



Unit 200, Banbury



Location:
Ruscote Avenue, Banbury

Value:
£4M

Contract:
JCT Design and Build

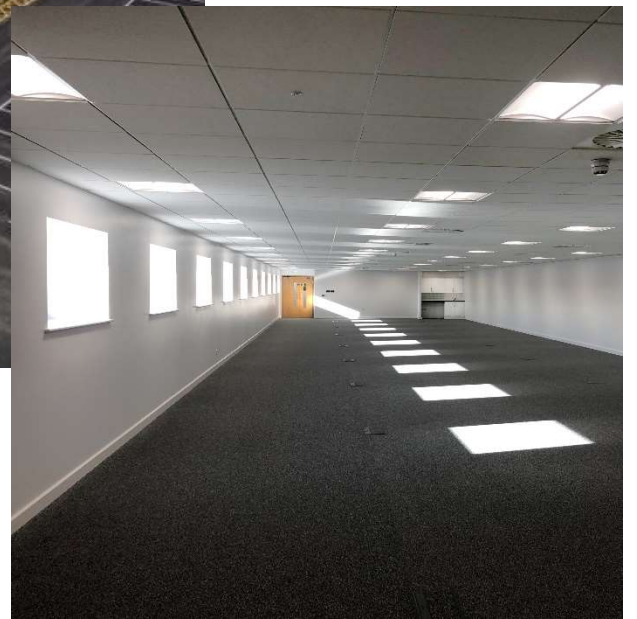
Client:
Paloma 1 (Industrial 1)
Unit Trust Ltd

Client Agent:
RPS Consulting
Services

Architect:
UMC Architects Ltd

Structural Engineer:
TR Collier Associates

M&E Consultants:
Halligan Associates



The project consisted of fully refurbishing an existing warehouse and construction of internal office space to provide our client with a revitalised speculative unit for lease.

The external façade of the 200,000ft² (18,500m²) building was reclad along with new roof coverings and vehicular and personnel doors. Translucent cladding panels were installed at high level around a section of the warehouse to act as clerestory windows and so improve natural lighting levels.

The 17 dock levellers were replaced and new shelters installed to provide modern and efficient vehicle interface for the building.

Internally the existing floor slab was refurbished with a new mezzanine office, with lift, constructed at one end of the building and a smaller two storey office further down the

building to provide separate operational facilities.

A review of the external space allowed an extension of the existing concrete yard with minimal spoil removed from site. The existing concrete and tarmac surfaces were taken up and replaced and reconfigured to allow a clear split between haulage and office traffic.

The main access road to the site was shared with delivery access for an adjacent retail unit and hence new service installations and resurfacing works had to be carried out in conjunction with their operations to minimise disruption to their operations.