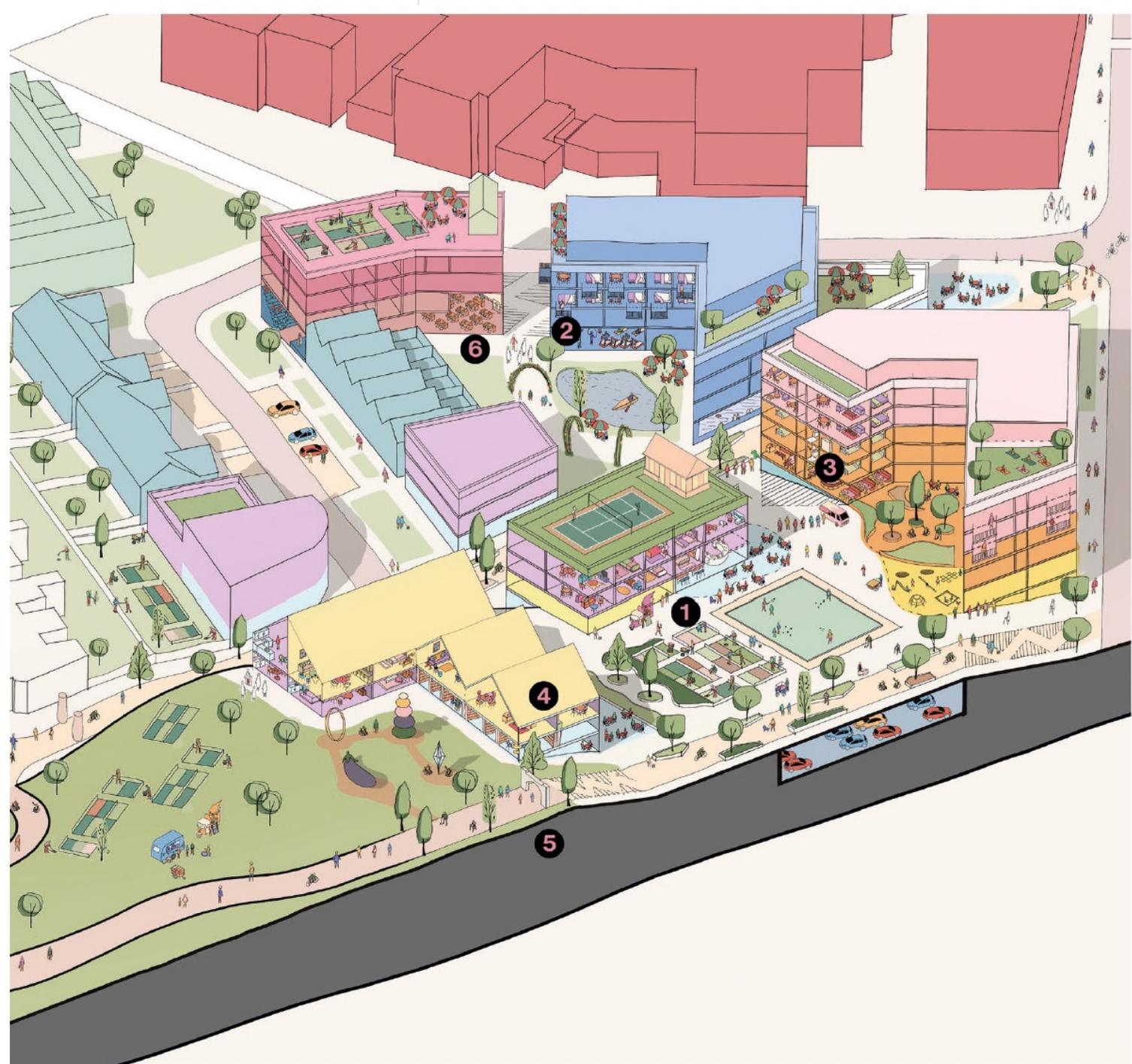


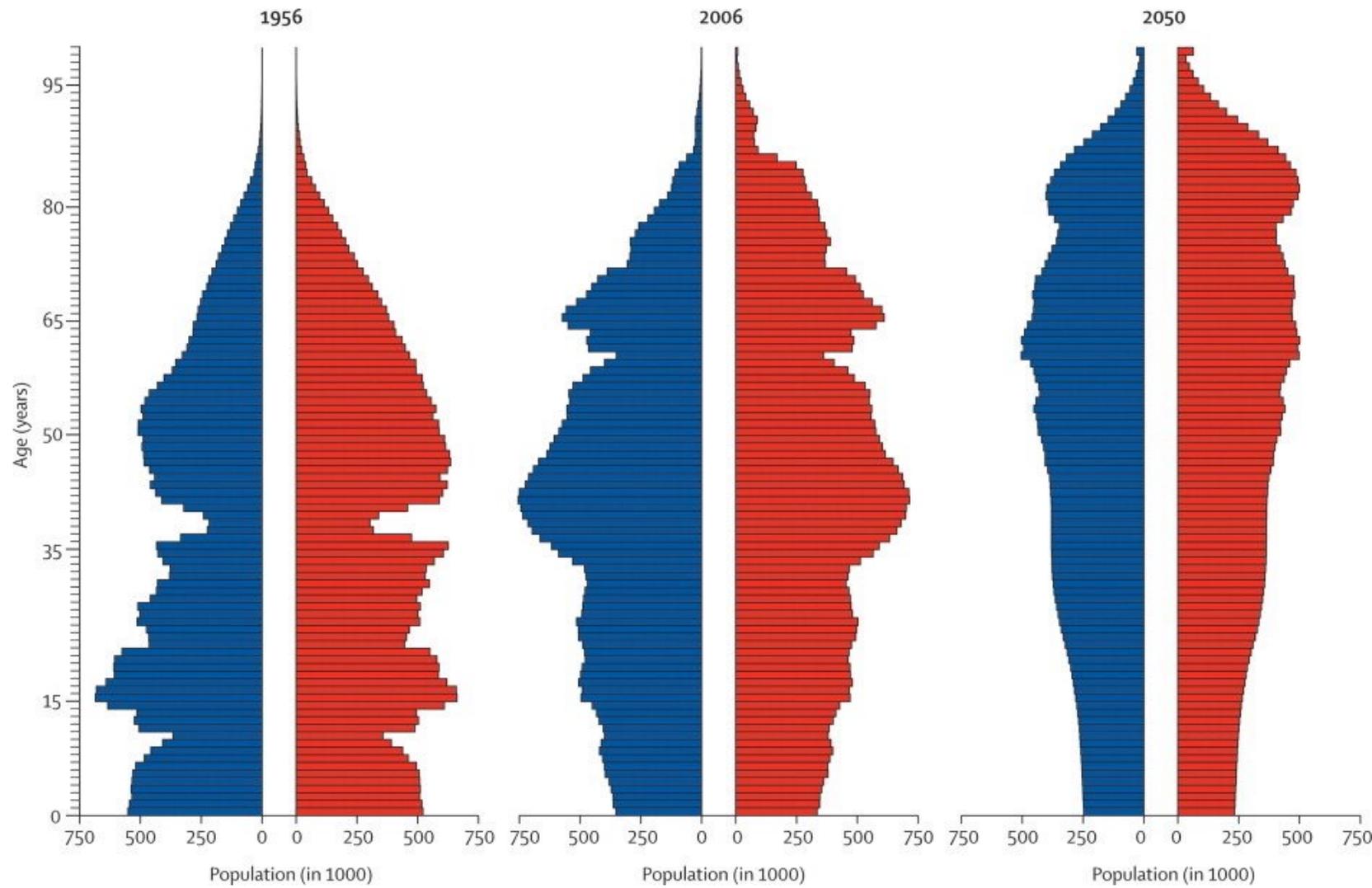
Creating Age-Friendly Homes and Communities

Dr Mark Hammond
Manchester School
of Architecture



An ageing population

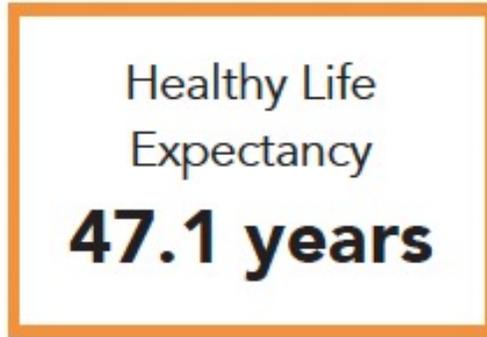
Number of people aged 70+ in Norway projected to double by 2060 to 1.4m



**Bloomfield,
Blackpool**

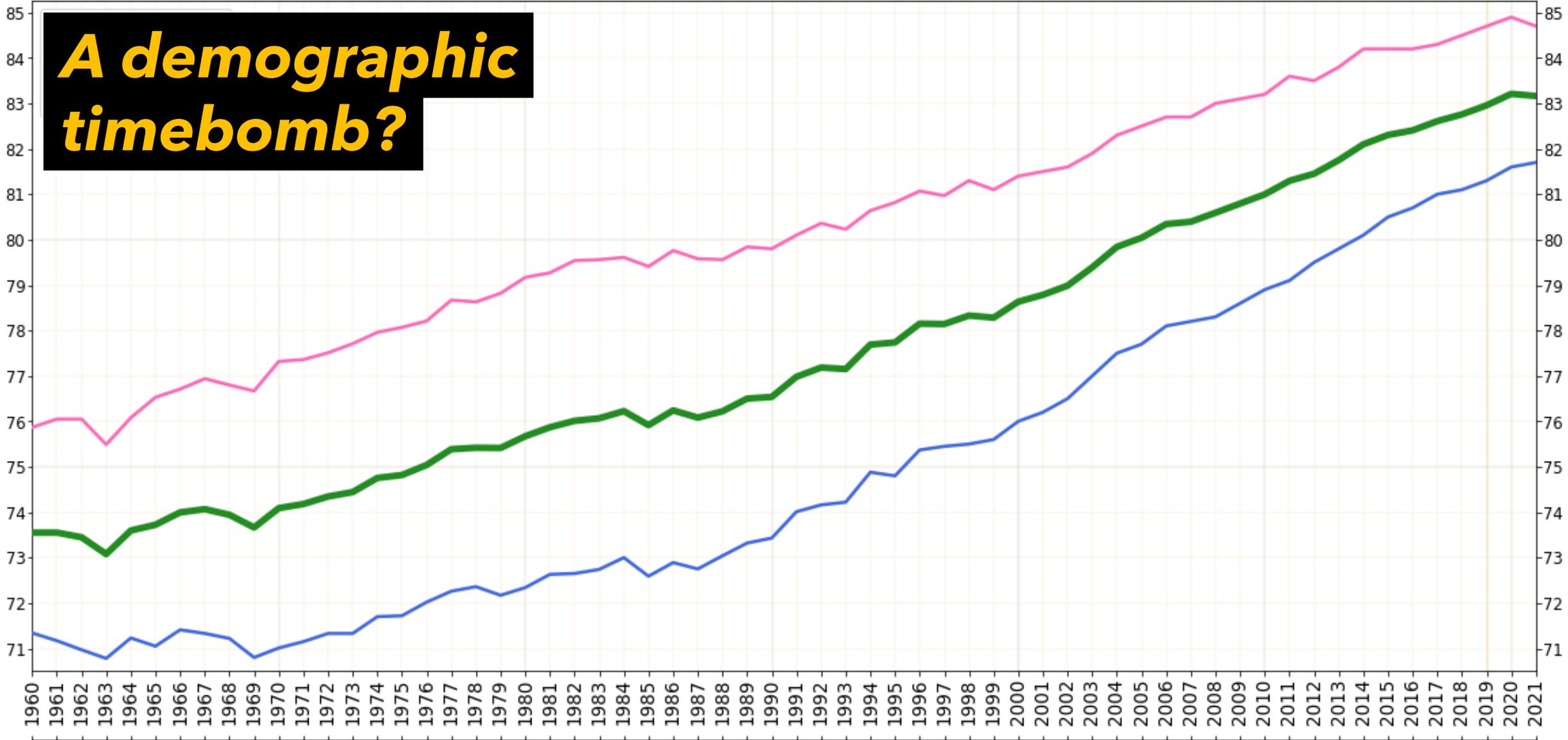
**Knightsbridge
and Belgravia,
Westminster**

Not just growing,
but more **diversity**
and unequal, with
changing
expectations and
circumstances.

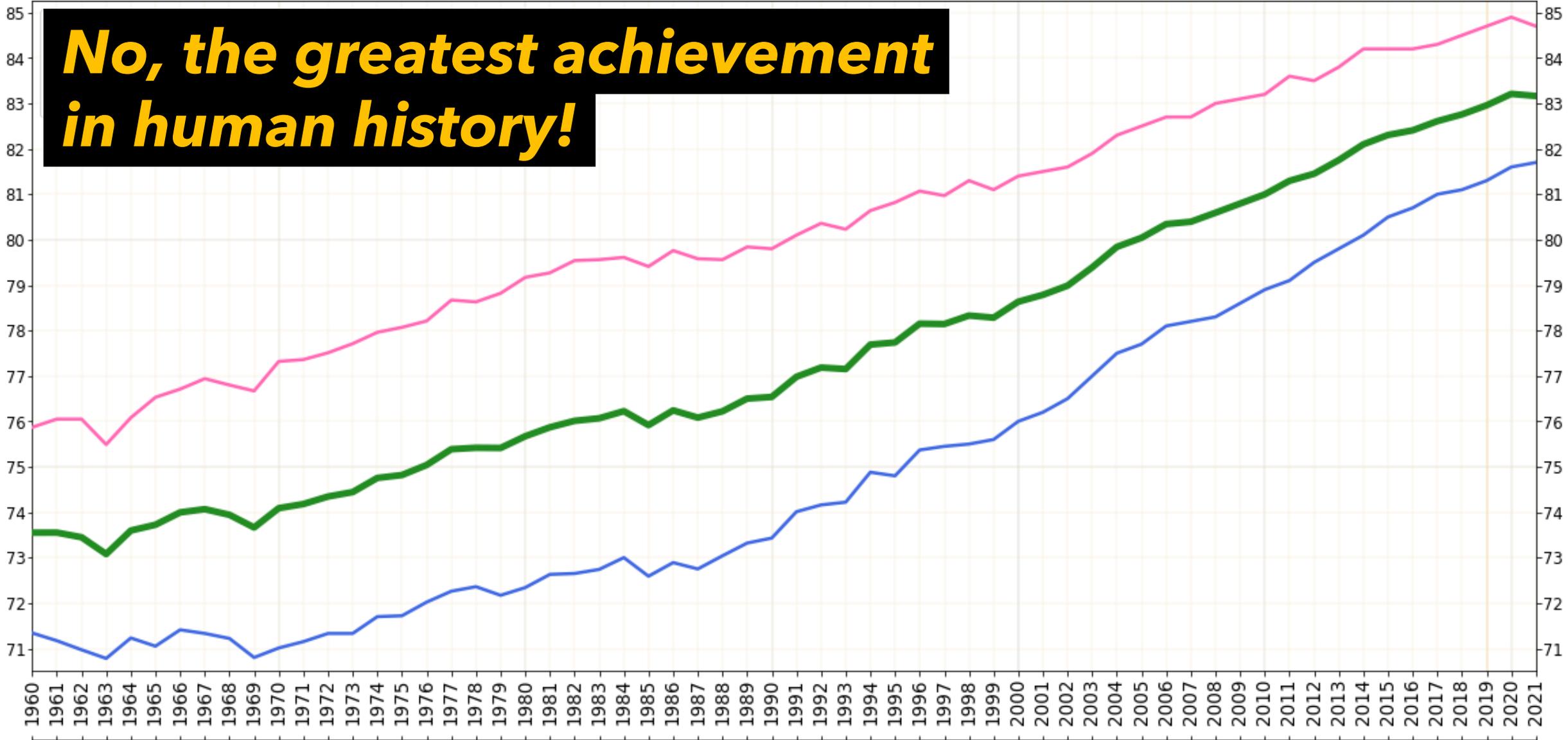


Source: Office of National Statistics

Life expectancy at birth in Norway



Life expectancy at birth in Norway



***No, the greatest achievement
in human history!***



Today's session:

*How do **planners, designers and developers** think about older people?*

*What can we do support people to **ageing well in their community**?*

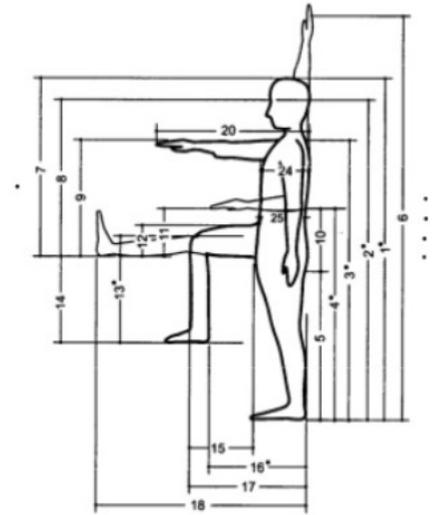
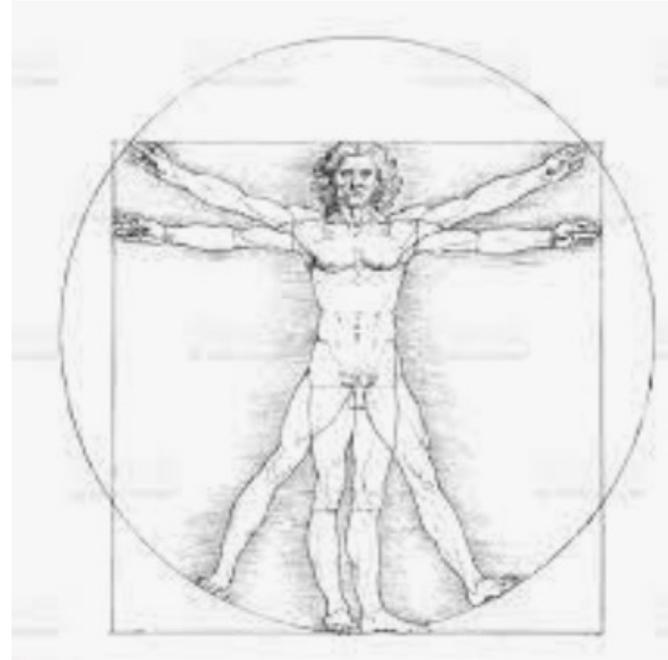
*How can we **create age-friendly homes and neighbourhoods** fit for our changing society?*

1. How do **planners, designers and developers** think about older people?

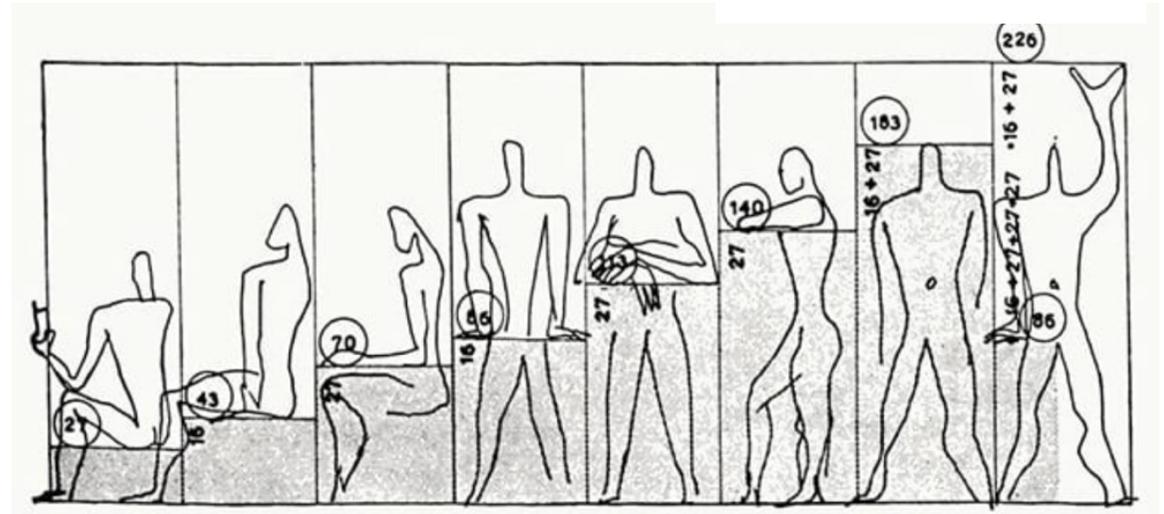
Patient?

Sees ageing as a 'problem' that needs fixing.

Accessibility is vital, but real inclusion is much broader - social, economic, cultural



2.4 Key dimensions listed in Table II. These figures are based on surveys of unclothed volunteers, and in using them allowances should be made for the wearing of clothes and shoes (see Table III). Dimension references marked * are most commonly used





Architect slams 'ageist' borough council in Surrey retirement village row

28 OCTOBER 2020 • BY TOM DE CASTELLA



1/3 Guild Living's vision for Walton-on-Thames

Source: Marchese Partners

Customer?

Accounts for taste, desire, aspiration...

..but potential to reinforce simplistic stereotypes?

What about those who aren't a profitable market?

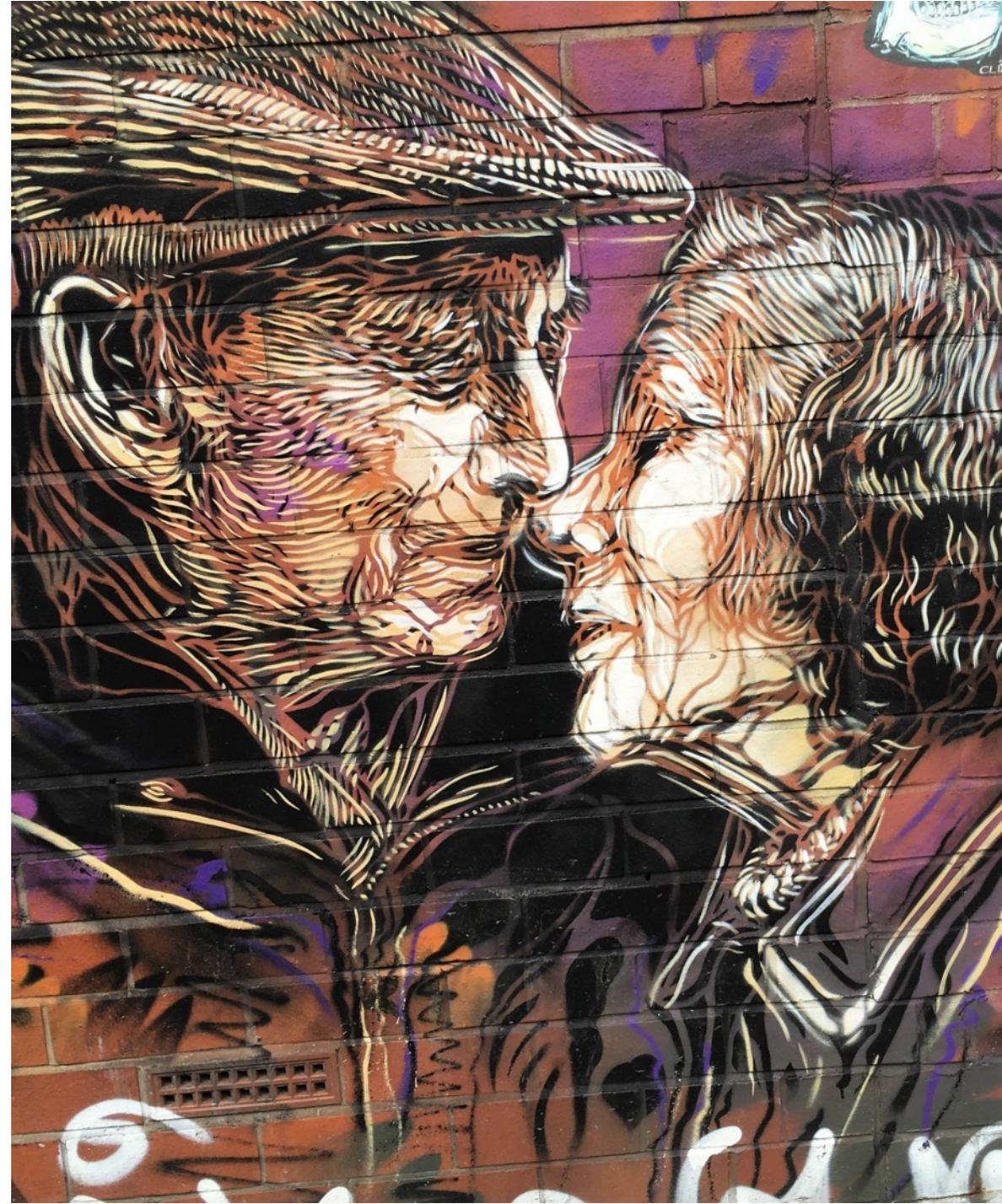


Citizen!

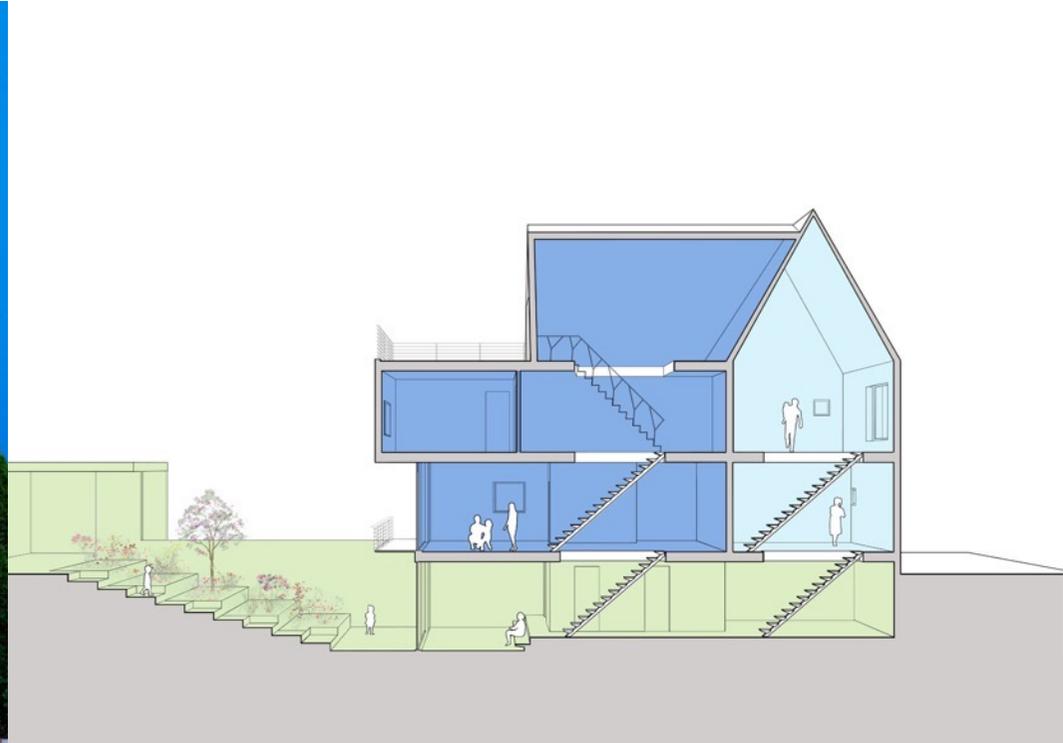
Embracing the complexity
of later life

Enabling people to have a
great say in their
environment.

Often requires new,
coordinated ways of
thinking/working



Choi House



Arawaka + Gins

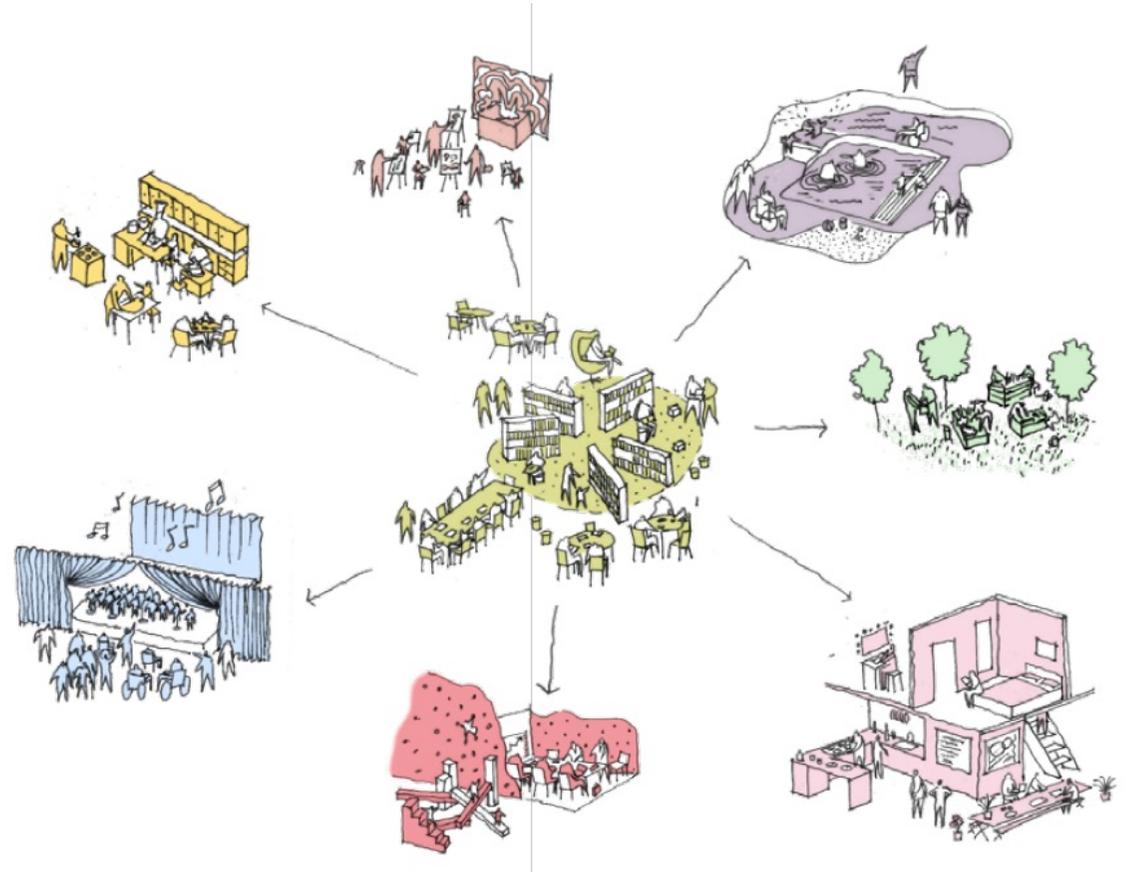




1 / Ageing is not a 'problem' or a 'timebomb'.

2 / Age is a part of our identities, but so is our ethnicity, sexuality, religion, class, politics, jobs etc.

3 / We cannot plan and design based on stereotypes or 'putting ourselves in older people's shoes'.

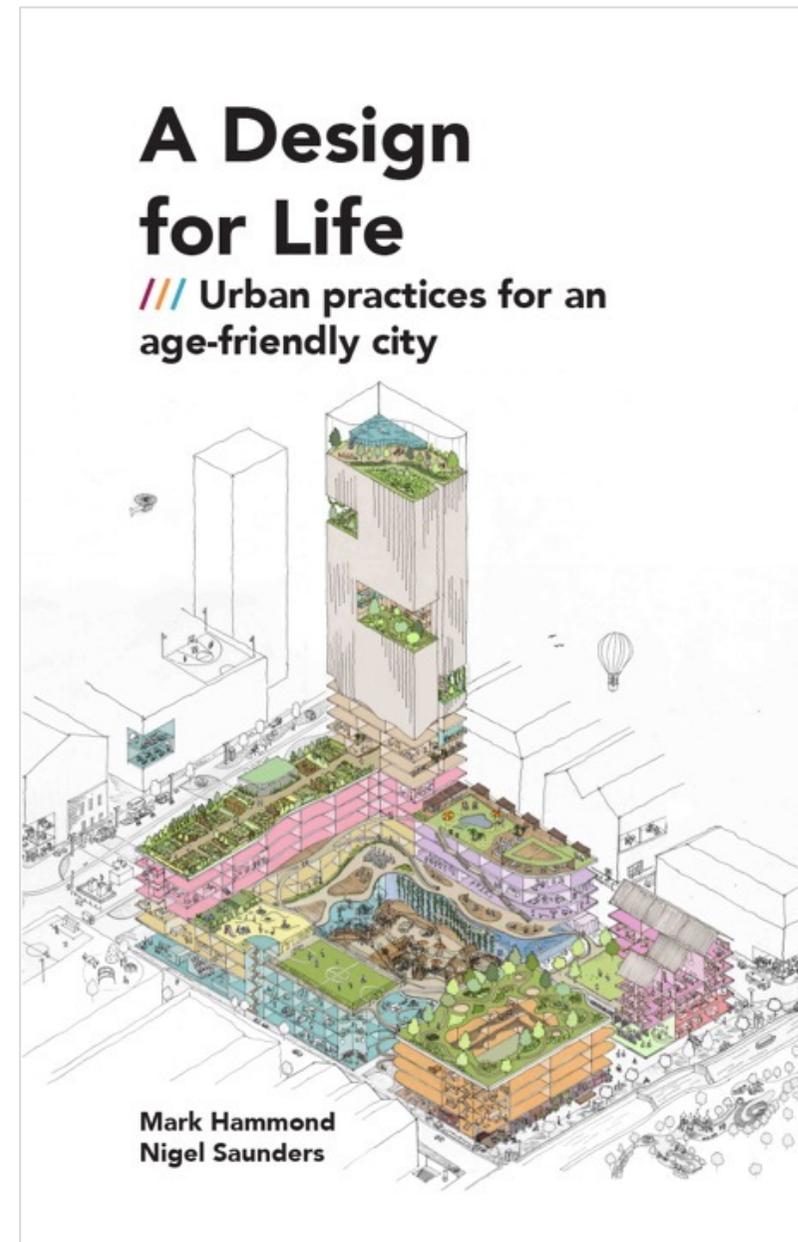


4 / A Design For Life means valuing what makes life good! It's not about a place to live from birth until death, it's about supporting social life, cultural life, family life, night life, an active life, the quiet life and all lives in between.



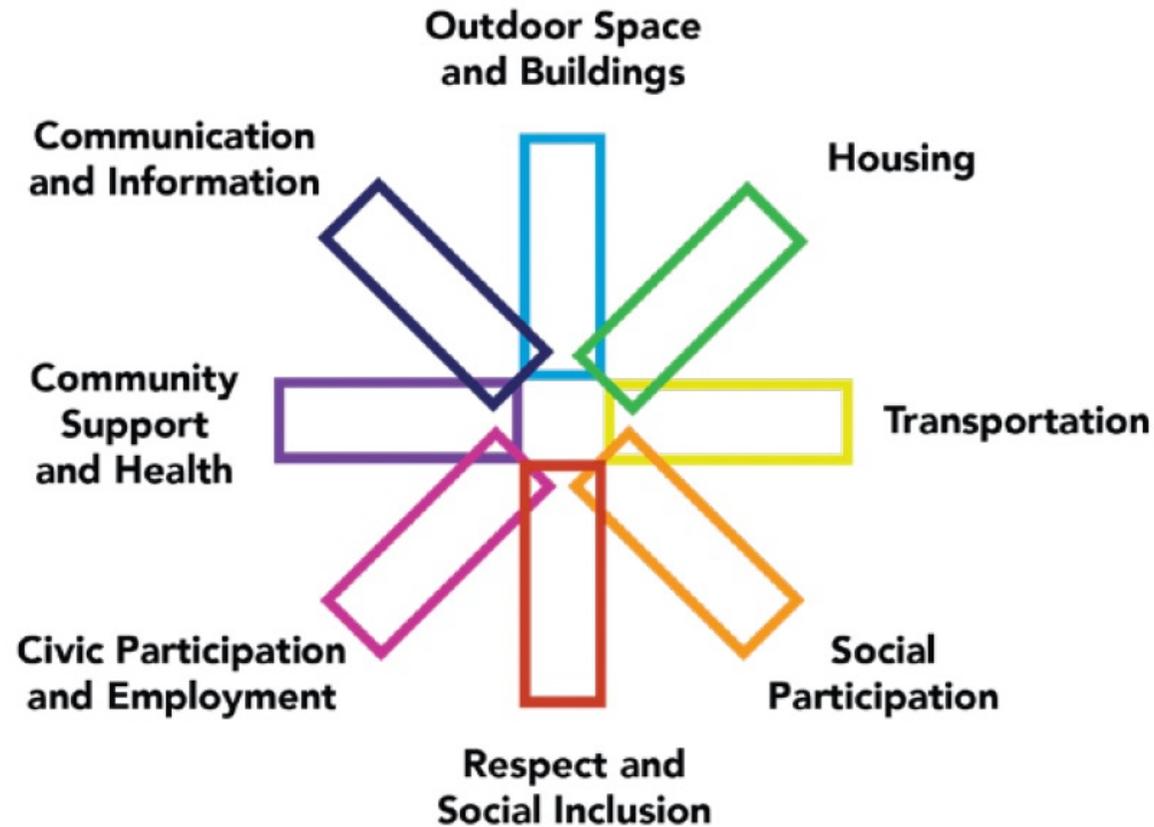
A Design for Life

Available at:
www.msa.ac.uk/ageing



2. *What can we do support people to*
ageing well in their community?

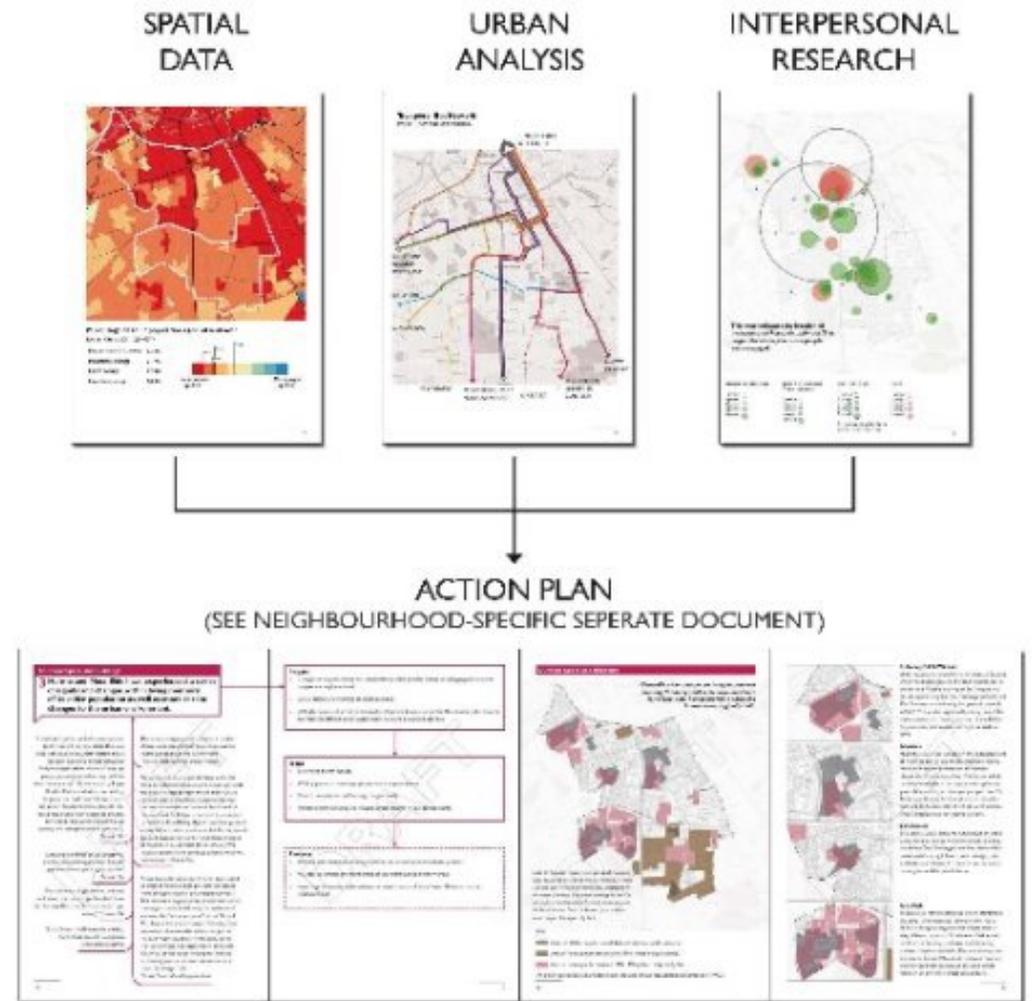
Eight components of an age-friendly city



Age-friendly: Marginalisation of older people isn't an individual weakness, but the product of systemic factors. Resolved by transforming relationships between institutions and residents

Age-Friendly Old Moat

- Old Moat is a neighbourhood in South Manchester. Majority of homes owned Southway Housing Trust
- Aim – produce an action plan for ageing well in the neighbourhood, and a partnership to deliver it.
- Co-researcher and co-design methodology
- Preventative intervention







Age-friendly Business Guidelines

Around the Premises

- Clear paths
- Good lighting
- Clear signage
- Good sound
- Good ventilation
- Good temperature
- Good air quality
- Good security
- Good safety
- Good accessibility
- Good parking
- Good public transport
- Good information
- Good staff
- Good products
- Good services
- Good facilities
- Good environment
- Good community
- Good culture
- Good values
- Good ethics
- Good governance
- Good leadership
- Good management
- Good operations
- Good performance
- Good results
- Good impact
- Good reputation
- Good brand
- Good identity
- Good image
- Good presence
- Good visibility
- Good awareness
- Good recognition
- Good respect
- Good appreciation
- Good gratitude
- Good kindness
- Good compassion
- Good empathy
- Good understanding
- Good tolerance
- Good patience
- Good forgiveness
- Good mercy
- Good grace
- Good favor
- Good blessing
- Good gift
- Good promise
- Good oath
- Good covenant
- Good agreement
- Good contract
- Good deal
- Good bargain
- Good exchange
- Good trade
- Good transaction
- Good business
- Good industry
- Good sector
- Good market
- Good economy
- Good society
- Good community
- Good nation
- Good world
- Good universe
- Good everything
- Good nothing
- Good everything and nothing
- Good nothing and everything
- Good everything and nothing and everything
- Good nothing and everything and nothing and everything

Products and Services

- Good products
- Good services
- Good facilities
- Good environment
- Good community
- Good nation
- Good world
- Good universe
- Good everything
- Good nothing
- Good everything and nothing
- Good nothing and everything
- Good everything and nothing and everything
- Good nothing and everything and nothing and everything

AMMCHS LTD

AMMCHS LTD



3. How can we **create age-friendly homes and neighbourhoods** fit for our changing society?

Policy + Practice

Policy

Greater Manchester (GM)

- Region consisting of 10 municipalities and 2.8m people in North West England
- GMCA: Greater Manchester Combined Authority (regional government), with an elected Mayor.
- GM Ageing Hub



GM Housing Planning and Ageing Group (GMHPA)

Policymakers, academics, designers, residential developers/operators (private and social housing) and older people convened by GM Ageing Hub

Aim: Improve the quality and quantity of homes for older people in GM.



What do we do?

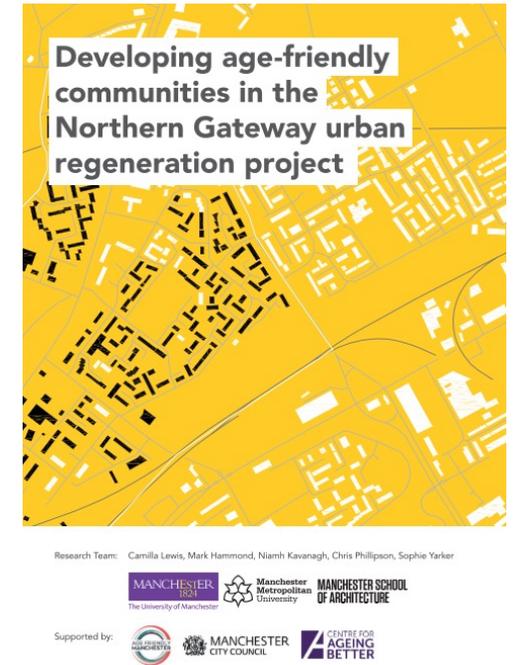
Host industry events

Contribute to government strategies

Help research community to make links with developers/local government.

Meeting with architects and developers to discuss their work-in-progress

Winning hearts and minds



What do we hear?

“We don’t do specialist housing”

All new housing should be age-friendly!

“We are age-friendly - all of our schemes meet universal design”

We need to understand inclusion as social and cultural, not just physical.

“OK, so there is an ageing population, I get it. But I’m confused about what exactly I should do”

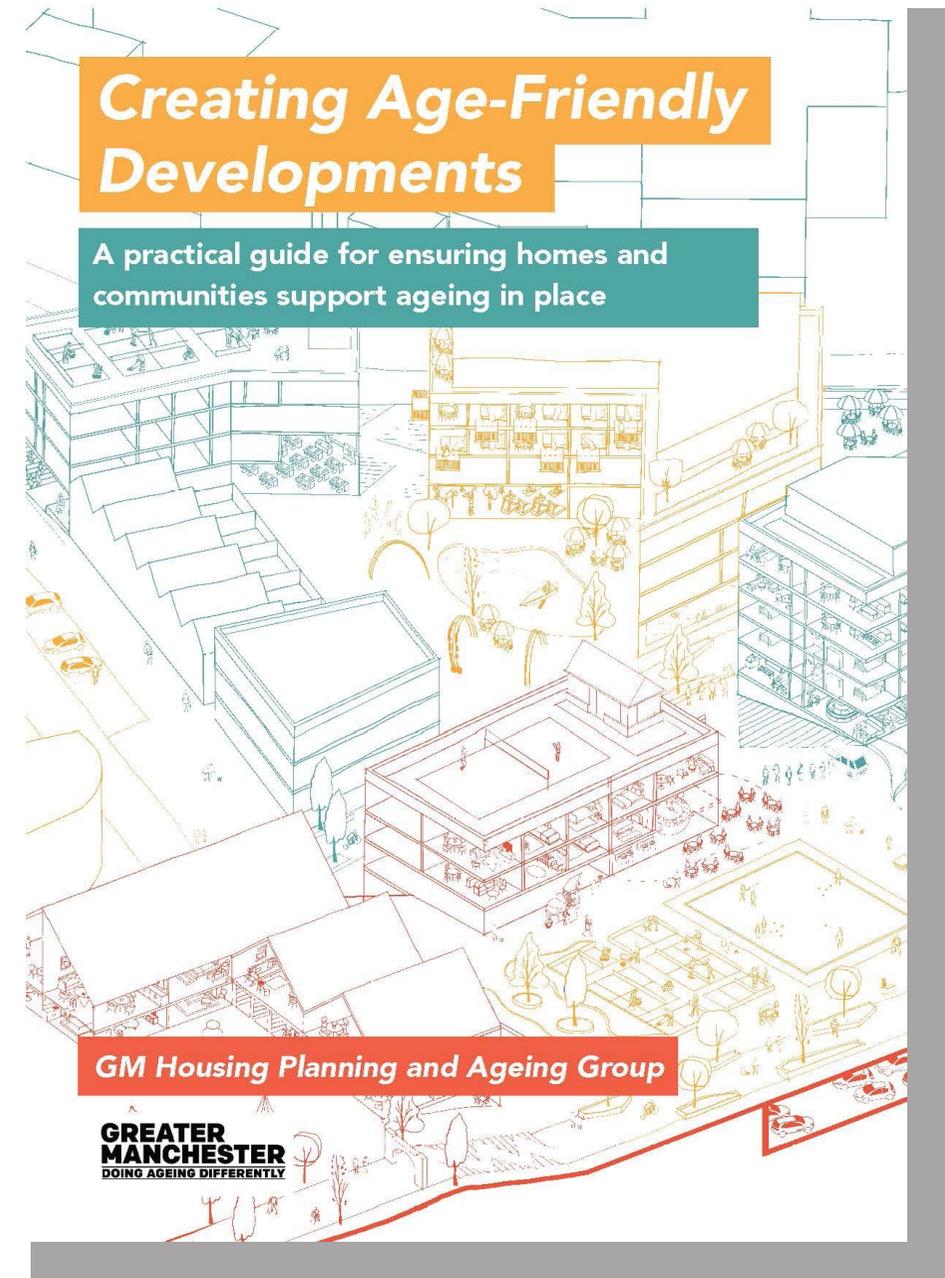
...OK, good point.



Creating Age-Friendly Developments guide

The guide aims to support developers, planners, policymakers and architects to deliver age-friendly homes + neighbourhoods

The guide includes a list of 62 prompts and considerations to support further exploration of ageing in your development process.



1. Celebrating Older People

2. Planning for Age-Friendly Neighbourhoods

3. Designing Age-Friendly Homes





Age-Friendly?

The Age-Friendly model: need to create new approaches in response to the growing, increasingly diverse older population.

Moving beyond a medical definition of ageing, towards person-centred approaches.

Age-Friendly Housing recognises the varied needs and aspirations of older people, and our shared desire to create inclusive places for all ages.



Speaker 1: A woman in a white blazer standing on the stage.

Speaker 2: A man in a dark suit standing at a podium on the stage.



“ What’s been so useful for us to be able to hand the guide to our project team... When we have a design meeting they refer back to the guide all the time! It’s been really great for everyone. ”

Practice

North Manchester General Hospital

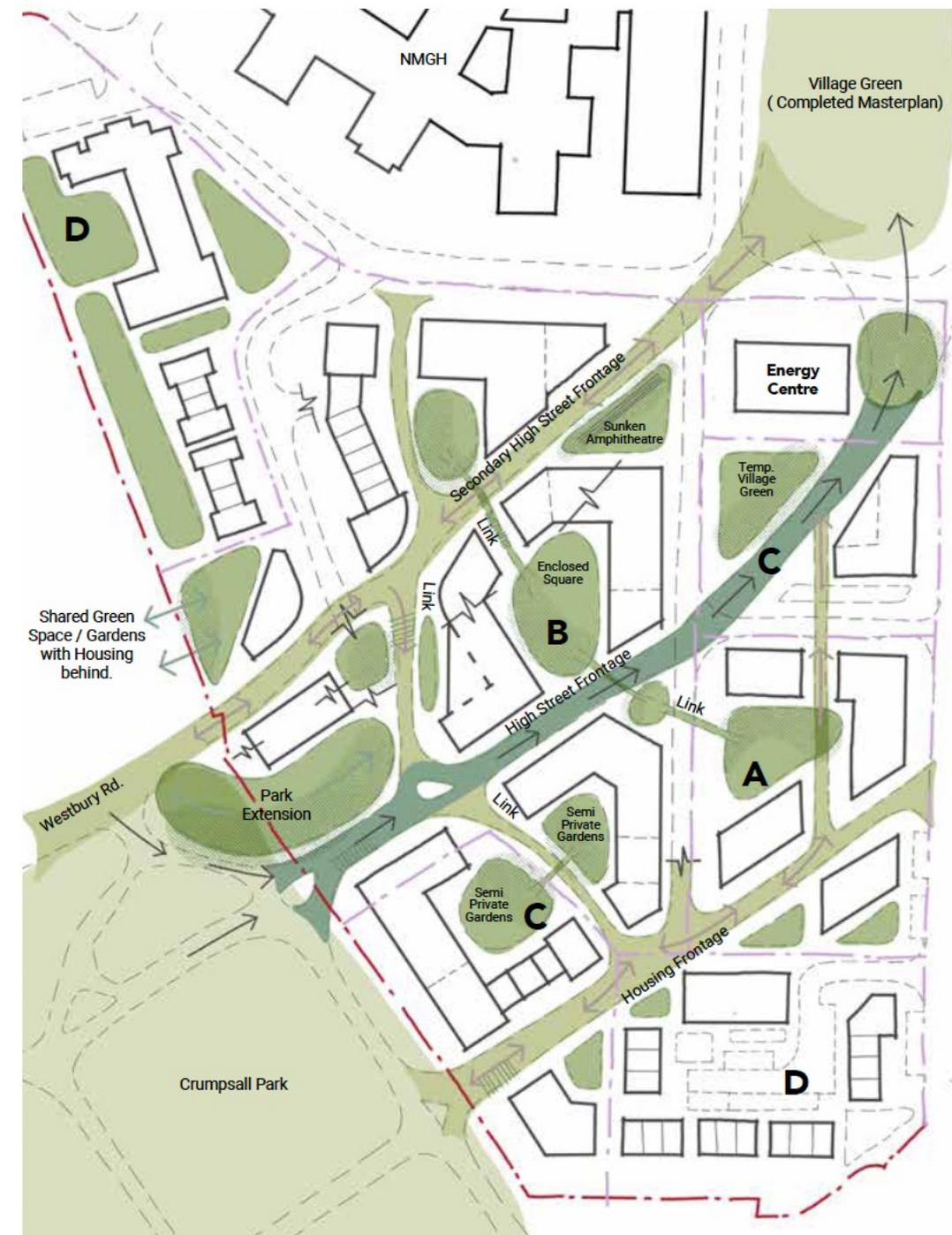
- Client – Regional Hospital Trust and Bruntwood (property developer)
- Scoping study and revised masterplan for new urban neighbourhood
- Focus on preventative approaches to support healthy ageing



Project overview

- Data/site analysis
- Case study reviews
- Vision workshop with stakeholders
- Market testing workshops
- Working with Pozzoni architecture studio to produce revised masterplan

Aim: Identify key features of a healthy ageing neighbourhood, and show how it can be integrated as part of a new development



Connecting to wider community via new links to surrounding green/blue infrastructure to support active travel/lifestyles

Community technology partnership and site-wide integration of clinical and care technology platforms across all residential typologies

Care academy offers a new model of distributed health and social care across the site and the wider community

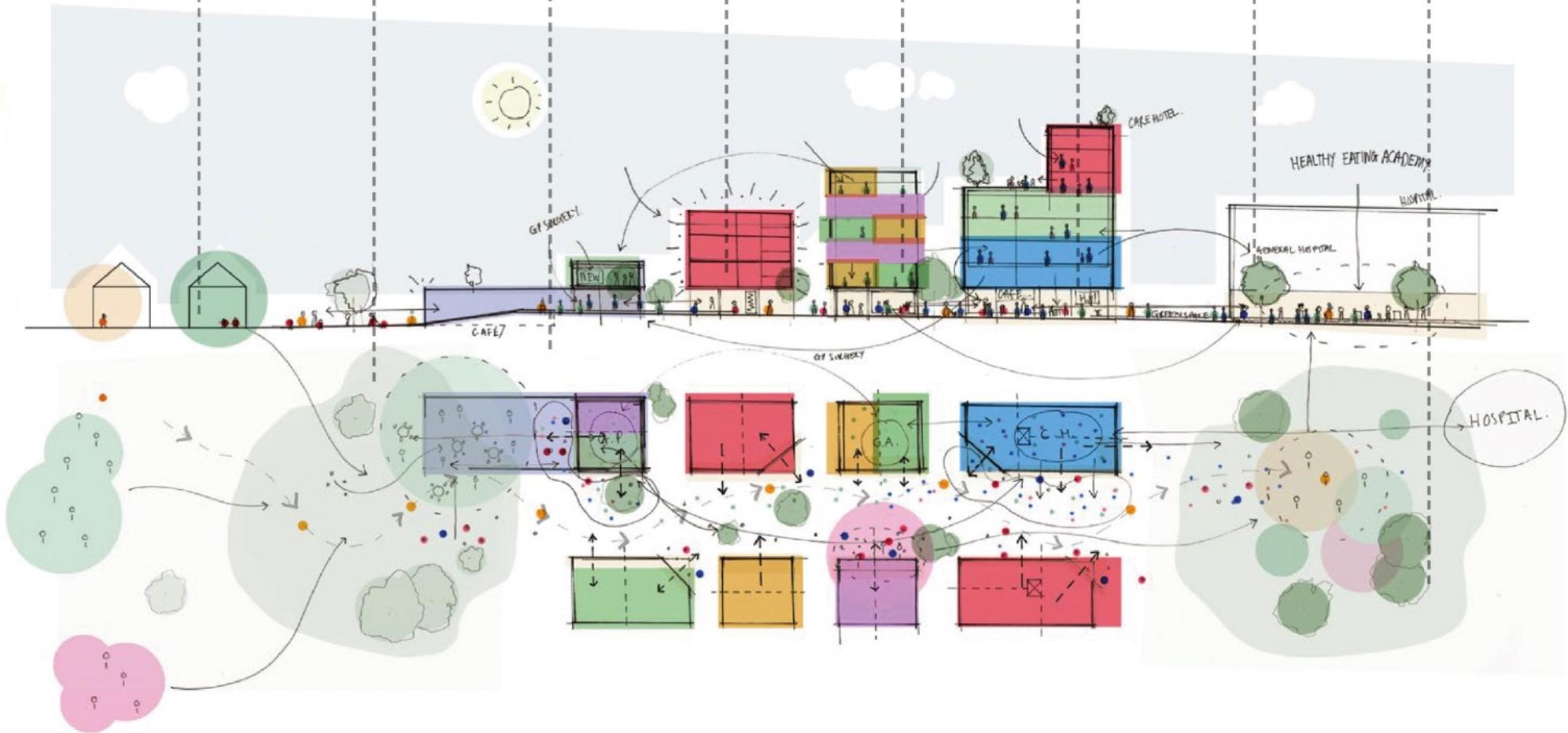
Recognising the site's potential as a destination in its own right, linked to the hospital's role as a public transport hub

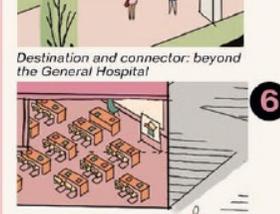
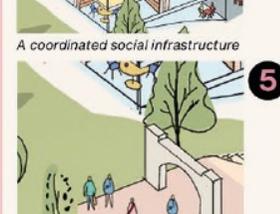
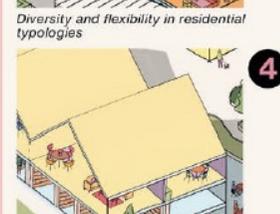
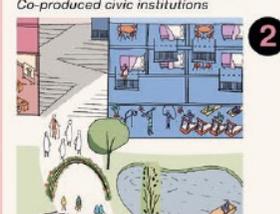
Development driven by collaborative partnerships between stakeholders and residents (within and beyond the hospital site)

Coordinating a rich and varied social offer for hospital staff, visitors, and residents, creating a vibrant and active neighbourhood

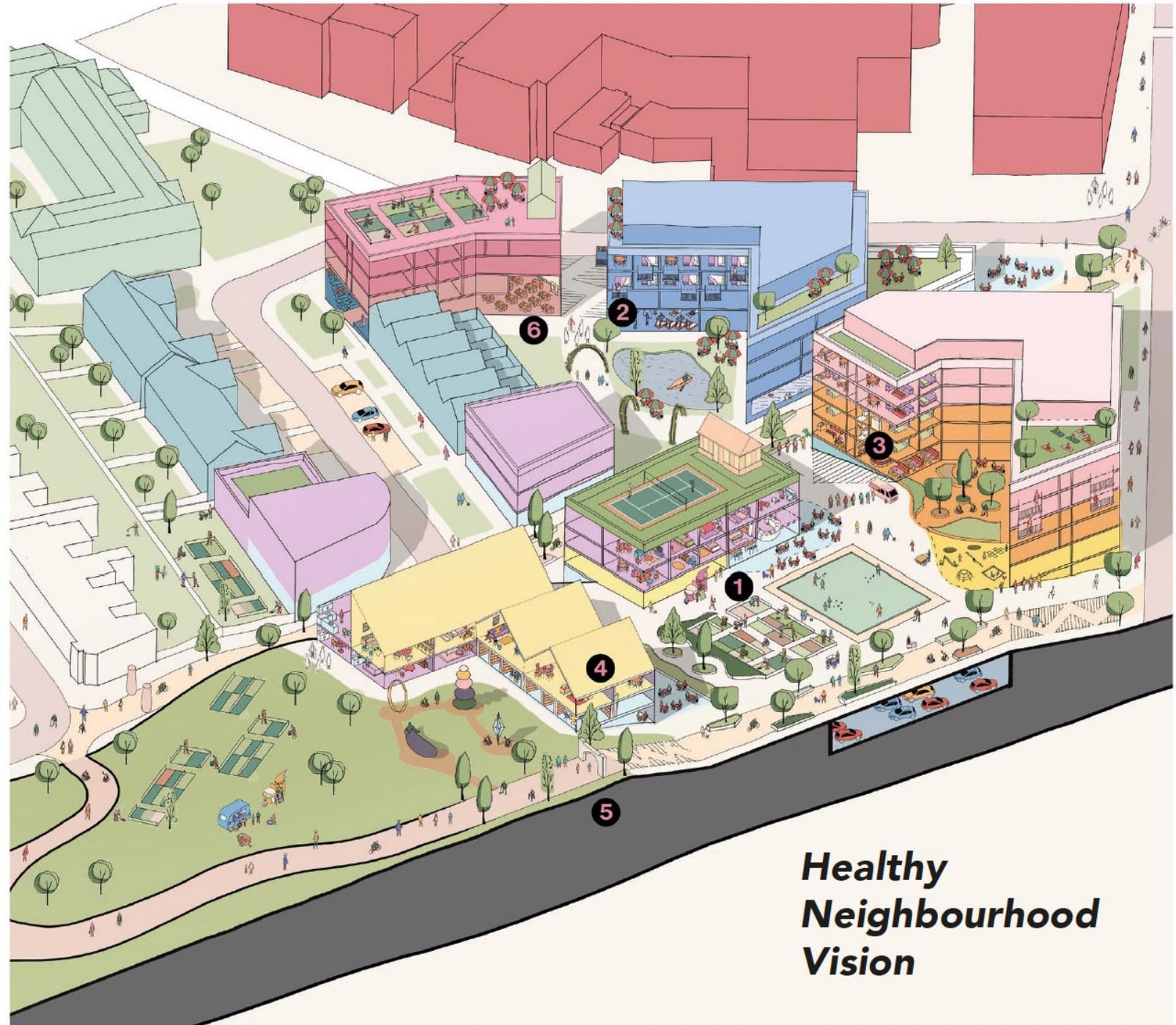
Diverse housing options to address the different and changing needs of older people and prevent the need for crisis moves

Utilising links to NMGH to support new models of care through digital, site-wide research and development





Research, development and digital infrastructure



Healthy Neighbourhood Vision

- Public-private partnership as catalyst for wider adoption. Developing skills locally.
- Embedding age-friendly ideas right from the beginning.
- Focus on healthy ageing doesn't stop it achieving other goals:

15-Minute Neighbourhoods

Net-Zero

Biodiversity

Affordability





- 1: Clear partnership**

Consider taking community for the building program. The final model is what the site will look like only stated in the building and social infrastructure.
- 2: Distributed case model**

The main site should consider and focus. The building should not be just a building but rather an experience accessible via walk in building or a vehicle.
- 3: Niche and diverse typology**

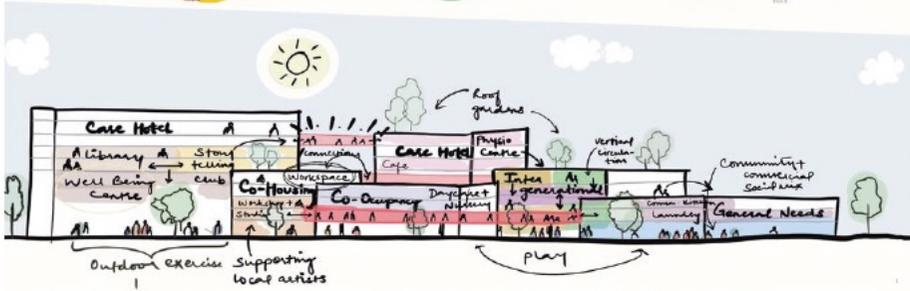
The neighborhood has different typologies. The site and building should be able to accommodate different typologies. However, they must be clear, focusing, engaging, and social infrastructure.
- 4: Social infrastructure**

The program should consider social infrastructure. It should be able to accommodate different typologies. However, they must be clear, focusing, engaging, and social infrastructure.
- 5: Walking and active travel**

The main site should consider walking and active travel. There should be a focus on walking and active travel. Walking is encouraged through programmatic use in a high street.
- 6: Connection with wider community**

The site should be able to connect with the wider community. It should be able to accommodate different typologies. However, they must be clear, focusing, engaging, and social infrastructure.
- 7: Digital infrastructure**

The main site should consider digital infrastructure. It should be able to accommodate different typologies. However, they must be clear, focusing, engaging, and social infrastructure.



Outdoor Seating Walking Trail
A green 'restaurant' walking trail will run through the site. The building will be built on the site to face the site and connect to other areas from the site as well as to the wider city, using walking routes and other amenities to be used.

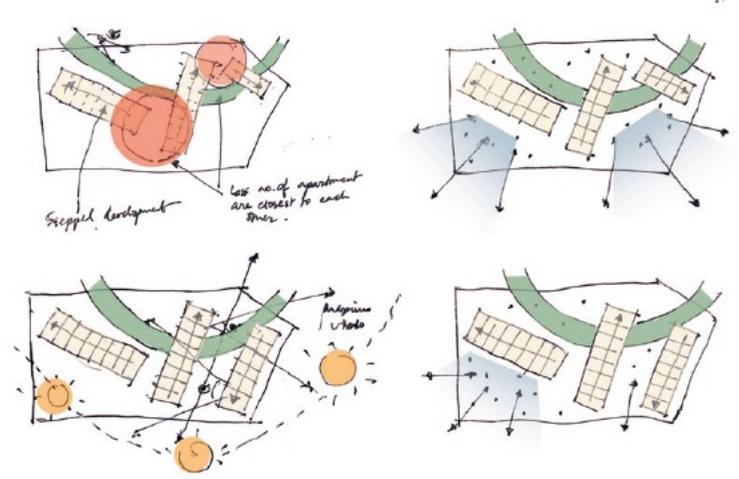
Green Space & Outdoor Seating
Green space is a key element of the site. It will be used to provide a place for residents to relax and enjoy the site. It will also be used to provide a place for residents to meet and socialize.

Community & Social Infrastructure
The site will provide a range of community and social infrastructure. This includes a library, a cafe, a physio centre, and a community centre. It will also provide a range of other amenities to support the needs of the community.

Walking and Active Travel
The site will be designed to encourage walking and active travel. This includes providing a range of walking routes and amenities to support the needs of the community.

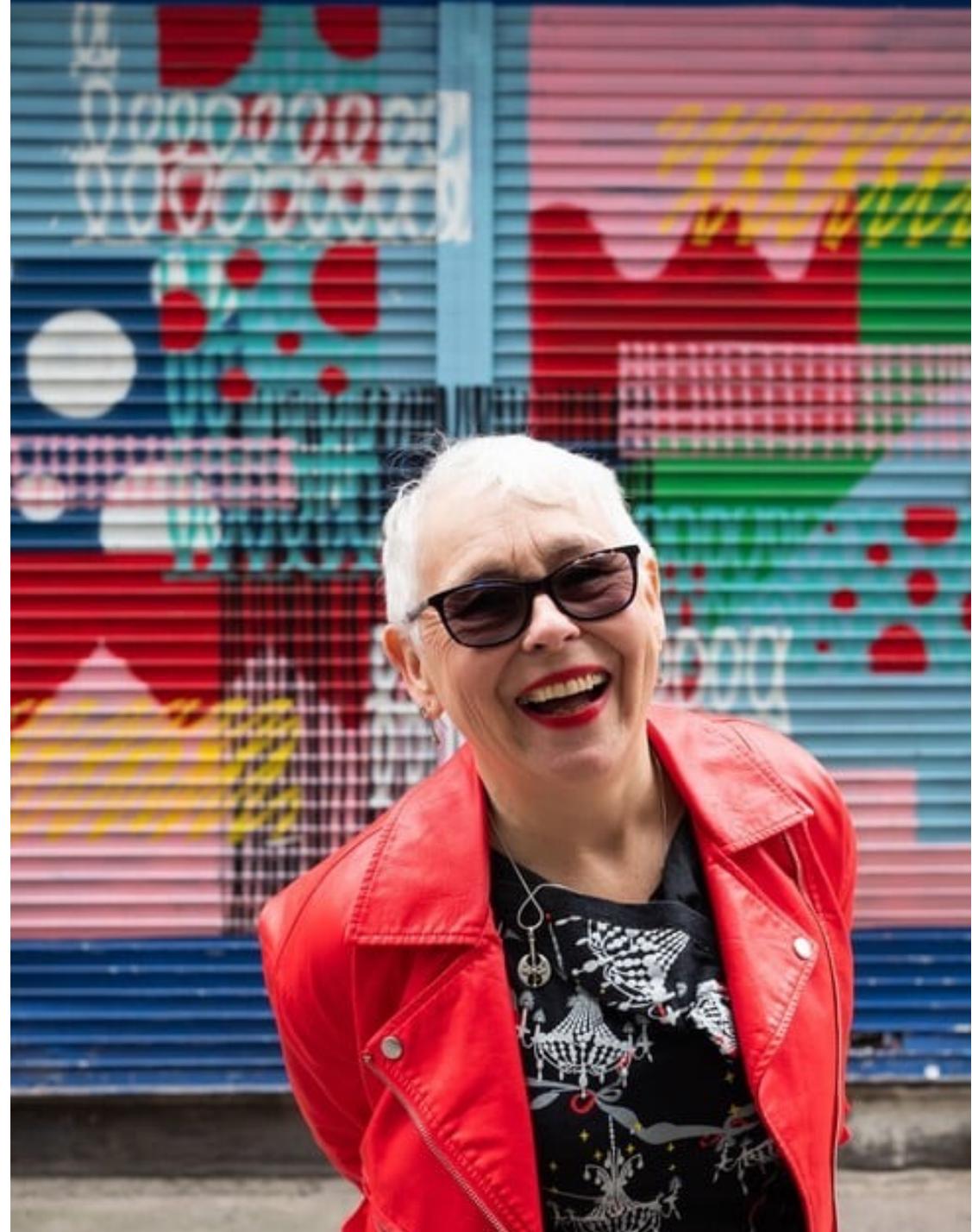
Connection with Wider Community
The site will be designed to connect with the wider community. This includes providing a range of amenities and services to support the needs of the community.

Digital Infrastructure
The site will be designed to support digital infrastructure. This includes providing a range of amenities and services to support the needs of the community.



Mainstreaming Ageing

- Ensuring **action** matches the implications of an ageing society
- Recognising **ageism** within our professions.
- Winning hearts and minds. Making sure there is an **ally** in every room.
- The power of working across **sectors and disciplines**
- Solutions need **creativity**, not just compliance. Universal design is the foundation, not the roof.
- You are allowed to have **fun!**



Thanks!

Mark Hammond

M.Hammond@mmu.ac.uk

Creating Age-Friendly Developments

<https://www.greatermanchester-ca.gov.uk/media/8745/creatingafdevelopments.pdf>

A Design For Life

<https://www.msa.ac.uk/ageing>