



23-24-111545

Runnymede Refurbishment of Independent Retirement Living Homes Feasibility Report

Floral House

Photo:
Floral House



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Final Issue:	
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Checked by:	Trevor Baker - Associate Architect Hamson Barron Smith

1.1 Engagement

This document has been produced by HBS to set out a summary of the key issues and requirements for the upgrade and refurbishment of four Independent Retirement Living homes run by Runnymede Borough Council. The IRL schemes are as below:

Grove Court, Egham
Floral House, Surrey
Darley Dene Court, Surrey
Beomonds, Chertsey

HBS was appointed by Faithful & Gould as a supply chain partner for Runnymede Borough Council and have had a number of meetings with the client and undertaken a site visit. HBS has prepared a number of options for discussion with the client and further scheme development.

1.2 Objectives

This report aims to provide Runnymede Borough Council with a considered understanding of the opportunities and constraints of all four care homes and a clear development strategy for the proposed upgrade and refurbishment based on an in depth analysis of existing and proposed needs to ensure the most efficient and effective outcomes are recommended.

1.3 The Team

The team for this commission included:

Runnymede Borough Council

Faithful & Gould

Consultant Team - Hamson Barron Smith:

Trevor Baker	Associate Architect
Alastair Paxton	Architect
Ryan Skinner	Mechanical Engineer
Tim Carden	Electrical Engineer
Rob Fuse	Structural Engineer

Sub Contractor

Gareth Bartlett Fire Engineering

1.4 Methodology

Design team members have visited the sites to understand the IRL homes and findings have informed proposals.

The study provides possible enhancement options and a clear development rationale for the proposed works.

The methodology for this RIBA Stage 0 study included:

- An initial commission briefing from Runnymede Borough Council.
- Prepare Client Requirements
- Develop Business Case for feasible options including review of Project Risks and Project Budget
- Ratify option that best delivers Client Requirements
- Review Feedback from previous projects
- Undertake Site Appraisals

1.5 Client Briefing

The brief has been prepared by Runnymede Borough Council (RBC) who have consulted with the residents of the IRL's to come up with a new vision for their Independent Retirement Living accommodation.

One of the key objectives is to address the lack of interest in the current IRL schemes which is due to a number of reasons including smaller bedsit/accommodation.

Considering the predicted changes in demographics will see the number of older people increase significantly over the next 20 years RBC would like to make their schemes attractive to the housing applicants by providing first class older persons accommodation with modern facilities, that is highly sought after.

It is believed this could be achieved by upgrading and refurbishing a number of communal areas and upgrading a number of services in the individual schemes to make them feel more modern. Additionally upgrading decoration/furniture and outdoor spaces. The key areas are highlighted below:

Reception

- Modern - hotel style, Spacious Welcoming, Accessible entry
- Integrating the staff office

Communal lounge

- Welcoming and bright, Café space, TV room separate
- Some multi-functional space

Communal Kitchens

Hallways

- Decoration and carpets in communal areas, Refreshed signage

Gardens / Outdoor space

- Year round use, Less purely grassed area, Outdoor social space + - -
- seating areas, Modern paths, Lifted planters, More lighting, Covered space

New lightings in external and internal areas

New video door entry system

Alarm call system

- I'm OK facility, WIFI throughout the scheme, Digital voice calling within and outside the scheme, Links to door entry system, Modern wrist and neck pendants, Alarm call made from anywhere within the scheme – and will be located, Reassurance lighting at alarm call box
- Live notice boards

New fire and warden call system

Other facilities

- Upgraded guest room, Laundry rooms, Mobility scooter storage
- Improved drying areas

Branding

Runnymede Borough Council also want to create a Runnymede brand across all homes to enable some uniformity but with local variation.

It is hoped that the upgrades and refurbishment will help to achieve some of the key objectives of our new Older Persons Strategy under which RBC are committed to providing the following facilities: -

1. Dementia friendly communal areas with modern, welcoming reception areas
2. Café style lounges with links into the wider community
3. Outdoor areas that are engaging, dementia friendly and encourage social interaction
4. Schemes equipped with modern, digitally enabled technology
5. Provision of modern 'other' facilities including mobility scooter storage, guest and laundry rooms

2.1 Material Considerations

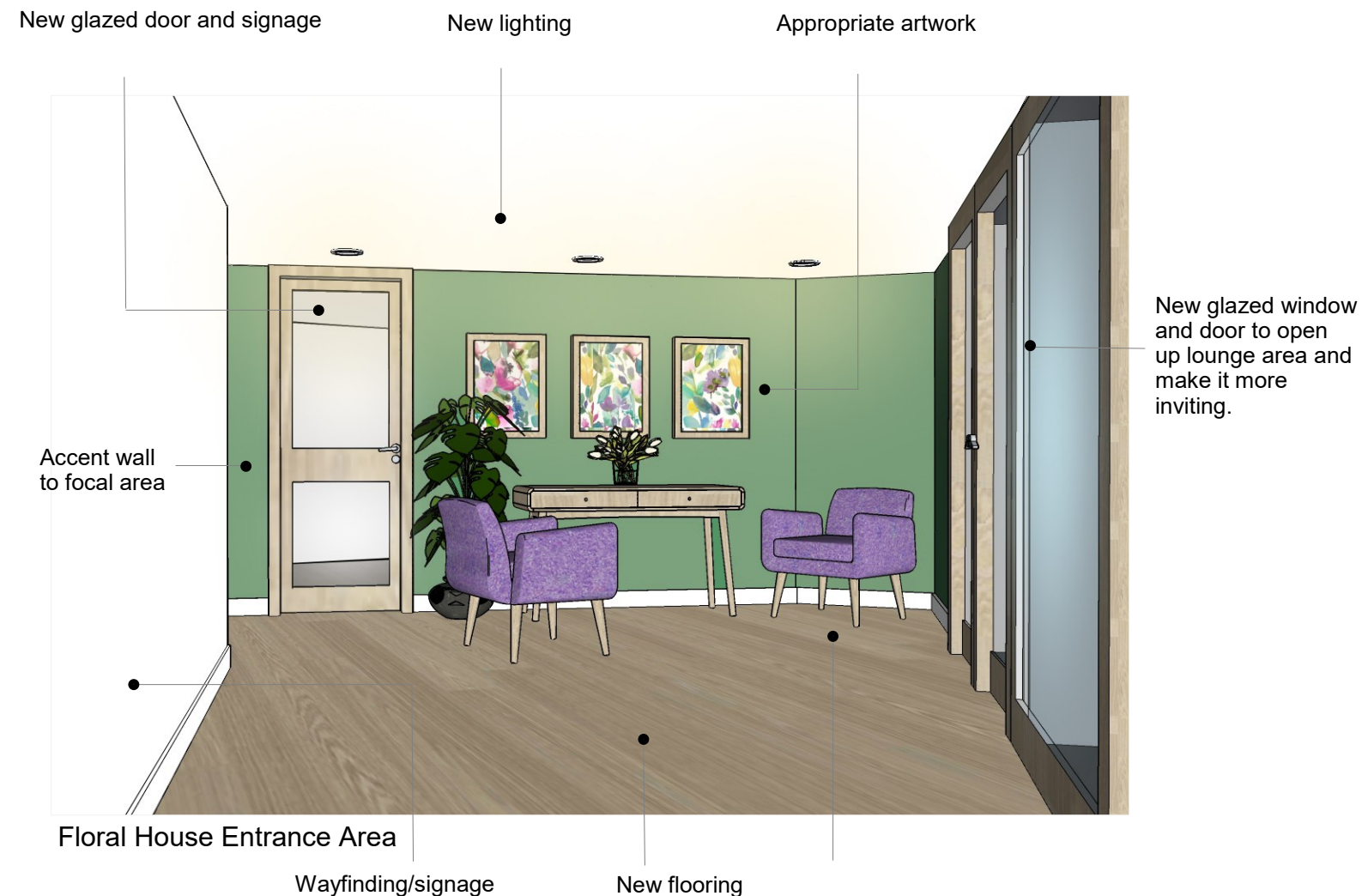
Wall Finishes: Redecorate throughout in accordance with the correct colour contrast LRV requirements for those who are visually impaired and to provide Dementia friendly environment. Develop a base palette which can be used throughout all future homes with the option of accent colours to help with wayfinding and orientation within the building based around the theme of nature. Applying an accent colour per wing provides identity and definition that residents can relate to. It can be limited in it's use to avoid becoming overbearing, but will provide wayfinding and landmark identity as to which wing you are in.



Feature Wall: Provides focus to a communal area by providing a feature wall with a textured wall covering and combined with a fireplace or display unit to give a central point in the space.



Lighting Considerations: Proficient lighting should be provided if there is no natural light available. Spaces should be well lit with both overhead and wall lighting.



Floor Finishes: Upgrade to a modern luxury wood effect vinyl and suitable Dementia friendly carpets with consideration to providing suitable threshold profiles to reduce trips and falls.

Door Finishes: Remove dark doors and handrails and replace with a light timber finish to provide more of a domestic and warm feel. Bedroom doors can be painted to suit a colour theme and in accordance with the correct colour contrast LRV requirements for those who are visually impaired and to assist in providing Dementia friendly environment.



2.0 CONCEPT- INTERIOR ENHANCEMENTS

2.2 Furniture Fittings and Equipment Considerations

Furniture: Using modern non institutional chairs, tables and display units will provide a classic timeless aesthetic to communal areas. Selected upholstery fabrics should be robust and easily cleanable with the correct fire ratings for use in a communal setting which are appealing and tactile for residents to enjoy.



Textiles: Provide soft furnishings and window treatments which are robust and suitably selected to be Dementia friendly in terms of patterning and textures but equally adding to the feel of a modern and interesting interior.



Artwork: Provide points of interest and meaningful reminiscence in communal areas and along any long stretches of corridors. Ensure this is done without creating a cluttered feel including providing pictures and artwork to create focal points within display units or open shelving. Themes can work well and are easily changeable if quick release frames are purchased. Consider themes such as local history/places of interest or nature and seasons.

Signage: Develop a clear signage and way finding strategy which includes

- Pictorial interpretation of room usage
- Large bold text
- Good contrast between lettering and background
- Fixed to door rather than wall
- Fixed at lower height of 1.2m



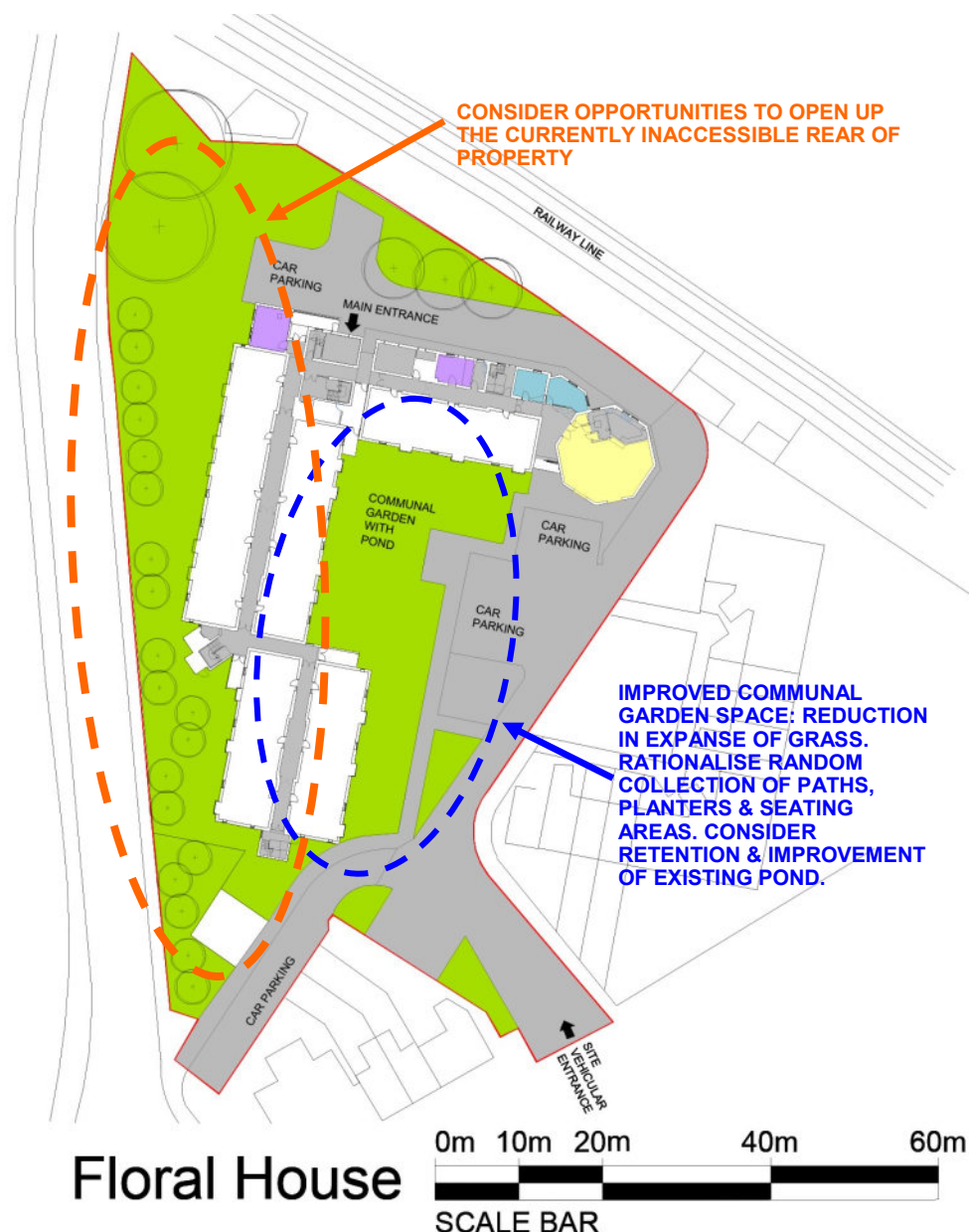
2.3 Landscape Design

The external environment associated with each IRL facility is considered a key component of the wider upgrade and refurbishment works. Visually attractive and cohesive garden spaces are seen as a major factor in providing a more attractive housing option to potential future residents.

Further to this, upgrades and refurbishments to external areas are expected to achieve some of the key objectives of the new RBC Older Persons Strategy. In particular outdoor spaces must be engaging, dementia friendly and encourage social interaction. Site entrances must be welcoming and reflect the Runnymede brand whilst retaining specific local community links. Where possible, external areas may also be equipped with modern, digitally enabled technology such as access control measures. External spaces must also allow for the site to function seamlessly with all necessary external storage provided, including mobility scooter storage.

Key design considerations that will be explored and developed across all IRL facilities include the following:

- Allowing for year-round and all-weather use.
- Moving away from a reliance on expansive grassed spaces.
- Provision of outdoor social spaces incorporating general seating and dining areas.
- Provision of accessible paths (incorporating mobility scooter manoeuvrability) paved in high quality robust and sustainable materials.
- Provision of raised planters of varying heights to allow for active gardening.
- Provision of well light external spaces.
- Provision of covered external space to allow for shade and inclement weather protection.



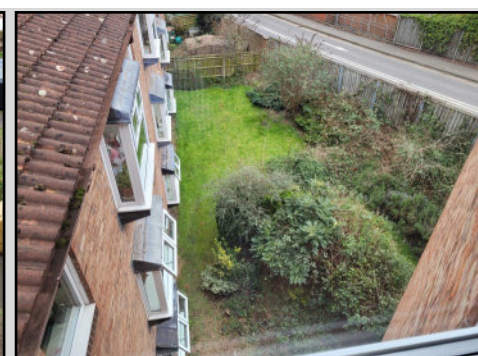
Floral House

0m 10m 20m 40m 60m
SCALE BAR

PRECEDENT IMAGES:



IMPROVED COMMUNAL GARDEN SPACE. CONSIDER RETENTION & IMPROVEMENT OF EXISTING POND.



OPEN UP INACCESSIBLE REAR OF PROPERTY



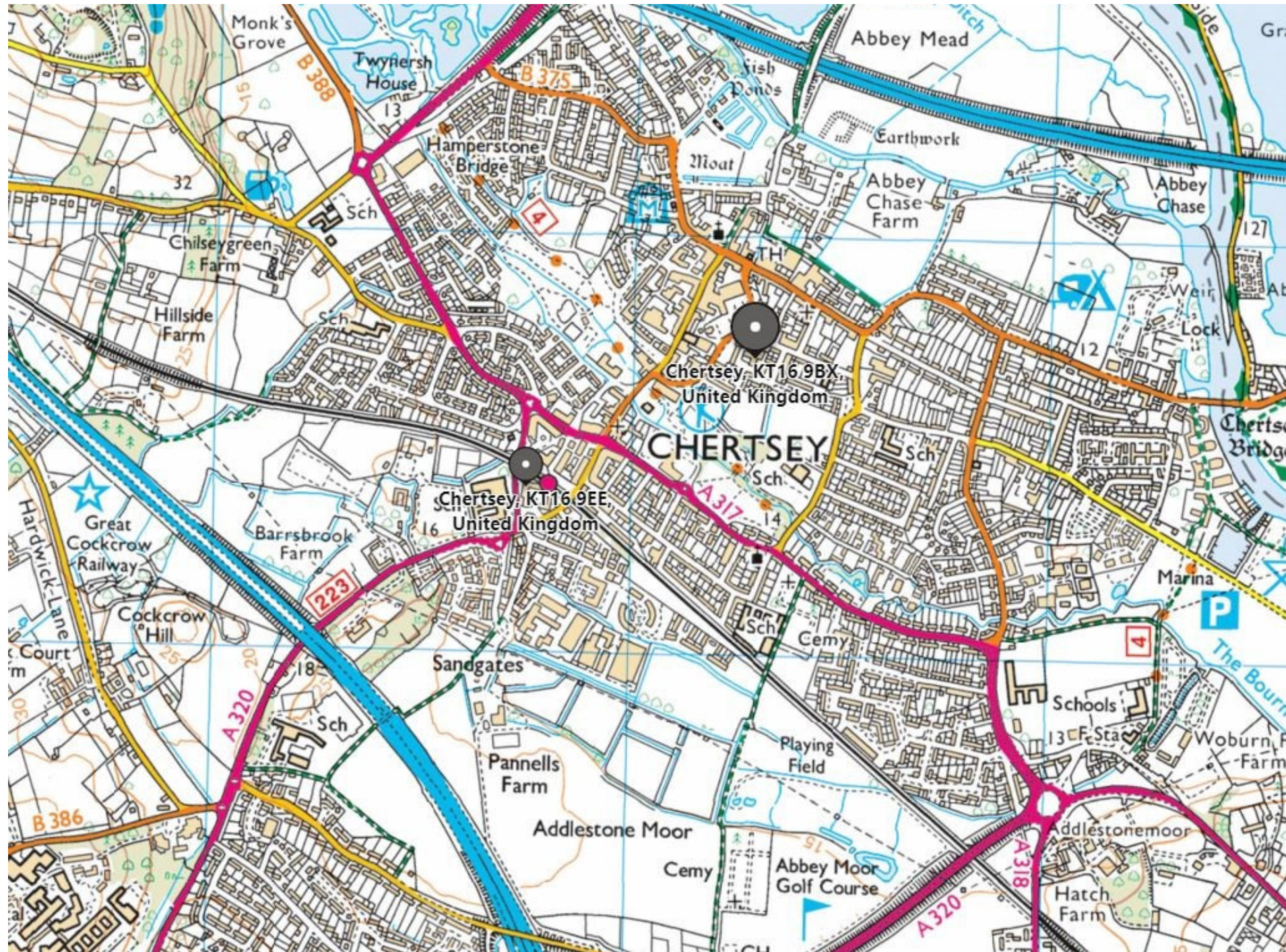
3.2 Floral House

The site address is Floral House, Fox Lane South, Chertsey, Surrey, KT16 9EE

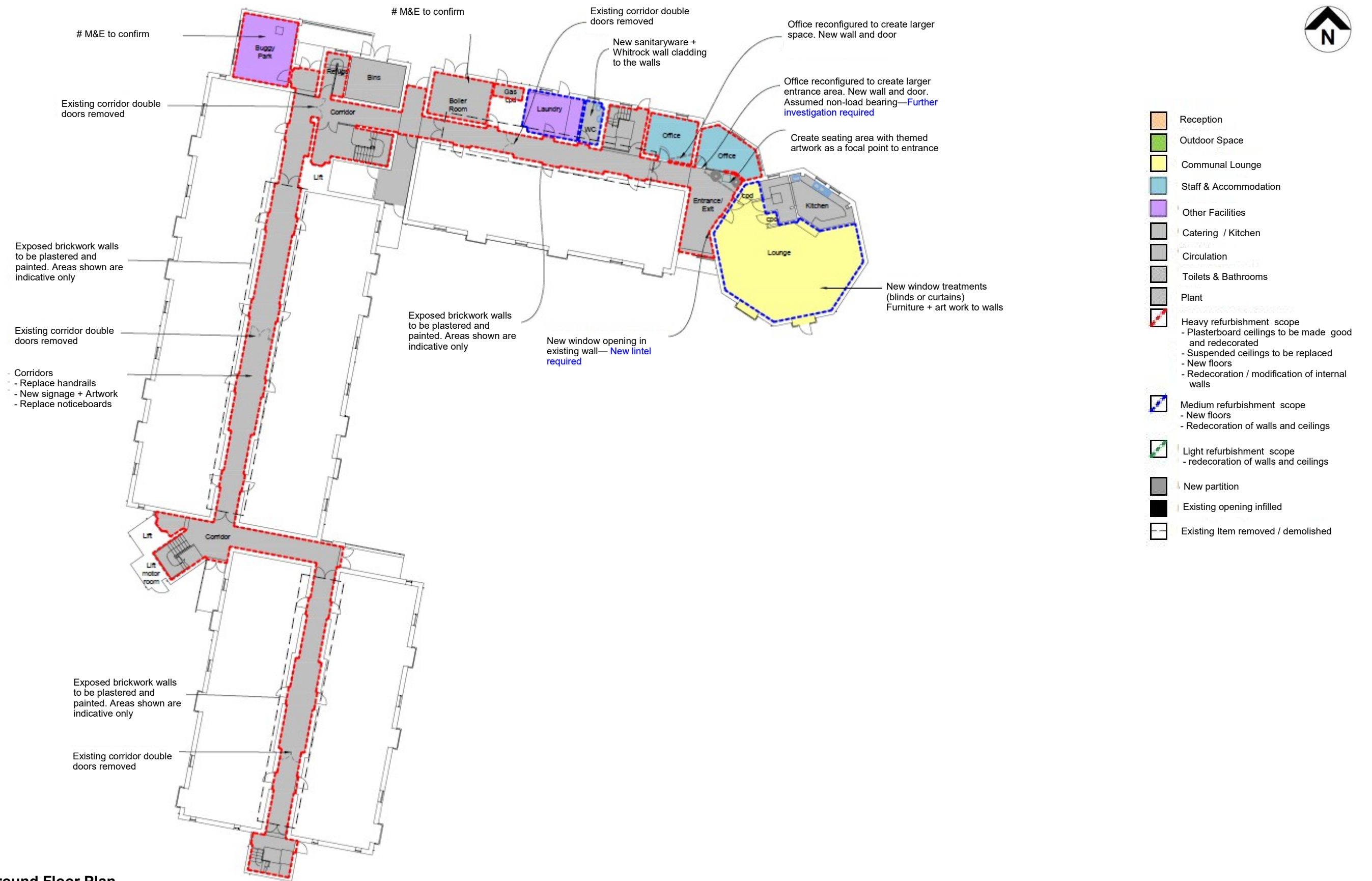
The home has 59 self contained flats.

From an initial site visit the key observation as summarised below (not exhaustive):

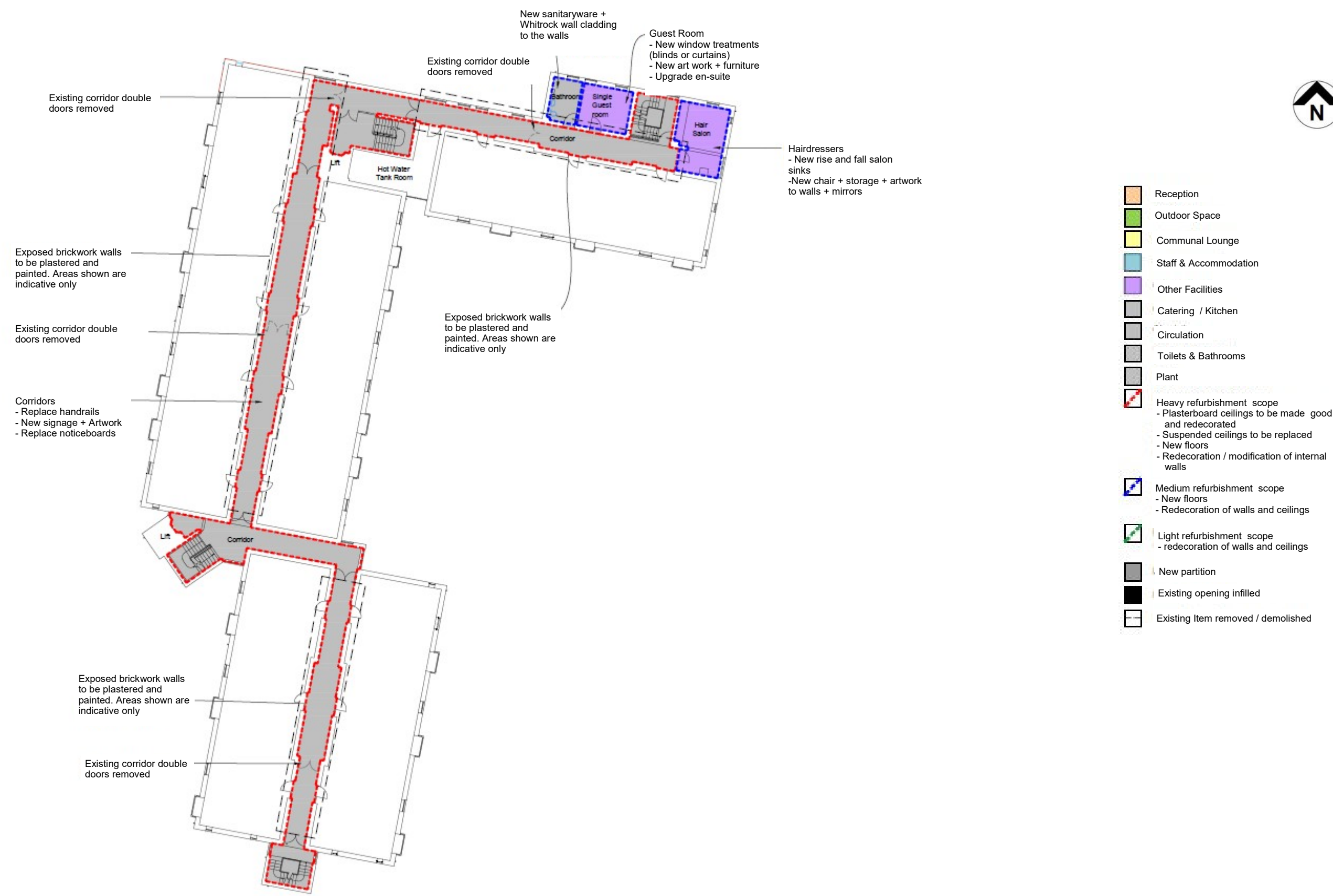
- General interior refurbishment required throughout.
- Lounge - complete interior refurbishment to include new flooring, decoration, lighting, furniture & artwork & window treatments
- Corridors have lots of face brickwork makes it dark and institutional. Would benefit from plastering.
- Lighting in hallways all very dim. Redecoration of ceilings and replacement of all lighting needed.
- All doors are dated and dark adding to institutional feel. Too many corridor doors – none of the hold opens seem to work and random handing. Would advise removal of some which may improve the airflow and smell. Replacement of all door recommended.
- Flooring throughout very dated. All flooring to be replaced.
- Entrance lobby needs a remodel to make it feel more welcoming. Creation of seating area, artwork on walls signage new flooring lighting recommended. Adding internal glazing to common room will help better link the lounge into the rest of the home.
- Only real communal area is at the front . It would benefit from having some designated pathways and seating areas.



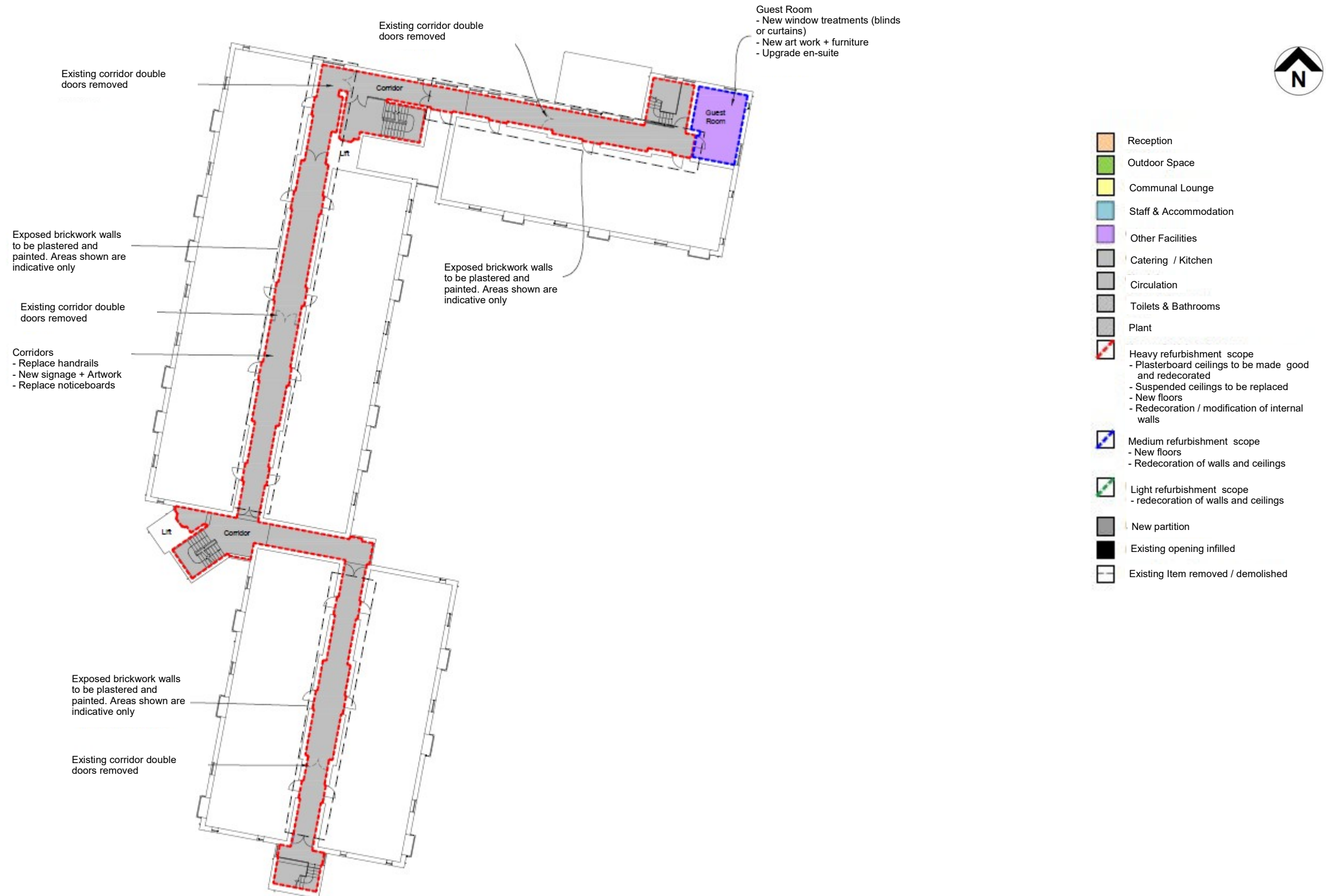
Aerial view looking North (record image)



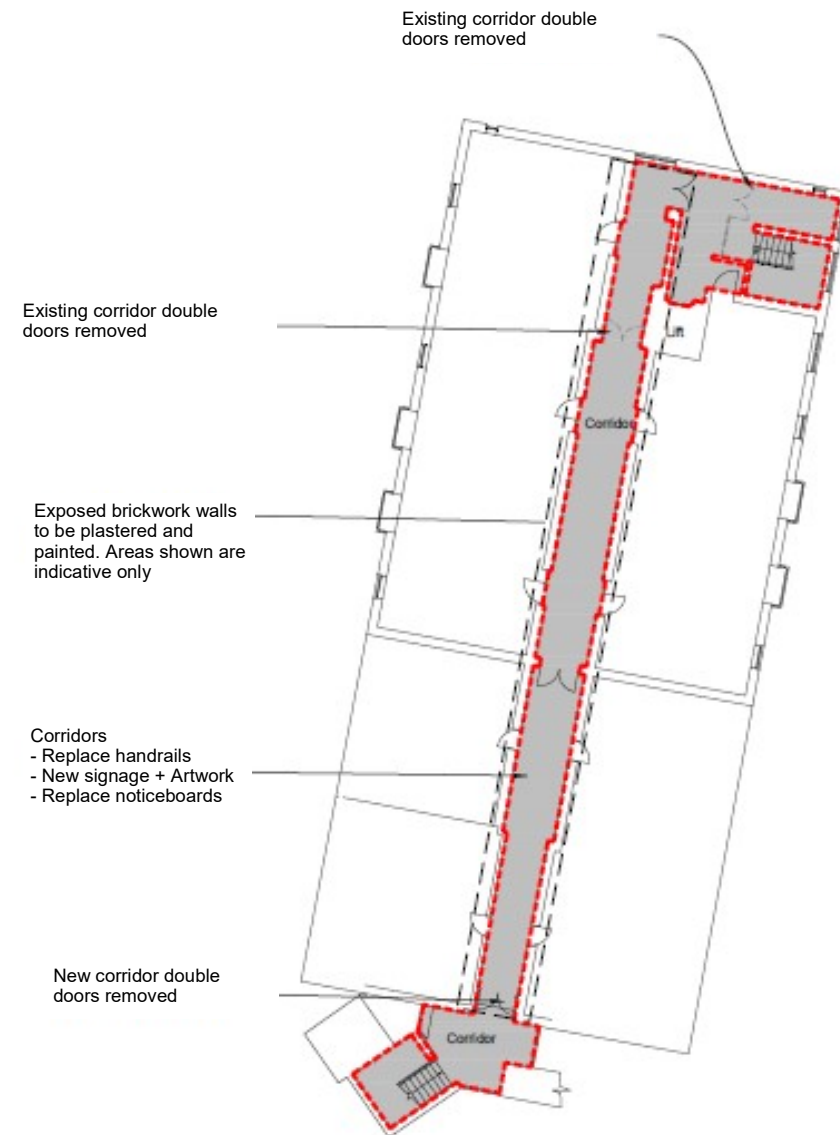
Proposed Ground Floor Plan



Proposed First Floor Plan



Proposed Second Floor Plan

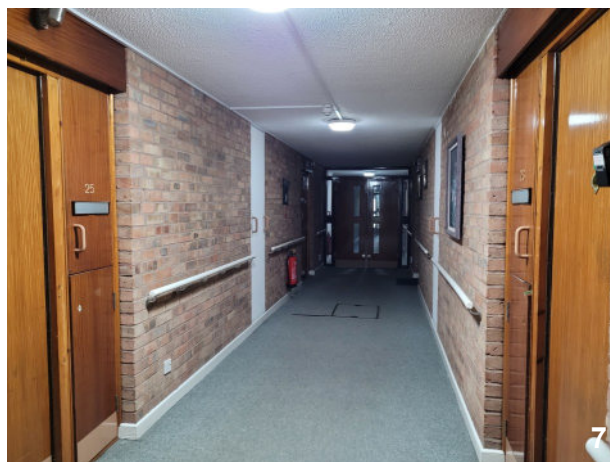
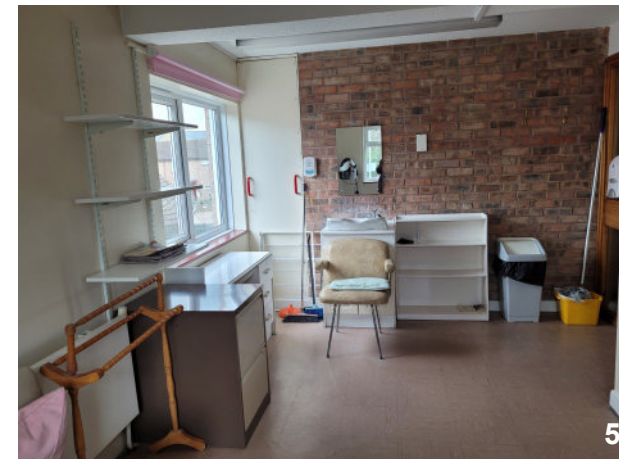
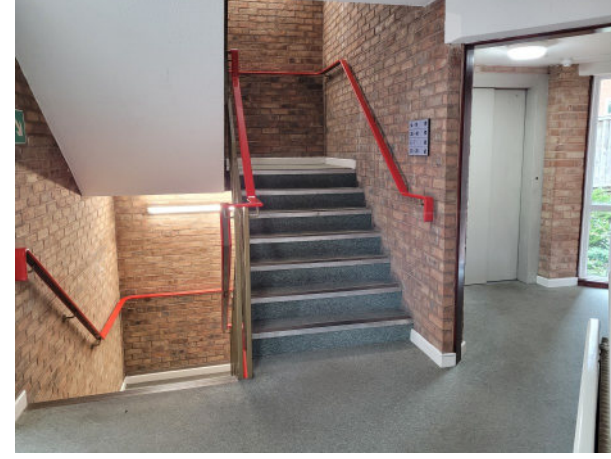


- Reception
- Outdoor Space
- Communal Lounge
- Staff & Accommodation
- Other Facilities
- Catering / Kitchen
- Circulation
- Toilets & Bathrooms
- Plant
- Heavy refurbishment scope
 - Plasterboard ceilings to be made good and redecorated
 - Suspended ceilings to be replaced
 - New floors
 - Redecoration / modification of internal walls
- Medium refurbishment scope
 - New floors
 - Redecoration of walls and ceilings
- Light refurbishment scope
 - redecoration of walls and ceilings
- New partition
- Existing opening infilled
- Existing Item removed / demolished

Proposed Third Floor Plan

Site Photographs

1. Entrance Lobby
2. Corridor
3. Stairwell
4. Kitchen
5. Hair salon
6. Lounge
7. Flat entrance doors
8. Outside amenity space
9. Guest bedroom





4.1 Conclusion

From the work undertaken to date the sites seems able to accommodate the clients brief.

This report sets out the proposed option available for each IRL home.

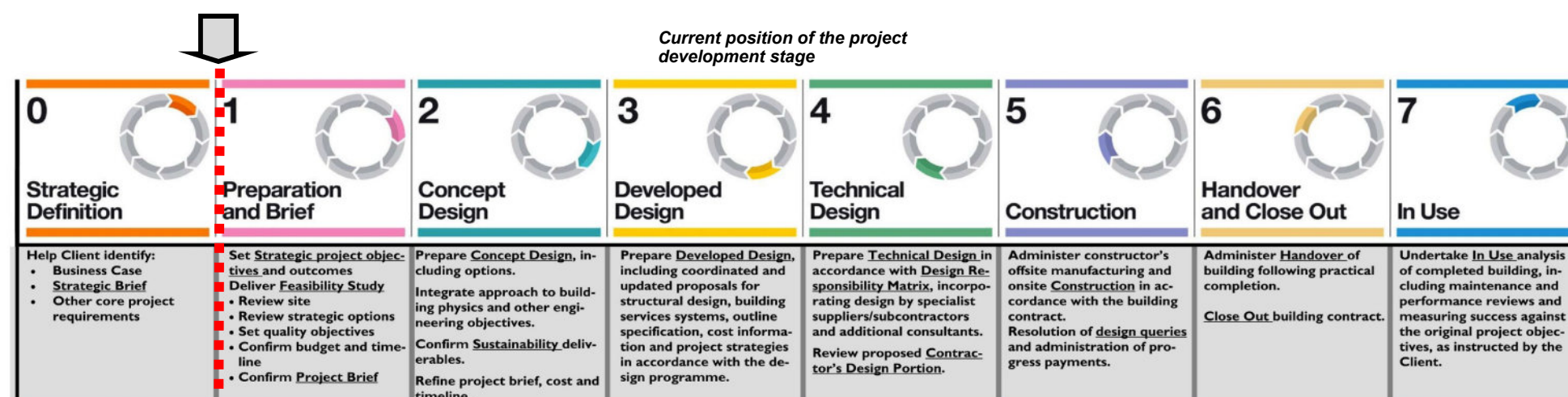
4.2 Recommendations and Next Steps

The next stages of the project will be to develop and sign off the client brief, develop the schemes based on survey information, review the scheme in relation to the site and update programme and costs.

The building design process is divided into stages as per the diagram opposite, which illustrates the progression from the initial inception of a project through to the development of the schematic design in increasing detail and realisation as a complete building. It also outlines the principal actions to be taken at each stage.

The next stage of the project will comprise:

- Development of proposed scheme from a review of the detailed operational needs, available budget and findings of this report
- Further dialogue/engagement with stakeholders/statutory consultees
- Review of publicly survey documentation and commissioning further surveys as needed.
- Cost analysis
- Review of required planning engagement



Diagrammatic Representation of the RIBA Design Stages



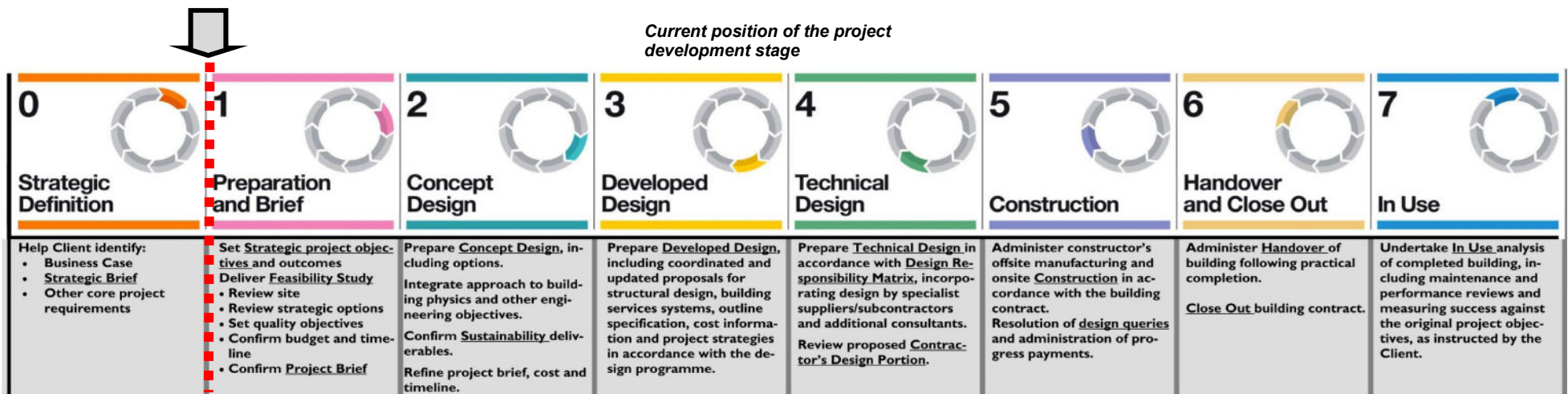
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