

# CASE STUDY

## 24 Manchester Street

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



### Project Overview

**Client**

The Portman Estate

**Start Date**

01.01.2019

**Finish Date**

01.01.2020

**Value**

£2,000,000.00

**Form of Contract**

JCT with Contractors Design Portion

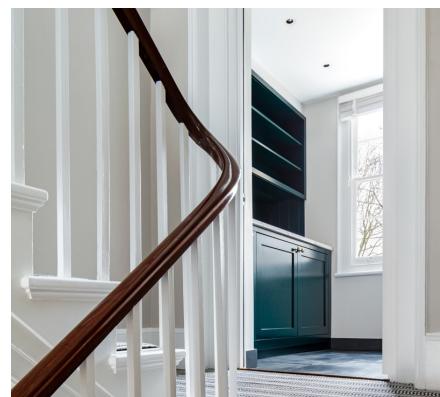


### Project Description

The project involved full strip out of the existing 5 storey building in a Marylebone. GD's experience understand of the building's history, architectural style, and significance of this beautiful property within the Marylebone helped bring together an exciting and challenging project. With a design concept that balances preservation of heritage features with modern functionality and aesthetics, considering client preferences and market trends. Work closely with architects, engineers, sub contractors, and artisans to ensure design intent is executed accurately and efficiently, maintaining quality and schedule adherence GD passed the challenge of mixing high-quality materials that complement the building's character and meet sustainability standards, ensuring durability and visual appeal.

- Full strip out throughout maintaining the original ceilings, cornices, doors- listed building
- Extensive temporary works design and installation for the demolition of the rear extensions
- Demolition of the rear extensions
- Break up and reduce levels to form new LGF slab, including underpinning works to party walls.

- Full waterproof tanking system to the basement, inc installation of cast iron underground drainage system
- Installation of new steelwork to rear of property to form new ground floor terrace area
- Construction of new layout throughout the property
- Full M&E Installation- UFH system throughout, new incoming Electrical, water and gas supplies
- Complete fit out throughout the property
- New roof construction to ground floor extension, 2nd floor rear addition and main roof
- Full external repairs and redecoration
- Installation of new sashes throughout- box frames to remain due to being listed



## Challenges Overcome

1. Structural works – temporary works to support existing building
2. Scaffold access design tight site
3. Deliveries- tight site, large deliveries, concrete pumps, crane lift - well managed traffic management & logistics plan.