

PROJECT SHEET



Project: 3 Barrington Road, Altrincham
Client: Assura PLC
Project Value: c. £3m

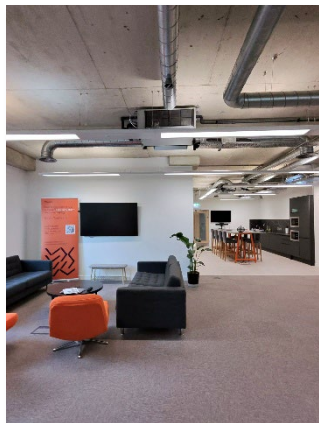


City Build was appointed to deliver the comprehensive refurbishment and extension of an existing office building at Barrington Road, Altrincham, on behalf of Assura. The project focused on transforming the third floor while enhancing overall building performance, functionality, and sustainability to align with modern workplace standards and net carbon objectives.

The scheme comprised the removal of the existing roof structure, including dormers, to facilitate the construction of a new roof-level extension. This involved extensive demolition works down to ring beam level, followed by the installation of a hybrid structural solution incorporating cross laminated timber (CLT) panels and glulam beams. The use of sustainable structural materials supported the project's environmental ambitions and contributed towards achieving the targeted NABERS rating.



Externally, works included the removal of existing cladding to the west elevation to allow for the installation of a green wall system, enhancing biodiversity and improving the building's visual appearance. The roof covering was fully replaced with new tiles to match the extended structure, and all existing windows were replaced to improve thermal performance and airtightness.



Internally, City Build undertook a full refurbishment of the third floor alongside upgrades to the first floor. The reconfigured layout delivers a high-quality, flexible workspace, including meeting rooms, breakout areas, quiet zones, a boardroom, media rooms, a wellness room, studio space, and open-plan working areas. New floor finishes, decorations, and FF&E were installed throughout to create a contemporary and functional working environment.

Significant mechanical and electrical upgrades were delivered as part of the project's net carbon strategy, including new mechanical ventilation systems, energy-efficient lighting, emergency lighting, and upgraded smoke detection systems. New plant was introduced at roof level, supported by the construction of a new passenger lift and steel staircases to provide access to the rooftop extension.

The works were enabled through the installation of full external scaffolding and a goods and passenger hoist, alongside the careful isolation of existing building services to facilitate safe construction activities within a live environment.

Externally, the project was complemented by landscaping improvements, including the creation of pocket parks and enhancements to surrounding external areas, contributing to occupier wellbeing and the wider environment.

Key lessons highlighted the importance of early engagement with subcontractors and project management teams to resolve design details prior to construction. Early coordination of scaffolding design proved critical in avoiding programme risks. Forward planning of labour and resources was essential to maintaining programme certainty and mitigating delays.

