Photo by AP x 90 on Unsplash

Cities and Regions Building Homes for Life

October 6th, 2020

18th EUROPEAN WEEK of REGIONS and CITIES

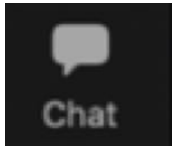
Homes4Life

AGENDA

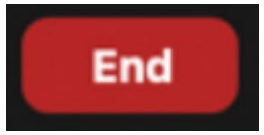
9:30-9:35	Welcome	Nhu Tram, AGE
9:35-9:50	Housing & healthy ageing – EU perspective	Irina Kalderon, EC
9:50-10:05	Homes4Life European Certification Scheme	Silvia Urra, Tecnalia
10:05-10:20	Warsaw (PL) pilot site	Jan Cielsa, Mimo Wieku
10:20-10:35	Bizkaia (ES) pilot site	Sergio Murillo, DFB
10:35-10:50	Dublin Inchicore (IE) pilot site	Ciaran O'Brien, OBFA
10:50-11:00	Q&A	Olatz Nicolas, Tecnalia

HOUSE RULES

Mute your microphone



Questions?? → chatbox



Ending time 11:00

ACTIVE AND HEALTHY AGEING AND SMART LIVING ENVIRONMENTS: EC PERSPECTIVE

EUROPEAN WEEK OF REGIONS AND CITIES 2020

IRINA KALDERON LIBAL

POLICY OFFICER

DG CNECT H.3

'EHEALTH, WELLBEING AND AGEING'

06/10/2020

REPORT ON THE IMPACT OF DEMOGRAPHIC CHANGE IN EUROPE

1

In 2018, life expectancy at birth increased to **78.2 YEARS** for men and **83.7** for women.

This growth is projected to continue: men born in 2070 are expected to live **86 YEARS**, and women **90**.

2

In 2018, the average number of childbirths per woman was **1.55** and their median age at childbirth **31.3**.

3

By 2070...

the share of people **65 years or older** is projected to be

30.3% (compared to 20.3% in 2019)

the share of people **80 years or older** is projected to be **13.2%** (compared to 5.8% in 2019)

European Commission

Report on the Impact of Demographic Change in Europe

4 In the EU as a whole, the composition of our households is changing – households composed of two parents with children are being joined by households consisting of people living alone, single parents or couples without children.

5 Some of us opt to move around or live abroad, but the size of these flows is volatile and can change quickly.

The Commission's Demography Report presents the main drivers of demographic change and the impact they are having across Europe. It launches a process that will help identify concrete actions and solutions, mindful of lessons learned from COVID 19, to support people, regions and communities that are most affected and to enable them to adapt to changing realities.

6 The share of Europe's population in the world is shrinking and by 2070 it will account for just about **4%** of the world's population.

European Commission

AAL PROGRAMME

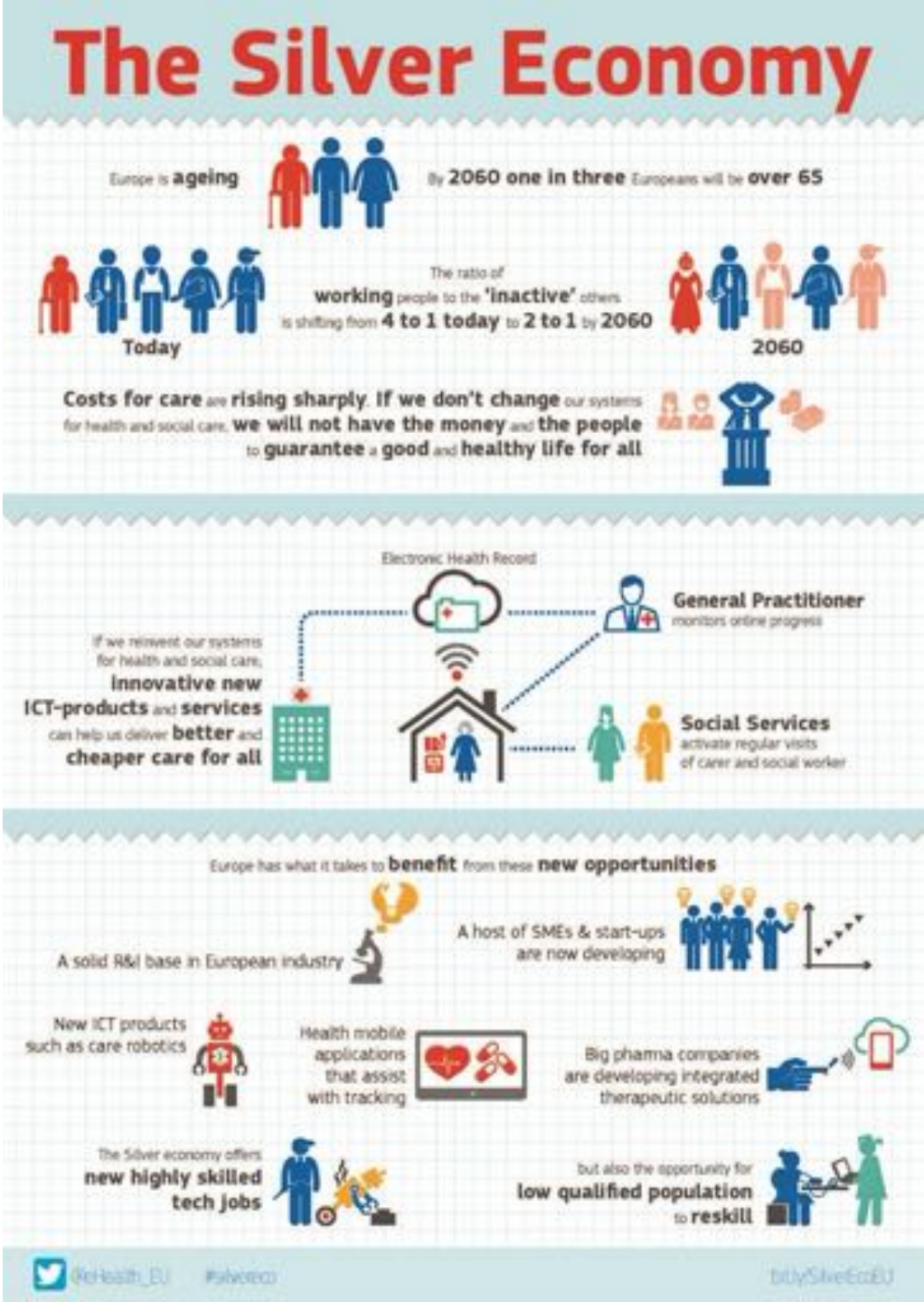
WHO

A unique public-public partnership of 26 public funding agencies:

- From currently 20 countries around Europe plus Canada
- R&D, innovation, health & regional support focus

WHY:

1. Enhancing older adults' quality of life through innovative digital technology-based solutions
2. Support long-term sustainability of health & care systems
3. Strengthening the emerging industrial base in Europe



EUROPEAN INNOVATION PARTNERSHIP ON ACTIVE AND HEALTHY AGEING

- *Launched to increase the average healthy lifespan by two years by 2020 and to pursue a a Triple win for European citizens*
- *102 Reference Sites to scale up innovation for active and healthy ageing*
- *Twinning Schemes*

European Innovation Partnership on Active and Healthy Ageing

European Commission

Digital Health and Care

TRANSFORMATION OF HEALTH AND CARE IN THE DIGITAL SINGLE MARKET - Harnessing the potential of data to empower citizens and build a healthier society

European health challenges

- Ageing population and chronic diseases putting pressure on health budgets
- Unequal quality and access to healthcare services
- Shortage of health professionals

Potential of digital applications and data to improve health

- Efficient and integrated healthcare systems
- Personalised health research, diagnosis and treatment
- Prevention and citizen-centred health services

What EU citizens expect...

90% agree To access their own health data (requiring interoperable and quality health data)

80% agree To share their health data (if privacy and security are ensured)

80% agree To provide feedback on quality of treatments

Support European Commission:

1 Secure access and exchange of health data

Ambition:

Citizens can securely access and share (e.g. with doctors or pharmacies) their health data anywhere in the EU.

Actions:

- eHealth Digital Service Infrastructure will deliver initial cross-border services (patient summaries and ePrescriptions) and cooperation between participating countries will be strengthened.
- Proposals to expand scope of eHealth cross-border services to additional cases, e.g. full electronic health records.
- Recommended exchange format for interoperability of existing electronic health records in Europe.

2 Health data pooled for research and personalised medicine

Ambition:

Shared health resources (data, infrastructure, expertise...) allowing targeted and faster research, diagnosis and treatment.

Actions:

- Voluntary collaboration mechanisms for health research and clinical practice sharing with "one million genomes by 2022" target.
- Specifications for secure access and exchange of health data.
- Pilot actions on rare diseases, infectious diseases and impact data.

3 Digital tools and data for citizen empowerment and person-centred healthcare

Ambition:

Citizens can monitor their health, adapt their lifestyle and interact with their doctors and carers (receiving and providing feedback).

Actions:

- Facilitate supply of innovative digital-based solutions for health, also by SMEs, with common principles and certification.
- Support demand uptake of innovative digital-based solutions for health, notably by healthcare authorities and providers, with exchange of practices and technical assistance.
- Mobilise more efficiently public funding for innovative digital-based solutions for health, including EU funding.

#DigitalSingleMarket #DigitalHealth #eHealth_EU #EU_Health

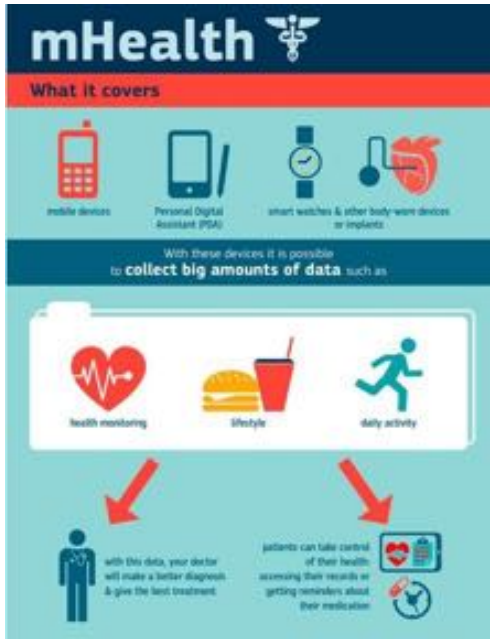
Ambition:

Citizens can monitor their health, adapt their lifestyle and interact with their doctors and carers (receiving and providing feedback).

Horizon 2020

DG CNECT has funded more than 180 R&I projects through Horizon 2020 under Societal Challenge 1 'Health, demographic change and wellbeing'.

3 Digital tools and data for citizen empowerment and person-centred healthcare



AGE-FRIENDLY ENVIRONMENTS: SOME H2020 EXAMPLES

RAMCIP - Robotic Assistant for Mild Cognitive Impairment (MCI) patients at home.
The RAMCIP project is working towards future service robots for assisted living environments that can provide safe, proactive and discreet assistance in daily life, ranging from food preparation, eating and dressing activities, through to managing the home and keeping it secure.

The **SILVER** procurers searched for new robotics based technologies to help older people living independently at home even if they have physical or cognitive disabilities.
After a Pre-Commercial Procurement (PCP) process, the outcome is the LEA robot developed by Robot Care Systems. This **mobile personal assistant in the shape of a walker** can help with daily routines and housekeeping.

ACTIVAGE aims to prolong and support independent living of older adults in their living environments and responding to real needs of caregivers, service providers and public authorities. The project is deploying innovative and user-led large-scale pilots across nine sites in seven European countries based on **Internet of Things** (IoT) technologies.

SAAM - Supporting Active Ageing through Multimodal Coaching- creates a virtual assistant supporting people over 60 years living in their own homes and the work of those taking care of them (family, friends, and social carers).
https://saam2020.eu/

SmartWork builds a worker-centric AI system for **work ability sustainability,** integrating unobtrusive sensing and modelling of the worker state with a suite of novel services for context and worker-aware adaptive work support. Formal and informal carers are able to continuously monitor the overall health status and risks of the people they care for, thus providing full support to the older office worker for sustainable, active and healthy ageing.
www.smartworkproject.eu

FreeWalker integrates several proven components of AAL assistive devices and technologies, for a flexible and versatile solution for guiding and monitoring elderly or impaired persons in the outdoor environment and supporting caregivers by providing emergency information to recover **disoriented persons** safely. The primary target groups in FreeWalker are persons with cognitive impairments living at home or in an intramural care organization, and their (in)formal carers. www.freewalker-aal.eu

H2020 CALLS: SOCIETAL CHALLENGE 1 – HEALTH, DEMOGRAPHIC CHANGE AND WELLBEING

SC1-DTH-04-2020: International cooperation in smart living environments for ageing people

SC1-HCC-08-2020: Scaling up innovation for active and healthy ageing

DT-TDS-01-2019: Smart and healthy living at home

SC1-DTH-03-2018: Adaptive smart working and living environments supporting active and healthy ageing

SC1-HCC-01-2018: Supporting investment in smart living environments for ageing well through certification

European Commission

ERDF, HORIZON EUROPE, EU4H, RRF, DEP

The European Commission supports the deployment of Digital Health with EU Structural funds. A mapping of the investments in Health and eHealth is available here. This will continue under the new MFF as well.

Horizon Europe partnership: "Transforming health and care systems"

EU4Health

Recovery and Resilience Plan – 750 Billion EUR

Digital Europe Programme – AI, Cybersecurity, Interoperability, HPC, Skills

RECOVERY AND RESILIENCE PLAN

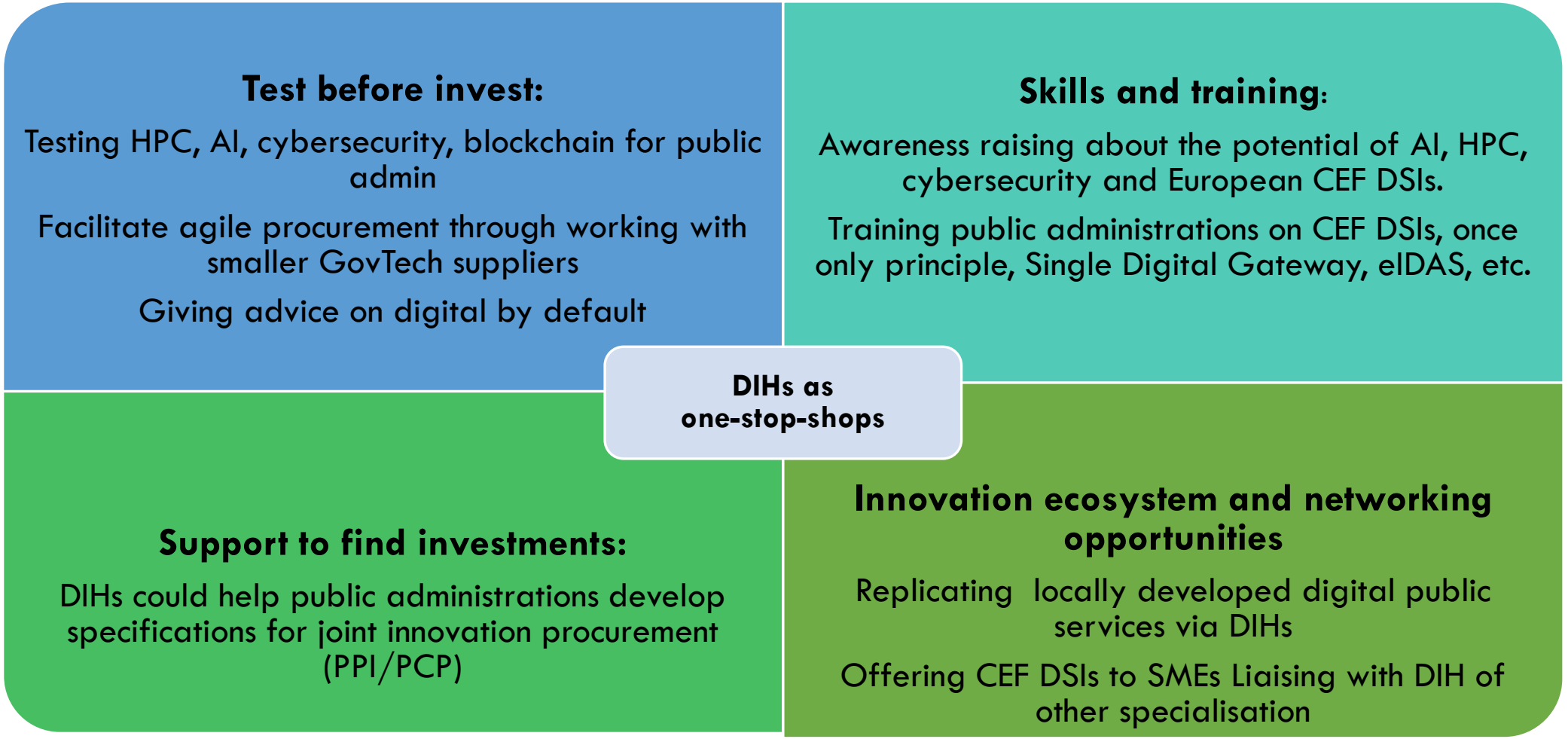
The recovery strategies of EU countries should:

- Address the main challenges they are facing identified in the European Semester, in areas such as competitiveness, productivity, education and skills, health, employment, and economic, social and territorial cohesion.
- Ensure adequate focus of these investments and reforms on the challenges related to the green and digital transitions, to help create jobs and sustainable growth and make the Union more resilient.

Investment Priorities

European Commission

EUROPEAN DIGITAL INNOVATION HUBS PROVIDE TECHNOLOGICAL EXPERTISE AND EXPERIMENTATION FACILITIES TO ENABLE THE DIGITAL TRANSFORMATION OF THE INDUSTRY AND THE PUBLIC SECTOR



THANK YOU!

Irina.Kalderon-Libal1
@ec.europa.eu

@eHealth_EU
@DSMeu

- eHealth: https://ec.europa.eu/digital-single-market/en/policies/ehealth
- R&D&I: http://ec.europa.eu/horizon-europe
- Digital Programme: http://europa.eu/rapid/press-release_IP-18-4043_en.htm

European Commission

Homes4Life

European Week of Regions and Cities_ October 6th, 2020

18th EUROPEAN WEEK of REGIONS and CITIES

This project has received funding from the Horizon 2020 Programme under Grant Agreement n°826295

HOMES4LIFE

Certification for Ageing in Place

ABOUT US

Project started in December 2018 – 24 months

9 partners from 5 EU countries

- TECNALIA | Spain (coordinator)
- TNO, Utrecht University | Netherlands
- Universita Politecnica Delle Marche | Italy
- Certivéa and its subsidiary Cerway, R2M Solution | France
- ECTP, AGE Platform Europe, EUROCARERS | Belgium

VISION 2040

HOMES4LIFE VISION 2040

Imagine a society where your house is truly your home. A supportive, enabling environment that helps you realize your full personal and social potential. Imagine a society where such houses are within reach for Europeans of all ages, regardless of income, gender, race or ethnic background, sexual orientation, health status, or disability. This is the vision Homes4Life supports for 2040.

A KEY PUBLIC POLICY BASED ON THREE ELEMENTS:

- All relevant stakeholders (construction sector, public authorities, ICT and care service providers, financial sector, owners) must be aware of the benefits related to Age Friendly Housing (AFH) and ready to implement an AFH strategy
- Appropriate tools and policy frameworks should be in place: regulatory/legal frameworks, housing stock structure and ownership (strong and non marginalized rental sector), housing governance (to meet future demand)
- All stakeholders need incentives appropriate to their needs and concerns: grants and tax credit/reduction for retrofitting and new age-friendly houses

FACTORS INFLUENCING THE DEVELOPMENT OF AGE-FRIENDLY HOUSING

Enabling – facilitators

- **Regulatory framework**: legal provisions for accessibility, home adaptation and home care services;
- **Existing know-how**: official guidance (e.g. handbooks, accessibility standards, etc.) and supportive organisations;
- **Financial incentives**: grants and tax credit/reduction for retrofitting and new age-friendly constructions;
- **Housing stock**: strong and non-marginalized rental sector (facilitating access to smaller dwelling i.e. flat);
- **Clear responsibilities:** analysis of housing market and planning to meet future demand; specific institutions designated to deliver.

Disabling – obstacles

- **No clear regulatory framework**
- **Existing know-how**: absence or very limited know-how, or absence of knowledge transfer;
- **Little or no financial incentives** for property owners and/or individuals to adapt dwellings;
- **Housing stock**: weak and marginalized rental sector (emphasis on home-ownership → responsibility to individuals);
- **No clear responsibilities**: leads to competing priorities in housing.

Growing need for age-friendly housing in all EU28 yet to different extent depending on:
- the structure of the housing market
- projected housing shortage
- urgency levels for adaptation

Various maturity levels of age-friendly housing
as defined in the Homes4Life vision:
- awareness of the issue
- range of good practices to “age in place”
- range of resilient housing options
- structural operational readiness for change
- financial capacity to make the shift

A tailored approach is needed!

HOMES4LIFE CERTIFICATION SCHEME

H4L CS: PERIMETER

Who?

- **Clients**

  Public/private sectors

  Profit/non-profit organizations

  Individual/collective

What?

- **3 building types**

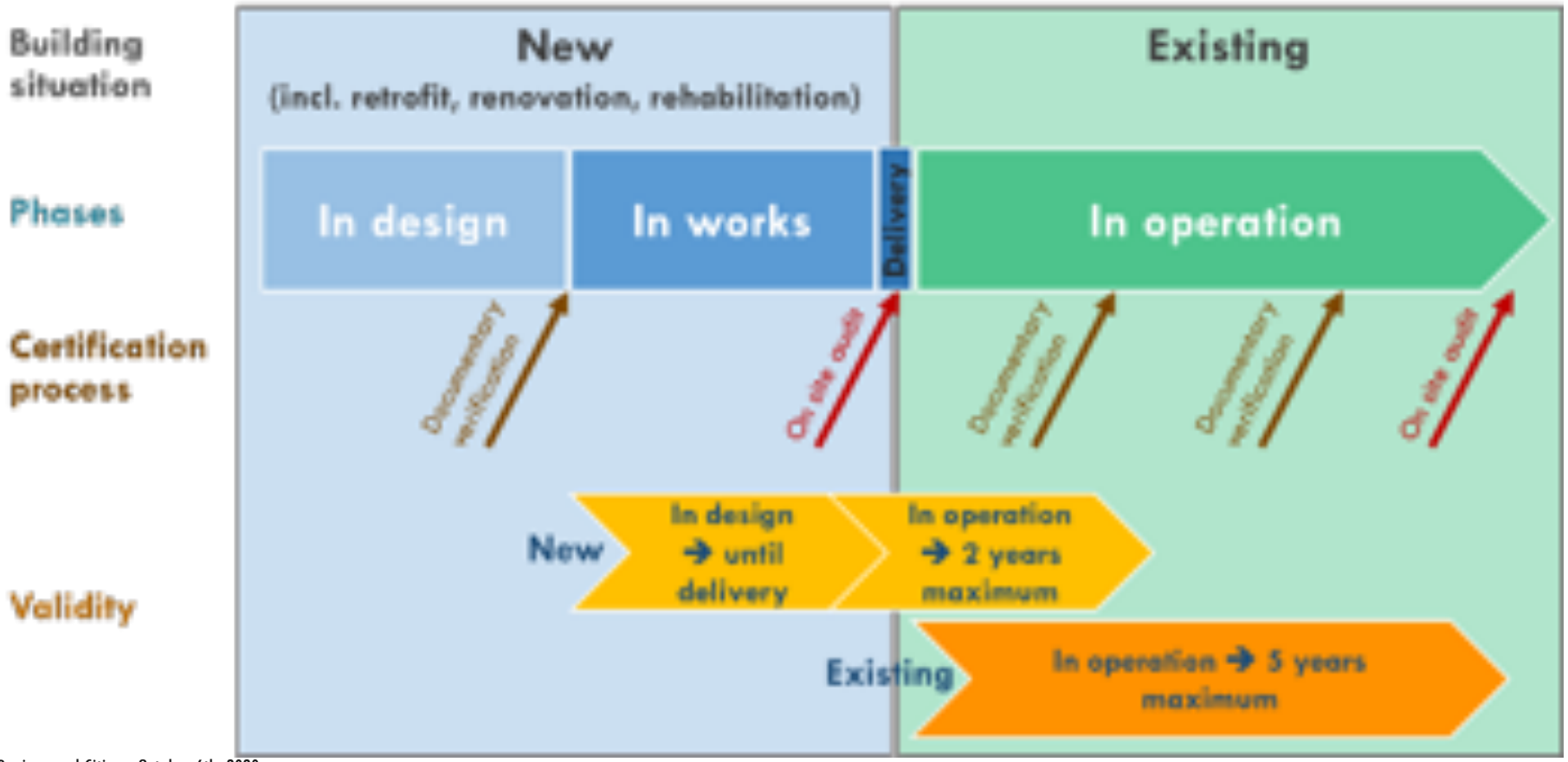
***Individual**: one-dwelling unit in a house (detached, semi-detached, row)*

***Collective**: apartment/flat in a multi-storey building*

***Complex**: dwelling in a residential complex (buildings of several types) with private common spaces and facilities*

H4L CS: CERTIFICATION PROCESS

When and which?

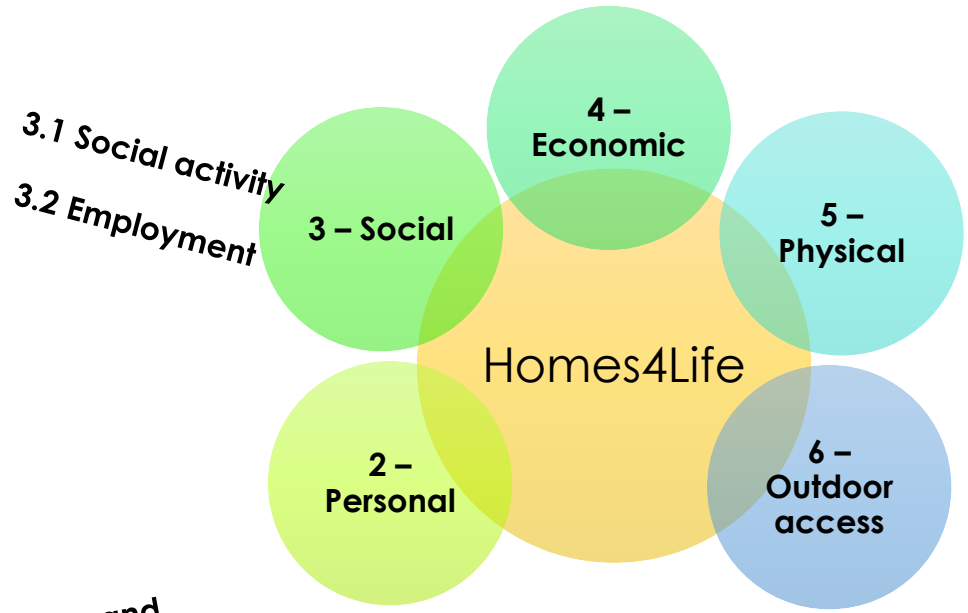


H4L CS: STRUCTURE

Taxo-nomy

+

KPI 283



4.1 Affordability

4.2 Choice

3.1 Social activity

3.2 Employment

2.1 Identity and emotional connectivity

2.2 Privacy and dignity

1 – Management

5.1 Personal Safety

5.2 Comfort

5.3 Accessibility and orientation

5.4 Health and social care

5.5 Smart readiness

Require-ments

+

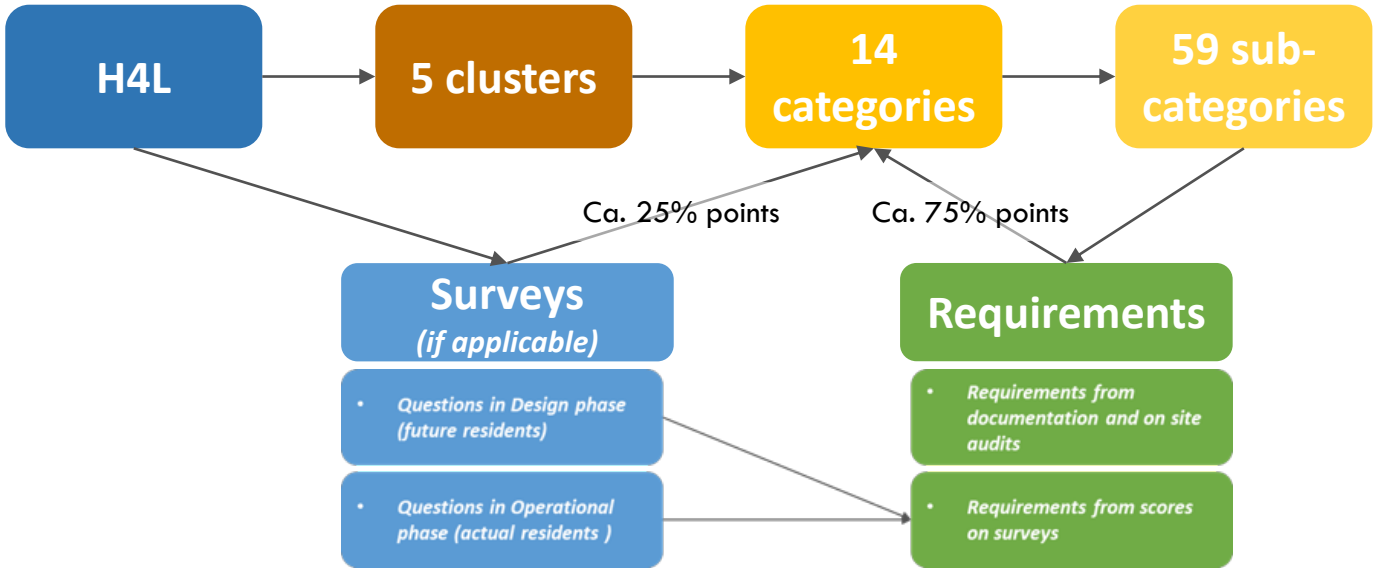
Surveys *(if applicable)*

6.1 Home and building

6.2 Immediate environment

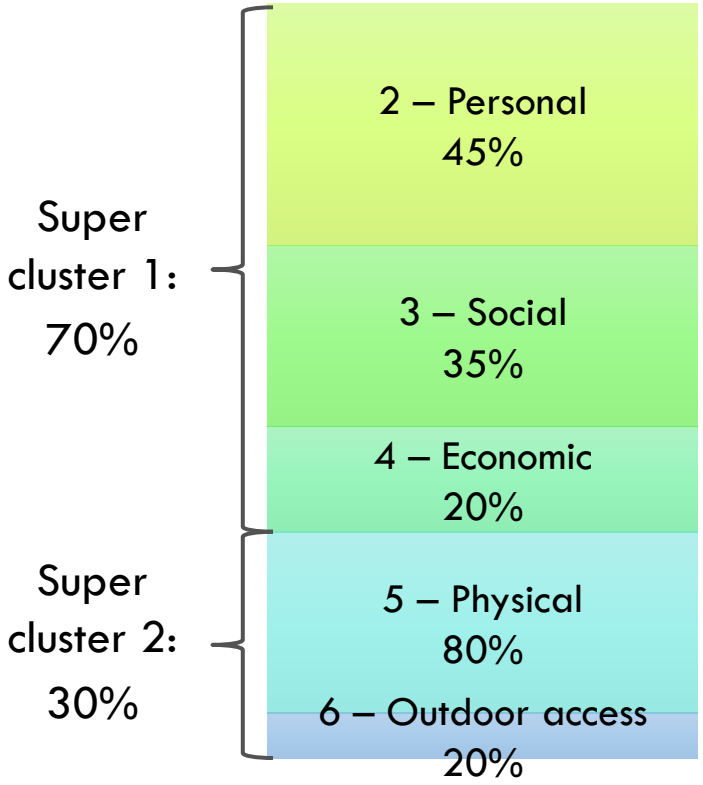
6.3 Neighbourhood or village

H4L CS: SCORING SYSTEM



- Platinum: 90%
- Gold: 80%
- Silver: 60%
- Bronze: 40%

Share of score per cluster



H4L CS: WHERE IS IT VALIDATED?

Pilot sites

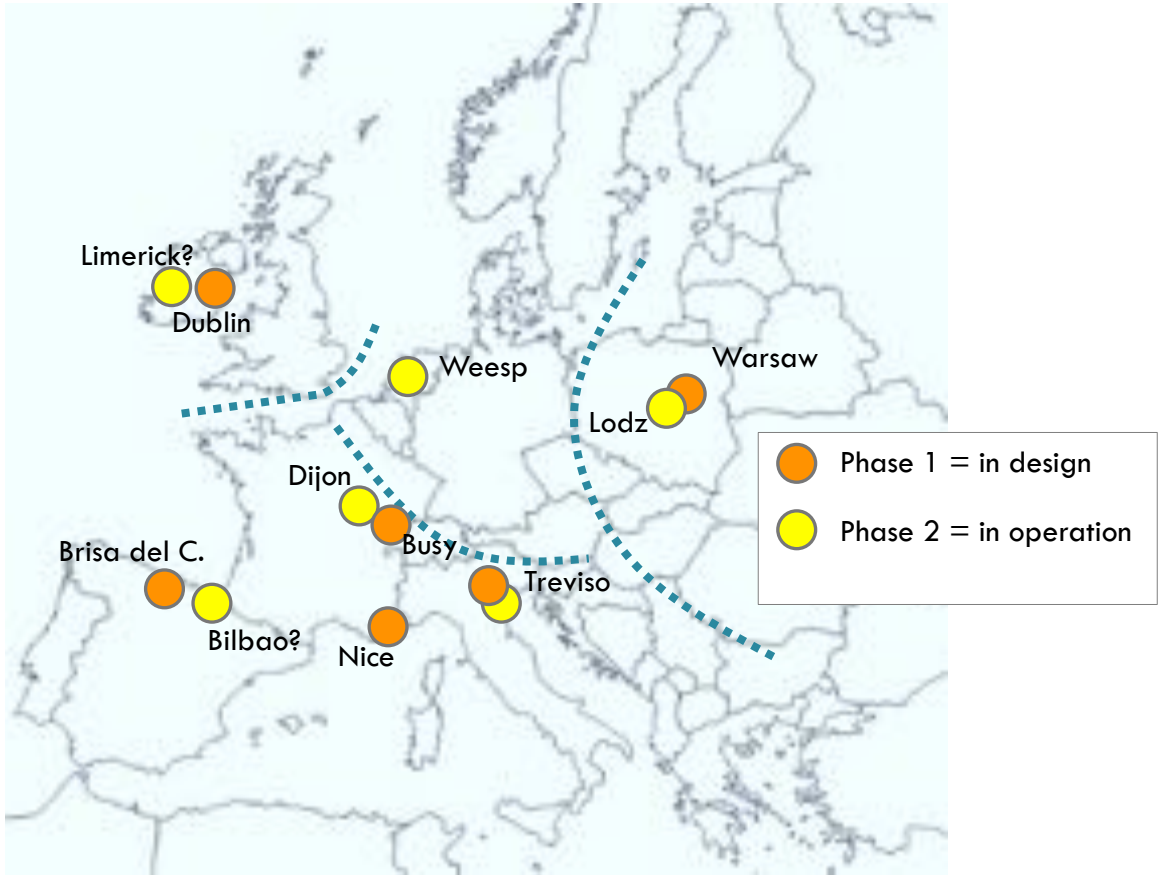
- 10/12 pilots in 4 European areas
- All building types
- Public or private organisations
- In design and in operation

Test phases

- Phase 1: Spring 2020
- Phase 2: Autumn 2020

Call for comments

- At the end of each phase: improvements to the CS
- Call for comments



HOMES4LIFE COMMUNITY OF INTEREST

Join the Homes4Life Community of Interest to keep in touch with us:

- Receive updates about our project progress (recently released public reports, etc.)
- Be invited to workshops or events organised by our partners
- Receive opportunities to contribute the Homes4Life certification scheme development (call for comments, pilot testing phase, etc.)

Photo credit : Unsplash

Homes4Life Community of Interest

This audience has 139 contacts. 137 of them are subscribers.

My expectations · Edit
Checkboxes · Delete

- Be informed about the project progress and achievements · Edit
  128 contacts
- Contribute to the certification scheme development · Edit
  72 contacts
- Test the future certification scheme · Edit
  59 contacts

http://www.homes4life.eu/community-of-interest/

STAY IN TOUCH & COOPERATION

Website : www.homes4life.eu

To discuss dissemination, communication &/or exploitation opportunities:

regis.decorme@r2msolution.com

Deliverables available on http://www.homes4life.eu/deliverables/

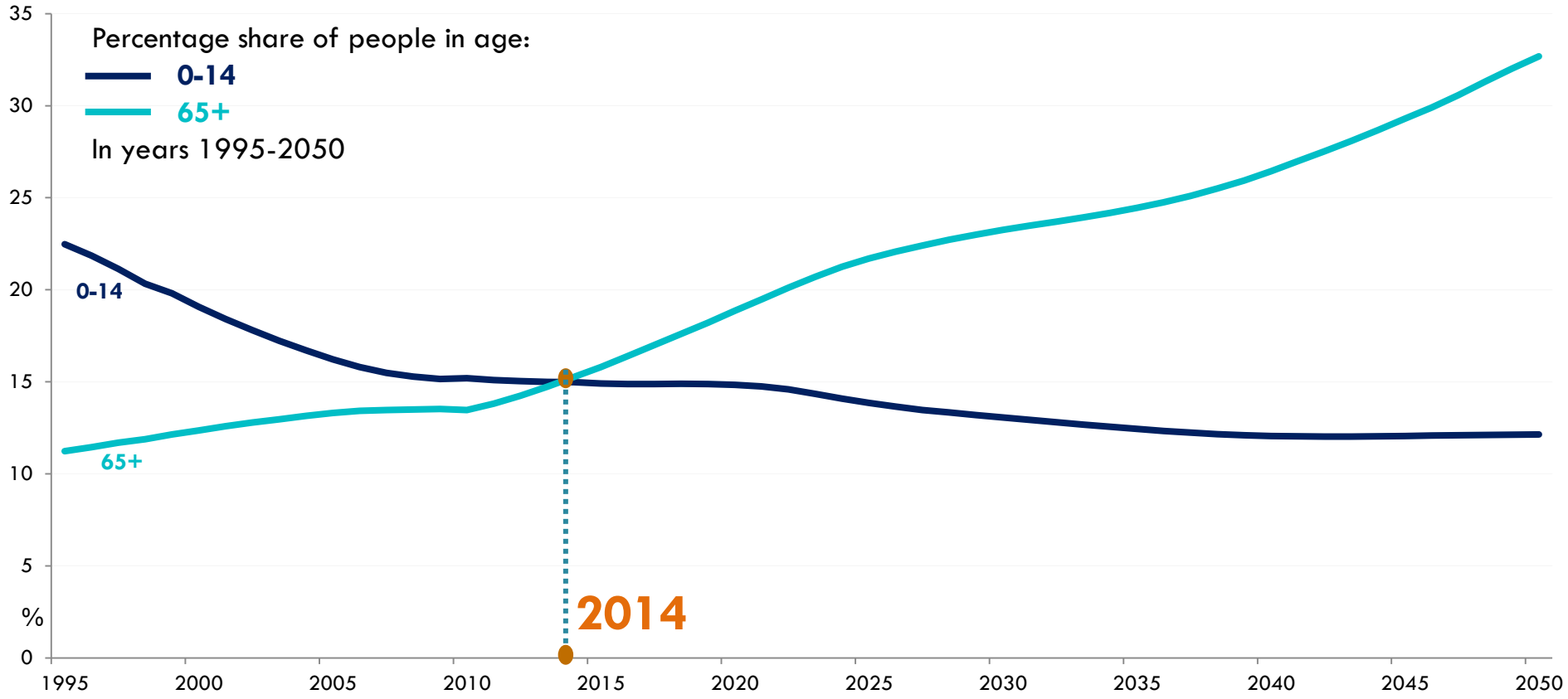
THANK YOU FOR YOUR ATTENTION!

AT HOME DESPITE THE AGE

www.mimowieku.pl

RATIONALE

„Silver revolution" in Poland:



Source: own calculation based on data from www.stat.gov.pl

JAN CIEŚLA

- Architect (PhD)
- Project manager (Msc)
- Project leader of the first accomplished WELL certification in Poland and CEE
- European Commission Expert for Horizon 2020
- BREEAM Assessor (at BuroHappold Engineering, Sweco)
- Housing market analyst (2007-2008 at REAS)

AGNIESZKA CIEŚLA

- Architect and urban planner (PhD)
- European Commission Expert for Horizon 2020
- Assistant Professor at Warsaw University of Technology

PROJECT AIMS

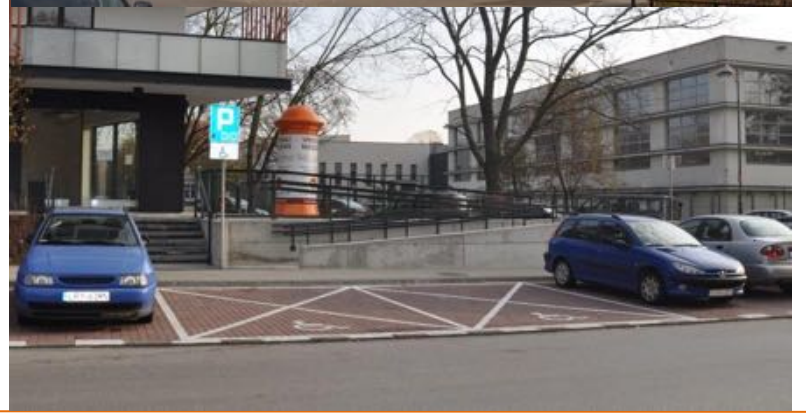
- Innovative yet feasible solution for senior housing – a real apartment
- A dwelling which fosters active and independent life style despite the age
- Showroom for senior oriented products and services
- Learning facility
- A venue for meetings and events around „silver revolution”
- A bottom up initiative

LOCATION

- Well accessible:
  In Warsaw (the largest Polish city),
  250m from the metro station
  Wawrzyszew,

- Newly constructed building (III Q2015),
  accessible for disabled,

- Common size of the flat (52m²); within finacial range of most people in Poland; suitable to show solutions and products for contemporary needs



KEY DESIGN CONCEPTS

Transgenerational design

It is not for the old, but for people at any age

Accessiblity and flexibility

No barries, space that adopts easily to the user

Safety, comfort, ease of maintenance

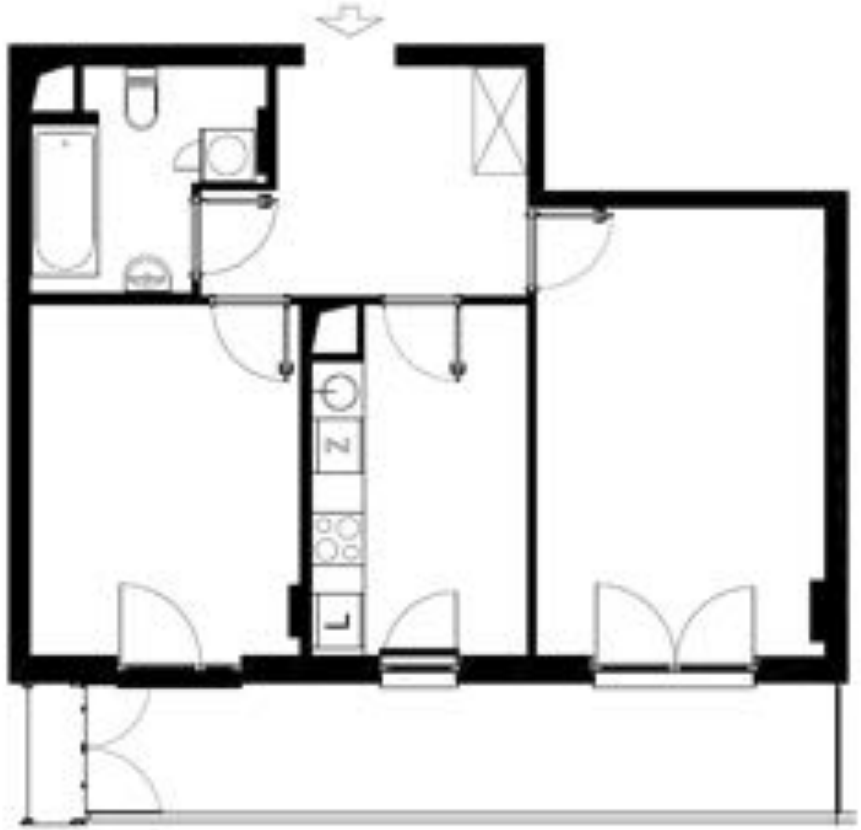
and appealing look!

Automation supporting user activity

Useful tools no gadgets

Urban, sustainable, inclusive

REDESIGNED LAYOUT



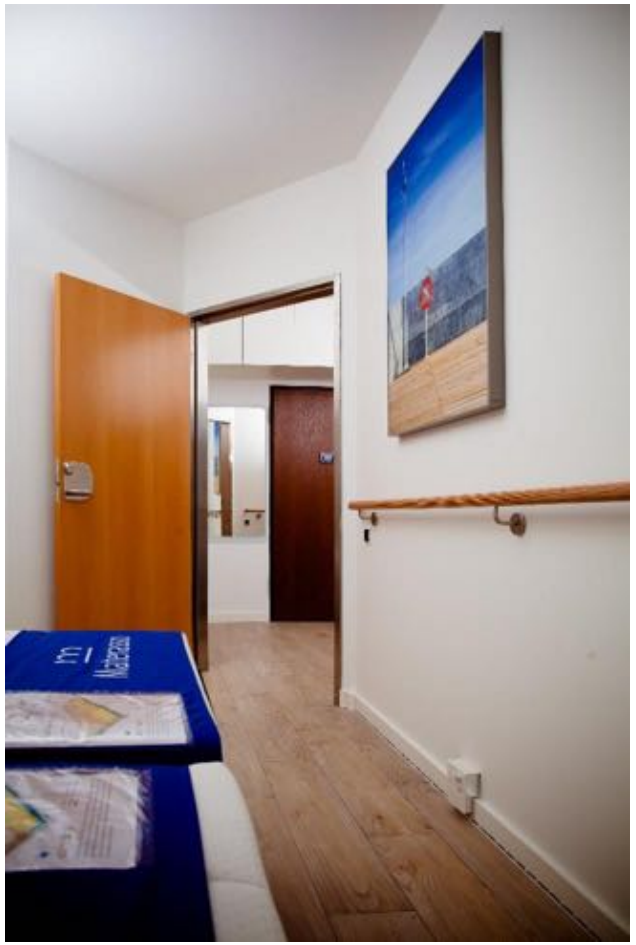
SAVE & ACCESSIBE YET APEALING

BEDROOM – A SPACE FOR DAY AND NIGHT

COMPACT BATHROOM WITH FLEXIBLE EQUIPPMENT

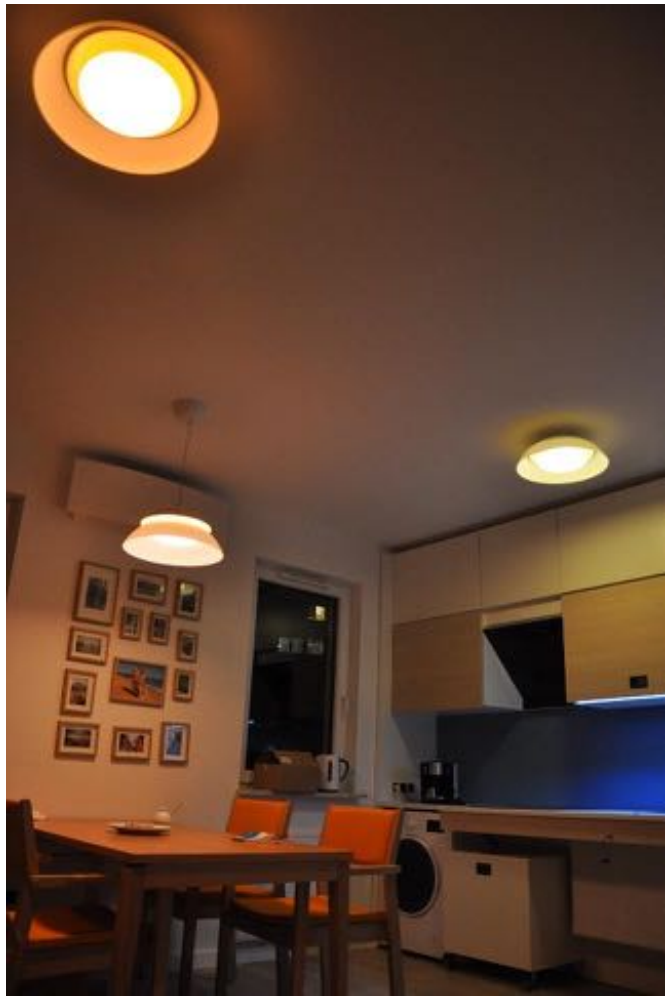
PRACTICAL SOLUTIONS MAKING EVERYDAY LIFE BETTER

SMALL, IMPORTANT DETAILS



SECURITY AND SAFETY IN EVERY AGE

USER FRIENDLY AUTOMATICS



OVER 10 000 VISITORS OF WIDE RANGE BACKGROUND

PRIVATE PARTNERS

INSTITUTIONAL PARTNERS

European Innovation Partnership on Active and Healthy Ageing

PARTNER

Homes4Life

Hands-on SHAFE

FUNDACJA JOLANTY KWAŚNIEWSKIEJ
Porozumienie Bez Barier

ODDZIAŁ WARSZAWSKI
STOWARZYSZENIE ARCHITEKTÓW POLSKICH

Głos SENIORA

Blisko

polska bez barier .org

MIASTO STOŁECZNE WARSZAWA

odsłoń BIELANY
WWW.BIELANY.WAW.PL

ZACZYN FUNDACJA

MAZOWIECKIE STOWARZYSZENIE OSÓB Z CHOROBĄ PARKINSONA

INTEGRACJA

POST COVID NOTE: A truly resilient dwelling?

- Better immunity due to indoor environment quality
- Easy work (home office) and workout (loggia) during lockdown
- Lower injury risk and independance from caregivers
- Ease of sanitization

AT HOME DESPITE THE AGE

www.mimowieku.pl
www.facebook.com/usiebiemimowieku
Jan Cieśla
jan.ciesla@mimowieku.pl

Bizkaia
foru aldundia
government

18th EUROPEAN WEEK of REGIONS and CITIES

05>09 OCTOBER 2020 | 12>16 OCTOBER 2020 | 19>22 OCTOBER 2020

@muricor

sergio.murillo@bizkaia.eus

BISCAY'S CONTRIBUTION
HOMES FOR LIFE

Bilbao, 6th October 2020.

CC BY SA

FRAMEWORK

Population:

- 1.139.426 inhabitants
- 21.6% over 65
- 76% in Greater Bilbao
- 112 city/town councils

Socioeconomic figures:

- GDP per capita 119% /EU28
- Industry 21.5% of GDP
- AROPE 20.6% (EU28 23.7%)
- Unemployment 12.8%

Change of public responsibility approach:

…from protecting the most vulnerable ones, including the elderly

FRAMEWORK

Population:

- 1.139.426 inhabitants
- 21.6% over 65
- 76% in Greater Bilbao
- 112 city/town councils

Socioeconomic figures:

- GDP per capita 119% /EU28
- Industry 21.5% of GDP
- AROPE 20.6% (EU28 23.7%)
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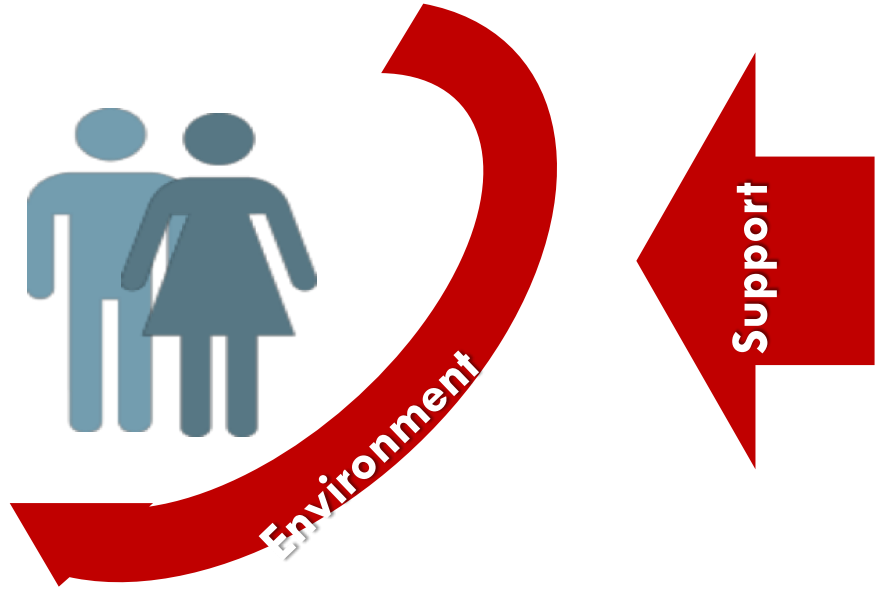
Change of public responsibility approach:

…to supporting individuals in an enabling environment to develop their full potential.

Quality of life
Personal satisfaction
Developing life-projects



Bizkaia
foru aldundia
government

etxegoki
concrete step forward

ETXEGOKI IS…

A building.

32 supported apartments.

For people with physical disabilities.

Owned by Government of Biscay.

Managed by FEKOOR – Physical Disability Associations Federation in Biscay.

Started in 2011.

ETXEGOKI IS…

A building.

32 supported apartments.

For people with physical disabilities.

Owned by Government of Biscay.

Managed by FEKOOR – Physical Disability Associations Federation in Biscay.

Started in 2011.

…we should say…

- Part of the community.
- A neigbourhood of 32 people.
- Where life projects take place.

- With technological and human support.
- Guaranteed by the Government of Biscay and FEKOOR.

- Evolving since 2011.

Bizkaia
foru aldundia
government

way forward

homes for life

THE WAY FORWARD

etxeaoki

Txurdinaga

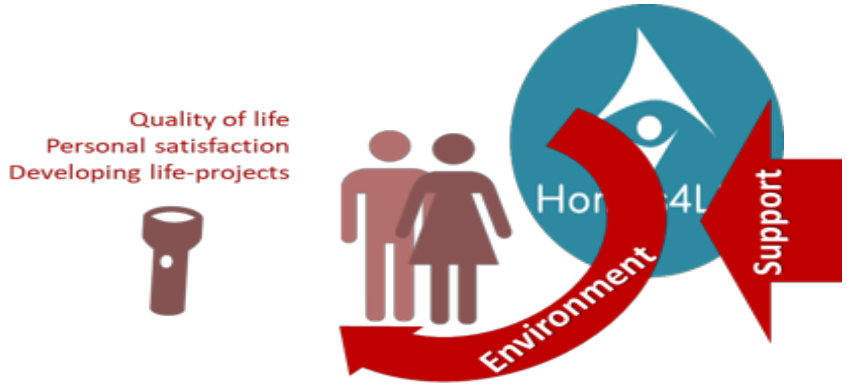
Bilbao

Biscay

KEY ISSUES FOR PUBLIC ADMIN

ADAPTED ENVIRONMENT	ACCESSIBLE ENVIRONMENT
PROVIDE TECHNOLOGY	OFFER TECHNOLOGY
ASSIGNING	ORIENTING
PRE-DETERMINISM	DIVERSITY
CONTROL	CO-CREATION

OUR PATHWAY



Support:

- Deploying a full range of professional services:
  - At home.
  - In the community.
  - To recognise & support informal carers.
- Reform of running granting schemes for:
  - Technical & technological equipment.
  - Home adaptation.

Environment:

- Accessibility act.
- Need to change culture, minds & insights.
- Homes4Life Certification scheme.

Bizkaia
foru aldundia
government

18th EUROPEAN WEEK of REGIONS and CITIES

05>09 OCTOBER 2020 | 12>16 OCTOBER 2020 | 19>22 OCTOBER 2020

@muricor

sergio.murillo@bizkaia.eus

BISCAY'S CONTRIBUTION
HOMES FOR LIFE

Bilbao, 6th October 2020.

CC BY SA

Cities and regions building homes for life

Homes4Life European Certification Scheme for Ageing in Place

Ciaran O'Brien MRIAI - Principal OBFA Architects
6th October 2020

Housing with Supports – Inchicore, Dublin.

O'BF_A

circle

Comhairle Cathrach Bhaile Átha Cliath
Dublin City Council

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

DUBLIN AGE FRIENDLY CITY

ALONE
Supporting older people to age at home

An Roinn Sláinte
Department of Health

Irish Council for Social Housing

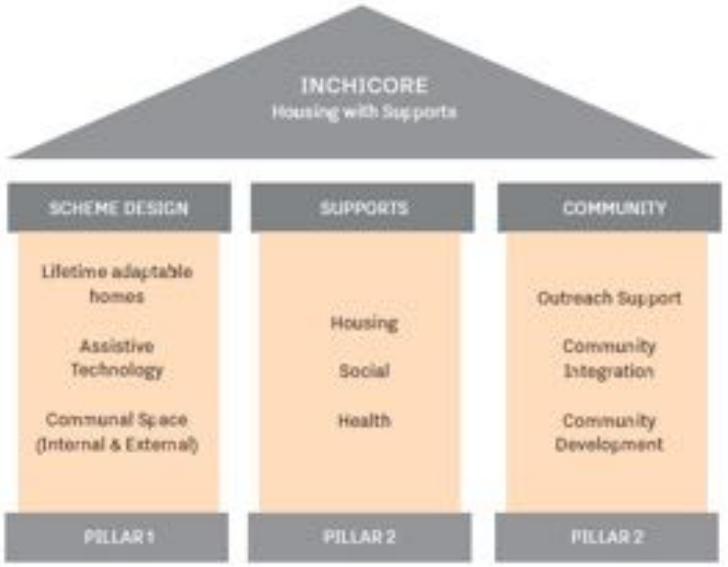
Rebuilding Ireland

Housing With Supports

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

3 Pillars

Design, Supports & Community



Financial Viability

Managing Expectations

Siloed Thinking

Control

‘Disinterested’ navigation to common delivery goals

Mary
Active Retired

WHAT OTHERS LIKE ABOUT MARY

Honest personality
Quiet and reserved 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 organising, emailing and writing correspondence about planning the activities of the society.

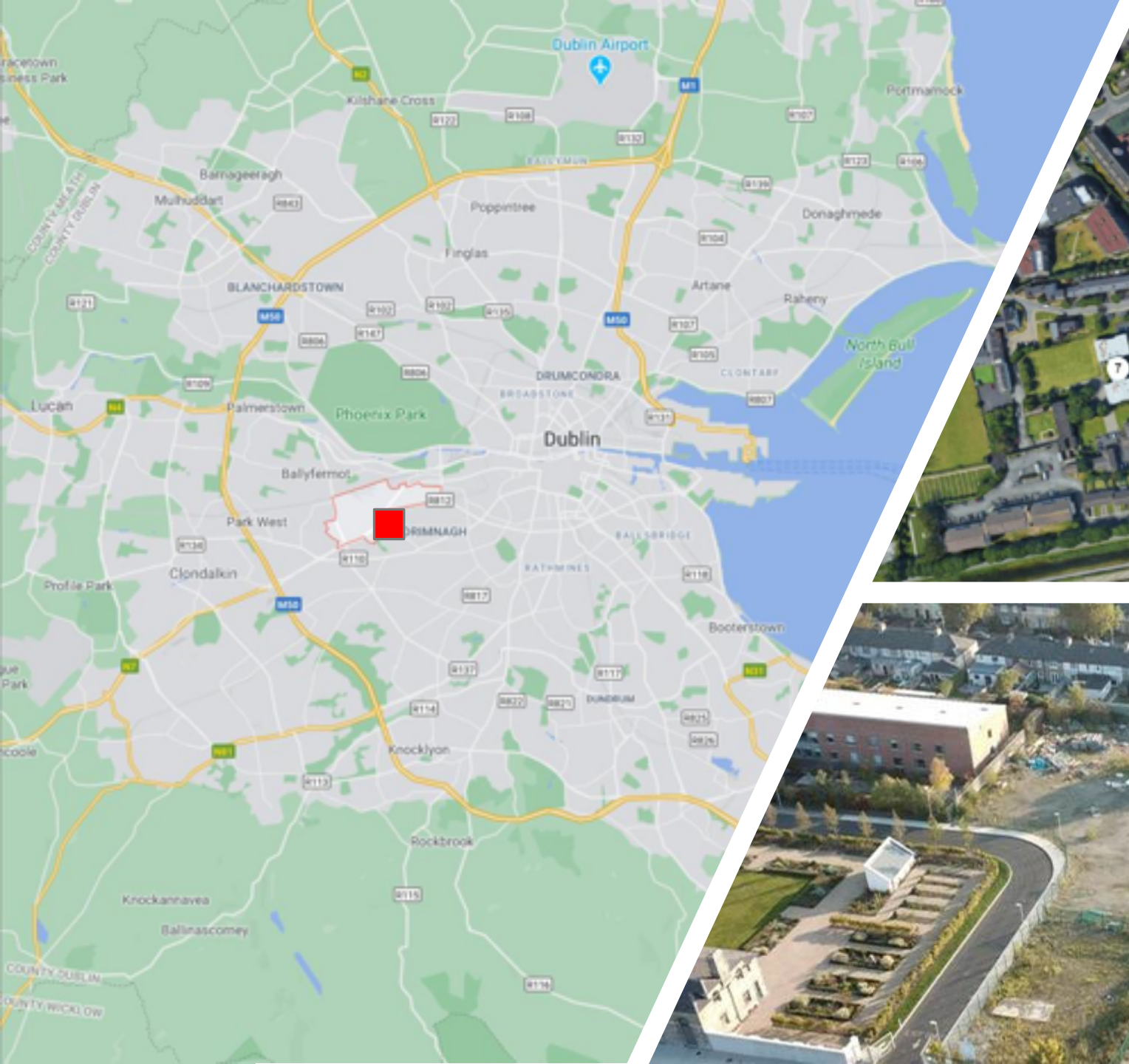
HOW BEST TO SUPPORT MARY

Mary needs a private secure home where she can retreat to herself for thoughts. He writes a list 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.

ALONE

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 + 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.

O'BF_A


Dublin Airport
Kilshane Cross
Portmarnock
Barnageeragh
Mulhuddart
Poppintree
Donaghmede
Finglas
BLANCHARDSTOWN
Artane
Raheny
North Bull Island
DRUMCONDRA
Lucan
Palmerstown
Phoenix Park
Dublin
Ballyfermot
Park West
CRUMLIN
Clondalkin
Profile Park
BALLSBRIDGE
RATHMINES
Booterstown
DUNDRUM
Knocklyon
Rockbrook
Knockannavea
Ballinascorney
COUNTY DUBLIN
COUNTY WICKLOW

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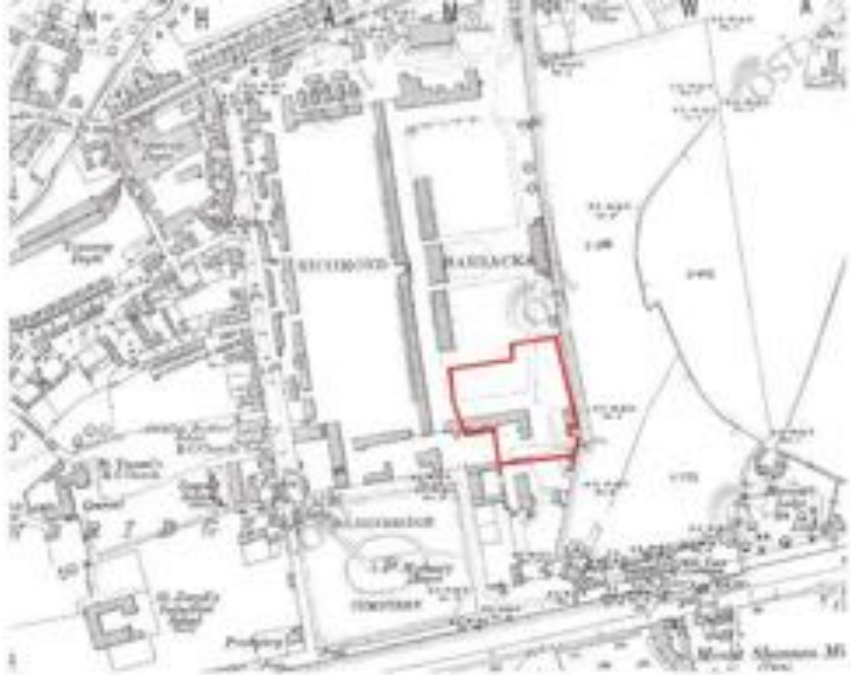
Richmond
Barracks
162


RICHMOND BARRACKS

2.

1.

2.

3.

4.

Taxi
3.0

5.

6.

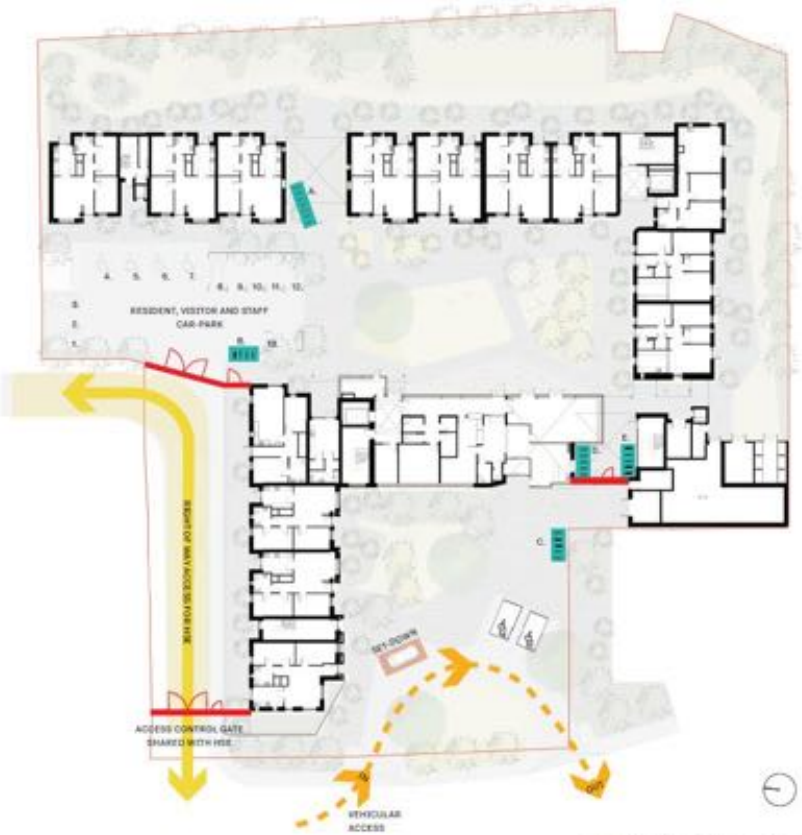
KEOGH SQUARE
School
CEMETERY
Cemetery Chapel

4.

2.

25. Proposed Ground Floor Plan

(Extract image not to scale, refer to Art drawing set for scaled drawing)

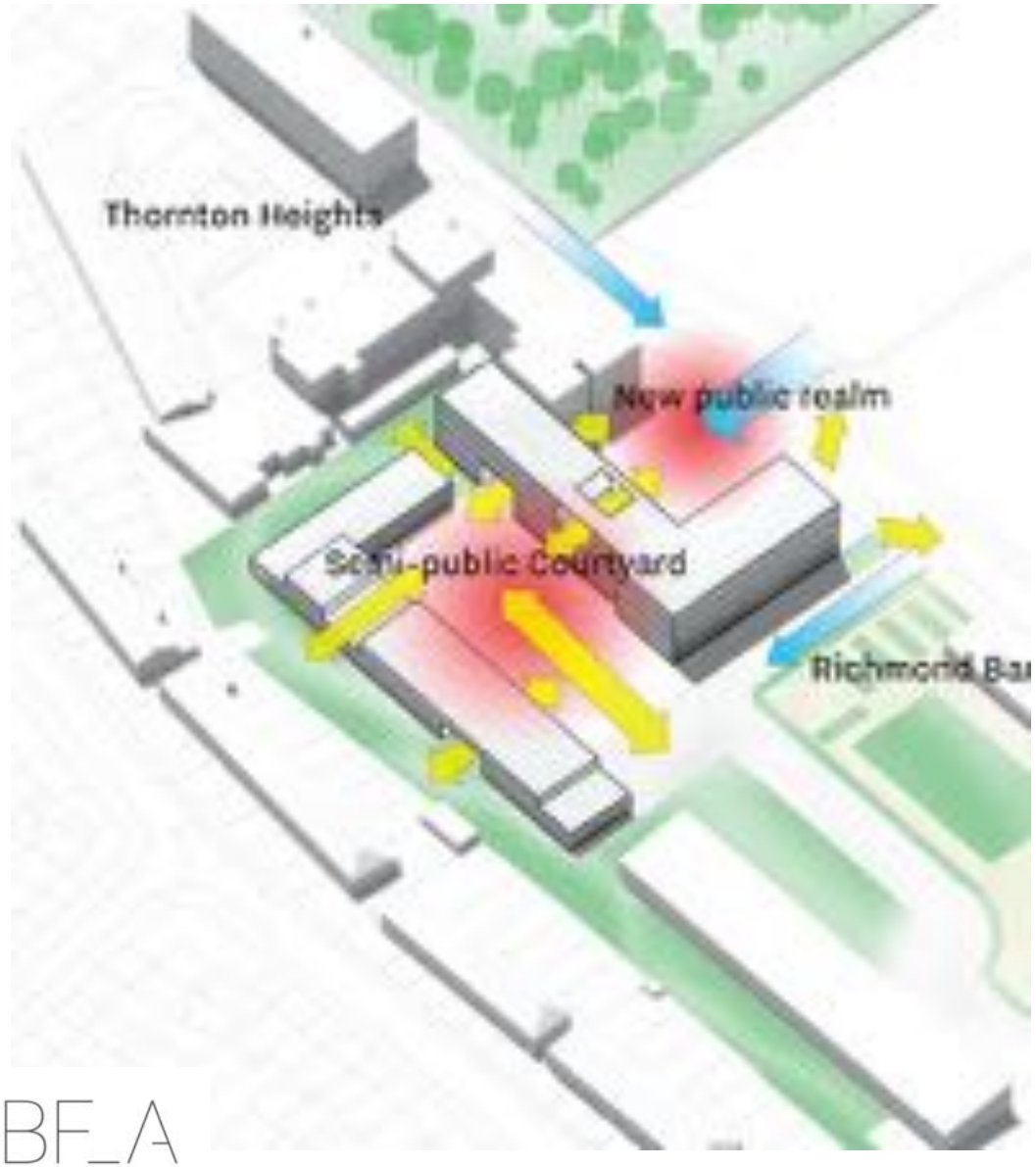


Drawing not to scale, refer to Architectural Drawings

Proposed Ground floor plan

Drawings not to scale, refer to Architectural Drawings

O'BFA ARCHITECTS



O'BF_A
ARCHITECTS

27. Proposed Elevations

(Extract image not to scale, refer to A1 drawing set for scaled drawing)

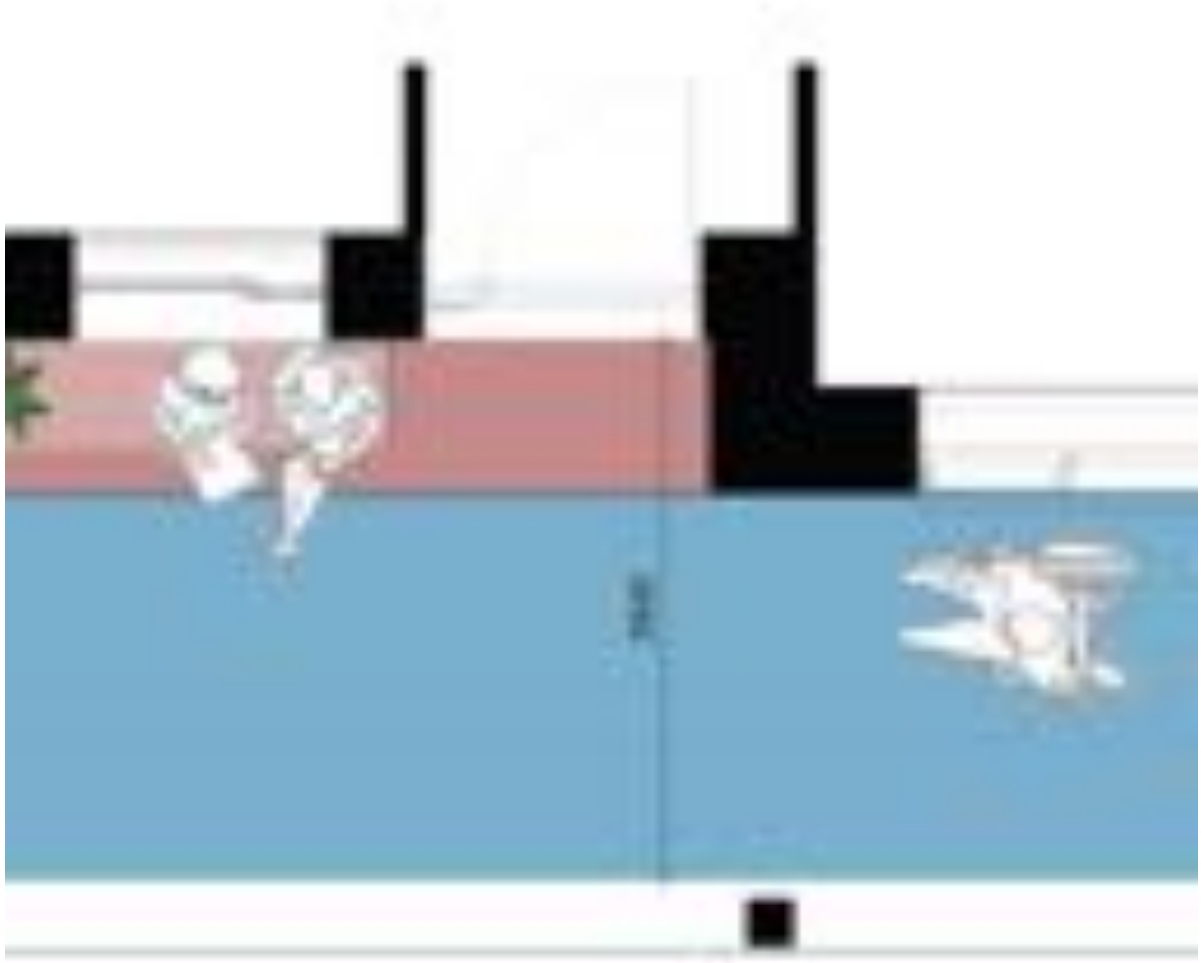
O'BFA ARCHITECTS

Bay Elevation - Entrance

Section - Top room

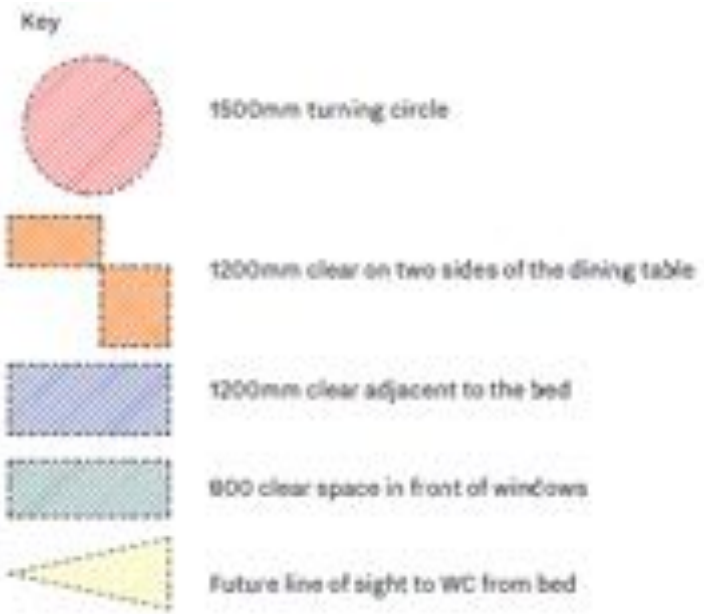
Proposed Courtyard perspective section

Dwelling Access – A place to pause.



Barrier Free Design

Future line of sight from bedroom to WC



O'BFA ARCHITECTS

Typology Variety – Responding to immediate context and Aspect.

O'BFA
ARCHITECTS

Unit Flexibility

Active Retiree, Frequent Visitors

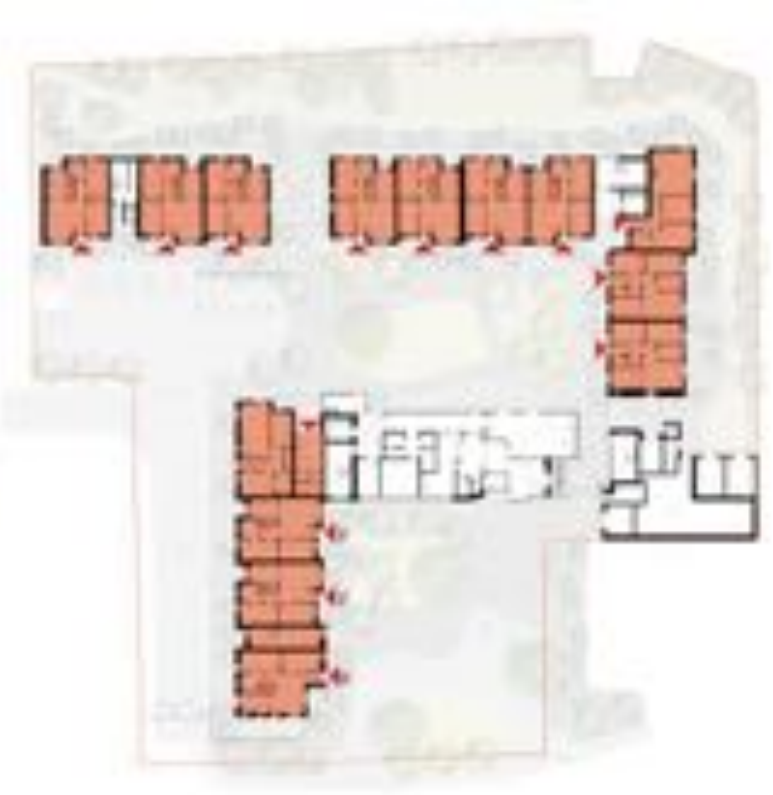
Wheelchair User, Regular Carer

O'BFA
ARCHITECTS

Progressive Threshold

Public

Semi Public / Private



Private

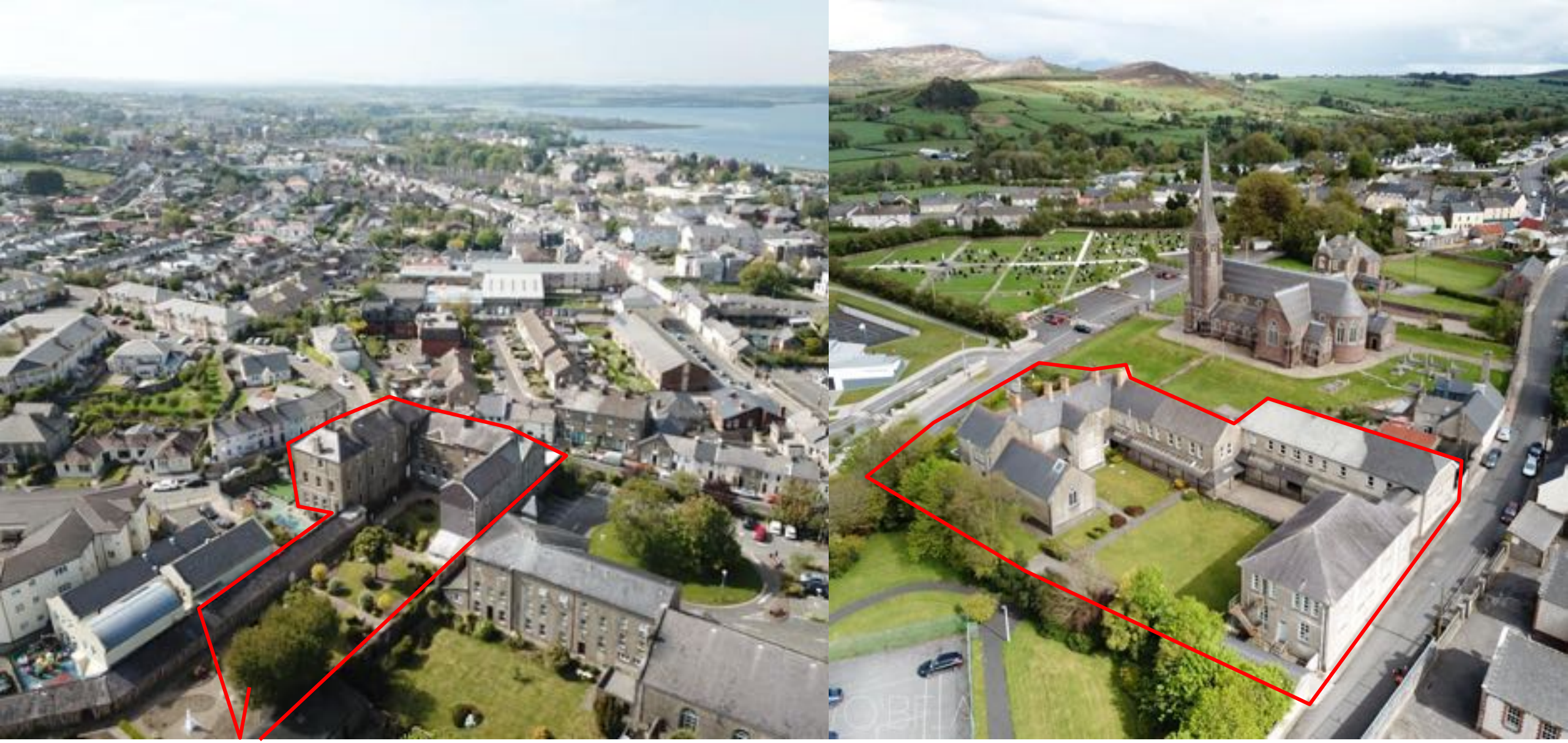
Integrated Laundry area to encourage communal social exchange
Bird Box Feeders in wild garden to encourage activity and mixed landscape
Areas of social interaction and connection with landscape and garden.
Raised Planter for ease of access to using the gardens

It takes a village….

O'BF_A

ARCHITECTS

PART 1/2
APPLICATION



Large and Small Regional Towns – Legacy Buildings – Embedded Patina and Communities