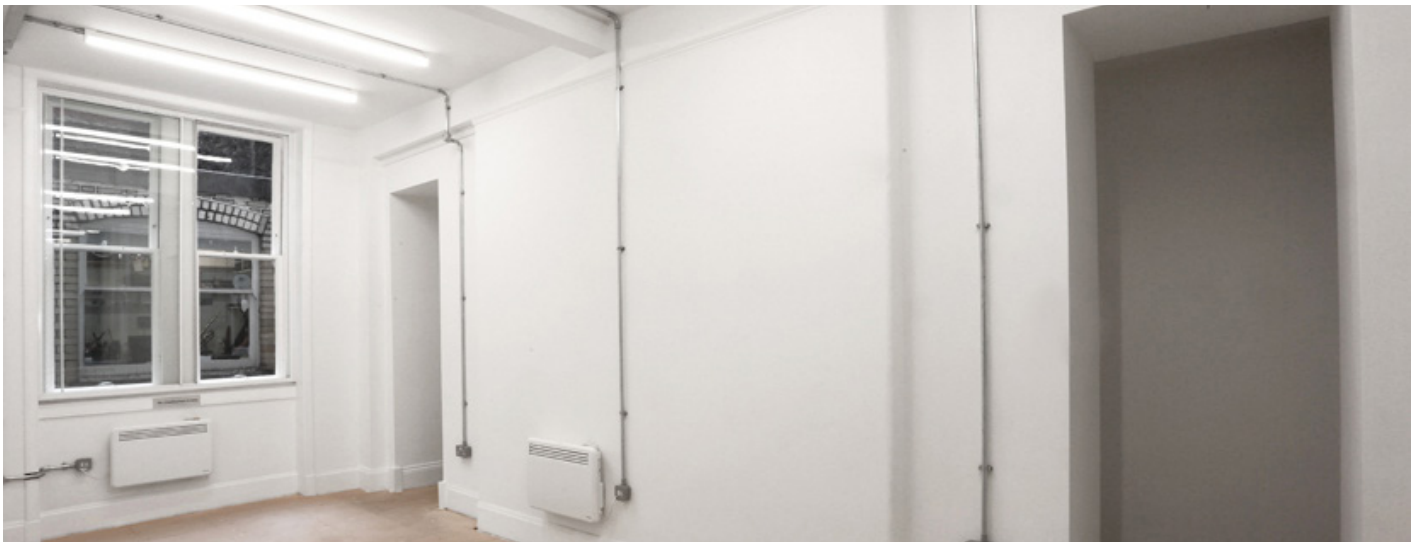
CASESTUDY

GD CONSTRUCTION (ST.ALBANS) LTD

37 Chiltern Street



Project Overview

Client
Portman Estate

Start Date
02.02.2026

Finish Date
03.07.2026

Value
£329,345.15

Form of Contract
JCT Intermediate





Project Description

GD Construction was appointed by The Portman Estate, under its commercial framework, to refurbish 37 Chiltern Street, a commercial unit in one of Marylebone's best-known shopping streets. The unit covers the ground and lower ground floors of Wendover Court, a mansion block with four floors of occupied flats above. That meant the works had to be planned and carried out with the residents' safety and comfort in mind throughout.

The project centred on bringing the unit's fire safety up to date. The unit had previously relied on a connecting door into the neighbouring shop at No. 39 as a second way out. Closing that door left a single escape route through the front of the shop, so the building fabric had to be upgraded to compensate. We installed fire-rated walls and ceilings and fitted fully certified 30-minute fire door assemblies with smoke seals throughout. We also adapted the air handling system, adding fire and smoke dampers and fire-rated air transfer grilles to stop fire and smoke spreading between spaces.

After a full strip-out, we also carried out structural repairs to the outside of the building. We finished the unit to a white box standard with full decoration throughout, handing The Portman Estate a safe, compliant and good-looking shell ready for its next retail tenant.

Challenges Overcome

Working with client side M&E Consultants.

No constraints.