Designing Pensioner Housing

Local Authority Property Managers Conference

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Key Questions Facing Local Authorities

• What are your current & future social/pensioner housing needs?
• How are you best to reconfigure your current portfolio or develop new units?
• How can you get the best “bang” for your dollar?
  – Financial aspects
  – Appropriate design to maximise the amenity of new or existing accommodation
Main Issues of a Typical Local Authority Housing Portfolio

- Predominantly older stock
- High level of deferred maintenance
- Questionable functionality/utility offered by some bedsit units
- Lack of energy efficiency
- Changing needs of the elderly (parking, cater for mobility equipment, lack of power points, lack of space and storage, security etc)
Management Issues facing LA’s wanting to Improve their Housing Portfolio

- Available funding for upgrades/new development is limited
- Need for the portfolio to be self funding?
- Managing tenant rent increases as a result of capital expenditure
- Managing the tension between offering affordable, low income housing against quality standards and desired social & health outcomes sought by LA’s in their LTCCP’s
Design Considerations

- Occupants
- Context
- Site
- Unit
Pensioners

- Have increasing disabilities
- Need a safe, secure, healthy environment
Context

• Location / community
• Urban / rural
• Site parameters
Site Layout
Unit Design

- Spatial relationships
- Elderly friendly or
  Fully accessible for wheelchair users
New Build
Refurbish

NEW 150L HEM?
PRINT INTERIORS OR EXISTING CURB.
VINYL BATHROOM.
NEW SHOWER CURB.
NEW VANITY?
NEW VANITY TOP.
NEW CABINET DoWNS.
NEW CABINET TOP.
NEW LAMPS.
NEW LIGHTING.
NEW STRIP LIGHT.
NEW CURTAIN.
NEW WINDOWS.
NEW DOORS.
NEW LAMINATE.
NEW CARPET.
NEW PAINT.
NEW FLOOR.
NEW BATHROOM.
NEW TOILET.
NEW VANITY.
NEW MIRRO.
Extend
Reconfigure to create an accessible unit
Generic Brief for a HNZC One Bedroom, Single Storey Unit

This document sets out the minimum requirements for a HNZC One Bedroom Unit in a single storey building. These requirements have taken consideration of aging in place / barrier free principles and allow the units to be readily modified to the needs of tenants with specific disabilities. In addition to the contents of this Brief, all HNZC dwellings are to meet the requirements of:

- HNZC HousingSpec Construction
- Territorial Local District Plan
- NZ Building Code

This brief is appropriate for single storey buildings. All communal access areas are to be Accessible in terms of NZBC/D1.

Where specific tenants with disabilities are identified prior to design, check their needs against this generic brief.

Where RMA Consent is required, each property is to be designed for a non notified Consent.

Where possible, an individual Certificate of Title is to be achieved.

Site
(Refer to the Urban Design Guide of the Development Guide)

- Site must be readily accessible by car and by foot. Slopes and ramps to be a maximum of 1:20
- Flat sites within easy distance of community amenities and transport nodes are preferred.
- Where possible avoid cul-de-sacs, rights of way, rear sites, and multiple use driveways.

Site Planning
(Refer Site Design Guide of the Development Guide)

- The grouping of units must be designed for the specific site.
- Point of entry to the unit needs to be easily identified from the access.
- Access to the dwelling to be overlooked from a living space.
- Provide an outdoor living court/terrace/deck orientated to the sun adjacent to the internal living area of sufficient size to accommodate a table, two chairs and drying rack.
- Outdoor paved area to be partially protected from the rain.
- Site design to incorporate on-site stormwater disposal methods where ever possible.
- Provide a suitable clothes line appropriate to space available, screened from public view.
- Provide a numbered letterbox with paved access.
- Provide appropriate fencing and/or suitable planting to site boundaries.
- Provide appropriate screening for privacy to outdoor living court.
- Appropriate landscaping must be provided. Consider raised planters.
- Exterior access paths to be 1200mm wide minimum. Ensure slip resistant surfaces to access path e.g. brush finish concrete. Provide footpath crossings across kerbs on direct access routes. Exterior steps to be avoided where possible. Ensure leading edge of steps is visible. Provide a complying handrail for support.
- Provide appropriate site lighting to address security and safety issues.
- Provision of fully accessible units to be considered for each site.
General

- No concealed fascia gutters.
- Roof eaves are preferred for the protection from the elements. Protect external door heads.
- External joinery to be robust and durable with passive air vents and condensation channels. Window catches to be within 500-1700mm above floor level. Window sills in living spaces to be less than 750mm above floor level.
- External door thresholds to be 20mm maximum high.
- Concrete floors preferred. All timber floors to be H3.2 20mm plywood.
- Generally stud height to be 2.4metres.
- All bottom plates to be H3.2 timber.
- All interior trim to be H1.1 treated, dry, dressed timber.
- All internal wall surfaces to be paint finish.
- Circulation space to allow easy manoeuvring of a wheelchair and easy furniture removal.
- Provide 2 separate storage cupboards – one with linen shelves, one with general storage shelves.
- Provide a 135 litre HWC suitably located for maximum hot water efficiency. Where mains pressure permits, HWC shall be mains pressure.
- Internal room doors to be minimum 810 mm wide and a minimum of 300mm from an internal corner.
- All door handles to be lever type at 1000mm above floor level.
- Top edge of all light switches to be at 1000mm above floor level adjacent to entry into the space. Two way switches at each end of the hall.
- Top edge of all double electric plug sockets to be at either 500mm or 1200mm above floor level.
- Provide chromium plate on brass ceramic disc faucets to sinks, basins, baths and showers. All handles shall be lever type.
- Provide task lighting of 300 lux over the kitchen work area and above the bathroom mirror.
- No recessed ceiling downlights to be installed.
- Ensure there is sufficient contrast in colour between horizontal and vertical surfaces. Avoid strong yellow tones and note many people are unable to distinguish between reds and browns.
- Floor coverings in living space and bedrooms to be carpet.
- Floor coverings in wet areas (laundry, WC and bathroom) to be coved vinyl.
- Floors in kitchen and dining space to be washable.
- Provide one pre-wired (in Cat 5 wire) phone jack with adjacent double electric power point in the living space and one in the bedroom.
- Battery smoke detectors to be installed in the living space, hallway and bedroom.

Entrance

- Provide protection from the weather for two persons at the front door.
- Front door to be hinged, preferably solid, 860 mm wide, with view finder.
- All access door locks to be keyed alike.

Living

- Preferable to have windows on two external walls to allow cross ventilation.
- Living area to be positioned to receive greatest number possible sunshine hours on that particular site.
- Living area to accommodate standard size lounge seating for three people and storage for stereo and TV in suitable positions and allow easy movement about the furniture.
- Provide a 2.2kw wall mounted space heater in the living space.
- To have direct access to the outdoor living court. Ensure doors have sufficient protection from the rain.
- Provide a pre-wired TV jack with double electric plug sockets in a suitable position in regards to furniture layout.
- Provide two other double electric plug sockets in living/dining space.

**Dining**
- To accommodate at least a dining table with three chairs.

**Kitchen**
- Ensure stove is not on a circulation route
- Ensure adequate ventilation
- Ensure 1500mm minimum between bench tops.
- Kitchen bench to be 0.9 mm stainless steel, 600mm depth x 1500mm minimum length with an integrated sink, waste, overflow and back upstand.
- Toe kick board 250mm high to be H3.2 timber.
- Kitchen joinery to be solid timber/ timber ply/ melamine surface on 18mm MDF with hard PVC heat bonded clashing strips on all exposed joinery edges, and to have D shape handles, and durable hardware. Kitchen bench tops to be at the standard 900mm above floor level.
- Provide a minimum of 5 drawers, one with a cutlery tray.
- Provide sufficient storage for crockery, pots and food for three people. Note storage shelves 1650mm above floor level are beyond the reach of many.
- Provide suitable space for kitchen rubbish bin.
- Provide standard domestic four plate stove with anti-tipping device.
- Provide heat proof set down space for hot pots adjacent to the cooker.
- Allow minimum 700mm x 700mm space for refrigerator.
- Provide a suitable space for a microwave.
- Provide a minimum of two single electric plug sockets for the fridge and microwave and two double electric plug sockets in appropriate positions – at least one to the side of the bench top within easy reach.

**Bedroom**
- Bedroom must have adequate natural light and ventilation.
- Preferable to have windows on two external walls to allow cross ventilation.
- Bedroom to be large enough to accommodate either a queen size bed (2100mm x 1500mm) or two king single beds (2100mm x 1000mm), and two chests of drawers and allow easy movement about the room.
- Bedroom to have wardrobe space for two persons. Allow a minimum of wardrobe space of 600 x 750mm internally per person. Each wardrobe to have hanging rail and 400mm deep shelf.
- Provide three double electric plug sockets.

**Bathroom**
- Not to be accessed through the kitchen.
- WC not to be visible from the kitchen, living/dining areas and the front door.
- To be wet wall lined including the ceiling.
- Provide a wall hung hand basin and separate child proof storage or semi recessed basin in wall hung vanity. Top edge of basin to be 850mm above floor level.
- In an elderly friendly unit, provide a 900 x 900 mm shower box. In an accessible unit, provide a wet area shower with sliding shower head, with fixing suitable for future grab rail and seat. Provide long shower curtain.
- Position the WC where the centre line is 450mm from the return wall with fixing suitable for a grab rail.
- Provide mirror, sufficient length of towel rail for two towels and non recessed soap holders.
- Ensure adequate ventilation, passive and/or mechanical.
- Preferable to have an external opening window.

**Laundry**
- To relate to bathroom facilities not kitchen/living areas.
- Provide narrow laundry tub with overflow, childproof storage, washing machine taps, floor space for washing machine and space for drier with ventilation to the exterior.
- Provide one double electric plug socket adjacent to appliances.

**External amenities**
- Ensure easy access to external clothes line maximum height 1650mm.
- Provide externally accessed lockable storage for garden equipment, recycling bin etc.
- Provide external plug socket in suitable location for recharging a mobility scooter under shelter.
- Allow for ten per cent of the car park spaces to be complying disabled car parks.