

Case Study

Cloister Road, GP Surgery



Delivered for West London LIFTCo / Building Better Health

Facilities: Three GP practices | 2006
Value: £0.9 million



Introduction This was one of the two sample schemes used by Ealing, Hammersmith and Hounslow Primary Care Trusts to procure their LIFT partner. The project was at the upper end of the size spectrum for LIFT projects, with the second sample scheme being at the higher end. This gave a balance for benchmarking future LIFT projects.



Details The Cloister Road Surgery provides new premises for an existing GP practice under the government healthcare improvement programme, LIFT (Local Improvement Finance Trusts). The first major project to be completed under the third-wave scheme for Ealing, Hounslow and Hammersmith, the building is located in a residential area on formerly derelict land next to an existing day hospital. Due to the proximity of residential buildings, the project required careful planning and consideration of local residents during the construction phase.

The building itself is a two-storey steel-frame construction, clad in brickwork with feature cedar panelling to the upper floor. Large windows and rooflights help maximise the use of natural daylight to create a light and airy atmosphere. Designed to accommodate all access requirements, the surgery also blends with the existing environment. Willmott Dixon achieved a Defect Free Handover of the surgery.



Successes A very confined site, defect free handover. Early completion with minimal disruption to residents.

Sustainable achievements A key feature involved switching from the use of plasterboard to Fermacell dry lining boards, which are largely made from recyclable materials. Materials arising from demolition and construction activities were subject to environmental and waste management.

The demolition waste was subject to selective disposal, with the use of crusher plant recycling aggregate for use within external works and local projects.



Relationship We have subsequently built a further two schemes for the LIFTCo and two more are currently at design stage.

- Awards**
- Runner up in the 2008 Building Better Healthcare awards
 - Silver medallist in the 2008 Construction Manager of the Year awards

Testimonial **Sue Harding, Director of Estates, West London Heath Estates and Facilities Management:**

"The fact that Willmott Dixon was so flexible, patient, approachable and professional and that there was excellent communication lines ensured a recipe for success. They played a huge role in the success of the development and ran an extremely efficient and organised team."

"We have been most impressed with the after care support and assistance we have received, particularly in moving the 400 members of staff and associated equipment from the old premises in what was a very challenging timeframe. There is a feeling that we have developed a relationship and understanding which is far from the normal contractor client relationship and one that bodes well for the many schemes we are currently working on with Willmott Dixon."

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