



Office reinstatement and external works

Venture House, Crown Estates, London

Highlights

On behalf of the Crown Estates, Axis completed a project in the prestigious and busy district of London's Piccadilly Circus. The works undertaken were within a fully occupied building and a live working environment.

The project involved reinstatement, repairs and redecoration of the full interior office accommodation, located on the second floor of Venture House.

The works included the removal of all the previous tenants' installations including plasterboard, glazed and stud partitions, M&E and floor finishes, before transforming the space back to its original state.

Small power and lighting installations were also installed to complement the new office configuration.

Specifications

Internal

- Strip out
- Internal refurbishment
- Minor demolition
- Mechanical and Electrical
- Flooring
- Ceiling repairs

External

- Portland stone repairs
- DOFF cleaning
- Window refurbishments
- Roof Works
- External handrails and decorative railings

20 weeks duration



The second part of the project involved external refurbishment to buildings on Regent St. Glasshouse St. and Swallow St. including cleaning and restoration to the Portland stone façade, all road facing windows and enclosed light wells. A design scaffold was installed to enable access to the repairs.

The paint finish to the stone on the exterior 5th storey was removed. The brick and stone was then cleaned according to the Crown Estates guidelines.

All metal and timber windows were rubbed down to their original condition before being repaired and repainted. Roof works were carried out to Glasshouse Street including repairs and reinstatement to the guttering system and lead flashing renewal.

Due to the busy location, careful planning and liaising with the client was essential to co-ordinate the works, in particular delivery and waste disposal. The project was successfully completed before the programme and delivered within budget.



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