

Brandon House, Wellington

149 Featherston Street, Wellington
Extensive Refurbishment

Sika@Work



BUILDING TRUST



Project description

Brandon House occupies a highly visible north-facing corner site in the heart of Wellington’s CBD. Purchased in early 2016 by the late Robt. Jones Holdings (RJH) for \$3.7 million, it became the company’s sixteenth office tower within central Wellington.

RJH has since completed a major refurbishment, taking the building back to its core structural frame. The upgrade introduced two additional timber-constructed floors, a new glazed façade, and comprehensive improvements to the lift systems, fire protection, and air conditioning. Designed by Sir Robert Jones, the transformed building achieved national recognition, receiving the New Zealand Institute of Architects’ Supreme Award for Commercial Architecture in 2022.

Project facts

Project name	Brandon House
Location	Wellington
Year	2023
Project Size	1330 m² SikaWrap®-600 C over 7 floors
Product	SikaWrap®-600 C Sikadur®-300 SikaWrap® FX-50 C Sikadur®-42

Project requirements

The project involves the structural strengthening of existing column-beam joints and the confinement of columns to improve overall building performance. These solutions are designed to enhance the building’s seismic resilience and ensure compliance with current engineering standards.

The primary objective is to upgrade the structure to meet the latest New Building Standard (NBS) requirements, providing improved safety, durability, and long-term performance while aligning the building with contemporary regulatory expectations.

Challenges

- The project faced several key challenges, including Wellington’s highly changeable weather, which impacted construction scheduling and on-site conditions. Coordination was also complex, with multiple subcontractors working concurrently, creating a fast-paced and densely active site environment
- In addition, the project’s location in downtown Wellington’s CBD presented logistical difficulties, particularly due to high volumes of vehicle and pedestrian traffic, requiring careful planning to ensure safety and minimise disruption

Project participants

Main contractor	Armstrong Downes
Applicator/ Contractor	Contech Wellington

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