



## The Shrewsbury and Telford Hospital

NHS Trust

**Project:** Princess Royal Hospital Telford Midwife Led Unit (MLU)

**Sector:** Healthcare

**Size:** 670sqm

**Timescales:** 5 Months

**Build Method:** Bespoke steel frame modular construction

**Date:** March 2020

### Scope Of Works

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

### What Was The Solution?

As cost and timeframe had precluded a traditional build Catfoss were engaged to develop a bespoke modular solution that could be delivered against a tight timeframe and provide the following accommodation:

- Single storey building in a bespoke irregular footprint to fit site constraints
- Ability to receive a second floor expansion in future
- Reception & Waiting areas
- 3No. Birthing suites with ensuite facilities
- 2Nno. of the Birthing suites to include 'Princess Birthing Pools'

- Mood lighting to all birthing suites and tailored décor for a relaxing environment
- Office accommodation for the Mid Wife/ Home Birth team, Screening team & Managers
- Staff Restroom and welfare facilities
- Clean & Dirty Utilities
- 5no. Consultation rooms
- Day attendees room
- Physical link to the existing Women & Children's unit

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
- Complete the development **in just 5 months**
- Provide a modern permanent building that would match the existing estate aesthetic
- Allow existing facilities to remain open during works
- Meet budget & all regulatory requirements
- Simplify the process with a 'turnkey solution' from one contractor
- Provide a flexible future proof solution ready to accept further expansion as required





## What Was The Challenge?

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

- Meet exacting programme deadlines that had already precluded a traditional build based on speed of delivery
- Design an irregular shape building footprint that avoided existing subterranean services on the proposed site
- Overcome varying ground level to achieve a direct link to the existing Women & Children's unit
- Future proof the building with the flexibility to install an upper floor as a 2nd phase of delivery in future ensuring the proposed footprint allowed for spatial design of the proposed future first floor antenatal scanning departments
- Allow normal operation of the wider site during works without causing any restriction to the movements of staff, patients or visitors
- Complete delivery while ensuring work could be carried out properly and professionally in the timescales, without compromising on quality or design.

## How Was This Achieved?

While the 16 module 670sqm building was being manufactured in the factory, Catfoss undertook site investigations to identify ground conditions followed by installation of building foundations capable of supporting a two-storey build. In tandem with these works, the required planning permissions were also secured after which delivery of the building commenced. From point of order to handover of an HTM/ HBN compliant building **took just 5 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 Princess Royal Hospital Telford. If you have challenges around availability of space, think Catfoss and get in touch today.

