

**Address**

100 Clerkenwell Road,
London EC1

Client

Medina Investments Limited

Architect

Fletcher Rae Architects

Form of Contract

JCT Design & Build

Contract Value

£35m

**Yotel, 100 Clerkenwell Road
New Build Hotel**

The new build hotel project comprised the construction of; 212 hotel rooms to be managed by hotelier Yotel, front and back of house areas, retail shell, five private residential apartments and commercial work space.

The new hotel was constructed on the site of a former petrol station. Planning was for demolition of all existing structures onsite (forecourt shop, canopy and pumps) and the erection of a 8 storey building plus basement levels. Logistics were complex; undertaking the double basement excavation and constructing an eight storey building on a constrained site, situated on a busy main road in central London surrounded by occupied commercial buildings and residences.

The five self contained residential units face onto and have a separate entrance onto St John's Square and the building has established a new pedestrian walkway between the historically significant St John's Square to Clerkenwell Road. All hotel areas and rooms were fit out, whilst the private residences were only required to shell and core.

