



The Architect Benevolent Society, 43 Portland Place, London, W1

Refurbishment of Grade II Listed Principal Rooms to First Floor

The project consisted of the complete Refurbishment of the fine interiors to 2 No. large First floor rooms, along with conservation repairs, structural strengthening of floors and renewal, upgrading and re-routing of building services.

The works were carried out to the First Floor of a Grade II Listed 4 story occupied property, under direction of Purcell Heritage Architects on behalf of the Architects Benevolent Society.

It was essential to retain as much of the original fabric of the interior and the remaining sections of the highly ornate ceilings and walls. Mouldings were taken to perfectly replicate the ornate mouldings to both the ceilings and walls and original hand carved skirtings and dado rails were retained where possible and supplemented with new hand carved items.

The walls were finished with a stretched hessian wall covering, prior to lining and specialist paint finishes to the original colour pallet, which was established by analysing historical paint samples.

The original mahogany doors were extensively repaired on site, utilising matching mahogany grains prior to French polishing. Ironmongery was repaired with both retained and refurbished original ironmongery and replacement purpose made reproduction cast ironmongery.

Non original timber supporting posts were removed as required by English Heritage, which therefore necessitated structural strengthening of the floors.

It was necessary to reroute all building services, including heating pipework, plumbing and electrical services, including upgrading, such that none were visible in the completed space.

Original large double hung sash windows were overhauled on site, including brush draft proofing and new sash chains.

The original window shutters to the double hung sashes were retained, repaired and overhauled to leave fully functional.

Note: This Project won “Project of the Year” at the FIS (Finishes and Interior Sector) Awards in June 2016.

Value:	£550,000
Client:	The Architect Benevolent Society
Contract Administrator/Architect	Purcell
Quantity Surveyor	Bare, Leaning and Bare
M & E Consultants	Troup, Bywaters & Anders
Structural Engineer	Alan Baxter
CDM Co-ordinator	Synergy CPC LLP