

Case studies

InBev Brewery

Office Refurbishment



Office refurbishments are one of our core services and something we have extensive experience of. Our skilled team can provide a complete end-to-end solution, from planning and design to project management and completion. It is beneficial to be involved from the beginning of any project, as we are often able to advise clients on how to maximise their refurbishment programmes.

Description

InBev (a subsidiary of Anheuser-Busch breweries) required a comprehensive refurbishment of their main staff offices in Magor, Wales.

In need of considerable modernisation, parts of the 2,500ft² office space hadn't been updated since the 1970s, resulting in a dated and uninspiring environment. The core requirement therefore was to create a modern, uncluttered and pleasant workplace, suitable for the 21st century.

It was not feasible to close the office during refurbishment work, so a two phase plan was developed in conjunction with the Facilities Manager and the main client in order to maintain business continuity.

Solution

Working closely with the onsite Facilities Manager and main client, we assisted in the complete re-design of the workspace, including an updated and improved layout, with numerous rooms and dividing walls being removed to create larger open spaces.

The refurbished office now provides a light and airy open plan environment, with clean lines, contemporary decor and provision for integral IT infrastructure.

The result is a better flowing, more natural space, where colleagues can interact and communicate more effectively. Being open plan, it also benefits from much improved natural light, leading to a brighter and more welcoming working environment.

Services

The services we provided on this project included;

- Project planning
- Project Management
- Design
- Internal wall removals
- Suspended ceiling replacement
- Re-wiring
- Lighting
- Integral data cabling
- New stud walls and partitions
- New flooring
- Decoration

Outcome

Due to the requirement for business continuity, this potentially complex programme was carefully planned and successfully completed on time and to budget.

Overview (Phase 1)

Client: InBev

Date: Winter 2011

Timescale: 6 Weeks

Budget: n/a

Vodafone World HQ

Memorial Garden Construction



Our knowledge and expertise in a wide range of applications allows us to undertake a variety of projects, resulting in our diverse portfolio of technically challenging and unusual jobs. For Facilities Managers, the next challenge is never far away and we pride ourselves on being able to find a solution to almost any requirement.

Description

Vodafone property services approached us with existing designs for a memorial garden in memory of a Director who had passed away.

Set in the grounds of their World Headquarters campus in Newbury, Berkshire, the peaceful Memorial Garden was intended as a place of reflection and remembrance for a respected colleague and somewhere employees can take a quiet break during their busy schedules.

Solution

Although the initial design specification called for the use of gabion cages for the complex rising half moon shape of the main wall.

After consultation and consideration of suitable alternatives including pre-cast concrete, this was changed in favour of rendered concrete block work, predominantly for budgetary requirements.

This modification meant that the rest of the garden design could remain unchanged,

therefore retaining the designers original concept of seclusion and tranquility and remain faithful to the vision.

Services

The services we provided on this project included:

- Project management
- Consultation and advisory
- Surveying including drawings
- Ground setting out
- Additional planting design drawings
- Block work, rendering, decking, paving, drainage and decoration works.

Outcome

The finished project remains faithful to the original design concept, providing an area of tranquility in the grounds of a world class business campus. We are pleased to have been involved in this meaningful project and that it was completed on time to budget.



The original garden design by Machin Bate Associates.

Overview

Client: Vodafone

Date: Autumn 2008

Timescale: 8 Weeks

Budget: n/a

Vodafone World HQ

“New Ways of Working” Project



As a relatively small contractor, being flexible enough to meet tight deadlines is often one of our key strengths when compared to larger construction companies. Our short lines of communication and hands on management team ensures we are well placed to accommodate the changing nature and demanding schedules of corporate projects.

Description

Having already successfully completed various projects for Vodafone, we were delighted when they asked us to be involved in the transformation of their Headquarters for the introduction of their New Ways of Working (NWoW) project.

This challenging programme included the removal of 12 existing meeting rooms, constructing 18 new glazed partition offices, building 3 libraries complete with bespoke walnut shelving, moving and altering 2 highly complex glass video conference pods and all within a strict 8 week timeframe.

Solution

Potentially complex, this scheme demanded careful planning and management to ensure completion within just 8 weeks. We estimate that without this deadline, a realistic timeframe would be 10 - 12 weeks.

With numerous locations undergoing works throughout the campus at any one time and multiple unique challenges to

overcome, our dedicated team worked round the clock to ensure everything was completed to plan.

A particularly challenging aspect of this project was the re-location of two bespoke smoked glass video 'pods'. The client had previously been informed that this was not possible, however, after some discussion, we successfully relocated one complete pod and divided the other into 2 smaller pods where they could be sited in a smaller space as required.

Services

The services we provided on this project included:

- Project management
- Consultation and advisory
- Demolition and removal
- Aluminium and glazing partitions
- Bespoke joinery
- Flooring
- Electrical works
- Lighting
- Re-decoration
- Manifestation

Outcome

This project is one we are particularly proud of, due in part to the complexity and variety, as well as the tight deadlines.

The finished result is of course completed to the highest standards, as you would expect in a World Class campus, and the NWoW project has been a great success.

All works were completed on time and to budget.

Overview

Client: Vodafone

Date: Spring 2010

Timescale: 8 Weeks

Budget: n/a

Ernest Jones

Fascia and exterior repair



Although not the most glamorous aspect of our services, minor exterior repairs such as this water damaged shop fascia are a regular feature on our list of projects. Often regarded as ‘too small’ for the larger maintenance contractor, Facilities Manager’s can find it difficult to source reliable commercial contractors for this kind of small but important remedial work.

Description

During the construction of a large-scale mixed use commercial scheme, the existing neighboring property was damaged by a leak, leading to unsightly water damage to timber fascia boards, render and electrical fittings. Although not structurally significant, the damage was visually detracting and required careful repair and attention to detail.

Solution

Due to the nature of the client’s business and the location of the damaged area, it was necessary to plan works around business hours to reduce adverse impact to trade. Working with the centre management company during the early hours of the morning, we repaired the roof leak, re-dressed and oiled the lead work, temporally removed the lighting, replaced the timber fascia, re-decorated throughout, installed bespoke signage and re-decorated throughout matching finishes to the existing installation.

Services

- The services we provided on this project included;
- Project planning
 - Project management
 - Damaged materials removals
 - Replacement fascia
 - Lead work repairs
 - Lighting
 - Decorating
 - Replacement signage
 - Decoration

Outcome

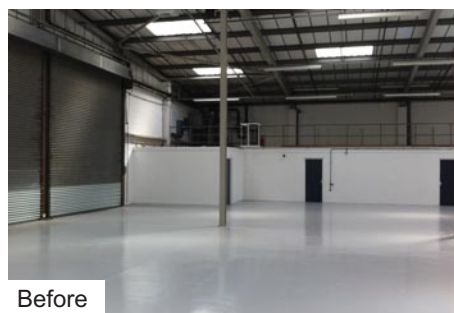
Due to the requirement for business continuity, this straightforward repair programme was carefully planned and successfully completed on time and to budget without any undue disruption.

Overview

Client:	Ernest Jones
Date:	Summer 2012
Timescale:	2 Weeks
Budget:	n/a

Curtiss Wright Corporation USA

Warehouse office design & build



Before



After

We have extensive knowledge and experience working with our clients to accommodate virtually any requirement. Designed and built from scratch within 2 months, this block and stud work office extension was constructed as a free-standing structure so the warehouse it was located in could be returned to its former condition at the end of our clients rental period.

Description

Requiring a modern, comfortable and secure environment for their office staff, the client required warehouse personnel to work in the same location without affecting safety or productivity.

The double height, self-contained unit incorporates a bespoke metal staircase, kitchen, workshop, meeting and office facilities.

Solution

The facility was already in use when the project came to us, so a key requirement was to keep disruption to an absolute minimum, allowing for normal business to continue.

This was achieved by careful planning and working as a team with the client.

Using off the shelf materials for cost and speed considerations, the unit was constructed in just 1.5 months, including a bespoke steel staircase, all services, decoration, fixtures and flooring.

Services

The services we provided on this project included:

- Project management and planning
- Consultation and advisory
- Surveying including drawings
- Lighting
- Plumbing
- Flooring
- Bespoke fabrication
- Decoration
- Ground setting out
- Block work and drainage works

Outcome

The finished project was completed to a high standard within just 1.5 months, within budget and with minimum disruption to business operations.

Testimonial

Vokins Construction Ltd has delivered us an excellent and professional service, on time and on budget. Their work is of a high standard and is effectively project managed throughout. Their team is highly approachable and happy to help at all stages of the project. I would not hesitate in using them again or in recommending them to others.

Peter Jennings, Engineering Division,
Manager Curtiss Wright Surface Technologies

Overview

Client: Curtiss Wright Corporation USA

Date: Spring 2012

Timescale: 6 Weeks

Budget: n/a

Royal Chelsea Hospital

Chelsea & London main gate refurbishment works



Vokins Construction has experience in sensitive refurbishments of historic and important properties like these listed main entrance gates to The Royal Chelsea Hospital. Skilled maintenance and repair has ensured these valuable and important listed landmarks are working and looking their best for years to come.

Description

The Royal Chelsea Hospital required a number of repairs to their two main entrance gates, including realigning one of the large piers due to lorry damage, redecoration of the fixed panels including the high level arch ways, repairing and refurbishing the metal work and case locks.

Solution

It was necessary to maintain working access throughout the project, requiring careful planning to ensure safety was not compromised. Because the gates are an important part of The Royal Chelsea Hospital's identity, while the original metal work was off-site being refurbished, we installed a set of temporary gates to maintain security and remain visually in-keeping with the original style.

The case locks were completely stripped down, serviced, re-built, paint stripped and re-sprayed. There was also a handle missing from one of the locks, with a matching replacement being sourced from a reclamation yard.

Services

The services we provided on this project included:

- Project management
- Consultation and advisory
- Decoration
- Metal work
- Lock repairs

Outcome

Careful planning ensured minimum disruption and completion within the shortest time possible, with the whole project being completed in less than 4 weeks.

The stonework was sensitively repaired to limit any further damage as much as possible, with the refurbished metal work completing the project to a high standard, in-keeping with the important historic nature of the hospital.

All works were completed on time and to budget.

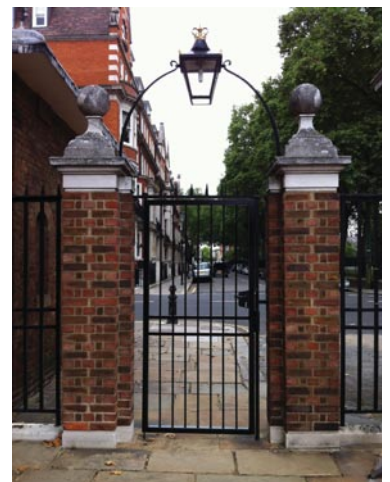
Overview

Client: The Royal Chelsea Hospital

Date: Summer 2012

Timescale: 4 weeks

Budget: n/a



Kew Gardens

Lion Gate Pagoda



We are often required to work within public areas and on unusual buildings, such as this unique listed pagoda at Kew Gardens. Although a very simple project, due to the important nature of the structure and it's historical significance, special care and attention was needed to ensure an 'invisible' repair.

Description

Completed in 1762, the 250 year-old, ten-storey, 50m pagoda at Kew Gardens is an impressive and important historical building. We were requested to repair and replace a number of keystones for arches over two storeys that had become loose.

Solution

Normally a very straightforward task, the importance of the building required careful consideration to ensure a faultless repair.

As part of the repairs, it was necessary to match materials, even down to the lime mortar, which had to be removed, sampled, analysed, new mortar approved by Kew Heritage and once applied, dyed to match the surrounding, weathered pointing.

Services

The services we provided on this project included:

- Project management
- Consultation and advisory
- Specialist analysis
- Specialist materials
- Specialist brickwork
- Specialist mortar dye

Outcome

On the face of it a simple project, this small repair required a number of specialist skills to ensure a perfect match and 'invisible' repair.

The end result is a good example of our 'can-do attitude' and ability to take on complex, challenging projects, that other contractors would consider too small or troublesome.

All works were completed on time and to budget.

Overview

Client: Kew Gardens

Date: Summer 2012

Timescale: 2 days

Budget: n/a

Kew Gardens

Sir Joseph Banks Bridge



After



Before

We can provide expert solutions for all types of footbridge or raised walkways, including removal and planning for sensitive and public facing projects. This 18 metre timber constructed pedestrian bridge at Kew Gardens was surveyed, re-planned, removed and re-built in just 3 weeks.

Description

The bridge to the Sir Joseph Banks building, which crosses two lakes, had become structurally unstable and beyond repair and therefore closed to the public. Kew's requirements were for the complete replacement of the 18 metre long bridge, including altering the existing layout, making the bridge more of a feature and providing an improved aesthetic approach to the main building.

Solution

The bridge required careful structural and design work including the installation of pontoon working decks to enable the works to be completed without the need to drain both lakes. After careful consideration, the new proposed scheme was to simplify the layout, removing the dog leg. All timber work was cut on site, including the structural timbers.

Services

The services we provided on this project included;

- Project Planning
- Project Management
- Consultation & advisory
- Surveying & Setting Out
- Ground Works
- Structural Works
- Bespoke Timber Work

Outcome

The finished project is one that we are proud to be involved with and really shows the standard of our craftsmanship. The Sir Joseph Banks Bridge is now fully open to the public once again.

All works were completed on time and to budget.

Overview

Client: Norland Managed Services

Date: January 2013

Timescale: 3 Weeks

Budget: n/a

The Royal Hospital Chelsea

Benches and panelling refurbishment



Working on sensitive and historically significant refurbishments is something we have particular experience of - from iron gates to listed buildings or these, 350 year old wooden benches at The Royal Hospital Chelsea. From centuries of use, these historic seats were beginning to show their age, so we were tasked with bringing them back to their former glory.

Description

Dating back to 1688, the 350 year old Figure Court Colonnade Benches at The Royal Hospital Chelsea are of great historical value. We were requested to carry out complete refurbishment works of the benching and panelling.

Solution

Due to the historical importance, the specification of the refurbishment was crucial and required fine detail. The works entailed stripping back the layers upon layers of varnish built up over the years, rite back to the bare timber, followed by the lengthy but worthwhile re-coating process bringing these benches back to their former glory.

Services

The services we provided on this project included:

- Project Planning
- Project Management
- Consultation & advisory
- Decoration
- Timber Repairs

Outcome

Due to the importance of the Figure Court Colonnade Benches, the refurbishment works were carefully planned and executed to the crucial specification with minimal disruption to The Royal Hospital.

The end result is a great example of our work quality and attention to detail.

All works were completed on time and to budget.

Overview

Client: Norland Managed Services

Date: April 2013

Timescale: 3 Weeks

Budget: n/a

