



J COFFEY MAIN CONTRACTS

**131-132 Shoreditch High Street,
London E1 for
City Realty Ltd**

This project consisted of the conversion and refurbishment of an existing seven storey office building on the heavily trafficked Shoreditch High Street. It was a mixed use scheme comprising of retail shell in the ground floor and basement with commercial office space on the first and second floors, private rented accommodation on the third floor and a studio penthouse on the fourth and fifth floor which was to be occupied by the building owner.

The extensive structural alterations at ground, basement and roof levels required careful liaison with Network Rail and London Underground to the rear of the property which could only be accessed from the front of the building. The front elevation access was somewhat hampered by pre Olympic Games restrictions, TFL Red Routes, bus lanes and Boris Bikes on the pavement to the front of the building.

The building was stripped back and extensive MEP services were installed, including comfort cooling and new ventilation, as well as a new lift and a complete sprinkler installation.

The upper level residential floors were finished to a very high specification and included some unique features such as a sliding glass rooflight to access the external roof space, an ornate industrial stainless steel spiral staircase, stone finishes to the bathroom floors and elevations, and a feature mirrored atrium to the Penthouse staircase.

**Value: £1.67
million**

**Contract: JCT Intermediate
Form of Building Contract
2011 Edition**

Duration: 60 weeks

Completed: March 2013

Architect: Space Group

Cost Consultant: Measur

**Services Consultant:
Malachy Walsh**

**Structural Engineer:
Fluid Structures**



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