

another headache?



Healthcare needs and structures are constantly changing which makes long-term planning a major headache.

Baily Garner is a friendly, interdisciplinary construction consultancy with a comprehensive range of skills and expertise, coupled with a depth of experience within the health sector.

We are known for innovative, thoughtful solutions... better than just reaching for the pills!



BAILY • GARNER

-is building!

health is about people

1) An open, welcoming reception provides a friendly, human face and clear orientation for service users arriving at Balmoral Gardens Healthy Living Centre. Architect: Baily Garner.

2) Homerton University Hospital staff in their new endoscopy unit. Architect: Hunters.

At Baily Garner we look at health from your point of view. We know that making a clinical space fit for purpose depends on achieving a deep understanding of the needs of the staff and patients who use it.

That's why we facilitate collaboration between all the stakeholders involved from day one of designing, constructing or refurbishing any building. Health professionals and service users know what they need – it is our job to work closely with them to achieve an environment that is fit for purpose and works with optimum efficiency.





1) Sydenham Renal Unit, a community dialysis hub, constructed within the shell of an old industrial unit, to provide a bright and cheerful, but clinically efficient, environment. Architect: Baily Garner.

2) Lanchester Road Hospital. A new build, specialist mental health hospital, with 3 mental health wards and a 16 bed Adult Learning Disabilities unit, to provide a safe, secure and therapeutic environment for the treatment of mental illness. Tees, Esk and Wear Valleys, NHS Foundation Trust. Architect: Baily Garner.

3) Newton Abbot Community Hospital. 60 stroke, primary care beds, a rehabilitation suite and outpatients departments, efficiently planned and delivered in a £20m complex for Devon Primary Trust. Architect: Murphy Philipps.

4) Efficiently planned treatment rooms in the Balmoral Gardens Healthy Living Centre. Architect: Baily Garner.

5) The endoscopy unit at Homerton University Hospital is typical of the complex projects managed by Baily Garner. A major clinical department inserted into the heart of a busy operational hospital, in a fast track programme with tight budgetary constraints. Architect: Hunters.

managing complex projects

We have extensive experience of designing and managing extremely intricate health projects, including operational units, multiple site or phased programmes of work, acute and community hospitals, primary care and mental health.

For instance, we recently delivered a programme of ward refurbishments at Homerton University Hospital,

London. This involved working in a live acute care environment where our staff had to be logistically smart, and at the same time respond sensitively to the needs of clinical staff, consultants, the estate team and the contractor. We helped these stakeholders collaborate to ensure work was completed efficiently and with minimum disruption.



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bringing people together

Each project requires extensive stakeholder consultation and support in order to achieve success. Our people skills are repeatedly called upon to bring stakeholders together, to draw out from each their particular requirements and to find solutions to successfully resolve and balance these different priorities.



1&3) *Balmoral Gardens Healthy Living Centre, main reception and pharmacy. Architect: Baily Garner.*

2) *Making a better working environment, safe, secure and infection controlled, but light bright and attractive.*

4) *Lymington Community Hospital provides a 2000m facility, which enhances the health environment with vibrant colours and large open areas within an energy efficient facility. Architect: Murphy Philipps.*

an impressive track record

The numerous projects we have managed in the health sector range from £25,000 planned maintenance programmes to Employer's Agent services for a £30m community hospital.

And thanks to our interdisciplinary approach – the Baily Garner team comprises architects, surveyors, project managers, building services and environmental engineers with health expertise – we can see any undertaking through from inception to completion and handover.



procurement expertise

We are experienced at delivering projects to demanding NHS standards and procurement guidelines. You can hand your project over to us with confidence that as well as working with traditional contracts such as NEC and JCT, we have successfully delivered major programmes of work through all the major NHS procurement routes, including PFI, P21, P21+, and the LIFT initiatives.



1) *Newton Abbot Community Hospital, built under PFI contract. Architect: Murphy Philipps.*

2) *Lanchester Road Hospital. Tees, Esk and Wear Valleys, NHS Foundation Trust, £19m mental health hospital delivered under a PFI contract with Grosvenor House Group. Architect: Baily Garner.*

3) *Memorial Hospital Greenwich, masterplan and reconfiguration for mental health, on metropolitan open land. P21 procurement with Laing O'Rourke for Oxleas NHS Trust. Architect: Baily Garner.*

4) *Balmoral Gardens Healthy Living Centre, Gillingham. Primary care unit procured under LIFT initiative. Medway Community Care, Medway PCT and Rydon Construction in partnership with Medway Council for land swap and park reordering. Architect: Baily Garner.*



getting more from your resources

The NHS is under constant pressure to achieve greater efficiencies in the use of the estate. The separation of commissioners and providers and the formation of Propco, aims to make the use of space and staff a high priority, by introducing an internal market.

We can help you assess the utilisation and operational efficiency of your estate, as well as the condition of fabric and services, to provide asset management and planned programmes of works. We can assess energy utilisation and provide modelling to identify the best steps to reduce fuel bills and operating costs.

We work with commissioners and providers to design efficient flexible premises to meet complex technical requirements, optimise space and clinical adjacencies, to improve staff and space utilisation. We provide the design leadership to help you review your estate, make best use of existing facilities and to plan your new development and management strategies.



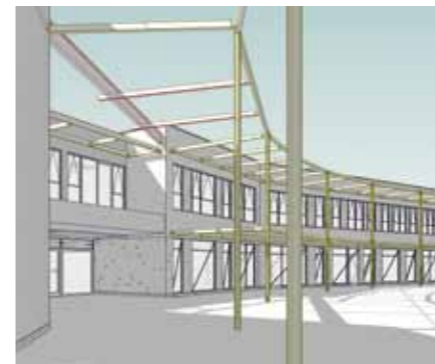
technology that engages stakeholders

- 1) *Hackney Secure Mental Health Wards. Constructed within the shell of redundant Victorian hospital. Architect: Baily Garner.*
- 2) *Mapother House, Maudsley Hospital, a cluster working environment for mental health treatment. Architect: Baily Garner.*
- 3) *Sydenham Renal Unit, built into an empty factory. Architect: Baily Garner.*
- 4) *Successful integration of equipment and technology. A worker in the Goodmayes Hospital Laundry. Architect: Baily Garner.*
- 5&6) *From computer model to completed building. Marsh Farm, a community facility and healthcare centre. Architect: Baily Garner.*

We use the latest BIM (Building Information Modelling) technology to generate 3D designs, so that health professionals and other stakeholders can see exactly what is proposed for a clinical space and have input at each design stage. These continually evolving models allow important staff members, such as an infection control nurse in a hospital for example, to see how a plan may impact on their work and suggest changes.

Again, the people who use the space are at the heart of the process – the technology helps them engage with the design and create a space which is fit for purpose.

This allows complex services and equipment to be integrated into designs, ensuring fit, efficiency and avoiding clashes.



mental health specialists

We understand the importance of mental health care, for all health buildings, not just the specialist units designed for the treatment of mental illness.

At Baily Garner we recognise the importance of therapeutic environments, as well as clinically efficient spaces, and the impact they can have on shortening recovery times. We design for privacy and

dignity, to be safe and secure and ligature resistant, but in addition our buildings are light and bright, with good access to landscaped gardens, natural spaces, views and enriched with art.

We have successfully delivered secure forensic units, as well as specialist buildings to treat people with dementia, from stand alone hospitals to discreet community care facilities.

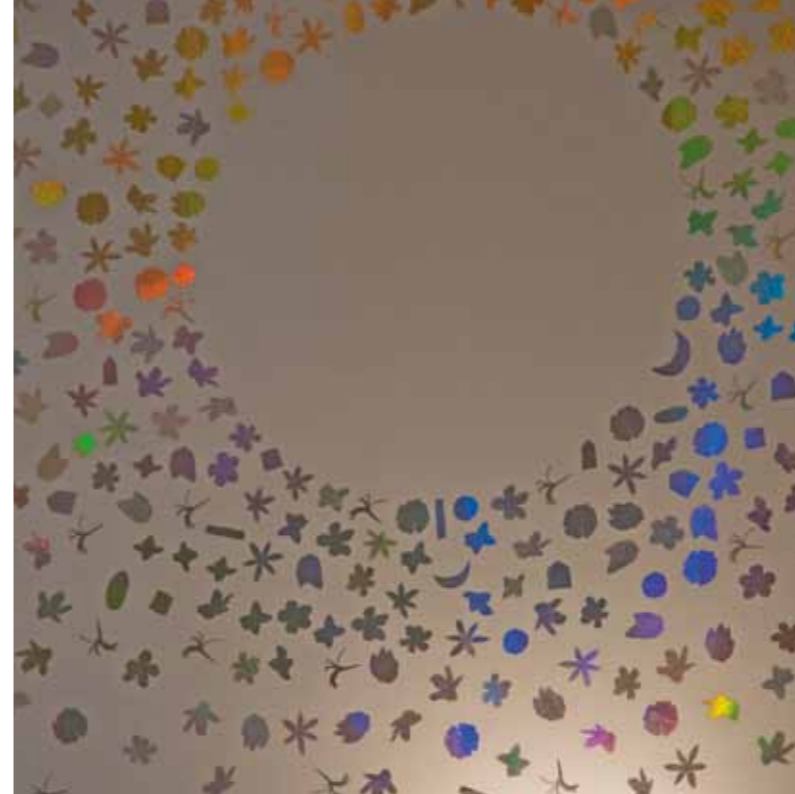
1) Lanchester Road Hospital main reception, a light and bright greeting and orientation space, enhanced by natural materials and art installations. Architect: Baily Garner.

2) Art installation by Binita Walia in reception.

3) Faith centre with stained glass installation.

4) Ambulatory around central garden with art installation.

5) Memorial Hospital Greenwich, the mental health healing environment enhanced by sculpture in a parkland setting. Architect: Baily Garner.



environmental know how

Our interdisciplinary teams include environmental experts who, with the help of environmental and services software, such as IES and Hevacomp, ensure projects we manage achieve maximum BREEAM credits in the most cost effective way.

We utilise passive cooling, natural light and ventilation supported by appropriate technology, to provide healthy, comfortable environments, while minimising operational costs.

1) Photovoltaic panels and green roof at Twickenham Family Contact Centre, achieves BREEAM 'Excellent' rating and generates 10% of energy on site. Architect: Hunters.

2) Heat chimney at heart of the Welland Centre to provide natural stack ventilation. Architect: Baily Garner.

3) Solar water control and monitor panel at Balmoral Gardens Healthy Living Centre, NEAT assessment 'Excellent'. Architect: Baily Garner.

4) Solar shading and maintenance access. Marsh Farm CERC. Architect: Baily Garner.

5) Newton Abbot Community Hospital. Central street with natural light and ventilation. Architect: Murphy Philipps.



Visit our website
www.bailygarner.co.uk
for more details and literature
covering our experience in
the care, health, education,
commercial and housing sectors.

Or, as a first point of contact ring
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The components of Baily Garner

architecture • building services •
building surveying • cost management •
employer's agent • environmental analyst •
landscaping • masterplanning •
planning • programme management •
quantity surveying • risk management •
urban design • value management

**...and the interdisciplinary spark
that makes things happen!**

