

# Prestige projects are making a big impact

An eye-catching new luxury care home is already attracting the attention of would-be residents as Greswolde adds the finishing touches to one of two prestige projects for Cinnamon Care Collection.

The plush on-site show suite is now open for people to explore at Stourbridge's £7.5m 80-bed Parkfield Grange, bannered as setting a gold standard for senior care in the West Midlands.

"The care home is looking fantastic," said Cinnamon Project Manager Ben Collard.

"It's especially pleasing that it will offer residents access to outside space and gardens from every floor. We are confident that our home will offer the best facilities and care within the West Midlands.

"We've already had a number of enquiries and look forward to people looking around the elegant show suite."

The Covid-19 lockdown slightly delayed all projects for the company and for Greswolde, which is also on site in Sutton Coldfield to provide the same exceptional residential, dementia and respite care home for 64 people. But everyone is working hard to make up for lost time.

The pandemic has also highlighted the need for high quality care, particularly in those areas that had been identified by Cinnamon Care Collection as already suffering a care bed shortfall.

"We are passionate about delivering first class care and creating a stimulating environment to help older people to live happier, healthier and more fulfilled lives," added Ben.

"This pandemic will likely increase the need for high quality care and luxury facilities that Cinnamon provides."

Parkfield Grange's luxurious facilities include a fine restaurant, private dining room for special celebrations, a cinema room, hair and beauty salon, plus vibrant lounges, a café and a bar.

"It is a pleasure to work with Ben and his team to create these important developments," said Greswolde Director Chris Harrison.

"We've enjoyed working with Chris and the Senior Site Managers Peter Rhodes and Steve Maxwell," added Ben.

"The quality of delivery to date has been very good. The challenge for all of us now is to achieve the highest quality finish on both projects and to achieve a smooth handover to our operations team."

Parkfield Grange is part of the award-winning Cinnamon Care



"Looking fantastic" is Parkfield Grange. Image courtesy of Cinnamon Care Collection.



A view of the new show suite.

Collection, which has been voted Top 20 Care Home Group for three consecutive years.

For more information visit [www.cinnamoncc.com](http://www.cinnamoncc.com) or to book a show suite visit, please email Jenny Billingsley, Home Admissions Advisor, at [parkfield.haa@cinnamoncc.com](mailto:parkfield.haa@cinnamoncc.com)

**Professional Teams: Stourbridge: Contract Administrator/QS, Meedhurst Project Management; Architect, Harris Irwin; SE, Clancy Consulting. Sutton Coldfield: Contract Administrator/QS, Fed3; Architect, PRC Architects; SE, ARC Engineers.**

## 35 YEARS AND COUNTING

That makes more than 25 life-enhancing care and medical projects so far, with 4 more on the way, including Broadway's New Barn Close Surgery (see page 2).





# Medical centre is future perfect

**B**roadway's impressive new medical centre is pretty momentous as it will gift 7,500 patients with much expanded services in a purpose-built facility that replaces a long outdated surgery in two 16th century cottages knocked together. But it will have an even mightier impact on the future. "This has secured a high quality Primary Care Centre actually in Broadway for the next 25 years," said Dr Neil Townshend, who has led on the Eden Stow Properties-developed project for more than seven years.

"The development and evolution of the practice has been stifled by what is a beautiful characterful building, but is extraordinarily limited in terms of its physical constraints and function as a medical centre. "This is a fantastic opportunity for us to open a whole new chapter for the practice's future."

Currently a six doctor practice - with three nurses, a healthcare assistant and a phlebotomist - the New Barn Close Surgery building will empower expansion in practitioner and patient numbers.

Crucially, it will also enable on-site provision of both NHS and private services, such as physiotherapy,

psychological therapy, screening, osteopathy, podiatry and audiology.

"It's a really exciting project: an excellent example of a collective effort to bring forward an essential healthcare facility for the benefit of the local patient population and their dedicated healthcare team.

"Broadway will soon have an excellent new medical centre, securing the community's primary care service long into the future," said Michael Luckley of Eden Stow Properties.

Dr Townshend is planning a big official opening next spring.

"It's absolutely wonderful to see it taking shape and we're so grateful to Michael for all of his work in getting us here, to the architect Iestyn Wyn Jones of C2J Architects, to County Councillor Liz Eyre and Parish Council Chairman Barrie Parmenter for their enormous support, and of course to Greswolde," added Dr Townshend.

"The construction team has been absolutely fantastic. I've been so impressed.

"Site Manager Gary Kefford runs an extremely clean, quiet and tidy site. I've never been involved in a project where the construction team has been so helpful, positive and welcoming."

"We are very pleased to be part of such an important community enterprise that is attracting plenty of interest," said Greswolde Managing Director Malcolm Priest.

**Professional Team: Client, Eden Stow Properties; Architect, C2J Architects; Contract Administrator & QS, Quadrant Surveying; SE, CD Gray & Associates.**



*"Greswolde has been fantastic to work with"*

*Making a big impact. Images courtesy of C2J Architects.*

*Honey-coloured Broadway and its Tower are world-renowned.*

## A superb symbol for iconic village

All eyes were on the design of the new GP hub, set on a greenfield site on the entrance road to one of the world's most photographed villages.

Cardiff-based C2J Architects' Cotswold stone and render masterpiece fits beautifully, says the GP whose brainchild this project is.

"It wouldn't have been right to have had some pastiche of a Cotswold creation there. This does a wonderful job of linking new with old - modern as befits its function, but also reflecting the stone and elegance of shape of an iconic village," said Dr Neil Townshend.

"It presents a really nice message as you come into Broadway. It's a symbol of the fact this village has very good infrastructure, looks after its own and cares about its future."



# Project marks a major step in school's evolution

A four-pronged project is fuelling the drive to increase opportunities for disadvantaged pupils and provide additional coveted places at Walsall's Queen Mary's Grammar School (QMGS).

Greswolde is adding a new six classroom block, extending the school hall and car parking.

The team has already converted a classroom into another science lab.

The work is part of a Selective Schools Expansion Fund project that will swell pupil numbers by 240, offering extra places for local children from low income households.

"We have been delighted to see that the proportion of students qualifying for the Pupil Premium has increased from less than 10% to more than 20% for the past three years, many of these from the local area," reported Headmaster Richard Langton, whose team has been working with primary schools' Year 5 pupils to build aspiration and help them prepare for the entrance exam.

"The new building development provides the space to house these students, as year groups have expanded from 150 to 180."

The £1.7m project is the latest in a long line of enhancements for QMGS, which was founded by Queen Mary I in 1554.

Its new Sutton Road building was opened by the Dean of Westminster in 1966.

Architect practice Rush Davis has been helping QMGS grow for more than two decades and Doug Eburah enjoys adding to the design narrative.

"The original design was architecturally very good, which makes it especially interesting to evolve. I very much value that and the relationships built up with School staff over the years," said Doug, who relishes the challenge of knitting the designs together.

He has continued the leitmotiv copper-coloured triangular hall roof on the new three-sided extension, maintained sight-lines out under the library to the playing fields and, on the new classroom extension, matched the curtain-walling effect to the block it abuts.

"It is rewarding to be helping the school to make such a difference in the community," said Greswolde Contracts Manager Jason Taplin, whose on-site team is led by Ash Anderson.

QMGS Facilities Manager Kevin Parker has been busy overseeing enhancement work for the past 12 years.

"This isn't the biggest project, but it's certainly a major one in the evolution into a 21st century place of learning that always endeavours to put its best foot forward."

**Professional Team: Client Representative, The Mercian Trust; Architect, Rush Davis; Contract Administrator & QS, Wakemans Ltd; SE, David Symonds Associates; M&E, Stewart Associates.**



The 2012-completed Collier Centre's copper-coloured canopy echoes the library's roof and the hall's angular topping. The triangular hall extension will continue the theme. Picture courtesy of Rush Davis.

"The evolution into a 21st century place of learning that always endeavours to put its best foot forward"



## 35 YEARS AND COUNTING

Greswolde is also busy extending a thriving industrial estate business and beavering away on the much-anticipated 2nd Warwick Sea Scouts headquarters, where the happy clients have just commissioned the construction team to carry out the final fit-out too. In nearly four decades, Greswolde has polished off scores of community projects and business developments.

## Science block brings a special element to school's expansion

Work has begun on an impactful £2.8m science block that will allow for an increase of pupils at the prestigious Wolverhampton Girls' High School.

Up to 150 pupils will gain highly sought after places in coming years, as the new two storey block provides a range of specialist science labs and a multi-use activity space.

Business Manager Jane Tench said: "We are very excited that work has

commenced after two years of extensive planning.

"The additional teaching space will allow us to open up the school to an increased intake of students, allowing more girls the opportunity to experience what Girls' High has to offer.

"With a large proportion of girls choosing to study science subjects, both at GCSE and A Level, these state-of-the-art facilities will really enhance the learning environment for future

cohorts of students.

"We are pleased to have appointed Greswolde to undertake the work and look forward to a successful working partnership."

The bold design of the building complements a two-year-old stand-alone sixth form block, which features distinctive perforated metal cladding and reflective glass.

Joe Harris, of Seymour Harris Architects, was also responsible for the earlier development.

"The complementary building to the previous phase will bookend the site with two consistent contemporary additions to the historic location," he said.

"We have used the same high quality materials and overhanging metal canopy and again used reflective glass cladding, which effectively mirrors the mature trees growing around the site.

"We did not want the building to be a pastiche of the main school block, so this very modern new look instead

complements the colour and design of the original."

The project is sited on the old tennis courts and the trees that surround it are being carefully preserved. The architects also worked closely with Sport England to identify and refurbish alternative tennis court provision.

The new building will be joined to the main school by a covered walkway. Science labs in the main school block will be refurbished by Greswolde in a further phase of development next year.

Contracts Manager Jason Taplin comments: "We will be working very closely with the school throughout this project, which will be a challenging build due to the space constraints of the site.

"Work will be carried out alongside the normal life of the school and as always we will be following our Building with Care guidelines to ensure the safety of all of the pupils and staff."

● Images courtesy of Seymour Harris.



**Professional Team: Architect & Contract Administrator, Seymour Harris; QS, Wakemans Ltd; SE, Couch Consulting Engineers; M&E, Bennett Williams.**



# Joining forces is a super smart move

“Greswolde has been extremely professional, considerate and accommodating”

A super ‘smart’ medical centre will use cutting edge technology to deliver improved health services to thousands more people in Coventry.

The striking £1.6m Henley Green Medical Centre will enable an increase in patient numbers from 8,000 to around 12,000.

The high tech surgery, which will be a paperless practice, is set to be a trailblazer.

Practice Manager Davinder Gill, an experienced IT innovator, had a vision for bringing the latest technological advances to health care and believes Henley Green will lead the way.

“Everything begins with the building and this one definitely has the wow factor. Services that operate from here are going to be equally special,” said Davinder, one of the first people in the UK to develop and deliver internet courses in the 1980s.

“From the moment patients arrive they will notice this centre is very different.”

A machine will do a Covid temperature check on entry and confirm that a mask is being worn. Patients will check in through an app and can even take their own blood pressure via a machine in the waiting area.

The project is the result of a four year collaboration between two local practices, who joined forces to create one new large centre.

“We are very proud that this iconic new building will enable us to provide improved access to health care for our patients across the community,” said Dr Shiv Dhawan.

“This has been a challenging project to deliver but we realised two smaller practices were no longer sustainable and we needed to collaborate to deliver the standard of care we want to provide.”

The Henley Green building has been partly demolished and rebuilt with a two-storey addition. The new clinic will have flexible accommodation, including a minor surgery suite and on-site pharmacy.



Architect Filip Florczak’s design uses the principles of healing architecture, which have been shown to have a positive effect on patients’ health and wellbeing.

“A double storey atrium is at the heart of the design, as it creates the sense of arrival and a welcome space flooded with daylight,” he said. “It also helps blur the boundaries between the original part of the building and new extension.”

“Typical long narrow corridors have been replaced with open, light spaces and the smaller waiting areas will make people feel at home. Evidence shows high blood pressure can actually be reduced by these kind of environments.”

“We’d like to think the local community will come to see this as an iconic building and will feel proud of it,” he added.

The health care team, including five full and part time GPs, will lead an expansion of services to include new provisions such as Well Woman and Minor Ailments clinics.

The Henley Green team and their Crossley colleagues have been working closely together since December, when they moved onto one site.

“It was a blessing in disguise that we had to move out very suddenly, as we had time to streamline our systems in preparation for the move,” explained Dr Dhawan, who praised Greswolde for its project delivery, despite the pandemic.

“Greswolde has been fantastic to work with, extremely professional, considerate and accommodating throughout, holding monthly meetings with us even at the height of the pandemic.”



Images courtesy of IDP Group.



Professional Team: Architect, IDP Group; QS, IDP Cost Consultancy; SE, JMS (Midland) Ltd.

## Smart surgery

- Communication through screens in every area.
- A whole wall video screen in reception will help calm patients.
- No ringing phones - the call centre is upstairs.
- Super comfy chairs in four waiting areas with self-test blood pressure machines.



*Dramatically life-changing Othello Way. Pictures courtesy of Jim Catlin for Knight Frank.*

# Stage set for a very special lifestyle

A groundbreaking development of beautiful homes in the Bard's home town is also promising a dramatic change of lifestyle. Othello Way, which has replaced a derelict three-storey 1970s' apartment block to transform a brownfield site, is exciting interest from far and wide, with enquiries being made even as Greswolde was at work on the Stratford-upon-Avon head-turner.

"This is a very stylish, high spec development with a wow factor, within walking distance to the town centre. It also offers a carefree style of life in a safe and secure gated environment with beautifully landscaped communal gardens," said Knight Frank Associate Chris Priestley, who is relishing marketing the homes.

"There has been a huge shift post pandemic lockdown. People want to move out of cities to where they can home-work in a place of beauty, with amenities on the doorstep. Othello Way is perfect for that too."

Created by local couple Tara and Alex Doncses, of Holloway Property Development, the innovation is also making waves as the first flood-proof multi home development of its kind.

Designed by award-winning Baca Architects, who specialise in building in, on or near water, there are 11 stunning homes, with massive kerb - as well as curb - appeal.

The houses and linking infrastructure are raised in those areas at low to medium risk from river run-off from the road at the front and the predicted potential impact of climate change on rainfall.

The creatively planted grounds are landscaped as rain gardens and swales to help retain and control water run-off.

"It has been a really fascinating project to work on," commented Greswolde Director Chris Harrison.

"We're extremely pleased with the development, which has been complicated but very rewarding," said Alex Doncses.



**Professional Team: Architect, Baca Architects; Contract Administrator & QS, PMP Consultants; SE, Shire Consulting.**