



Customer: Laing O'Rourke for NHS Trust
Project Description: Adolescent Care Home
Location: Abergele, North Wales
Duration: Timber Frame structure completed over 12 weeks

LAING O'ROURKE

A Deeside Commercial Case Study



**NHS Trust Adolescent Unit
Abergele, Wales**



As main contractor for the new North Wales NHS Trust Adolescent Unit at Abergele, Laing O'Rourke researched all its options thoroughly before deciding on a timber frame solution from Deeside Timberframe.

The new adolescent facility, with an overall floor area of 3,157m² largely in ground floor space, required a quick build as the lease on the existing unit was due to expire. Site access was also a critical issue, with a weight restriction on the bridge leading into the site.

Laing O'Rourke's Project Team considered all forms of Modern Methods of Construction, including steel frame,

before selecting timber frame as their preferred solution.

Timber frame - the obvious choice

As well as complying with access limitations, timber frame was the obvious choice in terms of sustainability and speed of construction; offsite manufacture of the frames avoided noisy and dusty operations on a live, working hospital site and the superior acoustics and adaptability of the finished structure provided added benefits for both the client and the ultimate end-users - the patients.

Expertise in Timberframe

After a rigorous selection process involving some of the UK's major timber frame suppliers, Laing O'Rourke chose Deeside

Timberframe Ltd to partner with on the design, manufacture and installation of the framing system. "Deeside were able to meet the complex whole design criteria and gave good pre-sales and preconstruction advice" commented Alex Beedle from Laing O'Rourke.

Alongside the company's obvious expertise in timber frame design and construction, Deeside offered specific, relevant experience, with a successful record of delivering timber frames for the health sector, particularly on mental health units. The clinical and contracting teams visited previous projects undertaken by Deeside and were impressed with the results. "We also needed a supplier that could work well within the 'Designed for



“Deeside Timberframe is tried and trusted. The company has a proven track record and understands the complicated nature of the design and lead-in process, therefore giving surety and confidence in the delivery of a quality end product.”
Gerald Smith, Design Manager
Laing O’Rourke

Life: Building for Wales’ Framework, promoting closer links with the supply chain to give the client best value solutions” Alex explained, “Deeside offered us that approach.”

The frames were ordered in April and delivered to site in July, exactly to schedule. Laing O’Rourke actually gave Deeside more time up front to get the design fully coordinated with the builders work, but the company met the original completion date and the project progressed on programme.

Excellent Performance

The entire framework was erected quickly and on time, it was an “excellent performance”, with the on-site teams

working well together, helped by the “can do approach” demonstrated by Deeside. Only rightly, value for money was also a key issue. Laing O’Rourke’s Project Team thoroughly interrogated Deeside’s pricing and used benchmarking techniques and market comparisons to demonstrate the value achieved and satisfy itself fully on that front! Laing O’Rourke anticipates the CDM Health and Safety and Part L sustainability regulations will have a considerable impact on its activities, increasing its future use of timber framing; the company will be using Deeside Timberframe again, in fact the two are already working together on another Health Care project.



Deeside Company Profile

As an award-winning manufacturer and supplier, operating throughout the UK, Deeside Timberframe designs, manufactures, delivers and installs framing systems for commercial developers, local authorities, regional and national builders, social housing and the private self build market.

Founded in 1985, Deeside is part of the highly successful Bancon Group of companies, which itself has been established for over 30 years and has interests in construction, property maintenance, manufacturing and property development. With headquarters in Stonehaven, Aberdeenshire, the company operates out of a two acre complex and is the base for the operations side of the business from purchasing to estimating and procurement to engineering services using the most sophisticated computer-aided-design software to ensure customers receive high quality, precision-engineered, timber frame solutions tailored to their own individual needs. Deeside’s additional production facility in Stirling is 2.5 acres and houses the company’s machinery and transport to take care of all logistics and is also where a wide range of kits are produced to exacting standards.

Deeside Timberframe holds ISO 9001:2008, Quality Assurance, BM Trada Q Mark and is one of the few leading Timberframe Manufacturers who have staff qualified to Gold Level for UKTFA’s design, manufacturing and timberframe erectors programmes.

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