



WALLS & FUTURES

Case Study

Didcot, Oxfordshire, OX11



Introduction

Working in partnership with a national charity, we acquired, designed and developed a brand new, high-quality adaptable home.

The property supports a wide range of needs including autism, learning disabilities, physical disabilities and onset dementia.

The charity ran a care and support service for residents who had lived together in the same two-storey property for a number of years.

As they grew older, their needs changed and they required greater levels of support to live in the existing property. Basic things such as getting up and down stairs and accessing bathrooms were becoming more challenging as their mobility decreased. To remain a feasible place to live, the property would require extensive adaptations which would prove to be costly to deliver – not to mention hugely disruptive to the residents.

The Requirement

The charity sought out a long-term solution that would enable them to move to a new property within the local community. It had to be located nearby – firstly because that's what residents were used to – and secondly, to enable the support team to continue to provide care. The property needed to have a bedroom for each of the four residents, an additional bedroom for an overnight carer, and sufficient bathrooms.

Externally, the property also needed to provide ample parking for care workers and families to visit. Until they came to us, they found it difficult to find suitable accommodation in the local area. Many properties were too small and existing landlords preferred short-term leases – and wouldn't allow adaptations.



The Solution

Engaging with the charity, we carefully listened to their challenges and needs – and were able to identify a single-storey property as the best long-term housing solution. Located within close proximity to the existing property, the new property had access to local transport links and amenities.

The property was re-wired and re-plumbed to include a new boiler and 250-litre water tank which would support the hot water supply of 3 bathrooms simultaneously. The property was set on a large plot with the potential to re-develop and extend to increase the layout and create additional rooms.

We partnered with a specialist architect – and combining our expertise, we re-configured the layout and carried out a full refurbishment. In the communal areas and bedrooms, we fitted flooring that was warm to the touch, highly durable, waterproof, and with a slip rating that matched typical vinyl floors. The installation of features and equipment was done in such a way that everything could be hidden - meaning it looked and felt like a contemporary home.

With careful planning, we removed internal walls to create larger communal areas, while integrating the new extension to allow for that bit of extra space.

All doorways were widened, with level access thresholds to aid wheelchair movement throughout. Embedded infrastructure for ceiling track hoists in all the bedrooms and wet rooms, cabling throughout the rooms with access points for telephone, television, internet and CAT 6 cabling. The bathrooms were transformed into accessible and pleasant spaces with high-end comfort height sanitaryware, large format tiles and stainless steel removable grab rails.

Safety features included the installation of a smart fire suppression system. Using heat and smoke detectors in tandem, this system identifies and targets a fire in a given room, rather than activating across the whole property (saving damage to unaffected rooms).



The Outcome

The final result was a flexible, innovative home that can support the current and future needs of four people and an overnight carer. And because it's located nearby to the previous property, this caused minimal disruption to residents and allowed care workers to easily access the property.

The feedback was amazing – and the residents had made a successful transition and settled quickly into their new home. We provided security of tenure with a long-term lease on the property. And all of this was done in just nineteen weeks.



Highlights

- Flexible home meeting multiple care & support needs
- Safe environment - Smart fire suppression system in all rooms
- 4 bedrooms, 3 wet rooms (2 ensuite) plus additional bedroom for overnight carer
- Wheelchair accessible throughout - level access
- Built in adaptations in wet rooms (inc comfort height WC, removable grab rails)
- All bedrooms and wet rooms have track-hoist infrastructure embedded in ceilings - ready for use when needed
- Assistive technology - cabling embedded for automatic door openers and other technology
- Architecturally designed to create a home from home but with all the requirements of supporting a variety of needs

How can we help you?

Partner with us, and let's change lives for the better. Call on **0333 700 7171** or email **hello@wallsandfutures.com**