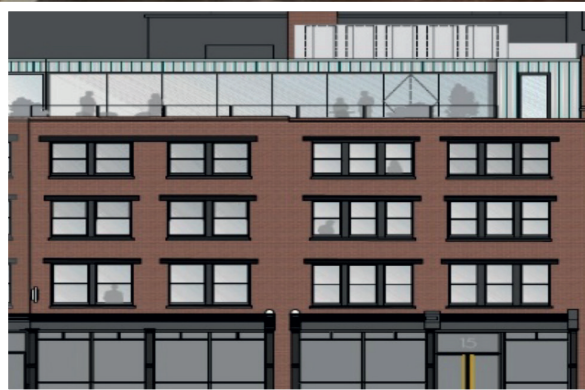




## CRINAN STREET, LONDON N1



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**CLIENT:**

Thamesis Asset Management

**VALUE:**

£2.2m

**ROLE:**

Cost Management,  
Commercial Management

Single-storey roof extension, refurbishment and re-modelling of an existing four storey office building and basement. Works include relocation of lift core and toilets. Asbestos removal and soft strip was carried out as a separate enabling Contract.

The refurbishment Project comprised Developer's Category 'A' office fit out together with new toilets and circulation. The works included underpinning to party walls; removal of the existing roof and a single storey extension; installation of a new passenger lift, shaft and lift pit; roof coverings to new roof and terraces; new roof level plant enclosure; refurbished facades; replacement windows, doors and louvres; new staircases, balustrades and handrails; re-configured internal walls and partitions; new internal doors; wall finishings including reclaimed brick slips / weathered brick finishes / tiles; floor finishings including polished concrete, timber floor, tiles; suspended ceilings and decorations; fittings; exposed Mechanical and Electrical Services including fan coils, heat recovery unit, basement ventilation and entrance feature lighting.

Sensitive logistics and noisy works planning was essential due to the proximity of neighbouring residential units and offices. In addition, the TFL cycle docking station outside the building remained in use throughout the currency of the works.