

63 Neales Road



Property Services

Project
Commercial

Location
63 Neales Road
East Tamaki
Auckland

Client
Property for Industry
(PFI)

Value
\$900k

Period
3 Months

Consultants
Architect /
T Plus Architects

Engineers /
MSC Consulting

This was a small job with a complex brief: take an existing office block, shrink-wrap it, remove external walls and joinery, then reframe and reclad it to a revised architectural layout. Thankfully the tenant was able to remove at least one complication by shifting out of the office premises for the duration. With their warehouse and factory on a separate site out the back there were no access issues or problems maintaining business operations during construction.

On the flipside, when you strip out so much out of a building, inevitably you discover surprises not detailed in the original plans. While Haydn & Rollett's team had done their homework, they were able to respond nimbly when the design had to be modified.