

Stromness Care Home Engagement Responses Summary

There were a total of 16 responses, with 13 of those coming from the public and 2 from Orkney Health and Care staff. There was also a detailed response from Stromness Community Council.

12 of the responses were giving on the paper response slips, all left at the display in The Warehouse Building, Stromness; there were no responses left at the display in the One Stop Shop, with the remaining 4 responses sent to the publicised email address. 1 telephone call was received, this from a respondent who had already provided feedback by email.

A recurring theme is the position of the building on the site (too high), unexciting external aesthetic and parking provision. A recurring theme, too, (out with the similar responses referred to above) is the exciting design and great position.

The following is a summary of the responses:

Respondent Comment (summarised)	Orkney Islands Council Response
It is not clear from the design who the care home will be for.	The new care home has been designed to accommodate older people who are physically frail and those suffering from dementia.
People live more distantly from friends and families today, meaning internet connections that accommodate social media are very important.	The project brief allows for each bedroom to have internet capability.
Residents will need access to cashpoint facilities, alcohol, musical entertainment and clothes shops.	The new care home will be a major part of the Stromness community and has been sited close to the town centre (with its comprehensive facilities). Managers anticipate entertainment events continuing, as they do frequently at St. Peter's.
There appears to be little provision for greenery, gardens and trees, which are important if residents need to find a quiet space.	Some of the anticipated gardens, shrubs and trees are included on the plan. Nonetheless, this is an early site plan (with more detail of the internal layout), and not all of the gardens, shrubs and trees that will be planted once the building phase is complete, have been included.
Designers should consider a play area for children. Outside the lounge would be a good location.	Children's play facilities are a feature of many care homes throughout the UK and the design team are considering the possibility of some play facilities in the grounds of the home.

Designers should consider adjoining doors between some rooms to accommodate couples.	This feature was originally included at Smiddybrae, in Dounby. However, there was no demand for it, whatsoever and, to fully utilise the facilities, the rooms were converted back to single use. As such, the design team do not anticipate providing this facility at the new care home.
A children's play park would allow residents to sit and watch children playing.	Please see the answer on the children's play facilities above.
The site is ideal and has a good layout, providing views from bedrooms.	Thank you.
Very nice.	Thank you.
Could the home have a modern name, rather than being named after a Saint?	We anticipate asking the Community Council to seek ideas for a name and will likely adopt the most popular, assuming it is appropriate.
The design looks good, provided it is a quality construction, i.e. no Chinese slate.	The aim of the construction is to use a simple pallet of materials to enable a quality construction with low target U-values. The design team are aware of the issues previously experienced with the materials mentioned.
What plans are there to protect the views and prevent building between the home and the sea?	The area to the West is designated for recreation at this time which will mean no buildings on it.
Consider sea-source heating, as installed at The Warehouse Building.	This, amongst other technologies, will be carefully considered as part of the overall energy strategy for the project.
Electric vehicle charging points will be required in the car-park.	The provision of charging points is a requirement of the project.
Ensure that the highest quality insulation is installed.	Thermal insulation of floors, walls, windows and roofs will be provided to minimise heat loss, avoid the risk of condensation and meet the requirements of the Building (Scotland) Regulations 2013 and subsequent amendments in force at the time of Building Warrant submission.
Grateful to have the chance to respond.	Not at all – thank you for taking part.

<p>Moving the building down the site will also allow for future inevitable expansion.</p>	<p>Due to the nature of the site and the inherent natural slope towards the west of the site, repositioning the site further westwards will have its own issues in terms of the required structure and potential associated additional costs. However, the option of relocating the building further down the site will be investigated further including the potential for future expansion.</p>
<p>Consider moving the home down the site to avoid “under-building” and better blend the building into the landscape, especially as viewed from the town.</p>	<p>The option of relocating the building further down the site will be investigated further. Landscaping will be utilised to reduce the appearance of the ‘underbuilding’.</p>
<p>The design plan for the access road doesn’t allow traffic to flow in a circular route, necessitating the need to reverse and then return to the entrance, if passengers and staff are to disembark from the correct side of their vehicle.</p>	<p>The design will comply with all the necessary legislation and planning requirements.</p>
<p>Some parking provision appears to be an excessive distance from the building. If the home is moved down the site, parking could better be accommodated close to the front of the building.</p>	<p>The location of the building on the site is being investigated and the parking will be part of this exercise.</p>
<p>Aesthetically, the building is bland; stone cladding would be more appealing.</p>	<p>The use of natural stone as part of the overall design is currently being considered. However, availability and affordability will obviously be a factor in this consideration.</p>
<p>The proposed garden sites are too exposed and should be positioned on the south of the site, thereby improving the entrance.</p>	<p>Some of the anticipated gardens, shrubs and trees are included on the plan. Nonetheless, this is an early site plan (with more detail of the internal layout), and not all of the gardens, shrubs and trees that will be planted once the building phase is complete, have been included.</p>

<p>The home is a welcome investment in the town, but must complement the aesthetic and not be a carbuncle on the landscape.</p>	<p>Good architectural and urban design standards will represent a commitment to providing a better quality of life for all users. The Care facility will be designed to respect and enhance its location, environment and community, with space, materials and resources being used with imagination and efficiency. The building is required to be functional and adaptable to meet the needs of the users and staff and in this regard, the Council considers it to be important that the building is designed for the site on which it is located.</p>
<p>Position is too high on the site.</p>	<p>Due to the nature of the site and the inherent natural slope towards the west of the site, repositioning the site further westwards will have its own issues in terms of the required structure and potential associated additional costs. However, the option of relocating the building further down the site will be investigated further including the potential for future expansion.</p>
<p>Doesn't leave room for expansion.</p>	<p>Please see the above response.</p>
<p>Building exterior has no character.</p>	<p>The home has been designed to appear as a cluster of houses and the design team have strived to design quality internal and external spaces that reflect the special character of Stromness and its location. However, the use of natural stone as part of the overall design is currently being considered. Availability and affordability will obviously be a factor in this consideration.</p>
<p>Internal layout doesn't take advantage of panoramic views.</p>	<p>The internal layout has been designed to be functional and assist the provision of a high quality of care. The dining, lounge and activity rooms have been positioned with the views in mind.</p>

<p>Poor use of space on the site with no opportunity for future expansion.</p>	<p>Due to the nature of the site and the inherent natural slope towards the west of the site, repositioning the site further westwards will have its own issues in terms of the required structure and potential associated additional costs. However, the option of relocating the building further down the site will be investigated further including the potential for future expansion.</p>
<p>Too few parking spaces.</p>	<p>Staff and visitor parking requirement under 'The Council Development Guidelines' is at the rate of 0.30 spaces per resident plus 1 space per 2 members of staff. This results in the required provision of 36 car parking spaces. The guidelines also state that one space per disabled employee plus two spaces or 5% of maximum standard size whichever is greater (or a minimum of two spaces). However, The overall car parking arrangements will be considered further to ensure adequate parking.</p>
<p>Half of the bedrooms look over the car park.</p>	<p>Whilst every effort has been made to provide all bedrooms with a view, this is obviously not possible from a service delivery position. The design has tried to provide as many residents as possible a view from their bedrooms, but social spaces (e.g. lounge, dining, activity rooms, etc.) take full advantage of this prominent site with panoramic views looking towards Stromness and Hoy.</p>
<p>Building doesn't reflect the character of Stromness.</p>	<p>The home has been designed to appear as a cluster of houses and the design team have strived to design quality internal and external spaces that reflect the special character of Stromness. However, the use of natural stone as part of the overall design is currently being considered. Availability and affordability will obviously be a factor in this consideration.</p>

<p>The building is too high on the site.</p>	<p>Due to the nature of the site and the inherent natural slope towards the west of the site, repositioning the site further westwards will have its own issues in terms of the required structure and potential associated additional costs. However, the option of relocating the building further down the site will be investigated further including the potential for future expansion.</p>
<p>Building doesn't "take full advantage of the prominent site with panoramic views over Stromness".</p>	<p>The home has been designed to try and take full advantage of this prominent site with panoramic views looking towards Stromness and Hoy, and to appear as a cluster of houses. The design team have strived to design quality internal and external spaces that reflect the special character of the location.</p>
<p>Car-parking spaces need to be wide enough to accommodate residents and visitors with mobility issues.</p>	<p>The car parking arrangements will be considered further as part of the overall parking provisions.</p>
<p>More disabled parking spaces needed; only 2 spaces are shown on the plan.</p>	<p>Staff and visitor parking requirement under 'The Council Development Guidelines' state that one space per disabled employee plus two spaces or 5% of maximum standard size whichever is greater (or a minimum of two spaces). The overall car parking arrangements will be considered further, including disabled car parking to meet the requirements of the Building Standards (Scotland) Regulations and BS 8300.</p>
<p>No access to waterfront paths.</p>	<p>This is something that will be taken into consideration as part of the final landscaping design.</p>
<p>Floor levels are too high to make full use of the site.</p>	<p>Due to the nature of the site and the inherent natural slope towards the west of the site, repositioning the site further westwards will have its own issues in terms of the required structure and potential associated additional costs. However, the option of relocating the building further down the site and the finished floor levels will be investigated further.</p>

<p>Building is aesthetically dull.</p>	<p>The home has been designed to appear as a cluster of houses and the design team have strived to design quality internal and external spaces that reflect the special character of Stromness and its location. However, the use of natural stone as part of the overall design is currently being considered. However, availability and affordability will obviously be a factor in this consideration.</p>
<p>Proposed garden site will have no shelter from the winds.</p>	<p>Hedges and shrubs will be used throughout the site to mitigate the effects of the wind. Nonetheless, by nature of the Orkney landscape and the position of the site, it is true that there will inevitably be some wind through the garden areas. Planting will aim to reflect the exposed nature of all gardens, here in Orkney.</p>
<p>All the bedrooms should be on the sea-side of the building to ensure good views and avoid bedrooms looking into other bedrooms. All the offices should be at the rear.</p>	<p>The Care Inspectorate (who provide guidance and requirements to local authorities and all organisations providing care facilities) advise that residential care should be provided according to a “small group living” model. This means that care homes should have several “wings”, each designed to be self-contained, with its own facilities, such as a kitchen, lounge and dining room. (There will be 4 wings in the new care home, each accommodating 10 residents.)</p> <p>As a result of this it is not possible to have all of the bedrooms facing out over the Voe. The design team have however made every effort in the design to make sure that the offices, kitchens and other service rooms are on the east side of the building to allow maximum opportunity for views to residents in their bedroom and communal living areas.</p>

<p>Would the gardens not be better positioned on the other side of the building; the proposed position is too exposed.</p>	<p>Some of the anticipated gardens, shrubs and trees are included on the plan. Nonetheless, this is an early site plan (with more detail of the internal layout), and not all of the gardens, shrubs and trees that will be planted once the building phase is complete, have been included.</p>
<p>The building skirting is very unattractive and doesn't fit with surrounding buildings.</p>	<p>This is something that has been discussed with the Planning Department and the Architect, to be addressed.</p>
<p>Designers haven't considered that the aging population will expand, meaning the building will need to expand, too.</p>	<p>The detailed design includes options for extending the building, in the future. In theory, the building can be extended right along the site. In practice, there is a limit to how big a care home can be before care may be compromised and the sense of a homely setting disappears.</p>
<p>The design and building looks very homely, with fantastic views.</p>	<p>Thank you.</p>
<p>Should the staff changing area not include a toilet?</p>	<p>The Staff Changing rooms will have WC's, they are simply not detailed on the floorplan as part of this stage of the design.</p>
<p>A sink would be useful in the visiting services area.</p>	<p>The Visiting Services room will have an inset sink and handwash sink.</p>
<p>A few more disabled parking spaces would make sense.</p>	<p>Staff and visitor parking requirement under 'The Council Development Guidelines' state that one space per disabled employee plus two spaces or 5% of maximum standard size whichever is greater (or a minimum of two spaces). The overall car parking arrangements will be considered further, including disabled car parking to meet the requirements of the Building Standards (Scotland) Regulations and BS 8300.</p>
<p>Are the bariatric shower areas large enough to accommodate the client, their equipment and two carers?</p>	<p>The designers reviewed advice from the Care Inspectorate and we can confirm that the bariatric facilities are well in excess of the minimum requirements.</p>
<p>The design is really stunning and will improve the working environment, benefitting residents and staff.</p>	<p>Thank you.</p>

<p>The design should consider relocating the sleep-in room as the present proposed position will mean that the carers sleep will be unnecessarily disrupted. A better position would be at the other end of the wing.</p>	<p>The design has considered the sleep-in space and has located the room to ensure there is flexibility in the future should rooms need to be reconfigured.</p>
<p>The car park and landscape is placed tight to the east of the site. This doesn't give a balanced impression and questions how much thought has been given to the location of the development.</p>	<p>Due to the nature of the site and the inherent natural slope towards the west of the site, repositioning the site further westwards will have its own issues in terms of the required structure and potential associated additional costs. However, the option of relocating the building further down the site will be investigated further including the car parking arrangements and potential for future expansion.</p>
<p>The building is too high on the site, making expansion impossible without introducing various levels.</p>	<p>Please see the above response.</p>
<p>The building is sited excessively high when viewed from the town, detracting from the cluster housing image proposed.</p>	<p>Please see the above response.</p>
<p>The elevated position means that residents cannot take advantage of the seafront paths.</p>	<p>Please see the above response. In relation to access to the seafront, this is something that will be taken into consideration as part of the final landscaping design.</p>
<p>There are too few disabled parking spaces, and they are too small, with no thought given to those who are likely to use the building.</p>	<p>Staff and visitor parking requirement under 'The Council Development Guidelines' state that one space per disabled employee plus two spaces or 5% of maximum standard size whichever is greater (or a minimum of two spaces). The overall car parking arrangements will be considered further, including disabled car parking to meet the requirements of the Building Standards (Scotland) Regulations and BS 8300.</p>

<p>Half of the parking looks straight into the bedrooms.</p>	<p>Whilst every effort has been made to provide all bedrooms with a view, this is obviously not possible from a design, site and service delivery position. The design has tried to provide as many residents as possible access a view from their bedrooms but social spaces (e.g. lounge, dining, activity rooms, etc.) take full advantage of this prominent site with panoramic views looking towards Stromness and Hoy.</p>
<p>Buses and other vehicles dropping-off passengers will have to drive the length of the building, reverse, then drive along the front again, to allow passengers to safely disembark. This will mean that residents are unnecessarily distressed.</p>	<p>The car parking arrangements will be considered further as part of the overall parking provisions.</p>
<p>The front of the building is not welcoming, especially to the majority of visitors who will not be comfortable visiting a care home.</p>	<p>The entrance looks to the access road to provide way finding and is glazed to provide a light and airy space to assist with this.</p>
<p>First impressions set the standard, but the entrance seems to be an afterthought.</p>	<p>The entrance has been carefully considered and various options explored. We feel that the entrance is welcoming with the large glass frontage and provides a clearly identifiable single point of entry for visitors as they enter the site.</p>
<p>No separation for service and emergency vehicles from visitor vehicles. Such sharing of space is not stimulating for anyone, resident or visitor.</p>	<p>The car parking arrangements will be considered further as part of the overall parking provisions.</p>
<p>The building appears to have a military camp-styling. More curves and extreme shapes (in keeping with other new buildings in Orkney) would be more appropriate.</p>	<p>The home has been designed to appear as a cluster of houses and the design team have strived to design quality internal and external spaces that reflect the special character of Stromness and its location. However, the use of natural stone as part of the overall design is currently being considered. However, availability and affordability will obviously be a factor in this consideration.</p>

<p>The footprint doesn't make best use of the site and should be located further down the slope to allow for expansion.</p>	<p>Due to the nature of the site and the inherent natural slope towards the west of the site, repositioning the site further westwards will have its own issues in terms of the required structure and potential associated additional costs. However, the option of relocating the building further down the site will be investigated further including the car parking arrangements and potential for future expansion.</p>
<p>Locating the building further down the slope would also allow for more parking.</p>	<p>Please see the above response.</p>
<p>Locating the building in the proposed spot would obscure views of Garson House, an iconic part of the landscape for decades.</p>	<p>Please see the above response.</p>
<p>The rendered walls are bland and do not reflect the other recent additions to Stromness, such as the Primary School.</p>	<p>The home has been designed to appear as a cluster of houses and the design team have strived to design quality internal and external spaces that reflect the special character of Stromness and its location. However, the use of natural stone as part of the overall design is currently being considered. However, availability and affordability will obviously be a factor in this consideration.</p>
<p>Consider moving the home down the site to avoid "under-building" and better blend the building into the landscape, especially as viewed from the town.</p>	<p>Please see the above response in relation to the potential building relocation on the site.</p>
<p>No access to waterfront paths, which the residents will wish to use.</p>	<p>There will be a path from the care home to the waterfront paths.</p>
<p>More thought should be given as to how to provide a service road, thereby avoiding the need for visitors to pass an ambulance or fire engine, when entering the building.</p>	<p>The car parking arrangements will be considered further as part of the overall parking provisions.</p>
<p>The boundary of the site must be built with dry-stone dykes, thereby reflecting the existing walls in the area.</p>	<p>Any existing dry stone dyke wall as part of the site boundaries will remain with the option for additional stone walling within the site is currently being considered. However, availability and affordability will obviously be a factor in this consideration.</p>