

Toureen Group 

PROJECT PROFILE

35  
MARYLEBONE  
HIGH STREET





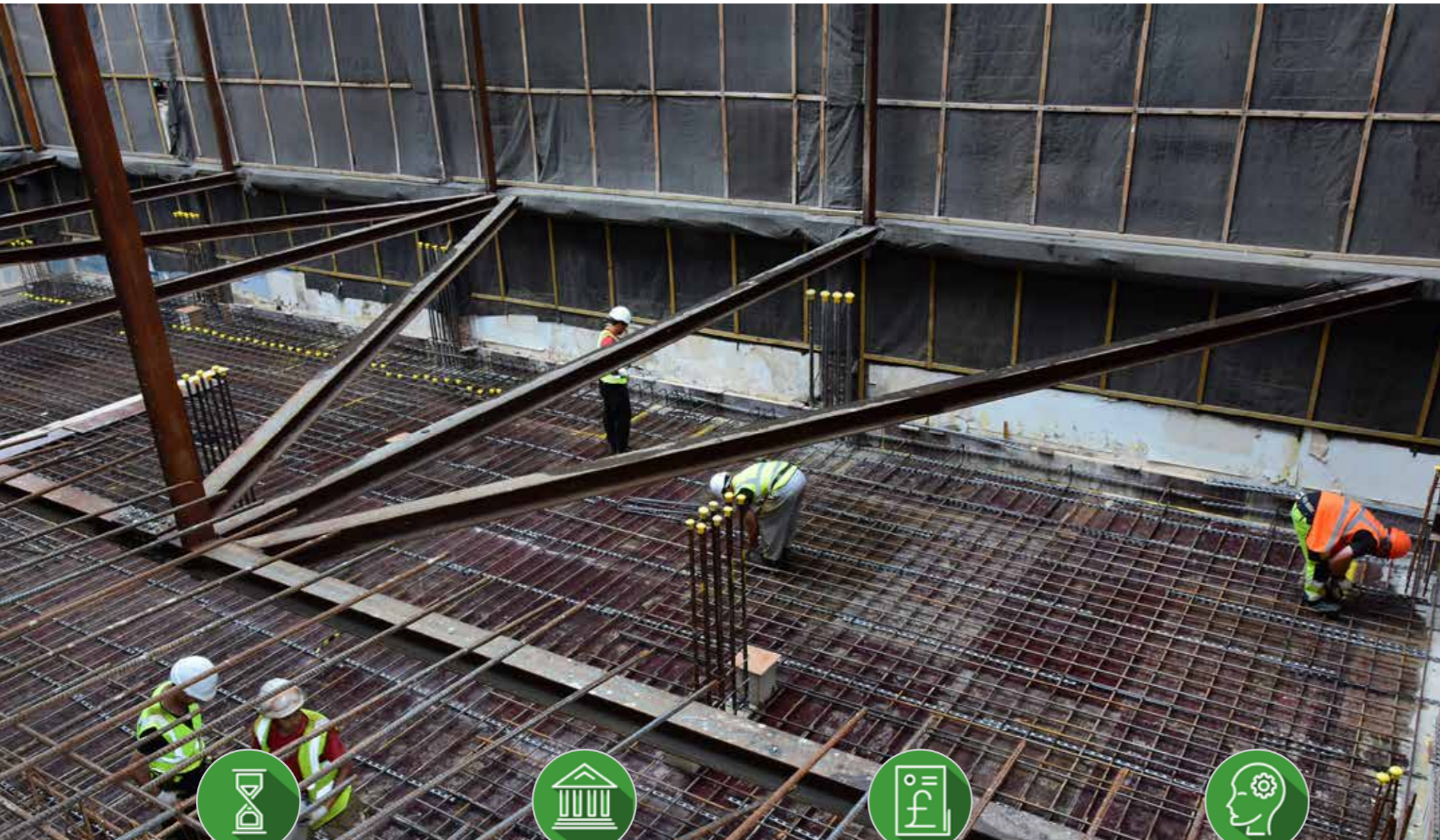
## 35 MARYLEBONE HIGH STREET LONDON, W1

35 Marylebone High Street was a new build residential development on the existing site of the former BBC Radio London studios. The re-development of this early 20th century brick and pre-cast stone building was designed by Architects, Dixon Jones, to convert the 94,000ft<sup>2</sup> of existing floor space into 18 apartments, 5 townhouses and a new shop front over 9 levels - all with high-end luxury finishes throughout; as well as two levels of basement parking.

Toureen Group was appointed by the Principal Contractor, Walter Lilly, to carry out the very complex, seven-storey demolition sequence, whilst retaining the 1930's front façade. This involved the design and installation of all







temporary works schemes (including seven-storey façade retention), structural steel propping and piles to existing columns; together with sheet piling for the construction of the new, double storey reinforced concrete basement.

1930's architecture in London sees many buildings adjoining others in long terraces. Toureen Group ensured that high detailed separation to bonded concrete beams was applied to the party wall adjoining 35 Marylebone High Street at two levels before excavation of the two-storey basement could begin. Sheet piles varying from 7m to 11m deep were used in the excavation which would create a 6.9m deep basement from the existing floor level. The basement required substantial protection and weatherproofing as it housed a live substation and contains the plantrooms for the main gas fired central heating, CHP and hot water generation as well as the HV electrical substation. The basement also provided two levels of subterranean car park accessible through two car lifts situated at both lower levels and entrances to the townhouses at ground floor.

Toureen Group proposed a design to the client to reduce the basement raft which would create a cost saving and would avoid substantial underpinning below the ground water level.

Construction of the nine-stories of in-situ reinforced concrete frame building above a double basement was particularly challenging



PROJECT DURATION

**70 WEEKS**



DATE OF COMPLETION

**NOV 2016**



CONTRACT VALUE

**£7 MILLION**



CLIENT

**WALTER LILLY**







due to its location in a restricted city site.

Once finished, the upper levels from ground to fourth floors would be a mixture of 2, 3 and 4 bedroom apartments with levels five and six providing the penthouse units. On the frontage at basement and ground floor levels would be three shell retail units.

The apartments went to market at a starting price of just over £4 million (a 3 bed, 3 bath and 2 reception roomed apartment was marketed at £7,975,00) boasting, in particular, the central location, quality of build and finish, 24 hr concierge and secure underground parking.





# Toureen Group

Solving complex challenges since 1992



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