



## RESPIRE ACCOMMODATION MANOR GREEN RESIDENCE

WORKING IN PARTNERSHIP WITH  
The Royal Borough of Windsor and Maidenhead

- **PROJECT** 24 Bed Respite Accommodation
- **VALUE** £4.5M
- **PROGRAMME** 24 weeks
- **CLIENT** The Royal Borough of Windsor and Maidenhead
- **CONTRACTOR** Rollalong (Design & Build)
- **ARCHITECT** Oxford Architects

# ROLLALONG ENGINEERED QUALITY BUILDINGS



[www.rollalong.co.uk](http://www.rollalong.co.uk)



**RBWM are constructing a new home for the renowned Holyport Manor School at Cox Green. The new special needs establishment comprises a school and an accommodation and respite unit.**

The new establishment is to be called Manor Green School and Residence.

Whilst the new school has been developed on a traditional model, Rollalong were appointed to provide a D&B Residence in a modular form. RBWM have had a long association with Rollalong and have a detailed experience of the benefits of Modular Construction Technology. The needs of this project for high quality accommodation, best value construction, environmental sustainability, and a rapid development program meant that a Rollalong solution was an ideal choice.

The Manor Green Residence accommodates 24 young people with special educational needs. 16 places are available for pupils at the school (aged 2 to 19) and 8 places from the Primary Care Trust (PCT) or other funding agencies. 4 of the bedrooms are designed to suit children with high medical needs with medical services, call assist systems etc.

## RESIDENCE

The Residence is equipped with the facility for overhead hoists in all rooms and special bathing and shower rooms. Circulation spaces are wide to allow free access of wheelchairs and frames. As the accommodation is over 2 floors, a central 13 person lift (sized to suit a stretcher) and platform lift have been installed.

Central kitchen and dining areas serves up to 4 social groups of differing needs or alternatively the central areas can be opened up and used together to enable residents to come together as appropriate for their needs and activities.

**“Developing the Operational and Performance Scope for the Residence was a challenging and time consuming process. With differing demands from the School, PCT and Social Services, Rollalong’s 100% engagement with the process , allowed for a series of design and value engineering options to be developed, the resulting scope is a powerful tool for future developments.”**

**Rob Packham. Building Services Manager RBWM.**



## KEY FACTS

- Design and build contract
- 2570m<sup>2</sup> gross floor area (excluding roof space)
- Roof construction is a steel framed warm roof using insulated panels
- The external cladding is render on blockwork, with Cedar infill panels.
- Enhanced acoustic attenuation
- Integrated M & E solution

FOR A QUALITY BUILDING SOLUTION CONTACT:

**R Rollalong**

Woolsbridge Industrial Park,  
Three Legged Cross,  
Wimborne,  
Dorset BH21 6SF

t: 01202 824541  
f: 01202 826525  
e: info@rollalong.co.uk  
www.rollalong.co.uk

The Residence is situated close to an airfield and high speed railway lines, therefore close attention has been paid to the acoustic performance of the building in order to reduce background noise to assist pupils with hearing impairment and those with a disruptive behavior.

RBWM required a BREEAM Very Good rating. The Residence takes heat and power from a central Biomass Energy Centre situated in the school, the heating and ventilation services have been designed to maximise the use of this resource.

**Manor Green Residence was completed on time and under budget. If you would like more information on this unique project we have produced a video case study with interviews from the principle stakeholders and end users.**

