Company Profile

Contents

ABOUT SDC

SDC takes pride in being a collaborative partner for its clients, providing exceptional service and building long-lasting relationships.

The company's experience with blue chip clients sets it apart in the industry, having established itself as a trusted contractor for some of the UK's most reputable companies and organisations. Indeed, the vast number of clients that choose to appoint SDC on a repeat basis can be seen throughout this book, denoted by this symbol on each project page . SDC understands the importance of maintaining high standards and meeting strict deadlines for these clients and has developed a proven track record of delivering successful projects.

SDC's expertise spans various market sectors, including research and development, healthcare, education, and automotive. SDC understands each industry's unique requirements and challenges and works closely with the client to ensure their specific needs are met.

The project teams at SDC are composed of skilled and experienced professionals who are passionate about delivering high-quality results. SDC prioritises communication and collaboration with clients throughout every stage of the building process, from design to construction and beyond.

The company's ethos of building strong relationships with clients is the key to its success, and this ethos is instilled into not only SDC employees but subcontractors, too, ensuring that every project is a success.

SDC also understands the importance of giving back to the community and encourages employees to proactively approach the SDC Community Fund to support charities and community organisations close to their hearts. Alongside this, SDC has long-standing relationships with local charities, such as the Bedford Foodbank, and sports teams, such as the Bedford Blues rugby team. By caring for employees, the environment, and the areas in which it operates, SDC positively impacts the local communities and the wider world.

SDC is committed to creating a workplace that values and cares for employees, which is believed to be a key factor in SDC's success.

The Employee Benefit Trust

"The employee benefit trust works in a similar way to the John Lewis Partnership, where staff effectively own the company.
'The board do not have shares and they won't have. They are benefactors in the same way that everyone else is. We are all in it together' Mr Shiner says"

Extract from September 2008 edition of Construction News

Why an EBT?

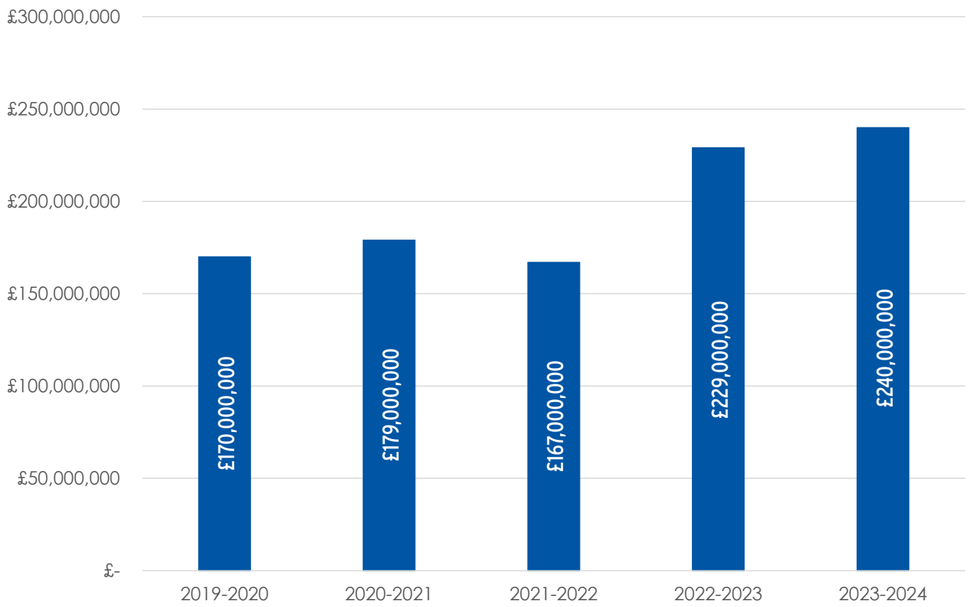
In 2004, the founding owners (and only shareholders) of SDC announced to the Board of Directors that they wished to retire in the next few years. This threw everybody into confusion – not least the owners themselves – about the future direction of the business. Following considerable discussions with the shareholders about how they could realise their investment, the concept of the Employee Benefit Trust (EBT) emerged – the first of its kind in the British construction industry. Sale to a third party and a management buy-out were initially considered, but the only option that enjoyed universal attraction was a Trust. The idea of the EBT was to create a situation where no private shareholders existed within the business, thus increasing stability and protecting the long-term future of staff.

Key Features of an EBT

- The Trust has been set up for the benefit of its designated beneficiaries.
- A beneficiary is a person who is directly employed by the company or a subsidiary.
- The purpose of the Trust is to promote an environment where all employees feel a sense of responsibility for the performance of the business, as well as a sense of pride in its achievements and results.
- The Trust's primary requirement is to protect the future of the SDC Group and that it remains profitable at all times.
- The Trust will retain an element of the profits generated within the business to incrementally increase net worth each year, essentially protecting the financial strength of the Group, prior to the distribution of the remainder to designated beneficiaries.
- Focusing specifically on how the profit distribution to staff works, an employee's entitlement begins from the moment they join SDC. Everyone is awarded the same percentage, which usually fluctuates between 3 and 5%.

Financial Information

Turnover

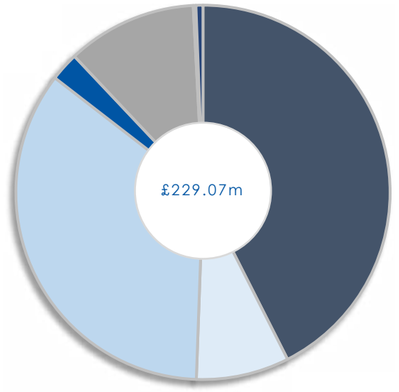


Stable Growth

SDC's financial strength continues to grow, year on year, despite the economic influences on the UK construction industry of the recent global pandemic and current world events.

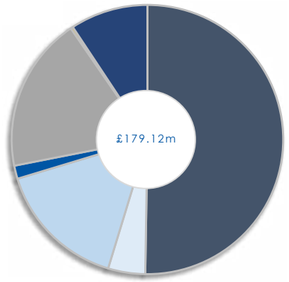
The continued success of the company during this period has largely been due to securing considerable repeat order business from an extensive and ever-growing list of blue-chip clients who have responded positively to SDC's ethos of working collaboratively and delivering on its promises. This trend is set to continue for the foreseeable future, with turnover predicted to increase to £240m for 2024. This continued and sustainable growth has placed SDC in a strong financial position, with the company's Dun & Bradstreet rating increasing from 3A1 to 4A1 (representing a 'Low' risk of failure), £34.20m of cash deposits and a net worth of £20.91m supporting this.

Year Ending September 2023

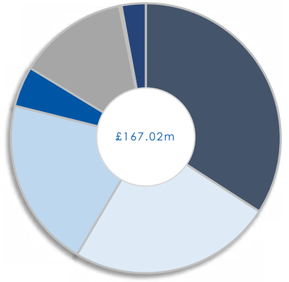


- Education and Technical – £97.43m
- Commercial and Leisure – £18.40m
- Healthcare – £1.38m
- General Industrial – £79.97m
- Student Accommodation – £5.67m
- Special Projects (works up to £3m) – £25.69m
- Other – £0.53m

Year Ending September 2021



Year Ending September 2022



Dun & Bradstreet Report

Financial Strength

4A

Highest ranking available to SDC

Risk Level

1

Minimum level of risk possible

Overall Business Risk

Low

Very stable condition

Strong likelihood of continued operations

Failure Score

91

Higher the score the better

Probability of failure 0.11%

99.89% of Companies would fail before SDC

DIVISIONS

DIVISIONS

Established in 1972, SDC is a main contractor operating out of offices in Bedford and Oxford. The majority of projects at SDC are managed and delivered by the company's main division, save for smaller and more specialist works which are allocated to SDC's Special Projects division. SDC's founding principles of collaboration and teamwork lie at the heart of the company and represent one of the major factors that has contributed to the success of the overall business. This overriding philosophy, coupled with a reputation for problem solving, risk management, delivering on promises and offering best value, is a hallmark of SDC's culture and can be seen across both divisions.

SDC Employee Benefit Trust

SDC Holdings Ltd

SDC Properties Ltd

SDC Builders Ltd

SDC Anglia Ltd

The Board

Managing Director
Adam Knaggs
Joined 30/08/92

Chairman
Francis Shiner
Joined 14/02/83

Director
Gary Wykes
Joined 01/12/89

Director
Martin Lowndes
Joined 01/09/82

Director
Andrew Shiner
Joined 02/06/08

Director
Carl Bennett
Joined 26/07/04

Director
Daniel Changer
Joined 12/07/10

Director
Andrew Mitchell
Joined 10/01/94

Director
Jonathan Richardson
Joined 03/07/13

The Divisions

SDC Main Projects

SDC Special Projects

Main Projects

SDC's Main Projects division boasts extensive experience of delivering construction schemes up to £80m, and across a variety of construction sectors, including research and development, commercial offices, manufacturing, automotive, healthcare, and education.

What sets SDC apart from other contractors is the support available from the company's in-house departments, with Design, M&E, SHEQ, 3D and BIM resources. This capability ensures a comprehensive and integrated approach to construction, setting a high standard for project execution and delivery.

Further contributing to SDC's hands-on and client-focused approach is the allocation of a Board Director to each live project, ensuring promises made during tender stage are delivered.

''We have now completed 5 projects with SDC, with a commercial value over £100m. SDC is an excellent contractor who has been very supportive when issues, which inevitably do, arise. They continued to work during the pandemic and introduced measures that not only protected the people on site but maintained the programme and budget. They have been quick to find solutions when circumstance required action and in the 15 years of working with them they have never walked away from a problem. The biggest compliment and recommendation I can make is the 8 buildings located at Booth Lane and built in 2011 / 12 still look very good. The quality is excellent and withstands the use of up to 2,500 16-18 year olds daily.'

Gary Brough
Vice Principal (Resources) for Northampton College

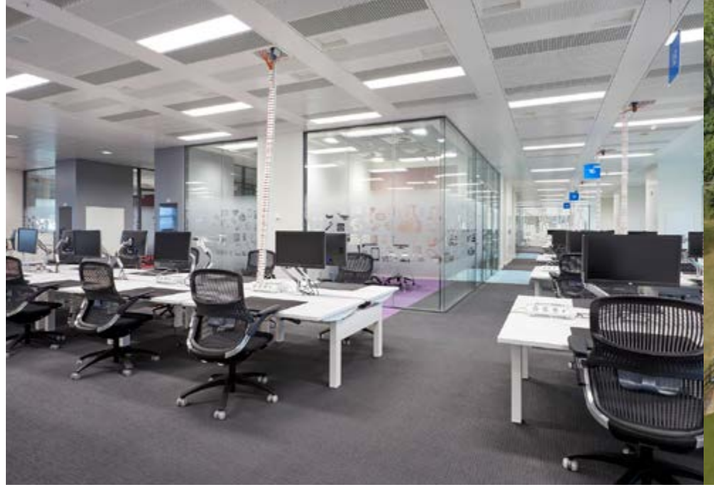
Special Projects

SDC's Special Projects division was established in 1992 to deliver smaller, more specialist works. The division provides the skills and experience of a large contractor but on smaller-scale bespoke projects, typically ranging from £50,000 to £3,000,000.

Despite being part of the SDC Group, Special Projects acts as an autonomous division with its own dedicated team of Construction Managers, Estimators and Quantity Surveyors, and highly skilled Site Operatives. The division is led by a combination of Gary Wykes (Board Director) and Graham Staughton (Special Projects Manager), who have a combined history of over 75 years at SDC.

Running Special Projects as a standalone division under the umbrella of SDC means the department has access to all the benefits of a large contractor (in-house H&S, Quality, M&E, Design and BIM) without the same overheads. This business model ensures that Special Projects can provide the same first-class approach to health, safety, and quality, helping to maintain a consistent turnover of £25m each year.

This sustained growth has enabled Special Projects to develop a diversified portfolio spanning various sectors, including education, commercial, automotive, leisure, retail, healthcare, listed buildings and refurbishments. The Special Projects team has formed strong repeat business partnerships with both private and public sector clients and can deliver each project with a complete understanding of the client and end user's needs.



SDC and the team were incredibly flexible towards the school and bent over backwards to be accommodating and "not get in the way". We could not have had a more considerate contractor.

SDC had considerable input to the design of the building and this aspect of the project gave us better price certainty in an uncertain time. Design and build doesn't always mean "cheap" – SDC went out of their way to source high quality fittings to ensure that the building looked the part.

Having a trusted partner in any building projects is worth its weight in gold and SDC were totally brilliant and could be trusted to design well, build to a high quality, be considerate to the customer and deliver on time and on price.

Edward Valletta

Former Bursar at Kimbolton School

Meet the Special Projects Manager

Graham Staughton

Graham oversees the day-to-day operations of the Special Projects division, playing a large part in the delivery of every project. Assuming the lead role for the construction team, Graham is responsible for setting and managing the delivery strategy of the scheme. Having joined SDC in 1981, Graham's vast experience has undoubtedly contributed to the success of the Special Projects Department since his appointment as Manager.

Roles & Responsibilities

- Oversees all Special Projects contracts throughout pre-construction, construction, and post-construction
- Assumes the lead role of the construction team
- Facilitate a collaborative working environment between the client, consultant team and supply chain
- Act as a focal point for communications with the client and internally within SDC
- Develop strategies for the project
- Attend Project Team and Design Team Meetings
- Have a strong interest in resolving any problems, acting as a key point of contact for neighbours and key stakeholders

THE STAFF

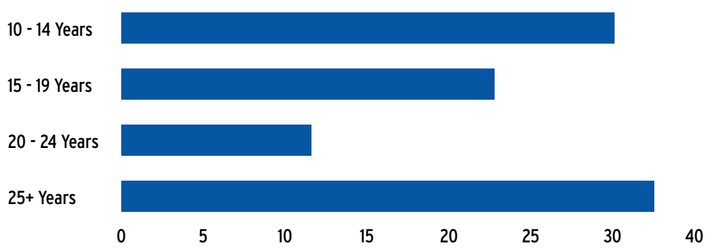
THE STAFF

With over 50 years' experience in the construction industry, SDC's success continues to go from strength to strength, having a solid financial standing, controlled growth, significant repeat business from an ever-growing list of blue-chip clients. This has resulted in an enviable reputation for being an innovative and collaborative contractor of choice.

> **"None of this would be possible without the staffs ongoing dedication and commitment."**
>
> Adam Knaggs
> Managing Director

SDC has always been a people focussed, family orientated company committed to creating a positive work environment which values its employees and their contributions.
SDC understands the importance of ensuring employees' satisfaction, personal and professional growth, and overall well-being, which is why the Company maintains so many long-serving, dedicated employees

Long Serving Employees



SDC achieves this through,

- Engendering a positive work culture which promotes teamwork, communication, and mutual respect.
- Encouraging staff to share ideas, ask questions, and voice their concerns.
- Actively encouraging and supporting staff to gain any qualifications relevant to their role or that will assist with their future development.
- Providing continual professional development and training through SDC's in-house CITB accredited training facility.
- Operating an open-door policy, where the board of directors and the management team is always willing to listen and address any issues that may arise.

Staff Well Being

The physical and mental wellbeing of our staff is of primary importance. SDC understands that construction work can be physically demanding and potentially stressful, which is why the health, safety and wellbeing of staff is prioritised to

In addition to physical health, SDC recognises the great importance of mental wellbeing. The Company provides support and resources for employees who may be experiencing stress or other mental health issues. This includes:

- Access to counselling services for staff and their families through a dedicated mental health team including mental health first aid instructor, Jacquie Silverton, supported by four mental health first aiders.
- Mandatory training programs to help staff recognise and respond to mental health concerns among their team members.
- By prioritising both the physical and mental health of its employees, SDC demonstrates its commitment to creating a positive and supportive work environment. This not only benefits the individual employees, but also contributes to the overall success of the company by ensuring that its team members are healthy and productive.
- SDC also provide support to our supply chain through mental health tool box talks and access to our mental health team.

Lighthouse Club

SDC actively supports the Lighthouse Club: a mental health charity for construction workers being one of our sponsored charities. SDC recently took our F1 simulator on a tour around our construction sites where all employees were invited to take part via a donation to the charity. The tour raised an incredible £2,666.69 for the Lighthouse Club, and SDC doubled this amount to £5,333.38 as an additional contribution.

Meet the Mental Health & Diversity Manager

Jacquie Silverton

About

The Board of Directors saw Jacquie as the ideal candidate to lead a Mental Health and Wellbeing programme launched in 2018. Jacquie heads-up a team of five Mental Health Champions who are the first 'point of call' for staff feeling overwhelmed with an issue, either personal or work related, and set about managing their individual needs on a case-by-case basis. Jacquie is a Mental Health First Aid Instructor (MHFAI) and a trained volunteer on the 'Shout' platform, where she supported NHS frontline staff dealing with COVID-19.

Roles & Responsibilities

- Conduct initial assessment and screenings to evaluate the mental health status of individuals seeking assistance
- Provide immediate support and intervention in crisis situations
- Deliver mental health education and awareness programs to promote mental well-being
- Assist individuals in connecting with other healthcare professionals, specialists, or community resources that can provide additional support
- Manage and coordinate the care of individuals with ongoing mental health needs, ensuring they receive appropriate and consistent support

Management Trainee Scheme

SDC's Management Trainee Scheme is most suited to those leaving education and looking for a career in construction. The scheme provides participants with a comprehensive understanding of the various aspects of construction management by immersing them in each business department. Trainees are exposed to a range of different roles within the company, including project and site management, design management, health and safety, planning, M&E services, and commercial management including estimating and quantity surveying.

SDC views its Management Trainees as the future of the business and therefore aims to provide training and support to enable them to succeed within their chosen field. There is opportunity to attend part-time construction-related academic courses which the company fully funds. This may be a Higher National Certificate (HNC), Higher Apprentice, Degree Apprentice, or University Degree. Management Trainees also attend in-house training courses and workshops to further their knowledge.

'The Management Trainee course is excellent at giving a greater understanding of the different roles and responsibilities within the construction industry. The management trainee programme increased my confidence, knowledge and really helped me put what I had learnt at university into practice, dealing with the day-to-day complex issues that come with management of construction.'

James Revells-Hull,
QS & Former Management Trainee

Management Trainee Forums

In addition to academic training, Management Trainees take part in structured in-house training, including regular Management Trainee Forums. Held once a month, these forums provide the opportunity to network with other Trainees, attend site visits and walk-rounds, and keep up to date with the company's operations from group presentations and guest speakers.

Upon completion of the scheme, Management Trainees have a solid foundation in construction management and have internalised the SDC ethos of collaboration, meaning they are well-equipped to take on a role within the company.

Key Features of the Scheme

- One-to-one mentoring and guidance from professionals, including a Board Director
- Exposure to different construction projects and industry sectors
- Learn about the different stages of a construction project
- Understand the challenges and opportunities that arise at each stage of a construction project
- Access to a bespoke training plan

Management Trainee Ethos & Learning

Apprenticeships

In addition to the Management Trainee Scheme, SDC directly employs a variety of trades where apprenticeship schemes are offered to individuals desiring on-the-job training.

Caxton Brickwork, a subsidiary of SDC, currently employs five trainee bricklayers who receive on the job training provided by Bricklaying Manager, Kevin Watkins. Many of these apprentices go on to receive their technical qualifications and are offered a permanent position at SDC. Other trades offering such opportunities include carpentry and groundworks.

SDC is immensely proud that two separate Caxton Brickwork apprentices have won Cambridgeshire's prestigious Apprentice of the Year Award and three have been presented with the CITB Regional Skillbuild Award.

SOCIAL VALUE

SOCIAL VALUES

SDC is committed to ethical and responsible conduct across all aspects of our operations, actively minimising our environmental impact while prioritising the well-being of our staff and the communities we serve. Through the implementation of honourable practices, active community engagement, and a steadfast dedication to sustainability, SDC goes beyond mere bricks and mortar by embodying a comprehensive commitment to creating social value.

Our People

At SDC, our people are our greatest asset. Therefore, considerable expenditure has been assigned to the physical, mental, and social wellbeing of all that work here. Initiatives such as the company's Mental Health and Wellbeing programme which is run by five trained Mental Health First Aiders, has helped several individuals across the company, and created an awareness thanks to a mandatory training course attended by all staff. In addition, private health care insurance is offered to staff which allows access to online GP services as well as faster diagnosis and treatments, where necessary.

SDC places a strong emphasis on prioritising its staff, demonstrating this commitment through the provision of high-quality training and learning opportunities that enable every employee to unlock their full potential. SDC actively encourage employees to pursue relevant qualifications for their roles and to embrace opportunities that contribute to their future development.

In line with our dedication to securing local talent for the future, SDC initiated the Management Trainee Programme. Currently employing 20 individuals, many of whom engage in part-time studies to complement their career development, the programme is designed to identify and nurture promising talent. Individualised training plans are crafted based on personal goals, existing construction knowledge, experience, and qualifications. This ensures that each trainee is exposed to the various disciplines within SDC, providing a comprehensive understanding of how each department operates.

Beyond the Management Trainee Programme, SDC provides diverse opportunities for apprenticeships in various directly employed trades. Numerous apprentices within these programmes successfully attain their technical qualifications and are subsequently offered permanent positions at SDC.

Building Better Communities

SDC is always looking for new ways it can benefit the communities in which it operates. Whether it be through supporting local charities and good causes, to identifying public spaces or infrastructure that could benefit from refurbishment, SDC is dedicated to making a difference. To have a positive local impact, SDC established a Community Fund as a mechanism for supporting communities, leaving a positive legacy for future generations.

The Community Fund allows SDC to direct a set amount of its profits towards good causes each year, either in the form of one-off donations or longer-term sponsorship. However, the company understands that it is not always money that is needed. Indeed, as a building contractor, SDC can offer the skills, expertise and – most importantly – manpower to fulfil the needs of charitable causes and social value projects.

In its endeavour to uplift communities, SDC places emphasis on local employment and collaboration with small and medium enterprises (SME's). Partnering with SME's not only ensures reinvestment of funds within the community but also fosters business relationships and creates job opportunities for local residents. SDC actively encourages its supply chain to engage with local job centres when recruiting new employees, contributing to increased local employment rates while minimising travel time and reducing carbon emissions.

In addition to these efforts, SDC proudly supports the FutureIN Property and Construction Initiative, focusing on apprenticeship and training opportunities in the construction and broader property sector. This initiative aims to address youth homelessness by providing valuable skills and pathways to employment for the younger generation.

Sustainable Approach

SDC has long recognised human-induced climate change as being the greatest environmental challenge facing society in recent times, the effects of which are becoming increasingly evident. As an engaged construction business operating in the Design and Build sector, SDC has established a dedicated sustainability agenda. This plan encompasses a variety of initiatives aimed at significantly reducing environmental impact, forming an essential component of both current and future operations at SDC.

To facilitate continuous improvement, SDC has appointed a dedicated Sustainability Champion. Collaborating with our in-house SHEQ department, this individual is tasked with pinpointing initiatives on a project-specific level, assessing on-site carbon emissions, and formulating strategies to minimise our operational carbon footprint.

SDC 50 Charity Events

In September 2022, SDC celebrated its fiftieth year in business. As the company was founded based on collaboration and integrity, with a passion for supporting local communities at its core, the Board of Directors decided to mark this momentous occasion with a series of fundraising events to raise money for local charities and community groups nominated by SDC's employees. Eleven events were held in the lead-up to the official anniversary, offering various ways to participate in the fundraising, from solo sporting challenges and team pursuits to more leisurely activities such as a pub quiz, auction evening, and family day out. The twelfth event, a black-tie gala dinner, was held to thank employees for their continued service over the fifty years.

DEPARTMENTS

SDC takes pride in being a collaborative partner for its clients, providing exceptional service and building long-lasting relationships. The project teams at SDC are composed of skilled and experienced professionals who are passionate about delivering high-quality results. What sets SDC apart from other contractors, however, is the support available from the company's in-house departments. The various capabilities ensure a comprehensive and integrated approach to construction, setting a high standard for project execution and delivery.

Health & Safety

SDC is a Principal Contractor with over 50 years of experience in the construction industry. Fully compliant with our duties and responsibilities under the CDM Regulations 2015 and all relevant health and safety legislation, SDC implement detailed health and safety processes and procedures accredited under ISO 45001:2018 Occupational Health and Safety Management Systems and ISO 9001:2015 Quality Management Systems.

However, SDC firmly believe that health and safety is so much more than processes and procedures, it is a commitment to put people first.

SDC's unwavering commitment to Health and Safety is ingrained within our company ethos with a fundamental belief that the health and safety of all our employees, clients, subcontractors, visitors, neighbours, and any other persons who may be affected by our work activities is of paramount importance.

'The RoSPA Order of Distinction is a demonstration of SDC's unwavering commitment to health and safety. It shows potential clients and suppliers that our construction sites will be managed to the highest possible safety standards.'

Adam Knaggs,
Board Director for SHEQ
,

These accomplishments are a testament to SDC's continued investment in health and safety.

In-House Resources

Overseen by Department Director Cy Philp SDC has 15 dedicated H&S professionals covering all aspects of health and safety including training, SHE advice, mental health advice and support, compliance monitoring, specialist advice (high risk activities) together with supply chain competence approval and monitoring.

Training

- Purpose Built Training Facility and in-house training Coordinator
- Detailed Training Plans and on the job training
- Role specific minimum training requirements
- Training courses available to supply chain

Specialist Advice

In-house specialists provide advice and guidance on high risk activities such as:

- Scaffolding Strategy
- Asbestos Management
- Lifting Operations
- Live Buried and Overhead Services

From the outset it was evident that your companies attention to Health & Safety was most professional, and it has been my pleasure to work with the team. I wish that all of my jobs were as easy to deal with. I look forward to working with you all again at some time in the future.'

Malcolm Firmedow,
Andrisa Environmental Consultancy Services

Innovation & Equipment

Over the last few years SDC has invested in innovative new equipment including facial recognition site entry control, personal noise monitors, vacuum excavators and a bespoke electronic health and safety management system developed by SDC's inhouse software developers for managing inspections, permits, SSOW, NCR etc.

Meet the BPS Director

Cy Philp

About

Cy is a veteran of the British Army, serving in the Royal Engineers, where he progressed to the role of sergeant. This role saw Cy undertake construction projects across the world, initially as a Plant Operator and then as Operations Manager. This military background is evident in Cy's current role as head of SDC's SHEQ department, bringing a disciplined and committed approach that has led to a noticeable improvement in standards during his tenure.

Qualifications

- NEBOSH Certificate in Construction Health and Safety
- IOSH Principal Designer & Design Risk Management
- Level 5 C&G NVQ Occupational Health and Safety Practice
- NEBOSH Certificate in Environmental Management
- CMI Level 5 – Certificate in Management Leadership
- Level 6 CSkills NVQ Lifting Operations – Planning Lift
- CMI Level 3 – Diploma in First Line Management
- Plant Section Team Leader Course (Site Manager)
- A1 Assessor

Environmental

SDC places a paramount emphasis on environmental protection and sustainable business practices, positioning them at the forefront of the company's strategic plan. A significant dedication has been directed towards minimising the carbon footprint across all facets of our operation, spanning from construction activities to office-based functions.

For the past 15 years, the industry has predominantly addressed carbon emissions associated with operational energy, with insufficient attention given to embodied carbon related to the construction process, which typically constitutes up to 50% of a project's life cycle carbon. In response, SDC empowers clients by providing whole life cycle carbon emission analysis at the onset of the design process, ensuring due consideration for embodied carbon.

Vehicles, Plant & Welfare

A pivotal measure in SDC's carbon reduction strategy involves the utilisation of electric plant machinery.

Through its subsidiary, Bedford Plant Hire, the company has invested in a diverse range of electric equipment, encompassing diggers, forklifts, MEWPS, as well as hand tools. This deliberate shift not only diminishes the carbon emissions associated with conventional fossil fuel-powered machinery but also contributes to a quieter and less polluting environment on project sites.

Beyond the adoption of electric plant and machinery, SDC employs various low-energy initiatives within its site setups. This includes the incorporation of energy-efficient site cabins, the implementation of rainwater harvesting, and the use of lighting systems based on motion sensors.

This commitment extends off-site as well, evidenced by recent installations of photovoltaic (PV) panels across SDC's offices and the provision of complimentary electric charging points for staff use.

Sustainability in Practice

SDC actively champions waste reduction and recycling practices on its project sites. The company enforces a stringent waste management policy, emphasising the separation and recycling of materials wherever feasible.

In essence, SDC remains steadfast in its commitment to reducing its carbon footprint and championing sustainable building practices. Taking a leading role in delivering buildings that stand the test of time, SDC acknowledges its responsibility regarding the 'Climate Emergency' and embraces opportunities to positively influence projects.

SDC's Board of Directors, supported by the in-house SHEQ Department and CIBSE accredited Low Carbon Consultant (Justin Mylchreest), is dedicated to minimising the environmental impact by implementing robust designs and promoting sustainable initiatives across all projects.

The development of SDC's ISO:14001 accredited management system contributes to environmental improvements through the design of energy-efficient buildings, the procurement of sustainable materials, and the implementation of environmentally friendly construction techniques.

'We have seen SDC work hard to ensure full understanding of the client needs and to meet programme and budget requirements on all of our projects. SDC's focus on quality and care in all areas of interface with neighbours and welfare for site operatives and their proactive approach to sustainability and design management sets a higher benchmark than most contractors achieveand this is valued by Harwell.'

Jason Stafford

Development & Construction Director, Harwell Science and Innovation Campus

Meet the Sustainability Coordinator

Stacey Baker

About

Stacey joined SDC in August 2020 and took charge of managing Sustainability requirements for all projects, particularly those aspiring to attain BREEAM, WELL, or LEED certifications. Collaborating with both the Design and SHEQ teams, Stacey plays a pivotal role in shaping and executing SDC's sustainability agenda, actively pursuing initiatives aimed at lowering carbon emissions.

Roles & Responsibilities

- Support SDC's sustainability agenda and targets by collecting and organising data and monitoring outcomes of initiatives
- Maintaining awareness of regulatory updates around sustainability and sharing knowledge within the business
- Support the project teams, ensuring they have the resources and tools to monitor carbon output and environmental risks
- Sharing successful initiatives, the help drive performance improvements relating to our environmental impact.
- Review and provide information on BREEAM and Sustainability for inclusion into tender documents
- Produce engaging internal and external communications on sustainability
- Attending BREEAM strategy meetings

M&E Services Management

SDC's M&E Department are an integral part of the business, offering specialist management of services design, installation and commissioning throughout the life cycle of the project including;

- A dedicated M&E Project manager to control budget, quality, programme and commissioning.
- Exploration of value engineered solutions to improve buildability and potential cost reduction.
- Regular progress meetings and reporting.
- Soft landing handover and seasonal commissioning.

The department (comprising 22 project managers, project engineers, commissioning managers and cost managers) is dedicated to managing M&E installations – either through self-delivery or by supervising the work of specialist subcontractors.

Overall responsibility for the department is held by SDC's M&E Director, Jonathan Richardson, who retains a personal involvement throughout the lifecycle of every project.

I believe Jonathan personifies the positive attributes of his employer, SDC Builders, and I can without reservation recommend Jonathan as a key partner for your project(s).

Chris Chapman,
Director of Campus and Facilities, Babraham Research Campus

M&E Commissioning

SDC's M&E Department take active responsibility for managing the commissioning process to deliver a fully operational building at project handover in a controlled and professional manner. This includes,

• Consideration of commissioning at design stage enabling early commissioning reviews to be undertaken highlighting any potential issues to be resolved during design development.

• Bespoke commissioning plan and site-commissioning files that include sign-off sheets, methods statements and test results, together with managing witness testing and coordinating all training and familiarisation sessions with the client and end user teams.

• Proving periods to ensure that all systems work together seamlessly and that the facility as a whole is operating to the end users' requirements. The systems will be operated together at various loads and in various modes to demonstrate fully automated operation and proper response to equipment failures and utility problems.

• SDC's Soft Landings procedures will ensure that all training, commissioning date and documentation is available at handover, following which the MEP manager will be a single focal point of contact throughout the soft landings stage.

M&E Self Delivery

M&E self-delivery combines enhanced commerciality with an integrated approach across the supply chain replacing traditional M&E procurement where SDC act as the subcontractor package managing the services installations.

Benefits include;

Greater control of design development and information release programme, targeting early release information packages, SDC can pre-order components whilst designs are being finalised, providing greater protection of the programme.

Increased access to the market, providing better control over the selection of suitably qualified, experienced and resourced subcontractors and suppliers, placing orders at the earliest opportunity, giving greater control over the procurement process and protecting lead-in periods.

Ability to respond quickly to any Client required changes. Direct access to the MEP subcontract supply chain will ensure quotations can be turned around quickly and technical expertise can be called upon directly by SDC's delivery team.

Greater control of the quality of the installations as the supply chain are employed directly by SDC, without the additional MEP subcontractor management level.

This strategy, adopted for projects where SDC believes that Client benefit can be maximised through its own management, has been used successfully deliver numerous projects, with MEP values ranging up to £15 million, leading to a reduction in projects costs and providing greater protection of the programme.

Meet the M&E Director

Jonathan Richardson

About

Jonathan has extensive knowledge and experience of building services design, installations and management thereof. As a qualified Building Services Engineer, Jonathan spent his earlier career working for a major MEP sub-contractor. His diverse range of project experience means he has proven to be a great addition to the SDC team, and this has led to his promotion to M&E Director. He oversees a team of electrical and mechanical project managers, estimators, quantity surveyors, commissioning and MEP design managers.

Qualifications

- CITB SMSTS
- Higher National Certificate in Building Services Engineering L5

Roles & Responsibilities

- Understand and deliver strategic expectations for the project.
- Contribute to the design review process to identify potential quality issues and propose alternative ideas.
- Facilitate close collaboration between the M&E consultant and contractor.
- Identify the optimum programme sequence/ strategy for the services installations.
- Check the work is meeting the required quality.
- Set up and manage client training/soft landings.

Design Management

Established in 1972, SDC has over 50 years of experience in the construction industry operating predominantly in the design and build sector. In fact, SDC was originally named “Survey, Design and Construct” before being shortened to SDC in 1976.

Being one of the early adopters of this form of procurement, which didn’t become popular until the 1980’s, design and build aligned perfectly with SDC’s ethos of trust and collaboration. This allowed SDC to fully immerse ourselves into project teams, understanding clients requirements and aspirations, managing risk, problem solving, providing best value, and delivering on promises. A hallmark of SDC’s culture and success to this day.

SDC’s experience, expertise, and approach to the management of the design process is one of our differentiating factors, a significant contributor to our enviable reputation within the industry and the remarkable proportion of repeat order business secured from an ever-growing list of blue-chip Clients.

SDC’s Approach

Intrinsic to SDC’s design management principles are;

- Establishing a design team (when not Novated) with the relevant experience, expertise, resources, and collaborative attitude.
- Engendering an environment where mutual objectivity, teamwork, collaboration, and trust are fundamentals with the primary objective of putting the interests of the Client and project first.
- Understanding and developing the Clients brief ensuring all requirements are captured within the developing design.
- Identifying the scope of design services and design deliverables required recording on a design responsibility matrix and information required schedule.
- Undertaking the role of ‘Principal Design Interface’ encompassing development, coordination, distribution, review, verification, change control and sign-off of design information.
- Carrying out design and buildability reviews, utilising specialist consultants and supply chain partners as necessary, to identify and mitigate buildability, specification, and interface issues, through re-design, alternative specifications, construction of mockups and simplification of interfaces as required.
- Identifying value management opportunities available throughout the project life-cycle (design, construction, in-use, and demolition) to provide better value design solutions without compromising the overall look, performance, or quality of the building.

In House Resources

Staff

SDC’s design department headed up by Josh Goodwin consists of 32 dedicated design professionals including Managers, Coordinators, Architects, Structural & Civil Engineers, BIM Coordinators, Sustainability Coordinators ,BREEAM Accredited Professionals and O&M Manual Coordinators.

SDC Document Hub

A web-based document management system developed by SDC’s in-house software developers, is utilised for the dissemination and management of information including drawings, specifications, reports, and 3D Models.

SDC DocHub is a fully transparent and collaborative tool enabling users to upload new information, view, comment on and approve information, raise, and respond to RFI’s together with producing reports on document status and outstanding information requests.

Software

SDC has also invested in a number of design software products including amongst others; Tekla and Autodesk

External Resources

Design Consultants

SDC has a select list of approved design consultants including Architects, Structural & Civil Engineers, and MEP Services Engineers. These consultants have a proven track record of success with SDC, sharing our collaborative, innovative and problem-solving approach having worked on numerous projects together, and in some instances with relationships extending over 30 years.

‘I can speak from a personal perspective having worked with SDC for almost 8 years across 6 projects that it is an absolute pleasure to be informed when SDC are to be appointed on any projects that we work on because we know that SDC will always provide an impeccable design management service to the Client and a willingness to work closely with the design team whilst delivering the best quality and always on time. SDC also learn from their experiences and from the consultants that they work with but are not afraid to try something new. This has shown clearly in Cambridge Science park and then across management teams onto Cambridge Bio Medical Campus, where expectations on both sides are already established leading to a very positive working relationship and some beautiful buildings.’

Ross McWatt

Associate, Scott Brownrigg

Meet the Head of Design

Josh Goodwin

About

Josh joined SDC in 2015 as a Design Coordinator before being promoted to Head of Design, where he now supports all stages of project design, from tender to completion. Josh is fully accustomed to SDC’s collaborative, problem-solving approach and will take the lead in engendering this ethos across the rest of the team.

Qualifications

- BSc Construction Engineering

Roles & Responsibilities

- Assuming the focal point of contact with the design team.
- Formulating an Information Required Schedule and agreeing release dates with the design consultants.
- Managing subcontractors with design responsibility and integrating into the design team as appropriate.
- Managing the design team meetings and attending Value Engineering meetings.

Quality

Quality control is fundamental to the success of every construction project, from ensuring building performance, compliance and client satisfaction to providing defect free, sustainable, energy efficient, value for money assets. SDC prides itself on producing exemplary buildings that meet all end-user requirements and expectations, using robust ISO:9001 accredited procedures encompassing all stage of the project life cycle.

Pre-Construction

- Detailed design reviews identifying key risks including buildability, complicated interfaces and materials specifications, with suitable risk mitigation strategies developed and implemented.
- Produce Quality Control, Inspection and Test Plans.
- Selection of 'best for project' supply chain partners from SDC's approved, tried and tested supply chain.
- Produce samples and mock-ups feeding back lessons learned into design, procurement, method statements and ITP's.

Construction

- Development of construction phase quality plan and trade quality assurance files.
- Regular quality inspections and tests by subcontractors and SDC site management.
- Independent Quality Audits by SDC Quality Manager and specialist consultants as required.
- Robust non-conformance recording, re-inspection and sign-off procedure including use of snagR software.

Commissioning & Handover

- Dedicated SDC commissioning manager.
- Services proving period to verify services operation and functionality.
- SDC In-house O&M manual coordinator.
- Building User Guides videos.

'We have worked with SDC on numerous projects to date and they are one of our preferred contractors. The SDC team has always taken a pro-active approach relating to post completion issues and attended to their resolution in a timely and satisfactory manner. All team members are professional and courteous with a positive attitude in resolving issues. – we would highly recommend the SDC team'

Orestis Tzortzoglou,
Senior Development Director, Biomed Realty

Example Building User Guide

Scan this QR code to be taken to one of our previous building user guides. .

Post Construction Aftercare

- Bespoke defects tracker for recording, managing and monitoring progress of reported defects.
- Regular Client updates on progress of actions being taken.
- Formal review, approval and sign-off of completed defects.

Continuous Improvement

SDC's aftercare and quality managers continually review quality issues identifying trends and understanding lessons learned to drive continuous improvement into the quality management process. Including,

- Identifying inferior / poor performing product specifications which can then be red-flagged and substituted for alternative products on future projects.
- Identifying and implementing additional quality checking and sign off processes to be incorporated into Inspection and Test plans.
- Reviewing design interfaces where overcomplication of build sequence has contributed to poor quality workmanship issues.
- Issuing site quality notifications to advise and train staff.

Meet the Quality Manager

David Ross

About

David joined SDC in 2015 as a Site Manager and completed many large-scale projects during this time. Now, David is SDC's dedicated Quality Manager working as part of SDC's in-house SHEQ department. David is the champion for quality control on all projects, working closely with the Contracts Manager and project team, ensuring that all quality procedures are adhered to. He is also responsible for regular audits of inspection files alongside the project team.

Roles & Responsibilities

- Devise and establish quality procedures, standards and specifications.
- Review client requirements and ensure they are met, including rectification of defects.
- Look at ways to reduce waste and increase efficiency through quality control.
- Measure performance and identify any areas of weakness, recommending and implementing improvements.
- Assess the effectiveness of changes made.
- Carry out investigations on major defects to prevent them happening again.
- Send Quality Alerts out to the business informing them of quality issues.
- Liaise with SDC's Aftercare Manager, Bill Bain.

3D & Animation

3D modelling forms an essential part of SDC's business, with visualisations produced at the start of every tender. Not only are they a useful tool for showing the client how their finished building will look, but they also help to explain the company's proposals and allow key activities to be easily understood, regardless of an individual's construction knowledge. The knock-on effect is a more informed, involved client. The visualisations are then developed throughout the project and can also be used to explore value engineering ideas, assess health and safety risks, overcome logistical constraints, and educate the supply chain about the required construction sequence. SDC has a team of four CAD and VR Designers responsible for bringing construction proposals to life.

Scan or Click for 3D Sequence

Virtual Reality

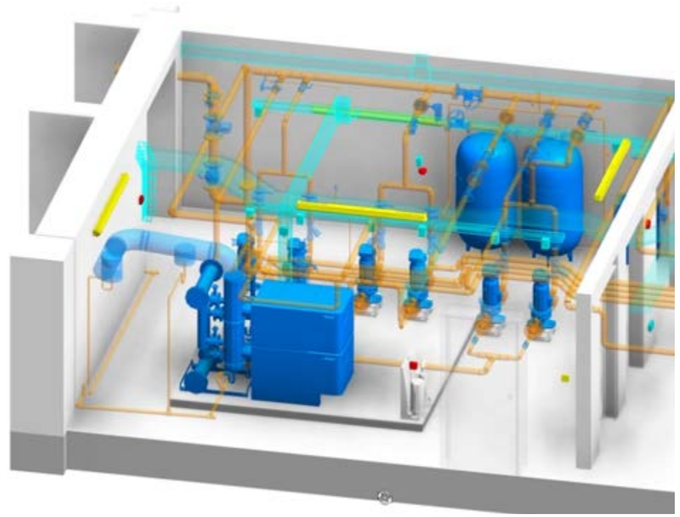
For many projects, the idea of using visualisations to educate key stakeholders has been taken one step further through the production of virtual reality models. These models allow the client and subcontractors to investigate specific aspects of the scheme in detail before construction work commences. This technology could investigate a high-specification façade and view internal layouts and designs.

Building Information Modelling

SDC has considerable experience in Building Information Modelling (BIM) by managing, authoring, and delivering digital assets to realise client requirements. A dedicated BIM Coordinator is employed at SDC to set up and manage projects to ISO 19650 and legacy PAS 1192 standards.

The underlying tenet of BIM is to make project information available to stakeholders when required. BIM tools such as clash detection, swept-path analysis, asset tagging, and point cloud scanning also allow SDC to improve construction delivery.

Projects with more advanced BIM requirements have an accompanying BIM protocol within a Post-Contract BIM Execution Plan (BEP) document. This document contains technical information, stakeholder responsibilities, modelling protocols, file naming conventions, collaboration methodologies, and delivery roadmaps.



3D Printing

SDC also boasts 3D printing capability which has proven invaluable across various projects, contributing to design evaluations by generating prototypes of full-scale building elements and resolving on-site challenges. The in-house capacity to 3D model and print in diverse colours and materials, including plastic, metal, and wood, provides opportunities to enhance design and client understanding.

Scan or Click for Timelapse

Meet the BIM Co-Ordinator

Ed Britton

About

Ed joined SDC in 2013, and manages all aspects of Building Information Modelling [BIM] from tender stage to project handover. His responsibilities centre around working with clients, designers and the sub-contract supply chain to achieve digital construction outcomes. He has worked on several unique, challenging projects, such as 'Project Atria': the University of Cambridge's Heart and Lunch Research Institute, and 'Project Birchwood': a 7-acre site next to Melbourn Science Park, providing 100,000 sq. ft of mixed office and laboratory space.

Roles & Responsibilities

- Authoring BIM Execution Plans [BEP], BIM protocols and other digital construction strategies based on client requirements
- Working within design teams to author and coordinate geometric model information
- Validating design and construction models, including producing clash detection exercises
- Authoring coordinated drawings, models, and data to support design and construction
- Collating our clients' digital handover requirements for use in CAFM [Computer Aided Facility Management] and CMMS [Computerise Maintenance Management Systems] post-contract
- Developing methods of digital working and understanding the latest industry standards in the digital construction environment

CAPABILITIES

Consolidation Centres

Material delivery and waste management strategies are fundamental to the effective delivery of city centre projects with restricted access arrangements but also help minimise disruption for users of neighbouring buildings and promote environmentally friendly, considerate construction. Storing materials in a consolidation centre also improves quality control.

SDC introduced the Caxton Consolidation Centre to combat the challenging access restrictions while delivering a scheme on a particularly narrow street in Cambridge. Rather than directing large delivery vehicles straight to the site, all materials were sent to the consolidation centre, and were retained in a secure industrial unit until needed. The materials were then transported from the centre into Cambridge on custom-built vehicles that were small enough to travel down the city's historic narrow streets and fitted with the latest Safe Cycling technologies to protect cyclists and the like. The success of this project led SDC to open a second consolidation centre in Eynsham, allowing the company to adopt this approach for schemes across Oxford too. Many deliveries are now sent to Caxton and Eynsham before being broken down into smaller loads ready for transportation to the site on a 'Just-in-Time' basis to suit the project programme, thus avoiding over-congestion of city centre roads and minimising disruption to neighbours.

Caxton Consolidation Centre

The Caxton Consolidation Centre is a seven-acre site split into different zones. The land includes internal and external storage, a construction area for erecting sample panels, plant hire, and a CITB-accredited training centre. The site is also home to SDC's carpentry, joinery, and brickwork facilities

Eynsham Consolidation Centre

This four-acre site is home to the Eynsham Depot and includes a warehouse for dry materials and external open-air storage for larger items. A satellite office, constructed from recycled modular units, also features on the site and is used by SDC personnel who work on projects in the area.

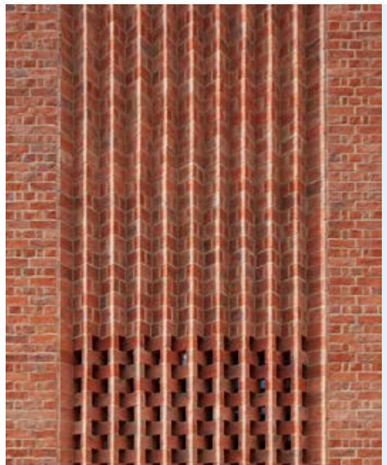
Caxton Brickwork

Caxton Brickwork specialises in delivering high-quality, complex brick facework and blockwork for new build, alteration, and extension projects. As the company is a subsidiary of SDC, the team operates from the Caxton Consolidation Centre in Cambridge.

The Caxton Brickwork team is led by Kevin Watkins, a manager with over 30 years' trade experience, and consists of 14 bricklayers as well as hod carriers, labourers, and forklift drivers. All team members are directly employed on a day rate basis to ensure maximum quality and workmanship. All operatives are trained to the highest safety standards and hold current Construction Skills Certification Scheme (CSCS) cards, the large majority being Advanced Craft Gold. Caxton Brickwork also employs several apprentices, two of whom have won Cambridgeshire's Apprentice of the Year Award, and three of whom have been presented with the CITB Regional Skillbuild Award.

The dedicated team has been responsible for delivering the brickwork packages on prestigious projects, such as Lucy Cavendish College's Passivhaus Student Accommodation Building, the Dorothy Garrod Building, and the Simon Sainsbury Centre, and prides itself on quality craftmanship.

In fact, the team's attention to detail and hard work saw Caxton Brickwork receive three awards at the Brick Awards for the works at Newnham College. Building categories included the Craftmanship Award, Supreme Brickwork Winner, and Medium Housing Award Winner.



Dorothy Garrod Building Brickwork

The façade was constructed using a handmade Northcot Sidgwick blend and natural cement lime mortar and there were nine different shaped bricks in total laid in a variety of bonds, including Stretcher, English Garden Wall, Dogstooth and Hit and Miss panels.'

Groundworks

SDC's capabilities also comprise a dedicated Groundworks division, managed through the Special Projects department. The division offers comprehensive services designed to take on all aspects of groundworks projects, focusing on smaller, more specialist works. Some services include planning, costing, estimating, foundations, pouring concrete slabs, drainage, services, external finishes, tarmacking and landscaping preparation.

Quality workmanship is paramount to the success of this division, which is maintained through regular monitoring, training and the employment of qualified workers and apprentices. The division currently consists of 8 direct employees (including a Groundworks Manager and Surveyor) as well as labour resources. Apprenticeship schemes are also offered to individuals desiring on-the-job training.

Carpentry

SDC's repertoire also extends to encompass carpentry and joinery, with a dedicated workshop located at the consolidation centre in Caxton. The workshop was originally established to service the refurbishment of the Grade II listed Trinity New Court as the space provided a controlled facility for refurbishing the 200-year-old joinery items (window frames, doors, floorboards, etc.) before returning them to site for re-installation.

Since then, SDC's carpentry capabilities have been utilised on several complex and sensitive projects, most notably the construction of Cowan Court. On this project a dedicated team of highly skilled carpenters restored and prepared former French railway carriages to adorn the external elevation. The success of this restoration saw the project achieve the 'Best Large New Building' award in the Cambridge Design and Construction Awards, as well as well as being 'Highly Commended' at the 4th Annual Wood Awards.

Bedford Plant Hire

Bedford Plant stocks high-quality equipment to supply SDC's construction sites, the industry, and the wider public. Various modern equipment and electric plant is available, from hand tools and MEWPs to road sweepers and excavators. In recent years, SDC has committed to eradicating diesel, and much of the fleet is now electric or powered by HVO fuel.

Limegrove Supplies

Limegrove Supplies is one of Bedfordshire's premier hardware stores, serving everyone from DIY enthusiasts and local tradesmen to large commercial construction projects. Founded in 1995, Limegrove Supplies provide SDC's sites with high quality tools and building products, meaning each customer can be confident in the knowledge that the products on sale are the same used on SDC's sites.

Bedford Garage Services

Bedford Garage Services was established to maintain SDC's fleet of company cars and vans. Now, the subsidiary repairs and services vehicles across Bedfordshire and beyond. The team uses approved vehicle parts and manufacturer's schedules to ensure the highest quality service is offered to customers.

RESEARCH & DEVELOPMENT

TRINITY COLLEGE CAMBRIDGE

Babraham Research Campus

BioMed Realty

TWI

illumina

RESEARCH & DEVELOPMENT

Over the years SDC has developed its portfolio to encompass the design and construction of many R&D developments, ranging from multi-tenant facilities and collaborative spaces to purpose-built laboratories with cutting edge equipment. Indeed, the company has completed over 60 projects across the Cambridge Science Park, Babraham Research Campus, West Cambridge Campus, Chesterford Research Park, Cambridge Biomedical Campus, and Granta Park. SDC has also constructed world-class facilities for blue chip clients across multiple sectors, including pharmaceuticals, life sciences, healthcare, engineering, software, technology, manufacturing, automotive, and agricultural. SDC's extensive experience in this field therefore includes specialist test cells, ISO rated clean rooms, fume cupboard and specialist gases installations, temperature, and humidity-controlled environments, together with Home Office validated laboratories.

PROJECT BRICHWOOD

PROJECT BRICHWOOD

Relevant Sectors:

- R&D
- Commercial Office

Client:

TTP

Project Value:

£50,673,000

Procurement Route:

Single Stage Design & Build

Key Features:

- Multi building project
- Exposed concrete columns and soffit
- Enhanced biodivesity focus in external landscaping
- Low energy in use
- Significant Sustainable features

Project Birchwood Melbourn

Where Vision Meets Design, Transforming Ideas into Reality

Located next to the Melbourn Science Park, this large-scale development provides technology consultants TTP with three new state-of-the-art buildings. The scheme provides 100,000 sq ft of mixed office and laboratory space, a large-scale project workshop, plus an event and dining hub, in a design that's entirely bespoke to the client.

The development features three striking and differently shaped buildings on the 7-acre site, with the main building, The Hive, sandwiched between the Tech Barn to the North, and The Exchange, to the South. Key to the design is the variety of indoor and outdoor working and social spaces, with all buildings connected to the external landscaping and fitness trail.

The Hive provides 77,016 sq ft of mixed office and laboratory space, it's open plan and all on one level. The building's unique shape takes inspiration from a beehive and features over 20 'squares' stacked around one another. A reinforced concrete frame supports an exterior adorned in curtain walling, pre-cast concrete cladding, anodised rainscreen cladding, and louvre screens. Internally, The Hive features an exposed roof slab and concrete columns with a raised access floor system to house the mechanical ductwork.

The second building, a steel-framed 'Tech Barn', offers over 17,631 sq ft of focused laboratory, testing and build space. The structure's double-height open workshop area allows the client complete flexibility depending on project requirements. The subtle exterior features anodised aluminium cladding, louvre screens, and fair-faced blockwork.

The third building, The Exchange, is the main social, event and dining space. Visible from the entrance to the site, The Exchange boasts 9,591 sq ft of collaborative, agile working, and social space for employees to enjoy, with a restaurant, conference facilities, and a gym.

Sustainability features heavily on this campus, with the buildings designed to operate on low energy with minimal need for heating and cooling. A fabric-first approach has ensured that a high level of insulation and high-performance windows and doors were installed, facilitating good air tightness and therefore minimising energy use by maximising glazing on the south elevation with solar shading. The exposed concrete superstructure uses thermal mass to further balance the energy consumption.

"We're delighted to be moving in and look forward to benefitting from this amazing space. Our new campus will enable our technically brilliant people to come together and work across disciplines. It will enhance the way we work alongside, and deliver for, our clients from the early ideas through to commercial production."

- Dr. Sam Hyde
Managing Director of TTP

SHERARD BUILDING

Relevant Sectors:

R&D

Commercial Office

Client:
Oxford Science Innovation

Project Value:
£8,058,401

Procurement Route:
Single Stage Design & Build

Key Features:

- Works undertaken in occupied building
- Eynsham Depot
- Sustainable features

Sherard Building Refurb Oxford

A Hub for Entrepreneurial Growth, Exploration, and Innovation

The Oxford Science Park, located on the Southern edge of the city of Oxford, is a science and technology campus home to over 60 companies. The Park is rapidly developing with new buildings and refurbishments providing opportunity for entrepreneurial companies to grow, discover, and innovate.

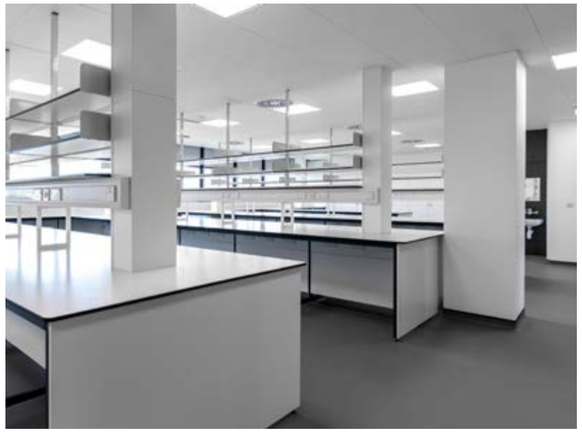
The Sherard Building, originally constructed in 2002, is situated at the heart of the science park. Set over four-storeys, the building now provides lettable office and laboratory space for science and innovation companies within Oxford Sciences Innovations (OSI) portfolio.

SDC was appointed to strip out, refurbish and fit-out the building to provide updated facilities. The strip out included the decanting and removal of all loose, fixed and fitted items from the old office building including all internal subdividing walls, ceilings, floor finishes and mechanical and electrical items. Structural alterations included the addition of a new external goods lift, and the formation of open plan offices and laboratory space. The M&E items were then reinstated to provide renewed building services, and a new building monitoring system.

The incubation spaces were developed to be fully flexible for future client fit out, with the laboratory space completed to CAT A and office areas finished to CAT B. There is also a striking shared reception area at ground floor, and newly fitted toilets, breakout, and kitchen facilities on each floor.

During the main contract SDC was instructed to complete a tenant specific fit out to the ground and third floor laboratory areas. SDC also completed speculative laboratory layouts to the first and second floor in line with the landlord's brief. The laboratory spaces have allowance for three fume cupboards on each floor, with an external gas cage and dedicated specialist lab gas risers. SDC also installed a rooftop plant room to provide the necessary heating/cooling and ventilation for the laboratory spaces, with PV panels providing better green credentials.

Externally the building is surrounded by trees and greenery creating a landscaped environment intended to promote sustainability and well-being. SDC refreshed the existing external patio area, and added a bike store, bin store, bird boxes, and insect hotels to improve wildlife facilities in the area.



"As the Client's representative on Project Sherard for Oxford Sciences Innovation, I was particularly impressed with SDC's collaborative and flexible attitude towards projects changes and in particular their transparency working through project risks during what have been some quite turbulent months in the marketplace. Their open approach to costs coupled with their ability to develop the design changes directly and quickly has enabled us to hand over a quality project to our client and they have facilitated OSI's access to the building as programmed"

- Sam Potts
Partner Building Surveying Bidwells

PROJECT HADAR

Relevant Sectors:

R&D

Commercial Office

Client:
University of Cambridge

Project Value:
£20,650,000

Procurement Route:
Two Stage Design & Build

Key Features:

- Design developed from RIBA Stage 1
- Stringent climate control requirements
- Refurbishment of Home Office facility
- Cryo-EM Suite

Project Hadar Cambridge

Revitalising Facilities For a New Research Unit

Known as Project Hadar, this scheme involved the re-configuration and refurbishment of the four-storey Gleeson building, plus the ground floor and link section of the Department of Pharmacology building, to accommodate the MRC Toxicology Unit who relocated from Leicestershire to the University of Cambridge.

The work, therefore, included major building structural alterations to the link section, construction of a new lift tower on the north end of the Gleeson building, new M&E services in both buildings and a full refurbishment of all areas. The finished scheme provides the Toxicology Unit with new wet and dry laboratory spaces, support spaces, write up spaces, shared meetings rooms, admin spaces, and a cafeteria. Benching was installed in the laboratories and the seminar and meeting rooms were finished with wall panelling, enhanced wall graphics, and acoustic rafts.

The project also required the construction of an imaging suite to house and support a Cryo Electron Microscope (Cryo-EM). These included a Preparation Room, Instrument Room, and Plant Room. The sensitive nature of the equipment meant that the room temperature needed to maintain 20% humidity and a temperature of 21°C which could not fluctuate more than 0.5°C in any 24-hour period. A Core Control Air Conditioning Unit, which worked in conjunction with a dehumidification unit, provided a mixture of fresh and recirculated air to maintain the required environment.

Sectional completion of the Link Building was also required and SDC opted to commission each area independently, introducing additional distribution boards and data patch rooms to aid the separate commissioning of the areas. Early consideration of the phased handover, MEP design and commissioning management meant that the completion of the works progressed without incident in a controlled and managed process.

Due to the successful completion of this project, the client negotiated further works with SDC's Special Projects division. The second scheme, therefore, involved the refurbishment of a Home Office facility in the basement. The works involved the full replacement of MEP plant and equipment to provide closer control over temperature, humidity, and air pressure.

"Project Hadar was successfully completed today with the third and final phase being handed over on time and to a high quality, as the previous two phases.

This project has not been easy from the outset through impacts caused by delay on other related projects, necessary changes in the project team, increase in scope and most recently COVID 19. What has been achieved by Adam together with the team is a great result and just as important is the excellent spirit in which this was executed.

It is a great credit to SDC and your whole team"

- Steven Hallam
Portfolio Leader, University of Cambridge

UNIT 22-25

Relevant Sectors:

- R&D
- Commercial Office
- Car Park

UNIT 22-25

Unit 22 - 25 Cambridge

Building the Future of Research and Technology

Units 22-25 add to the ever-growing portfolio of R&D facilities at the world-renowned Cambridge Science Park. These state-of-the-art buildings, crafted for Trinity College and Tsinghua University, were meticulously designed by architectural firm Scott Brownrigg. Situated adjacent to Units 26-27, previously constructed by SDC, these structures collectively valued at £60 million have transformed the park into a cutting-edge Bio-Hub.

Unit 25 is a remarkable three-storey bio incubator spanning 40,364sq ft, and stands as a testament to modern science and research. Equipped with highly specialised laboratories and write-up spaces, it embodies the pinnacle of research facilities. Its neighbouring building, Unit 22, also a three-storey marvel, boasts 59,201sq ft. of sophisticated office space. Its rooftop garden not only enhances its aesthetic appeal but also serves as a hub connecting it with other buildings and businesses within the park.

Both buildings feature striking exteriors, adorned with curtain walling and chamfered bays accentuating the corners. Metallic panels and fins, designed for solar shading, further enhance the buildings' aesthetic allure. Environmental consciousness is embedded in the design, with PV panels on the roofs and Solar Control Glazing reflecting and absorbing heat, ensuring optimal internal temperatures.

Promoting eco-friendly practices, these units incorporate amenities such as cycle hoops for secure bicycle storage and electric car charging points, encouraging environmentally conscious commuting. Additionally, regenerative drives in the lifts act as an energy-efficient braking system, recovering energy and minimising waste.

Unit 22 proudly achieved a BREEAM 'Excellent' rating, a testament to our commitment to sustainable construction practices. Unit 25 also achieved its targeted 'Very Good' rating. Together, these units not only redefine the landscape of Cambridge Science Park but also pave the way for future developments, positioning the park as a leading technology hub in the heart of innovation and research.

Client:

Trinity College

Project Value:

£40,000,000

Procurement Route:

Two Stage Design & Build

Key Features:

- Occupied campus
- BREEAM Excellent / Very Good
- BCO Commercial Workplace Award
- M&E Self-Delivery

"The quality of the construction of Unit 25 is fantastic. The building was completed on time and to the highest standards I've ever seen. Although this is a multi-tenant building, composed of individual units, it's clear that a lot of thinking has gone into the development. I am very impressed."

-Rodrigo Santos,
Director of Cell Technologies, Mogrify

BABRAHAM R&D2

Relevant Sectors:

R&D

Commercial Office

Client:
BioMed Realty

Project Value:
£37,000,000

Procurement Route:
Single Stage Design & Build

Key Features:

- Occupied campus
- Multi-tenant space
- Phased handover
- Complex M&E

Babraham R&D2 Cambridge

Where Science Transforms into Solutions

The Babraham Research Campus aims to be one of the leading centres for bioscience excellence with an underlying philosophy to cultivate an environment that stimulates effective knowledge exchange and commercialisation.

To support this aim, the campus has undergone significant transformation over the past decade with SDC being an integral part (delivering 28 projects during this time). The latest additions to the portfolio are two large-scale research and development buildings, comprising approximately 107,639 sq.ft. of integrated laboratory and office space. Originally constructed to shell and core standards (with the fitout following at a later date under a separate contract), the two-storey concrete-framed buildings provide grow-on space for companies in the life-science sector.

The buildings are generally rectilinear in form. The purpose of this is to assist with their function as laboratory buildings while also aiding flexibility. The floor plans are divided into three broad zones. To the front is a zone for offices, write up spaces and meeting rooms, with laboratory zones to the rear. Between these zones is a central area that is a mixture of the two, containing support spaces such as dark rooms, prep and wash up rooms, tissue culture rooms and so forth. The external appearance of each building reflects these functions. Thus, the front elevation of each block consists of full height glazing set back within a framework of GRC rainscreen cladding. This full height glazing is articulated with a series of vertical solar shading fins which reduce solar gain and glare. Meanwhile, the rear elevation consists of linear bands of glazing at each floor level with bands of aluminium cladding and enamel backed opaque glass between to achieve the 1200mm high cill levels required in the laboratory areas to allow benching with dado trunking above to be installed.

As the project was situated on an occupied research campus, extra importance was placed on ensuring that site operations adhered to the Babraham Campus rules. As such, all deliveries were pre-arranged with sitewide security 24 hours in advance and vehicles were only admitted if their details had been registered prior.

The project also included site infrastructure, with a main access road, footpaths, lighting, and flood compensation works.

"We are delighted with SDC's performance on the R&D 2 project at Babraham Research Campus. We were particularly pleased with the team's engagement and continuous support and ability to problem solve throughout the delivery of this complex scheme. Their in-depth knowledge of the sector and understanding of client's objectives were critical components to the success of the scheme. Quality and safety are essential considerations for us and we are glad that the team exceeded on these metrics. We would highly recommend their services"

- Orestis Tzortzoglou
Senior Development Director, BioMed Realty

CIVIL ENGINEERING BUILDING

Relevant Sectors:

- R&D
- Commercial Office
- Education

Client:
University of Cambridge

Project Value:
£22,000,000

Procurement Route:
Two Stage Design & Build

Key Features:

- BREEAM Excellent
- Sustainable features
- Developed with deconstruction in mind
- Occupied campus
- Multi-award winning

Civil Engineering Building Cambridge

A Beacon of Engineering Excellence and Sustainable Construction

Procured on a two-stage basis, this project involved the construction of a three-storey building for the Civil Engineering department at the West Cambridge campus. The facility serves as a hub for research, testing, training, and collaborative activities, providing specialised workshops and laboratories for esteemed institutions such as the UK Collaboratorium for Research in Infrastructure & Cities (UKCRIC), the National Research Facility for Infrastructure Sensing, and the Civil Engineering department.

Developed with deconstruction in mind, the building comprises a basement, steel frame with precast concrete hollow-core flooring, a façade of rainscreen cladding and curtain walling with integrated external fins and a 'blue/green roof' with solar panels.

The ground floor raft provides an extremely flexible foundation solution and can support an additional structure. The upper floor's 200mm thick pre-cast pre-stressed hollow core concrete planks (spanning 7.2m) can be removed without compromising the overall structural stability, the steel frames can be retained.

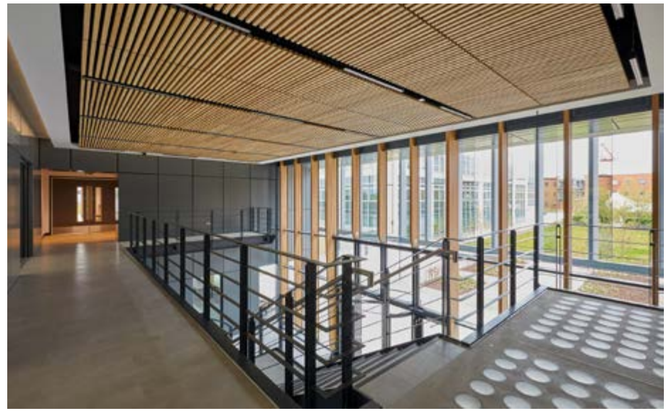
The University wanted to retain the potential to add future terraced extensions, to form a series of similar buildings. To facilitate this, shear connectors were cast into the north and south ends of the ground floor raft foundation; to limit relative settlement at the junction between buildings and transfer a limited load into the raft foundation.

Steel columns on the north and south façades can double the design axial load required for the existing building and have bolt holes for future connections, allowing the potential connection of another similar beam into the columns.

One of the project's noteworthy achievements is its BREEAM rating of 'Excellent,' reflecting its commitment to high environmental standards and sustainable construction practices. In addition, the scheme achieved success at the RIBA East Awards, CFCI Awards, as well as picking up the David Mackay Award for Engineering and Sustainability.

This facility stands as a testament to cutting-edge engineering and thoughtful design, providing a conducive environment for groundbreaking research and collaboration in the field of civil engineering.

> **"The building is a great place to work, and a splendid example of how a pleasant building can be designed and built in an environmentally conscious manner"**
>
> - Professor Simon Guest
> Head of Civil Engineering, Department of Engineering



Relevant Sectors:

R&D

Commercial Office

TWI Cambridge

A Multi-functional Research Facility for Engineering Excellence

Granta Park is a science and technology park on the bank of the River Granta in Cambridge. The campus was established in 1997 by the Chief Executive of The Welding Institute, Bevan Braithwaite OBE. He started negotiations to buy the 87 acres of farmland, on which Granta Park is now built, and obtained planning permission for a high quality, fully landscaped development. Partnering with Eric Parry Architects, TWI developed the master plan for the park considering ecological criteria to preserve and enhance the existing rural landscape. TWI Ltd and MEPC PLC provided the funding and the Granta Park company was formed.

The construction of a cluster of modern R&D facilities initiated TWI's move from their previous headquarters in the Abington Building to two of the newly constructed buildings, aptly named the Bevan Braithwaite Building and Engineering Hall, which still stand as two of the seven structures in TWI's current establishment today.

SDC's appointment began when a restructuring of Granta Park's ownership enabled TWI to transform their site further and create accommodation more suited to the company's growing needs. This involved the creation of three large-scale structures with varying roof heights and profiles. An internal street that also docks into the original TWI building physically ties these new buildings, bringing new and old accommodation together.

The three buildings, with a combined floor area of 269,097.sq.m., are occupied by a mixture of B1 (Research and Development) and D1 (Educational and Training) spaces. Building One houses a reception, restaurant with 300 covers, kitchen, conference facility, library, lecture theatre, café, and office accommodation. Office areas are designed with flexibility in mind and can be easily subdivided to suit current company and departmental requirements. Building Two is almost identical to Building One, but houses laboratories, teaching spaces, PHD write-up areas and office accommodation. Finally, Building Three is an Engineering Hall formed of three 72.5m x 22m wide bays capable of accepting high level cranes.

Externally, two of the buildings are grass-bunded to internal worktop height, while an outer glazed screen aesthetically unifies the lower level. Multi-coloured terracotta 'baguette' tiles are featured above the ground floor and on the third building. While this brings coherence to the whole development, each building is given its own identity through a different colour scheme.

Client:
The Welding Institute

Project Value:
£40,800,000

Procurement Route:
Two Stage Design & Build

Key Features:

- Occupied campus
- Multiple buildings
- Flexible design

Relevant Sectors:

R&D

Park Farm Barn 4 & 5 Cambridge

Growing Ideas and Cultivating Innovation

In response to the escalating demand within the agritech sector, SDC was appointed to deliver two new research facilities for NIAB in Cambridge.

Following the demolition of two outdated laboratory buildings, SDC constructed two cutting-edge steel frame barns, mirroring the design of neighbouring Barns 1 and 2. Barn 4 stands as a beacon of innovation, offering state-of-the-art laboratory, workshop, and office spaces, complemented by meeting rooms and advanced video-conferencing facilities. Meanwhile, Barn 5 serves as a dedicated storage space.

These new facilities, meticulously designed with external metal cladding and windows, cater to the evolving requirements of the agritech sector. Barns 4 and 5 collectively provide room for up to 15 companies, accommodating 45 staff members. This expansion not only meets the immediate demands of established businesses but also nurtures opportunities for small startup companies within the agritech domain.

Client:
NIAB

Project Value:
£2,262,573

Procurement Route:
Negotiated Design & Build

Key Features:

- Multi-tenant facilities
- State-of-the-art labs
- Sectional completion
- Occupied campus

Park Farm Barn 1 & 2 Cambridge

Where Science Meets Nature, and Breakthroughs Take Root

Introducing Barns 1 and 2, meticulously crafted for NIAB to redefine the landscape of agricultural research.

These innovative structures are tailored to accommodate a blend of cutting-edge laboratories, offices, and controlled spore-proof growth rooms, catering to the diverse needs of the pathology, genetics, and breeding teams. Additionally, these barns serve as secure storage facilities for essential resources such as onions, potatoes, and seeds. Both barns are two-storey steel frame buildings, featuring piled foundations, a combination of ground bearing and suspended concrete slabs, and adorned with striking metal composite cladding.

The external environment is carefully curated to harmonise with nature and facilitate research endeavours. Thoughtful landscaping elements, including specialised plant growth areas have been integrated, fostering an atmosphere conducive to scientific exploration and agricultural innovation.

Relevant Sectors:

R&D

Client:
NIAB

Project Value:
£15,000,000

Procurement Route:
Negotiated Design & Build

Key Features:

- Specialist growth rooms
- Close climatic control
- Clean room

Relevant Sectors:

R&D

Crop Sciences Building Cambridge

Modern Facilities for Agriscience Business Growth

Client:
NIAB

Project Value:
£24,157,813

Procurement Route:
Two Stage Design & Build

Key Features:

- BREEAM excellent
- CLT structure
- Cold rooms
- Occupied campus

NIAB's work had predominantly been undertaken from a headquarters on Huntingdon Road, but the facilities had outgrown their utility despite considerable investments.

Recognising the need for a solution, NIAB embarked on an ambitious redevelopment to relocate all operations. This involved two key facets: establishing a new base at Park Farm (just one mile north of Huntingdon Road) and creating a cutting-edge campus on the adjacent Lawrence Weaver Road. Space for the new campus was created by demolishing several structures which were replaced by a three-storey extension to the Old Granary building with extensive refurbishments carried out within the Old Granary and DEFRA buildings. The resulting campus boasts modern offices, state-of-the-art laboratories, growth rooms, and collaborative meeting spaces.

It also accommodates the Cambridge Centre for Crop Science (3CS), a novel partnership between NIAB and the University of Cambridge.

East Malling Research East Malling

Elevating Environments and Cultivating Innovation

This project for NIAB EMR involved a site-wide redevelopment at their East Malling site to enhance the company's operations and improve conditions for building users.

To prepare the site, works comprised the demolition of existing green houses, glass houses, a cold store, and other outdated structures. The facilities constructed in their place include a reception area, office space, meeting rooms, staff break-out zones and ancillary spaces such as a store and plant room. The building also provides a new winery, complete with fermentation tanks, a wine cellar, dry goods store, laboratories, and a clean room. A second building was constructed to house cold stores, growth rooms, and a potting facility.

The scheme also included the construction of four new glass houses, D, E, F and H. The modular glasshouses comprise safety glass set within an aluminium frame to maximise net solar gain, whilst minimising the impact of shading.

Relevant Sectors:

R&D

Client:
NIAB

Project Value:
£10,346,500

Procurement Route:
Two Stage Design & Build

Key Features:

- Specialist growth rooms
- High-class joinery
- Clean room
- Sustainable features

Relevant Sectors:

R&D

Nanopore Harwell

Accelerating Global DNA/RNA Sequencing on the Harwell Campus

This scheme involved the construction of a double-height, single-storey building on the Harwell Campus for Oxford Nanopore Technologies.

The 34,444 sq.ft building represents a significant increase in Nanopore's manufacturing capabilities, with facilities including high-specification clean rooms, laboratories, office space and logistics areas. The site will be used to rapidly increase the speed at which Nanopore's DNA/RNA sequencing products can be manufactured and distributed across the globe. The building itself is constructed using a steel-portal frame and is clad in a palette of silver and grey composite panels to provide a sensitive backdrop to the perimeter landscaping and create a striking, contemporary appearance. Included as part of this contract was the formation of a new 'Landscaped Corridor' to the west of the site, linking Fermi Avenue to the south and Becquerel Avenue to the north. Other external works included the provision of a new 108 space car park, cycle storage, bin storage, seating, soft and hard landscaping.

Client:

Harwell Science & Innovation

Project Value:

£5,600,000

Procurement Route:

Negotiated Design & Build

Key Features:

- Occupied campus
- High-specification clean rooms
- Enhanced biodiversity through landscaping

Cobalt Building Harwell

Creating Spaces for Cutting-Edge Solutions

This scheme involved the shell and core construction of a workspace and production building for Harwell Science and Innovation.

The building was formed using a steel-frame with the façade comprising a combination of glazing, half-round metallic silver cladding and flat composite panels in a vertical zig-zag pattern. In addition, there is full height glazing in front of a double height reception, which is composed of a random combination of clear and acid etched panels. Projecting transom extrusions are used to further articulate the façade. Towards the end of the main contract, the tenant of the building – Cobalt Light Systems – opted to negotiate the fit out directly with SDC. The works, awarded under a separate contract, included the formation of dry/light laboratories, open plan office spaces, training centre, production area, meeting rooms and a restaurant. More importantly, the fit-out included the installation of a production line to assist with the manufacture of machinery used to identify hidden objects inside a material (as used in airport security).

Relevant Sectors:

R&D

Client:

Harwell Science & Innovation

Project Value:

£5,800,000

Procurement Route:

Single Stage Design & Build

Key Features:

- Negotiated fit out
- Occupied campus

Relevant Sectors:

R&D

Education

Maxwell Centre Cambridge

A Building to Pioneer Science and Industry Research and Collaboration

The Maxwell Centre is a unique centrepiece building on the West Cambridge campus that is used to pioneer 'blue sky' research and industrial partnerships in the physical sciences.

Designed by BDP, the state-of-the-art facility houses 230 members of the Department of Physics across four floors, with lower ground floor laboratories accompanied by seminar rooms, interactive spaces and offices across the remainder of the building. The new venue allows scientists from the research and development (R&D) industry to occupy laboratory and desk space alongside Cambridge-based study groups.

It is hoped that this day-to-day liaison will lead to unique research opportunities and expose promising early career scientists to the challenges they are likely to face upon entering employment. The new build area is approximately 53,000 sq.ft., combined with 5,704 sq.ft. of refurbished space, to deliver a total Gross Internal Area of 58,770 sq.ft.

Client:
University of Cambridge

Project Value:
£16,500,000

Procurement Route:
Two Stage Design & Build

Key Features:
- Occupied campus
- BREEAM Excellent

Relevant Sectors:

R&D

Commercial Office

Bennett Building Cambridge

Where Flexibility and Excellence Meet in Biomedical Research

B930 is a landmark building at the entrance to the Babraham Research Campus, providing cutting-edge facilities for lease to expanding commercial organisations working in the field of biomedical research and related disciplines.

A key component of the project brief was for the interior arrangements of the building to be as flexible as possible to allow spatial adjustments to the laboratory and office spaces without major disruption and expense. B930 also included a café and meeting/drop-in facilities for use by tenants of this building, as well as those in adjacent buildings. Externally, the roof was considered particularly important due to the fact that the site slopes, leaving more elements of the roof visible than normal because of the higher ground. The end product resulted in B930 being awarded the title of Best Kalzip Project Under 16,145sq.ft. at the Kalzip Roofing Awards.

Client:
Babraham Bioscience Technologies

Project Value:
£9,200,000

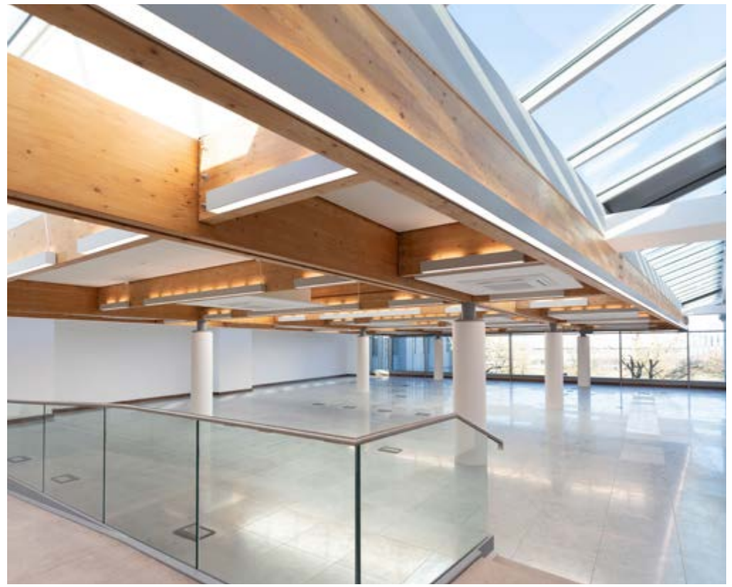
Procurement Route:
Single Stage Design & Build

Key Features:
- Occupied campus
- Flexible design for multi-tenant occupation
- BREEAM Very Good
- Award-winning

Relevant Sectors:

R&D

Commercial Office



Portway Building Cambridge

Creating Future-Ready Environments

Situated within the bustling Cambridge Science Cluster, the Portway Building stands as a beacon at Granta Park's entrance. SDC were appointed to transform and reshape the existing building into an inspiring hub tailored for pharmaceutical and technology companies.

The revamped structure now boasts modern office spaces, striking atriums, and fully equipped laboratories, spread over 93,900 sq. ft. Significant modifications were made, enhancing the entrances, adding a mezzanine floor, and upgrading lifts, restrooms, and reception areas. Connecting atriums offer spacious links, fostering a collaborative atmosphere. The research area is flexible, accommodating multiple tenants with adaptable zoning configurations.

SDC's in-house MEP Department handled the MEP works, including partial replacement and independent air handling units for each block. M&E services are tailored for present and future needs, with provisions for four fume cupboards per floor per block. SDC installed a standby generator and rooftop photovoltaic panels, contributing to the targeted BREEAM Very Good.

Client:
Biomed Realty

Project Value:
£21,000,000

Procurement Route:
Single Stage Design & Build

Key Features:

- SDC MEP Self-Delivery
- BREEAM Very Good
- WELL 'Gold' Standard
- Wiredscore 'Gold' Standard

The Steinmetz Building Cambridge

Transforming Spaces and Inspiring Discoveries at the Heart of Granta Park

Centrally located on Granta Park, this scheme, known as Project Welwyn, involved the extensive refurbishment and reconfiguration of existing offices into high specification laboratories and technical support space.

Formally known as the Flowers Building, works involved the complete strip-out of all internal areas, a two-storey 'front of house' extension, a steel framed roof top plant room and upgrades to M&E services. Undertaken as two separate contracts (shell and core and fitout) which overlapped to fit a robust 44-week programme, the three-storey structure provides its new tenant, Heptares Therapeutics, with approximately 45,821 sq.ft. of state-of-the-art laboratories, open plan offices, meeting rooms and breakout areas. The fit out for the tenant – a world-leader in GPCR medicine – entailed new partitions (glazed, dry lined and removable), decorations, floor finishes, carpentry, fume cupboards, laboratory benching, and M&E installations. Externally, works involved increasing the existing car park by 120 spaces.

Relevant Sectors:

R&D

Commercial Office

Client:
Biomed Realty

Project Value:
£15,000,000

Procurement Route:
Two Stage Design & Build

Key Features:

- Fast-paced programme
- High specification laboratories, including fume cupboards
- Complex M&E

Relevant Sectors:

R&D

Hobson Building Cambridge

An Illuminating Project Advancing Genomic Research

Client:
Illumina

Project Value:
£1,648,660

Procurement Route:
Single Stage CDP

Key Features:

- Occupied building
- Complex M&E
- High specification fume cupboards

This project is centred at Illumina's Headquarters in Granta Park and involved the transformation of a ground-floor open-plan office space.

Commencing with a meticulous strip-out, the area has been refurbished and divided into three distinct genomics laboratories. The redesign incorporates the installation of multiple fume cupboards in two of the labs, alongside essential benching, preparation zones, and sinks in all three spaces.

To accommodate these changes, existing Mechanical and Electrical services were carefully isolated and stripped down. This process allowed for the seamless integration of new services in the ceiling void, enhancing functionality. Additionally, extensive works were managed within the building's risers to facilitate the installation of new ductwork, linking the labs to the rooftop plant.

Crucially, throughout this entire process, the building remained fully operational, with continued access to pathways and circulation spaces around the new laboratories.

FFN Gen 2 Lab Facility Chesterford

A Cutting-Edge Laboratory Packed with High-Quality Equipment

Situated within Building 300 on the Chesterford Research Park, which was previously refurbished by SDC, this project involved the construction of Illumina's cutting-edge FFN Gen 2 Laboratory Facility and associated meeting spaces.

The project encompassed the creation of new meeting rooms, the removal and replacement of ceilings, and the renewal of laboratory furniture. A significant focus was on restructuring the services infrastructure to align with Illumina's specific needs. This included the installation of new ductwork, air handling units, fume extraction systems, air conditioning, medical gas, vacuum and compressed air systems, a standby generator, electrical power and lighting enhancements, adjustments to the fire alarm system, and the implementation of access control and CCTV measures.

This project also oversaw the installation of fume cupboards as per the client's specifications, which were managed by SDC.

Relevant Sectors:

R&D

Client:
Illumina

Project Value:
£1,174,000

Procurement Route:
Single Stage CDP

Key Features:

- Undertaken in a live building
- Complex M&E installation
- Client specialist equipment managed by SDC

Relevant Sectors:

R&D

CCL Project Saturn Cambridge

A New Home for Synthetic Biology

Client:
Cambridge Consultants Ltd

Project Value:
£1,325,000

Procurement Route:
Negotiated Design & Build

Key Features:

- Works undertaken in occupied building
- Repeat Client
- Relocation of laboratory equipment

Situated on the Cambridge Science Park, the Auton Building houses over 120 engineers and contains a mixture of open-plan office space and world-class research facilities.

This project for leading technology company Cambridge Consultants Ltd comprised the remodelling and refurbishment of four existing laboratories on the ground floor of the Auton Building to provide a new Synthetic Biology laboratory facility. Prior to the works commencing, however, SDC relocated the current laboratory to a temporary facility in an adjacent building to ensure that science activities remained live throughout.

The works then included the upgrading of HVAC and air systems along with expansion of medical gas infrastructure and wet services. Additional power and data were required to service the client's new equipment and alterations were also undertaken to the fire alarm, security, and access control systems. New glass screens, doors and energy efficient lighting were fitted throughout, along with new laboratory furniture and safety stations.

FL04 Lab Refurbishment Cambridge

A Highly Specialised Laboratory Refurbishment

Astex Pharmaceuticals' research and development teams utilise cutting edge technology to combat the complex challenges in oncology and diseases of the CNS from their headquarters on the world-renowned Cambridge Science Park. This fast-paced scheme provided Astex Therapeutics with a newly refurbished, high specification laboratory within Building 436.

Work commenced with the strip-out of existing furniture, fume cupboards and existing services, before new services were installed to accommodate the revised laboratory layout. New laboratory furniture was installed, including specialist fume cupboards and LEV's. Decoration was applied throughout, comprising new flooring, internal doors, and ironmongery.

Due to the sensitive nature of the client's projects, careful consideration was taken to ensure that there was minimal disruption throughout the scheme. This included fitting temporary screens and doors to avoid noise and dust contamination to the adjacent office space, as well as arranging delivery times around the clients' vehicles movements.

Relevant Sectors:

R&D

Client:
Astex Therapeutics Ltd

Project Value:
£507,794

Procurement Route:
Single Stage Design & Build

Key Features:

- Works undertaken in occupied Building
- Specialist Fume cupboard installation.
- Local Exhaust Ventilation

Relevant Sectors:

R&D

Emmanuel Building Chesterford

Internal Refurbishment Providing Bespoke Communal Areas and Technical Laboratories

This project comprised the internal refurbishment of the Emmanuel Building (also named Building 300) on the Chesterford Research Park.

Set in open parkland between Cambridge and the market town of Saffron Walden, Chesterford Research Park provides state-of-the-art accommodation and modern facilities for both early stage and established innovative biotechnology and pharmaceutical companies. The building, totalling 37,000 sq ft, is arranged across the ground and first floors with a second floor plant loft. The design allows for the building to be split into four separate lettable units, with a striking joint reception area. The newly upgraded facilities include laboratories, administration facilities, and write up spaces.

Each laboratory suite has two fume hoods, with provision for a further four if necessary. There is also the option to have a single fume hood in each of the rear flexi labs. Externally, works included the installation of PV panels to the roof, and construction of an external store.

Client:
AVIVA

Project Value:
£5,306,000

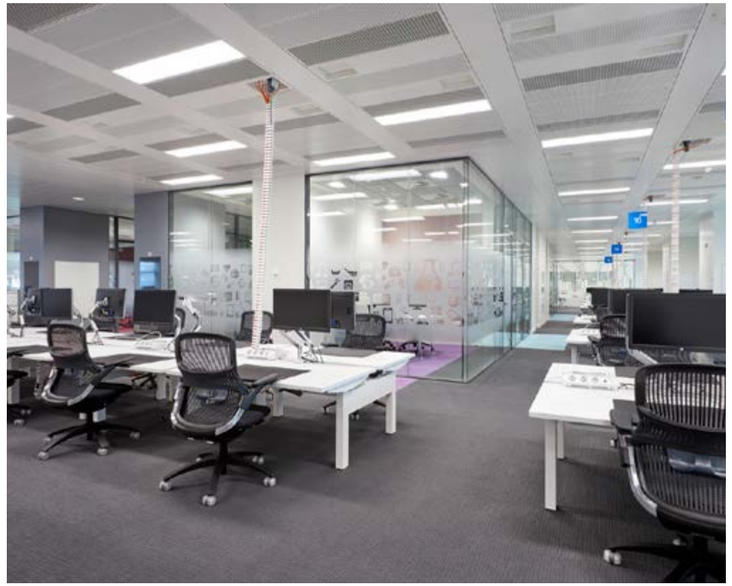
Procurement Route:
Single Stage Design & Build

Key Features:

- Flexible design that can be split per tenant
- Bespoke reception area
- Specialist fume cupboard installation

Relevant Sectors:

R&D



SMART Labs Fit Out Stevenage

Providing Adaptable Laboratory Spaces for a Global Biopharma Company

A complex refurbishment that involved the complete strip-out of an existing research building and its replacement with state-of-the-art laboratory space for a world-leading pharmaceutical company.

The idea was to create an exemplary facility that would then serve as the model for a new generation of flexible laboratories known as 'Smart Labs.' After removing the fixed benching, M&E services, walls, ceilings and floors, SDC was tasked with reconfiguring the building to provide open plan laboratory space that could be adapted to suit the future requirements of the business.

A key feature of the project, therefore, was to ensure the M&E services were sized appropriately for current and future needs e.g. adaptable outlet positions, sufficient capacity for additional fume cupboards, etc. Elsewhere, the work encompassed the sealing of voids, fire protection works, new flooring and decoration to all areas.

Client:
GSK

Project Value:
£8,000,000

Procurement Route:
Single Stage Traditional

Key Features:

- Complex M&E
- Flexible to suit future requirements
- Specialist fume cupboard installation

COMMERCIAL

TRINITY COLLEGE CAMBRIDGE

HARWELL

Cambridge Science Park

GRANTA PARK CAMBRIDGE

COMMERCIAL

An office development, refurbishment, or fit-out can breathe new life into a company's operations. New facilities revitalise staff, improve efficiency and play a key role in helping businesses remain competitive. However, it is important for companies undertaking such works to involve an experienced contractor that understands the related pressures and complexities. For example, if the building is to remain occupied, ensuring that day-to-day users are not disrupted so that the business can continue to function as normal is imperative. SDC has a wealth of experience in this area, with an unrivalled portfolio of creating modern workspaces that combine high-quality finishes with hi-tech service installations.

UNIT 1 - 21

UNIT 1 - 21

Relevant Sectors:

- Commercial Office
- R&D
- Car Park

Client:
Trinity College

Project Value:
£59,600,000

Procurement Route:
Two Stage Design & Build

Key Features:

- BREEAM Excellent and an EPC Rating of B
- Flexible design for single or multi-tenant occupancy
- Public artwork on the car park
- Award-winning

Unit 1-21 Cambridge

A Striking Facility Used to Innovate and Inspire

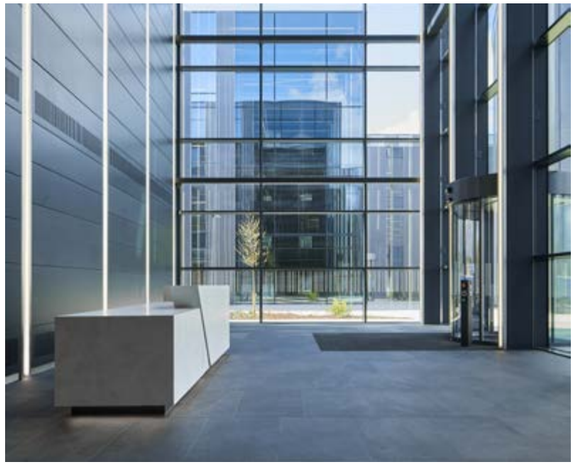
Situated within the bustling Cambridge Science Park, a hub of innovation housing over 130 companies and accommodating 7000 professionals within its expansive 1.7m sq.ft, SDC has significantly contributed to this dynamic landscape. With a rich portfolio comprising more than fifteen developments within the park, SDC has further solidified its presence by delivering the largest and most remarkable addition to the campus: Units 1-21.

Referred to as Building 1 and 2, these structures stand proudly at the park's entrance, offering cutting-edge research and development spaces as well as offices to a myriad of world-renowned technology firms and promising startups in the biomedical and tech sectors. Crafted under the visionary design of Scott Brownrigg, these buildings epitomise prime 'Cat A' office and headquarters spaces. Building 1 spans an impressive 93,000 sq ft, while Building 2 covers an expansive 118,000 sq ft. Both structures are versatile, accommodating both single and multi-tenant occupancy.

A central colonnade, graced with soaring 18m tall, cladded feature columns, elegantly connects the two buildings. Supported by piled foundations and an in-situ concrete frame, the exterior harmoniously blends cladding with full-height glazing, creating an inviting facade. Internally, the buildings boast 'Cat A' standard fit-outs, featuring central cores with lift shafts, glass atriums, and striking cantilevered metal staircases. The ground floor amenities include ten showers, lockers, and changing rooms, enhancing the workspace experience.

Striving for sustainability and efficiency, the buildings achieved a BREEAM 'Very Good' rating and an EPC 'B' rating. They are equipped with eco-friendly features such as LED lighting, raised access floors, suspended ceilings, and four-pipe coil air conditioning units. Rooftop plant rooms, encased in louvred screens, house PV panels and brown roofs, underlining the commitment to green practices.

In addition to these remarkable structures, the project encompasses the construction of a 4-storey, 7-level multi-storey car park, offering 540 parking spaces. This steel-framed and pre-cast concrete marvel not only serves a functional purpose but also doubles as a canvas for public artwork.



"SDC comes up with solutions – not problems – and is a joy to work with. The strength of an organisation is how it deals with matters that go wrong – and SDC is exemplary in such circumstances. I know that the quality of the workmanship has been admired by the occupiers of those nine buildings – as well as by monitoring surveyors. "

- John Tweddle
Partner and Head of Fund Management at Bidwells

Relevant Sectors:

- Commercial Office
- R&D
- Car Park

Unit 26-27 Cambridge

Elevating Commercial Workspace

A three-storey high-specification office development on the Cambridge Science Park combining the delivery of a post-tensioned concrete frame, clad with a mixture of curtain walling and rainscreen cladding.

The building comprises integrated car parking at the lower-ground floor level and a feature podium at the entrance.

SDC was originally appointed to construct the shell and core only, with the fit out following upon completion of the main build. The fit out, for a world-leading games developer, comprised improvements to the lift lobbies, atrium stairs, reception and ground level entry area, along with the formation of open-plan offices, meeting rooms, a boardroom, prototype review rooms and concept development rooms. Nevertheless, given the business activities of the tenant, the most impressive feature of the fit out was the wide-array of audio-visual equipment installed. Standout features are a 3x3 flying video wall and multiple FHD displays ranging from 49" to 85".

Client:
Trinity College

Project Value:
£23,600,000

Procurement Route:
Two Stage Design & Build

Key Features:

- Integrated car parking
- Negotiated fit out upon completion of the main build
- Occupied science park
- High-tech fit out

Bradfield Centre Cambridge

Unlocking Innovation at the Cambridge Science Park

Located in the heart of the world-famous Cambridge Science Park, The John Bradfield Centre has been purposely designed to encourage collaborative working and innovation through its use of open plan scalable offices and communal networking areas.

Named in honour of Sir John Bradfield, a Senior Bursar at Trinity College who was instrumental in the creation of the Science Park, Bradfield saw that establishing links between the University and the technology sector was fundamental to the Park's success, which is now home to more than 5000 entrepreneurs and innovators across 90 companies.

Designed by London based architects Aukett Swanke, this three-storey state-of-the-art building covers 43,000 sq.ft and is curved to match the geometry of an adjacent lake. A small timber pavilion serves as a sheltered space for screen breaks, eating lunch, or outside working in the warmer months. Internally, the facility provides 70 glazed office pods, a 100-seat auditorium, staff café, retail units, meeting rooms and large breakout areas.

Relevant Sectors:

- Commercial Office
- R&D

Client:
Trinity College

Project Value:
£15,200,000

Procurement Route:
Two Stage Design & Build

Key Features:

- Building curved to match the geometry of an adjacent lake
- Received a CFCI Award for 'Best new large building in 2017'

Relevant Sectors:

Commercial Office

Unit 306 Cambridge

Rejuvenating Spaces to Attract World Leading Businesses

Client:
Trinity College

Project Value:
£2,500,000

Procurement Route:
Single Stage Design & Build

Key Features:

- Occupied campus
- CAT A Fitout
- Energy Efficiency Improvements

Situated on the world-famous Cambridge Science Park, this project for Trinity College comprised the comprehensive extension and remodelling of Building 306, providing a much needed update to the original 1990's build.

The works involved the demolition of the existing entrance structure and construction of a new two-storey extension to create a more centrally located 'front of house'. In addition, refurbishment and repair works were carried out to the existing building, reverting the specification back to the Landlords CAT A standard. The refreshed space now provides circa 25,000 sq. ft of modern, fit for purpose open plan office space for an international tenant as their UK headquarters.

Externally, the façade was completely rejuvenated, with new aluminium windows and curtain walling complementing the building whist significantly reducing air permeability and increasing energy efficiency. Works were carried out to the car park to create additional disabled spaces along with the installation of cycle racks to encourage staff to journey to work by bicycle.

Unit 330 Cambridge

Extensive Remodelling to Provide CAT Office Space

Building 330 is situated in the southern periphery of Cambridge Science Park (surrounded by occupied R&D buildings) and adjacent to the guided bus route.

This project was negotiated following the successful completion of Unit 306, and the buildings are similar in appearance with the same original date of construction. Work began with the demolition of a single-storey entrance and its replacement with a two-storey extension forming a contemporary new focal point.

The internal spaces were remodelled to provide a more efficient layout with centralised WC cores and the reception area was refurbished and decorated. The 25,000 sq. ft of offices were refurbished to CAT A with window replacements again reducing air permeability. The scheme also comprised new M&E systems, replacement raised access floors, and suspended ceilings.

Externally, new covered cycle parking and bin storage was installed along with associated landscaping.

Relevant Sectors:

Commercial Office

Client:
Trinity College

Project Value:
£3,200,000

Procurement Route:
Two Stage Design & Build

Key Features:

- Occupied campus
- CAT A Fitout
- Energy Efficiency Improvements
'

Relevant Sectors:

- Commercial Office
- R&D
- Car Park

Richardson Building Cambridge

A Visionary Upgrade at Cambridge Science Park

Client:
Cambridge Consultants

Project Value:
£26,000,000

Procurement Route:
Negotiated Design & Build

Key Features:

- Live science campus
- Extensive demolition package
- Roof top garden

Following a review of their current facilities, Cambridge Consultants Limited (CCL) recognised the urgent need to address operational inefficiencies and outdated offices at their Cambridge Science Park location.

To tackle these challenges head-on, SDC was appointed to initiate a transformative redevelopment project which included an extensive office refurbishment and construction of two large-scale office and laboratory buildings. The focal point of this endeavour, however, was the demolition of the Banana Block and the construction of a modern, four-storey facility. This new development boasts state-of-the-art offices, cutting-edge laboratories, a spacious canteen, essential welfare facilities, and a communal terrace/entertaining space on the rooftop. This contemporary space was meticulously designed to foster collaboration, innovation, and productivity among CCL's employees. Furthermore, the project included the construction of a multi-storey car park on the site, capable of accommodating 325 vehicles.

NAPP Pharmacueticals Cambridge

A Landmark Headquarters Building on a World-Leading Campus

Relevant Sectors:

- Commercial Office
- R&D

Client:
Trinity College

Project Value:
£30,000,000

Procurement Route:
Two Stage Design & Build

Key Features:

- Occupied campus
- CAT A Fitout
- Energy Efficiency Improvements
  ,

This landmark design and build project, procured under a two stage tender route, is the headquarters for NAPP Pharmaceuticals on the Cambridge Science Park.

The development comprised the construction of three buildings, with a footprint of 120000 sq.ft., linked at the first and second floor by enclosed bridge structures, with associated external hard and soft landscaping. Although awarded under one contract, the scheme was split into base build and fit out.

The envelope of the building is predominately a high specification glass facade with feature sections of mesh, rainscreen and structural glass walls. Brise soleil was included to the south elevation. Achieving the high level of co-ordination that was required within the envelope was a major accomplishment of this project, with all components of the envelope designed on a grid basis. Not only do they line up with each other but also the internal ceiling grid.

ARM CPC1, 1 & 6

ARM CPC1, 1 & 6

Relevant Sectors:

- Commercial Office
- R&D

Client:
Arm Holdings

Project Value:
£8,400,000

Procurement Route:
Single Stage Design & Build

Key Features:

- Upgrades to match company-wide design guides
- Extensive reconfiguration and refurbishment
- Bespoke reception areas
- Service diversions

Arm CPC1, 1 & 6 Cambridge

Campus-Wide Upgrades to Improve Facilities

ARM Holdings is an international technology firm with global headquarters in Cambridge. The company sought to create inspiring workspaces for its employees and so embarked on an ambitious refurbishment programme to implement campus wide design standards across all its buildings on the Fulbourn Campus. SDC was appointed to three of the schemes.

ARM CPC1: The first refurbishment project focused on the ground floor of a three-story building, where the goal was to create contemporary open-plan offices and laboratories. This involved the addition of meeting rooms and breakout spaces. A striking reception area was also constructed and a portion of the first floor was transformed into a refectory. It is worth noting that while the client had vacated the ground floor, other tenants continued to occupy the rest of the building. To address the challenge of material movement, a scaffold hoist was installed, enabling the transportation of large materials into the working area from outside, minimising disruption for the remaining occupants.

ARM 6: SDC's second project involved a comprehensive refurbishment of open-plan office spaces, write-up areas, communal spaces, staff recreation rooms, and showers within the ARM 6 building. The project commenced with the removal of redundant laboratory space, creating a blank canvas for the transformation. Subsequently, new stud and glazed partitions were installed to configure the new office areas. Mechanical and electrical installations were updated throughout the space, complemented by new floor finishes, ceiling tiles, and a refreshed decorative scheme. The result is a revitalised working environment in alignment with ARM's design standards, enhancing the functionality and aesthetics of the building.

ARM 1:The final renovation project, at the two-storey ARM 1 office building, included the removal of most partitions and an extensive electrical overhaul. The distinctive atrium was preserved, while the reception area was enhanced with an oak-panelled design. ARM 1 also serves as the location for two critical server rooms, one of which acts as the host server for ARM Holdings' global network of offices. To ensure the continuity of services to both server rooms, a service diversion was carried out during the initial stages of the project. The refurbishment of Server Room 1 was completed ahead of schedule, enabling SDC to subsequently transform Server Room 2 into new office space without causing any disruption to operations.

Relevant Sectors:

Commercial Office

R&D

Quad One Harwell

Shaping the Future of Harwell Campus

Client:
Harwell Science and Innovation

Project Value:
£11,300,000

Procurement Route:
Negotiated Design & Build

Key Features:

- BREEAM Very Good
- Separate Pavilion building available to the whole site
- Ground improvement works to eliminate the need for piling

The Harwell Campus is a site of national importance in the field of scientific research and technology and is home to over 200 organisations ranging from small start-ups to multi-national companies and key UK Research Councils.

To ensure Harwell remains at the cutting edge of research and innovation, the campus is currently undergoing significant redevelopment. As part of this programme of work, SDC was appointed to deliver two new buildings – namely Quad One and the Pavilion. Quad One is a linear block that comprises three-storeys of accommodation for small and medium enterprises. Housing offices, laboratories and meeting spaces, the primary function of the building is to provide flexible research facilities that cater for a wide variety of prospective tenants.

The Pavilion, meanwhile, is orientated north-south and positioned on the eastern edge of Quad One. The single-storey structure is an amenity building that incorporates a gym and café for the campus-wide community.

Quad Two Harwell

An Oasis of Innovation and Well Being

Quad Two is the newest landmark building to be constructed on the Harwell Science and Innovation Campus and was negotiated following SDC's previous success of Quad One and the Pavilion Building.

The new building houses four floors of Grade-A flexible and bespoke office space, with the main entrance featuring a double height reception and breakout space. SDC's work comprised the removal of ground obstructions and soil stabilisation, followed by the erection of a steel frame, curtain walling and internal works to CAT A fitout. The building exterior continues the striking visual aesthetic that is unique to the Quad area of the Harwell Campus, with green fritted glass chosen to reflect the surrounding nature. Internally, the light-filled space has been designed to enhance employee wellbeing and provide a calming environment. The building also features a roof terrace overlooking the landscaped garden situated between Quad One and Quad Two, boasting high-quality seating areas for outdoor meetings and gatherings.

Relevant Sectors:

Commercial Office

R&D

Client:
Harwell Science and Innovation

Project Value:
£13,000,000

Procurement Route:
Negotiated Design & Build

Key Features:

- Early handover and phased completion
- Designed for flexibility
- Sustainable technologies

Relevant Sectors:

- Commercial Office
- Conservation

Officers Mess
Duxford

Preserving History Whilst Empowering Business

In a remarkable transformation, the historic Duxford Officers' Mess, once a hub for fighter pilots during the Second World War, has been meticulously restored and repurposed into a state-of-the-art business centre.

This iconic Grade II listed building, with a rich heritage that includes housing legendary Spitfire ace Douglas Bader, now stands as a testament to historical preservation.

SDC's Special Projects was appointed to renovate the building in a style that retained its character and preserved the antique features in each room. In fact, evidence of the building's heritage is everywhere, from the original timber, windows and fireplaces to signs above the doors that reveal the historic use of the room. The completed facility comprises a mixture of offices and meeting rooms, as well as a café. In recognition of the restoration project the scheme was awarded with a British Council for Offices (BCO) for 'Best Refurbished Workplace' in the Midlands / Central England region.

Client:
Officer's Mess Business Centre

Project Value:
£2,000,000

Procurement Route:
Traditional

Key Features:

- Grade II listed building
- Preserved the antique features in each room
- British Council for Offices (BCO) award 'Best Refurbished Workplace'

Greenwich House Refurb
Cambridge

Sustainable Spaces for Modern Offices

Situated within the historic West Cambridge Conservation Area, Greenwich House and its Annexe, constructed in 1989 for the Royal Greenwich Observatory (RGO), have undergone a significant transformation.

Originally designed for the RGO, the buildings transitioned to serve the University of Cambridge and Cambridge Display Technology after the RGO's closure in 1998. Following Cambridge Display Technology's departure in 2014, the University embarked on an extensive refurbishment and redesign project. This initiative aimed not only to prepare the space for the Unified Administrative Service but also to align with eco-friendly practices.

The renovation prioritised environmentally sustainable principles while creating modern, open-plan offices, versatile meeting spaces, training rooms, and inviting café facilities. This transformation underscores a commitment to preserving heritage while embracing contemporary, sustainable design principles.

Relevant Sectors:

- Commercial Office
- Education

Client:
University of Cambridge

Project Value:
£6,000,000

Procurement Route:
Single Stage Design & Build

Key Features:

- Located in a conservation area
- Environmentally sustainable principles

Relevant Sectors:

- Commercial Office
- Conservation

Cambridge Building Babraham

A Place Where Tradition Meets Innovation

Introducing the Cambridge Building, a cutting-edge facility meticulously crafted to serve as the hub of social interactions within the Babraham Research campus and the broader life science community.

This modern venue boasts a 200-seat lecture theatre, individual meeting rooms, breakout spaces, and a vibrant dining area featuring a 270-cover restaurant, café, and bar. Nestled on the site of the former conference centre and refectory, adjacent to the historically significant Grade II listed Babraham Hall, the building seamlessly integrates contemporary design with the traditional Jacobean style of the hall. The Cambridge Building's architectural design is showcased through its predominantly concrete-framed structure, skilfully adorned with a diverse material palette including curtain walling, terracotta rainscreen panels, and colour-matching renders. This thoughtfully designed space stands as a testament to innovation and sophistication, providing an ideal setting for both academic discourse and community engagement.

Client:
Babraham Bioscience Technologies

Project Value:
£27,000,000

Procurement Route:
Single Stage Design & Build

Key Features:

- Sensitive site
- Occupied campus
- Lecture theatre
- Grade II Listed

Sapphire Building Granta Park

Modern, Flexible Offices with Green Credentials

This project comprised the construction of a four-storey 'shell and core' building on Granta Park. The facility features two reception spaces which allow natural daylight to penetrate the floor plates.

The first atrium, which forms the building's primary entrance and reception space, is located on the north elevation and extends for two storeys in height. Two passenger lifts are accessed from south of the reception area at ground floor level and provide vertical circulation to each level. Although the building use is predominantly tenanted office space, the client's brief required provision for future change of use of the building to laboratories and write up areas. The project also comprises a multi-deck car park and a further car park extension, constructed on land opposite the main building. Green credentials for the build comprised the inclusion of PV panels, the use of sustainably sourced timber and re-used aggregate, buried drainage, and the provision of bicycle storage. The building achieved a BREEAM 'Very Good' rating.

Relevant Sectors:

- Commercial Office
- R&D
- Car Park

Client:
BioMed Realty

Project Value:
£24,000,000

Procurement Route:
Two Stage Design & Build

Key Features:

- Shell and core
- BREEAM Very Good
- Renewable technologies and energy efficient measures
- Living green wall

Relevant Sectors:

Commercial Office

Enterprise Centre St Neots

Start-up Space for Enterprising New Businesses

Client:
Huntingdon District Council

Project Value:
£1,000,000

Procurement Route:
Two Stage Traditional

Key Features:
- Roof top garden
- Multi-award-winning
- BREEAM Very Good

The Creative Exchange was designed to provide start-up workspace for around 20 fledgling creative businesses, while also providing links to the students of the adjacent Longsands Academy.

Located in mature parkland, the four-storey building has public rooms on the ground floor (meeting rooms, reception), a shared studio space at first floor level, and two further floors of rooms of different sizes, let to different tenants. These spaces are clustered around a hall on each floor which offers a generous social space looking onto the park. A roof garden provides useful additional working space, and a further connection to the building's wider landscape setting.

Since the building was completed, it has been recognised with numerous awards, including: an RIBA Award, a British Construction Industry Award, listed by CABE as one of its 'Top 10' achievements in its 10 Year Review; and a finalist for the Prime Minister's Better Public Building award.

Cummins Reception Daventry

Enhanced and Welcoming Environment

Relevant Sectors:

Commercial Office

Automotive

Client:
Cummins

Project Value:
£300,000

Procurement Route:
Negotiated Traditional

Key Features:
- Live environment
- Logistically challenging

Cummins is one of the largest designers, manufacturers, and sellers of engines including diesel and natural gas engines, hybrid engines, and generators.

Their UK office location in Daventry is home to their UK power systems plant, UK Logistics Centre, and the service training school. To improve building user experience and provide a welcoming setting for visitors, Cummins opted to undertake an office refurbishment to improve the condition of the reception are and conference suite.

SDC was employed to undertake these works, and began with the demolition, asbestos removal, and strip out of both areas. The refurbishment itself comprised new floors, walls, ceilings and M&E installations, along with decorative prints of engines applied to the glass partitions of the conference centre. In addition, a disabled toilet was introduced to the reception area, along with an external access ramp.

FIELDS OF EDUCATION

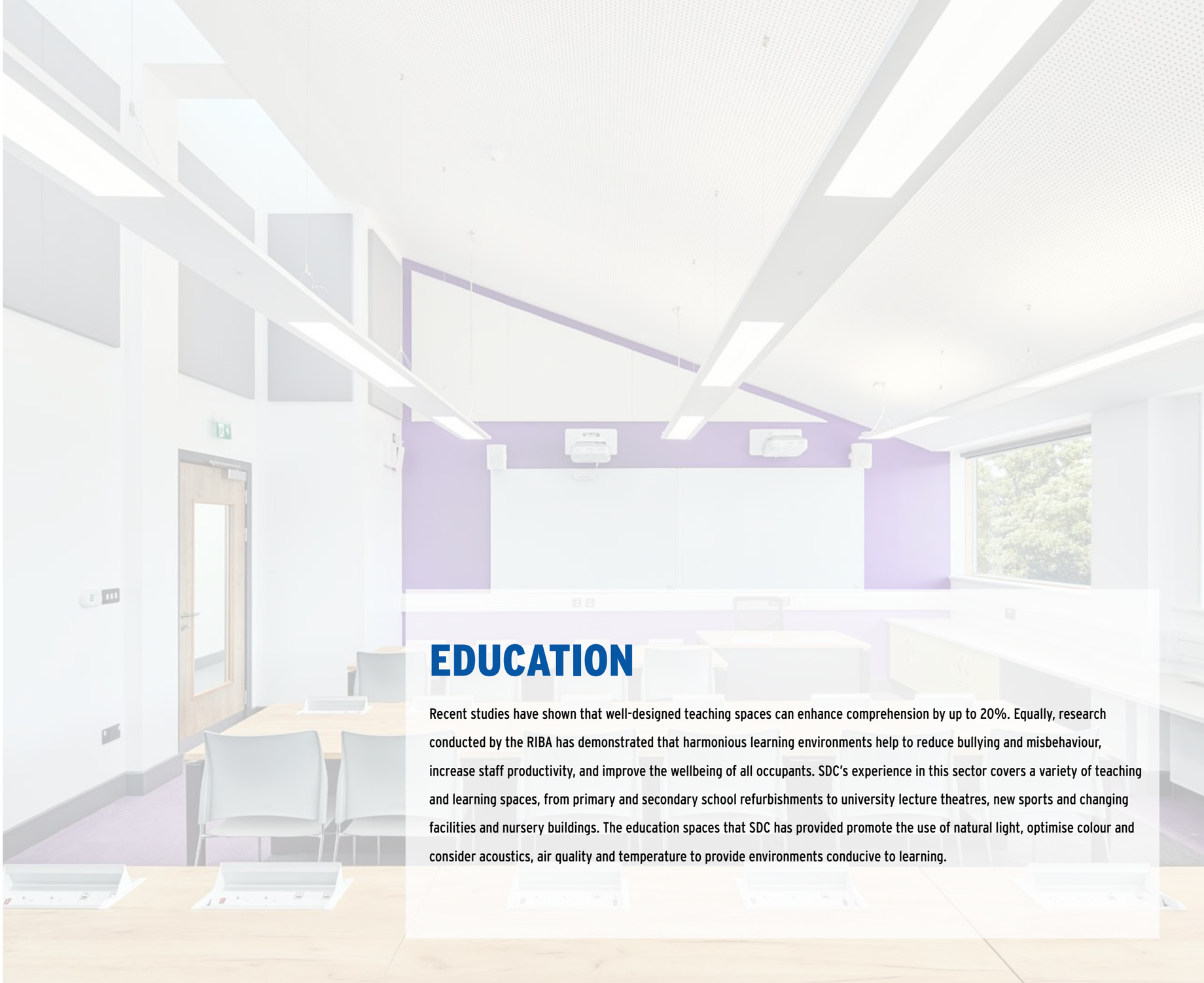
UNIVERSITY OF CAMBRIDGE

UNIVERSITY OF OXFORD

ABINGDON

ACTIVATE LEARNING

Cokethorpe SCHOOL



EDUCATION

Recent studies have shown that well-designed teaching spaces can enhance comprehension by up to 20%. Equally, research conducted by the RIBA has demonstrated that harmonious learning environments help to reduce bullying and misbehaviour, increase staff productivity, and improve the wellbeing of all occupants. SDC's experience in this sector covers a variety of teaching and learning spaces, from primary and secondary school refurbishments to university lecture theatres, new sports and changing facilities and nursery buildings. The education spaces that SDC has provided promote the use of natural light, optimise colour and consider acoustics, air quality and temperature to provide environments conducive to learning.

SIMON SAINSBURY CENTRE

SIMON SAINSBURY CENTRE

Relevant Sectors:

- Education
- Conservation

Client:
Unviersity of Cambridge

Project Value:
£24,000,000

Procurement Route:
Two Stage Design & Build

Awards:

RIBA
- National Award
- East Award

Schueco
- Supreme Award
- Education Building Award

Considerate Constructors
- National Site Bronze Award - £10m to <£50m value band

CFCI Award
- Best Conservation, Alteration & Extension Large (Over £2m)

Civic Trust Award
- Michael Middleton Special Award

Key Features:

- BREEAM Excellent
- Caxton Brickwork
- City centre location

Simon Sainsbury Centre Cambridge

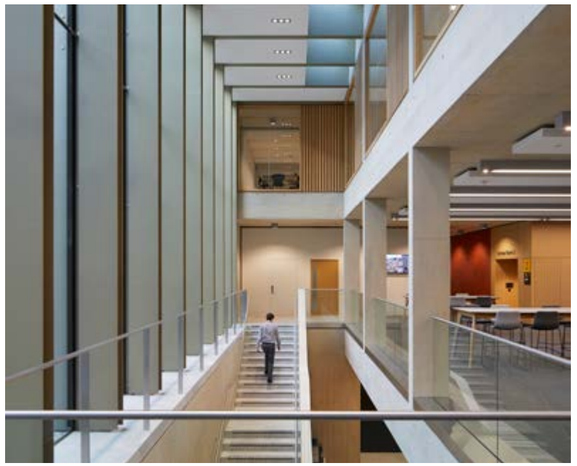
Uniting Spaces to Enrich Learning

Prior to the commencement of this project, the existing Business School faced significant challenges, rendering it unsuitable for its intended purpose due to limited space and inadequate facilities. To address these issues, a new building was constructed on the site where two nurses' hostels were previously located on Tennis Court Road.

The new building has been meticulously designed to cater to the requirements of the School's Executive Education programme. It boasts a range of versatile spaces aligned with contemporary areas to promote a collaborative learning environment. Inside, the extension encompasses teaching spaces, conference rooms, office breakout zones, and dining areas. The internal layout fosters interaction among students, faculty, and participants. This emphasis is particularly evident in the spacious foyer and circulation areas, which offer an ideal setting for informal meetings and discussions.

Externally, the extension stands as a remarkable addition to the historic Addenbrooke's site. It seamlessly integrates with the character of the original nineteenth-century building by utilising a blend of handmade bricks and stone columns, replicating the traditional aesthetic of the surrounding structures. The external walls are skilfully constructed using two different bonds: English Garden Wall with hydraulic lime mortar for the ground to the first floor, while the rest of the elevation is laid in stretcher bond using cement lime mortar. Additionally, the building envelope incorporates 60 heat recovery units ('Trox'), creating a 'breathing façade' that supplements the natural ventilation strategy. Notably, this pioneering use of the Trox system marked the first of its kind in the UK, contributing significantly to the building's prestigious BREEAM Excellent rating.

The construction process posed considerable challenges, given the complexity of the site. Not only did the extension occupy a substantial portion of the area, but careful coordination was essential for all vehicular movements with the University's Central Deliveries department, located in the adjacent building. To mitigate disturbances caused to neighbouring buildings, and the fact that the existing Business School continued its operations during the project, acoustic scaffolds and a pedestrian tunnel were installed along Tennis Court Road. These measures were crucial in ensuring a seamless construction process while maintaining the School's operational continuity.



"I wanted to take an opportunity to thank both SDC and the individuals who worked on the CJBS project. SDC's dedication has certainly paid off and the project is a credit to both you as a company but also to those who worked on it. Being aware of the University's previous execution of building projects this has definitely redefined the way for how UoC and contractors can work together to achieve a fantastic result. It's been a pleasure to work with SDC and I hope I get the opportunity to work with you all again."

- Deborah Griffith
Project Leader, Estate Management, University of Cambridge

HARRISON DRIVE NURSERY

Relevant Sectors:

Education

Client:
University of Cambridge

Project Value:
£2,500,000

Procurement Route:
Two Stage Design & Build

Key Features:

- CLT frame
- BREEAM Excellent
- Sustainable technology to improve building performance

Harrison Drive Nursery Cambridge

Nurturing Futures through Sustainable Design

Embarking on a transformative venture, this project marked the creation of a contemporary single-storey Nursery for Homerton College, situated on Harrison Drive in the heart of Cambridge. Spanning a generous 6996 sq.ft, the facility was meticulously designed to provide an inspiring space for 100 children and cater to the needs of approximately 40 dedicated staff members, distributed among four expansive and engaging nursery rooms.

In addition to these vibrant spaces of early education, the nursery encompasses a range of essential facilities. These include a thoughtfully crafted staff room, an efficient office area, a modern kitchen, a functional laundry room, a welcoming reception space, as well as strategically positioned WC's and ample storage areas.

Externally, the nursery is adorned with a harmonious blend of larch cladding, intricately designed metal joinery, and crowned with a sleek zinc roof. The façade features full-height glazing and is complemented by elegant French doors opening up onto an expansive outdoor play area located at the rear of the plot. To enhance the tranquillity of the surroundings, the outdoor space is meticulously surfaced with resilient rubber material and thoughtfully bordered by an acoustic fence.

However, what truly sets this project apart is its pioneering use of Cross Laminated Timber (CLT). The nursery boasts a glulam portal frame, seamlessly integrated with CLT panels that grace both the walls and the roof. This conscious choice of natural materials not only exemplifies sustainable construction practices but also promotes a serene atmosphere, fostering the holistic well-being of both the staff and the eager pupils.

Furthermore, the nursery has achieved a BREEAM 'Excellent' rating, underscoring its commitment to sustainability. Beyond the remarkable CLT frame, the M&E services provide cutting-edge technology, including air source heat pumps that serve the underfloor heating and provide hot water.

Additionally, the building's north / south orientation stands as a testament to its thoughtful design. This orientation maximises the infusion of natural light, creating an ambiance of openness and brightness within.

ESTATES REFURBISHMENT

Relevant Sectors:

Education

Conservation

Client:
University of Cambridge

Project Value:
Student Union: £670,007
Cockcroft Lecture Theatre: £1,900,000
Biffen Lecture Theatre: £510,000
Law Lecture Theatre: £410,000

Procurement Route:
Negotiated

Key Features:

- Appointment from RIBA stage 0
- Light-touch refurbishment works
- Improved thermal performance

Estates Refurb Projects Cambridge

Revitalising the Learning Landscape for the University of Cambridge

This series of negotiated projects sought to refurbish a number of teaching facilities, including lecture theatres and seminar rooms. The primary goals were to enhance the overall aesthetics, user comfort, and accessibility, particularly for individuals with disabilities.

At the outset of the project (RIBA Stage 0), SDC was tasked with assembling a design team to guide the projects through various RIBA stages, ensuring alignment with the University's specifications. Due to the urgency driven by the need to resume full-time teaching and facility usage, a non-traditional procurement route was pursued. Leveraging SDC's longstanding partnership with the University, coupled with past successful collaborative efforts, an open and cooperative approach was adopted to meet the accelerated timeline.

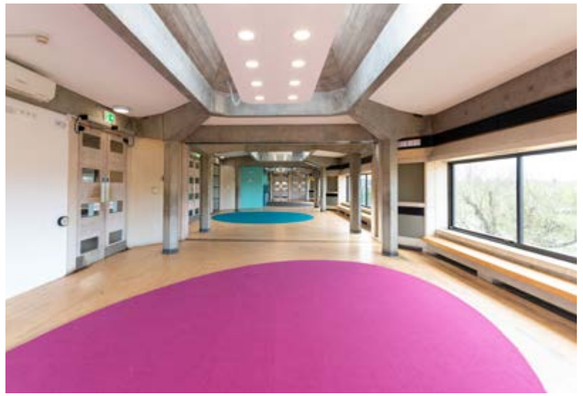
The initial project involved renovating sections of the University Centre Building, including the ground floor and the third floor housing the Student Union. Transformations included repurposing the gym and changing areas into offices, converting the coffee lounge into meeting rooms, and redesigning spaces to accommodate student activities. Additionally, the project enhanced accessibility, upgraded ventilation, and made minimal exterior modifications.

The second scheme centred on the comprehensive renovation of the Cockcroft lecture theatre. This involved creating a new entrance and foyer area for improved accessibility, establishing a prep room, and refurbishing existing facilities.

The third renovation involved the Law Lecture Theatre, situated on the ground floor of the David Williams Building. The project comprised upgrading the seating by re-upholstering, replacing worn desks with salvaged timber, and installing new carpet in the foyer area. To enhance accessibility, wheelchair space and extra seating were incorporated. Additionally, the heating and ventilation systems were improved, and energy-efficient LED lighting was installed.

The concluding project at Biffen Lecture Theatre included the replacement of external ventilation systems with electrically operated equipment, along with upgrades to radiators, electrical sockets, and access control.

These projects collectively aimed to create a more conducive and inclusive learning environment within the University of Cambridge.



360º Before & After

OU FRAMEWORK

Relevant Sectors:

- Education
- R&D
- Commercial Office

Client:
Open University

Project Value:
Building 10: £7,400,000
Perry Building: £6,300,000
Catering Hub: £5,600,000
Building 12: £6,500,000
DDA Works: £1,540,000

Procurement Route:
Various

Key Features:

- DDA upgrades
- Live campus
- BREEAM Outstanding
- Sustainable features
- Specialist clean room installation

OU Framework Projects Milton Keynes

Transforming Walton Campus with Contemporary Spaces and Highly Sustainable Buildings

In the scope of a four-year framework contract, SDC successfully executed multiple projects on the Walton Hall Campus in Milton Keynes for the Open University.

Building 10: A significant turnkey project consisting of two interconnected laboratory buildings. This three-storey construction was made of reinforced concrete and featured modern elements like curtain walling and rendered façades, creating a contemporary design. Building 10 houses cutting-edge facilities for chemistry research and The Planetary Sciences and Space Research Institute. The research laboratories are fully equipped with medical gases, fume cupboards, clean rooms, specialist areas, and cold rooms.

Perry Building: SDC revamped the ground and first floors of the Perry Building Technical Wing, reconfiguring the layout to accommodate the University's Learning and Teaching Solutions Department. The refurbishment was conducted in phases to allow the building's continued use during construction.

Catering Hub: SDC played a pivotal role in transforming the Catering Hub into the OU's central restaurant facility. This involved expanding the existing space to create more dining space and incorporating a new conference facility. Solar thermal panels, a photovoltaic array, and induction cooking appliances were integrated for sustainable energy solutions.

Building 12: This building serves as the OU's Estates Management facility. SDC demolished the existing science preparation laboratory at the heart of the campus and replaced it with a highly sustainable two-story reinforced concrete structure. The building was designed with a focus on environmental consciousness, featuring solar chimneys, PV cells, solar panels, ground source heat pumps, and a green roof. Its exceptional sustainable design earned it a BREEAM 'Outstanding' rating and a prestigious Constructing Excellence Award.

DDA Works: SDC successfully completed a project under the University's DDA program, constructing ten external and two internal lifts across various buildings in the Milton Keynes site. The construction involved reinforced concrete lift pits, structural glazing clad to a steelwork frame, and lift lobbies on each floor.

BOOTHFERRY LANE CAMPUS

BOOTH LANE CAMPUS

Relevant Sectors:

Education

Client:
Northampton College

Project Value:
Phase 1: £50,000,000
Phase 2: £14,000,000
Block B Extension: £3,150,000
Wet Trades Centre: £675,000

Procurement Route:
Two Stage Design & Build

Key Features:

- Built in 2 phases
- Low-carbon technologies
- Live school environment
- Multiple projects

Booth Lane Campus Northampton

A Collaborative Journey of Education Transformation

The redevelopment of Booth Lane saw the demolition of the former campus and the construction of a single 'landmark' building with associated ancillary development in its place. The new building had to be built in two phases. Initially, Blocks C, D, E and F were built alongside the existing campus, with the College moving into the new structure upon completion. This allowed SDC to demolish the former campus and construct Blocks A and B. The project was one of the most ambitious Further Education redevelopment ventures undertaken in the United Kingdom and achieved a BREEAM rating of 'Very Good' thanks to innovative passive design measures and a range of low-carbon technologies. Facilities included classrooms, ICT suites, lecture theatres, a library, workshops, a cafeteria, restaurant, underground recording studios, a sports hall and a TV station.

Phase 2 of the redevelopment programme saw the construction of 3 structures which provide a main reception, sports hall, gym, teaching space, administration offices, meeting rooms and refectory. The buildings are of steel frame construction while terracotta, curtain walling and composite cladding adorns the façade. These buildings also achieved BREEAM rating of 'Very Good' from PV panels, a feature green roof, biomass boilers, and rainwater harvesting.

B Block Extension:This scheme comprised an extension to the existing three-storey building on the Booth Lane campus. The extension provides approximately 15,000 sq.ft of teaching spaces, specialist classrooms, staff office accommodation and a fully serviced café area, forming the home for the College's new Digital Academy. The project used the same materials, sizes and finishes as Buildings A to H to ensure continuity and to help the new extension blend seamlessly into the existing building.

Wet Trades Centre: The Wet Trades Centre is SDC's latest project for Northampton College. The College is experiencing an annual 3% growth in apprenticeships and students within the construction engineering sector, and the existing facilities did not allow this demand to be met. As a result, SDC was appointed to deliver a standalone, steel framed building constructed using the same materials as the adjacent Advanced Construction Engineering Building. The new centre provides approximately 3,200sq.ft of space which will be utilised to teach a variety of wet trades, primarily bricklaying and plastering.

"... The biggest success of the project which led to the opening of the buildings on time and to budget was the working relationships. These developed into a relationship that was a "can do" one where solutions were found that met the needs of users and respected the budget. Specifically, the coordination of services and layouts were excellently handled. This involved meeting with end users to understand their individual and departmental needs during the design phase and then coordinating the installation of all the new equipment and relocation of all the existing equipment and materials... We have since built another building in Daventry (5000m^2) using SDC and we insisted that the same team were involved in the delivery and subsequent fit out and I would have no hesitation in using SDC again as they embraced working as a partnership which was the key to success"

- Gary Brough
Vice Principal, Northampton College

TRAINING FACILITIES

Relevant Sectors:

Education

Client:
Northampton College

Project Value:
Phase 1: £10,700,000
Phase 2: £8,500,000

Procurement Route:
Two Stage Design & Build

Key Features:

- Live campus environment
- BREEAM Very Good
- City centre location

College Training Facilities Northampton

Educational Facilities Providing a Practical Learning Experience

Alongside the redevelopment of the Booth Lane Campus (a £64,000,000 scheme on the outskirts of Northampton), SDC was also tasked with the construction of a new teaching facility on the Lower Mounts Campus.

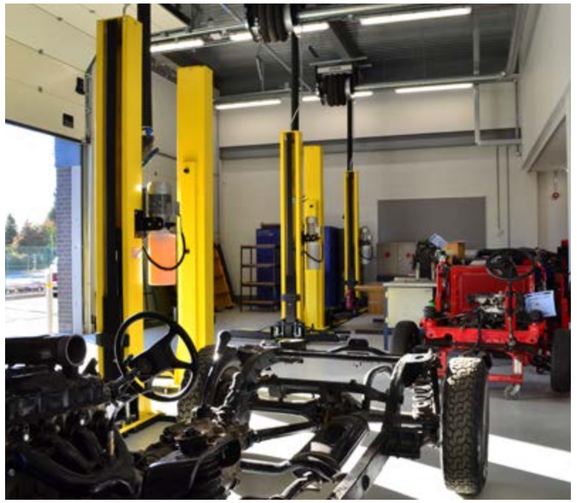
The four-storey structure stands on a reinforced concrete frame, harmoniously integrating a basement and ground floor car parking. Its façade, adorned with terracotta curtain walling and polished blockwork rain screens, showcases the fusion of aesthetics and functionality. Internally, the Lower Mounts building provides a hub of innovative learning with the incorporation of specialised IT facilities as well as hair and beauty teaching areas. A unique feature of this structure was the public-accessible restaurant, which offers students and visitors with a social centre point.

In recognition of its eco-conscious design and sustainable practices, the Lower Mounts building achieved a BREEAM rating of 'Very Good'.

Buoyed by the success of Northampton College's initial redevelopment initiative, SDC was later entrusted with the design and construction of another higher education facility, this time, located on the Daventry Campus. The upgraded facilities were a marvel of modern education, featuring specialised workshops tailored for engineering enthusiasts and cutting-edge science laboratories. The facility also housed a library and contemporary hairdressing and beauty therapy salons, where creativity merged seamlessly with education.

Equipped with well-appointed ICT suites, the facility embraced the digital age, offering students an immersive learning experience. Spaces dedicated to healthcare and childcare education became areas of hands-on learning, fostering the growth of future caregivers and medical professionals. Furthermore, the facility catered to the diverse needs of students with learning difficulties and disabilities, ensuring inclusivity in education.

The expanse of this educational building spanned 47,360 sq.ft., with the capacity to accommodate up to 700 students. The new facility achieved yet another 'Very Good' BREEAM rating, underscoring its commitment to sustainable growth and excellence.



"I would like to thank you and all your team for all your work on our Daventry project - your professional approach, attention to detail, calm and focused manner allowed us to move the project forward. Your management of a tight schedule is a credit to you and your team"

- Pat Brennan-Barrett
Principal, Daventry Campus

Relevant Sectors:

Education

Faringdon Lodge Abingdon

A Welcoming Entrance Building for Abingdon's Sixth Form

Client:
Abingdon School

Project Value:
£4,400,000

Procurement Route:
Two Stage Design & Build

Key Features:
- Masonry façade
- Renewable technology
- Live school campus

Faringdon Lodge acts as an entrance gateway to Abingdon School, welcoming those who arrive and helping to establish the identity of the School and the values it represents.

This three-storey building contains teaching and support spaces for the Economics and Computer Science Departments, along with upgraded accommodation for two house rooms, a new reception, porter's lodge and second-hand uniform shop. The appearance of the building has been designed to complement the historic architecture of Abingdon School and the contemporary Yang Science Centre, to which the new Lodge connects. Thus, the red brick and zinc standing seam roof of the Yang Science Centre are replicated on Faringdon Lodge, while there are colonnades at ground level and the first-floor terrace to provide depth to the facade.

The building has several renewable energy innovations that improve the overall user experience, including automatic ventilation dampers on the north side of the building which provide free heating and cooling.

Beech Court Abingdon

Creative Spaces for Inspiring Young Artists

Relevant Sectors:

Education

Client:
Abingdon School

Project Value:
£6,600,000

Procurement Route:
Two Stage Design & Build

Key Features:
- High-quality brickwork
- Live school campus
- Minimal disruption

This two-stage project comprised the design and construction of a three-storey building for Abingdon School to provide space for the sixth form and art department.

The steel-framed structure, which was designed to complement the school's historic estate, uses a combination of high-quality brickwork, zinc cladding and curtain walling.

Internally, Beech Court is divided into three areas. The ground floor is a dedicated Sixth Form Centre containing a mixture of classrooms, open plan social areas, offices and meeting rooms. The middle storey is home to the library and a glass walkway links to the neighbouring building. The top floor Art Department includes classrooms, a kiln room, dark room, ceramics studio and exhibition space.

Other work included the formation of a driveway and construction of a garage in the Headmaster's garden along with a new boundary wall on Bath Street built in Cotswold stone.

Relevant Sectors:

Education

Leisure

Lifestyles Project Oxford

Enhancing Education Spaces for Future Generations

Client:
Activate Learning

Project Value:
£2,700,000

Procurement Route:
Single Stage Design & Build

Key Features:

- Live school environment
- Minimal disruption
- Phased handover

This project, undertaken for the City of Oxford College, involved the construction of new building extensions, infilling courtyards, and internal modifications to create functional teaching and breakout spaces. The project was executed in two phases to minimise disruption. The scope of work included the formation of three new training kitchens, including a specialised kitchen and a connected servery / café area. Additionally, flexible communal areas and extra restroom facilities were established.

To ensure continuous teaching activities, one training kitchen remained operational throughout the project. The initial stages involved asbestos removal and demolition, followed by alterations using temporary structures to create the new open-plan area. The new extensions encompassed drainage adjustments, piling, ground beams, ground floor slab installation, metsec flat roof system, curtain walling, and the installation of new windows and doors. Furthermore, the project involved comprehensive upgrades to mechanical and electrical services, including heating, ventilation, power, lighting, and gas systems in the newly constructed areas.

Changing Pavilion Witney

A Sustainable Facility to Transform Sporting Experiences

Relevant Sectors:

Education

Client:
Cokethorpe School

Project Value:
£1,600,000

Procurement Route:
Single Stage Design & Build

Key Features:

- Green roof
- Timber frame construction
- Minimal disruption
- Live school campus

Cokethorpe School is an independent day school set in rural West Oxfordshire and surrounded by over 150 acres of parkland. This project involved the construction of a new, purpose built, changing pavilion, relocated to improve access.

The single storey structure features a timber frame, is clad in timber panels, and is finished with a green roof to minimise its impact on the surrounding parkland. Open walkways stretch the full depth of the building providing external access to the 10 individual changing rooms which are arranged for teams of 22.

Each changing room is finished with vinyl flooring, plasterboard ceilings and whiterock walls, with individual shower cubicles in each room. Singular WC facilities are located at either end of the pavilion.

In addition to the changing facilities, the building provides a department office and medical room, sheltered bag storage areas, and boot removal facilities for pupils.

Relevant Sectors:

Education

Various Works Kimbolton

Enhancing Teaching Spaces and Building Connections

Kimbolton School is a leading co-educational day and boarding school of some 950 pupils. The Senior School is based in the grounds of Kimbolton Castle and its Preparatory School at the other end of the village. The two are connected via a tree-lined pathway.

SDC has completed three projects for the school, starting with the construction of the Science and Maths Block. The next project saw the refurbishment of the Orangery Classroom Block, set within the Preparatory School, to provide a modernised and improved teaching environment.

Lastly, SDC completed refurbishment and extension works to the Preparatory School. The refurbishment saw the modernisation of the Reception, Year 1 and Year 2 classrooms to create brighter and more spacious learning areas. The extension comprised a six-metre high entrance atrium, linking Reception and Year 2 with the main Prep building. This accessible and welcoming building provides a large and flexible learning area and doubles up as a reception area for Prep School events.

Client:
Kimbolton School

Project Value:
Maths & Science Block: £7,700,000
Orangery: £420,000
Preparatory School: £1,500,000

Procurement Route:
Two Stage Design & Build

Key Features:
- Live school
- Completed during summer holidays
- Phased handover
- Minimal disruption

Lincroft Science Project Oakley

Revitalising Learning Environments

This project at Lincroft School was executed in two well-coordinated phases. In the initial phase, extensive refurbishment works were undertaken, involving the renovation of flooring, ceilings, and essential services.

This transformation allowed three existing classrooms to be converted into state-of-the-art science laboratories, ensuring that the spaces were conducive to modern teaching practices.

In the second phase, a comprehensive design and build process led to the construction of a single-story extension. This new addition included four laboratories and teaching areas, science preparation rooms, restroom facilities, a storage space for cleaning supplies, a new plant room, and a connecting corridor. The scope of work also encompassed modifications to the external walls, incorporating new infills, timber-framed render panels, and windows. Additionally, new rooflights and mechanical penetrations were installed through the existing felt roof system.

Relevant Sectors:

Education

Client:
Sharnbrook Academy Foundation

Project Value:
Phase 1: £900,000
Phase 2: £1,500,000

Procurement Route:
Two Stage Design & Build

Key Features:
- Phased handover
- Occupied school
- Laboratory teaching spaces

Relevant Sectors:

Education

New Laboratory Block Bedford

Inspiring Minds and Building Futures

Client:
Bedford Modern School

Project Value:
£6,400,000

Procurement Route:
Single Stage Design & Build

Key Features:
- BREEAM Very Good
- Live school environment
- Flexible design

This project encompassed the creation of a modern Science Block at Bedford Modern School, replacing outdated structures that had remained largely unchanged since 1974.

Located adjacent to the Rutherford Lawn at the school's rear, the project involved demolishing an existing single-storey building and erecting a cutting-edge facility. This new structure features a central atrium space designed for versatile teaching and displays, 17 laboratories with accompanying preparatory rooms, as well as comprehensive mechanical and electrical installations. Additionally, the project included drainage and external landscaping.

The building, constructed with a sturdy concrete frame, is adorned with a blend of rainscreen cladding and curtain walling. Brise soleil, integrated for solar control, further enhances the building's aesthetics. Internally, the design prioritises a serene, well-lit atmosphere to foster an optimal learning environment. The Science Block received a commendable BREEAM rating of 'Very Good,' reflecting its sustainable and eco-friendly features.

Daycare Nursery Granta Park

Nurturing Young Minds Through Sustainable Construction

The project involved the design and construction of a nursery facility at Granta Park Cambridge. Just 10 minutes from the city centre, the nursery is ideally located for parents travelling to work in Cambridge or on the park itself.

Constructed using a structural insulated timber panel system, the single-storey nursery provides space for 78 children across four classrooms, as well as a conference room, kitchen, staffroom, office and toilet areas. The building benefits from an Air Source Heat Pump, natural ventilation provided by openable rooflights and trickle ventilation, LED lighting, and underfloor heating, giving the building an overall EPC rating of A.

The focus of the nursery, run by Sunhill Daycare, is to teach using the Montessori method in which children are given the freedom and independence to learn at their own pace. Consequently, each classroom is fitted out with equipment that promotes self-directed activities, hands-on learning, and collaborative play.

Relevant Sectors:

Education

Client:
BioMed Realty

Project Value:
£2,100,000

Procurement Route:
Negotiated Design & Build

Key Features:
- Sustainable technology
- EPC 'A' rating
- Live campus

Relevant Sectors:

Education

OCVC Training Centres Banbury

Cutting-Edge Training Centres on a Sustainable Campus

Client:
Activate Learning

Project Value:
£4,000,000

Procurement Route:
Single Stage Design & Build

Key Features:
- Occupied campus
- BREEAM Excellent
- Multi-building scheme

This project comprised the design and construction of two new education buildings on an occupied campus in the centre of Banbury.

Oxford & Cherwell Valley College opted to replace some of the older buildings on the Broughton Road campus with two new buildings, a media training centre and a motor vehicle training centre, both located next to the school of creative arts. The first building, that serves as a media centre, is a three-storey concrete frame structure clad using a combination of curtain walling, render and rainscreen panels.

The second is a single-storey concrete frame building with windows, roller shutter doors and render external treatments and is occupied by a motor vehicle centre. The site also required extensive hard and soft landscaping to finish and settle the new additions in their surroundings. The project achieved a BREEAM rating of 'Excellent.'

Peterborough University Peterborough

A Futuristic Development Spurring Peterborough's Learning Revolution

This project comprised the construction of an ultra-modern styled University Centre. Spanning three floors, this spacious building is fully equipped with modern teaching facilities.

These include a 92 seat lecture theatre, a range of multipurpose seminar and teaching rooms, state-of-the-art computer laboratories, a café and several student social areas across 32,290 sq.ft. of floor space.

The striking building was clad in a combination of render and curtain walling, with the latter providing the educational centre with high levels of natural light. The building's principal design feature is a triple-height atrium in which the main lecture theatre is dramatically suspended.

This project was a joint venture between Anglia Ruskin University and Peterborough Regional College and was described as 'the single most important development in providing Higher Education in Peterborough's history.' The scheme is part of a wider "incubator" campus which provides purpose-built accommodation for the college's higher education courses.

Relevant Sectors:

Education

Client:
Bishop Hall Properties

Project Value:
£6,300,000

Procurement Route:
Two Stage Design & Build

Key Features:
- Lecture theatre
- Live campus
- BREEAM Very Good

Relevant Sectors:

Education

Various Projects Sharnbrook

Providing Upgraded Facilities for a Growing School Community

In a meticulously planned two-stage Design and Build endeavour, SDC undertook the construction of a two-storey Science Department at Sharnbrook Upper School.

This complex project involved the creation of 18 highly serviced, flexible laboratory spaces. The logistical intricacy was magnified by the construction site's central location within an active school campus. To mitigate disruptions, SDC implemented a detailed logistics plan and a stringent programme that identified and managed potentially noisy activities effectively.

Following the seamless completion of the Science Block, Sharnbrook School entrusted SDC with a contract for the refurbishment of the Dining Block. This extensive renovation encompassed the refurbishment of existing classrooms and student support offices. Additionally, it included the establishment of a new library, reception area, a two-storey dining hall, and state-of-the-art kitchen facilities, enhancing the overall learning and dining experience for the school community.

Client:
Sharnbrook Upper School

Project Value:
Science Block: £4,700,000
Dining hall/Reception/IT £2,700,000

Procurement Route:
Single Stage Design & Build

Key Features:
- Occupied campus
- BREEAM Excellent
- Multi-building scheme

Relevant Sectors:

Education

School Redevelopment Billericay

Creation of Modern Learning Environments

Billericay School is an academy secondary school and sixth form college located in Billericay, near Essex. SDC's work at the school was split into three phases.

Phase one involved the demolition of an existing extension and the construction of a new three-storey teaching block. The new facility includes general purpose classrooms, science laboratories and a link bridge to the main school via new stairs. Other works comprised the refurbishment and decoration of existing classrooms to bring their standards up to the contemporary feel of the new block.

Phases 2 and 3 of the Billericay School construction works involved the demolition of an existing extension and construction of new music classrooms extending beyond the previous footprint in the centre of the school campus. Also, this phase included the relocation of twenty existing modular classrooms, followed by the creation of one completely enclosed building incorporating the modular units.

Client:
Billericay School

Project Value:
Science Block: £3,000,000
Music Block: £1,600,000

Procurement Route:
Traditional

Key Features:
- Live school
- Phased handover
- Multi-use teaching spaces

Relevant Sectors:

Education

Conservation

Theatre & Changing Rooms Northampton

Transforming Learning Spaces for Inspired Performances and Athletic Triumphs

This project involved a comprehensive renovation of Spratton Hall School's performing arts centre. The works commenced with a complete strip-out, which included partially breaking out the existing slab and stairs.

Structural alterations were executed, followed by the recladding and reroofing of the building. New mechanical and electrical services were integrated, and retractable bleacher seating for 240 people was installed. A key focus of the project was enhancing the hall's acoustics, crafting an environment suitable for musical performances.

Following the successful completion of the Hunter Hall project, Spratton School enlisted the expertise of SDC to design and construct a sports pavilion situated near the playing fields. This single-story structure primarily serves as changing rooms for the preparatory school, accommodating visiting teams as well. It replaces the previous facilities, which were scattered across the campus, significantly distant from the sports pitches.

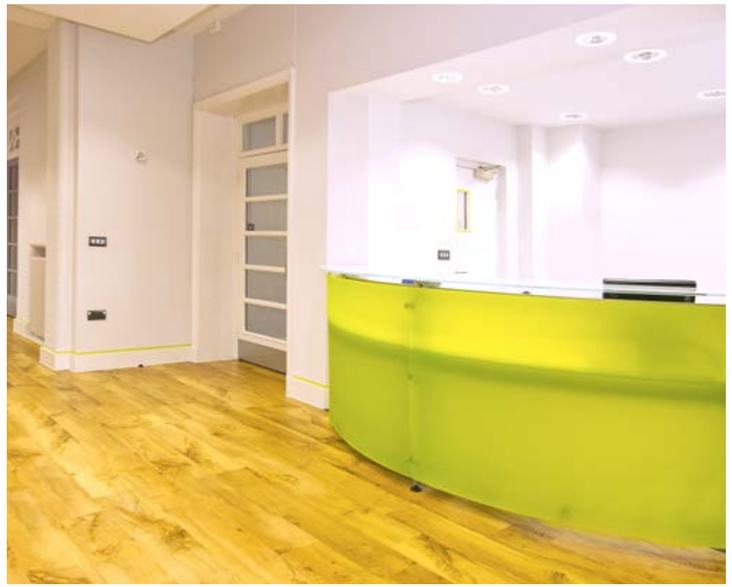
Client:
Spratton Hall School

Project Value:
Theatre: £700,000
Changing Rooms: £1,651,000

Procurement Route:
Single Stage Traditional

Key Features:

- Improved acoustic performance
- Curved roof to minimise visual impact
- Live school campus



School Merger & Library Bedford

A Rapid Refurbishment Scheme To Merge and Modernise Facilities

SDC's special project division completed an ambitious project to merge two Harpur Trust schools to form The Bedford Girls' School.

The extensive construction works on the former Dame Alice Harpur School were completed through the summer holiday closure. In addition to creating a new car park, a new refectory server, and two additional science laboratories, interior spaces were rationalised to create three ICT rooms. A new music school with specialist tutorial rooms was created in a Grade II listed building along with a new language school in the former music school.

Following the completion of this project, SDC was contracted to undertake renovation works to the school's library during the following summer holiday break. This refurbishment included works to the reception area, upgrading of lighting, and the demolition of an office block. The library was also fitted-out with new bookshelves and furniture, giving a contemporary appearance.

Relevant Sectors:

Education

Conservation

Client:
Harpur Trust

Project Value:
Merger: £2,500,000
Library Refurb: £120,000

Procurement Route:
Traditional/Single Stage Traditional

Key Features:

- Completed during summer holiday closure - accelerated programme
- Grade II listed

STUDENT ACCOMMODATION

UNIVERSITY OF CAMBRIDGE

UNIVERSITY OF OXFORD

NEWNHAM COLLEGE
UNIVERSITY OF CAMBRIDGE

WYCOMBE ABBEY

Lucy Cavendish College
University of Cambridge

STUDENT ACCOMMODATION

SDC has completed many student accommodation projects across Cambridge and Oxford for prestigious Universities, Colleges, and independent schools. Indeed, through both new build and refurbishment schemes, the company has been responsible for over 1000 high-quality student bedrooms. SDC's portfolio therefore ranges from the modernisation of existing spaces to the creation of new rooms, with the new facilities often set in beautifully landscaped gardens surrounded by serene communal social spaces. While the setting of these projects is often vastly different, the challenges are often the same – most notably the need to work in occupied environments without disrupting the other users of the building – an area in which SDC excels.

DOROTHY GARROD

DOROTHY GARROD

Relevant Sectors:

Student Accommodation

Education

Client:

Newnham College

Project Value:

£23,500,000

Procurement Route:

Two Stage Design & Build

Awards:

RIBA
- National Award - Contractor
- Building of the Year Award (East)

Brick Awards
- Supreme Award
- Craftmanship Award
- Medium Housing

Cambridge City Council
- Best New Building - Large

CFCI Award
- Cambridge Construction Award
- Craftmanship Award
- Site Manager of the Year

Civic Trust Award
- Eastern Award

Key Features:

- Undertaken by SDC's in-house brickwork division
- BREEAM Very Good
- Occupied campus
- Off-site manufacture

Dorothy Garrod Building Cambridge

An Award-Winning, Sustainable, Student Accommodation for a Prestigious Cambridge College

This project for Newnham College involved the demolition and partial demolition of the Strachey and Fawcett buildings, with a four-storey student accommodation building constructed in their place. Named after Dorothy Garrod, the first female Professor at Cambridge, the building encompasses a new entrance, a welcoming Porters' Lodge, conference facilities, a rooftop gym, staff offices, meeting and supervision rooms, 86 generous ensuite student bedrooms, kitchen/social areas with plenty of space to cook and eat together, and a café in the heart of the College.

Designed to sit between the adjoining Champneys' buildings, the Architect described the project as a 'contemporary addition that will provide a dynamic new frontage for Newnham College along Sidgwick Avenue yet does not impose on the historic buildings and gardens.' Landscape works were therefore integral to the design, with the building wrapping around a new courtyard garden, and carefully considered interstitial spaces improve visual and physical links between buildings.

Predominantly constructed using a reinforced concrete frame, there is also a single-storey steel frame on the third floor to form two pavilions that are set back from the edges of the building to limit visual impact at street level. To maintain consistency with the rest of Newnham College, the building is clad in a masonry façade with hit-and-miss brickwork at ground floor level to provide natural ventilation. The masonry was one of the standout features of this prestigious project, with the façade constructed using a handmade Northcot Sidgwick blend and natural cement lime mortar. SDC's directly employed bricklayers laid nine different shaped bricks in total in a variety of bonds, including Stretcher, English Garden Wall, and Dogstooth subsequently winning the Brick Awards 'Craftmanship Award'.

In terms of challenges, the College had a desire to provide high-end facilities that maximised space and comfort while also providing efficient services. Consequently, an eco-friendly design that included photovoltaics on the roof, absence detection on mechanical and electrical installations, and natural ventilation was developed. Low profile heating in the skirting boards and underfloor heating in communal areas allows for maximum wall and floor space use.

> **"The SDC team were extremely collaborative, proactive, and reactive. The team worked very well with the College Project Team, which was a multi-person "stakeholder" team, which can cause problems for a contractor when timely decisions are required. The after service was, and is excellent – even now we can call on them for advice.'**
>
> - Wendy Evans
> Newnham College Domestic Bursar

LUCY CAVENDISH

LUCY CAVENDISH

Relevant Sectors:

- Student Accommodation
- Education
- Conservation

Client:

Lucy Cavendish College

Project Value:

£10,500,000

Procurement Route:

Single Stage Design & Build

RTPI Award

- Excellence in Planning for Communities

Architect's Journal Awards

- Higher Education Project Award

Key Features:

- Largest Passivhaus student residential building in Cambridge.
- Cross Laminated Timber (CLT) frame
- Set in Cambridge Conservation Area
- Award Winning Project
- Undertaken by SDC's in-house brickwork division

Lucy Cavendish Cambridge

An Ultra-Low Energy and Low-Carbon Passivhaus Development Setting a New Benchmark for Energy Use

This scheme, designed by RH Partnership Architects, provides 72 eco-friendly and modern en-suite bedrooms for students studying at Lucy Cavendish College. The rooms are arranged in different combinations, with self-catering facilities, social spaces, a café and bar area, and informal learning and collaboration spaces are provided on the ground floor.

The new building supports Lucy Cavendish College's increasingly diverse student body, providing a range of co-accessible and fully accessible rooms to create the ideal inclusive learning and living environment. Set in the West Cambridge Conservation Area, the project is designed to complement the surrounding college buildings and integrate with the existing scenery of the site. As such, a new informal lawn was created to the South of the accommodation block, with a more formal square lawn to the North. The creation of these spaces improves circulation routes and provides all bedrooms with a garden view. What is most exciting about this scheme for SDC, however, is the Passivhaus design. This scheme is the largest Passivhaus student residential building in Cambridge. To meet the required standards, the project targets high levels of insulation and low energy demand in-use.

High comfort levels were also achieved through lots of daylight and natural ventilation. The building itself utilises a Cross Laminated Timber (CLT) frame with low embodied carbon cement replacements in the concrete elements. The exterior is a combination of clay tile and timber with lime mortar brickwork to help reduce the embodied carbon of the materials in the façade. The design eliminates the use of fossil fuels by utilising Air Source Heat Pump technology to provide space heating and hot water. Water consumption is reduced through the specification of highly water-efficient sanitaryware and appliances, and a landscape integrated drainage strategy which helps to reduce and control water run-off whilst providing irrigation to the gardens.

"We have been very pleased indeed with SDC, their commitment to genuine partnership with the College in this project, and their undoubted professionalism which they made sure extended to their subcontractors.

Throughout the contract, SDC have shown themselves to be flexible, open, constructive, and solution-focused. They have come forward with good suggestions for value engineering while never compromising the high quality of the building, or its fit-out, that we aimed to achieve. Difficult employment market conditions caused by Covid and subsequent supply chain glitches for materials were anticipated and sorted; the building was completed to time and budget. And we are delighted with it!"

- Professor Dame Madeleine Atkins
President Lucy Cavendish College University of Cambridge

TOLKIEN & RUSKIN BUILDINGS

Relevant Sectors:

- Student Accommodation
- Education
- Retail
- Leisure
- Car Park
- Mixed Use

Client:

Botley Development Company

Project Value:

£23,700,000

Procurement Route:

Two Stage Design & Build

Key Features:

- Part of a larger mixed-use development
- BREEAM Very Good
- Off-site manufacture of steel frame and bathroom pods
- Dedicated neighbourhood liaison

Tolkien & Ruskin Buildings Botley

Delivering student-focused, contemporary living accommodation

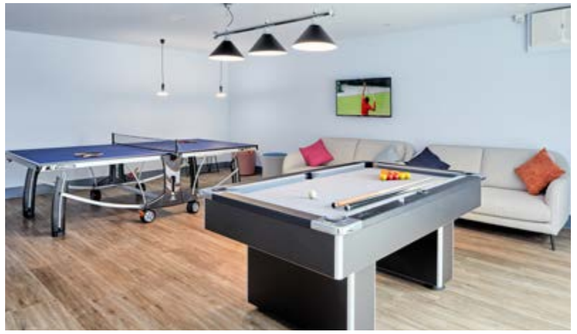
As part of a mixed used development constructed on the outskirts of Oxford, the Westway Square development comprises three distinct student accommodation blocks, namely B2, C, and D. Standing at a height of 5 stories, Block B2 provides accommodation for Oxford Brooke's University and encompasses a total of 118 well-appointed bedrooms. This block boasts a comprehensive range of amenities including a fitness centre, laundrette, and a recreational area. A convenient link bridge connects Block B2 to Block C, facilitating easy access between the two.

Equally impressive, Block C also spans 5 floors and offers 89 comfortable bedrooms. In addition to the sleeping quarters, this block features communal spaces for students to gather and dine together, as well as a state-of-the-art media room. At the heart of Block C lies the Central Energy Centre, a vital facility that supplies power to all three buildings.

Spanning 4 stories, Block D introduces 54 bedrooms complemented by shared amenity spaces. The highlight of Block D is its fourth-floor roof terrace garden, providing a serene outdoor space for relaxation. Each block's ground floor is home to retail spaces, with a Coop located beneath Block B, and Iceland and Tesco situated beneath Block D.

The architectural design showcases reinforced concrete frames for the lower floors, supported by podium slabs. The upper floors, however, feature a lightweight Metek Structure, contributing to an expedited construction timeline, a notable achievement by SDC. Externally, a harmonious blend of face brickwork and render finish forms the façades of the buildings. Elevating the student living experience, the accommodations boast premium finishes and thoughtful inclusions. Televisions are integrated into each student room. Bathrooms are a fusion of prefabricated shower pods and conventionally constructed bathing spaces.

Moreover, a focus on inclusivity is evident in the presence of bespoke disabled rooms in each block. These rooms are equipped with alarm systems that communicate with the main reception, ensuring safety and assistance.



COWAN COURT

Relevant Sectors:

- Student Accommodation
- Education
- Conservation

Client:

Churchill College Cambridge

Project Value:

£9,200,000

Procurement Route:

Single Stage Design & Build

Awards

- RIBA East Award
- Civic Trust Award Commendation
- Cambridge Design and Construction Award Best Large Building
- 4th Annual Wood Awards; Highly Commended

Key Features:

- First new Court since 1958
- Clad in reclaimed oak from French railway carriages
- Off-site manufacture of bathroom pods
- Cross laminated timber frame

Cowan Court Cambridge

An Award Winning Innovative and Sustainable Twist on Brutalist Architecture

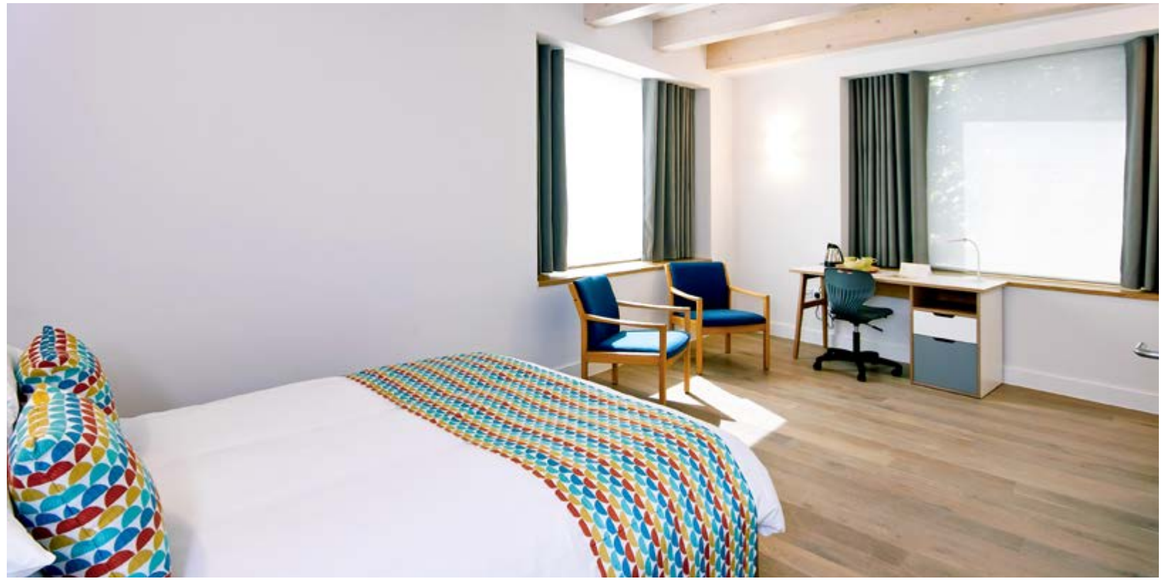
Cowan Court is a three-storey student accommodation building with curved elevations, providing 68 study bedrooms, 3 fully accessible rooms, 4 shared kitchens on each floor, a large open plan meeting room, basement storage and plant room spaces.

The construction is a combination of pre-cast concrete beam and block floor with timber walls supporting a 'double grid' of joists. The primary joists are glulam beams, which span from the external to the courtyard façade. In addition, each bedroom features a bathroom pod that was prefabricated off-site. However, what makes this project most unique is that the external elevations are clad in reclaimed oak from former French railway carriages.

A key innovation that SDC introduced into the process was to construct a full-size (3m-tall x 3m-wide x 5m-long) mock-up of a student bedroom on the site before building works began. The mock-up included a glulam frame, incorporating metal work, joinery, windows, the roof and a corridor. The full-size sample gave SDC the opportunity to assess the time it would take to prepare the reclaimed oak for the cladding. The very thick oak planks, which were taken from the carriage decks of old French freight trains, required a great deal of preparation. The boards were of double thickness, which effectively gave SDC two boards from one and meant they could use both the front and back. That subsequently led to SDC pre-fabricating the oak panels in our workshop (located on the outskirts of Cambridge), which was more efficient and gave better quality control.

One of the greatest challenges involved in the project was constructing a high-performance building that used Passivhaus principles. The assembly of the external wall package was a very complex, thick-layered system. It involved an incredible degree of co-ordination between the different trades to ensure the construction was implemented consistently so that it achieved an airtightness of 4.5 m3/m2h @ 50 Pa and a U-value of 0.1 W/m2K

Cowan Court won the 'Best Large New Building' award in the Cambridge Design and Construction Awards, as well as well as being 'Highly Commended' at the 4th Annual Wood Awards.



Relevant Sectors:

- Student Accommodation
- Education

Rubens & Pitt Dormitories High Wycombe

Providing High-Quality, Modern Accommodation for the Students and Staff at Wycombe Abbey School

The project provided boarding accommodation for 108 girls and eight members of staff across two houses: Rubens House to the North and Pitt House to the South.

The two interconnected houses contain distinctly different, but complementary, characters. Nearest to the core of the campus is Rubens House; this connects to Pitt House and together they define an 'L' shape with communal recreation space for the girls, private gardens for the house mistresses, and shared gardens for the more junior staff. The houses, which are arranged over four-storeys, also contain a drawing room, MONS room, rumpus room and kitchen for each house along with study spaces for every girl including day boarding girls and shared music practice rooms. The project achieved BREEAM 'Very Good'.

Client:
Wycombe Abbey School

Project Value:
£13,600,000

Procurement Route:
Two Stage Design & Build

Key Features:

- BREEAM Very Good
- Undertaken by SDC's in-house brickwork division

Sherlock Court Cambridge

A Sympathetic and Sustainable Refurbishment of Historic Listed Buildings

This project comprised the refurbishment of 39 student rooms in blocks L and M of Sherlock Court. The scheme was undertaken in an extremely short period of 15 weeks, during the College's summer holiday.

The rapid timescale required double shift working to achieve completion, allowing the students to move in immediately after handover. Following the survey, identification and removal of existing asbestos the walls were reconfigured to create new room layouts, including adding some ensuite rooms. New student kitchens were constructed on all floors, and a complete redecoration also took place. Externally, the building work included repointing, replacing windows and asphalt guttering, and the installation of a new flat roof. Works to the Grade II listed elevations included repairs to the sash windows and new rainwater pipes. A section of the existing render was replaced with lime render, and repairs were completed on the chimneys and the slate pitch roof.

Relevant Sectors:

- Student Accommodation
- Education
- Conservation

Client:
St Catharine's College

Project Value:
£2,336,000

Procurement Route:
Negotiated Traditional

Key Features:

- Rapid 15-week programme
- Grade II listed
- Improving thermal performance
- Challenging city centre logistics

Relevant Sectors:

- Student Accommodation
- Education

Blocks A & B Cambridge

Centralised Student Accommodation Offering Modern Study Bedrooms for Lucy Cavendish College

Constructed for students at Lucy Cavendish College, this new accommodation block provides 59 ensuite bedrooms, with large shared kitchens and commons rooms.

The scheme also included construction of one bed flats and two-bedroom apartments suitable for couples and families, each with a bathroom, kitchen facilities and a living/dining area. The buildings, which vary in height between three and four storeys, are constructed from a steel frame with supporting columns. The scheme consists of three buildings, Blocks A, A2 and A3, which are linked by a ground floor corridor. The exterior is a combination of sandstone brickwork and timber cladding whilst the central block features a green roof. Further energy efficient solutions include a combined heat and power unit and low temperature hot water heating with zoned, optimised weather compensating extensions. The accommodation also offers garden areas with benches for relaxation and bike sheds for safe storage.

Client:
Bondsway

Project Value:
£4,200,000

Procurement Route:
Two Stage Design & Build

Key Features:

- Sustainable credentials include green roof, CHP, LTHW with heating zoned, optimised weather compensating extensions.

Graduate Accommodation Cambridge

A Responsible Building in Every Sense of the Word

This project comprised the construction of Postgraduate and Fellows accommodation for St Catharine's College situated in the heart of Cambridge city centre.

The new building provides 25 study bedrooms, organised in groups of five around a shared kitchen and living room. In order to meet the requirements of the client's programme, the project was planned around a prefabricated cross laminated timber panel structure, manipulated to exploit the acoustic and fire-resistance qualities of the construction and allowing the timber walls and soffits to be exposed in each space. The construction is highly sustainable using renewable materials. Great levels of insulation combined with an appropriate window-to-wall ratio keep the heating and lighting loads to a minimum. Solar-thermal panels, positioned on the roof, are sized to produce 100% of the hot water requirements for a typical summer day with full occupancy.

Relevant Sectors:

- Student Accommodation
- Education

Client:
St Catharine's College

Project Value:
£3,000,000

Procurement Route:
Two Stage Design & Build

Key Features:

- Sustainable credentials including CLT Frame, Solar Panels and Green Roof.
- Awarded RIBA Spirit of Ingenuity Residential design Award.

Relevant Sectors:

- Student Accommodation
- Education
- Conservation

Fircroft & Fairleigh Uppingham

The Sensitive Refurbishment of Two Historic Boarding Houses with Modern Bedrooms and Facilities

This project entailed the refurbishment of two historic boarding houses at Uppingham School, Fircroft (built in 1871) and Farleigh (1896).

Split over two phases that ran over the Easter and summer holiday periods (to minimise disruption to the school), the work included the stripping out of existing spaces, insertion of new steelwork and connections for the removal of walls, internal partitions and doors, window repairs, upgraded M&E installations, and redecoration.

Fircroft, which is one of the 'hill houses' overlooking the southern approach to Uppingham, contains boys' dormitories, a games room, and a large kitchen for year-group evenings. Farleigh, meanwhile, is one of the old 'country houses' that has been redeveloped to include modern bedrooms, TV and games room, a separate common room for the Upper Sixth, house library, music practice room and a small gym.

Client:
Uppingham School

Project Value:
£360,000

Procurement Route:
Single Stage Design & Build

Key Features:

- Refurbishment of historic building
- Upgraded M&E services
- Undertaken during summer holiday period

First Court Refurbishment Cambridge

The Sensitive Refurbishment of a Grade II Listed Student Accommodation

SDC was appointed and entrusted with the responsibility of overseeing the restoration project for three student housing blocks at the renowned Christ's College in Cambridge.

SDC's task involved the comprehensive refurbishment of Staircases C, D, and E within the Grade II listed historically significant accommodation building. The objective was to create modernised student bedrooms, well-appointed shower rooms, and even a dedicated gym facility.

In addition to the aforementioned refurbishments, SDC executed strategic modifications within the premises. This included the establishment of a convenient ground floor kitchen refuse area, the introduction of upgraded staff toilets, and the provision of locker rooms. Notably, our team also seamlessly integrated a platform lift within the newly designated refuse area, ensuring enhanced accessibility throughout the space.

Relevant Sectors:

- Student Accommodation
- Education
- Conservation

Client:
Christ's College

Project Value:
£990,000

Procurement Route:
Single Stage Traditional

Key Features:

- Grade II listed building
- Restricted site in Cambridge
- Platform lift installation

AUTOMOTIVE

AUTOMOTIVE

SDC's involvement in the automotive industry began with the construction of a production line in Cowley for British Leyland in the early-1980s. Despite a change of ownership in 1986, with British Leyland rebranding as the Rover Group, the relationship between the two companies continued to strengthen and led to the formation of a partnering agreement in 1992 that has remained intact ever since. In addition to the near-constant work for Jaguar Land Rover over the past 35 years other notable clients throughout this period include BMW, Aston Martin, Ford, Nissan, Vauxhall, Xtrac (transmissions), Perkins (engines), Cummins (engines) and Millbrook (testing). The biggest indicator of SDC's expertise, however, is that the company has completed a wealth of schemes for half of the current teams on the grid in Formula One.

ZF TECHNICAL CENTRE

ZF TECHNICAL CENTRE

Relevant Sectors:

- Automotive
- Commercial Office
- R&D

Client:
TRW Limited

Project Value:
£45,600,000

Procurement Route:
Negotiated

Key Features:

- Three connected buildings
- Advanced facilities
- Complex M&E

ZF Technical Centre Shirley

Purpose-Built Facilities to Consolidate Global Operations

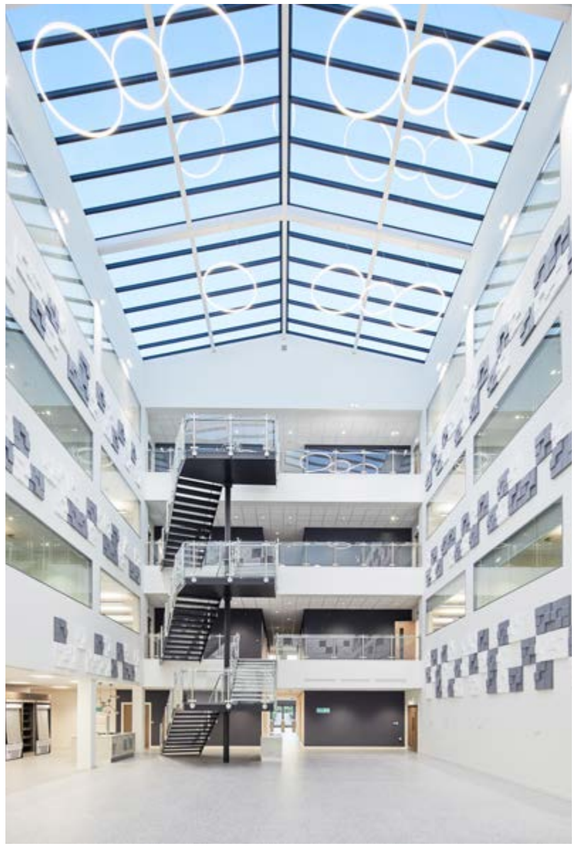
ZF Group is a global automotive technology company supplying systems for passenger cars, commercial vehicles, and industrial technology from its headquarters in Friedrichshafen, Germany. Before this new development, the company ran its UK operations from multiple sites across Solihull, Birmingham.

This project, therefore, sought to consolidate all aspects of the business in one large facility. SDC's appointment comprised constructing a new office building and a high-specification technical centre on the Blythe Valley Business Park in Shirley, Birmingham. Starting with the former, the new office building comprises three storeys of CAT B open-plan office space, set above a spacious reception area and staff restaurant on the ground floor. The restaurant is housed in a quadruple-height atrium with a rooflight spanning its width. The exterior is clad in rainscreen cladding with ribbon windows, while curtain walling spans the entrance to the building, providing natural light to the reception area.

The Technical Building, meanwhile, features a mezzanine floor, laboratories, workshops, and technical spaces, with a vast external service yard. This new building is now home to many departments in the ZF machine, including climatics and power steering. The carefully considered design ensured that the corridors are 4m wide, to allow large items of testing equipment to be transferred into the appropriate laboratory, and the building also includes a 9m high roller shutter door, providing access to a vibration bay that will be used to test aircraft components.

The new office building and technical centre are joined by a third structure, a link building, which features a coffee bar for employees to meet, collaborate, and socialise in. The link building is approximately 75% curtain walling, providing more natural light and views of the new development.

Lastly, the project comprised an extensive external works package which includes a vehicle calibration track and service and delivery yards. The site's hard landscaping provides a re-designed entrance area to offer additional parking spaces, making the car park suitable for over 600 cars. Surrounding the parking is a soft landscaping scheme, including tree planting and attenuation for surface water drainage. The new building provides ZF Group with the space and specialist equipment to carry out its UK operations from one location.



> "You gave a great sales pitch, as do many other companies, but sadly, we at ZF have learned to factor in a margin of safety to cope with a slightly reduced reality. Working with SDC has shown us that there are still exceptions to that rule, and you have continually exceeded our expectation for a building partner. You and you key contractors have made the specify and build phase so much easier"
>
> Alastair McQueen,
> Vice President, Global Systems Engineering, Electric Power Steering

Relevant Sectors:

Automotive

Commercial Office

Aston Martin Headquarters Gaydon

Crafting a Luxury Head Quarters Building in the Heart of Gaydon

Prior to the construction of Aston Martin's Headquarters in Gaydon, the company operated out of a modest factory in Bloxham that had become inadequate for its growing needs. With the ongoing production of their luxury cars and the introduction of new machinery, a larger and more modern facility was essential. To address this challenge, SDC was commissioned to build Aston Martin's very first purpose-built factory.

Originally, the project called for the construction of several standalone buildings spread across a 22 hectare site. However, this concept evolved into a singular, iconic structure capable of housing the design and administrative departments, production facilities, and customer showcase areas under one roof. The building boasts distinctive features such as a surrounding moat and a sweeping gravel drive. Its most prominent element is a gracefully curved façade that reaches a height of 10 meters. This façade is adorned with buff Derbyshire sandstone cladding, with strategically placed windows, and is the location for customer reception, client rooms, and conference suites.

Client:
Aston Martin

Project Value:
£23,000,000

Procurement Route:
Two Stage Design & Build

Key Features:

- Unified design
- Purpose built factory
- Elegant architecture

Capacity Uplift MP&ILC Castle Bromwich

Transforming JLR's Manufacturing Landscape in Castle Bromwich

In pursuit of its ambitious expansion plan fuelled by the surging popularity of its luxury vehicles, Jaguar Land Rover committed a substantial £600 million investment to augment its UK manufacturing facilities. At the heart of this strategic development, the company undertook the construction of two sizeable industrial complexes in Castle Bromwich, collectively spanning 688,890 sq ft

The initial structure in this duo is the Automated Storage & Retrieval System (ASRS), meticulously engineered to proficiently house incoming components before their methodical organisation and onward delivery to the production line. Both the ASRS and the second facility, the Integrated Logistics Centre (ILC), share a common architectural feature: single-story construction built with robust steel framing, standing tall at a height of 15 meters. Notably, the 'high-bay' sector of the ASRS soars to an impressive 30 meters in elevation, a design necessity to accommodate the specialised retrieval system essential for the seamless flow of operations.

Relevant Sectors:

Automotive

Client:
Jaguar Land Rover

Project Value:
£34,700,000

Procurement Route:
Two Stage Design & Build

Key Features:

- Accelerated programme
- Phased handover
- Service diversions
- Steel frame

Relevant Sectors:

- Automotive
- Education
- Retail

CEME Dagenham

A World-Class Education Facility on a Historically Important Manufacturing Site

This scheme involved the construction of a 269,000 sq ft. development to provide the 'Centre for Engineering & Manufacturing Excellence' (CEME) in Dagenham.

CEME, one of Europe's first vocational universities, provides further education facilities for 2,000 students, ranging from apprenticeship to postgraduate research as well as offering business management training just as the original car factory used to. The expansive building includes two-storey workshops, teaching areas, conference facilities and a two-storey 'Streetway' containing cafés and small retail outlets.

This development was constructed alongside the new centre of diesel engine production on the site of Ford's original UK car plant, which previously produced famous models such as the Anglia, Prefect Zephyr, and Cortina. The client for the scheme was a Joint Venture Company comprising directors from Ford Motor Co., Havering and Barking Colleges of Further Education and Heart of Thames Gateway Ltd.

Client:
Heart of Thames Gateway

Project Value:
£25,000,000

Procurement Route:
Two Stage Design & Build

Key Features:

- Integrated learning spaces
- BREEAM Very Good

Elms BMW Showroom Cambourne

Elevating Vehicle User Experience

The BMW showroom, with a capacity for 24 cars, features an upscale covered section dedicated to pre-owned vehicles and a cutting-edge service workshop equipped with advanced amenities, including an MOT centre, tyre service facility, and cosmetic repair centre. To enhance customer convenience, there are extra parking spots provided, along with a luxurious café-bar where customers can relax.

Located in Cambourne, sustainability takes centre stage in the design of the new building, with the incorporation of photovoltaic cells and energy-efficient lighting to bolster its environmentally friendly credentials. The automotive experience doesn't end with BMW; it extends to its sister brand, MINI. Just a stone's throw away from the main showroom, a separate facility houses a 7-car MINI showroom. Meticulously crafted to offer customers an immersive and top-tier MINI experience, this space is a celebration of style and compact innovation.

Relevant Sectors:

- Automotive
- Retail

Client:
Bedfordia Motor Holdings

Project Value:
£4,600,000

Procurement Route:
SIngle Stage Design & Build

Key Features:

- Car showroom and service workshop
- Forecourt and parking areas
- PV panels

Relevant Sectors:

Automotive

Retail

Classic Cars Ryton

Preserving Classic Car Excellence

Client:
Jaguar Land Rover

Project Value:
£4,250,000

Procurement Route:
Single Stage Design & Build

Key Features:

- Car showroom
- Workshop
- Occupied site

The creation of this cutting-edge facility spanning 150,600 sq ft marked a pivotal moment for Jaguar Land Rover's Classic operations, as it brought together all their functions under a single roof. Situated within an active business park in Ryton-on-Dunsmore, this project delivered the world's largest facility of its kind, featuring a dedicated showroom and a workshop comprising 54 bays dedicated to servicing and restoring JLR's models.

The workshop itself is meticulously organised, with distinct areas allocated for the strip-down, remanufacturing, and assembly phases of restoration programs for Land Rover Series I, Range Rover Classic, and Jaguar E-type Reborn, complete with a specialised engine shop. Additionally, it serves as the home of the XKSS build line. Beyond the workshop, the project also encompassed the outfitting of showrooms and display areas, as well as the creation of reception areas, sales spaces, offices, amenities, and a design studio located on a mezzanine level. This facility stands as a testament to JLR's commitment to excellence and innovation in classic automobile restoration and service.

Special Vehicle Operations Ryton

A Bespoke Facility for Creating Luxurious and Personalised Vehicles

This project involved the comprehensive redesign and transformation of an existing warehouse structure into a cutting-edge Special Vehicle Operations venue tailored for Jaguar Land Rover. The resulting Technical Centre now stands as the global hub of excellence for crafting top-tier luxury vehicles, serving JLR's most discerning and passionate clientele.

The unique facilities within SVO's scope encompass a VIP customer commissioning suite, specially designed for delivering bespoke services and premium vehicle personalisation. Additionally, Formula 1-inspired adaptable workshops and a specialised paint studio are integrated into the complex.

The inaugural vehicle to emerge from the newly minted SVO workshop was the Jaguar F-TYPE Project 7, representing the epitome of Jaguar's engineering prowess as the most potent and swiftest production Jaguar model to date. Notably, this product is highly exclusive, with only 250 units available for discerning customers worldwide.

Relevant Sectors:

Automotive

Retail

Client:
Jaguar Land Rover

Project Value:
£3,300,000

Procurement Route:
Two Stage Design & Build

Key Features:

- Transformation of an existing warehouse
- Adaptable workshops
- Occupied site

Relevant Sectors:

Automotive

Commercial Office

NG4-F Engine Plant Coleshill

A Modern Manufacturing Facility Powering BMW's Excellence Worldwide

The NG4-F Engine Plant, with a footprint of 1,001,043 sq ft, is used to manufacture and assemble three and four cylinder engines. Supplying production plants in Germany, Austria, South Africa, USA and Oxford, the engines power the BMW 1, 3 and X Series, Z4 Roadster and MINI petrol models.

The facility is used to machine three of the major engine components – the cylinder block, cylinder head and crankshaft. The first car to be graced with an engine built at Hams Hall was the E46-generation BMW 316ti Compact which was awarded International Engine of the Year as a result. Additionally, the building serves as the headquarters for BMW (UK) and features 86,100 sq ft. of high quality offices for the 800 employees who work at the site. At the time of its completion the building was the most modern engine manufacturing facility in the world, with the site covering more than 21 hectares.

Client:
Rover Group

Project Value:
£73,200,000

Procurement Route:
Single Stage Design & Build

Key Features:

- Engine manufacturing facility
- Head office
- Large scale project

Dagenham Diesel London

Providing a Best-in-Class Engine Production Facility

This project combined the refurbishment of an 861,100 sq ft. factory unit with the construction of a new 91,493 sq.m. two-storey office building to form the Dagenham Diesel Business Centre.

The plant, which is powered by its own wind turbine, provides a workplace for 300 highly skilled design and engineering roles in addition to hundreds of specialist manufacturing positions. The facility is designed for the engineering and manufacture of Diesel Engines and can produce over 2,500 engines per day, equating to 600,000 engines per year.

As part of the contract, SDC also converted a 34,400 sq ft disused industrial building to form a Product Development Area containing laboratories, testing rooms and workshops. A number of small outbuildings were also refurbished. A standout feature of this project, however, is the addition of a new Clean Room Assembly Hall, which significantly boosts diesel engine production capacity.

Relevant Sectors:

Automotive

Commercial Office

Client:
Ford Motor Company

Project Value:
£31,000,000

Procurement Route:
Bespoke (Ford Global)

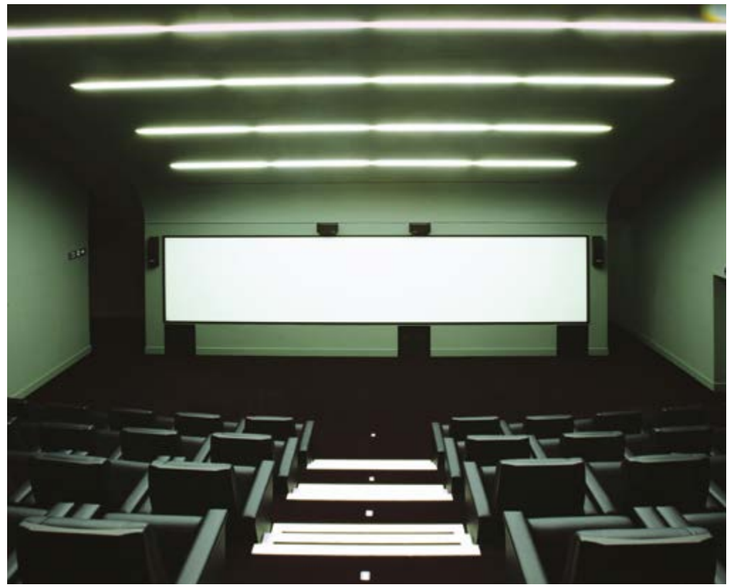
Key Features:

- Manufacturing facility
- Laboratories & clean rooms
- BREEAM Very Good
- Occupied site

Relevant Sectors:

Automotive

Commercial Office



CFD Centre Enstone

Where Innovation Meets Sustainability in F1 Excellence

Nestled underground, this one-of-a-kind venue houses a multifunctional space that serves as offices, a technology data centre hub, and a captivating visitor centre exclusively designed for the Renault Formula One team.

At one end, it boasts an enclosed structure, while at the opposite end, it features a panoramic glass curtain wall, seamlessly merging technology and transparency. The design leveraged pre-formed concrete tunnel sections, transforming them into an expansive underground complex. The tunnel comprises an impressive 25 rings of pre-cast concrete, typically reserved for the construction of bridges, showcasing its remarkable sustainability. The colossal arch elements, some weighing up to 32 tonnes each, were meticulously transported to the site in a carefully orchestrated sequence. Astonishingly, the primary shell was erected in a mere six working days. To crown its achievements, this remarkable project earned the prestigious 'Concrete Performance' accolade from the Concrete Society, further highlighting its excellence in design and execution.

Client:
Renault F1

Project Value:
£5,000,000

Procurement Route:
Two Stage Design & Build

Key Features:
- Award winning project
- Pre-formed concrete tunnel sections
- Underground facility

Leafield Technical Centre Whitney

Transforming Caterham F1 Team's High Speed Headquarters

This project involved substantial alterations, renovations, and refurbishments to transform the existing Leafield Technical Centre in Whitney into a new headquarters for the Caterham Formula One Team. Despite the tight timeline of three months and multiple phased handovers, the objective was to create state-of-the-art design offices, model shops, race bays, vehicle assembly areas, and comprehensive support facilities. This encompassed a significant upgrade of the mechanical and electrical services.

Meeting the demanding schedule required extended working hours, with the added complexity of having other tenants occupying portions of the site that needed to be effectively segregated from the construction activities. Furthermore, a key challenge was the client's need to begin installing facilities, plant, equipment, fixtures, and fittings before the contract's completion, with the goal of commencing the development and construction of a Formula 1 car for the upcoming racing season. Therefore, it was of utmost importance that SDC's work minimally disrupted the ongoing activities at the site.

Relevant Sectors:

Automotive

Client:
Malaysia Racing Team

Project Value:
£2,700,000

Procurement Route:
Single Stage Design & Build

Key Features:
- Refurbishment project
- Accelerated programme
- Phase handover
- Live environment

Relevant Sectors:

Automotive

Leisure

BRDC Clubhouse Silverstone

A Stunning Head Quarters Building fit for Racing Royalty

The BRDC Clubhouse stands as a magnificent testament to the British Racing Drivers Club's esteemed position as one of the most prestigious organisations in the world of motor racing.

This spectacular headquarters building boasts an array of world-class facilities, including a meticulously designed management suite, a state-of-the-art conference room, reception area, and an elegant bar and dining space. Along the trackside elevation, the entire facade is adorned with curtain walling, offering a panoramic view of the circuit that stretches from Bridge Corner to the historic start/finish line. Inside, the BRDC Clubhouse provides a haven of luxury and comfort with restaurant seating for 120 guests per sitting, all while offering unparalleled views of the racing action from its first-floor vantage point.

Two bars, lift access to all floors, and a covered roof terrace complete this exceptional venue, ensuring that every visitor experiences the epitome of motor racing excellence in style and sophistication.

Client:
British Racing Drivers Club

Project Value:
£2,000,000

Procurement Route:
Single Stage Design & Build

Key Features:
- Covered roof terrace
- Striking architectural design
- Occupied site

Relevant Sectors:

Automotive

Education

Volkswagen Training Facility Milton Keynes

The Blueprint for Worldwide Training Facilities

Volkswagen Group's National Learning Centre includes highly serviced workshops, state-of-the-art classrooms, and presentation and vehicle launch areas.

SDC was appointed to undertake alteration works to the existing buildings at the site in Milton Keynes. There was a need for VW to expand its facilities to meet the demanding training needs of the automotive industry. As such, the works included designing and constructing three ground floor workshops, plus steelwork to form a balcony walkway at first floor level to Classrooms 19, 20, 21, and the fit-out of an existing fallow area to create first floor toilets.

Care was taken to minimise disruption to the existing training areas which remained in operation and to ensure a clear working space for regular vehicle access throughout the six-month project. The National Learning Centre in Milton Keynes has since formed the blueprint for other Volkswagen facilities worldwide.

Client:
Volkswagen Group

Project Value:
£1,400,000

Procurement Route:
Single Stage Design & Build

Key Features:
- Expansion to meet industry needs
- Considered design
- Minimised disruption

HEALTHCARE

NHS

UNIVERSITY OF OXFORD

UNIVERSITY OF CAMBRIDGE

a.r.u.

NHS
Cambridge University Hospitals
NHS Foundation Trust

HEALTHCARE

SDC has been delivering projects in the healthcare sector for over a decade, contributing significantly to the enhancement of medical facilities. The construction of well-designed and efficient healthcare facilities, such as hospitals and hospices, clinics, and research centres, not only provides a conducive environment for patient care but also facilitates the implementation of advanced medical technologies and practices. SDC collaborates with healthcare experts to create new spaces that meet specific medical requirements, comply with safety standards, and incorporate the latest advancements in healthcare design. Moreover, SDC often undertakes extensive refurbishment works to existing healthcare facilities, as ongoing maintenance is essential in keeping spaces functional.

HILRI

Relevant Sectors:

Healthcare

R&D

HLRI

HLRI Cambridge

Facilitating world-leading Research into Cardiovascular and Respiratory Diseases

The University of Cambridge's Heart and Lung Research Institute, internally known as Project Atria, stands as a beacon of innovation on the Cambridge Biomedical Campus.

It represents Europe's largest hub for cardiothoracic research, education, industry collaboration, and clinical care. A collective endeavour between the University of Cambridge and the Royal Papworth Hospital NHS Foundation Trust, this institute is intricately connected to the Royal Papworth Hospital via an underground tunnel. The core mission of this development revolves around uniting research and clinical applications, particularly in the treatment of chronic conditions such as heart attacks, cystic fibrosis, atrial fibrillation, and pulmonary hypertension.

Spanning an impressive 86,111 sq ft. across three floors, the Heart and Lung Research Institute (HLRI) houses cutting-edge research facilities. These include wet and dry research laboratories catering to 22 principal investigators and 250 researchers, a clinical research facility, collaborative spaces fostering interactions between academia, healthcare providers, and industry experts, along with educational amenities such as seminar rooms and a lecture theatre. Notably, the facility boasts a distinctive 10-bed unit, designed specifically for pioneering first-in-patient studies of novel treatments.

Externally, the structure boasts a curvilinear design, mirroring the architectural style of both the Royal Papworth Hospital and the nearby AstraZeneca Headquarters. Constructed with an in-situ concrete frame, the building is adorned with a striking combination of anodised bronze rain screen cladding panels and curtain walling. These panels are strategically oriented vertically, creating captivating light patterns as the sun moves across the building throughout the day.

Hidden from view, behind an elevated parapet, lies the roof-mounted plant room and external plant. Complementing this functionality are photovoltaic panels as well as an atrium green roof. The amalgamation of sustainable practices and technological prowess underscores Project Atria's commitment to environmental consciousness, setting a precedent for future research institutions to follow.

Project Atria stands as a testament to the fusion of visionary design, advanced research, and environmental consciousness.

Client:
University of Cambridge

Project Value:
£45,600,000

Procurement Route:
Two Stage Design & Build

Key Features:

- BREEAM Excellent
- Largest cardiothoracic research facility in Europe
- Sustainable features include PV, Green Roof and Natural Ventilation

Scan Here for 360 Walk-through

Scan Here for Information Video

THE WOLFSON BUILDING

Relevant Sectors:

Healthcare

R&D

Client:
University of Oxford

Project Value:
£8,400,000

Procurement Route:
Two Stage Design & Build

Key Features:

- Multi-award winning
- BREEAM Excellent
- UK's first dedicated research facility

The Wolfson Building Oxford

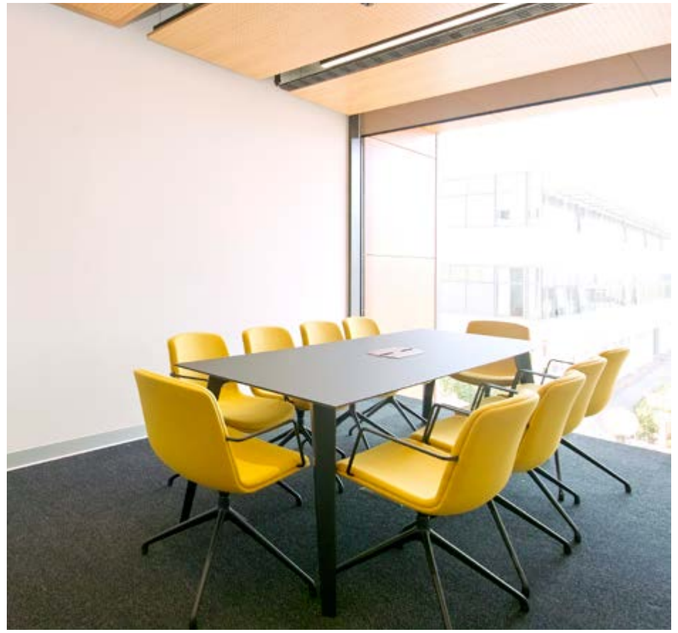
Revolutionising Medical Research and Care for Stroke and Dementia Prevention

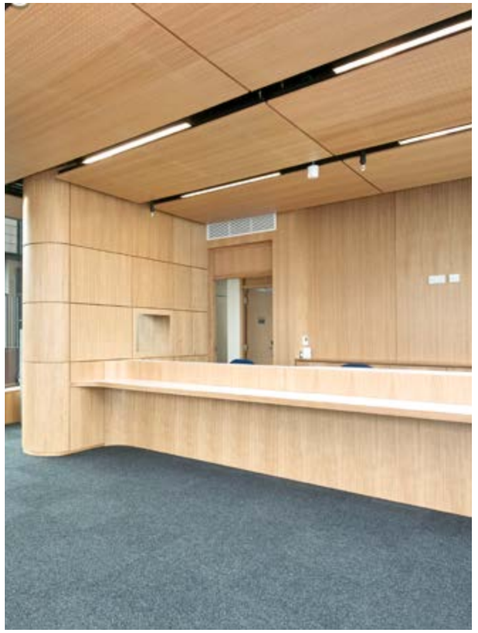
Forming part of the John Radcliffe Hospital complex in Oxford, these two rectangular forms provide purpose-built facilities for the Wolfson Centre for the Prevention of Stroke and Dementia (CPSD), as well as research space for the Wellcome Centre for Integrative Neuroimaging (WIN). The building boasts the UK's first dedicated centre for prevention of stroke and dementia research and has been designed to maintain the University of Oxford's position as a world leader in medical research and teaching.

Within the building, the primary spaces are organised on either side of a circulation spine that incorporates the stairs, lift, shared facilities, amenities, and meeting rooms. Horizontal circulation is terminated at both ends by a glazed wall boasting far-reaching views of the adjacent conservation area.

The layout, which is representative of the collaborative relationship between the two departments that are housed within the new building, can accommodate up to 180 research staff over its 21500 sq ft of space, and contains a mixture of clinical research stations, imaging analysis rooms, seminar rooms, research assessment rooms, and wet and dry research laboratories. Due to the fall of the site, the ground floor is a partial basement with its floor area below ground level at the southeastern end of the site. Externally, a key objective was to create a contemporary and timeless design that complements the local surroundings. Accordingly, the façade is clad in familiar and natural materials comprising modular, repetitive elements of earthy terracotta that reference the context and character of the site and its history as a quarry. Timber frames provide a compliment to highlight and identify entrances. The facade is arranged in various combinations to create a unique architectural pattern broken up by full height slot window apertures that are arranged to introduce daylight into the building and express the internal building layout and variety of spaces. An innovative solution for natural ventilation with acoustic buffering is incorporated within the reveals of the facade, ensuring the building is full of fresh air and controlled natural light, reinforcing the University's commitment to sustainability, health, and well-being.

The landscaping strategy provides colourful and fragrant planting towards the north and northeast boundary, which also incorporates seating for staff and visitors to enjoy.





Relevant Sectors:

Healthcare

R&D

Project Gemma Cambridge

Where Research Seamlessly Meets Care

Client:
University of Cambridge

Project Value:
£15,300,000

Procurement Route:
Two Stage Design & Build

Key Features:

- Highly serviced clinical rooms
- Multiple links to adjacent buildings
- BREEAM Very Good

Project Gemma represents a state-of-the-art expansion of the Addenbrooke's Clinical Research Centre, comprising five floors along with basement and rooftop plantrooms.

Its core structure is crafted from in-situ concrete, adorned with a blend of pre-cast stone and curtain walling, and capped with a single-ply flat roof. What sets Project Gemma apart is not just its physical grandeur but its seamless integration with the surrounding environment. At levels 1, 3, and 5, this structure elegantly melds with adjacent structures, creating a visual harmony that reflects the interconnected nature of medical research and care.

Internally, Project Gemma is organised into five distinct zones: support and ancillary spaces, the interventional investigation unit, an early-phase trials unit, a clinical research facility (CRF), and a metabolic CRF and eating behaviour unit. The core of the building houses the meticulously equipped clinical rooms, while administrative, recovery, and social areas are strategically positioned around the periphery.

Regional Surge Centre Cambridge

Providing Surge Capacity to Protect and Support the NHS

Faced with a surge in COVID-19 cases, Addenbrooke's Hospital undertook a critical expansion project to enhance its capacity, entrusting SDC with the design and construction of a new 60-bed Regional Surge Centre and three Nightingale Wards.

As the project's priority was a rapid completion, SDC was appointed at initial concept stage to work collaboratively with the client, project team, and directly employed modular contractor. The scope, therefore, included all design work from initial briefing to construction with on-site activities comprising demolition, drainage, incoming M&E services, foundations, and external works. SDC's liaison with the modular contractor ensured the site was ready to accept the three new modular units when they arrived, and planning ensured that all services entering the building were coordinated with the off-site manufacturing to allow for seamless commissioning. A concrete basement was also constructed and fully fit-out alongside a new tunnel connecting to the Addenbrookes Hospital underground network.

Relevant Sectors:

Healthcare

Client:
CUH NHS Foundation Trust

Project Value:
£20,500,000

Procurement Route:
Negotiated Design & Build

Key Features:

- Involved from initial concept
- Accelerated programme
- Extensive external services diversions

Relevant Sectors:

Healthcare

Roman Gate Surgery Godmanchester

Meeting the Needs of Growing Communities

Roman Gate Surgery has been in existence in various buildings since 1821. Its current building in Godmanchester has been occupied since 1994 but had been outgrown following residential expansion.

SDC was tasked with demolishing, extending, and refurbishing the existing surgery to meet the increasing need for GP services and improve patient areas accessibility within the building. Remodelling work to the internal walls provided a much enhanced and expanded reception, waiting room, office, and support areas and a new lift to the first floor. A two-storey extension was also constructed, providing two further consultation rooms, a storage area for records, an additional waiting room, and a non-clinical interview room. The timber frame extension, clad with brick slip panels and clay roof tiles, blends seamlessly into the existing surgery. Sliding double doors on the ground floor provide natural light to the waiting room and reception, and areas were decorated throughout. Additional car parking spaces were also provided.

Client:
Hicks Group Practice

Project Value:
£830,000

Procurement Route:
Single Stage Traditional

Key Features:
- Working in live surgery
- Timber Frame construction

Willen Hospice Extension Milton Keynes

Creating Flexible Spaces to Improve the Hospice for Future Generations

Willen Hospice provides palliative care for end-of-life patients and their families from a former Grade II Listed Manor Farmhouse in Milton Keynes.

This expansion project was designed to improve facilities to allow Willen Hospice to care for a wider range of illnesses. As the work was undertaken whilst the hospice remained in occupation, SDC divided the scheme into two phases to minimise disruption for patients and staff.

Initial work comprised the reconfiguration and refurbishment of the 15-bed in-patient unit to provide new tranquil ensuite bedrooms, lounges with lake views, and state-of-the-art facilities and equipment. Demolition of the existing well-being centre followed, with construction of a new two-story steel-framed extension to the South of the site along with a minor extension to the West. These internal spaces were refurbished to provide a further 10 patient rooms, a gym and physio centre, a new kitchen and octagonal café overlooking Willen Lake.

Relevant Sectors:

Healthcare

Client:
Willen Hospice

Project Value:
£3,275,000

Procurement Route:
Single Stage Design & Build

Key Features:
- Phased to minimise disruption
- Flexible spaces to suit patient needs
- Caxton Brickwork
- Sustainable features

Relevant Sectors:

Healthcare

Ward C2 Fire Upgrade Cambridge

Providing Updated and Enhanced Fire Protection Measures

Client:
Addenbrooks CUH Trust

Project Value:
£1,600,000

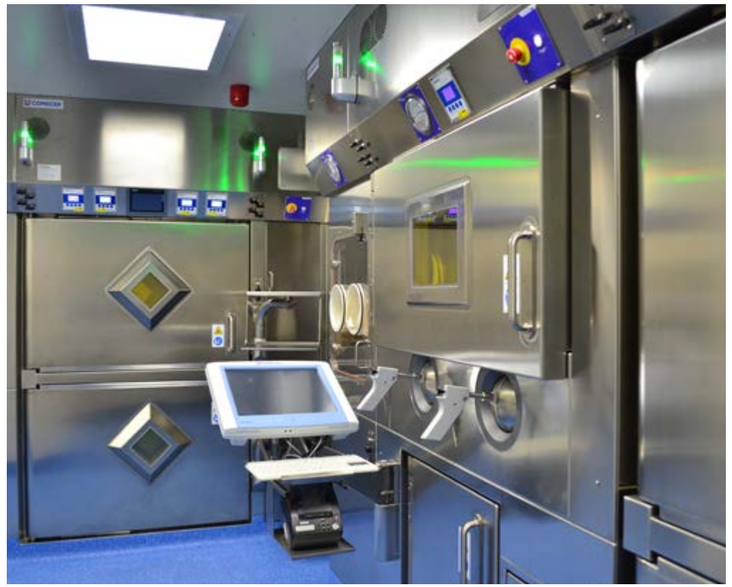
Procprocurement Route:
Two Stage with CDP

Key Features:

- Comprehensive fire upgrade
- Occupied building
- Challenging programme and logistics

Situated within the bustling Addenbrookes Campus in Cambridge, this project marked a significant milestone with extensive fire upgrade works carried out in the Children's Oncology and Haematology Ward C2.

The urgency of the task demanded swift action to prevent prolonged disruption to the hospital's operations. The scope of work involved isolating and removing existing services, installing state-of-the-art smoke and fire dampers, revamping domestic water system pipework, and implementing a cutting-edge fire alarm system. In addition to these crucial upgrades, the project involved the meticulous replacement of the existing timber fire doors and the installation of a modern suspended ceiling. The transformation also extended to communal areas within the ward, which were revitalised with fresh decorations. Given the project's critical nature and the need for minimal disruption, night shifts and weekend work became essential strategies. These working hours ensured that the sensitive location and tight programme requirements were met, guaranteeing the project's successful completion while maintaining the hospital's vital operations.



Wolfson Brain Imaging Cambridge

Dedicated Scanning Suite Providing Latest Imaging Protocols

The Wolfson Brain Imaging Centre (WBIC) is a major research facility in the University of Cambridge, dedicated to bringing the latest imaging protocols to both cognitive and clinical research.

This project comprised an extension to the existing WBIC to house the Radiopharmaceutical Unit, along with a refurbishment of the existing QC lab. The extension consisted of mass concrete foundations and floor slab with masonry walls, a concrete in-situ first floor slab and a timber flat roof. A new clean room accommodating the Hot Cells was also created and new ventilation services installed.

The completed facility provides a wide-array of scanning equipment, especially for whole-body MRI, and magnetic resonance spectroscopy (MRS), in metabolic, musculoskeletal and oncological research. The scanning suite is also set up to support advanced brain radiotherapy planning for CUHT, as part of the overall plan to coordinate NHS facilities effectively.

Relevant Sectors:

Healthcare

Client:
University of Cambridge

Project Value:
£1,200,000

Procurement Route:
Single Stage Traditional

Key Features:

- Specialist clean room installation for hot cells
- Occupied site
- Complex M&E

Relevant Sectors:

Healthcare

Theatre 9 Bedford Hospital Bedford

Transforming an Outdated Operating Theatre with Precision and Care

The internal refurbishment of this outdated operating theatre comprised a strip out of the existing space and the formation of a new, more efficient layout and refurbished working environment.

Before the demolition work could commence however, the existing theatre was closed and handed over to SDC for the duration of the project, with access gained via a narrow rear service staircase only. The area was then sealed off with a clinical temporary screen and the temporary partitions were sealed using a silicone mastic, creating a negative pressure zone to ensure no dust from demolition and construction was released into the live adjacent theatre or the theatre access routes. The new layout was formed, and included an anaesthetic room, preparation room, scrub, dirty utility, and operating theatre. The rooms were fitted out to clinical standards with a white rock wall finish, and new M&E services and AHU's.

Client:
Bedford Hospital NHS Trust

Project Value:
£970,000

Procurement Route:
Single Stage Traditional

Key Features:

- Works carried out in live environment
- Negative pressure regime established to minimise disruption during demolitions

MRI Scanner Bedford

Adapting the Past to Accommodate the Future

SDC was contracted to carry out modifications to Bedford Hospital's John Bunyan Ward in preparation for a new MRI Scanner to be installed.

The two-storey Victorian ward, located in the South Wing of the fully operational Hospital, required major structural alterations, with temporary structural propping for demolition to take place. Subsequently, a new structural steel frame was erected within the existing building, which remained in use throughout. SDC chaired design, development and coordination meetings with the Trust and the MRI supply company to ensure that all work elements were progressing in line with the contract programme, and that the building services would meet the MRI supplier's requirements ready for the Faraday Cage installation.

The unit houses a new 1.5T MRI and support accommodation and is designed to stand alone and to integrate as and when future phases of the full Diagnostic Imaging Department design are completed.

Relevant Sectors:

Healthcare

Client:
Bedford Hospital NHS Trust

Project Value:
£1,000,000

Procurement Route:
Single Stage Design & Build

Key Features:

- Detailed design coordination with specialist equipment installer
- Undertaken in live environment

Relevant Sectors:

Healthcare

Kefford House Cambridge

Building Hopes and Creating Families

Client:
CUH NHS Foundation Trust

Project Value:
£2,750,000

Procurement Route:
Two Stage Design & Build

Key Features:

- Specialist clean room facilities
- MHRA Licensing & HFEA Code compliant
- Home Office validation

This comprehensive design and build initiative, undertaken for the Cambridge University Hospitals NHS Foundation Trust, resulted in the creation of a cutting-edge facility dedicated to assisted conception (IVF).

Named Kefford House, this two-storey building strategically houses its primary clinical spaces on the ground floor. Here, meticulously designed clean room facilities, laboratories, clinical laboratories, support rooms, and offices converge to form the heart of the new fertility centre. On the first floor, the facility offers further support rooms and offices. Crucially, Kefford House was meticulously designed and constructed to adhere to the rigorous licensing requirements set forth by the Medicines and Healthcare products Regulatory Agency (MHRA). This ensured that the build quality not only met but exceeded the standards outlined in the Human Fertilisation and Embryology Authority (HFEA) code of practice for Assisted Conception Units. Additionally, the project underwent a stringent validation process mandated by the Home Office.

Cyberknife Suite Northwood

Facilitating the Installation of Cutting Edge Technology

Relevant Sectors:

Healthcare

Client:
East & North Herts NHS Trust

Project Value:
£1,000,000

Procurement Route:
Single Stage Traditional

Key Features:

- Undertaken in live environment
- Restricted access
- Hydraulic bursting implemented for silent concrete removal

The project consisted of structural modifications to the existing linear accelerator reinforced concrete bunker.

Access was restricted to the site with the works requiring significant planning and site co-ordination. The works were undertaken within a Cancer Care Unit at the centre of a fully operational hospital and exceptional care was taken to cause minimal disturbance to patients and staff. Daily liaison by the Site Manager was undertaken to ensure any disruption was kept to an absolute minimum. The scope of works comprised: extensive demolitions of existing roof and concrete structure; steelwork framing for support for new roof; a new suspended floor slab; precast concrete roof with single ply covering; lead brickette shielding walling; suspended ceilings; natural acrylic stone desking, doors and fitments; new electrical distribution boards, circuitry, power lighting and fire alarms; new package heating and cooling plant; as well as floor finishes and decorations.

Relevant Sectors:

Healthcare

Education

HEC & PMC Chelmsford

Innovative Training Facilities for Tomorrow's Medical Professionals

The project centred on the creation of the Healthcare Education Centre at Anglia Ruskin University's Rivermead Campus in Chelmsford, signalling a new era in health and social care training. This impressive five-story facility provides simulated clinical environments, enabling students to gain practical experience in community settings. The building boasts four mock hospital wards, an intensive care unit, a radiography suite, and a specialised classroom.

Following the successful completion of the Healthcare Education Centre, SDC was entrusted with the construction of the Post Graduate Research Medical Centre on the same campus. The three-story steel framed structure provides a 400-person fixed seating lecture theatre and a 200-person retractable seating lecture theatre. The building also houses office spaces, meeting rooms, a biomechanical laboratory, a dry laboratory, a wet laboratory, and a rooftop plant room.

The project achieved a noteworthy BREEAM 'Very Good' rating, underscoring its commitment to sustainable and environmentally friendly construction practices.

Client:
Anglia Ruskin University

Project Value:
HEC: £6,500,000
PMC: £6,200,000

Procurement Route:
Two Stage Design & Build

Key Features:

- Modern training facility
- BREEAM Very Good
- Live campus

Department of Medicine Cambridge

A Comprehensive Refurbishment of Medical Research Facilities

SDC was appointed by the University of Cambridge to refurbish Level 5 of the Department of Medicine building on the Addenbrooke's Biomedical Campus over two phases.

The Department provides high quality research, teaching and patient care. Phase one involved the complete refurbishment and alterations to research laboratories, offices and communal staff areas. The scope of works comprised a soft strip of existing equipment, asbestos removal, demolition, construction of masonry walls, new M&E installations to all refurbished areas, as well as new floor finishes, wall finishes and ceilings.

Phase 2 works, meanwhile, saw the refurbishment of an office and laboratory area, including new ceiling tiles, M&E services, vinyl flooring, furniture modifications, new peninsular sink units and sanitary ware to the WCs. Both phases were carried out adjacent to occupied research spaces that were fully operational during the construction phase.

Relevant Sectors:

Healthcare

Education

Client:
University of Cambridge

Project Value:
£1,800,000

Procurement Route:
Single Stage Traditional

Key Features:

- Extensive refurbishment project
- Undertaken in live environment

LEISURE

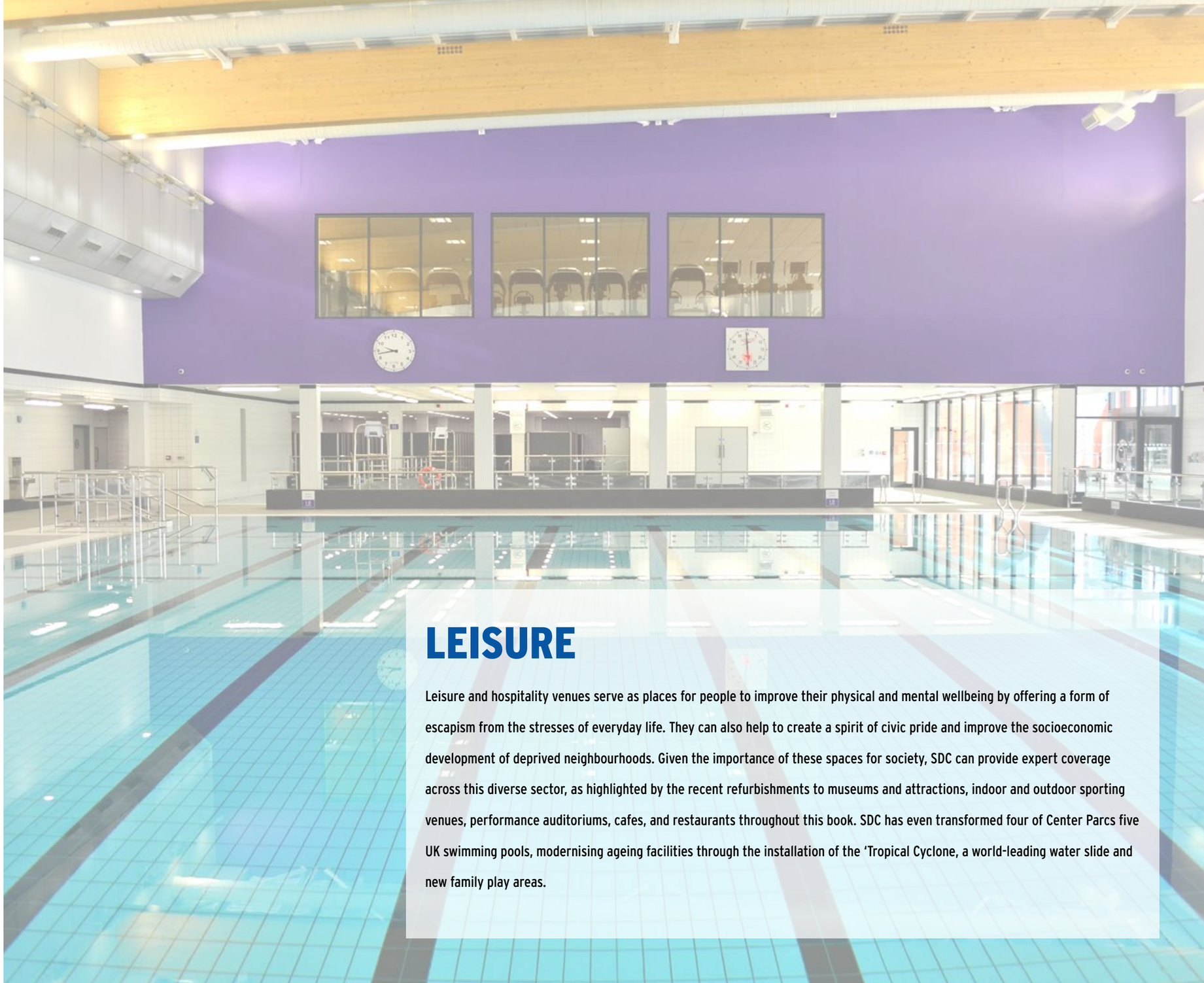
Center Parcs

Central Bedfordshire

AMG PETRONAS FORMULA ONE TEAM

UNIVERSITY OF CAMBRIDGE

ROYAL AIR FORCE museum



LEISURE

Leisure and hospitality venues serve as places for people to improve their physical and mental wellbeing by offering a form of escapism from the stresses of everyday life. They can also help to create a spirit of civic pride and improve the socioeconomic development of deprived neighbourhoods. Given the importance of these spaces for society, SDC can provide expert coverage across this diverse sector, as highlighted by the recent refurbishments to museums and attractions, indoor and outdoor sporting venues, performance auditoriums, cafes, and restaurants throughout this book. SDC has even transformed four of Center Parcs five UK swimming pools, modernising ageing facilities through the installation of the 'Tropical Cyclone, a world-leading water slide and new family play areas.

PROJECT ATLANTIS

PROJECT ATLANTIS

Relevant Sectors:

Leisure

Client:

Center Parcs

Project Value:

£39,500,000

Procurement Route:

Two Stage Design & Build

Key Features:

- Largest interactive two-to-three-person raft ride in Europe
- Projects across all Center Parcs locations
- Considerate construction with hidden contractor facilities
- Construction of unique and exclusive water rides

Project Atlantis Various

A Selection of Thrilling Water Rides and Revamped Family Areas

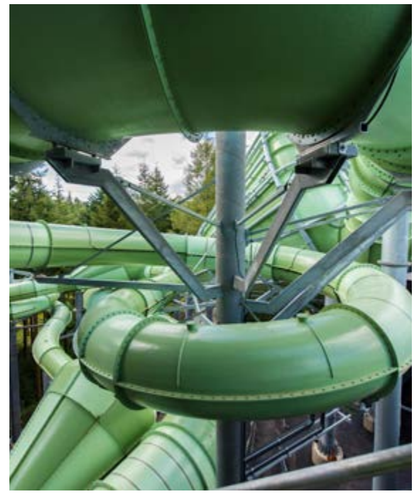
Established in the Netherlands in 1967, Center Parcs resorts have expanded across Europe with five fun-filled sites now nestled in forests across the UK. SDC has undertaken construction projects at four of these locations, all bearing the codename 'Project Atlantis'.

SDC's relationship with Center Parcs commenced almost a decade ago when SDC constructed the Tropical Cyclone at Elveden Forest. This exclusive ride saw the award-winning 'Behemoth Bowl' and 'Tornado' water rides combined for the first time in the world. The unique experience sees thrill-seekers atop a four-seat clover-shaped raft that takes riders through 200 metres of twists and turns at speeds of up to 30mph, experiencing a full 45 degree drop and zero gravity four times. On a tamer note, SDC carried out the partial demolition and refurbishment of family play area Venture Cove. The adventure playground allows children of all ages to enjoy numerous water slides, tropical themed islands, water features and pools.

SDC returned to the UK's favourite holiday destination a couple of years later, this time to introduce the Tropical Cyclone to Longleat Forest. The Cyclone, the largest interactive two-to-three-person raft ride in Europe, was built alongside the Typhoon – a smaller variant suitable for one-to-two riders. SDC also revamped the Subtropical Swimming Paradise at this site, incorporating Venture Harbour, a family water play area featuring slides and giant tipping buckets, and a toddler splash zone, Venture Bay, with a shallow toddler pool and waterspouts.

The success of the two previous Cyclone installations led SDC to negotiate construction of a third. Sherwood Forest now features the new ride, with 125m of twists and turns culminating in the 'cyclone' – which gives the ride its iconic shape. A choice of 4 different themes offers riders a brand-new audio-visual experience. Works to re-vamp the Subtropical Swimming Paradise to incorporate Venture Harbour and Venture Bay areas were also undertaken.

SDC's most recent endeavour for Center Parcs saw the addition of the iconic Cyclone ride in the North of the country at the Whinfell site. This project was also negotiated from the success of the previous three and comprised the addition of an access tower and link bridge to support the construction of the new ride. The Tropical Cyclone ride now stands in Whinfell Forest at 18 metres tall – the equivalent of a full-grown English Oak Tree.



DOME REFURBISHMENT

Relevant Sectors:

Leisure

Client:

Center Parcs

Project Value:

£9,225,000

Procurement Route:

Two Stage Design & Build

Key Features:

- An ambitious re-roof of an occupied swimming pool
- Award-winning structural deck solution used to undertake the works'
- Restricted access to the site
- Swimming pool remained operational throughout the works

Dome Refurbishment Longleat

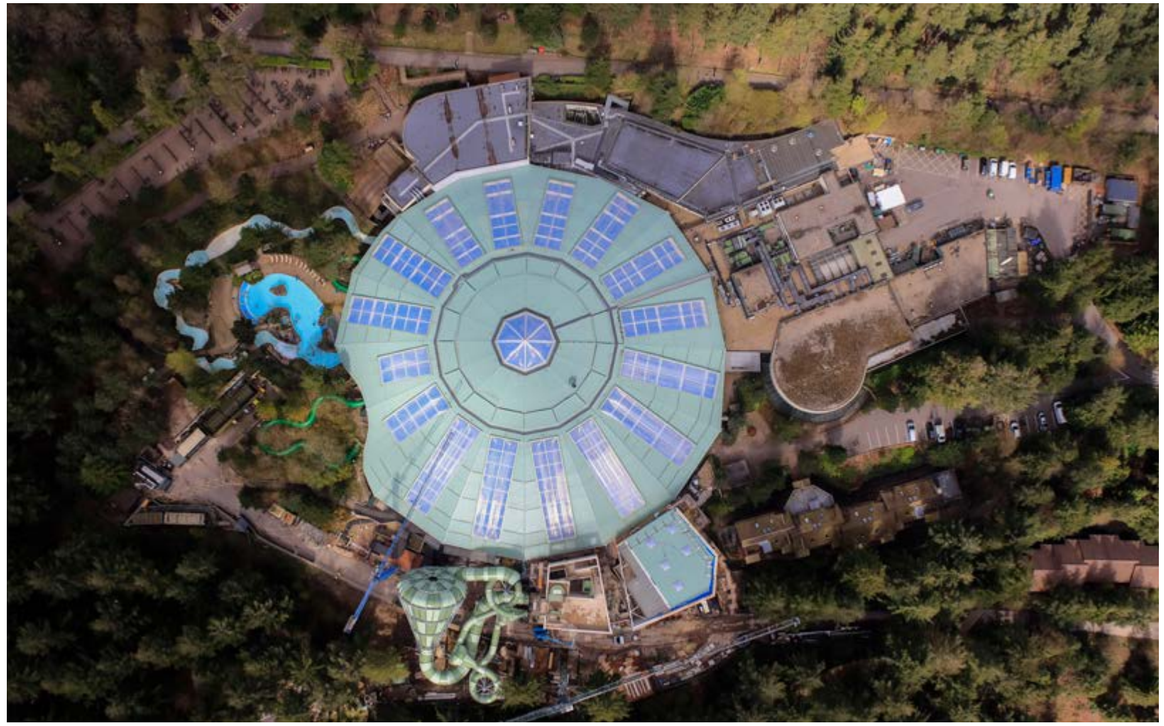
Impressive Refurbishment of Subtropical Pool Dome Roof Utilising Innovative Award-winning Access Solution

SDC completed an ambitious project to re-roof The Plaza building at Center Parcs Longleat Forest. The Plaza was constructed in a dome shape using a glulam primary arch structure to support a series of glazed panels. Inspections revealed that large areas of glazing had either cracked or moved within their retaining seals, while the glulam beams beneath were also beginning to show signs of wear. This led Center Parcs to conclude that the existing system required extensive replacement works and instead of glass, the new roof structure would comprise an insulated structural deck covered with a single ply membrane and ETFE triple layer cushions.

The 100m diameter building houses the Subtropical Swimming Paradise forming the focal point of the Village. The original brief was therefore to undertake the refurbishment work at night to minimise disruption to guests. Contractors were also advised that repairs to the glulam beams were to be carried out by operatives on elevated work platforms because erecting access scaffolding in the internal pool areas was not permitted.

However, recognising this technique would increase costs and be harder to manage from a safety point of view, SDC devised an alternative solution. Based on the principles of a suspension bridge, the team proposed fixing cables to the primary beams, from which a solid working platform would be hung with the aid of vertical suspenders. While the deck would still need to be erected after hours by a team of steeplejacks, the benefit of this strategy is that the refurbishment work could be conducted during the day since guests would be shielded from the work above by a solid, weatherproof, platform. A sample panel was constructed to validate the proposals and the 22m deck was successfully installed by a team of steeplejacks. The success of the temporary works design saw the scheme awarded a 'Construction News Awards Project of the Year' accolade.

Material distribution posed a further challenge to this project, so SDC decided to erect a scaffold tower to the west of the building. The tower, hidden from the view of guests by camouflage netting and a row of trees, contained a stairwell for operatives and a hoist for the vertical distribution of materials. Connected to the scaffold tower was a bridge that took personnel over the top of the trees and onto the roof. From here, materials were distributed using a series of hoists , pulleys, roller beds and trolleys.



Relevant Sectors:

Leisure

Automotive

People Performance Centre Brixworth

A State-of-the-Art Gym to Enhance Employee Fitness and Well-Being

Attracting and retaining the best staff in a highly competitive industry is crucial to this client's continued success. Therefore, the client expressed desire to construct a new fitness centre at Mercedes-AMG's High-Performance Powertrain facility in Brixworth to enhance staff welfare.

Located next to the Hybrid Technology Centre in the heart of the campus, the steel-framed building boasts a split-level floor slab and contains a gymnasium, fitness studio, showers and changing rooms. As a result of the site constraints, the design sought to create a submerged building with a curved green roof such that the building looked like a landscaped mound when viewed from outside the site boundary. Aside from the inclusion of curtain walling to the main façade to reflect adjacent buildings and bring light into the facility, the state-of-the-art building blends into the landscape thanks to natural stone retaining walls and a full 'living wall' on the front elevation.

Client:

Mercedes Benz Grand Prix

Project Value:

£2,500,000

Procurement Route:

Single Stage Design & Build

Key Features:

- State-of-the-art fitness centre
- Designed to enhance employee well being
- Green roof to hide the structure

Flitwick Leisure Centre Flitwick

A High-Quality Fitness Centre providing Amenities for a Growing Community

The original Flitwick Leisure Centre contained a small 4 lane swimming pool and 55 station fitness room. As the centre had undergone several extensions since its construction over 30 years ago, it had become inefficient to run and was not big enough for the ever-growing local community.

As such, Central Bedfordshire Council adopted a leisure strategy that set out a vision to improve sporting facilities across the region, with a new venue at Flitwick deemed a top priority. SDC was appointed to construct a new centre on the adjacent playing fields. The new building contains an 8 lane 25m swimming pool, separate learner pool, a toddler splash area, 4 court sports hall, health and fitness suite for 120 machines, 3 fitness class studios, 2 squash courts, a crèche, indoor climbing wall, wet and dry changing facilities, reception and offices, a café area for light refreshments and a health referral room for wellbeing advice.

Relevant Sectors:

Leisure

Client:

Central Bedfordshire Council

Project Value:

£13,500,000

Procurement Route:

Single Stage Design & Build

Key Features:

- A variety of professional standard facilities
- Construction of a climbing wall
- 25m swimming featuring 8 lanes

UNIVERSITY SPORTS CENTRE

Relevant Sectors:

Leisure

Education

UNIVERSITY SPORTS CENTRE

Client:
University of Cambridge

Project Value:
£12,500,000

Procurement Route:
Two Stage Design & Build

Key Features:

- Part of a comprehensive enhancement strategy
- State-of-the-art facilities
- An iconic domed roof
- Designed to reduce energy consumption

University Sports Centre Cambridge

State-of-the-Art Facilities in an Iconic Sports Centre Designed to Reduce Energy Consumption

This iconic venue welcomes patrons into a grand lobby that houses a lounge, audio-visual space, and a café. From this area a spacious fitness suite, containing a full range of state-of-the-art cardiovascular equipment, is viewed through an elegant glass partition.

The Centre has an eight-court sports hall as well as an impressive strength and conditioning room, the latter of which features numerous free-weight platforms along with a two-lane plyometric track. Meanwhile, a large-multipurpose room caters for specialist classes such as martial arts, yoga, fencing, and gymnastics.

The main building is open to public and is very unusual from a conceptual point of view. Provision was made for two sporting activities that are no longer commonplace: namely Eton Fives and Rugby Fives. Developed towards the end of the 19th Century, Eton Fives was originally played in a chapel at Eton College where a simple set of rules were devised in 1877. The exact dimensions of the original 'makeshift' court have been replicated three times at the Cambridge Sports Centre creating an unusual sight. Rugby Fives has a different set of rules but fundamentally enjoys the same roots as its Eton counterpart. Once again, the original court has been reproduced three times at the Sports Centre.

Externally, the most striking feature of the building is the domed roof. This structure was designed using lightweight steel vierendeel trusses to span the distances required for activities such as badminton and basketball, with a series of 'gills' included to maximise the penetration of north light. The gills contain electro-mechanically operated glazed louvres to provide natural ventilation to Sport England standards throughout the year. These passive measures have helped to considerably reduce the building's energy consumption.

Despite being naturally ventilated, a full fresh air mechanical system supports the main sports hall and multi-purpose room. The air plant is predominantly used when ambient external temperatures are low, with the natural ventilation openings being closed automatically by the BMS. Although energy consumption increases when the mechanical ventilation system is in operation, this is offset by 200 Photovoltaic Cells which adorn the roof structure.

"SDC's team were professional, energetic, proactive, and integrated well with the rest of the design and University teams. They were always focused on providing an excellent end product. SDC were a pleasure to work with throughout the design, tender and construction phases, and I personally look forward to working with SDC on future University of Cambridge projects."

- John Woods
University of Cambridge Project Manager

HANGAR 1 & MILESTONE BUILDING

Relevant Sectors:

- Leisure
- Education
- Conservation

Client:

Royal Air Force Museum

Project Value:

£9,200,000

Procurement Route:

Single Stage Design & Build

Key Features:

- Construction occurred around a Sunderland Flying Boat that remained in place throughout
- Creation of a large central mezzanine that acts as a building within a building
- Improved access throughout

Hangar 1 & Milestone Building Hendon

Revitalising and Preserving the Heritage of Hangar 1 for Upcoming Centenary Celebration

In preparation for the RAF's centenary celebrations in 2018, SDC was tasked with refurbishing Hangar 1 and the Milestone Building at the RAF Museum in Hendon.

The works included the internal upgrade of the museum's main hangar, a 120-metre long, glass-ended structure that houses multiple treasures, including a Sunderland Flying Boat. Due to the size of the aircraft, it had to remain in place throughout the work (as the hangar itself had been built around the seaplane years ago) and SDC's team took careful precautions not to damage the Bomber plane.

The highlight of the project was the addition of a large, central mezzanine that acts as a building within a building, creating an enclosed space for meetings with display areas and a viewing gallery above. Elsewhere, a restaurant was demolished, and a sliding door was added to improve access when moving display items, also allowing visitors to enter through new lobbies in the existing façade.

SDC was also responsible for site-wide landscaping, external works, and the construction of a car parking area to provide better pedestrian routes that connected the various buildings on the site in a more comprehensive way. The project also delivered inspiring outdoor play and picnic spaces, creating a new village green for both the museum's local communities and other visitors.

The space now provides two innovative exhibitions which explore the first 100 years of the RAF through the stories of its people. It invites visitors to imagine its future contribution and technology through a new learning programme to inspire young people in science, technology, engineering, and maths (STEM).

The project was officially opened by Her Majesty The Queen in to mark the centenary of the Royal Air Force.

"I wanted to write to share with you how impressed and grateful all of us at the RAF Museum have been with the efforts and thoughtfulness of SDC's staff to support us with our visitors-first values whilst redeveloping so much of the site."

Maggie Appleton
Chief Executive Officer RAF Hendon

Relevant Sectors:

Leisure

Grove Theatre Dunstable

An Inspiring Entertainment Venue in the Heart of Dunstable

This negotiated project provided a major regeneration boost injecting new life and vitality into the heart of Dunstable.

The 780 seat BREEAM 'Very Good' Grove Theatre is the centrepiece of a new development in the Grove House area of Dunstable, providing much-anticipated theatre space which had previously been lacking since the demolition of Queensway Hall some seven years prior. The development also includes an array of six distinct restaurants and residential accommodations thoughtfully woven around an existing leisure centre and overlooking Grove House gardens.

The design brief was to create an inclusive performance venue that would be recognised for its creativity and sense of adventure. Since its official opening by the Duke of Gloucester in July 2007, the theatre has already established itself as one of Bedfordshire's premier entertainment venues and has continued to attract around 300,000 visitors each year.

Client:
Complex Development Projects

Project Value:
£16,000,000

Procurement Route:
Two Stage Design & Build

Key Features:

- A major regeneration project
- City centre location
- BREEAM 'Very Good'
- Inclusive performance venue

Relevant Sectors:

Leisure

Cranfield Football Club Cranfield

A 3G Pitch and Associated Facilities for a Local Football Club

This project comprised the construction of a new 3G football pitch and sports pavilion for Cranfield Parish Council and Bedfordshire FA.

The pavilion provides new changing rooms for teams, a separate referee changing space, and a teaching hall with full-height curtain walling, while the 3G pitch has multiple layouts and dividing nets with low-energy LED floodlights. The external work included creating new access routes and parking for Cranfield United Football Club and associated soft and hard landscaping.

The construction works also saw the installation of a culvert to drain the site and overspill for a nearby balancing pond. The new facilities were constructed on a greenfield site adjacent to a newly built housing estate and the existing Cranfield Football Club pitch. As a result, SDC implemented a strict traffic management plan only allowing construction traffic through the housing estate, with an alternative route provided for contractor and visitor access.

Client:
Cranfield Parish Council

Project Value:
£2,000,000

Procurement Route:
Single Stage with CDP

Key Features:

- 3G football pitch
- Low energy initiatives
- Hard and soft landscaping and improved access routes
- Strict traffic management plan

Relevant Sectors:

Leisure

Retail

Main Entrance & Enclosures Whipsnade

An Inviting New Entrance Boasting Panoramic Views and Retail Spaces

SDC was contracted to deliver essential upgrade and expansion works within ZSL Whipsnade Zoo 600-acre park.

The first project involved the demolition of the existing entrance building to make way for a new, fresh, and inviting entry point for visitors. The timber span canopy with fully glazed façade maximises natural daylight and provides panoramic views of the zoo. In addition, the centre includes pop-up retail units and seating areas.

The second scheme comprised a brand-new butterfly house and crocodile tank. Featuring over 30 different species of colourful species, the newly completed enclosure boasts one of the largest biomes of any UK Zoo. The curved timber aesthetic consists of nine 16m long glulaminated arches designed to echo the shape of a butterflies' wing. The exhibit is also home to several dwarf crocodiles, allowing visitors to get up close to the West African species.

Client:
ZSL

Project Value:
£745,000

Procurement Route:
Single Stage Design & Build

Key Features:

- Entrance designed to maximise natural light
- Extensive demolition works
- Curved timber climate-controlled enclosures

White Water Centre Waltham

A Contemporary Expansion Providing Upgraded Facilities for the Olympic Games

Forming part of the London 2012 Olympic legacy programme, this project delivered an extension to the Lee Valley White Water Centre that contained a state-of-the-art gym and physiotherapy suite, additional office space and meeting rooms for the British Canoe Union.

In addition, a stylish new pavilion was constructed overlooking the Olympic standard competition course. This venue houses a new outdoor classroom, additional catering facilities, and changing rooms. The timber pavilion appears to float in the landscape and has proved popular as a visitor destination.

The vibrant social space offers an excellent vantage point to look north towards the open Lee Valley Park or south over the course itself. Further car parking spaces and remodelling of hard and soft landscaping were incorporated, including viewing mounds with integral seating, plus new planting and seeding. The centre remained open throughout the construction period with SDC taking steps to minimise disruption.

Relevant Sectors:

Leisure

Client:
Lee Valley Regional Park Authority

Project Value:
£5,900,000

Procurement Route:
Single Stage Design & Build

Key Features:

- London 2012 Olympic legacy programme
- Remodelling of hard and soft landscaping
- Open and occupied throughout

Relevant Sectors:

Leisure

Education

School Sports Facility St Albans

An Innovative Sports Facility and Pool Complex set within Historic Grounds

This iconic sports facility lies within the historic grounds of St Albans School, strategically nestled into the existing terrain to minimise its visual impact.

The new Sports Hall and Swimming Pool are connected by a glazed, flat-roofed atrium. Within this sporting haven, you'll find a fully equipped fitness suite, versatile dance studio, purpose-built classrooms, and spacious changing facilities. Adjacent to the changing facilities is a sports hall, offering the flexibility of four badminton courts, a basketball court, and provisions for indoor hockey and netball.

The internal foyer space makes use of the stairwell to provide a double height Rock Climbing Wall whilst the former gymnasium has been repurposed into a multifunctional space housing a kitchen, a refectory, and additional classrooms. Lastly, this facility boasts a 25m pool equipped with cutting-edge technology including state-of-the-art video analysis tools, and an endless pool enriching training and coaching opportunities.

Client:

St Albans School

Project Value:

£5,400,000

Procurement Route:

Single Stage Design & Build

Key Features:

- A feature roof to minimise impact and visibility
- Set within historic grounds
- Logistically challenging with restricted access & delivery times

Bletchley Leisure Centre Bletchley

An Award-Winning Leisure Centre Featuring a host of Renewable Technologies

This leisure centre was completed as part of the Bletchley town centre regeneration scheme. The 107,600m2 leisure centre featured a 25m competition pool with wet and dry facilities, a naturally ventilated multi-use sports hall, indoor bowls rink, four squash courts, an extensive fitness suite, and catering facilities.

The design of the roof was a unique feature and a notable focal point for the centre, with the curved structures of the pool hall providing a new visual dynamic while maximising natural daylight. A multi-storey car park was constructed simultaneously and features a concrete frame with timber cladding spanning the four levels.

In addition, a wide range of renewable technologies (such as water harvesting and biomass heating) were included to improve the energy efficiency of the building, which helped the venue win the 2010 National BREEAM Bespoke Award in recognition of its Excellent rating – the first leisure centre in the world to achieve such a feat.

Relevant Sectors:

Leisure

Car Park

Client:

Milton Keynes Council

Project Value:

£21,600,000

Procurement Route:

Two Stage Design & Build

Key Features:

- 2010 National BREEAM Bespoke Award (Excellent rating)
- Completed as part of a larger regeneration scheme
- 25m competition pool

CONSERVATION

UNIVERSITY OF CAMBRIDGE

TRINITY COLLEGE CAMBRIDGE

St Albans City & District Council

UNIVERSITY OF CAMBRIDGE MUSEUMS & BOTANIC GARDEN

BEDFORD SCHOOL

CONSERVATION

Listed buildings are visual reminders of the United Kingdom's rich social, economic, and artistic history, providing a valuable insight into how previous societies functioned. They can also help to define regional and national identities. The biggest problem with historic structures, however, is that they often fall short of current regulations, consuming vast amounts of energy and contributing to climate change. Although the task of combining the issue of sustainability with heritage can be challenging, SDC has significant experience of preserving listed buildings, offering an unparalleled service to clients who wish to improve the environmental performance of a building without compromising its unique identity.

SIDGWICK LECTURE BLOCK

SIDGWICK LECTURE BLOCK

Relevant Sectors:

Conservation

Education

Client:
University of Cambridge

Project Value:
£6,050,000

Procurement Route:
Negotiated Design & Build

Key Features:

- Grade II listed building
- Accelerated programme
- Improving thermal performance
- BREEAM 'Very Good
- High class joinery

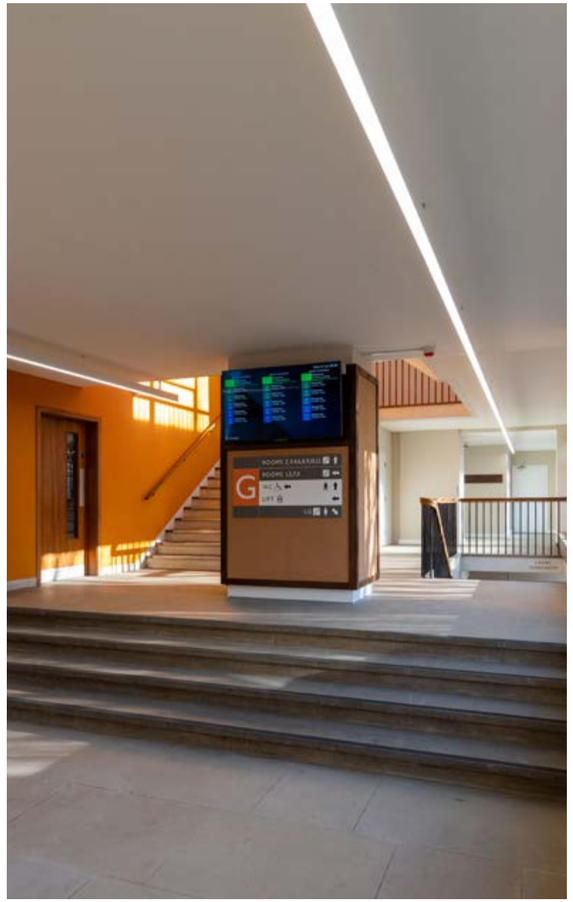
Sidgwick Lecture Block Cambridge

Improving Comfort and Elevating Education at the Sidgwick Lecture Theatre

Originally constructed in the late 1950's, the Grade II listed Sidgwick Lecture Theatre faced inadequacies in teaching standards. The fabric and décor appeared tired, and the poor climate control meant that extreme temperatures saw the top floor teaching rooms becoming unusable during the coldest and warmest months of the year.

To rectify this, SDC was assigned the task of swiftly refurbishing the lecture block to restore the teaching spaces to the required quality. With only six months during the Summer and Michaelmas term, the project began by eliminating asbestos from twelve lecture rooms, support spaces, and plant rooms, a task extended due to unexpected challenges. Re-roofing with improved insulation followed, involving scaffold setup and the addition of a temporary roof to shield against winter weather. The existing uninsulated roof was replaced with an insulated one, featuring Zinc and Single Ply finishes. A comprehensive Mechanical & Electrical upgrade ensued, adhering to the building's historic constraints. This included LED enhancements, updated AV and Assisted Hearing systems as well as new lecture capture capabilities. Energy-efficient heating and ventilation systems were also introduced, including dedicated systems for temperature control on the top floors. Running concurrently, the underfloor heating in the lecture theatres on the upper levels underwent refurbishment. The project also encompassed minor enhancements in the University Islamic Prayer Room, which was temporarily relocated and adapted to the user's needs.

The entire building underwent meticulous redecoration, revitalising listed elements like woodwork, doors, lecture benches, acoustic panels, and windows. UV reflecting blinds, extended and renovated toilets, and new flooring were introduced. External improvements focused on heritage restoration at the entrance, with renderings, door enhancements, and minor landscaping repairs. The endeavour concluded with the reopening of six lecture theatres and six seminar rooms, a success attributed to the SDC team's extended work hours and weekend efforts throughout the project. The Sidgwick Lecture Theatre, once marred by inadequacies, emerged as a restored haven of learning and inspiration, a testament to the harmonious blend of heritage and modernity.



"The agile approach to developing the design and cost envelope and commencement on site has rather broken new ground at the University and has been recognised as a great success for both our organisations working together. Please convey my thanks to everyone at SDC who played a part, it is much appreciated.'

- David Hills
Director of Programme Delivery at the University of Cambridge

Relevant Sectors:

- Conservation
- Education
- Student Accommodation

TRINITY COLLEGE NEW COURT

Client:
Trinity College

Project Value:
£20,000,000

Procurement Route:
Single Stage Traditional

Key Features:

- Grade I listed building
- Window and joinery restorations undetaken by SDC's in-house carpentry division
- Use of SDC's consolidation centre to store materials off-site

Trinity College New Court Cambridge

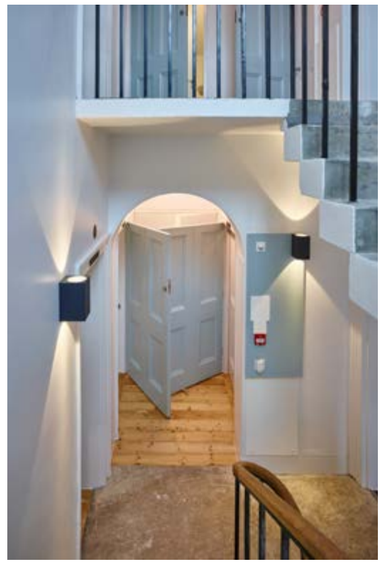
Transforming New Court for Modern Comfort and Sustainability

For almost 200 years, New Court in Trinity College has been a place of study for the likes of Lord Tennyson, Arthur Hallam and even the current monarch King Charles III.

However, after two centuries as a student residence, the accommodation in the four-storey courtyard had fallen far short of current regulatory standards and present-day expectations of comfort and amenity. As a result, the project comprised three key components; the creation of student rooms to standards of comfort and sustainability meeting contemporary and anticipated future standards, support of those rooms with appropriate service installations and sustainable systems, and the renovation of the building fabric – particularly of the external envelope – to enhance the character and heritage significance of New Court. Work included the replacement of existing service installations and the introduction of new sustainable technologies, along with thermal improvements to the walls, floors, roof and windows to comply with current building regulations.

The primary challenge in enhancing the thermal performance of the building revolved around the potential issue of moisture accumulation and condensation. After careful consideration, the chosen solution involved levelling the inner surface of the wall using a 4mm-thick lime plaster skim, followed by attaching a 72mm-thick wood fibre insulation board. The interior of the wall was then covered with a 15mm-thick layer of gypsum board directly affixed to the insulation board. This strategy minimised heat loss while still permitting vapor movement through the insulation. Additionally, a mechanical ventilation with heat recovery (MVHR) system was integrated into the student rooms to mitigate moisture accumulation.

Given that New Court is categorised as a Grade I listed building, the reuse of existing materials took precedence over replacing them with contemporary alternatives. A significant aspect of the project involved addressing heat loss through the building's sash and wooden casement windows. The chosen approach involved removing the old frames, restoring them, and then adding draught-proofing and slim vacuum double-glazed units. The window renovations, along with other joinery restorations, were conducted within a dedicated carpentry workshop established by SDC exclusively for the project. This workshop, situated in Caxton, also functioned as a consolidation centre for the operations.



Relevant Sectors:

- Conservation
- Education

Bedford Girls School Merger
Bedford

A Harmonious Transformation Project to Merge Two Schools During the Summer Holiday Period

SDC completed an ambitious project, on an intensive programme, to merge two Harpur Trust schools in Bedford to form The Bedford Girls' School. The extensive construction works on the former Dame Alice Harpur School site on Cardington Road, Bedford, were completed through the seven weeks of summer holiday closure.

In addition to creating a new car park, a new refectory server, and two additional science laboratories, interior spaces were rationalized to create three ICT rooms whilst the remaining school was re-decorated and refurbished. A new music school with specialist tutorial rooms was created in a Grade II listed building along with a new language school in the former music school. Each party involved in the project understood the importance of the programme, given the facility had to be fully operational for the start of the new term in September. This required a collaborative and integrated approach to the project.

Client:
Harpur Trust

Project Value:
£2,500,000

Procurement Route:
Single Stage Traditional

Key Features:

- Fast track programme to ensure al works were completed over the summer holidays
- Refurbishment of a Grade II listed building

Bittesby House
Lutterworth

Providing Functional Office Space Whilst Protecting the Heritage of a Georgian Farmhouse

This project encompassed the revitalisation of Bittesby House and the Kennels Building in Lutterworth. The new spaces serve as a Sales Office for Gazley Plc and offer rentable office space currently leased to the University of Birmingham.

Originally a Georgian farmhouse with traces dating back to the 18th century, Bittesby House underwent significant expansion and modification in the early 19th century. Historical features like fireplaces, doors, staircase, servant bells, panelling, and cornice details still adorn the interior of the house. The project comprised repairs to the building's external envelope and interior works which encompassed M&E installations. Site-wide improvements involved the removal of an outbuilding and the integration of electric vehicle charging stations. While the Kennels Building wasn't part of SDC's original contract, its refurbishment was awarded from the success of the Bittesby House works. The Kennels Building rejuvenation included upgrades to communal spaces culminating in a Sales office and exhibition area.

Relevant Sectors:

- Conservation
- Commercial Office

Client:
Bittesby House Ltd

Project Value:
£2,200,000

Procurement Route:
Negotiated Traditional

Key Features:

- Georgian farmhouse dating back to the 18th century
- M&E upgrade
- Provides lettable office space

Relevant Sectors:

- Conservation
- Education

Titan Phases 1, 2 & 3 Cambridge

Client:
University of Cambridge

Project Value:
£1,100,000

Procurement Route:
Negotiated Design & Build

Key Features:

- Undertaken over three phases
- Developed from RIBA Stage 0
- Asbestos removal
- Conservation area

A Series of Light-Touch Refurbishments to Revitalise Teaching Spaces

The University of Cambridge sought to renew a selection of lecture theatres, seminar rooms, and communal areas to provide more flexible space that improved user comfort and accessibility. SDC negotiated the series of refurbishment projects from previous success on a similar scheme also developed from RIBA Stage 0.

SDC and the University adopted a collaborative procurement approach, ensuring the spaces were completed to suit the reintroduction of full-time teaching post-pandemic.

Phase 1 of the work comprised alterations to the computer rooms and the lobby area, with the works including upgrading doorways to comply with fire escape requirements, validation of existing services, and general decoration throughout. Phases 2 and 3 included the refurbishment of teaching rooms and existing toilets, and the creation of a new lobby. All spaces in the building received a thorough redecoration with new floors, ceilings, and windows, and the installation of a moveable wall.

Wolfson Building Cambridge

Upgrading and Improving Building User Experience

This project revolved around the transformation of 90 student study rooms and the interconnected circulation spaces within Trinity College. The canvas for this rejuvenation was the concrete-framed Wolfson Building – a block shaped like a Ziggurat – nestled in the very heart of Cambridge.

The brief for the scheme was to enhance comfort and improve convenience for building users. Therefore, the project entailed a complete strip-out and re-design to create ensuite bathroom facilities for each study bedroom. Kitchens set at the heart of communal living areas, were reimagined with renewed efficiency. Existing mechanical and electrical functions were given an upgrade as well as the replacement of windows and added insulation. This in-turn improved the overall thermal performance of the Grade II listed building. In addition to the refurbishment works, a new build element saw two glass hanging rooms added to either side of the building. These modern annexes provide additional space and daylight, as well as providing a seamless feature to where old meets new

Relevant Sectors:

- Conservation
- Education
- Student Accommodation

Client:
Trinity College

Project Value:
£4,750,000

Procurement Route:
Single Stage Traditional

Key Features:

- Renovation of 90 study bedrooms
- Complex M&E installations
- Thermal upgrade
- Grade II listed building

KETTLE'S YARD

KETTLE'S YARD

Relevant Sectors:

- Conservation
- Education
- Leisure

Client:
University of Cambridge

Project Value:
£6,000,000

Procurement Route:
Two Stage Design & Build

Key Features:

- City centre location
- Façade retention
- Grade II listed
- Complex M&E installations

Kettle's Yard Cambridge

Transforming an Iconic Art Gallery with Innovative Construction Methods

Located in the centre of Cambridge, Kettle's Yard is an art gallery set within four converted Grade II listed cottages and a substantial 1970s extension. Originally created by Jim Ede in 1956, Kettle's Yard steadily increased in popularity since its opening to the point where demand exceeded capacity. The situation was not helped by the fact the gallery had been extended in piecemeal fashion over the years, leaving it with an inflexible layout and in poor condition. Consequently, the vision for the project was to complete a series of alterations that would greatly improve the layout of the gallery and enhance the support services for visitors.

To do this, SDC's work involved a substantial demolition of 4-8 Castle Street, while retaining the Castle Street façade. The demolished structures were replaced by an in-situ concrete framed building, spanning from basement to second floor level, and the retained cottages were remodelled to improve the form of the building. The new facilities within Kettle's Yard include a spacious learning studio in the basement, designed to accommodate a whole school class, along with two gallery spaces, a kitchen, café, shop, and welcome area on the ground floor. Above this, a project space and archive was introduced to the first floor, with the second floor featuring a learning room and offices.

Crucial to the success of this scheme was the façade retention and SDC used the second stage tender period to devise a strategy for retaining the façade on Castle Street in the most economical way. The team established the façade was suitable for preservation by examining issues such as the form of construction, vertical and horizontal stability, roof structure, and basement, before determining whether the retention structure should be located externally or internally. SDC's preference was to stabilise the building from the outside using a built-in scaffold but the city centre location meant that not enough path space was available for the scaffolding. Consequently, an alternative system was devised that saw the Castle Street elevation retained at no extra cost using a specialist scaffold that spanned from inside to out. This was supported by underpinning of the original foundation, an elbow brace detail connected the neighbouring Folk Museum, and a concrete vault below the façade to provide kentledge for the scaffold restraint.

Relevant Sectors:

- Conservation
- Education
- Leisure

Museum of A&A Cambridge

Protecting Centuries Old Art with an Essential Refurbishment Scheme

The Museum of Archaeology and Anthropology in Cambridge has one of the most important collections of its kind in the UK. MAA's collections span nearly two million years of human history and have been obtained from all six inhabited continents.

The oldest object is a 1.8-million-year-old stone tool from Olduvai Gorge, whist the newest are made by contemporary artists. Given the nature and age of the artefacts stored in the museum it is critical that they are stored in a closely controlled and monitored environment. With the help of the company's in-house M&E Department, SDC procured and managed the installation and commissioning of the building services systems, whilst ensuring that the stringent design criteria for temperature and relative humidity were met. The roof was also replaced as part of the project and the ground floor exhibition space completed refurbished.

Client:
University of Cambridge

Project Value:
£1,300,000

Procurement Route:
Single Stage Design & Build

Key Features:

- A site of national importance housing precious artefacts
- Grade II listed building
- Coordination of M&E installations by in-house department

Cintra House Cambridge

Reviving Heritage and Improving Accessibility.

The project at Cintra House consisted of refurbishing a Grade II listed five-storey office building for the Open University.

The extensive renovation included the strip-out and replacement of mechanical and electrical services, remodelling the layout to provide an open plan environment, a new reception area, meeting rooms and a café. Other works included improvements to comply with DDA regulations, including the provision of accessible toilets, upgrading the front entrance and rear car park. However, the most notable feature of this scheme was the restoration of the romantic style façade and front entrance, constructed in 1865. The original building was known as Cintra Terrace and had been previously been used as flats and then as a hotel.

Relevant Sectors:

- Conservation
- Commercial Office

Client:
The Open University

Project Value:
£1,800,000

Procurement Route:
Two Stage Design & Build

Key Features:

- Improving accessibility to align with DDA regulations
- Sympathetic restoration of the 1865 façade
- Grade II listed building

Relevant Sectors:

- Conservation
- Education
- Student Accommodation

Blue Boar Quadrangle Oxford

Enhancing the Comfort of Students by Carefully Refurbishing Grade II Listed Buildings

This project comprised two parts, namely the refurbishment and restoration of the Blue Boar Quadrangle and the conversion of a seventeenth century brew house. The Blue Boar Quadrangle has housed first year undergraduate students attending Christ Church College since its construction in 1968.

The building received Grade II listed building status in 2006, shortly before SDC was appointed to carry out refurbishment works. SDC reconfigured the Quadrangle to provide 73 ensuite study bedrooms, including additional study rooms at roof level, plus a lecture theatre created in a double-height basement. The Brew House refurbishment, meanwhile, involved the conversion of a Grade II listed building into an Archive Store. SDC worked closely with Conservation Architects to carefully remove the roof and dormer windows, along with the timber flooring, whilst protecting the existing timber frame. Structural repairs were carried out to the timber structure, in keeping with existing detail. SDC received a Considerate Constructors 'Performance beyond Compliance' award for the refurbishment work.

Client:
Christ Church College

Project Value:
£8,150,000

Procurement Route:
Two Stage Traditional

Key Features:

- Extension and renovation works to provide 73 study bedrooms
- Considerate Constructors 'Performance Beyond Compliance' Award

Langham Pavilion Bedford

Preserving Heritage, whilst Building Futures

This project for Bedford School encompassed the meticulous restoration and expansion of a Grade II listed pavilion nestled within the confines of a conservation area. Originally used as a changing room in the 1930s, the building, known as the Cattle Shed, underwent a series of thoughtful additions to ensure its continued relevance and functionality for the school's requirements.

The scheme unfolded in two distinct phases, each carefully orchestrated to minimise disruption. The first phase took place during the summer break, resulting in the creation of modern changing facilities and an impressive honours room. The subsequent phase involved the transformation of the existing Long Room, alongside the construction of a two-story extension. The newly added extension allowed for the significant reconfiguration of interior spaces, resulting in uninterrupted views from the entire first floor that overlook the cricket pitch.

Relevant Sectors:

- Conservation
- Education
- Leisure

Client:
Bedford School

Project Value:
£700,000

Procurement Route:
Single Stage Traditional

Key Features:

- Phased construction works to minimise disruption
- Grade II listed building
- Conservation area

QUARRY THEATRE

QUARRY THEATRE

Relevant Sectors:

- Conservation
- Education
- Leisure

Client:
Bedford School

Project Value:
£4,300,000

Procurement Route:
Single Stage Traditional

Key Features:

- Grade II listed building
- Extensive reconfiguration and refurbishment works
- RIBA Award winning project
- Flexible studio space with stage lighting

Quarry Theatre Bedford

Repurposing an Original Chapel with Sympathetic Design to Provide a Vibrant Entertainment Venue

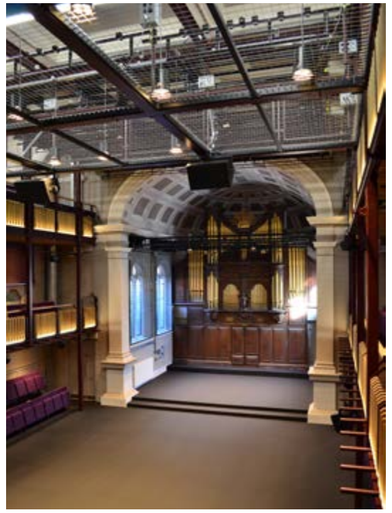
This redevelopment saw St Luke's chapel sympathetically converted into a 286 seat galleried courtyard theatre and a 60 seat studio with backstage facilities for performers; whilst the Minister's Lodge was restored to provide front of house facilities and a congregation hall. Additionally, a single-storey rear extension containing a foyer and spacious bar area was constructed, wrapping around the apsidal wall to the original chancel. A curved wall of glass provides views of, and access to the secluded landscaped gardens of the old churchyard.

The Architect's vision was to skilfully exploit the existing features of the building, striking the balance between respect for the old and celebration of the new. Original materials and features were retained or repaired on a like-for-like basis. Lime plaster was used throughout the existing buildings, whilst the original exterior brickwork to the chancel was exposed in the new foyer and matched by fair-faced brickwork.

The front of the church faces out onto a busy urban street, while the land to the rear adjoins the school site. This presented a design problem since the building had two potential entrances. The solution was to create an exhibition gallery and box office facing out towards St. Peter's Street and using the more private, sheltered approach from the school as the new foyer area. The removal of an existing staircase to create a larger circulation space was dealt with carefully so that, rather than feeling like a major upheaval for the existing structure, it appears as a natural development.

By inserting a steel structure inside the building, a flexible new studio space was created that allows the chapel's existing interior features to remain on view. A balcony has been extended and re-tiered, so the theatre audience has better sightlines to the stage. Two levels of new galleries go down the side of what were previously aisles, with high-level suspensions for scenery and lighting above. The audience is accommodated on the lower level, with technical facilities and a control room on the higher level.

The project received recognition at the RICS East Awards 2016, winning in the 'Community Benefit' category. St Luke's also went on to win the RIBA East Award 2016 in the Bedfordshire category.



MIXED USE

MIXED USE

SDC has decades of experience in undertaking design and build mixed use developments, ranging from major retail led developments to leisure and accommodation led schemes.Notable projects include Castle Quay in Bedford, developed in an area of Special Scientific Interest (SSI) that also contained Scheduled Ancient Monuments, with English Heritage and the local authority Archaeological Unit imposing significant constraints on the substructure design for the project. So successful was SDC's solution that English Heritage now use the Castle Quay site as a case study for similar sites across the United Kingdom. Most recently SDC undertook the major regeneration of West Way Place in Botley, including residential, retail, leisure, community facilities and public realm works invigorating and rejuvenating the tired and dated 1960's shopping precinct.

WESTWAY SQUARE

WEST WAY SQUARE

Relevant Sectors:

- Mixed Use
- Student Accommodation
- Education
- Retail
- Leisure
- Car Park

Client:

Botley Development Company

Project Value:

£68,700,000

Procurement Route:

Two Stage Design & Build

Key Features:

- Mixed-use development providing community, retail, and accommodation spaces
- Undertaken by SDC's in-house Groundworks division
- Use of off-site storage facility in Eynsham
- BREEAM Very Good

West Way Square Botley

Rejuvenating The Community Through Sympathetic Redevelopment With Facilities For All

Situated on the outskirts of Oxford, West Way Square stands as a dynamic mixed-use development aimed at revitalising the character of the local centre and its surrounding environment. This well-connected neighbourhood introduces a collection of luxurious residences, a hotel, accommodations tailored for students, and public amenities, including a community church and public library. Encompassing a total of 53,800 sq.ft of retail and dining space, the development is organised around a central public piazza, creating a focal point of activity.

The construction of all six buildings was orchestrated using reinforced concrete frames for the lower floors, ingeniously resting on podium slabs. For the upper floors, a lightweight Steel Framing System (SFS) by Metek was employed, while the building facades artfully combine brickwork, cladding, and render, harmonising with the architectural style of the surroundings.

A thoughtfully designed external boulevard, a creation of Macgregor Smith Landscape Architects, seamlessly connects the blocks. Showcasing tiered planters, meticulously laid block paving, an assortment of tree species, tasteful lighting elements, and multiple seating enclaves, this amalgamation of soft and hard landscaping crafts an inviting environment for shopping, strolling, or simply unwinding.

Given the project's context, bordered by existing residences and local businesses, an intricate approach to construction sequencing and logistical planning was paramount. SDC adeptly utilised its off-site storage facility in Eynsham to break down substantial deliveries into manageable loads, ensuring a 'Just-in-Time' transportation to the site. Furthermore, SDC appointed a dedicated Neighbourhood Liaison Officer to foster engagement with stakeholders in the project's evolution, serving as the primary point of contact for residents. Routine gatherings with community groups were convened, alongside the production of informative newsletters that offered updates on progress and alerts about any potentially disruptive activities.

This development harmoniously complements the vibrancy of West Oxford's thriving district, catering to the diverse needs of both the local community and its numerous visitors.

THE ADMIRAL BUILDING

Relevant Sectors:

- Mixed Use
- Retail
- Leisure
- Car Park
- Office

The Admiral Building Newport

An Award Winning, Seven Storey City Centre Redevelopment

This scheme sought to regenerate the area immediately adjacent to Newport's railway station. The development, funded by Scarborough Development Group, was located around the existing Cambrian Centre, and adjoins a multi-storey car park on Cambrian Road. Fronting onto Queensway, the new office block also provides a public plaza surrounded by retail and leisure units with a stepped route linking to the town centre.

The project, known as Admiral House, required SDC to design and construct a seven-storey office building, retail units and lower ground floor car parking, partly within the existing shopping centre. The completed project delivered a net lettable floor area of 80,700sq.ft, accommodating 1,200 of Admiral Insurances staff on flexible shift work patterns with 230 car parking spaces.

The striking building has floor plates arranged around a triangular atrium which links the staff break out spaces with the office areas at each level to create a 'social spine'. As part of the scheme, a number of A3 units were provided lining the new public plaza, which were let to food and drink establishments and a public gym.

SDC's works involved the careful demolition of the existing buildings to prepare the site for the new development. The team then installed piled foundations to support the reinforced concrete frame structure. The project was clad in a unitised façade system with the panels manufactured off-site and lifted into place from inside the building footprint. This eliminated the need for scaffolding, which was essential for this project due to the tight logistical constraints of working in a city centre. As the panels were pre-assembled in a factory, quality control was also improved. In addition to the shell and core, SDC delivered a Cat B fit-out including a bespoke timber-clad reception foyer.

Following completion of the works, SDC was awarded with Admiral's 'Supplier of the Year' accolade and an LABC South Wales Building Excellence Award for the Best Large Commercial Building. SDC was recognised for work on the scheme in the Building Awards where the company was a named finalist in the 'Contractor of the Year' category. The project also achieved BREEAM Excellent.

Client:

Scarborough Development Company

Project Value:

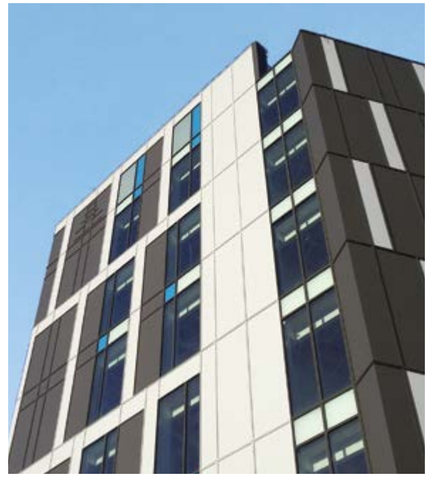
£20,000,000

Procurement Route:

Two Stage Design & Build

Key Features:

- Seven storey building
- Extensive demolition in a restricted area
- Award-winning project
- BREEAM 'Excellent'



CASTLE QUAY

Relevant Sectors:

- Mixed Use
- Retail
- Leisure
- Car Park

Client:

Complex Development Projects

Project Value:

£16,000,000

Procurement Route:

Two Stage Design & Build

Key Features:

- Mixed-use development including retail, accommodation, and leisure spaces
- Seven storey development
- Within the site of a Scheduled Ancient Monument
- Extensive archaeological works
- Award-winning project

Castle Quay Bedford

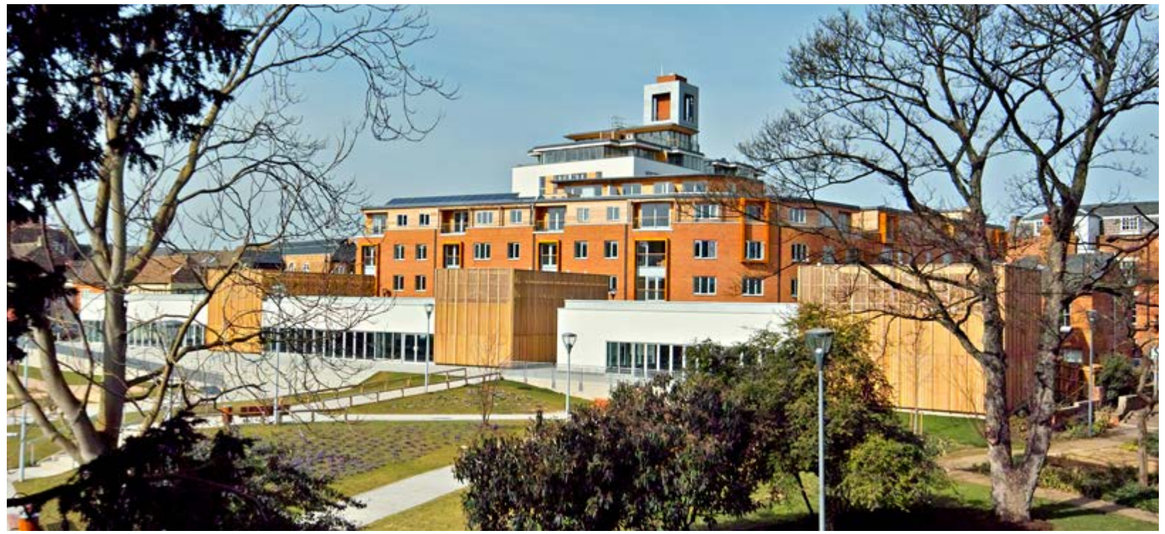
A New Cultural Quarter Built in the Heart of Bedford's Historic Town

The Castle Quay Development is a two-stage design and build project providing a mixed-use scheme in the most historic and congested part of Bedford. The seven-storey development consisted of four in situ concrete framed blocks offering 104 apartments, 8 retail units and 3 restaurants. In addition, a medieval kiln was restored and showcased under a glass floor in one of the blocks.

The project is built on the inner and outer bailey of Bedford Castle which was destroyed following a siege in the thirteenth century. As such, the scheme was developed in an area of Special Scientific Interest (SSI) that also contained Scheduled Ancient Monuments. Subsequently, English Heritage and Bedfordshire County Council Archaeological Unit imposed a number of constraints on SDC, including a ruling that only 2% of the foundations were allowed to impact upon the archaeology within the confines of the site. Another was that the structural frame had to be designed to span the aforementioned Medieval Lime Kiln so that it could be incorporated into the completed project.

Aside from the archaeological constraints, the town centre location also presented a number of challenges. For example, despite being situated within the site boundary, there was a requirement to keep an existing perimeter road open at all times to allow traffic access to adjoining properties and establishments. Moreover, the prominent and high-profile nature of the project attracted interest from local schools, with SDC holding various educational visits during the course of the project.

The new apartments achieve an Eco Homes rating of 'Very Good' and incorporate photovoltaic cells to generate electricity to power the common areas. The completed scheme includes the Castle Bailey Gardens, a public park which displays the excavated foundations of the original Norman Hall on the site. The project won the Homes and Communities Academy Places for All Award, recognised as a project that strengthens the community through culture and heritage.



Relevant Sectors:

Ozone Leisure Park Oxford

A Prime Leisure, Health, Fitness and Retail Development for Oxfordshire

Situated on the outskirts of Oxford and located adjacent to the Kassam Stadium, the home of Oxford United football club. This large mixed-use, leisure and retail-led design and build scheme known as the 'Ozone Leisure Park' was undertaken by SDC for the owners of Oxford United.

Prior to the commencement of the main project SDC undertook an extensive enabling works package to clear the building footprint including diversion of the existing gas and water mains serving the nearby residential development. The four-storey building comprised a structural steel frame with combination of brickwork, cladding and curtain walling envelope. Extensive grade level car parking was also provided.

Facilities include a bowling alley, bingo hall, twelve screen cinema, health and fitness centre with swimming pool, children's entertainment and a number of restaurants and bars, together with an Oxford United FC supporters' shop.

Client:
Firoka Oxford Leisure

Project Value:
£11,000,000

Procurement Route:
Single Stage Design & Build

Key Features:

- Mixed-use development including leisure, retail, and health and fitness centre

Interchange Park Bedford

Distinctive Retail Space Featuring Ample Parking and Integrated Landscaping

Interchange Retail Park is a development of approximately 174,300 sq ft non-food retail floor space in sixteen different sized units.

The design intention of the scheme was to provide a clean lined simple envelope to the units articulated along the main public elevations with a distinctive architectural feature that would not only present visual interest and the effects of light and shade on the main facades but would also help to link the units in one architectural identity whilst providing canopies to the entrances and locations for the main tenant signage.

The public areas are to the front of the site and the position of the buildings on the site allows the lagoons to the west and south to wrap around the development and be integrated into the landscaping scheme and car parking areas. In total, SDC constructed 1,320 parking bays using a mixture of asphalt and block paving.

Relevant Sectors:

- Mixed Use
- Retail
- Leisure
- Car Park

Client:
City & County Developments

Project Value:
£12,000,000

Procurement Route:
Negotiated Design & Build

Key Features:

- Mixed-use development including retail and restaurant space
- 1320 car parking spaces