Haringey LONDON

812866 OSBORNE GROVE CARE HOME

LB Haringey

4th Stakeholder Engagement Meeting

31st March 2021



Ingleton Wood



architecture
building surveying
building services
planning
interior design
sustainability
civil and structural
quantity surveying
project management
CDM and H&S services

1.0 Stage 2 Concept Design meetings schedule 3

2.0 Catering Strategy 4

3.0 Landscaping Strategies 8

4.0 FEEDBACK & QUESTIONS? 20

Anticipated input of Co-Design Steering Group

23rd February - Presentation, discussion & feedback on:
- Sheltered Housing Units
- Optimum Bedroom Layouts & details

10th March - Presentation, discussion & feedback on:
- Lounge Areas
- Dining Areas

24th March - Presentation, discussion & feedback on:
- Activity Rooms
- Circulation

31st March - Presentation, discussion & feedback on:
- Catering Strategy
- Landscape strategy

TBA - Presentation, discussion & feedback on:
- Sheltered Housing Units
- 'End of Life' Studio Units

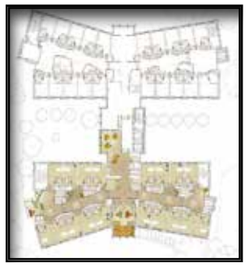
14th April - Presentation, discussion & feedback on:
- Day Centre
- Public support spaces - Cafe, Reception etc

21st April - Presentation, discussion & feedback on:
- Site layouts
- Building Services & sustainability strategies

28th April - Draft Stage 2 report















OSBORNE GROVE CARE HOME CATERING POLICY DESIGN BRIEF

SHINE
catering systems











Catering opportunities

Providing meals that are:

- Providing nutrition and well being
- Creating mealtimes that are a sociable activity
- Give pleasure to the residents and structure to the day

- Understanding that one of the major signs of dementia is memory loss and loss of appetite. How will we prepare food that gets the residents interested in what is put in front of them?

- Enhance the positive impact nutrition, hydration and mealtimes have on the physical and emotional health and wellbeing of elderly and vulnerable adults.

- Understanding the changing demands, specialist skills and knowledge of catering for these residents.
Cater for the complex needs of food intolerances, reduced appetites, dysphagia, dementia and the risk of malnutrition. Diabetic foods, gluten free, lactose intolerant, high fibre, weight reducing diets, fortified diets, low sodium, gallstone prevention etc… The equipment and systems will help them enjoy proper, nutritional food intake and allow them to dine with dignity through the food preparation and service.

- Create culturally different foods and menus but not make assumptions about preferences on the basis of a cultural background.

- When foods need to be pureed use indicators of what the foods are through appropriate moulds.

- Prioritise fresh produce and local delivery.

- Ensure complete infection control.

Standards to meet

- **Meet CQC Guidelines**
- **Meet FSA (Food Standards Agency) Guidance for Care Homes**
- **Exceed General Food Hygiene ratings**
- **Ensure safe food handling, storage & preparation**
- **Food safety for those on special diets.**













Specific delivery

As Commercial Kitchen designers and installers we will provide proposals and specifications for the main kitchen from where all catering will be coordinated and distributed.

From here it will be intended that through appropriate hot trolley distribution all ‘Household’ dining rooms, individual bedrooms if necessary, family groups in activity or counselling rooms, the Day Centre and the Cafe will be served.



These will be offered:

- A range and variety of quality freshly prepared hot and cold food
- Support a broad cultural range which is responsive and doesn’t follow a fixed path
- All the varieties of food types to meet health and care needs of residents
- Readily available snacks and mini meals to kitchenettes
- Clear approach to offering an appealing and presentable liquidised food offering
- Chef’ plated food and distributed in safe heated trolleys
- Paninis and sandwiches in café for family meeting area
- Coffee offer via Cafe
- Opportunity for families to prepare and serve food when visiting
- All dietary requirements as highlighted will be considered



There is an aspiration for a zero carbon facility at Osborne Grove with no burning of fossil fuels. We will therefore prioritise electric induction cooking with advanced technology to apply rapid heating but is safer than traditional gas ranges since there is no open flame or exposed burner.

Meals will generally be plated in advance in the kitchen and tray trolleys would be used to distribute to each dining area. These are advanced also with heated and chilled sections and the ability to ‘hold’ food for up to 90 minutes without any degradation of the product.



A variety of hot and cold beverages will be prepared and available from the trolleys or directly in the dining rooms and cafe areas.

The catering and care staff will have set in place enhanced procedures for maintaining excellent hygiene practice and training and plentiful hand wash basins will be available in all areas to meet this.



4 Induction Ranges 2 Induction Woks







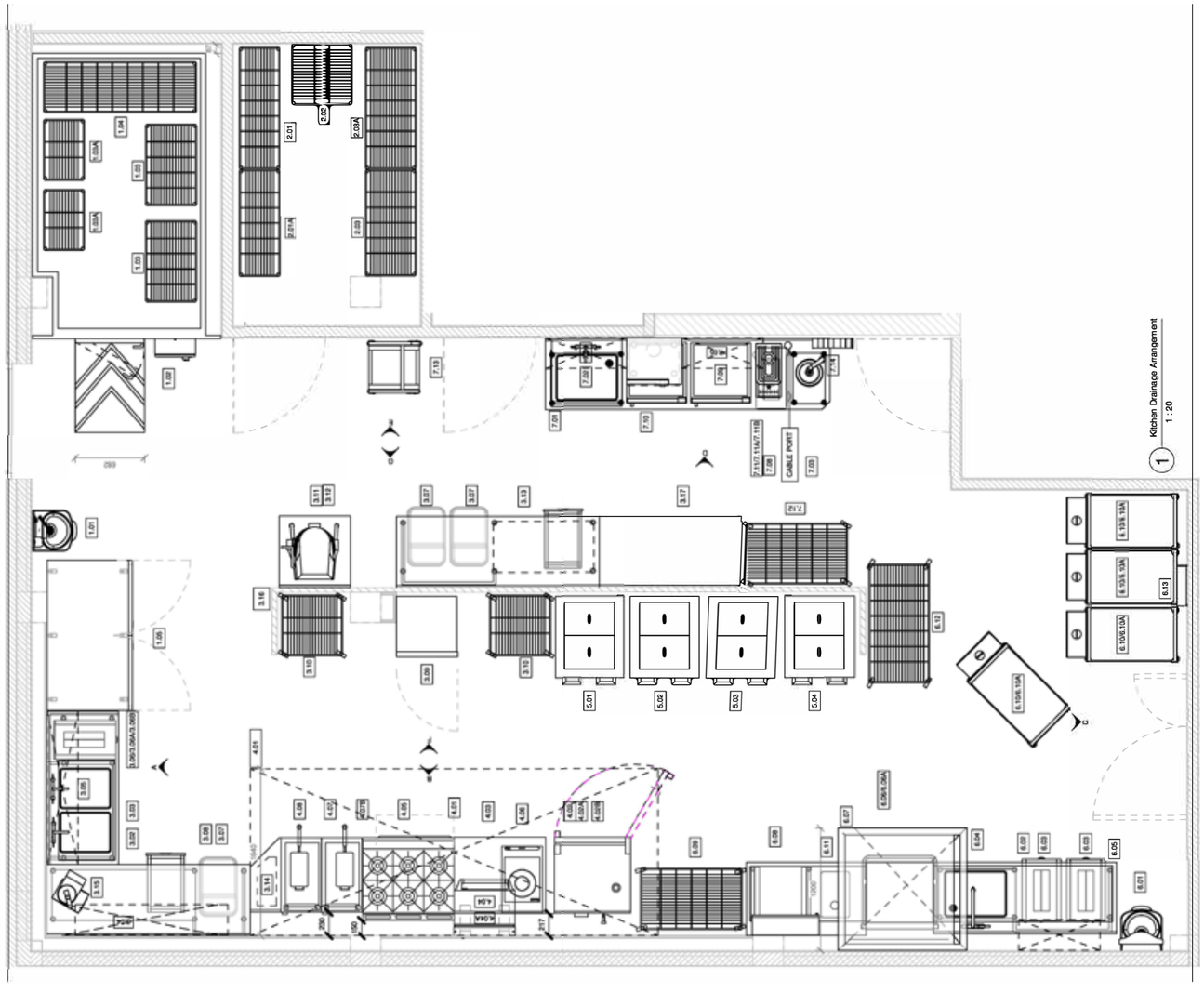






Kitchen layouts

- Specific design areas of the kitchen will provide:
- Hot and cold meal cooking preparation
- Dishwashing and potwashing facilities
- Cold storage and dry goods storage
- Ancillary storage
- Ventilation, mechanical, water, electrical, lighting, fire suppression & alarm systems
- Grease traps and drainage
- Refuse, recycling and collection
- Pest control
- Environmental health systems



Osborne Grove Care Home

Landscape Strategies

wynne-williams associates

landscape architects & arboricultural consultants

Landscape Strategies

1 Boundary Treatment

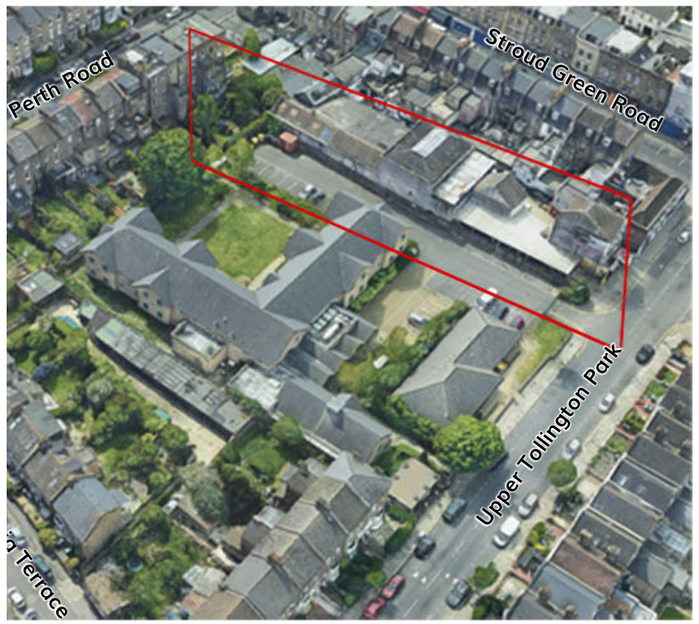
2 Courtyard Strategy

3 Terrace Areas

4 Sheltered Housing Units

5 Building Operations

Boundaries - Analysis











- Delapidated fenceline
- Building elevations dominate









- Boundary walls and railings need replacing
- Beneficial views into and out of Osborne Grove Care Home onto Upper Tollington Park

Boundaries - Analysis continued











- Boundary brick wall is lower allowing views into the site
- Existing tree planting is beneficial and adds to screening
- Service yard and suitable bin storage options should be developed in the new scheme





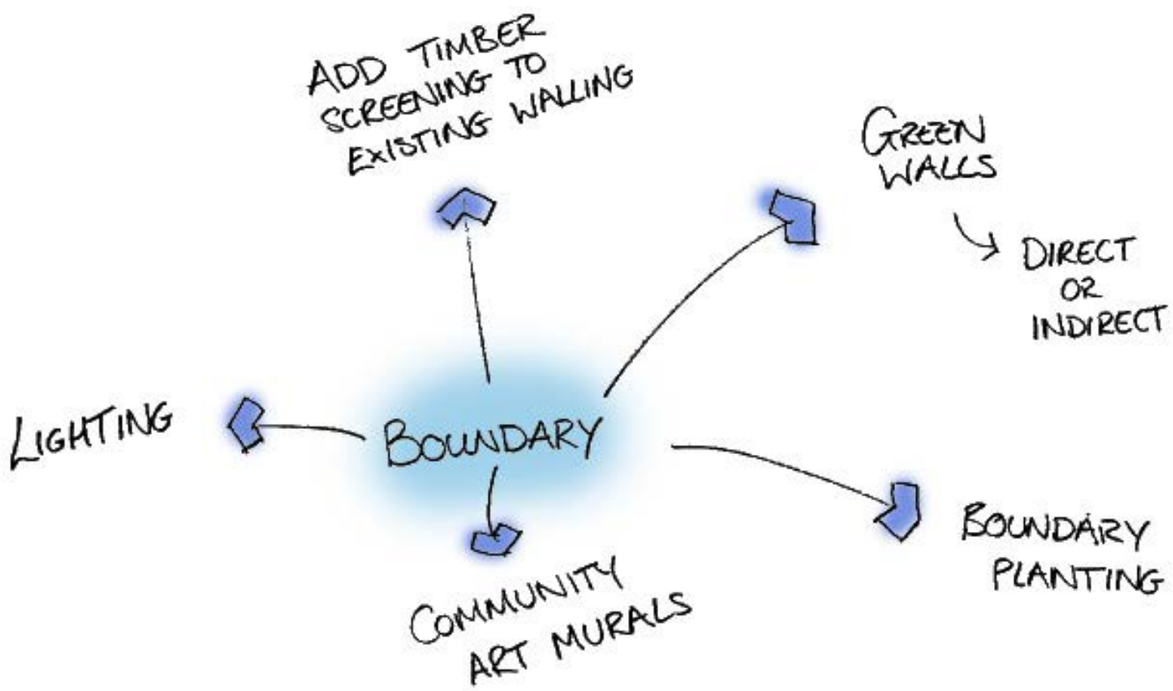


- High boundary brick wall provides good screening
- A condition survey will be required and isolated repairs may be required.

Boundaries - Opportunities

Key User Groups

The boundaries will affect all residents and staff within the care home, however strategies are available to improve the outlook for residents on the ground and first floors



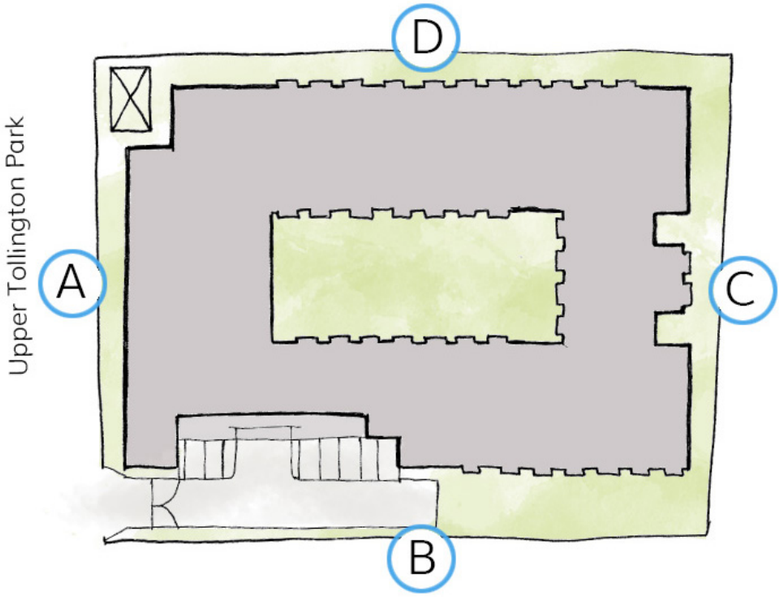
Boundaries - Strategy

Boundary A





Vertical bar railings with planting to soften this boundary line

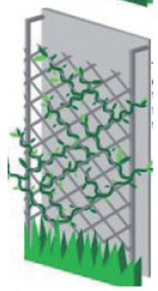


Direct and Indirect Green Walls



Self clinging plants attach directly to the building facade





Twining and tendril climbers can be grown to cover a building facade on a cable or trellis support



Boundary B





Acoustic timber fencing installed to 2 - 3m high. climbers and shrubs can be grown against this boundary to soften the elevation.
Opportunity to create a dedicated staff break out space

Boundary C





Add timber screening above existing wall.

Boundary D





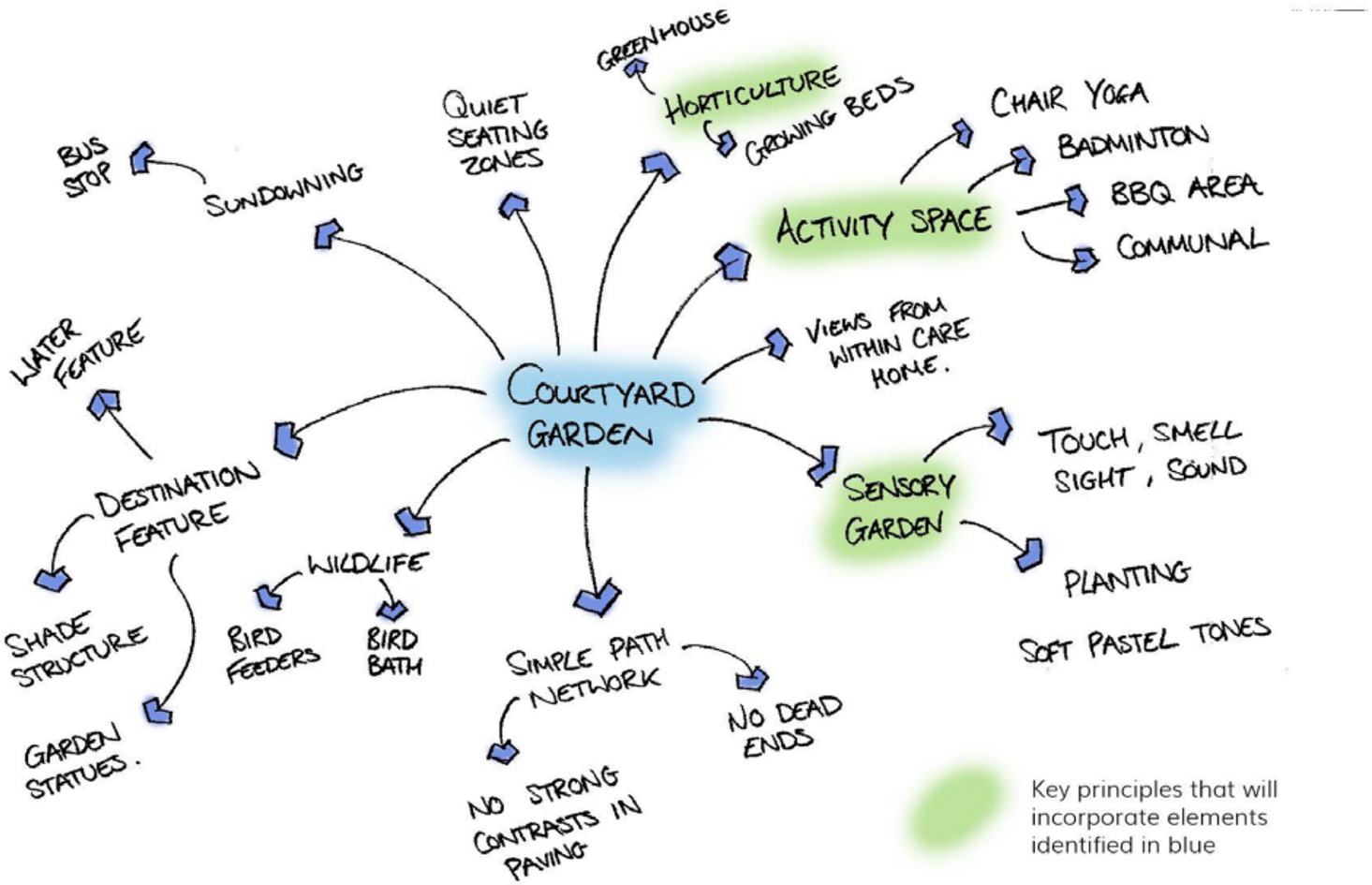
Opportunity for murals and climbing plants with ground level planting where space allows

Courtyard Garden - Opportunities

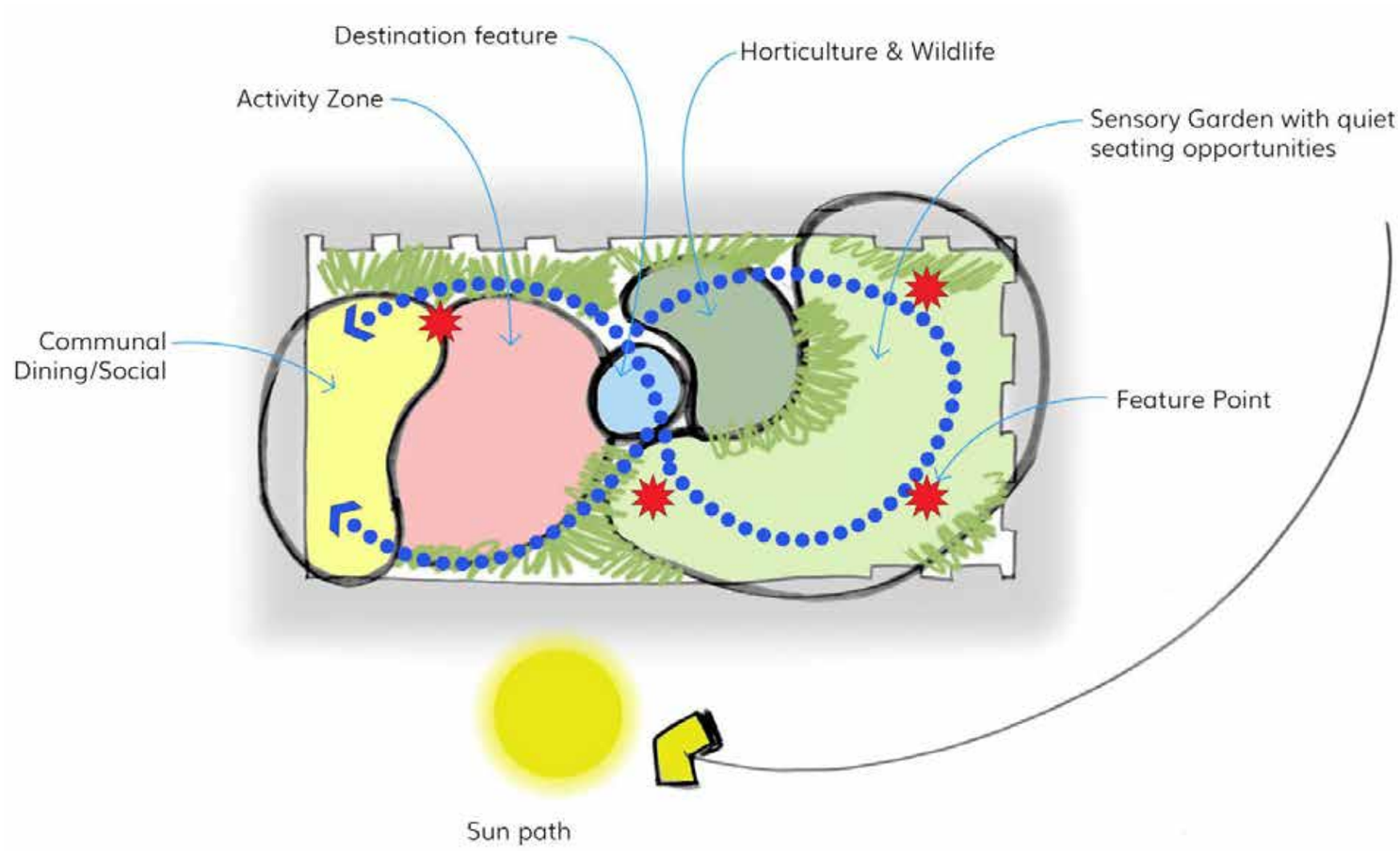
Key User Groups

Dementia
Learning disabilities
Complex Care
Rehabilitation

Family visits
Staff break out



Courtyard Garden - Strategy





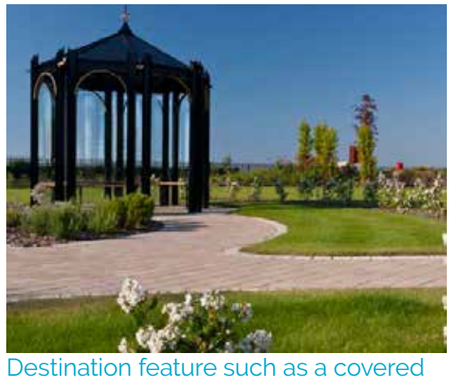
Create a bus stop seating area to help calm residents with dementia



Inclusion of a water feature to create interest and tranquil sounds



Lawn area for activities and exercise with patio for social events and seating



Destination feature such as a covered seating area



Sensory garden with seating opportunities - subtle paving palettes



Raised growing beds for horticultural activities

Terraces - Opportunities

Key User Groups

Second Floor

Physical Frailty

Family visits

Staff break out opportunities

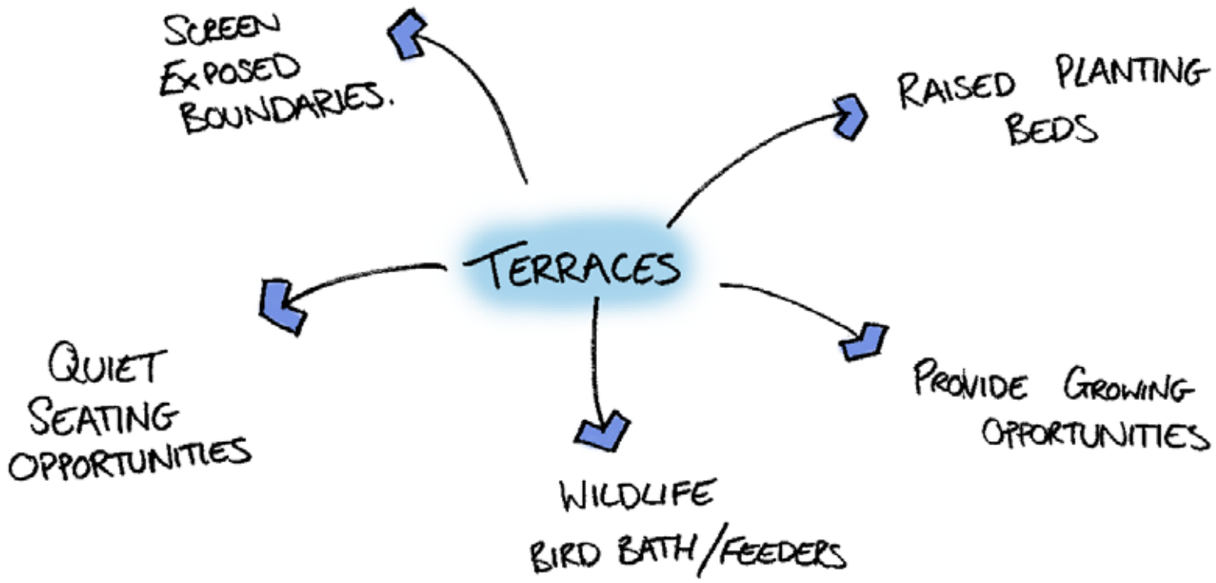
Third Floor

Homeless Complex Care

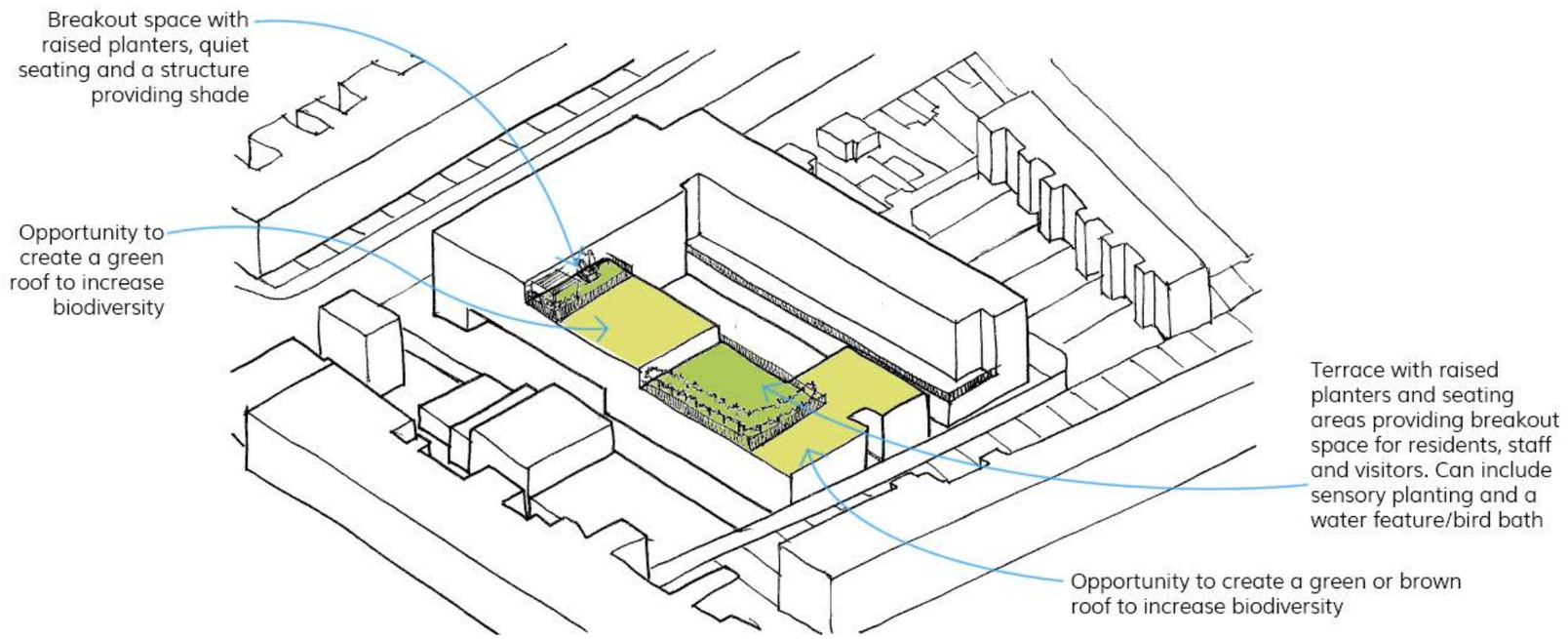
Palliative Care

Visitors

Staff break out opportunities



Terraces - Strategy





Raised planting beds to provide sensory planting and screening



Raised horticultural planting beds and suitable boundary screening

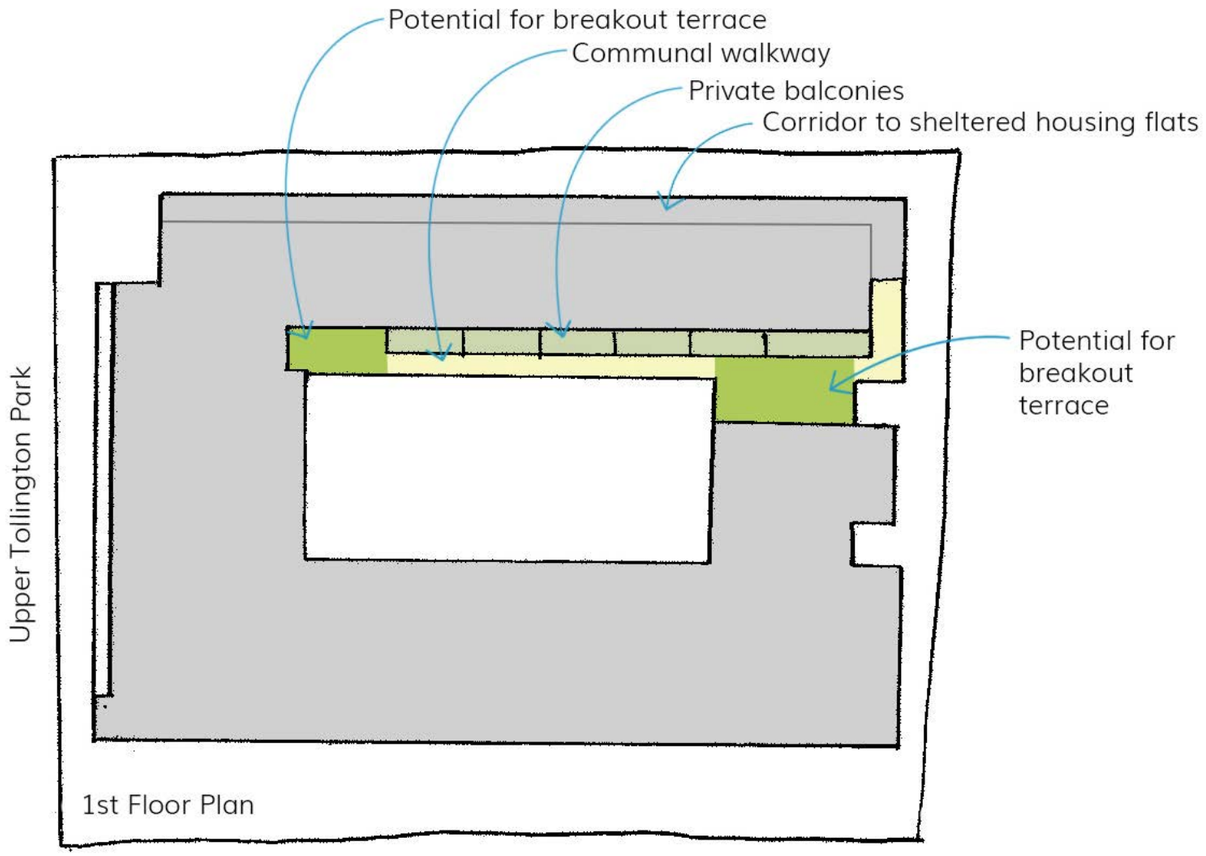


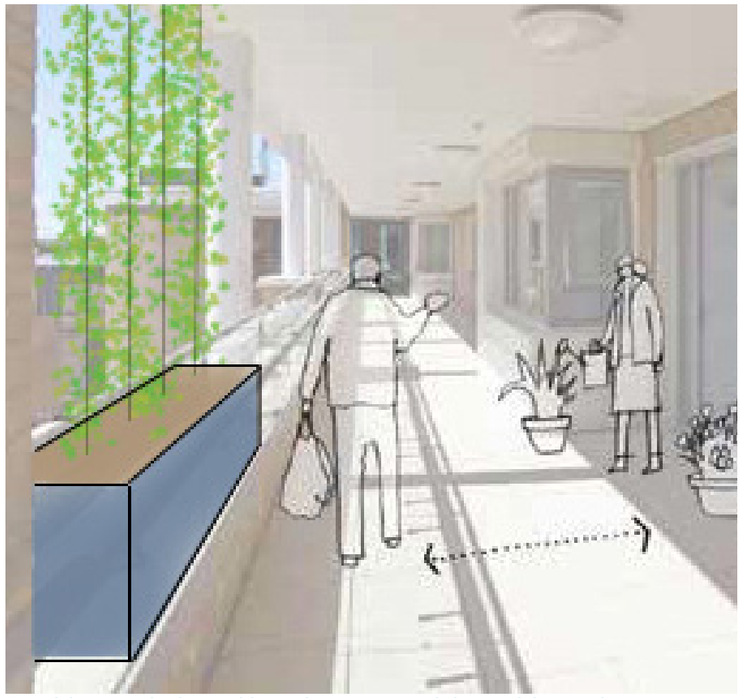
Shade structures with quiet seating opportunities



Timber screens to create intimate areas and water features to add interest

Sheltered Housing Units - Strategy





Corridor to sheltered housing - potential to add growing baskets to external balustrade or indirect green wall

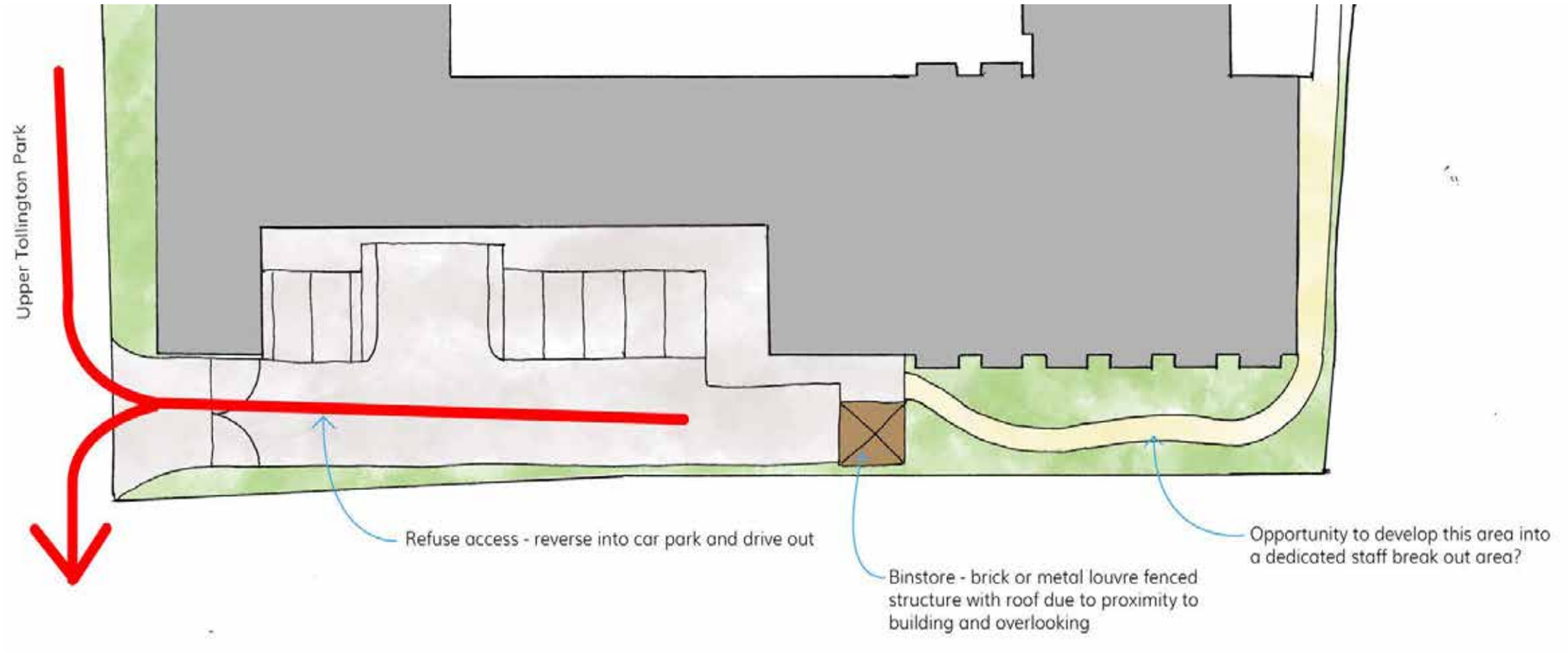


Raised planting beds to provide sensory planting and screening to breakout areas



Indirect green wall to sheltered housing corridor - climbers planted in planters

Building Operations - Strategy





Suitable bin store enclosure to screen bins



Communal seating within staff break out space



Communal seating within staff break out space



Sensitive screening to care home windows and provide residents with pleasent views out

ANY QUESTIONS...?



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