



Toureen Group 

PROJECT PROFILE

FURNIVAL HOUSE



FURNIVAL HOUSE HIGHGATE, LONDON

Toureen Group was appointed as Specialist Sub-Contractor to deliver the conversion of a Grade II listed Edwardian Building into fifteen residential units for the Furnival House, Highgate, project. In addition to the residential units, works comprised the creation of a deep, double-storey basement underneath the existing building with depths varying between 4-7m due to the sloping nature of the site. Structurally, the building is formed in heavy load bearing masonry with concrete filler-joist floors. Apart from the ground floor, all these were to be retained in the new development. The building also included a swimming pool, penthouse, car park and leisure facilities within the new basement.

In order to support the existing structure, the





PROJECT DURATION

DATE OF COMPLETION

CONTRACT VALUE

CLIENT

71 WEEKS

MARCH 2015

£3 MILLION

F.B ELLMER LIMITED



installation of piles, stools and needles took place within the existing lower ground floor to support the four-storey building above. The existing floor areas were stripped out, together with internal structural alterations, including extensive piling and underpinning works to form the new basement level. Sheet piles was the chosen piling method as they can provide very quick, economic and convenient construction methods compared to expensive secant walls. Sheet piling using silent and vibrationless techniques was used to form a temporary sealed cofferdam box which allowed the basement RC structure to be formed.

Toureen Group undertook the controlled method of piecemeal demolition of the slabs and walls to dismantle the structure, including all elements of temporary works.

The excavation of the two-storey basement under the existing building took place using the top down construction method, which allowed the basement floors to be constructed from the top to the bottom as the excavation progressed.

Construction of the reinforced concrete works took place to form the two basement levels and the new swimming pool which led to the





reconstruction of the building using new slabs, walls and cores. The swimming pool was built to BS8007: Code of Practice standards for the design of concrete structures for retaining aqueous liquids. The structure used waterproof membrane tanking methods to achieve water tightness and all construction joints, wall and slab penetrations were sealed using hydrophilic strip. The process ensured that the pools were completely watertight and they passed a seven-day water tightness test.

Value engineering of the scheme was undertaken by the design team, who replaced the piled raft with a ground bearing raft and the secant piles with sheet piles. Due to the high loads, ground conditions and restricted access beneath the existing building, piling was not a viable option. As a result of value engineering the scheme, significant savings were delivered to the client at the end of the project.

The new residential development comprises fifteen exquisite two and three bedroom contemporary apartments, including a spectacular three bedroom penthouse with breathtaking views across the London skyline. Furnival House is the ultimate in luxury London living.



Toureen Group

Solving complex challenges since 1992



Toureen group

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