Osborne Grove Nursing Home

Community Engagement

Upper Tollington Park
London N4 3EL

A new future for Osborne Grove (Upper Tollington Park)

Haringey Council is working with local residents, representing different identified needs groups, local Councillors and Local Health partners to develop a new nursing home at Osborne Grove. We have carried out comprehensive studies of the Osborne Grove site, which is at 16-18 Upper Tollington Park, and believe there is the opportunity to redevelop it to provide a new, purpose built and outstanding Nursing Facility for the borough's older and disabled people.



Photograph of Site from Upper Tollington Park

www.haringey.gov.uk/haringey-homes

Ingleton Wood
Property and Construction Consultants

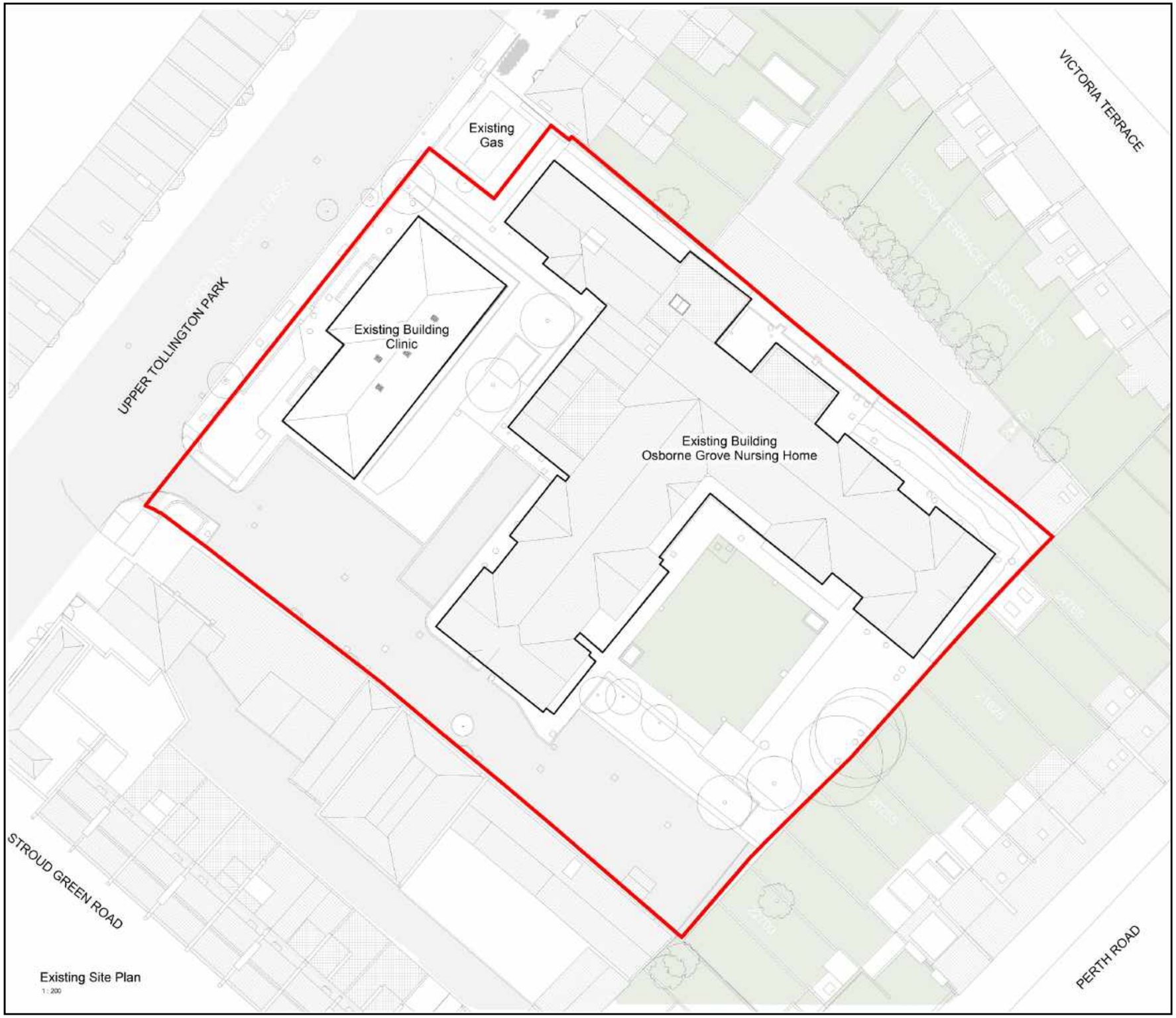
Haringey LONDON

There are currently 146 over 65-year old Haringey service users in receipt of nursing care and this figure is projected to grow to around 195 by 2024/25. With only one Nursing Home in Haringey 22% of nursing beds are being purchased out of North Central London at present.

A Co-design group was established in 2018 that includes the Lead Member for Health and Social Care, local residents representing different identified needs groups, local councillors and health partners. Input has also been provided by Sterling and Liverpool Universities who are renowned world leaders in designing for Dementia. The Council has used a set of design principles, developed with stakeholders through this co-design process that seeks to ensure the development provides:

- A financially viable and sustainable future for the continuation of nursing care on site.
- An ‘open’ home which is outward facing and engages with the wider community.
- Good lines of site for Nursing Care.
- Dementia Friendly design.
- Households not exceeding 10 people.
- Accommodation that allows sharing of facilitates across households.
- Flexibility to meet future demands.
- Promotes health and well being internally and externally.
- Corridors without dead-ends that can cause stress and confusion.
- Destination spaces within the home.
- Sufficient secure outdoor space that is easy to manage.
- Allows safe division of residents with differing needs.

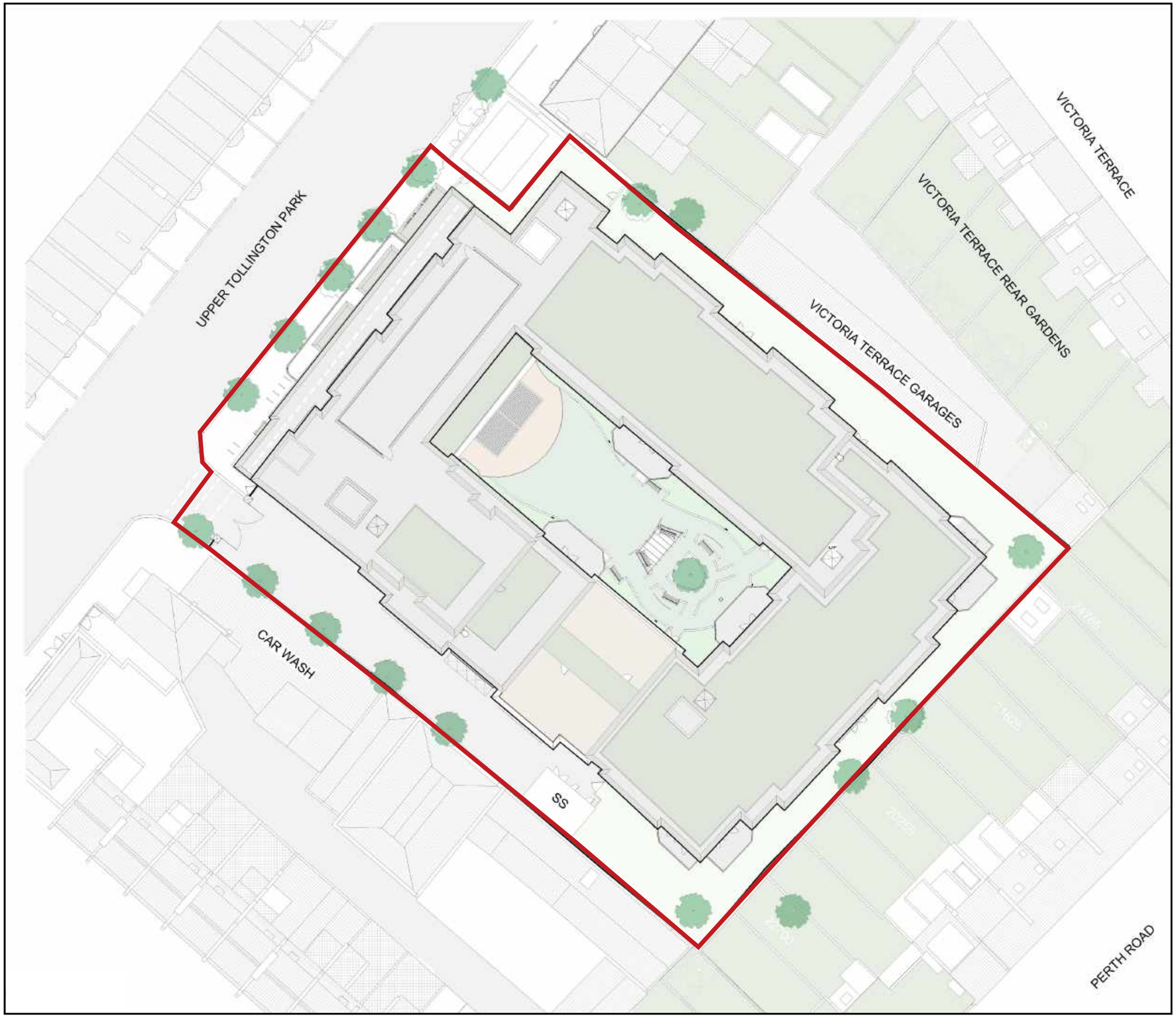
Throughout the feasibility and RIBA Stage 2 Phase several typologies were considered to fulfil these brief requirements some of which are shown on the following slide.



N

Site Boundary


OXFORD ROAD
VICTORIA TERRACE
UPPER TOLLINGTON PARK
Brackenbury
1 to 16
Surgery
1 to 7
Charter Court
8 to 14
Shelters
El Sub Sta
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

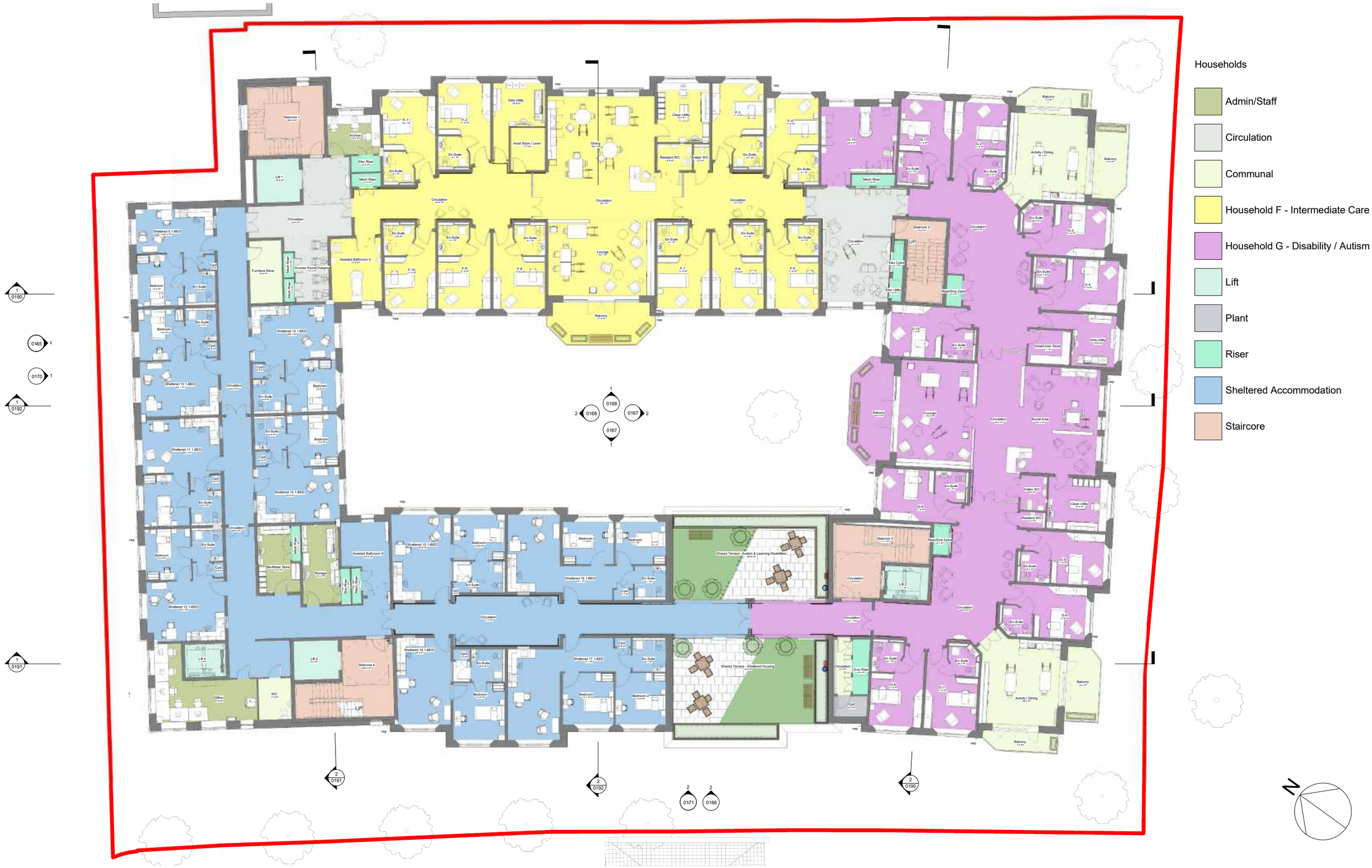
Site Boundary

Ground Floor Plan



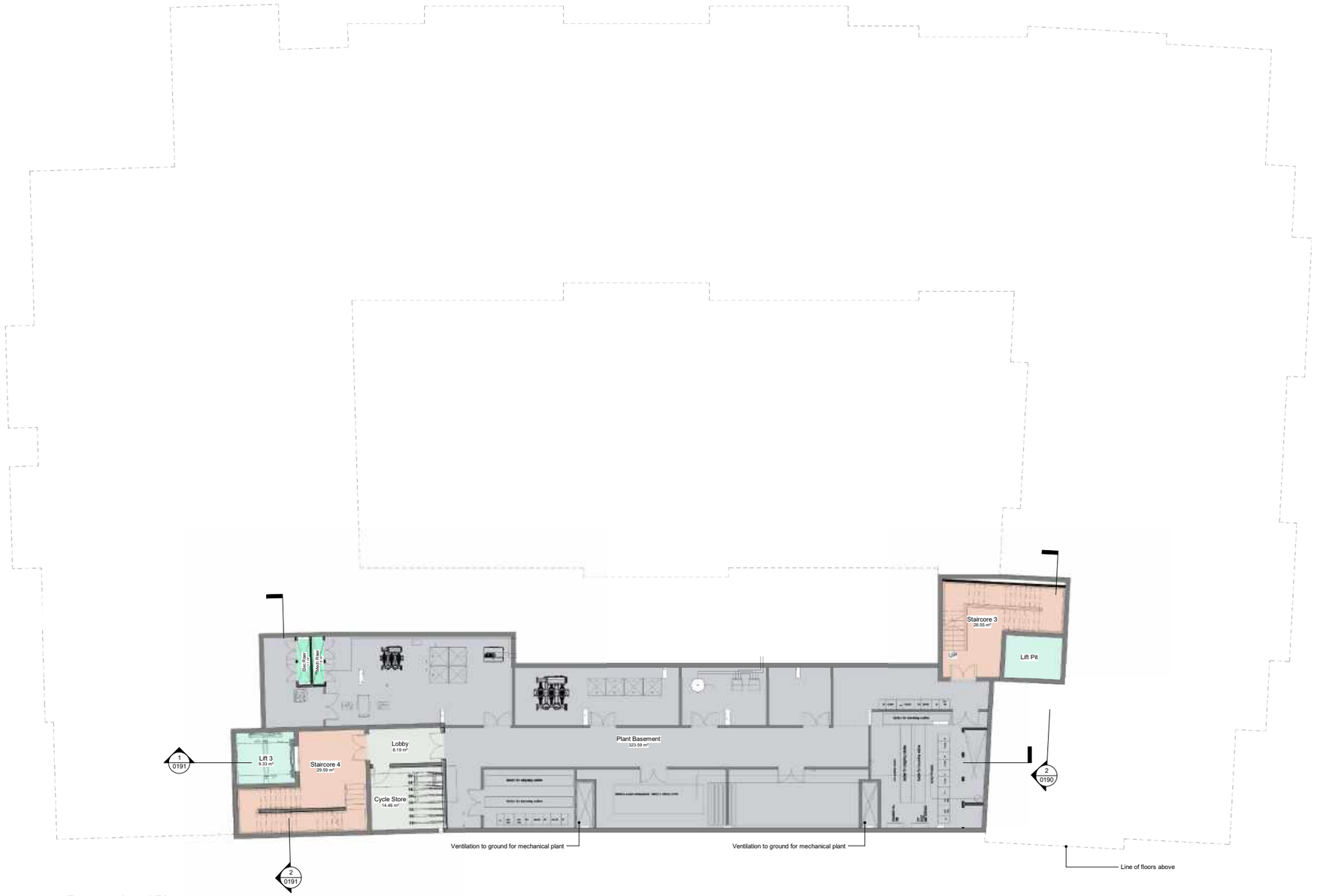

Households
Admin/Staff
Circulation
Communal
Household C - Dementia 1
Household D - Dementia 2
Household E - Dementia 3
Lift
Plant
Riser
Staircore
Staircore 1
Staff Office
Lift 1
Elec Riser
Mech Riser
C-1
C-2
Dirty Utility
Hoist Store / Linen
Dining
Clean Utility
Resident WC
Visitor WC
C-3
C-4
Assisted Bathroom 3
D-1
D-2
Balcony
Activity
Balcony
En-Suite
Circulation
Lounge
C-5
C-6
C-7
C-8
C-9
C-10
Assisted Bathroom 2
Staff Room
Cpd
Mech Riser
Laundry
Circulation
External Amenity
Office
Balcony
Elec Cpbd
Elec Utility
Staircore 2
Riser/Srvc Cpbd
D-3
D-4
D-10
Hoist Store / Linen
Dirty Utility
Lounge
Dining
Circulation
Balcony
D-9
Resident WC
Visitor WC
Clean Utility
D-5
D-6
Staircore 3
Riser/Srvc Cpbd
Lift 2
Circulation
Balcony
Kitchen
Dry Store
Assisted Bathroom 4
E-1
E-2
E-3
E-4
E-5
E-6
Lounge
Circulation
Staircore 4
Lift 3
Lift 4
Male Changing
Female Changing
Cleaners Store
Hoist Store / Linen
Dining
Resident WC
Visitor WC
Clean Utility
E-7
E-8
E-9
E-10
Dirty Utility
Server Room
Srvc Riser
D-8
D-7
Therapy Room
Balcony
0190
0165
0170
0192
0191
0168
0167
0171
0166
N

Second Floor Plan



Third Floor Plan





Basment Level Plan


B&S
Open
MODERN AUTOS GARAGE

View Looking Down Upper Tollington Park




OSBORNE GROVE









Pyrus Calleryana ‘Chanticleer’



Proposed Acer Griseum
A small spreading deciduous tree with attractive peeling, papery chestnut-brown bark. Leaves with 3 leaflets, downy and whitish beneath, turning brilliant red and orange in autumn. Flowers small.

A '**Be lean, Be Clean, and Be Green'** approach has been taken.

Reduce energy demand (Be Lean)

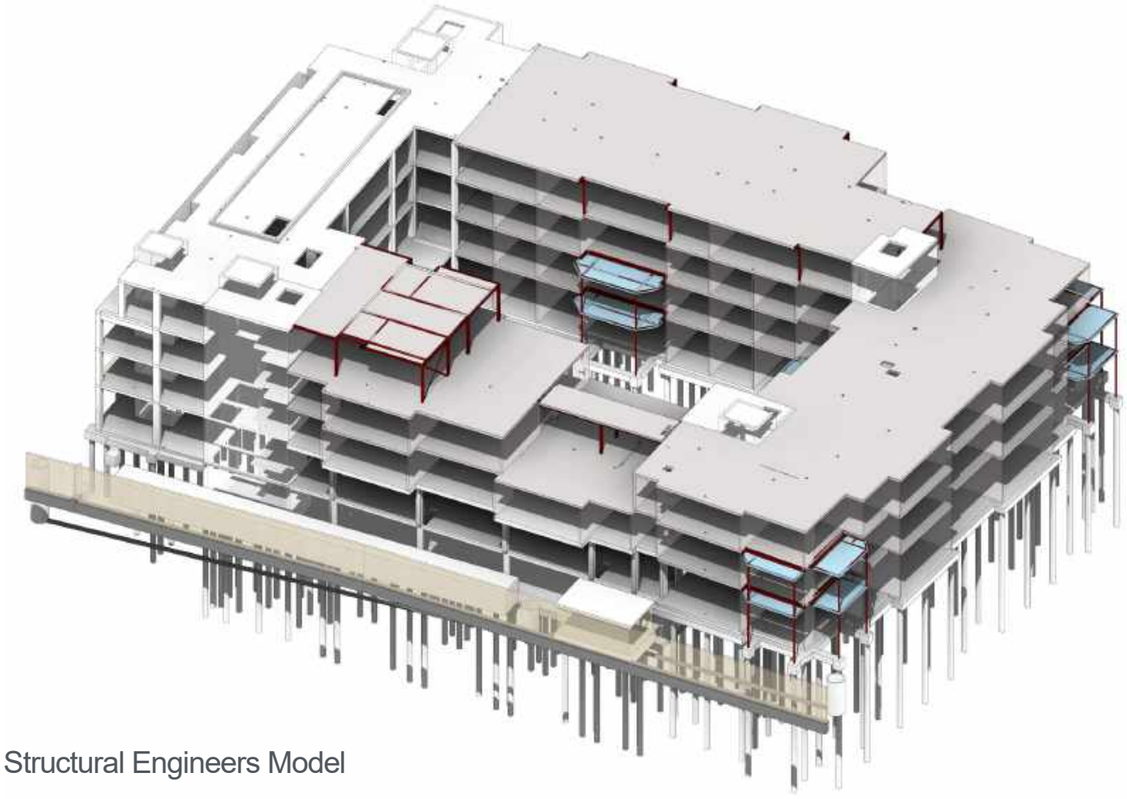
- Hybrid super-structure. Traditional reinforced concrete framing & Pre-cast concrete panels.
- Reduces heat loss through thermal mass.
- Control solar gain through building orientation and through a high spec solar glazing.
- Thermal performance exceeds Part L Building Regulations.
- Combination of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

Energy Efficiency (Be Clean)

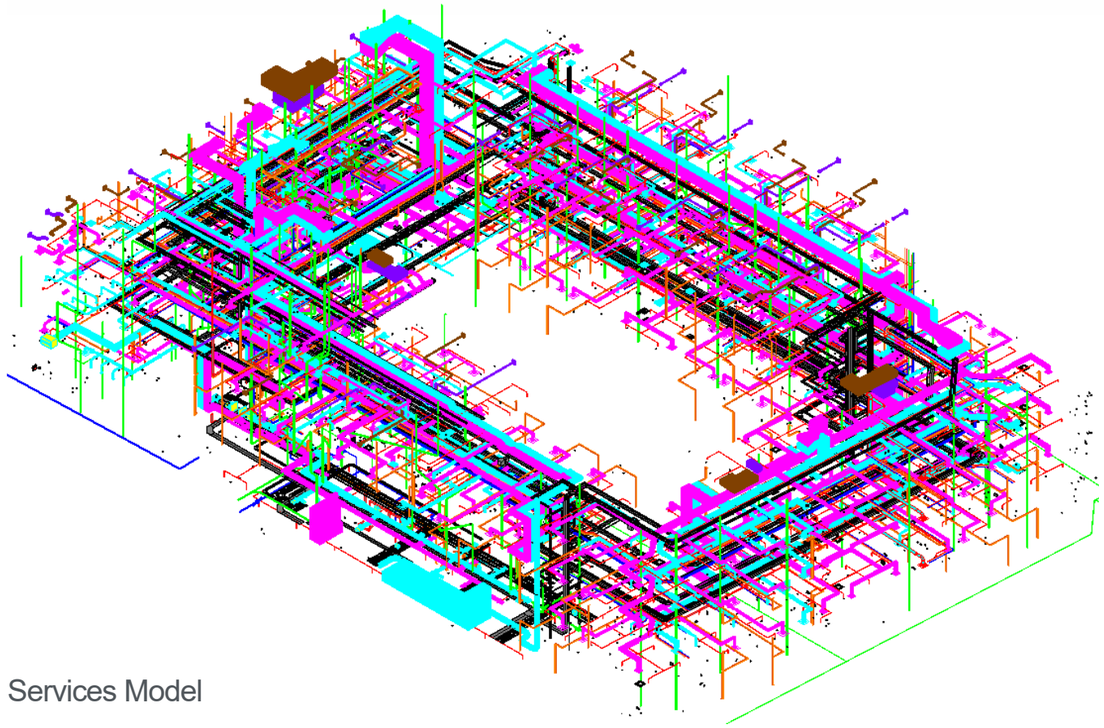
- All electric, no gas.
- Air source heat pumps (ASHP) for space heating.
- Hybrid heating. Underfloor heating for communal, LST panel heaters for bedrooms.
- Taking advantage of natural light, reducing reliance on artificial lighting.
- Low energy and LED light fittings throughout.
- Daylight sensors 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.



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

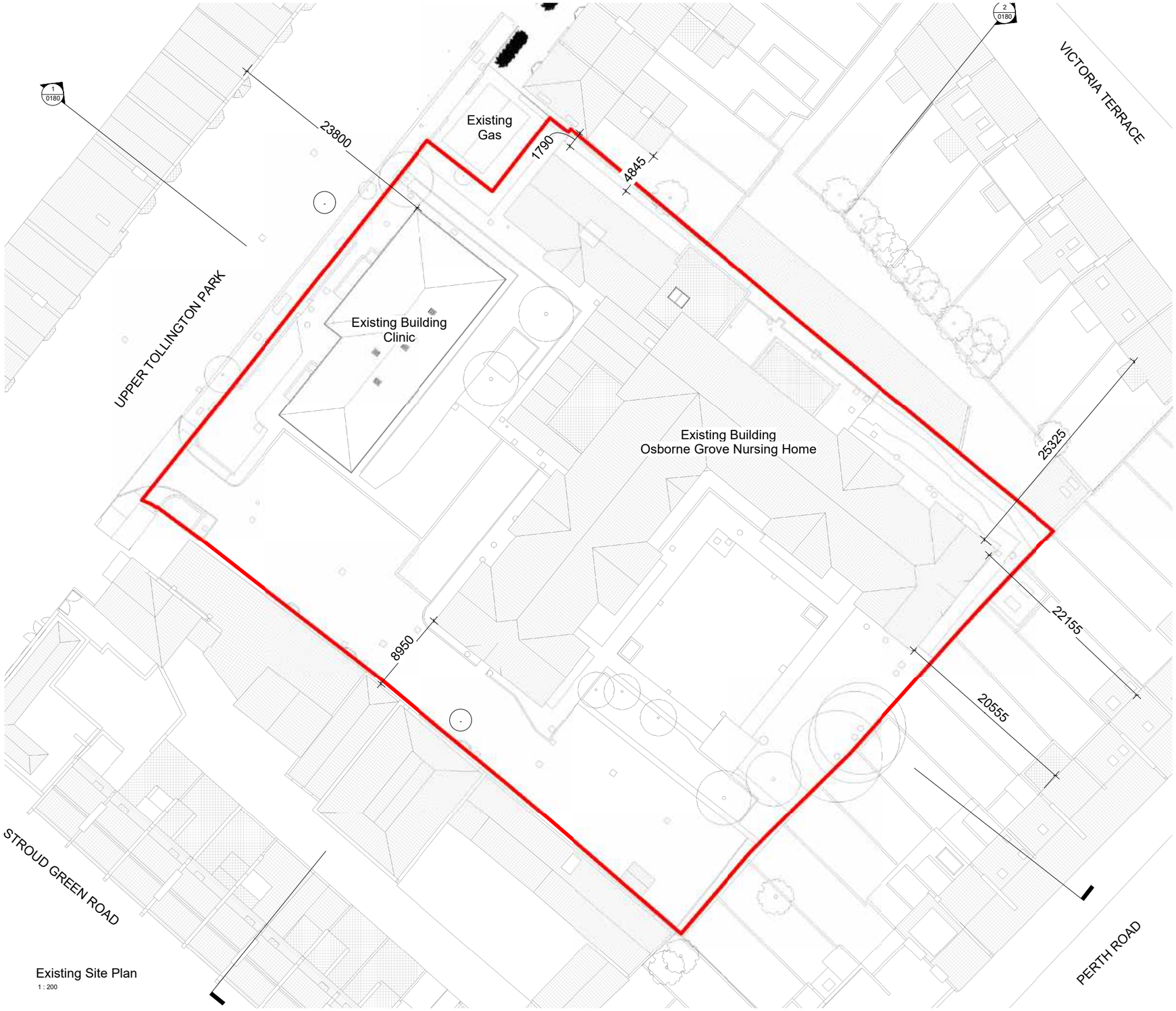
Please ensure we receive your feedback by 11th November 2022.

Project Team

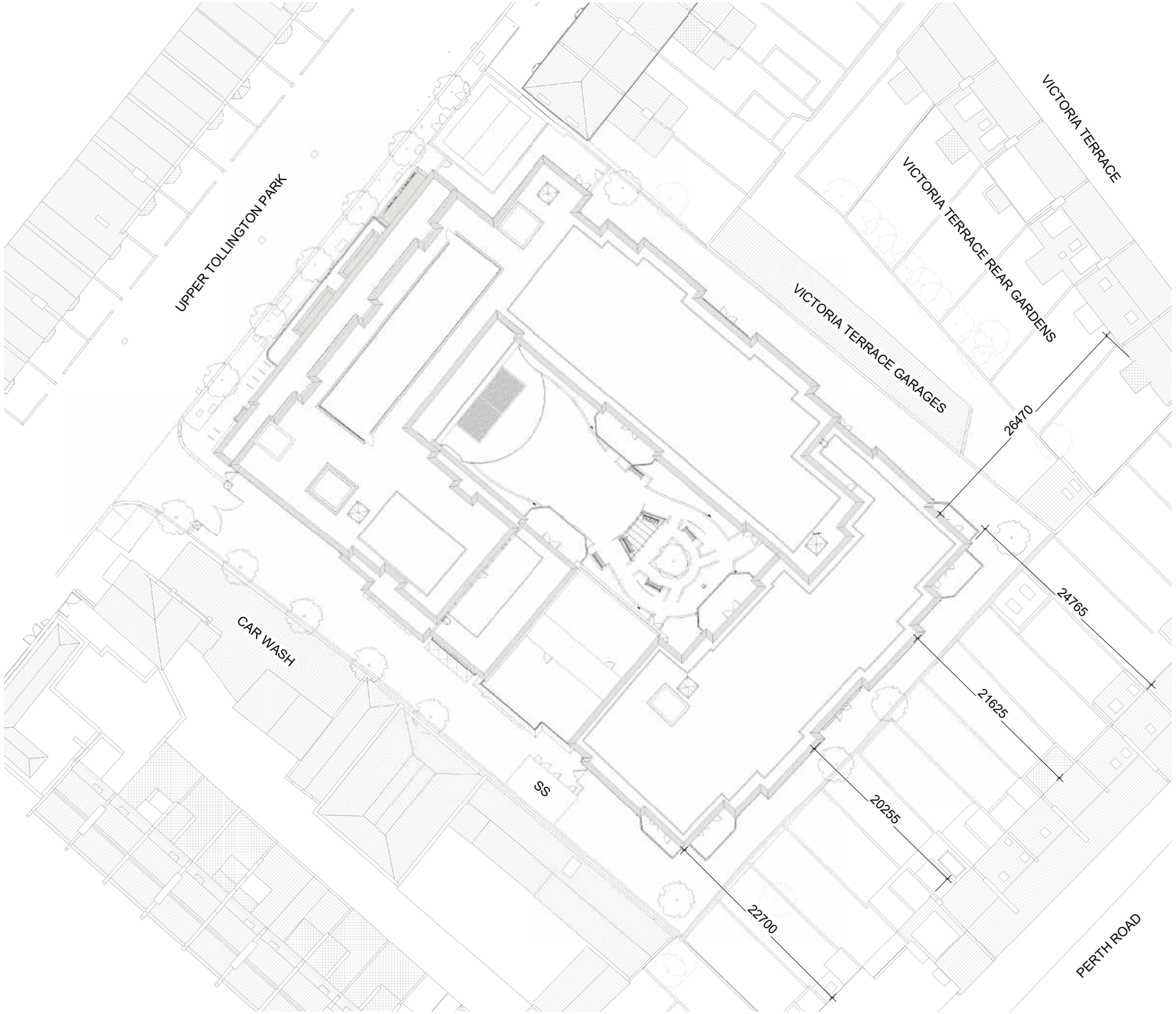
London Borough of Haringey	- Site owner
Ingleton Wood LLP	- Architect

Haringey LONDON

END OF PRESENTATION



Existing Site Plan
1 : 200


UPPER TOLLINGTON PARK
VICTORIA TERRACE
VICTORIA TERRACE REAR GARDENS
VICTORIA TERRACE GARAGES
26470
24765
21625
20255
22700
CAR WASH
SS
PERTH ROAD



Site Section - A.A

1 : 200



Site Section B.B

1 : 200



1
0140
Proposed North West Site Elevation (Upper Tollington Park)
1 : 200



2
0140
Proposed North East Site Elevation
1 : 200



1
0140
Proposed South East Elevation
1 : 200



2
0140
Proposed South West Elevation
1 : 200