

# CASESTUDY

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

## 1a Duke Street, W1



### Project Overview

**Client**

The Portman Estate

**Start Date**

14.08.2023

**Finish Date**

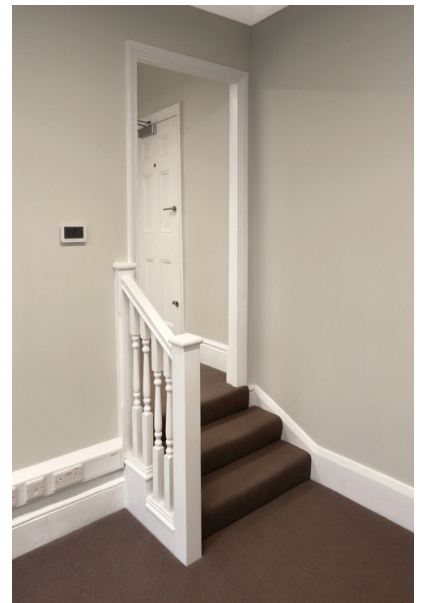
20.10.2023

**Value**

£150,000.00

**Form of Contract**

JCT with Contractors Design Portion



### Project Description

Refurbishment of existing ground floor office suite and conversion of the external courtyard to form new lower ground floor WC area.

Works involved:

- Full strip out
- Dry-lining works
- M&E installation
- New kitchen / tea point
- Floor finishes
- New Sanitaryware
- Secondary glazing

### Challenges Overcome

1. Working within an occupied building, ensuring segregation of the works and residents at all times
2. Noise concerns for residents, accommodating working from home – on/off working to accommodate but still maintaining programme on site
3. Old services- having to upgrade water services and Electrical supply- running new supplies within an occupied building
4. Deliveries within an extremely tight road- logistics and traffic management plan well maintained.