



1 Transpower Building Completed. 2 Transpower Building Atrium. Both photos are courtesy of Andy S Pain.

## TRANSPOWER NATIONAL OFFICE, 22 BOULCOTT ST

BECA for McKee Fehl

Project Location: Wellington



The Transpower Head Office redevelopment project at 22 Boulcott Street, Wellington, transformed two dark and dysfunctional buildings into one integrated, open and modern workspace for Transpower.

The project consisted of significant structural modification, seismic strengthening up to 130%NBS, addition of floors on the top, and the creation of a breath-taking central atrium.

The project is innovative because of the magnitude of the structural modifications required and the creative solutions employed. Never before have such old, run down, dark and dingy buildings been so substantially structurally modified, seismically upgraded with "buckling-restrained braces" BRBs, and refurbished to create such an open, vibrant and modern workplace. Due to this extensive transformation, it is hard to believe that they are the same buildings.

Whereas most seismic strengthening projects simply add to existing structural elements, this project involved the demolition of structural shear walls in order to create an open, modern and bright working environment. A large area of floor in the centre of the building was demolished to create a breath-taking full-height internal atrium that connects the building occupants vertically, and incorporates 'floating' pedestrian bridges and a staircase which hangs below the glass roof.

Making use of the existing buildings, which had limited existing drawings, was as an extremely complex engineering problem and construction operation but one which resulted in an absolute triumph, and is a shining example of the sustainable re-use of existing buildings.

### Judging & Copyright Statement

This project is an entrant in the 2018 INNOVATE NZ Awards of Excellence competition. The winners will be celebrated at our Awards Gala Dinner on Friday, 3rd August 2018 in Hamilton.

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