ICL Bessemer Building Offices

Higher Education / Refurbishment

Key Features:

- Two-stage design and build contract
- Enabling, fit-out and structural works
- Works completed within a live University setting

The project comprised the connection of an existing outlying room in the City and Guilds Building to the Bessemer Building, to provide additional much needed open plan desk space, meeting rooms and individual offices.

Complex enabling works, owing to the occupied office environment, were delivered to commence this scheme. Utilising a robust noise, dust and vibration mitigating strategy, we sensitively demolished structural walls and compliantly removed asbestos present in the works area. These structural works created the connection of existing office-space between the City and Guilds and Bessemer Buildings.

Following this, we delivered an internal fit-out to create much-needed additional office space to several severely space constrained departments in the building. This included stripping out the existing M&E services and installing new systems to accommodate the new office lay-out.

Safeguarding the Critical Handover Date

As a preferred contractor for the College, we were engaged by the client during the design stage to offer buildability advice on the project.

We observed that the design development programme had slipped and that the client proposed to shorten the construction programme period to maintain the handover date. In response to this, we advised the client that this approach did not mitigate the risk of failing to deliver the works on-time for the new term. We proposed that an enabling package was undertaken to progress demolition, M&E surveys and validations, along with isolations and strip-out, whilst the final design was developed and signed off.

The College instructed our proposal and, as a result, we were able to deliver the fit out works to the shortened programme and achieve a successful handover on time to facilitate the start of the new term.

Client:	Imperial College London
Project Value:	£890,000
Programme Duration:	15 weeks
Architect:	BMJ Architects
Quantity Surveyor:	Potter Raper