



J COFFEY MAIN CONTRACTS

**11 Beavor Lane, Hammersmith
W6 9AR
for The Beavor Lane LLP**

This Design & Build mixed-use scheme consisted of 8 four storey four bedroom townhouses, together with a four storey Class B1 office building over a new basement.

The basement contains further office space, plant rooms, incoming utility intake rooms, residential storage areas, 9 car parking spaces and 19 bike racks.

The Town Houses are fitted out to a high quality and specification commensurate with properties in the up market London Borough of Hammersmith & Fulham, including fully tiled bathrooms and en-suites, quality fully fitted kitchens, hardwood floors with underfloor heating, hardwood and glass bespoke staircases, AV installation and lighting control modules.

A passenger lift has been installed in the office building to service all floors and a car lift provides means of access for vehicles from street to basement level.

The roof gardens of the Town Houses are accessed by retractable glazed rooflights.

Value: £7.2 million

Contract: JCT Design and Build Contract (DB) 2011 Edition

Duration: 65 Weeks

Completed: July 2016

Project Manager: Brown Lock Partnership

Cost Consultant: Brown Lock Partnership

Architect: OSEL Architecture

**Services Consultant:
Silcock Dawson**

**Structural Consultant:
Lyons O'Neill**

