



Buildoffsite Stakeholders Event
Responding to the Economic Challenge

29th September 2010

Richard Ogden
Chairman - Buildoffsite



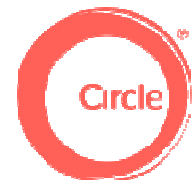
“Why is it today’s clients are using signature architects to deliver 21st century architecture in Healthcare using DFMA, BIM and at the same time delivering intelligent, low carbon and sustainable buildings”

Hospital Delivery – the Future

Mark Cammies – Property Director, Health Properties

Darron Haylock – Partner, Foster & Partners

Jaimie Johnston – Partner, BWA



Who are Health Properties?

- Property Development sister company of Circle
- Exclusive contract to develop a minimum of 25 UK hospitals for Circle
- Secured sites range from 3 acres to 65 acres
- Other developments being progressed



Who are Circle?

Within 5 years have become:

- Europe's largest partnership of surgeons and clinicians
- Business model with equity share similar to John Lewis
- Own Nations Healthcare who operate Nottingham ISTC, Europe's highest volume day case hospital
- Have strategic involvement in both private and public sector



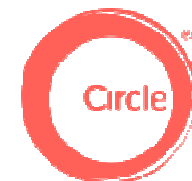
Moving to Programme Outputs/ Methodology for next projects at Reading and Manchester:

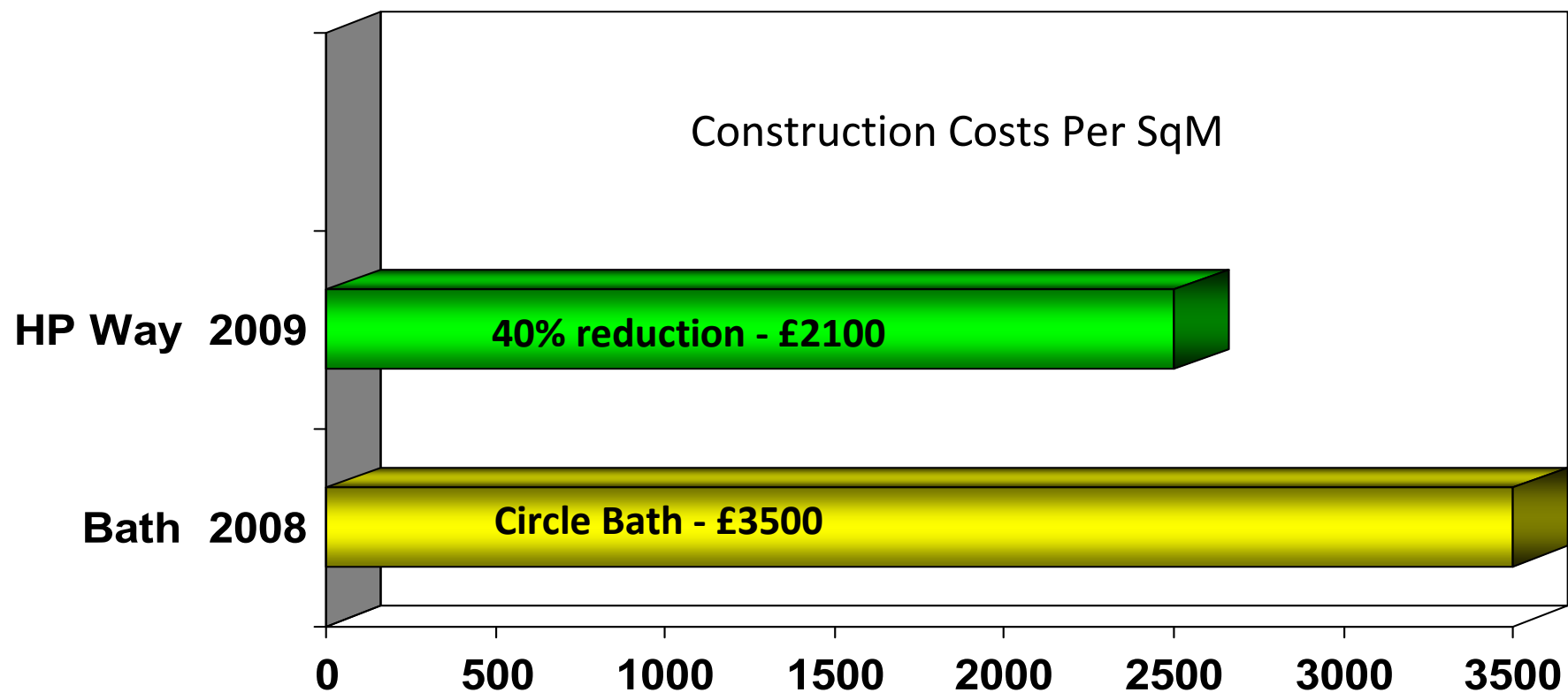
- Harnessing the scale of a minimum 25 Hospitals
- Review of repetitive room elements
- Focus on M&E design efficiency and component delivery
- Technology platform key for design
- Offsite solutions a key deliverable

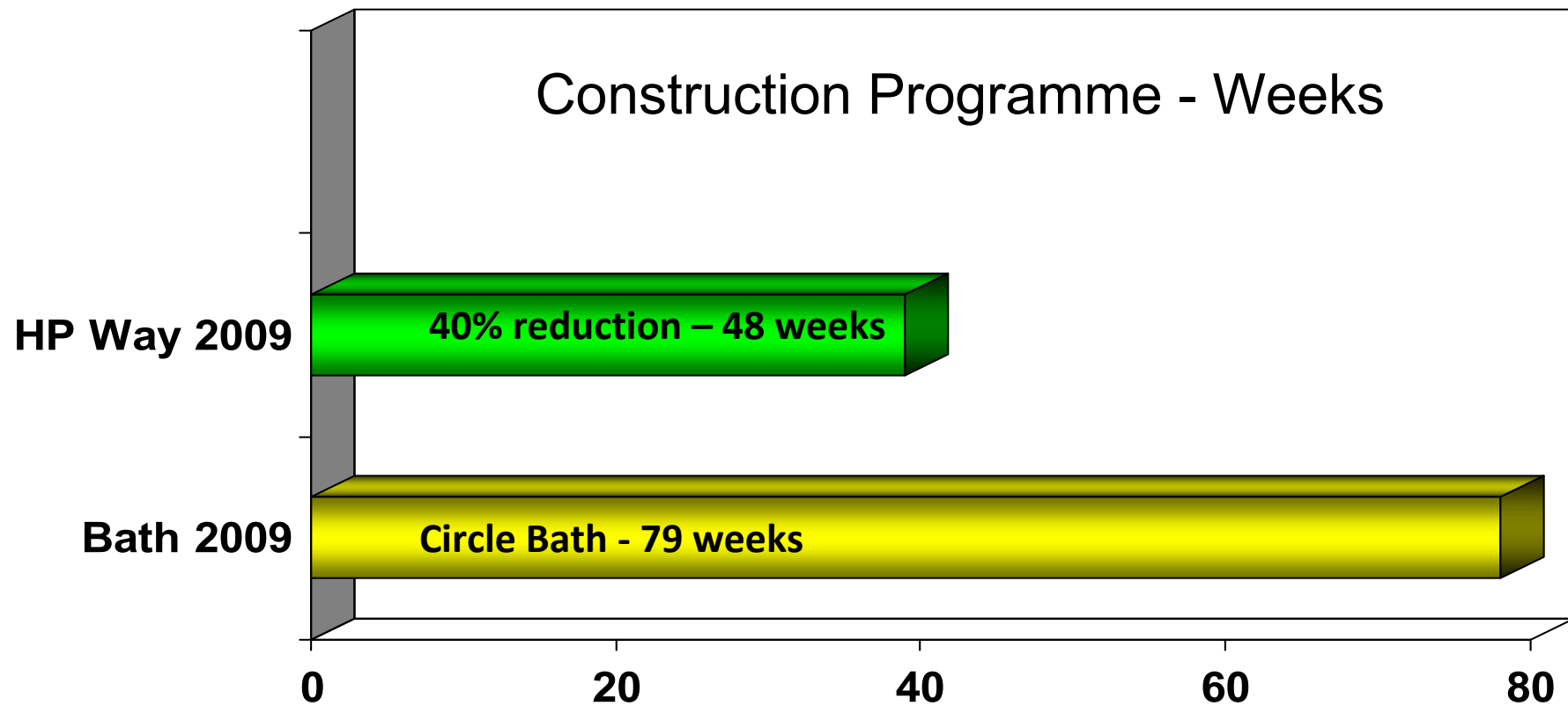


Establishment of the HP Way

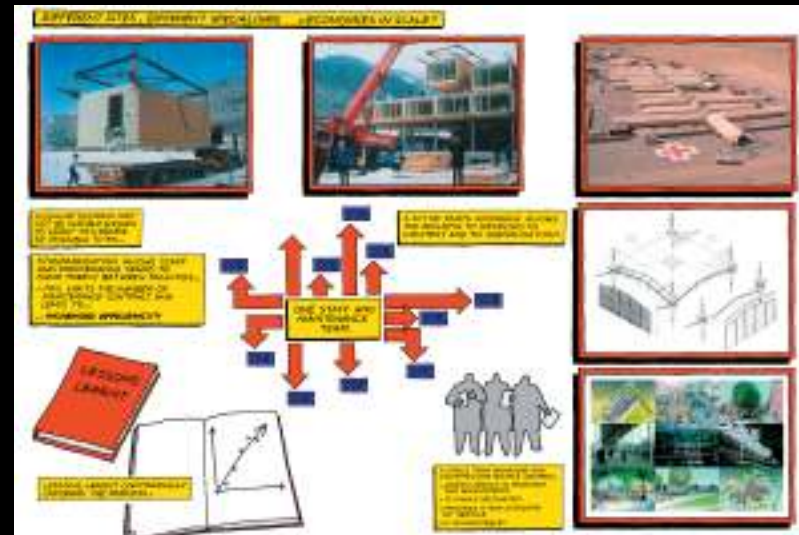
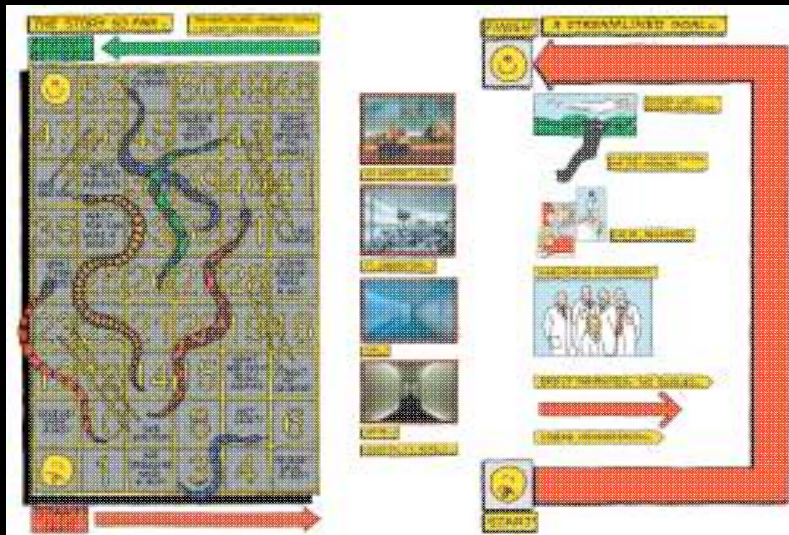
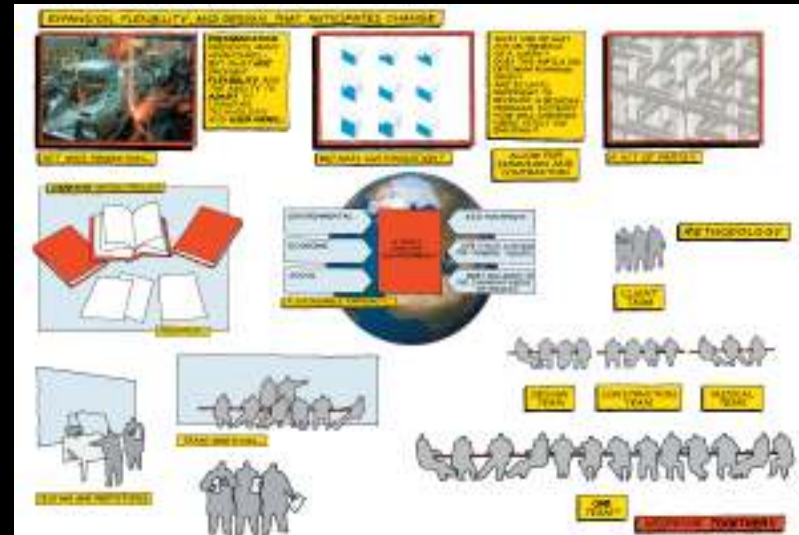
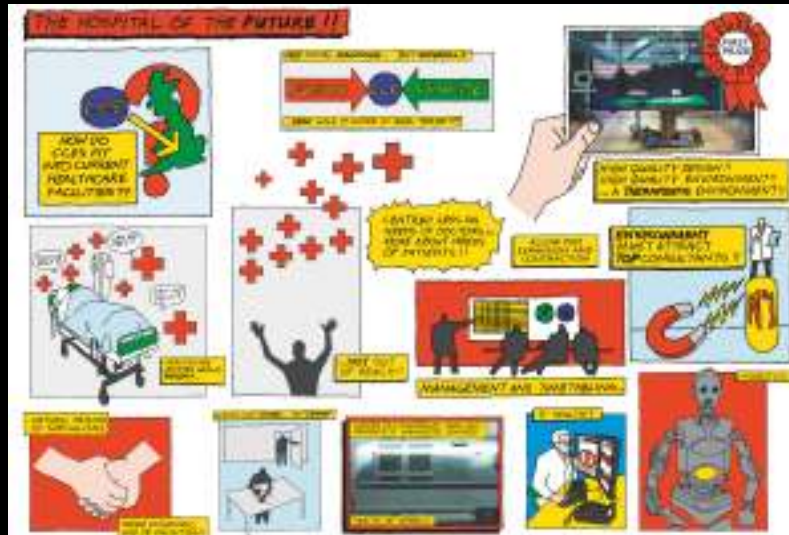
- An R&D project commenced in January supported by Rogers Stirk Harbour, Arup's, NG Bailey and Bullivants
- Targeted to achieve significant programme and cost savings
- Offsite target percentage is 80%
- High proportion of production designed elements
- Must have flexibility for different site locations
- Must maintain great quality and design standards



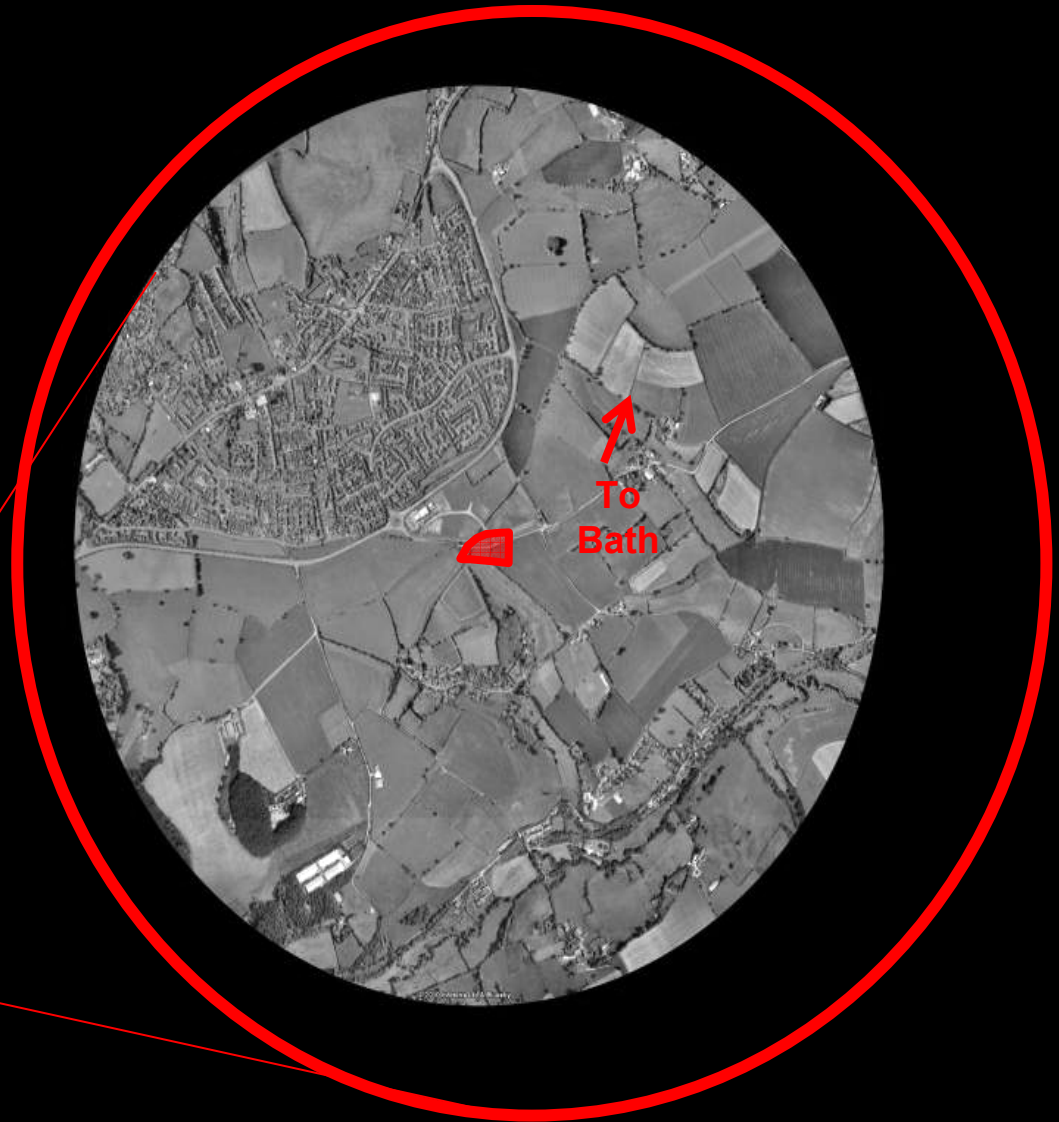




a fresh approach....



site



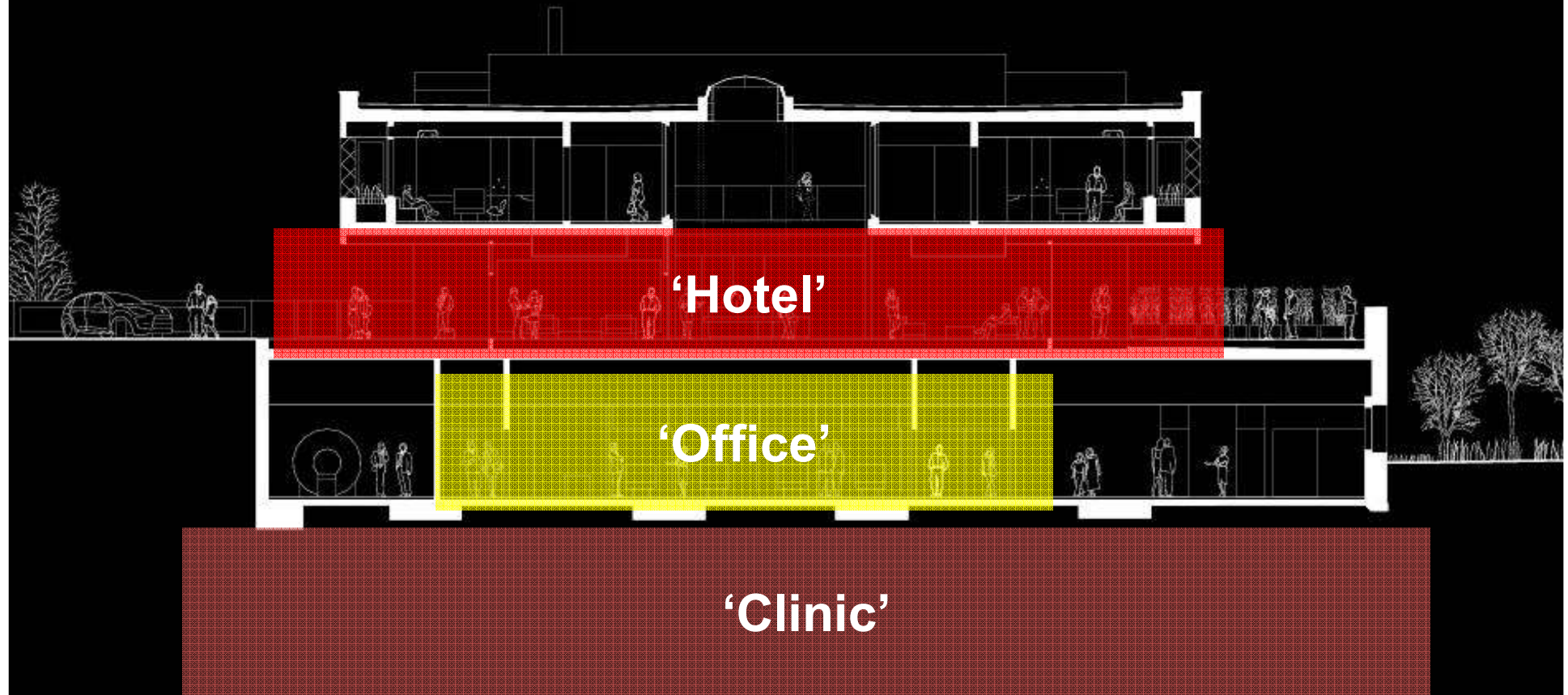
a therapeutic environment



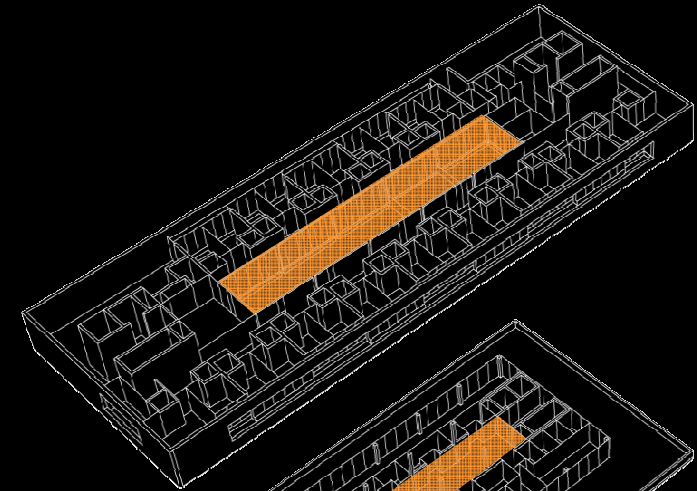
super compact / cost efficient



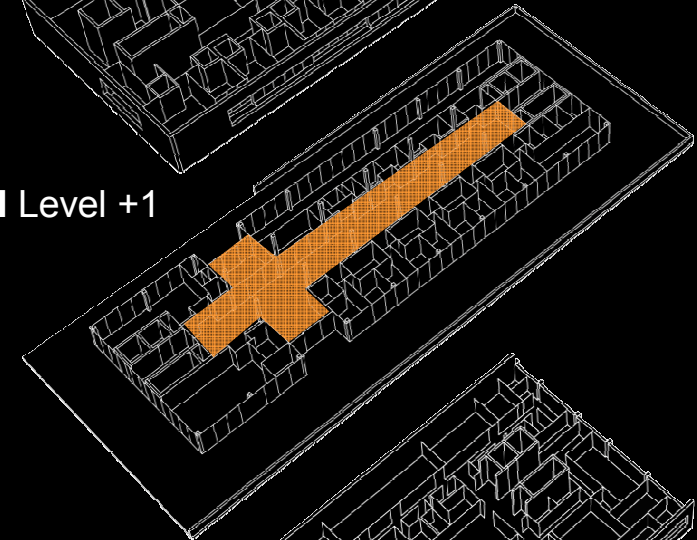
building diagram



atrium



Hotel Level +1

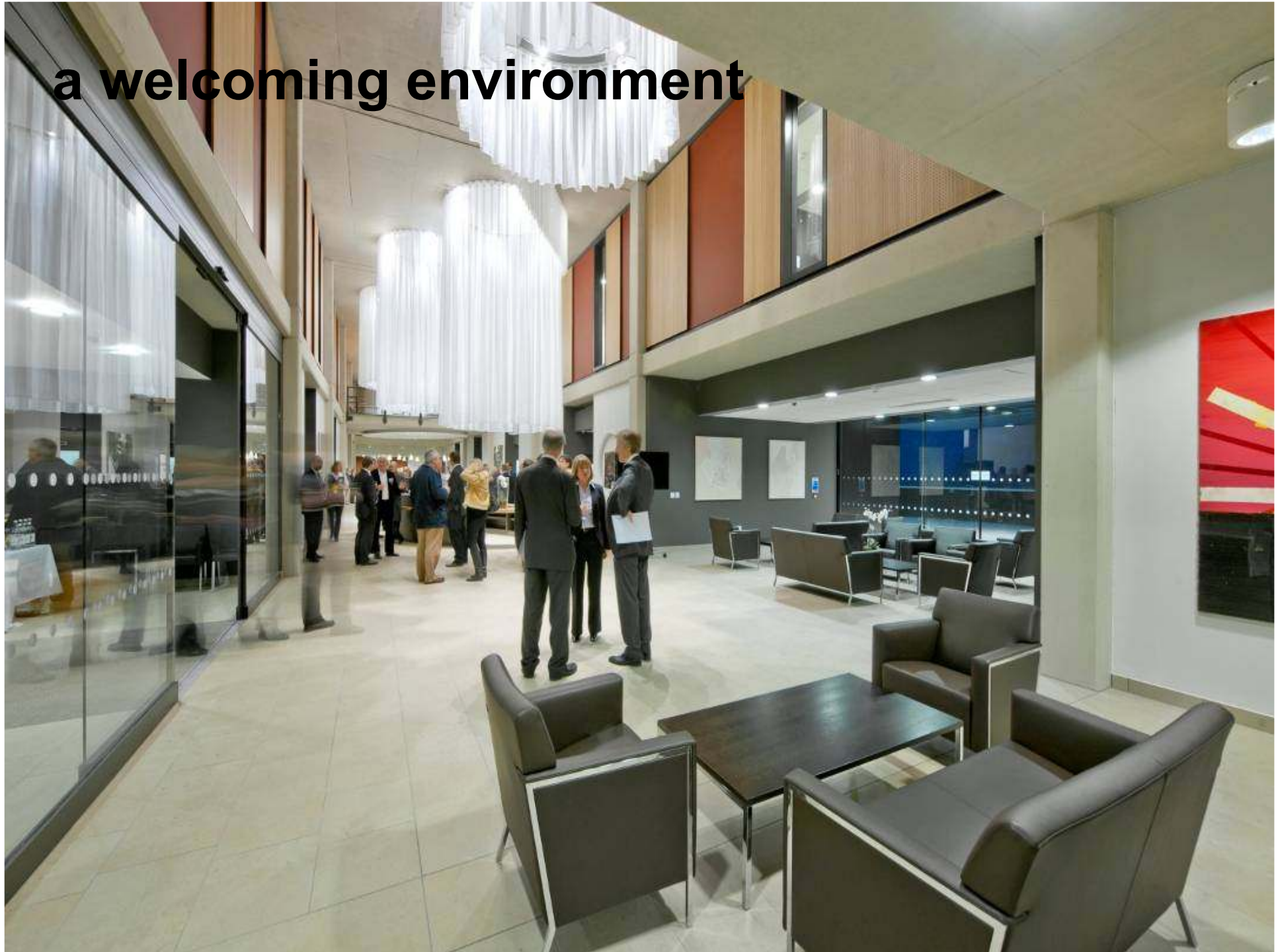


Office Level 0

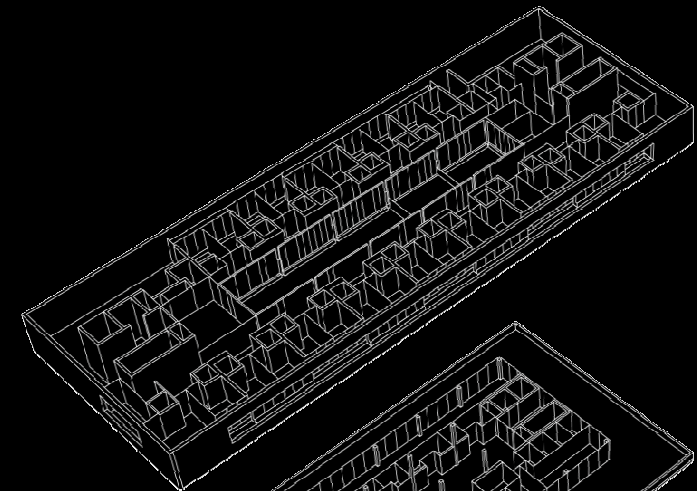


Clinic Level -1

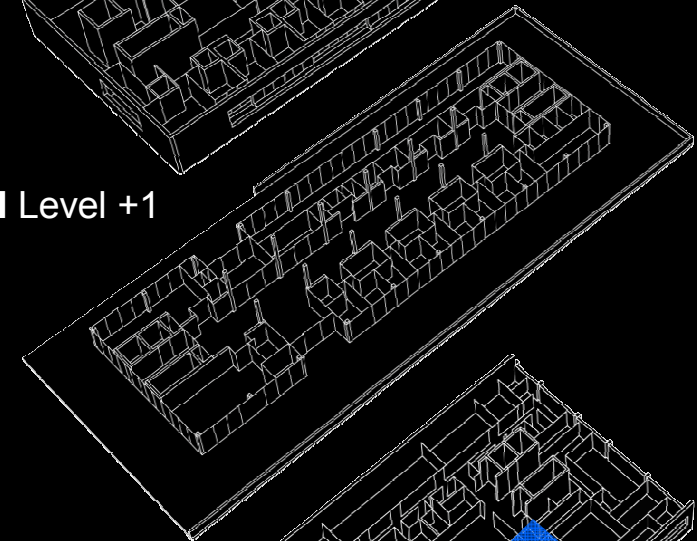
a welcoming environment



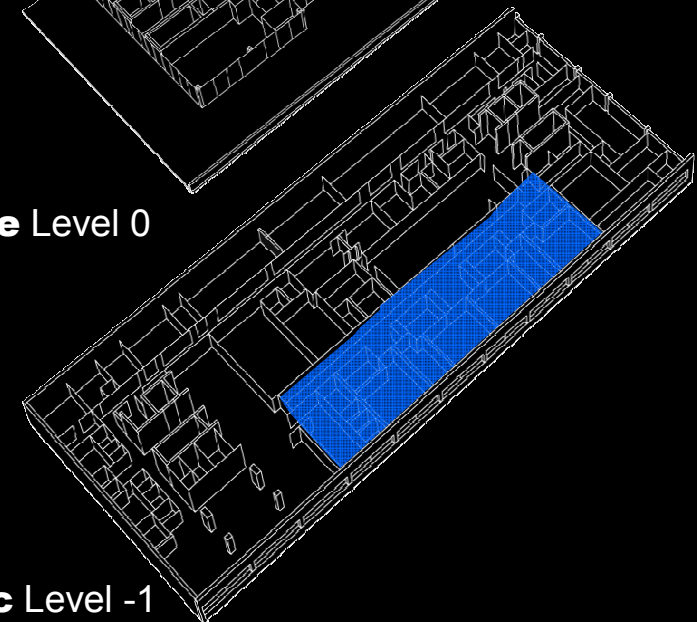
operating theatres



Hotel Level +1

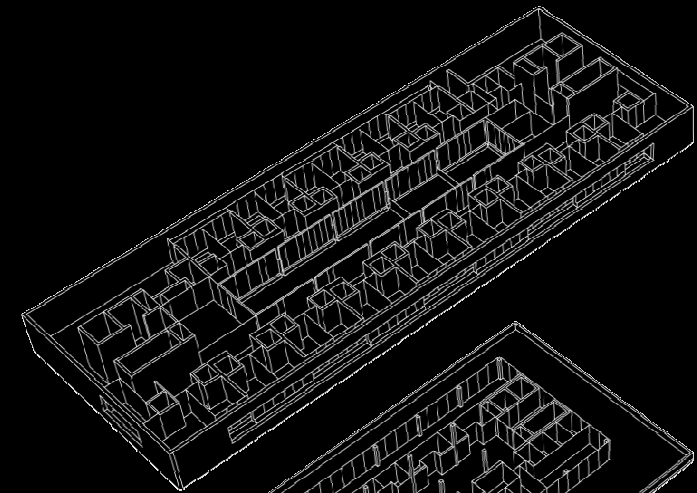


Office Level 0

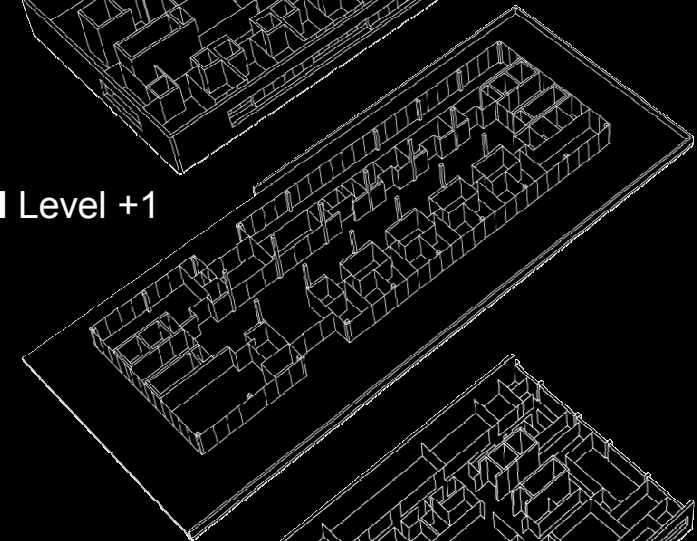


Clinic Level -1

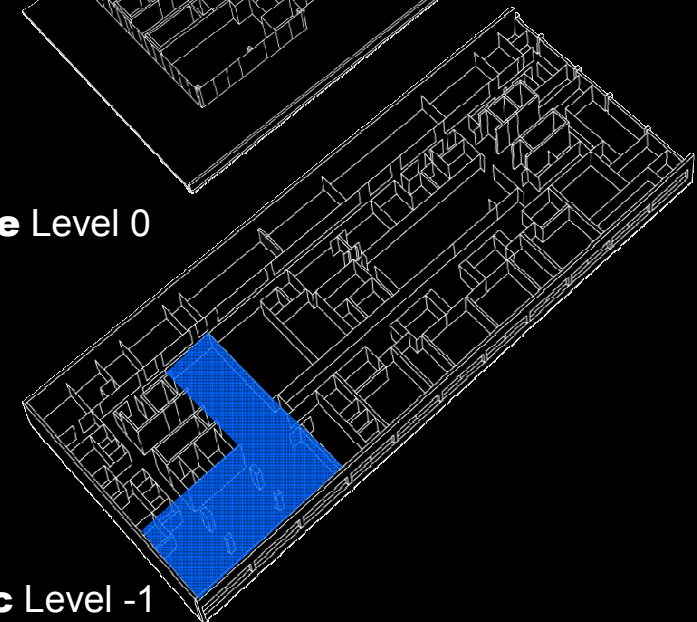
daycase



Hotel Level +1



Office Level 0

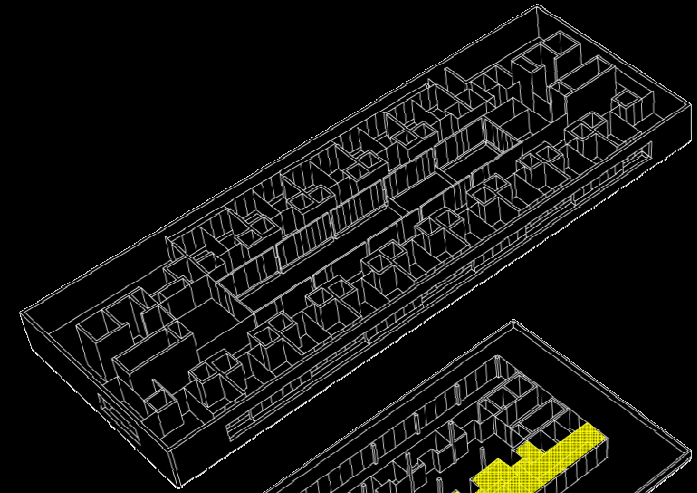


Clinic Level -1

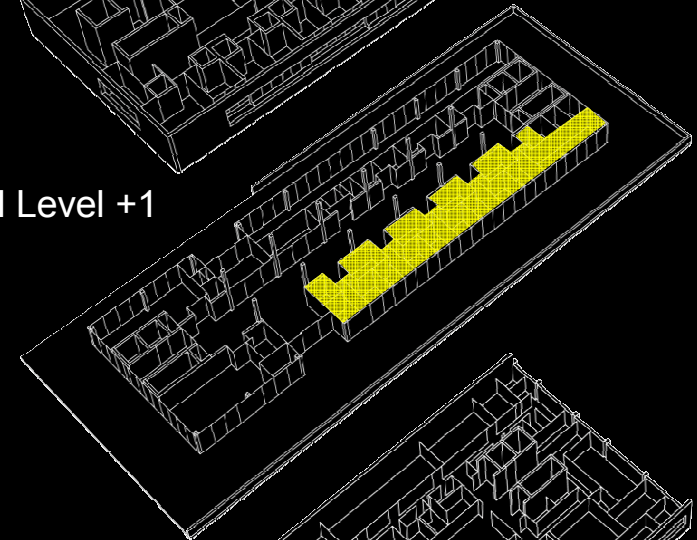
privacy and intimacy



outpatient consultations



Hotel Level +1

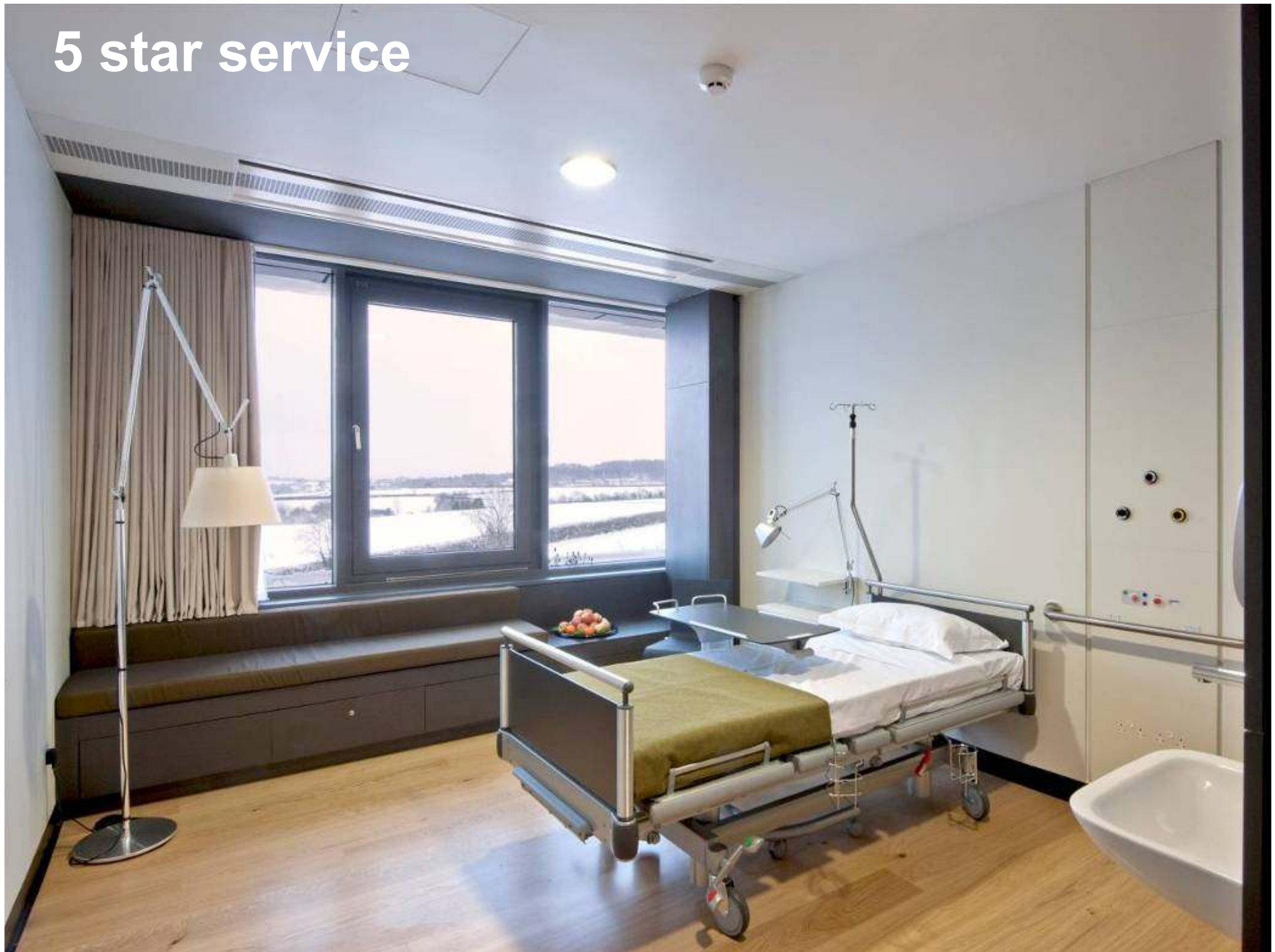


Office Level 0

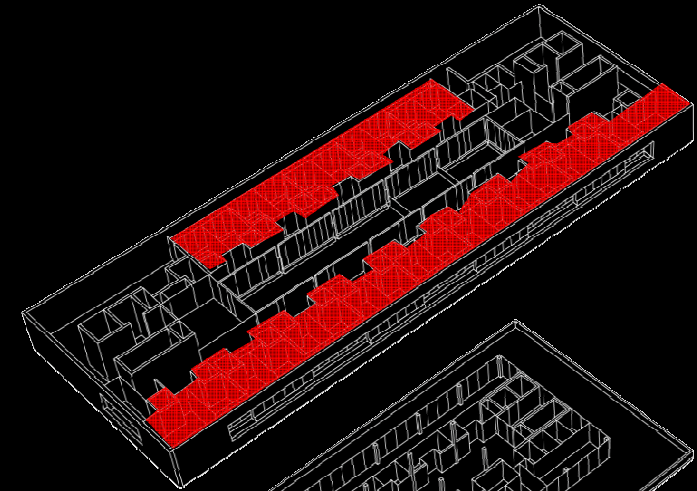


Clinic Level -1

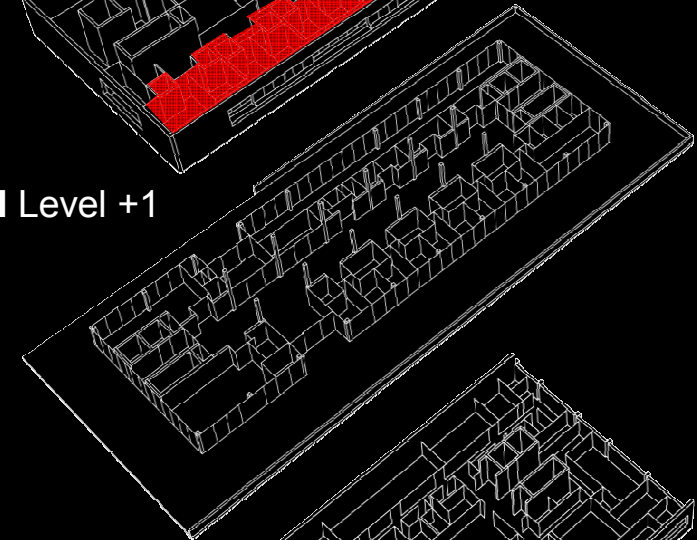
5 star service



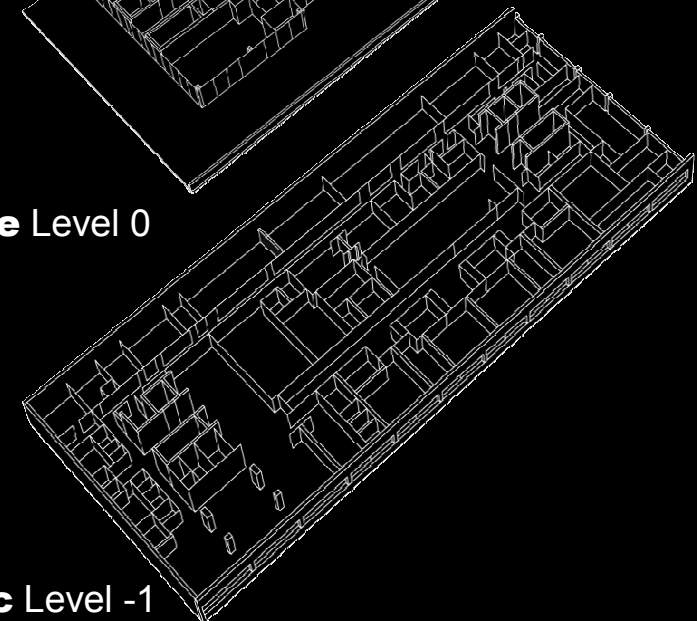
Inpatient bedrooms



Hotel Level +1



Office Level 0



Clinic Level -1

patient feedback

“It did not feel like a hospital, which made me feel more at ease.”

“An amazing experience 10/10 for absolutely everything and I’m not an easy patient – superb”

“Great surroundings and building”

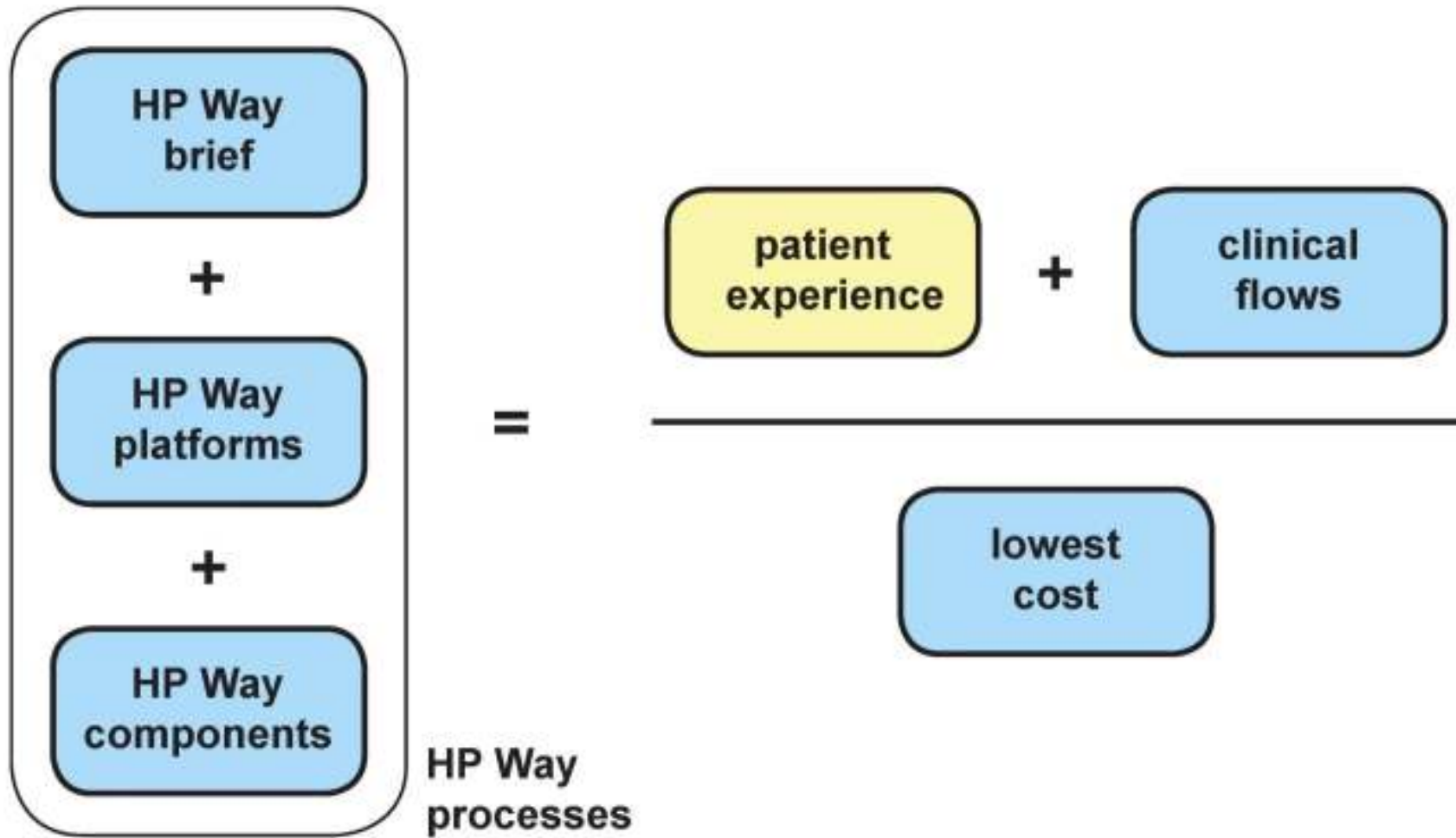
“Every aspect was really outstanding, if you’re going to be ill, this is the place. Even the views from the room were stunning, no pain”

Patient Survey August 2010

brydenwood

Jaimie Johnston

Bryden Wood



Functional Content

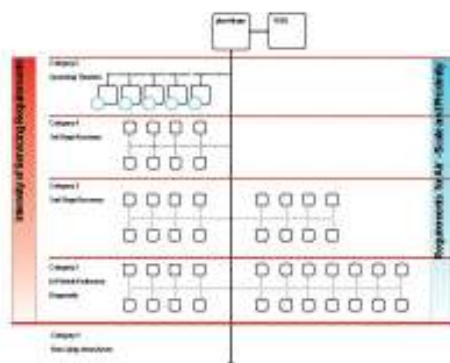
assembly period 25 weeks



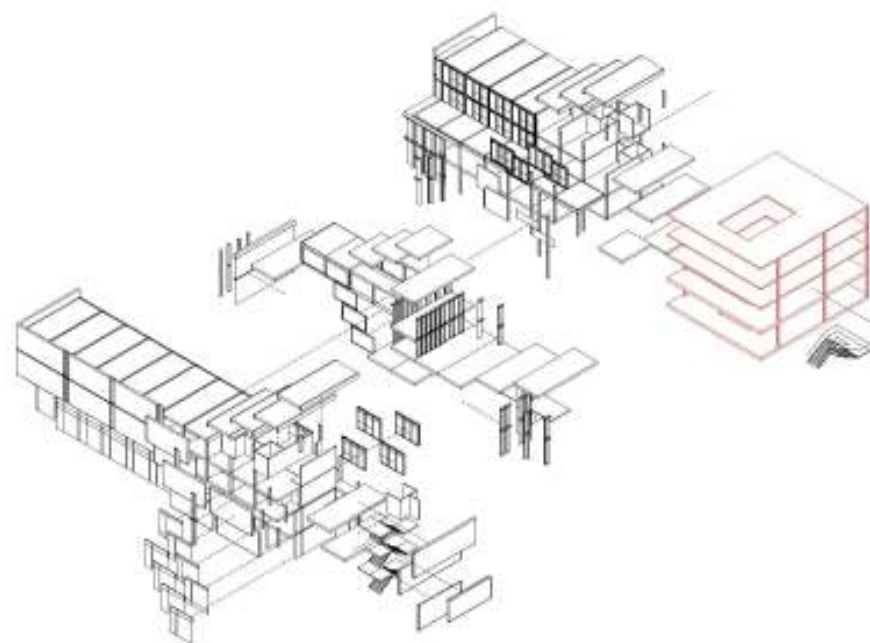
Shell

assembly period 25 weeks

Process Flows



Platforms

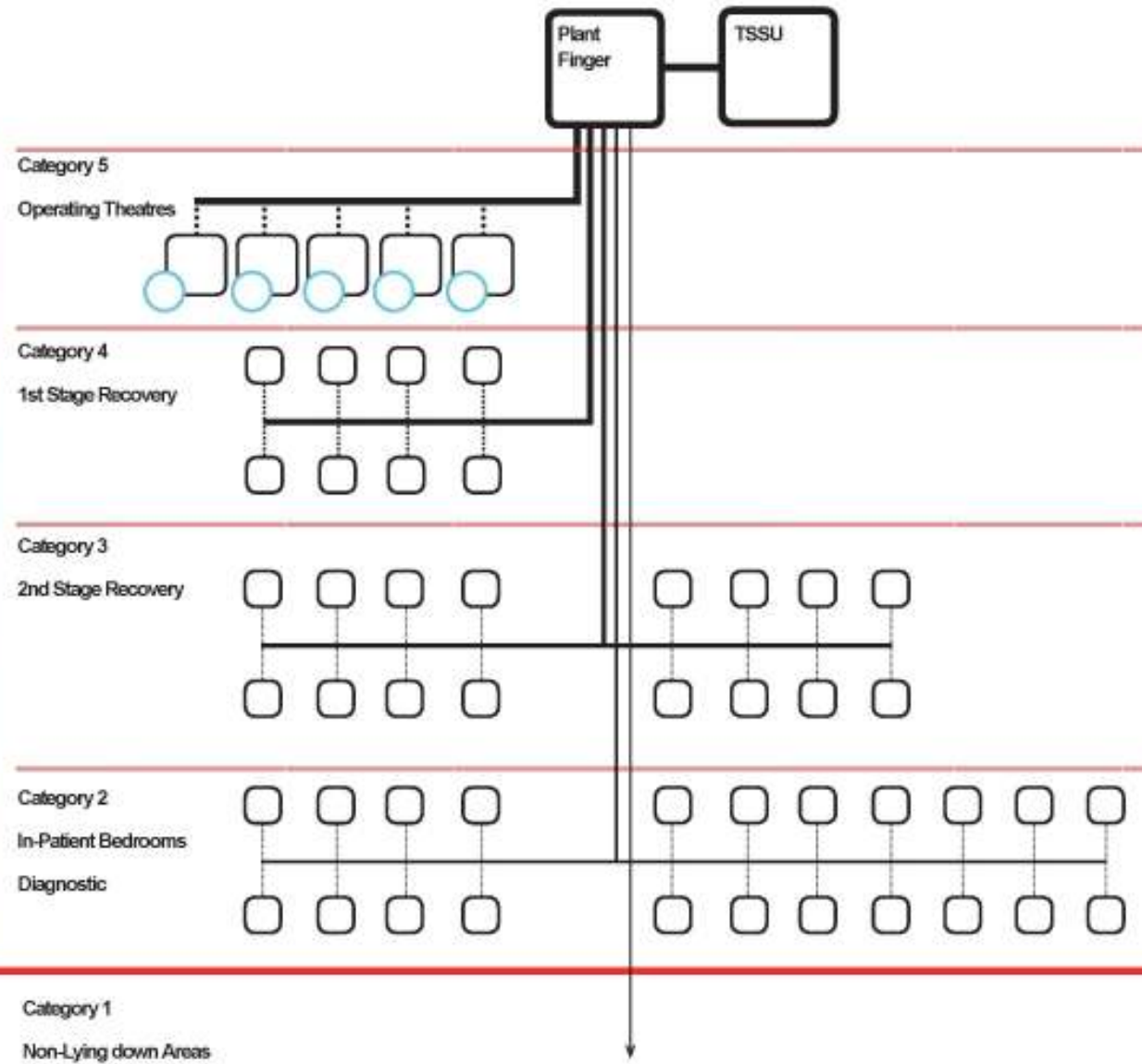


brydenwood

Patient Lying Down

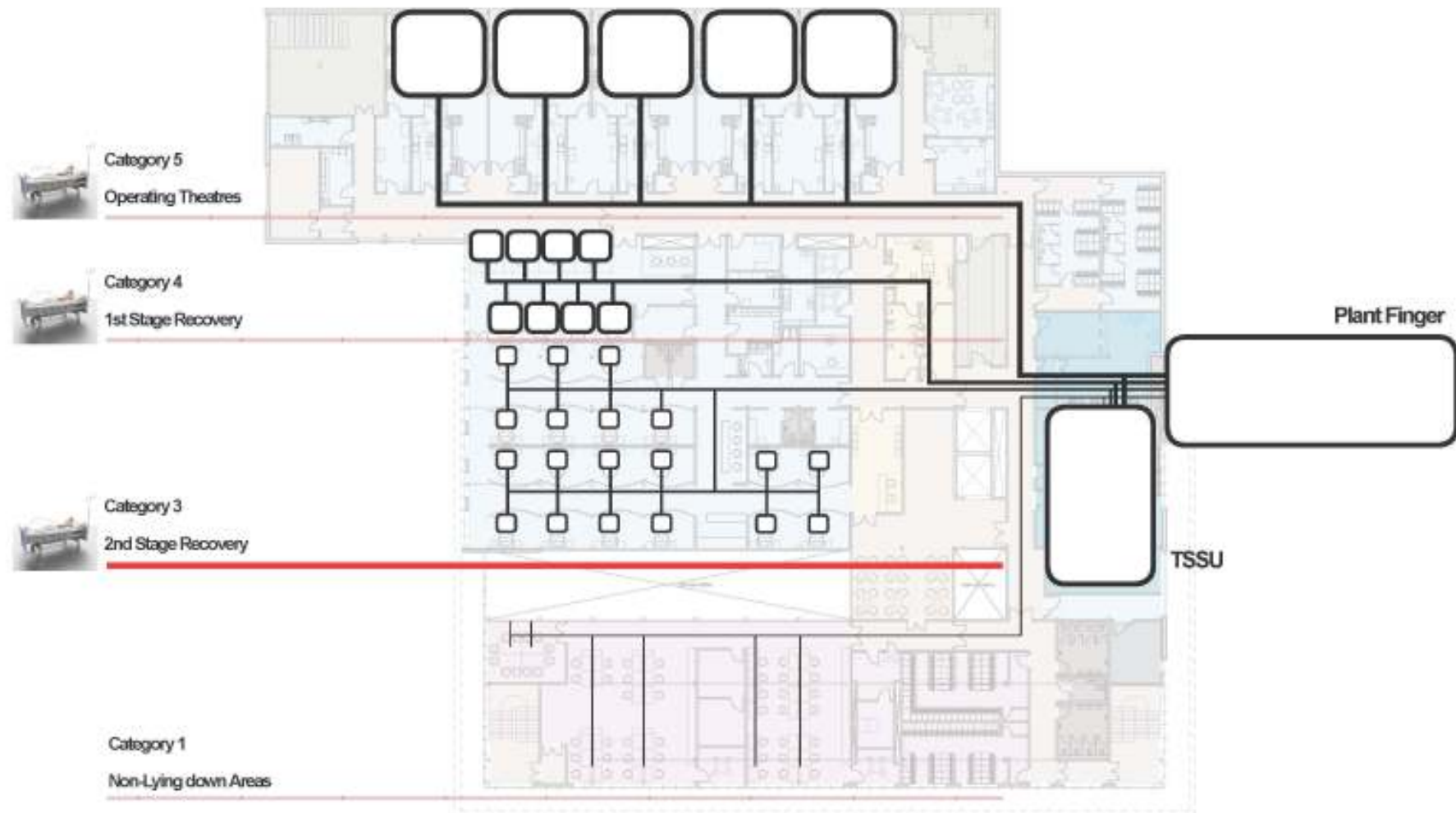


Intensity of Servicing Requirements



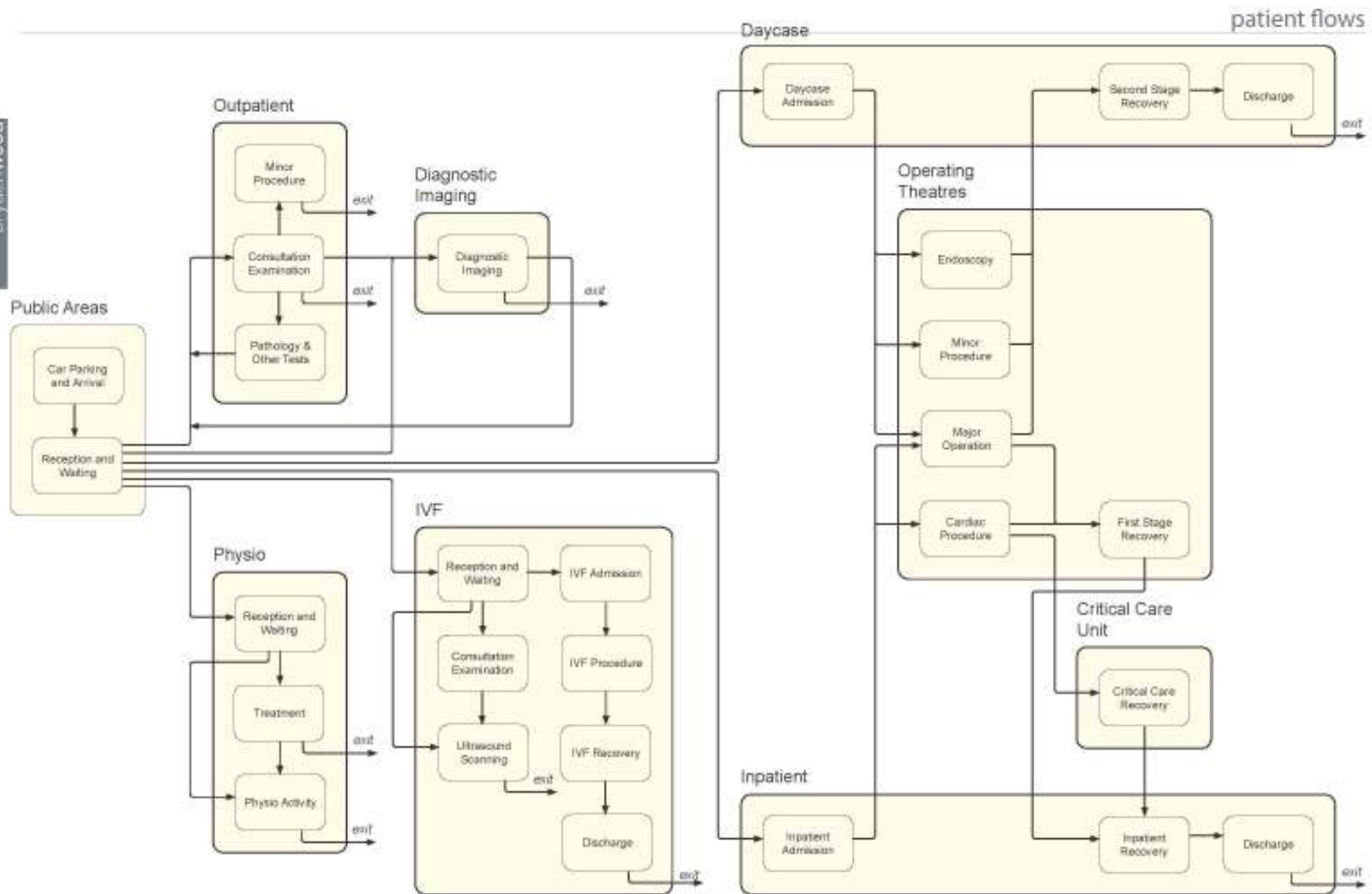
Requirements for Air - Supply Scale and Proximity

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brydenwood





Critical Dimensions

Horizontal Setting Out

- Grid Dimensions
W3900mm

- Plank Dimensions
W3890mm

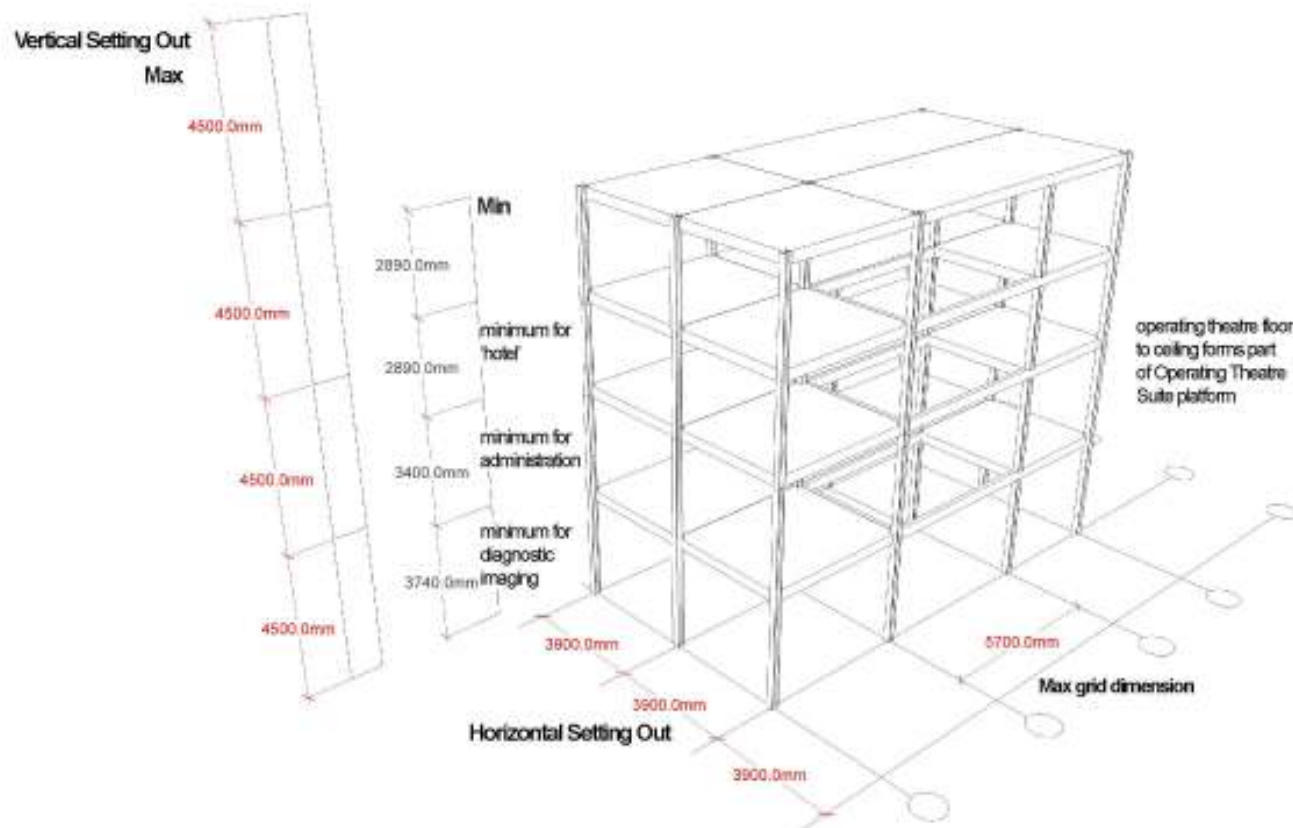
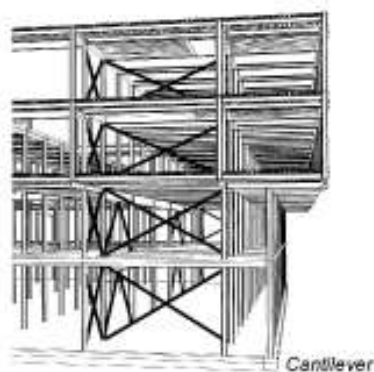
Max Structural Bay 5700mm

Overall plank dimensions determined by
delivery constraints

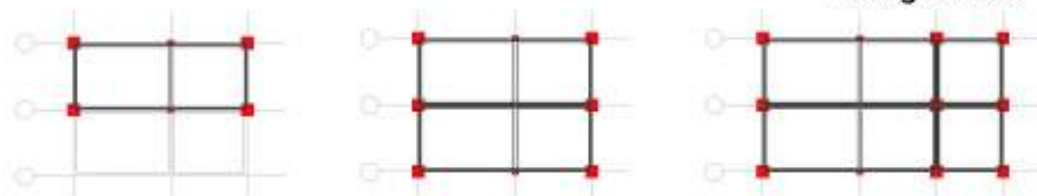
Vertical Setting Out

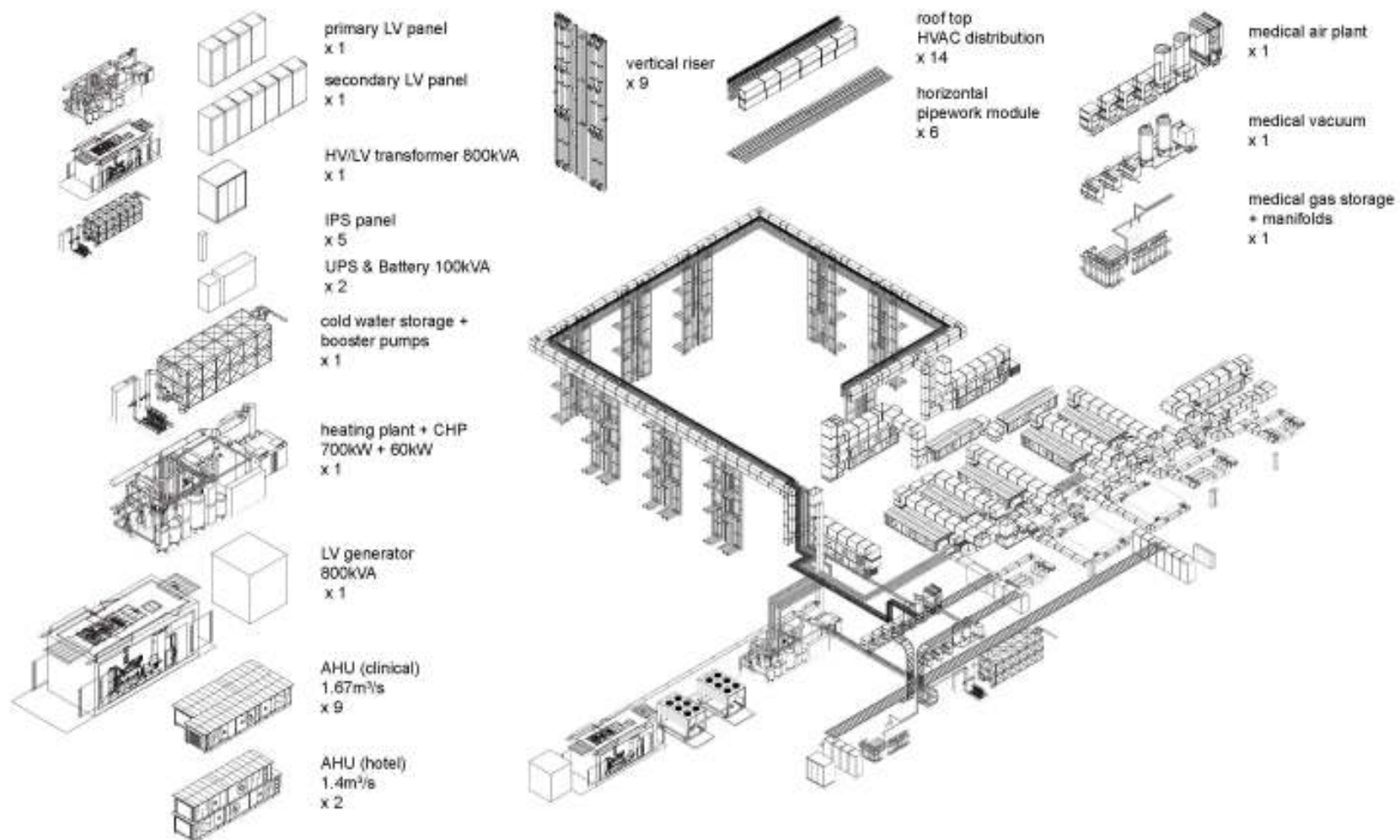
Max Floor to Floor Height
4500mm

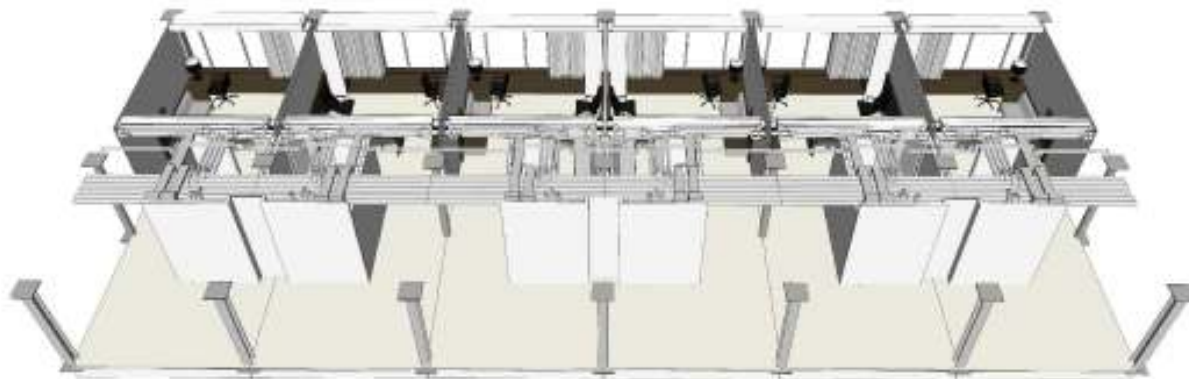
Customization



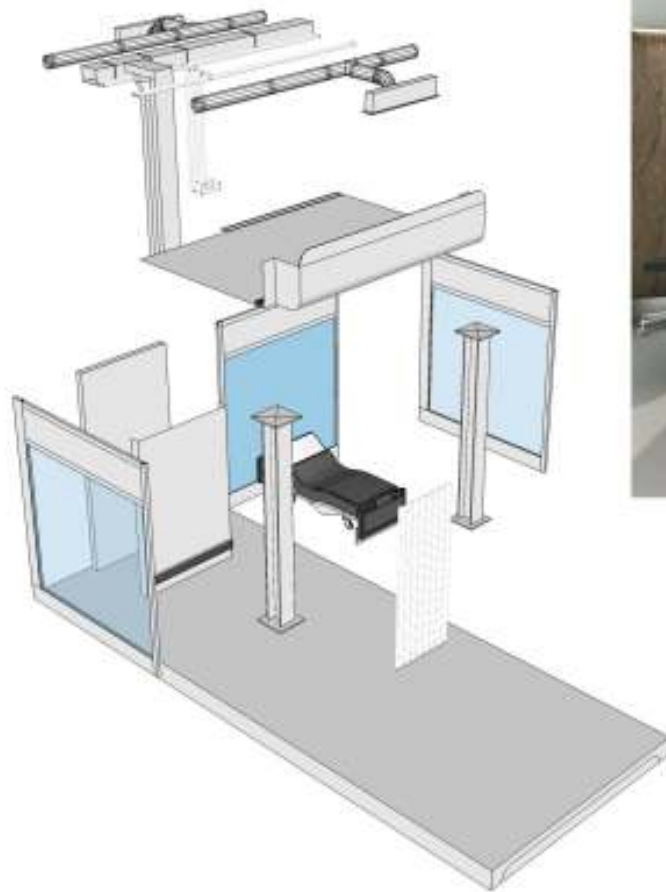
Configurations







brydenwood



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*build*offsite

“Questions...”

Foster + Partners