



# **J COFFEY** MAIN CONTRACTS

HEALTHCARE | RESEARCH | TECHNOLOGY | COMMERCIAL | EDUCATION |  
RESIDENTIAL | AMENITIES | COMMUNITY | RETAIL | LEISURE |



# Why J Coffey Main Contracts

J Coffey Main Contracts successfully delivers both traditional and Design & Build projects ranging from £1 million to £25 million in the following sectors: Healthcare, Research, Industrial, Commercial, Education, Residential, Amenities, Retail, Leisure and Community.

We are renowned for completing on time, producing outstanding quality and effective cost management through adopting a professional 'hands on' management approach to ensure our Client's expectations are met, and wherever possible, exceeded.

The service we provide commences at the conceptual phase of the project where we are pleased to provide buildability and commercial advice which continues throughout the procurement process, whether tendered or negotiated, to ensure that our transparent approach produces a safe and optimum build and culminates in a successful project delivery back to the Client team.

Our year on year growth is testament to our successful track record of project delivery, often from repeat Clients and Consultants who appreciate our collaborative approach.

**Collaborative Approach** – We consider ourselves to be a primary stakeholder in the development process. Our ambition is to engage with new technologies and Value Engineering where appropriate to fulfil our Client's demands and optimise project budgets without compromising on quality.

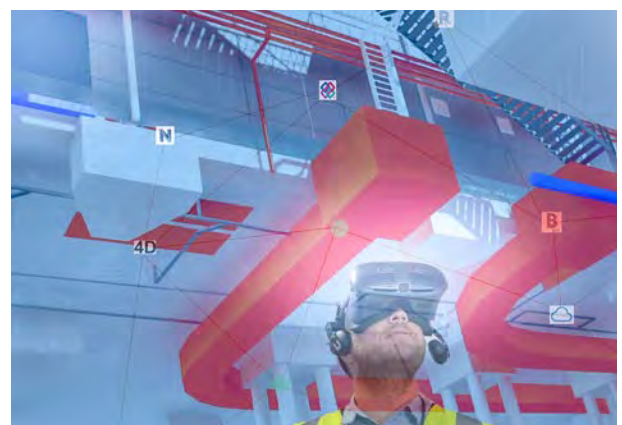
Our talented and experienced team is focused on delivering outstanding legacies for our Clients. We implement solutions to create innovative designs, align quality and efficient construction processes that enhance the project outcomes for our Clients, end users and the local community.

## **Independently accredited Health, Safety, Quality, Environmental and Energy Management Systems**

– Our project management approach is underpinned with robust Health, Safety, Quality, Environmental and Energy Management Systems that is audited to confirm compliance with the highest construction sector standards: ISO45001 (UKAS), ISO9001 (UKAS), ISO14001 (UKAS) and ISO50001, CHAS and Constructionline Gold. More recently, the RoSPA Awards Adjudication Panel have awarded J Coffey the RoSPA President's (12 consecutive Golds) Award for Health & Safety.

**In-house structural solutions** – We have in-house resources to tackle the most unique and challenging structural elements within any project. This capability provides us with greater control and access to resources throughout the delivery of the project, which are often undertaken in landlocked, occupied buildings and live estates which all operate under a variety of restrictive working and secure conditions.

**BIM Capacity** – J Coffey Main Contracts has in-house Building Information Modelling (BIM) capability for creating and managing information on our construction projects across the project life cycle.



# Why J Coffey Main Contracts

BIM data can be used to illustrate the entire building life-cycle, from inception and design to demolition and materials reuse as well as checking quantities.

BIM brings together all of the information about every component of a building, in one place. BIM makes it possible for us to access information for any purpose, for example, to integrate different aspects of the design more effectively. In this way, risks are reduced and abortive costs minimized.

## **Nurturing lifelong sustainability –**

During the design and construction process, we aim to minimise the environmental impact of each project and strive to deliver energy efficient, low carbon buildings that fulfil the highest BREEAM accreditation available.



## **Net Zero Carbon emissions –**

We are committed to Pledge to Net Zero which covers our sites and construction activities including embodied emissions of construction materials purchased. We also support Global Theme for World Environment Day annually.



**Social Value** – Engagement with the wider community is an important part of the company's ethos and this is supported by a co-ordinated and consistent programme of wider community engagement to enable us to play our part in enhancing the life of the local communities economically, culturally, and environmentally.

We promote and contribute to economic, cultural, and social advances through the accessibility of innovation, skills, and expertise. The expertise and knowledge of our staff informs and advises a wide range of local organisations including industry, government agencies, non-governmental organisations and community groups locally, nationally, and globally.

**Health & Wellbeing** – We promote the importance of investing in the health and wellbeing of our staff by providing a physical and social environment which is conducive to teaching, learning, living and working. We foster an ethos associated to Fairness, Inclusion & Respect (FIR) towards all employees. In addition to meeting all legal requirements, we will take a proactive approach to workplace wellbeing by ensuring that mechanisms are in place to prevent work-related occupational health injuries and to promote good health amongst the workforce.

## **Building Mental Health Charter –**

We are committed to supporting the Building Mental Health Charter which is a way for construction organisations to promote awareness and understanding of mental health, lowering stigma and supporting employees. We also support many charities focused at supporting construction workers.



## **Project: The Brassworks**

### **Awards:**

Winner, Interior Design of the Year, Blue Ribbon Awards 2014

Highly Commended, Housing Development of the Year, Blue Ribbon Awards 2014

Shortlisted, RIBA London Regional Awards 2013

Shortlisted, RICS Awards 2013

Commendation, New London Architecture Awards 2013

Commendation, Sunday Times British Homes Awards 2013

Shortlisted, CIBSE Building Performance Awards 2014

Shortlisted, Architects' Journal Retrofit Awards 2014

Shortlisted, Housing Architect of the Year, Blue Ribbon Awards 2014

Shortlisted, UK Project of the Year, FX Design Awards 2014





# Clients & Consultants

A high proportion of our work is repeat business with Clients and Consultants who appreciate our flexibility and approach of getting the job done. Some of these include:

King Edward VII Hospital | Provelio | RCKA | Symmetry | Pegasus Life | RPS | WT Partnership | Ashford & St Peters NHS Trust | P+HS Architects | Parkwood Surgery | Assura Aspire | James Totty Partnership | Summers Inman | The Engineering Workshop | Quadrant | Great Ormond Street Hospital NHS Trust | Perega | Wareham | Tangram Architects | Chesterford Research Park | Davis Landscape | ARUP | ETA | Etude | Stroma | Sharps Redmore | Edgeplan | Capita | Murphy | AGA | Buildcheck | WBK | The London Clinic | Capita | Ramsay Health Care | AECOM | Calfordseadon | Vodafone | Mitie | Hall Needham Associates | Waterman Group | St John & St Elizabeth Hospital | Mahle Powertrain | MESH | Aviva | Parker Wilson Consulting | Buro Happold | Silcock Dawson | Lyons O'Neill | Faithful & Gould | Murphy Phillips Architects | Bolton Priestly Consulting Engineers | BSC | The Royal Borough of Windsor & Maidenhead | McBains | Ridge & Partners | BCRi | Silcock Dawson & Partners | Aventus Design | The Kut Partnership | Ryder Architecture | F J Samuely & Partners | Knight Frank LLP | Goddard Associates | Jerram Design Associates Ltd | Downstreet Electrical Limited | Quincy Mason Partners | Manhire Associates | Prudential Pensions Limited | Gravity Design | John Packer Associates | Michael Aubrey Partnership | Academy | King Sturge LLP | Avison Young | Church Commissioners for England | Furness Green Partnership | 3W Architecture | Banks Wood | Cluttons | Sonneman Toon | Campbell Reith | DBK | Steve Jackson Design | LR Blackshaw Associates | Stuart McCurry & Partners | QED | Daines Kapp | Buro Four | Currie & Brown | Belsize Architects | HCD | Malachy Walsh | Hardman Structural Engineers | Jones Lang LaSalle | PRUPIM | KCA Architects | LSI | Watkins Payne | CTP | Gardiner & Theobald | Price & Myers | Hunters | Baqus | Peter Deer Associates | Kendall Kingscott | Troup Bywater & Anders | MLM | Hann Tucker | Butler & Young | Clancy Consulting | London Borough of Hackney | City Realty Limited | Salus | Cox Drew Neale | Measur | R J Witt Associates | RYB:Konsult | Acorn Property | Structa | Mountford Pigott | Fairhurst Consulting | RPC | RPS Gregory | London Borough of Ealing | Botley Byrne | WSP Group | Flatt Consulting | Tate Hindle | Derwent London | Space Group | Randall Simmonds | GDC Partnership | Cambridge Fire & Rescue | Thomas & Adamson | Taylor Whalley Spyra | Murphy Surveys | Walker Advisory | JPP | Ansell & Bailey | NIFES | Elite Design | Orbell Associates | Fluid Structures | Caston | Lewisham Hospital | Broadway Malyan | Spirit | The Budgen Partnership | Greig City Academy | Castons | Horiba | Thomasons | The Tooley & Foster Partnership |

*We looked for a contractor where a high proportion of their work is repeat business, a team with flexibility and an approach of getting the job done. J Coffey Construction provide a level of performance unrivalled by many competitors.*

**Church Commissioners for England**



## Healthcare

Working within the Healthcare sector requires experience and understanding of the sensitive nature of the environment and the impact that a construction project may have on continued delivery of Healthcare services and upon patients, staff and visitors alike. J Coffey has an in-depth understanding of managing the challenges faced in carrying out such construction work within Healthcare premises.

We are cognisant of the complex and unique requirements of this sector and ensure that we minimise clinical disruption, dust and noise whilst optimising hygiene, infection control, safety and security. It is important that we work closely with our Clients to ensure that their specific needs are addressed effectively whilst the construction is undertaken. In many cases the works are completed in fully occupied and operational clinical environments.

*“Coffey have been a valued Contractor at the London Clinic for a number of years. All of these high quality works have been carried out in a live hospital environment on an extremely tight site in central London. Their approach to safety is excellent and they adopt a flexible approach to help manage noise and vibration issues within the hospital.”*

**Chris Trelfa, Construction Commercial Manager, The London Clinic**





## Client | St John & St Elizabeth Hospital

### Project | The New Wing

Following our successful delivery of the substation project, which provided significant increase in HV infrastructure capacity as well as a new standby generator facility for the Hospital Estate, J Coffey Main Contracts entered in to a PCSA agreement to Design and Build the shell and core of the new hospital wing.

Extensive negotiations took place with Network Rail in consideration of its Chiltern Line tunnel which ran below the site. Significant pre-construction survey and design work was undertaken to ensure that the contiguous piles forming the new basement walls did not compromise the BAPA agreement. Accordingly, the ground floor slab was cantilevered over the zone of influence. CFA piles were also driven to support the new basement floor which would house extensive MEP capital plant installations for the new wing. A new 3 storey reinforced concrete frame was erected adjacent to the Grade 2 listed chapel utilising 'in house' J Coffey Main Contract resources.

The impressive façade construction encompassed various envelope material choices including high quality brickwork detailing, glazed window pods, bespoke bronze fenestration and perimeter zinc cladding at roof level topped with a green sedum roof punctuated with roof lights. The streetscape was sensitively completed in keeping with leafy Green End Road and the St John's Wood conservation area. A Very Good BREEAM rating was achieved.

J Coffey Main Contracts entered in to a separate negotiated contract to deliver the final phase of the development including the demolition of the old theatre block, large structural alterations and the final fit out to provide 64,000 square feet of new healthcare facility space all adjacent to live hospital areas.

We worked alongside Siemens and their lifting contractor, utilising 45T cranes in two separate lifts, to deliver and install two Magnetom MRI scanners. A full imaging suite with CT, Fluoroscopy and X-Ray facilities were also provided.

Six operating theatres provide the latest technology and most advanced surgical equipment and utilise the natural light from the window pods on the façade. Full recovery suites and an endoscopy procedure room have also been delivered as part of an early handover phase which included EBME, Pharmacy and the On Call ensuite.

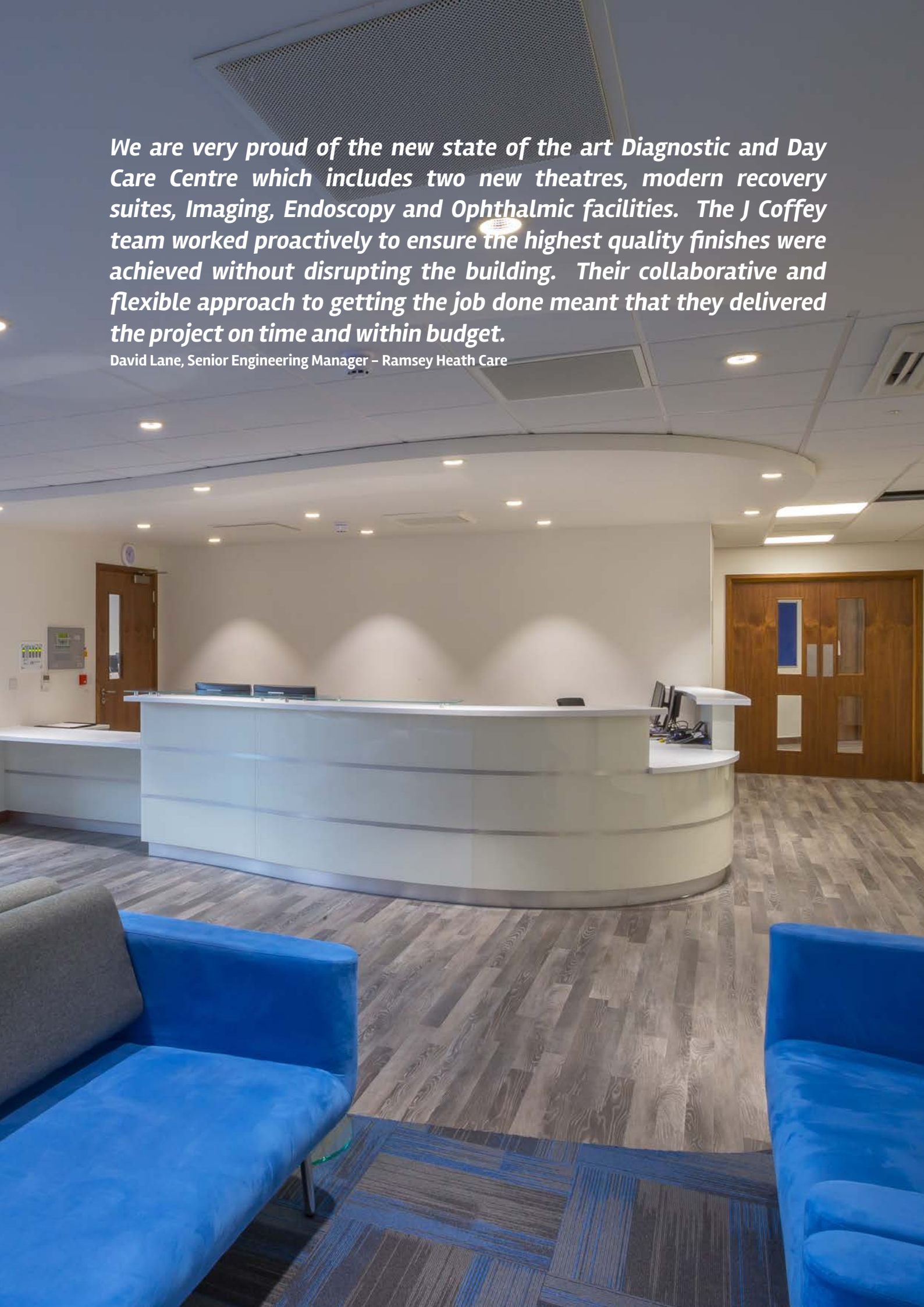
During the Easter shutdown the packaged boiler plant room was relocated on to a new external works area which also houses the new medical gas containers.

An internal existing staircase was demolished and will be replaced by a new glass and steel composite structure. Further phased delivery to the Hospital incorporating Goods In areas, Admission, Patient Discharge, Out-Patients Department, Urgent Care Clinic, HDU and finally the Main Entrance and Reception to the Ground Floor are due in 2022.



*We are very proud of the new state of the art Diagnostic and Day Care Centre which includes two new theatres, modern recovery suites, Imaging, Endoscopy and Ophthalmic facilities. The J Coffey team worked proactively to ensure the highest quality finishes were achieved without disrupting the building. Their collaborative and flexible approach to getting the job done meant that they delivered the project on time and within budget.*

David Lane, Senior Engineering Manager – Ramsey Heath Care







## Client | Ramsey Health Care

### Project | West Valley Hospital

J Coffey Main Contracts secured this single stage Design and Build Contract to convert 21,000 square feet of Cat A office space into a Diagnostic and Day Care for Ramsay Healthcare. This proposed medical facility was on the 9th floor of a fully occupied office building in West Croydon on the busy Interchange opposite the Tram Station.

The existing Cat A office interior was stripped back to its concrete shell structure including the majority of the MEP services. The raised floors were removed off site, refurbished and later reinstated. The fit out also included the installation of medical gasses, hygienic floor & wall finishes, medical standard doors and pre-plumbed IPS panels.

New capital plant, consisting of four package air handling units and associated ductwork, chiller units, boilers and medical gas manifolds were hoisted onto the roof of the ten storey building. A standby generator and gas store was located at ground level and vital services were installed via 'live' service risers without disruption to the existing building tenants.

The logistics and security strategy of the delivery was extremely sensitive given the other occupants of the building and the nature of their tenancy agreements, including some 24/7 working patterns. Manned entrances afforded pedestrian access up the building via a designated and protected lift. All plant and materials were brought to the 9th floor via an external hoist and in through a large window opening once the window had been set aside in agreement with the Landlord.

Due to the close proximity to the West Croydon train station to the rear of the property and the Tram Line at the front, large contract lifts needed to be avoided. Therefore, and as part of a value engineering exercise, the boiler plant destined for the roof was redesigned and 4no. Air Handling Units, Chillers and all associated capital plant were designed to be capable of distribution via the hoist facility and reassembled on the roof to avoid mobile crane lifts in the area.

Noise and impact tests were carried out in controlled trials to assess the effects on the building occupants.

Within 26 weeks, the office floor plate was converted into 2no. Operating Theatre suites, Endoscopy and X-Ray facilities, 6no. consulting rooms and an ophthalmic suite, which itself was a late change just four weeks before Practical Completion.

## Client | King Edward VII Hospital

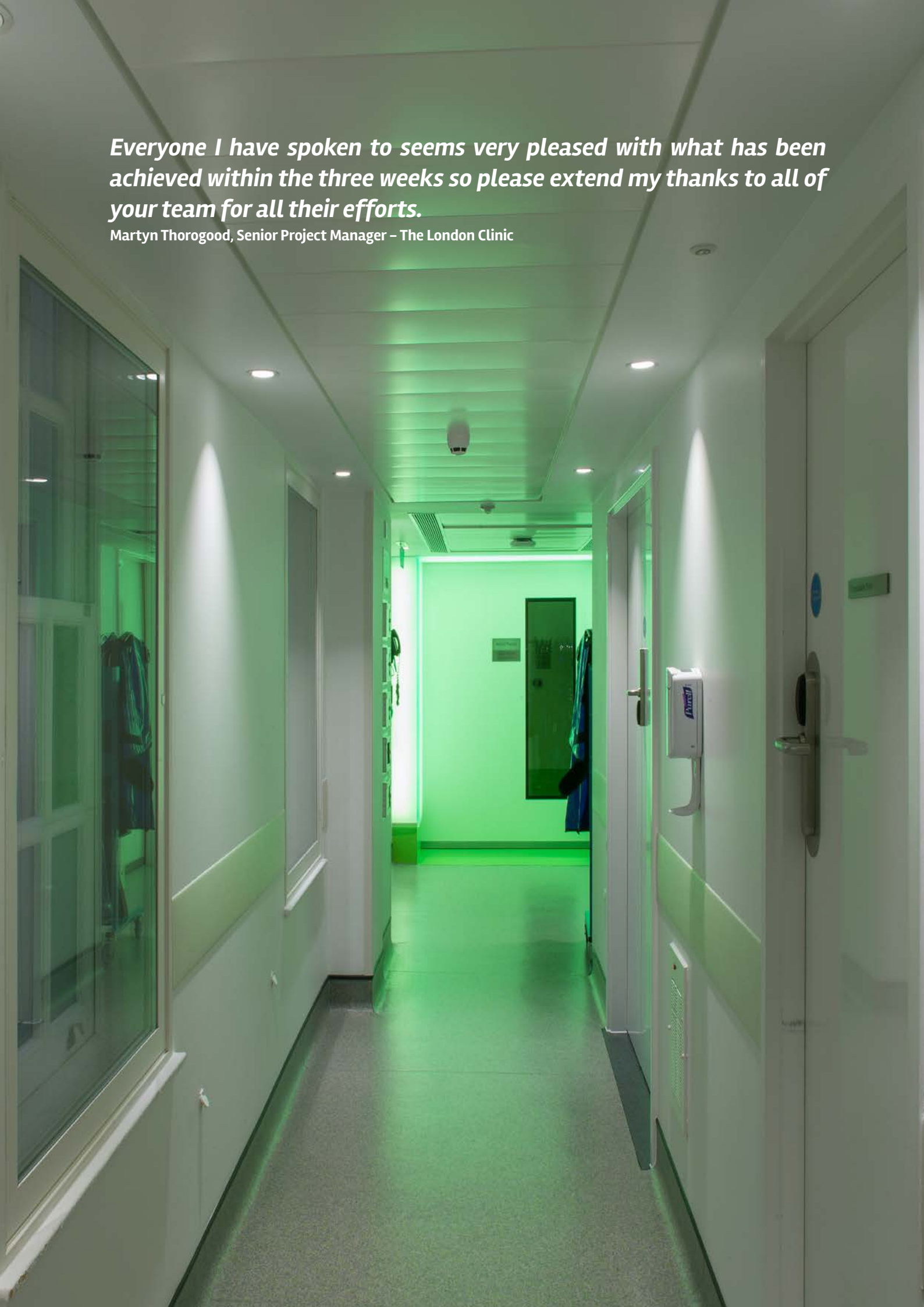
### Project | CCU

J Coffey Main Contracts have recently received three separate commissions from King Edward VII Hospital to undertake, initially, small works projects and then the reconfiguration of the 'goods in' area including the installation of a new loading bay platform hoist.

Thereafter we entered a contract to carry out a fast track refurbishment of the Critical Care Unit adjacent to operational ward areas

*Everyone I have spoken to seems very pleased with what has been achieved within the three weeks so please extend my thanks to all of your team for all their efforts.*

Martyn Thorogood, Senior Project Manager – The London Clinic







**Client | Assura Aspire Limited**

**Project | Parkwood Surgery**

The project comprises of the design and construction of a two-storey extension (511m<sup>2</sup>) and the refurbishment of the existing Parkwood Surgery (615m<sup>2</sup>) to form a state of the art primary medical care facility to a BREEAM Very Good standard. The initial phase includes the construction of the extension which the surgery occupants decant in to whilst the original part of the building is refurbished. J Coffey Main Contracts have worked extensively on value engineering options to assist with the business case requirements of Assura.



**Client | Great Ormond Street Hospital**

**Project | Refurbishment of the Pharmacy**

We continued our partnership with Great Ormond Street Hospital NHS Trust on award of this refurbishment of the Pharmacy, which is located in a prominent position on the ground floor at the rear of the Main Entrance Reception area. Hygienic clad hoarding provided permanent demarcation between patients, visitors and staff and the work area. The work was carried out in two phases to maintain the service of the Pharmacy. The proposed design layout incorporated a new monitored cold room installation following structural alterations and MEP adaptations to the fire alarm, BMS, CCTV and security systems.



**Client | The London Clinic**

**Project | MPIS (7th Floor)**

The project created a new MPIS radiography and radiology suite together with new office space, a plantroom and IT room whilst the 7th floor continued to function normally.

The challenge presented to J Coffey Construction was to minimise disruption to the day to day running of the Clinic. This involved meticulous planning and management of the existing MEP services was crucial. Meeting the extremely fast track programme was critical as patient procedures were booked immediately following the completion date.



**Client | Ashford & St Peter's Hospital NHS Trust**

**Project | Courtyard Infill**

We formed a new engineering workshop for the Engineering Department by infilling an existing courtyard.

This project was delivered within a busy area of the live hospital and involved manoeuvring the piling rig through a corridor and an existing window opening which had been adapted to form the access to the site works.

The new Engineering Department was moved into the new fully fitted out facility ahead of schedule.



*It will have been worthwhile for patients in Newham to experience primary health care in premises fit for purpose in a modern world. Patients deserve the best. So well done to all! Patients will be grateful to all of you because their GP Surgery is one of the best around.*

Dr Hardip Nandra MBChB MRCGP MBA – Essex Lodge







**Client | Essex Lodge GP Surgery**

**Project | Two-phase redevelopment to combine two existing Practices**

The construction of a new two storey extension adjacent to an existing 'live' surgery, whilst maintaining full access for patients and staff, and minimising disruption to the local public amenities.

The first phase provided new build accommodation consisting of 10 additional consulting rooms, 3 treatment rooms, a recovery room, seminar rooms, staff areas and a refurbished reception.

The second phase enable the re-modelling and refurbishment of the existing Grade II listed building.



**Client | The London Clinic**

**Project | MITU (4th Floor)**

The project included the refurbishment of the 4th floor MITU theatre suites, recovery rooms and associated storage rooms, corridors and staff break out areas.

Meeting the programme was also crucial with only 17 calendar days allowed to complete the works with patients booked in for procedures in the refurbished theatres immediately following completion. We delivered the project on time and within budget and we continue to enjoy an ongoing relationship working with The London Clinic.

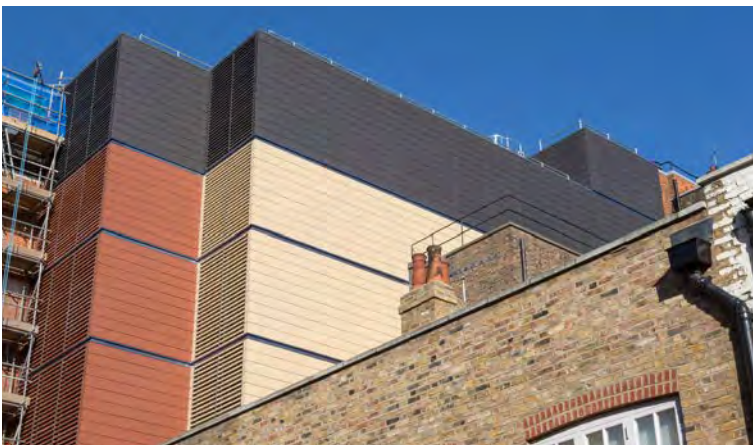


**Client | Great Ormond Street Hospital**

**Project | VCB East Chiller Replacement**

As part of the Great Ormond Street Hospital wider regeneration programme, an additional 1KW of cooling load was needed.

The existing 3no. Carrier Chillers on the Level 8 plant deck on the roof of the Variety Building were replaced with 2no. new Daikin 500KW Air Cooled Chillers. To restrict the use of on site craneage, only the Daikin bases were lifted externally. The Chillers were built, disassembled, distributed via the hospital lift and then reassembled on the roof. The existing green acoustic plant area screening was extended to match the existing run.



**Client | The London Clinic**

**Project | The Plant Tower**

Construction of a new plant tower to facilitate the planned major redevelopment of The London Clinic. The project was administered under the NEC 3 Form of Contract and was constructed in the middle of the landlocked estate.

Building on our experience from previous contracts for The London Clinic, we were appointed to construct this strategically important first phase of an ambitious expansion plan for the site on the basis of our solutions to some difficult access, logistical and environmental challenges.





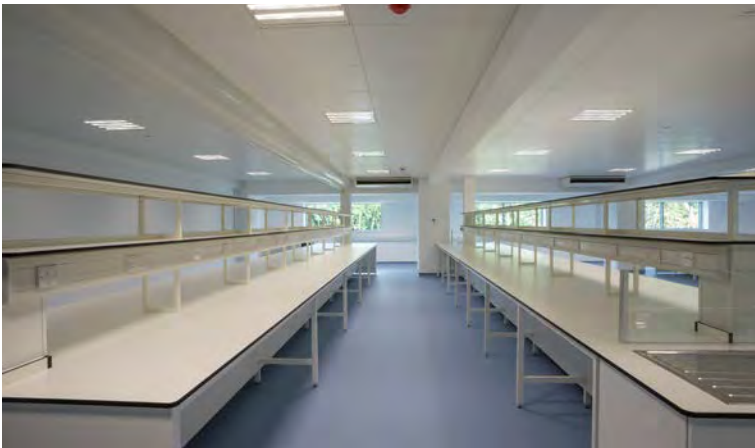
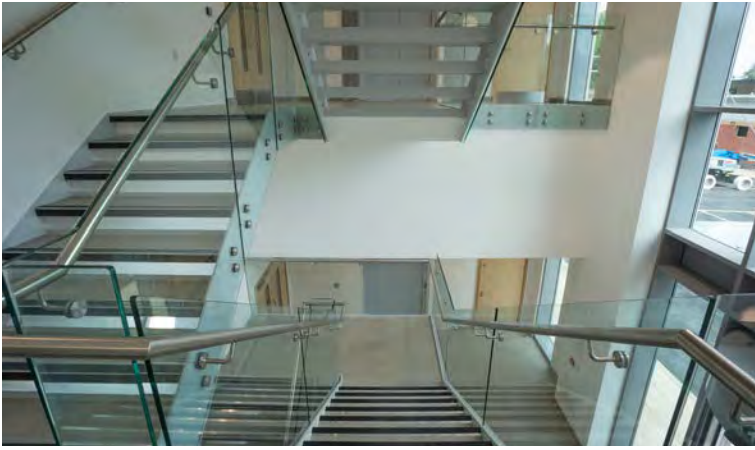
## Research

The impact of the 2020 pandemic on our lives has brought in to focus the importance of scientific research and technology and its global impact on health and the worldwide economy.

J Coffey Main Contracts have the experience and skills to undertake the design and construction of research and scientific park facilities which incorporate laboratories, write up areas, workrooms and office spaces.

These innovation centres may house multinational technology corporations or start up organisations all working on ground breaking research. They become the home to combinations of entrepreneurs, scientist and inventors working side by side on the development of life changing drugs within this sustainable environment. We are proud to be part of that journey.





**Client | Chesterford Park (General Partner) Ltd**  
**Project | Building 60, Chesterford Research Park**

Chesterford Research Park's uniquely low-density development, set within 250 acres of impressive parkland, offers not only ultra-modern and energy efficient laboratory and office space, but also central 'hub' facilities within the purpose-built Nucleus building.

This project comprised of the design and construction of the Newnham Building to create a detached two-storey laboratory/R&D building situated within a prominent position on the Park. This included the deconstruction and extension to an existing building to provide four new Biotech laboratories.

The Newnham Building provides a newly constructed double height glazed reception entrance to the western entrance as well as a new entrance to the eastern end of the building. Passenger lifts have been incorporated at each entrance, in addition to passenger/goods lift facilities. The first floor has access to a new terrace overlooking the wider Park and landscaped areas.

The building is clad with a combination of brickwork, composite cladding, curtain walling and aluminium 'ribbon' windows. The central roof consists of a standing seam 'built-up' roofing system with single ply membrane roofs to each of the landlord cores.

Significant plant loft space makes the building capable of being occupied by a range of laboratory/R&D occupiers, either in part or as a whole and this flexibility gives it the capability to cater for a range of needs in terms of technical configuration, as well as sizing.

At the outset of the project Chesterford were still in the process of completing tenancy agreements with prospective occupants and there were certain challenges that needed to be incorporated during the construction phase as the tenants moved towards lease agreements. The baseline layouts and the particular needs of their own businesses going forward did not always align with respect to their own special arrangements of fume cupboards, write up areas and laboratory furniture and the MEP requirements to the same. This required continued interaction with the end users and a very flexible approach to fundamental design changes with respect to the Fit Out requirements as the construction programme move forward. The four tenanted areas were eventually occupied by three separate tenants, all with different business needs. One tenant required the introduction of demanding air leakage parameters and negative pressure zones. This necessitated a full redesign of those lettable areas part way through the fit out and the resultant air leakage results were excellent.

The building achieved a Very Good BREEAM rating and the old Energy Centre was completely converted to a chemical store on the site. Extensive soft and hard landscaping was undertaken including the structural rebanking to the adjacent lake.

A new reservoir was built a mile away to future proof future Park development needs. Every morning 18,000 litres of water is pumped from the new reservoir to ensure the current needs are met.



## Technology

J Coffey has a wealth of experience in Design and Build works within this sector undertaking new build steel frame high specification research, industrial and warehouse structures across many sectors including Automotive and Retail.

Many projects have created leading world-class inspirational facilities with enhanced security and requirements for data protection. Our team has ensured that the aspirations of each Client has been at the forefront of our approach to ensure the successful and timely completion of these high quality projects.

*J Coffey delivered a strategically important and technically complex building for MAHLE Powertrain to a high standard. They maintained a professional approach throughout the 15-month project and worked effectively in collaboration with our specialist contractors. They respected the confidential nature of our business and worked closely with our internal team to solve technical and commercial problems without undue delays.*

**Simon Reader, Director, MAHLE Powertrain Limited**





#### Client | Mahle Powertain

##### Project | New vehicle test facility

This new build project has formed a new 4WD climatic Real Drive Emission (RDE) vehicle test facility, including a sensitive pressurised chamber, which has both climactic controls and altitude testing capabilities – the first in the UK. It has provision for future expansion for a second chamber.

Our proactive approach to a value engineering exercise included the introduction of specialist ground improvement techniques utilising Controlled Modulus Columns (CMC) which resulted in a reduction to the potentially expensive cart away of the contaminated soil from this existing car park site had traditional substructure design been taken forward. Ultimately this enabled MAHLE to secure group funding to proceed with the project to an agreed budget and build out the office floors as well.

The building has become the eminent emissions testing facility for MAHLE in the UK and is also the UK headquarters for the global MAHLE Powertrain who are at the forefront of research, development and testing of powertrain capacity and emissions worldwide.

Aside from the state of the art testing capacity the building includes a reception area with an impressive polished concrete floor and boasts an iconic envelope design consisting of featured curtain walling, composite cladding and the impressive black monolithical façade at roof level.

The flexibility of J Coffey to work alongside MAHLE's own specialist contractors to install the dyno gear and test cell plant, as well as the articulate and specific analysing equipment, was a major factor in the success of this project.



#### Client | Horiba UK Limited

##### Project | Ford Dunton

This project extends an existing testing facility within the Ford Technical Centre in Dunton. It houses three dyno test cells, a vehicle soak space, gas emission measurement equipment, control rooms and office space. Once the building works were watertight, J Coffey Main Contracts optimised the overall programme by working with the automotive specialist to install the air handling equipment, analysing pipework, heavy duty cell doors and dyno chassis that are required as part of the technical fit out for the intricate testing regime that are required including the integration of the dynos themselves.



#### Client | Downstreet Electrical Limited

##### Project | Lydden Road, SW18

Traditional new-build project to construct a three-storey warehouse, research and development facility for a specialist lighting manufacturer. The 25,000 sq ft Industrial building consisted of a steel frame on piled foundations with composite roof and wall cladding. Aluminium ribbon windows were installed to both front and rear elevations together with proprietary roller shutter doors. A goods and passenger lift was installed along with new internal metal staircases. The project achieved a 'very good' BREEAM rating.





## Commercial

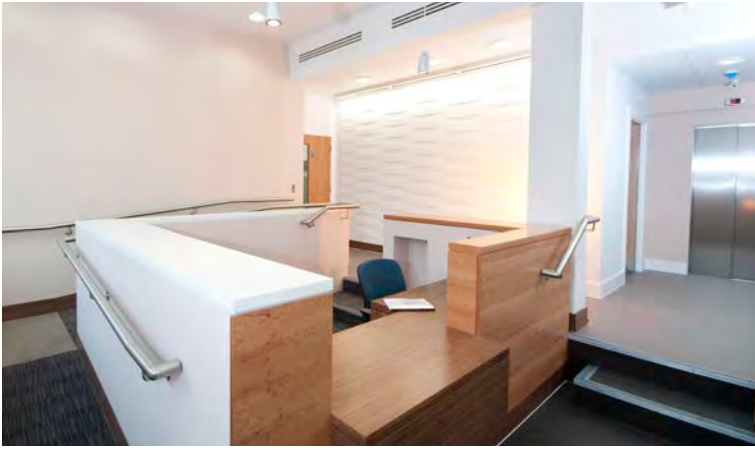
Our experience includes the new build and refurbishment of some of the UK's most prestigious commercial spaces, combining a flair for innovation and quality with an experienced and professional project team.

Many of these projects have incorporated extensive structural alteration works carried out by our in-house teams and co-ordination of the final space planning to ensure that we achieved the requirements of both our Client's and the end users. We take pride in our projects to ensure that they are finished to the highest standards whilst minimising disruption with close and continued neighbourly liaison.

*The building threw up some unexpected difficulties along the way, which the J Coffey team worked proactively with the design team to resolve, ultimately delivering the project on time and within budget, and providing a high standard of workmanship and finish, I would have no hesitation in working with J Coffey again in the future.*

**Conor O'Brien, Associate Director, McBains**





**Client | The London Borough of Hackney**

**Project | 280 Mare Street**

Refurbishment of existing 5 storey office building including new roof, façade renovation, replacement windows and entrance doors, structural remodelling, complete mechanical and electrical installations including provision of comfort cooling and new lift as well as glazed partitions, furniture and complete IT installation within the 12,000 sqft of Cat B office space.



**Client | The Royal Borough of Windsor & Maidenhead**

**Project | Maidenhead Town Hall**

This was a phased, high profile project consisting of the complete strip out of the existing building in pre-determined phases to facilitate the creation of 'open plan' office spaces, break out areas and toilet facilities.

Works were co-ordinated with the relocation of various departments within the Town Hall and timing was absolutely critical. The building was fully occupied throughout the duration of the project.



**Client | Crown Estates**

**Project | 2 Fouberts Place**

This Design & Build project, just off Regent Street, consisted of the re-modelling of the fourth floor to provide 'open plan' office space and toilet core upgrades in a fully occupied six storey building. All existing services were stripped out and new air conditioned mechanical ventilation systems were installed. 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.



**Client | London Borough of Hackney**

**Project | 275 Mare Street**

Fast Track conversion of an existing office space in the Youth Offenders Team facility for London Borough of Hackney.

The works included the replacement of the existing shopfront, formation of interview rooms and administration areas, alterations and improvements to the MEP Services with particular care for the existing office areas throughout the fully occupied building. A major element of the successful design solution revolved around the intrinsic CCTV, access control, security and panic alarm systems.



## Education

Working within the Education sector requires specialists that understand the demands and constraints that are in place to safeguard the wellbeing of students, staff, and visitors alike, whilst also creating enhanced interior learning environments. Much of this work is undertaken in live school environments whilst working around term and exam timetables.

Particular consideration is made to site security and the vehicular logistics that surrounds the construction project and its potential impact on the local community.

*It's been about coordinating the work so that there is as little disruption as possible to the daily life of the school. We've kept full use of the hall for exams, assemblies and activities so that's been positive. The Coffey build has come in on budget. There were no surprises.*

**Greig City Academy**





**Client | Greig City Academy**

**Project | New Sixth Form Facility**

Design & build contract to provide an additional sixth form facility at the Academy in North London.

Our design solution constructed the new facility above an existing sports hall on a structural steelwork platform supported by mini piles.

The academy was occupied throughout the works and our success was based upon a collaborative approach and regular liaison between the school's Building Manager and our site team. We were able to undertake all works without disturbing the Academy's activities and even accommodated some quiet days during exam sittings.



**Client | Ely Developments**

**Project | 8 Herbal Hill, London EC1**

This Design & Build contract converted an existing office building into a mixed use scheme largely consisting of 44 Student Accommodation units. Works included extensive structural alterations, underpinning, new R.C. foundations, major demolition, reconstruction of lift and stair cores, structural steel strengthening and the addition of two floors to the original roof level.

The project was constructed whilst keeping neighbouring businesses and the renowned Central School of Ballet fully operational yet less than 6m away door to door.



**Client | Ely Property Group Ltd**

**Project | Bower Terrace, Maidstone**

New Design and Build facility for student accommodation including separate warden and communal area blocks, comprising of 114 study bedrooms within 15 cluster flats. Each cluster flat contained between 5 to 8 study bedrooms with en-suite prefabricated bathroom pods together with communal kitchen and dining room areas.

The façade comprised of upvc fenestration within horizontal treated Thermowood timber cladding and self coloured render areas.



*Our aim is to deliver innovative and design-led homes that capture the character and historical essence of the local area*

### **Project: 11 Beavor Lane**

Awarded: WhatHouse? Awards 2016 for Best House and Best Family Home over £1.5m at the highly coveted London Evening Standard New Homes Awards 2017.



## **Residential**

Our experience includes both the new build and refurbishment of existing properties, combining a flair for innovation and quality to create modern living spaces. Many of our projects include major structural alterations managed by our in-house team with works carried out in areas of restricted access.

We take pride in our projects to ensure that they are finished to the highest standards often incorporating new technologies for the management and control of interior climate and audio visual systems, whilst appreciating any planning constraints that exist.

*We looked for a contractor where a high proportion of their works is repeat business, a team with flexibility and an approach of getting the job done. J Coffey Construction provide a level of performance unrivalled by many competitors.*

**Church Commissioners for England**





**Client | Vision Residencies LLP**

**Project | Littleberries**

A traditional contract to build four, three storey houses and extend and refurbish two other properties to create an exclusive residential development built around a 'village green' in a Conservation Area. New air sourced heat pumps supply underfloor heating, comfort cooling and whole house ventilation. Poggenpohl kitchens were fitted together with stone and porcelain floor and wall tiling. In addition, the houses feature new AV installation, veneered doors, feature fires and surrounds to an extremely high quality finish.



**Client | 1 Westbourne Gardens LLP**

**Project | 45a Porchester Road**

Mixed use Design and Build project to form 9 luxury apartments and a sub-basement for car parking.

The project required the creation of a two storey reinforced concrete basement and structural transfer slabs. The building is largely clad with insulated render on SFS framework with powder coated aluminium windows and doors designed to meet Secure by Design and Level 4 Code for Sustainable Homes. The external façade was further enhanced by projecting feature fins and a number of glass balustrade feature terraces.



**Client | Church Commissioners for England**

**Project | The Brassworks, Frederick Close**

A conversion of an existing Victorian musical instrument factory into eight high quality 3,000 ft<sup>2</sup> apartments. Major structural alterations were undertaken as well as substantial rebuilding of the elevations to match existing. Under floor heating, air conditioning, comprehensive AV with modern Lutron lighting controls were installed. A significant logistical challenge was caused by the extremely narrow single vehicular entrance to the Mews, managed by adopting a sensitive neighbourly approach to the high profile residents.



**Client | City Realty Ltd**

**Project | 131-132 Shoreditch High Street**

The works included some significant structural alterations at ground, basement and roof levels, together with the installation of a new lift, the replacement of all M&E services, including comfort cooling and ventilation systems. The external roof space was accessed via a sliding glass roof. As well as stone finishes to the bathrooms and en-suites, the stainless steel spiral staircase and full height glazed atrium afforded high quality finishes to the residential upper floors of the development.





## Amenities & Community

J Coffey Main Contracts has carried out several Amenity and Community projects procured under both design and build and management contracts.

They have involved the co-ordination of the entire end user departments, whether the temporary relocation of a fire station crew or the permanent facility for a car compound staff and vehicle storage. Programme management with respect to relocation was vital in terms of emergency services capacity and public parking facilities to ensure that legal and practical milestones were met.

*Undertaking major construction works on a busy campus site where we average 3,500 employees on site daily and manage parking for up to 2,000 cars requires planning and coordination. The forward focus and planning... has been key to the success of the project. Vodafone have not received a single complaint from any person inconvenienced by the construction works or traffic, quite impressive when you think of the sheer amount of construction machinery required. Finally, thanks again, the professionalism by J Coffey Construction has made my job and that of our FM team that manage this campus so much easier.*

**Tony Steele, Project Development Manager, 1team at Vodafone**





**Client | Peterborough & Cambridgeshire**

**Fire Authority**

**Project | Fire Station, Cambridge**

Construction of a temporary fire station to re-house an operational unit to make way for a major mixed used redevelopment in the centre of Cambridge.

This design & build project presented a totally re-usable accommodation design solution. The project included portal frame structures to house 4 fire tenders plus 'portacabin' type control, administration, messing and welfare facilities for a fully operational fire service.



**Client | Vodafone**

**Project | Vodafone Headquarters – Car park 6 & 7**

**Car Park 6** – Construction of a reinforced concrete single deck car park on top of the original tarmac car park 6 opposite Faraday House at the Newbury Vodafone HQ campus.

**Car Park 7** – Following the success of Car Park 6, Vodafone commissioned the construction of Car Park 7. This facility created a new deck of 3,000m<sup>2</sup> with 135 new parking bays.

A Traffic Management Plan was implemented to ensure that the roads could function properly despite the heavy construction plant and vehicles.



**Client | Pegasus Life**

**Project | Pegasus Harpenden**

The project provided extensive external scaffold access to roof level whereupon all existing coping stones were inspected and overhauled, existing gutters relined and additional rainwater goods introduced. The entire façade was cleaned and repointed prior to a redecoration. Existing pre-finished balconies were removed and refurbished off site and then replaced with bespoke balcony door surrounds.

All of the works were undertaken whilst the apartments were in occupation and involved sensitive collaboration with the facility management and residents of this over 60s development.



**Client | The London Borough of Hackney**

**Project | Hackney Car Pound**

This project was a collaborative Construction Management Contract to assist the London Borough of Hackney with relocating a car compound. The works included asbestos removal, demolition of the existing building and bricking up the existing warehouse to suit the new layout. New ramps, railings, surface water drainage, together with new surfacing, were afforded to the car parking areas with security additions and sensitive external lighting, CCTV equipment and powered gates. Two modular office facilities were positioned and their fit outs includes extensive enhanced security provisions.





## Retail & Leisure

J Coffey Main Contracts has a wealth of experience in Design and Build works within these sectors whether undertaking new build steel frame structures or the complete roof and envelope refurbishment of a 7 day a week DIY store on an out of town Retail Park. Under those challenging circumstances, it was vital that we managed the ever changing availability of operational space whilst maintaining the critical services within.

Understanding the requirements of our Clients ensures that we provide the optimum delivery of service taking into consideration the constraints and needs of their customers, facilitating the continuation of their business and minimising disruption.

*... a very good result all round. (J Coffey) was very efficient and worked really well with the site staff and customers. I would highly recommend them to any other departments. The gym users are very impressed with the new facility and hopefully we will sell the required amount of memberships to meet our budget targets.*

**Kevin Mist (Head of Leisure Services), Royal Borough of Windsor & Maidenhead**





**Client | The Royal Borough of Windsor & Maidenhead**

**Project | Windsor Leisure Centre**

Design and Build extension to an existing Leisure Centre close to the Olympic rowing centre at Eton Dorney. This steel framed extension was constructed on top of the existing building to house additional weights, spinning and general exercise areas. The building was clad in composite cladding with a fully glazed curtain walling system overlooking the river. The project was successfully completed on time without disruption to the daily operation of this extremely busy facility during the London Olympics.



**Client | Prudential Pensions Limited**

**Project | Roaring Meg Retail Park, Stevenage**

Refurbishment and remodelling of a 34,000 ft<sup>2</sup> live retail store including removal of the existing asbestos roof, re-cladding with composite roof and wall cladding, external works and new fencing. The key to the success of this project was the methodology and sequence of operations that allowed the store to continue trading safely whilst affording continual access to the external envelope to allow its economical replacement within acceptable timescales. Staff accommodation was refurbished and the store entrance was repaved.



**Client | City Realty Ltd**

**Project | 131-132 Shoreditch High Street**

The project consisted of the conversion and refurbishment of an existing seven storey office building into a mixed use scheme comprising of residential, office and ground floor retail space with with basement storage on the trendy Shoreditch High Street.

The works included some major structural alterations at ground, basement and roof levels, together with the installation of a new lift, the replacement of all mechanical & electrical services, including comfort cooling and ventilation system.



**Client | Acorn Properties**

**Project | 15-21 Blackheath Road**

This mixed-use project on a busy arterial road in Greenwich consisted of the conversion of existing run-down retail and office terrace buildings, over a basement and three additional floors, into 7 modern apartments and 3 new ground floor retail units with basement storage space for leasehold opportunities in the upcoming area of Deptford in South East London. The contract included major structural repairs and upgrades to meet current building standards. Extensive damp proofing works were undertaken to the retail vaults and timber floors were replaced.





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