

Sustainability

A sedum roof helps keep the building cool in summer and warm in winter. This is a thin layer of soil planted with alpines which gradually spread to cover the roof.

The plants and soil absorb much of the rainwater which is then released by evaporation reducing the load on the drainage system.

Sedum roofs also improve noise insulation as well as releasing oxygen and absorbing carbon dioxide.

The original specification for the building called for cedar cladding.

This was changed to a soft wood from renewable resources which gives a similar appearance.

Other features include:

- natural light and ventilation used wherever possible
- recycled crushed glass used instead of sand under external paving
- waste segregated on site with 88% recycled
- excavated material reused under new building.

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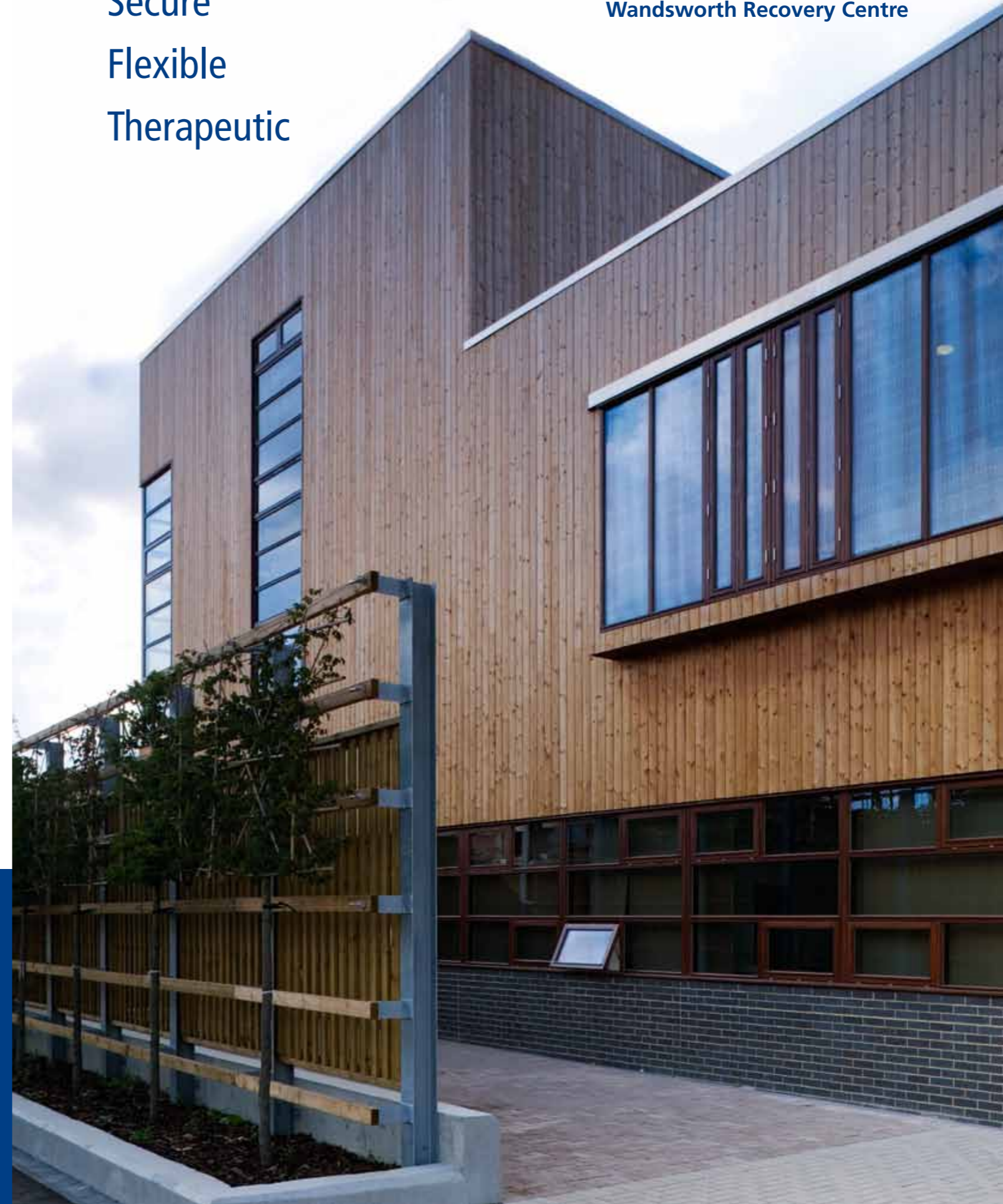
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“ From our point of view this has been another successful partnership with the Trust to continue the redevelopment of Springfield ”

Richard Noel

Successful partnership continues

Mental health facilities move from the 19th to the 21st century with the completion of a second successful ProCure21 development in south London.

The Wandsworth Recovery Centre (WRC) is an acute adult mental health unit delivered through ProCure21 on time and on budget. It has replaced two wards, one of which was over 120 years old, at Springfield University Hospital.

Inside the new building are two in-patient wards with individual en suite rooms, out-patient facilities and community mental health team offices. Under the building is parking for 42 vehicles.

This is the second ProCure21 collaboration between Integrated Health Projects (IHP) and the Trust at Springfield. The Phoenix Unit, a secure mental health rehabilitation unit for 18 patients, opened in 2005 and won design awards. Initial work on WRC started soon after the Phoenix Centre was completed.

Peter Ramrayka was the Trust's Project Director on both developments and is now the ProCure21 Implementation Advisor for London and the South East. He said, "One of the advantages of the ProCure21 framework is that it allows successful partnerships to carry on seamlessly to other projects.

"The Trust was very happy with the PSCP's work on the Phoenix Centre and so was pleased to continue the relationship."

Cost Advisor Mike Penny worked on taking the project from Outline Business Case to Guaranteed Maximum Price. "We had to do some value management to remove over £1 million from the initial costings," he explained. "This was mainly in the Mechanical & Electrical (M & E) area, particularly the heating and ventilation equipment.

"A series of meetings was held at which no idea was left unturned. We made sure the M & E suppliers were involved in these meetings as we didn't want to take away from one part of the building to pay for another.

"The result was a solution which produced savings which everyone was happy with. This was to change from hot water radiators and air cooling to an integrated heating and cooling system in the open plan parts of the building."

Design award winner

Views of patients, carers and staff were sought on all aspects of the internal design in the belief that welcoming and attractive buildings can help reduce the stigma of mental health.

A series of consultation groups were set up which sometimes produced unexpected results. At a meeting of the interior design group, a patient brought in a copy of Monet's painting 'Le Jardin à Giverny'. He explained how soothing he found the colour schemes.

The team agreed and from the painting a palette was devised for each area of the building. This has added to the therapeutic environment and helped with zoning and signposting.

The four-storey WRC is designed to be inconspicuous and blend into its surroundings. It is also flexible enough to allow for changing requirements:

- There are no load-bearing partitions so each floor can be configured independently.
- Offices can be reconfigured from fully cellular to part open plan.
- All floors are separately serviced.

Furniture and fittings have been designed so they cannot be used by patients to harm themselves.

Safe and secure

Another important design innovation is safe and secure internal gardens to provide a place of sanctuary and

recreation to contribute to treatment and recovery.

IHP's Project Manager, Richard Noel, explained, "We turned the usual building design inside out. By having these gardens enclosed by the building, security fences aren't needed and staff can informally observe patients through the fully-glazed walls.

"It breaks away from the old mental hospitals with their fortress-like buildings with recreation areas surrounded by high fences. The glazed courtyards also make the internal spaces light and airy."

These gardens have many of the fittings found in the building's interior. Staff attack alarms and power sockets are placed among the planted and hard surfaces.

"From our point of view this has been another successful partnership with the Trust to continue the redevelopment of Springfield," Mr Noel added.

Dr Robert Barr, the Trust's Director of Estates, said, "With the Phoenix Unit and now Wandsworth Recovery Centre, the Trust has facilities which, probably for the first time since Springfield was developed in the 19th century, create the therapeutic environment needed for our patients to help them to recover."



Facts and figures

Project
Wandsworth Recovery Centre

Location
Springfield University Hospital,
Tooting, London

NHS Trust
South West London and
St George's Mental Health
NHS Trust

**Principal Supply
Chain Partner**
Integrated Health Projects

Contract value
£23.5 million

Building size
6,000 m² gross/4,500 m² net

Start on site
Enabling work January 2007
Main work August 2007

Completion
April 2009

