CASESTUDY

GD CONSTRUCTION (ST.ALBANS) LTD

18A New Quebec Street



Project Overview

Client
The Portman Estate

Start Date
27.10.2025

Finish Date
29.06.2026

Value
£383,389,09

Form of Contract
JCT



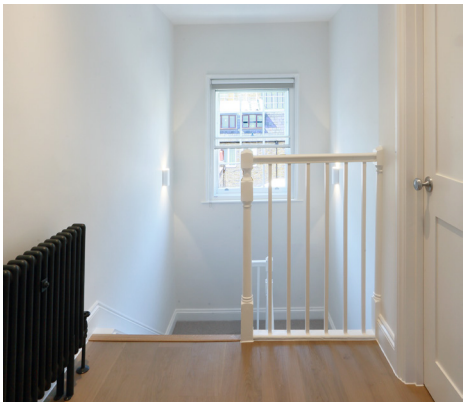
Project Description

18A New Quebec Street is a three-storey maisonette within the Portman Estate's historic Marylebone streetscape, a short walk from several of the street's Grade II listed Georgian terraces. GD Construction carried out a full internal refurbishment, including structural alterations and re-roofing works, with scaffolding and deliveries carefully sequenced around the ground-floor retail unit below. Throughout, the team took a conservation minded approach to the building's period fabric: the new acoustic floor systems and FD30 fire doors were detailed to sit comfortably within the existing room proportions and traditional joinery, plastering was reinstated to match existing profiles and cornice lines, and the new fire alarm installation, kitchen, bathrooms and floor finishes were specified to complement the maisonette's period character rather than override it delivering a high-end, contemporary home behind a historic Marylebone façade.

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Challenges Overcome

Tight for site deliveries, shop on the ground floor.

Deliveries early in the morning before the shops open.