



*“Building Your **Vision**, Creating **Reality**”*

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Welcome

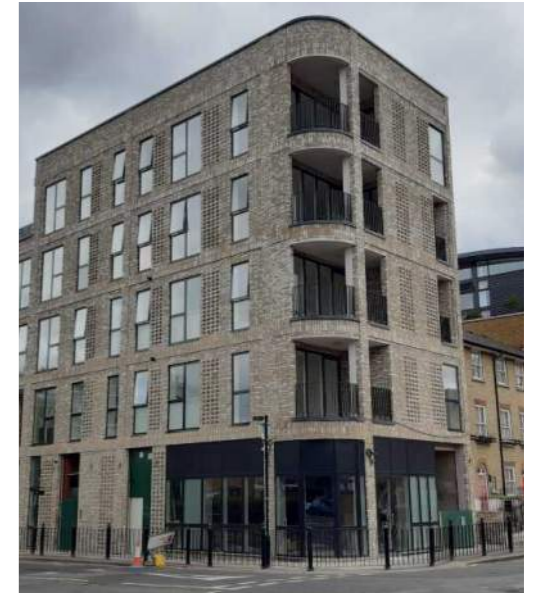
Technocrates Construction Limited is a privately owned Construction company offering an extensive range of services, including construction of multi-storey structures, new builds of both residential dwellings and commercial premises, major refurbishments and property maintenance works in both private and public sectors.

We work closely with clients using a flexible approach to achieve their bespoke objectives and preferences. Technocrates is working towards becoming one of the foremost privately owned construction companies in the industry.

We are dedicated to consistently and safely delivering projects on time and within budget. We bring vast experience to each project, working closely with design teams, Local Authorities, supply chain partners and clients themselves to ensure that completed projects meet everyone's expectations. Our overarching aim is:

“

To be the leading operator renowned for quality, honesty, customer service, respect for people whilst providing best value.”



CEO's Statement

As a growing company, we believe it is essential to not only look to the future, but also occasionally look into our past. We should not expect excellence in the future unless we measure the success of our past, listen to our clients and take the necessary and appropriate actions to meet their needs.



— NABEEL ASHFAQ

Over the past years the following 3 themes have been the key to our success:

- We “out listen” our competitors by truly understanding our customers’ needs
- We put a primary focus on QUALITY workmanship, TIMELY completion and SAFETY
- We gain the support and trust of our dedicated and loyal staff.



CORPORATE SOCIAL RESPONSIBILITY

“We recognise that the profitable growth of our company depends on contributing to the economic, environmental, and social sustainability of the communities in which we work.”

“Corporate social responsibility is not just about managing, reducing and avoiding risk, it is about creating opportunities, generating improved performance, making money and leaving risk far behind.”

People are the heart of every business, no matter the sector. When you are fair to employees, customers and the communities you work in, they believe in you. We believe that we should invest in improving human lives now and in the future.

SUSTAINABLE CONSTRUCTION APPROACH

We believe we should leave the world better than how we found it, and strive to minimise our impact on the planet by adopting evidence-based sustainable practises.

We believe that if you do good business...you can make a better world.

Nabeel Ashfaq

Who We Are

Established in 2011, Technocrates Construction Limited has an enviable reputation for constructing a broad range of high-quality properties - Each project is built to exceptional standards which are thoughtfully and creatively designed to present a contemporary and stylish specification.



We are a team of experienced and professional Civil Engineers. Over the years we have helped our clients to grow their businesses and profits. Our goal is to work closely with our clients to achieve their objectives.

COMMUNICATION

It is our belief that a successful project involves the co-operation of the entire construction team and consequently we prioritize in providing a team who will work closely alongside the design team; an essential element in seeing a successful conclusion to any project. We are committed to continuous improvement through training, the harnessing of innovative technology and the development of pioneering partnering arrangements with our clients, business colleagues and suppliers.

MANAGEMENT

Our Management System has been designed to highlight key elements which are critical to our continuing business success. The system has been structured in such a way that individuals receive clear and concise information relevant to their role within the company, whilst maintaining flexibility for individual initiative and flair. The system is dynamic, allowing all employees to actively contribute constructive criticism and ideas for improvement across our business.

OUR AIM

"TO BE THE LEADING CONSTRUCTION OPERATOR RENOWNED FOR QUALITY, HONESTY, CUSTOMER SERVICE AND RESPECT FOR PEOPLE WHILE PROVIDING BEST VALUE"

OUR OBJECTIVES

- **HEALTH & SAFETY**
- **QUALITY**
- **HONESTY**
- **CUSTOMER FOCUS**
- **COST EFFECTIVE**

OUR VALUES

COMMITMENT

Our commitment to customer care and satisfaction, quality and safety have resulted in repeat business with many clients. Our teams are fully trained in the necessary skills and work in accordance with rigorous systems for Health & Safety, Quality and Environmental Management. Our guidelines on customer care cover the attitude, presentation and behaviour of our employees and expect a prompt, professional response to correspondence and telephone calls. Regular surveys of our clients ensure that we meet our agreed standards. Working on projects budgets typically range between £500K and £5m, we strive to demonstrate our commitment to professionalism with integrity and customer care.

Core Strengths of Technocrates Construction Ltd.



100%

We can provide a total solution for various construction projects, from initially buying the land, to final sale of the project, all under one umbrella.



+60%

More than 60% of staff have a degree in Civil Engineering and have qualifications related to building construction.



96+%

96% of our staff holds CSCS qualifications and are registered with the Construction Industry Scheme (CIS).

What We Do

Technocrates Construction Limited covers all aspects of building & civil engineering works. Our projects include new builds, major extensions and major refurbishments, construction of high rise buildings, and property maintenance works both in the private and public sector. We provide competitive quotations and supply a professional competent workforce.

Our Services



Our Specialties

Project owners who wish to delegate to a single source of responsibility for their project should talk to us about our Design & Build program. This program coordinates the entire design and construction process, including planning permission, program development, budgeting, schematic design, design development, contract document preparation, scheduling, construction and commissioning. This single source solution works well for clients who do not have the available time for multiple points of contact.

We have specialised project teams for the construction of multi-storey steel and concrete frame structures in London areas where handling logistics can be problematic. We have specialised teams for installation of precast/pre-stressed floors using crane operation.

We also have specialised teams for basement construction, especially in close proximity areas with confined spaces. We also provide services for ground movement monitoring while basement construction is in progress.



DESIGN & BUILD

Best practice building design requires a synthesis of architectural and structural services, and keen knowledge of logistics and construction issues. We, take pride in offering our clients all services under one umbrella.

MULTISTOREY STRUCTURES

At Technocrates, we have developed the expertise to deal with the diverse requirements of today's mid-high rise building construction industry, such as column-free floor spans, mechanical extraction and serving strategies, all keeping to high environmental standards.

PROJECT MANAGEMENT

We are dedicated to providing an unbeatable service across a wide range of projects. We Maintain our core values, with a focus on clients' bespoke needs. We have a proven track record in delivering projects safely, on time and to agreed budgets.

LIGHT WEIGHT METSEC-SFS

We provide specialised services to install light weight metal structures Metsec SFS system. The new SFS system offers many benefits including lighter more cost efficient and sustainable design options, as well as new robust fire solutions.

BASEMENT CONSTRUCTION

Technocrates offers a specialised service for basement construction, with an emphasis on working in close-proximity areas within confined spaces. We also provide services for ground movement monitoring while basement construction is in progress.

MAJOR REFURBISHMENTS

All our staff are well trained in working in close proximity to occupied buildings and understand the importance of planning site logistics in advance and working to minimise any disruption.

How We Work

We continually strive to improve our business and work hard to achieve best quality management standards. Our approach includes establishing clear goals and responsibilities, implementing our Active Learning model along with a rigorous regime of inspection and auditing and investment in training.

OUR APPROACH

The business success of the company is founded on a policy of continuous improvement in health and safety performance. With commitment, co-operation and an effective management system, we believe it is possible to conduct our operations in such a way as to prevent injury, ill health and damage to property. To support this, all employees are required to fulfil their legal duty to take reasonable care of themselves and other people who may be affected by their actions and to fully support the company in the management of health and safety as a whole.

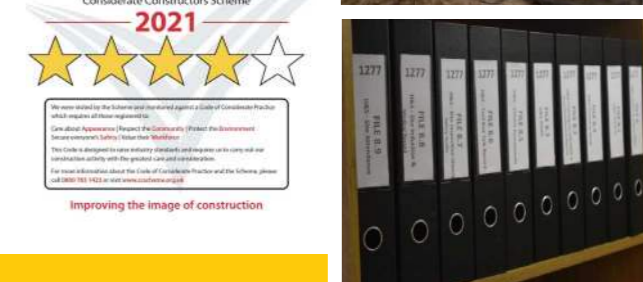
We continually strive to reduce and mitigate our environmental impact by:

- Encouraging a higher level of reuse and recycling;
- Reducing carbon emissions;

- Providing renewable energy for our sites;
- Reducing water consumption;
- Selecting materials and equipment have minimal environmental impact;
- Selecting our suppliers to abide by our environmental policies.

It is our company policy to do all that is reasonably practical to:

- Ensure all work is completed to the highest standards;
- To only supply goods from high-quality sources;
- To check all works, goods, and services for high standards before signing off to the client;
- To provide a comprehensive Building O&M all-inclusive of warranties and building certificates handed over to the client by the end of each project.



PROJECT MANAGEMENT

We use empirical project management techniques to accomplish our objectives and to ensure projects are completed on time.

We use efficient methods of resource planning to keep project costs low.

ENVIRONMENTAL

In recognition that our activities have an impact on the environment, and our commitment to improve our environmental performance and reduce harmful effects. Technocrates have a separate Environmental Policy and Environmental Management System.

QUALITY CONTROL

We continually strive for improvements within our business and work hard to achieve the best quality management standards. Technocrates has developed various quality management tools to continuously monitor quality.

CORPORATE SOCIAL

Technocrates is committed to ethical behaviour and to sustainable economic development, while improving the quality of life for our workforce and their families, as well as the local community and wider society.

HEALTH & SAFETY

Technocrates ensures that all employees take a pro-active role in improving Health & Safety performance and encourages suggestions for improvements. Our employees' duties are explained in the company's safety manual and at a new-starter Health & Safety induction talk, for new employee.

CONSIDERATE

All TCL sites are registered with the Considerate Constructors Scheme. This means we are committed to being a good neighbour, respectful, safe, responsible and considerate. We try to work in a way that causes as little inconvenience as possible to our neighbours.

Our History

Technocrates Construction Ltd was established in 2011. Our CEO Nabeel Ashfaq utilised his core strengths and 20 years’ experience learned from the UK construction industry, to form his own construction company. His ethos was to emphasis the capabilities of individuals and couple them with team management skills - “a revolutionary concept” which helped Technocrates to grow rapidly.

Nabeel’s previous experience includes working with some of the UK’s leading construction companies including aiding Laing O’Rourke in the construction of London Heathrow Airport Terminal-5, and becoming Area Manager of Westminster City Council whilst on secondment on behalf of Belfour Beatty.

With his Civil Engineering background and management skills, Nabeel swiftly managed to gather a team of highly skilled professionals to provide services to the local construction industry. He set a new standard for small to medium size companies in the UK construction industry by implementing new management concepts

across health and safety, quality assurance, customer services, program of works and cost-effective construction solutions for clients.

Technocrates constantly raises standards and delivers projects with accepted industry standards. The rapid growth of the company has been acknowledged by various regulating bodies including FMB, Constructionline, and Considerate Contractors Scheme.

With these working standards, it was not a difficult task for Technocrates to win the projects right in the heart of London City.



2011-2012

MAJOR REFURBISHMENT & MULTI STOREY NEW BUILD

- East Acton Lane
- Watford House
- Wellington House
- Heath field South
- Harvey Road
- St. Georges Drive
- Morden
- Orchard Avenue
- Blenheim Road
- Butler Road

2013-2014

MAJOR CONVERSIONS, EXTENSIONS & NEW BUILD

- East Acton Lane (Contd.)
- Newman Street
- Melville
- Harpenden
- Fullwell Road
- Rose Cottage
- Vanita Patel
- Bath Road
- Benham Gardens
- St. Margaret’s Road

2015-2016

NEW BUILD & MAJOR REFURBISHMENTS

- Chartfield Avenue (Putney)
- Hampton Hill
- Bristall Road
- Burnham House
- Harrow Road, Western Mews
- Attar House (Start)

2017-2018

MULTISTOREY BUILDINGS

- Attar House (Complete)
- Lady Bird Apartments
- Tessa Apartments

2019-2021

MULTISTOREY BUILDINGS

- Richmond Project
- Higgins House
- Jubilee Street
- Hither Green Lane

2022-2024

MULTISTOREY BUILDINGS HIGH-SPEC. HOUSES

- Chadwell Heath
- Bombay Street
- Tower Bridge Road
- Wingfield Mews
- Rosslyn Avenue



Towards Our Future

- To significantly expand into the commercial and residential building contracting market, improve profit margins and increase local market share.
- Begin to market and offer services in the outer London areas.

Management Team

*Rapidly growing company with a highly skilled team.
TCL is committed to providing a safe, open-minded and inspirational environment in which our people can fulfil their potential.*

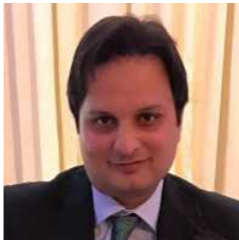


HOW WE LOOK AFTER OUR TEAM

- » Ensuring they are motivated, engaged and appropriately skilled;
- » Caring for each employee's health & safety;
- » Encouraging diversity and eliminating discrimination;
- » Keeping staff engaged in CPD activities for their future development;
- » Mentoring our employees, promoting retention and increasing productivity;
- » Encouraging employees to get more meaning from their work, having freedom to learn and acquire new skills;
- » Providing them with a working environment where they can discuss their work-related issues with the management team.

MEET THE MANAGEMENT TEAM

Our Management System has been designed to highlight key elements which are critical to our continuing business success. It strives to integrate the company's expectations for the management of Health, Safety, Environment, Commitment to Customers and Quality. It has been structured in such a way that individuals receive clear and concise information relevant to their role within the company, whilst maintaining flexibility for individual initiative and flair. The system is dynamic, allowing all employees to contribute constructive criticism and ideas for improvement.



Nabeel Ashfaq
CEO



Raheel Ashfaq
Operations Director



Muhammad Ilyas
QA/H&S Director



Sufyan Rashid
Finance Director



Imtiaz Ahmed
Supply Chain Manager



Abbas Kefayati
Commercial Manager



Kamil Jahanzeb
Business Development Manager



Faruk Ahammed
Construction Manager



M. Naveed Khan
IT Manager



M. Kashif Khan
Project Manager



M. Javed Hasan Sheikh
Project Manager



Mirabelle Bayig
Quantity Surveyor



Afaq Ahmad
Site Manager



Nemat Khan
Site Manager



Rabbia Aslam
Assistant Estimator



Namiqa Nazar Bhatti
Business Manager

Our Projects

We have successfully completed an impressive variety of construction projects. Our dedicated and experienced team understand the need for quality and deliver projects reliably, on time and within budget.

We pride ourselves on the exceptional services we provide to both domestic and commercial clients. We cater for all construction needs such as design coordination to incorporate Local Authority's energy conservation policies, Building Regulations, such as Part A, Part M, Part L, Part Q compliances, use of sustainable materials and fulfill our duties under new Fire regulations 2022.

- We use empirical project management techniques and have a robust back office team to ensure we provide top quality service.
- We run our projects with dedicated project managers, site supervisors, and skilled personnel all with CSCS qualifications.
- All projects are personally overseen by Civil Engineers, who have over 20 years' experience in the construction industry.
- We are happy to consult with clients and architects at early project stages, to utilise our experience dealing with Local Authorities if required.
- We welcome new enquires, whatever stage of the project.
- We are happy to offer advice and guidance on projects ranging from small domestic works to large commercial projects.



“

The technical expertise of the company really does set a benchmark in the industry.”

— Neil Manek
MD Mesari Ltd.



Variety of projects



Quality Finishes

- Quality Workmanship
- Quality Materials
- Quality Kitchens
- Quality Baths



Key projects



01

PROJECT BRIEF

The proposed development will consist of 45 residential units in two blocks and retention and refurbishment of two locally listed dwellings fronting High Road, together with parking, landscaping and ancillary works. Site to provide two 3/4/5 storey blocks, with the additional provision of amenity space, parking and landscaping.

Piled foundations used as the foundation solution for the new building elements.

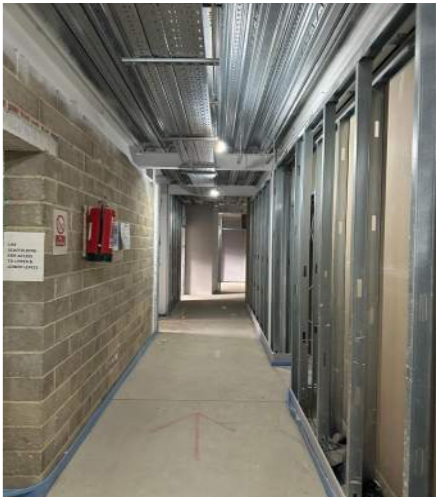
The construction of the superstructure of the block will involve the erection of the steel frame on the ground floor reinforced concrete beams (to provide for the overall stability of the structure). Compositeconcrete metal decking is designed for intermediate floors.

Project Name:
CHADWELL HEATH PROJECT
243-245 HIGH ROAD, ROMFORD, RM6,
LONDON

Client Name:
Dexmill Ltd.

Date:
08/2022 - 08/2024 (Projected)

Location:
Romford, London, UK





02

PROJECT BRIEF

New Build 05 Storey- The proposed development is the construction of 02 commercial and 18 residential units in two joint properties at 3-5 and at 7 Bombay Street.

Raft foundations with mass concrete pads were designed for the proposed structure due to piling restrictions by planning. The superstructure is designed as concrete frames consisting of flat slabs as intermediate floors and columns to connect upper floors. A green roof is proposed over the RCC structural slab.

Logistics for this project are very tight due to commercial activity on a narrow road. Need to take extra measures due to site near to the network rail assets.

Project Name:

**BOMBAY STREET PROJECT
3-5 & 7 BOMBAY STREET, SE16, LONDON**

Client Name:

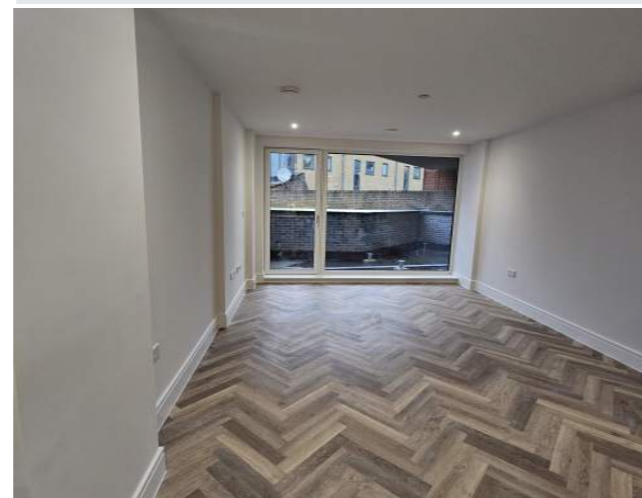
Acorn Property Group Ltd.

Date:

20/01/2022- 01/09/2023 (Projected)

Location:

Bermondsey, London, UK





03

PROJECT BRIEF

New Build- 03 Storey with basement.
Demolition of the existing buildings on the Site and Construction of 2/3 storey new building adjoining units comprising of two houses, one flat and a one duplex house facing Alice Street and a new three-story building with mansard level and construction of new basement facing onto Tower Bridge Road, to provide five flats and a retail unit at the ground floor with associated bin store, cycle storage, and landscape areas.

Pilling is designed for the foundation for both the rear and front blocks. For front block superstructure RCC ground floor slab with a structural steel frame with composite concrete metal decking, intermediate floors are designed. For rear houses beam & block floor, traditional brick & block masonry external walls with structural steel elements to support timber joists at intermediate floors.

Project Name:

**TOWER BRIDGE ROAD PROJECT
91-95 TOWER BRIDGE ROAD, SE1, LONDON**

Client Name:

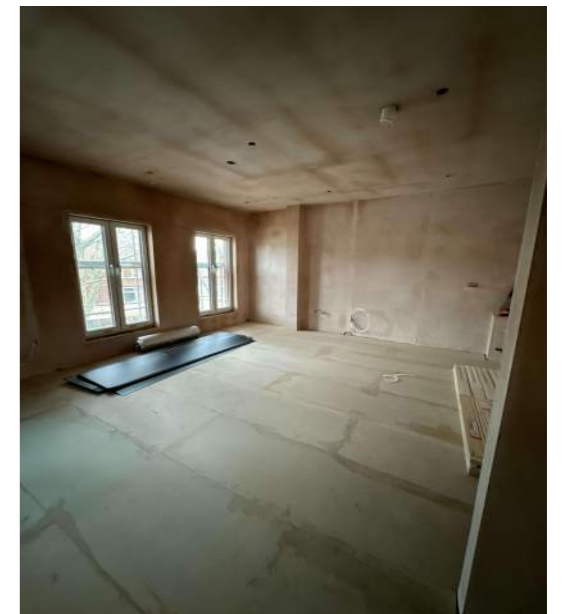
Farleigh Hillmark LLP

Date:

31/05/2022 - 20/12/2023 (Projected)

Location:

Tower Bridge, London, UK





04

PROJECT BRIEF

New Build—02 Storey Houses. Construction of six 3-bedroom dwelling houses (C3 Use Class), private amenity space and associated cycle storage, car parking, and landscaping

Substructure is built on total 65 number reinforced concrete piles and 250 mm thick RC ground floor slab directly on the piles.

The superstructure consists of traditional brick-block masonry. Structural steel columns & beams installed with fire proof intumescent paint to support intermediate floors built up with Wolf ESI Joists.

High-end finishes including polished concrete floors, Seana Oak wood flooring, Selo doors, High Spec Kitchens, Big bath sanitary ware, and walk in showers using Ceppo di gre porcelain tiles to meet the client's requirements.

Project Name:

**WINGFIELD MEWS PROJECT
PECKHAM, SE15, LONDON**

Client Name:

Lanbury London (Wingfield) Ltd.

Date:

01/11/2021 - 31/04/2023

Location:

Richmond, London, UK





05

PROJECT BRIEF

New Build-Residential Bungalow.

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.

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 Name:

**ROSSLYN AVENUE PROJECT
42 ROSSLYN AVENUE, SW13, LONDON**

Client Name:

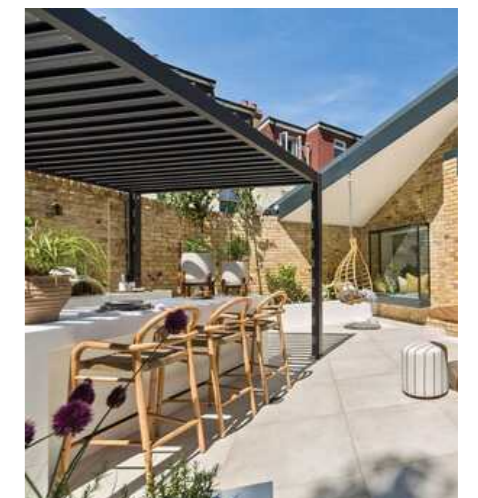
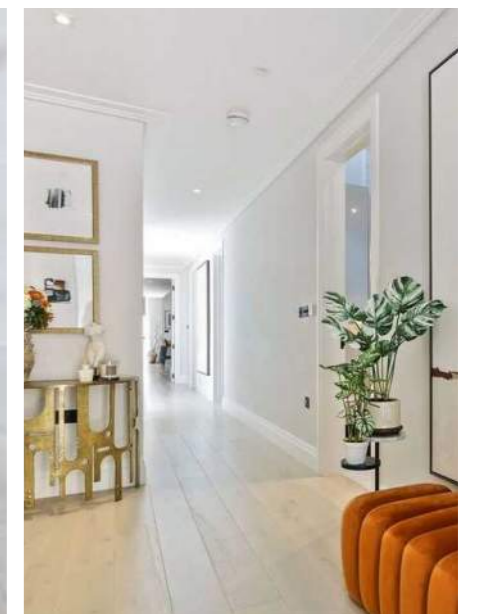
Jack Willcocks.

Date:

20/07/2021 - 05/04/2022

Location:

Barns, London, UK





06

PROJECT BRIEF

New Build- The proposed development is to include the construction of 3-5 storey building comprising 20 residential apartments on the upper floors with commercial space at the ground & first floor.

The Superstructure is designed as concrete frames consisting of flat slabs and columns for the first four floors with a light-weight metal frame for the top floor.

The proposed development inherited with great construction challenges such as to protect statutory bodies assets, including Network Rail tracks, Openreach main duct, Cadent Gas main pipeline. TCL's professionals coping up with these challenges through their proactive approach and effective teamwork.

Project Name:

**RICHMOND PROJECT
1-9 SANDYCOMBE ROAD, TW9, LONDON**

Client Name:

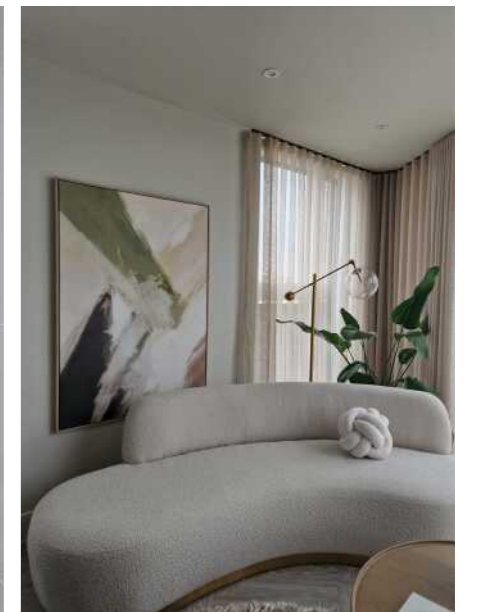
Sandycombe Development Ltd.

Date:

20/07/2020 - 05/11/2021 (Projected)

Location:

Richmond, London, UK





07

PROJECT BRIEF

This new build construction of a 03-storey building comprising a commercial unit (use class A1) at ground floor, 4 two bedroom and 2 one- bedroom self-contained flats above, together with cycle parking spaces and refuse storage.

Works included demolition of existing building, Underpinning, Ground beams and RCC ground floor slab. Steel structure, composite concrete metal decking floors, flat & pitched roof and connections to M&E services.

The site being in an area with high ground water level, as a result, special arrangements were made to cater this issue during underpinning & ground works.

Project Name:

HITHER GREEN LANE
232-HITHER GREEN LANE, SE13, LONDON

Client Name:

Andrew Tostvine

Date:

29/07/2019 - 23/10/2020

Location:

Lewisham, London, UK



Project Name:

UPLAND ROAD
24-30 UPLAND ROAD, SE22, LONDON

Client Name:

Umar Elahi

Date:

15/08/2019 - 31/03/2020

Location:

East Dulwich, London, UK



PROJECT BRIEF

This project was in London's one of posh areas with scope of demolition of existing East Dulwich hotel to provide 4 x three-bedroom dwellings (Class C3) including construction of the mezzanine floor level and associated landscape works.

Technocrates provided the client a full turnkey solution through its professional team right from the start ensuring to meet high standard of quality within budget. The client was guided throughout in the decision-making process for each phase of the build until we handed over the keys of the finished houses.

08



09

PROJECT BRIEF

The multistorey Design & Build project near to Royal London Hospital Whitechapel comprises the demolition of existing building with basement and construction of 09 apartments for private sale spread over ground, first, second, third and fourth floors. In addition, part of the ground and full basement area was finished to shell standard for fitting out as a commercial space.

With very tight space and restricted logistics to erect a massive steel structure was a great challenge successfully met through the hard work of the entire operations team within short period of time. Good quality brick work and excellent workmanship astounded everyone when the building was unveiled for the first time by removing the scaffolding.

Project Name:

JUBILEE STREET PROJECT
116-JUBILEE STREET, E1, LONDON

Client Name:

Niel Manek

Date:

01/04/2019 - 14/08/2020

Location:

White Chapel, London, UK



Project Name:

HIGGINS HOUSE
161-ST JAMES'S ROAD, SE1, LONDON

Client Name:

Orchard SN (ONE)

Date:

22/12/2017 - 30/10/2019

Location:

Bermondsey, London, UK



PROJECT BRIEF

Higgins House was a new development on the southern fringes of Bermondsey, comprising 10 exclusive homes, 01 unique office space and 03 commercial units with basement storage. This project was built for the Orchard Homes Group with a prime specification and exceptional finish in one of 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' professional team in line with the local authority's rules & regulations to successfully erect a 5 storey building with basement as a landmark for the area.

10



11

PROJECT BRIEF

New Build- The project started with demolition of an existing 1960's two-storey building consisting of 4 flats and the erection of a four-storey residential building with lower ground level (basement) comprising 9 residential units with landscaped areas.

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. Despite delays due to party wall issues, the project was completed in a record time of 10 months.



Project Name:
TESSA APARTMENTS
1-9 EASTDULWICH GROVE, SE22, LONDON

Client Name:
Orchad Homes Ltd

Date:
01/10/2016 - 30/05/2018

Location:
East Dulwich, London, UK

Project Name:
LADYBIRD APARTMENTS
76-ELTHAM ROAD, SE12, LONDON

Client Name:
Kirit Shah

Date:
01/10/2016 - 30/05/2018

Location:
Lewisham, London, UK



PROJECT BRIEF

New Build- This new build 4 storey block of 14 residential apartments started build in October 2016. Works included excavations, concrete piling, RC columns and composite steel structure, installation of pre-stressed hollow concrete plank floors, installation of lift and connections to M&E services and external landscaping.

This site was in an area surrounded by schools and next to an elderly care home. The site operations and logistics were managed accordingly to minimise disruptions.

12



13

PROJECT BRIEF

179-Ilderton Road started build in October 2015. The project demanded erection of a 4 storey (plus lower ground floor) building to provide x 2 business units (B1), 9 residential flats, cycle spaces, motorcycle parking, 3 car parking spaces, bin storage and associated landscaping.

This project was next to a primary school and we learned to work with constraints of noise and impact of vibration due to construction activities.

We brought our vast experience to the project, working closely with the design team, Local Authorities, supply chain, local community (Schools etc.), neighbours and the client to meet everyone's expectations.

Project Name:

ATTAR HOUSE
179-ILDERTON ROAD, SE16, LONDON

Client Name:

Babak Attarian

Date:

19/10/2015 - 24/05/2017

Location:

Bermondsey, London, UK



Project Name:

HARROW ROAD, WESTERN MEWS
351-HARROW ROAD, W9, LONDON

Client Name:

Neil Manek

Date:

02/06/2015 - 20/04/2016

Location:

Westminster, London, UK

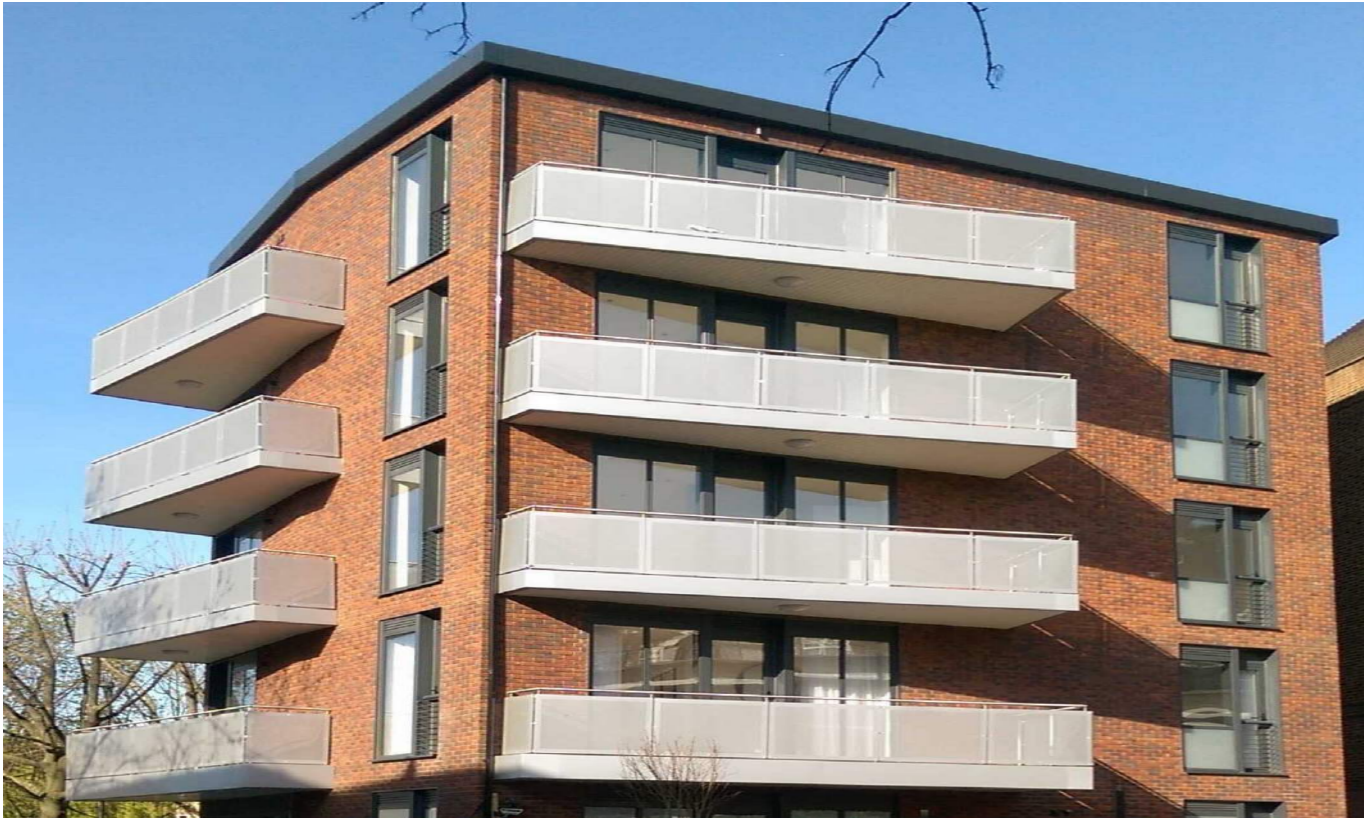


PROJECT BRIEF

A unique development of 2 commercial units and 6 luxury one, two and three bedroom apartments, located in the heart of Maida Hill. Costa Coffee and Hot Pod Yoga are current commercial tenants on the ground floor bolstering the project value.

The project started in June 2015. The site had very restricted access and it was hard to arrange deliveries due to a busy traffic and pedestrian crossing adjacent to the site. We learned how to synchronise construction activities right at the corner of one of London's busiest traffic junctions.

14



15

PROJECT BRIEF

New Build- Construction of 5 storey mixed (Timber and Steel) frame building following code level4. The development comprised 8 residential aptments. (4x one Bedroom and 4x two Bedroom apartments) and 2 commercial offices on the ground floor.

The ground floor builds up with a reinforced concrete structure and a top structure composite of steel and timber structure.

This site was in an urban area with restricted parking and buses running in front of the site. The logistics and operations were designed to minimise the impact on the neighbourhood.



Project Name:
**BLORE CLOSE
THESSALY RD, SW8, LONDON**

Client Name:
JMH Group

Date:
17/06/2014 - 10/02/2015

Location:
Lambeth, London, UK



Project Name:
**SIDCUP PROJECT
104 WESTERHAM DRIVE, DA15, LONDON**

Client Name:
7 Design & Build Ltd.

Date:
17/08/2020 - 01/03/2021 (Projected)

Location:
Sidcup, London, UK



PROJECT BRIEF

Erection of 2 semi-detached dwellings with 3 bedrooms in each. The external works includes car porch, landscaping works at the front and back garden.

Sub-structure designed as pile foundations and super structure built up with traditional brick block construction. Intermediate timber structure floor with joists supported on structural steel. Pitched roof with erection of dormer at the south elevation.

The project is equally focused to provide the excellent services to the client with deployment of extra resources to complete it before the stipulated time.

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PROJECT BRIEF

New Build- Construction of a multi-storey building following code level4, comprising 8 residential flats.

This site was adjacent to the Network Rails infrastructure connecting Seven Sisters tube station. Network Rail closely monitored the site build to ensure their standards were met right from the beginning of project.

Project Name:

BIRSTALL ROAD
24A-BIRSTALL ROAD, N15, LONDON

Client Name:

Patrick Donnelly

Date:

15/12/2014 - 23/12/2015

Location:

Seven Sisters, London, UK



Project Name:

PUTNEY
80 CHARTFIELD AVENUE, SW15, LONDON

Client Name:

Nick Bourne

Date:

01/12/2014 - 19/08/2015

Location:

Putney, London, UK



PROJECT BRIEF

New Build- Demolition of existing house and construction of a 3 storey 5-6 bedroom detached house of approximately 5000 sq.ft in size.

This site was in an urban residential area comprising large houses.

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PROJECT BRIEF

New Build- Demolition of existing building and construction of 5 storey steel frame building comprising of 9 residential apartments. (4x one Bedroom and 5x two Bedroom apartments).

The site was close to a busy junction on the A40 heading towards Central London. Managing logistics and site access for a pilling rigger, steel structure and prefabricated concrete floors was a complicated challenge, but one that was executed successfully.

Project Name:

EAST ACTON
01 EAST ACTON LANE , W3, LONDON

Client Name:
N. Patel

Date:
03/01/2012 - 30/06/2013

Location:
East Acton, London, UK



Project Name:

WELLINGTON HOUSE
QUEENSMERE SHOPPING MALL, SLOUGH

Client Name:
Slough Shopping Centre LLP

Date:
02/04/2012 - 20/12/2012

Location:
Slough, London, UK



PROJECT BRIEF

Conversion of existing office floors into 37 residential dwellings comprising of 1&2 Bedroom flats. (Full Design & Build Contract).

The site was right in the heart of a commercial hub which was very busy with day to day customers.

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Our Accreditations

We take quality very seriously, and are proud that our standards and operations are endorsed by all the relevant industry accreditation bodies and renowned associations.

We constantly raise the standard of building construction and deliver projects with accepted industry standards. We're not only accredited by all the relevant industry bodies and approved by relevant associations but in many cases, we exceed the normal industry standards of quality and excellence. We're proud to hold the following accreditations.



Constructionline



Acclaim H&S



Safety Schemes in Procurement



Safety Management Advisory Services



BLP Insurance



Federation of Master Builders



Considerate Constructors Scheme



Rated People

Our Key Clients



Guardian Capital Partners Ltd



Guardian capital partners ltd is a UK based property development & real estate investment company. Guardian's vision is to develop high quality & sustainable buildings for investors & buyers in the UK, focusing on London & prime areas along the Thames gateway regeneration program.



Comer Homes Group



Comer Homes Group is one of the leading commercial and residential developers in the UK. Technocrates provide property maintenance services to a number of their luxurious buildings in London, including flat refurbishment, emergency call outs and insurance works.



Mesari Ltd



Mesari Ltd is a well-known developer. We have built a multi-storey building consisting of six residential homes and two commercial units with basement, on the Harrow Road in London.



Criterion Capital Limited



Criterion Capital Ltd is one of the leading commercial estates companies in London, owning buildings including the London Trocadero and the Sherlock Homes Hotel. We worked closely with their team on various development sites with a focus on converting commercial buildings into residential Flats, new developments and providing maintenance for their existing commercial buildings and shopping centres.

Future Plan

We aim to become one of the foremost privately owned construction companies in the industry.

WORKING MORE CLOSELY WITH THE CUSTOMER

We are a leading full-service commercial construction company committed to the highest level of honesty, integrity and quality. To us the construction isn't just a job, it is our passion. With every project we undertake, we set high standards, provide the best people in the industry, with a true love of what we do to make our customers' vision a reality.



Experience and innovation are the two key drivers for us to move forward

Projected 2019 - 2022

- 1 To be competitive within the UK's commercial and residential market.
- 2 To expand geographically to secure valuable Building Construction projects.
- 3 To participate in Public/Private tenders and win projects of social importance including Schools, Hospitals and Social Housing.
- 4 To link up the construction industry supply chain and provide a professional service like planning applications, pre-construction service and stage 1 & 2 tendering.
- 5 To couple our professional and engineering skills with the use of digital design tools such as BIM.

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