

# HAPPI Hour

Housing Adaptions for Better Health:  
Transforming Living Spaces to be Healing and Caring Spaces

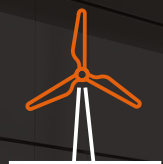
15 July 2025

Architecture + Urbanism Division



# We Are **Arcadis**

Arcadis is the world's leading company delivering sustainable design, engineering, digital and consultancy solutions for natural and built assets.



Founded in 1888 in the  
**Netherlands**



**Top Female  
Friendly Companies**

in the World, named  
by Forbes in 2022



**Ranked #1 ESG  
Risk Rating Score**

In our industry by Sustainalytics



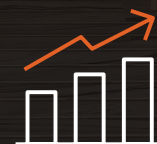
**2<sup>nd</sup> Largest**

Architecture business  
in the world



**Platinum  
Medal 2022**

EcoVadis Sustainability  
Ratings



**€4 Billion**

in revenues in 2022



# Introducing The Design Perspective

Unlike traditional forecasts that merely predict trends, *The Design Perspective* dives deeper. It integrates insights from architecture, engineering, urban planning, sustainability science, and digital innovation to offer solutions that are not only forward-thinking but also deeply practical. Its scenario-based strategies empower leaders to anticipate uncertainty, adapt to disruption, and thrive in a rapidly evolving landscape.

[The Design Perspective: Future of Architecture Engineering | Arcadis](#)



Answering some of the biggest questions  
facing our industry in 2025

# We start by asking questions.

**01**

How can design solutions be both sustainable and economically viable?

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What is driving growth and engagement instead of disconnection in mixed-use districts?

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Can underutilized building assets be adapted for new uses?

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Can we transform living spaces to be healing spaces?

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How can transit systems be more than just a means of getting from Point A to Point B?

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Class of 2030: What do students want?

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Can residential developments reach new heights?

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How do we turn the rising demand for data centers from a negative into a positive?

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Can housing motivate students to excel in the classroom and beyond?

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**10**

How can companies futureproof their building investments?

p. 144

# Healthcare has More to Gain from Hospitality than Aesthetics Alone

We've heard a lot about taking design ideas from hospitality and using them to improve healthcare settings, whether it be a more attractive patient room or better amenities, but can we actually turn living spaces into healthcare spaces? We think so.



+ QUESTION 06

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ARCADIS THE DESIGN PERSPECTIVE

**Radius**  
This breakthrough concept offers 360-degree care to the individual through the creative mashup of emerging technologies, including the Internet of Things (IoT), sensor technology, AI, 5G technology, nanotechnology and more.

It's no secret that in nearly every nation, healthcare systems are overly taxed and understaffed. By 2030, the global demand for health workers could rise to 80 million while the number of health workers will only reach 65 million, resulting in a worldwide net shortage of 15 million health workers.\*

While we undoubtedly need more people trained as healthcare providers, we also need more facilities in which they can practice. Because building new hospitals may be out of reach, we need to consider innovative solutions to deliver the same outcome while relieving strain in acute care hospitals.

\*Global Health Workforce Labor Market Projections for 2030.\* Goryakin et al.

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LIVING + HEALTHCARE



# Radius

Breakthrough Senior Care Concept

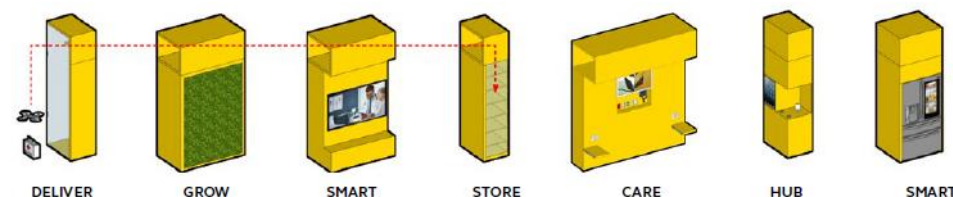


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# Radius

## Breakthrough Senior Care Concept

Radius offers 360-degree care to seniors through the creative mix of emerging technologies, all in the privacy and comfort of their own home. Through the seamless implementation of a home health “kit of parts” into an adaptable universal floor plan, Radius allows for dignity and independence within a population traditionally reliant on in-person appointments, bedside nursing and medication management. Radius makes health and memory care safe, convenient, sustainable and accessible for all.



Radius Concept – Kit of Parts



# Radius

## Breakthrough Senior Care Concept

Connectivity hub, order groceries, schedule telehealth/care visits, disperse medications and dosages and even recommend rehabilitation programs, physical therapies or exercises to keep the mind and body functioning at the highest possible level.

Radius provides renters and homeowners with a space that can mature with them over time with a flexible floorplate that can be retrofitted into existing spaces or used in new homes to keep people in them longer.



Radius Concept – Adaptive Layouts





Radius Concept – Adaptive Layouts



# The Stepdown Hotel

Making the case for patient hotels in every UK city

July 2025

R2

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# THE TIMES

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**Caitlin Moran** Why we still love Bridget Jones



**I'm a theatre critic, get me out of here!**  
Ann Treneman, Arts

## NHS crisis deepens as bed blocking



Royal couple Tom Hughes and Victoria, before their premiere

## Schoolgirl who joined Isis is 'killed by airstrike'

Fiona Hamilton Crime & Security Editor  
Joshua Baker

A straight-A schoolgirl who travelled to join Islamic State was killed in an airstrike after plotting her escape from the terrorist group, it is believed. Khadija Sultana, who was 16 when she fled to Syria with two friends from Bethnal Green in east London, is understood to have died in a Russian attack on Raqqa, the Isis stronghold, in May. She had been in Syria for 15 months. Her family told how Khadija, whose jihadist husband died fighting late last year, had become disillusioned with Isis and was desperate to flee the war zone. They had hoped to get her across the border into Turkey, they said. During a phone call to London in November Khadija's older sister, Halima Khanom, outlined an escape plan and told her that she could be picked up



Khadija Sultana, Amira Abase and Shamima Begum at Gatwick airport before travelling to Syria last year

in a park by people who would help. A terrified Khadija replied that she had no confidence of getting out. "I don't have a good feeling. I feel scared... You know if something goes wrong that's it. I will never be with you," Khadija said in the call broadcast on ITV News yesterday. "You know the borders are closed right now so how am

Revealed: 1 in 7 patients still on wards are fit for discharge

# HOSPITALS HIT BY £5.5M-A-DAY BED BLOCKING CRISIS

# NHS crisis deepens as bed blocking costs £6bn

Delays push hospitals to 'breaking point'

ON SUNDAY THE INDEPENDENT



22 March 2015 | independent.co.uk

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Hollywood's new darling tells of lost loves, childhood - and why he fears Cinderella  
Arts & Books



**SINS OF THE FLESH** BILL GRANGER ENTERS VEGGIE HEAVEN *The New Review*

EXCLUSIVE

**'BED-BLOCKERS' COST THE NHS**

**£287m**

Thousands of elderly patients are stuck in hospital as social services struggle to look after them in their own homes

Labour blames 'false economy' of cuts to local



ED, AND THE CLEGG NEWS P4



# The Stepdown Hotel

## Scale-Up Patient Care Hotel Concept

The Stepdown Hotel is an urban ‘step-down’ care facility located on or near NHS Hospital Trust estates that accommodates patients discharged from hospital who would ordinarily be unnecessarily ‘bed blocking’ much needed hospital ward beds, circa 13,000 people on a typical day in the NHS.

The model would be ‘Hospitality’ led in the sense that it is welcoming for friends and family and actively promotes wellness and recovery through great service, best practice design and biophilic approaches but none the less has spaces for administering care, and accommodates overnight carers and recovering patients.



The Stepdown Hotel, Urban Location



# The Stepdown Hotel

## Scale-Up Patient Care Hotel Concept

It borrows tactics from Hospitality to drive operational efficiencies, provide a consistency of service and enable scale-up of the model across multiple site, It would very much be a blend of aspirational mid market urban hotel and specialist healthcare facility.

There are some small step-down facilities around the UK but there is no large scale platform solution operating on a national basis attracting others to enter the market – We need to establish why is this? What are the blockers?



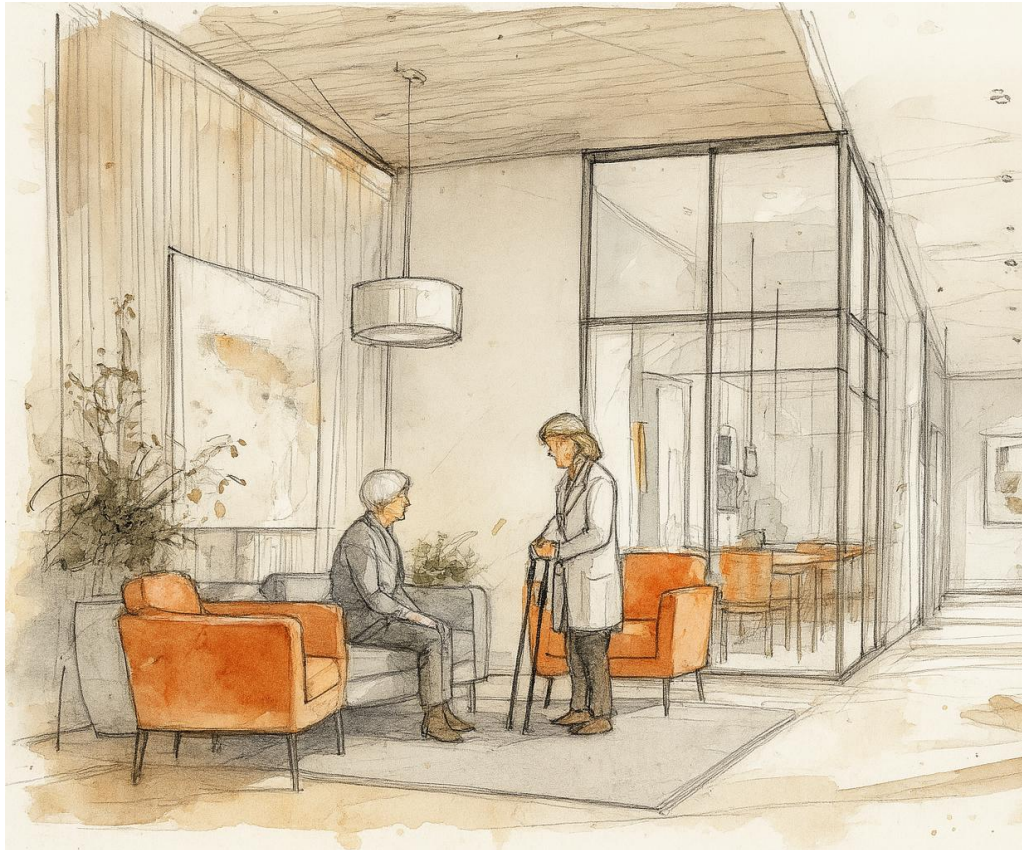
Front of House





Guest Suites with Nursing Care





Rehabilitation and Treatment



Wellness and Fitness





Wellness and Fitness





The Stepdown Hotel, Suburban Location



# Thank You