



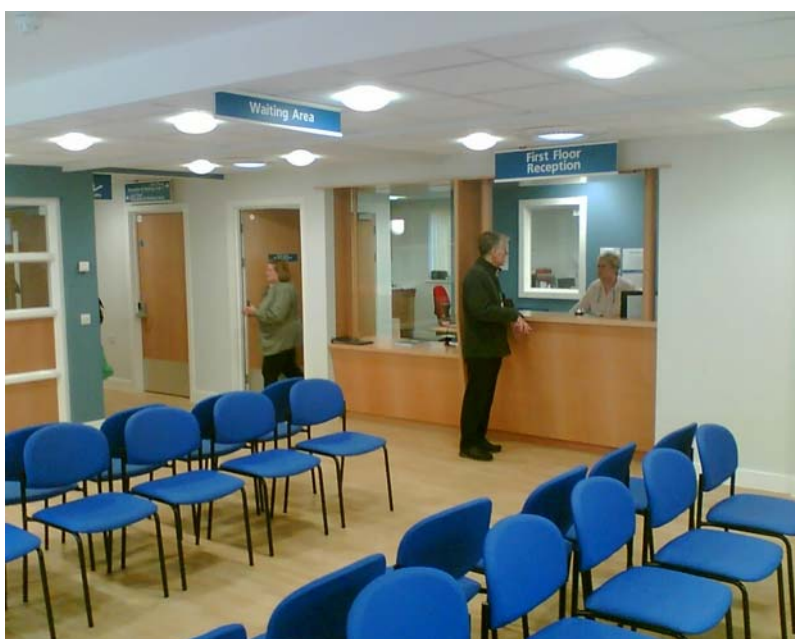
Exterior view showing integration of new and existing buildings



Bridge linking existing and new buildings



Rear elevation



Reception and waiting area

Comely Bank Primary Care Centre Walthamstow, London

As part of the Governments L.I.F.T initiative, Alexander Sedgley were appointed with Ryhurst Ltd as preferred developers to procure all healthcare projects in London Borough of Redbridge and Waltham Forest. Comely Bank Primary Care Centre was the first project delivered in this new wave of healthcare premises.

The design proposal on the restricted site needed to accommodate and respect the existing Grade 2 listed building within the Walthamstow Village Conservation Area.

The notion was to create a courtyard locating the new extension on two sides of the site to provide a formal setting for the new entrance to the main building, which accommodates a 6 GP practice, PCT clinical accommodation and staff administration and facilities on the second floor.

A minimal impact transparent bridge links the new and existing Victorian premises which contain dentistry provision, group seminar facilities and locality staff offices on the first floor.

A curved roof to the 3-storey extension was conceived to minimise the impact of the new premises on the established landscape to the boundary and the residential hinterland beyond.

Innovation and future flexibility was also a major design consideration. A steel frame provides an opportunity to re-plan lightweight partitioning to the current room layouts.

M&E services including drainage have been integrated into the design of each room space to provide for alternative use. The design allows for shared use of key clinical facilities.

The project area is 2,300m² and it was completed on programme in 12 months to a value of £4.75 million.

Contractor: Rydon Ltd
Structural Engineer: Hurley Palmer Flatt
Services Engineer: Hurley Palmer Flatt
Quantity Surveyor: Rydon Lyd