



## Contacts

### BAM Construction

Gordon Stirling  
Framework Manager  
3125 Century Way, Thorpe Park,  
Leeds, LS15 8ZB  
**t:** 0113 290 8800  
**e:** p22eoi@bam.co.uk

### South Tyneside NHS Trust

Peter Todd  
Capital Projects Manager  
NHS Property Services Ltd., Waterfront 4,  
Goldcrest Way, Newcastle upon Tyne,  
NE15 8NY  
**t:** 0191 217 2652  
**e:** Peter.Todd@property.nhs.uk

**July 2010**  
Final business  
case approval

**July 2010**  
PSCP appointed

**December 2010**  
GMP agreed

**January 2011**  
Start on site

**March 2012**  
Completion

## Key Features

- Live working environment.
- BREEAM Good Rating.
- Essential services were uninterrupted throughout.
- Weekly meetings and site visits for staff.



## Project Description

Procured through the ProCure21 Framework, BAM provided a new Mental Health Respite Care Centre by refurbishment and extension of the existing 1960s facility and car park in response to the planning constraints for the site. The aim was to provide a facility with a modern working environment including offices, care for patients with severe learning difficulties, sensory rooms and independent living quarters.

While providing treatment services the 12 bedrooms are also designed to be 'homely' to ensure that patients are at ease with their surroundings. The facility has ancillary accommodation providing lounge, dining, exercise and office accommodation for patients. The respite facility 'Monkton Hall', a grade two listed building, was refurbished to provide office accommodation required from the previous use of the respite centre.

External works involve the construction of a new car park and walkways and several planted areas including secure gardens for patient recovery. The external facades were treated to provide a modern look to the facility including new windows and insulation that met the current building control requirements. BREEAM Good Rating was achieved for this facility.

Working on a constrained site BAM agreed all works with the hospital in advance with weekly meetings and site visits to keep staff informed of progress and schedule of works to ensure client satisfaction levels were maintained. The building, one of four buildings that had to remain occupied throughout the project providing doctors, nurses and patients with learning difficulties were housed. Engagement with clinical users, departmental heads and service user groups during design development including consultation with disability and mental health groups to incorporate their needs in terms of access and security.

BAM completed detailed surveys to confirm uninterrupted services distribution around the existing hospital, aligning and informing the design and sequencing of delivery ensuring client operations were maintained throughout.



## Facts and figures

- **Project name**  
Monkton Hall Primary Care Centre
- **Location**  
Jarrow
- **NHS Client**  
South Tyneside NHS Trust
- **Principal Supply Chain Partner**  
BAM Construction
- **Contract value**  
£3.2 million
- **Building size**  
1,878 m<sup>2</sup>
- **Start on site**  
January 2011
- **Completion**  
March 2012

"Thank you for all your support throughout the construction period... I felt you communicated with myself and the Team throughout the whole process. You have delivered a fantastic building which went beyond all staff expectations and is ideal for the Clients we support."

**Peter Nash,**  
**Clinical Team Lead**