



J COFFEY MAIN CONTRACTS

4 Fouberts Place, London W1B for The Crown Estates

J Coffey successfully secured this project in a competitive tender process against an established Crown Estates supply chain.

The Design & Build project, just off Regent Street and opposite the iconic Carnaby Street arch, consisted of the re-modelling of the fourth floor to provide 'open plan' office space in an occupied six storey office building.

We created an enhanced toilet core with high quality separate Male & Female WC's including ceramic tiled floors & walls with integral IPS cubicles of a standard commensurate with London West End commercial space.

All existing services were stripped out and new air conditioned mechanical ventilation systems were installed. Fan Coil units were either incorporated into ceiling bulkheads around the core or concealed within integral wall panelling around the perimeter of the office space.

Upgraded drop lighting was included and all life safety systems were brought up to modern standards.

The project was completed within the expected timescales despite extremely restrictive access and delivery time constraints imposed by Westminster Council given the high profile shopping facilities adjacent to the property.

The finished space more than met the Clients expectations in terms of quality and costs and was achieved whilst keeping the existing tenants on the other floors 'on side' throughout the construction process. Particular praise was afforded to the delivery team in that respect by both the building management team and The Crown Estate.

Value:
£821,000

Contract: JCT Design
and Build 2011

Duration: 17 weeks

Completed: June 2017

Project Manager: Buro Four

Architect:
Tate Hindle Limited

Structural Engineer:
Watkins Payne Partnership

Cost Consultant:
Currie & Brown



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