

# Designing for Dementia

## Lessons from practice

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# Lessons from practice

## Introduction

In this session I want to look at how the rising aspirations of older people will affect the buildings that architects design for them including our response to designing for those who may end their lives living with a dementia. Quattro has a significant portfolio of dementia friendly buildings and I have been able to review them in use to see how they can adapt in the future.



## Lessons from practice

### Changing aspirations

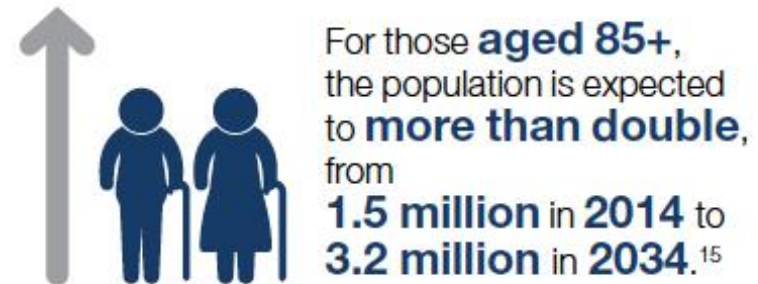
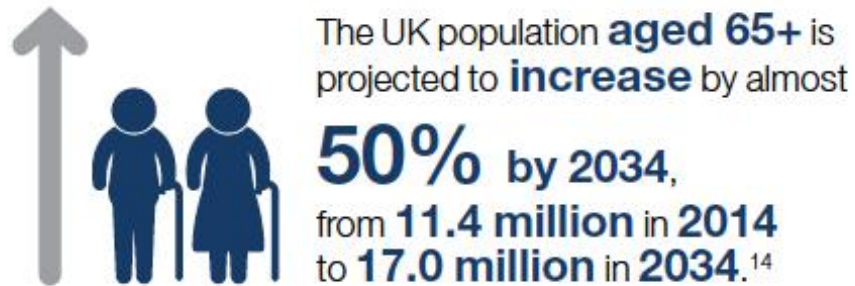
There is a growing view among some baby boomers that arrangements for support and care could be different in the future – they could, for example, include shared independent arrangements, community care hubs and care co-operatives.”

*Mental Health Foundation report 'Getting on... with Life' 2012*



## Lessons from practice

### The statistics



Attention to the housing needs of older people is important as 60% of the projected growth in households over the next two decades will be amongst those aged 65 and over.<sup>16</sup> This suggests there will be growing demand for specialist retirement housing that provides new and appropriate living options for people in later life. However, only 1,919 new retirement properties were registered with the NHBC in 2014, and the market overall has only supplied around 128,000 such properties for ownership.<sup>17</sup> As a result, there is a huge under-supply of homes built specifically for the particular needs and aspirations of the older population. Moreover, the shortage of specialist retirement housing is emblematic of the bigger issue around the lack of all types of age-appropriate housing.

*Extract from ILC Downsizing Report January 2016*



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## Types of housing for older people



Source: Knight Frank Research

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Retirement living -Typical rural bungalows

*All on one floor, 65-75sm footprint*



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### Retirement living- the older age friendly house

*55sm footprint with accessible ground floor bedroom, accessible ground floor wc with wet room shower and 23sm upper floor*

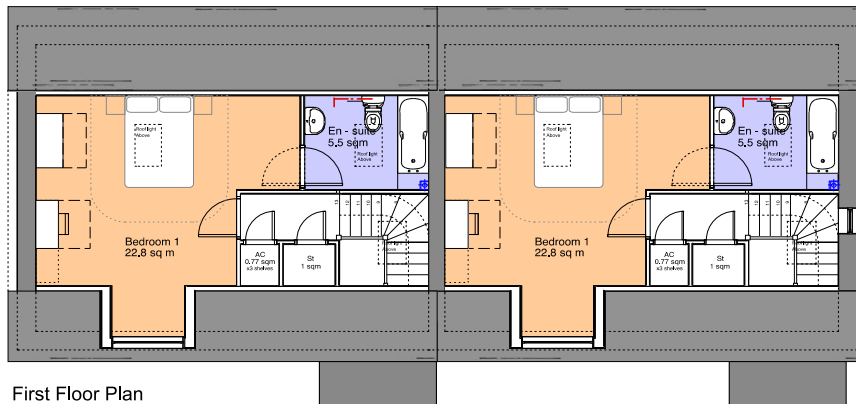


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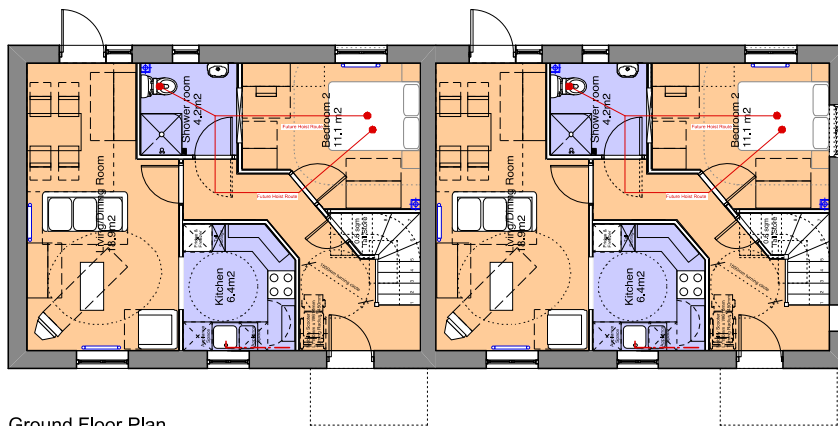
## Retirement living- the older age friendly house

*Accessible ground floor bedroom*

*Accessible ground floor wc with wet room shower*



First Floor Plan



Ground Floor Plan





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Retirement living in a community- the  
apartment block

*Small flats with a shared owners lounge*



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### Housing with Care

*1 and 2 bed flats targeted at people with some personal care needs and extensive shared facilities*



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### Living well with dementia

“When you compared the two cohorts born 20 years apart you see that dementia prevalence has gone down.”

*Prof Tony Arthur, from the University of East Anglia, July 201*

“Finding drugs that can halt or cure dementia may seem a distant prospect now but there are drugs companies that think they will have a cure for dementia by 2020.”

*Health Minister Jeremy Hunt, July 2013*



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### Staying put-care at home

*The advantage of using spare rooms for end of life care*



## Lessons from practice

Staying put-the lifetime homes standard

*Temporary ground floor bedspace*

*Ground floor wc with wet room drain*



## Lessons from practice

### Housing with Dementia Resources

*This specialist extra care scheme at Coleford has a dementia focus with independent living flats seperated from a distinct wellbeing centre*



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## Lessons from practice

### Housing suited to Dementia Care

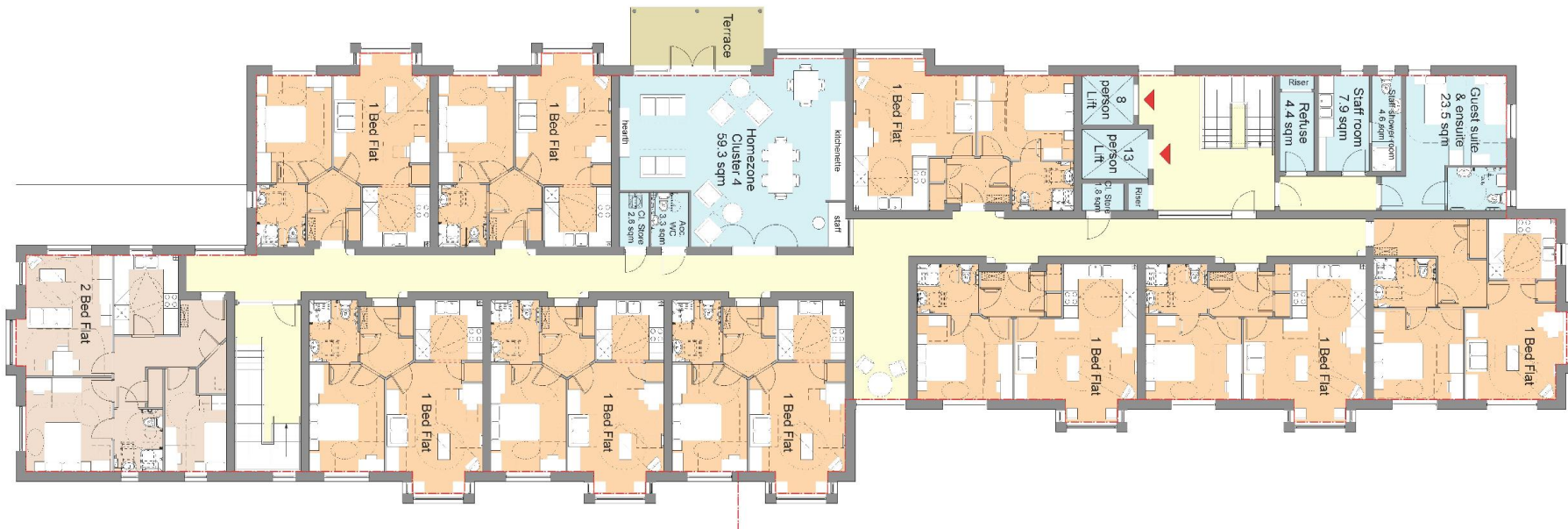
*Clusters or wings can be formed where e.g. every 10th flat - it would need to be a 2-bed size - is converted into a shared facility for its neighbours with a farmhouse kitchen, a homely lounge and a small study.*



## Lessons from practice

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### Housing with Dementia Care

*Small HWC schemes (around 20 units) are often cited as the most appropriate and successful settings for people with dementia to be cared for until end of life.*



# Lessons from practice

*Beeches Manor is a dementia extra care building with 2 clusters of 9 flats around a courtyard and a 'home zone'.*



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# Lessons from practice

## Types of housing for older people

“Retirement Housing” is a catch-all term for housing which has been designed with older people in mind, from over-55 developments to retirement villages and communities which may offer some level of care. Specific care homes are not usually included in this type of housing.



Source: Knight Frank Research



# Clustered Dementia Care

# Lessons from practice



## Clustered Dementia Care

## Lessons from practice



# Care Home and Assisted Living Apartments Fishponds

## Lessons from practice



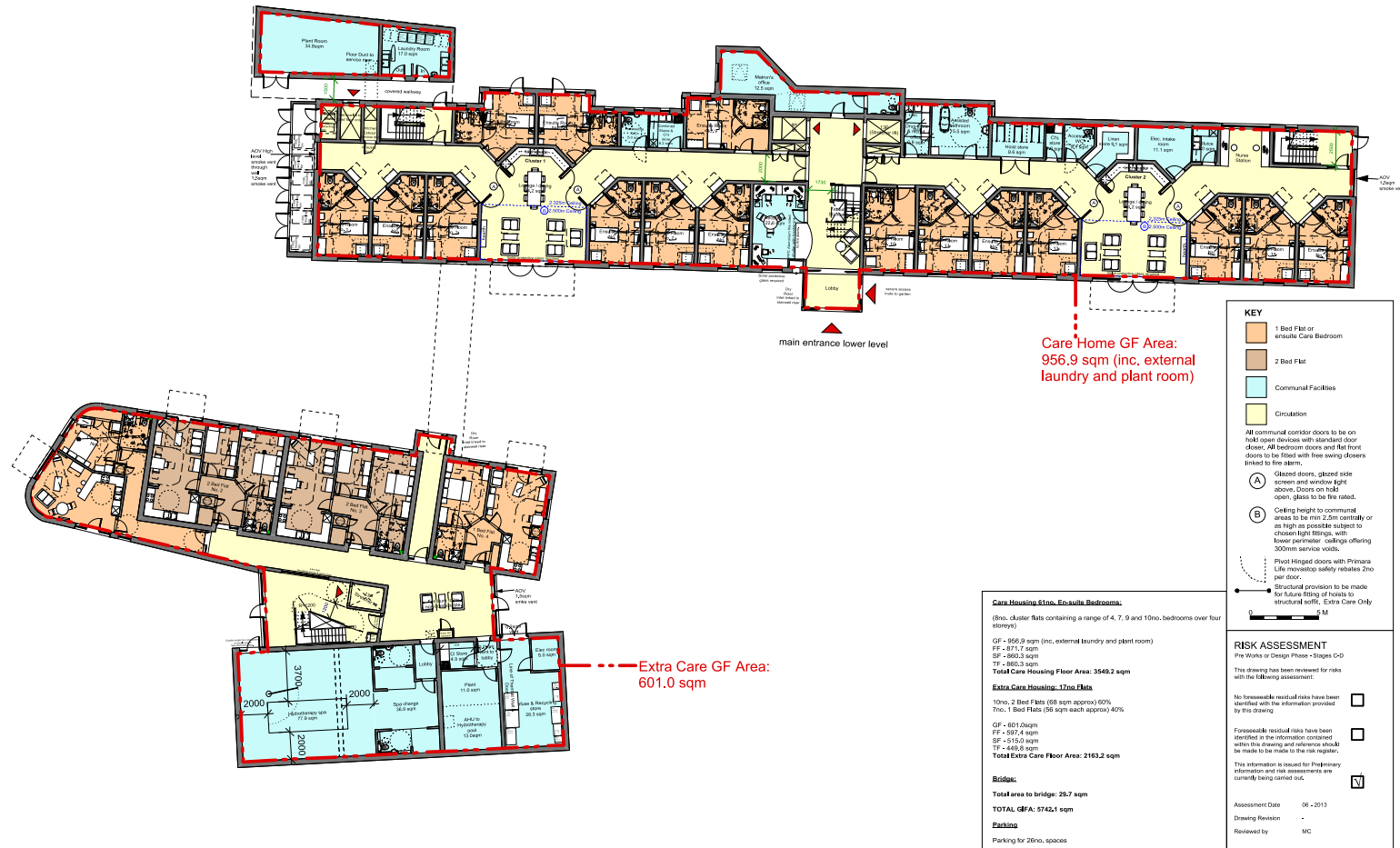
# Care Home and Assisted Living Apartments Fishponds

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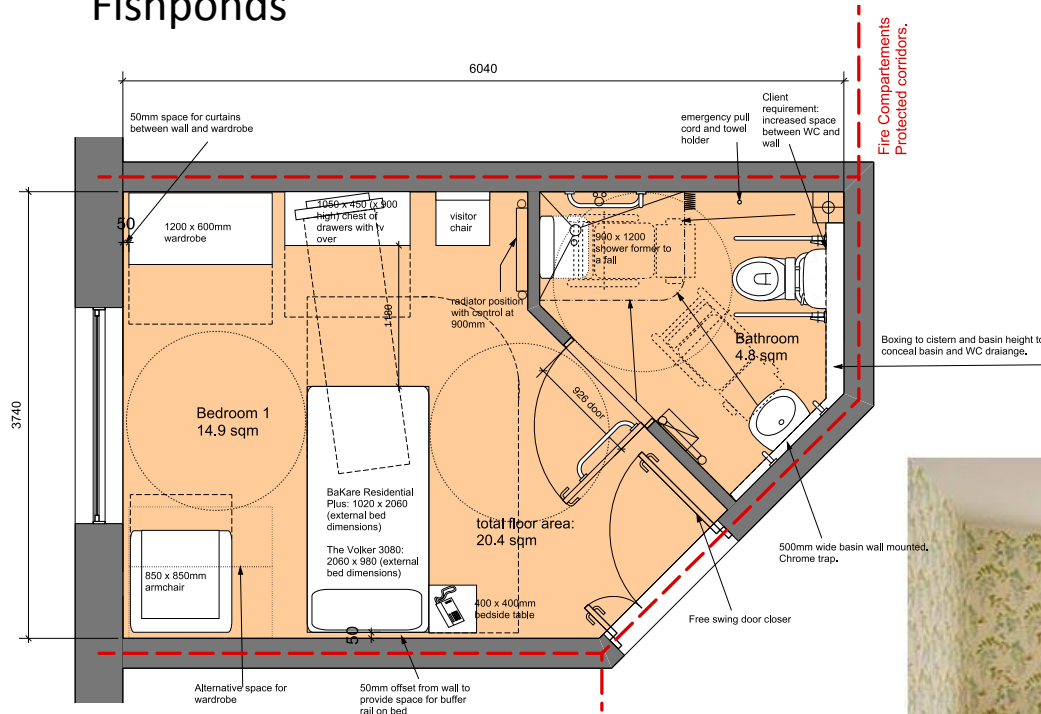
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## Lessons from practice



Dutch Dementia Care Home- De Hogeweyk  
*a new community tailored to the support of people with severe  
dementia in a re-enactment of a variety of familiar living styles*

**Lessons from practice**





**Dutch Dementia Care Home- De Hogeweyk**  
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