



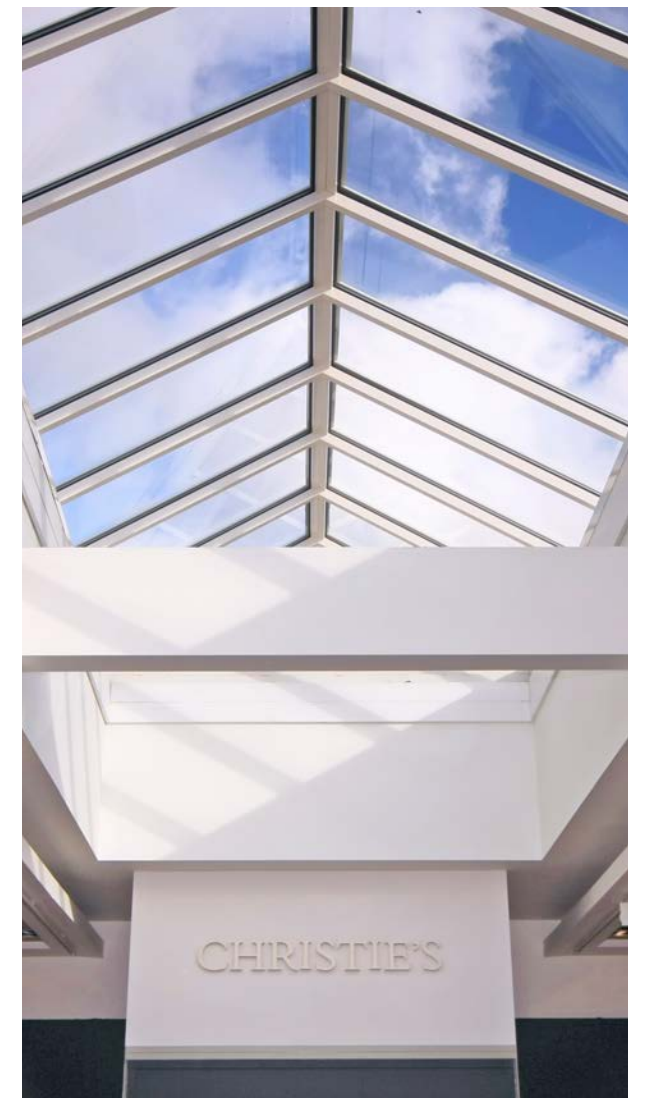
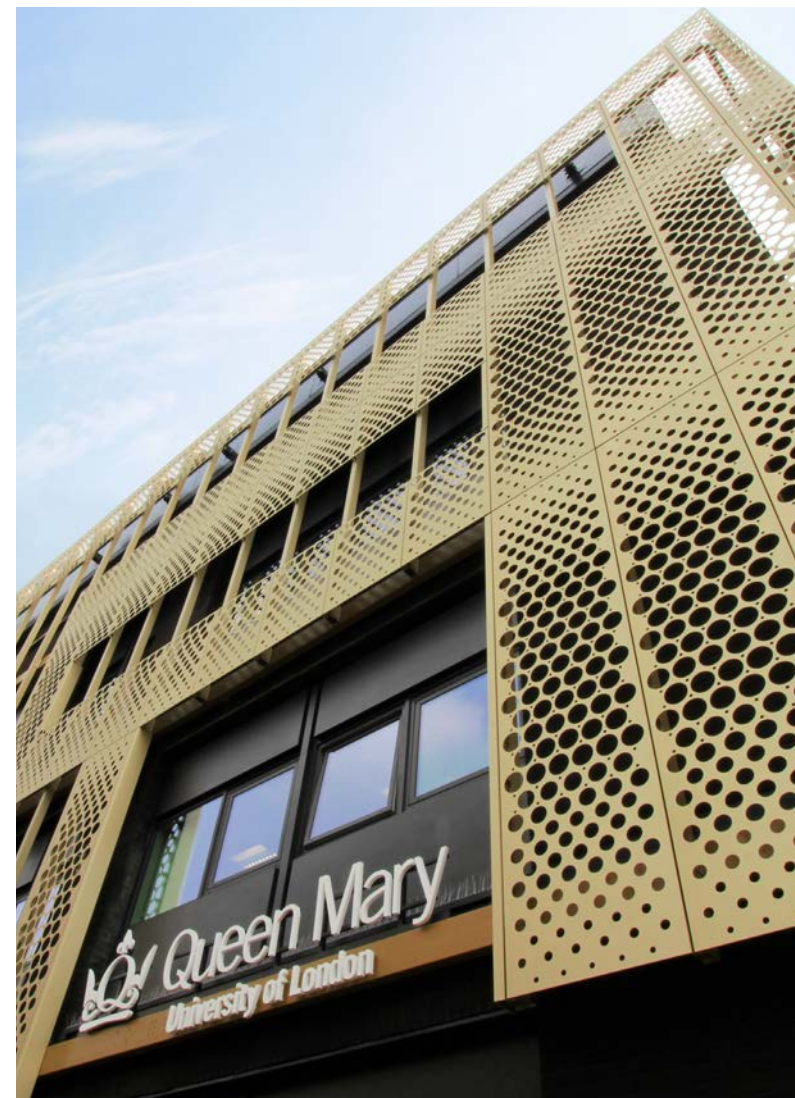
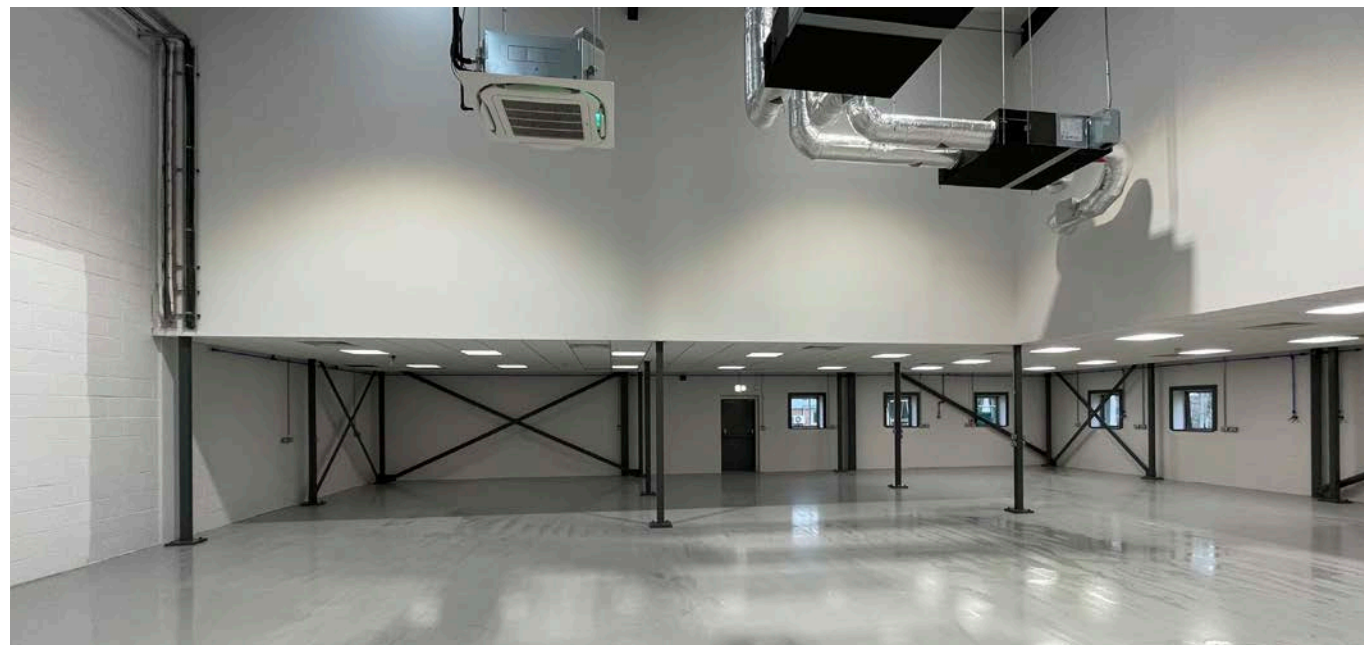
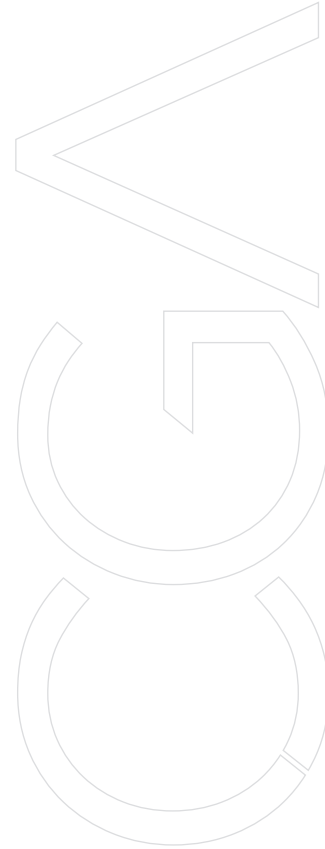
# Commercial Fit-out

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 Cat A and Cat B refurbishment and fit-outs of commercial spaces. We work with corporate clients and small businesses alike, with many coming back to us again and again. We take projects of varying sizes all the way from tender to completion, whether it's a traditional design or a design and build. We also offer a flexibility of involvement in the design process, depending on the specific needs of our client.





# Lava Lab

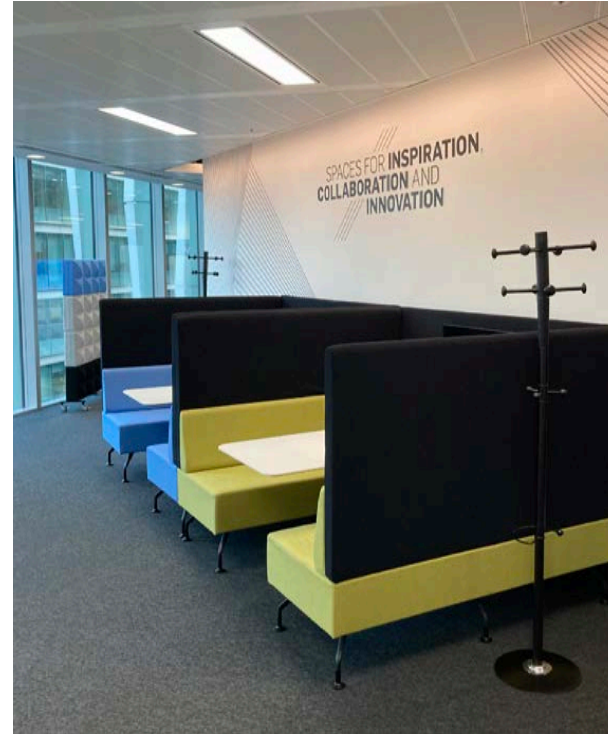
**Client**  
Atkins Group

**Location**  
Victoria

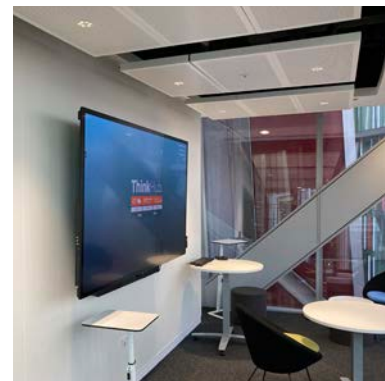
**Value**  
£300k

**Time Frame**  
8 weeks

**Contract**  
Design & Build



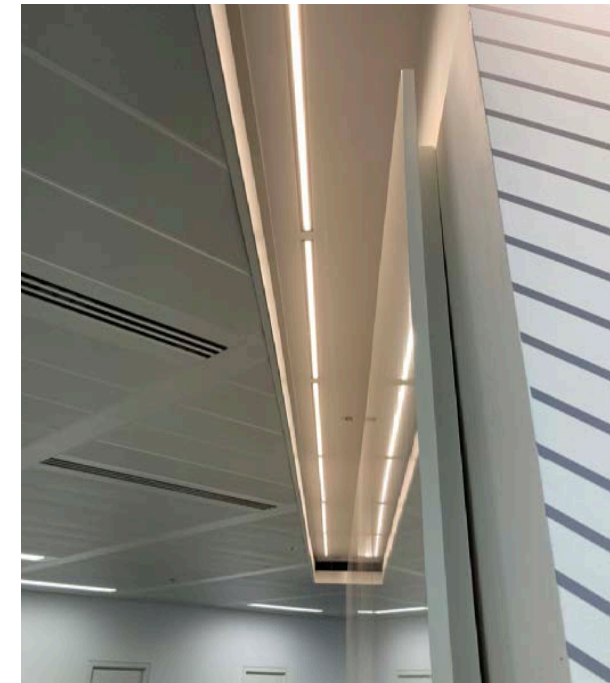
The project consisted of the introduction of a new method of conference calling immersion suite and meeting rooms within an open plan office environment. The aim of the design was to replicate rooms on site in various locations around the world. The new technology needed to mimic an audio video conference with people in other clone meeting rooms and allow for projections onto the walls to give the occupant a totally immersed virtual experience.



## The Challenges

All work had to be taken from existing feeds within a large open plan office that needed to remain fully occupied throughout.

The ceiling void was also very congested and to introduce further issues, the soffit had castellated beams that had specific penetrations for services that were designed originally for the existing layout.



## Our Solution

A full ceiling void survey mapping was undertaken after which DWG Design produced a new set of existing and proposed M&E coordinated designs that utilised the minimal steel beam service penetration and still met all the rooms requirements. All findings from validations were issued out to the building maintenance and the landlord and inserted into the design requirements of the new room layouts for licence approval.

### Materials and components:

- Removal of existing ceilings
- Removal, relocation, and introduction of existing mechanical services
- Introduction of new data and telecoms
- New lighting controls and small power
- New full height plasterboard partitions to a high sound-proofing specification
- Installation of acoustic ceilings
- Introduction of state of the art audio & video cameras, speakers and projection plant
- New high specification lighting system with scene controls
- Projection friendly wall finishes
- Introduction of credenza joinery
- Optima loft double glazed partitions systems
- Floor finishes
- Corporate signage and wall graphics



# Newmarket Phase 1

**Client**  
IDEXX

**Location**  
Newmarket

**Value**  
£507k

**Time Frame**  
22 weeks

**Contract**  
Design & Build

The worldwide pharmaceutical water treatment company IDEXX, recently acquired an adjacent warehouse unit in Newmarket and contracted us to complete the first phase of a project that included the introduction of the structure and Mechanical and Electrical services.

Our incumbent designer took a basic stage 2 design through to stage 4 to allow for procurement and installation. The works consisted of the construction of a new mezzanine level, upgraded comfort cooling and heating system for the IDEXX staff and to allow for a swing space to accommodate the following second phase that we have already started.



## The Challenges

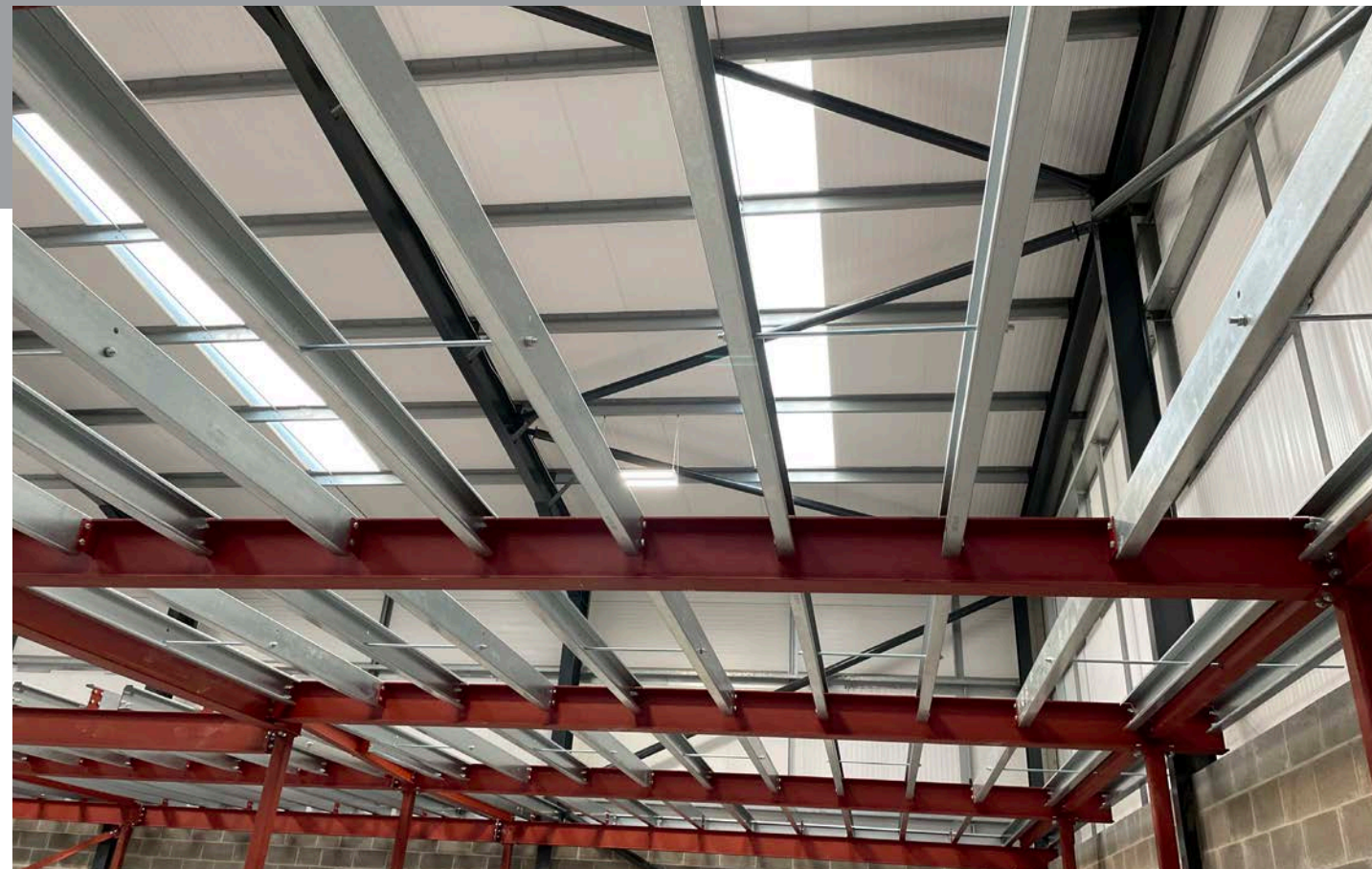
The existing concrete slab had no technical structural literature on the construction and performance of the slab to accommodate the proposed mezzanine design introduction. The existing curtain wall system was also around 15 years old so required new components to be fabricated to allow for new window installation.

## Our Solution

Along with the support of the structural engineer, we validated the existing structural slab with core drilling and the minimal design information we obtained from research into the structure engineer of the original scheme when constructed. Due to the curtain wall not being an off the shelf profile, we had to engage our specialist metal worker and curtain wall manufacturer to fabricate new window reveals.

### Materials and components:

- Cut opening in existing cladding for new windows
- New windows
- Design and introduction of steel work mezzanine
- New mezzanine floor structure and fire rated application
- New capital plant for mechanical services
- Partition walls
- Structural Met-Sec walls system for mezzanine upper walls
- Introduction of modern Lab quality output lighting
- New internal steel staircase
- New mechanical high level comfort cooling and heating plant
- Small power
- Kitchen alterations to suit client needs
- Preparation services and feeds to accommodate the following phases
- Floor finishes





# QMUL

## Client

Queen Mary University  
of London

## Location

Whitechapel

## Value

£3.5m  
(over 3 phases)

## Time Frame

50 weeks

We have recently unveiled a Design and Build facade works project at QMUL Whitechapel. The project cladding uses 5mm gauge aluminium panels which are 1000mm wide and 4000mm tall. It was designed, engineered and manufactured by Baileys UK cladding specialist with design coordination provided by ourselves.



The panels were hung off steel PFC primary framework that was tied back into the buildings ring beam at slab levels via pockets opened in the existing facade on cantilever Box sections. The Cladding rain screen is a bespoke design of such size that only a handful of manufacturers and anodising companies in the UK can accommodate.

The works also consisted of replacement glass modules to existing window extrusions, a full overhaul of spray paint finishes to all spandrel panels and window profiles, and a complete refurbishment of existing brickwork and staining.





# Autex Old Street

Client  
Autex

Location  
Old Street

Value  
£300k

Time Frame  
12 weeks





# GSK Reception

**Client**  
GlaxoSmithKline

**Location**  
Brentford

**Value**  
£120k

**Time Frame**  
3 weeks install and  
12 weeks design  
and procurement

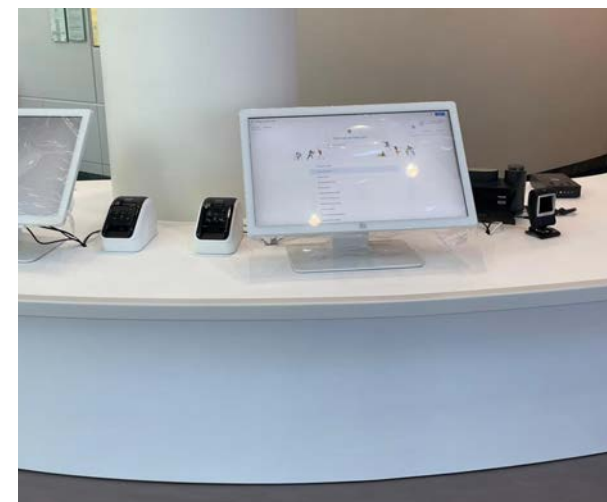
**Contract**  
JCT Small Works

During the global pandemic, we worked with our repeat business client GSK to design, manufacture and introduce a new compliant and modernised reception desk. We worked with the reception desk designers with the base concept design issued by the architect to ensure that the desk met all GSK security and compliancy needs.



## The Challenges

Due to the pandemic, we would need to ensure that a temporary COVID protection methods and one way system was always in place. The works would also take place in front of the main security and reception area, so we would have to ensure that there would be no disruption to power of the services to allow for these facilities to function uninterrupted. During the validations of the existing power supplies it became apparent that the existing electrical feeds were fed from the security power supplies, so it was important that there was an ability to isolate without effecting the security hub.



## Our Solution

We undertook frequent interface meetings with the security team and reception staff to ensure that the hoarding and works had no effect on the COVID protection methods at any time.

Close open collaboration working with the security team and in house maintenance team to ensure no shutdowns had any effect on the day to day running of the security system. Key pre-planned shutdowns of power and during this time the reception systems were removed from the security supplies to allow for total isolation of dual power supplies and the ability to isolate in the future without effect on the security team.

### Materials and components:

- Full design and manufacture of modern complaint reception desk
- New dedicated electrical small power and light to allow for isolation without effect to surrounding areas
- Wall finishes
- Illuminated GSK corporate signage
- GSK graphics
- Match existing stone flooring
- Bespoke passes drop box
- Hearing loop
- Site stand interface for the desk
- DDA complaint wheelchair interaction
- Heating and cooling upgrades to reception desk
- Feature lighting to desk plinth
- Full decorations to reception desk area
- Upgrade works to luggage store
- COVID removal protection screens



# Morden College

**Client**  
Morden College

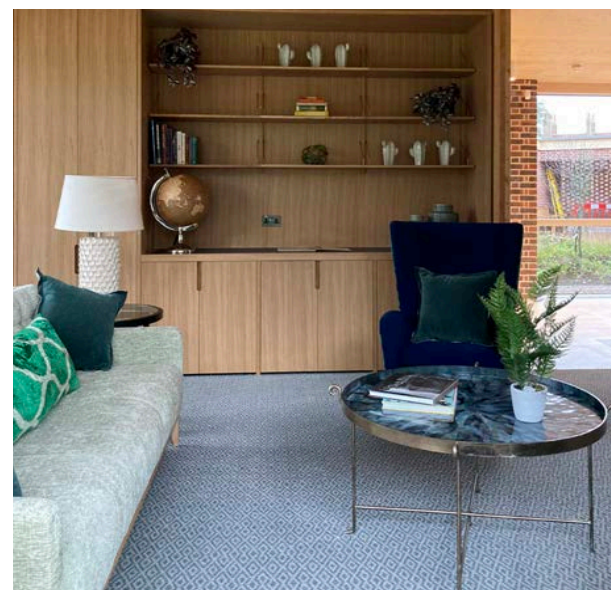
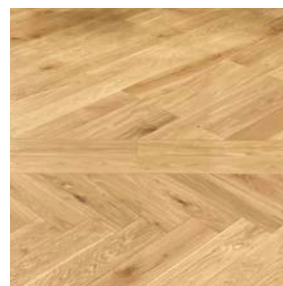
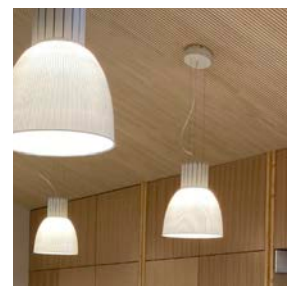
**Location**  
Blackheath

**Value**  
£5.5m

**Time Frame**  
52 weeks



The project location was in the grounds of Morden college retirement home Blackheath and was commissioned to open up the grounds of Morden College to the onsite residents community and close families. This consisted of demolition of an existing single storey out of date space whilst retaining the existing community hall.



The project consisted of an all-new structure throughout including:

- CLT structured framework
- Hi spec under floor heating and cooling
- All the new wiring was installed with the ability to be future proofed via a rewirable system
- The project was design and installed to meet BREEAM standards
- Fair faced brickwork
- Glulam columns
- Glazed curtain walling
- Zinc and green roofs
- Open up car park to new design
- Sympathetic landscaping
- Considerate drainage system into surrounding ground and not infrastructure drainage
- PV panel system introduced
- Exceeded airtight requirements and acoustic level for a project of this nature





# GSK Car Park

**Client**  
GlaxoSmithKline

**Location**  
Brentford

**Value**  
£1.2m

**Time Frame**  
22 weeks over  
3 phases

**Contract**  
JCT D&B

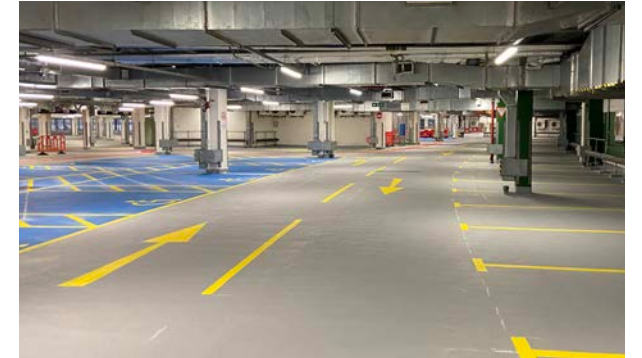


Working with our repeat business client GSK, we were asked to design, manufacture and introduce across three phases, a new site-wide LED lighting scheme, new underground car park surface and dot matrix site-wide intelligent vehicle recognition occupancy signage.



## The Challenges

- Structural foundation and power supplies to areas where not present.
- Installation of new signage and shutting down access roads for site vehicle circulation.
- Phasing car park and re-routing vehicles to allow for safe access to and from the car park.



## Our Solution

We undertook a site-wide sumo scan of the area where the new proposed signage and structures were to be placed. These were in garden areas, existing paved pedestrian areas and car parks. All new foundations needed to be designed with wind and general loading being considered.

New power supply routes had to be excavated and run from centralised power supply locations to the new foundations and taken in via new service ducts designed in the foundations.

Installation of the new site-wide signs was challenging. We worked with the security and GSK project managers to ensure all routes had safe and fully signed diversion methods around the works in order to protect the workers, pedestrians, and vehicles.

We also worked with the client on phasing the car park works for the lighting and the ground surface upgrade as not to affect the daily use of the car park. All works were carried out behind Heras fencing and anti-collision barriers. The areas around the entrance and exit to the car park were worked on out of hours in order to not affect the client's usage.

### Materials and components:

- Structural foundation and power supplies for new VMS signage
- Site wide car park information signage
- New belisha beacon and pedestrian crossing surfaces
- New VNPR cameras
- New speed awareness signage
- Upgrade and new zoning of energy efficient lighting site-wide
- Car park surface replacement with a new circulation one-way layout





GSK has appointed us on various projects all under the banner of Project Cleo. The project consisted of closing down Stockley Park GSK and introducing to Brentford circa 1,500 people to various floors throughout the building. This was completed over numerous projects with quick turn key logic for the client and new occupants.



# GSK Various

**Client**  
GlaxoSmithKline

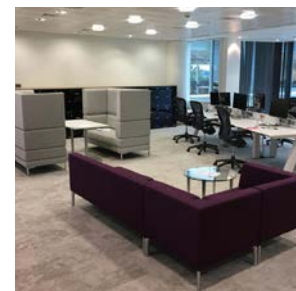
**Location**  
Brentford

**Value**  
£300k – £800k



The project consisted of an all-new structure throughout.

- Strip out of existing finishes throughout
- Demolition of existing partitions both glazed and solid
- Introduction of new MEP services
- All existing open plan and new desk modules to be RCD protected of existing Elec-tracks
- New carpet throughout
- Break out space face lift
- New furniture
- New quiet booths and pods
- New conference room layout
- New furniture layout
- New branding for each department





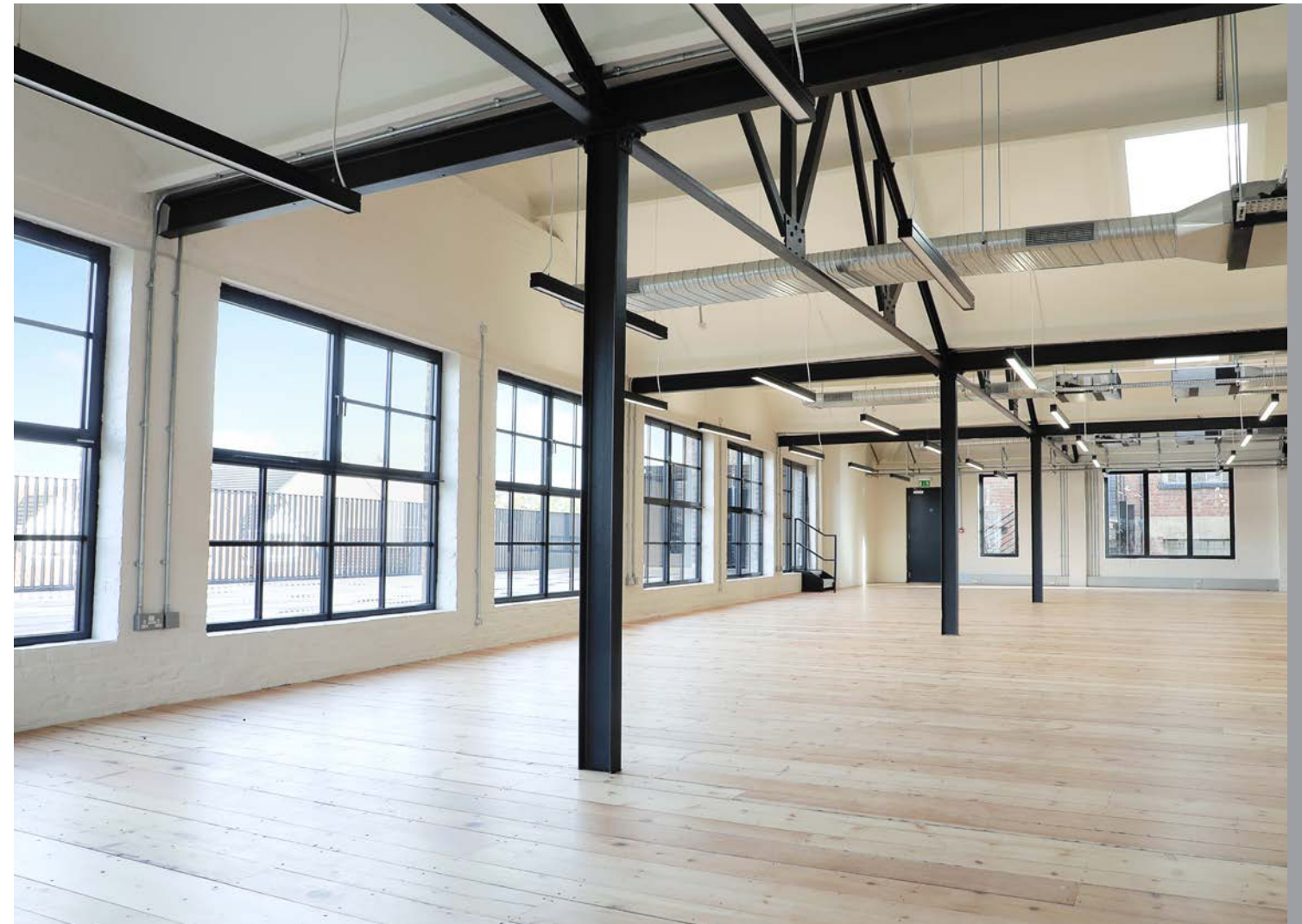
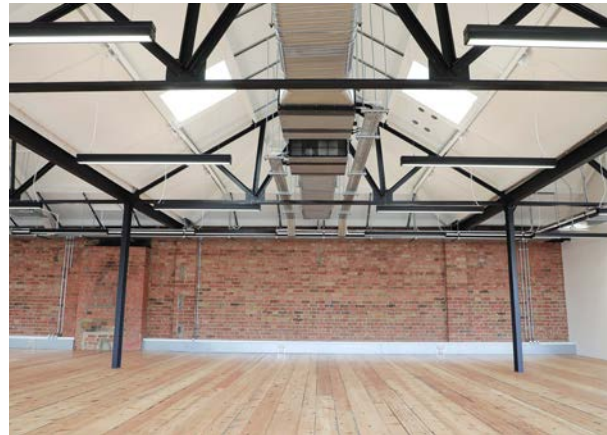
# Vyners Street

**Location**  
Hackney

**Value**  
£1.9m

**Time Frame**  
23 weeks

This charming, canal-side, former warehouse building has undergone a comprehensive refurbishment. The offices benefit from exposed services, reclaimed wooden flooring, original steel columns and excellent ceiling heights throughout. The top two floors both benefit from substantial demised roof terraces with views over the vibrant Regents Canal.



We carried out the strip out and Cat A refurbishment of 25B Vyner Street. The project was logistically challenging as it sits right up against the Regent's Canal. The original plan was to set up a cantilever scaffold system at the rear of the building which would have taken up window and floor space on the ground and first floor.

After working around the logistics of the project, we proposed a solution which was safer and would allow us to continue works on the ground and first floor.

A barge was sunk at the rear of the building to the canal bed (with permits from Canal Rivers and Waterways Authority) where the scaffold was built upon.





# Fleet House

**Client**  
Southern Housing Group

**Location**  
Clerkenwell

**Value**  
£2.5m

**Time Frame**  
31 weeks



Southern Housing Group own and occupy the majority of Fleet House in Clerkenwell and employed us to complete the commercial refurbishment and fit-out of the building.

The works have created additional office spaces on the 4th and 5th floors, a green roof area and a new fit-out and relocation of WC areas, all whilst the building remained occupied between the basement and 3rd Floor. The works included the construction of a new 5th floor roof top extension, partial infill at 4th floor level and office fit-out.





# Christie's Luxury Goods

**Client**  
Chrisite's

**Location**  
South Kensington

**Value**  
£300K

**Time Frame**  
12 weeks



A room containing premium high value goods needed an environment that went hand in hand. Working closely with the client, we created a room which showcases the products in beautiful glass displays and the security system needed to keep them safe as well as allowing for important clients to make confidential purchases.





# Christie's Phase 1-3

**Client**  
Christie's

**Location**  
Green Park

**Value**  
£2.5m

**Time Frame**  
25 weeks over 3 Phases

## Phase 1

As part of a framework for Christie's King Street we completed works known as Phase 1 in January 2016 which has improved the Payments and Client Registration Area through re-modelling the existing reception and gallery space into a new high finished cashiers and "meet and greet" lobby. The reception now has specialist lighting, new cashier counters, meeting rooms, and display lobby including wall, ceiling and floor finishes. All of the works were undertaken while the surrounding galleries remained are in occupation.

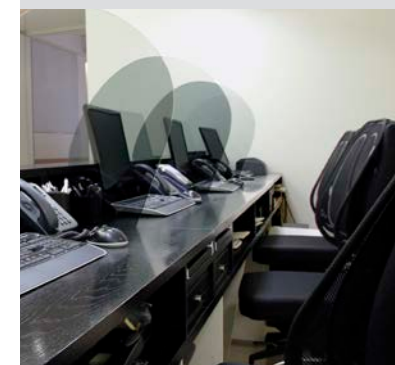
## Phase 2

We commenced works to form a temporary gallery space and delivered the project in time for Christie's 250th Anniversary Exhibition "Defining British Art" in June 2016. Works included; installation of feature lighting, new partitions and ceilings, AHU units, timber flooring.

## Phase 3

The final phase of the works includes the strip out of temporary exhibition carried out under Phase 2 and involves heavy demolition of structural walls to form a new gallery. The team will form new structural openings including design of temporary works, installation of new Raised Access Flooring to Private Viewing Gallery.

The fit-out of the gallery includes installation of new timber flooring throughout, new Mechanical and Electrical works to all galleries including underfloor heating and feature lighting. Other items included; supply and installation of new shop fronts, supply and Installation of new security rated front door and installation of new London Wall sliding wall system.





# Colworth Science Park

**Client**  
Firmenich

**Location**  
Bedfordshire

**Value**  
£1.9m

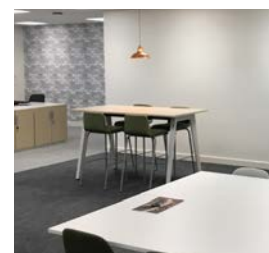
**Time Frame**  
21 weeks



The works included the creation of six laboratories with office space on the first floor including its own server room. The laboratories were created with negative air pressure to ensure the smells being created and worked with did not escape the rooms. This required the laboratories to be airtight with controlled transfer. Spaces were also created to minimise sound transference using soundboard and all junctions were sealed with acoustic mastic and sound bloc.

The laboratory spaces were also built to ensure a hygienic cleaning regime could be carried out. This meant that all surfaces had to be impervious to moisture. All walls were sealed with coved skirting to the rubber floor and all joinery i.e. internal windows/doors and frames were wrapped with Acrovyn plastic and the suspended ceilings covered with a Bioguard coating. All six suites additionally had a combination of bespoke furniture, rubber floor, carpets, windows and doors.

Colworth Science Park is a research and development site in Bedfordshire, which offers bespoke solutions to companies requiring offices, meeting and conferencing facilities and laboratory space. We have recently undertaken the fit-out of an area within the ground and first floor of the Exchange building to a laboratory specification, including services for a company that specialises in taste and smells for main brand companies.





# Genome Campus

## Client

The Wellcome Trust

## Location

Cambridge

## Value

£3.2m

## Time Frame

10 months



The Wellcome Trust Genome Campus is set in the idyllic grounds of the Hinxton Hall estate, south of Cambridge. The Campus plays host to scientific research, courses and conferences, and a publicly accessible nature reserve. The project consisted of the removal and reinstatement of glazed curtain walling and the complete internal demolition of two internal free standing floor structures within the area, including all structural elements.



The finishes consisted of a new curtain wall system with mullions that were in excess of 600kg each and low energy glass panels of 500kg. These were connected to the existing roof structure via new high level steel work and an adapted base concrete plinth. The new internal structure was constructed with rolled steel beams and columns to create the new ground floor offices. Above this, the upper floor and bridge link connection was constructed with a Holo rib deck slab and testing Met sec box design to form the two offices and circulation spaces.

Throughout the works our project team had to be considerate to the surrounding occupied areas, adapting operations in order to have as minimal disruption to the Campus staff as possible. The Shared Services Facility now provides breakout areas, a coffee bar and classrooms.







# Cairo Studios

## Client

Feiner De Smith/  
Spitting Image

## Client Team

Capita Property  
Archers Architects

## Location

Shoreditch

## Value

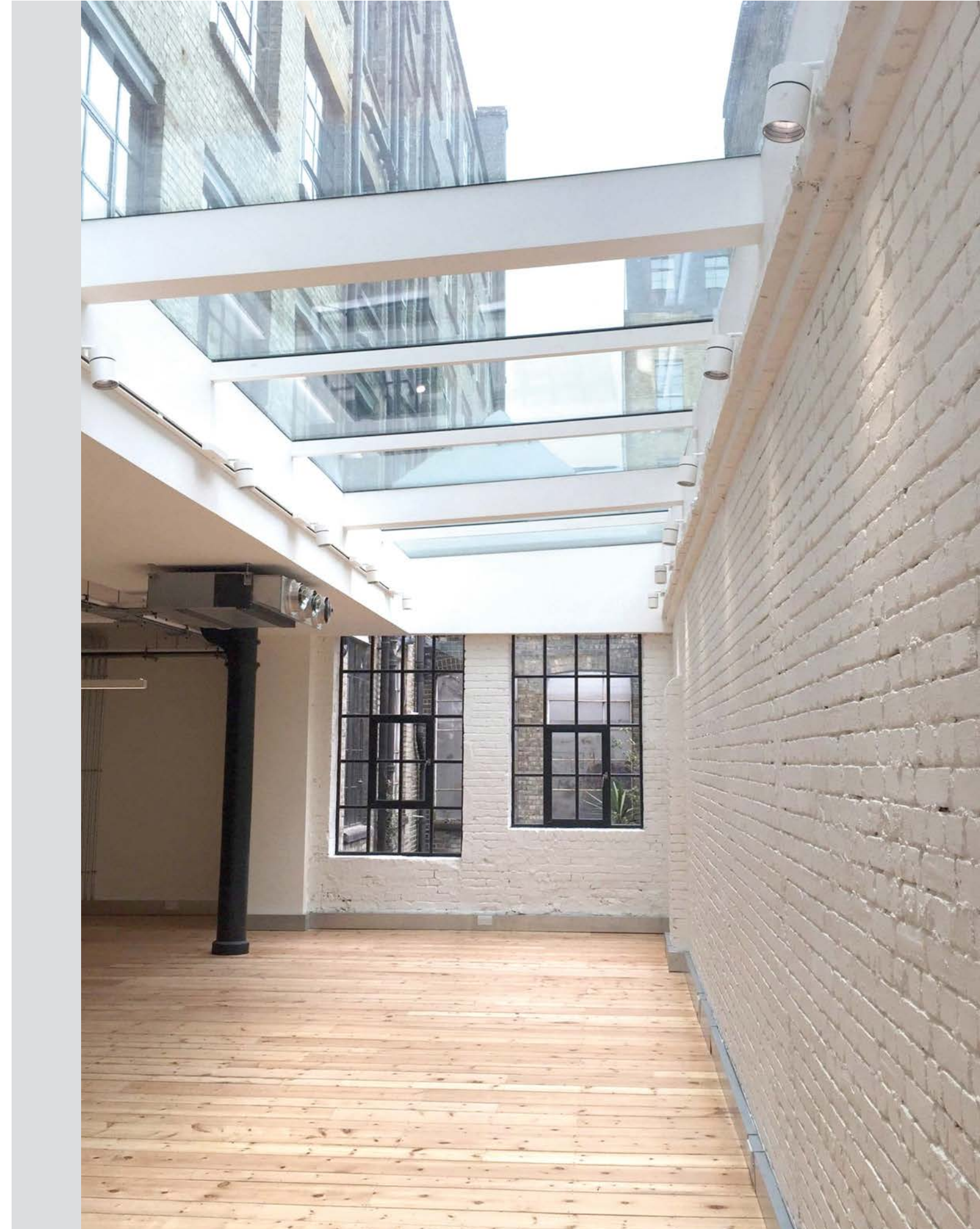
£1.2m

## Time Frame

8 months

We have recently completed the external and internal CAT A commercial refurbishment to five floors of a former Victorian warehouse in Shoreditch. The building was previously the home to the production team of the popular 1980s and 1990s satirical puppet show, 'Spitting Image'. The project aim was to provide bright, open plan commercial space whilst retaining the buildings original features and character such as floor boards, hoists and windows.

Works were undertaken to the ground floor and first to fourth floors, approximately 1,096m<sup>2</sup> in total, whilst the basement remained occupied by Jamie Oliver's Apprenticeship Training School for the restaurant FIFTEEN. CGA removed the existing lift and installed a new one, undertook the restoration of existing artwork to the faience and provided new crittall windows installed to the rear elevation using power cradles.





# Berkeley Studio

**Client**  
Berkeley Studio

**Location**  
Acton

**Value**  
£500k

**Time Frame**  
12 weeks



The project consisted of an entire over haul of the existing façade with the introduction of a new vitra bond cladding system, new windows throughout and new guttering system. Importantly, all works were carried out while the occupants still maintained full production capability.





# Midford Place

## Client

Alchemy Asset Management

## Location

Tottenham Court Road

## Value

£1.6m

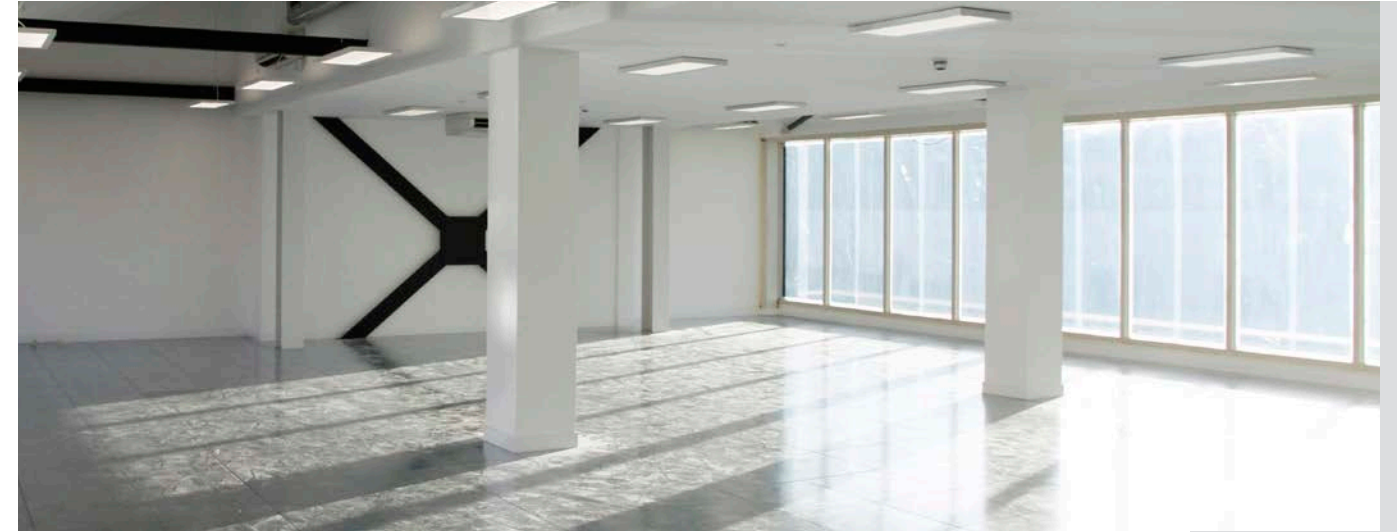
## Time Frame

25 weeks

We carried out the refurbishment and alteration works to a commercial building located on the corner of Tottenham Court Road and Midford Place.

The works included; the formation of a new entrance on Midford Place, M&E services installation, new shower facilities, a bicycle store in the basement, construction of a new lift and the infilling of a secondary stair core.

Adjacent to the project at basement and ground floor levels was a retail unit used by Halifax Bank, which remained fully occupied throughout the period of the works.







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