

# Case Study

New environmentally friendly medical centre and pharmacy in the heart of a growing community

## Chapelford Medical Centre, Warrington, Cheshire

### Background

<b>Investment (£)</b>	£2.7m
<b>Start date</b>	November 2018
<b>Completion date</b>	January 2020
<b>Size</b>	600m <sup>2</sup>
<b>Architect</b>	DAY Architectural
<b>Surveyors</b>	Modero Ltd
<b>Construction company</b>	Cruden Property Group Ltd
<b>NHSPS lead</b>	Mark Lloyd, Principal Construction Manager

### The Challenge

NHS England and Warrington CCG inherited this scheme from the Primary Care Trust. For over ten years the GP practice and pharmacy had been in a portacabin which was very impractical, especially given that the local population of Chapelford was growing.

The challenge for NHSPS was to design a development that would enable more patients to be seen and a wider range of services offered, as well as being of sufficient quality to meet planning conditions and NHS Estates regulations at current market rent.

### The Solution

Our role was to support the commissioners with their business case submission to NHS England and then design and project manage the development from start to finish including the requirement to achieve BREEAM excellent sustainability standards.

We appointed DAY Architects as lead designer and worked with them, the GP practice, Chapelford Medical Centre, and their patient participation group, to design the new centre.

Upon approval of the business case, our asset management team worked closely with the GP practice, Warrington CCG and NHS England to agree the terms of the lease and obtain signatures from both parties. The asset management team also negotiated a commercial letting with HUB Pharmacy for the shell and core unit.

### The Result

The new medical centre contains eight clinical consulting and treatment rooms with ancillary support spaces. There is an inviting reception and waiting area for patients and an admin wing with office accommodation, meeting room and staff common areas and changing.

Key successes of this project were business case development, overcoming market rent challenges, achieving BREEAM Excellent, our communications with the local health economy and MP, a high quality design and build and our collaborative work with the GP practice.

To achieve BREEAM Excellent, we got design credits in the following areas: management, health and wellbeing, energy, transport, water, materials, waste, land use and pollution.

For example, building features include thermal comfort, lighting sensors, water efficient equipment, responsible sourcing, recycling provision, ecological protection, low Nox emissions and the building was built in close proximity to public travel routes for accessibility reasons.



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### Customer Feedback

“We are delighted that local people in Chapelford and the surrounding area will soon benefit from the opening of a new state of the art medical centre. The completion of this project signifies a massive achievement for all partners and local people involved. As we prepare to open the doors of the new building for the first time to patients, we would like to take the opportunity to thank NHS England and NHS Property Services for their support in delivering a medical centre that the practice and wider community will be proud of.”

**Nick Armstrong**

Chief of Information, Technology & Estates at NHS Warrington Clinical Commissioning Group



### Hear from the team

“We are very pleased to deliver this long awaited and much needed Healthcare facility for the staff and patients of Chapelford. It has been a pleasure to work with the local health professionals to overcome the complex challenges facing the progression of this development and to see the fantastic achievements of all concerned realised. The building will provide a much needed resource to the community for years to come.”

**Mark Lloyd**

Principal Construction Manager, NHS Property Services

