Osborne Grove Care Home

London Borough of Haringey
Ingleton Wood LLP

Stage 03 Report

Job no. [812866]
Rev A

Author: [JG] Checked by: [TH] Date: [05/07/2022]

Ingleton Wood

Executive Summary 5
Design Overview 6
Design Parameters 7
Workshops and Presentations 8
Drawing List - Architecture 9
Drawing List - Interior Design 10
Site Plan & Distances to Surrounding Context 11
Ground Floor Plan
First Floor Plan
Second Floor Plan
Third Floor Plan
Roof Plan
Basement Plan
Planning and Conservation 18
Planning Evolution - Primary Elevation 21
Stage 3+ UTP Visual 22
Stage 3+ UTP Elevation 23
Planning Evolution - Neighbouring Elevations 25
Straightening of Bays
Design Development - Swapping Studio Flats & Sheltered Housing 28
Site Elevations 29
Building Elevations 30
Site Sections 32
Entrance / Cafe / Day Space Arrangement 33
Sun Path Analysis - June 37
Neighbouring Adjacencies 38
Activity Rooms 39
Existing Maple Tree 40
Trees and Perimeter Boundary 41
Landscaping 42
Typical Bedrooms 43
Window Height
Gas Governor 45
Cadent Map
Rights of Light 47
Alternative Layouts 48
Value Engineering Proposal 50

List of Appendicies

52

Appendix A - Architects Drawings

Appendix B - Interior Design Drawings

Appendix BB - Signage and Wayfinding Schedule

Appendix C - Landscape Report

Appendix D - Structural Report

Appendix DD - Civils Stage 3 Drainage Design Report

Appendix E - Mechanical Report

Appendix EE - Kitchen and Laundry Drawings & Spec

Appendix F - Electrical Report

Appendix FF - Building Services Drawing Package

Appendix G - Sustainability Report

Appendix H - BREEAM Report

Appendix I - Secure By Design Meeting Notes

Appendix J - Fire Strategy Report

Appendix K - Construction Design & Management (CDM 2015)

Appendix L - Workshop Presentation - Frailty

Appendix M - Workshop Presentation - Complex Nursing & Rehabilitation

Appendix N - Workshop Presentation - Homeless, End of Life Studios

Appendix O - Workshop Presentation - Sheltered Housing

Appendix P - Workshop Presentation - Dementia

Appendix Q - Workshop Presentation - Autism and Learning Disabilities

Appendix R - Workshop Presentation - Staff

Appendix S - Workshop Presentation - Stage 03 Stakeholder Steering Group Presentation

Appendix T - Conservation Area Assessment

Appendix U - Courtyard Daylight Study

Appendix V - Quality Review Panel Response

Appendix W - Acoustic Report

Appendix X - Air Quality Assessment

Appendix Y - Party Wall Strategy & Fee Proposal

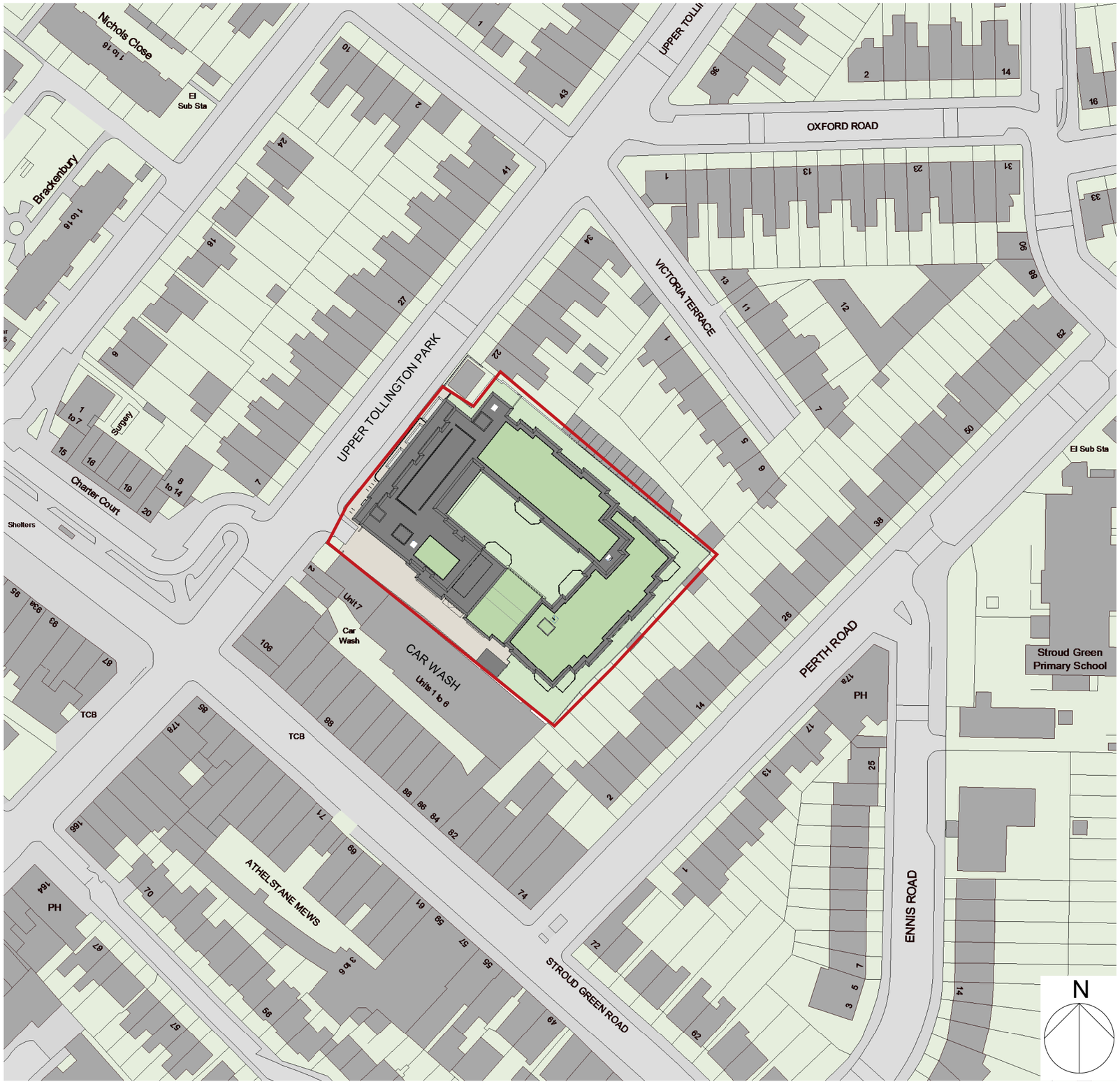
Appendix Z - Civil Engineering Drawings.

Appendix Z1 - Room Data Sheets

Appendix Z2 - Environment Noise Survey and Impact Assessment

Appendix Z3 - QRP Presentation 18.05.22

All Appendicies are made available through BIM360


Nichols Close
1 to 16
El Sub Sta
Brackenbury
1 to 16
OXFORD ROAD
UPPER TOLLINGTON PARK
VICTORIA TERRACE
Surgery
Charter Court
Shelters
Unit 7
Car Wash
CAR WASH
Units 1 to 6
TCB
PERTH ROAD
PH
Stroud Green Primary School
ATHELSTANE MEWS
STROUD GREEN ROAD
ENNIS ROAD
N

Executive Summary

Introduction
This report contains a list appendices referring to stage 3 drawings, reports and surveys.

A stage 3 design was shared with the client and QS for pricing on the 22/02/22.

Since this information was shared, discussion has continued with the planning department and client group resulting in further design evolution. A final cost report should be carried out with the information provided in this report and the attached appendices signed off by the client group.

A significant design change was implemented since the issue on 22/02/22. The design change consisted of swapping the location of studio flats with sheltered housing units, due to some room sizes being too small for their expected use.

1:20 drawings have been provided beyond the typical level of detail expected at stage 03, to ensure design security and intent was captured. Official sign off of the 1:20 drawings took place 11/04/22. Minor comments were made to drawings to be included as part of the tender package. Refer to Appendix A & B.

Stakeholder Workshops
Throughout stage 3 regular meetings and workshops were held between the design team, client group, stakeholder representatives, suppliers and consultants.

Planning
At the time of this report a planning application has not been submitted. The client has requested an application be submitted when the planning department are comfortable with the proposal and after the local elections have completed.

The planning application documents for submittal will include:
- Existing and proposed scaled drawings, in line with the Haringey planning requirements.
- Design and Access statement as a supporting report.
- Conservation statement.
- Relevant surveys.
- Completed planning application.

Pre-Commencement planning conditions related to external materials and landscape are intended to be turned into pre-installation conditions.

Building Control
Haringey's building control officer has been appointed and an application has been made. Reference No: BCV-110286. The access requirements and fire strategy has been shared with the building control officer.

Demolition
All demolition works are to be the responsibility of the contractor along with all temporary works. The site is to be levelled dependent on piling designs and phasing with consideration given to the basement construction. Early client engagement with a contractor is encouraged with regards to their method statements and RAMS.

Fire Strategy
A n outline fire strategy was provided by Tri-Fire, included as part of the stage 02 report. Tri-Fire have input and commented on the design development throughout stage 3. Refer to appendix J for stage 03 fire strategy report.

BREEAM
Refer to Appendix H

Sustainability
Refer to Appendix G

Secure by Design
Meetings have taken place between the design team and the Police Constable designing out crime officer from the Metropolitan police service. The metropolitan police were unable to provide a formal assessment report but were able to review and make comment in meetings. For meeting notes refer to appendix I. The strategy intends on creating a decreasing level of security as users progress through the building. The highest levels of security take place around the perimeter with lesser levels of security closing in.

The design is to be fully compliant with Approved document Part M.

Party Wall Assessments
An independent party wall surveyors report has been produced outlining the impact on neighbouring properties and duties of the client. Refer to Appendix Y.

Gas Governor
An application has been made to Cadent via their 'LinesearchbeforeUdig (LSBUD) platform 12/01/2022. Drawing 2810 was shared outlining the proposed demolition and erection of a 2.8m piered brick enclosure with lourvred access.

Date: 12/01/2022
LinesearchbeforeUdig ref: 24376680
Your ref: Osborne Grove Care Home

Cadent have previously confirmed any works carried out will need to be approved with them prior to construction. Any works carried out should not sit within a 3m no build zone. A fenced enclosure around the gas governor is proposed within the site. A new 2.8m two skin brick wall with brick detailing, ventilation louvres and gated access is proposed at road side. It is the contractors responsibility to obtain approval prior to construction.

External Walls
Prefabricated, modular precast concrete sandwich panel with cast in brick slip cladding panels. Panel system to be 'Creagh' or similar approved. Concrete panel system has been chosen to maximise thermal mass within building. Brick slips to be 'hand cut' slip buff in colour. Final brick TBC, requested in planning application to be pre-commencement condition. Panels should be insulated to meet U-value and acoustic requirements set out in supporting documents. An off-site construction method is preferred by the client to reduce construction programme, limit trades on site and limit storage of materials on site.

Internal Walls
A mixture of prefabricated concrete sandwich panels, and light weight steel framing is used. Where precast panel system is used, wall finish is to be exposed concrete, painted with smooth factory finish. Sandwich panel thickness to vary subject to acoustic & fire ratings. Precast panel system should be used where stackable configuration allows. Where precast concrete panel system is not used, due to changes in configuration at upper floors, internal walls to be light weight steel framing with painted plasterboard finish. Refer to wall finishes drawings appendix B for change in finish locations.

Floor Finishes
Range of floor finishes have been specified. Refer to floor finish drawings Appendix B. Where floor finishes change in appearance, the finish would remain within 30 point LRV rating. Carpet should not be used within the home, a range of domestic LVT's are shown. Strong patterns and 'black spots' are to be avoided. Principles for designing for dementia should be applied throughout. Anti-slip flooring to all wet areas. Acoustically backed flooring to all shared spaces. Final products to be confirmed with Architect and Stirling University.

Stairs / Lifts
Floor and lift arrangements are shown in setting out drawing series within Appendix A. Finishes shown on Room Data Sheets attached. Levels shown in setting out sections within Appendix A.

Roofs
Roof layouts and build up shown in setting out and section drawings within Appendix A. Bio-Solar green roof shown above slab build up, location as per drawings. PV array to be designed by specialist, 'Bauder' or similar approved. Where green roof is not shown, EPDM rubber roofing should be specified with approx. 25+ year warranty. 1m access and maintenance shown around perimeter with fixed fall arrest system in place. 150mm perimeter upstand shown. No solid or railing parapets are to be installed as per planning submission.

External Openings
Door and window elevations included as part of Appendix A. All door and window openings are to be formed as part of precast wall element. Inspected and approved by installer prior to manufacture.

Internal Openings
Internal door, window and glazing schedules have been provided and included as part of Appendix A. Jamb, cill and head details are not fully developed. Refer to notes on schedules for end user requirements. Details should be to manufacturer's recommendations, confirmed with Architect and clint prior to installation.

Internal Finishes
All precast concrete panels to have exposed smooth concrete finishes to be painted. Where light weight steel frame is used finishes are to be painted plasterboard. Feature wall paper, panels and green walls can be seen within appendix B finishes drawings.

Circulation Fittings
Statutory fire signage, notes are shown within fire strategy drawings in Appendix A. Main contractor shall be responsible for all allowances under BS compliant scheme.

Wayfinding and signage to align with dementia design principles advised and approved by Stirling University.

Sanitaryware
Sanitaryware requirements set out in 1:20 drawings in Appendix B and room data sheets.

Signage
Wayfinding and signage to align with dementia design principles advised and approved by Stirling University. Signage to be simple in overall design and colour scheme. Clearly legible, large, sans-serif font to be used for all text, eg Helvetica or recommended approved. Text should always be accompanied by a simple, easy to recognise and understand diagram. Refer to Stirling University wayfinding design principles for further details.

External Works
See landscaping drawings and planting strategy in Appendix C. Landscaping strategy has been designed to promote visual cues assist wayfinding and aid in relaxation for residents. All proposed trees to be fastigiate, positioned to mitigate line of sight/overlooking concerns. For Civil Engineering drawings refer to Appendix Z1. Level access is to be provided at all external doorways. Ground surfaces to be smooth, suitable for wheelchairs and those with walking impairments.

Specification
An outline specification shall be included as as part of the issued tender package.

Miscellaneous.
Room data sheets shall be included as part of the issued tender package.

Various workshops have been carried out between the design teams, stakeholder steering groups, user group representatives and independent consultants.

Additional workshops, design approval and audits are required by Stirling University prior to construction. Site audits and sign off are required during and post construction.

Design Parameters

The following design parameters are to be read as guidelines to help develop the designs and should be read in conjunction with relevant drawings and specifications.

Site Parameters

The site is located North-East of the Stroud Green junction with Upper Tollington Park Road. A care home, clinic and supporting parking currently reside on site.

Existing, above and below ground 2D topographical surveys and a 3D point cloud survey have been carried out and are included as part of the tender documents. Ground investigation surveys have been carried out and are included as part of the tender documents. See landscape architects drawings and specifications for information on tree protection and landscape constraints.

Dimensional data

Refer to Room Data Sheets included as part of the tender documents. A master room schedule is included as part of Appendix A.

The following design parameters apply:

- Typical bedrooms - 17.8m2
- Studio Flats - 19.8m2
- Sheltered Housing Flats - 25m2 (Varies dependant on grid)
- Central Courtyard, Approximately 35mx14m. Total area approx - 520m2
- Ceiling heights
  - 2600mm in bedrooms minimum.
  - 2600-2700mm varies in communal areas
- Service voids above ceilings. Refer to section setting out drawings in Appendix A.
  - Approx 1350m at ground level (varies)
  - Approx 550mm - 750mm varies to suit services.
- Door widths
  - Bedrooms minimum clear width - 1000mm
  - Corridor double doors minimum - 1350mm

Design Life

The following design parameters apply:

- Structure, Envelope (incl. windows and curtain wall) - 50+ years.
- Roofing - 25+ years
- Decorative features - 10+ years TBC

Thermal / Energy Performance

Preliminary performance requirements as identified in Appendix G. ‘Be Lean, Be Clean, Be Green’ approach has been taken to the development hierarchy.

External walls - 0.11
Ground Floor - 0.09
Roof - 0.10
Window - 0.80
Air Permeability - 1
Thermal Bridging - 0.15

Windows outside of the thermal line do not need to be insulated.

Fire Performance

Refer to appendix J and final approved strategy document and drawings by Tri-Fire. A Horizontal evacuation strategy with compartmentation has been proposed. Design proposals proposed within the report are subject to approval by relevant authorities. The reports objectives are to:

- Demonstrate how the fire safety design can meet the requirements the Building Regulations 2010 (as amended) in terms of life safety, namely;
  - Regulation 7 – Materials and workmanship
  - Part B1 – Means of warning and escape
  - Part B2 – Internal fire spread (linings)
  - Part B3 – Internal fire spread (structure)
  - Part B4 – External fire spread
  - Part B5 – Access and facilities for the fire and rescue service.
- Provide fire safety advice using the guidance given in the Approved Document B and other supporting documentation.
- Highlight areas of the design that may deviate from the guidance given in Approved Document B and its supporting documentation and propose alternative solutions.

Acoustics

Sound insulation design parameters were identified at stage 2 by the project acoustics consultant, refer to Appendix W for RIBA stage 2 acoustic strategy. A residential noise survey was also carried out at stage 2 to assess the suitability of the site. Refer to Appendix Z2.

End user group workshops

Numerous workshops were held with the client and relevant representatives for the specific user group types proposed to occupy the home. Initial research was carried out at stage 2, included in the stage 2 report. This initial research formed an outline to the design and requirements. In depth studies were carried out through the form of workshops with user group representatives with direct feedback influencing the proposals. As a result of the workshops, various revisions were made and have been reflected in the stage 3 drawings packages.

List of end user group workshops:

Physical frailty
23/11/21 - Appendix L

Rehabilitation and complex nursing needs
25/11/21 - Appendix M

Homeless end of life studios
30/11/21 - Appendix N

Sheltered housing
02/12/21 - Appendix O

Kitchen & Laundry
07/12/21 - Presentation not required

Dementia
07/12/21 - Appendix P

Ingleton Wood have met with Stirling University and shared the proposals at stage 2.Stirling University are awaiting client appointment to carry out a review of the proposal against their design audit tool and support the design team & contractor at stage 4.

Autism and Learning disabilities
09/12/21 - Appendix Q

Staff
14/12/21 - Appendix R

Co-design Steering Group

As part of the on-going engagement, a steering group was set up at the beginning of the project, consisting of individuals that have experience in the future users of the home and a share interest in the project. The input and involvement of the steering group is deemed valuable to the project development. An end of stage 02 presentation and a mid stage 03 presentation was made to the steering group.

End of stage 02 co-design steering group presentation

05/07/21 - Refer to Stage 2 report for presentation.

Stage 03 co-design steering group presentation

16/11/21 - Appendix S









Images above were shared as part of the stakeholder engagement process. The design has since progressed

Drawing List - Architecture

Issued Drawing List		
Sheet Number	Sheet Name	Sheet Group
0120	Location Plan	0100 - Planning Drawings
0130	Existing Site Plan	0100 - Planning Drawings
0131	Demolition Site Plan	0100 - Planning Drawings
0132	Proposed Location Plan	0100 - Planning Drawings
0135	Proposed Site Plan	0100 - Planning Drawings
0139	Floor Plan - Level BG-01	0100 - Planning Drawings
0140	Floor Plan - Level 00	0100 - Planning Drawings
0141	Floor Plan - Level 01	0100 - Planning Drawings
0142	Floor Plan - Level 02	0100 - Planning Drawings
0143	Floor Plan - Level 03	0100 - Planning Drawings
0144	Roof Plan - Level 04	0100 - Planning Drawings
0160	Existing External Elevations (Nursing Home Building)	0100 - Planning Drawings
0161	Existing External Elevations (Adjacent Building)	0100 - Planning Drawings
0165	Proposed Building Elevations 1	0100 - Planning Drawings
0166	Proposed Building Elevations 2	0100 - Planning Drawings
0167	Proposed Courtyard Elevations 1	0100 - Planning Drawings
0168	Proposed Courtyard Elevations 2	0100 - Planning Drawings
0170	Proposed Site Elevations 1	0100 - Planning Drawings
0171	Proposed Site Elevations 2	0100 - Planning Drawings
0180	Existing Site Sections	0100 - Planning Drawings
0190	Proposed Sections 1	0100 - Planning Drawings
0191	Proposed Sections 2	0100 - Planning Drawings
0192	Proposed Site Sections	0100 - Planning Drawings
2800	Fire Strategy - Level -01	2800 - Strategy Layouts
2801	Fire Strategy - Level 00	2800 - Strategy Layouts
2802	Fire Strategy - Level 01	2800 - Strategy Layouts
2803	Fire Strategy - Level 02	2800 - Strategy Layouts
2804	Fire Strategy - Level 03	2800 - Strategy Layouts
2805	Fire Strategy - Level 04	2800 - Strategy Layouts
2810	Proposed Works to Gas Governor	2800 - Strategy Layouts
2830	BREEAM - Site Waste & Cycle Stores	2800 - Strategy Layouts
2900	Internal Door Schedule 1 of 2	2900 - Schedules
2901	Internal Door Schedule 2 of 2	2900 - Schedules
2905	External Door Schedule	2900 - Schedules

Issued Drawing List		
Sheet Number	Sheet Name	Sheet Group
2910	External Window Schedule	2900 - Schedules
2912	Internal Glazing Schedule	2900 - Schedules
2920	Master Room Schedule	2900 - Schedules
3100	Setting Out Plan - Ground Floor	3100 - Setting Out - Floor Plans
3101	Setting Out Plan - 1st Floor	3100 - Setting Out - Floor Plans
3102	Setting Out Plan - 2nd Floor	3100 - Setting Out - Floor Plans
3103	Setting Out Plan - 3rd Floor	3100 - Setting Out - Floor Plans
3104	Setting Out Plan - Roof	3100 - Setting Out - Floor Plans
3110	Setting Out Plan - Below Ground -01	3100 - Setting Out - Floor Plans
3200	Setting Out Ceiling Plan - Ground Floor	3200 - Setting Out - RCP
3201	Setting Out Ceiling Plan - 1st Floor	3200 - Setting Out - RCP
3202	Setting Out Ceiling Plan - 2nd Floor	3200 - Setting Out - RCP
3203	Setting Out Ceiling Plan - 3rd Floor	3200 - Setting Out - RCP
3300	Setting Out - External Elevations	3300 - Setting Out - Elevation
3301	Setting Out - Internal Courtyard Elevation	3300 - Setting Out - Elevation
3400	Setting Out Sections 1	3400 - Setting Out - Section
3401	Setting Out Sections 2	3400 - Setting Out - Section
3402	Setting Out Sections 3	3400 - Setting Out - Section
3500	Level 00 Plan Details 1	3500 - Level 00 Plan Details
3700	Level BG Section Details 01	3700 - Level BG Section Details
3705	Level 00 Section Details 01	3705 - Level 00 Section Details
3720	Level 01 Section Details 01	3720 - Level 01 Section Details
3721	Level 01 Section Details 02	3720 - Level 01 Section Details
3722	Level 01 Section Details 03	3720 - Level 01 Section Details
3740	Level 02 Section Details 01	3740 - Level 02 Section Details
3760	Level 03 Section Details 01	3760 - Level 03 Section Details
3761	Level 03 Section Details 02	3760 - Level 03 Section Details
3762	Level 03 Section Details 03	3760 - Level 03 Section Details
3780	Level 04 Section Details 01	3780 - Level 04 Section Details
3800	Rod Sections 1	3800-Rod Details
3801	Rod Sections 2	3800-Rod Details
3802	Rod Sections 3	3800-Rod Details

Grand total: 66

Issued Drawings List		
Sheet Number	Sheet Name	Sheet Group
2100	Typical Room Layout - Household En-Suite WC/ Shower Room	2100-Typical Room Type Layouts
2101	Typical Room Layout - Household Bedroom	2100-Typical Room Type Layouts
2102	Typical Room Layout - Studio Flat	2100-Typical Room Type Layouts
2104	Typical Room Layout - En-Suite WC/ Shower Room Type 2	2100-Typical Room Type Layouts
2110	Typical Room Layout - Household Lounge Plan	2100-Typical Room Type Layouts
2111	Typical Room Layout - Household Lounge Elevations	2100-Typical Room Type Layouts
2113	Typical Room Layout - Dining Room/Corridor Plan	2100-Typical Room Type Layouts
2114	Typical Room Layout - Dining Room/Corridor Elevations	2100-Typical Room Type Layouts
2116	Typical Room Layout - Corridor 1 Plan	2100-Typical Room Type Layouts
2117	Typical Room Layout - Corridor 1 Elevations	2100-Typical Room Type Layouts
2118	Typical Room Layout - Corridor 2 Plans	2100-Typical Room Type Layouts
2119	Typical Room Layout - Corridor 2 Elevations	2100-Typical Room Type Layouts
2121	Typical Room Layout - Household Assisted Bathroom 1	2100-Typical Room Type Layouts
2122	Typical Room Layout - Household Assisted Bathroom 2/5	2100-Typical Room Type Layouts
2123	Typical Room Layout - Household Assisted Bathroom 3/6	2100-Typical Room Type Layouts
2124	Typical Room Layout - Household Assisted Bathroom 4/7	2100-Typical Room Type Layouts
2125	Typical Room Layout - Activity Room Plan	2100-Typical Room Type Layouts
2126	Typical Room Layout - Activity Room Elevations	2100-Typical Room Type Layouts
2130	Typical Room Layout - Clean Utility Layout	2100-Typical Room Type Layouts
2131	Typical Room Layout - Dirty Utility Layout	2100-Typical Room Type Layouts
2140	Typical Room Layout - Multi Faith Room Layout	2100-Typical Room Type Layouts
2141	Typical Room Layout - Multi Faith Bathroom Layout	2100-Typical Room Type Layouts
2142	Typical Room Layout - Interview Room Layout	2100-Typical Room Type Layouts
2143	Typical Room Layout - Hair/Chiro Layout	2100-Typical Room Type Layouts
2150	Typical Room Layout - Sheltered Housing Kitchen	2100-Typical Room Type Layouts
2151	Typical Room Layout - Sheltered Housing Bedroom	2100-Typical Room Type Layouts
2152	Typical Room Layout - Sheltered Housing En-Suite	2100-Typical Room Type Layouts
2160	Typical Room Layout - Reception	2100-Typical Room Type Layouts
2161	Typical Room Layout Western Entrance	2100-Typical Room Type Layouts
2162	Typical Room Layout - Cafe/Shop	2100-Typical Room Type Layouts
2163	Typical Room Layout - Day space	2100-Typical Room Type Layouts
2164	Typica Studio Flat Communal Area Layout	2100-Typical Room Type Layouts
2170	Typical Server Room Layout 01	2100-Typical Room Type Layouts
2171	Typical Server Room Layout 02	2100-Typical Room Type Layouts
2180	Typical Room Layout - 1st Floor Office	2100-Typical Room Type Layouts
2181	Typical 1st Floor Kitchen Layout	2100-Typical Room Type Layouts
2182	Typical Day Space Kitchen Layout	2100-Typical Room Type Layouts
2200	Floor Finishes Plan - Level 00	2200 - GA Plans
2201	Floor Finishes Plan - Level 01	2200 - GA Plans
2202	Floor Finishes Plan - Level 02	2200 - GA Plans
2203	Floor Finishes Plan - Level 03	2200 - GA Plans

Grand total: 41

Site Plan & Distances to Surrounding Context

Concern was raised in an early meeting with the planners regarding where the front building sits in line with the neighbouring buildings. The image on the right demonstrates that the proposed building line sits behind car wash/Nandos to the south, and sits in front of the terraced housing to the north. Placing the building line between its neighbours follows the historical grandeur and the hierarchy leading away from the stroud green junction 'node'.



Building Lines

Red Dashed - Nandos / Car Wash / Gas Governor

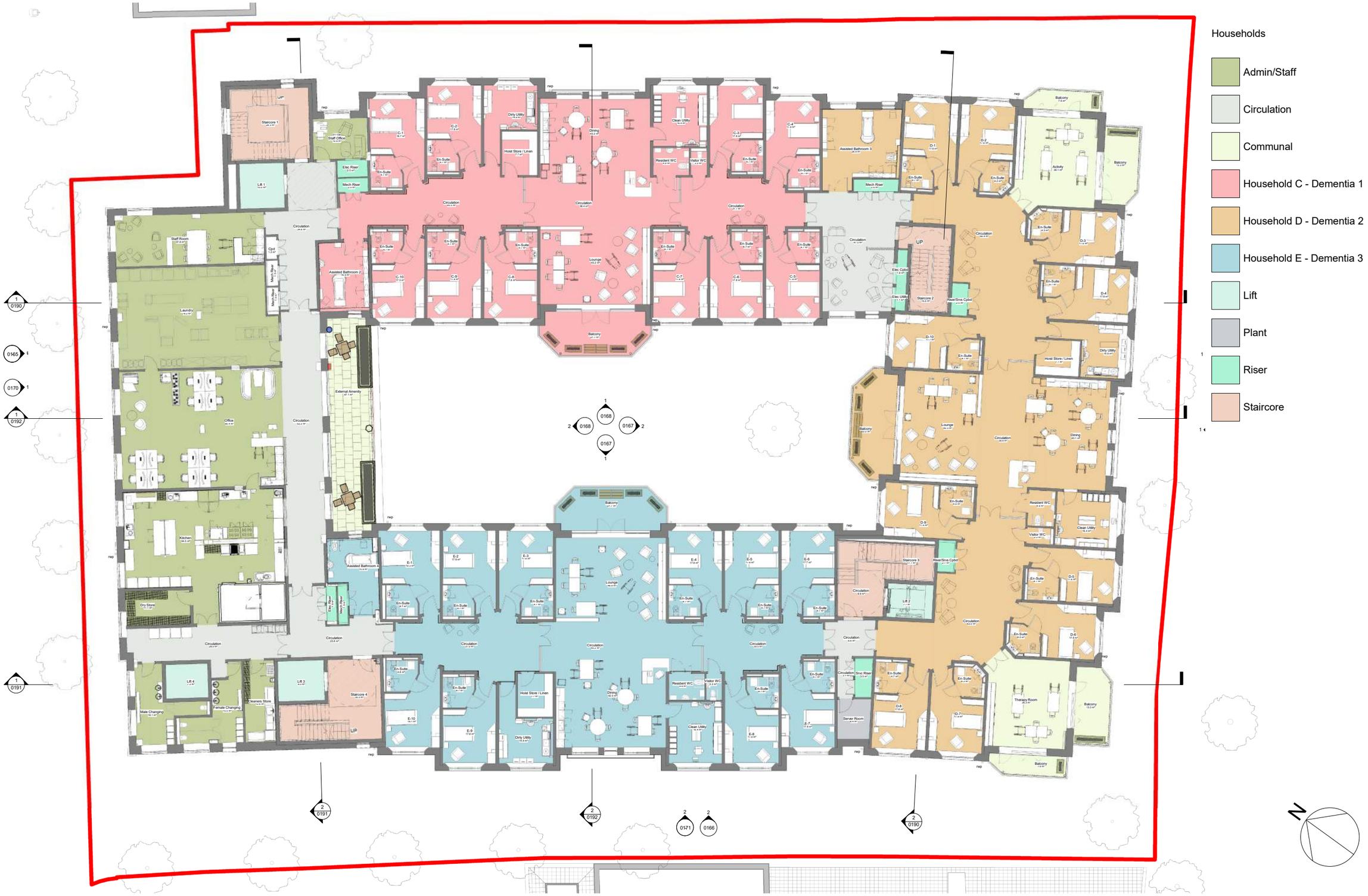
Blue Dashed - Proposed Building

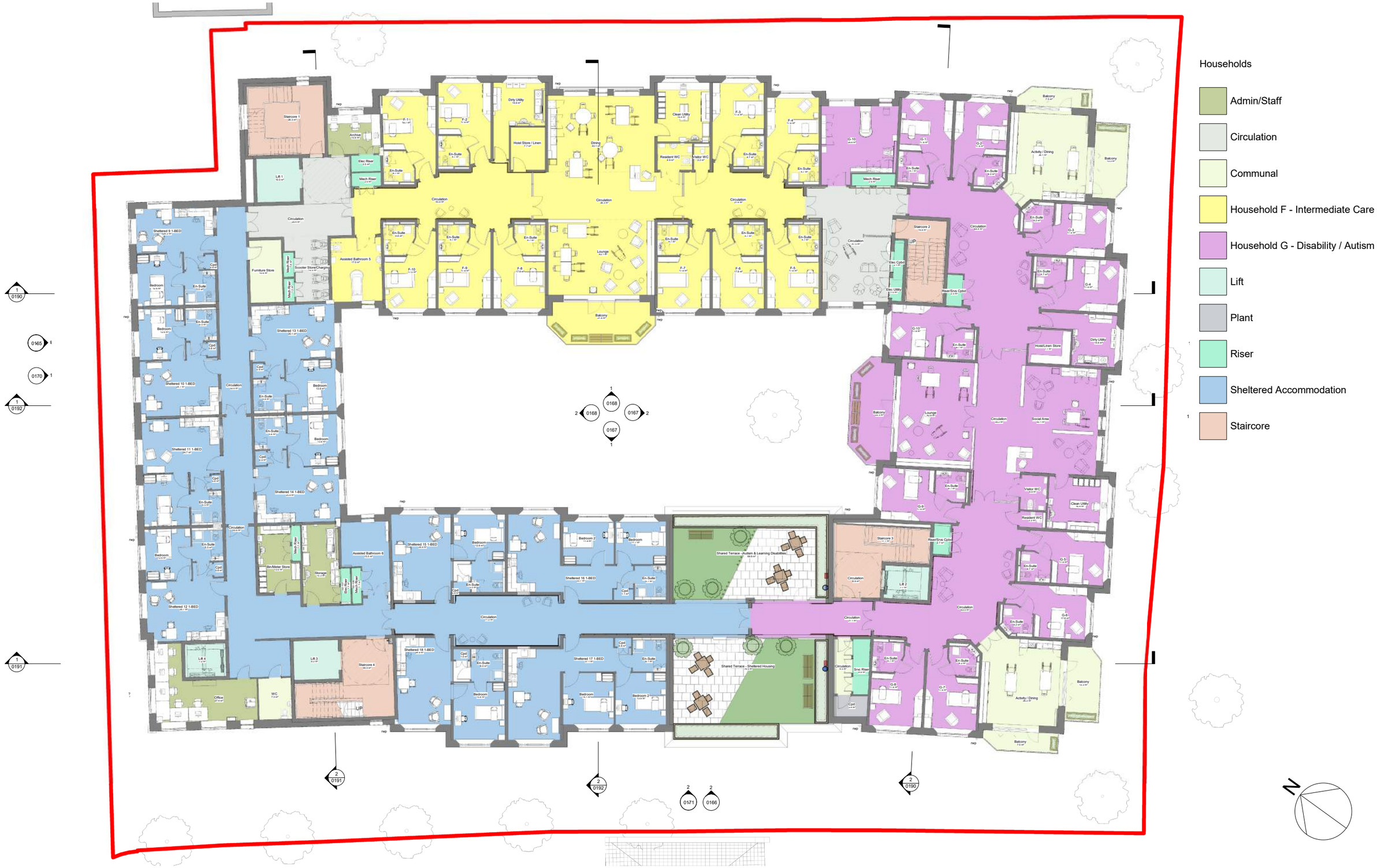
Green Dashed - Neighbouring Terraces

Ground Floor Plan

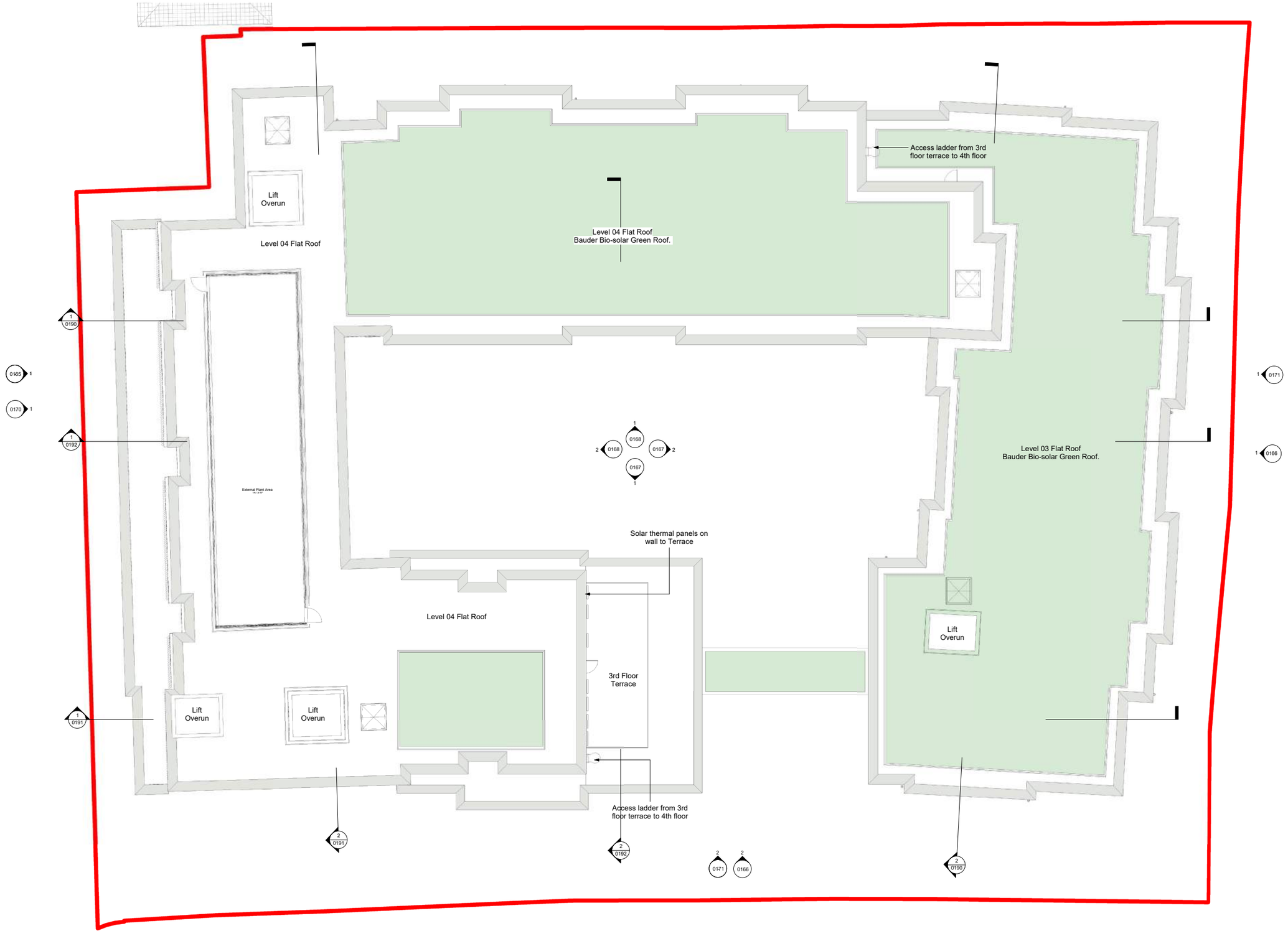


First Floor Plan



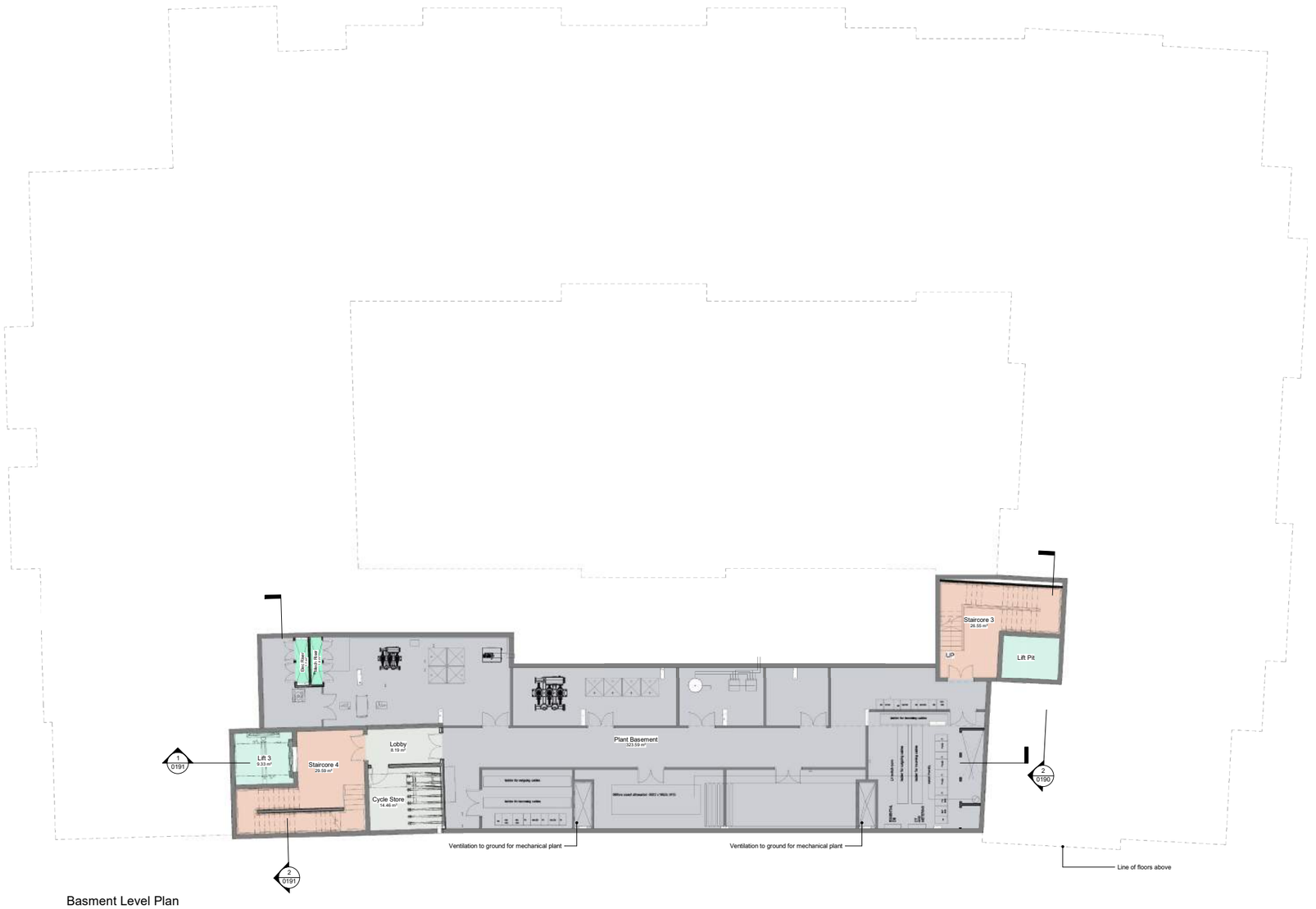

Households
Admin/Staff
Circulation
Communal
Household F - Intermediate Care
Household G - Disability / Autism
Lift
Plant
Riser
Sheltered Accommodation
Staircore
N


Households
Admin/Staff
Circulation
Communal
Lift
Plant
Riser
Sheltered Accommodation
Staircore
Studio Flats
Level 03 Flat Roof
(Bauder Biosolar with PV)
Level 03 Flat Roof
Lift Overun
Staircore 1
Staircore 2
Staircore 3
Office
Lift 1
Lift 3
Lift 4
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
Scooter Store/Charging
Server Room
Dirty Utility/Sluice
Communal Area
Clean Utility
Plant
Reception
Store
Elec Utility
Elec Cpbd
Mech Riser
Elec Riser
UP
0165
0170
0192
0168
0167
0191
0190
0171
0166


Lift
Overun
Level 04 Flat Roof
Level 04 Flat Roof
Bauder Bio-solar Green Roof.
Access ladder from 3rd
floor terrace to 4th floor
Level 03 Flat Roof
Bauder Bio-solar Green Roof.
External Plant Area
Solar thermal panels on
wall to Terrace
Level 04 Flat Roof
3rd Floor
Terrace
Lift
Overun
Lift
Overun
Lift
Overun
Access ladder from 3rd
floor terrace to 4th floor
1 0190
0165 1
0170 1
1 0192
1 0168
2 0168
0167 2
0167 1
1 0171
1 0166
1 0191
2 0191
2 0192
2 0171
2 0166
2 0190
N

Households

- Circulation
- Lift
- Plant
- Riser
- Staircore



Basment Level Plan

Planning Meetings

Several pre planning application meetings and informal meetings took place between Ingleton Wood, the client group and the Haringey planning & Conservation department. Dates of meetings are listed below.

- 16/09/21
- 30/09/21
- 28/10/21
- 17/12/21
- 17/02/22
- 03/03/22
- 10/03/22

Quality Review Panel

A meeting with the QRP took place on 19/01/22. A presentation of the proposal was given with the opportunity for panel questions and formal feedback. A response to the feedback has been provided in appendix V. The response and any changes to the building will be included as part of the design and access statement report supporting the planning submission.

A further QRP has been agreed for 18th May 2022
Please refer to Appendix Z3 for presentation.

Response to the Conservation Area

The site does not sit within the conservation area itself but boarders the conservation area on three of its boundaries Due to the adjacency and volume of accommodation on site, the proposal is expected to be highly scrutinized when submitted for planning permission.

Additional input was requested by the client group, for a specialist conservation consultant, with local knowledge to support the design team. 'Thomas Ford Partnership' was recommended by the planning department.

The conservation consultant attended regular meetings with the Haringey planning department and has had key input into the design proposals. The input of the conservation consultant has primarily been on the elevations, materiality, window and door arrangement, brick detailing, views in and out of the home, entrance hierarchy and relationship to the context.

The following pages contain extracts of research from the surrounding conservation area and the design development Thomas Ford Partners and Ingleton Wood have been through.

It has been made clear that the proposal should not intend to imitate or create a pastiche of the existing area, but instead compliment and 'marry' itself with the conservation area.

A Conservation Area Assessment has been carried out. Refer to Appendix T.



THOMAS FORD & PARTNERS CHARTERED ARCHITECTS SURVEYORS



Single Brick Material

It is very common within the stroud green conservation area to see a single brick material being used with detail coming from the subtle variety in arrangement of the brickwork itself.



Pilasters and Brick Detailing

The image above shows details on the terraced housing opposite the site. Vertical pilasters break up the run of terraces and continue around the eaves line, framing each house. Angled brick corbelling lines the eaves.



Faded Brick Banding

A horizontal line of darker brick banding can be seen faded following the line of the first floor central transom and second floor cil. This attempt at horizontality does not show clearly.



Strong Entrance Framing

Seen along Upper Tollington Park (UTP) and throughout the conservation area are clearly identifiable entrances to dwellings. Entrances are often framed with a material matching lintels, cils and window bays containing ornate detailing.



Flemish Bond Brickwork

A flemish bond brickwork pattern is commonly seen throughout the conservation area. It would therefore suit the proposal to continue this pattern.



Front Gardens

Typical terraced arrangement along Upper Tollington Park includes small front gardens with a garden wall and hedge rows for privacy. The occasional london street tree is seen along the pavement, becoming less common but should be promoted in new developments.



Strong Sense of Rhythm

A consistant pattern of windows, projecting bays, front gardens, cil banding and eaves detailing forms a regular rhythm of the holistic street. Although regular as a whole, a sense of Individuality can be seen within the street from different coloured painted brickwork and refurbishment over time. This creates a strong character of stroud green.



Strong Horizontal lines through cornices

At the Stroud Green Junction with Upper Tollington Park, strong horizontal projections can be seen, following around the corner of the building and drawing the eye to this line, rather than the buildings parapet line. This naturally brings the aesthetic height of the building down.

History of Site

To support the proposal of the care home the design team has referenced the historical use of the site. The historical use of the site creates a strong argument for the street facing elevation and overall massing, challenged by the planning department. This research was required as a response to the pre-application workshops and comments made by the conservation officer.

Assumed to be built around 1900s the site contained grand terraced housing along Upper Tollington Park (UTP) with more secondary terraced housing following the road that runs the centre of the site.

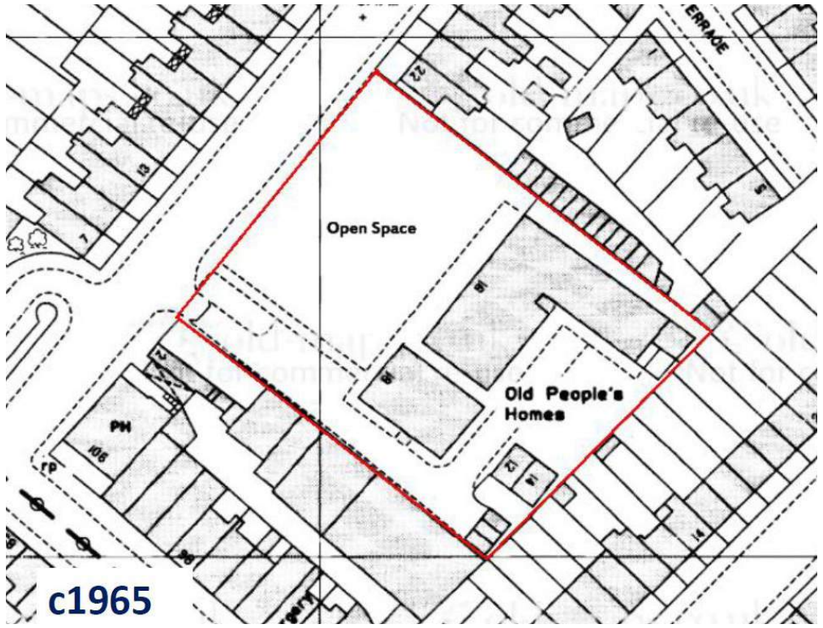
At some point between 1947 and 1965 the terraced housing and roadway was demolished and replaced with open space at street front and an old peoples home at the back of the site, leaving a void in the row of street terraces.

The 'scar' from the demolished housing can still be seen on the flank elevation of the neighbouring car wash.

The image in the bottom right demonstrates the assumed form of housing that previously sat along UTP before demolition.



Historical Map 1947



Historical Map 1965



Scar of the previous building

Scar of the previous building on site can still be seen in neighbouring building



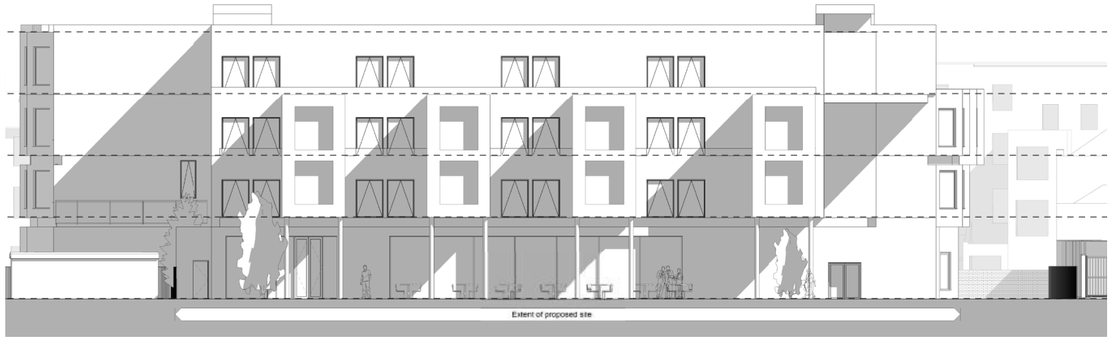
Assumed historical view from Stroud Green Junction

Planning Evolution - Primary Elevation

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




OSBORNE GR

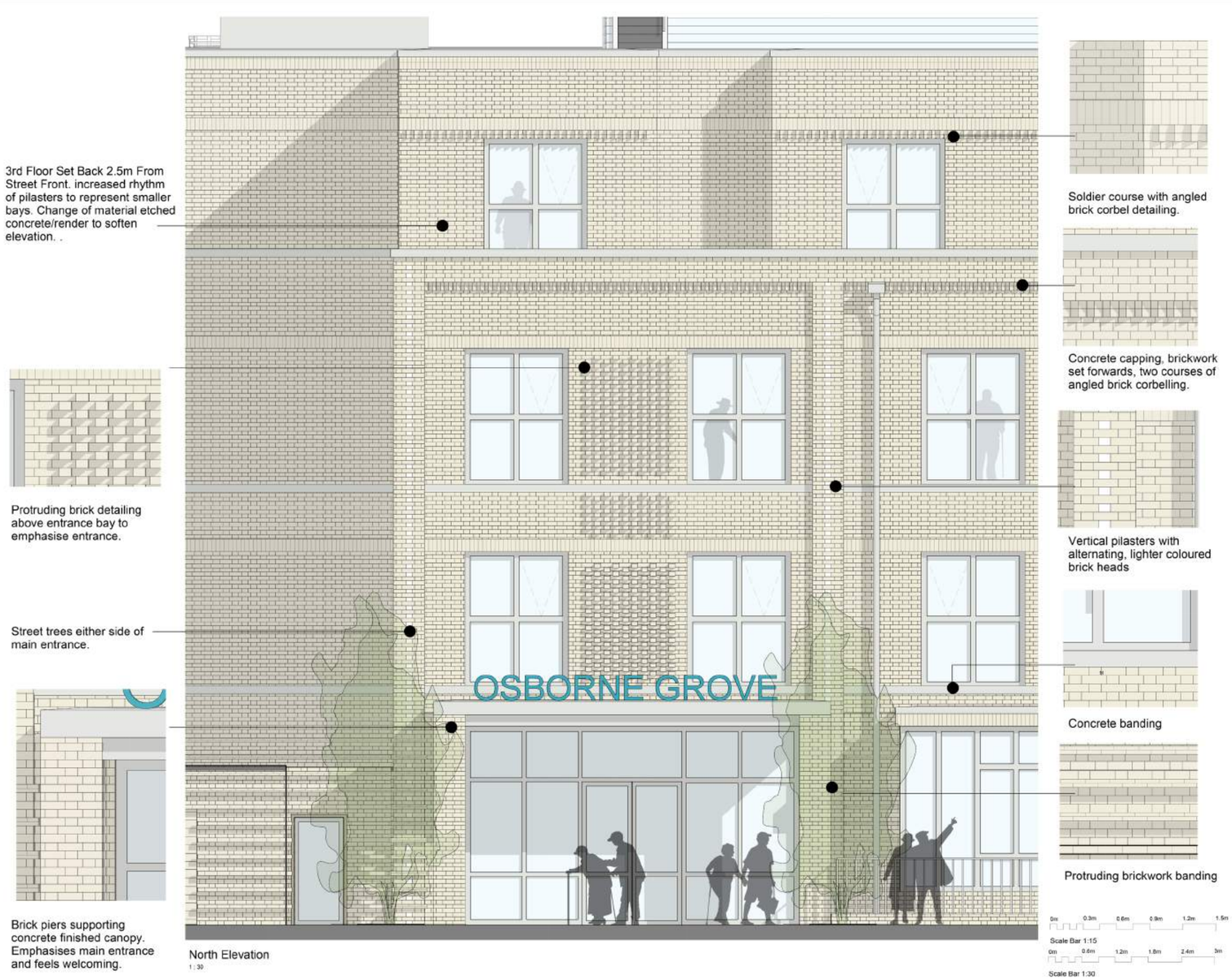
Elevation Detailing

The primary NW elevation that sits on UTP has been subject to increased inspection by the planning and conservation department. With the support of Thomas Ford's conservation consultant the design team were able to develop the elevation to a level of detail that the planners were comfortable with.

Increased brickwork detailing is shown on this elevation, highlighting its importance to the street scene. Influence has been taken from the surrounding conservation area and research carried out at stage 2. The proposal creates a clear hierarchy of entrances. The main entrance is framed by pilasters that have lighter coloured brick heads, forming the regular bay rhythm. Protruding brickwork sits above the largely glazed main entrance with a canopy in front.

Soldier course and concrete cil banding gives the building a horizontal element balancing the verticality created in pilasters, rain water pipes and tall windows. Protruding brick banding runs around the whole building perimeter at ground level adding interest at eye level.

The combination of a single brick material, with varying levels of detail adds interest to the street scene. Tied with 6 street trees and planting/hedging along the cafe bays, the elevation should 'marry' with the terraced housing, but still reflect that of a different building typology.



Front Elevation - Details



3rd floor set back

Neighbouring Elevation Development

The primary UTP elevation was seen as the most controversial as it affects the street and will be a publicly visible part of the conservation area. The return elevations have also discussed although their relationship can be seen as secondary much like the rears of the terraced housing they face. Comment given by conservation officer 10/03/22.

At Stage 02, the external facade was formed as a response to it's internal function. Bay windows were requested by the client with floor to ceiling height glazing, maximising light. To give duel aspect to the rooms a bay form was proposed allowing residents a large field of view. The holistic form created a multi-faceted facade with large amounts of glazing.

Feedback from the planning department remained unsettled with the bay form. At request of the planning department and client group, alternative materials, parapet heights and window arrangements were sought to 'soften' the impact. In the 5th meeting with planners it was agreed that the overall shape of the bays was causing a 'castle' like character and that simplifying the shape would better reflect the rears of the terraced housing that surrounds.



Stage 02 bay & window arrangement



Early stage 03 view from neighbouring gardens



Material comparison from neighbouring garden



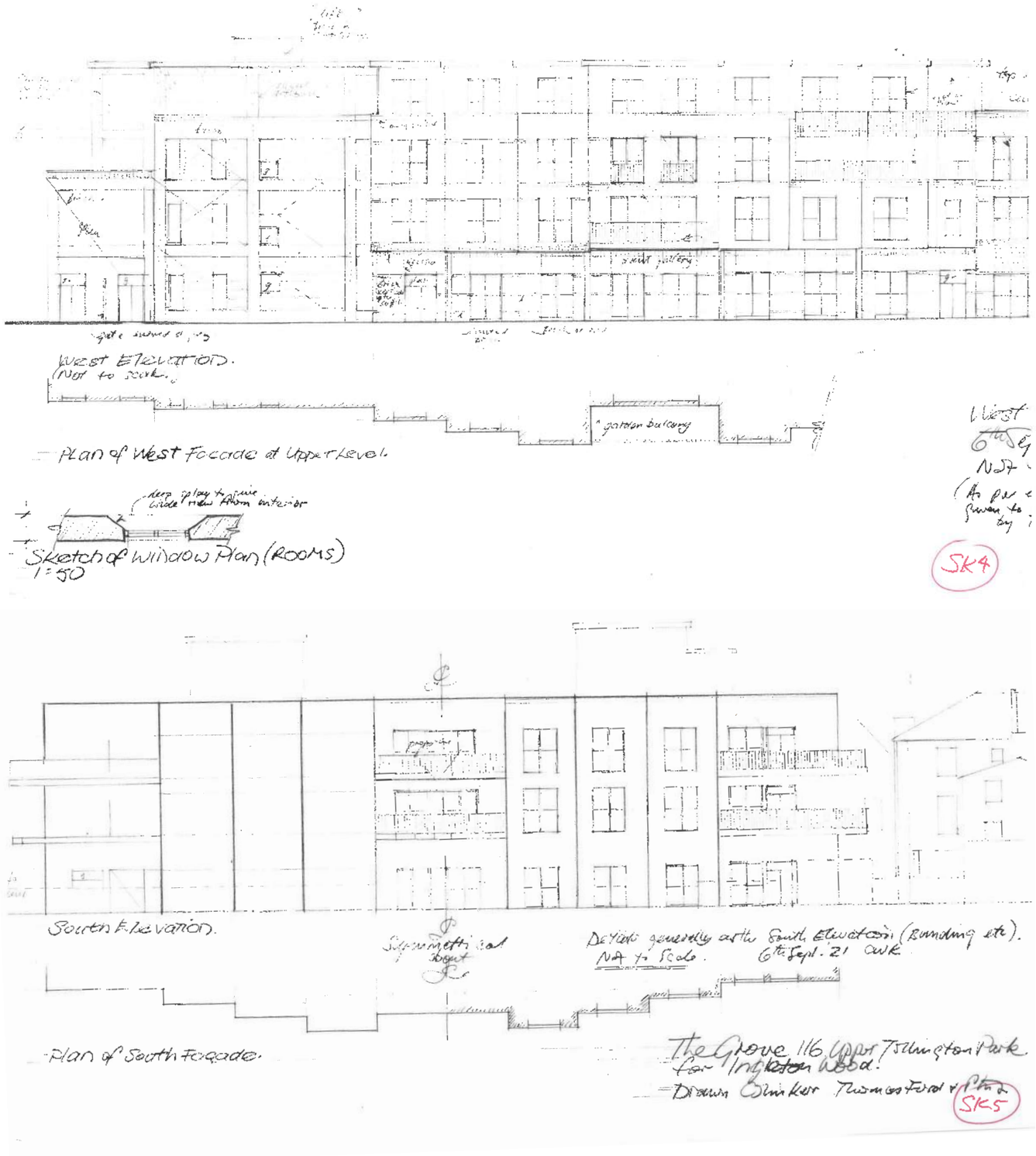
Material comparison with secondary material. Disliked by planning & conservation team.

To create an external facade sympathetic and in keeping with the surrounding buildings, the decision was made to straighten the bay arrangement. This gives a simplified ‘stepping’ arrangement. As of the 10/03/22 meeting the response from the planning and conservation team was supportive.

Sketches below demonstrate the design change. Visualisations will be developed to support the planning submission.



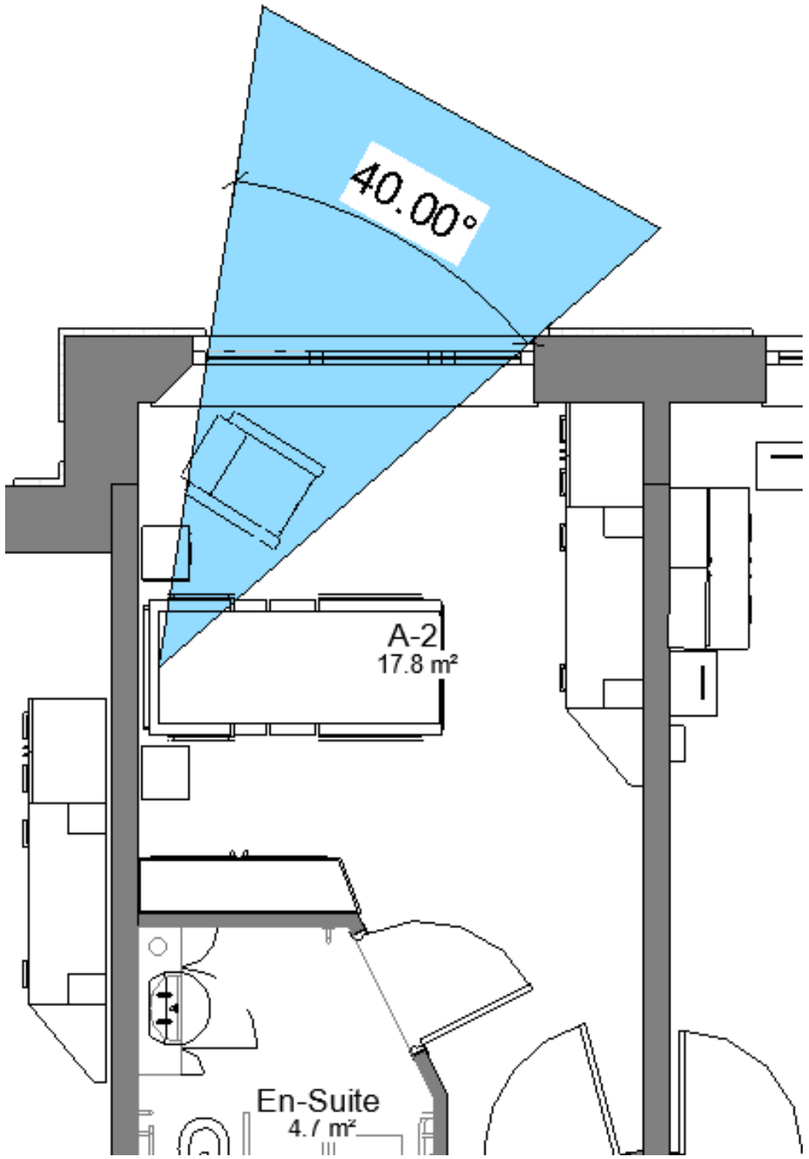




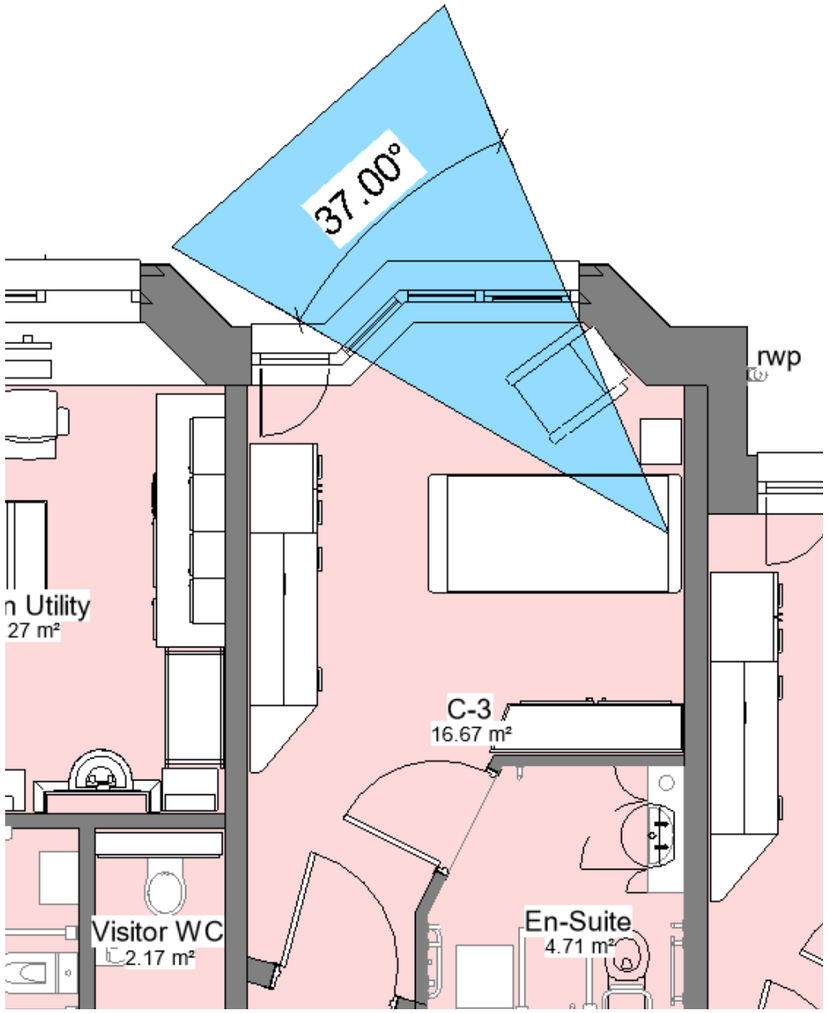
Straightening of Bays, impact on bedrooms

Straightening the bays altered the internal arrangements of bedrooms, however Ingleton Wood have aimed to retain as much field of view for the resident as possible. The images to the right demonstrate a before and after then changes to the bays.

To retain a large field of view the louvred ventilation panel that previously sat within the window has been removed and replaced with openable windows. Openable windows provide a more domestic appearance externally and maintains the clear opening requirements for air flow. Openable windows also appear recognisable to residents with dementia, opposed to a ventilation panel. By removing the panel and replacing with glazing the total opening width can remain the same but the visibility from the bedhead increased.



Revised room layout with squared bays



Original room layout with angled bays

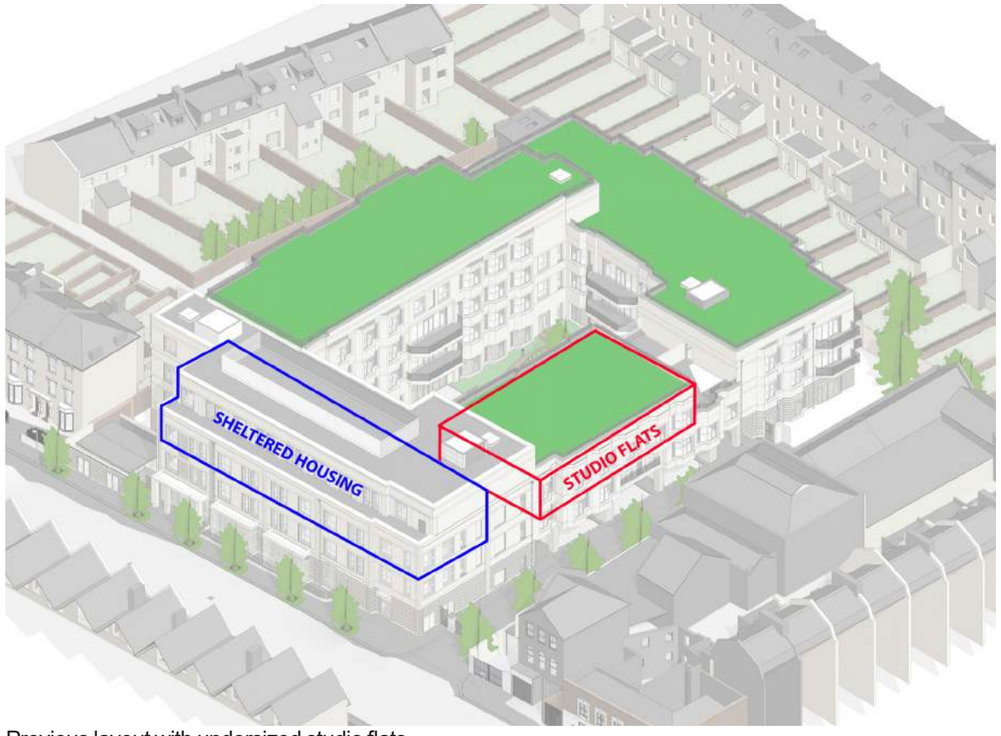
Switching Sheltered Housing Flats and Studios

During stage 03, the design team wanted to ensure that a structural grid was followed and that bedrooms were stacked where possible. When using a precast concrete panel system it is most cost effective to have walls vertically stacked. To ensure this, the studio flats were reduced to match the size of a regular bedroom.

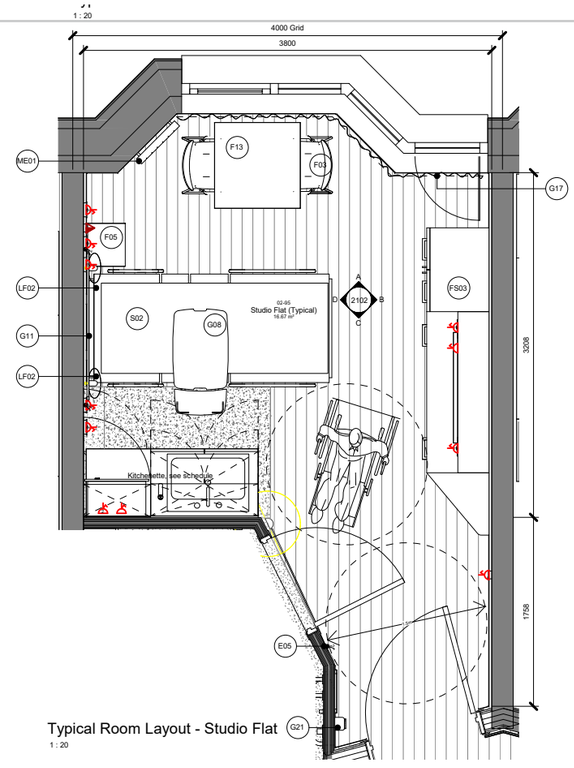
The team were asked to re-visit the studio flats with an alternative solution that ensured they would be large enough to comfortably fit a small kitchenette, and remain usable.

To satisfy the client brief the 2nd floor studio flats were swapped with the sheltered housing units that sat on the front elevation of the home. As the front of the building does not form a regular structural grid the change was possible. The bedroom area was also increased by 2 m2 to accommodate the kitchenette. The images to the right demonstrate the before and after locations and associated floor plans.

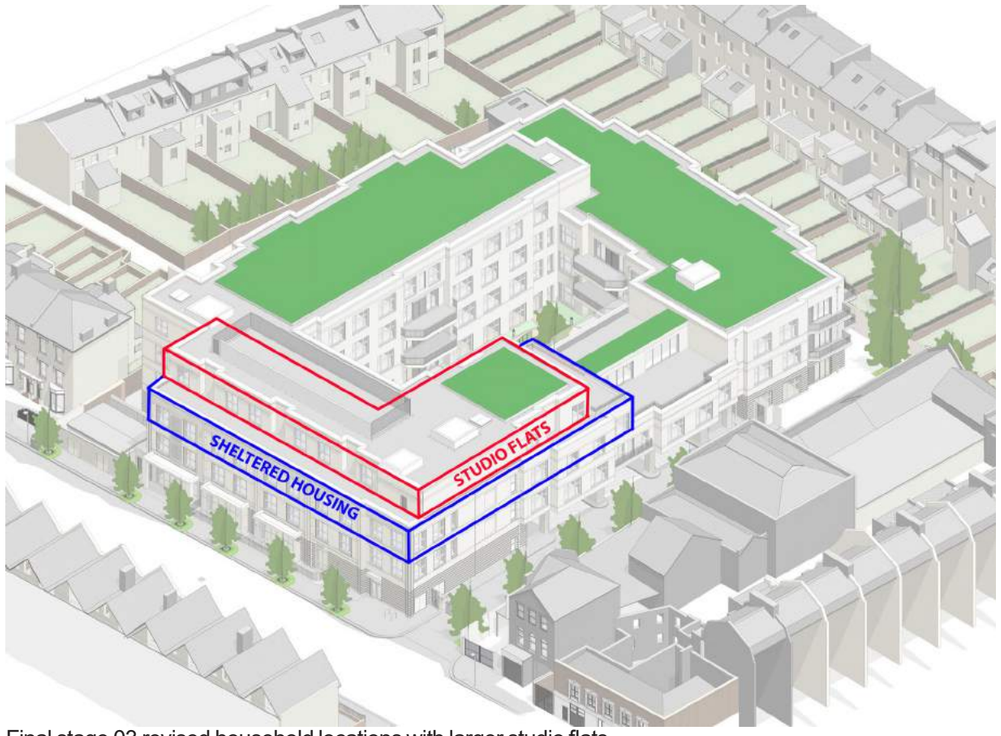
Typical bedrooms 17.8m2
Studio Flats 19.8m2.



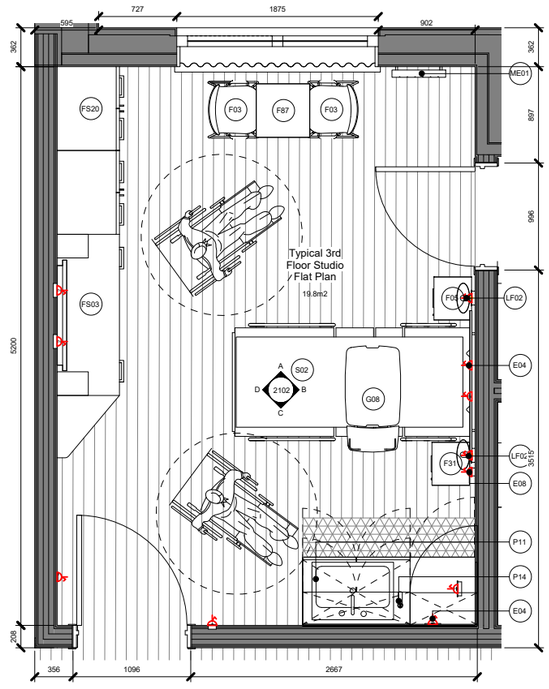
Previous layout with undersized studio flats.



Previous Studio Flat floor plan 17.8m2



Final stage 03 revised household locations with larger studio flats



Revised Studio Flat floor plan 19.8m2



North ‘UTP’ Site Elevation



East Site Elevation



South Site Elevation



North ‘UTP’ Elevation



East Elevation



South Elevation



West Elevation



Long Site Section



Short Site Section

Entrance / Cafe / Day Space Arrangement

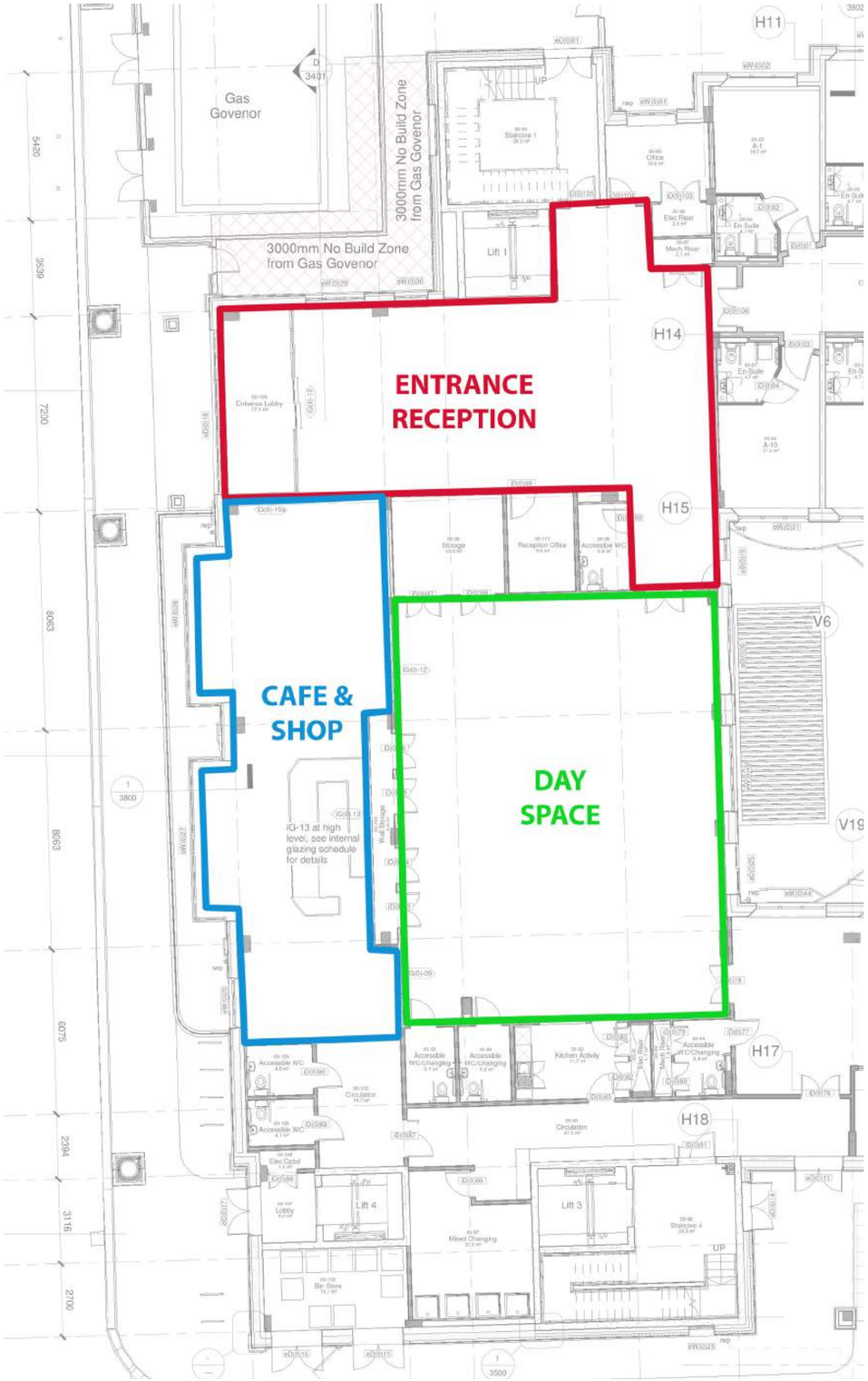
Regular discussion has taken place during stage 03 with the location of the entrance / cafe and day space being challenged. Ingleton Wood and the client have agreed that the location of these areas is the most appropriate and best serves the user groups functionally and ensures the security of the home.

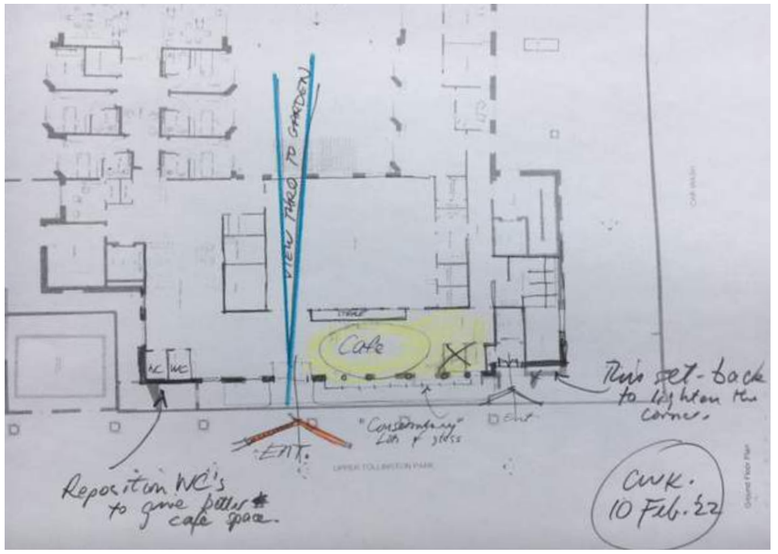
The layout allows the cafe to run along the street front, creating a visual connection with the public. A visual connection is important to create an inviting building, open to public use and encourage interaction with local communities as often care homes are left isolated from their neighbourhoods. The home aims to reduce isolation by reminding residents they are still part of a community.

A large, open day space, uninterrupted by columns that has a direct relationship with the central courtyard was requested as part of the brief. This day space is required to sit behind the cafe with multiple double doors that can open up into the courtyard using the landscape for activities.

A single main entrance to one side of the day space & cafe is proposed as not to split the cafe or day space. The entrance creates a large place for waiting with multiple areas of seating. The entrance reception desk is positioned to allows clear visibility of the main doors, users moving into the cafe and those wishing to progress further into the home.

1:20 drawings of these areas have been produced to provide the client with additional information and for further design and cost certainty at this stage. Refer to Appendix A & B.





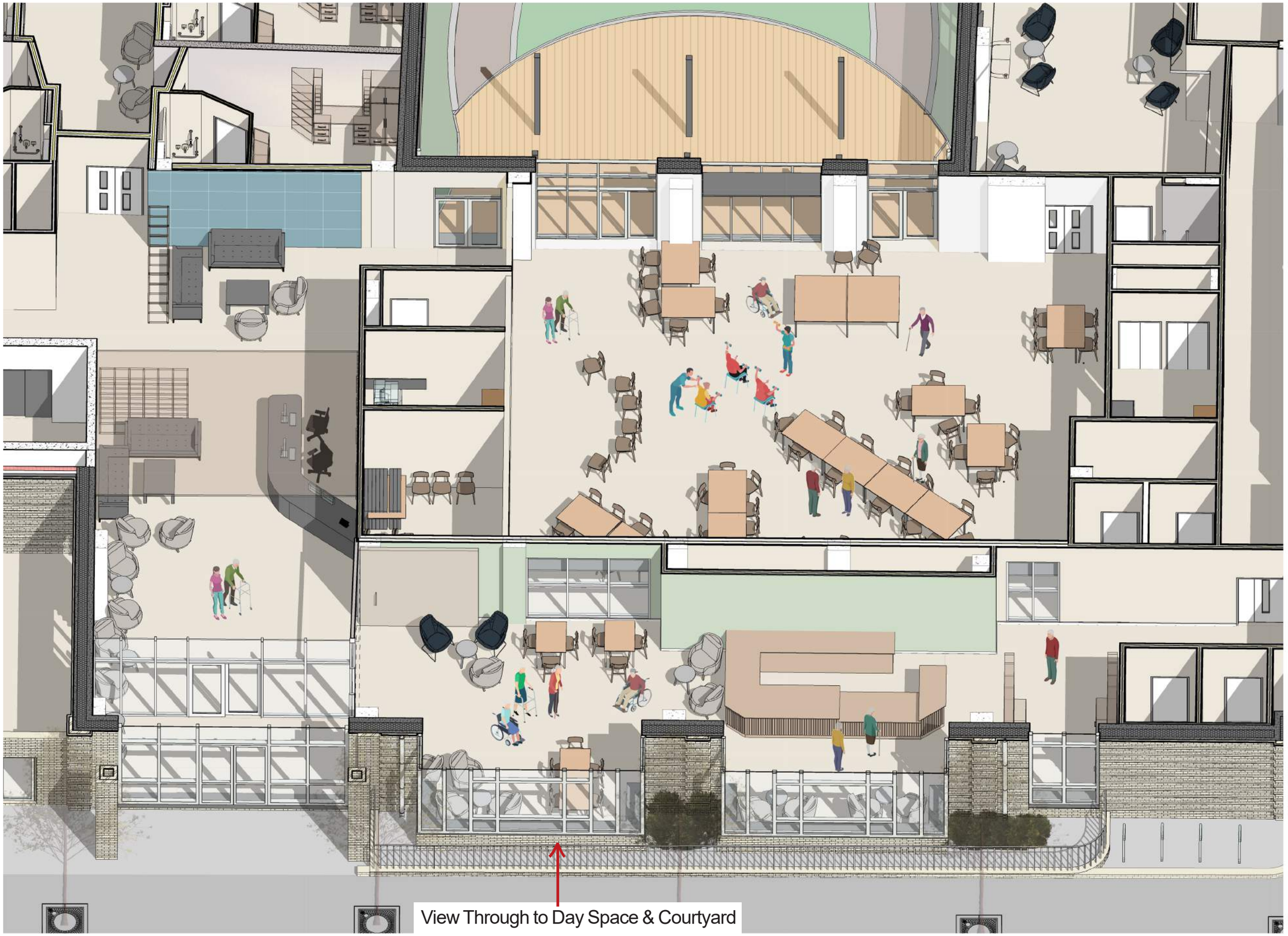
The sketch looked at positioning the entrance central to the building. It was agreed by Haringey and the client group that a central entrance does not best serve the resident group and the aspirations of the spaces within the home. A central entrance would split spaces and/or result in the cafe and/or day space not meeting the requirements of the brief.



Alternative layouts explored at stage 02. Refer to pg.85 of RIBA stage 02 report

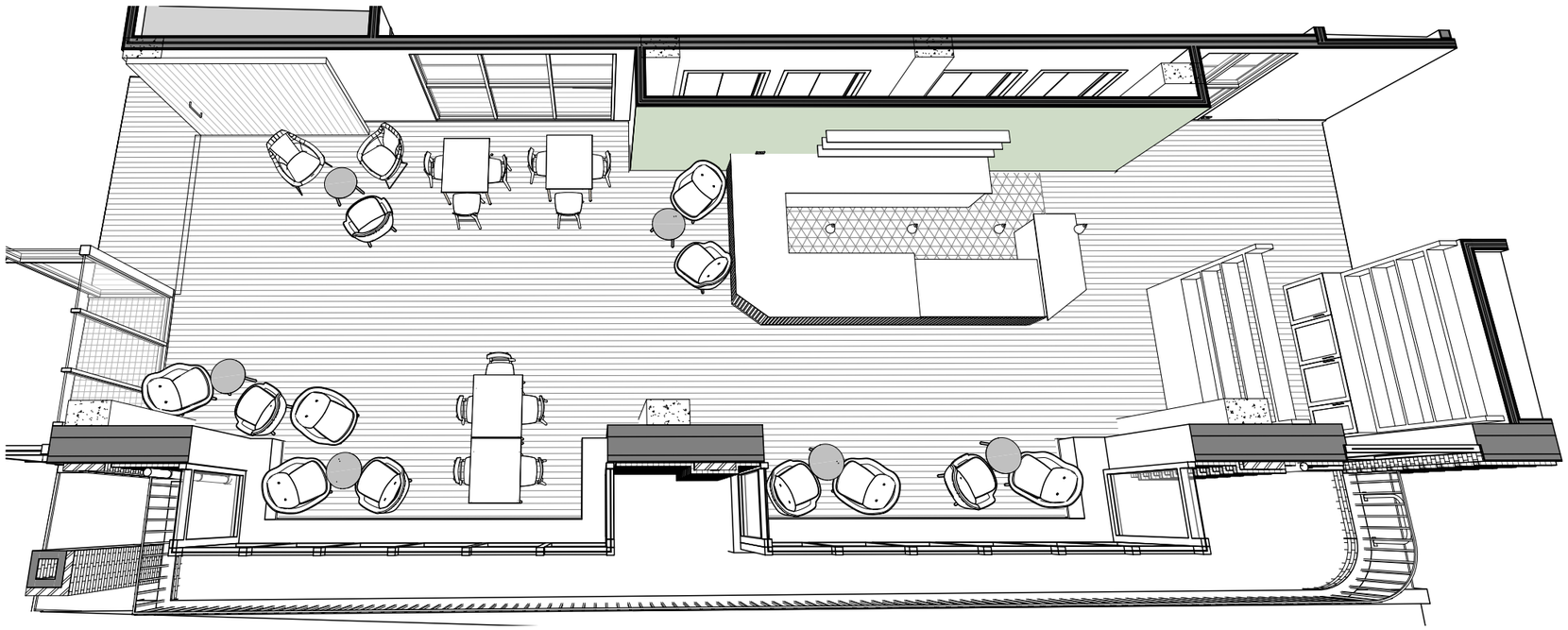


Axonometric Sketch showing front of building

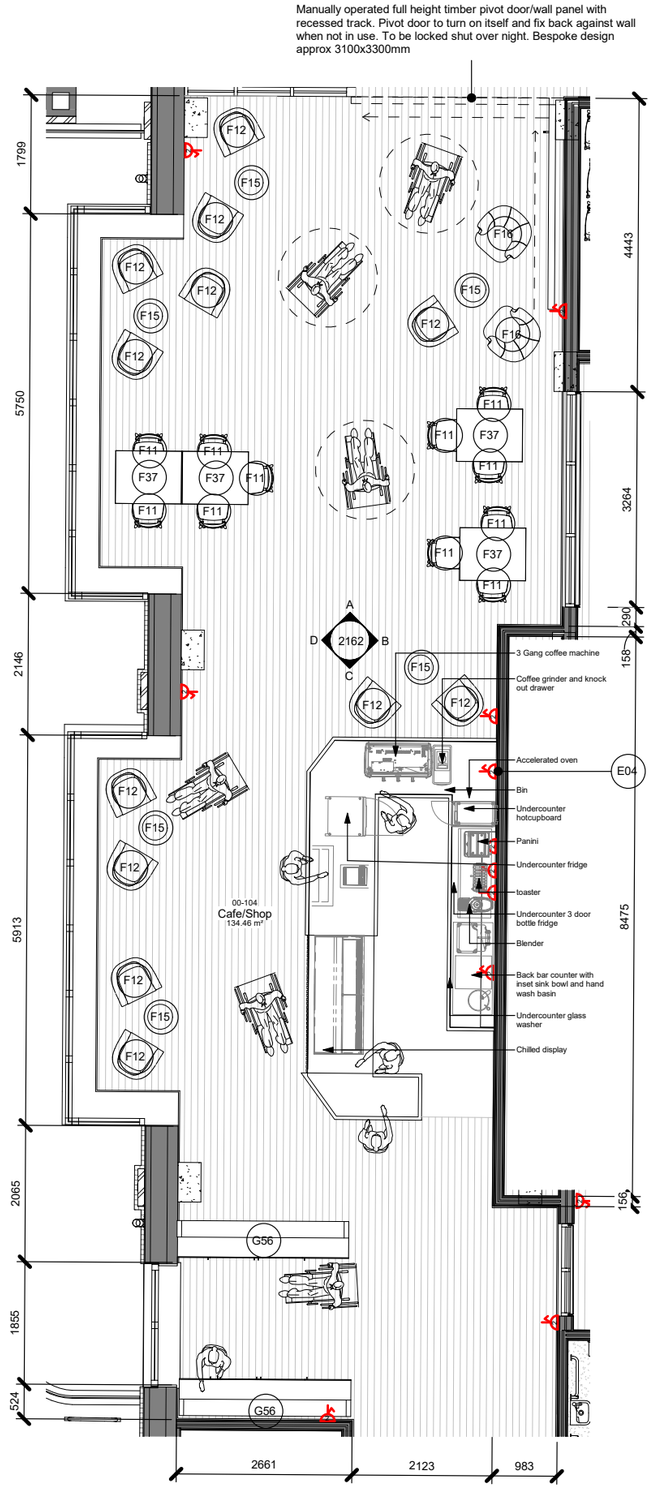

View Through to Day Space & Courtyard



Upper Tollington Park - Front Elevation



3D View of Cafe



Sun Path Analysis - June


June 30th - 10:00am


June 30th - 11:00am


June 30th - 12:00pm


June 30th - 13:00pm


June 30th - 14:00pm


June 30th - 15:00pm


June 30th - 16:00pm

An exercise was carried out to explore the impact of daylight on the courtyard throughout the day. Refer to Appendix U.

The resident group require the flexiblity to choose locations with direct sunlight and shaded areas. Not all residents are able to sit out in the sun for long periods due to skin conditions therefore at around 13:00 the courtyard offers half direct sunlight and shade. The revised proposal has increased the opening along the S.W wing of the building by pulling back the 2nd floor terrace. This has resulted in an increase in daylight into the courtyard.

Neighbouring Adjacencies

The planning department raised a concern regarding privacy and overlooking from the balconies to the neighbouring properties.

To overcome this, fastigiate trees are proposed along the boundaries where possible to block direct overlooking.

The balconies have been designed to include planters to further reduce overlooking and soften the feeling of open balconies.

It should also be expressed that the intended use of the activity rooms is expected to have a limited number of occupants. Those occupants will be likely to sit within the room with bi-folding doors open, enjoying the space as an indoor/ outdoor space, rather than sitting outside on the balconies.

As this is a contentious item raised by the planning department a section within the design and access report will focus on design mitigation. External balconies and the shown proposal has been requested by the client to stay as part of the design.

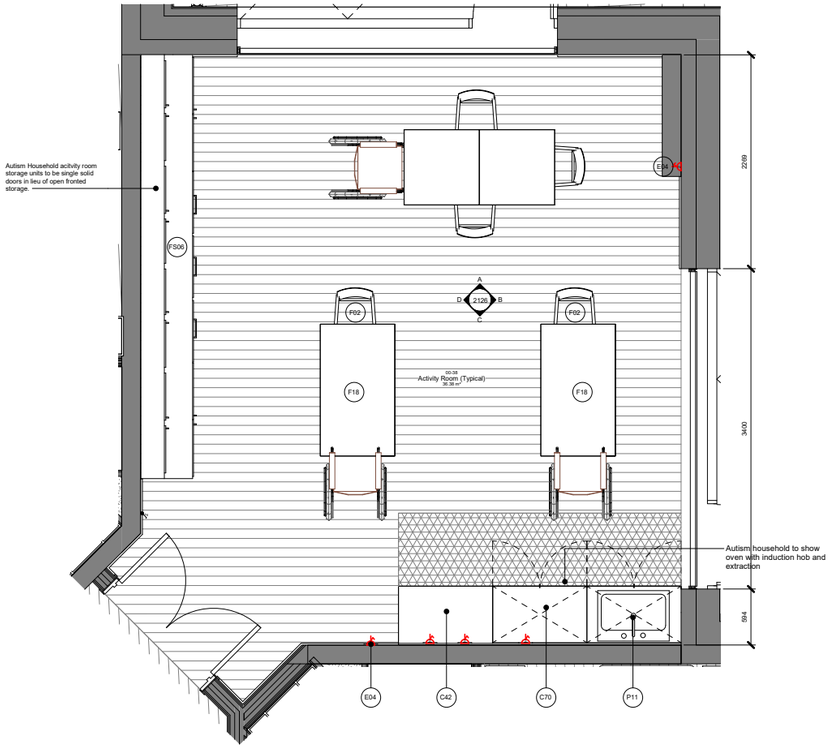
As this was also raised by the QRP a section within the QRP presentation addresses this concern.



Activity Rooms

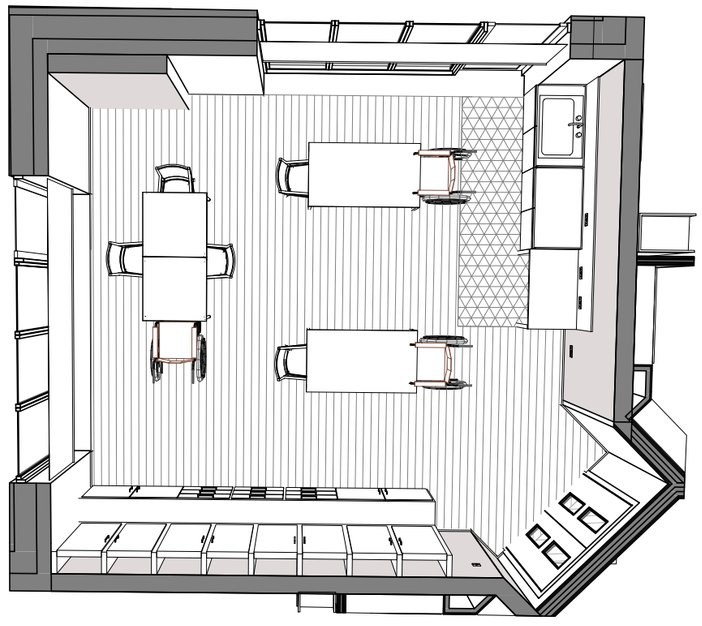


June 30th - 16:00pm



Typical Room Layout - Activity Room

1 : 20

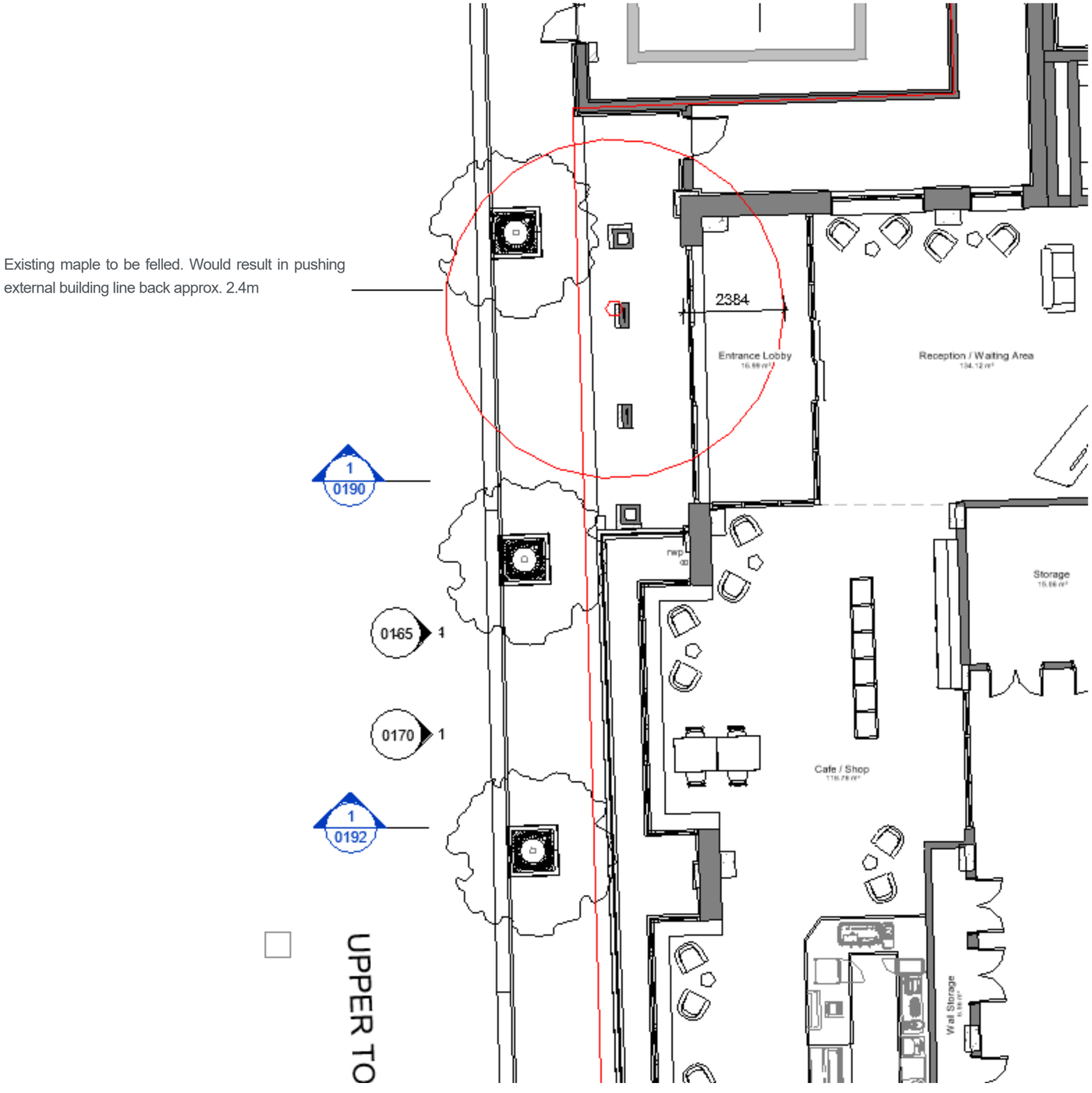


Existing Maple Tree

A concern raised by the planners and by the QRP was the felling of the current maple tree along Upper Tollington Park road. The tree is situated directly in front of the proposed entrance to the home and changes to the building to retain the maple would result in a substantial loss of accommodation from ground to 3rd floor.

The location for the entrance has been chosen as an optimum position for the internal layout requirements. Creating a single street facing cafe, a large day space behind and a reception / entrance with controlled security & visibility.

If the entrance was to be stepped back and the building layout changed to avoid felling the maple, the proposal would result in a loss of accommodation and impact Haringey's business case for the homes viability. The felling of the maple was deemed acceptable by the planners in the meeting on 10/03/22. 16 new trees are proposed on site with 6 along the UTP street front.



Trees and Perimeter Boundary

A full tree survey has been shared as part of the stage 02 report. It is intended that all trees are to be felled within the site as they are of low category and/or restrict the design requirements set out by Haringey's business case. The proposal shall include for 17 new trees.

It is the responsibility of the contractor to determine the phasing of demolition and the felling of the existing trees on site. It is recommended that early engagement with a contractor is made regarding the felling of the mature sycamores T10, T11 & T12 and the impact this may have on neighbours including ample warning notices and party wall considerations.

A perimeter boundary and party wall assessment has been carried out. Refer to Appendix Y.



Existing trees on site. Refer to Tree Survey for full details

No	Species	Ht.	S	St. 1.5 m	Canopy Spread				Cr. Cl	Ls	SC	PC	Comments /Observation	Preliminary Management Advice	LE	Cat **	RPA m^2	RPA r
					N	S	E	W										
T1	Lawson cypress	6	1	150	1	1	1	1	0	SM	Fair	Fair	-	No immediate works required	40+	C1	10.2	1.8
T2	Norway maple	9	1	330	5	4	4	4	2.5	SM	Fair	Good	-	No immediate works required	40+	B1	49.3	4.0
T3	Silver maple	11	1	200	2.5	3	2.5	2.5	2.5	SM	Fair	Good	-	No immediate works required	20-40	B1	18.1	2.4
T4	Silver maple	11	1	200	2	2	2	2	2.5	SM	Fair	Fair	-	No immediate works required	20-40	C1	18.1	2.4
T5	Japanese cherry	5	3	70; 70; 100	2	2	1	1	1.5	SM	Fair	Fair	-	No immediate works required	20-40	C1	9.0	1.7
T6	Silver birch	6	1	100	1.5	1.5	1.5	1.5	1	SM	Fair	Fair	-	No immediate works required	20-40	C1	4.5	1.2
T7	Crab apple	3	1	70	1	1	1	1	1	SM	Fair	Fair	-	No immediate works required	20-40	C1	2.2	0.8
T8	Silver maple	9	1	100	2	2	2	2	2	SM	Fair	Fair	-	No immediate works required	20-40	C1	4.5	1.2
T9	Silver maple	9	1	100	2	2	2	2	2	SM	Fair	Fair	-	No immediate works required	20-40	C1	4.5	1.2
T10	Sycamore	14	1	400	3	4	2	3	2	EM	Fair	Fair	Ivy clad, growing hard up against boundary wall	Sever ivy and re inspect	20-40	C1	72.4	4.8
T11	Sycamore	14	1	400	4	4	4	2	2	EM	Fair	Fair	Ivy clad, growing hard up against boundary wall	Sever ivy and re inspect	20-40	C1	72.4	4.8
T12	Sycamore	10	1	300	2	4	4	2	2	EM	Fair	Fair	Ivy clad, growing hard up against boundary wall	Sever ivy and re inspect	20-40	C1	40.7	3.6
H1	Common hazel	4	1	70	0.5	0.5	0.5	0.5	0	SM	Fair	Fair	-	No immediate works required	20-40	C1	2.2	0.8

Tree species and catagories. Refer to Tree Survey for full details



Demolition Plan. All trees on site proposed to be felled.



16 Proposed trees around the perimeter of site, 1 within central courtyard

Landscaping

Ingleton Wood LLP have worked continuously alongside Wynne Williams Landscape Architects to create a responsive planting and landscape strategy. Trees have been specifically chosen to create interest through the seasons. Fastigiate trees have been specified as the narrow boundaries require vertically growing canopies. Planting has been chosen to add colour, to act as subtle wayfinders and enhance the senses.

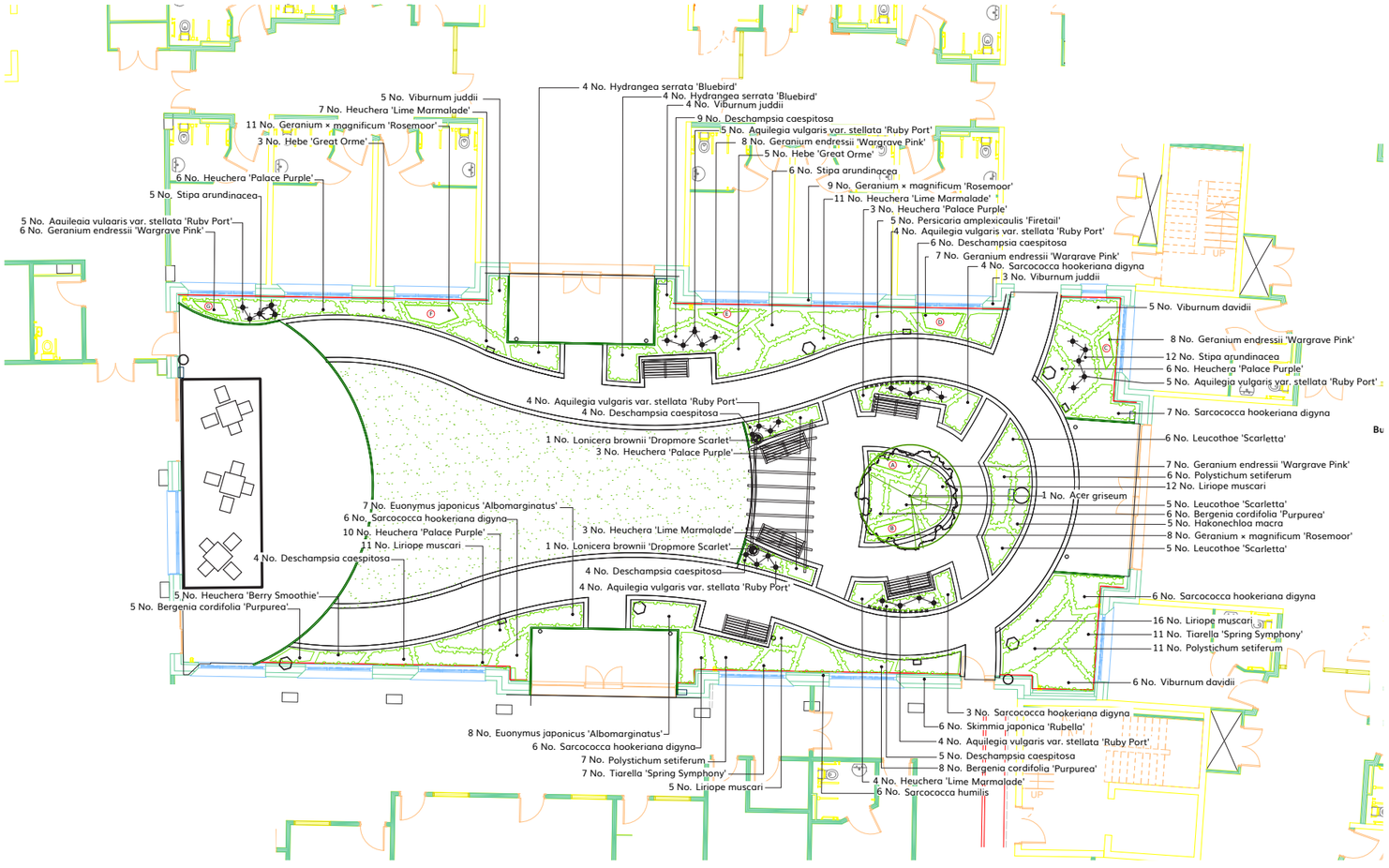
The landscaping team has carried out important project specific research for the end user group and it is recommended that their consultancy be retained at later stages.

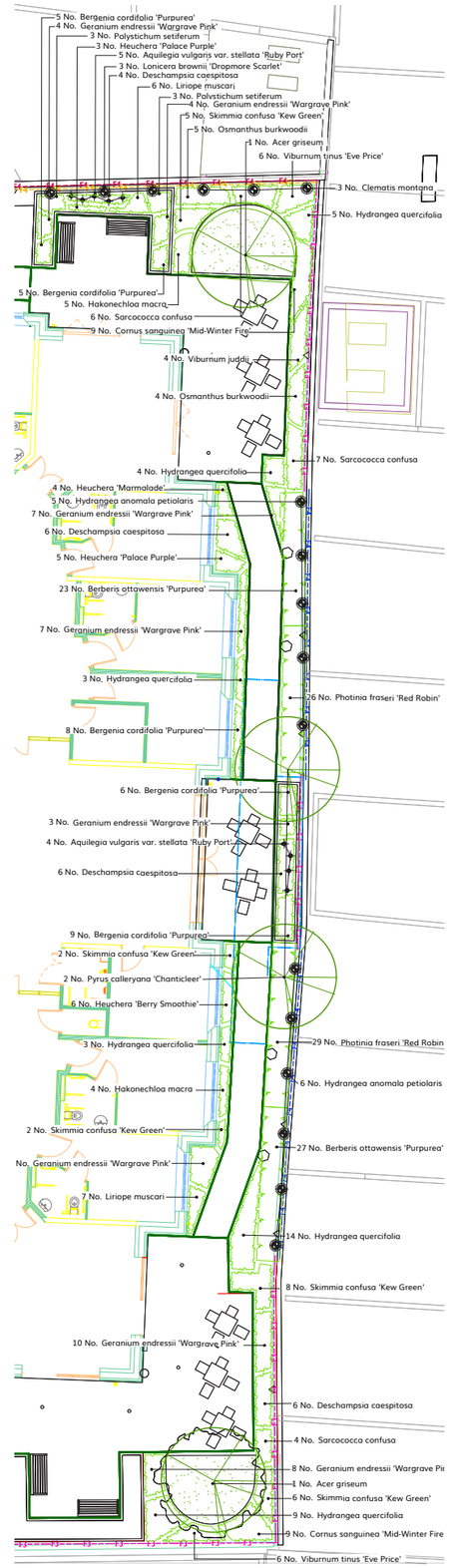
A full landscaping and planting strategy has been provided and can be found in Appendix C.





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





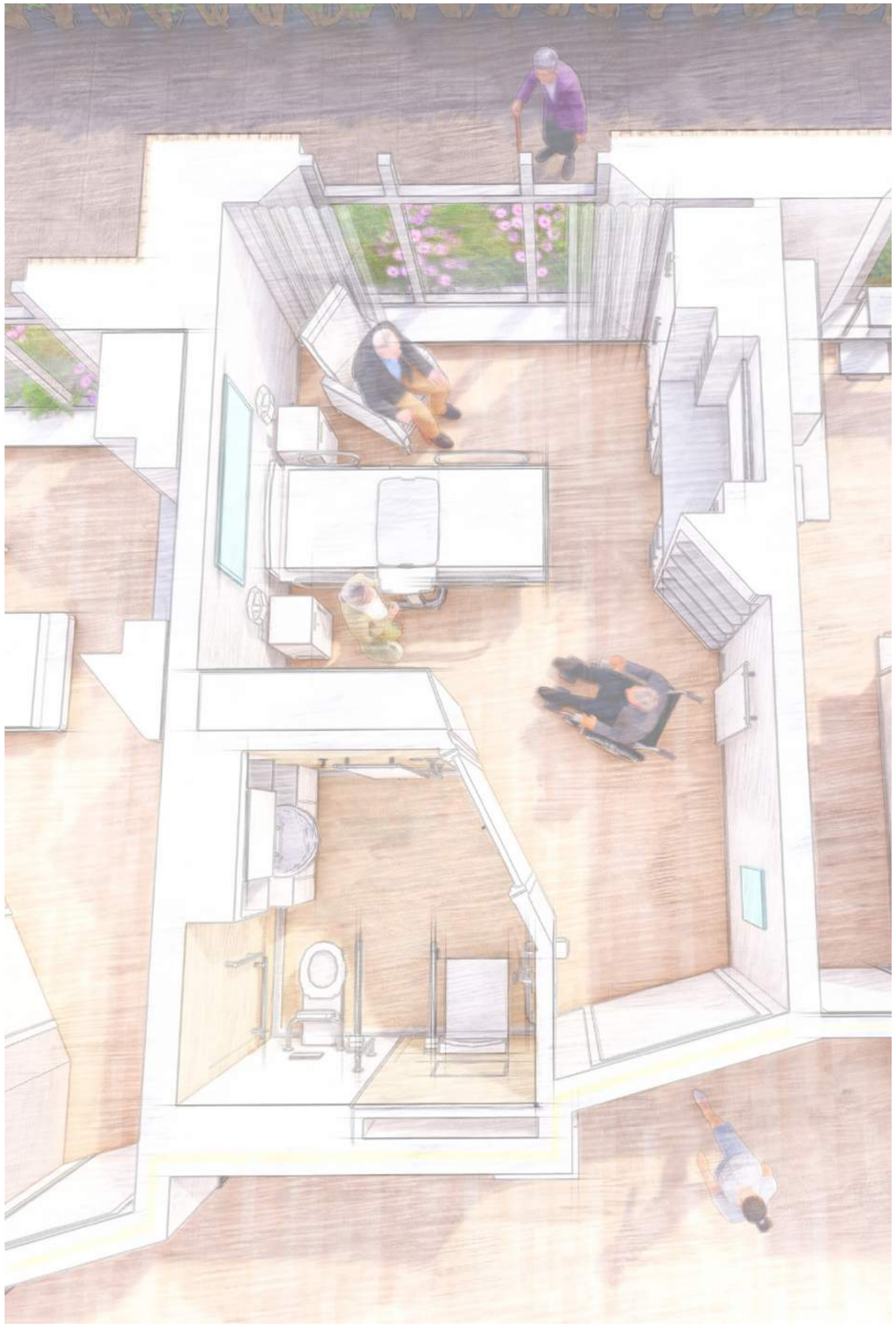


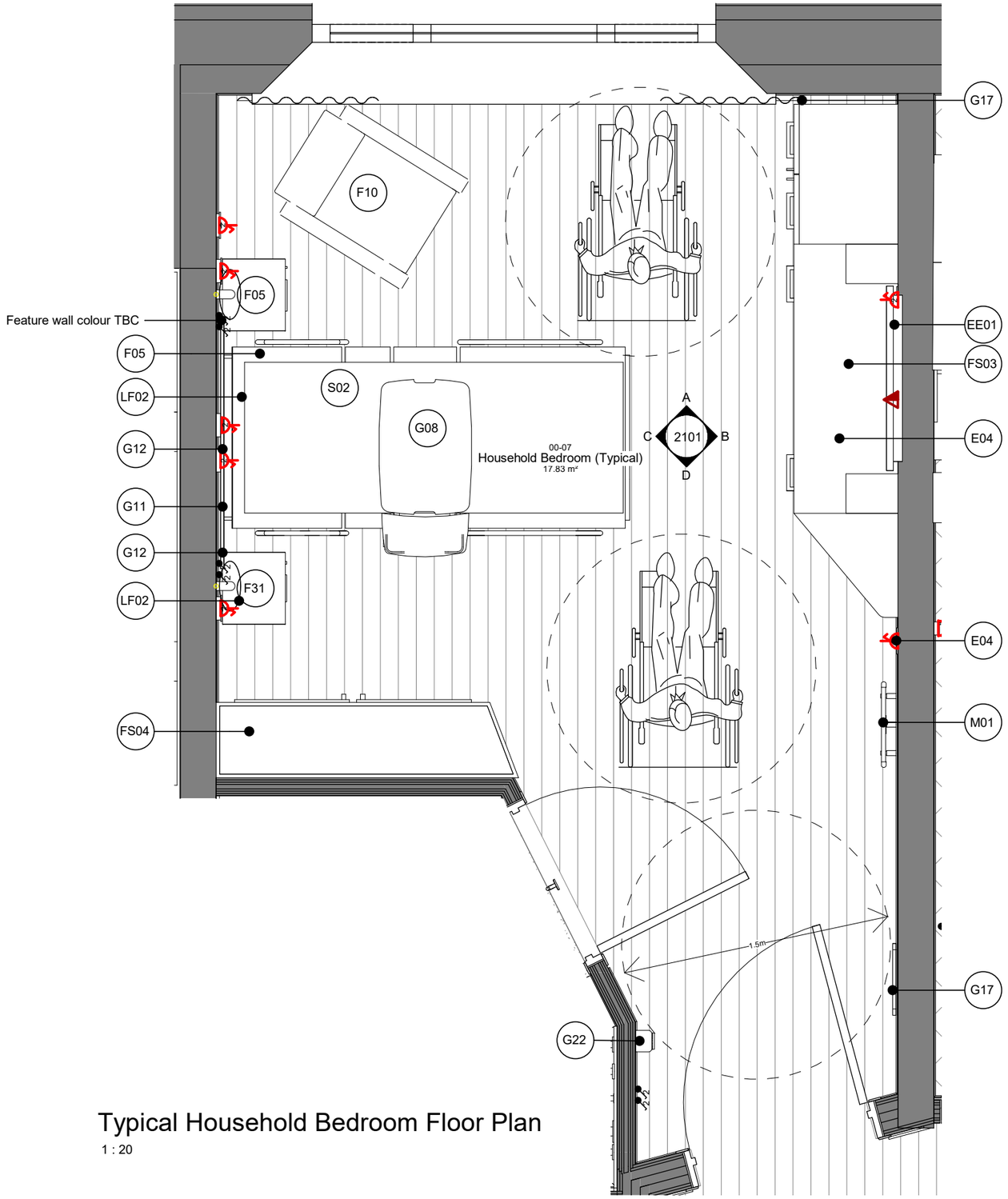
Pyrus Calleryana 'Chanticleer'





Typical Bedrooms





Typical Household Bedroom Floor Plan

1 : 20

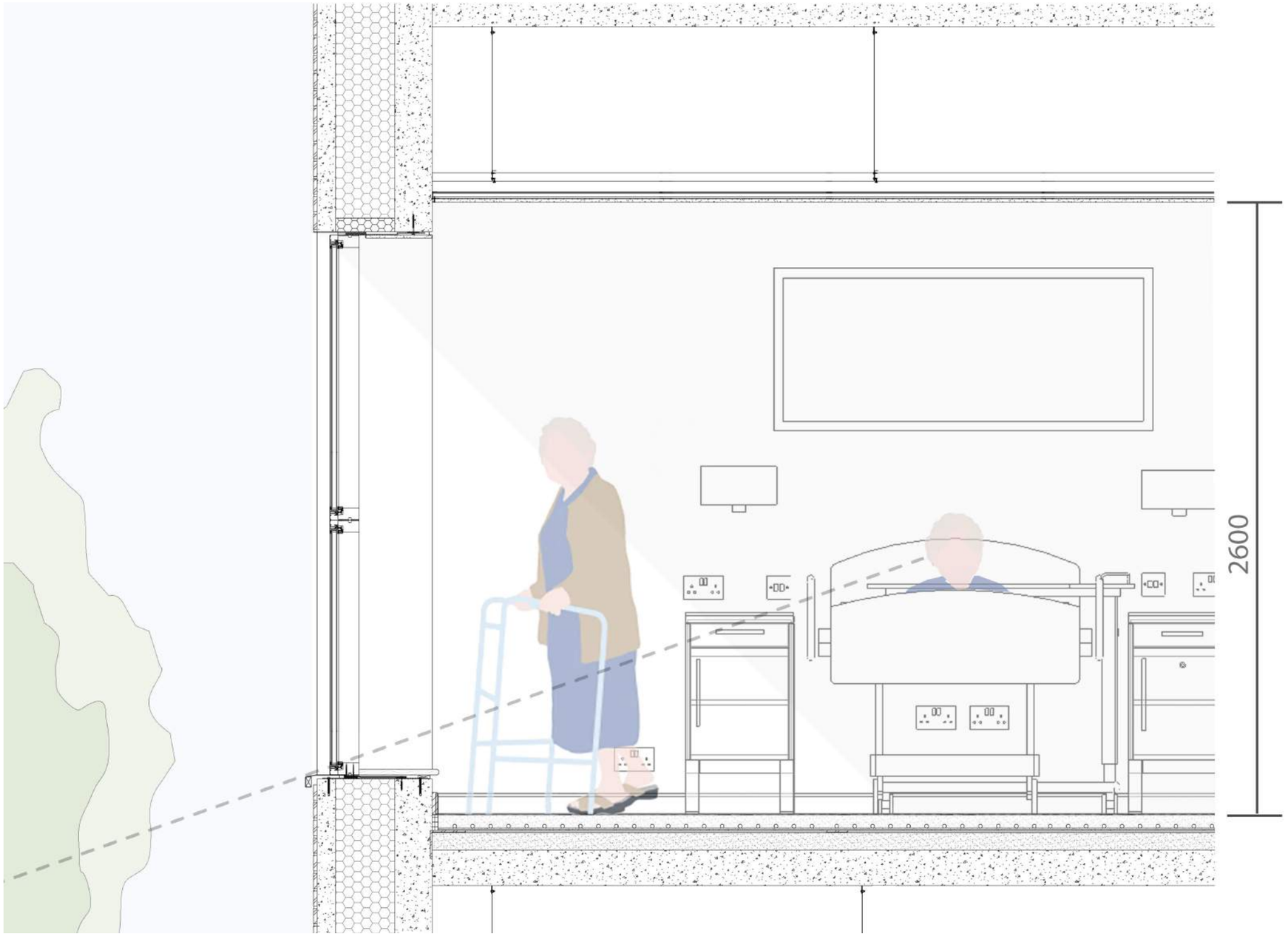
The height and size of the windows was challenged by the QRP with a request that the cils be brought higher. The design team and client have felt strongly that large windows and low cils allow an increased amount of light into the bedrooms whilst also providing a greater field of view for bed-bound residents. The comments from the QRP and the design teams response are below, also found in Appendix Z3.

The panel has concerns about the floor to ceiling windows in the living accommodation. Residents are likely to keep curtains closed to gain privacy, which may result in feelings of being 'locked in'.The panel would encourage the design team to lift the sill heights, to give more privacy and to make it more comfortable for residents to sit by windows to look out onto the street.

Floor to ceiling windows have been chosen to maximise daylight and views out of the bedrooms, they are an integral element of quality to resident bedrooms. Increased daylight and the ability to see the sky / street increase the residents quality of life.

Sill heights are 150mm from floor level so that bed bound residents are able to look downwards at points of interest. It should be highlighted that the residents within the home will not be able bodied and will often be bed bound or bound to chairs, thus a lower cil is needed.

One way privacy films will be applied to bedroom windows to stop neighbours looking into bedrooms. Curtains and voiles are included giving the option for resident privacy.



Sketch showing sight lines for bed bound residents

Gas Governor

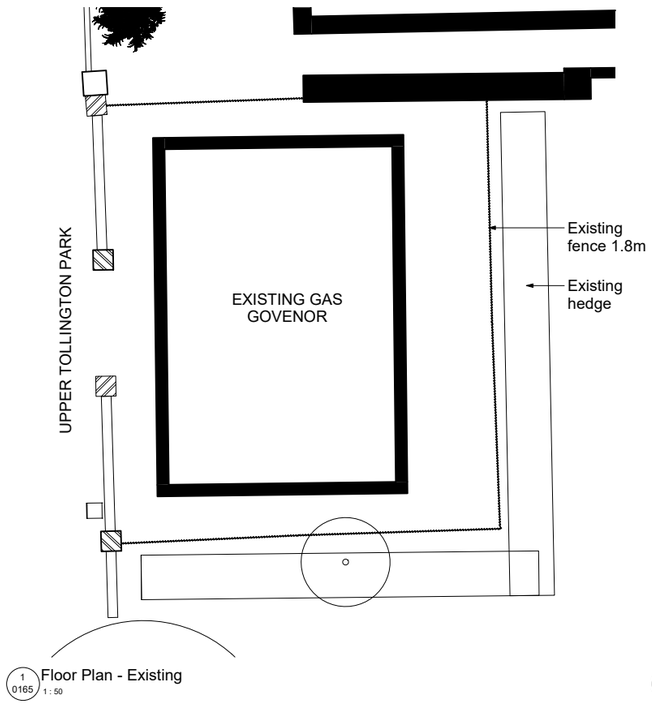
An application has been made to Cadent via their ‘LinesearchbeforeUdig (LSBUD) platform 12/01/2022

Date: 12/01/2022
LinesearchbeforeUdig ref: 24376680
Your ref: Osborne Grove Care Home

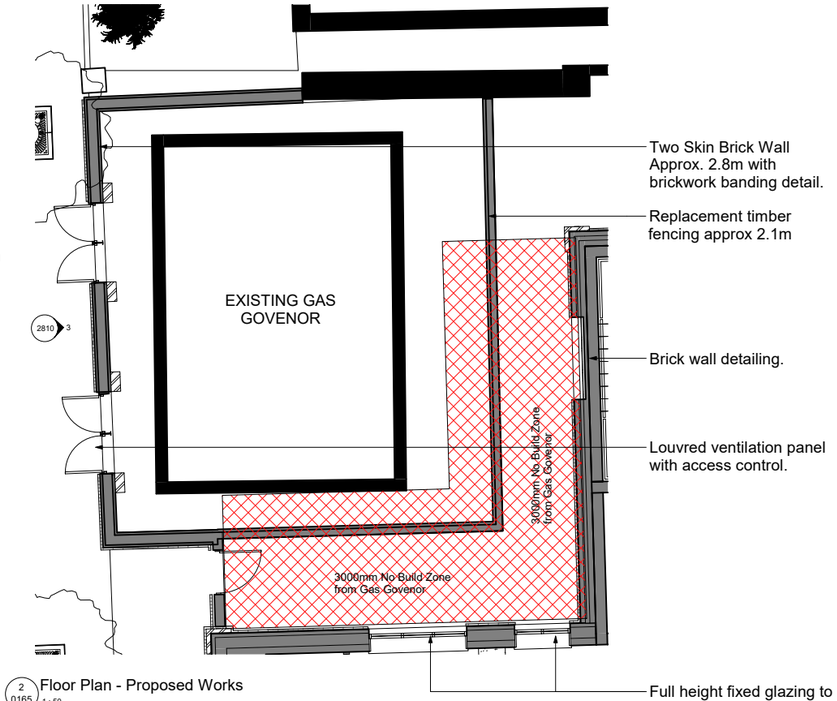
Numerous follow up emails and phone calls have been made to Cadent with no response. It is the contractors responsibility to engage with Cadent prior to site works.

Cadent have previously confirmed any works carried out will need to be approved with them prior to construction. Any works carried out should not sit within a 3m no build zone. A fenced enclosure around the gas governor is proposed within the site. A new 2.8m two skin brick wall with brick detailing, ventilation louvres and gated access is proposed at road side. It is the contractors responsibility to obtain approval prior to construction.





1 / 0165 Floor Plan - Existing 1 : 50



2 / 0165 Floor Plan - Proposed Works 1 : 50



3 / 2810 Gas Govenor Front Elevation_CADENT 1 : 50

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All dimensions are to be checked and verified on-site by the Main Contractor prior to commencement; any discrepancies are to be reported to the Contract Administrator.

This drawing is to be read in conjunction with all other relevant drawings and specifications.

Do Not Scale © Ingleton Wood LLP

0m 1m 2m 3m 4m 5m
Scale Bar 1:50

Rev	Comment	Date	Chk	Apr
P2	For QS Pricing	22/02/22	JG	JG
P1	RIBA3(b) Stage 3 Draft Issue	25/01/22	TH	JG

Project No: 812866 | Scale @ A1: 1 : 50 | Drawn By: JG
Signed:
Stage 3+ | Date:

Ingleton Wood
Property and Construction Consultants
Vision, form and function

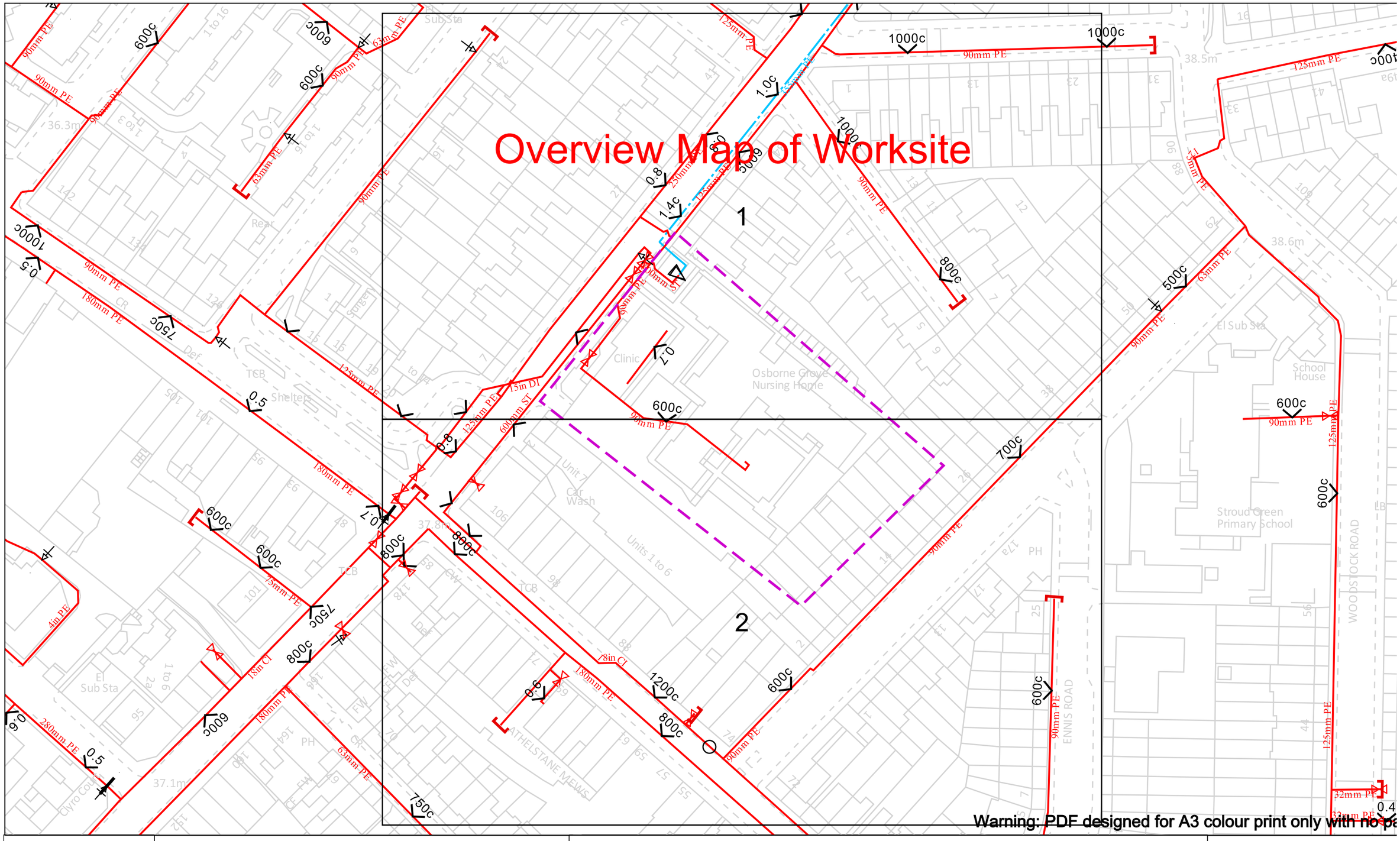
Project:
Osborne Grove Care Home
16 Upper Tollington Park
Stroud Green
London, N4 3EL

Client:
London Borough of Haringey

Title:
Proposed Works to Gas Governor

Drawing Number:
812866-IWD-XX-00-DR-A-2810

Status:	Purpose of Issue:	Revision:
S3	Review & Comment	P2



View extent: 200m, 115m

Date Requested: 12/01/2022
Job Reference: 24376680

IMPORTANT NOTICES

In case of an emergency call 0800 111 999

Warning: PDF designed for A3 colour print only with no pa

Rights of Light

The image to the right is a rights of light cutback which illustrates how much of the proposed building mass would need to be removed from the proposed building mass in order to eliminate all potential rights of light claims from neighbouring around the site. Just over 3,100sq m GEA has been removed. Please note that all area measurements are taken at 2.2m above FFL for each floor.

The aim of the exercise here is to seek to retain light levels to at least 50% of the room area for commercial neighbouring buildings and 55% to residential neighbours or no change if the existing light levels are already below these amounts.

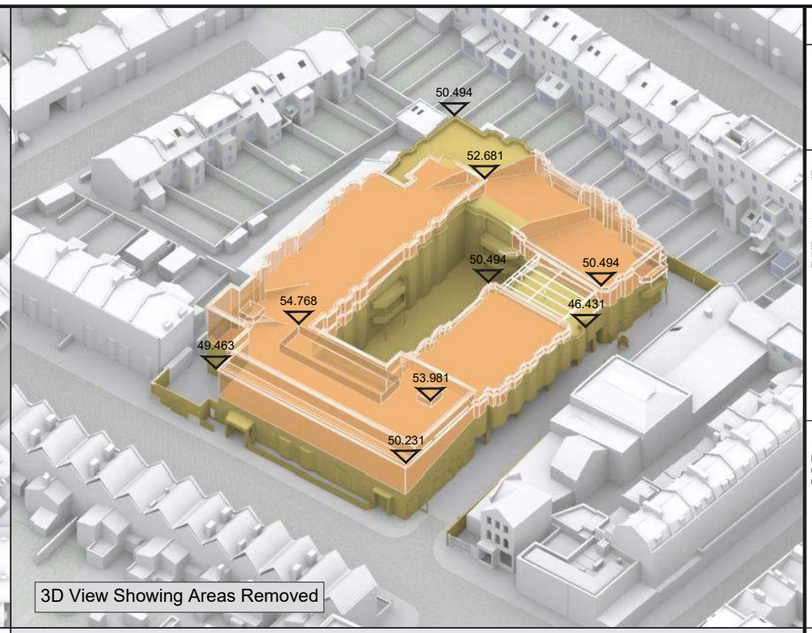
We must point out that whilst we have adopted room layout details obtained from our searches of planning archives and estate agency details, where available, but much of the layouts for neighbours are notional as no drawing information has been sourced. Therefore this envelope should be considered as illustrative at this point and could only ever be considered as definitive if the layouts for all neighbouring properties had been fully measured and verified.

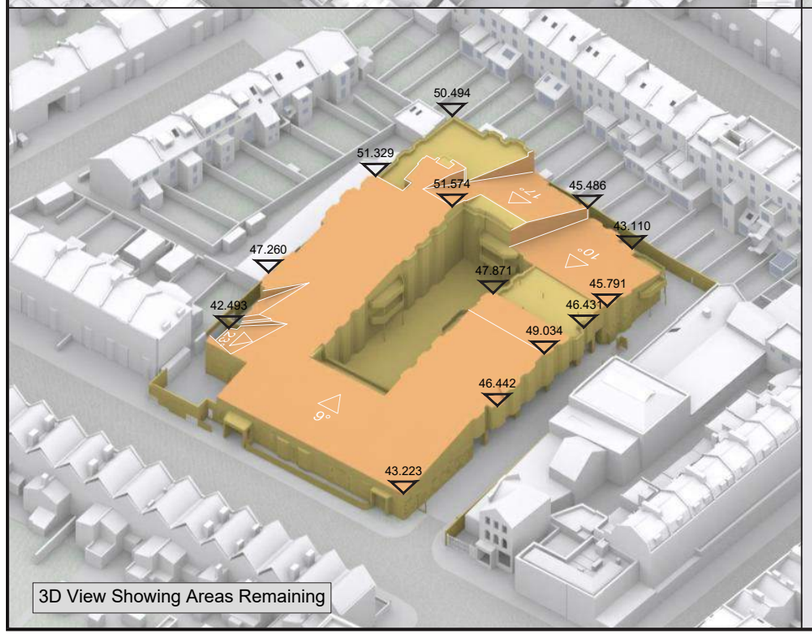
It has been determined through this study that if the building was to be cut back to ensure no rights of light claims could be made then the business case would not be viable.

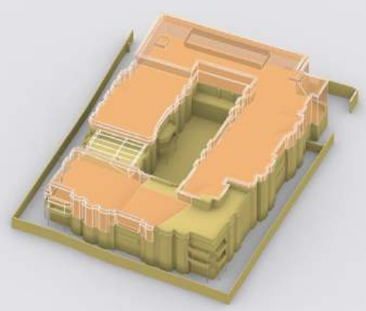
The local authority should ensure that appropriate insurance is taken out to cover the cost of claims as stated in the rights of light report. Refer to Appendix Z.

The rights of light study was carried out during stage 3 as instructed, prior to the late design changes. Haringey may wish to carry out a separate instruction to reflect the final proposal.









Floor	Height	Area (sq m)	Area (sq ft)
F00	39.88	0.00	0.00
F01	44.38	440.93	4746.16
F02	47.83	1484.75	15981.67
F03	51.28	1202.09	12939.17
Total		3127.77	33666.99

NO DIMENSIONS TO BE SCALED FROM THIS DRAWING

KEY:
Existing
Consented
Proposed
Cumulative
Neighboring Property
Cutback Envelope

SOURCE DATA:
Existing and Surrounding:
Terrain Surveys:
3D Model File Name: - TS21-099-1-3D.dwg

Wider Context Surrounding:
Accucities 3D Model

Proposed:
Ingleton Wood Architects: (Received 01.11.2021)
Model file name:
- 812866-IWD-XX-XX-M3-A-1000.rvt

NOTES:
All heights given in m AOD
Maintaining the light to at least 50% (or within 2% if already below) to all neighbouring properties
Floor areas taken at 2.2m above FFL

REV.	Description	Drawn	Date

DELVA PATMAN REDLER
Chartered Surveyors
London 020 7936 3668
Liverpool 0151 242 0980
Bristol 0117 450 9703
www.delvapatmanredler.co.uk
info@delvapatmanredler.co.uk

TITLE:
OSBORNE GROVE NURSING HOME
16 UPPER TOLLINGTON PARK
LONDON, N4 3EL

DRAWING:
RIGHTS OF LIGHT CUTBACK
In respect to all surrounding properties

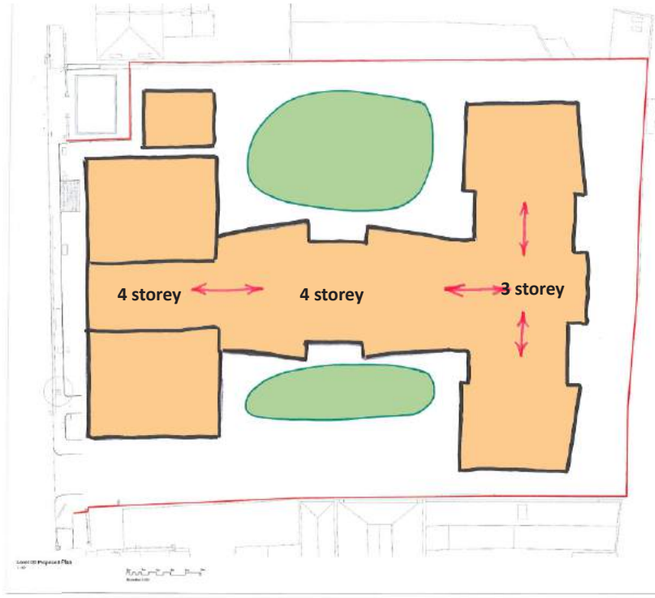
DRAWN: IM
SCALE: NTS
DATE: 17.12.2021
JOB NBR: 21433
DWG NO: CB-001
REV: -

Alternative Layouts

During the Stage 03 spatial co-ordination stage, the overall layout was challenged by the clients design advisor. The design team were asked to explore alternative layouts to prove to the client group that the chosen layout was the most suitable.

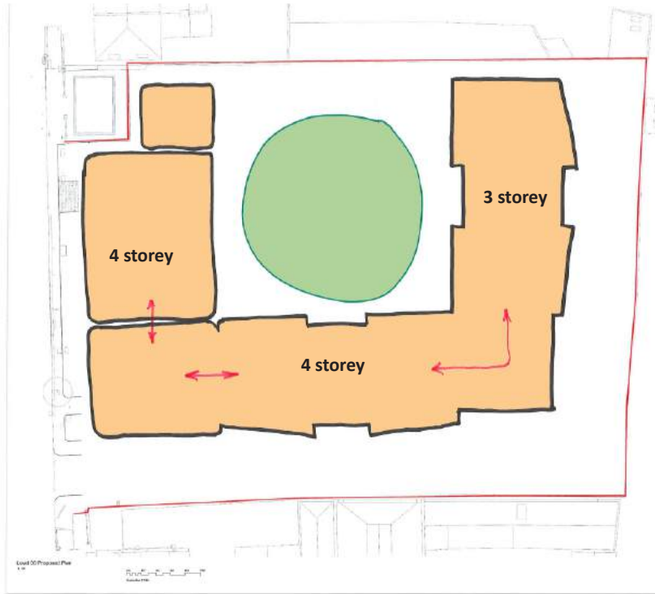
The following sketches were produced and 8 alternative layouts provided. A workshop was held with the client to discuss the 8 alternate layout. All proposals differing from the primary layout resulted in either a loss of accommodation or a significant deviation from the brief / end user requirements.

It was established and agreed by the client that the layout proposed at feasibility, stage 2 and at stage 3 was the most optimum. Refer to Appendix A setting out plans.



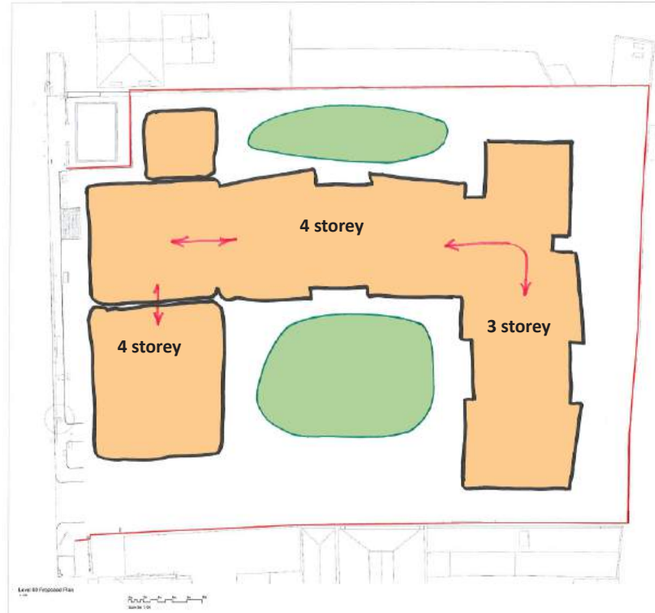
OPTION A - H / I shape
8 Households - 73%

Less care 'Households' on Ground Floor.
Split courtyards difficult to supervise.
Shared living spaces decentralised to 3 Households.
Dead ends to corridors.
Single direction horizontal fire evacuation.
Indiscreet servicing access.
Reduced sunlight to N courtyard.
Higher elevation to floor plan ratio.



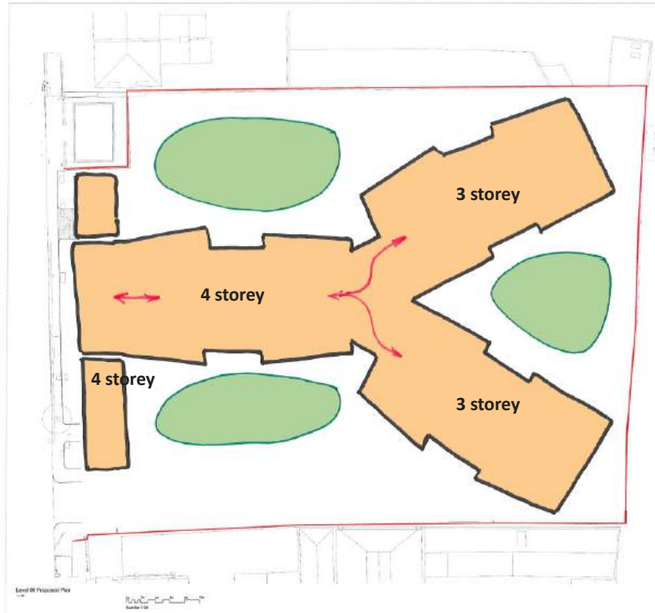
OPTION B - U shape
8 Households - 73%

Less care 'Households' on Ground Floor.
Dead ends to corridors.
Single direction horizontal fire evacuation.
Reduced sunlight to N courtyard.
Higher elevation to floor plan ratio.



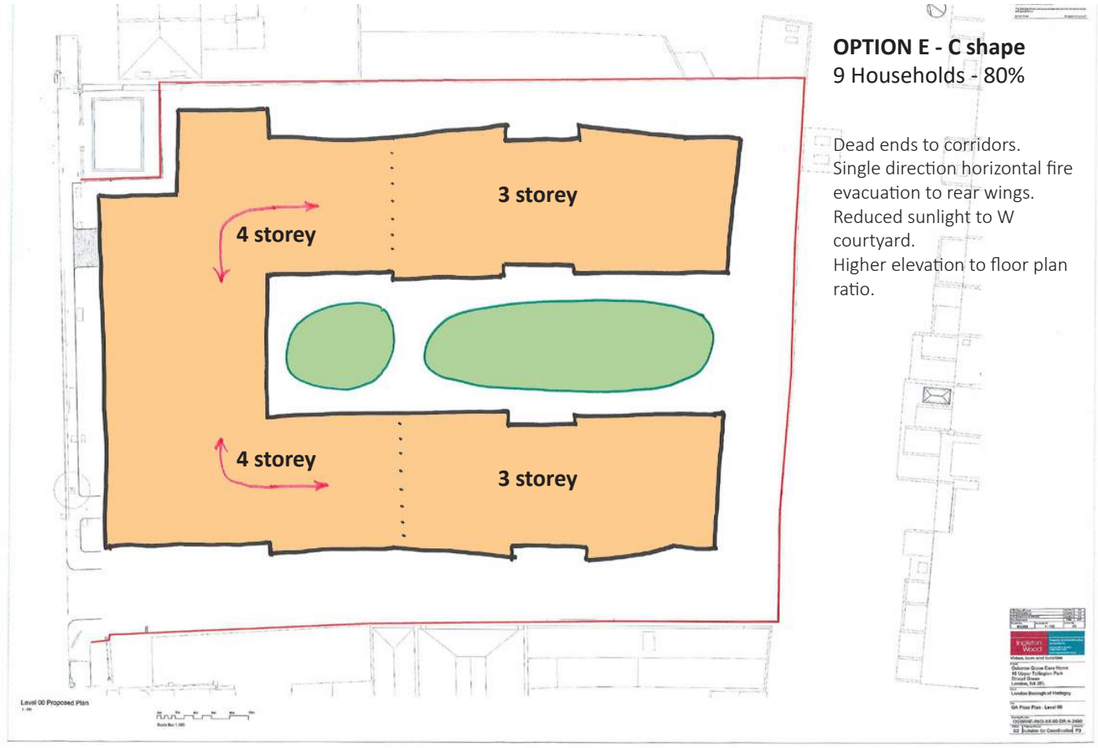
OPTION C - H shape 2
8 Households - 72%

Less care 'Households' on Ground Floor.
Split courtyards difficult to supervise.
Shared living spaces decentralised to 3 Households.
Dead ends to corridors.
Single direction horizontal fire evacuation.
Indiscreet servicing access.
Reduced sunlight to N courtyard.
Awkward construction and circulation junctions.
Higher elevation to floor plan ratio.



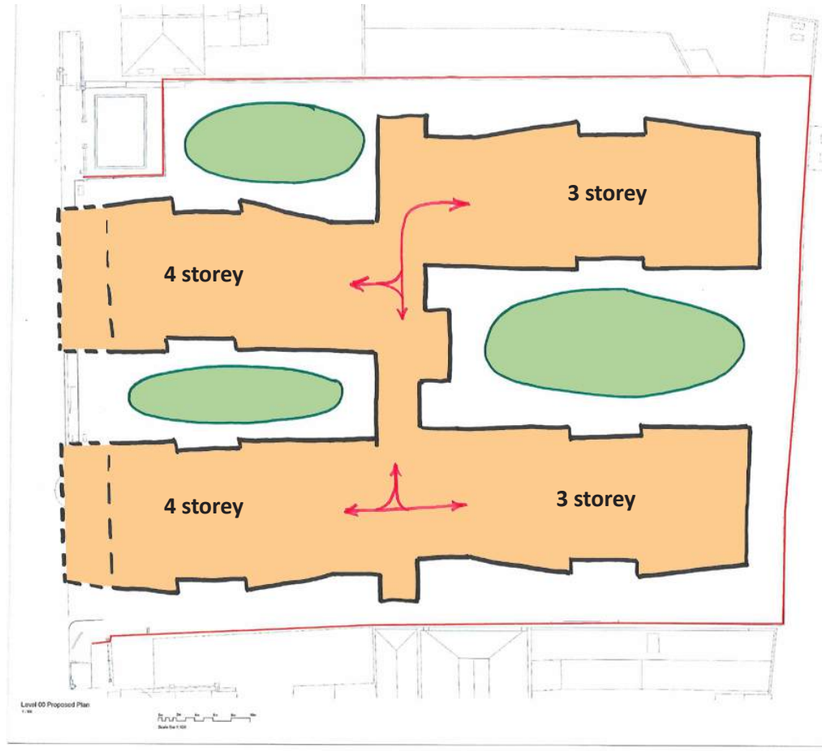
OPTION D - Y shape
8 Households - 72%

Split courtyards difficult to supervise.
Dead ends to corridors.
Single direction horizontal fire evacuation.
Indiscreet servicing access.
Reduced sunlight to N courtyard.
Badly addresses adjacent street pattern.
Adjacent bedrooms too close/ overlooking.
Awkward construction and circulation junctions.
Higher elevation to floor plan ratio.



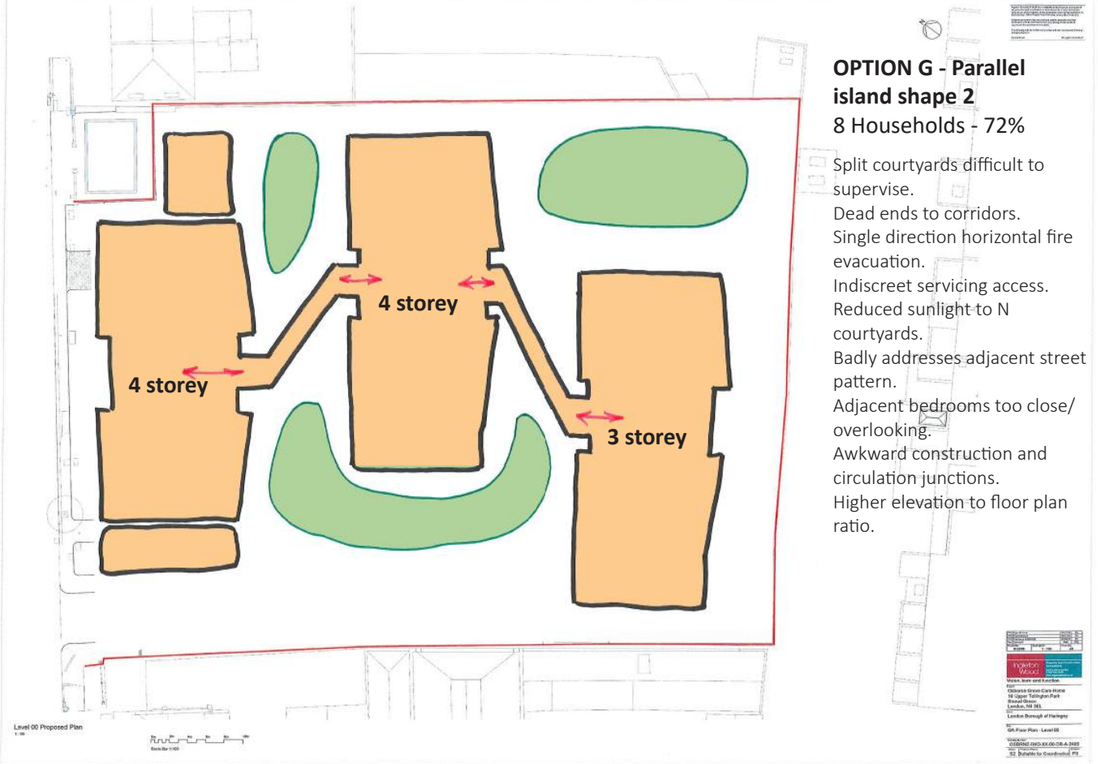
OPTION E - C shape
9 Households - 80%

Dead ends to corridors.
Single direction horizontal fire evacuation to rear wings.
Reduced sunlight to W courtyard.
Higher elevation to floor plan ratio.



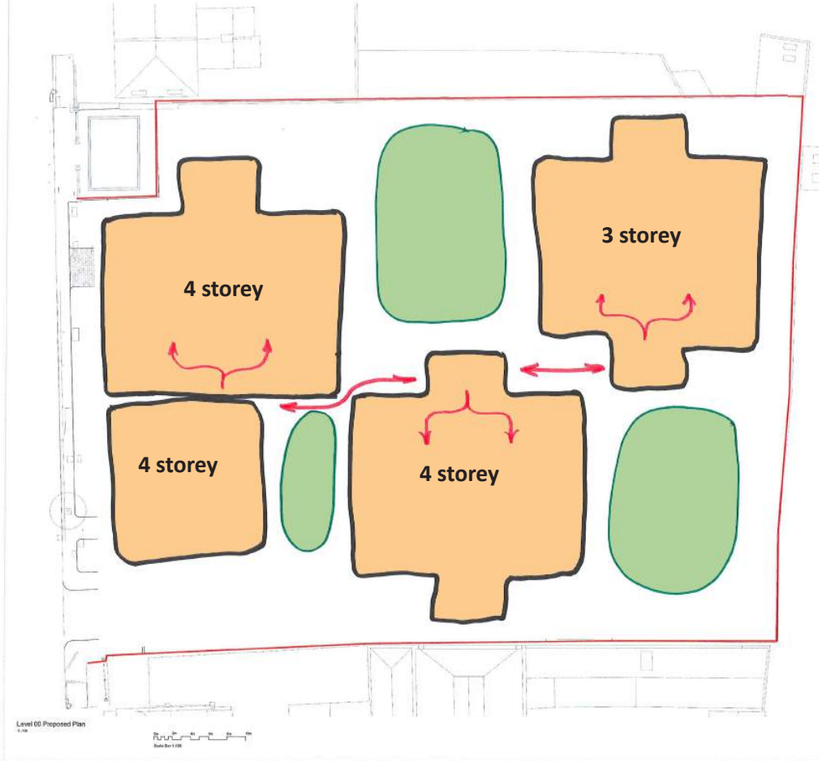
OPTION F - Parallel island shape 1
9 Households - 80%

Insufficient space on the site to accommodate.
Split courtyards difficult to supervise.
Dead ends to corridors.
Single direction horizontal fire evacuation to rear wings.
Indiscreet servicing access.
Reduced sunlight to W courtyards.
Badly addresses adjacent street pattern.
Adjacent bedrooms too close/ overlooking.
Higher elevation to floor plan ratio.



OPTION G - Parallel island shape 2
8 Households - 72%

Split courtyards difficult to supervise.
Dead ends to corridors.
Single direction horizontal fire evacuation.
Indiscreet servicing access.
Reduced sunlight to N courtyards.
Badly addresses adjacent street pattern.
Adjacent bedrooms too close/ overlooking.
Awkward construction and circulation junctions.
Higher elevation to floor plan ratio.



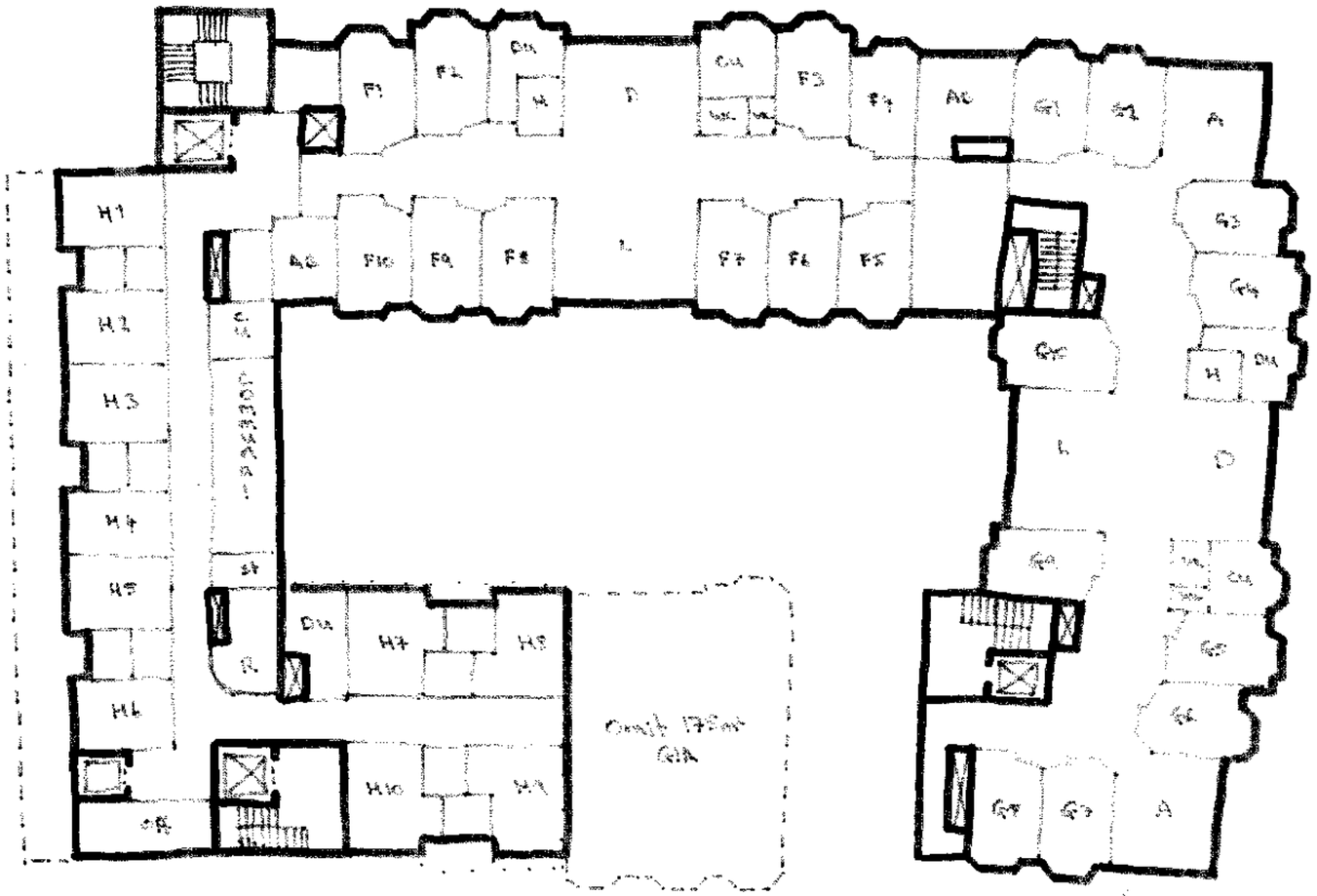
OPTION H - Pavilion shape
9 Households - 80%

Split courtyards difficult to supervise.
Dead ends to corridors.
Single direction horizontal fire evacuation.
Indiscreet servicing access.
Reduced sunlight to N courtyard.
Badly addresses adjacent street pattern.
Adjacent bedrooms too close/ overlooking.
Awkward construction and circulation junctions.
Higher elevation to floor plan ratio.

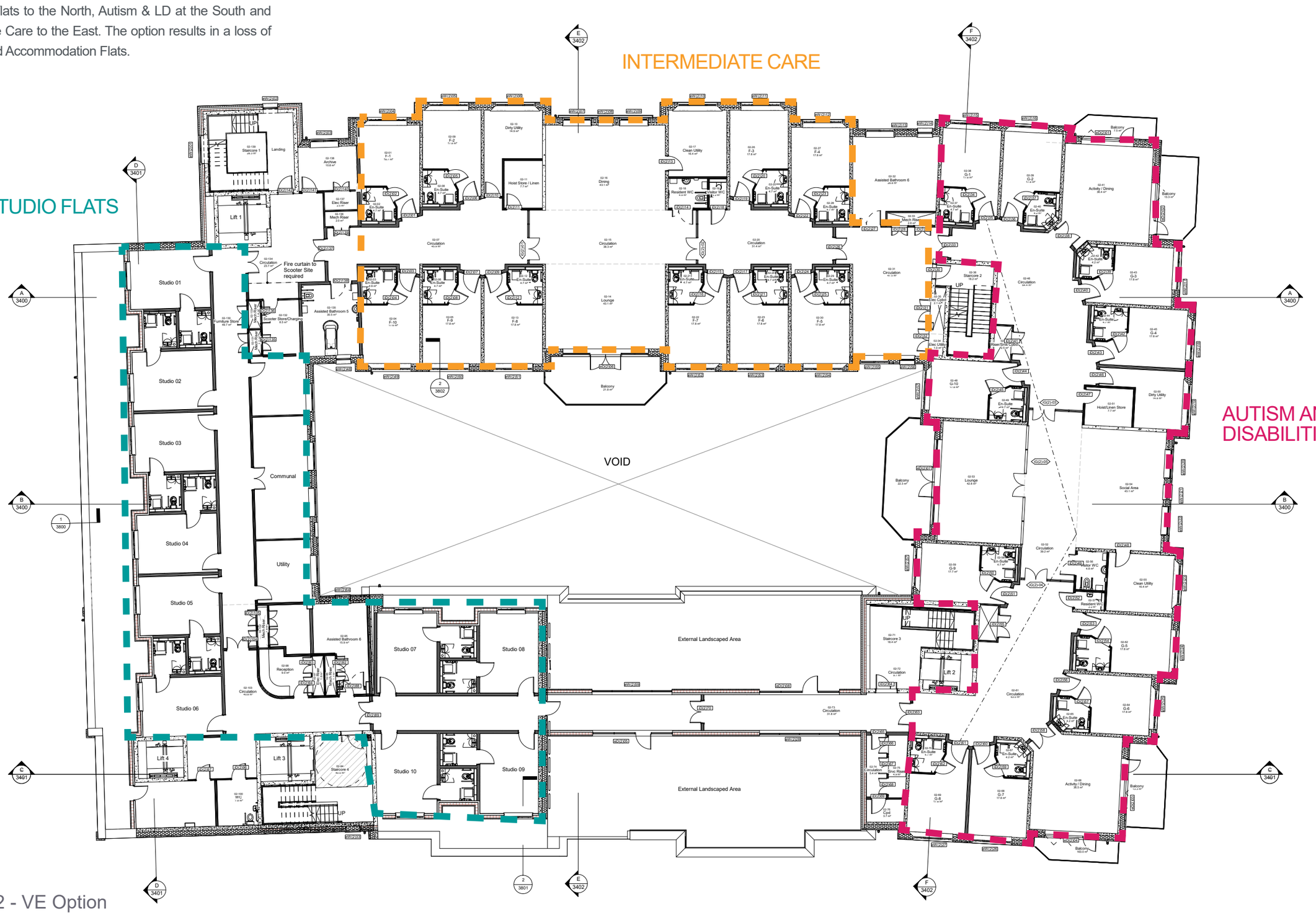
During Stage 03 a value engineering exercise was carried out between the IW design team and WT partnership. The design team were asked to put forwards potential ideas for tor reduce the overall cost of the project. A full value engineering schedule with associated costs has been carried out by WT partnership, including cost benefits, and viability of the proposals.

To create a significant cost reduction to the architecture, a reduction in accommodation and floor area was proposed by the design team as per the sketch below. The sketch shows the loss of all the sheltered accommodation and the end of life studios rotated into the front wing of the building. The sketch resulted in the loss of the top floor totalling approximately 1,321m2. The reduction of accommodation was rejected by the client group.

Refer to WT partnerships cost breakdown and report for value engineering discussion.


H1
H2
H3
H4
H5
H6
H7
H8
H9
H10
H11
DN
LIFT
LIFT
LIFT

This drawing shows level 02 as the top floor of the building, with studio flats to the North, Autism & LD at the South and Intermediate Care to the East. The option results in a loss of 18 Sheltered Accommodation Flats.


INTERMEDIATE CARE
STUDIO FLATS
AUTISM AND LEARNING DISABILITIES
VOID
Studio 01
Studio 02
Studio 03
Studio 04
Studio 05
Studio 06
Studio 07
Studio 08
Studio 09
Studio 10
Communal
Utility
Fire curtain to Scooter Site required
External Landscaped Area
External Landscaped Area
Lift 1
Lift 2
Lift 3
Lift 4
Staircore 1
Staircore 2
Staircore 3
Staircore 4
Balcony
Balcony
Balcony

List of Appendicies

Appendix A - Architects Drawings

Appendix B - Interior Design Drawings

Appendix BB - Signage and Wayfinding Schedule

Appendix C - Landscape Report

Appendix D - Structural Report

Appendix DD - Civils Stage 3 Drainage Design Report

Appendix E - Mechanical Report

Appendix EE - Kitchen and Laundry Drawings & Spec

Appendix F - Electrical Report

Appendix FF - Building Services Drawing Package

Appendix G - Sustainability Report

Appendix H - BREEAM Report

Appendix I - Secure By Design Meeting Notes

Appendix J - Fire Strategy Report

Appendix K - Construction Design & Management (CDM 2015)

Appendix L - Workshop Presentation - Frailty

Appendix M - Workshop Presentation - Complex Nursing & Rehabilitation

Appendix N - Workshop Presentation - Homeless, End of Life Studios

Appendix O - Workshop Presentation - Sheltered Housing

Appendix P - Workshop Presentation - Dementia

Appendix Q - Workshop Presentation - Autism and Learning Disabilities

Appendix R - Workshop Presentation - Staff

Appendix S - Workshop Presentation - Stage 03 Stakeholder Steering Group Presentation

Appendix T - Conservation Area Assessment

Appendix U - Courtyard Daylight Study

Appendix V - Quality Review Panel Response

Appendix W - Acoustic Report

Appendix X - Air Quality Assessment

Appendix Y - Party Wall Strategy & Fee Proposal

Appendix Z - Civil Engineering Drawings.

Appendix Z1 - Room Data Sheets

Appendix Z2 - Environment Noise Survey and Impact Assessment

All Appendicies are made available through BIM360

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Oakington
Cambridge
CB24 3DQ

T: 01223 965200

Colchester
874 The Crescent
Colchester Business Park
Colchester
Essex
CO4 9YQ

T: 01206 224270

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10 - 12 Alie Street
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E1 8DE

T: 020 7680 4400

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8 Whiting Road
Norwich Business Park
Norwich
Norfolk
NR4 6DN

T: 01603 666847

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99 Park Drive
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