



Refurbishment and External Works

Laurence House, London Borough of Lewisham

Highlights

Laurence House is the home of the London Borough of Lewisham's Council in Catford, London SE6. In the six-storey block, floors 2-6 are used as offices by council staff while the ground floor houses Lewisham Library and Customer Services.

To update the building, Lewisham Council commissioned Axis for both External Works and Refurbishment Works programmes.

Our Category A strip out saw the demolition of the existing external entrance, the disconnection of all services and the removal of all mechanical and electrical fixtures and fittings, floor finishes, tile coverings, ceilings, toilets, vanity units, partitions, doors and frames, the reception desks and the balustrade and partition walls above. We disposed of all materials in an environmentally responsible manner.

External works included the installation of new revolving doors and paving works to the main entrance, the removal and application of cladding to the external façade and drainage installation. Our walkway adaptations created wheelchair access.

Specifications

- Category A Strip Out
- Design and installation of new entrance
- Remodelling of reception area
- Mechanical and Electrical
- Painting and Decorating
- Installation of internal glazed wall cladding
- Installation of WCs and sanitary ware
- Removal and replacement of exterior cladding
- Installation of Floors and Ceilings
- External works

£500,000 value
44 weeks duration



Internally, MF ceilings were suspended, partitions installed and floors levelled with a latex levelling screed on which floor finishes were applied. We repaired and plastered the walls throughout and made alterations to mechanical and electrical circuits. Joinery works included the installation of Fire-rated doors.

In the newly-refurbished reception area we created four modern workstations and installed Q-matric ticket issuing system. Full security features include CCTV controls and intercoms, Intruder alarm, panic alarm and turnstiles controls.

In addition, we created an internal glazed feature wall to the lift lobbies and installed a one-hour Fire Resistant automatic closing roller shutter door (actuated by fire alarm link) the studwork wall behind the access turnstiles. To the lift doors we applied a special polyester powder coated finish.

We installed new WCs (as well as a new DDA toilet) and showers, fitting all with new sanitaryware including hand basins, driers and mirrors.

As Laurence House was fully operational and open to the public during the works, due care and attention was paid to occupiers and visitors. Works throughout the building were carefully phased to avoid excessive disruption in this contract.



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