



60 Britton Street London EC1M 5UX

Full Refurbishment Internally and Externally with Modern Facilities and Services

This former industrial print building typical of Clerkenwell was fully refurbished internally and externally with modern facilities and services whilst retaining aspects of its heritage character. The building has remained client occupied throughout the project.

This project was completed for owner occupation which means for example the scope of works included underfloor power and data services and basic access control installations. The office areas formed are open plan with glazed partitions to form meeting rooms, high quality fixtures, fittings and sanitary ware.

Structural alterations were undertaken to the Ground Floor entrance/ reception hall to remove sections of a load bearing spine wall, this involved extensive propping and relocation of 300 amp sub mains power cabling. Internal light wells were formed between the Ground Floor offices and the Basement and a stainless steel slide installed for personnel use.

The third and fourth floors were extended by removing sloping reinforced concrete walls and areas of reinforced concrete roofs, brickwork walls extended from the floors below and the roofs and floors infilled/extended with new timber construction.

The walls to the secondary redundant lift shaft were demolished and floor infills at all levels of the building to return the available space back to usable floor space. A new DDA compliant passenger lift was installed including alterations to the lift shaft and landing openings.

Exterior alterations included the replacement of windows to all elevations, mansard roof extensions to the front at 4th floor level and at 3rd floor level to the South elevation at the rear. In both cases these replaced sloping rooflights with vertical walls and fenestration. Extensive repairs were undertaken to the exterior envelope of the building including new roof coverings, masonry repairs and redecorations.

New rooflights were installed above the ground floor offices to both the North and South elevations.

Installation of an external acoustic AC plant enclosure to located on the roof above 3rd floor at the rear of the building.

VRV comfort cooling and heating was installed throughout the building. This is served by mechanical ventilation on the Basement and Ground Floor and by natural ventilation (windows) on the upper floors.

The existing 300amp 3 phase power supply and sub-mains was relocated within the basement, new small power supply circuits and floor void distribution systems, grommet installation to workstations, lighting, data cabling, fire alarm/detection, video access installation, simple access controls to each floor and to the passenger lift.

All areas of the building were refurbished including specialist joinery packages and bespoke manufacture items such as a concrete reception desk and copper wall cladding.

The Project was undertaken in two phases and these are described as follows:-

Phase One

The building exterior, and interiors of the 4th floor, 3rd floor, 2nd floor and Basement (except the existing 24/7 Comms Room), installation of passenger lift.

Phase Two

Upon Sectional Completion of Phase One the Employer transferred to the upper floors and transfer of the 24/7 Comms equipment and connections to the newly built Comms Room in the Basement. The remainder of the building exterior and interiors of the 1st floor, Ground floor and Basement.

- Value £3,800,000
- Client: Euromonitor International
- Contract Administrator: Allen Dadswell Construction Consultants
- Architect: Buckley Gray Yeoman
- Quantity Surveyor: Allen Dadswell Construction Consultants
- Structural Engineer: Furness Partnership
- M & E Engineer: Building Services Design Consultancy Engineers
- CDM Co-ordinator: Vance Miller Health & Safety Ltd