

# ACUTE BRAIN INJURY UNIT

Client: **BIKOW DEVELOPMENTS LTD**  
Sector: **HEALTH**  
Type: **DESIGN & BUILD**  
Method: **COMPETITIVE TENDER**  
Location: **SHERWOOD ENERGY VILLAGE,  
OLLERTON**  
Value: **£2.6 MILLION**



## DESIGN & BUILD JOB MEETS EXACTING STANDARDS FOR HEALTH AND ENERGY PERFORMANCE

### THE CHALLENGE...

This project is one of the largest design and build projects that Woodhead have undertaken recently. The project incorporated the design and build of a 42 bed Acute Brain Injury rehabilitation centre. This incorporated ensuite facilities for the bedrooms, kitchens for both patients and staff, a recreation room and communal gardens.

The project is located on Sherwood Energy Village and the building had to be in

keeping with the ethos of the surrounding developments. It had to be built to exacting health standards including a high environmental standard, with high levels of insulation. U-values of 0.22 W/m<sup>2</sup>K were achieved for the walls with the mono pitch roof achieving a rating of 0.15 W/m<sup>2</sup>K. Air leakage measurements achieved better than the required 5m<sup>3</sup>h<sup>-1</sup>m<sup>-2</sup> at 50 pa.

### KEY ACHIEVEMENTS...

Ensuring the building met Care Home Registration requirements

Ensuring the project completion met the Care Home Registration deadlines

Supplying the project to the clients agreed budget

Delivering a project that is both user friendly and in keeping with its location – delivered to a high environmental standard

Managing to accommodate the changing client needs. Delivering a design and build job with continual design changes and satisfying all parties involved

### THE SOLUTIONS...

#### Meeting Clients Changing Needs

Very early into the project Woodhead staff learnt the importance of being flexible. In keeping the design and build process open to change and re-evaluating the programme along with the client we were able to meet the client's requirements and achieve a smoother running build.

In constant communication with the client and the architect we were able to reflect and incorporate the clients changing needs and adapt the building to better service the patients about to move in. This was particularly shown through the adaptations of the layouts and floor plans that allow patients more space and mean that the functionality of the building is enhanced

### KEY LESSONS LEARNT...

- The development of further key design and build skills and techniques within the Woodhead team
- The importance of a close working relationship and definition of working roles within the whole project team
- Recognising the benefits of early stage involvement, even back to the stage of planning

For more information and other case studies:

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