



CASE STUDY RED KITE VIEW

PROJECT

Red Kite View

VALUE

c. £4 million

SERVICES

Mechanical, Electrical & Public Health Design and Build

CLIENT

Leeds and York Partnership NHS Foundation Trust

CONTRACTOR

Tilbury Douglas

DURATION

15 months

G&H DIVISIONS

Building Services
Air Conditioning
Maintenance



DESIGNED

and installed to hospital areas with specific technical specifications

FLEXIBLE

programme management to overcome impact of Covid-19

THREE

G&H divisions delivered the scheme

SPECIALIST

design details for safety, environment and low carbon

DELIVERED

on schedule

Red Kite View is a vitally important mental health inpatient facility that provides critical care in the community for people aged between 13 and 18.

Built on the former St Mary's Hospital site for Leeds and York Partnership NHS Foundation Trust, G&H Building Services was appointed by the main contractor, Tilbury Douglas, in a c.£4 million contract.

The scope of works saw the design, build and installation of all MEP services for the 22-bed facility having incorporated the ideas and aspirations of clinicians and young people during the commissioning phase. A key element of the specialist scheme is reducing the number of patients having to travel long distances for treatment.

Construction saw a multi-purpose activity room and educational facilities built along with a family visiting room, green communal space and courtyard to offer a place of safety for those in need of urgent help.

In addition to HVAC, underfloor heating and thermal insulation, G&H Building Services also delivered modifications and diversions of existing below-ground services and managed incoming water and gas supplies.

Safety

A host of safety measures were designed such as low pressure misting sprinklers installed throughout residential areas and security water shut off systems with solenoid control valves and 'wave on' activation.



Alarm features to help patients and staff incorporating ward and off-ward areas were integrated within the nurse call system.

Anti-ligature and anti-tamper luminaires were installed, while relaxation rooms have tuneable and dimmable downlights to complement the interior design to help create a relaxing atmosphere for those needing care.

Low carbon

To reach a BREEAM 'excellent' rating, we designed a wide range of complementary, low carbon features after researching and calculating energy and climate change predictions.

Technology included air source heat pumps for domestic hot water generation, photovoltaic panels on the roof and natural ventilation strategies to ensure low CO2 concentrations in occupied areas (and to also meet Covid-19 guidelines).

G&H Group integration

As part of G&H Group's integrated MEP approach, the Engineering Services division worked offsite to fabricate gas manifolds for boilers and large pipework for chillers. This not only sped up our work but also reduced the number of people working onsite which was crucial during the pandemic.

Despite a mid-programme change to the design concept to accommodate additional Covid-19 related requirements, we maintained the original schedule handing over on time and budget.

This was possible due to excellent management and working closely with Tilbury Douglas, adopting a flexible approach to the order in which works were delivered.

Since handover, G&H Maintenance has been appointed to provide pre-planned and reactive services ensuring the same company that designed and installed the MEP is now responsible for its aftercare.

