

Inclusive Design

Foundations HIA Network Meeting

London & South East

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LB Wandsworth Estate Regeneration

- Alton, Roehampton [SETTING NEW STANDARDS FOR REGENERATION \(altonestateregen.co.uk\)](http://altonestateregen.co.uk)
- Winstanley York Road, Battersea [York Gardens | Home \(winstanleyyorkroad.co.uk\)](http://winstanleyyorkroad.co.uk)



- Additional satellite developments, extra care housing, purchasing/adapting homes

Regeneration Team Role - Overview

- Unique WBC role set up in 2019 (personal knowledge/expertise)
- 2 large estate regenerations and satellite sites – over 3,500 homes
- Work with Regeneration & Joint Venture team, tenants/families, LA colleagues, Housing/Development teams, planners, designers/architects, contractors/builders/manufacturers etc.....
- Pre-planning through to completion/POE (lessons learnt/updating E.R's/specs)
- M4(2) and M4(3) and specialist (sheltered/extra care) housing across tenure, other building types and public realm/neighbourhood
- Advice on building regulations, planning policies, design guidance/standards relating to all aspects of inclusive and accessible design ...often acting as an 'interpreter', providing explanations and person-centred, inclusive approach
- Assessing disabled and older tenants specific housing requirements – new build and early moves (purchasing & adapting properties) to assist in phased decant and demolition, adapting during and post build - funded by Regeneration team
- Recommend inclusive fixtures & fittings – aesthetics, adaptability & flexibility, resource savings, people can remain in their home longer with less disruption

New build M4(3) - wheelchair housing



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Inclusive & flexible wet floor showers

Revised shower specification (NOT DOC M):

- Wet room construction
- 50mm wall strengthening
- Concealed pipework
- HEWI adjustable height shower seat (colour choice)
- HEWI combined shower riser rail
- HEWI rails at WC/combined toilet roll holder
- wall mounted basin (insulated trap/semi-ped) with monobloc tap
- taller mirror set at lower height
- Contemporary controls with short levers and temperature markers
- Weighted, anti-microbial curtain (less cling, machine washable)
- LST towel rail
- AKW task lighting and/or spot-lights

Benefits:

- aesthetics – equity, increased acceptance
- quality/warranty (less maintenance/replacement or likelihood of discoloration and rusting)
- flexibility - accommodate a range of users
- controls – easier to use and understand
- multi-purpose rails (fewer no., increased flexibility in use/positioning, less likelihood of pulling on flimsy shower riser) and angled rails (increased coverage)
- use of mirror (seated or standing – often forgotten)
- height adjustability of shower seat in situ (no need for OT assessment or removal and replacement i.e. disruption & cost)
- LST towel rail safer, dual purpose & aesthetically pleasing
- cost neutral or less due to additional benefits
- easier future re-let

Lessons learnt: evolving spec & ER's

- ***less institutional tiles and/or acrylic panels***
- ***low profile screens***

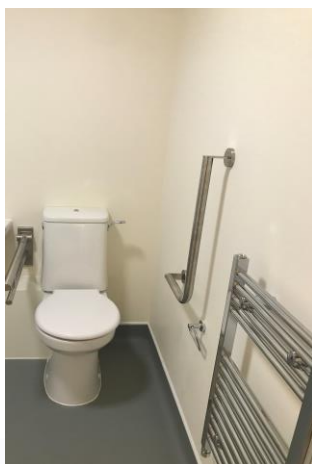
New build – M4(2) Accessible & Adaptable housing

Adaptable and inclusive bathrooms



- Regeneration team keen to provide genuinely accessible, adaptable & inclusive homes
- Housing OT updated ER's– use of inclusive, attractive fittings across all dwellings e.g.
 - Slimstyle, higher WC with flush handle
 - monobloc short lever mixer taps
 - shower controls with short levers
- 'wet floor' level access showers with bath over
 - resource savings (adaptations budget)
 - reduced disruption
 - genuine adaptability/certainty
 - tenants can remain in properties longer
 - Flexibility in future lettings
- 30mm wall strengthening at outset
- Post adaptation – use of HEWI products/spec – same benefits as for wheelchair dwellings
- Lessons learnt/applying to new ER's;
 - Wall mounted thermostatic shower
 - More inclusive tiling to whole bath area
 - Task lighting, taller mirror

M4(2)– shower adaptations during and post build



- Adaptations during and post build
- Similar specification now developed for new build and adaptations with aim to provide standardised, cost-comparative specs which are aesthetically pleasing Slightly different accordingly to remit e.g. wheelchair, general or supported housing and/or adaptations
- HIA expressed concerns re. wall strengthening, still using other companies e.g. AKW but possibly Onyx rang so still better aesthetics
- Adaptations : HEWI -flexibility in use/reduce no. of rails, increased coverage of single angled & L shaped rail at WC, reduce need for removal/re-assessment for new tenants, easier re-let
- Additional long-term benefits e.g. estate management & maintenance, equity for tenants

Inclusive shower specifications



- Different HEWI 'packs' for different types of housing (new build) and adaptations;
 - 1. Adaptations
 - 2. Supported housing
 - 3. M4(3) Wheelchair housing
 - 4. ***Sheltered/Extra Care housing (to provide additional flexibility in use e.g. removeable, height adjustable, folding seat)***
- ? to further develop a spec for M4(2) new build adaptations (during or post build) or combine with 1.
- Aim to provide costed, standardised specs for ease of use which are Inclusive, contemporary and provide flexibility in use, other benefits
- HEWI - competitive pricing/cost comparisons demonstrate savings
- No ties to HEWI – happy to consider other comparative providers, they just don't seem to be out there!

Thank you for listening

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