

2026

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INTRODUCTION

Ellmer Construction has attained an enviable reputation in the market place by adhering to the simple principal of delivering the highest standards, 'on budget, on time.'

One of the ways we maintain these standards is by building the strongest possible relationships with both new and existing clients. In achieving this objective, we are able to identify their requirements throughout the project, from conception through to completion.

The core markets sectors in which we operate are:

- Hotel & Leisure
- Residential
- Commercial
- Retail
- Education





Wilson Bayly Holmes-Ovcon Limited - South Africa



Wilson Bayly Holmes-Ovcon Limited - UK



ABOUT ELLMERS

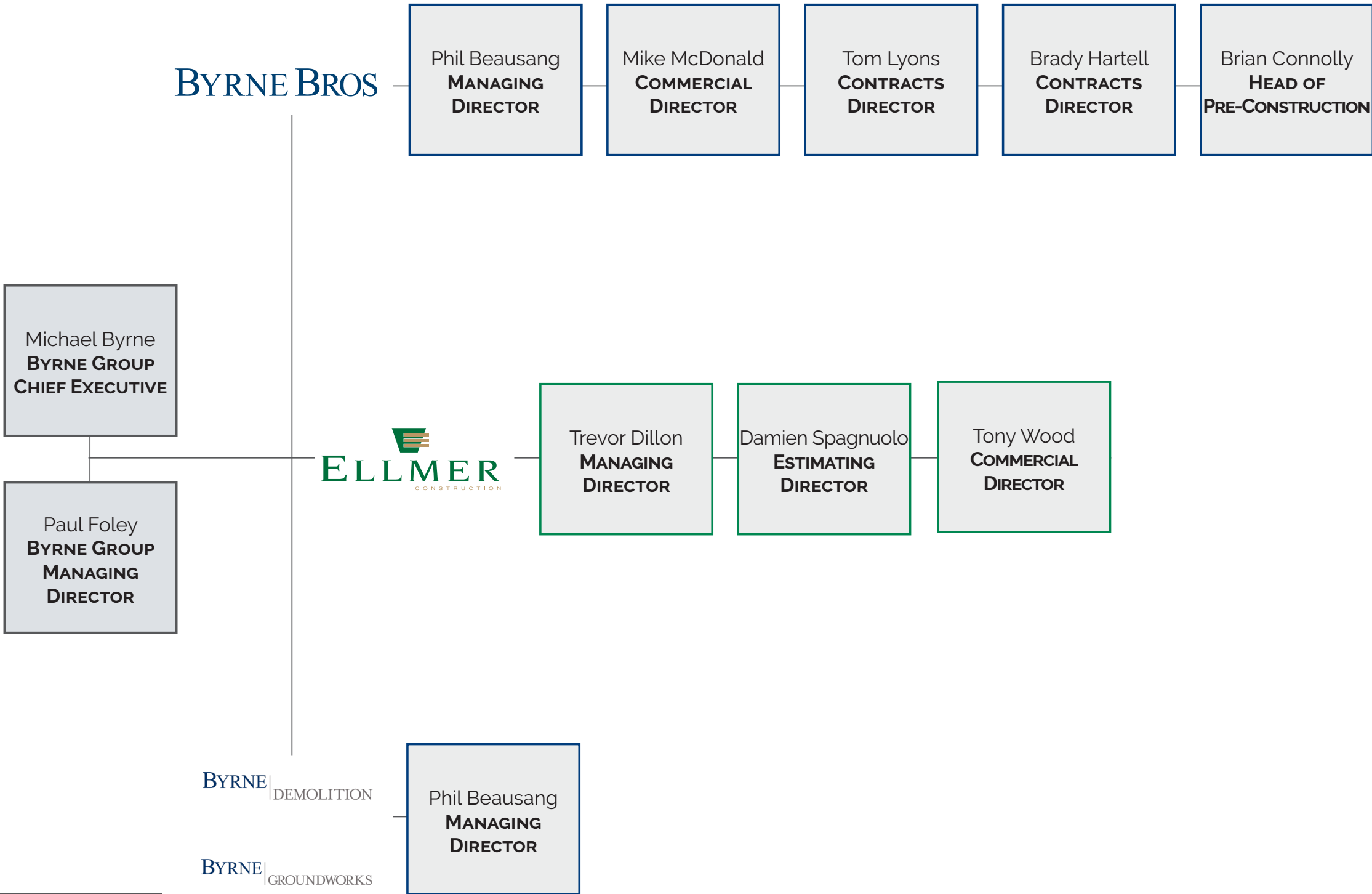
Understanding the Client's key drivers and identifying the roles, responsibilities and expectations of every team member to ensure a successful project outcome for all concerned.

Our business activity has traditionally been from across most sectors of the industry with a substantial percentage as a result of referral and/or repeat appointment from Client's and their teams as a result of previous successful project outcomes.

Having been established for over 150 years, our reputation has been built on trust and quality. Our directly employed staff, tradesmen and operatives have a wealth of experience across all work sectors.

This retained knowledge is reinforced by our pre-qualified and professional supply chain.

ORGANISATION CHART



GROUP SERVICES

Finance - Vani Thasan

Health & Safety - Simon Taylor

Quality Assurance - Sergio Fernandez

Environmental - Simone Sheppeard

HR - Michelle Freeman

CLIENT PORTFOLIO



) retail properties plc



FINCHATTON



SAVOY



BRENT CROSS



Brookfield



MONDRIAN



grainger plc



GREAT PORTLAND ESTATE



KYN



SKANSKA

AEG



MOTEL ONE



THE PENINSULA LONDON



Dior



CURRENT PROJECTS



BRIGHTON COLLEGE



CURRENT PROJECTS



VALUE
£24.80 million

LOCATION
Brighton,
BN2

In Progress

Ellmer have been appointed to deliver two student residential boarding houses for Brighton college, including staff accommodation for the Head and Deputy Housemasters together with ancillary support spaces. One boarding house is accommodated within the refurbished 19th century Walpole Lodge known as The Villa, along with the later added Chapel and interstitial Dormitory Wing referred to as The Annex. A separate contemporary new build boarding house is being constructed on the same site opposite The Villa. In addition, two existing terraced properties fronting Belle Vue Gardens and Eastern Road are being refurbished to provide dedicated staff residential accommodation.



CLIENT	Brighton College
ARCHITECT	Nicholas Hare Architects
M&E CONSULTANT	Skelly & Couch
STRUCTURAL ENGINEER	Campbell Keith
QUANTITY SURVEYOR	Quantem Services Limited



PARK INTERNATIONAL HOTEL



VALUE
Confidential

LOCATION
*Kensington,
SW1*

In Progress

Ellmers is delivering the transformation of the Park International Hotel in Kensington into the client’s new Capri Hotel brand. The project includes structural alterations to better integrate and rationalise the layout of seven interconnected buildings, enhancing flow and functionality. Works also include the creation of new public areas—reception, lounge, bar, gym, meeting and breakfast rooms—phased refurbishment of 181 bedrooms, and upgrades to back-of-house facilities. In addition, we are carrying out strip-out, damp proofing, roof replacement, façade remedials, scaffolding, and MEPH works, . We are also delivering two fully fitted mock-up rooms and corridor sections, complete with all finishes, services, and FF&E.

CLIENT	Frasers Hospitality
ARCHITECT	Chapman Architect
M&E CONSULTANT	Ridge and Partners
STRUCTURAL ENGINEER	Ascenditur Limited
QUANTITY SURVEYOR	Burnley Wilson Fish
INTERIOR DESIGN	Ministry of Design Pte Ltd



CURRENT PROJECTS



LORD'S ALLEN STAND



VALUE
£16.5 million

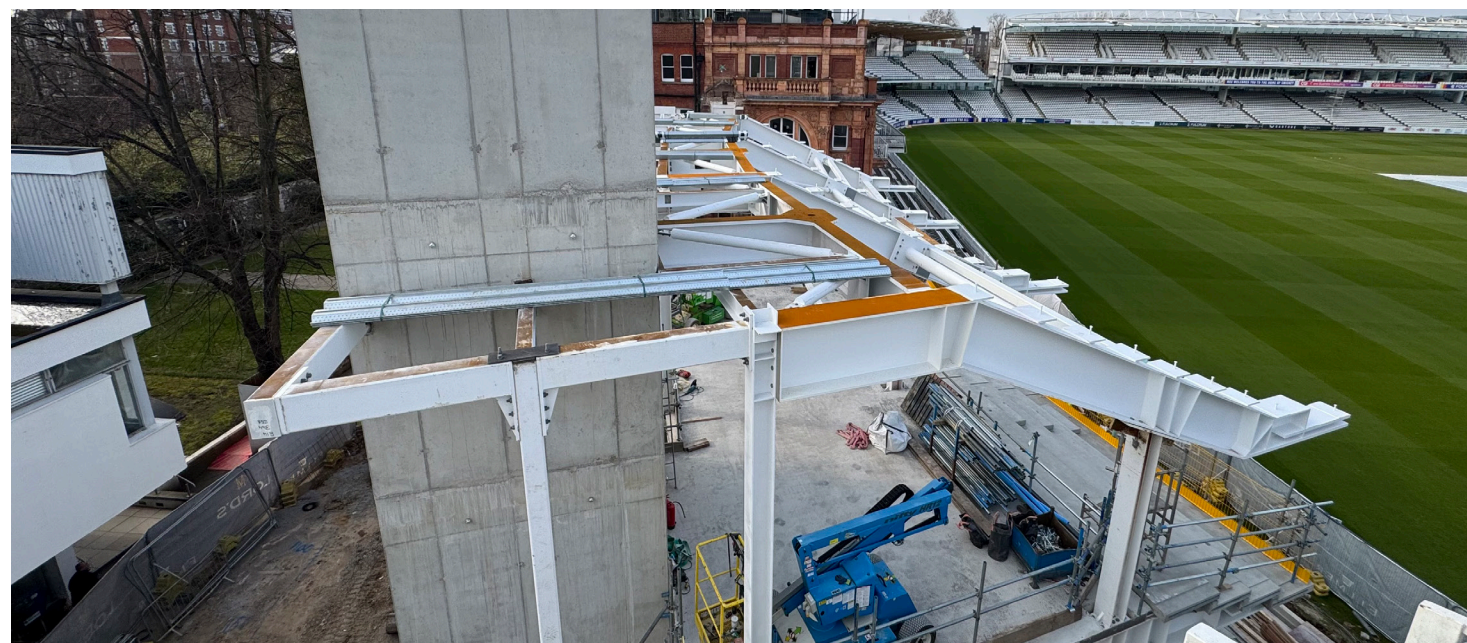
LOCATION
St Johns Wood
NW8

In Progress

The existing Allen Stand will be demolished and replaced with a new stand built to modern standards within a similar footprint. It will include lifts, level access, accessible WCs, a refectory, and a 60-cover restaurant with terrace access.

Improvements to the Members' terrace bar include a new roof, opened rear façade, and a lift-served accessible WC and seating. A new upper-level bridge will link the Allen Stand to the Pavilion, improving circulation and access.

CLIENT	Marylebone Cricket Club
ARCHITECT	Wilkinson Eyre
M&E CONSULTANT	Buro Happold
STRUCTURAL ENGINEER	Buro Happold
PROJECT MANAGERS & QS	G&T



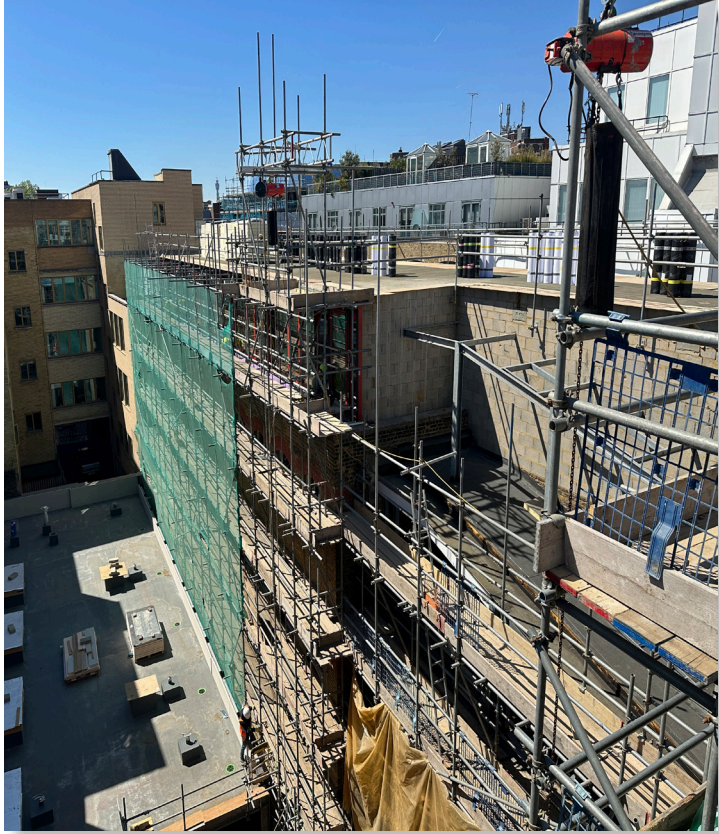
10 GARRETT STREET



VALUE
£8.6 million

LOCATION
Islington
E1

In Progress



Refurbishment of a existing listed building, involving internal and external alterations, including a proposed single-storey courtyard infill extension, four-storey rear addition and a single-storey roof extension to provide additional work floorspace

CLIENT	CIT LLP
ARCHITECT	Horden Cherry Lee
M&E CONSULTANT	RHB LLP
STRUCTURAL ENGINEER	London Structures Lab
QUANTITY SURVEYOR	Arcadis



160 BLACKFRIARS ROAD



VALUE
£38.00 million

LOCATION
London,
SW8

In Progress

The construction of a new build hotel operating under the Motel One brand. The Hotel will consist of 222 keys complete with Front of House and Back of House space.

CLIENT

Maya Capital

ARCHITECT

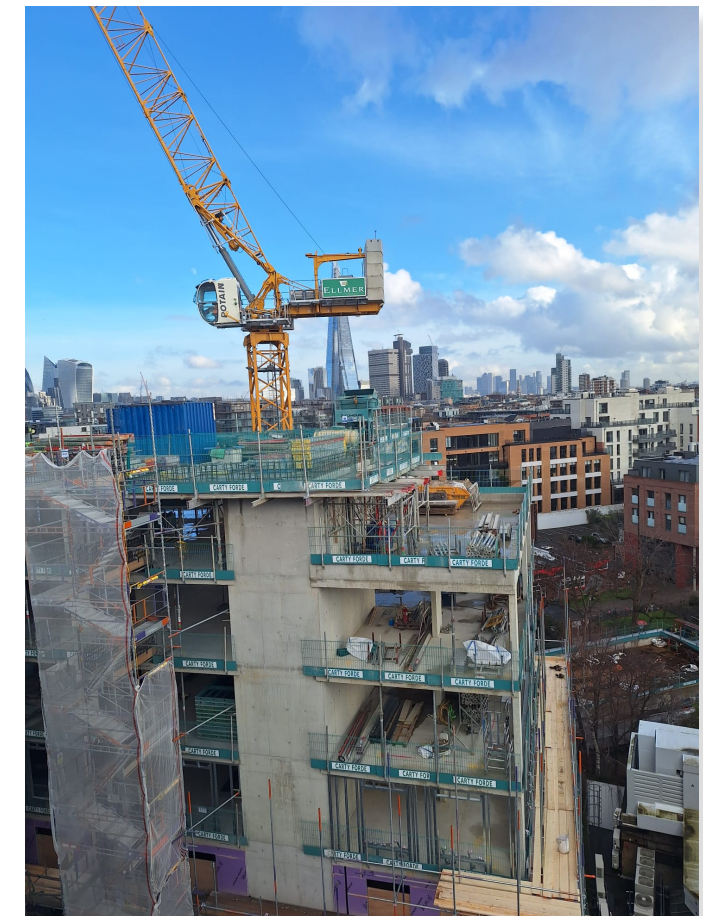
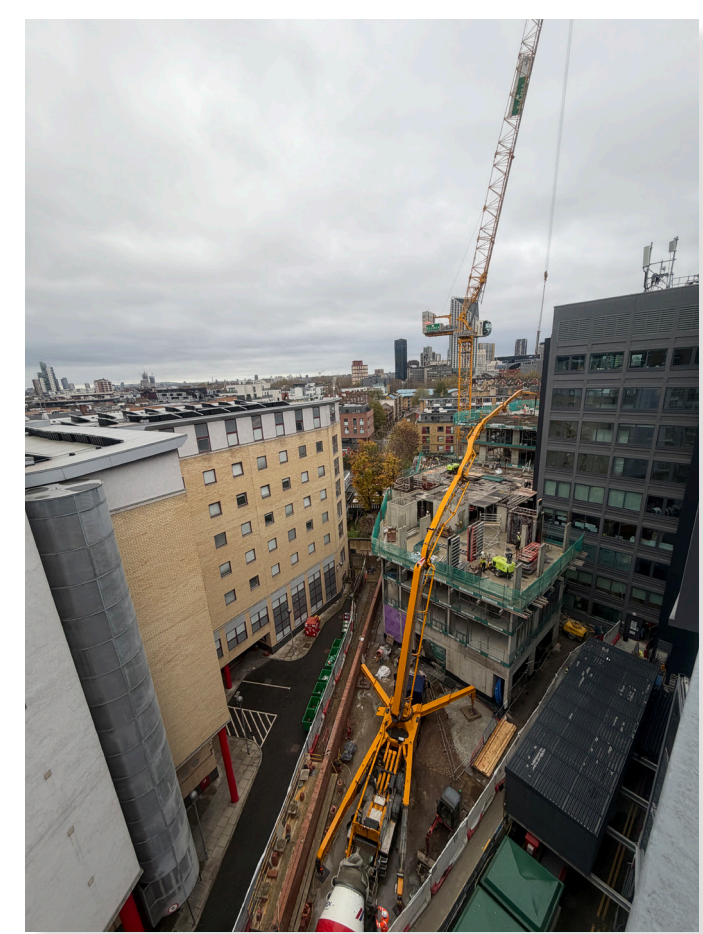
Leach Rhodes Walker

M&E CONSULTANT

Norman Disney & Young

QUANTITY SURVEYOR

Arcadis LLP



25 MARYLEBONE ROAD



VALUE
£27.40 million

LOCATION
London,
NW1

In Progress

This commercial refurbishment project involves the demolition of the existing 7th floor, development of a new 7th and 8th floor and an infill extension, including external terraces. Full internal refit to CAT A, including new finishes and MEP installations.

CLIENT	Princeton Investments
ARCHITECT	Anomaly
M&E CONSULTANT	Cundall
QUANTITY SURVEYOR	Rider Levett Bucknall



CURRENT PROJECTS



THE OTHER HOUSE



VALUE
£98.00 million

LOCATION
Covent Garden,
WC2E

In Progress

The main construction works at The Other House Covent Garden include demolition, alteration, superstructure, works include MEPH providing completion of a 149 key hotel (Includes a number of 2 Bed Apartments) and FOH facilities including Spa with Pool, Meeting Rooms, Bars and Reception Facilities at basement, lower ground and Ground floor levels and a roof top bar, BoH facilities at Basement and Lower ground floor.

CLIENT	The Other House Propco 2 Limited
ARCHITECT	Falconer Chester Hall Architects
M&E CONSULTANT	Elementa
STRUCTURAL ENGINEER	Heyne Tillett Steel Limited
QUANTITY SURVEYOR	EMMAUS Consulting Limited



HOTEL EXPERIENCE

BOTREE HOTEL



VALUE
£70.50 million

LOCATION
*London,
WG1*

COMPLETED
2023

Marylebone Lane Hotel at 74–77 Welbeck Street was a new hotel development in Marylebone, London W1. The scheme comprised a new-build hotel containing basement functions and 8 storeys with a total of 205 guest rooms and suites, event space, food and beverage facilities, and a rooftop

CLIENT	Marylebone LP
ARCHITECT	EPR Architects/Orbit
M&E CONSULTANT	Elementa
STRUCTURAL ENGINEER	Manhire
QUANTITY SURVEYOR	Gleeds



MIDDLE EIGHT



HOTEL EXPERIENCE



VALUE
£39.20 million

LOCATION
London,
WC2B

COMPLETED
2020

The project comprised the refurbishment of an existing 170-bed operational hotel, which was closed for the duration of the construction works. The scheme included a mix of demolitions, structural alterations, new fit-out works, external façade and roof terrace works, and refurbishment throughout. Work areas comprised bedrooms, corridors, spa facilities, kitchens, bars, washrooms, restaurants, concierge areas, back-of-house amenities, and plant rooms, including MEP installations and lift refurbishments throughout.

CLIENT	Shiva Hotels
ARCHITECT	Ray Hole Architects
M&E CONSULTANT	Foreman Roberts
STRUCTURAL ENGINEER	Manhire Associates
QUANTITY SURVEYOR	GVA Second London Wall



SHANGRI-LA



HOTEL EXPERIENCE



VALUE
£47.50 million

LOCATION
London,
SE1

COMPLETED
2015

Byrne Group completed the fit-out of the Shangri-La at The Shard Hotel within Western Europe’s tallest building, creating the operator’s flagship hotel in Europe.

The luxury accommodation comprised 202 guest rooms and suites across Levels 36 to 50, each offering spectacular views of the London skyline through floor-to-ceiling windows. The fit-out team successfully overcame the challenges presented by the building’s distinctive angular form, with each guest room featuring its own unique footprint. The hotel also featured three signature spaces: the Shangri-La Suite on Level 39, providing 180-degree views of London stretching from the Houses of Parliament to Canary Wharf; Gong on Level 52, London’s highest bar; and Ting, the signature restaurant located on Level 35.

Additional facilities included a ground-floor delicatessen, an infinity pool, and a gym on Level 52. The exacting timescales, challenging logistics, and stringent quality requirements made this one of the company’s finest achievements.

CLIENT	Shangri-La Group
ARCHITECT	Steven Leung Designers
M&E CONSULTANT	WSP Hong Kong
STRUCTURAL ENGINEER	WSP Hong Kong
QUANTITY SURVEYOR	Gardiner & Theobald



SEA CONTAINERS



VALUE	LOCATION	COMPLETED
Group; £175.00 million Ellmers; £11.30 million	London, SE1	2014

Sea Containers House was a project to completely revitalise a 1970’s landmark riverside building. The Byrne Group scope of works consisted of the conversion of the existing structure to form a new four-star, 356-bedroom hotel and high quality office accommodation.

Ellmers undertook the complete fit-out of the gym, spa and relaxation room including saunas and Hammam Spa in the basement areas. The lower ground floor fit-out contained a private cinema, meeting rooms, break out area and kitchen. The ground floor reception included a copper clad hall feature reception area, restaurant and private dining area fit-out, bar areas, reception lobby and lounge, and show kitchen. The roof top bar fit-out was also completed. WC fit out from basement to



CLIENT	The Deerbrook Group
ARCHITECT	TP Bennett
M&E CONSULTANT	Hurley Palmer Flatt
STRUCTURAL ENGINEER	Watermans
QUANTITY SURVEYOR	Turner & Townsend



THE BEAUMONT



HOTEL EXPERIENCE



VALUE
£43.00 million

LOCATION
London,
W1K

COMPLETED
2013

The construction of an eighty bedroom boutique hotel behind an iconic art deco 1920's Grade II Listed façade in the heart of Mayfair was completed.

A two-storey basement was excavated and a two-storey roof extension was built to accommodate guest rooms, royal suite, restaurant, private dining, spa and leisure facilities. An additional guestroom featured on the south turret, contained within a three-storey Anthony Gormley designed sculpture, which provided added interest to the external façade.

CLIENT

Cobra & King

ARCHITECT

Reardon Smith

M&E CONSULTANT

Ramboll UK Ltd

STRUCTURAL ENGINEER

Ramboll UK Ltd

QUANTITY SURVEYOR

EC Harris



BULGARI HOTEL



HOTEL EXPERIENCE



VALUE	LOCATION	COMPLETED
Byrne Bros; £9.00 million Ellmers; £9.00 million	London, SW7	2012

The Bulgari Hotel in London was set in the heart of Knightsbridge, one of the city’s most prestigious neighbourhoods. Byrne Bros. were awarded the sub and superstructure contract in February 2010, whilst Ellmers were responsible for the complete fit out of six guest floors plus the exclusive Bulgari Suites.

Every element of the guestrooms demonstrated Bulgari’s famous attention to detail. Exquisite marbles, fine woods and unique detailing blended English style with Italian heritage. Many furnishings were exclusive to Bulgari, creating a unique intimate feel. Rich, refined Italian silk fabrics featured an elaborate floral and foliate pattern inspired by the silver Bulgari Chatelaine. The large bathrooms featured freestanding baths and showers in exquisite Marquina marble and white glass.

CLIENT	Prime Developments
ARCHITECT	Squire & Partners
M&E CONSULTANT	Ferguson Brown
STRUCTURAL ENGINEER	WSP Group
QUANTITY SURVEYOR	Gardiner & Theobald



THE CONNAUGHT



VALUE
£26.00 million

LOCATION
Mayfair,
W1K

COMPLETED
2009

The full refurbishment of the existing hotel consisted of 90 guestrooms including penthouse suites. The external façade was extensively renovated and the roof, basement, ground floor and 12 Adams Row were remodelled. A new lift shaft was installed and the existing lifts were replaced. Two floors of guest rooms, communal areas, along with back of house areas and kitchens were refurbished. These four kitchens, at a cost of over £1 million, served in total 500 covers, two bars and offered 24 hour room service to 120 rooms. This included a Michelin Star kitchen serving 100 covers.

After the completion of the main works, the formation of a centrepiece fountain in Charles Place was undertaken. Designed by world-renowned designer Tadao Ando, this fountain was completed in just 8 weeks with piled foundations, steelwork grillage and concrete base, finished in granite and glass with fibre optic lights and mist effects encircling the embedded mature trees.

CLIENT	The Maybourne Group
ARCHITECT	Michael Blair Partnership
M&E CONSULTANT	Lehding Services Design
STRUCTURAL ENGINEER	Morrish & Partners
QUANTITY SURVEYOR	Rainey & Best



THE SAVOY



VALUE
£180.00 million (Group)
£20.00 million (Ellmers)

LOCATION
London,
WC2

COMPLETED
2009

The restoration of The Savoy was the most ambitious hotel restoration project ever undertaken in London. Between the time her doors were closed to guests and their re-opening in October 2010, The Savoy was taken back to her early structure, stabilised and given an entirely new services infrastructure. Spaces were rationalised, existing architectural and design gems were carefully restored or replicated and a new lift was introduced, as were new kitchens.

Many of the spaces were returned looking just as they did before; other areas were “rediscovered” to become glamorous new spaces. Most importantly of all, the quintessential spirit and the design heritage of The Savoy were preserved and even enhanced. The Edwardian age - when the hotel was originally built - and the Art Deco period - when it was significantly extended - were clarified and celebrated to their full.

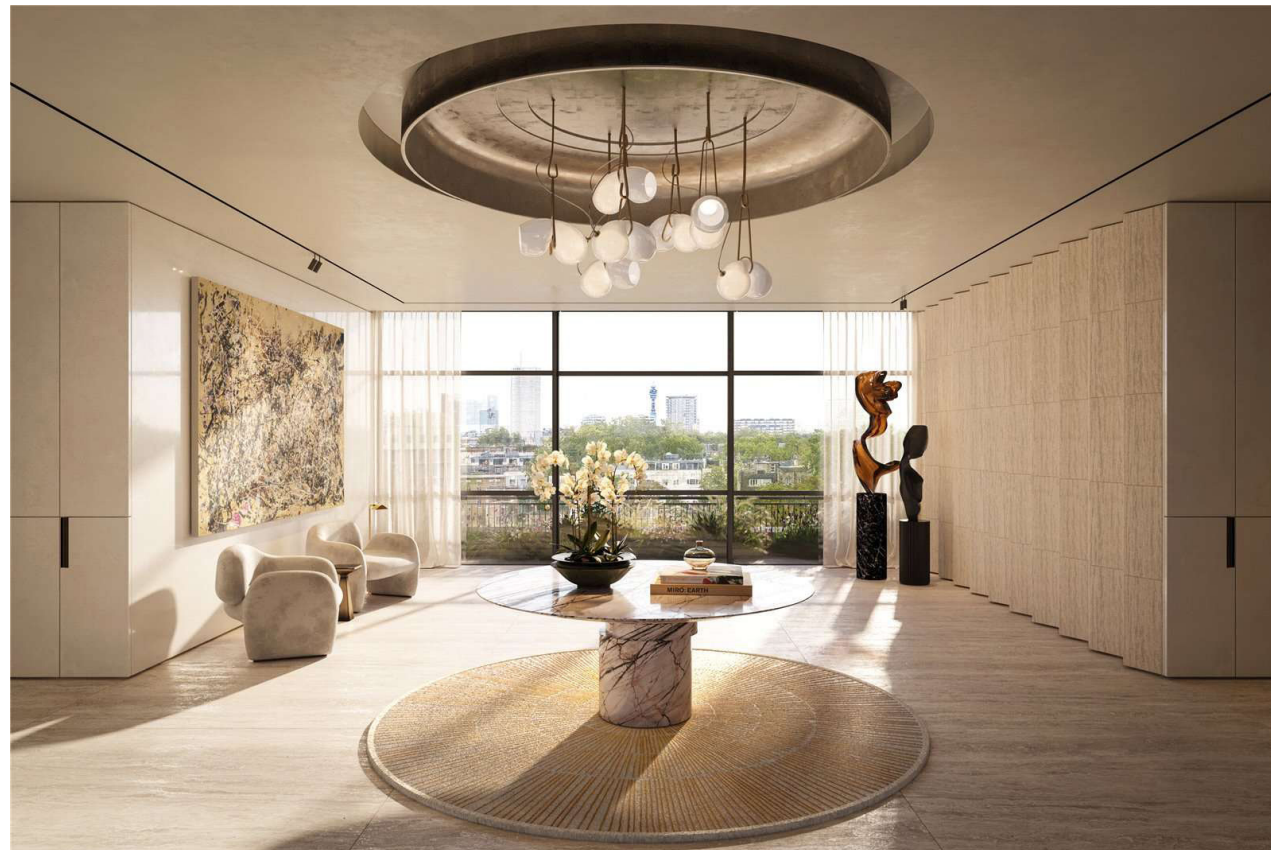
CLIENT	Fairmont Hotels & Resorts
ARCHITECT	Reardon Smith
M&E CONSULTANT	Hurley Palmer Flatt
STRUCTURAL ENGINEER	Buro Happold
QUANTITY SURVEYOR	Gardiner & Theobald



RESIDENTIAL EXPERIENCE



WHITELEY PENTHOUSES



VALUE
£4.4 million

LOCATION
Queensway,
W2

ONGOING

We delivered the high-end fit out of two luxury penthouses within the iconic Whiteleys redevelopment - one for a private client and one for a high-net-worth individual. The works comprised the fit out of the 710S and 910C penthouses, including all related finishes, bespoke joinery, services installations, and external terrace works.

Located within the flagship Six Senses Hotel, the works were carried out in a fully occupied, live environment that included 139 residences, 14 branded apartments, and extensive hospitality and leisure spaces. Given the building's rebrand and premium positioning, careful coordination was essential to ensure zero disruption to hotel guests and residents. Our team was experienced in operating within complex mixed-use environments while maintaining the highest standards of discretion and quality.

910 CLIENT

710 CLIENT

ARCHITECT

M&E CONSULTANT

QUANTITY SURVEYOR

Waterson Consultancy

Valouran

Flanagan Lawrence

Osborn Associates

Turner & Townsend



1 PALACE STREET



VALUE
£11.00 million

LOCATION
London,
SW1E

In Progress

Ellmer were involved in the completion of works originally undertaken by another contractor for a high-end residential fit out of 13 apartments, together with other outstanding works across the wider development. The scope also included approximately 4,000 sqft across two third floor apartments within the Beaux Arts building at 1 Palace Street, which were handed over in shell condition as part of the main construction scheme. The works comprised the full fit out of these units to create two luxury residences, including high quality finishes, services coordination and bespoke detailing. The construction of 1 Palace Street remained ongoing and was in the fit out phase, with this package delivered concurrently alongside the main contractor. The project required careful coordination, shared access management and close collaboration to ensure seamless integration with the wider scheme.

CLIENT

First Abu Dhabi Bank

ARCHITECT

Squire & Partners

M&E CONSULTANT

Hoare Lea

STRUCTURAL ENGINEER

Aecom

QUANTITY SURVEYOR

Arcadis



N8 & N9



VALUE
£13.00 million

LOCATION
London,
SW8

COMPLETED
2025

Buildings N8 and N9 consisted of two four-storey penthouses. The core requirements of this scope of works were limited to the fit-out delivery of both N8 and N9 quadplexes, including external terraces.

CLIENT

ARCHITECT

M&E CONSULTANT

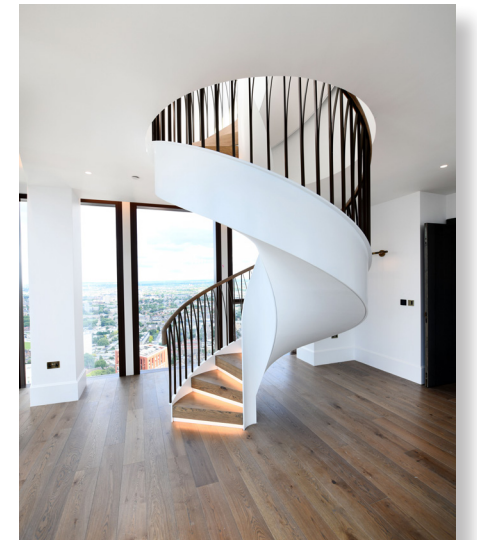
QUANTITY SURVEYOR

Excel Winner (R&F)

Aros

ESG

Turner & Townsend



N6



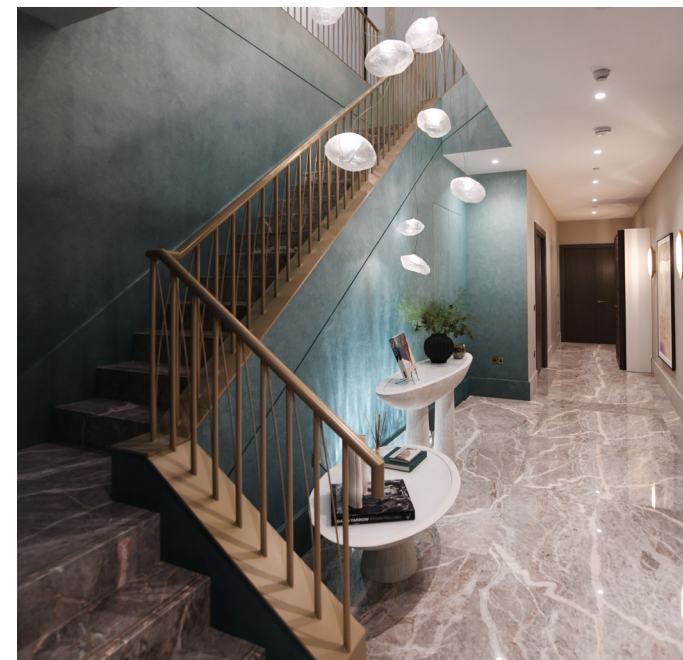
VALUE
£40.30 million

LOCATION
London,
SW8

COMPLETED
2025

Building N6 was a 19-storey prime development consisting of a single-storey basement, a ground floor duplex apartment, 14 identical simplex apartments plus one simplex variant on Level 10, and a rooftop duplex.

The core requirements of this scope of works were limited to the fit-out delivery of the N6 simplex apartments, finishes to the front-of-house areas and permanent landscaping. This included coordination with the N6 S&C contractor, who handed over each relevant section upon completion



CLIENT	Excel Winner Phase 1
ARCHITECT	Reddy Architecture/HBA
M&E CONSULTANT	Hoare Lea
STRUCTURAL ENGINEER	Skidmore, Owings & Merrill
QUANTITY SURVEYOR	Turner & Townsend



PORCHESTER COURT



RESIDENTIAL PROJECTS



VALUE
£20.60 million

LOCATION
Bayswater,
W2

COMPLETED
2024

Refurbishment of three existing Grade 2 listed properties at Porchester Court was undertaken. This comprised the construction of 36 apartments, including an overhaul of all existing mechanical and electrical components, refurbishment of the existing façade and roofs, and the introduction of terrace spaces.

CLIENT	CIT Group Partners LLP
ARCHITECT	MAP Architecture Llp
INTERIOR DESIGNER	Albion Nord
M&E CONSULTANT	Box Twenty
STRUCTURAL ENGINEER	Tully De’Ath Consultants
QUANTITY SURVEYOR	Equals Consulting



1 - 5 GROSVENOR PLACE



VALUE
£50.50 million

LOCATION
*London,
SW1*

COMPLETED
2023

The project comprised the construction of a new luxury hotel with 189 keys and 24 residential apartments. Ellmers' scope of works included the full internal fit-out to the residential apartments, including luxury apartment finishes, together with high-end MEP and AV/IT befitting a development for a client known for exquisite quality and expectations. Each apartment was luxuriously furnished with bespoke joinery dressing rooms, onyx master bathrooms and powder rooms, luxury liquid metal-finished kitchens, bespoke finished doors, and herringbone hardwood timber flooring.

CLIENT	Prime Development Limited
ARCHITECT	Hopkins Architects Partnership
M&E CONSULTANT	Cundall
STRUCTURAL ENGINEER	WSP Group
QUANTITY SURVEYOR	Gardiner & Theobald



20 GROSVENOR PENTHOUSES



VALUE
£29.90 million

LOCATION
London,
SW1X

COMPLETED
2021

Fit out from shell of over 17,000 sq ft on levels 7 and 8 was carried out to create 3 penthouse apartments to uber-prime specifications. Additionally, Ellmer were appointed to fit out several apartments on an open book 2-stage protocol.

CLIENT	Finchatton
ARCHITECT	Darling Assoc. & Squire and Partners
M&E ENGINEER	Hoare Lea
STRUCTURAL ENGINEER	WSP Group
QUANTITY SURVEYOR	Avison Young



MAYFAIR PARK RESIDENCE



RESIDENTIAL EXPERIENCE



VALUE
£58.10 million

LOCATION
London,
W1K

COMPLETED
2021

At the heart of London’s most prestigious district of Mayfair, with views over the iconic Hyde Park, Mayfair Park Residences was truly unique. The luxuriously appointed collection of private apartments and townhouses ranged from generously proportioned pieds-à-terre to a magnificent penthouse with rooftop pool.

The works comprised a post-tensioned RC frame with a partially retained façade. The complete envelope and roofs were delivered, along with the main fit out to 26 luxury apartments and spa.

CLIENT	Clivedale
ARCHITECT	Arney Fender Architecture
M&E ENGINEER	Hoare Lea
STRUCTURAL ENGINEER	Robert Bird
QUANTITY SURVEYOR	Bruce Shaw



YOUNG STREET



RESIDENTIAL EXPERIENCE



VALUE
£36.40 million

LOCATION
London,
W8

COMPLETED
2018

Demolition of the existing NCP car park and construction of a new residential building providing 53 residential apartments ranging from 1 to 4 bedrooms was undertaken.

An underground car park and residential amenity space were provided in a single-storey basement. The proposed building ranged between 6 and 7 storeys above ground. The development was intended to provide 53 high-quality residential apartments and common parts, basement car park and associated external works.

The approximate area of the building was 82,000 sqft. The site was enclosed on three sides, with the Grade II listed “Greyhound” public house on the south boundary, the American College to the north and Kensington Court Gardens to the rear of the site.

CLIENT	Grainger Plc & RBKC
ARCHITECT	Assael Architecture Ltd
M&E CONSULTANT	Hoare Lea
STRUCTURAL ENGINEER	AECOM
QUANTITY SURVEYOR	Arcadis (UK) Ltd



53-56 HANS PLACE



VALUE
£40.00 million

LOCATION
*Knightsbridge,
SW1x*

COMPLETED
2017

This new development, on the corner of Hans Place and Herbert Crescent, comprised 13 luxury apartments and drew its design inspiration from the richly detailed rose red brick buildings which lined the garden square, and which formed the character of the conservation area.

The new buildings were a contemporary interpretation of the local vernacular with finely detailed brick carvings to the façades. The pattern was a modern take on the elaborate decorations found on surrounding Victorian buildings.

The buildings facing Hans Place were divided into four separate elements, each with an individual architectural treatment to preserve the historic urban grain of four individual houses completing this terrace. However, by employing the same materials and building techniques, the buildings were tied together to ensure their contribution to the overall conservation area.

CLIENT	Finchatton
ARCHITECT	Squire and Partners
M&E CONSULTANT	Atelier 10
STRUCTURAL ENGINEER	Michael Barclay Partnership
QUANTITY SURVEYOR	Turner & Townsend



OCEANIC HOUSE



RESIDENTIAL EXPERIENCE



VALUE
£16.00 million

LOCATION
London,
SW1

COMPLETED
2017

Oceanic House, situated just off Trafalgar Square, was the former office of the White Star Line and is a Grade II listed property. The building was completely refurbished with extensive structural alterations to form eight high-quality residential apartments on the upper floors and two retail ‘shell’ units at ground floor and basement levels.

The scope of works included demolition, structural alterations, groundworks, infilling of lightwells to extend the floor plates, new floor construction at sixth and seventh floor levels, roof works and finishes, new lifts, new staircase, high-quality finishes to the apartments and entrance foyer, “whitebox” builderswork finishes to the retail units, and refurbishment of the existing façades.

CLIENT	Oceanic Property Holdings Ltd
ARCHITECT	Barrett Lloyd Davis Associates
M&E CONSULTANT	Hoare Lea
STRUCTURAL ENGINEER	Walsh Associates
QUANTITY SURVEYOR	Banks Wood and Partners



FURNIVAL HOUSE



VALUE
£15.90 million

LOCATION
*London,
N6*

COMPLETED
2016

Furnival House was a listed Grade II Edwardian building built between 1916 and 1919 as a hostel for the domestic staff of the Prudential Assurance Company.

The building was four storeys high with a semi-basement level and was predominantly of red brick construction with terracotta detailing to strings, quoins, copings and entrance details. The project provided highly serviced modern interiors within the fabric of the listed building using high-quality materials, fixtures and fittings.

The existing floor areas were stripped out together with internal structural alterations, including extensive piling and underpinning works to form a new basement level. Externally, the façades were refurbished and areas at ground level were re-landscaped. The new development provided 15 residential units (a mixture of 3, 2 and 1 bedroom flats), a leisure complex, car parking spaces, refuse and recycling facilities, a new staircase and lifts.

CLIENT	Rozbelle Ltd
ARCHITECT	Moxley Architects
M&E CONSULTANT	Edward Pearce
STRUCTURAL ENGINEER	Michael Barclay Partnership
QUANTITY SURVEYOR	Arcadis



HOP HOUSE



RESIDENTIAL EXPERIENCE



VALUE
£10.00 million

LOCATION
London,
WC2

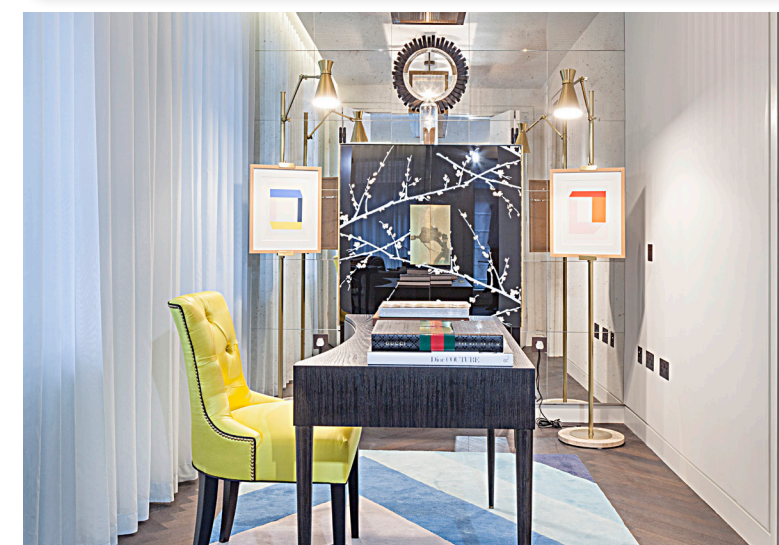
COMPLETED
2015

The project involved the conversion of the existing office building to provide 29 high-quality residential units. The apartments were a mix of 1, 2 and 3 bedroom units, with lateral apartments on the upper floors and duplex apartments covering the ground and lower ground floor levels.

The scope of works included constructing an extension at roof level to provide a double-storey penthouse apartment and roof garden.

The existing façade was refined and included demolishing and reconstructing parts of the existing façade with new materials. A rear lightwell and two smaller lightwells were formed along the Hop Gardens elevation to provide daylight penetration to the lower ground floor level apartments.

A new twin lift shaft and central staircase provided access to the various floor levels, with individual private staircases linking the two levels within the duplex apartments.



CLIENT	Dukelease
ARCHITECT	Brimelow McSweeney
M&E CONSULTANT	MTT Consultants
STRUCTURAL ENGINEER	Palmer Brook
QUANTITY SURVEYOR	Potter Raper Partnership

CHARLES STREET



RESIDENTIAL EXPERIENCE



VALUE
£7.00 million

LOCATION
London,
W1

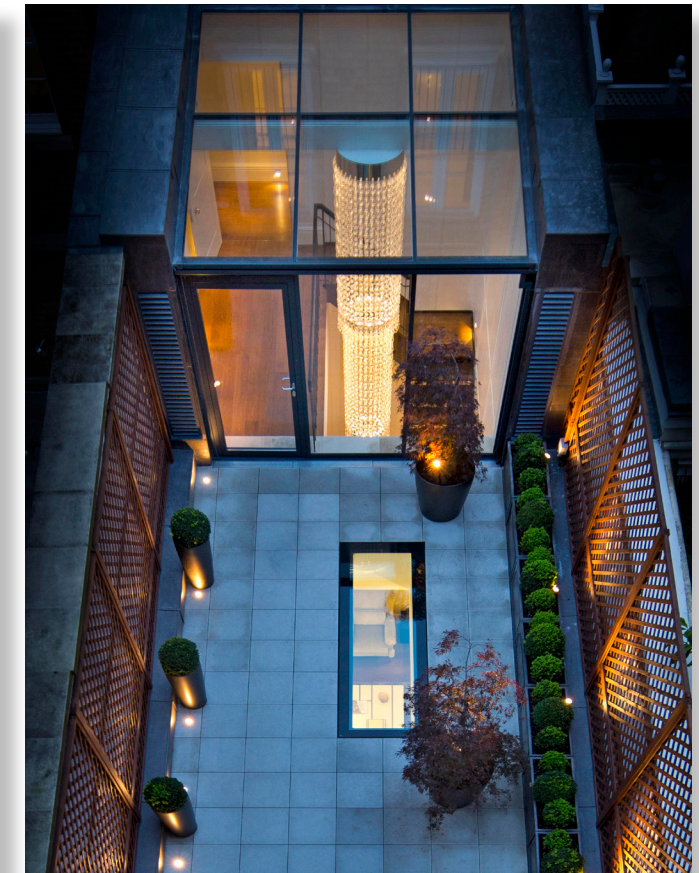
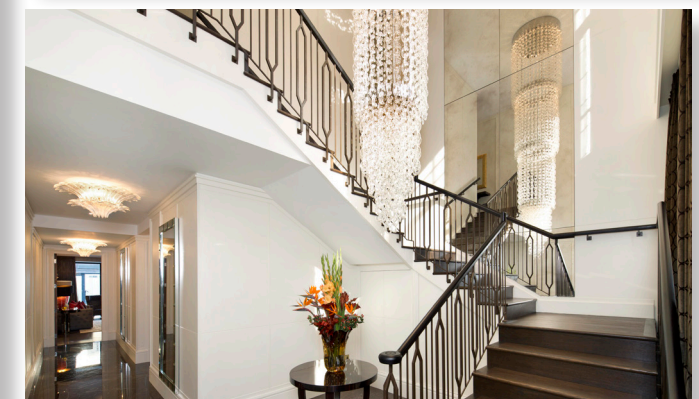
COMPLETED
2012

Ellmers were involved in the design, construction, refurbishment and fit out at 9 Charles Street, set in the heart of Mayfair. The works included a passenger lift to all floors, state-of-the-art technology, and an integrated high-security system with video entry to both the main house and mews.

The main house impressed with its spectacular two-storey reception hall and grand sweeping staircase. In addition to the drawing room, the formal first-floor dining room and the media room, there was an enormous kitchen/dining/family room.

The extensive health and leisure complex, which could be accessed via either the main house or the mews house in Hay's Mews, included a 55ft/17m swimming pool room together with a gymnasium, steam room, sauna, beauty treatment suite, and shower room. The mews offered a spacious reception area with open-plan kitchen, two bedroom suites, a further bedroom and separate shower room. The glass cupola above a second grand staircase accessed both the family room and the health and leisure complex. There was also a two-car garage with direct access to the main house.

CLIENT	Vanderbilt Developments Ltd
ARCHITECT	Darling Associates
M&E CONSULTANT	The KUT Partnership
STRUCTURAL ENGINEER	Clancy Consulting Ltd
QUANTITY SURVEYOR	Arcadis APS



PRIVATE RESIDENCE



RESIDENTIAL EXPERIENCE



VALUE
£7.00 million

LOCATION
London,
W1

COMPLETED
2014

Located in an Area of Outstanding Natural Beauty, this project comprised 32,200ft² of luxury living accommodation. The whole residence was surrounded by a lake and moat, giving beautiful views across the local countryside.

The works comprised the renovation of a shooting lodge, three traditional barn conversions featuring a dining/party room, chapel and a substantial new-build extension including a basement art gallery. A new house was constructed using a green oak structure, reclaimed clay roof tiles, with a stone, flint and glass envelope surrounding a central courtyard with extensive landscaping and water features. Reclaimed limestone from Jerusalem and France was used extensively throughout the building. The bespoke cantilevered spiral stone staircase linked the drum into the purpose-built mosque in the basement, where 1.5 million tiles were individually laid. One of the three converted barns created a leisure complex with swimming pool, spa, sauna and hammam.



CLIENT	Private
ARCHITECT	Harris Partnership
M&E CONSULTANT	Vector Design
STRUCTURAL ENGINEER	Fluid Structures
QUANTITY SURVEYOR	CD Morris & Assoc.

INGRAM AVENUE



RESIDENTIAL EXPERIENCE



VALUE
£11.50 million

LOCATION
Highgate,
NW11

COMPLETED
2016

The The project involved the construction of two new detached residential properties. The properties were identical in design, with each building comprising six levels: sub-basement, lower basement, upper basement, ground floor, first floor and second floor. The buildings were fitted out to the highest standard, with each property housing six bedrooms with en-suite facilities, family and living spaces, and leisure facilities.

CLIENT	Vertical Properties Ltd
ARCHITECT	KSR Architects
M&E CONSULTANT	Hoare Lea
STRUCTURAL ENGINEER	Price & Myers
QUANTITY SURVEYOR	Barrie Tankel Partnership



14 CARLOS PLACE



VALUE
£8.80 million

LOCATION
London,
W1

COMPLETED
2016

The project, situated directly adjacent to the Connaught Hotel, comprised the demolition of the existing fifth floor and two-storey rear mansard, followed by a bespoke fit-out to create four luxury apartments in the heart of Mayfair.

The development included the creation of a sunken roof garden as part of the upper-level duplex apartment, a rear extension at third and fourth floors, and infilling to an internal lightwell. A trading art gallery at ground and basement levels, together with occupied residences directly adjacent, dictated a proactive approach to site husbandry.

CLIENT	Mayfair Carlos Management Limited
ARCHITECT	Derek Williams Limited
M&E CONSULTANT	Malachy WalshStructural
STRUCTURAL ENGINEER	Barrett Mahony
QUANTITY SURVEYOR	Box Associates Limited



COMMERCIAL EXPERIENCE



GOOGLE



VALUE

LOCATION
Kings Cross,
KGX1

COMPLETED

This project showcased our in-house off-site manufacturing experience, which for this particular project involved developing an innovative solution to construct the WC cores from within, using pre-plumbed modular cubicle rear ducts with attached WC pans and pre-plumbed cubicle divisions with solid surface washbasins pre-installed. The units were combined on-site and, in their temporary condition, left full unimpeded access to the rear plumbed sections for final connections on-site. Once all modules were installed and connected, the external perimeter walls were closed up around the core and final decorative finishes were applied.

This project is under a Non-Disclosure agreement and specific project details are not available.

CLIENT

Confidential

ARCHITECT

Confidential

M&E CONSULTANT

Confidential

STRUCTURAL ENGINEER

Confidential


ELLMER

COMMERCIAL EXPERIENCE



THE HICKMAN, WHITECHAPEL



VALUE
£26.20 million

LOCATION
Whitechapel,
E1

COMPLETED
2020

The works comprised significant structural alterations to an existing commercial office building, including new lift cores, additional upper floors, full fit-out to reception and front-of-house areas, lift lobbies and washrooms, and CAT A fit-out to all lettable office floor plates.

CLIENT	Great Portland Estates
ARCHITECT	DSDHA
M&E CONSULTANT	Milieu Consult
STRUCTURAL ENGINEER	Heyne Tillett Steel
QUANTITY SURVEYOR	Leslie Clark Construction



COMMERCIAL EXPERIENCE



69 CARTER LANE



COMMERCIAL EXPERIENCE



VALUE
£6.75 million

LOCATION
London,
EC4

COMPLETED
2016

Strip out, structural alterations, including an additional floor, and subsequent CAT A fit out of commercial offices.

Works included strip out of all plant, floors, ceilings and internal partitions. New additional roof space was built with re-configuration of main reception and all floors. Externally, refurbishment of all brick, stone and windows. Lift refurbishment to 2no. passenger lifts from basement to roof level with extension into new roof area.



CLIENT	LCW Sub LP1 (GP) Ltd
ARCHITECT	Barr Gazetas
M&E CONSULTANT	Evolve
STRUCTURAL ENGINEER	Thornton Reynolds
QUANTITY SURVEYOR	Gleeds



UNION HOUSE



VALUE
£6.70 million

LOCATION
*Southwark,
SE1*

COMPLETED
2017

The refurbishment of existing commercial offices on levels 3-4 and including a new lightweight steel roof top extension to create a fifth floor and fifth floor mezzanine including new WC facilities at each level.

Potential for further works to include the ground floor entrance and lower ground floor refurbishment.



CLIENT	Electricity Supply Nominees Ltd
ARCHITECT	Spratley Studios
M&E CONSULTANT	WPP Group
STRUCTURAL ENGINEER	Axiom Structures Ltd
QUANTITY SURVEYOR	JAM Management Ltd



40 STRAND



VALUE

£13.30 million

LOCATION

Covent Garden,
WC2

COMPLETED

2012

Ellmers were responsible for the design completion from Stage C of the Category A completion to meet Land Securities’ standards, enhanced by a series of bespoke work elements designed to suit the fitout and occupancy of the building by Bain & Co.

40 Strand was originally constructed in the 1950’s and substantially extended and re-clad in the 1980’s. The office areas of the building, are 13,350m2 gross area and 8,660m2 nett area. The double height reception fronting the Strand accesses the primary core with a bank of four passenger lifts. Two secondary cores include firemen’s lifts. The existing basement is car parking and was to be refurbished as ancillary office accommodation.

All cores were renewed WC accommodation and common parts fitouts with lifts refurbished and cars refitted. Office accommodation was to be fully refitted and enabled for the tenant fit-out to follow. Central plant and riser services were replaced.

CLIENT	Land Securities
ARCHITECT	ORMS
M&E CONSULTANT	Long & Partners
QUANTITY SURVEYOR	Gleeds



110 CANNON STREET



VALUE
£13.00 million

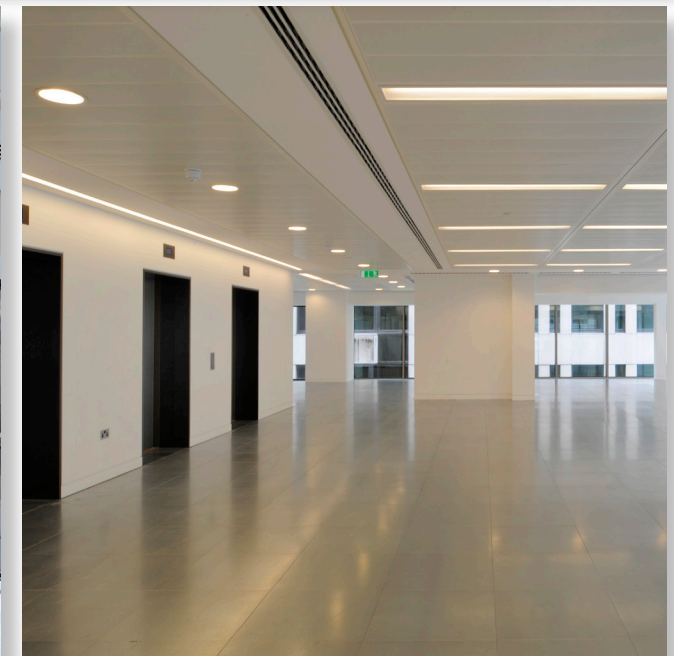
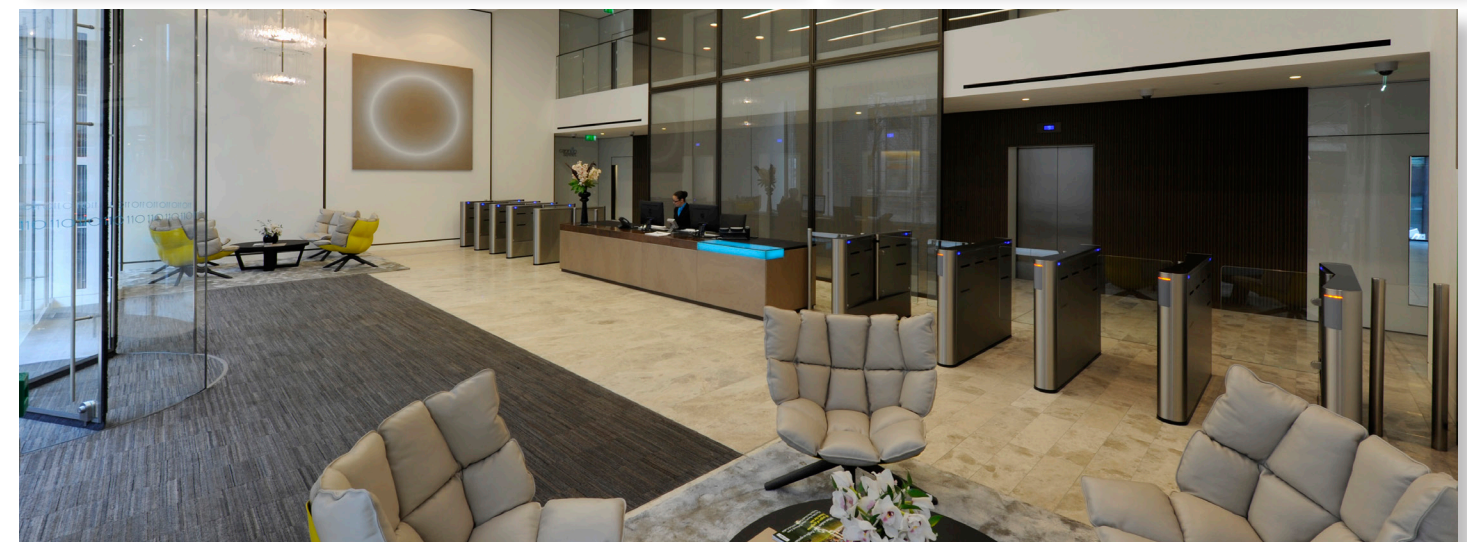
LOCATION
London,
EC4

COMPLETED
2012

110 Cannon Street was originally constructed in the 1970's. The double height reception fronting Cannon Street addresses the central core with its bank of four passenger lifts. Either side, existing voids were enclosed with decorative metal screens and new curtain walling to form new accommodation and a street frontage with lighting and signage. The flanking first floor accommodation was also to be extended with new curtain wall and Analok finished cladding with accessible green roofs at second floor level.

The reception was to be fully refitted. The core to have renewed wc accommodation and common parts fit-outs with lifts refurbished and cars refitted. Office accommodation was to be fully refitted. Central plant and riser services were to be replaced.

CLIENT	USS
ARCHITECT	Morey Smith
M&E CONSULTANT	AECOM
STRUCTURAL ENGINEER	Waterman Structures
QUANTITY SURVEYOR	Gleeds



108 CANNON STREET



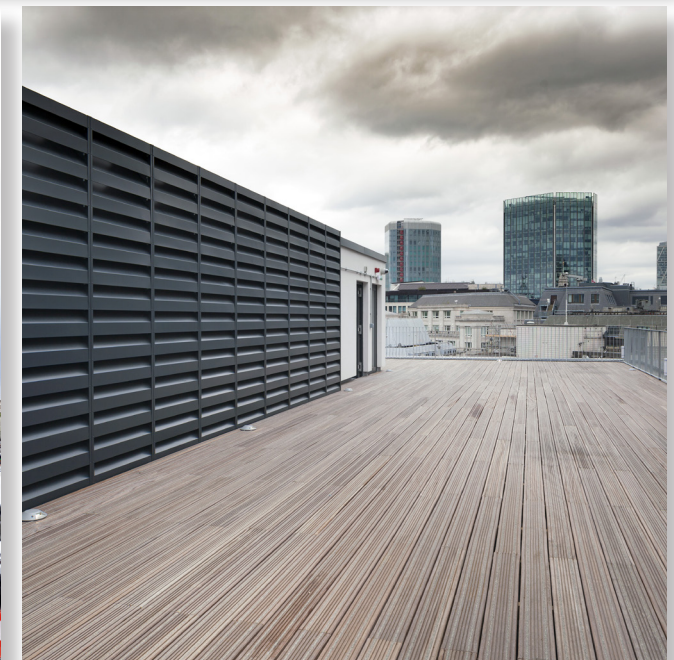
VALUE
£10.00 million

LOCATION
*London,
EC4*

COMPLETED
2016

The project consisted of the full strip-out of the building, demolition of the existing 6th floor, construction of new 6th and 7th floors, extension works to the rear of the building, formation of a double-height reception, and a full Cat A fit-out including mechanical and electrical systems and associated plant, complete with new lift installations.

CLIENT	Beltane Asset Management
ARCHITECT	Morrow + Lorraine Architects
M&E CONSULTANT	Mecserve
STRUCTURAL ENGINEER	Elliott Wood Partnership
QUANTITY SURVEYOR	Leslie Clark Construction



THE INTERNATIONAL QUARTER



VALUE
£8.74 million

LOCATION
Stratford,
EC4

COMPLETED
2018

The W.C. fit-out package was completed within Building S5 (a new 20-storey commercial building) located in The International Quarter, Stratford. The scope of works included drylining and partitioning, suspended ceilings, floor and wall finishes, panel cubicles, mirrors, mechanical, electrical and plumbing services, fixtures and fittings, door sets, and signage.

CLIENT

Lendlease

ARCHITECT

Lee Evans Partnership

M&E CONSULTANT

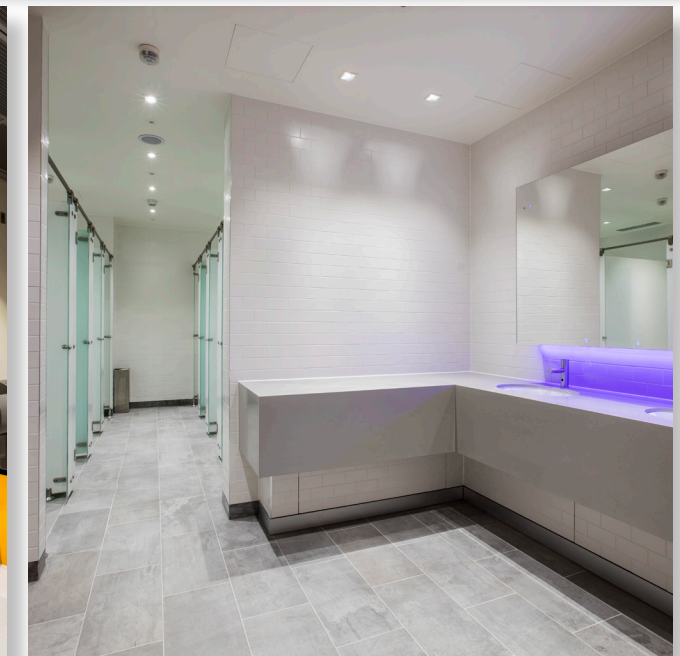
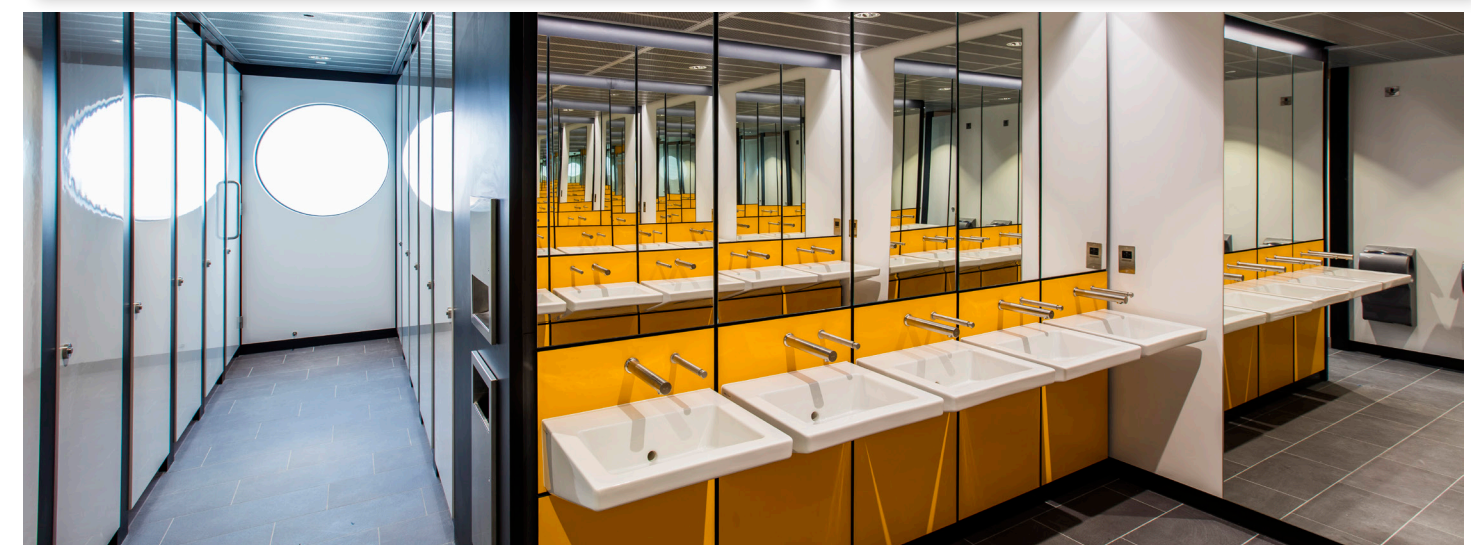
Hoare Lea

STRUCTURAL ENGINEER

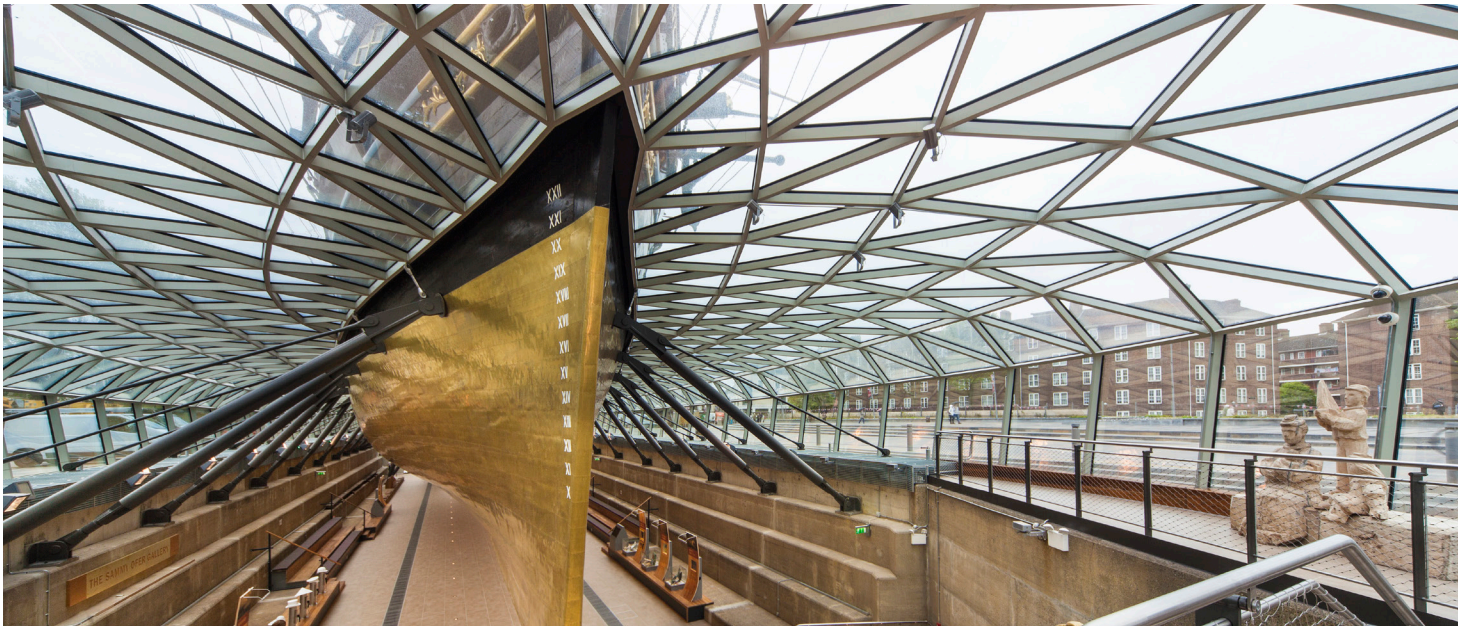
ARUP

QUANTITY SURVEYOR

Lendlease



CUTTY SARK



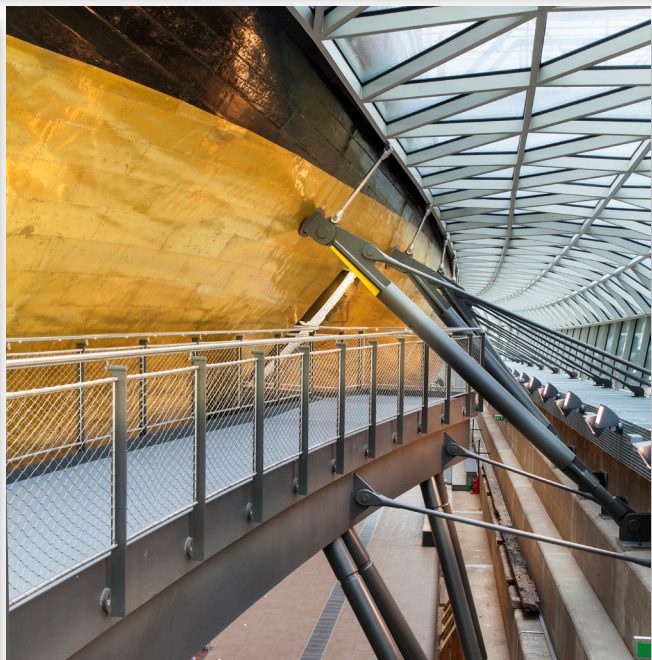
VALUE
£4.90 million

LOCATION
Greenwich,
SE10

COMPLETED
2012

Ellmer Construction](https://www.ellmer.co.uk/?utm_source=chatgpt.com) completed the re-fixing of the planks to the hull of the ship using new bolts. The hull planks required varying degrees of repair and were removed from the ship to undergo carefully managed stages of detailed conservation. Ellmer also supplied and installed the new main deck, forecastle deck, and poop deck, as well as undertaking refurbishment works to Liverpool House, other deck houses, and the ship's boats.

CLIENT	Cutty Sark Enterprises Ltd
QUANTITY SURVEYOR	Gardiner & Theobald



RETAIL EXPERIENCE



OPERA TERRACE



VALUE
£7.40 million

LOCATION
Covent Garden,
WC2E

COMPLETED
2017

The works included the removal and replacement of the existing glass and steel conservatory restaurant structure, the rationalisation of back-of-house kitchen and welfare facilities, and the formation of a new entrance incorporating a feature staircase and lift.

The works were carried out while maintaining the busy public environment of the Covent Garden Market Building in full operation at all times, including numerous high-end retailers, food outlets, heavy public footfall, and street performers. A flexible workforce was required to manage the public-facing elements of the project, including out-of-hours deliveries and envelope/temporary works installations, with a major emphasis placed on public safety at all times. This approach was key to maintaining the smooth operation of the facility for the client and enabled the successful delivery of the programme within budgetary and listed building constraints associated with the complex project.

CLIENT	Capco
ARCHITECT	Eric Parry Architects
M&E CONSULTANT	Skelly & Couch LLP
STRUCTURAL ENGINEER	Eckersley O’Callaghan
QUANTITY SURVEYOR	Turner & Townsend



DIOR FLAGSHIP STORE



VALUE
£30.00 million

LOCATION
London,
W1S

COMPLETED
2016

Ellmer Construction completed works on the Christian Dior flagship store on New Bond Street. The works primarily comprised new-build construction behind a retained façade, together with the refurbishment of existing buildings to create retail, office, and residential areas. The fit-out of the retail areas included shopfitting and shopfront installations.

CLIENT	Christian Dior (UK)
ARCHITECT	Blair Associates Architecture
M&E CONSULTANT	Ralph T King
STRUCTURAL ENGINEER	Michael Alexander Consulting
QUANTITY SURVEYOR	Navigation Managment



PROJECT JEANNIE



RETAIL EXPERIENCE



VALUE
£22.80 million

LOCATION
London,
SE7

COMPLETED
2015

The works comprised the design and construction of a new retail park, including retail outlets constructed to shell and core standard for Sainsbury's (complete with a home delivery processing centre) and Marks & Spencer, both of which were provided with suspended mezzanine floors. The development also included four smaller high street retail units within a two-storey block, an A3 pod unit, an energy centre, and all associated external works, including car parking, pedestrian pavements, landscaping, and works to the public highway.

CLIENT	LXB RP (Gallions Road) Ltd
ARCHITECT	Ratcliffe Groves Partnership
M&E CONSULTANT	Silcock Dawson Partnership
STRUCTURAL ENGINEER	Gyoursy Self Partnership
QUANTITY SURVEYOR	Paragon LLP



PRINCES ARCADE



RETAIL EXPERIENCE



VALUE
£11.00 million

LOCATION
London,
W1J

COMPLETED
2018

The redevelopment involved the sympathetic restoration of the entire Princes House building over several phases. Works to the Grade II listed building comprised demolition, strip-out, and structural modifications.

Ellmer Construction's scope was to progressively modernise the building, including extensive structural interventions, without causing significant disruption to the tenants of Princes House. The building housed BAFTA, along with numerous commercial, office, and retail tenants. The success of the ongoing works relied upon careful and methodical planning to undertake the project effectively whilst recognising the expectations of both the tenants and the general public. Construction activities were efficiently sequenced and meticulously planned in collaboration with the selected supply chain, utilising available windows of opportunity throughout the working week and communicating activities in advance to all stakeholders.

Phase II works included the refurbishment of the Piccadilly Retail Arcade. The works comprised the enlargement and modification of entrances, refurbishment of retail shopfronts, installation of new lighting and stone flooring, construction of a new link bridge and stairs, and the internal refurbishment

CLIENT	The Crown Estate
ARCHITECT	Rolfe Judd Architecture Ltd
M&E CONSULTANT	WPP Group
STRUCTURAL ENGINEER	Price & Myers
QUANTITY SURVEYOR	EC Harris LLP



MARKS & SPENCER



RETAIL EXPERIENCE



VALUE
Various Values

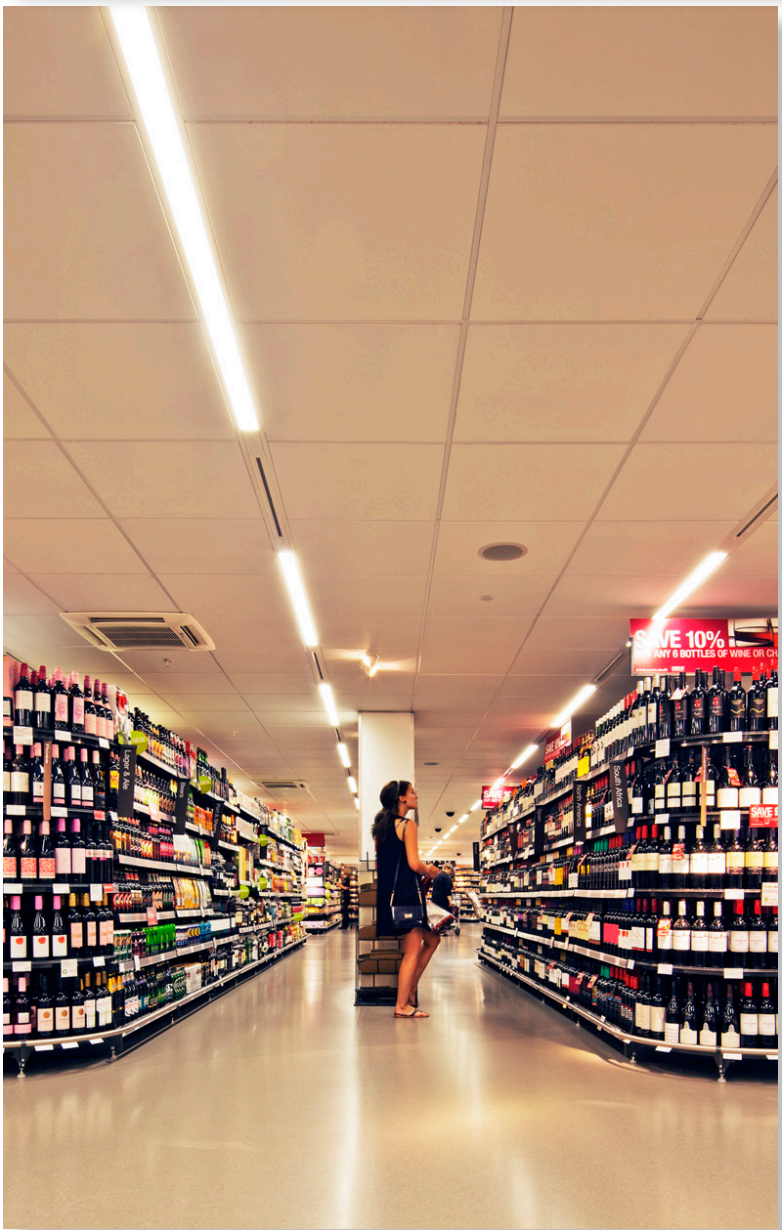
LOCATION
Various Locations

COMPLETED
Between 2009-2013

Ellmers undertook a framework contract for Marks & Spencer over a period of 5 years. The Projects included; strip out and demolition and then the general modernisation, internal redecorations and new signage externally and throughout the stores. New cafés and the refurbishment of public toilets. Substantial mechanical, electrical, fire alarm and sprinkler works throughout the stores. Associated services works comprised escalators, passenger lifts, goods lifts, mechanical and electrical services. General merchandising areas; food halls and back of house areas.

- Marks and Spencer Glasgow : £10.00 million
- Marks and Spencer Cambridge : £3.70 million
- Marks and Spencer London Colney : £21.00 million
- Marks and Spencer Luton : £11.00 million
- Marks and Spencer Norwich : £30.00 million
(Which included features such as a “living wall” laced with plants to help absorb local pollution and fed by a rain harvest roof system, whilst the glass corner façade maximised light into the store.)
- Marks and Spencer Gloucester : £6.70 million
- Marks and Spencer Cheshunt : £18.00 million

CLIENT	Marks & Spencer Plc
ARCHITECT	Various
M&E CONSULTANT	Various
STRUCTURAL ENGINEER	Various
QUANTITY SURVEYOR	Various



LONDON ROAD RETAIL PARK



RETAIL EXPERIENCE



VALUE
£25.30 million

LOCATION
Biggleswade,
SW18

COMPLETED
2018

The The design and build of a new retail park comprised outlets constructed to shell and core standard.

The project was carried out in three separate phases and included all associated external works, including S278 highway works.

CLIENT	LXB LLP
ARCHITECT	Ratcliffe Groves Partnership
M&E CONSULTANT	Taylor Project Services
STRUCTURAL ENGINEER	Gyoury Self Partnership
QUANTITY SURVEYOR	Paragon LLP



LEISURE EXPERIENCE

TOTTENHAM HOTSPUR



LEISURE EXPERIENCE



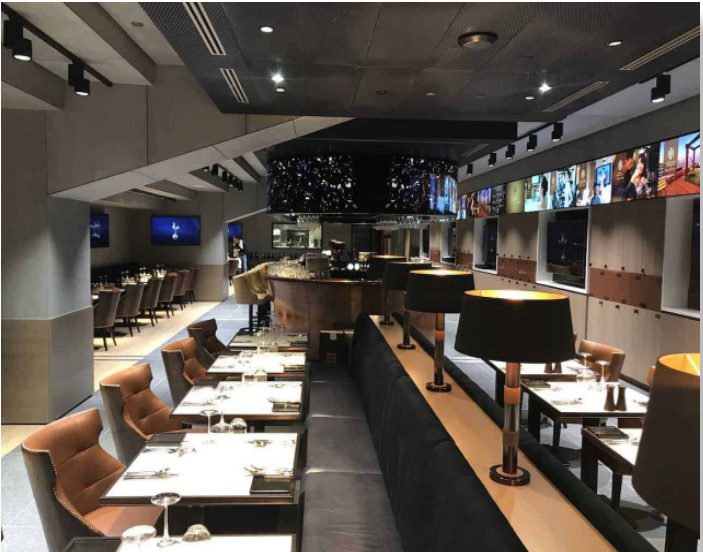
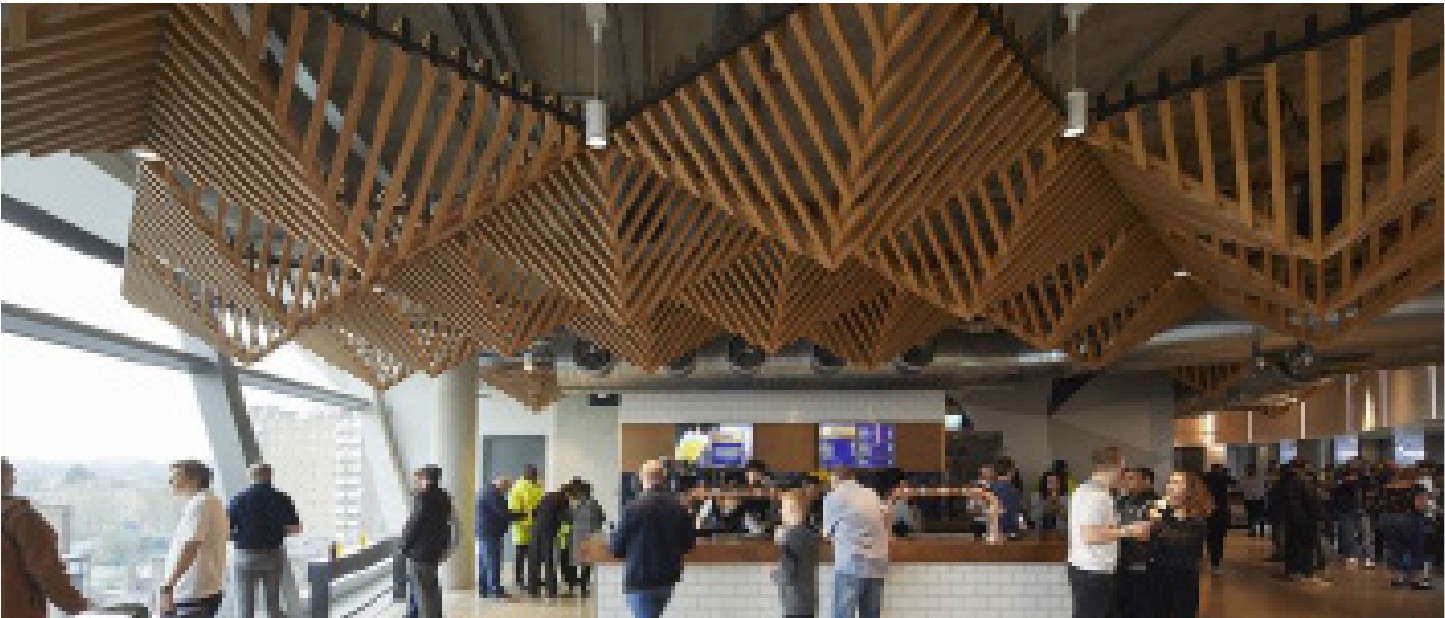
VALUE
£8.70 million

LOCATION
Tottenham,
N17

COMPLETED
2019

Trade Package Contract comprised of the stadium fit-out to levels 4 and 5. It included bespoke washrooms, sanitaryware, and installation of MEPH services, internal walls (including crowd control shutters and concourse doors), drink shelving, back-of-house storage, communications and matchday security/PA office, tiling and decorations, food and beverage bar areas, bespoke founder member bar areas including joinery and pyramid timber ceilings and island bar units including services.

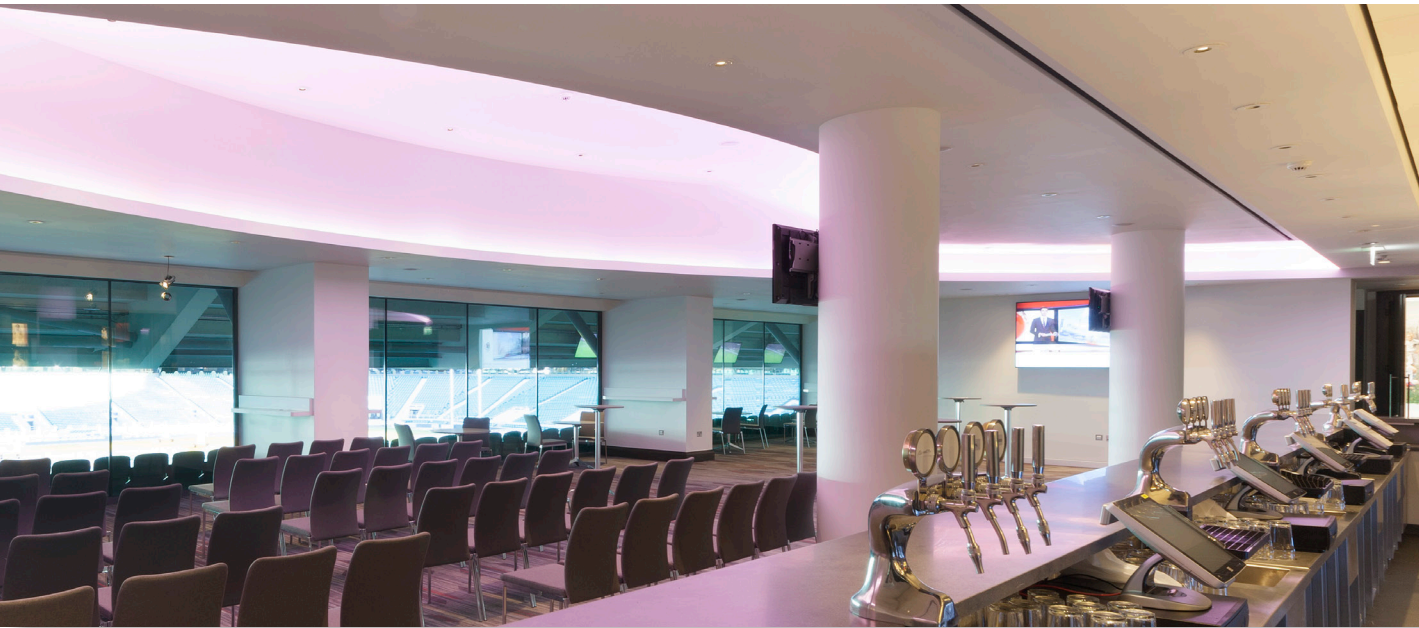
CLIENT	Tottenham Hotspur Football & Athletic CoLtd
ARCHITECT	Populous
M&E CONSULTANT	Buro Happold
STRUCTURAL ENGINEER	Buro Happold
QUANTITY SURVEYOR	Arcadis



TWICKENHAM STADIUM



LEISURE EXPERIENCE



VALUE
£10.30 million

LOCATION
Twickenham,
TW2

COMPLETED
2015

Hospitality Boxes: The project comprised the refurbishment of many of the stadium’s hospitality boxes and associated corridors, lift lobbies and WCs throughout the West, North and East stands.

West Stand Hospitality: The project comprised the refurbishment of the West Stand facilities at Levels 1, 2 and 3, including the Members’ and Presidents’ facilities, bars, restaurants, and the Council seating areas.

Both the West Stand and Hospitality boxes include new M&E services.

The works were carried out within the operational stadium and required us to work with the RFU management team to meet deadlines around major sporting events and achieve agreed levels of completion within public areas for games during the regular season leading up to the Rugby World Cup in 2015.



CLIENT	The Rugby Football Union
ARCHITECT	KSS Design Group
M&E CONSULTANT	M-E Engineers
STRUCTURAL ENGINEER	Mott McDonald
QUANTITY SURVEYOR	Gardiner & Theobald



THE O2 ARENA



LEISURE EXPERIENCE



VALUE
£2.5 million

LOCATION
Greenwich
Peninsula,
SE10

COMPLETED
2013

Multi-trade fit-out mechanical and electrical works created a large hospitality suite comprising bar, lounge, meeting/dining room, kitchen, toilets and stores.

CLIENT	Anschutz Entertainment Group
ARCHITECT	HOK Architects
M&E CONSULTANT	Buro Happold
STRUCTURAL ENGINEER	Buro Happold
QUANTITY SURVEYOR	WT Partnership



OLYMPIC STADIUM



VALUE
£3 million

LOCATION
Stratford,
E20

COMPLETED
2012

Design development and installation of public toilet pods and first aid rooms including metal stud structure, claddings and roof finishes, followed by mechanical and electrical installations, sanitaryware and commissioning.

CLIENT

ODA/CLM

ARCHITECT

Populous

M&E CONSULTANT

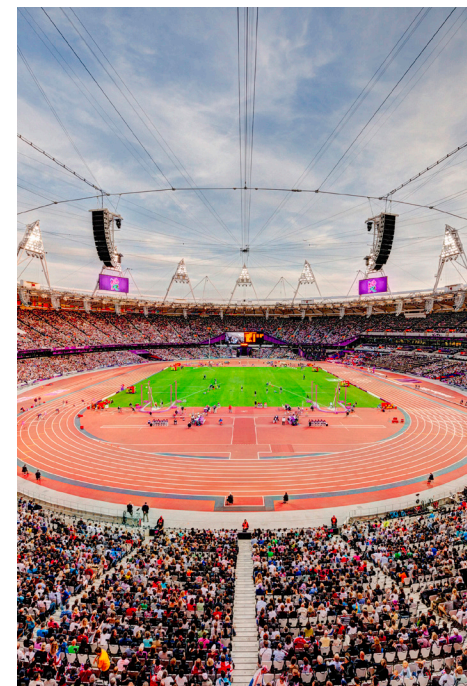
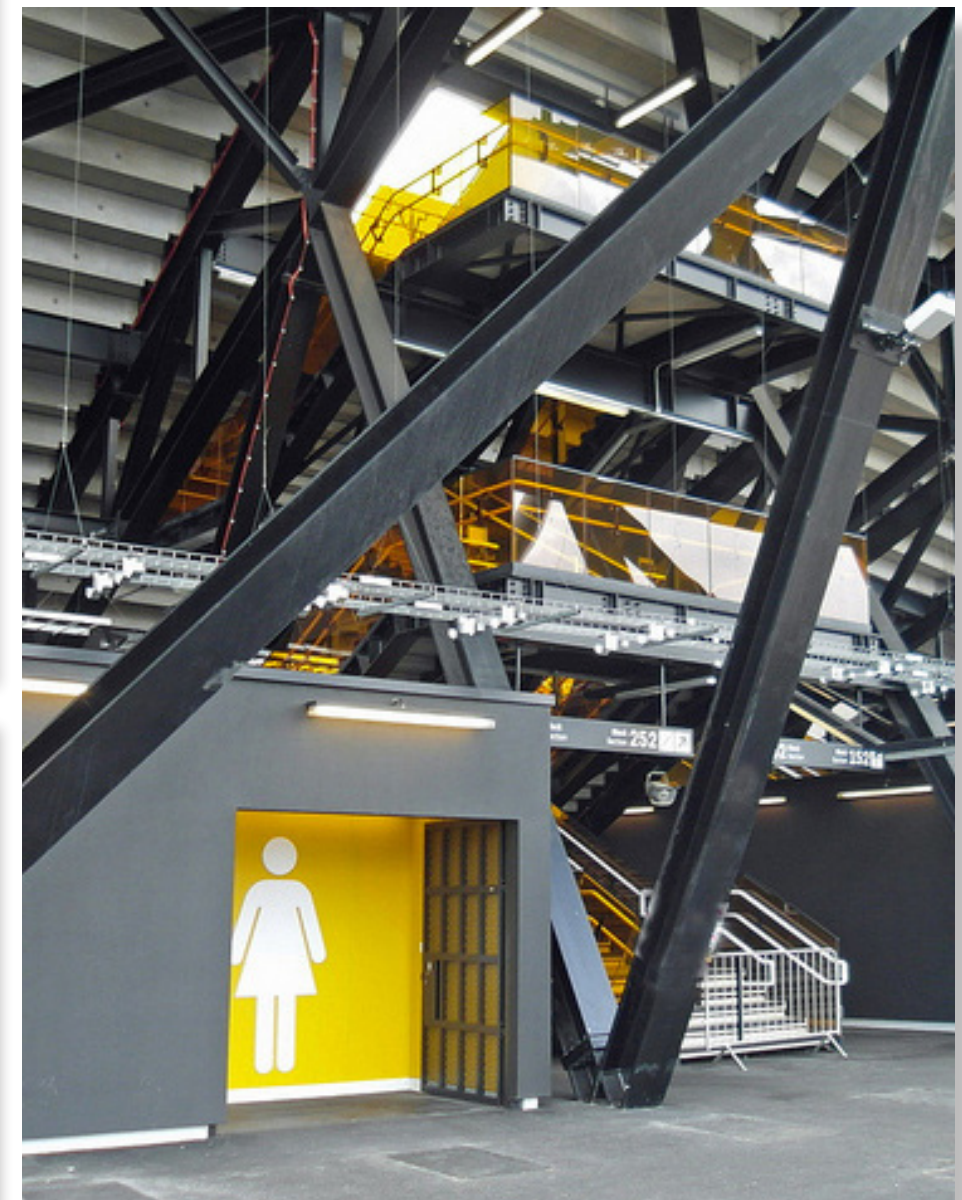
Buro Happold

STRUCTURAL ENGINEER

Buro Happold

QUANTITY SURVEYOR

Sir Robert McAlpine/ AYH



AELTCC



VALUE
£13 million

LOCATION
Wimbledon,
SW19

COMPLETED
2013

Numerous multi-trade fit-out and finishes packages were undertaken to both public and back-of-house areas.

The Club grounds consisted of nineteen grass courts, five red shale courts, three Continental clay courts, one American clay court, and five indoor courts. In Aorangi Park, there were twenty-two grass courts for practice before and during The Championships and two acrylic courts. The total area, including the Club's car parks, covered over 42 acres.

CLIENT	All England Lawn Tennis Club
ARCHITECT	HOK Architects/BDP
M&E CONSULTANT	BDP
STRUCTURAL ENGINEER	BDP
QUANTITY SURVEYOR	MDA Group


ELLMER
CONSTRUCTION

LEISURE EXPERIENCE



STAMFORD BRIDGE STADIUM



LEISURE EXPERIENCE



VALUE
Confidential

LOCATION
*Fulham,
SW6*

COMPLETED
2003

Major concrete frame, core substructure, and high-end internal fit-out packages were delivered throughout Stamford Bridge Stadium by Ellmer and Byrne Brothers.

Works were undertaken to the West Stand, the Shed End, and the 5-star Sports & Leisure Complex, incorporating hospitality suites, spectator facilities, and hotel accommodation as part of the wider stadium redevelopment.

CLIENT	Multiplex
ARCHITECT	KSS design group
M&E CONSULTANT	Oscar Faber (AECOM)
STRUCTURAL ENGINEER	Waterman Partnership
QUANTITY SURVEYOR	Franklin & Andrews (Mott Macdonald)



EDUCATION EXPERIENCE



BRIGHTON COLLEGE



VALUE
£24.80 million

LOCATION
Brighton,
BN2

In Progress

Ellmer have been appointed to deliver two student residential boarding houses for Brighton college, including staff accommodation for the Head and Deputy Housemasters together with ancillary support spaces. One boarding house is accommodated within the refurbished 19th century Walpole Lodge known as The Villa, along with the later added Chapel and interstitial Dormitory Wing referred to as The Annex. A separate contemporary new build boarding house is being constructed on the same site opposite The Villa. In addition, two existing terraced properties fronting Belle Vue Gardens and Eastern Road are being refurbished to provide dedicated staff residential accommodation.



CLIENT	Brighton College
ARCHITECT	Nicholas Hare Architects
M&E CONSULTANT	Skelly & Couch
STRUCTURAL ENGINEER	Campbell Keith
QUANTITY SURVEYOR	Quantem Services Limited



WESTMINSTER SCHOOL



CURRENT PROJECTS



VALUE
£3.20 million

LOCATION
London,
SW1P

COMPLETED
2004

Ellmers Construction was appointed to conduct a comprehensive refurbishment project in a listed building for Westminster School, including a new copper roof, removal of existing walls and slabs to alter floor levels; installation of new standalone services – with intelligent lighting and provision of new IT infrastructure within the classrooms; new kitchens and conversion of Parliamentary Offices into state-of-the-art classrooms. Works also included the construction of a new staircase that had to comply with English Heritage standards and be sympathetically incorporated into the building fabric.

CLIENT	Westminster School
ARCHITECT	Richard Griffiths / Feilden Clegg Bradley
M&E CONSULTANT	PHD Associates / Atelier 10
STRUCTURAL ENGINEER	Price & Myers
QUANTITY SURVEYOR	Sawyer & Fisher / Davis Langdon

GOLDSMITHS UNIVERSITY



CURRENT PROJECTS



VALUE
£16.00 million

LOCATION
London,
SE14

COMPLETED
2016

Ellmers Construction was appointed to refurbish 240 student accommodation rooms across three properties at Goldsmiths, University of London, upgrading bedrooms, shared areas and building services to modern standards. The works were carefully phased to minimise disruption within the live campus environment. Following the successful completion of this phase, Ellmers secured a further contract to refurbish and deliver an additional 160 student rooms, increasing residential capacity. The project demonstrated Ellmers’ ability to manage high-quality accommodation refurbishments within an operational university setting.



CLIENT	Campus Living Villages
ARCHITECT	Hawkins Brown
M&E CONSULTANT	Hulley & Kirkwood
STRUCTURAL ENGINEER	Campbell Reith Hill LLP
QUANTITY SURVEYOR	Arcadis





ELLMER
CONSTRUCTION