

Case Study for

AUDE

October 2023



London South Bank University

Creation of the Electric House Campus



AUDE
Business Partner 2023-24

Following on from the Business School, Elephant Studios and Tabard Street projects, we were delighted to undertake this project to create the new London South Bank University campus in Croydon.

We have created this case study for AUDE to provide an overview of the project, why Electric House was selected by LSBU and how Maris regenerated a dilapidated, Art Deco, Grade II listed building into a fresh, modern university campus.

Size: 78,000 Sq Ft

Route: Turn-key, Design & Build

Form of Contract: JCT Design & Build 2016

Contract Value: £8.3m GMP

Start on site date: May 2020

Campus opening date: September 2021



Angus Taylor
Senior Partner (Education)



EST 1892 LSBU



LSBU & the Electric House Journey

Peter Harrison

Former Deputy Director of Estate Developments
London South Bank University

"I am providing this as a brief project summary and details of my personal experience working with Maris Interiors LLP, as one of my last projects as Deputy Director of Estate Developments.

In 2020, LSBU entered into an agreement for a 15 year lease with the Landlord of Electric House Croydon to redevelop the building into new state of the art academic teaching facilities and communal spaces, providing chiropractic clinics, nursing department with skills suites, business and engineering centres and a café. Working in partnership with Croydon Council the development of the new Croydon Campus fulfilled Croydon Council's ambition to

bring a University to the town and help the Borough as a hub for further education in South London and LSBU's aspiration of a new Campus in Croydon.

Electric House commenced construction as electricity showrooms in 1939, consisting of a basement, ground, 1st, 2nd and 3rd floors and a central courtyard. In 1995 Historic England listed Electric House as a Grade II Listed Building. The building had been left empty since 2013 when the Home Office vacated the building and at the time of the lease agreement the site was in a dilapidated state, both internally and externally.

The challenge for LSBU was how to convert a 78,000 sq ft 1930's designed Grade II listed building in a dilapidated state into a state-of-the-art higher education facility, ensuring the electrical, mechanical and digital requirements met the needs of the 21st Century and incorporating existing listed features, to satisfy both Croydon Council Planners and Historic England all at an affordable cost.

LSBU recommended Maris to the Landlord after other Contractors they had approached were unable to fulfil the requirements brief within the budget available. The reason for the recommendation was LSBU had successfully worked within specified budgets and an agreed Gross Maximum Price (GMP) with Maris on numerous other delivered complex projects on their

Southwark Campus and felt they may be able to assist the Landlord with this challenging project.

Maris were duly appointed by the Landlord to undertake the Design and Build of the refurbishment of Electric House under a GMP after confirmation that the requirements brief could be met within the allocated budget. The delivery of the project was challenging as the Landlord became adversarial not only towards Maris but also to LSBU as a result of unforeseen additional works that the Landlord was required to implement but was not willing to fund. Through extensive discussions and negotiations by LSBU and Maris with the Landlord the additional works were eventually approved.

Programming for the additional works was a serious issue as any extension of time would have a detrimental effect on LSBU opening the Campus at start of term. Maris worked with LSBU to ensure the refurbishment works and additional works were completed on time to allow the University Campus to open for the new student year in September.

There was no contractual relationship between LSBU and Maris Interiors LLP and the project could have been a disaster if Maris had not worked closely with and had LSBU's best interests at the forefront of their minds and the success of the project."





Electric House Overview

In 2019, Professor David Phoenix, Vice Chancellor and CEO of LSBU decided to significantly expand the campus from Elephant & Castle and be the first university to open a campus in Croydon, with a focus on attracting and teaching the next generation of nurses, doctors, chiropractors and business leaders.

Working in collaboration with Councillor Tony Newman, Leader of Croydon Council and Councillor Manju Shahul-Hameed, Cabinet Member for Economy & Jobs and Councillor Alisa Flemming, Cabinet Minister for Children, Young People & Learning, an agreement was reached for LSBU to occupy the whole of Electric House on the junction of Wellesley Road and Dingwall Avenue.

Croydon is driving an initiative to become a centre of creativity, business, learning and culture, and having LSBU occupy such a large, prominent building was seen as a major catalyst for bringing a new generation to the area whilst also rejuvenating a historic, derelict building.

Electric House was built in 1939-1942 and received its Grade II listing in 1995. It was originally built to house the boroughs electrical department. It was then home to the HMRC Passport office who relocated in 2013.

Over 7 years of being empty and unmaintained, the building fell into a serious state of disrepair and required significant external repair, including a new roof and a complete interior strip-out and new fit-out and was purchased by Starview Estates.

Peter Harrison and his team were tasked by David Phoenix and Carol Rose, Director of Estates to deliver the new campus to an incredibly fast programme and restricted budget.

Specific Issues & How These Were Overcome

Due to the terrible state of disrepair, Electric House was challenging to survey. The landlord and LSBU required cost certainty, so we undertook the most detailed inspections and surveys we could and provided a GMP.

Being a Grade II listed building, we worked collaboratively with English Heritage to ensure preservation of the protected areas, particularly the original Art Deco elements, whilst also enhancing sustainability and ensuring full compliance with building regulations.

Preserving the façade and entrance with its magnificent Art Deco style marble floor, pillars and beautiful sweeping staircase was critical but also ensuring accessibility and safety for students, staff and visitors.

The original windows couldn't be replaced due to the listing, so we repaired them and enhanced the EPC ratings by fully insulating the roof and other areas.

Transforming the original boardroom with its double height ceilings into a flexible lecture

theatre with bleacher seating was challenging due to AV integration, acoustics, cooling and fresh air provisions but with careful attention, an optimum solution was found.

Throughout the building, we developed the design and technical solution to sympathetically integrate the Art Deco heritage with modern technology, design and performance and worked proactively and non-contractually to overcome unexpected challenges.

From previous projects with LSBU and Fulkers Bailey Russell (PM) we had a deep understanding of the quality and design and technical specification required by the University. Unfortunately, the biggest challenge was due to us being in a direct contract with the landlord.

The landlord had agreed a deal with LSBU to provide a refurbished building, designed and fitted out to suit their needs and were extremely keen to minimise cost and effort. We constantly fought with them to ensure we were able to deliver an acceptable solution to LSBU.



Before



After

The Vision

Using art to see the future

As part of our development process, our 3D artists created a large range of computer generated visuals.

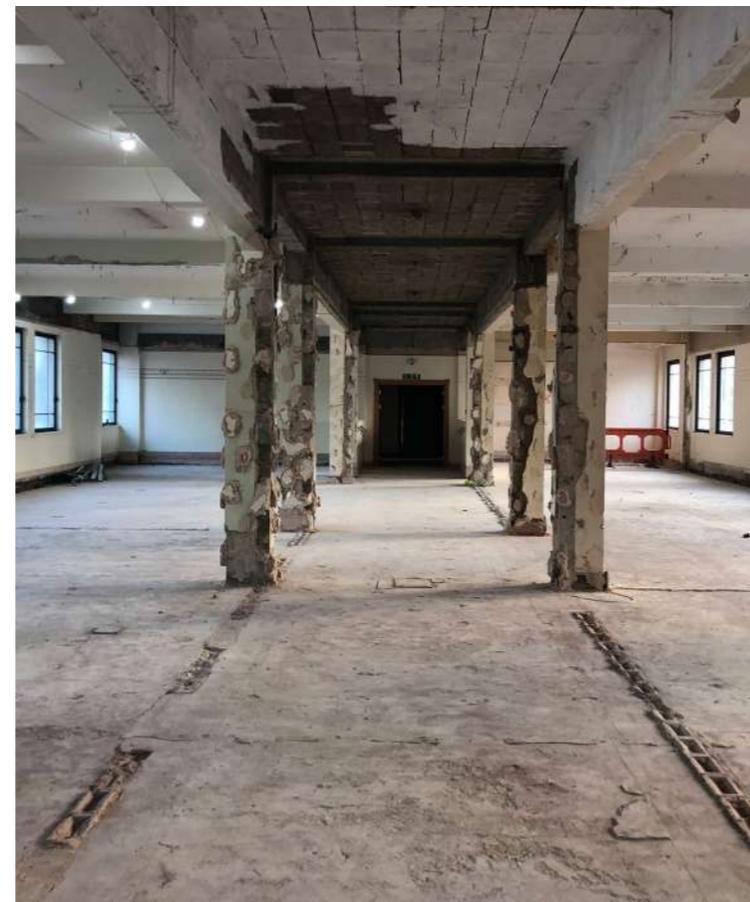
These CGI's were used to refine the design with the landlord and the LSBU team.



Case Study



Strip Out & Construction Phase



Case Study





From CGI to Reality

CGI



AS BUILT

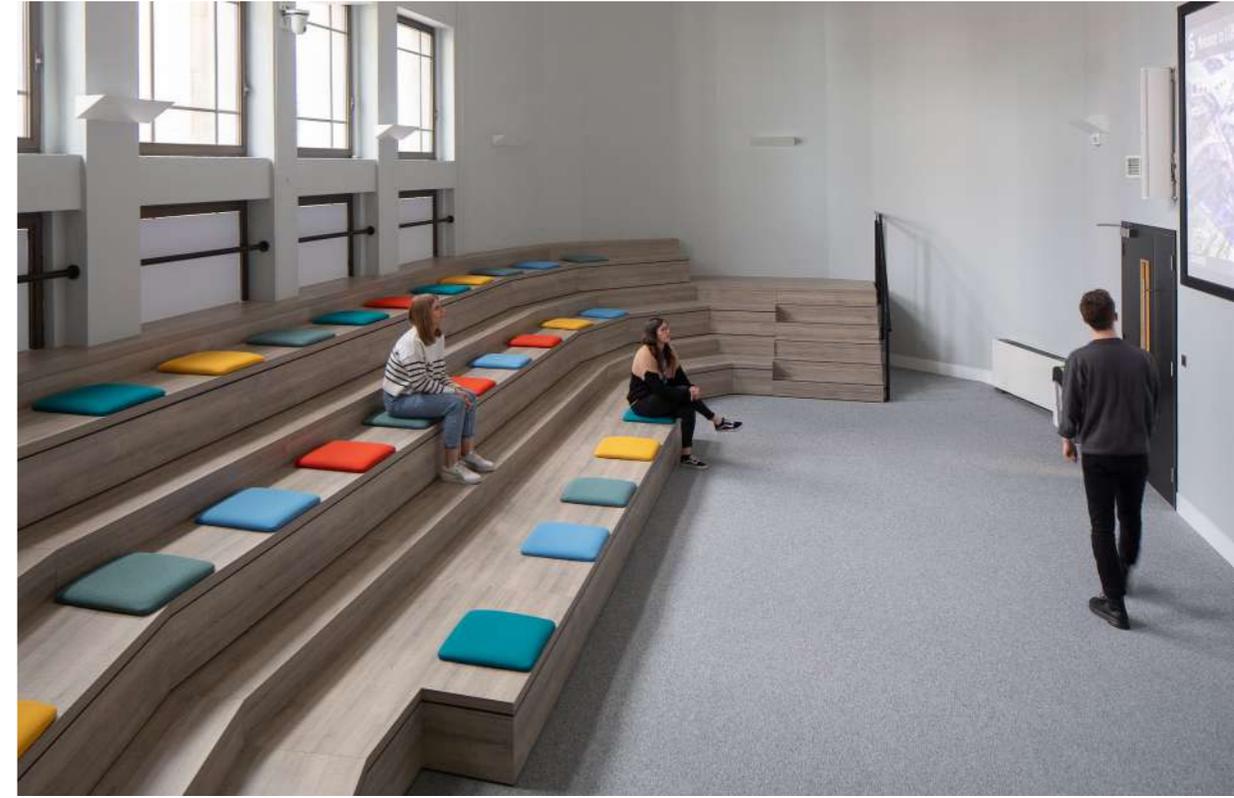


From CGI to Reality

CGI



AS BUILT



From CGI to Reality

CGI



AS BUILT

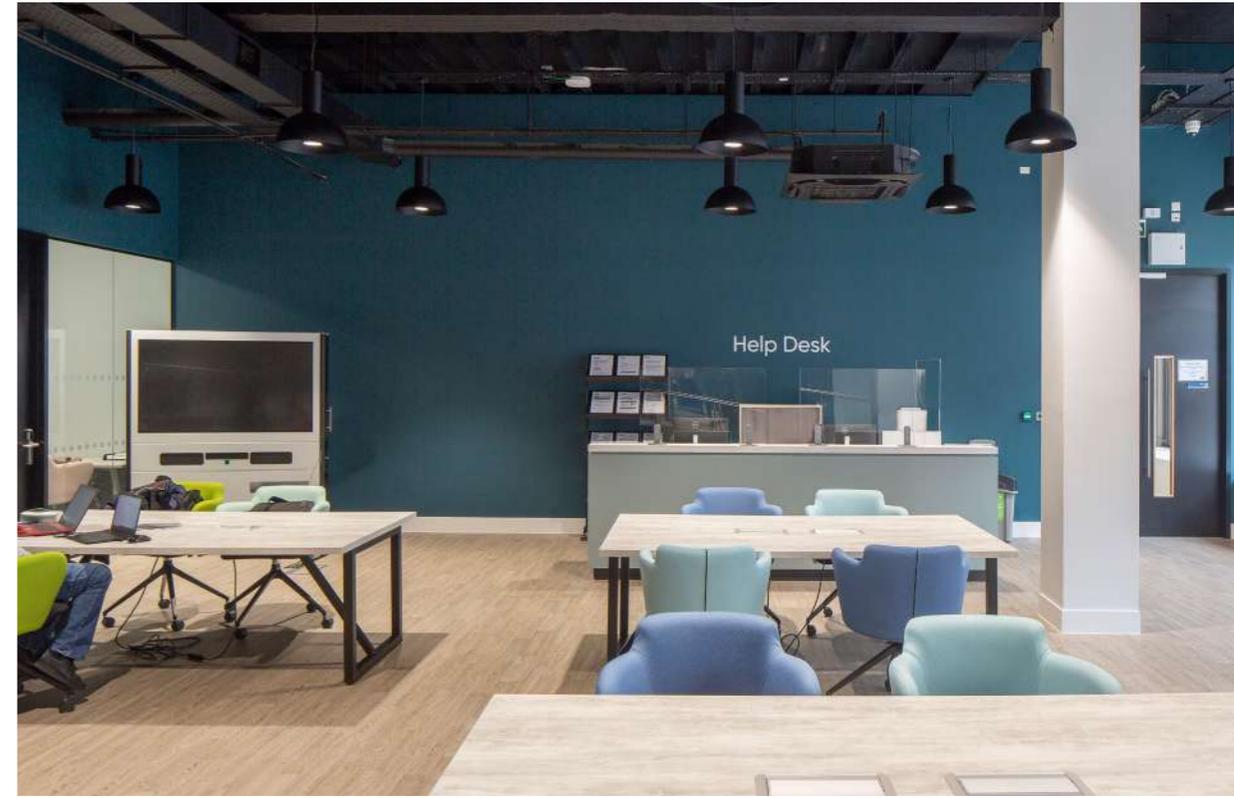


From CGI to Reality

CGI



AS BUILT



The New Campus

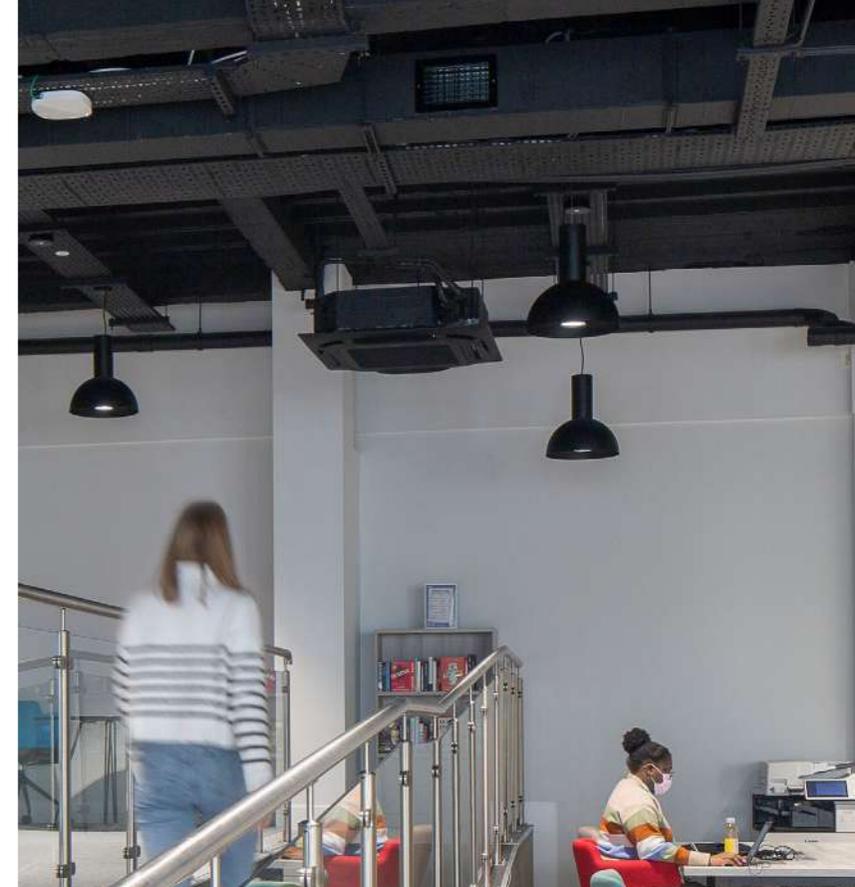


Case Study





Case Study



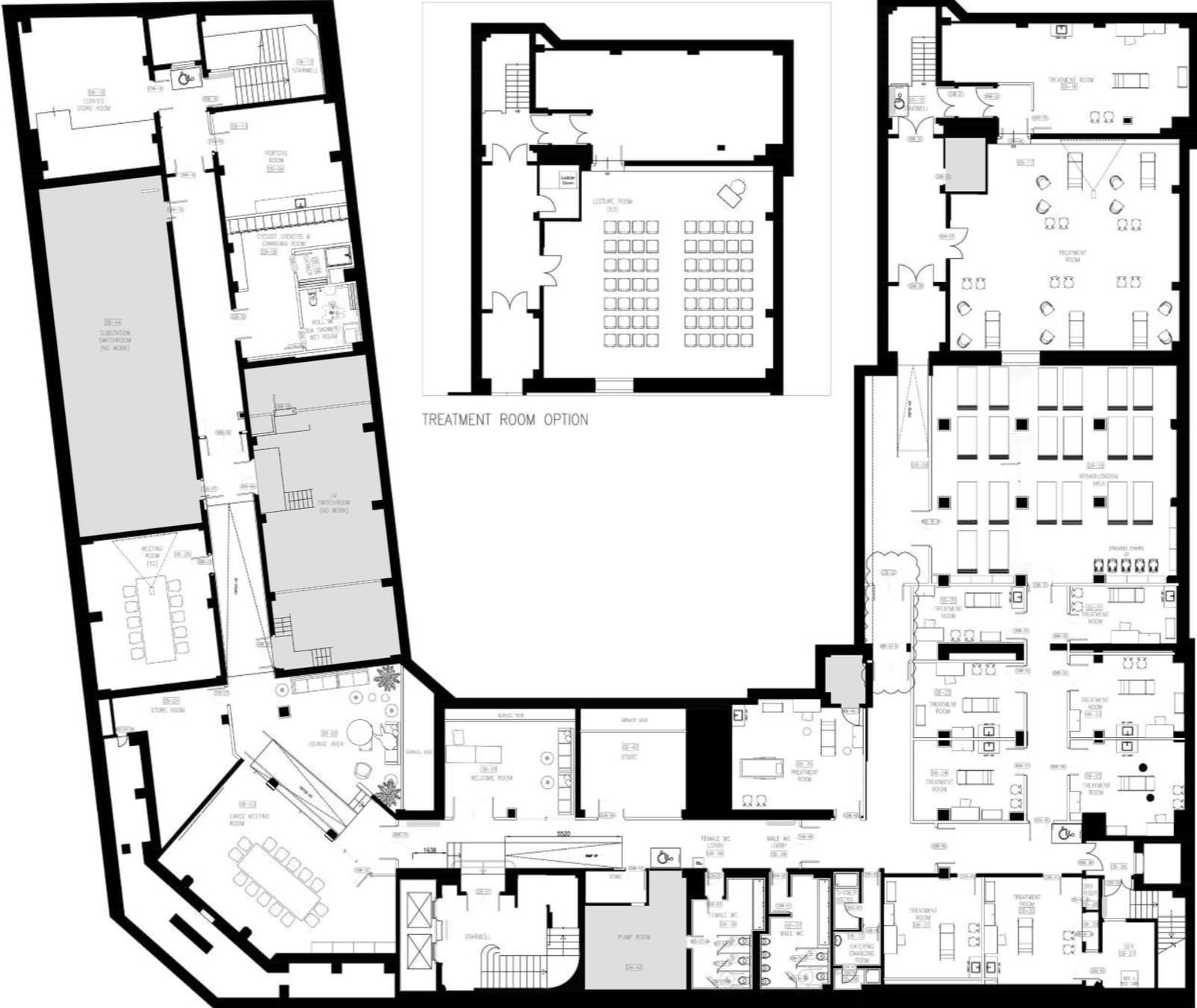
Enterprise





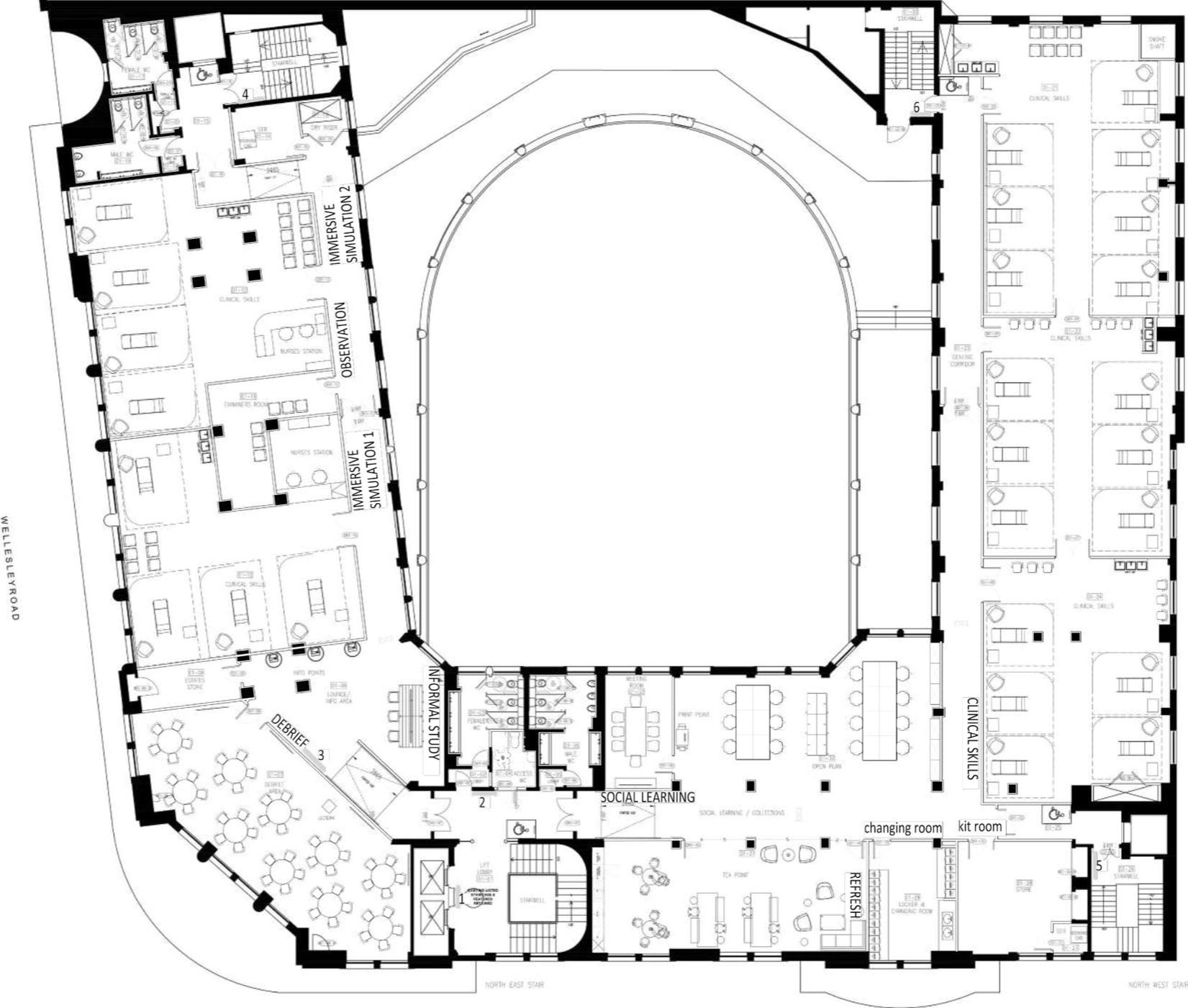
General Arrangements

Floor -01



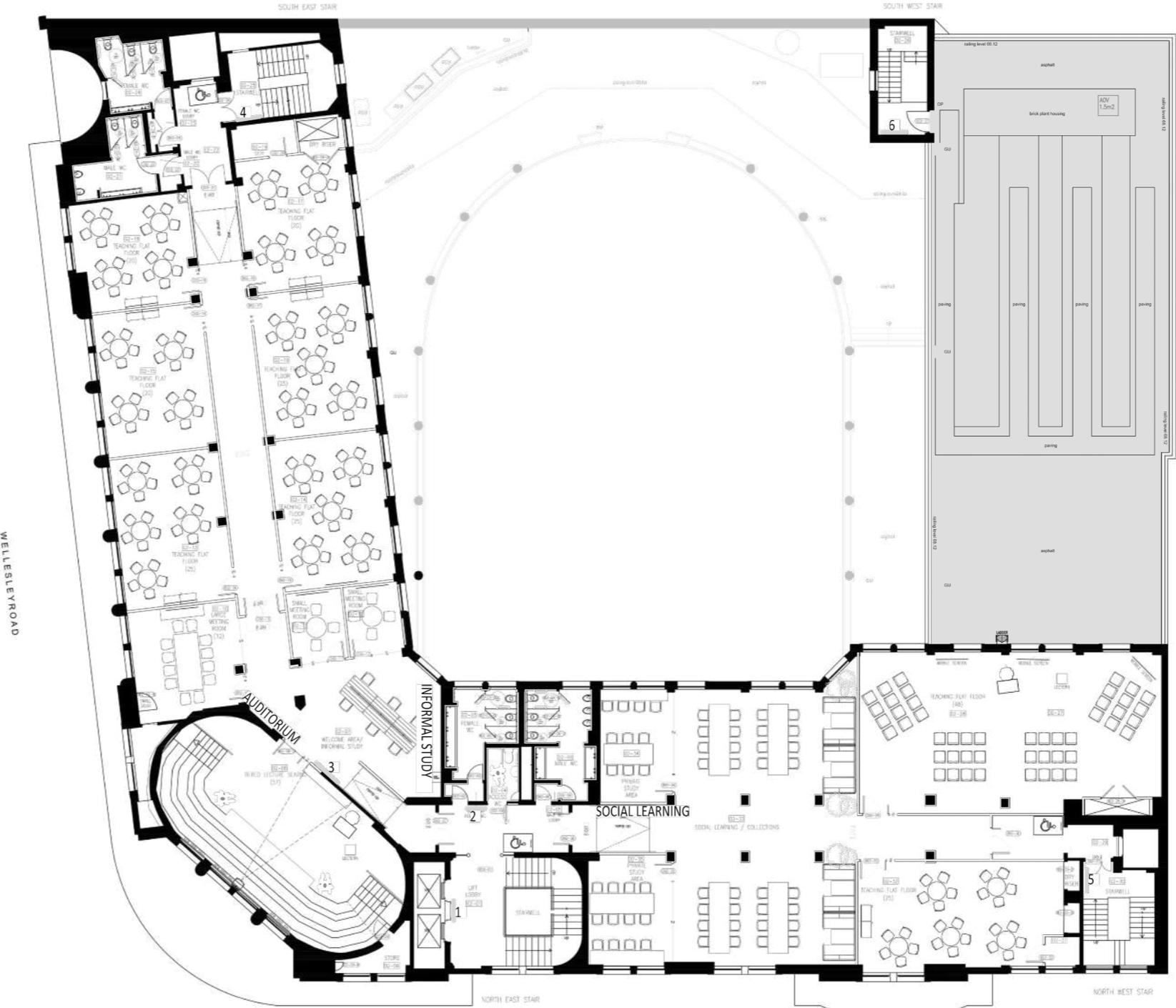
General Arrangements

Floor 01



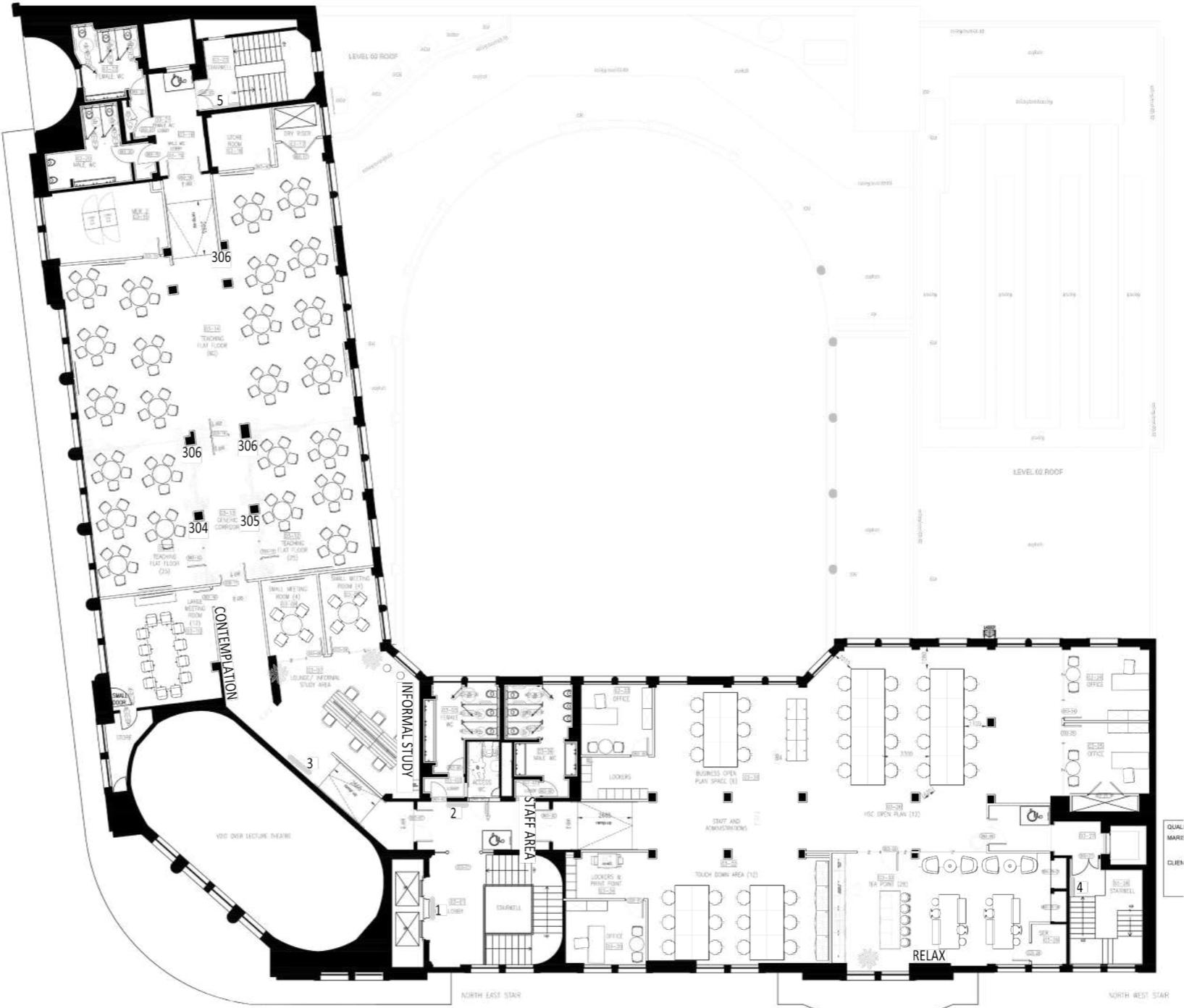
General Arrangements

Floor 02



General Arrangements

Floor 03



Creating inspiring and motivating university campuses that attract students and academics from around the world.

93%
Repeat Business

NO. 1
Credit Rating
Dun & Bradstreet

£125m
Annual Turnover

46

Years of Experience

2023

1977

200+

Dedicated Employees

ISO

Accreditations

9001
14001
37001
45001
27001

Memberships

AUDE Business Partner
Constructionline Platinum
Alcumus SafeContractor
Achilles UVDB
RoSPA Gold Awards
Considerate Constructors

1000+
Approved Suppliers

Frameworks

Constellia AEC Neutral Vendor Framework

PAGABO DPS Small Works Framework

**Thank you for your time.
We hope our work has
inspired you.**

To find out more please contact:

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