and drawbacks of such a living arrangements, the design of intergenerational schemes, and the prospects of mainstreaming intergenerational developments. The experiences of those living intergenerationally will be used to gain a more holistic understanding of the topic.

Furthermore, as someone who has first-hand experience with intergenerational living (Appendix I), any personal insights that relate to preliminary findings shall also be discussed where appropriate.

This paper begins with an overview of relevant literature, after which the methodology underpinning the research is detailed. An overview of current intergenerational schemes around London is then given, along with the four primary themes that guide the data analysis. The findings are then presented, followed by a discussion situating the main takeaways into the wider intergenerational debate. Ultimately, this paper finds that intergenerational living within London is still in its infancy, with the first few schemes acting as precedents for future development. A collaborative effort between stakeholders is required to raise awareness of benefits that can come with living intergenerationally; an important step towards its normalisation.

Aim

To gain a holistic understanding of the recent emergence of intergenerational living in London, focusing on the forms it can take, its design and development, and its future prospects.

Research Question

To what extent is intergenerational living occurring in London and how might new developments be supported holistically (through aspects such as design, policy and public awareness) to promote intergenerational housing arrangements in the future.

Research Objectives

1. To identify and examine the wider international movement of intergenerational living arrangements
2. To survey existing examples of intergenerational living arrangements in London and develop new typologies if necessary, whilst also understanding how each typology has been facilitated
3. To identify and investigate three cases of intergenerational living in the London context, that are representative of mainstream intergenerational living typologies
4. To identify the key stakeholders involved in intergenerational living in London (organisers, residents and experts) and investigate their perceptions and experience of being involved in intergenerational schemes, regarding aspects such as their design, their benefits and drawbacks and their future prospects

5. To compare and contrast the case study examples based on aspects such as, but not limited to: drivers, key constraints and opportunities, design, policy and guidance, in order to gain a holistic understanding of intergenerational developments in London
6. To evaluate and propose the prospects for acceptance and mainstreaming of intergenerational living in London, speculating the propensity for intergenerational developed to be scaled from one-off, 'niche' development, to the mainstream market and becoming a 'norm'

Chapter Two – Review of existing literature

‘The post-war British home was based on the nuclear family. It was all about intimacy at a distance. But that is changing.’

- Simpson, 2015. p. 1

Introduction

This chapter is concerned with identifying international trends in intergenerational living practices, whilst also highlighting key themes and scholars. In doing so, the wider international movement of intergenerational living arrangements will be explored in a holistic manner. Providing insight on the multifaceted nature of intergenerational living will aid understanding as to the relevance of this research, and where this piece of work fits with regard to the wider intergenerational discussion.

Defining intergenerational

Before delving into literature regarding intergenerational living, it is important to understand what we mean by the term. ‘Intergenerational’ is often used in relation to, and sometimes interchangeably with, ‘multigenerational’, however the two terms are different and stand in their own right. Villar (2007) aptly summarises their distinction and subsequently, his definition has been adopted by other scholars discussing intergenerational and multigenerational practices (Miller, 2014; Sanchez et al, 2015; Tanskanen, 2018).

‘The term “Intergenerational” implies the involvement of members of two or more generations in activities that potentially can make them aware of different (generational) perspectives. It implies increasing interaction, cooperation to achieve common goals, a mutual influence, and the possibility of change (hopefully a change that entails improvement). In contrast, “multigenerational” is usually used in a related but far broader sense: it means to share activities or characteristics among generations, but not necessarily an interaction nor an influence among them’ (Villar, 2007. p. 115).

Intergenerational international significance

The international presence of intergenerational livings is very much noticeable through reviewing literature. A comparative stance discussing different international perspectives and approaches to such living arrangements is common, with much of the literature addressing how intergenerational living differs from country to country (Albert and Cattell, 1994; Lin and Yi, 2013; Grum and Salaj, 2016), or how different cultures within a country live, which often differs to that of the norm as a form of 'sub-culture' (Ko and Bell, 1987; Autac, 1998; Singla, 2005). The relationship between intergenerational living and norms is topical in such literature, wherein it is claimed that intergenerational practices are used to facilitate the transmission of ideas, values and traditions (Grundy, Murphy and Shelton, 1999) from generation to generation. Other literature argues that the impact of norms, as well as the dominant views on kinship and care, dictate whether intergenerational living is normalised and practiced within a given country or culture (Bengtson, 2003; Albertini, Kohli and Vogel, 2007). This bares relevance to the research conducted in this dissertation, wherein traditional forms of old age care and the dominance of individualist principles have meant many of the elderly residing in Britain have been separated from the rest of society in nursing homes, when they are seen to no longer be capable of living independently (Smets, 2012; Victor, Scambler, Bowling and Bond, 2005).

The cross-cultural perspective in literature often refers to the recent relative 'success' of intergenerational housing in the Netherlands (Arentshorst, Kloet & Peine, 2019; Prasad, 2019), wherein a number of innovative schemes have been trialled and subsequently accepted. Similarly, the long-standing presence of intergenerational schemes in Denmark, the supposed birthplace of 'co-housing', means it and other projects across Scandinavia are often used as precedents for successful intergenerational practices (Larsen, 2018; Arentshorst et al, 2019; Prasad, 2019; Beck, 2020;). Intergenerational living within Japan is also starting to emerge in literature (Kojima, 2019), as a country that faces problems associated with a rapidly aging demographic, trends that are comparable to those in the UK and Europe as average age expectancy grows. Literature discussing the international element of intergenerational living notes the 'organic' nature of intergenerational living in rural communities in the likes of China and South East Asia, wherein multiple generations of one family live together (Silverstein, Cong and Li, 2006; Knodel and Pothisiri, 2015), primarily due to cost and tradition.

With regard to Britain, the focus of this essay, literature refers to the trend prior the second world war where multiple generations lived together under one roof, with post 1948 bringing

with it a turn to the nuclear family (Catterall and Obelkevich, 1994). More recent literature addresses the rise or resurgence of intergenerational living, with the UK recognised as one of the latest to consider the benefits it can bring (Simpson and Learning 2015; Tapper, 2019). Many ideas regarding the drivers, benefits, policy frameworks and design that relate to intergenerational schemes are discussed when addressing the emergence and feasibility of intergenerational development in the UK. Such literature often draws upon international precedents in countries where intergenerational living is much more established (Simpson and Learning, 2015; Hock and Mickus, 2019).

Drivers of intergenerational living

The drivers of intergenerational housing is a common theme in literature, usually discussed when explaining the emergence of intergenerational living in a given area. Arguments mentioning cost, demographic changes, high house prices and market unpredictability, unemployment, lack of adequate care provision and loneliness are prominent (Gierveld, Dykstra and Schenk, 2012; Matter Architecture, 2019). Issues relating to a volatile housing market are noted in cities such as London, Stockholm and Amsterdam, as high prices make it extremely difficult for young people to get onto the property ladder or for students to live affordably (Morton, 2013; Hollachen and Mckee, 2018).

Problems for those at the younger end of the spectrum are balanced with dilemmas for their older counterparts. Demographic trends tell us that elderly people are living healthily for longer, with an extended middle-age now characteristic of our populations. This entails older people wanting and demanding their independence for longer and for outdated care services to match the new and varying needs (Means, 2007; Pannell and Blood, 2012). Family structures and living arrangements are also becoming less 'traditional', with changing views as to what characterises a 'normal' way to live (Bengston, 2000; Allan, Hawker and Crow, 2001; Charles, Davis and Harris, 2008). Ultimately, changing demographic trends highlight a gap in current housing options, as well as indicating that more care provision is needed to meet the needs of 'new-age elders'. Literature addressing the nature of care provision is especially topical, with stark inadequacies in the current care provision options identified (Dann, 2014). These problems have been exacerbated in the UK by policies of austerity, that have led to a cut in the number of care givers and long waiting lists, with the current COVID-19 pandemic adding further complication and strain to the health care system (Evamdrou, Falkingham, Qin and Vlachantoni, 2020; Girdhar, Srivastava and Sethi, 2020).

Benefits of intergenerational living

The associated benefits of intergenerational living is becoming more researched as the topic becomes more widely discussed. Benefits vary based on the type of intergenerational housing, however the reduced living costs of schemes such as homesharing are often quoted, as different members pool their resources. Moreover, home sharers save massively on rent, whereas the home owners save in care fees (Allen, 2017; Costa, 2020). Health and intergenerational living also heavily discussed, with a reduction in loneliness and a sense of comradery argued to improve the mental health and well-being of those in such living arrangements (Silverstein and Bengston, 1994; Silverstein, Cong and Li, 2006; Gierveld, Dykstra and Schenk, 2012; Samanta, Chen and Vanneman, 2015; Teerawichitchainana, Pothisirib, Giang and Long, 2015). The physical health of elders living in intergenerational schemes is also said to benefit, as their younger counterparts act as motivation and inspiration for exercising (Altus and Mathews, 2000; Berube, 2005). Furthermore, adaptable and ‘age-friendly’ design can work towards making urban environments more comfortable for older people, thus catering for a more restricted physical capacity and therefore better facilitating physical activity (Buffel and Handler, 2018). The communal and shared areas within intergenerational schemes offer a space that is used for social and physical activities (figure 1). The benefits associated with mixed communities are also well documented and appear frequently in literature on the topic of intergenerational living (Andreoletti and Howard, 2018).

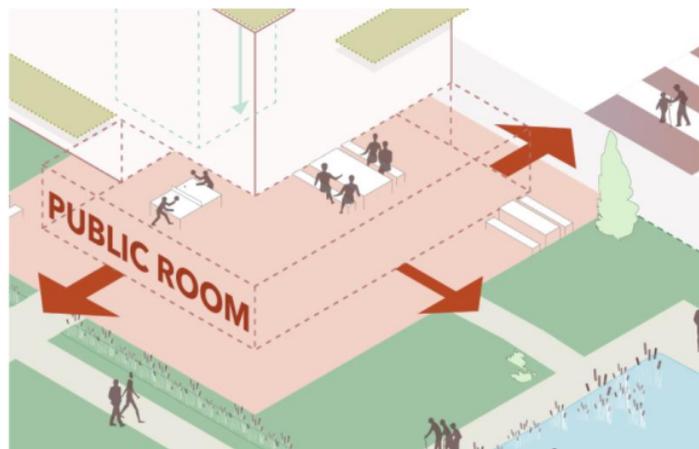


Figure 1 - Example of central 'public' room in intergenerational scheme (Matter Architecture, 2019)

The urban and the intergenerational

Literature on intergenerational space has a thread in urban studies and is often discussed in relation to urban planning, especially regarding similarities between the needs of younger and older generations, as well as how they perceive the city (Layne, 2009; Biggs and Carr, 2015; Sulaima and Ibrahim 2019). Here it is often recognised that spaces in cities are designed for able-bodied people of working age, with the other ages and abilities ignored. How catering for a multitude of needs can be done through design (Ammann and Heckenroth, 2012) is becoming more widely discussed, with the rise of developments built for students and elderly people in the Netherlands and across Scandinavia frequently referred to as case studies (Beck, 2020; Arentshorst et al, 2019). Similarly, the first joint care home and nurseery to open in England was in South London, exemplifying the rising interest in intergenerational care within Britain (Sheppard, 2017). With this have come other developments dotted around the capital that are specifically designed and marketed as intergenerational homes, some of which will be the basis of this dissertation. The philosophy underpinning gender mainstreaming literature also supports intergenerational debates in planning, as it indicates a move towards more representation in planning culture and the opening up to new ideas (figure 2). Furthermore, the nature of intergenerational developments mean that they target underrepresented populations, such as the elderly, in planning and support them in their everyday lives (Lacey, Miller, Reeves and Tankel, 2013).

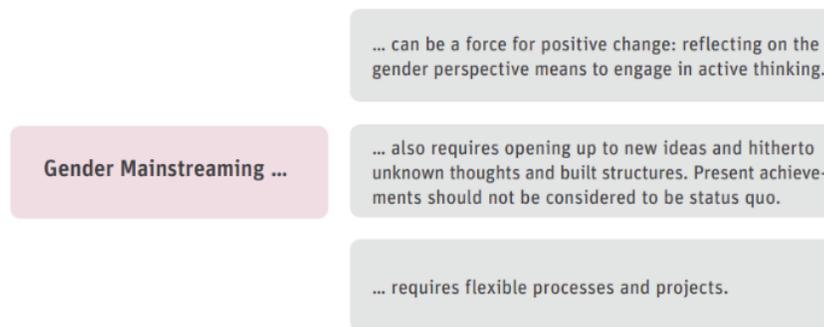


Figure 2 - The influence of gender mainstreaming in the planning process (Berlin Handbook, 2011)

Policy

Intergenerational housing is finding its way into policy documents, recognised to offer a new market opportunity (Simpson and Learning, 2015) but financialisation in London has impacted 'specialist' housing as its financial viability is key. Yet, demographic trends indicate that policy and development needs to better meet current and future needs, as 'multi-family households (consisting of two or more families) were the fastest growing household type over the last two decades to 2019' (Office for National Statistics, 2019. p.7). Demographic trends, the limitations in the housing market for affordable housing and short fallings of care provision all indicate there is a gap in the current market and a need for new forms of living and care to materialise. Intergenerational living is already an area of established international interest, with house-builders in the United States, Asia, and parts of Europe catering to a growing demand. In contrast, similar living arrangements are 'a relatively new area of interest in the UK' (NHBC Foundation, 2017. p.3).

Intergenerational living in England and its capital

It is evident that intergenerational housing is not just of social benefit but also commercially viable, with the UK slowly following international precedent in a push towards intergenerational living. Literature does not shy away from the commercial component of intergenerational practices, with many scholars and politicians proving its viability based on economic as well as social reasoning (Soldo and Hill, 1993; Whitehouse, Bendezu, Fallcreek, Whitehouse, 2000). The Cambridge Centre for Housing and Planning Research for the NHBC Foundation, report 'Multigenerational living: an opportunity for UK house builders?' is an example of such literature and aims to analyse the scale and nature of multigenerational living in England. A multi-sector and holistic approach to intergenerational living is generally seen as the most resilient, wherein the provision of care and connections to the wider community are coordinated (Caspar, Davis, McNeill and Kellett, 2019). In the context of the UK it is believed that 'the third sector, housing associations and local authorities may have particularly important roles in addressing barriers' (Simpson and Learning, 2015. p. 5). In saying this however, a reluctance and lack of understanding on the behalf of the aforementioned 'third sector' can also act as a barrier to intergenerational schemes and is referred to when discussing their reception and prospects, as it can be daunting to pursue developments that differ from the norm (Melville and Bernard, 2011).

It has widely been recognised that '...the desire to live intergenerationally needs to be met by appropriate housing options' (Simpson and Learner, 2015. p. 4), which are currently lacking in

the UK. An absence of options is clearly problematic as ‘...choice is essential in approaching multigenerational housing.’ (Simpson and Learner, 2015. p. 4). The latest push for intergenerational schemes has come from some of the London boroughs, with Camden and Enfield especially proactive. The former developed the ‘Camden Intergenerational Network’, that focuses on encouraging community development by fighting age-segregation present in the borough (Age UK Camden, 2017). The latter hosted a design competition for an intergenerational housing project, as intergenerational households are on the rise in London and the benefits of living intergenerationally are becoming more widely acknowledged (Enfield Council, 2020). Such cases are often discussed in literature focusing on the design process of intergenerational or flexible spaces, that are built in a thoughtful and adaptable way in order to change with the needs of their inhabitants (Kaplan, Haider, Cohen and Turner, 2007). It is because of this degree of flexibility, and the social and mixed nature of intergenerational homes, that such schemes are often associated with sustainable living practices and are seen as a component of sustainable cities (Hatton-Yeo and Sanchez, 2012; van Vilet, 2011). Like sustainability, the notion of flexible space also interjects with much of the literature on intergenerational living, as such spaces must be built in a way to be adaptable to the changing ages and needs of their inhabitants.

Sustainability

The correlation between the buzz words ‘sustainability’ and ‘flexibility’ and intergenerational living (Hatton-Yeo and Sanchez, 2012) is in part responsible for intergenerational living to appear more frequently in policy documents, government reports and planning guidance within the UK context. Many buildings that are advertised as intergenerational follow the Housing our Ageing Population Panel for Innovation (HAPPI) design index, which has begun to make efforts in listing design features for older people (Housing LIN, 2009). Since 2011 and the publishing of the HM Government report ‘Laying the Foundations: A Housing Strategy for England’ the concept of intergenerational housing has slowly seeped into government policy on community and housing. The report specifically addresses the potential of home sharing schemes for non-relatives, with later documents such Housing LIN’s (2015) report ‘Bricks, Mortar and Policy Perspectives for Intergenerational Living’ and research by Matter Architecture (2019) ‘Rethinking Intergenerational Housing’, illustrating the design principles underpinning successful intergenerational spaces. The intersectionality of intergenerational living and its relevant design principles are also emphasised in literature (figure 3), with aspects such as sustainability, independence and collective exchange seen as fundamental.

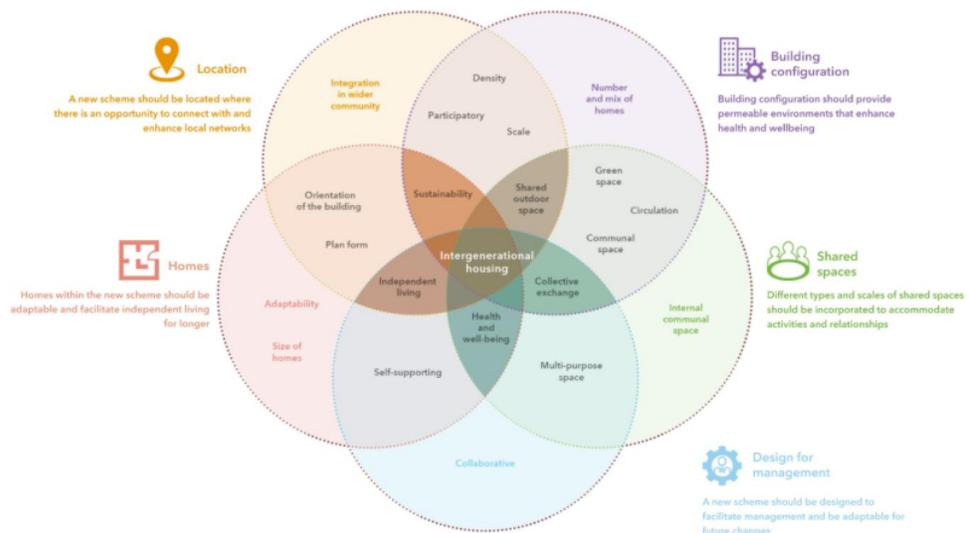


Figure 3 – The intersectionality of intergenerational living and design (Matter Architecture, 2019)

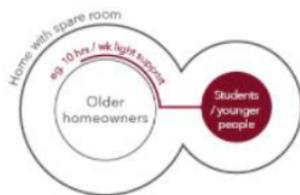
Intergenerational typologies

The differing approaches to intergenerational living is also hotly discussed in literature. When approaching this topic, authors either provide a synthesis of models based on precedents of intergenerational living (figure 4) or go one step further, and offer new models for intergenerational living that they deem to be missing from the current portfolio. The former approach identifies common intergenerational living arrangements, with home share schemes, co-housing, students or young people living in ‘specialist accommodation’ for older people and city-wide intergenerational housing approach are frequently mentioned (Gierveld, Dykstra and Schenk, 2012; Garland, 2018; Matter Architecture, 2019). The UK’s first national Homeshare programme was set up in 2015 and received £2 million of support for its development; the concept has been referred to in many discussions on the future of intergenerational living within the UK (Ward, 2004; Fox, 2010). The latter rather offers a new typology or approach to intergenerational living that ‘fills a gap’ in the market, usually combining and implementing the latest research on intergenerational housing.

The notion of ‘retro-fitting’ is commonly found in such literature, wherein existing homes are modified in order to meet age-related needs of inhabitants (Oswald and Wahl, 2004; Nishita

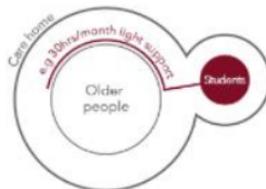
and Pynoos, 2006). Larger scale developments that promote intergenerational housing often come in the form of co-housing and mixed communities, like apartment complexes. At a smaller scale it has been argued that meeting intergenerational needs in the UK may require the 'reinvention' of the family home in terms of design (Simpson and Learning, 2015). The numerous designs for intergenerational homes has recently been discussed in literature, with references the 'ZEMCH109 Home' by NRGStyle and the Lifecycle Home designed by PRP Architects. Unlike larger developments, these are examples of new ways of imagining intergenerational living for single dwellings.

Many of the intergenerational models discussed in literature fall under one of the typologies below (figure 4). Such classifications are valuable as they clearly allow the different approaches and options available for intergenerational living to be understood, which can then also be used as a basis for new models. Although the models to intergenerational living are varied, key features are noted as shared facilities and flexibility (Thang and Kaplan, 2013; Simpson and Learning, 2015).



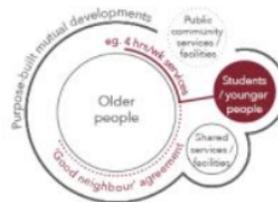
Younger people residing within an older people's home providing a moderate amount of light support

i. Rent-a-room



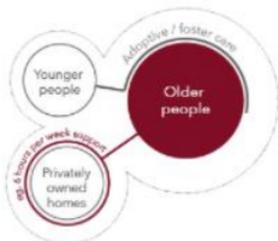
Small number of students providing light support to older people, typically in a care home setting

ii. Students supporting older people



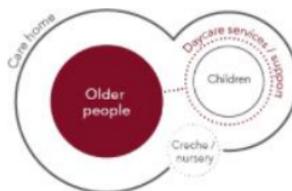
Younger people providing a small amount of mandatory support services and acting as 'good neighbours' in a purpose-built schemes

iii. Purpose-built mutual development



Older people providing mentoring and childcare in adoptive / foster care arrangements with younger people

iv. Adoptive families



Nursery / crèche operating within care homes with older people providing support to daycare services

v. Older people supporting children



Informal support and care fostered around shared facilities within the co-housing community

vii. Co-housing



Informal support across mixed tenures encouraged by shared community facilities

viii. Mixed community

Figure 4 - Typologies of intergenerational living and their proportional arrangements, care provision indicated in red (Matter Architecture, 2019)

Situating the intergenerational debate

Having reviewed the relevant literature, the international prevalence of intergenerational living, albeit in different forms, is obvious. Furthermore, intergenerational living is a concept intertwined with cultural influences and understanding, with history and politics. Even within the UK, trends in intergenerational living are visible, with the turn to a more communal way of living slowly becoming attractive for a host of reasons. Drivers of intergenerational living echo those that are visible around the world, with cost, market unpredictability and expansion, demographic changes and loneliness all well discussed in the intergenerational debate.

More practically, intergenerational living and planning practice within the UK has been found to have a noteworthy relationship. As intergenerational living developments are surfacing, especially in London, borough councils, developers and designers are showing signs of interest in the idea. The appreciation of intergenerational living is further solidified as it creeps into government research and policy. This, in part, may be due to the pursuit of ‘sustainable cities’ by leaders, who see a holistic approach to building as fundamental for resilient and diverse cities. Yet as it stands, certain needs are left unmet, potential left unharnessed and a lack of understanding around intergenerational housing arrangements is still very much prevalent. Looking at existing and proposed intergenerational typologies, the emergence of intergenerational living in London can be analysed and projects hypothesised. This is the basis for the following chapters, wherein the three chosen case studies are explored through the experiences of key stakeholders.

Conclusion

Through identifying the key aspects in the intergenerational debate, the backdrop for this paper is clearer. Furthermore, this section will help to shape the remainder of this research by assisting in the formulation of key themes to guide data collection. Prior to this, it is important to understand the methodology underpinning this research, a description for which is provided in the following chapter.

Chapter Three – Methodology

Introduction

Justification for the choice of case studies within London will be given in this section. Furthermore, the methods chosen shall be elaborated and used to explore the research question: To what extent is intergenerational living occurring in London and how might new developments be designed to promote intergenerational supportive housing? A qualitative approach will be taken, with a case study approach complimentary to this. The single context of London is the basis of multi-case study research, in order best explore and contrast intergenerational typologies in a city that is beginning to follow the intergenerational trend.

Methods Diagram

Below is a diagram offering a visual representation of the methods used for this research. The layers signify the multiple stages of the research; starting with preliminary assumptions, which are solidified into concrete themes following the contextual research, case selection and subsequent interviewing of those involved in intergenerational schemes. The final themes then guide the data analysis

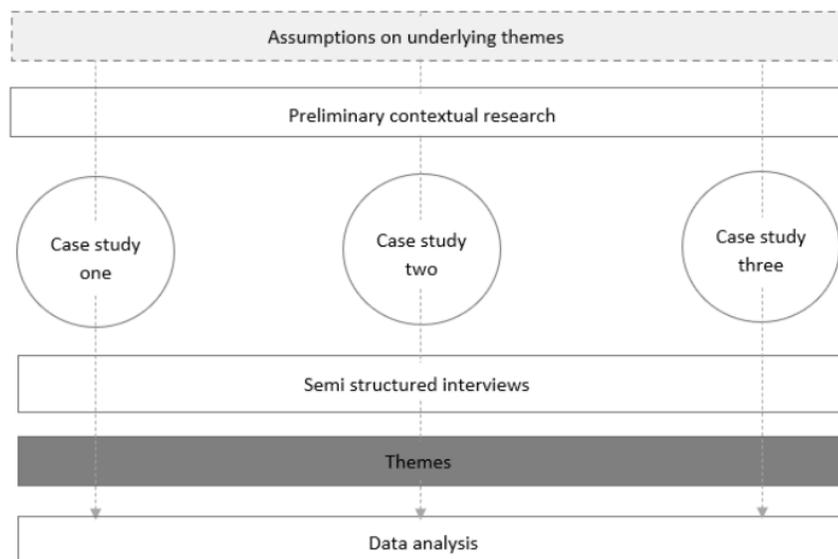


Figure 5 - Diagram of methods process

Research Design

Aim

The ideas motivating this research were those eager to explain why intergenerational living should be promoted. They draw upon claims of social sustainability and hope to further understanding as to how such inclusive and ‘ageless’ spaces can be facilitated. In this sense, a focus was placed on urban design, but also on aspects such as management and the experiences of key stakeholders. The exploratory approach that was followed highlighted other interlinking areas of interest with regard to multigenerational living, especially in reference to the current COVID-19 pandemic that has drawn attention to the provision of elderly care and accommodation. Ultimately however, the primary focus has stayed on the differing approaches to intergenerational living within England’s capital, and what they disclose about the future prospects of similar living arrangements.

The exploratory nature of this research has led to a qualitative approach to be undertaken, wherein case study analysis fits comfortably. A case study design complements this research, as it best allows for the study of cases where it is difficult, and potentially detrimental, to separate the phenomena from its larger context (Yin, 1994). Moreover, a multi-case study approach offered the ability to compare differing intergenerational schemes with one another, and therefore also allowed common principles that facilitate the emergence and working of ageless space to be identified more easily. Furthermore, qualitative research, and more specifically, work using case study methodology, is common in the realm of social and urban studies. This is due to their holistic stance, that is said to best handle dynamic urban processes (Tellis, 1997).

It should also be noted that this dissertation touches upon ethnographic data, due to my own experience of intergenerational living. The aim of using ethnographic data is to provide first-hand accounts discussing one’s lived experience of a phenomenon, which is why it is considered especially useful in ‘user-centered’ projects (Kawasaki, Takano, Yamagata and Okada, 2013). This research does not however, use participant observation as a research method.

Epistemology

An interpretivist approach guides the research comprising this dissertation. An interpretivist account of the world dictates all knowledge is context specific, derived from socio-cultural and economic influences, as well as everything in-between (O'Donoghue, 2018). This approach iterates there is no single, objective reality or truth that is to be uncovered, a view that complements the context of this study where it is evident that intergenerational living is practiced in countless ways; nationally as this research shows, and also internationally, as touched upon in the literature review. Therefore, an interpretivist epistemological underpinning allows for the understanding of different approaches to intergenerational living within the context of London. The interpretation of both the organisers' and users' of intergenerational schemes in London will be the basis of this paper. Findings do not aim to determine universal explanations but rather common principles that can be used to better guide the development of future intergenerational schemes.

Data Gathering

Data gathering for this research was done through the application of qualitative multi-methods. This is due to the multi-faceted nature of studying intergenerational living, for which using a mixed method approach would 'produce a more complete picture' (Denscombe, 2008, p.272), along with complementary data and data gathering techniques. Furthermore, as this research is concentrating on the perceptions of the organisers and users of multigenerational schemes, the emphasis on qualitative data allows for an analysis based from 'behaviour, opinion and experience' (Jamshed, 2014, p.87). In order to reduce the inherent issues associated with qualitative research and data based upon individuals' interpretation, namely the transferability of findings but also more generally, the credibility and validity of research, triangulation will be used. Triangulation, in this context, refers to the use of academic and practice-based literature, with a general policy overview and primary research from interviews and site visits. The techniques used for data gathering will be elaborated in the following paragraphs. Finally, it must be noted that this research was conducted during the COVID-19 pandemic, meaning all data gathering techniques had to be in accordance with governmental restrictions and sensitive to interviewees experience with the subsequent disruption to life.

- Preliminary contextual research

During summer 2020 and April 2021, when England's lockdown restrictions were eased, a number of site visits to the developments were done. Pictures of certain aspects of the built

environment were taken, with focus on specific design features that bared relevance to intergenerational living. This was in order to get a feel of each multigenerational development, and to assist in interviewees when discussing their living arrangements.

Prior to the interviews, online, desk-based research was conducted on the three case studies in order to best prepare the interview prompts. The websites of the different architectural practices and homeshare organisations were looked at, along with videos discussing or marketing the intergenerational developments. Newspaper articles, Facebook and blog posts were also viewed and contributed to the creation of interview prompts. The reason for conducting this initial research, along with the review of current literature, was to ensure questions that could be answered with relative ease from an online search were not asked in interviews, in order to keep interviews focused on information that was not ready available online.

- *Semi structured interviews*

Semi-structured interviews were used in this research as a qualitative method of data collection focusing on the experiences of the organisers and residents of intergenerational schemes in London. Semi-structured interviews were advantageous for this research as multigenerational schemes within London are still in their infancy, meaning that interviews provided a way to gain first-hand information that was difficult to attain elsewhere. Furthermore, interviews complimented the information that was available online, as they provided the opportunity to build on existing data and ‘fill in the gaps’ for the purposes of the research, that was done through the choice of question themes.

The use of semi-structured as opposed to fully-structured interviews allows for a degree of flexibility in the conversation, especially if new areas or topics present themselves during interviews (Jamshed, 2014). Ultimately, this means new avenues can be explored, whilst staying within the boundaries or ‘themes’ determined prior to the interview. Furthermore, as interviewees represented a diverse range of demographics, a set list of questions may not have been applicable or relevant to all respondents. Interview questions were therefore based on themes but the approach to these themes varied based on the which participant pool was being questioned.

Interviewees were contacted prior to the interview with an information and consent sheet that was to be read, signed and returned for the interview. The sheet (Appendix II) included information detailing the purpose of the research, why that respondent had been contacted based on their involvement with intergenerational living, as well as practical elements such as

the duration of the interview, that was between thirty and sixty minutes. Issues relating to gathering all material consent will be detailed below in the reflection of the methods used for this research.

Due to the current government restrictions on social contact, all planned interviews were conducted on either Zoom or Microsoft Teams based on the preference of the interviewee. All interviews were conducted in English and audio recorded in order to be played back for the purposes of data gathering at a later date. The interview prompt sheet (Appendix III) was separated into seven main themes that addressed different aspects of intergenerational living, based on the examination of existing literature. These themes were later narrowed down.

- *Interview sampling*

The type of sample consisted of stratified sampling, based on the only formal selection criteria of either an individual who was involved in the organisation and development of an intergenerational scheme, or a resident or user of an intergenerational scheme. One organiser and five residents for each case study was the goal for respondent numbers, totaling 15. The final number of respondents was 14, with less residents reached than hoped but including the additional input of an ‘expert’ from a national age-related charity.

Although interviewees were chosen relatively randomly due to the nature of snowball sampling, ages ranged from those in their 20s to those in their 70s. Females were more represented, with only two out of the 14 respondents male. No respondents had any visible disabilities or mentioned having any physical or mental impediments.

	Organisers	Residents	Experts
Buccleuch House	1	2	-
Lifecycle Home/ Chobham Manor	1	4	-
Supportmatch UK Homeshare	1	4	-
Overview	-	-	1

Figure 6 - Breakdown of interview respondents

- *Ethics consideration*

Information gathered in this research shall be used for the purposes of this dissertation alone, unless the consent of participants grants otherwise. Although not discussing sensitive information, interviewees shall be anonymised in order to mitigate any potential risk or issues that may materialise from their answers, especially with reference to direct quotes and personal experiences. A list of pseudonyms has therefore been provided (Appendix IV). Verbal confirmation was gathered in the instances a consent sheet was not available, due to the impromptu nature of two interviews.

It was possible that some respondents were going to be classified as 'elderly' due to the nature of the research topic. With this come issues around the sensitivity of such a demographic, as it could be argued they are vulnerable. However, none of respondents of this research were 'vulnerable' following the definition of the University College London research ethics committee guidelines, that states those with 'a learning disability or cognitive impairment' or are 'in a dependent or unequal relationship' (p.5) classify. Essentially, the position held in this research is that one's age should not be the determinant as to whether they are vulnerable. Furthermore, the questions asked to respondents were not addressing sensitive topics, therefore also limiting ethical issues arising from this research.

Data analysis

Thematic analysis was the main form of data analysis used in this research, and was utilised to organise the data collected from interviews or textual sources into general themes. Preliminary themes were identified during the review of current research and literature, that worked towards drafting interview questions and topics. These were centered around the motivation for becoming involved in the intergenerational scheme, the perceived benefits and drawbacks of such schemes, the difference of these schemes compared to more 'conventional' developments and the future potential of intergenerational schemes in London.

Upon finishing the interview stage of research, the subsequent process of coding and generating themes was done manually. Interviews took no longer than an hour and as most were conducted online, the process of transcribing was much more efficient. Discourse analysis was followed when studying interview transcripts, as the text was looked at in relation to the initial preliminary themes, whilst also under constant review in order to identify new themes emerging (Gillen and Petersen, 2005).

The outcome of the data analysis were four themes that shall be used to guide the following section of this dissertation. The process of defining and naming these themes was done through extrapolation and interpretation from both the literature and interview transcripts and therefore is subject to personal subjectivity. The themes and relevant subtopics are displayed (figure 16) in the following chapter.

Limitations

The limitations of this research are generally focused on the initial lack of participants from one of the case studies. This was mitigated by conducting a number of site visits and the use of promotional material for the research (Appendix V) with the intention of gathering participants personally. However, due to the impromptu requests of residents during these site visits, material consent could not be gathered from the two participants who requested to have interviews immediately. It could be possible that the lack of material consent may have negative ethical implications, however I was sure to gather verbal confirmation and thoroughly explain how I was to use the information they provided. In further efforts to reduce any ethical issues, all responses will be fully anonymized.

Conclusion

The investigative and exploratory nature of this research has influenced the choice of methods. Due to their qualitative nature, semi-structured interviews were chosen to best allow participants to fully elaborate their intergenerational experiences. The prevalence of intergenerational living in London is outlined in the following chapter, as well as the case studies chosen for this analysis. The themes that have slowly solidified through the primary stages of this research are then discussed, in order to provide a sound basis for the remainder of the paper.

Chapter four- Intergenerational cases and research themes

Introduction

This chapter presents the different intergenerational developments that have and will be built in London. Furthermore, the three case studies and the intergenerational typology they follow will be introduced, with an overview of the developments also provided. Following the discussion on intergenerational cases comes a summary of the themes that were used to organise the data analysis.

Intergenerational London

Below the current and planned intergenerational developments around London are mapped (figure 7). Their typologies are also discussed (figure 8), in reference to those formulated by Matter Architecture (2019) illustrated in the chapter two.

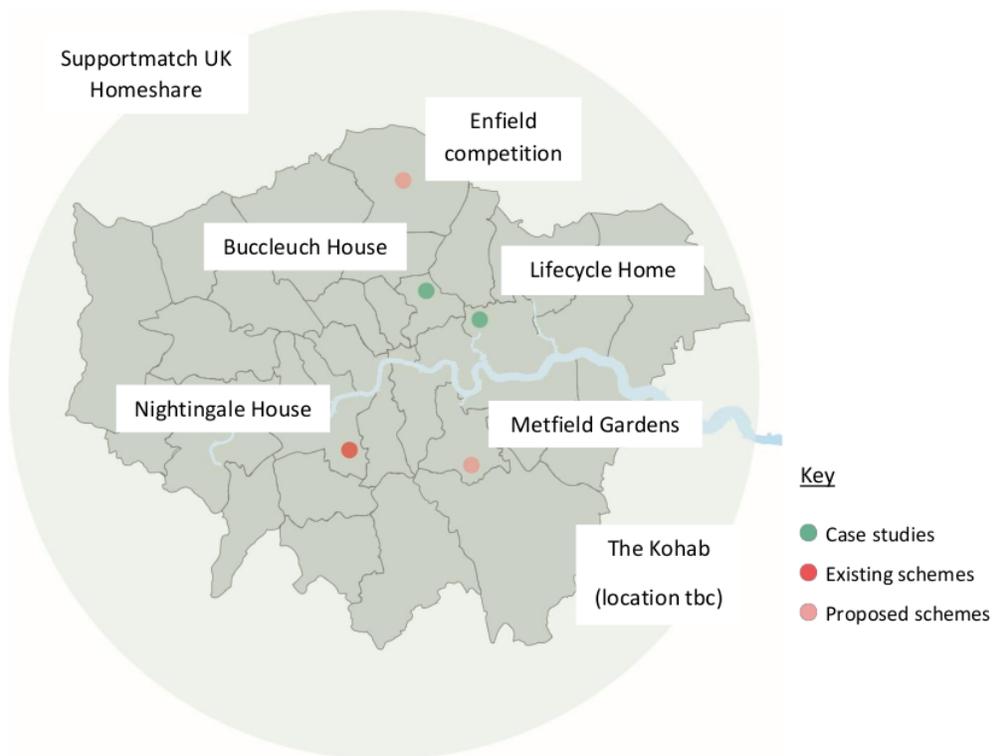


Figure 7 - Map of intergenerational developments in London

Scheme	Image	Typology	Description
Lifecycle Home (PRP Architects, 2020)		Mixed unit	This scheme does not fit usual typologies. It is a smaller scale than the 'mixed community' but entails a similar arrangement of informal care and shared communal space.
Buccleuch House (Levitt Bernstein, 2021)		Mixed community	An example of a mixed community, with the elderly, Orthodox Jews and first-time buyers mix in the communal space. Slight variation as elderly have on-site staff.
Supportmatch UK Homeshare	<i>n/a</i>	Rent a room'	Works as a regular homeshare scheme; younger people live with an elder providing light support in exchange for reduced rent.
Nightingale House (JT Ellis, 2021)		Older people supporting children	The first of its kind in London, a nursery operating within a nursing home where elderly residents help care for the children, and engage in activities with them.
Enfield Council's IG competition (Adrian Hill Architects, 2021)		Mixed community	The winning proposal envisioned a development that was flexible in order to meet the needs of multiple communities. A 'community boulevard' is also part of the plan.
Metfield Gardens (Lewisham Council, 2021)		Purpose built mutual development	A development with separate accommodation aimed at the elderly and students, with joint communal facilities. Students provide active help in exchange for subsidised rent.
The Kohab (The Kohab, 2021)		Purpose built mutual development	Built for multiple generations in one development, where flats have amenity spaces, events and organised activities, as well as on-site management.

Figure 8 - Intergenerational typologies in London

Case study overview

Below are the case studies that have been chosen to represent a diversified set of intergenerational living schemes in this research. The following paragraphs work toward the objective of identifying and investigating three cases of intergenerational living in the London context, that represent some of the mainstream intergenerational living typologies.

Lifecycle Home, Chobham Manor, Olympic Park, London



Figure 9 - The Lifecycle Home (Chobham Manor E20, 2018)

- Overview

Chobham Manor is a residential development designed by PRP Architects and commissioned by the London Legacy Development Corporation (LLDC) with the brief of creating 'lifetime neighbourhoods'. The development has three phases, the first of which is completed and the second currently on-going. The development consists of 5 principal types of housing: townhouses, mews-style properties, maisonettes, mansion blocks and terraced apartments. A component of this development is the intergenerational home (figure 11) designed for the lifecycle of a family. Out of the 850 units overall, there will be 12-14 intergenerational homes.

PRP designed these units for the lifecycle of a family with a great degree of flexibility with regards to the layout. The annex especially has been advised as a space that can be used for grandparents, home office (proving especially useful due to COVID-19), it also could be rented, or used by returning children. Moreover, the owners may also swap into the small unit if they need to downsize, who can then rent out the larger three-bed home (PRP Architects, 2020). In order to retain the cyclical nature of the building, the main home and annex cannot be sold separately.



Figure 10 - Location of the Lifecycle Home in Queen Elizabeth Olympic Park, Stratford, London E20

- *Typology*

The intergenerational or 'Lifecycle Home' consist of a three storey, three bed home, attached via a courtyard to a smaller annex building. Each home has their own entrance and the intergenerational home is integrated into a larger development, often occupying a corner plot. This design is an example of how a small plot or single unit can be intergenerational. Comparable configurations of space can be seen in the traditional 'granny flat' attached to homes in the UK but does not fit into the typologies offered by Matter Architecture (2019).



Figure 11 - Section view of Lifecycle Home

- *Key findings*

This scheme was targeted at families, whilst offering flexibility so the space can be used for other people or uses if the owners see fit. This scheme was tailored to the higher end of the market, selling at approximately £900,000 (PRP Architects, 2020). Neighbours of the Lifecycle Home, as well as residents of the home were interviewed, to gain insight as to whether the development as a whole had an intergenerational element. It was found that this unit was used intergenerationally or there was intention to use it intergenerationally. Neighbours did not see the overall community as particularly intergenerational, however it was noted that such diversity may come naturally with time. This scheme offers insight into how a single unit typology can be created, here called a 'mixed unit' typology based on the 'mixed community' typology (Matter Architecture, 2019).

Buccluch House, Hackney, London



Figure 12 - Buccluch House (Levitt Bernstein, 2021)

- *Overview*

Levitt Bernstein are the architects behind Buccluch House, who designed the development, for the three clients of Hill, the Agudas Israel Housing Association and Hannover. The aim was to create a housing development for three different ‘communities’, represented by each of the clients and developers: first time buyers (Hill), Orthodox Jews (Agudas Israel Housing Association) and the elderly (Hannover).

This development catered to the needs of three separate demographic and did so through sensitive design. South facing properties were dedicated to the elderly, as well winter terraces for their flats, two quiet enclosed garden’s for the elderly were also provided and some of their flats trailed HAPPI design standards. Ground floor flats with larger balconies were dedicated to young families. Furthermore, irregular terraces to allow for Orthodox Jews to celebrate religious festivals, as well as the internal living arrangement mindful of their religious

practices. The communal green and children's play area at the front of the development (figure 12) is the shared area for the three cliental.



Figure 13 - Location of Buccleuch House in Clapton Common, London E5

- *Typology*

This case is characteristic of a large-scale, mixed community development (Matter Architecture, 2019). The three clients are generally in different parts of the development, with some overlap between the Orthodox Jewish community and new time buyers. The section of the development dedicated to elders is also managed by a separate company. This development is comparable to larger intergenerational schemes, such as co-housing developments, yet differs in the management and rationale behind the scheme. Each of the client's needs were represented in the design of the flats (figure 14).



Figure 14 - Sensitive internal and external design that considers the needs of each community (Levitt Bernstein, 2021)

- *Key findings*

By catering for three diverse populations, one of which were elderly clients, this scheme became intergenerational almost unintentionally. The communal green at the front of the development offers the only space where the three communities mix. Furthermore, the block dedicated to elderly residents is managed separately, with the agency organising regular events for that community. Events including all residents are not organised. This development was seen a pioneer for sensitive, bespoke design, winning the EAC National Housing for Older People Awards 2019, Best UK Retirement Housing: Gold Award and the 2013 winner of the Housing Design Awards, for the HAPPI Award. It also offered a proportion of affordable housing, winning the British Homes Awards 2016, Affordable Housing Development of the Year (Levitt Bernstein, 2021). Finally, as an apartment block this development was designed for a range of people and needs, however the intergenerational nature of the scheme was generally defined by unrelated people.

SupportMatch Homeshare scheme



Figure 15 - Supportmatch Homeshare logo

- *Overview*

‘Homeshare brings together people with spare rooms with people who are happy to chat and lend a hand around the house in return for affordable, sociable accommodation’ (Homeshare UK, 2021. p.1). Those getting involved in homesharing are varied, it is commonly associated with students and elderly people who need a smaller amount of care. However, realistically participants in such schemes. The concept and practice of homesharing is nation-wide, with

similar examples also found abroad. The idea of providing care for reduced rent is also being adopted for new build schemes, especially in Scandinavia, where students and those who need care live in the same development and part of the tenancy agreement is that element of care or companionship.



Figure 16 - Location of Supportmatch Homeshare, London (and nation) wide

- *Typology*

The physical requirements for this form of intergenerational living is that the property has a spare room, beyond that, the physical manifestations of homesharing arrangements are countless. The intergenerational living arrangement itself is categorised as ‘rent a room’ (Matter Architecture, 2019).

- *Key findings*

This scheme offers an intergenerational living arrangement that is at the affordable, costing approximately £160 a month in rent. Unlike the other two developments, this intergenerational scheme offers a way in which traditional homes and flats can be retrofitted or made to be intergenerational when the care needs of the homeowner change. Such a intergenerational scheme is squarely targeted at unrelated people.

Themes

Having spoken to both the organisers, users and other stakeholders involved in intergenerational living in London, the subsequent open coding of the interview transcripts (Strauss and Corbin, 1990) in conjunction with the review of existing literature led to the four themes listed below (figure 17). Each of these themes will have a number of different sub-components under which the findings shall be presented.

Theme	Analytical Dimension	Residents	Organisers
Why intergenerational?	Motivation for those getting involved in an intergenerational scheme	Influences growing up, family/cultural reasons, money (either excess or lack of, not really in between)	To differentiate the project, the wishes of the developer, upbringing, family/cultural reasons, trial a pioneering typology, finding a gap in social care
Intergenerational experience; the good, the bad, the ugly	Benefits of Intergenerational living	Sense of responsibility and care, piece of mind that loved ones are close by, in the case of homesharing cost of living is greatly reduced	Use of new flexible / HAPPI design guidance and reports, differentiates scheme, social use, the need for more diverse neighbourhoods
	Drawbacks of intergenerational living	Not creating a bond, lack of private space, continuous blurring between work and relaxation, issues with management, intergenerational living is more of a marketing ploy than a reality	Sometimes difficult to convince councils as it's a different approach to living / they don't understand the concept
Design of intergenerational or ageless space	Design considerations of intergenerational developments	Privacy, open space	Design standards; HAPPI, inclusive design, consultations with end users, flexible design principles, new design standards being made
	The makings of an intergenerational development	Many older streets and areas of London are intergenerational, due to the natural process of people moving	Intergenerational developments can happen by accident (Buccleuch House)
Future of ageless space	Key stakeholders in intergenerational development	Developers, designers/architects, councils	Developers, designers/architects, councils
	Prospects of intergenerational developments	More affordable new intergen development would be needed	The everyone flat, that incorporates design guidance for all needs

Figure 17 - Table of themes for data analysis

Conclusion

This section lays out the different intergenerational typologies that exist around London and the three case studies used in this research. The next chapter offers an analysis of the data gathered from the stakeholders involved in intergenerational living in London, organised around the four themes represented in (figure 17).

Chapter Five– Analysis

Introduction

This chapter offers a breakdown of the research findings, that work towards the ultimate aim of gaining a holistic understanding of the recent emergence of intergenerational living in London. This is done through comparing and contrasting the cases, touching upon a number of key aspects, such as motivation, typology, its design and development, and future prospects. The experiential insights are concentrated around the four themes listed in (figure 17), with these then discussed in relation to the wider intergenerational discussion in the penultimate chapter.

Why intergenerational?

‘If we don’t make our cities more inclusive, then we are going to be losing generations.’

- Interview, Resident 1C

Although gaining more popularity as living arrangement, there are still questions over the viability and justification of living intergenerationally. Understanding the motivations behind those involved in intergenerational schemes helps in picking apart why intergenerational living can be attractive, and will aid in promoting similar living arrangements in the future.

Upbringing and cultural influences

Naturally, many of those involved in intergenerational schemes cited their cultural background, experiences and upbringing when asked about their motivation for living intergenerationally. Furthermore, many respondents began their explanation by commenting on the difference in family values and practices that they grew up with compared to those mainstreamed in the UK. For example, Western notions of individualism were seen to be fundamental to the dominant approach to the elderly and care provision in England; ‘difference here is, from a very early age we’re taught to be independent’ (Interview, Resident 2C) and subsequently ‘what happens

to elderly people, when you don't know them, they are out of sight out of mind' (Interview, Resident 2C). Contrastingly, respondents were quick to detail their own experiences of a seemingly more family-orientated approach to living, with Resident 3A citing their upbringing in an Italian family where three generations lived under one roof. Organier B discussed her heritage and time travelling across Asia as especially pivotal in shaping her perceptions of family and family living arrangements. Having lived and worked in China for a considerable amount of time, the close-knit and co-dependent family culture, wherein respect to elders or 'Filial piety', influenced Resident 2C's decision to join Supportmatch, where she now lives with a 90 year old gentleman. Over half of the respondents cited close contact with their own parents and grandparents whilst growing up as a primary motivation for wanting an intergenerational living arrangements, often as an attempt to recreate that relationship.

Changing norms

It was also noted that family values can change, with one home sharer commenting 'in the western world, the family structure has kind of vanished in some ways' (Interview, Resident 1C). This hints towards a multitude of things; the demise of the traditional, nuclear family that was once dominant in England, yet also the rise of less 'traditional' family and living arrangements. It also hints to how expectations of care and care provision within families may differ across generations; 'these people who are in their 90s, I think they struggle understanding why nobody visits because they would they have seen another world' (Interview, Resident 1C). This research has been conducted in a time where questions over household structures and approaches to elderly care have been questioned and spotlighted, due to COVID-19 and other controversial events in the elderly care sector over the last two decades. In tune with this, was the finding that nearly half of the respondents cited a lack of trust in the elderly care sector, along with a sense of responsibility and duty of care for their loved ones. Therefore, more attention has been given to how we can better balance the needs of all, with many turning to intergenerational living as a way to do so. This is a move away from the individualist thinking that has prevailed since the late 70s.

Care provision

Issues surrounding the provision of care was found to be a driving factor for involvement in intergenerational living. Findings indicated that providing care was either associated with structural considerations or personal ones. When discussing the former, the seemingly diminishing and stretched care sector within England did not fill families with hope regarding

the future of their relatives. Organiser B commented how the politics and wealth in a country impacts the type of care provided, noting that in less developed countries the caring responsibilities are often left to the family. Findings also drew attention to notable differences in family structures and access to support between the West and the East, again in response to available governmental support or lack thereof. Resident 1C also had similar comments, noting that historically when people were poorer in England, care was contained to the family with only those that afford it outsourcing to nannies or carers. A move towards intergenerational living indicates that we are now also becoming less reliant on and arguably, more skeptical of, the quality of public care provided. Findings also iterated the lasting effects austerity on care provision, with many of those involved in intergenerational schemes noting a continuous lack of funding and staff in the care sector.

On a personal level, many respondents recognised that the care needs of their family members would change with time. Resident 1A, an owner of a Lifecycle Home, has a daughter with cerebral palsy and autism. Therefore, one thought prior to moving into a new house was if their daughter would reach full independence and how this would translate into her future living arrangement. The Lifecycle Home was attractive, as it provides a high level of independence and would allow their daughter her own space. Yet, the nature of the property means that the annex is close enough to the main unit for the two occupants to provide assistance if needed. Furthermore, as was the case with other owners of the Lifecycle Home, the needs of parents were also considered when opting for this living arrangement. Resident 1A's and Resident 2A's parents are still healthy and active but their future care needs were a consideration, as they anticipated that their parents may prefer being looked after by the family. It was also noted that the extra space could be used by live-in carers, au pairs, or lodgers.

In other cases, the 'soft' extra support intergenerational living offers was cited as motivation for involvement in such schemes. The need of extra care was not pressing enough to justify a move to a specialised care facility or nursing home but was enough for families or the elderly person themselves to reevaluate their living situation. Types of 'softer' care, were cited as help with shopping, gardening and arranging appointments. I found myself doing similar tasks, such as going on walks with the lady I lived with, as well as cooking, sharing dinners and weekly dance classes! It was also found that just a presence of a responsible adult is enough to provide a sense of security for those living intergenerationally, as residents usually just need a 'helping hand' as opposed to harder, specialised care. Organiser C commented on how many home owners appreciate someone else in their home, with those that get involved in homesharing

tending to live alone prior to the scheme. All residents involved in Supportmatch, all organisers across schemes and one resident from Buccleuch House and the Lifecycle Home commented on the 'soft' care that intergenerational living provides due to the close proximity of a responsible adult. However, it was recognised by Organiser C that 'it's very difficult to look after someone when you are emotionally connected with them', meaning those within the same family. This highlights the strain that can come with even light care provision, and that this may not be appropriate for some families. Therefore, intergenerational living arrangements that provide an intermediary level of care by unrelated individuals, such as Supportmatch Homesharing or Buccleuch House, may be favourable alternatives to inter-family care provision or sheltered accommodation.

Intergenerational experience; the good, the bad, the ugly

'It's that psychological support, that emotional connection, that eventually actually gives many other benefits, it's not only purely practical support.'

- Interview, Organiser 3

As with any living situation, intergenerational schemes bring with them a range of experiences. In this case, these experiences were understood as the general benefits of living intergenerationally, as well as the drawbacks. Furthermore, as the intergenerational schemes in this research represent a range of market values, cost is considered as a separate point. Experiences of flexibility in intergenerational living are also discussed.

Benefits

Mutually beneficial outcomes were cited as a primary benefit, as those that live intergenerationally can help each other with daily tasks. The sharing of day-to-day tasks is useful, with Organiser B elaborating this point:

'I think it's actually quite good for your mental health, because I think that as a society we put a lot of stresses on ourself and that whole idea of sharing can

actually help in terms of freeing up time, because you are doing a lot of things communally, and then have more free time for leisure and health and well-being, and childcare.’

As well as the obvious practical help offered by intergenerational living arrangements, many respondents commented on the emotional and mental support that comes from such situations. The combination of these elements were the main benefits listed by those involved in intergenerational schemes. One reason for these taking priority was probably as they address issues relating to loneliness and segregation of our elderly head on. These problems were noted as common motivations intergenerational living, as Organiser C said ‘tackling issues associated with isolation, for both home owners and home sharers—it’s a mutually beneficial relationship’. The notion of mutual benefit was noted by other intergenerational dwellers, ‘I don’t have to be by myself and I am also helping somebody else, you know mutually beneficial, and here I am’ (Interview, Resident 2C).

The notion of safety was also discussed by many involved in intergenerational schemes. Namely, that those getting involved in such developments believed them to be safer for those that needed the care compared to ‘mainstream’ developments, due to the proximity of the loved one to the family or other responsible adult. The sense of proximity and ease of access between different generations in intergenerational developments was cited as a main facilitator in enhancing a sense of safety and security. With members from all developments noting how proximity to family or someone who was willing to help in a case of need provided great peace of mind. That sense of safety often comes from just knowing someone who can help is close by. I found this to be the case with my own intergenerational living situation, with the family of my home owner regularly commenting on the sense of security they felt from knowing I was home.

Drawbacks

Drawbacks of intergenerational developments generally followed similar themes than that of their benefits, as there is often a delicate balance when living with those of differing needs and capabilities. Firstly, as people’s care needs are so varied and specific, it can take time to understand what actions are necessary to help. These issues can come from families who have decided to live much closer to relatives, for home sharers, or those living in a development with un-related adults of varying ages and needs. Furthermore, it was found that when living intergenerationally, the needs of elderly people can change rapidly, meaning that their living

and caring situation must be adapted accordingly. Changes in a living situation can take a toll on the mental health of all involved, with elderly people often left feeling helpless and embarrassed at the fact they are less able to look after themselves. Resident 2C recalled such a situation; 'Last month, he [her home owner] had a fall, he fell downstairs and he was in hospital for two weeks, caught pneumonia in hospital, came back home about 10 days ago...and things have been quite difficult since then'. Those living with elderly people noted similar experiences, that resulted in an increased obligation provide care that they may not necessarily have agreed to or be trained for.

Cost

When discussing the cost of intergenerational living, it does not squarely fit in either benefits or drawbacks due to the type of intergenerational living arrangements researched for this thesis. Essentially, the case studies hold market values across the spectrum; homesharing is an incredibly affordable intergenerational living arrangement, the Lifecycle Home stands at the higher end of the scale, and Buccleuch House offers a range of market rate and affordable units. Those involved in Supportmatch all noted the obvious financial benefit of such a living situation, with the organisation charging only £160 a month for rent in London. Alternatively, Resident 1A that lives in a Lifecycle Home in Chobham Manor commented on the high cost of their residence but also their appreciation of the benefits it provides. They continue, commenting that they are very fortunate to have this living arrangement but do not believe that it is very 'accessible' to many people.

Flexibility

The concept of flexibility occurred in relation to a number of different topics, for example tenure, use of space, relationships and design. Conversations with those in Buccleuch House commented on the different tenures available, saying that this was an attractive element of the development. However, it was also noted that tenure impacts how those view the development, with both resident 1A and 2B finding that renters took less pride in the development and were less likely to socialise with other residents, compared with those who owned their homes.

Flexibility surrounding relationships was also noted by multiple residents. Resident 1B commented on how the close proximity to family members meant their relationship felt less forced and therefore more organic. Instead of having to schedule visits and factoring in a lot of time for travel, they could pop by and check on their parents very easily and with little planning.

Resident 1A had similar comments, noting that the communal spaces fostered natural relationships between neighbours, giving them a place to stop and chat.

Flexibility through design came up in interviews across respondents. Organisers especially noted their consideration of design principles, such as the HAPPI Standards, that prioritise flexibility. Flexibility was generally considered a key aspect of intergenerational living, as it allows for the entire spectrum of needs to be met in a single space, by adapting that space when necessary. In the private sphere, flexibility was given through additional space, features such as fold away doors and self-contained units. Communal spaces were also seen as flexible, allowing residents to mix and through providing enough space for events to be hosted.

Design of ageless space

‘It’s about giving choice in urban living.’

- Interview, Organiser B

When researching intergenerational schemes in London, aspects associated with their design were given attention. By gaining insight on the design justification behind such schemes, as well as how such spaces were experienced by residents, a more holistic outlook was gathered. This was in order to best understand how urban design can be harnessed to cater for a multitude of needs.

Design principles and standards

When on the topic of intergenerational living, it is often the needs of the elderly that come to the forefront of discussions on design. This is due to their needs being more complex to cater for. The Housing our Ageing Population Panel for Innovation (HAPPI) standards were found to be the primary standards used to guide housing designed for the elderly, with Organiser A stating that they were actively used in the design of Buccleuch House. One quarter of the flats designed for the elderly followed the standards and were being trialed. These ‘Happy flats’ were characterised by a more open plan layout, larger circulation space and space-saving elements such as pocket doors.

Typology

The use and impact of different typologies for intergenerational living was commented on by both residents and organisers of intergenerational schemes. Certain typologies were found to attract certain ages and demographics, which was especially apparent at Chobham Manor where the architects used a mix of typologies in an attempt to attract a range of ages and family types. For example, town houses were found to attract young families on the development, with older residents seemingly favouring mews style housing due to the units being of a smaller size and generally having less steps.

It was found that the 'Lifecycle Home', that was intended to be used intergenerationally, was successful in that respect. The typology of larger unit and smaller annex attached with a courtyard was bought by those who envisioned the property to effectively meet the current and future needs of their family. Issues with such a typology are that it is low density and needs a large plot. These requirements can be difficult in inner city areas where much of the development is justified through meeting higher density criteria. Therefore, the Lifecycle Home typology better fits suburban development or, as was the case with Chobham Manor, a larger masterplan. However, its design could offer a template for those who wished to make their existing or future home better catered for intergenerational needs. Issues with the Lifecycle Home typology, as well as how ideas can be 'pinched' from other living situations are illustrated by Organiser B 'the housing typology is really good for a lower density area, but not necessarily good when we try to keep that family unit or support mechanism within a city. The learning from that came from a friend who lived in Hong Kong, where they have the helpers unit on site'.

The mixed community typology that characterised Buccleuch House is not obviously intergenerational, in this case it was the interiors of the flats that ensured that the needs of different ages were met. Therefore, it was the use of the common spaces and arguably the proximity of a mixture of ages that classified this development as intergenerational. The architects of this scheme noted the difficulty when developing difficult sized plots within a city, as the dimensions and context of the plot can restrict the design of the development. Homesharing however, can be carried out in any residential typology. This means that homesharing offers a more flexible approach to intergenerational living. This approach is rather focused on retrofitting typologies to be suited to intergenerational living, as opposed to intergenerational 'design' being a consideration at the beginning of the building process. In

this respect, homesharing was found to provide a more immediate or flexible way to accommodate intergenerational living.

When discussing the viability of creating intergenerational residential developments and their potential typologies, one organiser noted their work on a new typology. The typology, named the ‘universal’ typology is described as follows and would fit the proposed ‘mixed unit’ typology proposed by this paper:

‘the universal typology is a flat, it works more for the 1 and 2 bedroom flats, but it’s looking at the standard of the disability homes, the wheelchair housing standard, the HAPPI principles and lifetime homes principles. The universal typology ticks all of the boxes, is slightly larger but not as large as a full wheelchair housing standard. The idea for that was, if it’s designed on a floor plate, then why should you have a difference between 1, 2 and 3 bed, then also specialist housing, specialist lifetime home, and a specialist shared home’ (Interview, Organiser B).

Communal space

A core aspect of the new-build intergenerational developments researched was communal space. Such space was beneficial to intergenerational schemes for a number of reasons, and was incorporated in different ways.

Communal space in Buccleuch House consisted of the open green and playground to the front of the building, with elderly residents having their own private garden to use at the rear of their block. It was noted that having an open communal space at the visible at the front of the building helps to draw people in. Organiser A said that this works by allowing passers by to easily see who is there and therefore, to stop and chat more naturally. This was reinforced by Residents 1B and 2B, who commented on using the open space to run and chat with neighbours, especially during COVID-19 lockdowns.

The communal space within the Lifecycle Home consisted of the shared courtyard between the main building and the annex. Findings showed that residents occupying both units were grateful for the space, using it as a place to meet and enjoy, for children to play, and to generally relax. In fact, the configuration of the Lifestyle Home was noted to work very well during the pandemic, ‘because it has outdoor space, it had the separation. I am getting enquiries about the typology because of the move to people working from home’ (Interview, Organiser B). Here

the balance between separation and social space seems to have been met successfully. This balance was identified as a key issue with homesharing, as communal spaces such as gardens, balconies and common areas are difficult to 'retrofit'. When asking a home sharer why she considered her latest living arrangement a success, she answered 'because the house was big enough for both of us'. This was something I particularly struggled with, as my home owner was against me using rooms of the flat other than my own. It was lucky that I lived in North West London, where close proximity to Regents Park and Hampstead Heath allowed me walk any time I felt a feeling of claustrophobia setting in.

As well as the universal typology, Organiser B was also working on ways to integrate communal spaces in intergenerational flats. This work will go towards making new-build intergenerational living more viable for inner-city areas:

'I am now working on a design for multigenerational flats. The kitchen will become the heart, you still have two front doors and separate access to the external balcony. It's very much about external living, and that idea of where is it that people congregate in any walk of life? It always seems to be the kitchen. So it's making that connection through the kitchen, it's almost like a shared kitchen facility, but you also have your own independence as you have your own outdoor space and your own front door' (Interview, Organiser B).

Privacy

Having a sense of privacy was found to be a crucial element of intergenerational living, as it can be that you are living in 'someone's extended personal space' (Interview, Resident 1A). This is because such living arrangements entail frequent contact with those you live with, as the 'mixing' of generations is part and parcel. Balancing privacy with the social elements or care provision can often be difficult. Resident 1A commented 'division between privacy, but also participation and awareness of what was going on, was important'. The benefit of having a living arrangement that provided both was fundamental for many respondents, with Resident 4C reflecting on the feelings of her home owner 'she felt reassured that she wasn't alone but at the same time, she liked to preserve our own space'. In intergenerational living, upholding mutual benefit is important. One way residents who are considered more 'dependant' can retain a sense of independence, is through privacy. With privacy comes autonomy and agency, something that both residents and organisers recognised as important. Organiser B succinctly summarised, 'you want help with independence, help with separation'.

Interestingly, the impact of tenure on sense of privacy was discussed by a number of respondents. One respondent noted:

‘I think a lot of it comes down to tenure, because the big distinction between a care home and even very assisted living, is that with various assisted living you have your own front door and you're either a tenant or at least see yourself as living independently and are in a housing law sense. Whereas when you're in a care home, what you are is a licensee’ (Interview, Expert).

The practical elements of privacy are also discussed. Homesharing involves people with their own belongings, their own lives and routines coming together, meaning privacy often needed successfully accommodate these things. Resident 2C for example, wanted a home wherein she would have space for conducting her online lessons without disturbance and had space for her possessions. Unlike Buccleuch House and the Lifecycle Home however, home sharers do not have such a sense of ownership over their property, or the same tenure. Our Expert noted that, ‘if you are a tenant or, particularly if you're a lease holder, you know you have your own front door and you're able to exclude. They call it ‘exclusive possession’. This goes far in promoting a sense of privacy in intergenerational living but needs to be counterbalanced by appropriate care and social activity.

Retrofitting

The changing nature of care was again highlighted during this research; ‘there are particular difficulties around suitability of the home as you age’ (Interview, Expert). Such difficulties are associated with our changing needs, which generally become more apparent as we age. When people find themselves in this situation, there are generally two options ‘you can go down the route of adapting or you could go down the route of moving’ (Interview, Expert). As intergenerational developments are not yet mainstreamed, one common way of making our living arrangements more intergenerational is through a process of retrofitting. Structurally speaking this means that for spaces to be more suited to the elderly, certain changes are useful, for example ‘in the home environment, you can widen doors reasonably easily, and you can convert a bath to wet room’ (Interview, Expert). The cost of retrofitting can also be high however, with issues arising over responsibility in rented properties especially.

Organiser C reflects on this, as similar changes will also be made to homes and flats involved in homesharing schemes. It is common for physical changes to be made to the house, that are then complemented by the additional care offered by a home sharer. The home owner’s

residence dictates the matching process, for example flats are generally seen as less appropriate for a home sharer who would need to spend a lot of time at home, as communal spaces may feel overrun. Furthermore, a larger house may be more suitable for an older, more mature person, who wants to spend more time at home with their home owner.

Management

Although not hard design consideration, how the scheme and its residents are managed impacts how the physical space is used and how residents interact. It was found that in order for the needs of an often diverse pool of residents to be met, management was indeed a key consideration. This was apparent across developments, with external management agencies having input in all of the schemes. As was the case with Buccleuch House, there were multiple management agencies working for the different sections of the development, due to the differing requirements of the elderly residents compared to the first time buyers and Orthodox Jews. Hill, the managing organisation of the elderly block, provided on-site staff. Furthermore, they hosted weekly events for residents to participate. The managing organisations for the remainder of the scheme were rather occupied with more practical matters such as waste and building maintenance, which Resident 1B explaining that such issues cause grievances between residents. It was noted that management for the different blocks did not co-ordinate to a great extent, and organised events that included all residents were not facilitated.

It was found that having a body overseeing intergenerational development goes far in providing all parties piece of mind. This was especially the case with Homesharing, as this intergenerational arrangement lacks the tenure and ownership that comes with buying or renting an 'intergenerational' property, like the Lifecycle Home or a flat in Buccleuch house. Organiser C commented that when those involved in Supportmatch are presented with the contract, it becomes much less of a daunting concept.

Future of ageless space

‘All the ideas are there, but it is how you translate them into a UK market.’

- Interview, Organiser B

Findings indicated a number of key stakeholders in the intergenerational housing debate, namely developers, local authorities, charities, architects and designers, and consumers. Gaps in the current market are also identified, with the prospects of ageless space in London then hypothesised.

Key stakeholders in intergenerational living

The relationship and cooperation between key stakeholders in the emergence and development of intergenerational schemes was highlighted in the findings, with one organiser stating:

‘There is a real positive attitude from local authorities, but there is a better attitude from local developers actually. It’s because they see a real market for it and I would say that it’s the private developers that can lead in this area more than the housing providers. It’s because as a rental unit I think that they can manage it well, but they still perceive it to be for large families, rather than seeing it for that flexibility through time’ (Interview, Organiser B).

Architects and designers are also key stakeholders in intergenerational living. Organiser A noted that intergenerational schemes are considered as forward-thinking, and differentiate proposals from more typical developments. The public too are a key stakeholder in the reception of intergenerational schemes; many residents claimed that the intergenerational nature of their new-build scheme was a strong ‘selling point’. Over half of residents commented that the intergenerational aspects of the scheme was a factor in their living decision. However, due to the intergenerational ‘label’ benefitting developments, the term can be misused in efforts to promote developments. Organiser B observed:

‘You’ll hear in London that certain masterplans are intergenerational but they’re not really...they have put in one bespoke building that is maybe extra care, then suddenly the whole masterplan is intergenerational, because it’s a tokenism, because [they say] it’s sheltered accommodation that makes it intergenerational but actually it doesn’t, you haven’t thought about the movement of people, or choice, or bringing in different lifestyles.’

Ultimately, there was a consensus between the organisers and expert, that a combined effort between all stakeholders was necessary to promote intergenerational living. It was said that ideally, efforts taken by developers and architects to take on intergenerational schemes should

have top-down support; 'I think that there are there are significant barriers to scaling up without government intervention' (Interview, Expert).

Gap in the market

Generally, what was noticed by those involved in intergenerational schemes was that the living arrangement offered something relatively new, indicating that there is a gap in the current housing market. This point was elaborated by our Expert, who commented that there are not many options readily available to bridge the gap between standard housing and special care facilities, like nursing homes. It was found that, identifying a gap in the market is not enough by itself to promote intergenerational schemes; 'we know there is a gap but until it's proven, until it's sold in a private market situation, people don't believe it' (Interview, Organiser B).

Resident's 1A and 2A said that they found nothing comparable to what the Lifecycle Home could offer on the market. Furthermore, Buccleuch House has been pioneered as an intergenerational scheme, with Organiser A using it as a blueprint for other intergenerational and special-care developments. Organiser C also stated that homesharing is gaining traction with local authorities, with it predicted to continue to do so as budget cuts to care services.

Conclusion

The analysis followed four broad themes of motivation, benefits and costs, design and prospects . Through these themes the three cases have been compared and contrasted, touching on a number of subcomponents. This section has also worked towards evaluating the prospects of intergenerational living in London, with the following discussion situating these findings into the wider intergenerational housing discussion.

Chapter 6 – Discussion

Introduction

The research conducted as part of this dissertation bears relevance to wider intergenerational debate. Here the synergies are discussed in order to bring this primary and other secondary data together, in order to best provide a holistic understanding of intergenerational developments in London.

Care

When discussing intergenerational living, if, what and how care is provided is often a crucial part of the story, as was found in this research. It is important as care needs change with age, with our living situations ideally meeting such needs. This research found that a key motivation for intergenerational living was changes in care needs and provision, with many believing that state-led care was either insufficient or inappropriate for the type of care. Budget cuts to social services and a shortage of health professionals justify these concerns (Green, 2019). The findings here are therefore in accordance with government projections for care, that indicate instances of informal care provision for elderly are higher than previously anticipated (Pickard et al, 2000). Furthermore, scepticism over the current care options for elderly and vulnerable people was worsened after series of events highlighting their ill-treatment. One scandal involved Southern Cross, a leading private provider of care homes, that could no longer meet rent obligations meaning over 31,000 risked homelessness. Another involved a number of concerning interim findings regarding care standards in hospitals and care homes, where issues surrounding the inadequate feeding or toileting of patients (Stewart, 2012). Similar stories documenting horrific abuse and mistreatment of elderly people in care homes have also appeared periodically in the press (Nugent, 2012). These events brought to light failures in our current approach to elderly care, with blame failings levelled at families for not providing or overseeing care, at regulators, at care home owners and workers, at the government for poor working conditions and pay (Stewart, 2012). Subsequently, issues arising in elderly care provision have arguably underpinned some of the changing norms found in this research that have led to the uptake on intergenerational living.

On a separate but relating point, there is now what is seen as an ‘extended middle age’ (Green, 2019), illustrated by the Office for National Statistics’ (2019) report ‘Living longer: is age 70 the new age 65?’, which illustrates that the UK population is ageing more slowly (Figure 18).

The elderly are also becoming more affluent, with their incomes catching up with the remainder of the population (Institute for Fiscal Studies, 2015). Furthermore, the ONS and GLA predict that by 2036 the population of over-65s will increase by 50% (Figure 19). Ultimately, this is leading to a larger pool of people living healthier for longer, and wanting agency over where and how they live, and who have the funds to support their endeavours. Such changes are in tune with the changing norms surrounding care provision, family structure and responsibilities that were highlighted in this research. Namely, a move away from the nuclear family and its associations with independence and separation, that others have also found (Saggers and Sims, 2005). In their place are a multitude of less traditional family structures and living arrangements (Allan, Hawker and Crow, 2001), where the increasing number of intergenerational developments find their place.

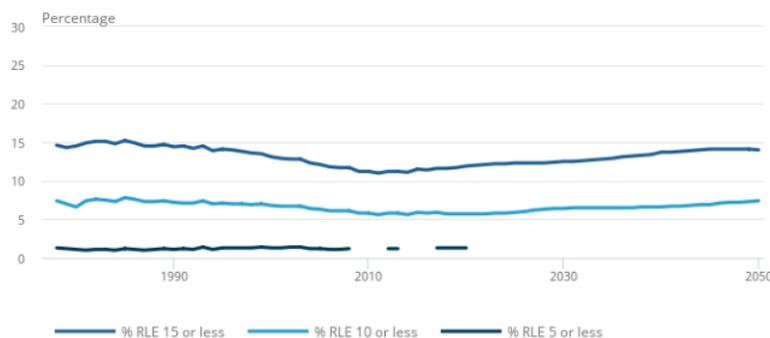


Figure 18 - Percentage of population by selected prospective age groups, Great Britain, 1951 - 2050 illustrating slower rate of aging (Office for National Statistics, 2019)

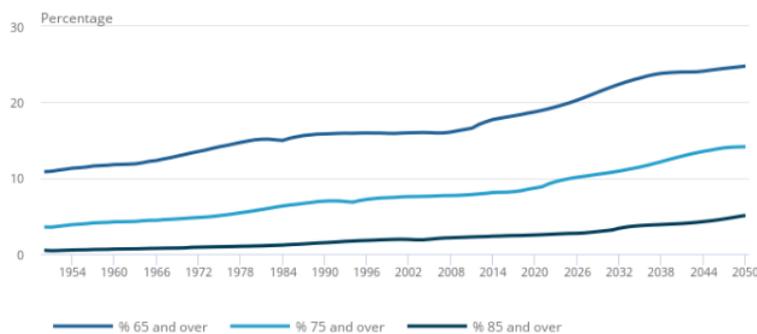


Figure 19 - Percentage of 65+, 75+ and 85+ increasing (Office for National Statistics, 2019)

The findings have highlighted that intergenerational living provides an intermediary level of care. This ‘softer’, more informal care is often facilitated through sensitive design or merely the presence or oversight of a responsible adult or management agency in a living situation. Of course, people are still going to require care homes, specialist care facilities or sheltered housing, when professional care is deemed necessary. However, due to the nature of ‘extended middle age’ (Green, 2019), it is often the case that living completely independently is no longer appropriate but the other readily available option of sheltered accommodation is too drastic. This research iterates that there is indeed a gap in the market, that the first cases of intergenerational living are beginning to fill. Furthermore, many respondents in the research commented on the peace of mind intergenerational living provides, knowing that there is a watchful eye over themselves or a loved one.

Design

The design of intergenerational schemes was given much consideration by this research and respondents, with many of the topics discussed under the theme contributing towards care needs. Certain aspects, such as typology, sense of privacy and communal spaces were recognised as vital for maintaining a happy intergenerational living situation. Furthermore, the management of intergenerational developments was also found to be a key factor in how residents live in the functioning of intergenerational developments (figure 20), as overseeing bodies can be in charge of instigating mixing or creating events for residents to attend. Matter Architecture (2019) found similar with regards to the role of management. Alternatively, communal areas offer spaces where relationships between residents can flourish more ‘organically’.

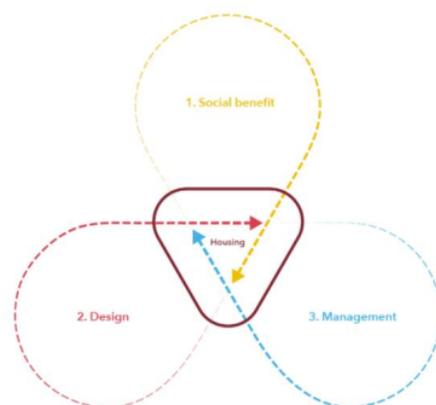


Figure 20 - Interrelationship between social benefit, design and management (Matter Architecture, 2019)

Benefits and drawbacks

The primary benefits of intergenerational living identified in this research were those associated with light assistance or care provision, the sharing of tasks, the proximity to loved one or knowing that they have people looking out for them. Those directly involved in intergenerational living, especially homesharing, commented on the impact this had reducing the loneliness and alienation many people feel. Mental health issues in the elderly have been documented, often citing loneliness as a key problem. Doctors are actually prescribing social activity to remedy acute mental health issues (Foster et al, 2020). Intergenerational living provides mutually beneficial outcomes from helping with smaller, everyday tasks, to offering companionship and in some situations, cheaper costs of living. The burden of day to day tasks can be shared, giving people a sense of agency over their situation. The mutual benefit of intergenerational schemes is widely discussed as a benefit of intergenerational living (Larkin, 2007; Hatton-Yeo, 2010). Furthermore, the sense of support that is fostered in such living arrangements has a positive knock-on impact on mood. However, this research found that aspects of living internationally can be difficult. Primarily, issues associated with the changing care needs of the elderly were cited by many respondents. In these instances, the relationships between people can often be strained, as boundaries are pushed. Compatibility between residents can also be an important element of intergenerational living, but also a source of tension. This was especially apparent in homesharing due to the close proximity of residents, and as the home sharer is introduced to someone else's home and private space.

Flexibility

The concept of retrofitting residences for older and intergenerational needs was also brought up in this research. In a way, this serves as an effort to make more traditional homes tailored to the needs of the elderly, and therefore may offer a 'quick' solution to their changing needs. Presently, it is estimated that approximately 125,000 homes are converted or adapted in the UK, as opposed to being purpose-built (CBRE, 2021). Furthermore, retrofitting in conjunction with homesharing could offer a more affordable and accessible option to intergenerational living. The other forms of intergenerational living identified in this research are examples of new-build, purpose-built developments that consider intergenerational needs. Across the cases it was found that flexibility of space is important. Retrofitting offers this by allowing the home to be modified, meaning people can stay in a similar environment, safely for longer. Homesharing does the same, with many elderly people especially reluctant to leave their home. The new-builds in this research also incorporated flexibility internally and externally; this is an

increasing trend with many new developments as they trail slightly newer ways of designing in order to appeal to a variety of people (Ardeshiri, Esteghlal, Etesam, 2016).

Cost

Cost was an aspect of the intergenerational experience, with the findings of this research drawn from cases representing a spectrum of prices. Unlike homesharing, for which the cost of rent and care are much below market value, new-build intergenerational developments can be comparatively costly. Having intergenerational schemes across price brackets is important if it is to be accommodated in the mainstream housing market. Furthermore, it was found that by 2040 one in six households in the UK are predicted to be multigenerational (CBRE, 2021). It is therefore essential to provide a range of options for those looking to live differently. These stats support the findings of this research, that changing norms around family life and living are changing, thus spurring intergenerational and other less traditional forms of development.

Internationally intergenerational

Upbringing and cultural influences were identified as a motivation for interest in intergenerational living. Many of those interviewed grew up abroad but having lived here for a substantial amount of time, commented on the prevalence of individualist thinking. Such a mindset is seen to arise with growing affluence, with much literature commenting on the reliance on the family and informal care provision in less developed countries (van Groenou and De Boer, 2016). This does account for some of the story but not all, with some of the wealthiest Scandinavian countries pioneering intergenerational developments. What became apparent when conducting this research, was that countries all over the world have versions of intergenerational living. Often these intergenerational living arrangements will consider many of the design elements elaborated in this research, albeit in different ways and forms. For example, the idea of an annex building is not novel and can be translated into a number of different cultural contexts. Below is a portfolio of intergenerational developments, with which comparisons can be drawn from the cases in this research. This is also useful for understanding the diversity of forms and options for intergenerational housing.



Figure 21 - Germany's 'Mehrgenerationenhouse' (INFED, 2021)



Figure 22 - Japan's two-generation house (Humble Homes, 2021)



Figure 23 - '2 in 1 House', France (Inhabitat, 2021)



Figure 24 - Marmalade Lane, United Kingdom (Marmalade Lane, 2021)



Figure 25 - Intergenerational village, Ethiopia (Kraft, 2019)



Figure 26 - Saettedammen cohousing, Denmark (Agirregabiria, 2019)



Figure 27 - Humanitas Deventer, Netherlands (Cooke, 2016)



Figure 28 – Intergenerational Home, Australia (Martin Locke Homes, 2021)



Figure 29 - Singh Residence, India (Wang, 2019)



Figure 30 - Trinity Woods, USA (Trinity Woods, 2021)

Conclusion

The research for this paper has been situated in the larger debate, with other relevant literature on intergenerational living found to support the main takeaways. When looking at the spectrum between niche and norm, it is apparent that intergenerational living in London is still in its infancy. However, this is not to say that it do not attract interest, on the contrary, a multitude of different stakeholders are engaging in discussions regarding intergenerational development. Not only have the justifications for intergenerational living been echoed by other research but the portfolio of cases presented above serves to inspire involvement in intergeneration schemes, by showcasing the diversity of such living arrangements.

The findings of this research and subsequent discussion have worked has touched upon the first point addressed the second (figure 31). By better understanding the experiences of those living intergenerationally and highlighting the different possible options, it is more likely such

schemes will slowly move from niche to norm. In this vain, it is also important to consider the remaining points; the relationship and bonds the intergenerational scheme has with the wider community and businesses, and how it may be integrated with other services and facilities.



Figure 31 - Key aims for intergenerational housing schemes (Matter Architecture, 2019)

Chapter 7 – Conclusion

‘Our ability to reach unity in diversity will be the beauty and the test of our civilisation.’

- Mahatma Gandhi (ibid)

This research has found that, although still relatively new to London’s housing market, intergenerational living is becoming more relevant in discussions surrounding planning and development. This is due to a number of factors, such as demographic changes, changing in care needs and provision, rising awareness of what intergenerational connections can offer, as well as increasing house prices and housing diversity. Intergenerational living is also creeping into policy. This is seen through a number of reports on housing and communities that set out government commitment to meeting the changing needs of the elderly, and the benefit this will bring to society as a whole. By creating homes that are more flexible, or by allowing existing homes to be retrofitted, the balance of independence and an appropriate level of care is best managed across generations. However, as is identified in this research, the normalisation of intergenerational living requires the input of a number of different stakeholders. The likes of architects and planners, the general public, developers, NGO’s are required to push forward for a more diverse representation in planning and building.

By addressing the themes of motivation, benefits and drawbacks, design and prospects, along with accompanying subcomponents, this paper has worked towards the research aim of gaining a holistic understanding on intergenerational living. To do this successfully, it was first necessary to work through a set of objectives. In order to provide solid basis for research, the wider intergenerational movement was examined, where it became apartment intergenerational living is common practice worldwide. The examples of intergenerational development in London were then surveyed and elaborated, with the Lifecycle Home not fitting comfortably in any pre-defined typologies due to its smaller scale. A new typology of a ‘mixed unit’ was proposed, based on Matter Architecture’s (2019) ‘mixed community’. The Lifecycle Home, along with Buccleuch House and Supportmatch Homesharing were brought forward as case studies for this research. Through these cases, the key stakeholders in intergenerational living were identified and interviewed, with their perceptions and experiences were organised around the main four themes listed above. Once the data collection was complete, the three

intergenerational cases were compared and contrasted, again under the four themes. Ultimately, it was found that intergenerational living is a small but growing part of London's urban landscape. Furthermore, in order for intergenerational developments to be supported holistically, factors relating to design, policy and collaboration between stakeholders is necessary. This is especially pertinent if intergenerational living is to gain traction and move from niche to norm

A number of areas would benefit from future research to further justify the normalisation of intergenerational living. Firstly, insight into how an intergenerational development can create links to the wider community, businesses and organisations is key to fostering meaningful and long-lasting connections, that are necessary to amend social fragmentation. Furthermore, how intergenerational spaces can be better integrated with services, facilities and workspaces will further exemplify their flexibility and wider benefit. The intergenerational experiences and typologies discussed in this paper can offer inspiration for how we can diversify existing communities, showing creative ways of bringing different people and ages together. Urban planning is a key mechanism through which this can be done, with the introduction of intergenerational schemes to the mainstream housing market symbolic of a step towards building more thoughtfully and resiliently.

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Appendices

List of appendices

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Appendix I

Preface

It was an ordinary start to the day, sipping tea alongside my 91 year old landlady and her primary carer, Sunita, who visits daily. Through homesharing, these ladies have become part of my surrogate and somewhat piecemeal family whilst I am away from my parents and brother to study. Sunita often asks about my life back home and whether I am missed. She notes a distinct difference between my choice to move to London and the way things are traditionally done in Goa, where she is from. Children stay with their parents, often in the same house, and even when they do marry and move out they choose to live close by. She turns to my landlady Judith, explaining that in Indian culture it would be the children taking on the responsibilities of care, not her or I. The importance of community and family is obvious for Sunita, whereas the prevalence of individualist principles in the western world have resulted in a segregated society, leaving marks on our urban fabric. You need only to look at care homes, blocks of student accommodation, gated communities and new builds for first time buyers to see that the way we organise our built space is dictating and reinforcing the idea that we must live separately from those unlike us. These differences extend to more than age or life stage; ethnic enclaves are found in any given city, with it not uncommon for religion to also dictate with whom and where you live. My conversations over breakfast have intersected with many ideas I have come across during my time at UCL studying City Planning and are the foundations for this dissertation. My story highlights a number of growing trends in Britain; people are living and demanding their independence for longer; housing prices are sky rocketing thus becoming utterly unaffordable for many students and those wanting to get on the housing ladder; our living arrangements are becoming less ‘stereotypical,’ with a multitude of needs and ages cohabiting under one roof and designers recognising the need for versatile space); the rise of loneliness in elderly people and those between the ages of 18-24 also suggests that our current social support networks are failing us . In light of the COVID-19 pandemic, the devastating effects of how we house our elderly were seen first hand. All of this got me thinking; can we design where we live to cater to the needs of more than one demographic, creating more ‘flexible’ or ageless spaces that can home people happily for longer? Even better, can we create spaces that allow these people to live side by side, to share cups of tea? The rise of intergenerational living developments in London demonstrate efforts to do just that.

Appendix II

Research overview and invitation to interview

I am contacting you regarding research for my master thesis, that I am conducting as a final year City Planning student at UCL. The research is looking into intergenerational living in London by exploring three examples within the city; two of which are new developments, with the third focusing on homesharing, a scheme that I am currently part of.

I am interested in chatting with those who design such schemes, so architects, urban designers and the coordinators of homesharing organisations, as well as those who use and live in these intergenerational spaces. From this research I would like to understand how intergenerational living has manifested in London so far, and its future prospects. The cases listed below were chosen as they are representative of three common models used for intergenerational housing, as Matter Architecture (and others) have identified in their research:

- Buccleuch House, Hackney, London <https://www.levittbernstein.co.uk/project-stories/buccleuch-house/> 'co-housing' (with questions over how the shared spaces are managed)
- Chobham Manor, Olympic Park, London <https://www.prp-co.uk/projects/urban-regeneration/detail/chobham-manor.html> part of a 'mixed community' development (with the multigenerational home an example of how a single house can be made suitable for several generations)
- A homesharing scheme <https://supportmatch.co.uk> 'rent a room'

As someone who was involved in the (blank) project, I was hoping to ask if you would be willing to answer a few questions for me? Topics will broadly address the design process, how the needs of multiple communities were considered and the expectations you had for the scheme.

Many thanks in advance.

Information and consent form

Information and consent form

Project Title Intergenerational Living in London

Researcher Nadya Wigglesworth

Introduction

You are being invited to take part in a research project being undertaken by a Masters student from the Bartlett School of Planning, University College London (UCL).

Before you decide whether or not to participate it is important for you to understand why the research is being conducted and what participation will involve. Please read the following information carefully, feel free to discuss it with others if you wish, or ask the research team for clarification or further information. Please take time to decide whether or not you wish to take part.

Why is this research being conducted?

The research is looking into intergenerational living in London by exploring three examples within the city; two of which are new developments, with the third focusing on homesharing, a scheme that I am currently part of. The aim of this project is to understand how intergenerational living has manifested in London so far, and its future prospects.

Why am I being invited to take part?

You are being invited to take part due to your involvement in the Chobham Manor scheme, an example of intergenerational living located in Olympic Park.

Do I have to participate?

Participation is entirely voluntary. If you do choose to participate and then change your mind, you may withdraw from the research at any time with no consequences and without having to give a reason.

What will happen if I choose to take part?

If you do choose to participate, you will be invited to a online interview to explore the issues highlighted above. The interview will last approximately 30-60 minutes and will be audio recorded (and transcribed at a later date). You will have the opportunity to see the interview transcript and agree any amendments with the researcher after the interview is concluded.

What are the advantages of taking part?

There are no immediate benefits for participating in this project and no financial incentive or reward is offered. However, it is hoped that this project will provide insight on the three differing approaches to intergenerational living listed above, thus contributing to research on the matter.

What are the possible disadvantages of taking part?

We anticipate no significant disadvantages associated with taking part in this project. If you experience any unexpected adverse consequences as a result of taking part in the project you are encouraged to contact the researcher as soon as possible using the contact details on page X of this information and consent sheet.

If I choose to take part, what will happen to the data?

The interview data will be anonymised at the point of transcription and identified by a general identifier (e.g. 'Resident A', 'Resident B' or a suitable pseudonym). A record of participant identities and any notes will be kept separately and securely from the anonymised data. All data and information affiliated with this project will be securely stored on an encrypted computer drive and physical documents will be stored securely on University property.

The data will be only used for the purposes of this research and relevant outputs and will not be shared with any third party. The anonymised data may be utilised in the written dissertation produced at the end of this project, and this dissertation may then be made publicly available via the University Library's Open Access Portal, however no identifiable or commercial sensitive information will be accessible in this way.

What will happen to the results of the research project?

It is anticipated that the data collected in this project will be included in the dissertation produced at the end of this project, submitted for the award of a Masters degree at University College London (UCL). You will not be personally identified in any of the outputs from this work, and attributions and quotations will be anonymised. If you would like to receive an electronic copy of any outputs stemming from this project please ask the contact below who will be happy to provide this.

Contact Details

If you would like more information or have any questions or concerns about the project or your participation please use the contact details below:

Primary contact	Nadya Wigglesworth
Role	MSc student
Email	nadezhda.wigglesworth.19@ucl.ac.uk

Supervisor	Dr Susan Moore
Role	MSc dissertation supervisor
Email	susan.moore@ucl.ac.uk

Concerns and / or Complaints

If you have concerns about any aspect of this research project please contact the MSc student contact the student in the first instance, then escalate to the supervisor.

Informed Consent Sheet

If you are happy to participate, please complete this consent form by ticking the boxes to acknowledge the following statements and signing your name at the bottom of the page.

Please give the signed form to the researcher conducting your interview at the interview. They will also be able to explain this consent form further with you, if required.

1.	I have read and understood the information sheet.	<input type="checkbox"/>
2.	I agree to participate in the above research by attending a face-to-face interview as described on the Information Sheet.	<input type="checkbox"/>
3.	I understand that my participation is entirely voluntary.	<input type="checkbox"/>
4.	I understand that I may withdraw at any time without giving a reason and with no consequences.	<input type="checkbox"/>
5.	I agree for the interview to be audio recorded.	<input type="checkbox"/>
6.	I understand that I may see a copy of the interview transcript after it has been transcribed and agree any amendments with the researcher.	<input type="checkbox"/>
7.	I understand that the intention is that interviews are anonymised and that if any of my words are used in a research output that they will not be directly attributed to me unless otherwise agreed by all parties.	<input type="checkbox"/>
8.	I understand the data from this project will be considered for repository in the UCL Open Access repository as described on the Information Sheet but that this will be anonymised data only.	<input type="checkbox"/>
9.	I understand that I can contact the student who interviewed me at any time using the email address they contacted me on to arrange the interview, or the dissertation supervisor using the contact details provided on page X of the information sheet.	<input type="checkbox"/>

Participant name:

Signature:

Date:

Researcher name:

Nadya Wigglesworth

Signature:

Nadya Wigglesworth

Date:

9/2/2021

Ethics form

Ethical Clearance Pro Forma

It is important for you to include all relevant information about your research in this form, so that your supervisor can give you the best advice on how to proceed with your research. You are advised to read through the relevant sections of UCL's Research Integrity guidance to learn more about your ethical obligations. Please ensure to save a copy of your completed questionnaire BEFORE hitting 'submit' (you will not be able to access it later).

Submission Details

1 * Please select your programme of study.
MPlan City Planning | MPlan City Planning

2 * Please indicate the type of research work you are doing.
 Dissertation in Planning (MSc)
 Dissertation in City Planning (MPlan)
 Major Research Project

3 * Please provide the current working title of your research.
From niche to norm: The design, reception and prospects for intergenerational living in London, an experimental perspective

4 * Please select your supervisor from the drop-down list.
Moore, Susan | Moore, Susan

5 * Please indicate here which data collection methods you expect to use. Tick all that apply.
 Interviews
 Focus Groups
 Questionnaires (including oral questions)
 Action research
 Observation / participant observation
 Documentary analysis (including use of personal records)
 Audio-visual recordings (including photographs)
 Collection/use of sensor or locational data
 Controlled trial
 Intervention study (including changing environments)
 Systematic review
 Secondary data analysis
 Advisory/consultation groups

6 * Please indicate where your research will take place.
UK only | UK only

7 * Does your project involve the recruitment of participants?
Participants' means human participants and their data (including sensor/locational data and observational notes/images.)
 Yes No

Appropriate Safeguard, Data Storage and Security

Appropriate Safeguard, Data Storage and Security

8 * Will your research involve the collection and/or use of personal data?
Personal data is data which relates to a living individual who can be identified from that data or from the data and other information that is either currently held, or will be held by the data controller (you, as the researcher).
This includes:
• Any expression of opinion about the individual and any intentions of the data controller or any other person toward the individual.
• Sensor, location or visual data which may reveal information that enables the identification of a face, address etc. (some postcodes cover only one property).
• Combinations of data which may reveal identifiable data, such as names, email/postal addresses, date of birth, ethnicity, descriptions of health diagnosis or conditions, computer IP address (of relating to a device with a single user).
 Yes No

9 * Is your research using or collecting:
• special category data as defined by the General Data Protection Regulation*, and/or
• data which might be considered sensitive in some countries, cultures or contexts?
*Examples of special category data are data:
• which reveals racial or ethnic origin, political opinions, religious or philosophical beliefs, trade union membership;
• concerning health (the physical or mental health of a person, including the provision of health care services);
• concerning sex life or sexual orientation;
• genetic or biometric data processed to uniquely identify a natural person.
 Yes No

10 * Do you confirm that all personal data will be stored and processed in compliance with the General Data Protection Regulation (GDPR 2018)?
 Yes
 No
 I will not be working with any personal data

11 * I confirm that:
 The information in this form is accurate to the best of my knowledge.
 I will continue to reflect on, and update these ethical considerations in consultation with my supervisor.
You **MUST** download a copy of your responses to submit with your proposal, and for your own reference.
To do this, use the print screen function of your web browser, and print to PDF in order to save.

RISK ASSESSMENT FORM



FIELD / LOCATION WORK

The Approved Code of Practice - Management of Fieldwork should be referred to when completing this form

<http://www.ucl.ac.uk/estates/safetynet/guidance/fieldwork/acop.pdf>

DEPARTMENT/SECTION

LOCATION(S)

PERSONS COVERED BY THE RISK ASSESSMENT

Site visits to intergenerational housing schemes in Hackney and Olympic Park. Interviews will also be conducted online.

Consider, in turn, each hazard (white on black). If **NO** hazard exists select **NO** and move to next hazard section.

If a hazard does exist select **YES** and assess the risks that could arise from that hazard in the risk assessment box.

Where risks are identified that are not adequately controlled they must be brought to the attention of your Departmental Management who should put temporary control measures in place or stop the work. Detail such risks in the final section.

ENVIRONMENT

The environment always represents a safety hazard. Use space below to identify and assess any risks associated with this hazard

e.g. location, climate, terrain, neighbourhood, in outside organizations, pollution, animals.

Adverse weather (low), illness (low), assault (low), getting lost (low), pollution (low)

CONTROL MEASURES

Indicate which procedures are in place to control the identified risk

<input type="checkbox"/>	work abroad incorporates Foreign Office advice
<input type="checkbox"/>	participants have been trained and given all necessary information
<input type="checkbox"/>	only accredited centres are used for rural field work
<input checked="" type="checkbox"/>	participants will wear appropriate clothing and footwear for the specified environment
<input type="checkbox"/>	trained leaders accompany the trip
<input checked="" type="checkbox"/>	refuge is available
<input type="checkbox"/>	work in outside organisations is subject to their having satisfactory H&S procedures in place

OTHER CONTROL MEASURES: please specify any other control measures you have implemented:

EMERGENCIES Where emergencies may arise use space below to identify and assess any risks

e.g. fire, accidents Loss of property, injury, cycling accident, loss of life

CONTROL MEASURES Indicate which procedures are in place to control the identified risk

- participants have registered with LOCATE at <http://www.fco.gov.uk/en/travel-and-living-abroad/>
- fire fighting equipment is carried on the trip and participants know how to use it
- contact numbers for emergency services are known to all participants
- participants have means of contacting emergency services
- participants have been trained and given all necessary information
- a plan for rescue has been formulated, all parties understand the procedure
- the plan for rescue /emergency has a reciprocal element
- OTHER CONTROL MEASURES: please specify any other control measures you have implemented:

EQUIPMENT Is equipment used? NO If 'No' move to next hazard If 'Yes' use space below to identify and assess any risks

e.g. clothing, outboard motors. Examples of risk: inappropriate, failure, insufficient training to use or repair, injury. Is the risk high / medium / low ?

CONTROL MEASURES Indicate which procedures are in place to control the identified risk

- the departmental written Arrangement for equipment is followed
- participants have been provided with any necessary equipment appropriate for the work
- all equipment has been inspected, before issue, by a competent person
- all users have been advised of correct use
- special equipment is only issued to persons trained in its use by a competent person
- OTHER CONTROL MEASURES: please specify any other control measures you have implemented:

LONE WORKINGIs lone working
a possibility? YESIf 'No' move to next hazard
If 'Yes' use space below to identify and assess
any
risks*e.g. alone or in isolation
lone interviews.*

Difficult to summon help (low)

CONTROL MEASURES

Indicate which procedures are in place to control the identified risk

<input type="checkbox"/>
<input type="checkbox"/>
<input checked="" type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>

the departmental written Arrangement for lone/out of hours working for field work is followed
 lone or isolated working is not allowed
 location, route and expected time of return of lone workers is logged daily before work commences
 all workers have the means of raising an alarm in the event of an emergency, e.g. phone, flare,
 whistle
 all workers are fully familiar with emergency procedures
 OTHER CONTROL MEASURES: please specify any other control measures you have
 implemented:

ILL HEALTH**The possibility of ill health always represents a safety hazard. Use space below to identify and assess any risks associated with this Hazard.***e.g. accident, illness, personal attack, special personal considerations or vulnerabilities.*

Injury (low), low blood sugar (low)

CONTROL MEASURES**Indicate which procedures are in place to control the identified risk**

- | | |
|-------------------------------------|---|
| <input type="checkbox"/> | an appropriate number of trained first-aiders and first aid kits are present on the field trip |
| <input type="checkbox"/> | all participants have had the necessary inoculations/ carry appropriate prophylactics |
| <input checked="" type="checkbox"/> | participants have been advised of the physical demands of the trip and are deemed to be physically suited |
| <input type="checkbox"/> | participants have been adequate advice on harmful plants, animals and substances they may encounter |
| <input type="checkbox"/> | participants who require medication have advised the leader of this and carry sufficient medication for their needs |
| <input type="checkbox"/> | OTHER CONTROL MEASURES: please specify any other control measures you have implemented: |

TRANSPORT**Will transport be required****YES****Move to next hazard****Use space below to identify and assess any risks***e.g. hired vehicles*

Bike accident (low)

CONTROL MEASURES**Indicate which procedures are in place to control the identified risk**

- | | |
|-------------------------------------|---|
| <input type="checkbox"/> | only public transport will be used |
| <input type="checkbox"/> | the vehicle will be hired from a reputable supplier |
| <input checked="" type="checkbox"/> | transport must be properly maintained in compliance with relevant national regulations |
| <input type="checkbox"/> | drivers comply with UCL Policy on Drivers http://www.ucl.ac.uk/hr/docs/college_drivers.php |
| <input type="checkbox"/> | drivers have been trained and hold the appropriate licence |
| <input type="checkbox"/> | there will be more than one driver to prevent driver/operator fatigue, and there will be adequate rest periods |
| <input checked="" type="checkbox"/> | sufficient spare parts carried to meet foreseeable emergencies |
| <input type="checkbox"/> | OTHER CONTROL MEASURES: please specify any other control measures you have implemented: |

DEALING WITH THE PUBLIC

Will people be dealing with public

YES

If 'No' move to next hazard
If 'Yes' use space below to identify and assess any risks

e.g. interviews, observing

Personal attack (low), causing offence (low), being misinterpreted (low),

CONTROL MEASURES

Indicate which procedures are in place to control the identified risk

- all participants are trained in interviewing techniques
- interviews are contracted out to a third party
- advice and support from local groups has been sought
- participants do not wear clothes that might cause offence or attract unwanted attention
- interviews are conducted at neutral locations or where neither party could be at risk
- OTHER CONTROL MEASURES: please specify any other control measures you have implemented:

FIELDWORK

3

May 2010

WORKING ON OR

Will people work on

NO

If 'No' move to next hazard

NEAR WATER

or near water?

If 'Yes' use space below to identify and assess any risks

e.g. rivers, marshland, sea.

Examples of risk: drowning, malaria, hepatitis A, parasites. Is the risk high / medium / low?

CONTROL MEASURES

Indicate which procedures are in place to control the identified risk

- lone working on or near water will not be allowed
- coastguard information is understood; all work takes place outside those times when tides could prove a threat
- all participants are competent swimmers
- participants always wear adequate protective equipment, e.g. buoyancy aids, wellingtons
- boat is operated by a competent person
- all boats are equipped with an alternative means of propulsion e.g. oars

participants have received any appropriate inoculations
 OTHER CONTROL MEASURES: please specify any other control measures you have implemented:

**MANUAL HANDLING
(MH)**

Do MH activities
take place?

NO

If 'No' move to next hazard
If 'Yes' use space below to identify and assess
any risks

*e.g. lifting, carrying,
moving large or heavy
equipment, physical
unsuitability for the
task.*

Examples of risk: strain, cuts, broken bones. Is the risk high / medium / low?

**CONTROL
MEASURES**

Indicate which procedures are in place to control the identified risk

- the departmental written Arrangement for MH is followed
- the supervisor has attended a MH risk assessment course
- all tasks are within reasonable limits, persons physically unsuited to the MH task are prohibited from such activities
- all persons performing MH tasks are adequately trained
- equipment components will be assembled on site
- any MH task outside the competence of staff will be done by contractors
- OTHER CONTROL MEASURES: please specify any other control measures you have implemented:

Appendix III

Interview prompts

Interviewees:

	Buccleuch House, Hackney	Chobham Manor, Olympic Park	Homeshare
Designers			
Residents			

Preliminary questions (for designers and residents):

- 1) What drew you to the concept of multi-generational living in London? Do you think multigenerational living is appealing? Why? I.e. market gap, demand, cost
- 2) What aspects of your project do you see as important for / facilitating multigenerational living? I.e. design features of the buildings/homes, trust between residents
- 3) For you, what are the benefits of multigenerational living?
- 4) And the drawbacks?
- 5) How do you think multigenerational living is best marketed?
- 6) Do you feel you had to compromise on anything when becoming involved in multigenerational living?

Final interview prompts:

Topic	Designer – Questions	Resident – Questions
Motivation / influences for IG living	What motivated you to take on an intergenerational project in London? Did you base your ideas on any other precedents of intergenerational living?	What were the main driving forces for you to consider living in an intergenerational development?
Design process	Is the design process for an intergenerational scheme differentiated in any way? Does it have any distinct elements?	/
Consultation	Is consultation an important aspect of intergenerational living? How are the needs of multiple users understood in the design process and consultation facilitated?	Were you consulted in the design process of this intergenerational scheme? If so how? If not, what would you wish to say to the designers if you were
Distinctive features of IG living	What are the distinctive material and non-material outcomes for a 'successful' intergenerational scheme?	What are the distinctive material and non-material features of living in an intergenerational scheme? Think about the built form, but also how and whether you communicate with your neighbours

Benefits and drawbacks	What are the pros and cons of working on an intergenerational project?	What are the pros and cons of living in an intergenerational project?
Marketing IG living	How do you believe intergenerational projects are best marketed, especially with regard to London?	How do you believe intergenerational projects are best marketed, especially with regard to London?
Personal reflection	Is there anything you found throughout the design process that would be useful for the design of future intergenerational schemes?	Is there anything that you have learnt from living in an intergenerational scheme that would be useful for the design and use of future intergenerational schemes?

Thank you! Would it be okay to get in touch at a later date if there is anything that needs clarifying?

A general perspective on older people's housing is great, as realistically it is their needs that are slightly more complex when discussing intergenerational living. It would also be really interesting to chat through the different options currently available for older people's housing and any gaps in the housing market / elderly care you may notice, as well as the future of elderly care and housing in the UK as you see it. How and if you approach the topic of elderly care and housing with borough councils would also be great to discuss.

- How have you noticed elderly housing changing in London?
- Do you think there is a gap in elderly care / housing at the minute?
- What do you think the challenges are in providing elderly care?
- Have you noticed councils attitudes change?
- Who do you think are the main actors in changing elderly housing and care?
- What do you think are important elements for elderly housing?

Appendix IV

List of pseudonyms for interviewees

Interviewee	Role
Organiser A	Lead role in the design and development of Buccleuch House
Organiser B	Lead role in the design and development of the Lifecycle Home
Organiser C	Lead role in the design and development of Supportmatch UK
Resident 1A	Resident of a lifecycle home
Resident 2A	Ex-resident of a lifecycle home
Resident 3A	Resident of Chobham Manor
Resident 4A	Resident of Chobham Manor
Resident 1B	Resident of Buccleuch House
Resident 2B	Resident of Buccleuch House
Resident 1C	'Homesharer' with Supportmatch UK
Resident 2C	'Homesharer' with Supportmatch UK
Resident 3C	'Ex-homesharer' with Supportmatch UK
Resident 4C	'Ex-homesharer' with Supportmatch UK
Expert	Employee of national age-related NGO

Appendix V

Promotional poster for Buccleuch House residents

CALLING RESIDENTS OF LIMETREE COURT / BUCCLEUCH HOUSE !



Hello! I am Nadya Wigglesworth, a City Planning master student at University College London currently doing research for my dissertation on intergenerational living in London.

I am advertising as I would like to have a chat with **you** about your experience living in an intergenerational development.

If you have 30 minutes free for a phone / video call please do get in touch using any of my details below:

- E-mail: n.wigglesworth@outlook.co.uk
- Phone: 07712231380

Thank you very much for your time and I hope to hear from you!