

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





Wilson Bayly Holmes-Ovcon Limited - South Africa



Wilson Bayly Holmes-Ovcon Limited - UK



BYRNE | GROUNDWORKS

BYRNE | DEMOLITION

ABOUT ELLMERS

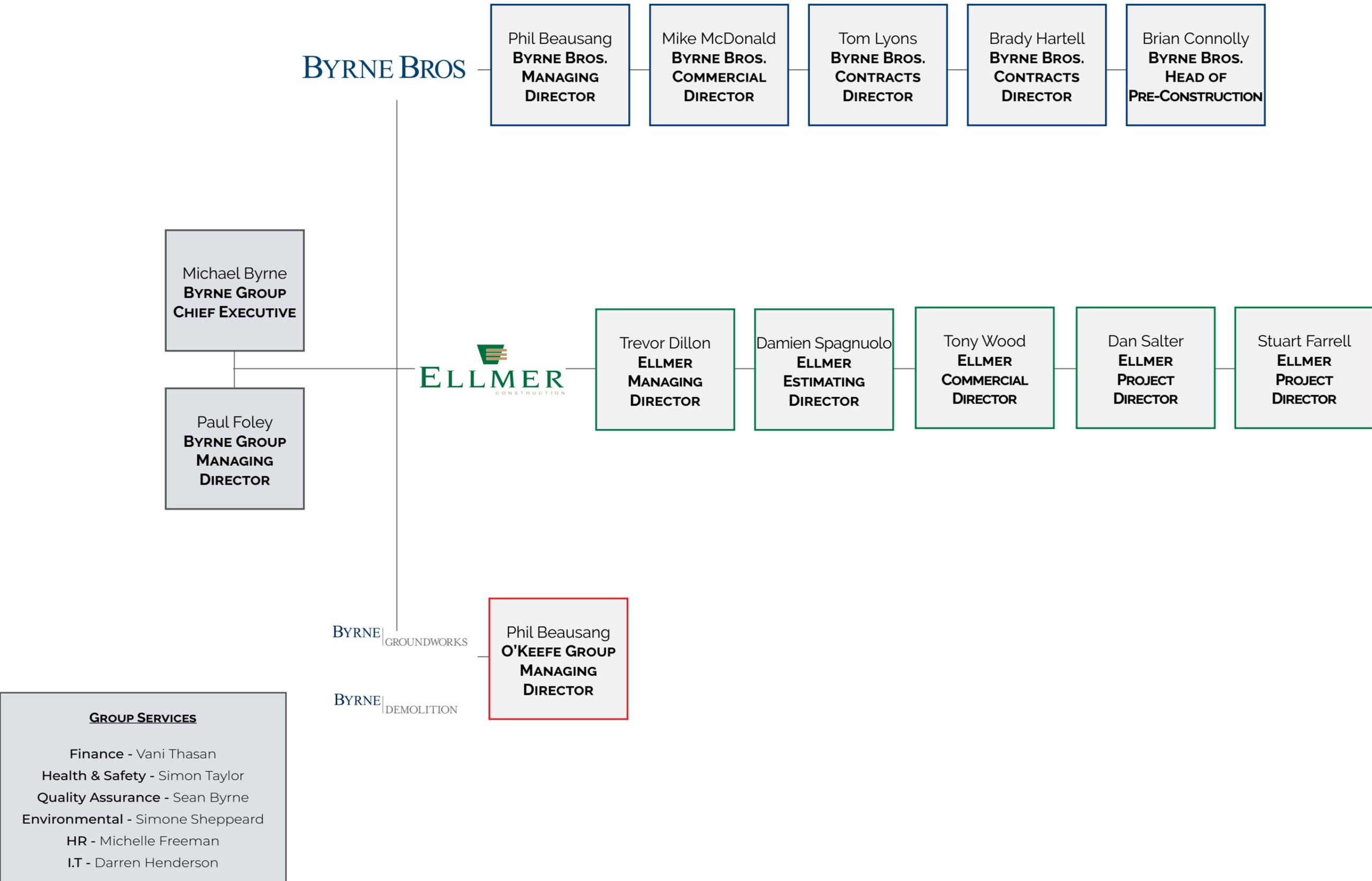
Understanding the Client's key drivers and identifying the roles, responsibilities and expectations of every team member to ensure a successful project outcome for all concerned.

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



CURRENT PROJECTS



PARK INTERNATIONAL HOTEL



VALUE
£29.00 million

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	Accenture
QUANTITY SURVEYOR	Burnley Wilson Fish



LORD'S ALLEN STAND



VALUE
£16.26 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
QUANTITY SURVEYOR	G&T



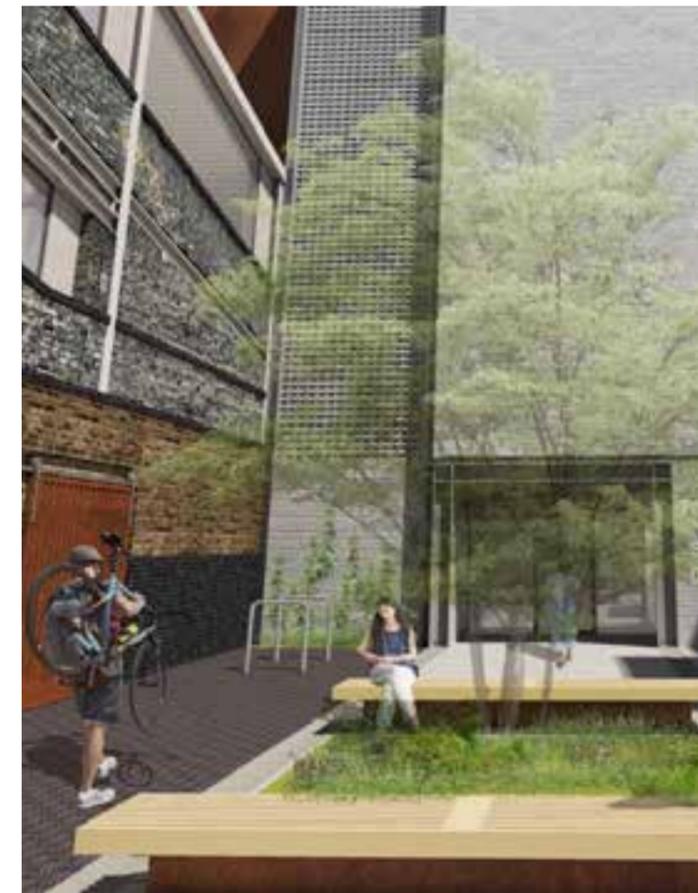
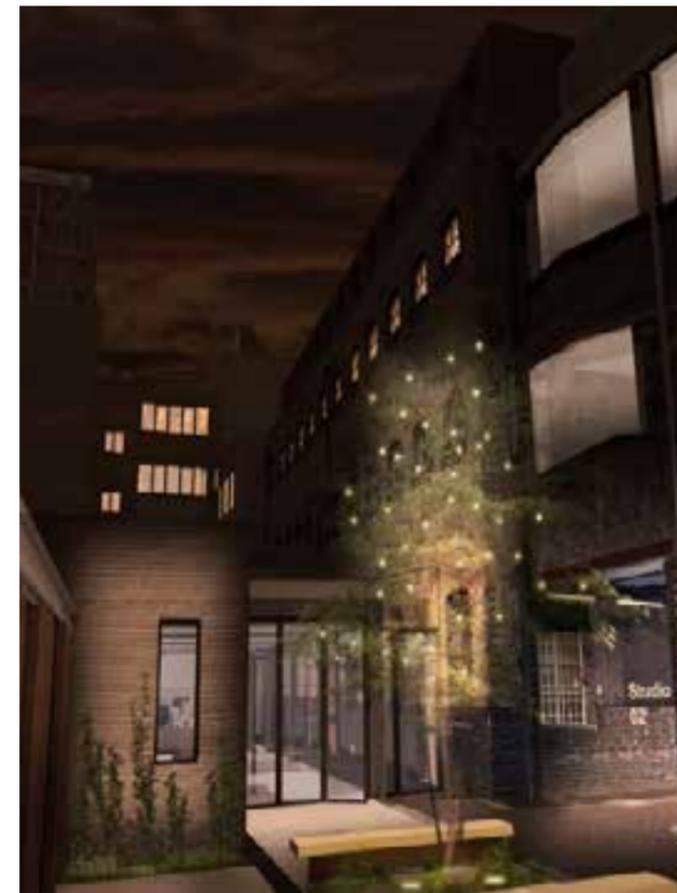
10 GARRETT STREET



VALUE
£8.48 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
£33.30 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 Capitol

ARCHITECT

Leach Rhodes Walker

M&E CONSULTANT

Norman Disney & Young

QUANTITY SURVEYOR

Arcadis LLP



25 MARYLEBONE ROAD



VALUE
£25.70 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



THE OTHER HOUSE



VALUE
£98.60 million

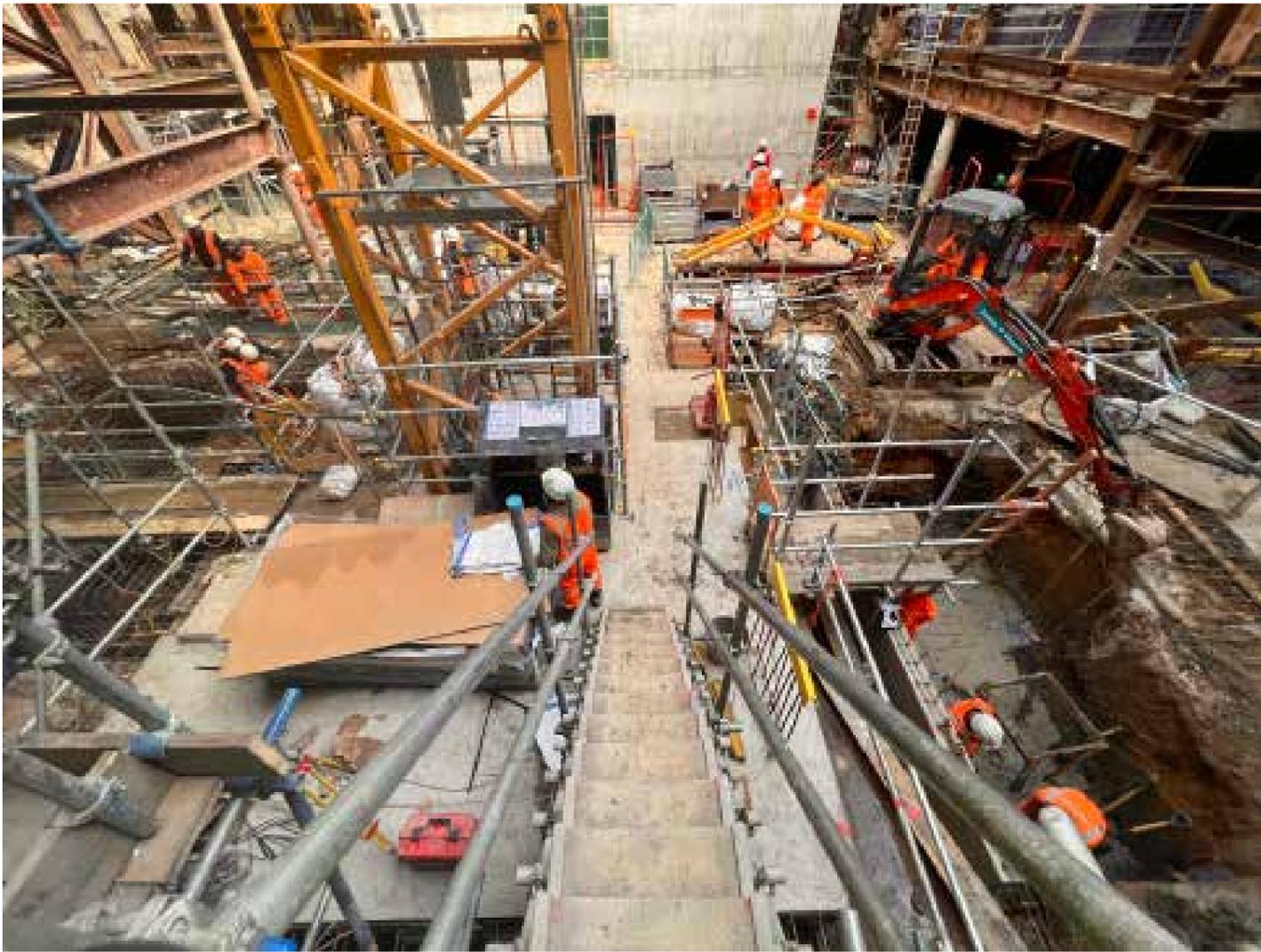
LOCATION
Covent Garden,
WC2E

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 is a new hotel development in Marylebone, London W1. The scheme comprises a new build hotel, containing basement functions and 8 storeys of 205 total guest rooms, suites, event space, food and beverage and a rooftop bar and pool terrace.

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



MIDDLE EIGHT



VALUE
£39.20 million

LOCATION
London,
WC2B

COMPLETED
2020

Refurbishment of an existing 170 bed operational hotel which will be closed for the duration of the construction. There is a mix of demolitions, structural alterations, new fit out, external façade & roof terrace works & refurbishment. Works areas comprise bedrooms, corridors, spa, kitchens, bars, washrooms, restaurants, concierge, back of house amenities & plant rooms including MEP throughout & lifts.

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



SHANGRI-LA



VALUE
£47.50 million

LOCATION
*London,
SE1*

COMPLETED
2015

Byrne Group have completed the fitting out to the Shangri-La at the Shard Hotel within Western Europe's tallest building to create the operators spectacular flagship hotel in Europe.

The lavish accommodation comprises 202 guest rooms and suites between levels 36 and 50 each with spectacular views of the London skyline through floor to ceiling windows. The fit-out team successfully overcame the challenges presented by the buildings distinctive angular form with each guest room having its own unique footprint. The hotel also features three signature suites; on Level 39, the Shangri-La suite provides 180-degree views of London, stretching from the Houses of Parliament to Canary Wharf, Level 52 houses Gong, London's highest bar and on Level 35, the signature restaurant is Ting.

Additional facilities include a ground-floor delicatessen and an infinity pool and gym on Level 52. The exacting timescales, challenging logistics and quality imperatives makes this one of the companies 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
 Group; £175.00 million
 Ellmers; £11.30 million

LOCATION
 London,
 SE1

COMPLETED
 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, Hammam Spa in the basement areas. The lower ground floor fit-out containing a private cinema, meeting rooms, break out area and kitchen. Ground floor reception including a copper clad hall feature reception area, restaurant and private dining area fit-out, bar areas and reception lobby and lounge and show kitchen. Roof top bar fit-out. WC fit out from basement to ground floor (FOH & BOH).



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



THE BEAUMONT



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.

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



BVLGARI HOTEL



VALUE
Byrne Bros; £9.00 million
Ellmers; £9.00 million

LOCATION
London,
SW7

COMPLETED
2012

The Bulgari Hotel in London is set in the heart of Knightsbridge, one of the city's most prestigious neighbourhood. 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 demonstrate Bulgari's famous attention to detail. Exquisite marbles, fine woods and unique detailing blend English style with Italian heritage. Many furnishings are exclusive to Bulgari, creating a unique intimate feel. Rich, refined Italian silk fabrics feature an elaborate floral and foliate pattern inspired by the silver Bulgari Chatelaine. The large bathrooms feature 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, consisting 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 replaced. Two floors of guest rooms, communal areas, along with back of house areas and kitchens. These four kitchens, at a cost of over £1 million, serve in total 500 covers, two bars and offer 24 hour room service to 120 rooms. This includes a Michelin Star kitchen serving 100 covers.

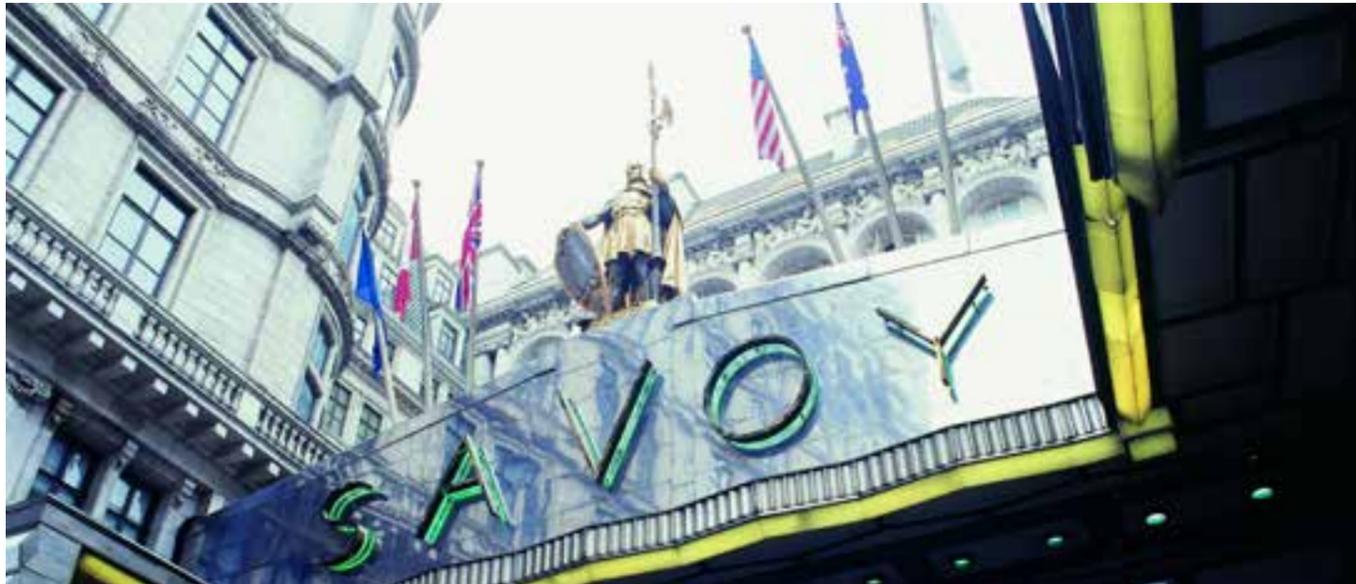
After the completion of the main works, we undertook the formation of a centrepiece fountain in Charles Place. Designed by world-renowned designer Tado Ando, this fountain was completed in just 8 weeks with piled foundations, steelwork grillage and concrete base, finished in granite and glass with fibre 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)

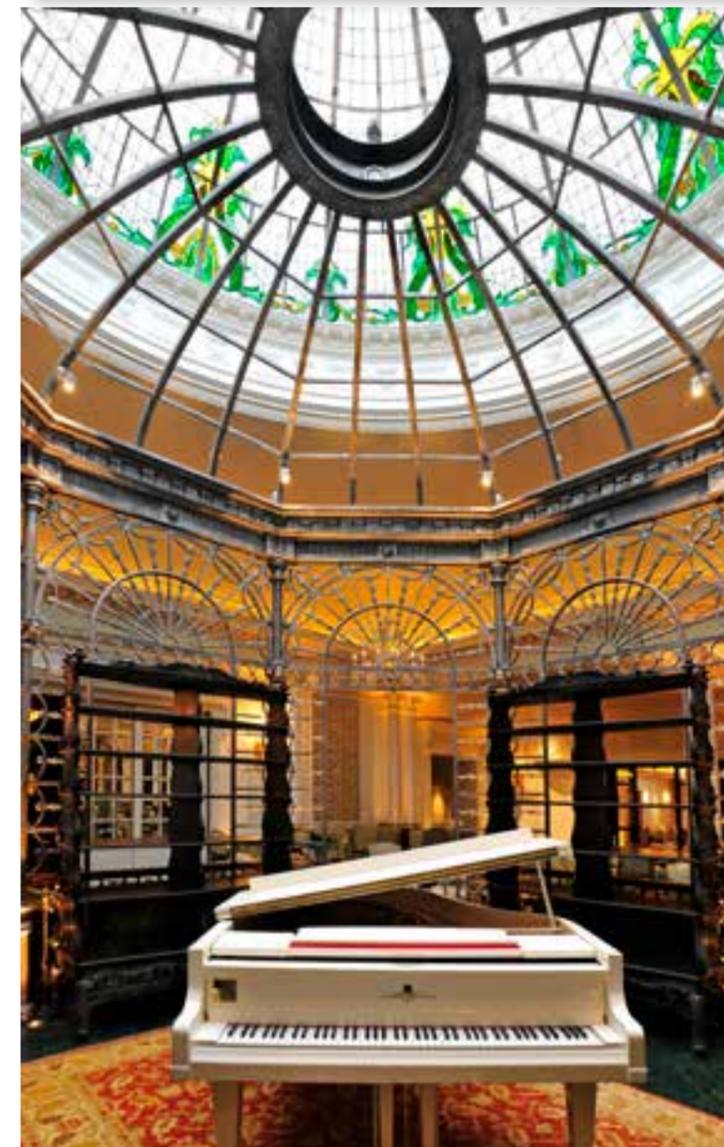
LOCATION
London,
WC2

COMPLETED
2009

The restoration of The Savoy has been 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 - are now clarified and celebrated to their full.

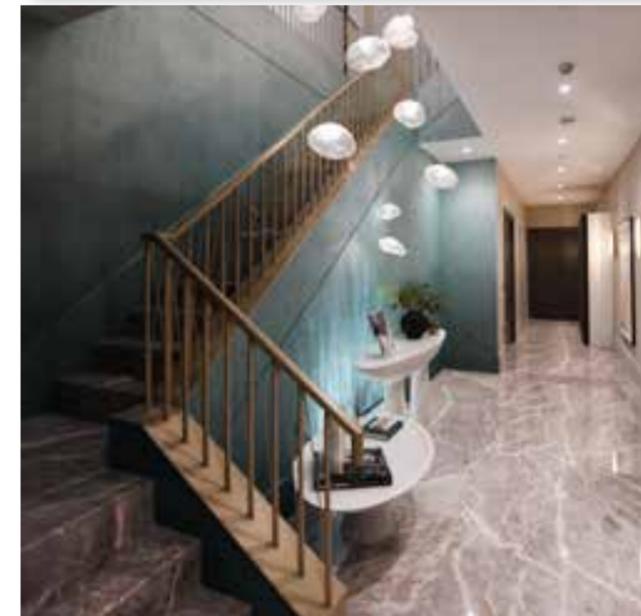
CLIENT	Fairmont Hotels & Resorts
ARCHITECT	Reardon Smith
M&E CONSULTANT	Hurley Palmer Flatt
STRUCTURAL ENGINEER	Buro Happold
QUANTITY SURVEYOR	Gardiner & Theobald





RESIDENTIAL EXPERIENCE

N8 & N9



VALUE
£13.00 million

LOCATION
*London,
SW8*

COMPLETED
2025

Buildings N8 and N9 consist of two four-storey penthouses. The core requirements of this scope of works is limited to the fit-out delivery of both N8 and N9 Quadplexes including external terraces.

CLIENT

Excel Winner (R&F)

ARCHITECT

Aros

M&E CONSULTANT

ESG

QUANTITY SURVEYOR

Turner & Townsend

N6



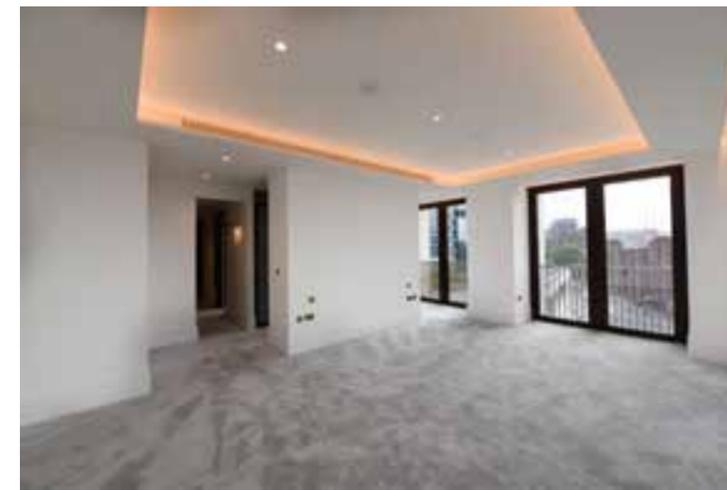
VALUE
£40.30 million

LOCATION
*London,
SW8*

COMPLETED
2025

Building N6 is a 19-storey prime development consisting of a single storey basement, ground floor duplex apartment, 14no. identical Simplex(s) + 1no. Simplex variant on Level 10 and a roof top duplex.

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



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



VALUE
£20.60 million

LOCATION
*Bayswater,
W2*

COMPLETED
2024

Refurbishment of three existing Grade 2 listed properties at, Porchester Court. This comprises of the construction of 36nr 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 comprises the construction of a new Luxury Hotel, with 189 keys, and 24 residential apartments. Ellmers scope of works includes the full internal fit-out to the residential apartments including luxury apartment finishes, together with the high end MEP & AV/IT befitting a development for a Client known for exquisite quality and expectations. Each apartment will be 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 & 8 to create 3nr penthouse apartments to uber prime specifications additionally Ellmer have been 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



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 is truly unique. The luxuriously appointed collection of private apartments and townhouses, range from generously proportioned pieds-à-terre, to a magnificent penthouse with rooftop pool.

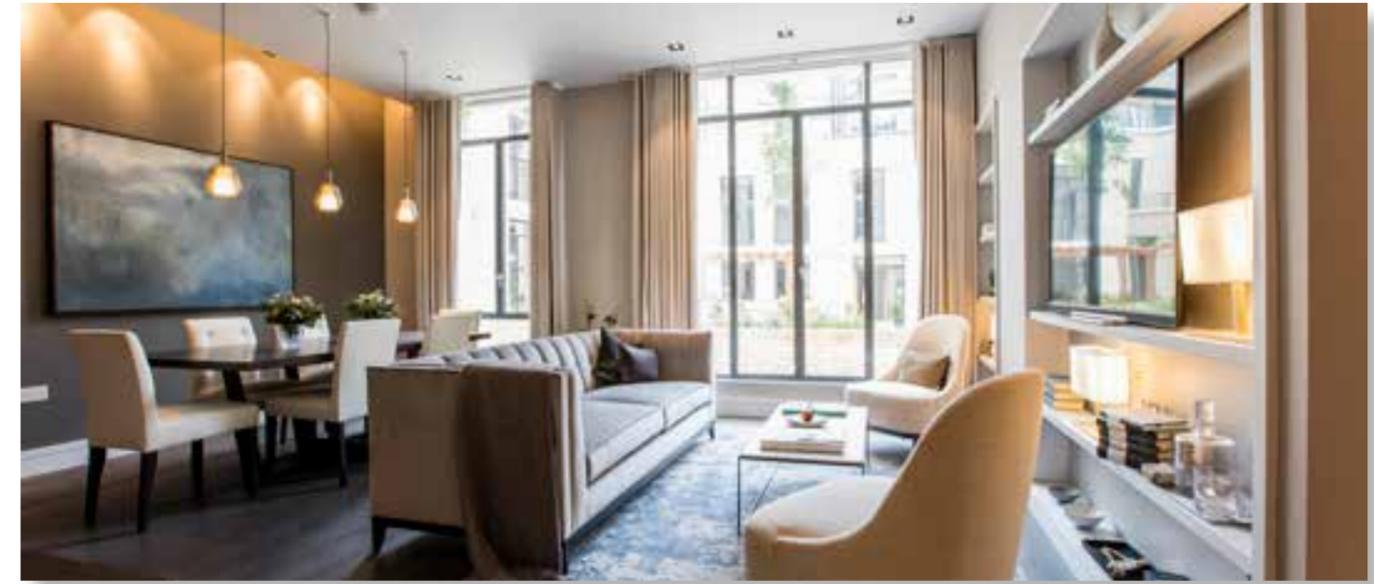
Works comprise post tensioned RC frame, with partial retained façade. Complete envelope and roofs and the main fit out to 26 luxury apartments and spa.



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



YOUNG STREET



VALUE
£36.40 million

LOCATION
*London,
W8*

COMPLETED
2018

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

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

The approximate area of the building is 82,000 sqft. The site is enclosed on three sides; with the Grade II listed "Greyhound" public house on the south boundary, the American college to the North and the 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, comprises 13 luxury apartments and draws its design inspiration from the richly detailed rose red brick buildings which line the garden square, and which form the character of the conservation area.

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

The buildings facing Hans Place is 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 are 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



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, roofworks 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 is 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 is four stories high with a semi-basement level and is 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 re-landscaped. The new development provides 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



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 are a mix of 1, 2 & 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 re-constructing parts of the existing façade with new materials. A rear lightwell and 2No smaller light wells 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 provides 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



VALUE
£7.00 million

LOCATION
*London,
W1*

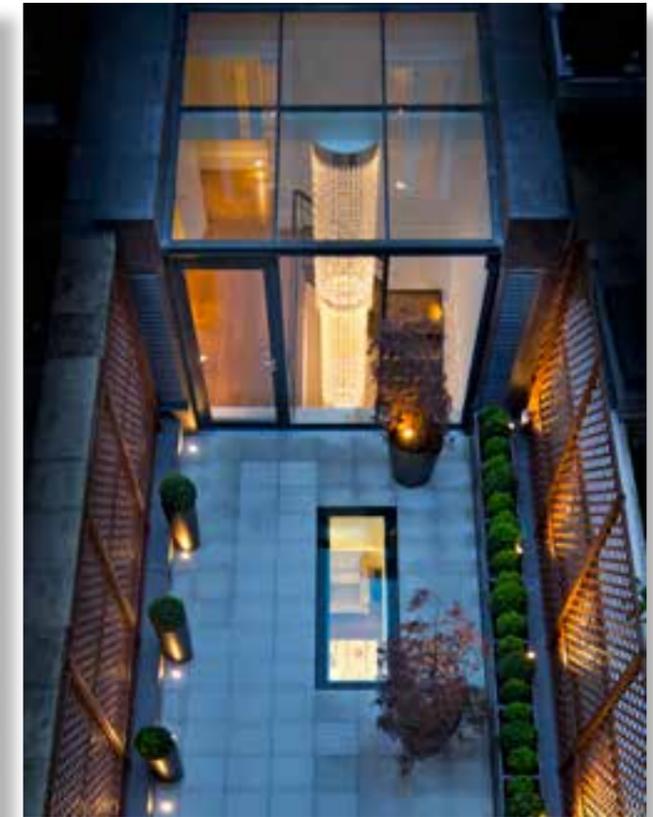
COMPLETED
2012

Ellmers were involved in the design, construction, refurbishment and fit out at 9 Charles Street, set in the heart of Mayfair. 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 impresses 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 is an enormous kitchen/dining/family room.

The extensive health and leisure complex, which can be accessed via either the main house or the mews house in Hay's Mews, includes a 55ft/17m swimming pool room together with a gymnasium, steam room, sauna and beauty treatment suite, and shower room. The mews offers 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 is 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



VALUE
£7.00 million

LOCATION
*London,
W1*

COMPLETED
2014

Located in an Area of Outstanding Natural Beauty, this project comprises 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 of the renovation of a shooting lodge, 3 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 links the drum into the purpose built mosque in the basement where 1.5 million tiles were individually laid. One of the 3 converted barns creating 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



VALUE
£11.50 million

LOCATION
*Highgate,
NW11*

COMPLETED
2016

The project involved the construction of a two new detached residential properties. The properties were identical in design, with each building comprising of 6 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 6 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



PROJECT HILT



VALUE
£18.90 million

LOCATION
*London,
SW1*

COMPLETED
2016

Project Hilt, part of the The Crown Estate, is located at the site of 7 Cleveland Row and the Mews houses at Russell Court, London, SW1A. 7 Cleveland Row has been converted to private residential accommodation, whilst restoring the façades. The interior of the building was reconfigured to create five three-bedroom apartments and one four-bedroom apartment.

The existing buildings in Russell Court were demolished and rebuilt to create new three-bedroom family houses, a one-bedroom apartment and parking both 7 Cleveland Row and Russell Court. A second floor of residential accommodation and private terraces were added to the northern end of the mews. The design retains the intimate character and scale of the mews, with the use of fine detailing and high quality building materials.

CLIENT	The Crown Estate
ARCHITECT	Paul Davies & Partners
M&E CONSULTANT	Mecserve
STRUCTURAL ENGINEER	Fairhurst GCA
QUANTITY SURVEYOR	EC Harris



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
Confidential

LOCATION
*Kings Cross,
KGX1*

COMPLETED
2025

This project showcases our in-house off-site manufacturing experience, which for this particular project, we developed an innovative solution to construct the WC Cores from within the inside, using pre-plumbed modular cubicle rear ducts with attached WC pans and pre-plumbed cubicle divisions with solid surface washbasins pre-installed. The units will be combined on-site and in their temporary condition will leave full unimpeded access to the rear plumbed sections for final connections on-site. Once all modules are installed and connected, the external perimeter walls close up the core and final decorative finishes are 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
QUANTITY SURVEYOR	Confidential



THE HICKMAN, WHITECHAPEL



VALUE
£26.20 million

LOCATION
*Whitechapel,
E1*

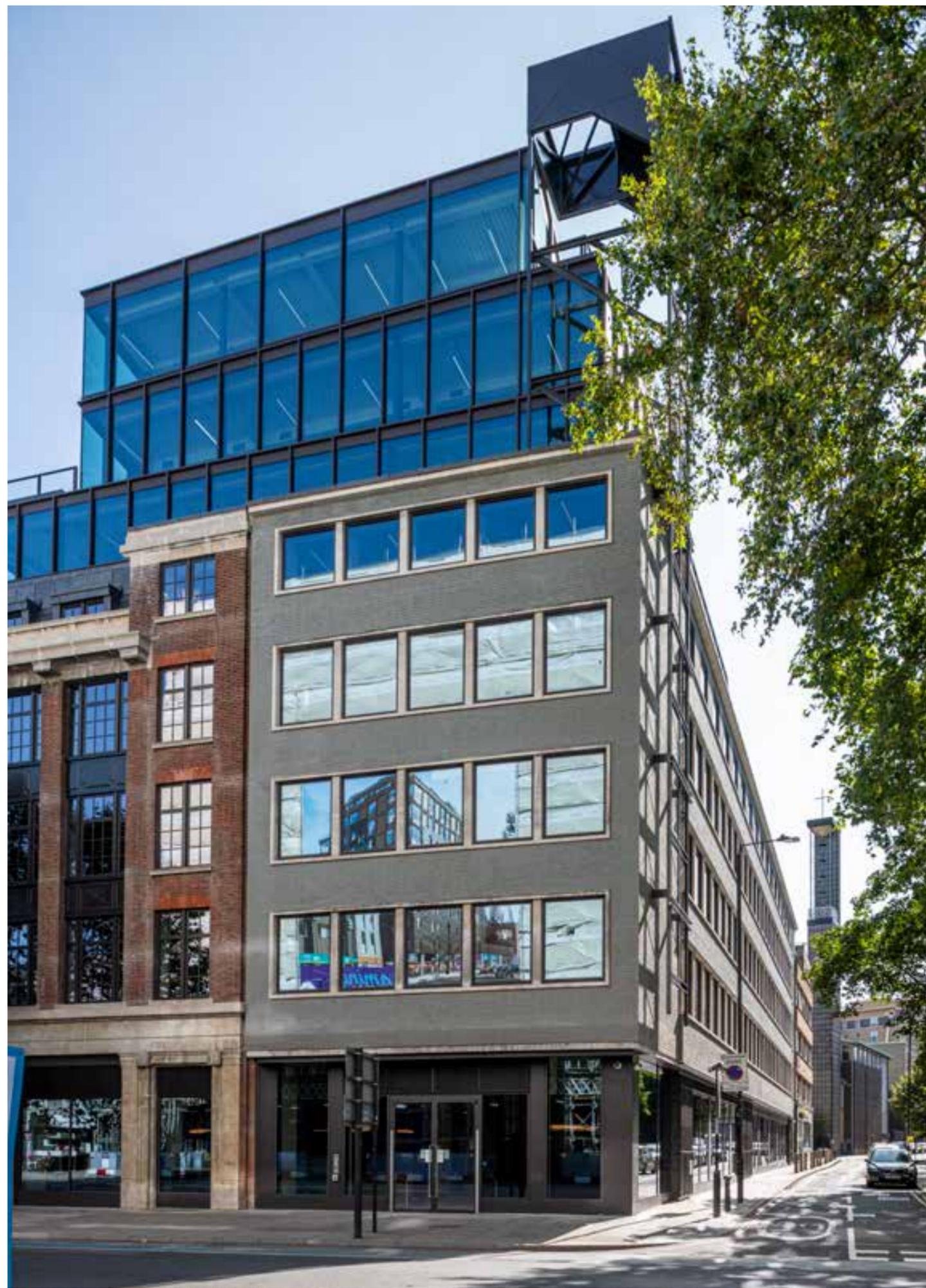
COMPLETED
2020

The works comprise 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





69 CARTER LANE



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 consist of the full strip-out of the building, demolition of the existing 6th floor, construction of a new 6th and 7th floor, extension works to the rear of the building, formation of a double height reception, 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*

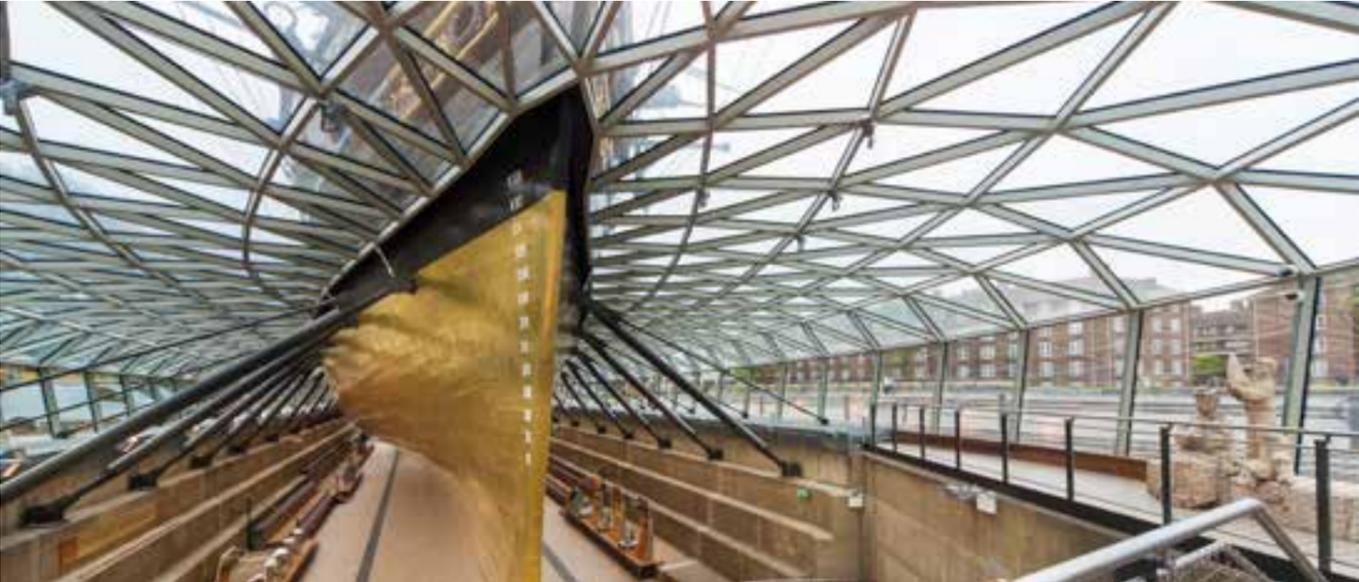
COMPLETED
2018

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

CLIENT	Lendlease
ARCHITECT	Lee Evans Partnership
M&E CONSULTANT	Hoare Lea
STRUCTURAL ENGINEER	ARUP
QUANTITY SURVEYOR	Lendlease



CUTTY SARK

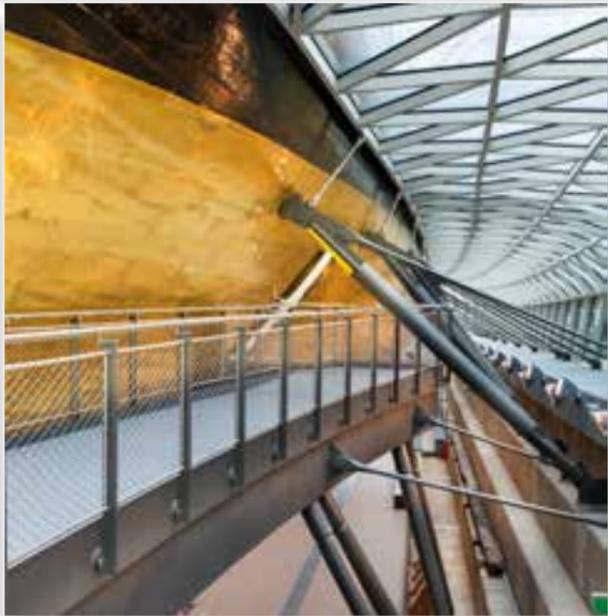


VALUE
£4.90 million

LOCATION
*Greenwich,
SE10*

COMPLETED
2012

Ellmer Construction completed the re-fixing of the planks with new bolts to the hull of the ship. The hull planks were in need of varying degrees of repair and were removed from the ship to undergo carefully managed stages of detailed conservation. Ellmer's also supplied and installed the new main deck, forecastle deck and poop deck as well as undertaking refurbishment works to the Liverpool House, other deck houses and the ships 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 include the removal of the existing glass and steel structure conservatory restaurant and its replacement, the rationalisation of back of house kitchen and welfare facilities, and the formation of a new entrance including feature staircase and lift.

The works were carried out whilst maintaining the Covent Garden Market Building's busy public environment fully operational in every aspect i.e. numerous high end retailers and food outlets/ extremely busy public access and the street performers. A flexible work force in dealing with public facing elements of the project - out of hours' deliveries and envelope/temporary works installation with a major emphasis on public safety at all times were key to maintaining the smooth operation of the facility for the Client and enabling us to achieve the required programme/budgetary and listed building constraints of 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

Ellmers have completed work on the Christian Dior flagship store in New Bond Street. The works were primarily new build behind a retained facade together with the refurbishment of existing buildings to create retail, office and residential areas. The fit-out of the retail areas include shop fitting and shop fronts.

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



PROJECT JEANNIE



VALUE
£22.80 million

LOCATION
*London,
SE7*

COMPLETED
2015

The works comprised the design and construction of a new retail park comprising retail outlets constructed to 'shell and core' standard for the retailers Sainsbury's (complete with home delivery processing centre) and Marks and Spencer - both provided with suspended mezzanine floors, four smaller high street retail units within a two storey block and an A3 pod unit along with 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

Gyoury Self Partnership

QUANTITY SURVEYOR

Paragon LLP



PRINCES ARCADE



VALUE
£11.00 million

LOCATION
London,
W1J

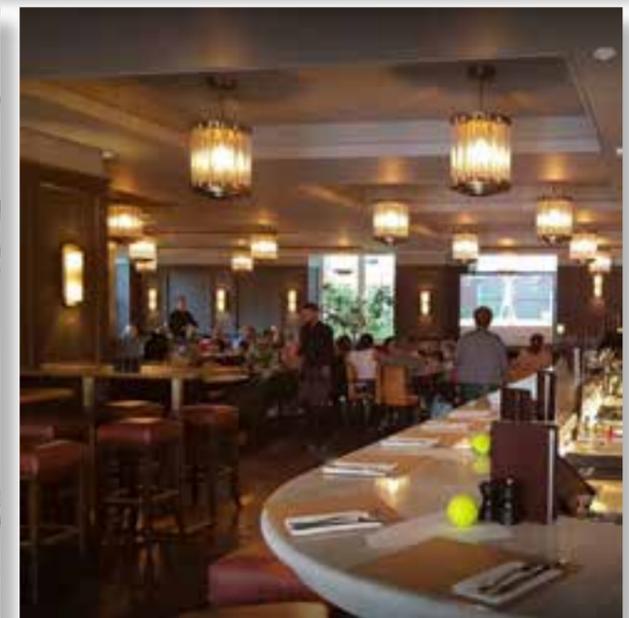
COMPLETED
2018

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

Ellmer's scope was to progressively modernise the building including extensive structural intervention without significant disruption to the tenants of Princes House - The building houses BAFTA along with numerous commercial, office and retail tenants. The key to our successful ongoing role is our careful and methodical planning to undertake the works in an effective manner whilst recognising the expectations of the tenants as well as the general public. Efficient construction outputs to maintain our programme utilising our selected supply chain is meticulously sequenced and planned utilising the windows of opportunity throughout the working week and communicated in advance.

Phase II works include the refurbishment of the Piccadilly Retail Arcade, works include enlargement and modifications to entrances, refurbishment to retail shopfronts, new lighting, new stone flooring, new link bridge and stairs and the internal refurbishment to office areas and to a number of shop units.

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



VALUE
Various Values

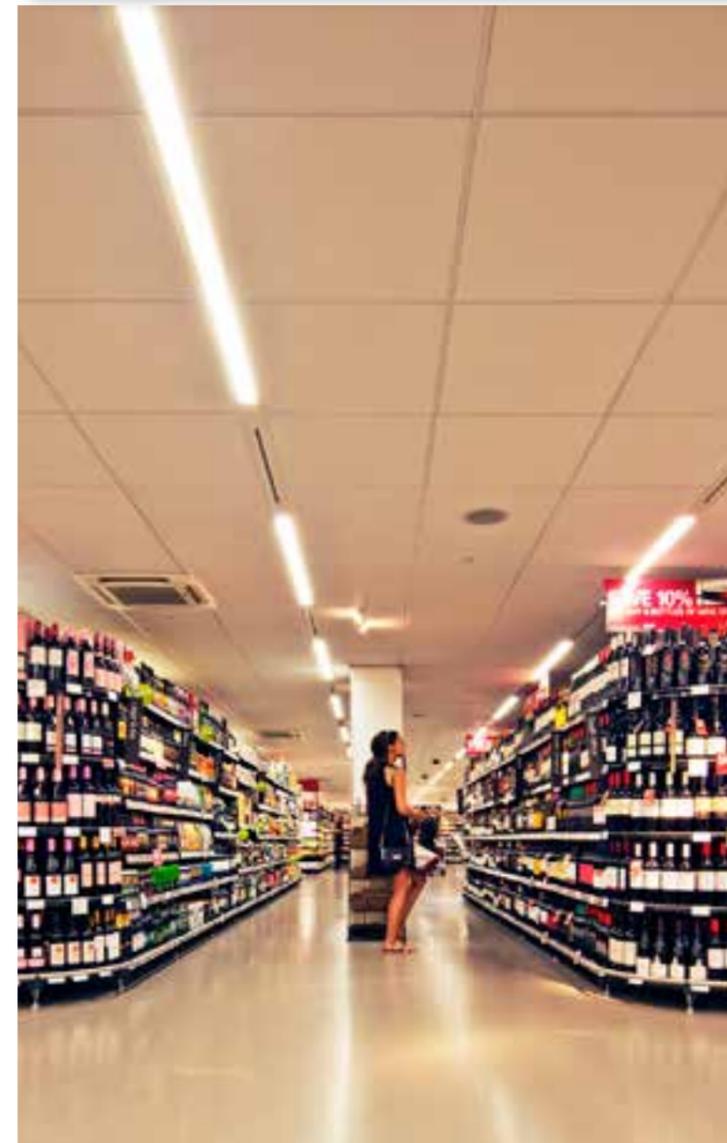
LOCATION
Various Locations

COMPLETED
Between 2009-2013

Ellmers undertook a framework contract for Marks & Spender 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 comprising 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 includes 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 maximises 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



VALUE
£25.30 million

LOCATION
*Biggleswade,
SW18*

COMPLETED
2018

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

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

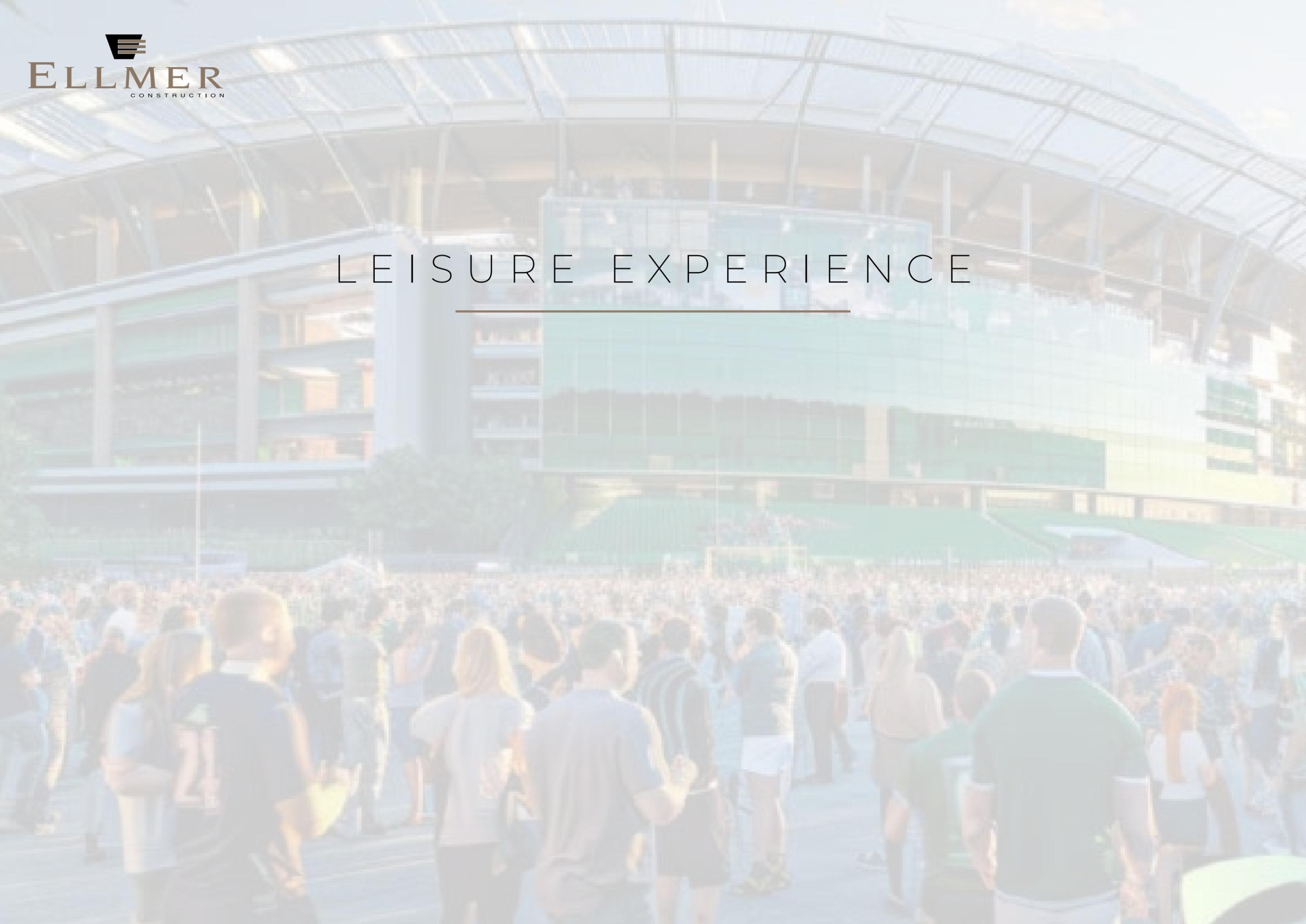
Gyoury Self Partnership

QUANTITY SURVEYOR

Paragon LLP



LEISURE EXPERIENCE



TOTTENHAM HOTSPUR



VALUE
£8.70 million

LOCATION
Tottenham,
N17

COMPLETED
2019

Trade Package Contract comprising of the stadium fit out to levels 4 and 5. Including 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



VALUE
£10.30 million

LOCATION
*Twickenham,
TW2*

COMPLETED
2015

Hospitality Boxes: The project comprised the refurbishment to many of the stadiums hospitality boxes and associated corridors, lifts lobbies and WC's throughout the West, North and East stands.

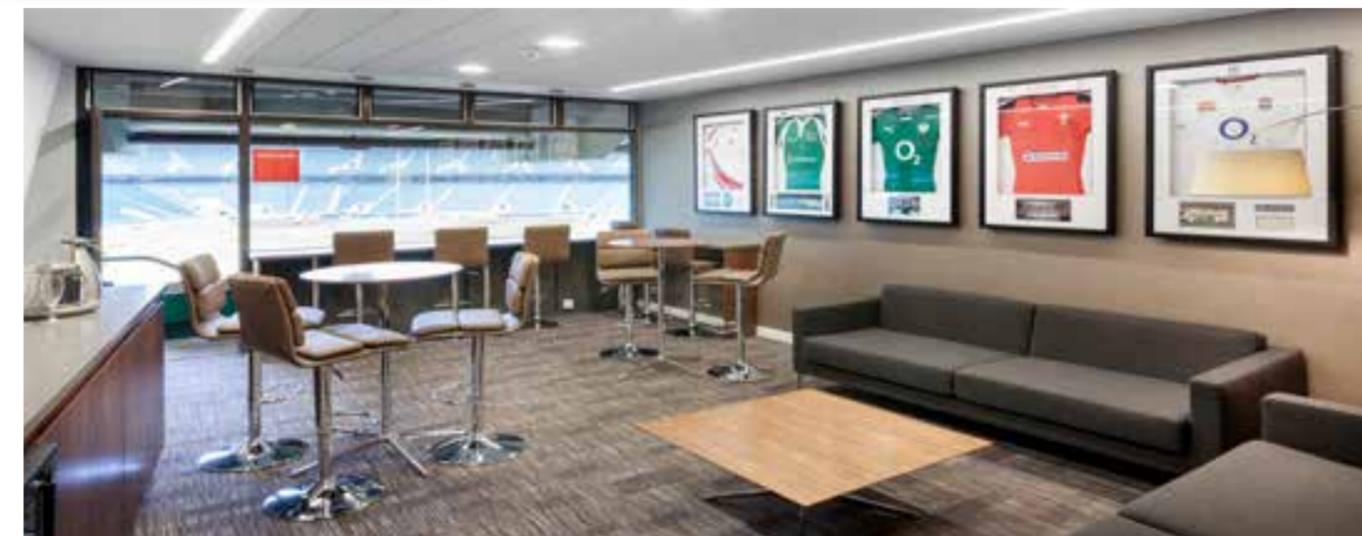
West Stand Hospitality: The project comprised the refurbishment of the West Stand facilities at Levels 1, 2 and 3. Including the members and Presidents facilities, bars, restaurants and the Council seating areas.

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 achieving agreed levels of completion within public areas for games within 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



VALUE
£2.5 million

LOCATION
Greenwich Peninsula, SE10

COMPLETED
2013

Multi-trade fit out mechanical and electrical works to create 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

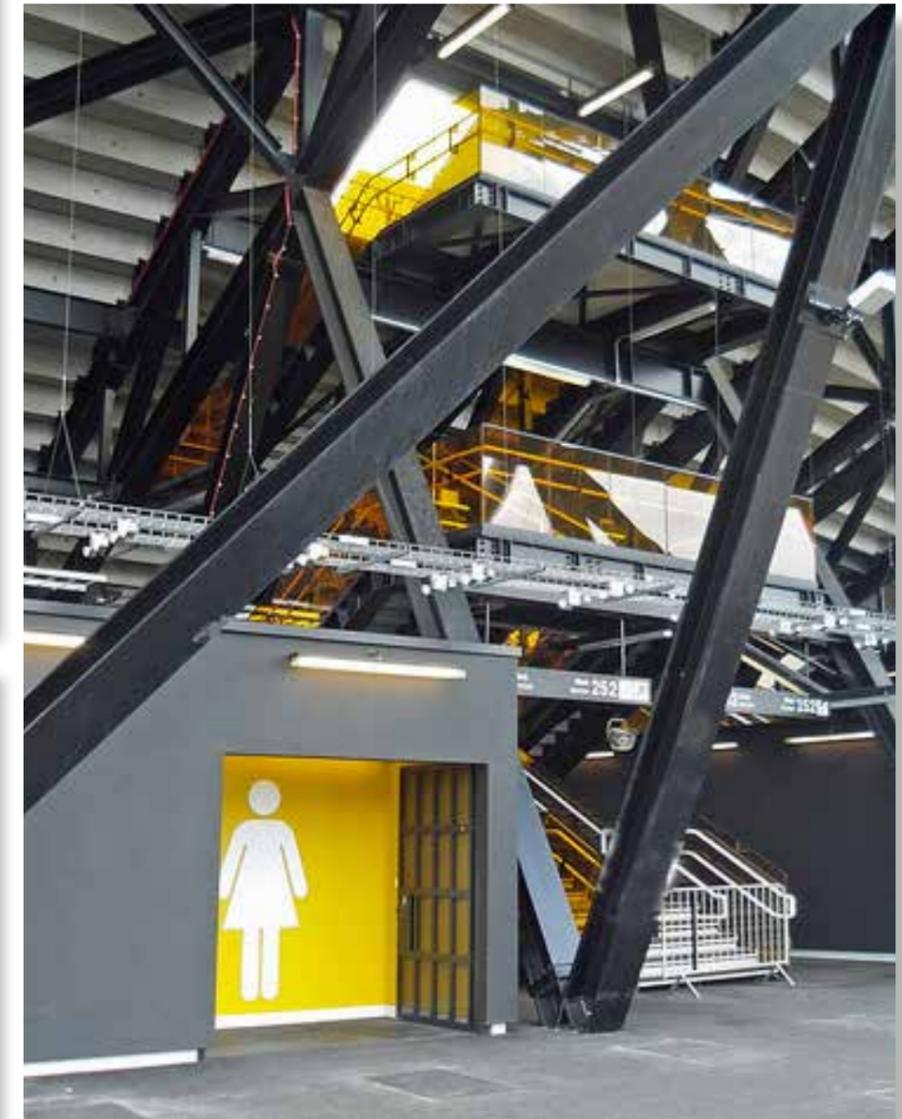
Buro Happold

STRUCTURAL ENGINEER

Buro Happold

QUANTITY SURVEYOR

Sir Robert McAlpine/ AYH



AELTCC



VALUE
£13 million

LOCATION
*Wimbledon,
SW19*

COMPLETED
2013

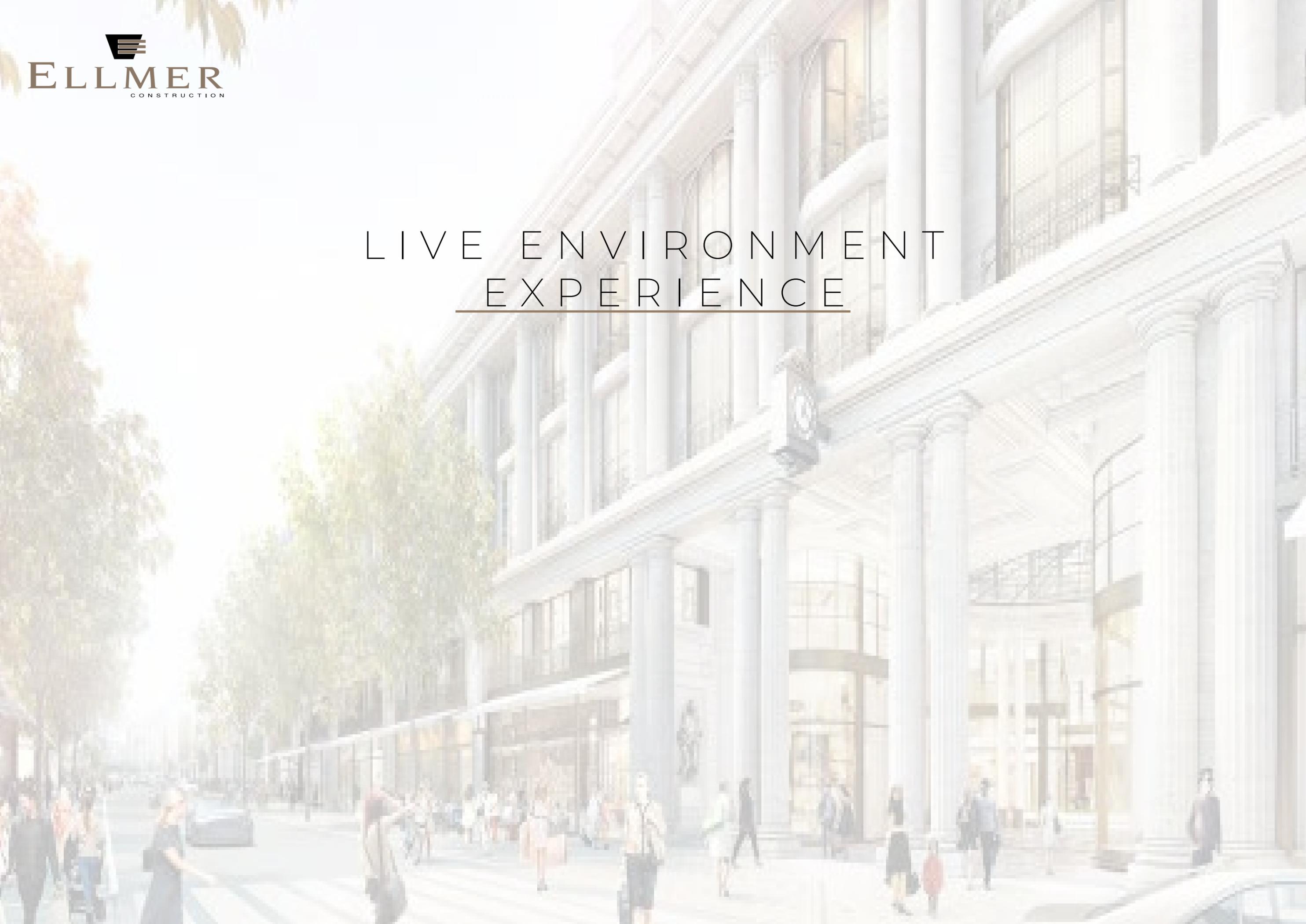
Numerous multi trade fit out and finishes packages to both public and back of house areas.

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

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



LIVE ENVIRONMENT
EXPERIENCE



WHITELEY PENTHOUSES



VALUE
£3.8 million

LOCATION
Queensway,
W2

ONGOING

We are delivering 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 comprise 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 are being carried out in a fully occupied, live environment that includes 139 residences, 14 branded apartments, and extensive hospitality and leisure spaces. Given the building’s recent rebrand and premium positioning, careful coordination is essential to ensure zero disruption to hotel guests and residents. Our team is 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

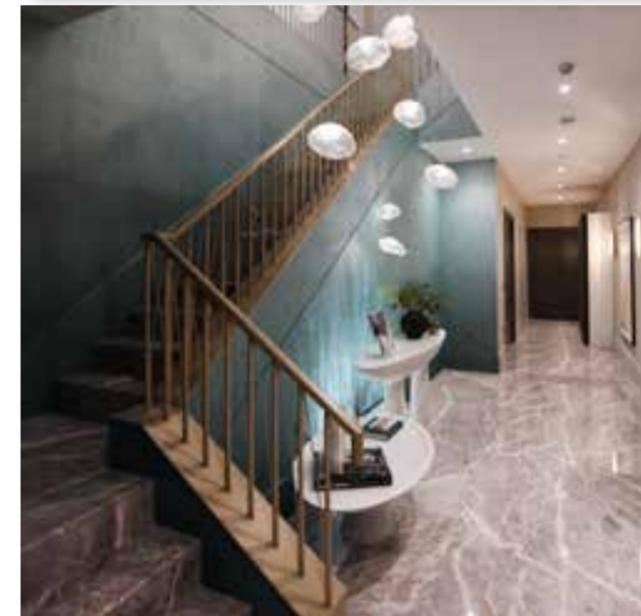
Flanagan Lawrence

Osborn Associates

Turner & Townsend



N8 & N9



VALUE
£13.00 million

LOCATION
*London,
SW8*

COMPLETED
2025

Buildings N8 and N9 consist of two four-storey quadplex penthouses, located at the top of 53- and 33-storey towers within the One Thames City development in Nine Elms.

Our scope covered the full high-end fit-out of both N8 and N9 quadplexes, including extensive internal works, structural alterations, external terrace finishes, and the installation of a rooftop pool—all carried out while the building remained fully occupied. The height and complexity of these towers demanded a high level of planning, coordination, and stakeholder engagement, showcasing our capability to deliver major structural and luxury fit-out works within sensitive, live residential environments.

CLIENT	Excel Winner (R&F)
ARCHITECT	Aros
M&E CONSULTANT	ESG
QUANTITY SURVEYOR	Turner & Townsend

1 - 5 GROSVENOR PLACE



VALUE
£51.00 million

LOCATION
*London,
SW1*

COMPLETED
2023

The project comprises the construction of a new luxury hotel, The Peninsula London, with 189 keys and 18 residential apartments at 1-5 Grosvenor Place. Ellmer’s scope of works includes the full internal fit-out of the residential apartments, featuring high-end finishes and sophisticated MEP & AV/IT systems, in line with the exceptional standards expected by a client renowned for exquisite quality. Each apartment is luxuriously appointed with bespoke joinery dressing rooms, onyx master bathrooms and powder rooms, luxury liquid metal finished kitchens, bespoke doors, and herringbone hardwood timber flooring.

Our works were delivered while the hotel was fully operational—including restaurants, cafés, and guest amenities—and continued through the hotel’s grand opening period. This required meticulous planning, coordination with hotel operations, and a discreet, phased approach to ensure minimal disruption and maintain the five-star experience for guests and visitors.



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



20 GROSVENOR PENTHOUSES



VALUE
£32.00 million

LOCATION
*London,
SW1X*

COMPLETED
2021

Ellmer delivered the fit-out from shell of over 17,000 sq ft across levels 7 and 8 to create three penthouse apartments to ultra-prime specifications. In addition, Ellmer was appointed under a two-stage open-book protocol to fit out several other apartments within the building.

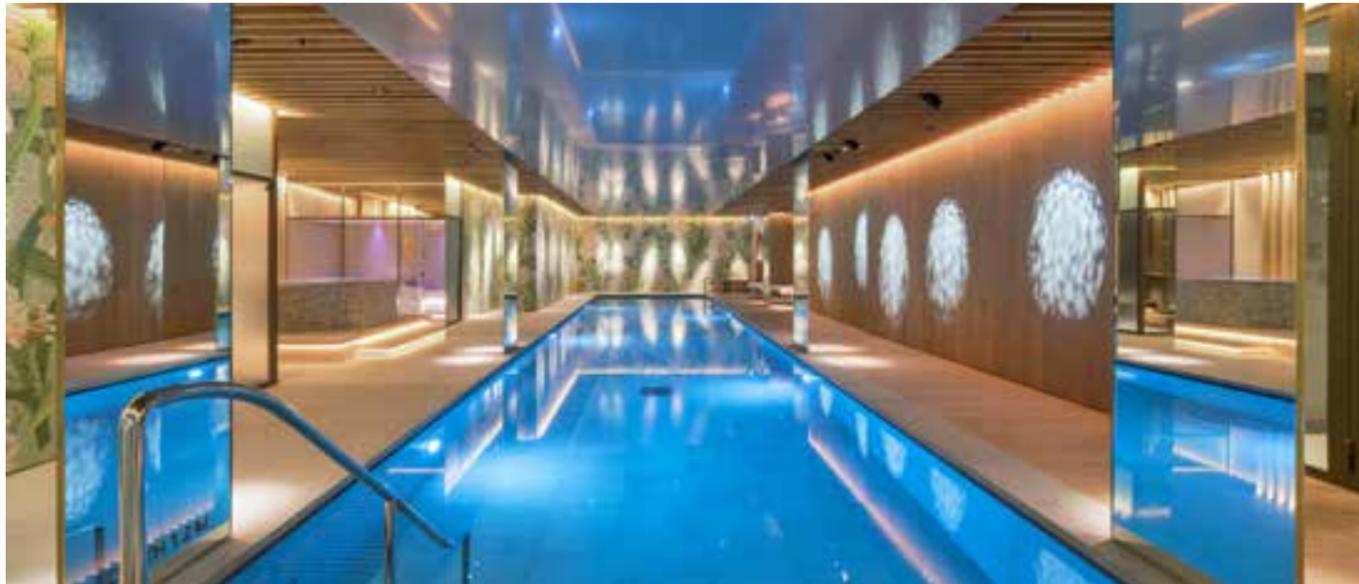
The initial phase involved the fit-out of three individual apartments while the remainder of the building remained fully occupied, requiring careful planning and minimal disruption to existing residents. In the subsequent phase, Ellmer combined and transformed the top floor into a single penthouse spanning the entire footprint of the building—all completed without impacting day-to-day life for those living below.



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



MAYFAIR PARK RESIDENCE



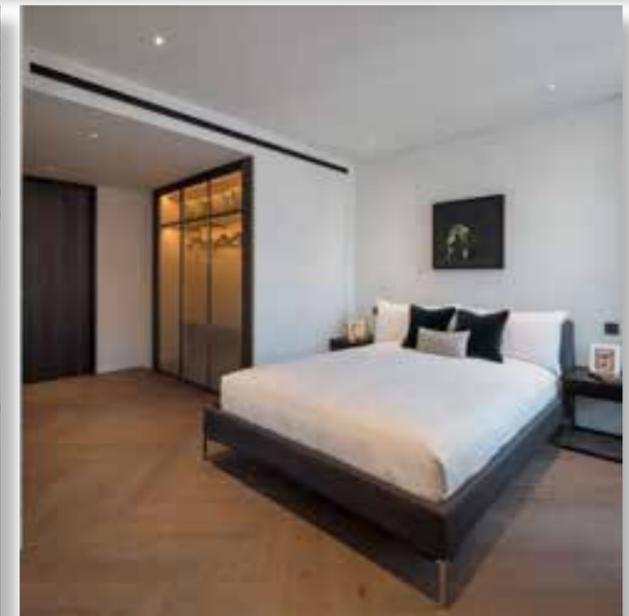
VALUE
£58.00 million

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 is truly unique. The luxuriously appointed collection of private apartments and townhouses, range from generously proportioned pieds-à-terre, to a magnificent penthouse with rooftop pool. Works comprise post tensioned RC frame, with partial retained façade. Complete envelope and roofs and the main fit out to 26 luxury apartments and spa.

Ellmer carried out works within a live, ultra-prime residential environment, requiring the highest levels of discretion, planning, and attention to detail. With UHNW residents already in occupation during various phases of construction, our teams worked to strict protocols to ensure minimal disruption, maintaining quiet hours, controlled access, and seamless coordination with estate management at all times.



CLIENT

Clivedale

ARCHITECT

Arney Fender Architecture

M&E ENGINEER

Hoare Lea

STRUCTURAL ENGINEER

Robert Bird

QUANTITY SURVEYOR

Bruce Shaw





ELLMER
CONSTRUCTION