

# Blue Star



**Property Services**

**Project**  
Industrial

**Location**  
114 Swanson Rd  
Henderson  
Auckland

**Client**  
Centuria

**Value**  
\$2 Million

**Period**  
4 Months

**Consultants**  
Architects /  
T Plus Architects

Structural /  
MSC Consulting

There was a sense of déjà vu for Haydn & Rollett about this office refurbishment and warehouse modification: many years ago, Haydn & Rollett revamped the same property for the then owner. With this latest project, the key pressure was time, with the work having to be completed in a four-month window between outgoing and incoming tenants. The team began with the warehouse, where the scope included removing some existing plant and services and installing deeper foundations capable of bearing the weight of five printing machines for the new tenant, Blue Star, the largest of which was a 25-metre, 125-tonne printing press.

After cutting through the post-tensioned slab, they installed 88 seven-metre piles, an awkward procedure given that the roof in places was only seven metres high. After redoing the slab and installing a monkeytoe system on the roof, the final job was to refit the office with a staffroom kitchen, kitchenettes and a decorative timber screen.