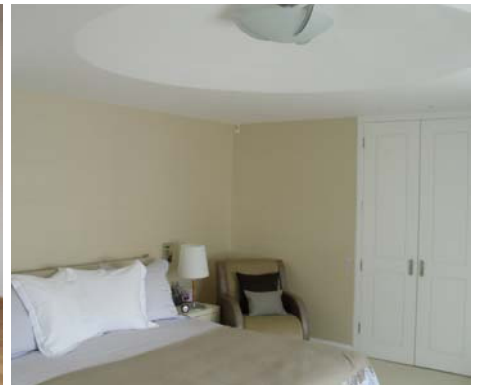




The Penthouse, York House

Refurbishment and upgrade to exclusive penthouse accommodation



LOCATION
Kensington, London, W8

CLIENT
Private Client

ARCHITECT
The Architects Practice

PROJECT MANAGER
Baxall Construction

BAXALL DELIVERY
Team 1

CONTRACT VALUE
£822,000

PROGRAMME PERIOD
44 Weeks



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Located on the eighth floor of a luxury apartment block overlooking Kensington Palace Gardens, the Baxall team carried out the third phase of refurbishment works for this long-term private client.

The original phase comprised the high quality refurbishment of one of the two top floor executive apartments. This was further progressed at a later stage with the knock through of the two suites and creation of a singular expansive living space. The team were now tasked with the upgrade and transformation of this combined space to achieve an overall modern design, consistent with the opulent specification of the original refurbishment.

The brief for the interior fit-out was a work in progress as the client requested guidance with options and proposals for design, materials and finishes. Working closely with the client and architect, the Baxall team introduced a number of high quality preferred suppliers to assist with this process, obtaining samples of both products and workmanship and escorting the client to supplier visits.

The culmination of this collective approach was a range of specialist bespoke finishes personal to the client including Lebanese white marble, waxed oak floors, fibrous ceiling domes, Italian tailor-made kitchens, Lutron controlled lighting and a building management system.

The exclusivity of this occupied residential building necessitated exceptional levels of customer care, consideration and sensitivity from the delivery team. Whilst safety and security were to be essentially maximised at all times, discretion and minimal disturbance were additional requisites in order to maintain the aesthetic environment and comfort of residents. To this end, all works were fully segregated and controlled at the back of the building via separate passenger and material hoists, which led directly up to the private roof terrace; no access was permitted through the main concierge at any time for site personnel.

In a similar vein, restrictions were placed on site traffic and deliveries to the private car park and on the timed use of the hoist. Communication with residents was regularly maintained via letter drops, detailing progress and advising in advance of any forthcoming noisy or particularly restrictive activities. The team maintained daily contact with the building concierge to co-ordinate delivery schedules and to collectively ensure the safety and well-being of all who may be affected by the works.

With the client remaining partly in-situ throughout the works, the development of a programme that accounted for their daily whereabouts enabled the smooth-running of each phase. This culminated in the timely handover of a contemporary and prestigious penthouse suite to the delight of the client.



Eastlands Estate, Maidstone Road, Paddock Wood, Kent TN12 6BU

Telephone: 01892 833344
 Facsimile: 01892 834816
 Email: info@baxallconstruction.co.uk
www.baxallconstruction.co.uk

