

CASE STUDY



Introduction

The Wychavon District Council's Civic Centre in Pershore serves as the administrative hub for the local government, providing essential public services and support to residents and businesses. It houses council offices, meeting spaces, and service departments responsible for planning, environmental health, housing, and economic development. The Civic Centre also facilitates community engagement, offering resources for local initiatives, business support, and public consultations.

Project

The project involved the removal of existing office partitions, ceiling tiles, flooring, and electrical services, followed by the installation of new partitions, ceilings, flooring, doors, and windows. A kitchen space was also created, along with enhancements to mechanical and electrical services. The works were carried out while the Civic Centre remained operational, with measures in place to minimise disruption. The contract followed the JCT Minor Works Building Contract (2016) and included provisions for health and safety, insurance, site access, and contractor obligations.

Works were delivered to a very high standard, on-time and on-budget.

Mechanical & Electrical

The M&E work delivered for the Business Start-Up Units at Wychavon District Council included comprehensive heating, ventilation, air conditioning, and domestic hot water installations. The scope involved removing outdated heating systems, installing a vertical radiator, and setting up powered extract ductwork with fresh air supply systems. Additionally, seven air conditioning units were fitted to enhance climate control, and a 15-litre under-sink water heater was installed to support the kitchen facilities. The project ensured improved efficiency, comfort, and functionality for the new business units.



Flooring

The flooring installed for the Business Start-Up Units included a combination of high-quality materials to enhance durability and aesthetics. A 10mm high pile gel-backed heavy-duty contract entrance barrier matting in anthracite was laid at the entrance for enhanced durability. The main area featured Polyflor Dappled Oak Affinity255 PUR vinyl flooring in a stylish herringbone pattern, ensuring a modern look. Offices, meeting rooms, and seating areas were fitted with JHS Rimini heavy-duty carpet tiles in 104 silver, with self-leveling latex applied to ensure an even surface.

Office Partitions

The partitioning work involved installing 90mm stud walls at 600mm centers with sound quilt insulation, sound isolation tape, and 12.5mm sound block plasterboard on both sides, finished with a skim coat. Bulkheads were constructed to seal gaps above glazed partitions. Fire-rated, double-glazed partitions with slender aluminum frames were installed, ensuring a minimum 41dB acoustic rating. A kitchenette back wall was also formed. All works, including Civica partitions, were delivered efficiently, ensuring structural integrity and enhanced soundproofing.





Kitchen

The kitchen installed in the Business Start-Up Units at Wychavon District Council included essential fittings to support daily operations. It featured new kitchen units, a sink, and a drainer, along with a 15-litre under-sink water heater for instant hot water supply. The plumbing was connected to the existing mains cold water supply, with insulated piping ensuring efficiency. The setup provided a functional and practical space for occupants, enhancing convenience and usability in the break-out area.



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