



CASE STUDY

Alice Billings House, London

Full Interior Fitout & Refurbishment





Client: Creative Land Trust Ltd

Address: Alice Billings House, London, E15 4SF

Contract Value: £700k

Duration: 20 Weeks

Architect: Purcell Architects

Situated in the centre of Stratford East London, this Grade 2 listed complex of buildings were originally built to accommodate the firemen of West Ham Fire Brigade in circa 1905.

Having been unoccupied for over 10 years they were in need of a major refurbishment, including extensive roofing works; electrical re-wire and new plumbing services.

Diamond Dilapidations were appointed via a competitive tender process to undertake the first phase of works.



Heritage
Works



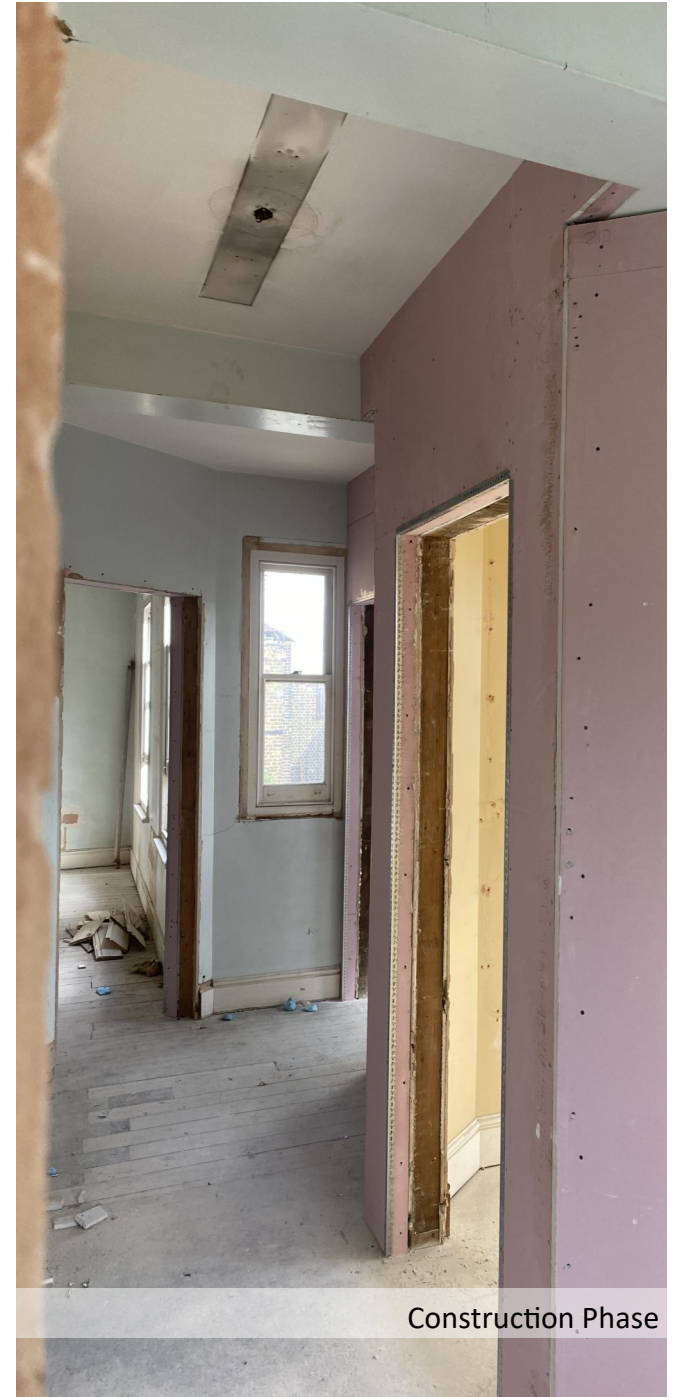
Project
Management



Design &
Build



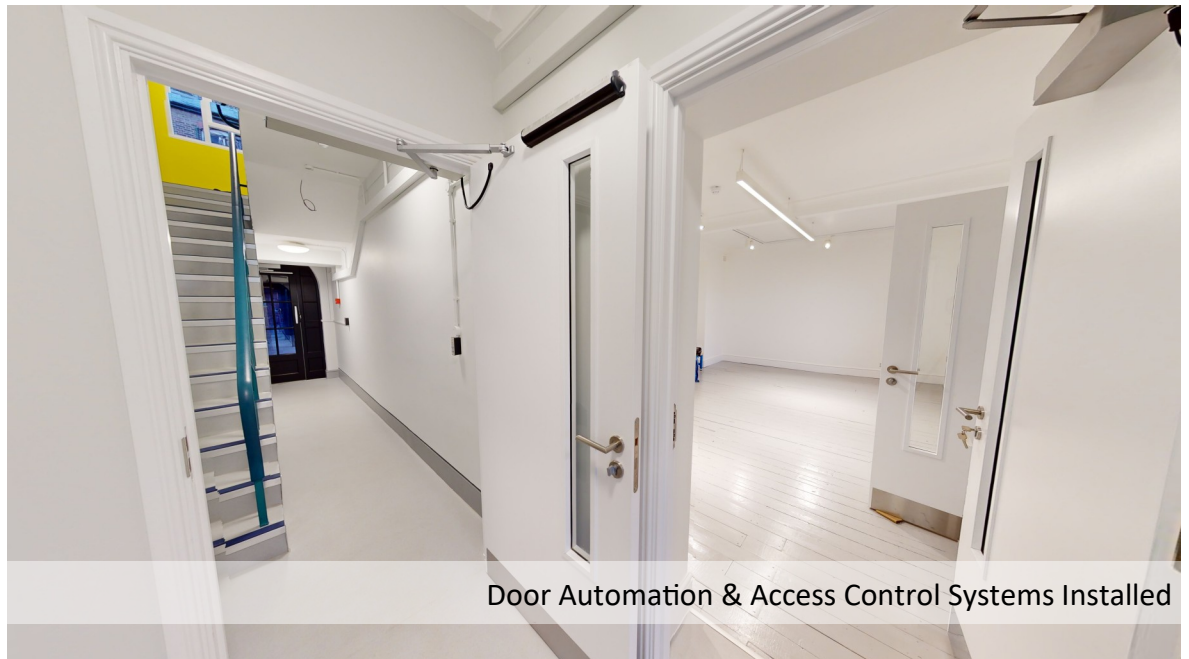
Pre Construction Phase



Works included a full removal of the roof coverings to the North Block, extensive strengthening works to the trusses, provide insulation between the joists and recover the roof utilising existing slates where possible, not only to make the premises watertight but also to bring to current regulations.

The first phase of works also included whole sale strip-out of all Mechanical, Electrical & Plumbing services to the South Block, the design and installation of new electrical services, plumbing and below ground drainage. A variety of structural adaptations were also made to open the building up into a creative workspace for local artists.

A new watermain was installed to replace the existing lead watermain and a number of repairs were undertaken to the below ground drainage leading away from the property.



Door Automation & Access Control Systems Installed



The South Block was fitted with state-of-the-art door automation and access control system to allow individual access to the studios that are to be hired by the artists.

All walls were finished in white, and floors painted grey to allow the incoming tenant their to apply their own touches when they came to occupy the space. A colour feature wall to each level of the communal staircase was requested by the architect to help encourage creativity.

The Diamond team addressed the badly degraded timber sash windows with comprehensive restoration methods. New tea points, WCs and shower rooms were installed across all 3 floors, including DDA accessible areas.





Virtual Tour

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