6.0 HOLISTIC DESIGN STRATEGY

LANDSCAPE DESIGN PROPOSED PLAN

FPCR have developed the landscape design with input from the Ecologist (FPCR) and Water Engineer (BSP).

The final design includes the following features:

- Tree avenues which frame the building and guide people through the site

- Carefully selected tree species to replace those lost and to enhance the site

- Activity areas including a bowls lawn and allotments (for growing vegetables, fruits and herbs)

- Attenuation features including habitat swales and wet habitat areas; areas accessible to residents will be designed and managed to ensure the safety of residents

- Secure garden boundary

- Rain garden

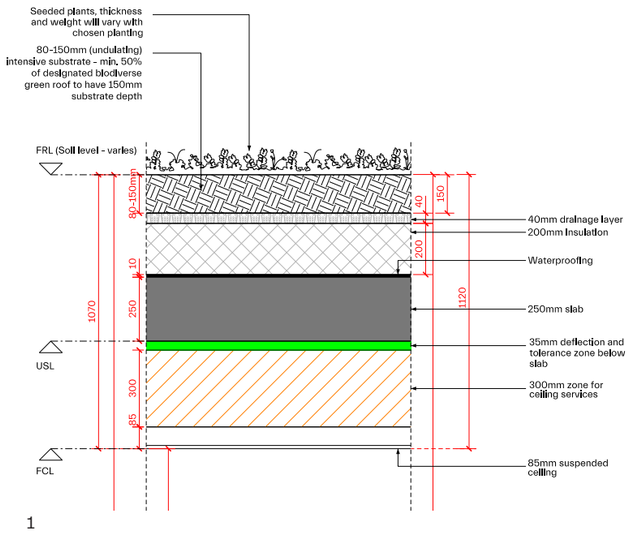
- Sensory garden

- Seating throughout the gardens

A detailed Landscape Management Plan will be developed during RIBA Stage 4.

BIODIVERSE GREEN ROOVES

Biodiverse green rooves are proposed to the majority of the building. The detail build-up has been developed with the ecologist to ensure it satisfies the condition assessments of a biodiverse green roof within Defra 3.1.



1

2

1 Biodiverse green roof, typical section detail
2 Plan illustration by FPCR, drawing ref. 11119-FPCR-XX-XX-DR-L-0003

6.0 HOLISTIC DESIGN STRATEGY

ENVIRONMENTAL DESIGN

From the outset we have sought to design a scheme that is environmentally sensitive across a broad range of assessment criteria.

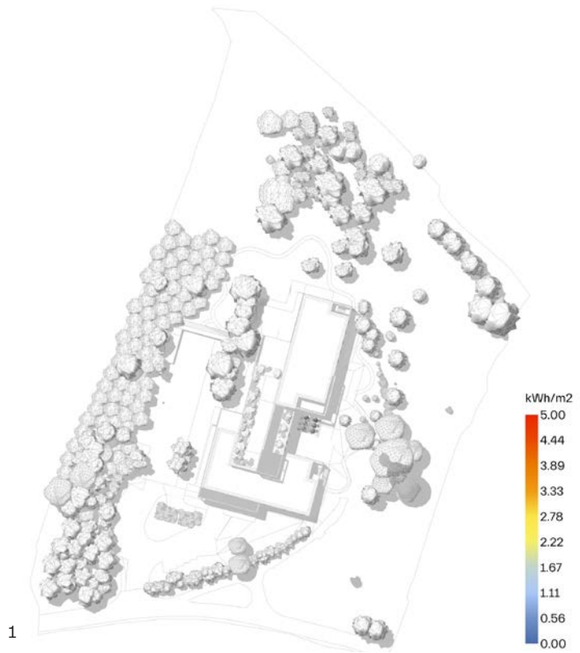
Engagement with the landscape from within the building is achieved, in part, through the extensive glazing. Conscious that this design feature could be detrimental from an environmental perspective, we have subjected the design to solar radiation analysis in order to assess risk of overheating. Some excerpts from this process are shown adjacent.

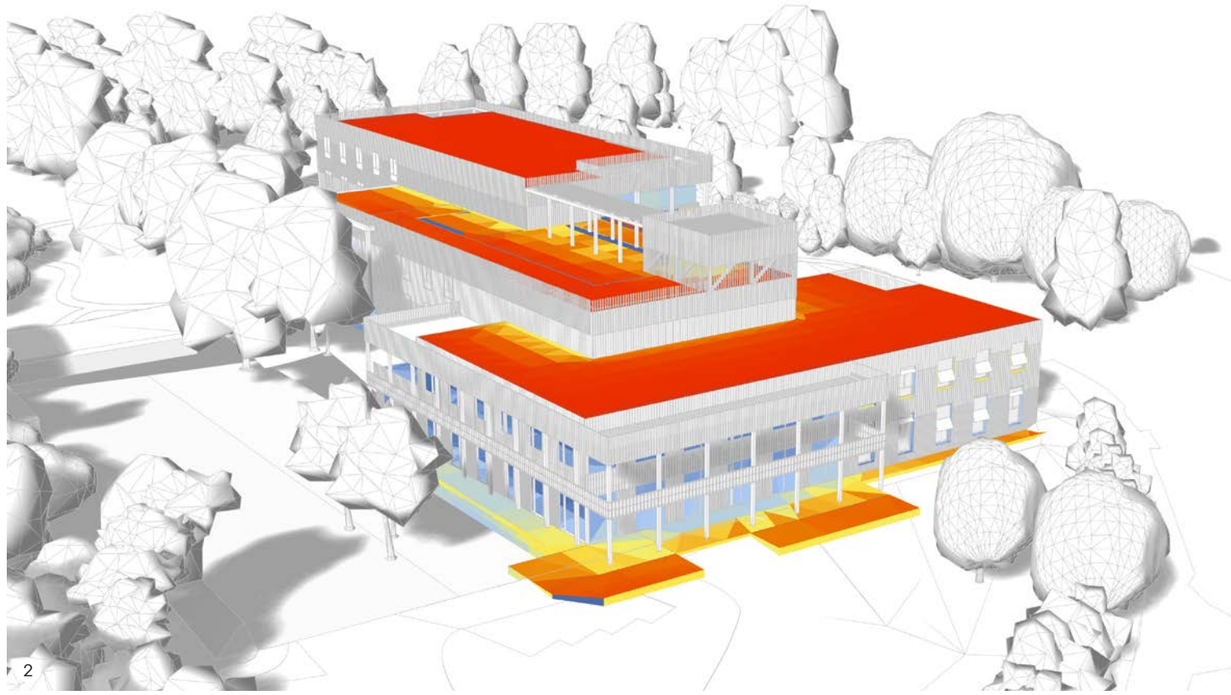
The design and orientation of the shading devices in the main entrance and eastern terraces have been carefully considered and proven by the simulations undertaken that sufficient sheltering during the summer is afforded and extensive solar control or heavy reliance on comfort cooling is not required.

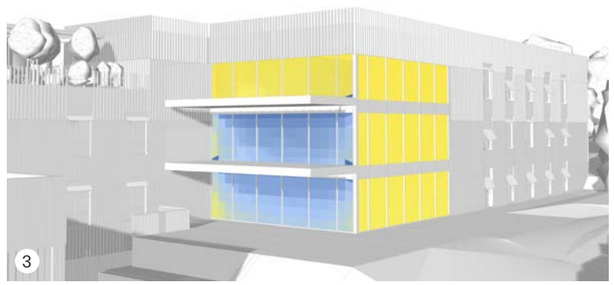
The horizontal shading devices also allow for heat gains in the winter due to the low altitude of the sun. Some consideration for glare may be necessary to the day spaces oriented east.

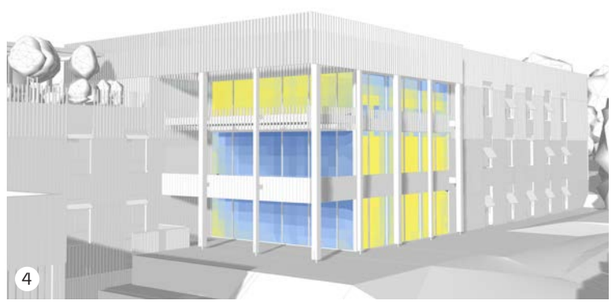
Areas of the flat roof beyond the proposed canopy will be subject to high levels of heat gains in peak summer months. In order to help mitigate some of this exposure, a green roof is proposed, with a mix of intensive and extensive treatment to alleviate the heat gains through the evaporative cooling effect.

The scheme overall relies on replanting and landscaping the terraces and rooves. Garden spaces and the ability to offer gardening as an activity to residents means a variety of landscaped areas are proposed, from landscaped terraces to open gardens and water features.









1 Site plan with key showing solar irradiance levels
2 Summer solstice overview
3 Eastern terrace without shading
4 Eastern terrace with shading
5 Main entrance block (south-eastly) without shading
6 Main entrance block with shading

WGP ARCHITECTS X COUNTRY COURT WOODLANDS

7.0 ACCESS

7.0 ACCESS

ACCESS PRINCIPLES

The Access Statement has been prepared to support the design proposal and provides commentary on how users of the proposed development will access and navigate the site and its buildings. This includes, but is not limited to, the access and circulation needs of a diverse group, including residents of the care home, visitors to the care home, children, elderly people and people with disabilities.

TRANSPORT STATEMENT

A Transport Statement has been prepared and submitted by the Transport Consultant, Connect, alongside the planning application. This document includes details on existing and proposed site access; parking provisions for vehicles and cycles; and, servicing vehicles.

CONSULTATION

Connect undertook consultation with Essex County Council in July 2020. The comments received from ECC (including investigations for access visibility, highway boundary, swept path analysis, turning facilities on site, car parking provision and the preparation of a Transport Statement) have been considered and are addressed in the Transport Statement.

POLICY

NPPF and standard highway design guide documents have been adopted for access to the development for broad geometric and visibility guidelines (e.g. DMRB, Manual for Streets 1 & 2).

ACCESS TO THE SITE

The Transport Statement describes the site as having a good level of accessibility by all relevant transport modes, including sustainable modes of travel. The site is connected to the local pedestrian network; bus stops local to the site are served by frequent bus services that provides access to / from a variety of destinations; the site is well located relative to the local highway network.

ACCESS TO THE BUILDING

Pedestrian access to the building is provided as level access via the main entrance. This is partially sheltered by the timber canopy and is adjacent to the vehiclular drop-off area. The drop-off area is overlooked by the main reception for security. There is additional back-of-house (BOH) access for staff nearby the loading / deliveries bay and refuse store.

ACCESS INSIDE THE BUILDING

Contrary to common perception, due to the specialism of the care offered to residents and the way care homes are staffed generally, meeting the functional requirements of Approved Document M can be achieved in a variety of ways.

The care home comprises 64 bedrooms, providing a variety of sizes and tenure, each with its own en-suite. The design of the bedrooms follows guidance in Approved Document M (AD M) and British Standard BS 8300–1:2018. Refer to page 30 of this document which demonstrates relevant spatial considerations for the bedrooms.

For access to bedrooms, hoist clearances and en-suites refer to detailed drawings contained in this document. Hoist-accessible assisted bathrooms and accessible WCs are strategically located on each floor. Two lifts are included, one serving the back of house areas for the movement of laundry and hot-food trolleys between kitchens. A second larger lift is available for residents and visitors.

At roof level, a paved walkway extends round the building. Access to the café roof is provided via a fold-out ladder, installed to the façade to the rear of the café. The rainwater gutters spanning the length of the roof are designed to allow access along these. A detailed access and maintenance strategy will be developed during RIBA Work Stage 4.

ROOF ACCESS

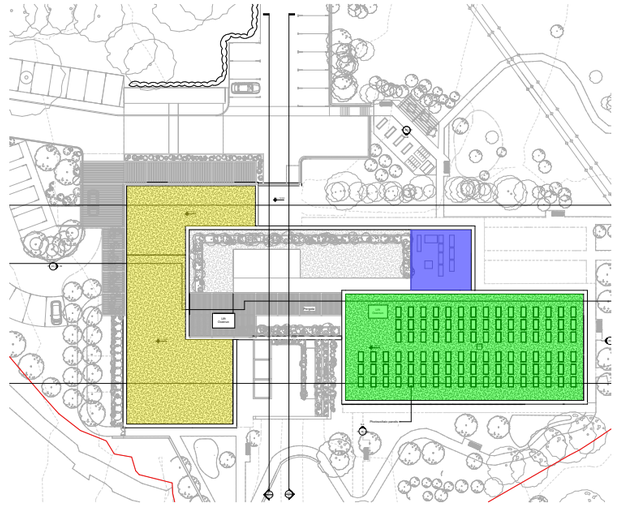
Access to the care home rooves is provided as follows:

- 1st Floor roof to front building (highlighted yellow on the adjacent plan), via window opening at 2nd Floor level

- 3rd Floor terrace / roof plant area (highlighted blue), via 3rd Floor terrace (level access)

- 3rd Floor roof (highlighted green), via fold-out ladder installed to facade via a fold-out ladder, installed to the façade by the staff terrace at 1st Floor level

A detailed access and maintenance strategy will be developed during RIBA Stage 4.



CYCLE STORAGE

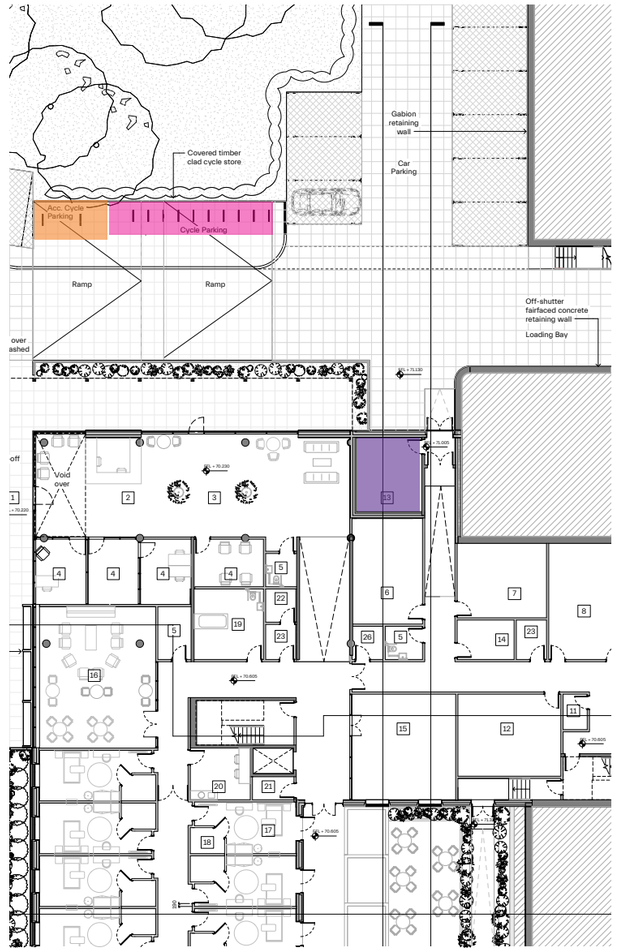
Cycle storage is indicated on the application drawings and includes 20no. standard cycle parking spaces (highlighted pink on the adjacent plan).

In addition, 2no. adapted cycle spaces are provided (highlighted orange on the adjacent plan). These spaces provide sufficient room for the turning, manoeuvring and parking of a large variety of non-standard cycles, including handcycles, wheelchair tandems and recumbent cycles, all of which are larger than a standard bay.

The semi-rural location means that local urban centres are only a short cycle ride away, accordingly there is a desire for the scheme to be as inclusive for all sustainable modes of transport as possible.

REFUSE PROVISION

Refuse storage for the care home is located in an external space within the main footprint of the building (highlighted purple on the adjacent plan). It is adjacent to the loading / delivery bay, for ease of access. Access to the loading / delivery bay itself is designed to accommodate servicing vehicles, as described in the Transport Statement and supported by vehicle tracking / swept path analysis.



WGP ARCHITECTS X COUNTRY COURT WOODLANDS

8.0 SUMMARY

8.0 SUMMARY

WOODLANDS CARE HOME

Through careful development over the last four years, including engagement with the Local Planning Authority over four separate pre-application consultation processes, the proposals for Woodlands Care Home to replace the derelict Woodlands Hotel present an outstanding 'holistic' sustainable design incorporating biophilic design features; that respond to immediate surroundings; is designed to support well-being (mental and physical health) of residents, staff and visitors including some of the most vulnerable living from dementia; is an efficient use of land providing much-needed care accommodation; and will enhance the identity of the area.

WGP ARCHITECTS X COUNTRY COURT WOODLANDS

9.0 APPLICATION DRAWINGS

WGP ARCHITECTS X COUNTRY COURT WOODLANDS

10.0 APPENDICES

10.0 APPENDIX 1

PRE-APPLIATION COMMENTS & RESPONSES

The adjacent table outlines the feedback and comments received for each pre-application consultation (which WGP Architects have been involved with) and our response to this. N.B. There was another pre-application, ref. 19/60149/PREAPP, although WGP Architects were not involved and therefore, we have not included this.

1.00	Points raised, 2019 Pre-application (19/60220/PREAPP), written response dated 18/10/2019	
Item	Comment / Quotation	Response (addressed in 2020 Pre-app 20/60301/PREAPP)
1.1	Reservations about the proposed combined hotel, restaurant and care home uses.	The revised proposals omit the hotel and restaurant uses and bring forward a solely care home use.
1.2	Concern regarding the the visual impact and extent of the proposed frontage.	The omission of the hotel significantly reduces the length of the front building, and the revised internal arrangements further reduce the length. The visual impact is further mitigated by breaking down the apparent scale of the building and an enhanced contextual response to the rural vernacular.
1.3	Recommendation for the proposed day room to have dual frontage.	Reconfiguration of the internal plan reorientates the the entrance to the west end of the front building and provides dual aspects to the associated day spaces. Generally more consideration has been given to the distribution, arrangement and orientation of day spaces throughout the building, offering multiple aspects and and variety of uses.
1.4	Concern that brise soleil may be visually inappropriate.	The revised design does not incorporate brise soleil in the front building. The revised design derives its character from the rural vernacula and aims to situate itself comfortably in the context.
1.5	Concern about the glass link between front and rear blocks.	What was a glass link has been developed into a central day space, at the heart of the building, with varying character and outlooks on the three floors. The detail of the facade in this area will be further developed ahead of any formal application. Environmental design, for comfort and sustainability, will be carefully considered, and the proportion of glass to wall calibrated to optimise daylighting and energy efficiency.
1.6	Any SUDs attenuation requirements should be integrated as an attractive aspect of the design.	The SUDs strategy and associated rainwater attenuation design will be developed in advance of a formal planning application, and will conform with best practice.
1.7	Retain trees where possible, but consideration should be given to proximity and daylighting.	The general footprint of the building remains similar to the previous scheme, and attempts to minimise the loss of existing trees, which define much of the character of the site. As with the previous design there is some selected tree removal proposed, principally non-native garden specimens located towards the centre of the site. Tree removal will be mitigated by improved landscaping and new tree planting to the front of the site to enhance the setting, soften the car parking, and enhance the front boundary.
1.8	The response to the sloping aspect of the site to limit the impact of the building.	The revised design maintains the principle strategy that was considered to be broadly successful in the previous scheme, with the rear block largely concealed behind the front building, and hunkered down in the landscape. The step that existed in the rear block (at first and second floors) has been removed for practical operational reasons - ramps and steps are better avoided in care home design. The levels have been recalibrated with the site topography to allow for these level floors.
1.9	Consideration to the proximity to the Grade 2 listed building - Woodland Green.	We believe that the revised design represents a more sensitive response to the rural context and the adjacent listed building. The form and material character of the front building echoes the form of historic timber barns.
1.10	Concern regarding the proposed car parking to the rear where disturbance to wildlife and residents will be greater.	Car parking and hardstanding has largely been removed from the rear of the building, bringing the majority to the front, in line with the expressed preference. The revised design incorporates a better resolved and more discrete servicing, delivery and refuse bay to the west side of the building.
1.11	Demonstration of care home viability and need.	Addressed in a separate document.
2.00	Points raised, 2020 Pre-application (20/60301/PREAPP)	
Item	Comment / Quotation	Response (addressed in March 2022 Pre-app 20/60301/PREAPP)
2.1	Continue the design approach to the rear part of the building (the flat green roof design) through to the front.	The revised design has flat rooves throughout the entire building, resulting in a more modern form of development, as opposed to the traditional form of the barn style front building in the previous design.
2.2	Following a discussion regarding the point above and the understanding that this approach may lead to additional massing at the front of the building to gain the required floor area: Additional massing to the front of the building or a redistribution across to the rear would be OK.	The building form steps up across the site from front to rear and follows the sloping topography.
3.00	Points raised, March 2022 Pre-application (22/60089/PREAPP), written response dated 30/06/2022	
Item	Comment / Quotation	Response (addressed in October 2022 Pre-app)
3.1	On levels 2 and 3 it was suggested that it may be more functional and create better amenity for residents to have the integration of the lounge and roof terrace as some of the lounge orientations do not allow for sunlight to enter. It was noted that some of the rooms also have no windows.	The revised design provides additional external amenity spaces which are more easily accessible. All day spaces have windows and views out, many of which are dual aspect.
3.2	The roof garden walls were discussed as it was suggested that these could be greened or created as living walls. High and visually prominent walls should be avoided.	A lightweight timber pergola is proposed for the roof garden at 3rd floor level which will provide a structure for climbing plants. It also connects the upper floor and rear of the building with the lower floors and front of the building, as these have a similar structure (exposed timber frame).
3.3	The importance of retaining trees where possible within the site was discussed. The unjustified loss of trees would not be supported.	A new tree survey has been undertaken and, following discussion with the arboriclutralist, ecologist and landscape architect, we have reconfigured vehicular access and the car park to allow more retention of trees.
3.4	No SUDs information was provided with the pre-application for consideration.	Coordination with the ecologist and landscape architect has allowed for initial proposals for underground drainage and water features.
3.5	Officers queried whether the café was intended to be open to the public. Officers raised concern regarding this in terms of principle (additional car parking spaces would be required) but suggested they would be amenable to reviewing examples of where this has worked well elsewhere in the country.	There is no longer a café proposed for the site.
3.6	The layout, design and external appearance of the proposed development is considered to be acceptable, and would be sympathetic to the character and appearance of the wider street scene and the countryside setting.	The external appearance of the building has changed such that the predominant cladding material is timber which is imitative of the surrounding rural context.
3.7	Insufficient information has been provided to assess if adequate car/cycle parking can be provided. The Essex Vehicle Parking Standards states for Use Class C2, a maximum of 1 space per full time equivalent staff and 1 visitor space per 3 beds.	Local guidance has been implemented in the redesign of the car park.
3.8	Insufficient information has been provided to fully assess impact on trees, landscape and ecology. An Ecology Survey would be required as supporting documentation. Biodiversity Net Gain must be demonstrated.	Findings from the ecological survey are included in the pre-app document.
3.9	A Tree Plan and Arboricultural Report would be required as supporting documentation.	The new tree survey is appended to the pre-app document. Presentation of the proposals for tree retention is included in the pre-app document.
3.10	A Landscape Visual Impact Assessment is required as supporting documentation to assess the wider impact of the proposal on the countryside setting.	This assessment will be included in the full planning application.
4.00	Points raised, November 2022 Pre-application (22/60254/PREAPP), written response dated 23/11/2022	
Item	Comment / Quotation	Response (addressed in Planning Application)
4.1	An updated Need and Viability Assessment is required as supporting documentation with any future application.	Carterwood have prepared a Need Assessment which is submitted with the planning application. Knight Frank have prepared and submitted a Viability Assessment (development consultancy report).
4.2	Policy LPP72 of the Adopted Local Plan stipulates a requirement that the proposal includes renewable and low carbon energy technology to provide at least 19% improvement in energy performance over the requirements of the Building Regulations (2013).	iTS (MEP Engineer) have developed the services design to achieve (and better) the minimum 19% improvement above current Building Regulations (2021). iTS have conducted their work using Dynamic Simulation (computer modelling) to test the design and strategy.
4.3	Materials, particularly the timber cladding and its weathering, were discussed. Details should be provided with any future application.	WGP Architects have researched various timber species to select one that is durable, sustainable and economically viable. See page 23 for more information.
4.4	Officers emphasised the importance of retaining trees where possible and providing adequate mitigation where trees are to be unavoidably lost.	WGP Architects and Oakfield (Arboriculturalist) have revised the site layout (including car parking, access routes and landscaping) to ensure the loss of trees is minimal.
4.5	Appropriate irrigation is required for trees and landscaping to ensure longevity.	A detailed Landscape Management Plan will be developed during RIBA Work Stage 4. An irrigation system will be installed - this will utilise rainwater harvested from the buildings' rainwater run-off. The tank is proposed to be installed below ground. This tank will have a mains water top-up to ensure the irrigation system will function should there be a dry period.
4.6	SUDs need to be incorporated.	Various attenuation features are proposed across the site. Their arrangement has been a collaborative design process between WGP Architects, FPCR (Landscape and Ecology), and BSP (Water Engineer).

2019 PRE-APP
19/60220/PREAPP
MIXED-USE - HOTEL, RESTAURANT & CARE HOME
FRONT BUILDING - BARN FORM
REAR BUILDING - FLAT ROOF

2020 PRE-APP:
20/60301/PREAPP
SINGLE-USE - CARE HOME
FRONT BUILDING - BARN FORM
REAR BUILDING - FLAT ROOF

MAR' 2022 PRE-APP:

22/60089/PREAPP
SINGLE-USE - CARE HOME
FLAT ROOF DESIGN THROUGHOUT

NOV' 2022 PRE-APP
22/60089/PREAPP
SINGLE-USE - CARE HOME
FLAT ROOF DESIGN THROUGHOUT
DEVELOPMENT OF FACADE DESIGN

10.0 APPENDIX 2

CARE HOME RESEARCH

The following pages summarise WGP Architects' research on the needs of residents in different alternative residential sectors from PBSA [Purpose Built Student Accommodation], to BTR [Build to Rent] to Care Homes offering residential to nursing and dementia care.

We set out the Dementia Design Principles used to develop the design of Woodlands Care Home, and in turn our hypothesis for the different weighting of the residents' needs - between residential care and dementia care - and how these needs inform the layouts and spatial relationships of care home bedroom clusters and wider plan forms.

From a study of exemplar care homes, across the UK and world-wide, we propose three plan form typologies: Centralised; Dispersed; and Integrated, each with different benefits to residential and dementia care. We also review how the best dementia care homes provide independence in outdoor environments

The design of Woodlands Care Home has been informed by this research to provide a care home of the highest quality to help residents live with dignity, identity and independence, along with flexibility of the plan form to adapt to residential care when market forces require.

This work is not our own evidence-based research, but rather from our observations of the alternative residential buildings we design, along with feed-back from residents, operators, developers and other key stakeholders. This is in addition to our dementia-focused reading and training with The University of Stirling, which has a distinct reputation in the field of dementia and aging.

All sources are credited.

10.0 APPENDIX 2

WHAT DO RESIDENTS NEED?

UNIVERSAL NEEDS OF RESIDENTS

We find the same needs are required by residents across the range of residential & alternative residential sectors we work in.

Navigation	Residential schemes that are well integrated to their environment and are easy to get around
Safety & Security	Safe environments that encourage areas of natural surveillance in shared-living schemes
Inclusion	Accommodate people with different abilities and needs, including relatives and the local community
Amenity	Improve quality of life, mental well-being, and create a sense of ownership
Privacy	Provide adequate levels of privacy in homes and allow residents to live comfortably and take ownership of their space
Outdoor Space	Landscaping and outdoor amenity improves quality of life and mental well-being

DEMENTIA DESIGN PRINCIPLES

Key principles in dementia design are consistent with the universal needs identified

Allow control of stimuli
Demonstrate care for staff
Maximising independence
Easy to orientate and understand
Reinforcing personal identity
Enhance self esteem and confidence
Welcoming to relatives and the local community
Supporting individual needs

Sources : Dementia Services Development Centre, University of Stirling (2021) Architecture for Dementia.

WEIGHTING THE UNIVERSAL NEEDS BY TYPE

A comparison between Purpose Built Student Accommodations (PBSA), Private Residences/Flats and Care Homes

	Residential Care	PBSA	Private Residents/Flats
HIGHEST PRIORITY	Amenities	Privacy	Privacy
	Safety & Security	Inclusion	Safety & Security
	Outdoor Space	Amenities	Inclusion
	Navigation	Safety & Security	Outdoor Space
	Inclusion	Outdoor Space	Amenities
LOWEST PRIORITY	Privacy	Navigation	Navigation

We have found that the weighting or needs seem to shift with different residential and alternative residential sectors. As it stands, the weightings shown are a hypothesis based on our working in the sectors and sources including University of Stirling, Dementia Services Development Centre, Healthy Buildings & Grounds (Architecture & Design Scotland), Designing and Building for Dementia (CIOB)

10.0 APPENDIX 2

WEIGHTING BETWEEN RESIDENTIAL CARE AND DEMENTIA CARE

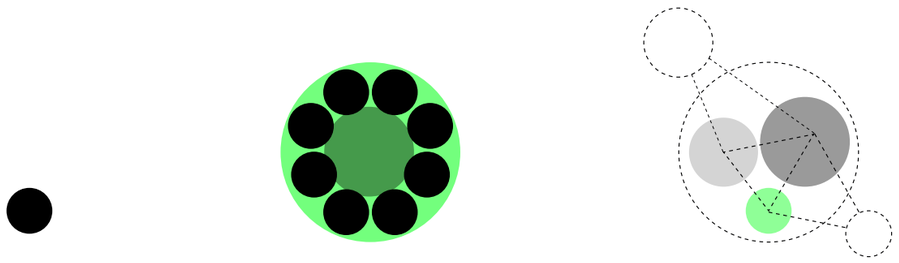
Relevant to our work with Country Court is the weighting of these universal needs between residential and dementia care.

Residents are admitted to Country Court Care homes with various stages of dementia and cognitive impairment, through to residential care. We need to provide a building that can respond to the different weighting of residential needs.

The weighting of needs shown is based on our experience in designing care homes and our interpretation of needs set out in sources including University of Stirling, Dementia Services Development Centre, Healthy Buildings & Grounds (Architecture & Design Scotland), Designing and Building for Dementia (CIOB)

UNDERSTANDING CARE HOME LAYOUTS - ‘THE CLUSTER’

Spatial relationship and Key Terminologies



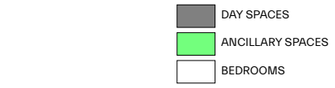
BEDROOM

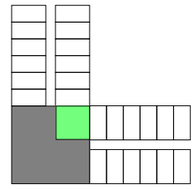
CLUSTER - 8 TO 12 BEDROOMS

POTENTIAL SPATIAL RELATIONSHIPS (CAN BE VARIED TO RESPOND TO WEIGHTING OF NEEDS)

CARE HOME CLUSTER CONFIGURATION AND ORGANISATION

Considering three common configurations - centralised, dispersed and integrated



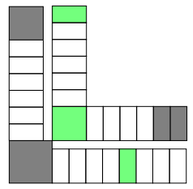


Centralised

Typically, double-loaded corridors, linear bedroom wings and social/functional spaces are focused in a central location.

Pros - Brings all residents together. Navigation to the amenities is straightforward.

Cons - Linear configuration makes the bedrooms difficult to identify. Central location for all amenities could lead to over-stimulation in one zone.

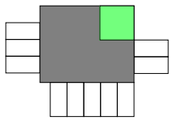


Dispersed

Plan form similar to centralised with the exception of the social and functional spaces scattered across the floor.

Pros - Stimulus is uniformly distributed across the building, encouraging smaller activities in different zones.

Cons - Can be hard to navigate and visual aids are essential for way finding.

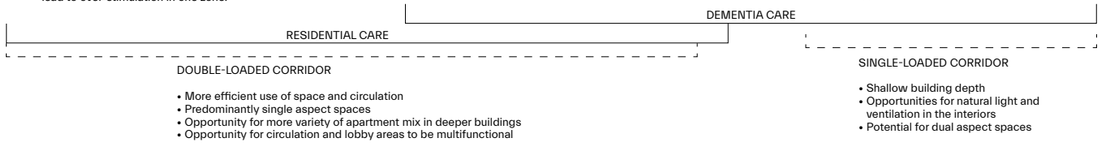


Integrated

Mostly single-loaded corridors with rooms arranged in groups around social spaces - often courtyard schemes.

Pros - Stimulus is uniformly distributed with smaller groups. Navigation to and from the bedrooms is very clear.

Cons - Would require a larger footprint. Could perhaps limit the residents to their smaller groups and zones.



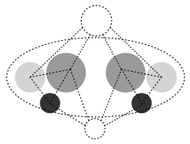
HOW DO WE DESIGN FOR THESE NEEDS?

10.0 APPENDIX 2

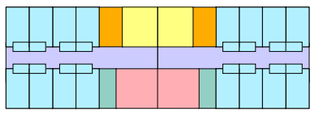
WGP ARCHITECTS WGP CARE HOME RESEARCH

‘THE CLUSTER’ FOR RESIDENTIAL CARE AND DEMENTIA CARE

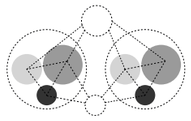
Spatial relationship differences between the two categories



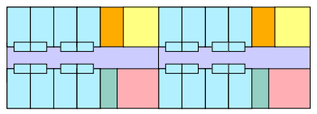
Potential Spatial Relationships (Can be varied to respond to weighting of needs)



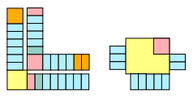
Centralised Cluster Configuration



Potential Spatial Relationships (Can be varied to respond to weighting of needs)



Dispersed & Integrated Cluster Configuration



- BACK OF HOUSE
- ANCILLARY SPACE
- DAY SPACES
- ACTIVITY SPACES
- BEDROOMS (EN-SUITE)
- OUTDOOR SPACE
- CIRCULATION/ CORRIDORS

WGP ARCHITECTS WGP CARE HOME RESEARCH

PLAN FORM ARRANGEMENTS

Comparing cluster orientations

Dementia Care

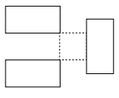
1

SINGLE

DOUBLE CLUSTER

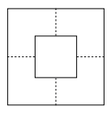
DOUBLE CLUSTER

DOUBLE CLUSTER

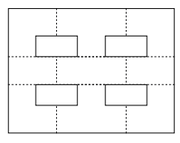


TRIPLE CLUSTER

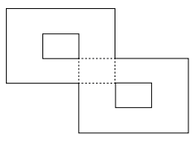
2



‘DOUGHNUT’ FOUR UNITS



‘DOUGHNUT’ SIX UNITS

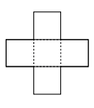


‘DOUGHNUT’ FOUR UNITS

Residential Care

3

‘CRUCIFIX’ THREE UNITS



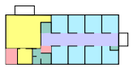
‘CRUCIFIX’ FOUR UNITS

WGP ARCHITECTS WGP CARE HOME RESEARCH

DEMENTIA CARE HOME PRECEDENTS AND ANALYSIS

Analysing cluster configuration and plan form arrangements

SINGLE



Himawari Group Home, Japan

Houei Group’s 2-Cluster Himawari Group Home is specifically designed for residents with Dementia.

The building is an example of a centralised, single-compartment plan formation and consists of 18 bedrooms.

All social and functional amenities are focused in one area.

DOUBLE CLUSTER

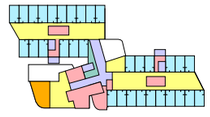
Castor Lodge Care Home, UK

The care home consists of 68 bedrooms and 6 premium suites - including both dementia and residential care.

Corridors are double loaded with bedrooms and the communal spaces are centralised along an axis.

A few ancillary service space are dispersed amongst the bedrooms but most located with the centralised amenities.

DOUBLE CLUSTER



Gaynes Park Manor, Australia

An example of a dispersed configuration with two linear compartments.

Communal and ancillary spaces are scattered across the floor plate for smaller groups - to prevent over-stimulation

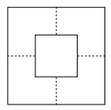
Communal spaces at the entrance zones behave as transition zones to light and noise stimuli from the ambient.

- BACK OF HOUSE
- ANCILLARY SPACE
- DAY SPACES
- ACTIVITY SPACES
- BEDROOMS (EN-SUITE)
- OUTDOOR SPACE
- CIRCULATION/ CORRIDORS

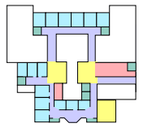
WGP ARCHITECTS WGP CARE HOME RESEARCH

DEMENTIA CARE HOME PRECEDENTS AND ANALYSIS

Analysing cluster configuration and plan form arrangements



‘DOUGHNUT’ FOUR UNITS

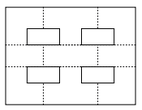


Minna Murra, Australia

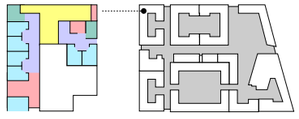
With 66 standard beds and 20 beds for residents with Dementia, the Minna Murra Care Home has a courtyard scheme.

Communal spaces are overlooked by ancillary spaces therefore creating a secure environment.

The dining rooms have been dispersed so as to limit the number of residents in a room and prevent over-stimulation.



‘DOUGHNUT’ SIX UNITS



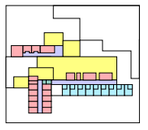
De Hogeweyk, Netherlands

An example of a de-institutionalised care home setting.

23 homes with 6 bedrooms in each home - plan above. Each of these homes form a courtyard scheme overlooking outdoor spaces.

Ancillary spaces are also integrated with the homes and the layering of experiences in the outdoor space provides independence and control in the environment.

‘CRUCIFIX’ THREE UNITS



Alzheimer’s Respite Centre, Dublin

Internal and external spaces have been designed to flow into each other - reducing over-stimuli of changing environments

The configuration is both dispersed and integrated as communal and ancillary spaces spread across the floor plate.

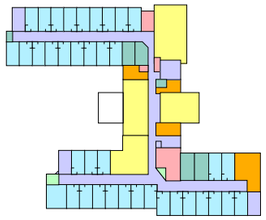
Peripheral outdoor spaces with looping pathways to assist with way-finding and ensure residents are naturally led back to their rooms.

- BACK OF HOUSE
- ANCILLARY SPACE
- DAY SPACES
- ACTIVITY SPACES
- BEDROOMS (EN-SUITE)
- OUTDOOR SPACE
- CIRCULATION/ CORRIDORS

10.0 APPENDIX 2

DISPERSED/ CENTRALISED - CASTOR LODGE CARE HOME, PETERBOROUGH

COUNTRY COURT CARE GROUP



DOUBLE CLUSTER - CENTRALISED

Specifically designed for Dementia care, residential care and short-term respite care.

A mix of social experiences through varied amenities - cinema, pub, hair salon, corner shop, café and a rooftop observatory bar.

68 Bedrooms and 6 premium suites

PROS

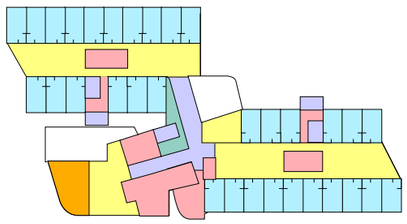
- Amenities centralised and easily navigable.
- Focused configuration - natural surveillance and care.
- Efficient space utilisation and the linear corridors reduce distraction.
- Communal Spaces as transition zones - uniform stimuli changes between indoors and outdoors.

CONS

- Dispersed plan could potentially be more efficient in use of space.
- Repetitive arrangement of bedroom doors hinders ease of identification and navigation.

DISPERSED - GAYNES PARK MANOR, ADELAIDE

LIFE CARE GROUP



DOUBLE CLUSTER PER FLOOR - DISPERSED ZONING

Designed centred around 7 key dementia and age-friendly principles - legibility, distinctiveness, accessibility, connectivity, safety, individual choice and familiarity.

Communal spaces are prominent parts of the centre as well as the wings (in the households) - making it a dispersed configuration

96 Bedrooms in total arranged into two households of 16 bedrooms - per floor.

PROS

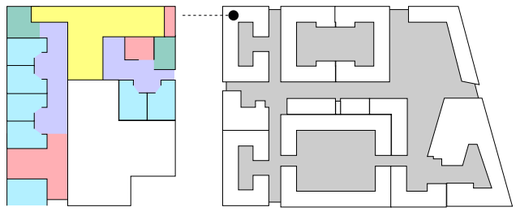
- Grouped amenities and green spaces create a balanced stimulus.
- Opportunities for natural surveillance and care.
- Easily navigable within the smaller zones.
- Service cores are located away from residents.

CONS

- The bifurcation into smaller zones limits the residents' movement as navigation between zones seems less transparent.
- The scheme utilises a larger floor area.

INTEGRATED - DE HOGEWEYK, NETHERLANDS

DEMENTIA VILLAGE ASSOCIATES



'DOUGHNUT' FOUR UNITS PER BUILDING - INTEGRATED ZONING

Designed to de-institutionalise a traditional care home with a neighbourhood-like scheme.

Smaller outdoor/ green spaces overlooked by homes and integrated in all parts of the internal floor layout.

23 homes with 6 bedrooms in each home - where residents are grouped together based on the similarity of their lifestyles.

PROS

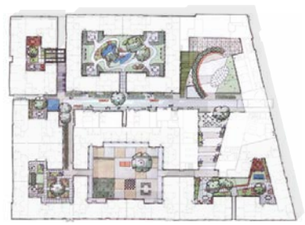
- Dispersed amenities designed to accommodate a maximum of 8 people - reduces chances of over-stimulation and helps retain focus.
- Transition zones and communal spaces also minimise stimulus change between indoor and outdoor environments.
- The layout is transparent - making the building extremely navigable.
- Tactile walls and visual prompts aid way-finding.
- Service cores are located away from residents.
- Rooms and amenity spaces are named after local memorable places (theatres and cricket grounds) to aid recollection.

CONS

- Less opportunity for natural surveillance.
- Wide corridors utilise a larger floor area.
- Connectivity to outdoor spaces and views are limited.

INDEPENDENCE IN OUTDOOR AND CHANGING ENVIRONMENTS

Analysing De Hogeweyk, Netherlands | Alzheimer's Respite Centre, Dublin by Niall McLaughlin Architects

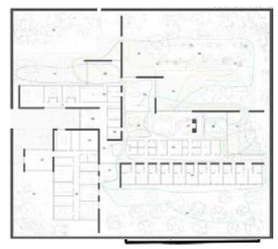


De Hogeweyk, Netherlands

The landscape was designed to provide trusted outdoor environments.

Courtyards reflect seven identified lifestyles according to which residents are grouped.

Positive Contrast in the outdoor environments between natural forms, lines and vegetation helps residents distinguish and identify their zones - giving them clarity, control and independence in dynamic outdoor environments.



Alzheimer's Respite Centre, Dublin

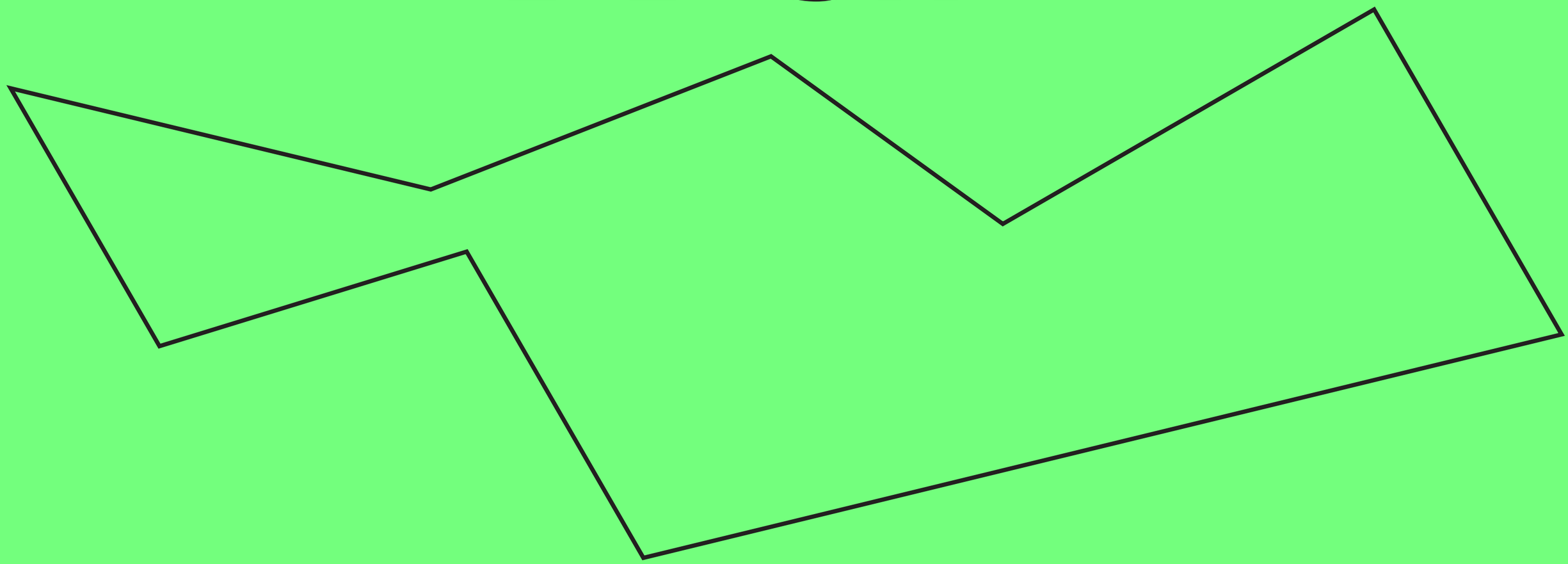
The centre is enclosed within a walled garden and forms a protected space with a series of interconnected pavilions that merge social spaces, gardens and courtyards.

The residents are allowed to wander freely between these spaces as the pathways naturally loop back to return residents to their bedrooms. This relaxed flow between internal and external environments provides residents a sense of freedom and independence.

WGP ARCHITECTS

27 Bulwer Street
London
W12 8AR
+44 (0)20 8735 5367
info@wgp-architects.com
wgp-architects.com

WGP



ARCHITECTS