

PROJECT NAME The Byrant Building (formally Nena House)

CLIENT Kingshott Holdings Limited

ARCHITECT Ben Adams Architects

VALUE £2.6m

PROGRAMME 9 Months

PROJECT DETAILS

Part demolition and shell and core refurbishment of office block Great Eastern Street London.



Works included:

- Approximately 3,600m² of full interiors strip out, works included removal of all internal partitioning, suspended ceilings, doors and skirting, architrave, wall linings, asbestos, cladding to beams and columns, redundant office furniture flooring and floor boards, carpets, computer flooring, kitchens, w/cs, cubicles, sinks, units all redundant electrical cabling data and lighting, all associated pipe work and plumbing, removal of entire roof and coverings.
- Approximately 400 tonnes of demolition to interior and exterior of building, removal of lift motor room to roof and plant room, removal of spine wall of building approx 400mm wide from roof to basement, removal of external light well 3 sides of building from basement to roof to allow infill of floor voids to create extra space, removal of external front canopy, demolition of existing stair cases to allow for new installations, removal of internal lift and structural alterations and excavation of lift pit to allow

travel to basement, structural strengthening and excavation to existing foundations of building, underpinning to existing structure. Sand blasting to approx 1000m² of painted walls to bring back to original brick work state, full removal roof and joist and full removal of entire ground floor in order to lower floor height into building and raise roof height space to 3rd floor, cut structural openings throughout the building to allow new access. Removal of all external windows to allow new installations.

- External scaffolding to front and back elevations to allow brick repairs and brick clean and repairs to defective steel work, full scaffold temporary roof approx 600m² to allow safe removal of roof, scaffold barriers over excavations and barriers to temporary stair cases, installation of goods hoist to assist build works and removals.
- Excavation of basement to allow structural strengthening and installation of new drainage system, complete tanking of floor and walls approx 1000m² to basement to stop damp issues.
- Supply and installation of approx 100 tonnes of steel work to support removal of spine wall to building, extension of roof, to enable lowering of ground floor and supply and install approx 600m² of block and beam flooring over and above, to infill light well to 5 floors of building to allow floor extension, removal of central front column of building holding approx 40 tonnes of weight and install A frame section to support floors, build new lift shaft to residential lift basement to roof, supply and install new stair cases throughout.
- Re board all timber flooring areas with 18mm structural T&G timber and insulate, build dry risers and risers to accommodate services installation, build disabled access areas to all floors, double layer fire board to all ceilings to improve fire rating, build shaft wall to new lift shaft, apply 2 hour fire rated nullifier to all columns and beams throughout the building and to new lift shaft, dry lining details to all internal window sections, build w/c blocks to all floors, tape joint finish and decorate all areas.
- All carpentry work from floor joist to frames and doors.
- Supply and install RWPs and services to building alike to shell and core finish.



