



**United
Nations**



UNITED NATIONS
HUMAN RIGHTS
OFFICE OF THE HIGH COMMISSIONER

Report on Older Persons and the Right to Adequate Housing

Who we are



OBFA Architects was founded in 2013 to provide excellence in public housing and civic design in Ireland.

The Practice is led by Ciaran O'Brien MRIAI and Jackie Cuthbert ACCA, with a team of 14 architects, technologists and an arts producer.

OBFA works with Local Authorities, Housing Bodies and other public clients to deliver the best in design across the housing, culture and education sectors. The Company has led exemplars in elderly housing and in cultural co-design processes.



Exemplar Housing with Supports – Inchicore, Dublin 8, Ireland.



An Roinn Tithíochta,
Pleanála agus Rialtais Áitiúil
Department of Housing,
Planning and Local Government



An Roinn Sláinte
Department of Health



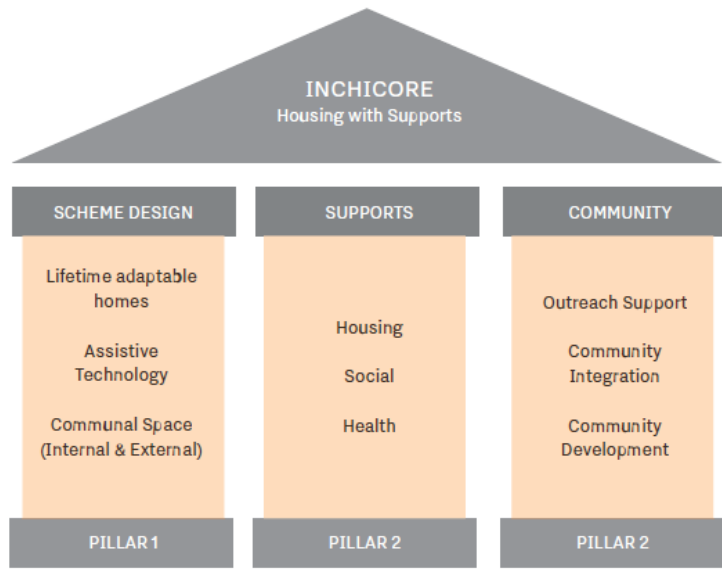
Housing With Supports

A demonstrator scheme setting a new standard of housing provision for older people in Ireland.

3 Pillars
Design, Supports & Community



O'BF_A



Collaborative navigation to common delivery goals



Financial Viability

Managing Expectations

Avoiding Siloed Thinking

Stakeholder Control



Mary Active Retired



WHAT OTHERS LIKE ABOUT MARY

Honest personality.
Quiet and mannerly but keeps to herself

WHAT'S IMPORTANT TO MARY

Mary has recently taken up golf and plays regularly. Golf is now a social outing for Mary and gets her out and about with her friends. She part time works at a grocery store for an old friend. She has her own car and is very dependent on using as a main mode of transport to meet appointments. She is quite private and does not usually entertain at home. Prefers to meet others in town. Mary is currently secretary of the local historical society where her late husband was chairman. She occasionally gives tours of historic sites. Mary is usually busy involved in organizing, emailing and writing correspondence about planning the activities of the society.

HOW BEST TO SUPPORT MARY

Mary needs a private secure home where she can retreat to herself for thoughts. He writes a lot with her different commitments and activities and has currently an office at her home. She does not enjoy cooking or entertaining and will usually eat on the go or ready-made meals. She currently has a store for her golf clubs and walking/all-weather equipment. She has a large wardrobe and currently uses her spare room as a wardrobe.

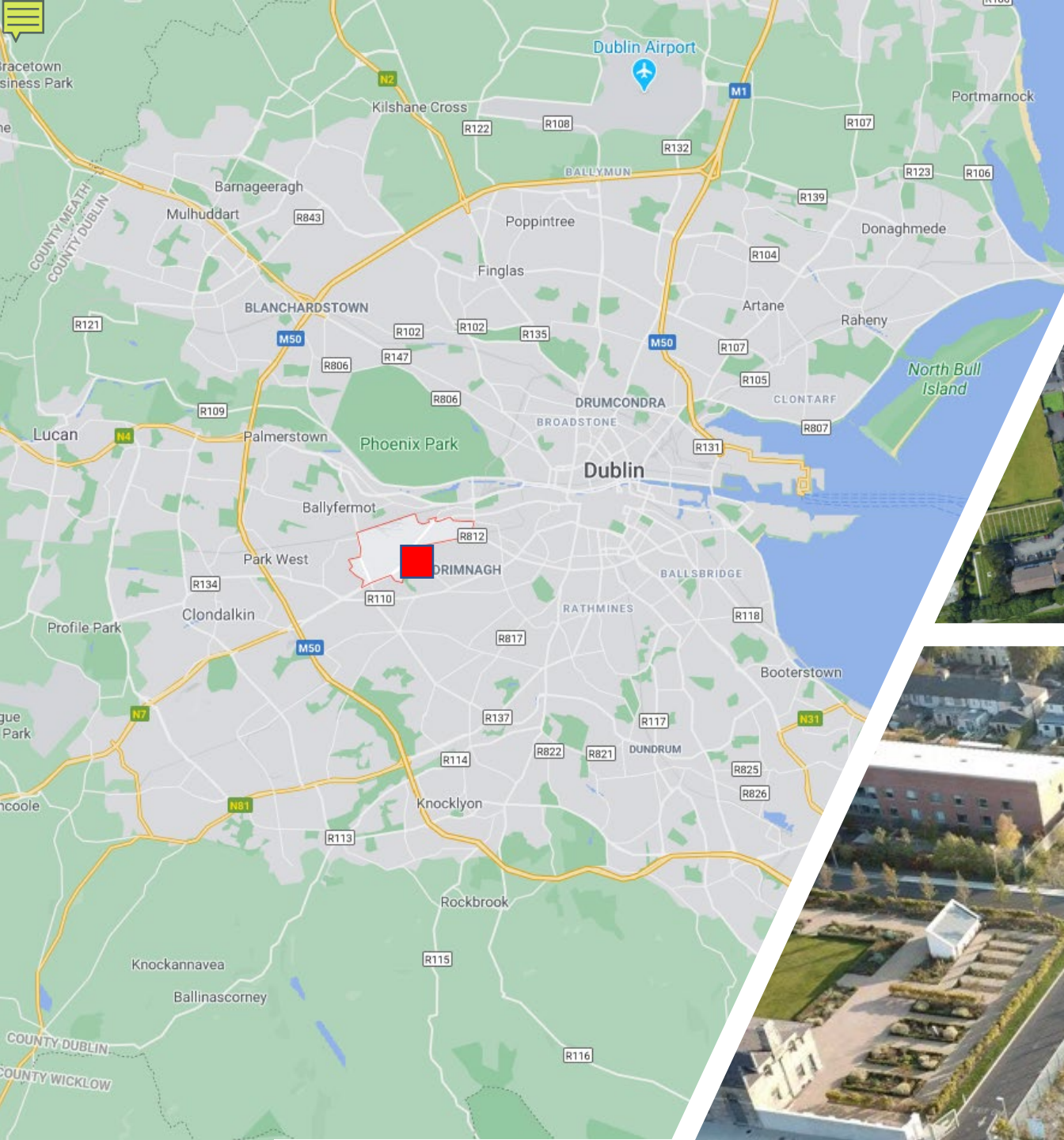
Mary has a very active life both physically and socially. She treasures her personal time and space but should be encouraged to take part in local community activities. Meet with Mary on a bi-annual basis to reassess needs. Encourage Mary to be an active member of the community. If there was change in mood or engagement with her regular activities in the community staff should check in with her. Fire safety a Briefed & written/diagram instruction in the unit of her individual Evacuation process regarding Evacuation route, outdoor assembly area, Areas of refuge for the building. Review bi annually in relation to her mobility or change in health.

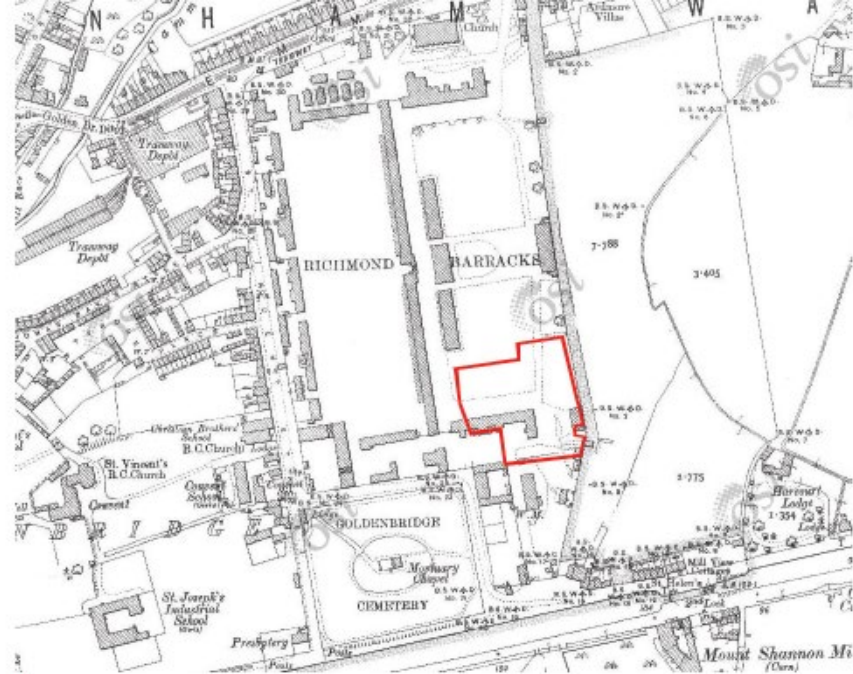
ALONE



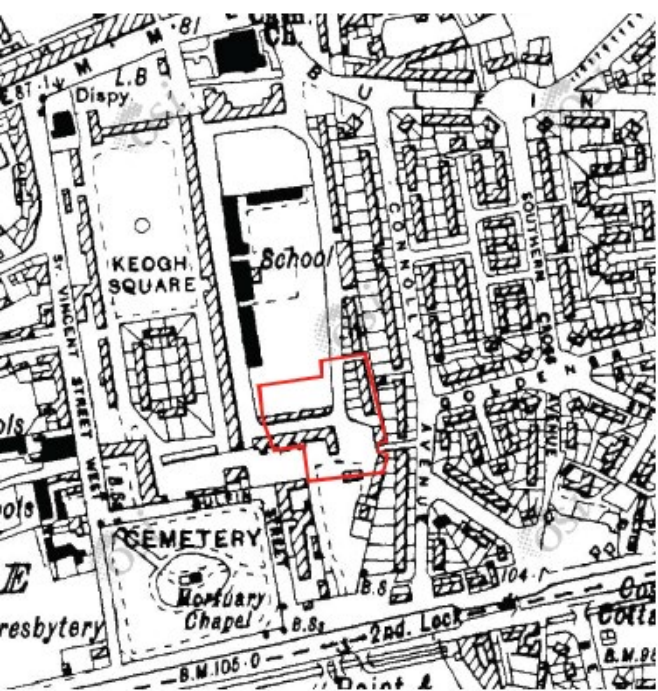
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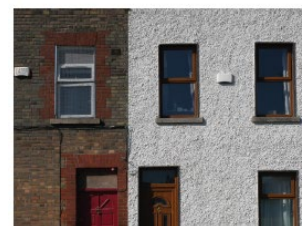
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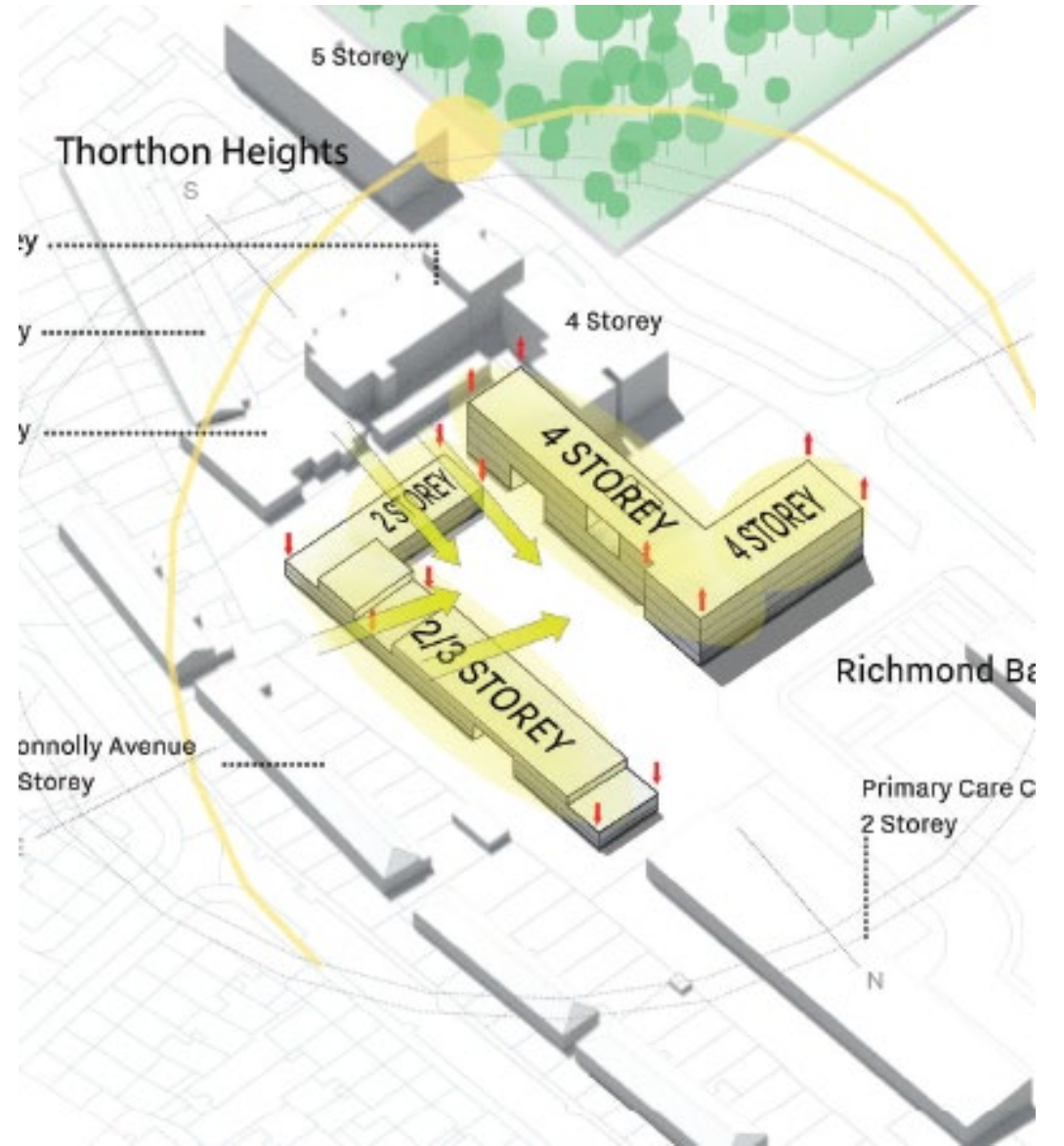
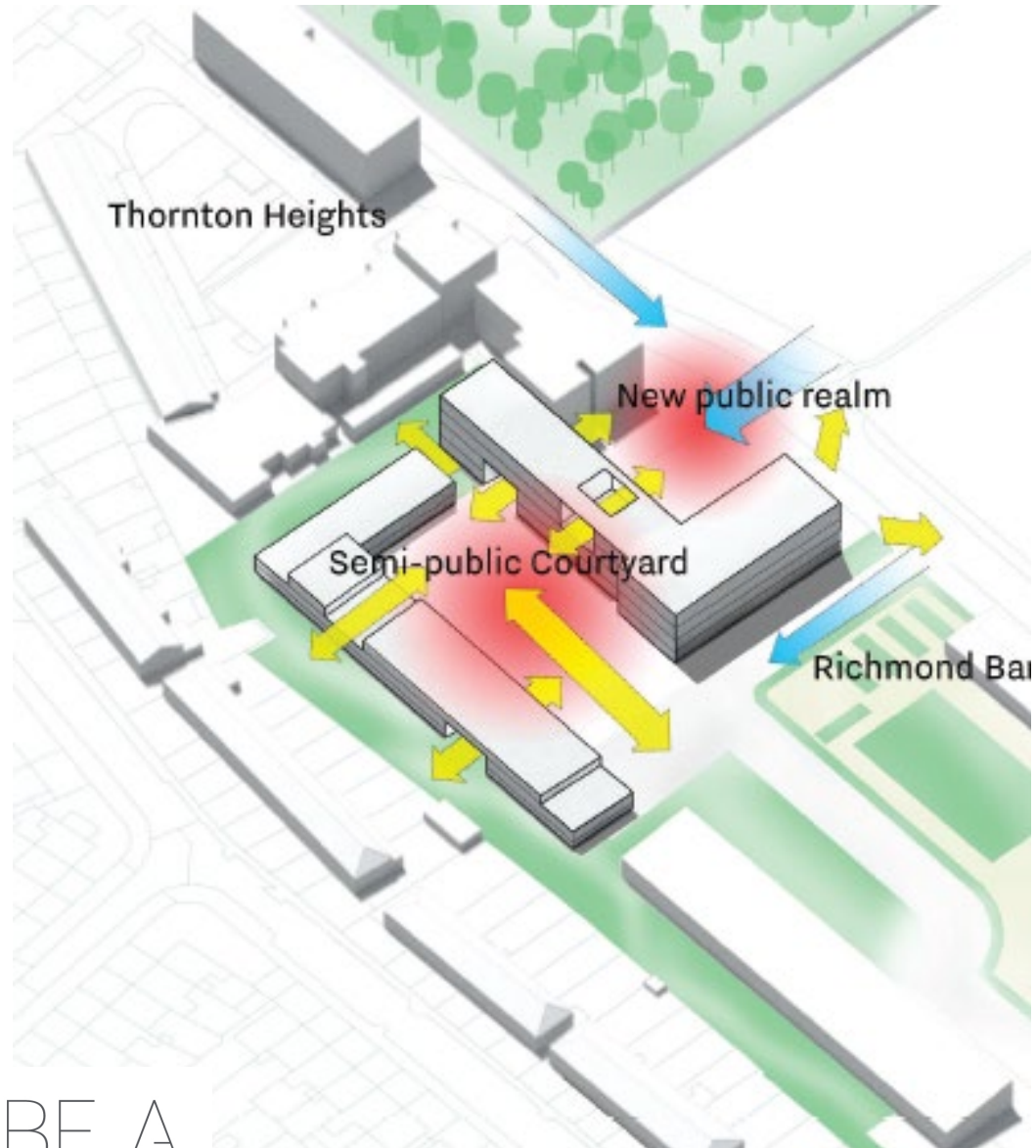
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Bay Elevation - Entrance



Section - Tea room



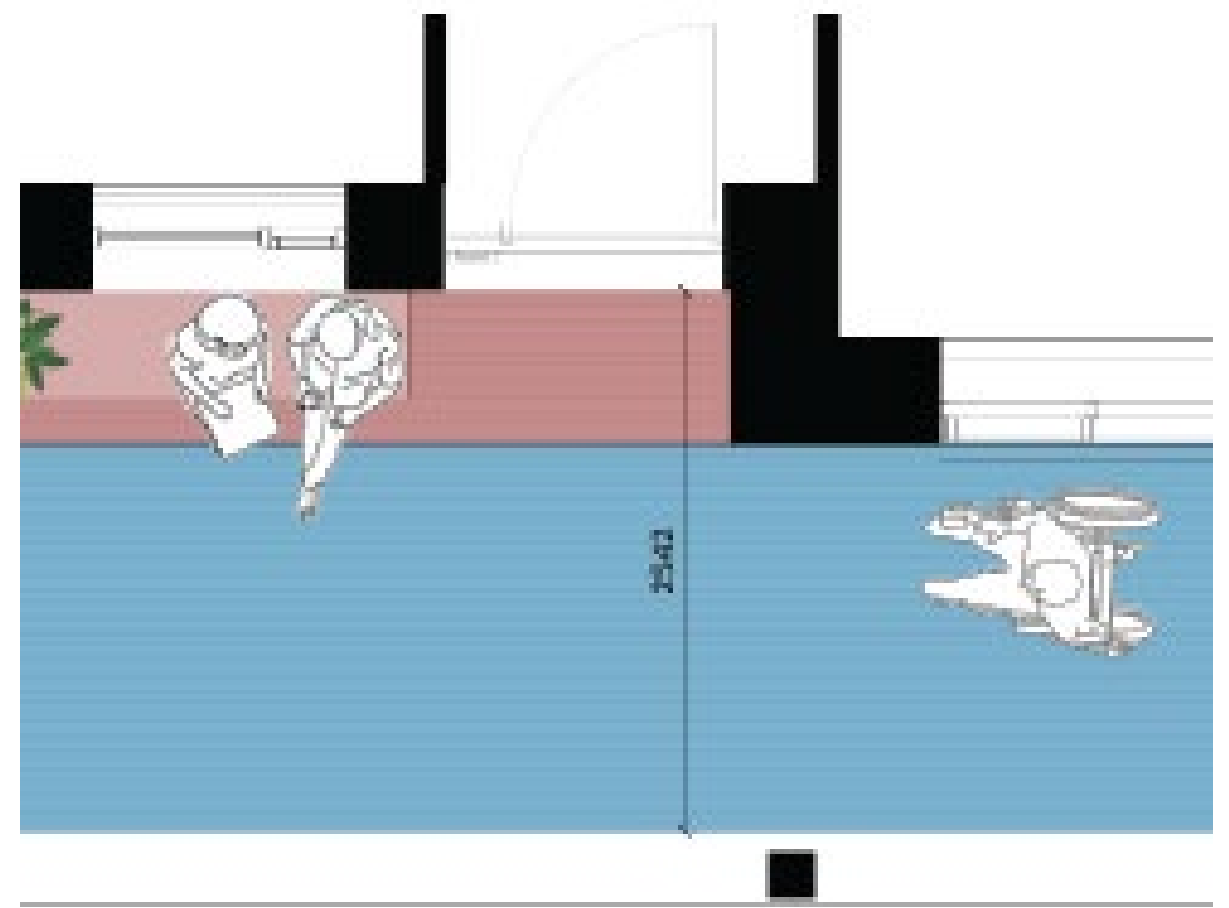
Proposed Courtyard perspective section



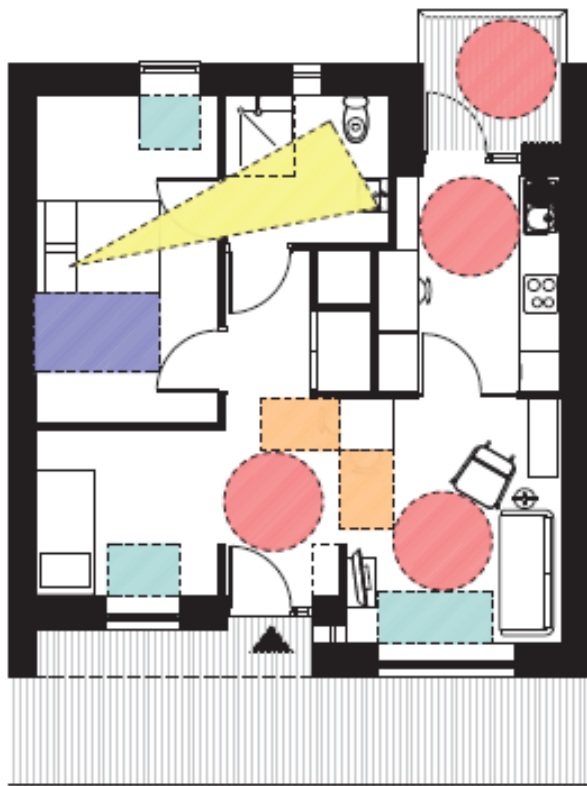
OIBELA



Dwelling Access – A place to pause.



Barrier Free Design



Future line of sight from bedroom to WC

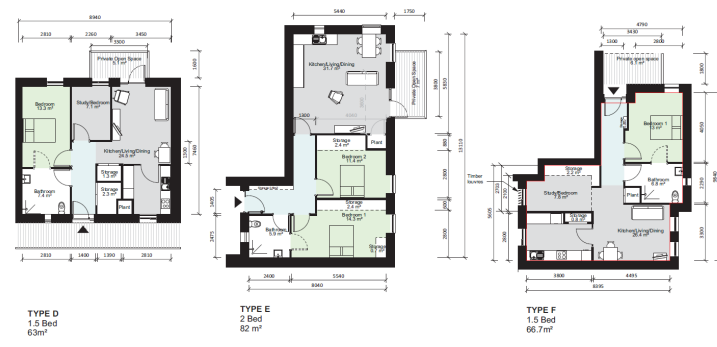
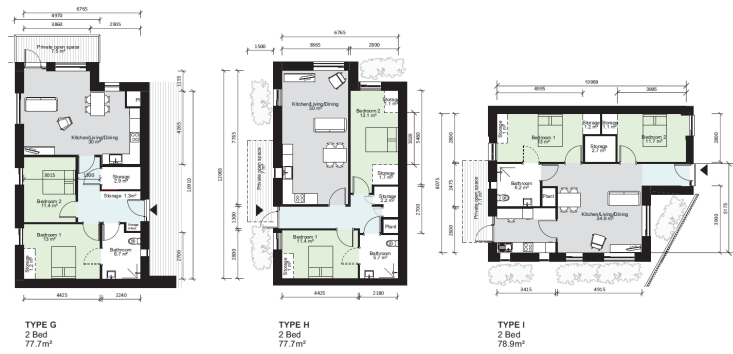
- Key
- 1500mm turning circle
 - 1200mm clear on two sides of the dining table
 - 1200mm clear adjacent to the bed
 - 800 clear space in front of windows
 - Future line of sight to WC from bed

Centre for Excellence in Universal Design

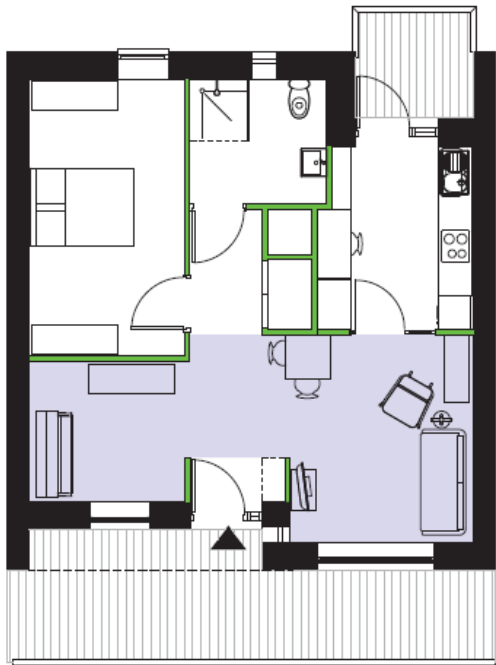
Universal Design Guidelines For Homes in Ireland



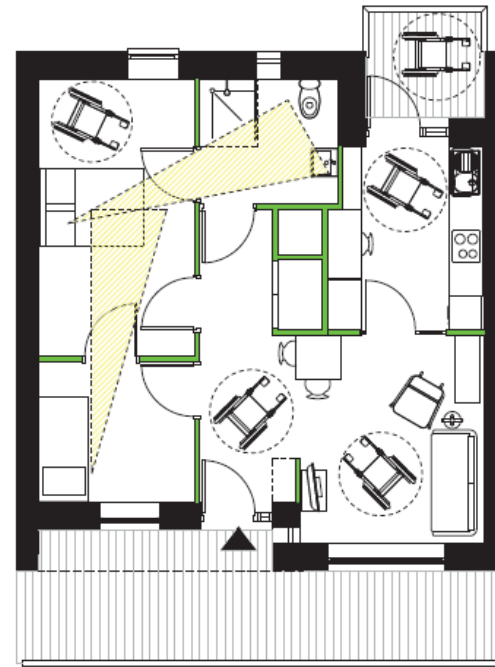
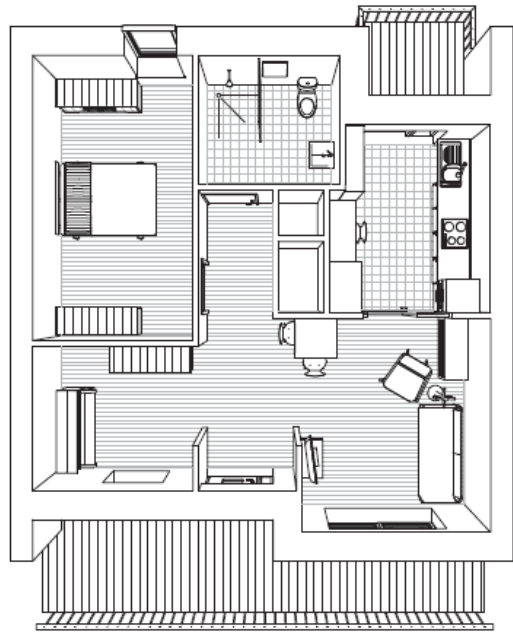
Typology Variety – Responding to immediate context and Aspect.



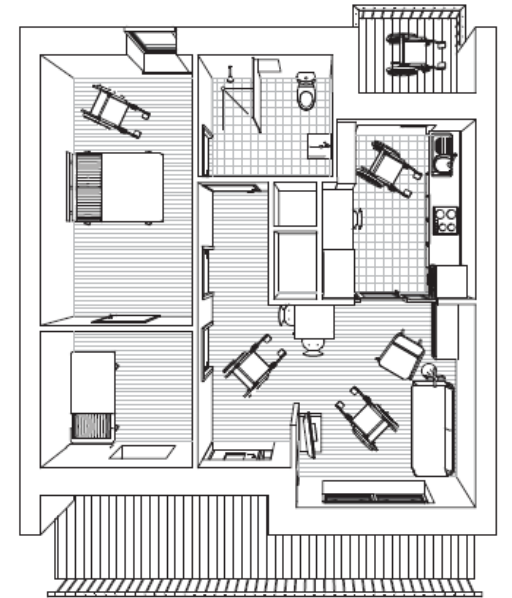
Unit Flexibility



Active Retiree, Frequent Visitors



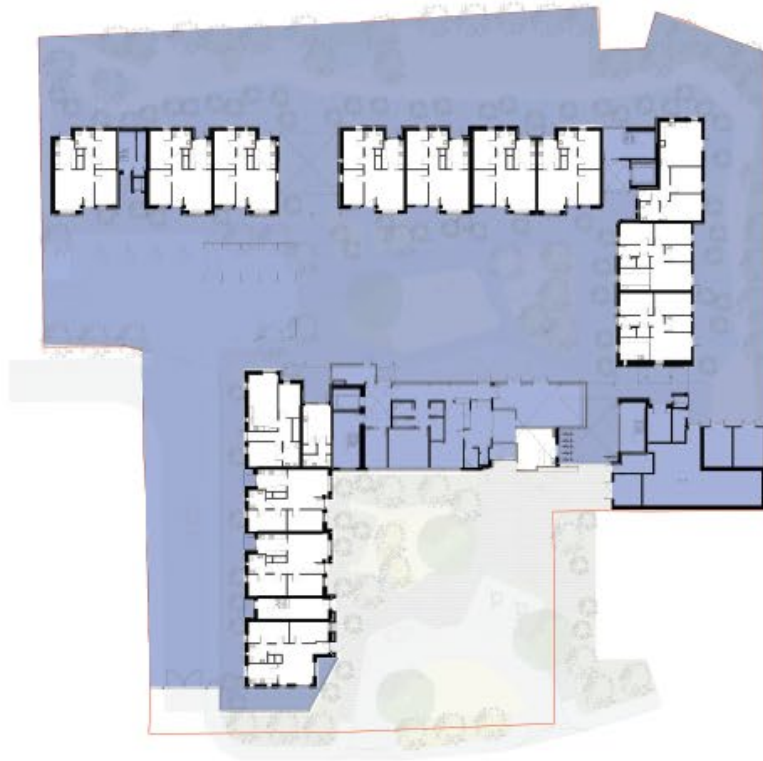
Wheelchair User, Regular Carer



Progressive Threshold



Public



Semi Public / Private



Private



Designated Laundry area to encourage communal social exchange.

Bird Box Feeders in wild garden to encourage activity and mixed landscape.

Areas of social interaction and connection with landscape and garden.

Raised Planter for ease of access to using the gardens

It takes a village....



Checklist



- Multiple Stakeholder Workshops to define design pillars
- Early end user consultation and profiling for life cycle design planning
- Designing Generously – Generous Shared Spaces & Flexible Layout
- Warmth of materiality – welcome, warm and robust
- Shared outdoor amenity spaces linking neighbours

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