# McAleer & Rushe’s Crutched Friars development breaks new ground with innovative geotechnical recycling and cultural integration



McAleer & Rushe have provided an update on their ambitious 65 Crutched Friars development in the City of London, a landmark mixed-use scheme anchored by a purpose-built student accommodation (PBSA) building. Valued at over £100 million, the project is now well underway, with superstructure works progressing steadily and plans to begin façade installation and internal fitout later this year. The scheme is expected to reach completion by summer 2027.

The 21-storey PBSA building will offer 782 student homes, featuring a diverse selection of housing typologies including premium studios, studios, twodios, threedios, and affordable cluster bedrooms—catering to a broad spectrum of student needs. In addition to residential spaces, the development will integrate green areas accessible to the public, such as a pocket park and a rooftop terrace, enhancing its community appeal. Significantly, the project will also provide a permanent three-floor, 30,000 sq ft home for London’s Migration Museum, creating a cultural hub within the scheme.

When McAleer & Rushe assumed responsibility for the site, which was previously occupied by the HFW Office Building, they encountered unexpected challenges due to the lack of documentation. There were no records regarding the building’s substructure, ground conditions, or even blueprints from its original 1980s construction. George Stack, Project Manager at McAleer & Rushe, remarked on the unusual absence of structural information for a building of that era, highlighting the complexity faced by the construction team. During enabling works, a section of the original ground floor slab was deliberately retained, showcasing a sensitive approach to the building’s history. Additionally, two Friars Statues of historic value, originally part of the former façade, have been carefully removed and are planned to be incorporated into the landscaping of the new development.

A noteworthy aspect of the project is its innovative geotechnical approach. In partnership with Card Geotechnics Limited (CGL), McAleer & Rushe have implemented advanced techniques that included reusing existing substructures. This strategy contributed not only to technical effectiveness but also to sustainability goals by achieving considerable carbon savings. Such innovation has led to the project being shortlisted in the 'UK Project with a Geotechnical Value of between £1 million and £3 million' category at the 2025 Ground Engineering Awards, an event that celebrates excellence in technical achievement, collaboration, and sustainability in the ground engineering sector. The awards ceremony is due to take place at the JW Marriott Grosvenor House Hotel in London on June 18, 2025.

McAleer & Rushe’s involvement in the Crutched Friars development comes at a time of robust growth for the company. In 2024, turnover increased by 13% to £491 million, with pre-tax profits rising sharply by 46% to £16 million. The company is forecasting further expansion in 2025, aiming to break the £550 million turnover barrier, underpinned by major projects such as the Crutched Friars student accommodation scheme. This growth highlights McAleer & Rushe’s expanding profile in large-scale construction projects, marked by innovation and technical prowess.

Aside from Crutched Friars, McAleer & Rushe have recently been recognised for other high-profile projects. They have been shortlisted for several categories in prestigious construction awards, including those recognising international and residential projects, underlining the company’s broad expertise and strong performance in both the UK and Ireland.

Overall, the Crutched Friars development exemplifies a sophisticated integration of modern urban living, cultural enrichment, and engineering innovation, set within a historically sensitive London location. The project’s progress and recognition reflect both the complexities of urban redevelopment and the advancing standards in sustainable construction practices.

### 📌 Reference Map:

* Paragraph 1 – [[1]](https://pbsanews.co.uk/2025/06/20/mcaleer-and-rushe-provides-update-on-crutched-friars-pbsa/)
* Paragraph 2 – [[1]](https://pbsanews.co.uk/2025/06/20/mcaleer-and-rushe-provides-update-on-crutched-friars-pbsa/)
* Paragraph 3 – [[1]](https://pbsanews.co.uk/2025/06/20/mcaleer-and-rushe-provides-update-on-crutched-friars-pbsa/)
* Paragraph 4 – [[1]](https://pbsanews.co.uk/2025/06/20/mcaleer-and-rushe-provides-update-on-crutched-friars-pbsa/), [[3]](https://awards.geplus.co.uk/GEAW25/en/page/uk-project-with-a-geotechnical-value-of-between-1m-and-3m-2025)
* Paragraph 5 – [[1]](https://pbsanews.co.uk/2025/06/20/mcaleer-and-rushe-provides-update-on-crutched-friars-pbsa/), [[2]](https://mcaleer-rushe.co.uk/mcaleer-rushe-are-shortlisted-in-the-2025-ground-engineering-awards/), [[4]](https://awards.geplus.co.uk/GEAW25/en/page/home)
* Paragraph 6 – [[5]](https://www.constructionenquirer.com/2025/05/12/mcaleer-rushe-set-to-break-500m-turnover-barrier/)
* Paragraph 7 – [[6]](https://www.constructionireland.ie/construction-news/312992/mcaleer-rushe-shortlisted-for-prestigious-construction-industry-awards), [[7]](https://www.constructionawards.ie/news/sustainability-and-innovation-shine-at-irish-construction-industry-awards-2024)

Source: [Noah Wire Services](https://www.noahwire.com)

## Bibliography

1. <https://pbsanews.co.uk/2025/06/20/mcaleer-and-rushe-provides-update-on-crutched-friars-pbsa/> - Please view link - unable to able to access data
2. <https://mcaleer-rushe.co.uk/mcaleer-rushe-are-shortlisted-in-the-2025-ground-engineering-awards/> - McAleer & Rushe have been shortlisted in the 2025 Ground Engineering Awards for their work on the 65 Crutched Friars project in London. The project involves transforming a former office block into a 21-storey mixed-use development, including 782 purpose-built student accommodation units and a permanent home for London's Migration Museum. The awards ceremony is scheduled for June 18, 2025, at the JW Marriott Grosvenor House Hotel in London.
3. <https://awards.geplus.co.uk/GEAW25/en/page/uk-project-with-a-geotechnical-value-of-between-1m-and-3m-2025> - The 65 Crutched Friars project, developed by McAleer & Rushe in partnership with CGL, has been shortlisted in the 'UK Project with a Geotechnical Value of between £1M and £3M' category at the 2025 Ground Engineering Awards. The project showcases innovative geotechnical solutions, including the reuse of existing substructures and a sustainable design approach, resulting in significant carbon savings.
4. <https://awards.geplus.co.uk/GEAW25/en/page/home> - The 2025 Ground Engineering Awards will be held on June 18, 2025, at the JW Marriott Grosvenor House Hotel in London. The awards celebrate exceptional achievements in the ground engineering industry, recognising technical excellence, collaboration, and sustainable innovation across various project categories.
5. <https://www.constructionenquirer.com/2025/05/12/mcaleer-rushe-set-to-break-500m-turnover-barrier/> - McAleer & Rushe reported a 13% increase in turnover to £491 million in 2024, with pre-tax profits rising by 46% to £16 million. The company forecasts reaching £550 million in turnover in 2025, supported by major projects including a £110 million student accommodation scheme at Crutched Friars in London.
6. <https://www.constructionireland.ie/construction-news/312992/mcaleer-rushe-shortlisted-for-prestigious-construction-industry-awards> - McAleer & Rushe has been shortlisted for several categories in the 2024 Irish Construction Industry Awards, including Contractor International Project of the Year for the Canada Water Plot K1 in London and Exchange Square Phase 2 in Birmingham, and Contractor Residential Project of the Year for Bruce Street in Belfast.
7. <https://www.constructionawards.ie/news/sustainability-and-innovation-shine-at-irish-construction-industry-awards-2024> - The 11th annual Irish Construction Industry Awards celebrated industry excellence, with McAleer & Rushe winning three awards for the Canada Water Plot K1 development in London, including Contractor International Project of the Year, Contractor Project of the Year, and Construction Project Manager of the Year for Paddy Connolly.