CASESTUDY

GD CONSTRUCTION (ST.ALBANS) LTD

14 Wigmore Place



Project Overview

Client
Howard De Walden Estate

Start Date
13.05.2026

Finish Date
12.09.2026

Value
£240,000.00

Form of Contract
JCT Intermediate



Project Description

The works at 14 Wigmore Place comprised a comprehensive refurbishment, which included, a complete strip out of all the existing furnishings and decorations. The opening between the old kitchen and lounge was made bigger with new structural work put in place, with new plastered ceilings and walls throughout and a new ventilation system installed to the shower room, bedrooms, kitchen and lounge areas. New flooring has been laid throughout the property, and all the internal finishes were replaced. With a new kitchen installed complete with appliances, the shower room has redesigned and upgraded.

All the windows have been overhauled and new draught excluder fitted along with new secondary glazing; a new window opening has been created in the rear bedroom with a new double glazed sash window fitted. All new carpentry and joinery have been installed which included new fire doors, architraves and skirting throughout, along with the Fireplaces which have been renovated in each room. The property has been fully redecorated internally and externally, both at the front and the rear, with extensive repairs and maintenance works carried out to the existing roof and adjoining masonry; the two old existing skylights have been replaced with new Velux windows with external summer / winter shutters which are electrically operated.

The project also included the installation of new incoming mains services, together with new upgraded mechanical, electrical and public health installations incorporating heating, ventilation, domestic water services, above ground drainage, power, lighting, fire alarm, security, data and communications systems.

This Operation and Maintenance Manual has been prepared to provide the Employer with the information necessary for the safe operation, maintenance and management of the property, its services installations and associated equipment. It should be read in conjunction with the Health and Safety File, record drawings, manufacturers' literature, commissioning documentation, warranties and certification contained within this manual.

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Challenges Overcome

Additional works and changes to M & E and Kitchen layouts / bathroom joinery and drawings / exposed unknown Structural integrity issues / existing blown paster issues / changes to window over haul design.