



4 -14 Cleveland Street, London W1

January 2012

Client: UCLH Charity

Design and Specification, Project Management and Contract Administration: Dron & Wright Building Consultancy



We had been instructed by UCLH Charity to carry out all works of reinstatement, repair and redecoration to bring these properties back into a good and substantial repair and condition. The buildings are part of a traditional London terrace dating from the early 20th Century. They were built as 3 properties, housing 30 flats over 5 levels (basement to 3rd floor) and are typical of the period in which they were built, having load bearing masonry walls, timber floors and a flat roof.

The refurbishment project was carried out over a number of phases which involved decanting existing tenants into adjacent flats whilst their own flats were being refurbished. It was also necessary to act in line with the clients legal obligations in respect of each tenants lease agreements.

All flats now have been completely refurbished, both internally and externally, and now meet significantly higher environmental performance standards (Awarded Level B following EPC inspection) and increased levels of sound proofing to limit noise transference between properties. To achieve these high levels of environmental performance it was necessary to replace the roof finish which was also insulated to create a new warm roof and impact sound was limited through the use of new insulated ceiling joists between floors with insulation foam to perimeter walls.

New mechanical and electrical services include an efficient heating and lighting system and bespoke water tanks installed inside the pavement vaults to accommodate peak supply whilst making use of the limited central London space.

Externally the properties were redecorated following extensive repairs to the windows, sympathetic brickwork and stone repairs and cleaning of all masonry sections.

Should you wish to know more about the refurbishment works carried out by Dron & Wright then please do not hesitate to contact either John Murray on 020 7891 2328 or Ms Rebecca Coxon on 020 7891 2359.



T: 020 7891 2345

80 Cannon Street London EC4N 6HL F: 020 7891 2300