



## The Barbican Centre Refurbishment of Podium

 **VolkerLaser**

 **VolkerWessels** company





Delivering refurbishment works to Europe's largest multi-arts and conference venue, VolkerLaser have ensured that future generations are able to enjoy this significant architectural achievement of the 20th century.

Client	City of London
Value	£3.7 million
Duration	November 2013 to June 2014

Services included	Waterproofing Tiles and Screed Insulation Structural Movement Joints
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The Barbican Estate is a unique architectural gem within the City of London, constructed between 1969 and 1980 after bombing damaged the city during the Second World War. The network of pedestrian precincts contains the world renowned Arts Centre, residential towers and blocks, a school, a music college, various commercial premises, gardens and lakes. Listed as Grade II in 2001, to maintain the quality of the surroundings requires a continuous programme of maintenance and replacement.

Tendered on a design and build basis, VolkerLaser were appointed as principal contractor in order to extend the life of the structure and protection of this iconic cultural landmark. The project consisted of the application of a Triflex fully fleeced waterproofing system to the existing asphalt membrane of a large podium, located within the centre of a residential area. The contract also included the refurbishment of hard landscaping involving the removal and replacement of screed and tiles, and the installation of new structural movement joints. Works were designed with the premise of halting the ingress of water, which was affecting the neighbouring health club and other occupants of the Trade Centre premises.

The project entailed minimal use of subcontractors, providing VolkerLaser greater flexibility and control in regards to managing the works.

A logistically challenging project, the scheme was an exercise in working under tight constraints of space, noise reduction, working hours and listed building requirements, all of which VolkerLaser adhered to with the high standard of workmanship that our clients expect.

VolkerLaser developed a stakeholder management strategy as well as a weekly progress report for the benefit of stakeholders that was completed to the approval of the City of London.

This was essential in order to maintain strong communication links with all parties and therefore ensuring continuity of the work and to a scheduled programme.

Extensive pedestrian management was undertaken in order to maintain public access whilst sustaining the continued amenity and safety of surrounding commercial and residential occupants. VolkerLaser ensured that suitable access to doorways to all properties was preserved, and any planned work adjacent to these had to be completed at weekends.

Always conscious of the effect of our works, on a number of occasions VolkerLaser had to divert from the original design brief for the benefit of the local community. VolkerLaser worked closely with the City of London and its residents in order to agree convenient times to carry out certain disruptive elements of work. It was identified that the use of hot bitumen would have been disruptive due to its pungency; to remedy this, VolkerLaser explored and proposed an alternative product. Keen to reduce the impact of additional works, one of VolkerLaser's value engineering solutions was to retain all planter bed haunchings, saving the City of London in excess of £50,000 and eliminating a substantial amount of disruption caused by noise, dust and vibration to local residents.

Overcoming the challenges the project has presented in a professional manner, VolkerLaser have completed all works to a very high standard, and to the great satisfaction of the client. VolkerLaser believe that the standard of workmanship achieved throughout the project has set the bar for future phases of works at the Barbican to be completed in years to come.



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