

# Future-proofing your healthcare facilities

## Designing adaptable buildings to respond to changing needs

Adaptable buildings are likelier to have longer lifespans because they're able to meet changing needs. This is especially so for healthcare buildings which must serve communities whose demographics may shift over time.

As the COVID-19 pandemic showed, they must also be able to respond new and unexpected challenges. To avoid healthcare buildings becoming quickly obsolete, we seek to remove the complexity embedded in modern healthcare facilities.

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### Our services:

- Develop daptable, pandemic-ready estates strategies
- Create adaptable estates parameters via feasibility reports
- Technical advice and programme reviews
- Design within fixed parameters of shell & core



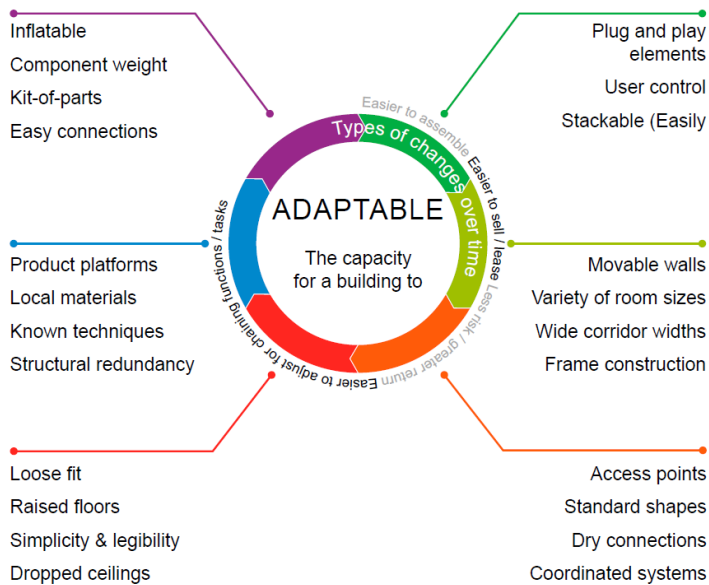
# Designing adaptable estates

Buildings that can flex to changing needs and respond to black swan events

Our approach focuses on a simplified shell and core, making it attractive to fast-track developers with design parameters that enable the future proofing of later NHS fit out. That means designing buildings which can flex their functional content, allowing high-tech clinical and scientific space to be interchangeable with low-tech clinical, social and office space.

We define the key design parameters and principles associated with adaptable building typologies for clinical, research, education or commercial activities, either combining a variety of uses from the outset or making them flexible changes of use over time.

This requires careful consideration of strategies for structural grids, floor-to-floor heights, services distribution, segregation of flows and vertical transportation.



We need to anticipate future black swan events such as COVID-19, which placed unprecedented levels of strain on healthcare systems. This means understanding the need for flexible inpatient and critical care units to accommodate variable acuity inpatients, as well as organising the flow of space to safely manage infectious patients.

## Delivering Nightingale Hospitals

We provided engineering, project, programme and commercial management, and integration services for the transformation of facilities in London, Cardiff, Manchester (shown right) and Glasgow to rapidly provide over 3000 COVID patient beds in a matter of weeks during March and April 2020.



# Benefits of adaptable estates

Improve efficiency, maximise use and reduce cost

<p><b>Flexible framework</b></p> <p>Flexible and adaptable spaces that incorporate the principles of re-use, efficiency and improved productivity.</p>	<p><b>Clear design approach</b></p> <p>Enables technological change and modern methods of construction, while accommodating operational change every five years. This avoids major disruption through expected refurbishment every 15 years results in a design that makes people happy and well.</p>	<p><b>Maximising estate use</b></p> <p>It gives you the option to reverse lead occupation, commercial, life sciences or associated healthcare related tenants.</p>
<p><b>Programme</b></p> <p>It allows separation of fit out and shell building, simplifying approval and speeding up delivery.</p>	<p><b>Cost</b></p> <p>Reduced procurement cost, optimise value of estate, open market to commercial sector, simplify risk profile, realise building efficiencies.</p>	<p><b>Procurement</b></p> <p>Attract commercial developers / funders, reduce complexity, shortening timescales.</p>

## Future-proofing a £6bn redevelopment

We reinforced and future-proofed the £6bn redevelopment of Guy's & St. Thomas' NHS Foundation Trust's two central London hospitals. It resulted in significant funding coming from commercial development opportunities and the harnessing of existing land value.

We co-authored the Trust's adaptable estates' strategy to simplify procurement and encourage commercial development. This expertise has fed into the Intelligent Hospitals design guidance to standardise healthcare design for the New Hospital Programme.





## How we can help you

- Develop an adaptable, pandemic-ready estates strategy with a shell and core platform that can deliver any clinical model kit of parts; repeatable rooms within a flexible catalogue of 15 room types.
- Create adaptable estates parameters via a feasibility report as part of a developer brief for shell and Core.
- Technical advisors who act as the interface between you and the developer, reviewing programme overlaps for fit-out works.
- Working with you to design in parallel, responding to fixed parameters of the shell & core.

## Engineering. Management. Development.

**Hannah Lewis-Jones** | [hannah.lewis-jones@mottmac.com](mailto:hannah.lewis-jones@mottmac.com) |

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