

The Library @ Harwell - Oxfordshire



Deeley Construction and Deeley Properties transformed an old and tired building, which was in danger of demolition, into high quality offices suitable for the 21st Century.

Deeley Construction, working with Deeley Properties, carried out the refurbishment works of the former library building at Harwell. Designed in the late fifties, the library represented a lovely example of "Festival of Britain" architecture. At its heart was a main reading room at first floor with a raised monitor roof.

The library was not being used and so we struck a deal with UKAEA to convert the building into offices. The development was the first phase of our work at the Harwell Science and Innovation Campus.

Deeley Properties managed to secure a substantial pre-let from nuclear engineering consultancy RWE Nukem and by completion the whole building had been let.

The project involved complex negotiations regarding the layout of the campus as we are on the edge of a licensed nuclear site with all the inherent security implications that brings.

Internally the building was modified to provide raised access flooring throughout as well as addressing access and facilities provision issues for wheelchair users.

As part of our commitment to the continued success of Harwell we retained the completed development and transferred it to our Group Portfolio.

Ian Rodham, Commercial Manager at UKAEA commented – "We are delighted that this redundant building has been given a new lease of life."

KEY FACTS

Value of Development

The total value of the scheme was £4.5 Million

Scale of Development

45,000 sq.ft

Timeframe

Started January 2003
Completed October 2003

Number of jobs created

150 retained 50 new

Professional Team

Architect:

Corstorphine and Wright, Warwick

Structural Engineer:

PEP, High Wycombe

M & E Engineer:

Halligan Associates, Birmingham

Employer's Rep:

Cyril Sweett, Bristol

Outcome

Leased immediately

The first speculative office space at the Harwell Science and Innovation Campus

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