



University Hospitals of Derby and Burton
NHS Foundation Trust

Project: Queen's Hospital Burton Treatment Centre

Sector: Healthcare

Size: 4141sqm

Timescales: 15 Months

Build Method: Bespoke steel frame modular construction

Scope Of Works

- Project feasibility
- Full planning permissions and building regulations
- Detailed design
- Bespoke manufacture
- Delivery & installation

What Was The Solution?

Creation of a new bespoke designed and built three storey multi-discipline Treatment Centre facility. Linked directly to the existing hospital the centre would provide a modern external aesthetic that was sympathetic to the existing estate whilst providing within:

Ground Floor:

- 28 bed ward facility with 6no. rooms each containing 5no. beds and 4no. single occupancy isolation rooms

First Floor:

- 2no. specialist Operating Theatres
- 5Bed Recovery Ward
- 2no. X-ray suites

Second Floor

- Mammography Suites
- Ultrasound Suites
- Urology and Breast Screening Outpatients Departments

An offsite modular construction from Catfoss was selected as this building method would:

- Provide all these areas in one facility linked directly to the existing hospital
- Allow a phased delivery of the building to allow the Trust possession of the ground floor ward in time for the winter flu season
- Deliver the second phase fit-out of floors 1 & 2 once the winter pressures had abated
- Complete the development **in just 15 months** across both phases
- Allow existing facilities to remain open during works
- Meet budget & all regulatory requirements
- Simplify the process with a 'turnkey solution' from one contractor





What Was The Challenge?

The key challenges Catfoss had to address in the building design and delivery were:

- Completion of a ground floor 28bed ward ready for occupation in time for the increased demand of the winter pressures/ flu season.
- Future proof the building with the flexibility to install multiple departments in the upper floors as a 2nd phase of delivery after the winter period
- Installation of high specification clinical spaces such as operating theatres, X-ray and imaging suites to upper floors without the use of pre-cast concrete floors.
- Allow normal operation of the wider site during both phases of works without causing any restriction to the movements of staff, patients or visitors
- Complete both phases of delivery while ensuring work could be carried out properly and professionally in the timescales, without compromising on quality or design.

How Was This Achieved?

Catfoss were able to deliver the superstructure over the course of just four weekends.

Following the installation of the three storey superstructure, 'phase 1' work was carried out to ensure the 28 bed wards on the building's ground floor was ready for occupation within six short weeks, all in compliance with HTM and HBN guidance.

Once the winter pressures had abated, the Trust vacated the ward, Catfoss took possession and 'phase 2' works commenced. This second phase saw the fit out of floors 1 and 2 with the clinical spaces described on the previous page followed by an, external brick skin façade being installed providing a traditional aesthetic that blends with the existing campus, **completing the development in just 15 months.**



Need Space? Think Catfoss.

As a family owned business with a proud heritage across four generations, we put consultation and customer service at the centre of everything we do. We look to partner with businesses for mutual benefit, as we have with Queen's Hospital Burton. If you have challenges around availability of space, think Catfoss and get in touch today.

