OSBORNE GROVE NURSING HOME

Stroud Green, London N4



Volume 1: Extended Feasibility Study

March 2020

frederick gibberd partnership

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Rev	Issue	Issue	Auth
-	*Initial Issue*	*31.05.19*	*rjb/jm*
A	*Revised as PM comments*	*06.08.19*	*rjb/jm*
B	*Extended Scope of Study*	*28.02.20*	*rjb/jm*
C	*Revised as PM comments*	*12.03.20*	*rjb/jm*

1 Introduction

In January 2019 Frederick Gibberd Partnership was appointed by Haringey Council to prepare a feasibility study to consider options for adapting and enlarging the existing Osborne Grove Nursing Home situated in Upper Tollington Park, Stroud Green. The home is run by the council and is currently occupied by three residents.

The building, originally built as a Respite Home, can accommodate 32 residents and was intended to provide short-term care. The proposal is to increase the capacity and facilities to house up to 70 long stay residents.

This study explores the possibilities of expanding the home, either by extending and remodelling the existing buildings, or by a full redevelopment. In each case an option for reproviding the Stroud Green Clinic, also in Council ownership, which was built on part of the original Care home plot is explored to better improve the utilisation of the site.

A series of meeting has been conducted with the Council, Stakeholders and interested parties to discuss opportunities and requirements. These have informed the design developed by Frederick Gibberd Partnership and its team of subconsultants, drawing their considerable experience in the field of elderly residential care..

1.1 THE TEAM

Client:
Haringey London Borough Council

Architects:
Frederick Gibberd Partnership

Structural Engineers:
Iesis Structures Limited

Services Engineers:
Iles Consulting Limited

Cost Consultants:
Currie and Brown

CDM Coordinators:
Building & Workplace Solutions Limited

BREEAM Assessors:
Encon Associates

Landscape Designers:
Turkington Martin

1.2 PROJECT PARTICULARS

The feasibility study comprises sites at the following Addresses:

The Osborne Grove Nursing Home
16 Upper Tollington Park
Stroud Green
London N4 3EL

also

The Stroud Green Clinic
12-14 Upper Tollington Park
Stroud Green
London NE4 3EL

2 Executive Summary

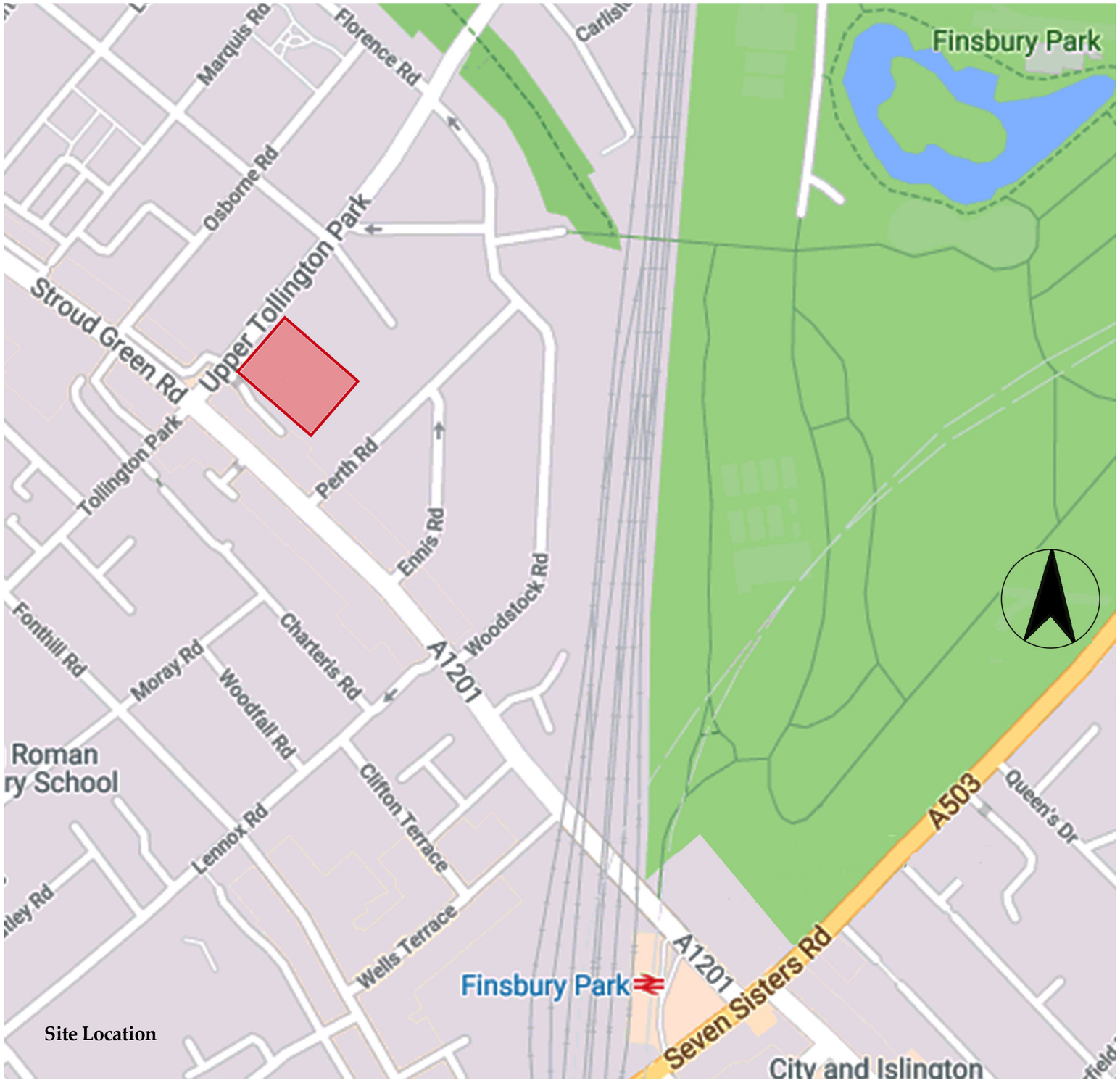
Osborne Grove Nursing Home is a 32 bedroom facility in Stroud Green. Originally constructed as a respite home it was not intended to take residents long term and is consequently deficient in meeting the demands of a modern care home.

The brief has identified a demand for a 70 bed care home. This design will aim to support a model of care that will meet the standards of 'Good' or 'Outstanding' as recognised by the Care Quality Commission.

In addition it will seek to deliver 'an open home', which is outward facing and supports engagement with the wider community and health and care partners

Two approaches are proposed of either adapting the existing building or redeveloping the site.





Site Location





Adapting the Existing Building

Although of relatively recent construction, the home was built during a time when standards for sustainability were rapidly evolving, Many of the low energy innovations are now obsolete as more reliable technology is introduced.

The existing structure is load bearing masonry supporting concrete planks or timber trussed rafters. Removing the cross walls will remove the supports to the floors. This will inhibit enlargement of the existing rooms.

It has also been identified that this form of construction if enlarged would not be appropriate for accommodating bed bound residents because it would be unable to resist disproportionate collapse in the event of a fire. In the options this can be mitigated by housing vulnerable residents within the extensions which would be framed construction, but would still imply some rooms could not be available for such cases.

It is recognised that the adjoining Stroud Green Clinic makes poor use of a prominent site in the Borough. By including (and reproviding) this in the redevelopment it presents a number of opportunities to enhance the accommodation, improve the connection between the home and the community, but without losing an amenity.

Redeveloping a new building

The shortcomings of the existing building will require a level of compromise to achieve a workable facility. As an alternative two options look at demolishing the existing and rebuilding, albeit within the constraints imposed by the existing residential properties that surround the site.

Drawings of the demolished Osborne Grove indicate how the row houses were aligned and this has been followed so as to avoid significant overlooking of properties and minimise loss of amenity.

Again by including the clinic building into the scheme there are advantages to be gained particularly as the day centre can become part of the street frontage of the home and promote its function to the wider community.

Development Options

The two options in the revised study are:

70 Bed Care Home
(also known as Option 4)

70 Bed Care home with 10 studio Units and 20 flats
(also known as Option 8)

Project delivery

There are currently two residents in the home who will be relocated off site by 31 March 2020. All Options will require significant work to the occupied areas. The study has also explored whether they can be retained on site during the works and has concluded that this is unlikely to result in an acceptable environment for residents.

Procurement

Given the nature of the project and its site, a traditional procurement route is recommended with the works fully measured in a Bill of Quantities.

Costs

Refer Cost Report by Currie and Brown

3 Brief and Objectives

CARE HOME

The primary objective is to meet a range of dementia and complex care nursing needs and deliver a sustainable high quality model of care to a resident older adult community. This will involve enlarging/redeveloping the existing 32 bed respite home to provide a 70 bed facility to meet the demands identified by the Council.

The total number of single bedrooms tabulated (right)

Additional spatial requirements to support bed based provision:

- Creative access to outdoor and sheltered space for residents and family/carers
- Communal/activity/recreational space for residents
- Private/consultation spaces for family/carers
- Multi-faith room
- Adaptable spaces for therapy/professionals

Potential spatial requirements to support non-resident community use:

- Adaptable spaces for therapy/professionals/ community/voluntary community sector; accessible to residents, options for use include;
- Day opportunities
- Outpatient clinics
- Day hospital for long term conditions

(Could be a mix of the above)

- Lounge/café space for people to mix informally
- Reception/information space.

Works to be planned having due regard to the health and well-being of residents and staff still in occupation (if any).

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

STUDIO UNITS

Semi-indpendent ensuite studio rooms with some shared facilities, under management of Care Home and with direct access to the main building..

RESIDENTIAL FLATS

Indpendent flats comrpising mix of one and two bedroom units, total number of units to be 20. Planned in accodance with recommendations of HAPPI ((Housing our Aging Population Panel for Innovation) as far as practicable.

4 Vision/Key Drivers

- 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.
- To provide 'Good' or 'Outstanding' care and support as recognised by the Care Quality Commission.
- To focus on working in ways which build relationships and start from people's strengths
- To provide person-centred, outcomes-based delivery
- To deliver 'an open home', which is outward facing and supports engagement with the wider community and health and care partners
- To deliver a fair cost of care and ensure that front line care workers work in environments that offer good terms and conditions, enable career progression and secure retention levels, whilst ensuring that services continue to offer value for money and can meet increasing demand.
- To provide a range of accommodation at the site for independent or semi-independent living to caugment and omplement the care home provision.
- To achieve a sustainable development that meets the aspirations of the Council, and where necessary exceed statutory requirements for matters such as the provision of sprinklers to the care home.

5 The Site Location and History



The site is in Stroud Green, located on Upper Tollington Park, and close to the junction with Stroud Green Road. It is bordered to the north west by the rear of the garage/ workshops in the mews behind the residential Victoria Terrace; to the south east by the gardens behind the houses and flats in Perth Road; and to the south west by the commercial units behind the mixed use properties fronting the shopping parade on Stroud Green Road.

Osborne Grove Nursing Home takes its name from the road which for nearly a century occupied the site.

The area to the north of what was then Stroud Green Lane remained undeveloped until the latter part of the 19th century. Following completion of the construction of the mainline service from the north into King' Cross in the 1850s, pressure for development intensified. With the opening of the suburban station on Seven Sisters Road in 1861, development proceeded apace and with the laying out of the new pleasure gardens in 1869, the station was renamed Finsbury Park. This would evolve into a major transport hub with the completion of the Piccadilly Line, running from Hammersmith to Finsbury Park. It became a major interchange with the extension of the Piccadilly Line to Arnos Grove, and the Victoria Line to Walthamstow Central. Between 1904 and 1975, a London Underground line ran the Northern line (Highbury Branch), later run by the national rail service.

The area was complete well before the close of the 19th century and Stroud Green Road became the main shopping street. The original alignment of what is now Upper Tollington Park appears to have been brought into line with the then existing Tollington Park creating an awkward parcel of land between the new road and the rear of Perth Road. This would explain the formation of the cul-de-sacs of Osborne Grove and the adjoining Victoria Terrace, comprised two storey houses in the hinterland behind the more substantial three storey terraces.

The diversity of development was recognised by the designation of Stroud Green as a conservation area in 2003, which identifies the residential mix as ranging from elegantly crafted artisans cottages to Gothic and Italianate revival semi-detached houses. The designation excluded the original site of Osborne Grove.





Map of Osborne Grove c 1890



The Osborne Tavern and terrace fronting the site c 1947



Same view 2019

House building continued to spread out in all directions, eroding any clear distinction of the boundaries of Stroud Green. After the First World War, a change in demographics saw many of the substantial houses in multiple occupation as families moved to new suburbs further afield, and the area fell into rapid decline. The locality became a 'redlight district' with a file of complaints lodged against salacious activity centred on the Rink Cinema on Seven Sisters Road.

During the Second World War, the railways which had been such an important catalyst for the growth of Stroud Green became its greatest liability. The main line and coalyards were the target of repeated air raids from October 1940 to June the following year with approximately 80% of the nearby houses damaged. The most notable casualty was the Osborne Tavern which was eventually demolished. A photograph survives illustrating the adjoining terraces which form part of the development site.

Osborne Grove appears to have survived the war but presumably was in such poor condition that it had been identified for compulsory purchase and clearance by the 1960s.

A 37 bedroom 'Old People's Home' and day centre was erected on the site shortly after: a modular building presumably built on the CLASP (Consortium of Local Authorities Special Projects) System, ubiquitous at the time. The buildings were located at the back of the site with a low quality area of open space to Upper Tollington Park.

In 1987 a clinic building was erected on the site, although what the driver for this was is not entirely clear. It was leased to the NHS who have sublet it to the present tenant who provides space for the abortion clinic, BPAS. During this time the area had begun to shake off its seedy reputation and many of the large properties converted to flats.

In October 2005 consent was granted for the demolition of the existing home and the erection of a two storey 32 bed respite care home and single storey day centre.

6 Existing Building Information

The following Information has been obtained:

- Land and Title Information
- Architects Drawings
- Structural Engineers Drawings
- Statutory Approvals
- Services Information
- Structural Steelwork drawings
- Precast Concrete structural information
- Roof Structure
- Secondary Elements
- Finishes and fittings
- Landscape Information
- Residual Construction Risks
- Sound Insulation Test Report
- Mechanical and Electrical Service Drawings

No information has been obtained with regard to

Maintenance Logs
Fire risk Assessments
Catering Operation

No information has been obtained with regard to the internal layout of the Stroud Green Clinic building.

The above information is included in Volume II : Appendix.

7 Existing Site and Building Layout

7.1 SITE ASSESSMENT

A single storey pitched roof building occupies the street frontage on Upper Tollington Park and accommodates the Stroud Green Clinic, currently in a separate demise but with some parking space allocated within the nursing home site.

The pedestrian entrance is between the clinic and an enclosure to a gas governor on land leased to Cadent Gas Limited as part of the local distribution network. Vehicular access is by mean of an electric sliding gate at the western corner of the site approached from Upper Tollington Park.

The main part of the building comprises two broadly symmetrical double storey wings at right angles, radiating from the main entrance position. To the north east of the entrance is the single storey Day Hospital, and further single storey additions accommodate plant and service areas along the same boundary. The main building is dominated by a large pitched roof which extends over the whole of the first floor.

As indicated in the diagram, the building is oriented on a north south axis.

The site is bounded by the single storey garages/workshops to the north east behind the two storey structures of Victoria Terrace. To the south west are the gardens of Perth Road. These serve a terrace of three storey houses, rising to four story flats as they near the junction with Stroud Green Road.

A Car Wash and mews behind the mixed use shopping parade to Stroud Green Road presents a blank facade ranging from single to four storey gables, and industrial steel canopies. The return portion of Nos 2-4 Upper Tollington Park displays a large billboard which appear incongruous.

The single storey clinic to Upper Tollington Park breaks the original continuity of the three storey terraces which would have framed the approach to the intersection of Stroud Green Road and Upper Tollington Park.

The junction itself is characterised by an assortment of post war replacement development reaching to four storeys and the replacement for the Osborne Tavern which makes a poor response to its prominent site.

Aerial view of site from the north



7.2 EXTERIOR OF EXISTING BUILDINGS

The existing Nursing Home buildings are built in split concrete facing blockwork with a plain buff brick to projecting feature gables. The entire building is in fibre cement 'slates' and windows are a composite aluminium timber system.

The clinic building is of a yellow facing brick and appears to be roofed in artificial slate with concrete hips.

7.3 EXISTING BUILDING PLAN

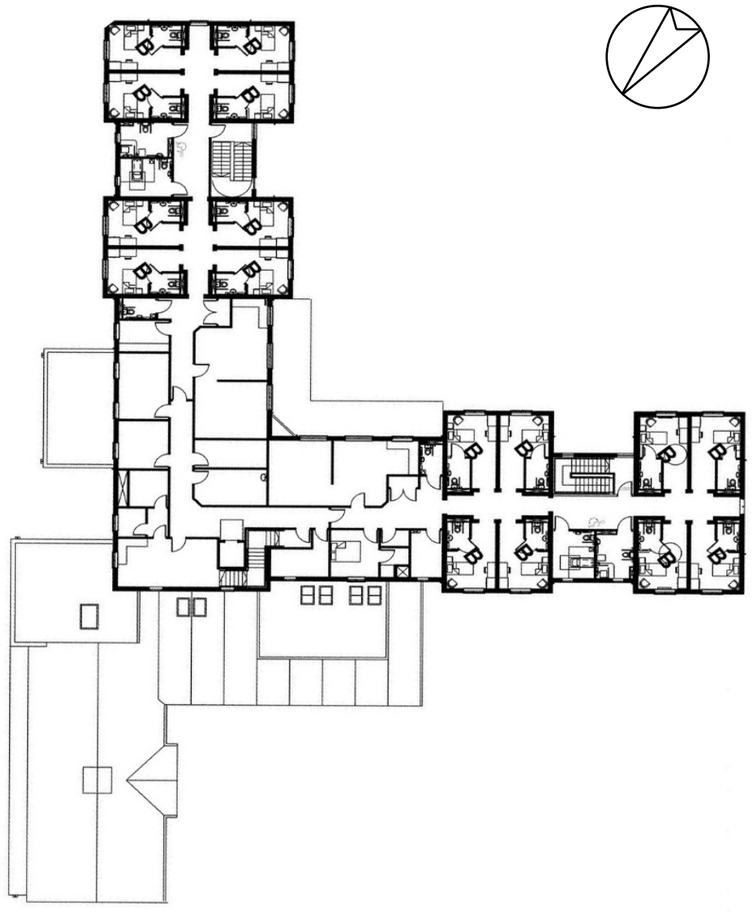
The existing ground floor plan comprises two 8 bedroom wings which lead out north east and north west from the main entrance which gives access to the day service and ancillary accommodation including plant areas and the laundry.

Day rooms for each wing are grouped together at the internal corner with access to the garden at ground level. These are arranged as combined lounge dining rooms, and are served by a main kitchen with food service from the single lift. Bedrooms are paired together on either side of the unenclosed escape stair and a bathroom and shower room, each shared between 8 residents. Bedrooms have ensuite lavatories and wash handbasin facilities only.

This main template repeats on the first floor which also includes staff welfare facilities, storage and a visitor bedroom.



Existing Home Ground Floor Plan



First Floor Plan

7.4 CONFORMITY WITH NATIONAL STANDARDS

The buildings appear to have been designed in accordance with the minimum space standards. However the ensuite bedroom are reported by users as being too small. Any adaptation of the ensuite is likely to impact on the remaining usable area of the rooms.

7.5 ACCESSIBILITY

Doors to bedrooms are too narrow to allow beds to be easily moved, similarly corridors include single rather than double doors which also impede movement. Wheelchair access is generally good, although reaching some door handles to doorsets with the thickest walls may be difficult for some users.

The most serious shortcoming, given the nature of the use, is that there is only one lift and this is not big enough to carry a bed or trolley. In the event of periodic maintenance there is consequently times when there will be no service. The lift has to deliver food to the first floor, as well as allow access to the garden for residents of the upper floor. Any significant downtime is likely to have a serious impact on the running of the home.

7.6 THERMAL AND ACOUSTIC COMFORT

The home has reported issues with overheating due to solar gain. The existing fabric falls short of current regulations with regard to thermal insulation and this will need to be upgraded if the building is retained.

The windows are relatively large but the configuration is unsatisfactory since the cill level is set to accommodate radiators in most locations.

The pitched roof space is uninsulated and offers little benefit for the home despite the significant volume it encloses.

Acoustic conditions within the existing buildings have not been investigated, and with current occupancy at less than 10% separation between rooms is not an issue. It is anticipated that with the potential for residents to have televisions and other noise sources within their rooms that direct and flanking transmission will need to be addressed in the detail design. The preference expressed by stakeholders for hard floors will have an effect on impact noise.

7.7 EXISTING SERVICES

There has been rapid progress in the development of low energy solutions in the past decade accompanied by changes in legislation. For example, it is reported that many of the electrical fittings installed are now obsolete and inefficient compared to modern systems and in need of replacement.

The services impact on the design of the existing rooms. The use of panel radiators in low temp covers takes up valuable floor space, prevents windows being taken down to the floor level and inhibits the placement of furniture. Similarly the Integrated plumbing duct is unnecessarily large for a two storey building, and the space could more usefully be part of the ensuite area.

For a fuller discussion of the services refer Appendix B

7.8 STRUCTURE

The buildings are load bearing brick and block work, with a suspended beam and filler block floor spanning each room bay to the ground floor on sleeper walls, and pre-cast concrete planks spanning between load bearing cross walls to each pair of rooms on the first floor.

The roof is a series of trussed rafters with thermal insulation placed at ceiling level. The rafters cannot support ceiling mounted hoists without additional strengthening.

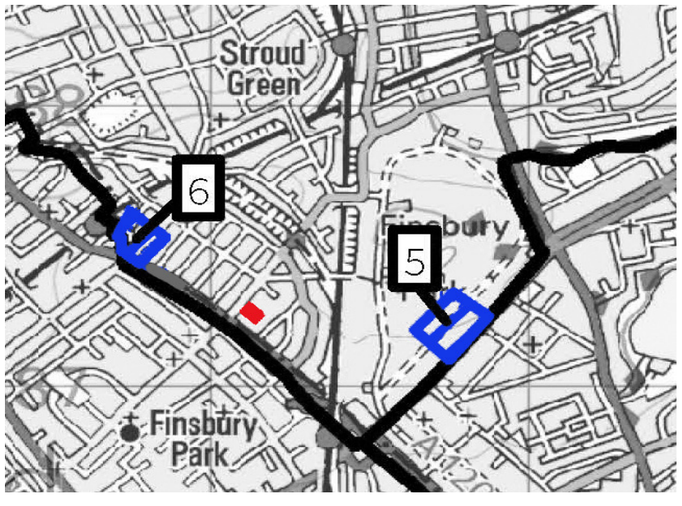
The load bearing structure has implications on fire safety if an additional floor is built over the existing wings, since it has not been designed to counter progressive structural collapse. This will impact on the length of time needed to evacuate that part of the building. As a consequence it would be recommended that rooms in this part of the building would only be allocated to ambulant residents. Residents who are immobile would be accommodated in the new part of the building which would be framed and thus able to resist collapse for longer.

A discussion of this and other aspects of the structural solution is included at Appendix C.

7.9 ARCHAEOLOGY

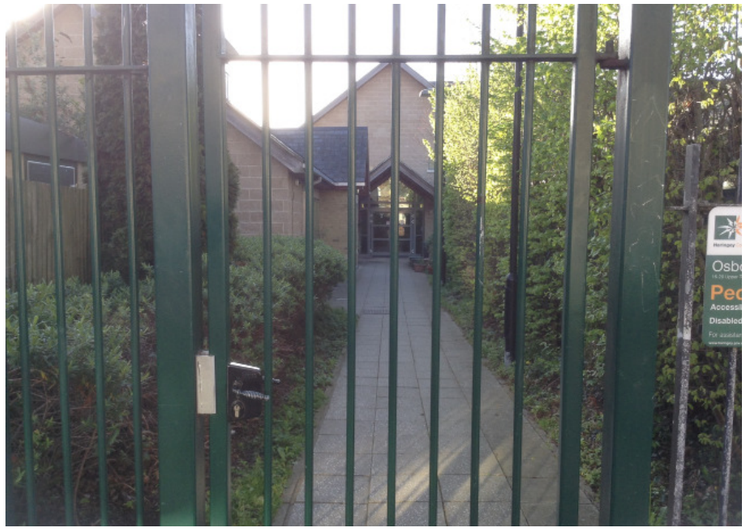
The site and its immediate environs is not indicated on the map of Archaeological Priority Areas (APAs) in Haringey as produced by Historic England; nor are they Scheduled in the Council's Areas of Archaeological Importance. The nearest significant features are the site of the medieval manor house at Stapleton Hall (6 on the map)and the site of Copt Hall (Brownswood Manor House) adjacent to the covered reservoir in Finsbury Park (5 on the map).

The area was probably forest before being cleared for agriculture. The primary developments, in the 19th century would include cellars and basements and brick footings, subsequently grubbed out or backfilled when Osborne Grove was demolished. Most of the rear of the site has been rebuilt twice since that time including the present structures on the site. The potential for archaeology is considered low.



Extract from APA map (source Historic England)

7.10 PHOTOGRAPHS OF EXTERIOR



Main Pedestrian Entrance



Main Vehicular Entrance



Upper Tollington Park



North east frontage



Elevation to Garden

7.11 PHOTOGRAPHS OF INTERIOR



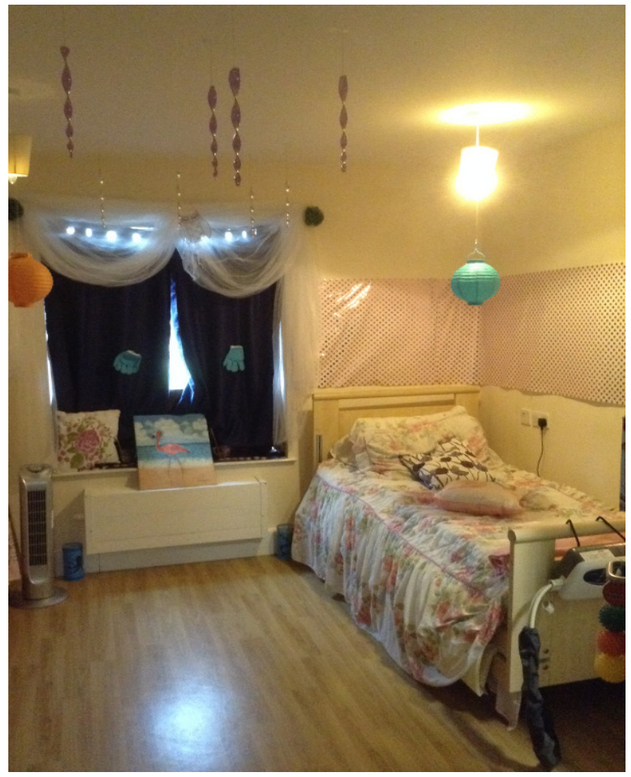
Typical Corridor with single leaf door



Ensuite WC



Typical bedroom





Existing Day Centre



Typical Lounge/dining room









7.12 OPPORTUNITIES AND CHALLENGES

Opportunities

- The existing building appears under-utilised, inefficient and difficult to manage.
- Remodelling and extending with a framed structure would provide the opportunity to meet present and future demand in a sustainable way
- Inclusion of the clinic could allow greater engagement with the local community by siting the day centre toward the street to increase the active frontage
- Reproviding the clinic onsite would not involve any loss of amenity
- An opportunity to return the townscape to its original form by continuing the line of the terraces to Upper Tollington Park.

Constraints

- Additional floor to the rear of the site may impact gardens to Perth Road
- Restriction on overlooking to maintain privacy of residents around the site
- Working within existing load bearing structure may involve compromise to the accommodation
- Accommodating existing residents without impinging on their quality of life will be challenging.

8 Design Brief

The design team have worked with the Council and its stakeholders to develop a series of principles which have inform the design approach to the various options.

The design considers how the various resident groups can be accommodated in a series of 'Households' and how these may be arranged within the constraints of the site.

Principle 1.
Pair households together with similar nursing need for flexibility of staffing and response. 'Swing zones' allow a proportion of bedrooms to be allocated to either household at any given time.

Principle 2.
Distribute households vertically based on ability to access garden areas - include terraces where possible on upper levels. Immobile residents to have garden/green views.

Principle 3.
Accommodate the least mobile on the ground floor to facilitate rapid evacuation in the event of an emergency. Residents who are immobile to be housed within new build areas designed to resist progressive structural collapse and maximise evacuation times.

Principle 4.
Optimise the size of bedrooms to meet or exceed current standards depending on configuratiion of floor plates. All ensuites to be wet rooms, and room doors suitable for passage of beds. Rrooms to be fitted with integrated hoist tracks to allow use of hoist units if required.

Principle 5.
Lounges to be arranged to serve cluster groups (and subgroups within larger households) for max 10 residents. Lounges to be visible from corridor areas and have access to open space or balconies where possible.

Principle 6.
Dining Rooms to serve whole households to be separate from lounge areas. Sited to allow easy distribution of meals from the main kitchen and to control potential nuisance

s.





Full length window *Bedroom with integral hoist*







Multi purpose therapy/activity rooms

Principle 7.
Staff bases to be provided within each household and centralised workspace for therapist teams. Staff visibility to reassure patients and to increase passive surveillance, augmented by CCTV. Precautions to protect patient confidentiality when using computers etc. Shared centralised workspaces to optimise flexibility of use of office areas integrated with main reception point.

Principle 8.
Corridors, with handrails, to be wide enough to allow residents and staff to move easily, provide opportunities to sit where possible. Introduce daylight where practicable and artwork opportunities to help with wayfinding. Avoid corridors ending as dead ends. Lifts to include at least one bed lift, with two independent lifts as a minimum to maintain continuity of service.

Principle 9.
Ensuite showers to be provided to all residents for privacy and to optimise water usage, to allow assitance if required. Option to be available for assisted baths. Baths at ratio of 1 per household or 1 per 15 residents which ever is the smaller. Staff showers and changing areas to be provided; separate facilities to be available for kitchen staff.

Principle 10.
Multi-purpose interview rooms to be available to accommodate visiting families and to allow confidential discussions as necessary.

Principle 11.
Day Opportunities to be increased subject to availability of space. Optimise space for use for handovers, meetings and training sessions. Use sliding folding walls to create flexible spaces, to allow acoustic privacy where necessary. Day centre to be a separate facility from the residents cafe lounge and controlled by the main reception point

Principle 12.
Optimise external green space to create a secure garden courtyard, with a mix of hard and soft landscaping and shading to support a wide range of activities. Perimeter gardens to improve outlook, with number of cars reduced to the practical minimum to maximise planting opportunities.

9 Exisiting Areas Analysis
Accommodation Schedule

		Existing Areas			Proposed Areas			Difference	Comments
	Room Reference and Description	No of Rooms	Unit Area m^2	Total m^2	No of Rooms	Unit Area m^2	Total m^2		
1.0	**Entrance**								
1.1	Main Entrance Lobby	1	6.4	6.4	1	6.4	6.4	0	
1.2	Entrance/Waiting Area	1	87.7	87.7			0	-87.7	Included in circulation
1.3	Shop (currently archive store)	1	13.9	13.9	1	0	0	-13.9	Part of café sales counter
1.4	Visitors WCs Wheelchair Accessible	2	8.6	17.2	2	10	20	2.8	
1.5	Mobility Scooter park/ Charging	0	0	0	1	6	6	6	space for 2 no scooters
1.6	Treatment/Therapy Room	1	11.7	11.7	0	0	0	-11.7	Included in Household (E)
1.8	Reception/Office	0	0	0	1	10	10	10	Part of combined open plan office
1.9	Interview/Family Room	0	0	0	3	12	36	36	Multi use room, 1 per floor
				0			0	0	
				0			0	0	
Total				**136.9**			**78.4**	-58.5	
2.0	**Staff**								
2.1	Office – General/Admin	1	14.7	14.7	1	25	25	10.3	Combined in Open Plan Office
2.2	Managers Office	1	7.1	7.1	1	7.1	7.1	0	Combined in Open Plan Office
2.3	Duty Room/Seniors Office	1	16.2	16.2	1	20	20	3.8	Combined in Open Plan Office
2.4	Occupational Therapies Office	0	0	0	1	10	10	10	Combined in Open Plan Office
2.5	Palliative Care Team Office				1	10	10	10	Combined in Open Plan Office
2.6	Rapid Response Team Office				1	10	10	10	Combined in Open Plan Office
2.7	Large Meeting Room/Training room	0	0	0			0	0	Include in Day Centre area
2.8	Staff Changing Room	1	9	9	1	20	20	11	inc wc, showers and lockers
2.9	Staff Rest Room	1	23.7	23.7	1	30	30	6.3	
2.10	Staff /VisitorsWC	1	3.9	3.9	5	3.9	19.5	15.6	One per household
2.12	Linen Storage	1	3.8	3.8	3	3	9	5.2	1 per floor, sized to suit location
2.13	Cleaners Store	1	8.8	8.8	3	5	15	6.2	1 per floor, sized to suit location
Total				**70.7**			**132.1**	61.4	
3.0	**Catering**								
3.1	Main Kitchen	1	55.8	55.8	1	80	80	24.2	Subject to requirements of operator
3.2	Dry Store	1	5.4	5.4	1	10	10	4.6	
3.3	Cold Store	1	7	7	1	10	10	3	
3.4	Refuse/Recycling Store	1	15.2	15.2	1	30	30	14.8	tbc with LB Haringey Env & Waste
3.5	GF Dining room/Lounge A	1	41.6	41.6			0	-41.6	Dining rooms included in households
3.6	GF Dining room/Lounge B	1	42.6	42.6			0	-42.6	Dining rooms included in households
3.7	FF Dining room /Lounge A	1	42.5	42.5			0	-42.5	Dining rooms included in households
3.8	FF Dining room /Lounge B	1	42.5	42.5			0	-42.5	Dining rooms included in households
3.9	Café/Lounge Space	0	0	0	1	75	75	75	Separate from Day Centre; inc 'shop'
Total				**252.6**			**205**	-47.6	

4.0	**OGNH Existing Beds**									
4.1	Single room with en-suite	16	15.5	248				-248		
4.2	Assisted Shower Room	2	8.8	17.6				-17.6		
4.3	Assisted Bathroom	2	8.3	16.6				-16.6		
4.4	Store (Controlled Drugs)	1	11.1	11.1				-11.1		
4.5	Wheelchair Store (now Gen Store)	1	10.5	10.5				-10.5		
								0		
								0		
Total				**303.8**				-303.8		

5.0	**Household A Nursing Beds Learning Disabilities/Autism**									
5.1	Single room with wet-room ensuite				10	19	190	190		
5.2	Assisted Bath/Shower Room/WC				1	10	10	10		
5.3	Dining Room				1	20	20	20		
5.4	Lounge				1	25	25	25		
5.5	Prep Room (Controlled Drugs)				1	5	5	5		
5.6	Staff Base				1	4	4	4	Open desk near lounge	
5.7	Store				1	10	10	10		
5.8	Wheelchair Store/Hoists				1	10	10	10		
5.9	Residents WC				1	4	4	4	Near day rooms	
5.10	Sluice				1	5	5	5		
Total		**0**		**0**			**283**	283		

6.0	**Household B Complex Care Nursing Beds**									
6.1	Single room with wet-room ensuite				10	19	190	190		
6.2	Assisted Bath/Shower Room/WC				1	10	10	10		
6.3	Dining Room				1	20	20	20		
6.4	Lounge				1	25	25	25		
6.5	Prep Room (Controlled Drugs)				1	5	5	5		
6.6	Staff Base				1	4	4	4	Open desk near lounge	
6.7	Store				1	10	10	10		
6.8	Wheelchair Store/Hoists				1	10	10	10		
6.9	Residents WC				1	4	4	4	Near day rooms	
6.10	Sluice				1	5	5	5		
							0	0		
					1	5	5	5		
Total							**288**	288		

7.0	**Household C Nursing Beds (1)** *Dementia and/or Challenging Behavior*								
7.1	Single room with wet-room ensuite				25	19	475	475	
7.2	Assisted Bath/Shower Room/WC				3	10	30	30	
7.3	Dining Room				1	30	30	30	
7.4	Lounge				3	25	75	75	Lounge to serve bedroom clusters (max 10)
7.5	Prep Room (Controlled Drugs)				1	8	8	8	
7.6	Staff Base				1	8	8	8	Open desk near lounge
7.7	Store				1	20	20	20	
7.8	Wheelchair Store/Hoists				1	12	12	12	
7.9	Residents WC				1	4	4	4	
7.10	Sluice				1	8	8	8	
							0	0	
							0	0	
							0	0	
	Sluice/dirty Utility				1	5	5	5	
Total							**675**	675	

8.0	**Household D Nursing Beds (2)** *Physical Frailty*								
8.1	Single room with wet-room ensuite				15	19	285	285	
8.2	Assisted Bath/Shower Room/WC				1	10	10	10	
8.3	Dining Room				1	20	20	20	
8.4	Lounge				2	30	60	60	
8.5	Prep Room (Controlled Drugs)				1	10	10	10	
8.6	Staff Base				1	40	40	40	
8.7	Store				1	8	8	8	
8.8	Wheelchair Store/Hoists				1	12	12	12	
8.9	Residents WC				1	4	4	4	
8.10	Sluice				1	6	6	6	
							0	0	
							0	0	
							0	0	
Total							**455**	455	

9.0	**Household E Inpatient Nursing Rehabilitation Beds (complex needs patients)**								
9.1	Single room with wet-room ensuite				10	19	190	190	
9.2	Assisted Bath/Shower Room/WC				1	10	10	10	
9.3	Dining Room				1	10	10	10	
9.4	Lounge				1	11	11	11	
9.5	Prep Room (Controlled Drugs)				1	10	10	10	
9.6	Staff Base				1	40	40	40	
9.7	Store				1	5	5	5	
9.8	Wheelchair Store/Hoists				1	10	10	10	
9.9	Residents WC				1	4	4	4	
9.10	Sluice				1	5	5	5	
9.11	Therapy/Assessment Room				1	25	25	25	
					1	5	5	5	
Total							**325**	325	

10.0	Community Areas								
10.1	Multi faith room	0	0	0	1	15	15	15	*Orientated to Qibla, wc nearby*
10.2	Counselling room	1	10	10			0	-10	Provided under item 1.9
10.3	Communal/Activity/Recreational space for family/carers	1	138	138	1	250	250	112	*Accommodate in day centre, size depoendent on configuration of scheme*
10.4	Hairdressing/Chiropody	1	13	13	1	13	13	0	*Multipurpose room*
10.5	Reminiscence Rooms			0	2	30	60	60	*Multi-use activities 1 per floor*
10.6	Guest bedrrom ensuite	1	16	16	1	25	25	9	
Total				**177**			**363**	186	

11.0	Utilities								
11.1	Electrical Plant Room A	1	8.3	8.3			0	-8.3	*New plant included as % allowance below*
11.2	Plant Room A	1	12.2	12.2			0	-12.2	
11.3	Plant Room B	1	16.7	16.7			0	-16.7	
11.4	(Clean) Utility Room	2	7.3	14.6			0	-14.6	*allowed as drugs/store 1no per household*
11.5	Electrical Cupboard A	1	1.6	1.6			0	-1.6	
11.6	Electrical Cupboard B	1	1.7	1.7			0	-1.7	
11.7	Sluice Rooms	2	6.7	13.4			0	-13.4	*1no per bedroom area*
11.8	Electrical Cupboard C	1	1.7	1.7			0	-1.7	
11.9	Electrical Cupboard D	1	1.7	1.7			0	-1.7	
11.1	Furniture Store	0	0	0	1	10	10	10	
11.2	Records Store/Archive	0	0	0	1	10	10	10	
11.3	Patient Suitcase/Trunk Store	0	0	0	5	3	15	15	Distribute within households
11.4	Laundry	1	23	23	1	60	60	37	Barrier laundry space for clothes
							0		
							0		
							0		
							0		
Total				**94.9**			**95**	0.1	

	SUMMARY		Existing			Proposed		Difference
				1035.9			2899.5	1863.6
		Planning	included	0	*Planning*	5%	144.98	
		Plant	included	0	*Plant*	3%	86.99	
		Circulation	measured	329.2	*Circulation*	27%	782.87	
		TOTAL		**1365.10**	**TOTAL**		**3914.33**	2549.23

Note: Existing areas are taken from unscaled record drawing and are estimated and may not accurately reflect current use. All areas subject to survey.

Note: The Areas given are internal room sizes and do not take account of Structure or Services if compared with GIA.

Area of Clinic Building assessed as 250 sq m GIA.

10 Development Options

10.1 70 BED CARE HOME
(Option 4 from Initial Feasibility Study)

This would take in the clinic site and be a new development which maximised the potential for the central garden courtyard. It would be generally two stories in height bit with the frontage to Upper Tollington Park increased to correspond to the streetscape of the terraces fronting the original Osborne Grove.

In this option the clinic is relocated to the first floor, with its own lift, so that the Day Centre can provide a more active frontage to the street and help to promote the day service offer to the wider community. This is the only option that provides a significant increase in the day centre, which has the potential for being leased out for events.

The arrangement of the households follows that of the earlier options, with the long term residential arranged back to back to allow flexibility of allocation of rooms according to demand. Day spaces are arranged to serve clusters of residents rooms with generous areas of glazing to corridors providing interest, and informal seating areas complementing the larger lounges.

On the second floor, Group E rooms are arranged in a circuit to allow for wandering and exercise with access from the day rooms to external roof terraces.

As with Option Three, a new build proposal would allow all rooms to be of a similar size, exceeding minimum standards, with a framed structure providing maximum flexibility to accommodate future changes.



Ground Floor Plan



First Floor Plan



Second Floor Plan

OPTION FOUR SCHEDULE OF AREAS

	Room Reference and Description	Proposed Areas		
		No of Rooms	Unit Area m²	Total m²
1.0	**Main Entrance Area**			
1.1	Main Entrance Lobby	1	18.6	18.6
1.2	Reception/Waiting Area	1	62.6	62.6
1.3	Glazed lobby	1	21.9	21.9
1.4	Multi Faith	1	12.8	12.8
1.4	Relatives Room + Shower	1	27.4	27.4
1.5	WC	2	3.3	6.6
Total				**149.9**
2.0	**Staff**			
2.1	Staff Lockers & Changing	1	15.8	15.8
2.2	Open Plan Offices	1	62.6	62.6
2.3	IT	1	4.3	4.3
2.4	Staff Restroom	1	28	28
2.5	Records	1	14.5	14.5
2.6	Interview	1	13	13
Total				**138.2**
3.0	**Catering**			
3.1	Kitchen/Food Stores	1	67.9	67.9
3.2	Café Lounge	1	95.7	95.7
3.3	Refuse	1	20.3	20.3
3.4	Kitchen Staff	1	9.3	9.3
3.5	Dining A	1	23.4	23.4
3.6	Dining B	1	24.1	24.1
3.7	Dining C	1	34.2	34.2
3.8	Dining D	1	23.9	23.9
3.9	Dining E	1	18.9	18.9
Total				**317.7**
4.0	**Ward A**			
4.1	Bedrooms A1 - A3	3	19.8	59.4
4.2	Bedroom A4	1	20.9	20.9
4.3	Bedrooms A5 - A10	6	19.8	118.8
4.4	Hoists	1	10.2	10.2
4.5	Sluice	1	4.4	4.4
4.6	Store	1	15.8	15.8
4.7	WC	1	3.3	3.3
4.8	Prep	1	5.8	5.8
4.9	Lounge	1	30.8	30.8
4.10	Assisted Bath	1	14.8	14.8
Total				**284.2**

5.0	**Ward B**			
5.1	Bedrooms B1, B2	2	19.8	39.6
5.2	Bedrooms B3, B4	2	19.7	39.4
5.3	Bedrooms B5, B6	2	19.9	39.8
5.4	Bedroom B7	1	19	19
5.5	Bedrooms B8, B9	2	19.8	39.6
5.6	Bedroom B10	1	24.1	24.1
5.7	Assisted Bath	1	14.7	14.7
5.8	Store	1	10.2	10.2
5.9	Sluice	1	4.1	4.1
5.10	Store	1	4.3	4.3
5.11	WC	1	3.3	3.3
5.12	Lounge	1	24.9	24.9
5.13	Hoists	1	13	13
5.14	Store	1	5.8	5.8
5.15	Prep	1	8	8
Total				**289.8**
6.0	**Ward C**			
6.1	Bedroom C1 - C7	7	19.8	138.6
6.2	Bedrooms C8	1	19.7	19.7
6.3	Bedrooms C9 - C14	6	19.9	119.4
6.4	Bedrooms C15	1	19.8	19.8
6.5	Bedrooms C16 - C18	3	19.8	59.4
6.6	Bedrooms C19 - C20	2	19.8	39.6
6.7	Bedrooms C21 - C22	2	19.7	39.4
6.8	Bedrooms C23 - C25	1	19.9	19.9
6.9	WC	1	3.1	3.1
6.10	Sluice	1	6.6	6.6
6.11	Lounge C1 - C7	1	29.8	29.8
6.12	Lounge C8 - C15	1	30	30
6.13	Assisted Bath	1	13.8	13.8
6.14	Prep	1	10.8	10.8
6.15	Store	1	5.8	5.8
6.16	Hoist	1	13	13
6.17	Assisted Bath	1	14.7	14.7
6.18	Reminiscence Room	1	39	39
6.19	Lounge C16 - C25	1	23.9	23.9
6.20	WC	1	5.3	5.3
6.21	Store	1	6.8	6.8
6.22	Store	1	4.3	4.3
6.23	Staff/Vistors WC	1	3.7	3.7
6.24	Linen	1	5.6	5.6
6.25	Store	1	10.8	10.8
6.26	Interview	1	15.9	15.9
Total				**698.7**

7.0	Ward D			
7.1	Bedrooms D1 - D7	7	19.9	139.3
7.2	Bedrooms D8	1	20.8	20.8
7.3	Bedroom D9 - D14	6	19.9	119.4
7.4	Bedroom D15	1	22.5	22.5
7.5	Lounge D1 - D7	1	32.2	32.2
7.6	Lounge D8 - D15	1	30.1	30.1
7.7	Assisted Bath	1	13	13
7.8	Sluice	1	5.7	5.7
7.9	Prep	1	8	8
7.1	WC	1	3.3	3.3
7.11	Res Store C D & E	1	12.2	12.2
7.12	CLR	1	8	8
7.13	Store	1	5.4	5.4
7.14	Hoist	1	9.9	9.9
Total				429.8

8.0	Ward E			
8.1	Bedroom E1	1	20.6	20.6
8.2	Bedrooms E2 - E5	4	19.8	79.2
8.3	Bedroom E6	1	20.6	20.6
8.4	Bedroom E7	1	20.6	20.6
8.5	Bedroom E8	1	19.4	19.4
8.6	Bedroom E9	1	19.5	19.5
8.7	Bedroom E10	1	21.9	21.9
8.8	Lounge E	1	32.5	32.5
8.9	Sluice	1	6.2	6.2
8.10	Storage	1	10.3	10.3
8.11	Assisted Bathroom	1	10.3	10.3
8.12	Rehab/Assessment	1	24.7	24.7
8.13	WC	1	3.7	3.7
8.14	Hoists	1	6.6	6.6
8.15	Cleaner	1	4.3	4.3
8.16	Interview	1	20.4	20.4
8.17	Staff/Visitors WC	1	4.5	4.5
8.18	Prep	1	6.5	6.5
Total				331.8

9.0	Entertainment			
9.1	Day centre	1	231	231
9.2	WC	3	5.9	17.7
9.3	Hair dressing	1	14.2	14.2
9.4	Library	1	25.1	25.1
Total				288

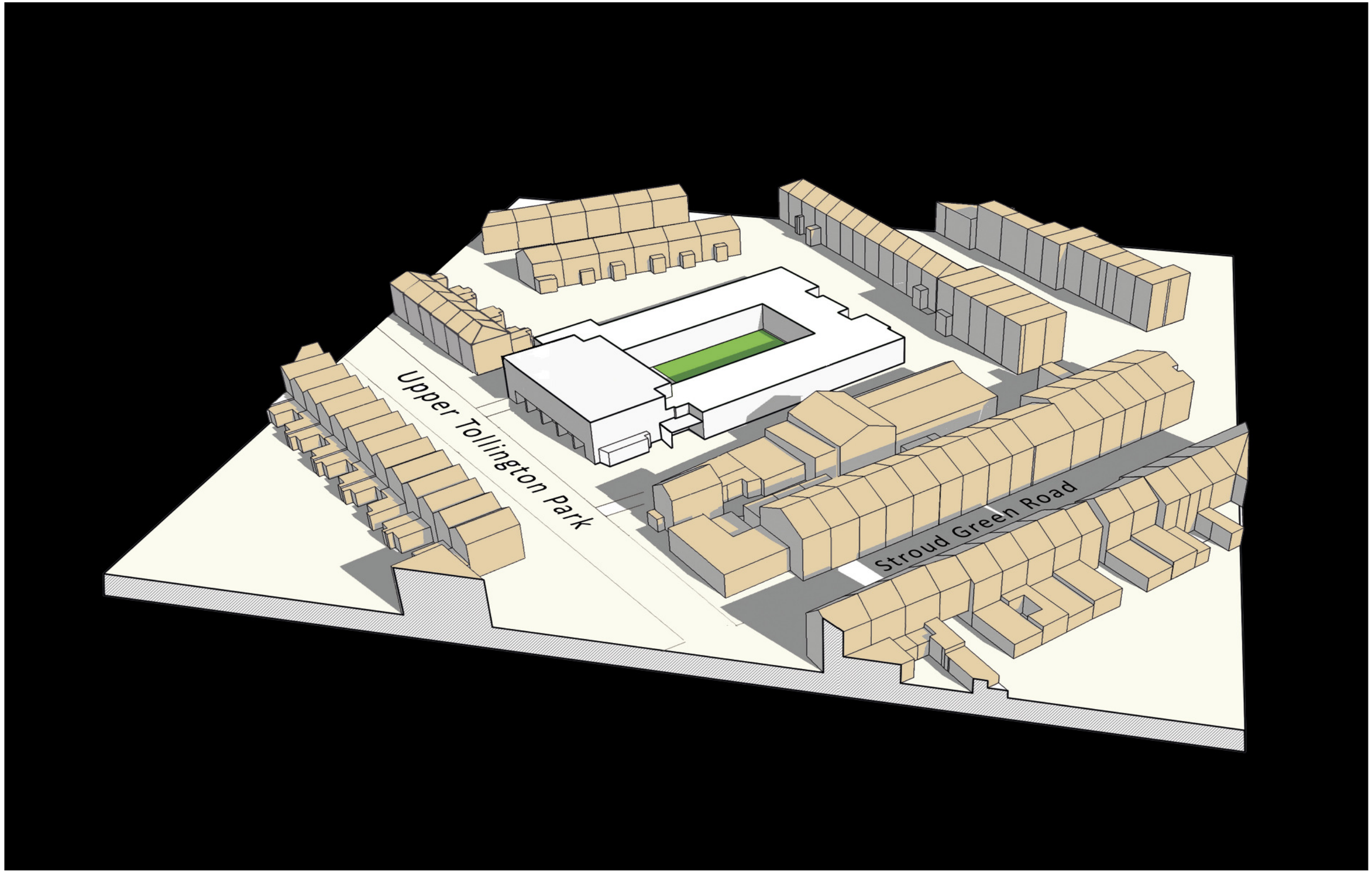
10.0	Utilities			
11.1	Generator	1	16	16
11.2	Clinic Store/Plant	1	7.9	7.9
11.3	Laundry	1	65.2	65.2
11.4	Linen	1	5.3	5.3
11.5	Cleaners Store	1	8	8
11.6	Ext Store	1	5.8	5.8
11.7	Scooters	1	6.7	6.7
11.8	Plant Room	1	87.1	87.1
Total				202

	SUMMARY

	Proposed	
		3130.1
Planning		incl
Plant		incl
Circulation		1072.00
Clinic		223.12
TOTAL		**4425.22**

Note: Existing areas are taken from unscaled record drawing and are estimated and may not accurately reflect current use. All areas subject to survey.

Note: The Areas given are internal room sizes and do not take account of Structure or Services if compared with GIA.


Upper Tollington Park
Stroud Green Road

10.2 70 BED CARE HOME WITH 10 STUDIO UNITS & 20 HAPPI FLATS *(Option 8 in Extended Feasibility Study)*

The Preferred Option, illustrated overleaf, arranges the care home accommodation to the south western side of the site, extending to the boundary with the properties in Perth Road, but retaining the mature trees. The massing would step down as it approaches the rea of the site, so that the new home is no higher than the existing, and here would be no windows directly overlooking the private gardens. This allows the creation of a housing terrace along the north eastern boundary, with the main frontage oriented to the south and west to permit the provision of balconies/winter gardens facing onto a new pedestrianised garden street that referencs to the original Osborne Grove. The Day Centre forms the main element fronting Upper Tollington Park, planned as a double height space, with the main care home to the rear of the site to to encourage engagement with local residents.

The home is indicated arranged as a figure of eight with all principal rooms facing onto courtyards. The objective is to ensure that all residents' rooms face onto the green garden spaces and that corridors can have generous natural daylighting, but with restricted views to maintain the privacy of adjoining residents.

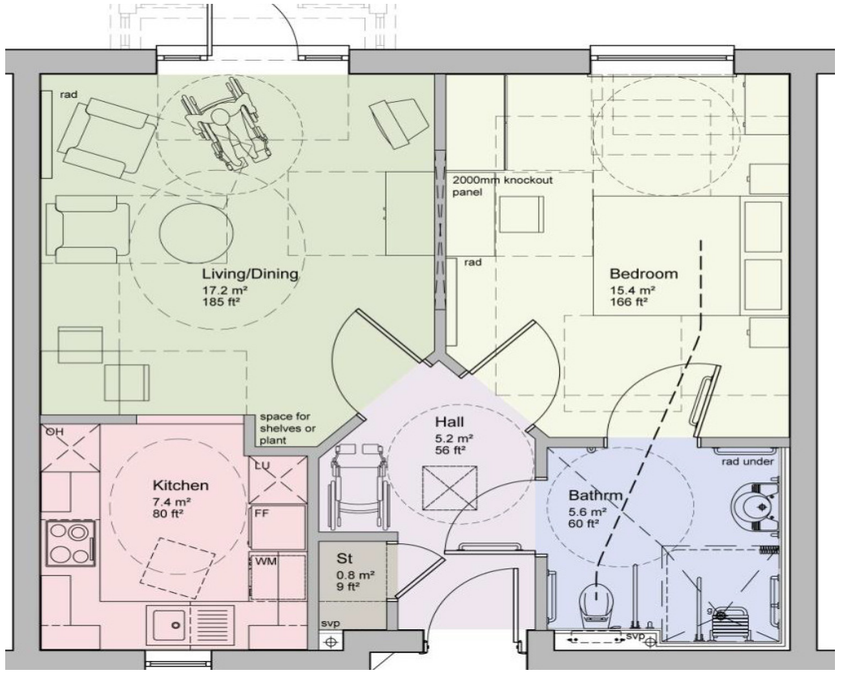
Where abutting the boundary cut outs will introduce daylight from the roof level and the corridor will be designed to provide seating areas. Generally 'wandering' will be possible, and dead-ends avoided so that pathways lead to day areas or the like.

Although the option indicates care home accommodation on four levels, to make the home easier to manage it is envisaged that these would be rationalised to three principal levels, in the same way as the previous preferred option within a similar footprint. The Studio accommodation would then transfer to the top level and be arranged as a single floor plate aligned to the Upper Tollington Park frontage.

Reorganising the accommodation would also provide an opportunity to bring the café operation closer to the Day Centre in a similar way as was envisaged in the earlier preferred option. The housing follows the Happi guidelines, with flats planned to give flexible and adaptable accommodation. Access to the upper floors would be from the rear via a lift core, with the potential for ground floor units to be entered from the garden street. The lower units would have terraces and the upper floors generous balconies facing south west. Two single storey units are show adjacent to 22 Upper Tollington Park. These may be better located at the end of the new garden street so as to avoid facing directly into the ambulance bay.

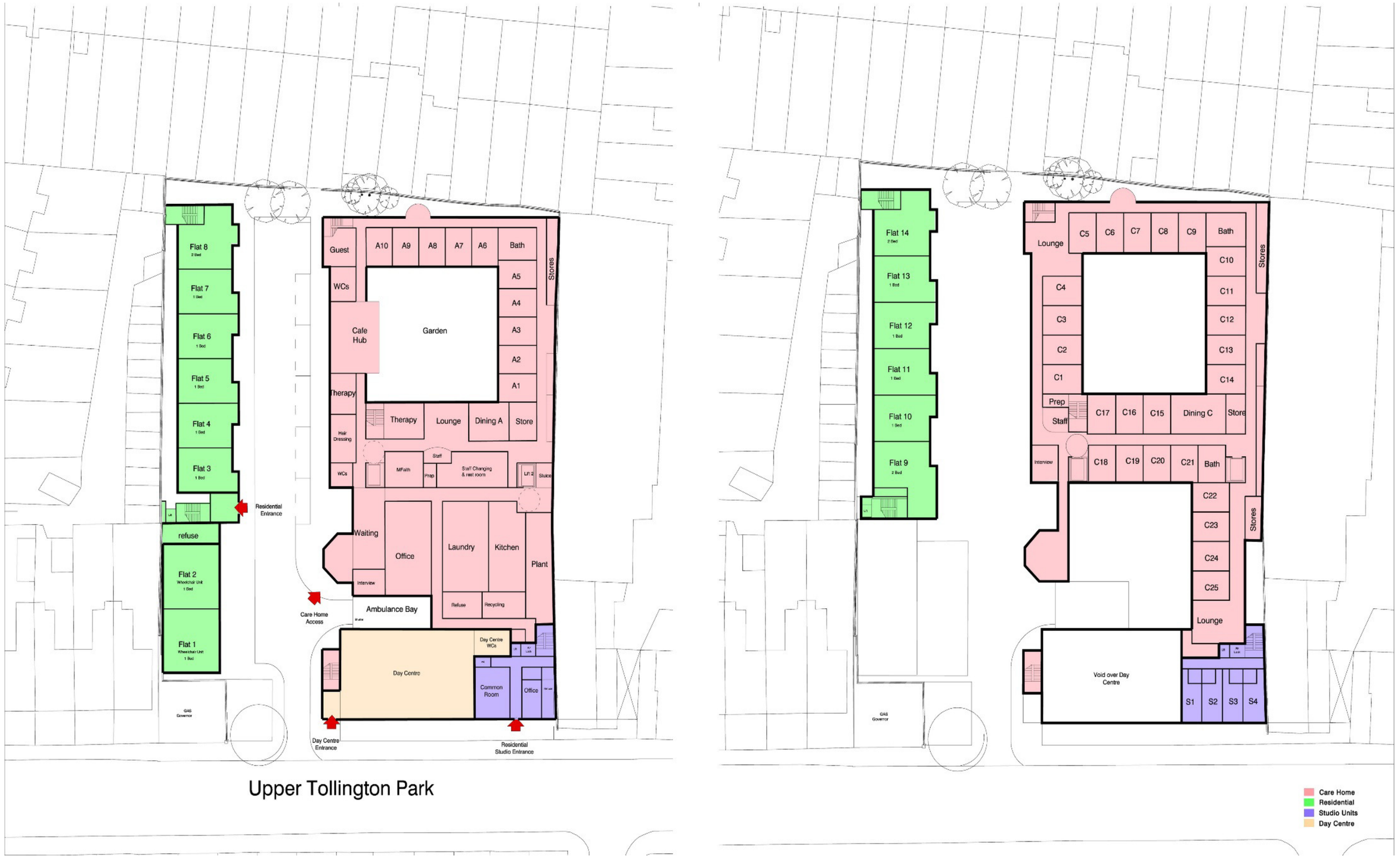


Clockwise from above: Rooflighting to circulation areas, Below, privacy glazing with glimpse views, wintergarden balconies, indicative HAPPI flat.Grou

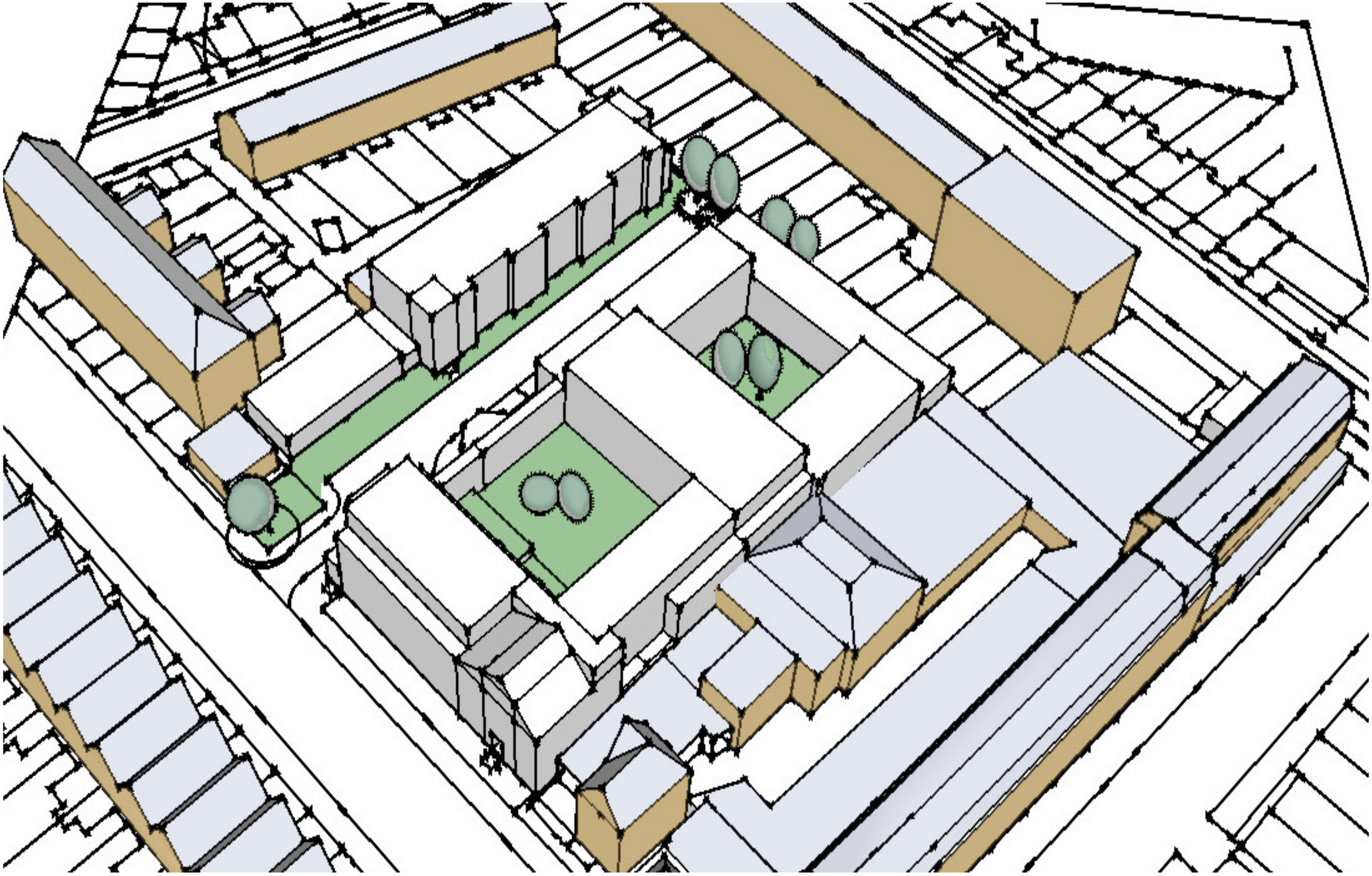


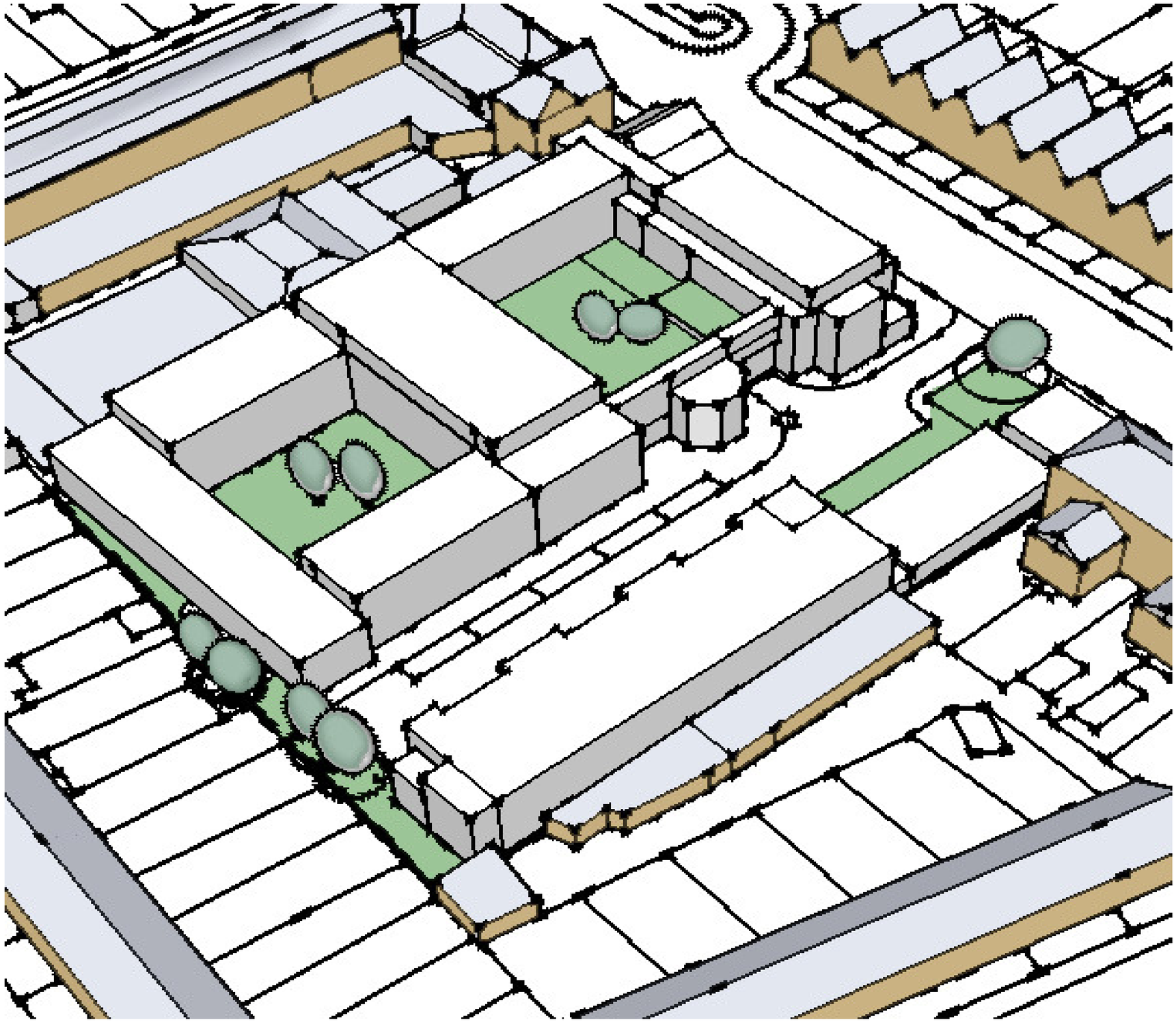





Flat 8
2 Bed
Flat 7
1 Bed
Flat 6
1 Bed
Flat 5
1 Bed
Flat 4
1 Bed
Flat 3
1 Bed
Residential Entrance
refuse
Flat 2
Wheelchair Unit
1 Bed
Flat 1
Wheelchair Unit
1 Bed
GAS Governor
Guest
A10
A9
A8
A7
A6
Bath
A5
A4
A3
A2
A1
Stores
WCs
Cafe Hub
Garden
Therapy
Hair Dressing
WCs
Therapy
Lounge
Dining A
Store
Staff
MFaith
Prep
Staff Changing & rest room
Lift 2
Sluice
Waiting
Office
Laundry
Kitchen
Plant
Interview
Refuse
Recycling
Ambulance Bay
Care Home Access
Day Centre WCs
Day Centre
Common Room
Office
Day Centre Entrance
Residential Studio Entrance
Upper Tollington Park
Flat 14
2 Bed
Flat 13
1 Bed
Flat 12
1 Bed
Flat 11
1 Bed
Flat 10
1 Bed
Flat 9
2 Bed
GAS Governor
Lounge
C5
C6
C7
C8
C9
Bath
C10
C11
C12
C13
C14
Stores
C4
C3
C2
C1
Prep
Staff
C17
C16
C15
Dining C
Store
Interview
C18
C19
C20
C21
Bath
C22
C23
C24
C25
Stores
Lounge
Void over Day Centre
S1
S2
S3
S4
Care Home
Residential
Studio Units
Day Centre


Flat 20
1 Bed
Flat 19
1 Bed
Flat 18
1 Bed
Flat 17
1 Bed
Flat 16
1 Bed
Flat 15
2 Bed
Screened
roof terrace
Lounge
D4
D3
D2
D1
Prep
Staff
D9
D10
D11
Dining D
Store
Lounge
D5
D6
D7
D8
Stores
Interview
D12
D13
D14
D15
Bath
B10
B9
B8
B7
B6
Stores
Staff
Lounge
Dining B
Bath
Lift
Bath
Prep
B1
B2
B3
B4
B5
S5
S6
S7
S8
GAS
Governor
Upper Tollington Park
Therapy
Lounge E
Dining E
Store
Interview
E1
E2
Staff
Prep
Store
E3
E4
E5
E6
Storage
Lift
Plant
Clr
Bath
E10
E9
E8
E7
S6
S7
GAS
Governor
Care Home
Residential
Studio Units
Day Centre





Osborne Grove Nursing Home - Schedule of Areas
Option 8

		Proposed Areas		
	Room Reference and Description	No of Rooms	Unit Area m²	Total m²
1.0	**Main Entrance Area**			
1.1	Main Entrance Lobby	1	25	25
1.2	Reception/Waiting Area	1	55	55
1.3	Multi Faith	1	29	29
1.4	Relatives Room + Shower	1	32	32
1.5	WC	2	12	24
Total				**165**
2.0	**Staff**			
2.1	Staff Lockers & Changing	1	17	17
2.2	Open Plan Offices	1	74	74
2.3	IT	1	5	5
2.4	Staff Restroom	1	25	25
2.5	Records	1	15	15
2.6	Interview	1	18	18
Total				**154**
3.0	**Catering**			
3.1	Kitchen/Food Stores	1	69	69
3.2	Café Lounge	1	76	76
3.3	Refuse	1	47	47
3.4	Kitchen Staff	1	10	10
3.5	Dining A	1	33	33
3.6	Dining B	1	33	33
3.7	Dining C	1	55	55
3.8	Dining D	1	44	44
3.9	Dining E	1	30	30
Total				**397**

4.0	**Household A**			
4.1	Bedrooms A1 - A10	10	22	220
4.2	Hoist Store	1	18	18
4.3	Sluice	1	8	8
4.4	Store	1	21	21
4.5	WC	1	4	4
4.6	Prep	1	7	7
4.7	Lounge	1	34	34
4.80	Assisted Bath	1	26	26
Total				**338**
5.0	**Household B**			
5.1	Bedrooms B1 - B10	10	22	220
5.7	Assisted Bath	1	14	14
5.8	Hoist Store	1	10	10
5.9	Sluice	1	5	5
5.10	Store	1	15	15
5.11	WC	1	4	4
5.12	Lounge	1	38	38
5.15	Prep	1	6	6
Total				**312**
6.0	**Household C**			
6.1	Bedrooms C1-25	25	22	550
6.9	WC	1	4	4
6.10	Sluice	1	5	5
6.11	Lounge 1	1	50	50
6.12	Lounge 2	1	39	39
6.13	Lounge 3	1	41	41
6.14	Prep	1	7	7
6.15	Store	1	15	15
6.16	Hoist	1	21	21
6.17	Assisted Bath 1	1	20	20
6.19	Assisted Bath 2	1	26	26
6.20	WC	1	4	4
6.21	Store	1	10	10
6.22	Store	1	13	13
6.23	Staff/Vistors WC	1	4	4
6.24	Linen	1	7	7
6.25	Store	1	11	11
6.26	Interview	1	20	20
Total				**847**
7.0	**Ward D**			
7.1	Bedrooms D1 - 15	15	22	330
7.5	Lounge 1	1	33	33
7.6	Lounge 2	1	40	40
7.7	Assisted Bath	1	20	20
7.8	Sluice (shared with Household B)	0	0	0
7.9	Prep	1	7	7
7.1	WC	1	4	4
7.11	Store	1	16	16
7.12	CLR	1	9	9
7.13	Store	1	14	14
7.14	Hoist	1	15	15
Total				**488**

Osborne Grove Nursing Home - Schedule of Areas
Option 8

8.0	**Ward E**			
8.1	Bedroom E1-10	10	22	220
8.8	Lounge E	1	30	30
8.9	Sluice	1	6	6
8.10	Storage	1	8	8
8.11	Assisted Bathroom	1	23	23
8.12	Rehab/Assessment	1	42	42
8.13	WC	1	4	4
8.14	Hoists	1	15	15
8.16	Interview	1	20	20
8.17	Staff/Visitors WC	1	4	4
8.18	Prep	1	7	7
Total				**379**

9.0	**Entertainment**			
9.1	Day centre	1	257	257
9.2	WC	3	21	63
9.3	Hair dressing	1	14.2	14.2
9.4	Library	1	23	23
9.5	Multiuse therapy	1	31	31
Total				**388.2**

10.0	**Utilities**			
11.1	Generator (on roof)			
11.2	Main Plant Room	1	64	64
11.3	Laundry	1	88	88
11.4	Linen	1	5.3	5.3
11.5	Cleaners Store	1	8	8
11.6	Ext Store	1	6	6
11.7	Scooters	1	6	6
Total				**177.3**

	SUMMARY

	Proposed	
		3645.5
Planning		incl
Plant		incl
Circulation		1130.00
TOTAL		**4775.50**

Note: Existing areas are taken from unscaled record drawing and are estimated and may not accurately reflect current use. All areas subject to survey.

Note: The Areas given are internal room sizes and do not take account of Structure or Services if compared with GIA.

12.0	**RESIDENTIAL (HAPPI Flats)**			
12.1	Flat 1 and 2 Disabled	2	77	154
12.2	Flats 3-7, 10-13, 16-20 (1 Bedroom)	14	55	770
12.3	Flats 9 and 15 (2 Bedroom)	2	75	150
12.4	Flats 8 and 14 (2 Bedroom)	2	66	132
12.5	Refuse Store/Meters	1	26	26
12.6	Balcony Access Lifts etc circulation	3	125	375
Total				**1607**

13.0	**STUDIO UNITS (Annexed to Care Home)**			
13.1	Studio Rooms (ensuite)	10	22	220
13.2	Common room	1	39	39
12.3	WC	2	75	150
12.4	Office	2	66	132
12.5	Refuse Store/Meters	1	13	13
12.6	Bath	1	6	6
12.7	Circulation/Access	1	148	148
Total				**708**

11 CDM

An initial appraisal has been carried out under the Construction Design and Management Regulations. A copy of the assessment is included at Appendix G

12 Key Risks and Issues

An initial risk log has been compiled and is attached at Appendix H
A log of issues and actions is included at Appendix I

13 Cost

Prepared by Currie & Brown

Refer Separate Report for Cost Breakdowns & Life Cycle Costing

14 Programme, Phasing and Logistics

14.1 Refer Appendix J for the Master Programme

14.2 The intial study concluded that retaining residents on site would not be satisfactory and residents should be temporarily relocated offsite.

14.3 As the site will be available with vacant posession during the works there will be no requirement for phasing.

15. Procurement Strategy

Refer Appendix E for the procurement Options Matrix

Following detailed discussions the outcome was that the most appropriate procurement route for all options would be a traditional, single-stage tender, with a full Bill of Quantities.

16. Communication/Consultation

16.1 Key stakeholders

Two events have been held on site with Stakeholders:

Event 1 Thursday 7th March 2019

This was a facilitated event which explained the project, but purposely did not offer any solutions in order to avoid influencing any outcomes. Three interactive sessions were conducted and the information captured and recorded::

. *Discussion 1: what's good about Osborne Grove?*
Discussion 2: improving Osborne Grove.
Discussion 3: The ideal Osborne Grove.

Event 2 Wednesday 15th May 2019

This was a feedback event. This involved a recap of the original presentation, and went on to show the four development options which form the basis of this study, with the rationale behind each. Responses were generally positive.
As one of the key issues is the optimisation of room sizes, existing and proposed room plans were laid out full size on the floor of the Day Centre to give a tangible comparison of an existing ensuite bedroom and a typical proposed bedroom.

A further Event took place on the 19 December 2019 to consider the High Level Options with the additional housing component (viz Option 8). Comments and feedback were captured and will inform the design development of the preferred option should this proceed

16.2 Local Community

The stakeholders included some members of the local community. It was agreed that consultation with immediate neighbours should be deferred until a preferred option has been selected.

16.3 Planning

Informal consultation with the Team Leader for Major Applications, John McRory on 23rd May 2019.

The only significant concern was the construction of a second floor in Option 1 and its impact on the Perth Road propertiesdue to proximity with the south west boudary, notwithstanding that the new roof would be below the ridge line of the existing.

Further repsonse is awaited following discussions with team members and others in respect of the requirements for, or applicability of, the following::

Car parking requirement
Community Infrastructure
S106 Agreement (planning obligations)
- S278 Agreement (works to existing highways)
- Refuse storage

16.4 Building Control

A meeting with Building Control is awaited

The options developed to date have taken cognizance of the Building Regulations 2018.

16.5 Fire Officer

No Fire Risk Assessment as required by the Regulatory Reform (Fire Safety) Order 2005 has been located.

The initial options were designed in accordance with the applicable parts of Building Regulations 2018 for an unsprinklered facility. However, this requirement has been revised and the Council will require a sprinklered scheme. As previously discussed, the least mobile residents would be accommodated on the ground floor to obviate evacuation by mattress, evac hair or lift, in the event of an emergency.

Refer Appendix M for Fire Strategy for each Option.

16.6 Secured by Design

A meeting was held with a representative of the London Metropolitan Police on 26th April 2019. Further consultation will be carried out in respect of the Housing Option.

16.7 Ecology

An Ecological Appraisal is included at Appendix L

16.8 Environmental

An acoustician was commissioned to carry out a noise survey and this was undertaken on 29th May 2019. This concluded that the Professional Practice Guidance on Planning and Noise (ProPG) assessment shows that the site is classed as 'Low Risk'. Consequently, it is deemed that if good acoustic design can be implemented, then the amenity of the future occupants can be fully protected.

16.9 Utilities

Refer Appendix L for Utilities Report

16.10 Transport

On site parking is to be advised by the Council's Planning Team; from preliminary discussions it is anticipated that a reduction in spaces in line with current policy for car free developments would be required, given the proximity of good local transport links. It is likely that allowable alternatives to single car usage would include: shared ownership schemes, electric vehicles, resident transport and blue badge users.

17 Other Matters

17.1 BREAM

A BREEAM Pre Assessment was carried out with the design team and Encon on 12 April 2019. This is included at Appendix D

Pre assessment scores were as follows:

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

17.2 BIM

The existing drawn information provided was produced in an Autocad compatible 2D format. The feasibility study has been carried out sing similar software.

A BIM Model will be developed for the preferred option when taken forward.

17.3 Sprinklers

The Council's revised brief includes for sprinklers to the Care Home.

17.4 Catering

Details of the catering provision are awaited. The options have been developed on the basis of experience of previous facilities including Environmental Health requirements for separate changing provision for catering staff.

17.6 Infection Control

To avoid introducing the potential for introducing infection from hospital or other locations, the rehabilitation area (Household E) has been planned as separate rooms rather than as bed bays within an open plan facility.

17.5 Surveys

Surveys have been carried out and information compiled as follows:

Arboricultural Survey
Ecology Survey
Site Investigations
Site Ownership
Utility Services

These are collated at Appendix L.

A CCTV survey of the drains has been carried out. 90 drain runs were inspected. Of these, 6 runs were noted as requiring further inspection due to restricted size, and in 76 runs no defects were detected. 8 runs were noted as requiring cleaning/descaling or patch repairs.

The survey is included at Appendix T

18 Next Steps

The options indicate that Osborne Grove Nursing Home site could be developed to achieve a 70 bed care facility with a compatible redidential element for independent and semi-independent living which can benefit from the promiximity of the day facilities.

The options presented and evaluated are indicative only and are not fixed and final. Whilst broad massing studies have been included these are far from being developed architectural designs but are sufficient to indicate the impact on the townscape of Stroud Green.