


SIDNEY GALE HOUSE - DEMOLITION & ALTERATIONS REQUIRED FOR PROPOSED OPTION


Scope

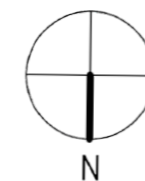
Surveys: asbestos, contamination, background noise, utilities capacity (UKPN power, drainage etc), underground services incl. CCTV

Facilitating works, trial pits & investigations

 Demolish existing buildings in their entirety (asbestos likely) & hard landscaping

Remove trees within the outline of the proposed building footprint

 Allow for retention structure (significant level differences to the east)



SIDNEY GALE - SCOPE FOR OPTION TO PROVIDE 60 BEDS - 6 X 10 BED HOUSEHOLDS

General

The Design Requirements for the new-build elements of the scheme meet Dorset Council's requirements as presented in the [Initial Project Brief - Recovery and Rehabilitation Centre - July 2023](#) which require a building that:

- Supports a therapeutic, model of care
- Provides household accommodation in single en-suite bedrooms for 10-12 people
- Meets the highest standards for dementia friendly design
- Supports efficient and economic operation

With the following derogation:

- En-suite bedroom 23.5 sqm

Key

 Potential new build

 Car parking


 Ambulance turning

SHELL & CORE

- Upgrade power supply & drainage (tbc subject to site investigations)
- Vertical circulation - allow for trolley size HTM lifts, fire evacuation lifts
- Increased glazing to form courtyards
- Courtyard landscaping, lighting & garden furniture
- New road surfacing & car parking
- Security fencing to all perimeter
- Green / blue roof (depending on target BREEAM score) or PVs
- Stair enclosure to extend to roof
- Substation upgrade not allowed for

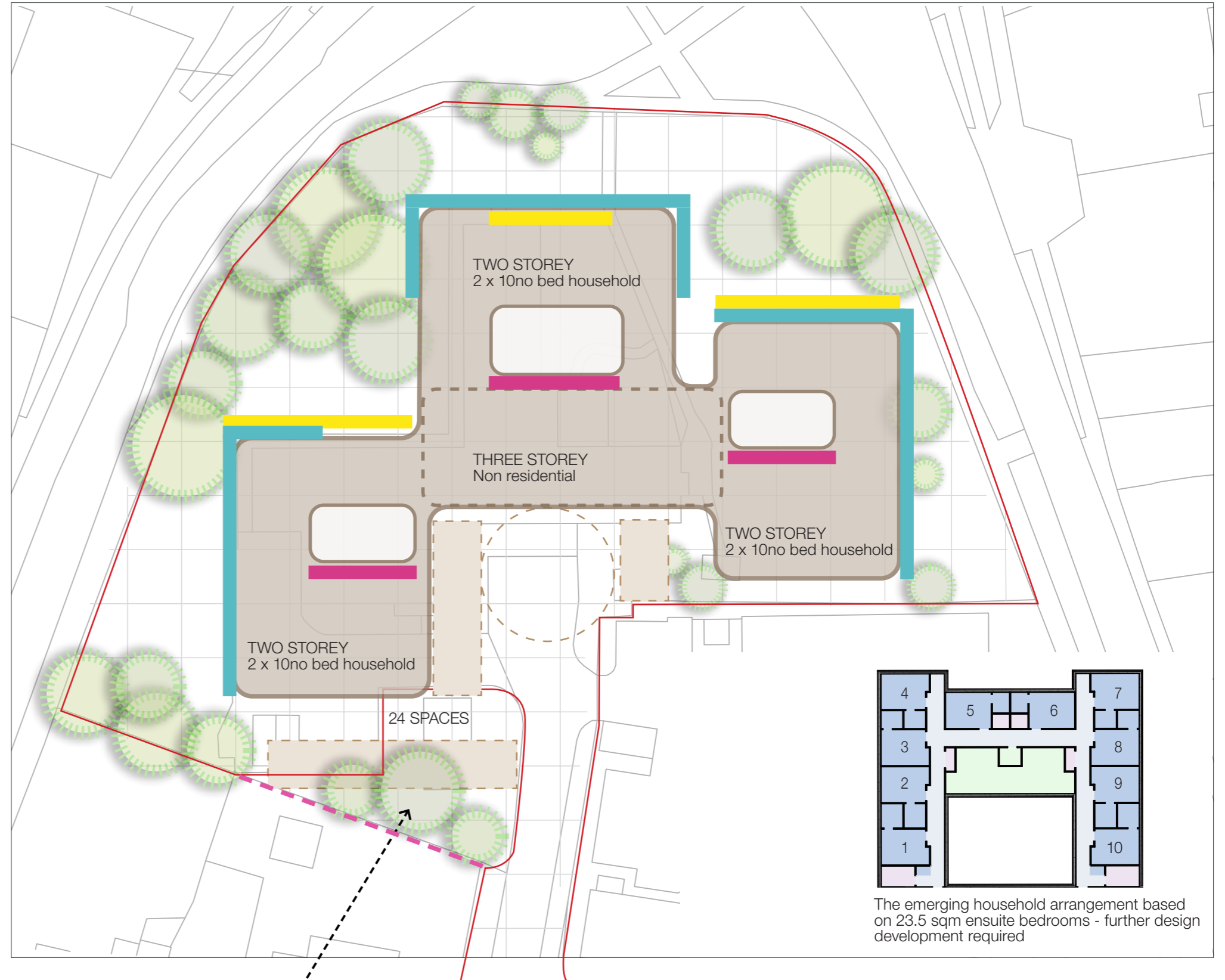
 Protection from solar gain

 Protection from noise

 Terrace gardens at first floor to all courtyards min. 3m width, length as courtyards

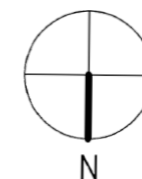
FIT-OUT

- All households dementia Stirling Gold Standard
- Predominantly naturally ventilated
- Signage & wayfinding
- Doors - mostly single extra wide, wood veneer
- Hoists (throughout) & bariatric fittings - supported on building structure
- Enhanced access control & security
- No bedhead medigas required
- No anti-ligature requirement



Areas excluded in title deed – assumption is made this area would be made available if the site is developed

THREE STOREY, FOOTPRINT APPROX 1728 SQM



SIDNEY GALE - INDICATIVE ACCOMMODATION SCHEDULE AND NOTIONAL ORDER OF COSTS

60 beds - Sidney Gale					
	Room name	Area (sqm)	No.	Total (sqm)	Notes
Communal accommodation - based on 84 beds, prorated to 60					
Entrance	Entrance Lobby	10.0	1.0	10.0	
	Waiting area	18.0	1.0	18.0	10 people
	Reception	12.0	1.0	12.0	2 person office
	Office	12.0	2.0	24.0	2 person office
	Visitor WC (wheelchair accessible)	4.5	2.0	9.0	
Multipurpose clinic	Flexible room	12.0	4.0	48.0	3 x Treatment/assessment amended to 4 x multipurpose
	WC	4.5	1.0	4.5	Dedicated to clinic area
	Store cupd	3.0	1.0	3.0	
	Sluice	8.0	1.0	8.0	
	Cleaner Store	15.0	1.0	15.0	Enlarged to function as a cleaner's hub store Other: Central medicine store and disposal hold removed. Equipment store moved to hotel services
Shared therapy space	Activity room	20.0	2.0	40.0	Included in shared area - removed from household schedule
	Quiet room	10.0	5.0	50.0	Flexible use - can be used by families. Area previously reported as part of circulation.
	WC (wheelchair accessible)	4.5	1.0	4.5	
	Assisted bath	15.0	2.0	30.0	Included in shared area - to be planned within 2 households
Staff	Male Staff Change / lockers	7.5	1.0	7.5	10 lockers
	Female Staff Change / lockers	15.0	1.0	15.0	20 lockers
	Staff Room	20.0	1.0	20.0	Staff no.s tbc by CD
	Shower / WC	4.5	2.0	9.0	Added for active travel to work
Hotel services	Central kitchen	38.0	1.0	38.0	Full kitchen amended to reheat. Further investigation required to confirm size
	Food Store	12.0	1.0	12.0	
	Cleaner Store	4.5	1.0	4.5	
	Catering WC / change	4.0	1.0	4.0	Dedicated catering WC added
	Central equipment store	15.0	1.0	15.0	Relocated from clinic schedule
	Disposal holds	4.0	4.0	16.0	Dirty linen bins within disposal holds
	Total			425.0	
Prorated 60:84			303.6		
Total + 35% circulation			409.8		

Revised 23 Aug 2024 See table in CSAM Paper

Household accommodation					
	Room name	Area (sqm)	No.	Total (sqm)	Notes
10x6					
	Single bedrooms with ensuite	23.5	6.0	141.0	
	Single bedrooms with ensuite (bariatric)	25.0	4.0	100.0	4 bariatric suites added
	Lounge	18.0	1.0	18.0	10 people
	Quiet space	8.0	1.0	8.0	4 people
	Dining / kitchen	24.0	1.0	24.0	10 people
	Laundry	8.0	1.0	8.0	Small ADL laundry in day space area
	WC	4.5	1.0	4.5	Shared use - staff, visitors and residents
	Touchdown	1.0	2.0	2.0	Added as 'niche' off circulation space
	Cleaner Store	4.5	1.0	4.5	Small cupboard on each household. Main hub added to hotel services
	Meds store	4.5	1.0	4.5	Added on each household. Central meds store omitted
	Linen store	2.0	1.0	2.0	For clean linen storage. Dirty linen in disposal holds
	Consumables store	2.0	1.0	2.0	
	Local equipment store	8.0	1.0	8.0	Larger equipment store in hotel services
	Sluice	8.0	1.0	8.0	Disposal holds moved to hotel services schedule - 1 shared per 2 households
	Total household			334.5	
	Total + 35% circulation			451.6	
	6 Households			2709.5	

Summary					
	Communal			409.8	
	Households			2709.5	
	Sum			3119.3	
	Communication Allowance at 10%			311.9	
	Internal Plant & Engineering Allowance at 8%			249.5	
	Total GIFA			3681	

Summary notes - updates against B1 Accommodation Schedule, Addendum B Strategic Briefing: Dorset Recovery & Rehabilitation Centre, Rev B, 5 September 2023

Admission, assessment and triage - the current schedule provides 4 multipurpose rooms. Flexible use: 2 clinical / 2 complementary therapy potential to inc. hairdressing
 Medical stores and prescribing areas - storage local to households only is preferred. No central facility
 Family waiting and bereavement - 5 quiet rooms provided, to be dispersed throughout the plan for use by families and other users
 Therapy - physio provided in households. No central gym
 Staff area & central kitchen - catering provision to be confirmed by client. Reheat envisaged. Size of kitchen and staff areas to be developed with client

Notional order of cost

	Area	£/m2	Cost
Build cost	3681 [area from SoA]	3780	£13,910,000
BREEAM Excellent		5.0%	£695,500
Refurbishment cost			N/A
Demolition	2002 [area from plan]	250	£500,500
External works	3666 [area from plan]	449	£1,650,000
Design risk		5.0%	£837,800
Construction Total			£17,593,800
Inflation		5.0%	£879,690
Professional Fees		14.0%	£2,586,289
Non-Works Costs		1.0%	£210,598
Equipment and Furniture	3681	200.0	£740,000
IT	3681	80.0	£290,000
Optimism Bias		10.0%	£2,230,038
VAT			Excluded
Total			£24,530,414
60 beds		per bed:	£408,840

NB: IT, Equipment and Furniture budgets by Client

Site specific costs:

Breeam excellent rating - 5% allowance

Flood risk allowance - £250K

Retaining structure - £250K