

# corner landmark

As one of the first schemes undertaken by Prima 200 Limited, the new Fenton Health Centre had a lot to prove. Accommodating two separate general practices, a pharmacy and an impressively wide spectrum of services on one high-profile site, the new building delivers in style...





## Prime Comment

### Inside knowledge from the Prime Team

“A key objective of this scheme was to bring a range of independently managed services together in a cohesive way and I think we’ve achieved this. The Centre is a bustling meeting point for people and has a real community atmosphere. As one of the first LIFT projects in this area, expectations were high and we’re really pleased that reactions to the building have been so positive.”

**Richard Cutler, Development Director**  
Prime (UK) Developments Ltd

**T**hree factors led to the birth of the new Fenton Health Centre. First: the two existing general practices serving the area occupied converted residential properties which suffered severe space restrictions and access problems – patients having to negotiate a steep flight of steps to reach one surgery. This made the development of new, fit-for-purpose premises a priority for the PCT.

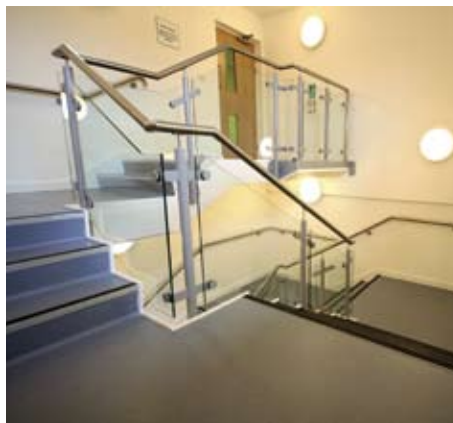
Second: an existing PCT-owned site was available for a new build and was conveniently located in the heart of the existing patient population. Third: the site’s prominent location offered the opportunity to clearly demonstrate the PCT’s long-term commitment to investing in modern local health provision and in the well-being of the Fenton community.

Selected as one of the initial schemes to be undertaken by Prima 200 Ltd, the trading name of the North Staffordshire Local Improvement Finance Trust (LIFT), the new Fenton Health Centre had to deliver on many levels including value for money, its ability to accommodate and integrate a wide range of primary care services and, not least, its credibility as a local landmark and source of community pride.

A particular challenge for Prime Developments, as the LIFT partner chiefly responsible for building design and delivery, was to preserve the separate identities of the two general practices and provide access to the impressive range of PCT-led services while keeping the whole experience ‘seamless’ for patients. The challenge was deepened by the decision to include a pharmacy on site.



The set-up of the building is brilliant



The finished building succeeds on all counts – both inside and out. The exterior, with its striking green colour scheme, extensive glazing and intersecting angles, makes the most of the Centre’s high-profile position on the elevated corner site. Integration of the various functions has also been neatly achieved. The Lloyds Pharmacy, for example, is located at the main entry point so that people walk through it to reception. This makes the facility a core part of the scheme rather than a ‘bolt-on’ element.

The need to keep the two general practices discrete while retaining the unified feel of the interior has been achieved by placing two curved reception desks – one for each practice – opposite each other. Each practice has its own wing with the clinic reception between them. This symmetrical layout provides three separate routes into the two-storey building through a communal reception area.

Manager Linda Steele, joined the Fenton Centre on the first day of its opening but didn’t take long to see its benefits. “The set-up of the building is brilliant. We’ve got two practices running under the same roof as well as the community services and the pharmacy. Having all the services available on site is great for patients and they’re really impressed. It’s just wonderful – I came from another PCT and I haven’t seen anything to match this facility.”

Careful planning has ensured the Centre will continue to deliver for many years to come. “We have the space to keep growing and developing services,” says Linda Steele. “It’s fantastic. I think it’s what the community’s been waiting for – I really do.”

## Project at a glance...

### Fenton Health Centre, Stoke-on-Trent

#### Statistics

Size 1595 square metres  
Value £4.3 million

#### Services and Facilities Include

- 2 General Practices
- CAMHS Nursing
- Chronic Disease Management
- Community Nursing
- Complementary Therapies
- Health Visitors
- Medical Student Teaching
- Minor Surgery
- Nutrition & Dietetics
- Oncology Clinic
- PALS
- Physiotherapy
- Plebotomy & INR
- Podiatry
- Speech & Language Therapy
- Pharmacy

#### Benefits

Distinctive landmark design on prominent site underlines commitment to modernising local healthcare.

Interior layout effectively integrates independently managed services to provide seamless patient experience.

Wide range of on-site services, including pharmacy, provides local access and reduces need to travel

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