

# B6

## Mapping the use of space in extra care housing

The following schedule is taken from the Housing LIN factsheet, Design Principles for Extra Care, and offers an example of a scheme comprising 40 flats and gives an indication of spaces to consider with suggested floor areas. Project-specific factors will dictate which spaces are appropriate and where they are located within the scheme. For example, some schemes will offer formal day care and will, therefore, be able to sustain more activity spaces and there will be different requirements in schemes located in urban settings as opposed to rural areas<sup>90</sup>.

ACCOMMODATION	APPROXIMATE AREA
<b>RESIDENTS ACCOMMODATION</b>	
34 one-bedroom 2-Person Flats 16 two-bedroom 3-Person Flats	54 sq metres 68 sq metres
<b>COMMUNAL ACCOMMODATION &amp; FACILITIES</b>	
<p><b>Main communal lounge</b> Located near to and visible from the main entrance with a focal point such as a fireplace or similar. Dining and lounge spaces should be linked but should occupy distinctly separate spaces. Views and direct access onto a south facing terrace and garden are a major benefit. Alcoves and niches will allow smaller groups to gather together.</p>	1.5 sq metres per resident
<p><b>Dining area</b> If possible this room should link to an external terrace to allow dining outside in good weather. This space could be designed in several ways, as a restaurant or café with table service or servery counter, or as a domestic dining room. Allow space for residents using wheelchairs and walking aids. The overall area is dependent on the number of diners, eg, use as a luncheon club by outsiders.</p>	1.2 sq metres per resident
<p><b>Residents tea kitchen</b> Provide adjacent to lounge and dining space, for use by residents and for refreshments for small functions. Could double up as servery counter for main meals.</p>	10 sq metres

<sup>90</sup> Housing LIN (2008). Factsheet 6: (New Edition) Design Principles for Extra Care.

ACCOMMODATION	APPROXIMATE AREA
<p><b>Small lounges or hobby rooms</b></p> <p>Can be located on upper floors and used for private parties with relatives, small gatherings, specific activities, etc. Should be easily accessible and not located at the ends of corridors or isolated from the main circulation route. The number of these will depend on the size of the scheme and whether the flats are arranged in clusters.</p>	Minimum 15 sq metres each
<b>COMMUNAL ACCOMMODATION &amp; FACILITIES</b>	
<p><b>Communal WCs</b></p> <p>Located near to entrance area and communal lounge/dining areas. Designed for wheelchair accessibility.</p>	4 sq metres each
<p><b>Assisted bathrooms</b></p> <p>Equipped with baths to allow both assisted and independent use by residents. These rooms should be designed to be as domestic as possible, space should allow baths to be located in a peninsula position. WCs should be screened from the main bathroom or ideally located in a separate but adjoining room.</p>	12 – 15 sq metres
<p><b>Hairdressing &amp; beauty therapy</b></p> <p>Could be located near to entrance area and might have a multi-purpose use.</p>	Minimum 6 sq metres
<p><b>Informal seating spaces (throughout the scheme)</b></p> <p>Beside main entrance, along corridors and at ends of corridors. Number will be dependent on the individual scheme layout.</p>	Minimum 3 sq metres each
<p><b>Large re-charging store</b></p> <p>For electric buggies and scooters</p>	25 – 30 sq metres
<b>STAFF &amp; ANCILLARY ACCOMMODATION</b>	
<p><b>Manager's office</b></p> <p>With views into the main entrance area, space for desk, computer table, chair, plus two visitors' chairs and document storage.</p>	Minimum 15 sq metres
<p><b>Care Staff office</b></p> <p>Space for two desks, files storage and table for handover meetings. Privacy is important due to the confidential nature of the work.</p>	Minimum 18 sq metres
<p><b>Photocopy area</b></p> <p>Easily accessible by all staff.</p>	4 sq metres
<p><b>Staff overnight room with en-suite facilities</b></p> <p>The need for this space will depend on staff arrangements and whether waking night staff will be employed.</p>	18 sq metres

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ACCOMMODATION	APPROXIMATE AREA
<p><b>Staff rest room with kitchenette</b></p> <p>Space for table and chairs plus a couple of armchairs. It may be worth considering a staff smoking area, eg, a covered external terrace.</p>	Minimum 15 – 20 sq metres
<p><b>Staff locker and/or change room and WC</b></p> <p>All staff will need locker space and possibly an area for changing clothes. Provide at least two dedicated staff toilets and consider the need for a separate staff shower.</p>	12 sq metres
<b>COMMUNAL ACCOMMODATION &amp; FACILITIES</b>	
<p><b>Guest room with en-suite</b></p> <p>To be designed for wheelchair user access, accommodating two twin beds with en-suite shower, WC and basin.</p>	20 sq metres
<p><b>Laundry</b></p> <p>For use by residents and staff with adjoining external drying yard. It may be appropriate to divide the laundry to provide separate resident and staff areas. Specify at least one machine with a sluice cycle option.</p>	Minimum 20 sq metres
<p><b>Main catering kitchen and associated storage and staff facilities</b></p> <p>The brief for this space will depend on whether a full catering service is to be provided or if the requirement is for a less intensive use, eg, regeneration kitchen.</p>	60 sq metres
<b>Cleaners storage</b>	5 sq metres each
<b>General storage</b>	20 sq metres
<b>SERVICES &amp; PLANT</b>	
Minimum of one lift to all floors: minimum 13 person (stretcher size).	2600 x 1800mm shaft approximately
Lift Motor Room if required.	4 sq metres
Refuse store (including lobby and cupboard for Clinical waste).	20 sq metres
Recycling collection point.	6 sq metres
<p><b>Plant room &amp; service risers</b></p> <p>The size of plant room(s) will vary significantly from scheme to scheme depending on the method of space heating selected and the extent of individual metering decided upon. Space required for water storage (including the possibility of booster tanks and pumps if the building height dictates) will also vary.</p>	As a guide allow 20-25 sq m, but ensure specialist service engineer's advice on size and location at the earliest possible opportunity
<b>Electrical intake/meter room</b>	10 sq metres

## Other spaces to consider

A number of additional spaces should be considered which will of course be determined by factors specific to the site, the scale of development and local need. The need for such additional facilities may be identifiable but it may still be financially prohibitive. Where appropriate consider the following additional facilities:

- Shop
- Library
- Therapy suite
- Treatment rooms
- IT facilities/information points/touch screens
- Café/bar/pub
- Leisure facilities.
- Outreach staff offices.

Consideration also needs to be given to sustainable development and energy efficiency measures, as well as fire safety issues. Further information is set out in the Housing LIN Technical Briefs on these issues<sup>91</sup>.