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eleventh
element

Professional Partners Pack

Architect-led delivery, protecting design intent and simplifying construction for your clients.

www.eleventhelement.co.uk

A Partnership Approach To Delivery

At Eleventh Element, we know the pressure architects face when moving from design to delivery. Too often, great ideas are compromised on site, budgets are misunderstood, and clients lose confidence.

Our approach is different. As an architect-led design & build practice, we work with you to protect design integrity, bring clarity to costs, and simplify the construction process for your client. This pack sets out how we collaborate, what technical assurances we provide, and the value we bring to your projects.

Why Partner With Us

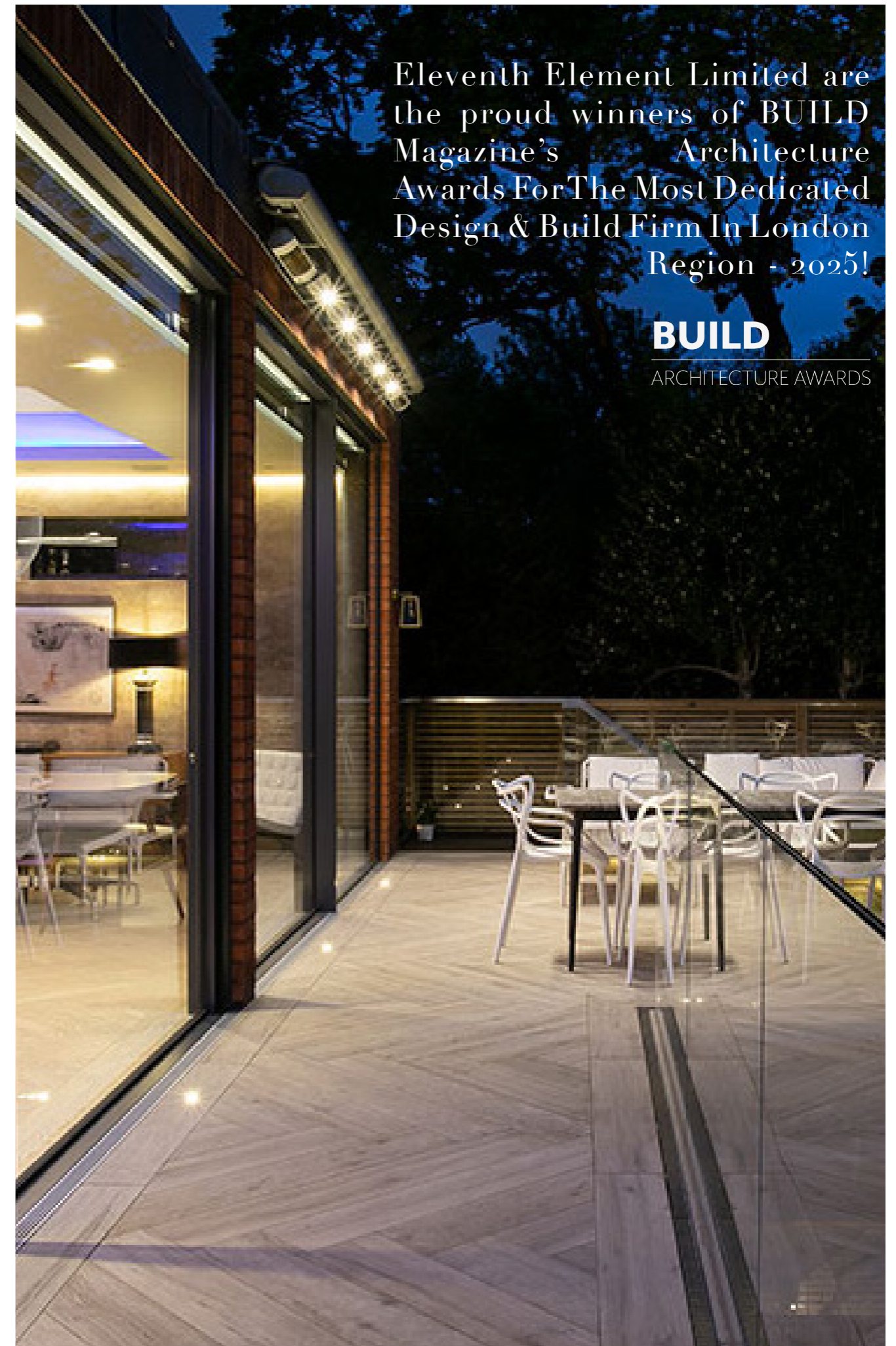
Benefits Of Working With Eleventh Element

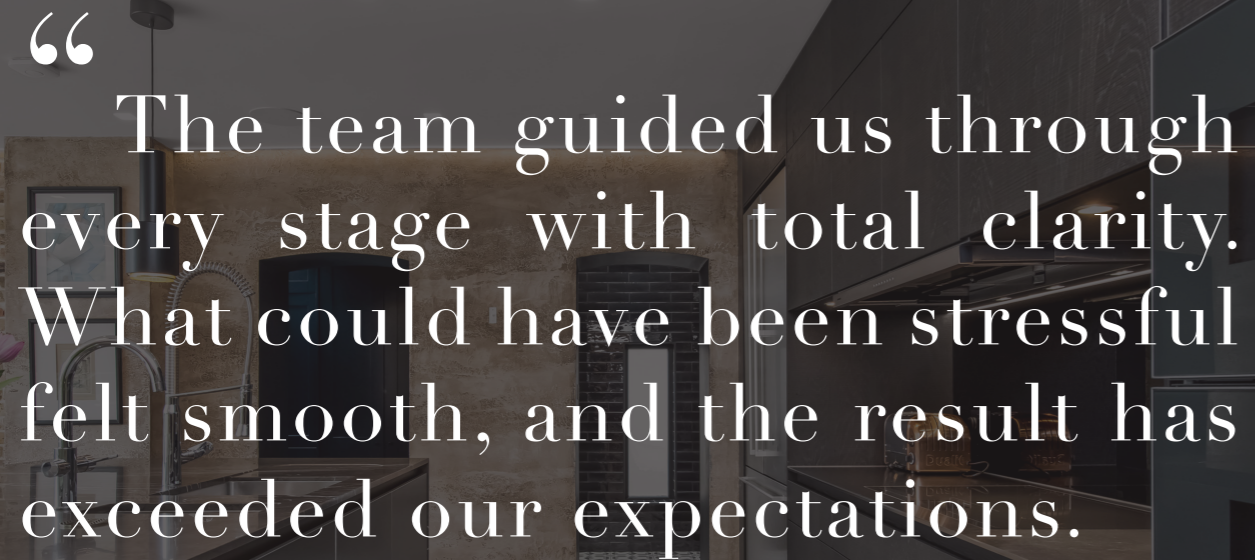
- Design integrity protected — we build as drawn, without compromise.
- Single point of accountability — architecture, build, and joinery in one contract.
- Clear communication — weekly programme updates, transparent cost reporting.
- Aftercare covered — we continue to support your client long after completion.

“ They acted as an extension of our studio - protecting the design intent while adding build knowledge that made the delivery smoother for everyone.

”

— Architect Collaborator, South-East London





“ 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



How We Work With Architects

Collaboration At Every Stage

We can engage with architects at any point, from planning through to technical design. The earlier we're involved, the more value we can add.

Early Collaboration - Feasibility advice, buildability input, cost planning.

Technical Support - Structural surveys, programme advice, procurement strategy.

Delivery - In-house site teams and joinery ensure drawings are delivered precisely.

Contract Familiarity - JCT contracts with contractor design portions managed with ease.

Aftercare - Long-term support for your client, giving you confidence beyond handover.

Our Technical Assurances

A Professional Backbone To Every Project

We understand that professional risk management is critical when recommending partners to your clients. That's why we invest heavily in systems, processes and compliance.

- 1. CDM Roles** - Principal Contractor, with Principal Designer support available.
- 2. QA/QS Process** - RAMS, staged QA checklists, sign-offs, and structured reporting.
- 3. Insurances** - £10m Professional Indemnity, Employers' Liability and Public Liability cover.
- 4. Health & Safety** - SafeContractor approved, members of Considerate Constructors
- 5. Accredited** - Members of the Federation of Masterbuilders & Trustmark schemes

Sample Project Snapshot

A Clearer View Of Delivery

We provide transparent programmes tailored to each project, updated weekly and shared with you and your client.

Example: 12-Month Townhouse Refurbishment

- Months 1–2: Planning & enabling works
- Months 3–5: Basement excavation & structural works
- Months 6–9: Superstructure, MEP installation
- Months 10–11: Internal finishes & joinery
- Month 12: Landscaping, commissioning & handover



Recent Collaboration: Luxury Home, Blackheath

Protecting Vision On A Complex Build

This full refurbishment and extension included a new basement, bespoke joinery, landscaping and a pool.

The Challenge: Sequencing a basement excavation beneath a live house while coordinating complex MEP systems.

Our Solution: Phased underpinning and continuous monitoring, paired with in-house joinery to align finishes precisely with services.

The Result: A high-end family home, delivered on programme, with design intent intact.

Testimonials

What Our Collaborators Say



“They understood the importance of detail and executed exactly as drawn.”

“Having one accountable team reduced friction and made delivery seamless.”

“The client felt reassured at every stage - which reflected positively on us as the lead consultant.”

“What stood out was their communication: clear, structured and always proactive. It meant decisions were made quickly and our client never lost confidence.”

Next Steps

Let's Collaborate

We're always open to new collaborations. Whether you'd like feasibility input at planning stage, or a delivery partner who will protect your vision, we'd love to connect.

Book a free 15-minute consultation with Josh

Email: enquiries@eleventhelement.co.uk

Call: +44 (0)20 3905 6144

Studio: 137 Lee Road, London, SE3 9DS

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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.

