



60-BED WARD BUILDING PLUS LINKWAY



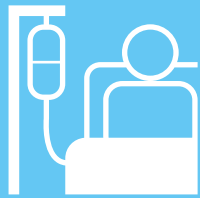
Technical specification

Two-storey ward building with single and multi-bed bays, staff areas, storage and utility areas, patient day room and linkway back into the main hospital building.

- RIBA Stage 2 onwards
- Fire performance above and beyond the requirements of HTM 05-02
- EPC 'A' rating
- Overnight cold water service diversion
- Demolition of old linking staircase



2000m²



60-beds



Air-source
heat pumps,
PV array



Total of
22 weeks
on site

REQUIREMENTS

When Mid Cheshire NHS Foundation Trust needed to increase capacity at Leighton Hospital, it turned to Darwin Group for help. Built in the 1970s using reinforced autoclaved aerated concrete (RAAC) that has now been deemed unfit for purpose, Leighton Hospital is one of several hospitals identified by the Government as needing to be rebuilt.

The Trust commissioned Darwin Group to build a new ward building not only increase overall capacity at the hospital, but also provide vital decant accommodation to allow MCHFT to undertake essential refurbishment and stabilisation works to exiting wards as part of the RAAC programme.





OUR SOLUTION

We were able to utilise our innovative modular build systems to provide a new 60 bed two-storey ward building featuring a mixture of single and multi-bed bays, complemented with ancillary accommodation - utility spaces, storage and staff areas - and a specialist physiotherapy space. Early stakeholder engagement and collaboration with the hospital's clinical staff saw Darwin Group take on board feedback to make several changes to the initial design, including the expansion of a day room, and the relocation of the physiotherapy area to the ground floor.

Stakeholder engagement also drove finishes choices, with door colours chosen and designed in collaboration with a dementia specialist, to ensure these were suitable for the needs of the Trust.



As the ward had to be built in the middle of the existing hospital site, we installed 2,000sq m of modular units across a single weekend to minimise disruption to the busy site.

As part of the project, an existing staircase between two live hospital wards had to be demolished, to facilitate the construction of a new linkway, back to the existing Hospital Street. The demolition was undertaken using a Brok Machine, and the area was acoustically shielded from the adjacent live wards, to minimise disruption to the Trust and ensure health and safety for site operatives.

The build was further complicated due to the need for a mains cold water service diversion underneath the footprint of the site. The water supplied three existing wards, so it was vital that the diversion was carried out swiftly and successfully. We successfully delivered the diversion overnight to minimise the impact, with no disruption for patients and staff.

The electric service to the building was also taken through the existing roof void, and extensive liaison with the Trust engineers was required to ensure the constraints around the RAAC planks were met, and the structure wasn't compromised.

The building is clad in non-combustible rockpanel boards designed to reflect the colours to the NHS and complement the surrounding site, whilst



maintaining fire performance, above and beyond the requirements of HTM 05-02. Sustainability is also a key feature, with a well-insulated building envelope, use of air source heat pumps and a roof-mounted PV array contributing to an EPC 'A' rating.

The finished building, which was officially opened by Health Minister Lord Markham in August 2023, has been well-received by staff and patients alike.



The unique challenges associated with the RAAC Estate necessitated finding the right contractor within a tight timeframe, and Darwin Group proved to be an excellent choice.

From the beginning to the end, they demonstrated exemplary performance in both design and construction, exceeding our expectations in every aspect.

The Project Delivery Team at Darwin Group went above and beyond, working diligently and efficiently to meet a fast-paced program. Their exceptional approach to risk mitigation and outstanding communication throughout the process were truly commendable.

Based on our experience, I wholeheartedly recommend Darwin Group for any complex healthcare schemes. Their expertise, professionalism, and ability to deliver on time and with minimal disruption make them an invaluable partner.

Martin A Foster, Divisional Director of Estates and Facilities

Mid Cheshire Hospitals NHS Foundation Trust



The experience I had working with Darwin Group was one of the best relationships I've seen working with a contractor. We started the project in September, and it was all completed by July - to budget - so it was a really positive experience.

The great thing about Darwin Group was that they really got it. They understood how important these two wards were to us.

As always on these big projects, sometimes things got delayed but we kept to the overall timetable, and what really impressed me was the relationship we built up. Whether that was with the project manager, quantity surveyor or another member of the team, there was constant dialogue, constant replying to emails, and trying to find solutions to any problems we encountered.

As a Trust, we're absolutely delighted with the wards now they're finished. It's a very modern facility compared to our other wards that gives a really good experience for patients and staff. We have very wide corridors and lots of space around the beds, which makes it great for our staff to treat our patients.



RUSS FAVAGER (CFO) INTERVIEW

From a Trust perspective, for major projects, the two most important things are cost certainty and time certainty, and we were delighted that this project came in on budget and on time. It was a great example of a collaborative partnership working.

Nothing was too much trouble for them during the project. I understand they even carried in all the stock when we were preparing the ward. Overall, the feedback from patients and staff has been excellent.

Russ Favager, CFO & Deputy CEO

Mid Cheshire Hospitals NHS Foundation Trust



LEIGHTON OPENING CEREMONY WITH LORD MARKHAM





LEIGHTON HOSPITAL NEW WARD BUILDING



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