



Veterinary Brochure

Vol. 5

Established Experts in Veterinary and Animal Welfare Design and Building Management



ACD Projects Ltd, 11 Kings Court, Willie Snaith Road, Newmarket, Suffolk, CB8 7SG



+44 (0)1638 560343



www.ACDProjects.com



enquiries@acdprojects.com

ACD PROJECTS

Vol.5



WHO WE ARE

ACD Projects is an award winning, multi-disciplinary construction management practice that specialises in veterinary and animal welfare facilities.

For over 30 years, Alex Darvill and his team at ACD have been helping veterinary professionals and animal welfare charities design and build their ideal animal care facility.

Our projects have included veterinary practices; referral hospitals – including large or small animal and equine; animal shelters and boarding facilities.

We create amazing buildings our clients can be proud of – each one is a flagship project for our clients and is personal to us too.

Our goal? To simply deliver the best build, within an optimal time frame and within your budget.

Alex Darvill
Managing Director

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WHAT WE DO

If you are considering a refurbishment or extension to your existing practice, a conversion or even a new build, ACD Projects are the veterinary specialists to manage and design your venture.

With over 400 such projects on our books, and a vast number of clients, no project is too big or too small. We manage and design construction projects at all levels and budgets and use our expertise and experience to deliver great results.

We can take control of your project from concept to completion, leaving you free to manage the day-to-day running of your business.

Here at ACD we completely understand the needs of UK veterinary practices and have also worked internationally to deliver the facilities veterinary professionals need to provide high quality care.

For any issue relating to a veterinary build, whether it's troubleshooting or evaluating your options, we can help. Why not contact us to find out more, or book a free no obligation consultation.

CONTACT US

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@ACDProjectsLtd



More than **30** years' experience

HOW WE WORK...

FREE INITIAL MEETING

To understand your specific situation and requirements, and to further explain our services to you, we offer a free, no obligation, initial consultation anywhere in the UK.

If you are further afield we may suggest a phone call or Teams meeting in the first instance to see how we might be able to help.



3 - TENDER

We can advise on all types of procurement methods, including 'Traditional' as well as 'Design-and-Build' and 'Negotiated' forms of contract.

Whichever option you choose, we will compile a highly detailed set of drawings and 'room data sheets', which include everything from the materials and finishes to the necessary mechanical and electrical information requirements.



1 - FEASIBILITY

Whether it's an existing building you're looking to improve or expand, or an empty site you wish to build on, you'll need a feasibility study to start.

This study will help explain the options available, so you can assess whether your project is viable and commercially right for you.



4 - CONTRACT

We will then give you our professional judgement and recommendations to help you choose the right builder for you.

We can also assist you by preparing a contract of appointment for the contractor and, if required, prepare a letter of intent for the commencement of the contract.



2 - PLANNING

Once you're happy with the design and layout of your new building, we'll help you get planning permission.

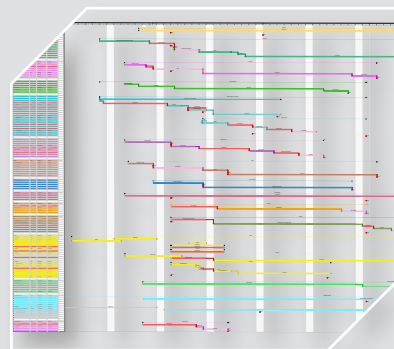
We understand the planning process and planning law and also know our sector. This means we can pre-empt the pitfalls that might otherwise delay your application.



5 - PROJECT MANAGEMENT

Once your build starts, our project management team take over, reviewing the construction, monitoring the contract, and dealing with the contractor's questions, variation requests, and any issues that arise.

Our team will run your build efficiently, while you focus on maintaining business continuity.



WHY ASK THE SPECIALISTS...

RECEPTIONS

This is essentially your shop front and we work with you to make this reflect your brand & vision.

We also understand the importance of creating a stress-free environment for your clients, from the moment they walk in.



CONSULTATION ROOMS

With every project we complete we gain a better insight into what practices need from this important space. Our focus is on creating a great working environment, providing the space you need to attend to patients of all shapes and sizes.



PREPARATION AREAS

All of our cattery and kennelling units are designed in such a way to take into consideration heating, lighting and ventilation requirements, which helps create a stress-free environment and allows good interaction between staff and animals.



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OPERATING THEATRES

By using the latest in hygienic antibacterial wall claddings and LED lighting, we always design our Theatres to the highest standard. We also like to include innovative features, such as pass-through cupboards that allow easy transfer of equipment.



AIRFLOW

We understand how air needs to flow and how many air changes your theatre needs to stay sterile.

We love moving forward with our designs and even developed the first veterinary facility in the UK with laminar flow technology.



3D DESIGN

By using our computer software to design and model the practice in 3D, we can then produce images and videos for the client's benefit as well as for the contractor's understanding.



IMAGING FACILITIES

Installing specialist imaging equipment, such as CT scanners, requires specialist knowledge.

ACD has built many fully lead lined rooms and is familiar with what needs to be done to meet RPA standards.



DOG WARD DESIGN

Our knowledge of appropriate layouts, materials and finishes in relation to dog wards is second to none.

We understand the stresses and strains this room goes through and we can make sure your building is fit for purpose, as well as comfortable for your patients.



CAT WARD DESIGN

Working with veterinary specialists has helped us refine our ideas about what the perfect cat ward needs to feature to meet the ISFM Cat Friendly Clinic Gold Standards and create the best environment for feline patients.



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SPECIALIST EQUIPMENT

We are experienced project managers and designers of Linear Accelerator bunkers.

Our knowledge also includes the installation of state-of-the-art hydro-therapy pools and water treadmills.



CASE STUDY...



Woolton Veterinary Centre, Liverpool

Woolton Vets are an independent, family run veterinary practice, who, when we met the team, were seeking to improve their existing facility by expanding into and converting the house next door - that they also happened to live in!



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Winners of the Presidents Award for **"The Ingenious Merger of Two Properties."** at the prestigious British Veterinary Hospital Association Design Awards, 2023.

Alex and Sarah McVey, owners of the practice, always had the potential of expansion in the back of their mind, and contacted us when the time was right to help them achieve their goal. Already well established in the local community, the vets did not want to stop their vital services during the project, and therefore remained open throughout.

Their existing practice and the residential property next door, were both Grade II listed buildings, and located within the Woolton Village Conservation area. From the onset, we knew that the project would be steered by strict planning constraints, which involved frequent discussions with the Local Heritage Authority.

Whereas planning officers are not usually concerned with the details of minor alterations to a property, a conservation area comes with numerous constraints. In Woolton Vets' case, this included not being able to use solar panels, only having a choice of two colours for the front door, and preserving the existing window detail, which we achieved by improving the timber double glazing with Georgian bars.



Despite the strict planning regulations, the vets had a charming set of two buildings - the stone of which was taken from a large quarry that also supplied the stone for Liverpool cathedral - with enormous potential for an improved space.



The only potential barrier we identified within the residential property was the low ceiling heights in the basement, meaning that the vets could not expand their clinical area into it. Thankfully, this was overcome by working closely with the vets to design a new layout, where the clinical space was relocated to the first floor, retaining client facing areas on the ground floor and moving animal wards and staff suites to the basement. We also included a bespoke platform lift into the design so that this would be achievable.

As the construction works, which were phased to prevent disruption in the clinic, grew closer to completion, potential setbacks with the existing service were uncovered. This included rotten joists to the rear roof and faults with the foul water drainage system.

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Although converting residential is not for the faint hearted, we had the right tools and experience to get the project over the line. With our direction, the contractors were able to repair these problems on site without creating delays, or causing the practice to close at any stage.

Despite these hurdles, which included the COVID-19 pandemic complicating and delaying building works, Woolton Vets have been happily and successfully operating out of their expanded practice since October of 2022. ACD are thrilled for the team, patients and clients who will experience the benefits of this fantastic practice for a long time to come.

"ACD worked with us closely to find an optimum layout. They guided us through negotiations with Liverpool Heritage authority throughout the planning process, and project managed our build whilst our practice remained open, to ensure we were not too affected by disruption. We are incredibly proud of what we have achieved and are so grateful to ACD for their help. We would not hesitate to recommend them to any of our colleagues in the industry!"

**Sarah & Alex McVey - Owners -
Woolton Veterinary Centre - 2023**



CASE STUDY...



Aldgate Veterinary Practice, Bridlington

Aldgate Veterinary Practice had big aspirations to build and design a fit for purpose veterinary practice to serve the community. The uniquely triangular/pentagonal shaped building, designed by separate architects, sits on a junction and is intended to follow the pattern of the road. ACD Projects became involved as the vets needed a firm on board who really understood veterinary, and could design the fit-out of their striking facility.

Lucy Butler, one of the directors of Aldgate Vets, had seen from her very first shift at the Bridlington Branch, that the local area was crying out for improved veterinary facilities. Together with the rest of the team, she envisioned a new referral facility that would provide additional and exceptional services, including Hydrotherapy, state-of-the-art Imaging, Dental Care and Orthopaedic Surgery, all of which we catered for within the final design.



Having a particularly large team (of circa 80!) staff wellbeing was at the forefront of Aldgate's design. Careful attention was therefore made to ensure the vets are always in an inspiring and safe environment. For example, a central hub was introduced to prevent any staff member feeling isolated, natural light is present wherever possible, and homely overnight facilities were designed to accommodate the dedicated night team.

Additionally, the vets wanted their clients to feel welcome, comfortable and in safe hands from the moment they walked through the entrance doors. To guarantee this client experience, we assisted the vets in the design of a dedicated room for answering client calls and queries. This ensured that the vets' clients and patients have full attention and care of the reception team, and urgent phone calls are dealt with straight away.

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Finalists in the "New Build" Category at the prestigious British Veterinary Hospital Association Design Awards, 2023

Appointed as Project Managers to oversee the construction works, we met certain challenges due to the shape of the building. For example, a metal structure had been used to support the curved roof in the original build. Due to this, issues were uncovered with air and water tightness between joints within this structure. We overcame this with the contractors by fire-stopping all of the roof eaves, and sealing them with plasterboard.



In addition, one of the most crucial aspects of Mechanical & Electrical servicing of a veterinary project is adequate ventilation. Due to planning limitations when it came to altering the building elevations, the vets had a restricted number of openings/grills allowed through the external walls to ventilate the practice. As the material used in the construction of the roof was so delicate, we knew that ventilation could not go through in this manner either, and so had to create bigger ducts and form localised large openings in specific areas of the building to overcome the obstacles.

Now, we are pleased to say that the vets, their clients, and patients are all still enjoying their wonderful new practice, which is a building that reflects the welcoming and caring team who run the show!



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"As the only independent vets in Driffield and Bridlington, we really wanted our new practice to stand out and provide exceptional services to the community. That is why it was important for us to work with a team who had understanding and experience in veterinary design, and ACD were certainly unmatched in this area.

ACD listened to our brief closely and helped turn our vision into a reality, their multi-disciplinary way of working was really useful as it meant they were on board from start to finish for our internal design and project management. The consistency was key to the success of the project, and it was reassuring that our project manager knew our practice inside out.

As with a lot of developments, we encountered some unforeseen issues along the way, however ACD worked closely with us, our shell architects and our contractors to navigate through the challenges we faced. We would definitely recommend that vets seek their services before embarking on a building project."

**Lucy Butler - Director -
Aldgate Veterinary Practice - 2023**



AWARDS...

ACD Projects are proud to have had great success at the BVHA Practice Design Awards over the years. Often the lead architectural designers on winning projects, our flair for veterinary design has certainly been prominent in the Awards' history. Here are a select few of our accolades:

Overall Winner of the BVHA Practice Design Awards and Winner of the Conversion Category, 2023 - Dryfe Vets.

Winner of the 'Presidents Award for The Ingenious Merger of Two Properties' for the BVHA Practice Design Awards, 2023 - Woolton Vets.

Winner of the 'Presidents Award for A Stylish and Imaginative Working Environment' for the BVHA Practice Design Awards, 2023 - Dick White Referrals (ACD were Project Managers.)

Winner of the 'Presidents Award' for Outstanding Use of Light and Colour' for the BVHA Practice Design Awards, 2023 - Southfield Veterinary Specialists.

Runner up in the 'New Build' category for the BVHA Practice Design Awards, 2023 - Aldgate Veterinary Practice.



ACD were behind 5 of the 7 finalists at the 2023 British Veterinary Hospitals Association Practice Design Awards.

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Winner of the 'Refurbishment Category for the BVHA Practice Design Awards, 2021 - Wilbury Vets.

Winner of the 'Presidents Award for Outstanding Architectural Flair' for the BVHA Practice Design Awards, 2021 - Westover Vets.



Runner Up in the 'Conversion Category for the BVHA Practice Design Awards, 2019 - Archway Veterinary Practice.

Winner of the BVHA Practice Design Awards, 2017 - The London Cat Clinic.

Runner Up in the 'New Build' category for the BVHA Practice Design Awards, 2017 - Fitzpatrick Referrals Oncology and Sofy Tissue Centre.

Candidate for Civic Award - TierquarTier Wien - Good for Vienna's Animal Protection Centre of Excellence.

| TESTIMONIALS..



"We are of course extremely pleased with the final result, even with the inevitable challenges along the journey and the impacts on the schedule, we now have a fantastic clinic that will serve our practice, staff and clients for many years."

POWIS VETS

FIT-OUT OF COMMERCIAL UNITS, STOURBRIDGE



"Thanks to all at Lifebuild and at ACD for your help with the Project Stokenchurch over the last 21 months! We couldn't be happier with the end result. Hopefully see you on the next build..."

TEMPLE END VETS

CONVERSION OF OFFICES, STOKENCHURCH



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"[ACD] maintained the right level of engagement throughout the construction programme and kept everything and everybody on track. On top of this, they are really nice people to work with. I would happily recommend them."

- Richard Hoile

**MOORES
ORTHOPAEDIC
CLINIC**

FIT OUT OF INDUSTRIAL UNIT, BASINGSTOKE



