

CASE STUDY – *Café Royal, Regent Street London*

Client:

Barco Investments BV

Project Manager:

Manly Development Services Ltd

Architect:

David Chipperfield Architects

Structural Engineer:

Scott Wilson

Construction Manager:

Mace

Facade Consultant:

AKS Ward Lister Beare

Specialist Contractor:

Stonewest Ltd

Value: £1.4million

Date: 2011-2012



The works involved:

- A full condition survey of all three building facades to identify all repairs/ replacements of existing natural and reconstituted stone.
- Cleaning all facades with specialist cleaning methods varying from Hodge Clemco, Doff System, Joss Cleaning, Neb water cleaning and Poulitice.
- Repointing works matching existing mortar stone joint to various facades.
- Taking down vast amounts of masonry to expose the Regent Street diseases to the structural steel that is causing dislodgment and structural damage to masonry.
- Structural steel treatment by removal of corrosion using the Hodge Clemco and treatment with epoxy paint to prevent recurrence.
- Steel fabrication works to railings, repairs and re painting.
- Creating new openings for shop fronts by designing stone to matching existing moldings, cills and detail.
- Dismantling and replacing 11no. stone dormers on the Regent Street elevation with stone matching original detail and profiles.
- Design and construction of the Air Street Mansard, units as large as 3 tons each.
- Granite indenting works and replacement units to low levels matching existing type.
- Screeding to the main cornices to all elevations to create a fall away from the building when raining.
- Lead weathering to all cornices.

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Overview

The site is located at 68 Regent Street, which is situated at the southeast corner of Regent Street joining Glasshouse Street in the City of Westminster.

The Project comprised of the redevelopment of the Café Royal, Oddenino's Hotel and the County Mark Building and is referred to as Quadrant 1.

The five star boutique hotel now comprises of 159 luxury bedrooms, spa facilities, health club with pool, business centre and retail units at ground level.

The existing buildings have been renamed for clarity: Building 1 – County Mark Office (closest to Piccadilly Circus), Building 2 – former Oddenino's Hotel and Building 3 – Café Royal (farthest from Piccadilly Circus).

Specifically, Building 1 works composed of simple structural alterations with a 'cut and carve method'. Full demolition commenced on Building 2 down to lower basement with an installation of a swimming pool area via a new basement level. Once demolition was complete for Building 2, superstructure structural steel works commenced with concrete flooring.

Building 3 works included:

- Column foundation strengthening works to lower and upper basement.
- Demolition to core area upper levels and core area basement levels.
- New concrete core to be installed with concrete flooring.

Mansard/flat roof finishes was constructed to all three buildings once superstructure works were complete.

The construction sequence varied for all three buildings in regards to sub-structure and superstructure works. The super-structure consists of a concrete core and steelwork frame with concrete slabs, whilst the current façade of the building was retained.

Building 2 main steelwork was installed in a standard sequence with metal decking following on 2 floors below. Infill steelwork at Building 1 and 3 was installed in a piecemeal fashion including sliding beams into place from Building 2 into Buildings 1 and 3.