

Benchmark

Functionality

Use

	Weight	Score	Notes
A.01 The prime functional requirements of the brief are satisfied	1	1	YES
A.02 The design facilitates the care model	1	1	NO
A.03 Overall the design is capable of handling the projected throughput	1	1	NO
A.04 Work flows and logistics are arranged optimally	1	1	YES
A.05 The design is sufficiently flexible to respond to clinical /service change and to enable expansion	2	1	NO
A.06 Where possible spaces are standardised and flexible in use patterns	1	2	YES
A.07 The design facilitates both security and supervision	1	3	YES
A.08 The design facilitates health promotion and equality for staff, patients and local community	1	3	YES
A.09 The design is sufficiently adaptable to external changes e.g. Climate, Technology	1	1	NO
A.10 The benchmarks in the Design Statement in relation to building USE are met	0		NO

Access

	Weight	Score	Notes
B.01 There is good access from available public transport including any on- site roads	1	5	YES
B.02 There is adequate parking for visitors/ staff cars/ disabled people	2	3	YES
B.03 The approach and access for ambulances is appropriately provided	1	2	YES
B.04 Service vehicle circulation is well considered and does not inappropriately impact on users and staff	1	1	YES
B.05 Pedestrian access is obvious, pleasant and suitable for wheelchair/ disabled/ impaired sight patients	1	1	YES
B.06 Outdoor spaces wherever appropriate are usable, with safe lighting indicating paths, ramps, steps etc.	1	2	YES
B.07 Active travel is encouraged and connections to local green routes and spaces enhanced	1	1	YES
B.08 Car parking and drop-off should not visually dominate entrances or green routes	1	2	YES
B.09 The benchmarks in the Design Statement in relation to building ACCESS are met	0		

Space

	Weight	Score	Notes
C.01 The design achieves appropriate space standards	1	2	YES
C.02 The ratio of usable space to total area is good	2	3	YES
C.03 The circulation distances travelled by staff, patients and visitors is minimised by the layout	1	1	YES
C.04 Any necessary isolation and segregation of spaces is achieved	1	3	YES
C.05 The design maximises opportunities for space to encourage informal social interaction & wellbeing	1	1	YES
C.06 There is adequate storage space	1	1	YES
C.07 The grounds provided spaces for informal/ formal therapeutic health activities	1	2	YES
C.08 The relationships between internal spaces and the outdoor environment work well	1	4	YES
C.09 The benchmarks in the Design Statement in relation to building SPACE are met	0		

Build Quality

Performance

	Weight	Score	Notes
D.01 The building and grounds are easy to operate	1	2	YES
D.02 The building and grounds are easy to clean and maintain	1	2	YES
D.03 The building and grounds have appropriately durable finishes and components	1	2	YES
D.04 The building and grounds will weather and age well	1	2	YES
D.05 Access to daylight, views of nature and outdoor space are robustly detailed	2	2	YES
D.06 The design maximises the opportunities for sustainability e.g. waste reduction and biodiversity	1	1	YES
D.07 The design minimises maintenance and simplifies this where it will be required	1	1	YES
D.08 The benchmarks in the Design Statement in relation to PERFORMANCE are met	0	0	

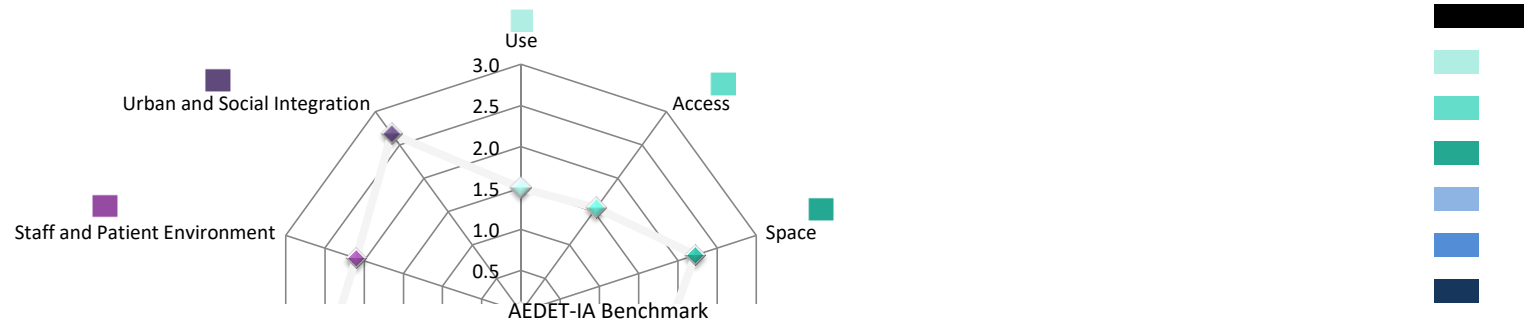
Engineering

	Weight	Score	Notes
E.01 The engineering systems are well designed, flexible and efficient in use	1	1	YES
E.02 The engineering systems exploit any benefits from standardisation and prefabrication where relevant	1	1	YES
E.03 The engineering systems are energy efficient	1	2	YES
E.04 There are emergency backup systems that are designed to minimise disruption	1	3	YES
E.05 During construction disruption to essential services is minimised	1	2	YES
E.06 During maintenance disruption to essential healthcare services is minimised	1	2	YES
E.07 The design layout contributes to efficient zoning and energy use reduction	2	1	YES

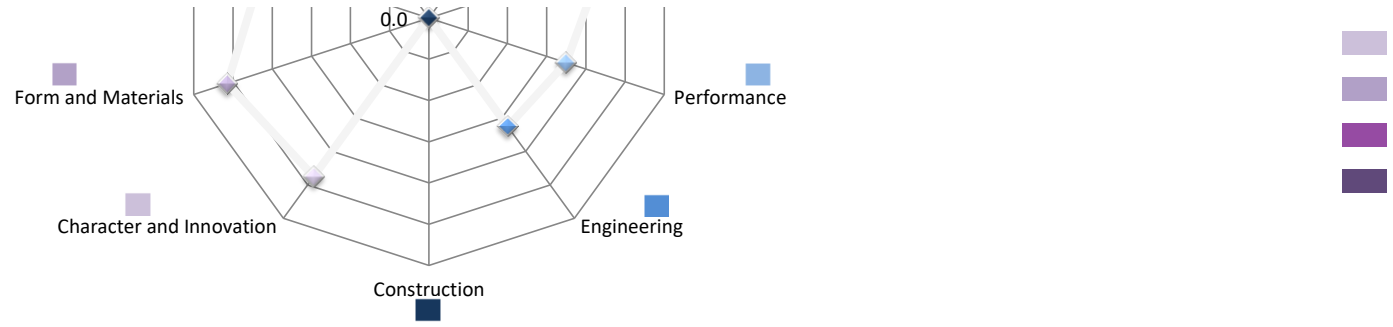
Construction

	Weight	Score	Notes
F.01 If phased planning and construction are necessary the various stages are well organised	0		
F.02 Temporary construction work is minimised	0		
F.03 The impact of the building process on continuing healthcare provision is minimised	2		
F.04 The building and grounds can be readily maintained	0		
F.05 The construction is robust	0		
F.06 Construction allows easy access to engineering systems for maintenance, replacement & expansion	0		
F.07 The construction exploits opportunities from standardisation and prefabrication where relevant	0		
F.08 The construction maximises the opportunities for sustainability e.g. waste and traffic reduction	0		
F.09 The construction contributes to being a good neighbour	0		
F.10 Infection control risks for options, design and construction recorded/ minimised using HAI Scribe	0		

AEDET Refresh Benchmark Summary



J.01
J.02
J.03
J.04
J.05
J.06



Impact			
Character and Innovation			
There are clear ideas behind the design of the building and grounds	1	3	YES
The building and grounds are interesting to look at and move around in	1	3	YES
The building, grounds and arts design contribute to the local setting	1	4	YES
The design appropriately expresses the values of the NHS	1	2	YES
The project is likely to influence future designs	1	2	YES
The design provides a clear strategy for future adaptation and expansion	1	1	NO
The building, grounds and arts design contribute to well being and a sustainable therapeutic strategy	2	2	YES
The benchmarks in the Design Statement in relation to CHARACTER & INNOVATION are met	0		
Form and Materials			
The design has a human scale and feels welcoming	1	4	YES
The design contributes to local microclimate, maximising sunlight and shelter from prevailing winds	2	2	NO
Entrances are obvious and logical in relation to likely points of arrival on site	1	3	YES
The external materials and detailing appear to be of high quality and are maintainable	1	2	YES
The external colours and textures seem appropriate and attractive for the local setting	1	3	YES
The design maximises the site opportunities and enhances a sense of place	1	2	YES
The benchmarks in the Design Statement in relation to FORM & MATERIALS are met	0		
Staff and Patient Environment			
The design reflects the dignity of patients and allows for appropriate levels of privacy	1	2	YES
The design maximises the opportunities for daylight/ views of green natural landscape or elements	1	2	YES
The design maximises the opportunities for access to usable outdoor space	1	3	YES
There are high levels of both comfort and control of comfort	1	2	YES
The design is clearly understandable and wayfinding is intuitive	1	3	YES
The interior of the building is attractive in appearance	1	2	YES
There are good bath/ toilet and other facilities for patients	1	2	YES
There are good facilities for staff with convenient places to work and relax without being on demand	2	2	YES
There are good opportunities for staff, patients, visitors to use outdoors to recuperate/ relax	1	1	YES
The benchmarks in the Design Statement in relation to STAFF & PATIENT ENVIRONMENT are met	0		
Urban and Social Integration			
The height, volume and skyline of the building relate well to the surrounding environment	1	4	YES
The facility contributes positively to its locality	1	3	YES
The hard and soft landscape contribute positively to the locality	1	3	YES
The overall design contributes positively to neighbourhood and is sensitive to passers-by	1	4	YES
There is a clear vision behind the design, its setting and outdoor spaces	2	1	NO
The benchmarks in the Design Statement in relation to INTEGRATION are met	0		
Benchmark			
Use	1.5		
Access	1.6		
Space	2.2		
Performance	1.8		
Engineering	1.6		
Construction	0.0		

Character and Innovation	2.4
Form and Materials	2.6
Staff and Patient Environment	2.1
Urban and Social Integration	2.7

Weighting	=	Target
2	=>	5 - 6
1	>	3 - 4
0	<	3



Ref	Note
A.01	1 overall. Services operating from multiple different bases which makes joint working very difficult. Community services - 1. Davidsons Lane 1 - poor fabric, heating doesn't
A.02	Key - DL = Davidson's Lane, OMC = Old Wick Medical Centre, T&C = Wick Town & County Hospital, Bayv = Bayview Care Home, Thor = Thor House, Pult / PH = Pulteney
A.03	
A.04	1, except Pearson practice (2)
A.05	
A.06	Overall 2 e.g. Riverbank - can make reasonable flexible use. Some are 1 e.g. Davidson's Lane
A.07	Overall 3. Davidson's Lane 1 - security very poor. Dunbar Hosp 3 - lots of entrances, CCTV. T&C 1 - no receptionist, anyone can walk in & access patients. Thor - 5. Pulteney -
A.08	Overall 3. T&C 4 - gardens very good with staff access, patients don't tend to use them. Bayview 2 - poor, on main road, lots of ground but not utilised & not greenspace.
A.09	
A.10	
B.01	Overall 5. DL & Riverbank 5 - handy for access to public transport. Dunbar H 5 - bus stop outside on main road. Bayview 5. Thor - 5. Old Wick - 5. Pulteney - 5. T&C - 4. Martha
B.02	Overall 3. Dunbar H - 5. T&C 3 - reasonable but not enough spaces. Old MC - 2 or 3. Others quite poor.
B.03	Overall 2. Pulteney, Thor & Dunbar - 5
B.04	Overall 1. Dunbar 3.
B.05	Overall 1. Riverbank - 2, DL - 1, Pult -1 , Bayv - 1, T&C - 1, Martha Terrace - 2.
B.06	Overall 2. Pult 4, Thor 3, DL 1, T&C 2, Riverbank - 3, OMC - 1, Bayview 2
B.07	1 - most buildings have no green routes, designed around cars
B.08	Overall 2 except DL - 1
B.09	
C.01	Overall 2. OMC - 1, Riverbank 3 - size of rooms not too bad, lots of wasted space, waiting area too big. PH - 3. T&C - 2 inpatients have small side rooms. Dunbar - 2. DL - 1.
C.02	Overall 3. DL 3 - not wasted space. T&C 4. OMC - massive corridor but being used for storage etc.
C.03	Overall 1 as circulation between lots of different buildings. Within the buildings; Bayview - 1. T&C and OMC - 4. Pulteney - 4. Martha Terrace - 4. Riverbank - 4.
C.04	Overall 3. Thor and DL - 1, OMC - 2. Pulteney, Bayview 2. T&C, Dunbar & Riverbank 4.
C.05	Overall 1 - Staff based in lots of different buildings so overall interaction poor. Pulteney - 3, T&C 1.
C.06	1. Riverbank - storage space sufficient but in wrong place (upstairs)
C.07	Overall 2. T&C 5 - nice space there but not used to full potential, Thor - 3. Bayview - 2 there is space but not used to full potential. DL - 1 no outdoor space
C.08	Overall 4. T&C 5 - has good connection. Pulteney 4 - views & nice space with access door, surfaces uneven. Thor 4. Overall Dunbar 4 - nice views & access to small area
C.09	
D.01	Overall 2. DL & Riverbank = 1, Bayview, Dunbar, Pult, Riverview & OMC = 2, T&C - 3.
D.02	Overall 2 - domestic services comments in D03. Estates scores; Bayview, DL, Riverbank, Riverview & OMC = 1, Dunbar, PH & T&C = 2
D.03	Overall 2. Domestic services; DL - 1 old type carpets difficult to clean. T&C - 4. Bayview 2 - original carpets, difficult to access windows for cleaning. Riverview - carpet.
D.04	Overall 2, except; DL, Riverbank & OMC = 1
D.05	Overall 2. Bayview, DL, PH, Riverbank, Riverview & OMC = 1, T&C = 5.
D.06	Overall 1, except T&C = 3
D.07	Overall 1, except T&C and Bayview = 2
D.08	
E.01	Overall 1, except T&C and OMC = 2
E.02	Overall 1, except T&C = 2
E.03	Overall 2. DL, PH & Riverbank = 1, Dunbar, Riverview & OMC = 2, Bayview & T&C = 3
E.04	Overall 3. DL, Riverbank, Riverview & OMC = 1; Bayview & PH = 3, Dunbar and T&C = 5
E.05	Overall 2. Except DL, OMC & Riverbank = 1; T&C = 3
E.06	Overall 2. Except DL, PH & Riverview = 1, T&C = 3
E.07	Overall 1, except T&C = 2
F.01	
F.02	
F.03	
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F.05	
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F.09	
F.10	
G.01	Overall 3. Dunbar - outpatient entrance at rear, not clear / well signposted. T&C 4 - visitors standing about waiting, unclear where to go.
G.02	Overall 3. DL - 1, OMC - 1, Bayview 4 - initial impression is lovely. Dunbar 4 - front of building nice but not other approaches, nice grounds & setting. T&C 3 - initial approach
G.03	Overall 4 except DL & OMC. Bayview, Dunbar & Medical Centres are good. Arts on display inside buildings, old Caithness photos etc. DL & OMC - 1. T&C - 4.
G.04	Overall 2. Dunbar 2 internally no - not modern. Martha Terrace Medical Centre 3 or 4 - reasonable, medical practices 4. OMC & DL - 1.
G.05	Overall 2. Most are 1 except Pulteney House fire evacuation is good. T&C outside area is exceptional but some concern re: suitability for cognitive impairment
G.06	

1
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Ref

G.07	Overall 2. T&C - grounds are lovely. Generally grounds are quite exposed & little shelter (or don't have suitable space) so very limited opportunity to use them
G.08	
H.01	Overall 4. T&C -2 part of entrance quite dark, not particularly inviting. Dunbar - physio dept not welcoming at all. Riverbank 5 - very welcoming, big open space, bright, high
H.02	
H.03	Overall 3. Riverbank - 5 or 6. Dunbar - confusion with different areas, outpatients round back. OMC - confusion as to where to go. T&C - 1. DL - confusing, proximity to
H.04	Overall 2. DL - 1. T&C, Pulteney, Bayview & Thor - 2. Medical Centres - 4.
H.05	Overall 3. Medical Centres - good. Bayview OK. Front of Dunbar very appropriate for setting. T&C - fairly standard design, inoffensive. DL and OMC - 1.
H.06	Overall 2. Bayview - lovely view but not maximised.
H.07	
I.01	Overall 2. OMC - 1, T&C - yes, DL - 1. Martha Terrace - not great, conversations overheard at reception. Bayview privacy on 2 floors good, 1 floor no. Dunbar MIU waiting
I.02	Overall 2 Not maximised. T&C - most single rooms look on to cars.
I.03	Overall 3. T&C - 4 or 5, Pulteney & Bayview - 3. DL and OMC - 1
I.04	Overall 2. DL - 1. T&C - 2 no heating in entrance-way. Medical centre variable depending on what room. Riverview - fairly poor. Bayview - depending on wind either really
I.05	Overall 3. Services based across multiple sites. Bayview 3 - could be better. Riverbank - 4. Dunbar - multiple entrances, confusing. T&C - 2. Martha Terrace - 2. Pulteney - 5.
I.06	Overall 3. T&C - 3, Practices - 4, Bayview - 2 (day care poorer), Pulteney - 2. DL & OMC - 1. Dunbar - 2. Thor House - 4.
I.07	Overall 2. T&C - palliative 2, rest no. Martha Terrace 4 - disabled access not good. Riverbank - 4. Bayview 2 - difficult to accommodate M&H equipment etc. DL & OMC - 1.
I.08	Overall 2. T&C - have staff facilities, others not good, many are not accessible to those with disabilities. Pulteney - 3.
I.09	Overall 1 except for T&C - 4. Bayview - nice area at back but no view and can only be used weekends & evenings.
I.10	
J.01	Overall 4. Generally yes (Dunbar, Bayview, T&C etc), but some no (DL, OMC).
J.02	Overall 3. Bayview & Dunbar yes. Others fairly non-descript, some not great.
J.03	Overall 3. T&C - 4
J.04	Overall 4 except for DL & OMC which are 1.
J.05	
J.06	



