

Case study

New Inpatient & Outpatient Clinic

Alan Wood & Partners (AWP) worked with Premier Modular Limited to create a new inpatient & outpatient Clinic Unit on behalf of the Cornwall Partnership NHS Foundation Trust.

The volumetric modular building is positioned at the end of the existing structure with links into current buildings and is to be used as a purpose-built care home. The design included a dynamic footfall analysis of the floor plate to ensure the limits identified within HTM:08 were not exceeded.

AWP undertook the structural design of the modular building incorporating a prefabricated hipped timber roof.

The principal complexity of the project was its location. All modules had to be transported across the Celtic Sea and landed directly on the beach. Due to tidal restrictions, these operations could only take place during a limited window of a few weeks each year, making programme certainty and advance coordination essential.

The island also had no local concrete manufacturing capability. As a result, all concrete elements were produced off-site as precast components and shipped to the island. This approach reduced dependency on local production, improved quality control, and ensured that the construction sequence could be aligned with the restricted delivery windows.

On completion, the project received the Devon & Cornwall Concrete Society Award in the Structural Category. This recognition reflected the strength of the structural design, the innovative use of precast concrete, and the successful resolution of complex logistical challenges in a demanding coastal environment.

This project also won the Project of the Year Award at the MMC Awards 2026.



Location:
Isles of Scilly



Client:
Premier Modular Ltd



Architect:
Blue Sky Architects



Value:
£ approx. £3.5m



Structural
Engineering

Modern Methods
of Construction
(MMC)

Engineer/
Manage/
Deliver/