

THE LIGHTHOUSE BUILDING

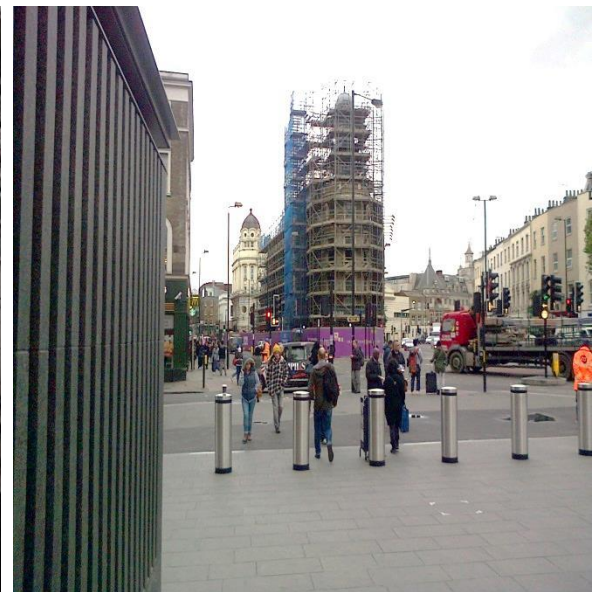
POTTER
RAPER
PARTNERSHIP

PROJECT LOCATION: KING'S CROSS, LONDON NW1
CLIENT: UK REAL ESTATE

PARTNER IN CHARGE
Simon Daniels MRICS Dip Proj Man (RICS)
e: simon.daniels@potteraper.co.uk

ASSOCIATE, QUANTITY SURVEYOR
Stephen Eder MRICS
e: stephen.eder@potteraper.co.uk

London Office
Potter Raper Partnership
101 St Martin's Lane
London
WC2N 4AZ
Tel: 020 7436 5005



Service Provided
Quantity Surveyor

Accommodation Created
21,500 ft² of offices over
3,900 sq ft of retail/restaurant

Contract Value
£9 million

Contract Period
1 year 8 months

Completion Date
May 2016

Contract Type
JCT Design and Build 2011

Special Features
Grade II listed building over live
rail/tube tunnels

Main Contractor
Balfour Beatty

Project Summary

Challenging redevelopment of a Grade II listed building with retained façade and 'lighthouse' structure on an island site.

Founded directly above the crown of the twin Circle Line and Thames Link tunnels and bounded by Pentonville Road and Gray's Inn Road, this building was once a "flat iron" block of shops with an uncertain mix of uses on the upper floor. It was built in 1875 to replace buildings demolished in the construction of the railways.

This redevelopment carefully restored the existing façade and the lighthouse structure, whilst matching a new section of the façade to the existing main building. Through the removal of all internal fabric and roof structure down to the ground floor level, an additional floor of offices was accommodated.

The building now hosts 4 floors of offices on the upper levels and 2 retail units on the ground floor.

PRP Responsibilities

- Full Quantity Surveying services from initial feasibility estimates through selective tendering to financial management on site and final account agreement.

