









Osborne Grove Nursing Home Co-Design Steering Group

- 27th February 2023



AGENDA

Agenda Item	Presenter
1. WELCOME AND INTRODUCTIONS	Cllr Das Neves
2. CLIENT BRIEF REVIEW	Gill Taylor
3. BUILDING SIZE AND SCALE a) Design revision	Trevor Halls
4. NEIGHBOURS PRIVACY a) Windows b) Balconies c) Boundary Treatments	Trevor Halls
5. DAYLIGHT AND SUNLIGHT ANALYSIS	Trevor Halls
6. Next Steps	David Lee

Review of client brief

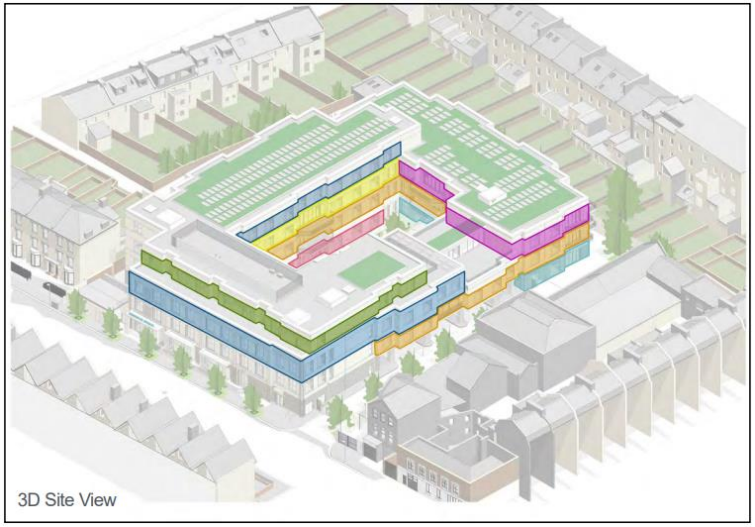
At the request of neighbours to the Osborne Grove site Council officers undertook a comprehensive review of the client brief for the proposed scheme;

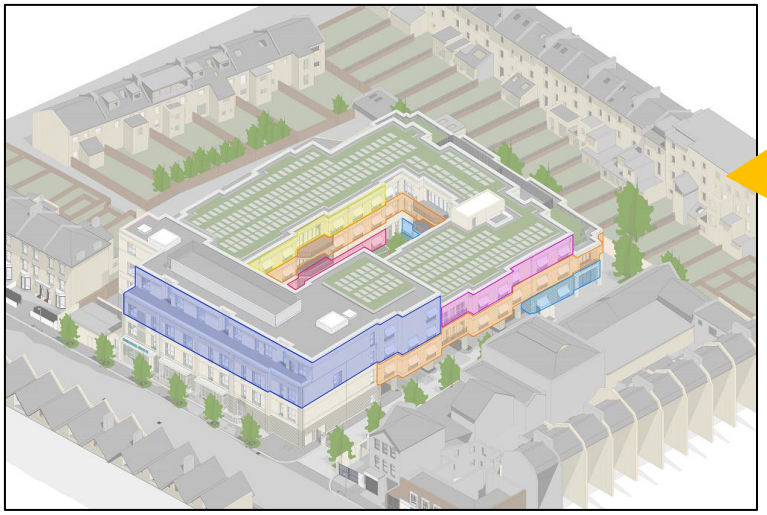
Needs Group	Original Brief	Revised Brief
Complex Learning Disabilities and/or Autism	10 Bed Household	10 Bed Household
Complex Care Nursing Needs	10 Bed Household	10 Bed Household
Dementia and/or Behaviours that Challenge	3 x 10 Bed Households (30 beds)	3 x 10 Bed Households (30 beds)
Physical Frailty	10 Bed Household	10 Bed Household
Nursing Rehabilitation	10 Bed Household	10 Bed Household
Nursing Studios end of life and complex homelessness	10 Studios	**Remove**
Short Term Reablement supported accommodation	15 x 1 Bed Flats 3 x 2 Bed Flats	**15 x Studios** **3 x 1 Bedroom Flats**

Proposal;

- Reduce size of short term Reablement supported accommodation
- Find an alternative location for the Complex Homeless studios

Size and scale of the building





Original Principles of design;

- 'An open home', outward facing that supports the involvement of the wider community, and health & care partners.
- Nursing care households of no more than 10 beds.
- Home designed around a central courtyard.
- Continuous circulation for safe wandering
- Horizontal evacuation in the event of a fire.

Proposal

- Reduce Victoria Terrace elevation by one storey.
- Reduce second floor footprint on Perth Road Elevation.
- Proposed reduction in accommodation reduces scheme by **970m².**

Ground Floor & First Floor





Proposal

- Building Footprint retained on Ground and first floor.
- There will be small structural & internal changes to the ground and first floor of the development to reflect changes in the client brief.

Second Floor – Proposed Revision





Proposal

- Relocate Household 7 opposite Stroud Green Road properties.
- Introduce a 5.7m min building setback opposite Perth Road
- Retain Horizontal evacuation and safe wandering
- Relocate activity room to overlook courtyard
- Create Rehab/Therapy Space

Third Floor Revision



Proposal:

Removal of accommodation facing Victoria Terrace

Retain setback on Upper Tollington Park



Impact of design change South East Corner





View of North East Corner





Garden View of North East Corner

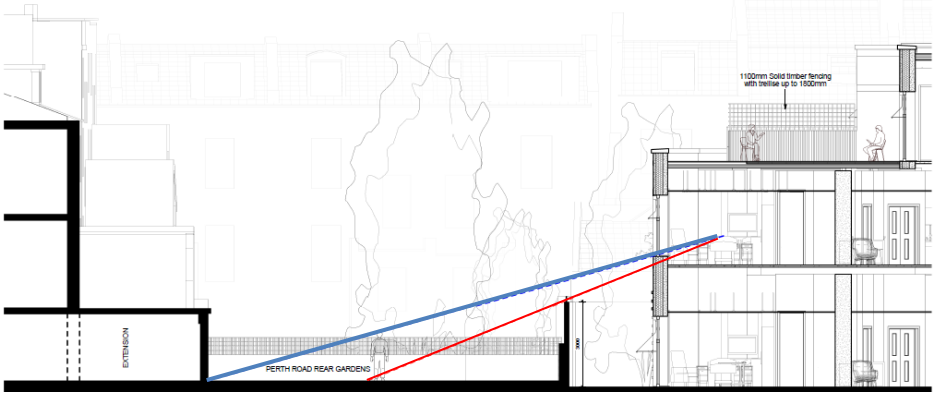


Garden View from Victoria Terrace



Windows Possible Design Response

Perth Road Rear Gardens

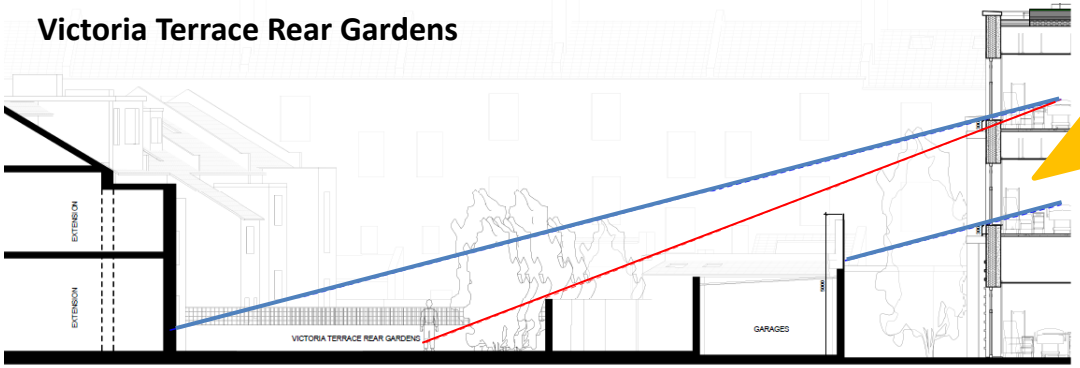


Original Principles of design;

Many residents residing at Osborne Grove will either be bedbound or permitted to spend limited time out of their beds due to pressure injury risk. Proposal of full height windows to;

- Maximise natural daylight into bedrooms
- Maximise view out of windows from bed
- Increase points of interest (sky, trees, birds and wildlife at art at lower level)
- Automated external window blinds to prevent overheating will cover the windows during hottest days of the year.

Victoria Terrace Rear Gardens



Proposal

- Increase the windowsill heights across the development from 0 to 300mm will reduce overlooking into neighbouring gardens

Revised Elevations Perth Road and Victoria Terrace





Overlooking neighbouring properties from Balconies





Original Principles of design;

The primary living spaces within each household are located centrally with balconies overlooking the courtyard and this is where the primary activity hub will be for each household. Activity rooms and balconies designed around the following principles;

Dementia friendly design

- No dead ends for corridors
- Safe wandering
- Display cabinets for interest/reminiscence

Other Considerations

- Connection to outside for those residents unable to access garden spaces
- Natural lighting to space for reading & activities
- Planting boxes to reduce overlooking
- Opportunities for residents to tend plants

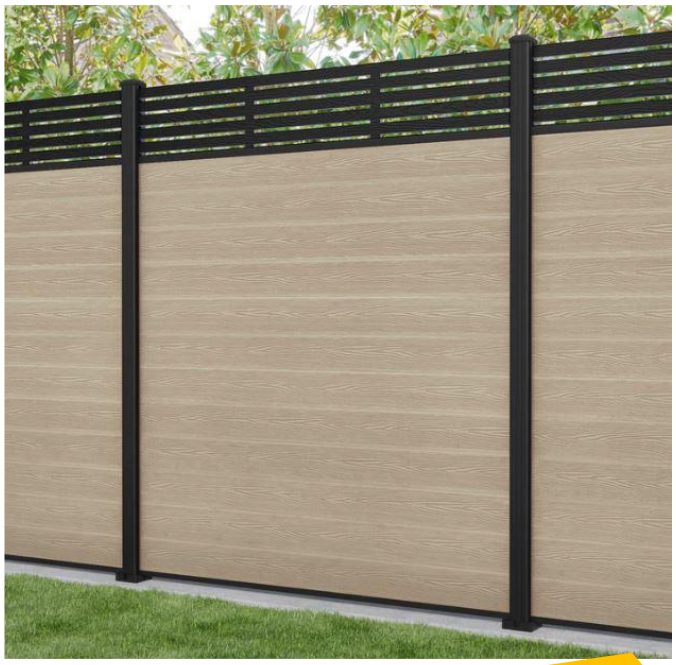
Access

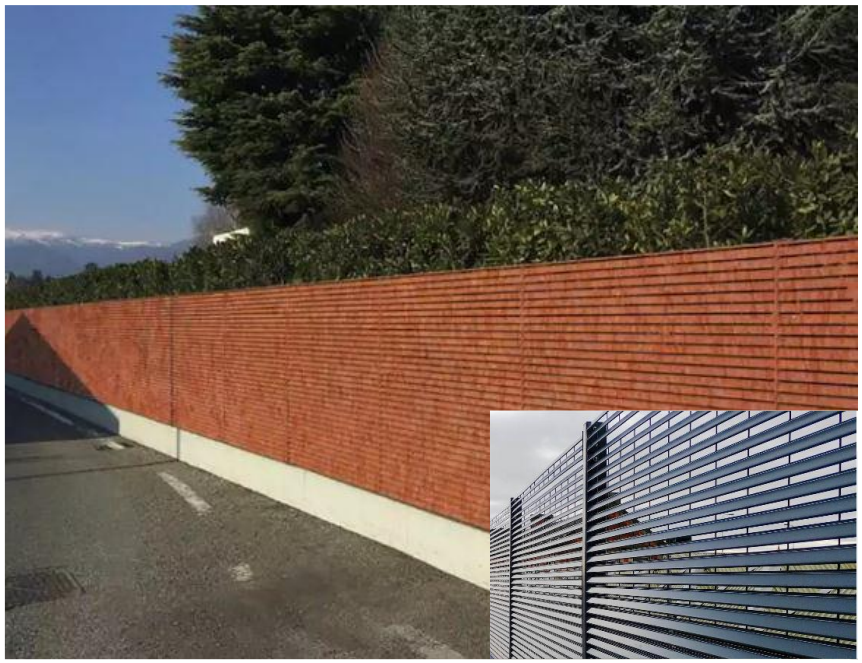
- Staff controlled access to external doors

Proposal

- Enclose balconies within brick structure
- Reduction in view
- Reduce overlooking into neighbours' gardens

Boundary Wall Treatments





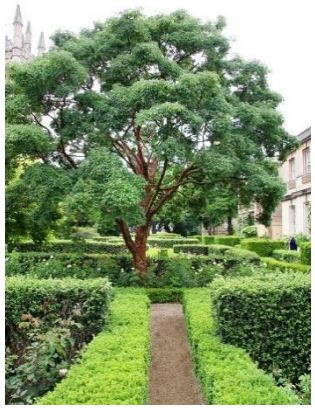
Proposal

- No structural change to brick walls surrounding the site as these belong to our neighbours
- Repoint/repair and paint brink wall or Render wall
- On Osborne Grove side of the boundary replace metal and wire mesh fencing with composite wood or metal fencing

Boundary Trees




Species: Acer campestre Elsrijkj
Location: Upper Tollington Park
Height at Planting: 4 metres
Height at Maturity: 10 metres
Rate of Growth: 400mm per year
Length of time to maturity: 15 years

Species: Acer griseum
Location: Perth Road boundary
Height at Planting: 4 – 4.5 metres
Height at Maturity: 5 metres
Rate of Growth: 200mm per year
Length of time to maturity: 5 years




Species: Pyrus calleryana ‘Chanticleer’
Location: Perth Road boundary
Height at Planting: 4 – 4.5 metres
Height at Maturity: 5 metres
Rate of Growth: 250mm per year
Length of time to maturity: 4 years

Current Position

Self-seeded sycamores and maple

- Wind pollinated species which release copious amounts of pollen which have an allergy causing risk and are not advisable to be planted near vulnerable people.
- No root protection to neighbours' wall, high probability of future structural damage to existing wall and its foundations.

Proposal

Plant replacement trees on the boundary;

- With root protection to prevent future structural damage to neighbours' walls
- Replacement trees will be established specimens not saplings

Historical Context









Considerations

- Site historically housed 26 individual dwellings (circa 100+ residents)
- Original Terrace and Cul-de-sac removed in post war clearance.
- Demolished Upper Tollington Park houses were grander in size/style than properties opposite and next to site likely 3.5 storeys.
- Housing on Osborne Grove went to the end of gardens of Perth Road.
- Following post war clearance, the site was first developed in 1965 as an elderly care home.
- Subsequent development underutilised the site.

Daylight and Sunlight Impact

The impact that new building developments have on daylight and sunlight of neighbouring properties is reviewed as part of the planning process and there is set guidance from British Research Establishment (BRE Report 209, 'Site Layout Planning for Daylight and Sunlight: A guide to good practice' (second edition, 2011).

The report produced by the Daylight and Sunlight Specialist concludes the following: -

1. In shadowing terms 26 of the 27 neighbouring gardens assessed will achieve compliance.
2. Using a measure of the Vertical Sky Component (at the centre of each window which measures the total amount of skylight available) 91% of windows met BRE guidance.
3. Using a measure of the No Sky Line (measures the area that can receive direct skylight and assesses the distribution of daylight around the room) 96% compliance was achieved.
4. The Daylight and Sunlight specialist has concluded the following: -
    - Overall, the neighbouring daylight and sunlight analysis demonstrates a very high level of compliance with the assessment criteria.
    - In conclusion, it is submitted that the layout of the proposed development is generally consistent with the Council's local planning policy on daylight, sunlight and shadowing.

Programme

Project Stage (Two stage D&B)	Actual / Forecast Date
Planning Submission	14/03/2023
Main Construction Works Invitation to Tender (Seeks a Proposed Target Construction Cost for Stage 1 & 2)	26/04/2023
Planning Determination	04/07/2023
Main Contruction Works Tender Return	13/06/2023
Cabinet Approval - Stage 1 Award Pre-Construction Services Agreement	18/09/2023
Demolition Start	18/04/2024
Technical Design RIBA 4 Completed and final fixed price issued by Contractor - completion of this exercise offers a guaranteed maximum price.	19/04/2024
Demolition Complete	19/06/2024
Issue contract/Letter of Intent	08/07/2024
Main Construction Works Start On Site	15/07/2024
Occupation/Handover	27/07/2026