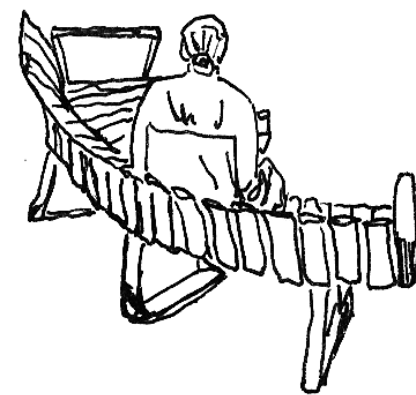


RADICALLY ACCESSIBLE WILDLY ENGAGING PLACES TO LIVE



Carly Dickson

RAWE Project / MIT AgeLab

Housing LIN — December 2020



01

GREAT(ER) EXPECTATIONS

02

MIND THE GAP

03

THE RULE OF THIRDS

04

SUPER SOCIAL

05

FROM ASPIRATIONS TO ACTION

01

GREAT(ER) EXPECTATIONS

our environment impacts our quality of life



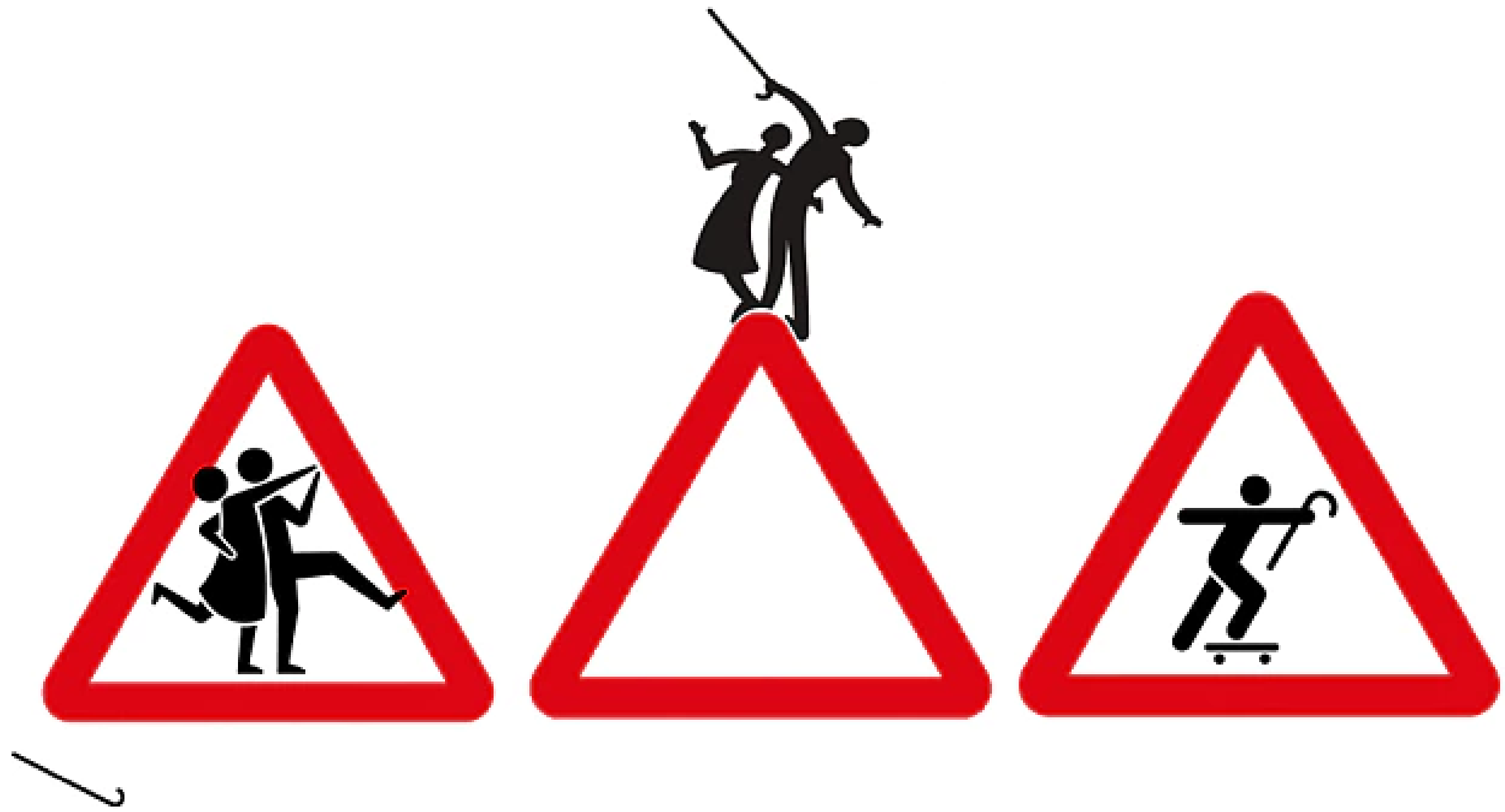












Sign of the Times campaign / UK / 2016

we should have higher expectations for our environment



47%

find slow walkers the
biggest annoyance



Perspective Shift

MEDICAL MODEL OF DISABILITY



*you must modify yourself
to the environment*

MEDICAL MODEL OF DISABILITY



*you must modify yourself
to the environment*

SOCIAL MODEL OF DISABILITY



*the environment should be
modified to work for you*

"The medical model views disabled bodies as impaired, the social model points out the environment was never built for them in the first place."

— Emily Nonko

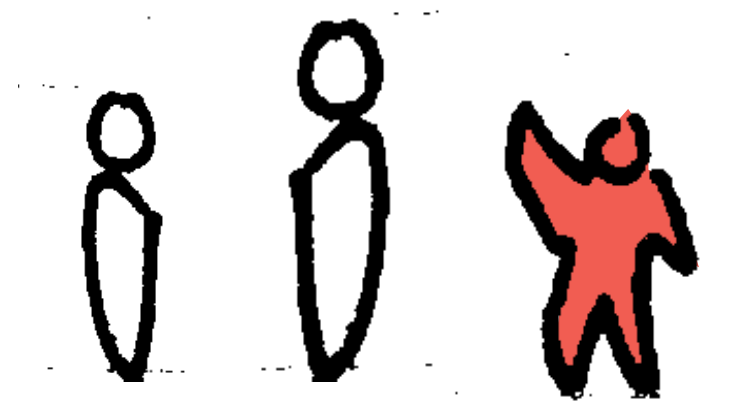
**how can we design our homes and communities to
improve people's quality of life?**

02

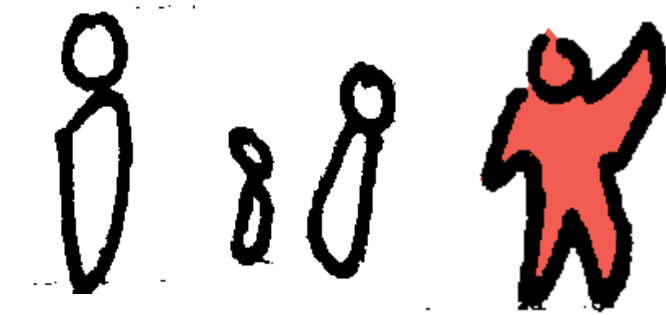
MIND THE GAP



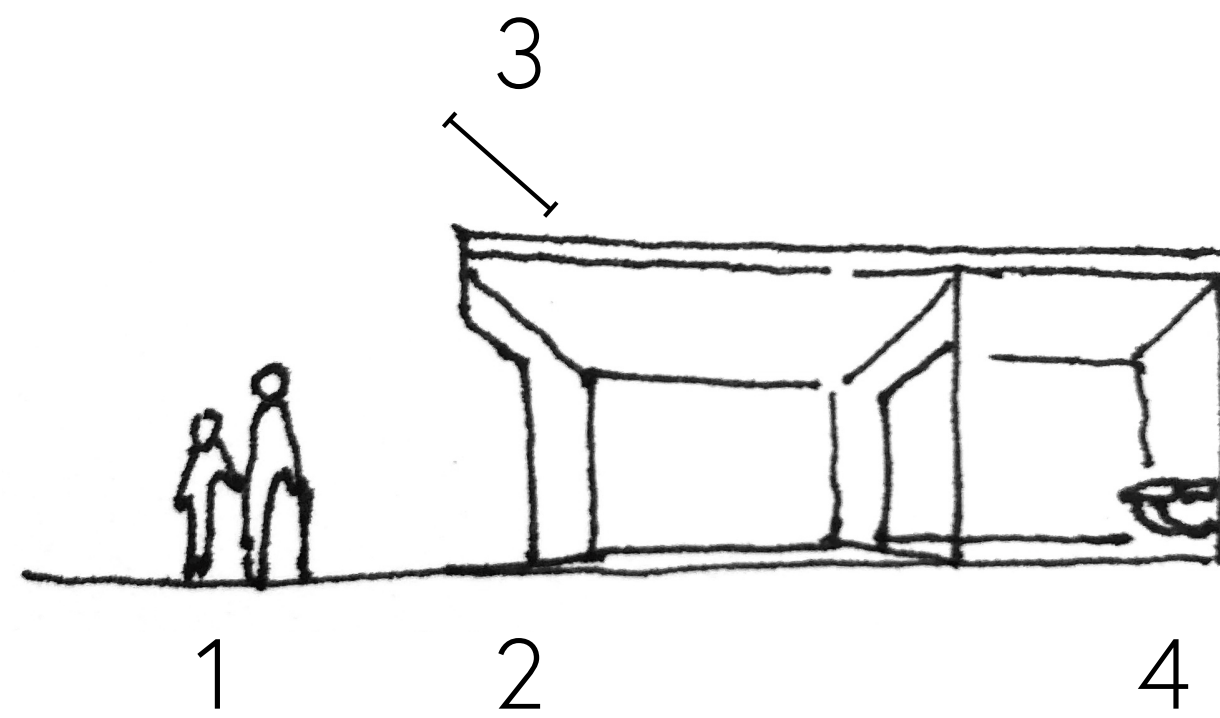
typical design education
design for generic healthy human



**1/3 of people in their late 80s
have difficulty undertaking 5 or
more basic daily activities**



**25% of the entire population
is either directly or indirectly
affected by a disability**



**only 7% of current homes have
basic (physical) accessibility
features**

isn't this what the regulations and policies are for?

Policy 7.2 An inclusive environment

Policy

Strategic

A. The Mayor will require all new development in London to achieve the highest standards of accessible and inclusive design and supports the principles of inclusive design which seek to ensure that developments:

- a. can be used safely, easily and with dignity by all regardless of disability, age, gender, ethnicity or economic circumstances
- b. are convenient and welcoming with no disabling barriers, so everyone can use them independently without undue effort, separation or special treatment
- c. are flexible and responsive taking account of what different people say they need and want, so people can use them in different ways
- d. are realistic, offering more than one solution to help balance everyone's needs, recognising that one solution may not work for all.

B. The Mayor will assist boroughs and other agencies in implementing accessible and inclusive design in all development proposals by updating the advice and guidance in the [Supplementary Planning Guidance Accessible London: Achieving an Inclusive Environment](#) by continuing to contribute to the development of national technical access standards and by supporting training and professional development programmes.

- 7.1 Building London's neighbourhoods and communities which promotes [Lifetime Neighbourhoods](#) (external website), whereby places and spaces are designed to meet the needs of the community at all stages of people's lives and meet the 'lifetime neighbourhoods' criteria

- 7.2 An Inclusive Environment which requires all new development in London to achieve the highest standards of accessible and inclusive design.

A number of other policies on the design of the public realm, car parking facilities, the walking and pedestrian environment, accessible sports facilities, access to arts and culture, and the historic environment.

The GLA publishes Supplementary Planning Guidance to provide detailed advice and guidance on the policies in the London Plan. The SPG 'Accessible London: achieving an inclusive environment' published in 2004 provides advice on implementing the inclusive design policies contained in the previous London Plan. The GLA is updating this advice and mainstreaming it into the new SPGs being published on particular topics. This should help to ensure a wider readership of the inclusive design advice by developers, designers, planners, and the wider community, as well as by access consultants, local access groups, and organisations of disabled and Deaf people.

Advice on providing for accessible play and informal recreation facilities for disabled children and young people (Policy 3.6) is included in the [Shaping Neighbourhoods, Children and Young People's Play and Informal Recreation SPG](#) (Chapter 3) which is currently out for consultation until 27 April 2012.

Advice on implementing policies 3.5 housing design and 3.8 housing choice has been included in the [Housing SPG](#). The Housing SPG includes advice on implementing the [London Housing Design Guide Interim](#) which incorporates the 16 [Lifetime Home standards](#) (external website). It also includes in Annex 2 best practice advice on wheelchair accessible housing including a diagram to illustrate the key features of wheelchair accessible housing (see p193).

Advice on accessible hotel bedrooms and town centre Shopmobility Schemes are also included in the draft [Town Centres SPG](#) published in 2013.

Accessible London (Draft Supplementary Planning Guidance April 2014)

The Mayor has issued for public consultation draft supplementary planning guidance on Accessible London. The Accessible London publications give advice on how to promote and achieve an inclusive environment in London.

www.london.gov.uk/priorities/planning/consultations/draft-supplementary-planning-guidance-on-accessible-london

The requested page "priorities/planning/consultations/draft-supplementary-planning-guidance-on-accessible-london" is not available.

policy

ACCESS STATEMENT
Access Statement (BS 8300)

SECTION 1: ACCESS TO BUILDINGS, SITE ACCESS, ROUTES AND SURFACES.

RAMP

DOORS

POWERED ENTRANCE DOORS

GLASS DOORS / GLAZED SCREENS

LOSSIES

INTERNAL STAIRS

INTERNAL RAMPS

HANDRAILS TO INTERNAL STEPS, STAIRS AND RAMPS.

SECTION 4: FACILITIES IN BUILDINGS OTHER THAN DWELLINGS.

AGENCY / SPECTATOR FACILITIES (see reference to good practice guide 4.11 in the Guidance)

LECTURE/CONFERENCE FACILITIES

REFRESHMENT FACILITIES

SECTION 5: SANITARY ACCOMMODATION.

GENERAL PROVISION

PROVISION OF TOILET ACCOMMODATION

WHEELCHAIR ACCESSIBLE UNISEX TOILET PROVISION

TOILETS IN SEPARATE SEX WASHROOMS

SECTION 2: ACCESS INTO BUILDINGS.

SECTION 3: HORIZONTAL AND VERTICAL CIRCULATION.

ENTRANCE HALL AND RECEPTION AREA.

INTERNAL DOORS

CORRIDORS AND LOBBIES

SLEEPING ACCOMMODATION - Hotels, Motels & Student Accommodation.

SWITCHES, OUTLETS AND CONTROLS.

AIDS TO COMMUNICATION.

WHEELCHAIR ACCESSIBLE CHANGING/SHOWER FACILITIES.

For changing and shower facilities:

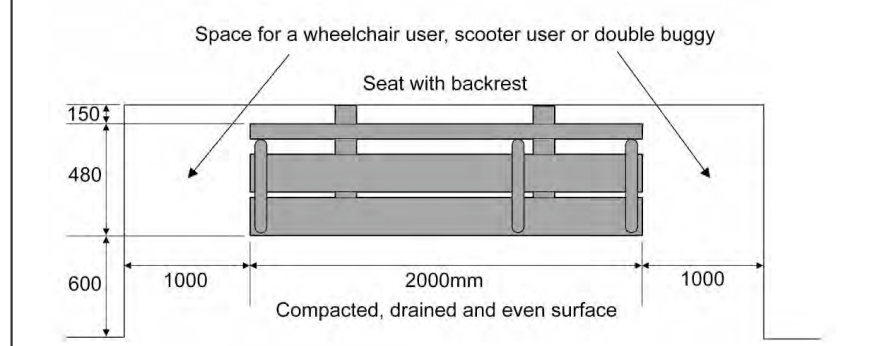
For changing facilities:

For shower facilities:

WHEELCHAIR ACCESSIBLE BATHROOM PROVISIONS.



Diagram 01: Indicative Seating Layouts



* All dimensions in mm

¹ Inclusive Mobility, Department for Transport, 2002
² BS 8300:2009+A1:2010 Design of buildings and their approaches to meet the needs of disabled people – Code of Practice

Appendix 1

Report number

Inclusive Design Conformance Report

This report should be completed for all aspects of a design that is covered by the ODA Inclusive Design Standards. Each applicable building element should be described briefly, and the reason it complies or not with the standards. When standard is achieved using an alternative solution to the one given in the Inclusive Design Standards this should be described in full including how this solution achieves the equivalent level of accessibility.

Where the design fails to meet the standard and fails to offer the equivalent level of accessibility this must be described and justification given.

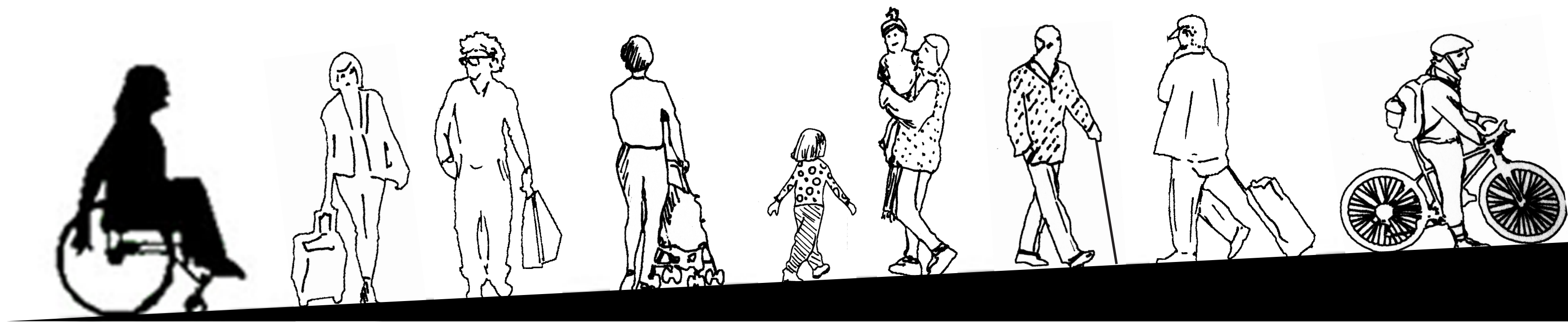
Completed form should be sent, together with drawings showing the proposed design, to the ODA Project Sponsor and ODA Principal Access Officer.
N.B. A report is required when failure to achieve a standard occurs throughout all stages of the design process, during and at the completion of a work stage.

Inclusive Design Standard		Venue and Location	
Reported by	Drawing must be attached	Please confirm format	
Description			
Explanation/Justification			
ODA Project Sponsor	Remarks		
Not Approved / conditioned*	Delete as appropriate	Principal Access Officer Signature	
Condition if required			



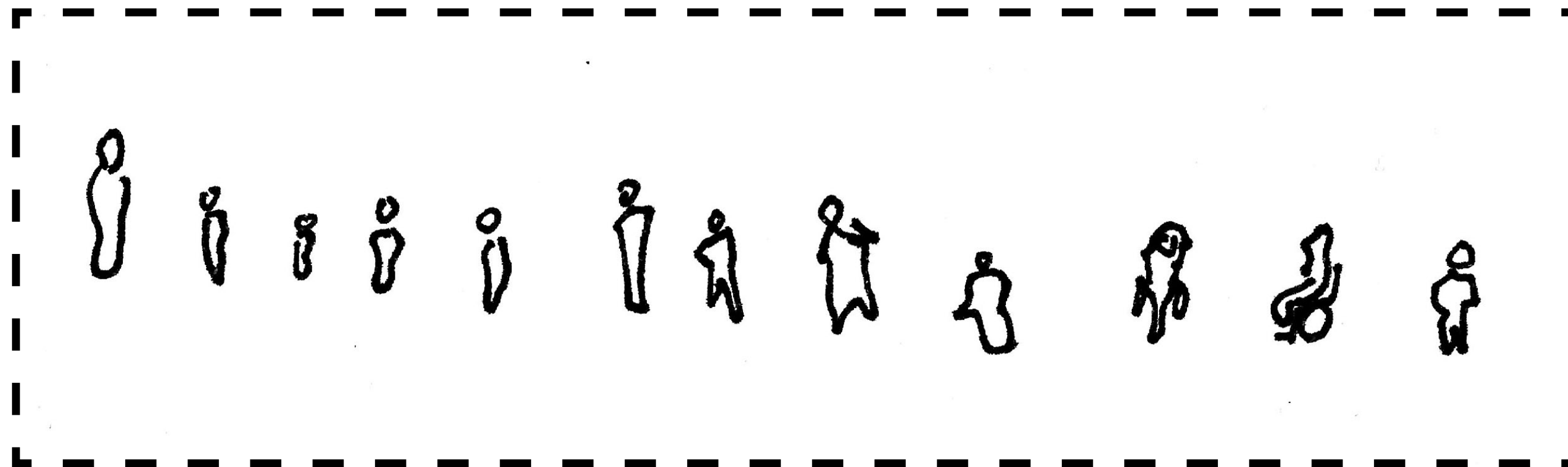
1:20 - 30cm over 6m

RULE

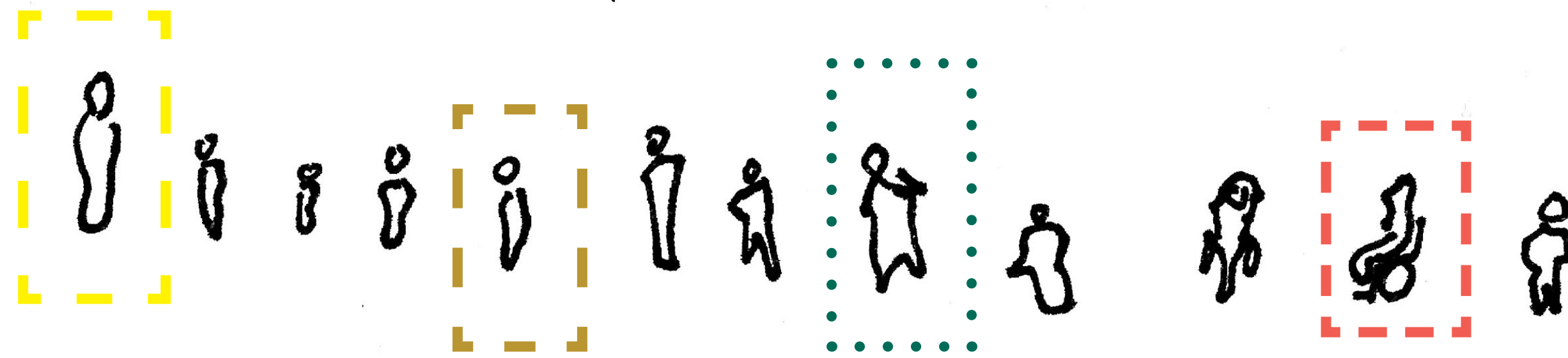


1:20 - 30cm over 6m

MULTI-BENEFIT



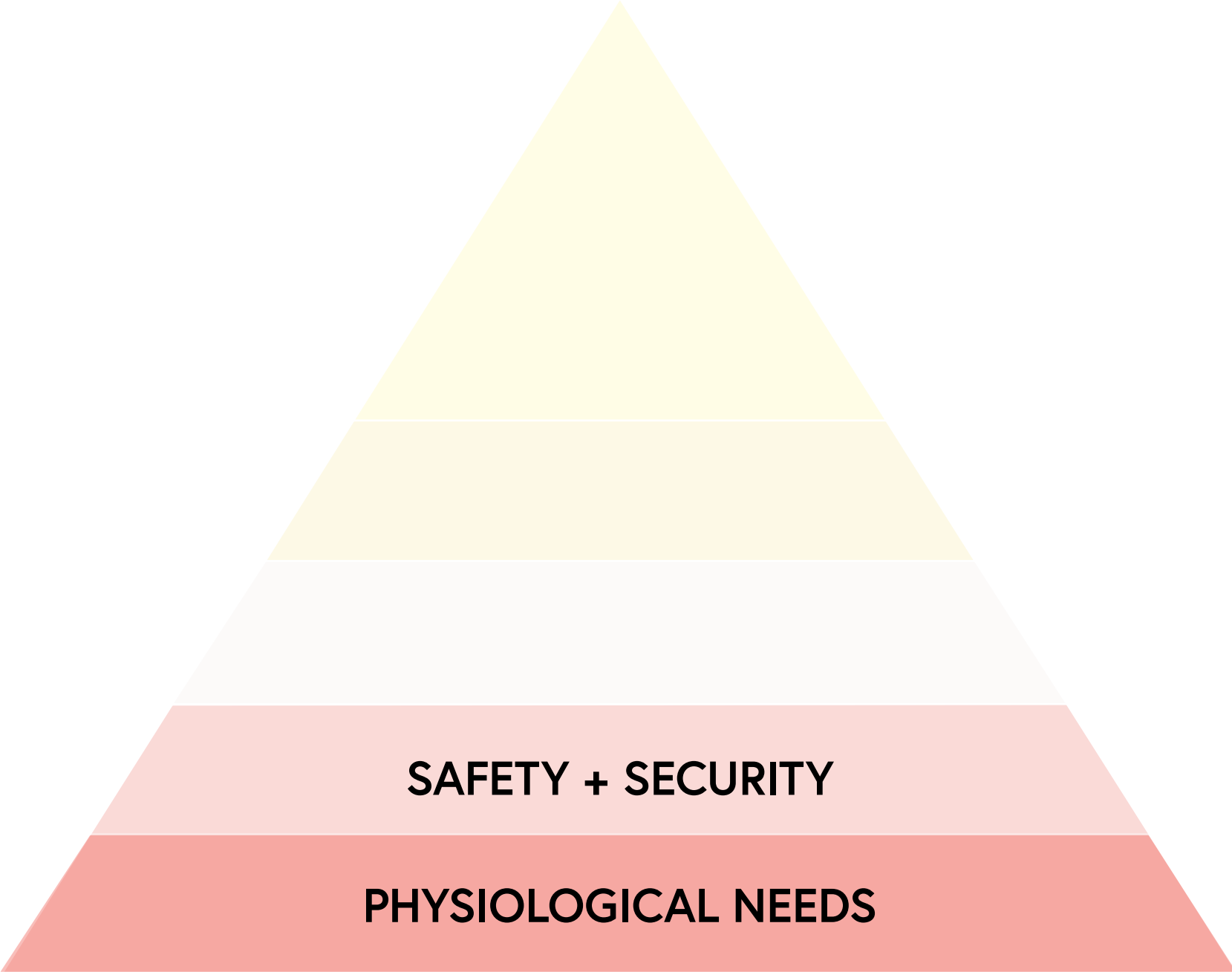
universal design
1 size fits all



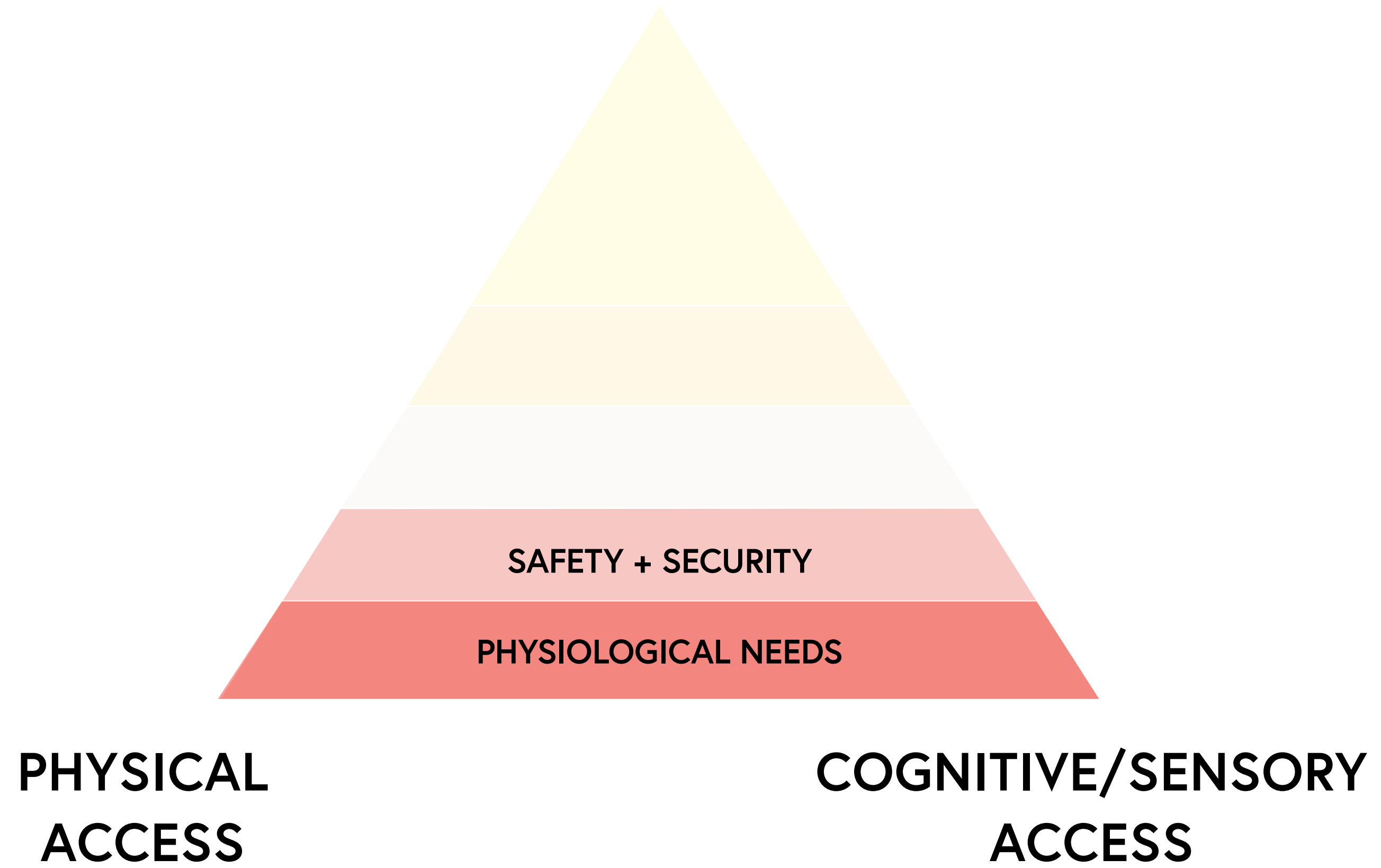
inclusive design
1 size fits 1

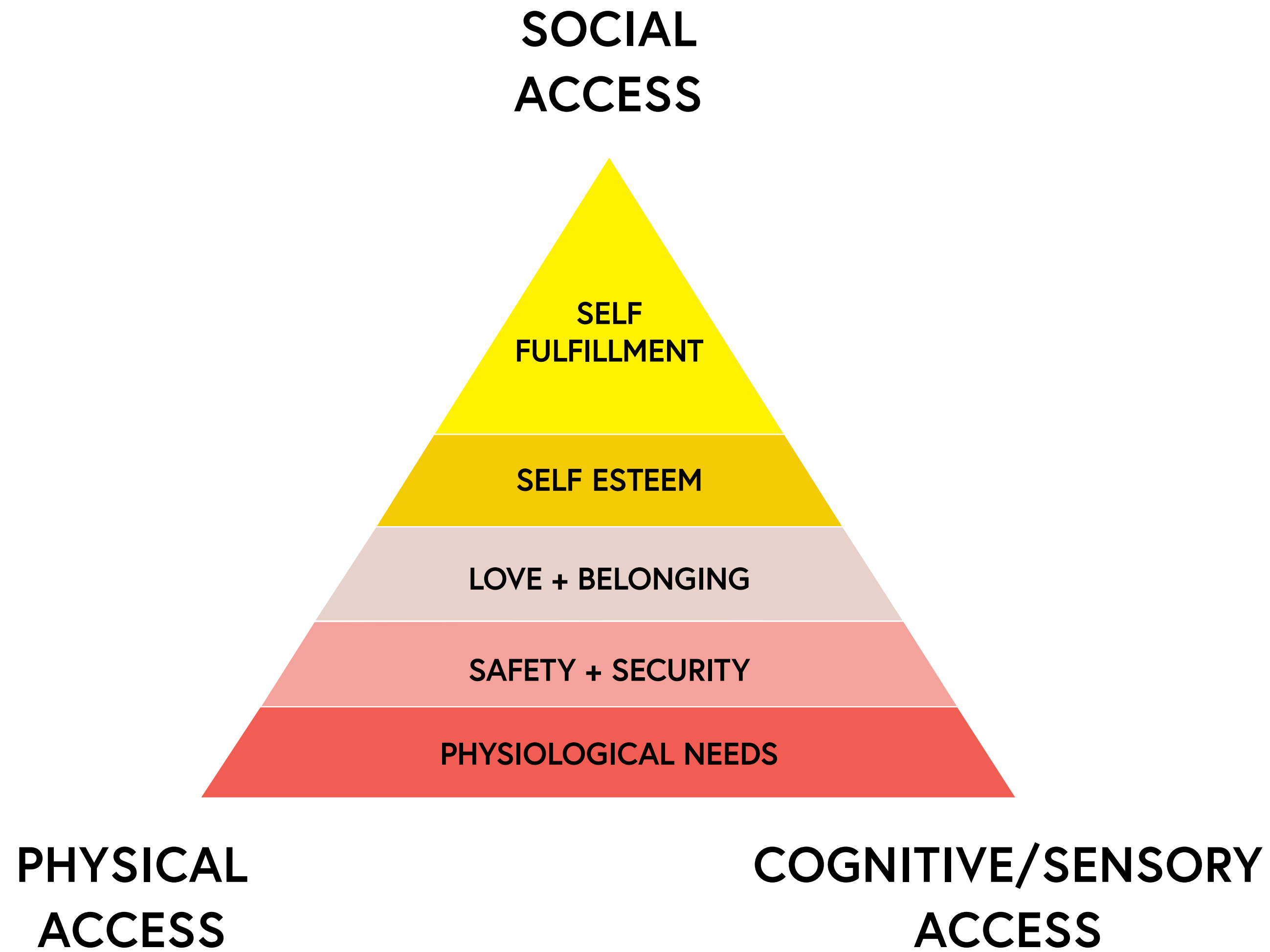
03

THE RULE OF THIRDS



**PHYSICAL
ACCESS**





**socially isolated people's risk of death is 31%
higher than for those who are not isolated**

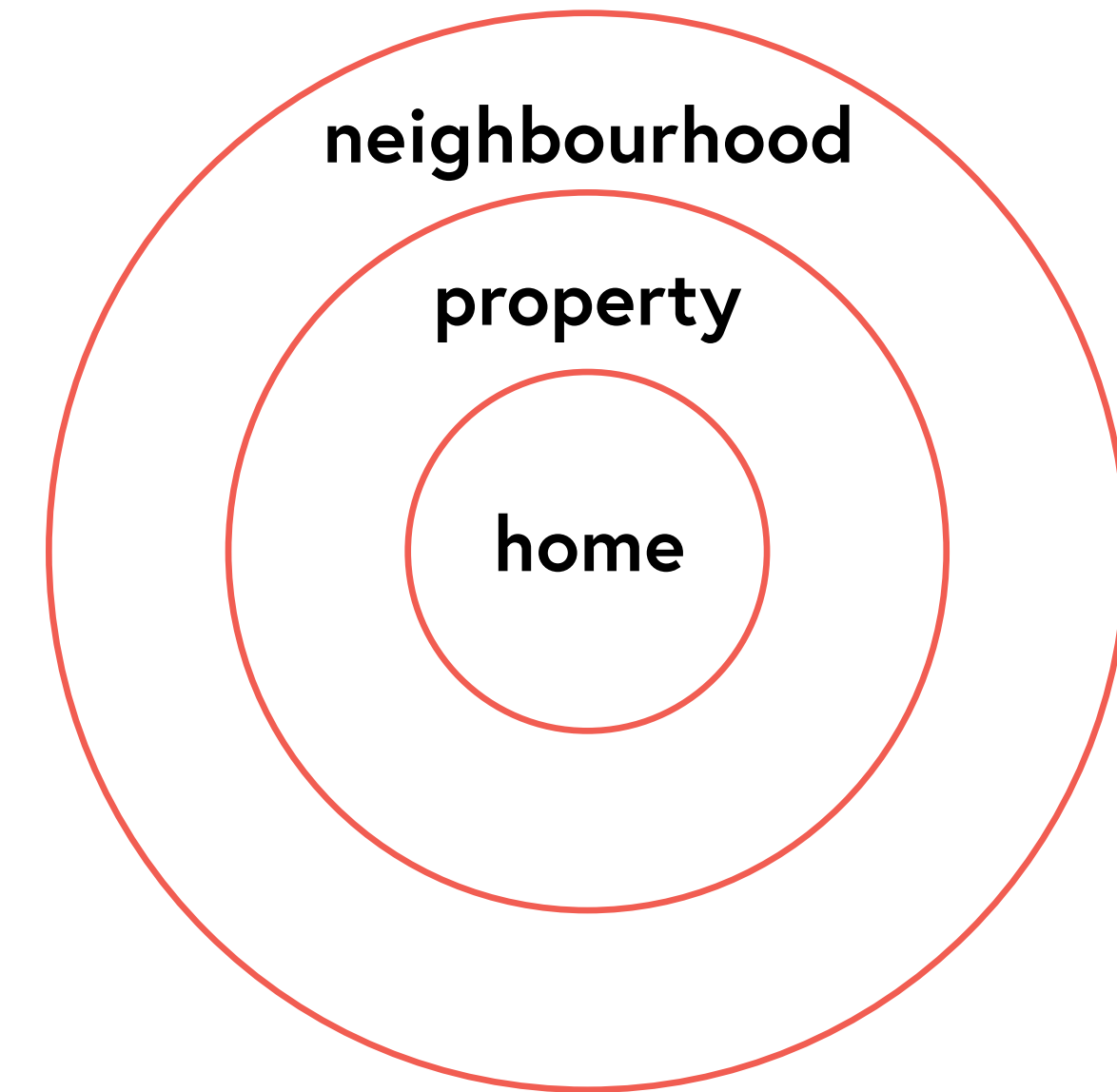
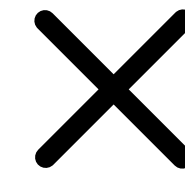
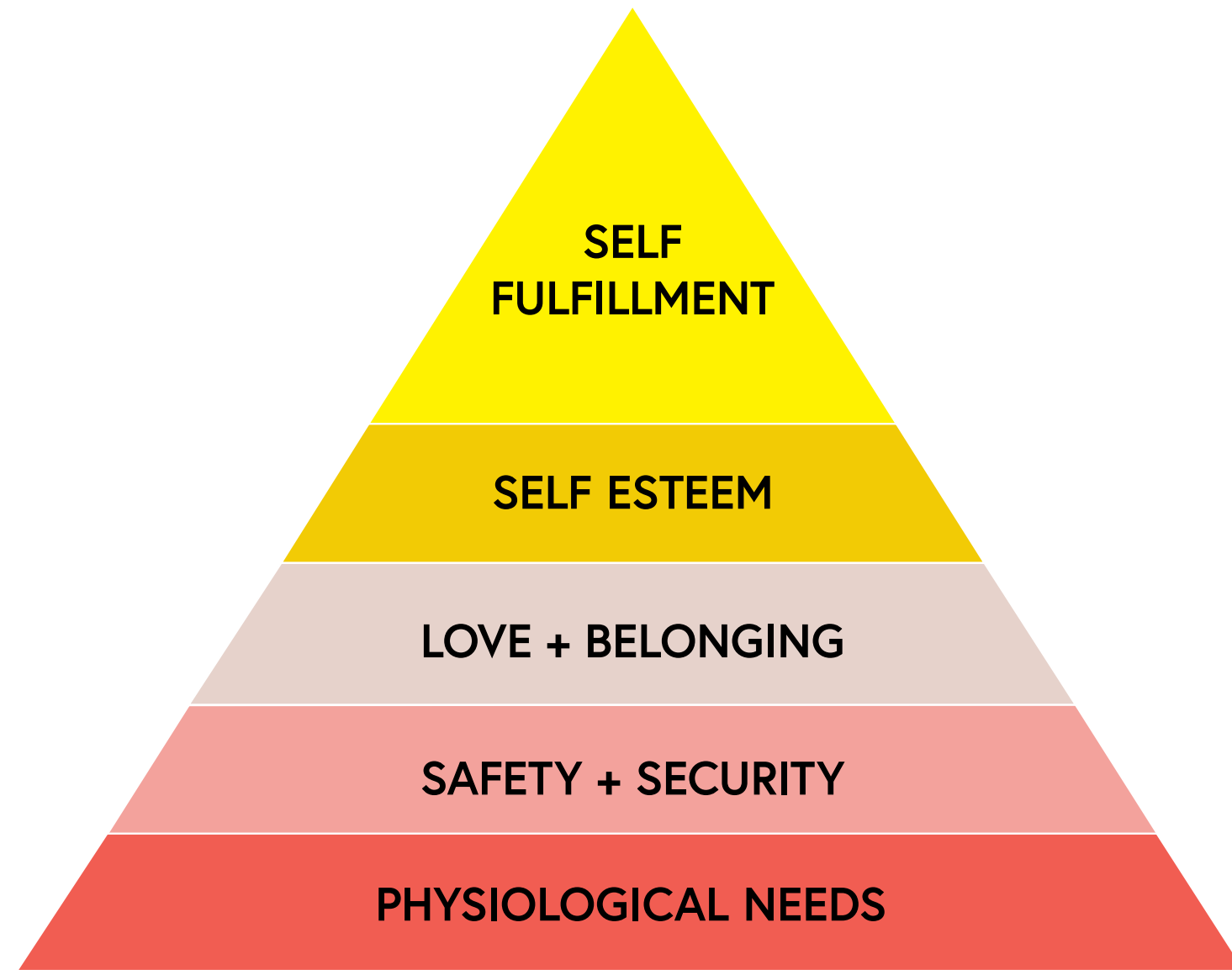
**social interaction makes us 12% less likely to
develop dementia**

**disconnected communities could be costing the
UK economy £32 billion every year**

**"Only architecture that considers human scale
and interaction is successful architecture."**

— Jan Gehl

**SOCIAL
ACCESS**



**PHYSICAL
ACCESS**

**COGNITIVE/SENSORY
ACCESS**

ACROSS & BETWEEN SCALES

04

SUPER SOCIAL

"Architecture can't force people to connect; it can only plan the crossing points, remove barriers, and make the meeting places useful and attractive."

— Denise Scott Brown



HOME



WORK

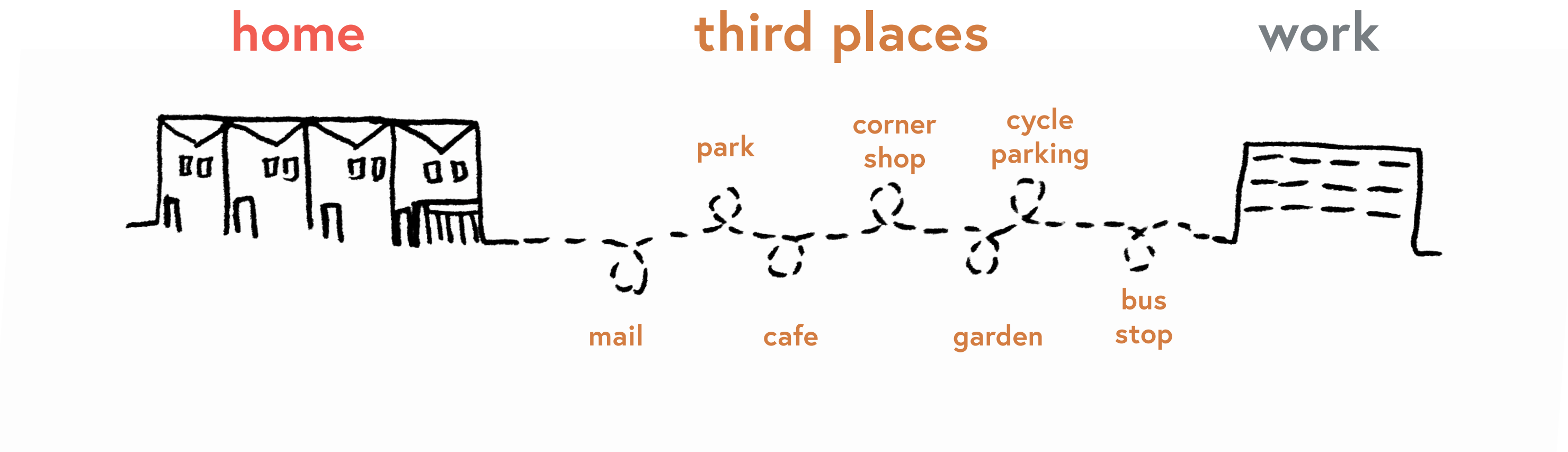


"INCLUSIVELY SOCIAL" SPACE

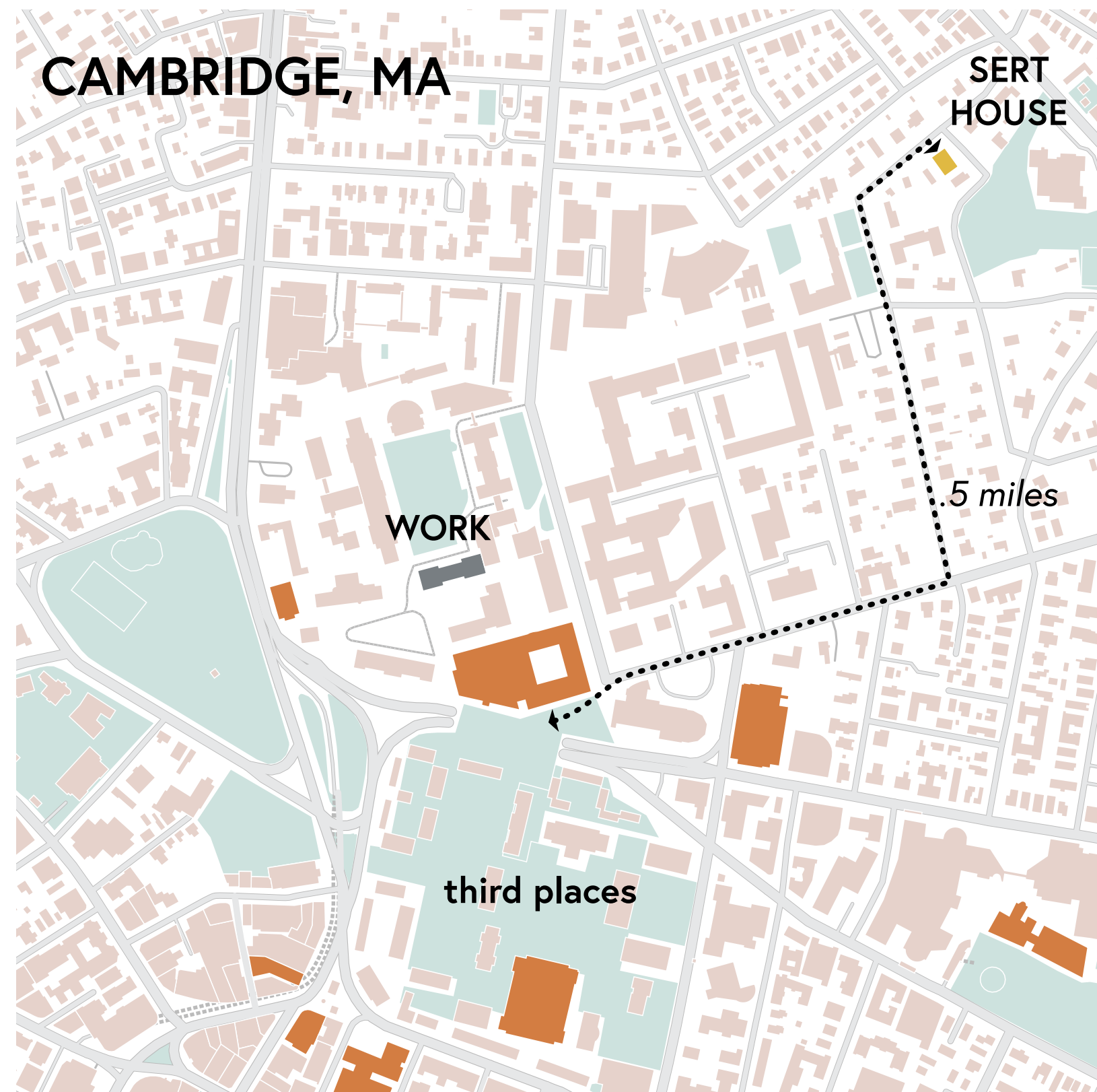
SUBURBAN RESIDENCE



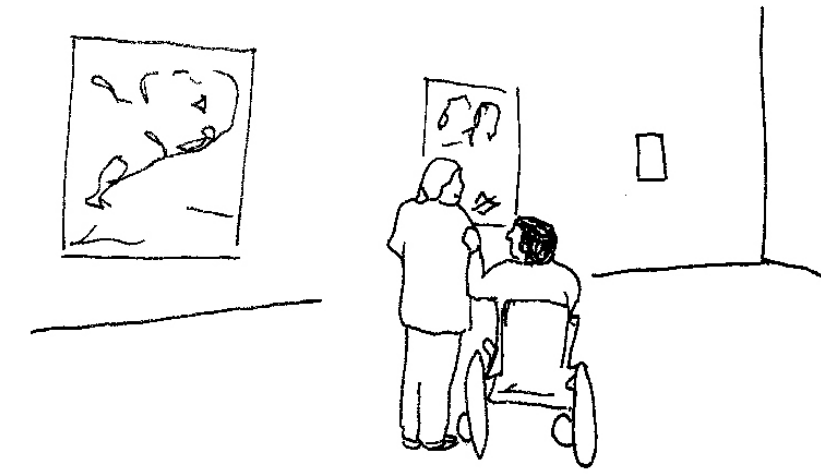
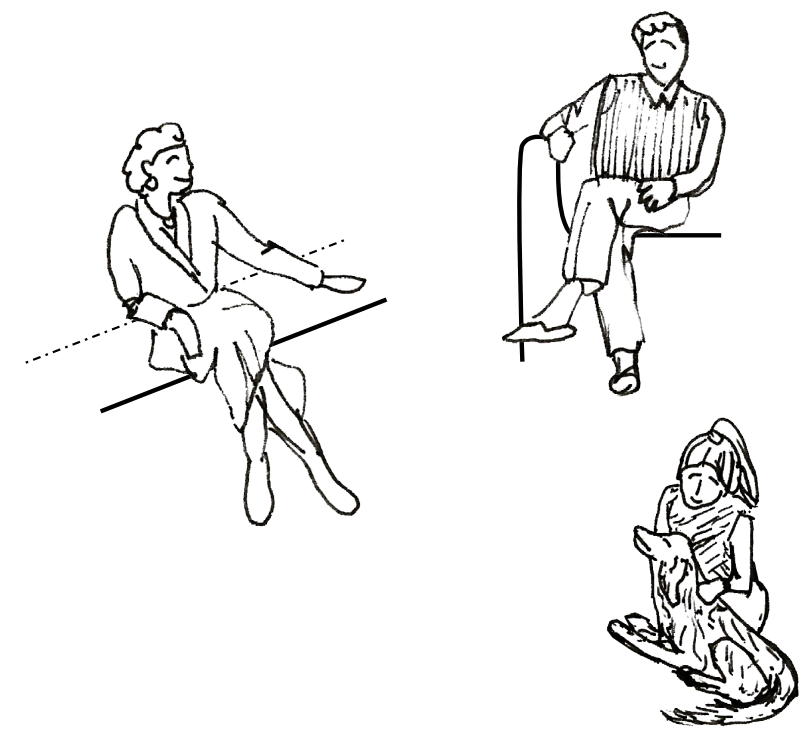
MIXED USE NEIGHBOURHOOD



NINA & GERALD
THE SERT HOUSE



The Sert House: Third Things



THIRD THINGS

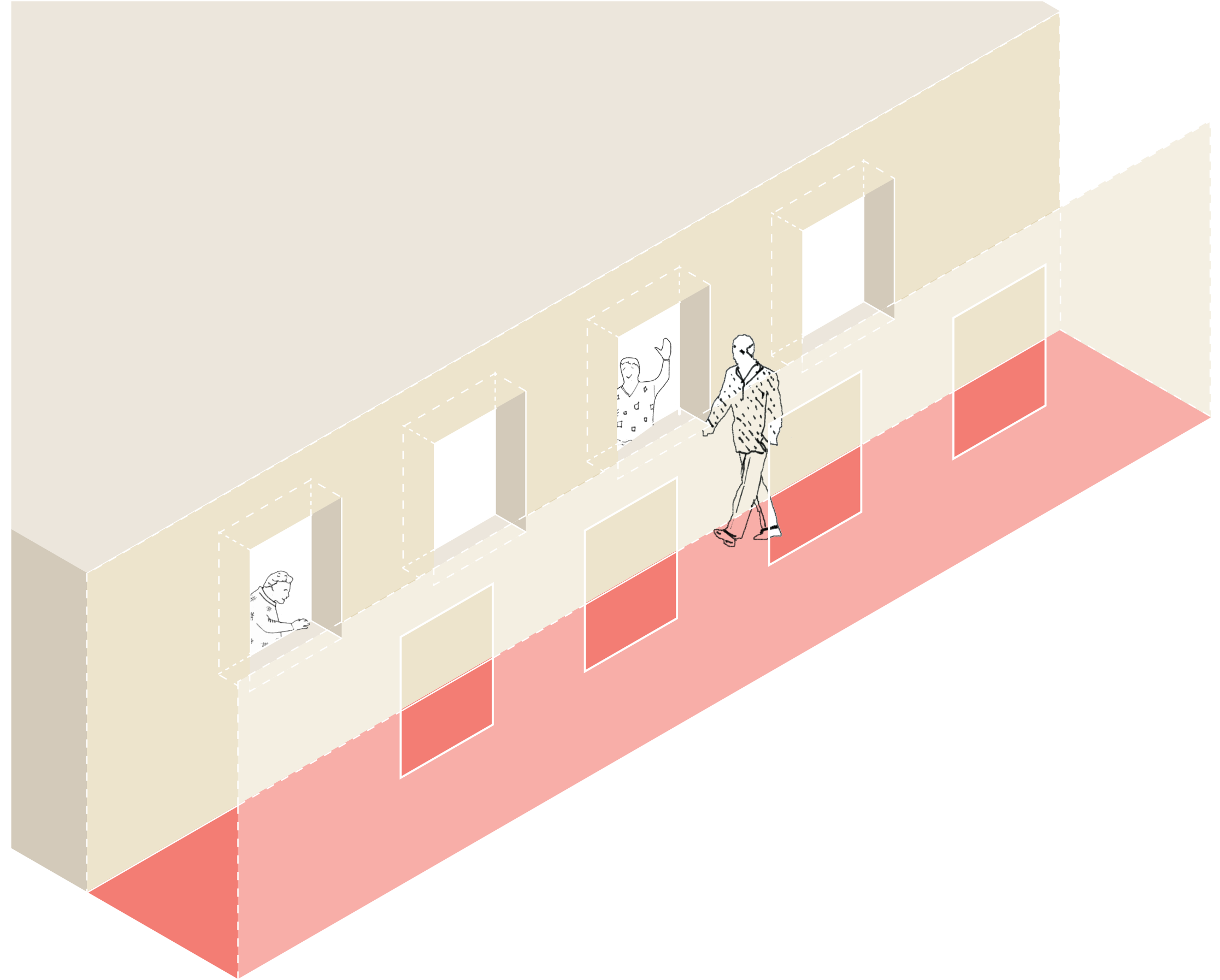
a shared experience that creates an excuse
to spark a conversation

BOB
PARGITER COURT



Pargiter Court: Walkability





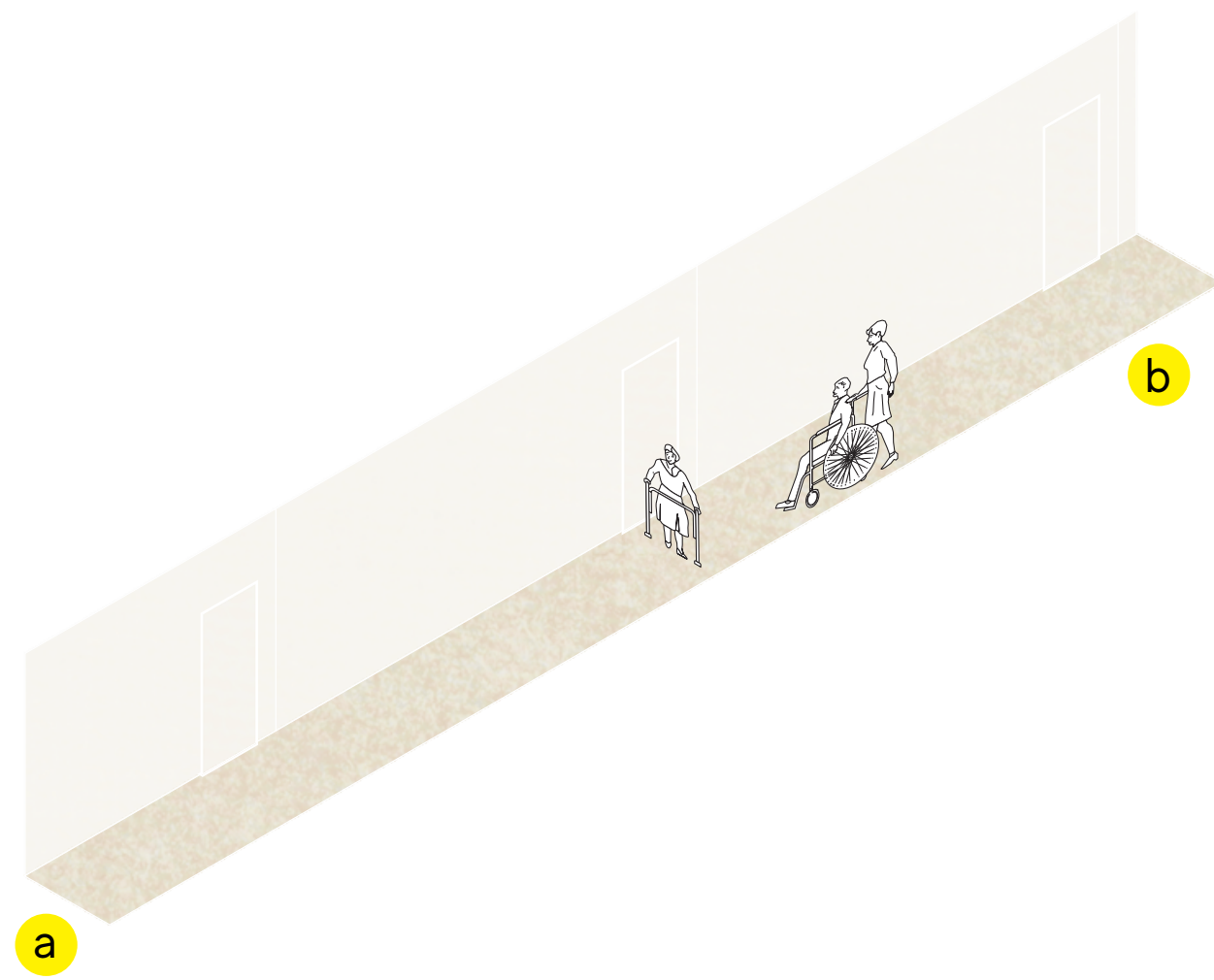
Pargiter Court: Social Sight Lines



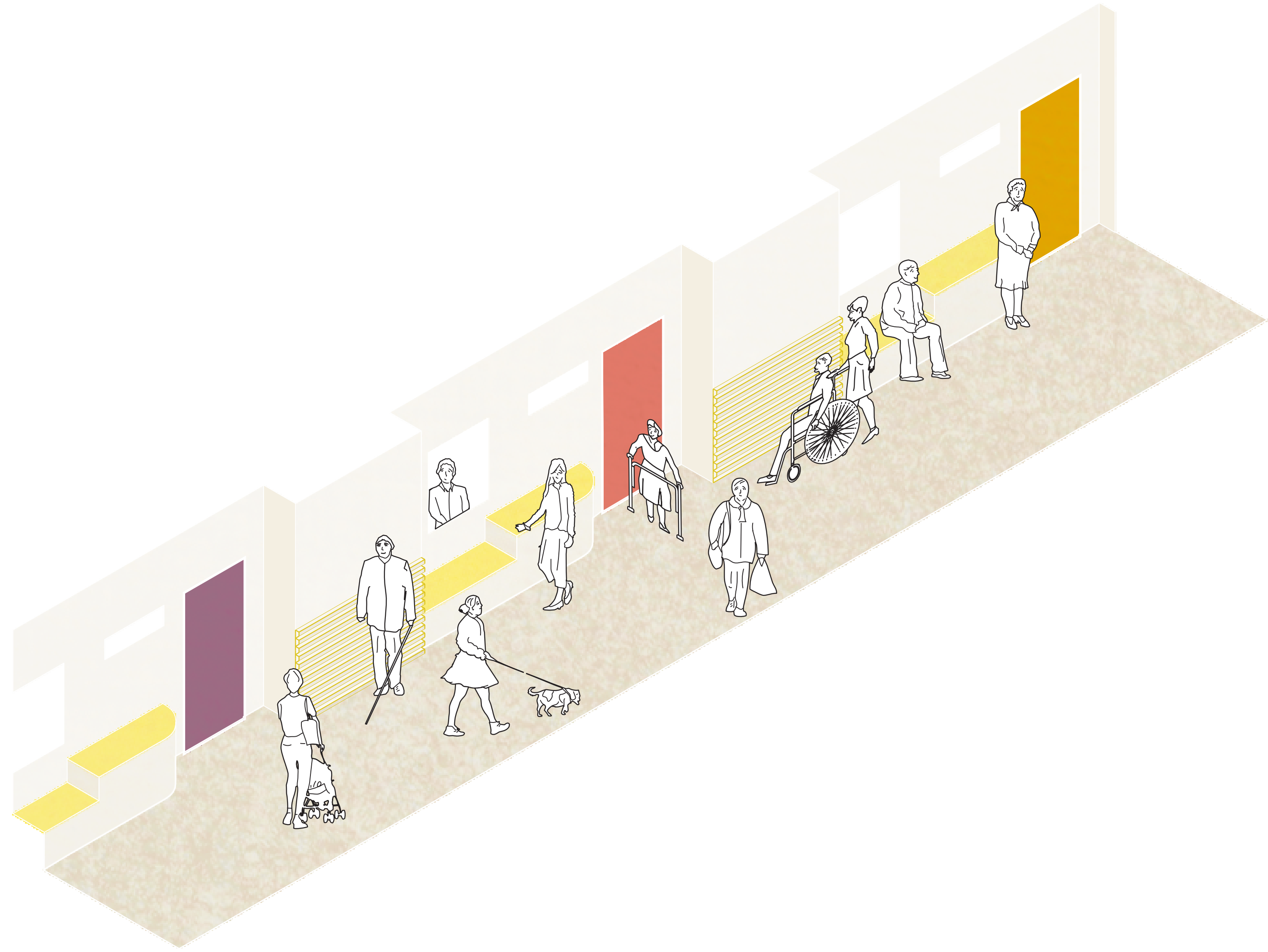
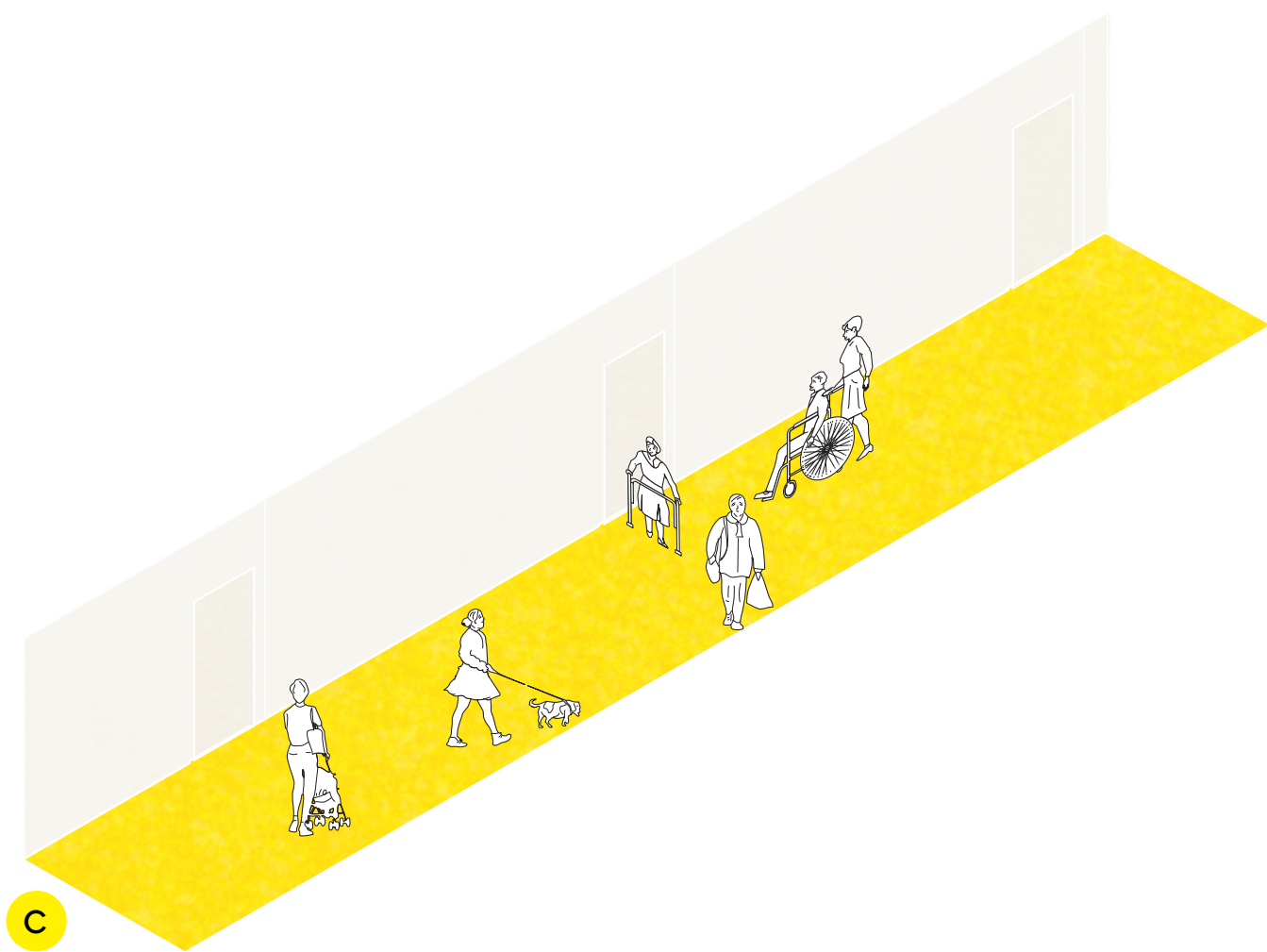
no extra space by front door
NO SOCIAL OPPORTUNITY



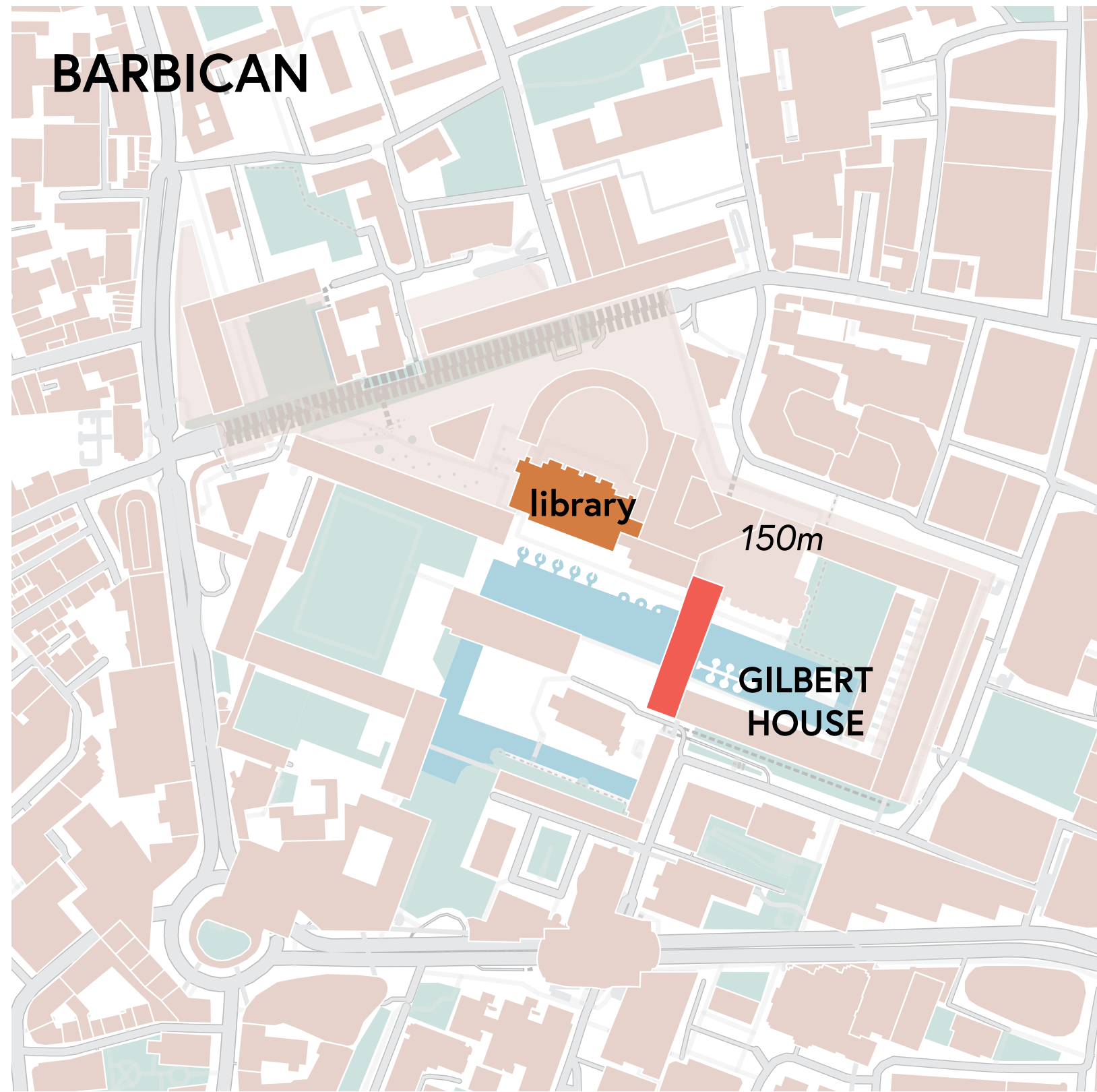
extra space by front door
SOCIAL THIRD PLACE

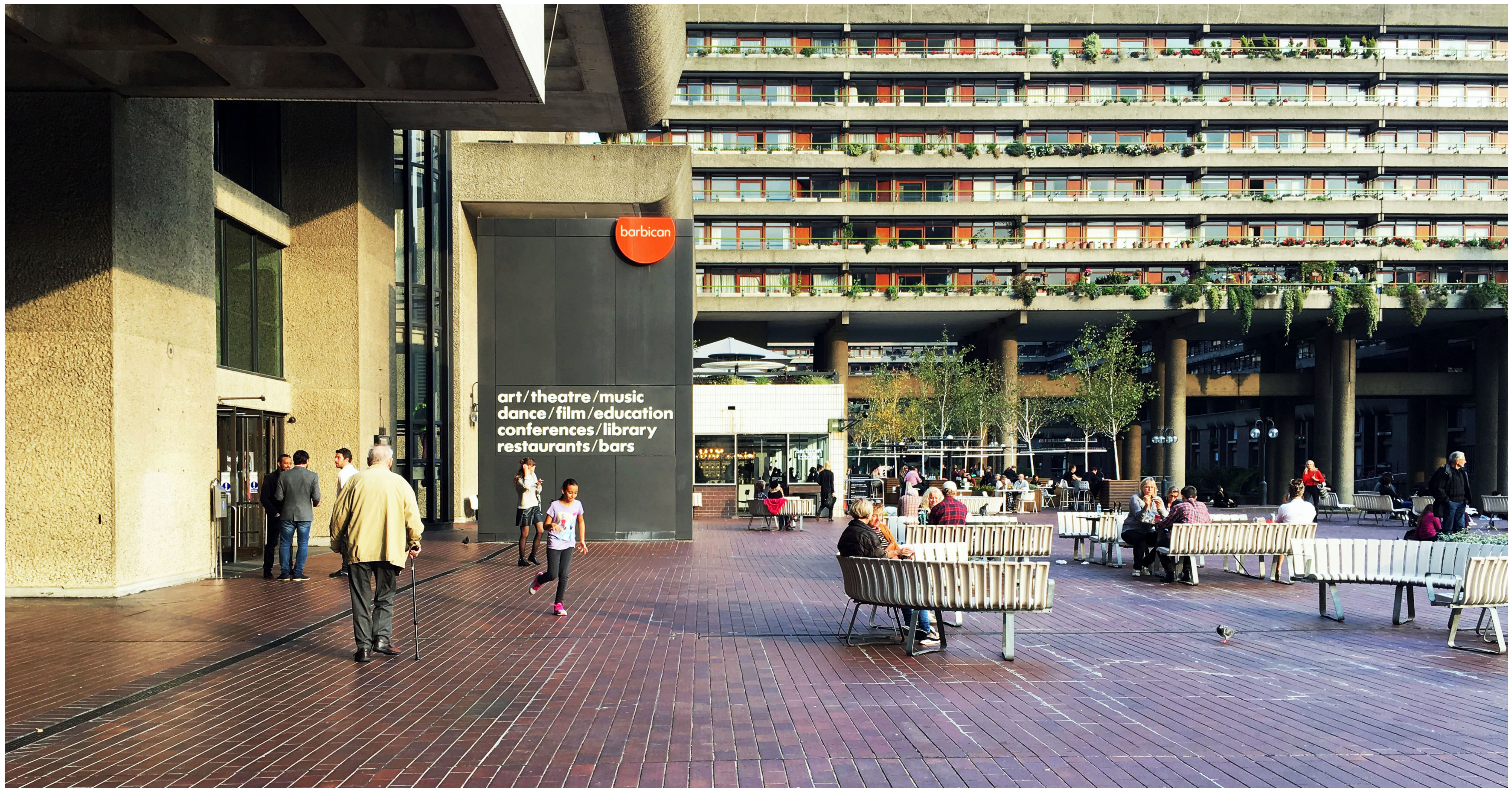


b



LINA
THE BARBICAN

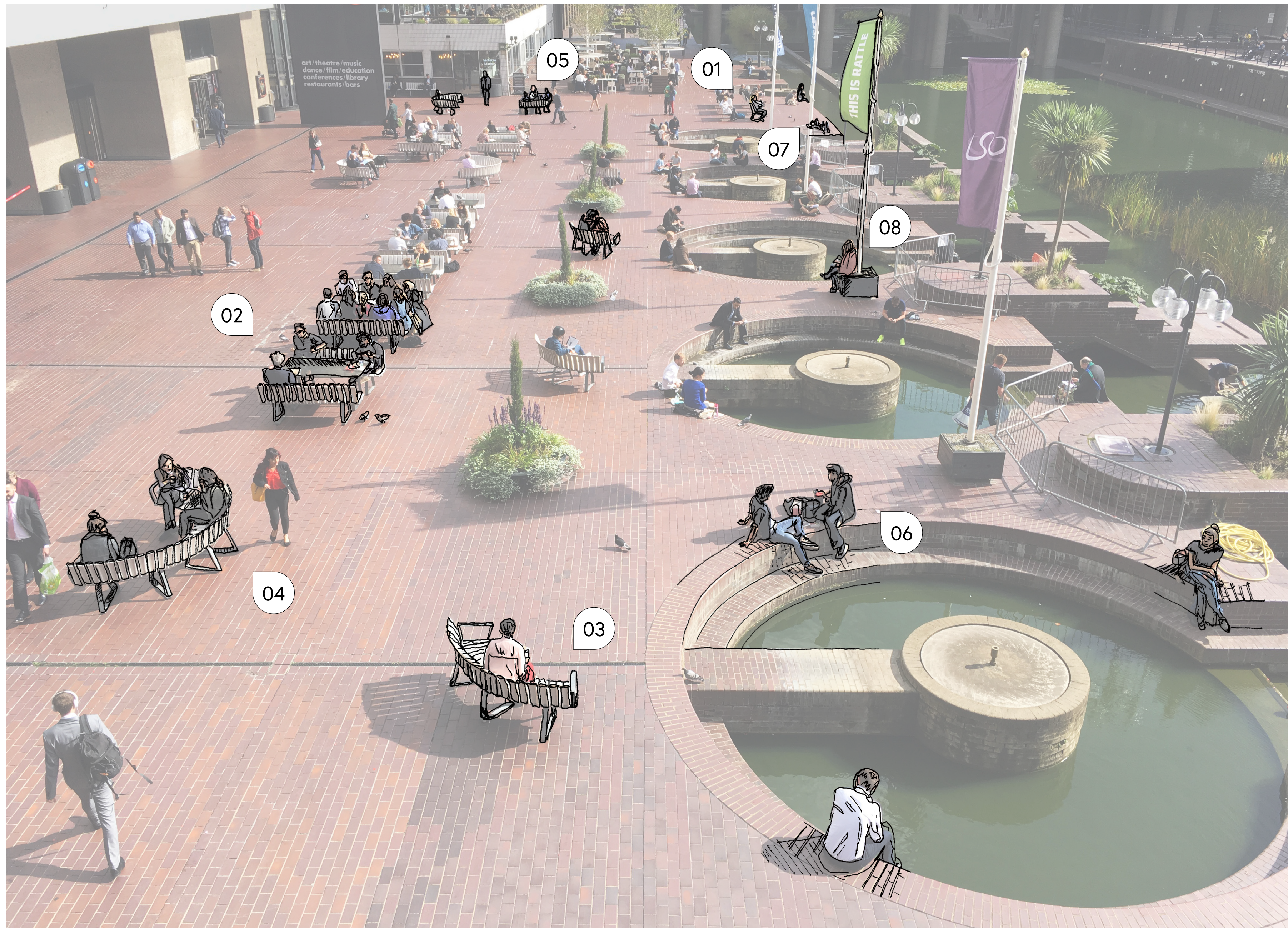




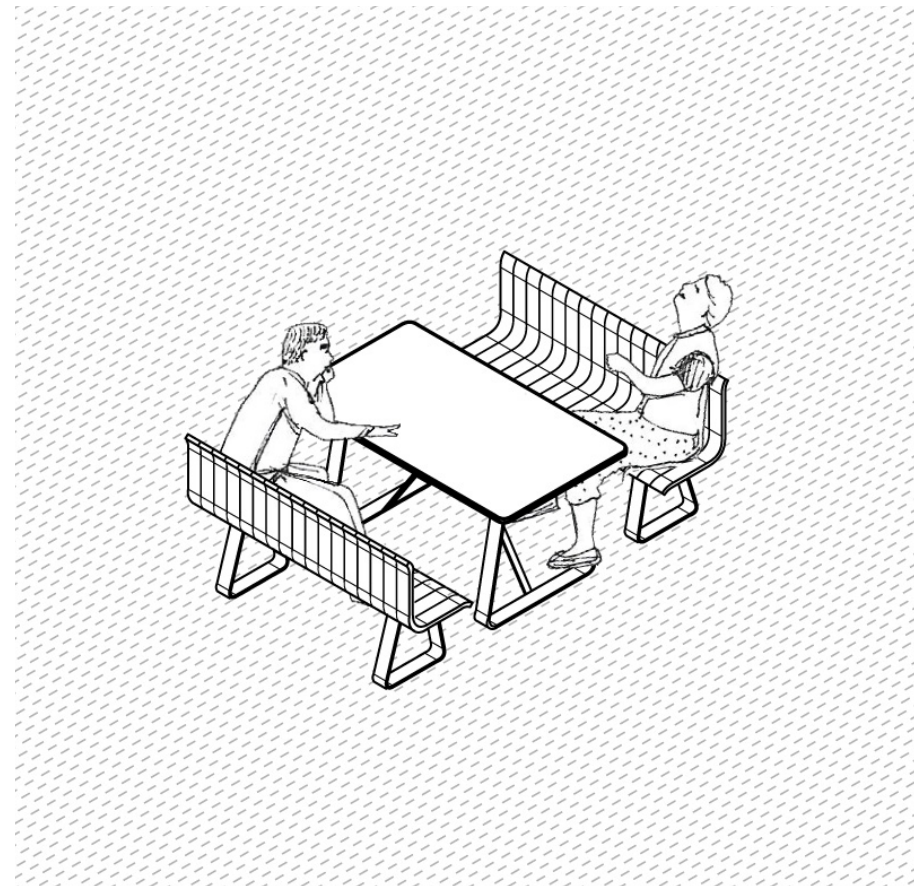
The Barbican: Choice



The Barbican: Choice



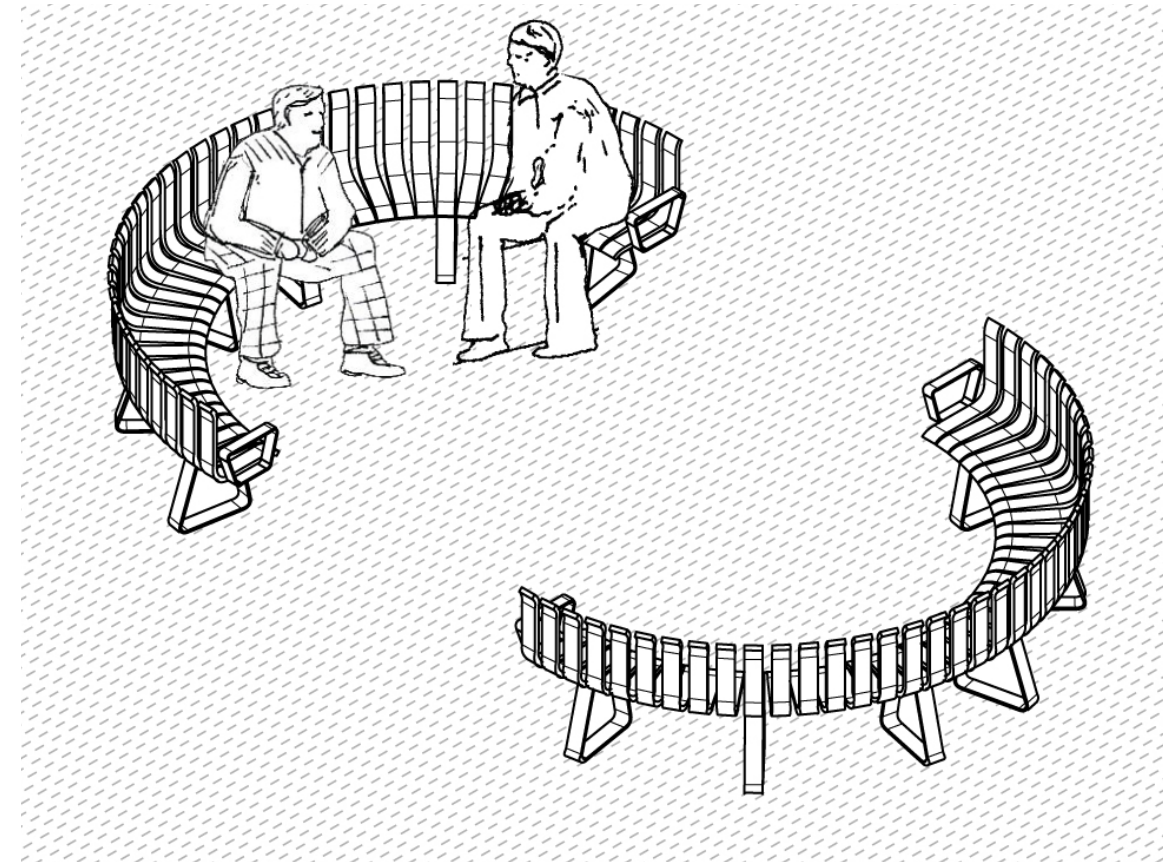
The Barbican: Choice



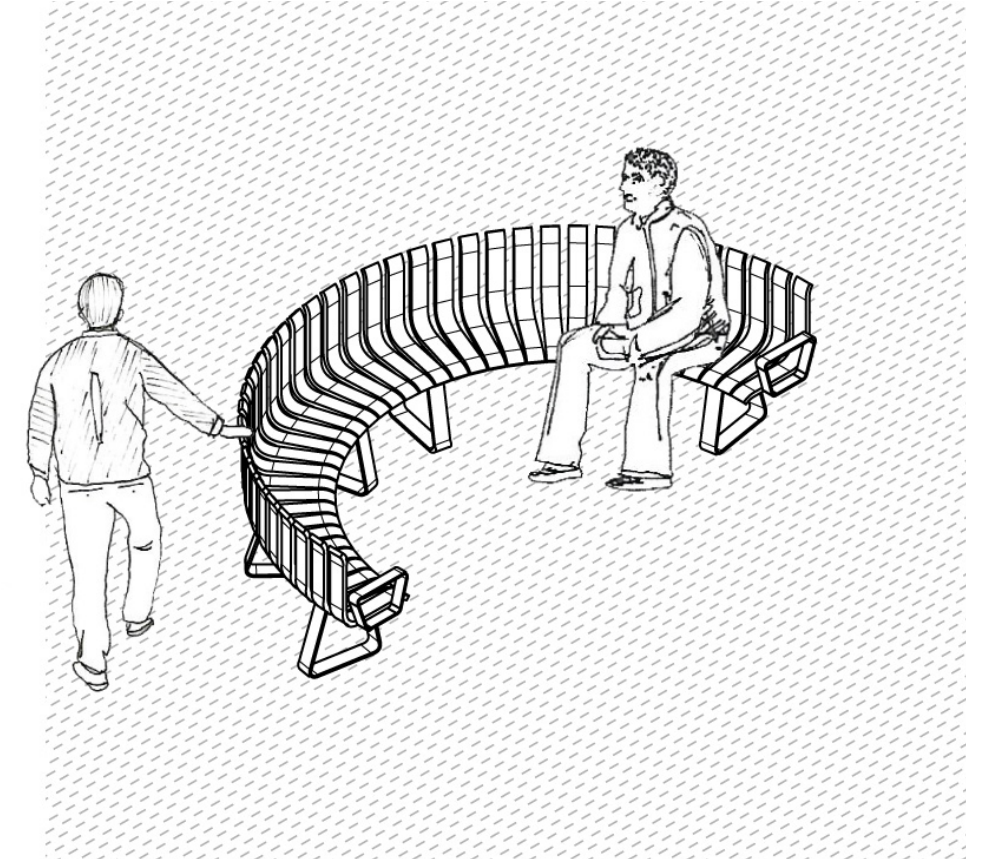
social table



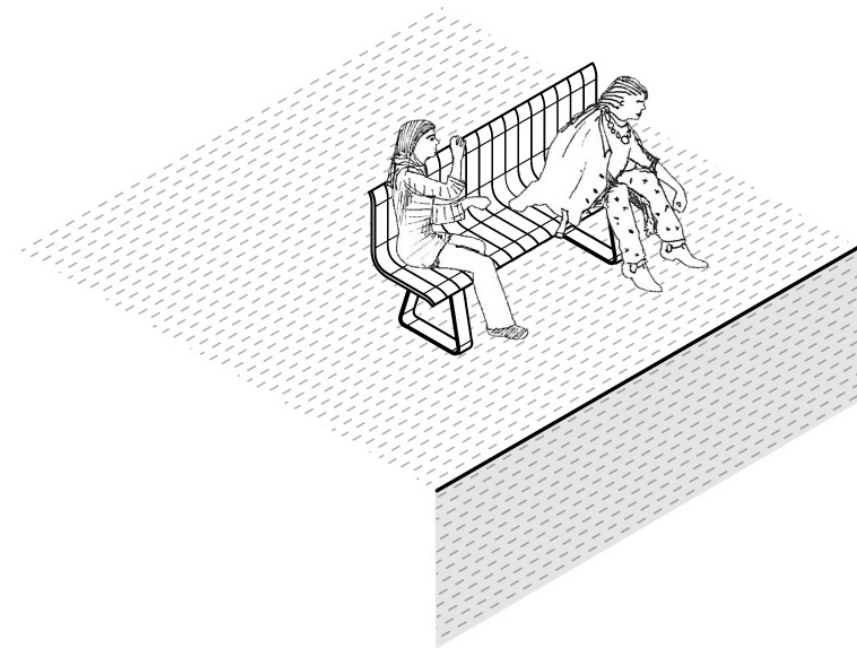
shared space



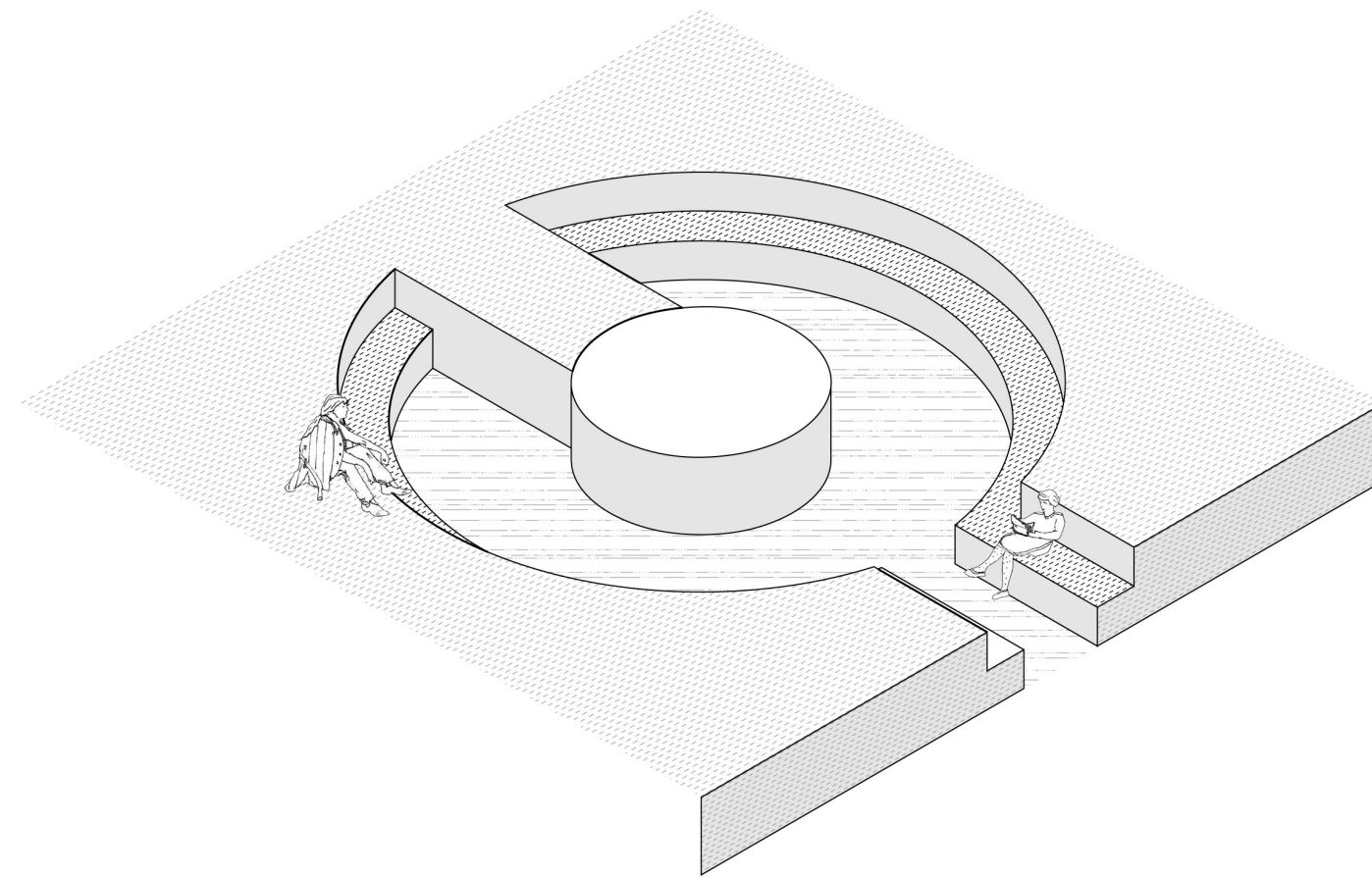
mirror mates



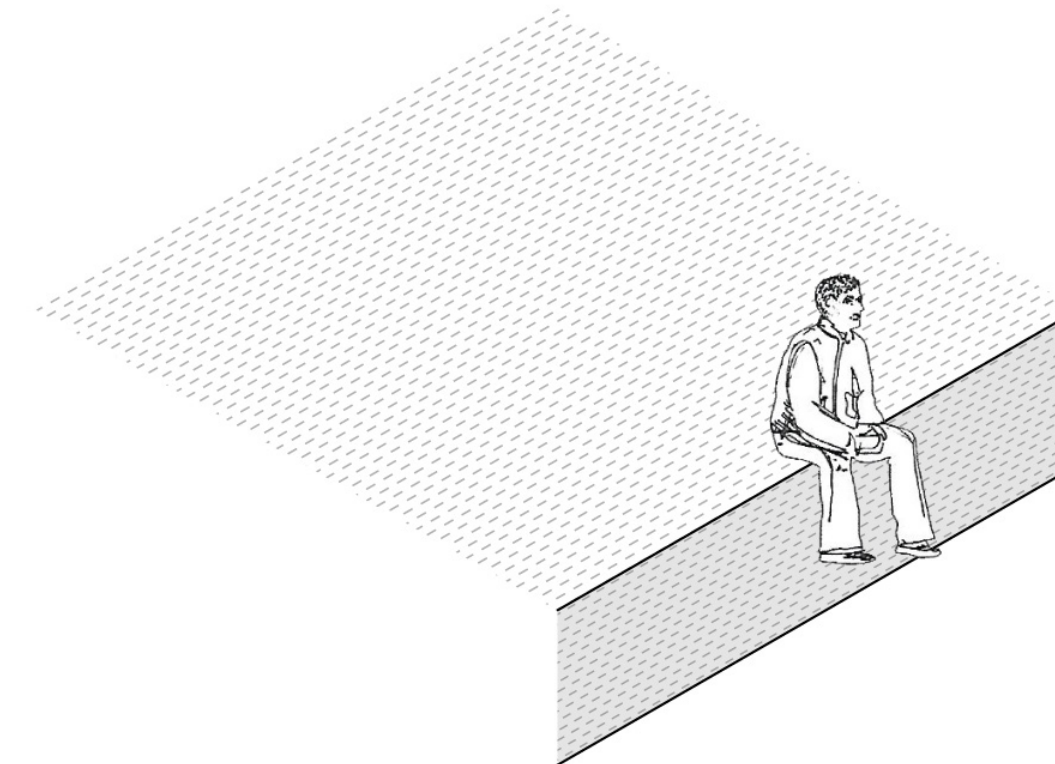
look in chill out



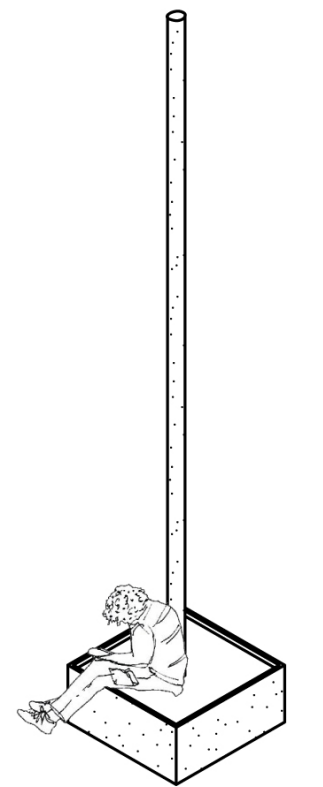
lookout point



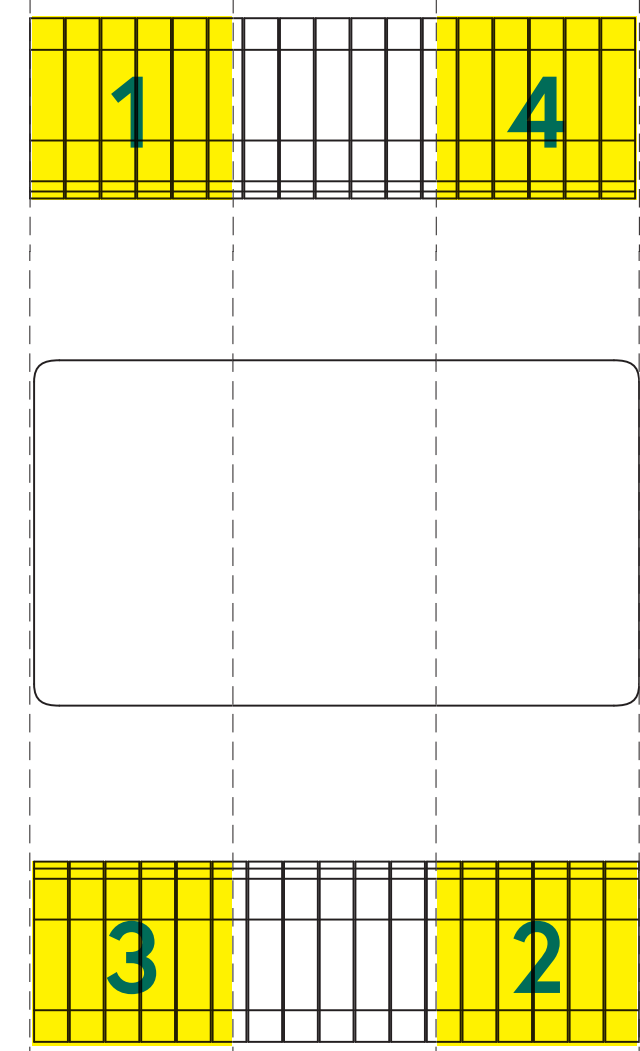
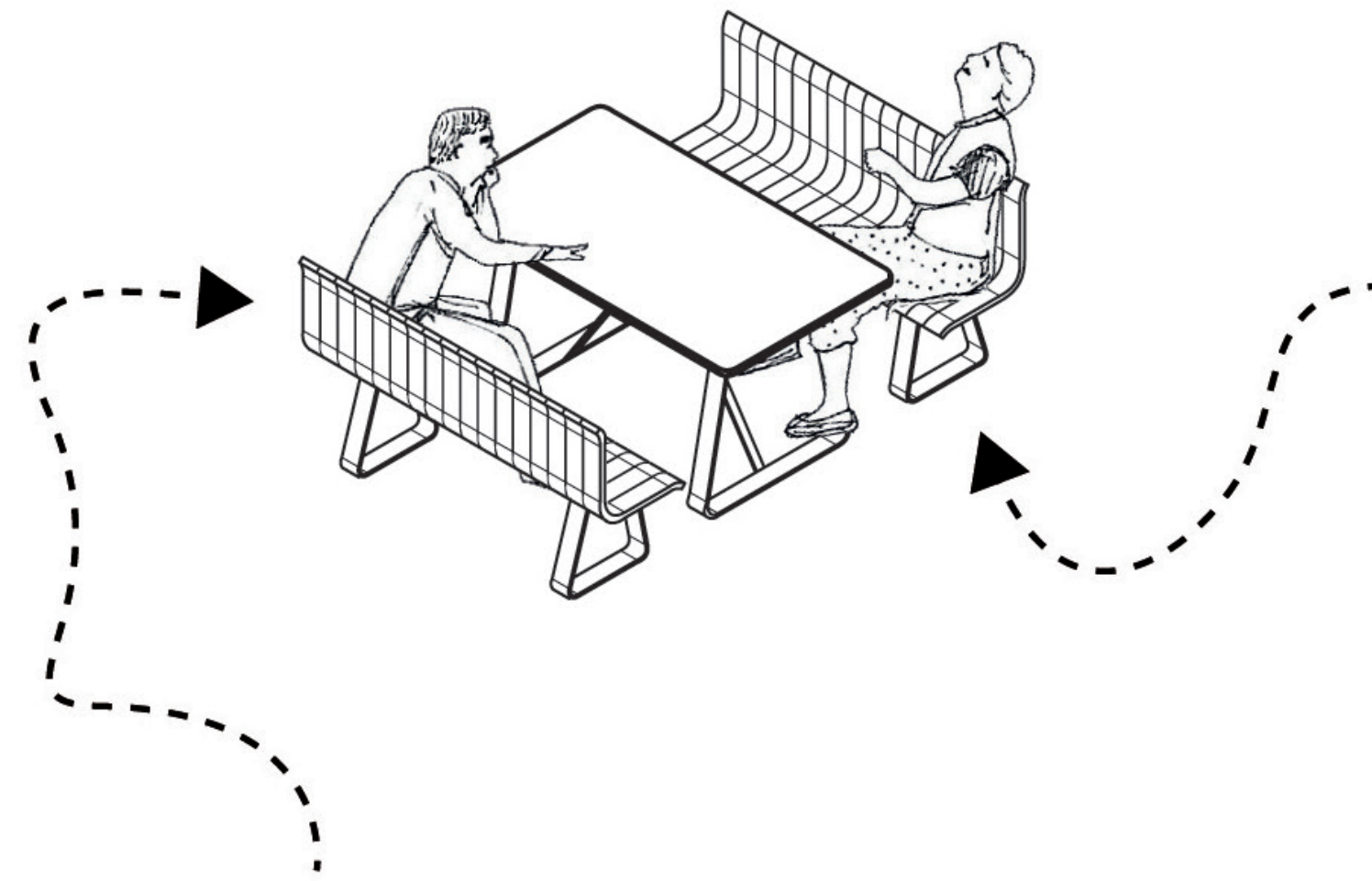
room to reflect

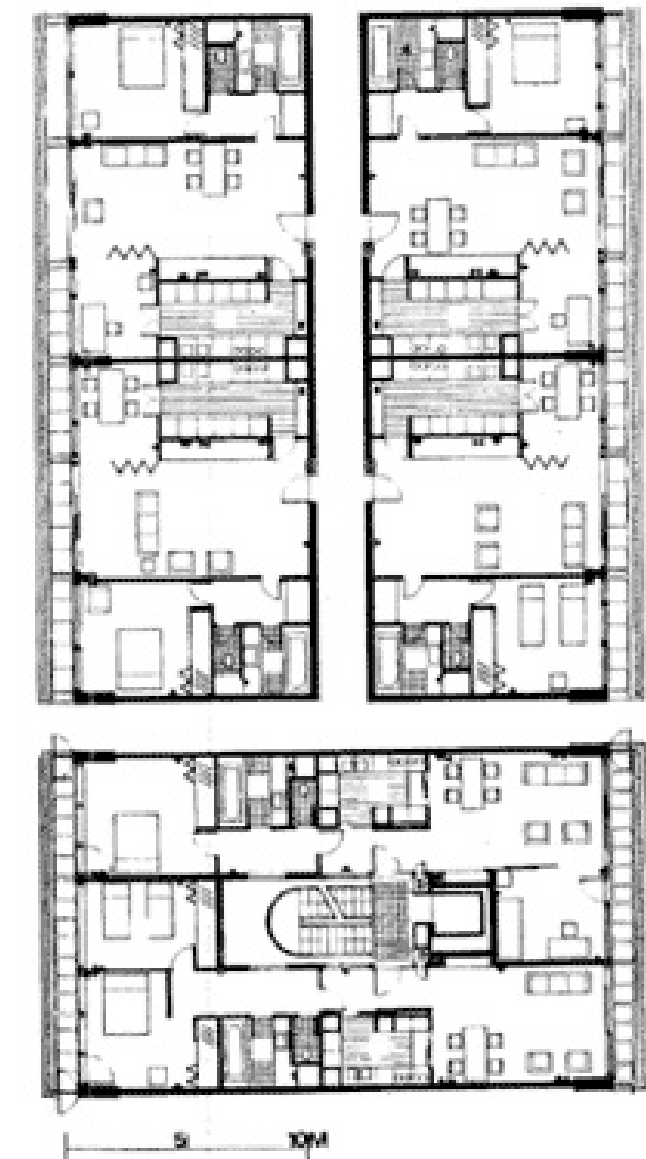
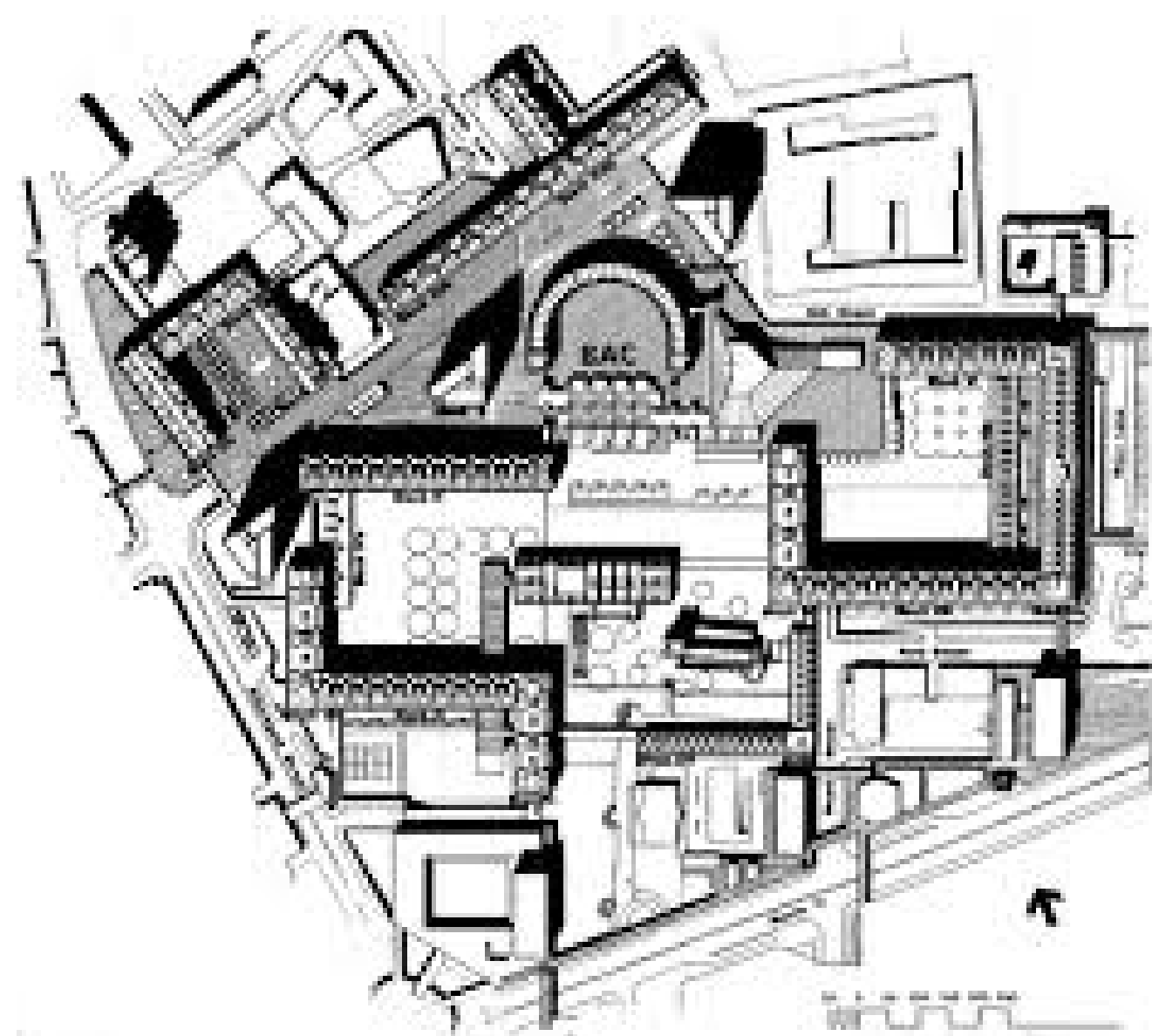


ledge linger



pole pause





The Barbican: Diversity of types = diversity of people

**DIVERSE, DESIRABLE
THIRD PLACES & THIRD THINGS**

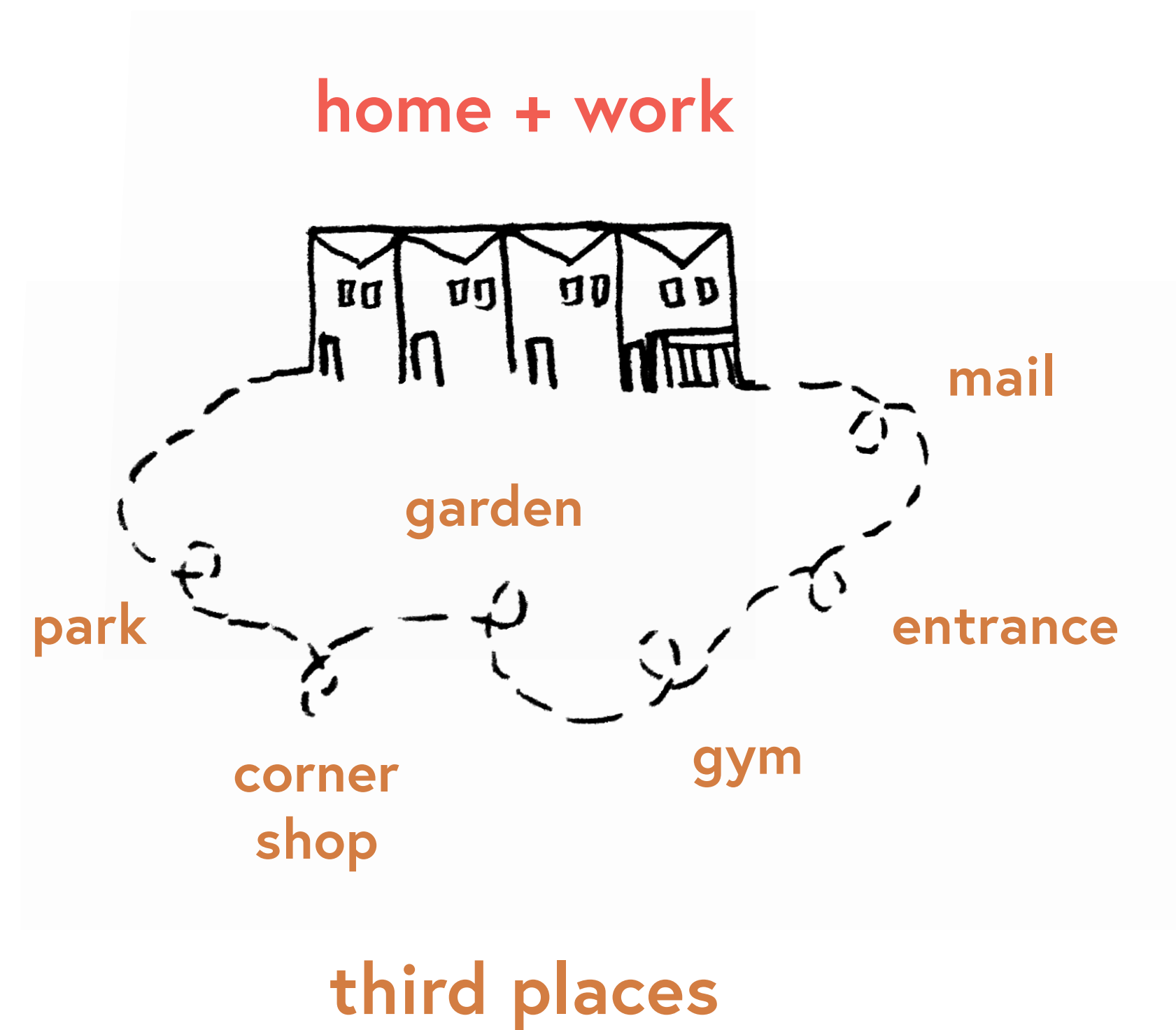


1ST PLACE
home

+

2ND PLACE
work

3RD PLACE
"inclusively social"



MIXED USE HOMEWORKING NEIGHBOURHOOD

05

FROM ASPIRATIONS TO ACTION

how do we embed social access into our process?

**PEOPLE OF ALL AGES
& ABILITIES**

FOCUS GROUPS

SURVEYS

WORKSHOPS

INTERVIEWS

CO-DESIGN

SPECIALIST INPUT

EVIDENCE
BASED RESEARCH

ACCESS & CARE
STANDARDS

MARKET RESEARCH

OT OBSERVATIONS

CREATIVE SOLUTIONS

OBSERVATIONS

SPECULATIVE
DESIGN

PROTOTYPING

PROVOCATIVE PROMPT
QUESTIONS

PRECEDENTS

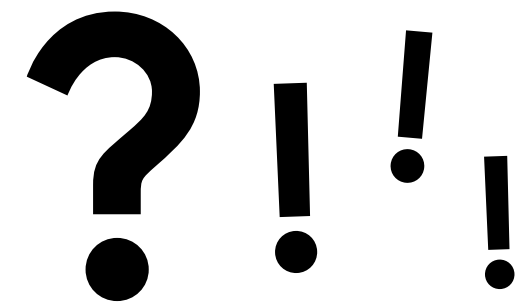
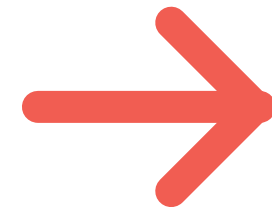
LOCAL
EXAMPLES

GLOBAL
EXAMPLES

COMPARATIVE
EXAMPLES

POST-OCCUPANCY
EVALUATION

1. take the time to understand and build empathy



prescriptive

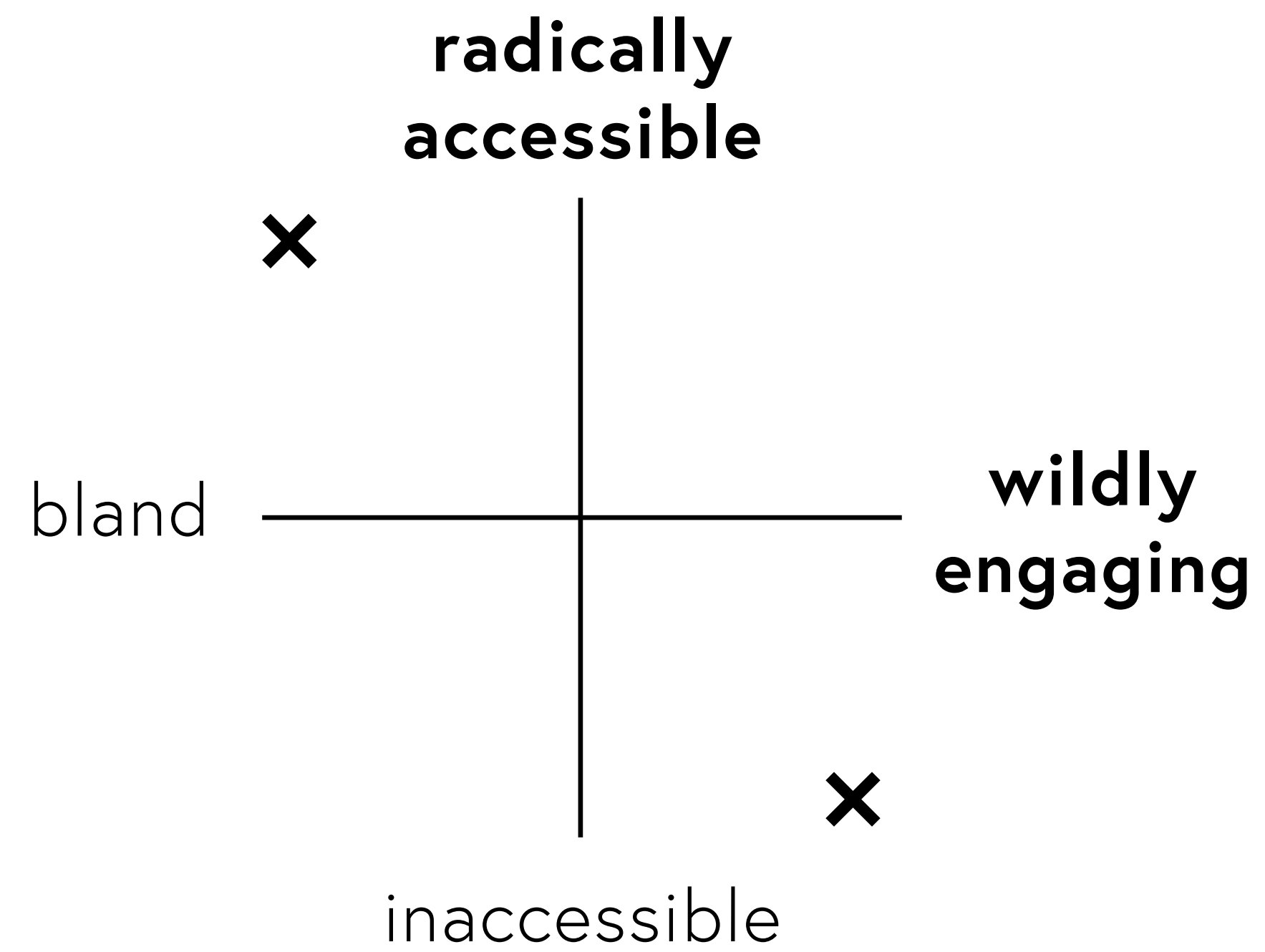
provocations

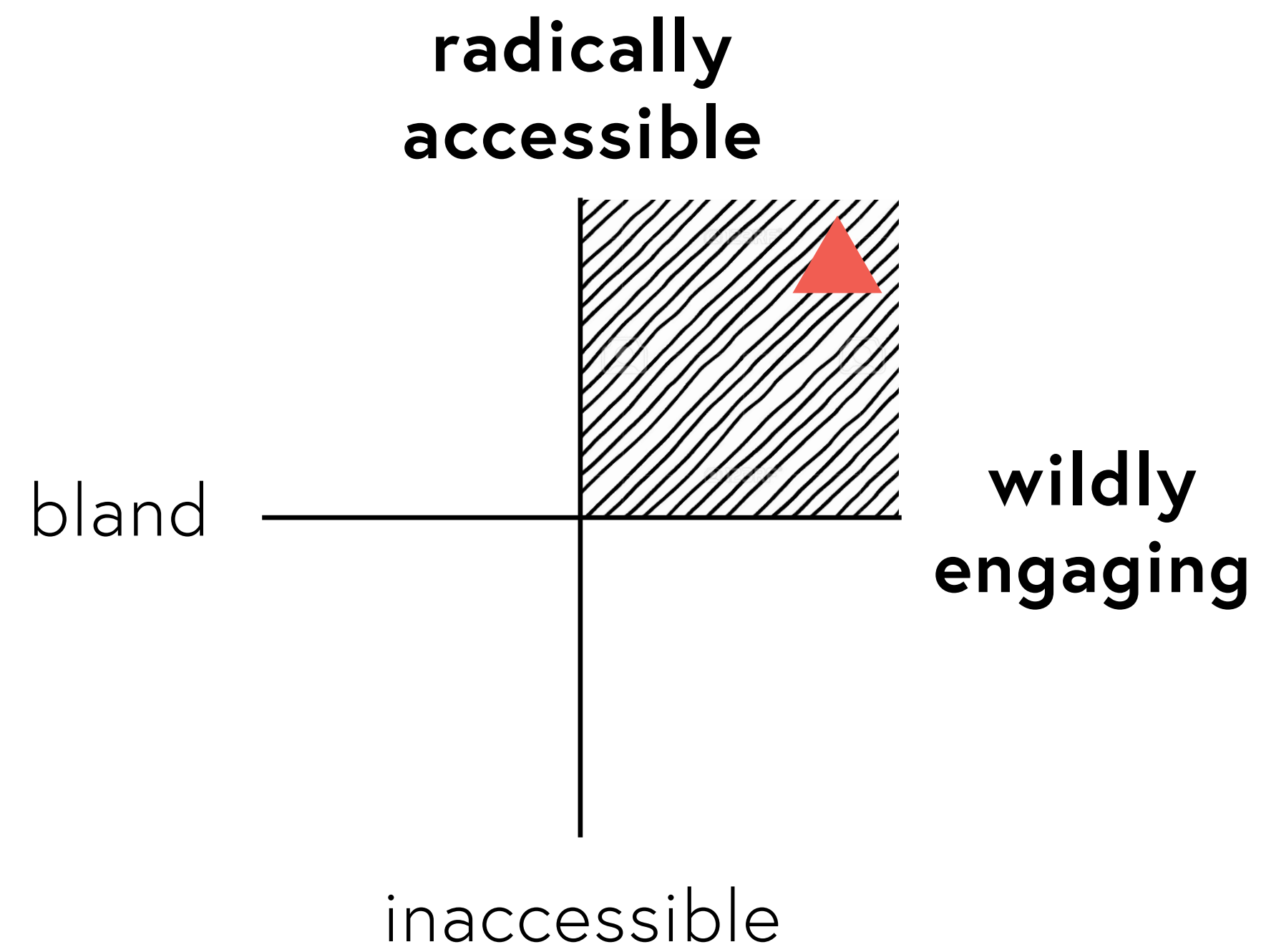
2. it's not about having all the answers, but asking more provocative questions



3. a little creativity goes a long way

- 1. take the time to understand**
- 2. it's not about having all the answers, but asking more provocative questions**
- 3. a little creativity can go a long way**







Ageing Better Report Launch



ebbsfleetdc.org.uk



Density supports intergenerational living

Across the projects we found that dense environments close to services and amenities were ideal places for growing old. In contrast to the popular image of retiring to quieter rural or coastal areas, at both Penn's Landing and Atriumwohnpark we found older age groups chose urban settings because of their

QUALITY OF LIFE FOUNDATION



we are responsible for creating our environment

we are responsible for creating our environment

why not make it radically accessible + wildly engaging

THANKS!

Q'S?

let's chat:

Carly Dickson
cdickson@mit.edu

raweproject.com