

Case Study



Attic Self Storage Main Contracting



Attic Self Storage

Architect: DMWR Architects

Location: Enfield, London

Sq Ft: 100,000 ft²

Value: £13.1 million

The Scope

Deep Living London was appointed as the main contractor for the development of Attic Self Storage's site in Enfield.

The project combined a high-specification self-storage facility with 34 accompanying creative studios, forming a multi-use destination designed to meet commercial and community needs.

Delivered on a turnkey basis, our team was responsible for managing the entire construction process from pre-construction planning to final handover. The project commenced in September 2023 and successfully reached completion in January 2025. From tender to handover, Deep Living London led all aspects of construction and delivery, working in partnership with Attic Self Storage and Ridge & Partners to meet both time and quality expectations.

As part of the wider Deep Group, Deep Living London drew on in-house expertise across multiple specialist divisions, delivering a seamless, efficient build on a complex site in a heavily regulated traffic zone.



Tender & Pre-Construction:

- Deep Living London engaged in a competitive tendering process, presenting a detailed construction programme, cost plan, and risk management strategy.
- We sourced and secured subcontractors, suppliers, and materials early to mitigate delays and ensure cost control.
- Once appointed, our pre-construction team worked closely with designers and consultants to finalise programme scheduling.

Day-to-Day Site Management:

Throughout the build, our on-site management team was responsible for:

- **Health & Safety Compliance:** Strict adherence to HSE guidelines with regular toolbox talks, safety audits, and site inductions. We are also supported by an external compliance team to ensure all legislation is updated and working to governing guidelines.
- **Programme Management:** Coordinating works against the master schedule, ensuring key milestones were met on time.
- **Subcontractor Coordination:** Managing daily site operations and the flow of subcontractor trades to ensure minimal overlap and efficient sequencing.
- **Quality Assurance:** Daily inspections, snagging lists, and sign-off procedures ensured that quality benchmarks were maintained throughout.
- **Client Communication:** Regular progress meetings, updates, and transparent reporting allowed the client to remain informed and involved without micromanaging day-to-day operations.

In-House Construction Delivery

Groundworks & RC Frame:



Timeline: 17 weeks

Delivered by our in-house team, Deep GRC London undertook the following works:

Groundworks: Extensive excavation, site preparation, and levelling of the site to ensure a stable foundation for the new storage facility. This included the removal of unsuitable soils, grading the ground to formation level, and preparing the sub-base for the slab and external areas.

Drainage: A comprehensive system was installed to manage surface water drainage and prevent flooding, ensuring the long-term sustainability of the site. This involved the laying of drainage pipes, manholes, and connecting the system to the local sewer network, allowing for effective water management both within and around the building.

External: Hard landscaping, car park construction, and the creation of pedestrian pathways around the building. Providing safe and efficient access for both customers and staff, along with aesthetically pleasing surroundings.

S278 works: This required significant planning and coordination with Transport for London and the local authority. These works involved alterations to the existing highway to provide improved access to the site and ensure traffic flow was maintained. Due to the location of the project on a Red Route, strict regulations and traffic management plans were in place to minimize disruption.



In-House Construction Delivery

Steelworks:



Timeline: 15 weeks

Our steelwork division contributions were vital, providing the 450 tonne structural steelwork frame supporting the entire self storage building. Our expertise in steel fabrication and installation ensured a high-quality finish, while addressing the projects need for speed and precision.

Structural Steelwork: This involved the careful erection of steel beams and columns to create the skeletal structure of the building supporting both the upper floors and roof. The project's complexity required precise measurements and coordination with the other divisions to ensure that the steelwork integrated seamlessly with other building components. Deep Steelwork provided all craneage and access equipment to conduct the installation.

Floor Decking and Roof Decking: The team installed robust decking materials, providing the foundation for both the upper floors and the roof of the building. These decks are crucial for supporting the weight of the building's contents and ensuring stability, while also allowing for smooth operations once the storage facility is fully functional.

Intumescent Paint: To ensure the fire safety of the building, intumescent paint was applied to the structural steel components to a 60 minutes fire rating. This paint acts as a fire retardant, expanding when exposed to high temperatures and creating a protective barrier that enhances the fire resistance of the steel structure. This treatment played a critical role in meeting stringent building regulations and ensuring the safety of both the building and its occupants.



In-House Construction Delivery



Blockwork & Scaffolding:

Deep Contractors provided essential services in both blockwork and scaffolding, facilitating the safe and efficient progression of the construction process.

Scaffolding: This played a crucial role in maintaining safe working conditions throughout the project. Haki staircases were installed to provide stable access across multiple site levels, while a Niko track system was integrated to facilitate vertical and horizontal material movement around the perimeter of the building. Additionally, internal scaffolding within the lift shaft ensured secure working platforms for lift installation. To enhance safety further, an edge protection handrail was installed around the roof, safeguarding workers during roofing and steelwork operations.

Blockwork: Involved constructing internal and external walls, creating the necessary partitioning and structural integrity for both the storage areas and the artist studios. The precision of the blockwork ensured that each space within the facility was secure, durable, and fit for purpose. resistance of the steel structure. This treatment played a critical role in meeting stringent building regulations and ensuring the safety of both the building and its occupants.



Envelope & Internal Fit Out

Deep Living London managed the full building envelope and internal fit-out phases, including installation of doors, partitions, wall finishes, ceilings, and all systems necessary for occupancy and operation. While aspects such as M&E and external finishes were subcontracted, our team coordinated and quality-checked every phase to ensure alignment with the design intent.

Client Partnership

Our client-centric approach allowed for a highly collaborative process with Attic Self Storage. By offering a single point of responsibility, Deep Living London provided clarity, consistency, and efficiency throughout.

Thanks to careful planning, clear communication, and robust site management, the project was delivered on time and to specification, meeting the client's commercial and operational goals. The success of this scheme has since led to Deep Living London being appointed for the New Southgate facility, continuing our trusted relationship with Attic Self Storage.

