



# TALINA

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**45** building on  
**YEARS**  
of experience EST.1978



## About

Talina is a multi-disciplined specialist building company, in business since 1978. We Pride ourselves on the established relationships we developed with many clients over the various projects we have delivered.

With great experience conducting structural enabling works, basements, refurbishment, new build and commercial projects.

During our years of business we have built a network of exceptional sub-contractors who compliment our workers. This has lead to a wide range of innovative and challenging builds.

References available upon request.  
We have delivered for clients such as

- Amin Taha Architects
- Arcadia
- Aria
- The Drapers' Company
- Landmark Hotel
- Morleys Stores
- The Langham Hotel
- Neil Wilson Architects
- The Royal Lancaster
- Arnold House School

"As a construction company we understand our reputation is a foundation from which we continue to build"

- **Frank Glynn** Managing Director



## Our Services

### Structural Enabling

Our expertise lies in enhancing structural integrity. Whether supporting existing structures, installing temporary works, reinforcing foundations, or enabling expansion. We have the knowledge and experience to ensure your property remains secure even in the most demanding conditions.

### Basement Excavation and Underpinning

We specialize in transforming underutilized spaces into functional, inviting areas. Our underpinning, excavation and piling services capture these dark forgotten spaces. Providing new integral areas of your property's design.

### Soft Strip and Demolition

Our teams are experienced and efficient in creating a clean canvas for your project. We manage waste responsibly, prioritizing eco-friendly disposal. With methods of demoltion that protect our workers, your structures and manage environmental impact of construction to remain respectful of your neighbours.

### Groundworks

We provide quality assured effective water management systems for both residential and commercial projects. Conducting below ground drainage, our expertise encompasses alterations of existing layouts, installation of new sewer systems, and sustainable stormwater management solutions.

### Residential Excellence

Our dedicated project managers ensure seamless execution from start to finish. Enhancing functionality, aesthetics and value. Continuing our shell completion works by qualtiy focused inhouse structural specialist, we have a compliment of long standing diverse specialist subcontractors whos craftsmanship ensure the highest quality in every aspect of our work.





# Aria 168

📍 168 Upperstreet, N1

👁️ Aria

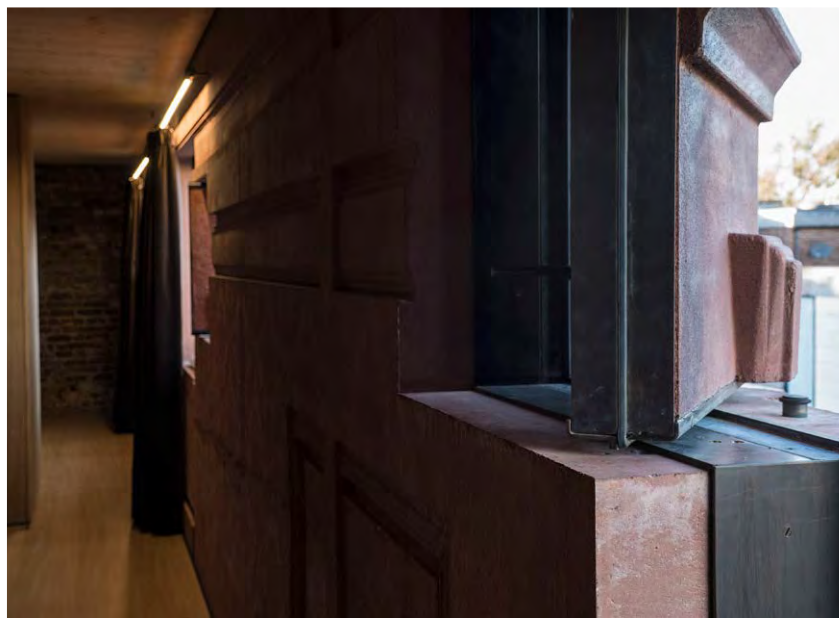
👤 Amin Taha + Groupwork

£ £2.2million



This project began as an old WWII bomb site, long since backfilled and laying dormant. Our client Aria, purchased the land and through an invited design competition, appointed Architects Amin Taha + Groupwork. Their proposal sought to create a building which restored to form the symmetry of the palazzo. In doing so, creating a structure wholly new and questioning the boundaries of restoration. Alluding to memory rather than perfectly mimicking the past.

After excavating and forming an enclosed basement, the CLT floor structure was craned into position and propped for the duration of the concrete façade works. Engaging with researchers at The Bartlett School of Architecture and Hanson, we tested and carried out a pioneering construction process, using routed moulds to create a twin wall facade of coloured concrete. All poured on site. The concrete roof formwork, developed by our carpenters capping the structure with a deceptive tiled appearing surface.



# Broadway Market

📍 E8

🏢 Market House Ltd

💷 £950k

Main Contractor works included demolishing the existing building, conducting perimeter underpins with temporary works along the party wall to support adjoining properties and roadway. Enabling continued excavations to achieve a desired increasing depth of the existing basement.

Forming entirely new 300m<sup>2</sup> RC basement with below ground drainage, integrated damp proofing sump chambers. Ground and first floor structure with RC detailing as exposed finish of shell & core fit-out. Works also including all new services for future residential development above yet to commence.





# Royal Lancaster

📍 W2

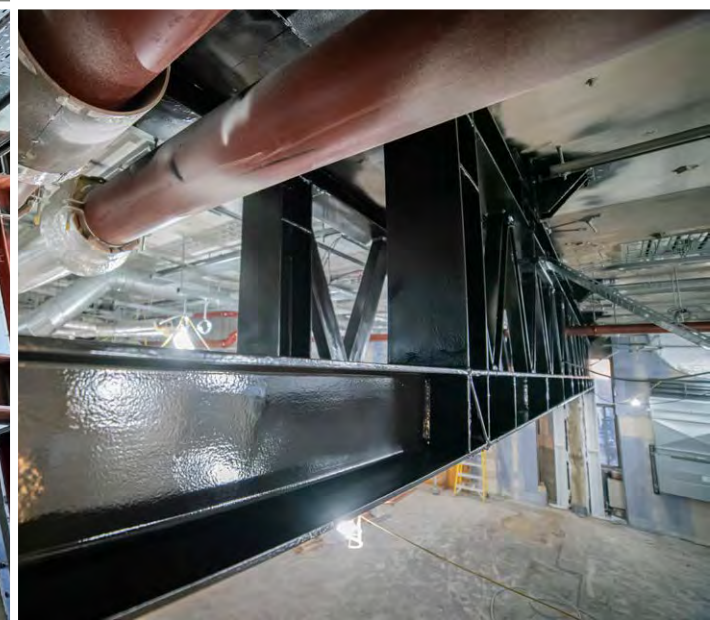
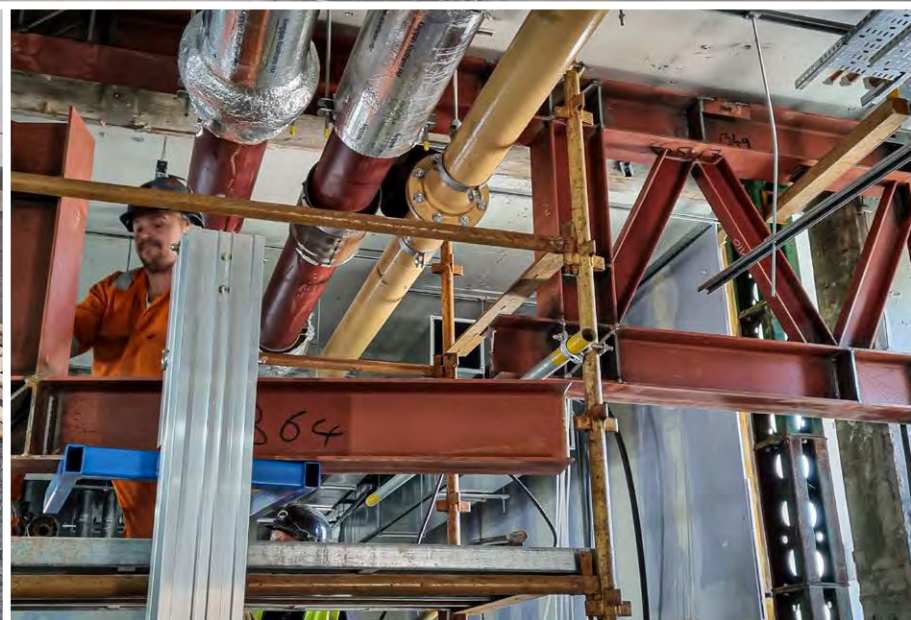
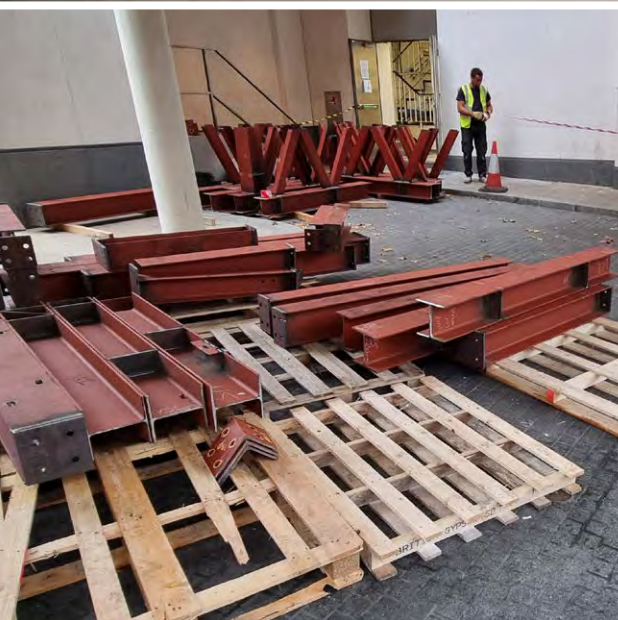
👁️ Royal Lancaster Hotel

£ £95 TBCK

To help create a new event space for the Royal Lancaster Hotel. We were requested to demolish two columns in a former plant room on the 19th Floor. Requiring us to construct a 14.5m truss system to replace their structural role.

Effectively we built a bridge on the 19th floor spanning the width of the building with all steel coming up in a lift & being welded together on site. Both on the ground and in situ.

The installation had to take into consideration 3 live services which could not be diverted without shutting down the whole hotel. Once installed the columns could then be demolished and steel sprayed black with an intumescent paint coating.



# Camden High St

📍 NW1

👷 Amber

💷 £300k

To create large openings between commercial units on both ground and basement levels; we installed temporary works consisting of needles inserted into core drilled brickwork apertures and back propped to temporary pad foundations. Demolition of the existing wall followed and in sequence, we erected connecting new steelwork picture frames. Hydraulic jacking was carried out to deflect the steelwork and prevent damage to properties above when the propping removed.

Our works also included strip out and forming a new slab at basement level. With connecting RC slab at ground floor where steelwork erected. Restrictions due to the northern line just under the property and a live office on the 1st floor. Two units were opened to create one large unit for TkMaxx





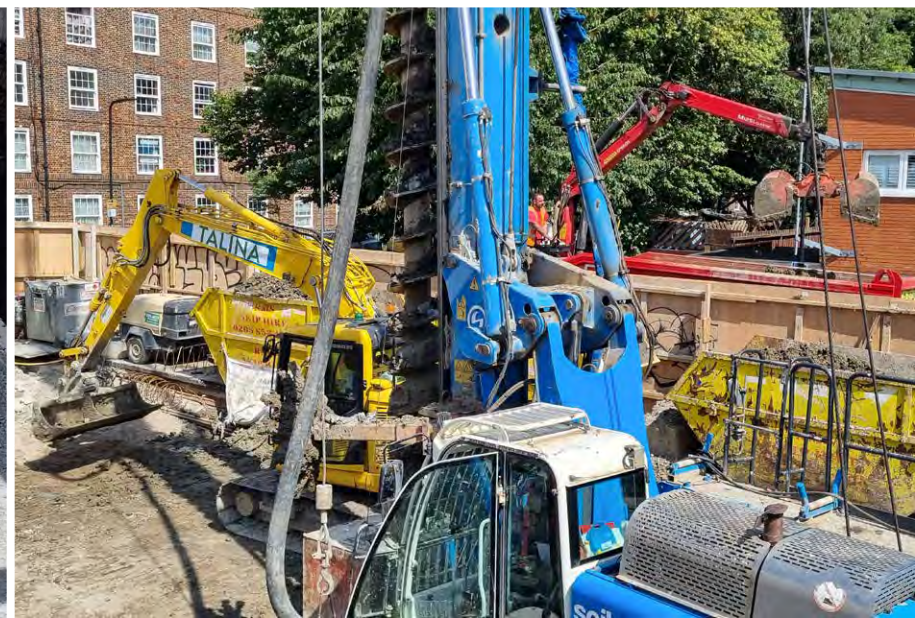
# Barrow Hall

E8  
 Market House Ltd  
 £3million

Following demolition of the existing building, ground probing was carried out and a guide wall formed to help establish the boundaries. Giving alignment of the new structure for the piling. Secant piling involves creating a series of overlapping piles around the perimeter of the building site. These piles provide structural support and help contain the surrounding soil during subsequent excavation.

With piling complete we will excavate to form a RC slab -1 and then ground floor. Before continuing with a top down method of excavating to -2 whilst simultaneously building upwards to first floor with cast concrete columns. A cavity membrane system with a waterproof concrete box will ensure ground water cannot penetrate the building.

New external walls to finish in creating a shell and core.



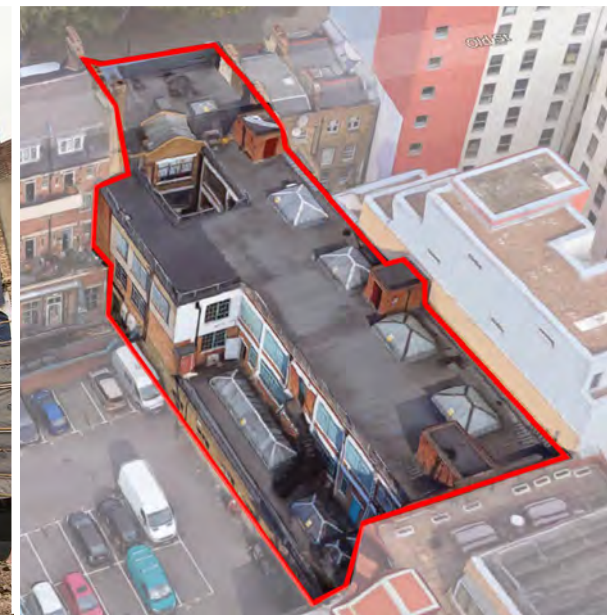
# Old Street

📍 EC1  
👤 RFM  
💷 £600,000

A challenging demolition involving a listed facade requiring temporary works to maintain structural integrity during a full demolition of the interior.

Extensive underpinning operations preceded a full demolition. With Asbestos removals and temporary works propping to support the adjoining buildings. Temporary works designed to allow for new steel superstructure to be assembled within.

'Talina's knowledge and experience in structural works is considerable with a proactive approach evident from all staff members from Director level to site based operatives'  
- Liam Foley, ex Director





# Wandsworth Rd

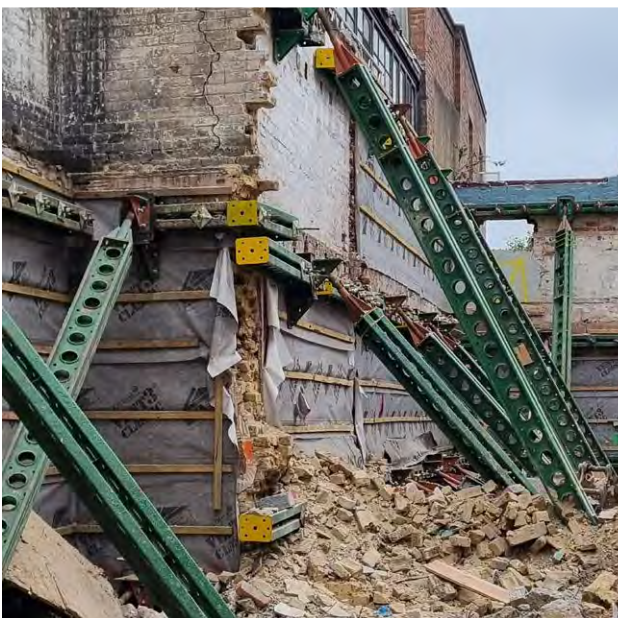
📍 SW8  
 🚧 GPFLewis  
 £ £1million

This project has involved a comprehensive process of phased temporary works to enable complete and partial demolition of adjoined buildings. The existing party walls were underpinned prior to demolition. Temporary works were installed utilising permanent new foundations

The whole footprint was reduced and new drainage throughout including an attenuation tank.

The one remaining building had an existing basement, but we underpinned this and reduced the basement by a further 1.6m having to deal with the ground water table just under the existing slab.

New steelwork was installed creating new opening in the existing building and then new steelwork to create the new residential flats. The Architect insisted on off site spraying, so we had to deal with installation and not damaging a delicate coating.

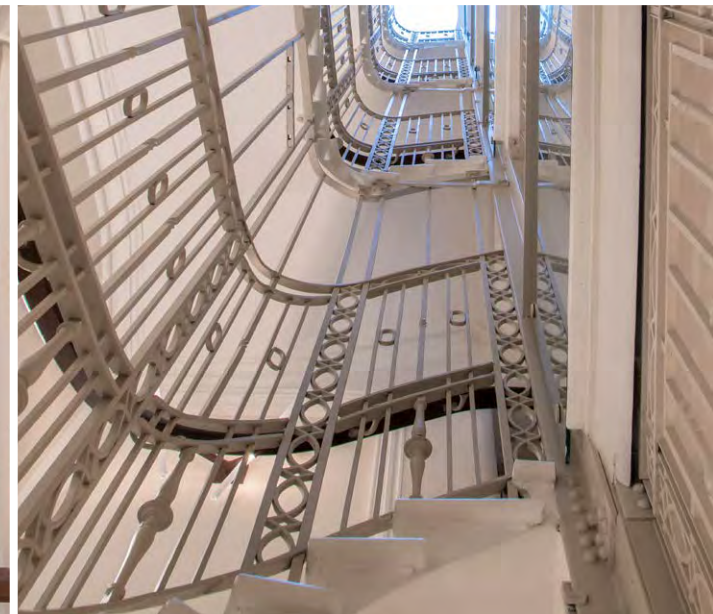


# Throgmorton St.

- 📍 EC1
- 👤 The Drapers' Company
- 🏢 Silver & CO
- 💷 £2 million

A full building refurbishment and series of structural alterations were required to provide our client with modern office spaces on four levels. Neighbouring our client, within the narrow restricted roadways of the City of London and with limited access on the ground floor. A waste removal programme requiring sensitive and efficient execution was established.

Throughout the soft strip various challenges were exposed requiring constant consideration for its Grade 2 star listing. These various historic characteristics included the restoring of an original stairwell balustrade, hidden for years by an enclosure for a lift. The staircase was painstakingly uncovered and restored along with many other details. The building had all MEP replaced and each floor completed to a CAT A fit out.





# Lancaster Gate

- 📍 W2
- 👁️ The Royal Lancaster
- 🏗️ Neil Mathews Architects
- 💷 £900,000

Working above the entrance to a busy London underground station we constructed louvred panels made from mirror polished stainless steel.

Finished with flushed double glazed toughened laminated panels to the lower section creating a unified wall detail between the adjoining limestone

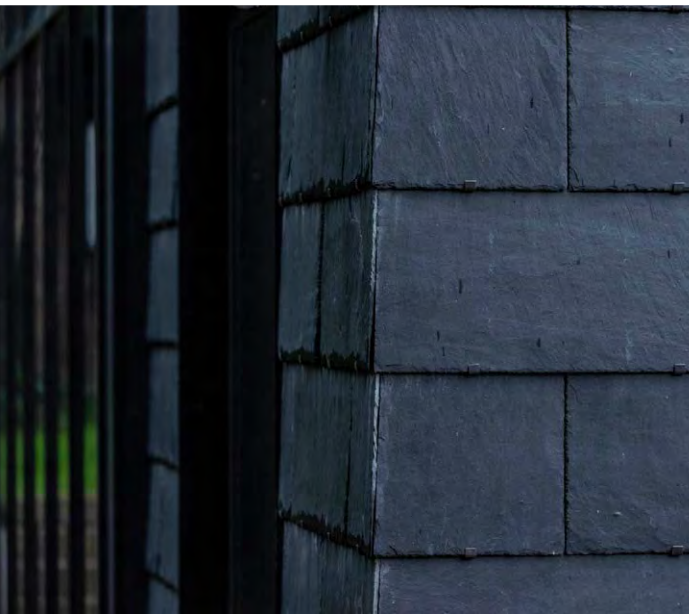


# Dollis Hill

📍 NW2  
👤 Private Client  
💷 £600k

This newbuild was completed in under 12 months. All while negotiating the many challenges of 2020. The project included excavation of a 85sqm basement. Construction of a steel frame and natural slate rainscreen with large curtain wall.

With large open internal living spaces and floor to ceiling glass, this family home feels vast. It also includes an office workspace in the basement for Interactive Architecture Studio, who collaborated with Gutfeld Architecture to develop this empty plot into a wonderful property.





# Stoke Newington

- 📍 N16
- 👤 Private Client
- 🏠 Neil Dusheiko Architects
- 💷 £680k

A now playful house that required an extensive structural rebuild. This property had unresolved issues from subsidence. Following a complete stripout, a piled raft foundation was constructed and new steelwork installed to support an open living space in the lower ground floor.

The brickwork of the rear outrigger was in such poor condition it required an entire rebuild. Adding a new floor and rear side Dormer. This new family home was fully refurbished with new services throughout and bespoke joinery. Including a slotted staircase that allows light to spill down from new skylights into spaces that formerly were dark and claustrophobic.



# St Johns Wood

📍 NW8  
👤 Private Client  
💷 £1,300,000

To create a basement that used the full foot print of the property, we first undertook sections of the retaining walls in an underpin sequence beneath the front bay window and party wall. Installing flying shores and whalers to restrain the front facade while the rest of the house was then demolished. Sheet piles were installed around the perimeter and temporarily braced down to the required depth to create the basement retaining structure.

A combination of waterproof concrete and cavity membrane system were used to provide two forms of protection. The ground floor was installed using precast hollowcore planks craned in and an insitu RC slab at the rear. The rest of the house consisted of concrete block walls, steelwork and timber joist infills. Due to the solid blockwalls an insulated render was applied.

As part of this complete fit out the contractor design elements included the M&E, Glass box, staircase, kitchen and joinery. A resin floor was laid on the basement and ground floor areas.



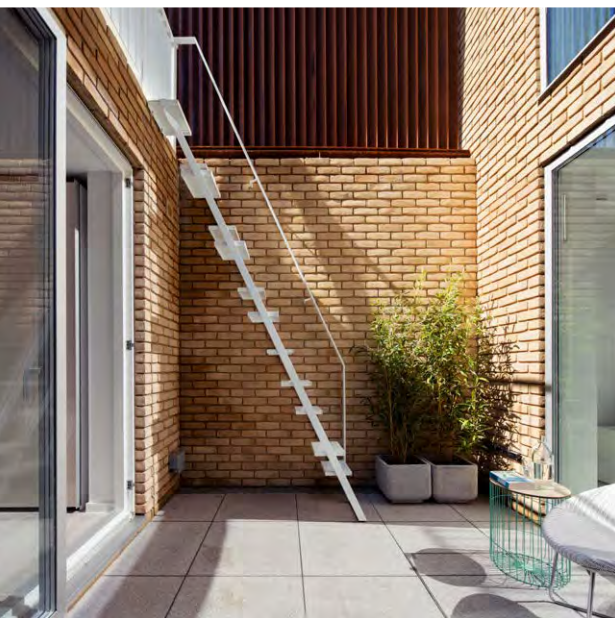


# Hackney Backhouse

- 📍 N16
- 👤 Private Client
- 🏠 Gutfeld Architecture
- 💷 £500,000

A new family home built in the back garden of our client's property. A rundown garage demolished with a basement formed by underpinning the party wall. Forming the retaining walls in sections, maximising the limited space. The single storey above ground was built with a steel structure and built to brick dimensions. The basement providing three bedrooms and two bathrooms. Four rooflights, maximising the limited space. The single storey above ground was built with a steel structure and built to brick dimensions. The basement providing three bedrooms and two bathrooms. Four rooflights and two light-wells bring natural light into the property including a corten screen to the front.

🌟 Highly Commended: Small House of the Year, Sunday Times British Homes 2018  
 Shortlisted: The Manser Medal 2018  
 Shortlisted: Daily Telegraph Homebuilding and Renovating Awards 2018



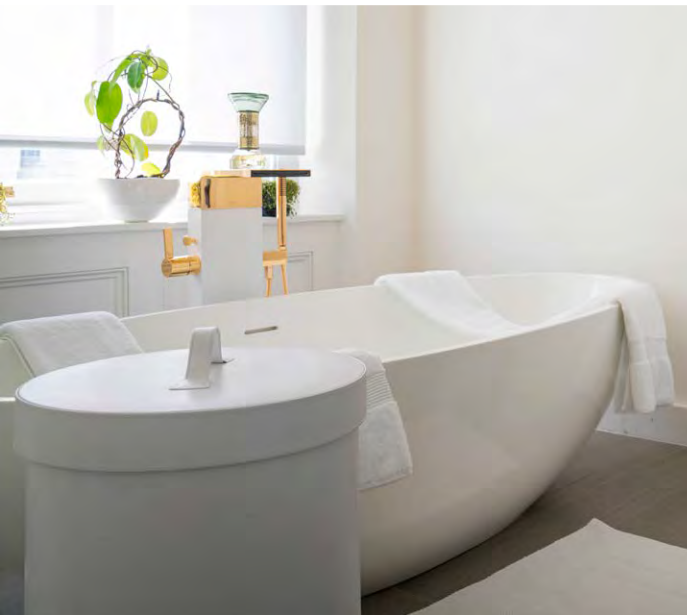
# Regents Park

- 📍 NW1
- 👤 Private Client
- 🏠 Gordon Young Architects
- 🔒 Confidential

A building formerly divided into multiple flats, our client wished to reform the house as a single property with large open living spaces. Works begun with a soft strip, removing all existing services back to boundary and reveal a legacy of alterations carried out over the years.

Excavations were carried out and a new steel structure was installed to enable a spacious basement while supporting alterations above. A damp proofing tanking system was added and full fit out undertaken. Including a personalised lift, new M&E throughout, multiple balconies, luxurious bathrooms.

Many features were saved and restored, including recasting the iron balustrades and protecting original plaster wall friezes.





Building on reputation since 1978  
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