

Haringey
LONDON

Osborne Grove Nursing Home

19 December 2019

frederick gibberd partnership



Osborne Grove Nursing Home



Haringey LONDON

Osborne Grove Nursing Home

frederick gibberd partnership



Haringey LONDON

Osborne Grove Nursing Home

frederick gibberd partnership



Haringey LONDON

Osborne Grove Nursing Home

frederick gibberd partnership



Haringey LONDON

Osborne Grove Nursing Home

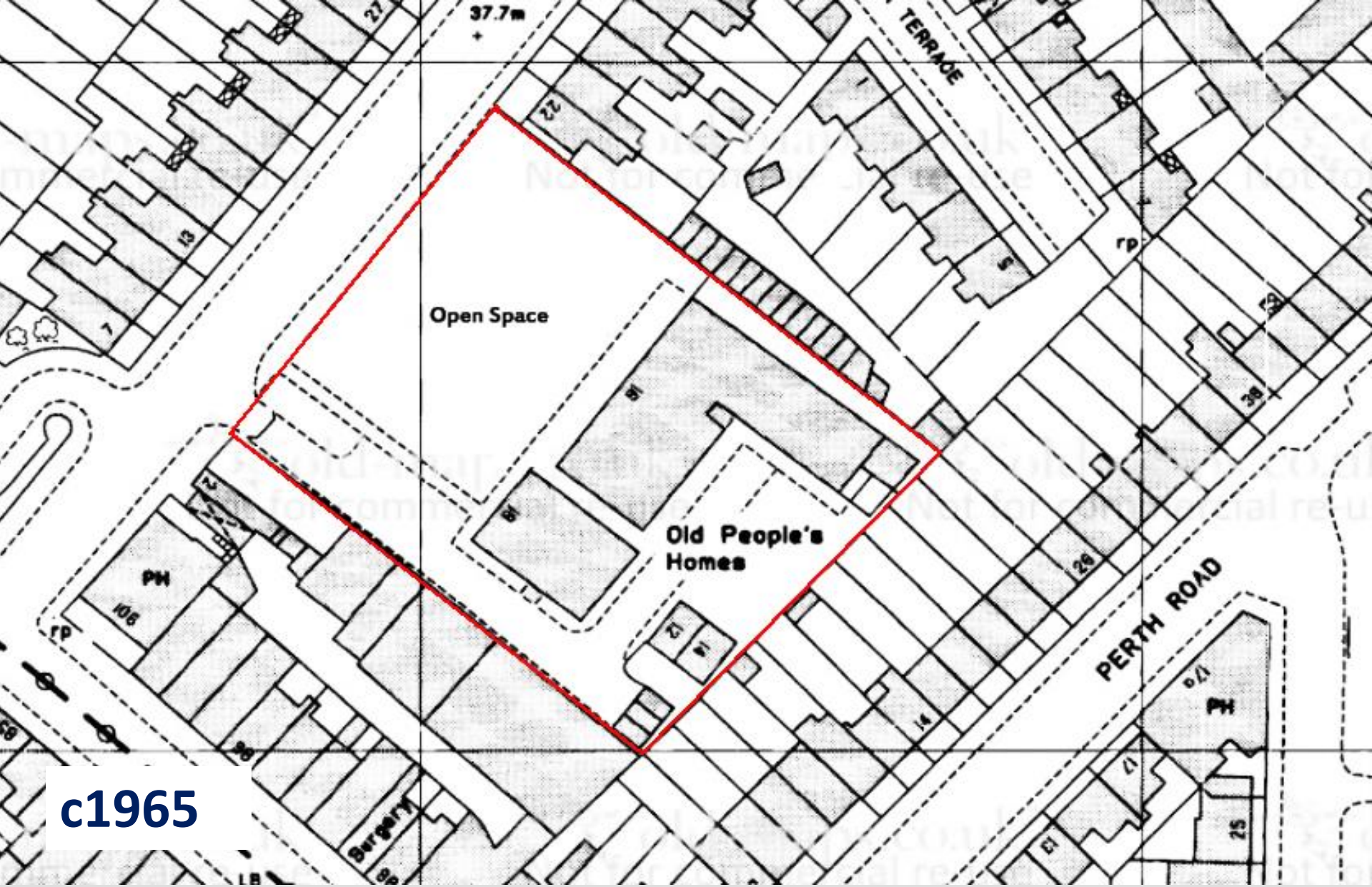
frederick gibberd partnership



Haringey LONDON

Osborne Grove Nursing Home

frederick gibberd partnership



Haringey LONDON

Osborne Grove Nursing Home

frederick gibberd partnership



Haringey LONDON

Osborne Grove Nursing Home

frederick gibberd partnership



Upper Tollington Park

Osborne Grove Nursing Home



Haringey LONDON

Osborne Grove Nursing Home

frederick gibberd partnership



Haringey LONDON

Osborne Grove Nursing Home

frederick gibberd partnership

EXISTING BUILDING

Designed as a 32 bed 'respite care home'

Resident room space standards now superseded

Shared bathroom facilities

Environmental standards below current requirements for thermal comfort and energy efficiency

Access issues with single undersized lift



Loadbearing structure with structural cross walls, suspended slabs and trussed rafter roof construction

OGNH – Artist Impression 2007

STAKEHOLDER EVENT 27 March 2019 – HEADLINE FEEDBACK

- Make home more prominent in the community - relocate clinic?
- Cloister/Quadrangle design reflecting original street layout
- Bigger rooms with ensuite wet rooms
- Space for healthcare professionals/therapy areas
- Increase visibility of staff within households
- Improve sight lines/monitor remote areas with CCTV
- Separate Dining and Lounge Areas
- No Corridors
- Flexible/Adaptable Community Space
- Clinical standard rooms for storage/preparation of medication
- Better storage for supplies and equipment
- Laundry facilities to ensure residents clothes are kept separate
- Parking for minibus in lieu of cars

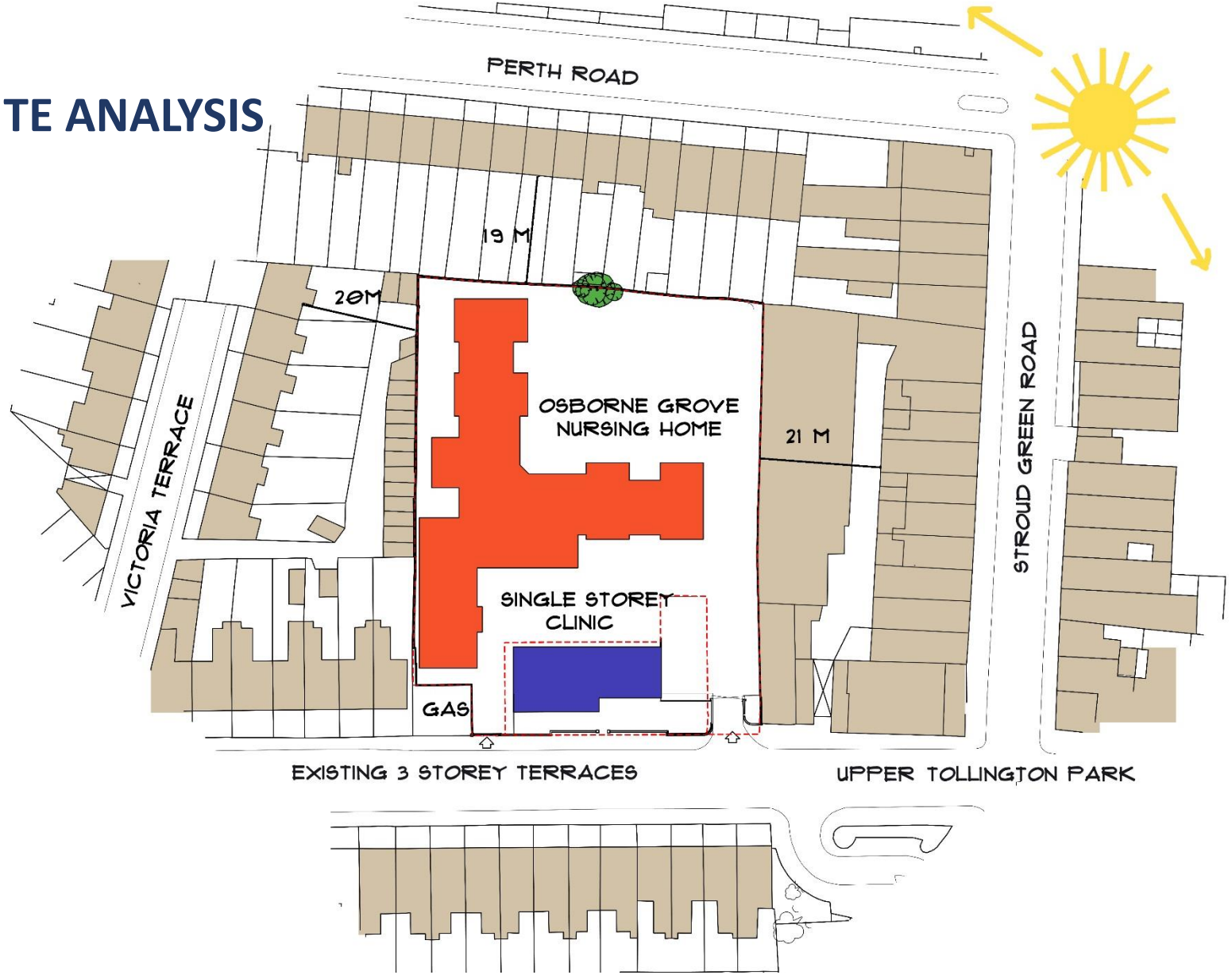


Haringey LONDON

Osborne Grove Nursing Home

frederick gibberd partnership

SITE ANALYSIS



Haringey LONDON

Osborne Grove Nursing Home

frederick gibberd partnership

THE BRIEF

To develop a high quality provision to improve outcomes for residents through a model of nursing care which is responsive to current and future local need.

Proposed Provision:

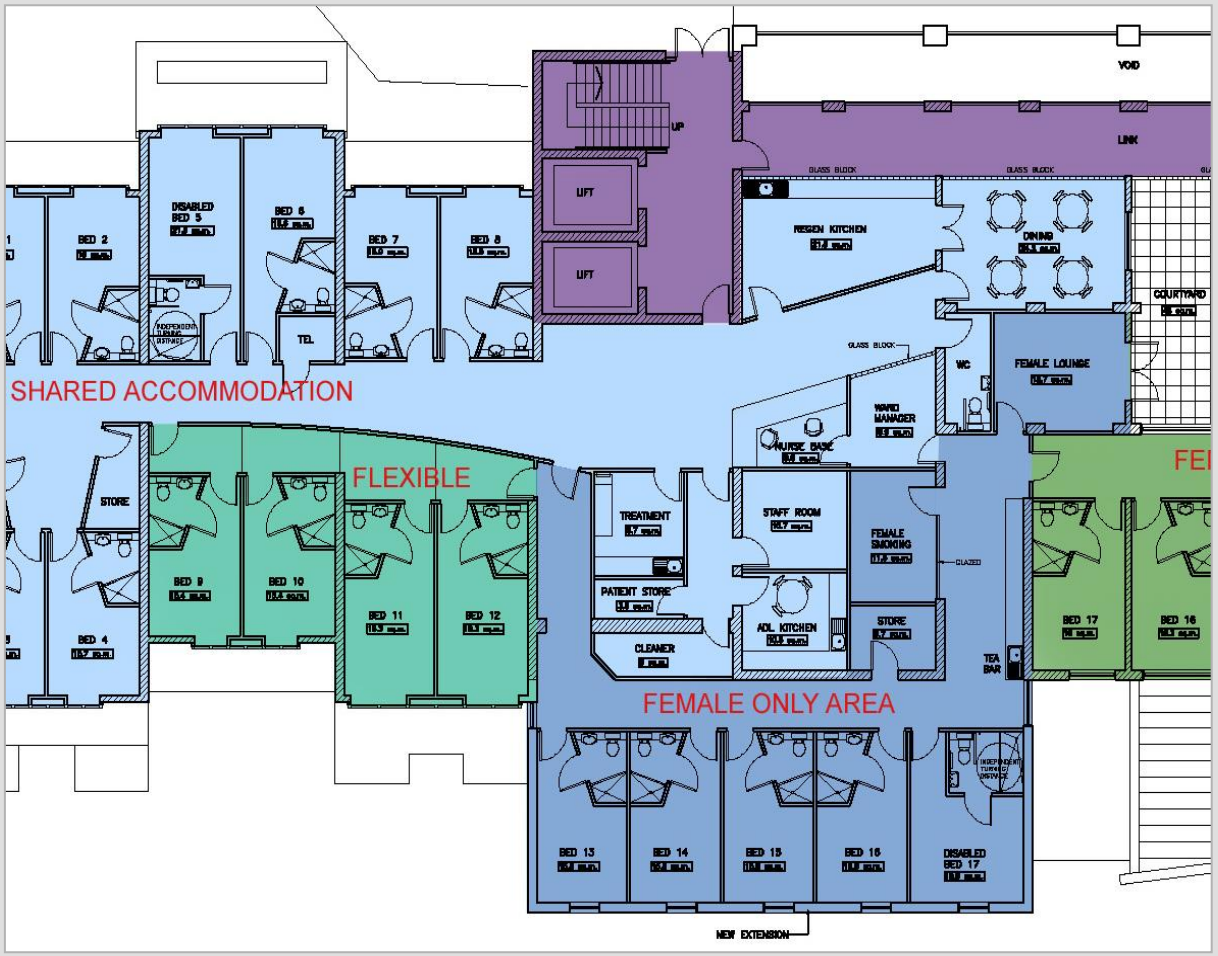
A)	**Nursing Beds, Learning Disabilities/Autism**	**10 Beds**
B)	**Complex Care Nursing Needs**	**10 Beds**
C)	**Nursing Beds 1, Dementia and/or Challenging Behaviour**	**25 Beds**
D)	**Nursing Beds 2, Physical Frailty**	**15 Beds**
E)	**Inpatient Nursing Rehabilitation Beds**	**10 Beds**

Support provision for residential care and therapy
Space for non-resident community use – day opportunities

Response to Brief

1. Pair households together with similar need for flexibility of staffing and response.

'Swing zones' allow a proportion of bedrooms to be allocated to either household at any given time:



Response to Brief

2. Distribute households vertically based on ability to access garden areas - include terraces where possible.

- **Households A and B *on ground floor level with garden views***
- **Household C and D*, Dementia care on first floor with balconies/terraces, access to garden***
- **Household E*, Rehabilitation, short stay on top floor, access to terraces***



3. Optimise size of bedrooms to meet or exceed current standards.

- *All ensuites to be wet rooms*
- *Make room doors wider*
- *Opportunities for personalisation*
- *Integrate hoist tracks*
- *Alter proportions of windows*
- *Wifi, comms, entertainment*
- *Some storage outside of rooms*



Response to Brief

4. Lounges arranged to serve cluster subgroups within larger households for max 10 residents. Separate dining rooms for whole households.

- ***Lounges open to corridors (subject to fire regulations). Glazing to corridors***
- ***Dining in dedicated rooms, sited to allow distribution from main kitchen, and control food smells.***
- ***'Reminiscence' rooms as multipurpose activity spaces or quiet zones.***





Response to Brief

5. Staff bases within each household and centralised workspace for therapist teams.

- ***Open format desks for staff***
- ***Related where possible to treatment rooms***
- ***Precautions to ensure patient confidentiality***
- ***Active and passive surveillance measures***
- ***Flexible open plan office space with confidential interview space on each floor***



Response to Brief

6. Corridors

- ***Wide enough to move easily***
- ***Remove pinch points in existing corridors***
- ***Opportunities to sit***
- ***Natural lighting, sun pipes, roof windows***
- ***Ability to 'wander' safely***
- ***Handwash stations integrated into design***





Response to Brief

7. Bathrooms and Showers

- ***All residents have private showers***
- ***Accessible bathrooms/showers 1 per household or 1 per 15 residents max in largest unit***
- ***Staff showers and changing***
- ***Separate kitchen staff changing***



8. The Day Opportunities

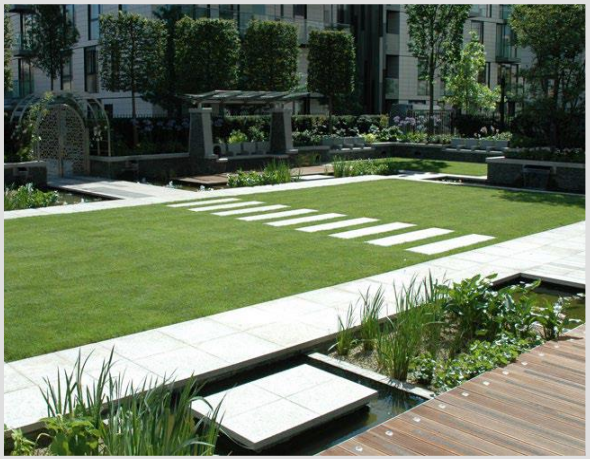
- ***Reprovide/optimise day opportunities***
- ***Access to be controlled by main reception***
- ***Use sliding walls to create flexible space to support a range of activities***
- ***Optimise use for handovers, training sessions and other uses***
- ***Separate residents cafe with garden access***



Response to Brief

9 Gardens

- ***Secure access to a central greenspace***
- ***The garden as 'an outdoor room'***
- ***Combination of hard/soft landscape to support range of activities***
- ***Green perimeter, low maintenance 'living walls' to boundaries***
- ***Permeable paving to service areas***





FOUR OPTIONS

Option 1 *Existing Building remodelled and extended*

Option 2 *Existing Building remodelled and extended including Clinic*

Option 3 *New Build*

Option 4 *New Build including Clinic*



OPTION 1

- New wings to enclose courtyard
- Additional storey in lieu of pitched roof, no higher than existing ridge
- Some limitation on use of rooms within existing structure
- Rooms in existing areas are undersized, but within guidelines
- Dementia households on different floors
- Possible restriction on aspect from rehabilitation areas

Haringey LONDON

Osborne Grove Nursing Home

frederick gibberd partnership



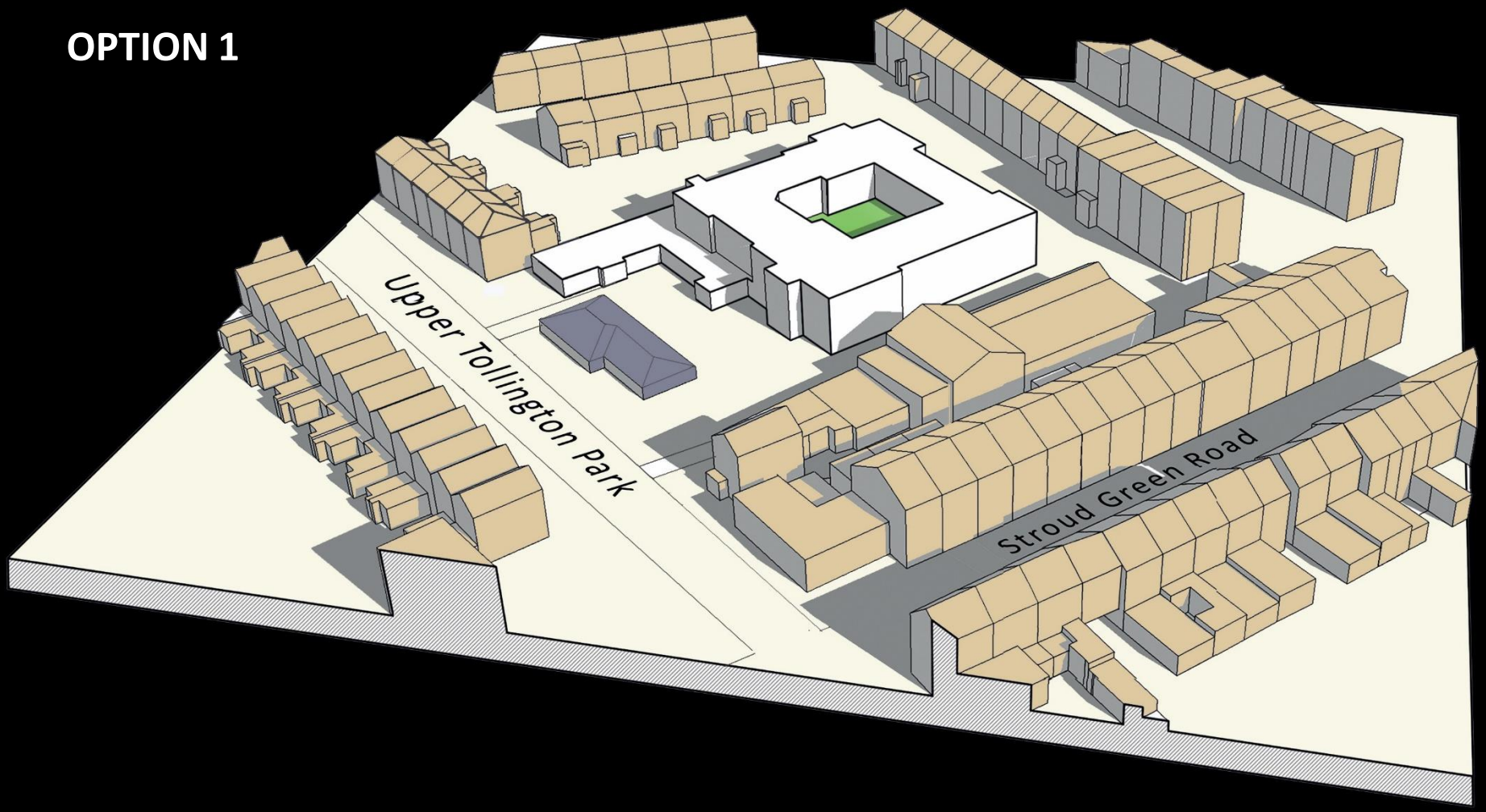


Haringey LONDON

Osborne Grove Nursing Home

frederick gibberd partnership

OPTION 1



Haringey LONDON

Osborne Grove Nursing Home

frederick gibberd partnership



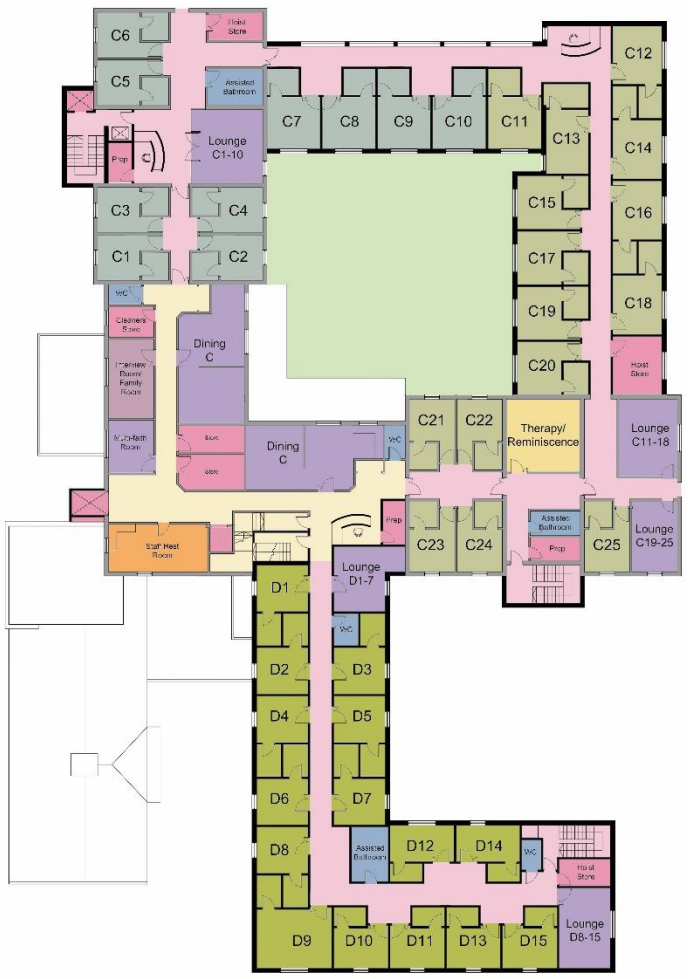
OPTION 2

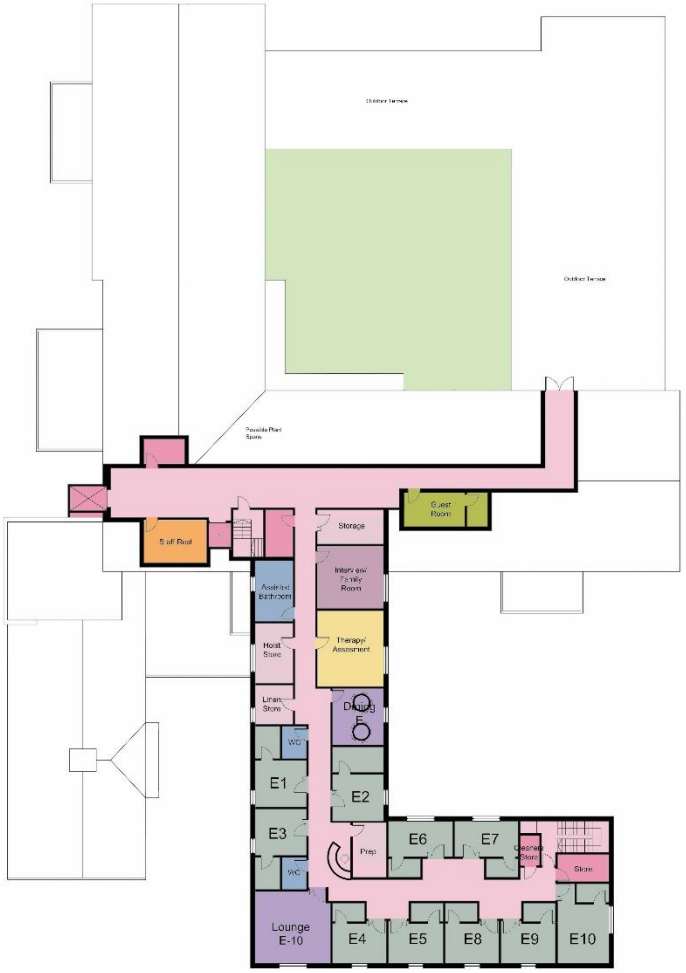
- New wings to enclose courtyard
- Existing two storey height retained
- Three storey ‘terrace’ block fronting Upper Tollington Park
- Limitations on use of rooms as Option 1
- Dementia households on same floor
- Rehabilitation area on top floor with access to roof terrace

Haringey LONDON

Osborne Grove Nursing Home

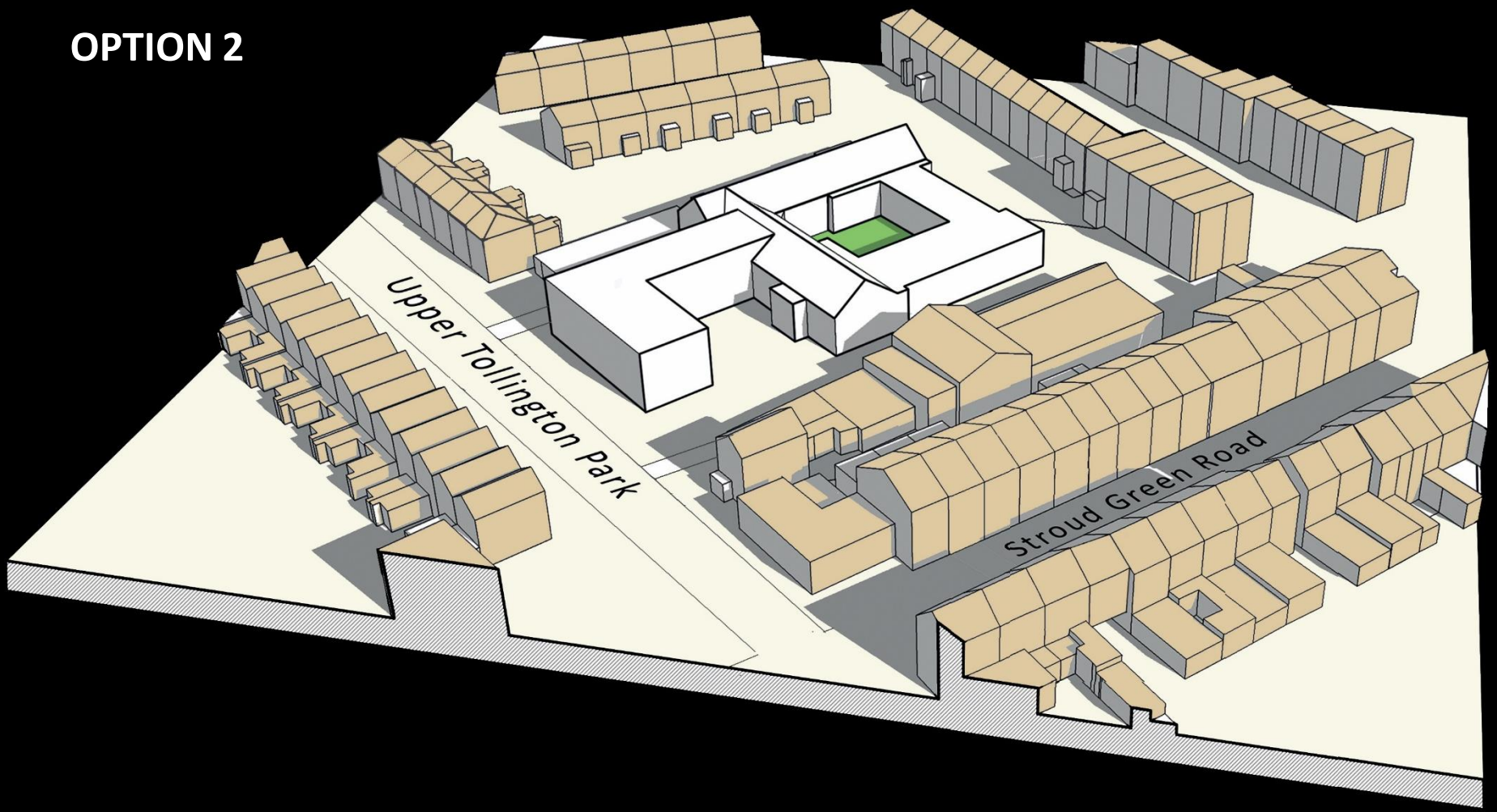
frederick gibberd partnership





Osborne Grove Nursing Home

OPTION 2



Haringey LONDON

Osborne Grove Nursing Home

frederick gibberd partnership



OPTION 3

- Mostly two storey with additional storey on range behind clinic
- Plant and service uses relocated to car park side
- All bedrooms meet guidelines
- Dementia households on same floor
- Rehabilitation area on top floor with access to roof terrace
- Slight Improvement in size of Day Unit

Haringey LONDON

Osborne Grove Nursing Home

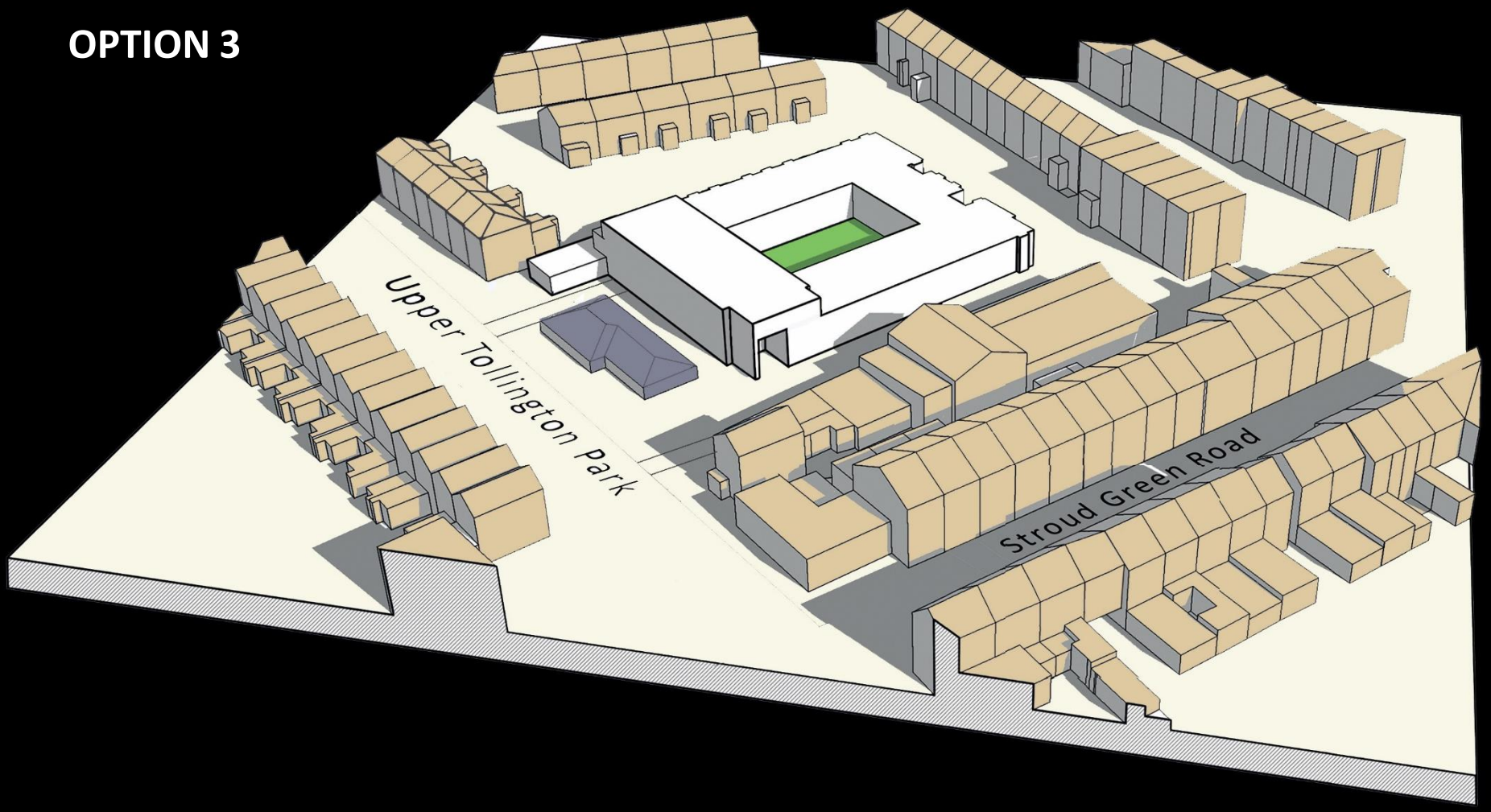
frederick gibberd partnership





Osborne Grove Nursing Home

OPTION 3



Haringey LONDON

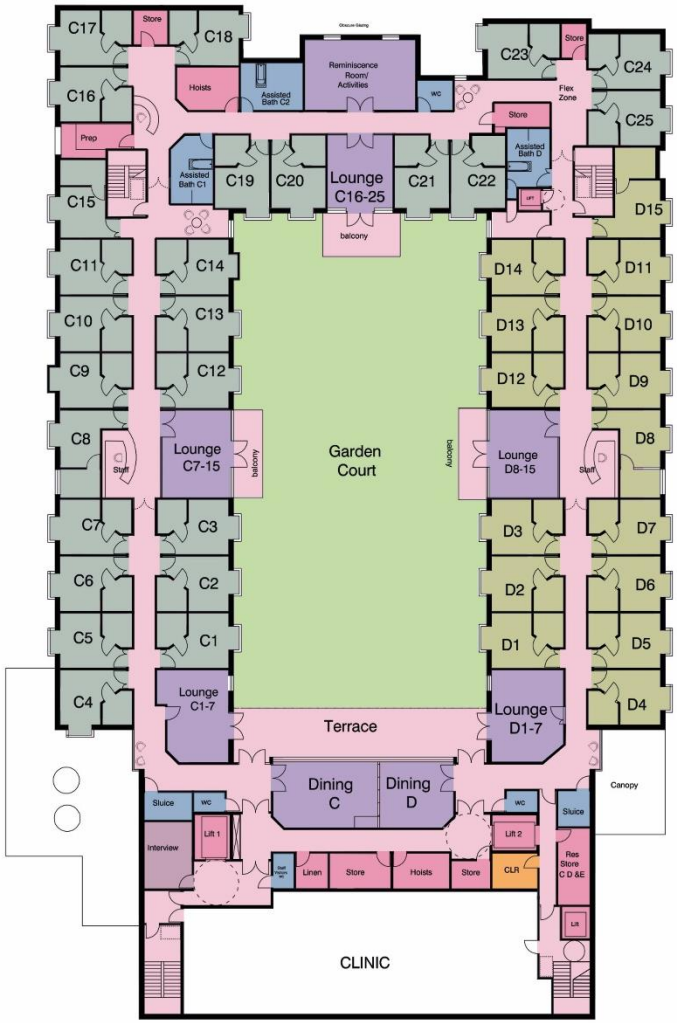
Osborne Grove Nursing Home

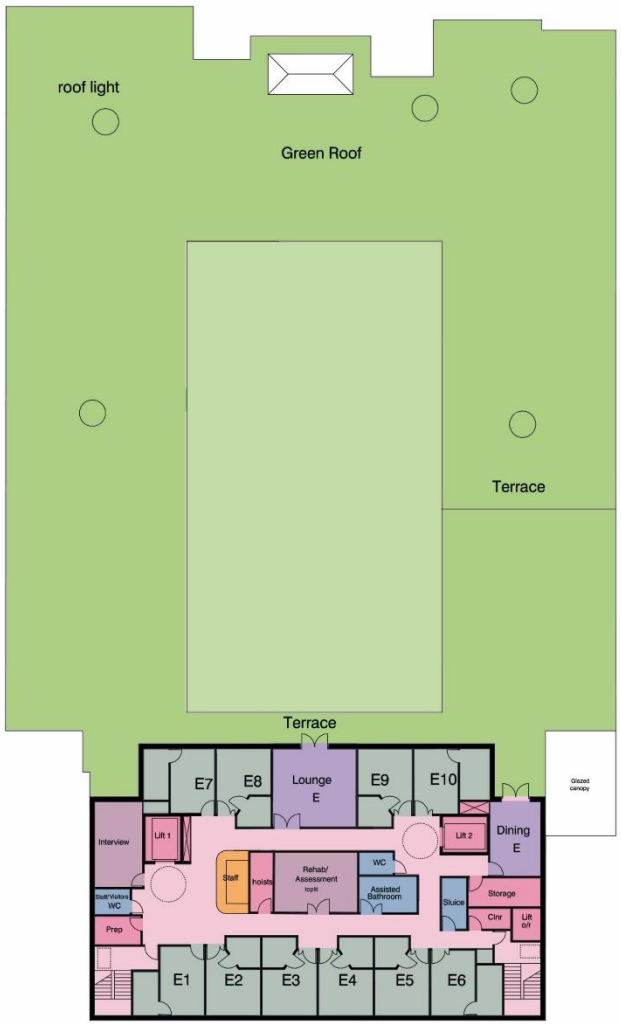
frederick gibberd partnership



OPTION 4

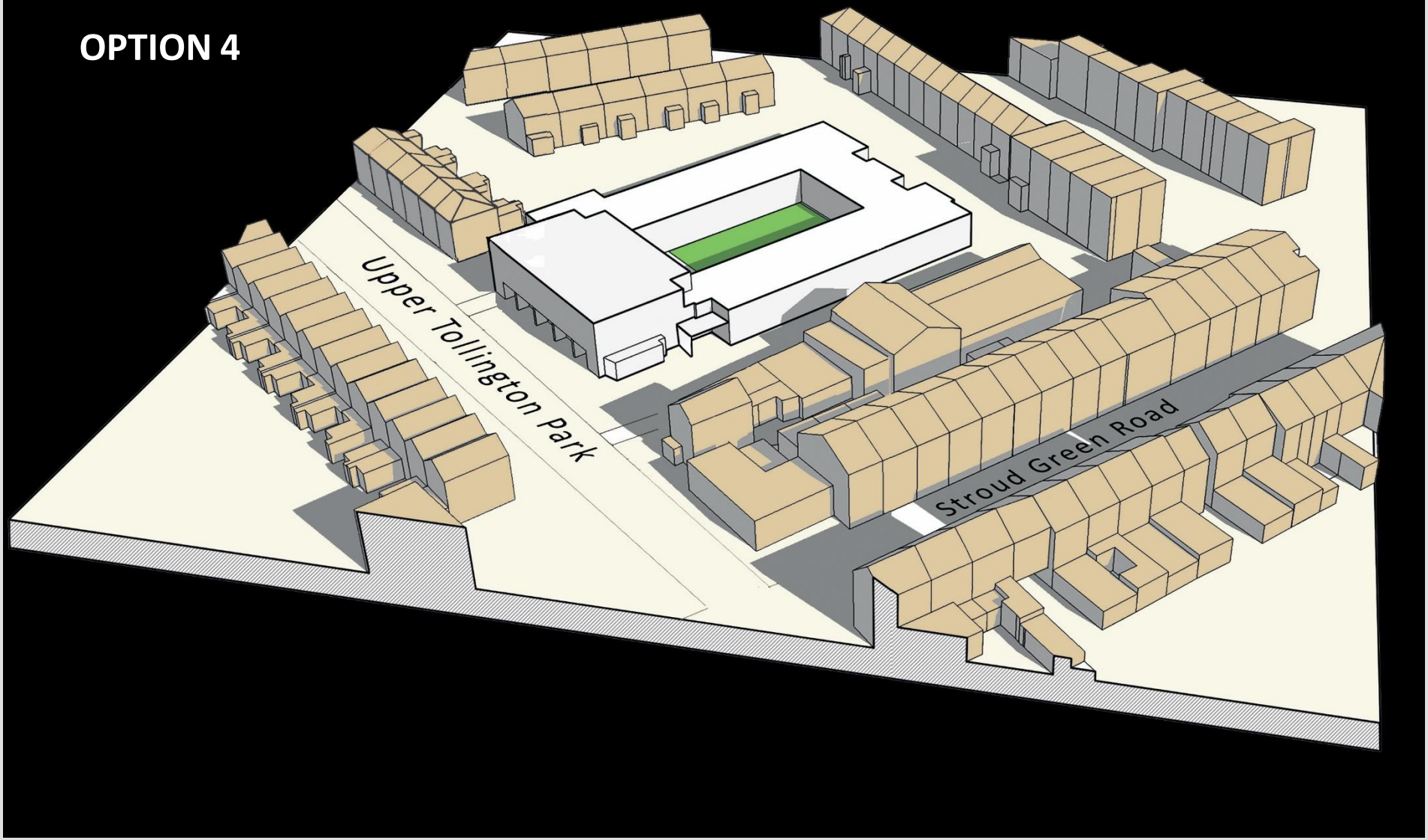
- Two storey to garden quadrangle
- Three storey ‘terrace’ block to Upper Tollington Park
- Plant and service uses relocated to car park side
- All bedrooms to meet guidelines
- Some improvement in size of Day Unit
- Dementia households on same floor
- Rehabilitation area on top floor with access to roof terrace





Osborne Grove Nursing Home

OPTION 4



Haringey LONDON

Osborne Grove Nursing Home

frederick gibberd partnership

OTHER ISSUES

- **INFECTION CONTROL**
  Separate rooms in rehabilitation area, barrier laundry design

- **FIRE STRATEGY**
  Stairs relocated to perimeter, planned for horizontal evacuation without sprinklers, divided into max 10 bedded compartments

- **SECURITY**
  Consultation carried out with 'Secure By Design'

- **PARKING**
  Subject to negotiation with planners, less cars vs more garden

BREEAM

Building Research Establishment Environmental Assessment Method

Services strategy comprising a well-insulated envelope, a combined heat and power plant, energy efficient appliances and controls. Underfloor heating to optimise space usage for residents by eliminating radiators.

Pre assessment carried out:

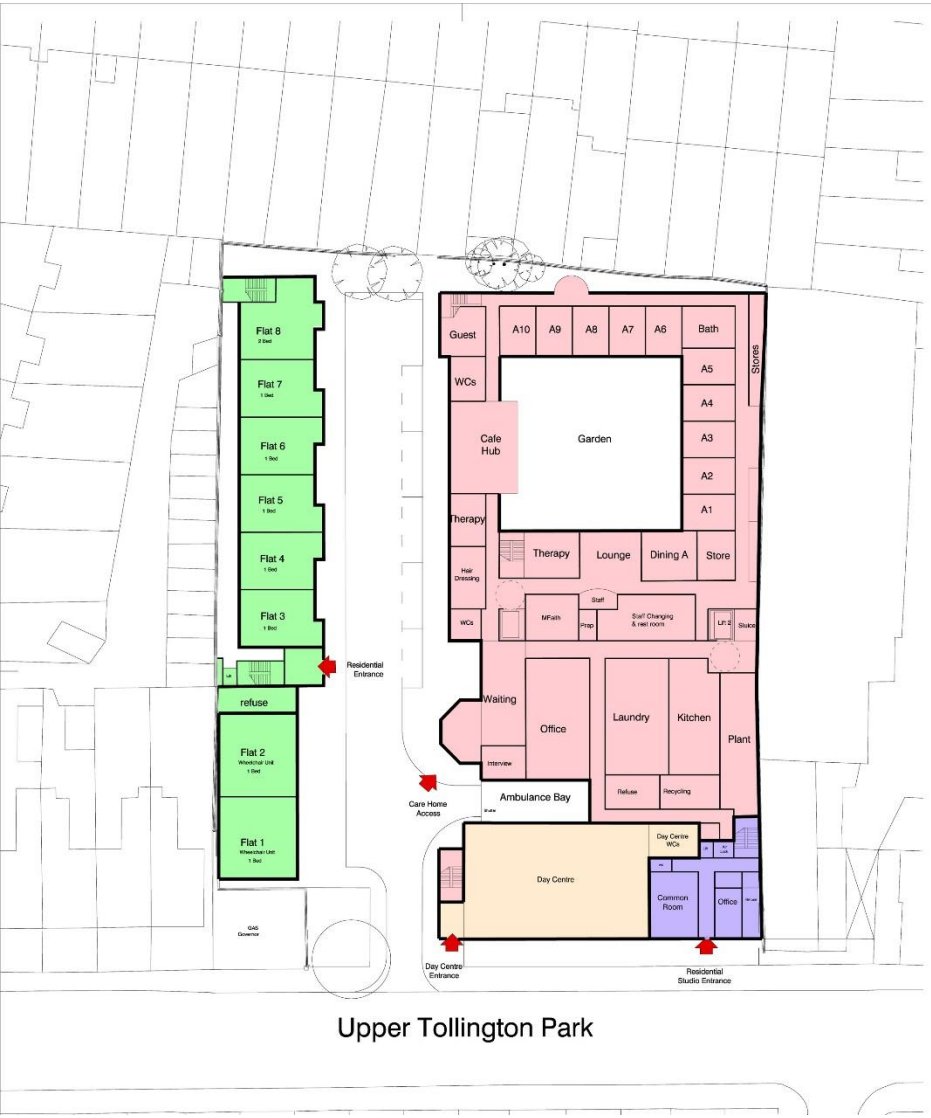
Options 1 and 2: Refurbishment

rated BREEAM **Very Good**, with potential for **Excellent**

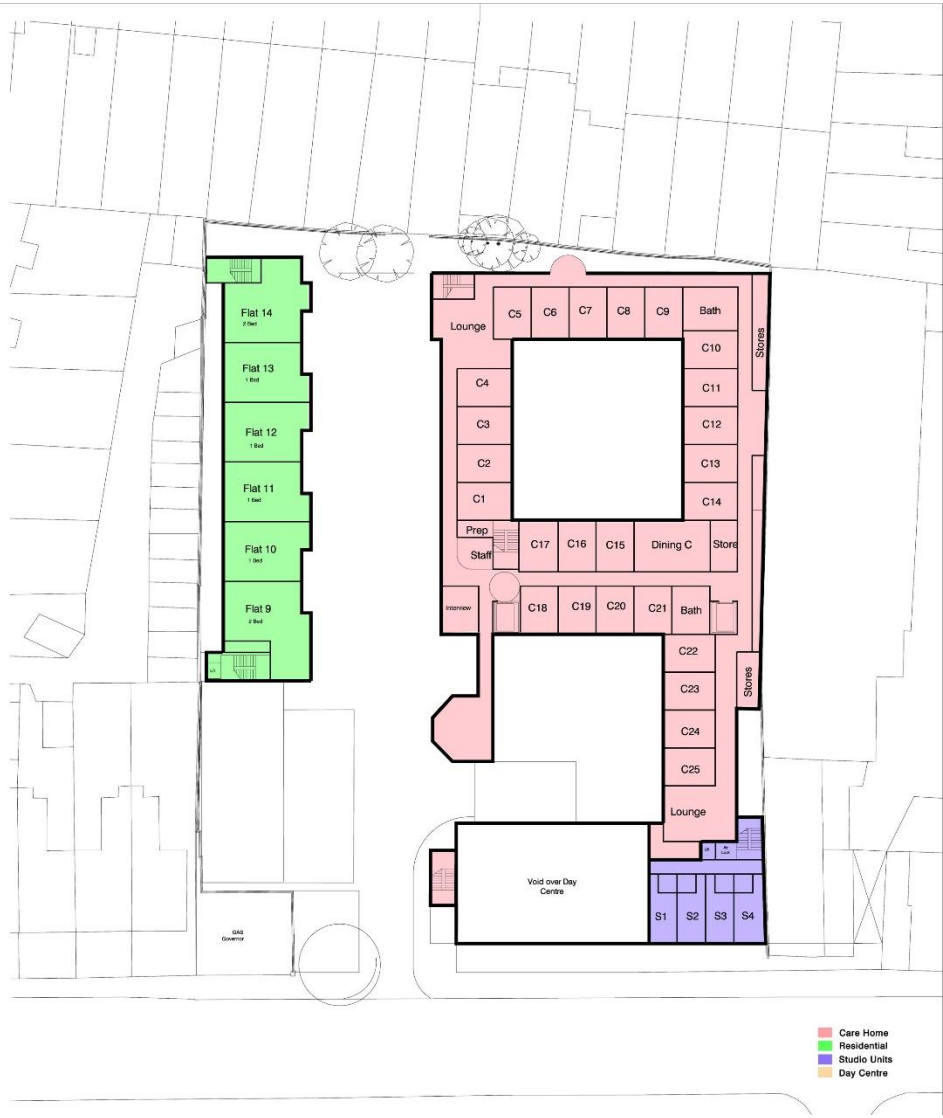
Options 3 and 4: New Build

rated BREEAM **Very Good**, with potential for **Excellent**

Site Optimisation



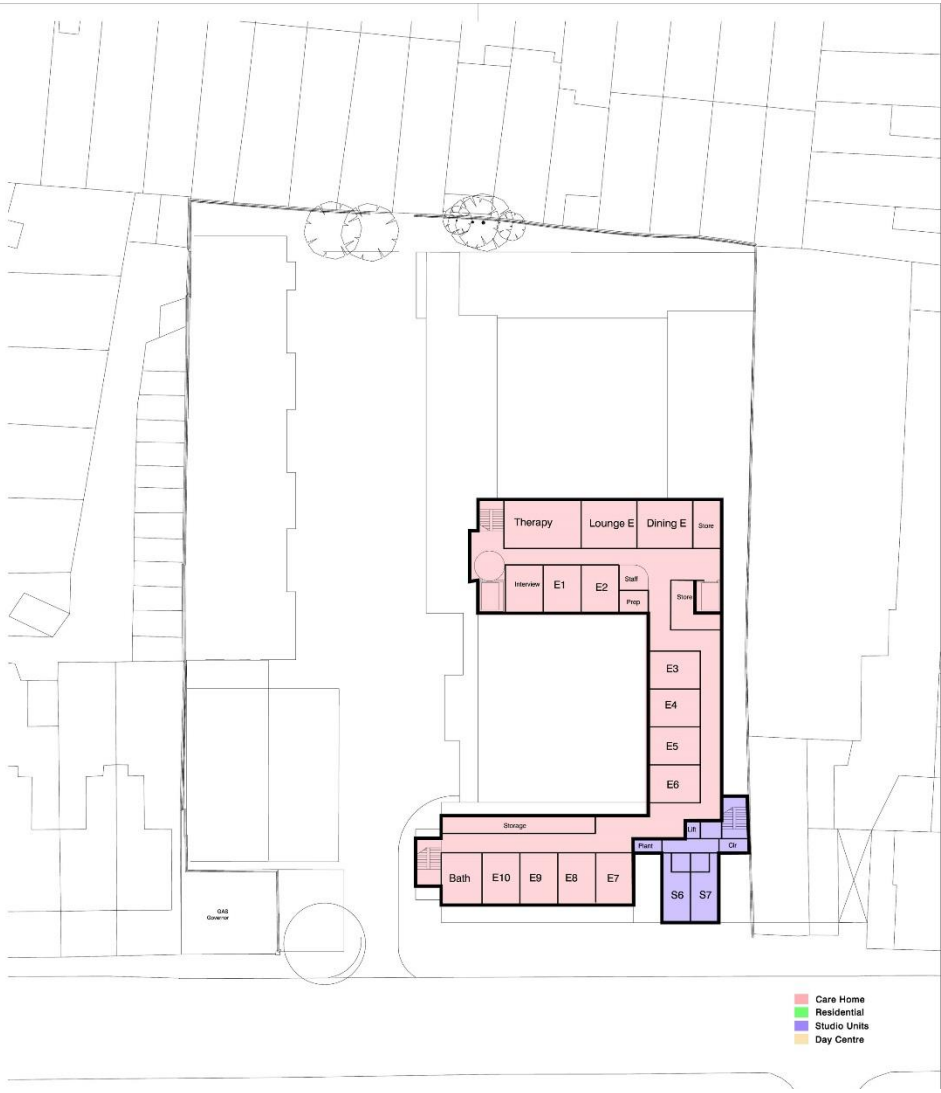
Upper Tollington Park



Haringey LONDON

frederick gibberd partnership

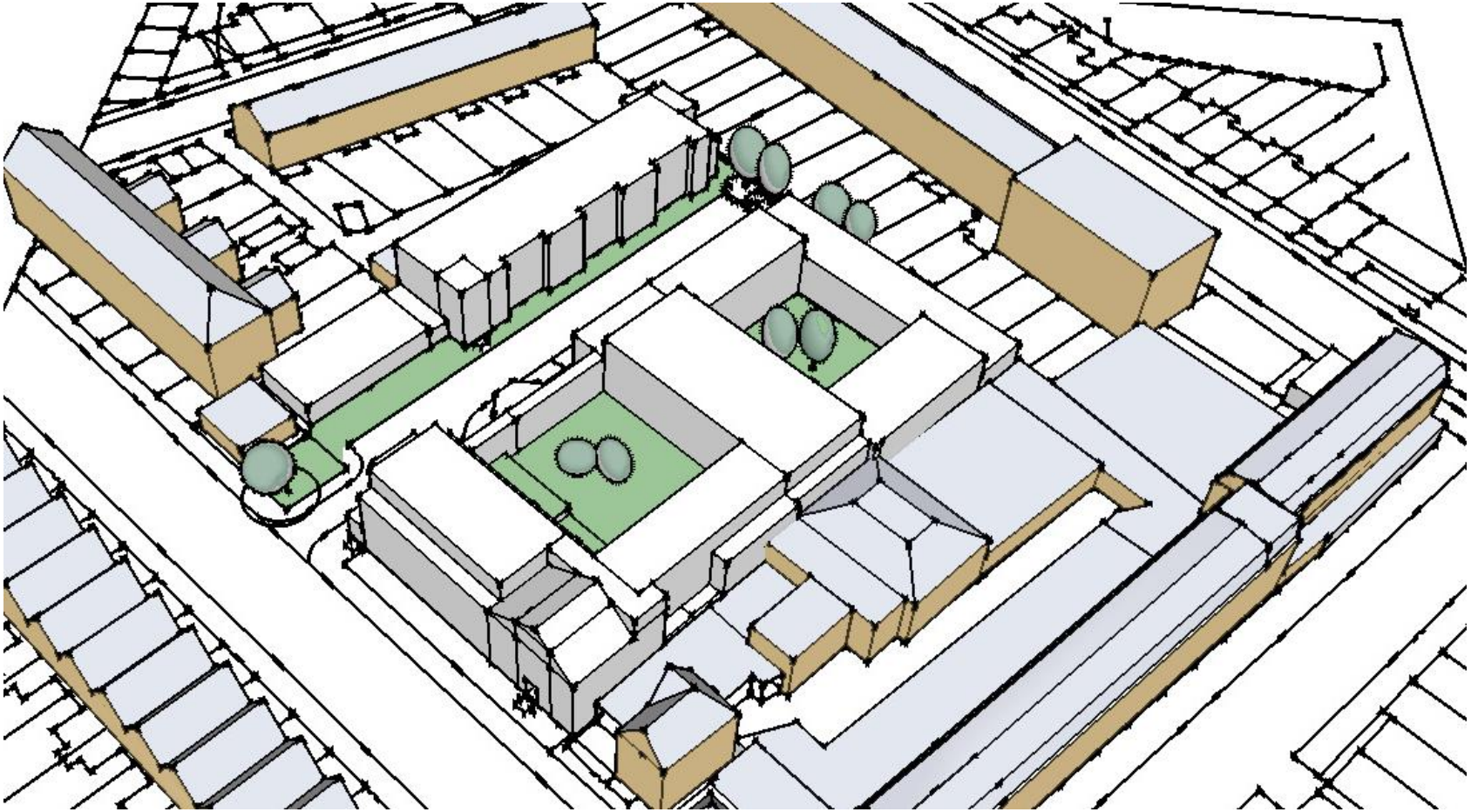




Upper Tollington Park

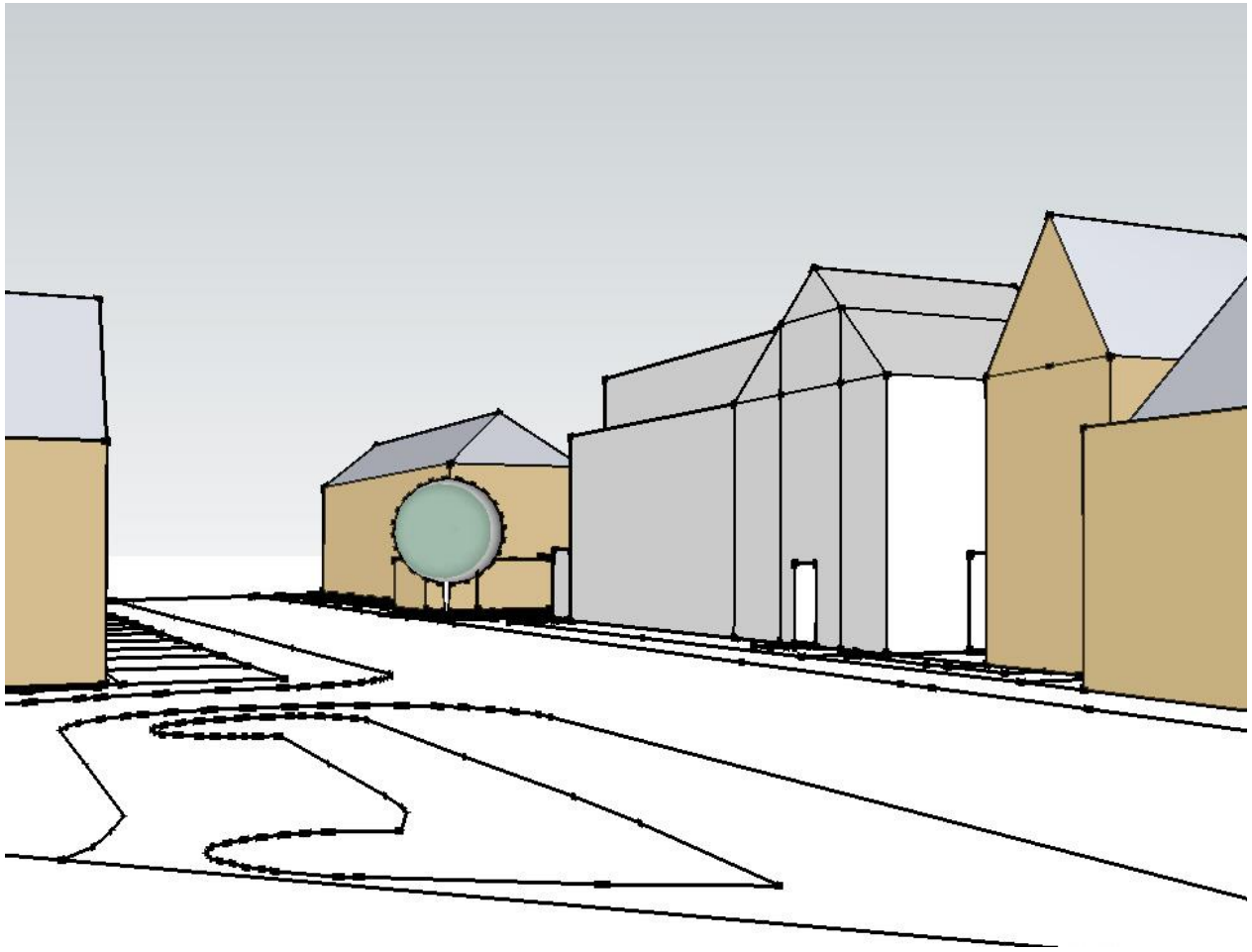
Haringey LONDON

frederick gibberd partnership



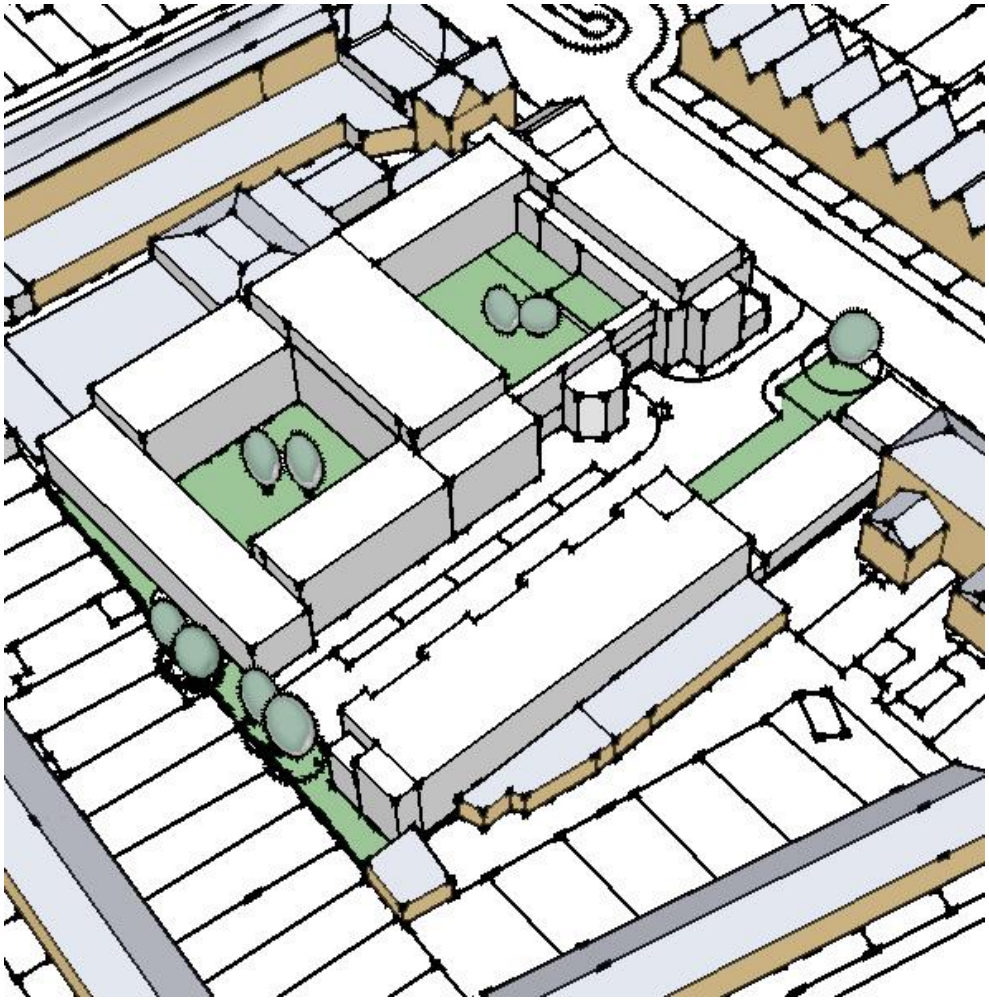
Haringey LONDON

frederick gibberd partnership



Haringey LONDON

frederick gibberd partnership



Haringey LONDON

frederick gibberd partnership