

**1 BYRON AVENUE – STYLISHLY SAFE.**

**JULY 2016**

The original 2 and a half level building was in need of seismic strengthening, not to mention a long overdue cosmetic makeover. In doing both our client wanted to set the standard for future developers.

The brief also asked us to add two floors (to accommodate this we restructured the existing top floor and considerably reinforced the ground floor to take the load), improve light quality, install new services, and continue the building’s block work characteristics that still held aesthetic appeal.

Not a problem. Other than the fact we we’re smack bang in the middle of Takapuna’s humming CBD. Extensive planning for material deliveries and large construction machinery was undertaken, which was considerable given this was a design and build construction.

Close and constant consultation with client, tenants and neighbours meant we pulled off the D&B. We even managed some unexpected design changes along the way, which kept the original vision and schedule on track.

Ultimately, the attractive end product gave the client 50% more lettable floor space, the perfect outcome.

**KEY POINTS**

**Additional 2 floors** - Increasing the lettable space by 50%.

**Seismic improvement** - Taking the building well over 90% NBS, easily obtaining the new earthquake strength regulations.

**Modern and up-to-date** - A new building rose from the old shell enhancing Takapuna CBD, thanks to the team of Lanta and Formis Architecture Design Studio.



**THE BOTTOM LINE**

*“...Should we undertake any further developments Ross and Lanta would be my first point of call, furthermore if I was asked to recommend anyone for any similar works I would without hesitation point them in the direction of Ross and Dave.*

*I found them and their staff to be professional, diligent and above all honest and reputable. This potentially difficult project was made so much easier having Lanta on-board”*

**Ian Jepson, Director - MACAU INVESTMENTS**

**Leasable space increased by 50%**



**BEFORE**



**AFTER**