



Farnborough Court

Nottingham

The brief

We were commissioned by NCHA to design a flagship older persons' housing scheme on a disused brownfield plot on the city's green belt.

The project required a sensitive approach to:

- Create a community-focused landscape that promotes wellbeing
- Deliver independent living accommodation for older people, fulfilling a local housing need
- Integrate seamlessly with NCHA's new workspace
- Retain countryside views and preserve the openness of the green belt
- Prioritise energy efficiency and high design quality
- Encourage a vibrant community feel within a supportive setting.

Client:

Nottingham Community
Housing Association

Tenure:

Affordable rent

Total homes:

56

6x one-bed bungalows

38 x one-bed flats

12 x two-bed flats

Completion date:

March 2025

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Key things about the site

The site and planning principles

A brownfield site off Farnborough Road in Clifton in Nottingham city's green belt and home to a disused college.

Location

Located off Farnborough Road in Clifton, close to local shops, amenities and transport links. The three-storey building is set within the grounds of a new mixed-use community, with plenty of open green space.

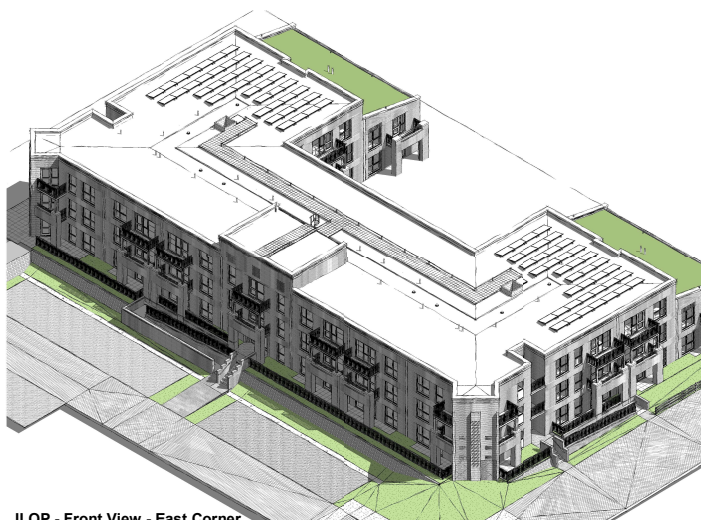
Facilities

We've created 50 self-contained one and two bedroom flats and six one-bed bungalows, which are completed to a high standard. Each new home features a wet room, a modern kitchen and a lounge/diner. The building is fully accessible with level access, lifts to all floors and communal facilities including a shared lounge, kitchen, laundry, and landscaped gardens.

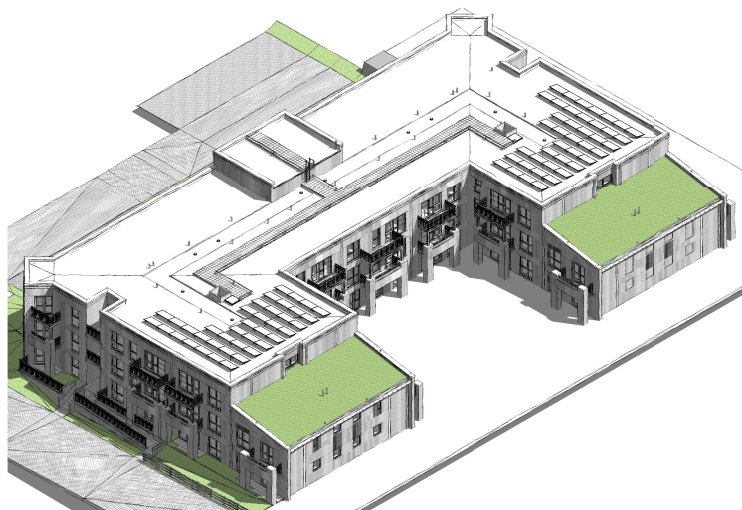
Site overview



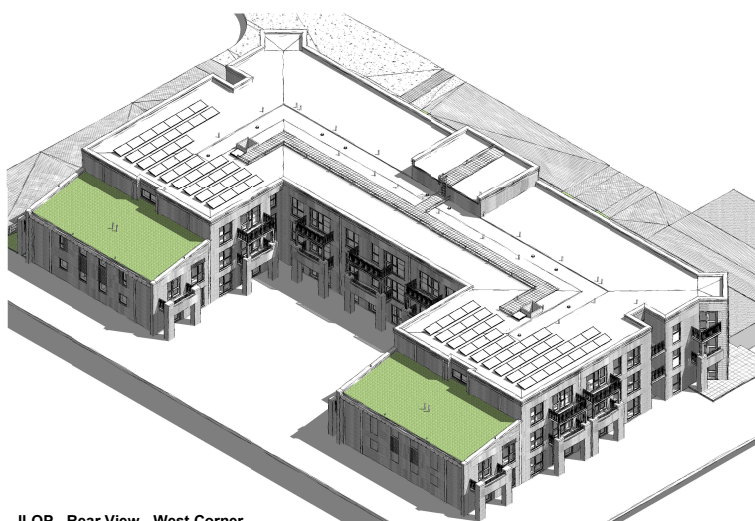
ILOP - Front View - South Corner



ILOP - Front View - East Corner



ILOP - Rear View - North Corner



ILOP - Rear View - West Corner

Design ideas and appearance

Design approach - The result is Farnborough Court, a three-storey development of 50 self-contained one- and two-bedroom apartments, designed to provide privacy and independence while offering access to communal areas that foster connection. Set within the wider mixed-use site, Farnborough Court sits harmoniously in its surroundings, combining thoughtful architecture with an emphasis on nature and wellbeing.

Environmental sustainability - Sustainability was a core driver of the design. The development is gas-free and includes a range of energy-saving technologies, including air source heat pumps, solar panels, high thermal efficiency throughout, green living roofs and living walls and electric vehicle charging points. These features ensure

that Farnborough Court operates with minimal environmental impact and is expected to be almost zero-carbon in use.

Design within the greenbelt - Respecting the green belt setting was essential. The building's form and positioning were carefully considered to maintain open views of the countryside. Living roofs and planted walls soften the visual impact, blending the development with its natural surroundings.

Social impact - Farnborough Court supports NCHA's wider strategy to meet local housing need and free up larger family homes. The scheme offers residents a safe, attractive, and sustainable environment that promotes both independence and community.



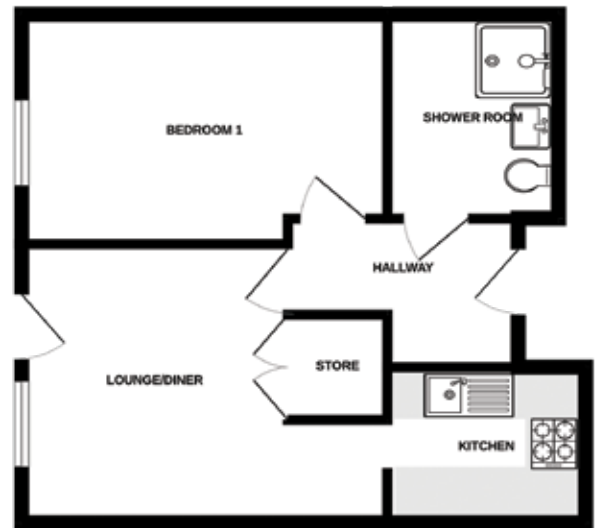
Floor design and layout

A key design consideration was the integration of HAPPI (Housing our Ageing Population Panel for Innovation) principles to ensure the scheme supports independent, comfortable living for older residents. This is reflected in the generous, well-lit communal areas, including wide corridors that incorporate seating areas and glazed ends to maximise natural light and provide pleasant views.

Each apartment features a distinct inset front door area, creating a 'porch' effect that offers a clear and personal threshold for residents. Inside, flats benefit from large windows that allow plenty of natural light and expansive views, enhancing wellbeing. All homes also include well-sized balconies, comfortably accommodating two chairs and a small table, giving residents their own private outdoor space.

Future adaptability is built into the design, with features such as knock-out panels allowing for direct access between bedrooms and bathrooms if needed.

Externally, the design prioritises both security and community. Landscaped gardens are overlooked by the flats and the on-site office, ensuring they remain safe and welcoming. Residents also have access to an allotment area and a greenhouse, encouraging outdoor activity and social engagement. Parking is designed to be inclusive, with designated disabled spaces all equipped with EV charge points, supporting both accessibility and sustainability.



One-bed apartment floor plan



Site plan