



Care



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-is building!

Introduction

Baily Garner have been active in the Care Sector for over 35 years and have, in the last 5 years, successfully delivered over 500 bed spaces across a wide range of schemes, locations and forms of care provision. We have a firm commitment to assist our clients in developing high quality, flexible and enjoyable spaces for their residents to live in. In addition to those delivered we have further schemes in the pipeline and this mini-brochure is simply a way for us to demonstrate, to our potential and existing clients, what we can and do deliver.

Our expertise ranges from Architectural Design to meet the needs of Registration Standards, the aspirations of the HAPPI Guidelines and our client's brief, Cost Consultancy to ensure maximised value and cost certainty, through to Contract Administration to ensure High Quality finishes and specifications, delivered on time and within the cost parameters set – all essential in delivering flexible and cost effective living.

In addition to the services listed above our ability to act as Principal Designer under the new CDM regulations, along with CDM Advisor to our clients, can help ensure schemes are designed with all

aspects of Health and Safety considered from the outset. This is fundamentally important in the world of care and our specific knowledge of care provision and management can mitigate potential design matters that could lead to difficulties in the future.

A further arm of our practice is that of our Mechanical and Electrical Engineers who can assist in developing a cost effective, robust and sustainable design and specification on complex schemes. This is of fundamental importance to ensure low running and servicing costs, reducing service charges and rental cost for residents.

With our ageing population and their aspirations for independent living, we firmly believe that the interdisciplinary and collaborative services we offer can add significant value to this objective and provide comfortable living for our clients' residents in the years to come.

We have an ongoing commitment to the Care Sector and we look forward to hearing from you to discuss how Baily Garner can help.



Simmonds Court (Architect: Baily Garner)



Gresham House, Merton Priory Homes (Architect: PRP)

Oaks Court – Morden, Surrey



Redevelopment of an existing care home to provide 51 apartments for the elderly, utilising the HAPPI design objectives.

Project value: £7m

Client: Circle Anglia as Development Agent on behalf of Merton Priory Homes

Services: Client's Representative, CDMC, Cost Consultant, Partial Clerk of Works Inspections, BREEAM Assessors

Architect: PRP

Merton Priory Homes successfully achieved stock transfer from the London Borough of Merton, which included a number of promises to residents as part of a commitment to redevelop three existing buildings which were home to an elderly group of residents. The outdated accommodation was to be replaced with a new development utilising the HAPPI aspirations.

The existing dwellings were all occupied at the time of transfer and residents were given a commitment and option to return to the new building upon its completion.

Baily Garner worked for Circle Anglia to monitor the development as Client Representative and deliver this HAPPI compliant scheme.

Simmonds Court – Rusthall, Kent



Extra care accommodation for older persons, Social Rented.

Project value: £3.6m

Client: Town and Country Housing Group

Services: Architects, Environmental Assessors and M&E, Employer's Agent and Cost Consultant

This building replaced a 1960s block of undersized and hard to let older persons flats. The location was close to town centre amenities and ideal for older persons housing and Town & Country Housing Group wanted modern, energy efficient sheltered accommodation to make the best of the site.

BG obtained approval for a new build scheme of 33 older persons flats and communal facilities, to meet the clients space and energy standards and provide much needed Sheltered Housing for the community. The new Simmonds Court sits on the footprint of the old building but provides significantly more accommodation, by using space within the roof and efficient space planning.

The community and residents have embraced the development with regular entries into Town & Country's yearly gardening competition.

Major Clarke House – Cranbrook, Kent



Redevelopment of existing sub-standard elderly accommodation to provide 24 new sheltered accommodation flats for older people close to the centre of the market town of Cranbrook.

Project value: £2.7m

Client: Town and Country Housing Group

Services: Architects (RIBA Stages 0-6), Employer's Agent, Cost Consultants, CfSH Assessor

Background: Major Clark House, situated in the Weald of Kent market town of Cranbrook, originally provided flats for the elderly which fell short of current design standards. Redevelopment options included disposal of the site for market sale family houses or flats, however our Client, with the support of the Parish Council, chose to retain affordable rented homes for older people due to the excellent location near to the town centre, shops and amenities and its long established use.

The development included demolishing and replacing the existing building/warden's accommodation with affordable rented, sheltered 1 and 2 bedroom flats for older occupants, built to meet current space and amenity standards, and in line with the Conservation Area status. The units are operated and managed by TCHG.

Iris Court – Reading, Berkshire



Conversion/refurbishment of Grade II Listed Rectory to provide 4 apartments to upper floor and communal facilities to ground floor, new build extension providing 39 one and two bed apartments for Independent Living.

Project value: £3.9m

Clients: Southern Housing Group Limited

Services: Employer's Agent

Architect: PRP

Iris Court in Tilehurst, Reading is the site of the original rectory to St Michael's Church on New Lane Hill, set within a beautiful conservation area. Over the latter half of last century the site expanded from the existing Listed Victorian Rectory to include two further modern buildings built during the 1960s and 1980s which became vacant over subsequent years, with the Listed building also falling into significant disrepair.

Southern Housing Group obtained Planning Approval and Listed Building Consent to demolish the 1960s extension and build a new modern extension housing 39 one and two bed apartments, together with the conversion and refurbishment of the Listed Rectory to provide 4 further Homes and communal facilities to a high level finish.

Windmill House – Chingford, Essex



Replacement of two community centres with a 44 apartment Extra Care building all designed to meet HAPPI recommendations.

Project value: £7.45m

Client: Circle 33 Housing Trust Ltd

Services: Employer's Agent, CDMC, Cost Consultant, Partial Clerk of Works Inspections, Party Wall Services

Key partners: Circle 33, LB Waltham Forest, GLA, PRP (Architect), Higgins Construction PLC

Background: Windmill House redevelopment site in Weale Road, Chingford is bounded by mature trees/open spaces and, more significantly, the rear gardens of Grade II Listed Friday Hill House.

Outcomes: Completed in 2015, the scheme provides 38 one bedroom flats (4 wheelchair) and 6 two bedroom flats for rent for residents age 55+, together with a laundry, guest facilities, hairdressing salon and an assisted spa room, plus 24 hour on-site care staff and community alarm service. Described as 'aspirational housing for older people', this scheme was shortlisted for the 2013 Housing Design Awards 'HAPPI Project Award', the 2013 Housebuilder Awards 'Best Retirement Scheme Award' and the 2013 'Health & Care Unbuilt Award'.

Poplar Tree Court – Bedford, Bedfordshire



Poplar Tree Court is a specialist development of 18 one bedroomed self-contained supported living apartments, run by MacIntyre Housing Association.

Project value: £1.89m

Client: Grand Union Housing Group, MacIntyre Housing Association, Bedford Borough Council

Services: Full Architectural Service, Employer's Agent, Cost Consultants, CDMC

The site was the location of Orchard House, a registered care home providing short term care for adults with learning disabilities.

They offer a responsive flexible service to support adults with learning disabilities and their families based on the assessed needs of the individual, which promotes independence, choice and life skills. Unfortunately the building was out of date, unworkable for current needs and not suitable the modern requirements for this type of facility.

Bedford Borough Council, Grand Union Housing Group and Baily Garner collaborated together to deliver this much needed supported housing scheme which works in conjunction with the surrounding natural landscape.

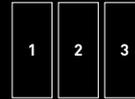


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Front cover



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