



CGA

LIFE SCIENCE & PHARMACEUTICAL CAPABILITY

Our Experience



GSK - Project Cleo



Wellcome Trust



GSK Reception Desk



GSK House

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.



Hinxton Projects



UEZ QMUL Innovation Centre



Firmenich



GSK Car Park Upgrade



Colworth Exchange

Project profile

GSK - Project Cleo Brentford

We have been a trusted delivery partner for GSK across multiple phases of the ambitious Project Cleo — a strategic relocation initiative involving the closure of GSK’s Stockley Park site and the seamless integration of approximately 1,500 employees into their Brentford headquarters.

Delivered through a series of fast-track, turnkey projects, We worked closely with GSK to reconfigure and revitalise multiple floors across the Brentford campus, ensuring each space was tailored to the needs of incoming teams while maintaining business continuity.

Scope of Works:

The programme involved a full strip-out of existing finishes and the demolition of both glazed and solid partitions to make way for a modern, flexible workplace environment. New MEP services were introduced throughout, with all open-plan and desk modules upgraded to RCD protection via existing Elec-tracks.

To enhance the working environment, we installed new carpets, reimagined breakout areas, and introduced a mix of new and repurposed furniture. Quiet booths and acoustic pods were added to support focused work, while conference rooms were reconfigured to improve functionality and flow. Each department received bespoke branding to reinforce identity and culture within the wider organisation.

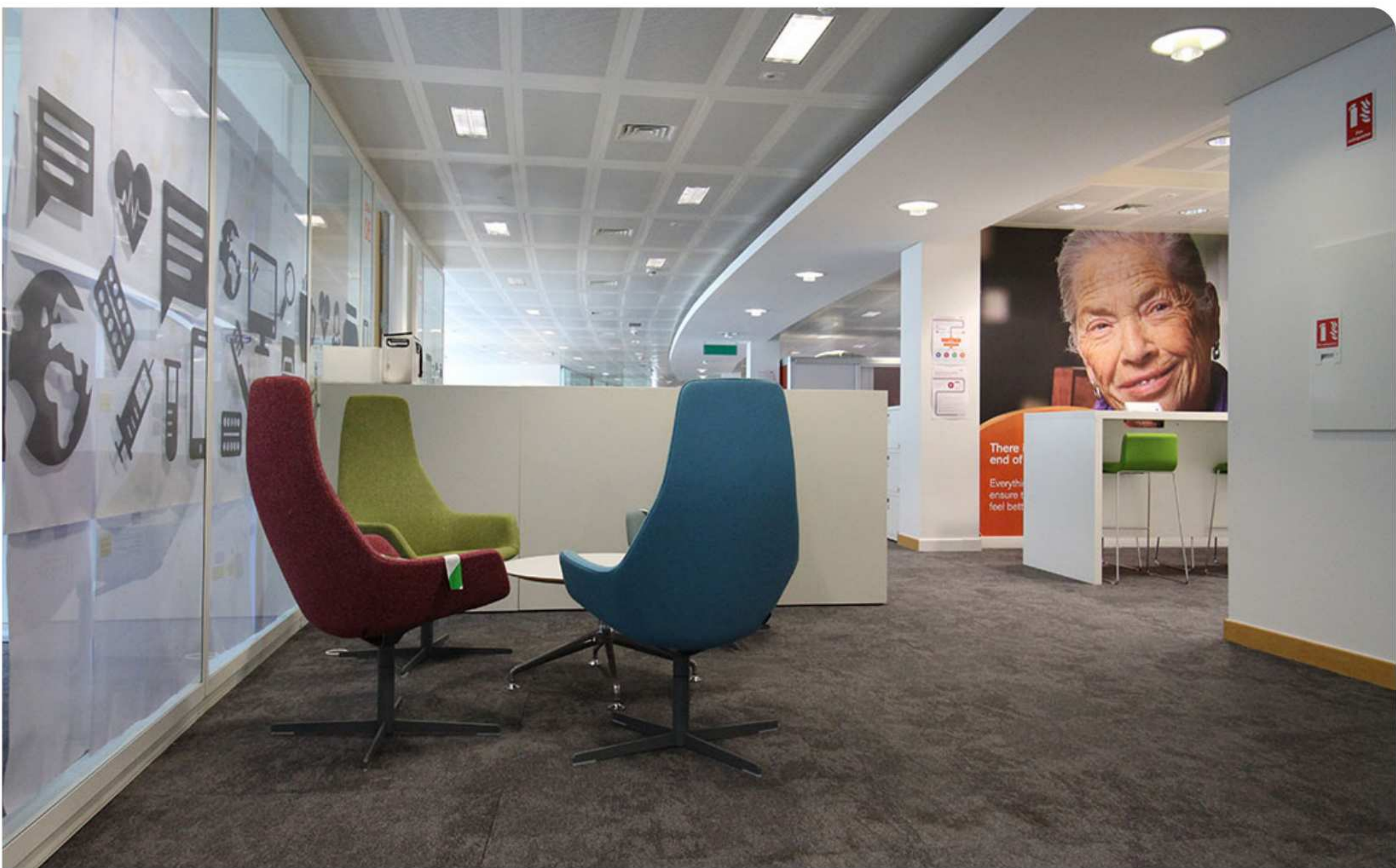
Technical Highlights:

- Integration of new mechanical, electrical, and plumbing systems
- IT and power upgrades to support modern working practices
- Installation of quiet zones, collaborative spaces, and refreshed breakout areas
- Blended use of existing and new furniture to maximise sustainability and value

Working in a Live Environment:

Operating within a fully occupied corporate campus, we carefully managed logistics to minimise disruption. Works were phased and scheduled to avoid peak hours, with deliveries and waste removals coordinated during early mornings or evenings under the supervision of our on-site team.

This project exemplifies our ability to deliver complex, high-volume workplace transformations with speed, precision, and minimal disruption — all while aligning with the client’s strategic goals.



Sector	Pharmaceutical
Contract Period	12 weeks
Value	£300k - £800k

Project profile

GSK Reception Desk

Brentford

During the global pandemic, we collaborated with our long-standing client, GSK, to deliver a modern and compliant upgrade to their reception area. The project involved the design, manufacture, and installation of a new reception desk, as well as enhancements to the overall aesthetics of the space.

We worked closely with specialist designers, using the architect's base concept as a foundation. Our team ensured that the final design met all of GSK's security and compliance requirements, while also creating a welcoming and contemporary environment for staff and visitors.

Challenges

1. Maintaining Functionality During COVID-19 Restrictions

We coordinated with GSK to install a temporary reception desk that allowed operations to continue safely. This included implementing COVID-19 protection measures and maintaining a one-way system throughout the area. The building was operating with reduced occupancy, which required careful planning and sensitivity to health and safety protocols.

2. Working Within a Live Security Environment

The reception upgrade took place directly in front of GSK's main security hub. We had to ensure that all services, particularly power and security systems, remained fully operational throughout the works. During the validation process, it was discovered that the existing electrical feeds were connected to the security power supply. This meant that any isolation of power had to be meticulously planned to avoid disrupting critical security functions.

Solutions Delivered

1. Proactive Communication and Coordination

CGA held regular interface meetings with GSK's security and reception teams to ensure that all construction activities—

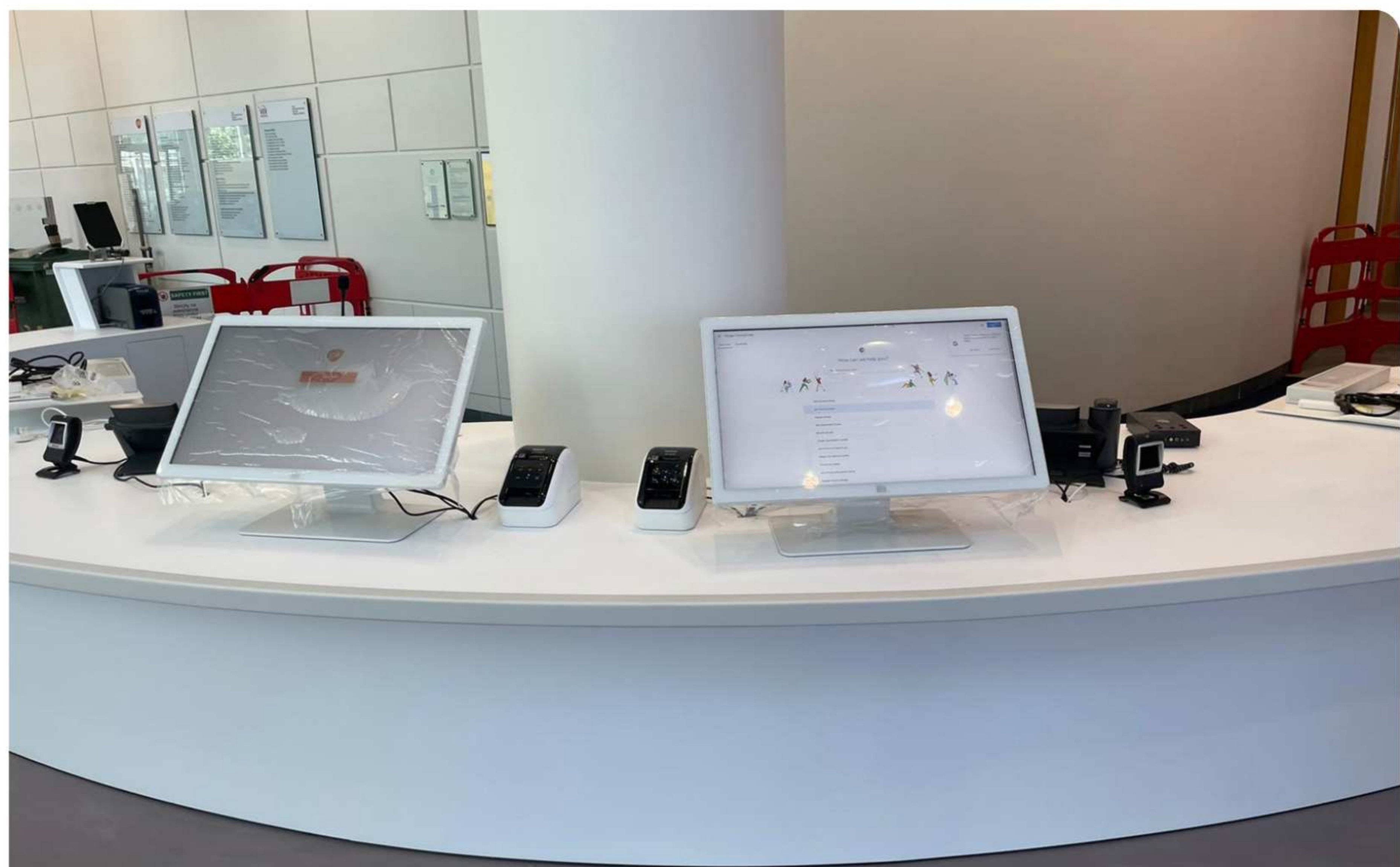
including hoarding and temporary setups—did not interfere with COVID-19 safety protocols or daily operations.

2. Strategic Power Management and System Isolation

Our team worked in close collaboration with GSK's in-house maintenance and security personnel to plan and execute key power shutdowns. During these shutdowns, the reception systems were carefully removed from the security power supply. This allowed for the installation of dual power sources, enabling future isolation without impacting the security infrastructure.

Materials and Components Installed

- A fully bespoke, compliant reception desk designed to meet DDA and security standards
- New dedicated electrical systems for small power and lighting, allowing for independent isolation
- Upgraded wall finishes and full decorative enhancements throughout the reception area
- Illuminated GSK corporate signage and branded graphics
- Stone flooring matched to the existing finishes for seamless integration
- Custom-designed pass drop box for secure visitor management
- Integrated hearing loop system for accessibility
- Site stand interface for the reception desk
- Heating and cooling upgrades to improve comfort for reception staff
- Feature lighting installed at the desk plinth for visual impact
- Refurbishment of the luggage store area
- Removal of temporary COVID-19 protection screens following completion



Sector	Pharmaceutical
Contract Period	3 weeks install 12 week design and procurement
Value	£120k

Project profile

GSK Car Park Upgrade

Brentford

As part of our ongoing partnership with GSK, We were appointed to deliver a comprehensive site-wide infrastructure upgrade at their Brentford campus. The project, led by Clive Graham, focused on enhancing safety, sustainability, and user experience through the introduction of a new LED lighting scheme, resurfacing of the underground car park, and the implementation of intelligent vehicle recognition and signage systems.

Smart LED Lighting Upgrade

CGA collaborated closely with GSK and our supply chain to design and phase the installation of a new energy-efficient LED lighting system across the underground car parks. The new layout, developed in line with revised traffic flow plans, included presence detection and RCD protection, ensuring optimal illumination and safety. All works were completed behind secure segregation, with zero disruption to daily car park operations.

Car Park Surface Renewal

Working to GSK’s nominated specification, CGA appointed specialist contractor Deckmaster to carry out the phased removal and replacement of the existing car park surface. Each section was completed under controlled conditions and aligned with the new one-way circulation layout. Every phase was reviewed and signed off with the client prior to handover, ensuring quality and consistency throughout.

Intelligent Vehicle Management System (VMS)

In partnership with VMS, CGA introduced a cutting-edge vehicle recognition and signage system across the site. This included:

- ANPR cameras at entry points
- Digital occupancy signage for real-time parking availability

- Speed awareness displays

- New belisha beacons and pedestrian crossings

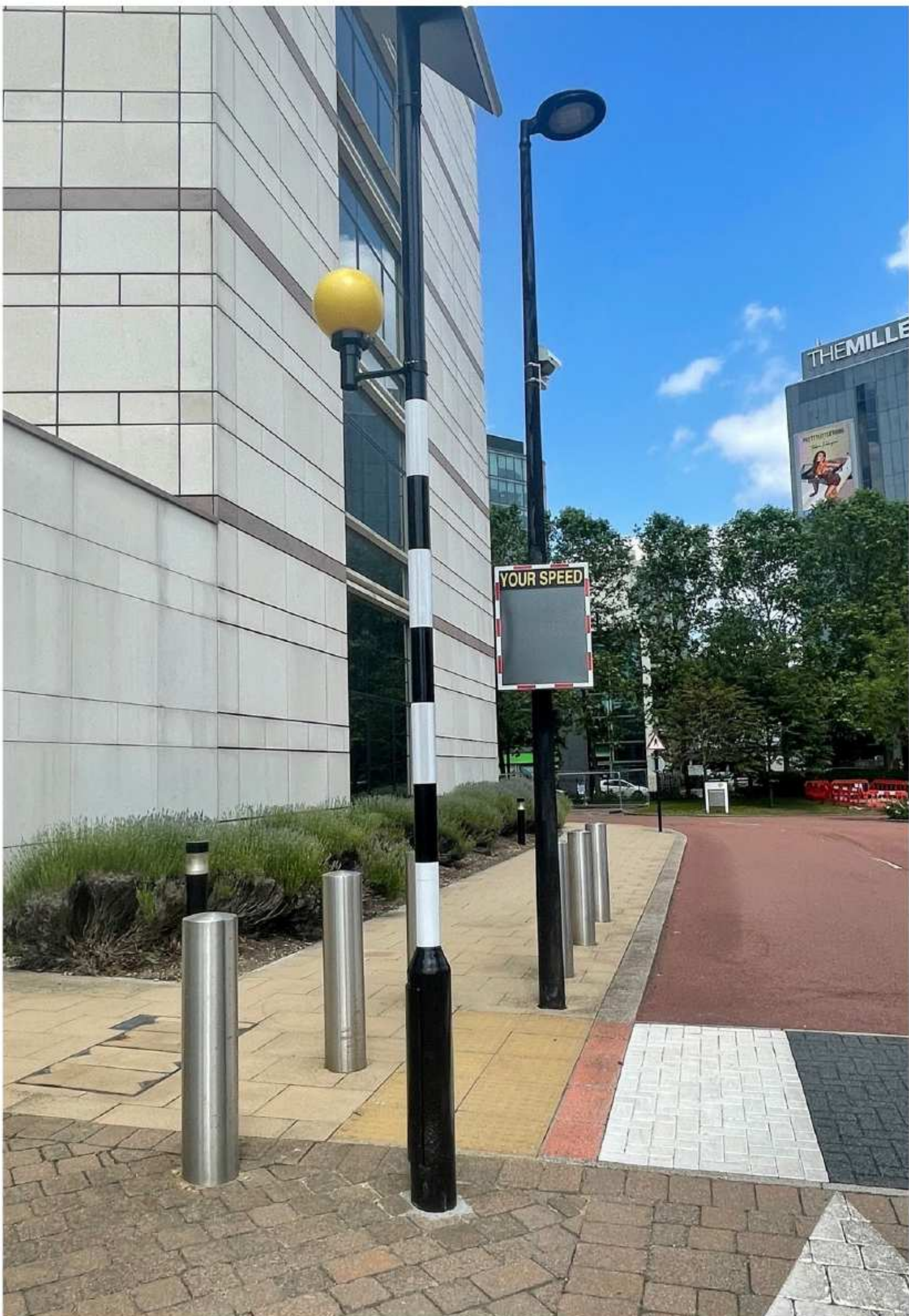
All systems were integrated into the site’s central security hub, enhancing both safety and operational efficiency.

Challenges & Solutions

1. Infrastructure Limitations: Many signage locations lacked existing foundations or power. CGA conducted a full SUMO scan of the site, designed new structural bases with wind/load considerations, and installed new ducted power routes from central supply points.
2. Live Site Constraints: Installation required temporary road closures and diversions. CGA coordinated closely with GSK’s security and facilities teams to implement safe, clearly signed detours and minimise disruption.
3. Phased Delivery: To maintain full car park functionality, all works were carefully phased. High-traffic areas near entrances and exits were completed out of hours, with Heras fencing and anti-collision barriers ensuring safety throughout.

Key Deliverables

- Structural foundations and power for new VMS signage
- Site-wide digital signage and speed awareness systems
- New pedestrian crossings and belisha beacons
- ANPR camera integration
- Full LED lighting upgrade with new zoning
- Car park resurfacing and reconfiguration to a one-way system



Sector	Pharmaceutical
Contract Period	22 weeks
Value	£1.2 m

Project profile

GSK House Level 8 Brentford

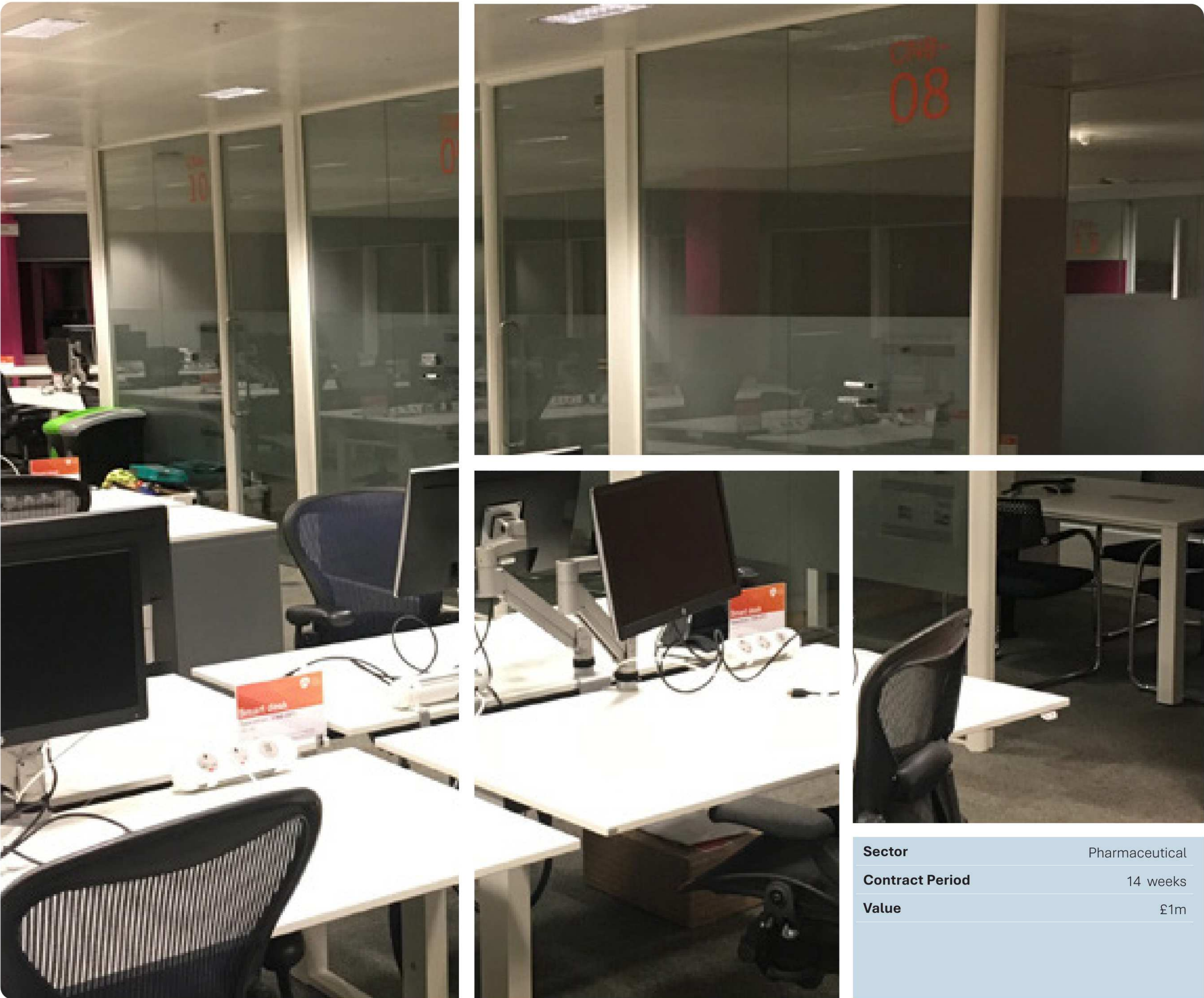
We completed the full fit out and refurbishment of Level 8 within GlaxoSmithKline head offices at GSK House, Brentford. The aim of the project was to create flexible office space for an increased capacity for approximately 245 work stations over a 2200m2 floor space.

We were appointed on a NEC form of contract to design and build, providing advice for office layout, finishes to walls and glazed partitions. The works included; installation and alteration of both M&E services, sprinkler system and fire alarm.

Our in-house Ceilings and Partitions division completed the ceiling alterations and adaptations and installed glazed and drywall partitions to the floor. The various meeting/conference rooms were fit out to include both drywall and glass partitions with writable glass, acoustic fabric panelling together with painted wall finish.

The floor housed two bespoke service centres including finishes such as back-painted glass and specialist hydrotaps.

We completed the design and formation of a new “Vend” area which has created a refreshment and social space for staff which required many bespoke joinery items.



Sector	Pharmaceutical
Contract Period	14 weeks
Value	£1m

Project profile

GSK House Brentford

GlaxoSmithKline (GSK) is a science-led global healthcare company committed to researching and developing a wide range of innovative medicines and consumer healthcare products. Clive Graham Associates (CGA) has proudly supported GSK through a series of high-profile refurbishment and fit-out projects at their prestigious Brentford headquarters.

GMS Refurbishment – 2013

In 2013, we successfully delivered a comprehensive refurbishment across three floors within two buildings at GSK House. The works included the full strip-out and fit-out of office spaces, quiet booths, kitchens, and meeting rooms. Each area was carefully designed and constructed to meet GSK’s operational needs while enhancing the working environment for staff.

Level 9 Refurbishment – 2014

In December 2014, we completed a second major project at GSK House, delivering a full refurbishment and fit-out of Level 9 over a three-month period. The 2,200m² floor was completely stripped out and reconfigured to a new layout, which included the installation of partition walls, glazed partitions, quiet booths, and tea points—all designed to meet DDA compliance standards.

The building management system (BMS) was adapted to suit the new layout, with modifications to ceiling lighting, power, and data infrastructure. Additional access control systems were installed, and alterations to the ductwork provided improved ventilation throughout the floor. The completed space now accommodates GSK’s Legal department, offering modern office areas, meeting rooms, and kitchen facilities.

During this time, CGA was also engaged in improvement works at the GSK Human Performance Lab, demonstrating our ability to manage multiple high-spec projects simultaneously.

GSK Human Performance Lab

The GSK Human Performance Lab is an 18,000 sq ft state-of-the-art facility designed to simulate a wide range of environmental, training, and performance scenarios. This enables GSK scientists to explore new frontiers in sports science, recovery, nutrition, and product development.

We were appointed to carry out a series of improvement works at the facility. These included remedial works to the BMS, enhancements to the security systems, the fit-out of new kitchen facilities, and the installation of acoustic barriers to improve privacy between departments. We also delivered bespoke joinery solutions and custom work areas tailored for sports equipment use.

Fire alarm and sprinkler systems were upgraded as part of the works. Due to restricted weekday access, all activities were carefully scheduled and completed over weekends to ensure the facility remained fully operational. Notably, the Duchess of Cambridge visited the lab on 12th November 2014 as part of her patronage with SportsAid, highlighting the significance of the facility and the quality of the work delivered.

Service Centres – Ongoing Works

We undertook refurbishment works across four service centres at GSK House. These works involve the full strip-out, redesign, and fit-out of each centre to ensure full DDA compliance. New units, worktops, splashbacks, sinks, and zip taps are being installed, alongside adaptations to electrical and plumbing systems.

Each service centre is being completed within a one to two-week timeframe, demonstrating CGA’s commitment to efficient delivery without compromising on quality or compliance.



Sector	Pharmaceutical
Contract Period	16 weeks
Value	£2.5m

Project profile

Firmenich

Bedfordshire

We completed a specialist laboratory fit-out at Colworth Science Park in Bedfordshire, a renowned hub for research and development. The project involved transforming areas across the ground and first floors of the Exchange building into high-performance laboratory and office spaces for a global leader in taste and scent technologies.

The new facilities include six purpose-built laboratories, each designed with negative air pressure systems to contain aromas and maintain airtight conditions. To ensure acoustic integrity, the spaces were constructed with soundboard materials, sealed junctions, and acoustic mastic, effectively minimising sound transference between rooms.

Hygiene and durability were central to the design. All surfaces were made impervious to moisture, with sealed walls, coved rubber flooring, and Acrovyn-wrapped joinery. Suspended ceilings were treated with a Bio-guard coating to support rigorous cleaning protocols.

On the first floor, we delivered a fully integrated office suite, complete with a dedicated server room and bespoke finishes. Each of the six suites was fitted with custom furniture, high-spec flooring, and precision-installed windows and doors — all tailored to meet the client’s exacting standards.

This project showcases our ability to deliver complex, technically demanding environments that support innovation at the highest level.



Sector	Pharmaceutical
Contract Period	21 weeks
Value	£1.2m

Project profile

The Wellcome Trust Cambridge

The Wellcome Trust Genome Campus is set in the idyllic grounds of the Hinxton Hall estate, south of Cambridge. The Campus plays host to scientific research, courses and conferences, and a publicly accessible nature reserve. The project consisted of the removal and reinstatement of glazed curtain walling, complete internal demolition of two internal free standing floor structure within the area, including all structural elements.

Structure

The internal existing structural elements were constructed with a column and ring beam method with RC slab spanning through the beams, in 5 goal post sections spanning in excess of 11 meters. One of the main project challenges was the existing structure, which could not be removed with traditional percussive methods due to the connecting buildings which have calibrated machines that were sensitive to this method of works.

We had to adopt a method of working with a Brokk with pneumatic jaws to crunch the concrete out when working on the slabs, however the Jaws would not open wide enough to get around the concrete the columns and ring beams. When faced with this we reverted to core drilling and pneumatic bursting of the beams to brake the concrete into smaller bits. Upon completion of the works we removable in excess of 380 tonnes of concrete and 80 tonnes of RE-Bar.

Logistics

During the removal of the existing structural element we had to adopt the use of a Bobcat skid steer with a 1 tonne scoop. This had to run across a live foot path that was maintained throughout the duration of the project. We adopted a traffic marshal system and a cross road with fences to ensure a full segregation between the many campus staff and heavy plant movements.

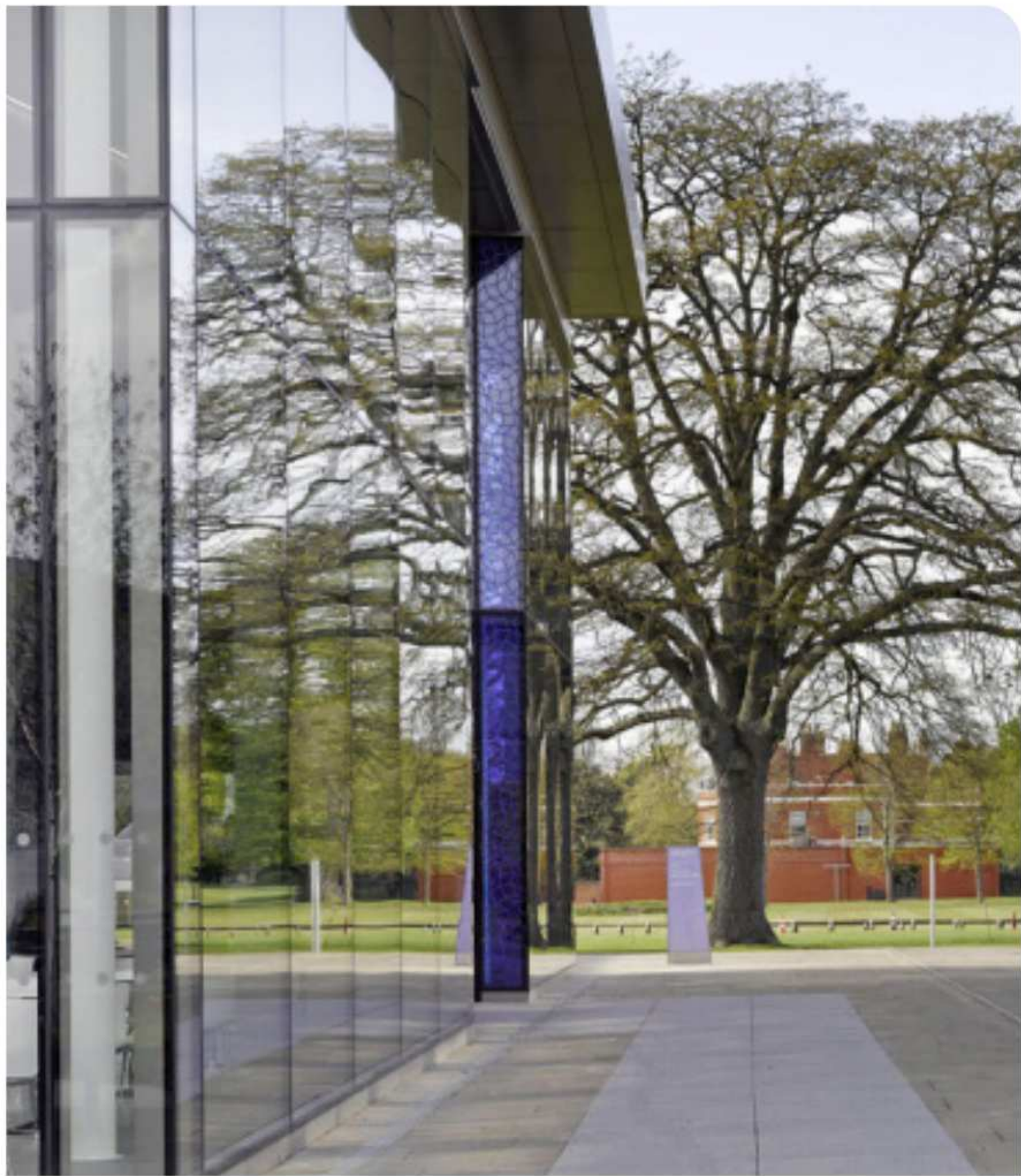
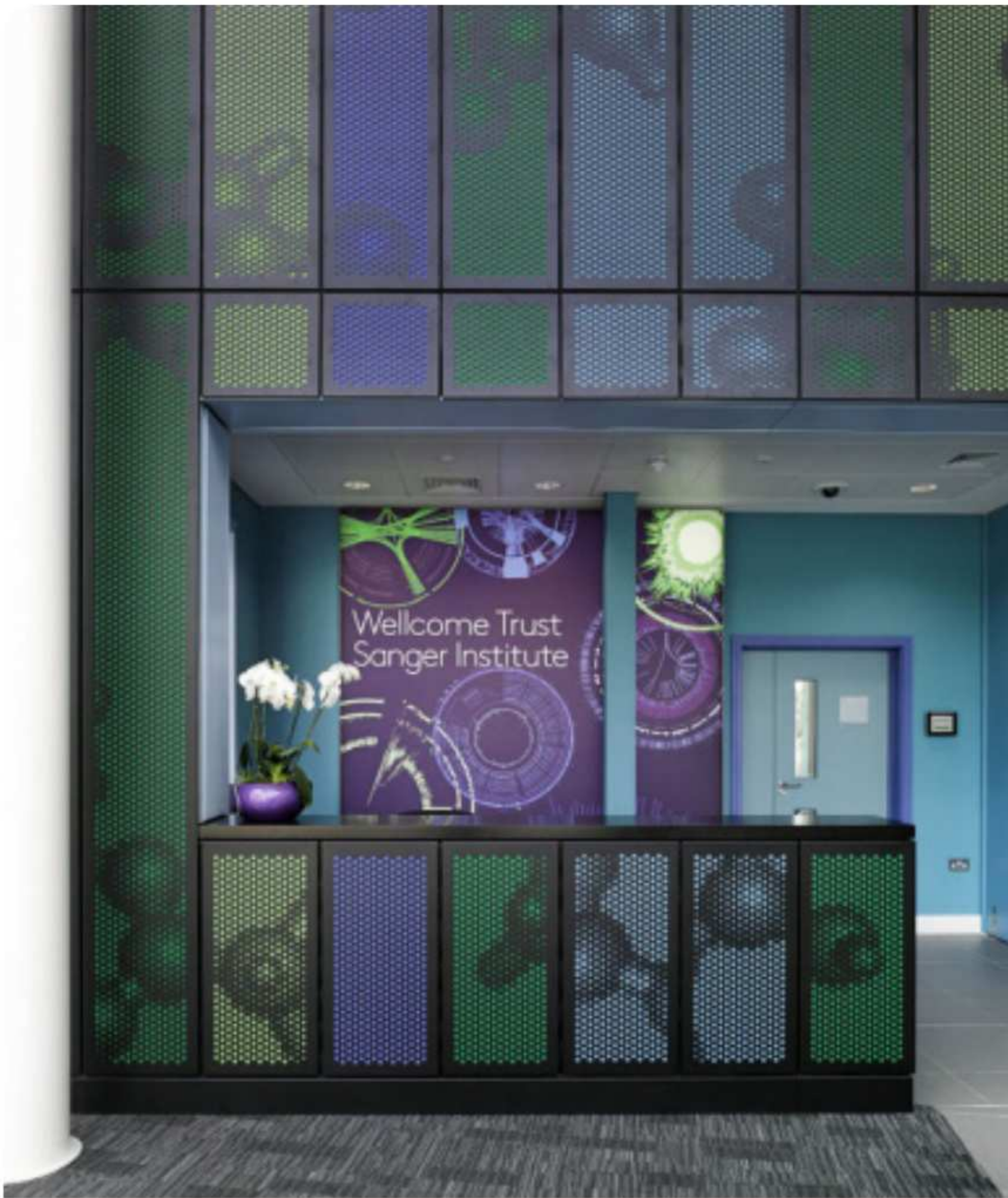
Finishes

The finishes consisted of a new curtain wall system with mullions that were in excess of 600 KG each and low energy glass panels of 500 KG. These were connected to the existing roof structure via new high level steel work and adapted base concrete plinth. The deliveries had to be planned in accordance with the campus movements throughout the installation due to the geographical location of the project. The internal new structure was constructed with rolled steel beams and columns to create the new ground floor offices. Above this the upper floor and bridge link connection was constructed with a Holo rib deck slab and testing Met sec box design to form the two offices and circulation spaces. This box was designed to carry all the upper ceiling void mechanical load and ceiling installation.

The internal free standing structure had structural glass partition openings on both sides and 552 individual bespoke acoustic panels with 479,361 perforations covering the entire free construction and balustrades to form a DNA molecular 3d pattern. To cover the structure, each panel had to be site measured from the design drawings to ensure full coverage and that the design concept fitted the sub straight.

In addition to the new internal structural steel frame and met sec structure, we also provided ceilings and partitions, specialist structural glazing and acoustic panelling, new ceramic factory bonded raised access floor, complex Exor lighting, new fire alarm and Vesda system integrated into the existing satellite system trend of the campus. A new AHU on the roof had to be craned into position over a weekend and the old AHU removed to ensure minimal disruption to the campus.

Throughout the works our project team have had to be considerate to the surrounding occupied areas and CGA have adapted operations in order to have minimal disruption to the Campus staff as possible. The Shared Services Facility now provides break out areas, a coffee bar and classrooms.



Sector	Commercial
Contract Period	43 weeks
Value	£3.2m

Project profile

Colworth Exchange Colworth Park

We delivered a high-specification laboratory fit-out on the ground floor of the Exchange building at Colworth Science Park, Bedfordshire — a leading research and development campus offering tailored office, conferencing, and lab facilities.

The project involved the creation of three fully serviced suites, including laboratory spaces, adjoining offices and meeting rooms, and a dedicated storeroom. One area was completed to a shell and core finish, allowing for future flexibility.

To meet the client’s stringent operational and hygiene requirements, the laboratories were constructed with moisture-resistant finishes, coved rubber flooring, and Acrovyn-wrapped joinery. Suspended ceilings were treated with a Bio-guard coating, and acoustic performance was enhanced using soundboard materials and sealed junctions with acoustic mastic and sound-bloc.

Each suite was fitted with bespoke furniture, high-performance flooring, and precision-installed windows and doors. Services included new A/C branches connected to the existing BMS, power and data installations, and a new IT rack located 60 metres away. Two suites were equipped with hot and cold water sinks and bespoke emergency eye wash stations.

Working within a live, occupied campus presented logistical challenges. All materials, tools, and waste were transported through shared areas with minimal disruption, thanks to carefully scheduled early morning and evening deliveries, all supervised on-site.

This project highlights our ability to deliver complex, high-performance environments with precision, care, and minimal impact on live operations



Sector	Commercial
Contract Period	10 weeks
Value	£350k

Project profile

Hinxton Projects

London

In response to the Covid-19 pandemic, the Home Office commissioned the Wellcome Trust to increase its Covid sampling throughput by 80%. To support this significant expansion, the existing laboratory infrastructure required a complete overhaul. This involved:

- Stripping out the current laboratories down to the building fabric.
- Reconfiguring the space and service layouts to accommodate a larger volume of advanced equipment.
- Creating a more ergonomic and process-driven environment to support high-efficiency workflows and increased sample storage capacity.

The goal was to deliver a modern, scalable laboratory environment capable of supporting intensified research and diagnostics under demanding conditions.

Key Challenges

One of the primary challenges was carrying out major electrical works in a live scientific environment. Several electrical distribution boards needed to be shut down, but it was essential to maintain continuous power to critical equipment and ongoing research projects. To achieve this:

- We worked closely with all affected science teams to coordinate shutdowns.
- Temporary uninterrupted power supplies were installed to ensure no disruption to sensitive experiments.
- All works were carefully scheduled to avoid interference with other scientific activities that relied on shared services.

Another major challenge was managing the significant heat gain generated by the new DNA sequencing machines. To address this, we designed and installed a Hybrid VRF system capable of delivering 40kW of cooling and heating across three rooms, ensuring a stable and controlled environment for both equipment and personnel.

Collaborative Solutions

Throughout the project, we maintained close collaboration with the client to plan and execute key shutdowns in a way that minimized disruption to surrounding laboratories and sensitive systems. Our proactive communication and flexible approach ensured that scientific operations continued smoothly while the upgrades were implemented.

Materials & Components Used

To meet the high standards required for a modern laboratory environment, we selected the following materials and systems:

- Fosters Refrigeration – for precision cooling solutions.
- Mitsubishi Hybrid VRF – to provide efficient and adaptable climate control.
- Optima Glazing – offering cleanroom-compatible glass systems.
- Hygienic Door Sets and Walling – designed for infection control and durability.
- Vinyl Safety Flooring – providing a slip-resistant, easy-to-clean surface.
- Fire Alarm and Access Control Systems – enhancing safety and security.
- Controlled Air Regimes – ensuring sterile and regulated air environments.



Sector	Pharmaceutical
Contract Period	4 phases over 20 weeks
Value	£450k

Project profile

UEZ QMUL Innovation Centre

London

This project involved the complete refurbishment of a two-floor training facility located within the Queen Mary University of London (QMUL) Innovation Centre in Whitechapel. The aim was to transform the existing space into a bright, modern, and flexible environment that supports training, collaboration, and potential future scientific use.

Scope of Works

The works began with a full strip-out and demolition of all existing finishes, returning the space to a Category A (CAT A) standard. Following this, the area was comprehensively refurbished using high-quality materials and finishes, with all services connected to the landlord’s existing infrastructure.

The refurbishment included the installation of Hunter Douglas ceilings, which provided a clean and contemporary aesthetic throughout the space. A bespoke reception desk was constructed to create a welcoming and professional entrance area. Planet Loft glazed partitions were installed to define individual spaces while maintaining a sense of openness and natural light.

New floor finishes were laid throughout, including cork flooring, which was selected for its sustainability, comfort, and acoustic properties. Feature wall graphics were added to enhance the visual identity of the space and create a vibrant, engaging atmosphere.

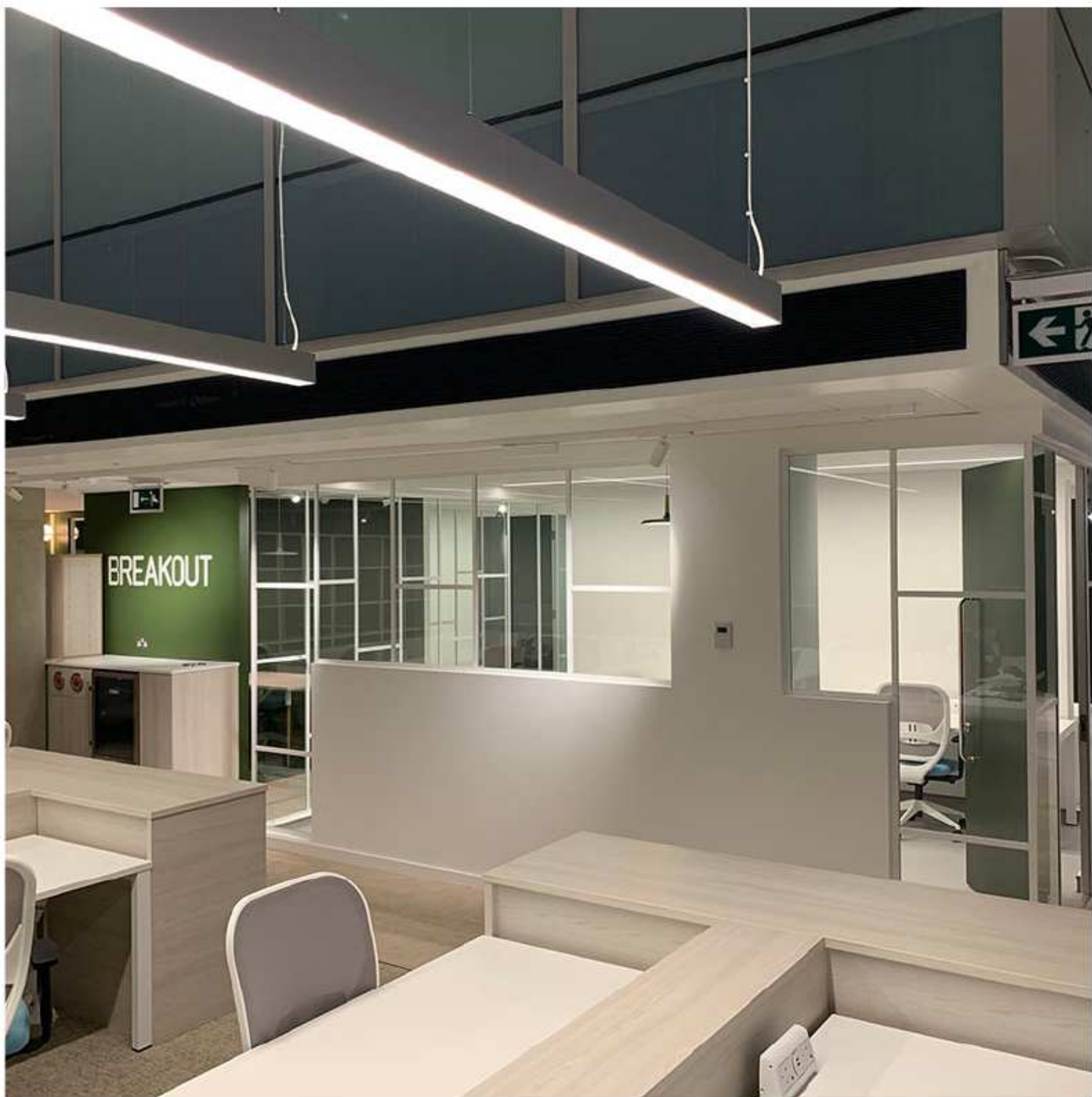
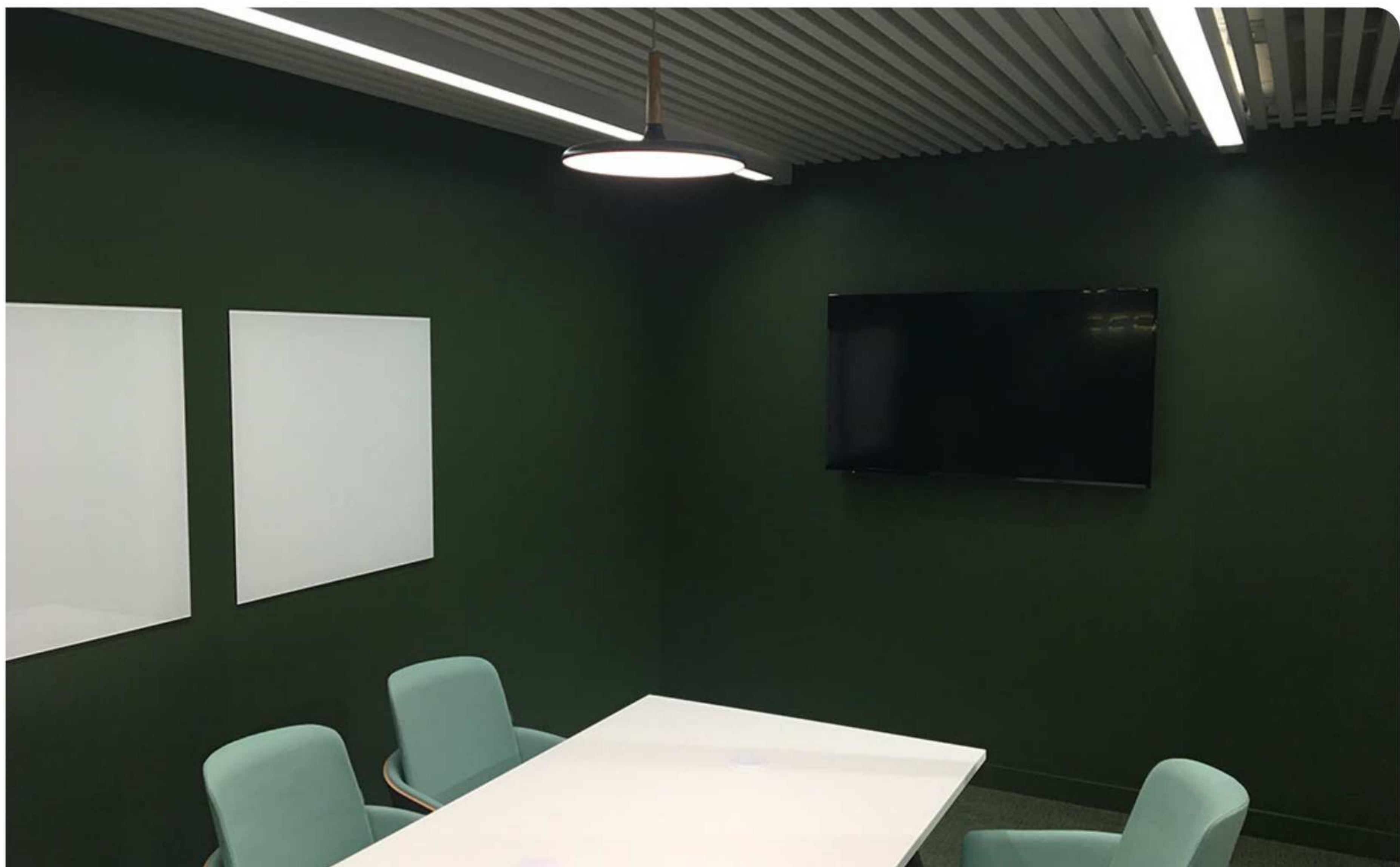
Mechanical & Electrical Enhancements

A completely new mechanical layout was designed and installed to improve airflow and environmental control across both floors. The lighting system was also fully upgraded, with new lighting fixtures installed throughout and high-level lighting added to communal areas to enhance visibility and ambience.

Audio-visual (AV) systems were integrated into the meeting rooms to support modern communication and training needs. Additionally, all rooms were future-proofed to allow for easy conversion into laboratory spaces, ensuring long-term flexibility and adaptability.

Additional Features

The reception area was finished with a plaster ceiling to create a smooth, refined look. A feature hanging joinery planter was installed to introduce natural elements into the space, promoting a calming and biophilic environment. A new kitchenette was also added to support staff and visitor needs, providing a functional and stylish refreshment area.



Sector	Pharmaceutical
Contract Period	18 weeks
Value	£Confidential



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