

## CLIENT

Pavilion Trustees Limited &  
Pavilion Property Trustees  
Limited

## LOCATION

Guildford

## VALUE

£13.5M

## DATE

November 2016  
March 2018CASE STUDY

# Guildford Business Park, Unit 2.

## About the project.

This scheme comprised the re-development of Building 2 at Guildford Business Park, which involved the stripping back of the existing façade and roof to reveal the existing three-storey concrete frame. The new works, to form a high specification four-storey office facility comprised the edition of a fourth floor and concrete frame extension to create large open plan floor plates with a central atrium, access stair cores and lifts, toilet facilities and ground floor reception.

All of the external cladding was removed including the roof. Another floor was constructed on top of the old frame and then a 5th level to form an external plant-room. The building was also extended by 10m southwards away from the A3. Ground-works included the underpinning and strengthening of the existing structure to reinforce the frame due to the additional storey. Structurally, new openings had to be cut in to create the new atrium and light well.

A new level of car parking was added to the existing raised parking decks across the access road to the south of the site to provide an additional 58 spaces. Both sites were particularly tight with neighbours both sides so site logistics were quite challenging.

In addition, bicycle parking and refuse bin enclosures are provided externally away from the building aligned to the existing substation and plant-room, which have been clad in similar cladding to match the main building. Escape staircases in sympathetically designed enclosures are located on the East and West elevations of the building.



“Brymor paid particular attention to driving out risk at the front end of the project and once a firm price was established it was firmly adhered to without any deviation. They maintained a refreshingly honest and transparent approach at all times.

*Andy Clark, who led the construction process, is a top drawer professional and his Design and Build team delivered a high quality product that I am delighted with. I am looking forward to working with the Brymor team again.*

Nick Waring, Director for Development,  
Benson Elliot Services Limited