



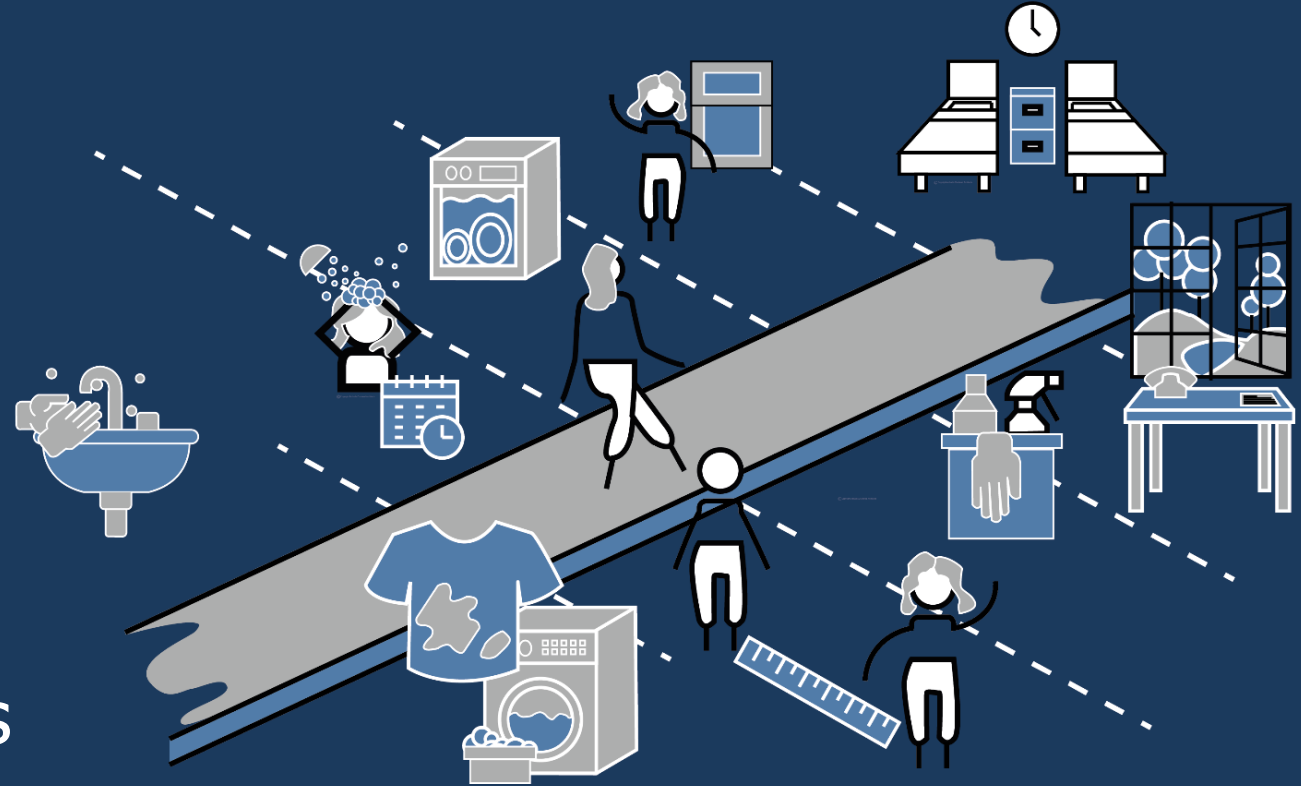
INCLUSIVE ACCESSIBLE DESIGN: LESSONS LEARNT FROM COVID

We have reflected on the issues
that have been exacerbated by the
pandemic

We feel there is room for improvement in housing both thorough retrofit, new build and extensions.

We believe it is time to act

We can review our design priorities and focus on creating housing which is mainstream accessible, inclusive for both physical and mental wellbeing.



1.
**WELL
BEING**

2.
**CURRENT
SITUATIO
N**

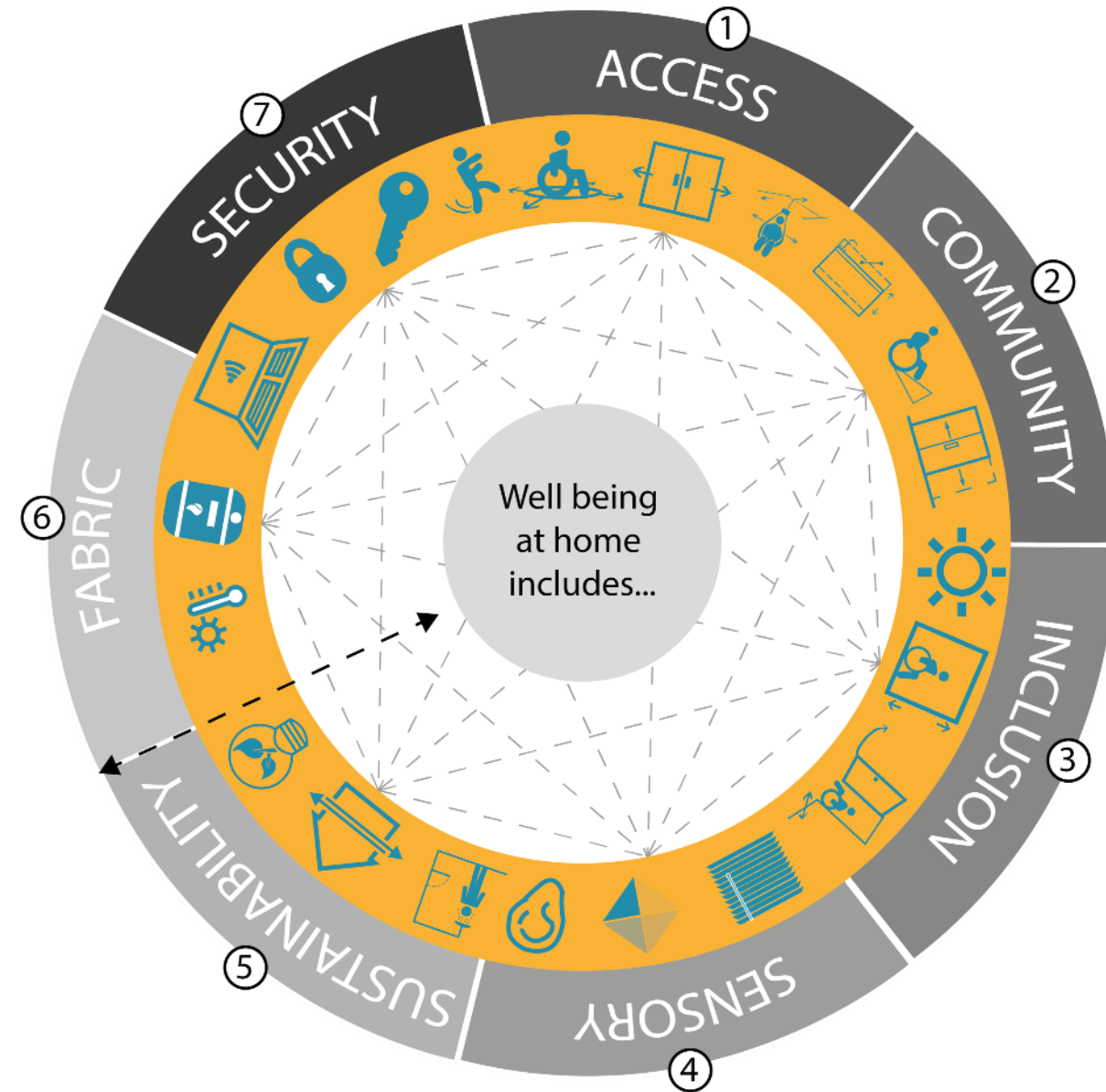
3.
**FUTURE
HOUSE**

1. WELL BEING

“Well being encapsulates how we are faring, in all domains of life, including financial, health, social, personal and the local environment” – Age UK

Retrofit adaptations are a fantastic way of improving well-being and allow people to retain independence in their own home.

Good housing has a positive contribution to well being.



WELL BEING CAN BE SEVERELY IMPACTED BY HOUSING SITUATION

“Of the 23.5 million households in England, 18% were in a ‘non-decent’ condition in 2018-19” (Ministry of Housing, Communities & Local Government, 2020).

“Poor housing is estimated to cost the NHS at least £1.4bn per year in England (Nicol et al., 2015)⁴. For over 55 year olds in poor housing, the NHS spends £513m on first year treatment costs alone (Centre for Ageing Better, 2020).”

2. CURRENT SITUATION

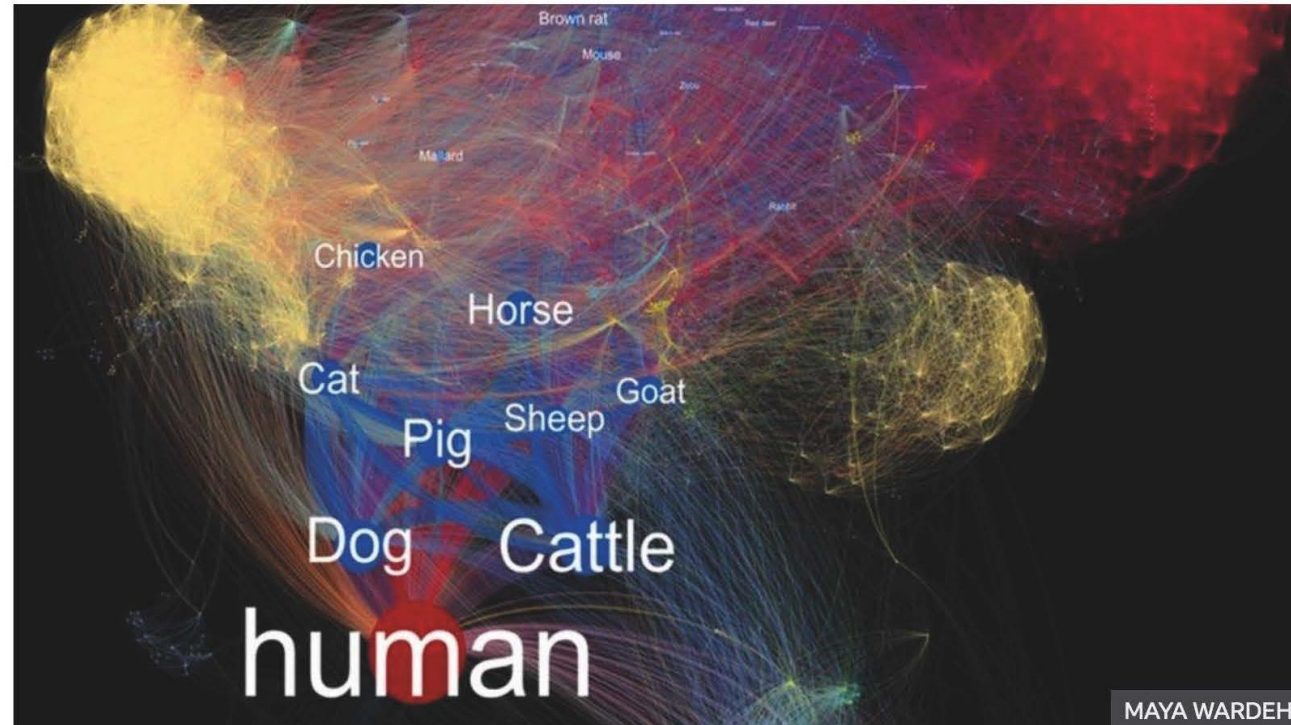
CURRENT SITUATION

Currently, 91% of homes do not provide the four access features for even the lowest level of accessibility. It is estimated that some 400,000 wheelchair users are living in homes that are neither adapted nor accessible.

There are 29 million existing homes in the UK and the many of them are not fit for the future needs of their occupants. The quality of both existing and new build housing is essential to people's health and wellbeing.

There are plans for 1.5 million new homes to be built to meet the needs of the growing population . However, these are only planned to be built to the minimum accessible standard. This is why inclusive design needs to be mandatory, because if not, there's little incentive for housing developers to build homes that meet that standard.

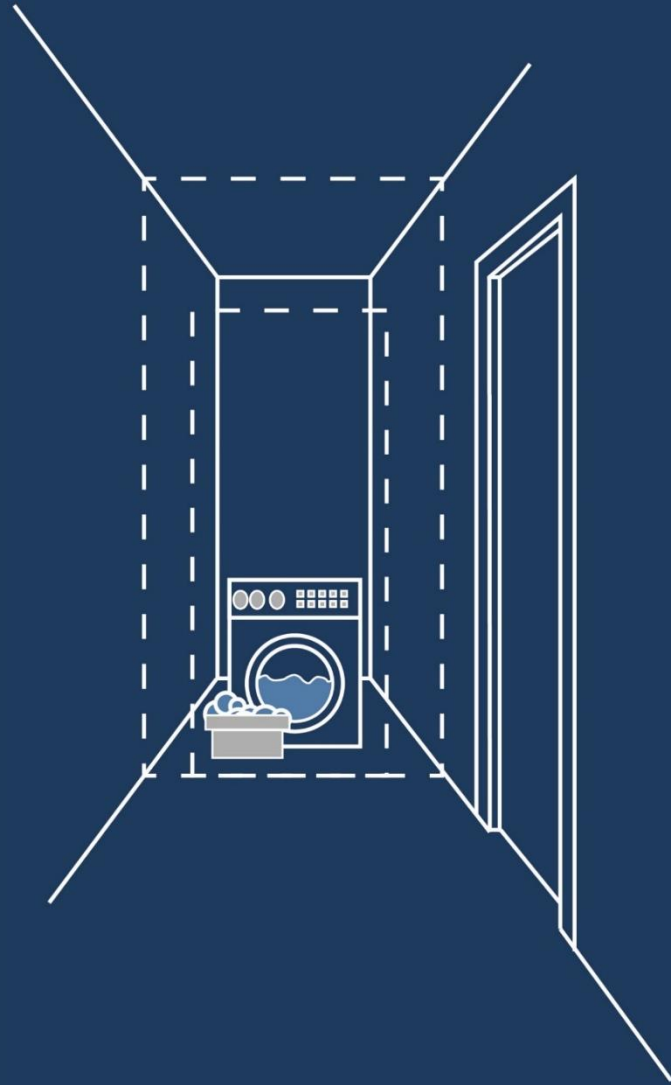
OUR HOUSING STOCK WILL OUTLAST US... HOW MANY PANDEMICS WILL IT HAVE TO WEATHER?



Coronavirus: This is not the last pandemic. By Victoria Gill, Science correspondent, BBC News, Published 6 June 2020

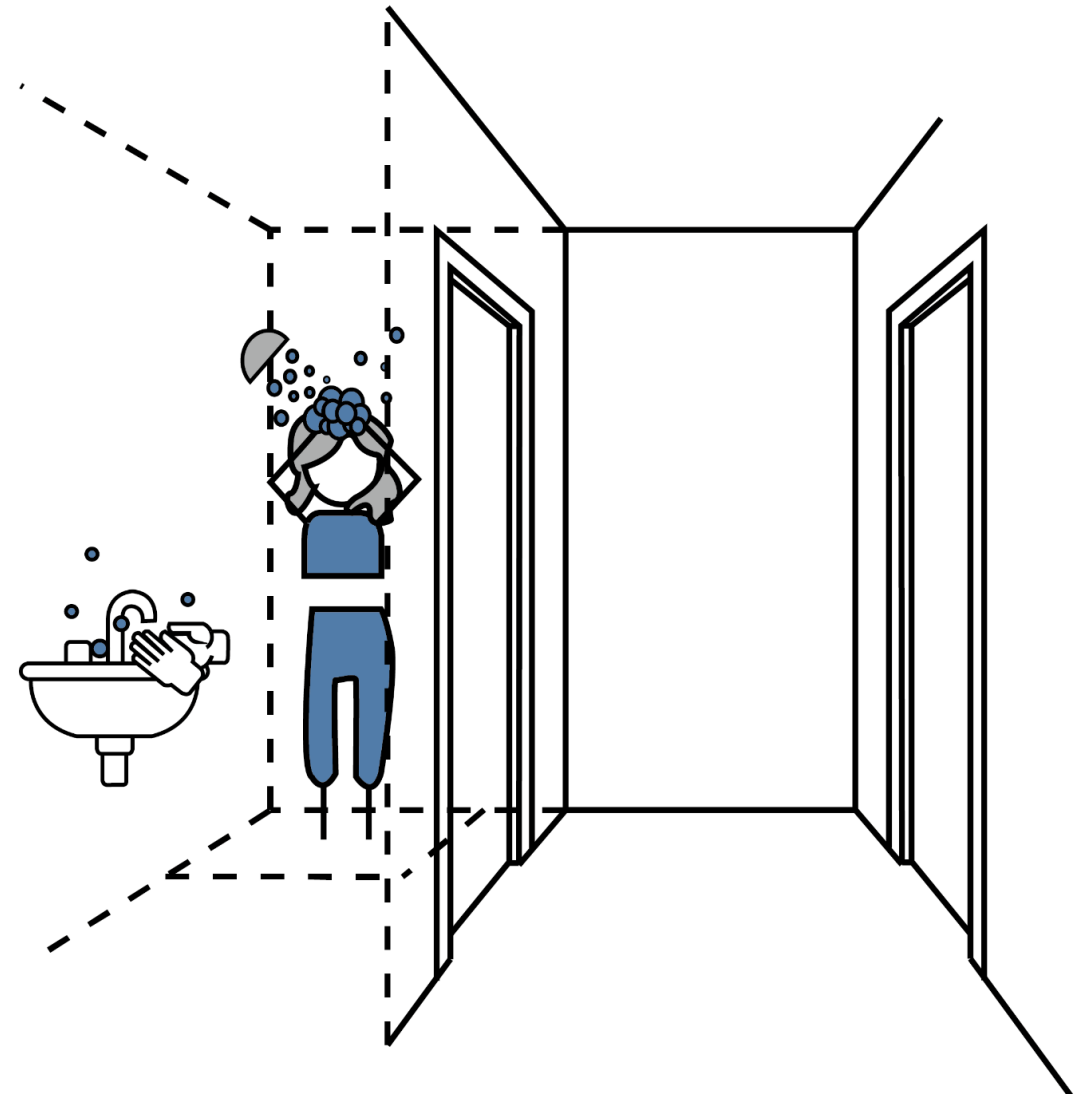
**THE MAJORITY OF
EXISTING HOUSING AND
PROPOSED NEW BUILD
DOES NOT MEET BASIC
ACCESSIBILITY
STANDARDS.**

3. HOME OF THE FUTURE: PRIORITIES AND OPPORTUNITIES



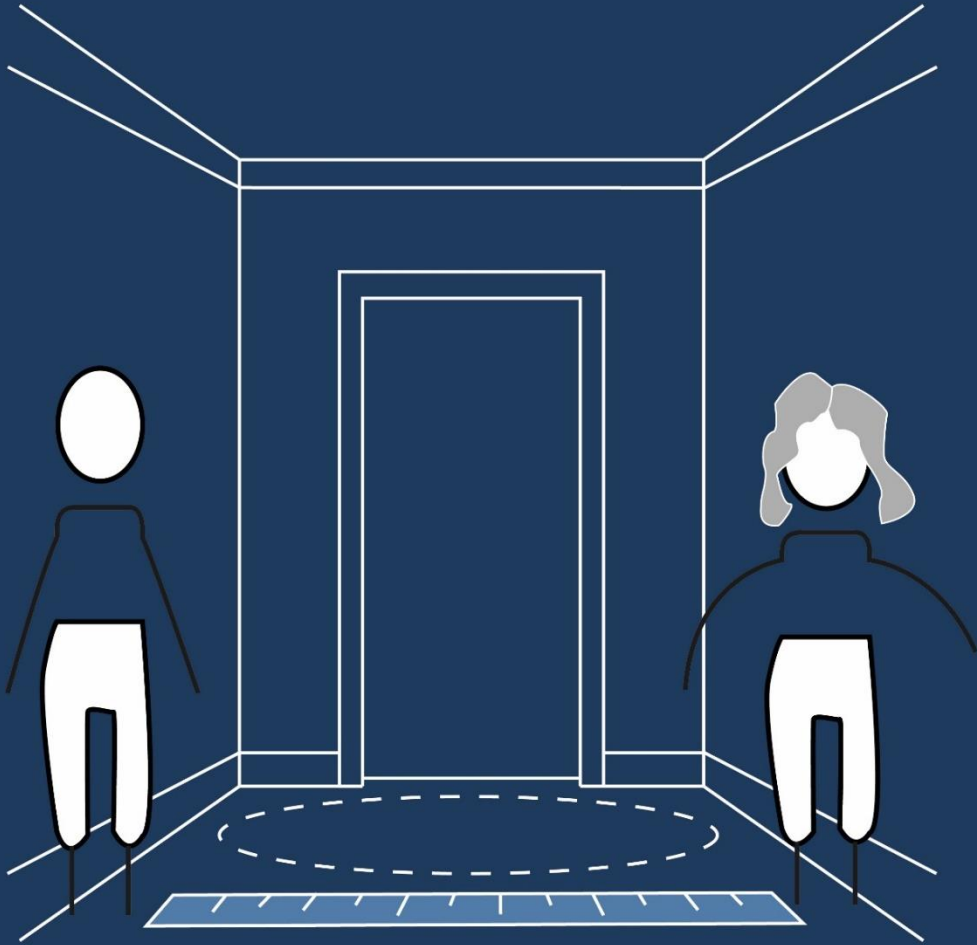
CROSS-PROGRAMMING

Making space work in multiple scenarios; a cupboard/a shower room near the front/rear door with plumbing could be used for a washing machine. Allowing greater flexibility in kitchens and helping with noise



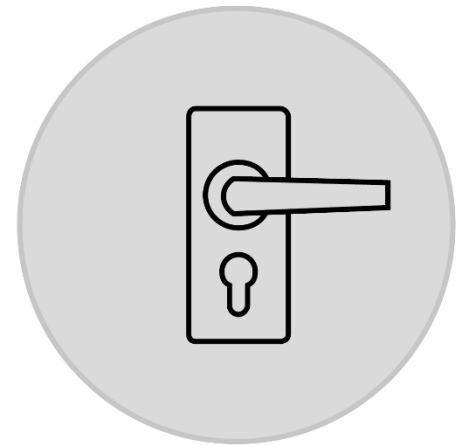
FACILITIES

Areas to wash your hands and shower near entrances. HoME discusses making M4(2) a mandatory baseline. This should be considered necessary to not only future-proof our homes but also create environments fit for isolation



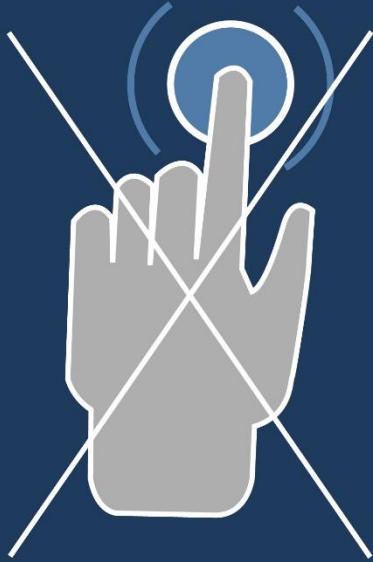
LOBBY/CORRIDOR PROPORTIONS

Part of M4(3) requires a minimum 1500mm clear turning circle inside the entrance area. Having a larger lobby/open plan would allow a safe distance when answering the door as well as provide a turning circle for disabled guests



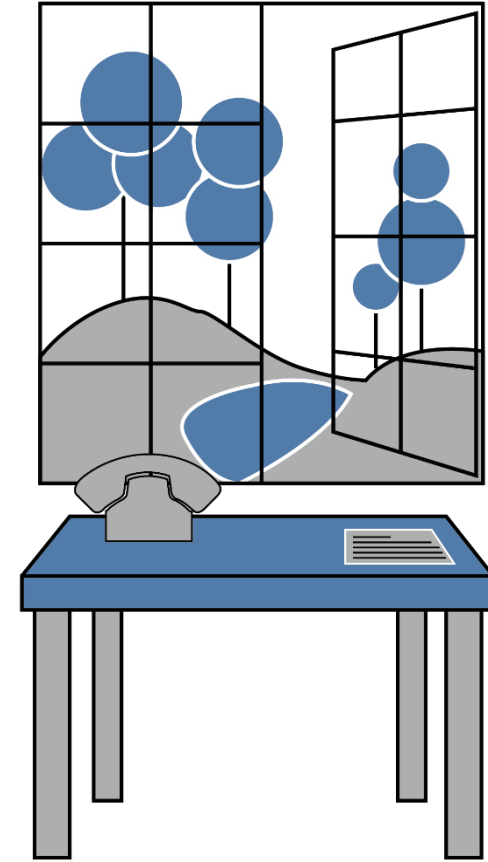
SURFACES AND MATERIALS

Surfaces are touched by multiple people and can be areas of infection transference e.g. light switches & door handles. We hypothesise that material choices will not be based on cost or aesthetic but the hygiene qualities of the material



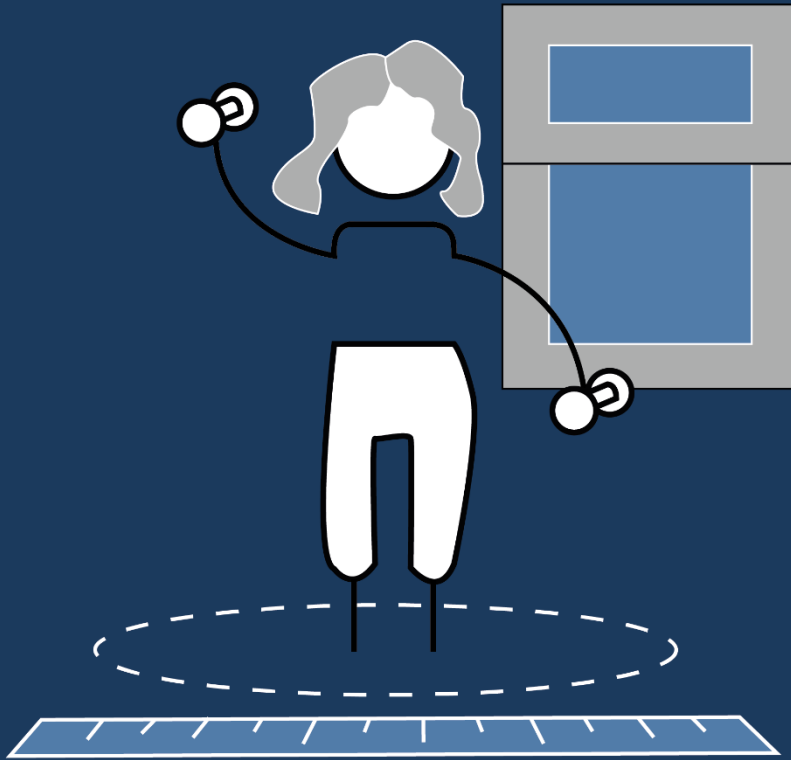
TECHNOLOGY

Many people are getting smart technology in their homes; from wireless lighting systems to voice command virtual assistants. This technology could help reduce infection transference. Paired with sensor taps/flushes, could this be the future?



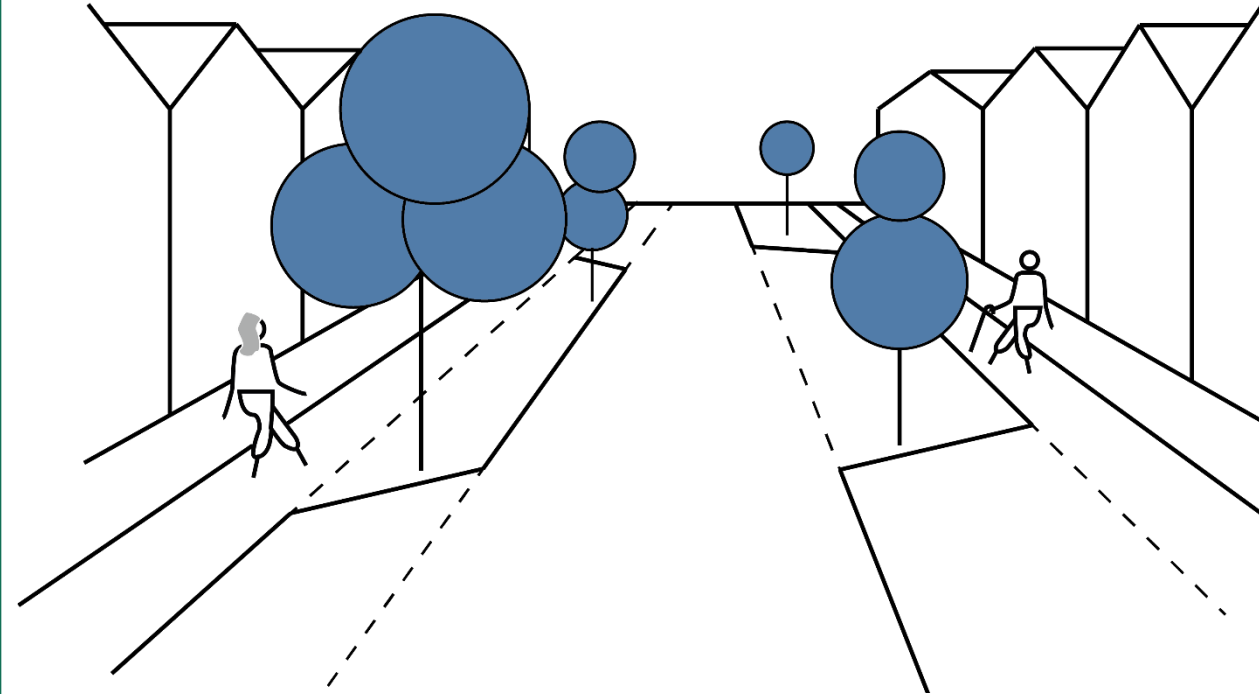
WINDOWS

We need to be designing homes with views of nature, if possible. Our layouts need to consider positions for desks and the work environment created; lighting, views, ventilation etc. We need to create dynamic environments suitable for live/work balance



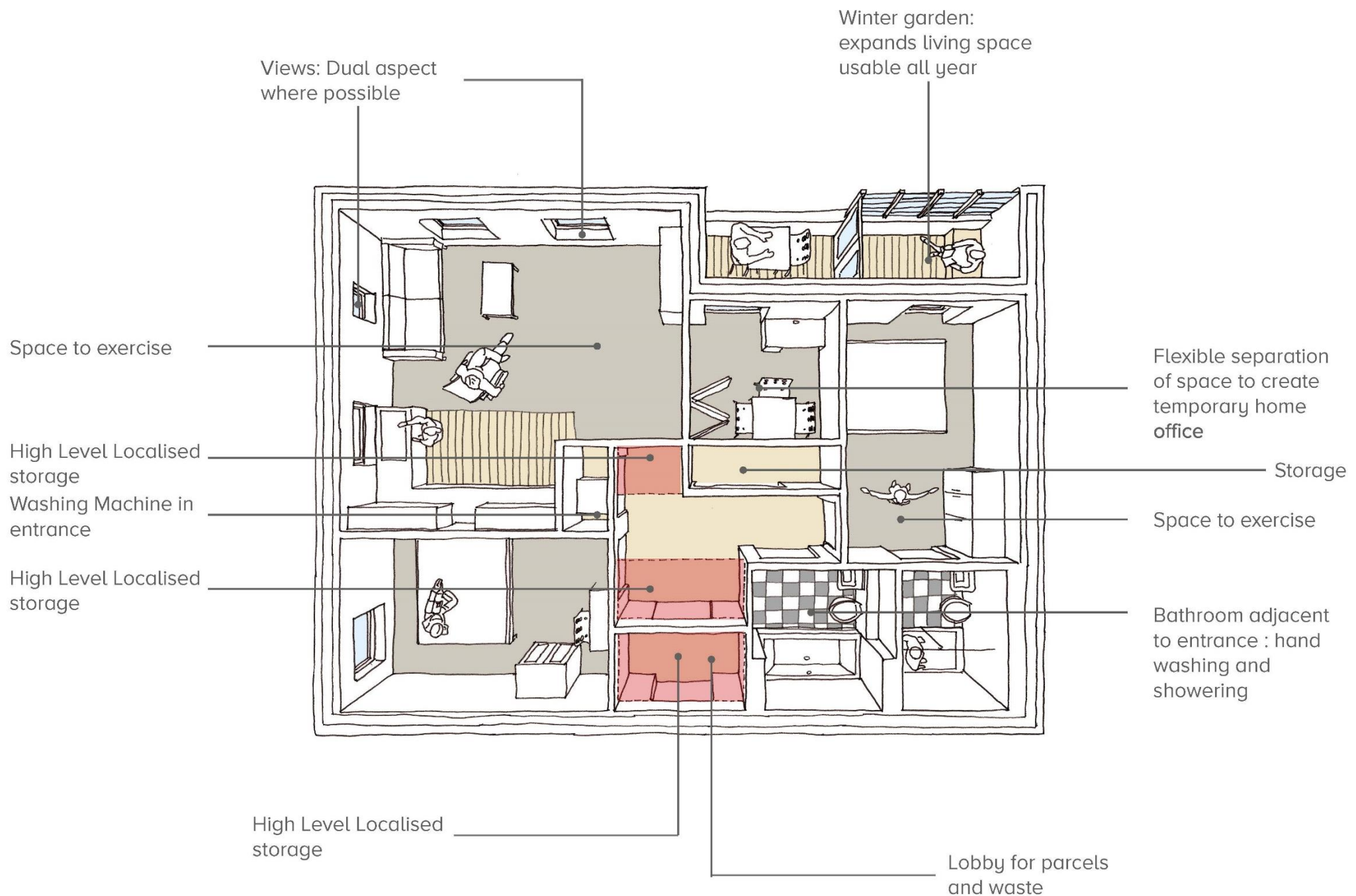
SPACE STANDARDS AND CROSS-PROGRAMMING

On new build we need to think about additional area, for storage, a desk and exercise; this could be the addition of a box room. For existing buildings how we partitioning space. Many spaces in the home are empty for long periods, could they have another use?



HEALTHIER EXTERNAL SPACE

This is not merely the introduction of shared surfaces; we need to consider wider pavements to allow exercise, maintaining 2m separation and for the introduction of passing locations. Reducing road widths will help promote cleaner air



Car pooling

Localised playground

Seating areas

Wider footpaths

Drone deliveries



Increased vegetation
and trees

Localised gym
equipment

A worked example for change:

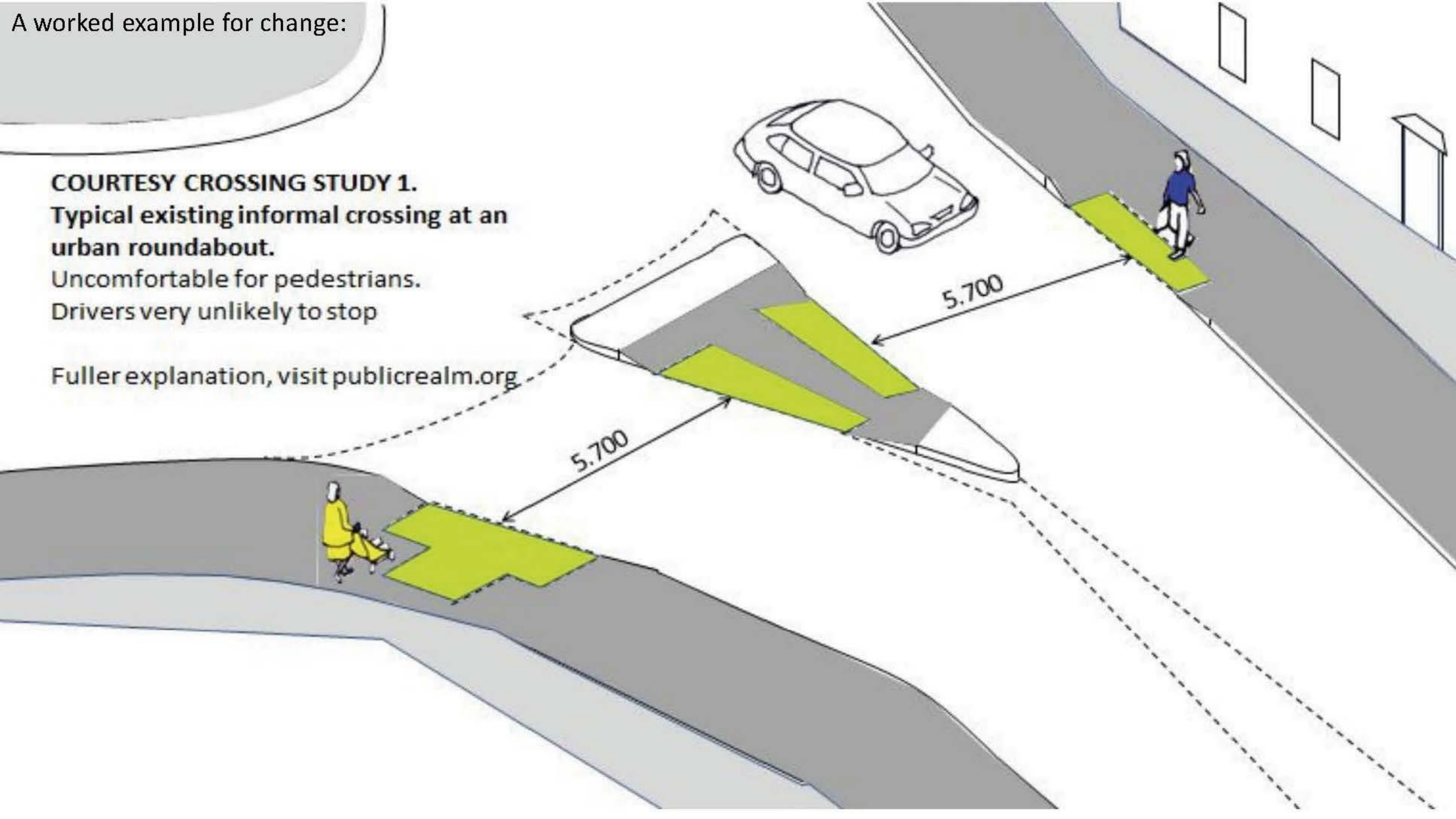
COURTESY CROSSING STUDY 1.

Typical existing informal crossing at an urban roundabout.

Uncomfortable for pedestrians.

Drivers very unlikely to stop

Fuller explanation, visit publicrealm.org



A worked example for change:

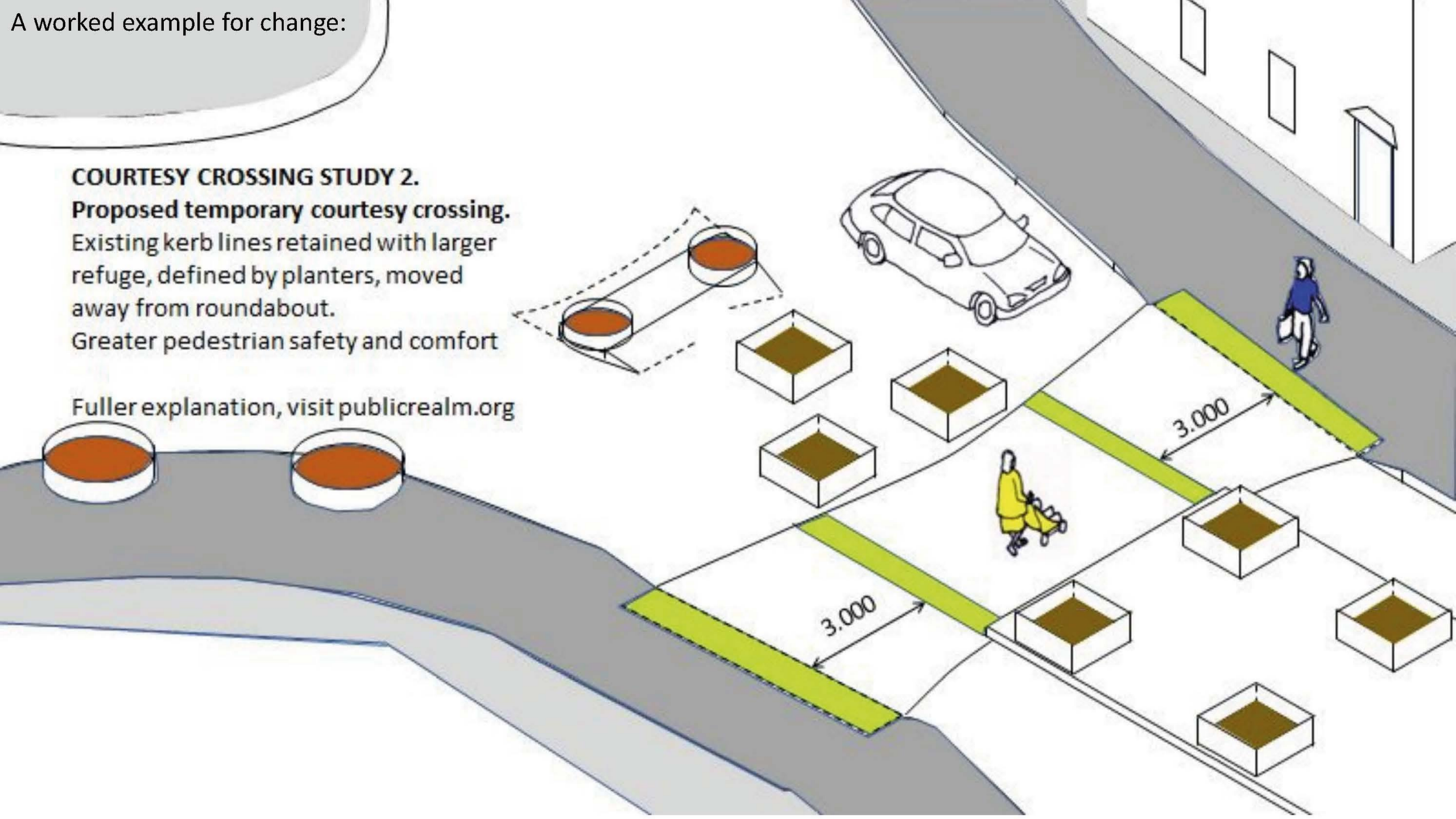
COURTESY CROSSING STUDY 2.

Proposed temporary courtesy crossing.

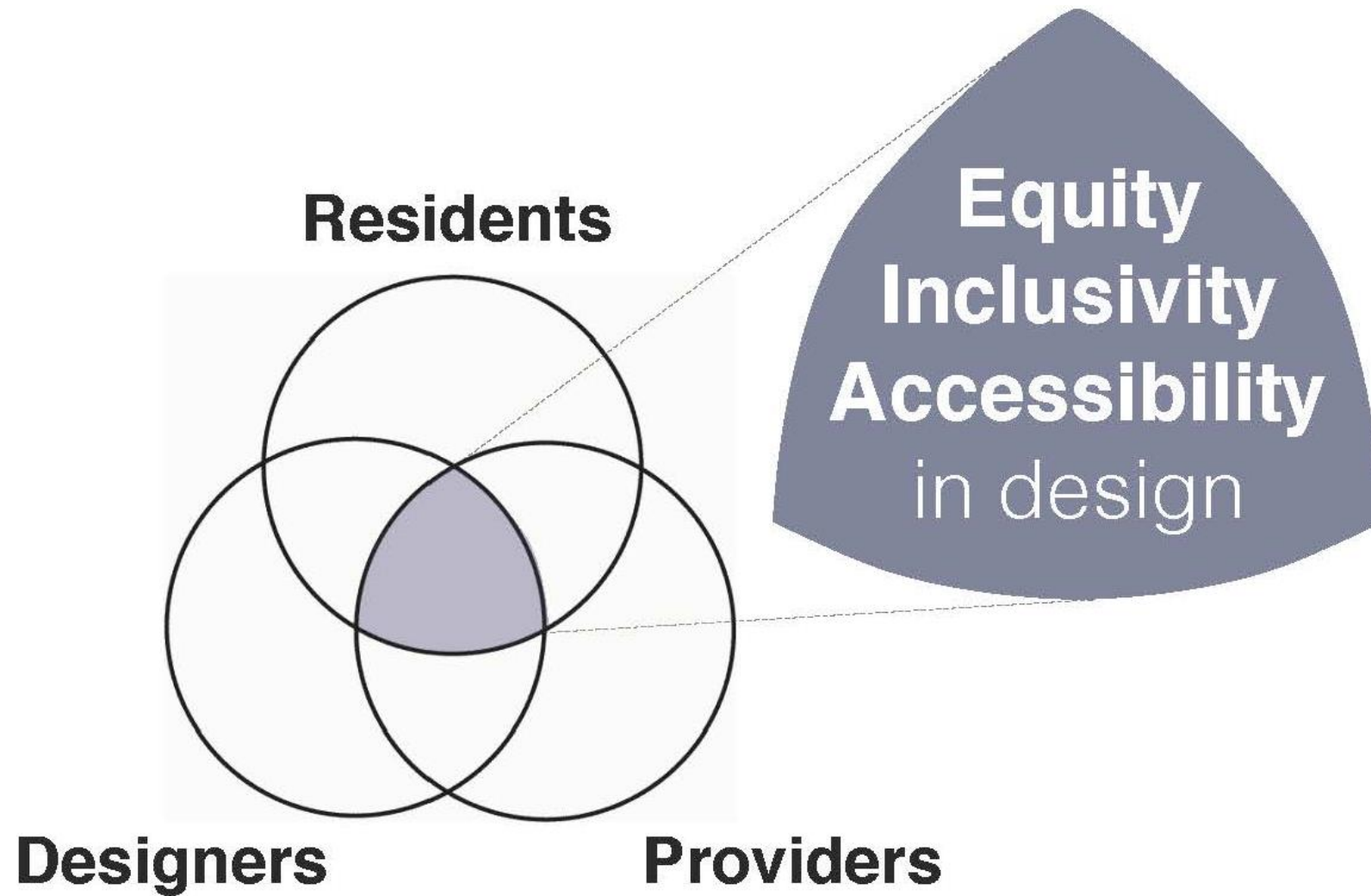
Existing kerb lines retained with larger refuge, defined by planters, moved away from roundabout.

Greater pedestrian safety and comfort

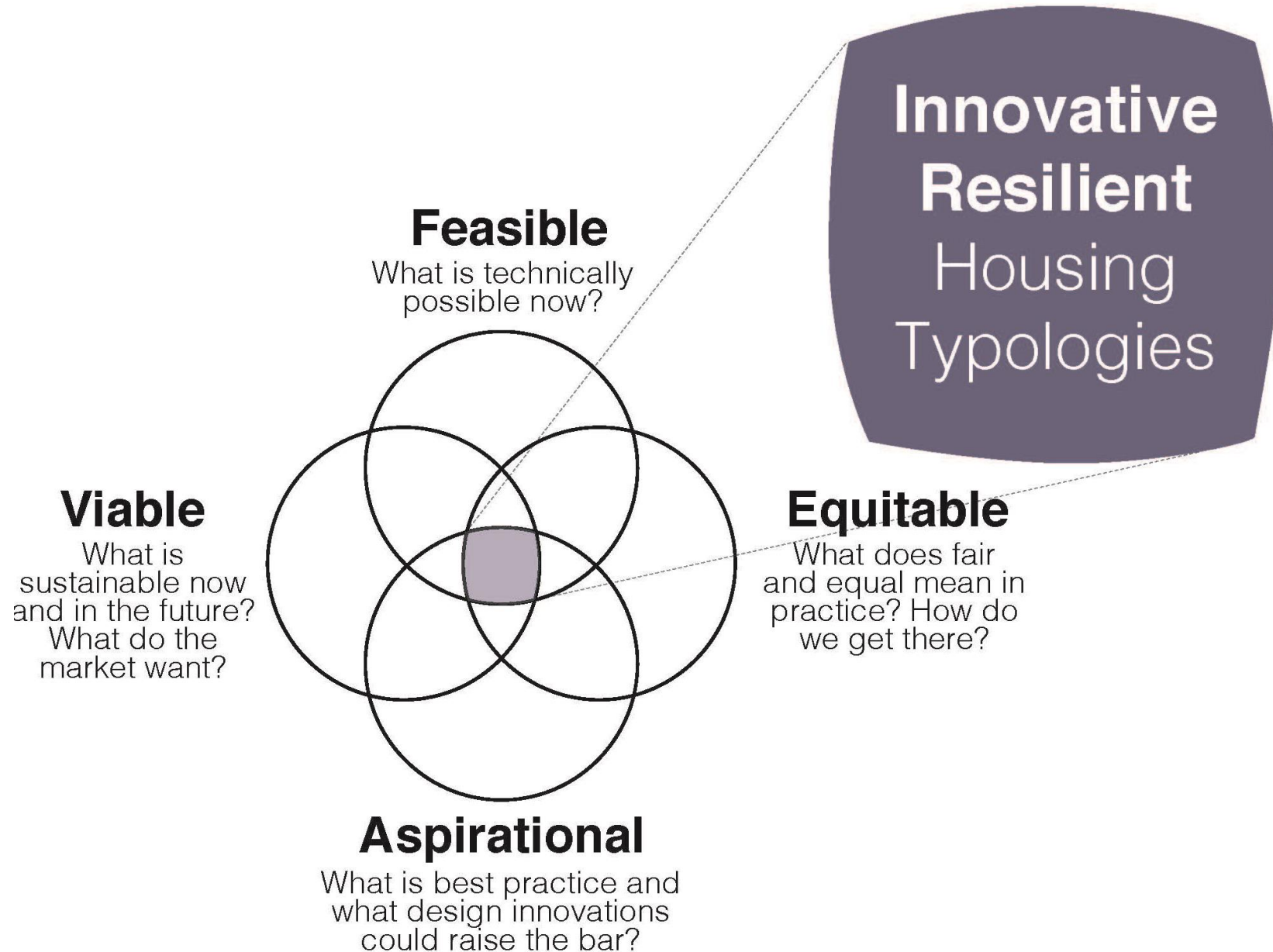
Fuller explanation, visit publicrealm.org



STAKEHOLDER DISCUSSION FRAMEWORK



HOUSING INNOVATION FRAMEWORK



**POST COVID HOUSING
GIVES US A CHANCE TO
CREATE A TRULY
ACCESSIBLE INCLUSIVE
ENVIRONMENT**

We need to consider all solutions as a whole. Any future housing must be smart and sustainable. Accessible housing means homes and neighbourhoods that are designed and built for everyone. The aim is to create a safe, comfortable, barrier-free living environment for as wide a range of people as possible.

Last week the deadline closed for consultation on Raising accessibility standards for new homes. They were seeking views on options to raise accessibility standards for new homes. We need to consciously look at accessibility in both new build and existing properties.

Raising accessibility standards for new homes

A consultation paper

