

UNIT E1, TYNE TUNNEL TRADING ESTATE



Client: UK Land Estates
Project Value: £1.4 million
Project Details: Refurbishment of a North Tyneside Council building located at the Tyne Tunnel Trading Estate. Works to E1 comprised an extensive demolition and strip-out package, alongside the construction of a small extension to the front of the building and repairs to the existing carpark.

Portland conducted a detailed survey of the existing building to document the steelwork, including dimensions and section sizes. This information was later used to design and detail the proposed steelwork in line with the architectural requirements. Portland then reviewed the areas scheduled for demolition, to ensure that there would be no adverse effects to the areas of the building that were to be retained. As the project included the installation of new PV panels over the office area, Portland assessed the existing structure to verify it's capacity to support the additional loads.

Refurbishing E1 required careful co-ordination with the original building's existing structural features. Portland's survey ensured that all new structural members were integrated seamlessly within the existing structural frame.

As part of the recladding works, Portland identified areas where the sheeting rail spans exceeded the allowances of the new system. To address this, additional rails were installed between the existing steelwork to reduce spans and provide adequate support. Throughout the building, new openings were formed and existing apertures infilled to suit the architect's layout requirements.

A new steel-framed entrance extension was constructed at the front of the building. Due to the level difference between the road and the new entrance, an access ramp was incorporated into the design. Internally, a new timber floor was installed, supported on new blockwork and fixed back to the existing structure.

In the yard area, the existing fuel island was removed and replaced with a new concrete slab designed with falls to match the existing surface.

A small extension to the existing car park was constructed, with damaged areas of concrete being replaced.

