



**FEASIBILITY STUDY –
PROPOSED REFURBISHMENT
& ASSOCIATED WORKS**

TO

**BELVEDERE
RUNCORN
CHESHIRE
WA7 1DN**

AUGUST 2018

OUR REF: P5501/CR

Report Prepared By

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1.0 EXECUTIVE SUMMARY

This report considers the feasibility of converting Belvedere, an old and run down residential building in Runcorn, into a modern care home capable of serving a range of residents including those with dementia.

Having completed the assessment there are a number of configurations considered possible to meet the Client's brief, all of which however are dependent upon the funding available. The budget costs range from £1.408m to £1.568m depending on the preferred option, with a timescale of between 22-26No. weeks to complete the works on site, excluding ACM works.



Site Plan (Not to Scale)



Front Elevation – Main Entrance to the left, car park to the right.



Rear Elevation – Note basement car park entrance.

2.0 INTRODUCTION

2.1 Instruction

Arcus received instruction from Mr John Hughes, of Halton Borough Council, to carry out a study to assess the feasibility of undertaking internal alteration and refurbishment works to Belvedere, Runcorn, to convert it into a modern nursing/care home facility.

An initial briefing meeting, on Monday 16th July at Runcorn Town Hall, was held with Mr Hughes, Mrs Sue Wallace-Bonner and Mrs Helen Moir. Matters to consider, where possible, included;

- Communal areas, namely dining and lounge areas, to have views across the River Mersey to both levels,
- Provision of passenger lift (wheelchair only, not bed). Consideration to be given to basement level access also,
- First floor to be residential/supported living accommodation with bedroom, living room and ensuite facilities,
- Ground floor to be mix of communal and residential accommodation,
- Shower rooms to be full wet rooms, not level access showers,
- Staff areas to both levels,
- Localised storage for staff to both levels,
- Room sizes to be based on similar bedroom facilities located at Oak Meadow, in Widnes, with additional 20% area,
- Access to central courtyard external area,
- No Staff bedroom/sleeping accommodation was needed,
- Provision of IT and ancillary facilities such as tv aerial, nurse call system, tele-medicine facility, fall monitor systems etc – all via 2No. data points per room and additional units to common areas,
- Laundry for 3No. washing machines and 2No. driers.

Consideration was also to be given to the inclusion of dementia friendly care facilities.

The report was also to include possible improvement works to the utilities services provided within the building and its aesthetics externally.

Access to floor plans was available via the Council's P2 database system.

Indicative plans of the car park footprint had been provided to the Writer by Mr Hughes previously.

2.2 Date of Inspection

A brief site walk-around externally was undertaken by the Writer with Mr Hughes after the briefing meeting. Internal access to communal areas was gained by the Writer on Thursday 19th July. Very limited access to the bedroom areas was possible due to locked doors/no access.

During the visits a visual inspection only was undertaken to the accessible areas. No opening up works were undertaken.

2.3 Circumstances of Inspection

The property was only partly occupied at the time of inspection and was vacant to a large number of areas. It was previously used as residential accommodation before the facility/service was revised. Security staff occupy a number of the areas currently.

The weather conditions were generally sunny and dry.

2.4 Location

The property is located on Cooper Street, Runcorn. It is in a prominent site overlooking the River Mersey / Ship Canal with panoramic views.

2.5 Description

The property is predominantly a two storey structure with single storey sections. It has a reinforced concrete frame which is clad with brickwork. It has solid floors throughout and a mix of pitched roofs over. Most corridor areas benefit from high level clerestory windows for natural daylight and ventilation.

The bedrooms to the first floor have wc/bathroom and kitchen facilities provided. Some of the ground floor bedrooms have these, but not all, so communal wc and shower facilities are present.

To the rear of the property a basement car park for Churchill Mansions is present, part of which projects under Belvedere.

A ground level car park is provided to the right of the building, with some spaces occupying a section beneath the first floor overhang.

Access to the main entrance to the front of the building is via a short staircase or access ramp.

External windows and doors were double glazed aluminium units and in a satisfactory condition requiring no works.

Access for ambulances under the canopy was not able to be confirmed.

2.6 Existing Layout

The existing layout of the site is as indicated on the drawing contained in Appendix A.

3.0 SERVICES / DELETERIOUS MATERIALS

3.1 The building is served with the following utilities;

- Gas – the incoming gas supply is located to the left of the main entrance and serves the boilers to the adjacent room. No other gas fittings were noted during the inspection.
- Electricity - the incoming mains supply panel is also located to the left of the main entrance. This then serves numerous distribution boards throughout the building. Some of the distribution boards evidence recent testing in December 2016 with a retest recommended December 2021.
- Water is provided throughout the building and is assumed to be mains fed as no water tanks were visible.
- Drainage, both surface and foul, is present.

Note: No testing of services was undertaken or possible during the inspection.

- 3.2 An automatic fire detection system and emergency lighting system is present to various areas.
- 3.3 Asbestos Containing Materials (ACM's) are present to the building. The Client has test certification dated November 2017 of these to the textured ceilings throughout and some panelling.
- 3.4 Areas of dampness to walls were noted during the inspection. Exact reasons were not identified during the inspection but would need addressing as part of any proposed works.

4.0 PROPOSED WORKS OPTIONS

The following is to be read in conjunction with the proposed drawings contained in Appendix A.

- 4.1 The layout of the building is generally set out in its overall footprint due to the nature of its construction ie concrete frame and floors. However, this also lends itself for a large number of layout changes internally as most of the walls, subject to further investigation, are considered to not be load bearing. On this basis two options have been prepared as follows;

Option 1 – Retain Existing Footprint

This option provides 23No. bedsit style units comprising bedroom/lounge, kitchen facility and wet room style bathroom facility. The other communal and staff facilities are as indicated.

Option 2 – Increase Internal Floor Space

This option provides 28No. bedsit style units comprising bedroom/lounge, kitchen facility and wet room style bathroom facility. The other communal and staff facilities are as indicated.

Note1: An additional bedroom could be provided to Option 2 if the passenger lift location was amended. Other minor alterations/combinations are also possible and would best be resolved at a Client meeting once the opportunity to consider this report has been undertaken.

Note 2: Bedroom sizes at Oak Meadow were on average approximately 15.8sq.m for a bedroom and ensuite wc facility. Therefore, adding 20%, we have based proposed minimum layout sizes on approximately 19.0sq.m. This however includes the kitchen facility within the room. Exact kitchen facility requirements are currently unknown and an allowance for a basic installation only i.e. sink, base unit and fridge space with wall units has been made. No cooker has been incorporated.

Passenger Lift

A passenger lift is indicated to two possible positions. The one by the main entrance is the most readily accessible but would only cover the ground and first floors. Due to the car park basement area being located under the rear of the building, this is the only position that a lift could access all three floors. However, this would affect the number of car parking spaces available and require a corridor for access at first floor level. Detailed inspection of the basement area for confirmation of its exact location in relation to the upper floor areas would be required.

General Works

The following works would be recommended for either of the proposed Options;

- Boiler plant and distribution pipework and radiators. These would be replaced as the main boiler plant is considered to be coming to the end of its functional life and the pipework and radiators would be relocated as part to the alteration works and would need to incorporate low surface temperature radiators or similar protective heating emitter.
- The electrical supply infrastructure, due to the wholesale layout changes, would be changed, including distribution boards and protective fittings/devices due to the occupancy of the building.
- ACM removal works. The removal of these materials, due to their extent, will probably be required as Notifiable Non-Licensed Works. This will require confirmation should the works proceed.

The Options provided have a variety of principles applied, some of which are more relevant than others depending on the preferred layout, including;

- Communal bathroom facility either kept away from the main busy main entrance area to avoid stress or provided near the same area as readily accessed by staff,
- Communal kitchen and lounge areas are the same on both layouts so as to maximise access to the main kitchen and provide the scenic views from the rear windows for the lounge,
- The ground floor lounge has been located for the scenic view but will also have natural light from the clerestory windows overlooking the courtyard,
- Dead ends are inevitable due to the layout of the floors but these have been reduced in size to maximise the usable floor area or omitted completely on the extended ground floor layout,

Matters to provide a dementia friendly facility would be incorporated into the detailed design, should works proceed, and would include;

- Avoidance of dark flooring and confusing wall colours to reduce anxiety, confusion and distress,
- Use of bright, light, airy areas with plain patterns,
- Themed areas and activities to promote memories,
- Anti-reflective surfaces and glazing,
- Bright lighting including specialist installations such as PIR's to below beds to activate by feet movement,
- Provision of gaps around doors to identify bathroom locations via light,
- Quiet acoustics,

- Garden layout, including avoidance of dead ends,
- Other items as identified by Client specialist.

5.0 BUDGET COSTINGS

The below budget costs for the options indicated have been prepared based sq.m refurbishment rates from Spon's 2018, being completed in one phase, and can be summarised as follows;

	Option 1 Existing Footprint	Option 2 Increased Footprint
Refurbishment of care home - sq.m.	1,189	1,189
Rate / sq.m (average)	£995.00	£995.00
	£1,183,055.00	£1,183,055.00
	Area	Area
New Build Section - sq.m	-	145
Rate / sq.m	-	£900.00
	-	£130,500.00
External Works Estimate (garden & redecoration)	£45,000.00	£45,000.00
ACM Works (Provisional Sum)	£40,000.00	£40,000.00
Provisional & Contingency Sums	£75,000.00	£75,000.00
Lift (2 storey / 3 storey)	£65,000.00	£95,000.00
Total (exc VAT & Fees)	£1,408,055.00	£1,568,555.00

All costs excluded VAT at the prevailing rate and any Statutory Approval or Professional fees.

Exclusions:

- Roof repairs (as areas not accessible),
- Internal fixtures and fittings,
- Drainage survey.

6.0 ANTICIPATED PROGRAMME

An initial assessment of the different Options from a timescale perspective is as indicated below. This is purely from a time on site viewpoint. Any design, statutory approval etc would be in addition to the times indicated.

Option 1 – Retain existing footprint/area

Time on site – Approx. 22No. weeks

Option 2 – Increase internal floor area

Time on site – Approx. 26No. weeks.

Note:

All of the above timescales exclude any ACM removal works as they are currently unknown and would require specialist advice.

7.0 STATUTORY APPROVALS

7.1 Planning Approval

All of the proposed Options will require Planning Approval for the lift shaft as a minimum. A formal application will be required, which will attract a corresponding fee.

A maximum period of 8No. weeks is generally required by the Local Authority to assess and approve an application. We would recommend that this period be allowed for in any programming of the works.

7.2 Building Control Approval

All of the proposed works will fall under the requirements of the Building Regulations and will therefore require Building Control Approval. Should the works proceed a formal application will be required. This will attract a corresponding fee, which is subject to the value of the works.

A maximum period of 8No. weeks is generally required by the Local Authority to assess and approve an application. We would recommend that this period be allowed for in any programming of the works.

7.3 Construction (Design & Management) Regulations (CDM) 2015

The proposed works will fall under the CDM 15 Regulations. Due to their duration they will be notifiable to the HSE. A Principal Designer will have to be appointed for the works, which will attract an additional fee, and place duties on the Client. This can be discussed further should the works proceed.



8.0 CONCLUSIONS AND RECOMMENDATIONS

Both of the Options indicated are considered to be feasible to complete. The proposed passenger lift works included will be Client lead dependent upon the importance of access and lift location.

Overall the budget available, relative to the number of beds that could be provided, will identify the most suitable option. Further Client consideration on the proposals tabled to date is recommended to ensure the best option is identified.

Arcus Consulting LLP
August 2018



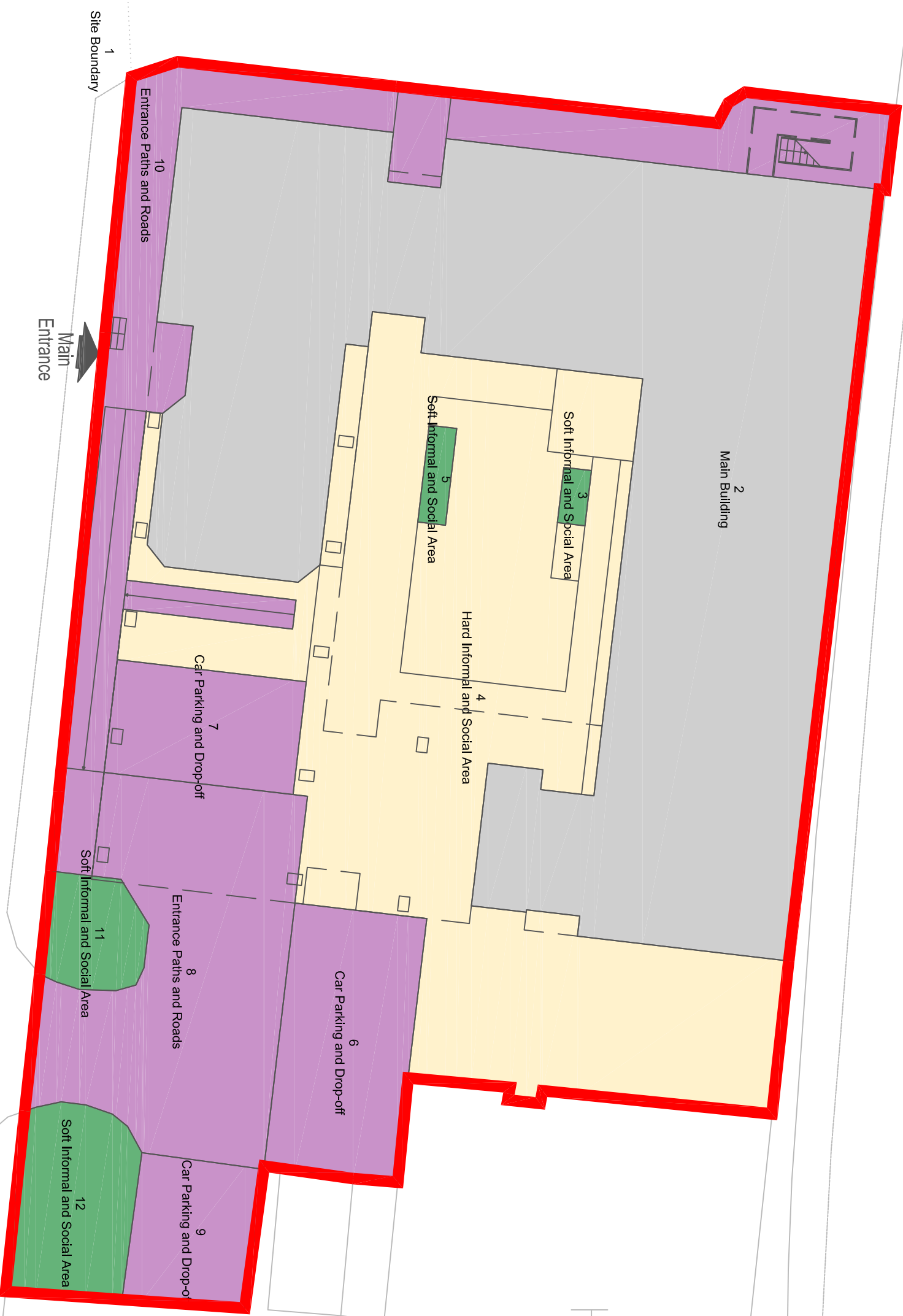
9.0 APPENDICES



9.1 APPENDIX A

DRAWINGS

MERSEY ROAD



COOPER

Rev	Date	Description
-	-	-



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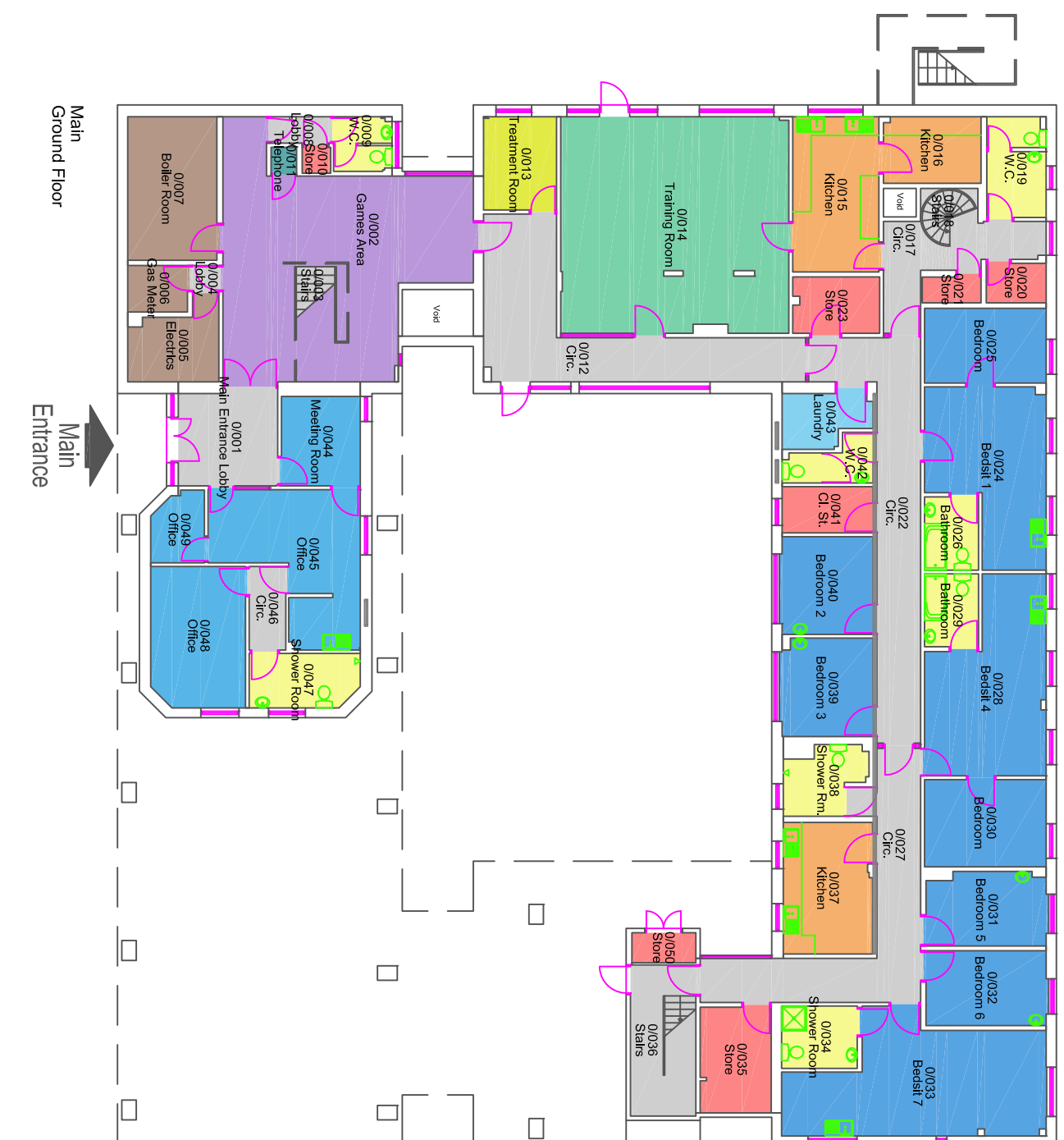
Client
 Halton Borough Council

Project
 Belvedere Feasibility Study

Title
 Site Plan

Scale	Date	Stage
1:200 @ A3	August 2018	-
Job No	Drawing No	Rev
P5501	P5501/001	-
Drawn	Approved	
SG	CR	

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Belvedere Runcorn

6510002
6510002

Site Area: 1518.5
Gross External Area: 1305.0
Gross Internal Area: 1189.4
Total Room Area: 1099.7
Net Internal Area: 676.0



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Client
Halton Borough Council

Project
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Title
Existing Ground Floor Layout

Scale	Date	Stage
1:200 @ A3	August 2018	-
Job No	Drawing No	Rev
P5501	P5501/002	-
Drawn	Approved	
SG	CR	

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Rev Date Description

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Client
Halton Borough Council

Project
Belvedere Feasibility Study

Title
Existing First Floor Layout

Scale	Date	Stage
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Job No	Drawing No	Rev
P5501	P5501/003	-
Drawn	Approved	
SG	CR	

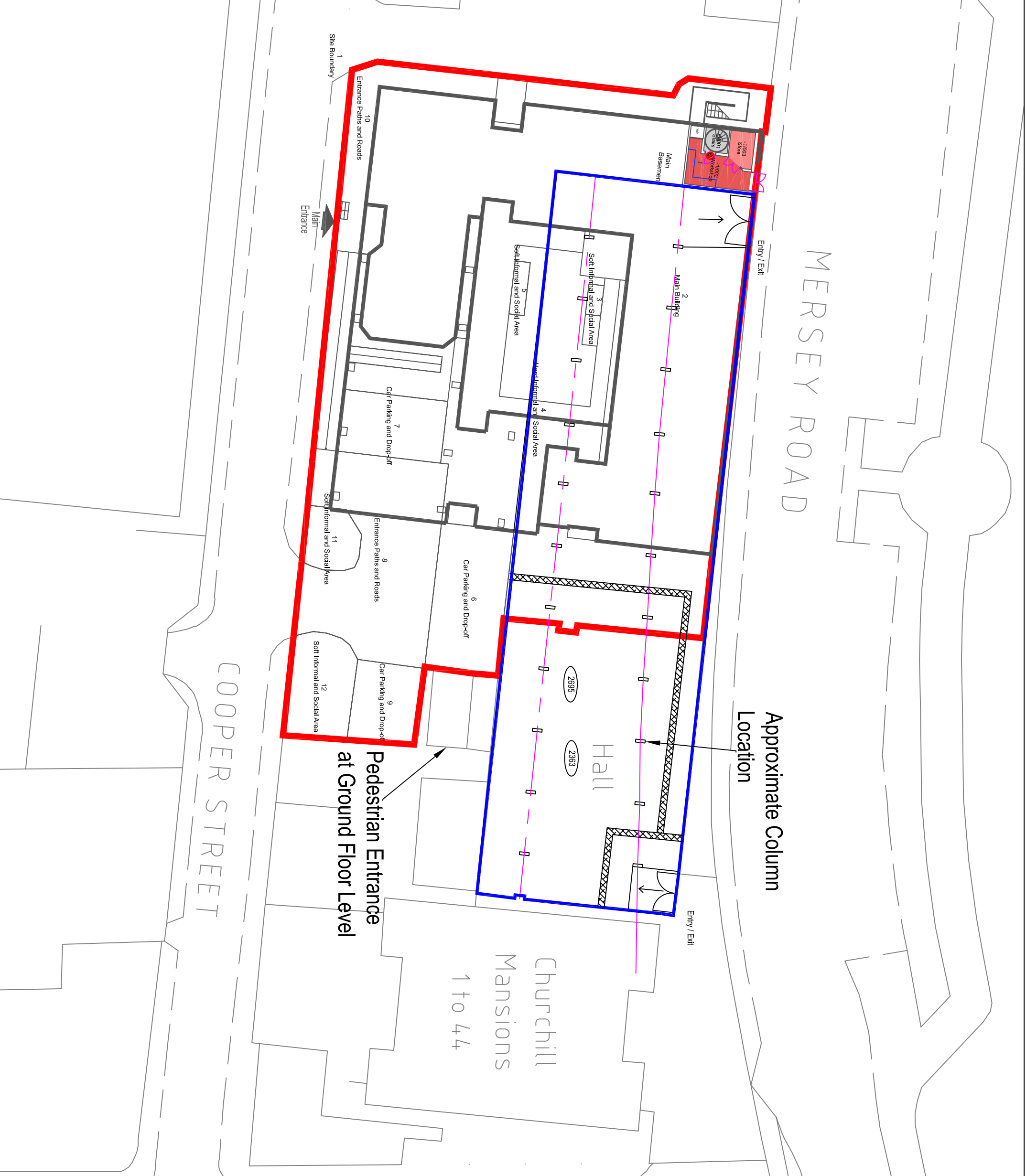
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Main
First Floor



MERSEY ROAD

COOPER STREET



Approximate Column Location

Pedestrian Entrance at Ground Floor Level

Churchill Mansions 1 to 44

Key

- - Site Boundary
- - Approximate Car Park Location
- Existing Building Footprint
- Approximate Floor Slab Thickness Change Locations



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Client
 Halton Borough Council

Project
 Belvedere Feasibility Study

Title
 Existing Layout - Building & Basement Car Park

Scale	Date	Stage
NTS@A3	September 15	-
Job No	Drawing No	Rev
P5501	P5501/004	-
Drawn	Approved	
SG	CR	

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Rev	Date	Description
-	-	-



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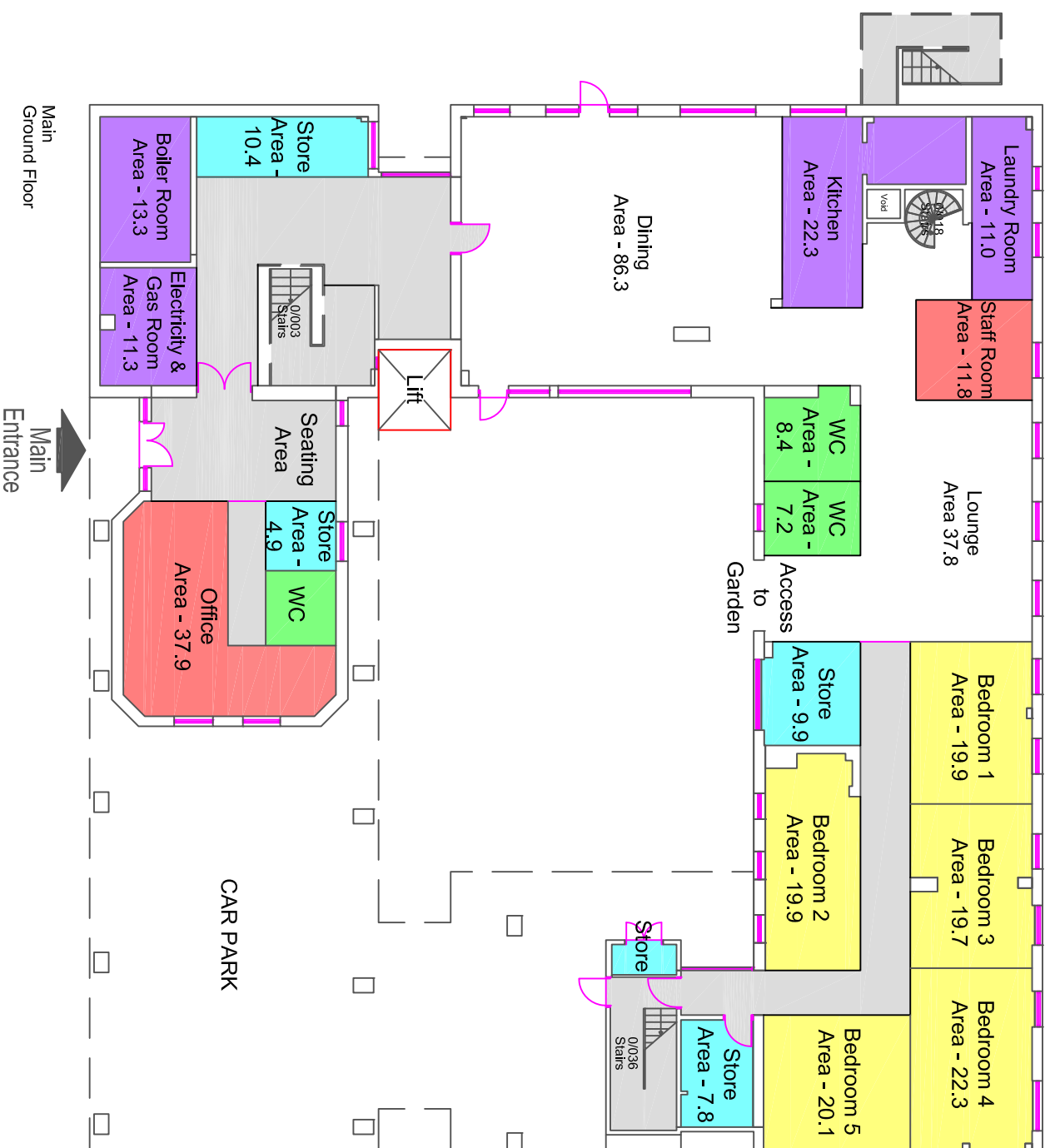
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Project
 Belvedere Feasibility Study

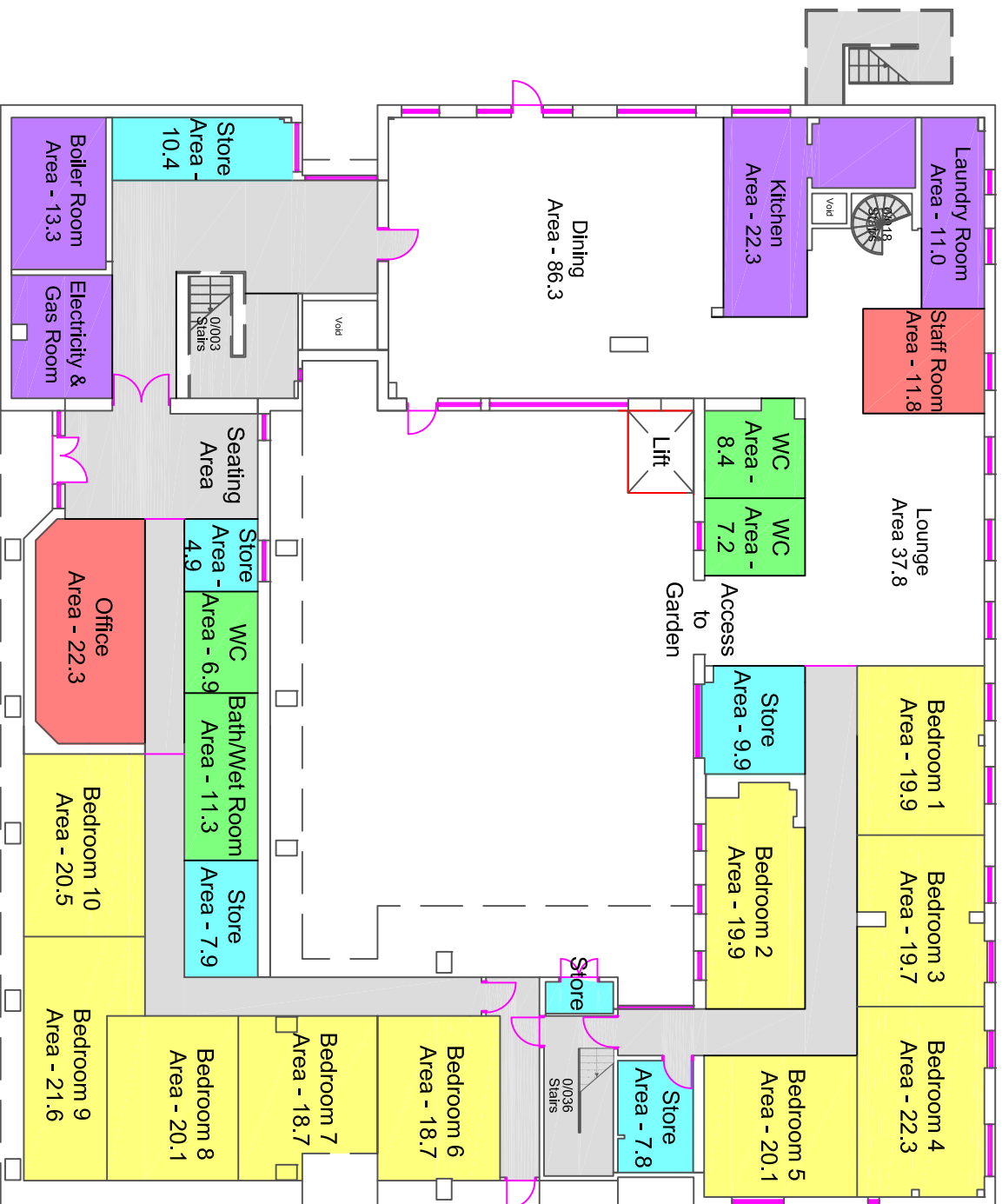
Title
 Proposed Ground Floor Layout - Option 1

Scale	Date	Stage
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Job No	Drawing No	Rev
P5501	P5501/101	-
Drawn	Approved	
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-	-	-



Main Ground Floor
Main Entrance



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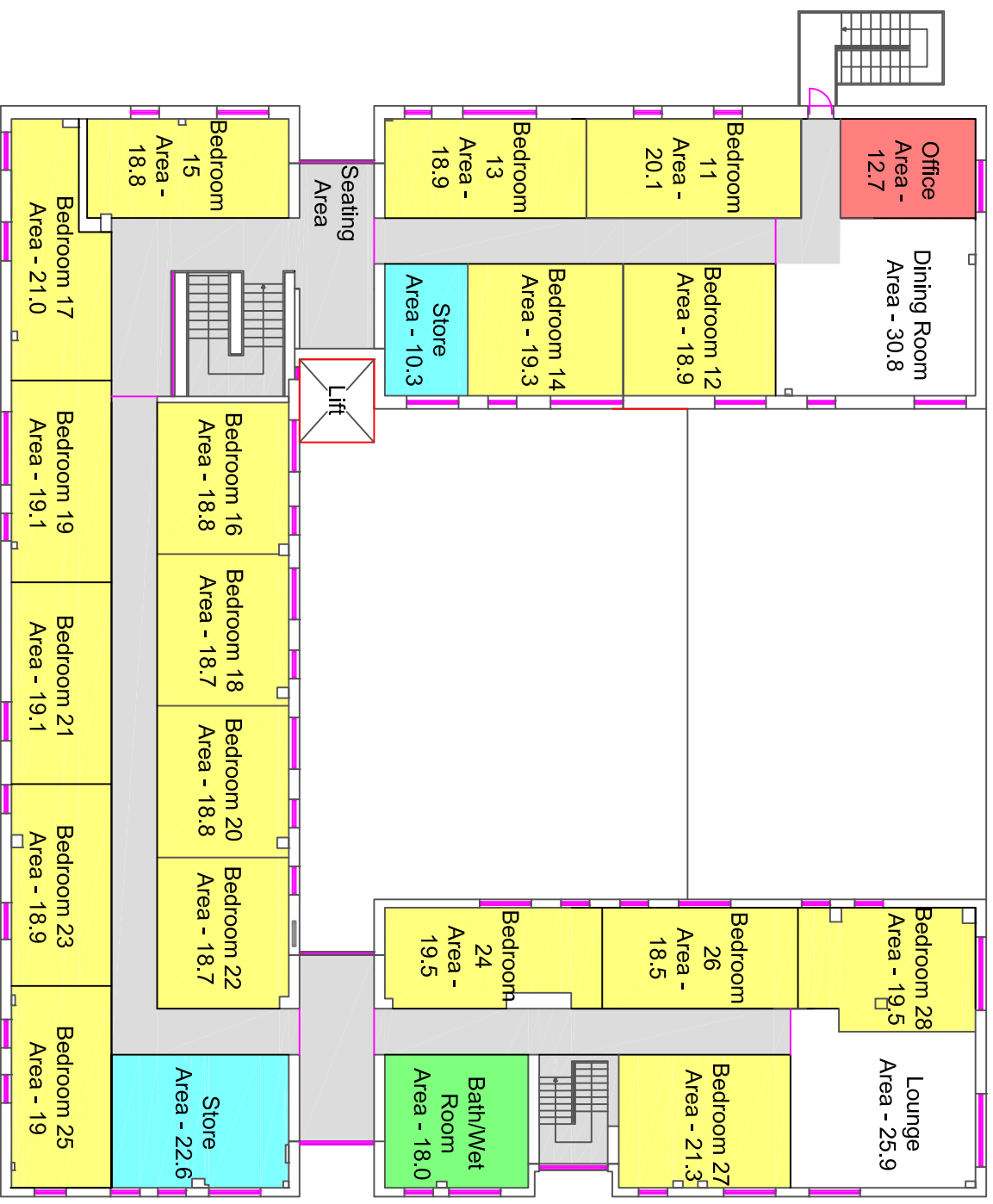
Project
 Belvedere Feasibility Study

Title
 Proposed Ground Floor Layout - Option 2

Scale	Date	Stage
1:200 @ A3	August 2018	-
Job No	Drawing No	Rev
P5501	P5501/102	-
Drawn	Approved	
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Rev	Date	Description
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Client
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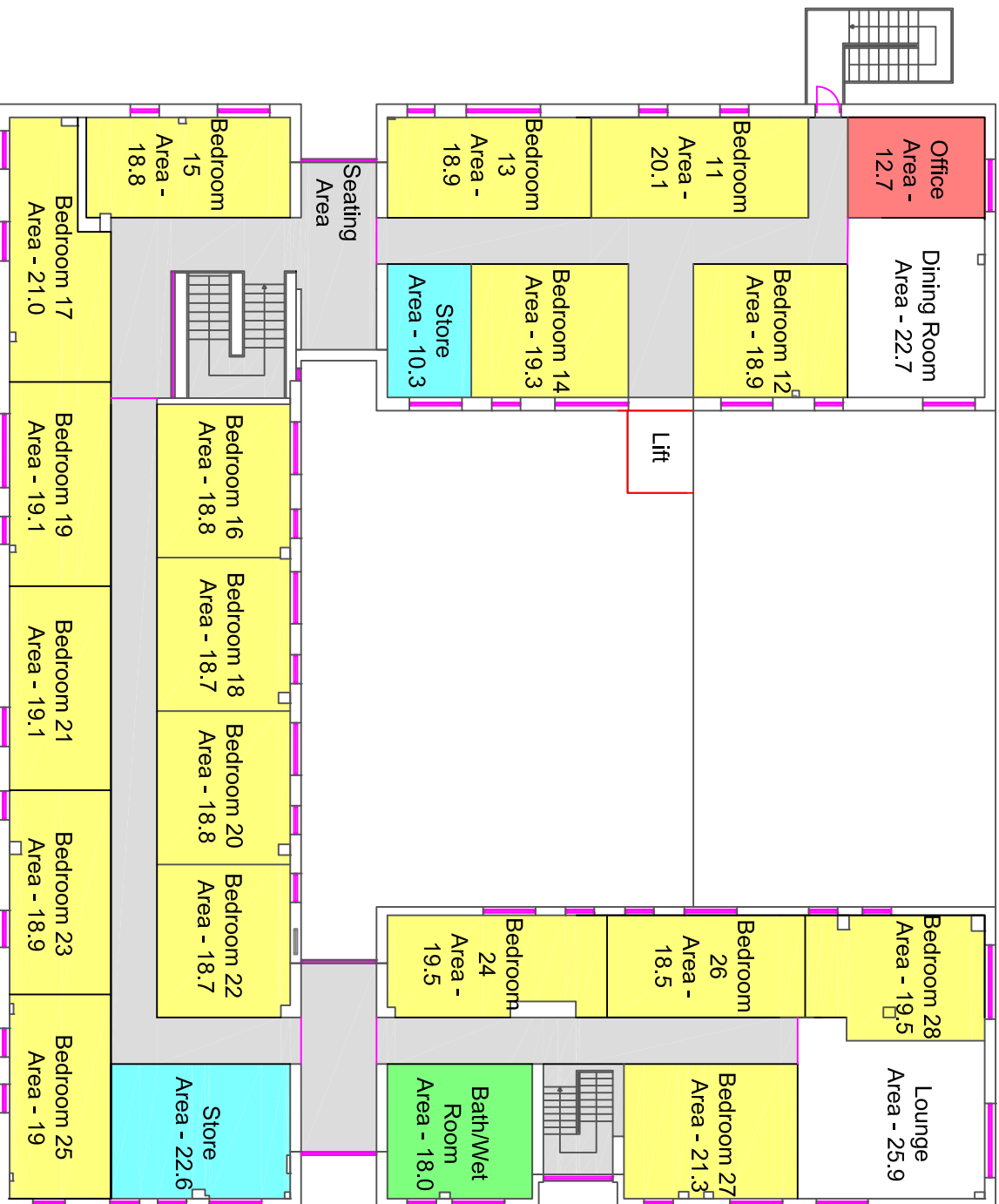
Project
 Belvedere Feasibility Study

Title
 Proposed First Floor Layout - Option 1

Scale	Date	Stage
1:200 @ A3	August 2018	-
Job No	Drawing No	Rev
P5501	P5501/103	-
Drawn	Approved	
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Main
First Floor



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Client
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Project
 Belvedere Feasibility Study

Title
 Proposed First Floor Layout - Option 2

Scale	Date	Stage
1:200 @ A3	August 2018	-
Job No	Drawing No	Rev
P5501	P5501/104	-
Drawn	Approved	
SG	CR	

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9.2 APPENDIX B

PHOTOGRAPHS



Photo. 1 – General view of Belvedere and car park.



Photo. 2 – General view of Belvedere and front entrance.



Photo. 3 – General view of Belvedere.



Photo. 4 – General view of Belvedere (right).



Photo. 5 – General view along GF corridor.



Photo. 6 – Typical first floor bedroom with kitchen facility.



Photo. 7 – General view of GF main kitchen area.



Photo. 8 – General view of first floor corridor area.

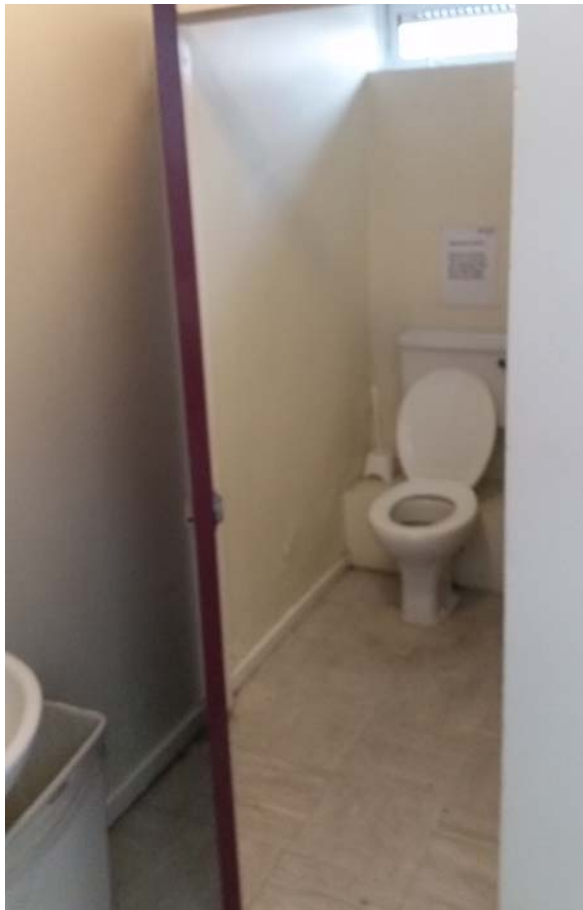


Photo. 9 – Communal wc area.



Photo. 10 – Communal area.



Photo. 11 – General view of shower facility.