

4-6 Throgmorton Avenue

London, EC2



This project comprised part-demolition, remodelling, refurbishment and conversion of a listed period stone clad office building in the heart of the City of London.

4-6 Throgmorton Avenue is an high specification 11,000 sq ft commercial property refurbishment which required complex structural alteration.

The project required a complete strip out of the existing finishes and fittings, part demolition to the back of the building including fully removing the staircase core and lift. This involved complicated remodelling of the structural frame.

Temporary structural support was erected as the existing frame was removed. New piled foundations and a new basement floor were constructed for the rebuild of the new steel frame, staircase and lift.

A spider crane was used to erect the super structure up two levels at a time. This method of construction was introduced in our logistic's plan for the purpose of reduced disruption to adjoining properties due to restrictive party wall awards. The site location had very restricted access; the front to Throgmorton Ave is set on a private road and accessed under a bridge.

The brief also included a high specification internal refurbishment, overhaul of joinery elements, stone-work cleaning and overhauling the windows and the works also included the external re-decoration of the adjacent building number 2 Throgmorton Avenue.

Client: Worshipful Company of Carpenters

Architect: Daniel Watney Architects

Employers Agent: Daniel Watney Architects

Quantity Surveying: Jackson Coles

Contract value: £2.8M

Form of Contract: JCT with Quantities 05

