

Perega successfully transforms former office into state-of-the-art nursery

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[Perega](#), a leading independent structural and civil engineering consultancy, has successfully repurposed its former Epsom Road office building, transforming it into a high-quality, state-of-the-art nursery facility. The new nursery is set to open its doors to children in September 2025.

The project, which commenced in November 2024, demanded innovative engineering solutions to adapt the historic load-bearing masonry building. Having undergone numerous alterations throughout its lifespan, the structure presented unique challenges for the engineering team.

A primary goal was to maximise the available square footage to significantly increase the nursery's capacity and turn around the job in a tight timescale. Perega's early involvement and in-depth understanding of the building allowed the team to develop creative solutions for reconfiguring the layout. This familiarity proved invaluable, streamlining both the design and construction processes.

Sustainability was a core consideration throughout the project. By repurposing the existing building, Perega significantly reduced the environmental impact compared to new construction.

The project was a collaborative effort, delivered in close partnership with CBRE, who served as both the principal contractor and project manager. This collaboration ensured seamless coordination throughout the construction phase, with the building now handed over to the client for the final fit-out.

Albert Nordholm, Principal Engineer at Perega and project lead, commented: "This project presented unique challenges as we needed to create an open, child-friendly environment within the constraints of a historic structure. By removing internal walls and implementing careful structural solutions to maintain floor support and lateral stability, we've been able to maximise the available space while ensuring the

building's integrity.

“As a parent in the local community, there's something particularly rewarding about transforming our former office into a space that will nurture the next generation.”

This project is one of several nursery facilities that Perega has helped develop, demonstrating the consultancy's expertise in creating spaces that meet the specific requirements of early years education.