







Welcome to One

Thinking in the round...

At One Creative Environments Ltd (One) we believe that creating a building or an environment – however complex – should be a real joy for clients and we've progressively shaped our practice and our mix of skills to make this happen.

We've integrated all the essential disciplines involved in a project under one roof. This provides clients with a single point of contact and ensures the design solutions we offer are better, less costly, and developed sooner.

Our collaborative strength has enabled us to establish a truly insightful way of working in which every project can be approached from every angle.

We call it 360° thinking.

The inner circle

Some of the people who keep us ahead of the curve...



TEAM STATISTICS

Age:	1041 years
Professional Experience:	457 years
Height:	43.2 metres
Weight:	1.981 tonnes

Our core team comprises masterplanners, architects, landscape architects and urban designers, interior designers, building services engineers, structural and civil engineers, building information modellers and project managers.

We also have an established panel of independent specialists, ranging from archaeologists to highway engineers, who work with us on particular assignments.

And to make sure all our systems operate smoothly, we have a highly dedicated team of support staff who run rings around administrative challenges.



ISO 14001
EMS 541855



ISO 9001
FS 23627





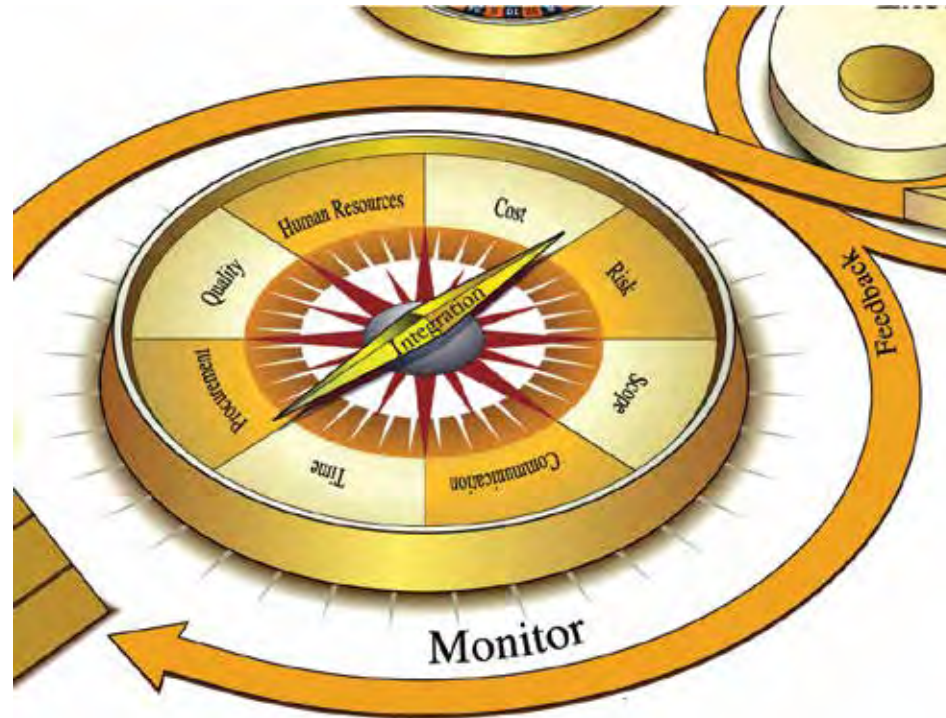
IDEA

A matter of degree...

How 360° thinking unlocks better design

Bringing a new environment into being has never been more challenging.

Today's complex projects demand a wider array of design and engineering expertise than ever before, at earlier points in the design process.

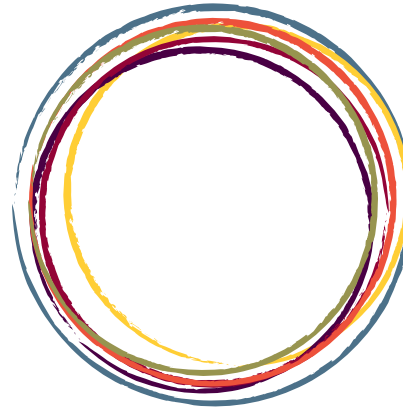
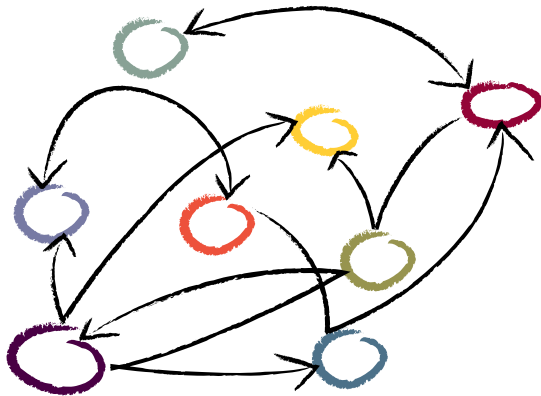




At One, we've taken a less conventional path.

Our integrated 360 degree approach frees people with differing expertise and viewpoints to collaborate and contribute at any stage along the project timeline.

This injects significantly more brainpower into the design process, not just generating more effective design solutions earlier, but enabling many potential problems to be avoided altogether.



MASTERPLANNING
BUILDING SERVICES

ARCHITECTURE
CIVIL & STRUCTURAL ENGINEERING

LANDSCAPE ARCHITECTURE
BIM

INTERIOR DESIGN
PROJECT MANAGEMENT

Project demands

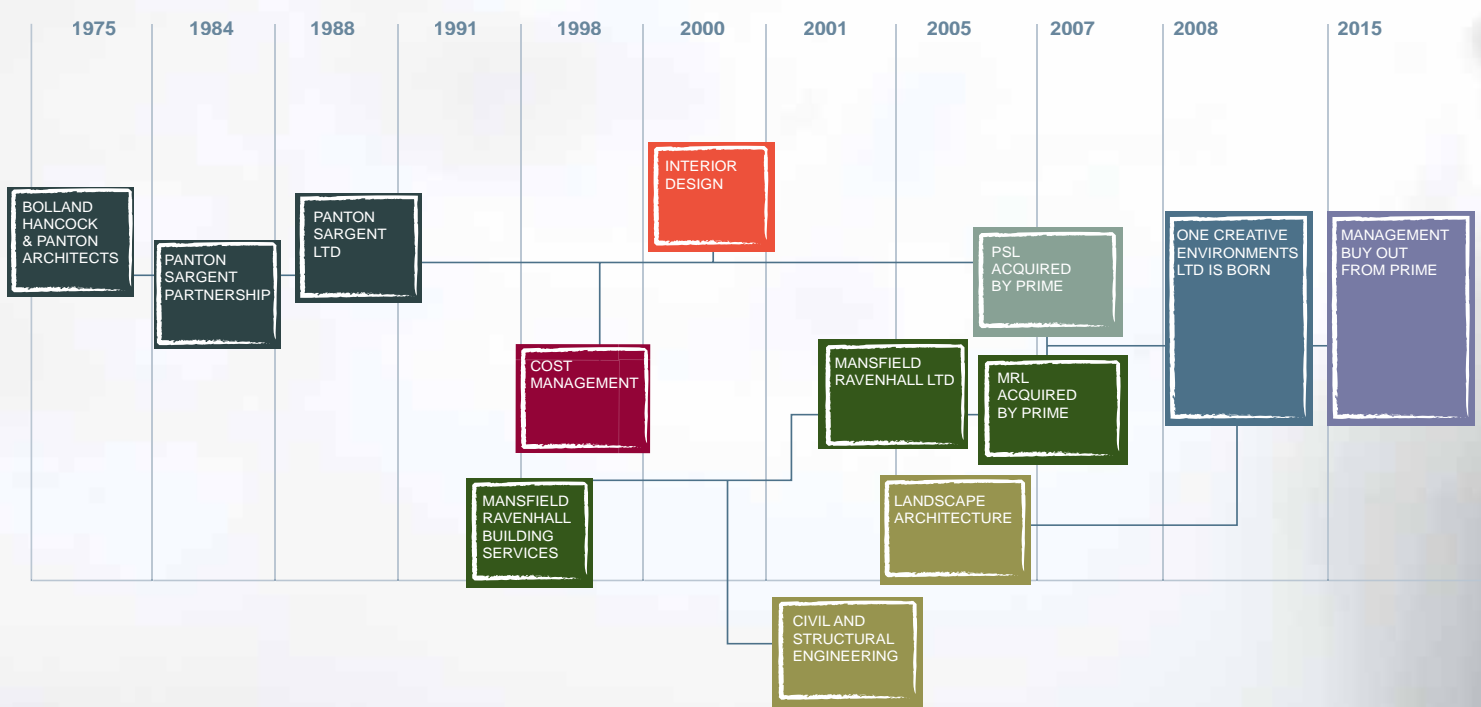
- 1 Satisfy the aspirations, cost constraints and time frame of the client
- 2 Address the concerns of the planners and the wider community
- 3 Conform to ever-changing technical and legal requirements
- 4 Delight end users

How we became One

Our evolution explained...



One are a long established company with an excellent reputation. This map shows how it happened...



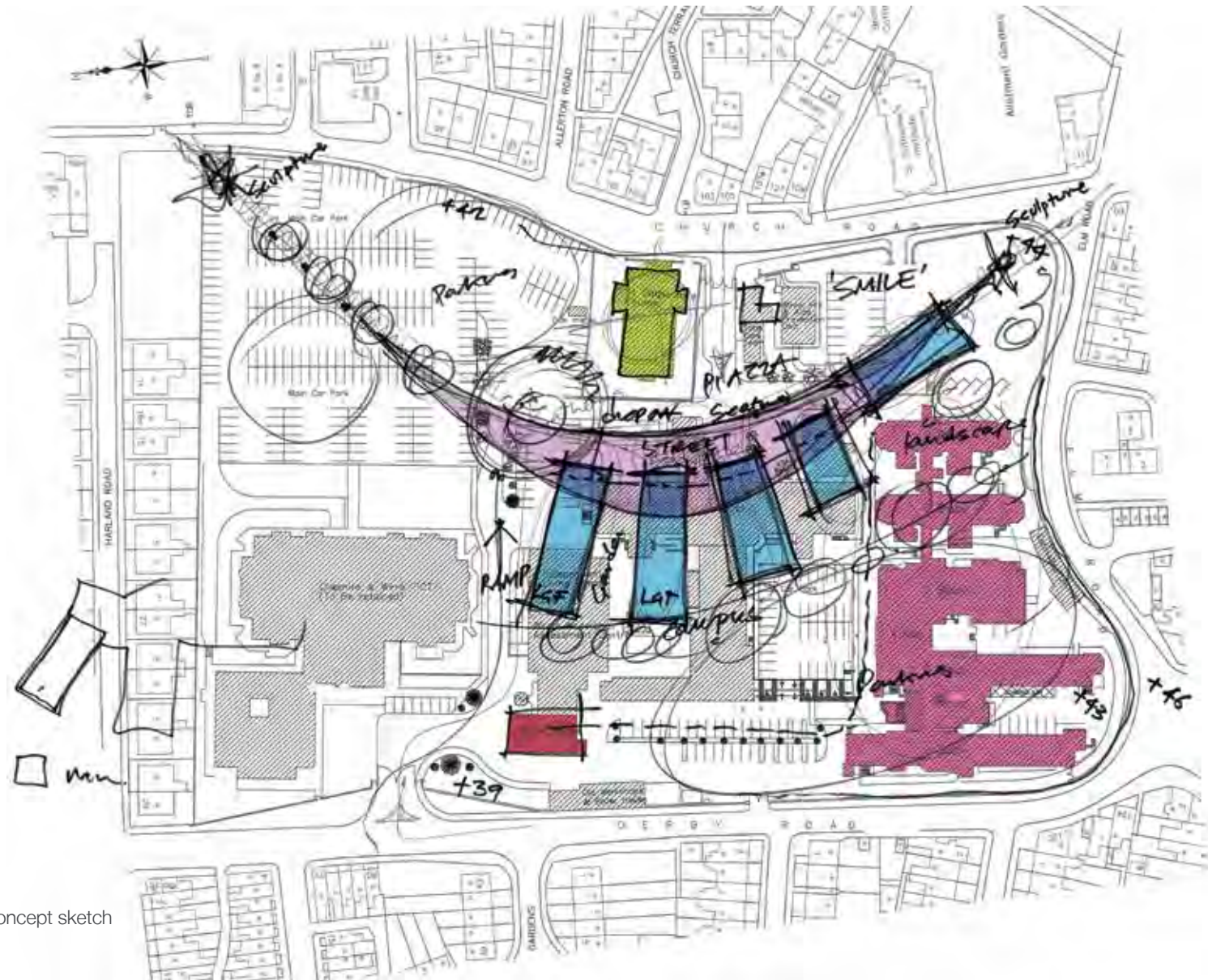
Working as One

Making people smile

The proof of any theory is how well it performs in the real world. Our design for the redevelopment of the famous St Catherine's Hospital site on Merseyside was the perfect test of our 360 degree method.

We became involved when the client invited us to prepare an alternative concept for this complex, multifaceted project which had failed to come together despite two years of frustrating design iteration.

Given one week to present, we applied our full range of disciplines to create 'The Smile', a complete solution that successfully addressed every one of the scheme's challenges and was delivered to planning in just 10 weeks.



Concept sketch



Landscape Masterplan

MASTERPLANNING

Refocus scheme on St. Catherine's Church to celebrate local heritage and unify design.

ARCHITECTURE

Reduce visual mass of new hospital buildings by dividing into five 'fingers' linked by a street.

LANDSCAPE ARCHITECTURE & URBAN DESIGN

Apply 'Healing Landscape' principles. Create new pedestrian access through historical gateway.

INTERIOR DESIGN

Bring different services and teams together without losing individual identities.

STRUCTURAL AND CIVIL ENGINEERING

Adjust building spans to enable use of less costly standard steel beams.

BUILDING SERVICES

Reorientate buildings to improve thermal performance and reduce energy bills

PROJECT MANAGEMENT

Phase and simplify build. Save over £1m by keeping existing hospital and power supply operational.

Photograph of completed scheme



Inset: St Catherine's Hospital Computer Generated Image



Inset: St Catherine's Hospital Computer Generated Image



Photograph of completed scheme



Top: Original view Above: Computer generated view



Photograph of completed scheme



Photograph of completed scheme



Inset: St Catherine's Hospital Computer Generated Image



Photograph of completed scheme



On presenting the team with the top international honour the judges said how much they liked how the scheme has **“successfully merged the heritage of the old church with a very modern design”** and they felt **“the passion shown for this project and its potential for the area was second to none”**



Above: Computer Generated Image

Below: Prince Edward, meeting One on the official royal opening



Staff celebrating the opening



virtuous circle *noun* “a recurring cycle of events, the result of each one being to increase the beneficial effect of the next”

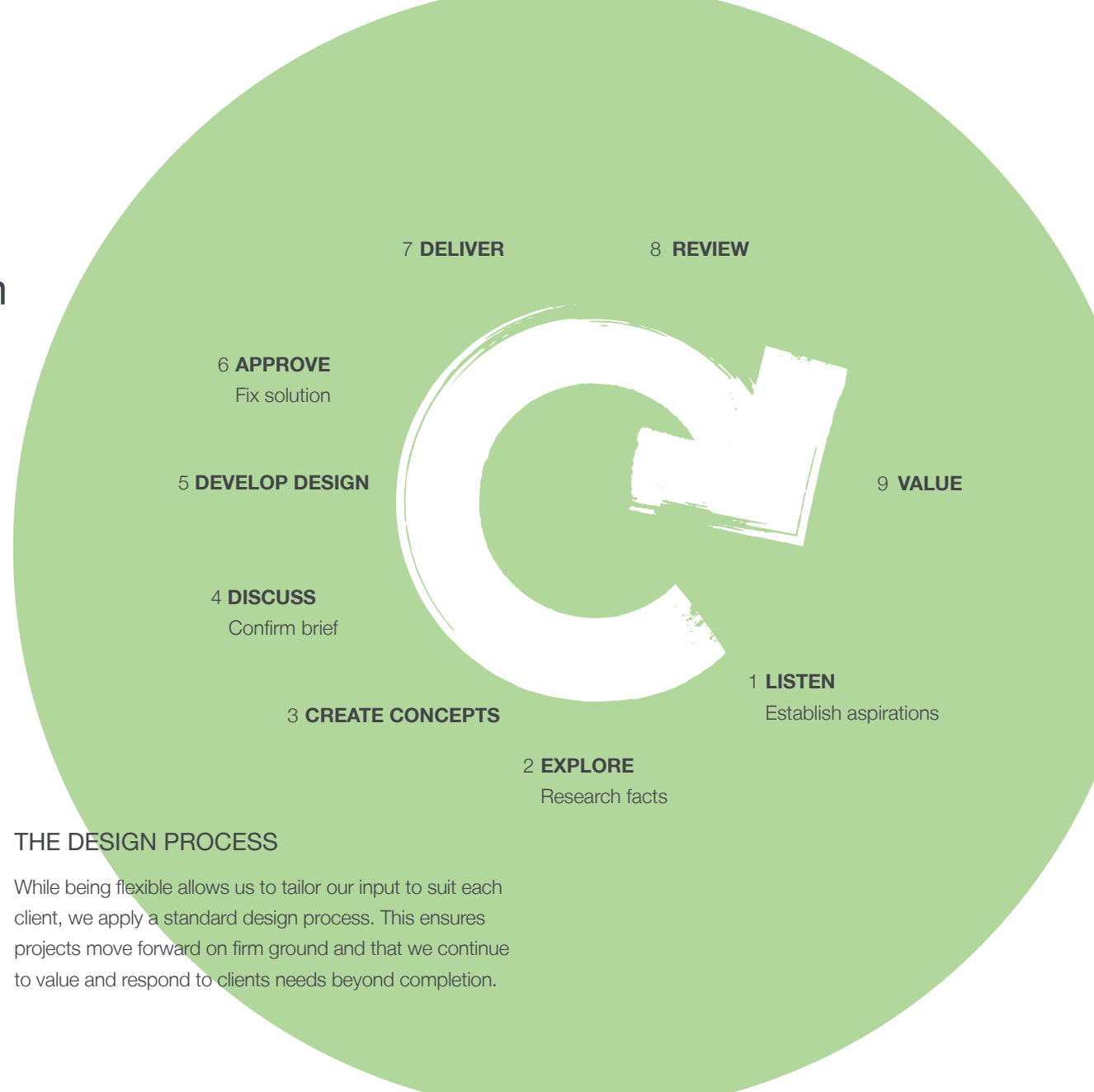
Virtuous circles

Adding value to your team

Flexibility is central to the One approach.

Not all projects need our full range of expertise and clients often engage individual services to strengthen or extend their own teams.

This has other benefits too. Because each of our individual disciplines are adept at working collaboratively beyond their core skill, they bring a wider perspective which adds value to any project.



THE DESIGN PROCESS

While being flexible allows us to tailor our input to suit each client, we apply a standard design process. This ensures projects move forward on firm ground and that we continue to value and respond to clients needs beyond completion.





ONE CREATIVE ENVIRONMENTS

360° Services



Inset: Attwood Green - Standing back from previous image. Architecture, Landscape Architecture, Building Services and Structural Engineering illustrated.

Masterplanning

SERVICES INCLUDE:

Strategic Masterplanning

Detailed Masterplanning

Development Frameworks

Design and Access Statements

Parameter Plans

Design Codes

Building for Life 12 Assessments

Secure by Design

Public Realm Design

Public Realm Strategies

Streets and Spaces

Urban Regeneration

Principal Designers

Public Art Strategies

Wayfinding Strategies

Project Management

The bigger picture

MASTERPLANNING



MASTERPLANNING

“Creating exceptional solutions through collaboration, imagination and intelligence”

Masterplanning is the ability to see the bigger picture and demands a broad range of skills.

It is a remarkably collaborative and creative process driven by the primary aim of realising the client's vision and operational requirements while being responsive to the environment and the needs of people.

Our core motivation is the desire to create new environments of exceptional quality. Although every project is different, One schemes are site-specific, well-integrated, dynamic, legible and highly functional.

Seeing the big picture also means looking ahead. We are deeply conscious of the impact today's decisions will have on communities in the years to come and ensure the future is always part of our design thinking.

“We wish to create an international centre of excellence for scientific research and development in food production and processes with unprecedented access to market for small and medium businesses. One as masterplanners and project managers have really helped push this ambition to a level that is now catching everyone's imagination.”

Dean Attwell, Chief Executive Officer, Oakland International Ltd.



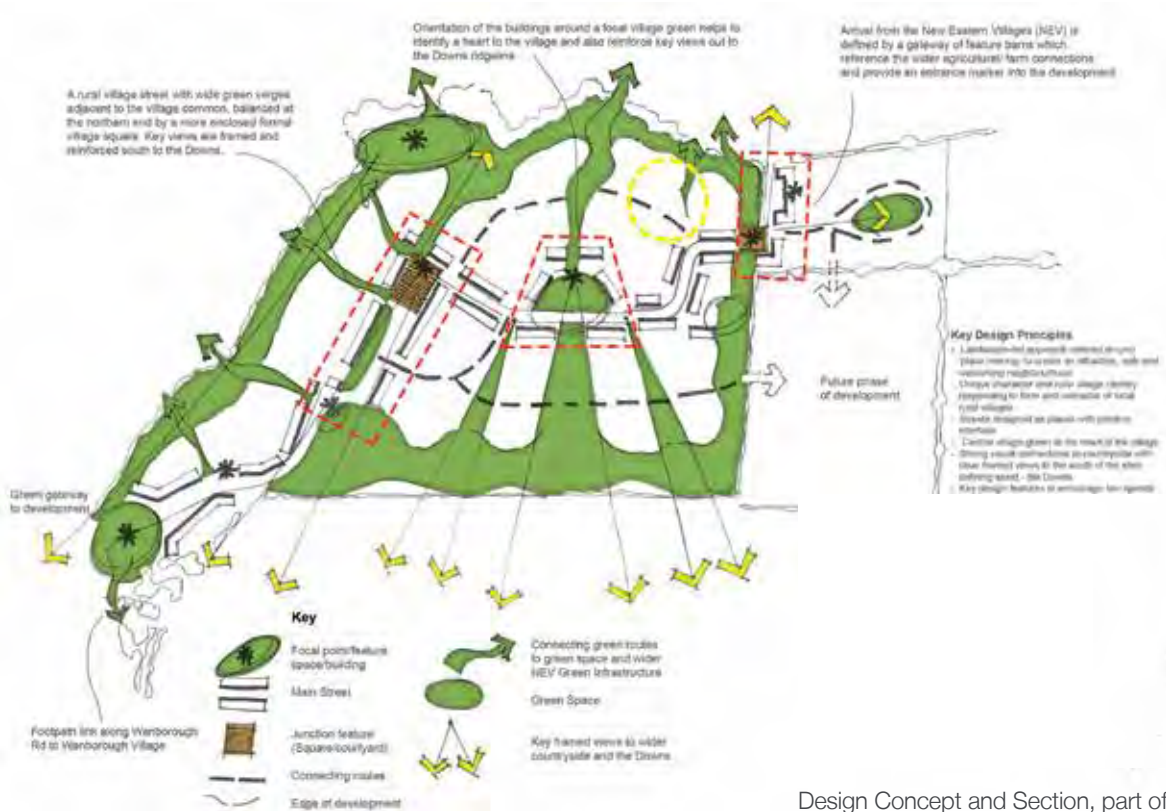
Masterplan of International Food Science Park



LANDSCAPE LED

“The design process for a new housing development needs to be driven foremost by a passion for the creation of good quality new places. It requires imagination, ability, experience, tenacity, an eye for detail, sensitivity and a duty of care for our future communities. All which we have found the One team to have in abundance.”

Gareth Scannell, Project Director, St. Modwens Plc.

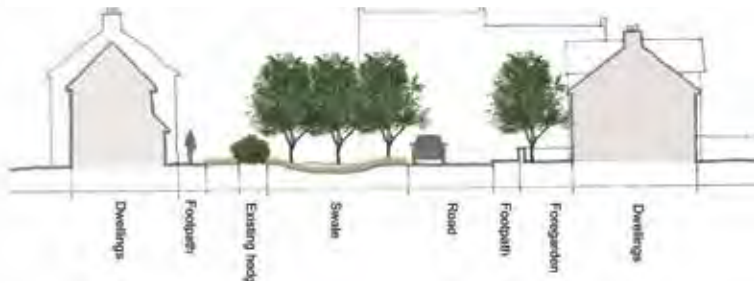


The insights that flow from One’s landscape-led approach to masterplanning can add real value to developments.

By viewing a site in landscape terms, it becomes possible to gain a much wider understanding of its challenges, its special character and the opportunities it offers. This, in turn, leads to truly inspirational solutions.

Well designed public spaces that invoke a strong sense of landscape can bring lasting aesthetic, ecological and economic benefits to a scheme as well as having positive effects on people’s physical and mental wellbeing.

The ability to think in the round and view projects from differing angles enables us to offer clients design solutions that are more efficient, more robust, more cost effective and more exciting.



Design Concept and Section, part of the New Eastern Village, urban extension, Redlands Village, Swindon.



"We have been highly impressed with the One team who successfully demonstrated a collaborative, intelligent and site sensitive landscape-led approach to the masterplanning and LVIA, of our development that had the full support of the planning officers and recommendation for approval."

Martyn Cartwright, Director of Barberry



UNLOCKING SITES

We bring a fresh perspective to developments; unlocking their potential to enhance the environment, regenerate communities and increase return on investment.

The ability of our masterplanners to think well into the future and far beyond the immediate confines of schemes not only benefits the core development but often releases wider social and economic benefits.

Our experience of “unlocking sites” is considerable. It includes large scale masterplanning of urban extensions and medium scale regeneration of inner city areas; university campuses, hospitals and health complexes; commercial quarters and science parks; urban parks and residential developments; and even animal welfare and rehoming centres.



“One’s landscape-led masterplanners have an enviable talent for unlocking the full potential of a site. They support us on many of our schemes providing intelligent design, technical rigour, quality and commitment, which ensures the smoothest possible ride through planning and consultation process.”

Paul Campbell, Director of Richborough Estates



Moulton Residential Development



PLACE MAKING

One's expertise as masterplanners is rooted in a real understanding of the qualities that make a place unique.

Knowing how people's lives are influenced and shaped by their surroundings gives our multidisciplinary teams the insights they need to tackle what are often complex environmental and community concerns.

The Green Skywalk Project in Worcester, is a 1000m long raised walkway linking key parts of the city including The Hive, the University of Worcester's City Campus, Foregate Street Station, Worcester Racecourse, the University of Worcester Arena and main shopping areas.

The benefits will include increased tourism, inward investment and job creation along with better flood resilience and the regeneration of adjacent land. It will greatly enhance the city's innovative credentials and raise its profile worldwide.

Green Skywalk, Worcester – 3D Visualisation



"The Green Skywalk would give residents, visitors and students an easy link between St John's and the City; one that would be both practical and picturesque."

It is an imaginative and innovative scheme that would be a great addition to the regeneration of this part of the City and I must congratulate the One team for the idea."

Professor David Green, University of Worcester Vice Chancellor and Chief Executive





Green Skywalk, Worcester – Concept Masterplan

COLLABORATION

Our masterplanning team includes specialists in public realm, infrastructure, construction, delivery and green infrastructure.

We bring together the best creative and strategic thinkers to consider the client's objectives, the site's physical surroundings, the financial mechanisms, the socio-economic and political factors and the delivery and maintenance of the project.

This collaborative approach applies externally too. For example, we believe that early engagement with local authorities and key stakeholders is highly beneficial in achieving planning consent.

"The One team are a pleasure to work with and show that genuine partnerships between the public sector and private sector can bring real tangible benefits."

**Mike Parker, Director of Economic Prosperity and Place,
Wyre Forest District Council**

THE
PROVING
FACTORY™



PRODUCTIV
INNOVATION PARTNERSHIP



Wyre Forest
District Council



Worcestershire
Local Enterprise Partnership



worcestershire
county council



Architecture

SERVICES INCLUDE:

Option Appraisals

Feasibility Studies

Brief Preparation

Concept Design

Preparation of Planning Applications

Building Regulation Applications

Technical Design and Production Information

Tender Advice and Management

Contract Administration

Construction Monitoring

Commissioning Advice and Support

Project Reviews

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A man with glasses and a beard, wearing a red and white plaid shirt, is crouching on a sandy beach. He is working on a large, curved sandcastle structure. Two young children, a girl with blonde hair in a purple shirt and a boy with blonde hair in a white shirt, are also crouching and working on the sandcastle. In the background, there are two folding chairs with red and white striped cushions on the beach. The beach is wide and sandy, with a low, grassy hill in the distance under a cloudy sky.

Creating buildings

ARCHITECTURE

Fully inclusive 200 bedroom student hotel with 400 seater conference facility, restaurant and ancillary teaching and administration services.

ARCHITECTURE

One designers have created and delivered buildings and environments worth £1.7 billion, with £243 million realised in the last five years alone.

We have established ourselves as a team that can take on the most testing commissions – such as the first UK Dental Hospital to be built in 50 years, which demanded exceptional design flexibility.

Our portfolio contains a remarkable diversity of projects, ranging from hotels and churches to hospitals and prisons; from private homes and industrial units to railway stations and corporate offices.

Whatever the challenge our starting point is always to understand people's needs and aspirations. To do this we build strong relationships with clients, users and communities, ensuring a shared vision and strengthened ownership.

The opportunity to create life-enhancing places is a huge privilege and motivator for our team. Whatever the scale of the project or the nature of the challenge, you can expect our commitment to be total.

“ In my profession it is often said talent may win games but teamwork and intelligence win championships. When it came to delivering my new home I was very lucky to come across the One team. By listening, they fully ‘got’ my ideas and translated them into solutions.”

Sophie Carrigill – GB Woman's Wheelchair Basketball Captain





MAKING AN ENTRANCE

Whether our relationship with a building gets off to a good start or falls at the first hurdle will be heavily influenced by the design of the main entrance.

The front elevation of the Victorian town hall had a simple objective – to impress the humble citizen with its solidity, its unimpeachable authority, and its civic grandeur. An impression reinforced when you stepped inside to be greeted by high vaulted ceilings, marble staircases and yards of dark oak panelling.

Times have changed, and while there may still be valid circumstances where a building needs to impose its presence on those entering it – a maximum security prison being one such instance – much of our design effort goes into making buildings more transparent, approachable and welcoming.

For example, we can use extensive glazing to open up a building's frontage, creating an atrium to give people a preview of the interior so they are not intimidated or confused by the large space when they enter. This technique often works well in headquarters, schools, universities, hospitals, railway stations, and other high-traffic environments.

"One really helped us achieve affordable 'wow factor'. They skillfully combined community aspirations with clinical, operational and investor requirements, putting the finishing touches to an uplifting building which is welcoming, bright and easy to navigate."

**Dr Ann Pursey, Chief Executive,
Birmingham & Solihull LIFT**



Alternative designs for feature corner for Sanctuary Group



“We all know what we don’t like when we see it but sometimes it is more difficult to articulate what we do like or want. The One team are very patient when we are forming a brief and go the extra mile to ensure we are not disappointed by the final result. They always exceed our expectations which is why they are our lead architect for special projects.”

Andrew White, Head of Developments, Sanctuary Group



"We are overjoyed with the new building. I often say to people it was a miracle we had such a good team. Together the developers, designers and contractors have understood the vision that we had for a new church in Sparkbrook and have translated this into building design. And thanks to everyone's hard work, the area has a new church, cafe and facilities which can now serve the local and wider community."

Reverend Canon Steve Simcox



Sparkbrook: Computer Generated Images



Sparkbrook: Completed scheme





“One of their benefits is that they always recognise who is the client and genuinely listen to our views.”

Nick Grey, CEO and Founder, GTECH





Inset: CGI Attwood Green

Photograph of completed scheme



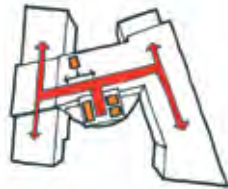
STREET SENSE

Have you ever entered a building for the first time and felt instantly lost? You've probably just encountered some 'unreadable' architecture.

Good signage can be part of the solution – and in many existing buildings it can sometimes be the only option. In new developments though, ease of navigation should be built into the fabric from the concept stage.

Our ideal is that people should be able to 'read' an unfamiliar environment intuitively. One very effective way to help people get their bearings is to incorporate a distinctive reference point that can be seen from all parts of the scheme.

Having an unobstructed view of the basic functions of a building also gives visitors instant reassurance they're heading in the right direction. This can be done by exposing main staircases or using balconies instead of closed corridors.



Reference points can be external or internal.
Exposing main stairs and walkways helps orientation.



Proposed

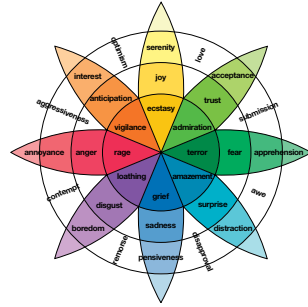


Completed



Yeovil District Hospital Accessibility and Parking Project

DESIGNED WITH FEELING

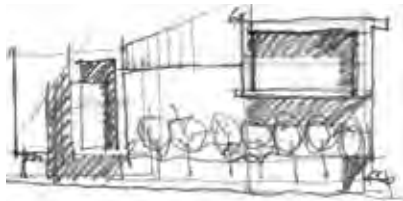


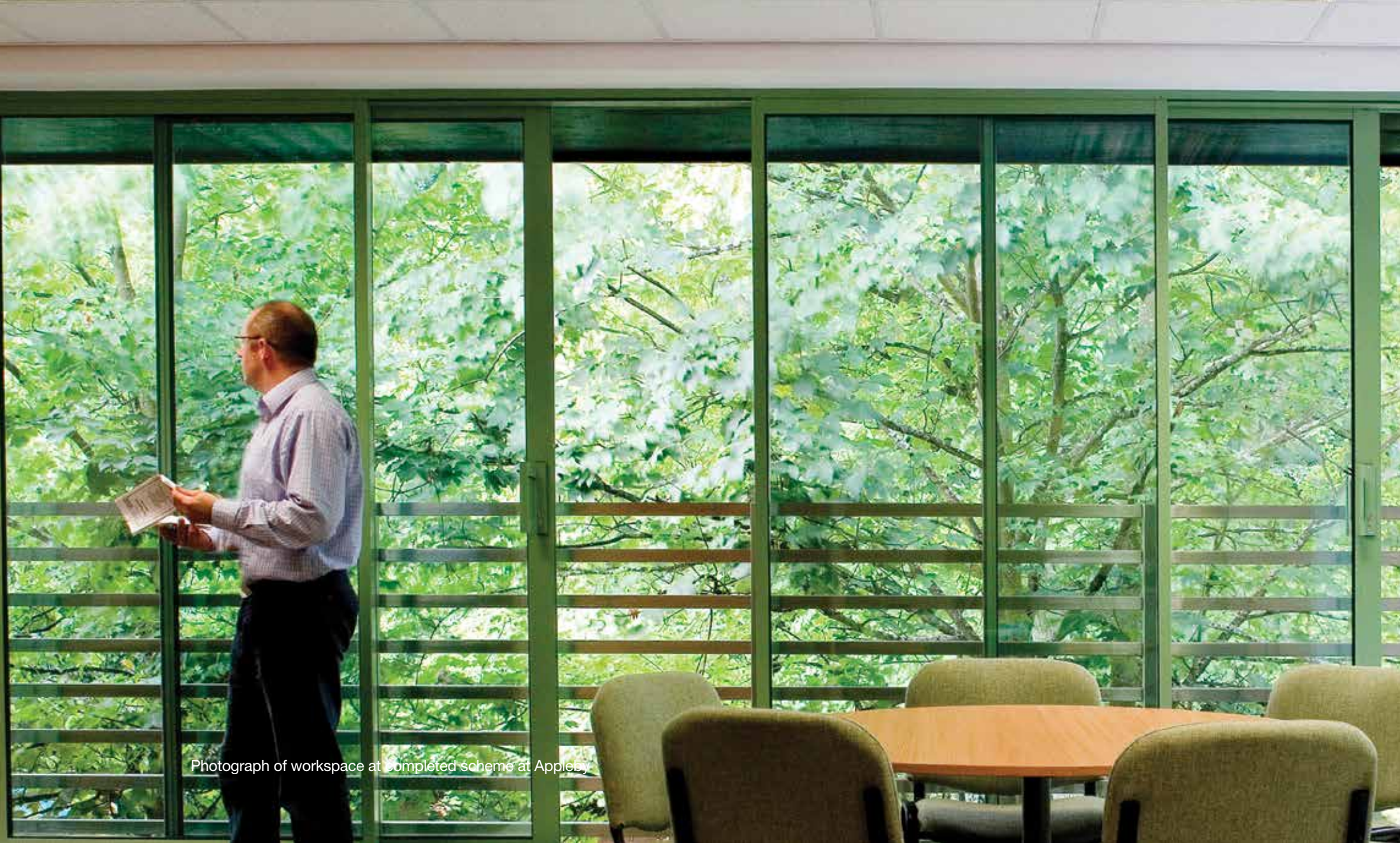
Buildings impact on all our senses, but it's the deeper emotional responses arising from these sensory inputs that are the most powerful and affecting.

The corporate skyscraper with the mirror glass frontage and the imposing double height doors will certainly make you feel small. On the other hand, the abundance of natural light flooding into the public library's reception area is uplifting and calming.

As we move through a building we experience an emotional journey along with the physical one. What's more, when many people are flowing through an environment, their presence will add a further, very powerful, emotional dynamic.

Whether we're designing an office, factory, railway station, church or hospital, we use a range of approaches to improve people's experience. These include reducing potential causes of stress and creating areas where they feel safe and comfortable in both mind and body.





Photograph of workspace at completed scheme at Appleby





DESIGNERS PALETTE

The choice of colour and materials must reflect both client and user requirements and be sensitive to the building's wider context.

Here, stone facings, brickwork and white render are used in two contrasting architectural styles – one for a care home with pitched roof and the other for an office development.



THE EMOTIONAL ENVIRONMENT

When people are vulnerable, their environment becomes especially important. These hospice suites have their own terraces, big enough to take a bed, along with table and chairs. This allows less mobile patients to enjoy the garden views with family and friends, maintaining contact with the outside world. Timber panels ensure privacy and also act as windbreaks.



Stanfield Nursing Home: Designed for quality and comfort

"All individuals I have interacted with at One Design have very clearly sought to understand the needs of the project and not just repeated their own opinions."

Richard White, Owner – Stanfield Nursing Home



Landscape Architecture and Urban Design

SERVICES INCLUDE:

Public Inquiries and Expert Witness

Conservation Area Appraisals

Townscape Assessments

Architectural and Landscape Visualisation

3D CGI and Flyover visualisations

Verified Photomontages

OTHER SERVICES:

Public Consultation + Community

Engagement

Graphic Design

Arboricultural Services

Public Art Co-ordination

Feature Lighting Design

Ground Contamination and Remediation

Garden Design

Landscape Architecture

Site Analysis & Feasibility Studies

Landscape Design Strategies

Health + Well-being Specialists

Green Roofs and Green Walls

Planting Design

Sustainable Drainage

Landscape Implementation

Management Plans

Principal Designers

School Grounds and Sports Fields

Landscape and Visual Impact Assessments

Landscape Character Assessments

Open Space Assessments

Digital ZTV's (Zone of Theoretic Visibility)

A photograph of a large, leafy tree in a forest. Several people are climbing and sitting on the branches. One man is perched high on a branch on the left, another man is on a branch on the right. A woman is sitting on a branch in the center. On the ground, a woman is standing, a man is sitting with a black dog, and another woman is sitting. The scene is lush with green foliage and sunlight filtering through the leaves.

Beyond the boundary

LANDSCAPE ARCHITECTURE
AND URBAN DESIGN



LANDSCAPE ARCHITECTURE AND URBAN DESIGN

“One are one of the best Landscape Architects we have ever worked with”

Karl Parkinson-Witte, Director of Richborough Estates

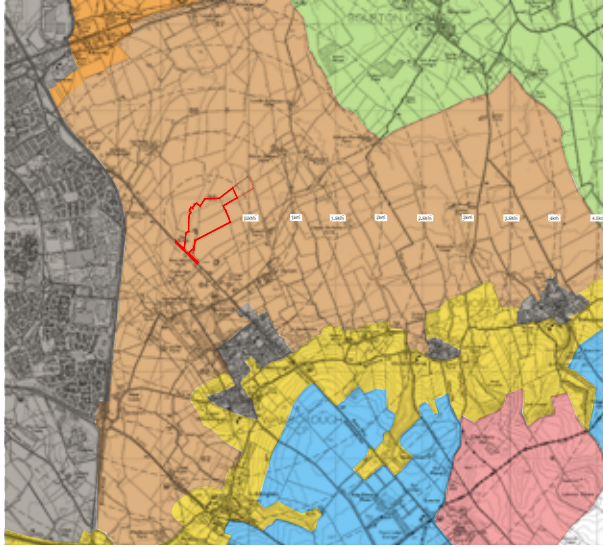


Landscape architecture and urban design encompasses a wide range of skills, from planning and design to scientific research and management.

By enhancing sustainability, public amenity, and local identity, we can unlock a scheme's full potential; ensuring it will win the essential support it needs to succeed and increasing the client's return on investment.

The ability of our design team to think beyond the immediate boundaries of schemes and to bear future needs and changes in mind not only benefits the individual development but often spurs wider regeneration for local communities.

From landscape strategies, public inquiries and landscape visual impact assessments to the detailed design and delivery of creative landscape schemes worldwide, our highly experienced team will give any project a valuable new dimension.



ESP (Essential Supply Products) Malvern. Photomontage of proposed development with roofline responding to the Malvern Hills in the background.

ON YOUR MARKS

One's landscape and urban design specialists provide optimum value from the earliest stage of a project.

Comprehensive landscape and visual impact assessments are embedded at the heart of all our masterplanning commissions, providing a sound basis for design iteration as developments take shape.

This thorough approach is maintained on all projects regardless of their size or progress stage and helps to build trust with clients, members of the design team and local authorities. We regard these relationships to be vital to ensure quality, programme and cost objectives are met. And the success of this philosophy is reflected in high levels of repeat business.

We make extensive use of 3D modelling and perspective renders, along with technically verified photomontages and flyover visualisations. These techniques bring landscape proposals alive for clients and are of particular help when presenting schemes and alternative scenarios to non-specialist groups in workshops and public consultations.



"Our decision to appoint One as our partners in this project recognised their understanding of our brief and the creation of a sympathetic design concept which will hopefully add value to the local area."

Carl Theakston, Chairman, ESP Paper Disposables

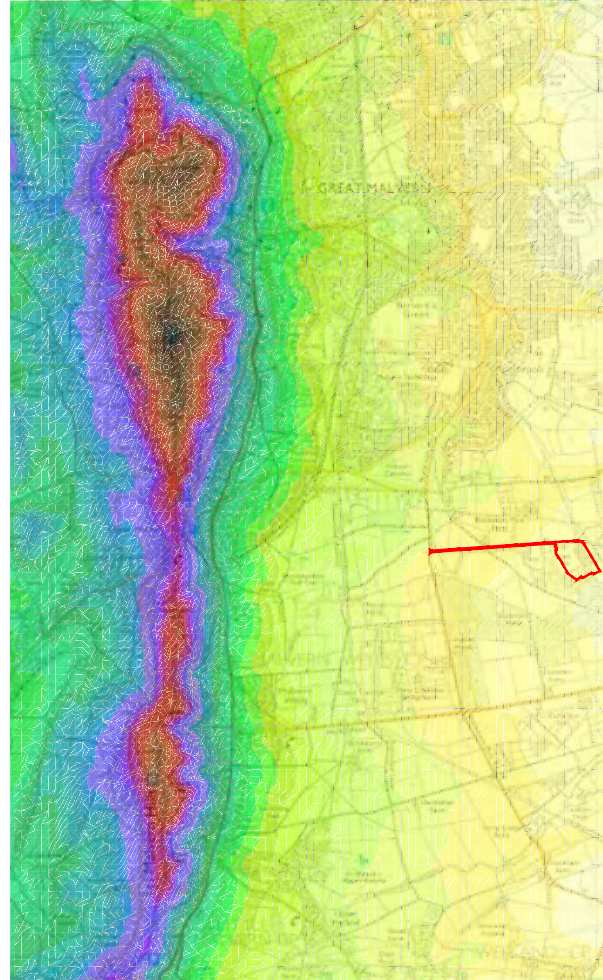
IMPACT INTELLIGENCE



Members of our team have worked on landscape visual impact assessments for some of Europe's largest schemes.

Our LVIA portfolio includes offshore and onshore wind farms, Heathrow Terminal 5, a state-of-the-art animal welfare centre located in the green belt, industrial developments, business parks and numerous housing developments ranging from 60 to 800 units.

We view LVIA as a valuable design tool. By clearly identifying significant effects on the landscape and the visual receptors from a proposed development, we can incorporate measures that will lessen the effects, resulting in a more acceptable and sustainable design.



Depending on the nature of the project, we may also need to assess cumulative effects which can result from incremental changes caused by other past, present or reasonably foreseeable actions.

Whilst LVIA focuses on the visual impact of a proposed development, an environmental impact assessment (EIA) covers many areas including ecology, heritage, noise, waste and water. We often contribute to co-ordinated EIAs and incorporate environmental mitigation measures into our own design proposals.



"The expertise and professionalism of the team at One were fundamental in the charity gaining planning approval, with the key element of the proposal being the landscape design. During construction, One were on hand to ensure that their design was implemented correctly and were always amenable to subtle changes to it, if required by us or the contractor. The completed centre is outstanding and the impact on the surrounding countryside has been minimal."

Simon Price, Chief Executive



Image courtesy of Associated Architects

URBAN BREAKTHROUGH

Ensuring new developments become an accepted part of the local fabric is a recurring challenge for urban designers..

Along with good stakeholder engagement, one of the most effective strategies for establishing a new development is to maintain a sense of place by strengthening visual ties with the neighbourhood. This can be done at masterplan scale by aligning the development with desire lines and landmarks.

At street level, links can be formed by creating new gateways or removing obstacles to give people better visual and physical access to the new scheme. Sensitive use of paving materials, lighting, tree planting, street furniture and bespoke art can further enhance the transformation.

Using techniques like these, the benefits of a new development can extend far beyond its boundaries and be a catalyst for further improvement.

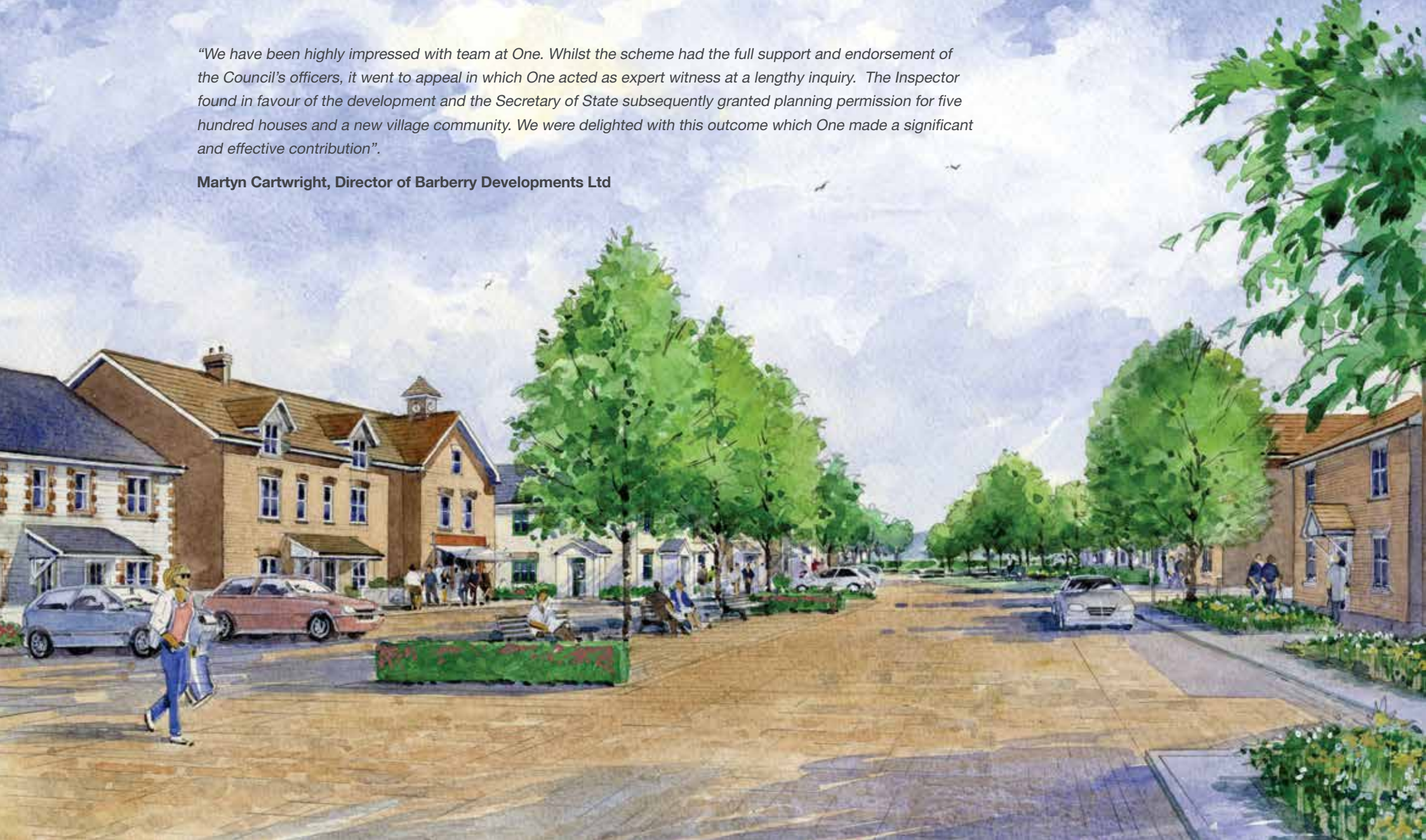
"I personally was most impressed... the first phase at Whitley is a testament of how a vision can be turned into a reality and something that takes landscape to a new level in our portfolio. You had a vision, stuck to it and it has actually been delivered."

John Dodds, Regional Director of St Modwen



"We have been highly impressed with team at One. Whilst the scheme had the full support and endorsement of the Council's officers, it went to appeal in which One acted as expert witness at a lengthy inquiry. The Inspector found in favour of the development and the Secretary of State subsequently granted planning permission for five hundred houses and a new village community. We were delighted with this outcome which One made a significant and effective contribution".

Martyn Cartwright, Director of Barberry Developments Ltd



CREATING PLACES

Our landscape architects and urban designers are skilled at understanding and integrating the myriad features and constraints of a particular site.

Planning issues, ecology, circulation, infrastructure, drainage, visual impacts and economic viability are only some of the facets to be considered in producing a design proposal that is functional, of lasting quality and aesthetically pleasing.

Underpinning every commission, however complex, is a heartfelt aspiration: to create great places where people will want to live, work and visit.



"The landscape architecture team were a pleasure to work with during the IPDSB bidding process for the £190million Midlands School Framework. I have no problem recommending them to any other organisation. Resources, flexibility, quality and commitment were second to none".

David Ellis Construction Director – Midlands BAM Construction Ltd





“Multi-functional use of public realm can provide great benefits ranging from the economic and aesthetic value of attractive areas and streets, to natural, ecological, physical and mental health benefits.”



Roof garden courtyard with car park beneath



INCLUSIVE DESIGN AND DELIVERY

“The results met our highest expectations. The assessment courtyard was particularly well executed and is used often to help patients rehabilitate after life changing events.”

Doug Baker, Head of Capital Projects and Premises Management



PLANTING PALETTE



DESIGN DYNAMICS

While a landscape design may appear finite and fixed, its continuing effects on human perceptions and behaviour are far reaching and dynamic.

A key strength of landscape architecture is its ability to deliver a range of social, environmental and economic benefits simultaneously. When landscape is placed at the heart of the development process there can be advantages for all parties.

Our designers are not simply focused on buildings and sites but on the associated physical framework of streets, squares, parks, gardens and public realm. Their objective is to create spaces that truly enhance the experience and behaviour of those who live in them and use them.

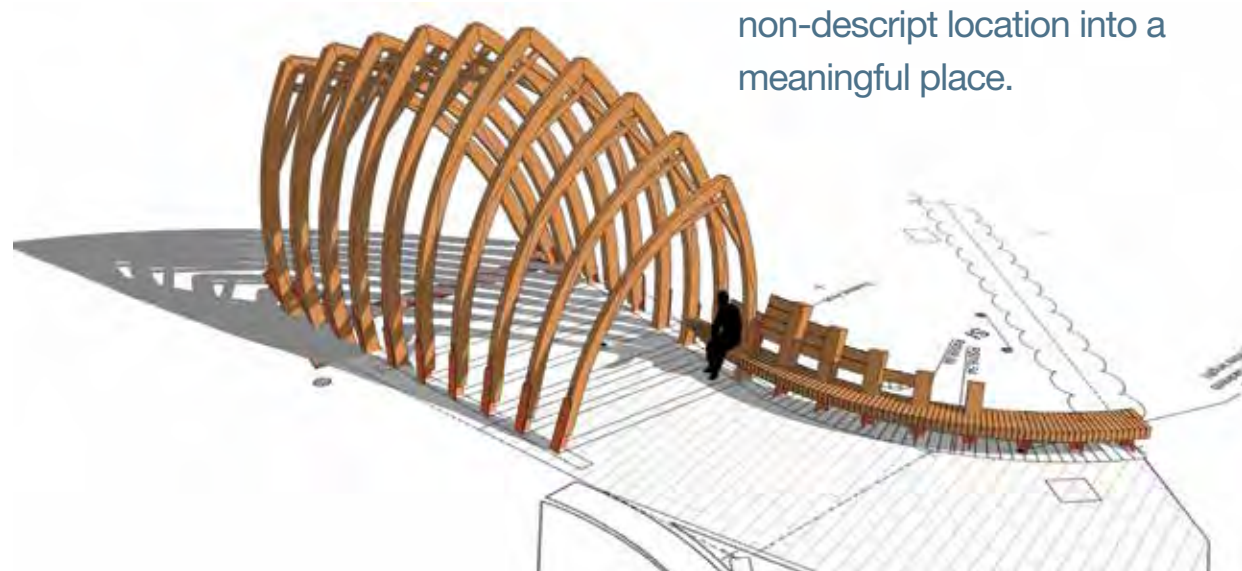
Working throughout the UK and overseas, our team's expertise includes design concept and feasibility studies, site planning, public realm design, open space and park design, art installations, and the administration of design and construction contracts.

We ensure schemes are conceived, designed and delivered on the ground to an exceptional quality. We can also help after completion; assisting clients to comply with any planning or environmental conditions or providing aftercare and management services.

Our landscape portfolio is extensive and includes large new hospitals, schools, business parks, housing, urban neighbourhoods, residential care developments, city parks, rail station forecourts, and highway and waterway infrastructure schemes.



Integrated landscape-led design has the power to transform a non-descript location into a meaningful place.





Primary
Care
Centre

Interior Design

SERVICES INCLUDE:

Feasibility and Conceptual Designs

Construction Documentation and Supervision

Space Planning and Auditing

Wayfinding/ signage strategies

Branding and Corporate Identity

Creative Lighting Design

Bespoke Furniture and Installations

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A photograph of three people in a vintage interior, framed by an ornate border. On the left, a woman with blonde hair sits in a brown leather armchair, wearing a white shirt and dark trousers. In the center, a woman with long dark hair stands, wearing a black ruffled top and dark trousers. On the right, a man with a shaved head sits in a large black leather armchair, wearing a dark suit. The background features several old, painted doors in various colors (yellow, blue, green) and a patterned rug. The entire scene is enclosed within a decorative, ornate frame.

The inside story

INTERIOR DESIGN



Concept image



"We are delighted with what One have helped us to accomplish. Their visions and designs have completely transformed the building and brought a renewed energy to our workplace."

Andrew Baker, CEO and Chairman, Pemberstone Group



Above: Before

INTERIOR DESIGN

Good interior design creates enriching environments which connect people to the spaces they occupy. It adds real value to buildings and is often where clients see the most tangible results of their investment.

The interior of a building has a fundamental influence on how people live, work and feel. Our designers combine expert space planning, wide knowledge of materials and products, and strong artistic vision to create a holistic ambience.

Engaging an interior designer at an early stage will ensure that space, form and functionality are considered from an imaginative perspective. We work alongside architects to ensure that interior aspirations are integrated with the building fabric.

Our experience spans many sectors including healthcare, retail, residential, commercial and hospitality. Whether the project is a new build or a refurbishment, we have the expertise to transform mere spaces into functional and inspiring environments.

Below: Completed scheme



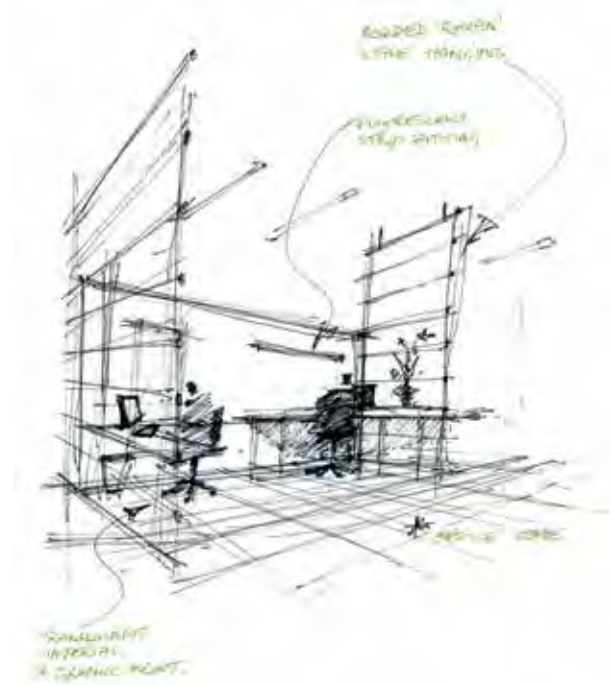
EXECUTIVE DECISION

With more employees spending their working time in offices, the benefits of good interior design are being increasingly recognised by the corporate world.

When a major pharmaceutical group commissioned us to design interiors for three of its offices in the UK, Portugal and France, we wanted to reflect the local environments as well as the values associated with a top level research and innovation business.

For the UK site, we developed a colour palette and finishes that implied qualities such as precision, reliability and quality. Carpets and partition glazing in the main office areas incorporated the DNA double helix, and walls were subtly printed with group values in the form of proverbs.

The open-plan Portuguese offices needed dividing into sections but the air conditioning precluded solid partitions. Inspired by the Portuguese climate, we devised partitions made of giant, white Roman blinds. These moved gently in the breeze, diffusing and reflecting sunlight around the space.



FIRST IMPRESSIONS

Entrance lobbies are often the first physical opportunity for organisations to express their presence and values to visitors. We have designed an extremely varied range of these statement-making yet welcoming interiors.





“One applied intelligent design to a problem we had where we wanted people to talk more but also maintain a level of privacy. The solution is that the screens are not purely decorative. They baffle sound and allow conversations to remain private even in public spaces.”

Client quote – major pharmaceutical company



Completed scheme



Above: Before





"...according to Forbes, Toyota are the 8th most valuable brand in the world and the 11th biggest public company. When it came to the Training Academy design, the One Team completely got our brand image and how to integrate it throughout their proposals."

Client representative - Toyota Financial Services (UK) PLC



TOYOTA





CARING SPACES

We've been part of a quiet revolution in the design of health and social care facilities. Once spartan and soulless, they're now valued contributors to community wellbeing.

Our contribution has centred on designing interiors that overturn people's traditional perceptions of healthcare environments; supporting the drive to change the image of the NHS from a 'sickness' service to a 'wellness' service.

The cold institutional look is gone. In reception and waiting areas we use warm, natural textures and tones with soft yet effective lighting. To make people feel cared for in what can be stressful circumstances, we often use visual cues associated with high quality retail or hotel environments.

In larger community buildings, the introduction of internal streets, complete with cafés and shops, has enabled us to create vibrant interiors that people can enjoy for their own sake when visiting their doctor or accessing other services.

"Whilst no-one wants to be sick, ironically it's the sort of building that people want to be in. Most of the patients come in to see us in our consulting rooms and the first thing they invariably say is: "Breathtaking new building Doctor."

Dr Peter Crouch, Taw Hill Surgery, Swindon



SIGN LANGUAGE

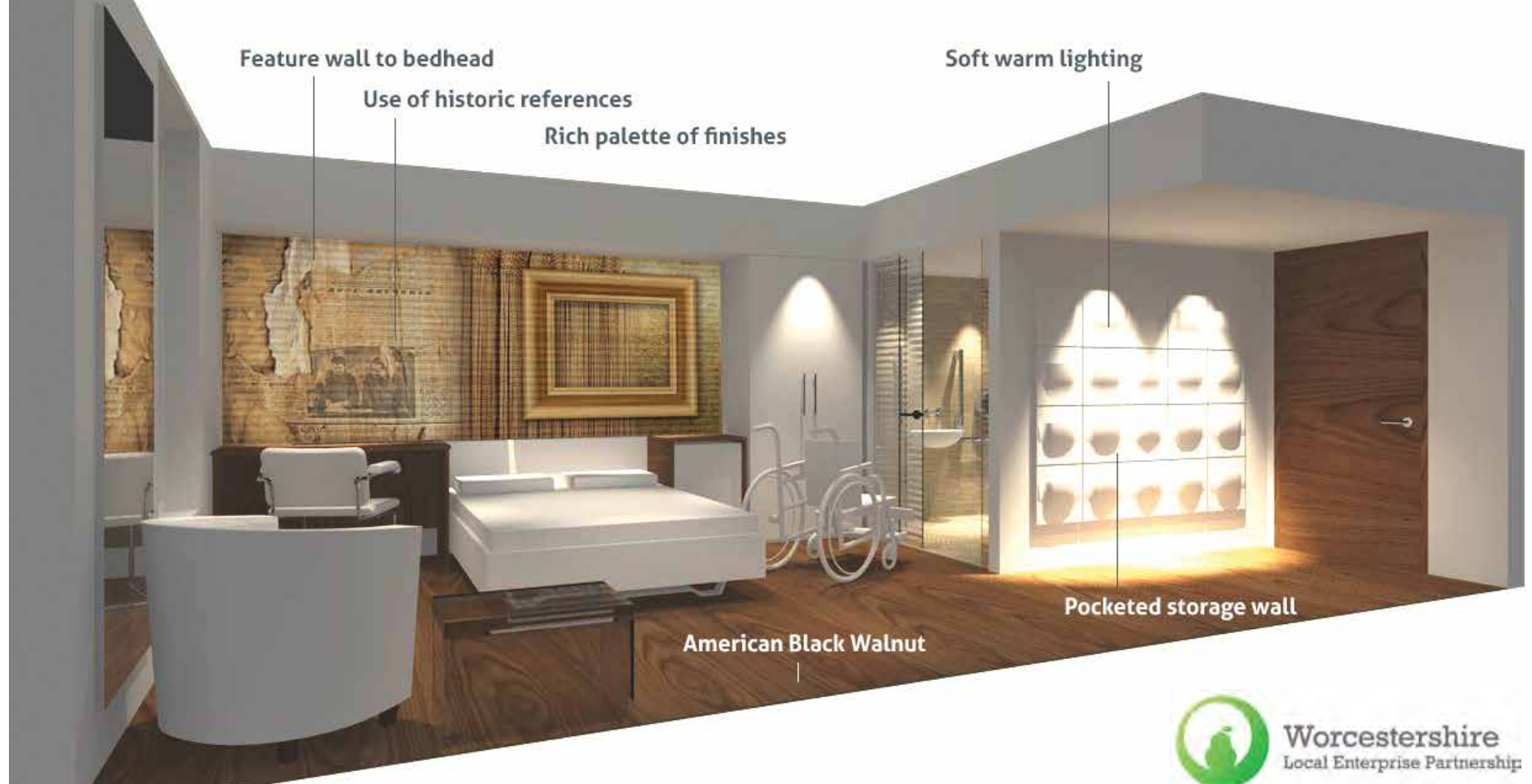
Wayfinding, especially in larger complexes, can be stressful. While our architect colleagues will play their part in making buildings intuitively easy to navigate, we develop effective signage strategies – often using graphics and colour coding – that provide reassurance along with clear guidance.

Bed Hoist (discreetly set in the ceiling)



"Really impressed to see how the size and luxury of a 4 hotel room has been designed to be fully inclusive. Very innovative solution and just what I would expect from One, making this city the most inclusive in the world."*

Gary Woodman, WLEP, Executive Director





BREAKOUT SPACE



ATMOSPHERIC ARTS

Our constant aim is to create a space with a distinctive character which is perfectly in tune with the users and function of the building.

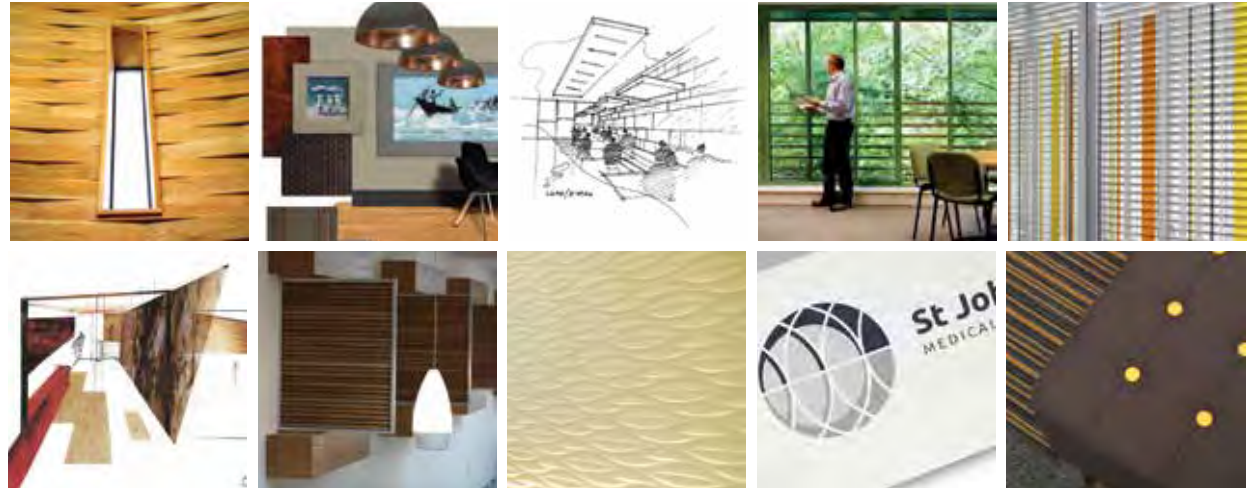
To achieve this, a complete understanding of the requirements is essential. We work very closely with clients to develop the brief in detail and ensure that the results meet their aspirations.

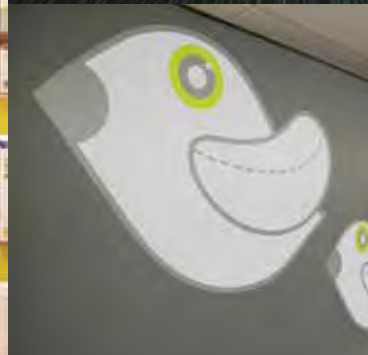
A comprehensive site analysis is essential. This looks at the building's assets and examines stakeholder needs, lighting, space, flow and functionality. Our creative thinkers then add personality and atmosphere through the use of colour, texture, materials and finishes.

We also have wide experience of incorporating branding within settings such as retail outlets and cafés. Here we employ a range of imaginative design techniques to convey the visual identity subtly yet powerfully.

“One really helped us to achieve an affordable wow factor. They skillfully combined community aspirations with clinical, operational and investor requirements, putting the finishing touches to an uplifting building which is welcoming, bright and easy to navigate.”

Dr Ann Pursey, Chief Executive, Birmingham & Solihull LIFT







Hodgehill stairwell and breakout space





snooze
BOX

BRING IT ON!

The advantage of having so many disciplines under one roof means we have no qualms about taking on the most challenging or unusual projects – like this interior for a portable hotel.



“This was absolutely the level of excellence we were looking to achieve by engaging a third party.”

Sam Favager, Development manager, Packaging Logistics Services



WHAT YOU SEE IS WHAT YOU GET

As a BIM (Building Information Modelling) Level 2 practice, we can develop designs from concept through to detailed deliverable stage in a completely secure 3D computer environment. This reduces risk for our clients and also ensures the end result does not disappoint.

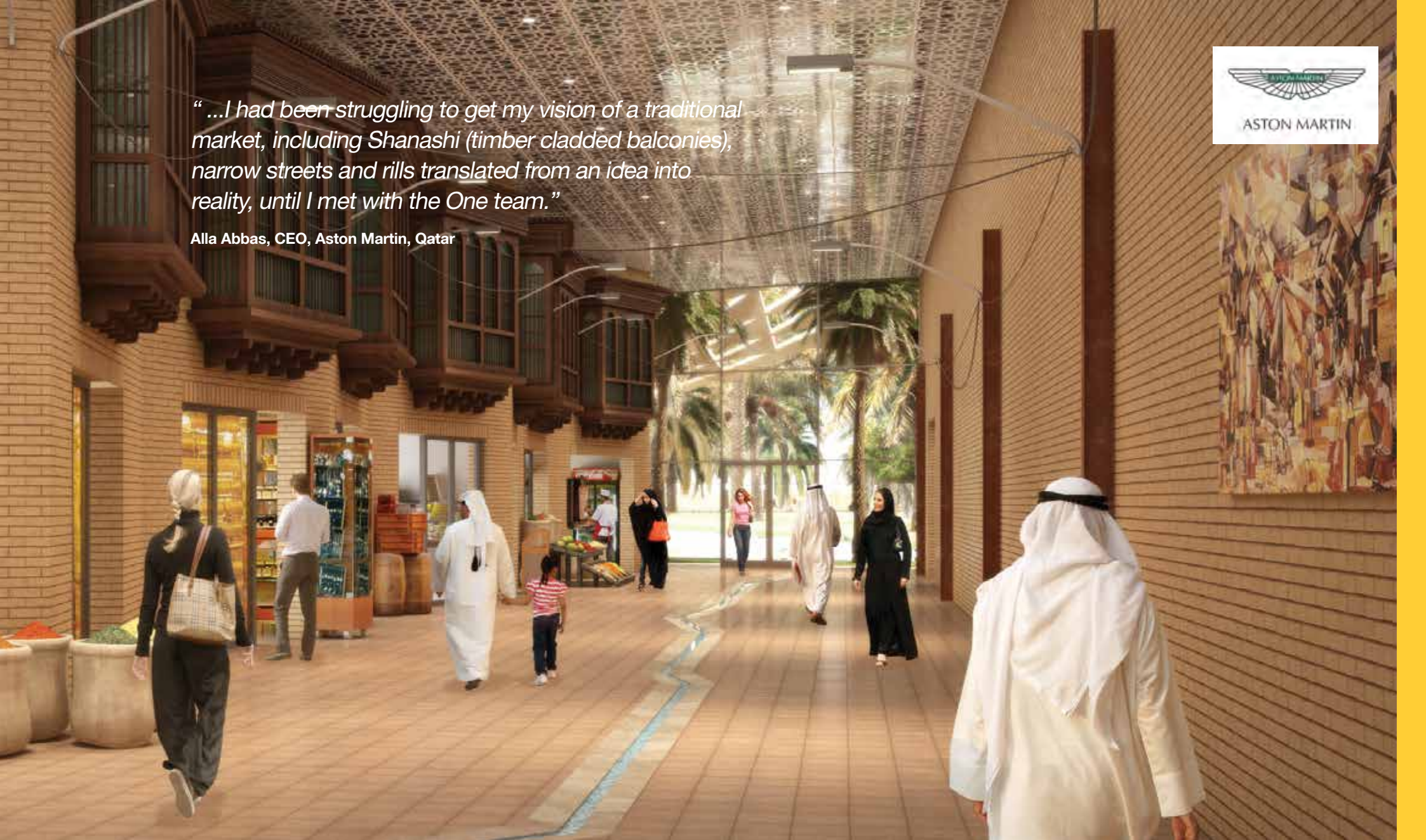


"...I had been struggling to get my vision of a traditional market, including Shanashi (timber cladded balconies), narrow streets and rills translated from an idea into reality, until I met with the One team."

Alla Abbas, CEO, Aston Martin, Qatar



ASTON MARTIN



Mechanical and Electrical Engineering

SERVICES INCLUDE:

Renewable Energy Solutions	Electrical Distribution Systems
Air Conditioning and Comfort Cooling	Lighting Systems
Heating Systems	Security, Access and CCTV Systems
Chilled Water Systems	ICT and Control Systems
Mechanical and Natural Ventilation	Automatic Fire Alarm and Detection Systems
Hot and Cold Water Services	Lightning Protection
Gas/LPG	Thermal Modelling
Above Ground Soil and Waste Systems	Daylight Analysis0
Rainwater Disposal	DEC and EPC Production
Rainwater Harvesting Systems	3D and 2D CAD Production
Smoke Ventilation Systems	Building Information Modelling (BIM)
Power Generation	

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Complete control

MECHANICAL AND ELECTRICAL ENGINEERING



“...the team provided the complete MEP design services from concept to full design for this luxury 138 apartment development. They were excellent throughout. The project involved photovoltaic renewable energy and connection to local district heating network.”

Ansty House, Mill Harbour, London

MECHANICAL AND ELECTRICAL ENGINEERING (BUILDING SERVICES)

We specialise in designing and optimising building services technology – delivering systems that are simple, efficient and effective.

Our engineers are not just interested in pipes, ducts and wires, but in the whole environment: how systems are integrated, how they perform over time, and how people interact with them.

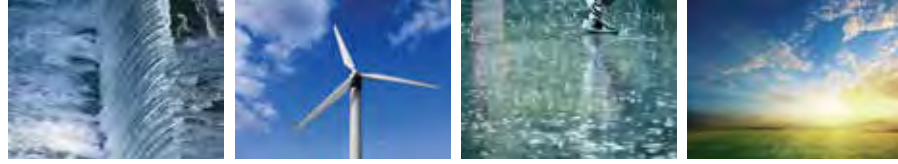
One's expertise spans the full spectrum of building services engineering with particular strength in commercial, hospitality, healthcare, industrial and education sectors.

While we've earned a reputation as skilled problem solvers, our early involvement in a project will ensure many problems never come into existence – always the best solution.

Of equal importance to us is the basic requirement to make the built environment safe and comfortable for everyone. Our focus is always to design functional systems that are cost effective and easily maintained while promoting comfort, health and productivity.



NATURAL TECHNOLOGY



By employing passive design, which works with nature and avoids complexity, services can be more efficient and cost less to install and run.

Good first principle design is our preferred starting point, working with architects and other colleagues to investigate the building's orientation relative to factors such as sun position and prevailing winds. We also model the effects of the building's size and shape as well as its internal configuration.

The glass frontage of this college building was arranged to face due east, allowing the morning sun to preheat the main circulation space and then, in turn, to heat the wings. This 'sunspace' meant a lower capacity heating circuit could be used, resulting in smaller energy bills for the tenants, and a reduced carbon footprint.



City College Birmingham, Sunspace.

“High quality accommodation is vitally important for us. The perception of further education amongst potential students is changed for the better when we can offer them welcoming new buildings like City Academy, Aston. We try to make our buildings unique, and the success of the sunspace contributes to that.”

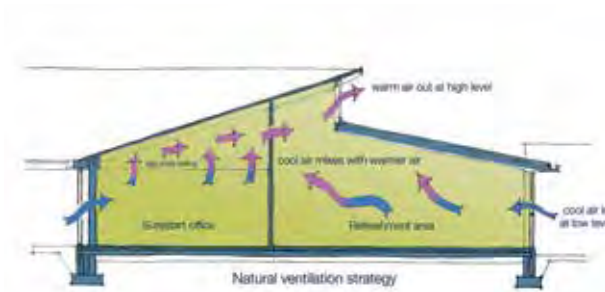
Phil Forrest, Director of Property, City College, Birmingham



"...we were impressed with the co-ordination of services and the intelligent use of space which maximised the available space within the hotel for guests."

SISK, IBIS Hotel, Liverpool





KEEP IT SIMPLE

Where possible we avoid the need for powered extraction by installing precisely sized apertures. This technique creates a natural, draught-free ventilation path, allowing fresh air to flow in at low level through manually opening windows and exit via high level clerestory windows. Atrium air stacks are another effective way to extract warm air.



LIVING DAYLIGHT

Whenever possible, we work with our architectural colleagues to optimise the use of daylight. This offers many benefits to occupants and reduces the cost of artificial lighting. Our engineers will advise on the best positioning of windows and rooflights, along with systems to control heat and glare.



The image shows a bright, modern hospital interior. On the right, a large, multi-story glass wall with dark frames offers a view of the outside world, including greenery and other buildings. To the left, a curved walkway with a glass and metal railing leads upwards. The ceiling is white with recessed lighting and ventilation grilles. The floor is made of light-colored tiles.

“The state-of-the-art new building will transform the Church Road site, creating a major new centre for health and wider care services for the residents of Tranmere and Birkenhead. It will also once again put this important site at the heart of the community.”

Doug Baker, Head of Capital Projects and Premises Management, NHS Wirral - St Catherine's Health Centre



MAKING YOUR OWN

Generating your own low carbon energy on-site is becoming an increasingly viable proposition. So what are the options?

There are many, and the choice is made even harder by the fact that energy technologies are developing rapidly, along with their relative costs and payback calculations. For example, the production cost of photovoltaic panels, once regarded as expensive, have continued to fall and recent advances promise further improvement.

'Free' energy is always a good starting point. Solar thermal panels, for instance, use the sun's heat to provide up to around half of a building's hot water requirements. Ground coupled systems capture the heat stored in the earth or in water and transfer it via a heat pump into central heating and hot water systems.

If you're in a location fortunate enough to have adequate wind speeds or a fast flowing watercourse nearby, a wind turbine or hydro-power generator may be a feasible way of tapping into these natural sources..



Functional plant room, demonstrating a considered and logical approach

“...an award winning 105 bedroom extension to a dilapidated Grade II Listed building. Sustainable details from the MEP team included high efficiency chilled water heat pumps, amongst a host of other sustainable features. All helping to reduce the long term running costs of the hotel.”

Colin Mountain, Hitchman Stone Architects



Photograph courtesy of Hitchman Stone Architects



Macaulay Walk, Clapham Old Town, London



Hampton by Hilton - Luton



Energy produced from renewable biofuels and biomass can be carbon neutral as the amount of CO₂ released in generation is similar to the amount absorbed while the energy source was growing. Pellets manufactured from timber waste are particularly useful as they burn efficiently and can be fed to the boiler automatically.

The boiler itself is increasingly likely to be a combined heat and power (CHP) unit. These generate heat and electricity in one efficient process and can serve a single development or, if local circumstances allow, be scaled up to provide district or community heating, with heat distributed using piped steam or hot water.

Fuel cell technology offers another approach, generating heat and power from a variety of fuels without combustion and producing zero emissions.

While each of these technologies offers benefits, a whole system approach that is site specific and takes into account the long-term goals of the client is the best way to ensure success.



KEEPING THE SCORE

Assessing a building's environmental performance in a consistent and meaningful way used to be a thorny problem – until the introduction of BREEAM.

The Building Research Establishment Environmental Assessment Method is a wide-ranging standard developed to encourage the incorporation of the best environmental practice in buildings.

Performance is assessed under ten categories of sustainability, each comprising a number of issues. Each issue has a target designed to mitigate environmental impact. Credits are awarded against each target and added to give a total score.

Comprehensive BREEAM assessments are carried out at the design stage and again at the post-construction 'as-built' stage when a final certificate is issued.

“One’s building services team was tasked with achieving efficient sustainable solutions on a number of our schemes. Their designs achieved this without the use of additional technology - reducing installation time and capital purchases.”

Charles Taylor, Project Manager, Bromford Extra-Care

Bromford.



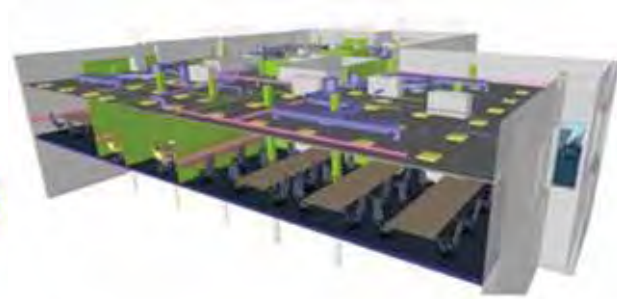
Balfour Beatty

“The One team were proactive in developing the customer requirements and integrating building services into the project. The normally difficult negotiations with the statutory bodies were carried out efficiently and painlessly.”

Bill Kingwell, Regional Managing Director, Mansell - Sustainable Social Housing

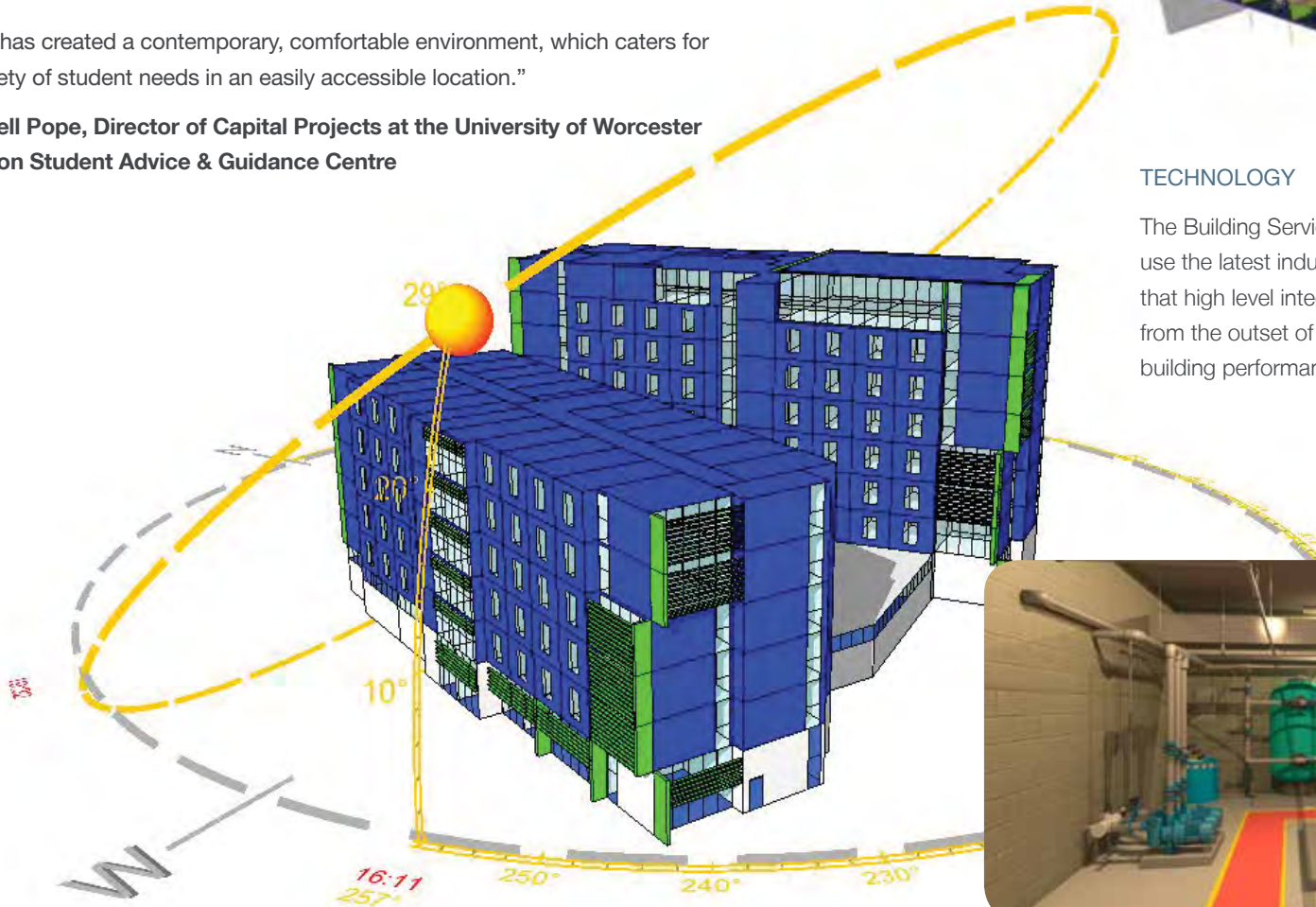
“One has created a contemporary, comfortable environment, which caters for a variety of student needs in an easily accessible location.”

Russell Pope, Director of Capital Projects at the University of Worcester
Peirson Student Advice & Guidance Centre



TECHNOLOGY

The Building Services team are BIM AP accredited and use the latest industry standard technology. This ensures that high level integration with other disciplines occurs from the outset of the project, resulting in optimum building performance.





Hilton Heathrow T5

"It was a pleasure working for SISK contractors on this prestigious scheme. The total MEP contract value was £6million with £1million just for feature lighting. The results speak for themselves"

**MEP Principle Engineer
Marcus Spencer**

Civil and Structural Engineering

SERVICES INCLUDE:

Structural Advice, Guidance and Design

3D Structural Analysis

BIM Modelling & Integrated Design

Highways & Drainage Design

Earthworks, Including Ground Stabilisation & Volume Calculations

Vehicle Tracking Analysis

Construction & Site Supervision

Detailed Component Design



Guiding Force

CIVIL AND STRUCTURAL ENGINEERING



CIVIL AND STRUCTURAL ENGINEERING

We provide the expertise our clients and professional colleagues need to create innovative, economical and robust buildings and infrastructure.

Involving us at the pre-concept stage can pay dividends by opening up new design possibilities or rapidly setting achievable design parameters. But whenever we join in, you can expect an enthusiastic and proactive approach to your project.

Our in-depth knowledge of materials, methods of construction, and how buildings get built, has been honed by years of practical experience. We have completed a diversity of projects: from small building extensions to huge multi-storey structures, and pretty much everything in between.

We relish the challenge of making structures that are not only lighter and less greedy with materials, but also elegant, efficient and easy to build. That's not just good for budgets; it promotes sustainability and is better for the local environment.



BDH Atrium during construction.

“Scientists investigate that which already is;
Engineers create that which has never been.”

Albert Einstein





BDH atrium at completion.

SUSTAINABLE, SENSITIVE & SOUND

The new offices for Gtech, a leading manufacturing and technology innovator, presented us with an interesting challenge – hide the building.

With our team's considerable expertise in concealing structures of all kinds, we understood the requirements precisely and worked with the landscape team to create a sustainable building that respected its surroundings.

For example, we helped to develop a sustainable site-wide drainage system that allowed the surrounding landscape to flourish, while minimising impact on the existing sewer network.

And by modelling the site in 3D, we were able to calculate 'cut & fill' volumes very accurately. This gave the client budgetary peace of mind, and provided the architects with a technically sound solution to dealing with varying site levels.

During the construction phase, we will be providing our expertise on-site to help the contractor manage the build efficiently and control costs,

Speller Metcalfe

*"One always provide
robust, considered
and deliverable solutions"*

James Speller,
**Director of Strategic
Development**





ELEGANT SPACE MAKING

The design of the four storey, state-of-the-art Biddulph Primary Care Centre in North Staffordshire demanded considerable ingenuity.

The doctors' surgery and medical facility had to be built on a site with awkward levels and a car park in constant use; car parking had to extend under the structure to achieve the necessary spaces; and the client wanted the building to achieve a BREEAM 'Excellent' score for its environmental performance.

We used a variety of structural approaches including exposed steel columns and cruciform supports to carry the upper floors, and hidden Vierendeel girders in the connecting bridges. This ensured the building functioned as the client wished while remaining true to the architectural concept.

Other contributions included configuring the internal beams to allow complex internal service routes to run efficiently; designing many cantilever structures around the building; and providing an impressive atrium for the patients' waiting area.

"We found the engineering team at One to be very pro-active as opposed re-active. They are a really good team to work with and the building is now very much valued part of the community."

Seddon

Matthew Sorrigan , Business Development Manager





INSPIRATIONAL, COMFORTABLE AND FLEXIBLE

A local regeneration landmark, the Attwood Green Health Centre had to inspire community pride, provide an excellent patient experience and adapt to changing needs.

Located in a prominent position on Birmingham's Bath Row, the contemporary design of the six-storey health centre and the materials chosen create a clear perception of the quality of care patients can expect.

The project was a classic illustration of the benefits of integrated working and involved One's structural engineering, architecture, building services, landscape architecture and interior design teams.

By using a column free design, we made waiting areas open and spacious for patients. And the impressive five-storey atrium, plus some thoughtful colour coding, makes the building easy for them to navigate. A water theme and community artwork also help to create a relaxing environment.

Ducts for natural ventilation were incorporated within the framework during construction and, together with shading fins on the side of the building, help to keep the environment cool and comfortable for patients and staff without the need for costly air conditioning.

The minimal use of columns in the structure has other advantages too. Many of the centre's rooms are formed by partition walls arranged on a grid system. These can be moved easily to allow the spaces to grow, contract and adapt to the future needs of tenants.

"The willingness and acknowledgement of contractor requests with regards to design change and collaborative planning made a refreshing change and played a large part in the successful completion of St.Johns House Medical Centre."

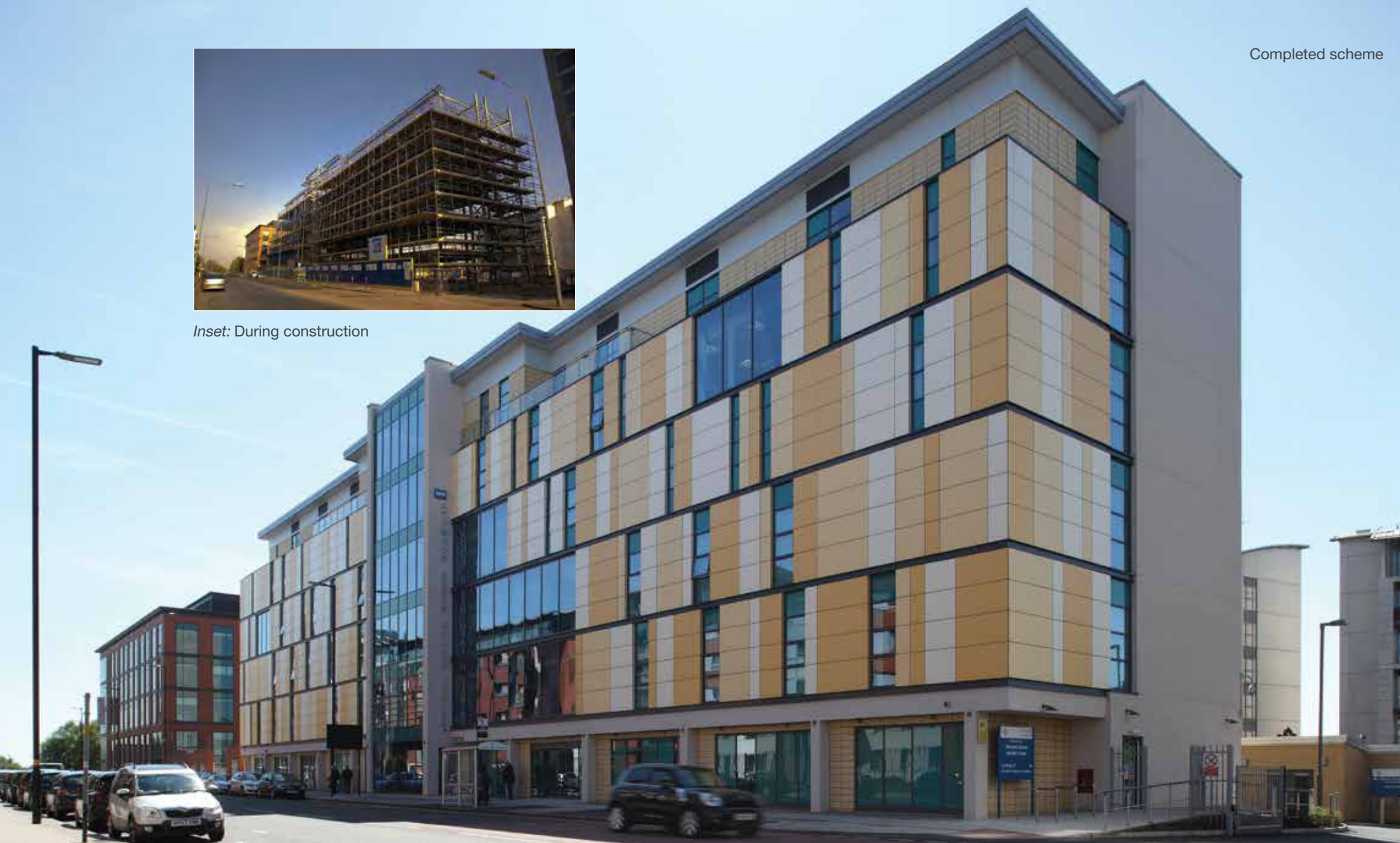
Stuart Perkins, Project Manager – Thomas Vale Construction



Completed scheme



Inset: During construction





“One’s collaborative and proactive approach to problem solving meant their specialist engineers and technicians were an integral part of the design team working with the clients’ lead designer to develop solutions with completely new types of modules. Their team’s technical know-how and ability to meet tight deadlines was critical to the success of the project.”

**Nick Williams at Unite Modular Construction,
Specialist Modular Contractor for Butlins The Wave Hotel & Apartments in Bognor Regis**

WAVE FORMS

Designed to mirror the shape of a cruise ship, the Wave Hotel used advanced modular structures to achieve an efficient build, high quality accommodation and reduced running costs.

Our team worked on behalf of Unite Modular Solutions Ltd as superstructure engineers for the Wave project, collaborating with the main contractor McAlpine and the hotel owner Butlins.

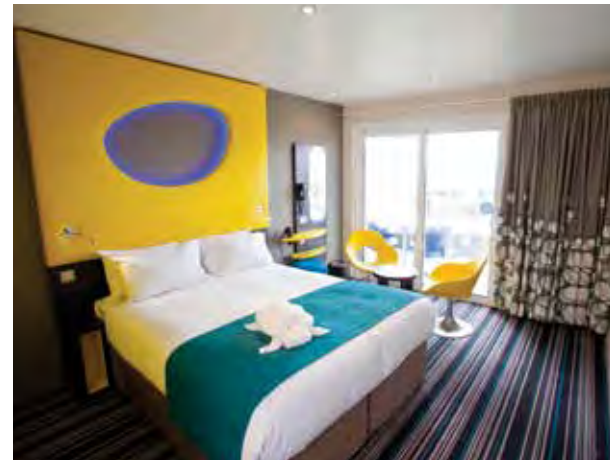
Wave features multi-sided accommodation modules with luxury fit-outs and structural interfaces. Its distinctive facades carry gently curved, ocean liner style balconies – a fitting tribute to the seaside landscape.

Each module was made off-site with all the services, including plumbing and electrics, incorporated from the outset. This enabled simple connection on-site with modules ready for occupation.

Using our integrated design experience we were able to act as a technical interface between all parties and respond rapidly to design issues. This included liaising directly with the subcontractor for lifts and staircases and managing the design of the steel frame, saving the client time and cost.

Our team’s extensive experience of modular design also allowed us to contribute innovative solutions. For example, we developed a new way of combining modules. This reduced the number of crane lifts needed on-site and consequently lowered construction costs.

Some benefits were realised after construction. Carefully controlled factory production enabled each modular unit to be manufactured to fine tolerances; resulting in improved airtightness and lower energy consumption for the completed building.





"The service from the Structural team is always very professional and uncomplicated. The ad-hoc nature of this scheme has tested the flexibility of both parties with good results."

Stuart King – Butlins, Bognor

INTEGRATION IN ACTION

The Birmingham Dental Hospital & School of Dentistry illustrates how BIM-enabled integrated working can solve complex design problems.

Throughout the project, we were able to overcome significant design and construction co-ordination issues by simulating them within the 3D design software. For example, our drainage strategy had to take into account the site levels, a nearby river and the client's need for on-site storage.

We designed piled foundations (totalling 762 piles), retaining walls, and undercroft car parking as well as specifying major ground improvement works on two different levels.

Using post-tensioned slabs, we maximised column spacings to suit both internal constraints and car parking bays. Early collaboration with the building services engineers allowed us to accommodate slab penetrations within the design.

The two separate wings of the building created a 24m high internal atrium, which we bridged across with steelwork and cast-in fixings to minimise drilling on-site.



Most satisfyingly, our proactive, BIM-focused approach to the design process ensured site problems and queries on this £34M hospital project were virtually eradicated.



Holiday Inn, Commercial Road, London



Project Management

SERVICES INCLUDE:

Risk Management

Project Planning and Budgets

Value Engineering

Procurement and Contract Advice

Project Feasibility

Design Team Selection

Tender Negotiation

Contract Administration

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In Safe Hands

PROJECT MANAGEMENT



Birmingham Dental Hospital during construction and inspection

“I would like to say a huge thank you to One for producing an excellent project in such a short space of time. Everything from the original budget estimates to the contract documents and contract administration, was handled with care, consideration and professionalism.”

Stephen Hinckes, Senior Project Manager, BPCSSA Estates Department



PROJECT MANAGEMENT

Commissioning a major project needs careful management to stay on brief, on programme and on budget. Our project managers take the load, freeing clients to devote more time to their other responsibilities.

Many of our clients are not professional developers, they are individuals or companies who may be undertaking a new construction, refurbishment or landscape project for the first time. They can now engage One Project Management as a standalone or integrated service, benefitting from the experience of a dedicated expert to oversee and de-risk their scheme.

The project manager will take the clients brief; agree and manage the programme; help develop a phasing strategy; advise on procurement and tendering; select, appoint and manage a contractor where required; administer contracts; co-ordinate with stakeholders; and advise the client on any regulatory approvals needed for the work.

When also employed as the Design Team Leader, the project manager provides a single point of contact and responsibility for the design and development process; liaising with different in-house or external teams to monitor progress and deliver results, while all the time giving the client peace of mind.



“All individuals I have interacted with at One Design have very clearly sought to understand the needs of the project and not just repeated their own opinions.”

Richard White, Owner – Stanfield Nursing Home

BENEFITS OF PROJECT MANAGEMENT

Engaging a One project manager brings clients many advantages including:

Reduced time commitment

By having a single point of contact for all aspects of their development, clients can be involved and informed about the progress of their project without investing their own time in overseeing day-to-day operations

Meeting tight timeframes and budgets

With experience in delivering a vast range of projects from concept to completion, One will work with clients to keep programmes on track; avoiding the costs and inconvenience that can be caused by missed deadlines.

Meeting regulatory requirements

Major construction projects are subject to many legal and contractual obligations. One project managers are expert in administering contracts and will ensure all the necessary standards and legal requirements are strictly adhered to.



EMPLOYMENT OF OTHER PARTIES

If required our project managers can handle every aspect of employing other parties on behalf of clients. They can commission surveys and scope the service required, shortlist suitable companies or consultants, prepare tender documents, lead interviews, carry out evaluations and make recommendations.

COST CONTROL

The ability to predict final costs is an important factor in any development. One works very closely with external consultants or the client's own team to provide realistic costs at each stage.



Principal Designer

SERVICES INCLUDE:

Client reporting

Foster co-operation between all parties

Plan, manage, monitor and coordinate the pre-construction phase

Eliminate or control risks

Pre-construction information collection and issue

Advising the client on the suitability of the construction phase plan

Liaise with and assist the Principal Contractors during the construction phase

Review of the health and safety file through to completion

Assessment of suitability of Designers, Tendering Contractors of the lowest
or preferred Principal Contractor

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PRINCIPAL DESIGNER

With health and safety inherent in our design approach, we welcome the introduction of this new role to the industry.

The latest iteration of the Construction Design and Management Regulations that came into effect on 6th April 2015 has replaced the role of CDMC with the new function of Principal Designer. We see this as a positive development since it brings this key project responsibility within the designer's remit.

Our extensive knowledge and experience as CDM co-ordinators means we have well-established procedures in place to integrate comprehensive risk management at every stage of a project – from concept to completion. As a result we can provide the Principal Designer service to clients effectively and economically.

“The early involvement of a CDMC was critical to safely keeping the pool operational throughout our re-roofing project. By eliminating potential health and safety issues during design, as well as overseeing and managing the construction process, One ensured a seamless delivery, keeping this vital community asset operational for local schools.”

Ian Thompson, Chairman, Worcester Citizens' Swimming Bath Association



Building Information Modelling

SERVICES INCLUDE:

- Supply Chain BIM Competency Assessment
- BIM Implementation Plans
- BIM Manager services
- BIM co-ordination, and support
- Evaluation of BIM deliverables, strategy, support, and documentation
- OIR (Organisational Information Requirements) evaluation, support and documentation
- EIR (Employers Information Requirements) evaluation, support and documentation
- Space Management requirements for FM
- Asset Management requirements for FM
- 3D modelling, data attributing, clash detection, and resolution
- Production of information to support 2D, 3D, 4D, 5D, 6D, 7D and 8D workflows

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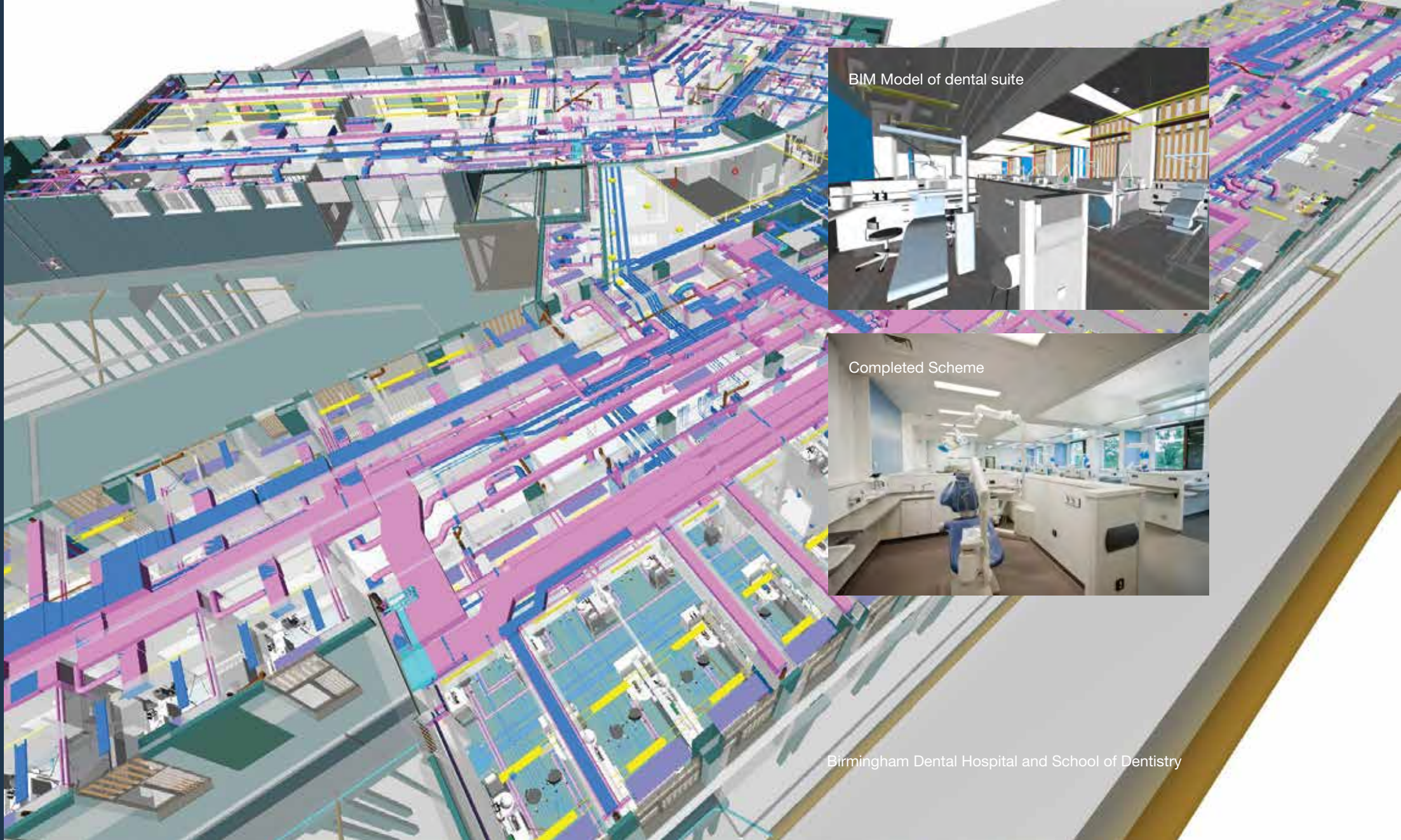
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BIM –

INFORMATION MANAGEMENT



BIM Model of dental suite



Completed Scheme





At One, BIM also means "Better Information Management"

Jason Whittall , Director (Architecture & BIM)

BIM

Building Information Modelling has been hailed as the future of intelligent building design – and One’s experienced designers were early adopters.

BIM provides a means of creating and managing virtually every detail of a building’s design and engineering in a three-dimensional model which can be shared by multiple authorised users. It offers huge benefits to clients, design teams, contractors and many others.

Each of our disciplines works on commissions within a fully integrated BIM Level 2 workflow. The result is a unified and highly collaborative approach to building design with the client’s project as the common focus.

Where we are employed as the full design team, any legal ‘model ownership issues’ are avoided because all our disciplines work in the same software, to the same protocols, and within the same studio location.

At One we believe a fully integrated practice is the most effective way to deliver fully integrated BIM and it is a core business activity that drives our creative output.

BIM EXPERTISE

Our leading BIM practitioners have years of experience in delivering projects within a BIM workflow and hold industry qualifications such as RICs Certified BIM Manager and BRE BIM Accredited Professional.

They review each project at the outset to formulate a BIM Execution Plan. This establishes the most appropriate means of delivering timely, quality information to all who rely on it. Each project is assigned a dedicated BIM Co-ordinator who assists with information management, model auditing, technical support, and clash detection.

The One Quality Assurance system requires incoming and outgoing project documents to be held in a centrally managed location. This ensures the status of all data is understood by all users for the duration of the project. Having a QA system that mirrors our BIM workflow makes the management of information highly efficient.



“TIME IS RUNNING OUT...”

All centrally funded UK government contracts from 2016 must be to BIM Level 2”



Rathbone Square

Image courtesy of Great Portland Estates/ Make Architects



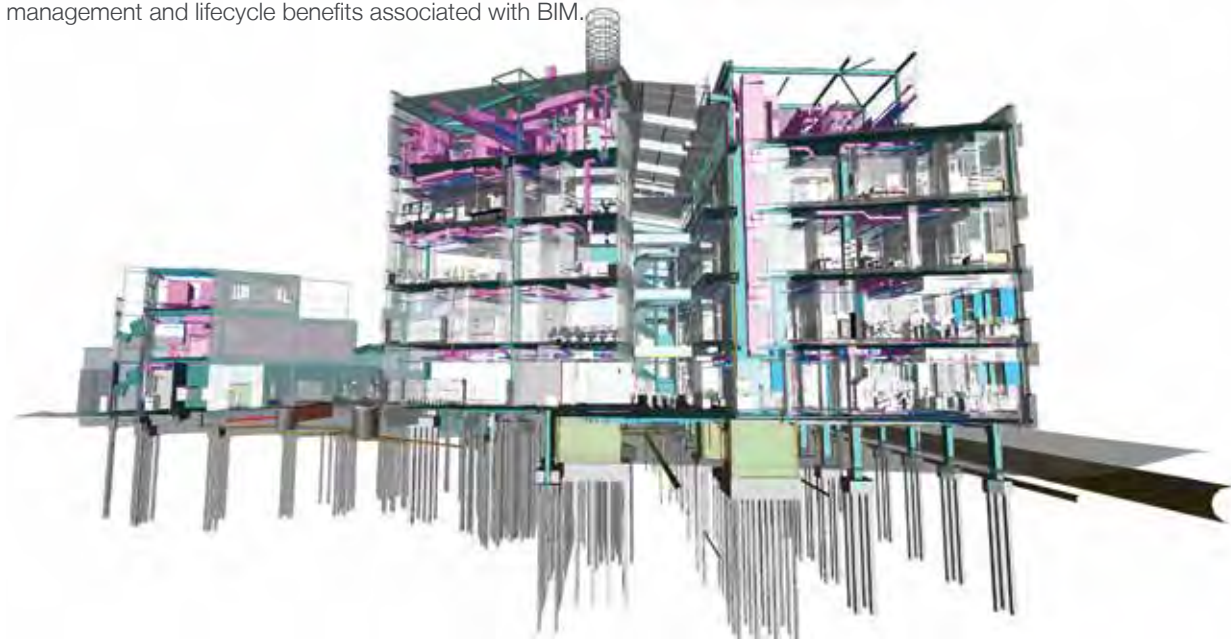
Clash detection within the federated model
produced by One

BIM FOR CLIENTS

We provide clients with all the expert support they need to realise the benefits of utilising BIM.

A project created within the BIM environment allows both the client and user teams to become more involved; make better-informed decisions during development and construction; and to access the longer-term facilities management and lifecycle benefits associated with BIM.

PAS1192-3 requires designated employers to provide documentation which will determine the Information outputs for the project. One specialist can help to develop clear, concise and usable Employer's Information Requirements (EIR), which will allow the project delivery teams to provide better and more effective responses.



A scheme developed using BIM can be visualised at an early stage, giving owners, operators and users a clear idea of the design intent and an opportunity to contribute to it – often improving the outcome. 3D visualisation is of particular benefit to non-technical audiences, allowing them to interact more enthusiastically with the design process as the brief evolves.

Crucially, BIM avoids the 'massive data loss' which occurs with traditional, fragmented development methods. Owners and operators are able to benefit from accurate, relevant information about their asset via the BIM 6D phase. This can be used throughout a building's lifecycle to reduce costs, increase efficiency and improve decision making.

"We engaged One due to their methodical approach, and extensive experience in delivering BIM Level 2 projects, with the added reassurance that the project leader is a RICS Certified BIM Manager, and project staff are BIM AP qualified. In order for us to undertake works on this prestigious project, we had to provide BIM deliverables as part of our offer to Lend Lease, and One are undertaking this aspect of works on our behalf to enable us to work in partnership."

Steve Pollard, Director of Sherlock Interiors Contracting (Rathbone Square)

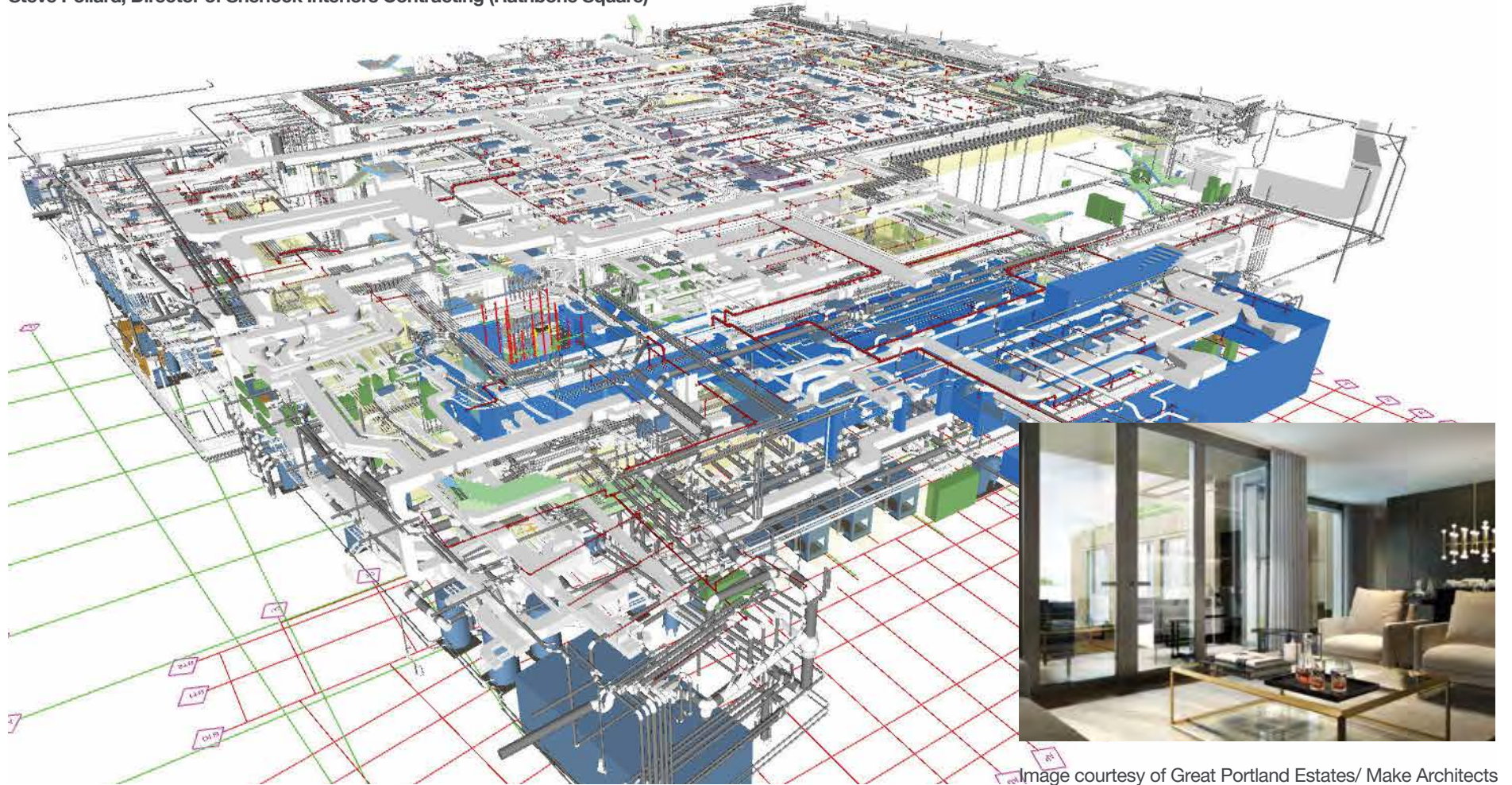


Image courtesy of Great Portland Estates/ Make Architects

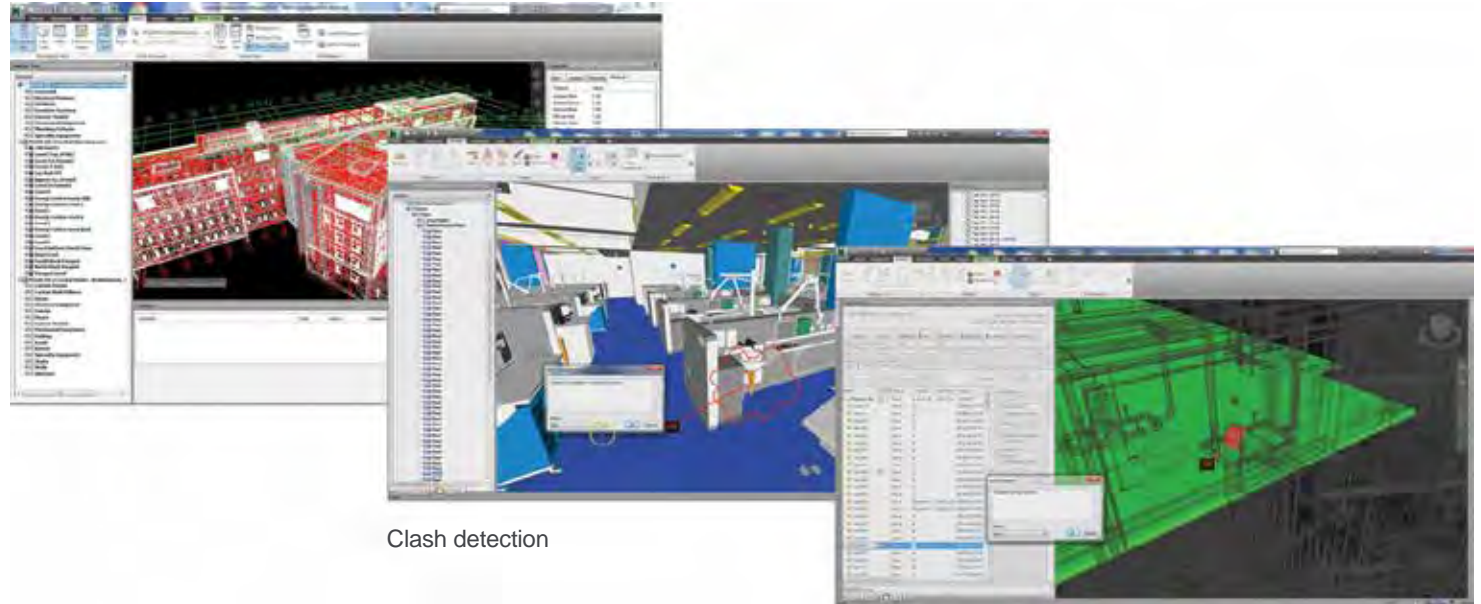
BIM FOR CONTRACTORS

Contractors can gain major advantage from BIM. Our experienced staff can help them navigate its complexities and simplify its application to their business and operations.

From 4D time linking, 5D Quantity Take Off, and 6D Field BIM, through to data management for client-driven FM Information Requirements, our BIM managers can help contractors interpret Employers Information Requirements (EIR) and implement procedures to deliver them as efficiently as possible.

As the industry's understanding of BIM matures, the wide variety of BIM 'EIR' can be confusing for contractors and subcontractors seeking the best ways to meet them. Our BIM managers work with contractors to enhance understanding, challenge requirements when necessary, and produce protocols and strategies for delivering the correct information to the client efficiently – while bringing benefits to the contractor along the way.

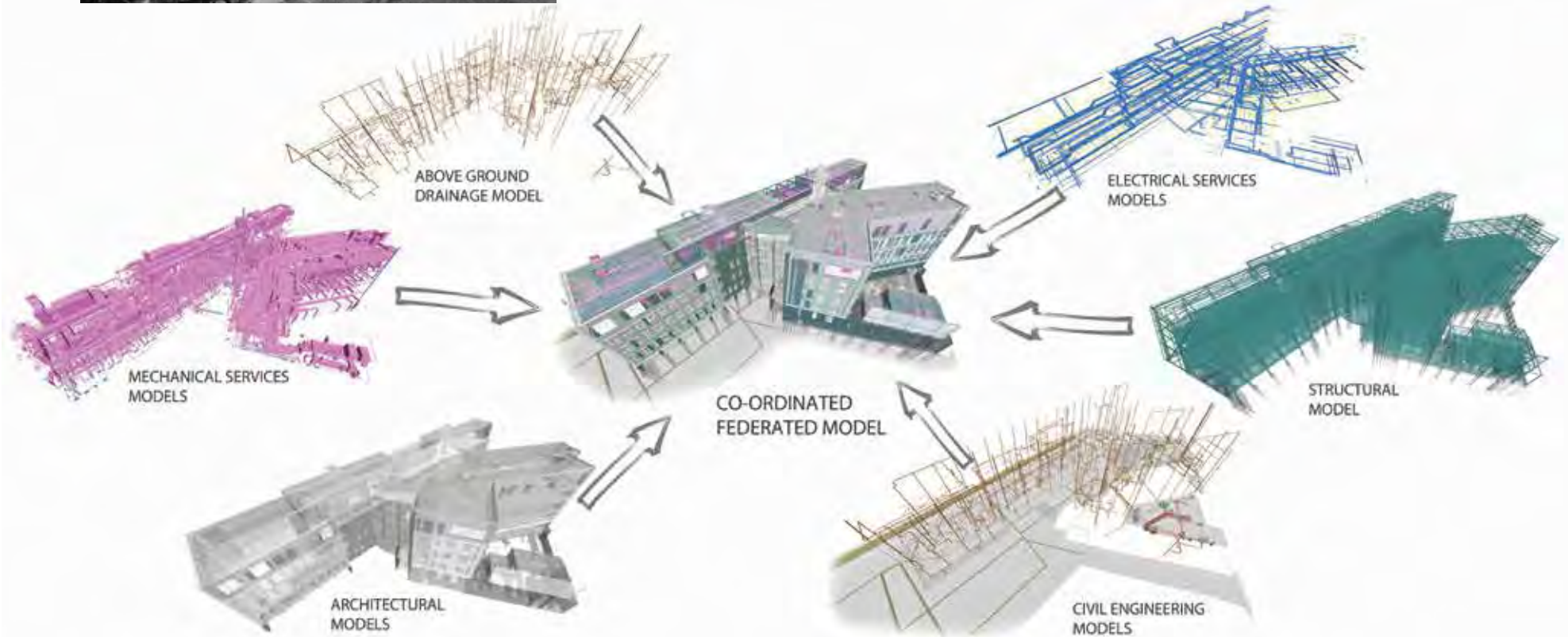
Contractors may also be required to provide BIM Implementation Plans as part of bids and tender submissions. We can assist here by preparing clear, usable documents which not only fulfil the EIR, but also provide useful procedures that follow PAS1192-2. These can be used throughout the project to improve the efficiency of delivery.





"It's so refreshing to work with a company such as One who are modelling all aspects of the design and are so willing to adapt their way of modelling to achieve the best results for the team, and the project as a whole. They are a real and very proactive member of the team."

Bernadette Lord – Director, DSG Quantity Surveyors



All-Round Experience

International

Transport

Energy

Retail

Healthcare

Urban Regeneration

Residential



Leisure

Green Infrastructure

Education

Commercial

Industrial

Secure

Minerals and Waste

Charities

The One way

Principles and values

“I like using the ‘one-stop-shop’, gaining the benefits of employing all of the consultant disciplines from one organisation with a single point of contact.”

Fred Coke, Assistant Director of Estates at Birmingham City University

...aim to make the realisation of a building or an environment **a joyful experience for the client.**

...**apply 360° thinking**, approaching every project from multiple angles to develop insightful design solutions.

...know our success depends on the experience, knowledge and talent of our people and continue to **invest** in them.

...**work highly collaboratively**, removing barriers between disciplines so the best ideas can thrive regardless of source.

We...

...are committed to advancing our expertise and our profession and **are at the forefront of new methods and technologies.**

...are deeply conscious of our longer-term responsibilities – **designing for the future as well as today.**

...**learn** from every project and ensure our experience is captured and channelled to benefit future projects.

...**welcome difficult challenges, going the extra mile** to overcome the most intractable design or planning problems.

...**love what we do** and are motivated by the delight our work inspires in others.

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