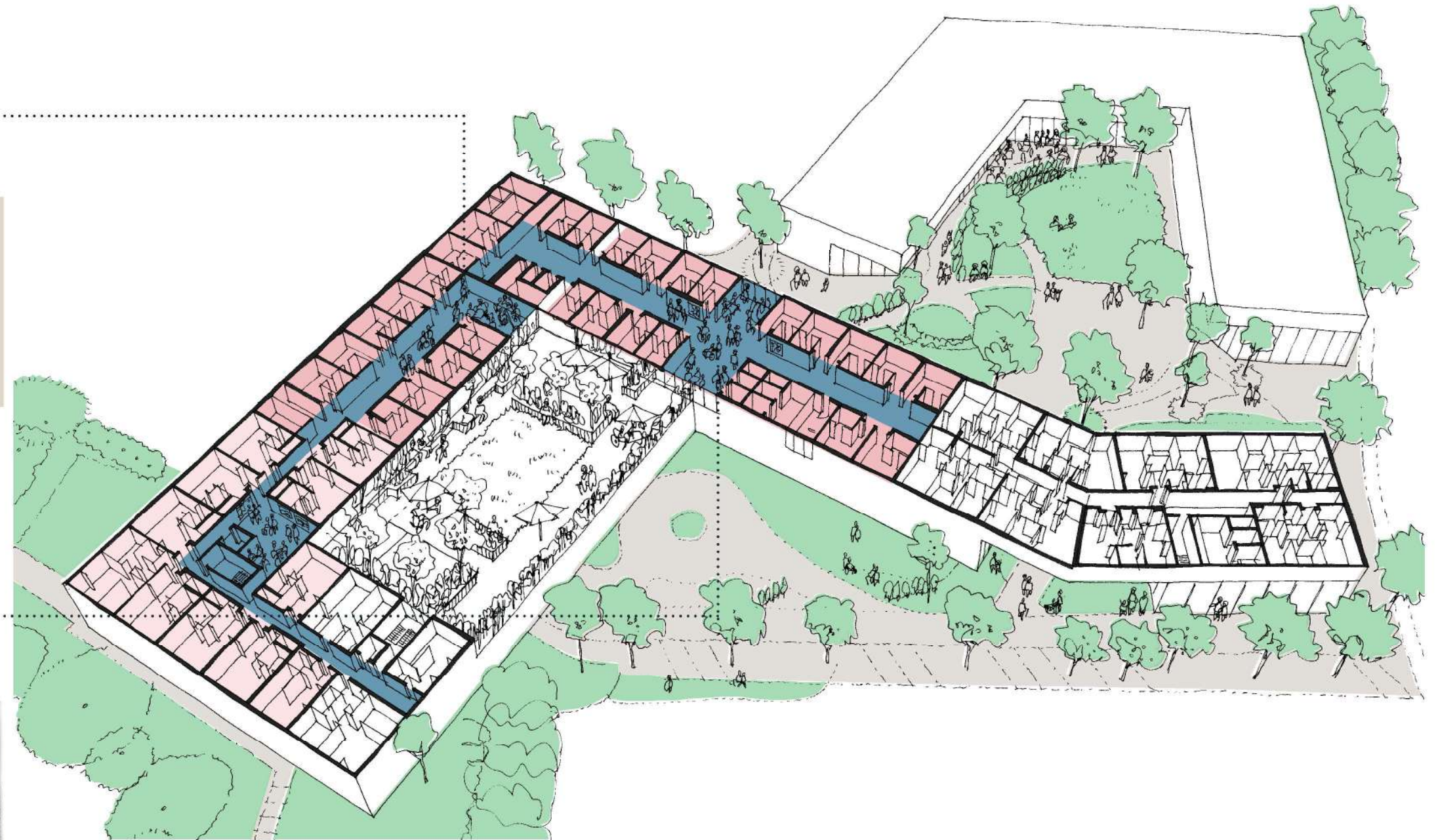
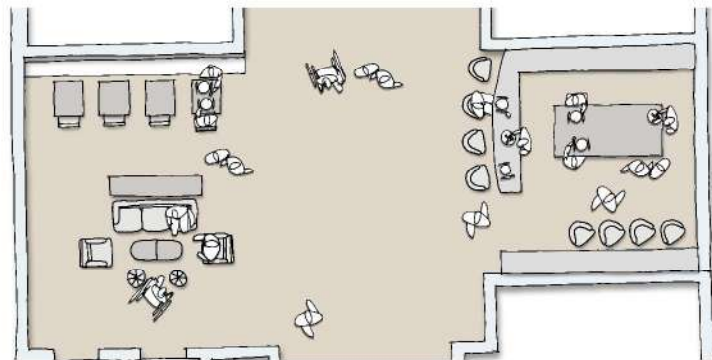
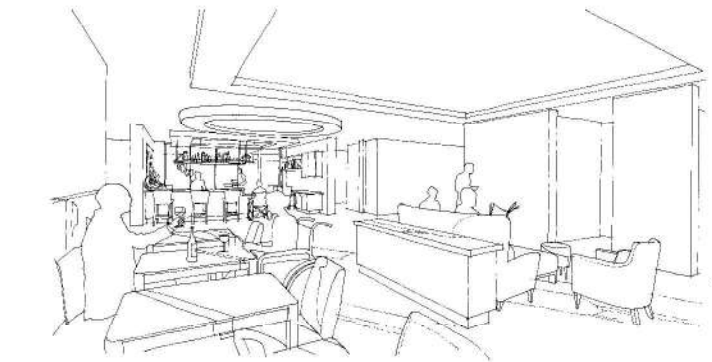
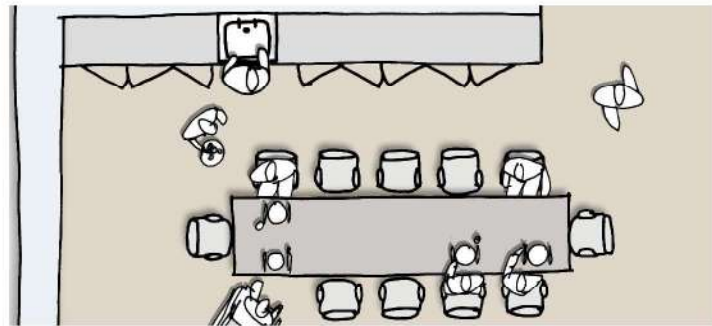
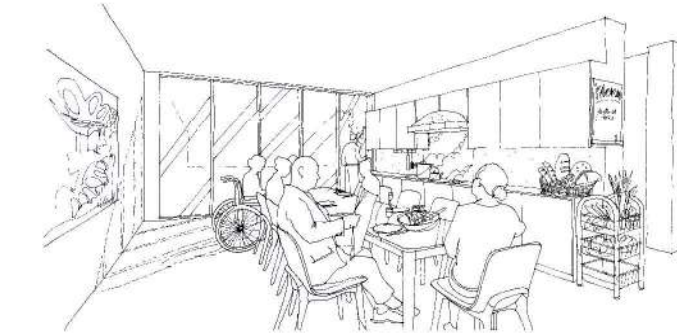


6.19 Proposed Scheme Proposed Care Floor



6.20 Proposed Scheme **Proposed Care Floor**



6.21 Proposed Scheme Typical Unit Layouts - Extra Care Residences

Vertical and Horizontal Circulation

Lifts will be provided in the main cores of the building and at least one lift per core is to be wide enough for stretcher access. Circulation routes will be sufficiently wide, min 1500mm with 1800mm wide intervals to allow two wheelchairs to pass.

Landscaping

The landscaping concept centres on creating a beautiful, safe and functional public environment suitable for all users. A family of materials will be used that blend with the surroundings whilst complying with Part M and BS8300.

Access to within Units

All the specialist care units are designed to Part M and Lifetime Homes guidelines in order to meet Building Regulations and to enable older residents to 'age in place'.

Where possible, the interiors will be designed to exceed Part M standards to suit the needs of the residents, with all master bedrooms having wheelchair accessible en-suites.

Materials and Surfaces

All adjoining floor finishes are flush with one another and all thresholds are level. For general circulation, the palette of floor finishes is to be kept as simple as possible with a durable and easily maintainable floor surface. Selectively and where appropriate, it is our ambition to accentuate public spaces with different materials or finishes.

There will be an area of wheelchair suitable entrance matting to all communal entrances. All floor finishes will be specified to be wheelchair compatible, with minimum changes in materials to avoid slips, trips and falls.

General points regarding surfaces

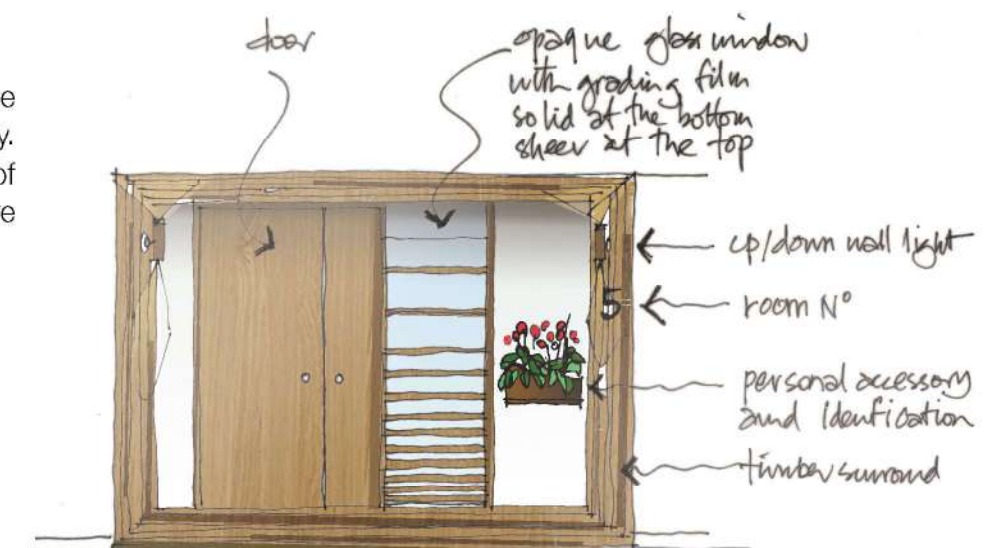
- Colour and tonal contrast to be provided between the floors and walls. To be designed to not cause confusion.
- The presence of doors, whether open or closed, to be apparent to visually impaired people through careful choice of colour and material for the door and its surroundings.
- Contrast is to be provided between the ironmongery and the door, as well as clear delineation of vision panels and safety signage.
- All glass doors, glass screens, fixed panels etc to be provided with the appropriate manifestation at two levels (where necessary) in a contrasting colour.
- All disabled grab rails (WCs and showers) to be provided in a contrasting colour with the surrounding walls.
- WC / sanitary ware fittings to have the appropriate visual contrast from its surroundings. For example, white sink set in a visually contrasting vanity top.

Bedroom and Living Room / Kitchen Furniture

Consideration will be given to the specific design of furniture in the flats in the next stage of the project, in particular bathroom and kitchen fit-out. All master bedrooms will have wheelchair accessible en-suites.

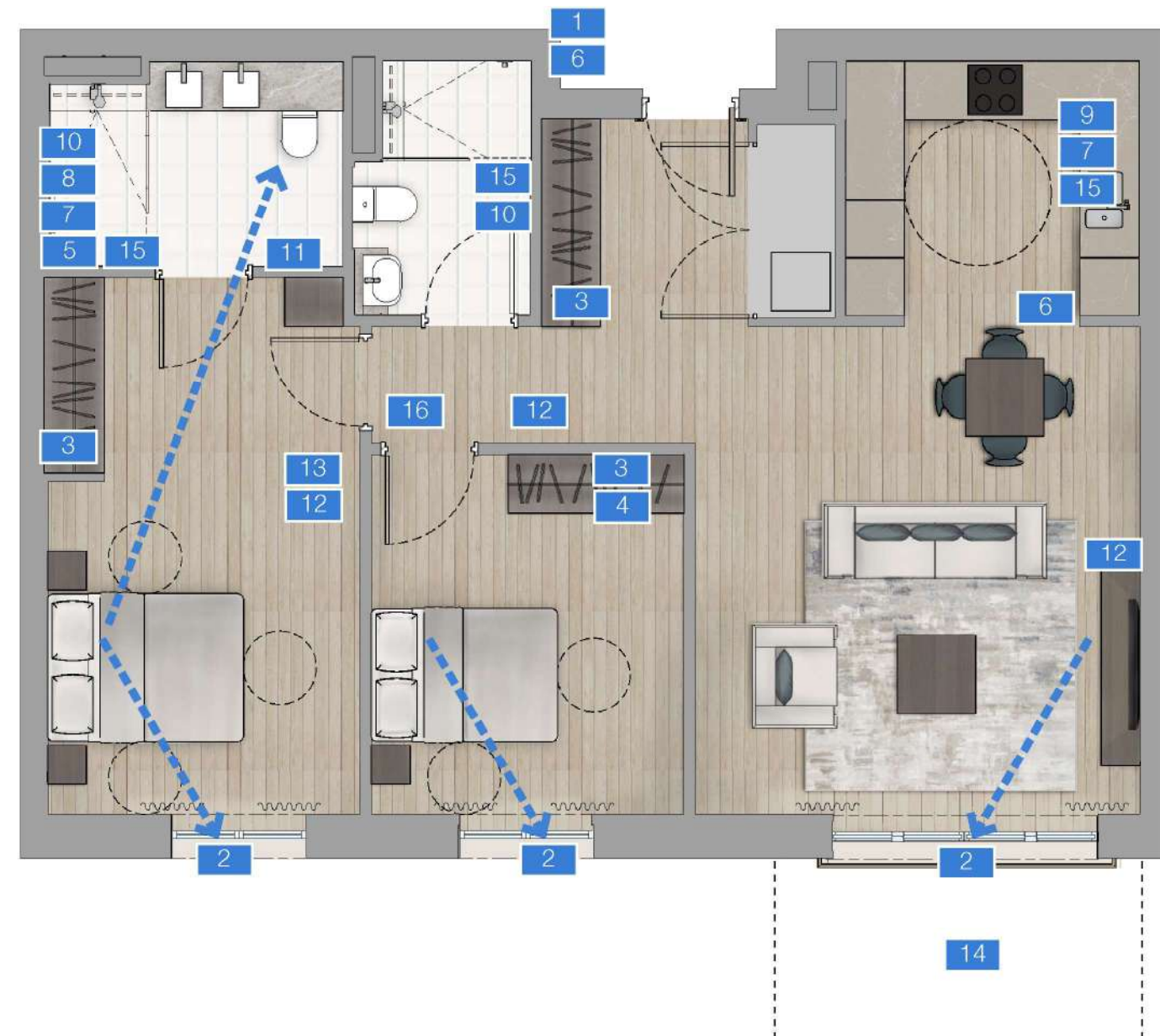
Escape in the Event of Fire

In the event of fire, wheelchair users on the ground level can evacuate directly out of the building, without any changes in level to a place of safety. A management strategy for monitoring and ensuring the safe evacuation of all disabled people within the buildings will need to be developed. Secure areas will need to be provided to ensure the safety of all the residents.



6.22 Proposed Scheme Unit Layout Design Principles and Key Aspects

- 1 Recessed front door to create interest and highlight the entry.
- 2 View to the outside to create space and light within the apartment with low window sills.
- 3 Plenty of storage.
- 4 Flexibility is preferred - the ability to turn a bedroom into a study or extend the living area provides the resident options in living arrangements.
- 5 Large adaptable bath/ shower rooms which comply with life time homes and Part M4(2)/(3).
- 6 Level thresholds throughout provide accessible, non-trip environments.
- 7 Fixtures, fittings and materials are considered and designed with the resident and dementia design principles in mind, such as ergonomically designed door and joinery handles, contrasting colours and easy to use kitchen appliances.
- 8 Down-lights placed to not cast shadows on the residents' faces in bathrooms or in kitchen areas are key.
- 9 Washing machines, ovens and microwaves are provided at an accessible height, and where possible adjacent worktops.
- 10 Bathroom walls are lined internally with ply to allow for retro-fitting grab rails when required.
- 11 Views, where possible, should be provided directly from the bed to the WC (this is advocated by Elderly Living research).
- 12 The heights and locations of light switches and power points are considered, along with their style, so that they are easily accessed and clearly defined.
- 13 Provisions in master bedroom and en-suites to allow retro-fitting of hoists.
- 14 Balconies to allow for wheelchair access and turning and to be pre-fabricated off site.
- 15 Bathrooms and kitchens to be standard, repeated modules to be potentially be produced off site.
- 16 Provision of protected hall and addition of fire door, should the tenant become dependent (to comply with BS 9991:2015).



6.23 Proposed Scheme Typical Guild Care Unit Design and Standards

General

- Simple plan form and layout to aid way finding
- All units to be single story
- Entrances maximise legibility and security
- Sliding doors are used in specific locations to improve accessibility
- Easy to use ironmongery
- Electrical sockets and switches located at an appropriate height
- Colour schemes which use contrasting tones to highlight locations and features within the building
- Building fully sprinklered

Apartments

- Master bedroom layout provides direct connection to the en-suite to allow a hoist to be used
- Visual connection to the en-suite from the bed
- Designed to M4(2) and Lifetime Home standards
- Dementia specific design standards
- Shower rooms comprise level threshold wet rooms
- Provision of telecare systems and alarms, also ability to install bed and floor sensors
- Design to accommodate, anti-scald/burn safety measures, fire detection and integrated hand rails
- Environmental control will include mechanical ventilation, wall-mounted heating and openable windows
- Options for air-conditioning to be considered as a purchaser extra

Comfort and Security

- Carefully considered lighting e.g. colour options to replicate daylight, uplift mood or promote rest
- Low level sensor lighting which can be turned on by carers when entering at night
- Mix of overhead and wall lighting
- All lighting to bedrooms and living areas to be dimmable

Specific User Group Requirements Visual Impairment - dementia design elements

- A colour scheme with good contrast between the floors, walls and ceilings
- No glossy or reflective surfaces, particularly on floor coverings
- No highly patterned floors and worktops since it is harder to pick out objects against them
- Contrast between doors and their handles
- Contrast between walls and control switches

Hard of Hearing

- Ensure large spaces have a high acoustic absorbency to reduce echo
- Install an induction loop system in all communal area
- Ensure door bells, smoke alarms and telephone provide flashing lights and/or vibrate

Typical 1 Bed Extra Care Unit

- 58.5sqm - 630sqft
- (Post - Adaptation layout shown dotted red)
- Optional bathtub shown dotted
- Not to Scale



6.24 Proposed Scheme Typical Guild Care Unit Design and Standards

Typical 3 Bed Care Unit

- 110sqm - 1185sqft
- (Post - Adaptation layout shown dotted red)
- Optional bathtub shown dotted
- Not to Scale



Typical 2 Bed + Study Care Unit

- 90sqm - 969sqft
- (Post - Adaptation layout shown dotted red)
- Optional bathtub shown dotted
- Not to Scale



6.25 Proposed Scheme Typical Later Living Living-room Features

Features and Later Living Requirements

Non direct lighting with
diffusers

Legibility

A layout identifiable as your
home

Familiarity

Lounge at home



Big windows 60/40 ratio,
allowing good visual and
access to outside world

Accessibility

Flat drainage width for full
access

Distinctiveness

A normal layout just like
home. A layout also allowing
Individual Choice by
adding personal items and
furniture

Accessibility

Large areas to turn for less
abled



Indirect lighting

Familiarity

The kitchen is the heart of
the home.
Large open kitchen, low
utilities with option to reduce
counter height.
Easy open handles with
super slide doors and fully
dampened closures.

6.26 Proposed Scheme Typical Later Living Living-room Features


Features and Later Living Requirements

Individual Choice
Personal artwork/ photos
keeping a personal
connection

Good view and access to
outside world

Familiarity
Good bed position and finish
, 'just like home'

Familiarity
Usage of materials that
are common and easily
identifiable - carpet, timber,
stone etc



Clear vision panels to allow
identification of personal
goods and usage

Good storage for personal
items

Accessibility
Good an fully accessible
space allowing less able
and able body alike full
experience

Removable allowing full
access

Quality materials - timber,
stone, glass etc

Guest Bathroom

Safety
Full grab handles, tonal
and tactile contrast with
embossed finish or additional
added material

Accessibility
Good access for less able



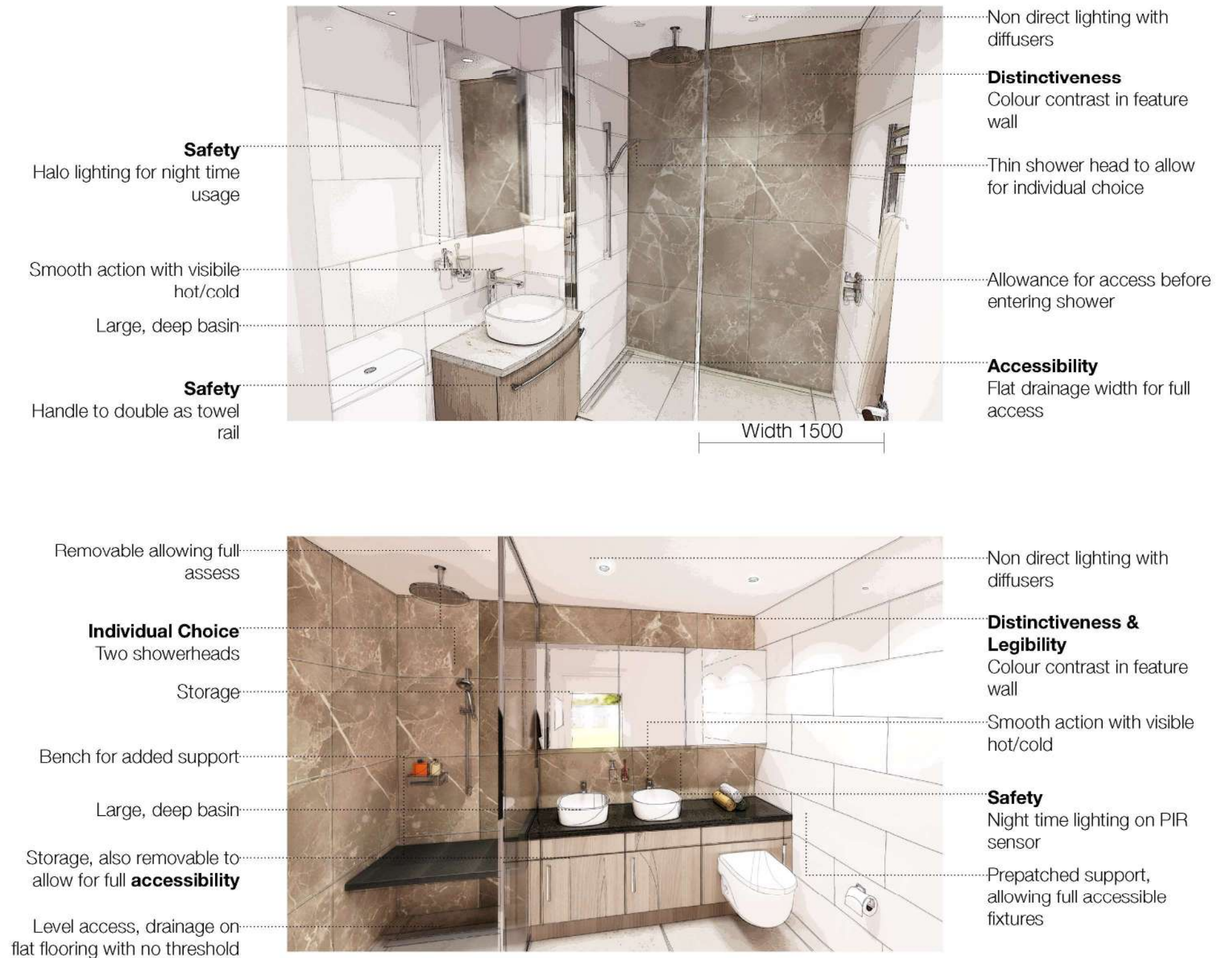
Familiarity
A place to call home,
personal artifacts

Visibility
Good visible storage full or
part glazing to see contents
of cupboard

6.27 Proposed Scheme Typical Later Living Bathrooms and En-suites Features

Features and Later Living Requirements

- Standardized bathroom & ensuite layouts and sizes
- Potential modular steel pod design
- Elegant but economical finishes
- Step-free walk-in shower/ wet rooms (fully waterproofed) which can accommodate a wheelchair and carer
- Ergonomically designed & easily adaptable bathroom layouts which include a bathing hoist and shower seat and removal of shower screen
- Walls fitted with ply backing board to allow retrofit grab rails and shower seat
- Slip resistant, level flooring
- Larger basins/ vanity units at 800 – 850 mm high, to accommodate a wheelchair
- Plenty of storage in vanity
- Heated towel rails and/or underfloor heating to create warm & comfortable environment



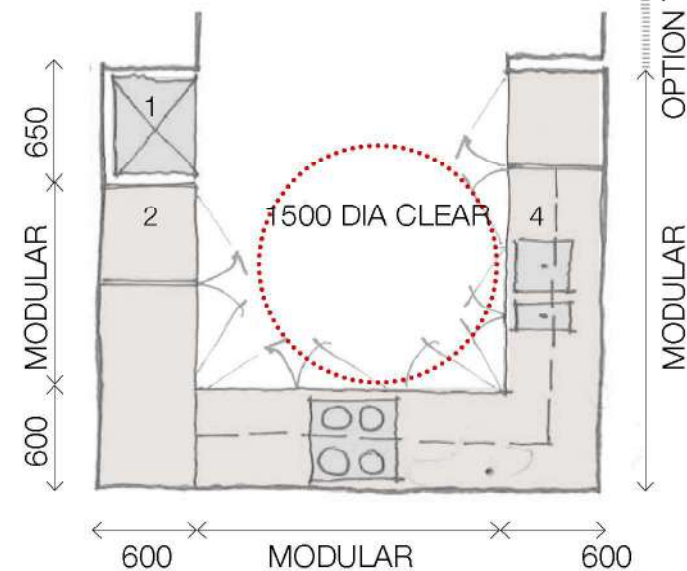
6.28 Proposed Scheme Typical Later Living Kitchen Features

Later Living Requirements

- Use of modular cabinet sizes
- 1500mm circulation zone
- 850mm high kitchen benchtops
- Integrated oven at bench height
- Corner base units with pull out carousel fittings
- Pull-out pantry units for storage
- Glazed or open shelves for item identification
- Oven & hob with easy to use dials
- Drawer and cupboard handles that are easy to grab, ergonomically designed handles
- Tall fridge freezer rather than under counter, freezer compartment at bottom
- Smaller high level dishwasher/ dishdrawer
- Contrast colours

Typical Kitchen Layouts

- | | |
|---|--|
| 1 | Fridge/ Freezer |
| 2 | Wall Oven/ Microwave |
| 3 | Cooktop with Rangehood over |
| 4 | Dishwasher |
| 5 | Sink / Sink Mixer |
| A | Pantry |
| B | Benchtop/ Sidepanels |
| C | Glass Splashback |
| D | Doors and drawers with pull handles |
| E | Overhead Cupboards with finger pull detail |



Galley-Style Kitchen

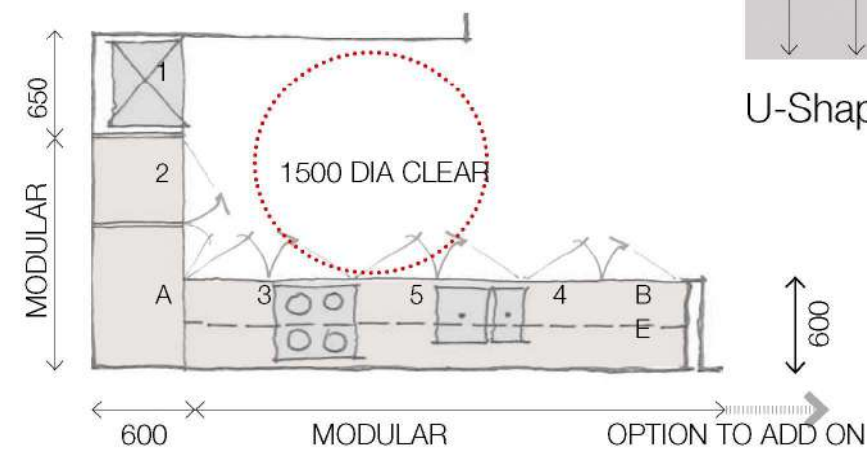
6.29 Proposed Scheme Typical Later Living Kitchen Features

Later Living Requirements

- Use of modular cabinet sizes
- 1500mm circulation zone
- 850mm high kitchen benchtops
- Integrated oven at bench height
- Corner base units with pull out carousel fittings
- Pull-out pantry units for storage
- Glazed or open shelves for item identification
- Oven & hob with easy to use dials
- Drawer and cupboard handles that are easy to grab, ergonomically designed handles
- Tall fridge freezer rather than under counter, freezer compartment at bottom
- Smaller high level dishwasher/ dishdrawer
- Contrast colours

Typical Kitchen Layouts

- | | |
|---|--|
| 1 | Fridge/ Freezer |
| 2 | Wall Oven/ Microwave |
| 3 | Cooktop with Rangehood over |
| 4 | Dishwasher |
| 5 | Sink / Sink Mixer |
| A | Pantry |
| B | Benchtop/ Sidepanels |
| C | Glass Splashback |
| D | Doors and drawers with pull handles |
| E | Overhead Cupboards with finger pull detail |



U-Shape Kitchen

07 Access & Management

7.1

Access & Management

Access Statement

Introduction

This access statement was developed in line with the CABI publication 'Design & Access Statements, How to Write, Read, and Use them'.

Policy approach;

The following documents were used as fundamental design references for the design of Guild Living @ Epsom later living community:

- Part M of the Building Regulations Approved Document M - Access to and use of buildings: Volume 1 - Dwellings (2015 edition incorporating 2016 amendments)
- British Standards Institution's revised Code of Practice BS8300:2009 'Design of Buildings and their approaches to meet the needs of disabled people'
- Equality Act 2010
- Guild's research into later living and impact on loneliness with Prof. Malcolm Johnson at Bath University

Consultation

Consultation on accessibility for the various building demographics has taken place with Jayne Earncliffe from Earncliffe Associates. Earncliffe is a disabled-led consultancy that has been working across many sectors for almost 30 years creating superior access for everyone, and the design principles embedded in the design will ensure the development embraces all levels of physical and mental capabilities.

Significant ongoing consultation and coordination takes place with interior design team, Marchese Partners Interiors who have international experience in specialist accommodation for older people.

Access

Guild Living, Bath can be accessed by a wide range of means and therefore is easily accessible to all users. The building can be accessed by foot, public transport, car, bicycle and wheelchair & mobility scooter. Cycle and wheelchair/electric buggy storage is provided on the lower ground floor of each of the buildings, with easy access from there to the rest of the building via a choice of lift or stairs. Level pathways circulate the external areas to allow staff and residents to safely and securely navigate around and through the building.

The proposal will be predominantly for older people however the design has also considered a range of people and their experience. There is a commercial frontage for public activation, amenities at ground floor for visitors and a wellness centre for the wider community.

Approach

Ground floor Building B is the primary route of arrival to the building for residents and visitors. This is a secure covered porte-cochere drop off area with level threshold access into the main reception and community hub central to the development that is visible and appropriately lit with a feature coffered ceiling for security and safety. The members of the public will access the majority of the site through the public landscaping, with commercial frontages activating the landscaped public plaza.

The pathway to the entrance is hard surfaced and level to allow for easy wheelchair access. Seating/resting opportunities are provided along and amongst the landscaping for people of different age groups, stamina, fitness levels and any parents with children passing through or utilising the on-site child care amenity. A clear later living wayfinding design will be developed over RIBA Stage 3 & 4 to ensure legibility of design.

A secondary entrance is offered to the central community hub lobby arrival if residents wish to bypass the vehicular drop off / porte-cochere. All building cores have direct access to the landscaped public realm to allow the dignity and privacy that comes with a "bad day" scenario in later living design principles.

The design simultaneously encourages social and intergenerational interaction, both with resident community members and wider members of the neighbouring community, hospital staff and hospital visitors who come to enjoy the amenities of the main public landscaped plaza. Resident members can also seek areas for reflection and privacy within the design of internal and external spaces depending on mood and how resident members wishes to engage with the community.

Service & Deliveries

Deliveries, servicing and maintenance to the proposed site are focused away from the main pedestrian routes and public landscaped spaces. The West Building uses the new private carriageway along the western boundary to access the carpark, service and delivery drop off areas and the East Building use the NHS service carriageway which runs around the east and north facing elevations - service lay-bys [within the development demise] off the NHS carriageway allow service, maintenance and delivery vehicles to stop without obstructing the NHS facilities.

See access diagrams and site transport strategy.

The refuse services to the building including the bin store are all located at grade with level thresholds to ensure ease of building management in moving 1100 litre eurobins across the site on collection days. Refuse will be collected from a single point from each building. The refuse truck will not be required to navigate through open public landscape areas to access the buildings.

Emergency Services

Firefighting services will access the building from each and every core, and a clear access route to allow emergency access to each building will be designed into the landscaping, allowing for adequate turning and reversing of fire emergency vehicles. Both the West and East buildings on the proposed site can be accessed from both Woodcote Green Road and the NHS service carriage way. Each and every core serving a building heights of 18m or more, will have dedicated dry riser access with inlet boxes clearly visible from the public realm.

Building Entrances

The design for main entrances to each building integrates the use of double doors fully compliant with Approved document Part M Category 3 and are clearly visible when approaching the building from all public pedestrian links.

Circulation routes through the buildings are designed to allow ease to older residents as they navigate around the building.

7.1

Access & Management

Access Statement

Security

Secure by design assessment has not been requested by EEBC however Guild have considered site wide security for the resident community as well as taking general access requirements into account with the appointment of Hoare Lea as specialist security consultant to the project.

Public and private areas access can be made fully secure using on site security and surveillance measures, and discreet intervention designed onto the landscape strategy to boundary areas all to be set in line with secure by design guidance and specialist security consultant recommendations for the site. See section 10.0.

Landscape Amenity

The external landscaped gardens to the main central plaza will become a natural gathering space for families/friends to come and enjoy the space.

Elements of the landscape will be designed to receive small-scale community gatherings by hosting barbecues, fund raising events, NHS health awareness campaigns and other public and private social gatherings for the resident community.

The private sensory gardens above the carpark podium accessed from level 2 serve as a private and reflective outdoor amenity for resident members requiring higher levels of care in the Guild Care Suites as well as the wider resident community.

Another private garden is proposed to the four storey roof of the East Building fronting Woodcote Green Road and overlooking Millennium Green and wider green context beyond.

It aims to provide the resident community a private outdoor amenity to enjoy or book for private events such as a family gathering to celebrate a grandchild's graduation, away from the more public landscape plaza and tranquil sensory garden.

The pathways circulating around public and private gardens, have a minimum width of 1200mm with 1800mm passing points. The introduction of strategic benches integrated onto the landscape and smaller breakout spaces offer opportunities rest for resident members with restricted mobility meandering through the landscapes.

Architectural statement

The brief for the site is driven by the vision of Guild Living's brand vision, which has the goal to create a truly ground breaking destination of architectural excellence, for elderly residents and the local community, which will foster integration, health and well-being and allow for the residents to age in place in a beautiful, safe environment.

The following section demonstrates the cumulation of the research and analysis that can be demonstrably evident in sculpting in the architectural response and describes the development of the concept manifesting in the architecture, along with an illustrative analysis of the proposed design.

Marchese Partners have been working in the senior living sector for 25 years, and through numerous awards and accolades, have been recognised internationally as leaders in seniors living design for over 10 Years. Working closely with extra care providers, and research organisations, they have developed a wealth of experience and knowledge in the design and development of extra care environments.

This has enabled Marchese Partners to conceptualise and develop projects by responding to seven fundamental Design Principles.

- Familiarity
- Legibility
- Distinctiveness
- Accessibility
- Connectivity
- Safety
- Individual Choice

These Design Principles (See section 7.0 on the detailed analysis of the design principles) are used to guide the vision and establish a consistent framework for design decisions. They drive the design process and will serve as the guiding principles for the project as it moves forward.

earnscliffe

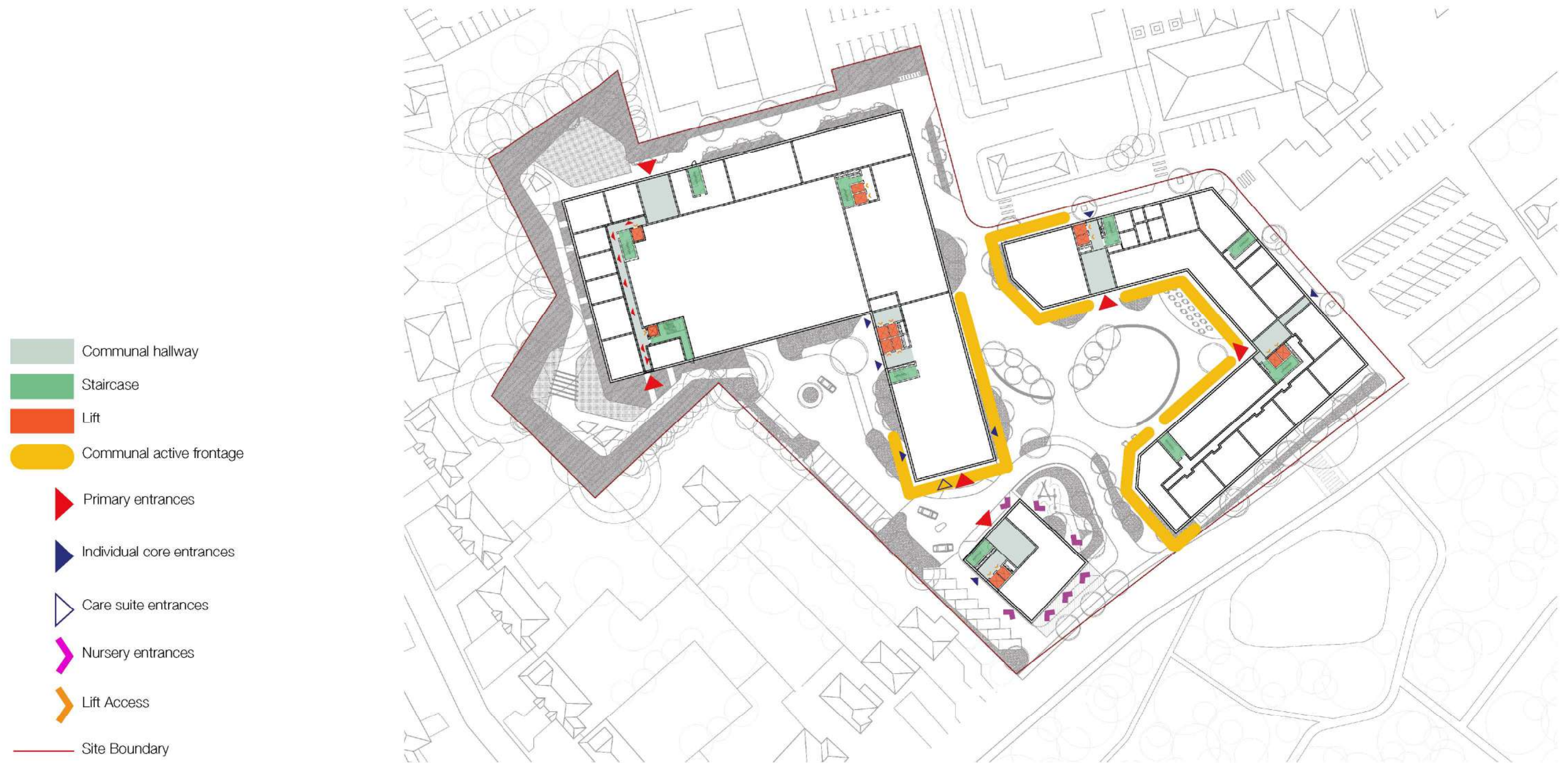
making access work



7.2

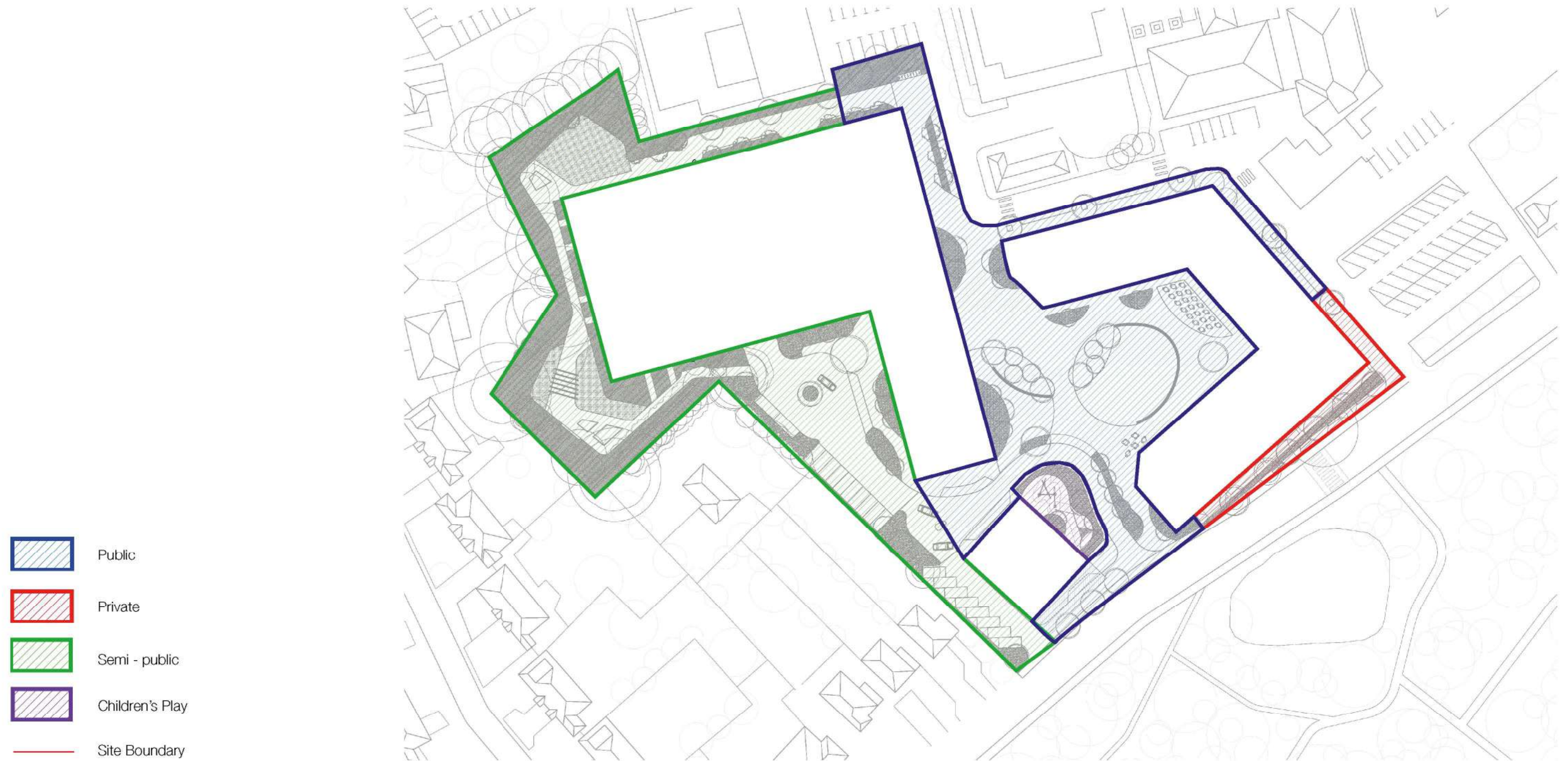
Access & Management

Ground Floor Entrances



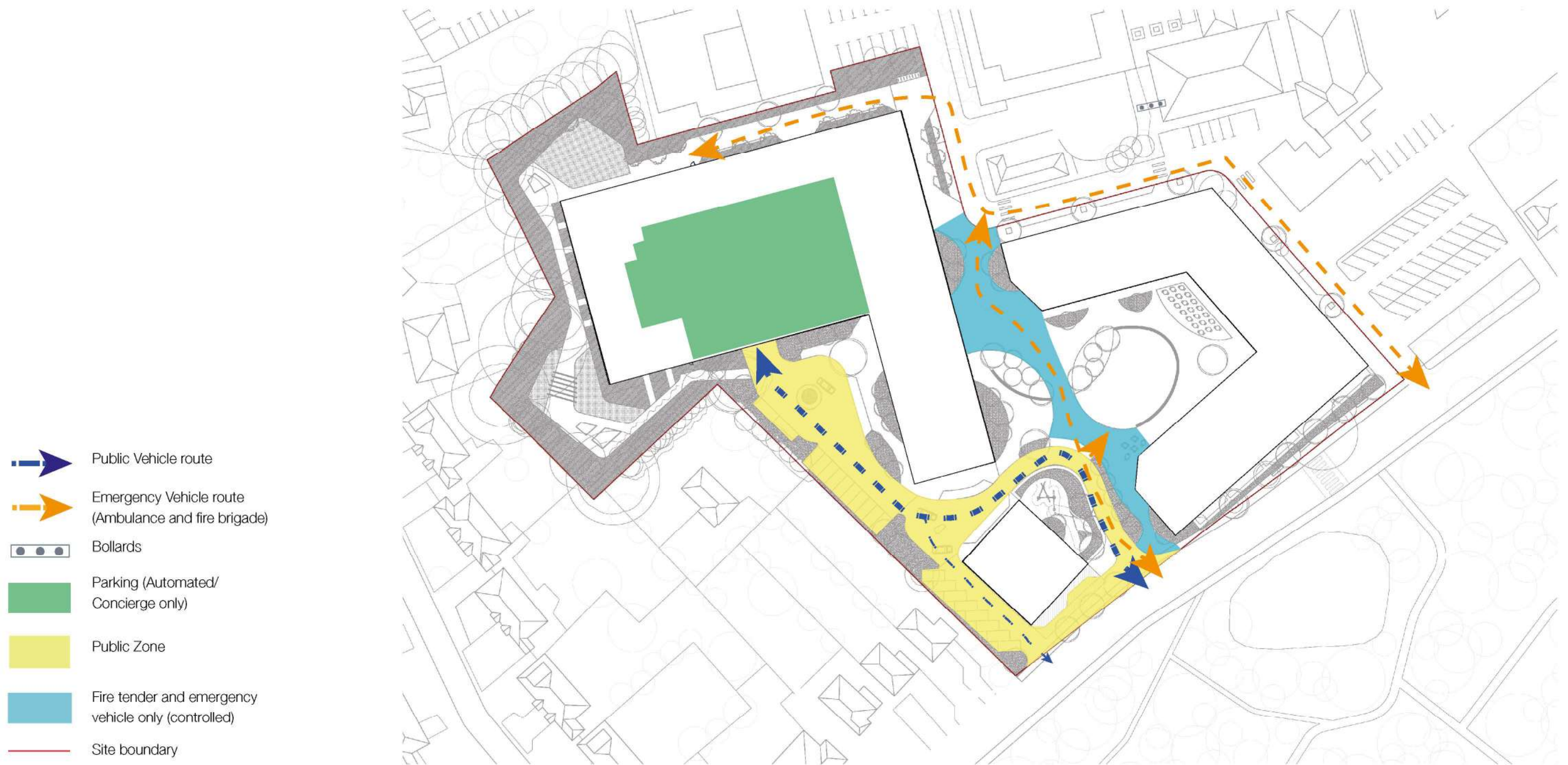
7.3

Access & Management Ground Floor Private/Public

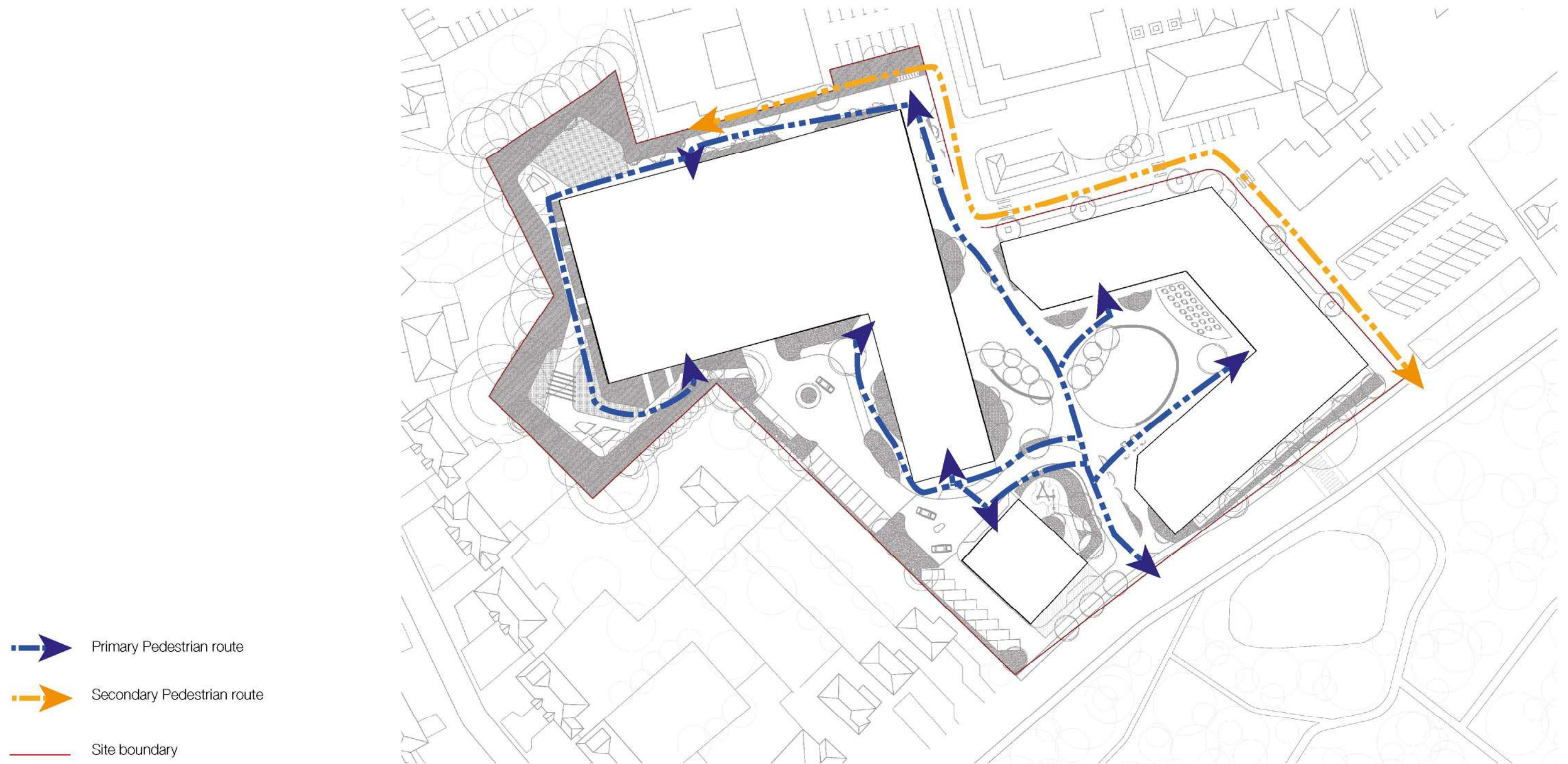


7.4

Access & Management
Ground Floor Vehicle Access



7.5

Access & Management
Ground Floor Public Pedestrian Links

7.6

Access & Management
Ground Floor Refuse Strategy

