



Openreach: Judd Street

Originally constructed in 1920 for use as a telephone exchange, 123 Judd Street in Kings Cross has since become the headquarters of Openreach. However, the tired building provided limited functionality for practical office space, with many areas being unusable. Therefore, Openreach sought a contractor capable of refurbishing three floors and transforming the building into a modern and vibrant office.

The solution

That partner came in the form of Building Solutions (the specialist building and refurbishment arm of VINCI Facilities), which secured the £1.9m 38-week contract due to its long-standing relationship with Openreach's parent group, BT, which spans more than 40 years.

Now complete, the project has seen 123 Judd Street transformed into the flagship property within BT's vast estate. The following elements proved vital to the project's success:

Delivering value

As Openreach's flagship building, the works are extremely high-spec; however, Building Solutions successfully delivered the project for the same cost as that of a traditional low-budget office fit-out. This was due to a wealth of cost saving and value engineering activities from various members of the key project team which created savings of £500k, reducing the cost of the works from £2.4m to £1.9m.

Maximising health and safety

Numerous innovative approaches were introduced to ensure strong H&S standards, including fingerprint recognition systems to monitor the whereabouts of workers, and battery-powered Bluetooth fire alarm systems to maximise H&S while the main fire alarm system was isolated.

Efficient logistics

Building Solutions ensured that waste was segregated, stored in designated storage locations, and disposed of via wait-and-load skips, enabling skip collections to be reduced from five per week to just one per week.

Sensitivity to original features

Throughout the works, Building Solutions was sensitive to the heritage of this historical building, and retained and restored a wealth of its original features including ironmongery, doors, fireplaces and floor tiles.

Improving the building's functionality

By adjusting the internal layout and removing defunct rooms (such as the old telephone exchange and battery store room), Building Solutions was able to increase the usable floor space by 45%, increase the number of meeting rooms from 8 to 14, and expand the canteen and kitchen facilities by 50%.

Reducing emissions

Various energy saving initiatives were introduced, such as the installation of secondary glazing and LED lighting. As a result, the annual predicted CO₂ emissions/m² for the three floors is now 51.87kg/m² per annum (29% lower than the BSRIA best practice guide of 72.9kWh/m² per annum for offices).

SCOPE OF WORKS

- » Refurbishment of WCs, lobbies and showers.
- » Replacement MEP services throughout all refurbished areas.
- » New acoustic partitions, glazed screens and bespoke joinery.
- » Structural alterations and demolitions.
- » Installation of secondary glazing and acoustic glazed partitions.
- » BMS upgrades.
- » Full redecoration, new floor finishes and decorative feature walls.
- » Decontamination works including removal of lead paint, asbestos and battery acid.

KEY RESULTS

- » The project was completed with zero accidents and environmental incidents – no mean feat as the site was populated throughout the works.
- » Openreach was delighted with the project, as its Facilities Services Manager, Cat Booker confirms: "The VINCI team made it easy for me to continue with business as usual throughout the works. It's been great to watch the works unfold and the space looks absolutely fantastic. Thanks to everyone involved."



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BUILDING SOLUTIONS

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