

# Conversion of former Office Block to Residential Apartments



Location:  
Brentford, West London



Client:  
Grey Rock Management  
Ltd.



Architect:  
a:rc – Clark Associates  
Architecture + Urban  
Design Ltd.



Value:  
£18m (Estimated)

Civil Engineering

Structural  
Engineering

Building  
Consultancy

Geotechnical and  
Geoenvironmental  
Engineering

Project  
Management

Specialist services

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**Parkview is one of the most prominent buildings in West London which provided 10,700m<sup>2</sup> of Grade A headquarter premises, along with integral parking for 358 cars.**

The project comprised of conversion of this asset through permitted development permissions to residential apartments. The available residential footprint was to be increased by the addition of a further 2 floors to the roof. The mezzanine to the ground floor was to be converted from car parking to storage and communal use spaces.

## Engineering and Design Factors

The client required the maximum number of single and 2 bed apartments to be developed within the existing floor areas with minimum interventions into the existing structure, utilising current access arrangements. The change of use from commercial to residential, plus the removal of the roof level plantroom and associated equipment generated spare capacity in the existing structure which was utilised in the addition of a further two storeys to the building. The construction of the addition storeys is to be in lightweight modular construction to generate as much addition floor area as possible from the available redundant capacity in the existing structure.

## Description of the Works

Alan Wood & Partners were responsible for the Project Management, Principal Contractor and full Civil & structural design associated with this conversion from concept. They provided the client with the confidence that the concept of the addition of extra floors was achievable with minimal abnormal cost, thus supporting an attractive development cost model.

# Core services

Civil Engineering / Structural Engineering / Project Management

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## Sectors

Residential

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Apartments

Alan Wood & Partners