

# CASE STUDY – *Arlington House, London SW1A*

**Client:**

Arlington House Residents Management

**Principal Contractor:**

Stonewest Ltd

**Consultant:**

David Ball Consultancy

**Project Manager:**

Elando Design Ltd

**Structural Engineer:**

Max Gurney Ltd

**Value:** £7million

**Date:** 2007-2009



## Description

An exclusive residential apartment block built in the 1930's overlooking Green Park in the heart of the West End. The ten storey building remained in occupation throughout the construction phase requiring careful coordination of trades and sequencing of the works.

## The works involved:

- Refurbishment of rear elevation and roofs. Replacement of stone damaged or displaced by the rusting steel frame. Replacement of all external doors and windows. Refurbishment of the metal and aluminum handrails.
- We also carried out concrete repairs, cleaning, bird protection and painting.
- Re-asphalting and renewal of lead.
- Hard landscaping to the rear courtyard involving relaying and replacement of York stone paving as required.
- Lifting of York paving to allow work to be carried out to the substrate. Relaying the stone on a new sub base, replacing any broken or unacceptable stone with new. The replacement stone on the lower garden area was riven and second hand whilst the Courtyard stone was honed.
- Replacement of M&E services to the landlord areas including the formation of new risers.
- Replacement of Plant Room services and new electrical substation. Introduction of these services were installed whilst existing still functioning. M&E package £1.3million.

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