**Civic Centre Redevelopment**

**Introduction**

Thurrock Council (the client) is embarking on an exciting new project to refurbish and extend their existing Civic Offices which are located at New Road, Grays, RM17 6SL. The offices are currently divided into CO1 and CO2 with the existing entrance to the south on New Road.

The proposed works include:

* The refurbishment of the ground floor of CO2 to office space, including repurposing the existing reception.
* Extending the existing CO2 building to the west into Mulberry Square forming a new main entrance to CO2 and providing additional accommodation primarily focused on public facing services.
* Opening up the existing CO2 façade to form connections with the new extension.

The new extension will include a 3 storey building with raised parapet to the west of the existing building (C02), to provide c.147 sq m (GIA) of Class B1 (a) office space on the ground floor as a registry office and 2,163 sq m (GIA) of Sui Generis floor space on part of the ground floor providing new public service points, meeting rooms and an ancillary café and on the upper floors providing a Council Chamber, Committee Rooms and Members Services, together with cycle parking, roof plant and plant enclosure, hard and soft landscaping, seating areas and benches, infrastructure and associated works. A key requirement of the scheme is achieving BREEAM Outstanding.

Demolition of the existing properties on the corner of High Street and New Road will be undertaken by others as part of an enabling project.

Following completion of the works the client intends to decant from CO1 into the new extension and refurbished ground floor, leaving CO1 clear for future development.

The client has assembled a design team who have designed the project to RIBA Stage 3 and secured Planning Permission for the extension.

The key design team members are as follows:

* Project Manager – Lambert Smith Hampton
* Cost Consultant – Lambert Smith Hampton
* Employer’s Agent – Lambert Smith Hampton
* Architect - LSI
* Principal Designer - LSI
* Structural Engineer – Hurley Palmer Flatt
* Mechanical, Electrical and Public Health Engineer – Max Fordham
* Planning Consultant - Savills
* BREEAM Assessor – Method
* Approved Inspector – Thurrock Council
* Fire Engineer - MLM
* Landscape Architect - Urban

The successful contractor will be engaged under a JCT Design and Build contract and the client is happy to consider the contractor directly appointing members of the design team to complete the RIBA Stage 4 design should they choose to do so.