OSBORNE GROVE NURSING HOME

Stroud Green, London N4



Volume 1: Feasibility Study

August 2019

frederick gibberd partnership

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Rev	Issue	Issue	Auth
-	*Initial Issue*	*31.05.19*	*rjb/jm*
A	*Revised as PM comments*	*06.08.19*	*rjb/jm*

1 Introduction

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

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

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

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

1.1 THE TEAM

Client:
Haringey London Borough Council

Architects:
Frederick Gibberd Partnership

Structural Engineers:
Iesis Structures Limited

Services Engineers:
Iles Consulting Limited

Cost Consultants:
Currie and Brown

CDM Coordinators:
Building & Workplace Solutions Limited

BREEAM Assessors:
Encon Associates

Landscape Designers:
Turkington Martin

1.2 PROJECT PARTICULARS

The feasibility study comprises sites at the following Addresses:

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

also

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

2 Executive Summary

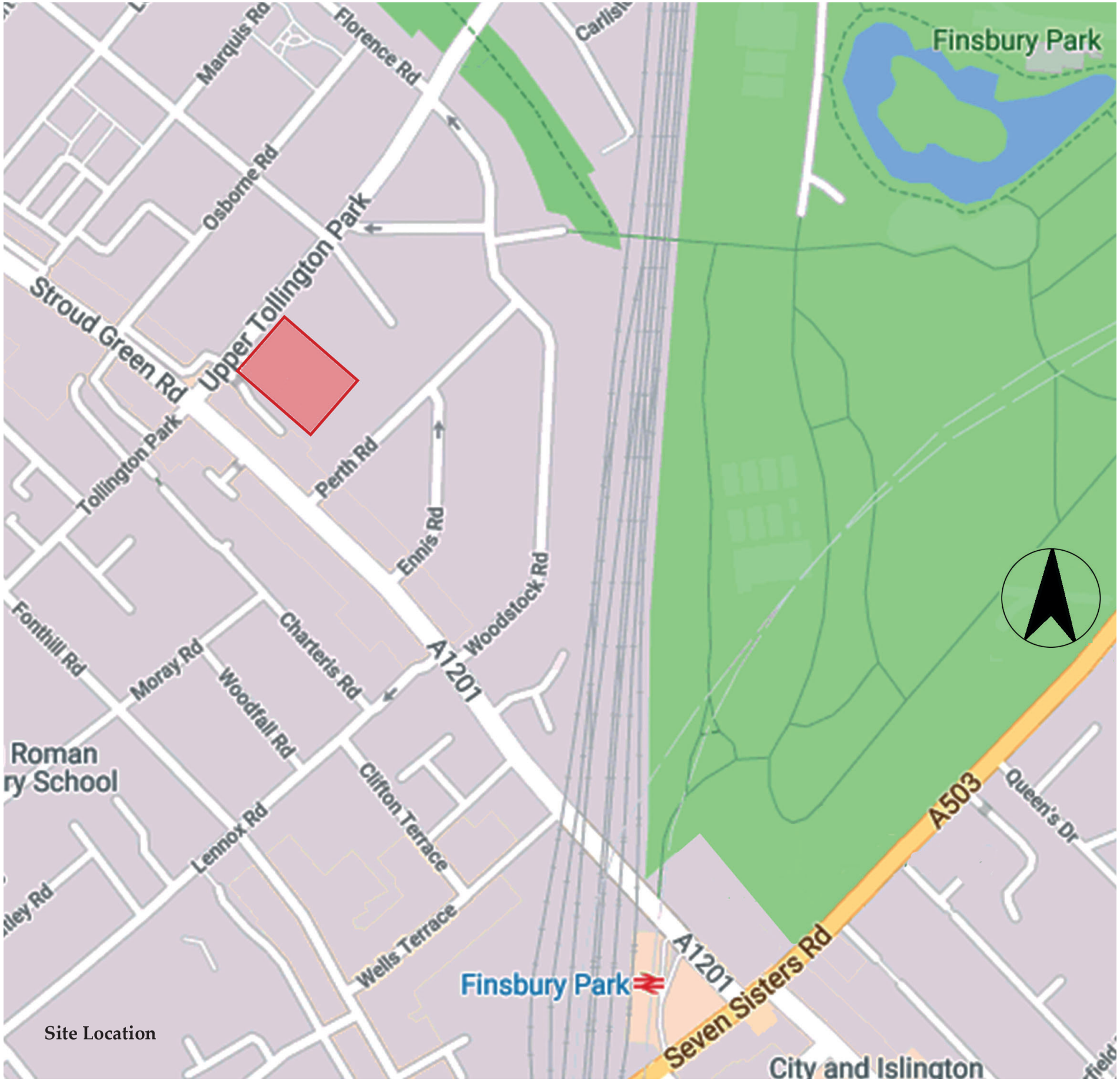
Osborne Grove Nursing Home is a 32 bedroom facility in Stroud Green. Originally constructed as a respite home it was not intended to take residents long term and is consequently deficient in meeting the demands of a modern care home.

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

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

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





Site Location





Adapting the Existing Building

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

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

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

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

Redeveloping a new building

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

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

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

Development Options

The four options are:

Option One
Enlargement of existing Home within its own site

Option Two
Enlargement of home including the Stroud Green Clinic

Option Three
New build within its own site

Option Four
New build including the Stroud Green Clinic.

An appraisal options matrix is included at Section 10

Project delivery

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

Procurement

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

Costs

Summary Construction Costs

Item	Option	Total Gross Floor Area m2	Construction Cost (£)	Cost per m2
1	Option 1 Reurbishment and new build excluding the clinic	4,210	16,312,000	3,866
2	Option 2 -Reurbishment and new build including the clinic	4,440	16,593,000	3,737
3	Option 3 -New build excluding the clinic	4,084	18,,584,000	4,550
4	Option 4 -New build including the clinic	4,759	21,021,000	4,417

3 Brief and Objectives

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

The total number of single bedrooms tabulated (right)

Additional spatial requirements to support bed based provision:

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

Potential spatial requirements to support non-resident community use:

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

(Could be a mix of the above)

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

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

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

4 Vision/Key Drivers

- To develop a high quality provision to improve outcomes for residents through a model of nursing care which is responsive to current and future local need.
- To provide 'Good' or 'Outstanding' care and support as recognised by the Care Quality Commission.
- To focus on working in ways which build relationships and start from people's strengths
- To provide person-centred, outcomes-based delivery
- To deliver 'an open home', which is outward facing and supports engagement with the wider community and health and care partners
- To deliver a fair cost of care and ensure that front line care workers work in environments that offer good terms and conditions, enable career progression and secure retention levels, whilst ensuring that services continue to offer value for money and can meet increasing demand.

5 The Site Location and History



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

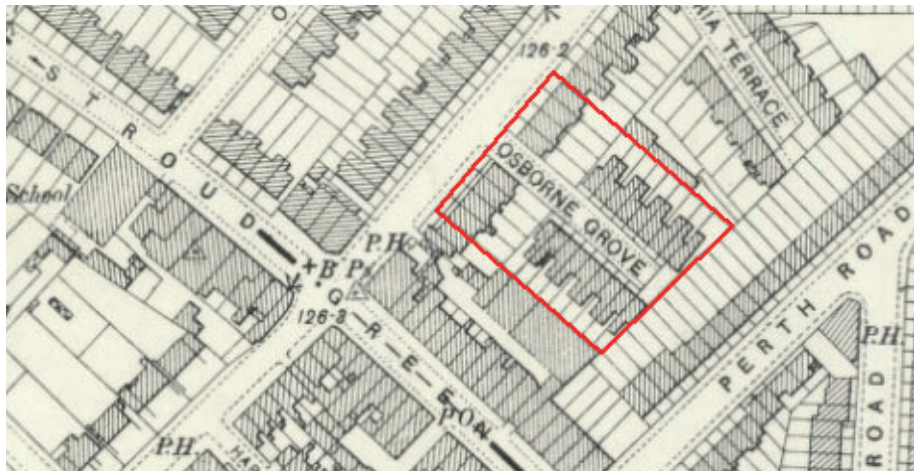
Osborne Grove Nursing Home takes its name from the road which for nearly a century occupied the site.

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

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

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





Map of Osborne Grove c 1890



The Osborne Tavern and terrace fronting the site c 1947



Same view 2019

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

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

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

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

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

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

6 Existing Building Information

The following Information has been obtained:

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

No information has been obtained with regard to

Maintenance Logs
Fire risk Assessments
Catering Operation

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

The above information is included in Volume II : Appendix.

7 Existing Site and Building Layout

7.1 SITE ASSESSMENT

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

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

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

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

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

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

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

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

Aerial view of site from the north



7.2 EXTERIOR OF EXISTING BUILDINGS

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

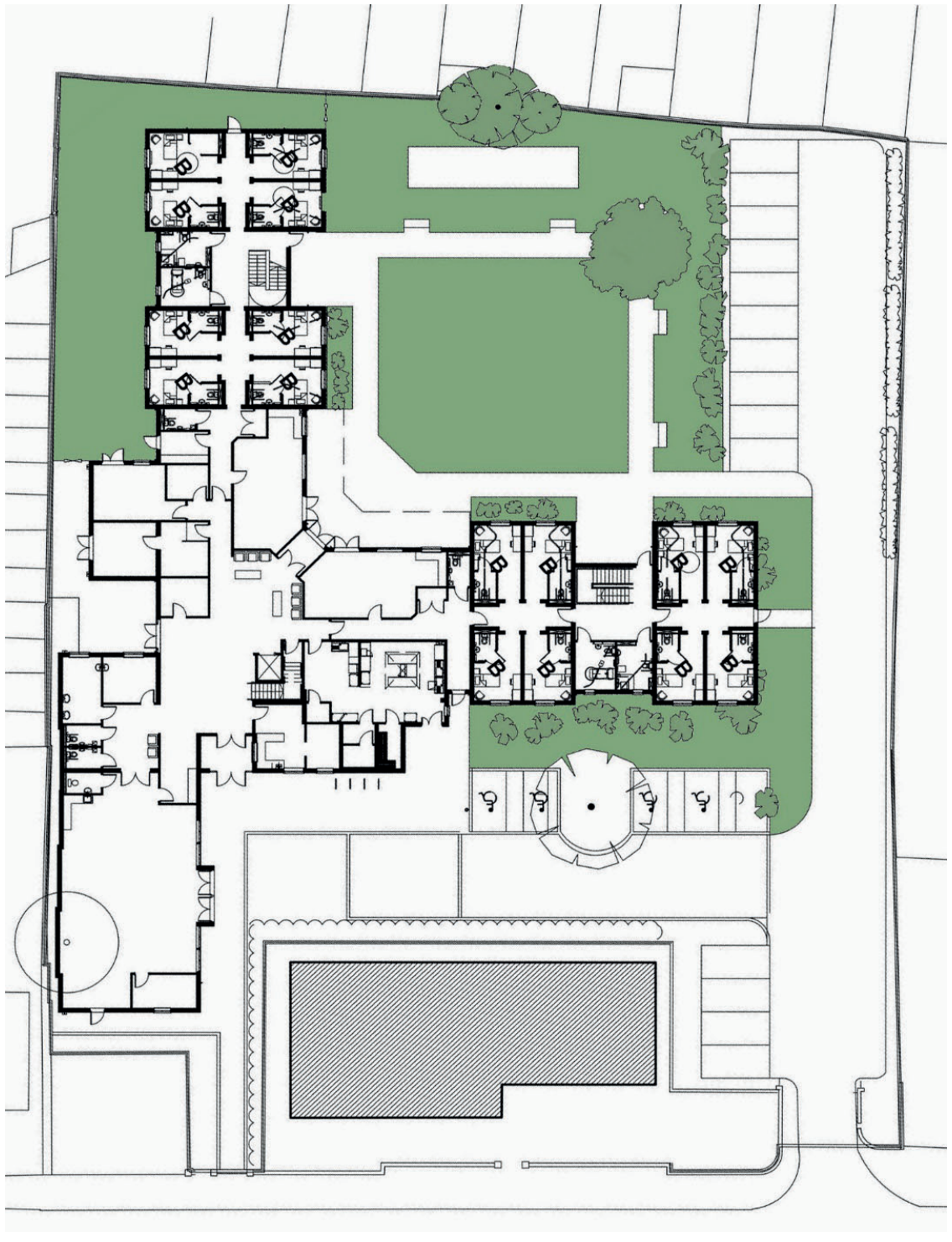
The clinic building is of a yellow facing brick and appears to be roofed in artificial slate with concrete hips.

7.3 EXISTING BUILDING PLAN

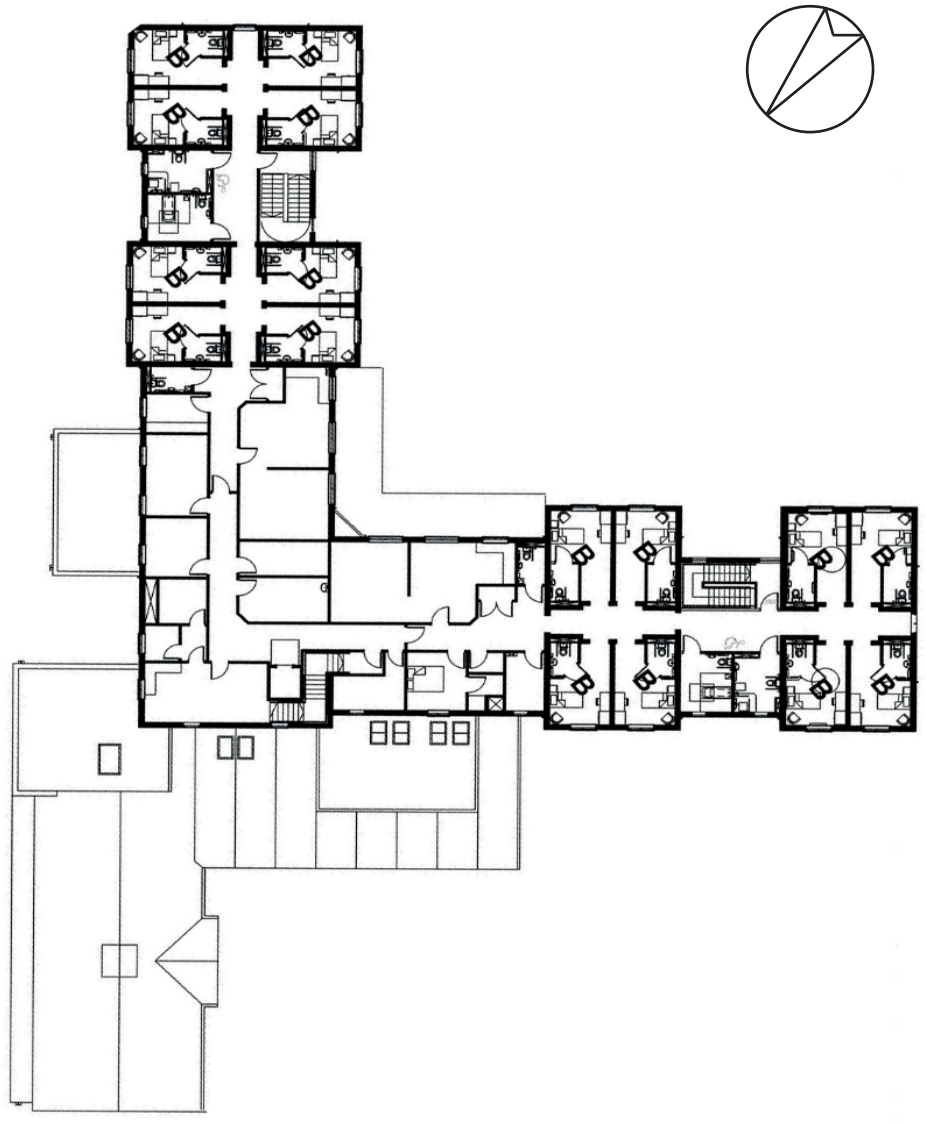
The existing ground floor plan comprises two 8 bedroom wings which lead out north east and north west from the main entrance which gives access to the day service and ancillary accommodation including plant areas and the laundry.

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

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



Existing Home Ground Floor Plan



First Floor Plan

7.4 CONFORMITY WITH NATIONAL STANDARDS

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

7.5 ACCESSIBILITY

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

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

7.6 THERMAL AND ACOUSTIC COMFORT

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

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

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

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

7.7 EXISTING SERVICES

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

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

For a fuller discussion of the services refer Appendix B

7.8 STRUCTURE

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

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

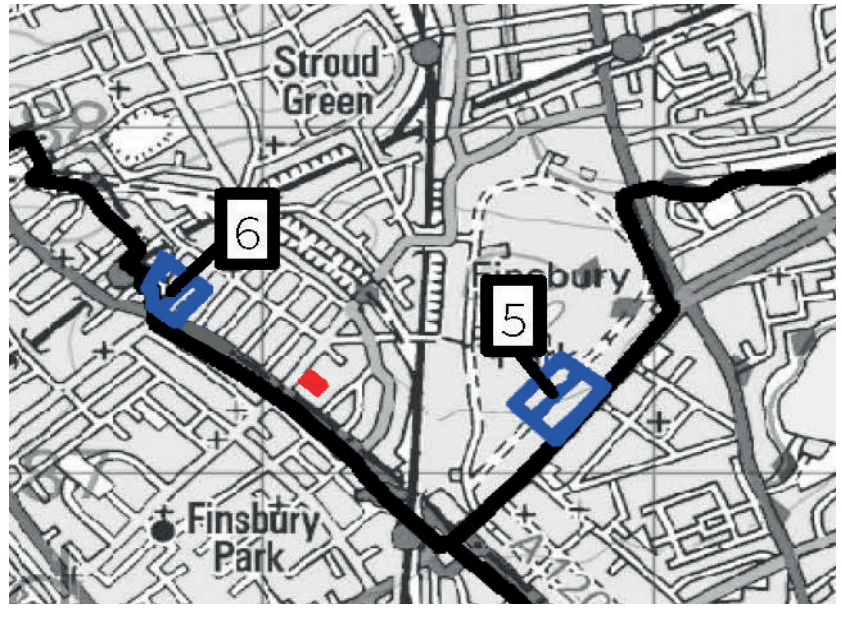
The load bearing structure has implications on fire safety if an additional floor is built over the existing wings, since it has not been designed to counter progressive structural collapse. This will impact on the length of time needed to evacuate that part of the building. As a consequence it would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

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

7.9 ARCHAEOLOGY

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

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



Extract from APA map (source Historic England)

7.10 PHOTOGRAPHS OF EXTERIOR



Main Pedestrian Entrance



Main Vehicular Entrance



Upper Tollington Park



North east frontage



Elevation to Garden

7.11 PHOTOGRAPHS OF INTERIOR



Typical Corridor with single leaf door



Ensuite WC



Typical bedroom





Existing Day Centre



Typical Lounge/dining room









7.12 OPPORTUNITIES AND CHALLENGES

Opportunities

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

Constraints

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

8 Design Brief

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

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

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

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

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

Principle 4.
Optimise the size of bedrooms to meet or exceed current standards. All ensuites to be wet rooms, and rooms doors widened where possible; rooms to be fitted with integrated hoist tracks to allow use of hoist units if required.

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

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



Full length window



Bedroom with integral hoist



Sitting areas in corridors



Household staff base



Multi purpose therapy/activity rooms

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

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

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

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

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

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

9 Area Analysis
Accommodation Schedule

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

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

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

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

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

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

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

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

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

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

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

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

Area of Clinic Building assessed as 250 sq m GIA.

10 Development Options

10.1 OPTION ONE

This option involves the remodelling and refurbishment of the existing building within the limits of the original site. The existing wings are linked by a new extension to form a quadrangle enclosing a garden courtyard. The east and west stairs are relocated and arranged to discharge directly to the perimeter in the event of an emergency. A small wheelchair lift is included adjacent to the east stair to enable access from the upper floors to the garden.

The required accommodation is achieved by the removal of the entire pitched roof and the formation of a third storey with a flat green roof. The height of the additional storey is below the existing ridge line of the nursing home.

Pedestrian access remains as existing with the Day Centre in it is original form. The offices are extended into part of the kitchen and arranged as an open plan space, with access to an interview room which can also accommodate family meetings. A new bed lift is attached outside the existing floor plate to give access to all levels; the present lift would be retained as a secondary lift for deliveries and other service functions.

The kitchen extends to the southwest and the existing bedrooms are relocated within the new structure. A new cafe lounge is formed with direct access to the garden served directly from the main kitchen. Deliveries to the kitchen is as existing. A multipurpose therapy/activity space is formed within the internal corner. This would be artificially lit to allow its use as a sensory/relaxation room.

T wo households are created with separate entrances for similar complex needs resident groups A and B. These are arranged 'back to back' to allow a proportion of rooms to be allocated into either household to suit demand.

The remainder of the ground floor includes the plant and laundry which are enlarged as much as possible within the confines of the site.

On the first floor there is a 25 bedroom household subdivided into separate clusters with dedicated lounge areas for each and central dining rooms. This floor would accommodate Group C residents, suffering from Dementia. Along the boundary to the Perth Road properties the new glazed corridor would be obscured so as to prevent overlooking.

On the new second floor the remainder of the dementia (Group D Residents) are accommodated in a 15 bedroom household, with another unit (Group E). Balconies and terraces outside the dining areas would give some access to outside space.



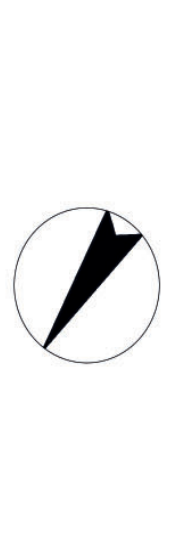
Ground Floor Plan



First Floor Plan



Second Floor Plan



OPTION ONE - SCHEDULE OF AREAS

		Proposed Areas		
	Room Reference and Description	No of Rooms	Unit Area m^2	Total m^2
1.0	**Main Entrance Area**			
1.1	Main Entrance Lobby	1	7.6	7.6
1.2	Interview Room	1	21.6	21.6
1.3	Guest/Staff WCs	3	4	12
Total				**41.2**
2.0	**Staff**			
2.1	Open Plan Office	1	47.3	47.3
2.2	Staff Changing	1	14	14
2.3	Staff Restroom	1	23.5	23.5
				0
				0
				0
Total				**84.8**
3.0	**Catering**			
3.1	Kitchen/Food Stores	1	67.9	67.9
3.2	Café	1	54.3	54.3
3.3	Refuse	1	16.3	16.3
3.4	Kitchen Staff	1	9.3	9.3
3.5	Dining A	1	42.3	42.3
3.6	Dining B	1	26.7	26.7
3.7	Dining C	1	37.5	37.5
3.8	Dining D	1	37.5	37.5
3.9	Dining E	1	29.4	29.4
Total				**321.2**

4.0	**Ward A**			
4.1	Bedrooms A1 - A6 (Existing)	6	16	96
4.2	Bedroom A7 - A10	4	19.3	77.2
4.3	Prep	1	7	7
4.4	Lounge A1 - A10	1	28.1	28.1
4.5	Sluice	1	7.6	7.6
4.6	Hoist Store	1	8.1	8.1
4.7	WC	1	3.7	3.7
4.8	Assisted Bath	1	10.7	10.7
Total				**238.4**
5.0	**Ward B**			
5.1	Bedroom B1	1	19.3	19.3
5.2	Bedrooms B2, B4, B6, B8	4	19.6	78.4
5.3	Bedrooms B5, B7, B9, B10	4	18.7	74.8
5.4	Bedroom B3	1	20.2	20.2
5.5	Therapy/Reminiscence	1	28.9	28.9
5.6	Lounge B1 - B10	1	39.3	39.3
5.7	Hoist Store	1	15.5	15.5
5.8	Assisted Bathroom	1	9.2	9.2
5.9	Prep	1	6.3	6.3
5.10	Sluice	1	4.3	4.3
Total				**296.2**
6.0	**Ward C**			
6.1	Bedroom C1 - C6 (Existing)	6	16	96
6.2	Bedrooms C7 - C11	5	19.3	96.5
6.3	Bedrooms C12, C14, C16, C18	4	19.6	78.4
6.4	Bedrooms C15, C17, C19, C20	4	18.7	74.8
6.5	Bedrooms C13	1	20.2	20.2
6.6	Bedrooms C21 - 25 (Existing)	5	15.5	77.5
6.7	Hoist Store	1	15.4	15.4
6.8	Lounge C1 - C10	1	28.1	28.1
6.9	Assisted Bathroom	1	10.8	10.8

6.10	Hoist Store	1	8.1	8.1
6.11	Prep	1	5.1	5.1
6.12	Therapy/Reminiscence	1	28.9	28.9
6.13	Lounge C11 - C18	1	26.7	26.7
6.14	Lounge C19 - C25	1	17.3	17.3
6.15	Assisted Bathroom	1	9.2	9.2
6.16	Prep	1	6.3	6.3
6.17	Sluice A	1	7.2	7.2
6.18	Sluice B	1	6.7	6.7
6.19	Store	1	9.3	9.3
6.20	Guest Bedroom + En-Suite	1	15	15
6.21	Interview Room	1	17.5	17.5
6.22	Store	1	12.5	12.5
6.23	Store	1	9.8	9.8
6.24	Therapy/Reminiscence	1	38.7	38.7
6.25	Sluice	1	6.6	6.6
6.26	WC	1	3.68	3.7
				726.3
Total				

7.0	**Ward D**			
7.1	Bedroom D1	1	19.3	19.3
7.2	Bedrooms D2, D4, D6, D8	4	19.6	78.4
7.3	Bedrooms D5, D7, D9, D10	4	18.7	74.8
7.4	Bedroom D3	1	20.2	20.2
7.5	Bedrooms D11 - D15	5	15.4	77
7.6	Therapy/Reminiscence	1	28.9	28.9
7.7	Lounge D1 - D8	1	26.7	26.7
7.8	Lounge D9 - D15	1	17.3	17.3
7.9	Assisted Bathroom	1	9.2	9.2
7.1	Prep	1	6.3	6.3
7.11	Store	1	7.2	7.2
7.12	WC	1	3.7	3.7
7.13	Sluice	1	6.7	6.7
7.14	Store	1	2.2	2.2
7.15	Guest Bedroom + En-Suite	1	15	15
7.16	Store	1	9.4	9.4
Total				**402.3**

8.0	**Ward E**			
8.1	Bedrooms E1 - E6	6	16	96
8.2	Bedroom E7 - E10	4	19.3	77.2
8.3	Prep	1	5	5
8.4	Lounge E1 - E10	1	28.1	28.1
8.5	Sluice	1	7.6	7.6
8.6	Hoist Store	1	8.1	8.1
8.7	WC	1	3.7	3.7
8.8	Sluice	1	6.6	6.6
8.9	Therapy	1	19.2	19.2
8.10	Interview/Family Room	1	18.2	18.2
8.11	Store	1	14	14
Total				**283.7**

9.0	**Entertainment**			
9.1	Community Space	1	140.7	140.7
9.2	WC	1	3.9	3.9
9.3	Hair dressing	1	15.7	15.7
9.4	Community Space Office	1	10.7	10.7
9.5	Multi-Faith Room	1	12.8	12.8
Total				**183.8**

10.0	**Utilities**			
11.1	Laundry	1	43.9	43.9
11.2	Plant	1	17.2	17.2
11.3	Plant	1	13.1	13.1
11.4	Plant	1	11.4	11.4
11.5	Plant	1	9.3	9.3
11.6	Garden Store	1	15.7	15.7
11.7	Cleaners Store	2	7.6	15.2
11.8	Store	1	3.5	3.5
Total				**129.3**

	SUMMARY

	Proposed	
		2916.10
Planning		incl
Plant		incl
Circulation		1139
TOTAL		**4055.10**

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

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

Area of Clinic Building assessed as 250 sq m GIA.

10.2 OPTION TWO

This option takes in the clinic site and avoids the need for building an additional storey over the whole site as seen in Option One. It allows the formation of a three storey block on Upper Tollington Park with the clinic on the ground floor, and the creation of more generous pedestrian entrance outside the existing Day Centre.

The ground floor follows a similar plan to Option One with a larger open plan office space for administration staff and therapists.

On the first floor the arrangement has the advantage of placing all the Dementia Residents on the same floor with the facility of allocating rooms to either Group C or D according to demand for places. Nurse bases are strategically placed around the floor, with the option of using different bases for night and day staff.

On the Second floor, part of the existing roof volume would be converted to accommodation, giving access to the new front block. To provide some outside space a route would be created to link to the new roof over the two storey extension enclosing the garden courtyard.

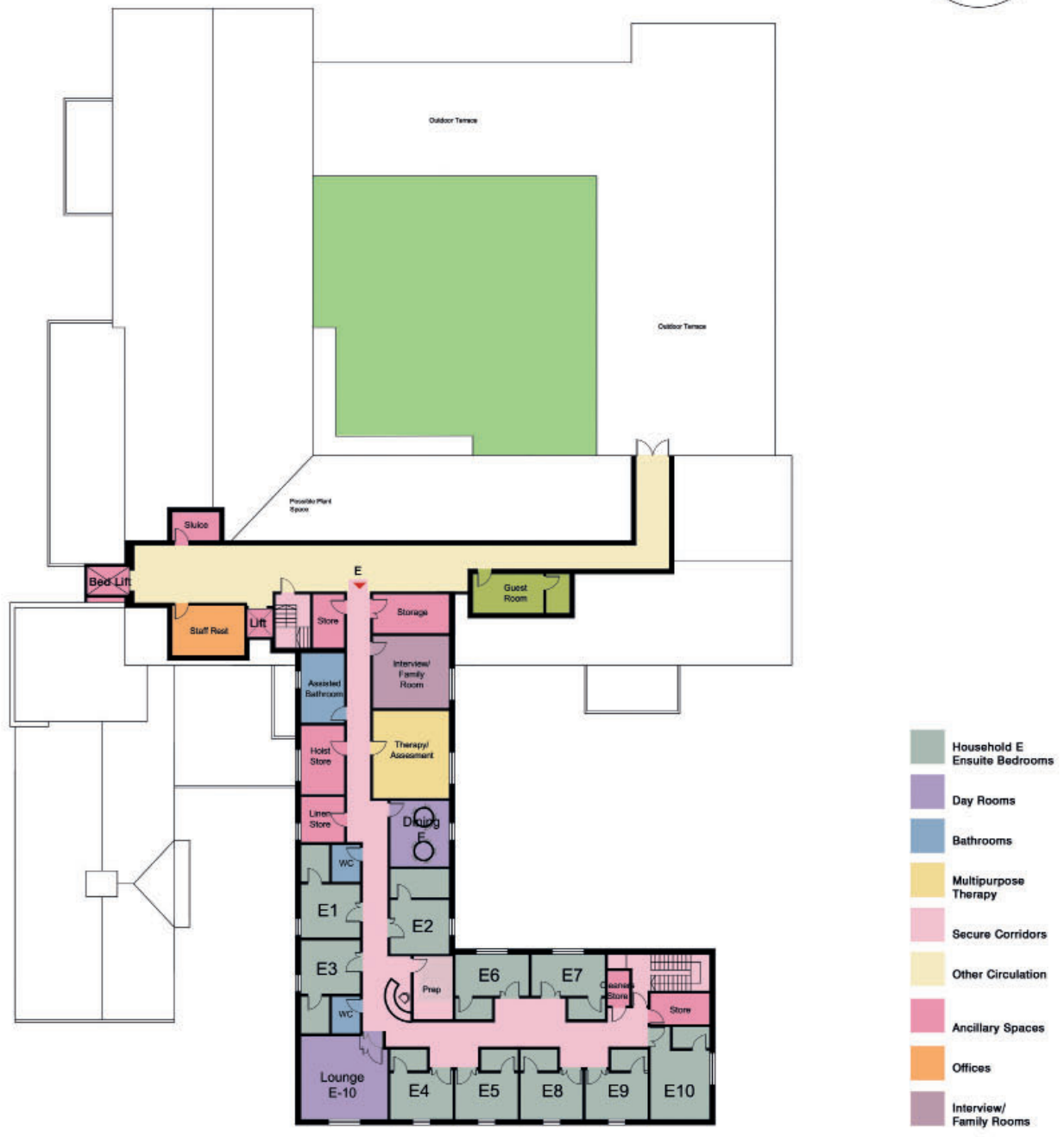
As with the first option a small proportion of existing rooms would be retained and adapted to have wet rooms. Because of the structural constraints, namely that the load bearing cross walls cannot readily be removed, it will not be possible to enlarge these rooms beyond the minimum size. This would be mitigated by the fact that these rooms would only be used by residents able to spend a proportion of their day outside their bedrooms.



Ground Floor Plan



First Floor Plan



Second Floor Plan

OPTION TWO - SCHEDULE OF AREAS

		Proposed Areas		
	Room Reference and Description	No of Rooms	Unit Area m²	Total m²
1.0	**Main Entrance Area**			
1.1	Entrance Lobby	1	7.6	7.6
1.2	Interview Room	1	21.6	21.6
1.3	Guest/Staff WCs	3	4	12
1.4	Reception	1	15.5	15.5
Total				**56.7**
2.0	**Staff**			
2.1	Open Plan Office	1	90.2	90.2
2.2	Staff Changing	1	13.9	13.9
2.3	Staff Rest	1	25.4	25.4
2.4	Office WCs	1	10.8	10.8
2.5	Office Store	1	13.3	13.3
Total				**153.6**
3.0	**Catering**			
3.1	Kitchen	1	60.4	60.4
3.2	Kitchen & Food Store	1	29.7	29.7
3.3	Kitchen Staff changing	1	10.3	10.3
3.4	Café	1	54.3	54.3
3.5	Dining A	1	42.3	42.3
3.6	Dining B	1	26.7	26.7
3.7	Dining C & D	1	42.7	37.5
3.8	Dining E	1	15.6	15.6
Total				**276.8**

4.0	**Ward A**			
4.1	Bedrooms A1 - A6 (Existing)	6	16	96
4.2	Bedroom A7 - A10	4	19.3	77.2
4.3	Prep	1	7	7
4.4	Lounge A1 - A10	1	28.1	28.1
4.5	Sluice	1	7.6	7.6
4.6	Hoist Store	1	8.1	8.1
4.7	WC	1	3.7	3.7
4.8	Assisted Bath	1	10.7	10.7
Total				**238.4**
5.0	**Ward B**			
5.1	Bedroom B1	1	19.3	19.3
5.2	Bedrooms B2, B4, B6, B8	4	19.6	78.4
5.3	Bedrooms B5, B7, B9, B10	4	18.7	74.8
5.4	Bedroom B3	1	20.2	20.2
5.5	Therapy/Reminiscence	1	28.9	28.9
5.6	Lounge B1 - B10	1	39.3	39.3
5.7	Hoist Store	1	15.5	15.5
5.8	Assisted Bathroom	1	9.2	9.2
5.9	Prep	1	6.3	6.3
5.10	Sluice	1	4.3	4.3
Total				**296.2**
6.0	**Ward C**			
6.1	Bedroom C1 - C6 (Existing)	6	16	96
6.2	Bedrooms C7 - C11	5	19.3	96.5
6.3	Bedrooms C12, C14, C16, C18	4	19.6	78.4
6.4	Bedrooms C15, C17, C19, C20	4	18.7	74.8
6.5	Bedrooms C13	1	20.2	20.2
6.6	Bedrooms C21 - 25 (Existing)	5	15.5	77.5
6.7	Hoist Store	1	15.4	15.4
6.8	Lounge C1 - C10	1	28.1	28.1
6.9	Assisted Bathroom	1	10.8	10.8
6.10	Hoist Store	1	8.1	8.1
6.11	Prep	1	5.1	5.1
6.12	Therapy/Reminiscence	1	28.9	28.9
6.13	Lounge C11 - C18	1	26.7	26.7
6.14	Lounge C19 - C25	1	17.3	17.3
6.15	Assisted Bathroom	1	9.2	9.2
6.16	Prep	1	6.3	6.3
6.17	Sluice A	1	7.2	7.2
6.18	Sluice B	1	6.7	6.7

6.21	Interview Room	1	17.5	17.5
6.22	Store	1	12.5	12.5
6.23	Store	1	9.8	9.8
6.24	Therapy/Reminiscence	1	38.7	38.7
6.25	Sluice	1	6.6	6.6
6.26	WC	1	3.68	3.68
				726.3
Total				

7.0	**Ward D**			
7.1	Bedrooms D1 - D8	8	17	136
7.2	Bedroom D9	1	27.9	27.9
7.3	Bedrooms D10, D11, D13, D15	4	15.2	60.8
7.4	Bedrooms D12, D14	2	15.5	31
7.5	Lounge D1 - D7	1	20.5	20.5
7.6	WC	1	4.2	4.2
7.7	Assisted Bathroom	1	10.8	10.8
7.8	WC	1	3.1	3.1
7.9	Hoist Store	1	7.4	7.4
7.1	Lounge D8 - D15	1	22	22
7.11	Prep	1	5.3	5.3
Total				**329**

8.0	**Ward E**			
8.1	Room E1, E3	2	17	34
8.2	Room E2	1	19.7	19.7
8.3	Room E4, E5, E8, E9	4	16.9	67.6
8.4	Room E6, E7	2	15.4	30.8
8.5	Room E10	1	21.3	21.3
8.6	Sluice	1	5.4	5.4
8.7	Storage	1	12.1	12.1
8.8	Assisted Bathroom	1	12.2	12.2
8.9	Interview/Family Room	1	22.2	22.2
8.10	Therapy/Assesment	1	26.9	26.9
8.11	Hoist Store	1	12	12
8.12	Linen Store	1	7.9	7.9
8.13	WC	1	4.23	4.23
8.14	Prep	1	10.4	10.4
8.15	Lounge E1 - E10	1	27.5	27.5
8.16	Cleaners Store	1	3.1	3.1
8.17	Store	1	7.4	7.4
8.18	Guest Room	1	15	15
Total				**339.73**

9.0	**Entertainment**			
9.1	Community Space	1	140.7	140.7
9.2	WC	1	3.9	3.9
9.3	Hair dressing	1	15.7	15.7
9.4	Community Space Office	1	10.7	10.7

9.5	Multi-Faith Room	1	12.8	12.8
Total				**183.8**

10.0	**Utilities**			
10.1	Laundry	1	43.9	43.9
10.2	Plant	1	17.2	17.2
10.3	Plant	1	13.1	13.1
10.4	Plant	1	11.4	11.4
10.5	Plant	1	9.3	9.3
10.6	Garden Store	1	15.7	15.7
10.7	Cleaners Store	2	7.6	15.2
10.8	Store	1	3.5	3.5
10.9	Plant	1	42.5	42.5
Total				**171.8**

	SUMMARY

	Proposed	
		2772.31
Planning		incl
Plant		incl
Circulation		1119.00
Clinic		247.70
TOTAL		**4139.01**

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

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

10.3 OPTION THREE

This envisages the demolition of the existing nursing home and the reprovision of the service in its entirety. This would follow the quadrangle plan but with a larger garden courtyard, and accommodation confined to two storeys apart from the wing located behind the clinic which would extend to three storeys.

Pedestrian access would be as existing with an administration centre to the left hand side of the entrance and a slightly enlarged day centre to the right. This would allow the day centre to be separate during the day, but could combine with the new cafe area for functions for residents, by the use of sliding folding partitions.

The ground floor is arranged with the service functions along the car park side so as to give garden views to the maximum number of residents rooms. Vehicular access is as existing but with a porte cochere to allow discreet access for ambulances to access the home.

The first floor accommodates all dementia residents on one level, again with the facility to allocate rooms to either Group C or D residents as required. For maximum flexibility both lifts indicated would be capable of taking a bed or stretcher case. A wheelchair lift available to either household would allow access to the garden, with some balcony space available from the majority of day rooms. The circulation is arranged as a complete circuit which would allow residents to wander. Security lobbies would limit access to the main stairs.

Multi-use therapy spaces are provided on the ground and first floors intended to function as reminiscence rooms, library, or activity areas as required.

On the second floor is the rehabilitation centre (Group D) intended for shorter stay use, with it own therapy and interview rooms and direct access to roof terraces at the rear.



Ground Floor Plan



First Floor Plan



Second Floor Plan

- Household C Ensuite Bedrooms
- Household D Ensuite Bedrooms
- Day Rooms
- Bathrooms
- Multipurpose Therapy
- Secure Corridors
- Other Circulation
- Ancillary Spaces
- Offices
- Interview/ Family Rooms
- Household E Ensuite Bedrooms
- Day Rooms
- Bathrooms
- Multipurpose Therapy
- Secure Corridors
- Other Circulation
- Ancillary Spaces
- Offices
- Interview/ Family Rooms

OPTION THREE- SCHEDULE OF AREAS

		Proposed Areas		
	Room Reference and Description	No of Rooms	Unit Area m^2	Total m^2
1.0	**Main Entrance Area**			
1.1	Main Entrance Lobby	1	14.9	14.9
1.2	Reception/Waiting Area	1	86.6	86.6
1.3	Interview Room	1	13.9	13.9
1.4	Records	1	14.5	14.5
1.5	WC	1	3.2	3.2
1.6	WC	1	3.9	3.9
1.7	Relatives Room + Shower	1	23.5	23.5
Total				**160.5**
2.0	**Staff**			
2.1	Staff Lockers & Changing	1	40.5	40.5
2.2	Open Plan Offices	1	62.3	62.3
2.3	Staff WC	1	3.4	3.4
2.4	Staff WC	1	3.4	3.4
2.5	IT	1	1.5	1.5
Total				**111.1**
3.0	**Catering**			
3.1	Kitchen/Food Stores	1	63.2	63.2
3.2	Café Lounge	1	89	89
3.3	Refuse	1	17.4	17.4
3.4	Kitchen Staff	1	9.5	9.5
3.5	Dining A	1	26	26
3.6	Dining B	1	24.1	24.1
3.7	Dining C	1	32.9	32.9
3.8	Dining D	1	24	24
3.9	Dining E	1	16.4	16.4
Total				**302.5**

4.0	**Ward A**			
4.1	Bedrooms A1 - A4	4	19.8	79.2
4.2	Bedroom A5	1	21	21
4.3	Bedrooms A6, A7	2	19.8	39.6
4.4	Bedrooms A8, A9	2	19.2	38.4
4.5	Bedroom A10	1	19.8	19.8
4.6	WC	1	3.4	3.4
4.7	Sluice	1	7.6	7.6
4.8	Prep	1	5	5
4.9	Lounge A1 - A10	1	28.7	28.7
4.10	Assisted Bath	1	11.1	11.1
Total				**253.8**
5.0	**Ward B**			
5.1	Bedrooms B1, B2	2	19.8	39.6
5.2	Bedrooms B3, B4	2	19.7	39.4
5.3	Bedrooms B5, B6	2	19.8	39.6
5.4	Bedroom B7	1	19	19
5.5	Bedrooms B8, B9	2	19.7	39.4
5.6	Bedroom B10	1	24.1	24.1
5.7	Assisted Bath	1	14.9	14.9
5.8	Store	1	5.8	5.8
5.9	Hoists	1	11.8	11.8
5.10	Lounge B1 - B10	1	24.9	24.9
5.11	WC	1	3.3	3.3
5.12	Prep	1	8	8
5.13	Store	1	4.3	4.3
5.14	Sluice	1	5.4	5.4
5.15	Store	1	10.7	10.7
Total				**290.2**
6.0	**Ward C**			
6.1	Bedroom C1	1	21.7	21.7
6.2	Bedrooms C2 - C6	5	19.8	99
6.3	Bedroom C7	1	21	21
6.4	Bedrooms C8 - C11	4	19.8	79.2
6.5	Bedrooms C12	1	19.8	19.8
6.6	Bedrooms C13 - C15	3	19.8	59.4
6.7	Bedrooms C16 - C19	4	19.8	79.2
6.8	Bedrooms C20 - C23	4	20	80
6.9	Bedroom C24	1	20.9	20.9
6.10	Bedroom C25	1	22.7	22.7
6.11	Lounge C1 - C6	1	28	28
6.12	Lounge C7 - C15	1	30	30

6.13	Sluice	1	8.8	8.8
6.14	WC 1	1	3.3	3.3
6.15	WC 2	1	4.1	4.1
6.16	Store	1	6	6
6.17	Hoist Store	1	11.6	11.6
6.18	Assisted Bath	1	14.8	14.8
6.19	Reminiscence Room	1	36.6	36.6
6.20	WC	1	4.5	4.5
6.21	Residents Store	1	5.9	5.9
6.22	Lounge C16-C25	1	24	24
6.23	Store	1	10.5	10.5
6.24	Cleaners Store	1	5.2	5.2
6.25	Store	1	4.2	4.2
6.26	Store	1	5.8	5.8
6.27	Assisted Bath	1	14.7	14.7
6.28	Prep	1	10.8	10.8
Total				**731.7**

7.0	**Ward D**			
7.1	Bedrooms D1 - D7	7	19.7	137.9
7.2	Bedrooms D8 - D12	5	20	100
7.3	Bedroom D13	1	19.9	19.9
7.4	Bedroom D14 - D15	3	19.5	58.5
7.5	Lounge D1 - D7	1	27.7	27.7
7.6	Lounge D8 - D15	1	30	30
7.7	Assisted Bath	1	11.4	11.4
7.8	Sluice	1	3.8	3.8
7.9	Prep	1	4.5	4.5
7.1	WC	1	3.7	3.7
7.11	Store	1	11.9	11.9
7.12	Hoists	1	8.5	8.5
7.13	Linen	1	6.9	6.9
7.14	Interview/Family Room	1	15.5	15.5
7.15	WC	1	3.3	3.3
Total				**443.5**

8.0	**Ward E**			
Total				**355.7**

9.0	**Entertainment**			
9.1	Day centre	1	139.4	139.4
9.2	WC	2	3.4	6.8
9.3	Hair dressing	1	14.1	14.1
9.4	Library	1	20.2	20.2
9.5	Multi Faith	1	16.8	16.8
Total				**199.9**

10.0	**Utilities**	
11.1	Plant	1
11.2	Plant/Storage	1
11.3	Laundry	1
11.4	Linen	1
11.5	Cleaners Store	1
11.6	Garden Store	1
11.7	Generator	1
11.8	Scooters	1

Total		

1	35.1	35.1
1	18.1	18.1
1	54.7	54.7
1	5.3	5.3
1	4.8	4.8
1	5.3	5.3
1	18	18
1	5.6	5.6

		0
		0
		146.9

	SUMMARY

	Proposed	
		2995.8
Planning		
Plant		
Circulation		934.10
TOTAL		**3929.90**

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

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

10.4 OPTION FOUR

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

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

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

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

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



Ground Floor Plan



First Floor Plan



Second Floor Plan

OPTION FOUR SCHEDULE OF AREAS

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

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

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

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

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

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

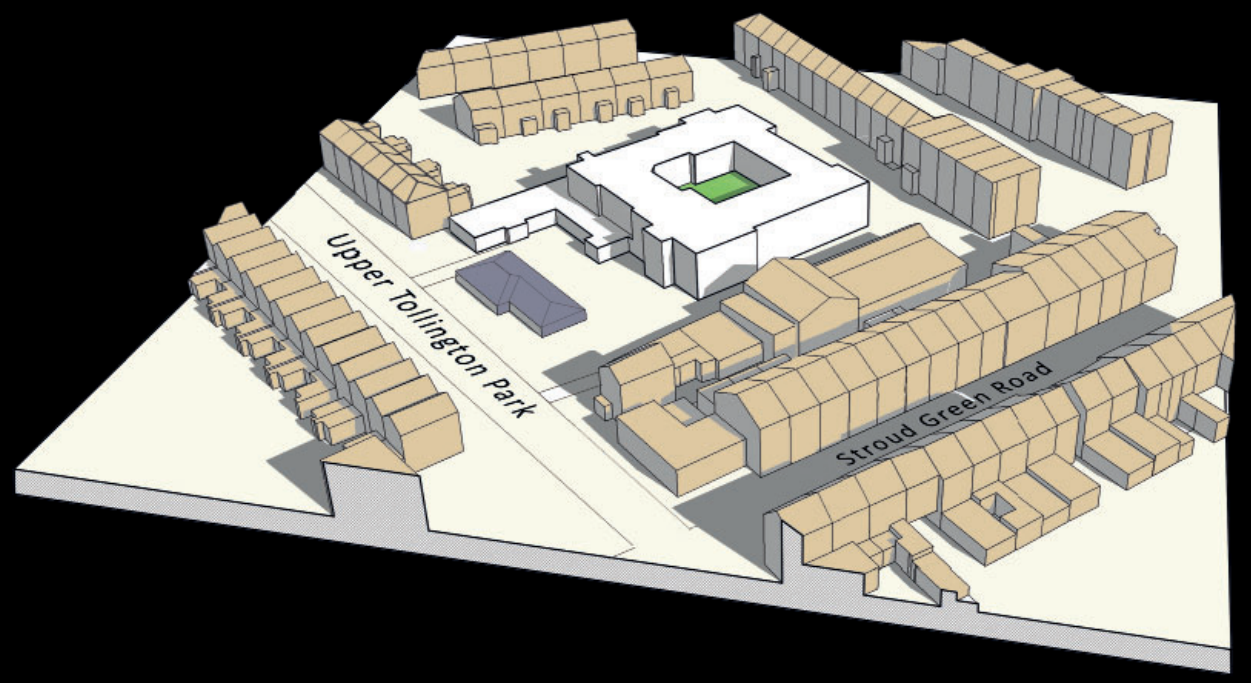
	SUMMARY

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

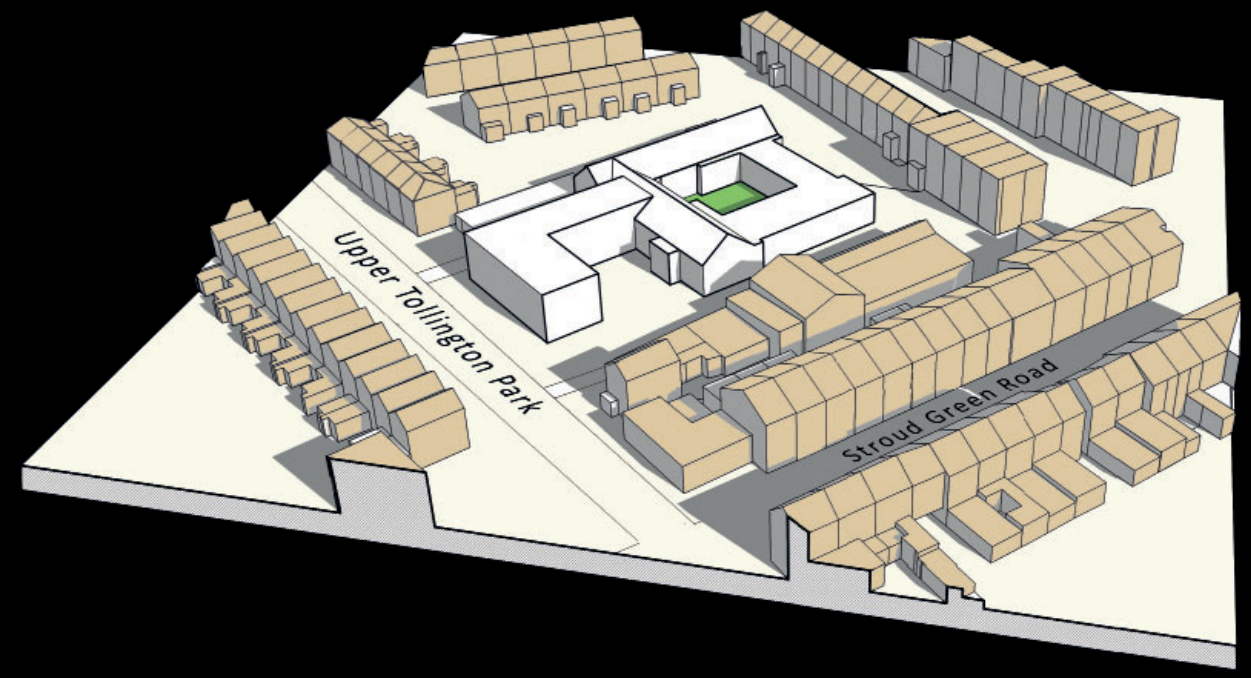
Note: Existing areas are taken from unscaled record drawing and are estimated and may not accurately reflect current use. All areas subject to survey.

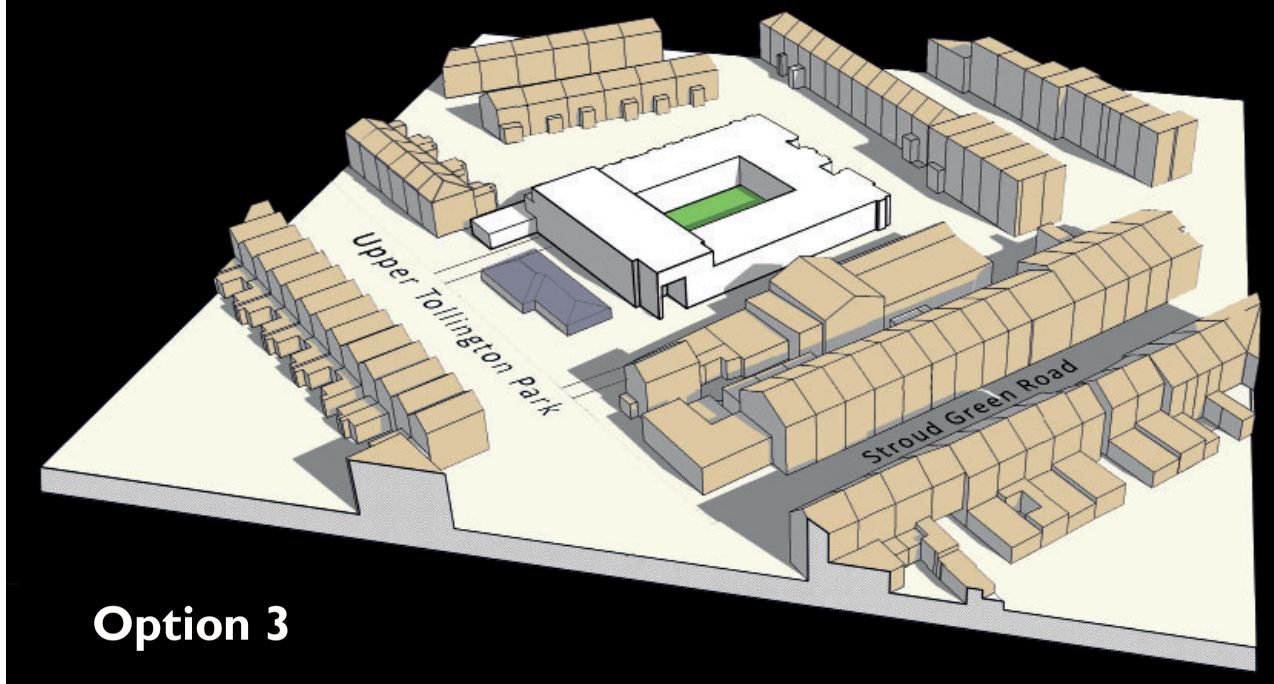
Note: The Areas given are internal room sizes and do not take account of Structure or Services if compared with GIA.

Option 1

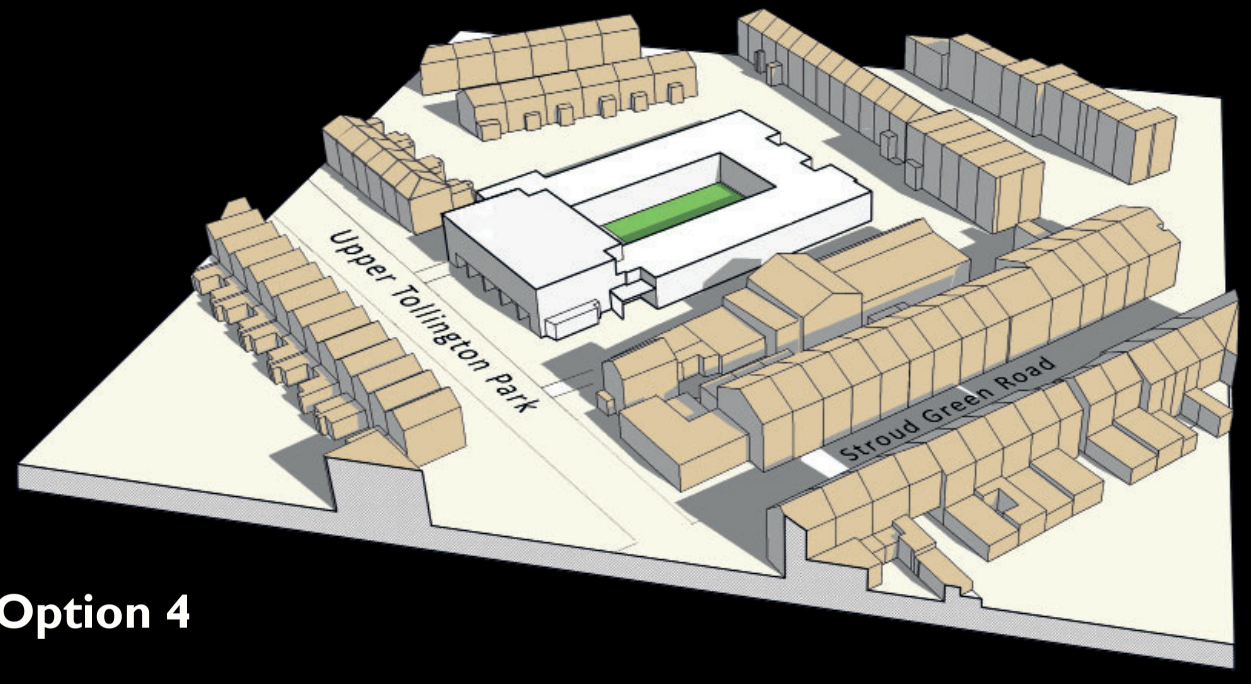


Option 2





Option 3



Option 4

10.5 Options Appraisal Sumary

	OSBORNE GROVE NURSING HOME			
	OPTION 1	OPTION 2	OPTION 3	OPTION 4
Description	Extension and Refurbishment of the existing Care Home	Extension and Refurbishment of the existing Care Home and Stroud Green Clinic	New Build of the Care Home	New Build of the Care Home including Stroud Green Clinic
Room Int Area	3846 m2	4139 m2	3902 m2	4437 m2
Gross Internal Area	4219 m2	4440 m2	4084 m2	4759 m2
Project Construction Costs EXC On Costs	£16,312,000.00 Exclusions: Fees, FFE, Cont., Inflation, VAT	£16,593,000 Exclusions: Fees, FFE, Cont., Inflation, VAT	£18,584,000 Exclusions: Fees, FFE, Cont., Inflation, VAT	£21,021,000 Exclusions: Fees, FFE, Cont., Inflation, VAT
Main Advantages	Satisfies brief but no innovation Residents could stay on site	Improvement to street frontage	All Bedrooms meet recommended room sizes Flexible Therapy Spaces Full ensuites Services and Plant better located	All Bedrooms meet recommended room sizes Provides for a Community Building with prominent frontage Larger Garden Court Yard Addresses Town Scape concerns Full ensuites Services and Plant better located
Main Disadvantages	Some rooms do not meet minimum room sizes Third storey at rear may be controversial with neighbours Existing structure limited and restricts care residents locations. Ensuites small to accommodate showers Dementia Household on separate floors	Some rooms do not meet minimum room sizes Ensuites small to accommodate showers	Current building only 10 year old Clinic to front of site blocks community integration Recommend that existing residents are moved off site	Current building only 10 year old Most expensive option. Recommend that existing residents are moved off site

11 CDM

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

12 Key Risks and Issues

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

13 Cost

Prepared by Currie & Brown

Refer Appendix A for Breakdowns & Life Cycle Costing

13.1 Construction Cost

Item	Option	Total Gross Internal Floor area (m2)	Construction Costs (£)	Cost per m2 (£)
1	Option 1 – refurbishment and new build excluding the clinic	**4,219**	**16,312,000**	**3,866**
2	Option 2 – refurbishment and new build including the clinic	**4,440**	**16,593,000**	**3,737**
3	Option 3 – demolition and new build excluding the clinic	**4,084**	**18,584,000**	**4,550**
4	Option 4 – demolition and new build including the clinic	**4,759**	**21,021,000**	**4,417**

13.2 Exclusions

a. VAT – it is assumed that VAT is recoverable (see J O'Keeffe email of 23/05/2019)
b. Asbestos Removal
c. Sprinklers
d. Finance costs
e. Models / visuals
f. Acoustic surveys
g. Artwork & Internal Planting
h. Section 106/278 works
i. Major infrastructure upgrades
j. Provision of dumb waiter
k. Window blinds
l. Window cleaning equipment
m. Contaminated material in excavation works
n. Breaking out historic foundations
o. Ancillary buildings adjacent to the new build – all plant located within the buildings
p. No observation windows to bedrooms or bathrooms
q. Café equipment / furniture in Options 1- 4
r. Full re-plastering of internal walls
s. Electrically operated entrance gates
t. Provision of IT i.e. active and desktop equipment – construction costs include cabling only
u. Underpinning or enhancements of existing foundations in Options 1 and 2 to accommodate additional floors
v. Potential impact of Brexit on inflation and building costs
w. Works to existing roof coverings
x. Professional Design fees and Council in house costs i.e. legal, procurement etc.
y. Council Contingency
z. Council equipment i.e. all loose equipment such as beds, tables, chairs, curtains etc.

13.3 Assumptions

a. Works will be fully designed and procured through a single stage procurement route.
b. The estimate is based on current rates with a 5.76% (informed by BCIS all in TPI dated May 2019) uplift for inflation which brings us up to start on site (4th Quarter 2020) which is in line with Gibberds programme received by e mail 30th May 2019
c. Main Contractor Preliminaries at 15%
d. The estimate includes both a Construction Cost Contingency (5%) and a Design and Price Contingency (5%)
e. Main Contractors Overheads & Profit is included at 6%
f. It is assumed that all works will be carried out in one phase during normal working hours
g. It is assumed that there will be no residents or staff on site during the construction works
h. It is assumed that there is no Asbestos within the area of the proposed works
i. It is assumed that BREEAM Excellent will be achieved
j. Window areas are calculated at 30% of the external wall area. This includes large areas of glazing to Main Entrance and Day Rooms/lounges.
k. 60 Nr new hoists have been allowed in the refurbished/new build options
l. 70 Nr new hoists have been allowed in the new build options
m. Gibberds programme received by e mail dated 30th May 2019 showing a start on site of 4th Quarter 2020 with an 18 month build Programme

13.4 Gross Internal Floor Areas

Item	Option	Ground Floor (m2)	First Floor (m2)	Second Floor (m2)	Total (m2)
1	Option 1 – refurbishment and new build excluding the clinic	**1,671**	**1,271**	**1,277**	**4,219**
2	Option 2 – refurbishment and new build excluding the clinic	**2,075**	**1,725**	**640**	**4,440**
3	Option 3 – demolition and new build excluding the clinic	**1,827**	**1,743**	**514**	**4,084**
4	Option 4 – demolition and new build including the clinic	**2,149**	**2,041**	**569**	**4,759**

13.5 Outline Specification notes included within the Cost Plan

a. **Substructure**
Strip footings, pad foundations reinforced ground bearing slab as Iesis Structures Report

b. **Frame**
Reinforced in-situ concrete frame with 200 x 500 columns

c. **Upper floors**
225mm thick reinforced in-situ concrete upper floors generally

d. **Roof structure**
225 thick reinforced in-situ concrete roof slabs

e. **Roof finishes**
Liquid applied inverted roof system with insulation and ballast and allowances for Green roofs and terraces

f. **External walls**
Cavity walls comprising facing brick outer leaf, insulated cavity and blockwork inner leaf. Overclad existing walls with insulated Equitone panels in Options 1 & 2.

g. **Windows and external doors**
Velfac or equivalent double glazed windows and doors

h. **Internal walls**
Full height blockwork, glazed screens to Lounge/Dining areas as indicated

i. **Internal doors**
Solid core veneered doors, hardwood frames and associated ironmongery

j. **Wall finishes**
Plaster to block walls, PVC wall cladding to en-suites, kitchens and laundry's. One mist and two full coats of emulsion to other areas

k. **Floor finishes**
75mm sand and cement screed, levelling screed, vinyl cushioned flooring with anti-slip vinyl to wet areas.

l. **Ceiling finishes**
MF plasterboard ceilings with one mist and two full coats of emulsion. Accessible lay in grid suspended ceiling to corridors.

m. **FF&E**
Allowance for FF&E items generally, IPS panelling to sanitary fittings, Hoists to bedrooms (see also Items 13 & 14 of the Assumptions), allowance for stainless steel kitchen, handrails to corridors.

n. **M&E**
As Iles Consulting Limited's report.

o. **External works**
Refer Turkington Martin landscape report.

14. Programme, Phasing and Logistics

14.1 Refer Appendix J for the Master Programme

14.2 Consideration has been given to a number of proposals for accommodating residents and staff during the works

1) *Phase the construction so that the existing residents can stay in situ and then move to the new wards once completed*

This is unlikely to be acceptable in either of the refurbishment options which necessarily involve works to the upper levels and all bedroom areas.

2) *Move the residents to the Day Centre, using an initial enabling works package to create a fully functional space. Illustrated below left (Refer also Appendix P)*

This would involve she subdivision of the Day Centre to create three bedrooms with ensuite shower areas, day room, kitchen and staff facilities. This would be accessed from the main entrance to the site and screened/shielded from the works. Deliveries would be from the street.

3) *Use of temporary accommodation on site for the remaining residents Illustrated below right (Refer also Appendix P)*

This would involve creating a narrow lane to a bespoke modular building erected on the site of the existing car park, clear of the working area, with a small garden area backing on to the Perth Road properties. This is unlikely to result in a satisfactory solution given the proximity of the works and the adjacency of the commercial uses behind Stroud Green Road.

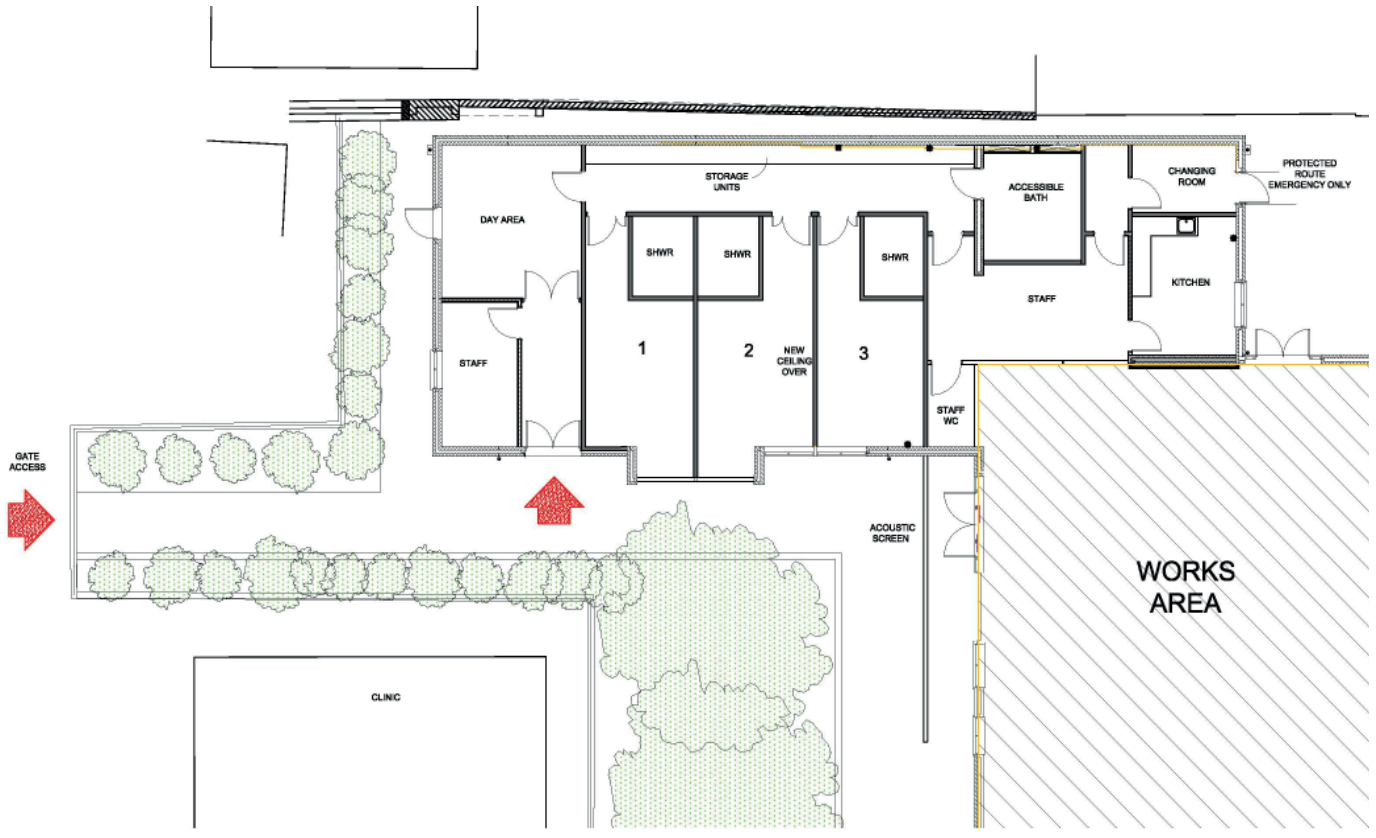
4) *Move residents to another facility*

This would depend on the availability of a suitable facility but would probably give the best quality of life outcome.

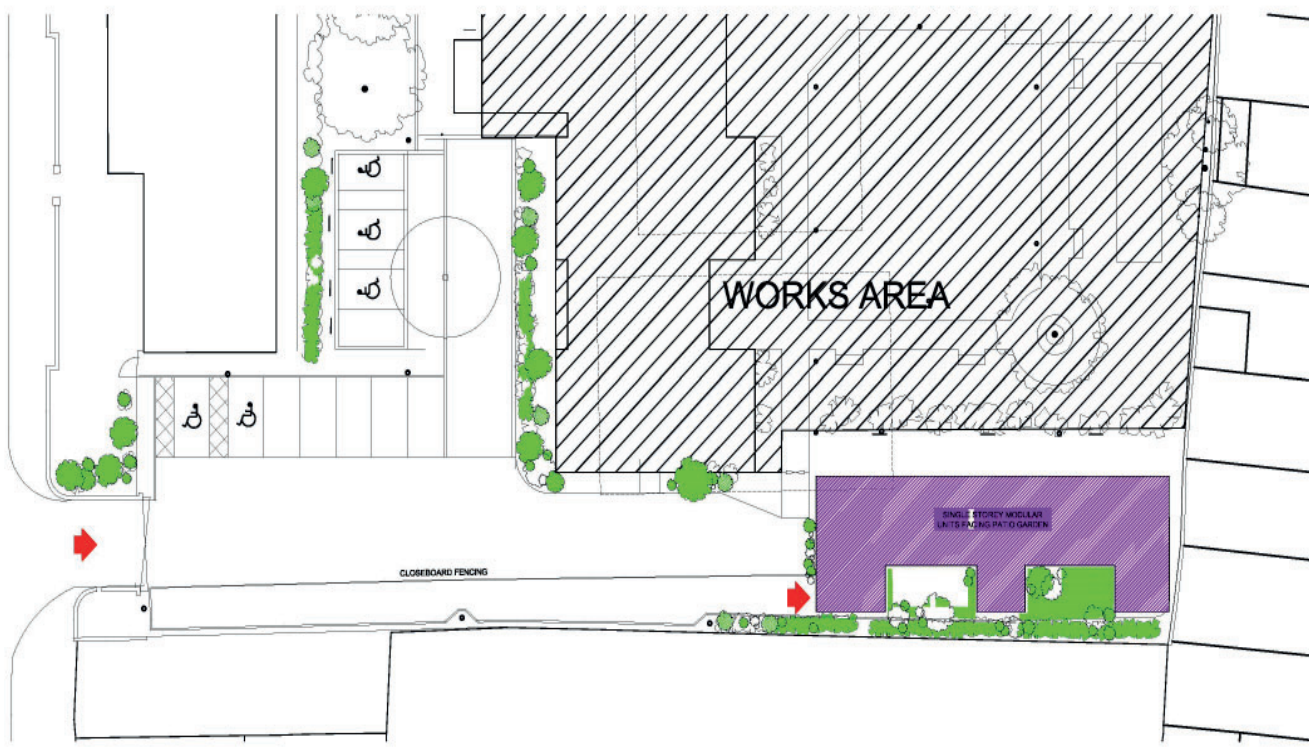
5) *Only carry out works once resident placements come to a natural end*

This increases the level of uncertainty as to when the works could be carried out and would become a significant risk to development..

On balance proposal (4) would appear to be the most satisfactory for residents welfare.



Existing Day Centre converted to sleeping and ancillary accommodation with dedicated access from Upper Tollington Park via existing gate.



Modular temporary building on site of existing car park with acceUpper Tollington Park. Acoustic screening to works area.

15. Procurement Strategy

Refer Appendix E for the procurement Options Matrix

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

16. Communication/Consultation

16.1 Key stakeholders

Two events have been held on site with Stakeholders:

Event 1 Thursday 7th March 2019

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

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

Event 2 Wednesday 15th May 2019

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

16.2 Local Community

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

16.3 Planning

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

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

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

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

16.4 Building Control

A meeting with Building Control is awaited

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

16.5 Fire Officer

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

The Options have been designed in accordance with the applicable parts of Building Regulations 2018 for an unsprinklered facility. As previously discussed, the least mobile residents would be accommodated on the ground floor to obviate evacuation by mattress, evac hair or lift, in the event of an emergency.

Refer Appendix M for Fire Strategy for each Option.

16.6 Secured by Design

A meeting was held with a representative of the London Metropolitan Police on 26th April 2019. Feedback from the meeting is included at Appendix N

16.7 Ecology

An Ecological Appraisal is included at Appendix L

16.8 Environmental

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

To satisfy other criteria, the performance of critical elements such as windows is likely to be be far better than the mitigation recommndations in the report. Please refer

16.9 Utilities

Refer Appendix L for Utilities Report

6.10 Transport

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

17 Other Matters

17.1 BREAM

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

Pre assessment scores were as follows:

Options 1 and 2: Refurbishment
rated BREEAM Very Good, with potential for Excellent

Options 3 and 4: New Build
rated BREEAM Very Good, with potential for Excellent

17.2 BIM

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

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

17.3 Sprinklers

The Options have been developed on the basis of no sprinklers being required.

A risk to the project has been identified in the event the Government introduces mandatory sprinkler provision in line with the devolved administrations in Scotland and Wales.

17.4 Catering

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

17.6 Infection Control

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

IC matters will continue to inform the developed design.

17.5 Surveys

Surveys have been carried out and information compiled as follows:

Arboricultural Survey
Ecology Survey
Site Investigations
Site Ownership
Utility Services

These are collated at Appendix L.

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

The survey is included at Appendix T

18 Next Steps

The options indicate that Osborne Grove Nursing Home site could be developed to achieve a 70 bed care facility.

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

It remains for a preferred option to be identified in line with the business case being prepared for the Osborne Grove Nursing Home.