

NEW
PERSPECTIVE



PROJECT

MELBOURNE STREET, NEWCASTLE UPON TYNE

CLIENT:
Lugano Group Ltd

ARCHITECT:
SMC Parr Architects Ltd

ENGINEER:
Patrick Parsons Ltd

CONTRACT:
Design & Build

PROGRAMME:
48 Weeks

COMPLETED:
December 2008

VALUE:
£3,000,000

MELBOURNE STREET, NEWCASTLE

The works at Melbourne Street consists of the refurbishment of an existing bonded warehouse (which had most recently been used as a nightclub venue) into nearly 24,000 sq ft of luxury office accommodation. The work comprised the demolition and structural alteration of the existing building structure, the creation of a new mezzanine level on the third floor and changing the roof structure to create a new roof top plant area.

The contemporary office accommodation is provided over four floors. The top floor and new mezzanine level were fitted out as bespoke offices for the client to a particularly high standard. All the other floors provide fully serviced office accommodation and include access flooring, kitchens and wc facilities.

Substantial civil and underpinning works were also carried out to the basement in order to lower the floor level by around 2 metres in order to provide space for a gymnasium. Internally many of the existing features such as exposed brickwork were retained and restored whilst externally full repointing, new windows and roof were provided to match existing.

