



PROJECT PROFILE: 1-3 Kings Arms Yard, City of London

- **Client:** Cornerstone City Developments
- **Project Manager:** F&C Property Asset Management
- **Architect:** Rolfe Judd
- **Main Contractor:** Wates
- **Stones used:** External - Portland Stone, Sardinian White granite / Internal – Balzac limestone
- **Value:** £1.2m
- **Completed:** October 2008
- **Scope of work:** External cleaning & restoration, new build stone cladding and brickwork. Internal limestone cladding and flooring



Located a stone's throw from the Bank of England in the City of London, 1-3 Kings Arms Yard is a combination of two adjacent properties providing nearly 57,000 sq. ft. of prime City office space. The project involved retaining part of the original Tokenhouse Yard façade, which is adjacent to Grade II listed Georgian buildings. The complexity of the scheme earned it the reputation of being a 'tough nut to crack' throughout the stone industry.

Putney & Wood's association with the project dates back to 2002 when they won the contract to survey, dismantle and store 35 tonnes of the original stonework as part of the demolition and enabling works. Main contractor Wates appointed Putney & Wood in April 2008 to carry out the complex stonework package which combined new Portland stone cladding, the cleaning and restoration of existing Portland stone and the reinstatement of the original Portland stone and Yorkstone which had been stored in their yard since it was dismantled six years previously.

The new build element involved the design, procurement and installation of 1350m² of new Portland stone cladding which, as part of the planning consent, had to match the retained façade. While the restoration element involved evaluating and, where appropriate, cleaning and carefully re-working 38 plain ashlar and 152 decorative stones.

Like most buildings from that era, the original construction incorporated load-bearing stone up to 300mm thick. Putney & Wood's stonemasons carefully removed these huge units and transported them to their factory, where the thickness was reduced to 75mm thick making them thinner and lighter and ultimately suitable for modern stone cladding. A few months later, the same team of stonemasons seamlessly re-installed the original stone as cladding panels.

"We knew this was going to be a difficult job for any stone contractor, we're pleased that Putney & Wood have risen to the challenge well. Their workmanship is second to none."

Eric Graham – Wates

