



View looking northeast, towards the Respite Care Facility entrance

4.7 Respite Care Facility

The Respite Care Facility has been developed with input and feedback from the RBC Adult Care and Health Team, and the Care Quality Commission (CQC) throughout the pre-planning design process.

The building will provide temporary respite accommodation for guests with diverse care needs.

- The aims are to deliver;
- a high quality set of specialist spaces, including bedroom accommodation, communal spaces and staff facilities.
 - a building that is domestic in scale (non-institutional) and integrated into the surrounding community
 - A single storey building to ensure staff surveillance and access to service users
 - Separate spaces to facilitate both the privacy and dignity of guests and promoting the controlled interaction with others
 - Sensory needs met in the spaces within and around the building with connections between
 - Freedom of choice to be social & interactive or private and introspective



Building Location

Key:

- Communal
- Communal (Quiet)
- Bedroom
- Bathrooms
- Staff Rooms
- Circulation
- Store / Plant
- Amenity
- Car Parking / Drop Off
- Site Boundary

Proposed Plan showing areas and room uses (not to scale)



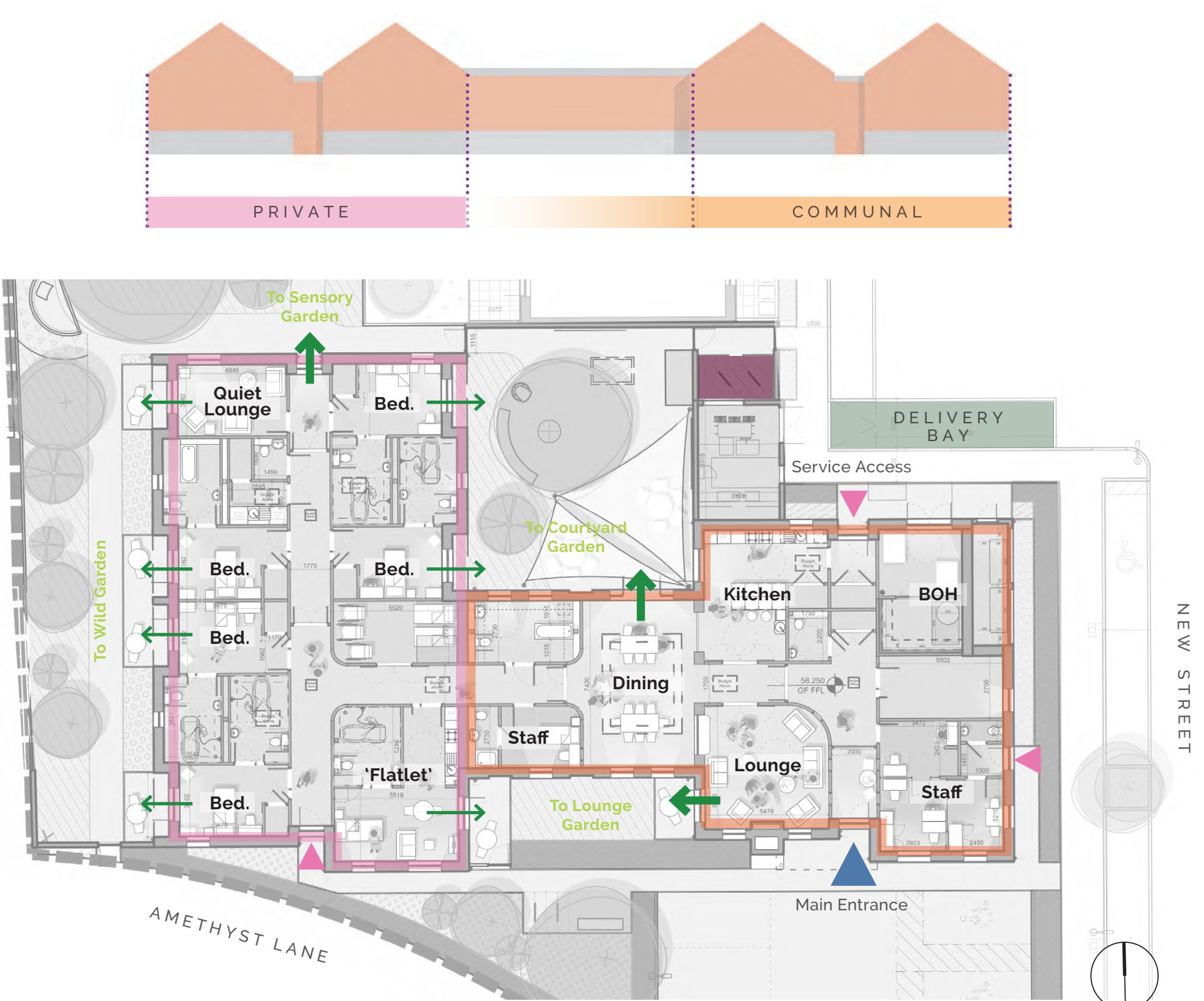
4.7 Respite Care Facility

Block D

- The building is designed to respond sensitively to service users, as well as deliver the functionality required by staff and management.
- The spaces are arranged to create "Progressive Privacy" with bedroom accommodation and communal spaces located in separate "wings"
- A dedicated parking court provides a calmer environment to exit a car and prepare to enter the building.
- All servicing is to the North to ensure no overlap with building users
- Guests would enter through a domestic scale lobby into the communal spaces of the building
- Guests have visual connections into the social spaces from the lobby such as dining spaces and the lounge.
- Communal spaces all visually connected to one another on a single storey, allowing for ease of staff surveillance
- The positioning of the staff offices and overnight facilities results in good passive surveillance of the accommodation wing.
- The courtyard garden invites connection from a large variety of spaces encouraging use of the outside space.
- All Bedroom all surrounded by views of planting and gardens
- The main entrance and communal activities are located in the eastern wing.

Key:

-  Communal/Noisy Spaces
-  Private/Quiet Spaces
-  Main Entrance
-  Secondary Entrance
-  Communal Amenity Access
-  Private Amenity Access
-  Bike Storage
-  Delivery Bay
-  Site Boundary



Building Arrangement Diagram

4.7 Respite Care Facility

Elevation Concept

- In keeping with the key design requirements of single storey, non-institutional accommodation, a repeating series of gable fronted buildings create a more domestic appearance
- These gables are paired to reflect the internal plan arrangement of a private wing and a communal wing
- A link space between the two provides the main communal room, with access to the central courtyard garden
- A single gable with a chimney creates a focal point that naturally directs building users to the main entrance



FOUR GABLES WITHIN TWO LINKED BUILDINGS WITH A WELCOMING ENTRANCE



Visualisation of the communal dining space

4.7 Respite Care Facility

Bedrooms

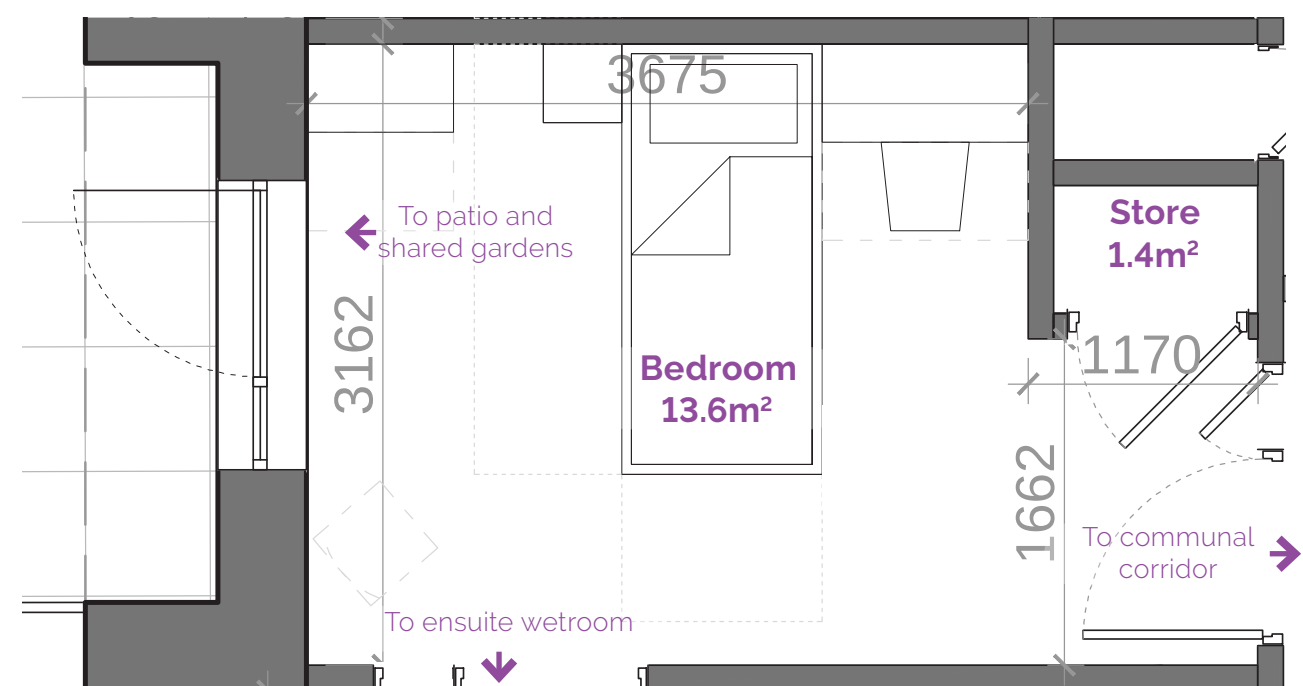
- The care facility provides temporary accommodation for up to 6 service users.
- Each respite user will have their own bedroom accommodation, as well as access to a number of communal spaces and specialist facilities.
- The spaces are designed to feel non-institutional, and offer privacy and comfort for residents during their stay.
- All bedrooms are designed to accommodate a single bed in peninsular arrangement
- Each bedroom is connected to an individually accessed wetroom
- All bedrooms have views out to shared external amenity spaces
- West facing bedrooms have direct external access to outdoor patio spaces
- The rooms are accessed from naturally lit corridor with windows and rooflights
- All bedrooms are designed to accommodate manoeuvring of shower bed through it into the ensuite wetroom



Internal View - Bedroom



Bedroom Illustration

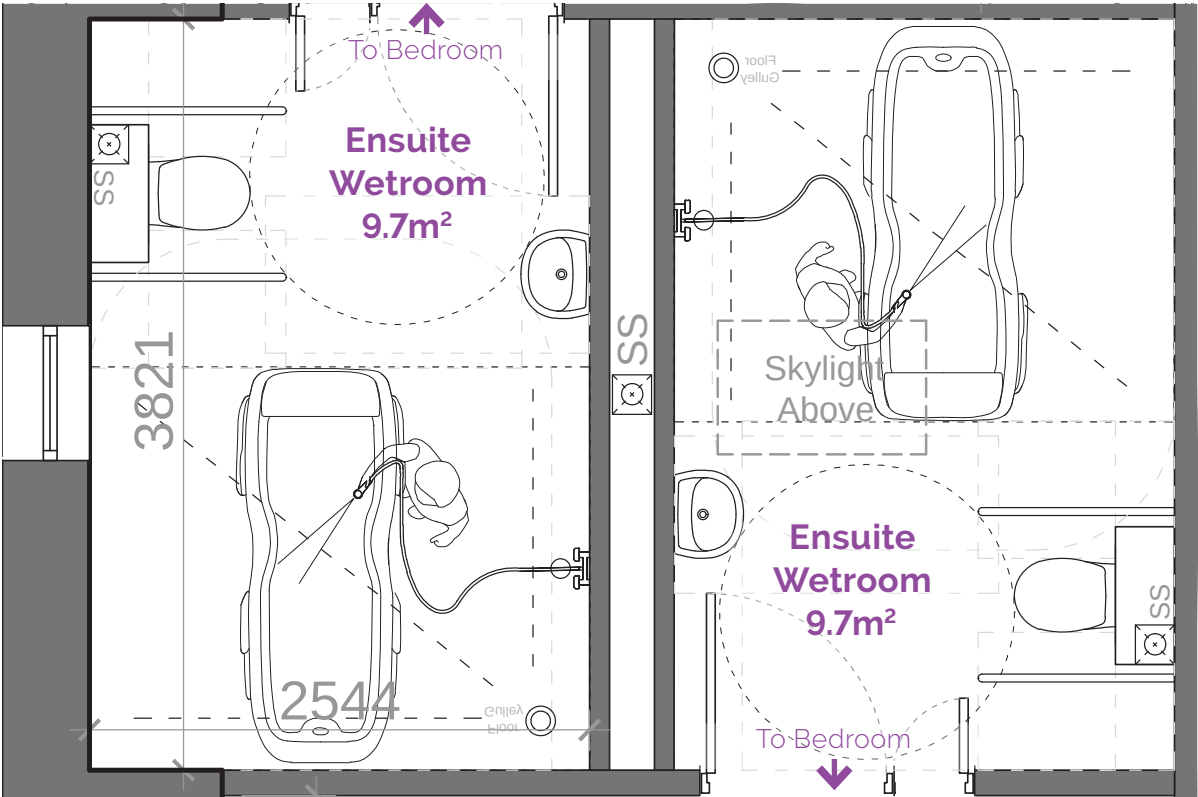


Typical Bedroom Plan

4.7 Respite Care Facility

Ensuite Wetrooms

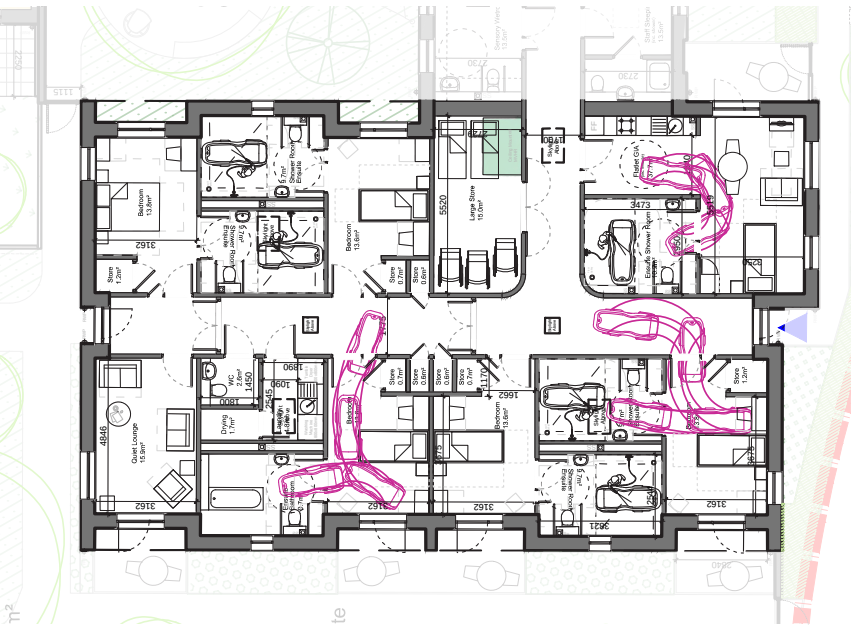
- Each respite user will have access to an ensuite wetroom, connected directly to their bedroom.
- All wetrooms have been designed to accommodate a range of accessibility needs, including a w.c. and a movable shower bed, both in peninsular position
- The rooms take into account individual services user needs, as well as accommodating space for carer assistance.
- The wetrooms are as a single type, so every building user has the same quality of accommodation



Typical Ensuite Wetroom Plan



Interior Precedents



Shower Trolley Tracking Path to ensure accessibility



Arjo Carevo Shower Trolley



Wetroom Illustration



Visualisation of a respite bedroom space

4.7 Respite Care Facility



Aerial view looking north east



Axonometric view of the busy Respite Care Facility & gardens showing the activity within

4.6 Appearance

Architectural Appearance

- The homes are designed to balance inspiration from the **local Reading architectural character**, as well as being informed by **modern performance requirements** and Passivhaus principles
- All homes and apartments have a **shared architectural language**, to create a sense of a 'family' of buildings for this new community
- All buildings will be **faced in brick**, inspired by Reading's rich history of brick making and brick homes across the town.
- Simple building forms, avoiding complex recess and projections ensure the homes will be **highly thermally efficient** and constructible
- A mixture of **flat & pitched roofs**, reflect the variation of heights and shapes in the local context, and **reducing the massing** of the buildings
- The roof forms also create opportunity for PVs and green roofs to support **sustainability and biodiversity targets**
- Key local characteristics, such as green front gardens, distinct bases & "tops" and consideration of the arrival home help to generate the **domestic feel** of the existing surrounding homes.

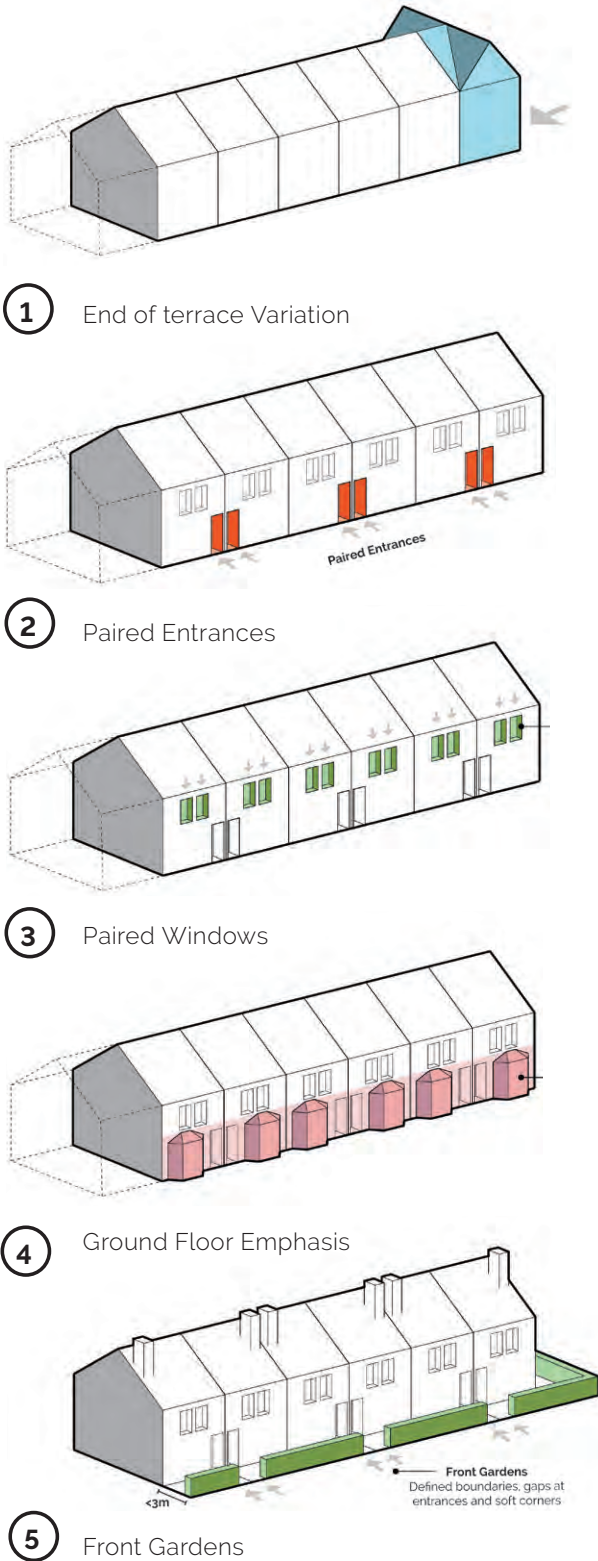


Elevation Example, Block B Extract



Reading Context Inspiration

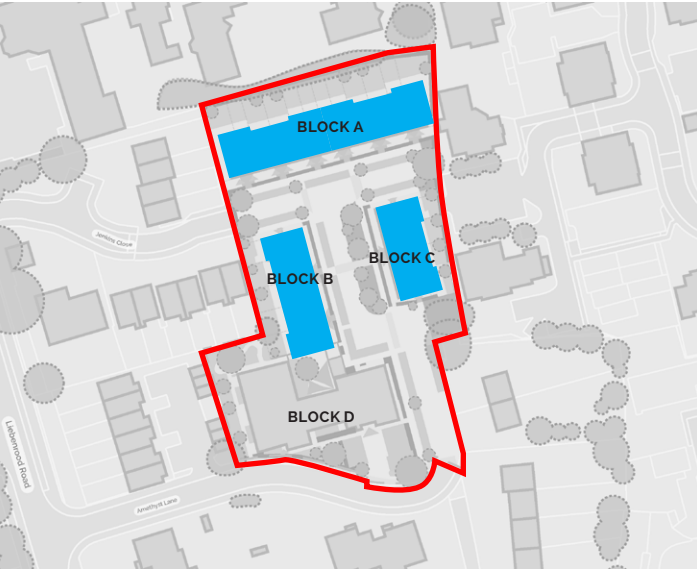
Local Placemaking Characteristics



4.6 Appearance

Terraced Housing

- Visual emphasis to ground floor through use of a secondary light grey brick, and expressive paired entrance canopies
- The simple form of 3 storey homes with flat roofs, providing sedum planting and PVs, is thermally efficient and simple to construct.
- Parapet detailing to the final storey in the secondary brick creates interest and breaks down scale of the upper floor.
- Simple pitched roof forms in metal standing seam complement the reddish brick tones.
- The ground floor datum extends to landscape boundary treatments, with light grey brick walls to screen refuse stores in front gardens.



Building Locations

Element	Colour / Specification / Material	Ref.
Primary Facing Brickwork and Mortar	Brick Type 1 – Red multi facing brick, with light grey mortar and bucket handle joints. Stretcher bond with key details laid in soldier course.	1
Secondary Facing Brickwork and Mortar	Brick Type 2 - Light grey multi facing brick, with light grey mortar and bucket handle joints. Stretcher bond with key details laid in soldier course.	2
Stone Clad Window Surround	Pre-cast stone surround to windows head, jambs and cills. Colour: natural white	3
Solar Shade Canopy	PPC Metal canopy, Colour: RAL 6021 (Pale Green) to match windows	4
Reconstituted Stone Coping	150mm thick Portland colour coping to match GRC cladding and window surrounds.	5
Private Entrance Porch / Canopy	Double Leaf of projecting brick reveal (primary brick) with pigmented pre-cast canopy	6
Windows and Terrace/ Balcony Doors:	Aluminium Composite, Colour: RAL 6021 (Pale Green)	7
Private Entrance Doors	Aluminium Flush Panel Doors (SBD, PAS24) with glazed sidelight and/ or fanlight. Colour: to match building window frames.	8
Roof - Metal Standing Seam	Vertical metal standing seam in subtle red/brown colour	9
Rainwater Goods	All goods to be aluminium, colour to match metal standing seam roof	10
Solar PV Panels	Integrated clip on system to attached to metal roof seam OR Biosolar system on flat roofs.	11
Signage	Zone for bespoke building signage	12
Balcony Solid Balustrade / Spandrel Panels	PPC metal railings. Colour: RAL 6021 (Pale Green) to match window frames. Flat bar railings and top rail, with imperforate panel behind.	14
Pre-cast Concrete Frame	Load bearing pre-cast balcony and access deck structure. Pigmented pale terracotta, final colour TBC	19

Building Materials palette (extract)



Block A - South Elevation Extract (NTS)



Material Samples



CGI

4.6 Appearance

Respite Care Facility

- Repeating architectural detailing, applied to Respite Care Facility
- Simple, well ordered facade comprised of four gables within two linked buildings
- Respite Care Facility designed as a variation of the architectural language found in the houses so that the site-wide development reads as a family of buildings
- Pre-cast window surrounds highlight feature windows
- Internal plan arrangement and glazing encourages views out across open aspects, and minimises overlooking to neighbours
- Banding of secondary brick creates dialogue with the house design
- The chimney works as a marker to emphasise the location of the entrance, at which point the brick banding is broken to welcome users into the building



Building Location

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Pre-cast Concrete Frame	Load bearing pre-cast balcony and access deck structure. Pigmented pale terracotta, final colour TBC	19

Building Materials palette (extract)



Block C - South Elevation (NTS)



Material Samples

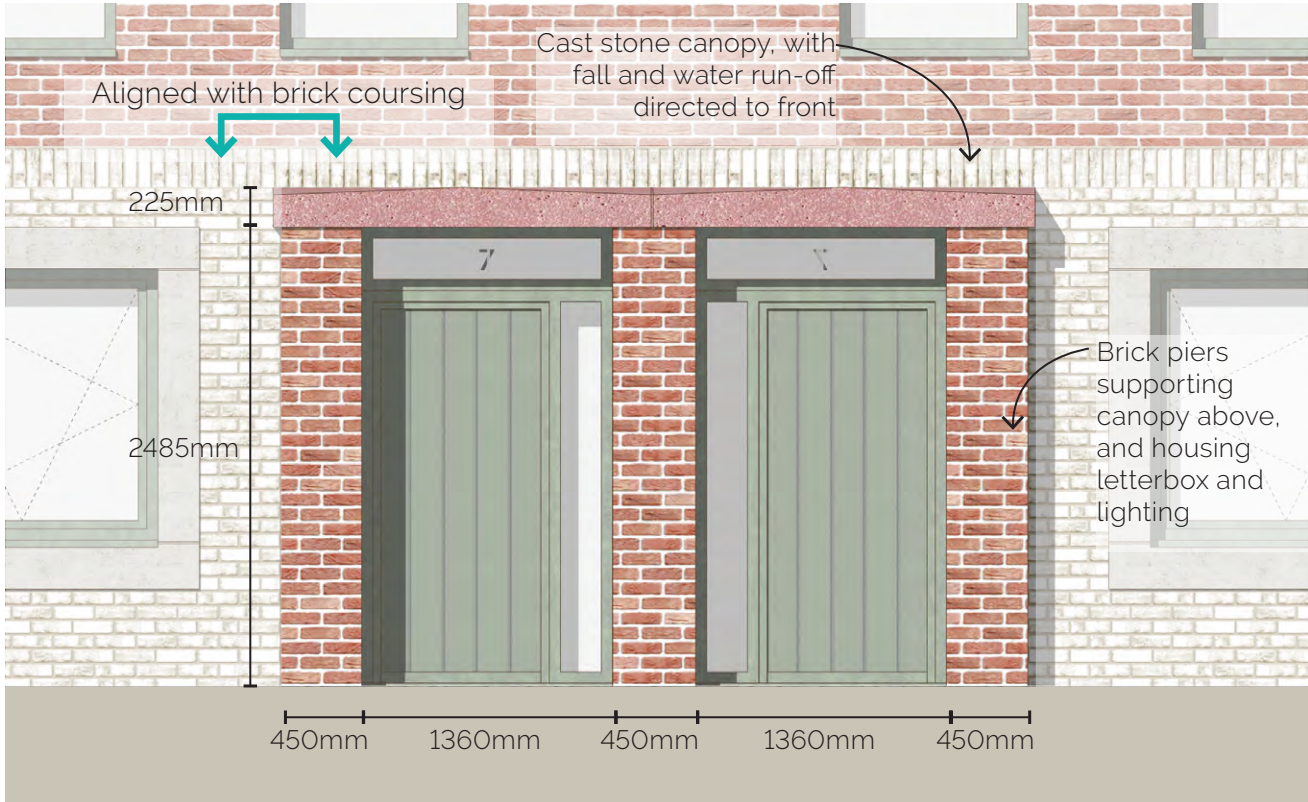


CGI

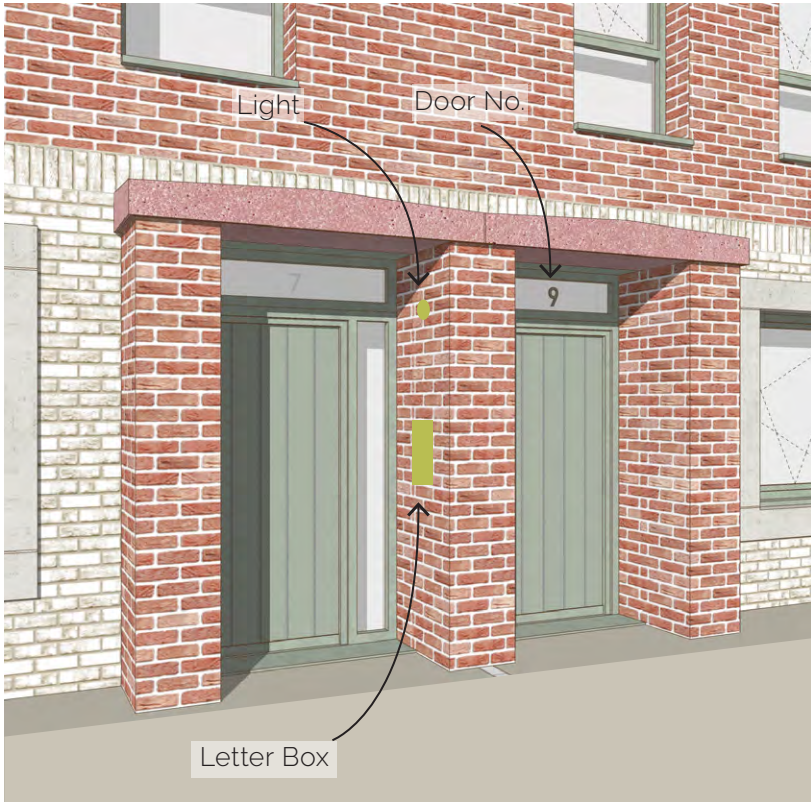
4.6 Appearance

Key Details - Entrance Canopy

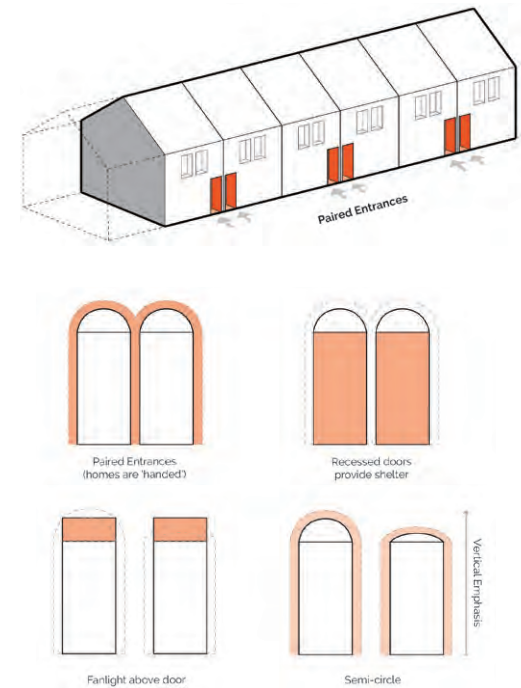
- A door surround and canopy define each home entrance
- The canopies are paired along terraced homes to reinforce local character elements; e.g. ground floor emphasis, paired entrances
- The brick piers and cast stone canopy are designed as a self supporting structure, thermally broken to improve the homes' thermal efficiency
- The canopy is intended to be coursed into external wall brickwork, and is designed to match brick dimensions for neatness of detailing
- Lights, post boxes and door number incorporated into the canopy design for each home
- Each resident has the same care and attention to detail at the point of arriving home



Elevation



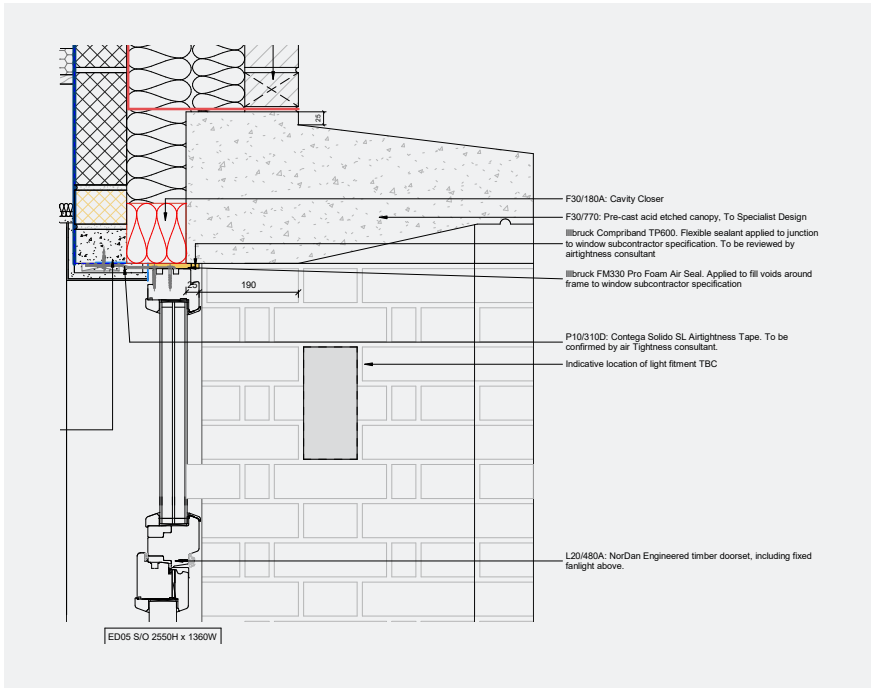
Oblique View



Local Character Analysis



Example CGI



Detail Section Example (Wensley Road)

4.6 Appearance

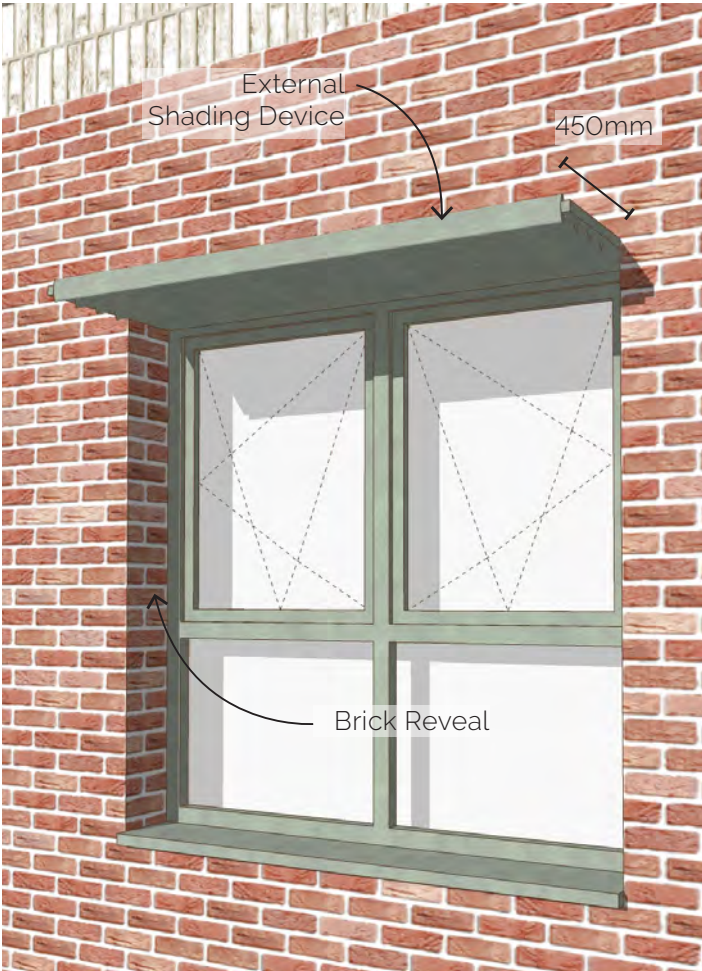
Key Details

Solar Shading Device

- External shades are proposed to south-facing windows across the scheme to help minimise overheating
- While house types repeat in general arrangement, a PPC metal projecting canopy will be applied to window heads according to site specific orientation of each home
- This allows for efficiencies of repeating house types, while responding to overheating requirements.
- Windows will also be set back within the wall, with a reveal depth of min. 225mm (a full brick)

Window Surround

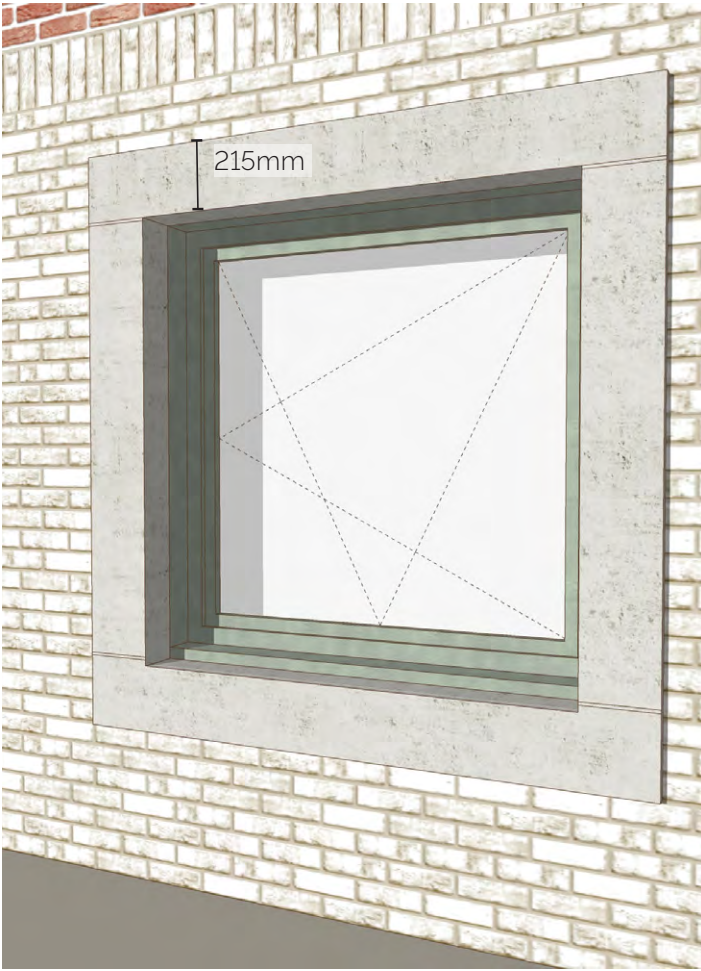
- A cast stone window surround feature detail is proposed to highlight key windows and create interest and variation on the facades.
- These can be load bearing elements coursed into the masonry walls for simplicity of construction
- The natural off-white colour compliments the light grey brick and contrasts the reddish primary brick tones



Oblique View - Solar Shade



Precedent (Mikhail Riches, Goldsmith Street)



Oblique View - Window Surround



Precedent (Gadamerplatz School)

