



## **21-22 Montagu Street, London, W1**

**Structural Alterations and Refurbishment to form 8 Nr high quality residential units including a new build Mews property within Portman Estates Conservation Area.**

21 and 22 Montagu Mews were extensively refurbished including structural alterations and reconfiguration to provide 8 Nr apartments. These alterations included building an additional floor on top of Nr 22, replacement timber floors and staircases throughout both buildings, replacement of basement floor slabs and damp proofing of the entire basement including the vaulted areas beneath the pavement.

The project also involved demolition of an existing two storey extension to the rear of both buildings, the building to be demolished adjoined the neighbouring property and roadway in Brunswick Mews. The space vacated by the demolished extension was replaced with a new build 3 bed Mews apartment that is now accessed via Brunswick Mews.

The apartments were finished to a very high standard including bespoke joiners shop manufactured fitted wardrobes, cupboards and wall units, High end specification Kitchens, polished timbers floors, tiled bathrooms and toilets, a spiral staircase and a custom made aluminium roof light and corner window to the living room of the mews property.

All apartments benefit from a state of the art district heating system controlled via a BMS panel located within the vaulted pavement area and Photo Voltaic panels installed on the roof to reduce power consumption.

The external facades of the buildings were extensively refurbished including replacement of all existing windows and roof coverings and masonry repairs. The ornate cast iron railings, stucco render, cornice details, antique tiled entrance halls and vault bridges were all restored back to good condition.

- Value: £2,640,000
- Client: The Portman Estate
- Contract Administrator/Architect: Fielden & Mawson LLP
- Quantity Surveyor: Bristow Johnson
- Structural Engineer: Furness Partnership
- M & E Engineer: Crofton Design
- CDM Co-ordinator: Keel Surveyors