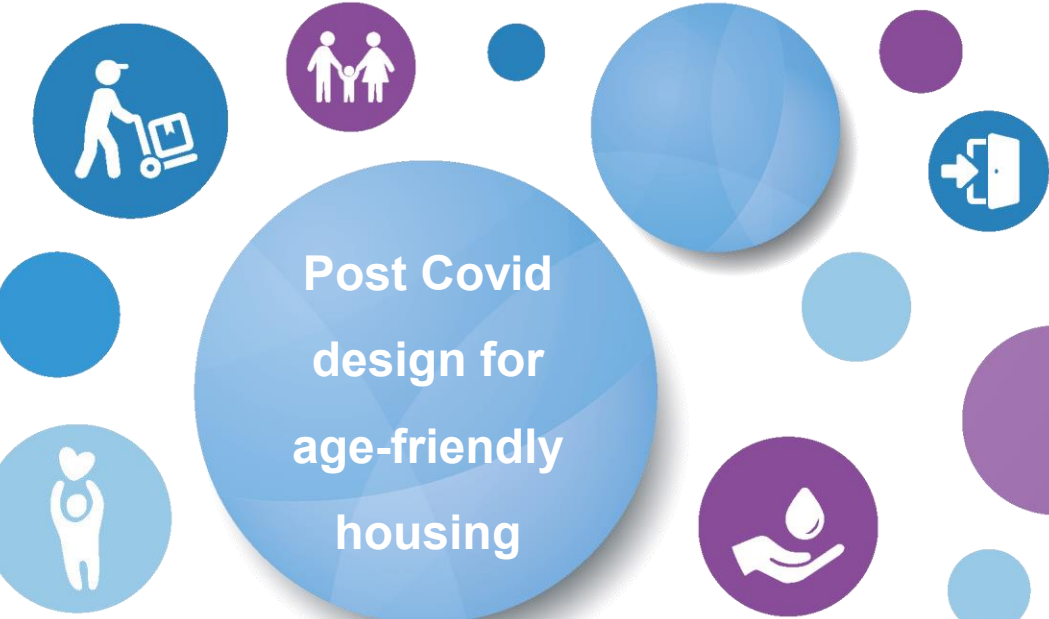


PRP

Safe, Happy & Together



Post Covid
design for
age-friendly
housing



Clare Cameron
Anne-Marie Nicholson



* Building Design's annual survey of worlds largest practices



PRP Later Living

We are the market leaders in the field of later living design.

We are passionate about designing homes which are innovative and sustainable, where residents feel secure and proud to live.

Our interest in our work extends beyond the architecture, to the people we design for. We want to make a difference to people's lives.

Housing Design Awards

Year on year awards in the HAPPI category (Housing Our Ageing Population Panel for Innovation)



Thought Leadership

Speaking at Conferences / Events

- Care Home & Retirement Living (LD Events)
- HOMES Conference
- Housing LIN Conference
- Quality Counts Conference (Housing Forum)
- Retirement Living (Property Week)
- The Care Show
- Understanding Housing Typologies (UDL)



Design Guidance

For clients, LAs and policy makers.



Seminars

PRP held a series of seminars and events to set out a comprehensive response to the Draft London Plan.



Press

PRP regularly contributes and provides expert comment/opinion in the press – we are the go to later living experts for many publications.



Post Covid Design for Age Friendly Housing

COVID-19 has had a devastating impact on our older generation. In light of the current pandemic, we have been working closely with our clients to review how later living communities can be better designed

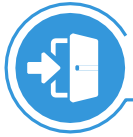


Good practice ideas for every day infection control and social interaction

Design ideas for minimising the spread of infection whilst nurturing social interaction and minimising the spread of infection

Planning for a pandemic, winter flu or norovirus outbreak etc, are likely to be similar. Some of the measures in the document can be considered for food whereas others could be brought into play temporarily.





Main entrance for residents and visitors

- **The main entrance and foyer should only be used for residents and their visitors.**
- **Staff access and deliveries to be via a separate entrance.**
- **Main entrance should have a lobby with independently controlled inner and outer doors.**
- **Provide a facility for visitors to speak to staff via an intercom**
- **Hand washing facilities should be provided in a discreet place very close to the entrance without the need to touch any handles.**
- **During a crisis a temporary hand wash basin should be installed between the lobby doors. Water and drainage connections should be available for swift installation and removal.**





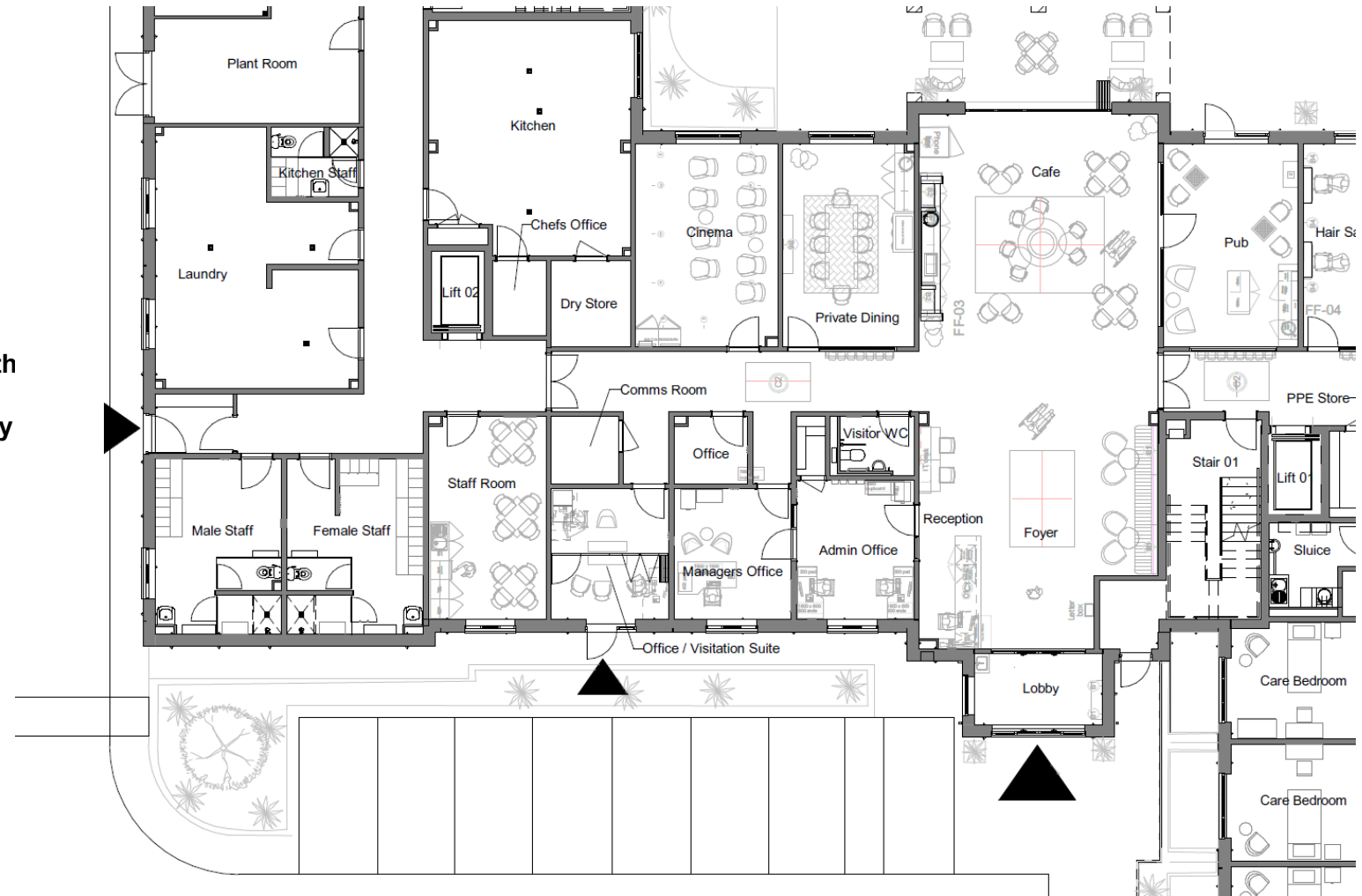
Deliveries

- A shelf or cupboard could be provided outside each resident's front door for parcels or meals to be delivered
- Consider providing a holding area or post room within the foyer for personal deliveries
- Provide separate entrance for kitchen deliveries and a clean separate space for disinfecting/ wiping down.
- Supplies for management should be immediately stored in a holding room close to the main entrance.
- Where deliveries are 'held' this could be for an amount of time to avoid contamination from external sources or for wiping down/ disinfecting etc.



Staff

- **Staff changing, lockers and showering facilities immediately inside a secondary staff entrance,**
- **staff can wash and/or change when entering or leaving the building.**
- **clothes and personal items from home can be stored, before putting on PPE if required.**
- **Access to the catering kitchen directly from the outside is ideal with dedicated staff hand washing/ changing space located immediately adjacent to the entrance.**





Movement within the building

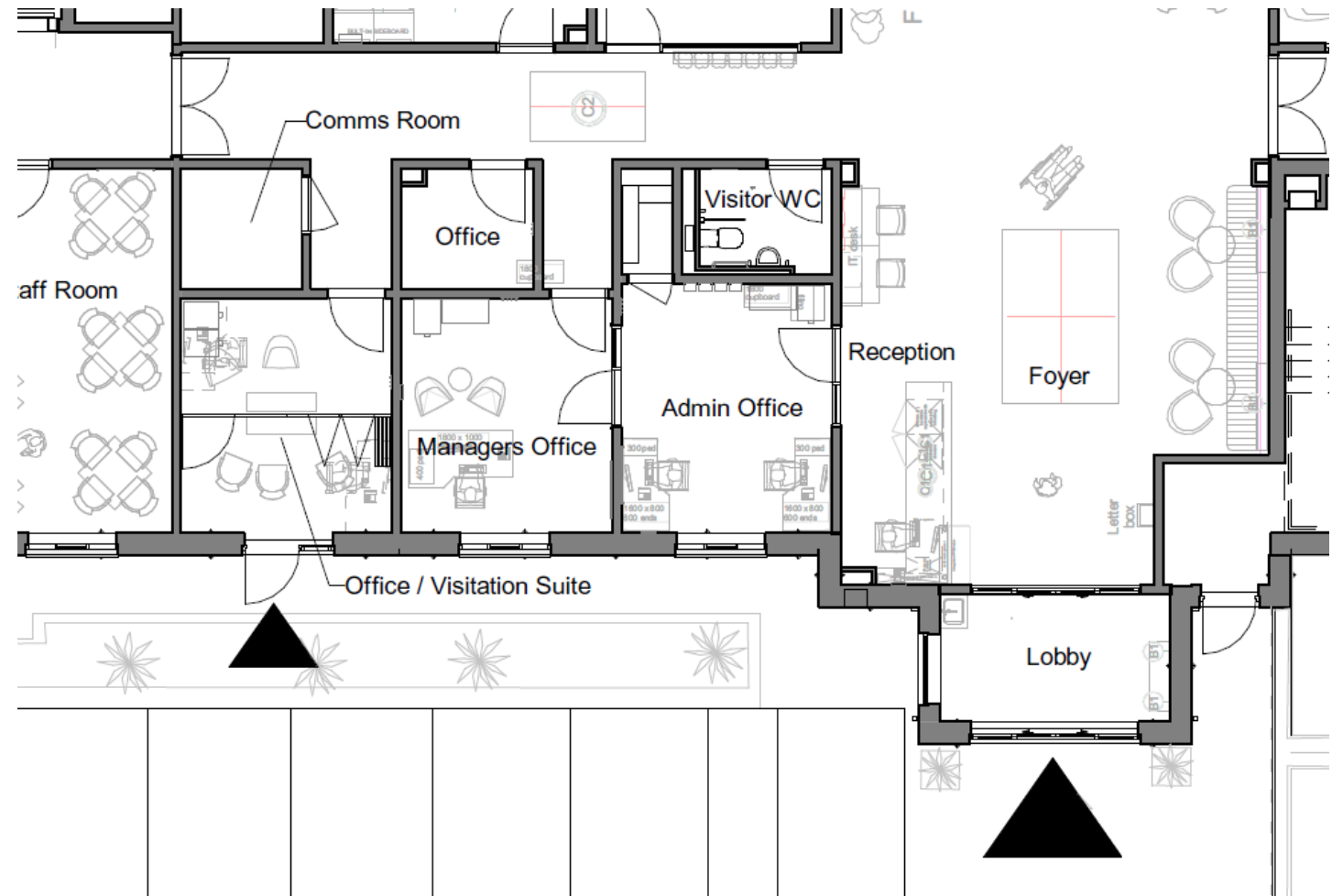
- Plan to lessen contact with others when it becomes necessary.
- Reduce bottle-necks and the need for two-way traffic in confined spaces.
- Provide passing bays in corridors.
- Incidental spaces within circulation areas can act as passing or pausing points in addition to spaces for social interaction and views out
- Fob controls could be programmable so that in the event of having to lockdown the building can be subdivided
- Ideally there should be multiple access points to the garden and out of the building





Considerations for the building plan

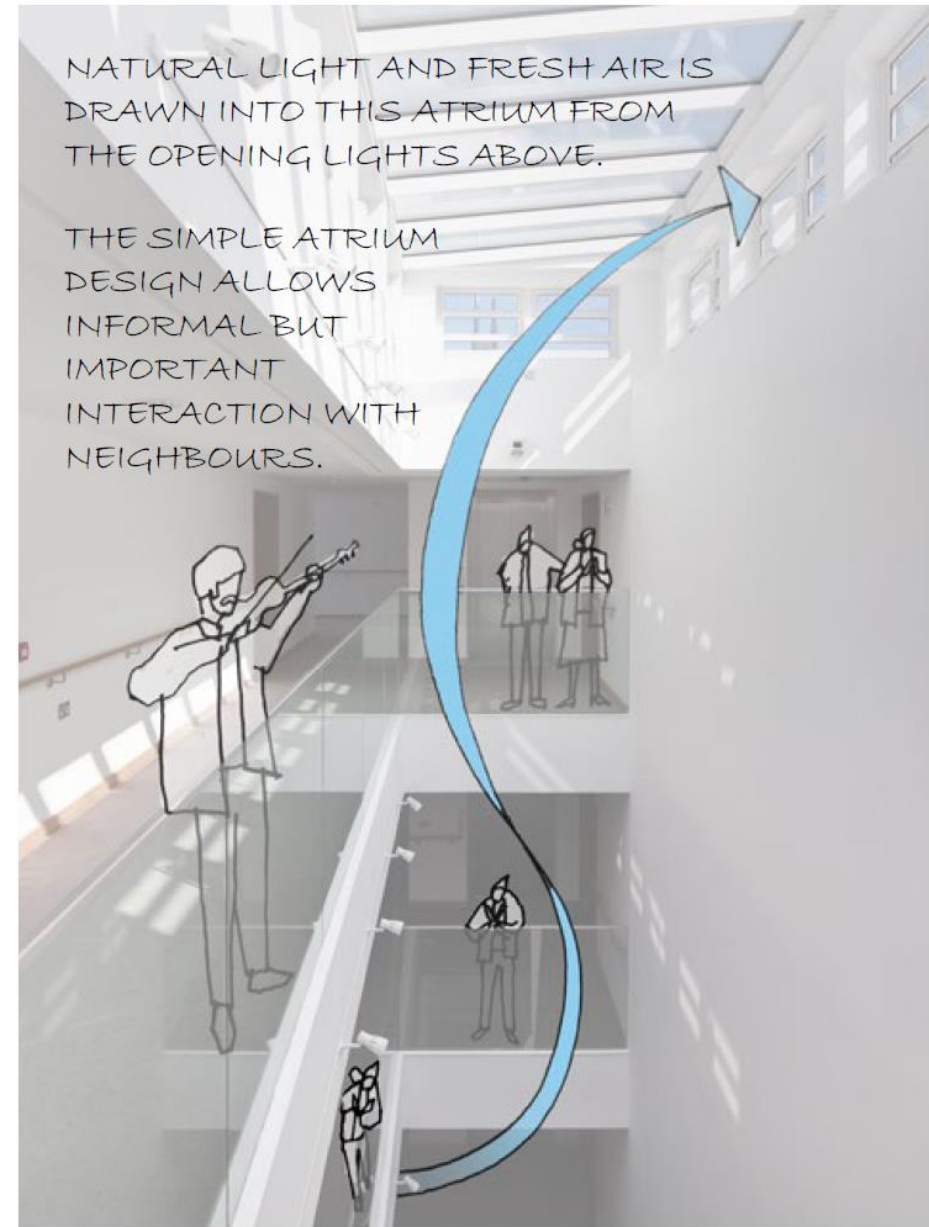
- Locating one of the main communal rooms adjacent to the front of the building with a large sliding/folding window could provide an opportunity for residents to safely see and speak to family members via supervised visits in the event of having to socially distance.
- Sliding folding walls could be included to large areas of open plan communal space so that the spaces can be used differently in the event of a health crisis (e.g. testing area, storage of PPE or for family visits).
- Front doors to apartments should be arranged at least 2m apart.
- Fixed kitchen windows into corridors could be included to provide social connection for the residents and a safe way for staff to discretely check on resident's wellbeing.
- Projecting balconies should be at least 2m apart and full width balconies should be capable of accommodating a 2m high screen in the event of needing to social distance from adjoining neighbours' balconies.





Natural ventilation, light and views out

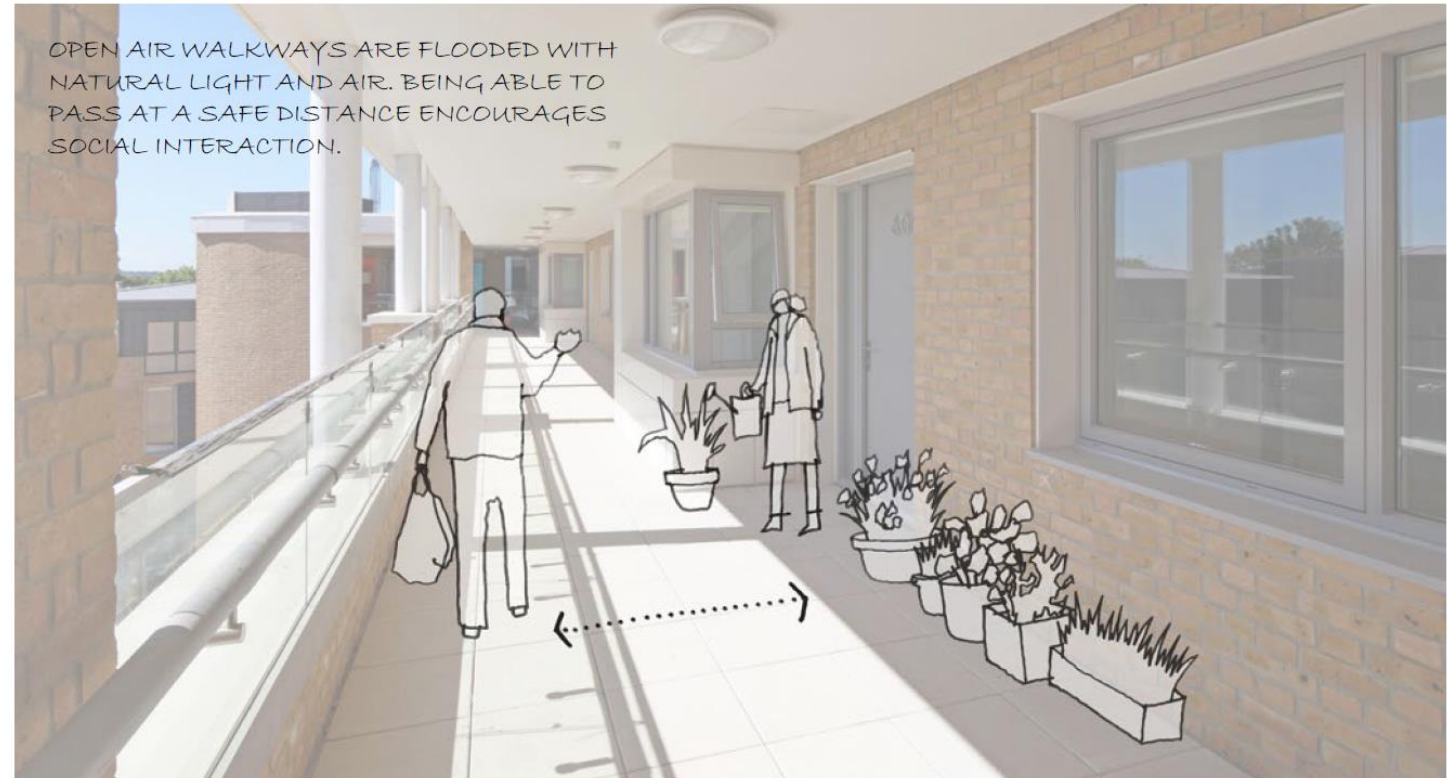
- **Natural ventilation is scientifically proven to reduce the spread of respiratory viruses.**
- **The provision of generous window openings, opening roof lights etc. will therefore assist with infection control.**
- **Advice can be sought from an M&E consultant to design a ventilation strategy which and a positive air flow around the building to reduce the spread of airborne viruses.**
- **The added benefits of generous windows and roof lights are the ability to maximise natural light, communicate the weather, orientate and allow views of activities outside the building for occupants.**





Natural ventilation, light and views out

- **Open deck access obviously enables the optimum provision of natural ventilation, light and opportunities for social interaction at a distance.**
- **Balconies are essential at all times to provide safe access to some outside space for residents. Opportunities for shared balconies off communal areas and circulation spaces could be considered.**



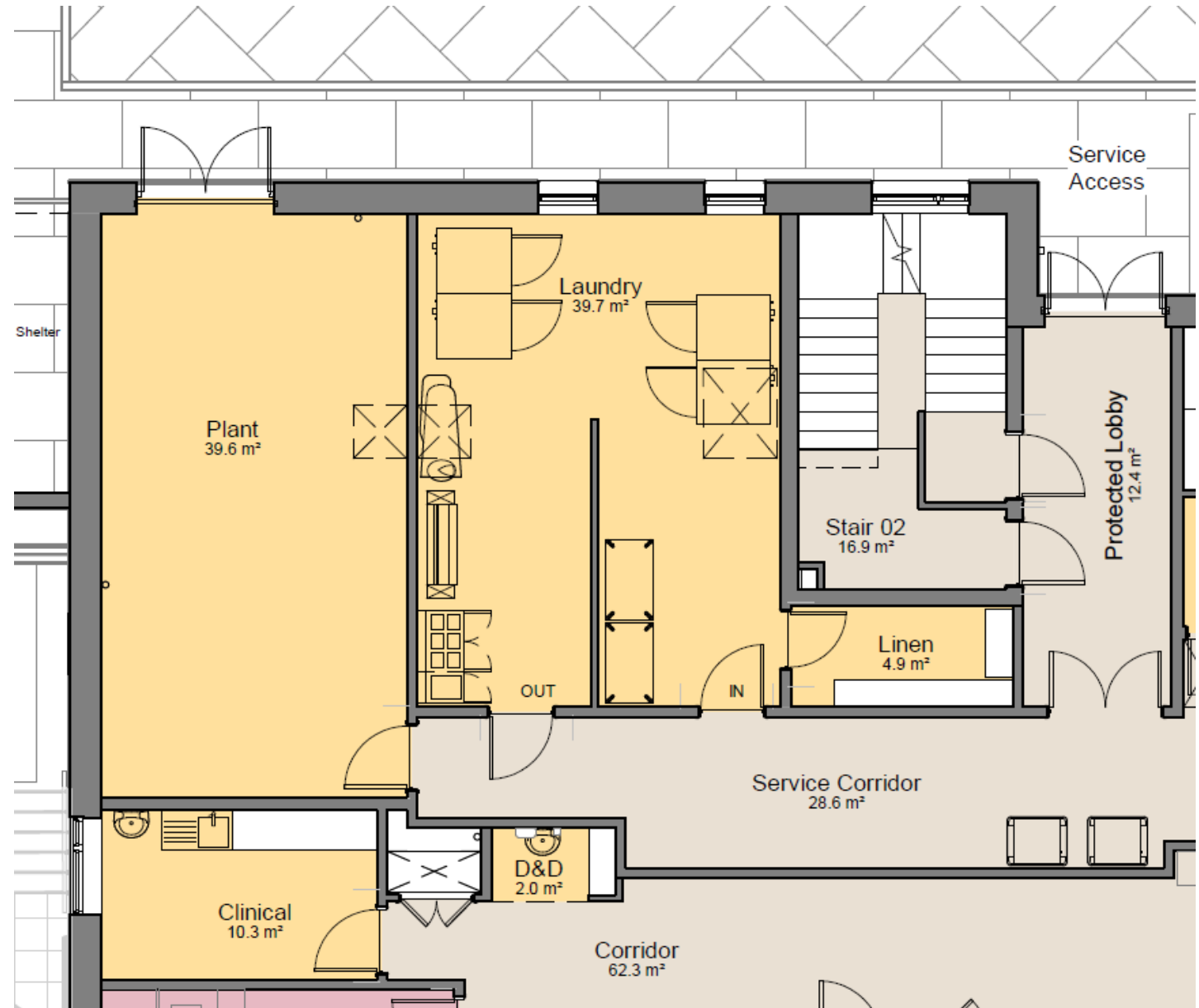






Sanitation

- Residents should all be provided with a washing machine in their own apartments to avoid the need to use a shared laundry.
- A staff laundry, where required, should be designed to sufficiently separate clean and dirty linen with a clear route in and out of the room (like that of a care home).
- Hand washing stations at all entrances and lift/stair landing. These should be well designed to avoid the building looking clinical.
- All doors to communal rooms and corridors could be provided with PIR operated automatic openers to avoid contamination via door handles
- The choice of materials should be considered carefully to facilitate hygienic cleaning. This could include antibacterial plasterboards, vinyl floors and the replacement of all ceramic tiles and grout with attractive vinyl wall finishes





Storage

- Additional storage for PPE, ventilators, sanitation equipment etc. should be planned for.
- Storage local to each zone or floor of the building should be provided.
- Consider multiple cleaning stores with at least one per floor.



Multi-purpose and flexible use spaces

- The ability to re-purpose a room or space has been essential during the pandemic. For example, use of spaces for storage areas and staff sleepover instead of guest sleepover areas, spaces for treatment and also prayer, reflection and relaxation have become very important.



Meals

- The kitchen could be designed and sized to be capable of three meals a day for all residents. If necessary, residents could have meals delivered to their apartments, avoiding the need to shop or receive food deliveries during a lockdown scenario.
- Trolley space would need to be allocated close the main kitchen and, on each floor, or zone of the building



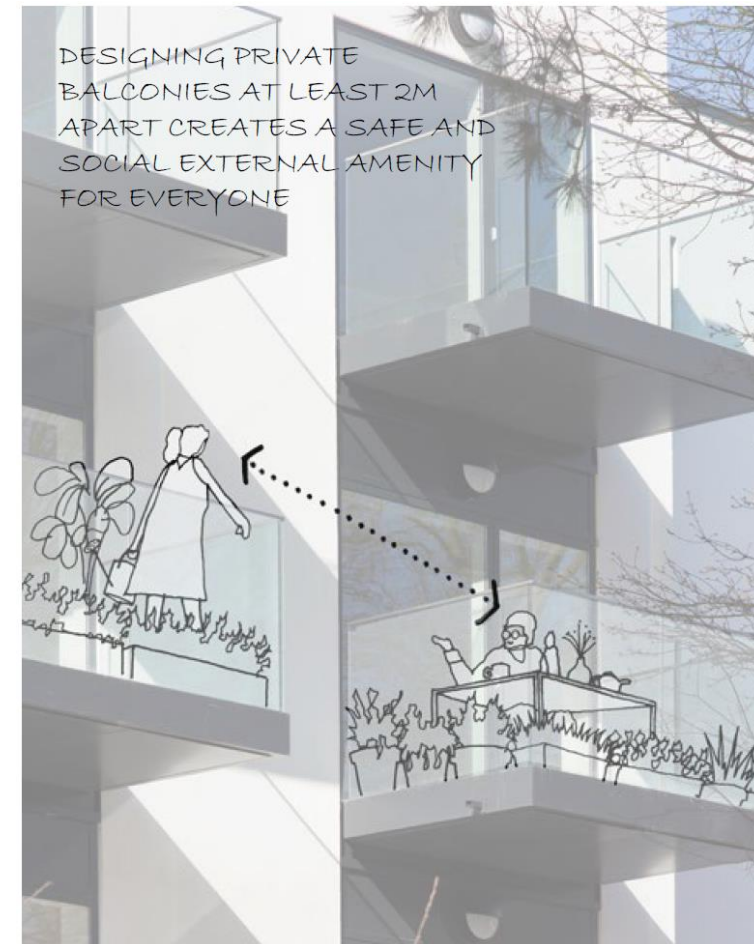
Communication

- Technology will play an important and on-going part in keeping residents informed, socially connected and healthy (used for medical assessments and consultations). Individual smart tablets and communal information screens have been used with great effect and should be accommodated in the IT/coms specification of any new building. Investment in good wi-fi coverage to avoid the need for hard wired add-on technology is critical.
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Gardens and external space

- Access to meaningful external space is even more important for maintaining wellbeing and exercise during an outbreak of illness in the building.
- The garden should be sufficiently sized to accommodate several residents at once while social distancing.
- Walking routes which circulate so as to enable a procession in one direction which avoids cross overs.
- Several seats should be provided to enable multiple residents to sit down at once to talk, whilst being 2m away from each other.
- External furniture should be chosen so that it can be wiped down between use.
- Sheltered or covered spaces should be included to encourage residents to go into the garden for some fresh air, even during inclement weather. These areas could also be used for visiting relatives and friends without the need to go through the building.
- Several access points should be provided to the garden to avoid each zone of the building coming through the main entrance and communal spaces. Access through the stairs may achieve this.
- Balconies arranged around a courtyard provide visual contact with other residents.









Safe, Happy & Together in Care Homes

