



CARE

Unique solutions



WE UNDERSTAND THE CARE BUSINESS

From dementia and disability support to accommodation for young people or specialist facilities for the blind, we know that care is about meeting individual needs.

We deliver high quality living spaces that are life-enhancing and therapeutic, as well as safe and secure. In both residential and day care settings, our integrated teams help businesses build new care facilities or update existing ones.

We are experts in sensitively managing upgrade programmes ensuring minimum disruption to 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.

Baily Garner has been active in the Care Sector for over 40 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 and their staff to work in.



Oaks Court, Morden.

Demolition and replacement of an existing care home providing 51 apartments, along with shared facilities which include laundry room, hair dressing suite, shop, doctor's consultation room and an activity room.

Architect: PRP.

THE CHALLENGES

New funding arrangements which devolve care budgets to individuals and their families are making the care market increasingly competitive and driving up standards.

But this new culture is also creating severe challenges for providers who find their facilities no longer meet exacting standards.

Fortunately, Baily Garner has the business acumen and project management skills to help our clients modernise their premises, adapt imaginatively and, in so doing, improve their bottom line.

Creating places where not only people wish to live, but to attract the staff who are greatly needed in the sector.

Simmonds Court, Rusthall.

Shared facilities overlooking the High Street encourage connection to the wider community.

Architect: Baily Garner.

Windmill Court, Chingford.

Features in this award winning development, in the grounds of a Grade II-listed building, include winter garden balconies and wide circulation deck access walkways.

Architect: PRP.



Gresham House, New Malden.
18 new apartments providing independent living for residents aged 55+ within a secure environment.
Architect: PRP.



Emily House, Ladbroke Grove.
Supported housing scheme providing 26 apartments in a mixed use development alongside the Grand Union Canal.
Architect: RHWL.

RENOVATION AND REMODELLING

We are experts in sensitively managing upgrade programmes ensuring minimum disruption to residents.

By remodelling spaces we can make them more efficient and maximise resources to create a better environment for residents. We also offer environmental assessments to identify the most appropriate and cost effective energy improvements to your buildings.

We have extensive knowledge of sensitive renovation and conversion of listed buildings, using our skills and expertise to provide high quality care facilities within historic settings.

Iris Court, Reading.

Conversion and renovation of a Grade II Listed rectory along with a new build extension to provide 43 apartments.

Architect: PRP/CHBC Architects.



Marlborough House, St Leonards.

A sensitive reinstatement of a fire damaged building, comprising 40 extra care apartments, two medical practices, a pharmacy and various community services.

Architect: Baily Garner.



Griffin Place, Aylesbury.

This hostel provides 167 short and long stay bed spaces for homeless people.

Architect: Baily Garner.



Helmi House, Stockwell Park.

46 extra care apartments situated within a mixed tenure housing development as part of a major regeneration programme in Brixton.

Architect: PRP.

KEEPING YOUR BUSINESS WORKING

We have considerable experience of sequential up-upgrades and phased redevelopments - an approach to transforming care facilities which allows residents to remain in situ.

Many of our new build schemes involve demolition and construction on tight urban sites and our project managers work with the contractors to ensure disturbance is kept to a minimum.



Oaks Court, Morden.
Architect: PRP.

FOCUSING ON QUALITY OF LIFE

We deliver high quality living spaces that are life-enhancing and therapeutic, as well as safe and secure, and we are often asked to deliver new facilities in line with recommendations in the HAPPI report.

Communal facilities, clustered around the main entrance, can ensure a vibrant social heart to schemes whilst maintaining privacy and security to the residential areas. Lounges, dining rooms and activity rooms can often be used for coffee mornings and luncheon clubs and offered for hire when available. In addition,

developments often now include a laundry, a hairdressing salon, doctor's consulting rooms, spa rooms and guest bedrooms.

The use of open deck access walkways can avoid dark, gloomy corridors whilst ensuring the apartments are dual-aspect, providing good levels of natural



Gresham House, New Malden.
Architect: PRP.



Simmonds Court, Rusthall.
Hairdressing and pampering suite at the heart of the development.
Architect: Baily Garner.

ventilation and light. The walkways often overlook shared landscaped gardens and facilitate greater interaction between residents, particularly with widened informal seating areas.

The inclusion of winter gardens to each apartment can provide additional, year-round amenity

space to the residents.

The winter gardens act as a thermal buffer to improve thermal performance of the apartments during the winter but in warm weather the glazed screens can slide to one side to provide an open, but recessed, balcony space.

Doliffe Close, Mitcham.
43 apartments, including 23 for extra care supported housing and 18 for assisted living, with associated common areas and external landscaping.
Architect: PRP.





WORKING COLLABORATIVELY

We work collaboratively with care teams - often including family members - to design facilities that meet the very specific needs of individual end users.

This means taking account of mobility and other impairments to ensure facilities are able to adapt to the very specific needs and wishes of the person concerned.

We also understand the need for discreet but effective security and have significant experience of using assistive technologies to monitor the whereabouts and well-being of residents.



Oaktree Lodge, Greenwich.
Specialist dementia care unit with individual bedrooms and ensuite bathrooms grouped around a cluster of lounges, with wanderloop and secure linked garden.
Architect: Baily Garner.



Futures House, Marsh Farm.
Baily Garner collaborated with local community representatives and care agencies to deliver a dynamic community hub.
Architect: Baily Garner.

EXPERTS IN DEMENTIA CARE

The dementia care market, including respite care, is growing fast, and we are specialists in building facilities that meet increasing demand for sensitively designed, high quality living spaces tailored to individual needs.

We know that families of people with dementia are increasingly looking for environments for their loved ones that are therapeutic and life enhancing as well as safe and secure. That is why we integrate wanderloops into our designs, which minimise stress and anxiety for people with dementia. It is also why sensory rooms and sensory gardens feature, along

with bright and light spaces, to help enhance quality of life for those even in the later stages of the disease.

Small details, such as memory trigger items on key doors helping people navigate their way around a building, can make a huge difference to people with dementia.



LEARNING AND PHYSICAL DISABILITIES

Baily Garner have also designed, built and remodelled accommodation for adults and children with both learning and physical disabilities, promoting independent living and allowing people to move out of large impersonal institutions.

In addition, we have delivered sheltered housing, children's homes, homeless hostels, family support centres, drug and alcohol dependency accommodation, nursing homes, and schools for children with special educational needs.



Ashcombe Court, Carshalton.
Supported accommodation for people with learning and physical disabilities.
Architect: Baily Garner.



Poplar Tree Court, Bedford.
18 self-contained apartments with communal support facilities, giving a modern housing option to people with learning disabilities.
Architect: Baily Garner.



Admirals Wood, Swanwick.
Self-contained flats for people with learning disabilities in a supportive cluster.
Architect: Baily Garner.



Church Road Hostel.
Art therapy for personal development at rough sleepers hostel.
Architect: Baily Garner.



The Bridge ILS, Islington.
Catering for pupils who have Severe Learning Difficulties and/or Autistic Spectrum Condition, this new facility includes a separate residential building for eight pupils.
Architect: Haverstock.



Major Clarke House, Cranbrook.

24 apartments for older people create a varied roof-scape in keeping with the character of Cranbrook's historic buildings whilst providing photovoltaics only visible from within the courtyard.

Architect: Baily Garner.

Dr Spurstowe and Bishop Wood Almshouses, Hackney.

31 apartments situated around a sheltered court in a conservation area.

Architect: Baily Garner.

EVERYTHING IN ONE PLACE

Care businesses turn to us because they know that our integrated one-stop shop approach means we have all the expertise they need under one roof.

Our Architects, Surveyors, Project Managers, Cost Consultants, Building Services Engineers and Energy Consultants work closely with our customers as a cohesive team, coming up with unique solutions to suit their specific business needs.



Oaks Court, Morden.

A sedum roof provides visual amenity to residents on the second floor.

Architect: PRP.



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