Haringey LONDON

812866 OSBORNE GROVE CARE HOME

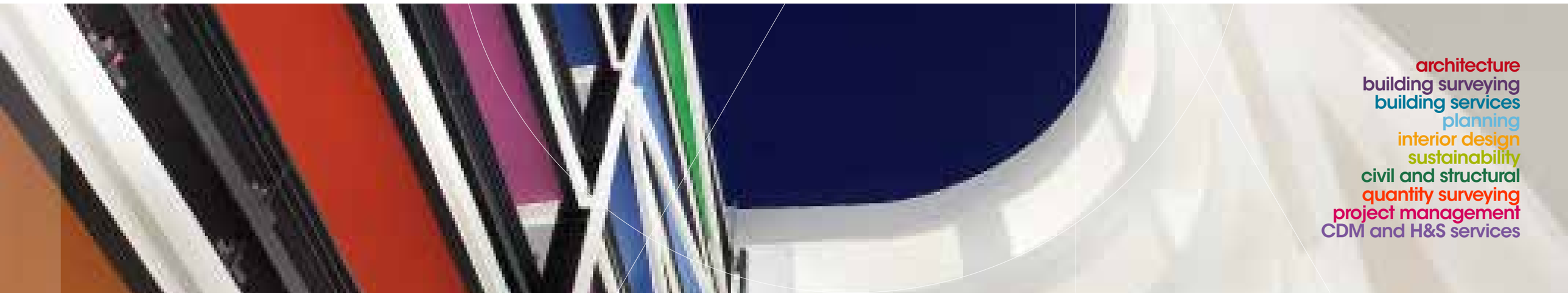
LB Haringey

1st Stakeholder Engagement Meeting

23rd February 2021



Ingleton Wood



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

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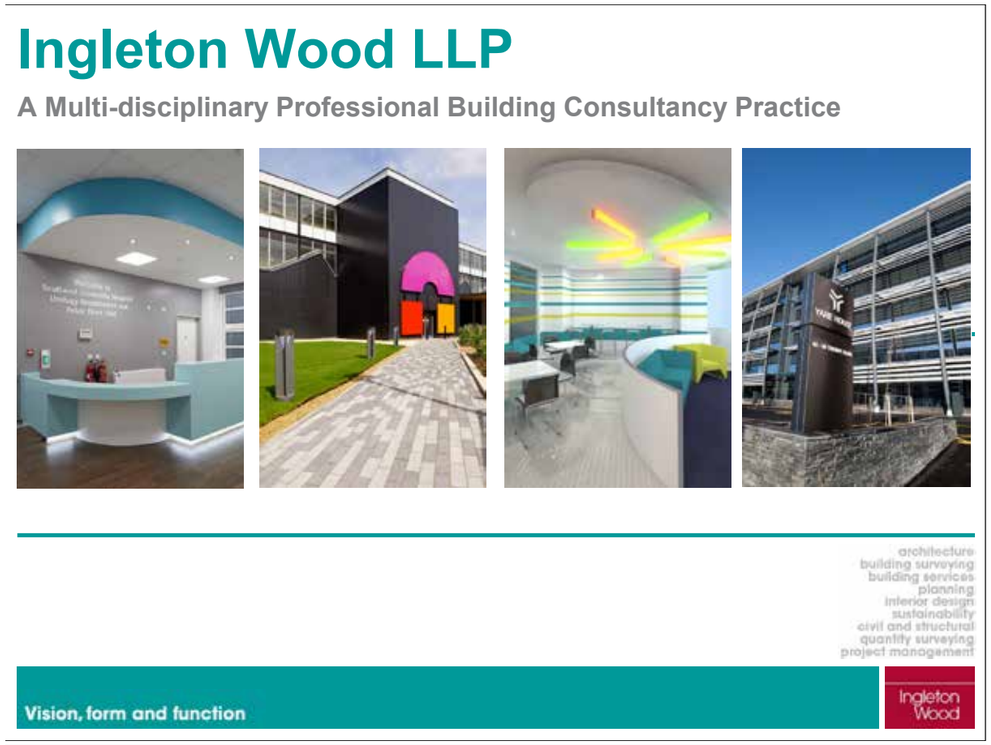
8.2 - Axonometric 16

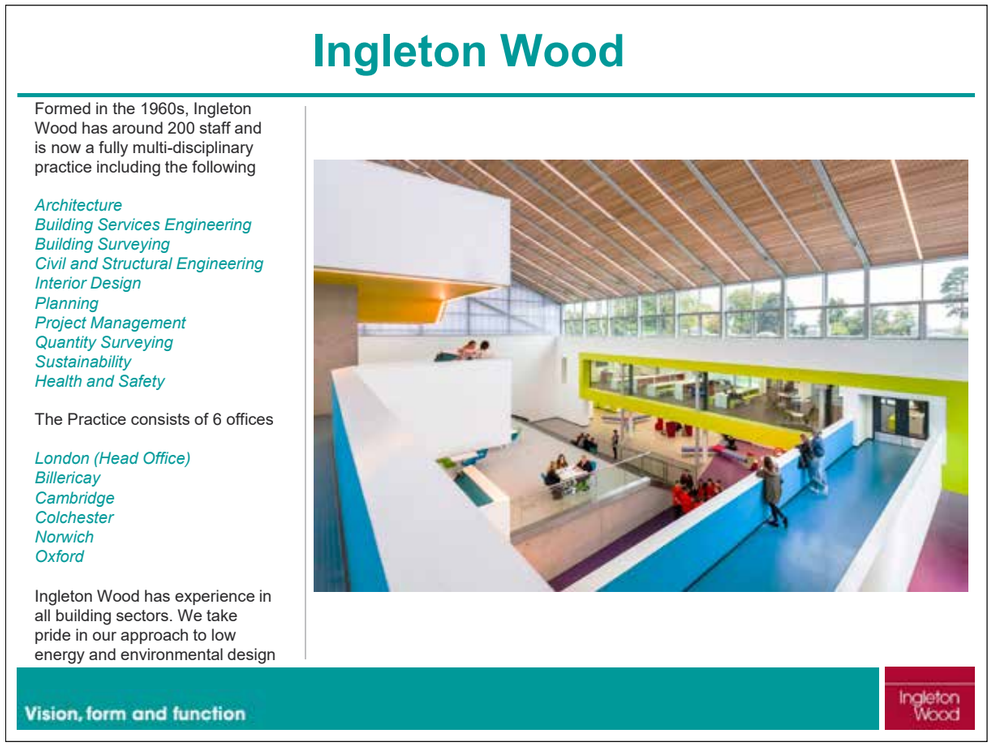
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PROJECT DIRECTOR & DIRECTOR OF ARCHITECTURE

- Trevor Halls

CARE HOME CONSULTANT ARCHITECT

- Andrew Collett

ARCHITECT

- Jack Guerrier

INTERIOR DESIGNER

- Mandy Cheung

A small representative of the full Design Team at IW

Architecture
Interior Design and FF&E
Project Management
BIM Consultant
Structural & Civil Engineering
Building Services Engineering (MEP)
CDM Principal Designer
BREEAM Environmental & Sustainability
Town Planning Consultant
Landscape Architect
Catering Consultant
Transport Consultant



Anticipated input of Co-Design Steering Group

23rd February - Feedback on:

- LGBGT+ Sheltered Housing Units
- Optimum Bedroom Layouts & details

10th March - Feedback on:

- Lounge Areas
- Dining Areas

24th March - Feedback on:

- Activity Rooms
- Circulation

31st March - Feedback on:

- Catering Strategy
- Landscape strategy

14th April - Feedback on:

- Site layouts
- Building Services & sustainability strategies

28th April - Draft Stage 2 report







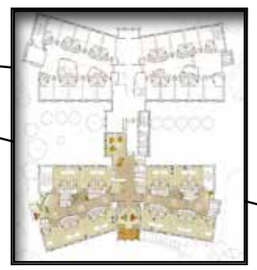










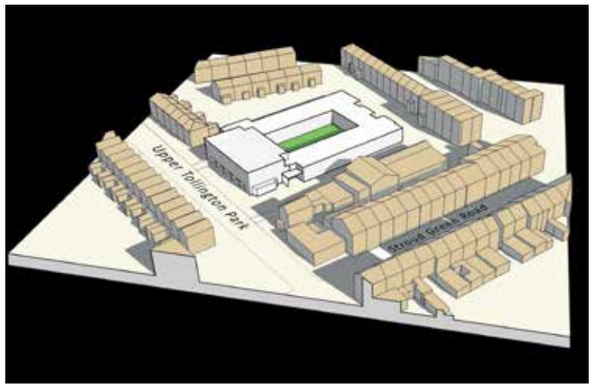






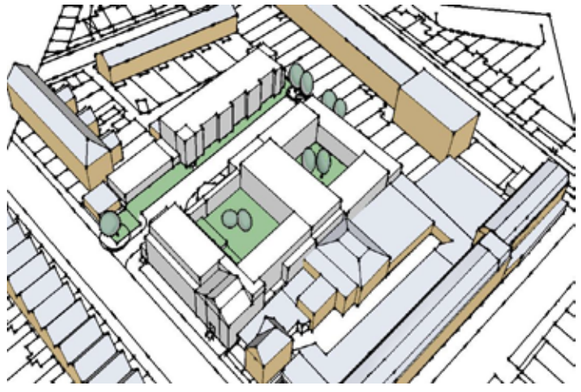
Option 4





Option 8





Response to Feedback to be accommodated

- Care home to be prominent in the Community
- Cloister / Quadrangle design to reflect original street layout
- Bigger rooms with en-suite wetrooms
- Increased visibility and improvement in sight lines
- Separate lounge and dining areas / no corridors?
- Parking for minibus in lieu of cars

Adapt and refine the Brief to include

- Optimum and aspirational accommodation schedule
- Pair "Households" together to allow 'swing zones'
- Households A & B on Ground Floor
- Households C & D on 1st Floor
- Household E & Studio Units on higher Floors
- Access to roof terraces and gardens
- Rooms to have;
  - Wetrooms
  - Wider doors
  - Personalisation
  - Integrated hoists
  - Wifi, Comms and Entertainment
- Cluster group open plan lounges for max 10 residents
- Dining rooms for whole Households
- Multi-activity spaces
- Staff bases in open format - active & passive surveillance
- Wide, naturally lit corridors - including seating areas
- Optimise day opportunities
- Garden as an outdoor room

BREEAM pre-assessment rated Option 8 as 'Very Good' with potential for 'Excellent' - We have now rated the proposal at 'Excellent' with potential for 'Outstanding'

Taken on board and understood all feedback on:

- Infection Control
- Outdoor spaces
- Activity spaces
- Client mix

Option 4 was a good solution - now compromised by inclusion of LGBGT+ Sheltered Units - need to bring back that ideology and quality.





20 1 & 2 Bedroom LGBGT+ Sheltered Housing Flats



10 End of Life Studios



Bedroom sizes increased from 15m² to 22m²



Over 600m² of Community space



30m² separate Dining Rooms in each Household



30m² Lounges in each Household



42m² dedicated Therapy/ Exercise space



Secure Garden areas

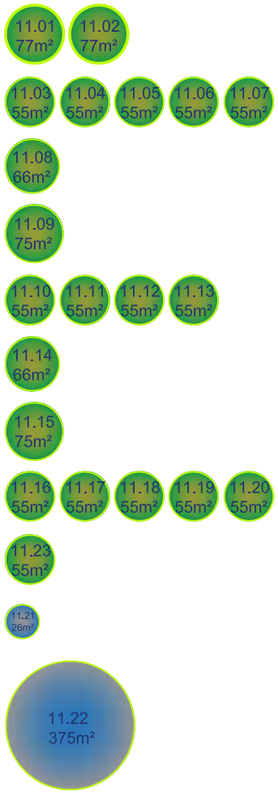


Increased personal storage for belongings & equipment

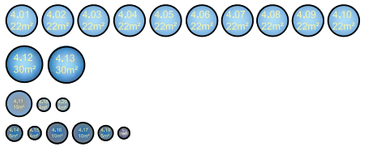
OSBORNE GROVE CARE HOME

Visual Accommodation Schedule

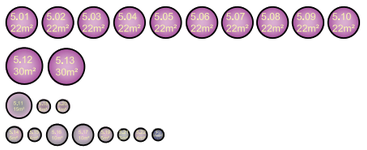
HAPPI Flats



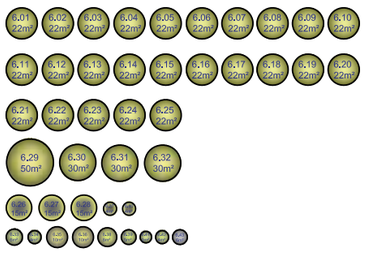
Household A



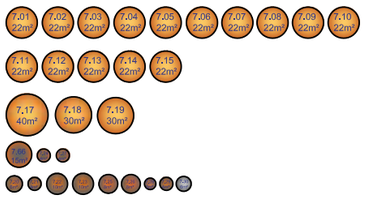
Household B



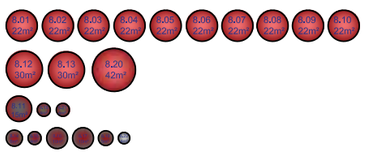
Household C



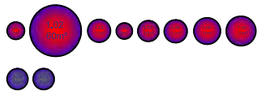
Household D



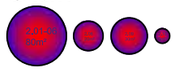
Household E



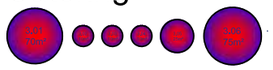
Entrance



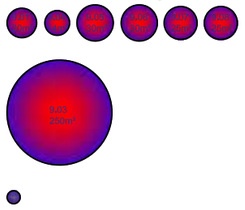
Staff



Catering



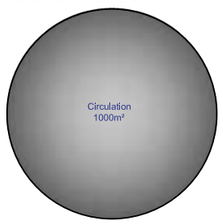
Community Areas



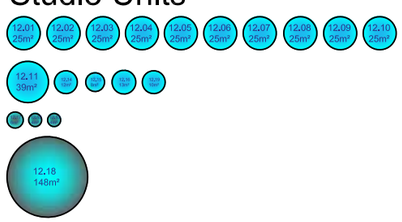
Utilities

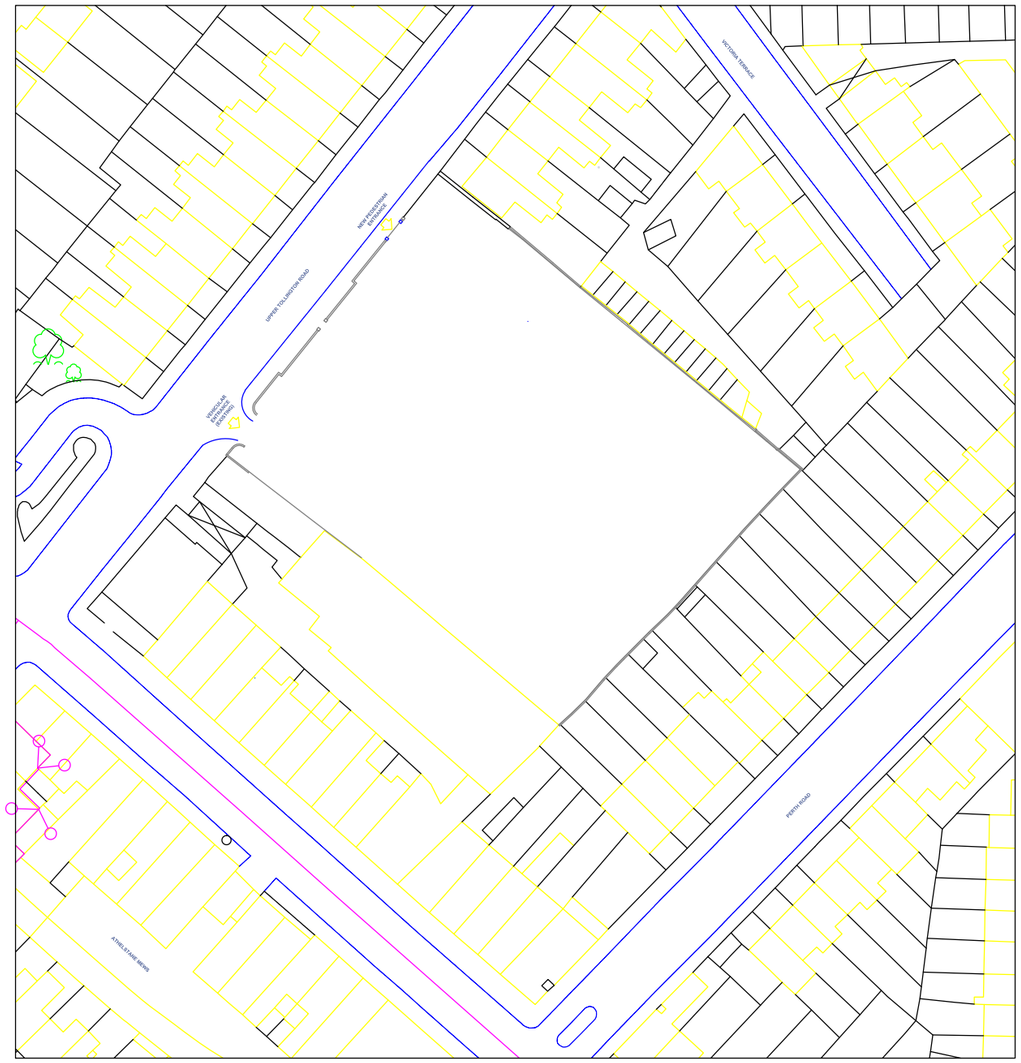


Circulation



Studio Units

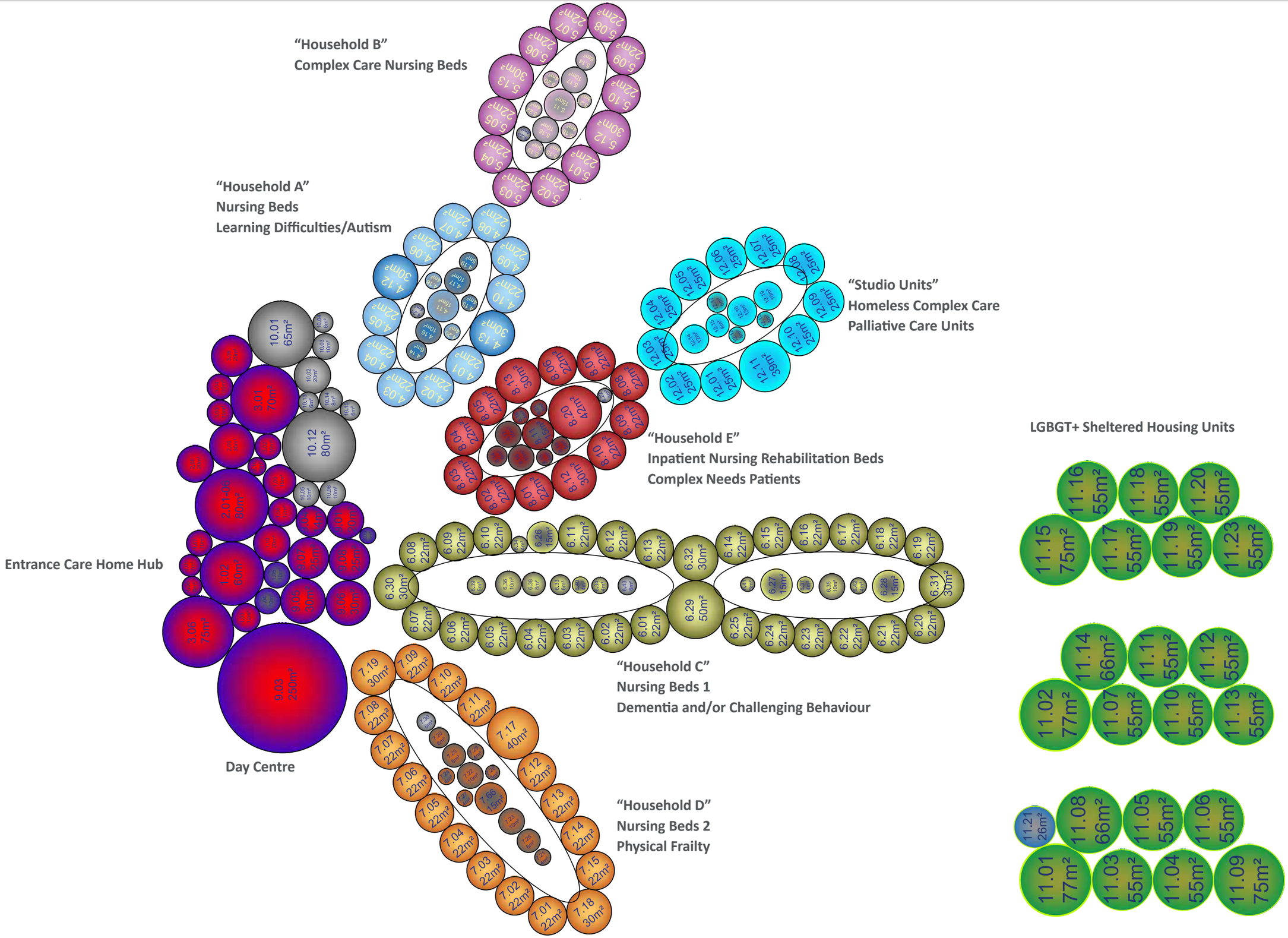


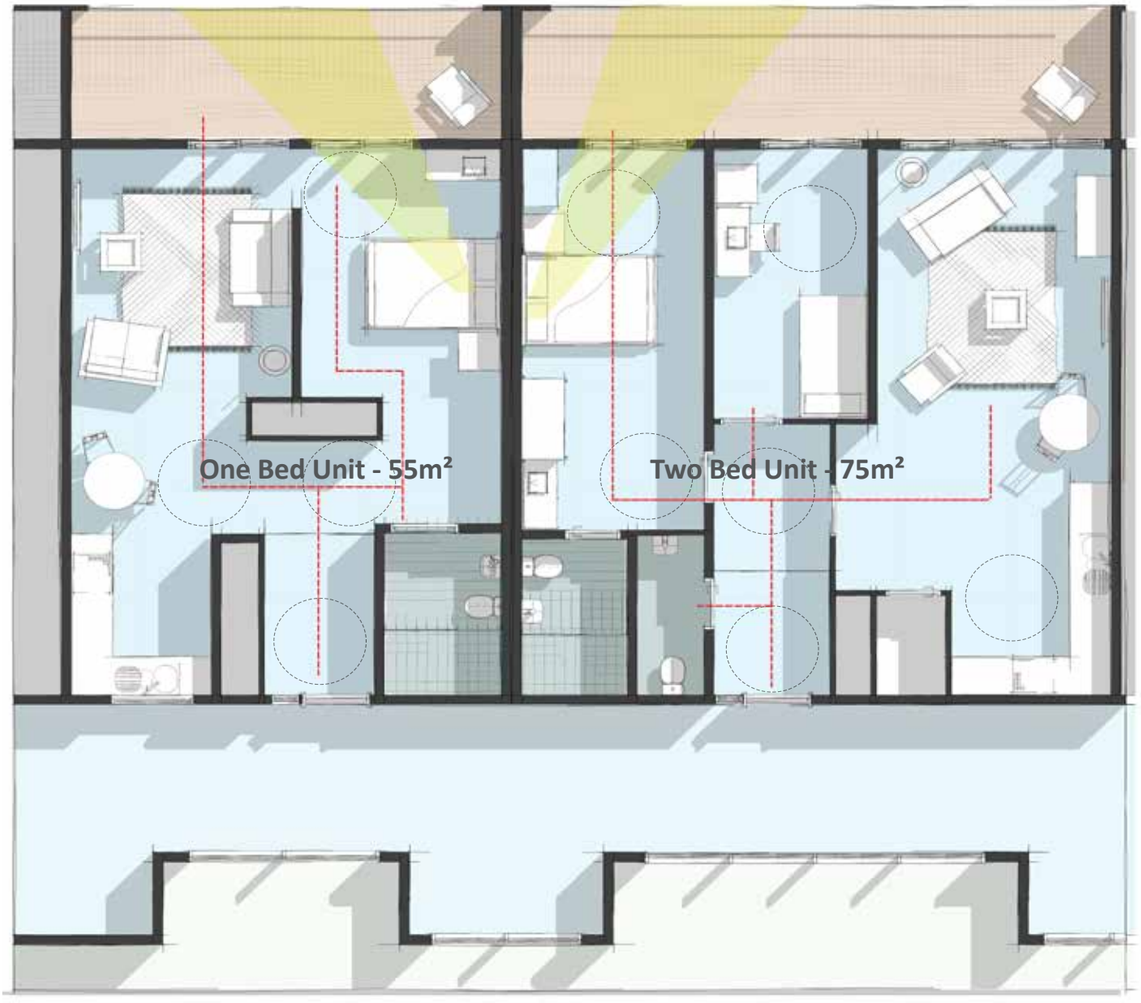


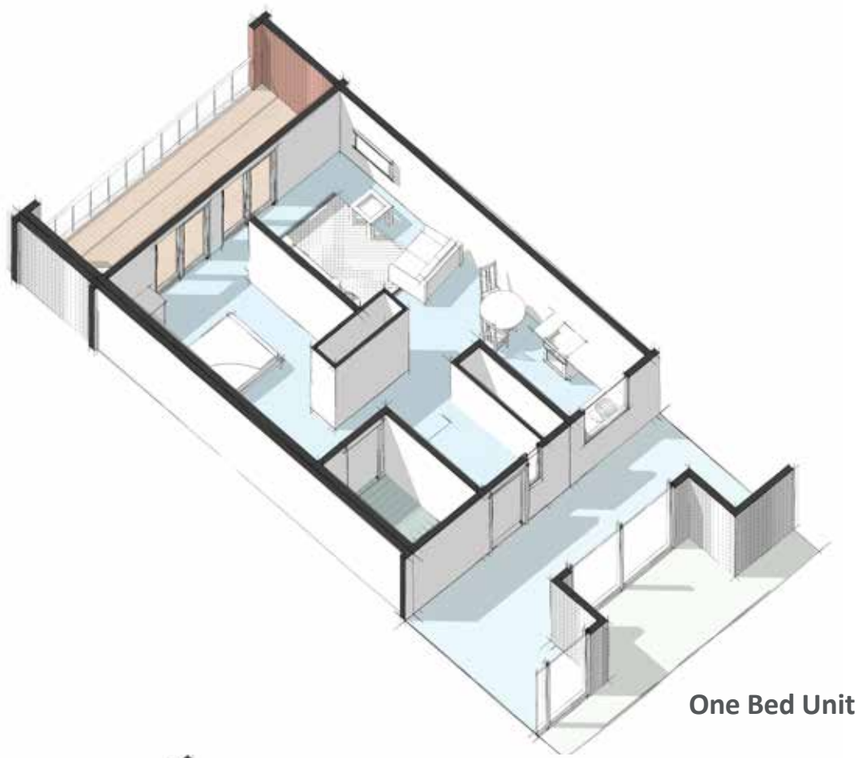
To Scale interpretation of individual Room sizes

Realtive areas correct in scale against the site area shown above.

5.1 Visual Accommodation Schedule - Grouping



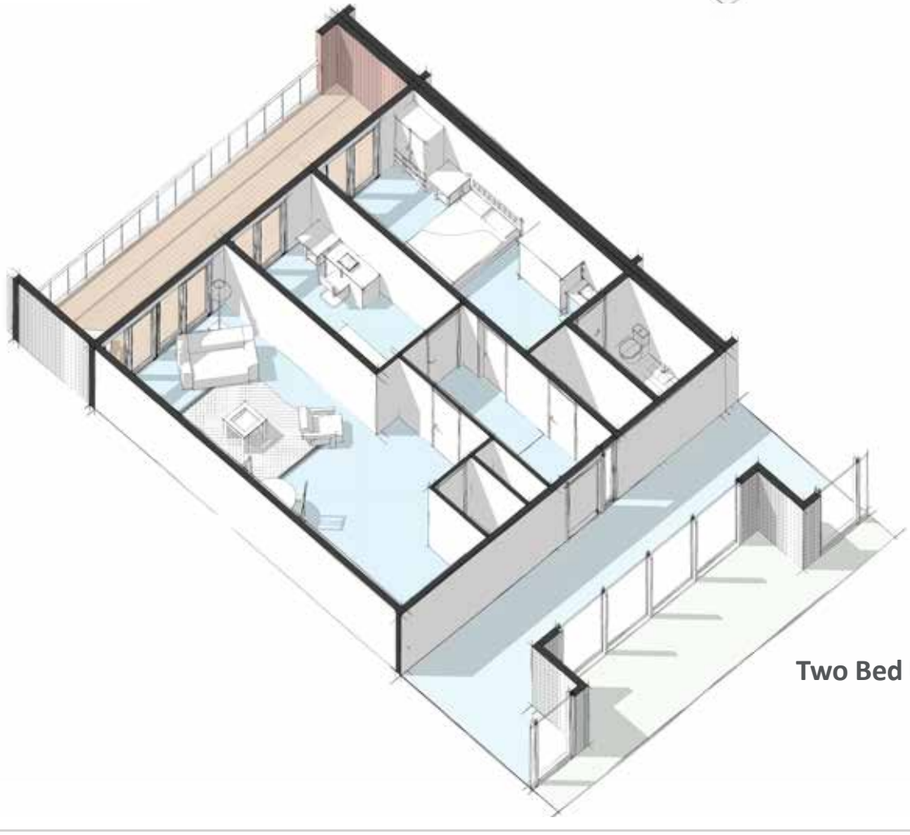




One Bed Unit

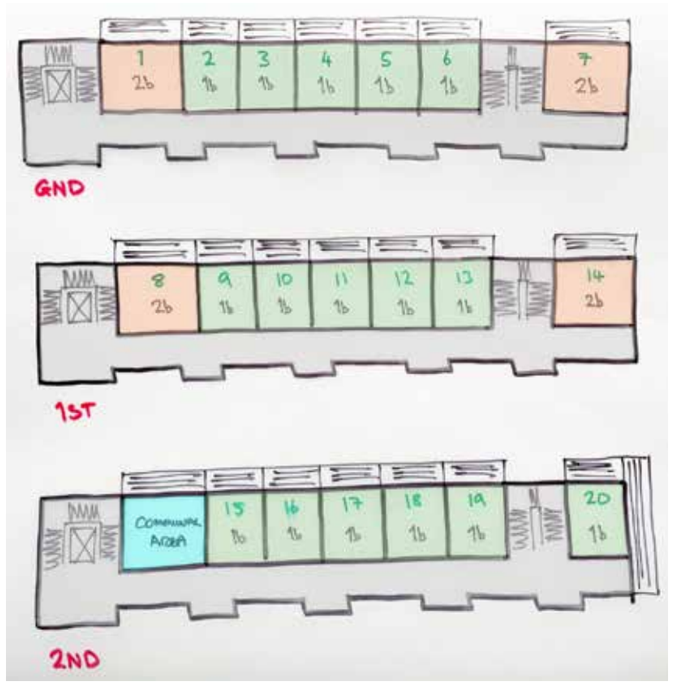


Example HAPPI Design Guide 55m² Standard 1 Bed Unit



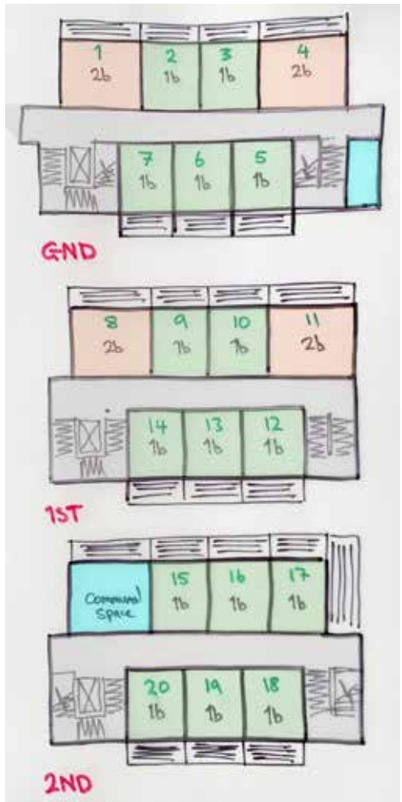
Two Bed Unit

6.1 LGBGT+ Sheltered Units - Single or Double Aspect?



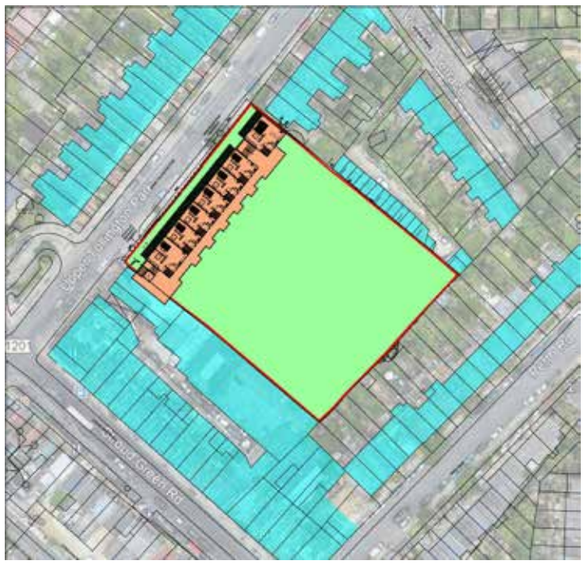
20 Single aspect Units - Footprint of 712m²



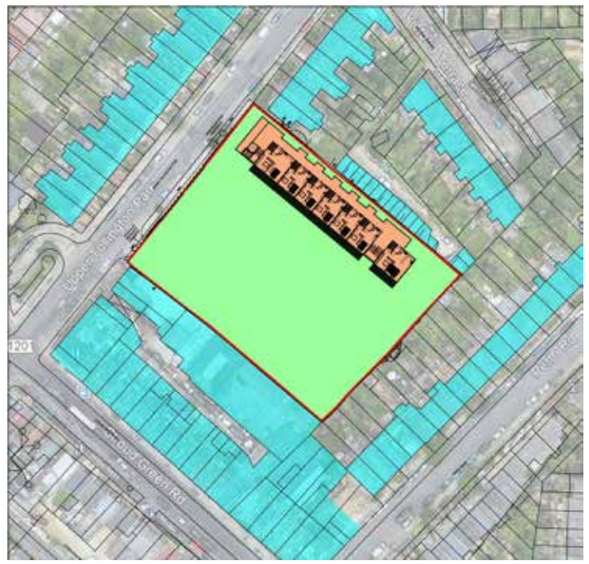


20 Double aspect Units - Footprint of 634m²





20 Single aspect Units - NW site location



20 Single aspect Units - NE site location



20 Single aspect Units - SE site location



20 Single aspect Units - SW site location



20 Double aspect Units - NW site location



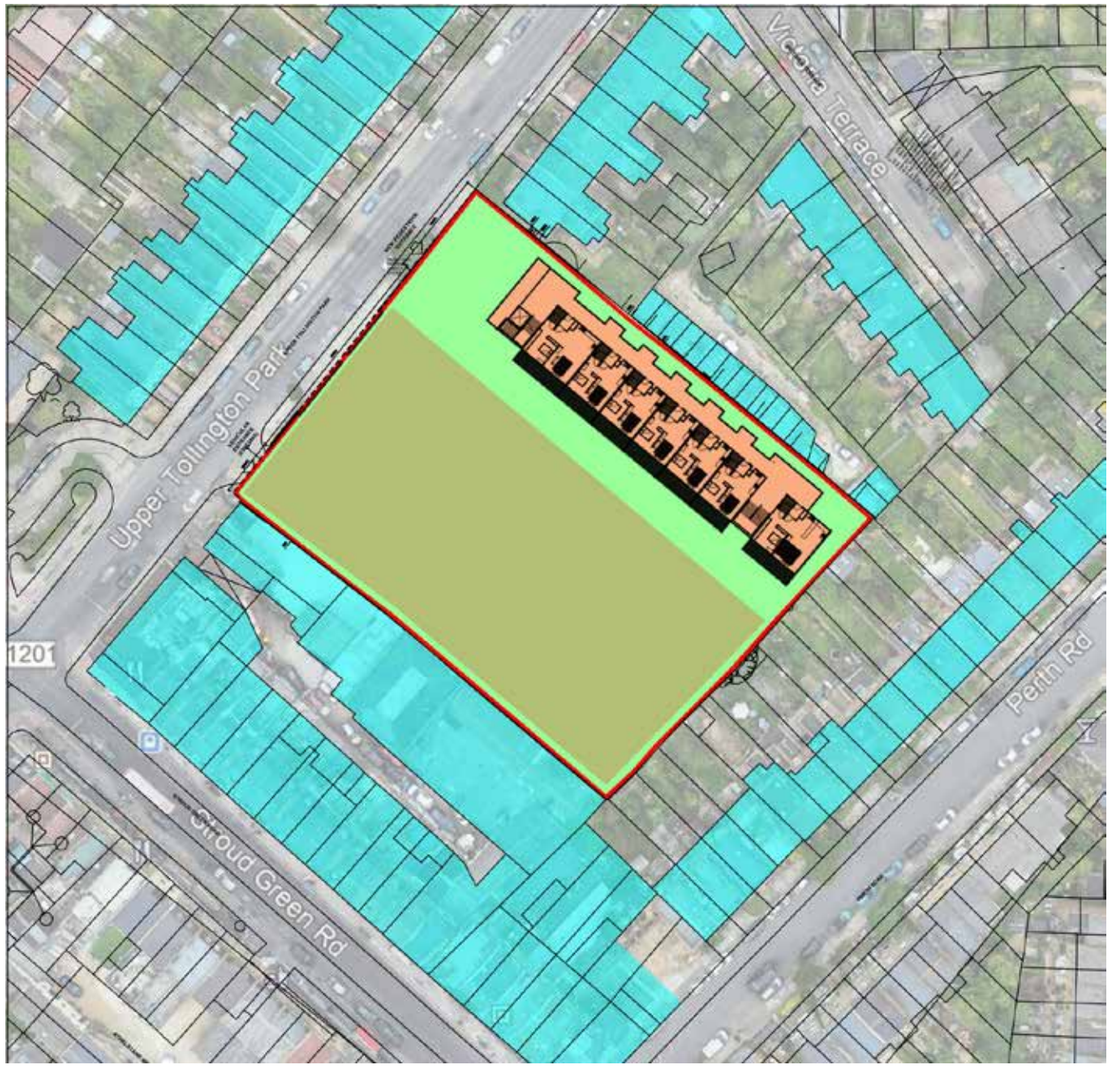
20 Double aspect Units - NE site location



20 Double aspect Units - SE site location



20 Double aspect Units - SW site location



Visual representation of site area remaining if 20 Single aspect Units



Visual representation of site area remaining if 20 Double aspect Units

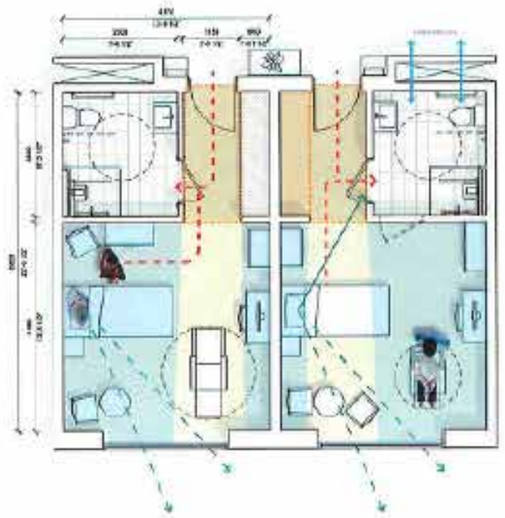






Oportunities and Constraints - Key

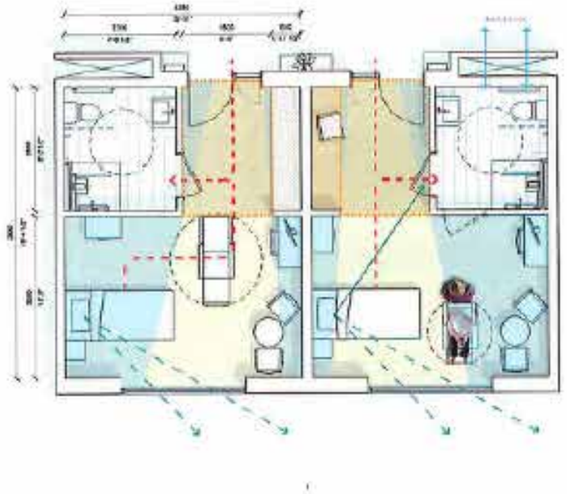
- Existing Cat C Trees with low quality and value *(Refer to Arboricultural Survey)*
- Existing Cat B Trees with moderate quality and value *(Refer to Arboricultural Survey)*
- G - Existing Gas Governor
- 2. - Ecology Target Note 01 - Ivy covered boundary feature containing blackbird nest
- 1. - Gap in soffit box which provides moderate potential to support roosting bats.
- Two storey neighbouring property. Concrete facade in poor condition. *(Refer to photograph schedule)*
- Three storey neighbouring property. Concrete facade in poor condition. *(Refer to photograph schedule)*
- Various brick wall types approx 2.5m high level security fencing above. Poor condition. *(Refer to photograph schedule)*
- Neighbouring Single Storey Garages
- Site Boundary
- Permit and On-street Pay and Display Parking Bays
- 1 - Single Storey Building
- 2 - Two Storey Building
- 3 - Three Storey Building
- 4 - Four Storey Building
- Vehicle Entrance
- Pedestrian Entrance
- Neighbouring Gardens
- Stroud Green Rd. Local High Street
- Neighbouring Car Wash - Steel Frame Covering
- External CCTV
- External Lighting
- Sun Path
- Existing Building
- Previous Location of External Generator



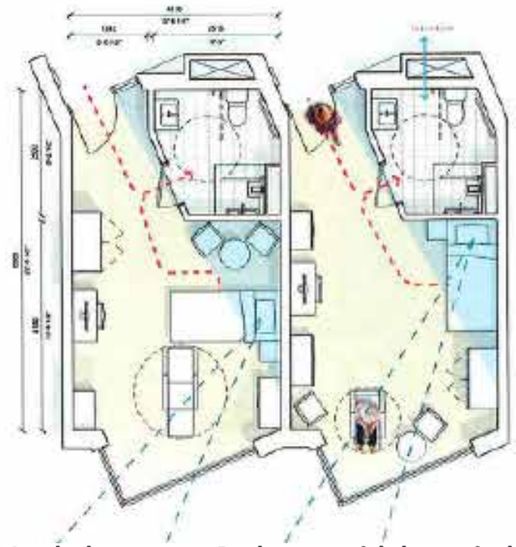
Narrow Bedroom with storage zone - Bed shown opposite sides with surveillance cone



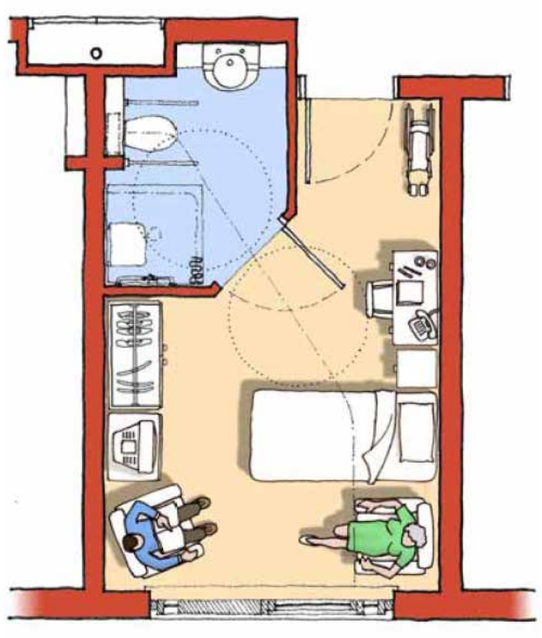
Narrow Bedroom with entrance view panel - Bed shown opposite sides with surveillance cone



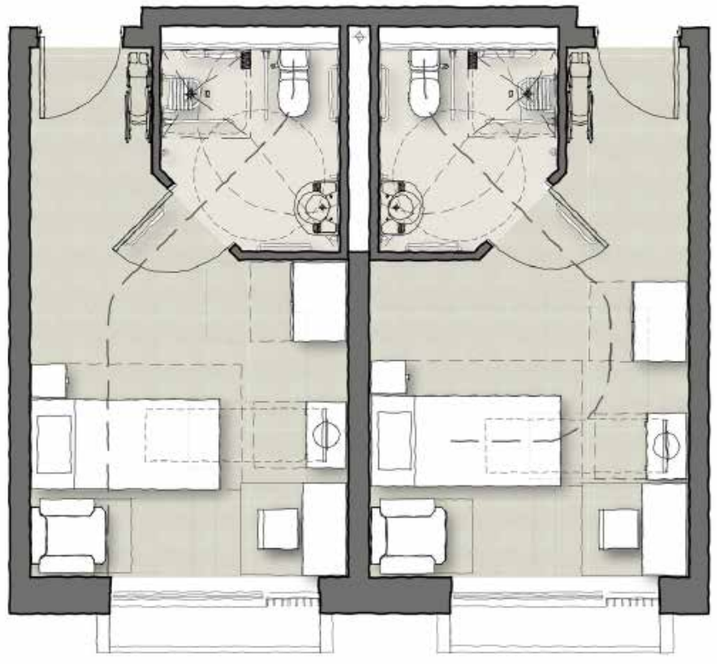
Wide Bedroom with storage zone - Bed shown opposite sides with surveillance cone

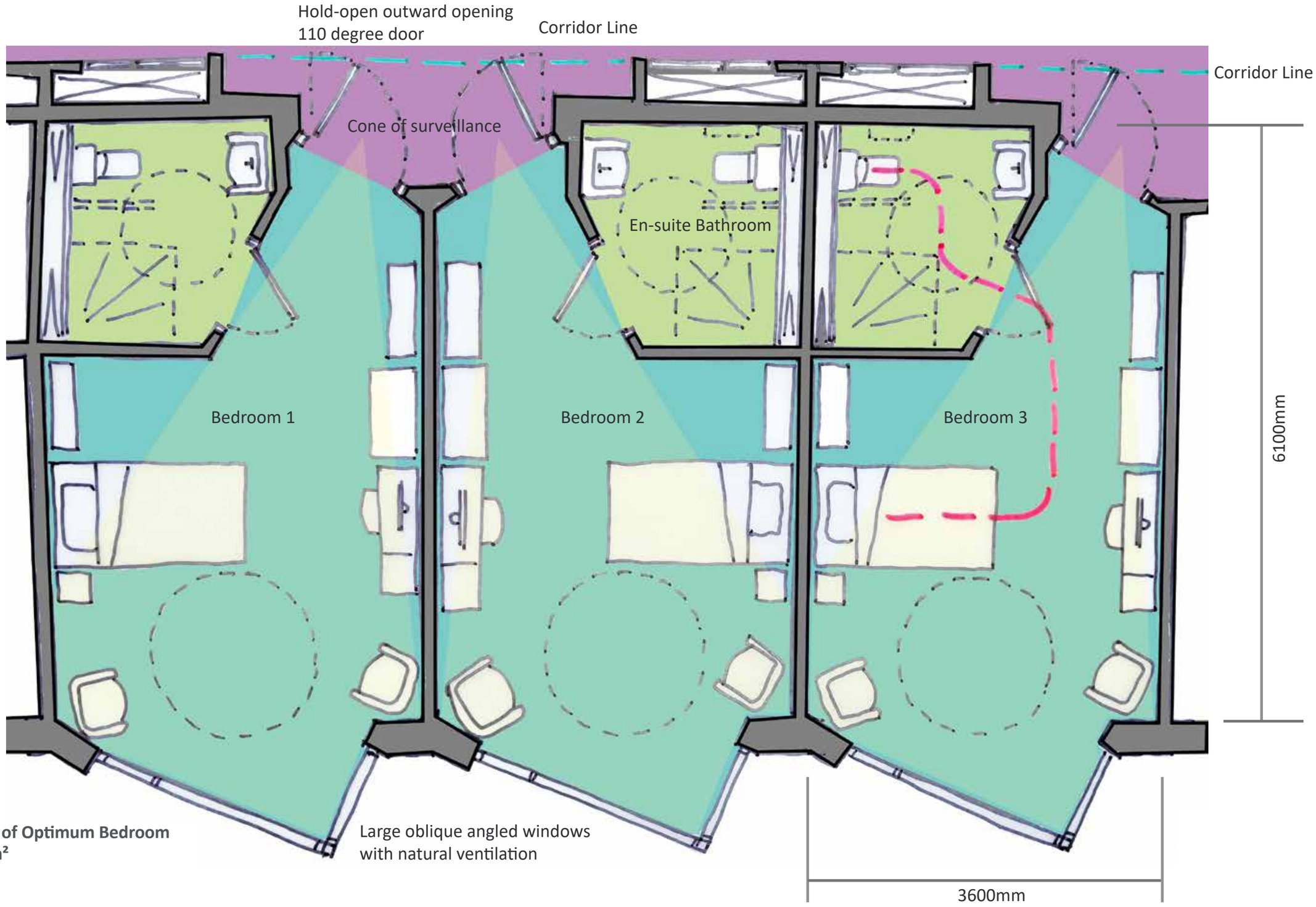


Angled entrance Bedroom with bay window - Bed shown same side with surveillance cone



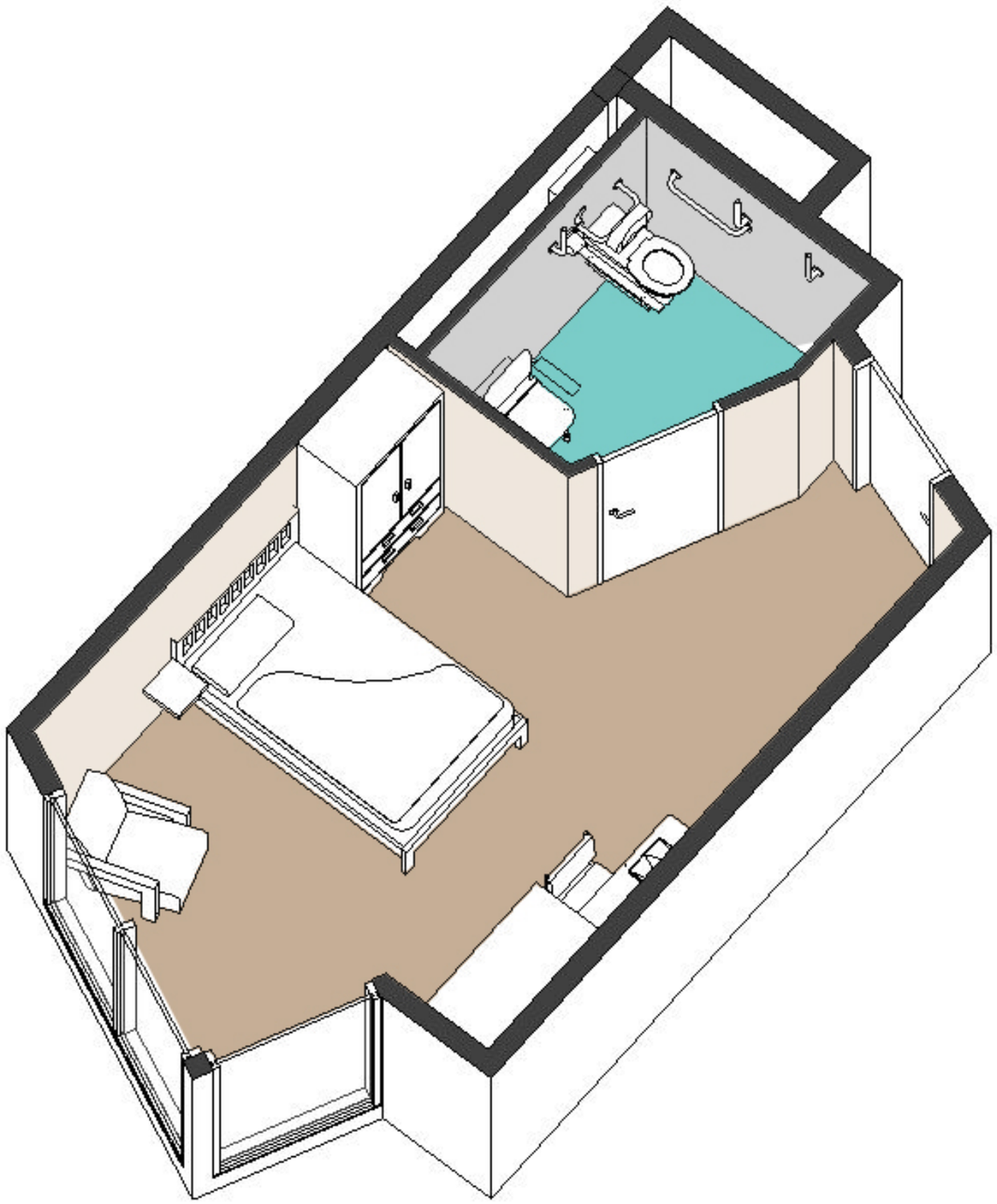
Other options of traditional Care Home Bedroom Layouts

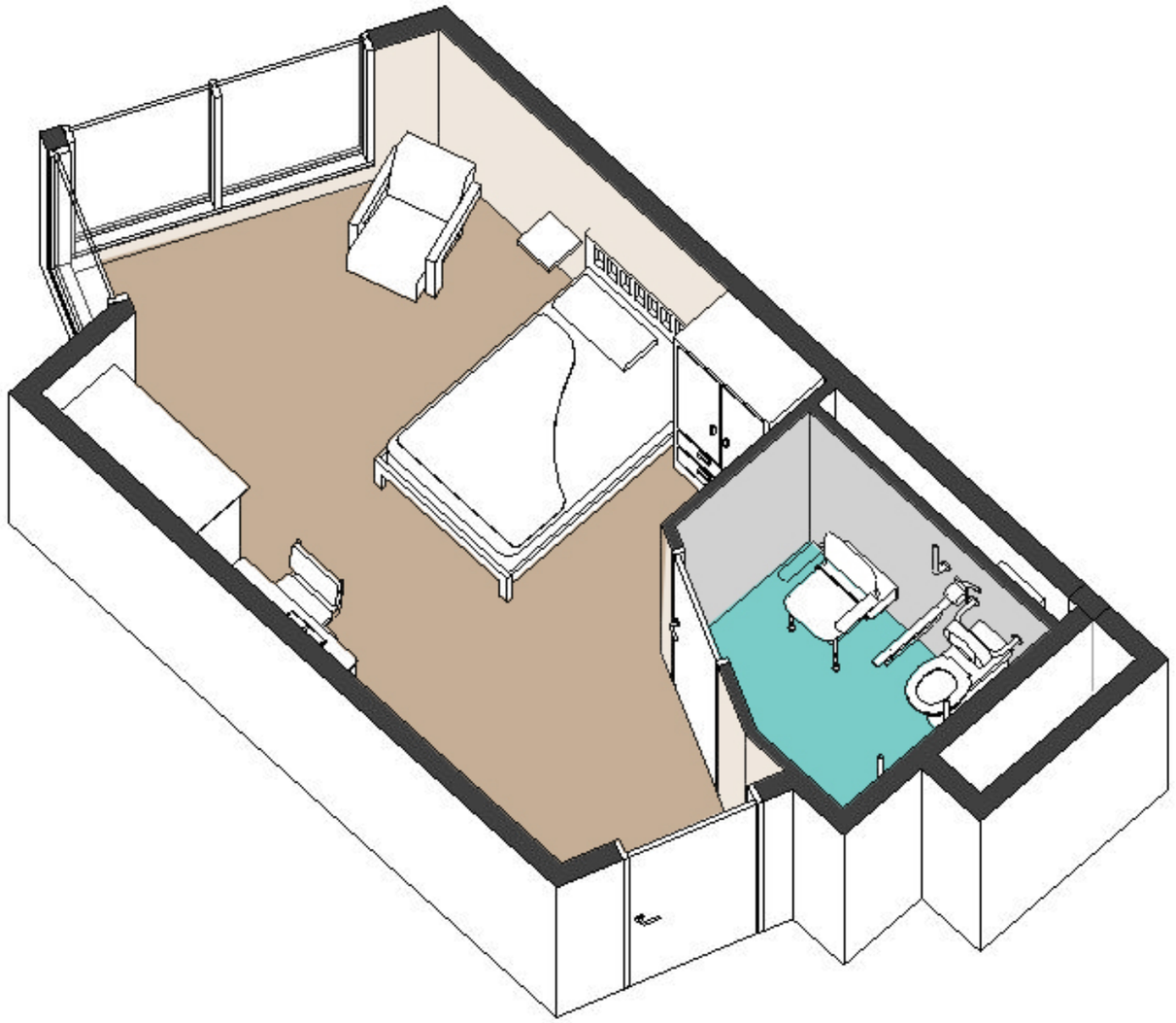




Development of Optimum Bedroom Layout at 22m²

Large oblique angled windows with natural ventilation





812866 Osborne Grove Care Home
Bedroom Furniture & Finishes

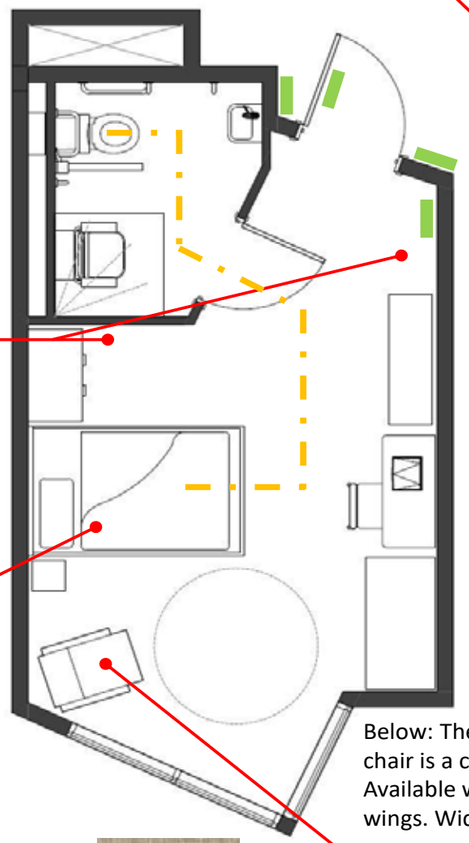


Above: Wet room flooring in 'Lunar Shell' by Polyflor





Having grouped furniture allows space for folded wheel chair / furniture console unit to store suitcase.



Right: Stainless steel with solid wood handle by Dline. Available in Teak, Oak or Ash.





Below: Acoustic curtain & voile details.



Memory box (lockable) with shelves. Can be located adjacent to the door to assist with way-finding. = Potential locations.

Below: Healthcare grade dementia-friendly & full BRE certification carpet in warm 'Stone' colour by Danfloor.



Left: Healthcare grade dementia-friendly sheet vinyl in 'Brushed Oak Light' by Tarkett. Acoustic version available.

Furniture grouped together allows more open space around the bed with clear circulation. Open shelves for personalisation are visible from corridor view which would assist in way-finding for residents.



Above: Cross-head mixer taps by Bristan





Below: The 'Tivoli' high back chair is a contemporary design. Available with and without wings. Wide range of fabrics.





Above: The 'Serenity' bed achieves a 'at home' or 'at hotel' feel without compromising on the functionality of a robust healthcare bed.

Left: The 'Elite 4' bed is a more typical looking healthcare bed with a slightly higher quality frame finish.



Above: Feature wallcovering by Newmor. Highly durable, scrubbable, budget-friendly, FR & anti-microbial technology. Various colours available.







| CALMING | DEMENTIA-FRIENDLY | CONTEMPORARY | CLASSIC | INVITING | RELAXING |

BEDROOM

9.0 Care Home Bedroom Precedent Images





















10.0 Bathrooms Precedent Images



















ANY QUESTIONS...?



Ingleton Wood

Billericay
10 Lake Meadows Business Park
Woodbrook Crescent
Billericay
Essex
CM12 0EQ

T: 01277 637800

Cambridge
1a Oakington Business Park
Oakington
Cambridge
CB24 3DQ

T: 01223 965200

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

T: 01206 224270

London
10 - 12 Alie Street
London
E1 8DE

T: 020 7680 4400

Norwich
8 Whiting Road
Norwich Business Park
Norwich
Norfolk
NR4 6DN

T: 01603 666847

Oxford
Milton Park Innovation Centre
99 Park Drive
Milton
Abingdon
OX14 4RY

T: 01235 841551

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