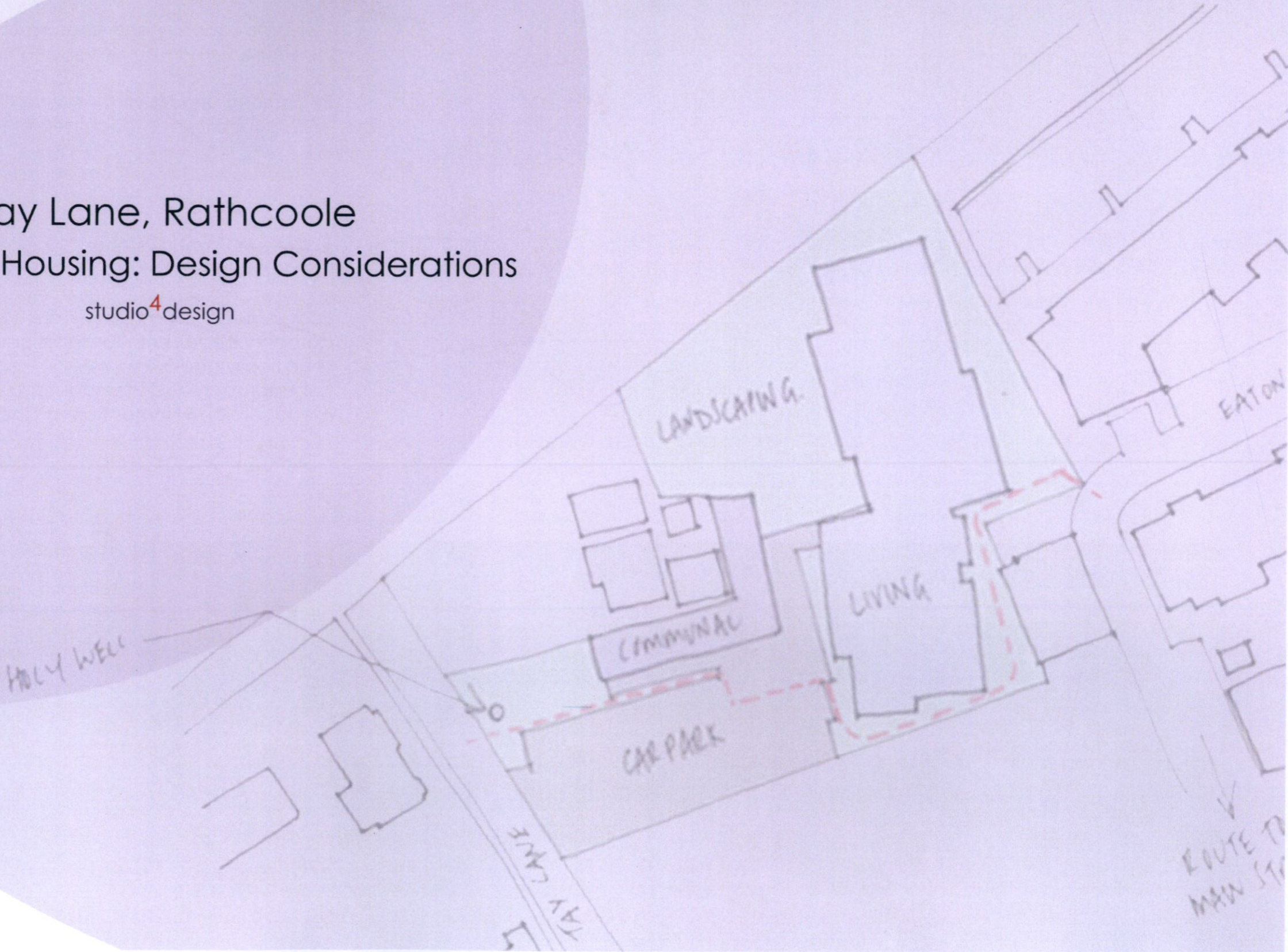
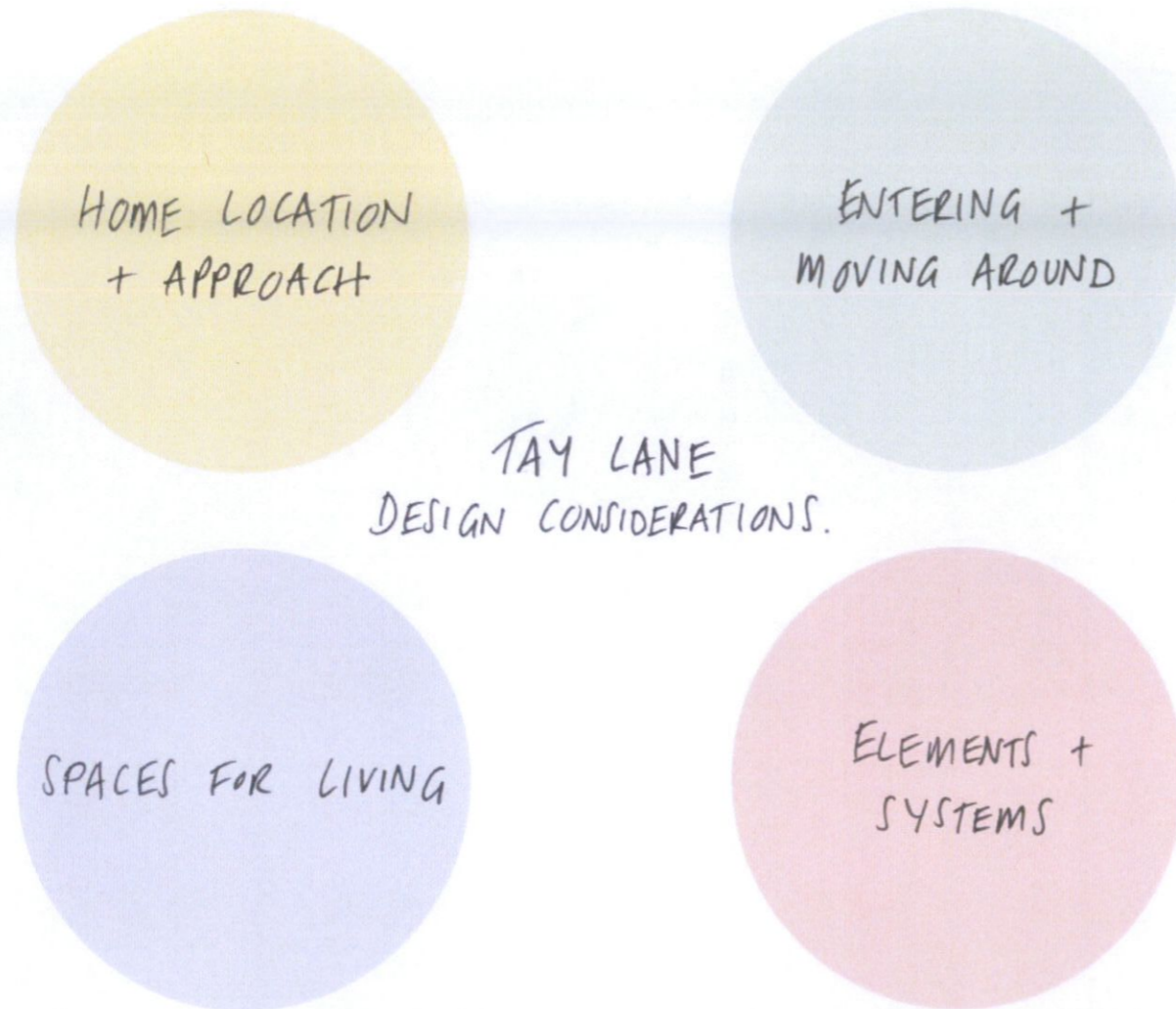


Tay Lane, Rathcoole
Age-Friendly Housing: Design Considerations

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BREAKDOWN OF AGE-FRIENDLY DESIGN CONSIDERATIONS



The design process for the age-friendly scheme at Tay Lane features 4 age-friendly design considerations derived from Age-Friendly Ireland Guidance. These considerations are at the core of the design drivers for the project and are a constant discussion throughout the process.

The age-friendly design considerations include:

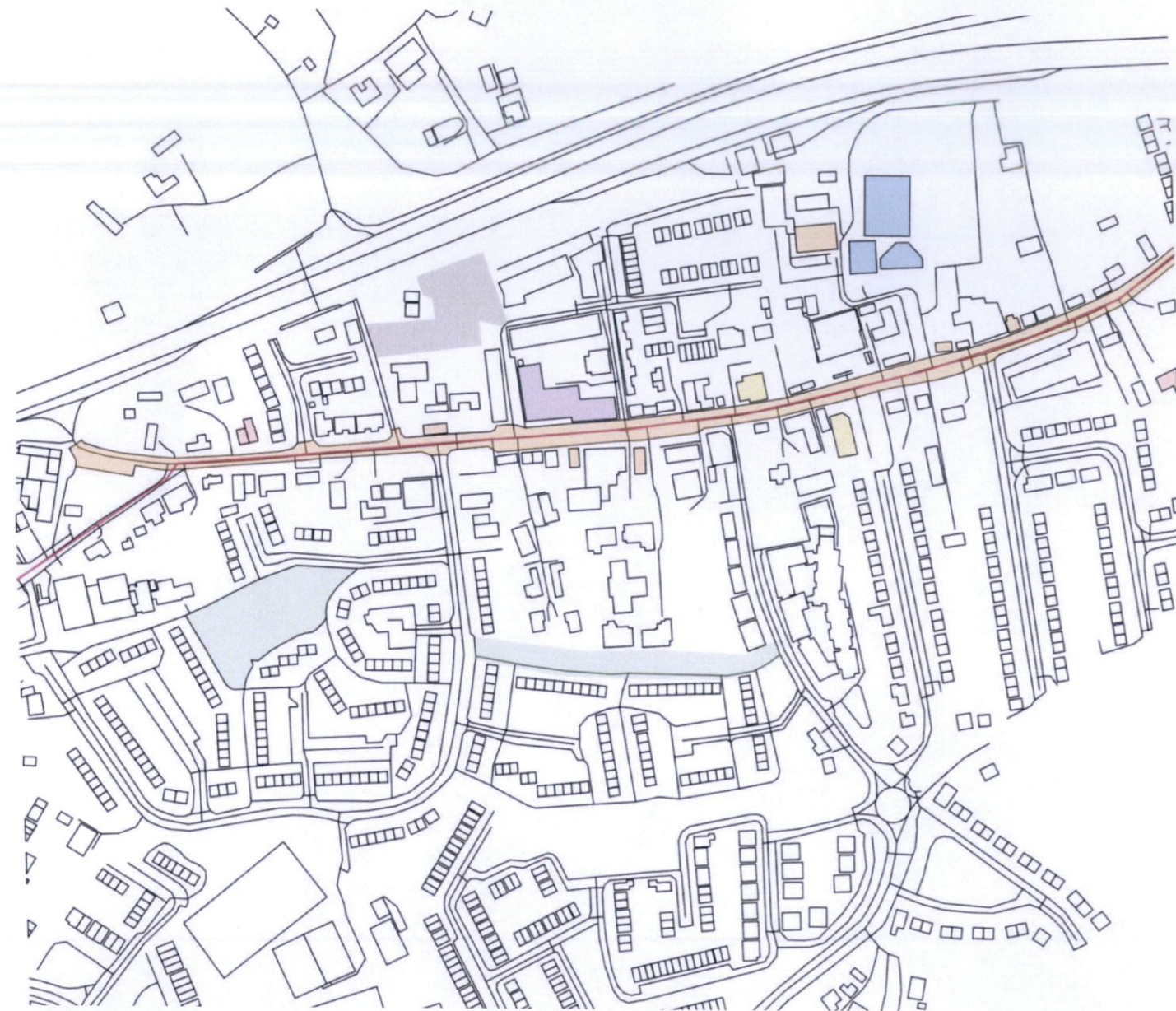
- 1. Home Location and Approach:** Considering location, connection to amenities and connection to the outdoors
- 2. Entering and Moving Around:** Considering ease of movement throughout, approach and entering
- 3. Spaces for Living:** Considering home comfort, sustainability and accessibility
- 4. Elements and Systems:** Considering safety, security and technology

Each category is assessed from the perspective of the Over-55 category end-user to form design methods that create a specifically age-friendly suitable scheme. This document discusses our approach and methods to this building type alongside the Age Friendly Ireland Homes Rating Checklist completed at the end.



Precedent: Broome Lodge spaces of Circulation and Approach. Images taken from the Cluid Design Guide

SCHEME OVERVIEW - LOCATION



- Site Location
- Supermarket
- Main Street: Community Centres and Cafes
- Medical Centres
- Church
- Bank
- Public Amenity
- Public Transport Route (Bus)

The scheme is located on Tay Lane, Rathcoole which features a close proximity to a range of public and private services within walking distance. The existing surrounding residential areas and public amenity spaces have created a small community in which an age-friendly scheme would benefit.

Tay Lane connects directly onto Main Street which is lined with a range of cafes, community centre and small retailers which contribute to the local community. A major bus route which runs along this main street provides connection to Dublin and many other locations in-between.

These benefits of the close community, nearby services, walkable area and the connection with the outer towns and Dublin allow the end-user to maintain social interactions and remain independent.



SCHEME OVERVIEW - ACCOMMODATION

The scheme consists of 54 apartments (as revised at the Further Information Stage) which connect with a range of shared communal spaces. Apartments are designed with age-friendly design considerations in mind creating high quality and adaptable living spaces. Communal and private amenity spaces are located centrally and designed to encourage social interaction between the end users. The arrangement and relationship between these spaces was a major design driver which has created a building that is formed around the age-friendly requirements.

Reduced car parking as research has shown there is less car usage and ownership within age friendly schemes. This allows the landscaping to be maximized. All apartments have a visual and physical connection with the surrounding landscaped areas to create strong connection with the outdoors. Many of the apartments are dual aspect and all apartments are designed to maximise natural lighting and surrounding views.

Ease of movement throughout the scheme was essential. Spatial connections between living spaces, circulation spaces, communal spaces, practical spaces and outdoor spaces was considered at an early design stage to ensure this goal was achieved.

Car Parking Research Examples:

1. Donore Road, Drogheda: 66 apartments with 28 car spaces (Louth Council Ref: 20275)
2. Broome Lodge, Cabra, Dublin: 43 apartments with 20 car spaces (2012) (Dublin City Council Ref: 3617/12)



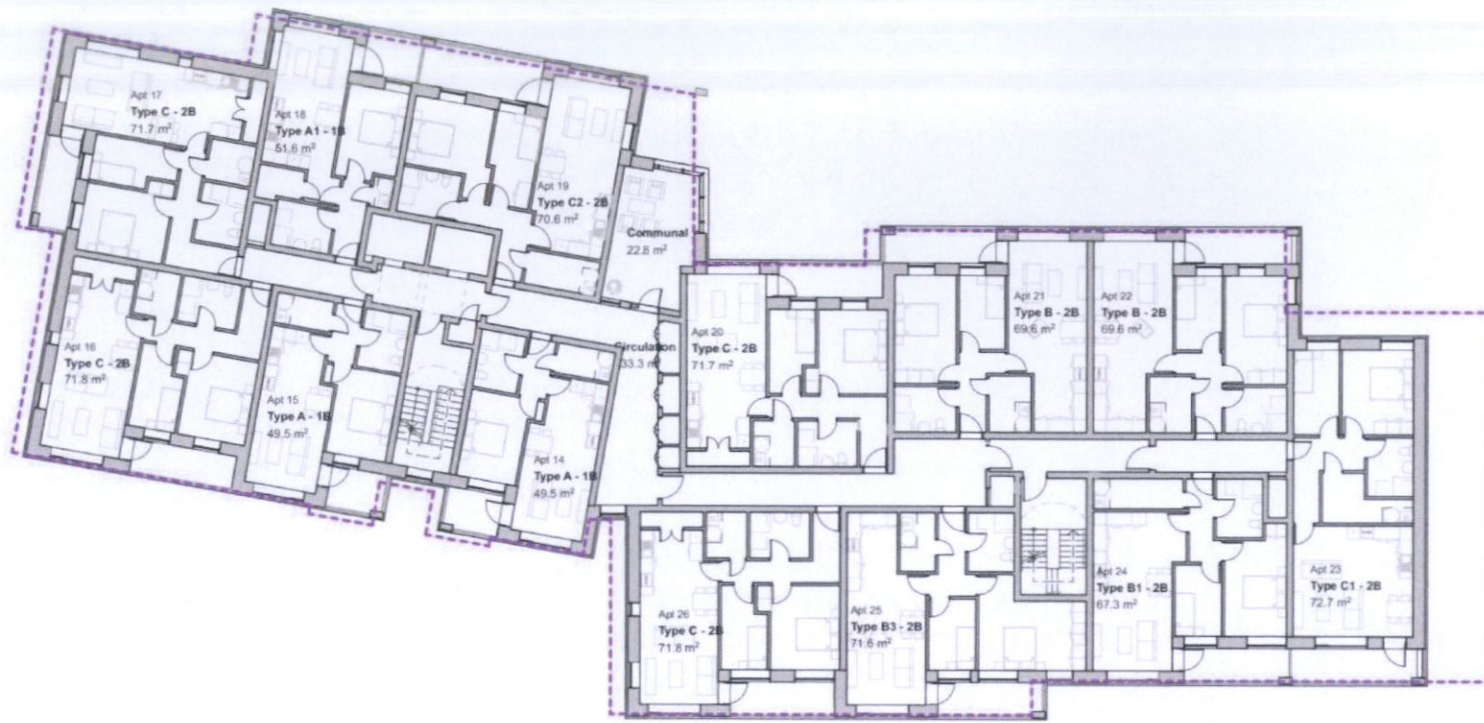
Precedent: Outdoor Spaces, Broome Lodge, Clann Housing



Precedent: Social Spaces, Marewood, Clann Housing



SCHEME OVERVIEW - LAYOUT

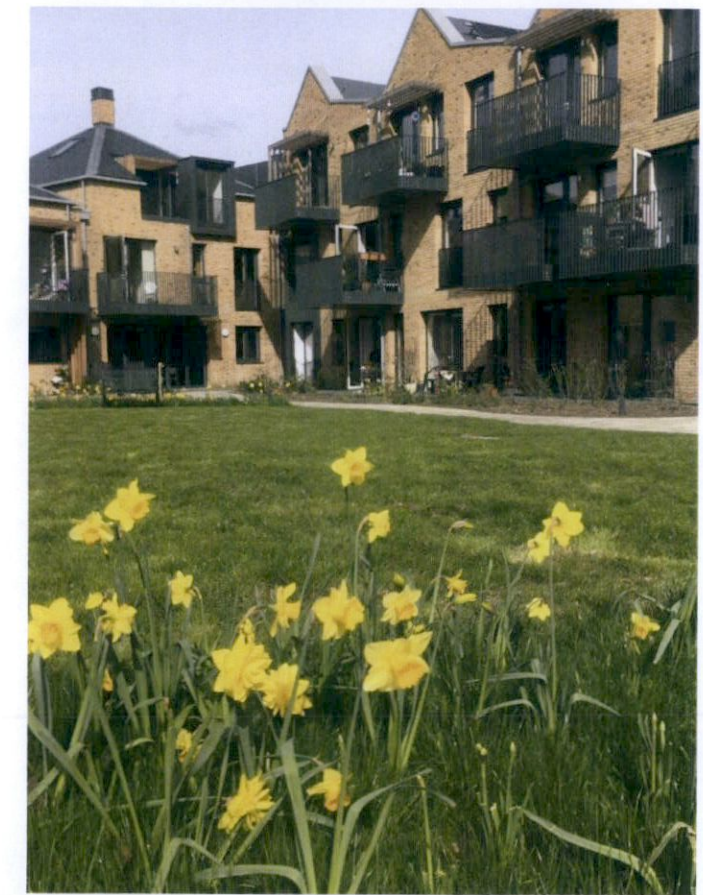


Typical Upper Floor Plan



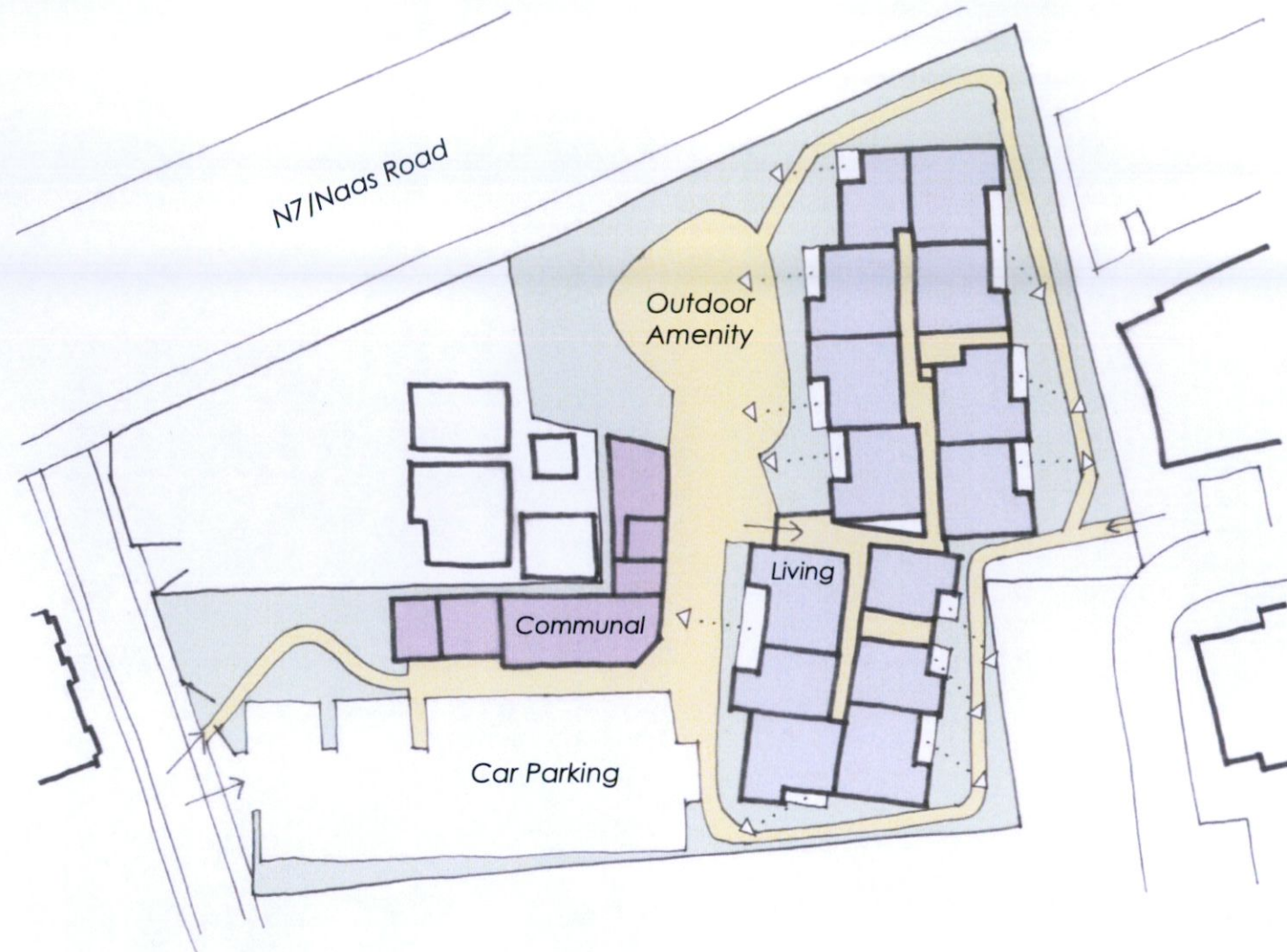
Ground Floor Plan

Apartment Nos.		
Type	No.	Mix
1 Bed	16	29.6%
2 Bed	38	70.4%
Total	54 Apartments	

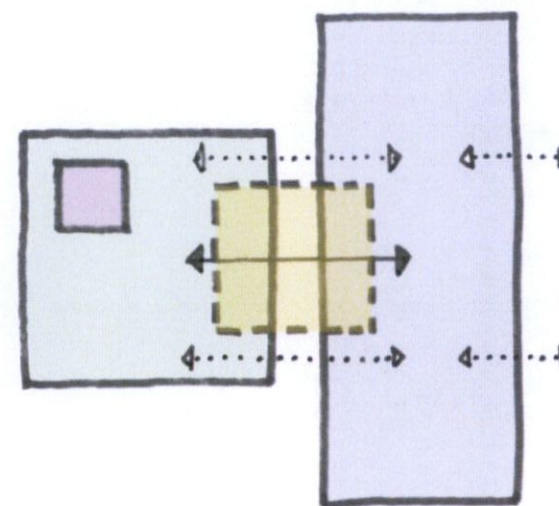
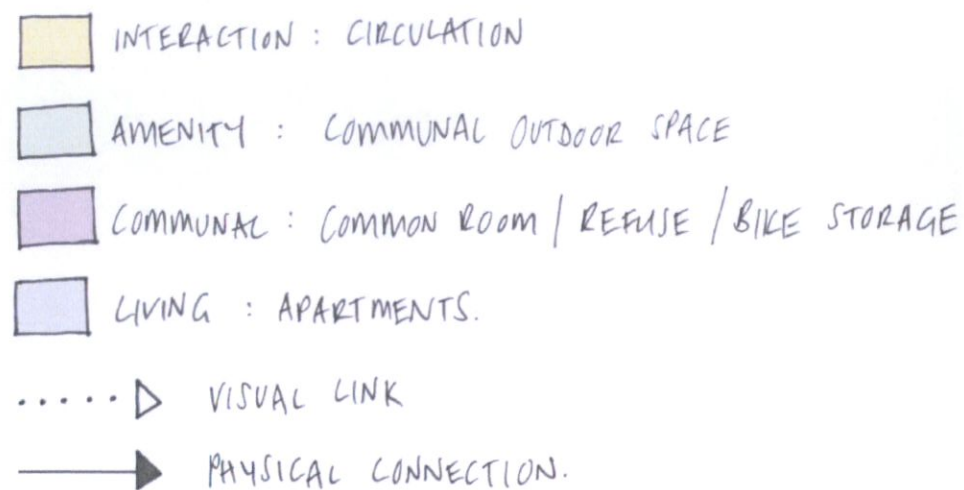


Precedent: New Ground Cohousing, London by Pollard Thomas Edwards, Central Outdoor Space

USER ACCESSIBILITY – COMMUNAL SPACE CONNECTIONS



Typical Floor Plan



Spatial Connection Diagram:
Living spaces are connected with communal spaces physically and visually

Spatial Connection between Communal and Living Spaces is a major consideration within the scheme. The arrangement of spaces has been investigated to:

1. Encourage social interaction
2. Maximise the use of outdoor amenity spaces
3. Provide a secure environment
4. Create a sense of community
5. Promote independence for the end-user
6. Create a sense of identity and belonging

Methods implemented within the scheme to achieve these goals are:

1. Apartments that lead directly onto circulation areas to promote social interaction
2. Apartments that feature balconies that are directed towards the surrounding landscaped areas to connect with the outdoors
3. Common spaces located centrally from main circulation spaces to create a sense of community and security
4. Practical spaces to promote independence
5. Security strategies throughout (CCTV, balconies overlooking open spaces, controlled access, Staff on-site etc)
6. Visual links with the surrounding context and landscaped areas; connecting the end-user to the existing community and surrounding

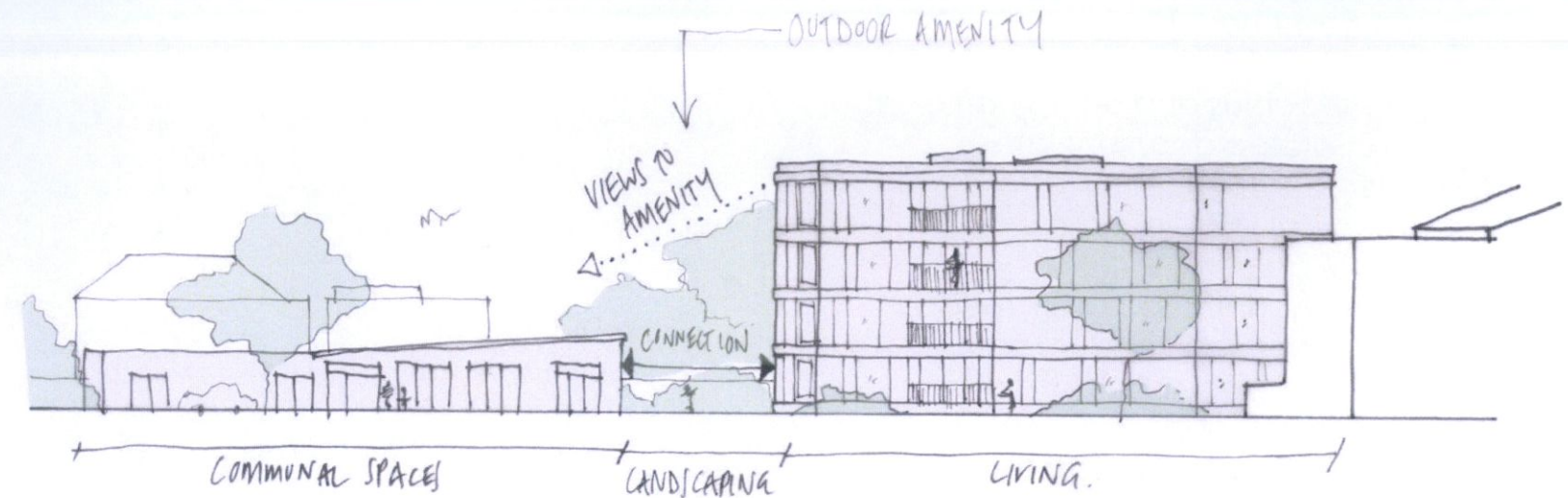


Precedent: Broome Lodge, Cabra, Dublin 7 - an age-appropriate scheme designed using the principles of universal design

USER ACCESSIBILITY – COMMUNAL SPACE DESIGN CONSIDERATIONS

The scheme takes into account a range of key design issues associated with age-friendly housing and provides solutions:

- Lifts: Direct access to lifts from apartments. 2 lifts available to all apartments.
- 'Hold Opens' to fire doors: Due to potential reduced mobility of the end users fire doors are fitted with 'Hold Opens' where possible to remove any obstacle for residents moving through the building.
- Automatic Opening Doors: where possible to allow easy and unobstructed movement through the scheme.
- Ambulant Disabled Stairs: all residents above ground floor level should be able to access their homes via the ambulant disabled staircase.
- Security: CCTV, access and security systems throughout.
- Refuse: Secure and accessible shared bin stores at a convenient location.
- Parking: Parking for residents and carers.
- External Communal Amenity Spaces: An attractive space with a mix of soft and hard landscaping that is accessible to all residents. Visual and Physical links with these spaces are created to encourage connection with the outdoors.



Precedent: New Ground Cohousing, London by Pollard Thomas Edwards
Communal Space with Landscaping

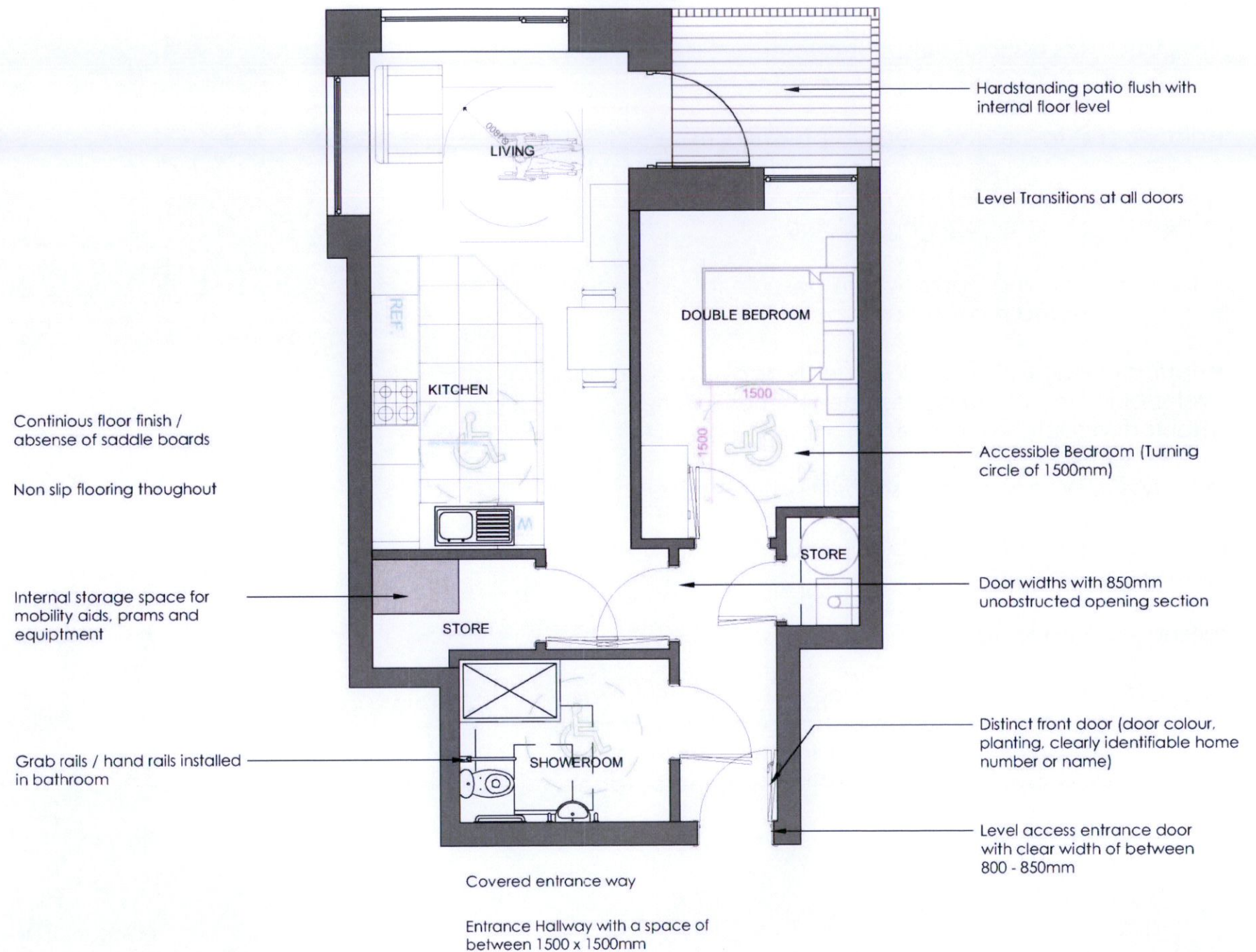


USER ACCESSIBILITY – LIVING SPACE CONSIDERATION
Typical 2P1B Apartment (Type A)

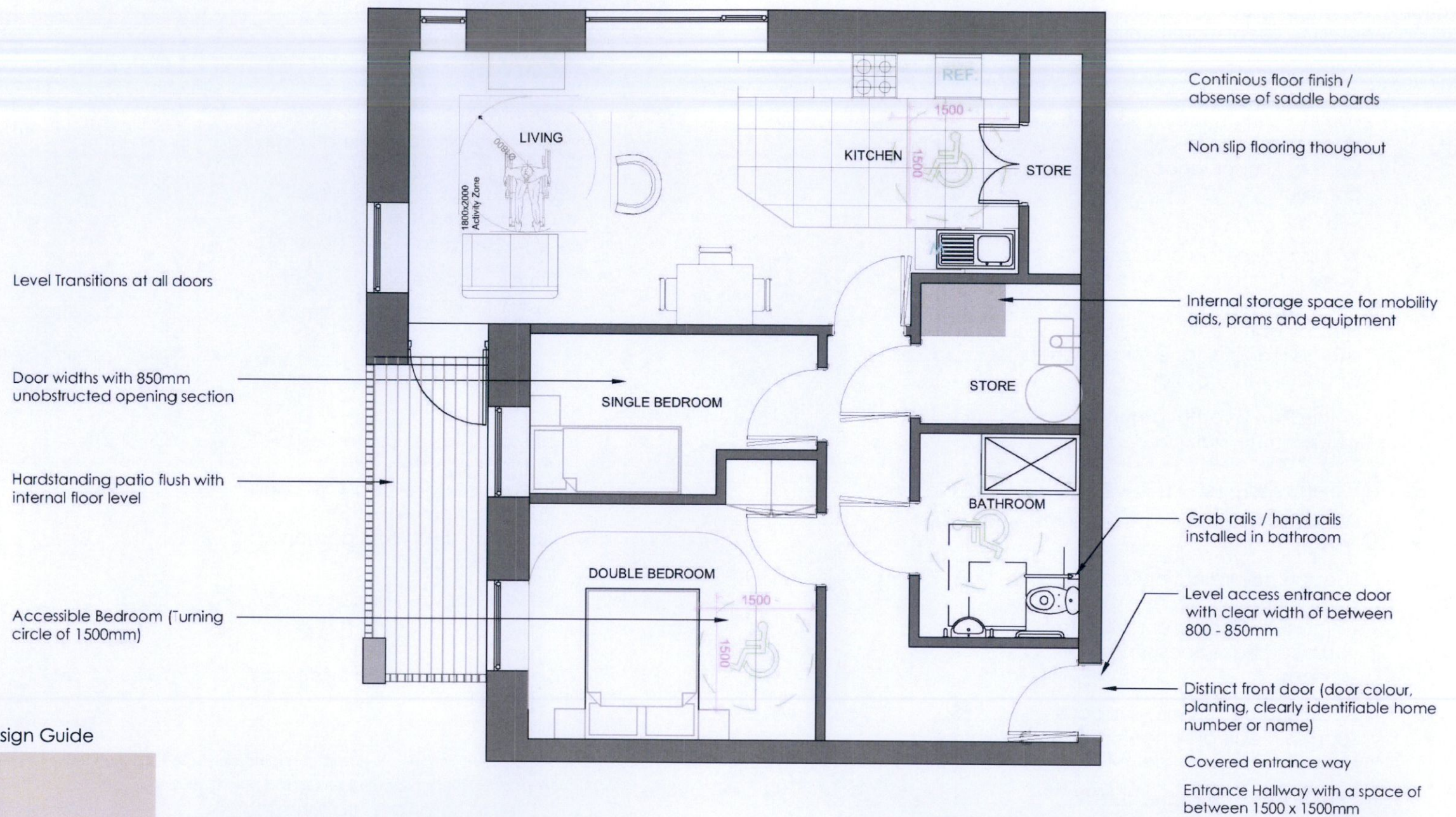
Typical Apartment Design:

- Light, spacious and energy efficient
- Well insulated and ventilated
- Apartments lead directly to lifts to communal facilities
- External balconies
- Each self-contained apartment is future proof and 'care-ready'
- Generous space standards
- Natural light
- Circulation spaces designed to encourage interaction and connection with outdoors
- Shared indoor and outdoor communal facilities
- Surrounding outdoor space features trees and 'natural environment' elements
- Double aspect apartments

Comfortable Spaces
 Image taken from Cluid Design Guide



USER ACCESSIBILITY – LIVING SPACE CONSIDERATION
Typical 3P2B Apartment (Type C)



Comfortable Spaces
 Image taken from Cluid Design Guide



AGE FRIENDLY HOMES – RATING CHECKLIST (AGE FRIENDLY IRELAND DOCUMENT)

Section 1: Neighbourhood Location Well connected to Local Communities			
	Criteria	Meets Criteria?	Score
1	Within 1.5km metres of local shop and services (a 15 minute walk) Such as grocery shop, post office, community Centre.	YES	7/7
2	Within 500 metres of public transport (such as bus, Local Link)	YES	5/5
3	Nearby community centre or shared indoor space for services and social interaction	YES	1/1
4	Within 2km of other amenities (a 20 minute walk)	YES	1/1
5	Within 2km of health services or other public services (a 20 minute walk)	YES	1/1
6	Support co-ordination service available. [A local service you can contact if you need help accessing other services]	YES	1/1
7	Access to community supports such as Meals on wheels or Day Care Services for older people	YES	1/1
8	Near to local infrastructure to support physical activity such as swimming pool, walkways, cycle ways, gym	YES	1/1
TOTAL			18

Section 2: Neighbourhood Location Connection to the Outdoors			
	Criteria	Meets Criteria?	Score
9	Communal outdoor space Not applicable in one off housing	YES	1/1
10	External communal area clean and well maintained. Not applicable in one off housing	YES	1/1
11	Private, secure outdoor space (garden, yard, porch or balcony)	YES	1/1
12	Outdoor seating area	YES	1/1
13	Low maintenance garden or outdoor private space [Or access to a local Care and Repair scheme or other support to help with garden maintenance]	YES	1/1
14	View to a green or communal area from inside the house	YES	1/1
15	Safe and accessible pedestrian route in the neighbourhood	YES	1/1
16	Access to a green area or park within walking distance that is shared by all generations	YES	1/1
TOTAL			8

Total points scored for Home Location and Approach Section:

TOTAL 26/26

AGE FRIENDLY HOMES – RATING CHECKLIST

Section 3: Entering and Moving Around
Easy to move about in

	Criteria	Meets Criteria?	Score
17	Entrance door with a clear width of between 800mm and 850mm	YES	7/7
18	Entrance hallway with a space of between 1500mm x 1500mm and 1800mm x 1800mm adjacent to the entrance door	YES	1/1
19	Level transition at all doors	YES	1/1
20	Accessible bedroom (Turning circle of 1500–1800mm)	YES	1/1
21	Grab rails / hand rails installed in bathroom	YES	1/1
22	Door widths with 850mm unobstructed opening section.	YES	1/1
23	Internal storage space for mobility aids, prams and equipment	NO	0/1
24	Continuous floor finish / absence of saddle boards	YES	1/1
25	Modification options (for example, soft spots in walls to create doorways at a later stage. This means that sections of the wall are not solid and an opening can be put in for a new doorway)	NO	0/1
26	Non slip flooring throughout	YES	1/1
TOTAL			14

Section 4: Entering and Moving Around
Easy to approach and Enter

	Criteria	Meets Criteria?	Score
27	Level access into dwelling Is there a level approach or a gentle gradient? (If you have steps at the front door, check if it would be possible to install a ramp in future)	YES	7/7
28	Porch or covered entranceway	YES	1/1
29	Level access at rear. Is there level access to your back garden or outdoor space to rear of building?	YES	1/1
30	Hard standing patio flush with internal floor level	YES	1/1
31	External lighting (Both outside the house and on the street)	YES	1/1
32	Accessible car parking for residents and visitors (In urban developments this should include an Age Friendly bay and an Accessible bay)	YES	1/1
33	Accessible route to bins and clothes line (No steps / no trip hazards)	YES	1/1
34	Clear signage within the housing estate, apartment complex or community	YES	1/1
35	Distinct front door (door colour, planting, clearly identifiable home number or name)	YES	1/1
TOTAL			15

Total points scored for Entering and Moving Around Section:

TOTAL 29/31



AGE FRIENDLY HOMES – RATING CHECKLIST

Section 5: Spaces for Living Guest Bedroom			
	Criteria	Meets Criteria?	Score
37	Ability to accommodate overnight guests. Spare bedroom which could also be used for home office, or access to a visitor's apartment	NO (Allocation for homes is completed by AHB)	0/1
TOTAL			0

Section 6: Spaces for Living Green and Sustainable			
	Criteria	Meets Criteria?	Score
38	Have you got a BER certificate for your home?	YES	1/1
39	Low clothes line / covered clothes line	NO	0/1
40	Attic insulation	YES	1/1
41	Water tank insulated	YES	1/1
42	Is there wall insulation	YES	1/1
43	Low maintenance heating system (alternative to solid fuel fire)	YES	1/1
44	External storage for recyclable items such as waste electrical	YES	1/1
45	Are you spending less than 10% of household income on heating your home?	YES	1/1
46	Using a renewable energy source (for example, solar panels)	YES	1/1
47	Is there a good south facing aspect to the home?	YES	1/1
48	Accessible heating controls	YES	1/1
TOTAL			10

AGE FRIENDLY HOMES – RATING CHECKLIST

Section 7: Spaces for Living Accessible toilet and Shower Room			
	Criteria	Meets Criteria?	Score
49	Is the entry level toilet adaptable to install a walk-in shower in future? (A visitable WC 1500 x 1800mm at entry level) Note: For new builds, a wet room / walk-in shower is an essential feature	YES	7/7
50	Bathroom located next to main bedroom (or ensuite)	NO	0/1
TOTAL			7

Section 8: Spaces for Living Comfortable Homes			
	Criteria	Meets Criteria?	Score
51	Sufficient natural light entering the home	YES	1/1
52	Adequate artificial lighting to perform tasks inside the home	YES	1/1
53	Comfortable ambient temperature (21°C in the living room and 18°C in the other occupied rooms, as recommended by the World Health Organization)	YES	1/1
54	Good sound insulation / quiet neighbourhood	YES	1/1
55	Visual contrast of colour scheme (Colour contrast between door, frame and walls within your house)	YES	1/1
TOTAL			5

Total points scored for Spaces for Living Section:

TOTAL 22/25

AGE FRIENDLY HOMES – RATING CHECKLIST

Section 9: Elements and Systems Safety and Security			
	Criteria	Meets Criteria?	Score
56	External storage for bicycle, mobility aid, scooter, prams	YES	1/1
57	Alarm / security measures	YES	1/1
58	Anti snap / high security locks	YES	1/1
59	Video doorbell and remote answering (or glazed panel to observe callers before opening door)	YES	1/1
60	Emergency call / panic button service available locally	YES	1/1
61	Smoke alarm and fire escape route	YES	1/1
62	Carbon monoxide alarm	YES	1/1
63	Working trip switch on electrical panel	YES	1/1
64	Floor mats are secure and in good condition (no trip hazards) or Recessed floor mats	YES	1/1
TOTAL			9

Section 10: Spaces for Living Technology			
	Criteria	Meets Criteria?	Score
65	Switches and sockets within easy reach (more than 500mm from an internal corner) Note: For new build homes, sockets should be at waist level (between 450mm to 1200mm from the floor). High level sockets for future assistive technology installation. All sockets to have on/off switches.	YES	1/1
66	Master switch at main entrance	YES	1/1
67	Accessible fixtures and fittings - door handles and taps can be operated with one hand (for example lever handles on doors and taps)	YES	1/1
68	Sensor technology (for example, lights that come on as you move around)	YES	1/1
69	Capped electrical points for future installation of automatic windows or blinds	YES	1/1
70	Energy monitoring / SMART metre	YES	1/1
71	Entertainment system (for example, music system, radio, TV, satellite TV, internet)	YES	1/1
72	Broadband / WiFi available (to support telecare or remote monitoring) High standard CAT 6 cabling is recommended	YES	1/1
73	Capped electrical points (For example for future installation of stair lift or automatic windows and blinds)	YES	1/1
TOTAL			9

Total points scored for Elements and Systems Section:

TOTAL 18/18

AGE FRIENDLY HOMES – RATING CHECKLIST: SCORING

Overall Scoring		
	Score	Total Available Points
Home Location and Approach	26	26
Entering and Moving Around	29	31
Spaces for Living	22	25
Elements and Systems	18	18
Total Score	95	100 Total Available Points

Scores of 65 points or higher: Scheme is considered an Age Friendly Home

Scores between 50-64 points: Scheme has some Age Friendly features but would benefit from adaptations to improve accessibility and energy efficiency

Scores lower than 50 points: Scheme would benefit from enhanced measures to support aging in place

The scheme at Tay Lane, Rathcoole has scored 95 points which would allow the scheme to be considered an Age Friendly Home.



Precedent: External Spaces, Cluid Design Guide

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