



TECHNOCRATES CONSTRUCTION LIMITED  
UXBRIDGE, LONDON



# LADYBIRD APARTMENTS

76-Eltham Road, Lewisham, SE12 8UE

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# PROJECT FACTS

**Job No:** TCL-1271

**Project Name:** Ladybird Apartments

**Client:** C S Property & Consultancy Ltd.

**Location:** Lewisham, SE12, London

**Project Type:** New Build-05 storey building

**No. of Units:** 14 Residential Units

**Contract Value:** £ 2.1 Million

**Contract Type:** JCT Intermediate Contract

**Duration:** 18 Months



# PROJECT BRIEF



This new build is a 05 storey block comprises of 14 residential apartments along with cycle storage and external landscaping.

The excavation was carried and muck was removed using a licenced waste removal company. 35 number concrete piles of 500 mm dia were drilled. R.C ground beam 800 mm, supported on 500mm diameter piles were cast at the site. All the concrete used in the foundations was grade FND2 designated mix to BS 5328.

A composite structural frame was build up using structural steel and reinforced concrete columns. Suspended Precast hollow rib concrete planks of 200 mm were used as separating floors. Traditional brick and block cavity walls were built up as per robust details. The aluminium cladding was used on an external face of top storey.

Suspended concrete planks to roof slab 150mm thick were used and water tightens using single-layer polymeric sheet roof coverings. 100mm Loam/ Soil for green plants were also installed and a clean graded gravel border laid on top as per specifications. Solar panels were also fixed structurally with the roof as per design by the sub-contractor. AOV was also installed to meet building control regulations.

# PROJECT TEAM

## Client:

C S Property & Consultancy Ltd.

## Principal Contractor:

Technocrates Construction Limited (TCL)

## Project Manager:

Mr Raheel Ashfaq (TCL)

## Quantity Surveyor:

Roy Welling Associates

## Architect & Principal Designer

Russell + May Associates

## Structural Engineer:

Train and Kemp

# PROJECT PICTURES



Piling Mat



Capping & Ground Beams



Beam & Block Floor



External Cavity Wall-Brick Work



RCC Columns



Masonry Work



Structural Steel Framework



Sub floor-Precast concrete planks



Sub floor- Precast concrete planks



Sub floor- UFH & Screeding



Precast RCC Stairs



Roof Structure



Roof Waterproofing



Partitioning Work



Kitchen Installation



Aluminium Cladding





Finished Kitchen



Finished Bathroom



Finished Bedroom



Finished Living Room



Terrace



Rare Garden View



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