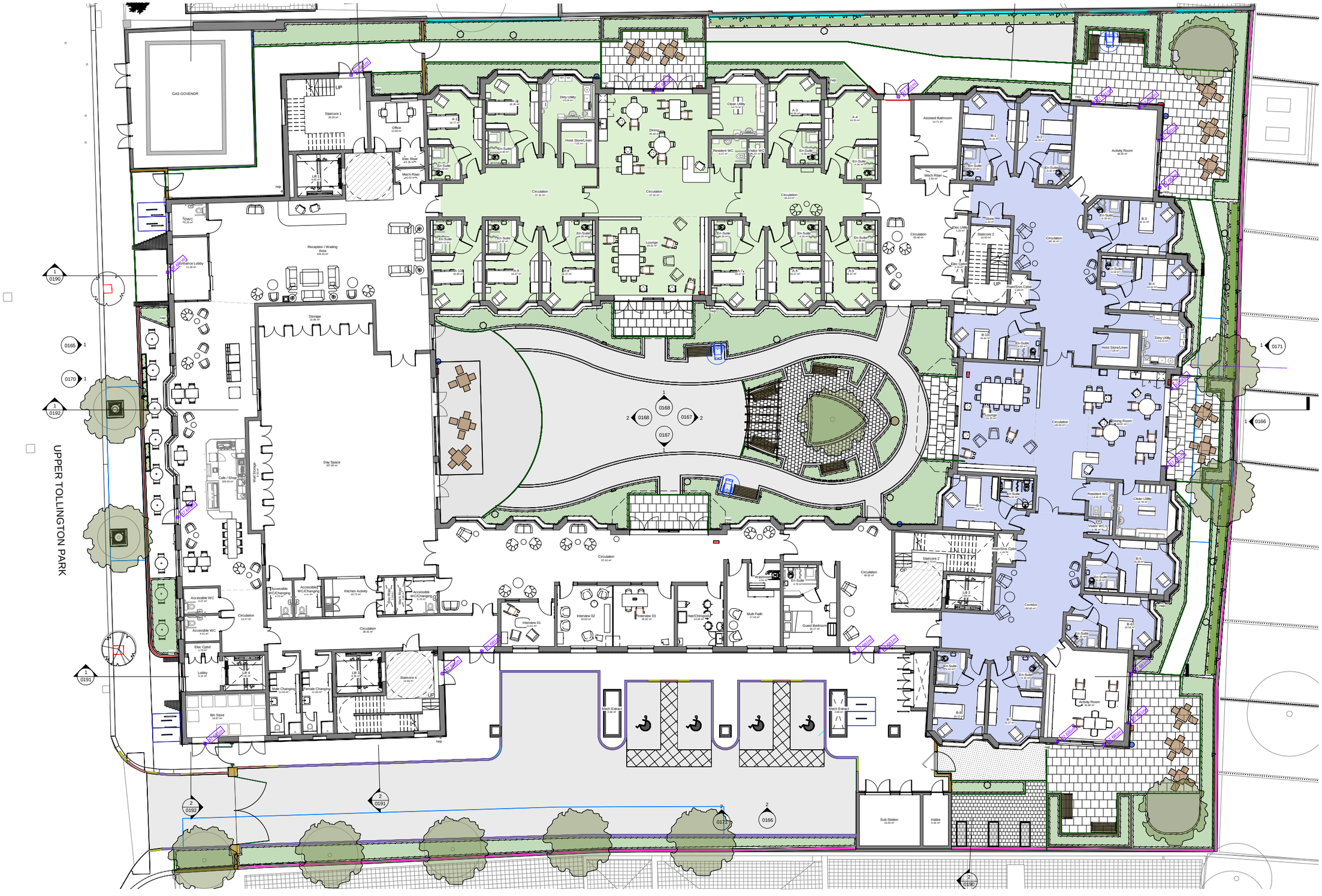


Ingleton Wood

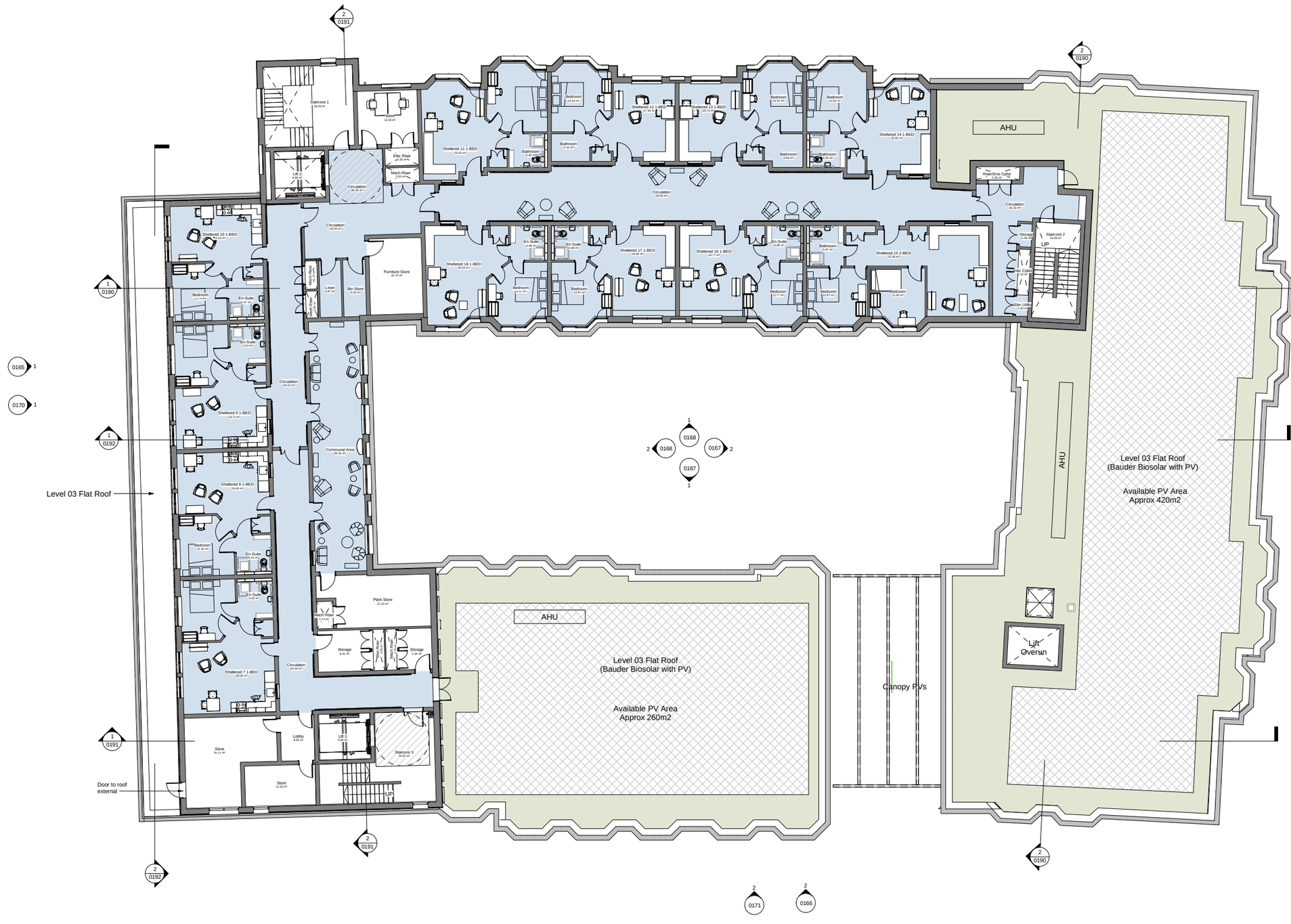
Osborne Grove Nursing Home
02.12.21

# Sheltered Housing Workshop

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


GAS GOVENOR
UP
Staircore 1
Office
Elec Riser
Mech Riser
LIft 1
LIft 2
DWC
Entrance Lobby
Reception / Waiting Area
Storage
Day Space
Cafe / Shop
Wall Storage
Accessible WC
Accessible WC/Changing
Kitchen Activity
Circulation
Elec Cpbd
Lobby
LIft 3
LIft 4
Staircore 4
Male Changing
Female Changing
Bin Store
Dirty Utility
Hoist Store/Linen
Clean Utility
Resident WC
Visitor WC
Dining
Lounge
Interview 01
Interview 02
Interview 03
Wash/Changing
Multi Faith
Guest Bedroom
Assisted Bathroom
Mech Riser
Staircore 2
Activity Room
Dining Room
Riser/Srvs Cpbd
Corridor
Mech Extract
Sub-Station
Intake
UPPER TOLLINGTON PARK
0165
0170
0190
0192
0168
0167
0171
0166
0191
0177

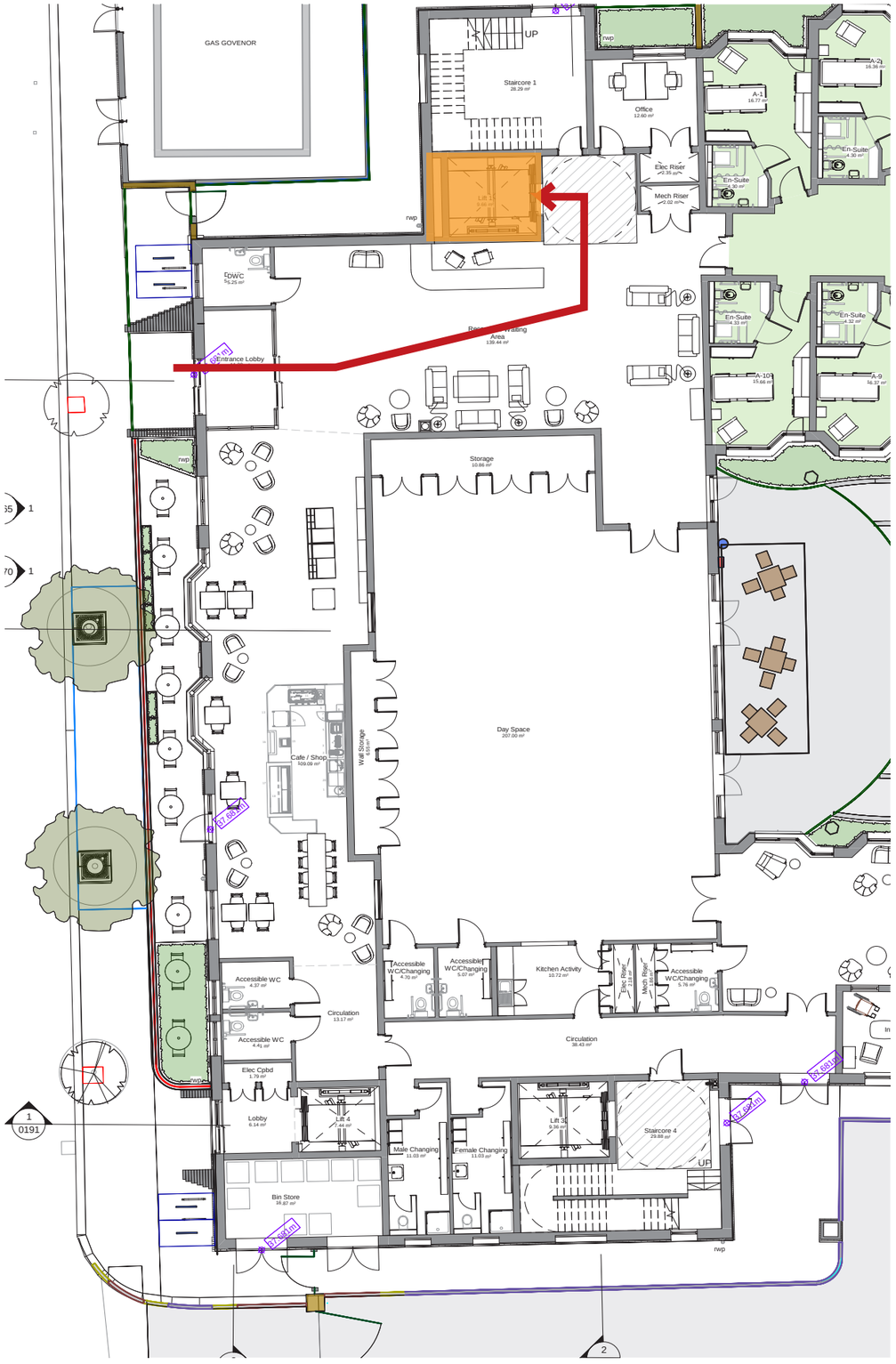

Sheltered 4 1-BED
Sheltered 3 1-BED
Sheltered 2 1-BED
Sheltered 1 1-BED
Sheltered 5 1-BED
Sheltered 6 1-BED
Staircore 1
Staircore 2
Staircore 4
Lift 1
Lift 2
Lift 3
Circulation
Linen
Furniture Store
Assisted Bathroom
Refuse / Meters
Store
Hoist Store
Dirty Utility
Reception
Office
Visitor WC
Mech Riser
Elec Riser
Hoist Store / Linen
Dining
Lounge
Balcony
Clean Utility
Resident WC
Visitor WC
Assisted Bathroom
Communal
Shared Amenity Space
Studio-01
Studio-02
Studio-03
Studio-04
Studio-05
Studio-06
Studio-07
Studio-08
Studio-09
Studio-10
Activity Room
Hoist/Linen Store
Dirty Utility
Clean Utility
Visitor WC
Resident WC
Balcony
UP
0165
0170
0171
0166
0168
0167
0190
0191
0192


Staircore 1
Circulation
Elec Riser
Mech Riser
Lift 1
Sheltered 11 1-BED
Bedroom
Bathroom
Sheltered 12 1-BED
Sheltered 13 1-BED
Sheltered 14 1-BED
AHU
Plant/Sne Cold
Circulation
Staircore 2
UP
Elec Cabs
Elec Utility
Storage
Sheltered 10 1-BED
En-Suite
Sheltered 9 1-BED
Sheltered 8 1-BED
Communal Area
Linen
Bin Store
Furniture Store
Sheltered 17 1-BED
Sheltered 18 1-BED
Sheltered 16 1-BED
Sheltered 15 2-BED
Level 03 Flat Roof
Level 03 Flat Roof
(Bauder Biosolar with PV)
Available PV Area
Approx 420m2
Available PV Area
Approx 260m2
Canopy PVs
Lift Overrun
Plant Store
Sheltered 7 1-BED
Store
Lobby
Lift 3
Staircore 3
Door to roof
external
0165
0170
0171
0166
0168
0167
0190
0191
0192

1. Access and Corridors
2. Typical Flat
3. Bedrooms
4. En-suites



# Access & Corridors




Ground Floor




Second Floor


Staircore 1
28.29 m²
Store
12.60 m²
Lift 1
9.66 m²
Elec Riser
2.36 m²
Mech Riser
2.02 m²
Circulation
34.26 m²
Sheltered 11 1-BED
25.05 m²
Bedroom
14.54 m²
Bathroom
4.15 m²
Bathroom
5.05 m²
Sheltered 12 1-BED
17.94 m²
Sheltered 13 1-BED
20.73 m²
Bedroom
14.54 m²
Bedroom
14.81 m²
Bathroom
4.82 m²
Bathroom
5.65 m²
Sheltered 14 1-BED
21.62 m²
Circulation
30.95 m²
AHU
Riser/Srvs Cpbd
2.30 m²
Circulation
25.23 m²
Storage
1.08 m²
Staircore 2
18.09 m²
UP
Elec Cpbd
2.15 m²
Elec Utility
1.00 m²
0190
Sheltered 10 1-BED
20.18 m²
Bedroom
11.79 m²
En-Suite
5.47 m²
En-Suite
5.53 m²
Circulation
34.26 m²
Circulation
36.24 m²
Mech Riser
2.36 m²
Mech Riser
2.36 m²
Lanen
4.87 m²
Bin Store
5.03 m²
Furniture Store
15.73 m²
Sheltered 18 1-BED
25.03 m²
En-Suite
4.99 m²
En-Suite
4.99 m²
Bedroom
12.97 m²
Bedroom
12.97 m²
Sheltered 17 1-BED
24.69 m²
Sheltered 16 1-BED
24.77 m²
En-Suite
4.86 m²
Bathroom
5.87 m²
Bedroom
12.77 m²
Bedroom
12.67 m²
Sheltered 15 2-BED
32.38 m²
Bedroom
11.65 m²
Sheltered 9 1-BED
24.72 m²
Communal Area
50.34 m²
Sheltered 8 1-BED
24.65 m²
Bedroom
12.18 m²
En-Suite
5.41 m²
En-Suite
5.53 m²
Plant Store
21.10 m²
Mech Riser
1.74 m²
Storage
8.41 m²
Elec Riser
2.36 m²
Mech Riser
2.36 m²
Storage
5.34 m²
Circulation
50.45 m²
Sheltered 7 1-BED
26.40 m²
Store
26.11 m²
Lobby
6.03 m²
Lift 3
9.36 m²
Staircore 3
29.32 m²
Store
11.19 m²
UP
1
0168
2
0168
0167
2
0167
1
AHU
Level 03 Flat Roof
(Bauder Biosolar with PV)
Available PV Area
Approx 260m2
Canopy PVs
AHU
Level 03 Flat Roof
(Bauder Biosolar with PV)
Available PV Area
Approx 420m2
Lift
Overrun
2
0191

# Third Floor



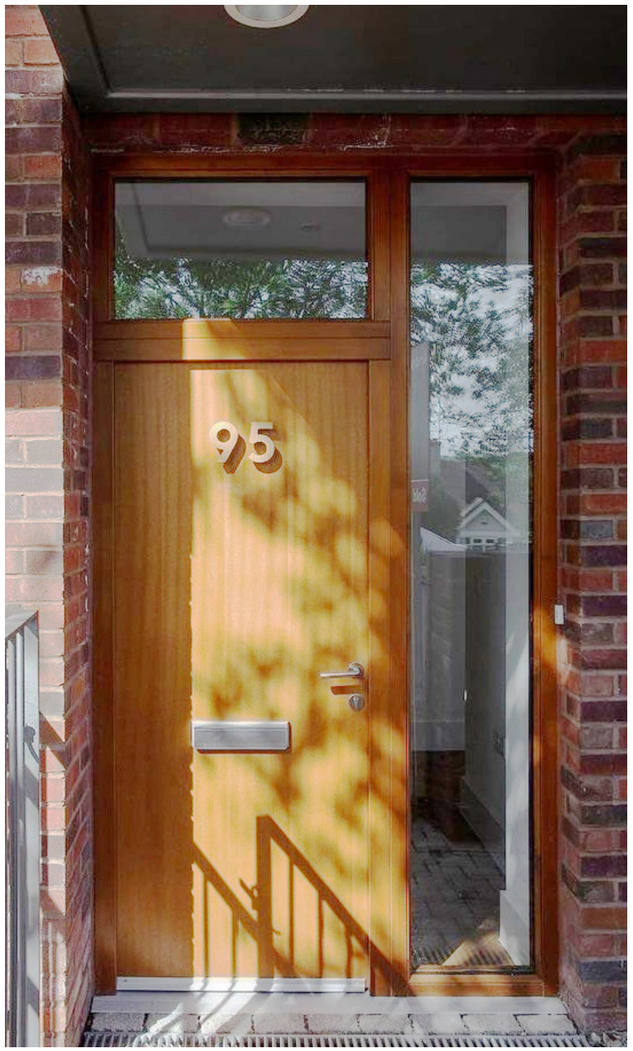

**Handrails**

- On both sides of the corridor where possible.
- Round handrail with a diameter of 40–45mm.
- Colour contrast against wall.
- 900-1000mm of the floor






Wall lighting




Front door with sidelight - Example










Door numbers and signage

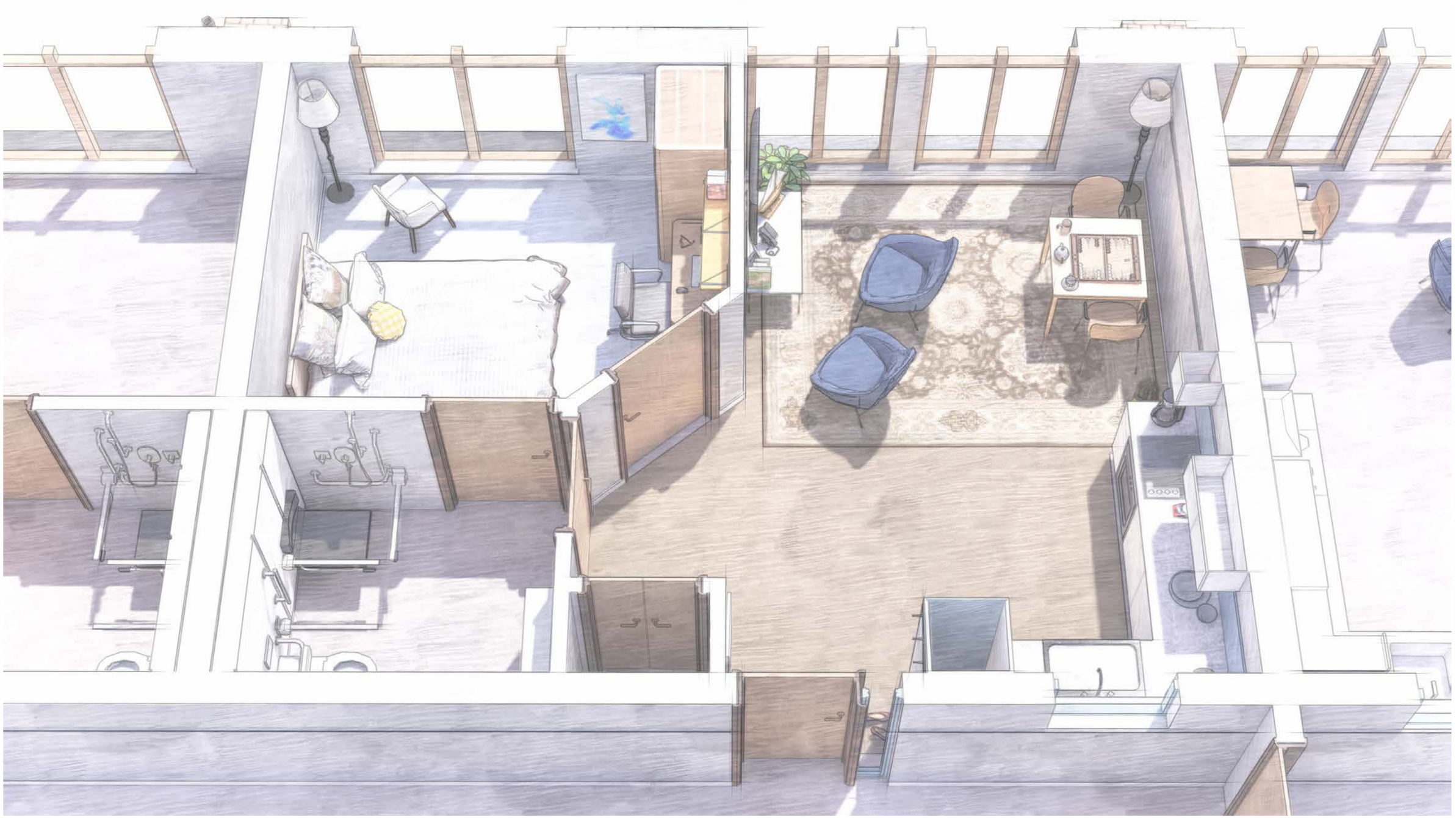


Welcome matting - Recessed



A place to store umbrellas

# Typical Flat





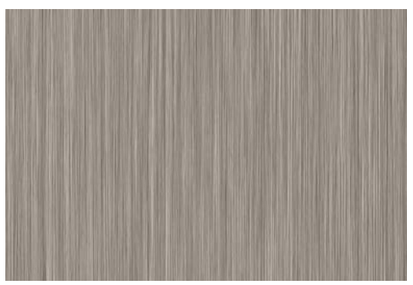
Painted wall panelling



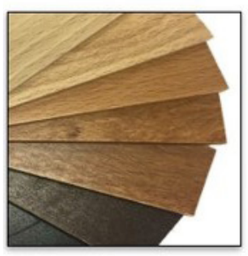
Curtains with Voile

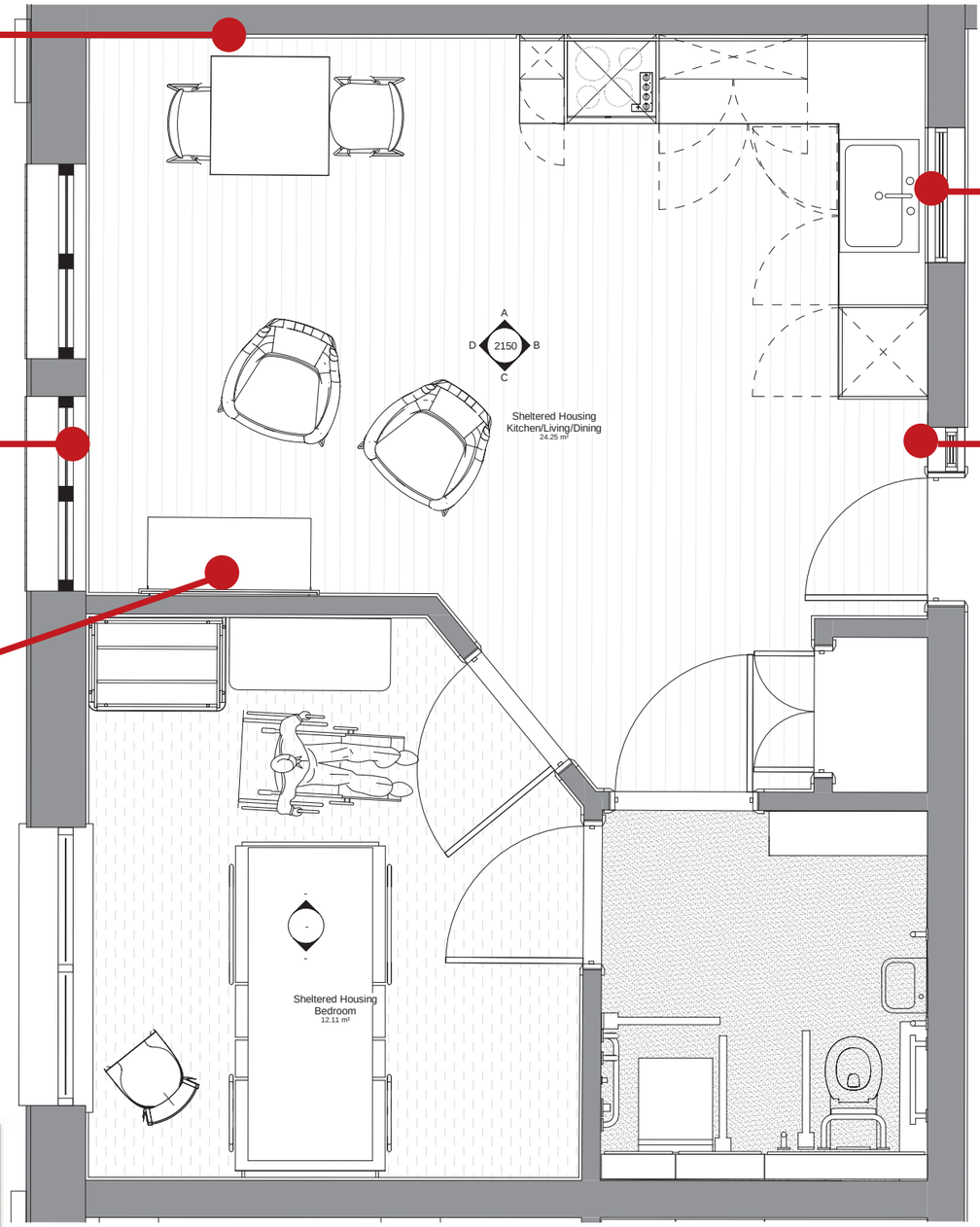


Blue Leaf furniture



Vinyl flooring, wood grain effect






2100-Typical Room Layout - Sheltered Housing Kitchen Layout

1 : 20

Window looking into corridor

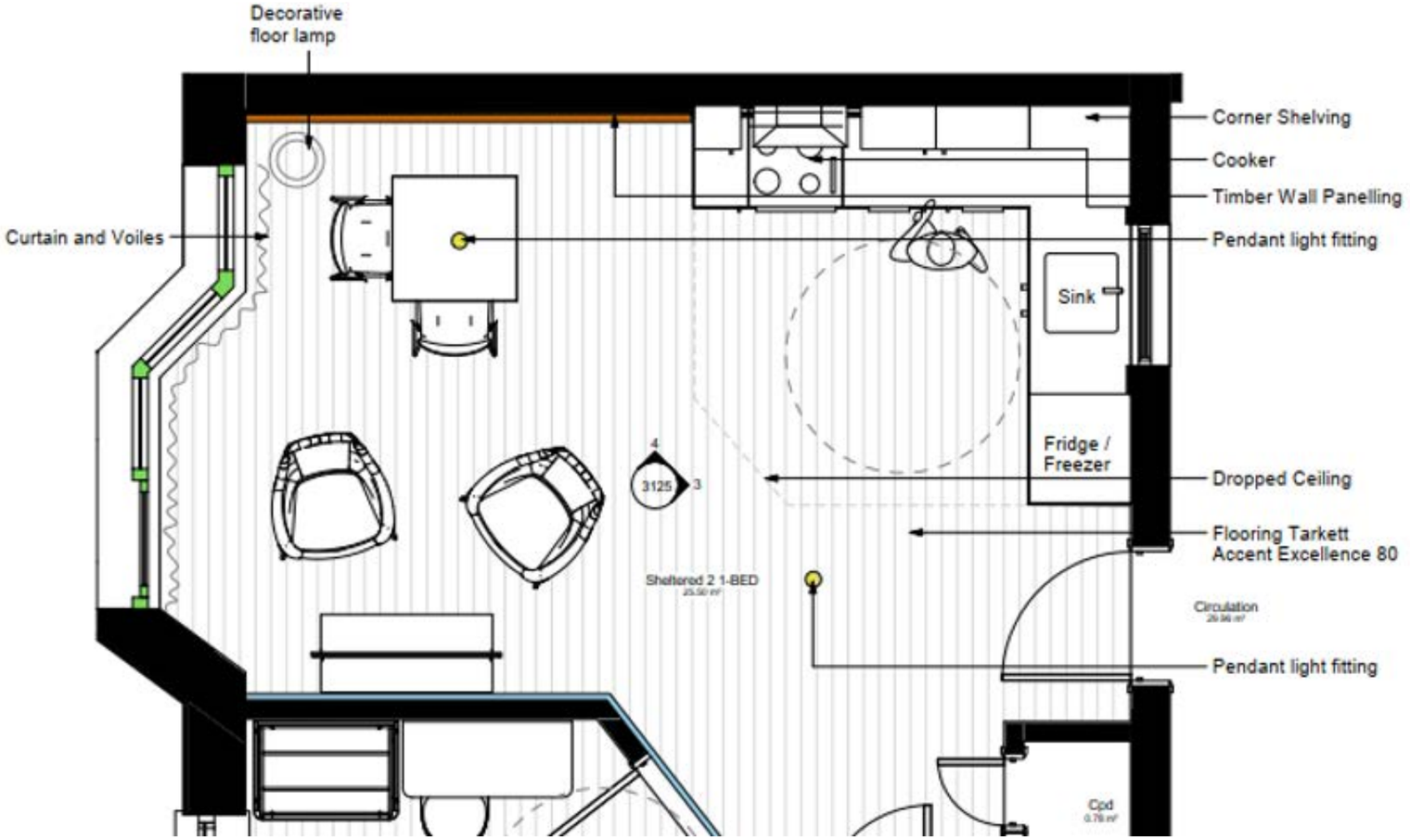
Front door side light

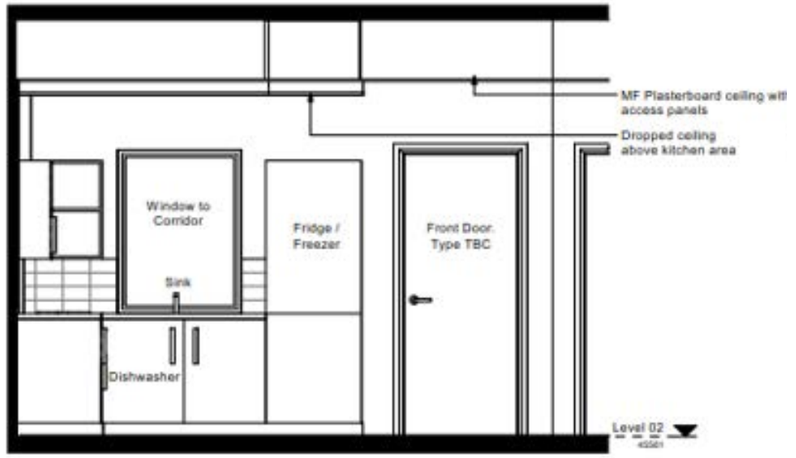


Ceiling pendant and lamps



Vinyl textured wall covering



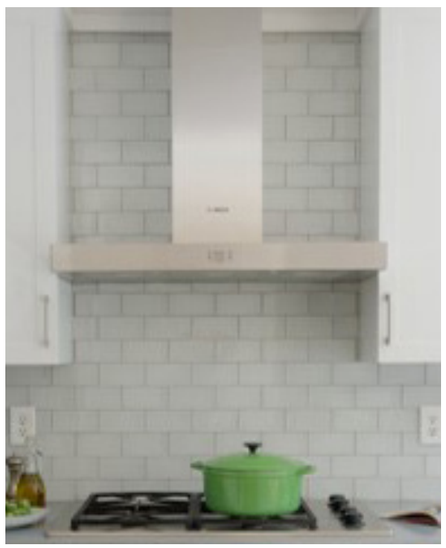






Kitchen - Howdens



Open Shelving



Tiling - Johnsons

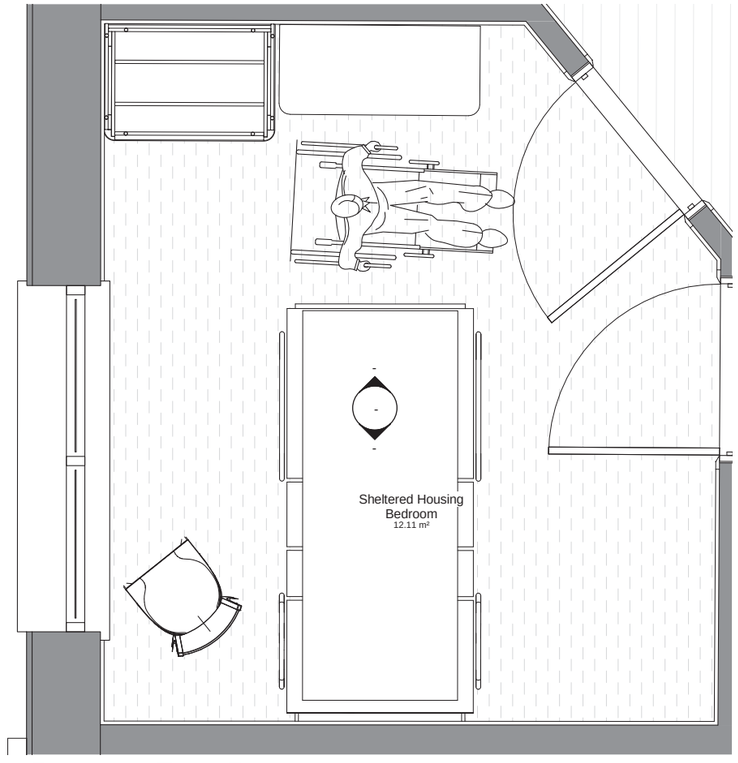


Flooring - Non slip vinyl



Howdens Sink and Taps

# Bedrooms




Bedroom Floor Plan



Profiling Bed With Side Rails - Blue Leaf







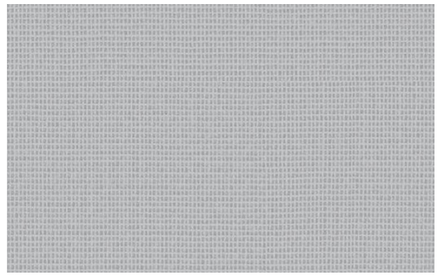


Layers of lighting





Feature wall coverings



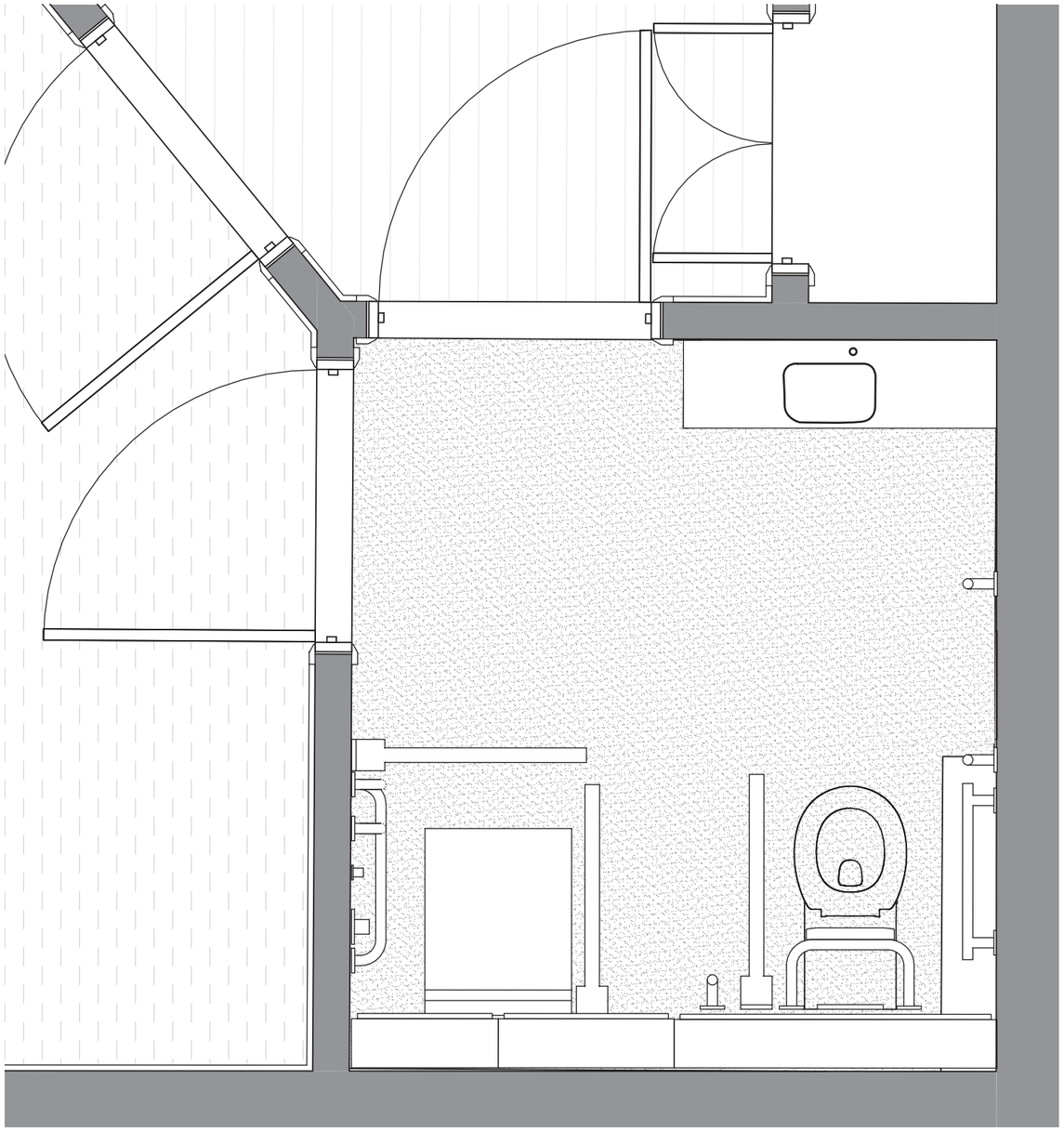
Flooring - Woven pattern Vinyl



Domestic furniture - Blue LEaf



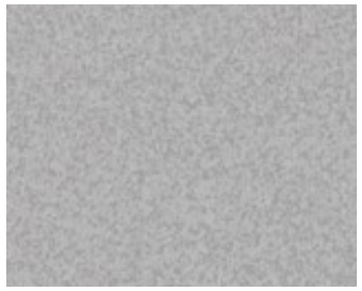
# En-suites



En-suite Floor Plan



Vanity Counter Top



Vinyl Flooring



Vanity Basin



Example Vanity Unit



Wall Tiling



Compliant Assisted Bathroom

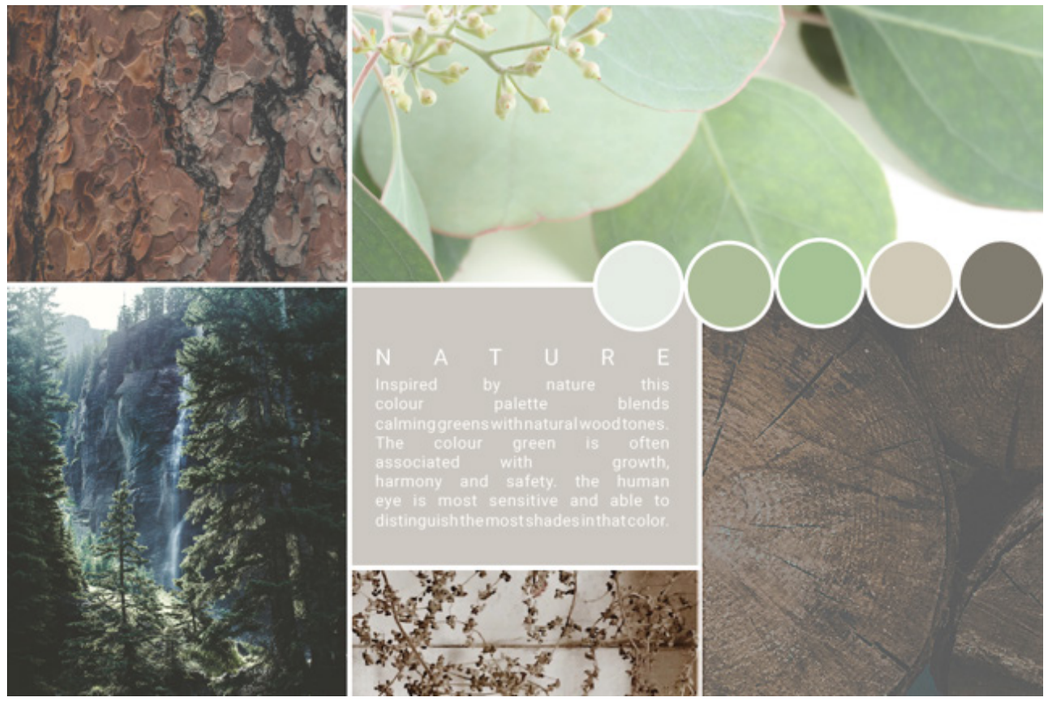
# Assisted Bathrooms

# Origon Hub - Connectivity




- Everon system fully links on to the main access control system and can be operasted by the Residents watch.
- The main Everon Montior can be held or mounted in the residents' rooms and intergrated in to all deivces.







- Soothing Colour Palettes
- Domestic feeling