

# CASESTUDY

## 4 Duke Street



### Project Overview

**Client**

The Portman Estate

**Start Date**

01.07.2023

**Finish Date**

01.03.2024

**Value**

£1,200,000.00

**Form of Contract**

JCT Tender



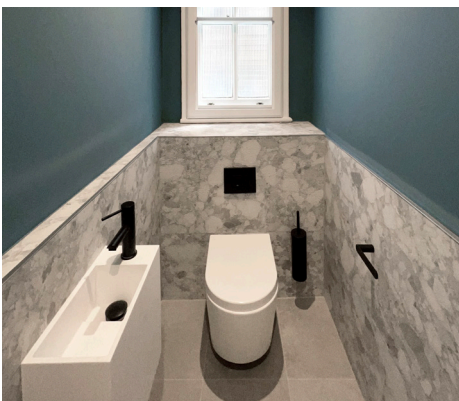
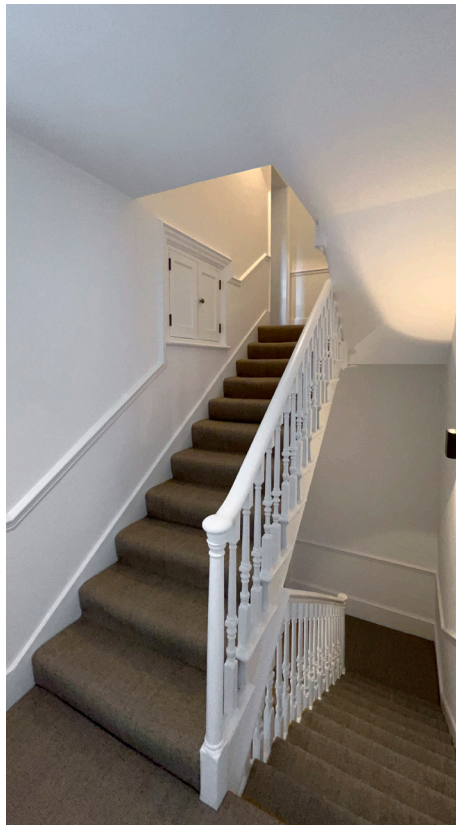
### Project Description

Undertaking the prestigious refurbishment of a Grade 2 listed Georgian house nestled in the heart of Central London presented a thrilling challenge for our seasoned GD team. With meticulous attention to detail and a deep respect for the historical significance of the property, we embarked on a comprehensive internal and external transformation.

Externally, our skilled craftsmen carefully extended the mansard roof, seamlessly blending modern functionality with the timeless elegance of Georgian architecture. Incorporating Bessemer beams, we ensured structural integrity while preserving the historic character of the building. The result was a harmonious integration of new and old, enhancing both aesthetic appeal and structural robustness.

Internally, our expertise shone as we navigated the intricacies of refurbishing a property spanning five floors, culminating in a luxurious two-bedroom flat on the top floor and transforming four floors into CATA office spaces beautifully tailored for commercial use. From restoring original features to installing state-of-the-art amenities, our meticulous approach ensured a flawless execution that surpassed the client's expectations.

Throughout the project, we worked closely with conservation authorities and heritage consultants to uphold the integrity of the Grade 2 listed status, ensuring compliance with regulations while delivering exceptional quality craftsmanship. The successful refurbishment stands as a testament to our unwavering commitment to excellence in every aspect of construction and restoration.



## Challenges Overcome

- Deliveries very limited spaces well managed by GD traffic management plan.
- Heavy pedestrian footfall.
- Noisy works down time.
- Film production crews using the adjacent properties on regular basis.
- Structural works to all fireplaces.
- Very limited site storage space, GD Marylebone Stores used.