

KENBROOK HOUSE, WEMBLEY

Brief description of the project, design objectives and how these have been achieved:

Kenbrook House was a 52 bed Care Home built in the 1960's for The London Transport Benevolent Society. When MHA took over the scheme it was decided to upgrade the building to bring it up to date with CQC requirements.

By converting every other bedroom into a pair of bathrooms we have been able to create en-suite bathrooms for every resident's east or west facing bedroom. To keep the scheme at the same size, a new 20 bed extension has been added to the building. The creation of additional sitting and dining rooms, a glazed link allowing residents to circulate around the building and a secure courtyard, has enabled residents with dementia to walk freely and wander in and out of the garden as they please.

The existing communal areas have also been rearranged to create a new hobbies area, communal lounge and a new activities area.

The existing entrance area has been redesigned with a new glazed canopy and reorganised to create a welcoming entrance sitting area.

The new extension has been built as a timber frame and has been clad in timber with a similar rhythm to the concrete panels of the existing buildings.

The Home has also now been broken down into family groups instead of the large institutional layout of the original Home, with smaller lounges and dining areas on each floor.

A new lift and stairs have been installed to make circulation easier and to enable residents to move more freely around the building. A new glazed winter garden has created an alternative route and an opportunity for residents to start growing plants internally.

Summary of how the objectives of the project have been achieved in terms of the following key aspects:

Resident comfort/well being

The conversion of every other bedroom into a pair of bathrooms has provided an enlarged bedroom and the privacy of an en-suite shower room for every resident. The extension has also allowed the scheme to be managed in smaller clusters with their own sitting /dining spaces. A new winter garden has been created, and a secure courtyard which has allowed residents with dementia to walk freely and wander in and out of the

garden as they please. The scheme was carried out in eight phases with the residents in occupation throughout the development.

Accessibility and mobility

The building is fully DDA compliant throughout, both internally and externally, with wheelchair access to all areas that residents would wish to enter. A wheelchair accessible lift is available. Access corridors are wide enough to allow two wheelchairs to pass without difficulty and powered entrance doors are provided.

All rooms now have en-suite bathrooms with grab rails and level access showers and toilets. Slip-resistant flooring here aids day-to-day peace of mind.

All footpaths outside are suitable for wheelchair use and garden areas are sensitively designed to allow residents with limited mobility to make the most of the sunlight, with shaded areas to take a rest.

The new glazed winter garden allows residents with dementia to access a secure garden at any time without the worry of getting lost.

Staff needs

The self-contained staff areas make managing the scheme efficient and allow staff to have some quiet time if things become stressful. This includes a shower room, office space, staff room with kitchenette area, locker spaces and changing area.

Design features/innovation

The 20 bed extension sits comfortably at the end of the east west facing block and tucks itself in around the existing trees. The cheerful and inviting external appearance of the timber cladding to the new extension abuts the more austere 60's concrete panels. The clever conversion of the shower rooms from the existing bedrooms has minimised the disruption to the Home and kept all the drainage external to the building.

Meeting registration and market requirements

The existing scheme although complying with the CQC requirements was not up to modern standards. This refurbishment and extension has improved the whole building both internally and externally and provided up to date accommodation for residents.

Cost effectiveness

The overall cost of the development was £4 million, carried out in eight phases.

The land was owned by MHA. This development allowed them to maximise the potential of the site, both for themselves and their residents.

Cost efficiency was achieved through the following:

- Project Manager involved from inception to achieve best value.
- Use of local materials and labour, to reduce transportation costs.

- Modern methods of construction used, including off site construction to minimise construction time and to reduce defects.
- Early involvement of Contractor in order to provide value engineering.
- Clear definition of the brief by MHA through their Employer's Requirements documents and design brief.
- A culture of open communication and co-operation throughout the project.

Aesthetic features

The new timber clad extension presents itself as a low key two storey development which mirrors the existing 60's building which was formed of vertical concrete panels with a heavily exposed aggregate skirting and fascia which in the new extension has been replicated as an aluminum panel at the top and bottom of the wall. The new windows have a similar pattern breaking the elevations to create a simple rhythm which matches the existing building. The cedar cladding has been used both vertically and horizontally to create another layer of patterning which helps to enrich the elevation.

Environmental consideration

The existing building has been thermally upgraded with new wall linings and the existing life-expired roof has been insulated and replaced. New UPVC double glazed windows have been installed throughout the building.