



TECHNOCRATES CONSTRUCTION LIMITED
UXBRIDGE, LONDON



HIGGIN'S HOUSE

161-St. James's Road, London, SE1 5BP

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PROJECT FACTS

Job No: TCL-1277

Project Name: Higgins House

Client: Orchard SN (ONE) Ltd.

Location: Bermondsey, SE1, London

Project Type: New Build-05 storey + Basement

No. of Units: 10 Residential, 1 Office & 03 Commercial

Contract Value: £ 3.6 Million

Contract Type: JCT D&B

Duration: 14 Months





PROJECT BRIEF

Higgins House is a new development on the southern fringes of Bermondsey, comprising 10 exclusive residential dwellings, 01 unique office space and 03 commercial units with basement storage. This project is in one of the London's most desirable boroughs.

The main challenge in the project was to mitigate the impact of construction vehicle traffic at a very busy traffic junction in Central London. A Construction Logistics Strategy was developed by the Technocrates's professional team in line with the local Council's rules & regulations to successfully erect a 5-storey building with basement as a landmark for the area.

Groundworks were carried out using contiguous and load-bearing piles. There were 82 contiguous piles of 600 mm dia @750 mm c/c were driven along the perimeter of the proposed main building. Whereas, 44 No. load-bearing piles of 450 mm dia were driven to transfer the building load up to the safer ground. RCC ground beams, basement slab and retaining walls were constructed as per the structural engineer's design. RCC columns and beams were constructed to support the RCC ground floor slab. The concrete lift shaft was poured up to the ground floor level and then completed up to the third floor with structural steel columns and beams.

PROJECT TEAM

Client:

Orchard SN (ONE) Ltd.

Principal Contractor:

Technocrates Construction Limited (TCL)

Project Manager:

Mr Raheel Ashfaq (TCL)

Party Wall Surveyor:

Andrew Marston Associates

Architect & Principal Designer

Apex Architecture Consultancy Ltd.

Structural Engineer:

Glanville Consultants LTD

M&E Designer:

EngDesign Ltd.

Landscape Designer:

Jo Johnsan Landscape Architects

PROJECT PICTURES



Piling



Pile Capping Beam



Basement Construction- Temporary Proping



RCC Basement Retaining Walls



Basement Water Proofing



RCC Ground Floor Slab



Composite Decking floor



Flat roof Structure- Posi Joists



Kitchen Installation



Bath Installation



Garden & Landscaping Works



S-278 Works



Finished Patio



Brass Planters- Planning Requirement



Finished Kitchen



Timber Flooring



Finished Paint & Windows



Finished Bath



Show Flat- Kitchen



Show Flat-Living Room



External View



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