

# Hospice of the Good Shepherd, Backford

## PROJECT DETAILS

The Hospice of the Good Shepherd in Backford, Chester required major refurbishment works to the existing building as well as a £2.2M extension which would double the size of the Hospice.



**Client: Hospice of the Good Shepherd**



**Contract Period: 52 weeks**



**Completion Date: December 2016**



**Value: £2.2M**

The contract was to provide an improved care service for those who are terminally ill, by providing new facilities and a larger space to cater for more patients. The new building features new clinical treatment, physiotherapy, and consulting rooms, four en-suite bedrooms and a communal space for day visitors and activities. In addition to this there is an orangery café, a shop and a garden with patio area.

Internally the building has been sympathetically designed, incorporating comfort features such as soft lighting and calm, uplifting decor.

## COMMUNITY INITIATIVES

### **A new drainage system for the site delivered benefits to the neighbouring properties...**

From an early stage in the contract, Anwyl's project team established that the existing drainage system was not fit for purpose and took the decision that it would have to be changed. Engaging with a specialist drainage engineer, a new complete new system was provided using new pumping technology. This new system also allowed neighbouring properties to benefit from it, as well as giving the client piece of mind for the future maintenance.

### **Wildlife on site was cause for concern during the build...**

Barn Owls were discovered nesting on the site, it was important that Anwyl's presence and the works did not interfere with their habitat. The area was cordoned off and signs were placed to warn members of the public as well as site personnel to not disturb or enter the area. Following working with Cheshire West & Chester Council and local wildlife experts, it was discovered that the owls were protecting 3 eggs, and the precautions taken allowed the chicks to successfully hatch.



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## CHALLENGES

### **The existing Hospice remained in full use throughout the entire project...**

Given the nature of the establishment our project team were extremely sensitive when considering the impact their presence on site could have, this also shaped the programme of works and site procedures. A number of initiatives were put in place to maintain a peaceful and safe environment; meetings took place each month with Hospice management, various temporary access routes were put in place in order to not cause any disruption. At different stages of the build, windows were boarded up securely to prevent excess noise filtering through to the existing Hospice. An additional site manager was also placed on the project specifically to focus on managing this process.

### **The budget was extremely tight as the client was totally self-funded...**

The Hospice was raising the money to fund the project continually as the works took place. This posed the danger that funding wouldn't always be available to continue with site activities. Coupled with the urgent requirement to complete the project on the agreed date, this was a challenge however, Anwyl programmed the works effectively to ensure that each phase of work matched the available funds, this prevented any standstills or delays in works. Ultimately resulting in meeting the target handover date.

## INNOVATION & SUSTAINABILITY

### **The project from the outset was set the task to make the new building as low energy and to make use of renewable technology as possible.**

- Ground Source Heat Pumps to supply the building
- Photovoltaic Roof Panels
- LED Lighting throughout the building
- Water saving sanitary-ware installed
- Use of PV panels and Ground Source Heat Pumps allows the client to forecast running costs of the building
- Expected payback of 11 years on the initial capital outlay

*everything considered.*