Haringey LONDON



Osborne Grove Care Home

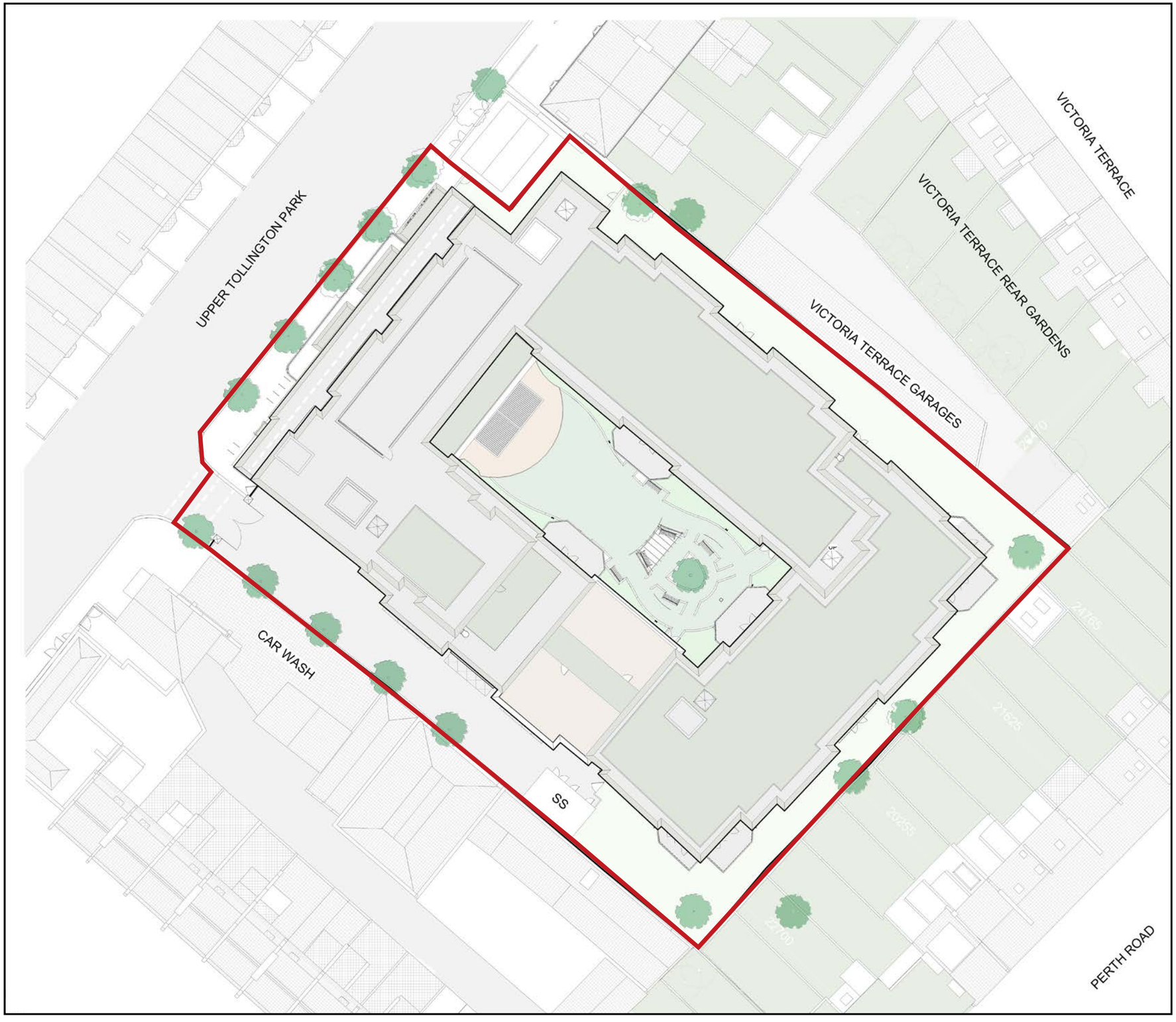
London Borough of Haringey

Ingleton Wood LLP

Co-Design Steering Group Presentation 21.11.2022

Ingleton Wood


OXFORD ROAD
VICTORIA TERRACE
UPPER TOLLINGTON PARK
Brackenbury
El Sub Sta
Surgery
Charter Court
Shelters
Unit 7
Car Wash
CAR WASH
Units 1 to 6
TCB
PERTH ROAD
PH
Stroud Green Primary School
ENNIS ROAD
ATHELSTANE MEWS
STROUD GREEN ROAD
N
Site Boundary



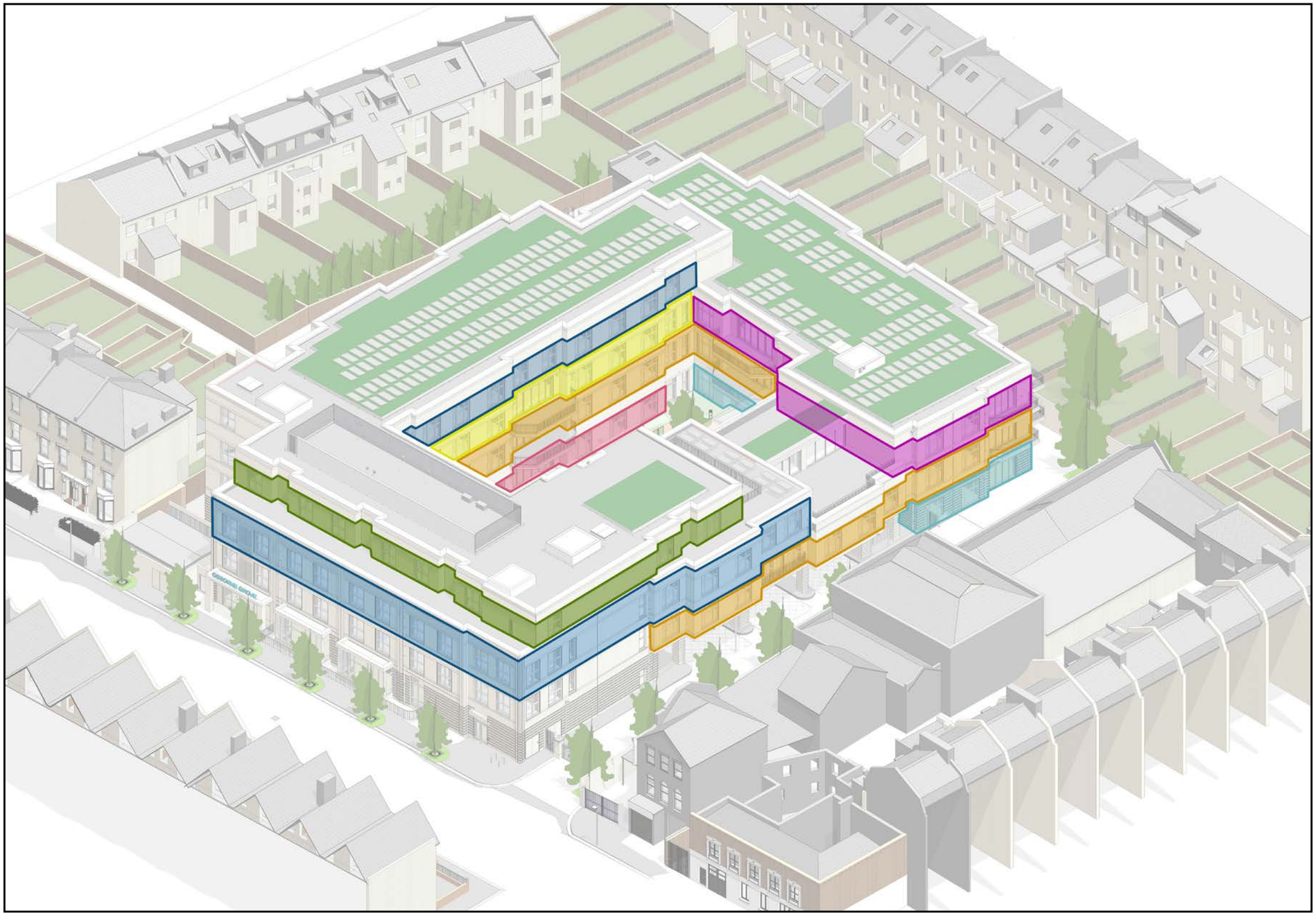
80x Single Resident Bedrooms

18x Step up/Step down flats

- 18x Short-term supported living flats to support hospital discharges.
- 1x End of Life Homelessness Household (10 Residents)
- 3x Dementia Households (30 Residents)
- 1x Complex Nursing Care Household (10 Residents)
- 1x Physical Frailty Household (10 Residents)
- 1x Intermediate Care Household (10 Residents)
- 1x Autism and/or Learning Disabilities Household (10 Residents)

N

Site Boundary

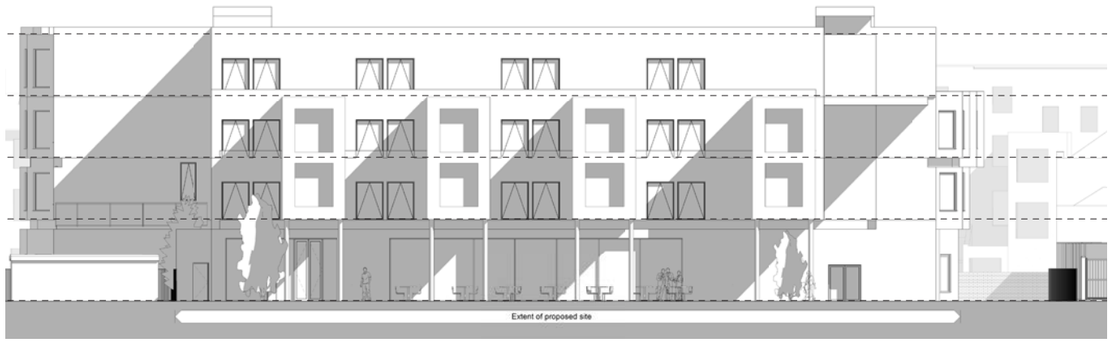


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Upper Tollington Park Elevation Development

Due to the external relationship of the proposal with the surrounding conservation area, the client requested that extensive consultation was required between the planners and design team to limit risk of a planning objection.

As a result, the proposal has undergone many changes to its facades as shown below.



Stage 2 concept design front elevation



Early massing study and visibility



4 Storey flat facade option along UTP



3rd floor set back with change of material.



Axonometric studies showing brick detailing and entrance hierachy.



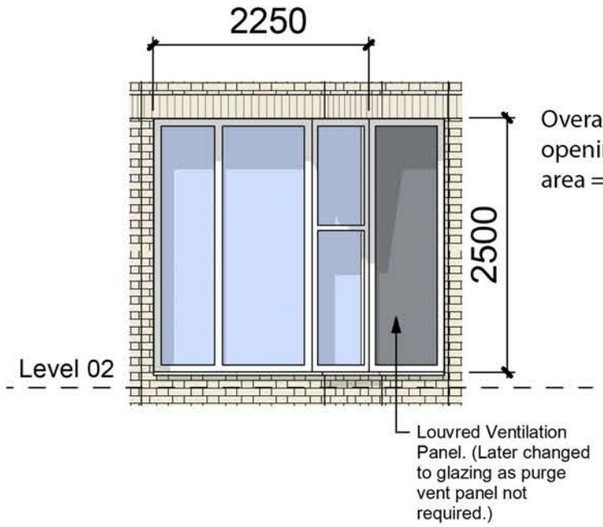
Set back with pergola 3rd floor terrace.



4th floor change of material study.



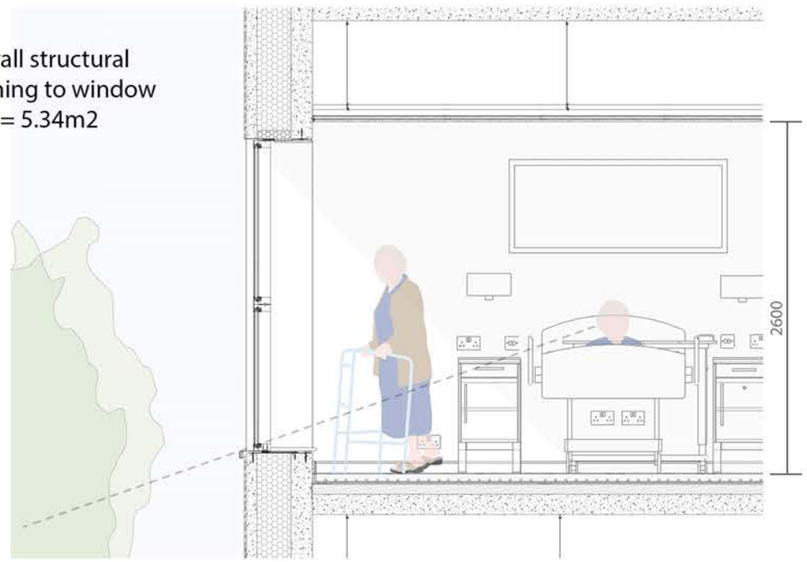
Image shared with planners 10/03/22

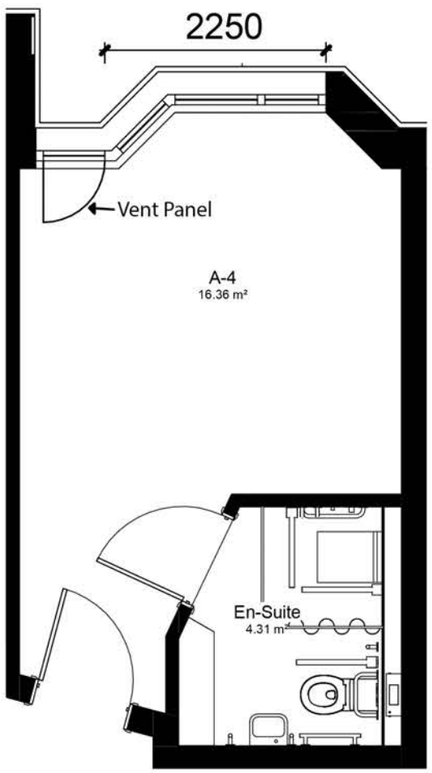


Overall structural opening to window area = 5.62m2

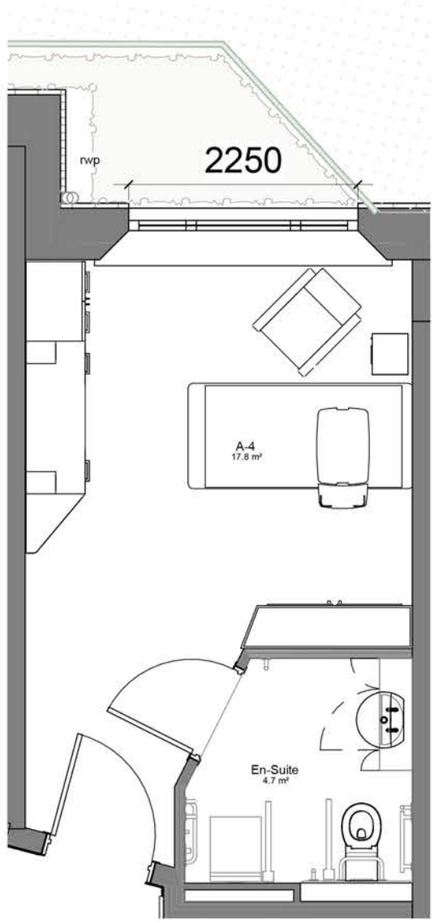


Overall structural opening to window area = 5.34m2





BAY WINDOWS (OLD)

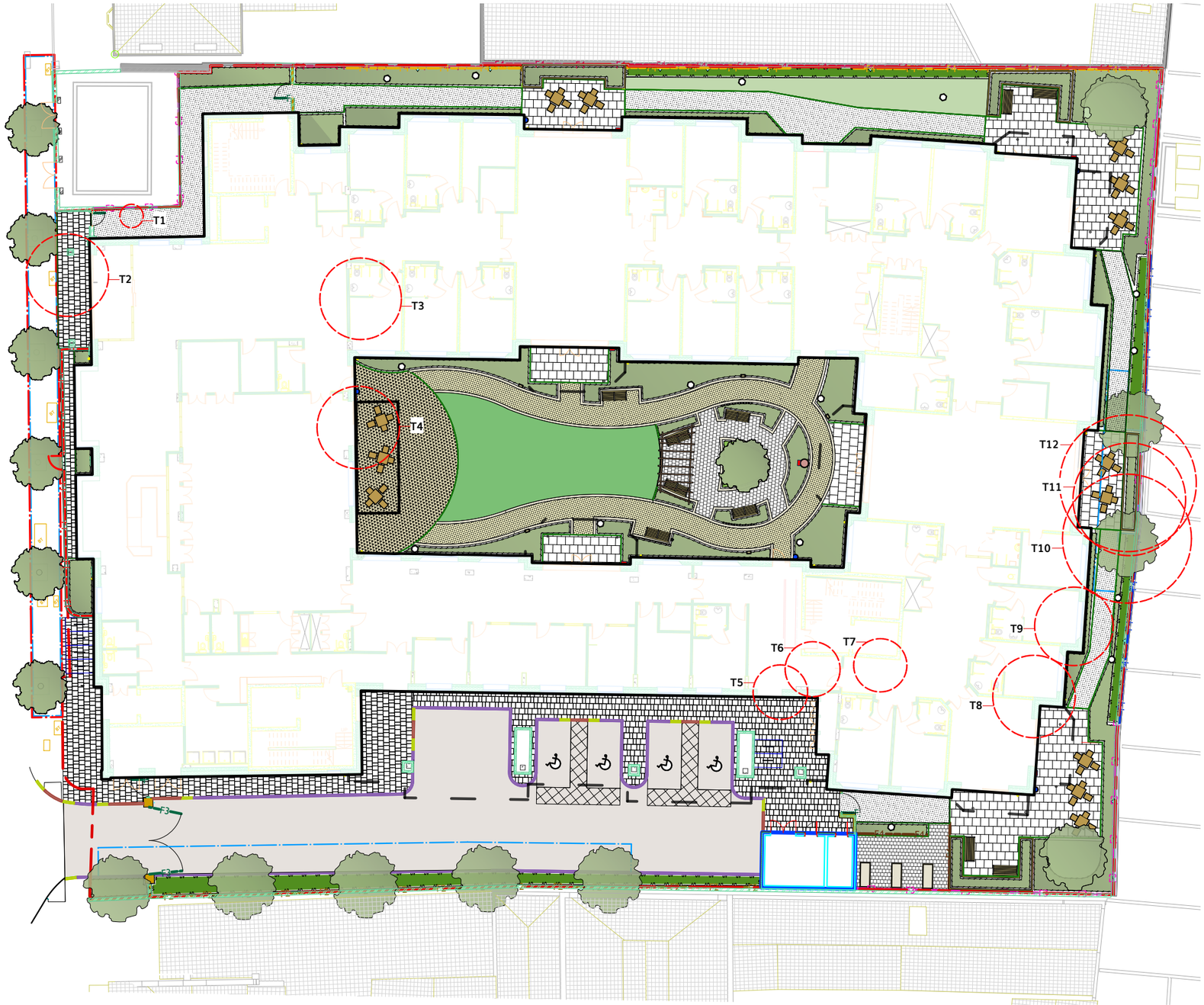


PROPOSED WINDOWS

The Norway Maple and the Sycamores are species of trees which produce high levels of pollen during the flowering period. This has potential for producing high levels of allergenicity which can aggravate conditions of those who have respiratory conditions *(reference - Tree Species Selection for Green Infrastructure, A Guide for Specifiers. Written by Dr Andrew Hirons and Dr Henrik Sjoman)*.

Some trees, notably wind-pollinated species, can release copious amounts of pollen. This problem can be particularly acute with male cultivars of dioecious species. In some cases, such as Betula spp., this pollen also carries an allergy-causing risk that should be considered in planting specifications. When planting in close proximity to vulnerable groups, such as the elderly (e.g. close to care homes) the selection of species with a high allergy-causing potential should be avoided. In a more general sense, species diversity is crucial to reducing the dose potential of any single problematic species. Trees that are known to have high allergy-causing potential have been identified in the 'Issues to be aware of' section of the profile pages. Information on allergenicity was based on Ogren (2015) and Samson et al., (2017). More information on allergies and trees can be found on the Allergy UK website, the Society for Allergy Friendly Environmental (SAFE) Gardening website and Orgren (2015)

In addition the Sycamores are self-seeded species and are of low quality. They have been rated Category C1 in the tree survey. This category apples to unremarkable trees of very limited merit or such impaired condition that they do no qualify in higher categories. These trees are growing adjacent to the boundary wall and will have a negative impact on the structure and its foundations. They also produce large canopies which will affect day light and would require regular pruning to prevent conflict with the building.



The Maple to the front of the site conflicts with the building. Its retention would require a smaller footprint that would affect the provision of care and numbers of residents which will impact the care homes aspirations and would result in reduced affordability of the development

Bedrooms

- All doors are wide enough to allow Bariatric bed access.
- Bariatric sized motorized armchairs in every bedroom.
- Space has been provided to house Oxygen cylinders next to beds if necessary.
- Full height windows retained in all bedrooms with splayed openings to maximise daylight/views.
- Various levels of lighting within bedrooms. Ambient lighting / Task lighting / Main lighting
- Hoists are fixed and cover chair/bed/wheelchair/wc/shower. Plenty of space for additional mobile hoist if required.

Households

- Activity rooms have fully openable doors for inside/outside space onto balconies
- Adjustable table heights and space to get underneath for wheelchairs.
- Both round and square tables to support variety of use.
- Autism household changed to provide smaller spaces and withdrawal rooms.
- Mobility scooter storage provided for sheltered housing provisions (2nd floor)
- TVs added to sheltered housing communal spaces (3rd Floor)
- Domestic furniture / kitchen appearance across all households, feels like a home.
- End of life studios increased in size. Additional movement space & access to kitchenette.
- End of life moved to 3rd floor. Private terrace

General

- All floor finishes are appropriate for Chlorine based cleaning.
- Slip resistant flooring.
- Colour coding and signage considered especially for Dementia residents.
- Plenty of spaces allowed for resting using furniture and handrails along corridors.
- Memory boxes and Artwork to all corridors provides sense of identity.

Landscaping

- Multi-sense stimulation in landscape & planting.
- Increased quality of external spaces through different types of seating, places to socialise, shading devices.
- All balconies have raised planters.





Autism and Learning Disabilities Household



Second Floor

Research and Design Support

- NDTI National Development Team for Inclusion
- NHS checklist for Autism friendly environments
- CQC Care Quality Commission

"A home needs to be a safe space you can relax and be comfortable in. After a day being at work and sensory overstimulated it's imperative for mental health to have a space that heals not exacerbates sensory overload, works for living in and thinks about the diversity of residents' access needs, safety, comfort and security. "

Supporting autistic flourishing at home and beyond:

Considering and meeting the sensory needs of autistic people in housing





Sight
- LED Lighting for regular lighting levels to avoid flickering.
- Ambient and wall fixed lighting to soften mood.
- Lots of natural light with interesting views outwards.
- Matte finish to redue glare.
- Curtains have black out blinds.
- Neutral, natural and pastel colours.
- No busy wallpapers or carpets.
- Minimalist wall furniture and closed cupboards reduce cluttered environment.

Sound
- High acoustic performance between walls and floors.
- Bedrooms connect to corridor, not to communal rooms.
- Acoustically backed vinyl flooring.
- Reduced noise to services. Ability to turn off extrator fans.
- No loud fire alarms within bedrooms. Nurses alerted first.
- No doorbells, chimes, knockers.

Smells
- Cleaning products and washing kept in separate rooms.
- Extraction to en-suites.
- Bedrooms separated from eating areas.

Touch
- Soft materials and fabrics. No plastic mattresses.
- Handles to be warm to touch and predictable feeling.
- Finger protection doors with soft close.



Changes from Previous Design

Open plan arrangement removed. Dining and lounge areas have been separated to create their own rooms.

Dining area has been split into smaller zones to manage interactions whilst eating.

Activity rooms are now multi-purpose and include cooking & eating facilities.

Glazing includes one way privacy glass to stop people outside seeing into the household as residents are likely to get undressed.

Balcony railings and planters are higher at 1400mm.

Terrace garden has a 1400mm railing and 1800mm glazing behind.

Storage is now all concealed storage to be clutter free.

Soft edge protection will be applied to corners along corridors.

Furniture and furnishing will be soft to the touch, not plastic feeling.

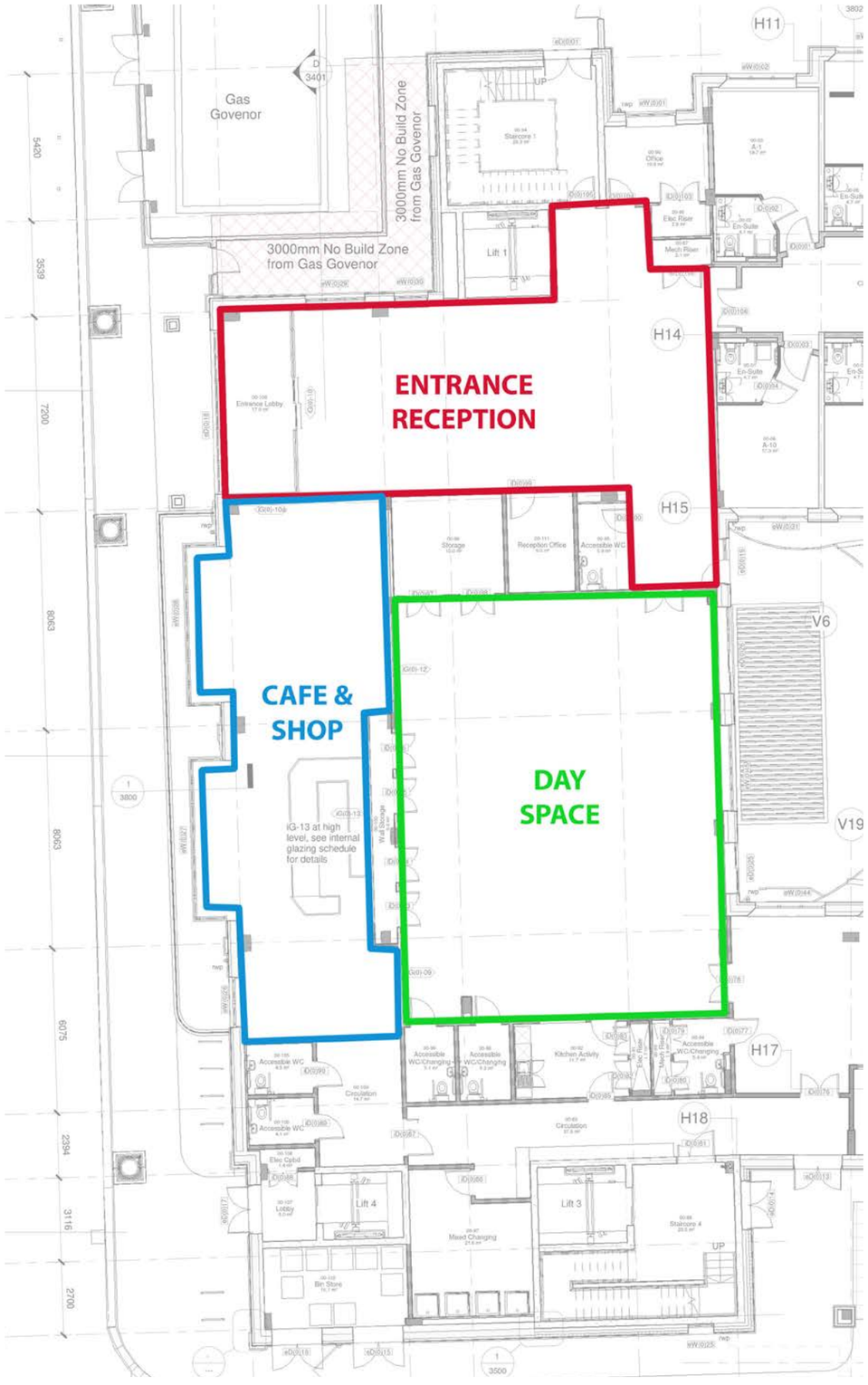
Neutral, Natural, pastel colours will be used.





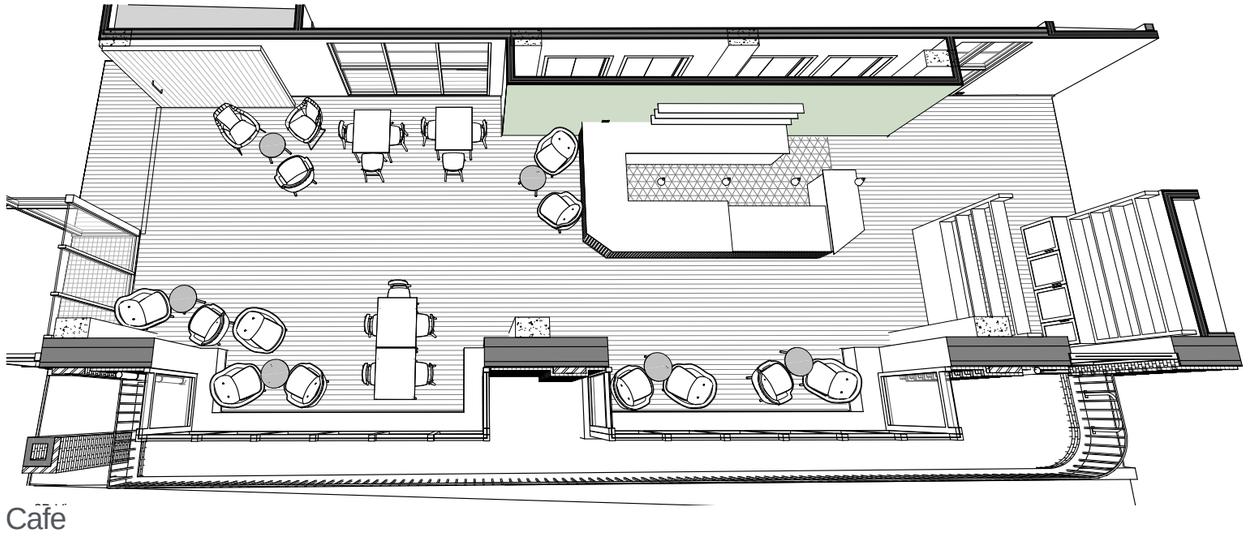
Ground Floor Plan







Front of Building Axonometric



Cafe

First Floor Plan





Second Floor Plan

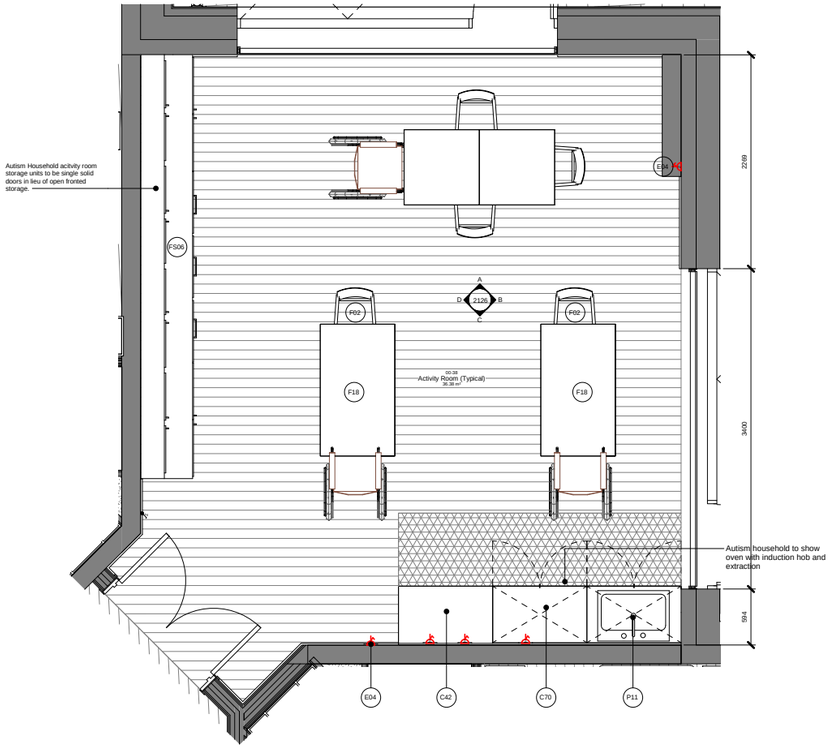


Households

- Admin/Staff
- Circulation
- Communal
- Household F - Intermediate Care
- Household G - Disability / Autism
- Lift
- Plant
- Riser
- Sheltered Accommodation
- Staircore

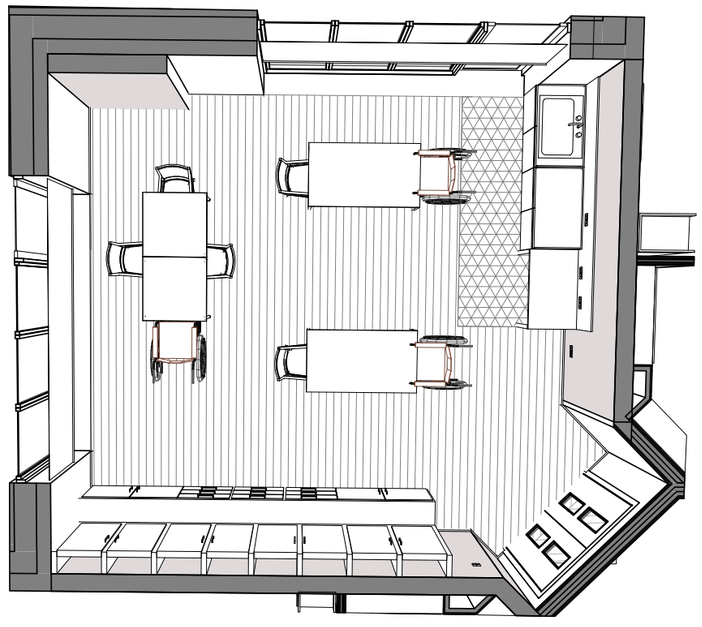
Activity Rooms - Corners to the Site



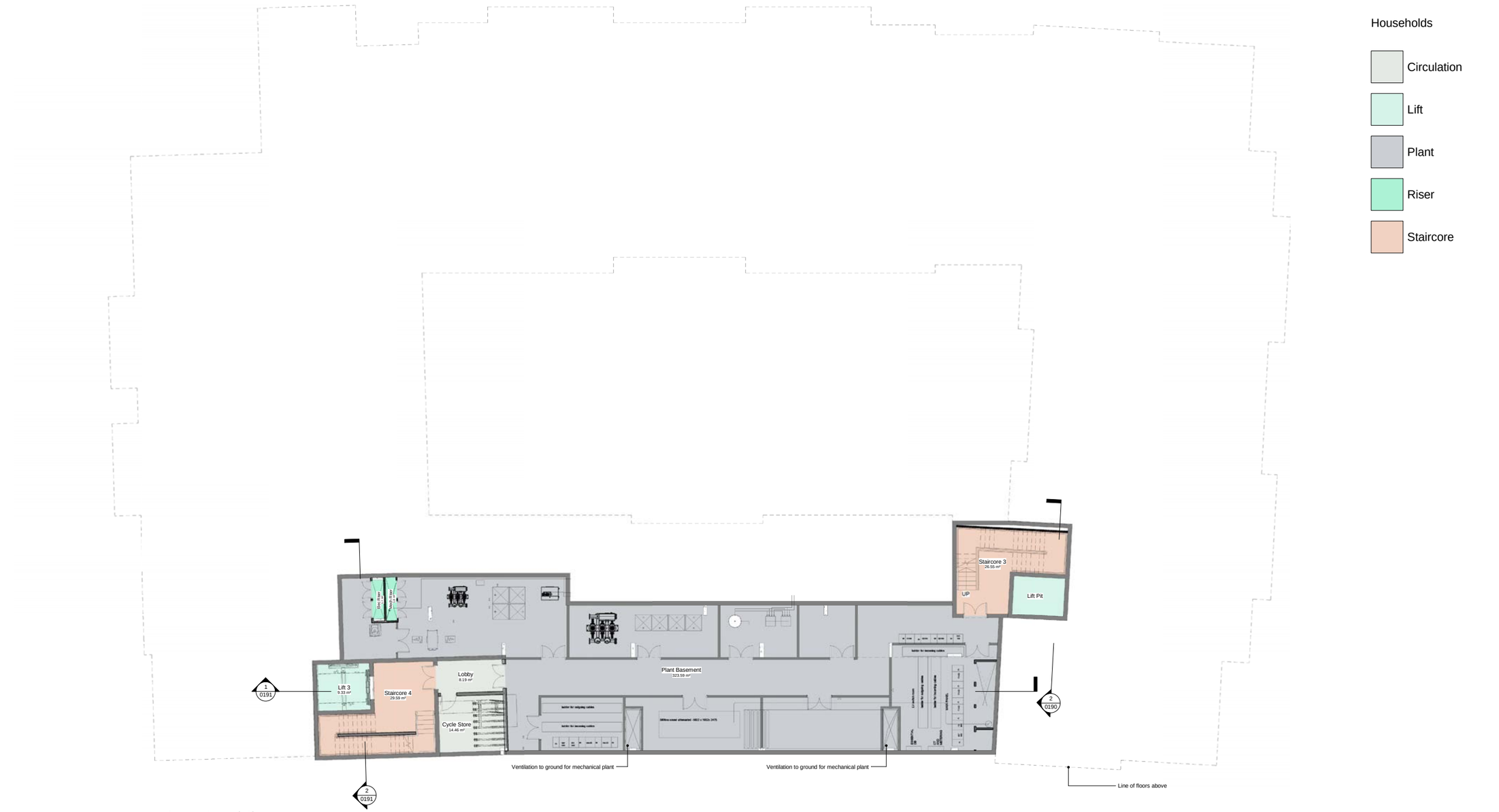


Typical Room Layout - Activity Room

1 : 20




Households
Admin/Staff
Circulation
Communal
Lift
Plant
Riser
Sheltered Accommodation
Staircore
Studio Flats
Level 03 Flat Roof
(Bauder Biosolar with PV)
Lift
Overun
Level 03 Flat Roof
Office
10.77 m²
Lift 1
9.98 m²
Staircore 1
Staircore 2
Staircore 3
Sheltered 1 1-BED
Sheltered 2 1-BED
Sheltered 3 1-BED
Sheltered 4 1-BED
Sheltered 5 2-BED
Sheltered 6 1-BED
Sheltered 7 1-BED
Sheltered 8 1-BED
Circulation
Server Room
Scooter Store/Charging
Dirty Utility/Sluice
Communal Area
Clean Utility
Plant
Reception
Lift 3
Lift 4
Store
Mech Riser
Elec Riser
Elec Utility
Elec Cpbd
UP
N



Basment Level Plan


LS65 XHO


Le Nice One Stop
B&S
MODERN AUTOS GARAGE









Sustainability has been considered and applied by all disciplines.
Generally, a **'Be lean, Be Clean, and Be Green'** approach has been taken.

Reduce energy demand (Be Lean)

- Design takes a 'Fabric first' approach.
- Hybrid super-structure. Traditional reinforced concrete framing & Pre-cast concrete panels.
- Reduces heat loss through thermal mass.
- Control solar gain through building orientation and through a high spec solar glazing.
- Thermal performance exceeds Part L Building Regulations.
- Combination of Natural and Mechanical ventilation.

Energy Efficiency (Be Clean)

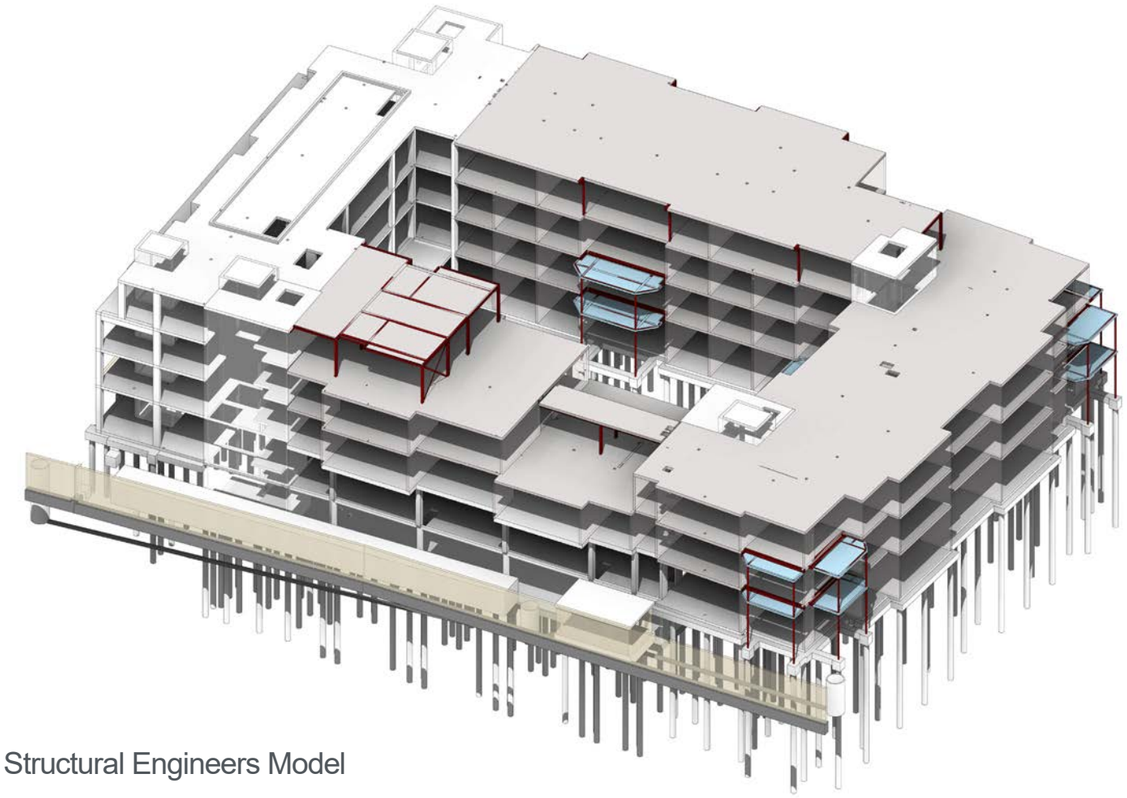
- All electric, no gas.
- Air source heat pumps (ASHP) for space heating.
- Hybrid heating. Underfloor heating for communal, LST panel heaters for bedrooms.
- Taking advantage of natural light, reducing reliance on artificial lighting.
- Low energy and LED light fittings throughout.
- Daylight sensors used so lighting is not left on.

Renewable Energy (Be Green)

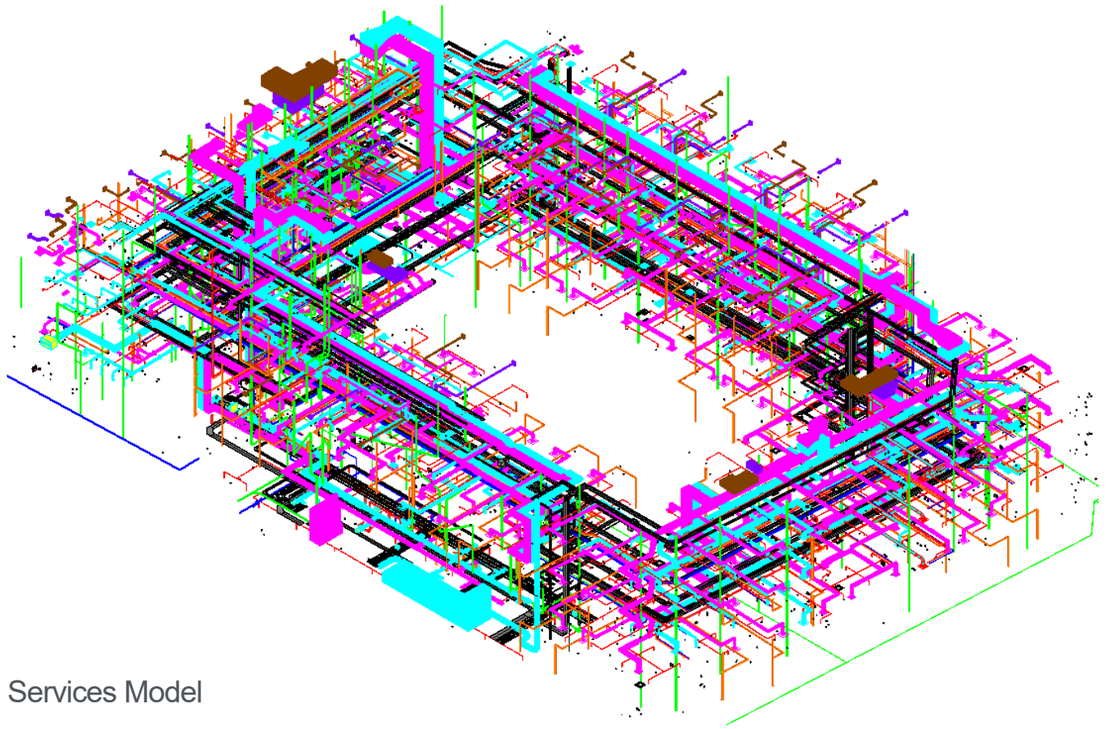
- Photovoltaic cells (PV) to all available roof areas.
- Bio-solar greenroof to all available areas.
- Utilising prefabrication / off-site construction methods to reduce waste.
- Locally sourced materials.

The proposed energy strategy achieves a reduction in regulated CO2 emissions compared to Part L 2013 building regulations.





Structural Engineers Model



Services Model

Osborne Grove Nursing Home

Community Engagement

Upper Tollington Park
London N4 3EL

LB Haringey are proposing the procurement of a Construction Company through the use of LB Haringey's own **London Construction Programme Framework** to ensure:

- Rigorous Contractor selection and monitoring of Key Performance Indicators
- Efficiencies and cost savings in procurement
- Membership of the Considerate Contractors Scheme where key fundamental expectations are defined:

Respect of the Community
Courteous behaviour
Safer Environment preventing unnecessary disturbance
Proactive and effective engagement
Delivering meaningful positive impacts

Care for the Environment
Prioritising environmental issues
Optimising use of resources
Community engagement to improve the local environment

Valuing the workforce
Inclusivity, Diversity and Localism
Ensuring workplace is well maintained, clean and secure

The design has been carefully considered to incorporate as much off-site production to ensure:

High quality
Less storage and mess on site
Greater speed of construction
Reduced on-site need for tradespersons

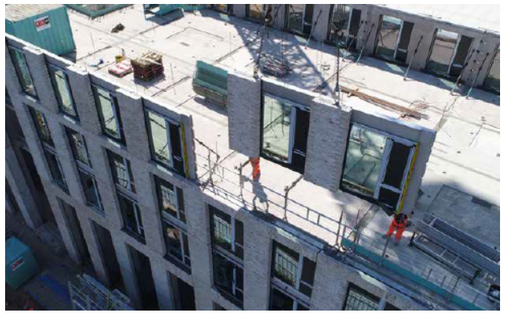
Community Engagement
-
Oct/Nov 2022

Planning Application Submission
-
Date TBC

Start on Site
-
Oct 2023

Completion
-
Feb 2026





Share your views

You can also find this information and provide your feedback at:

OGNH.engagement@haringey.gov.uk

Please ensure we receive your feedback by 11th November 2022.

Project Team

London Borough of Haringey	- Site owner
Ingleton Wood LLP	- Architect

Haringey LONDON