

Tussac House, Stanley, Falkland Islands



Project name: Tussac House

Location: Stanley, Falkland Islands

Services:

Masterplanning, Architecture,
Landscape Architecture
Building Services (M&E)
Civil & Structural Engineering
Principal Designer

The Brief

One Creative Environments Ltd. (One) was commissioned by the Falkland Islands Government (FIG) to design Tussac House, the first ever purpose built Vulnerable Persons Extra Care Facility on the islands. This facility will provide excellent independent living facilities for the frail and elderly, as well as those living with a disability, learning difficulty or those in need of dementia care. The designs needed to be attractive and non-institutional and deliver the highest standards for its residents.

Project Overview

The Falkland Islands, Stanley, is a picturesque island with unhindered views of the South Atlantic Ocean providing the perfect setting for an

architecture of healthcare that is both contemporary yet respectful to the sensitive surroundings. The new facility is intended as a focal point and a new model of care to serve the people of the Falkland Islands, whilst developing a new way forward for their aging and vulnerable population.

Initially, a team from One visited the Falkland Islands to undertake a valuable and intensive week of site visits, stakeholder meetings and workshops to form a fully robust brief, and have since visited the Islands on many occasions to develop the design.

A welcoming atmosphere was essential within an environment that could not only be enjoyed by the residents, but also by the wider community. The feasibility study findings demonstrated that an innovative 3600m² single storey care facility could be successfully delivered using an offsite construction system that blended into the natural surroundings.

A carefully selected palette of materials allowed for the design to aid in wayfinding while also creating a warm, domestic and homely atmosphere to reinforce much needed independence. The building has been designed with wings which are

positioned to maximise the number of apartments with a sea view and the layout of the complex has been considered to create a 'village feel', where users feel safe and connected.

Physically separating the winged clusters gives rise to relaxing 'wing lounges', areas that the residents and others can spend time in and socialise. These areas are designed to be conveniently located near Accessible WC's, making it easier for residents to reach facilities. At the end of each wing, various zones of the landscaped gardens can be accessed, all designed with a wandering loop in mind so that the residents do not get confused or lost during relaxing walks. Additionally, all wings lead back to the core of the building where there are communal spaces which include a cinema room/multi-purpose room, activity area, a hair and beauty salon, a café and a restaurant. Designed to be flexible, the multi-purpose room and activity room can be combined to create a larger area, perfect for public events.

Set in landscaped gardens, the development consists of 32 extra care apartments and two short term apartments for respite-care plus associated staff and ancillary services. Each apartment is designed to adapt and change for the needs and abilities of the individual. As a home for life, the apartments incorporate innovative assistive technology, dementia friendly design principles, and wheelchair accessible kitchens and shower rooms all designed to not feel institutional. Ensuites are designed to either add or remove grab rails as needed, so that they feel homely.

This facility will also free up much needed capacity in King Edward VII Memorial Hospital (KEMH) in Stanley, the Islands' only hospital, which also has a phased strategic development plan with One commissioned for the design of Phase One.

Having successfully obtained planning permission, One produced tender documents and supported the client with tendering and procurement to secure a start on site in December 2019 with a complex earthworks package as enabling works for the planned later building phase. The building phase is currently out to tender and One will continue to support the client through the construction phases with technical design support services including verification of contractors' proposals, site monitoring visits and quality control.

“One understands our healthcare requirements perfectly. Their multidisciplinary team has designed an extra care facility which will make a huge difference to people on the Falkland Islands.”

**Colin Summers, Director of Public Works
for Falkland Islands Government**

The Benefits

- **Intuitive way finding** – The layout of the complex has been well thought out to create a 'village feel', where users can feel safe and connected. In particular, the intuitive courtyard design is easily readable, opening out the services and facilities on offer to avoid confusion.
- **Deliberate design scheme** – Careful consideration of the environment ensured landscape blending. The differing roof colours for instance complement the rooftops in the surrounding area.
- **Balancing clinical needs with community facilities** – The design incorporates a core centre with communal facilities so that residents, visitors and the community can integrate in a non institutional manner. Its flexible and multi-use design also allows for community events to be held here.
- **Providing an inclusive service** - One's multi-disciplinary team can deliver all necessary services throughout the project saving time and money. Having no resources available the client could rely on One to take on full responsibility.



For further information
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