

# CASE STUDY

## W R Dunn & Co Ltd.

CHARTERED BUILDING SURVEYORS AND ARCHITECTS

Date Completed: August 2007

Project Value: £25.3m

Contractor: Interserve Project Services Ltd.

W R Dunn & Co Ltd. (Arch & L/ Designer/ CDM-C); Tier Consult Ltd. (SE); Interserve Engineering & Hoare Lea (M&E); WT Partnership (QS); Jacobs (CR)



### Refurbishment of redundant NHS facility into temporary Category C Prison

#### W. R. DUNN & CO. LTD ROLE

W R Dunn & Co Ltd. were appointed in October 2006 by The Ministry of Justice/ Custodial Property supply chain constructor as architects and lead designers for the delivery of a refurbishment scheme for a semi-redundant NHS secure facility into a temporary Category C Prison as part of the Ministry of Justice "emergency measures" work at a former hospital in the north west.

The buildings ranged in age from 1940 up to about 1990. In addition to the refurbishment of the existing buildings into living accommodation, gatehouse, offices and gymnasium facilities; a large internal multi-function building was refurbished to create bespoke education and training workshops, library, healthcare facility, laundry, multi-faith space including a reception and discharge unit. The works also involved demolition and the creation of a new Segregation Wing.

External to the perimeter wall was another multi-function building refurbished into a kitchen, staff facilities, main stores and visitors reception.

This was the first new public sector prison to be opened in 10 years creating 350 spaces and was visited by the then Home Secretary John Reid Esq. in February 2007 to view the exceptionally tight design and construction programme.



#### OUTLINE OF PROJECT

The site forms part of an established network of hospital accommodation which dates back to 1878. The scheme has reconfigured existing buildings, situated within Green Belt land, providing a suitable use for land which would otherwise be redundant and undevelopable.

This project has developed our flexible, client focused approach and our ability to work with, lead and manage a team effectively in order to achieve the identified goal.

It is also another example of our experience in the reconfiguration of existing buildings, an aspect of

construction that is becoming increasingly important as the industry strives to improve efficiency without sacrificing quality.

#### SUMMARY

The project has redeveloped an existing semi-redundant secure NHS hospital and provided a temporary prison facility by reconfiguring the existing buildings.

W R Dunn & Co Ltd. have successfully led the design and maintained a good working relationship with the clients.

The new facility successfully opened for occupation on 25<sup>th</sup> June 2007 and by mid October 2007 was at full operating capacity.