



2021/03/26 - Rev B

The Peele-Addition and Alteration to Existing Dementia Care Facility - Design and Access Statement



THE PEELE DEMENTIA CARE FACILITY, MANCHESTER,
ALTERATIONS AND ADDITIONS

Alterations and Additions
Design and Access Statement

By

array
architects

For

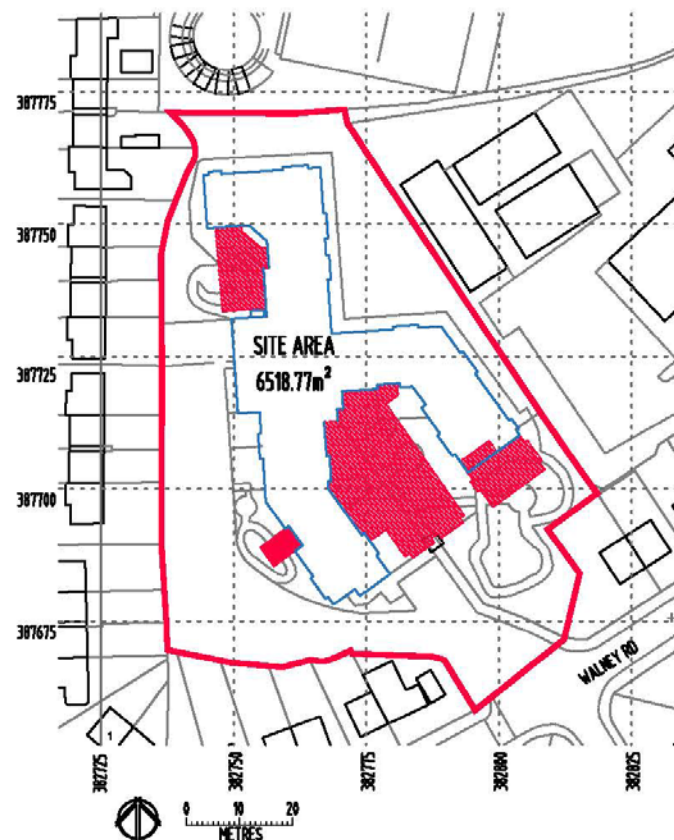
equilibrium

January 2021

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REV: A



1. Introduction

The Peele is a privately owned and registered care home facility with nursing, catering for people across a range of age groups with physical difficulties and dementia. The Peele is managed by Equilibrium Healthcare and is located on Walney Road, Benchill, Wythenshawe, Manchester M229TP.

2. Design Team – Equilibrium Healthcare has appointed the following consultants to prepare this proposal.

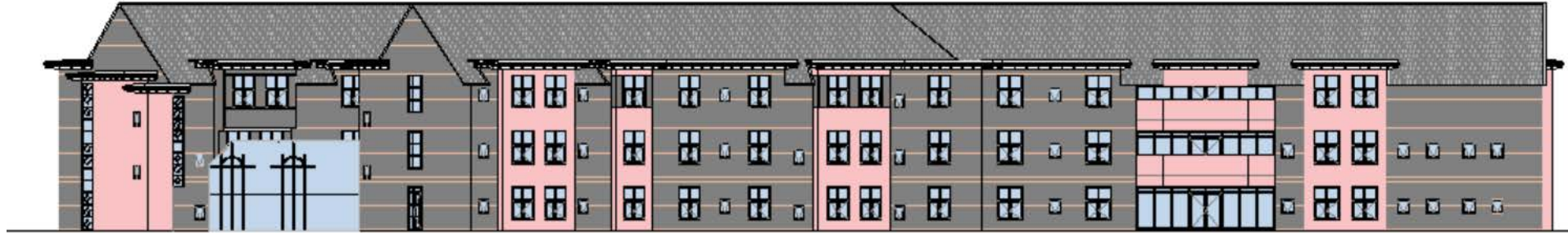
- | | |
|---|----------------------------------|
| • Architects | - Array Architecture (Pty) Ltd |
| • Project Manager | - Enabl Consult Ltd |
| • Quantity Surveyor | - Enabl Consult Ltd |
| • Mechanical and Electrical Consultants | - Kings Associates Ltd |
| • Civil and Structural Engineers | - Brennan Consult Ltd |
| • Services Consultants | - King Associates Ltd |
| • Landscape and Trees Consultants | - DEP Landscape Architecture Ltd |
| • Transportation Consultants | - SK Transport Ltd |

3. Brief Aims

The entrance to the facility is to be relocated and a new porte-cochere is to be introduced with a new drop-off area to ensure that no patient is exposed to the elements during pick-up or drop-off.

The care home's ground floor communal therapy area is to be re-configured internally into a self-contained, village like environment which affords its patients the independence of their previous lives in the safety of a managed environment. The facility will be upgraded to offer residents a variety of lifestyle amenities including an operational cinema, traditional British Pub, hair and beauty salon, barber shop, hobby shop, multi-faith room and a sweet shop. A water feature centrepiece completes the picture of the central square. An enclosed greenhouse-like structure has been created around the existing garden area and is designed to mimic an old-fashioned abandoned railway station. The area gives patients the opportunity to participate in outdoor type clinical activities even in adverse weather conditions.

The existing rooms within the facility are to be upgraded and individualised in keeping with the philosophy of providing each patient with a personalised, private space that can be easily identified. Additional rooms are added to wards to increase operational efficiencies. This will increase the rooms from 108 to 117. The common living areas in the wards are to be re-modelled to appear more homely and inviting, and less institutional. Corridors are to be made shorter and wider where possible to permit easy passage of mobility-impaired individuals. Lighting is to be upgraded throughout the common areas to simulate natural daylight, and natural light is to be introduced wherever possible.



EAST ELEVATION

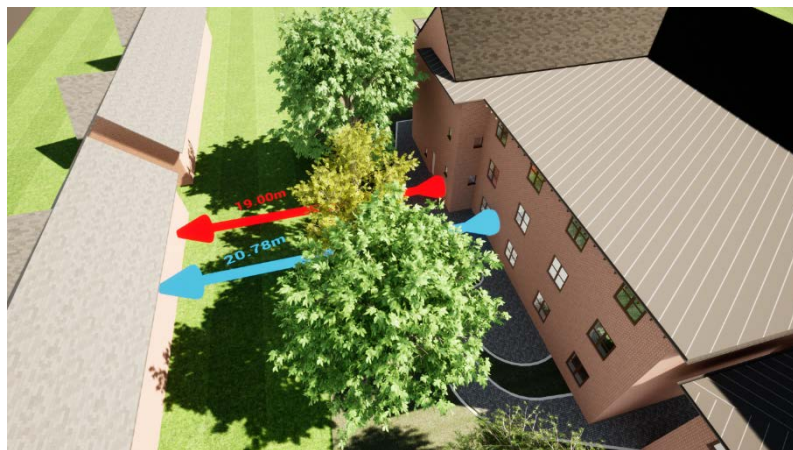
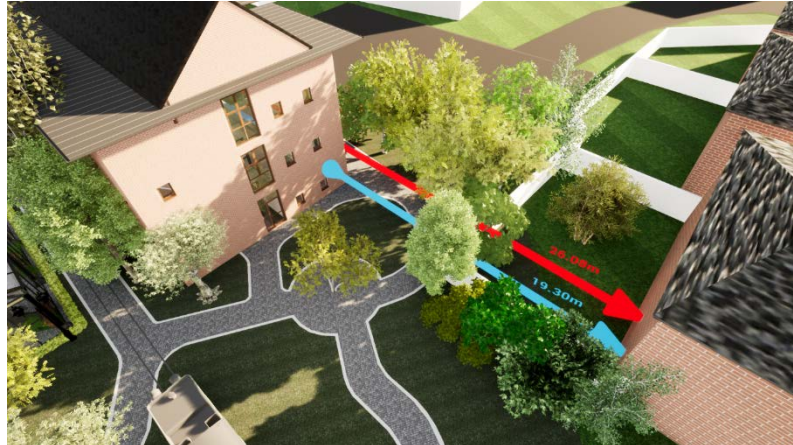


SOUTH ELEVATION



4. Contextual Analysis

- The Peele Care Home Facility is located on Walney Road, Benchill, Wythenshawe, Manchester M229TP. The site is fairly level with a few landscaped features.
- The care home is surrounded to the south and west by existing post war housing, with predominantly red brick and pitched tile / slate roofs; and to the north east by a contemporary designed Manchester College and north by the Georgian designed SS John Fischer and Thomas More Catholic Primary School.
- The Peele was developed by Manchester Care, a non-profit organisation which took over Manchester Council's care homes in 1992. It caters for people of all ages with dementia.
- It consisted of three wings with three floors per wing, housing 108 bedrooms with en-suite bathrooms.
- The roof consists of a central gable to the building with flat roofs to the outer perimeter, creating massing and recesses which give visual interest, as opposed to flat façades. The flat roofs are also at different levels on different parts of the building to enhance the massing. This is in keeping with the Georgian design.
- The new extensions to ward A, D and G will consist of additional areas for the room additions, with a new gabled roof to continue at the same height from the existing gable with a flat roof over part of the perimeter of the additional bedroom, in keeping with the existing flat roof, massing and finish.
- The new extension to ward B, E and H are divided into two sections. The extension at the end of the ward is for the bedroom addition. The existing gabled roof is to be extended over the new addition with new flat roof over the perimeter of the addition in keeping with the existing flat roof, massing and finish. The second extension at the beginning of the ward is to accommodate the larger communal area and new balcony. The flat roof to this extension is also at the same level as the existing.
- The additions to ward C, F and J are also divided into two sections. The first is the addition of the porte-cochere on the ground floor and the closure of the existing balconies above it. There will be a flat roof at the same level as the existing. The second is the flat roof that connects the conservatory to the existing ward.
- The new conservatory space is designed in the manner of an old fashioned English railway station. This consists of a steel portal frame with glazing and complements the existing Georgian design.



grey concrete 'Elite' roof tiles, smooth finish, all to closely match existing roof



flat roof as per structural engineer's detail to match existing



square pvc gutter system to closely match existing



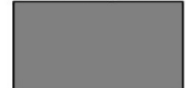
fascia board to closely match existing



timber eave closure panels to be finished to closely match existing



Vandal resistant square aluminium downpipe systems colour to gutters, all to closely match existing.



Rockpanel "Woods" cladding or similar approved, all to match existing.



Timber look pvc window frames



Old English Buff Multi facebrick or similar, to closely match existing



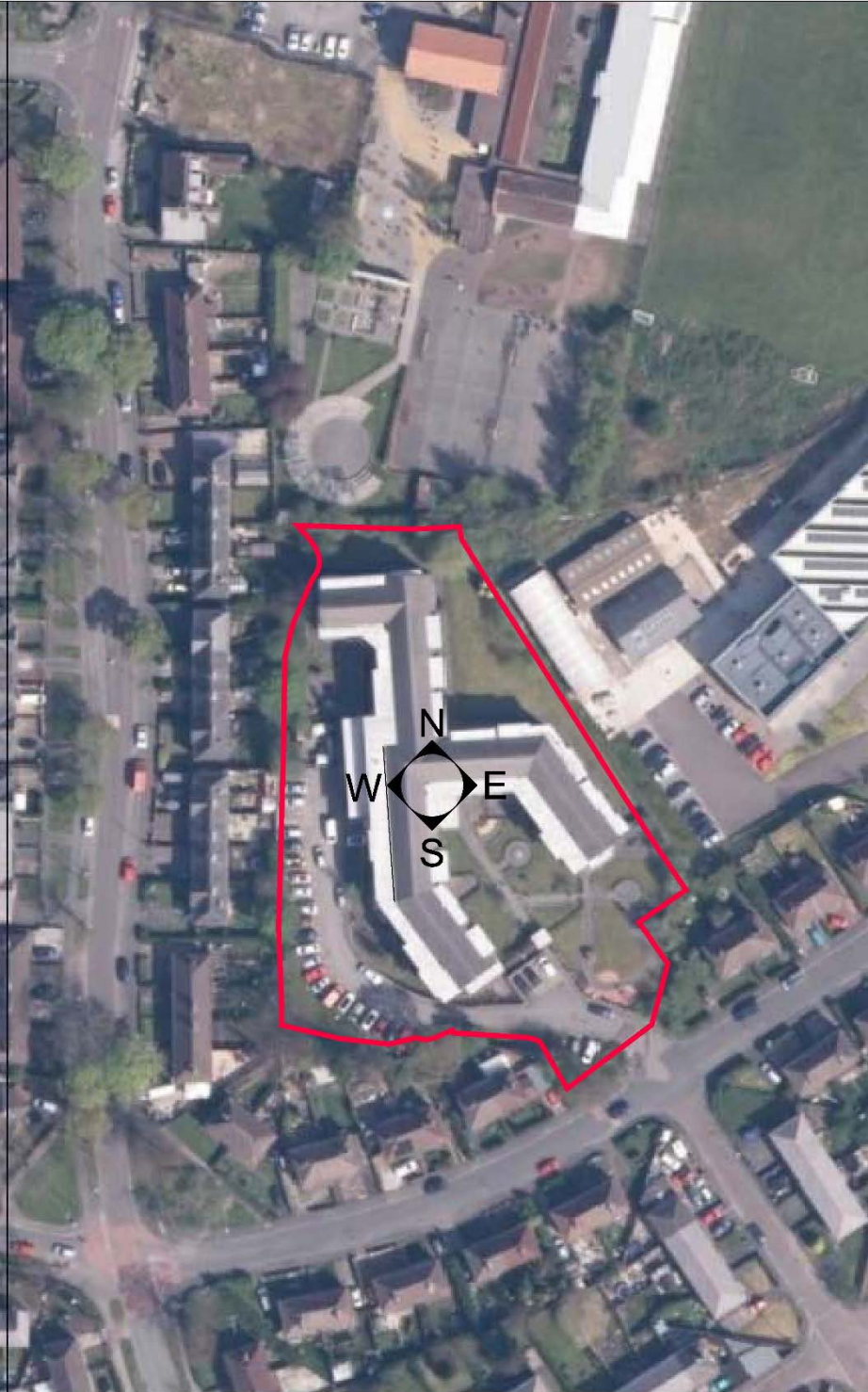
4. Contextual Analysis (Continued)

- The extensions to the wards are a minimum of 19 metres away from the adjacent residential buildings. The residential elevations are also screened off from the new extensions by existing mature trees. This forms a natural visual barrier between the buildings.
- The extensions to the wards are on the same three levels as the existing building and the existing pitched and flat roofs are extended to maintain the current massing and building theme.
- All new bedroom fenestration is designed to be the same size as the existing. All new fenestration to the new common areas to the wards will be maximised to allow for maximum daylight to these areas, in keeping with the original design.
- All finishes will reference the existing materials, however these will be enhanced to improve design quality where possible.
- All existing boundary fences are to remain as per the original design and are unaffected by the new extension.



All photos depict the existing Peel Care Home

NORTH – THOMAS MOORE CATHOLIC SCHOOL



WEST – PRIVATE RESIDENTIAL

EAST – MANCHESTER COLLEGE

SOUTH – PRIVATE RESIDENTIAL



Typical view South from The Peele Vehicle Entrance



Typical street scene to the North and West of The Peele

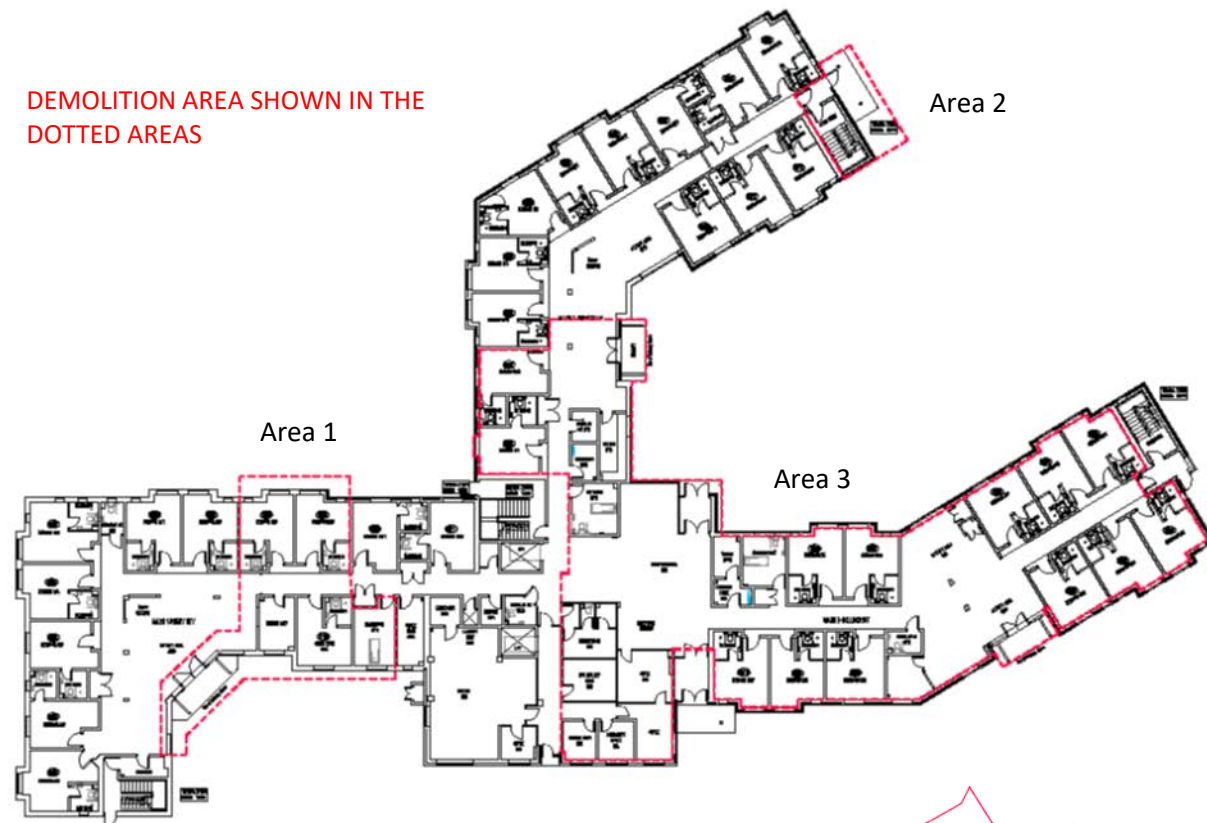


The contemporary Manchester College to the East of The Peele

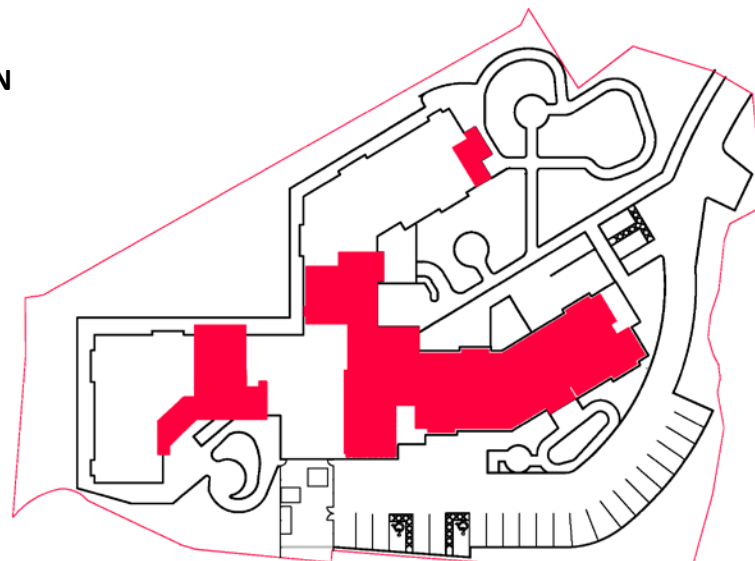


WEST ELEVATION- DEMOLITION AREA

DEMOLITION AREA SHOWN IN THE
DOTTED AREAS



EXISTING GROUND FLOOR PLAN



SITE LOCATION PLAN

5a. Demolition – Ground Floor

Area 1

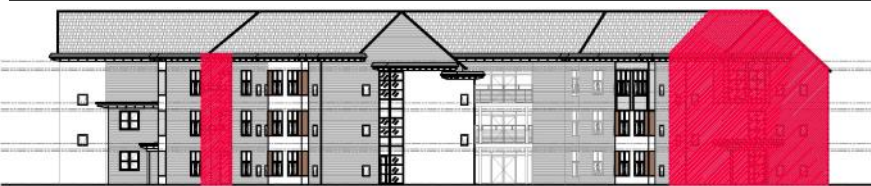
Internal demolition of bedroom wall and services to make way for the re-configuration of the new common living area with access to the existing external wall to the north, for maximum natural lighting to the area. The demolition of the external wall to the south is to allow for the extension for the re-configured and additional bedrooms.

Area 2

Existing stair to be demolished to allow for the design and construction of the additional bedrooms.

Area 3

Internal bedroom walls and service areas are to be demolished to accommodate the re-configuration of the ground floor communal therapy area in the eastern wing. Existing external door on the southern elevation to be demolished to allow for the new entrance and porte-cochère. The demolition of the bedrooms in the northern wing is for the reconfiguration of the common living area for the ward.

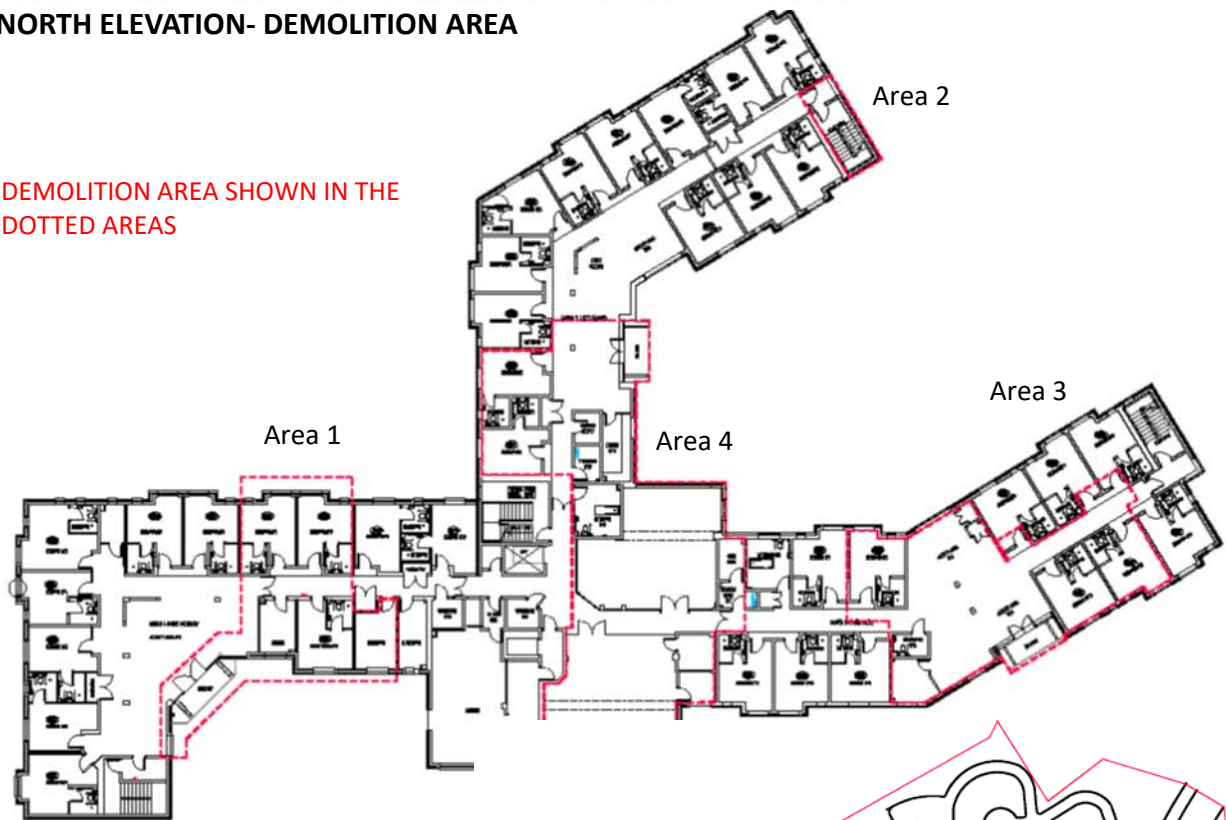


SOUTH ELEVATION- DEMOLITION AREA

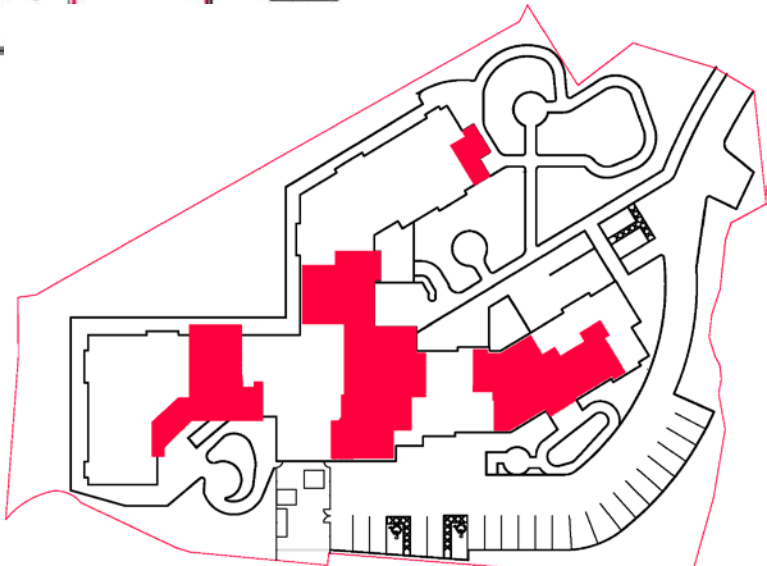


NORTH ELEVATION- DEMOLITION AREA

DEMOLITION AREA SHOWN IN THE
DOTTED AREAS



EXISTING FIRST FLOOR PLAN



**SITE LOCATION
PLAN**

5b. Demolition – First Floor

Area 1

Internal demolition of bedroom wall and services to make way for the re-configuration of the new common living area with access to the existing external wall to the north, allowing for maximum natural lighting to the area. The demolition of the external wall to the south is to allow for the extension for the re-configured and additional bedrooms.

Area 2

Existing stair to be demolished to allow for the design and construction of the additional bedrooms.

Area 3

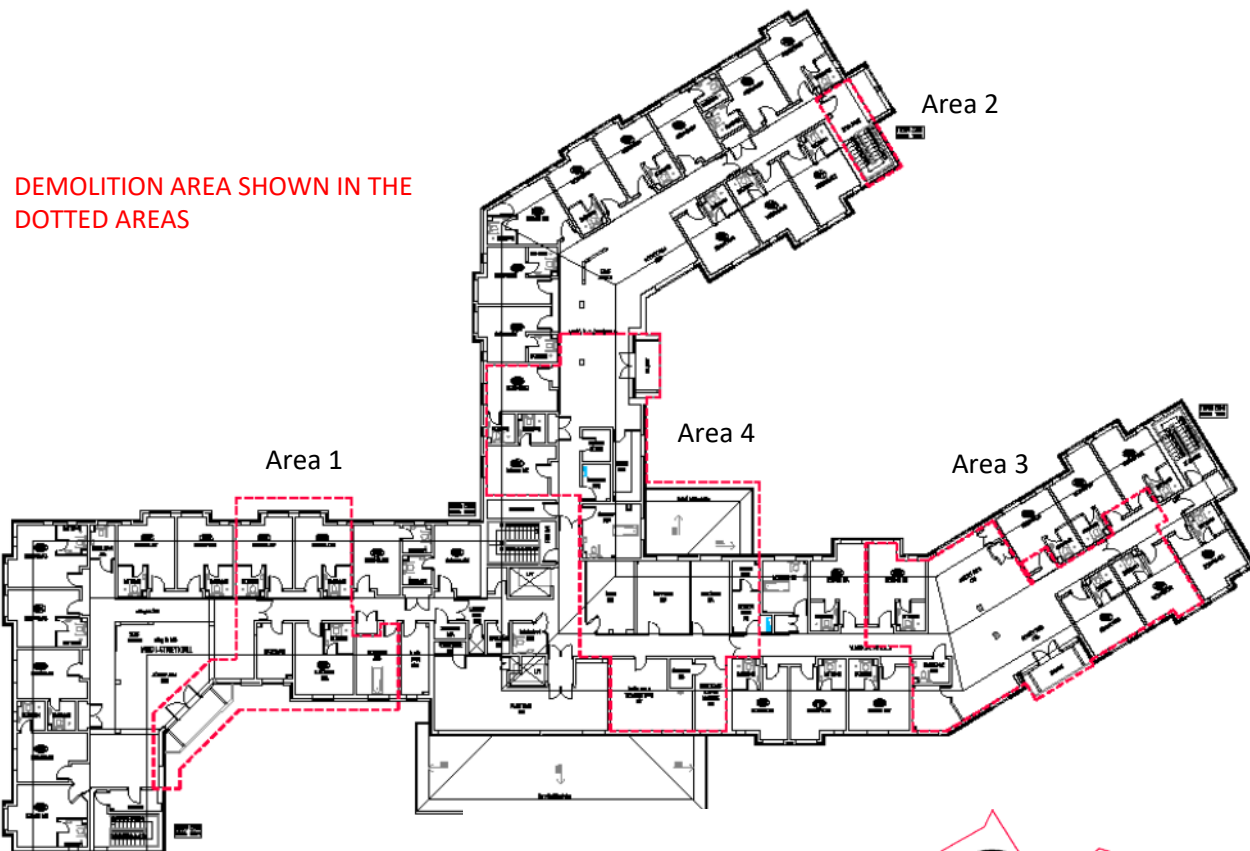
Internal bedroom walls and service areas are to be demolished to accommodate the re-configuration of the first floor additional bedrooms.

Area 4

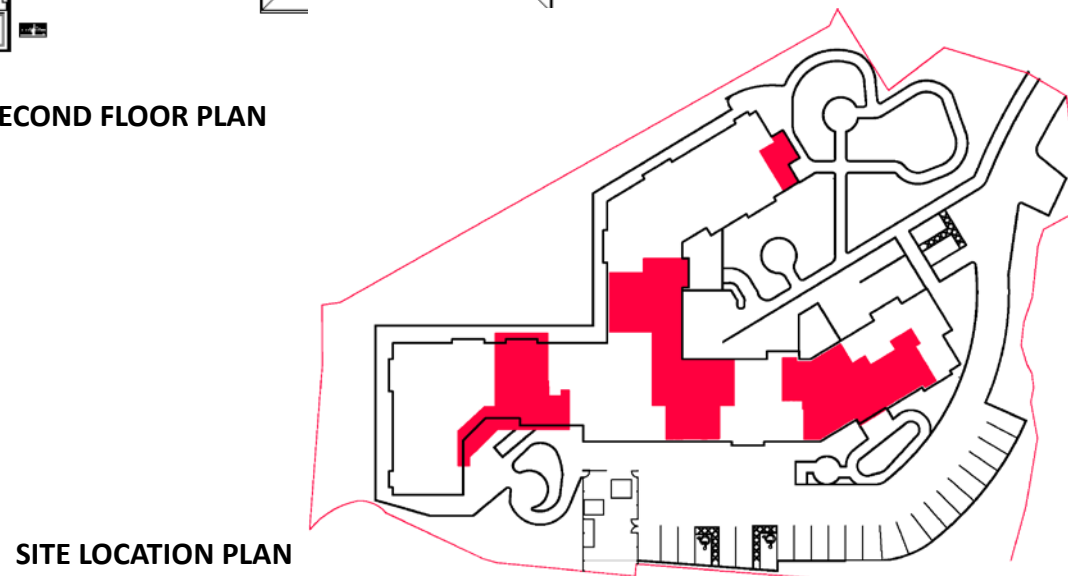
Communal area, existing library, and occupational therapy area to be demolished for the introduction of the administration area and communal living area for the northern and eastern wards.



EAST ELEVATION- DEMOLITION AREA



EXISTING SECOND FLOOR PLAN



SITE LOCATION PLAN

5c. Demolition – Second Floor

Area 1

Internal demolition of bedroom wall and services to make way for the re-configuration of the new common living area with access to the existing external wall to the north, allowing for maximum natural lighting to the area. The demolition of the external wall to the south is to allow for the extension for the re-configured and additional bedrooms.

Area 2

Existing stair to be demolished to allow for the design and construction of the additional bedrooms.

Area 3

Internal bedroom walls and service areas are to be demolished to accommodate the re-configuration of the first floor additional bedrooms.

Area 4

Stores, existing bedrooms, staff room and hairdresser, cleaners' stores and existing roof to be demolished to make way for the communal living area for the northern and eastern wards.

COLOUR LEGEND
 EXISTING
 NEW
 REFURBISHED



6a. Ground Floor – Current, New and Refurbishment Overview

Ward A and B - Refurbishment

Existing bedrooms with en-suite bathrooms, and the assisted bathroom, are to be refurbished to receive a new vinyl floor finish, new LED lighting, new curtains and paint upgrades to existing walls and ceilings.

Ward A and B - New Bedrooms and Common Living Area

New reconfigured bedrooms with en-suite bathrooms added. New larger common living area is to be fitted with new vinyl floor finish, new lighting new dining and serving areas.

Ward C

The reception area and its associated offices and bedrooms for this ward are to be demolished to accommodate the new therapy areas that are designed to replicate a village high street. This will have an operational cinema, traditional British Pub, hair and beauty salon, barber shop, hobby shop, multi-faith room and a sweet shop. The main entrance to the facility has been relocated to this area and is to receive a porte-cochère to ensure that patients are not exposed to the elements during pick-up and drop-off.

Existing Courtyard Garden

This area is to be enclosed in the manner of a greenhouse to afford the patients the opportunity to participate in outdoor therapy activities even in adverse weather.

COLOUR LEGEND
EXISTING
NEW
REFURBISHED



EXISTING, NEW AND REFURBISHED GROUND FLOOR PLAN - WARD A

6b. Ground Floor – Ward A - Current, New and Refurbishment

Ward A - Refurbishment

Existing bedrooms with en-suite bathrooms are to be refurbished to receive new vinyl floor finish, upgraded LED light fittings and new curtains. The existing walls and ceilings are to be repainted. The doors are to be covered in a variety of different printed vinyl finishes. This is intended to create visual variety in the doors and doorways, which assists with the therapy.

Ward A - New Bedrooms

Four new bedrooms are added to replace the four that were demolished to create a larger common area. The new bedrooms are designed to closely match the existing ones in size. They will be finished with new vinyl floor finish, new LED lighting and curtains. All walls and ceilings will be painted as per the new paint specification. The new bedroom doors will also be treated with the vinyl covering to continue the theme of the ward.

Ward A - Common Living Area

The common living and dining areas have been made larger to accommodate areas that can be screened off for smaller groups of patients. This is part of the treatment needed for when patients display signs of aggression or distress. Additional separate areas have been created to allow patients to eat separately if necessary, for the same medical reasons. The views to the bedrooms will also be screened off to afford privacy and to avoid direct views into the bedrooms. All these areas will be divided with built-in shelving units and furnishing to ensure that the area remains open plan whilst including these vital therapy areas. The common living area has access to natural light and a covered patio that overlooks the landscaped areas.

There will be a common television installed for the general ward and three individual television pods which house independent screens for individual viewing time. The sound in these pods will be heard only by the patient. This is part of the managing company's new technology and treatment process. There will not be a formal nurses' station. The multi-purpose serving and tea counter will be fitted with a computer station for the nurses to capture their medical records for the day.

The assisted bathroom is to be made more efficient and a new clinic area is to be built. This will receive a new vinyl floor finish, new LED lighting and paint upgrades to new walls and ceilings.

The overall layout of the common area is to have the feeling of a lounge and dining room, in keeping with the philosophy that the environment should feel more homely and less institutional. The redesign of the ward maintains and ensures the continued use of the existing fire escape to the outside of the building, as well as the secondary escape to the inner core, which leads to the alternative escape.

COLOUR LEGEND
EXISTING
NEW
REFURBISHED



EXISTING, NEW AND REFURBISHED GROUND FLOOR PLAN - WARD B

6c. Ground Floor – Ward B - Current, New and Refurbishment

Ward B - Refurbishment

Existing bedrooms with en-suite bathrooms are to be refurbished to receive new vinyl floor finish, upgraded LED light fittings and new curtains. The existing walls and ceilings are to be repainted. The doors are to be covered in a variety of different printed vinyl finishes. This is intended to create visual variety in the doors and doorways, which assists with the therapy.

Ward B - New Bedrooms

Five new bedrooms are added to replace the three that were demolished to create a larger common area and maximise the efficiency of the ward. The existing fire escape stair is to be demolished for the addition of four of the five bedrooms and is to be reconstructed at the end of the ward to ensure that the escape routes are as per the original design, to allow for two routes of escape, through the new staircase and through the inner core that leads to the alternative escape. The new bedrooms are designed to closely match the existing ones in size and will be finished with new vinyl floor finish, new LED lighting and curtains. All walls and ceilings will be painted as per the new paint specification. The new bedroom doors will also be treated with the vinyl covering to continue the theme of the ward.

A new assisted bathroom, clinic room, staff toilet and store room will be built and will receive a new vinyl floor finish, new LED lighting, new blinds and paint upgrades to existing walls and ceilings.

Ward B - Common Living Area

The common living and dining areas have been made larger to accommodate areas that can be screened off for smaller groups of patients. This is part of the treatment needed for when patients display signs of aggression or distress. Additional separate areas have been created to allow patients to eat separately if necessary, for the same medical reasons. The views to the bedrooms will also be screened off to afford privacy and to avoid direct views into the bedrooms. All these areas will be divided with built-in shelving units and furnishing to ensure that the area remains open plan whilst including these vital therapy areas. The common living area has access to natural light and a covered patio that overlooks the landscaped areas.

There will be a common television installed for the general ward and three individual television pods which house independent screens for individual viewing time. The sound in these pods will be heard only by the patient. This is part of the managing company's new technology and treatment process. There will not be a formal nurses' station. The multi-purpose serving and tea counter will be fitted with a computer station for the nurses to capture their medical records for the day.

The assisted bathroom is to be made more efficient and a new clinic area is to be built. This will receive a new vinyl floor finish, new LED lighting and paint upgrades to new walls and ceilings.

The overall layout of the common area is to have the feeling of a lounge and dining room, in keeping with the philosophy that the environment should feel more homely and less institutional.



EXISTING, NEW AND REFURBISHED GROUND FLOOR PLAN - WARD C

6c. Ground Floor – Ward C – New Therapy Ward

Ward C and Reception Area – New Therapy Ward

Existing internal walls to the bedrooms are to be demolished to make way for a new therapy area which is to be designed like a village high street. Functional and therapy areas will include an operational cinema; traditional British Pub; a hair, beauty and barber shop; hobby shop; multi-faith room; restaurant; library; sweet shop; news agent; and new staff change-rooms. A water feature centrepiece and the park-like setting with bicycle parking completes the picture of the central square. A new entrance to the facility is created at the existing garden access with a new porte-cochere and drop-off / pick-up area to ensure that the patients are protected from the weather when being transported to and from the facility. The new entrance also ensures that visitors are exposed to the themed experience of the high street with its cobble-print vinyl floors, decorative high street shopfronts and modern LED lighting behind a sky-printed stretch-fabric ceiling. The pick-up and drop-off area is also designed to accommodate the turning point of ambulance sized vehicles.

An additional entrance is to be created on the existing external wall opposite the new entrance and internal water feature which is to provide access to the new enclosed outdoor area, designed like a greenhouse. This space is designed as a controlled garden and outdoor area which extends the village atmosphere, and is enclosed by a structure which looks like that of an old railway station. This will provide a controlled, managed and safe environment in which patients can participate in outdoor clinical or recreational activities in any weather conditions. Beyond this area will be a further communal garden which will be landscaped to include a children's jungle gym, a walking path, and a sensory and activities garden.

The existing entrance, ambulance pick-up and turning point is to be retained to ensure that the emergency transportation of patients into or out of the facility can be done with discretion and dignity.

COLOUR LEGEND
EXISTING
NEW
REFURBISHED



EXISTING, NEW AND REFURBISHED FIRST FLOOR PLAN

7a. First Floor – Current, New and Refurbishment Overview

Ward D, E and F - Refurbishment

Existing bedrooms with en-suite bathrooms ,and the assisted bathroom, are to be refurbished to receive a new vinyl floor finish, new LED lighting, new curtains and paint upgrades to existing walls and ceilings.

Ward D, E and F - New Bedrooms and Common Living Area

New reconfigured bedrooms with en-suite bathrooms added. A new, larger common living area is to be fitted with new vinyl floor finish, new lighting new dining and serving areas.

COLOUR LEGEND
EXISTING
NEW
REFURBISHED



EXISTING, NEW AND REFURBISHED FIRST FLOOR PLAN - WARD D

7b. First Floor – Ward D - Current, New and Refurbishment

Ward D - Refurbishment

Existing bedrooms with en-suite bathrooms are to be refurbished to receive new vinyl floor finish, upgraded LED light fittings and new curtains. The existing walls and ceilings are to be repainted. The doors are to be covered in a variety of different printed vinyl finishes. This is intended to create visual variety in the doors and doorways, which assists with the therapy.

Ward D - New Bedrooms

Four new bedrooms are added to replace the four that were demolished to create a larger common area. The new bedrooms are designed to closely match the existing in size and will be finished with new vinyl floor finish, new LED lighting and curtains. All walls and ceilings will be painted as per the new paint specification. The new bedroom doors will also be treated with the vinyl covering to continue the theme of the ward.

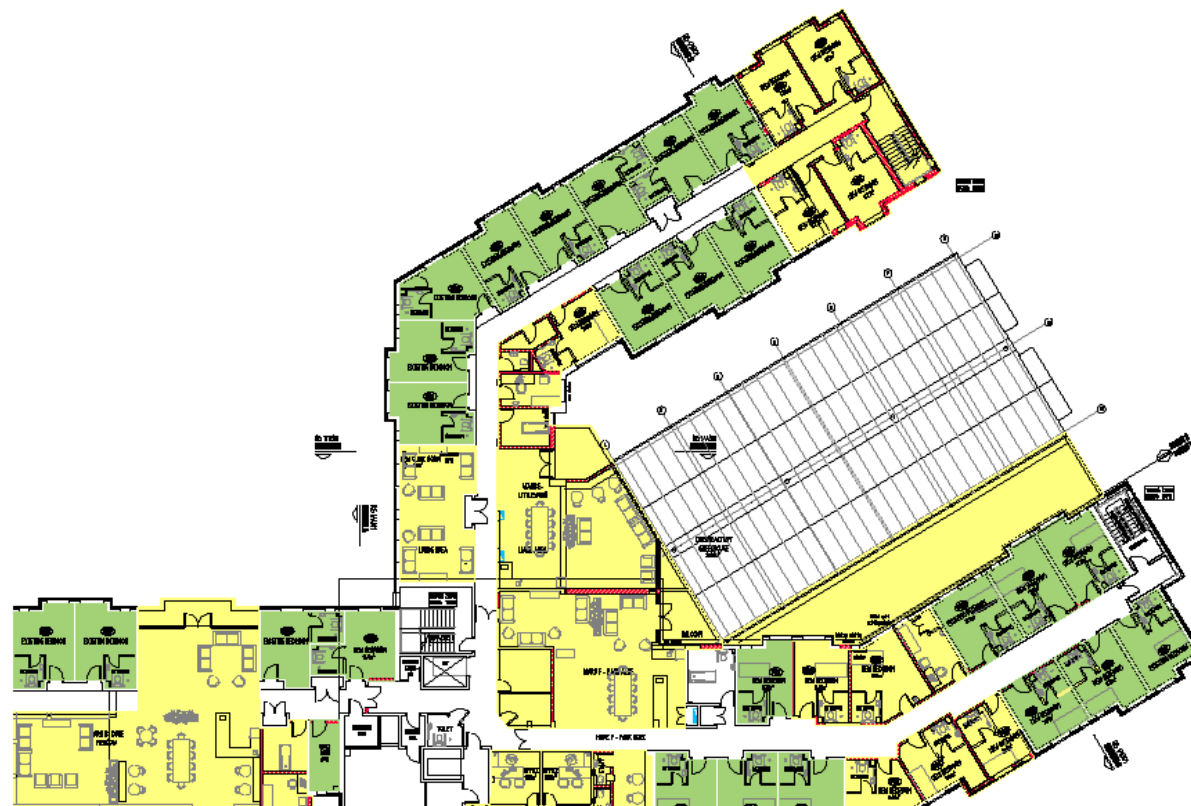
Ward D - Common Living Area

The common living and dining areas have been made larger to accommodate areas that can be screened off for smaller groups of patients. This is part of the treatment needed for when patients display signs of aggression or distress. Additional separate areas have been created to allow patients to eat separately if necessary, for the same medical reasons. The views to the bedrooms will also be screened off to afford privacy and to avoid direct views into the bedrooms. All these areas will be divided with built-in shelving units and furnishing to ensure that the area remains open plan whilst including these vital therapy areas. The common living area has access to natural light and a covered patio that overlooks the landscaped areas.

There will be a common television installed for the general ward and three individual television pods which house independent screens for individual viewing time. The sound in these pods will be heard only by the patient. This is part of the managing company's new technology and treatment process. There will not be a formal nurses' station. The multi-purpose serving and tea counter will be fitted with a computer station for the nurses to capture their medical records for the day.

The assisted bathroom is to be made more efficient and a new clinic area is to be built. This will receive a new vinyl floor finish, new LED lighting and paint upgrades to new walls and ceilings.

The overall layout of the common area is to have the feeling of a lounge and dining room, in keeping with the philosophy that the environment should feel more homely and less institutional. The redesign of the ward maintains and ensures the continued use of the existing fire escape to the outside of the building, as well as the secondary escape to the inner core, which leads to the alternative escape.



EXISTING, NEW AND REFURBISHED FIRST FLOOR PLAN - WARD E

7c. First Floor – Ward E - Current, New and Refurbishment

Ward E - Refurbishment

Existing bedrooms with en-suite bathrooms are to be refurbished to receive new vinyl floor finish, upgraded LED light fittings and new curtains. The existing walls and ceilings are to be repainted. The doors are to be covered in a variety of different printed vinyl finishes. This is intended to create visual variety in the doors and doorways, which assists with the therapy.

Ward E - New Bedrooms

Five new bedrooms are added to replace the three that were demolished to create a larger common area and maximise the efficiency of the ward. The existing fire escape stair is to be demolished for the addition of four of the five bedrooms and is to be reconstructed at the end of the ward to ensure that the escape routes are as per the original design, to allow for two routes of escape, through the new staircase and through the inner core that leads to the alternative escape. The new bedrooms are designed to closely match the existing ones in size and will be finished with new vinyl floor finish, new LED lighting and curtains. All walls and ceilings will be painted as per the new paint specification. The new bedroom doors will also be treated with the vinyl covering to continue the theme of the ward.

A new assisted bathroom, clinic room, staff toilet and store room will be built and will receive a new vinyl floor finish, new LED lighting, new blinds and paint upgrades to existing walls and ceilings.

Ward E - Common Living Area

The common living and dining areas have been made larger to accommodate areas that can be screened off for smaller groups of patients. This is part of the treatment needed for when patients display signs of aggression or distress. Additional separate areas have been created to allow patients to eat separately if necessary, for the same medical reasons. The views to the bedrooms will also be screened off to afford privacy and to avoid direct views into the bedrooms. All these areas will be divided with built-in shelving units and furnishing to ensure that the area remains open plan whilst including these vital therapy areas. The common living area has access to natural light and a covered patio that overlooks the landscaped areas.

There will be a common television installed for the general ward and three individual television pods which house independent screens for individual viewing time. The sound in these pods will be heard only by the patient. This is part of the managing company's new technology and treatment process. There will not be a formal nurses' station. The multi-purpose serving and tea counter will be fitted with a computer station for the nurses to capture their medical records for the day.

The assisted bathroom is to be made more efficient and a new clinic area is to be built. This will receive a new vinyl floor finish, new LED lighting and paint upgrades to new walls and ceilings.

The overall layout of the common area is to have the feeling of a lounge and dining room, in keeping with the philosophy that the environment should feel more homely and less institutional.

COLOUR LEGEND
EXISTING
NEW
REFURBISHED



EXISTING, NEW AND REFURBISHED FIRST FLOOR PLAN - WARD F

7d. First Floor – Ward F - Current, New and Refurbishment

Ward F - Bedrooms

Eleven bedrooms and the existing common living area have been reconfigured to create a new 15 bedroom ward. All bedrooms are to receive new vinyl floor finish, upgraded LED light fittings and new curtains. The existing and new walls and ceilings are to be painted. The doors are to be covered in a variety of different printed vinyl finishes. This is intended to create visual variety in the doors and doorways, which assists with the therapy.

The re-design of the ward maintains and ensures the continued use of the existing fire escape to the outside of the building as well as the secondary escape to the inner core, which leads to the alternative escape.

The existing assisted bathroom, new clinic room, new staff toilet, new store room and new server room will receive a new vinyl floor finish, new LED lighting and paint upgrades to existing and new walls and ceilings.

Ward F - Common Living Area

The common living and dining areas have been relocated into the previous library and reading area. This area can be screened off for smaller groups of patients. All these areas will be divided with built-in shelving units and furnishing to ensure that the area remains open plan whilst retaining vital smaller therapy areas. The bedrooms are beyond the common living area and are not directly visible to visitors. The common living area has access to natural light and a balcony overlooking the greenhouse area.

There will be a common television installed for the general ward and three individual television pods which house independent screens for individual viewing time. The sound in these pods will be heard only by the patient. This is part of the managing company's new technology and treatment process. There will not be a formal nurses' station. The multi-purpose serving and tea counter will be fitted with a computer station for the nurses to capture their medical records for the day.

The assisted bathroom is to be made more efficient and a new clinic area is to be built. This will receive a new vinyl floor finish, new LED lighting and paint upgrades to new walls and ceilings.

The overall layout of the common area is to have the feeling of a lounge and dining room, in keeping with the philosophy that the environment should feel more homely and less institutional.

The redesign of the ward maintains and ensures the continued use of the existing fire escape to the outside of the building, as well as the secondary escape to the inner core, which leads to the alternative escape.

Administration Offices

The existing multi-purpose and occupational therapy room is to be re-purposed to accommodate the new administration office (together with toilet) which will be relocated from the ground floor. The office floors will be carpeted, the toilet area will receive a vinyl floor finish, and the walls and ceilings are to be painted.

COLOUR LEGEND
EXISTING
NEW
REFURBISHED



EXISTING, NEW AND REFURBISHED SECOND FLOOR PLAN

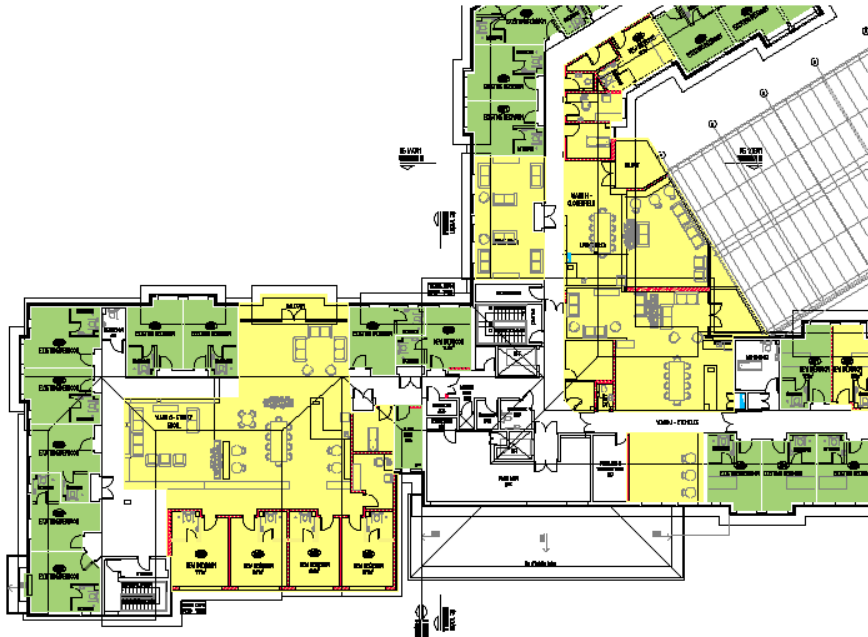
8a. Second Floor – Current, New and Refurbishment Overview

Ward G, H and J - Refurbishment

Existing bedrooms with en-suite bathrooms, and the assisted bathroom, are to be refurbished to receive a new vinyl floor finish, new LED lighting, new curtains and paint upgrades to existing walls and ceilings.

Ward G, H and J - New Bedrooms and Common Living Area

New reconfigured bedrooms with en-suite bathrooms added. A new, larger common living area is to be fitted with a new vinyl floor finish, new lighting new dining and serving areas.



8b. Second Floor – Ward G - Current, New and Refurbishment

Ward D - Refurbishment

Existing bedrooms with en-suite bathrooms are to be refurbished to receive new vinyl floor finish, upgraded LED light fittings and new curtains. The existing walls and ceilings are to be repainted. The doors are to be covered in a variety of different printed vinyl finishes. This is intended to create visual variety in the doors and doorways, which assists with the therapy.

Ward G - New Bedrooms

Four new bedrooms are added to replace the four that were demolished to create a larger common area. The new bedrooms are designed to closely match the existing ones in size. They will be finished with new vinyl floor finish, new LED lighting and curtains. All walls and ceilings will be painted as per the new paint specification. The new bedroom doors will also be treated with the vinyl covering to continue the theme of the ward.

Ward G - Common Living Area

The common living and dining areas have been made larger to accommodate areas that can be screened off for smaller groups of patients. This is part of the treatment needed for when patients display signs of aggression or distress. Additional separate areas have been created to allow patients to eat separately if necessary, for the same medical reasons. The views to the bedrooms will also be screened off to afford privacy and to avoid direct views into the bedrooms. All these areas will be divided with built-in shelving units and furnishing to ensure that the area remains open plan whilst including these vital therapy areas. The common living area has access to natural light and a covered patio that overlooks the landscaped areas. There will be a common television installed for the general ward and three individual television pods which house independent screens for individual viewing time. The sound in these pods will be heard only by the patient. This is part of the managing company's new technology and treatment process. There will not be a formal nurses' station. The multi-purpose serving and tea counter will be fitted with a computer station for the nurses to capture their medical records for the day.

The assisted bathroom is to be made more efficient and a new clinic area is to be built. This will receive a new vinyl floor finish, new LED lighting and paint upgrades to new walls and ceilings. The overall layout of the common area is to have the feeling of a lounge and dining room, in keeping with the philosophy that the environment should feel more homely and less institutional.

The redesign of the ward maintains and ensures the continued use of the existing fire escape to the outside of the building, as well as the secondary escape to the inner core, which leads to the alternative escape.

EXISTING, NEW AND REFURBISHED SECOND FLOOR PLAN - WARD G



EXISTING, NEW AND REFURBISHED SECOND FLOOR PLAN - WARD H

8c. First Floor – Ward H - Current, New and Refurbishment

Ward H - Refurbishment

Existing bedrooms with en-suite bathrooms are to be refurbished to receive new vinyl floor finish, upgraded LED light fittings and new curtains. The existing walls and ceilings are to be repainted. The doors are to be covered in a variety of different printed vinyl finishes. This is intended to create visual variety in the doors and doorways, which assists with the therapy.

Ward H - New Bedrooms

Five new bedrooms are added to replace the three that were demolished to create a larger common area and maximise the efficiency of the ward. The existing fire escape stair is to be demolished for the addition of four of the five bedrooms and is to be reconstructed at the end of the ward to ensure that the escape routes are as per the original design, to allow for two routes of escape, through the new staircase and through the inner core that leads to the alternative escape. The new bedrooms are designed to closely match the existing ones in size and will be finished with new vinyl floor finish, new LED lighting and curtains. All walls and ceilings will be painted as per the new paint specification. The new bedroom doors will also be treated with the vinyl covering to continue the theme of the ward.

A new assisted bathroom, clinic room, staff toilet and store room will be built and will receive a new vinyl floor finish, new LED lighting, new blinds and paint upgrades to existing walls and ceilings.

Ward H - Common Living Area

The common living and dining areas have been made larger to accommodate areas that can be screened off for smaller groups of patients. This is part of the treatment needed for when patients display signs of aggression or distress. Additional separate areas have been created to allow patients to eat separately if necessary, for the same medical reasons. The views to the bedrooms will also be screened off to afford privacy and to avoid direct views into the bedrooms. All these areas will be divided with built-in shelving units and furnishing to ensure that the area remains open plan whilst including these vital therapy areas. The common living area has access to natural light and a covered patio that overlooks the landscaped areas.

There will be a common television installed for the general ward and three individual television pods which house independent screens for individual viewing time. The sound in these pods will be heard only by the patient. This is part of the managing company's new technology and treatment process. There will not be a formal nurses' station. The multi-purpose serving and tea counter will be fitted with a computer station for the nurses to capture their medical records for the day.

The assisted bathroom is to be made more efficient and a new clinic area is to be built. This will receive a new vinyl floor finish, new LED lighting and paint upgrades to new walls and ceilings.

The overall layout of the common area is to have the feeling of a lounge and dining room, in keeping with the philosophy that the environment should feel more homely and less institutional.

COLOUR LEGEND
EXISTING
NEW
REFURBISHED



EXISTING, NEW AND REFURBISHED SECOND FLOOR PLAN - WARD J

8d. Second Floor – Ward J - Current, New and Refurbishment

Ward J - Bedrooms

Eleven bedrooms and the existing common living area have been reconfigured to create a new 15 bedroom ward. All bedrooms are to receive new vinyl floor finish, upgraded LED light fittings and new curtains. The existing and new walls and ceilings are to be painted. The doors are to be covered in a variety of different printed vinyl finishes. This is intended to create visual variety in the doors and doorways, which assists with the therapy.

The re-design of the ward maintains and ensures the continued use of the existing fire escape to the outside of the building as well as the secondary escape to the inner core, which leads to the alternative escape.

The existing assisted bathroom, new clinic room, new staff toilet, new store room and new server room will receive a new vinyl floor finish, new LED lighting and paint upgrades to existing and new walls and ceilings.

Ward J - Common Living Area

The common living and dining areas have been relocated into the previous library and reading area. This area can be screened off for smaller groups of patients. All these areas will be divided with built-in shelving units and furnishing to ensure that the area remains open plan whilst retaining vital smaller therapy areas. The bedrooms are beyond the common living area and are not directly visible to visitors. The common living area has access to natural light and a balcony overlooking the greenhouse area.

There will be a common television installed for the general ward and three individual television pods which house independent screens for individual viewing time. The sound in these pods will be heard only by the patient. This is part of the managing company's new technology and treatment process. There will not be a formal nurses' station. The multi-purpose serving and tea counter will be fitted with a computer station for the nurses to capture their medical records for the day.

The assisted bathroom is to be made more efficient and a new clinic area is to be built. This will receive a new vinyl floor finish, new LED lighting and paint upgrades to new walls and ceilings.

The overall layout of the common area is to have the feeling of a lounge and dining room, in keeping with the philosophy that the environment should feel more homely and less institutional.

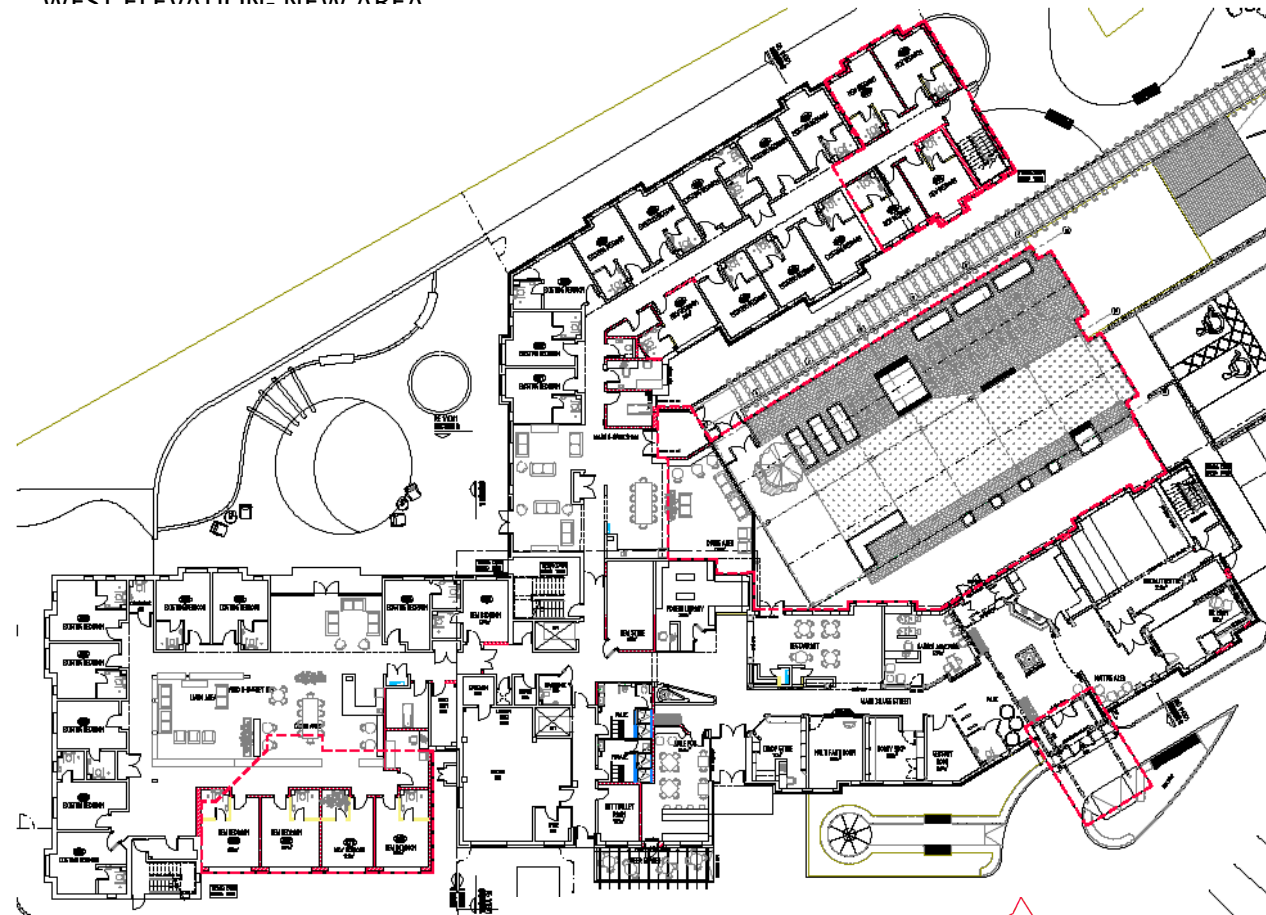
The redesign of the ward maintains and ensures the continued use of the existing fire escape to the outside of the building, as well as the secondary escape to the inner core, which leads to the alternative escape.

Administration Offices

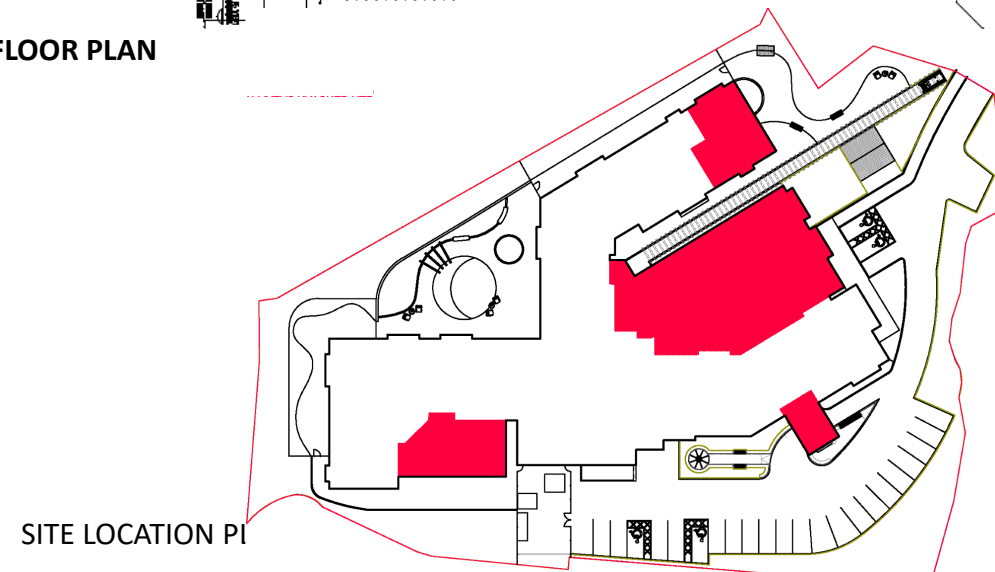
The existing multi-purpose and occupational therapy room is to be re-purposed to accommodate the new administration office (together with toilet) which will be relocated from the ground floor. The office floors will be carpeted, the toilet area will receive a vinyl floor finish, and the walls and ceilings are to be painted.



WEST ELEVATION - NEW AREA



NEW GROUND FLOOR PLAN



SITE LOCATION PI

9a. New extensions – Ground Floor

• Addition to ward A	136.52m ²
• Addition to ward B	151.60m ²
• Addition to ward C	10.57m ²
• New greenhouse space	462.87m ²
• Total ground floor addition	761.56m ²

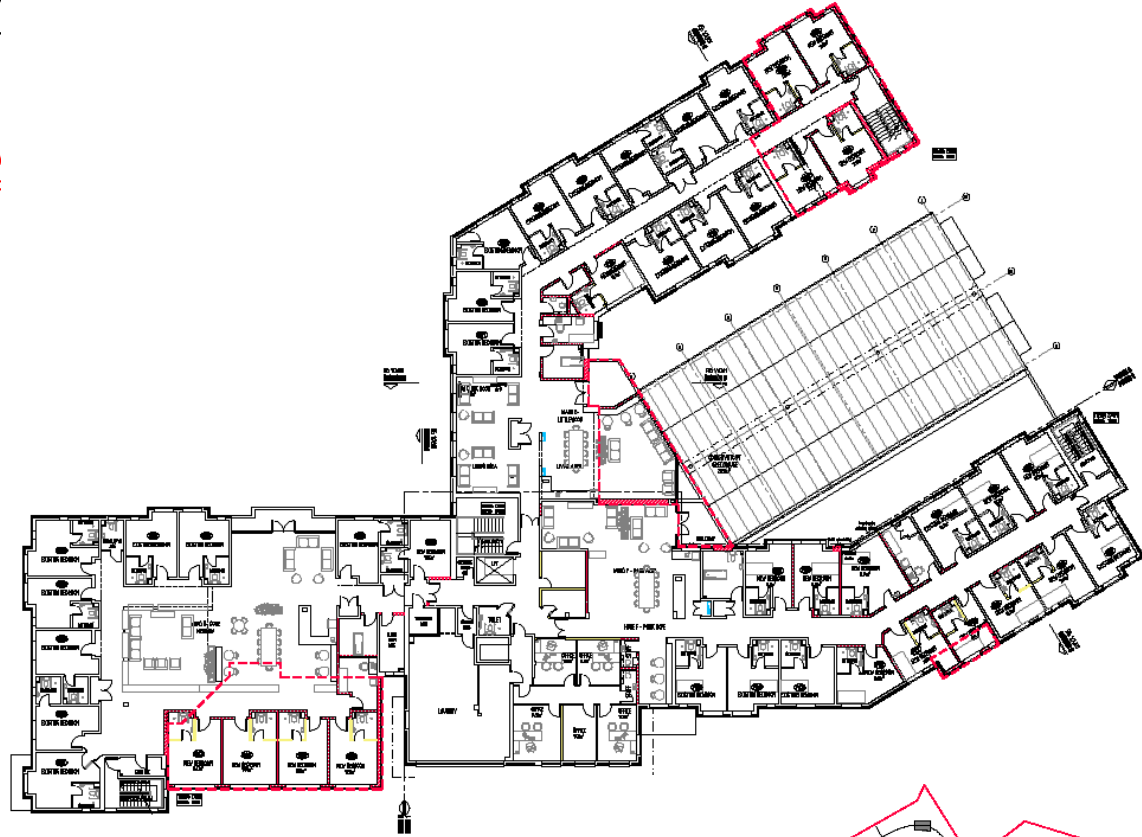


SOUTH ELEVATION- NEW AREA



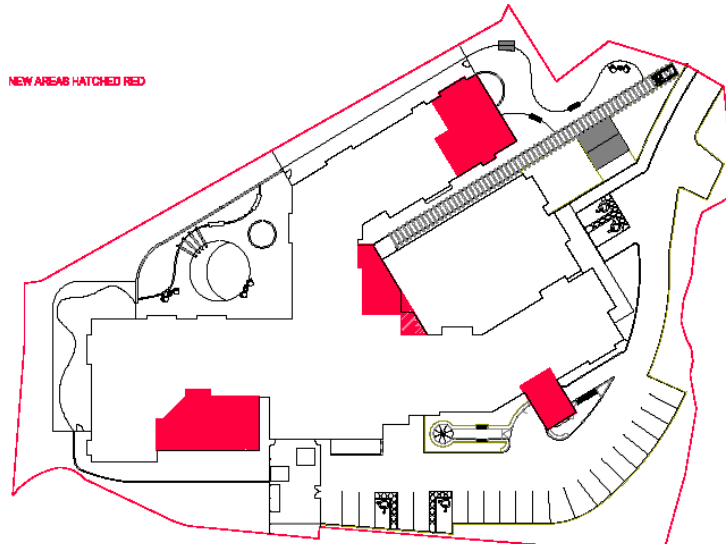
NORTH

NEW A
RED AF



NEW FIRST FLOOR PLAN

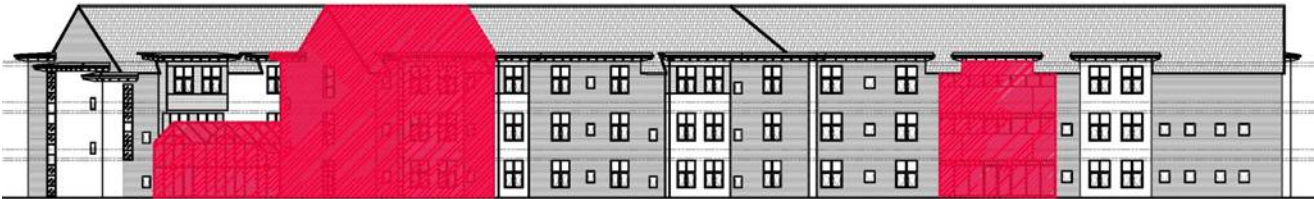
NEW AREAS HATCHED RED



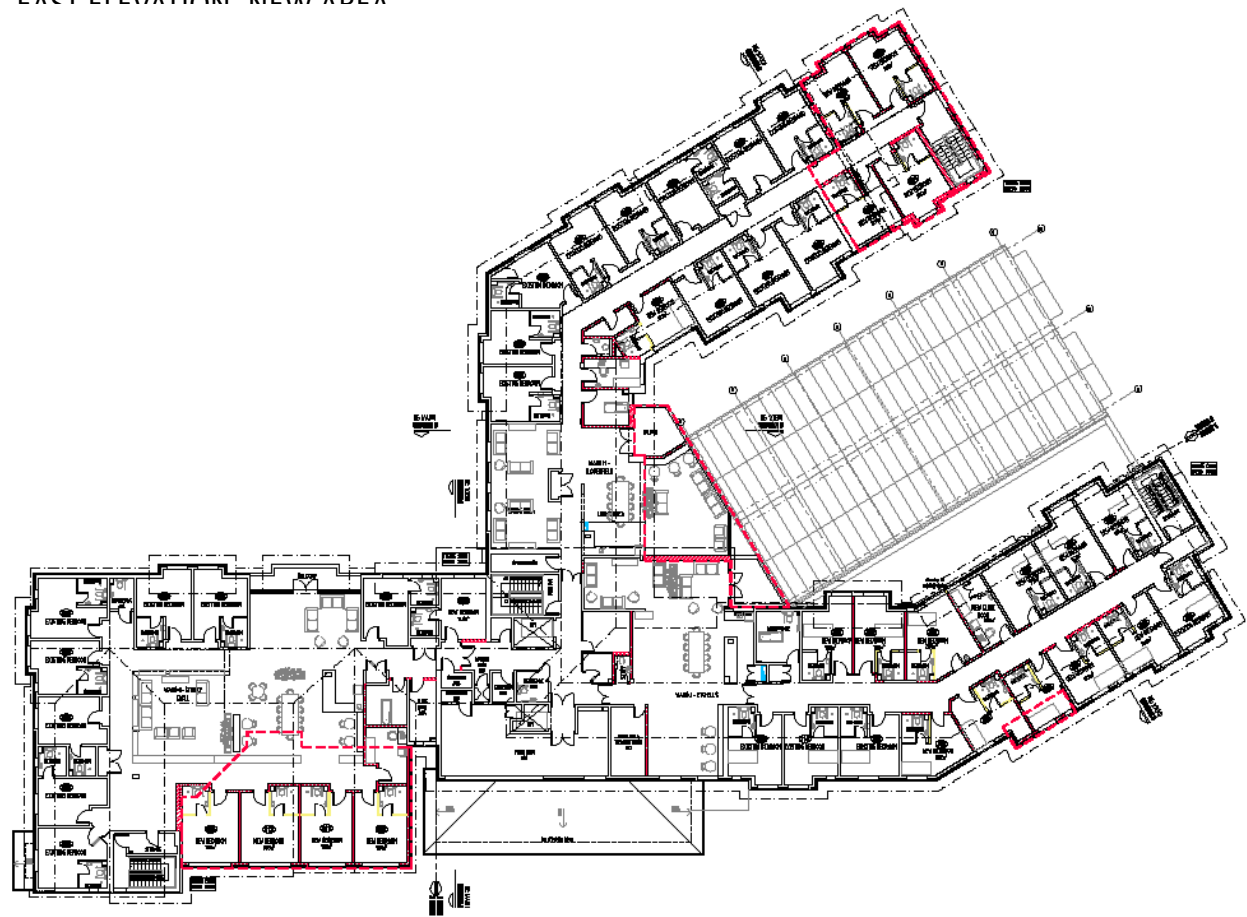
SITE LOCATION PLAN

9b. New extensions – First Floor

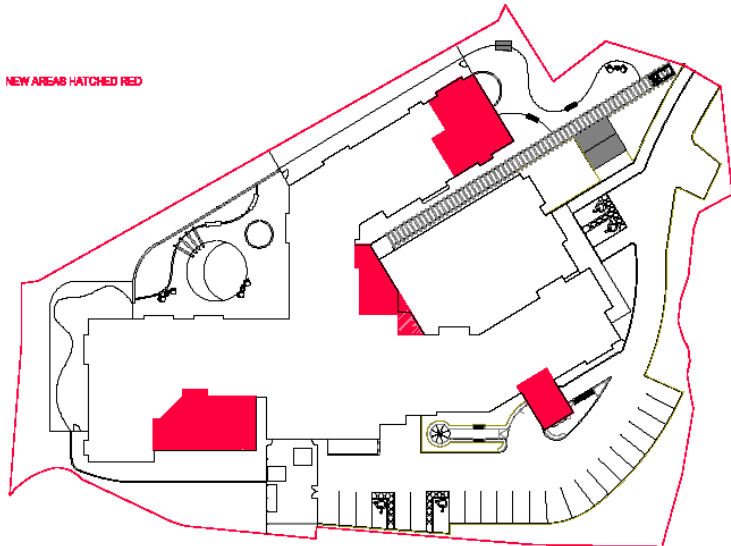
• Addition to ward D	136.52m ²
• Addition to ward E	149.09m ²
• Addition to ward F	17.61m ²
• Total first floor addition	303.22m ²



EAST ELEVATION NEW AREA



NEW SECOND FLOOR PLAN



SITE LOCATION PLAN

9c. New extensions – Second Floor

• Addition to ward G	136.52m ²
• Addition to ward H	149.09m ²
• Addition to ward J	39.55m ²
• Total second floor addition	325.16m ²

d. Overall Additional area

• Ground floor area	761.56m ²
• First floor area	303.22m ²
• Second floor area	325.16m ²
• Total additional area	1389.94m ²

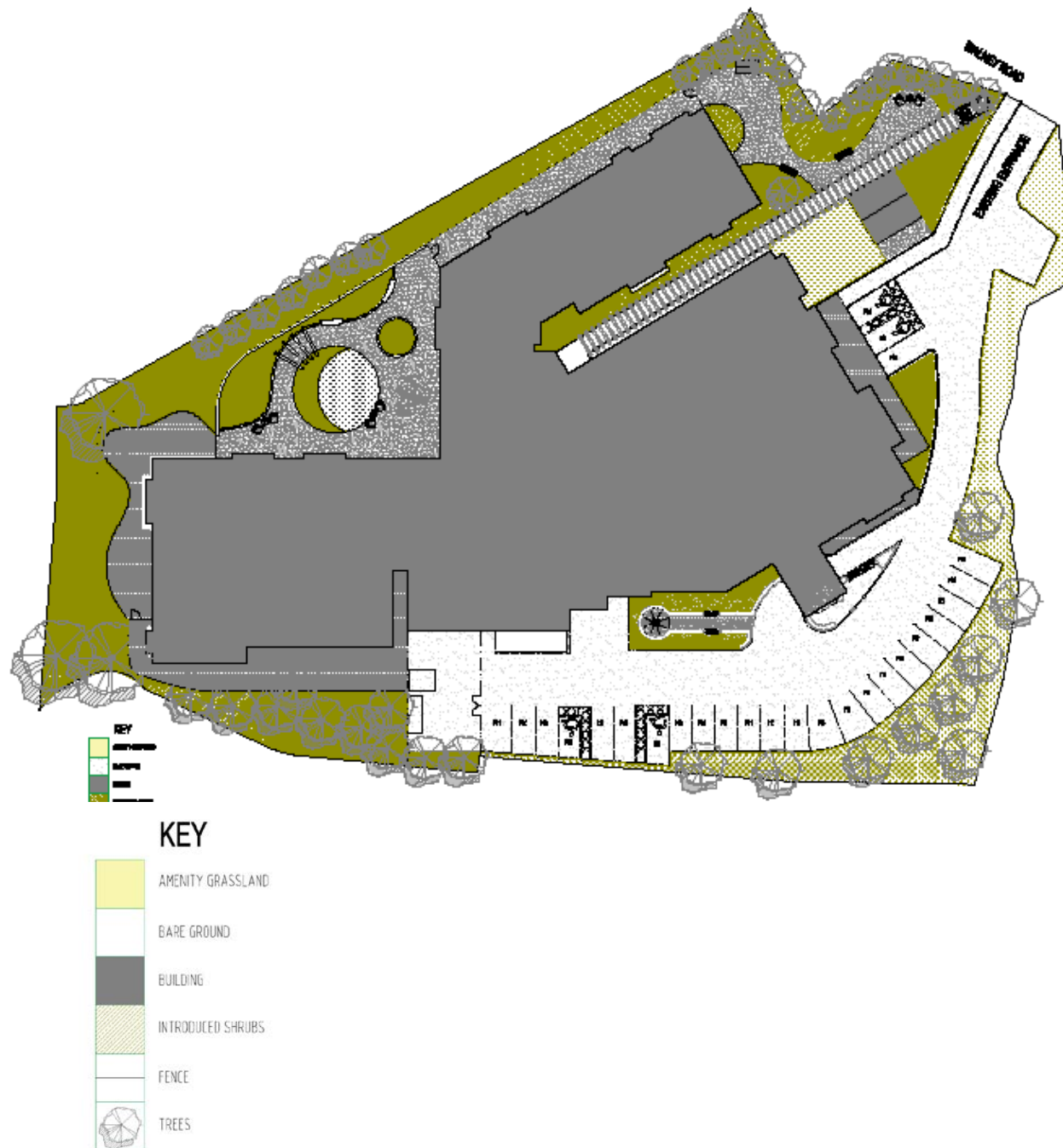


- Natural ventilation will be employed in as many internal areas as possible to reduce the energy requirements of mechanical ventilation systems and the maintenance of such.
- Window openings and glazing specifications are designed to maintain the building's thermal performance and maximise the natural light into the building.

To ensure the continued security of the patients of The Peele, the existing security alarm system, CCTV surveillance and door alerts will be extended to cover the new extensions and will be linked to the night-time staff monitoring system.

Refer report from DEP Landscape Architecture

- The existing established landscape is to be transformed to include a new sensory garden which will incorporate engaging activities and memory stimulation. It will include a vegetable patch, fairy and gnome garden, fern garden and garden of remembrance.
- A children's jungle gym is also to be designed into the landscape to cater for grandchildren's visits.
- Three small trees and some previously introduced shrubs will be lost to the development. The loss of these shrubs and trees will be adequately mitigated for through the new landscaping. Due to the small-scale nature of the development, no specific habitat mitigation is required for this development.



13. Transportation

Refer report from SK Transport Ltd

Summary

- Parking is currently provided on site for 26 cars, including four disabled spaces.
- The proposal includes a drop-off facility for use by cars and ambulances.
- The proposal includes three stands and parking for six bikes which will be housed within the building to authenticate the internal “street”.
- The site is within a short walk of frequent bus and tram services.

14. Waste Collection

The facility has an existing contract with Biffa Waste Services Ltd for waste collection of standard general waste, standard cardboard and contamination recovery from 1100 L wheelie bins. The collection days are Monday, Tuesday and Friday weekly with an average of between 1 to 4 bins per collection. Currently there are 6 bins on site in an established open refuse yard with asphalt floor finish. There are 9 bedrooms to be added to the facility and 1 additional 1100 L wheelie bin will be added to the existing refuse area in order to cater for the additional waste brought on by this increase in rooms.

