



Pexhurst has brought the wow factor to a stunning refurbishment of a character property for long-standing client, developer Workspace Group, lead consultant Malcolm Hollis and architect I-Arch.

Workspace provides business premises catering to the requirements of new and growing companies across London.

Among its many properties is the Biscuit

Factory in trendy Bermondsey. The Biscuit Factory is part of the Tower Bridge Business Complex and consists of a collection of buildings that sprung up in the Victorian age when this area first developed as a major centre for food production. Today, the buildings - many having great character - have been tastefully converted to suit media-style businesses seeking a central London location but offered at a fraction of the cost of the nearby City, West End or Canary Wharf districts.

In a tight 20-week programme, main contractor Pexhurst has overseen the contemporary, architect-led refurbishment of building A.01 on the site, including a full professional team. The resulting space will provide a great work environment for any tenant, with its

#### Project Fact File



##### The Biscuit Factory



Pexhurst delivers a stunning, contemporary office fit-out at Workspace Group's Biscuit Factory in London's Bermondsey.

##### Client

Workspace Group

##### Lead Consultant

Malcolm Hollis

##### Architect

Ibbotson Architects (I-Arch)

##### Location

The Biscuit Factory, London SE16

##### Value

£500,000

##### Programme

20 weeks

stripped-back Dragons' Den look, where the use and warmth of wood combines beautifully with exposed brickwork and industrial-feel M&E services.

A key part of the project has been the creation of the structural opening on the north elevation. The large glazed opening, with its use of cross-laminated timber (CLT) to encapsulate the structural steelwork, completely transforms the space. Ten metres of brickwork have been removed in careful stages, with three bays being taken out at a time, new steel installed, and the natural birch CLT completing the look.

The CLT, which comes to site prefabricated for rapid assembly, has also been used to create a mezzanine floor, creating a consistent feel throughout. A bespoke steel staircase leads up to the new upper level, with its glass balustrade. Walls have been grit blasted to reveal the existing brickwork, and the structural steel columns have been similarly treated before being repainted and fireproofed.

Exposed M&E services, funky LED lighting and attractive polished concrete flooring create industrial chic, with the steel columns used to mount radiators and route trunking to electrical sockets at the base. Pexhurst has co-ordinated the relocation of cables and gas pipework. Male, female and disabled toilets have been provided under the mezzanine floor, along with a boiler room and kitchen area.

Externally, Pexhurst has also created a new entrance to the space and installed drainage, minimising noise disturbance for existing tenants by restricting drilling work to two hours on/two hours off, with working times being 7.30-9.30 am and 12-2 pm. Nevertheless, Pexhurst has once again kept the programme on track – another contract that takes the Biscuit!

