

## PROPOSED CARE BUILDING

THE GARDENERS ARMS PUB SITE,  
BROAD GREEN ROAD, LIVERPOOL



1.0	Table of Contents	02
	<b>The Development Team</b>	
2.1	Health & Social Care Partnerships Scheme Overview	03
2.2	An Introduction to H&SCP	04
2.3	An Introduction to Seddons	05
	<b>Current Scheme Proposal</b>	
3.1	Design Approach	06
3.2	Site Strategy	07
3.3	Building Elevations	08
3.4	Site Sections	09
3.5	Indicative 3D Visuals	10
4.0	Contact	11

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### 2.1 SCHEME OVERVIEW



We would like to consult you regarding our planning application.

It is our intention to submit a planning application to construct a care building on the site of The Gardeners Arms Public House, Broad Green Road, Liverpool.

Prior to submitting this application we wish to consult residents immediately adjacent to the site and we have assembled the following document for your information. As well as introducing ourselves and our company, we would encourage your feedback and thoughts on the proposed scheme. This brochure includes details of the proposed design to give you a better idea and understanding of what we are submitting.

It is intended that the site and service will be developed to accommodate adults with an acquired brain injury and complex health needs.

The building is to be called Broad Green House and will comprise 18 beds. The site will comprise two units with a central building. Each will accommodate 9 individuals and have a fully accessible service user kitchen and laundry, dining room, lounge areas, office/ clinic space and assisted bathrooms.

The use of smart technology, materials and design with complex needs in mind will be incorporated in the build of the service.

We hope this information is useful and gives you a clear picture of the proposals. If you do have any questions or feedback please write to the address confirmed in the covering letter.

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Health and Social Care Partnerships (H&SCP) is a small independent health and social care provider based in Liverpool. The Directors of the Company are all healthcare professionals and collectively have over 90 years experience of providing health and social care services.

H&SCP currently provides residential nursing services for adults with learning disabilities and complex needs and for people with an acquired brain injury from a site in Netherley.

As a provider we currently have people placed with us by NHS Merseyside, Liverpool Primary Care Trust, Liverpool Social Services, Warrington Borough Council, St Helens and Halton Primary Care Trust and Social Services, Knowsley Borough Council, Sefton Primary Care Trust and Bury Social Services.

Our services are supported by a multi-disciplinary team of dedicated specialists who are in turn supported by the company directors.

The focus of the service provided will be on meeting the holistic needs of each individual. Maintenance and improvement in their quality of life can be enabled with the support of the specialist team on site.

A strong emphasis will be on employing local people with the provision of excellent training and development opportunities. Health and Social Care Partnerships currently employ in excess of 80 people in the Liverpool area. Employment opportunities will be created for at least 40 individuals.

We are a Specialist Health and Care Company. We are dedicated to providing services to people with complex needs in an ethical manner which includes employing local people and using local suppliers to enhance the local economy.

We have included a few pictures of Vancouver House, our other care facility based in Netherley.



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**Seddon**



Seddon Construction Ltd. is the developing contractor for the project which will be built for Health & Social Care Partnerships. Seddon is one of the largest privately owned construction companies in the UK. Part of the Seddon Group of companies it is a unique business built upon a dynamic combination of traditional values and modern processes.

A strong, family owned business, Seddon has evolved into a modern, fully integrated group of specialist companies at the leading edge of the UK's construction industry.

Seddon has responded rapidly in recognising the market place is moving forward and the increasing need for care, extra care, residential and specialist facilities.

Seddon have been involved in the Social Health Care Sector for many years, successfully completing numerous projects for a wide variety of clients including, NHS Trusts, Health Authorities, National Care providers and private individuals. Seddon's extensive experience in providing care and extra care solutions has enabled the company to develop a comprehensive understanding of this specialist care sector.

Seddon works on projects throughout England and Scotland with a selected sample of completed Care Homes listed below:-

- Almond Court 1 & 2, Drumchapel
- Ballingry
- Bankview - Remodeling and refurbishment
- Belong Care Home, Wigan
- Cherry Tree House, Blackpool
- Claremont House, Heckmondwycke
- Cockermouth, Cumria
- Crossacres, St. Annes
- Cross Gare Care Centre, Kilmarnock
- Fife - Phase 1
- Greenock
- Gulthrie Court - Edinburgh
- Ings Grove - Mirfield
- Methil
- Pitkerro Road, Dundee
- Port Sunlight, Cheshire
- Renfrew
- Stevenson
- Stepps Road, Glasgow
- Timperley, Trafford
- Vancouver House, Liverpool

Seddon is experienced in working in urban contexts, and in close collaboration with adjoining property owners to ensure that the impact of construction works is minimised. As part of this commitment Seddon is a member of the 'Considerate Contractors Scheme'.

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### 3.1 DESIGN APPROACH

#### INTRODUCTION

The development plot is approx. 2.0 acres, and is located at the junction of Broad Green Road and The Green on the site of the existing Gardeners Arms Public House and car park which includes the present bowling green to the rear which is to be retained. It is proposed to demolish the pub and develop the site with a purpose built 18 beds facility providing a Specialist Brain Injury Care Unit with full staff support at all times.

#### SITE DEVELOPMENT

The site is arranged to retain the use of the existing access from The Green, to the side of the pub, for both vehicles and pedestrians. This is close to the bus stop on this side of the road on Broad Green Road and visible from the main road junctions, providing safe access to the site and keeping the parking near to the main entrance, thus avoiding isolating the bus stop from pedestrians. Located here the access also achieves the maximum distance from existing residences, therefore minimising any nuisance.

As an urban form the building footprint, in conjunction with the existing buildings, creates a continuous development ring to enclose the bowling green and rear gardens, thus providing active but set-back frontages to both Broad Green Road and The Green.

#### BUILDING DESIGN

In providing care facilities on the site two of the key practical design issues are the requirement for generally level access from the footpaths and car parking and maximum accessibility within the premises.

Conscious of the existing changes in level the design seeks to provide all of the care accommodation at the first floor level, accessible by lift, and appearing single storey from along The Green and to the rear, with two storey evident only to the entrance elevation and to Broad Green Road. Once at the main accommodation level, approximating to the level of the present rear car park, the building will be at one level throughout and accessible by all residents and staff.

The building will be divided into 2 individual units accessed via the central building which includes the entrance. Each unit is arranged to accommodate 9 individuals with each bedroom having its own fully accessible en-suite shower room/wet room and in most cases direct access to external gardens.

Each group of bedrooms will be supplemented with a fully accessible service user kitchen and laundry, dining room, lounge areas, office/ clinic space and assisted bathrooms, all designed to meet the everyday needs of the residents.

The central building will include office/reception space, education/training facilities, meeting rooms, storage areas, sluice and laundry room. There will also be therapy/ activities rooms which open onto the rear gardens and will be available for shared use, meetings, functions and visitors, and for physiotherapy and occupational therapists to provide additional care support.

Additional ancillary support, such as offices and main kitchen, with its own service access, are located on the lower ground floor overlooking the car park and Broad Green Road, which also improves surveillance to the front of the site.

#### BUILDING APPEARANCE

This will be a home to a number of the residents and therefore it is to be a place which is welcoming in appearance, as well as being a positive, beneficial and uplifting environment to live in. It is to be a high quality building of traditional appearance with durable materials with projecting bays which identify the main living areas as more pronounced than the bedrooms, whilst the central element is more contemporary and defines the junction between the two units and indicates the main entrance situated at the change between single and two storey.

The introduction of hipped ends and the building shape has allowed the roof line to reduce adjacent to no. 215 Broad Green Road and provide a less dominant building than the three storey pub. Clerestory glazing to the main roof not only breaks up of the horizontal datum of the ridge but provide additional daylight to the centre corridor of each unit.

The entrance approach is clearly visible and accessible from the junction of Broad Green Road and as an element is important enough to warrant a more distinctive treatment to provide a change to the remainder of the building, the geometry and materials determining the importance of this element.

Large windows provide plenty of daylight with external doors from bedrooms and dayrooms to access the gardens wherever possible. The layout of the building ensures that the existing adjoining dwellings are not overlooked by any of the proposed development.

#### GARDENS & BOWLING GREEN

It has always been the intention to retain the bowling green for bowling club members. In retaining the trees and screen planting to this area, as well as creating new landscaped private gardens, this will provide the majority of the external amenity space. It will be possible to integrate this into the more extensive and generous landscaped gardens which will be provided to create a protected and safe outdoor environment for the residents to enjoy.

The gardens will include suitable footpaths with walking routes, raised flower beds and various seating areas and paved areas, all of which will be designed to create a usable space for wheelchair access. By necessity this will include steps and ramps to allow the residents to overcome the changes in levels to access all areas but will be designed to ensure the external spaces address the needs of the residents in order to play an essential part in their therapy.

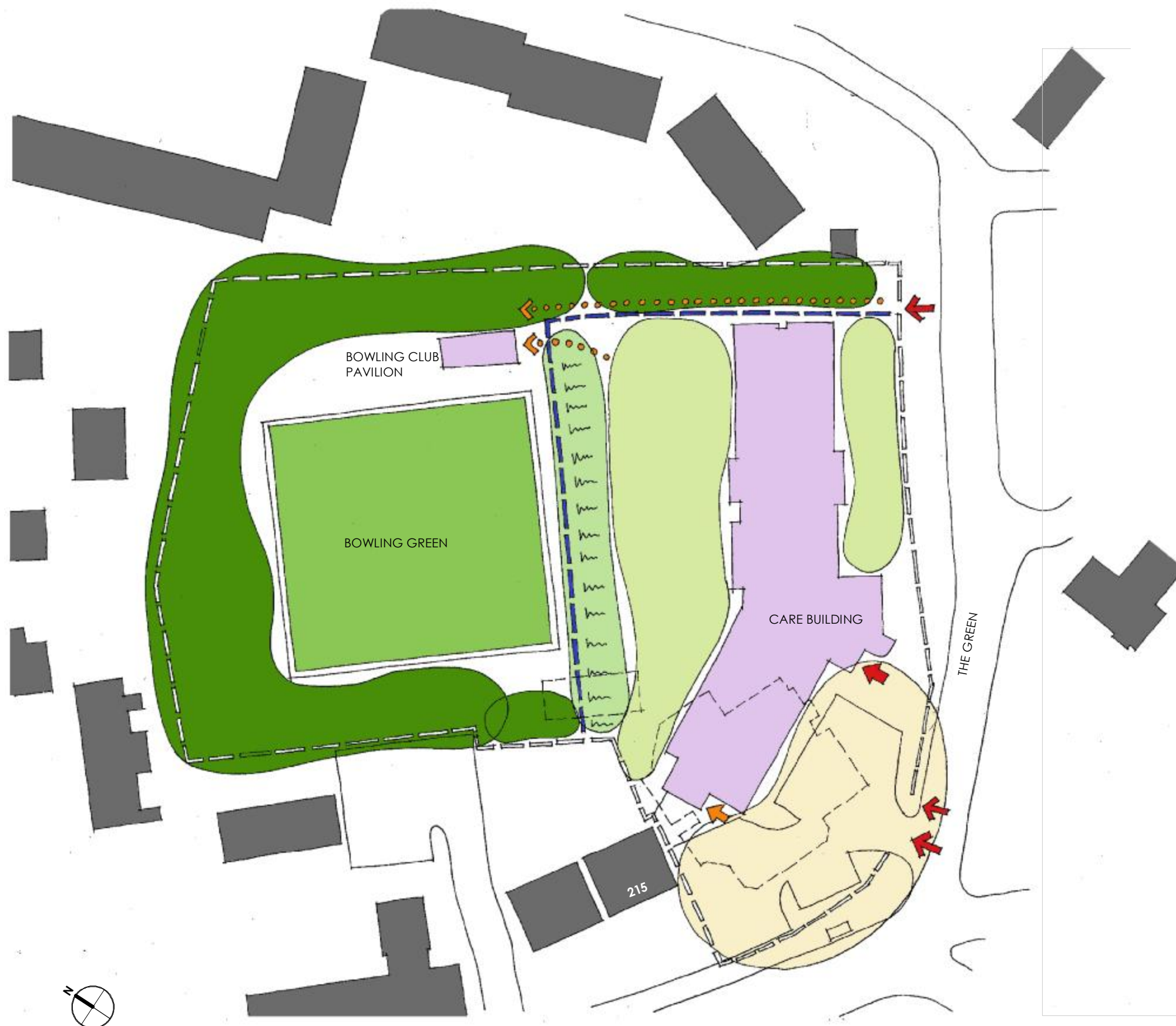
We have indicated initial proposals for the existing bowling clubhouse to be taken down with a new pavilion building located on the opposite side of the bowling green, however these plans have yet to be discussed in detail with the Bowling Club. It is the intention to provide access for the residents to the bowling green and clubhouse from the rear gardens hence the bowling club house is located and planned to include disabled access, WC etc. Access to the bowling green will be provided for members via the side of the new development from The Green.

All of the rear bedrooms will face out onto the private gardens whilst a number of bedrooms will face out onto new gardens between the development and The Green. It is the intention that this boundary brick wall will be repaired and improved with brick piers and railings between with heavy planting behind to maintain the privacy for the residents.

















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### KEY

-  SITE BOUNDARY
-  INTERNAL FENCING
-  EXISTING BUILDINGS
-  OUTLINE OF EXISTING BUILDING DEMOLISHED
-  NEW BUILDING
-  SITE ACCESS POINTS
-  BUILDING ENTRANCE
-  SERVICE ENTRANCE
-  ACCESS TO BOWLING GREEN
-  OPEN ENTRANCE AREA - GENERALLY HARD LANDSCAPED WITH SOME SOFT PLANTING
-  SOFT LANDSCAPED GARDEN AREAS
-  EXISTING TREE PLANTING
-  BANKING GRADIENT
-  BOWLING GREEN

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### 3.3 BUILDING ELEVATIONS

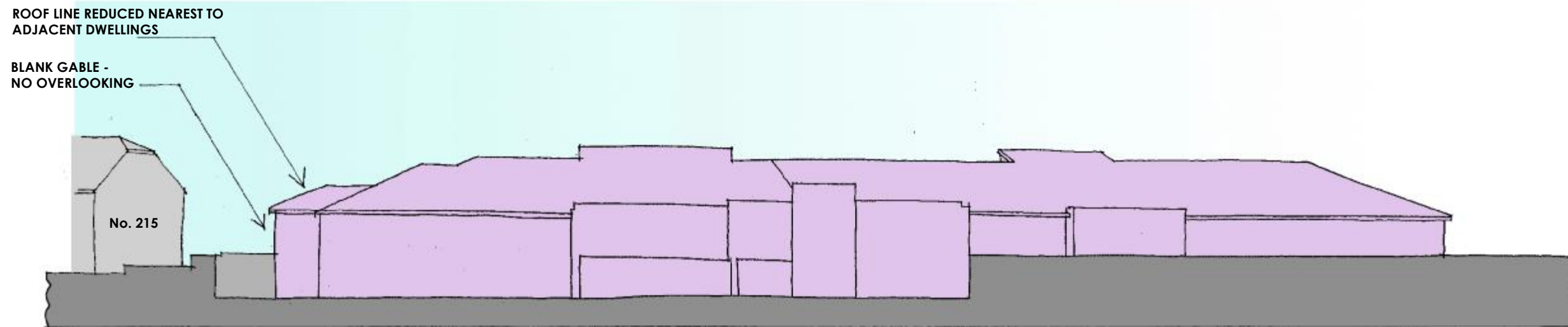




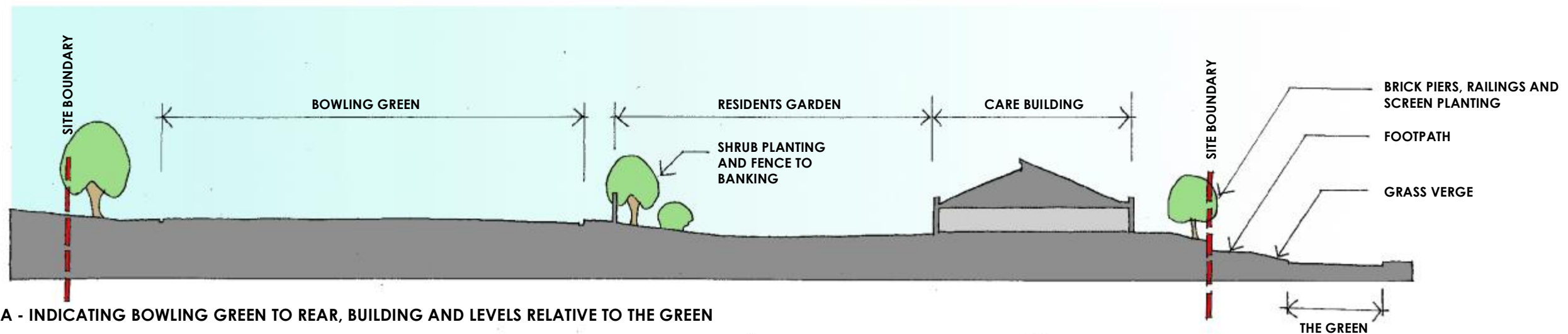
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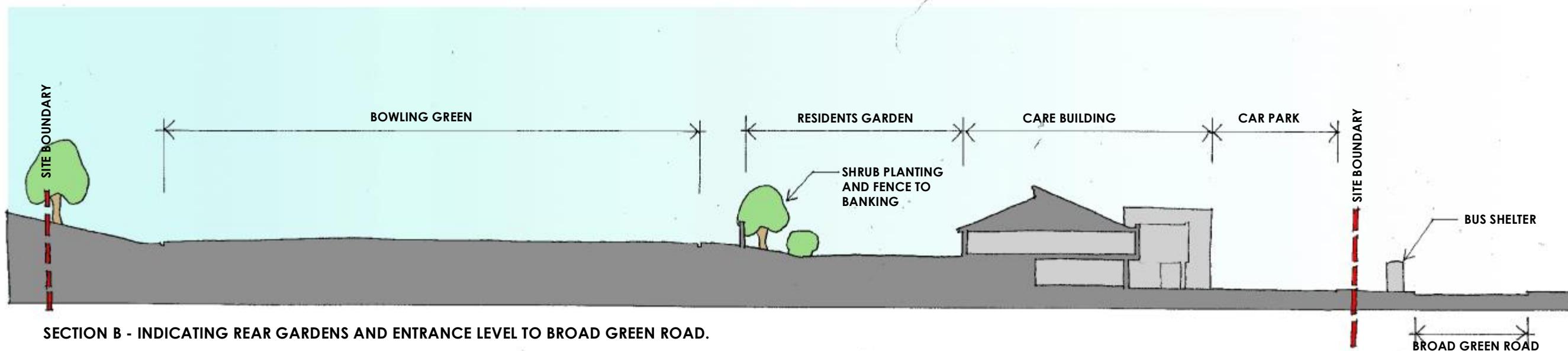
## 3.4 SITE SECTIONS



MASSING ELEVATION AT THE JUNCTION OF BROAD GREEN ROAD AND THE GREEN



SECTION A - INDICATING BOWLING GREEN TO REAR, BUILDING AND LEVELS RELATIVE TO THE GREEN



SECTION B - INDICATING REAR GARDENS AND ENTRANCE LEVEL TO BROAD GREEN ROAD.

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3.5 3D VISUALS



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### 4.0 CONTACT

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