POTTER STREET REDEVELOPMENT

A PARADIGM SHIFT IN RESIDENTIAL CARE IN AUSTRALIA

LONDON
JUNE
2016

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Image: Martin

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POTTER STREET REDEVELOPMENT

Co- designing services to improve quality and access.

Introduction

'…. can have all the ideas in the world but the hard part is getting them built.'
Graeme Gibson
DIRECTOR –
Fry Drew Knight and Creamer Architects
London

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Wallara Australia

Specialist disability support organisation

Needed a development partner

Needs:

1. Aging Parent /carers can live near to their children
2. Finance the building program by sellng part of their land
3. Co-location of two services normally separated

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Wallara + Wintringham

Outcomes:
Wintringham selected as project partner
Specialist Aged care organisation – for homeless

1. Designing for wide range of frailties
2. Homeless aged people co-located with younger people with intellectual disability
3. Management shared between 3 organisations

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Wallara + Wintringham

+ AKA:
Wintringham and AKA worked together on projects for over 25years

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BSHF UN World Habitat Award 1997

UN HABITAT Scroll of Honour 2011
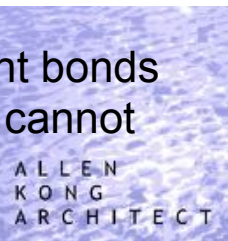
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AUSTRALIAN CONTEXT

- Separate funding streams for aged care and disability
- Tendency towards "wellbeing" philosophy
- Little variety in building models
- Mostly hotel or apartment style
- Recognition for staff support for residents
- 90 bed typical for new facility
- Just starting to explore multi- storey
- Funded by resident bonds
- Homeless people cannot fund bonds

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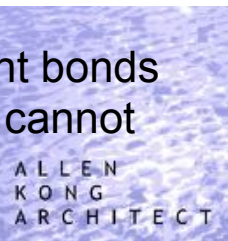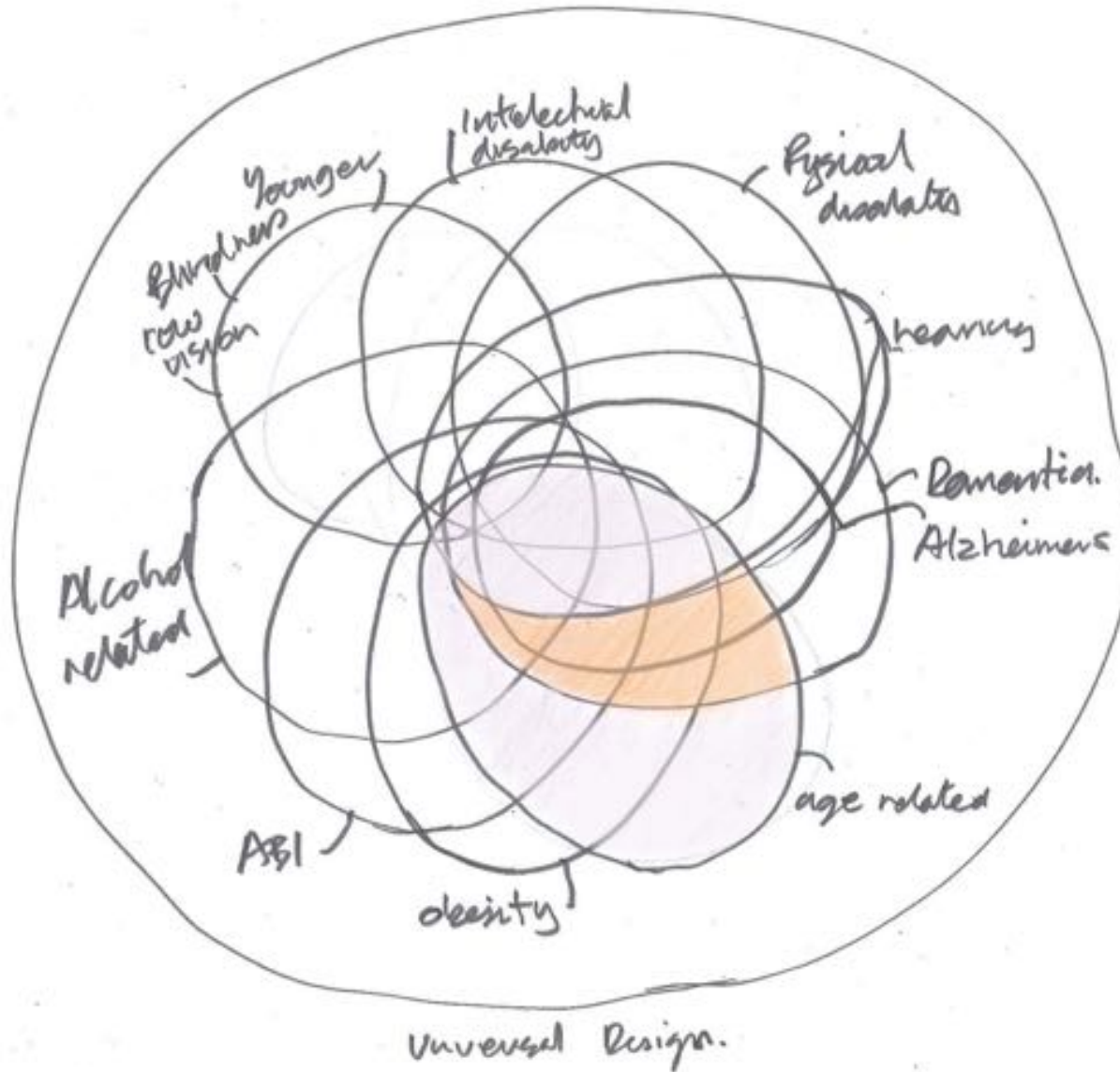- Funded by resident bonds
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MELBOURNE REGIONAL OFFICE

- Climate charts – mild climate – winter nights 4deg . Summer some days 45 deg plus
- Climate change – local predictions fewer rain days and higher rainfall intensity, more extreme events
- Sustainability
- Rain water harvesting

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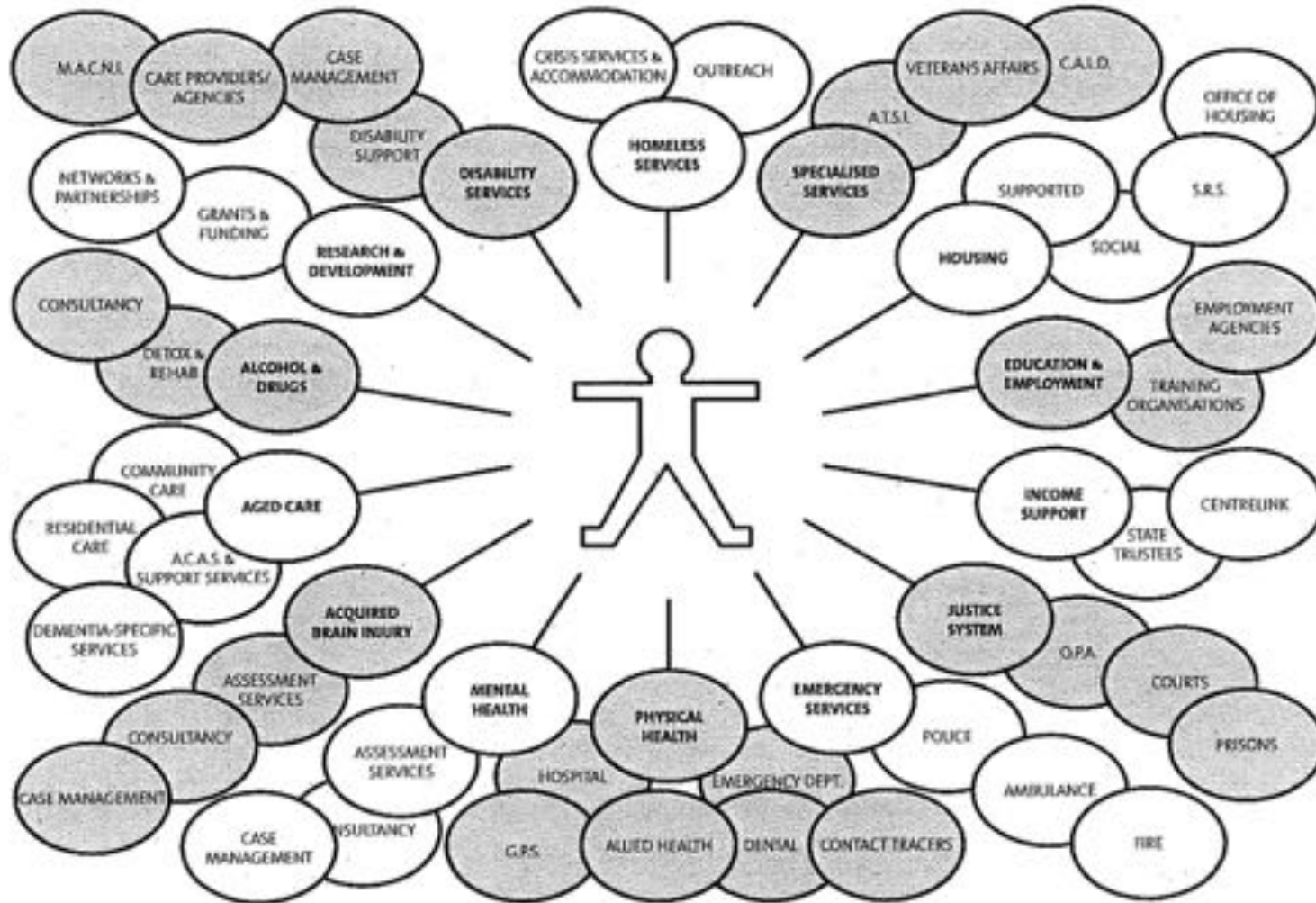
RESEARCH EVIDENCE FOR DESIGN PRINCIPLES INCLUDE:

- Psycho-environmental responses to living in Polar Environments
- Social determinants of health
- Public interface
- Cultural sustainabili
- Feng Shui

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Figure 12 Complexity of Support Services Available to People with Complex Care Needs

RESEARCH EVIDENCE FOR DESIGN PRINCIPLES INCLUDE:

- Ageing
- Dementia
- Intellectual Disability
- ABI (Acquired Brain Injury)
- Alcohol Induced ABI

Image: Allen

Some risks associated with long term residential accommodations:

- 'Groundhog Day' - lack of environmental stimulation
- 1993 EPA Victoria identified indoor air quality as major risk factor for residents in nursing homes
- Double loaded corridors induce

Image: Allen

Some risks associated with long term residential accommodations:

- Difficult wayfinding
- Poor acoustic environment
- Poor natural light
- Poor natural ventilation

Image: Allen

Some risks associated with long term residential accommodations:

- Lack of access to direct sunshine
- 90% of women and 80% of men in Sydney nursing homes are deficient in Vitamin D
- 25-30% of residents in aged care are depressed

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Co- designing services to improve quality and access.

RESIDENT CHARACTERISTICS
Aged Homeless
Younger People with intellectual disability-

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PROJECT

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GORDON HOUSE

BUDGET HOTEL

Image: Chris

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Image: Chris

GORDON HOUSE
BUDGET HOTEL

Image: Chris

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THE GILL
NIGHT SHELTER

Image: Allen

PAST PROJECTS

Evolution of tested building, design and collaboration with Wintringham

All circulation was to be via verandas- with out internal circulation – Bryan Lipmann CEO Wintringham

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Evolution of tested building, design and collaboration with Wintringham

WINTRINGHAM, PORT MELBOURNE
BSHF UN WORLD HABITAT AWARD 1997

McLEAN LODGE, FLEMINGTON
BSHF UN WORLD HABITAT AWARD 1994

ATKINS TERRACE
NATIONAL LIFESTYLE FOR SENIORS AWARD 2000

WINTRINGHAM, RON CONN NURSING HOME

UN HABITAT SCROLL OF HONOUR FOR HUMAN SETTLEMENTS

McLEAN LODGE

35 BED LOW CARE FACILITY

FINALIST UN WORLD HABITAT

AWARDS 1994

Image: Wintringham

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PORT MELBOURNE

35 BED LOW CARE FACILITY

WINNER UN WORLD HABITAT

AWARDS 1997
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DESIGN AND DEVELOPMENT
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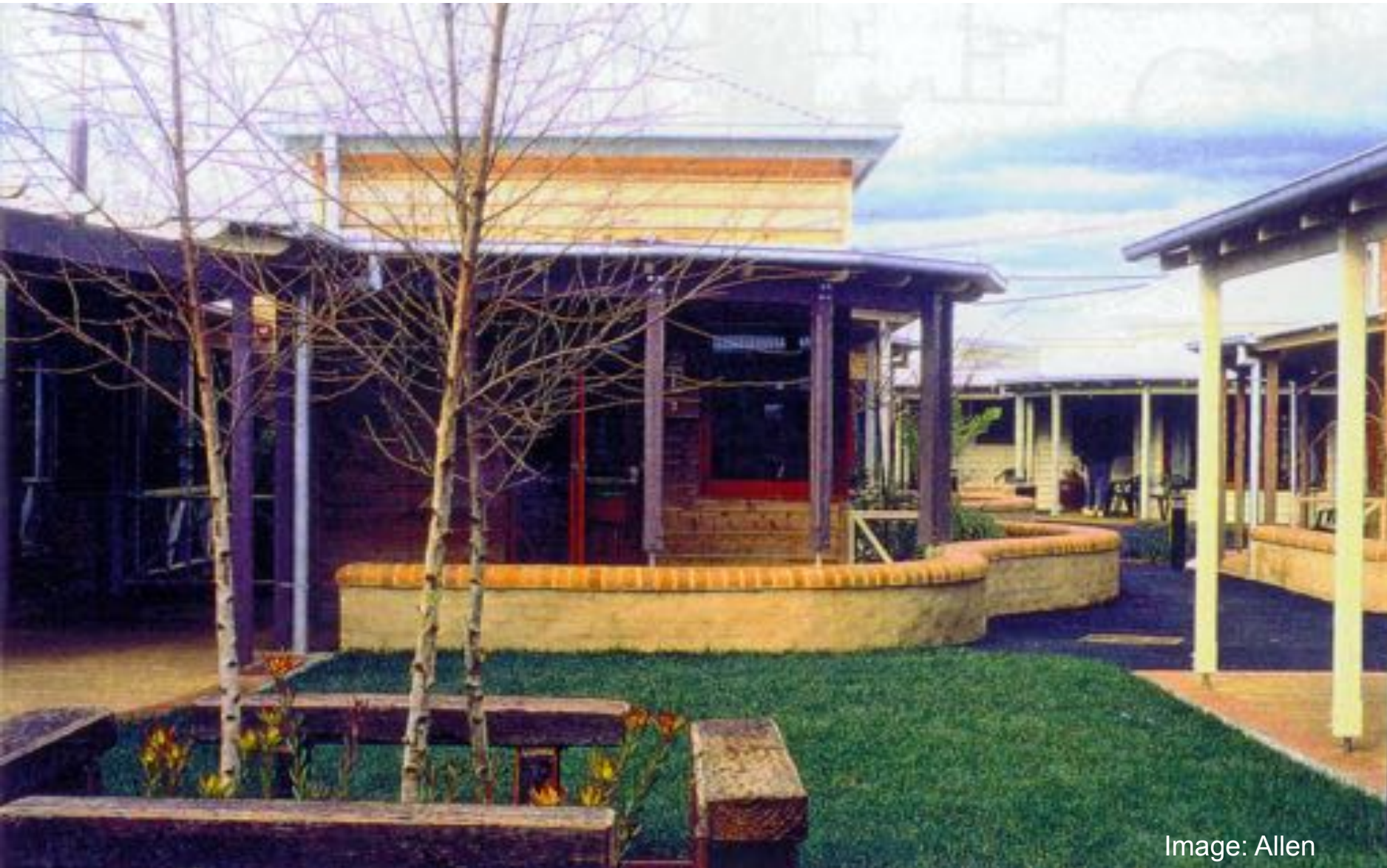ARCHITECTS MULTI-RESIDENTIAL

Image: Allen

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WINTRINGHAM
60 BED AGED CARE FACILITY

WALLARA
12 BED ACCESSIBLE CARE FACILITY
3 INDEPENDENT LIVING UNITS

Image: Martin

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POTTER STREET

EXISTING SITE CONDITIONS

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POTTER STREET

EXISTING SITE CONDITIONS
Potter Street

POTTER STREET

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Potter Street

Image: Allen

POTTER STREET

EXISTING SITE CONDITIONS
North East to John Hemmings Memorial Park

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POTTER STREET

EXISTING SITE CONDITIONS
North East to John Hemmings Memorial Park

Image: Allen Kong Architect

POTTER
STREET

EXISTING SITE
CONDITIONS
Close Avenue

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POTTER STREET

EXISTING SITE CONDITIONS
Close Avenue

Image: Allen

POTTER STREET

SITE PLANNING
1. Interconnected
2. Able to see where you need to go
3. Communal spaces central
4. Staff Central
5. Spaces with clearly different character
6. Multiple cueing assists way finding

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KEY PRINCIPLES

1. Is it understood?
2. Is it manageable?
3. Is it meaningful?

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KEY DESIGN PRINCIPLES

Sustainability Aspects

Heavily insulated
Timber structure and cladding
Screw piles
Minimal use of concrete
Large shaded areas
Winter sun penetration
Rain water harvested
Reduced internal areas
Evaporative cooling

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KEY DESIGN PRINCIPLES

1. Residents considered as individuals
2. Positive familiar environment
3. Engender a feeling of control in their environment
4. Small scale - group clusters
5. Daily contact with the outdoors or gardens
6. Flexible and variety of stimulating spaces
7. Provide opportunity for privacy and community
8. Provide gradation of spatial zones; private, semi-private, public
9. Highlight helpful stimuli
10. Reduce unwanted stimuli

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Image: Allen Kong Architect

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KEY DESIGN PRINCIPLES

1. Residents considered as individuals
2. Positive familiar environment
   +   Familiar materials
   =   positive associations

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Image: Allen Kong
Architect

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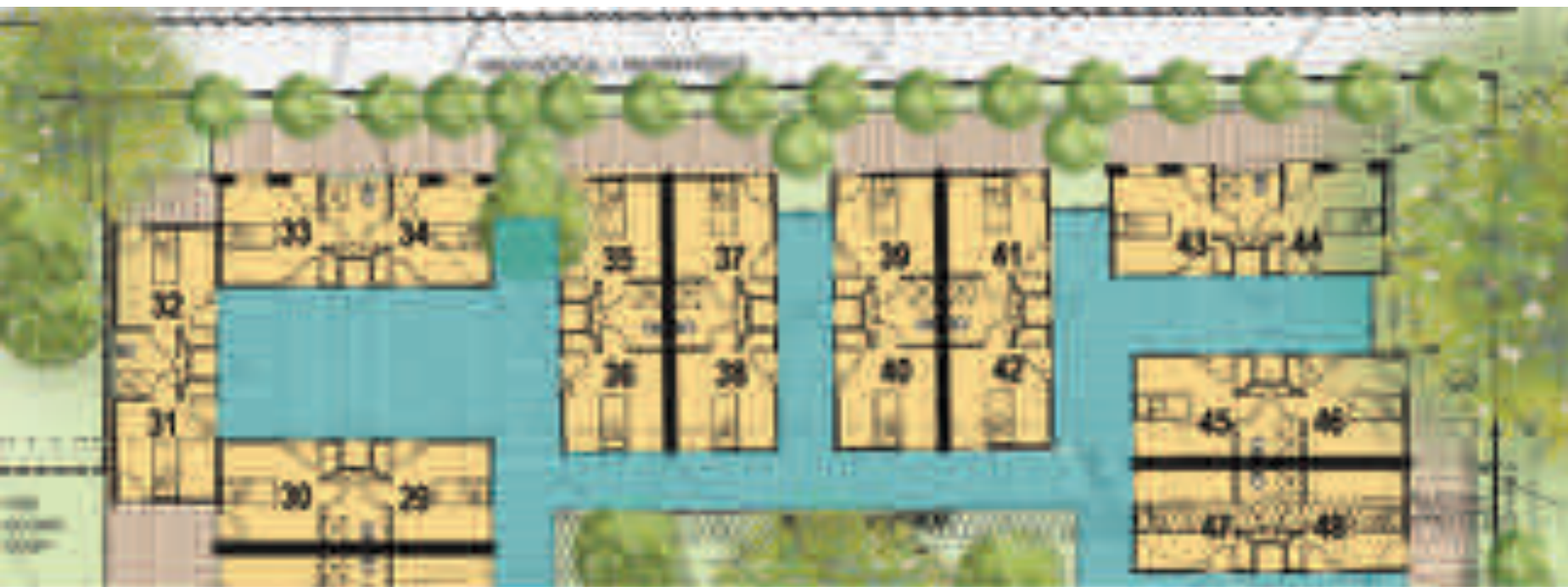PRIVATE

KEY DESIGN PRINCIPLES

8. Provide gradation of spatial zones; private, semi-private, public

SEMI-PRIVATE

KEY DESIGN PRINCIPLES

8. Provide gradation of spatial zones; private, semi-private, public

PUBLIC

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KEY DESIGN PRINCIPLES

9 Highlight helpful stimuli
   • Emphasize bedroom doors and windows
   • Clearly identify doors
   • Distinguish between bedroom doors
   • Clearly show windows
   • Emphasize garden
   • Identify handrails

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KEY DESIGN PRINCIPLES

10. Reduce unwanted stimuli

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KEY DESIGN PRINCIPLES

11. Gardens and appropriate Spaces reduces aggression & crowding effect

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AWARDS

International Academy of Design and Health	**Salutogenic Award 2013 Winner**
International Union of Architects	**Architecture for All 2014 Hon mention**
World Architecture News	**Sustainability Commendation 2015**
Illuminating Engineering Society Aus /NZ	**Dr Dressler Daylighting Award Commendation**
World Architecture News	**Health Care 2015 Short list**
International Academy of Design and Health	**Sustainability 2013 Short List**
International Academy of Design and Health	**Mental Health 2013 Short List**

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Further information
Wintringham   www.**wintringham**.org.au
Wallara Australia   www.**wallara**.com.au

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