Rosebery Hall

Higher Education / Refurbishment

Key Features:

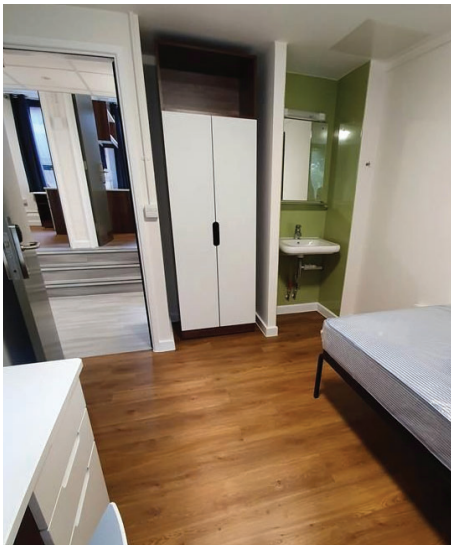
- Bedrooms, corridors and shared areas refurbished
- Phased works across three floors
- Occupied building during COVID-19 pandemic

Rosebery Hall is a 9 storey halls of residence built in 1974. This building accommodates over 300 students through a mixture of single standard/ ensuite and twin ensuite rooms. Our works delivered the refurbishment of rooms and corridors across the first, second and third levels. Moreover, critical upgrades to the M&E services, fire alarm systems and building controls were coordinated.

Refurbishment of an Occupied Building during COVID-19

As a result of the halls being occupied by both students and members of the public through the project, we had to ensure robust controls were implemented to keep these residents safe, segregated and free from disruption to their daily routine.

Planning with the client team ensured that works were phased across the three floors, enabling a decant/recant subprogramme of occupied areas to be run separately by the client. To ensure disruption was kept to an absolute minimum, robust coordination of our delivery programme was critical to safeguard the agreed decant/recant timeline for residents.



An enhanced internal logistics plan was also agreed with the client. This was paramount, as a result of COVID-19 underpinning the occupied building risk. Examples of the wider plan included social distanced working, full PPE for site operatives and an enhanced daily cleaning regime underpinned by full deep clean of areas to be handed over.

Nearby Vulnerable Parties

Rosebery Hall is located in a busy area of islington, bounded by public highways on all sides. Moreover, opposite our vehicle access/egress point was a Primary School. As a result, numerous safeguards were implemented to protect these vulnerable local stakeholders - the foremost being a ban on deliveries/collections during peak hours for the Primary School.

Client:	London School of Economics
Project Value:	£1,000,000
Programme Duration:	26 weeks
Architect:	Wilson Mason LLP
Quantity Surveyor:	Mortimer Isaacs LLP