



TECHNOCRATES CONSTRUCTION LIMITED
UXBRIDGE, LONDON



TESSA APARTMENTS

117-East Dulwich Grove- SE22 8PU

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PROJECT FACTS

Job No: TCL-1270

Project Name: Tessa Apartments

Client: Orchard Homes Group Ltd.

Location: East Dulwich, SE22, London

Project Type: New Build-04 storey + Basement

No. of Units: 09 Residential Units

Contract Value: £ 1.650 Million

Contract Type: JCT Intermediate Contract

Duration: 12 Months



PROJECT BRIEF



The site was in an urban proximity area which posed logistics issues, especially as a large scale construction site was running to the front of this project.

There were 147 number 300 mm dia concrete contiguous piles drilled all along the basement perimeter. RCC capping beam 600 x 700 mm cast along the perimeter of the basement and hydraulic temporary props were used to restrict the ground movement during the basement construction. RCC basement slab was poured with holding down bolts in place to support steel structural columns for the main building.

Structural steel columns and beams were used in the superstructure. For the ground floor, composite concrete metal decking 150 mm deep was used whereas 250 mm C24 timber joist were used in the rest of the separating floors.

Warm deck crowned roof partially flat and pitched is completed with steel crank beam and timber rafters. A flat roof is furnished as a sedum green roof. A pitched roof is finished with natural Brazilian slate tiles.

PROJECT TEAM

Client:

Orchard Homes Group Ltd.

Principal Contractor:

Technocrates Construction Limited (TCL)

Project Manager:

Mr Faruk Ahammed (TCL)

Quantity Surveyor:

Andrew Marston Associates.

Architect & Principal Designer

Eng Consulting Ltd

Structural Engineer:

Eng Consulting Ltd

PROJECT PICTURES



Demolition of Existing Building



Pilling



Capping Beam-Basement perimeter



Temporary Propping



RCC Basement Floor Slab



RCC Basement Floor Slab



Structural Steel Framework



Metal Decking



Sub floor- Concrete on Metal Decking



Sub floor- Timber Joists



External Cavity Wall



Roof Structure



Roof Waterproofing



Finished Pitch Roof



Kitchen Installation



Bath Installation



Finished Kitchen



Finished Bathroom



Finished Bedroom



Finished Kitchen



Terrace



Rare Garden View



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