



High-end Residential

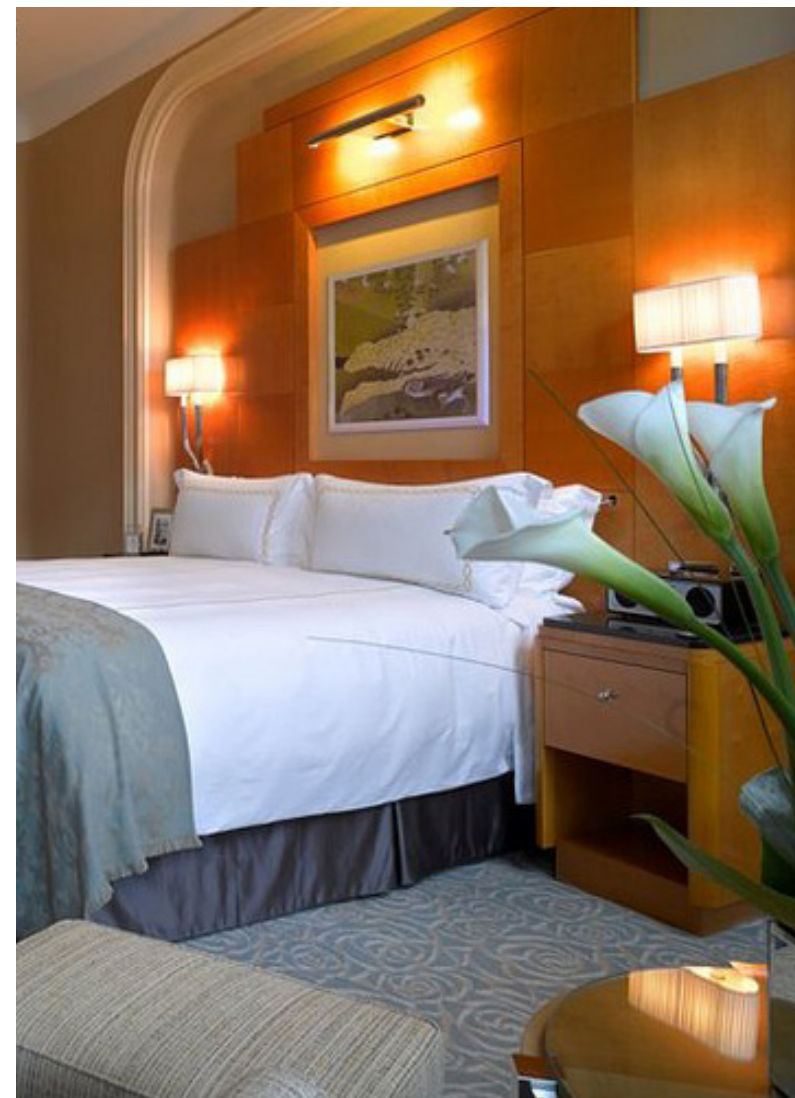
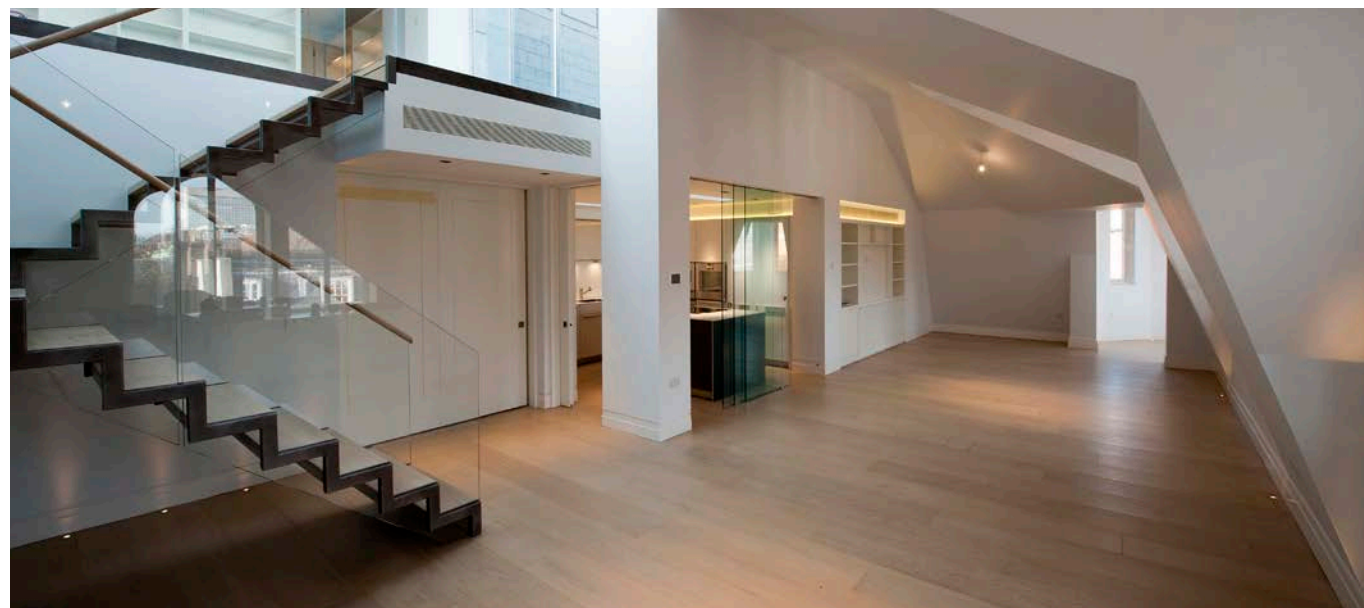
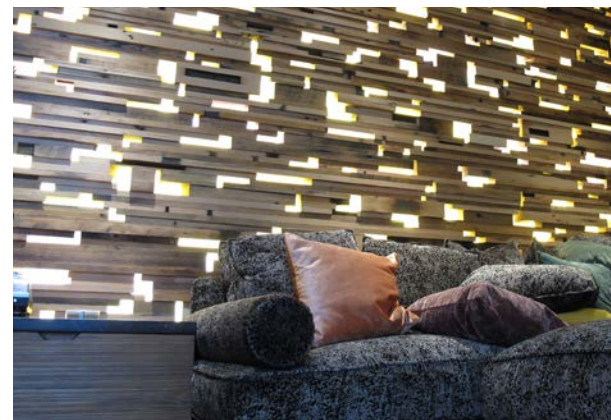
Covering all elements of interior fit-out and refurbishment

Welcome to **Clive Graham Associates**



Trading since 1990, Clive Graham Associates (CGA) is a construction company that specialises in the fit-out and refurbishment of high-end residential properties. We work for both private property owners and commercial real estate clients, and pride ourselves on making sure we know exactly what our clients want and delivering it from start to finish.

Our care and attention to detail has earned us a reputation for excellence among our clients and have been awarded contracts for fit-out and refurbishment work in such desirable areas as Mayfair, Belgravia and Kensington. From the beginning of a project right to the very end, we are always focused on achieving our client's vision.



Gordon Place

Client

Studio Fothergill

Location

Kensington

Value

£750k

Time Frame

35 weeks

Form of Contract

JCT with CDP



The works included:

- Underpinning to party wall
- Structural steel installation to form new levels and opening
- Structural level changes in lower ground floor
- External landscaping
- Rear extension installation to accommodate new kitchen
- New windows to front elevation
- New flooring throughout
- Glass lantern installation





Hans Place

Client
Undisclosed

Location
Knightsbridge

Value
£2.5m

Time Frame
30 weeks

Our in-house Ceilings and Partitions team along with the Chorus Group, completed the fit-out of two adjoining listed buildings located in Knightsbridge. The buildings were previously used as offices and underwent refurbishment to become a number of extremely high quality residential apartments. The properties contained many listed features including staircases which were fully restored.

Kingwood is located at 55 Hans Place, in the heart of Knightsbridge, a stone's throw from Harrods and the exclusive shopping of Sloane Street. Ten apartments within this development all face south over the gardens of Hans Place, widely considered to be the most premier garden square in the Royal Borough of Kensington and Chelsea.



Hereford Square

Client

Hereford Square
Restoration LLP

Location

Kensington

Value

£2.7m

Time Frame

14 months

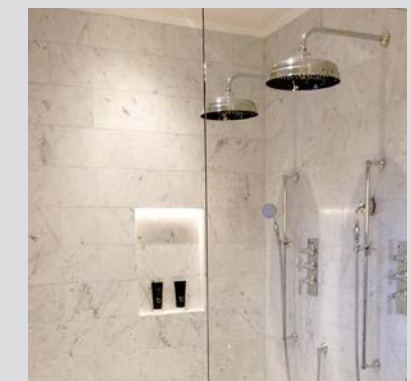
We recently completed three high-end properties in the exclusive area of South Kensington. The buildings have been restored to their original 1800s Italiante appearance with modern facility upgrades.

The white stucco fronted townhouses were newly constructed using a combination of modern building materials and traditional styling. Each house provides 6 bedrooms combined with generous living and entertainment space.



The works included:

- Lighting reconfiguration with Lutron lighting systems throughout
- Timber-engineered floors
- Bespoke cinema finishes with sound-proof and insulated walls
- Installation of traditional fireplaces with reclaimed hearth and surrounds
- Hi-tech AV system installed in every room
- Tailor made stair insulation with traditional timber moulding and steel spindles
- Bespoke kitchen on lower ground floor



North Audley Apartments

Client
Chorus Group

Location
Mayfair

Value
£565k

Time Frame
25 weeks

The project consisted of the fit-out of a number of luxury flats in North Audley Street, Mayfair based on:

- Three 1st floor flats for high end rental market
- Three 2nd floor flats for high end rental market
- Three 3rd, 4th and 5th floor flats (which is based on three flats over the three floors, with roof terraces (£4.5 million each)
- Common areas, reception area and basement works

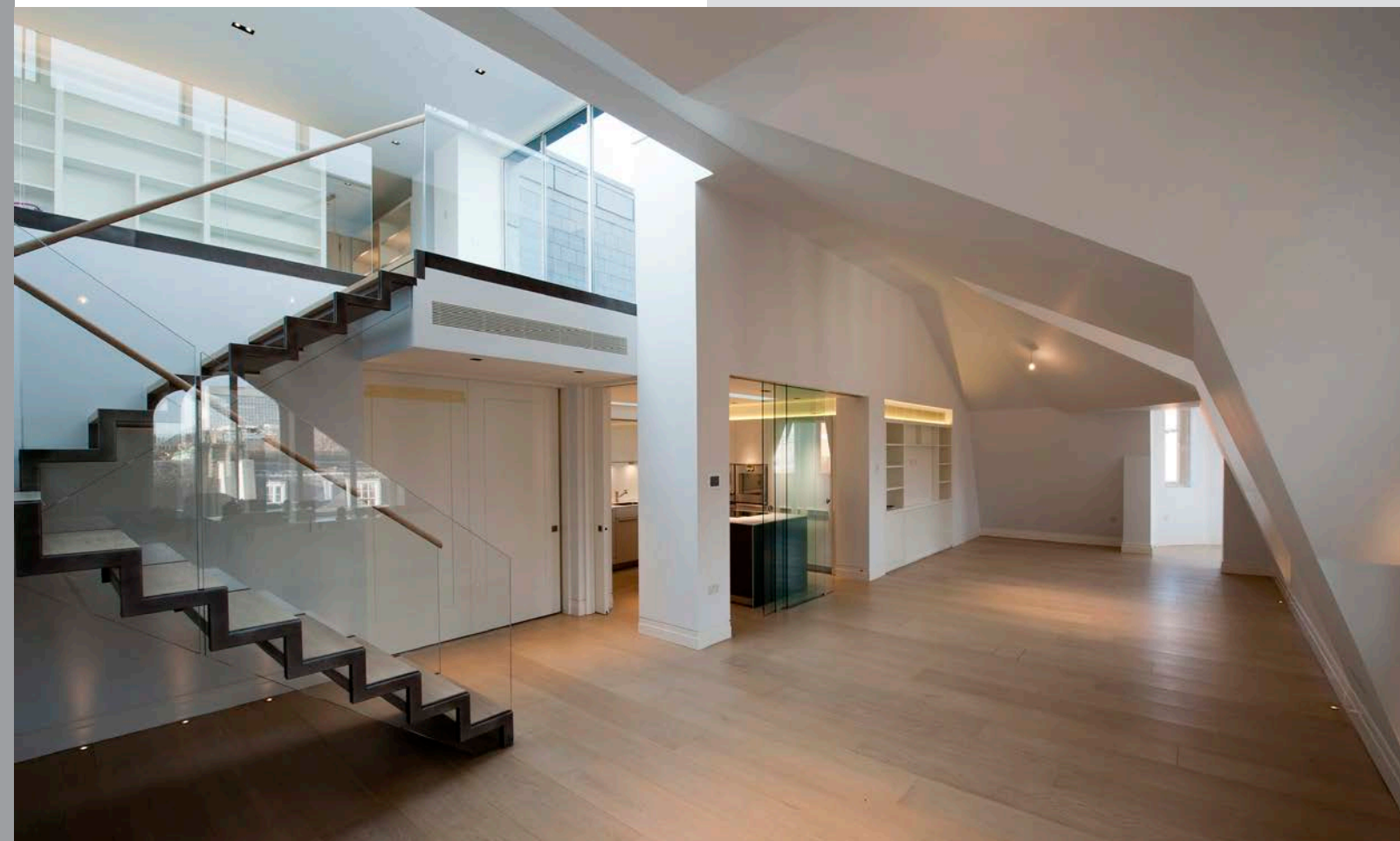
We were responsible for all party and internal walls, suspended ceilings and the light troughs and recesses to all bedrooms. We provided switchable glass and all timber panels to bathrooms. The ceiling grid system is made up of MF metal, comprising of MF7 support channels which are supported by 25x25mm galvanised angle fixed direct to the slab or sub grid. MF5 top hat sections are fixed to the support channels by MF9 clips.



Finally the plasterboards are screwed to the MF metal which then has a skim coat plaster finish by others ready for decoration also by others Gypsum cored plasterboard ceilings, p/board margins & p/board b/heads are constructed in areas designated by the main contractor by means of a metal furring (MF) grid fixed to the structural soffit by means of steel 25x25 angle hangers or steel strip.

All MF ceilings and partitions were presented ready for decoration by others. Partitions were installed throughout the property, in locations as specified using Gypframe steel studs, lined with plasterboard as specified and plaster skim finish decoration by others.

We were on site for 25 weeks and worked very closely with Latitude architects to overcome some challenging details.



Beaumont Road

Client

Undisclosed

Location

London

Value

£1.2m

Time Frame

28 weeks



This project involved a single basement construction for the utility and plant of the property, and the renovations to the already existing four-story townhouse. The works included bespoke timber floors throughout, timber stair covering on a steel structure, installation of smart glass double-glazed windows to both elevations, purpose built media walls with integral AV systems that control the entire property from the under floor heating, AC, lighting and security.

All circulation areas have Parquet flooring, landings and corridors. The ground floor has a bedroom with bespoke joinery and built-in wardrobes, wide plank engineered floor boards and ensuite wet room. There is also a study with bespoke joinery and AV installed.



The first floor includes a master bathroom and bedroom. The master bathroom has a high-end finish marble to all the walls and floors within the wet room. The second floor has the kitchen and living area. The living area has Parquet floors and a built-in media wall.

The roof area has a sky light with glazed dining areas that leads on to two roof terrace areas. The garage area has space for two cars.



The Boat House

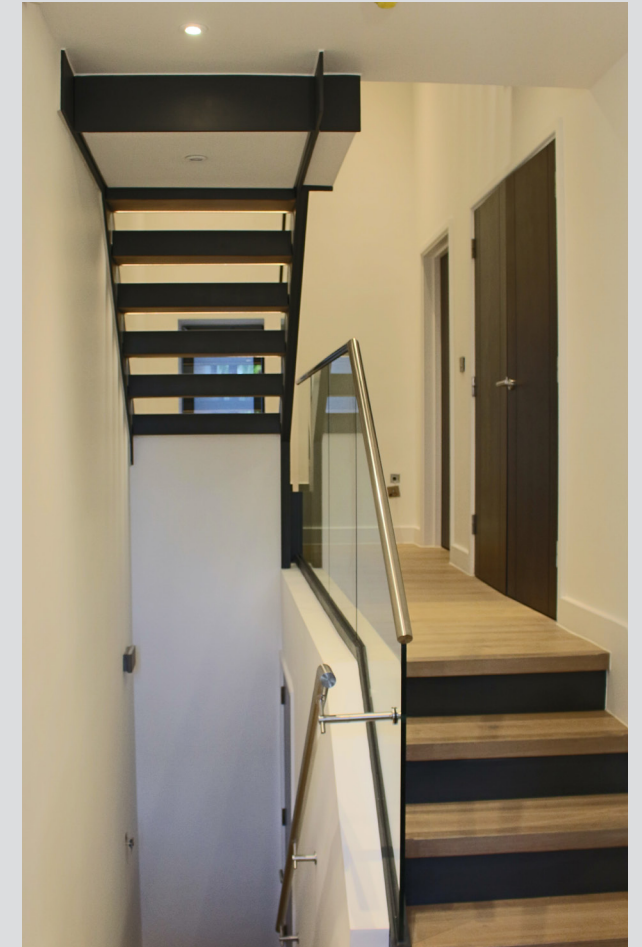
Client
Undisclosed Architect

Client Team
Undisclosed

Location
Knightsbridge

Value
£3.5m

Time Frame
50 weeks



The works included:

- Underpinning all-round the building
- Strengthening of existing spine wall
- Basement dig
- Strengthening of existing floors
- Heavy structural alterations to the structure of the building to change the building into two dwellings
- New high roof structure with Zinc finishes
- New roof terrace
- New balconies
- New high end finishes throughout

Wilton Terrace

Location
Belgravia

The Willton Terrace project in Belgravia was a façade refurbishment of a Georgian terraced building comprised of 28 flats. The erection of nine lift scaffolding to three sides of the building was needed to complete the works. We arranged for scaffolding to be erected on all elevations and to be protected with electronic security systems. Monaflex sheeting was also fixed to all lifts on all elevations and return at ends of the scaffold. The team then cut out all cracks in the render and filled all holes using Toupret to leave a smooth polished finish ready for redecoration.



The works included:

- The lead capping to the perimeter cornice was replaced using code 5 lead with weltd joints at 1500mm
- Dress down front edge with a drip detail
- Supply and lay new paving to match existing limestone
- Repointing of joints in stone sections using lime based mortar
- Removal and reinstatement of specialist render and stucco works



Abingdon Villas

Location
Kensington

The project consisted of an underground extension and refurbishment to a premier property in Kensington for a high profile celebrity in the music industry.

The property boasts a basement cinema room, impressive wet room and high quality finishes throughout five floors. The work included a Pudlo waterproof shell with secondary Newton System damp proofing. The property has polished concrete floors with underfloor heating finish on the lower ground floor and basement, along with a floating staircase down to the basement.



The basement itself includes an office, self contained flat with independent access, two W/C's, bespoke cabinet storage and a cinema room with state of the art AV system. It also has bespoke wood paneling and opens on to a glass lightwell that transforms into an outdoor 'Zen' room.



St Barnabas House

Location
Belgravia



St Barnabas House is a boarding house for students at the Cambridge Centre, an established and leading independent sixth-form college, offering high quality GCSE and A Level courses. The refurbishment of the House into student accommodation included an extension which had to match the finishes on the existing vicarage.

The works included:

- Refurbishment of 21 ensuite bedrooms
- Matching existing brickwork on specification and style
- Matching existing sash windows
- Utilising existing flooring and replicate in new area
- New head end incoming services electrical, water, gas, data and new mechanical and electrical services throughout
- Roof finishes



Ranulf Road

Client
Undisclosed

Location
London

Value
£1.9m

Time Frame
21 weeks



Clarendon Road

Client
Private residence

Location
Holland Park

Value
£600k

Time Frame
16 weeks

Contract
Design & Build



We have recently completed an upgrade of mechanical and ventilation works at a high end private residential property in the heart of Holland Park. The works involved the introduction of a more energy efficient method of heating and cooling the property with the addition of air sour heat pumps as the existing AC system was under performing due to condenser location and acoustic housing.

The building houses students from around the world who are studying medical degrees so the property was always occupied. Our site team therefore worked with the client and the occupants with programming works in advance and communicating with the client of critical timing moves. We also introduced a fully alarmed and security connected scaffold. We worked with the client to ensure that all sensitive rooms had correct screening over the windows that had light emitting properties so as not to loose natural light.



The works included:

- New air source heat pump sets
- Introduction of new AC FCU internally
- Introduction of new LED light fittings
- Adaptions and modifications to existing lighting controls
- Joinery enclosures to cloak AC units within hallway and circulation areas
- Completely scaffold entire front, rear and side elevation to allow for render repairs and painting works
- Repairs and decorations to period rainwater pipework
- Roof repairs and new covering to areas where the existing had failed
- Internal decoration





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