

Case Study

Blaydon Primary Care & Leisure Centre



Delivered for Gateshead Primary Care Trust
& Gateshead Council

Combined health & leisure centre joined by a two storey atrium
September 2010 | Value: £17.1 million



WILLMOTT DIXON
GROUP



INVESTOR IN PEOPLE

Introduction The project saw construction of a combined health and primary care centre joined by a central atrium. Originally the project was a leisure centre only, however both clients saw the value and savings of combining the two under one roof.

- Key Facts**
- The two clients saved £1.2 million through sharing costs in areas like the front entrance and atrium, combined M&E plant and services, external landscaping and car parks, plus utilities connection charges for gas, electricity and water
 - Top ten position in Considerate Constructor Scheme – out of 8,500 projects!

Details Blaydon Primary Care Centre is co-located in the same building as a relocated leisure centre developed by Gateshead Council.

The leisure centre incorporates a 25m six-lane swimming pool, learner pool, large gymnasium, multi-function studio, outdoor changing for community use, reception area and staff accommodation.

The primary care centre has a walk-in minor injury and illness unit, GP practice, podiatry, contraceptive and sexual health centre, primary care mental health service for people suffering common mental health problems and community physiotherapy.

The scheme started in March 2009 and was complete in September 2010. The building was constructed with a traditional steel frame, natural stone, cladding, glazed curtain walling and brick and block.

Sustainability & Social Responsibility

- Lectured university students on construction management and provided work experience
- Maintained a route through the site so that the sports club behind the works could operate undisturbed.
- Set-up a Facebook social networking page to keep locals informed on progress as well as circulating paper copies of newsletters.
- Ensured each subcontractor, where possible, employed at least one apprentice at some point during their contract period.
- Achieved BREEAM ratings of 'Very Good' for the Leisure Centre and 'Excellent' for the Primary Care Centre by, amongst other things, rainwater harvesting to flush the WC's, biomass boilers and CHP which resulted in annual carbon dioxide emissions being reduced by 29,000 kg.
- 94% of waste was diverted from landfill.

Testimonial **Bernie Forster, Client Project Manager, Gateshead Council**

"The two buildings, linked by an atrium, had their own specialist design teams, another factor which made the project both awkward and unique. Willmott Dixon did amazingly well juggling so many balls and we've ended up with a building of which both I and the community are very proud. The feedback has been excellent.

During the construction phase Willmott Dixon had excellent relations with the local community and was rewarded with Gold in the Considerate Constructors Scheme. Willmott Dixon was also instrumental in helping us achieve our sustainability goals - BREEAM Excellent for the PCC and Very Good for the Leisure Centre."

Contact Michael Clarke, Health Sector Manager | 01462 442200