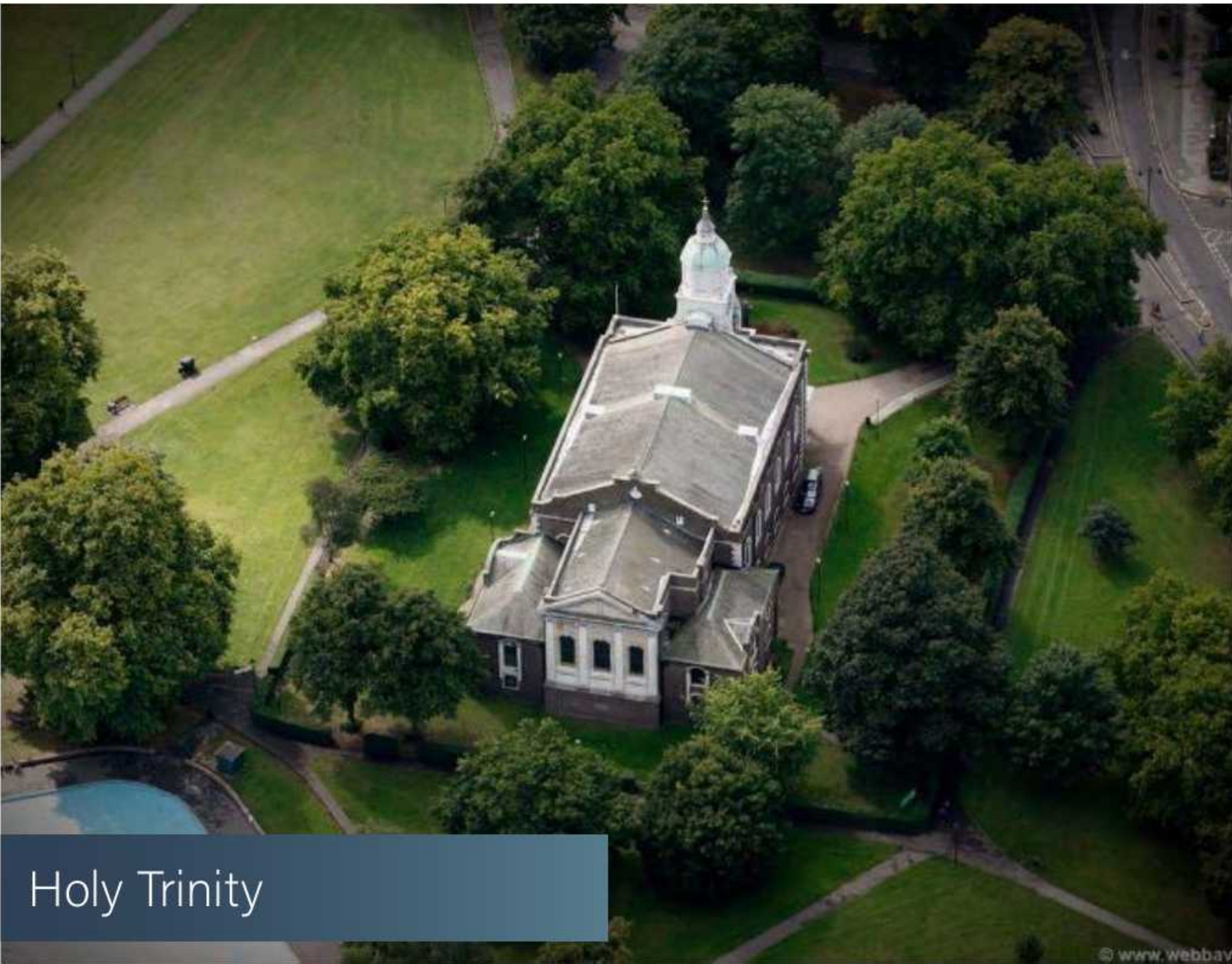




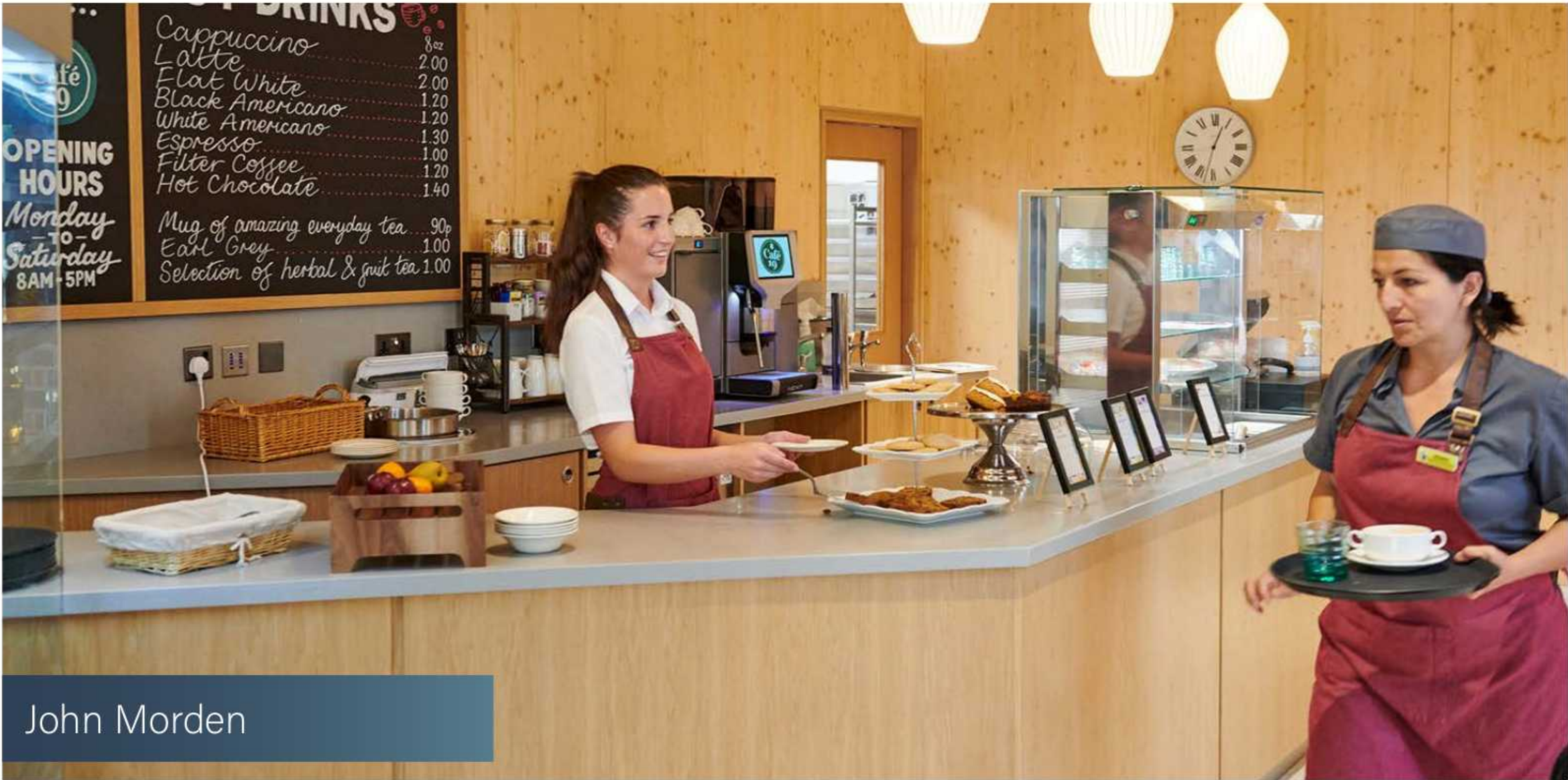
CGA

COMPANY OVERVIEW

Our Experience



Holy Trinity



John Morden



St Andrew's-by-the-Wardrobe



Cornus

At Clive Graham Associates, we bring a proactive, detail-oriented approach to every project—delivering high-quality results across the commercial, hospitality, and residential sectors. With a strong reputation for precision, collaboration, and integrity, our team excels in managing complex fit-outs, refurbishments, and new-build developments from concept to completion.

Our project experience reflects our ability to deliver on time, within budget, and to the highest standards— whether navigating tight programmes, coordinating specialist trades, or integrating bespoke design elements.

We pride ourselves on building lasting relationships with clients, consultants, and contractors alike, driving projects forward with clear communication and commercial insight.

Each project we undertake is an opportunity to demonstrate our commitment to quality, innovation, and value—ensuring our clients' visions are brought to life with confidence and care.



Christie's



Bruce Castle Museum



St Louis Catholic Primary School



The Pembridge



The Royal Opera House

Project profile

The Royal Opera House

Bow Street, London

We were proud to be awarded the prestigious refurbishment project within the Royal Opera House’s rehearsal room—a space steeped in history and constantly in use. The project involved a full strip-out of the existing tiered stage flooring, taking the area back to its bare fabric, and transforming it into a bespoke, acoustically engineered environment tailored for choir rehearsals.

Our team collaborated closely with the acoustic engineer to develop and test samples of the proposed timber wall panels. We engaged specialist staging contractors to design and coordinate the mechanical, electrical, and plumbing (MEP) services. Our joinery specialists refined the wall panel design and worked hand-in-hand with the architect throughout the design stages. CGA also liaised directly with the client to align key occupation dates and coordinate with their domestic contractors.

Key Finishes Delivered:

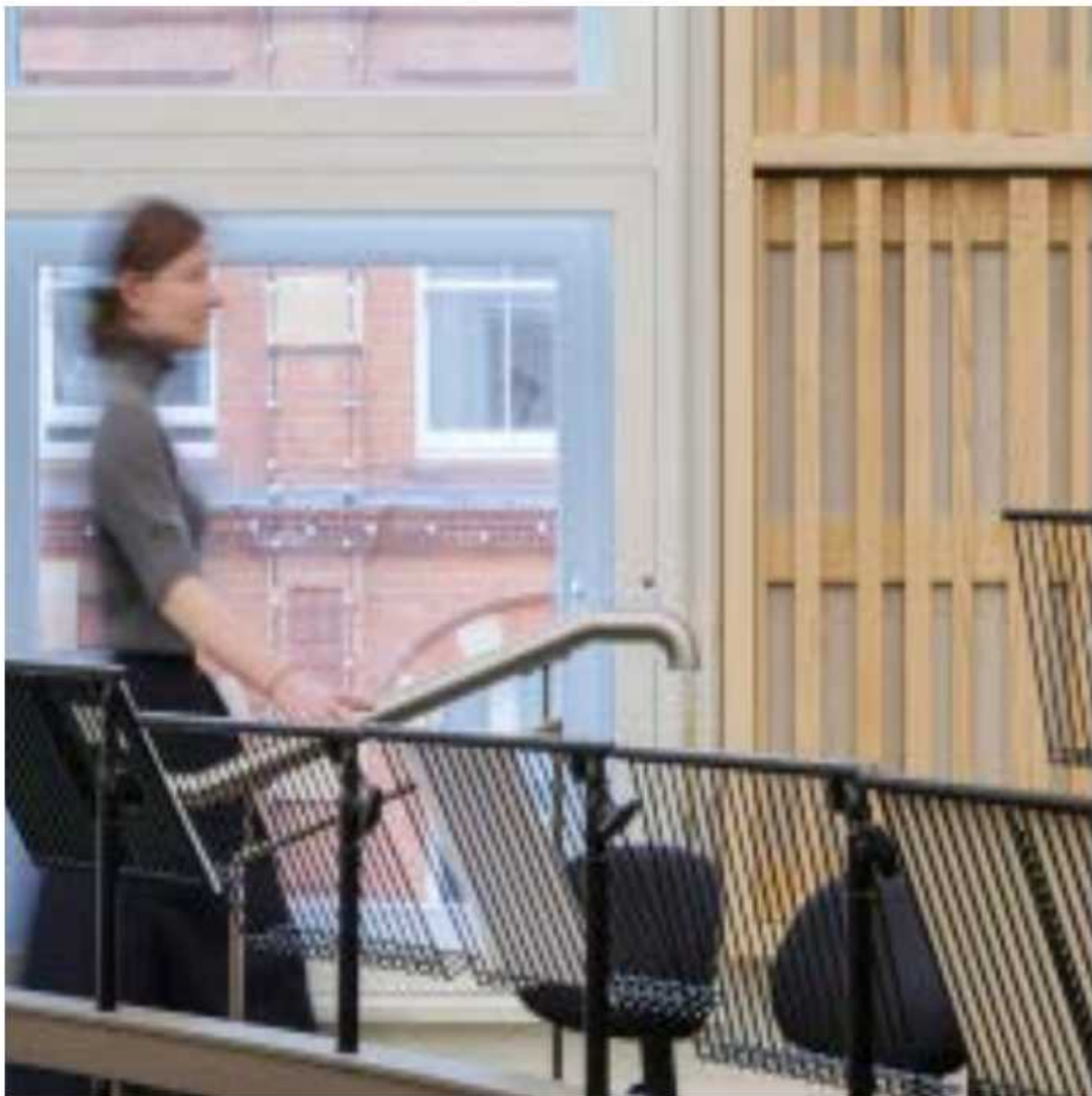
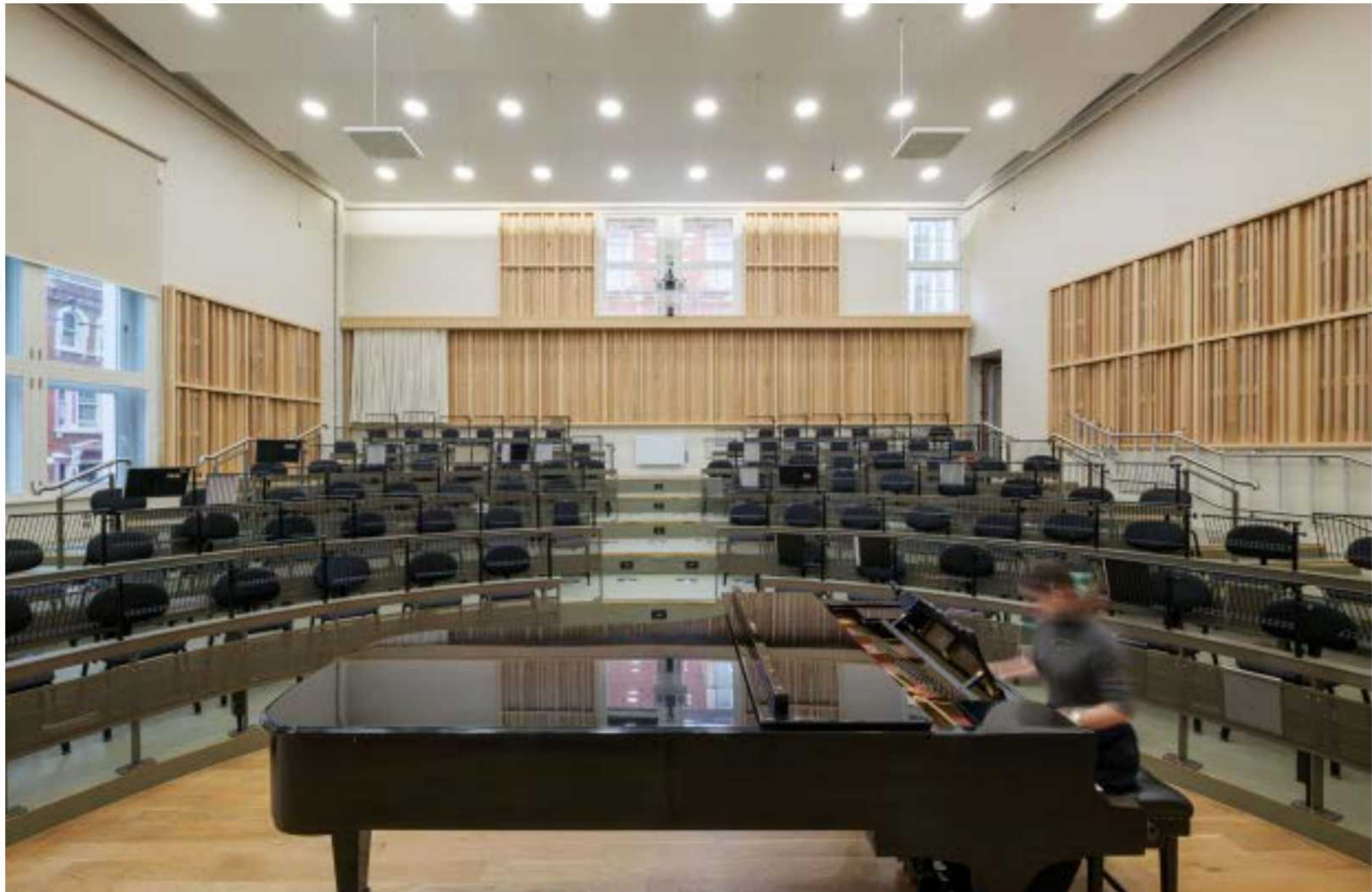
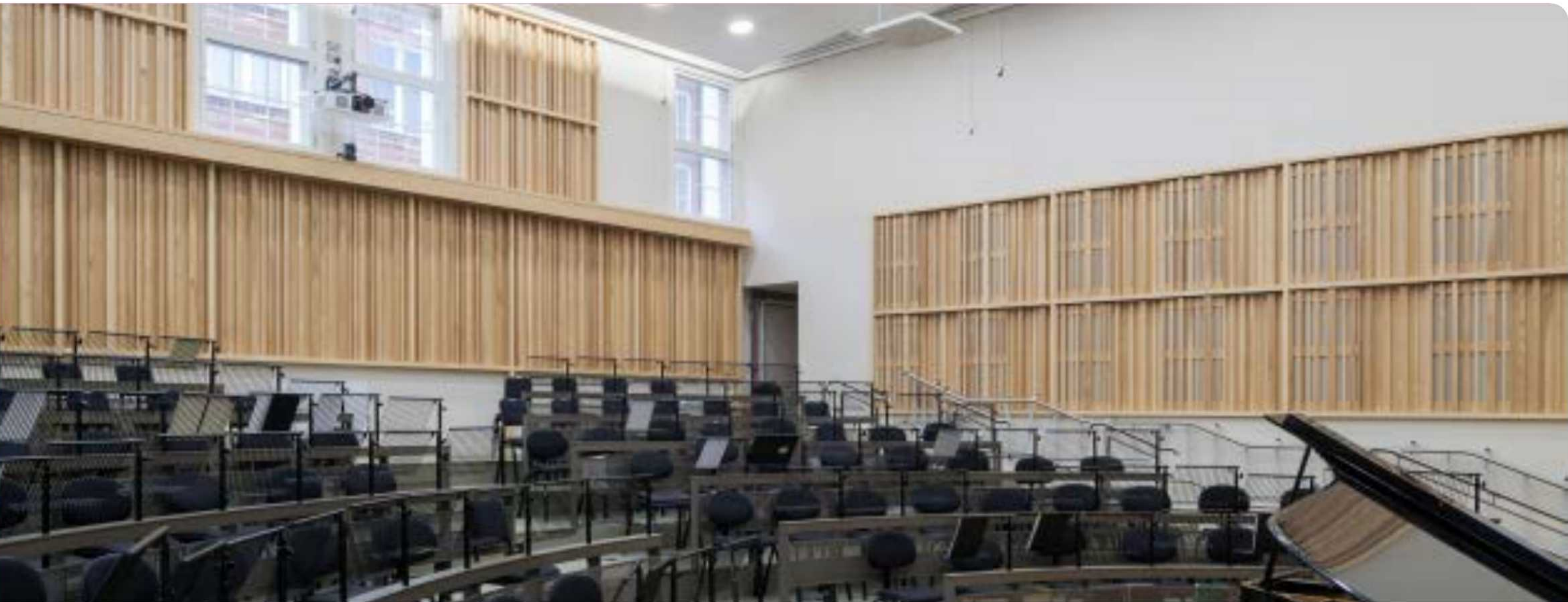
- 1. Installation of a new stage flooring system
- 2. Design and manufacture of a two-part removable balustrade for central aisle access
- 3. Coordination and installation of a fixed-point balustrade incorporating music bin stages
- 4. Fabrication of a fully acoustic, radius-tiered stage
- 5. Integration of an accessible stair lift with concealed stanchions within the joinery
- 6. Bespoke fitted joinery throughout
- 7. Acoustic wall panels installed across the space
- 8. New floor finishes
- 9. Restoration and adaptation of the existing ceiling
- 10. Modification of existing mechanical services to suit new floor grills
- 11. Installation of new curtains
- 12. Feature stage joinery and acoustic panel system

Challenges Overcome:

- Operating within a live, high-traffic building
- Navigating complex logistics and restricted access
- Delivering within a tight and immovable timeframe
- Coordinating intricate design elements across joinery, staging, balustrades, and accessibility features

Solutions Delivered:

- Worked collaboratively with the client and ROH staff to manage noise restrictions and site interface
- Coordinated waste removal and material deliveries with building security and management
- Conducted out-of-hours site surveys and validations to fast-track design and manufacturing, ensuring timely delivery ahead of site commencement
- Developed a master plan for the stage floor design, which served as the foundation for all other interfacing elements—balustrades, acoustic panels, access lift, and music stands
- Aligned our programme with the client’s domestic contractors to ensure seamless integration and avoid delays



Sector	Arts & Culture
Contract Period	10 weeks
Value	£300k

Project profile

Christie's Basement Archive

South Kensington

We were fortunate to work across Christie's auction house and offices sites for over 5 years on various projects. Under the Christie's framework, CGA carried out the fit out and refurbishment works to Christie's South Kensington Basement; Offices, Photographic Studio and Catalogue and Warehouse space.

Clive Graham Associates employed Artillery Architects to produce office design layout options for the client. Phase 1 was completed over 15 weeks comprising of the strip out and demolition of an existing warehouse and returned to open plan office, meeting rooms, copy areas, and breakout room. All new M&E services were installed including air conditioning and new fresh air systems. Minor structural works were also undertaken with adaptations to existing bricked up archways.

Phase 2 was completed over 13 weeks, creating new open plan space with a specialist automated racking system and storage units for the catalogue and warehouse department. Phase 3 was then completed within 15 weeks creating new secure storage space and storage units.

The works took place whilst the building was occupied and auctions continued to run without disruption to schedule. Areas were decanted and then repopulated after each phase.



Sector	Commercial
Contract Period	15 weeks
Value	£3m

Project profile

Holy Trinity Clapham

The Revitalise 250 project will see the extension and internal fit out and refurbishment of the 18th century Grade II* Holy Trinity Church, which will be under construction for 52 weeks. Originally opened for worship in 1776 and most famous for is association with William Wilberforce and his group of friends known as ‘The Clapham Sect.’ They worshipped at the church as they campaigned for many religious and humanitarian causes – most notably the abolition of the slave trade. The church which has served it’s community for 250 years will be renovated in order for the building to continue to meet the needs of those it serves. The building and its surrounding grounds and monuments have significant historic importance and our team are working closely with Hanslip & Co Architects and Heritage Consultants to deliver the project in the most sensitive way.

The new works consist of new extensions to both the North and South elevations, along with internal works to the Narthex, Nave, Gallery and Chancel, complete with new M&E services installation throughout. And with the growth of its congregation the extensions will help better serve the community.

The new facilities will double the number of toilets, with them better located throughout our building and will install accessible toilet facilities that meet current standards.

We are also installing a new kitchen facility that will significantly increase the catering capability and capacity.

The church is situated on entrance to Clapham Common and has a lot of public footfall, with access and public protection to be safely managed at all times. Our team are also working very closely with the Church to coordinate around their busy schedule, keeping community groups and services running as normal and minimising disruption of noisy works.



Sector	Historical
Contract Period	52weeks
Value	£5.5m

Project profile

The Pembridge Notting Hill Gate

We pride ourselves on our ability to sensitively deliver modern design with heritage character, constructing spaces that resonate with both contemporary luxury and timeless elegance. The Pembridge, located at the prestigious corner of Notting Hill Gate and Pembridge Gardens, presents period properties reimagined and thoughtfully converted into beautiful homes that speak to their Victorian heritage, combining both contemporary living and historical charm.

Scope and Overview

Situated in the vibrant heart of Notting Hill, The Pembridge mixed use development harmonises period architecture with modern living. The scheme comprises retail space at ground and basement and nineteen 1-3 bedroom residential apartments at first, second, third and fourth floors. There are eight different apartment types presented in two subtly different finishes palettes, “modern” and “heritage.”

CGA's Shell & Core Of Retail Space & High-End Residential Fit-Out

The Pembridge is characterised by its ‘modern heritage’ design, with apartments boasting bespoke finishes including panelled walls, parquet flooring, and marble bathrooms. CGA prepared the commercial/retail flexible space located at the ground and basement levels to shell and core standard, ready for the occupation and bespoke fit out of the retailer.

Solutions through Value Engineering

Mechanical Systems: We optimised costs and efficiency by transitioning from a Mitsi to a Daikin air conditioning ASHP system. This change not only reduced expenses but also streamlined the installation process.

Ventilation Solutions: By upgrading to a higher specification MVHR system, we eliminated the need for conventional ducted kitchen extract systems. This resulted in a more efficient system that offered cost savings and improved the overall building performance.

Lighting and Heating: Lighting and Heating Adjustments to the track and lighting specifications and the transition to an acoustic cradle underfloor heating system achieved equal quality with better lead times and cost-effectiveness, while also enhancing acoustic and thermal performance.

Bespoke Joinery and Doorsets Through careful value engineering, we achieved high-quality finishes using cost-effective materials like veneer and lookalike quartz, without compromising on the luxurious feel of the interiors. Additionally, the selection of an alternative supplier for ‘Crittall’ specified doorsets not only met but exceeded client expectations in terms of quality and design flexibility.

Challenges and Solutions

Minimising Neighbourhood Disruption: Ensuring the uninterrupted function of the existing neighbouring retail spaces on a busy high street and adjacent to the Notting Hill Gate TFL underground entrance was paramount. Through strategic planning and continuous communication with stakeholders, CGA successfully maintained live services and ensured safety and comfort for all parties involved.

The Outcome: Luxury modern living meets quality Victorian charm in one of London’s most sought-after neighbourhoods. By marrying traditional elegance with contemporary luxury and employing strategic value engineering, CGA has delivered a development that stands as a benchmark for mixed-use projects.



Sector	High End Residential
Contract Period	94 weeks
Value	£8m

Project profile

Cornus Restaurant Fit Out

Belgravia

We delivered the complete fit-out of Cornus, an elegant new rooftop restaurant perched atop The Ice Factory in the heart of Eccleston Yards, Belgravia. Designed in collaboration with Day Studio, the project reflects a refined mid-century modern aesthetic and was completed on schedule in just 18 weeks, with the restaurant officially opening following a successful soft launch phase in July 2024.

The scope of works included all mechanical and electrical installations and architectural finishes, ensuring every aspect was tailored to the operational needs and design vision of the client.

M&E Services: Installation of brand-new mechanical and electrical systems, custom-engineered to meet the unique operational demands of a rooftop dining venue.

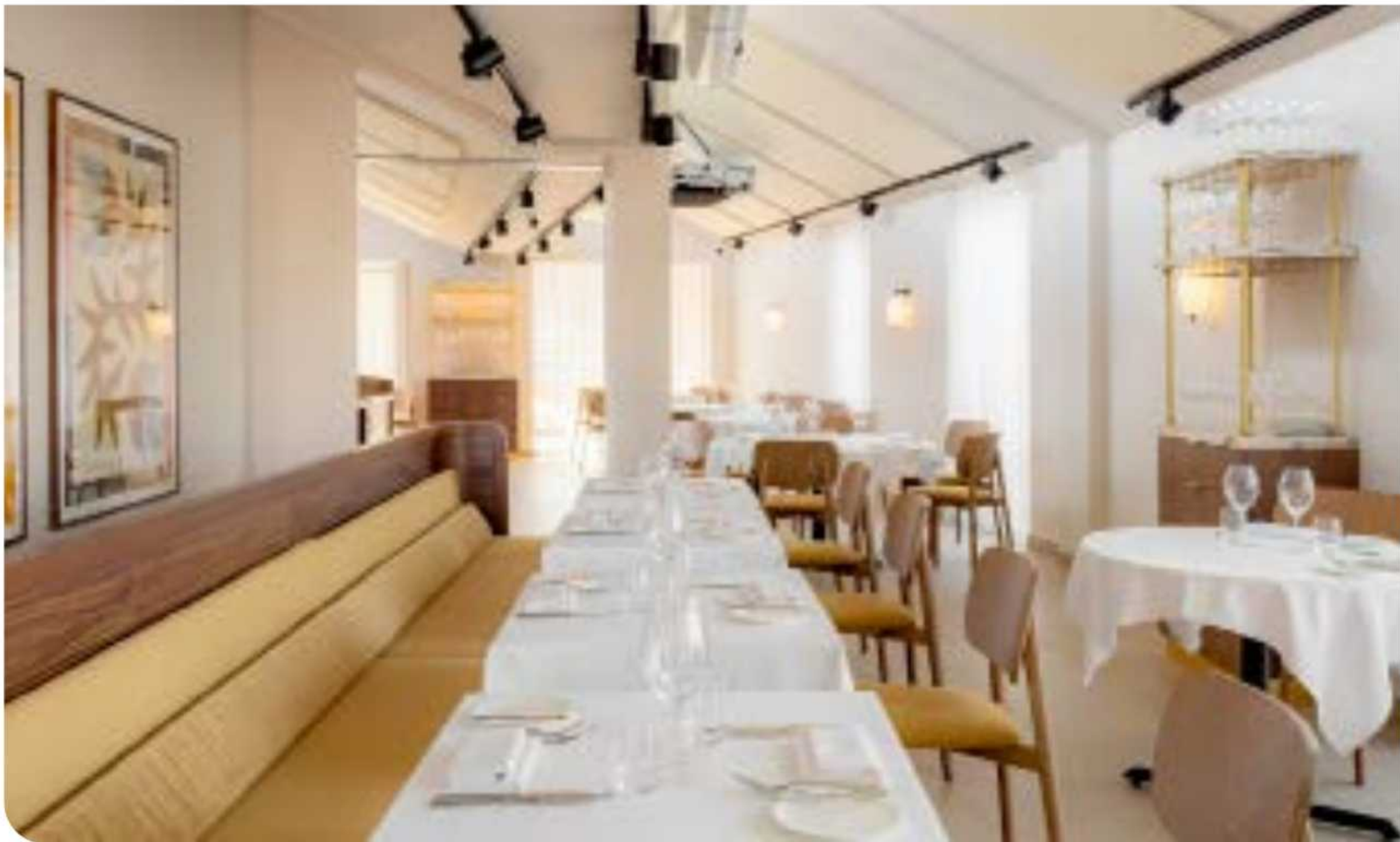
HVAC & Feature Lighting: Integration of high-performance HVAC systems to maintain optimal comfort, alongside the installation of bespoke feature lighting to enhance atmosphere and highlight architectural details.

Commercial Kitchen: Delivery of a fully equipped, state-of-the-art commercial kitchen capable of supporting a fast-paced, seasonal menu. This included specialist ventilation, catering equipment, and hygienic finishes.

Partitioning & Fire Compartmentation: Construction of partitions and installation of fire-rated systems to meet stringent safety standards, while clearly defining front-of-house and back-of-house zones.

Bespoke Joinery & Luxury Finishes: Custom joinery was designed, manufactured, and installed to align with the designer’s mid-century brief. Luxury materials, including premium porcelain finishes, were fitted with precision to elevate the overall guest experience.

The key challenge was delivering a high-end, fully bespoke restaurant fit-out within a tight 18-week programme—leaving no margin for delay, especially with long-lead items and specialist finishes. We adopted a collaborative and solution-focused approach, working closely with Day Studio from the outset to ensure all design intentions were clearly translated into buildable details. Special attention was paid to early procurement of bespoke joinery and long-lead finishes, enabling seamless sequencing of works on-site. Strong project management and communication ensured milestones were met without compromising on quality. The result is Cornus—a stunning rooftop destination that marries high-end hospitality functionality with bold design character. Delivered on time and to an exceptional standard, the project showcases CGA's expertise in fast-track fit-outs and complex interior builds in live urban environments.



Sector	Commercial
Contract Period	18 weeks
Value	£1m

Runwell Sports and Social Club

St Luke’s Way



This project delivered a complete refresh of the local Sports and Social Club enhancing both its performance and appearance. Works included a new roof, external cladding, and landscaping to boost the clubhouse’s thermal efficiency and curb appeal. Inside, we carried out M&E upgrades, full refurbishment, and redecoration of the toilets, bar, and function rooms. The project was completed with new paving and fencing to create a welcoming and durable outdoor environment.

Home to local football, rugby, snooker, archery, and bowls clubs, the facility is a vital community hub. We’re proud to have modernised and revitalised the clubhouse, ensuring it continues to serve residents and sports teams for years to come.

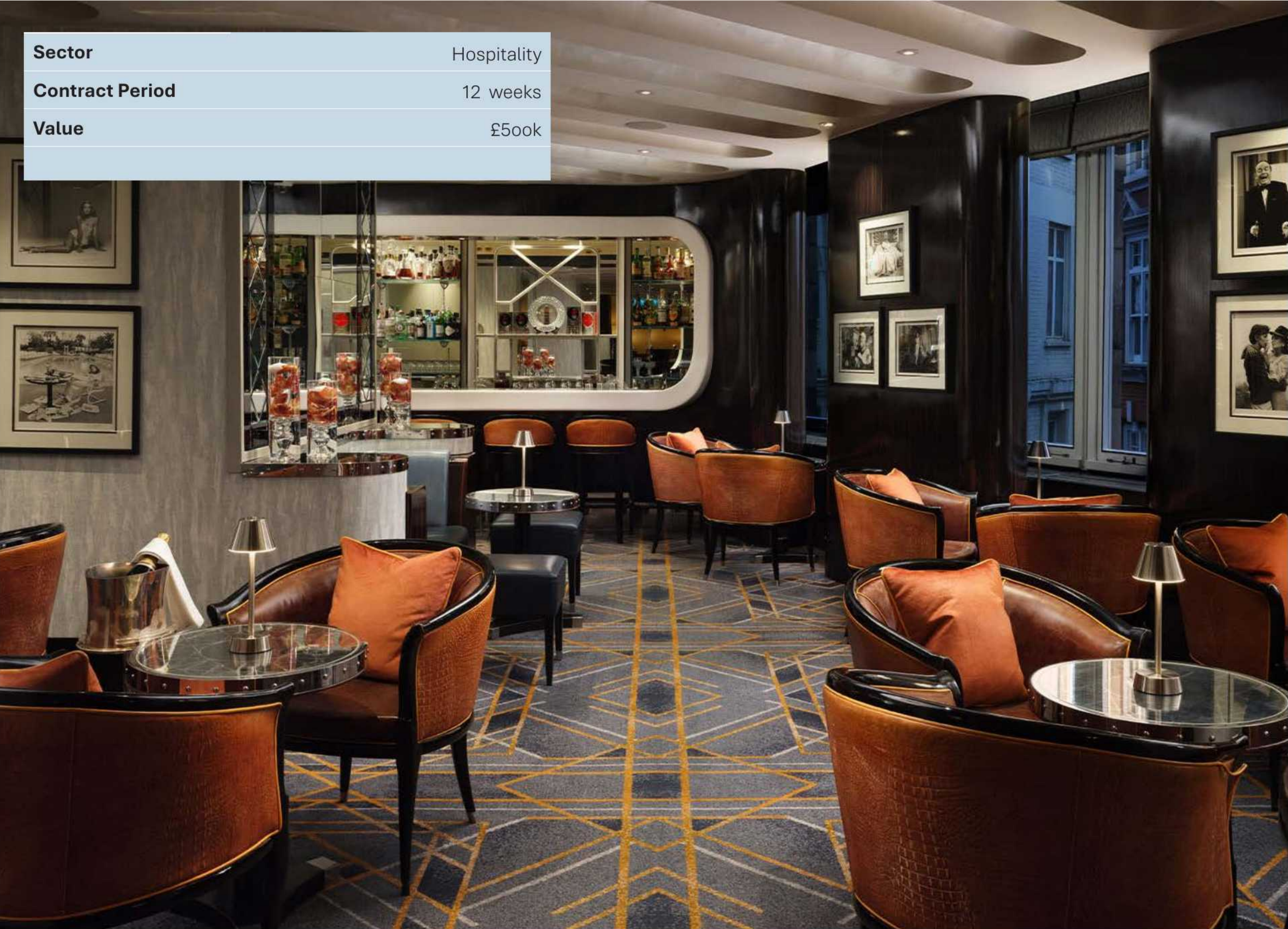
The scheme was value-engineered to stay within budget — with smart design choices and agile project management allowing us to accommodate last-minute changes without compromising on quality. Additional council funding helped bring the final vision to life.

The Savoy

The Strand, London

Our ceilings and partitions team successfully completed the supply and installation of various ceiling systems as a subcontractor on this project. Working closely with our partners, we installed suspended ceilings with a high-quality finish.

This project was technically demanding and required precision to meet the high standards expected. The combination of advanced ceiling systems and meticulous installation ensured a successful outcome, reflecting the quality and expertise of our team. .



Project profile

GSK

Various Locations

GlaxoSmithKline (GSK) is a science-led global healthcare company dedicated to developing innovative medicines and consumer healthcare products. Over the past decade, Clive Graham Associates (CGA) has proudly partnered with GSK to deliver a series of high-profile refurbishment and fit-out projects at their prestigious Brentford headquarters. Each project reflects CGA's commitment to quality, precision, and seamless delivery in live environments.

Transforming Workspaces, Enhancing Experiences

From strategic relocations to bespoke executive suites, CGA has played a pivotal role in reshaping GSK's workplace to meet evolving business needs and employee expectations.

In 2013, we completed a comprehensive refurbishment across three floors within two buildings at GSK House. This included the full strip-out and fit-out of office spaces, quiet booths, kitchens, and meeting rooms—each tailored to enhance functionality and comfort.

Building on this success, we delivered a full refurbishment of Level 9 in 2014. Over a three-month period, the 2,200m² floor was reconfigured to house GSK's Legal department, featuring new partition walls, quiet booths, tea points, and DDA-compliant design. Upgrades to lighting, power, data, and ventilation systems ensured the space was both modern and efficient.

Innovation Meets Performance

We were proud to support the creation of the GSK Human Performance Lab, an 18,000 sq ft state-of-the-art facility designed to simulate diverse environmental and training conditions. This cutting-edge space enables GSK scientists to push the boundaries of sports science, recovery, and nutrition.

As part of Project Cleo, CGA played a key role in GSK's strategic workplace transition, facilitating the relocation of approximately 1,500 employees from Stockley Park to Brentford. Delivered through fast-track, turnkey solutions, we reconfigured multiple floors to accommodate new teams, integrating mechanical, electrical, and plumbing systems, upgrading IT infrastructure, and creating collaborative zones and breakout areas—all while maintaining business continuity.

Smart Infrastructure for a Smarter Campus

CGA also led a site-wide infrastructure upgrade at GSK Brentford, enhancing safety and sustainability. This included the installation of a new LED lighting scheme, resurfacing of the underground car park, and the implementation of intelligent vehicle recognition and signage systems to improve user experience.

Executive Excellence & Flexible Workspaces

In the high-spec Project Willow, we transformed a ground floor space into a sophisticated Executive Suite. The project featured enhanced drywall and full-height glazed partitions with acoustic glass doors, creating a premium environment for senior leadership.

On Level 8, we delivered a flexible and modern office space supporting 245 workstations across 2,200m². Appointed under an NEC Design & Build contract, we provided layout consultancy, bespoke finishes, and full M&E upgrades, including fire safety systems and acoustic enhancements.

Welcoming First Impressions

During the global pandemic, we were tasked with upgrading GSK's reception area. The project involved the design, manufacture, and installation of a new reception desk, blending compliance with contemporary aesthetics to create a welcoming and secure environment for staff and visitors.

We also refurbished the Travel Lounge, GSK's primary welcome space for guests. Located on the ground floor, the lounge now features modern amenities including showers, refreshment stations, and secure luggage storage. The revitalised space reflects GSK's blue-chip standards and increased capacity to meet growing visitor demand.



Sector	Commercial/ Pharmaceutical
Contract Period	Various
Value	Various

Project profile

Burgone and Naiper

Brompton Barracks, Chatham

The works encompassed a full internal refurbishment, beginning with a complete soft strip-out. We removed existing furniture, flooring, kitchens, sanitaryware, and wall and floor tiles to prepare the blocks for a full rebuild

On the mechanical side, we installed a new ventilation system throughout drying rooms, ablutions, bathrooms, and cleaning cupboards. We fitted new showers, toilets, baths, and basins, and carried out remedial works to an existing flue to resolve a latent defect. The project also included the chlorination of the water system and the removal of redundant water tanks from the roof voids to improve efficiency and safety.

Our electrical works included a complete lighting upgrade, with new layouts in all kitchen areas and the installation of new distribution boards in risers (12 in total) and plant rooms (2). This work required carefully coordinated shutdowns to minimise disruption and maintain operational safety.

We also installed Whiterock wall cladding to all ablutions and wet areas, laid new vinyl and carpet flooring throughout, and supplied and fitted new furniture to 72 rooms. In addition, we installed 12 new kitchens, 12 IPS units, 6 baths, and 6 cleaners’ cupboards, creating a fresh, modern, and compliant living environment.

During the works, we discovered that none of the existing firestopping met current standards. We rectified this by carrying out full, compliant fire-stopping works across both blocks. Finally, we completed window and external door remedial works, ensuring the buildings were fully secure and weather-tight.

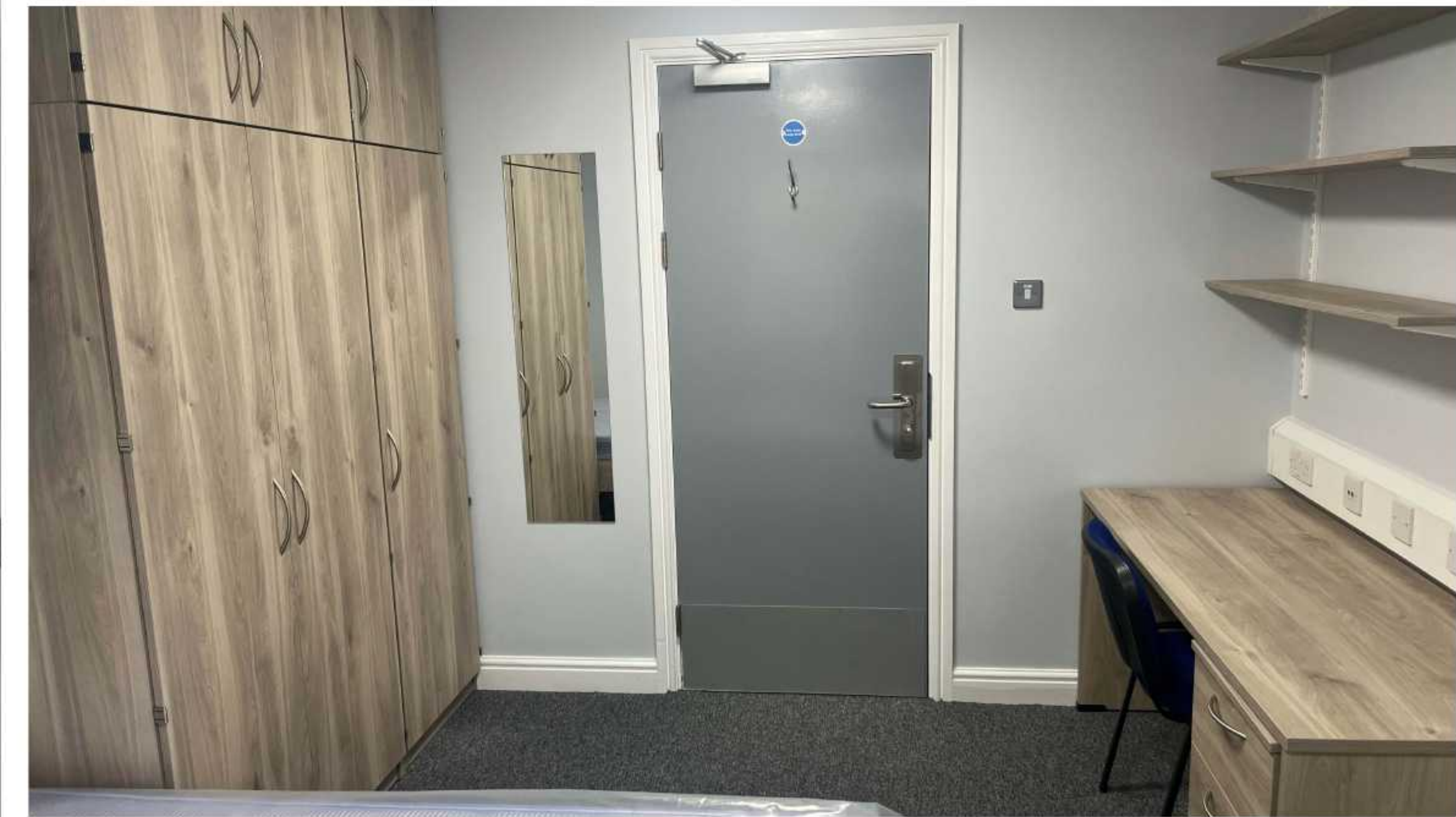
Key Challenges

This project presented several challenges that required adaptability and strong communication. Last-minute variations were introduced late in the programme, affecting sequencing and closeout activities. We managed these efficiently by re-prioritising critical path tasks and maintaining open dialogue with the client team.

Working within a secure military base also demanded meticulous planning.

Every contractor, visitor, and delivery had to be pre-approved and security-cleared, which extended lead times and limited flexibility. Despite these constraints, we kept the project on track through early coordination and disciplined logistical planning. The tight programme required precise sequencing, close collaboration, and proactive problem-solving.

The refurbishment of the Burgoyne and Napier Blocks demonstrated our ability to deliver complex works in a secure and challenging environment. We completed a high-quality refurbishment that modernised essential military accommodation, leaving the client with upgraded, compliant, and efficient facilities ready for long-term use.



Sector	Residential / Heritage
Contract Period	20 weeks
Value	£1.2m

Project profile

16 Woburn Square Bloomsbury, London

This project comprised the comprehensive refurbishment of a Grade II listed Georgian townhouse, transforming it into high-quality student accommodation for the University of London. The works carefully balanced the preservation of historic features with the introduction of modern building services, fire safety measures, and accessibility upgrades to meet current regulations. The programme was governed by a fixed handover deadline of 15th September 2025 to align with the academic year, requiring close coordination, proactive problem-solving, and ongoing liaison with Camden Council due to the building’s listed status.

Scope of Works

The project involved a full internal and external refurbishment, including layout reconfiguration, extensive mechanical and electrical upgrades, and sensitive heritage restoration.

Internally, all non-historic partitions were removed to facilitate the new layout, including works within the basement and rear ground-floor extensions. Historic frames, architraves, and cornices were carefully retained and protected, while new fire-rated doors and frames were installed to achieve full compartmentation without compromising period detail. Damaged plaster and wall and ceiling linings were replaced, and existing finishes were restored. Kitchens, bathrooms, sanitaryware, non-original joinery, and floor coverings were stripped out, allowing original floorboards, basement screed, and stone staircases to be exposed and restored. Obsolete insulation and services were removed from the roof space, with robust protection measures maintained throughout to safeguard historic fabric.

Externally, existing sash windows and glazed doors were carefully removed, refurbished, and reinstated within

retained historic frames. External doors and window bars at lower ground floor level were replaced, while lead flashings, gutters, and rainwater goods were renewed and adapted to suit new outlet positions. The slate roof was inspected and repaired in coordination with the roofing contractor, with provision made for a future terrace-wide re-roofing strategy.

Structural and service alterations included the formation of new openings in basement masonry walls to improve circulation, alongside the installation of new mechanical, electrical, plumbing, heating, water, and ventilation systems throughout the building to achieve full regulatory compliance.

Challenges and Achievements

Delivering the project within a Grade II listed building in central Bloomsbury required detailed coordination with Camden Council’s Conservation Officers and the preparation of precise method statements and protection strategies. Close collaboration with the structural engineer ensured that original staircases and heritage features were safeguarded throughout the works. Despite these constraints, the project was delivered on time and to specification, achieving full compliance and readiness for student occupation at the start of the academic year.

Outcome

The completed refurbishment successfully integrates modern functionality within a historic Georgian setting, preserving the building’s architectural character while providing safe, compliant, and energy-efficient student accommodation. The project demonstrates best practice in listed building restoration and education-sector delivery within a tightly constrained urban programme.



Sector	Education
Contract Period	30 weeks
Value	£500k



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