

LYCA HEALTHCARE FACILITY, ORPINGTON



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BRINGING IDEAS TO LIFE

CLIENT Lyca Healthcare

VALUE £2.8 million

DATE January – November 2015

PROJECT

Lyca Healthcare provide consultation and diagnostic services. Their new facility at Orpington, Kent is easily accessible from the M25, train and local bus network. An existing building known as Enso House on a business estate in Mill Road Orpington, required a change of use from offices to healthcare. The work required to achieve the change of use included a new entrance, complete refit internally, improvements to the external works and new external plant area.

Heavy new equipment, including MRI and CT scanners, required an assessment of the existing ground floor structure to determine whether any strengthening works were required. The estate was developed in the 1980s and no recorded information of the existing structure was available. At the earliest opportunity, and to ensure cost and programme certainty prior to the contractor being appointed, we undertook a series of cores through the ground floor slab, and ground investigations to determine the parameters for our assessment. Following a detailed calculation review of the floor construction and strata below, we established that the floor was not capable of supporting the new and increased load.

Cover to existing reinforcement encountered was also relatively shallow and would have had an adverse effect on the magnetic field homogeneity needed for the new MRI to perform effectively, and building over would have created problems in levels generating the need for space consuming ramps. Our solution was to replace the

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ground floor in the area of the new equipment with new foundations taken down to natural stiff clays with loads spread to avoid any differential or uneven settlement that could affect the delicate equipment in use. Structural slabs were stopped 100mm from the final floor level, so that an unreinforced structural screed could be installed above to protect the magnetic field.

Layout changes to suit a healthcare environment resulted in a significant increase in the number of sinks and washdown areas in areas that had no previous drainage. We undertook a review with the client and Architect to resolve a layout that reduced the impact on the programme and cost of digging up the existing ground floor to install new drainage runs. The resulting arrangement did not adversely affect the adjacencies between rooms.



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