



# Historical Refurbishment

Covering all elements of interior fit-out and refurbishment

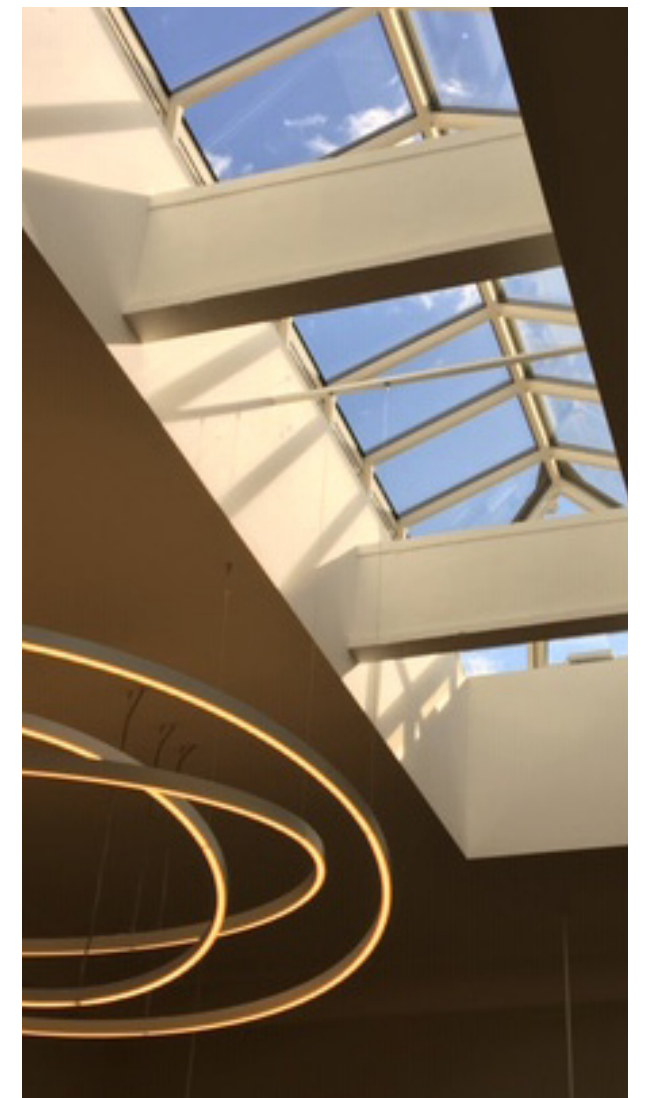


# Welcome to **Clive Graham Associates**



Trading since 1990, Clive Graham Associates (CGA) is a construction company that specialises in the sympathetic restoration of buildings of historical significance. We collaborate extensively with our clients to maintain the character of every building we work on, using carefully selected materials to match the existing finishes, whilst ensuring our work never interferes with the overall aesthetic of its surroundings.

Every single member of our team is focused on achieving the highest quality throughout every job we undertake. It's just one of the many reasons why we have been awarded the responsibility for restoring some of the country's many heritage buildings. Our previous clients include Historic England, for whom we restored a royal household property, Hoare's Bank, Christie's Auctioneers and St Augustine's Church.





# Colworth House

**Client**  
Colworth Estates

**Location**  
Bedfordshire

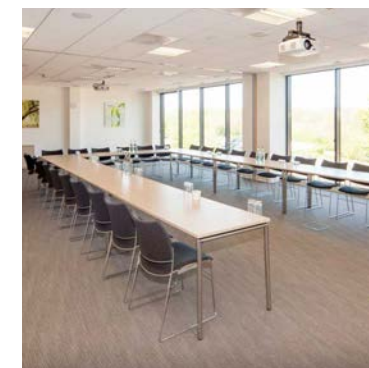
**Value**  
£500K

**Time Frame**  
22 weeks



Colworth House is a Grade II listed manor house situated within Colworth Science Park, a research and development site in Bedfordshire. The Park itself offers bespoke solutions to companies requiring offices, meeting and conferencing facilities and laboratory space. The scope of this project was to carry out a full refurbishment of the listed property in order to provide high quality, flexible office spaces after the house had been left empty for three years.

Our first task was to remove a substantial amount of asbestos. Once this was removed, we stripped out the house of all fixtures and fittings including ceilings and floor finishes. We applied a one hour separation between all floors utilizing several methods including fire lined ceilings, envirograph and fire batt to achieve building control sign-off.



Once we had achieved building control sign-off, we began the fit-out which involved full internal re-decoration such as timber including doors and windows, walls and ceilings and new floor finishes throughout. The original carpet was lifted in the vestibule and main hall to reveal Parquet flooring which the client decided they would like restored instead of replacing the carpeting.

In addition to this, we also created new doorways, toilets and tea points over three floors. We then provided new ironmongery throughout and maintained listed items to a tight budget and successfully handed over the project early to the client enabling them to let the spaces earlier than planned.





# Royal Household

**Client**  
Royal Household Properties

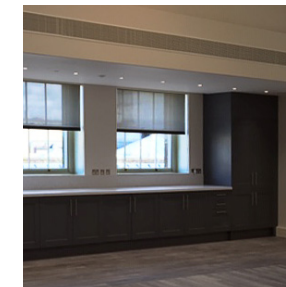
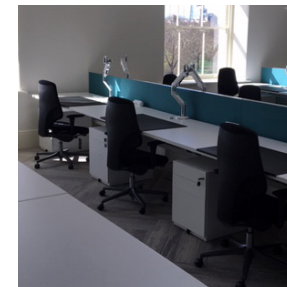
**Location**  
Victoria

**Value**  
£4.5m

**Time Frame**  
14 months

We were successful in being awarded this very prestigious project at an undisclosed royal household palace. The project consisted of creating a new swing space in an area in the heart of the palace that was dilapidated and unused for a number of years.

The project scope was to lift the existing flooring to the new proposed office layout with the introduction of new 12 metre long steels tied into the existing fabric of the building between the existing cast iron beam and jack arches. This was to ease the load of the new design off of the existing structure.



The main challenge of the project were:

- Logistics into the palace
- Temporary works design during the structural alterations
- Isolation and removal of existing services
- Working above state rooms within the palace
- Removal of asbestos from the floor void throughout the 1,000m<sup>2</sup> of the project
- Deliveries into the palace

The office CAT B fit-out consisted of new high end finishes that included:

- New office spaces to accommodate 300 head count
- New toilet blocks and showers
- New kitchen areas
- Data and infostructure services
- DOA compliant lift access around three levels
- Roof lights installed to the existing lead roof structure





# St Augustine's Church

**Client**  
St. Augustine's Church

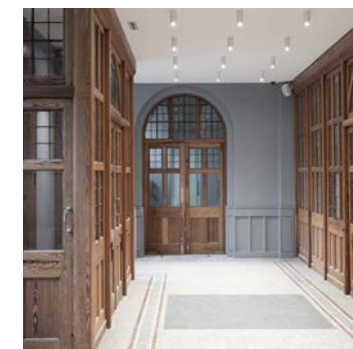
**Location**  
Hammersmith

**Value**  
£750K

**Time Frame**  
17 weeks

As part of a regeneration project in Hammersmith, we were tasked with carrying out the refurbishment of St Augustine's Church, with the interior being redecorated throughout and new services implemented into the infrastructure.

A substantial amount of protection works was carried out before any demolition began, with the existing paintings, balustrade and Terrazzo stone being carefully protected with plywood. The existing columns, beams, timber trusses and ceilings were then restored to their original form and finished with varnish to protect it. The church now has a lighter and brighter ceiling revealing hidden details that couldn't be seen before.





# Hoare's Bank

## Client

Hoare's Bank

## Location

Fleet Street

## Value

£300K

## Time Frame

15 weeks



Hoare's Bank is United Kingdom's oldest privately owned bank with their office based on Fleet Street in the City of London. The project was to spruce up their existing waiting area called the Old Partner's Room and give it a modern uplift. We carried out the refurbishment in 15 weeks with new technical services upgrades, restoration work throughout the room including oak panelling and new fibrous plaster to the fireplace.





# St Andrew by the Wardrobe

## Client

St Andrew by the  
Wardrobe Church

## Location

Blackfriars

## Value

£670k

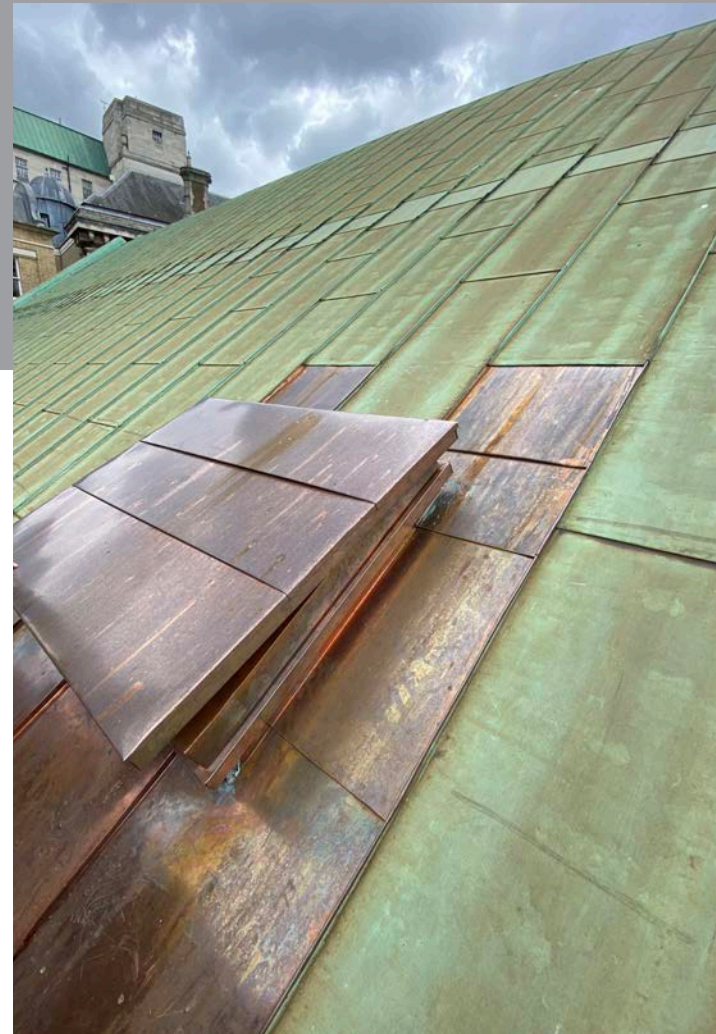
## Time Frame

20 weeks

## Contract

JCT with CDP

During the pandemic, we undertook in a controlled method, the refurbishment and upgrade of mechanical, electrical and life support systems to St Andrew by the Wardrobe. The church, which was first erected by Christopher Wren in 1695, was bombed and gutted during the London bombings of WW2, with only a portion of the outer walls and the Bell Tower remaining. The church was rebuilt during the 1960s to the finish that currently exists.



## The Challenges

As with all historical buildings, the challenges arise every day. The main challenge was to undertake insulating the roof void to above the nave ceiling. During the construction period, the designer also advised that the tender mechanical design was not sufficient for the church due to noise migration to the neighbours and the church Nave. The building also has elements of listed areas due to the original construction on the church. Concealment of new mechanical services FCU was a challenge with running the feeds and pipework.



## Our Solution

The work was undertaken on bespoke made access platforms across the existing roof structure to allow for safe access.

With our specialist contractor for the mechanical services, we worked with the client's initial design to adapt the existing design to a more attenuated air source heat pump and fresh air supply tunnel for the supply through to the extract system.

Our specialist joinery company matched all existing profiles and joinery elements and fabricated new enclosures with concealed grilles to allow for maintenance and sensitive introduction of modern services.

### Materials and components:

- Installing a larger roof access hatch covered in copper
- Fire alarm and Vesda system
- Create new risers through nave to roof areas and cloak in period finish joinery panels
- New mechanical system throughout the church to feed fresh air and heating via FCU and ducted system
- FCU encased in period joinery encapsulation credenzas with access for maintenance
- New ceilings
- Roof mounted air source heat pumps and attenuated enclosure
- Introduction of new lighting scheme and controls
- Strip out existing working and replacement with regulation cabling behind existing joinery wall panels
- Insulation above Nave ceiling throughout roof void





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