

**CASE STUDY**

# Northamptonshire Police

## Northern Accommodation Building

The new Northern Accommodation Building was required to provide modern office accommodation with breakout spaces and informal meeting areas, along with a gym and enhanced staff welfare facilities, over three storeys. It was conceived to act as a central base for policing in the north of Northamptonshire, housing around 400 operational and administrative staff.

Pick Everard was appointed to provide a full multi-professional design and management service for the project.

The project was procured via the NHS Shared Business Services' Construction Consultancy Services framework.

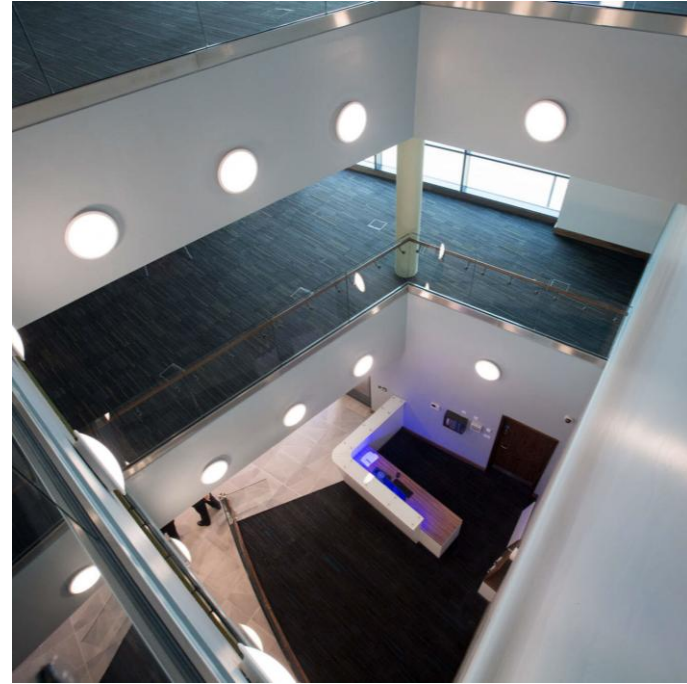


## THE CHALLENGE

### Complexities and operational requirements

The accommodation was required to house multiple user groups, with the ground floor housing operational response staff and other floors providing accommodation for administrative staff. The existing accommodation had to remain operational throughout the construction works, and the design had to consider the needs of a complex range of stakeholders, both internal and external, to protect front line services and deliver sustainable efficiencies.

Pick Everard's designs had to provide energy efficient flexible and easy to operate space for up to 400 staff. We also needed to consider the potential for future expansion to accommodate increasing demand for new services and technological innovations in policing.





## THE SOLUTION

### Effective planning and clear communication

Consultation with multiple stakeholders through design workshops and briefings enabled our design team to develop models which incorporated the client's requirements, and enabled stakeholders to influence the final design within budget and programme parameters. Further, regular client briefings enabled our team to keep individuals informed of the progress and develop a phasing plan, ensuring services could remain operational during the construction works.

The concrete frame allowed for large uninterrupted spans between columns with the thermal mass maintaining heat. Loadbearing masonry with reinforced concrete slab to the roof allowed for high acoustic levels to be achieved with minimal detailing requirements. The building also benefits from zoned and split heating and ventilation systems separating the ground floor response area so this can run 24/7 without the need for full building operation, significantly reducing energy consumption.

Pick Everard's civil engineering design included a full 3D model of the external car park areas to create a cut/fill balance. This provided capital cost savings by identifying where arising materials could be re-used to minimise off-site waste disposal and provided safe access for vehicles and pedestrians.



## THE RESULT

A flagship facility which has since become an exemplar, having hosted visits from other police forces interested in its design and operation

Consultation with multiple stakeholders enabled Pick Everard to design a sustainable and efficient facility to meet the client's aspirations. This collaborative approach ensured the project was completed within budget and to the highest quality standards with no value engineering necessary.

The incorporation of sustainable features in our design enabled the project to achieve a BREEAM 'Very Good' rating.



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