Housing for Life

- aspiration or necessity?
Architect - Not a Healthcare professional
Translating legislation and research
Architect is not an expert in any one thing, but should be an observer, a problem solver, able to absorb and realise aspirations for the built environment.
Design of accessible housing –
Lifetime home – Code of practice

ICS 11.180.99; 91.040.01
BS 8300:2001 Design of buildings and their approaches to meet the needs of disabled people – Code of practice explains how the built environment can incorporate in recovery play an essential part accessibility of service disabled people.
The legislative framework

Access Statements

An Access Statement is a description of how inclusive design principles and practice can be incorporated into a particular project or development, and
Delivering great places to live

20 questions you need to answer

BUILDING FOR LIFE
The legislative framework

Building Regulations

disabled people – Code of practice, see p 6), although the British Standard also contains guidance on issues that are not appropriate or realistic to control under
Disability Discrimination Act 1995

The Disability Discrimination Act (DDA) introduced new measures aimed at ending the discrimination which many disabled people face. In addition to discrimination may also occur when there is a duty to make a reasonable adjustment and any failure to meet that duty cannot be justified.
HOUSING FOR VARYING NEEDS

a design guide

Part 1: Houses and Flats
Ecohomes 2006 – The environmental rating for homes
international symbol of access, indicating accessible routes and facilities
facilities for blind or partially sighted people
equipment to enhance microphone sound for people whose hearing aid is fitted with a ‘T’ switch
equipment to enhance microphone sound through an infrared receiver
text telephone facilities
Figure 1

*Designated off-street parking bays*

- Preferred access route avoiding travel behind parked cars
- Dropped kerb or level access and tactile surface
- Hatched safety zone for boot access and cars with rear hoists
- Hatched access zones between designated bays
Figure 17
Nosings

contrasting material
55mm wide on both
treads and risers
Figure 30
Lift car dimensions

- Mirror to assist when reversing out of lift
- Hands-free alarm/intercom with visual indicator
- Tactile identification of floor level
- Passive infrared door safety override
- Unobstructed landing space
- 900mm minimum clear opening

*BS EN 81-70 recommends 900mm minimum clear opening
guarding with cane detection at ground level where doors open onto an access route

Figure 9
Avoiding hazards on access routes

guarding with cane detection at ground level where projection onto access route is greater than 100mm
Realisation:-

Funding
Building Standards
Planning
LA conflicts
Research / practice disconnection
Process for Architects

Translate the legislation
Consult
Observe
Experience
Understand
Propose
Communicate
Simple aspirations:-
Well considered parking provision
Homezones
Common Access
Universal Access
Non-institutional
Navigation / Legibility
Connection to Neighbours
Overlooking and supervision
Natural Policing
Sense of Ownership
External green space provision
Communal Outdoor Spaces
Stimulation
Safe evening spaces
Informal Meeting Spaces
Energy efficiency / Low running costs
Vertical Mobility - Lifts allowing high rise living
Daylight / Sunlight
Navigation / Legibility
Balanced technology - enhancing life
Contemporary design with familiarity
Contemporary design with familiarity
Concealed Mixed Tenure
Next door neighbour
Covered external connections
Cutting edge design
Vibrant neighbourhoods
Universal Design Principles - Individuality
Sense of ownership
Connection to neighbours and carers
Orientation
Security In / Out
Stimulation
Subtle Supervision
Urban courtyard
Passive Security
Private green space / Views
Shared green space / Views
Vibrant Community
Sunlight / Daylight
Daylighting
Shadow prevention
Familiarity
Comfort
Simplicity
Visibility
Passive Technology:
sprinklers/
sensors/alarms/
warden call/floor/movement
Space
Comfortable proportions
Visibility to the toilet pan
Privacy
Casual supervision
Signage legends
Finishes selection
Safe edges
Barrier free
Accessible storage
Flexibility
Kitchen function
Reflection
Ceiling Height
Ventilation
Private garden
Underfloor heating