

NEWS + INSIGHT



MAY
2021

STOLL FOUNDATION APPOINTMENT

WWA are delighted to have been appointed by the Stoll Foundation to project manage the disposal of their 2.66 acre site next to Chelsea FC on the Fulham Road in London.

KATHRYN GUNDRY GETTING PUBLISHED!

Design Associate Designate Kathryn Gundry is contributing a chapter to the forthcoming book titled "Inclusive Design for the Built Environment" read more on page 3.

DESIGN FOR POST COVID CARE HOMES

Read more about WWA's research into this area of specialist design to find out how research is feeding into our future practice.

CARE HOME DESIGN POST COVID

WWA leading the way with research led design for a covid-secure future...

We are delighted to share our new research document discussing the future of the care setting after the pandemic. It looks at how the guidance received during lockdown worked and how it will affect the future of design.

COVID will change our perception of the care setting; it is a time to rewrite the narrative and highlight the positives that can be built. If we can safely accommodate visitors and create homely environments, then care settings can reduce loneliness. We need to look at integrating our care homes into the wider community, creating shared spaces that encourage interaction.

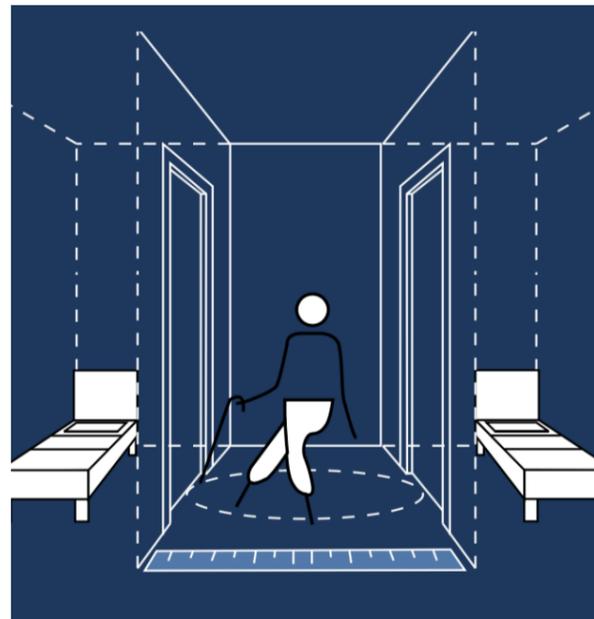
We have had the most testing time in history in care and the care sector were mainly left to their own devices. Will the effects of COVID19 have long term changes to people wanting to downsize? Keeping a house with rooms to isolate separately with large gardens etc. is more important than ever.

HAPPI (Housing for an Ageing Population: Panel for Innovation) advocates a better standard of design to new built housing but is there opportunity to adapt existing housing stock to meet HAPPI, through reducing occupancy whilst keeping it cost effective.

This research document considers our housing and how to improve it now. In terms of the care setting we are focusing on looking at how we redesign the "traditional" floor plan to create COVID secure buildings without reducing people's freedom to go to shared spaces and see family and friends.

These changes could be in corridor design, multipurpose spaces, guest suites, community hubs and the scale and character of outdoor spaces; we need to focus on the domestic scale and creating scenarios for safe interaction.

Our research into this topic is being led by Architects Kathryn Gundry, and Mark Slater.



Download a copy of the full research document [here](#).



Kathryn Gundry



Mark Slater

WWA'S INCLUSIVE DESIGN RESEARCH TO BE PUBLISHED

Inclusive design of the built environment ensures that we create a future environment which is accessible, relevant and offers equal opportunity of success and enjoyment for all. In recent years, a range of policy levers, design standards, practical processes, and project tools have been developed to address the way that infrastructure is designed and the role of the engineer in creating more inclusive cities.

Following these developments ICE Publishing are currently exploring a new book publication on the theme of inclusive design. The book will be structured around the protected characteristics listed in the Equality Act 2010, and

will introduce each of the protected characteristics and provide an overview of underpinning theory which will enable readers to understand the design principles behind current guidance.

Each chapter will include examples which show how key principles have been interpreted in practice, provide evaluative commentary, and also make recommendations for improving practice. Intended primarily for practitioners and students of civil engineering and design for infrastructure and public spaces, the book is also intended to assist urban planners, architects, and the wide range of people who plan and design the public realm.

This publication represents a compilation of individual sub-chapters written by a diverse range of professionals working in this area. West Waddy Archadia are focusing on the chapter "Age". As our population live longer, and as they increasingly live with health conditions, inclusive design of the built environment will be an essential way of ensuring that they are cared for and treated in their homes.

This chapter will also consider design for dementia as well as considerations around hearing loss, and it will consider the impact of living alone in a pandemic and what can be done through design, build and retrofit. We will be collaborating with Tim Gill who will



provide a sub-chapter on the issue of how children's opportunities for play are influenced by the environment in which they live.

We have received expressions of interest from over 30 contributors but are still looking for contributions in some areas. If you are interested in contributing, please get in touch.

RIBA 2030 CLIMATE CHALLENGE - OUR RESPONSE



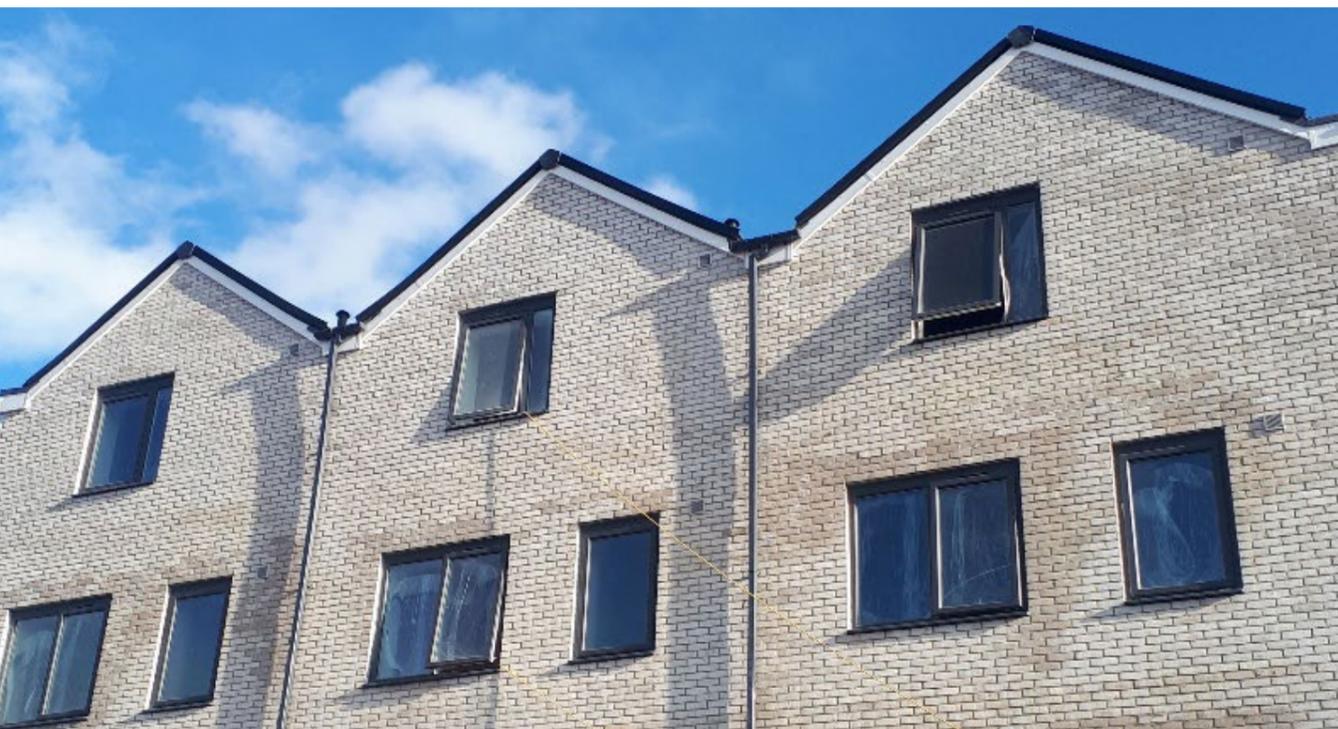
The RIBA has developed the 2030 Climate Challenge to help architects meet net zero (or better) whole life carbon for new and retrofitted commercial and residential buildings by 2030.

It sets a series of targets to reduce operational energy, embodied carbon and potable water developed by the RIBA in consultation with other UK professional bodies.

The targets are progressive yet realistic, and a vital first step to ensure the construction industry has delivered the significant reductions necessary by 2030 in order to have a realistic prospect of achieving net zero carbon for the whole UK building stock by 2050.

WWA are committed to meeting the Climate Challenge for all our clients where feasible.

ACTON LODGE NEARING COMPLETION



Acton Lodge is a social housing development for Lampton 360 in Brentford, West London, consisting of a mix of 2, 3 and 4 storey town houses with associated car parking and cycle parking spaces, hard and soft landscaping and private amenity space.

With planning permission already in place, WWA were commissioned to redesign the development to address site constraints and comply with the London Housing Design Guide which was

introduced in 2016 to improve new housing standards across London and create homes that people want to live and flourish in.

Following this, our team went on to produce construction drawings and address site queries throughout the construction phase.

The £5m development sits on a very narrow site with access only from one end and we overcame complications with levels to

achieve drainage and retain level access to front doors.

The units are brick-built with Juliette balustrading, single-ply shallow pitch roofs and PV's on some units. Some of the 2-storey houses have been designed to be wheelchair adaptable, and the 4-storey houses were required to have sprinkler systems.

Practical completion is imminent, and we look forward to seeing residents enjoy their new homes.

PROJECT DETAILS

- » Client commission commenced June 2019
- » 19 Residential units
- » Construction phase lasted 18 months
- » Construction value approximately £5m
- » London Housing Design Guide compliant

THURSTON EXTRA CARE SCHEME CONSULTATION UNDERWAY



We are currently working with Housing 21 to provide a new-build extra care scheme in Thurston.

A meeting was held at the beginning of the month with various councillors and our scheme was well received.

The consultation period closes at the end of this month, after which we

will take on board any issues and then submit for planning.

We are very excited to be working on this project as it will provide much needed housing with care in the county of Suffolk which has identified a shortage of this type of housing within the county of at least 1000 units.

PLANNING GRANTED FOR OAKWOOD COURT CARE HOME

We are delighted that our application to extend the existing Oakwood Court Care Home in Haywards Heath recently went to Committee and, despite strong objections, was unanimously granted Planning Permission.

The new extension has been carefully designed to minimise the impact on its surroundings and to harmonise with the existing buildings on the site. It will be fully integrated with the existing home and will provide 34 new care bedrooms together with

additional day rooms and an improved entrance. Besides improvement to many of the internal facilities, our design also provides improved accessibility to the outdoor space and sensory gardens with raised beds for the more active residents.

We look forward to working on similar schemes with new and existing clients utilising our care home design post covid proposals.



Thurston Extra Care Scheme, Model Views

THE NEED TO RETROFIT DECARBONISATION BY DESIGN



Our opinion is that Social Housing Providers need to undertake a full assessment of their assets to assess which properties to retain and improve, remodel, redevelop or re-purpose or a combination of the categories. This will then provide a focus on which properties are suitable for retrofitting within budget and which properties require an alternative approach. This needs to happen now for the Government targets to be met.

WWA's knowledge of the sector will help us to assist in creating a holistic approach to asset appraisal and provide our clients with the support they need to meet the targets.

We are not only committed to assisting our clients with meeting decarbonisation targets and like to practice what we preach. That is why we are committed to being zero carbon in our operations by 2030. Our current focus for 2021 is on reducing our carbon in relation to our business travel, commuting, energy consumption and also analysing our supply chains. These are the first steps on our decarbonisation roadmap to ensure we are playing our part in taking action to prevent further climate change.

The Government has set out their plan for decarbonisation and this will result in Social Housing Providers turning their attention to their existing property portfolios, which are often vast and formed of a variety of properties of different ages, designs and typologies.

Through the Government's Clean Growth Strategy the target for Social Housing Providers is for every property they rent to attain a minimum Energy Performance Certificate Rating of C by 2035 which will require a significant amount of investment across multiple properties.

Whilst developing net zero carbon developments as new build is relatively straightforward through utilising a fabric first approach, completing life cycle impact analysis and implementing green energy solutions, around 80% of housing that will exist in 2050 is already built and presents a more significant challenge.

Again a fabric first approach is the first step, but this is not always simple depending on the type of property. Other areas to assess are low energy fittings and efficient fuel sources. Subject to the building layout and complexity renewables could also assist in improving the EPC rating.

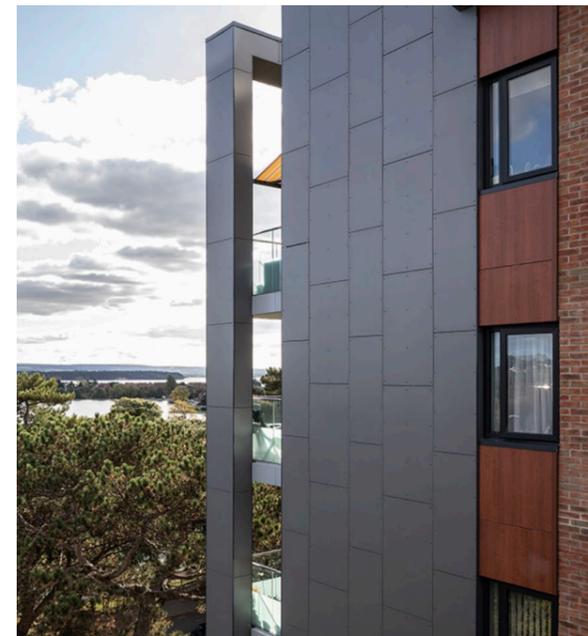
Our Certified Passive House designers Gavin Fraser and Ewan Green are expert in low energy design and are able to provide advice on both retrofitting existing properties and on new build design. Their expertise coupled with



Ewan Green



Gavin Fraser



POST-COVID RETIREMENT HOMES DELIVERY

Navigating the planning system to deliver high quality where it is needed most...

As the nation begins its recovery out of the Pandemic we take a look at demand for retirement housing in the UK.

According to Savills's research the 730,000 retirement housing units across the UK are worth just under £100 billion. More than half these homes, (52%) were built or last renovated over 30 years ago.

According to 'A Home for the Ages – Planning for the future with age-friendly design' in just five years the over 60s will make-

up more than 25% of the English population and this is a trend that is set to accelerate. The number of people aged over 65 is forecast to rise from 11.7 million to 14.3 million by 2025.

Based on this growth target, it is estimated that over 11,000 new housing with care units would need to be built each year to meet demand up to 2026 but over the last decade an average of only 3,220 units a year have been built, according to data from JLL. Furthermore these figures do not take into account

the significant numbers of smaller care homes which have been forced to close due to viability and compliance issues.

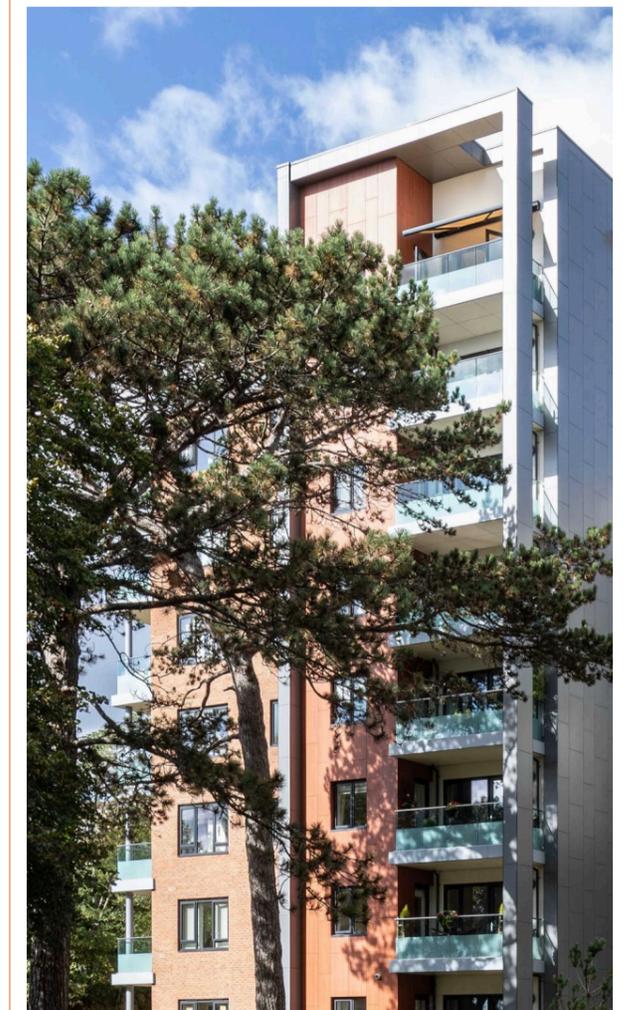
Although the pandemic has sadly had some effect on our elderly population, the growth in the number of over 85's in the approaching decades is predicted to continue.

There will be a significant demand for retirement housing units across the UK over the next 30 years. Lender appetite across the UK healthcare sector has recently held up relatively well according to Healthcare Capital Market Research 2021 published by Knight Frank.

There is no doubt that, in the short-term, there will be challenges in land supply, deliverability and market uncertainty around older persons housing.

However, demand way outstrips supply and there is a unique opportunity for the retirement housing sector to invest. WWA are expert in the design and provision of older persons accommodation both private homes, retirement complexes and special needs housing.

For more information please email WWA Director Mark Slater at: mark.s@wwa-studios.com



Maidment Court, Poole, By WWA Studios

BULLETIN

WHAT WE OFFER

- » A client centric approach to our work delivering an outstanding client experience
- » High quality designs to reduce energy use and improve the quality of life for the end users
- » A responsive, reliable and results orientated service
- » Socially, ethically and environmentally aware
- » Thought leaders in Architecture, Urban Design and Town Planning

CHECK OUT OUR
NEW WEBSITE

WWA-STUDIOS.COM

STOLL FOUNDATION NEW APPOINTMENT



WWA are delighted to have been appointed by the Stoll Foundation to project manage the disposal of their 2.66 acre site next to Chelsea FC on the Fulham Road in London. The commission includes a development brief for new Veteran's accommodation on 0.6 acres plus a planning brief for the disposal of the remaining 2 acres for new development options. Our specialist housing team will be drafting a detailed design brief for the new Veteran's accommodation which will replace the original buildings which date from 1919.

ABOUT

WWA is an innovative multi-disciplinary practice of Architects, Urban Designers and Town Planners with a rich pedigree of successful projects delivered over our 136 year history. We offer outstanding client focussed services embracing the natural crossover between built environment disciplines and we consistently deliver high quality projects on time and on budget. Our team of town planners offer added value to clients with an exceptional success rate in achieving planning consent.

Please contact one of the Directors for a no obligation discussion about how we might assist you with your planning or development project.




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