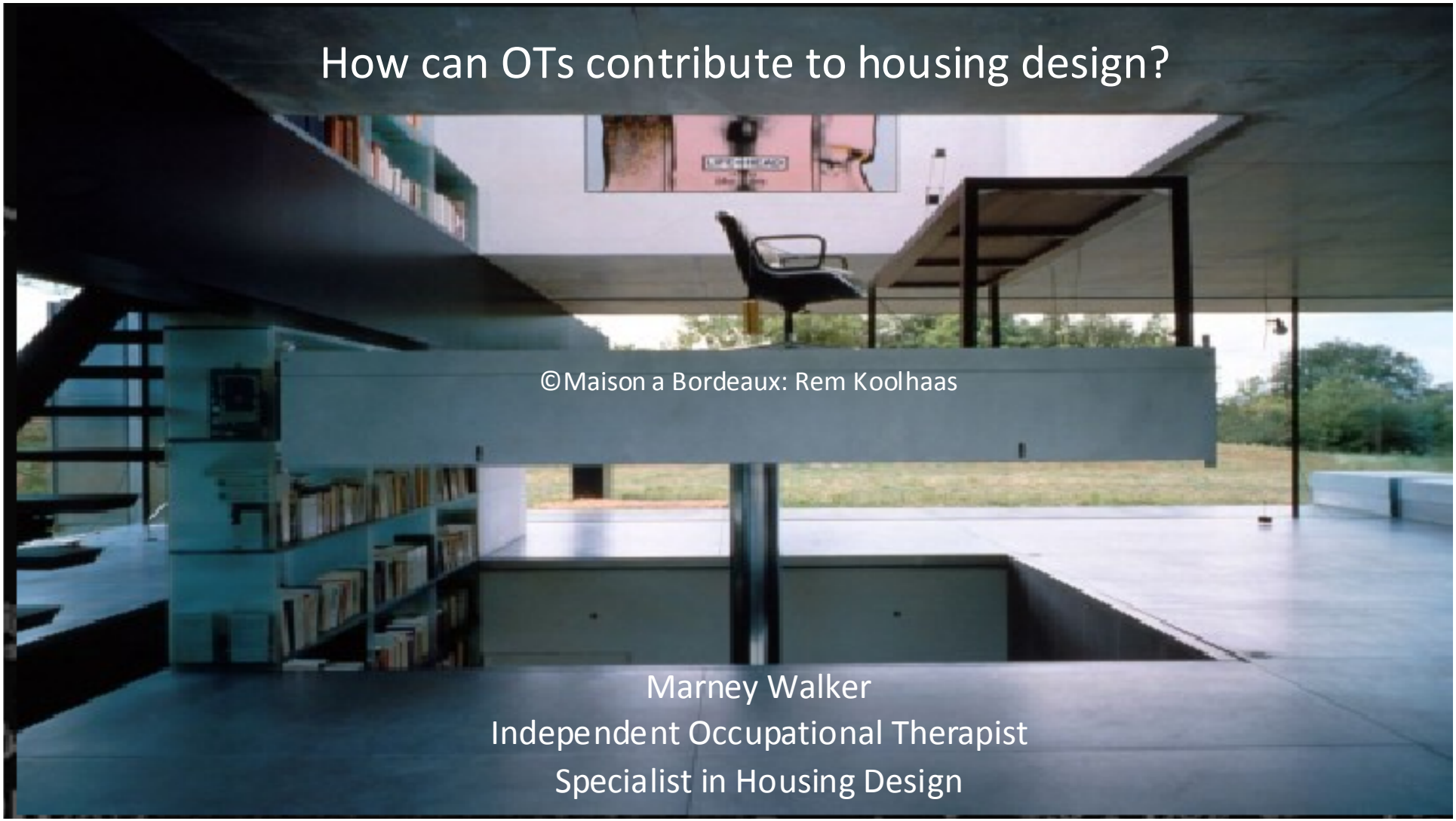
How can OTs contribute to housing design?



©Maison a Bordeaux: Rem Koolhaas

Marney Walker
Independent Occupational Therapist
Specialist in Housing Design

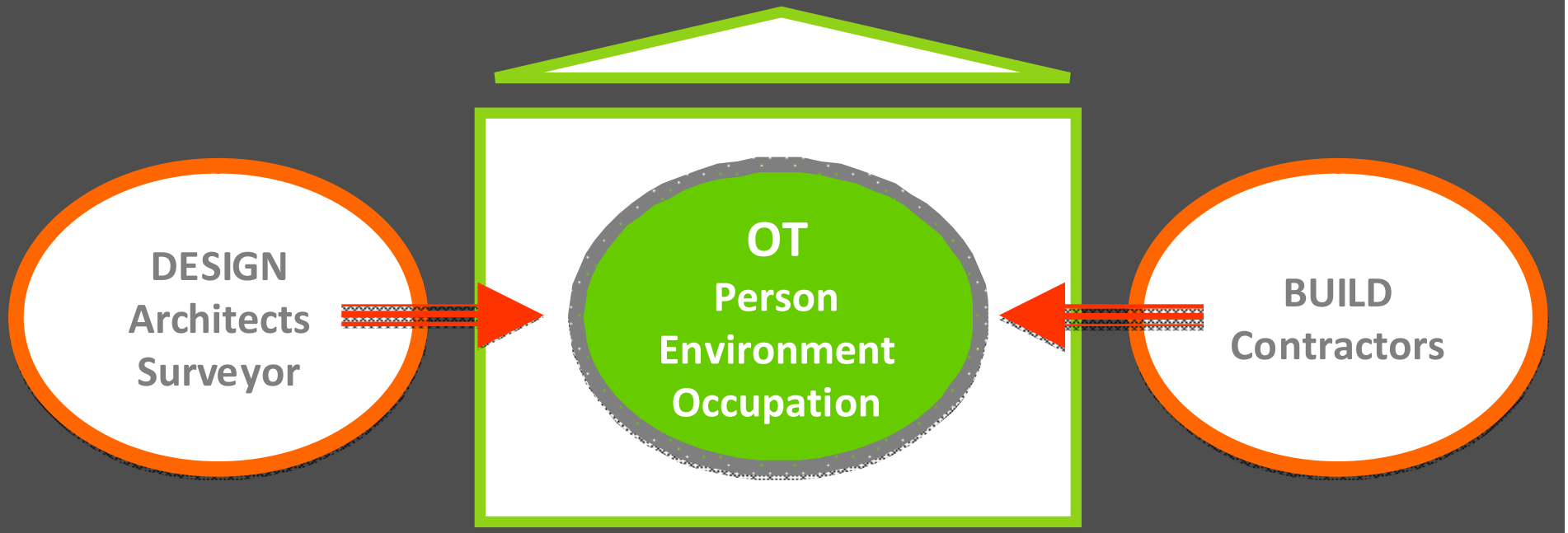
Occupational therapists and housing design

- OT input on Extra Care and Supported Housing
- Lauren Walker OT Royal Borough of Greenwich- working with Secure by Design
- Jenny Buterchi Partner PRP
- Ed Warner Founder of Motionspot

Your views:

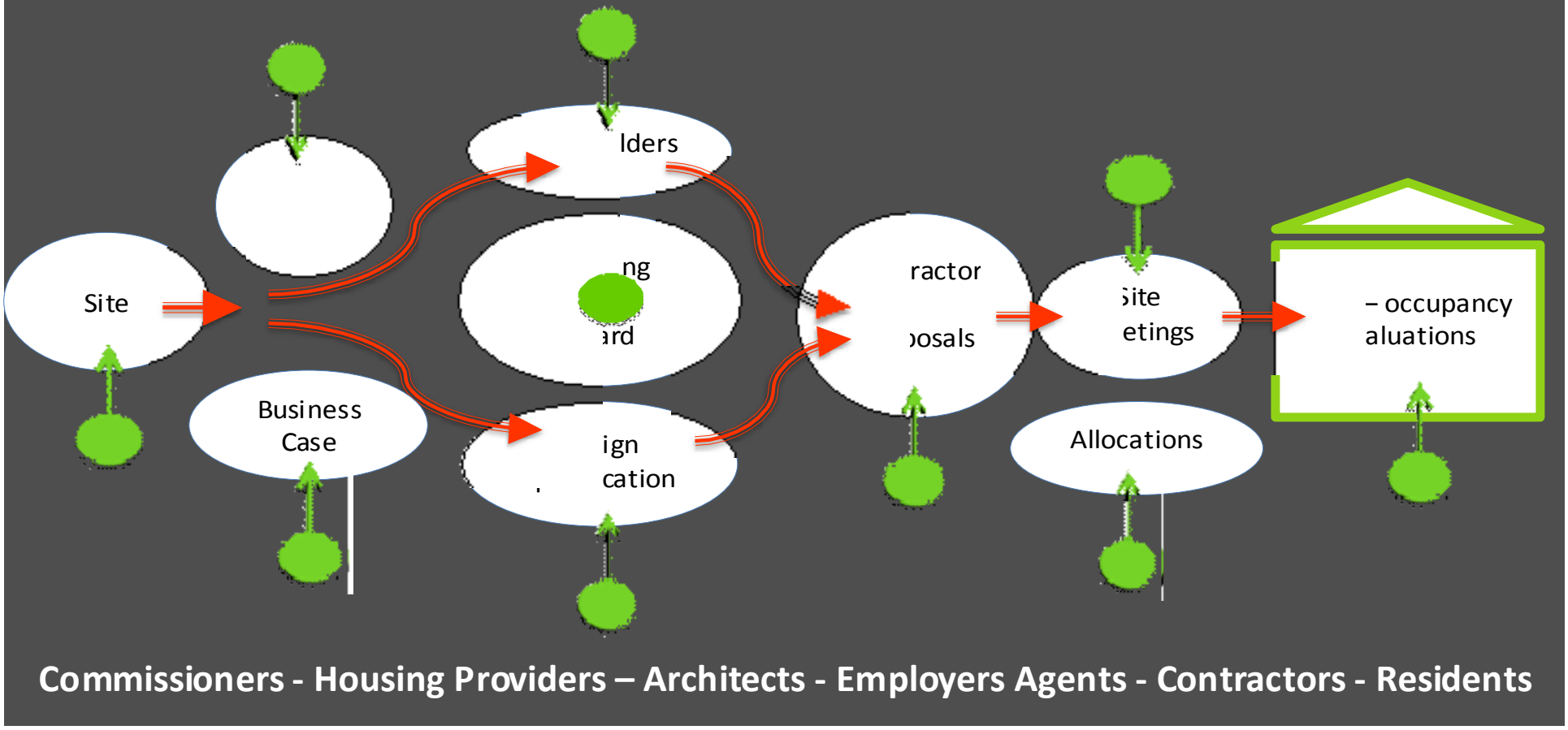
- Why would you consult an OT?
- What knowledge and skills can OTs bring to the design process?
- Effective joint working methods

Inclusive Housing Design: Why use an OT?



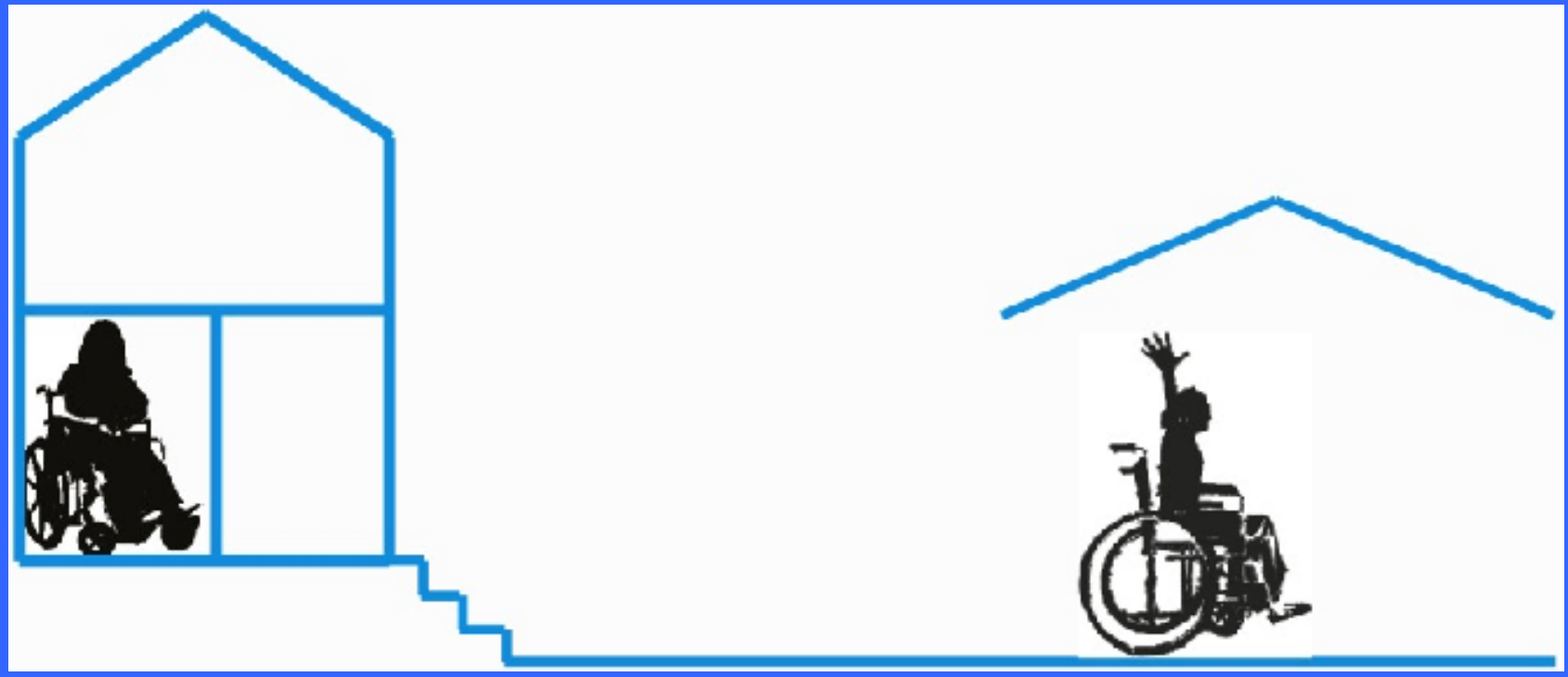
Before and after the drawing board

Tracking Design Decisions



Commissioners - Housing Providers – Architects - Employers Agents - Contractors - Residents

Removing barriers



From adaptations to accessible homes

Inclusive v Bespoke - striking a balance

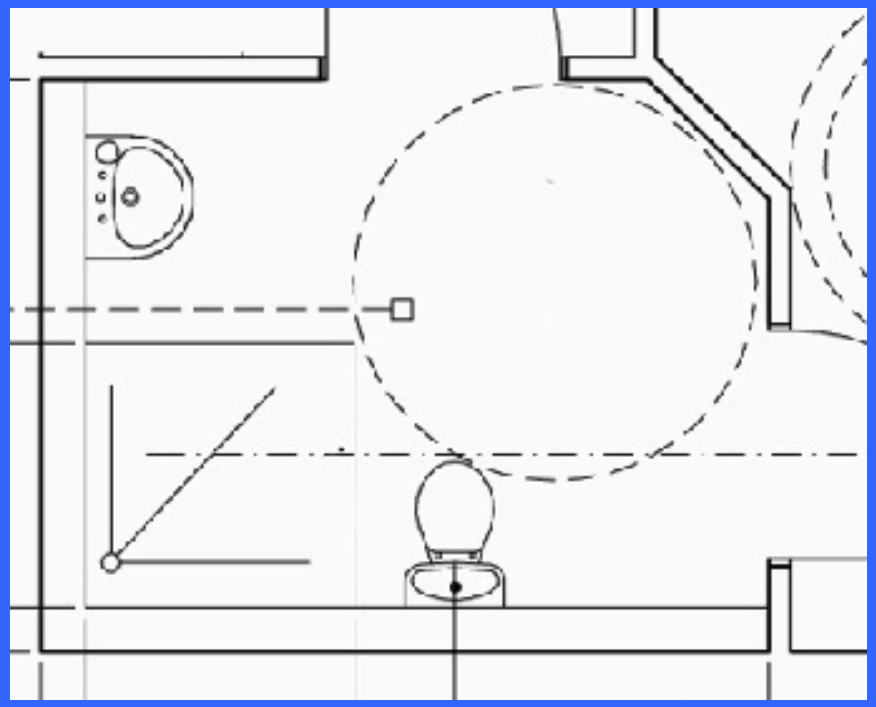
- *Future proofing*
- *Physical , sensory, and cognitive impairments*
- *Families and carers*
- *The critical user approach*

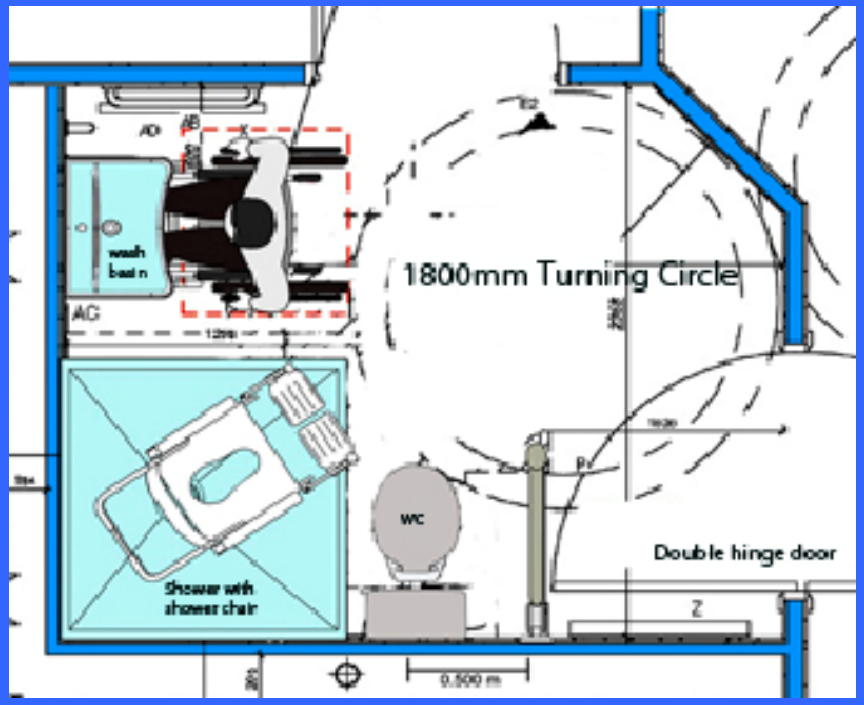
Future Proofing : Avoiding over specification

Achieving Adaptability

Being able to respond at short notice

Compatibility with specialist equipment





Housing with care : when to improve on minimum standards

OTs as interpreters of regulations

Importance of catering for different needs:

- Space for care and support
- Sight Loss
- Hearing Loss
- Design for Dementia

Finding better solutions

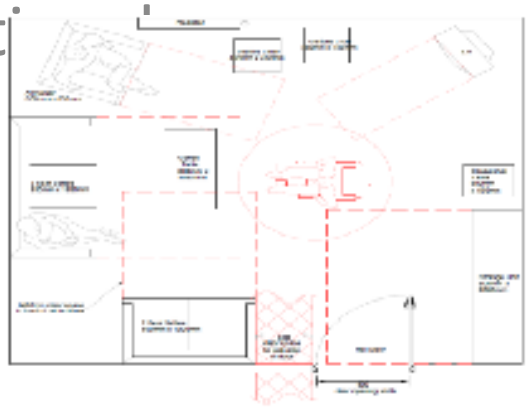
Being able to respond at short notice

ITEM	Approved Document M 2004 with 2013 amends Section 6-10 *Means of access to and into dwellings*	Approved Document M M4 (1) *Visitable* MANDATORY	Approved Document M M4 (2) *Accessible and Adaptable* OPTIONAL	Approved Document M M4 (3) *Wheelchair User* WAC/WAD OPTIONAL	Lifetime Homes Standard 2011 COMPLIANT + GOOD PRACTICE (GP)	Wheelchair Housing Design Guide 2nd Ed 2007 REQUIRED (RQ)/ RECOMMENDED (REC)	South East London/ Greenwich Wheelchair Site Brief 2012	BS8300 2009(2010)	[illegible] Adaptations Design Communication Tool kit 2014	EVOLVE Evaluating Older Peoples Living Environments 2010
		New Technical Housing Standards effective from 1st Oct 2015 Incorporating 2016 amendments updated 190316								
WCs										
WC at entrance storey	Diagram 31 and 32 p 57	Min 950w with 750 clearance in front of WC see Diagram 1.3-1.4 p8 9 Min 2050 x 1500 OR 850 x 1760 internal dimensions to accommodate Door opening outwards	Diagrams 2.5 and 2.6 (P20 21) 1450 x 1800 /1450 x 1800 with door opening outwards	Diagram 3.11 p43 WAC Diagram 3.12 p44 WAC WC/cloak-room 1750 x 2200 with door opening outwards Diagram 3.14 second WCs 1200 x 1700 or 1300 x 1500	Accessible WC and wb with approach 400-500 from centre of WC to wall and 1000 to exposed side, and 1000W x 1100 D from front rim of WC with falls for future fitting of level shower				500 x 1050 for [illegible] User	
WCs										
WC / shower at entrance level			Installed LAS OR potential LAS							
WC pan height WC controls	460 H public WCs 480 to top of seat			WAC 400H			400 Spatula lever to outer/transfer side			
WC projection					500 from cistern	RQ 750 inc cistern	800	750 including cistern		
WC position	450 min 500 preferred from centreline to each wall	400 450 from centreline to each wall (min W900 of WC/cloakroom)	450 from centreline to wall – 1000 on other side	450 500 from centreline to wall	400 500 from centre line to wall and 1000 clear on exposed side	RQ 450 from centre line to wall	500 centreline to wall	450 500 centreline from wall	400 centreline from wall	600 to each side to allow access for carer


Post Occupancy Evaluation: how it works in practice

Accessibility and Security: A collaborative approach

Joint project between Occupati
Therapists and Secured by De



Lauren Walker, Housing Occupational Therapist
Disability & Home Improvement Team
March 2017

ROYAL borough of GREENWICH

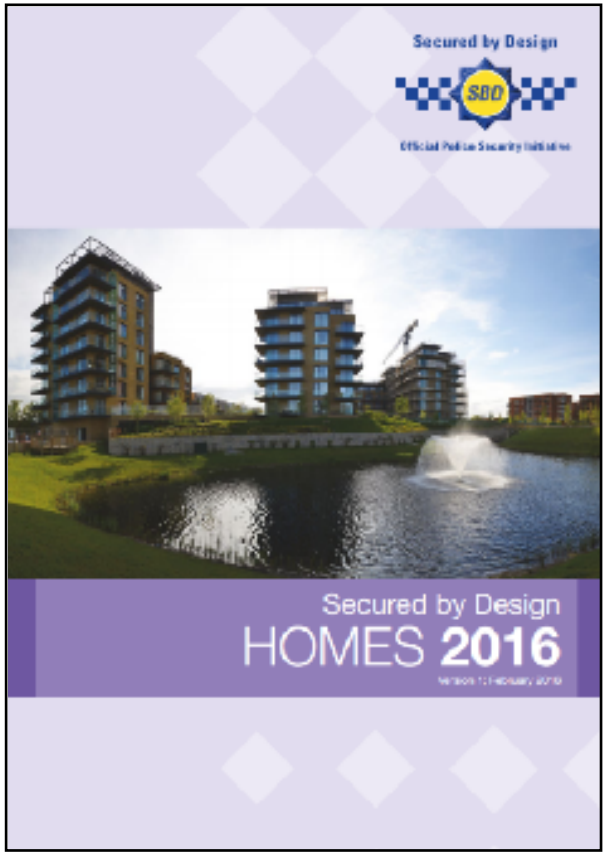
- At present there are some areas of conflict between the accessibility requirements, security requirements and fire safety standards that are written into our local planning conditions
- When accessibility is compromised e.g. because of security measures, the supply of useable accessible housing is impacted
- When security is compromised e.g. to increase accessibility, vulnerable individuals may be at increased risk of becoming victim to crime and anti-social behaviour
- **We all want safe, secure, inhabitable housing**

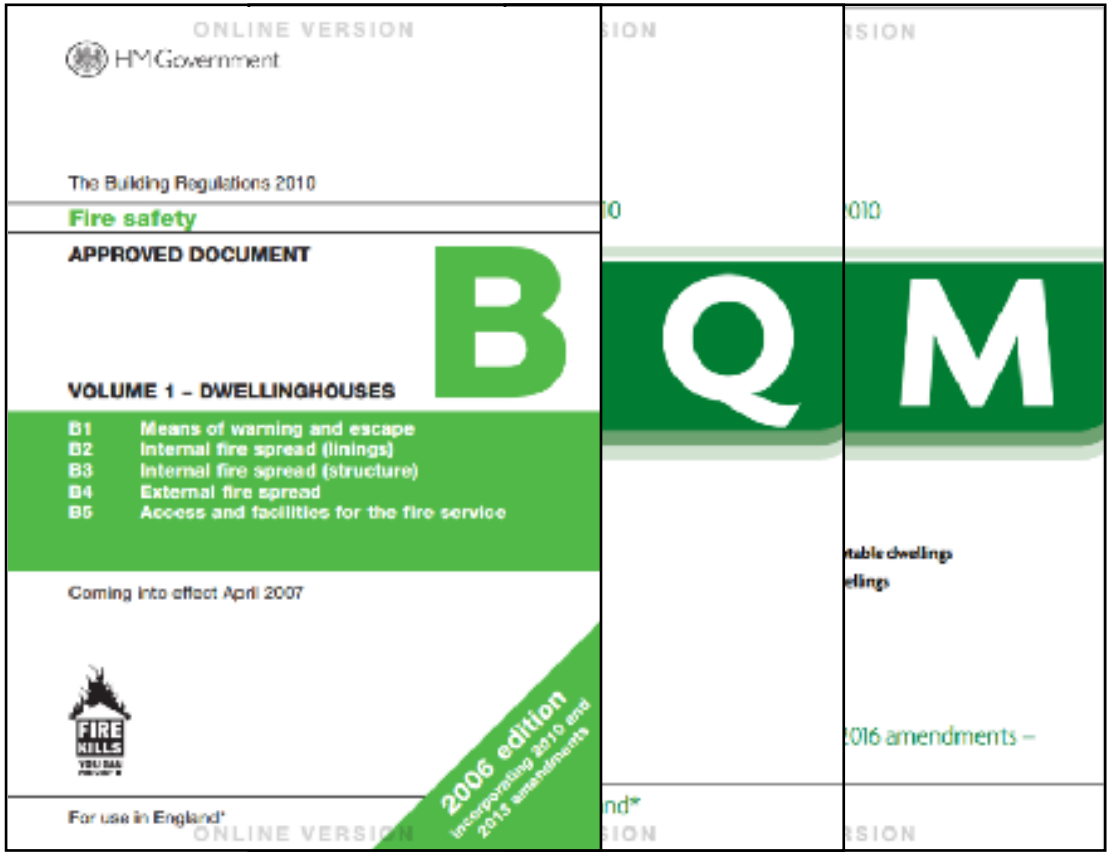
ROYAL borough of GREENWICH

In Royal Borough of Greenwich:

- New schemes containing 25+ dwellings must include provision for 10% wheelchair user dwellings
- Wheelchair user dwellings of private and intermediate tenure should be wheelchair adaptable
- Wheelchair user dwellings of social / affordable rental tenure should be wheelchair accessible

ROYAL borough of GREENWICH





ROYAL borough of GREENWICH

ROYAL borough of GREENWICH

We are all working for the benefit of residents – especially the most vulnerable

ROYAL borough of GREENWICH

Secured by Design

SBD

Official Police Security Initiative

“ The official UK Police flagship initiative combining the principles of ‘designing out crime’ with physical security”

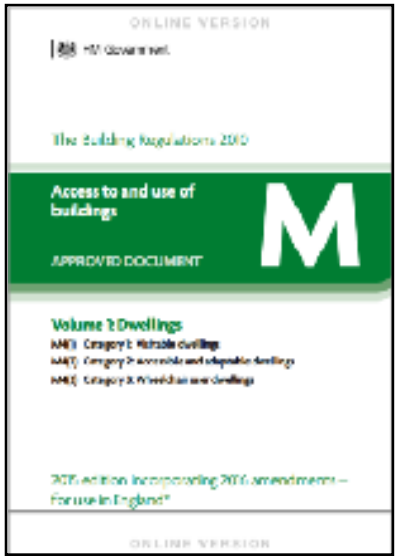
http://www.securedbydesign.com 06/02/17

ROYAL borough of GREENWICH

ROYAL borough of GREENWICH

ROYAL borough of GREENWICH

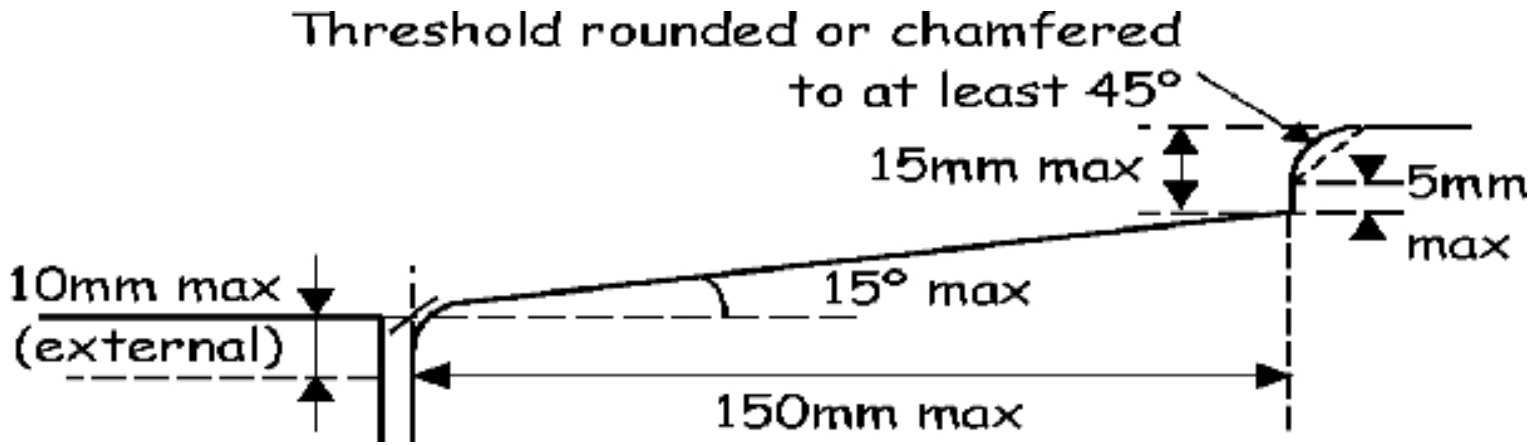
- **Doors**
- Level thresholds
- Power-assisted entry and reduced opening forces
- Simple opening and locking mechanisms



Principle: To facilitate safe and independent access to building and dwelling, and equal access to all shared amenities

Implications of non-compliance: Unable to access building independently, or at all; unfair exclusion from utilising facilities to which residents are entitled

ROYAL borough of GREENWICH



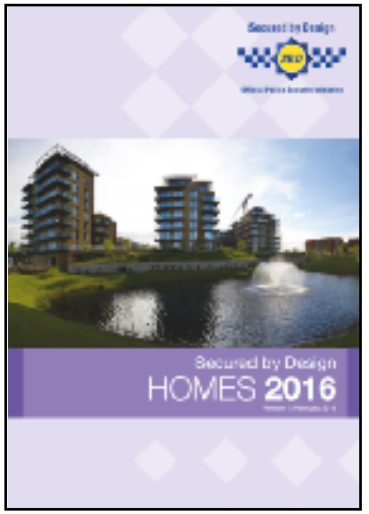
15mm vertical up-stands are not acceptable. Any up-stand of more than 5mm should be rounded or chamfered. Many wheelchair users find vertical up-stands difficult or impossible to negotiate.

ROYAL borough of GREENWICH

- Strength
- Range of movement
- Single handed use

- Speed
- Method of operation
- Maintenance

ROYAL borough of GREENWICH



- **Compartmentalisation**
- 'Meet and greet' policies
- Fob-controlled doors and lifts
- Access for regular and one-off visitors

- Principle: To reduce instances of unauthorised access e.g. by tailgating, and minimise anti-social and criminal behaviour by restricting non-essential access
- Implications for disabled occupants: Impractical / impossible to leave flat to 'meet' visitors. Unfair reliance upon third parties to provide access. Potential for overall reduction in security for all

ROYAL borough of GREENWICH

Lift controller link with intercom

To authorize the visitor's access to lift directly at home.

System introduction:

DIO-2408 is designed to work with 24-floor Lift controller. It allow householder to press one button at home when visitor calls by door phone at front door to assign available floor for his/her visitors, so that the visitor could reach the desired floor with safety and it is convenient for efficient access control.

ROYAL borough of GREENWICH

Local joint-working:

•Possible discrepancies should be flagged up early in the planning and build process so they can be addressed and resolved effectively

Collective joint-working:

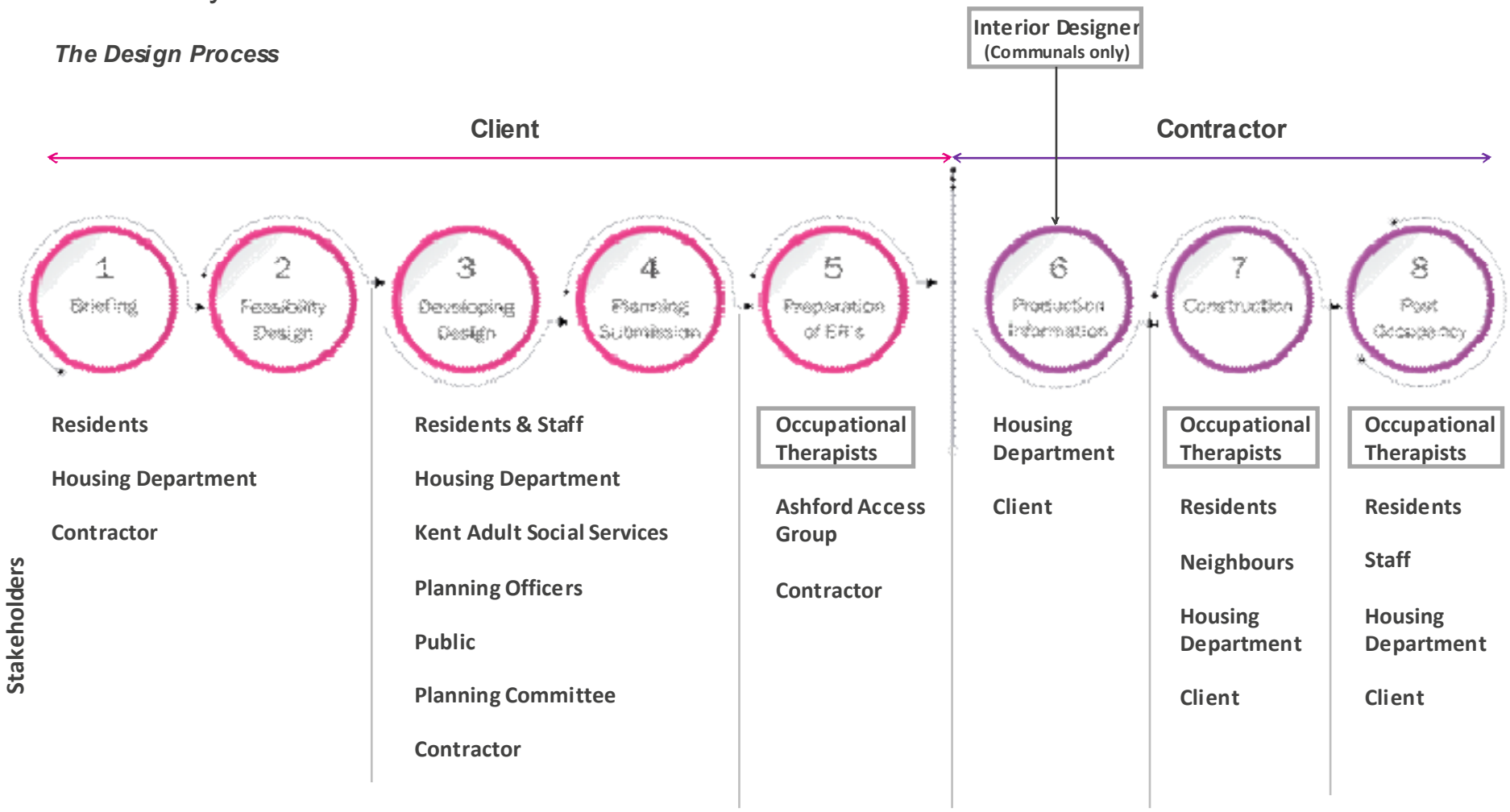
•We want to encourage innovative product design so that accessibility isn't sacrificed in order to achieve high security, and security isn't compromised in order to achieve good accessibility

The Designer’s Perspective

Jenny Buterchi, Partner

Case Study: Farrow Court

The Design Process



Case Study: Farrow Court

The starting point…..

- Generous space standards
- Semi-recessed balconies & patios
- Full height glazing
- Generous storage including built-in w ardrobes
- ‘Care-ready’
- Modern open plan living

1 Bed @ 55m²

2 Bed @ 71.5m²

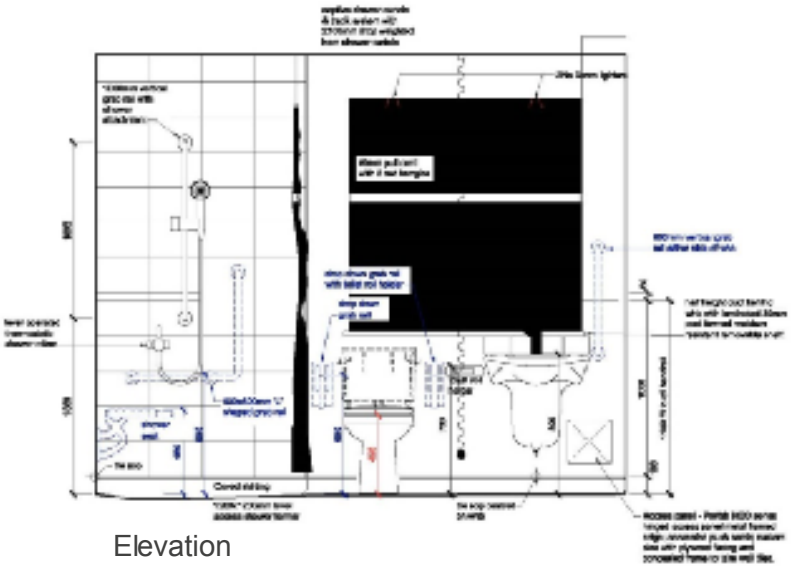
Recuperative Care @ 34m²

Case Study: Farrow Court

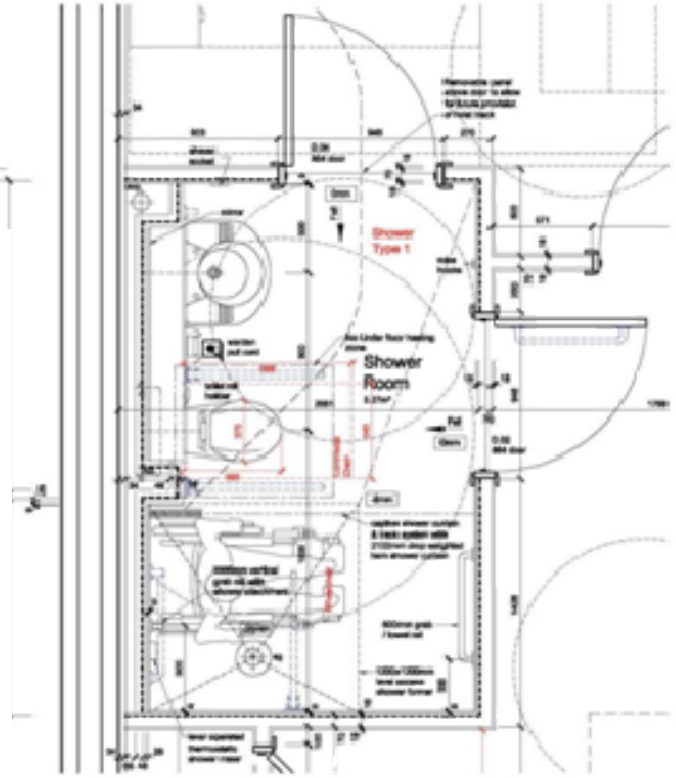
1 2 3 4 5 6 7 8

Occupational Therapist workshop

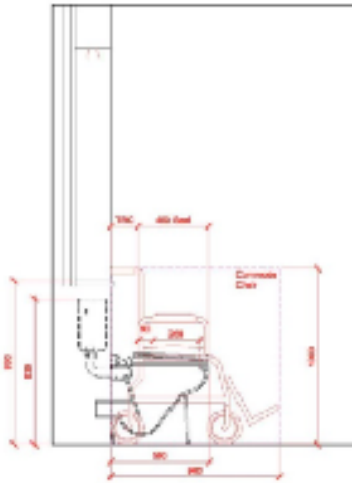
- Height of WC – commode chair
- Access hatch, ductwork & cistern
- Shower and grab rails
- Access around WC and basin
- Recess with down lighters, full width mirror



Elevation



Plan



Elevation

Case Study: Farrow Court

The Bathroom

- Height of w c
- Show er rail
- Finishes

Case Study: Farrow Court

The Bathroom

•Grab rails installed

•Access hatches

•Shelf & mirror

Case Study: Farrow Court

The Kitchen

•High level oven

•Induction hob

•Position of controls

•Position for w ashing machine

•High and low level cupboards

•Plug sockets – position and colour

•Lighting & Finishes

Case Study: Farrow Court

The Front Door

Some practical considerations

•Storage

•Letterbox

•Free swing door closer

•Coat hooks

•Spyhole

•Handrail

Case Study: Farrow Court

Interior Design of Communals

Activity

Lounge

Case Study: Farrow Court

Interior Design of Communals

Hairdressers

Therapy

Case Study: Farrow Court

Interior Design of Communals

Foyer Seating Area

Restaurant

Case Study: Farrow Court

1 2 3 4 5 6 7 8

Phase 1 Post-Occupancy Feedback

Apartments

- Like open plan layouts (100%)
- Easy to use bathrooms (100%)
- Very happy with front door, layout and storage (80%)
- Kitchen Layouts, storage and worktops (100%)
- Balconies safe and easy to use (93%)
- Electricity running costs good (4 out of 5)
- Hob/oven easy to use (93%)
- Need more storage / fitted wardrobes (93%)
- More shelving in bathroom (55%)

Communal Spaces

- Easy to navigate the building (100%)
- Hair salon well used (57%)
- Interior finishes liked (93%)
- Signage easy to read (86%)
- Furniture comfortable (79%)
- Garden used (50%)

"The grab rails weren't in the right place to suit my husband's needs so they installed a floor to ceiling pole"

What do you think of the show so far?

Things to consider

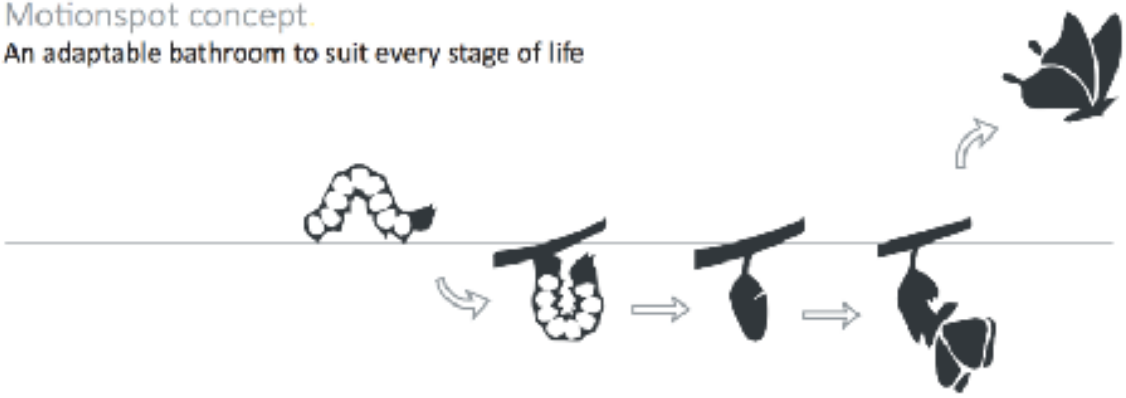
- Consider which stage of the design to liaise with OTs
- Visit Comparative buildings and show rooms together
- OTs have experience of specific disabilities
- Designers must balance function with aspiration
- Co-ordination of M&E
- Interior Designer input into apartment finishes
- Consider who will champion the design on site
- Only install grab rails if actually needed
- Building User guides for future OTs


JEWISH CARE
MOTION
SPOT

Designing environments for all

Motionspot concept.

An adaptable bathroom to suit every stage of life



Adaptable products

Lit mirror cabinet

With visible storage

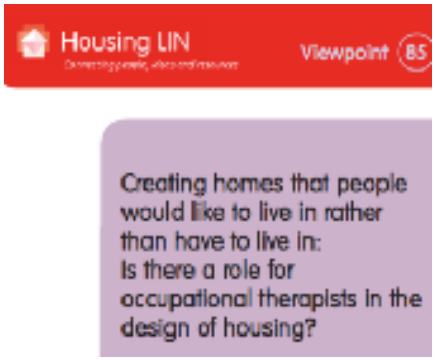
With vinyl overlay

This is where OTs can contribute

How can we establish effective joint working methods ?

Aspects of access

- Physical access
- Visual Access
- Acoustics
- Design for dementia
- Learning Disability



Aspects of schemes

- Size and layout
- Communal areas
- Outdoors
- Individual flats
- Bathrooms
- Kitchens
- Interior design
- Lighting

Stages

- Commissioning
- Site feasibility
- Business Case
- Design briefs and Specifications
- Pre and post planning
- During construction
- Product and material schedules
- Post Occupancy

http://www.housinglin.org.uk/Topics/browse/Design-building/occupational-therapists-input-on-design-of-housing/