

## 39 Great Cumberland Place



### Project Overview

**Client**

The Portman Estate

**Start Date**

21.08.2023

**Finish Date**

22.06.2023

**Value**

£2,300,000.00

**Form of Contract**

JCT with Contractors Design Portion



### Project Description

The project involved full strip out of the existing 6 storey building in a Marylebone - refurbishment forming 2no duplex flats and 3no single level flats. The building was a concrete frame building with brickwork infill, asphalt roof.

- Full strip out throughout.
- Removal of existing lift and installation of new.
- Full waterproof tanking system to lightwell vaults.
- New partitions to form new layout throughout.
- New sash windows to the front of the building and aluminium windows to the rear.
- New asphalt roof to the main roof with mansafe guardrail system.
- Full M&E Installation- new incoming Electrical, and Water supplies to the building.
- New finishes throughout- tiling, timber flooring, sanitaryware, doors, ironmongery.
- New kitchens throughout the property.
- Full external repairs and redecoration.
- New courtyard garden created to LGF.

Marylebone is known for its rich architectural heritage. Depending on the building's historical significance, special care must be taken to preserve and highlight original features while seamlessly integrating modern amenities and design elements.

The full refurbishment of a concrete frame building in Marylebone London, involved a blend of modern sophistication, historical preservation, and sustainable innovation. The first phase involves carefully demolishing and stripping out the interior components of the building while preserving the structural integrity of the concrete frame. This process involved removing non-load-bearing walls, outdated mechanical and electrical systems, and all other elements that did not align with the new design vision. Sustainability is our key focus in modern architecture, especially in a city like London. The refurbishment project included a waterproof tanking system to the basement and incorporated full M&E, new water supplies into the building. Finishing the project with contemporary designs and colours to bring back to life this beautiful building.

# CASE STUDY

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



## Challenges Overcome

1. Scaffold access design tight site
2. Deliveries- tight site, large deliveries, crane lift- well managed traffic management & logistics plan.