



Project Info: *FITZROY HOTEL*

The transformation of any listed building is a challenging undertaking. CMT Design and Construction was ready to accept that challenge in restoring the neglected fire and water damaged building at 41 Fitzroy Street, W1 into a 14-bed boutique hotel for city centre living. This involves the complete internal and external refurbishment and reconfiguration.

The National Heritage List for England (NHLE) contains over 500,000 listed buildings. Listed buildings are specifically celebrated for their special architectural and historic interest. In addition to the architectural merits, there are other aspects which contribute to their heritage significance, including communal values. They also have social or cultural significance and contains some stories to be retold. 41 Fitzroy Street has a superb butterfly roof along with two adjoining properties and a cantilevered stone staircase which especially add to the character of the surroundings.

This project for KNT Developments started in February 2023 and is due to be ready for occupation by January 2024.

Architects: [Dry Architects](#)
Structural Engineers: [Barden Chapman](#)
M&E Consultants: [BSEC Design Ltd.](#)



Progress Update



Construction on the hotel is well underway; all structural work, including the installation of structural steel at the basement, ground, first, and third floor levels of the structure has already been finished. To preserve parts of the historic structure, new flooring has been installed over the timber joists where necessary. Internal dividing walls are beginning to go up, soon to be followed by the services installation.

The new natural slate roof covering by Ithaca Roofing will be complete by July 2023 and the new and refurbished timber sash windows are expected to be installed by August 2023 Wright Joinery of Devon.

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CMT Design and Construction Ltd has been in the construction industry for more than a decade delivering residential, commercial, hospitality, education, entertainment, and refurbishment projects all around London.

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