

ST THOMAS' IN ROYAL GEORGE

Transforming St Thomas' in to a sustainable, innovative, community led development



Stockport Council and Stockport MDC are bringing the former St Thomas' hospital site back to life and reinventing the way that we deliver intermediate care.

Our new facility will push the boundaries of design and innovation to create modern households where people receive care and get well alongside a new residential community developed on a site steeped in rich heritage - we're calling it the Academy of Living Well.

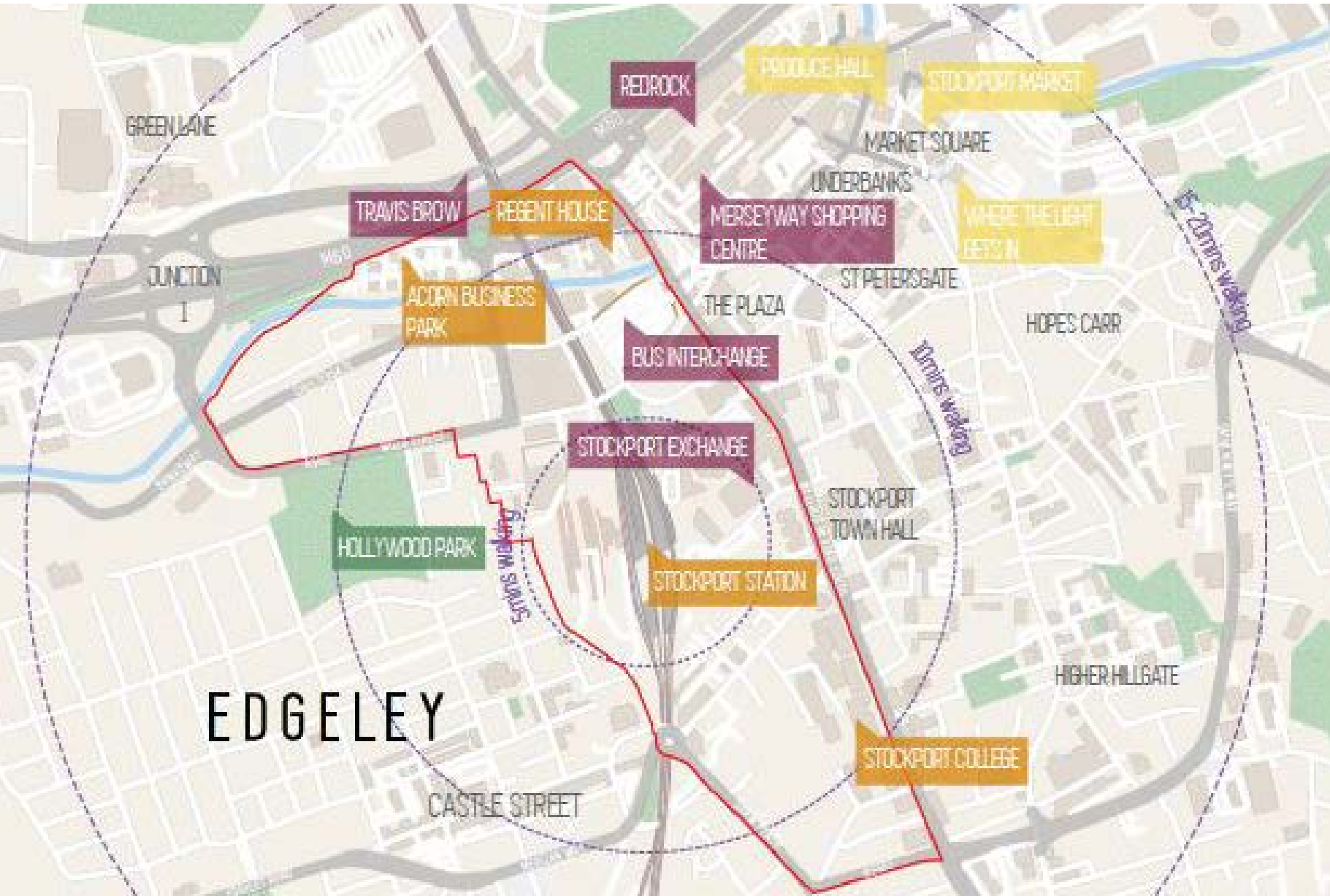
The Academy will sit alongside refurbished listed buildings and new homes built to the highest levels of sustainability creating an affordable place to live that will attract a truly inter-generational community with all the benefits of Town Centre living.



Location

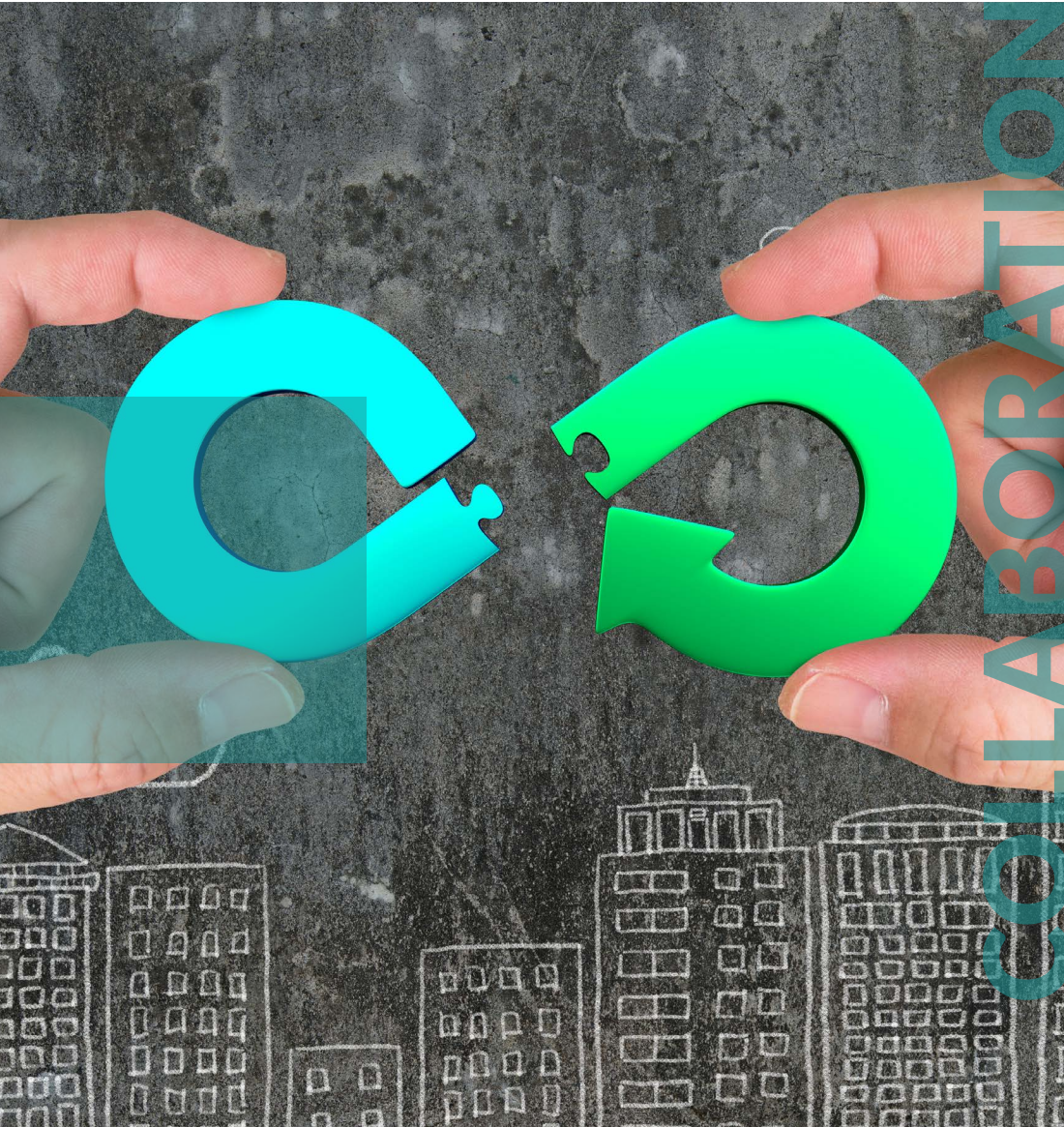


St Thomas' is located in the Royal George Quarter, a brand new neighbourhood being created in Stockport Town Centre West close to the College and Civic Complex and just a 5 minute walk from Stockport's mainline rail station.





St Thomas' is Stockport MDC's flagship scheme paving the way for the quality standards we expect for modern town centre living



Stockport MDC has been created to spearhead the regeneration of Stockport Town Centre West. A Strategic Regeneration Framework sets out how we could develop up to 3,500 new homes and 1 million sq ft of employment space along with all the social infrastructure, greenspace and public realm works required to support a growing residential population.

At the same time, Stockport has adopted new guidelines to promote all age living: Happy, Healthy Homes to Age Well in Stockport. Part of this approach means delivering aspirational and innovative housing models which encompass inclusive design and HAPPI design principles.

St Thomas' will be an exemplar scheme for Town Centre West brought forward in collaboration with strategic partners across health, housing and regeneration sectors.

Our vision and principles are aligned with Homes England, making them an ideal partner to help us repurpose an historic building and develop sustainable homes for future generations.

Stockport Council and Stockport Homes have a strong track Record of working together to provide quality, affordable homes For local residents and this site provides an excellent Opportunity to build on that successful partnership.



Guiding principles



Stockport Town Centre West SRF sets out three guiding principles to deliver positive change from it's developments

Community

A truly intergenerational community that is diverse and vibrant



- St Thomas' will deliver improved health outcomes to enhance residents' wellbeing and happiness.
- To instil a sense of community requires both integration within the surrounding neighbourhood whilst also designing a space that will facilitate social interactions.
- St Thomas' will integrate younger and older generations through a framework where incentivised residents organise activities that others participate in, from grow-your-own food to tech talks and workshops. All carried out in a high quality, sustainable environment.
- The development will deliver lifetime homes which are internally flexible allowing them to be used and adapted over time.
- This will create a space where aspiration meets affordability with social rented and shared ownership properties available for occupation.



Sustainability

An eye to the future

St Thomas will demonstrate best practice within new build and bring forward a sustainable use for existing heritage assets, safeguarding them for future generations.



Design standards

Passivhaus

Passivhaus is the gold standard of energy efficient design, an advanced low energy construction standard for buildings, using high performance insulation, making the building completely draught free, effectively eliminating heat loss to create a building with very low environmental impact.

Passivhaus lends itself to offsite manufacture which provides numerous benefits including efficiency and predictability, safety and speed of construction.

BREEAM

BREEAM is a globally recognised assessment of a building's performance in terms of sustainability. It recognises and reflects the value in higher performing assets across the built environment lifecycle.

BREEAM does this through third party certification of the assessment of an asset's environmental, social and economic sustainability performance, using standards developed by BRE. This means BREEAM rated developments are more sustainable environments that enhance the well-being of the people who live and work in them, help protect natural resources and make for more attractive property investments.



Innovation

Housing, health and social care - working together

The Academy of Living Well is a new facility which supports transitional care needs in the community including; Step Up/Step Down, Discharge to Assess, Rehabilitation and respite alongside dementia care in the heart of Stockport town centre.



The Household

The Household Model can be described as accommodation grouped into an extended family sized hub with one shared communal space servicing clusters of 10-14 bed units. In essence, residents benefit from modern bedrooms with en-suite facilities that lead directly on to an open plan, shared communal space.

Staffing Model

The Academy will provide a real life environment for training and ongoing development and specialisation of our Health & Social Care workforce.

Meeting Dementia Needs

The Academy can support technology adoption delivered through the technology lab, improving experience of people with dementia and addressing identified gaps in the current dementia care delivery model.

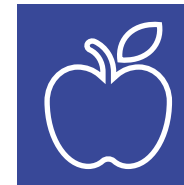
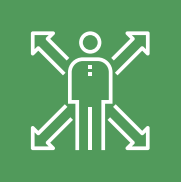
Digital/ Tech

Technology is a core component enabling a shifting approach to the delivery of intermediate and dementia care and will be seamlessly integrated into the Households to promote greater independence through assistive technology.



Unique opportunity

The next phase of delivery in Town Centre West



Outcomes

What we will deliver



- Three guiding principles of Community, Sustainability and Innovation will be ingrained in St Thomas' - from concept design to the social programmes on offer to the residents.
- St Thomas' will address a gap in the housing market and deliver a community that caters for a variety of age groups, where the homes are adaptable for changing needs over a lifetime and creating a healthy and inclusive community.
- This pioneering intergenerational approach will reduce social isolation and increase independence in older people whilst providing learning for young people and increasing their sense of social responsibility.
- St Thomas' integration into its urban surroundings will positively contribute to the wider community and regeneration of the area.
- Our proposition will improve social care by enabling people to live independent happy, healthy lives at home for longer through creative and innovative design.



