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eleventh
element

The Homeowner's Guide

www.eleventhelement.co.uk

Your Home, Reimagined

At Eleventh Element, we know that undertaking a major renovation or extension can feel daunting. Our role is to make the process simple, enjoyable and beautifully delivered. This guide gives you a clear overview of how we work, what you can expect, and how we ensure your vision is realised with care and precision.

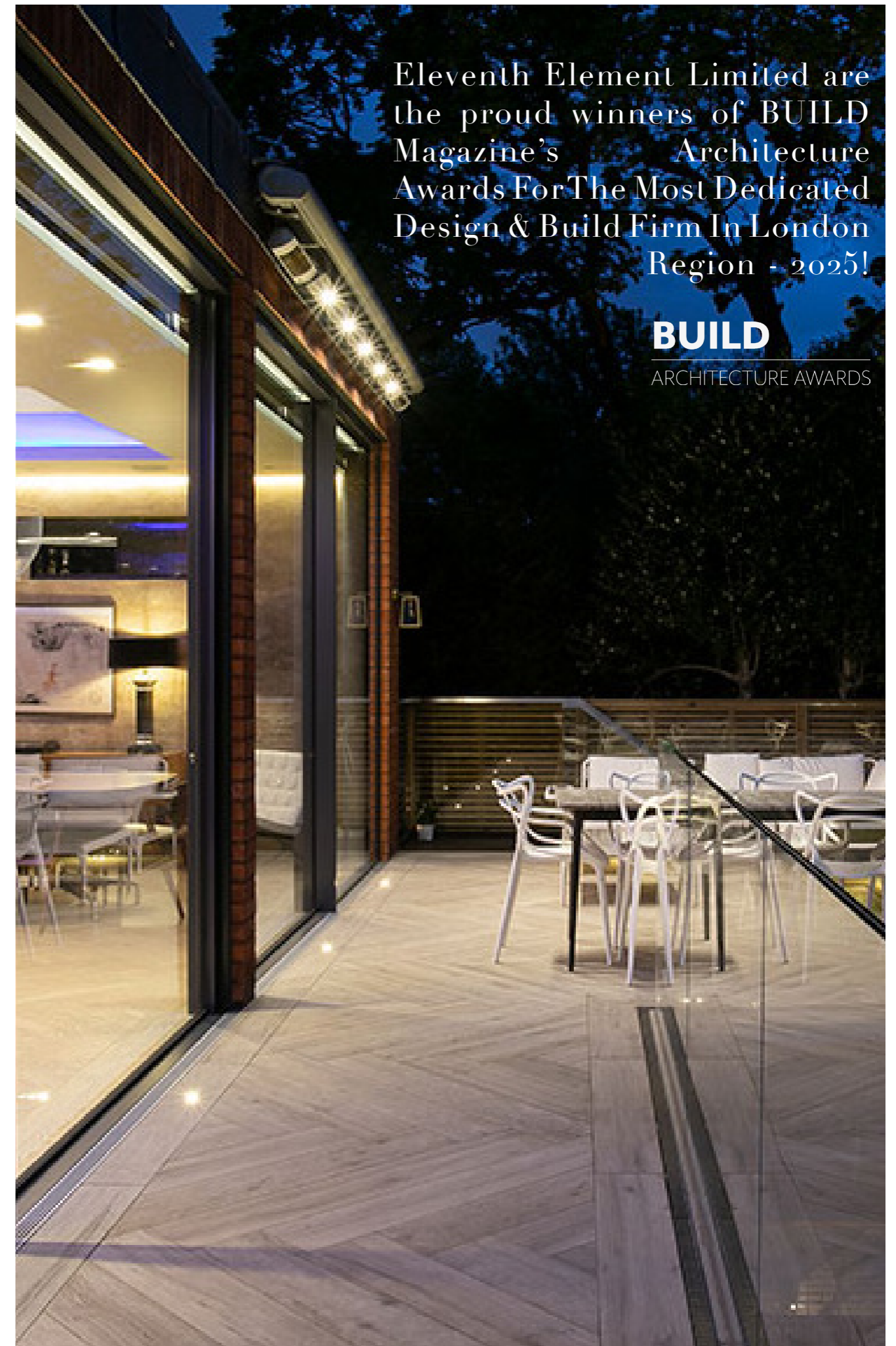
Why Choose Us

Why Homeowner's Choose Eleventh Element

- One team, one contract — architects, builders and craftspeople under one roof.
- Stress-free delivery — we manage planning, design, budgets and construction.
- Uncompromising quality — bespoke joinery and fine finishes crafted in-house.
- Peace of mind — accredited, insured and backed by long-term aftercare.

“
The team treated our home as if it were their own. The craftsmanship, professionalism and care were outstanding.
”

— Private Client, Greenwich



Eleventh Element Limited are the proud winners of BUILD Magazine's Architecture Awards For The Most Dedicated Design & Build Firm In London Region - 2025!

BUILD
ARCHITECTURE AWARDS

“ The team guided us through every stage with total clarity. What could have been stressful felt smooth, and the result has exceeded our expectations. ”

— Private Client, Dulwich



The Traditional Approach vs The Eleventh Element Difference

A Stress-Free Alternative

In the traditional model, you appoint an architect, tender to multiple contractors, and manage consultants yourself. While this can work, it often means delays, extra costs and stress.

At Eleventh Element, we combine architecture and construction under one roof. That means one accountable team, cost certainty from the outset, and a smoother journey to your finished home.

Our Approach In Six Steps

From First Sketch To Finished Home

- 1. Consultation** — We listen, advise and explore what's possible
- 2. Design & Planning** — Architects develop designs shaped by buildability
- 3. Office & Programme Support** — Cost control, scheduling and compliance
- 4. Cost Clarity** — Transparent budgets and timelines agreed upfront
- 5. Build & Craftsmanship** — In-house teams deliver with precision
- 6. Aftercare** — Warranties, maintenance and ongoing support

Case Study Highlight

Luxury Home *Blackheath*

This family home in Blackheath needed to be reimagined from the ground up. Our clients wanted a home that not only looked beautiful, but also worked seamlessly for family life and entertaining.

Over 14 months, we delivered a complete refurbishment — opening up space, adding a new basement with leisure areas, and creating bespoke joinery throughout. The gardens were landscaped, and a pool was added to make the house as enjoyable outside as it is inside.

The Challenge

Digging a basement beneath an existing home is always complex, particularly when balancing safety, programme and the need to protect high-end finishes above.

Our Solution

Through careful sequencing, phased underpinning and continuous monitoring, we ensured the structure was safe at every stage. Our in-house joinery and site teams worked hand-in-hand with the architects to maintain precision and deliver a home that feels calm, contemporary and crafted in every detail.

The Result

A light-filled, spacious family home designed for modern living — combining elegance, functionality and a lasting sense of quality.

Key Info

Duration: 12 Months

Budget: Undisclosed

Year: 2019



Reassurance

Your Home In Safe Hands

- Accredited by RIBA, NHBC and LABC
- SafeContractor Approved, Considerate Constructors Scheme members
- £10m Professional Indemnity, Employers' Liability and Public Liability cover
- Dedicated aftercare and warranties



Next Steps

Ready To Transform Your Home?

Let's make your dream project a reality. Whether you're planning an extension, a renovation or a full transformation, we'll guide you every step of the way.

Book a free 15-minute consultation with Josh

Email: enquiries@eleventhelement.co.uk

Call: +44 (0)20 3905 6144

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We are Eleventh Element, we're an architecture-led, turnkey design and build practice.

We're a family run company with a young, fresh approach to design and construction and backed up by over 40 years experience in the construction industry.

We make great homes and spaces for families and homeowners.

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 **TRUSTMARK**
Government Endorsed Quality

 **FEDERATION OF
MASTER
BUILDERS**