



TECHNOCRATES CONSTRUCTION LIMITED
UXBRIDGE, LONDON



ROSSLYN AVENUE

42-Rossllyn Avenue, Barns, SW13 0YJ

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PROJECT FACTS

Job No: TCL -1345

Project Name: Rosslyn Avenue

Location: 42, Rosslyn Avenue, SW13, London

Project Type: New Build - House

No. of Units: 01 Residential- Bungalow

Project Value: £ 0.55 M

Contract Type: JCT Intermediate

Duration: 06 Months



PROJECT BRIEF



This new build construction comprises of a single large high finish residential Bungalow. Works included, Below ground drainage including attenuation tanks, Beam & Block Flooring, Steel Structure, Masonry Work, Timber Joists floors, flat & sloped roof, Green Roof, Engineered Flooring, 1st & 2nd fixes to kitchens & baths, Carpentry Works, Connections to M&E services and external Landscaping works. The site was surrounded with residential blocks and very tight boundaries along the river.

Traditional Brick & Block Work done for full filled cavity external walls. Structural Steel posts and beams were integrated with masonry to support timber roof structure.

Flat & Sloped Roof built up as single-ply membrane mechanically fixed completed with Danosa Polydan Bituminous Waterproofing System. Roof leak tests and Insured Back Guarantee certificates were provided to the client. Green roof on sloped section was completed using horizontal timber retainers separately water proofed in addition to the sloped roof area.

The Bungalow completed with high end finishes to kitchen, baths, living room floors, external landscaping and contemporary open courtyard area. The house has won award for Best Residential Interior Show Home Europe.

PROJECT TEAM

Client:

Jack Willcocks

Principal Contractor:

Technocrates Construction Limited (TCL)

Project Manager:

Mr Muhammad Kashif Khan (TCL)

Employer's Agent:

SCWW 4 Ltd.

Quantity Surveyor:

Sufyan Rashid (TCL)

Architect & Principal Designer

Articlus Ltd.

Structural Engineer:

Robert Cichon / A4Design

PROJECT PICTURES



Structural Columns



DPC Work



Masonry Work- External Brick Cladding



Masonry Work- Internal Block Work



Masonry & Structural Work



Structural Steel Work



Structural Steel Work



Metal Stud-Ceiling Work



Ceiling & Ventilation Ducts



Ventilation Ducts



Kitchen Installation



Aluminium Windows Installation



Living Room Finishes



Hallway- Flooring



Kitchen- Finishes



Dinning Room- Finishes



Shower Room Finishes



Bath Room Finishes



Bed Room Finishes



Wardrobe Finishes



Open Sitting Area



Courtyard Area

ROSSLYN AVENUE,
BARNES



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