



VINCI Construction UK: Astral House Reception

Constructed in the 1960s, VINCI Construction UK's headquarters (Astral House) lacked the splendour of the projects that the company delivers for its clients across the UK. To remedy this, it set out to refurbish and expand the property's reception in order to create a modern facility that would reflect the company's standing as a sector-leading contractor.

The solution

VINCI Construction UK selected its VINCI Facilities division to conduct the necessary design and build works.

Now complete, the following elements proved vital to the success of the £179k 11-week project:

Maintaining business as usual

To ensure the company's operations weren't negatively impacted by the works, VINCI Facilities' team created a temporary reception within the car park. Installed over the course of a weekend in order to minimise downtime, the 40m long unit featured all the necessary provisions, along with an attractive decked entrance.

In addition, to minimise the impact of the noise created by the works, a policy of intermittent drilling was introduced. This saw drilling halted for two hours at a time in order to enable meetings to be scheduled without any risk of disturbance.

Creating a future-proof solution

A key focus was placed on designing a reception that would be future-proofed for decades to come. This saw additional electrical sockets and data points incorporated within concealed containment areas throughout the facility, thereby enabling reconfigurations of the layout to take place in the future while maintaining a safe and attractive wireless environment.

Digital engineering

The project benefited from VINCI Facilities' best practice BIM (Building Information Modelling) capabilities, which are accredited to BIM Level 2 Kitemark standard by BSI (British Standards Institution). Through the use of a photorealistic BIM model and virtual reality headsets, the team were able to view proposed designs in detail and adjust them as necessary, in turn minimising the risk of costly design alterations being needed once construction had begun.

Maximising value

Value engineering enabled major cost savings to be achieved. For example, the original brief stipulated that the existing steel canopy be removed and replaced with a bespoke solution that would enable a rotating door to be installed beneath. However, through revisions to the design and the installation of additional steel supports, it was possible to achieve the desired result while retaining the existing canopy, thus creating savings of c.£30k and shaving two weeks off the time frame.

Ensuring safety

As the building was required to remain operational throughout the works, a strong commitment to health and safety was vital. This saw the team ensure safe access to all stakeholders through the use of Plasloc hoarding, barriers, way-finding, traffic separation measures and a temporary zebra crossing.

SCOPE OF WORKS

- » Extension of the reception by utilising the full footprint of the existing steel canopy and glazing.
- » Full refurbishment and remodelling of the interior, including the installation of new:
 - » Air handling unit.
 - » Fire alarms.
 - » Bespoke joinery.
 - » Glazed façade.
 - » Radiators.
 - » Over-door air curtain heaters.
 - » Rotating door.
 - » Pendant lights, LED spotlights and LED strips.
 - » Paving.
 - » Access ramp.
- » Provision of temporary reception facilities.

KEY RESULTS

- » Delivered on time and within budget.
- » Zero accidents and environmental incidents.
- » Building Solutions passed all five HSE audits conducted by VINCI's specialist in-house team.
- » Michael Cookson, Senior Project Manager and commissioner of the project, commented: "This stunning transformation exemplifies the high standards of design and workmanship for which VINCI Facilities is renowned. Visitors will be able to see what a huge difference our works can make to anyone's building, whether it be a small or large capital expenditure project."



BUILDING SOLUTIONS



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