

AUSTIN FRIARS

LONDON EC2

Clifford Devlin were selected to carry out the refurbishment of the first and second floor office spaces, WCs, staircase and other common areas including the reception area of an office building located in a prestigious area of the City of London.

Following the removal of asbestos and termination of electrical services our demolition team carried out the strip-out works which involved careful removal of internal partitioning, floor and wall finishing's, suspended ceilings and services above, the existing roof plant and all redundant fixtures and fittings.

The refurbishment team then installed new ceilings and partitions, floor finishes, sanitary ware and furniture to WC's.

A specialist sub-team implemented a new M&E fit out of the building and refurbished the lift car. Finally the property was redecorated to a high standard finish and handed over to the agent to be re-let.

A number of environmental measures were implemented to limit the disturbance to neighboring occupied properties and visitors to this busy street near Bank Station.

A traffic management plan which indicated proposed delivery routes and described procedures to mitigate disruption such as the use of traffic marshals, out of hours work and cleaning arrangements was prepared and submitted to the City of London Corporation for approval.

Our site manager personally visited neighboring properties to explain the nature and extent of the works and a number of incremental measures were also implemented to minimise any noise, vibration and emissions of dust.

Discipline: Building
Duration: 20 weeks
Value: £750k
Architect: HXR Special Projects
Client: Staffordshire Pension Fund
Project Manager: Colliers International

The attention to detail displayed throughout this project enabled Clifford Devlin to deliver this high-spec refurbishment project in challenging circumstances. Their Project Manager's communication skills alleviated the concerns of occupants and neighbours who were kept informed of progress and developments throughout..

Mike Ross, Architect, HXR Special Projects

