

CASE STUDIES 2024

WELCOME TO TOTAL PROJECTS

Transforming workspaces in Oxford and beyond since 2011. Total Projects (UK) Ltd is an established contractor specialising in commercial construction, refurbishment and fit-out.

For over a decade, our agile team has successfully carried out projects across the UK in a variety of sectors including science, education, information technology, healthcare, retail, food & beverage, aerospace and production.

From conception to completion, we'll be with you every step of the way to provide expert advice and guidance on all aspects of your project. With our technical knowledge and interior design expertise, you can expect a fully managed, turnkey service that will transform your vision into reality.



discover

create

connect

WORKPLACE

LABORATORY

LEISURE



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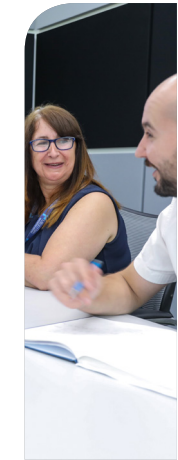
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OXFORD SPACE



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ABOUT

QUAD 2

Location	Harwell Business Campus
Contract	Design & Build
Type	Office
Size	7,500 sq ft
Value	£1,400,000
Programme	18 Weeks
Completion	2022

A stunning CAT A & B fit out for Europe's leading network of science and innovation clusters, ARC (Advanced Research Clusters), this being the new headquarters for their Harwell Campus management team.

Working in conjunction with the clients team, the project comprised the full design and build of high end office space to provide open plan desking, meeting rooms, break out space, a board room and marketing suite.



BEE HOUSE

Location	Milton Park
Contract	Design & Build
Type	Office & Leisure
Size	53,000 sq ft
Value	£900,000
Programme	14 Weeks
Completion	2022

Total Projects were awarded the contract by MEPC Milton Park to design and build a co-working space, commercial kitchen, café, meeting rooms and business lounges. We also provided feature finishes and BOH furniture.

We selected all the furniture, fittings and finishes. Where possible, furniture was upcycled and repurposed.

BREEAM certified.

Award winning project:
“OXPROP best commercial development 2022”
“Workplace Fit-out of the Year at the Insider
South East Property Awards 2023”



WILD BIOSCIENCE

Location	Milton Park
Contract	Design & Build
Type	Laboratory
Size	31,000 sq ft
Value	£940,000
Programme	16 Weeks
Completion	2023

Completed in November 2023, this light warehouse structure was transformed into a pioneering science and bio-tech hub for Wild Bioscience's ambitious seed trials. Having previously completed projects for some of the UK's leading Biotech companies, our specialized team ensured a seamless installation of five expansive modular Grow Rooms, three laboratories, as well as internal and external plant rooms. Dominating 70% of the space, the grow rooms required meticulous coordination for technical installations. Our program and design met Wild Bioscience's deadlines and technical needs, supporting their mission to combat climate change. We take pride in contributing to start-ups dedicated to making a positive impact.



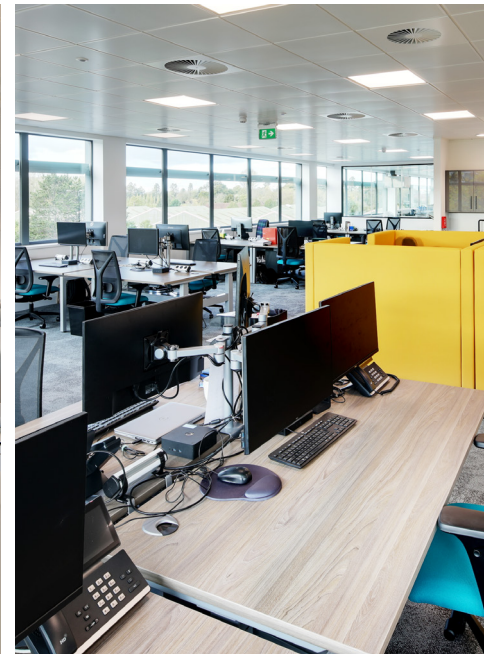
AMANO ENZYME

Location	Milton Park
Contract	Design & Build
Type	Laboratory & Office
Size	36,000 sq ft
Value	£800,000
Programme	20 Weeks
Completion	2022

The project's key focus was integrating advanced laboratory technologies, requiring meticulous planning and coordination during the design process.

Testimonial:

“Total Projects managed to turn our rough ideas of the new office and laboratory into the design very quickly. Despite our limited knowledge and experience in designing bespoke laboratory, they helped us to walk through the whole process and have been very flexible to incorporate all necessary changes we identified afterwards.”



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ARCTURIS

Location	Oxford Technology Park
Contract	Design & Build
Type	Office
Size	6,000 sq ft
Value	£430,000
Programme	12 Weeks
Completion	2023

Total Projects were commissioned to deliver the construction of internal partitions, doors, floor and ceiling finishes including the mechanical and electrical services. We also designed the carefully curated interior with acoustic features on ceilings & walls, bespoke furniture, artwork and decorations.

This cozy yet elegant business lounge and office is proved to be one of Arcturis favourite spaces to welcome their clients and business ventures.



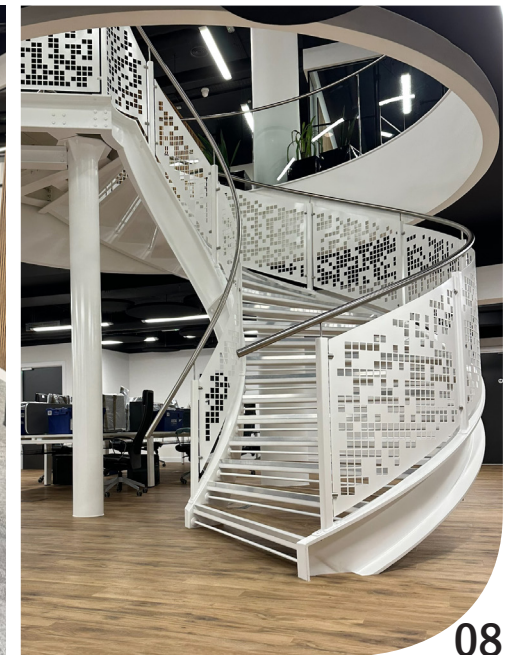
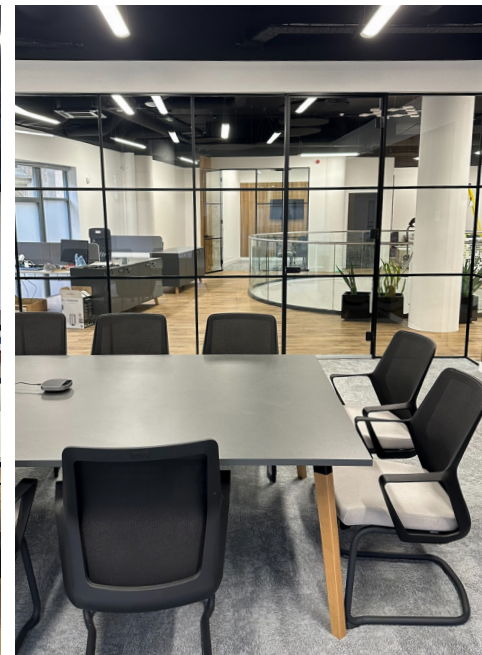
FT GAMES

Location	Oxford City Centre
Contract	Design & Build
Type	Office
Size	7,500 sq ft
Value	£600,000
Programme	18 Weeks
Completion	2023

Crafting a dynamic office environment for a growing team, we designed a flexible space adorned with a distinctive five-meter diameter, pixel-inspired staircase, a nod to the company's gaming heritage.

This upgrade from their previous office was meticulously curated to align with their brand and culture. Our approach included strategic use of acoustic finishes and glazed partitions, maintaining an open, light-filled atmosphere while minimizing noise.

The result is a workspace that seamlessly blends functionality with aesthetic elements, creating an inspiring setting for productivity and collaboration in harmony with the company's identity and history.



INTUITIVE SURGICAL

Location	Oxford Science Park
Contract	Design & Build
Type	Laboratory & Office
Size	11,000 sq ft
Value	£750,000
Programme	14 Weeks
Completion	2019

A high-end office residing in the iconic BREEAM-certified Schrödinger Building, a masterpiece by Bogle Architects. Similarly, we've poured our hearts into every detail on the interior, from intricate partitions with premium materials and integrated lighting to unique room designs. Not to mention the stunning reception desk.

These headquarters became one of the client's favourite front-facing destination offering luxurious training and boardroom facilities.



REVVITY (Oxford Immunotec)

Location	Milton Park
Contract	Design & Build
Type	Laboratory & Office
Size	30,000 sq ft
Value	£3,500,000
Programme	24 Weeks
Completion	2020

We executed a tailored lab and office project for this world-leading diagnostics company, following a precise design and build contract under JCT 2016. Our responsibilities included holistic spatial design and proficient management of MEP systems, spanning from RIBA 3 to successful completion.

Prominent challenges encompassed meeting tight deadlines and ensuring compatibility with existing services.



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DISH FOOD COURT

Location	Harwell Campus
Contract	Design & Build
Type	Leisure
Size	15,000 sq ft
Value	£500,000
Programme	14 Weeks
Completion	2021

We transformed a green field site at Harwell Campus into a vibrant street food destination, innovatively using numerous shipping containers. Our design repurposed these containers into compact yet efficient food preparation kitchens and serveries.

The project encompassed comprehensive services such as mechanical extraction, plumbing, electrical supply, and lighting. External areas were thoughtfully landscaped, featuring pergola-covered spaces with tables and chairs. The result is a dynamic venue offering amenities for local residents to relish and doubling as an inviting events space. Our commitment to sustainability and creativity shines through in this project by using reclaimed materials and furniture.

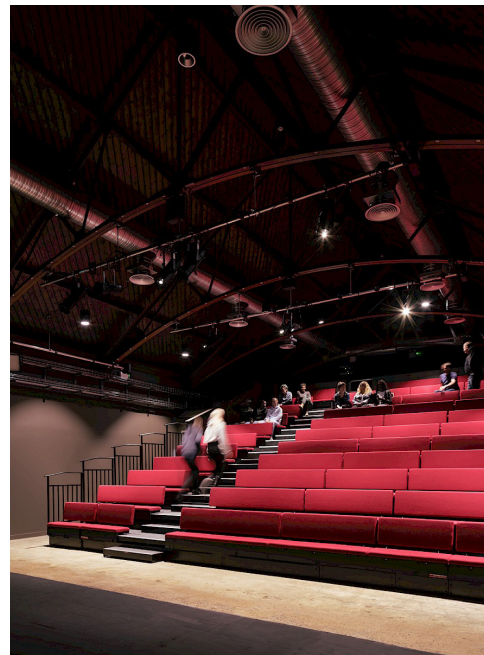


READING REP THEATRE

Location	Reading City Centre
Contract	Design & Build
Type	Leisure
Size	15,000 sq ft
Value	£400,000
Programme	24 Weeks
Completion	2020

Introducing Reading's first cultural haven in 30 years, Total Projects revitalized an old Salvation Army building into an intimate 150-seat theatre. Our meticulous approach extended to crafting a stage, bar area, and backstage rehearsal rooms. Utilizing reclaimed materials for the bar and stage flooring, we integrated sustainable elements.

We seamlessly integrated theatre lighting and implemented mechanical fresh air ventilation for optimal comfort. Beyond aesthetics, we refurbished drainage systems and reinforced internal roof joists and cladding. This transformative project not only adds a vibrant cultural touch to the city but also preserves the building's heritage with a blend of modern amenities and sustainable design practices.



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JISC

Location	Milton Park
Contract	Design & Build
Type	Office
Size	3,300 sq ft
Value	£190,000
Programme	12 Weeks
Completion	2024

Jisc, a not-for-profit organization providing network and IT services, was on the lookout for a new office to accommodate its growing operations. We guided them from design to completion, tailoring each space to their needs. Emphasizing collaboration, the open-plan layout seamlessly connects to the kitchenette and breakout area. Various collaboration tables are spread throughout the office, while modular shelving is used to create zoning. The design features boardrooms, small phone rooms, a wellness area, and a new reception. The project encompassed all aspects, from furniture and glazed partitions to flooring, ceiling, lighting, and M&E. We prioritized every detail, reflecting their business values and work styles.

OXFORD SPACE SYSTEMS

Location	Harwell Campus
Contract	Design & Build
Type	Laboratory
Size	14,000 sq ft
Value	£1,700,000
Programme	23 Weeks
Completion	2019

In 2019, Total Laboratories transformed a warehouse into a two-story laboratory and office complex. The centrepiece is a 7m-high prefabricated “Class 7 Clean Room” with a 20m x 25m footprint, featuring an overhead gantry crane. Class 7 Clean Rooms must maintain 60-150 air changes per hour and air cleanliness levels of up to 10,000 particles ($\geq 0.5\mu\text{m}$) per cubic foot. Due to its size and occupancy (13,000 cubic feet and 10 personnel), the clean room requires complex HEPA filtration, air changes and fume extraction. It needs sealed aluminium panels for containment and an airlock changing room.

Proposed additions include a second staircase, lift, kitchenette, breakout area, boardroom, meeting rooms, and new WCs.



OUR ESG OBJECTIVES



OUR SERVICES

Total Projects Ltd has been delivering construction and Cat A & B laboratory and commercial fit-out projects across the UK since 2011. Whether your organisation is relocating or refurbishing, a specialist fit-out will transform the ambience of your workplace.

We are passionate about creating healthy buildings and vibrant working environment that boosts productivity, motivation and staff well-being.

We are proud to have completed over 200 projects that have been well received by the community and our clients since 2011. At Total Group we encompass a wide range of projects, including:

- **Laboratories**
- **Offices and co-working spaces**
- **Educational spaces**
- **Leisure spaces: amenities, restaurants, shops, landscaping and communal facilities.**



MEET OUR TEAM

At Total Laboratories, we comprise a team of over fifty professionals who have the expertise and experience required to deliver complex and high-quality laboratory projects.

Our in-house Design team produces tailored design and architecture solutions, while our project managers, cost estimators, engineers, and on-site professionals execute projects on time and within budget.

We are prepared to listen and offer you the best advice at every step of the way.



ACCREDITATIONS



A FEW OF OUR CLIENTS



THANK YOU



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