Wainscott Laboratories

Public Sector / Laboratory Refurbishment

Key Features:

- Delivered within a highly sensitive M.O.D facility
- Complex refurbishment of training laboratories
- Phased project to enable continued use of facilities

This refurbishment project, at an M.O.D site in Wainscott, was undertaken to improve training, laboratories and offices.

Our scope of works comprised two phases of complex refurbishment to deliver new laboratory spaces, seminar rooms, a wellbeing centre, offices, toilet and shower facilities.

Phase one included the extension of an existing laboratory. This was created by the demolition of existing partitions, thereby creating a greater floor area by combining previously separated rooms. To enable this, we installed new structural steel supports to maintain the integrity of the building.

The area was then refurbished, with new laboratory equipment and M&E systems installed.

Within Phase two, the three existing laboratories were converted into office spaces. This work included soft strip, demolition, drainage, mechanical and electrical works, painting and decorating. During this phase, we also developed an entirely new independent plant room.

Sensitive M.O.D site

Owing to the highly sensitive nature of the site, we had to comply comprehensively with the strict M.O.D access protocols. This included ensuring all personnel passed the formal vetting procedure prior to being admitted onto site.

Multi-phased, with decant/recant strategy, for continued facility use

Once Phase one was completed, the end users were decanted into this new area. This enabled Phase two to commence. This involved strong collaboration, planning and coordination with the client to ensure the decant/recant strategy was effectively timed and safely provided.

Client:	Babcock International Group (on behalf of the Ministry of Defence)
Project Value:	£600,000
Programme Duration:	24 weeks
Architect:	Hunters
Quantity Surveyor:	Babcock International