

# CASE STUDY

**GD** CONSTRUCTION  
(ST.ALBANS) LTD

## 11 Weymouth Street



### Project Overview

**Client**

The Howard de Walden Estate

**Start Date**

01.08.2023

**Finish Date**

01.09.2024

**Value**

£2,100,00.00

**Form of Contract**

JCT Intermediate Building Contract  
with CDP



### Project Description

- Full Building Refurbishment, Internal & External
- Cut & Carve Structural Adoptions
- New M&E Installation Including Utilities
- Underground Drainage Installation with Acoustic Stud Detailing
- Tanking to Basement Areas
- New Staircases
- Fit Out 4Nr New Residential Flats, converted from office spaces, across 6 Floors
- Sustainability Targets for Heat Pumps, Air Tightness.

### Challenges Overcome

1. Structural Steelwork Install required around main building entrance, ensure site access remained safe for material loading into site.
2. Sequencing mains service installs with acoustic stud rail system (required due to building above underground railway line)
3. Achieving air tightness score below 7 with large air handling units & air conditioning installed on each floor.
4. Building Control went into administration so full project review, alter & response required once Westminster building control were appointed.