

FINESSE

Summer 2008

A newsletter
published by
Szerelmey
Limited



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No 1 Old Jewry

No.1 Old Jewry is an external façade envelope on three elevations, Old Jewry, Poultry and Grocers Hall Court with the main elevation fronting on to Poultry and directly opposite Bank underground station (exit 9).

Client: Standard Life
Architects: Sheppard Robson
Main Contractor: Mace Plus
Project value: £20m
Szerelmey contract value: £2.8m

In mediaeval London, Old Jewry was a ghetto area surrounding a synagogue. As time progressed the area benefited from merchants trading at the nearby Grocer's Hall and the later completion of the Bank of England, just down the road.

Fast forward 300+ years and trading, albeit of a different commodity, continues apace in the nearby banks and insurance companies in this sought-after area of the Square Mile.

Client Standard Life must have seen they were on a sure-fire winner when they invested £20m+ in the construction of a new 9 storey, mixed-use development comprising 1,000m² of retail space at ground floor level with 8 floors (9,000m²) of sought-after office space above. In fact, at the time of writing the whole office space has been let to Indian finance house Fidessa Group plc.

Mike Hannigan, investment director at Standard Life said 'this is testament to the quality of the building and our confidence in the city market'.

The inner structure comprises a steel frame with lightweight concrete floors. Three elevations, Poultry, Grocers Hall and Old Jewry are clad in either Portland or Anstrude limestone.

Stone clad precast columns fixed back to the frame at the various floor levels dominate each elevation above first floor level, whilst the ground floor area features stone sarcophagi. Load-bearing shear walls in hand-set masonry fixed back to concrete backing panels appear at each corner of the main (Poultry) elevation.

Restricted site access proved problematical to the construction staff headed up by Nick Adkins. However, this was overcome by strictly supervised and strategically timed traffic management for vehicles and pedestrians alike.

The project was delivered on time and to budget.

For further information regarding the construction phase of this project please refer to the Summer 2007 edition of Finesse.



40 Portman Square

Located in one of the most prestigious areas of central London, 40 Portman Square, offers stunning views of Hyde Park and the West End.

Project: 40 Portman Square
Client: Standard Life
Architects: Squire and Partners
Main Contractor: Hbg Construction Ltd
Szerelmey contract value £2.7m

40 Portman Square which is due for completion this summer, is already 70% let. This fact coming on the back of the building attracting some of this year's top rental prices at £1,184/sq.m.

The £35 million pound new-build project has replaced the forlorn, drab, 60's edifice that once stood there, bringing sharp lines of stone and glass to the south side of the square.

Comprising seven floors of modern, column-free, office space and two floors of residential above in the form of 20 apartments, 40 Portman Square offers stunning views of Hyde Park, and the West End.

The building is constructed of Portland stone on precast concrete columns fixed to an independent steel frame with elements at ground floor being built in traditional handset stone on a granite plinth.

Szerelmey were responsible for the design, delivery and installation of some 273 components made up of 95 No. spandrels, some in excess of 6.00 metres long and weighing in excess of 4 tonnes fixed back to the in-situ concrete floor slab, the 112 No. Portland stone on precast concrete panels, many of which were two storeys high and weighing over 9.00 tonnes

and the 34 No. brick-faced panels on the south façade. Copings at 6th and 7th floor levels to the entire length of the north elevation completed the precast elements.

Coordination of deliveries was particularly difficult due to the panels being manufactured in Belgium necessitating frequent visits to the factory to quality-check the castings. Panels were manufactured to tolerances of +/- 2mm.

The Chinese granite plinth to the north and south elevations is supported by a concrete toe beam below ground level, whilst the handset stone is fixed using stainless steel corbel plates at each floor level with restraints at each course. By far the most challenging area to fix with handset stone were the soffits at 2nd, 6th and 7th floor levels as they required purpose-made, stainless steel soffit hangers due to the fluctuating soffit levels of the in-situ concrete floor slabs.

Internally the reception area comprises Portland stone stack-bonded walling to the right flank of the main entrance and to the immediate left a two-storey expanse of handset stone is visually pleasing.

The project was completed within budget and on programme.



St David's Cardiff

Project: St. David's Shopping Centre, Cardiff
Architects: Benoy
Main Contractor: Bovis Lend Lease (Bristol)
Szerelmey project value £2.50m

Following the success of Drake's Circus (Plymouth) in 2006, Szerelmey's next port of call was to replace 4,000 square metres of internal flooring as part of a major refurbishment project in Cardiff for main contractor Bovis Lend Lease.

Rather than opt for the 'spectrum' approach adopted at Plymouth, architects Chapman Taylor selected the Spanish limestone Yana with a 320 grit finish. The 30mm thick flooring is laid on a sand and cement bed with the work progressing at night time. The 14 man team break up the existing screed and flooring then lay the area of new screed to be covered by flooring the following evening before protecting the new screed from the traffic of the daytime shoppers with a temporary timber decking. The following evening the flooring is laid on the previous night's screed. The process is then repeated.

The project is situated on the site of a former canal which ran close to the line of the mediaeval city wall. A line denoting the original position of the city wall is reflected in the new flooring.

Project director Gary Williams is working with most of the team from Drakes Circus project and is optimistic that the contract will be delivered on time and to budget.



201 Bishopsgate

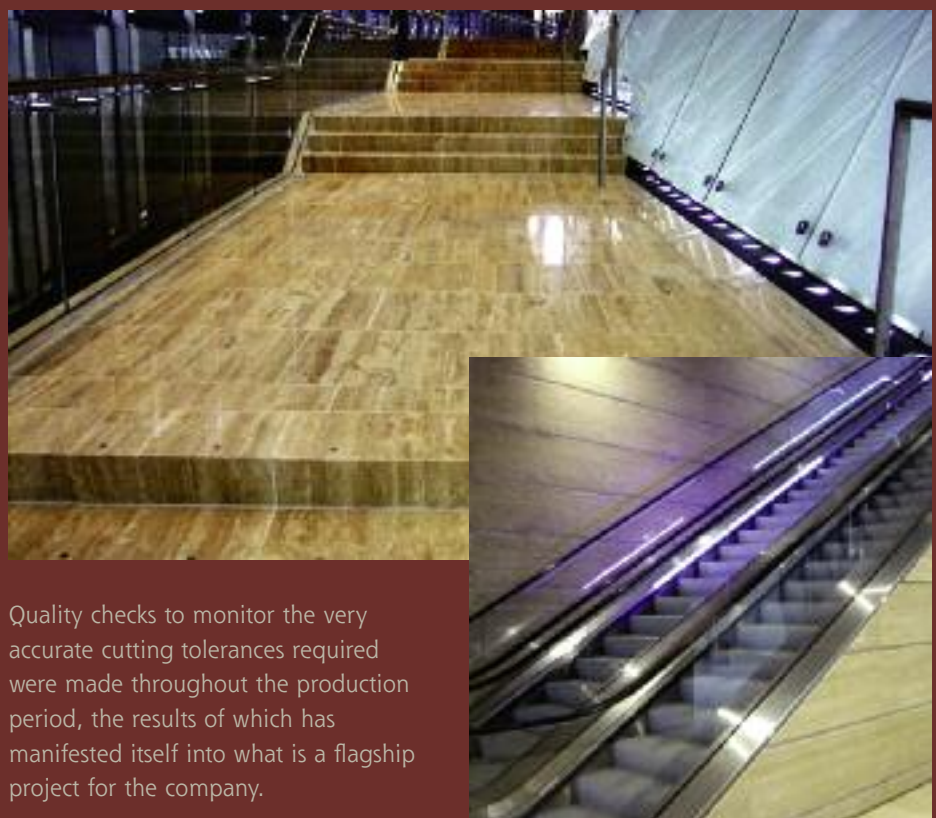
Szerelmey has recently completed a complex flooring package at 201 Bishopsgate part of the 201 Bishopsgate/Broadgate Tower project.

This exciting and challenging project which involved fixing to a floating raft construction designed to minimise vibration from the trains running into Liverpool Street station underneath was executed under the site management of Szerelmey's John Guest.

Featuring 40mm thick honed and polished travertine marble flooring and cladding with flame-textured Nero Absoluta granite borders, the impact when walking into the building is very impressive indeed and well worth a visit.

Given the importance placed on the visual impact of the stone package by all associated with the project management, the selection criteria was very stringent indeed involving numerous quarry visits before final selection took place.

Client: British Land Company plc
Architects: Skidmore Owings Merrill
Main Contractor: Bovis Lend Lease
Szerelmey project value: £1.565m



Quality checks to monitor the very accurate cutting tolerances required were made throughout the production period, the results of which has manifested itself into what is a flagship project for the company.

Abbey House

Client: The Ability Group
Architects: BUJ
Main Contractor: C J O'shea
Project value: £85m
Szerelmey Ltd contract value: £1m



Abbey House in London's Baker Street is due for completion this summer.

The £1 million Jura limestone cladding project at one time boasted a fixing rate of 100 tonnes per week with 10 pairs of fixers working flat out on the external facades. As well as the fixing, Szerelmey were also responsible for the design and also completed the cleaning and restoration to the retained Portland stone façade and bell tower.

Project Manager, James Nicholas commented: 'The access to the site was extremely tight and presented us with a number of challenges with regard to deliveries and stone placement, however we were able to overcome the issues as a result of the great team ethos established early in the contract'.

A combination of a number of different Jura stone types were utilised to great effect in creating the architect's visual requirements. The rarely used Jura Nut Brown is a feature of the recessed bays whilst striated Jura has been used in areas of greater visual impact at ground and first floors.



The Szerelmey Group has recently been awarded the following contracts:

BBC, Portland Place (phase 2)

Contract value: £2.2m (Szerelmey Ltd)
Main Contractor: Bovis Lend Lease
Architects: Sheppard Robson
Type of work: Portland stone cladding

No.1 Lothbury

Contract value: £630k (Szerelmey Ltd)
Main Contractor: Galliford Try
Architects: Fletcher Priest
Type of work: Portland stone reinstatement of retained façade

Abford House

Contract value: £725k (Szerelmey Ltd)
Main Contractor: Carillion
Architects: Sheppard Robson
Type of work: Portland stone handset column cladding combined with stone on precast lintels and reconstituted spandrels and columns

Gloucester Quays

Contract value: £1.8m (Szerelmey Restoration)
Main Contractor: Bovis Lend Lease
Architects: Dyer
Type of work: Cleaning and restoring 7 brick-built Victorian warehouses prior to conversion to retail outlets and office space

Gloucester Quays

Contract value: Progressive rising to £1.4m (Szerelmey GB Ltd)
Main Contractor: Bovis Lend Lease
Architects: Dyer
Type of work: Supply and fix cladding and fix-only flooring

Kingsbourne, Wentworth, London

Contract value: £350k
Main Contractor: hillspink
Architect: Nicholas Burwell Architects
Type of work: Natural stone front portico and precast rear portico/balcony plus window surrounds, stringcourses and copings to spec-built private house in Wentworth Estate.

Grosvenor Waterside

Contract value: £1.3m
Main Contractor: St. James (Urban Living)
Architect: EPR
Type of work: Approximately 3000m² of 50mm thick Jura limestone cladding

Battersea Power Station

Contract value: £1.3m (Szerelmey Restoration)
Type of work: Remedial works including fabric and roof repairs

Antonio Buffa

Antonio Buffa has been appointed as Senior Estimator for Szerelmey Limited. Antonio recently joined us from Grants of Shoreditch where he was the Commercial Director and will work in association with John MacEachin.

In his spare time Antonio likes to listen to music, cycling and walking, all positive attributes for the modern, upwardly mobile estimator about town!



St David's Health & Safety Award

Szerelmey won The Bovis Monthly Health & Safety Award in February 2008 for the St Davids project in Cardiff.

We are laying new flooring throughout the Malls with approximately 4,000 m² of Spanish Yana Limestone. This is being done under the supervision of Grzegorz Wasilenski, the Szerelmey Site Manager, Paul Nix, Project Manager of Bovis and Gary Williams, Director of Szerelmey.

This award is in recognition of Szerelmey maintaining a high standard of Health & Safety on site and ensuring compliance with their method of working.



I know it's a cliché but cricket was the real winner, as well as the PR's, when their annual contest against The Journalists was fought out on the battlefield of Thames Ditton Cricket Club on June 5th.

The weather could not have been finer as Journalist's skipper David Rogers won the toss and rather surprisingly inserted the PR's on what appeared to a 'belter' of a batting track.

And so it proved to be with the openers Dixon and Howland retiring undefeated on 30 apiece setting the stage for Gill (32) and Walker (33) to keep the tins turning over. At the close of the 30 over innings the PR's had set a record total for this fixture of 202.

Returning to the field after a splendid lunch, the Journalists were under no illusion that they had a mountain to climb if they were to surpass the PR's total.

Undaunted, they set about their task admirably with solid knocks from openers Hart (32) and Lynch (21) followed by a master class in power hitting from Journos' veteran Ben Roscow (37).

Concern crept into fielding skipper Andy Walker's mind as the run-rate was maintained. However, skilful manipulation of his



8 'bowlers' kept the batting side guessing and with it the run-rate increased, despite Windle's best efforts (31).

With 3 overs left the Journalists required 36, a tall order, and so it proved to be with only 18 coming from them leaving them 18 short of the 203 required.

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