

# Cadogan Estates Ltd Programme of Works

OSBORNE



## Overview

Our relationship with Cadogan Estates Ltd began in 2011 when we were appointed to maximise their commercial space at 50-51 Sloane Square. Following the successful delivery of this scheme, Osborne secured the conversion of two Victorian residential properties into 18 high quality apartments at 15-19 Sloane Gardens for The Sloane Club and the refurbishment of 64-65 Sloane Street into commercial offices and a medical suite. In total we have delivered over £12m of commercial and mixed use accommodation for this customer.

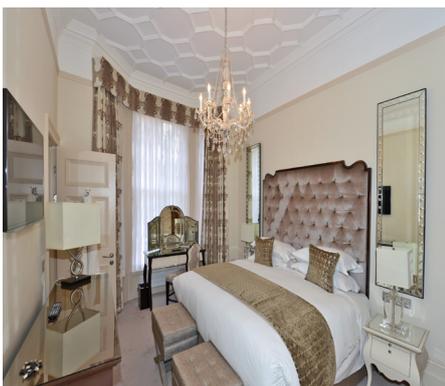


## 50-51 Sloane Square

The scheme comprised internal and external works to create self-contained, full-fitted out office accommodation on the upper floors and the shell and core of new restaurant premises on the ground and lower ground floor. To maximise the scheme's potential, the works were sequenced and carried out in multiple sections and areas at once. As a result we provided additional flexibility on dates for future tenant agreements and minimised void time. This project was not without its challenges, in terms of the construction requirements, the practicalities of site access and as part of a conservation area.

## 15-19 Sloane Gardens

The two existing buildings sat within a conservation area, had been unoccupied for 20 years and were in need of severe repairs. Our duty was to restore these buildings back to their former glory. Where applicable the existing façade features such as lead, copper, terracotta and stone works, were sensitively repaired or replaced by specialist tradesmen. Internally, the buildings were undressed back to their bare structure with new supporting work installed, high end timber flooring and finishes installed, including matching existing ironmongery, bespoke cornice and joinery, wardrobes, kitchens and bathrooms. It was the coordination of these trades within the limited space which ensured the finished high quality.



## 64-65 Sloane Street

Recognised as one of London's finest addresses, these two six storey buildings were once the former home of Jane Austen. The site conditions were challenging due to the site having restricted parking and narrow approach roads. Works were sequenced in order to keep working and storage areas as clear as possible and to avoid unnecessary delays within the construction phase. The site was located in an area occupied by both commercial and residential tenants. Regular liaison via newsletters and meetings were held in order to keep the local community aware. Restrictions were also applied on noisy works and methods of working.

